

PLANNING AND BUILDING SERVICES

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Planning Report

TO: Committee of Adjustment

FROM: Janany Nagulan

Planner

DATE: April 15, 2021

RE: Application for Minor Variance **D13-A10-2021**

97 Roxborough Road Town of Newmarket

Made by: FAIRBROTHER, John and YEATES, Leslie

1. Recommendations:

That Minor Variance Application D13-A10-2021 be approved, subject to the following conditions:

- 1. That the variance pertains only to the request as submitted with the application; and,
- 2. That the development be substantially in accordance with the information submitted with the application; and
- 3. That the applicant provide site specific grading plans prepared and sealed by the design Engineer (P.Eng), to be approved by Engineering Services; and
- 4. That the applicant provide a sealed letter prepared by the design Engineer (P.Eng) demonstrating that the proposed addition will not change the existing grading and drainage patterns and will not have an impact on the adjacent properties to the satisfaction of Engineering Services; and
- 5. That the applicant be advised that prior to the issuance of any building permit, compliance will be required with the provisions of the Town's Tree Preservation, Protection, Replacement and Enhancement Policy; and
- 6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

2. Application:

An application for a minor variance has been submitted by the above-noted owner to request relief from Zoning By-law Number 2010-40 as amended, to facilitate the construction of a new one-story residential detached dwelling. The requested relief is below.

Relief	By-law	Section	Requirement	Proposed
1	2010-40	Section 6.2.2	A minimum side yard setback	A minimum side yard
		Zoning	of 1.8m for buildings beyond	setback of 1.2m for
		Standards	5.7m in height.	buildings beyond 5.7m in
		For Residential		height.
		Zones		-

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2	2010-40	Section 6.2.2	A maximum lot coverage of	A maximum lot coverage of
		Schedule D	25%.	27.5%.
		Maximum Lot		
		Coverage		

The above-described property (herein referred to as the "subject property") is located in a residential neighbourhood, west of Leslie Street and south of Davis Drive. There currently is a one–story residential detached dwelling on the property that is to be demolished.

3. Planning considerations:

The request for variances are to facilitate a new proposed one-story residential dwelling on the property.

In order to authorize a variance, Committee must be satisfied that the requested variance passes the four tests required by the *Planning Act*. In this regard, staff offer the following comments:

Conformity with the general intent of the Official Plan

The subject property is designated "Residential Areas" in the Official Plan. This designation permits a range of residential built form types. Regarding this designation, the Town's Official Plan states:

It is the objective of the Residential Area policies to:

- a. Provide for a range of residential accommodation by housing type, tenure, size and location to help satisfy the Town of Newmarket's housing needs in a contest sensitive manner.
- b. Maintain the stability of Residential Areas by establishing zoning standards that acknowledge and respect the existing physical character of the surrounding neighbourhood.
- c. Recognize the desirability of gradual ongoing change by allowing for contextually-sensitive development through *Planning Act* applications, to permit development which contributes to a desirable urban structure, diversifies housing stock, optimizes the use of existing municipal services and infrastructure, and is compatible with and complementary to the surrounding neighbourhood.
- d. Encourage a range of innovative and affordable housing types, zoning standards and subdivision designs where it can be demonstrated that the existing physical character of the Residential Area will be maintained.

The "Residential Areas" permits single detached dwellings in a range of sizes and built forms. The Official Plan allows for compatible design and the gradual change and improvement of homes through Planning Act applications. Subject to the recommended conditions of approval, the requested variances is considered to conform to the Official Plan and therefore, this test is met.

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Conformity with the general intent of the Zoning By-law

The subject property is zoned Residential Detached Dwelling 15.0 Metre (R1-D) according to By-law 2010-40, as amended by By-law Number 2020-63. Single detached dwellings are permitted within the zone.

