

NOTES

- ① **TECHNO POST FOUNDATION**
 TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
 HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED
 MODEL #P2 - 2 3/8" DIA. POST
 MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
 MINIMUM 6" ABOVE GRADE - TYPICAL
 HELIX TO BE DETERMINED AT TIME OF INSTALLATION
- INSTALLATION**
 INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- ② **FLOOR FRAMING**
 2x12" FLOOR JOISTS @ 16" O.C.
 3-2x12 PERIMETER BEAMS
 2-2x12 LEDGER BOLTED TO HOUSE WITH 1/2" PLYWOOD UNDERNEATH
 R31 CLOSED-CELL SPRAY FOAM INSULATION, R-7 PER INCH, MINIMUM THICKNESS 5.5"
 5/8" T&G PLYWOOD SUBFLOOR SCREWED DOWN
- GROUND PREPARATION TO CONSIST OF MINOR GRADE LEVELING
 6 MIL POLY SHEET ON GRADE
 2" OF GRAVEL ON TOP
- ④ **TEAR DOWNS**
 REMOVE EXISTING PATIO DECK AND RAILING

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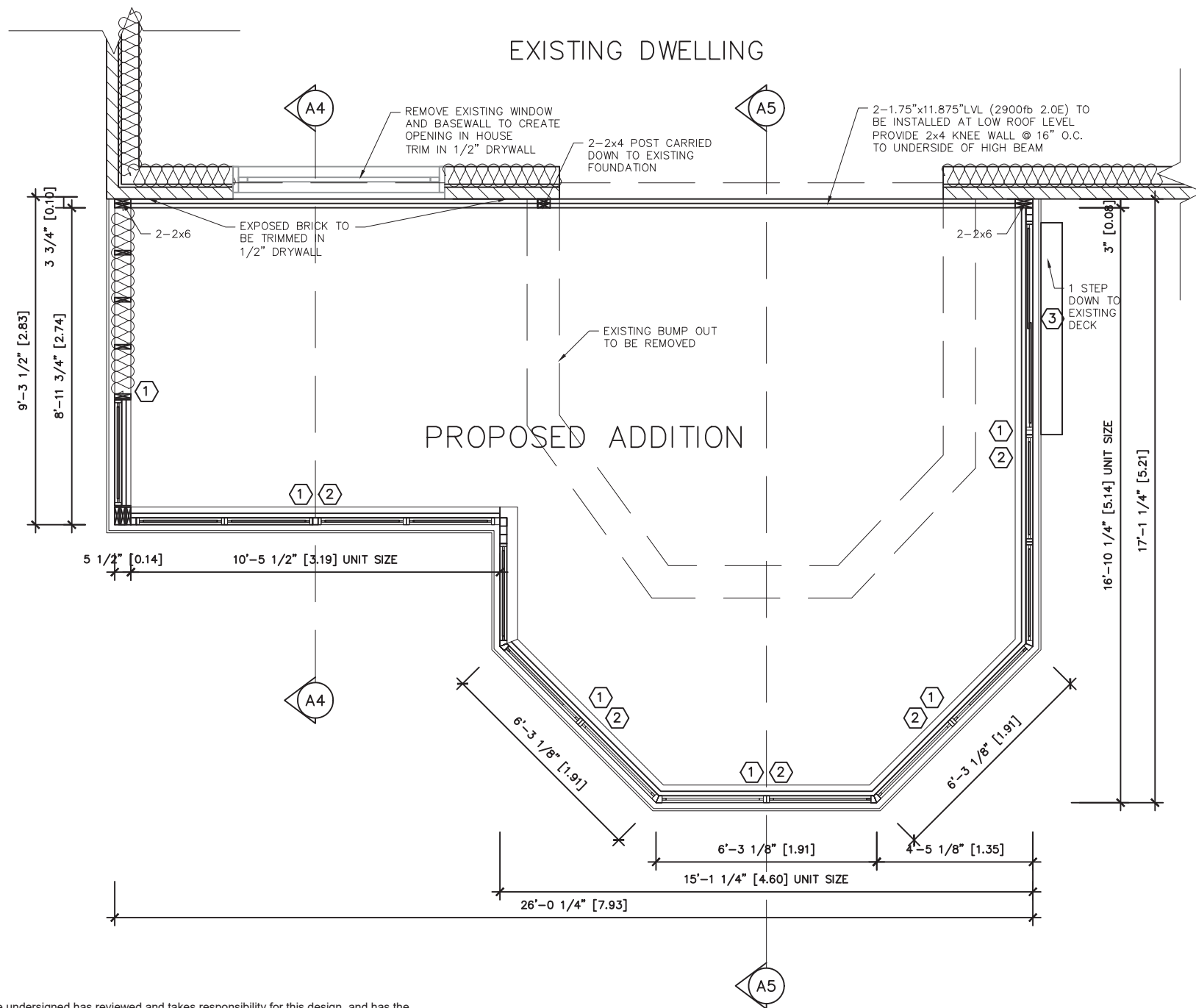
NAME: Alexandra Aodesh
 SIGNATURE: [Signature]
 BCIN: 101509



