PROPOSED GARDEN HOME AT
190 HENDERSON AVE, MARKHAM, ON., L3T 2L5

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No.	Description	Date

190 Henderson Ave
COVER PAGE

Project number	2025-1005
Date	Jan 2 ,2026
Drawn by	Author
Checked by	Checker

A000

Scale

2026-01-02 2:59:22 PM

PART 1 - PLAN OF LOT 12
REGISTAR'S COMPILED PLAN
9766 CITY OF MARKHAM REGIONAL
MUNICIPALITY OF YORK

Appendix B - Tree Preservation Details

MINIMUM TREE PROTECTION DISTANCE FROM TRUNK:			
DBH		DBH	
10 - 19cm	1.8m	61 - 70cm	3.6m
20 - 40cm	2.4m	71 - 80cm	4.2m
41 - 50cm	3.0m	81 - 90cm	4.8m
51 - 60cm	3.6m	91 - 100cm	5.4m

(DIAMETER AT BREAST HEIGHT (DBH) = TRUNK DIAMETER AT 1.37m ABOVE THE GROUND)

THE TREE PROTECTION ZONE (TPZ) BARRIER SHALL FULLY ENCLOSE THE TPZ AREA AND BE OF SUFFICIENT RIGIDITY TO WITHSTAND CONSTRUCTION ACTIVITY. A TPZ BARRIER SHALL BE WOOD HOARDING (PLYWOOD ON RIGID RAILS) 2.22 METRES IN HEIGHT, OR AS DETERMINED BY THE CITY, SECURED TO THE GROUND AND INSTALLED WITH STURDY POSTS NOT MAILS AND BE RIGID AND IMMOVABLE(S). WHERE SCAFFOLD IS A TPZ BARRIER, THE SCAFFOLD SHALL BE SECURED TO THE EXISTING MONUMENTS ON RAILS. LESS METRICS AT LHSM 200 WOOD FRAMES, ADEQUATELY SECURED TO THE GROUND AND CONSISTING OF PLYWOOD NOT MAILS, AND BE RIGID AND IMMOVABLE.

#Barrier/Sign MOUNTED ON ALL SIDES OF BARRIER

MARKHAM
TREE PROTECTION ZONE

- No grade changes, damage or limited to storage of any materials or equipment, washing of equipment, nor the dumping of any toxic substances.
- The tree protection barrier must not be altered, moved or removed in any way without the written authorization of the City of Markham.
- Any/All or removal of the Tree Protection Zone barrier is subject to a fine up to $...

Report any Contraventions to:
Contact Name _____ No./tel.: 905-477-5530

TREE CONSTRUCTION FENCE:

