

From: [Tsang, Carlson](#)
To: [Hayes, Greg](#)
Cc: [Leung, Justin](#)
Subject: A/175/17 - 50 Sir Bedevere Place
Date: Wednesday, March 14, 2018 11:32:33 AM

Hi Greg,

The application was deferred by the Committee of Adjustment on February 21, 2018 given the applicant was not present at the meeting. The proposal, including all variance requests, remain the same as originally submitted. Planning staff's comments dated February 9, 2018 remain applicable. Please include this email along with the previous staff report in the package for the Committee members.

Thanks,

Carlson Tsang

Planner I – Zoning and Special Projects

101 Town Centre Boulevard

Markham, Ontario L3R 9W3

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Ctsang@markham.ca

Memorandum to the City of Markham Committee of Adjustment

February 9, 2018

File: A/175/17
Address: 50 Sir Bedevere Place, Markham
Applicant: Sathiyabama Mathiyaparanam
Agent: Gerard Ratnarajah
Hearing Date: Wednesday February 21, 2018

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the following requirements of By-law 1229 - R1, as amended:

a) Section 6.1(a):

a secondary suite, whereas the By-law does not permit a secondary suite, as it relates to a proposed basement apartment.

b) Parking By-law 28-97, Section 3.0:

a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces; as they relate to a basement apartment.

Property Description

The 658.66 m² (7,089.75 ft²) subject property is located on the east side of Sir Bedevere Place, north of Parkway Avenue and west of Wooten Way North. The property is developed with a 146.6 m² (1,578 ft²) single detached dwelling, which according to assessment records was constructed in 1971. The property currently provides a total of three parking spaces, one in the single-car garage and two on the driveway.

Proposal

The applicant is requesting permission for a secondary suite in the basement of the existing dwelling. The proposal includes a new egress window at the rear of the building. No other changes are being proposed to the exterior of the dwelling or the property. The secondary suite will have separate access through the existing door at the front near the proposed laundry room.

Provincial Policies

Strong Communities through Affordable Housing Act - Province of Ontario

In 2011, the Strong Communities through Affordable Housing Act amended various section of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings."

Official Plan and Zoning

2014 Official Plan (partially approved on Oct 30/15, May 26/16, Mar 10/17, April 21/17, Nov 24/17)

The 2014 Official Plan designates the subject property "Residential – Low Rise", which provides for low rise housing forms including town house dwellings.

The definition of a "Secondary Suite" in the 2014 Official Plan is "a second residential unit in a detached house, semi-detached house or rowhouse that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons."

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in the 2014 Official Plan, that Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including: The building type in which the secondary suite is contained;

- a) The percentage of the floor area of the building type devoted to the secondary suite;
- b) The number of dwelling units permitted on the same lot
- c) The size of the secondary suite;
- d) The applicable parking standards; and
- e) The external appearance of the main dwelling

Zoning By-law

The subject property is zoned R9 under By-law 90-81, as amended, which does not permit a secondary suite.

Parking Standards By-law 28-97

The proposed secondary suite also does not comply with the standard of the Parking By-law 28-97 with respect to the number of parking spaces. Further details of the parking requirement is provided in the comment section below.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant on the application form, "*Secondary suite is not allowed in the by-law.*"

Zoning Preliminary Review Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. Consequently, it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances in the application contains errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Secondary Suites

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite and therefore have no objections.

Parking Variance

Parking By-law 28-97 requires two parking spaces be provided for the principal dwelling unit, plus one additional space for accessory dwelling unit. Given the by-law only allows one of the required parking spaces be located on the driveway and the existing garage can only accommodate one parking space, there is a deficiency of one parking space.

The existing driveway has sufficient room to provide two parking spaces that meets the minimum dimension in the by-law. Combined with the single-car garage in the dwelling, the property can already provide a total of three parking spaces to satisfy the parking demand. Staff do not anticipate the variance will result in any significant impact on the parking supply of the property. Staff are of the opinion that the parking issue may be considered "self-regulating", as the second unit would only be of interest to a tenant that does not require parking more than what the property can currently provide. It is noted that no overnight parking is permitted on this street, and violators would be ticketed nightly.

Driveway Width

Staff note that the driveway currently has a width of 6.35 m (20.83 ft), whereas the City's Extended Driveways By-law 2006-96 only permits the driveway width to be 2 m (6.56 ft) beyond the garage door, which in this case is approximately 5.2 m (17.06 ft). According to the City's records, the driveway was widened after the passing of the by-law and therefore does not have legal non-conforming status. The applicant did not request a variance for driveway width in this application. As such the applicant will be required to reconfigure the driveway to comply with the by-law or reapply to the Committee of Adjustment for an increase in driveway width prior to the issuance of a building permit.

PUBLIC INPUT SUMMARY

As of February 9th, 2018, the City received three letters expressing concerns over parking and increased density for the neighbourhood. The residents also noted that the property has not been maintained properly and is negatively affecting the visual appearance of the street. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Staff have no objection to the variances relating to secondary suite and parking. The proposal supports the City's goal of promoting affordable and shared housing opportunities and is consistent with the general policies of the 2014 Official Plan, including the provision of a mix of housing alternatives and affordable housing opportunities.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

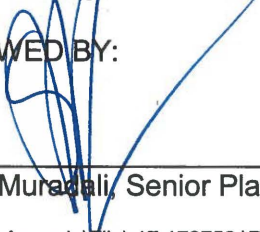
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Carlson Tsang, Planner, Zoning and Special Projects

REVIEWED BY:



Stacia Murali, Senior Planner, East District

File Path: Amanda\file\ 17 179753 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/151/17

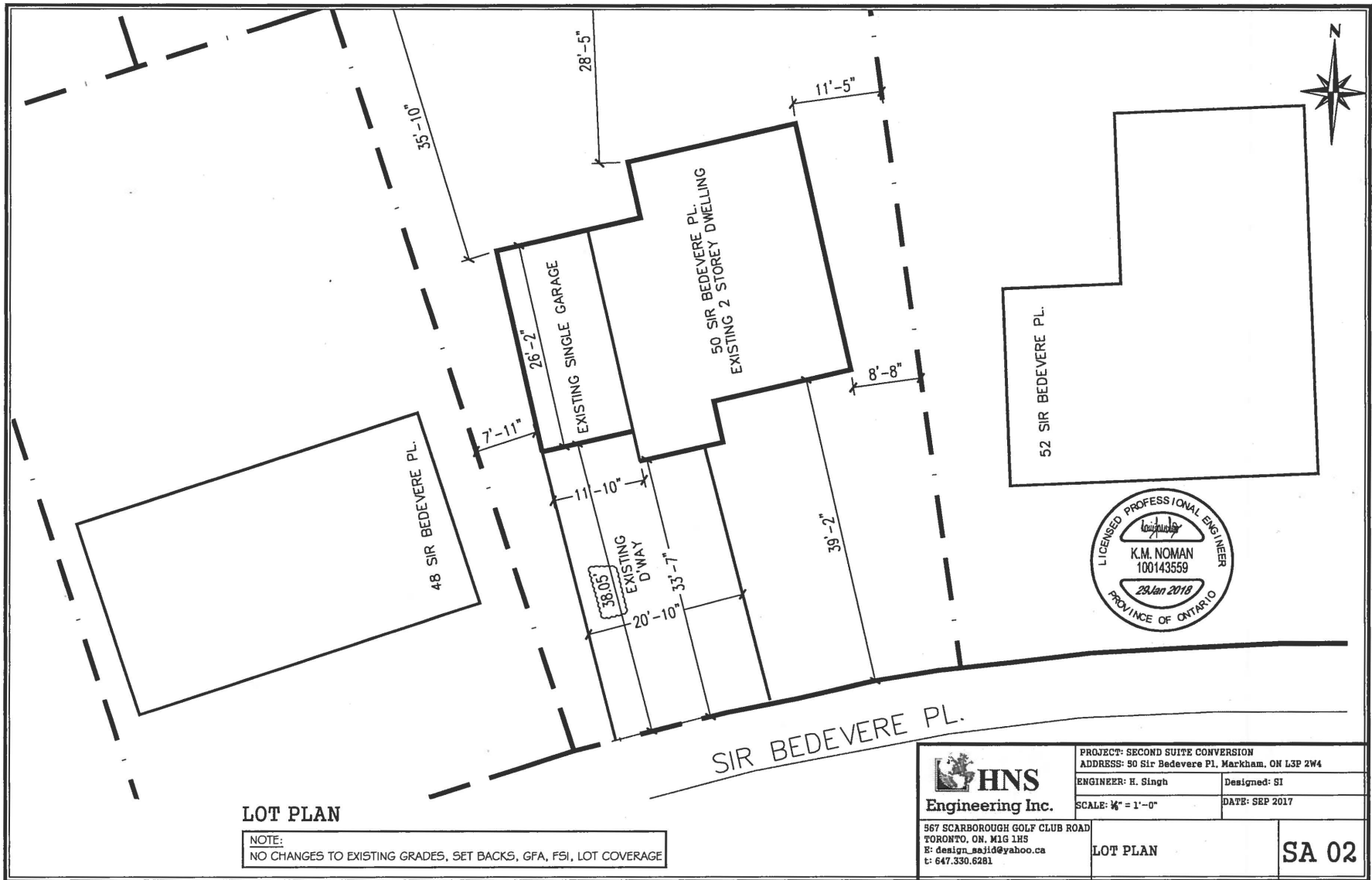
1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report and received on January 30th, 2018, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
3. That, if required by the Chief Building Official, the owner submit a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite.
4. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:



Carlson Tsang, Planner, Zoning and Special Projects

File Path: Amanda\File\ 17 181854 \Documents\District Team Comments Memo



LOT PLAN

NOTE:
NO CHANGES TO EXISTING GRADES, SET BACKS, GFA, FSI, LOT COVERAGE



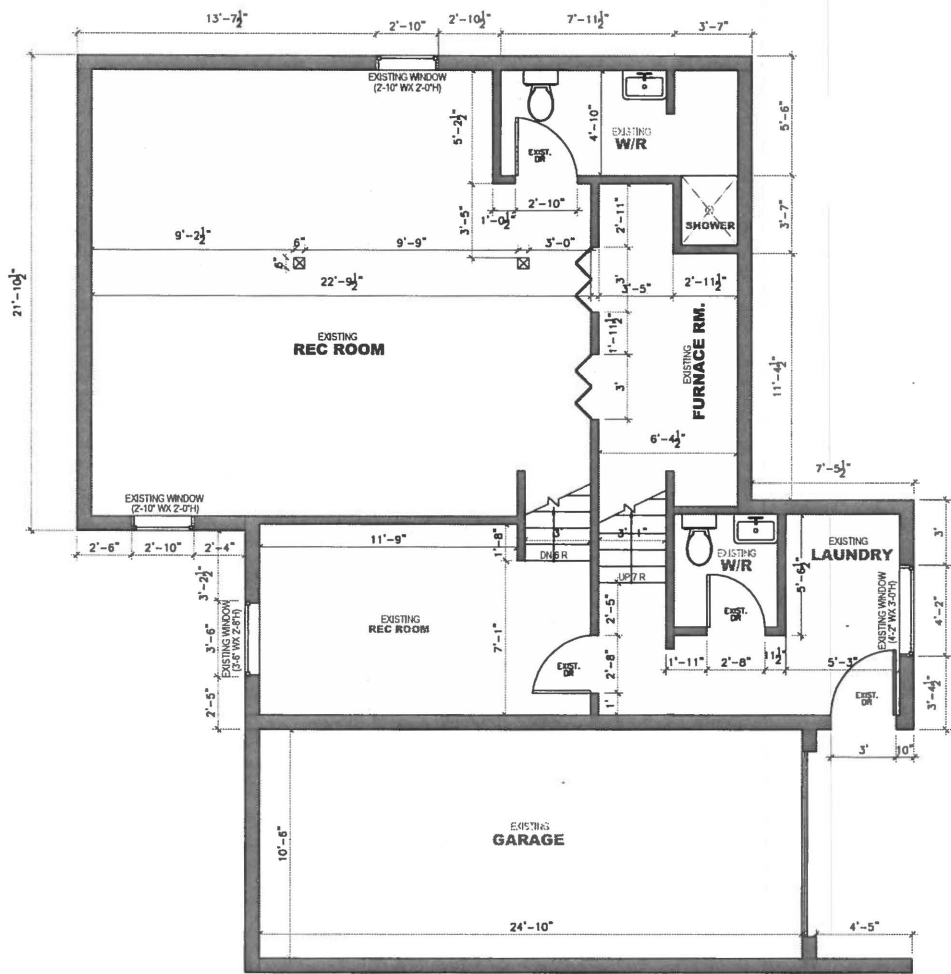
867 SCARBOROUGH GOLF CLUB ROAD
TORONTO, ON. M1G 1H5
E: design_saxid@yahoo.ca
t: 647.330.6281

PROJECT: SECOND SUITE CONVERSION
ADDRESS: 50 Sir Bedevere Pl, Markham, ON L3P 2W4
ENGINEER: H. Singh
SCALE: 1/4" = 1'-0"

Designed: SI
DATE: SEP 2017

LOT PLAN

SA 02



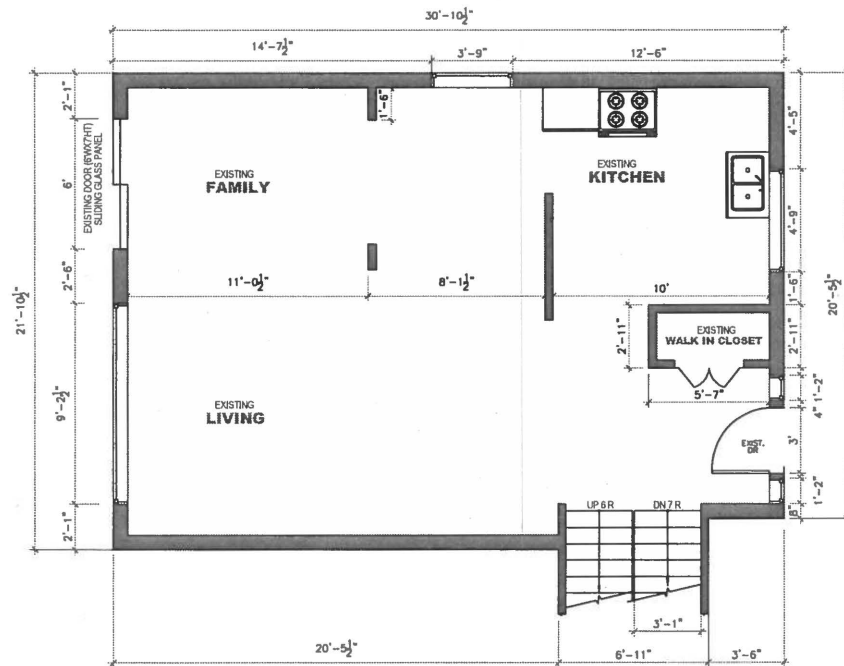
EXISTING BASEMENT PLAN
 GROSS FLOOR AREA: 966.10 SFT (89.79 SQ.M)

GENERAL NOTES

- 1- ALL DIMENSIONS IN SI UNITS IN FEET & INCHES
- 2- CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY)
- 3- THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL CHECK ALL DIMENSION ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.
- 4- ALL WORKS IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS- O. REG. 231/21 (LOADING)
- 5- THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV B PART 4 AND 2010 NBC.



	PROJECT: SECOND SUITE CONVERSION	
	ADDRESS: 80 Sir Bedevere Pl, Markham, ON L3P 2W4	
ENGINEER: H. Singh	Designed: SI	
SCALE: 1/8"=1'-0"	DATE: SEP 2017	
587 SCARBOROUGH GOLF CLUB ROAD TORONTO, ON, M1G 1H5 E: design_sajid@yahoo.ca T: 647.330.6281	EXISTING BASEMENT PLAN	SA 03



EXISTING MAIN FLOOR PLAN


GROSS FLOOR AREA: 661.11 SFT (61.45 SQ.M)

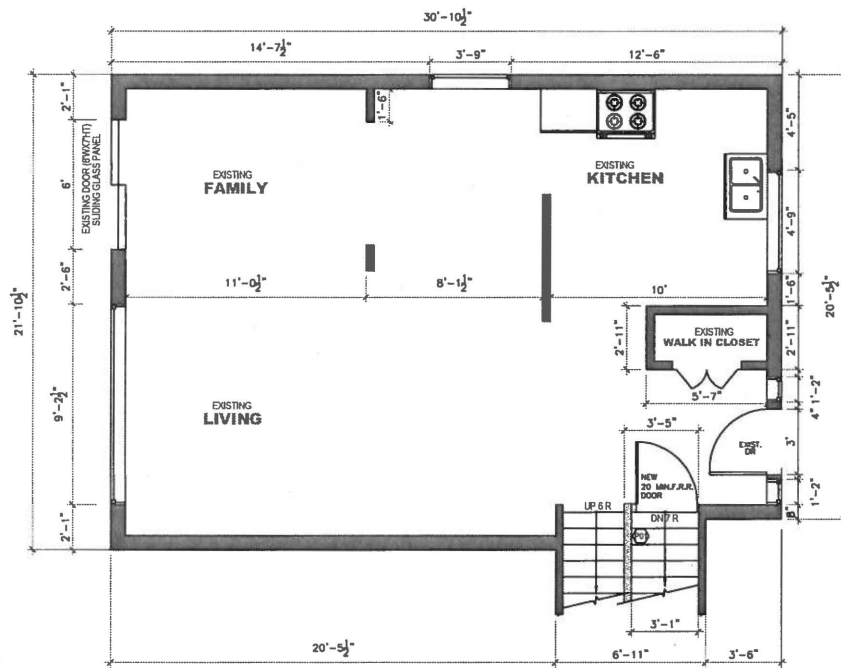
GENERAL NOTES

- 1- ALL DIMENSIONS IN SI UNITS IN FEET & INCHES
- 2- CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
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- 4- ALL WORKS IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS- O. REG. 23/21/1 LOADING
- 5- THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV B PART 4 AND 2010 NBC.

- WALL TO REMAIN



	PROJECT: SECOND SUITE CONVERSION ADDRESS: 90 Sir Bedevere Pl, Markham, ON L3P 2W4	
	ENGINEER: H. Singh	Designed: SI
SCALE: 1/8"=1'-0"	DATE: SEP 2017	
567 SCARBOROUGH GOLF CLUB ROAD TORONTO, ON, M1G 1H5 E: design_sajid@yahoo.ca t: 647.330.6281	EXISTING MAIN FLR PLAN	SA 05



PROPOSED MAIN FLOOR PLAN

GROSS FLOOR AREA: 661.11 SFT (61.45 SQ.M)

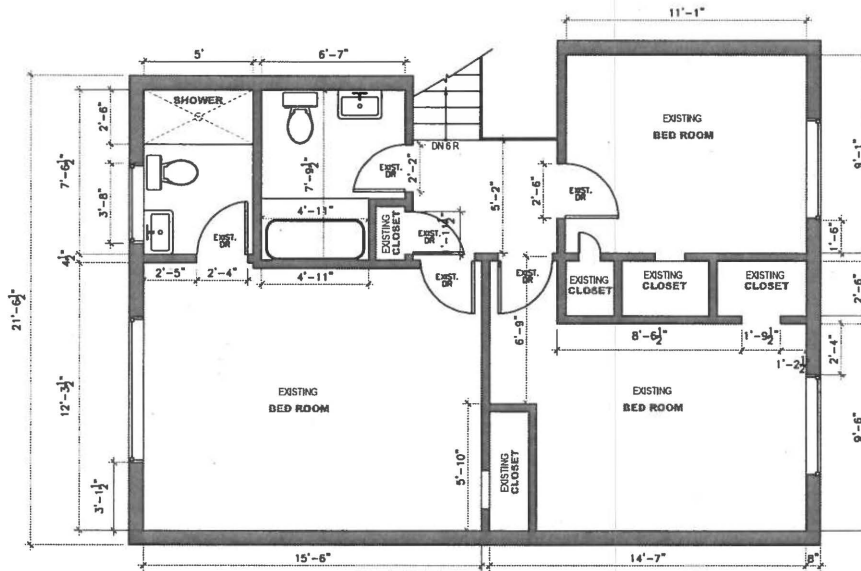
GENERAL NOTES

- 1- ALL DIMENSIONS IN SI UNITS IN FEET & INCHES
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- WALL TO REMAIN



	PROJECT: SECOND SUITE CONVERSION	
	ADDRESS: 80 Sir Bedevere Pl, Markham, ON L3P 2W4	
ENGINEER: H. Singh	Designed: SI	
SCALE: 3/8" = 1'-0"	DATE: SEP 2017	
567 SCARBOROUGH GOLF CLUB ROAD TORONTO, ON, M1G 1H5 E: design_sajid@yahoo.ca t: 647.330.6281	PROPOSED MAIN FLR PLAN	SA 06



EXISTING SECOND FLOOR PLAN

GROSS FLOOR AREA: 684.85 SFT (63.66 SQ.M)

GENERAL NOTES

- 1- ALL DIMENSIONS IN SI UNITS IN FEET & INCHES
- 2- CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF PAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
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- 5- THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV B PART 4 AND 2010 NBC.

█ - WALL TO REMAIN

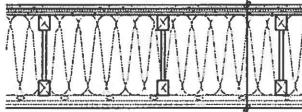


	PROJECT: SECOND SUITE CONVERSION ADDRESS: 50 Sir Bedevere Pl, Markham, ON L3P 2W4	
	ENGINEER: H. Singh	Designed: SI
SCALE: 3/8"=1'-0"	DATE: SEP 2017	
567 SCARBOROUGH GOLF CLUB ROAD TORONTO, ON, M1G 1H5 E: design_said@yahoo.ca t: 647.330.6281	EXISTING 2ND FLR PLAN	SA 07

(F0) as per SB-3

**INTERIOR PARTITIONS WITHIN UNITS
AT STAIRCASE 1 HOUR FIRE RATED**

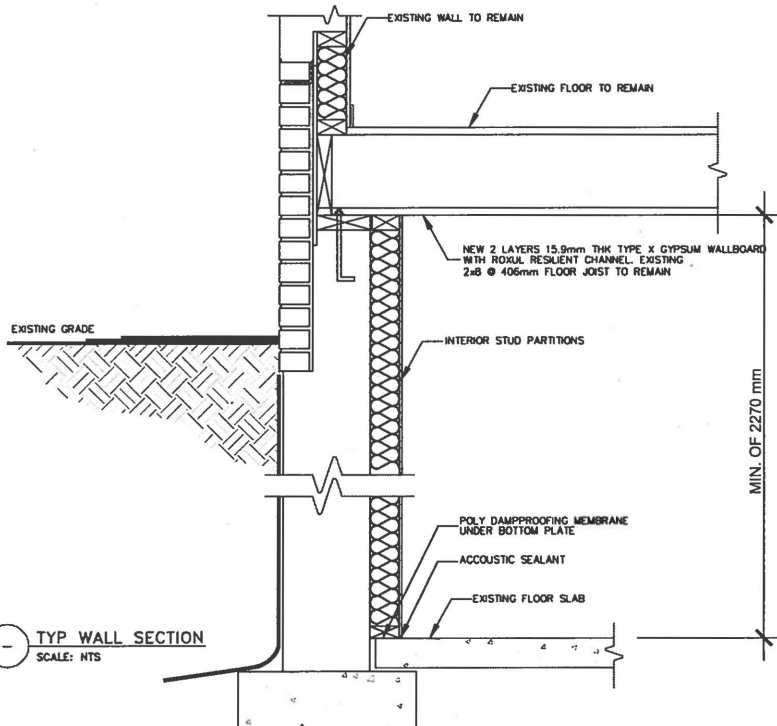
- Construction complies with supplementary standards to the O.B.C 2012 SB-3 table 1 wall number W4b
- 38 X 88 mm (2 X 4) wood studs at 400 mm (16") o.c.
 - single 28 X 88 mm (2 X 4) top and bottom plates
 - 89mm (3 1/2") thick absorptive material processed from rock, slag, glass, or cellulose fibre on one side
 - Resilient channel @ 400mm o.c. on one side of wall
 - 2 layer 15.9mm (5/8") type "X" gypsum board on resilient metal channel side
 - 15.9 mm (5/8") type "X" drywall on other side



"F9d" as per SB-3

Supplementary Standards O.B.C. 2012
Table 2

- 15.9mm Plywood OR OSB
- Wood Floor Joists @16"o.c. Max.
- Fill Floor Space w/ "ROXUL" Insul.
- Resilient Metal Channels @ 600mm o.c.
- 2-Layers Of 15.9mm Type X G.W.B.



DETAILS

<p>HNS Engineering Inc.</p>	PROJECT: SECOND SUITE CONVERSION ADDRESS: 90 Sir Bedevere Pl, Markham, ON L3P 2W4	
	ENGINEER: Harjinder Singh	Designed: SI
SCALE: NTS	DATE: SEP 2017	
567 SCARBOROUGH GOLF CLUB ROAD TORONTO, ON, M1G 1H5 E: design_sajid@yahoo.ca t: 647.330.6281	DETAILS	SA 08

2 FOUNDATION WALL:

250mm (10") POURED CONCRETE BLOCK TO A MIN. OF 6" ABOVE THE APPROVED FINISHED GRADES WITH 20M BARS @ 24" O.C. VERTICAL ON 22"x30" CON'T CONC. FOOTINGS WITH 2-15M BARS CONTINUOUS. DOWELS TO MATCH VERT. REINFC. WITH 1/2" BITUMINOUS DAMPPROOFING ON MIN. 1/4" PARING (OPT. DRAINAGE LAYER) LATERAL SUPPORT 2x4" SILL PLATE ANCHORED WITH 1/2" DIA ANCHOR BOLTS 12" LONG MIN SET 3" INTO CONC. AT 6'-0" O.C. MAX. MAX. HEIGHT OF BACKFILL FROM TOP OF BASEMENT SLAB NOT TO EXCEED 7'-7". FOUNDATION WALLS TO BE ADEQUATELY BRACED PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURALLY UNDISTURBED SOIL ASSUME MIN SOIL BEARING CAPACITY TO 750PSF. BACKFILL WITH SUSCEPTIBLE SOIL(NONSH-RANK)

4. INTERIOR STUD PARTITIONS

-BEARING PARTITIONS 3x8x9 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 3x6x9 (2"x4") @ 400mm (24") O.C. PROVIDE 3x6x9 (2"x4") BOTTOM PLATE AND 2/3x8x9 (2"-2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD. PROVIDE 3x6x140 (2"x6") @ 406mm (16") O.C. STUDS/PLATES WHERE NOTED. NON BEARING PARTITIONS 3x6x9 (2"x4") OR 3x6x140 (2"x6") @ 406mm (16") O.C.

10. ALL STAIRS/EXTERIOR STAIRS -ORC 9.8.-

MAX. RISE = 200 (7-7/8")
 MIN. RUN = 210 (8-1/4")
 MIN. TREAD = 235 (9-1/4")
 MAX. NOSING = 25 (1")
 MIN. HEADROOM = 1950 (6'-5")
 RAIL @ LANDING = 900 (2'-11")
 RAIL @ STAIR = 800 (2'-8")
 MIN. STAIR WIDTH = 860 (2'-10")
 FOR CURVED STAIRS
 MIN. AVG. RUN = 150 (6")
 MIN. RUN = 200 (8")

11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. GUARDS -ORC 9.8.B.
 INTERIOR GUARDS: 900mm (2'-11") MIN.
 EXTERIOR GUARDS: 1070mm (3'-6") MIN.

13. R20INSULATION BLANKET OR BATT WITH 2"x4" STUD WALL, AND APPROVED VAPOUR BARRIER FULL HEIGHT GRADE DAMPPROOF W/ BLDG. PAPER BETWEEN

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER O.B.C. 9.32.3.12

28. STUD WALL REINFORCEMENT 9.5.2.3.
 PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM, 840-920mm (33"-36") A.F.F. BEHIND TOILET. 850mm (33") A.F.F. ON THE WALL OPPOSITE THE ENTRANCE TO THE BATHTUB OR SHOWER

INSULATION VALUES UPDATED AS PER SB-12 O.B.C.

LEGEND



FD FLOOR DRAIN

DJ DOUBLE JOIST

TJ TRIPLE JOIST

LVL LAMINATED VENEER LUMBER

PL POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

R.R. ROOF RAFTERS

C.J. CEILING JOISTS

SA SMOKE ALARM (REFER TO ORC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.

CMD CARBON MONOXIDE DETECTOR (ORC 9.33.4)

* CHECK LOCAL BYLAWS FOR REQUIREMENTS *

WINDOWS:

- 1) MINIMUM BEDROOM WINDOW -ORC 9.7.1.3.-**
 AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNSTRUCTURED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 2) WINDOW GUARDS -ORC 9.7.1.6.-**
 A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").
- 3) WINDOW OVER STAIRS & LANDINGS -ORC 9.7.5.3.-**
 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

NOTE:

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

LUMBER:

- ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
 - STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
 - LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
 - ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
 - LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184,240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
 - PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 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 A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FILM, No.50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
 - TERMITE & DECAY PROTECTION
 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
- STEEL:**
- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
 - REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.



CONSTRUCTION NOTES

	PROJECT: SECOND SUITE CONVERSION ADDRESS: 80 Sir Bedevere Pl, Markham, ON L3P 2W4	
	ENGINEER: H. Singh	Designed: SI
SCALE: AS NOTED	DATE: SEP 2017	
567 SCARBOROUGH GOLF CLUB ROAD TORONTO, ON, M1G 1H5 E: design_sajid@yahoo.ca t: 647.330.6281	CONSTRUCTION NOTES	SA 09