FOUNDATION PLAN

68 Delancey Cres, Markham ON L3P 7E1

Scale: 1/4" = 1'-0" | Date: 2021-08-03 | Revision #: 001 | Revision Date: | Sheet No. A1



NOTES

- ① **SOLID WALLS**
 WALL STUDS TO BE 2x6 ON 16" CENTERS
 R22 SPRAY FOAM INSULATION + R10ci
 1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR PAINT
 1/2" PLYWOOD EXTERIOR SHEATHING WITH TYVEK BUILDING PAPER
 EXTERIOR FINISH TO BE DuROCK PUCCS EIFS
 - ② **VERTICAL GLAZING**
 CONSERVAGLASS SELECT (MC-7E)
 EXCLUSIVE HIGH PERFORMANCE GLAZING
 MULTI-COAT GLAZING TECHNOLOGY (CODE 7E)
 EASY-CLEAN II EXTERIOR COATING + STAY CLEAN-CLEAN TECHNOLOGY
 ARGON GAS FILLED FOR BETTER INSULATION
 75% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
 HIGH VISIBLE TRANSMITTANCE
 R4.0/ U0.25 CENTER OF GLASS INSULATION VALUE
 STAINLESS STEEL CONTINUOUS BENT SPACERS
 DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
 PROTECTIVE GLASS MASKING
 - ③ **STEPS**
 INSTALL PRESSURE TREATED STEPS UP TO 6' WIDE
 INSTALL 2-2x12 STRINGERS w. 2-2x6 TREADS AND OPEN RISERS
- STAIRS**
 MAX. RISE= 7 7/8"
 MIN. RUN= 8 1/4"
 MIN. TREAD= 9 1/2"
 MAX. WIDTH= 4'

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GROUND FLOOR PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

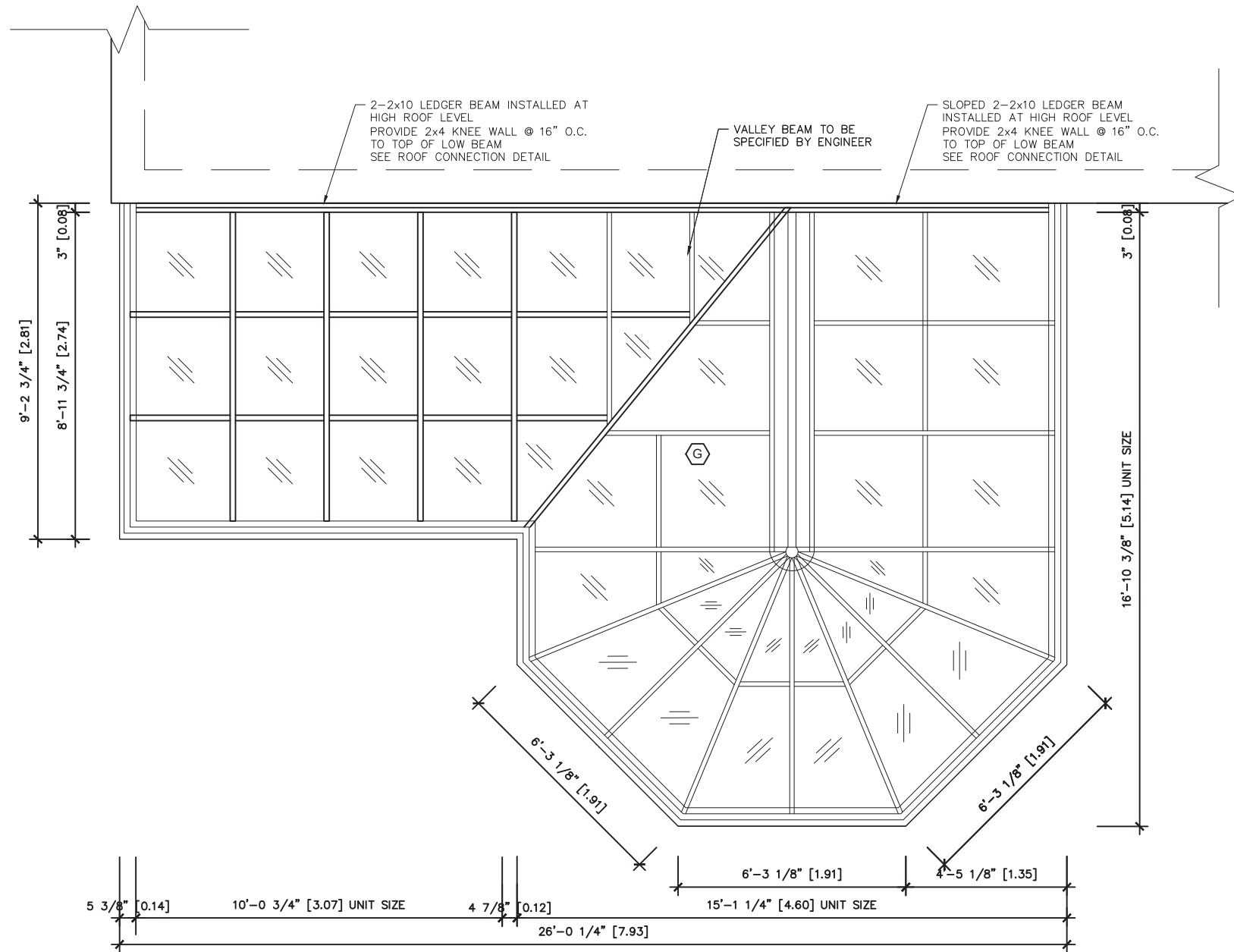
Scale
1/4" = 1'-0"

Date
2021-08-03

Revision #
001

Revision Date

A2



NOTES

F FLASHING
ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN.
0.48mm THICK ALUM. COATED FLASHING SEAL AT
SUNROOM RIDGE
USE MASONRY APPROVED SEALANT FOR BRICK

G ROOF GLAZING
CODE 78 HIGH PERFORMANCE GLAZING
TO BE CONSERVAGLASS (MC-16)
EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN
TECHNOLOGY
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STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
FULLY TEMPERED INSULATED SAFETY GLASS
PROTECTIVE GLASS MASKING

DESIGN LOADS
SNOW LOADS: 1.12kPa (23.3PSF)
WIND LOADS: 0.44kPa (9.19PSF)

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NAME SIGNATURE BCIN
Alexandra Aodesh 101509



ROOF PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

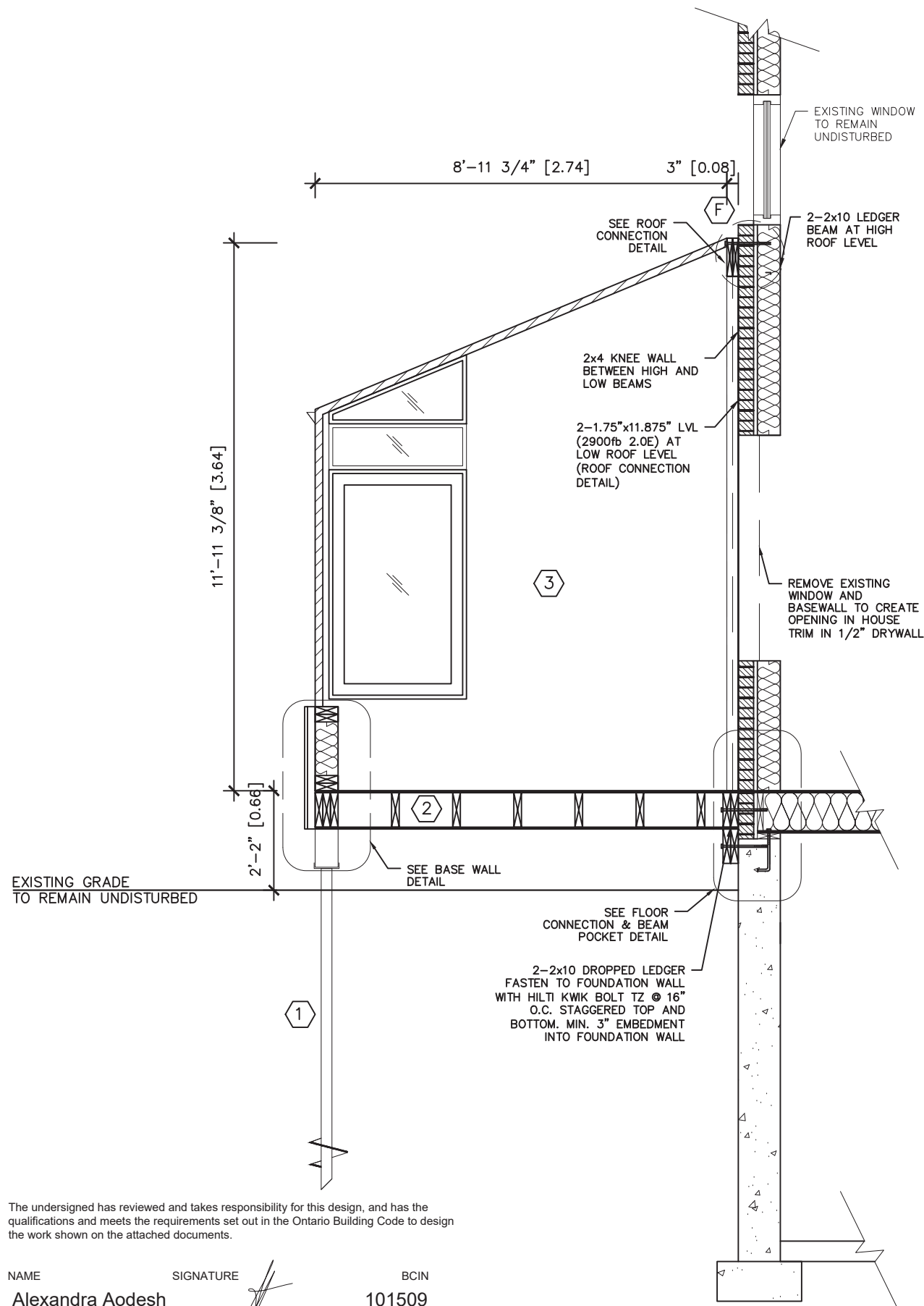
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Revision Date

A3



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SECTION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

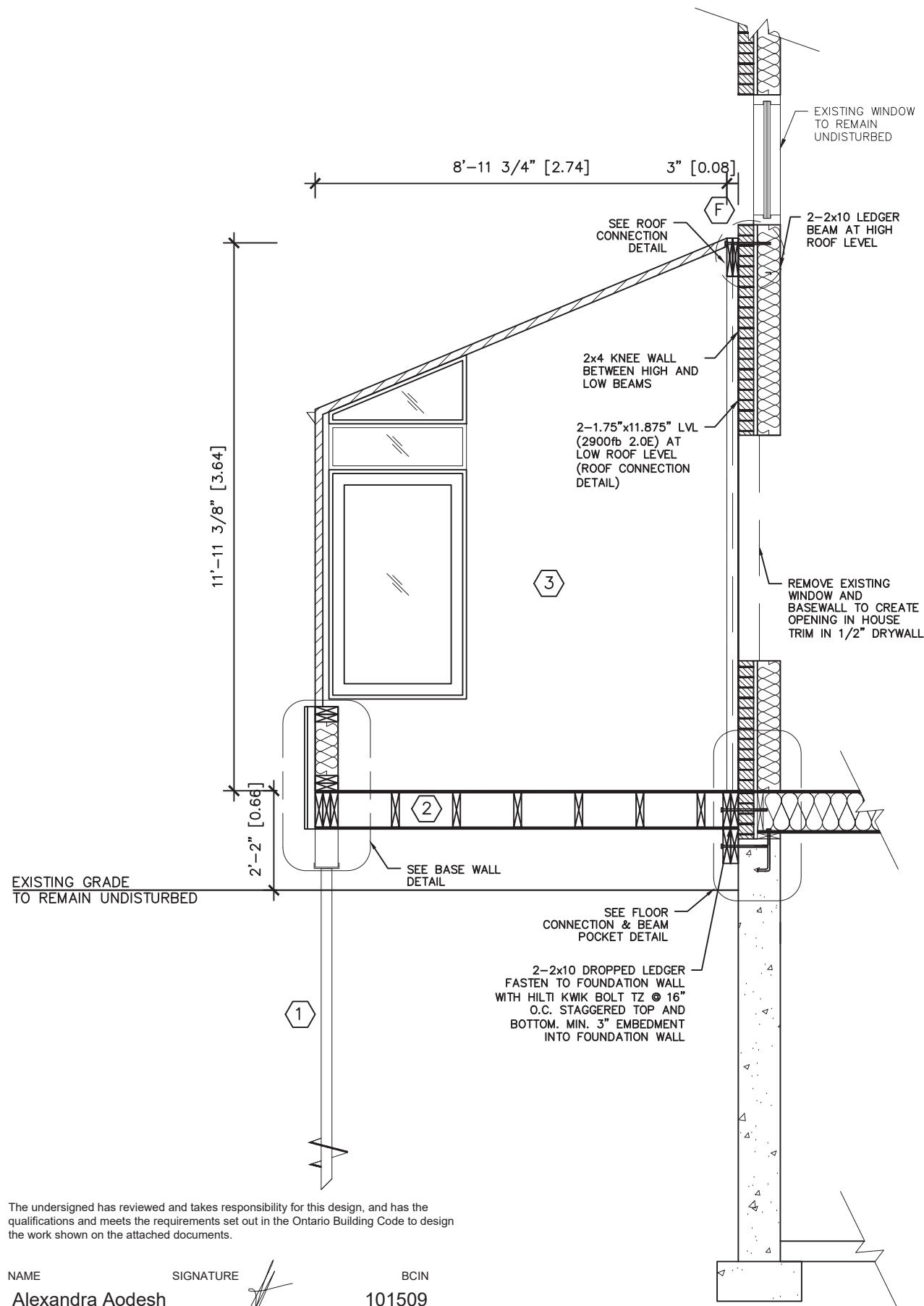
Scale
1/3" = 1'-0"

Date
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A4



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SECTION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
1/3" = 1'-0"

Date
2021-08-03

Revision #
001

Revision Date

A4

GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Rear Elevation

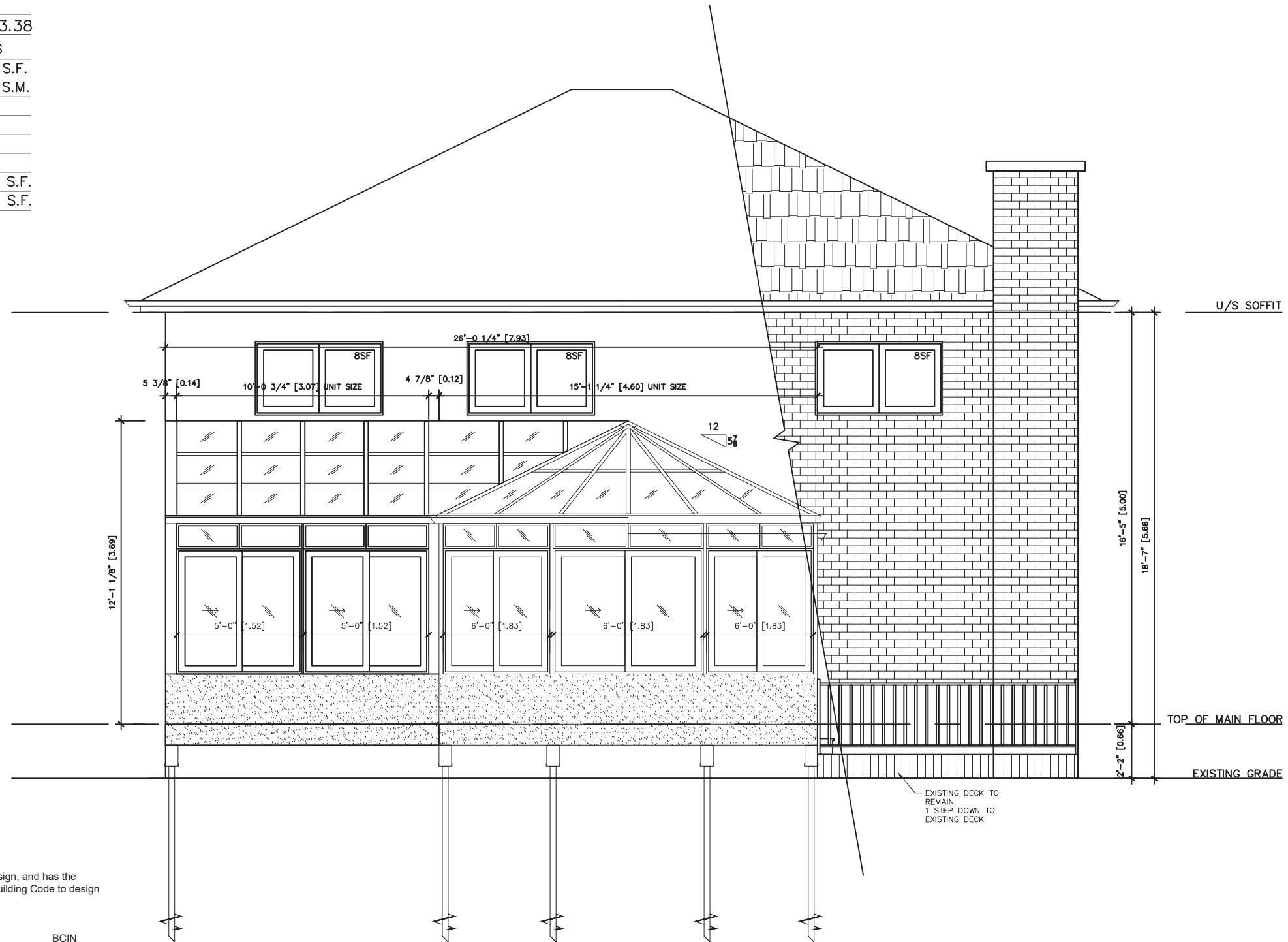
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		24
1	New		123.38

Spatial Calculations

Exposing Building Face	676.74	S.F.
	62.87	S.M.

Portion Wall Area _____

Limiting Distance	9.57m
Max. % Openings	84%
Openings Allowed	568.46 S.F.
Openings Provided	147.38 S.F.



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REAR ELEVATION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
1/5" = 1'-0"

Date
2021-03-31

Revision #
001

Revision Date

A6

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation

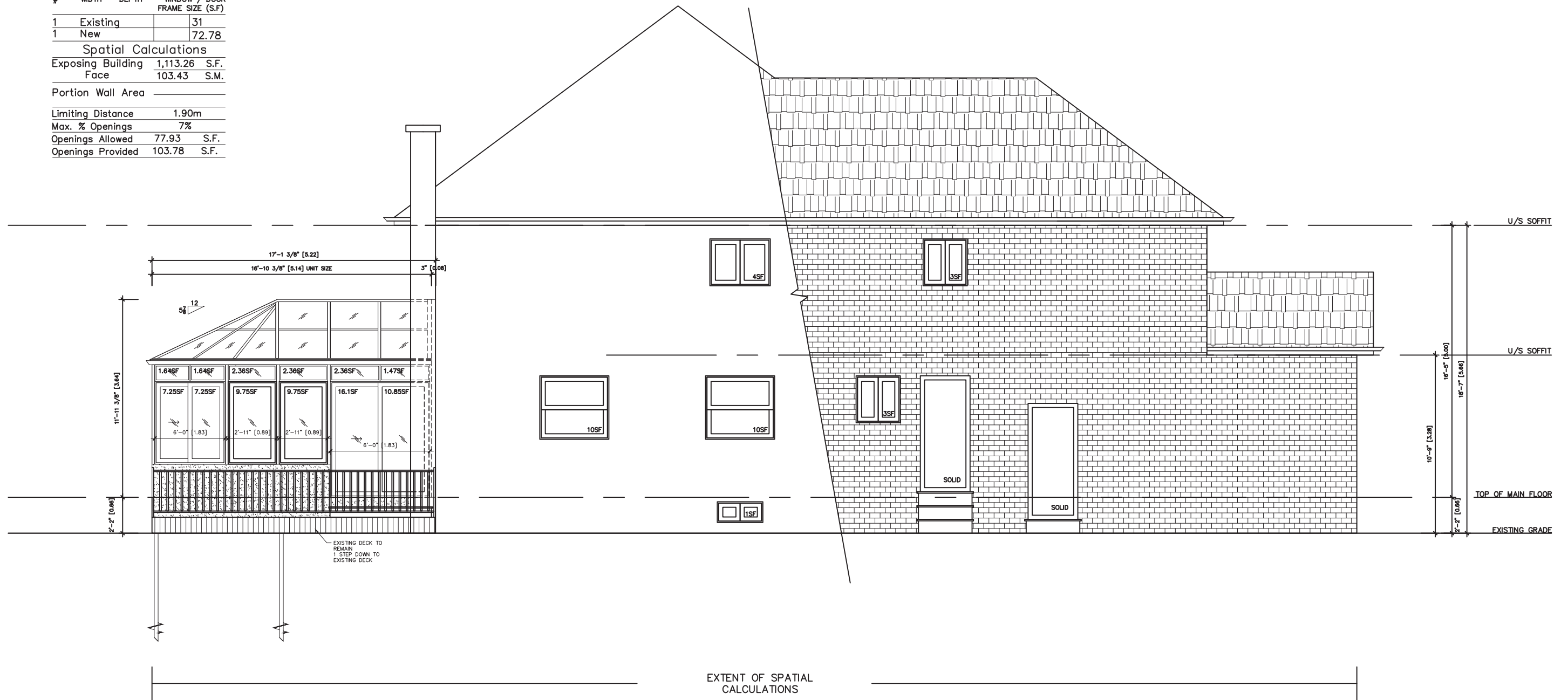
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		31
1	New		72.78

Spatial Calculations

Exposing Building Face	1,113.26	S.F.
	103.43	S.M.

Portion Wall Area

Limiting Distance	1.90m
Max. % Openings	7%
Openings Allowed	77.93 S.F.
Openings Provided	103.78 S.F.



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RIGHT ELEVATION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
1/8" = 1'-0"

Date
2021-03-31

Revision #
001

Revision Date

A7

GLAZED OPENING
 CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Left Elevation

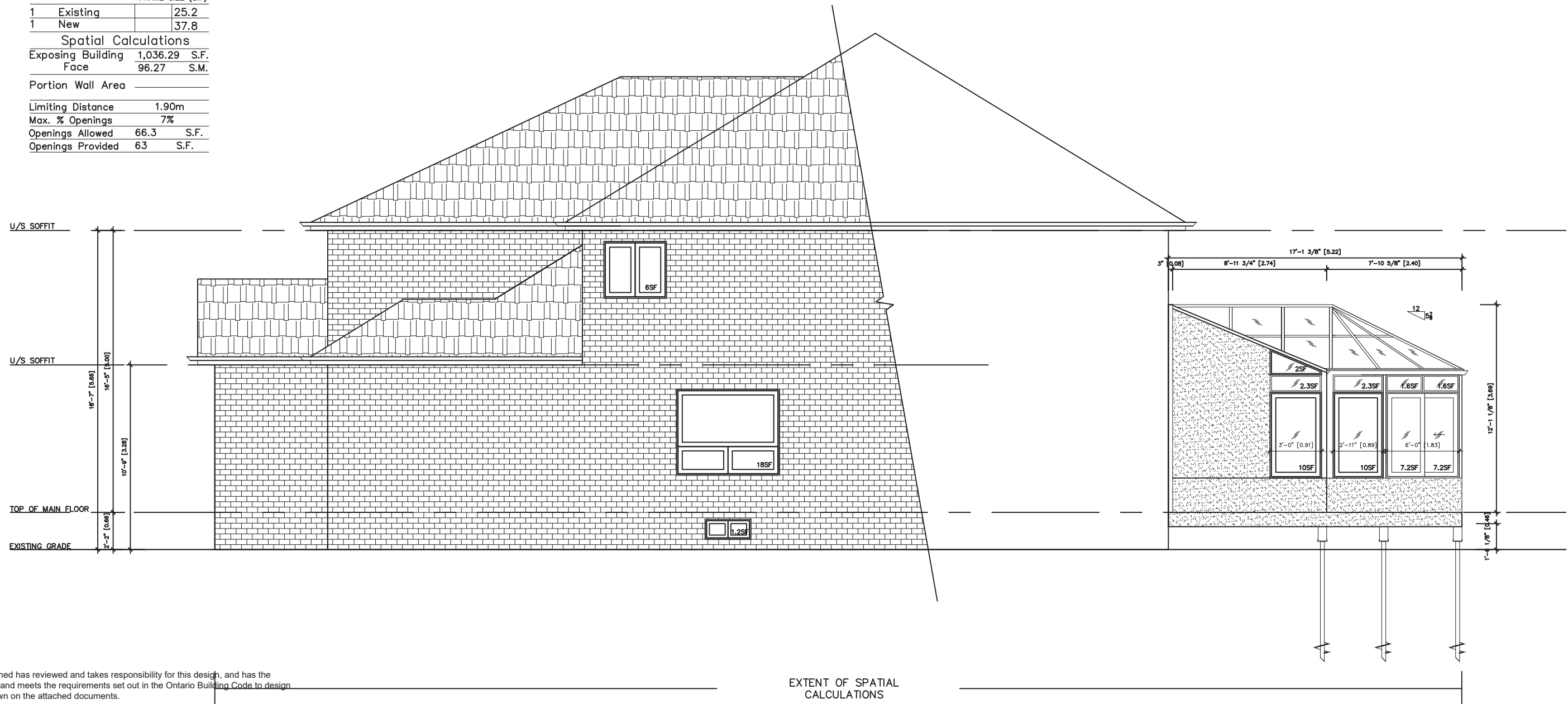
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		25.2
1	New		37.8

Spatial Calculations

Exposing Building Face	1,036.29	S.F.
	96.27	S.M.

Portion Wall Area

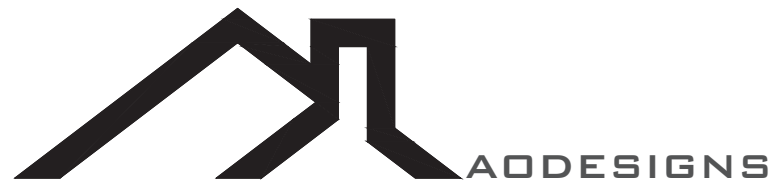
Limiting Distance	1.90m
Max. % Openings	7%
Openings Allowed	66.3 S.F.
Openings Provided	63 S.F.



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EXTENT OF SPATIAL
 CALCULATIONS

NAME: Alexandra Aodesh
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 BCIN: 101509



LEFT ELEVATION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

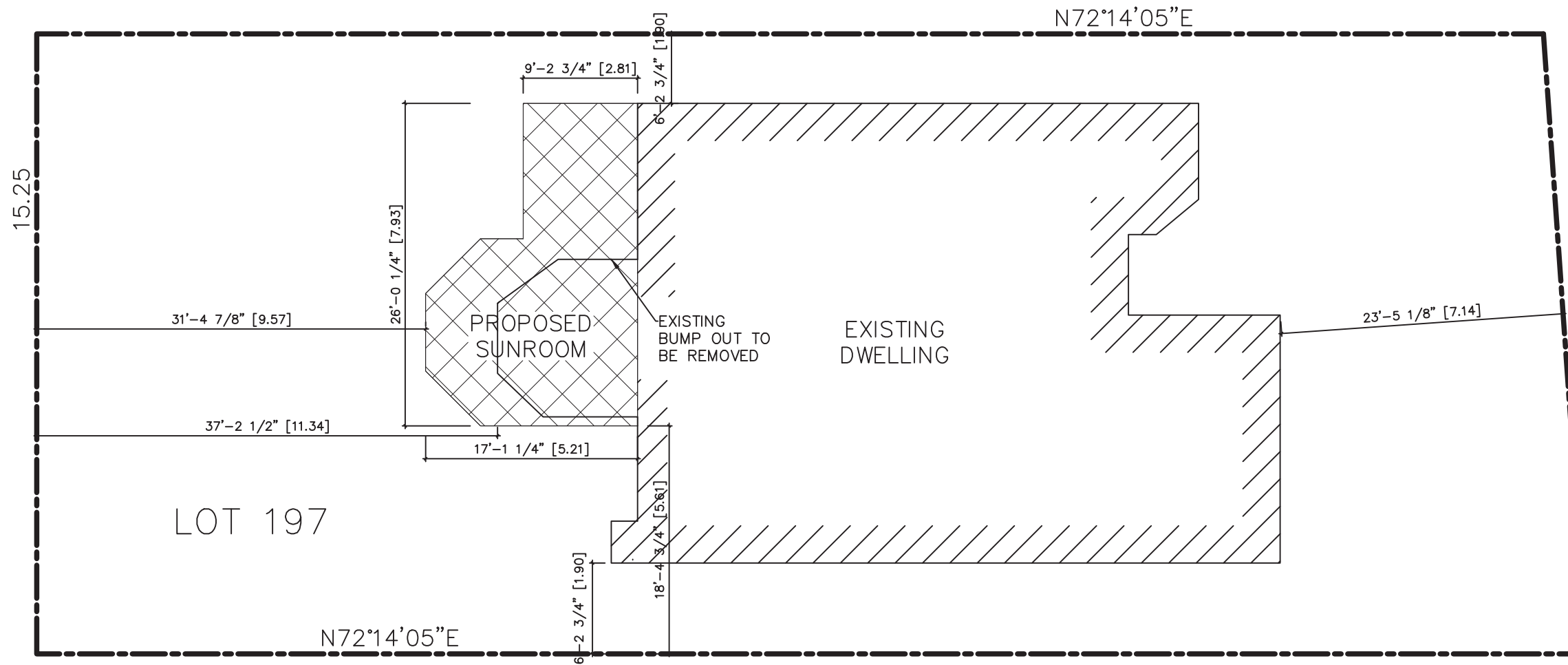
Scale
 1/6" = 1'-0"