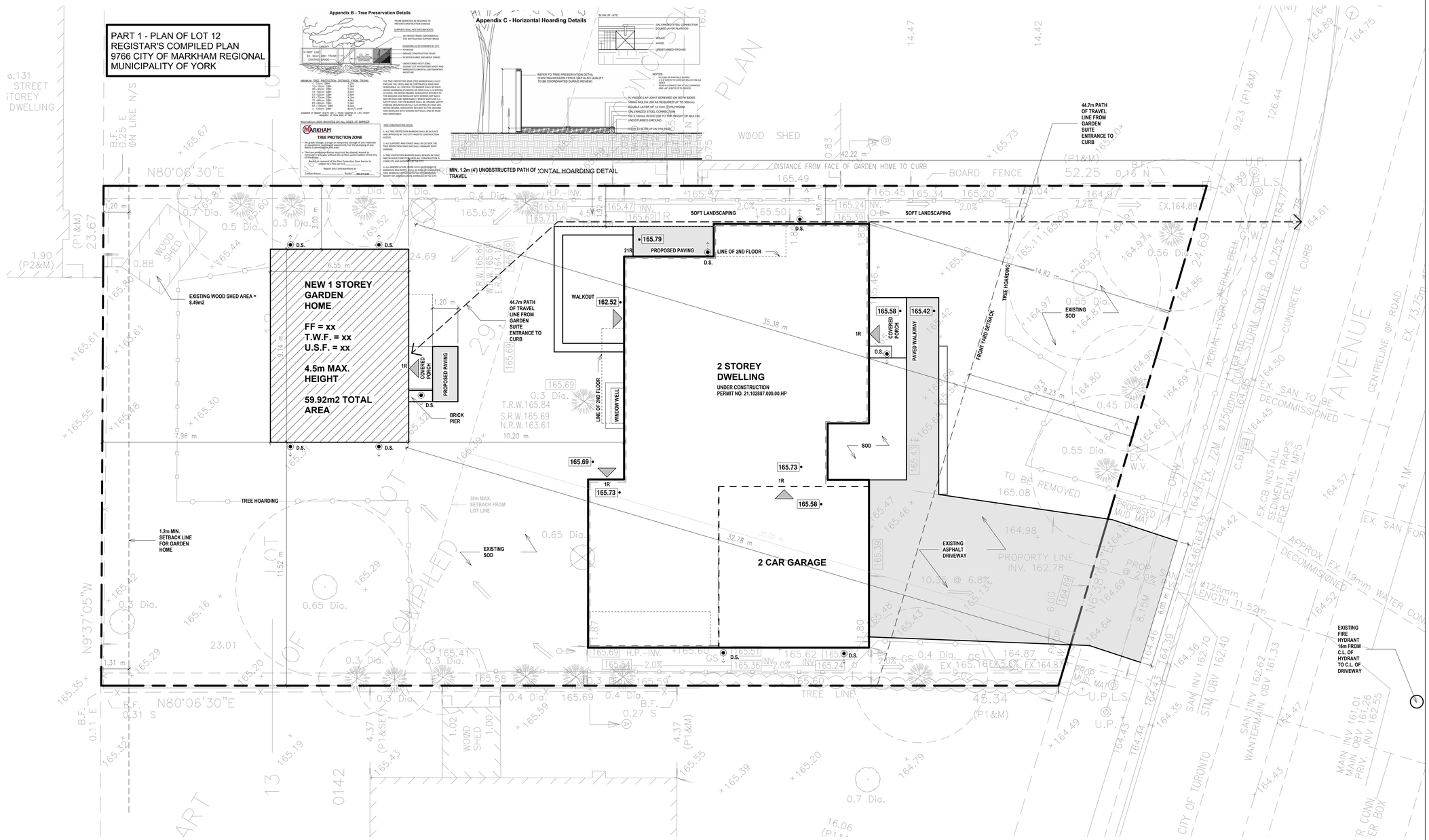
1. ALL TREE PROTECTION BARRIERS SHALL BE IN PLACE AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION ACCESS.
2. ALL SUPPORTS AND STAKES SHALL BE OUTSIDE THE TREE PROTECTION ZONE AND SHALL MINIMIZE ROOT DAMAGE.
3. TREE PROTECTION BARRIERS SHALL REMAIN IN PLACE UNTIL THE CITY GIVES WRITTEN APPROVAL FOR THEIR REMOVAL. (COMPLETE AND ACCEPTANCE BY THE CITY)
4. ALL ARBORICULTURE WORK SUCH AS REMOVING OF BRANCHES AND ROOTS, SHALL BE DONE BY A QUALIFIED ARBORICULTURE WORKER WITH ARBORICULTURE CERTIFICATE SOCIETY OF ARBORICULTURE APPROVED BY THE CITY.

Appendix C - Horizontal Hoarding Details

NOTES:
- SECOND (OR PARTICLE BOARD)
- 4 X 8" WOOD TO CONTAIN MULCH ON ALL SIDES
- SCREW CONNECTION AT ALL CORNERS AND LAP JOINTS OF PLYWOOD

MIN. 1.2m (4') UNOBSTRUCTED PATH OF TRAVEL

HORIZONTAL HOARDING DETAIL



1 Site Plan
1/8" = 1'-0"

ZONING: RES - ENLR PART 1 - PLAN OF LOT 12 REGISTAR'S COMPILED PLAN 9766 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK		
DESCRIPTION	**EXISTING**	**PERMITTED**
LOT AREA	1,158.68m2	696.77m2
LOT FRONTAGE	24.7m	N/A
LOT DEPTH	52.25m	N/A
MAIN DWELLING USE: USE: DETACHED DWELLING W/ SECONDARY SUITE IN BASEMENT		

LOT COVERAGE		
ITEM	**REQ'D**	**EXISTING**
MAIN BLDG. COVERAGE	N/A	234.4m2
LOT COVERAGE OF ALL BUILDINGS (INCLUDING GARDEN HOME, MAIN HOUSE & EXISTING SHED)	≤ 40% OF LOT AREA = 463.4m2	MAIN BLDG: 234.4m2 GARDEN HOME: 59.92m2 EXIST. SHED: 8.49m2 TOTAL: 302.8m2 (26.1%)

GARDEN HOME - SIZE AND HEIGHT		
ITEM	**REQ'D**	**PROVIDED**
GROSS FLOOR AREA	≤ 60m2 OR 50% OF MAIN HOUSE GFA	59.92m2
BUILDING HEIGHT	4.5m MAX.	4.5m MAX.
NUMBER OF STOREYS	N/A	1 STOREY

GARDEN HOME - LOCATION & SETBACKS		
ITEM	**REQ'D**	**PROVIDED**
LOCATION	REAR YARD ONLY	REAR YARD
SEPARATION FROM MAIN DWELLING	≥ 6.0 m	10.2m
DISTANCE FROM STREET LOT LINE	≤ 30.0 m	35.38m
REAR YARD SETBACK	≥ 1.2 m	7.91m
INTERIOR SETBACK	≥ 1.2 m	3.0m / 11.52m

ACCESS TO GARDEN HOME		
ITEM	**REQ'D**	**PROVIDED**
CLEAR PEDESTRIAN ACCESS WIDTH	≥ 1.2 m	1.2m
LANDSCAPING		
ITEM	**REQ'D**	**PROVIDED**
SOFT LANDSC. IN REQ'D YARDS	REQUIRED	YES
HARDSCAPING LIMITED TO 50%(REAR YARD)	REQUIRED	YES

LEGEND:

PROPERTY LINE
EXISTING GRADES 89.65
PROPOSED GRADES 90.24
PROPOSED ENTRANCES
DOWNSPOUT LOCATION
EROSION & SEDIMENT CONTROL FENCING
4" PLYWOOD TREE PROTECTION FENCING
EXISTING TREE TO BE REMOVED

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KEY PLAN

No.	Description	Date

190 Henderson Ave
SITE PLAN

Project number	2025-1005
Date	Jan 2 ,2026
Drawn by	Author
Checked by	Checker

A001

Scale: As indicated

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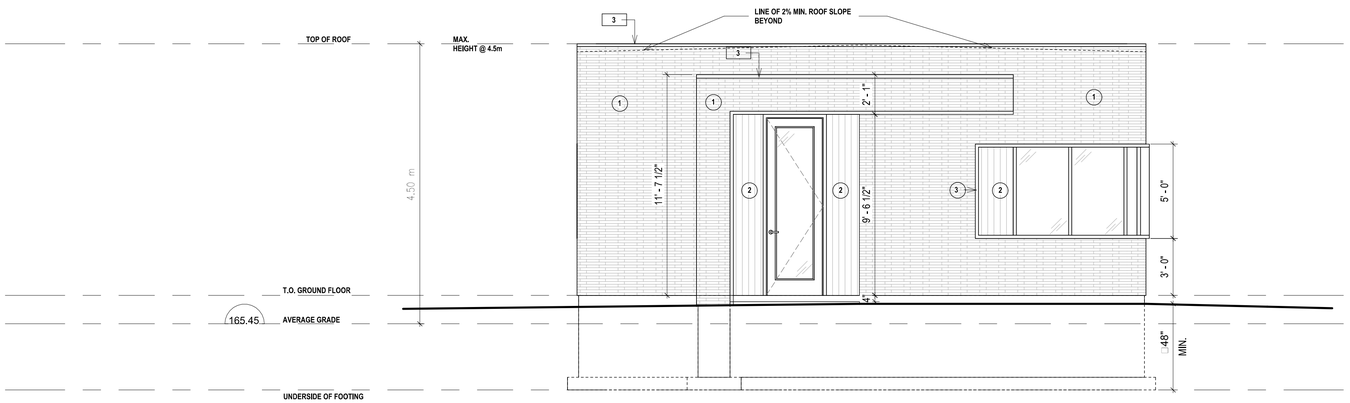

1 Front Elevation
1/4" = 1'-0"

DRAWING LEGEND

1.0 MATERIALS

1. BRICK CLADDING
2. RIBBED VERTICAL ALUMINUM PANELS
3. PREFIN. ALUMINUM EXTRUDED FIN (2" THICK & EXTRUDED 2" IN FRONT OF BRICK)
4. PREFIN. ALUM. SPANDREL PANEL

2.0 ROOFING & GUTTERS

1. 2-PLY TORCHED-ON RUBBER MEMBRANE ROOF SLOPED 2% TO OUTSIDE EDGE ON PLYWOOD ROOF SHEATHING ON ROOF JOISTS
2. SINGLE-PLY 'DURADEK' MEMBRANE INSTALLED AS PER MANUFACTURER'S SPECS. INTENDED AS FINAL WALKING SURFACE SLOPE MIN. 2%
3. PREFIN. ALUMINUM PARAPET CAP FLASHING
4. PREFIN. ALUMINUM GUTTER
5. PREFIN. ALUMINUM DOWNSPOUT

3.0 RAILING, POST

6. FRAMELESS TEMPERED GLASS PANELS MIN. 42" ABOVE FIN. GROUND. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO INSPECTOR PRIOR TO INSTALLATION TO ENSURE THEY MEET ALL ASPECTS OF OBC 9.8 & SB-13 OF THE SUPPLEMENT

NOTE 1: ALL STUCCO TO BE 'DUROCK' EIFS P.U.C.C.S. EXTERIOR INSTALLATION AND FINISH SYSTEM CCMC 12969R APPROVED. INSTALL AS PER OBC 9.28 AND MANUFACTURER'S SPECS. USE 'VAPOUR BLOCK' BY DUROCK FOR AIR/VAPOUR BARRIER BELOW STUCCO IN PLACE OF TYVEK OR EQUIVALENT PRODUCT SPECIFIED FOR ALL WALLS NOT CLAD IN STUCCO

NOTE 2: BLOCKING OR FURRING FOR THE ATTACHMENT OF SIDING TO COMPLY WITH 9.27.5.2 AND 9.27.5.3. AND AS PER MANUFACTURER'S SPECS.

UNPROTECTED OPENING CALCULATIONS

LIMITING DISTANCE: 1.8m

WALL AREA: xxxx m2
OPENING AREA ALLOWED: xxxx m2
OPENING AREA PROPOSED: xxxx m2

PLEASE NOTE THE FIGURE FOR % OPENINGS ALLOWED HAS BEEN INTERPOLATED BASED ON OBC TABLE 9.10.14.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED OPENINGS AS ALLOWED BY 9.10.14.4

NOTE:

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2. 'SDS' = SIMPSON STRONG-TIE STRONG-DRIVE HEAVY DUTY CONNECTOR SCREWS. REFER TO MANUF. SPECS. FOR EXACT DETAILS
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WALL AREA = XXXXXm2 WINDOW AREA = XXXXXm2
RATIO = XX%
WINDOW/SKYLIGHT EFFICIENCY = U-0.25

ENERGY EFFICIENCY COMPLIANCE STANDARD SB-12 3.1.1
TABLE 3.1.1.2.A(IP) PACKAGE A1

GENERAL COMPLIANCE NOTES:

1. ALL CODE REFERENCES REFER TO O.B.C. 2024 DIVISION 'B'
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4. ENERGY EFFICIENCY COMPLIANCE STANDARD SB-12 3.1.1, TABLE 3.1.1.2.A (IP) PKG. "A1"

TYP. FLAT ROOF SPEC.
5. RUBBER MEMBRANE ROOFING TO MEET OBC 9.26.2.1(g) REQ. CGSB 37-GP-52M ROOFING WATERPROOFING MEMBRANE, SHEET APPLIED, ELASTOMERIC

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No.	Description	Date

190 Henderson Ave
Front Elevation

Project number	2025-1005
Date	Jan 2 ,2026
Drawn by	Author
Checked by	Checker

A200

Scale 1/4" = 1'-0"

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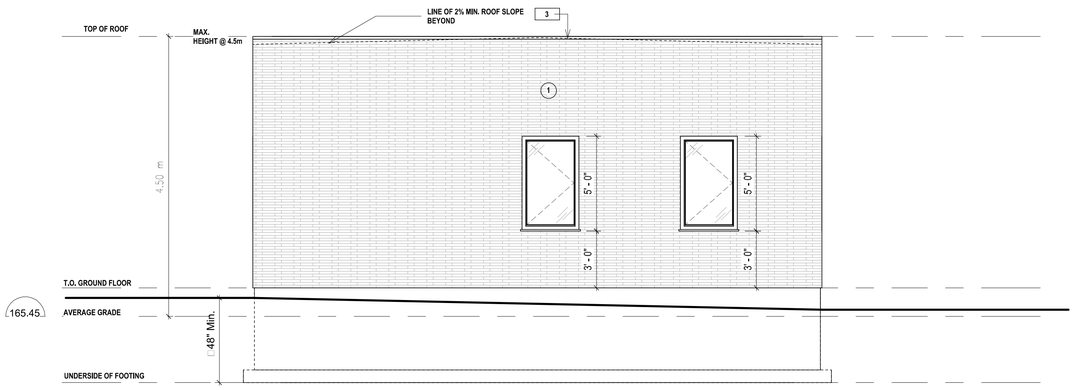

1 Rear Elevation
1/4" = 1'-0"

DRAWING LEGEND

1.0 MATERIALS

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TABLE 3.1.1.2.A(IP) PACKAGE A1

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No.	Description	Date

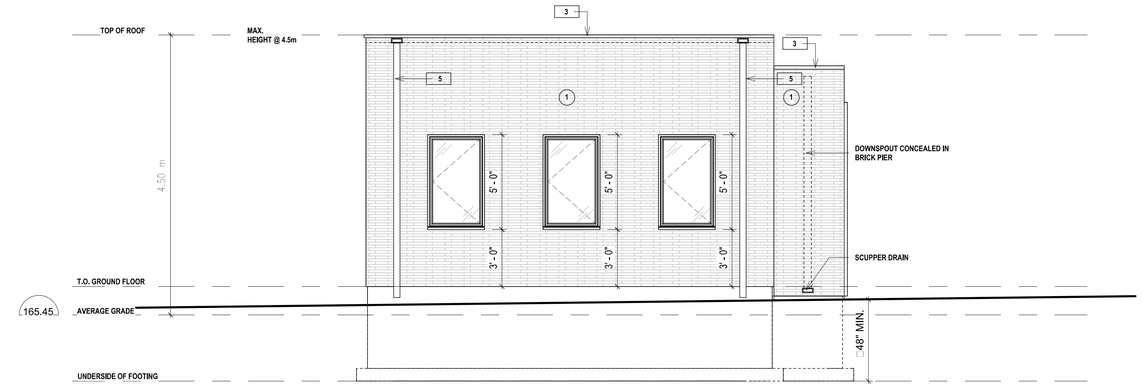
190 Henderson Ave
Rear Elevation

Project number	2025-1005
Date	Jan 2 ,2026
Drawn by	Author
Checked by	Checker

A201

Scale 1/4" = 1'-0"

2026-01-02 2:59:25 PM



1 Left Elevation
1/4" = 1'-0"

DRAWING LEGEND

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No.	Description	Date

190 Henderson Ave
Left Elevation

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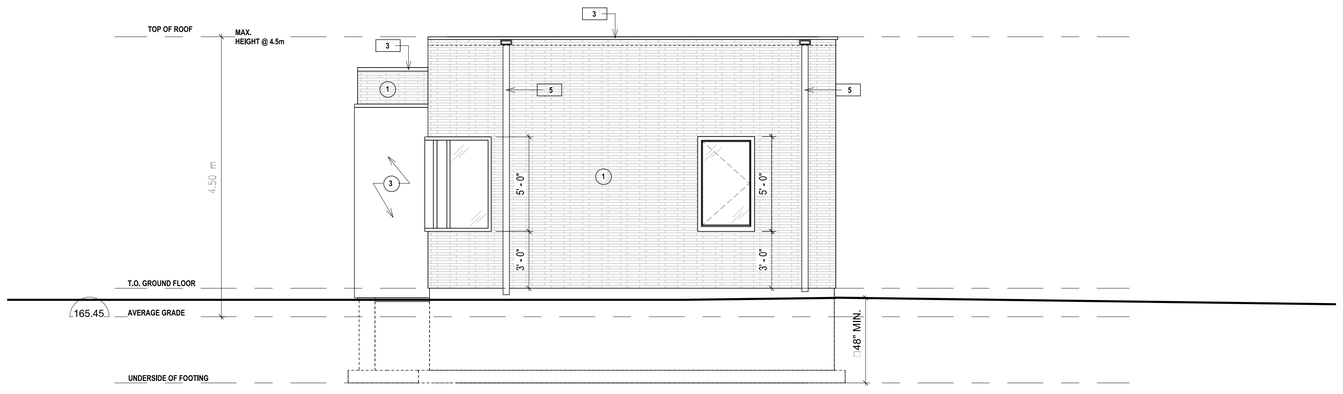
A202

Scale 1/4" = 1'-0"

2026-01-02 2:59:25 PM



1 Right Elevation
1/4" = 1'-0"

DRAWING LEGEND

1.0 MATERIALS

1. BRICK CLADDING
2. RIBBED VERTICAL ALUMINUM PANELS
3. PREFIN. ALUMINUM EXTRUDED FIN (2" THICK & EXTRUDED 2" IN FRONT OF BRICK)
4. PREFIN. ALUM. SPANDREL PANEL

2.0 ROOFING & GUTTERS

1. 2-PLY TORCHED-ON RUBBER MEMBRANE ROOF SLOPED 2% TO OUTSIDE EDGE ON PLYWOOD ROOF SHEATHING ON ROOF JOISTS
2. SINGLE-PLY 'DURADEK' MEMBRANE INSTALLED AS PER MANUFACTURER'S SPECS. INTENDED AS FINAL WALKING SURFACE SLOPE MIN. 2%
3. PREFIN. ALUMINUM PARAPET CAP FLASHING
4. PREFIN. ALUMINUM GUTTER
5. PREFIN. ALUMINUM DOWNSPOUT

3.0 RAILING, POST

6. FRAMELESS TEMPERED GLASS PANELS MIN. 42" ABOVE FIN. GROUND. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO INSPECTOR PRIOR TO INSTALLATION TO ENSURE THEY MEET ALL ASPECTS OF OBC 9.8 & SB-13 OF THE SUPPLEMENT

NOTE 1: ALL STUCCO TO BE 'DUROCK' EIFS P.U.C.C.S. EXTERIOR INSTALLATION AND FINISH SYSTEM CCMC 12969R APPROVED. INSTALL AS PER OBC 9.28 AND MANUFACTURER'S SPECS. USE 'VAPOUR BLOCK' BY DUROCK FOR AIR/VAPOUR BARRIER BELOW STUCCO IN PLACE OF TYVEK OR EQUIVALENT PRODUCT SPECIFIED FOR ALL WALLS NOT CLAD IN STUCCO

NOTE 2: BLOCKING OR FURRING FOR THE ATTACHMENT OF SIDING TO COMPLY WITH 9.27.5.2 AND 9.27.5.3. AND AS PER MANUFACTURER'S SPECS.

UNPROTECTED OPENING CALCULATIONS

LIMITING DISTANCE: 1.8m

WALL AREA: xxxx m2
OPENING AREA ALLOWED: xxxx m2
OPENING AREA PROPOSED: xxxx m2

PLEASE NOTE THE FIGURE FOR % OPENINGS ALLOWED HAS BEEN INTERPOLATED BASED ON OBC TABLE 9.10.14.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED OPENINGS AS ALLOWED BY 9.10.14.4

NOTE:

- GENERAL CONTRACTOR TO CONFIRM ALL SITE DIMENSIONS. IF DISCREPANCIES ARE FOUND, G.C. TO REPORT THEM TO ARCHITECT AND ENGINEERS PRIOR TO CARRYING OUT AINY WORK.

GENERAL FRAMING NOTES:

1. ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48" WIDE ARE TO HAVE 2-2"x6" PLATES @ BOTTOM OF OPENING (TYP.) U.N.O.
2. 'SDS' = SIMPSON STRONG-TIE STRONG-DRIVE HEAVY DUTY CONNECTOR SCREWS. REFER TO MANUF. SPECS. FOR EXACT DETAILS
3. TYPICAL WALL STUD CONSTRUCTION: TYPICAL EXTERIOR WALLS TO BE 2"x6" SPF #2 @ 16" O.C. (UP TO 13' HIGH). ALL 14' & 16' HIGH EXTERIOR WALLS TO BE 2-2x6 SPF #2 @ 12" O.C. U.N.O.
TYPICAL INTERIOR WALLS TO BE 2x4 SPF #2 @ 16" O.C. (UP TO 13' HIGH). ALL 14' & 16' HIGH INTERIOR WALLS TO BE 2-2x6 SPF #2 @ 12" O.C.
ALL 10' HIGH INTERIOR BASEMENT WALLS TO BE 2x6 SPF #2 @ 16" O.C.

NOTE:

- ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48"
WIDE ARE TO HAVE 2-2"x5" PLATES AT BOTTOM OF OPENING (TYP.) U.N.O.

- ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT,
ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR
REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR
TO CONSTRUCTION AND ARCHITECT AND ENGINEER MUST
BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

GENERAL REVIEW NOTES:

1. STRUCT. ENG. TO BE NOTIFIED PRIOR TO POURING OF CONCRETE TO INSPECT REBAR SETUP DURING CONSTRUCTION. ENGINEER WILL NOT CERTIFY WALLS OR FOOTINGS/SLABS UNLESS PRIOR INSPECTION IS CONDUCTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER AND MAKE ALL ARRANGEMENTS.

2. ALL TRUSS DIMENSIONS TO BE SITE MEASURED AND VERIFIED BY BUILDER/CLIENT OR TRUSS SUPPLIER PRIOR TO INITIATING TRUSS FABRICATION. ALL TRUSS HANGERS, UPLIFT ANCHORS, AND SPECIAL FASTENERS TO BE SPECIFIED BY TRUSS DESIGNER INCLUDING STAMPED HANGERS WHEN REQUIRED FOR APPROVALS. ARCHITECT REVIEWS TRUSS PACKAGE FOR GENERAL CONFORMANCE WITH THE TRUSS LAYOUT AND TRUSS PROFILES BUT IS NOT RESPONSIBLE FOR DETAILED TRUSS ENGINEERING PROVIDED IN TRUSS PACKAGES.

WALL AREA = XXXXm2 WINDOW AREA = XXXXm2
RATIO = XX%
WINDOW/SKYLIGHT EFFICIENCY = U-0.25

ENERGY EFFICIENCY COMPLIANCE STANDARD SB-12 3.1.1
TABLE 3.1.1.2.A(IP) PACKAGE A1

GENERAL COMPLIANCE NOTES:

1. ALL CODE REFERENCES REFER TO O.B.C. 2024 DIVISION 'B'
2. FOUNDATION DRAINAGE LAYER TO COMPLY WITH ONT. REG. 332/12 AND SUBSECTION 9.14.2 AND 9.14.4
3. COLD ROOM PER OBC 9.32.2.1 & 9.32.2.2 (0.2% FLOOR AREA W/ RUSTPROOF INSECT SCREEN)
4. ENERGY EFFICIENCY COMPLIANCE STANDARD SB-12 3.1.1. TABLE 3.1.1.2.A (IP) PKG. "A1"

TYP. FLAT ROOF SPEC.
5. RUBBER MEMBRANE ROOFING TO MEET OBC 9.26.2.1(g) REQ. CGSB 37-GP-52M ROOFING WATERPROOFING MEMBRANE, SHEET APPLIED, ELASTOMERIC

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No.	Description	Date

190 Henderson Ave
Right Elevation

Project number	2025-1005
Date	Jan 2 ,2026
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A203

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EXTERIOR PERSPECTIVE

EXTERIOR PERSPECTIVE

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ARCHITECTS

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No.	Description	Date

190 Henderson Ave

PERSPECTIVES

Project number	2025-1005
Date	Jan 2 ,2026
Drawn by	Author
Checked by	Checker

A400

Scale

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