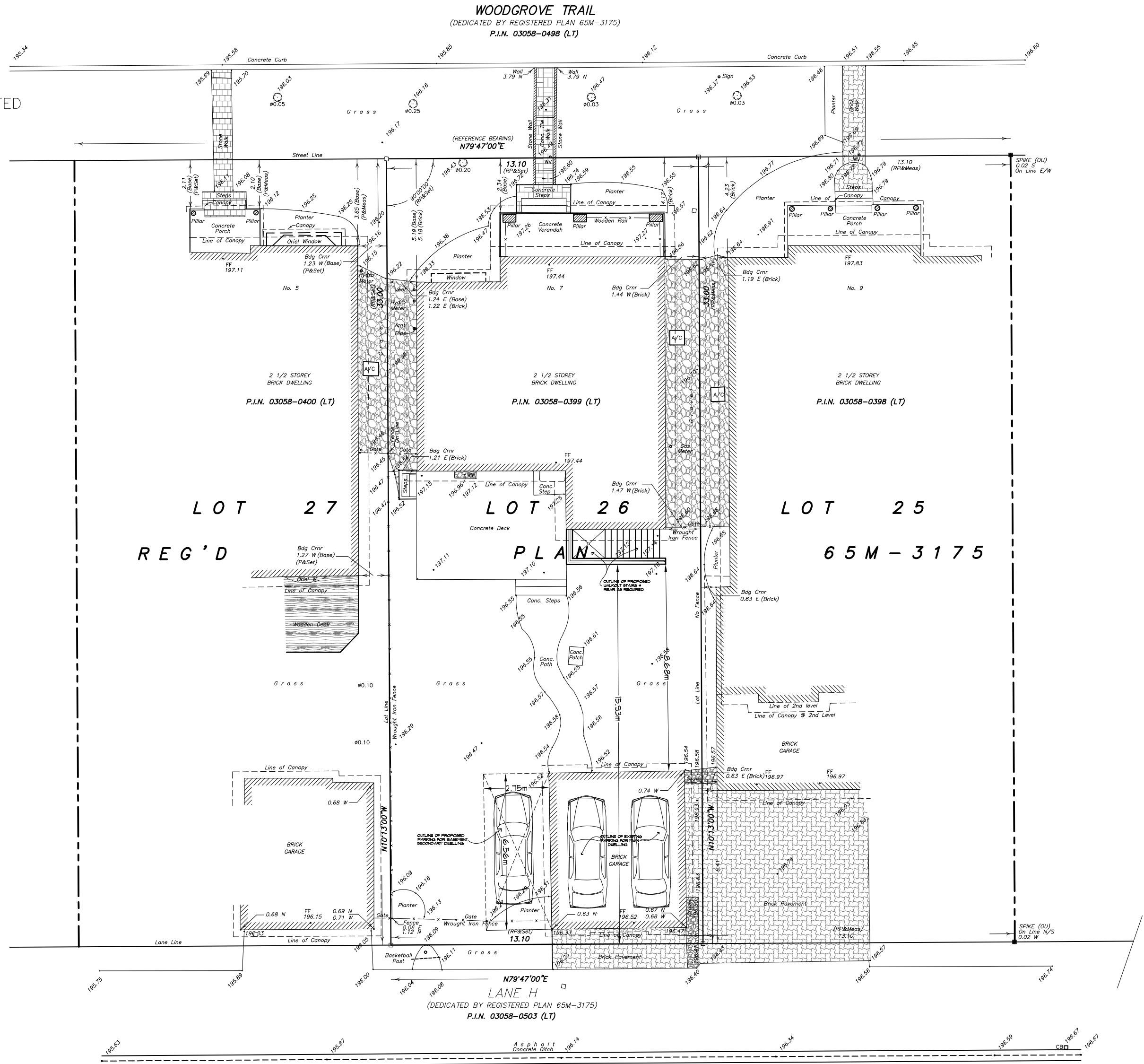
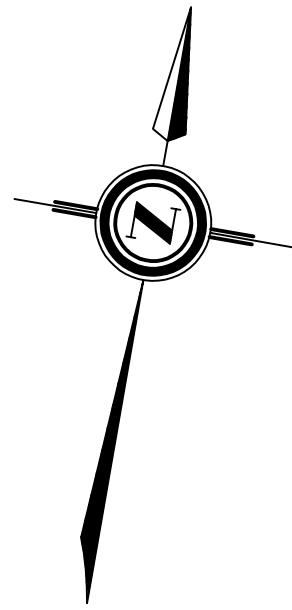


SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 26
REGISTERED PLAN 65M-3175
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2020

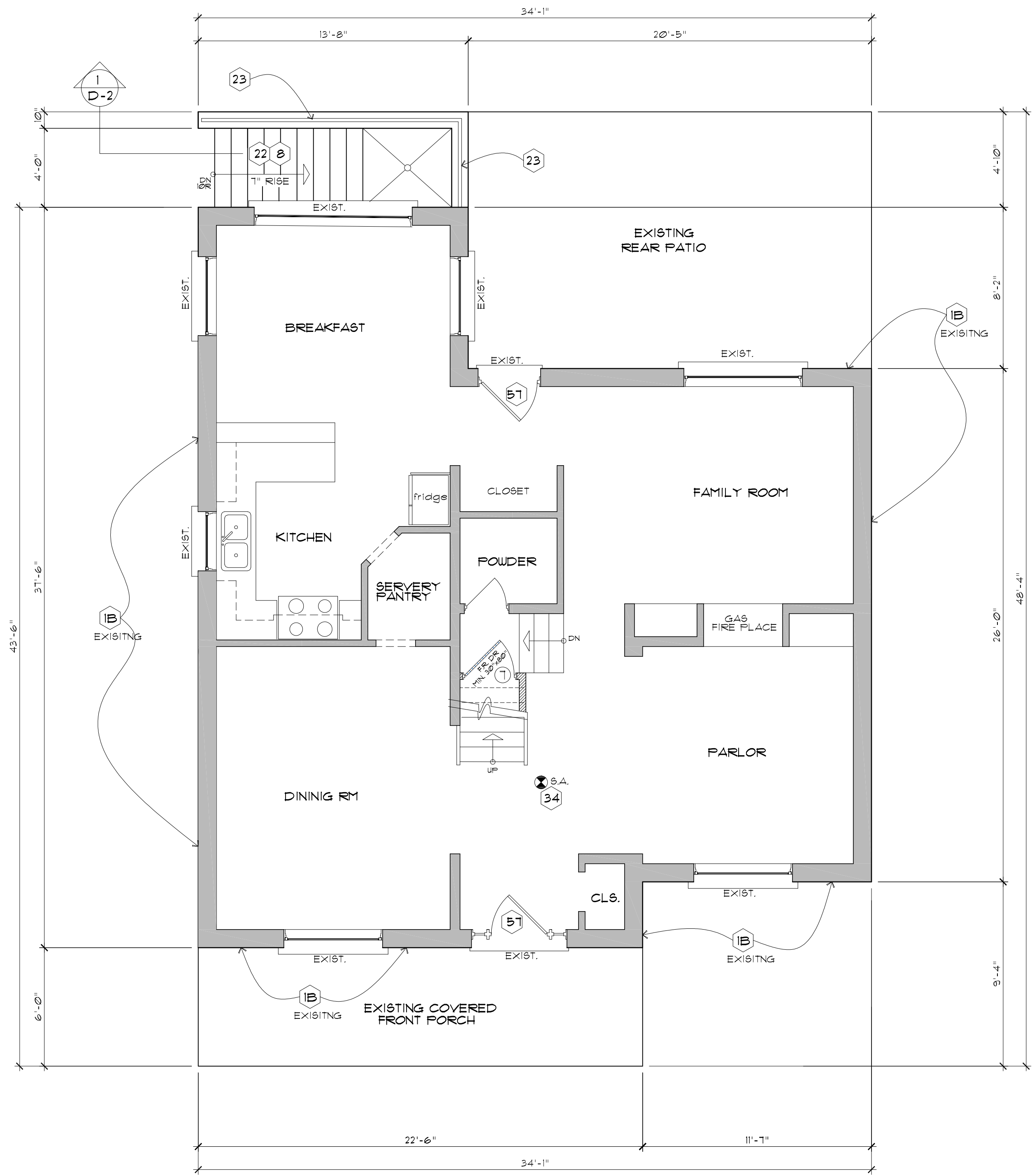


REVISIONS		
NO.		DATE
1	ISSUED FOR BUILDING * TENDER	APRIL 27 2020
2	REVISED AS PER EXAMINER NOTICE	JUNE 8 2020
3	ISSUED FOR COMMITTEE OF ADJUSTMENTS	JUNE 8 2020
<div>SH DESIGN YOUR VISION. OUR EXPERTISE CONSULTATIONS-DESIGNS-DRAFTING SAMIR HINNAAWI Cell: (416) 414-9116 Email: shdesign@rogers.com</div>		
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER		
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN EXEMPT UNDER 2.13.1. OF THE BUILDING CODE		
SAMIR HINNAAWI NAME SIGNATURE 34165 BCN		
LEGALIZING EXISTING BASEMENT APARTMENT		
7 WOODGROVE TRAIL MARKHAM, ONTARIO		
EXISTING SITE PLAN		
DRAWN	CHECKED BY:	SHEET
DATE	SCALE	FILE
APRIL 2020	1:150	S.P.



DRAWN BY:	CHECKED BY:	SHEET A-1
DATE FEB. 2020	SCALE 1/4" = 1'-0"	FILE

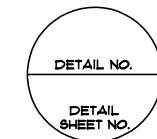
NOTE:- ALL SMOKE ALARMS TO BE
INTERCONNECTED IN BOTH UNITS



EXISTING
FIRST FLOOR PLAN

WALL CONSTRUCTION

- = EXISTING NON LOAD BEARING
WALLS TO BE REMOVED, PATCH
AND FILL AS REQUIRED
- 2 = EXIST. FOUNDATION WALL
& EXISTING EXTERIOR BRICK
VENEER WALLS TO
REMAIN (DO NOT DISTURB)
- 33 = NEW 2"x4" @16" o.c. INTERIOR WALLS
C/W 1/2" DRYWALL FINISH
ON BOTH SIDES
NOTE: PROVIDE MIN. 4-MIL POLY
& WOOD CONCRETE CONTACT
TYPICAL (ALL)
- = FIRE SEPERATION OF WALLS
= 30 MINUTE FIRE SEPERATION 5/8" TYPE "X"
GYPSUM BOARD ON METAL RESILIENT
CHANNELS (OPTIONAL), 2"x4"@16"o.c.
WOOD STUDS C/W SOUND ATTENUATION BATTS
5/8" TYPE "X" GYPSUM BOARD.
- CFS.
CEILING = CEILING FIRE SEPERATION
= 45 MINUTE FIRE SEPERATION 5/8" TYPE "X"
GYPSUM BOARD ON METAL RESILIENT
CHANNELS @ 1/6 OF EXISTING 2"x8" FLOOR
JOISTS, FILL JOISTS CAVITY W/ SOUND
INSULATION (TYP. @ BASEMENT CEILING)
PROVIDE MIN 4" ROXUL INSULATION



REVISIONS

NO.		DATE
1	ISSUED FOR BUILD. & TENDER	APRIL 12, 2020
2	REVISED AS PER EXAMINERS NOTICE	JUNE, 08, 2020
3	ISSUED FOR COMMITTEE OF ADJUSTMENTS	JUNE, 08 2020

SH DESIGN

YOUR VISION, OUR EXPERTISE

DESIGN, CONSULTATIONS, DRAFTING

- RESIDENTIAL DESIGNS
- CUSTOM HOMES
- ADDITIONS & RENOVATIONS

SAMIR HINNAWI

CEL: (416) 414-9176

Email: shdesign@rogers.com

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BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN EXEMPT UNDER 2.17.5.1.
OF THE BUILDING CODE

SAMIR HINNAWI 34165
NAME SIGNATURE BCIN

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
BEFORE COMMENCING WORK AND TO REPORT ANY
DISCREPANCIES TO THE ENGINEER
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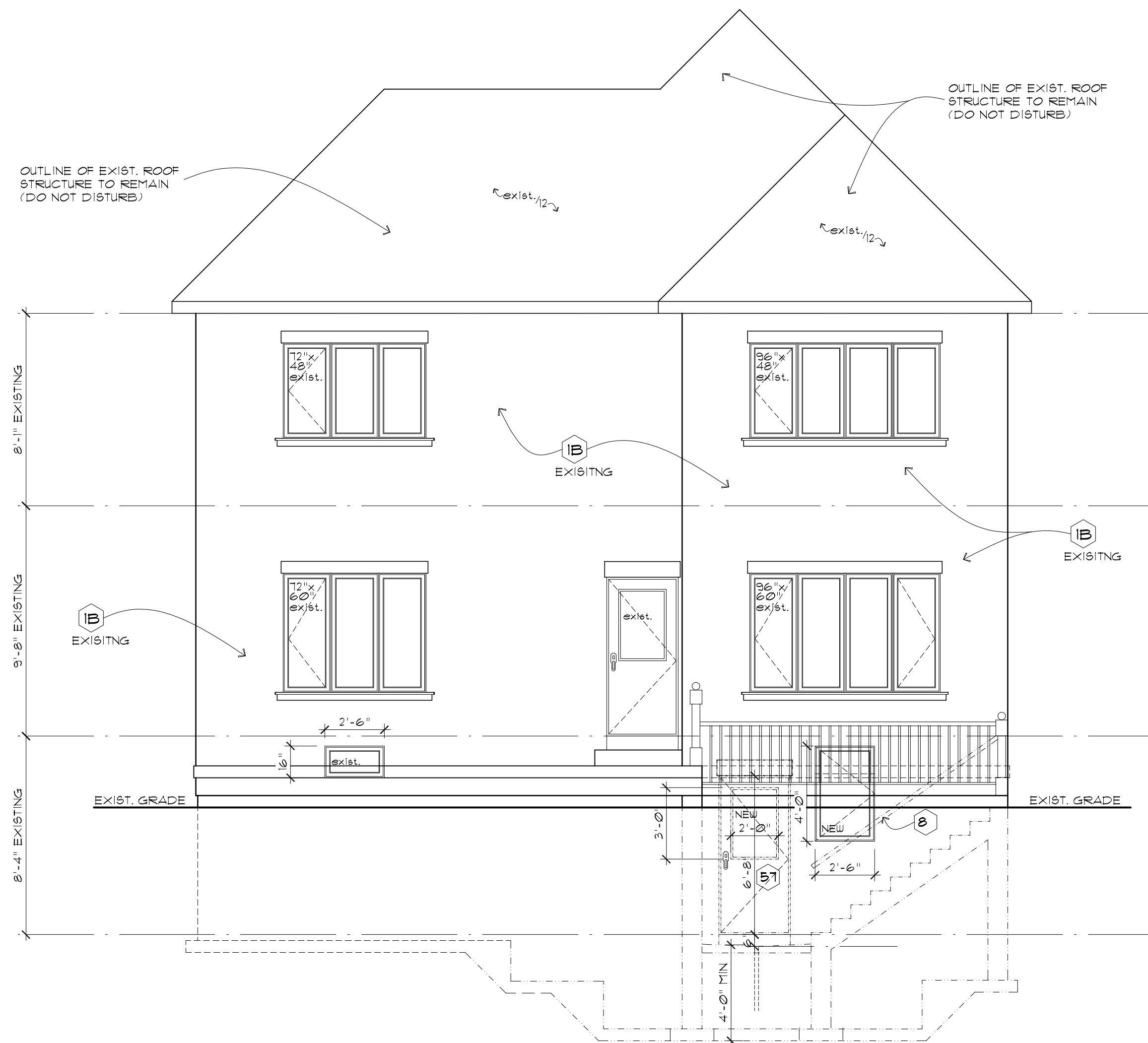
PROP. INTERIOR ALTERATION
BASEMENT, CREATE A SECOND
SUITE & ADD WALKOUT STAIRS

7 WOODGROVE TRAIL

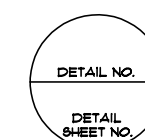
MARKHAM, ONTARIO

FIRST FLOOR
PLAN

DRAWN BY:	CHECKED BY:	SHEET A-2
DATE FEB. 2020	SCALE 1/4" = 1'-0"	FILE



EXISTING REAR ELEVATION



REVISIONS

NO.		DATE
1	ISSUED FOR BUIL. & TENDER	APRIL 12, 2020
2	REVISED AS PER EXAMINER'S NOTICE	JUNE 08, 2020
3	ISSUED FOR COMMITTEE OF ADJUSTMENTS	JUNE 08, 2020

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SAMIR HINNAWI
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SAMIR HINNAWI  34165
NAME SIGNATURE BCN

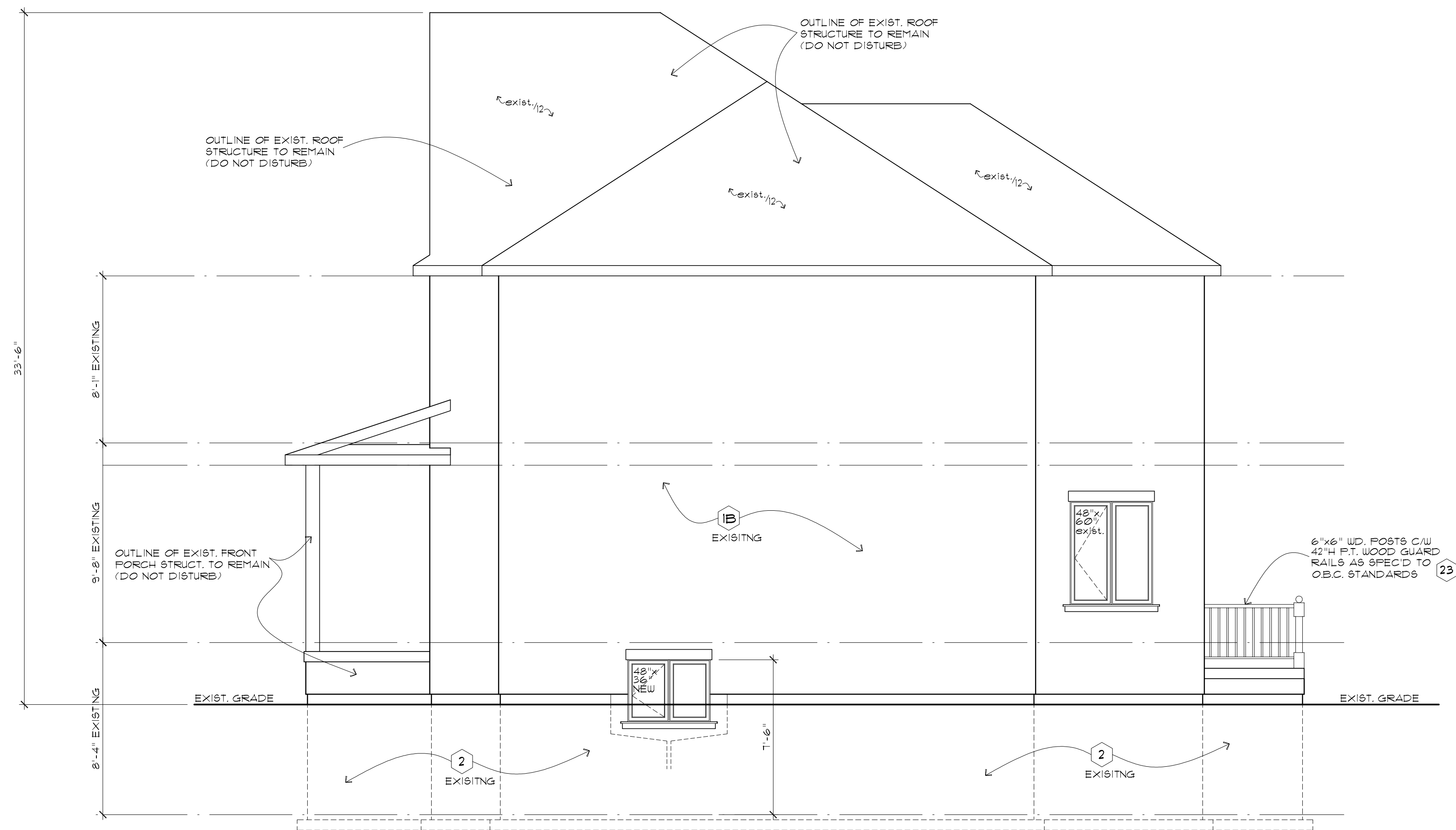
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PROP. INTERIOR ALTERATION
BASEMENT, CREATE A SECOND
SUITE & ADD WALKOUT STAIRS
1 WOODGROVE TRAIL
MARKHAM, ONTARIO

EXIST. REAR
ELEVATION

DRAWN BY:	CHECKED BY:	SHEET A-3
DATE FEB. 2020	SCALE 1/4" = 1'-0"	FILE

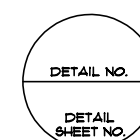
NOTE:- ALL SMOKE ALARMS TO BE
INTERCONNECTED IN BOTH UNITS



RIGHT SIDE ELEVATION

WALL AREA = 102.25 sq.m
LIMITING DISTANCE = 2.40m
COVERAGE ALLOWED = 8.7%
UNPROTECTED OPENINGS AVAILABLE
= 5.36 sq.m
= 5.24%

EXISTING RIGHT SIDE ELEVATION



REVISIONS		
NO.		DATE
1	ISSUED FOR BUILD. & TENDER	APRIL 12, 2020
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3	ISSUED FOR COMMITTEE OF ADJUSTMENTS	JUNE, 08, 2020

SH DESIGN
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- ADDITIONS & RENOVATIONS

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NAME SIGNATURE BCIN

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PROP. INTERIOR ALTERATION
BASEMENT, CREATE A SECOND
SUITE & ADD WALKOUT STAIRS
7 WOODGROVE TRAIL
MARKHAM, ONTARIO

**EXIST. RIGHT SIDE
ELEVATION**

DRAWN BY:	CHECKED BY:	SHEET A-4
DATE FEB. 2020	SCALE 1/4" = 1'-0"	FILE

NOTE:- ALL SMOKE ALARMS TO BE INTERCONNECTED IN BOTH UNITS



LEFT SIDE ELEVATION

WALL AREA = 102.25 sq.m
LIMITING DISTANCE = 2.40m
COVERAGE ALLOWED = 8.7%
UNPROTECTED OPENINGS AVAILABLE
= 5.36 sq.m
= 5.24%

REVISIONS

NO.		DATE
1	ISSUED FOR BUILD. & TENDER	APRIL 12, 2020
2	REVISED AS PER EXAMINER'S NOTICE	JUNE. 08, 2020
3	ISSUED FOR COMMITTEE OF ADJUSTMENTS	JUNE. 08 2020

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SAMIR HINNAWI

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SAMIR HINNAWI		34165
NAME	SIGNATURE	BCIN

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PROP. INTERIOR ALTERATION
BASEMENT, CREATE A SECOND
SUITE & ADD WALKOUT STAIRS
7 WOODGROVE TRAIL
MARKHAM, ONTARIO

EXIST. LEFT SIDE
ELEVATION

DRAWN BY:	CHECKED BY:	SHEET A-5
DATE FEB. 2020	SCALE 1/4" = 1'-0"	FILE