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 001

Revision Date

A8




SITE STATISTICS

LOT AREA=	6,172.68SF (573.46SM)
EXISTING HOUSE=	1,910.882SF (177.53SM)
ADDITION=	339.62SF (31.55SM)
LOT COVERAGE (HOUSE/ ADDITION)=	36.46%
LOT COVERAGE (HOUSE)=	30.96%
LOT COVERAGE (ADDITION)=	5.50%



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 Alexandra Aodesh  101509



SITE PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

SP-1

Scale 3/32" = 1'-0" Date 2021-06-19 Revision # 001 Revision Date

**BUILDING LOCATION SURVEY OF
LOTS 195, 196, 197, 198, 199, 200 AND 201
PLAN 65 M - 2270
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**



0 5 10 20 30 Metres

SCALE 1:300
ANTON KIKAS LIMITED
ONTARIO LAND SURVEYORS - 1987

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

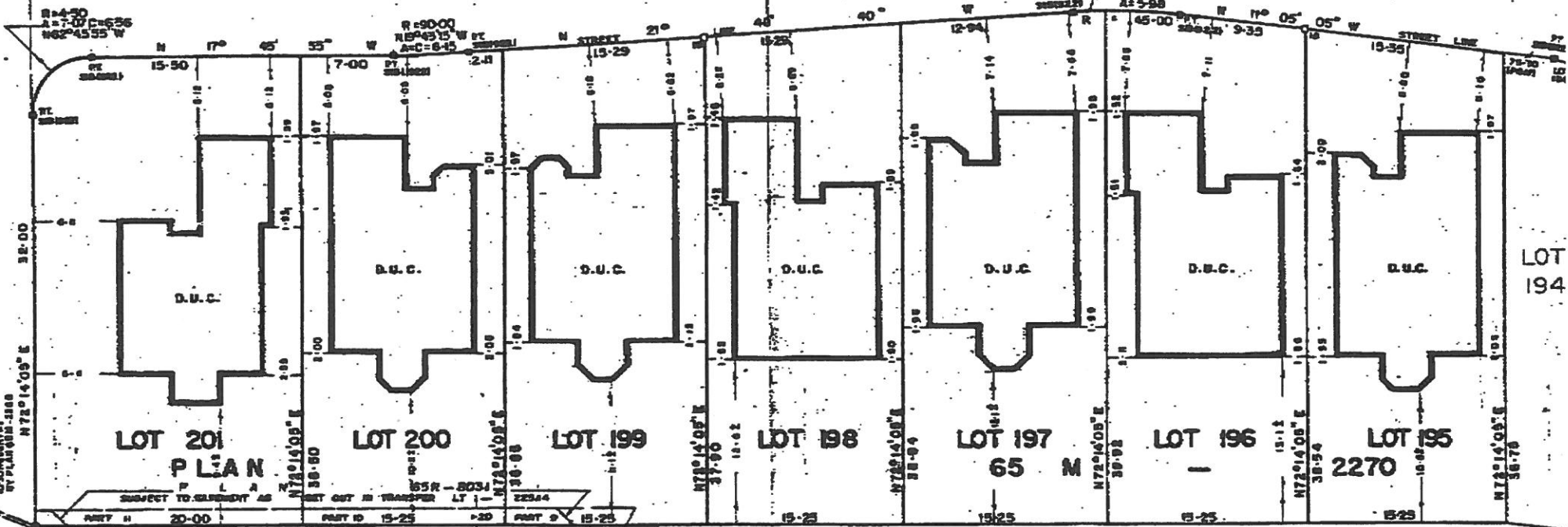
NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF DELANCEY CRESCENT AS SHOWN ON PLAN 65M-2270 HAVING A BEARING OF R 11° 05' 05" W

BUILDING TIES SHOWN HEREON ARE TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE

LEGEND
 S DENOTES SURVEY MONUMENT FOUND
 C DENOTES SURVEY MONUMENT SET
 SB DENOTES STANDARD IRON BAR
 IB DENOTES IRON BAR
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 (P.B.S.) DENOTES PLAN 65M-2270 AND SET
 (P.B.D.) DENOTES PLAN 65M-2270B MEASURED (9-22) DENOTES SCHEPPER & RENTHALER R.O.L.S.

ATLANTIC AVENUE

DELANCEY CRESCENT



LOT 201 PLAN 65 M - 2270
 LOT 200
 LOT 199
 LOT 198
 LOT 197
 LOT 196
 LOT 195

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 22nd DAY OF June, 1987
 June 26, 1987
 DATE
 JOHN BURG
 ONTARIO LAND SURVEYOR

LOT 93
PLAN

BLOCK 98
65 M - 2268

Anton Kikas Limited Consulting Engineers Ontario Land Surveyors - Planners <small>168, BRIDGE LANE, WEST TORONTO, ONTARIO, CANADA M5V 1K5</small>		DRAWN BY: A.R. CHECKED BY: J.S.	JOB NO. 88-47-83