Memorandum to the City of Markham Committee of Adjustment June 3, 2025

File: A/039/25

Address: 21 Limcombe Drive, Thornhill

Applicant: Hirman Architects Inc. (Mani Yeganegi)

Hearing Date: Wednesday June 11, 2025

The following comments are provided on behalf of the West Team:

The applicant is requesting relief from the following requirements of the Residential - Established Neighbourhood Low Rise (RES-ENLR) zone under By-law 2024-19, as amended, to permit:

a) By-law 2024-19, Special Standard (xiv):

a combined main building coverage of 552 square metres, whereas, the By-law permits a maximum combined main building coverage of 500 square metres;

as it relates to a rear one-storey addition to an existing single detached dwelling.

BACKGROUND

Property Description

The 1,653 m² (17,795 ft²) subject property is located on the east side of Limcombe Drive, north of Steeles Avenue East and east of Bayview Avenue. The property is located within an established residential neighbourhood comprised of predominantly two-storey detached dwellings. Mature vegetation exists across the property. There is an existing two storey single detached dwelling on the property, which according to assessment records was constructed in 1989.

Proposal

The applicant is proposing to construct an 18.8 m² (202 ft²) one-storey addition at the rear of the existing single detached dwelling.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18) The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the 'Residential Low Rise' designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a 'Residential Low Rise' area, including variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 2024-19

The subject property is zoned Residential - Established Neighbourhood Low Rise (RES-ENLR) zone under By-law 2024-19 which permits the existing single detached dwelling. The proposal does not comply with the required combined main building coverage.

Zoning Preliminary Review (ZPR) Not Undertaken

The Owner has confirmed that a Zoning Preliminary Review (ZPR) has <u>not</u> been conducted. However, the applicant has received comments from the Building Department through their permit process (25.112793 HP) to confirm the variances required for the proposed development.

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.

<u>Increase in Combined Main Building Coverage</u>

The applicant is requesting to permit a combined main building coverage of 552 m² (5,942 ft²), whereas a maximum combined main building coverage of 500 m² (5,382 ft²) is permitted. This represents an increase of 52 m² (560 ft²) or approximately 10 percent. The proposed one-storey addition is located at the rear of the property and maintains the same setbacks as the existing single detached dwelling. Staff opine the proposed combined main building coverage is minor in nature, will not adversely impact the character of the neighbourhood, and have no objection to the requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of June 3, 2025. 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

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

PREPARED BY:

Hailey Miller, Senior Planner, West District

REVIEWED BY:

Rick Cefaratti, MCIP, RPP, Acting Development Manager, West District

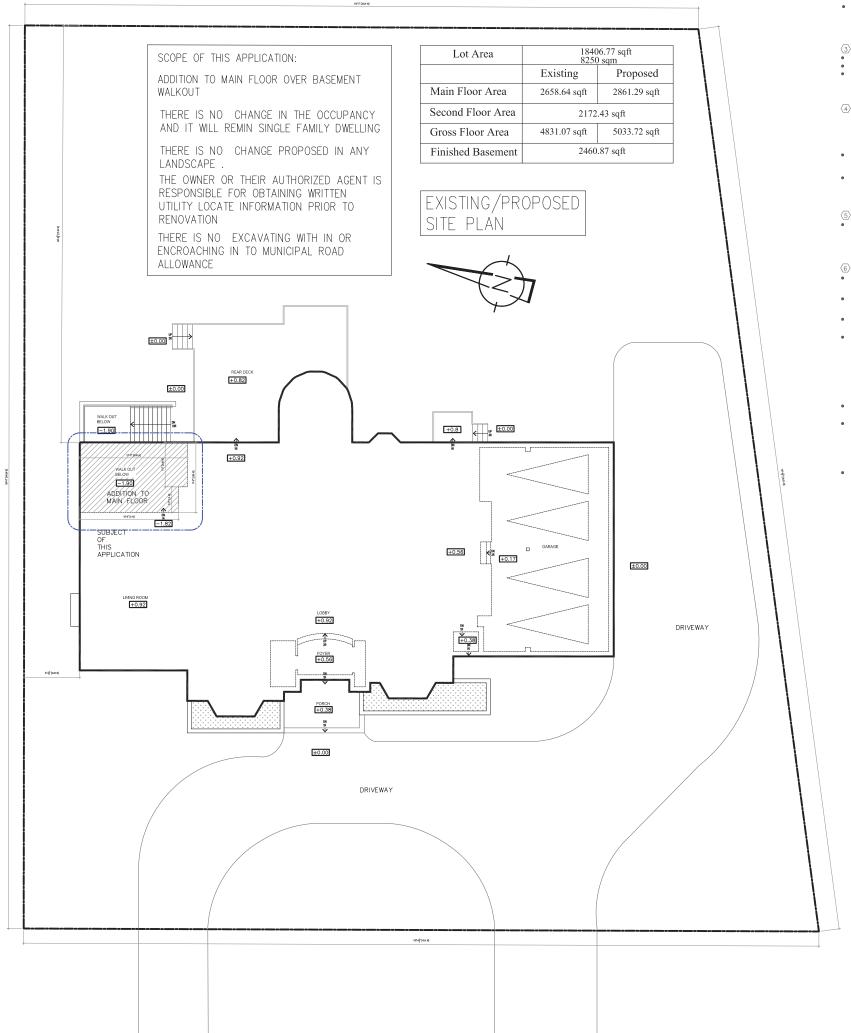
APPENDIX "A" CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/039/25

- 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 B' to this Staff Report and received by the City of Markham, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;
- 3. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, neighbouring properties, and street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation By-law Administrator.

CONDITIONS PREPARED BY:

Houley Miller

Hailey Miller, Senior Planner, West District



1 Excavation and Backfill Excavation shall be undertaken in such a manner

© Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities

The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material

If termites are known to exist, all stumps, roots and wood abbris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearonce between untreated structural wood elements and the ground shall be no less than 17 3/4" of standard to the standard to the shall be not be shall be to the shall be not shall be free of deterious debris and boulders over 9 7/8" in diameter

2 Dampspropfing and Urningae

(2) Dampproofing and Drainage
In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is

required

Masonry foundation walls shall be parged with 1/4 of mortar coved over the footing prior to

dampproofing

4" foundation drains shall be laid on level,
undisturbed ground adjacent to the footings at or
below the top of the basement slab or crawl
space floor, and shall be covered with 6" of
crushed stone. Foundation drains shall drain to a
storm sewer, drainage ditch, dry well or sump

Downspouts not directly connected to a storm sewer shall have extensions to carry water away

minimum2200 psi poured concrete minimum 48" below finished grade Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with

Floors Supporting Supporting Column Supported Ext. Wall Int. Wall Area 1 9 7/8" 9 7/8" 4.3 ft2 2 13 3/4" 19 3/4" 10.9 ft2 3 17 3/4" 19 3/4" 10.9 ft2 9 frick veneer supported, and by 5 1/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of mosonry The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)
Dampproofing shall be a heavy coat of bituminous material.

 Foundation wall to extend minimum 5 7/8" or 150 above finished grade as per OBC 9.15.4.6. A drainage layer is required on the outside of a

extends more than2'-15'elow exterior grade.

A drainage layer shall consist of a urumage layer shall consist of

Min. 3/4" mineral fibre insulation with min.
Density of3.6 lb/sqft

Min. 4" of free drainage granular material,

An approved system which provides
equivalent performance

equivalent performance

Foundation walls shall be braced or have the floor joists installed before backfilling

Reduction in thickness: the reduced section shall be tied to the facing material with metal ties spaced not more than (i) 200 mm (7½) o.c. vertically, and (ii) 900 mm (2' 11") o.c. horizontally. The space between wall and facing shall be filled with mortar.

Name of Practice

Name of Project

9 Standpipe required

10 Fire Alarm required

Actual Construction

Basement:

1st Floor

2nd Floor

3rd Floor

12 High Building

Maximum height of finished grade above basement slob for concrete wall of poured concrete (See plans/ elevations) Foundation walls laterally supported at the top, provide control joints every 49' 0" from tile holes to be seeled with minimum 3000 PSI concrete. Soil condition to be verified by soil engineer.

Garage, carport and exterior slabs and exterior steps shall be4650psi concrete with 5-8% air

• Hip and valley rafter shall be deeper than

7' 10" in length • No. 210 (30.5Kg/m2) ashalt shingles

(4) Notching & Drilling of Trusses, Joists, Rafters Holes in floor, roof and celling members to be maximum1/4x actual depth of member and not less than 2' from edges
 Notches in floor, roof and celling members to be located on topof the member withif/2 the actual depth from the edge of bearing and not greater than 1/3 joist depth
 Well style group be pathed or defiled provided.

Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 9/16 f non-load

bearing Roof truss members shall not be notched, drilled

keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.

for unheated buildings, for roofs exceeding a slope of1 in 1.5, or where a low slope asphalt

Steel beams and columns shall be shop primed. Minimum 3 1/2"end bearing for wood and steel beams, with 7/8"solid masonry beneath the beam.

diameter of 27/8" and minimum wall thickness of 3/16"

of 3/16" Wood columns for carports and garages shall be minimum $3\cdot1/2^2\times 3\cdot1/2^3$; all other cases either $5\cdot1/2^2\times 5\cdot19/2^7\cdot1/4^6$ ound, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member $^{1/3}$

Masonry columns shall be a minimum of x 11 3/85°9 1/2" x 15"
 Provide solid blocking the full width of the supported member under all concentrated lo

Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mm poly is sufficient for fibreglass type insulations

Sufficient for inorgiass type insulations
Ducts passing through unheated space shall be
made airtight with tape or sealant
Caulking shall be provided for all exterior doors
and windows between the frame and the exterior
cladding
Weatherstripping shall be provided on all doors

• Weatherstripping shall be provided on all doors and access hatches to the exterior from a garage to the exterior Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

1 1/2" (R10) rigid perimeter insulation to extend 2'-0 below ext .fin.grade

(7) Insulation & Weatherproofing

(6) Columns, Beams & Lintels

least 3 joists @ 6'-7" o.c.
Inside back of wall to be parged and covered with No15 breather-type asphalt paper
For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2'brick to minimum 1/2back- up block with corrosion resistant ties at least 0.028in in cross sectional area, spaced 7/8" vertically and 2'-11'horizontally, with joints completely filled with mortar

Masanya over apenips shall be supported on Fasteners for roofing shall be corrosion resistant Roofing noils shall penetrate through or at least 1/2" into roof sheathing 1/2" into roof sheathing

Every asphalt shingle shall be fastened with at least4 nails

Eave protection shall exten@' 11"up the roof slope from the edge, and at lebt3/4from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum" head and end laps cemented together,or glass Fibre or Polyester Fibre coated base sheetspr self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a

Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8 end bearing

(g) Masanry Veneer

Minimura 2 3/4"thick if joints are not raked and
3 1/2'thick if joints are raked

Minimum 1" air space to sheathing

Provide weep holes @ 31 o.c. at the bottom of the cavity and over doors and windows

Direct drainage through weep holes witBO mill poly flashing extending minimum 7/8" up behind the sheathing paper

Veneer ties minimum 0.030" thick x7/8" wide corrosion resistant straps spaced @ 23 5/8"

5/8" wide

Flashing shall be provided at the intersection of shingle roofs with exterior walls and chirmneys

Sheet metal flashing shall consist of not less than 1/165 heetlead, 0.013" galvanized steel,0.018" copper, 0.018" zinc, or 0.019 aluminum corrosion resistant straps spaced @ 23 5/8" vertically and15 3/4" horizontally Fasten ties with corrosion resistant0.125" diameter screws or spiral nails which penetro least 1-3/16" into studs Roof ventilation 1 sq.ft. per 300 sq.ft of ceiling area (50% at eaves) as per 9.29 O.B.C

(0) Wood Frame Construction All lumber shall be spruce—pine—fir No.1 &2, and shall be identified by a grade stamp

Maximum moisture content 19% at time of

Mood framing members which are supported or concrete in direct contact with soil shall be separated from the concrete with 6 mil

 Sill plate set on foam gasket, poly, or mortar bed and anchored 6'-0" o.c. with anchor bolts set into concrete a min depth of 4". a

Exterior walls shall consist of: cladding
sheathing paper lapped 4"at joints
3/8"fibreboard or gypsum board ot/4"
plywood sheathing
2x6 studs @6" o.c.

2x4 Study @6*o.c.an be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R-22. Interior walls shall consist of:

2x4studs @16*o.c.

2x4 bottom plate and double 2x4 top plate

2x6 bottom plate and doub@x6 top plate

Joists to have minimum 1 1/2" of end bearing Joists to have minimum 1 1/2 of end bearing
Joists shall bear on a sill plate fixed to
foundation with 1/2'onchor bolts @ 7' 10" o.c.
Header joists between 3' 11"and 10' 6" in
length shall be doubled. Header joists exceeding
10' 6" shall be sized by calculations
Trimmer joists shall be doubled when supported
header is between? ""and 6' 7" Trimmer

2x4mid-girts if not sheathed
1/2" gypsum board sheathing

joists shall be sized by calculations when supported header exceeds 6' 7" 2x2 cross bridging required not more than 6' 11" from each support and from other rows of

bridging Joists shall be supported on joist hangers at all flush beams, trimmers, and headers. Joists located under parallel non-loadbearing partitions shall be doubled

Roof & Ceilings

Every roof space above an insulated ceiling shall

pe ventilated with unobstructed openings equal to not less than 1/300 of insulated area nsulated roof spaces not incorporating an attic common rafters
2x4 collar ties ® rafter spacing with 1x4
continuous brace at mid span if collar tie exceeds

Inheated crawl spaces shall be provided with

Minimum natural ventilation areas, where mechanical ventilation is not provided, are: Bathrooms: 0.97 sqft other rooms: 3 sqft Unfinished basement:0.2% of floor area Doors and Windows

Every floor level containing a bedroom and not

Every floor level containing a bedroom and not served by an exterior door shall contain at léast window having an unobstructed open area of 3.8 sqft and no dimension less than 15, which is openable from the inside without tools Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have adeabolt lock The principal entry door shall have either a door viewer, transparent glazing or a sidelight

No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from

now windows of when supprotected openings are permitted in exterior walls less than 3' 11" from property lines '5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines

subflooring on joists at no more than 16"o.c. with at leas2 rows cross bridging Access to Attics and Crawl Spaces

Access hatch minimum 21 1/2"x 23"to be provided to every crawl space and every roof space which is108 sqft or more in area and more than 23 5/8" in height

√23 STUCCO (Durex Stucco wall system or approved equivalent) Durex architectural coating 1 Coat durex brush coat 2 Coats durex dryplast concente Expanded galvanized metal lath Building paper

 Exterior siding or stucco as per elevation. Fe impregnated paper or house wrap (tyvex) on 3" exterior type plywood sheathing on 2x6 at 16" O/C wood studs with wall thickness insulated with a min. R-22 factor and 8 mil N.B.D poly V.B.

Stucco shall be applied with min. ½ thick first coat embedded in galv. mesh. The second coat with a min. ½ thickness to be rough finished. The finished coat shall be not less than $\frac{1}{8}$ thick.

(24) Alarms and Detectors

At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 2' 11" or more above an adjacent level 5' Smoke alarms', shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit. In compliance with the subsection 9.10.19. of the OBC. All smoke alarms are required to be provided with visual signaling components (9.10.19.3.(5)).

 Where a fuel-burning applience is installed in suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite. In compliance with the subsection 9.33.4. of the OBC.

 When a garage is attached to the dwelling unit, a carbon monoxide alarm shall be installed adjacent to each sleeping room. Stairs
 Maximum Rise
 Minimum Run
 10 1/4"

Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"
Winders which converge to a point in stairs must turn through an angle of no more than 90, with no less than 30 or more than 45 per tread. Sets

no less than 30 or more than 45 per tread. Sets of winders must be separated by 3' 11" along the run of the stair

• A landing minimum 2' 11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers

• Exterior concrete stairs with more than 2 risers require foundations

 Handrails and Guards
 A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers containing more than 3 risers

Guards are required around every accessible surface which is more than 23 5/8'above the adjacent level

Interior and exterior guards min. 2' 11"high. Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11"

Guards shall have no openings greater than 4," and no member between 4"and 2" 11" that will facilitate climbing

Furny dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
 A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well

An exterior light controlled by an interior switch is required at every entrance

A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, loundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living room.

switched receptacle may be provided instead of a light in bedrooms and living rooms Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a way switch at the head and foot of the stairs Basements require a light for each 323 sqft controlled by a switch at the head of the stairs

9 Mechanical Ventilation

Mechanical Ventilation
 A mechanical ventilation system is required with a total capacity at least equal to the sum of:
 20 cfm each for basement and master bedroom
 10 cfm for each other room
 A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
 Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity
 A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
 Supply air intakes shall be located so as to avoid contamination from exhaust outlets
 Dryers to be vented directly to

Window wells shall be drained to the weeping tile

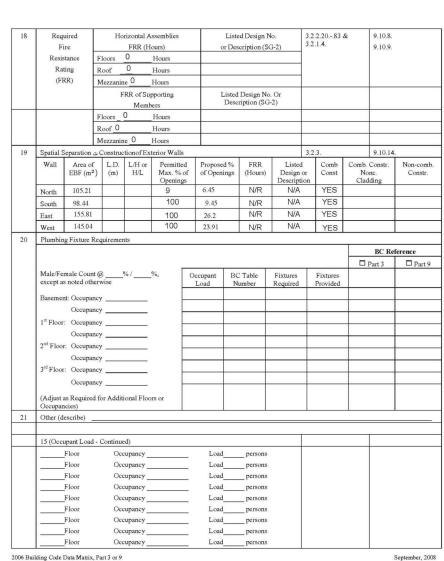
33 Gasproofed Walls & Ceiling Gragage walls and ceiling shall be gasproofed with $1/2^{\circ}$ G.B. and taped joists (34) Dampproofed Stairs

Basement stair stringers shall be dampproofed u/s with 45# building paper

35) Rain Water Leaders R.W.L. Drained to conc. splash pads

HIRMAN ARCHITECTS INC. UNIT 113,9471 YONGE STREET,RICHMOND HILL,ON, ASSOCIATED 25/2025 L4C 0Z5 P: (647) 4013922 E: hirman.studio@gmail.com ADDITION TO MAIN FLOOR OVER BASEMENT WALKOUT ARCHITECTS Z MANI YEGANEG LICENCE 9456 21 Limcombe Drive, Markham BC Reference Ontario's 2012 Building Code Data Matrix Part 3 or 9 [A] for Division A or [C] for Division C □ Part 11 □ Part 3 ■ Addition 11.1 to 11.4 1.1.2. [A] 1.1.2. [A] & 9.10.1.3. ☐ Change of Use ☐ Alteration 2 Major Occupancy(s) GROUP C RESIDENTIAL OCCUPANCY 3 Building Area (m²) Existing __319.38 New __ 18.82 Total __ 338.2 1.4.1.2. [A] 1.4.1.2. [A] 4 Gross Area Existing 448.82 New 18.82 Total 467.64 1.4.1.2. [A] 1.4.1.2. [A] 5 Number of Storeys Above grade 1 Below grade 1 1.4.1.2. [A]&3.2.1.1. Number of Streets/Fire Fighter Access 1 3.2.2.10. & 3.2.5. Building Classification GROUP C- RSIDENTIAL OCCUPANCY ☐ entire building 3.2.2.20.-.83 selected compartments 3.2.1.5. ☐ selected floor areas 3.2.2.17. □ basement □ in lieu of roof rating INDEX INDEX not required ☐ Yes ■ No 3.2.9. N/A 3.2.4. 9.10.18. Yes No 11 Water Service/Supply is Adequate ☐ Yes ■ No □ Non-combustible □ Both 3.2.2.20.-.83 3 Construction Restrictions Combustible ■ Combustible □ Non-combustible □ Both 3.2.1.1.(3)-(8) 14 Mezzanine(s) Area m² _____ 9.10.4.1. ☐ m²/person ☐ design of building Occupant load based on Occupancy C Load 6 persons
Occupancy C Load 2 persons Load 2 persons Occupancy ____ Occupancy _ Load - persons 16 Barrier-free Design 17 Hazardous Substances □ Yes ■ No 3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)

September, 2008



2006 Building Code Data Matrix, Part 3 or 9 ش 2008 Ontario Association of Architects



GENERAL NOTES:

ISSUED FOR

Appendix B

Date:

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Hirman Architects

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.

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ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER, QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2012 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)



SHEET TITLE: SITE PLAN **CONSTRUCTION NOTE** DATA MATRIX

>

SCALE: 1/16"=1'-0" PAPER SIZE: 18"x24"

ARCHITECTURAL DESIGN HIRMAN ARCHITECTS INC.

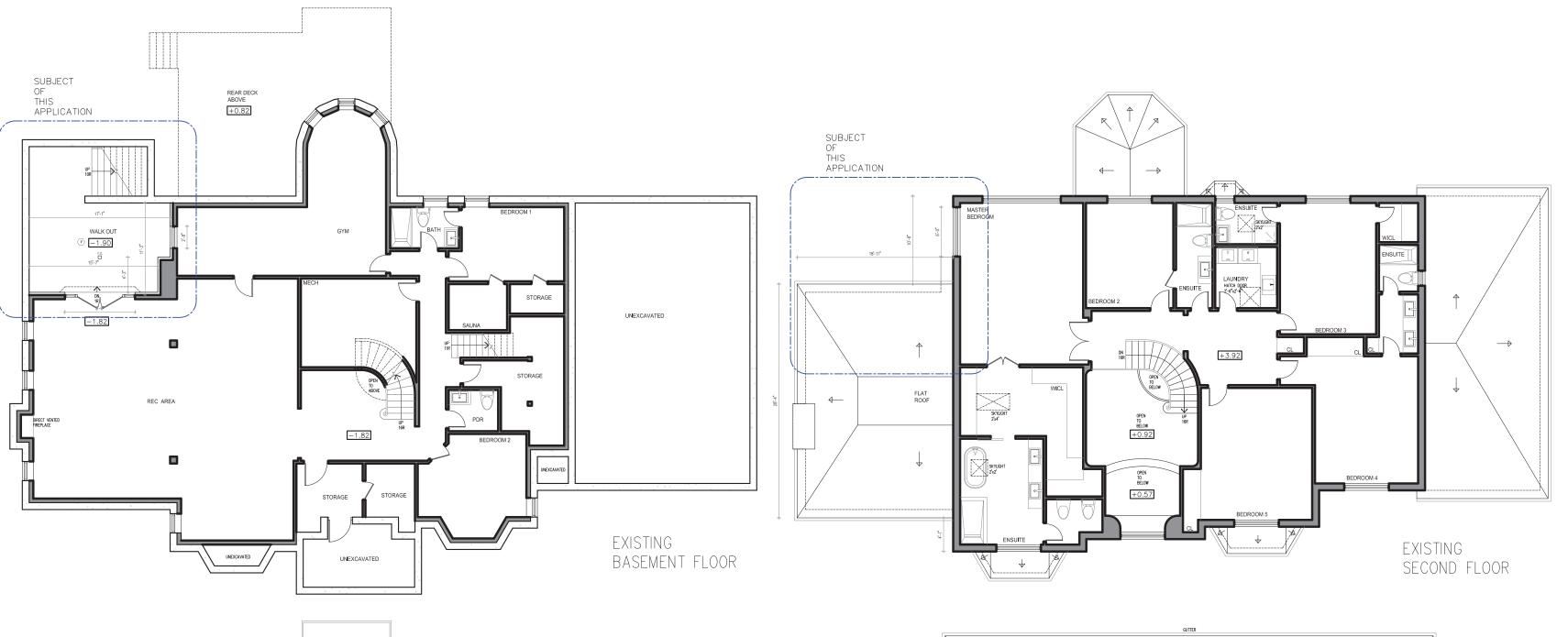
RICHMOND HILL, ON., L4C 0Z5 Tel: (647) 401-3922 Email: hirman.studio@gmail.com

PROJECT:

21 LIMCOMBE DRIVE, MARKHAM

SHEET NUMBER:





±0.00

SUBJECT OF THIS APPLICATION

-1.90

REAR DECK +0.82

+0.8

DN +0.56

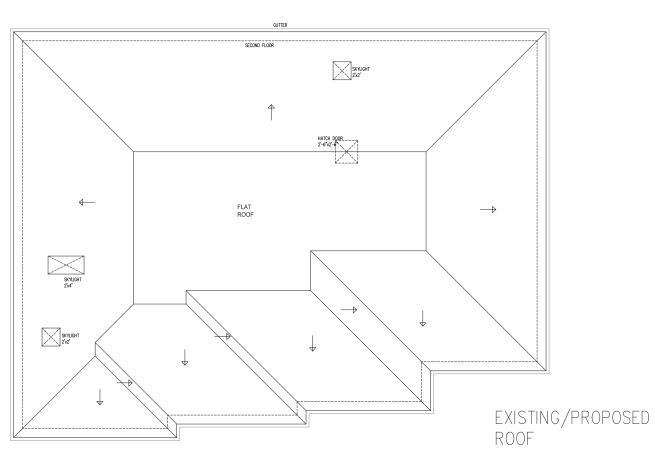
DINING ROOM +0.92

±0.00

₩ ±0.00

EXISTING

GROUND FLOOR







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SHEET TITLE: EXISTING FLOOR PLANS

SCALE: 3/32"=1'-0" PAPER SIZE: 18"x24"

ARCHITECTURAL DESIGN

HIRMAN ARCHITECTS INC. UNIT 113,9471 YONGE STREET RICHMOND HILL, ON., L4C 0Z5 Tel: (647) 401-3922 Email: hirman.studio@gmail.com



PROJECT:

21 LIMCOMBE DRIVE, MARKHAM

SHEET NUMBER:







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ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

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SHEET TITLE:

ELEVATIONS

SCALE: 3/16"=1'-0" PAPER SIZE: 18"x24"

ARCHITECTURAL DESIGN

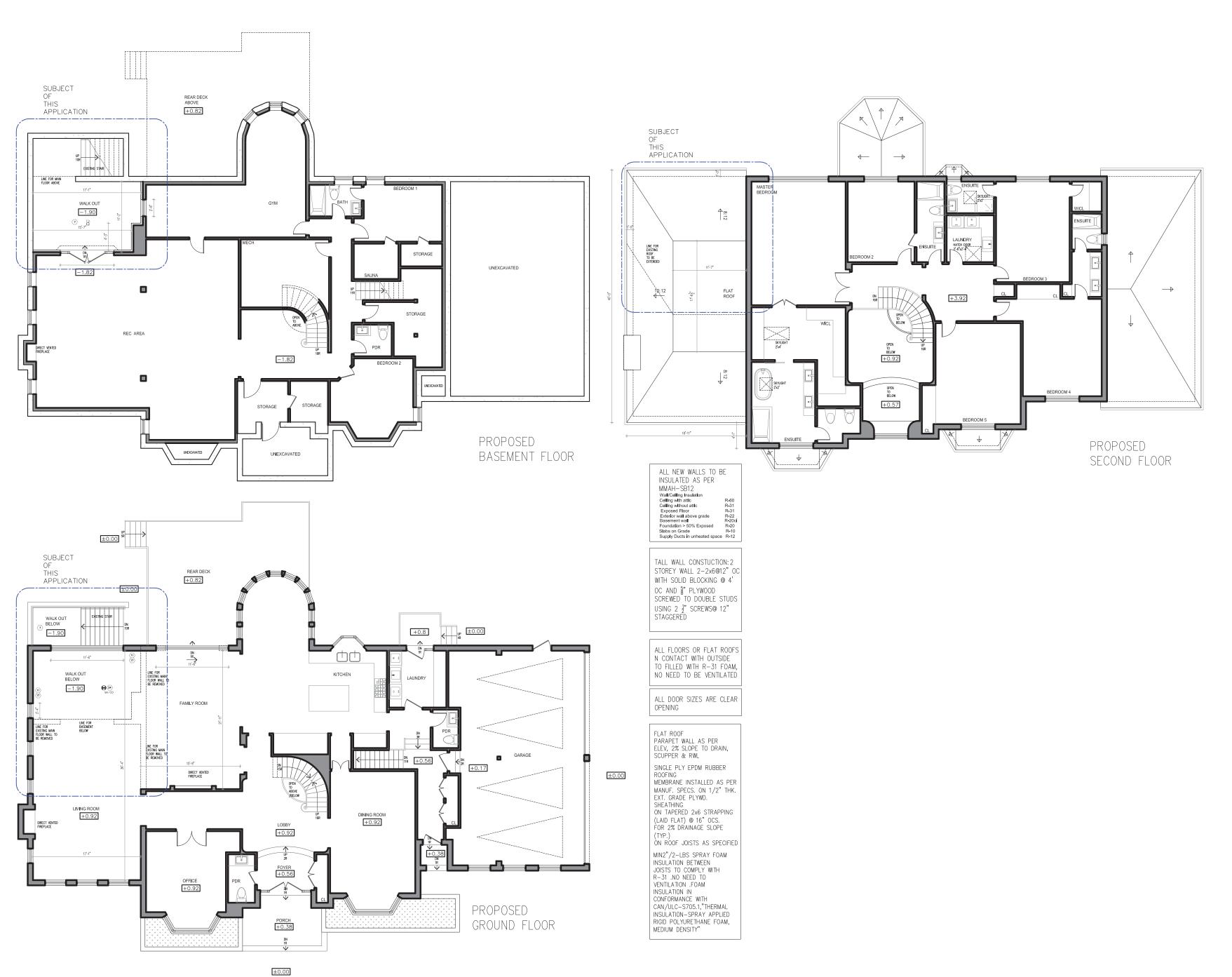
HIRMAN ARCHITECTS INC. UNIT 113,9471 YONGE STREET RICHMOND HILL, ON., L4C 0Z5 Tel: (647) 401-3922 Email: hirman.studio@gmail.com

PROJECT:

21 LIMCOMBE DRIVE, MARKHAM

SHEET NUMBER:

A3







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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.

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THE UNDERSIGNED HAS REVIEWED AND TAKES
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SHEET TITLE: PROPOSED

FLOOR PLANS

SCALE: 3/32"=1'-0" PAPER SIZE: 18"x24"

ARCHITECTURAL DESIGN

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PROJECT:

21 LIMCOMBE DRIVE, MARKHAM

SHEET NUMBER: