MEMORANDUM

TO: **Heritage Markham Committee**

FROM: **Evan Manning, Senior Heritage Planner**

DATE: **November 9, 2022**

SUBJECT: **Alterations to a Part-IV Designated Property**
9392 Kennedy Road
The Thomas Lownsborough House

FILE: 22 251336 SPC

Property/Building Description: One-and-a-half storey dwelling constructed in 1880 as per MPAC records

Use: Residential

Heritage Status: 9392 Kennedy Road is designated under Part IV of the *Ontario Heritage Act*.

Application/Proposal

- The City has received a Site Plan Control (SPC) application for the property municipally-known as 9392 Kennedy Road (the "subject property" or the "property") for a three-storey rear addition to the on-site heritage building;
- The heritage building is proposed to be relocated slightly westward to accommodate a future potential widening of Kennedy Road while the rear tail of the heritage building is proposed to be removed to accommodate the proposed addition. Vehicular access to an attached garage is proposed from a privately-owned right-of-way located behind the addition;
- Development applications related to the subject property were last considered by Heritage Markham at its meetings in February 2015 and July 2016. These applications concerned the relationship of the adjacent townhouse development with the heritage building, namely its siting and design. Heritage Section staff recommended, and the Committee supported, the standard heritage approval conditions for the subject property, namely designation under Part IV of the *Ontario Heritage Act*, submission of a Conservation Plan, agreement to enter into a Heritage Easement Agreement, and the installation of a Markham Remembered plaque.

Background

Context

- The subject property is located on the west side of Kennedy Road between 16th Avenue to the south, and Bur Oak Avenue to the north. Bordering the subject site to the north is a surface parking lot associated with St. Philips On-the-Hill Anglican Church while a townhouse complex is located to the south and west of the subject property. This complex, consisting of a series of three-storey buildings, was the subject of the aforementioned Staff reports considered by Heritage Markham in 2015 and 2106. On the east side of Kennedy Road is the Bethesda Lutheran Church Cemetery.

Heritage Resources

- The subject property was designated under Part IV of the *Ontario Heritage Act* in 2020. A copy the Statement of Significance from designation By-law 2022-72 is included as Appendix C of this memo;
- The Bethesda Lutheran Church Cemetery is the only municipally-recognized heritage resources considered *adjacent* to the subject property as defined in the Official Plan (2014).

Staff Comment

Demolition of the Rear Tail and Relocation

- Heritage Section staff ("Staff") have no objection to removal of the rear tail as it is not identified nor does it contain any elements that are identified as a heritage attributes within the property's Statement of Significance;
- Staff also have no objection to the relocation of the heritage building as it will provide a setback more typical of residential buildings, and will allow for the reinstatement of a front veranda (as previously recommended by Heritage Markham).

Restoration Scope

- Staff have reviewed the elevations provided by the applicant and have identified refinements to ensure historical accuracy in the restoration scope. Items such as material selection, window location and configuration, and the design of the veranda have been identified as areas where revisions are required.

Proposed Addition

- Staff have no objection to the proposed addition as it maintains legibility of the heritage building as a visually independent volume while adopting a compatible roof profile and material composition;
- Staff have requested further information on the proposed cladding material immediately adjacent to the west (rear) elevation of the heritage building, and have encouraged the substitution of the glazed balcony guards along the rear elevation of the proposed addition for a translucent or opaque material to reduce the risk of bird strikes.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the design of the proposed three-storey addition to 9392 Kennedy Road and that further review of the Site Plan Control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff.

ATTACHMENTS:

Appendix 'A' Property Map
Appendix 'B' Image of the Subject Property
Appendix 'C' Statement of Significance from Designation By-law 2020-72
Appendix 'D' Architectural Drawings

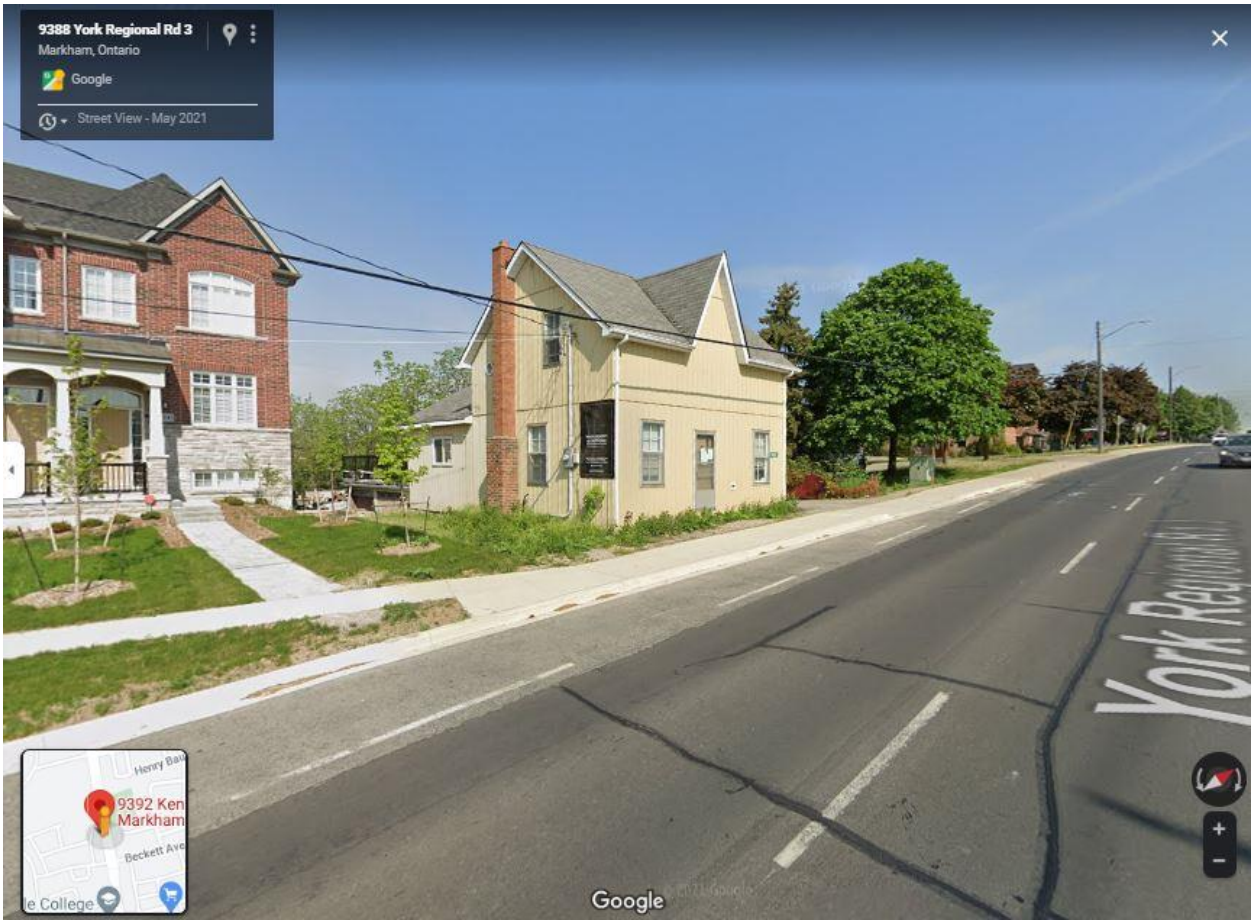
Appendix 'A'

Property Map

Subject property is outlined in yellow (Source: City of Markham)

Appendix 'B'

Image of the Subject Property



The south and east (primary) elevations of 9392 Kennedy Road (Source: Google)

Appendix 'C'

Statement of Significance from By-law 2020-72

SCHEDULE 'B' TO BY-LAW 2020-72

STATEMENT OF SIGNIFICANCE

Thomas Lownsbrough House

9392 Kennedy Road
c.1845

The Thomas Lownsbrough House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Thomas Lownsbrough House is a one and a half storey frame house located on the west side of Kennedy Road, an area under urban development, a short distance north of 16th Avenue. The house faces east and is on its original site.

Historical or Associative Value

The Thomas Lownsbrough House is of historical or associative value as the c.1845 home of Thomas Lownsbrough, an English-born shoemaker who was part of the Hunter's Corners community north of Unionville while a tenant of John Hunter, and later his daughter, Ada Naomi Hunter, from c.1845 to 1891. In 1892, Miss Hunter sold the property to Reverend Henry B. Owen, Rector of St. Philip's Anglican Church, next door to the north. The Reverend Owen served the church from 1891 until his death in 1899.

Design or Physical Value

The Thomas Lownsbrough House is of design or physical value as a representative example of a tradesman's dwelling in a vernacular version of the Gothic Revival style commonly referred to as a Classic Ontario centre gable cottage. It is also a representative example of an evolved building, which started as a modestly-scaled one storey vernacular tradesman's dwelling in the mid-19th century that was later raised to one and a half storeys, perhaps in the 1870s.

Contextual Value

The Thomas Lownsbrough House is of contextual value as one of a few cultural heritage features remaining from the historic community of Hunter's Corners.

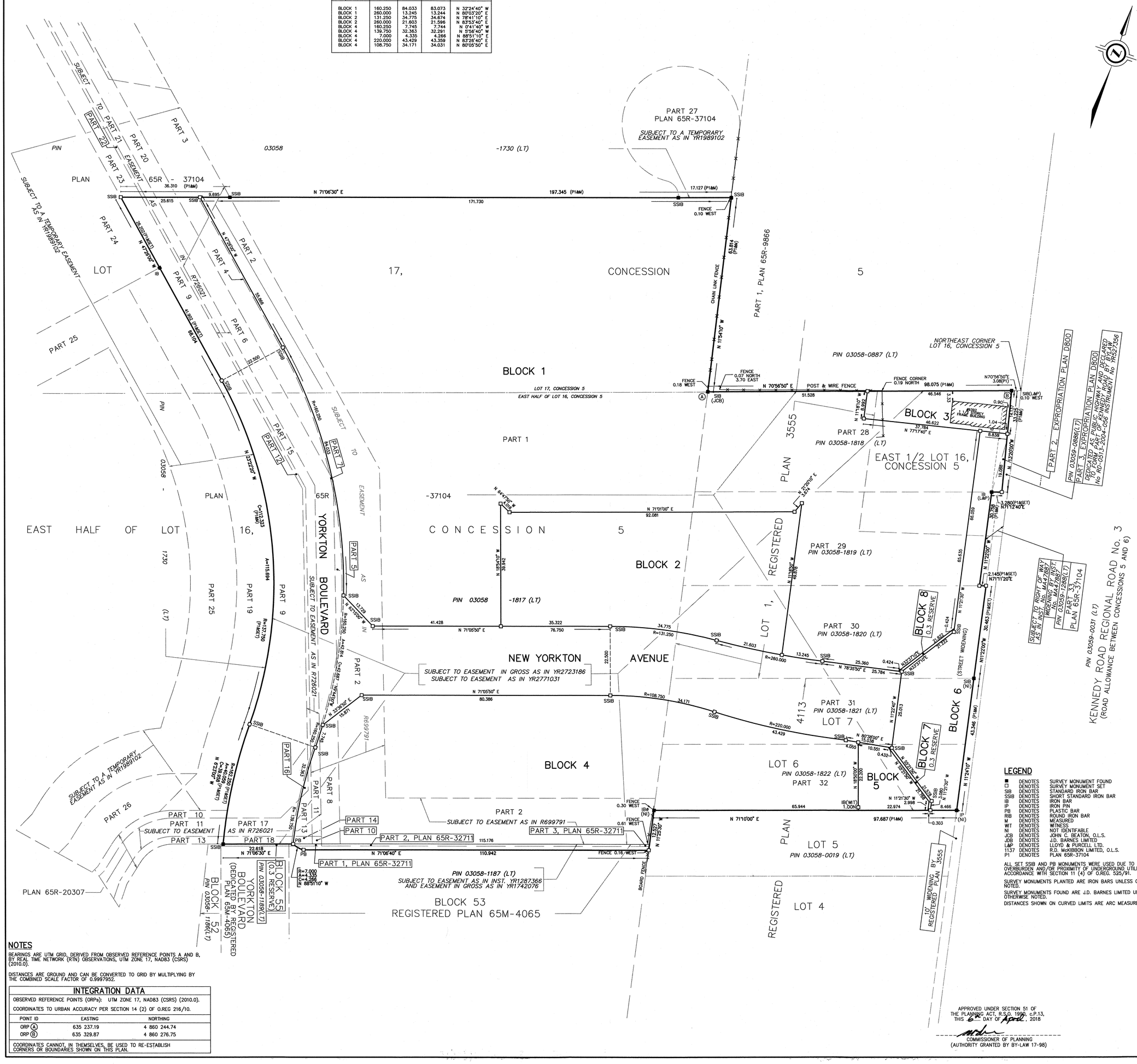
Significant Architectural Attributes

Exterior character-defining attributes than embody the cultural heritage value of the Thomas Lownsbrough House include:

- Overall form of the one and a half storey, rectangular plan main block;
- Fieldstone foundation;
- Historic cladding, if present, under modern siding materials;
- Medium- pitched gable roof with projecting, open eaves, and steep centre gable on the front wall;
- Asymmetrical placement of the front door and window openings;
- Size and placement of existing door and window openings;
- Former window opening in front gable, currently covered by modern siding materials.

Appendix ‘D’

Architectural Drawings



SURVEYOR'S COPY

CURVE TABLE				
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
BLOCK 1	160.250	84.033	83.073	N 32°24'40" W
BLOCK 1	260.000	13.245	13.244	N 80°03'20" E
BLOCK 2	131.250	34.775	34.674	N 78°41'10" E
BLOCK 2	260.000	21.603	21.596	N 83°53'40" E
BLOCK 4	160.250	7.745	7.744	N 0°41'40" W
BLOCK 4	139.750	32.363	32.291	N 5°56'40" W
BLOCK 4	7.000	4.335	4.266	N 88°51'10" E
BLOCK 4	220.000	43.429	43.359	N 83°26'40" E
BLOCK 4	108.750	34.171	34.031	N 80°05'50" E

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIN
PB	DENOTES	PLASTIC BAR
RIB	DENOTES	ROUND IRON BAR
M	DENOTES	MEASURED
WIT	DENOTES	WITNESS
NI	DENOTES	NOT IDENTIFABLE
JCB	DENOTES	JOHN C. BEATON, O.L.S.
JDB	DENOTES	J.D. BARNES LIMITED
L&P	DENOTES	LLOYD & PURCELL LTD.
1137	DENOTES	R.D. McKIBBON LIMITED, O.L.S.
P1	DENOTES	PLAN 65R-37104

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

SURVEY MONUMENTS FOUND ARE J.D. BARNES LIMITED UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997952.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP Ⓐ	635 237.19	4 860 244.74
ORP Ⓑ	635 329.87	4 860 276.75
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

APPROVED UNDER SECTION 51 OF
THE PLANNING ACT, R.S.O. 1990, c.P.13,
THIS 6th DAY OF April, 2018

COMMISSIONER OF PLANNING
(AUTHORITY GRANTED BY BY-LAW 17-98)

PLAN 65M- 4613

I CERTIFY THAT THIS PLAN IS REGISTERED IN
THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF YORK REGION (No. 65)
AT 14:18 O'CLOCK ON THE 25 DAY
OF JUNE, 2018 AND ENTERED IN THE PARCEL
REGISTER FOR PROPERTY IDENTIFIER 03058-1817(LT), 03058-1818(LT),
03058-1819(LT), 03058-1820(LT), 03058-1821(LT), 03058-1822(LT),
AND 03058-1187(LT)
AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT No. YR2841500

"A. D'ANGELO"
REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF YORK REGION (No 65)

THIS PLAN COMPRISES ALL OF PINS 03058-1817 (LT), 03058-1818 (LT), 03058-1819 (LT), 03058-1820 (LT), 03058-1821 (LT) AND 03058-1822 (LT) AND PART OF PIN 03058-1187 (LT).

SUBJECT TO EASEMENT OVER PARTS 2, 4, 5, 6, 7, 8, 10, 11 AND 15, PLAN 65R-37104 AS IN INST. R699791
- AFFECTS PART OF BLOCKS 1 AND 4, PART OF YORKTON BOULEVARD AND PART OF NEW YORKTON AVENUE.

SUBJECT TO EASEMENT OVER PARTS 10, 11, 12, 13, 15 AND 17, PLAN 65R-37104 AS IN INST. R726021
- AFFECTS PART OF BLOCK 4 AND PART OF YORKTON BOULEVARD.

SUBJECT TO EASEMENT IN GROSS OVER PARTS 1, 2, 4 TO 18 (BOTH INCLUSIVE), 28 TO 32 (BOTH INCLUSIVE), PLAN 65R-37104 AS IN INST. YR2723186
- AFFECTS BLOCKS 1, 2, 3, PART OF BLOCK 4, BLOCK 5, BLOCK 6 (STREET WIDENING), BLOCKS 7 AND 8 (0.3 RESERVE), AND NEW YORKTON BOULEVARD.

SUBJECT TO EASEMENT OVER PARTS 1, 2, 4 TO 18 (BOTH INCLUSIVE), 28 TO 32 (BOTH INCLUSIVE), PLAN 65R-37104 AS IN INST. YR2771031
- AFFECTS BLOCKS 1, 2, 3, PART OF BLOCK 4, BLOCK 5, BLOCK 6 (STREET WIDENING), BLOCKS 7 AND 8 (0.3 RESERVE), AND NEW YORKTON BOULEVARD.

SUBJECT TO EASEMENT OVER BLOCK 53, REGISTERED PLAN 65M-4065 AS IN INST. YR1287366
- AFFECTS PART OF BLOCK 4

SUBJECT TO EASEMENT IN GROSS OVER BLOCK 53, REGISTERED PLAN 65M-4065 AS IN INST. YR1742076
- AFFECTS PART OF BLOCK 4

PLAN OF SUBDIVISION OF
PART OF LOT 1
REGISTERED PLAN 3555
LOTS 6 AND 7
REGISTERED PLAN 4113
AND
PART OF BLOCK 53
REGISTERED PLAN 65M-4065
AND
PART OF EAST HALF OF LOT 16
AND PART OF LOT 17
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF MARKHAM, COUNTY OF YORK)
NOW IN THE
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500
10 0 10 20 30 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

PINS 03058-1817(LT), 03058-1818(LT), 03058-1819(LT), 03058-1820(LT), 03058-1821(LT) AND 03058-1822(LT)

THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 3 BOTH INCLUSIVE, BLOCK 5 AND PART OF BLOCK 4, THE STREET WIDENING NAMELY BLOCK 6 AND THE STREETS NAMELY: YORKTON BOULEVARD AND NEW YORKTON AVENUE AND THE 0.3 RESERVES NAMELY BLOCKS 7 AND 8 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF MARKHAM AS PUBLIC HIGHWAY.
3. THE STREET WIDENING IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS PUBLIC HIGHWAY.

DATED THIS 29th DAY OF MARCH 2018

KYLEMORE COMMUNITIES (YORKTON) LTD.

CAILEY STOLLERY
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

FRANK SPAZIANI
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

PIN 03058-1187(LT)

THIS IS TO CERTIFY THAT:
1. PART OF BLOCK 4 HAS BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THIS 29th DAY OF MARCH 2018

KYLEMORE POST ROAD LTD.

CAILEY STOLLERY
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

FRANK SPAZIANI
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 5, 2018.

MARCH 29, 2018
DATE

GREG G. ROBINSON
ONTARIO LAND SURVEYOR

J.D.BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: RDW/MSH/YJ	CHECKED BY: GGR	REFERENCE NO.: 13-21-435-00-mp435
FILE: G:\13-21-435\00\mp435.dgn		DATED: MARCH 23, 2018

KEY PLAN

Lownsborough House
9392 Kennedy Road, Markham, ON
Block 3,
65M4613

1 KEY PLAN

1/16" = 1'-0"

Item	Ontario's 2006 Building Code Data Matrix Part 3 or 9			
1	Project Description ☐ New ■ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2. [A]	■ Part 9 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s)		3.1.2.1. (1)	9.10.2.
3	Building Area (m²) Existing 1278.5 sq.ft New 3259.7 sq.ft Total 4538.2 sq.ft		1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area Existing 1495.7 sq.ft New 3582.2 sq.ft Total 5078 sq.ft		1.4.1.2. [A]	1.4.1.2. [a]
5	Number of Storeys Above grade 3 Below grade 0		1.1.2. [A] & 3.2.1.1.	1.4.1.2. [A] & 9.10.4
6	Number of Streets/Fire Fighter Access		3.2.2.10. & 3.2.1.1.	9.10.20.
7	Building Classification		3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ inlieu of roof rating ■ not required		3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe Required ☐ Yes ■ No		3.2.9.	N/A
10	Fire Alarm Required ☐ Yes ■ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ■ Yes ☐ No		3.2.5.7.	N/A
12	High Building ☐ Yes ■ No		3.2.6.	N/A
13	Construction Restrictions ☐ Combustible permitted ☐ Non-Combustible required ■ Both Actual Construction ☐ Combustible ☐ Non-Combustible ■ Both		3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area m²		3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant Load Based on ☐ m²/person ■ design of building Basement Occupancy ______ Load ______ persons 1st Floor Occupancy ______ Load ______ persons 2nd Floor Occupancy ______ Load ______ persons		3.1.17.	9.9.1.3.
16	Barrier-free Design ☐ Yes ■ No (Explain) Not required		3.8.	9.5.2.
17	Hazardous Substances ☐ Yes ■ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR)		3.2.2.20.-.83 & 3.2.1.4	9.10.8. 9.10.9.
19	Spatial Separation - Construction of Exterior Walls		3.2.3.	9.10.14.

Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SG-2)
Floors	Hours	
Roof	Hours	
Mezzanine	Hours	
FRR of Supporting Members		**Listed Design No. or Description (SG-2)**
Floors	Hours	
Roof	Hours	
Mezzanine	Hours	

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed% of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Constr. Nonc. Cladding	Nnc.comb. Constr.
North										
South										
East										
West										

RADON MITIGATION SYSTEM

1. INSTALL A MIN. OF 100MM OF COARSE CLEAN GRANULAR MATERIAL CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 4MM SIEVE BELOW ALL FLOORS-ON-GROUND
2. IN THE CASE OF A CONCRETE BLOCK FOUNDATION WALL, THE FIRST COURSE OF BLOCK SHALL NOT CONTAIN VOIDS
3. ANY FLOOR-ON-GROUND SHALL BE SEALED TO THE FOUNDATION WALLS WITH A BEAD OF FLEXIBLE SEALANT
4. ANY FLOOR-ON-GROUND SHALL HAVE A SOIL GAS BARRIER INSTALLED BELOW THE FLOOR-ON-GROUND OR APPLIED ON TOP OF THE FLOOR-ON-GROUND IF A SEPARATE FLOOR IS INSTALLED OVER THE FLOOR-ON-GROUND
5. THE SOIL GAS BARRIER SHALL CONSIST OF 6 MIL POLY. JOINTS SHALL BE LAPPED A MIN. OF 300MM.
6. ALL PENETRATIONS OF THE SOIL GAS BARRIER SHALL BE SEALED
7. RADON TESTING ID VOLUNTARY

GENERAL CONSTRUCTION NOTES

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2012 O.B.C.

(1) WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

(2) POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPA (3600 PSI) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

(3) POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPA (4640 PSI) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

(4) COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH

130 MM (5") 32 MPA (4640 PSI) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM X 610MM (24" X 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.

(5) SILL PLATE

38MM X 89MM (2" X 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 750MM (2'-6") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

(6) WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

(7) BEAM BEARING

PROVIDE BEAM POCKET OR 200MM X 250MM (8" X 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 150MM (6") U.N.O.

(8) FOUNDATION WALL REDUCTION

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

(9) EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT.

(10) FLOOR CONSTRUCTION

PROVIDE 3/4" STABLEDGE SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM X 38MM (2" X 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM X 64MM (1" X 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

(11) EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX.	RISE:	200MM (7-7/8")
MIN.	RISE:	125MM (4-7/8")
MAX.	RUN:	355MM (14")
MIN.	RUN:	210M (8-1/4")
MAX.	TREAD:	355MM (14")
MIN.	TREAD;	235 (9-1/4")

ANGLED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND A MIN. RUN OF 150MM (5-7/8").

(12) PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.

(13) EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7"). GC TO REVIEW ALL RAILING REQUIREMENTS BEFORE INSTALLING.

(14) TWO STOREY VOLUME SPACES

PROVIDE 2-38MM X140MM (2-2" X 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM X 140MM (2" X 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM X 184MM (3-2" X 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

(15) INTERIOR GARAGE PARTITION

13MM (1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT. OPT. FOAM FILLED

(16) INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

(17) DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

(18) MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

(19) DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

(20) DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPLY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

(21) ATTIC ACCESS HATCH

500MM X 700MM (1'-8" X 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 10.56 (R60) RIGID INSULATION BACKING.

(22) EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE. SUPERSEDES ALL WALL SCHEDULE AND NOTATIONS

(23) STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM AS PER OBC 9.5.2.3. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0")
A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

(24) CONSTRUCTION JOINT

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

(25) ROOF CONSTRUCTION

210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 13MM (1/2") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM X 89MM (2" X 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD. PROVIDE DOUBLE ICE AND WATER SHIELD IN ALL DOUBLE VALLEY LOCATIONS

(26) ROOF INSULATION

RSI 10.56 (R60) [RSI 5.46 (R31) FOR CEILING WITHOUT ATTIC SPACE] ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL. SOLID FILL W/ 2 lbs CLOSED CELL @ VAULTED CEILING LOCATION (UNVENTED)

(27) STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM (1'-11 5/8) STEP ON FIRM SOIL.

(28) ROOF VENTILATION

ROOF VENTILATION AS PER 9.19.1.
VENT AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATED CEILING AREA.
WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE.
NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING.
FULL 60 SQ IN OF NET FREE VENTILATING AREA (NFA) PER VENT.

(29) SLAB THICKENING

SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDINGS TO BE THICKENED TO 12" WITH 16" BOTTOM AND ANGELED MAX 45° TO HORIZONTAL SLAB.

<u>TRUSSES</u>

ALL ROOF TRUSSES TO BE DESIGNED & ENGINEERED BY MANUFACTURER.

<u>DOORS & WINDOWS (SEE O.B.C. 9.7.)</u>

EVERY FLOOR LEVEL CONTAINING A BEDROOM & NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35m2/ (3.8FT2/) AND NO DIMENSION LESS THAN 380mm (15"), WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAX. SILL HEIGHT 1000mm (3'-3 3/8") FOR FIN. FLOORS ABOVE GRADE

HOUSE DOORS & WINDOWS WITHIN 2000mm (6'-7") FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK

THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT

U-VALUE 1.8 FOR WINDOWS & SLIDING GLASS DOORS OR TO CONFORM TO SB-12 SUBSECTION 2.1. OF THE O.B.C.

<u>DOORS (SEE O.B.C. 9.7.)</u>

MAIN ENTRY DOOR TO BE OPENABLE FROM INSIDE W/OUT KEY

EXTERIOR DOORS TO HAVE A THERMAL RESISTANCE OF RSI 0.7 (R4) OR W/ STORM DOOR SLIDING DOORS TO HAVE A THERMAL RESISTANCE OF RSI 0.3 (R1.7). MAX. U-VALUE 1.8 FOR SIDELIGHTS & SLIDING GLASS DOORS OR TO CONFORM TO SB-12 SUBSECTION 2.1. OF THE O.B.C.

DOORS TO BE RESISTANT TO FORCED ENTRY AS IN CONFORMANCE TO SUBSECTION 9.7.5.2.

GLASS IN SIDE LIGHTS GREATER THAN 500mm (19 3/4") STORM DOORS IN SLIDING PATIO DOOR & IN SHOWER DOORS TO BE OF SAFETY GLASS. DOOR STRUCTURE SHALL HAVE A MAX. GLASS AREA CONFORMING TO SUBSECTION 9.6.1.3. OF THE O.B.C.

SWING-TYPE OR FOLDING DOORS WITHIN DWELLING UNITS SHALL CONFORM TO SIZE REQUIREMENTS OF SUBSECTION 9.5.11. OF THE O.B.C.

<u>WINDOWS (SEE O.B.C. 9.7.)</u>

EVERY FLOOR LEVEL CONTAINING A BEDROOM & NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35m2/ (3.8FT2/) AND NO DIMENSION LESS THAN 380mm (15"), WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAX. SILL HEIGHT 1000mm (3'-3 3/8") FOR FIN. FLOORS ABOVE GRADE

5% OF FLOOR AREA OF BEDROOMS & 10% OF LIVING & DINING ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW (SEE 9.7.2.3. OF THE O.B.C.)

WINDOWS DOUBLE GLAZED OR W/ STORM WINDOW

WINDOWS LOCATED WITHIN 2 METERS (6'-7") OF ADJACENT GROUND LEVEL SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY (SEE O.B.C. 9.7.5.3.)

WINDOWS SHALL HAVE A MAX. U-VALUE 1.8 OR CONFORM TO SB-12 SUBSECTION 2.1. OF THE O.B.C.

<u>SKYLIGHTS (SEE O.B.C. 9.7.)</u>

STRUCTURAL ALUMINUM FRAMED ASSEMBLY W/ TEMPERED GLASS IN CONTINUOUS GLAZING RETAINER W/ CONTINUOUS NEOPRENE GASKET, CONTINUOUS EXTRUDED ALUMINUM EAVE BAR ON EAVE ANCHORED ON 2-38x86mm (2-2"x4") WOOD TOP PLATE W/ 6.35mm (1/4") STAINLESS STEEL BOLTS

PRE-PAINTED GALV. METAL FLASHING OVER SKYLIGHT FRAME ASSEMBLY. MTL. FLASHING OVER 2 PLY CARRY OVER CANT STRIP & UP & OVER PARAPET

SKYLIGHTS & THEIR COMPONENTS SHALL BE DESIGNED, CONSTRUCTED & INSTALLED SO THAT, WHEN IN THE CLOSED POSITION,THEY RESIST SNOW LOADS, WIND LOADS, AIR LEAKAGE, INSECTS & VERMIN, & FORCED ENTRY. SKYLIGHTS SHALL HAVE A MAX. U VALUE OF 3.0 OR CONFORM TO SB-12 SUBSECTION 2.1. OF THE O.B.C.

SKYLIGHTS SHALL BE WEATHERPROOFED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS

<u>ATTIC ACCESS HATCH</u>
(SEE O.B.C. 9.19.2.1.)

ATTIC HATCH TO BE MIN. 545x588mm (22"x24") W/ INSULATION & WEATHER STRIPPING

<u>MINIMUM BEDROOM WINDOW (O.B.C. 9.7.1.3.)</u>

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3").

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

<u>WINDOW GUARDS (O.B.C. 9.7.1.6.)</u>

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

<u>WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)</u>

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

<u>LUMBER</u>

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE IN SCHEDULE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND/OR CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

<u>TERMITE AND DECAY PROTECTION</u>

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

<u>STEEL</u>

W BEAMS AND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.
STRUCTURAL STEEL "C" CHANNELS, "L" ANGLES AND PLATES SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W.

ALL CONNECTIONS SHALL BE DESIGNED BY STEEL FABRICATORS.

PROVIDE TEMPORARY BRACING TO STEEL FRAMES DURING CONSTRUCTION

SUBMIT SHOP DRAWINGS FOR REVIEW BY CONSULTANT.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

<u>SMOKE ALARM (REFER O.B.C. 9.10.19.)</u>

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.).

THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.

WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.).

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

<u>CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)</u>

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC, ON OR NEAR THE CEILING.
A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVER CURRENT DEVICE AND THE CARBON MONOXIDE ALARM. ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE.

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS".

<u>9.20.2.1 MASONRY UNIT STANDARDS</u>

MASONRY UNITS SHALL COMPLY WITH,
ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)",
ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS",
ASTM C212, "STRUCTURAL CLAY FACING TILE",
CAN/CSA-A82.1-M, "BURNED CLAY BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE)",
CSA A82.4-M, "STRUCTURAL CLAY LOAD-BEARING WALL TILE",
CSA A82.5-M, "STRUCTURAL CLAY NON-LOAD-BEARING TILE",
CAN3-A82.8-M, "HOLLOW CLAY BRICK",
CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS",
CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS",
CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS",
OR
CAN3-A165.4-M, "AUTOCLAVED CELLULAR UNITS".

<u>THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED.</u>

SMOKE ALARMS

SA/CO		SA/CO - COMBO SMOKE ALARM AND CO (CARBON MONOXIDE) DETECTOR. HARD WIRED, INTERCONNECTED PER SUITE. ONE DETECTOR TO BE PROVIDED PER FLOOR. ONE DETECTOR TO BE PROVIDED IN EACH SLEEPING ROOM.
SA/L	or S.A	SA/L - SMOKE ALARM AND STROBE LIGHT. HARD WIRED, INTERCONNECTED PER SUITE. ONE DETECTOR TO BE PROVIDED PER FLOOR.
CO	or C.M.D	CO - CARBON MONOXIDE DETECTOR. HARD WIRED, INTERCONNECTED PER SUITE. ONE DETECTOR TO BE PROVIDED PER FLOOR.

<u>9.10.19.3. LOCATION OF SMOKE ALARMS</u>

(1) WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT,
(A) THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS, AND
(B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
(I) IN EACH SLEEPING ROOM, AND
(II) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

(2) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS".
(3) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".

(4) THE VISUAL SIGNALLING COMPONENT REQUIRED IN SENTENCE (3) NEED NOT,
(A) BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT,
(B) BE ON BATTERY BACKUP, OR
(C) HAVE SYNCHRONIZED FLASH RATES, WHEN INSTALLED IN A DWELLING UNIT.
(5) THE LUMINOUS INTENSITY FOR VISUAL SIGNALLING COMPONENTS REQUIRED IN SENTENCE (3) THAT ARE INSTALLED IN SLEEPING ROOMS SHALL BE A MINIMUM OF 175 CD.

LEGEND

AB.	AIR BARRIER	F.J.	FLOOR JOIST	R.J.	ROOF JOIST
ALUM.	ALUMINUM	F.R.	FIRE RATING	R.R.	ROOF RAFTERS
B/W	BETWEEN	F.R.R.	FIRE RESITANCE RTG.	R/W	REINFORCED WITH
C.J.	CEILING JOIST	G.T.	GIRDER TRUSS	R.V.	ROOF VENT
C.L.	CENTERLINE	AB.	LEDGER	T.J.	TRIPLE JOIST
CONC.	CONCRETE	MAX	MAXIMUM	T.O.	TOP OF
C/W	COMPLETE WITH	MIN.	MINIMUM	TYP.	TYPICAL
DIA.	DIAMETER	O.C. OR O/C	ON CENTER	U.N.O.	UNLESS NOTED OTHERWISE
D.J.	DOUBLE JOIST	PLFA	POINT LOAD FROM ABOVE	U.S.	UNDERSIDE
E.G.	EXTERIOR GRADE	PREF.	PREFINISHED	V.B.	VAPOUR BARRIER
E.T.	EAVESTROUGH	PREP.	PREPARATION	W/	WITH
E.V	EXHAUST FAN	P.C.	PRESSURE TREATED	LLV	LONG LEG VERTICAL

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MICHAEL SPAZIANI
LICENCE
3631

NO.	REVISIONS:	ISSUED:
	7/5/22	SPA

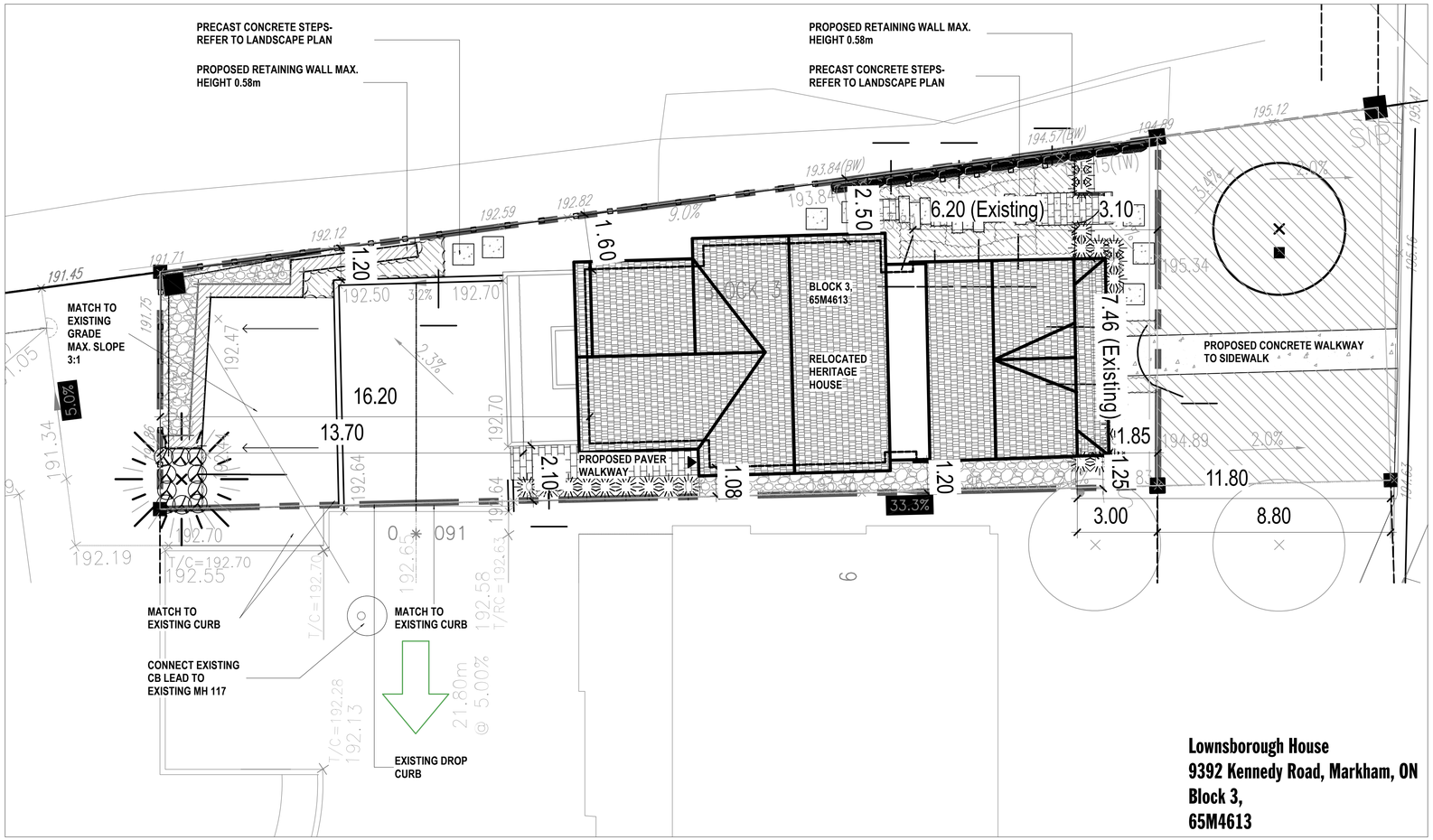
CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House

9392 Kennedy Road

SHEET TITLE:
General Notes

PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
DRAWN: Author	SHEET NO:
CHECKED: Checker	A00
FILE NO. C6082	



Lownsborough House
9392 Kennedy Road, Markham, ON
Block 3,
65M4613

1 SITE
1/8" = 1'-0"

OVERALL STATISTICS

Existing Lot Area	553 sq.m	5952 sq.ft
New Lot Area	435 sq.m	4682 sq.ft
Lot Coverage	157 sq.m	1689 sq.ft
Existing GFA		
Existing Heritage House	130 sq.m	1400 sq.ft
As Built Addition	72 sq.m	775 sq.ft
Total Existing	202 sq.m	2174 sq.ft
Proposed GFA		
Lower Floor	106 sq.m	1140 sq.ft
Ground Floor	140 sq.m	1506 sq.ft
Second Floor	96 sq.m	1033 sq.ft
Loft Floor	75 sq.m	807 sq.ft
Total Proposed	417 sq.m	4488 sq.ft

ZONING REGULATIONS

Markham Zoning Summary

Zoning	Aspirational Zoning	
	Required	Provided
Subject Site	R1	
Permitted Uses	Residential	
Min. Frontage	15m	11.80m
Min. Front Yard	0.7m	1.85m
Min. Rear Yard	14.8m	13.70m
Min. Side Yard (Exterior)	1.2m	1.60m
Min. Side Yard (Interior)	0.6m	1.08m
Max. No Storeys		
Min. No Storeys		
Maximum Height	11m	11.70m
Min. First Storey Height		

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Planning | Urban Design | Development | Architecture

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL SPAZIANI LICENCE 3631

NO.	REVISIONS:	ISSUED:
	7/5/22	SPA

CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
Site Plan

PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
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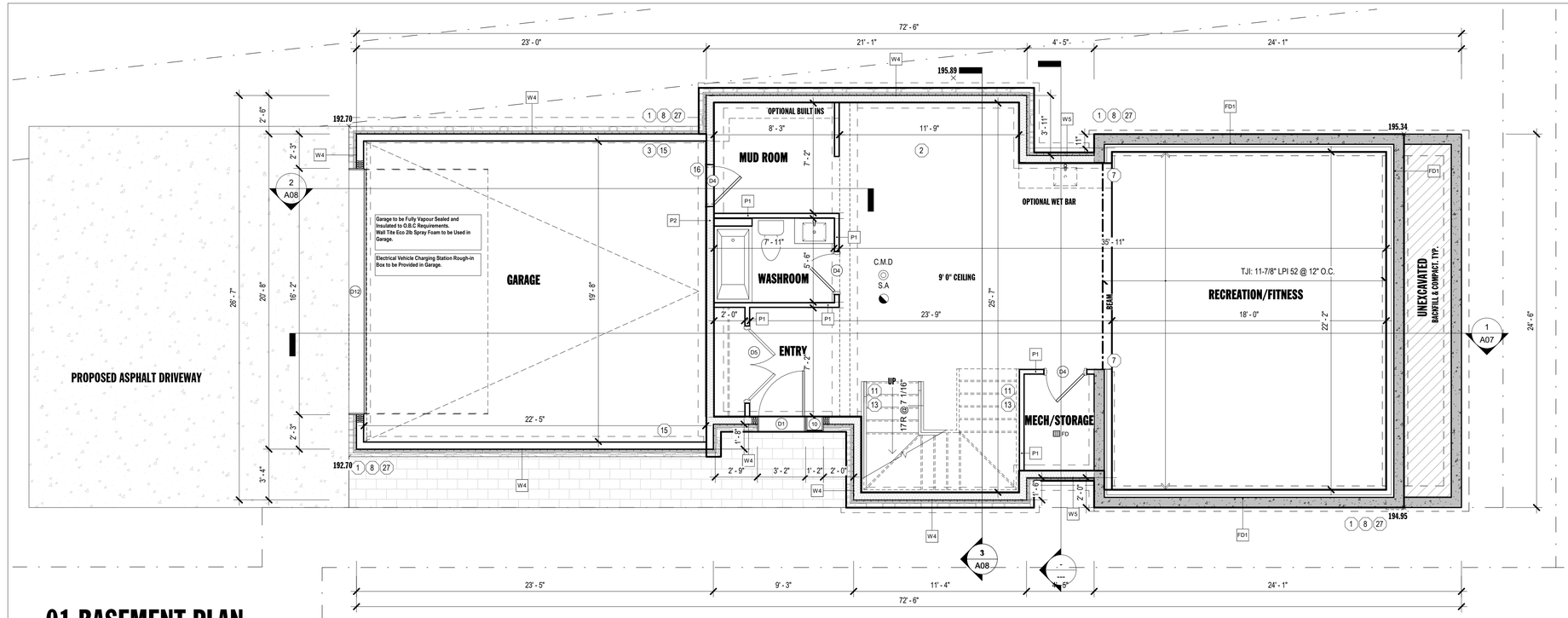
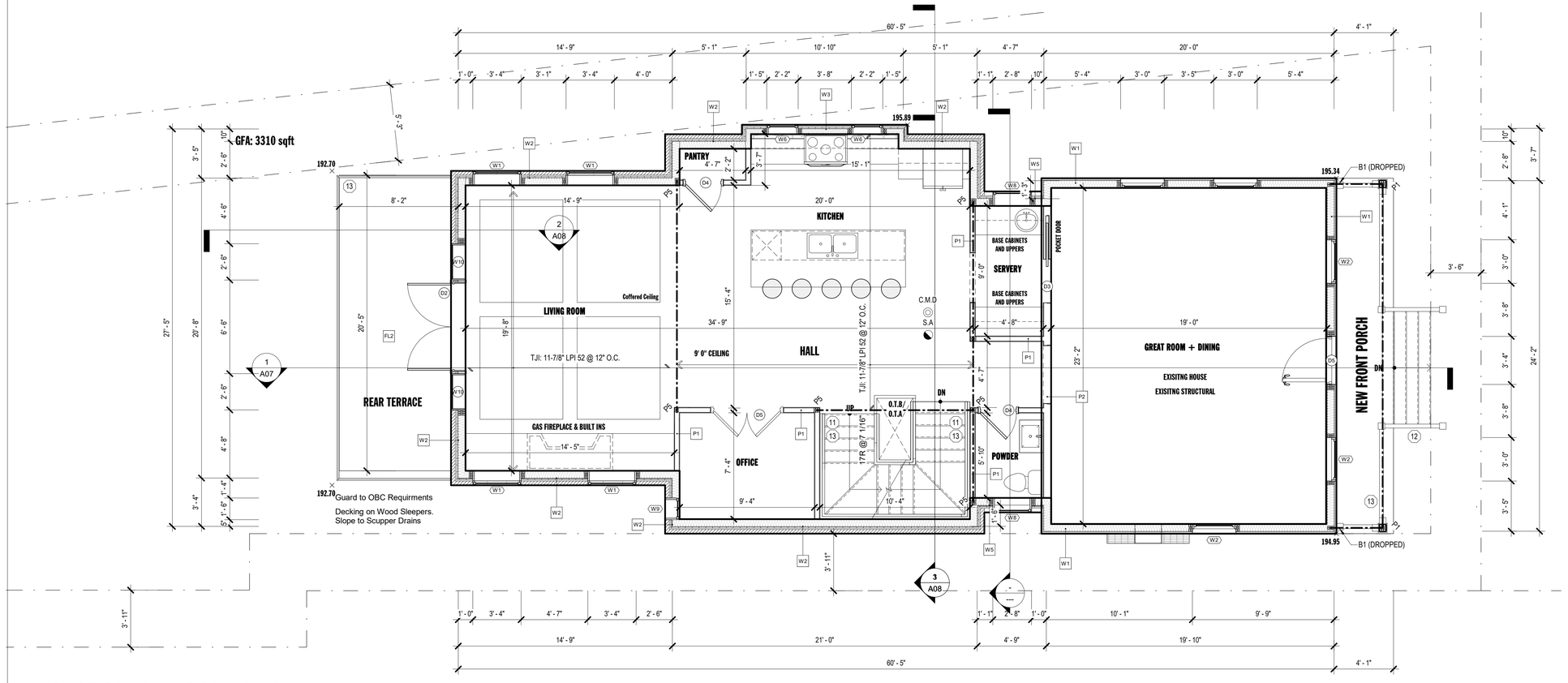
CHECKED: Checker	
FILE NO. C6082	



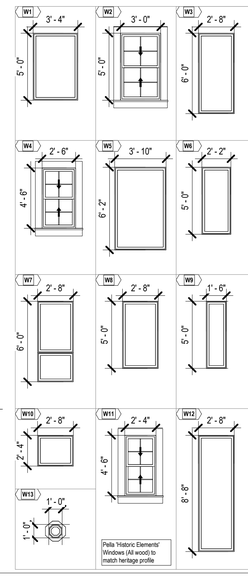
01 BASEMENT PLAN

1/4" = 1'-0"



2 GROUND FLOOR PLAN

1/4" = 1'-0"



ALL FRAMING CONDITIONS, MEMBER SIZES, SPANS, CONNECTIONS, AND DETAILS ARE TO BE REVIEWED AND CONFIRMED BY FRAMING CONTRACTOR AND SUPPLIER PRIOR TO CONSTRUCTION COMMENCING.

ALL FRAMING POINT LOADS ARE TO BE SITE CONFIRMED AND COORDINATED BY FRAMING CONTRACTOR. ALL POINT LOADS ARE TO HAVE ADEQUATE BLOCKING PROVIDED.

EXTERIOR SHEATHING TO BE NEAILED TO BUILT-UP WOOD POSTS WITH 2" NAILS @ 6" O.C FOR EACH PLY OF POST.

B.P = BEAM POCKET TO OBC REQUIREMENTS. COORDINATE FINAL LOCATION ON SITE. BEAM POCKETS TO HAVE STEEL SHIMS. TYPICAL FOR ALL.

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NO.	REVISIONS:	ISSUED:
	7/5/22	SPA

CLIENT:

Kylemore Communities

PROJECT:

Lownsborough House

9392 Kennedy Road

SHEET TITLE:

Basement and Ground Floor

PROJECT NO.
C6082

SCALE: As indicated

DATE: 6/29/22

DRAWN: --

CHECKED: --

FILE NO. C6082

SHEET NO:

A01

ALL FRAMING CONDITIONS, MEMBER SIZES, SPANS, CONNECTIONS, AND DETAILS ARE TO BE REVIEWED AND CONFIRMED BY FRAMING CONTRACTOR AND SUPPLIER PRIOR TO CONSTRUCTION COMMENCING.

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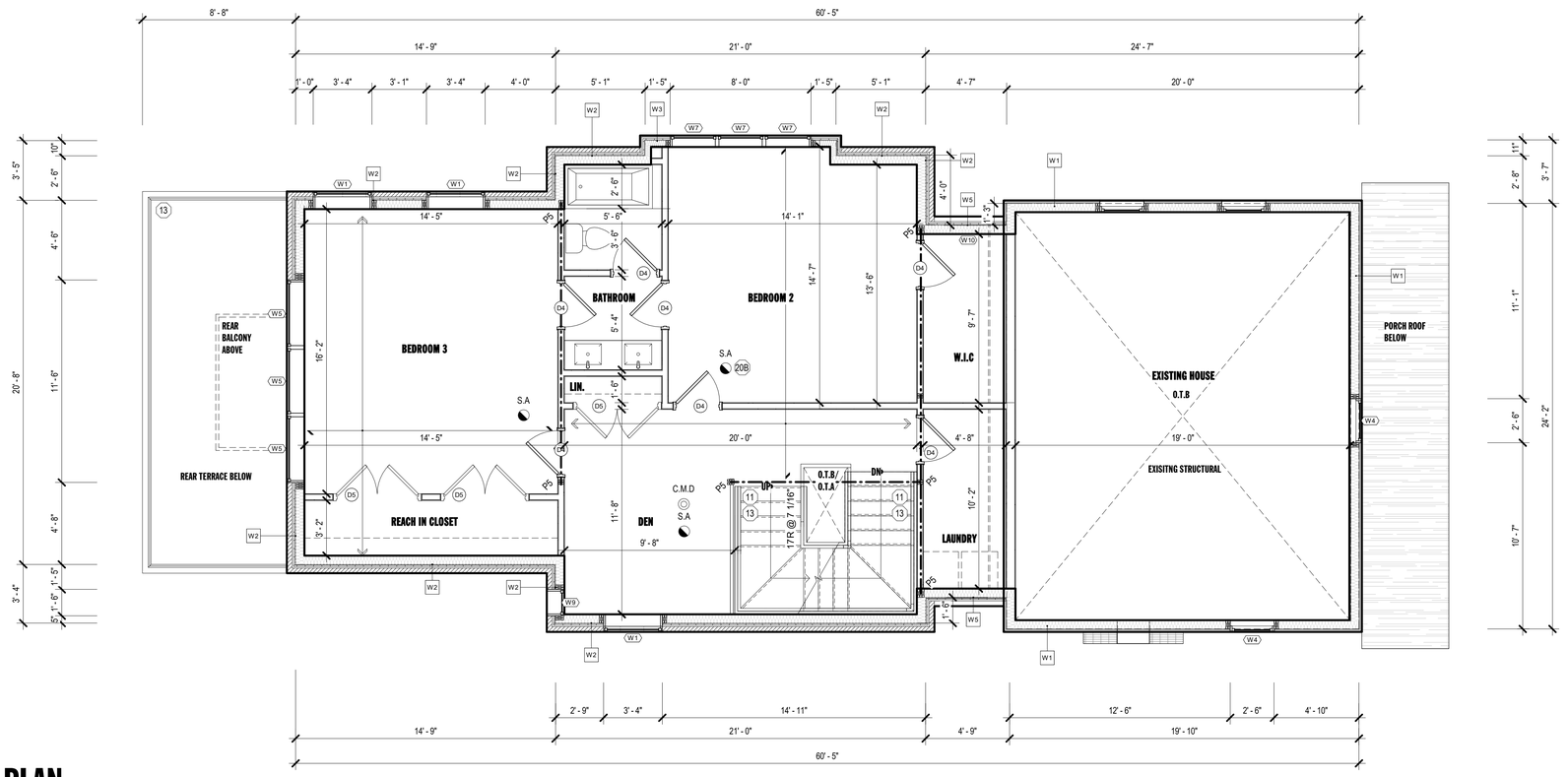
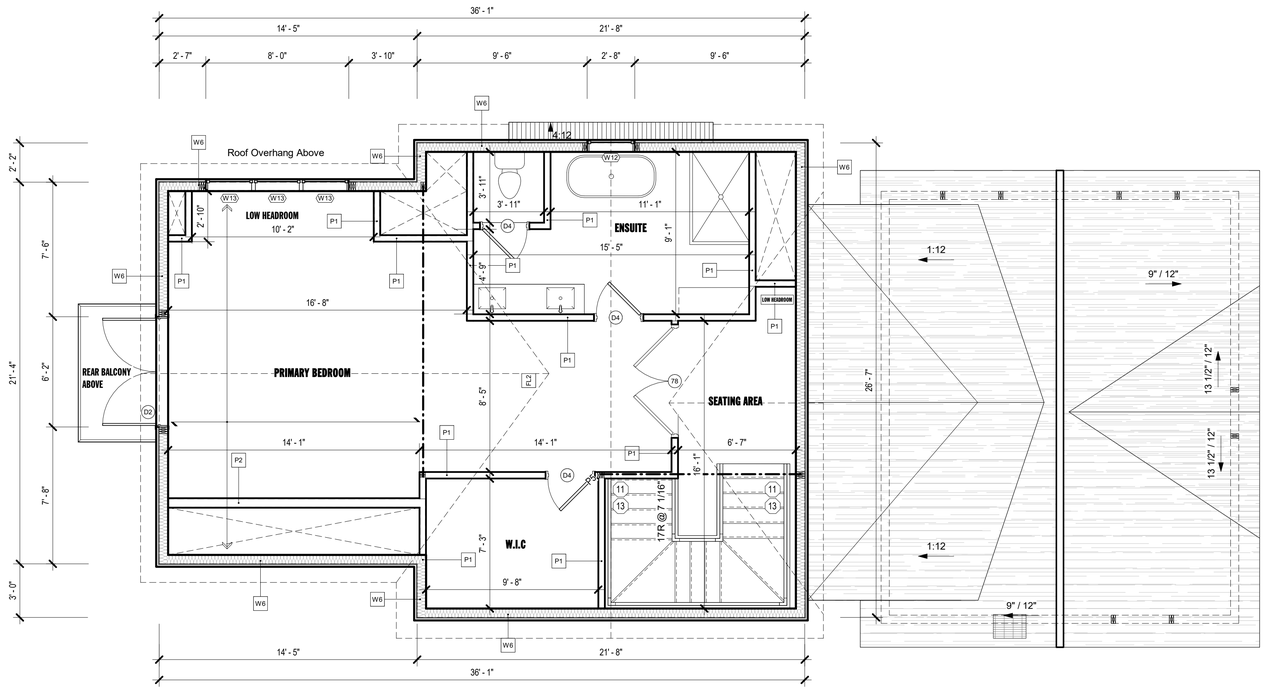
EXTERIOR SHEATHING TO BE NEAILED TO BUILT-UP WOOD POSTS WITH 2" NAILS @ 6" O.C FOR EACH PLY OF POST.

B.P = BEAM POCKET TO OBC REQUIREMENTS. COORDINATE FINAL LOCATION ON SITE. BEAM POCKETS TO HAVE STEEL SHIMS. TYPICAL FOR ALL.



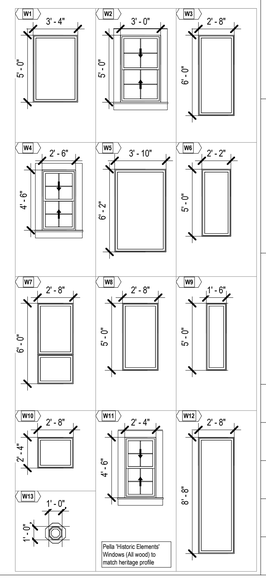
01 SECOND FLOOR PLAN

1/4" = 1'-0"



2 LOFT

1/4" = 1'-0"



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Planning | Urban Design | Development | Architecture

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL SPAZIANI
LICENCE
3631

NO.	REVISIONS:	ISSUED:
1	7/5/22	SPA

CLIENT:

Kylemore Communities

PROJECT:

Lownsborough House

9392 Kennedy Road

SHEET TITLE:

Second Floor Plan

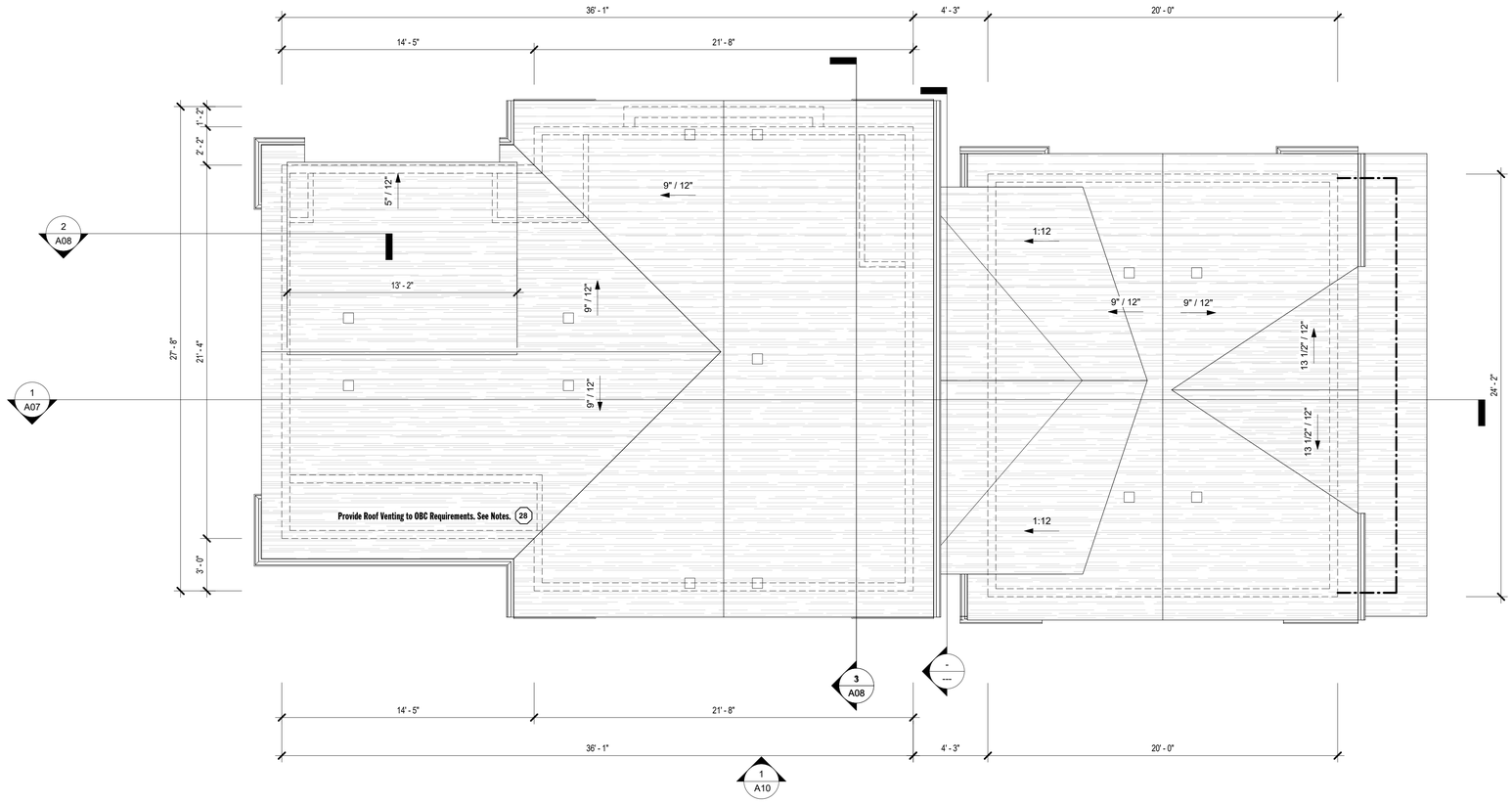
PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
DRAWN: Author	SHEET NO: A02
CHECKED: Checker	
FILE NO. C6082	

BIM 360:/Angus Glen Heritage Prop on Kennedy/Angus Glen Heritage Prop.rvt

ALL DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS MUST BE VERIFIED AND CONFIRMED ON SITE

ALL FRAMING CONDITIONS, MEMBER SIZES, SPANS, CONNECTIONS, AND DETAILS ARE TO BE REVIEWED AND CONFIRMED BY FRAMING CONTRACTOR AND SUPPLIER PRIOR TO CONSTRUCTION COMMENCING.

ALL FRAMING POINT LOADS ARE TO BE SITE CONFIRMED AND COORDINATED BY FRAMING CONTRACTOR. ALL POINT LOADS ARE TO HAVE ADEQUATE BLOCKING PROVIDED.



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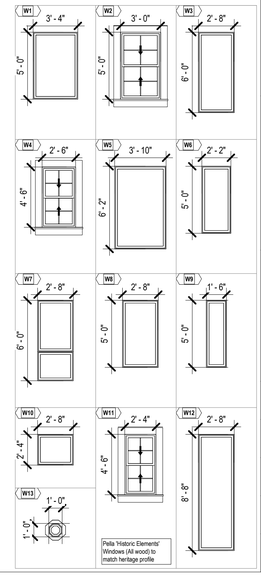

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1	7/5/22	SPA

CLIENT:

Kylemore Communities

PROJECT:

Lownsborough House

9392 Kennedy Road

SHEET TITLE:

Roof Plan

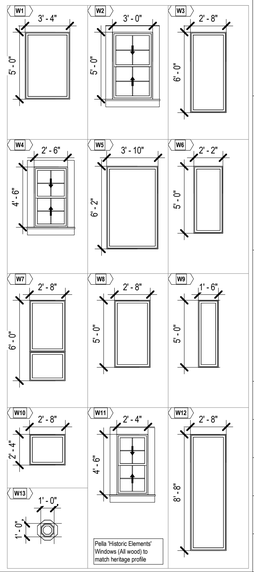
PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
DRAWN: Author	SHEET NO: A03
CHECKED: Checker	
FILE NO. C6082	

02 NORTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

	DESCRIPTION
1.1	HORIZONTAL VINYL SIDING
1.2	VINYL TRIM
1.3	VINYL WINDOW TRIM/ACCESORIES
1.4	VINYL COLUMN COLUMN COVER
1.6	VINYL GABLE TRIM
1.7	BOARD AND BATTEN SIDING
2.1	BRICK VENEER
2.2	STONE VENEER
2.3	PRECAST SILL/BANDING
3.1	ALUMINUM PANNEL
4.1	VINYL WINDOWS AND DOORS
4.2	ASPHALT SHINGLES
4.3	PREFINISHED ALUMINUM FASCIA AND EAVES



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NO.	REVISIONS:	ISSUED:
1	7/5/22	SPA

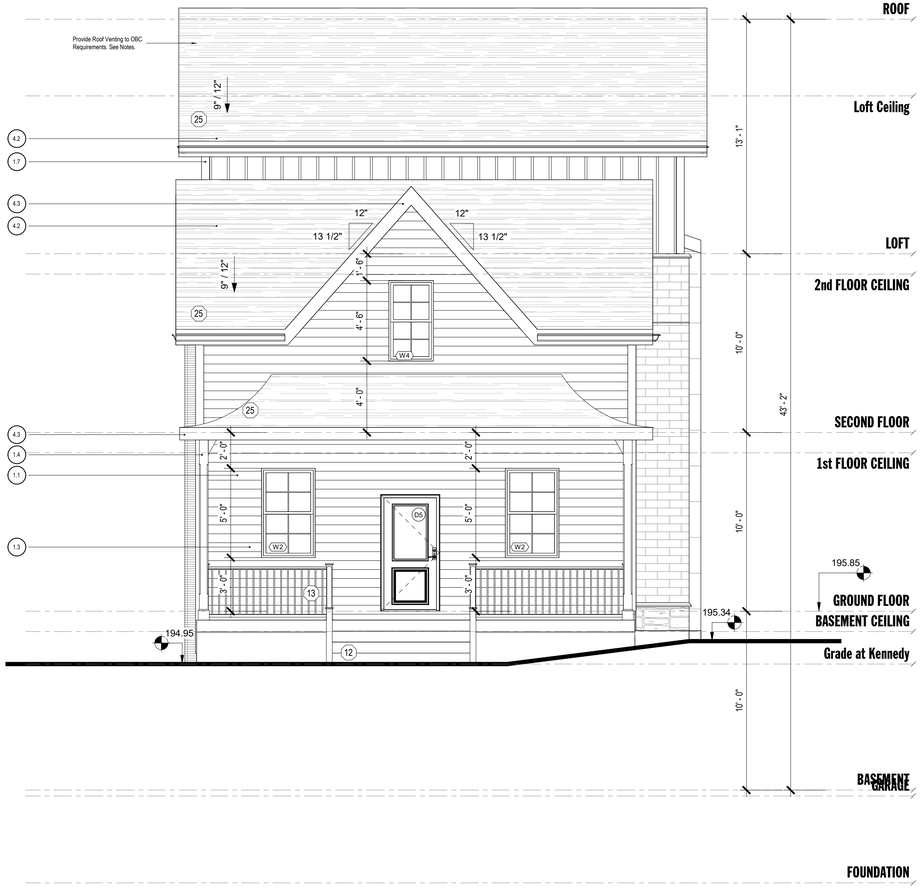
CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
North Elevation

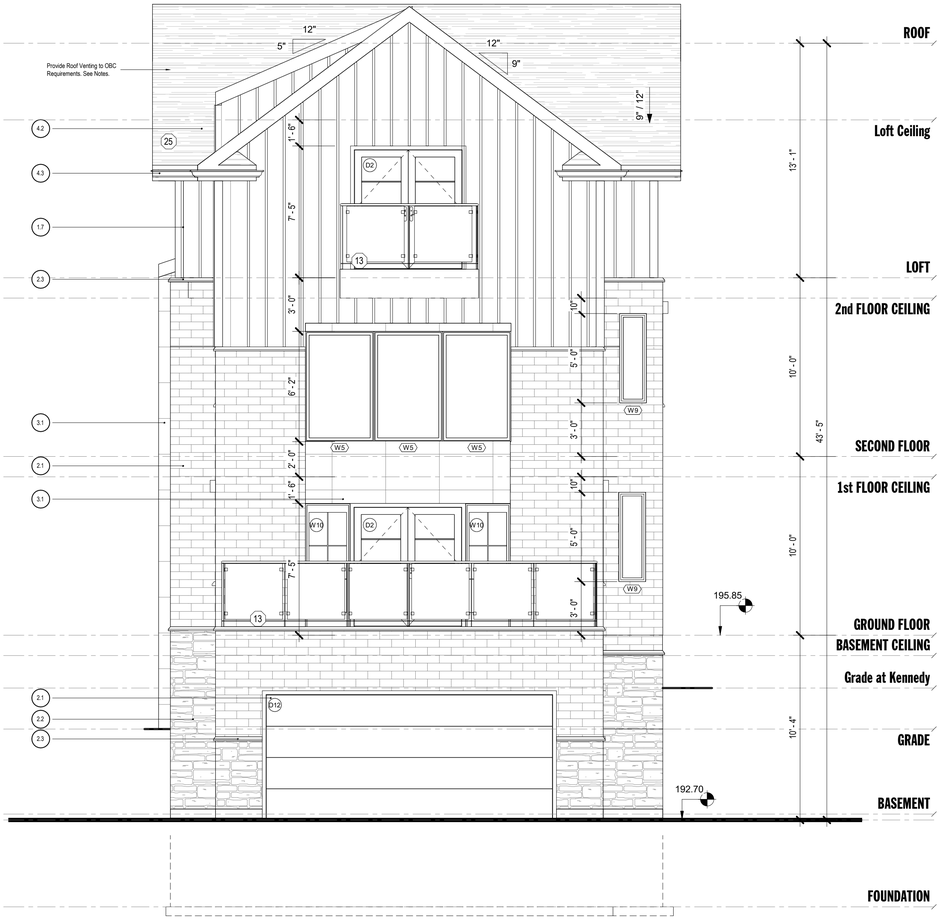
PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
DRAWN: Author	SHEET NO: A04
CHECKED: Checker	
FILE NO. C6082	

BIM 360 /Argyle Glen Heritage Prop on Kennedy/Argyle Glen Heritage Prop.rvt



01 EAST ELEVATION

1/4" = 1'-0"

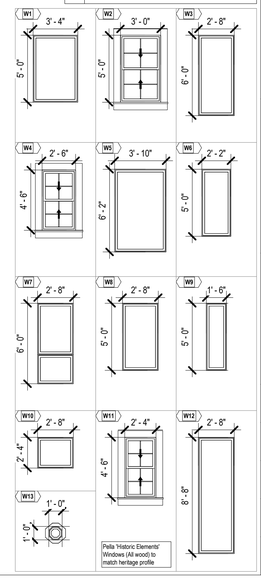


02 WEST ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

	DESCRIPTION
1.1	HORIZONTAL VINYL SIDING
1.2	VINYL TRIM
1.3	VINYL WINDOW TRIM/ACCESORIES
1.4	VINYL COLUMN COLUMN COVER
1.6	VINYL GABLE TRIM
1.7	BOARD AND BATTEN SIDING
2.1	BRICK VENEER
2.2	STONE VENEER
2.3	PRECAST SILL/BANDING
3.1	ALUMINUM PANNEL
4.1	VINYL WINDOWS AND DOORS
4.2	ASPHALT SHINGLES
4.3	PREFINISHED ALUMINUM FASCIA AND EAVES



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1	7/5/22	SPA

CLIENT:

Kylemore Communities

PROJECT:

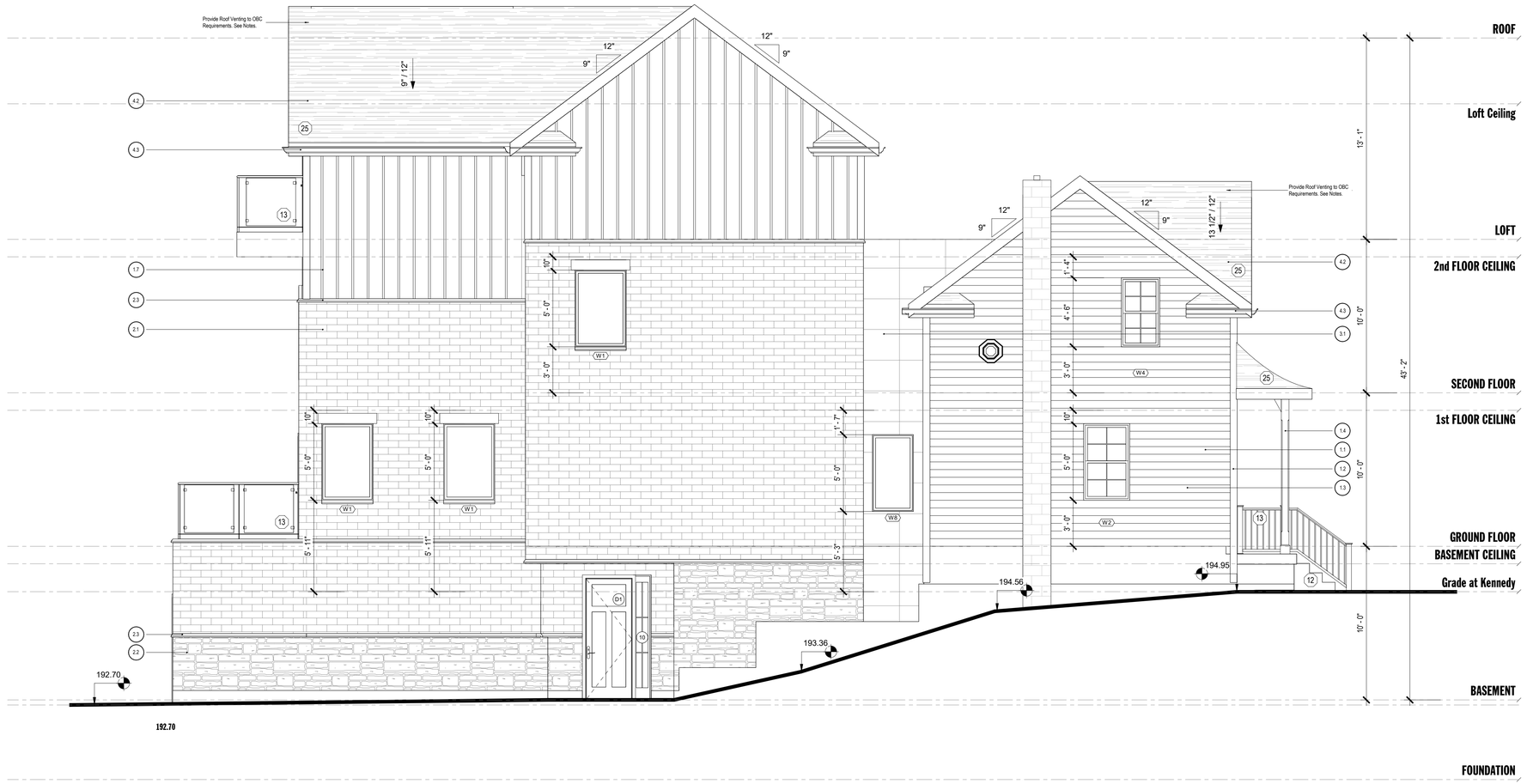
Lownsborough House

9392 Kennedy Road

SHEET TITLE:

East and West Elevations

PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
DRAWN: Author	SHEET NO: A05
CHECKED: Checker	
FILE NO. C6082	



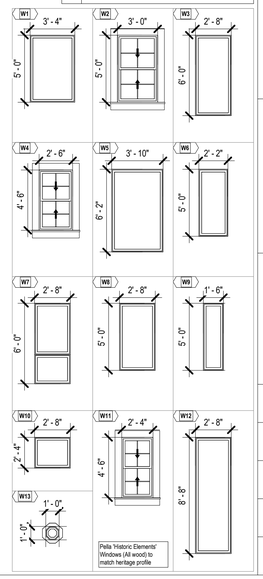
192.70

1 SOUTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

	DESCRIPTION
1.1	HORIZONTAL VINYL SIDING
1.2	VINYL TRIM
1.3	VINYL WINDOW TRIM/ACCESORIES
1.4	VINYL COLUMN COLUMN COVER
1.6	VINYL GABLE TRIM
1.7	BOARD AND BATTEN SIDING
2.1	BRICK VENEER
2.2	STONE VENEER
2.3	PRECAST SILL/BANDING
3.1	ALUMINUM PANNEL
4.1	VINYL WINDOWS AND DOORS
4.2	ASPHALT SHINGLES
4.3	PREFINISHED ALUMINUM FASCIA AND EAVES



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NO.	REVISIONS:	ISSUED:
1	7/5/22	SPA

CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
South Elevation

PROJECT NO. C6082	
SCALE: As indicated	DATE: 6/29/22
DRAWN: Author	SHEET NO: A06
CHECKED: Checker	
FILE NO. C6082	

1 North Section

1/4" = 1'-0"

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NO.	REVISIONS:	ISSUED:
1	7/5/22	SPA

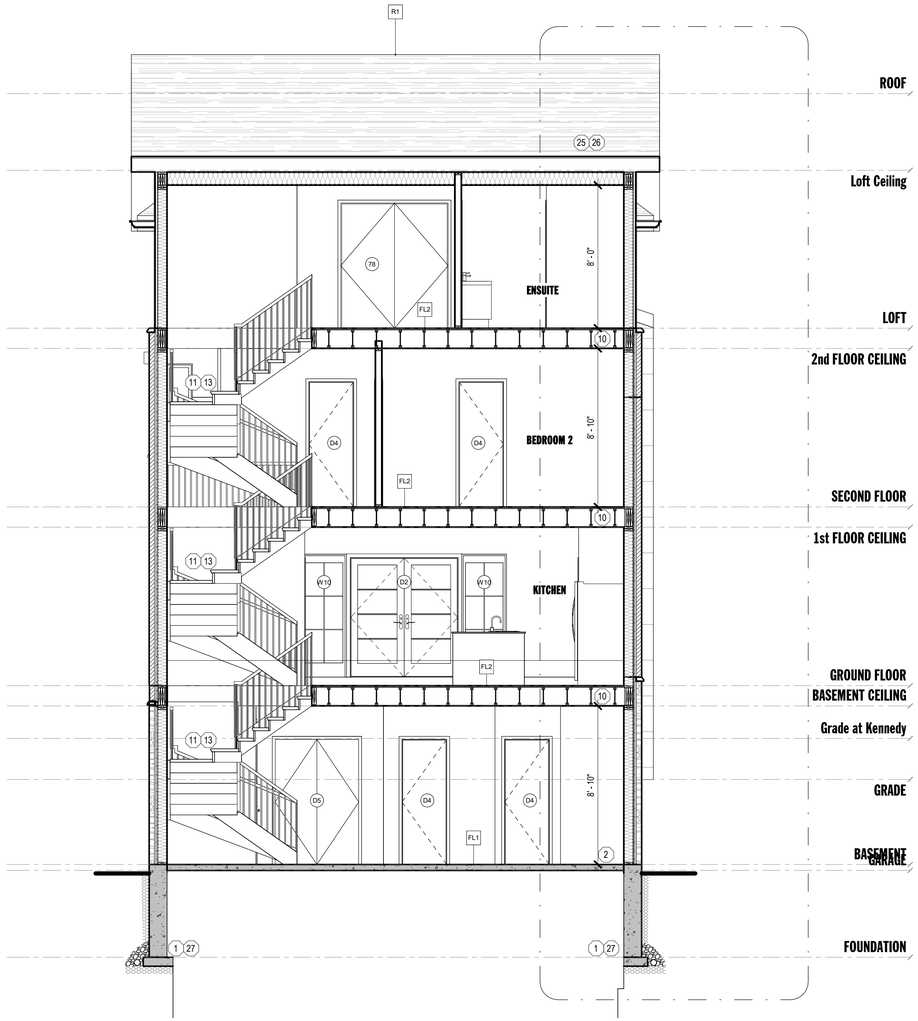
CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House

9392 Kennedy Road

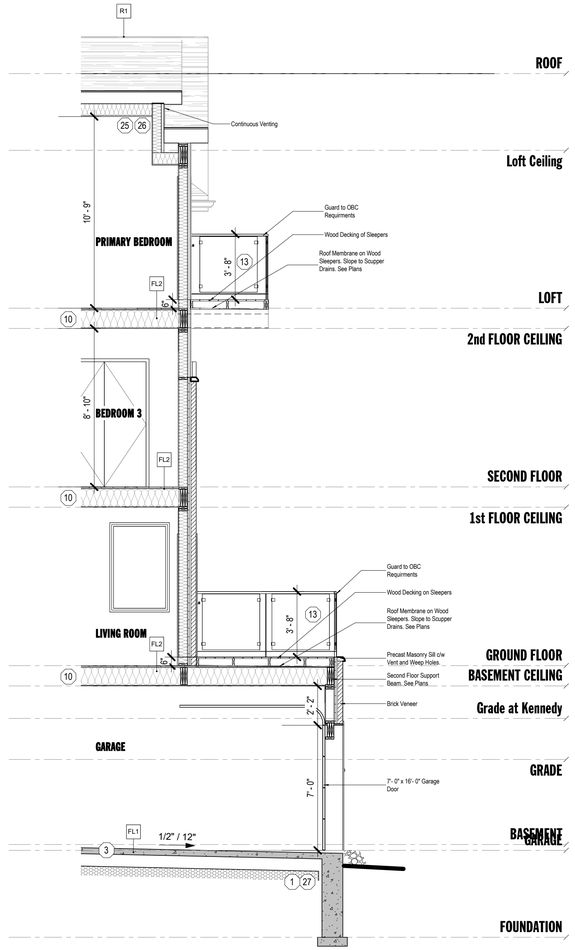
SHEET TITLE:
North Section

PROJECT NO. C6082	
SCALE: 1/4" = 1'-0"	DATE: 6/29/22
DRAWN: Author	SHEET NO: A07
CHECKED: Checker	
FILE NO. C6082	



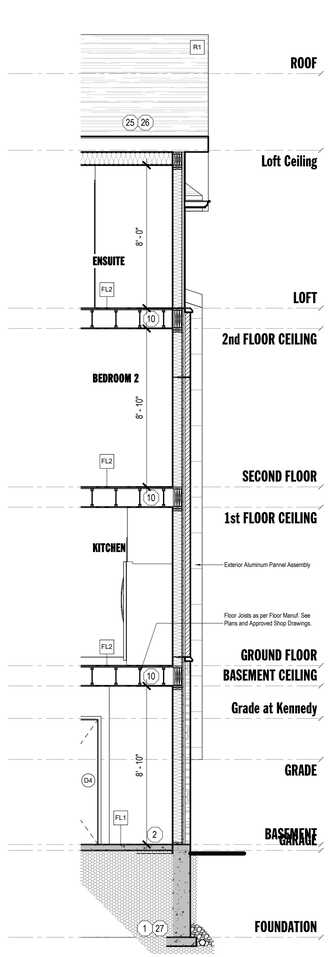
1 East Section

1/4" = 1'-0"



2 North Section Callout 1

1/4" = 1'-0"



3 East Section Callout 1

1/4" = 1'-0"

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CLIENT:

Kylemore Communities

PROJECT:

Lownsborough House

9392 Kennedy Road

SHEET TITLE:

East Section and Section Callouts

PROJECT NO. C6082	
SCALE: 1/4" = 1'-0"	DATE: 6/29/22
DRAWN: Author	SHEET NO: A08
CHECKED: Checker	
FILE NO. C6082	