Section 6.2.2 of the Zoning By-law sets out the zone standards applicable to residential zones. The general intent of setbacks is to ensure that the use of a property does not infringe on the rights of neighbours, and to allow sufficient space for sunlight, airflow, privacy, landscaping, stormwater run-off, and movement around the home / accessory buildings. The intent is also to ensure compatibility and consistency within the existing neighbourhood. In the case of the subject property, the proposed dwelling will be located approximately 1.28m and 1.24m from the interior property lines, whereas the required interior side yard setback is 1.8m for buildings that are beyond 5.7m in height. The proposed reduction to the interior side yard setback appears to maintain a functional space and distance from the interior side yards and the impacts to neighboring properties appears to be minimal.

The general intent of maximum lot coverage provisions is to limit the built form of structures in order to maintain compatibility and similarity of structures, and to ensure adequate amenity space. By limiting lot coverage, building size is restrained and ensures that houses are similar in size. The maximum lot coverage for the subject property is 25% and the applicant is requesting a maximum lot coverage of 27.5%.

The requested variance represents a small increase in coverage that will result in a dwelling that is in keeping with the surrounding area, and will not significantly impact the functional space of the lot. This test is met.

Desirable for the appropriate development of the land

It is generally desirable to allow a property owner to invest in their property and arrange it in a manner that suits their needs, subject to the limits of the zoning by-law and impacts on neighbouring properties. As the requested relief would allow the property owner to invest in their property and arrange the property to suit their needs without significant impact to neighbours or the community, the variance is desirable for the appropriate development of the lot. This test is met.

Minor nature of the variance

When considering if the variance is minor, it is not just the numerical value; the Committee is requested to consider the overall impact of the variance. The overall impact of the proposed variance appears to be minimal as despite the reduced setbacks and increased coverage, the proposed dwelling would still be compatible with the overall diversity of dwelling types within the neighbourhood. In addition, significant impacts to surrounding properties are not anticipated. This test is met.

In consideration of the above, the proposed variance meets the four tests under the *Planning Act*.

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4. Other comments:

Heritage

The property is not designated under the Ontario Heritage Act or on the municipal list of non-designated properties.

Commenting agencies and departments

The Chief Building Official has no objection to this application.

Engineering has stated concerns as the reduction of green (landscaped) spaces will have an impact on the current storm water system. Engineering Services has requested for site specific grading plans and letter stating there will be no changes to the existing grading/drainage pattern and there will be no impacts on the adjacent properties. This has been reflected in the conditions.

York Region has no comments with regards to this application

Effect of Public Input

No public input was received as of the date of writing this report.

5. Conclusions:

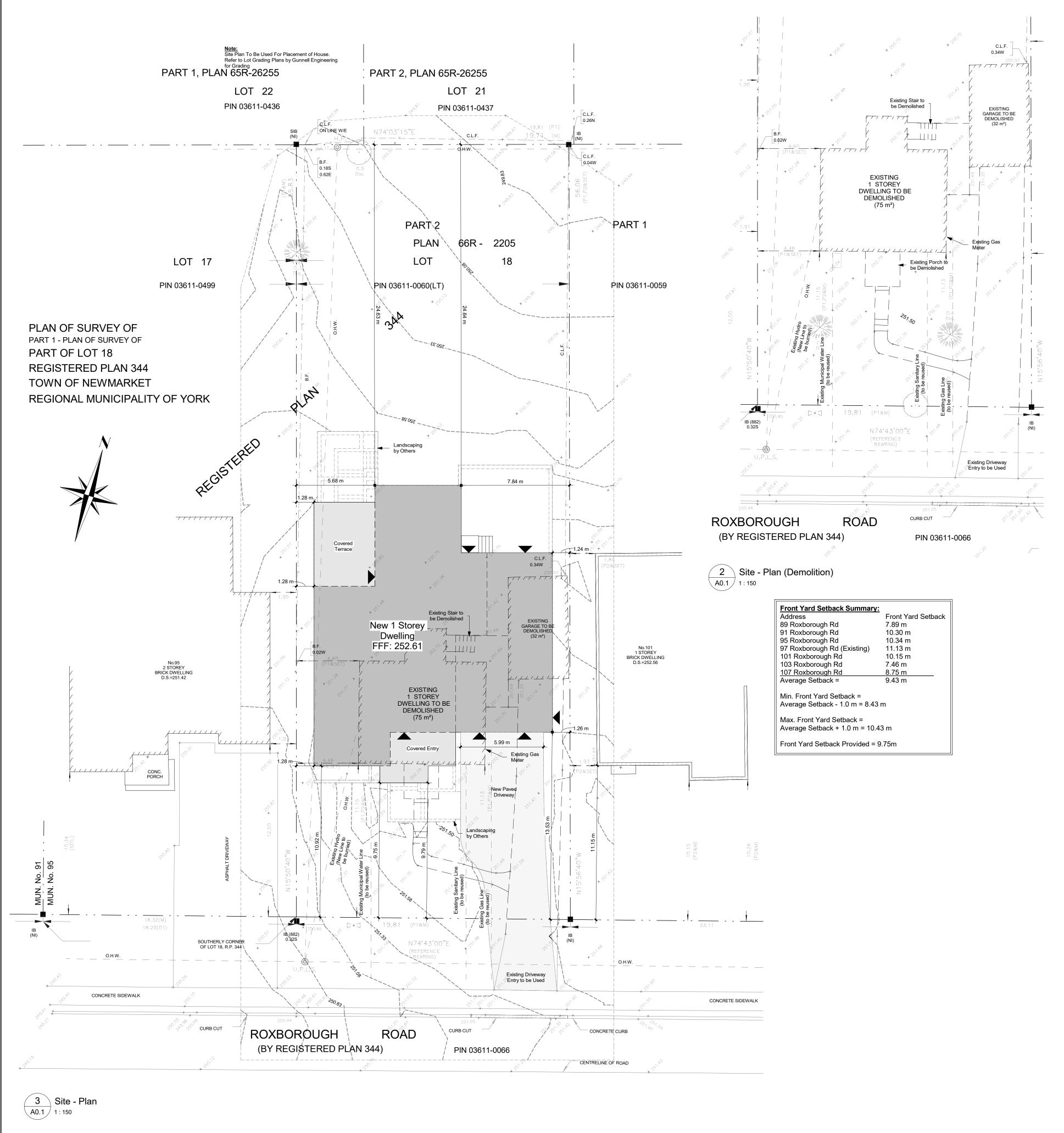
The relief as requested:

- (1) is minor in nature;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; and
- (3) is considered desirable for the appropriate development of the lot.

Respectfully submitted,

Janany Nagulan

Planner



GENERAL SPECIFICATIONS—(All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

Excavation and Backfill xcavation 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 organic material.

If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum lepth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4". Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9

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

 \cdot Masonry foundation walls shall be parged with $\frac{1}{4}$ " of mortar coved over the footing prior to 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.

·Window wells shall be drained to footing. Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building and provisions shall be made to prevent soil erosion Concrete slabs in attached garages shall be sloped to drain to exterior The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.

·Minimum 20"x6" continuous keyed 2200 psi poured concrete footing, unless noted otherwise. Minimum 4'-0" below finished grade in accordance with OBC Table 9.12.2.2. ·Footings shall be founded on natural undisturbed soil rock or compacted granular fill with minimum bearing capacity of 1570 psf. linimum Footing Size

Floor Supported Supporting Ext. WallSupporting Int. Wall Column Area 9 7/8" width 7 7/8" width 13 ¾" width 13 ¾" width 17 3/4" width 19 ¾" width 10.9 ft2 Increase footing width by 2 5/8" for each storey of masonry veneer supported, and by 5 1/8" for

each storey of masonry construction supported by the foundation wall. The projection of an unreinforced footing beyond the wall supported shall be greater or equal than

<u>Step Footings</u>
·Vertical Rise-23 5/8" max for firm soils and 15 ¾" max for sand or gravel Horizontal Run-23 5/8" min.

all laterally supported and unsupported foundation walls.

o be poured concrete or unit masonry (refer to drawings for type and thickness) Dampproofing shall be a heavy coat of bituminous material. Foundation wall to extend minimum 5.7/8" above finished grade ·A drainage layer is required on the outside of a foundation wall where the interior insulation extends nore than 2'-11" below exterior grade. A drainage layer shall consist of: ·Min. ¾" mineral fiber insulation with min. density of 3.6 lb/ft3 or

·Min. 4" of free drainage granular material or An approved system which provides equivalent performance. ·Foundation walls shall be braced or have the floor joists installed before backfilling. ·Sill plates shall be provided where floors/walls directly bear on the foundation walls. Sill plates shall be continuous 2x4" or 2x6" wood (refer to drawings) mounted on a continuous sill gasket c/w 1/2" diameter anchor bolts, 12" long, embedded a minimum of 4" into the concrete @ 7'-10" o/c and be designed to prevent tightening without withdrawing them from the foundation

<u>Concrete Floor Slabs</u>
Garage, carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5-8% air entrainment unless noted otherwise.

<u>Basement Slabs</u> to be 4" thick 20Mpa poured concrete with dampproofing (refer to sections) on 6" ourse clean granular material or 4" thick 25Mpa poured concrete on 6" course clean granular

Garage Slabs to be 6" thick 32Mpa with 5-8% air entrainment, sloped min. 1% to exterior to drain, on 6" course clean granular material. Reinforced Concrete Slabs (porches over cold rooms in basements) to be constructed in strict ccordance with OBC section 9.39. The slab shall not span more than 8'-2" in the shortest direction, be not less than 4 7/8" thick, and be reinforced with 10M bars @ 7 7/8" on centre max in each direction with 1 1/4" clear concrete cover. The slab shall bear not less than 3" on the supporting foundation walls and be anchored to the walls with 24"x24" bent dowels spaced not more than 23 5/8" on centre. ·All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

Requirements for Soil Gas Control Where methane or radon gases are known to be a problem, a soil gas barrier shall be installed at walls, floors and roofs in contact with the ground according to Supplementary Standard SB-9.

Exterior Walls - General
Refer to drawings for Typical Assemblies. Exterior walls shall consist of:

Cladding (refer to drawings) Exterior Sheathing cover suitable for the specific cladding system used, installed per manufacturer Sheathing type and thickness as recommended by the cladding systems manufacturer. ·2"x6" studs @ 16" o.c. 2"x6" bottom plate and double 2"x6" top plate ·2"x4" studs @ 16" o.c. can be utilized provided the combined R-value of the batt insulation and

exterior rigid insulation achieves min as required by SB-12 O.B.C

- Insulation (refer to Minimum Insulation and Weatherproofing Notes) - 6 Mil Poly Vapour Barrier or equal Interior Wall Finish to be 1/2" gypsum board sheathing unless noted otherwise

Where constructed of 3 ½" brick, wall shall be bonded with header course every 6th course. Provide 2" solid masonry or continuous 1 $rac{1}{2}$ " plate under all root and floor framing members ·Provide 7 ½" solid masonry under beams and columns. Masonry wall to be tied to each tier of joists with 1 9/16"X3/16" corrosion resistant steel straps keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least Inside back of wall to be parged and covered with No. 15 breather-type asphalt paper.

For reduced foundation walls to allow a brick facing while maintainig lateral support, tie minimum 3 ½" brick to minimum 3 ½" back-up block with corrosion resistant ties at least 0.028 in2 in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with mortar. Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing.

Exterior Walls - Masonry Veneer

·Minimum 2 3/4" thick of joints are raked and 3 1/2" thick if joints are not raked. ·Minimum 1" air space to exterior sheathing. Provide weep holes @ 31" o.c. max at bottom of the cavity and over doors and windows Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8" up Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced 23 5/8" vertically and 15 3/4" horizontally. ·Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least

Exterior Garage Wall - Masonry Veneer As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at

Exterior Walls - EIFS

DuROCK - Exterior Insulation and Finish Systems as per CCMC Evaluation report 12969-R. See DuROCKS specifications for all application details. Manufacturer instructions and specification must be strictly adhered to. No substitutions allowed. Install only Durock's Exterior Insulation and Finish System with CCMC approval and Minister's

1/2" dens-glass, 2"x6" studs @ 16" o.c. R22 glass fibre insulation, 6 mil poly VB/AB continuously over inside of exterior wall studs, under sill plates, over top plates, over face or joist headers for full height of exterior walls, and across underside of roof tie joists. ½" gypsum wall board. All penetrations (such as doors, windows, services) to be foamed. Trim excess foam insulation, seal windows and doors with flexsheild self adhesive flashing to manufacturers specifiacations and

Exterior Garage Wall - EIFS As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at exterior walls.

Interior Walls (Bearing & Non-Loadbearing)

the main bathroom in a dwelling unit, reinforcement shall be

1/2" Gypsum Board (interior side) unless noted otherwise

<u>- interior loadbearing walls</u> snall consist of: - 2"x4" or 2"x6" studs @ 16" o.c. 2"x4" or 2"x6" bottom plate and double 2"x4" or 2"x6" top

- 2"x4" mid-girts if not sheathed ½" gypsum board sheathing each side.

1 13/16" into studs.

Interior Partitions shall consist of:
- 2"x4" or 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width) 1/2" Gypsum Board each side (provide water resistant gypsum board in wet areas) Stud Wall Reinforcment If wood wall studs or sheet steel wall studs enclose

installed in accordance with O.B.C. 9.5.2.3.(1) Interior Insulated Garage Wall Partitions shall consist of: 1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16, and 9.25.3. to provide an effective barrier to gas and exhaust fumes. 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width)

·All plumbing and other penetrations through the walls and ceiling shall be caulked. Doors between the dwelling and attached garage may not open into a bedroom and shall be weather-stripped and have a self-closer.

Wood Frame Construction
-All lumber shall be spruce-pine-fir No. 2 or better and shall be identified by a grade stamp. Maximum moisture content 19% at time of installation. ·Wood framing members, which are supported on concrete in direct contact with soil, shall be separated from the concrete with 6-mil polyethylene.

Floor Construction refer to drawings for Typical Assemblies.

- 6 Mil Poly Vapour Barrier

See structural drawings for floor system design (where applicable). ·Joists to have minimum 1 ½" end bearing

R22 glass fibre insulation (or equal) in walls adjacent to heated spaces.

Joists shall bear on a sill plate fixed to foundation (refer to foundation wall notes) Header joists between 3'-11" and 10'-6" in length shall be doubled. Header joists exceeding 10'-6" shall be sized by calculations Frimmer joists shall be doubled when supported header is between 2'-7" and 6'-7". Trimmer ioists shall be sized by calculations when supported header exceeds 6'-7". ·2"x2" cross bridging required not more than 6'-11" from each support and from other rows of

bridging.

Provide solid blocking @ 4'-0" max. below walls running parallel to joists or as per engineered floor manufacturers specifications. ·Joists shall be supported on joist hangers at all flush beams, trimmers, and headers. Joists located under parallel non-loadbearing partitions shall be doubled Subfloor sheathing (refer to drawings) to be glued, nailed and screwed, with staggared joints. - Ceiling finish to be 1/2" gypsum board, unless noted otherwise.

loors over Garages/Unheated Spaces The following assembly shall be provided below the Typical Floor Assembly (refer to drawings) - 6 Mil Poly Vapour Barrier secured to the underside of floor structure above. Ceiling Joists (refer to drawings for size and spacing) - R31 glass fibre insulation or equal, unless noted otherwise. (refer to drawings) - 1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16. and

soffit material per Owner's Selection (Floor over Unheated Space) Roof and Ceilings
Refer to Drawings and Engineered Roof Truss Shop Drawings for roof sheathing, roof rafter, roof joist and ceiling joist size and spacing requirements. ·Hip and valley rafter shall be 2" deeper than common rafters. ·2"x4" collar ties @ rafter spacing with 1"x4" continuous brace at mid span if collar tie

9.25.3. to provide an effective barrier to gas and exhaust fumes (Floor over Garage) or exterior

exceeds 7'-10" in length. Attic Access hatch
Insulated (R-60) 21 1/2'x23" access hatch C/W weather stripping.

Notching and Drilling of Trusses, Joists and Rafters Holes in engineered floor, roof and ceiling members to be as per manufacturers specifications.

Holes in dimensioned floor, roof and ceiling members to be maximum 1/4" x actual depth of member and not less than 2" from edges. Notches in floor, roof and ceiling members to be located on top of member within ½ the actual depth from the edge of bearing and not greater than 1/3 joist depth.

Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if loadbearing, and 1 9/16" if non-loadbearing. Roof truss members and engineered wood products shall not be notched, drilled or weakened unless accommodated in the design.

·Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through at least ½" into roof sheathing. Every asphalt shingle shall be fastened with at least 4 nails.

Eave protection shall extend 2'-11" up the roof slope from the edge, and at least 11 3/4" from the inside face of the exterior wall, and shall consist of type M or type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated pase sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1.5, or where a low slope asphalt shingle application is provided. Sheet metal flashing shall consist of not less than 1/16" sheetlead, 0.013" galvanized steel,

Valley Flashing
Valleys shall be closed. Closed valleys shall consist of one layer of type "s" smooth surface rolll oofing not less than 24" wide. Nails shall not penetrate the flashing within 3" of its edge or 5" of the bottom of the valley centerline

rovide counter flashing at intersection of shingle roof and exterior wall. Extend flashing min 6" up wall and terminate exterior cladding minimum 2" above finished roof. <u>Skylights</u>
Curb mounted double glazed skylight by "Velux" or approved equal install as per manufacturer instructions. Skylights must conform to CAN/CGS 6.3.14-M

0.018" copper, 0.018 zinc, or 0.019" aluminum in colors approved by the Designer prior to

<u>Columns, Beams & Lintels</u>
Steel beams and columns shall be shop primed. Minimum 3/12" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the I columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of

Wood columns for carports and garages shall be minimum 3 ½"X3 ½": in all other cases ·Backfill height shall be site coordinated not to exceed limitations in accordance with OBC 9.15.4, for either 5 ½"x5 ½" or 7 ½" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall not be less than the width of the supported member. Masonry columns shall be a minimum of 11 3/8"x11 3/8" or 9 ½"x15" Provide solid blocking the full width of the supported member under all concentrated loads.

<u>Insulation & Weatherproofing</u>
·Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fiberglass type insulations. Ducts passing through unheated space shall be made airtight with tape and sealant. ·Caulking shall be provided for all exterior doors and access hatches to the exterior, except doors from a garage to the exterior. Weather stripping shall be provided on all doors and access hatches to the exterior, except doors 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 vapor from the interior and to the leakage of air from the exterior. <u>Natural Ventilation</u>
·Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area

Insulated roof spaces not incorporating an attic shall be ventilated with not less than 1/150 of ·Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or ·Unheated crawl spaces shall be provided with 1.1 ft2 of ventilation for each 538 ft2. Minimum natural ventilation areas, where mechanical ventilation is not provided, are: Bathrooms Other rooms Unfinished basement 0.2% of floor area

Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft2 and no dimension less than 15", which is openable without tools. ·Exterior house doors and windows within 6'-7"from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock. The principal entry door shall have a door viewer, transparent glazing or a sidelight. Windows and Door sizes noted on the drawings and schedules are to represent design intent

only. The General Contractor shall confirm rough opening sizes from the supplier prior to

framing/forming openings.

Access hatch minimum 19 3/2"x2'-4" to be provided to every crawl space. Heated crawl spaces shall be fitted with a door or hatch except when the access opening into the crawl space is from the adjacent heated space.

Access to Attics
Access hatch minimum 21 5/8" x 2'-11" to be provided to every attic roof space which is 108 ft2 or more in area and more than 23 5/8" in height over that area.

<u>Alarms & Detectors</u>
· Smoke Alarms and a carbon monoxide detector are required to be interconnected to all other smoke alarms (9.10.19.5) At least one ULC rated combination smoke/CO detector/alarm shall be installed on or near the ceiling on each floor and basement level 2'-11" or more above an adjacent level.

Within dwelling units, at least one smoke alarm must be installed on each storey including pasements. Additionally, a smoke alarm equiped with a strobe light is required in each sleeping room. Smoke Alarms are also required 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. ·A carbon monoxide detector shall be installed on or near the ceiling in every room containing

7 7/8" · Minimum width · Minimum headroom 6'-5" Minimum run 8 1/4"

a solid fuel burning fireplace or stove.

Minimum tread Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8" Winders that 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 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

<u>Handrails & Guards</u>
-A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers. ·Guards are required around every accessible surface, which is more than 23 5/8" above the adjacent level. nterior 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.

<u>Decorative Trim</u>
Trim as per the drawings and Owner's final selection. Dimension and mounting heights to be coordinated with on-site dimensions and all work to be proportioned accordingly.

Wood Blocking Wood blocking shall be provided within wall framing at stair locations for handrails in accordance with OBC 9.8.7.7. - Wood blocking shall be provided within wall framing at the main bathroom to permit the future nstallation of a grab bar on a wall adjacent to a water closet, a shower, and a bathtub in accordance with OBC section 9.5.2.3.

Plumbing

Every 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,

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, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A 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 3 way switch at the head and foot of the stairs. ·Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3-way switch at the head and foot of the stairs. Basements require a light for each 323 ft2, controlled by a switch at the head of the stairs.

<u>Mechanical Ventilation</u>
A mechanical ventilation system is required with a total capacity of at least equal to the sum of: 10 cfm each for basement and master bedroom 5 cfm for each other room $\cdot \textbf{A} \text{ principal dwelling exhaust fan shall be installed and controlled by a centrally located switch}$ 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. All exhaust fans shall be directly vented to the outdoors. 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. Gas Fireplaces Zero-clearance gas fireplaces to be installed in strict accordance with the manufacturers specifications (direct vent in accordance with OBC and authorities having jurisdiction) Combustion air supply to fireplaces shall be 4" diameter insulated non-combustible duct with operable damper and insect screen, min. 2" clearance to combustibles.

Exterior Lights at Entrances
An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy.

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc.

before proceeding with the work. The General Contractor shall check and verify all dimensions

and report all errors and omissions to Custom CADD Inc. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

Lot Coverage Summary

All drawings are not to be scaled.

Lot Area = 1,105.5 m² Building Area of Proposed Residence = 299.6 m² Building Area of Accessory Buildings = N/A

Average Grade Summary

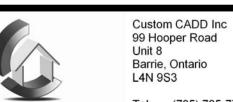
Total Lot Coverage = 27.1%

Average Grade is calculated by adding the grade elevations at each corner of the house and dividing by the number of Average Grade = 251.29m

Demolition Summary Exsting Single Storey Dwelling to be Demolished: 75 m² Existing Detached Garage to be Demolished: 32 m²

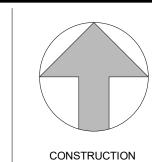
Issued for Pricing & Consultant Review 24.11.2020 26.01.2021 Revised for Permit Application 11.02.2020 **Revision Schedule**

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS



(705) 725-7724 (705) 725-1076

Inc www.custom-cadd.com



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 PHILIPPE LAMADELEINE NAMESIGNATURE

REGISTRATION INFORMATION #30803

CUSTOM CADE FIRM NAME BCII

PROJECT NAME

Fairbrother **New Residence**

> 97 Roxborough Road Newmarket, ON

RAWING TITLE: Site Plan and General Notes

PROJECT NUMBER: As indicated 21-11 TART DATE: February 20th, 2020 RAWN BY DRAWING NUMBER: A0.1 CHECKED BY: