



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 14, 2022

SUBJECT: Committee of Adjustment Variance Application
339 Main Street North, Markham Village
A/146/22

Property/Building Description: One-and-a-half storey detached dwelling with rear yard garage constructed in 1948 as per MPAC records.

Use: Residential

Heritage Status: Designated under Part V of the *Ontario Heritage Act* as constituent property of the Markham Village Heritage Conservation District.

Application/Proposal

- The City has received a Committee of Adjustment application seeking variances to permit the removal and replacement of the existing garage at 339 Main Street North (the “subject property” or the “property”), with a new detached garage containing a secondary suite (*coach house*).

Requested Variances to the Zoning By-laws

The applicant requires the following relief from By-law 1229, as amended, to permit:

a) Section 11.3 (a)(i):

- a maximum building height (accessory building) of 21'-3', whereas the By-law requires 12'-0' to the midpoint;

b) Section 6.1:

- a secondary dwelling unit, whereas the By-law does not permit a secondary dwelling unit; and

c) Section 3.2:

- a dwelling unit within an accessory building, whereas the By-law does not permit an accessory dwelling unit to be used for human habitation.

Background

On-site Context

- As per MPAC records, the existing one-and-a-half storey detached dwelling and garage were constructed in 1948;

Area Context

- The subject property is located on the east side of Main Street North between Deer Park Lane to the north, and Pilkey's Lane to the south. Adjacent built form and land use consists of a mixture of low-rise residential and commercial uses along Main Street North, and low-rise residential uses on the neighbouring side streets (e.g. Wales Avenue).
- The subject property is bound by a privately-owned laneway running adjacent to its northern lot line. This laneway provides pedestrian access from Main Street North to a townhouse complex along Wales Avenue. The townhouse complex dates from 1973, as per MPAC records, and is located outside the boundaries of the MVHCD;
- A development application has been submitted for the property located immediately to the north of the privately-owned laneway (municipally-known as 347 Main Street North). The City has received concurrent Official Plan and Zoning By-law amendment applications to allow for fifteen townhouses (PLAN 19 123553 & PLAN 21 140439). Heritage Markham considered these development applications at its meeting on March 9, 2022.

Heritage Policy and Land Use

Markham Village Heritage Conservation District Plan

Property Classification

- The subject property is contained within the Markham Village Heritage Conservation District (MVHCD), and is identified as a Type 'B' property within the MVHCD Plan, as amended. As per Section 3.2 ("Building Classification") of the MVHCD Plan, Type 'B' properties possess the following characteristics:
 - *[They are] Important in terms of contextual value.*
 - *They may not be of great historical or architectural value, however, they contribute substantially to the visual character of the townscape.*
 - *They support and help define the character of the historic district.*

Building Policy

- Section 4.2.2 ("Residential: Setback & Siting") of the MVHCD Plan provides the following direction relevant to the proposal:

3. New buildings and their site features such as garages, fences, etc. should correspond and complement buildings on adjacent properties unless the adjacent structures are non-conforming;

4. Site features such as garages, parking, etc. should be inconspicuous and preferably separate from the "public face" of the building. Historically such items were located in the service areas such as rear and side yards.

2014 Official Plan Policies

Land Use –Residential Low Rise

- The Official Plan (OP) provides the following policy direction relevant to the proposal - “to respect the physical character of established neighbourhoods including heritage conservation districts (8.2.3.1);
- “to provide for the following building types on lands designated ‘Residential Low Rise’:
 - *coach house* located above a garage on a laneway (8.2.2.3);
- As defined in the OP, a *coach house* “means a second residential unit located above a private garage in either the main building or an accessory building on the same lot”.
- Further direction is provided in the following Area and Site Specific Policy that encompasses the MVHCD - “build upon the diverse characteristics of the Markham Village Heritage Centre including: a variety of residential housing forms, tenures and densities” (9.13.4.1).

Staff Comment

Cultural Heritage Value of the Existing Garage

- Heritage Section staff (“Staff”) have no objection to the removal of the existing garage as it is not considered to possess significant cultural heritage value. As such, it is the opinion of Staff that its removal will not have an adverse impact on the cultural heritage value of the subject property or the MVHCD.

Proposed Coach House

- Staff have no objection to the variances requested for the proposed *coach house* given its diminutive scale, limited visibility from the street, and Official Plan policies permitting the use;
- The conceptual design approach as shown in the appended drawings can be described as ‘Complementary by Approximation’ as described in Section 3.1 of the MVHCD Plan;
- Note that no mature trees appear to be impacted by the proposed development.

Suggested Refinements

- Urban Design (UD) staff have identified overlook and privacy as an area of concern. UD staff recommend an increased setback (minimum 3.0m) between the proposed *coach house* and the eastern property line to accommodate the installation of vegetative screening and a privacy fence adjacent to the townhouse complex. UD staff will also work with the applicant on window configuration on the north and rear (east) elevations of the *coach house* to ensure adequate daylighting while providing privacy for neighbouring properties.
- It is also suggested that the applicant substitute the proposed sliding glass door along the west elevation with a door that is more traditional in configuration;
- Staff examined the option of relocating the driveway and proposed *coach house* to the northeast corner of the property. Negative impact on a mature tree in that area, and its adjacency to the privately-owned walkway, preventing the future possibility of landscape improvements in this location, led Staff to support the site configuration as currently proposed;
- Staff will work with the applicant to increase the amount of softscaping in the front yard and remove excess interlock pavers.

Next Steps

- The proposed *coach house* will be subject to Site Plan Control (SPC). At this time, a SPC application has not been submitted for the subject property as it is assumed that the applicant wishes to secure approval from the Committee of Adjustment prior to proceeding. A future SPC application will be subject to Staff review to ensure conformance to the policies and guidelines of the MVHCD Plan. In advance of Staff review of a future SPC application, the Committee may wish to offer design suggestions based on the conceptual drawings appended to this memo;
- As the subject property is designated under Part V of the *Ontario Heritage Act*, review by Heritage Markham and approval by City Council is necessary to permit the demolition of the existing garage. A demolition permit to removal of the garage has not yet been submitted.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing detached garage at 339 Main Street North;

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit the proposed *coach house*;

AND THAT review of the forthcoming Site Plan Control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff to ensure conformance to the MVHCD Plan.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Aerial Image of the Subject Property
Appendix 'D'	Architectural Drawings

Appendix 'A'

Location Map



Property map showing the location of the subject property [outlined in yellow] (Source: City of Markham)

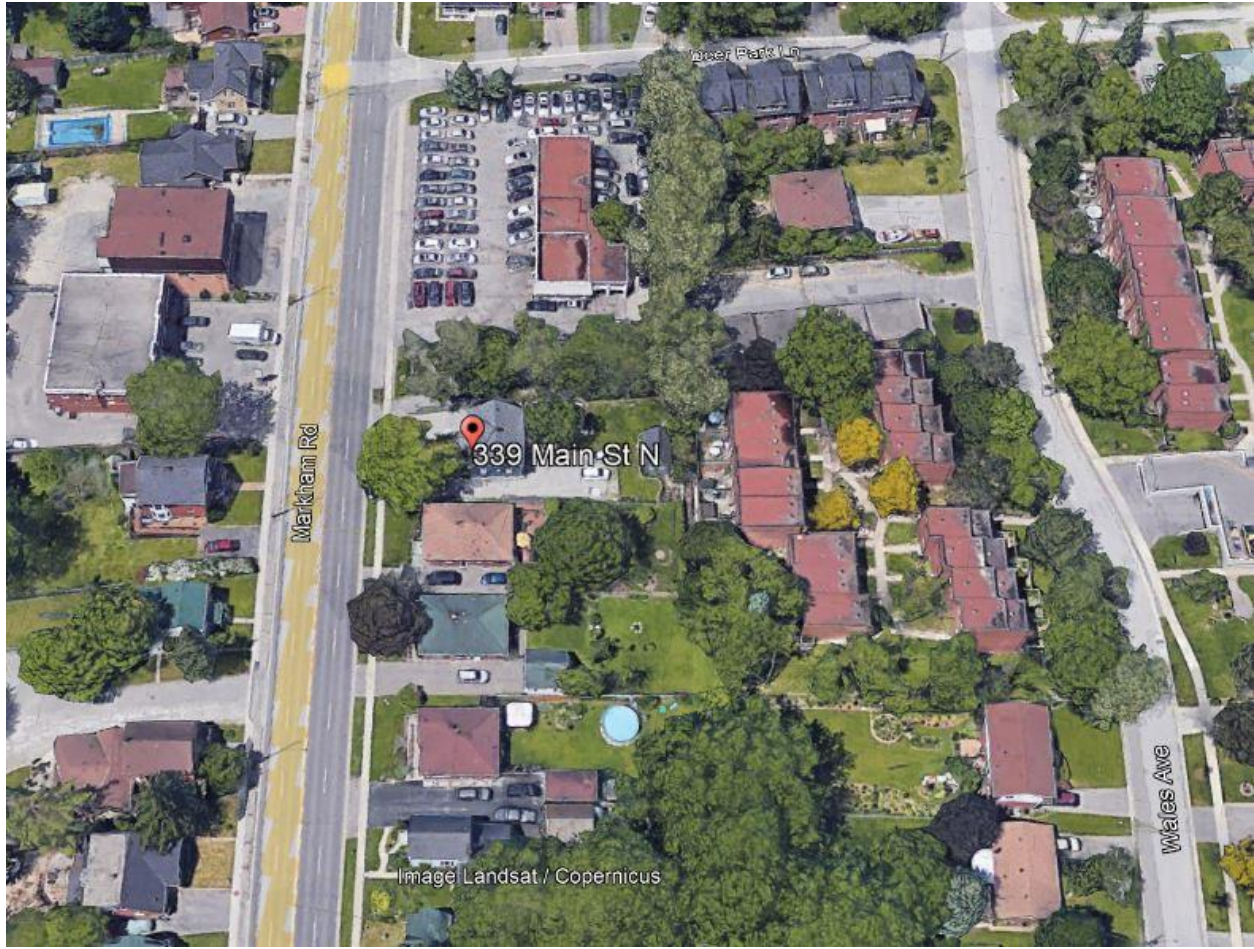
Appendix 'B'

Image of the Subject Property



The west (primary) elevation of 339 Main Street North (Source: Google)

Appendix 'C'
Aerial Image of the Subject Property



(Source: Google)

Appendix ‘D’

Architectural Drawings



ANCE BETWEEN CONCESSION 7 AND 8)
PIN 02919-0545 (LT)

22.26 (P1&MS) (PROD'N)

PART 1, PLAN 65R-39849
PIN 02919-0757(LT)

347
1 STOREY
BRICK/STUCCO
DWELLING
DS=206.66

22.43 (MS)
22.45 (P1) (PROD'N)

9(P1&MS)

٧٤

DB 0.1

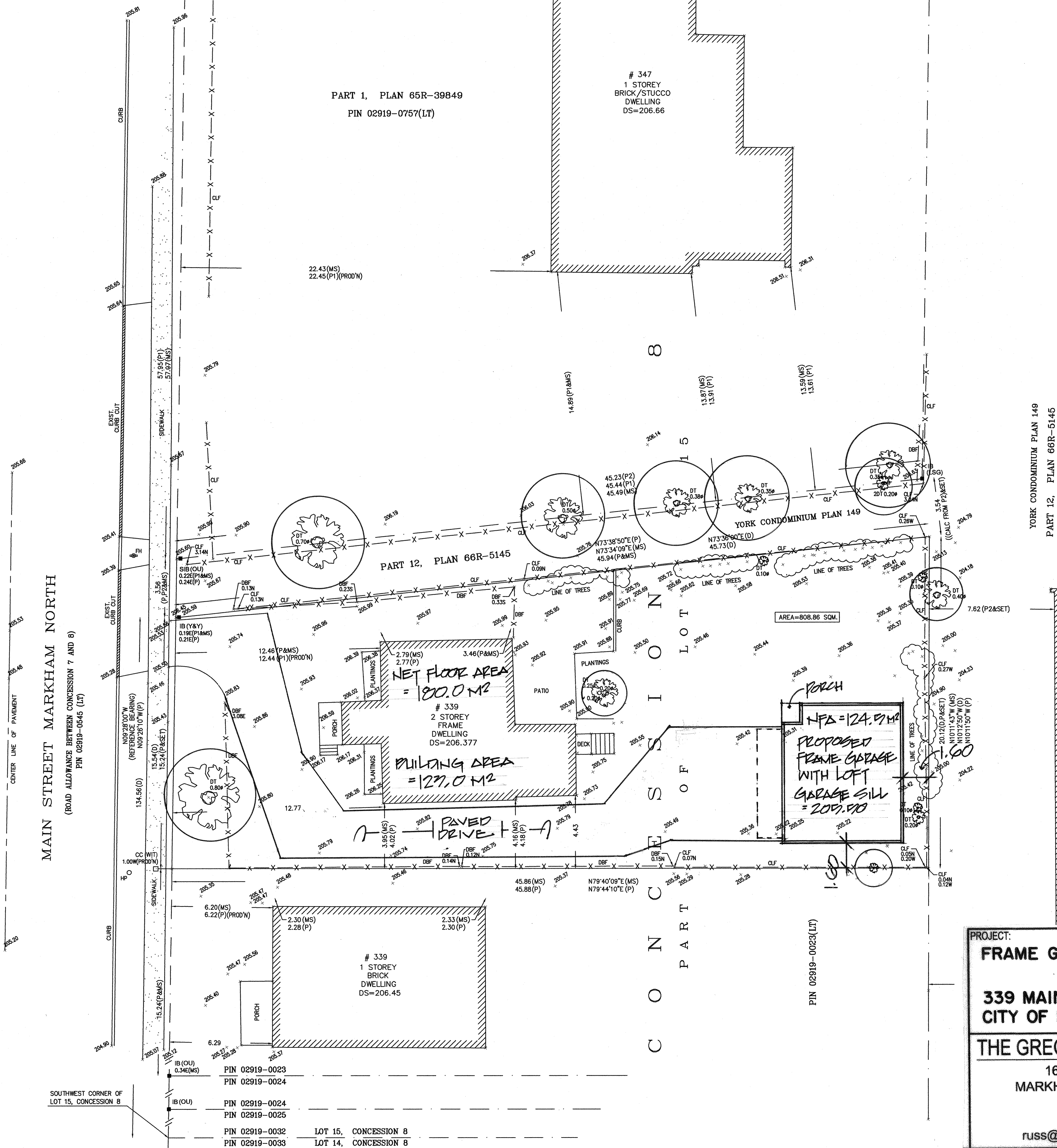
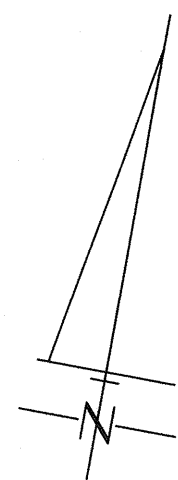
PIN 02919-0023(LT)

YORK CONDOMINIUM PLAN 149
PART 12, PLAN 66R-5145

CONDO BLOCK 29013
YORK CONDOMINIUM
PLAN 149

22-172		339 MAIN STREET NORTH (SR-PR	
DRAWN BY	RBM	CHECKED BY	A.A

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3)



PART 2:
REPORT
* THIS REPORT WAS PREPARED FOR RUSS GREGORY, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES
* PART OF LOT 15, CONCESSION 8.

TITLE SEARCH INDICATES
* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.

ZONING
* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE FOR THE SUBJECT PROPERTY (PROPERTIES).

FENCES
* PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY, NORTHERLY, EASTERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.

BEARING NOTE
* BEARING ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF HERITAGE CORNERS LANE HAVING A BEARING OF N09°28'00"W AS STATED ON INSTRUMENT NO. R606761.

GEODETIC:
* ELEVATIONS SHOWN GEODETIC DRIVEN FROM CITY OF MARKHAM BENCH MARK #768483, ELEVATION 202.965M

LEGEND:

IB	IRON BAR	IB	IRON BAR
HP	HYDRO POLE	HP	HYDRO POLE
PH	PH	PH	PH
OU	ORIGIN UNKNOWN	OU	ORIGIN UNKNOWN
MS	MEASURED	MS	MEASURED
DT	DECIDUOUS TREE	DT	DECIDUOUS TREE
CC	CUT CROSS	CC	CUT CROSS
WT	WITNESS	WT	WITNESS

P1 SURVEY BY R.G. GREGORY LTD. O.L.S. DATED MAY 17, 1985
P2 SURVEY BY LAND SURVEY GROUP O.L.S. DATED MAY 07, 2015
P3 YORK CONDOMINIUM PLAN No. 149
LSD LAND SURVEY GROUP, O.L.S.
Y&Y YATES & YATES, O.L.S.
D INST. No. R606761

LOT INFORMATION & DATA

LOT AREA = 808.9 M²
AREA OF BUILDINGS = 180.0 M²
COVERAGE = 22.9 %

NET FLOOR AREA CALCULATION

$677.14 + 0.47(808.9 - 677.14) \times 0.47$
 $= 711.02 \times 0.47 = 320.0$
∴ ALLOWABLE NFA = 320.0 M² (45%)
PROPOSED NFA = 324.7 M² (42.8%)

CONDO BLOCK 29013
YORK CONDOMINIUM
PLAN 149

PROJECT: FRAME GARAGE WITH LOFT	DRAWN: R. GREGORY
339 MAIN ST. NORTH CITY OF MARKHAM	DATE: JUNE 12/22
THE GREGORY DESIGN GROUP	SCALE: 1:150
16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	PROJECT NO.: 2380-22
GENERAL NOTES: All construction is to conform to section "B" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and its clients only. Building permits should be obtained prior to commencing construction.	DRAWING NO.: SITE PLAN

GENERAL NOTES

1. 4" face brick or concrete block or stone facing with ½" weep holes @24"o/c in starter course, metal ties @16"o/c horizontal and 24"o/c vertical, 1" air space, 1" rigid insulation (R5ci) on ½" plywood sheathing on 2"x6" wood studs @16"o/c, filled with R-24 batt insulation, 6 mil poly vapour barrier, ¾"drywall taped, sanded and painted. (Insulation and vapour barrier in garage walls is optional).
2. Exterior wood finish (see elevations) on wood strapping over 1" rigid insulation (R5ci) on ½" plywood sheathing on 2"x6" wood studs @16"o/c filled with R-24 batt insulation, 6 mil poly vapour barrier, ½" drywall taped, sanded and painted. (Insulation and vapour barrier in garage walls is optional).
3. Exterior stucco finish (see elevations) on 2" rigid insulation (R8ci) on "blueskin" air barrier on ½" plywood sheathing on 2"x6" wood studs @16"o/c filled with R-24 batt insulation, 6 mil poly vapour barrier, ¾" drywall taped, sanded and painted. (Insulation and vapour barrier in garage walls is optional).
4. ½" drywall, taped only on 2"x6" wood studs @16"o/c filled with R-24 batt insulation, 6 mil vapour barrier, ½" drywall taped, sanded and painted. (Use 4" concreted block where masonry above) Provide caulking at bottom of drywall for gas proofing.
5. 4" stone faced Indiana Limestone sill or banding in masonry areas.
6. 10" brick, stone or precast concrete arch (with optional keystone).
7. 8" brick, stone or precast concrete arch (with optional keystone).
8. 2-15mm rebar @ 1" from bottom of 22" wide x 6" deep poured concrete footing (minimum 20mPa) keyed for poured walls, with 15mm dowels 18" long @ 36"o/c (max). *O.B.C. 9.15.3.* Footings must rest on stable soils with an allowable bearing pressure of 75kPa or greater (provide min 48" coverage from frost). *O.B.C. 9.15.1.1*
9. Approved drainage layer over damp proofing, sprayed on exterior of 10" thick poured concrete foundation (minimum 20mPa) or damp proofing sprayed on ½" cement parging on exterior face of concrete block foundation walls. All rod holes to be plugged and parged (refer to building section for structural requirements). ICF foundation to be designed by structural engineer.
10. ½" drywall (optional) on 2"x4" wood studs @16"o/c filled with R-12 batt insulation to basement slab, R-10 rigid (or foam) insulation applied directly to concrete foundation wall with adhesive.
11. Perimeter poured or concrete block foundation to extend 48" below exterior grade.
12. 2" rigid insulation (R-12) to extend 36" below exterior grade and 48" in from exterior wall (under concrete slab).
13. Stepped concrete footing (minimum 20mPa) on stable soils with an allowable bearing pressure of 75kPa or greater, maximum rise 24", minimum run 48". *O.B.C. 9.15.3.1.*
14. 2"x6" wood sill plate anchored to foundation wall with ½" diameter anchor bolts @94"o/c (max). *O.B.C. 9.23.6.1.*
15. 4" diameter plastic weepers in filter sock in 6" stone cover with sleeves through footings (run to storm sewer or drain pit).
16. 4" concrete *basement slab* (minimum 25mPa) on 6" clear stone on stable soil. Min. R-12 styrofoam insulation around perimeter to min. 48" from exterior walls. (basement slab only). *O.B.C. 9.16.4.5.*
17. 4" concrete *garage slab* (minimum 32mPa) with 6"x6" wire mesh on 6" clear stone on undisturbed soil or compacted fill (use 5-10mm rebar in 10"x10" grade beams if span is greater than 19'-0"). *O.B.C. 9.16.4.5.*
18. 6" poured concrete *porch slab* (minimum 32mPa) with 15mm rebar @10"o/c both ways connected to 15mm dowels at foundation wall. Forms to be removed after 28 days of curing.
19. *Concrete garage slab, porch, beams or columns* to be designed by Professional Engineer.
20. Specified steel beam on 3½" diameter steel column with 6"x6"x½" plates on top and bottom, on 40"x40"x12" deep concrete pad footing with two rows of 15mm rebar each way at bottom of footing. Footings to rest on stable soils.
21. Specified wood beam on 6"x6" wood post on 24"x24"x6" deep concrete pad footing. Footings to rest on stable soils.
22. 6"x6" wood post on metal saddle on 10" diameter tube footing with 18" dia. base footing, or 16"x16" block pier (to extend 48" below grade) on 24"x24"x6" concrete pad footing.
23. ½" drywall (optional) on 2"x6" wood studs @12"o/c on 4" ashlar block course or curb on 18" wide x 6" deep poured concrete strip footing. *O.B.C. 9.15.3.6.* (Load bearing partition)
24. ½" drywall taped, sanded and painted on both sides of 2"x4" or 2"x6" wood studs @16"o/c (double top plates and double studs at openings).
25. Beam pocket in foundation wall (use steel plates and solid masonry for leveling).
26. Tongue & groove pre-finished wood siding on underside of ceiling joists.
27. ½" drywall taped, sanded and painted, on u/s of approved floor joists filled with R-32, 2lb spray foam insulation.
28. ½" "ceiling board" taped, sanded and painted on 6 mil poly vapour barrier on u/s of approved trusses or ceiling joists filled with R-60 blown in insulation. Recessed lighting or other penetrations to be protected as required.
29. ½" drywall taped, sanded and painted, on u/s of approved roof rafters filled with R-32, 2lb spray foam insulation.
30. Asphalt shingles (or equal) on ½" exterior type plywood on approved roof trusses or roof rafters. (Use 'H' clips if spacing is greater than 16"o/c)
31. Finished floor on ¾" SPF plywood sub floor glued and nailed to approved engineered floor joists (joints to be sanded if necessary).
32. Type 'S' rolled roofing eaves protection to extend 36" (min) from the edge of the roof to a line not less than 12" inside the inner face of the exterior wall. Not required if roof slope is greater than 8:12. *O.B.C. 9.26.5.1.*
33. Provide 1 sq.ft. of roof ventilation per 300 sq.ft. of insulated ceiling area ceiling area. Ventilation to be split equally between soffit venting and roof venting. *O.B.C. 9.19.1.*
34. Aluminum eaves trough, perforated soffit, fascia and rain water leaders (premium gauge or copper optional). Refer to elevation drawings for material to be used for fascia and soffit.
35. 2"x4" ledger at bottom of 2"x12" pressure treated header attached to the existing house frame with ½" lag bolts and washers @24"o/c (max).
36. Existing footings and foundations to be underpinned or have a bench footing constructed. Professional Engineers design will be prepared after excavation to determine conditions.
37. 26 gauge galvanized metal flashing cut into brick or under exterior finish, caulked and counter-flashed.
38. Basement and exterior stairs: *O.B.C. 9.8.1. - 9.8.4.*
39. Maximum rise - 7½" Minimum treads - 9½" Minimum head room - 7'7"
40. Main and exit stairs: *O.B.C. 9.8.1. - 9.8.4.*
41. Maximum rise - 7½" Minimum treads - 9½" Minimum head room - 7'7"
42. Wood handrail on wood or metal pickets with 4" (max) spacing. Handrail to be 34" (min) above nosing and 38" (min) above landings.
43. Precast concrete steps (lag bolted to foundation wall if necessary).
44. ½" drywall on both sides of 2"x4" studs to a height of 36" (min) above highest adjacent floor.
45. 2"x4" wood top rail on 1"x2" wood pickets (or metal railing) @4"o/c (max) to a height of 36" if greater than 24" above grade to meet specifications of SB-7 of O.B.C. Pickets and rail s to be primed and painted prior to installation.
46. 2"x4" or 2"x6" wood decking (or equal) across approved pressure treated joists and framing.
47. Bathroom vent to exterior (min. 50 cfm). Duct to be insulated.
48. Kitchen vent to exterior (see kitchen design for cabinet and appliance details).
49. Cold storage vent to exterior (min. 3" diameter sleeve).
50. Vent furnace, hot water tank and HRV to exterior as required.
51. 4" diameter dryer vent to exterior.
52. Vanity or pedestal sink with mirror (medicine cabinet in main bathroom) or 30" deep laundry room counter. (see cabinet designs for details)
53. Tiled shower stall/bathtub enclosure (with light fixtures) on water resistant drywall.
54. Oval tub (jets optional) in 28" high wood framed tub deck (fully tiled).
55. Gas or propane fireplace installed and vented to manufacturer's specifications. Owner to provide information to contractor prior to installation.
56. 200 amp electrical service (breaker type). Separate permit required from E.S.A.
57. Inter-connected smoke detector and carbon monoxide detector on each floor to be wired to house current. Inter-connected smoke detector in each bedroom and any hallways accessing bedrooms. Smoke alarms to have a visual signalling component as per *O.B.C. 9.10.19.3*

56. Basement area floor drain connected to sanitary sewer.
57. Sewage ejection pit connected to sanitary drain or septic system.
58. Water holding tank and pump from well.
59. Fireplace facing and detail to be provided by owner.
60. Clothes closet with hanging rod and 10" shelf.
61. Broom closet with 4 shelves.
62. Linen closet with 5 shelves.
63. 22"x30" insulated access hatch with weather stripping.
64. Overhead panel garage door and track (see plans for dimensions).
65. 8"x12" clay flue for fireplace (optional flue for basement fireplace).
66. Poured concrete door sill.
67. Top of chimney to be 36"(min) above roof ridge or 24"(min) above roof surface within 10' from chimney.
68. Galvanized metal window well to weepers. Window well to extend 4" above grade.
69. Decorative brick design or louvered vent or window (see elevations).
70. New concrete footing and foundation connected to existing footings and foundations with 2-15m rebar drilled 4" into existing footing and 8" into new footing. Foundations connected with 2 metal brick ties at each block course or 15m rebar @12"o/c drilled into existing foundation the same as footings. Make connection water tight. New weeping tile to be connected to existing perimeter weeping tile of building.
71. 17"x17"x2" concrete pad on 16"x16"x36" high brick pier on full concrete foundation.
72. Double glazed dome skylight in drywalled shaft with vapour barrier and R-32 batt insulation (see drawings for dimensions) or solar tube for additional lighting. Installed to manufacturer's specifications.
73. Gas tight door and frame with self closer and weather stripping.
74. Sump pit and pump for weepers to storm sewer or drain pit.
75. Approximate location of Hydro meter.
76. Approximate location of Gas meter.
77. Approximate location of A/C unit.
78. 1"x3" prefinished 'V-groove' wood soffit with recessed lighting as required.
79. See landscape plan for details of "armour stone" retaining wall. Provide guards and handrails for retaining walls and steps as required by O.B.C. 8"x8" area drain to storm sewer or sump pit if required.
80. Waterproof membrane over ¾" exterior plywood on approved joists. Roof to drain to eaves trough and downspout.
81. Wood decking across 2"x2" wood sleepers on waterproof membrane over ¾" exterior plywood on approved joists. Roof to drain to eaves trough and downspouts.
82. Refer to kitchen manufacturer specifications for all cabinet measurements and details. (to be provided by owner)
83. Sewage ejection system to be installed if required.
84. Provide stud wall reinforcement in Main Bathroom adjacent to water closet and shower or tub. *OBC 9.31.2.3*
85. Drain water heat recovery unit to be installed on every shower drain if more than two showers in dwelling.
86. Rough in for opening for elevator shaft. Elevator manufacturer specifications to be provided to building inspector at time of installation.
87. Tall wall construction - 2-2"x6" wood studs @16"o/c with blocking at ½ points vertically.
88. Rough in for car charger to manufacturers specifications.

Note:

- All construction is to conform to section '4' of the Ontario building code (latest edition).
- Contractor shall check and verify all notes and dimensions.
- Do not scale drawings.
- Owner/contractor/designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.
- These drawings are the property of the Gregory Design Group and/or its clients only.
- Building permits should be obtained prior to commencing construction.

Structural Information

- All floor joists and structural beams must be designed and installed to manufacturer's specifications and have proper bearing.
- All joist spacing to be 16"o/c (max) unless noted otherwise in drawings.
- Joist spans based on ¾" sub-floor being glued and nailed and ½" drywall on underside of joists.
- Owner/Contractor must supply engineered design drawings to the Gregory Design Group and local building department for review.

Lintel / Header Schedule

- W1 - 2-2"x6" Spruce
- W2 - 2-2"x8" Spruce
- W3 - 3-2"x8" Spruce
- W4 - 2-2"x10" Spruce
- W5 - 3-2"x10" Spruce
- W6 - 4-2"x10" Spruce
- W7 - 2-2"x12" Spruce
- W8 - 3-2"x12" Spruce
- All LVL beams to be designed by suppliers
- W9 - 2-1½"x7½" LVL Beam
- W10 - 3-1½"x7½" LVL Beam
- W11 - 2-1½"x9½" LVL Beam
- W12 - 3-1½"x9½" LVL Beam
- W13 - 2-1½"x11½" LVL Beam
- W14 - 3-1½"x11½" LVL Beam
- W15 - 2-1½"x14" LVL Beam
- W16 - 3-1½"x14" LVL Beam
- W17 - 2-1½"x16" LVL Beam
- W18 - 3-1½"x16" LVL Beam

Steel Lintel Schedule

- L1 - 3½"x3½"x½"
- L2 - 4"x3½"x½"
- L3 - 4½"x3½"x½"
- L4 - 5"x3½"x½"
- L5 - 510x23 steel beam with 8"x8" steel plate on bottom
- L6 - W10x21 steel beam with 8"x8" steel plate on bottom

Post Schedule

- P1 - 2-2"x4" wood post
- P2 - 3-2"x4" wood post
- P3 - 2-2"x6" wood post
- P4 - 3-2"x6" wood post
- P5 - 6"x6" solid wood post
- P6 - 8"x8" solid wood post
- P7 - 3.5" dia. steel post
- P8 - 4" HSS column

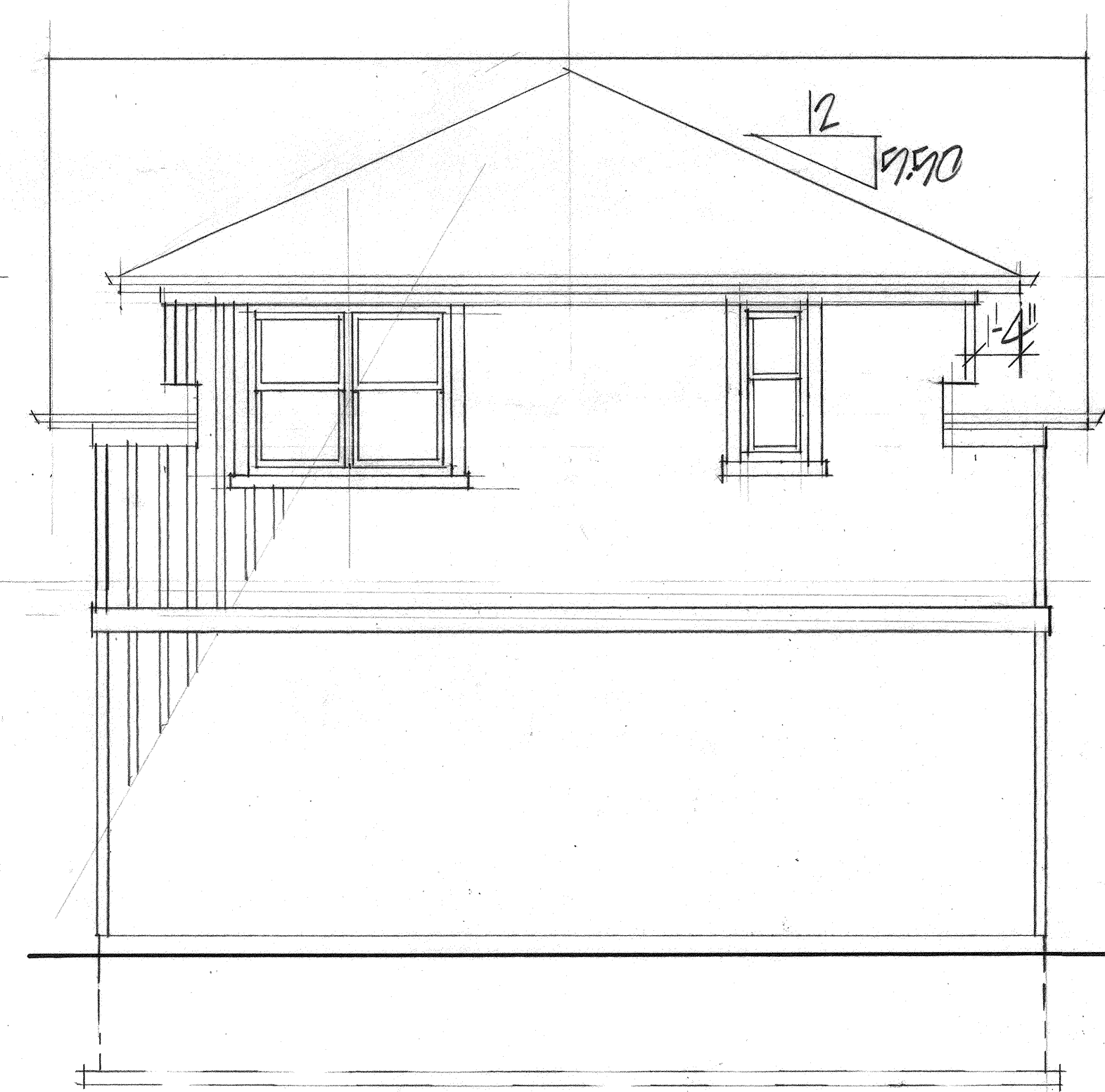
Door Schedule

- 1 36"x80"x1½" Steel or fiberglass insulated door
- 2 36"x80"x1½" Solid wood door
- 3 34"x80"x1½" Steel or fiberglass insulated door
- 4 32"x80"x1½" Steel or fiberglass insulated door
- 5 36"x80"x1½" Garden door
- 6 30"x80"x1½" Garden door
- 7 60"x80" Glazed sliding door
- 8 72"x80" Glazed sliding door
- 9 96"x80" Glazed sliding door
- 10 32"x80"x1½" Insulated door with weather-strip (self closer required for house/garage entry doors)
- 11 32"x80"x1½" Solid core door
- 12 84" high sliding closet doors (mirrored)
- 13 36"x80"x1½" Hollow core passage door
- 14 32"x80"x1½" Hollow core passage door
- 15 30"x80"x1½" Hollow core passage door
- 16 26"x80"x1½" Hollow core passage door
- 17 24"x80"x1½" Hollow core passage door
- 18 20"x80"x1½" Hollow core passage door
- 19 30"x80"x1½" Hollow core pocket door
- 20 24"x80"x1½" Hollow core pocket door
- 21 BI-fold doors

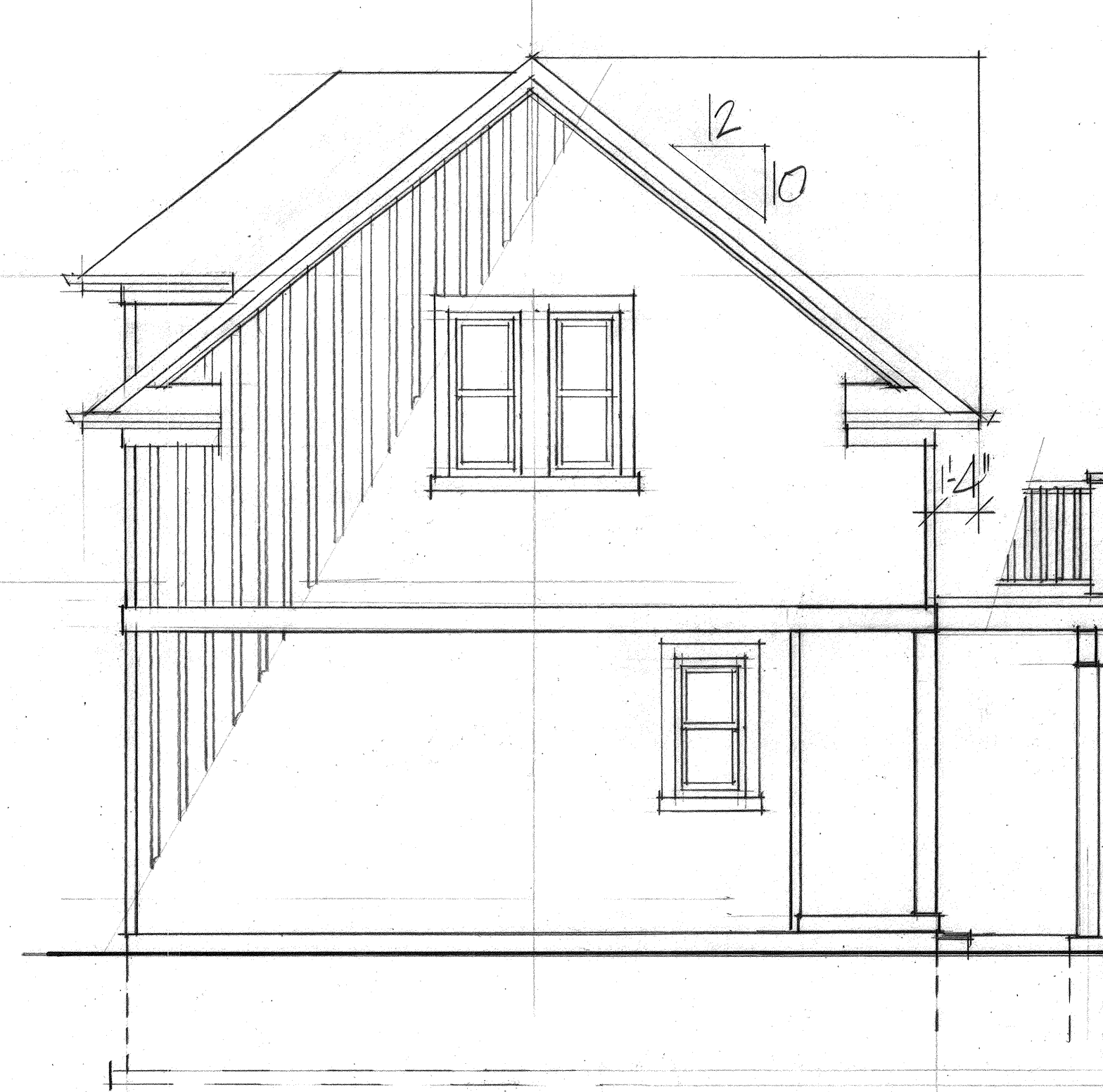
Note: In areas with ceiling heights 9'-6" or higher, doors are to be 96" high.

✓ X	APPROVAL / REQUIRED DRAWING		DATE
✓	TOPOGRAPHIC SURVEY	REQUESTED	APR 19/22
	AZIZ O.L.G.	RECEIVED	MAY 19/22
✓	LOT GRADING PLAN	REQUESTED	/22
	AZIZ O.L.G.	RECEIVED	/22
✓	ENGINEERING APPROVAL	APPLIED	/22
		APPROVED	/22
✓	ZONING CERTIFICATE	APPLIED	JUNE 14/22
		APPROVED	
✓	TREE INVENTORY/REPORT	REQUESTED	JUNE 14/22
		RECEIVED	
✓	PRE-CONSULTATION APP.	APPLIED	JUNE 14/22
		APPROVED	
✓	SITE PLAN APPLICATION	APPLIED	/22
		APPROVED	
	CONSERVATION APPROVAL	APPLIED	
		APPROVED	
✓	COMMITTEE OF ADJUSTMENT	APPLIED	/22
		APPROVED	
✓	H.V.A.C. DESIGN	REQUESTED	
	PREC HVAC DESIGNS	RECEIVED	
✓	TRUSSES, JOISTS & BEAMS	REQUESTED	
	PHOENIX TRUSSES	RECEIVED	
	SEPTIC DESIGN	REQUESTED	
		RECEIVED	
✓	BUILDING PERMIT	APPLIED	
		APPROVED	
		ISSUED	

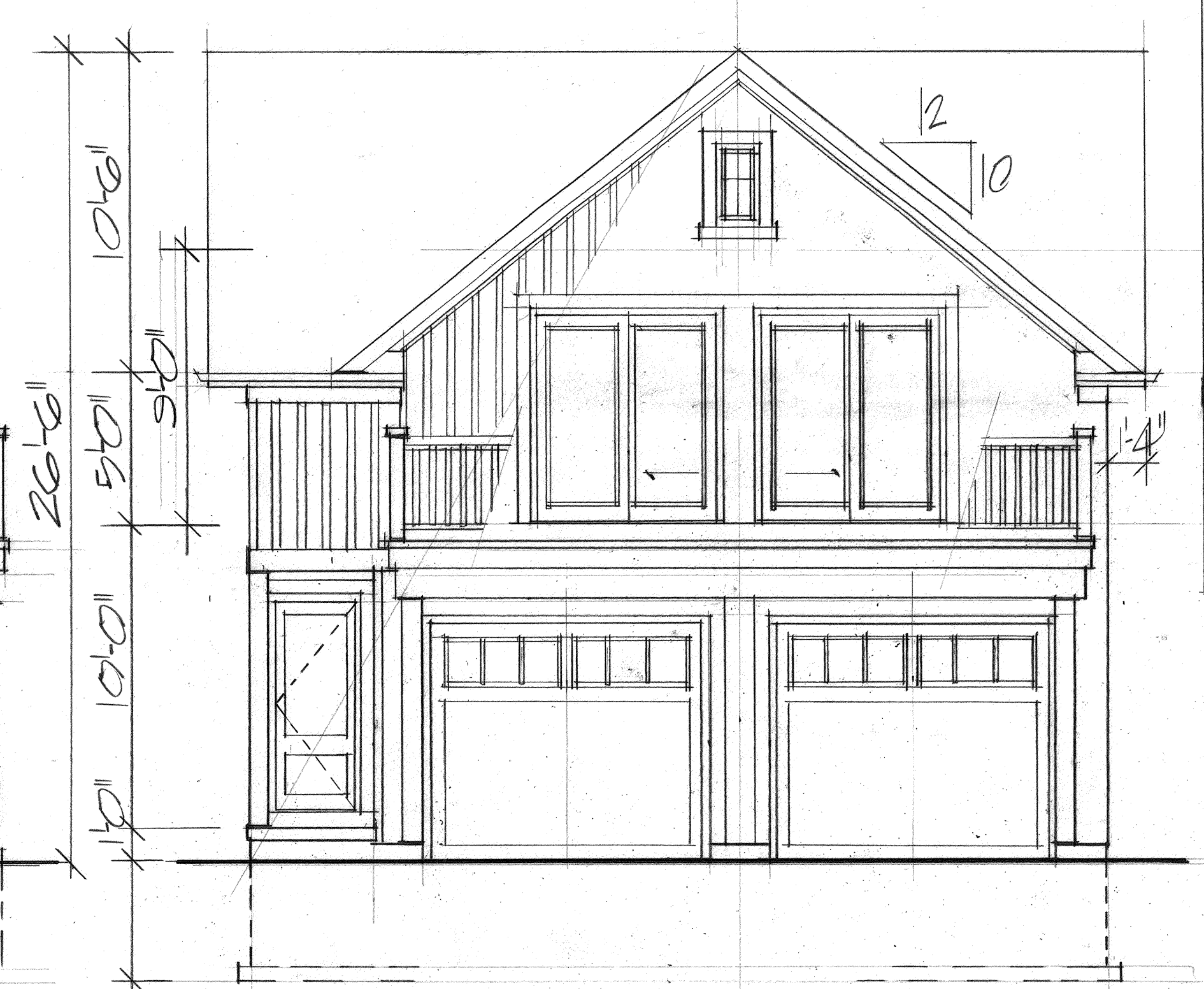
PROJECT: CONSTRUCTION NOTES AMMMENDED JANUARY 2022 THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 416-720-4667 russ@gregorydesigngroup.net	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate classification categories. INDIVIDUAL B.C.I.N. - 28855 FIRM B.C.I.N. - 30908 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: SCALE: N/A PROJECT NO.: 2300-22 DRAWING NO.: A-3



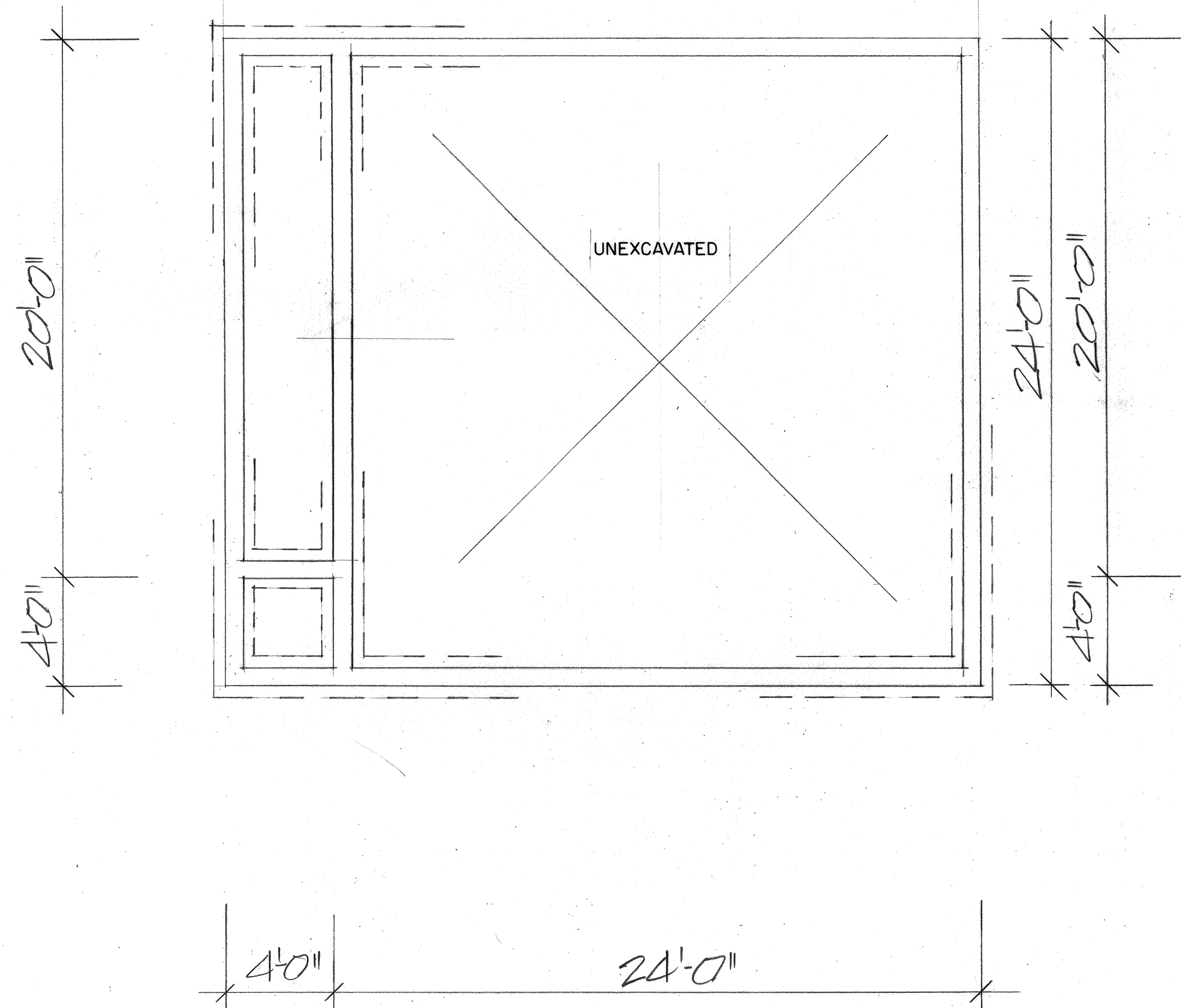
REAR ELEVATION
28'-0"



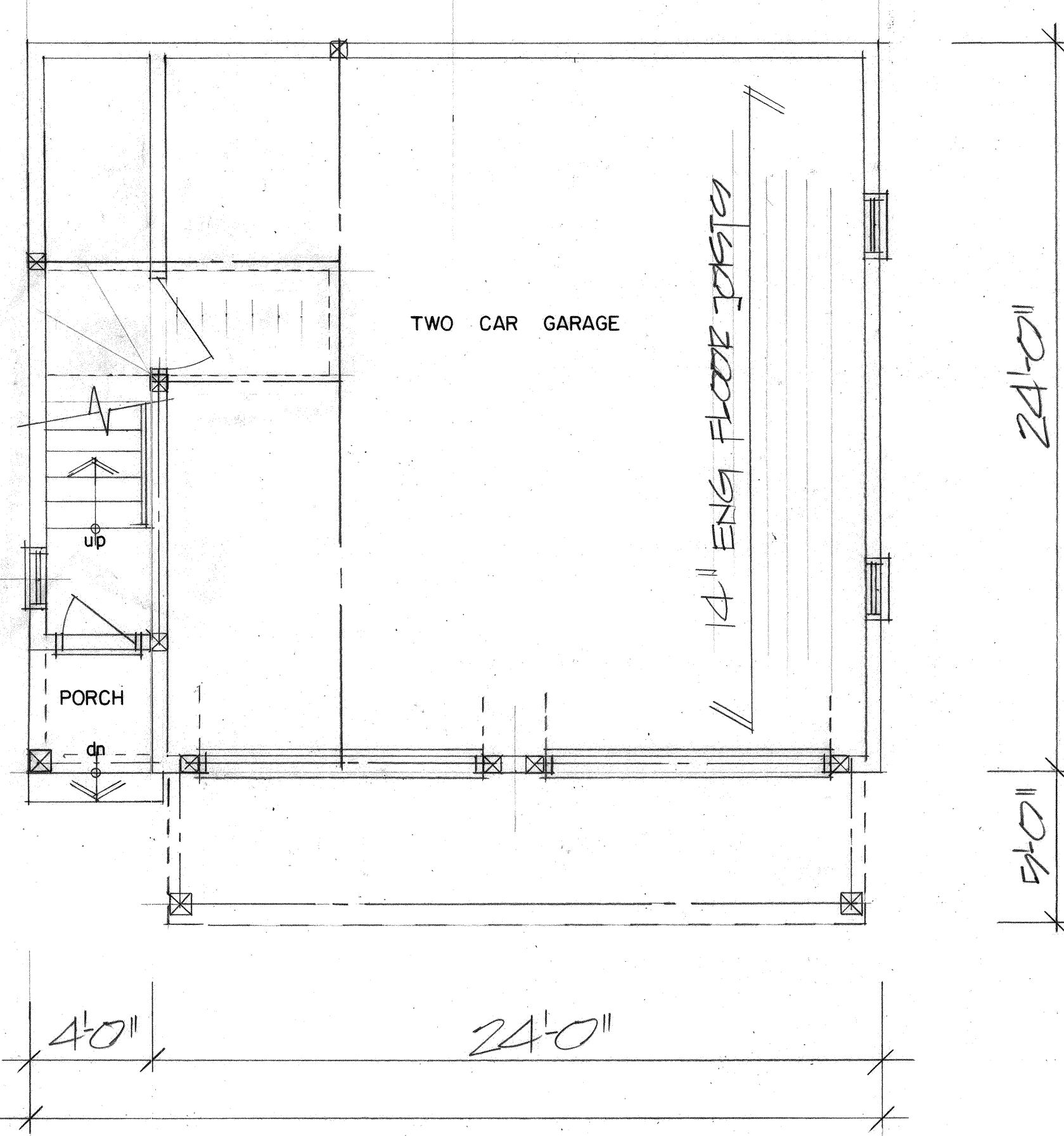
NORTH SIDE
28'-0"



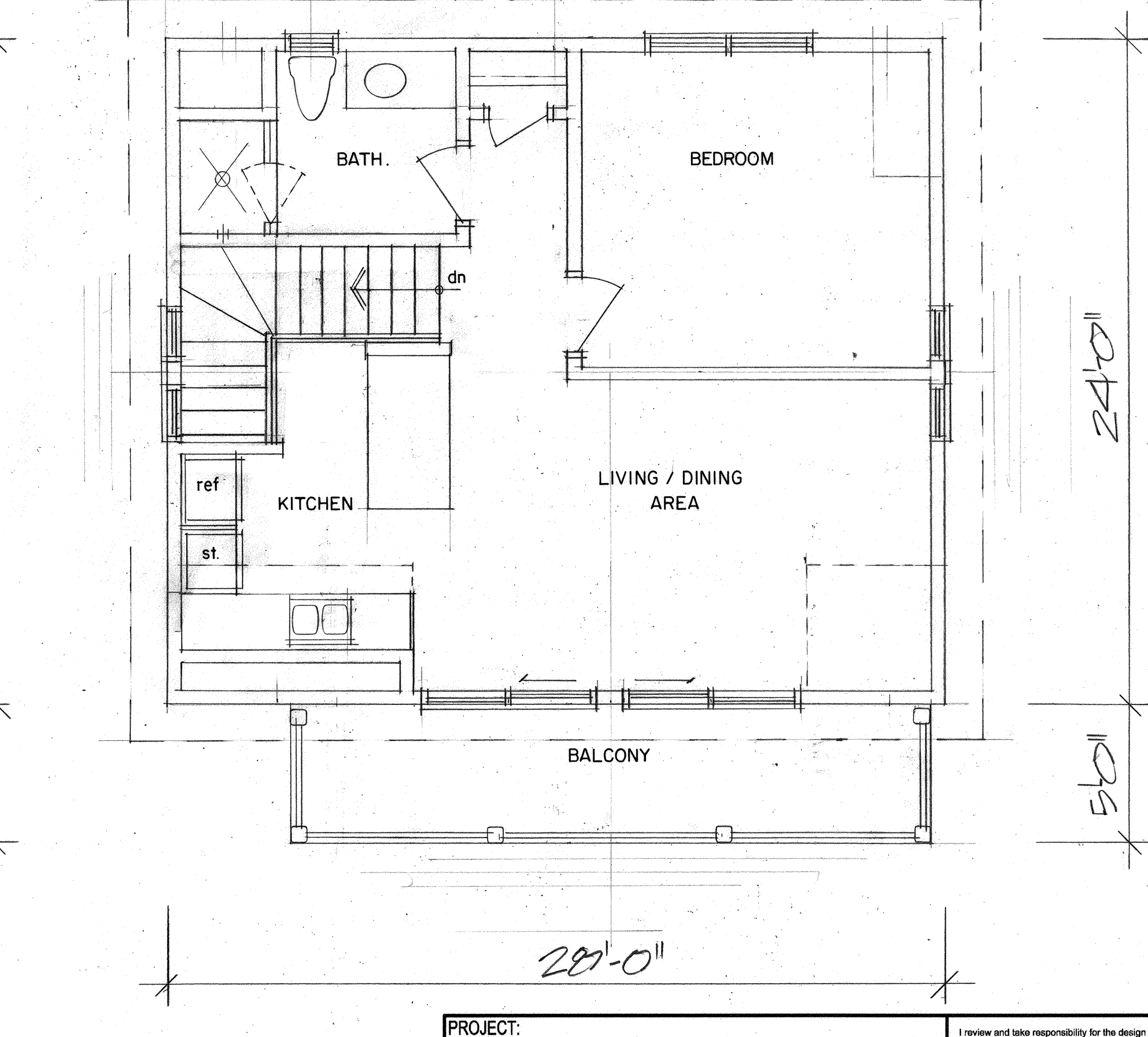
FRONT ELEVATION
28'-0"



FOUNDATION PLAN



GROUND FLOOR PLAN
BUILDING AREA = 672 SQ FT

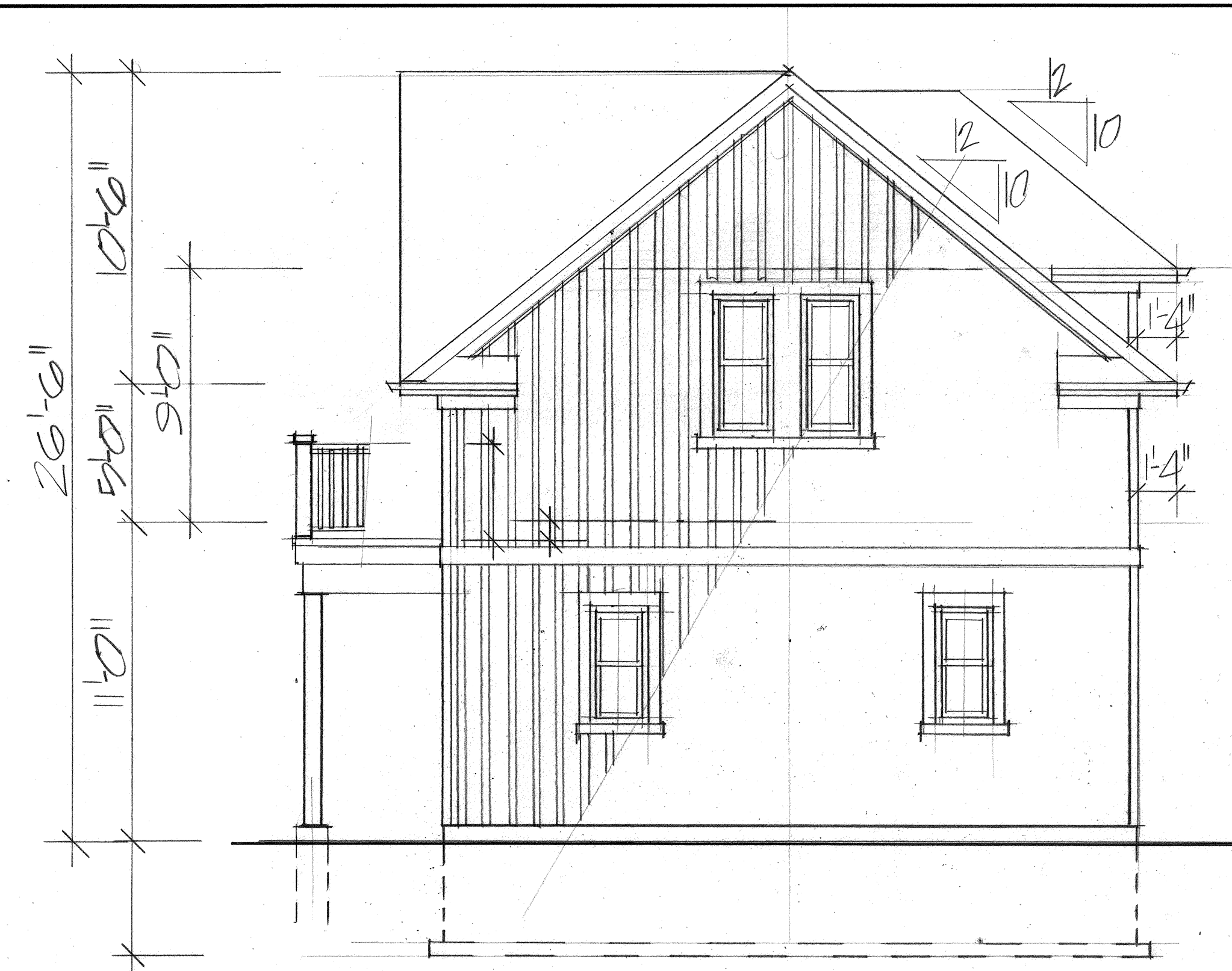


LOFT FLOOR PLAN

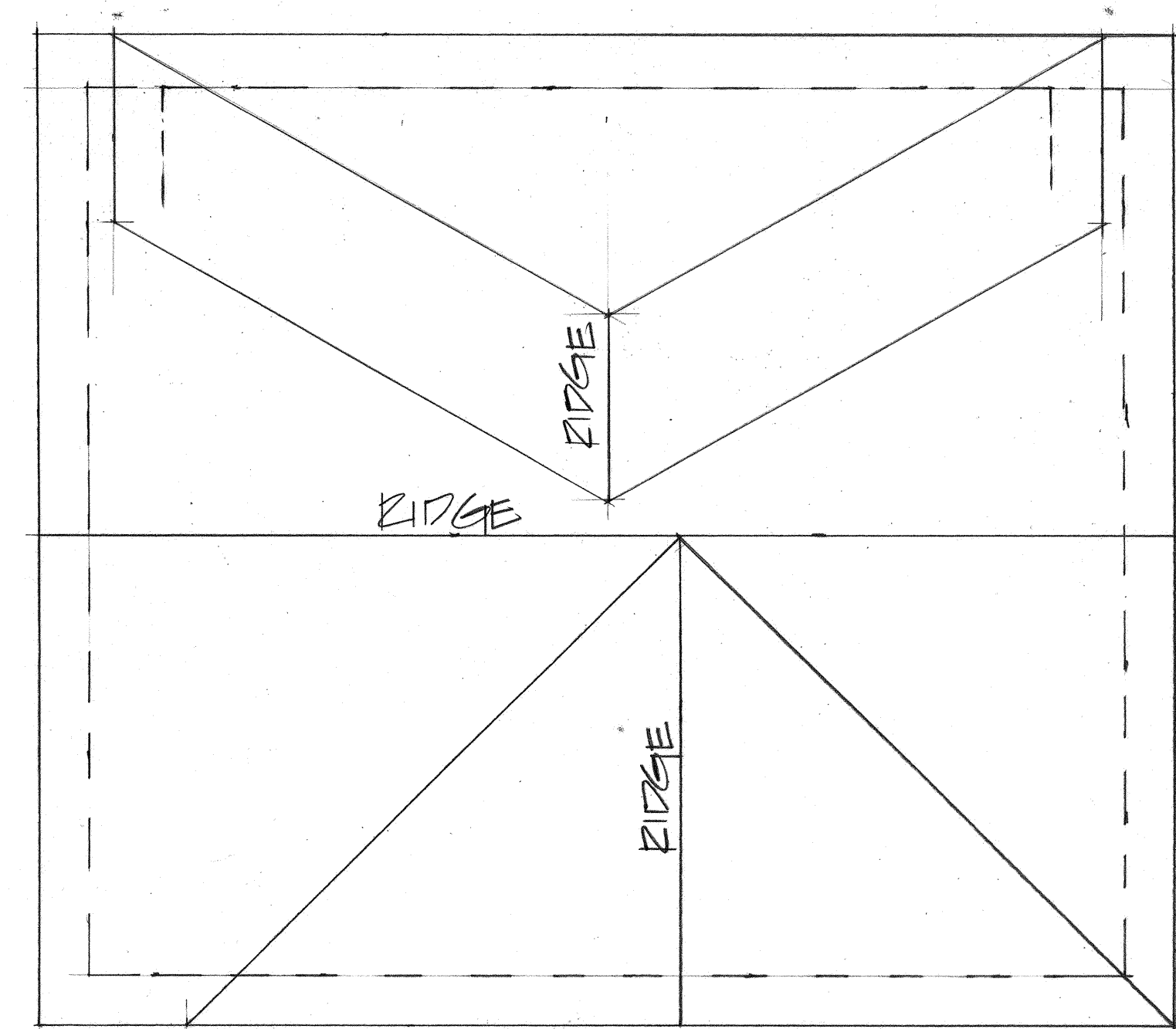
LOFT FLOOR AREA = 672 SQ FT

- Notes for Elevations:
- Pre-finished vertical wood siding over 1"x3" horizontal strapping where shown (colour to be determined)
 - All windows to be double glazed panes in wood or aluminum clad frames. (colour to be determined)
 - All exterior door systems to be in wood or aluminum clad frames. (colour to be determined)
 - All roofing to be "IKO" Cambridge style asphalt shingles. (colour to be determined)
 - 6" wood frieze board to surround entire house below soffits. (colour to be determined)
 - Heavy gauge aluminum fascia, soffit, gutters, and downspouts to match existing.
 - Contractor must supply samples of materials and colours to the Owners for approval prior to installation on site.

<p>PROJECT:</p> <p>FRAME GARAGE WITH LOFT</p> <p>339 MAIN ST. NORTH</p> <p>CITY OF MARKHAM</p> <p>THE GREGORY DESIGN GROUP</p> <p>16 CHURCH STREET</p> <p>MARKHAM, ONTARIO, L3P 2L6</p> <p>(416) 720-4667</p> <p>russ@gregorydesigngroup.net</p>	<p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate class(es) of categories.</p> <p>INDIVIDUAL B.C.I.N. - 29825</p> <p>FIRM B.C.I.N. - 39966</p> <p>Russ Gregory</p> <p>NAME SIGNATURE</p> <p>GENERAL NOTES:</p> <p>All construction is to conform to section "1" of the Ontario Building Code (latest edition).</p> <p>Contractor shall check and verify all notes and dimensions. Do not scale drawings.</p> <p>Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and its clients only.</p> <p>Building permits should be obtained prior to commencing construction.</p>	<p>DRAWN:</p> <p>R. GREGORY</p> <p>DATE:</p> <p>6/12/22</p> <p>SCALE:</p> <p>1/4"=1'-0"</p> <p>PROJECT NO.:</p> <p>2380-22</p> <p>DRAWING NO.:</p> <p>A-1</p>
--	--	---



SOUTH SIDE



ROOF PLAN

- Conventional Framing:**
- All rafters 2"x6" spruce @16" o/c (unless noted otherwise)
 - Refer to roof plan for direction of rafters
 - Collar ties 2"x4" spruce @16" o/c (where possible)
 - Ridge boards 2"x6" spruce
 - Valley boards 2"x6" spruce
 - Hip boards 2"x6" spruce
 - Support all hip and valley boards with posts and/or dwarf walls where necessary and/or possible
- Roof Truss:**
- Owner/Contractor must supply engineered truss drawings to Gregory Design and local building department for review
 - Refer to roof plan for direction of trusses
 - Any conventional Framing must meet Ontario Building Code regulations
 - Roof trusses must not be manufactured prior to completion of foundation and verification of all dimensions
 - The Gregory Design Group assumes no responsibility for errors if dimensions for trusses are not verified

PROJECT: FRAME GARAGE WITH LOFT	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate class/categories. INDIVIDUAL B.C.I.N. - 25925 FIRM B.C.I.N. - 38666 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY
		DATE:
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "10" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	SCALE: 1/4"=1'-0"
		PROJECT NO.: 2380-22
		DRAWING NO.: A-2