



PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E. MARKHAM, ON

TOTAL 3 UNITS

PROPOSED ARCHITECTURAL DRAWING FOR BUILDING PERMIT 90% COMPLETE



ARCHITECT:

DAVID JOHNSTON ARCHITECT LTD.
100 Anna Russell Way, Unit 108
Unionville, ON. L3C 6C7

EMAIL: d.johnston@davidjohnston.ca
TEL: (416) 919-6020

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1/4" = 1'-0"
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1ST FLOOR PLAN

1/4" = 1'-0"
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1/4" = 1'-0"
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1/4" = 1'-0"
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1/4" = 1'-0"
- A-1.5

ACCESSIBLE WASHROOM

1/4" = 1'-0"

- A-2.1

NORTH ELEVATION

1/4" = 1'-0"
- A-2.2

EAST ELEVATION

1/4" = 1'-0"
- A-2.3

SOUTH ELEVATION

1/4" = 1'-0"
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WEST ELEVATION

1/4" = 1'-0"
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SECTION 1

1/4" = 1'-0"
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1/4" = 1'-0"
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STAIR SECTION 1&2

1/4" = 1'-0"
- A-4.0

KITCHEN SPECS

N.T.S.
- A-4.1

KITCHEN DETAILS

N.T.S.

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7672 ELGIN MILLS RD. E.
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201-5762 Highway 7 East,
Markham, Ontario L3P 1A8



100 Anna Russell Way,
Unit 108 Unionville, ON L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by D.C., A.T.

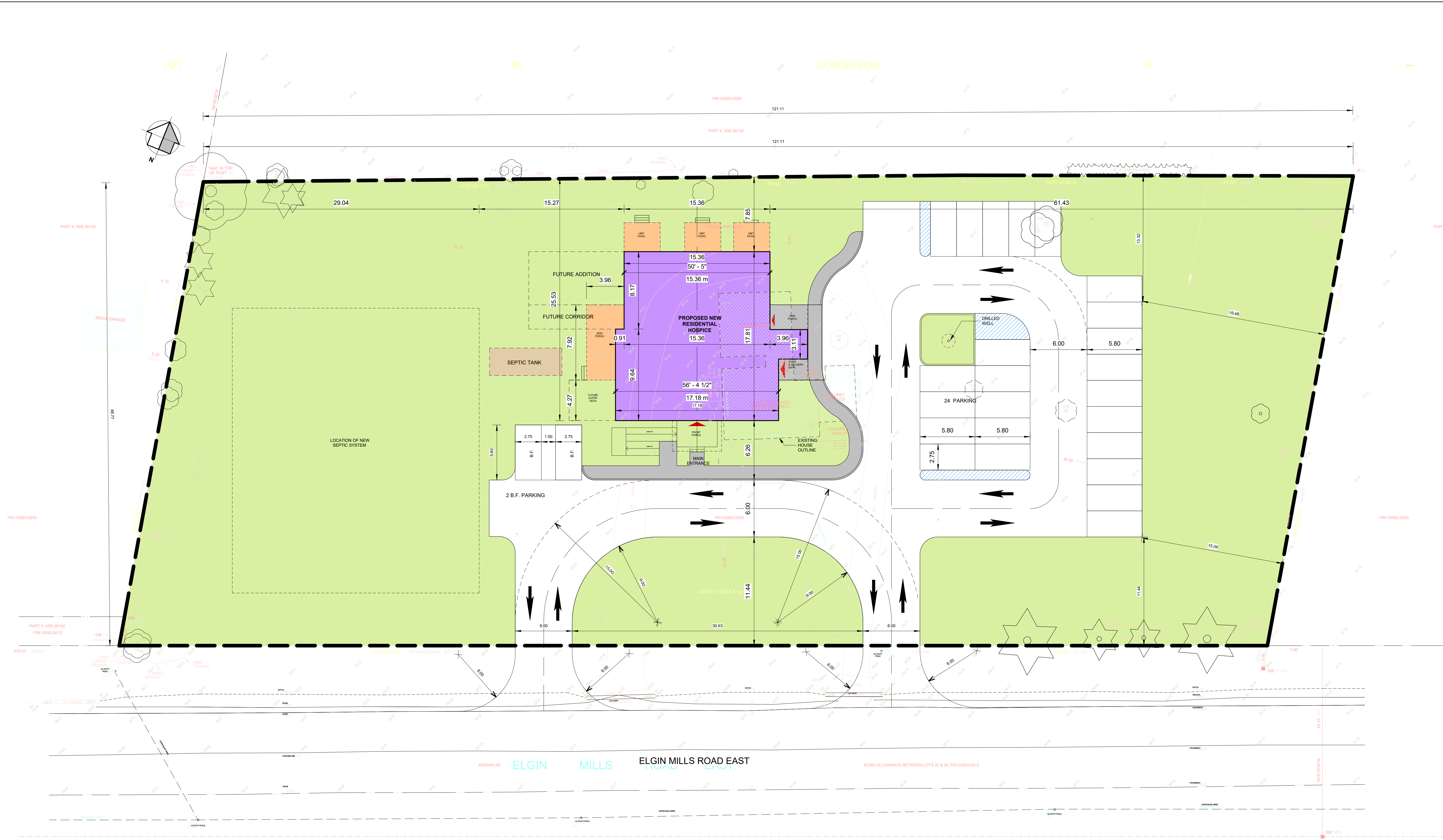
Date JUNE , 2026

Scale

Project Number 250513

DRAWING NAME COVER PAGE

SHEET NUMBER A-0.0



2 SITE PLAN
1/16" = 1'-0"

- SITE PLAN GENERAL NOTES**
- Site design to conform to firefighting access requirements as per OBC 9.10.20.3.
 - Grade to be sloped away from building as per OBC 9.14.6.1.
 - Downspout to conform to OBC 9.26.18.2.
 - Site design to conform to barrier free requirements as per OBC 3.8.1.1 for access to barrier free/accessible-ready units.
 - Entrance to barrier free/accessible-ready units to conform to OBC 3.8.1.2 and OBC 3.8.3.3.
 - Exterior walks that form part of a barrier-free path of travel to conform to OBC 3.8.3.2.
 - Site design to conform to CSA/ASC B651 for access to enhanced accessibility unit.

SITE & BUILDING DATA	
LOT SIZE	= 1.473 ACRE
1ST FLOOR AREA	= 3,185 S.F.
2ND FLOOR AREA	= 1,575 S.F.
TOTAL G.F.A.	= 4,760 S.F.

SITE PLAN

SCALE= 1:400
APR 23, 2026
MAY 06, 2026
MAY 08, 2026 UPDATED
JUN 08, 2026 UPDATED

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PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by	D.C.
Date	JUNE , 2026
Scale	1/16" = 1'-0"
Project Number	250513
DRAWING NAME	SITE PLAN
SHEET NUMBER	A-0.1

Name of Practice:
David Johnston Architect Ltd.
100 Anna Russell Way, Unit 108
Unionville, ON, L3C 6C7
Phone: 416-919-6020
E mail: d.johnston@davidjohnston.ca.

Name of Project:
Evergreen Hospice in Markham

Location:
7672 Elgin Mills Rd E., Markham.

Date:
June 18, 2026.



2024 Ontario Building Code Data Matrix Part 3 – Fire Protection, Occupant Safety and Accessibility				Building Code Reference¹		
3.00	Building Code Version:	<u>O. Reg. 163/24</u>	Last Amendment	<u>O. Reg. 119/26</u>		
3.01	Project Type:	☒ New Construction ☐ Addition ☐ Renovation ☐ Change of use ☐ Addition and renovation				
	Description:	<u>new 2 storey hospice - 3 patient rooms</u>				
3.02	Major Occupancy Classification:	<u>Occupancy Group B-3</u>	<u>Use Permitted Group C, Part 3</u>	A) 1.3.3.2.		
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes				
	Description:					
3.04	Building Area (m²)	<u>Description:</u>	<u>Existing</u>	<u>New</u>	<u>Total</u>	A) 1.4.1.2.
		<u>Building Footprint</u>	<u>0</u>	<u>295.90</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
		<u>Total</u>	<u>0</u>	<u>295.90</u>	<u>0</u>	

3.15	Construction Type:	<u>Restriction:</u> ☒ Combustible permitted ☐ Non-combustible required ☐ Encapsulated mass timber permitted <u>Actual:</u> ☒ Combustible ☐ Non-combustible ☐ Combination of combustible and non-combustible ☐ Encapsulated mass timber ☐ Combination of encapsulated mass timber and non-combustible <u>Heavy Timber Construction:</u> ☐ No ☐ Yes	3.2.2.20 - 93, 3.2.1.6. 3.1.4.6., 7., 3.2.2.16.
3.16	Importance Category:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ☒ Normal ☐ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1.
3.17	Seismic Category:	Seismic Category: <u>Site-specific</u> Site Class: <u>D</u> Seismic design for Table 4.1.8.18. Items 6 to 22: ☐ Required ☒ Not Required Reasons: <u>Small Building</u>	4.1.8.4.(1) T-4.1.8.5-B 4.1.8.18.
3.18	Occupant Load	<u>Floor Level/Area</u> <u>Occupancy Type</u> Based On <u>Occupant Load (Persons)</u> Posted Limit Required <u>1st Floor</u> <u>Group B-3</u> <u>Design 10</u> <u>11</u> <u>29</u> <u>2nd Floor</u> <u>Group D</u> <u>Design 9.3</u> <u>4</u> <u>15</u> <u>1st Floor Occupant Load =</u> <u>Patient -3</u> <u>Staff -2</u> <u>Visitor -6</u> <u>2nd Floor Occupant Load =</u> <u>Staff -4</u>	3.1.17.
3.19	Barrier-free Design:	X Yes ☐ No <u>Explanation</u>	3.8.

3.21	Required Fire Resistance Ratings	<u>Horizontal Assembly</u> <u>Rating (H)</u> <u>Supporting Assembly (H)</u> <u>Noncombustible in lieu of rating?</u> Storeys below grade <u>0</u> <u>0</u> ☐ No ☐ Yes ☒ N/A Floors over basement <u>0</u> <u>Slab on grade</u> ☐ No ☐ Yes ☐ N/A Floors <u>1</u> <u>2nd</u> ☐ No ☒ Yes ☐ N/A Mezzanine <u>0</u> <u>0</u> ☐ No ☐ Yes ☒ N/A Roof <u>0</u> <u>0</u> ☒ No ☐ Yes ☐ N/A	3.2.2.20 - 93, 3.2.1.2, 3.2.1.4, 3.2.2.15., 3.3.2.1.
3.22a	Spatial Separation	<u>Exposing Building Face</u> <u>EBF Area (m²)</u> <u>L.D. (m)</u> <u>L/H or HL</u> <u>Required FRR (H)</u> % <u>Unprotected Openings Permitted</u> % <u>Unprotected Openings Provided</u> <u>South</u> <u>100.2</u> <u>23.70</u> <u>0</u> <u>0</u> <u>100</u> <u>North</u> <u>45.96</u> <u>7.86</u> <u>0</u> <u>0</u> <u>94</u> <u>44.2</u> <u>East</u> <u>86.99</u> <u>44.91</u> <u>0</u> <u>0</u> <u>100</u> <u>West</u> <u>86.99</u> <u>53.07</u> <u>0</u> <u>0</u> <u>100</u>	3.2.3.
3.22b	Spatial Separation Continued	<u>EBF (repeated)</u> <u>Construction Type</u> <u>Cladding Type</u> ☐ Noncombustible ☒ Noncombustible ☐ Noncombustible ☐ Noncombustible	3.2.3.

3.05	Gross Area (m²)	<u>Description:</u>	<u>Existing</u>	<u>New</u>	<u>Total</u>	A) 1.4.1.2.
		<u>1st Floor</u>	<u>0</u>	<u>295.90</u>	<u>295.90</u>	
		<u>2nd Floor</u>	<u>0</u>	<u>146.32</u>	<u>146.32</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
		<u>Total</u>	<u>0</u>	<u>442.22</u>	<u>442.22</u>	
3.06	Mezzanine Area (m²)	<u>Description:</u>	<u>Existing</u>	<u>New</u>	<u>Total</u>	3.2.1.1.
		<u>N.A.</u>	<u>0</u>	<u>0</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
			<u>0</u>	<u>0</u>	<u>0</u>	
		<u>Total</u>	<u>0</u>	<u>0</u>	<u>0</u>	
3.07	Building Height	<u>2</u> Storeys above grade <u>8.95</u> (m) Above grade				A) 1.4.1.2. & 3.2.1.1.
		<u>0</u> Storeys below grade				
3.08	High Building	☒ No ☐ Yes				3.2.6.
3.09	Number of Streets/ Firefighter access	<u>1</u> street(s)				3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size & Construction Relative to Occupancy)	<u>3.2.2.44</u> Group/Div <u>B/3</u>				3.2.2.20 - 93.
3.11	Sprinkler System	☐ Required ☒ Not Required <u>Provided:</u> ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☒ none <u>Description:</u>				3.2.1.5. & 3.2.2.18., 21., 22., 29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to 14.
3.12	Standpipe System	☒ Not required ☐ Required				3.2.5.8 - 11.
3.13	Fire Alarm System	☐ Required ☒ Not required (Hard-wired smoke detectors installed) <u>Type Provided:</u> ☐ Single stage ☐ Two stage ☒ None				3.2.4.
3.14	Water Service / Supply is Adequate	☐ No ☒ Yes, well system				3.2.5.7.

	Barrier-free Entrances:	Number <u>2</u> <u>Main Entrance & East Porch Doorway</u>	3.8.1.2.
3.20	Hazardous Substances:	☐ Yes <u>NA</u> ☒ No	3.3.1.2.,

3.23a	Plumbing Fixture Requirements¹	<u>Ratio:</u> <u>Male Female = 50:50 Except as noted otherwise</u> <u>Floor Level/Area</u> <u>Occupant Load</u> <u>IBC Reference</u> <u>WCs Required</u> <u>WCs Provided</u> <u>1st Floor</u> <u>11</u> <u>3.7.4.4.(2)</u> <u>1</u> <u>4</u> <u>2nd Floor</u> <u>4</u> <u>3.7.4.4.(3)</u> <u>1</u> <u>1</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>	3.7.4, 3.8.2.3.
3.23b	Plumbing Fixture Requirements continued:	<u>Floor Level/Area (repeated)</u> <u>Barrier-free WCs Required</u> <u>Barrier-free WCs Provided</u> <u>Universal Washrooms Required</u> <u>Universal Washrooms Provided</u> <u>1st Floor</u> <u>1</u> <u>4</u> <u>0</u> <u>0</u> <u>2nd Floor</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>	Tables 3.8.2.3 A and 3.8.2.3 B
3.24	Energy Efficiency:	<u>Compliance Path:</u> <u>SB-12 Table 3.1.1.2.C Package C2</u> <u>Climate Zone:</u> <u>Zone 1</u> <u>Degree Days Below 18 C:</u> <u>4000</u>	12.2.1.2 SB-1 Table 2
3.25	Sound Transmission Design:	<u>Is there more than 1 dwelling unit per building?</u> ☐ Yes ☒ No <u>Option Implemented:</u> <u>Notes:</u>	SB-3, 5.8.1.2.(2), 5.8.1.4., & 5.8.1.5.
3.26	Alternative Solution		A) 1.2.1.1., and [C] 2.1.
3.27	Notes:		

1 All references are to Division B of the OBC, unless preceded by [A] for Division A and [C] for Division C.

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PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by **DC**

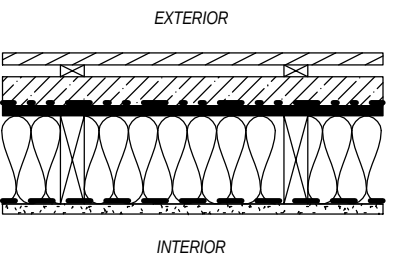
Date **JUNE , 2026**

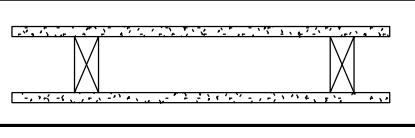
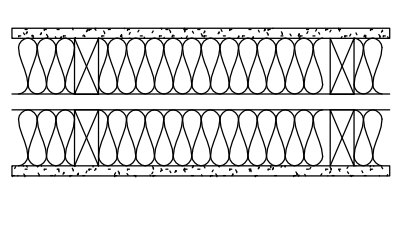
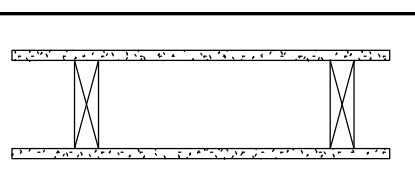
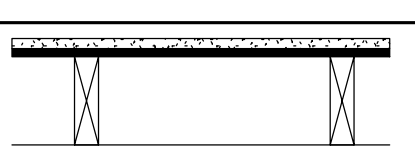
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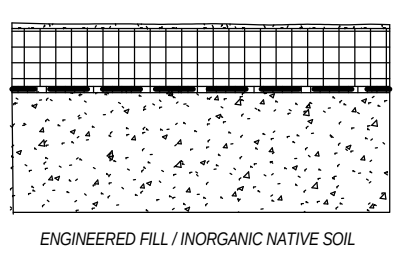
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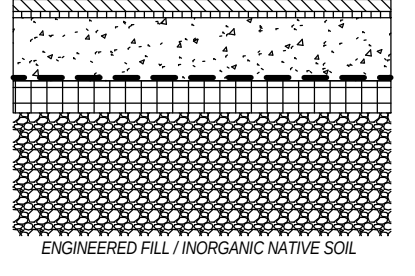
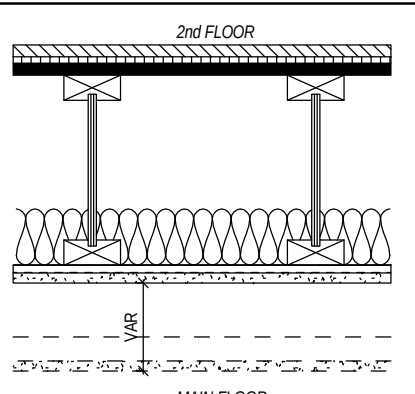
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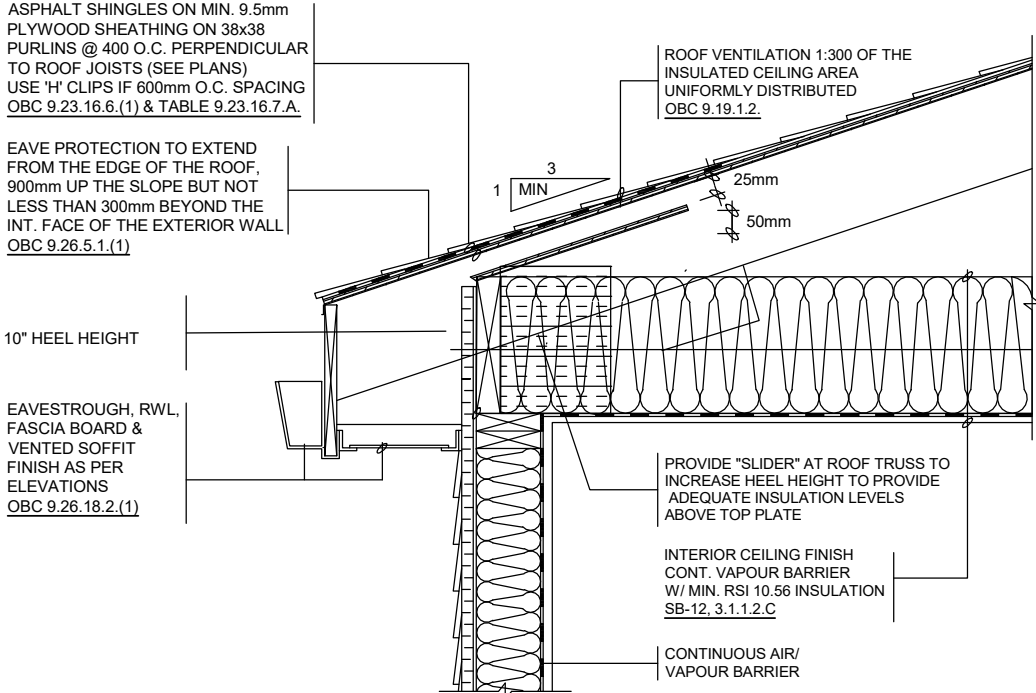
SHEET NUMBER **A-0.2**

W - EXTERIOR WALL ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
WD		EXTERIOR ENVELOPE WALL, FIRE RATED 3/4" (19mm) LIGHT-WEIGHT CLADDING PLATE HOLDER 3/4" (19mm) 1 1/2"x8mm WIDE WOOD STRAPPING @ 16"x400mm O/C 7" (151mm) RIGID INSULATION 1 (R-10.0) VAR AIR BARRIER, VAPOUR PERMEABLE 5/8" (16mm) EXTERIOR GRADE PLYWOOD WOOD STUD FRAMING 5 1/2" (140mm) REFER TO STRUCTURAL, CW 3 1/2" (89mm) STUD CAVITY IN-FILL INSULATION (R-22.0) (F.R.R. 25 MIN. SB-2.2.3.4E) VAR SMART VAPOUR CONTROL BARRIER 5/8" (16mm) TYPE "X" GYPSUM BOARD (F.R.R. 40 MIN. SB-2.2.3.4A)	R-VALUE R-10.0 O + R-22.0 (R-32.0)
			FRR 1HR

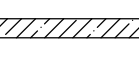
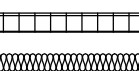
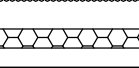
W - INTERIOR PARTITION ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
WD		2x4 INTERIOR PARTITION 1/2" (13mm) GYPSUM BOARD 3 1/2" (89mm) WOOD STUD FRAMING @ 16"x400mm O/C 1/2" (13mm) GYPSUM BOARD	FRR N/A STC N/A
WD		2x4 DEMISING WALL - LOAD BEARING, RATED SEPARATION 5/8" (15.9mm) GYPSUM BOARD 3 1/2" (89mm) WOOD STUD FRAMING ACoustic BATT IN-FILL INSULATION 1/2" (13mm) AIR SPACE 3 1/2" (89mm) WOOD STUD FRAMING REFER TO STRUCTURAL, CW 3 1/2" (89mm) ACoustic BATT IN-FILL INSULATION 5/8" (15.9mm) GYPSUM BOARD	FRR N/A STC 57 STC BASED ON W13x AS PER OBC SB-3
WD		2x6 INTERIOR PARTITION, FIRE RATED 1/2" (13mm) TYPE "X" GYPSUM BOARD (F.R.R. 20 MIN. SB-2.2.3.4A) 5 1/2" (140mm) WOOD STUD FRAMING @ 16"x400mm O/C CW (F.R.R. 40 MIN. SB-2.2.3.4E) 1/2" (13mm) TYPE "X" GYPSUM BOARD (F.R.R. 20 MIN. SB-2.2.3.4A)	FRR 1HR STC N/A
PS		PLUMBING CHASE 1/2" (13mm) GYPSUM BOARD 1/2" (13mm) PLYWOOD SHEATHING, REFER TO STRUCTURAL 3 1/2" (89mm) WOOD STUD FRAMING @ 16"x400mm O/C	FRR N/A STC N/A

WF - FOUNDATION WALL ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
WF		FOUNDATION VAR PARKING CEMENT COATING 7" (51mm) RIGID INSULATION 2 (R-10.0) 3/8" (10mm) DRAINAGE AND PROTECTION BOARD VAR FOUNDATION DAMP PROOFING 6" (150mm) CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL	R-VALUE R-10.0

F - FLOOR ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
F1		SLAB ON GRADE 3/4" (19mm) FLOOR FINISH SLIP-RESISTANT SHEET VINYL FLOORING FOR THE BATHROOM AND WASHROOM. ON SHEET VINYL SLIP-RESISTANT FLOORING AND RESIDENT ROOMS 3/8" (10mm) RUBBER UNDERLAY VAR CAST-IN-PLACE CONCRETE SLAB-ON-GRADE 2" (51mm) VAPOUR CONTROL BARRIER 8" (200mm) RIGID INSULATION 2 (R-10.0) FREE DRAINING GRANULAR BASE	R-VALUE R-10.0 INSULATION R-VALUES DETERMINED BASED ON ENERGY EFFICIENCY COMPLIANCE PACKAGES IN OBC SB-12, TABLE 3.1.1.2.C Zone 1 DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm
F2		WOOD FRAMED FLOOR, FIRE RATED (SB-2 F16) 3/4" (19mm) FLOOR FINISH SLIP-RESISTANT SHEET VINYL FLOORING FOR THE BATHROOM AND WASHROOM. ON SHEET VINYL SLIP-RESISTANT FLOORING AND RESIDENT ROOMS 1/4" (10mm) RUBBER UNDERLAY 3/4" (19mm) TAG PLYWOOD SUB-FLOOR, SCREWED & GUEED VAR ENGINEERED WOOD JOIST OR I-JOIST 1/2" (13mm) REFER TO STRUCTURAL 3/8" (10mm) ABSORPTIVE MATERIAL IN CAVITY VAR RESILIENT FLOORING CHANNELS TYPE "X" GYPSUM BOARD WOOD FRAMED WITH GYPSUM BOARD BULKHEAD SUSPENDED CEILING AT MECH DUCTS, REFER TO MECHANICAL	FRR 1HR STC 56 IC N/A

R - ROOF ASSEMBLIES		
TYPE	DIAGRAM/DESCRIPTION	PERFORMANCE
R1		R-VALUE R-80.0 HH HH-10 INCH HIGH HEEL INSULATION R-VALUES DETERMINED BASED ON ENERGY EFFICIENCY COMPLIANCE PACKAGES IN OBC SB-12, TABLE 3.1.1.2.C Zone 1

ASSEMBLIES GENERAL NOTES	
1.	REFER TO STRUCTURAL DRAWINGS AND DOCUMENTATION FOR STRUCTURAL DESIGN PARAMETERS INCLUDING LOAD-BEARING WALLS, POSTS, STAIRS, CONCRETE ETC.
2.	ALL MEMBRANES OR MATERIALS THAT MAKE UP THE AIR BARRIER SYSTEM IN AN ASSEMBLY TO BE CONTINUOUS AT TRANSITIONS AND PENETRATIONS. ALL FLEXIBLE SHEET MATERIAL SHALL BE LAPPED A MIN. OF 100MM AND ALL JOINTS SEALED TO MAINTAIN CONTINUITY AS PER OBC 9.25.3.3.
3.	FOR ALL ASSEMBLIES BASED ON AN ASSEMBLY FOUND IN MMAH SUPPLEMENTARY STANDARD SB-3.
4.	PROVIDE CONTINUOUS ACOUSTICAL SEALANT (BOTH SIDES) AT TOP AND BOTTOM OF ALL INTERIOR STUD AND GYPSUM BOARD PARTITIONS.
5.	ISOLATE ALL MECHANICAL PIPES, DUCTS, AND EQUIPMENT FROM INTERIOR PARTITIONS TO AVOID ACOUSTIC NOISE TRANSFER.
6.	RECESSED LIGHTING FIXTURES SHALL NOT BE LOCATED IN INSULATED CEILINGS UNLESS THE FIXTURES ARE DESIGNED FOR SUCH INSTALLATIONS AS PER OBC 9.34.1.4
7.	COORDINATE ACCESS PANELS LOCATED WITHIN SUSPENDED GYPSUM BOARD CEILING ASSEMBLIES. ACCESS PANELS TO BE PAINTED OUT TO MATCH THE SURROUNDING CEILING FINISH.
8.	PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. COORDINATE REQUIRED CRITICAL DIMENSIONS WHEN LAYING OUT WALLS.
9.	UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE. SEE TYPICAL DETAILS.
10.	PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES. REFER TO PLANS. ENSURE TILE BACKER IS TYPE X GYPSUM AT REQUIRED FIRE RESISTANCE RATED ASSEMBLIES. ALL WATERPROOF WALL FINISHES TO MEET MIN. HEIGHT REQ. AS PER OBC 9.29.2. ALL TILED WALLS AS PER OBC 9.29.10.
11.	IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.
12.	ENSURE ADEQUATE BLOCKING/STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS AS PER OBC 3.3.4.9 . GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3kN AS PER OBC 9.31.2.3.
13.	IF FLOOR DRAINS ARE LOCATED IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2% . REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/ OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.
14.	FULLY COORDINATE MINIMUM STUD SPACE AND ALL ADDITIONAL SUPPORT REQUIRED FOR SUPPORT AND ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.
15.	ALL ASSEMBLIES IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND INTO THE BUILDING IN ACCORDANCE WITH 9.13.4.2. IN AREAS OF THE PROVINCE WHERE RADON CASES ARE KNOWN TO BE A PROBLEM, THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE RADON LIMITATIONS IN ARTICLE 9.1.1.7. BUILDINGS CONTAINING RESIDENTIAL OCCUPANCIES SHALL BE PROVIDED WITH THE ROUGH IN FOR A RADON EXTRACTION SYSTEM CONFORMING TO ARTICLE 9.13.4.3 (SEE ALSO NOTE A-9.13.4.3)

MEMBRANE LEGEND	INSULATION LEGEND
- - - - - AIR BARRIER, VAPOUR PERMEABLE - - - - - BUTYL TAPE TRANSITION MEMBRANE - - - - - ROOF MEMBRANE - - - - - VAPOUR CONTROL BARRIER - - - - - FOUNDATION DAMP PROOFING - - - - - PRE-FIN METAL FLASHING	 RIGID INSULATION 1, VAPOUR PERMEABLE  RIGID INSULATION 2, HIGH-DENSITY  STUD CAVITY IN-FILL INSULATION  SPRAY FOAM

2 ASSEMBLIES SCHEDULE
1" = 1'-0"

PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



201-5762 Highway 7 East,
Markham, Ontario L3P 1A8



100 Anna Russell Way,
Unit 108 Unionville, ON, L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by D.C.

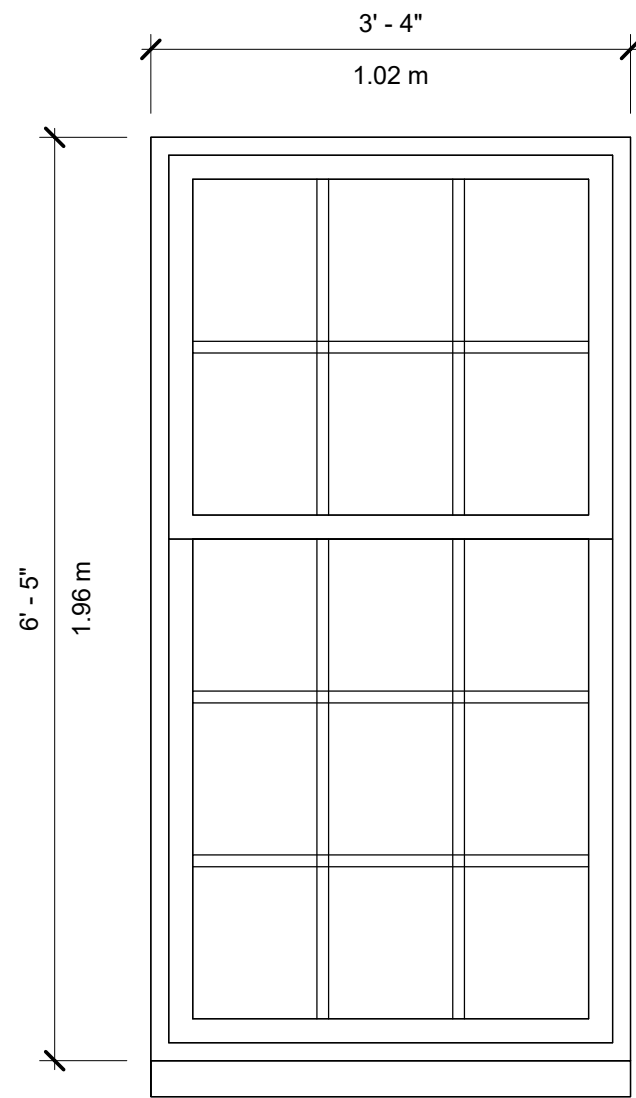
Date JUNE , 2026

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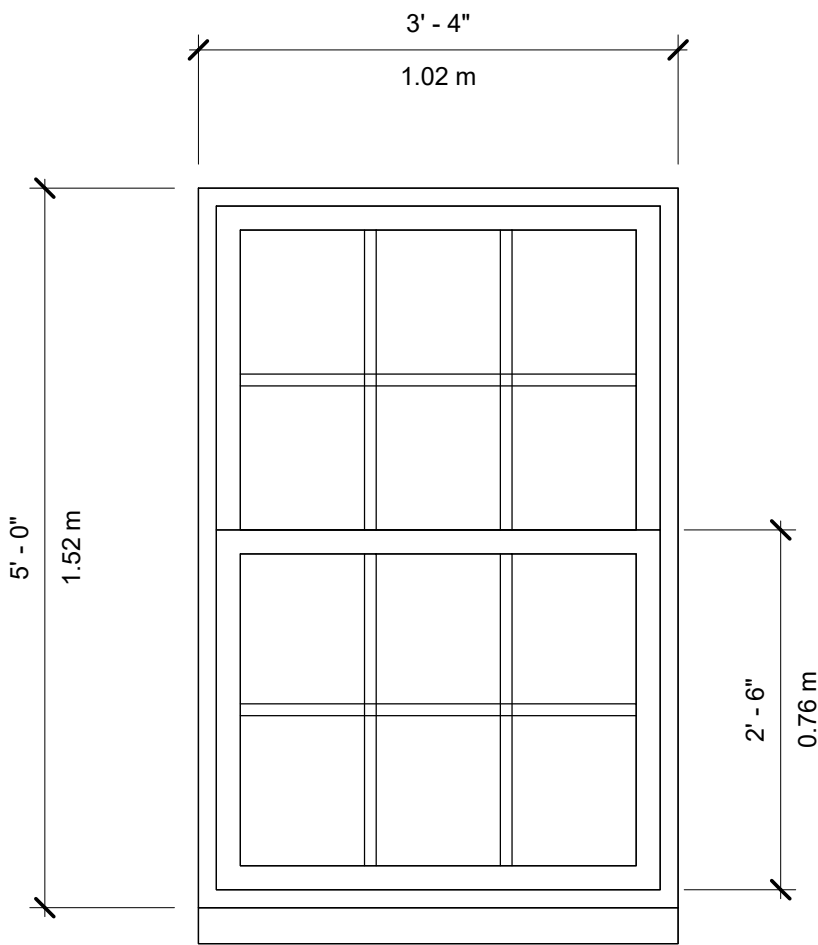
Project Number 250513

DRAWING NAME ASSEMBLIES SCHEDULE

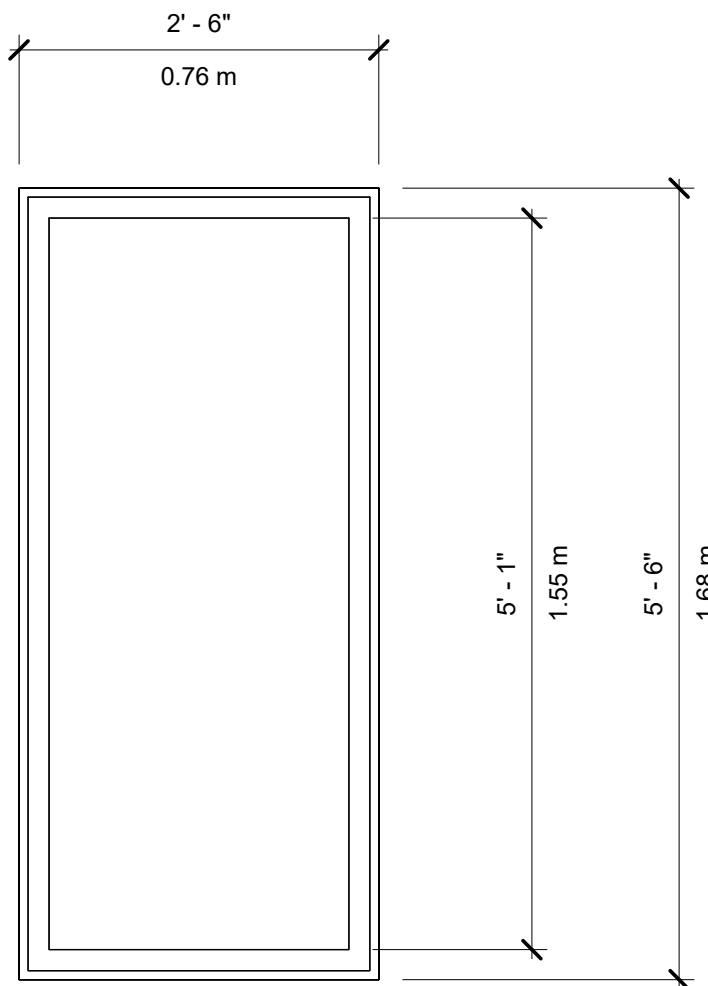
SHEET NUMBER A-0.3



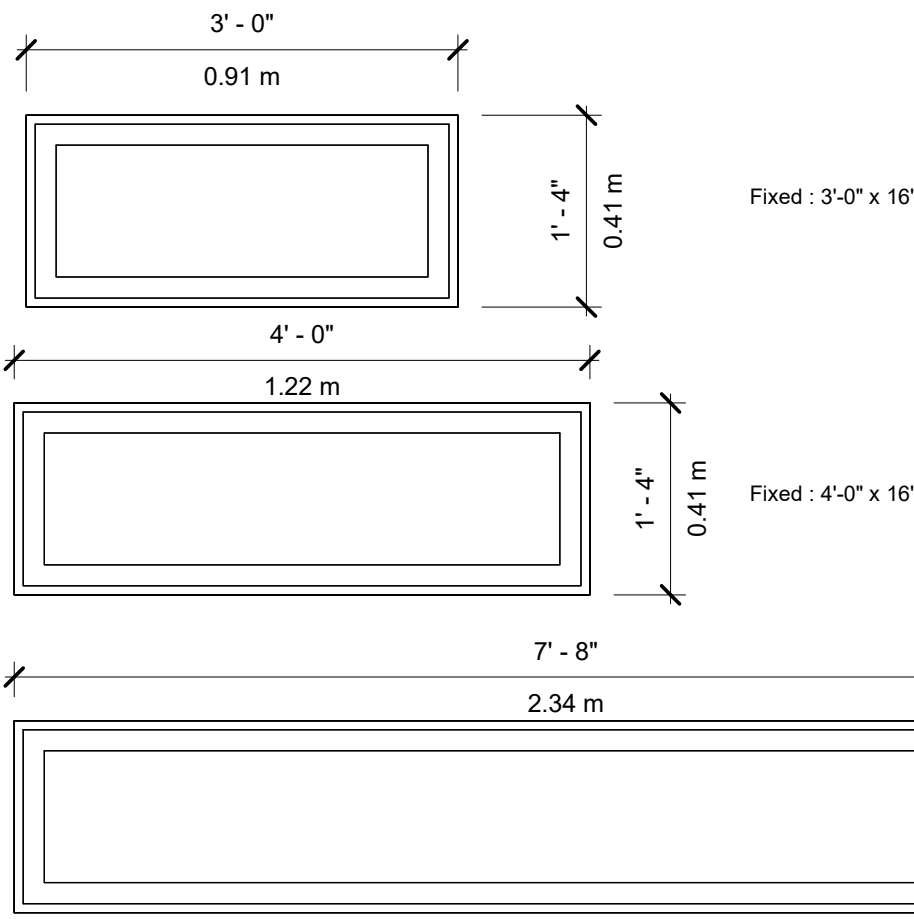
Windows : Generic Double Hung Window1 : W-3'-4" x H-6'-5"



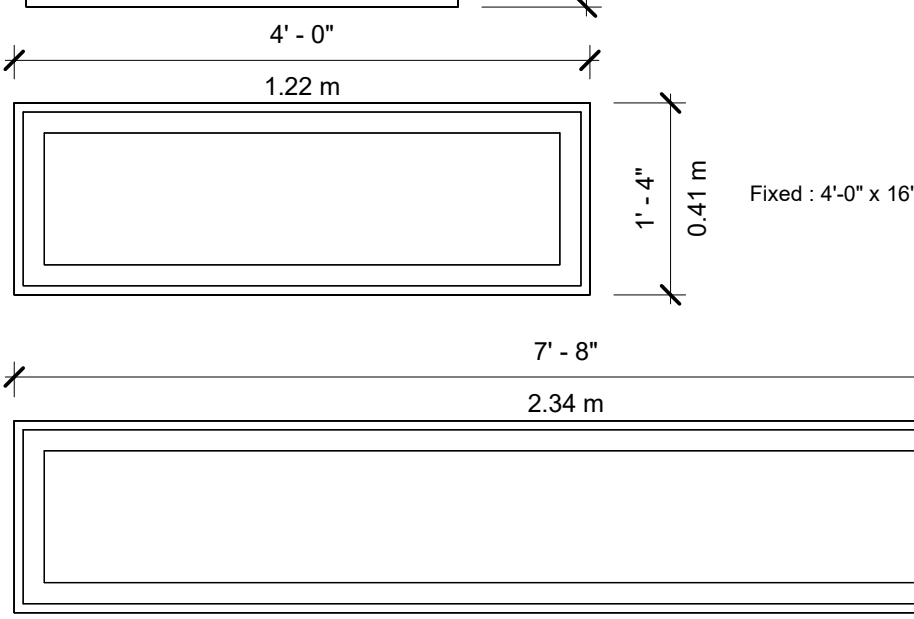
Generic Double Hung Window1 : W-3'-4" x H-5'-0"



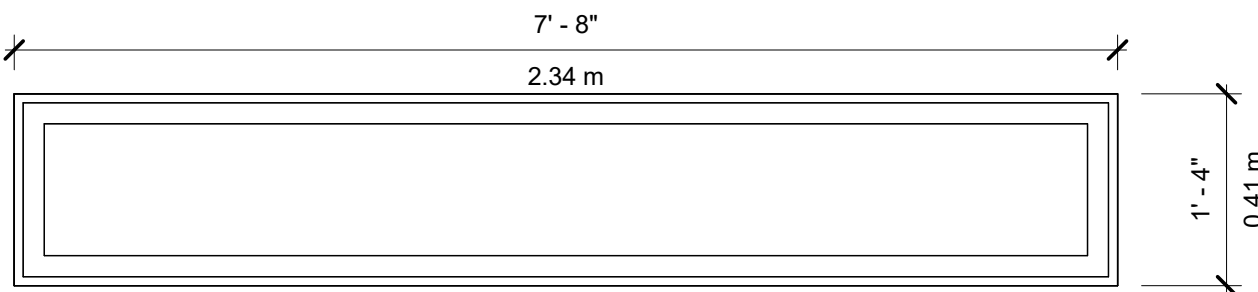
FIXED
2'-6" x 5'-6"



Fixed : 3'-0" x 16"



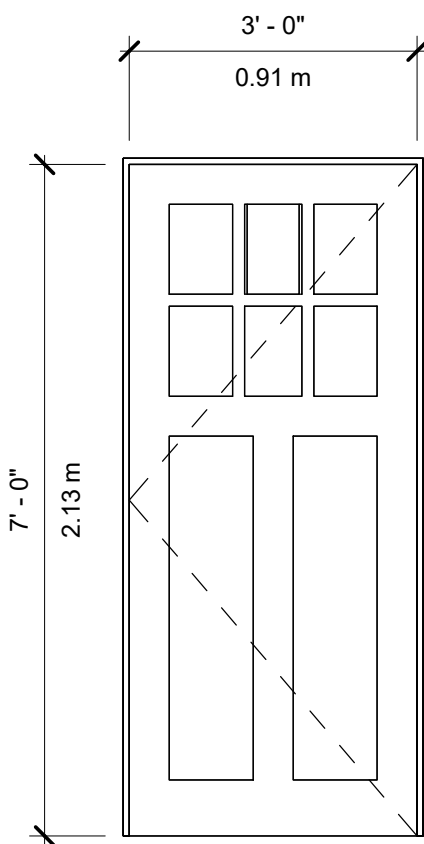
Fixed : 4'-0" x 16"



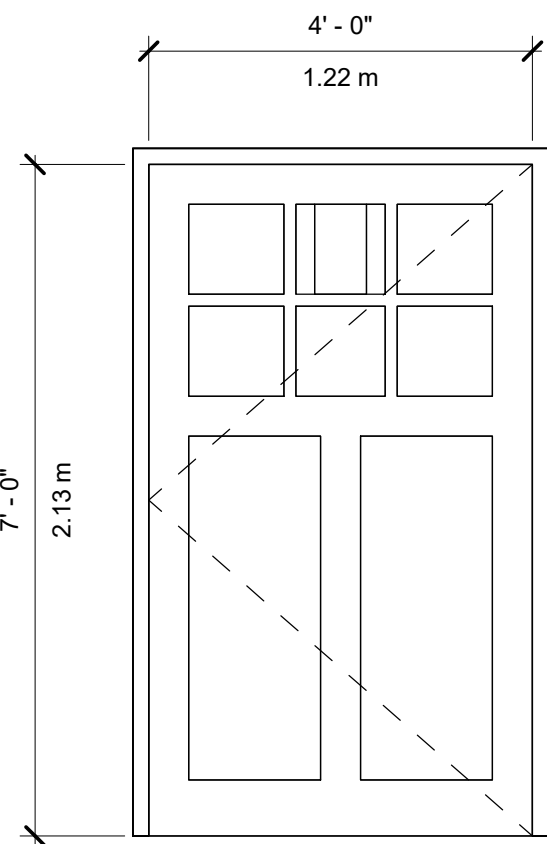
Fixed : 7'-8" x 16"

WINDOW LEGEND

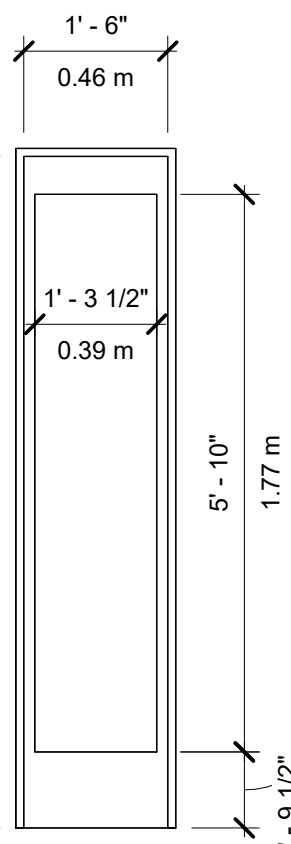
3/4" = 1'-0"



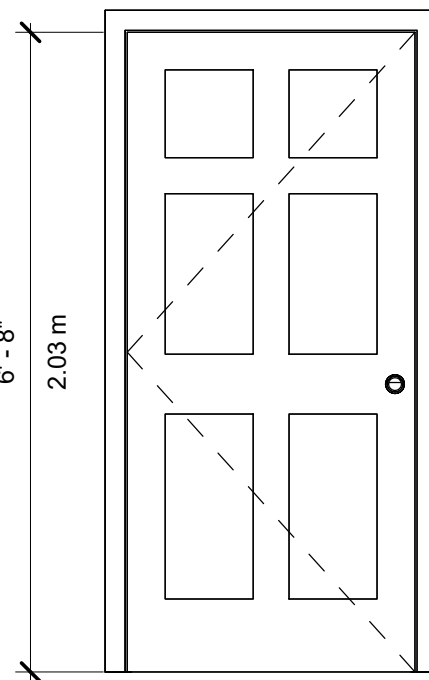
SINGLE ENTRY
36" x 84"



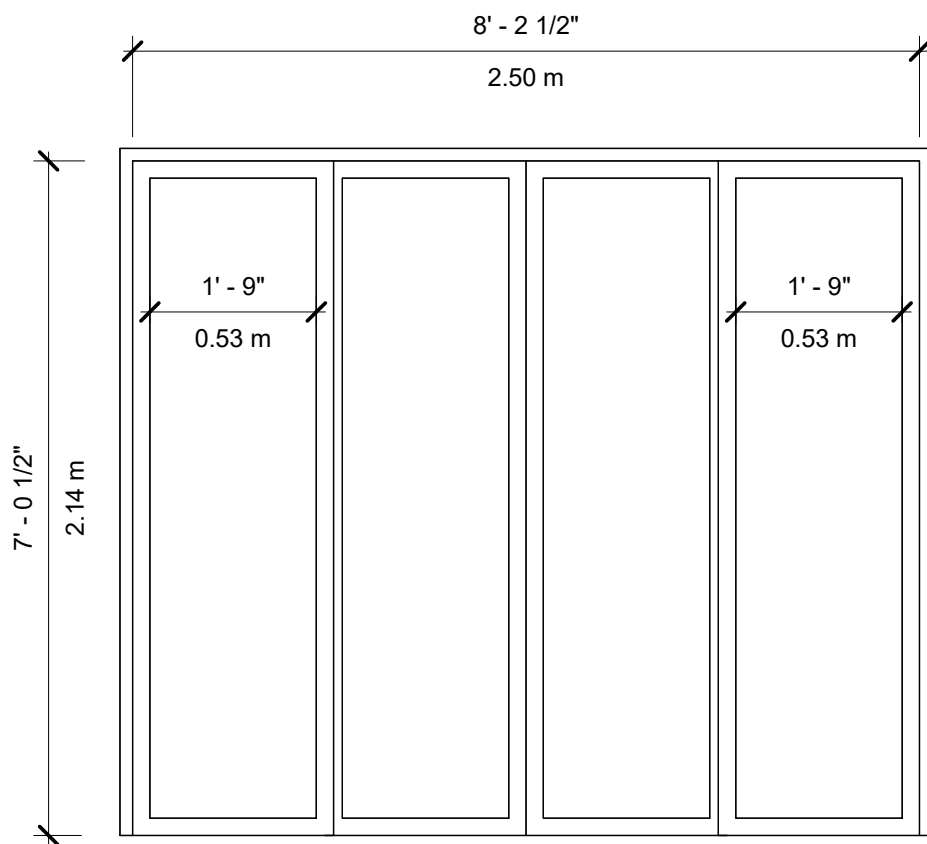
SINGLE ENTRY
48" x 84"



Door-Exterior-Side_Lite-Full Flat
Glass-Wood_Clad :
18" x 84"



INTERIOR DOORS
VARY-WIDTH



SLIDING DOOR
PATIENT ROOM

DOORS LEGEND

1/2" = 1'-0"

Door Schedule					
Type Mark	Level	Count	Family and Type	Width	Height
D1	1ST FLOOR	3	Single-Entry 5: 48" x 84"	48"	84"
D2	1ST FLOOR	3	Single-Entry 5: 36" x 84"	36"	84"
D3	1ST FLOOR	2	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 48" X 68"	48"	80"
D4	1ST FLOOR	6	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 46" X 68"	46"	80"
D5	1ST FLOOR	1	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 32" X 68"	32"	80"
D5	2nd Flr TOF	5	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 32" X 68"	32"	80"
D6	1ST FLOOR	1	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 3'-2"	38"	80"
D7	1ST FLOOR	3	Sliding Door - 4 Panel: Type 2	96"	80"
D8	1ST FLOOR	6	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 3'-0"	36"	80"
D8	2nd Flr TOF	3	Door-Interior-Single-6_Panel-Wood: Door-Interior-Single-6_Panel-Wood 3'-0"	36"	80"
D9	1ST FLOOR	2	Door-Exterior-Side_Lite-Full Flat Glass-Wood_Clad: 18" x 84"	18"	84"

Window Schedule					
Type Mark	Level	Count	Family and Type	Width	Height
G1	1ST FLOOR	6	Generic Double Hung Window1: W-3'-4" x H-6'-5"	3' - 4"	6' - 5"
G2	1ST FLOOR	3	Fixed: 2'-6" x 5'-6"	2' - 6"	5' - 6"
G3	2nd Flr TOF	7	Generic Double Hung Window1: W-3'-4" x H-5'-0"	3' - 4"	5' - 0"
G4	1ST FLOOR	2	Fixed: 4'-0" x 16"	4' - 0"	1' - 4"
G5	1ST FLOOR	2	Fixed: 3'-0" x 16"	3' - 0"	1' - 4"
G6	1ST FLOOR	1	Fixed: 7'-8" x 16"	7' - 8"	1' - 4"

DOOR, WINDOW & SKYLIGHT GENERAL NOTES

- WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF OBC 9.7.3 AND 9.7.4.
- MAXIMUM U-VALUE FOR WINDOWS AND DOORS TO CONFORM TO OBC TABLE 9.7.3.3 AND MMAH SUPPLEMENTARY STANDARD SB-12, 3.1.1.9 AND 3.1.1.10. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.
- ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER OBC 9.8.8.1.
- ALL GLASS TO MEET OBC 9.6.1.2. MATERIAL STANDARDS AND STRUCTURAL SUFFICIENCY REQUIREMENTS OF OBC 9.6.1.3.
- ALL SIDELIGHTS OR GLAZING AT ENTRYS TO DWELLING UNITS TO BE TEMPERED OR LAMINATED PER 9.6.1.4.
- ALL GLAZING TO MEET A MINIMUM U-VALUE OF 0.21 UNLESS OTHERWISE STATED IN SELECTED SB-12 COMPLIANCE PACKAGE.
- ALL PRINCIPAL ENTRANCE DOORS, EXIT DOORS OR DOORS TO SUITES INCLUDING EXTERIOR DOORS TO DWELLING UNITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEYS AND DOOR RELEASE HARDWARE; SHALL BE GRASPABLE WITH ONE HAND; AND INSTALLED AT 900mm ABOVE FINISHED FLOOR AS PER OBC 9.9.6.7.
- ALL EXTERIOR DOORS SHALL HAVE A MINIMUM THERMAL RESISTANCE OF RSI 0.7 AND SHALL HAVE AN INSULATED CORE AND BE INSTALLED WITH WEATHERSTRIPPING AS PER SB-12 3.1.1.10.
- FILL HOLLOW EXTERIOR DOOR FRAMES AND SPACE BETWEEN FRAMES AND ADJACENT MATERIALS WITH SPRAY FOAM INSULATION TO FULLY SEAL AGAINST ALL AIR INFILTRATION. PROVIDE BACKER ROD WHERE REQUIRED AND PROVIDE CONTINUOUS SEALANT AROUND FRAME TO PROVIDE AIR AND WATER TIGHT BARRIER.
- ALL SKYLIGHTS TO BE SIZED AND INSTALLED PER MANUFACTURES REQUIREMENTS.
- ALL INTERIOR DOORS TO BE SOLID CORE WOOD DOORS WITH FINISH GRADE TRIM.
- ALL DOORS IN A FIRE SEPARATION SHALL HAVE A SELF CLOSING DEVICE AS PER OBC 9.10.13.10.
- ALL DOORS WITHOUT GLAZING OR SIDELIGHT SHALL HAVE A DOOR VIEWER AS PER OBC 9.7.2.1.
- ALL CANOPIES ABOVE ENTRY DOORS TO BE NON COMBUSTIBLE AS PER OBC 9.10.14.5 - GALVANIZED STEEL PLATE SLOPED 2% TOWARDS DRIP END.

PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



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Markham, Ontario L3P 1A8



100 Anna Russell Way,
Unit 108 Unionville, ON, L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by **D.C.**

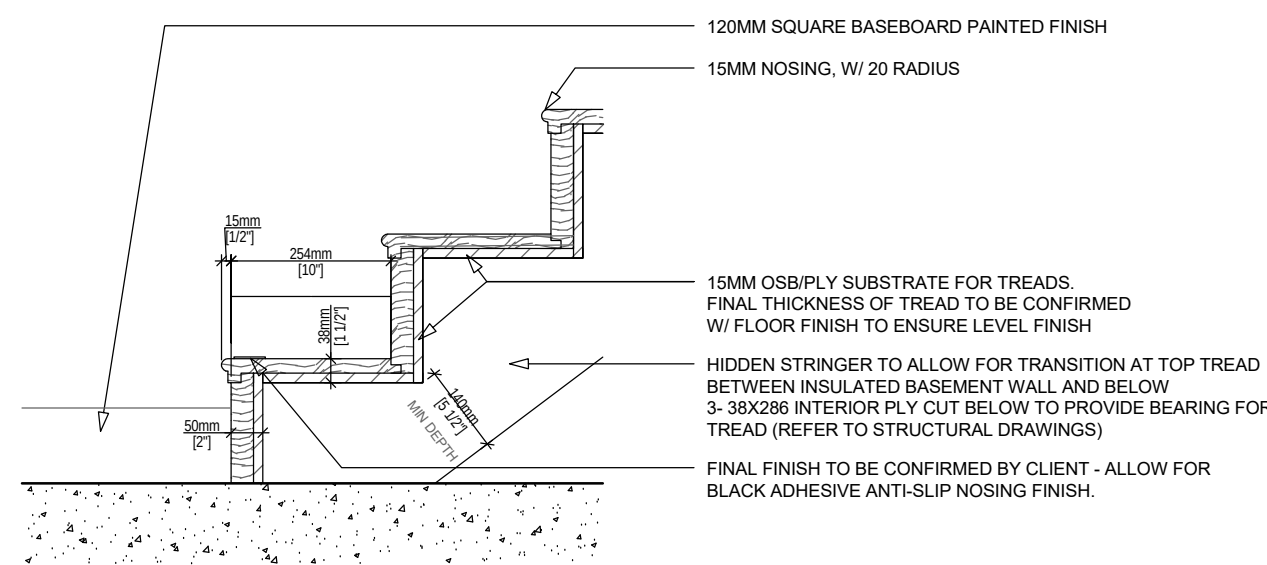
Date **JUNE , 2026**

Scale **As indicated**

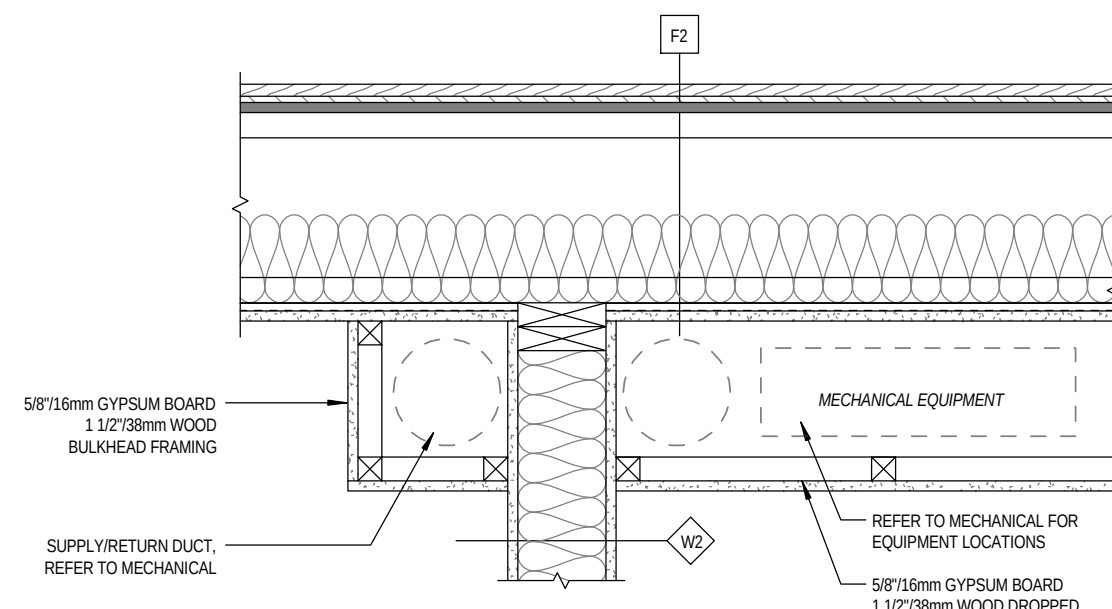
Project Number **250513**

DRAWING NAME **WINDOW AND DOOR SCHEDULE**

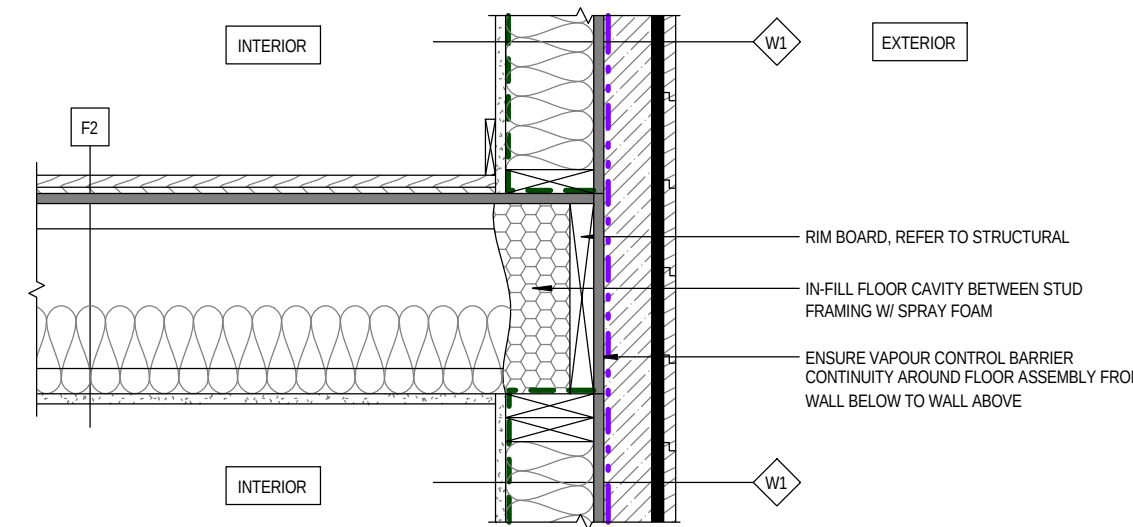
SHEET NUMBER **A-0.4**



STAIR 1 - INTERIOR STAIR - TREAD/RISER DETAILS



SECTION - PARTITION & BULKHEAD TO FLOOR



SECTION - TYP FLOOR TO WALL

DETAIL GENERAL NOTES

- MEMBRANE LAPS TO BE MIN 100mm/4" AS PER OBC 9.27.3.3. (2)
- ALL FLASHING TO MEET REQUIREMENTS OF OBC 9.27.3.7 & 9.27.3.8
- WOOD CLADDING REQ'D TO BE 8"/200mm ABOVE GRADE AS PER OBC 9.27.2.4.
- PROVIDE CONTINUOUS DAMPPROOFING TO FULL DEPTH OF PERIMETER FOOTINGS & FULL PERIMETER OF BUILDING
- PROVIDE BUG SCREEN AT ALL OPENINGS GREATER THAN 1/4"/5mm IN THE NARROWEST DIRECTION IN ALL EXTERIOR WALL ASSEMBLIES
- PROVIDE PHYSICAL BARRIER OR SPATIAL SEPARATION BETWEEN DISSIMILAR METALS AS REQUIRED TO PREVENT GALVANIC CORROSION
- PROVIDE A BOND BREAKING MATERIAL BETWEEN FLOOR SLABS AND FOUNDATION WALLS
- ENDS OF WOOD MEMBERS FRAMING INTO CONCRETE SHALL BE TREATED TO PREVENT DECAY WHERE THE BOTTOM MEMBER IS AT OR BELOW GROUND LEVEL
- WOOD FRAMING MEMBERS WITHIN 6" (150mm) OF GRADE, THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND THAT ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND, SHALL BE SEPARATED FROM THE CONCRETE BY NO LESS THAN 0.05mm POLYETHYLENE FILM
- ALL CLADDING TO BE SECURELY FASTENED TO ALLOW FOR EXPANSION AND CONTRACTION USING CORROSION-RESISTANT FASTENERS AS PER OBC 9.27.5 & REFER TO OBC 9.27.5.4. FOR REQUIRED SPACING OF FASTENERS FOR CLADDING

PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



201-5762 Highway 7 East,
Markham, Ontario L3P 1A8



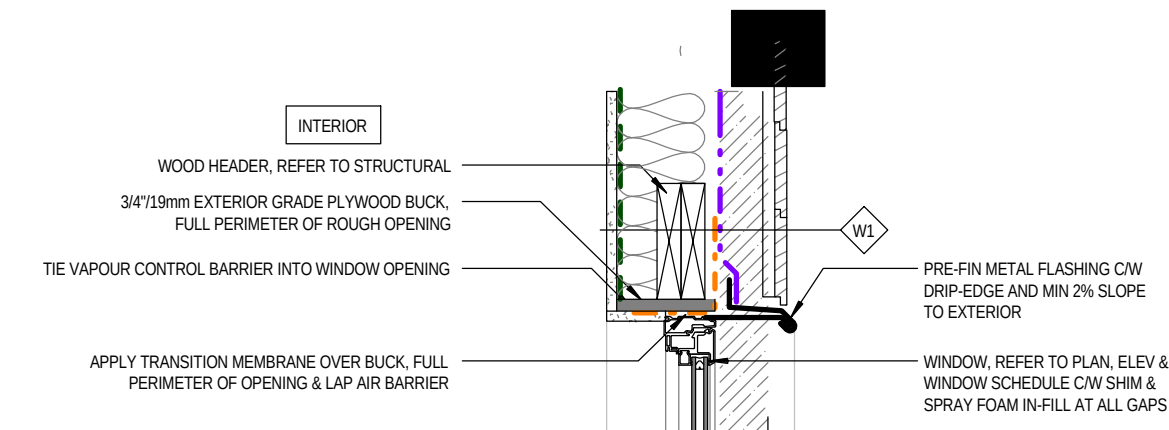
100 Anna Russell Way,
Unit 108 Unionville, ON, L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

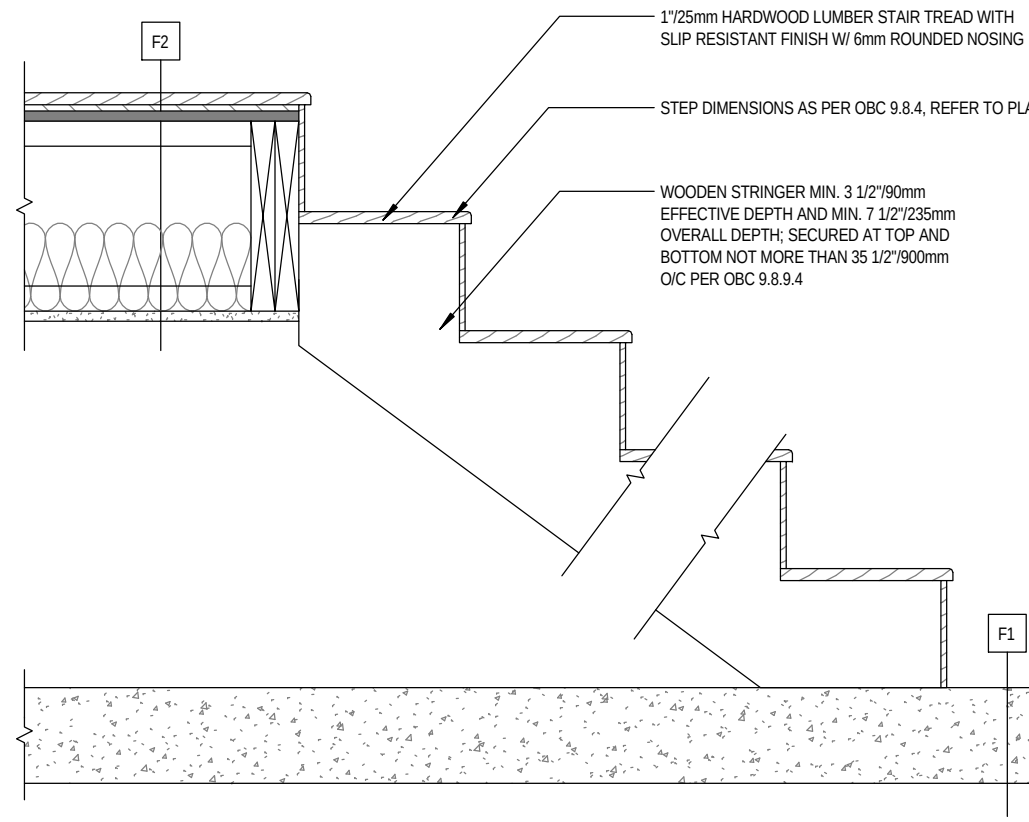
No	Description	Date	By

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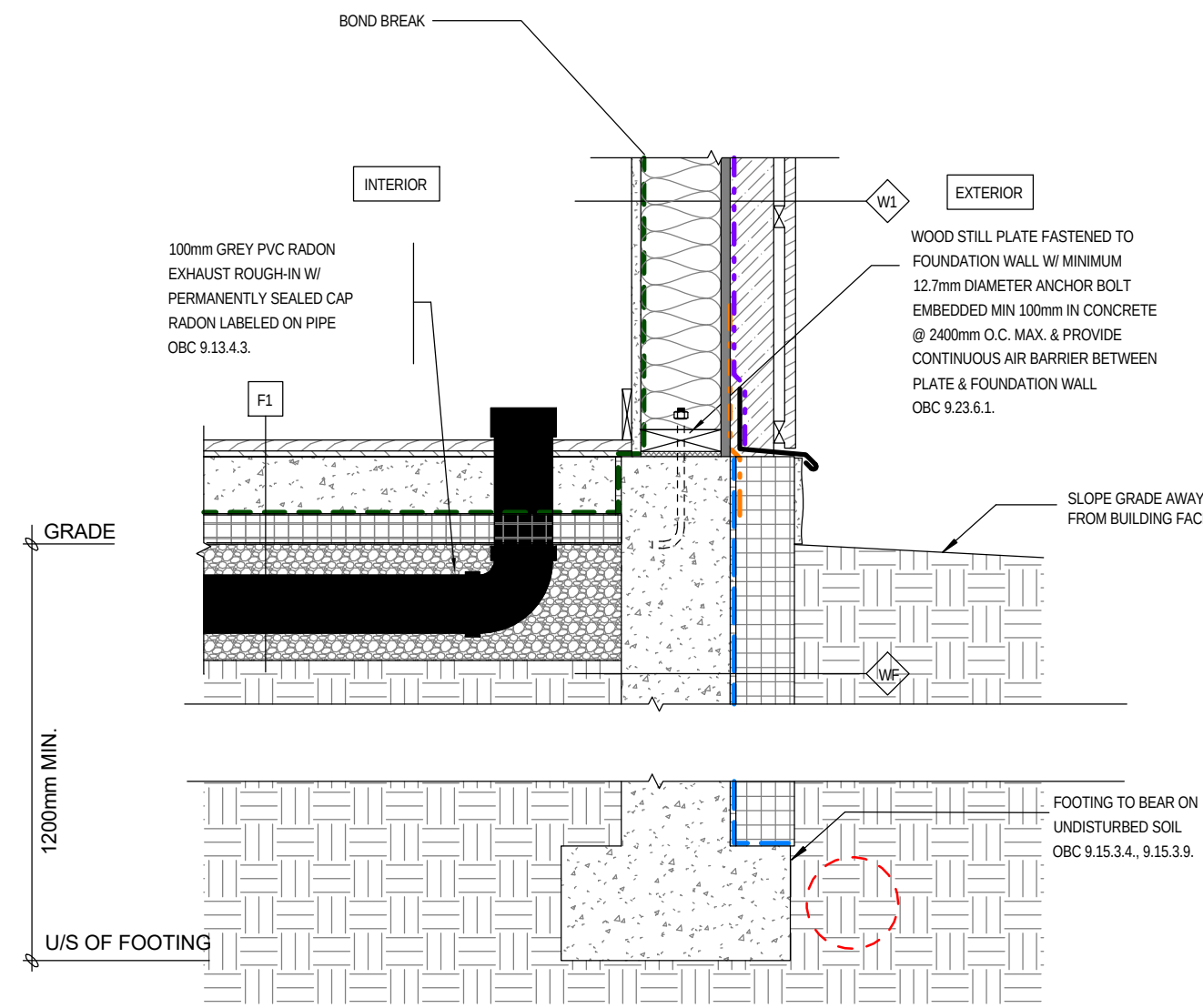
Drawn by	Author
Date	JUNE , 2026
Scale	1" = 1'-0"
Project Number	250513
DRAWING NAME	TYPICAL DETAILS-1
SHEET NUMBER	A-0.5



SECTION - TYP WINDOW SILL



SECTION - STAIR ON SLAB



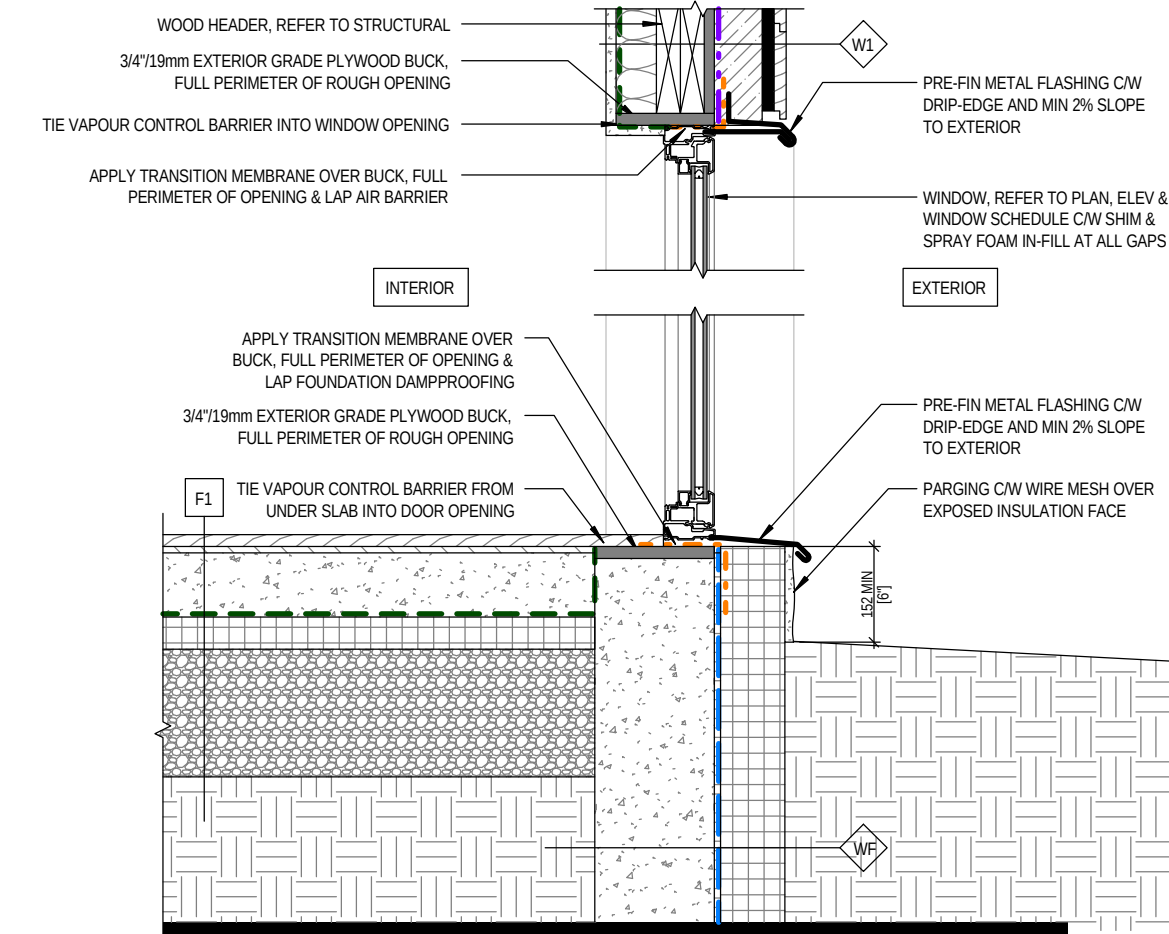
SECTION - TYP BASE

MEMBRANE LEGEND

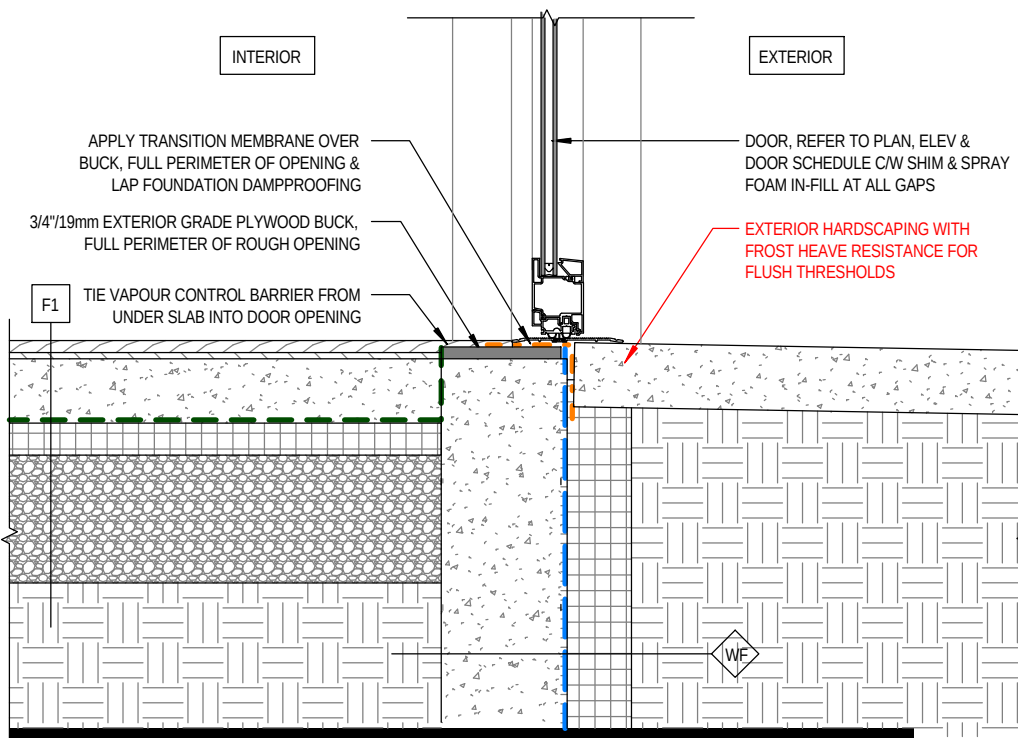
- AIR BARRIER, VAPOUR PERMEABLE
- BUTYL TAPE TRANSITION MEMBRANE
- ROOF MEMBRANE
- VAPOUR CONTROL BARRIER
- FOUNDATION DAMP PROOFING
- PRE-FIN METAL FLASHING

INSULATION LEGEND

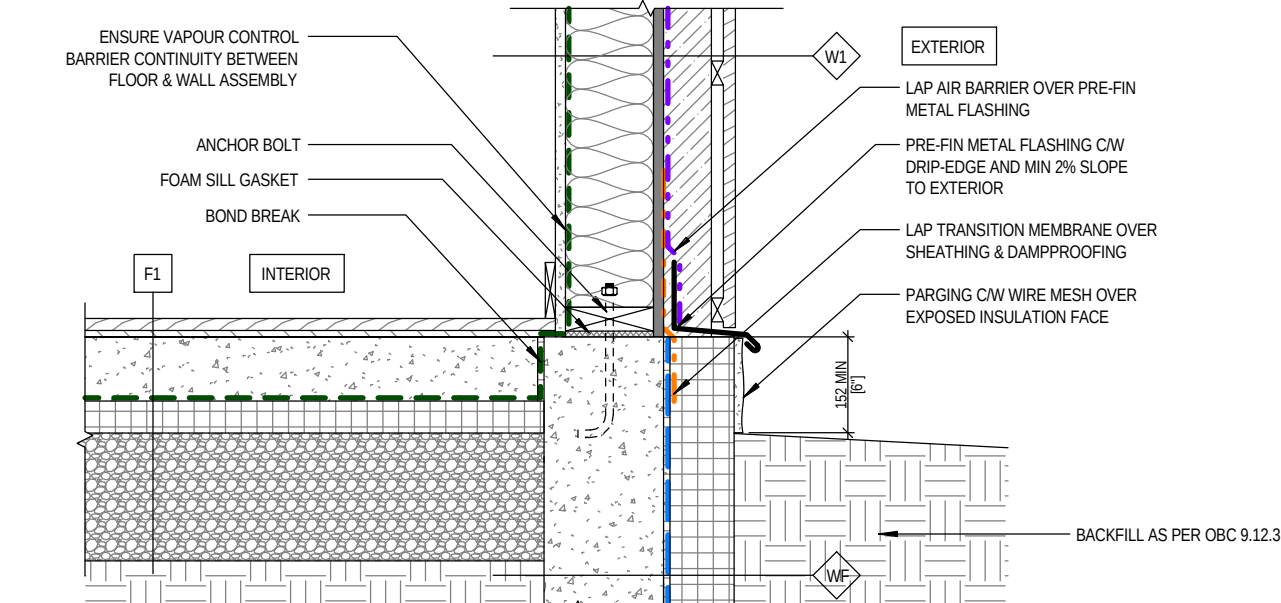
- RIGID INSULATION 1, VAPOUR PERMEABLE
- RIGID INSULATION 2, HIGH-DENSITY
- STUD CAVITY IN-FILL INSULATION
- SPRAY FOAM



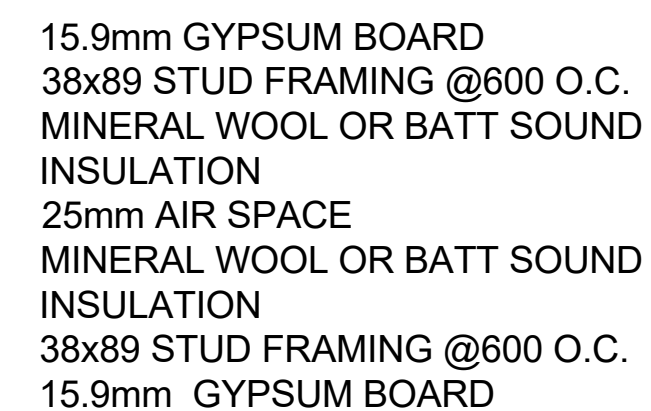
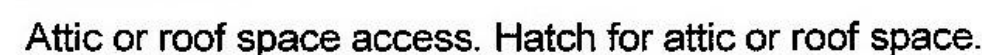
SECTION - TYP WINDOW AT GRADE



SECTION - TYP ENTRY



SECTION - TYP BASE



Excavation and Backfill

- 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 debris shall be removed to a minimum depth 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 7/8" in diameter.

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 covered over the footing prior to dampproofing
- 4" foundation drains shall be laid on level, undisturbed ground adjacent of 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 the footing
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be make to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the 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.

Footings

- minimum 2200 psi poured concrete
- minimum 48" below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570 psf

Footing Size

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8"	9 7/8"	4.3 ft²
2	13 3/4"	13 3/4"	8.1 ft²
3	17 3/4"	19 3/4"	10.9 ft²

- Increase footing width by 2 5/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

- Vertical Rise
23 5/8" Max. for firm soils
15 3/4" Max. for sand or gravel
Horizontal Run = 23 5/8" min.

Foundation Walls

- To be poured concrete, unit masonry of preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material
- Foundation wall to extend minimim 5 7/8" above finished grade
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade.
 - A drainage layer shall consist of
 - Min. 3/4" mineral fibre insulation with min. density of 3.6 lb/ft²
 - 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

Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5-8% air entrainment
- Other slabs 3600psi concrete
- Min. 3" thick, placed on a minimum of 4" of coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be complaced to provide uniform support

Masonry Walls

- Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course
- provided 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members
- Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16 corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists at 6"-7" o.c.
- 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 maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028in² in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prome painted steel lintels with a minimum of 5 7/8" end bearing

Masonry Veneer

- Minimum 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 at 31 1/2" o.c. at the 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 behind the sheathing paper
- Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced at 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 1-3/16" into studs

Wood Siding/ Vinyl Siding

- Prefin. Maibec Wood Siding/ Vinyl Siding
- 1" strapping [air space]
- Tyvek House Wrap air barrier continuous
- Continuous 2" rigid XPS insulation [R10]
- 1/2" exterior type sheathing
- 2X6 wood stud @16" O.C.
- R22 batt insulation
- 6mm poly continuous vapour barrier
- 1/2" gypsum board, wall finish

Wood Frame Construction

- All lumber shall be spruce-pine-fir No. 1&2, and shall be identified by a grade stamp
- Maximim 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

Walls

- Exterior walls shall consist of:
 - cladding
 - sheathing paper lapped 4" at joints
 - 1/2" fibreboard or gypsum board or 1/2" plywood sheathing
 - 2x6 studs at 16" o.c.
 - 2x6 bottom plate and double 2x6 top plate
 - 2x4 studs at 16" o.c. can be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R24
- Interior load bearing walls shall consist of:
 - 2x4 studs at 16" o.c.
 - 2x4 bottom plate and double 2x4 top plate
 - 2x4 mid girts if not sheathed
 - 1/2" gypsum board sheathing

Floors

- See [General Notes 02] for floor joist size and spacing requirements
- Joists to have minimum 1 1/2" of end bearing
- Joists shall bear on a sill plate fixed to foundation with 1/2" anchor bolts at 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 2'-7" and 6'-7". Trimmer 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 loaded under parallel non-loadbearing partitions shall be doubled
- See [General Notes 02] for sub flooring requirements

Roof & Ceilings

- See [General Notes 02] for rafter, roof joist and ceiling joist size and spacing requirements
- Hip and valley rafter shall be 2" deeper than common rafters
- 2x4 collar ties at rafter spacing with 1x4 continuous brace at mid span of collar tie exceeds 7'-10" in length
- See [General Notes 02] for roof sheathing requirements

Notching & Drilling of Trusses, Joists, Rafters

- Holes in 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 the member within 1/2 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 load bearing, and 1-9/16" if non-load bearing
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

Roofing

- Fasteners for roofing shall be corrosion resistant roofing nails shall penetrate through or at least 1/2" 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 base 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
- Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 23 5/8" wide
- Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
- Sheet metal flashing shall consist of not less than 1/16" sheet lead, 0.013" galvanized steel, copper, 0.018" zinc, or 0.019" aluminum

Low Slope Roofing

- Except for the first two courses, coverage shall be not less than three thicknesses of shingle over the entire roof, disregarding cutouts.
- Shingle tabs shall be secured with cold application cement applied at the rate of not less than 0.5 L/m² of cemented area, or hot application asphalt applied at the rate of 1 kg/m² of cemented area.
- The first course of shingles shall be secured by a continuous band of cement along the eaves applied so that the width of the band equals the shingle exposure plus 100 mm.
- The succeeding courses of shingles shall be secured by a continuous band of cement applied so that the width of the band equals the shingle exposure plus 50 mm. The band shall be located not more than 50 mm above the butt of the overlying course of shingles.
- Shingles on hips and ridges shall be not less than 300 mm wide applied to provide triple coverage. Shingles shall be cemented to the roof shingles and to each other with a coat of cement and fastened with nails or staples located 40 mm above the butt of the overlying shingle and 50 mm from each edge.

Columns, Beams & Lintels

- Steel beams and columns shall be shop primed.
- Minimum 3 1/2" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam
- Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16"
- Wood columns for carports and garages shall minimum 3 1/2" x 3 1/2"; in all other cases either 5 1/2" x 5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member
- Masonry columns shall be a minimum of 11 3/8" x 11 3/8" or 9 1/2" x 15"

Provide solid blocking the full width of the supported member under all concentrated loads

Insulation & Weatherproofing

Ceiling with attic	R60
Roof without attic	R31
Exterior Wall	R19+R5ci
Foundation Wall	R20ci
Foundation > 50% exposed	R24
Exposed Floor	R31
Slabs on Grade	R10
Slabs below > 600mm Grade	N/A
Supply Ducts in unheated space	R12

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fibreglass 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 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 vapour from the interior and to the leakage of air from the exterior

Natural Ventilation

- 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 unobstructed openings equal to not less than 1/150 of insulated area
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects
- 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: 0.97 ft²
 - Other rooms: 3 ft²
 - Unfinished basement: 0.2% of floor area

Doors and Windows

- 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 from the inside without tools
- Exterior house doors and windows within from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock.
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight

Exterior Walls

- No windows or other unprotected 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

Ceramic Tile

- When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16" o.c. with at least 2 rows cross bridging

Access to Attics and Crawl Spaces

- Access hatch minimum 19 3/4" x 2'-4" to be provided to every crawl space and every roof space which is 108 ft² or more in area an more than 23 5/8" in height

Garage Gasproofing

- The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
- 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 weatherstripped and have a self-closer

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
- Smoke alarms shall be interconnected and located in each sleeping room and in a location between the sleeping rooms and the remainder of the storey. If the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- Smoke alarms shall be located such that one is within 16'-5" of every bedroom door and no more than 49'-3" travel distance from any point on a floor
- A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove and adjacent to a sleeping room.

Stairs

- Maximum Rise 200mm [7-7/8"]
- Minimum Run 255mm [10"]
- Minimum Tread 280mm [11"]
- Minimum Head Room 1950mm [6' 5"]
- Minimum Width 860mm [2' 10"]
- 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 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
- 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

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 drain system, ditch or dry well

Electrical

- 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
- Basements require a light for each 323 ft², controlled by a switch at the head of the stairs

Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
 - 10 cfm each for basement and master bedroom
 - 5 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 HVR is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets

ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)

RAFTER SIZE	MAXIMUM CLEAR SPAN					
	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	RAFTER SPACING			RAFTER SPACING		
	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2X4	10'-2"	9'-3"	8'-1"	8'-11"	8'-1"	7'-1"
2X6	16'-0"	14'-7"	12'-9"	14'-0"	12'-9"	11'-1"
2X8	21'-1"	19'-2"	16'-9"	18'-5"	16'-9"	14'-5"

ROOF JOISTS (WHERE CEILING IS INSTALLED)

JOIST SIZE	MAXIMUM CLEAR SPAN					
	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	JOIST SPACING			JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2X4	8'-1"	7'-4"	6'-5"	7'-1"	6'-5"	5'-7"
2X6	12'-9"	11'-6"	10'-1"	11'-1"	10'-1"	8'-9"
2X8	16'-9"	15'-2"	13'-3"	14'-7"	13'-3"	11'-7"

FLOOR JOISTS

JOIST SIZE	1"X3" STRAPPING OR DRYWALL C.L.G.			2"X2" CROSS BRIDGING			BOTH STRAPPING & BRIDGING			1 1/2"-2" CONCRETE TOPPING		
	JOIST SPACING			JOIST SPACING			JOIST SPACING			JOIST SPACING		
2x4	12'-0"	16'-0"	24'-0"	12'-0"	16'-0"	24'-0"	12'-0"	16'-0"	24'-0"	12'-0"	16'-0"	24'-0"
2x6	8'-1"	8'-10"	8'-2"	10'-3"	9'-4"	8'-2"	10'-3"	9'-4"	8'-2"	10'-3"	9'-4"	8'-2"
2x8	11'-7"	11'-0"	10'-6"	12'-6"	11'-9"	10'-8"	13'-1"	12'-2"	10'-8"	13'-6"	12'-3"	10'-8"
2x10	13'-8"	12'-11"	12'-4"	14'-6"	13'-8"	12'-10"	15'-1"	14'-0"	13'-1"	17'-3"	15'-8"	13'-6"
2x12	15'-7"	14'-9"	14'-1"	16'-5"	15'-5"	14'-6"	16'-11"	15'-9"	14'-8"	20'-5"	19'-0"	15'-6"

CEILING JOISTS

JOIST SIZE	JOIST SPACING			FLOOR JOIST UP TO	SUBFLOORING		
	12" o.c.	16" o.c.	24" o.c.		WAFFER BD.	PLYWOOD	LUMBER
2x4	10'-2"	9'-3"	8'-1"	16" O.C.	5/8"	5/8"	11/16"
2x6	16'-0"	14'-7"	12'-9"	20" O.C.	5/8"	5/8"	3/4"
2x8	21'-1"	19'-2"	16'-9"	24" O.C.	3/4"	3/4"	3/4"
2x10	26'-11"	24'-9"	21'-4"				

ROOF SHEATHING

ROOF FRAMING	ROOF SHEATHING UNSUPPORTED EDGES	ROOF SHEATHING TONGUE & GROOVE, 1/4"-CLIPS OR OTHER EDGE SUPPORT
12" O.C.	3/8" PLYWOOD, WAFFER BD. OR 11/16" LUMBER	5/8" PLYWOOD, 3/8"WAFFER BD. OR 11/16" LUMBER
16" O.C.	3/8" PLYWOOD, 7/16" WAFFER BD. OR 11/16" LUMBER	5/8" PLYWOOD, 3/8"WAFFER BD. OR 11/16" LUMBER
24" O.C.	1/2" PLYWOOD OR 3/4" LUMBER	3/8" PLYWOOD, 7/16"WAFFER BD. OR 3/4" LUMBER

GENERAL NOTES

- ALL LUMBER TO BE NO. 1&2 SPF OR BETTER
- STRAPPING & CROSS BRIDGING MAXIMUM 6'-11" FROM END SUPPORT & OTHER ROWS OF STRAPPING & BRIDGING.
- CEILING JOIST TABLE MAY BE APPLIED ONLY WHERE ATTIC IS NOT ACCESSIBLE BY A STAIRWAY.
- WHERE FINISHED FLOORING CONSISTS OF 3/4" WOOD STRIPS, SUBFLOOR MAY BE REDUCED TO 1/2"

PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E. MARKHAM, ON.



201-5762 Highway 7 East, Markham, Ontario L3P 1A8



100 Anna Russell Way, Unit 108 Unionville, ON, L3C 6C7 Phone: 416-919-6020 d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by **D.C.**

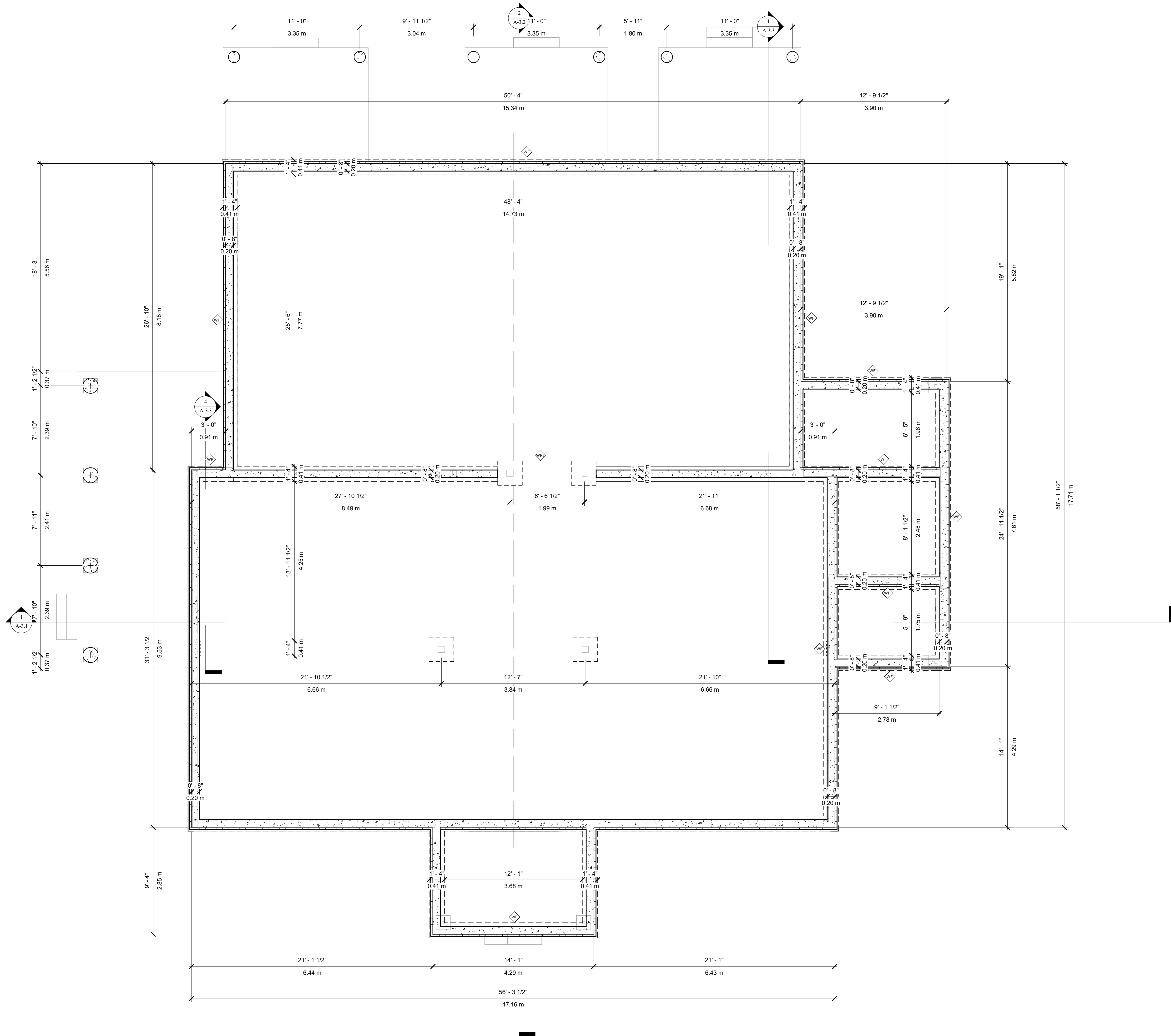
Date **JUNE , 2026**

Scale **1/4" = 1'-0"**

Project Number **250513**

DRAWING NAME **GENERAL NOTES**

SHEET NUMBER **A-0.7**



1 FOUNDATION PLAN
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



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Markham, Ontario L3P 1A8

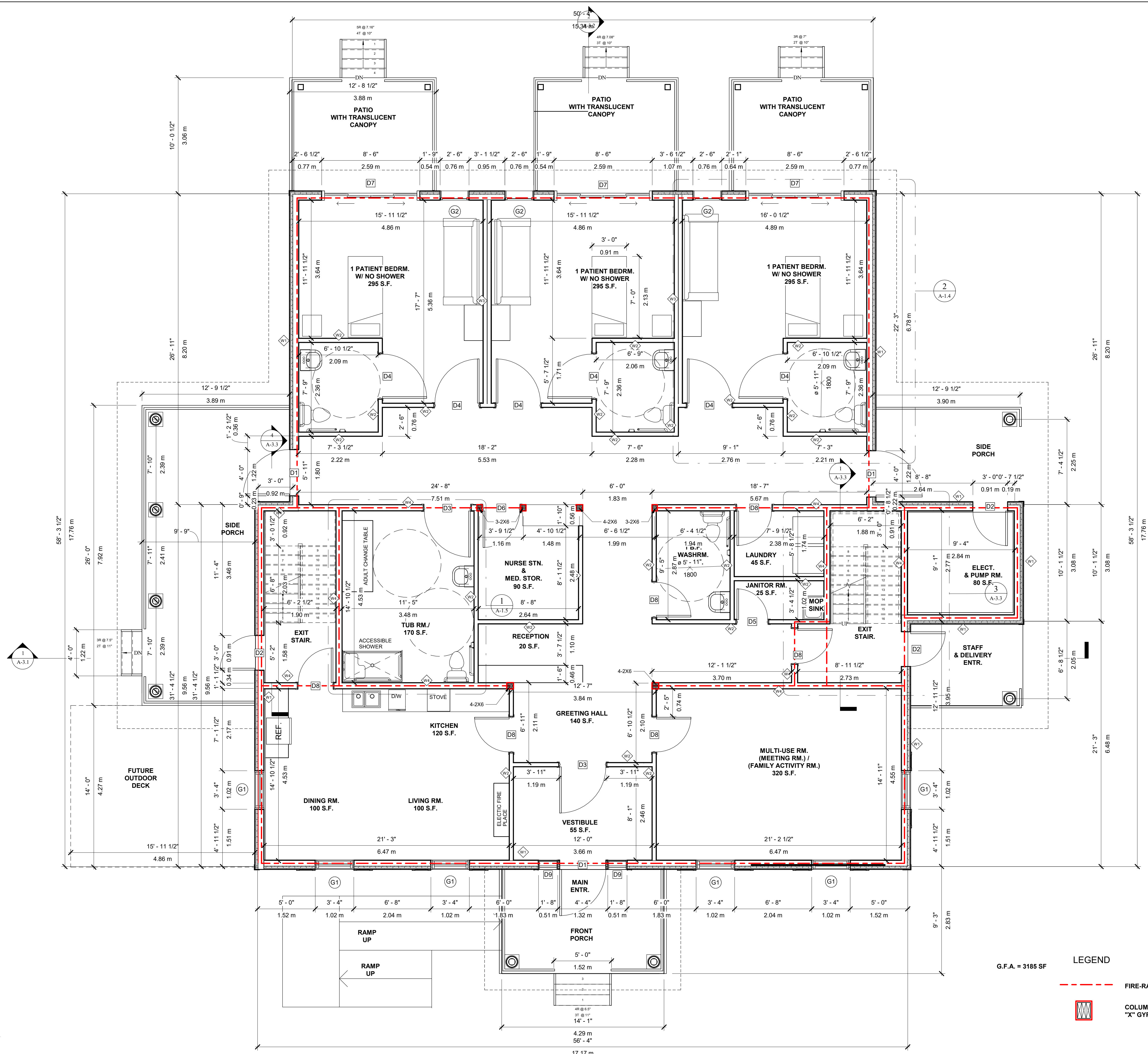


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Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	D.C.
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	FOUNDATION PLAN
SHEET NUMBER	A-1.0



1
1/4" = 1'-0"

1ST FLOOR PLAN

G.F.A. = 3185 SF

LEGEND

--- FIRE-RATED WALL (F.R.R. 1HR)

■ COLUMN WRAPPED WITH 1/2" TYPE "X" GYPSUM BOARD (F.R.R. 1HR)

Drawn by D.C.

Date JUNE, 2026

Scale As indicated

Project Number 250513

DRAWING NAME FIRST FLOOR PLAN

SHEET NUMBER A-1.1

PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E. MARKHAM, ON.

201-5762 Highway 7 East, Markham, Ontario L3P 1A8

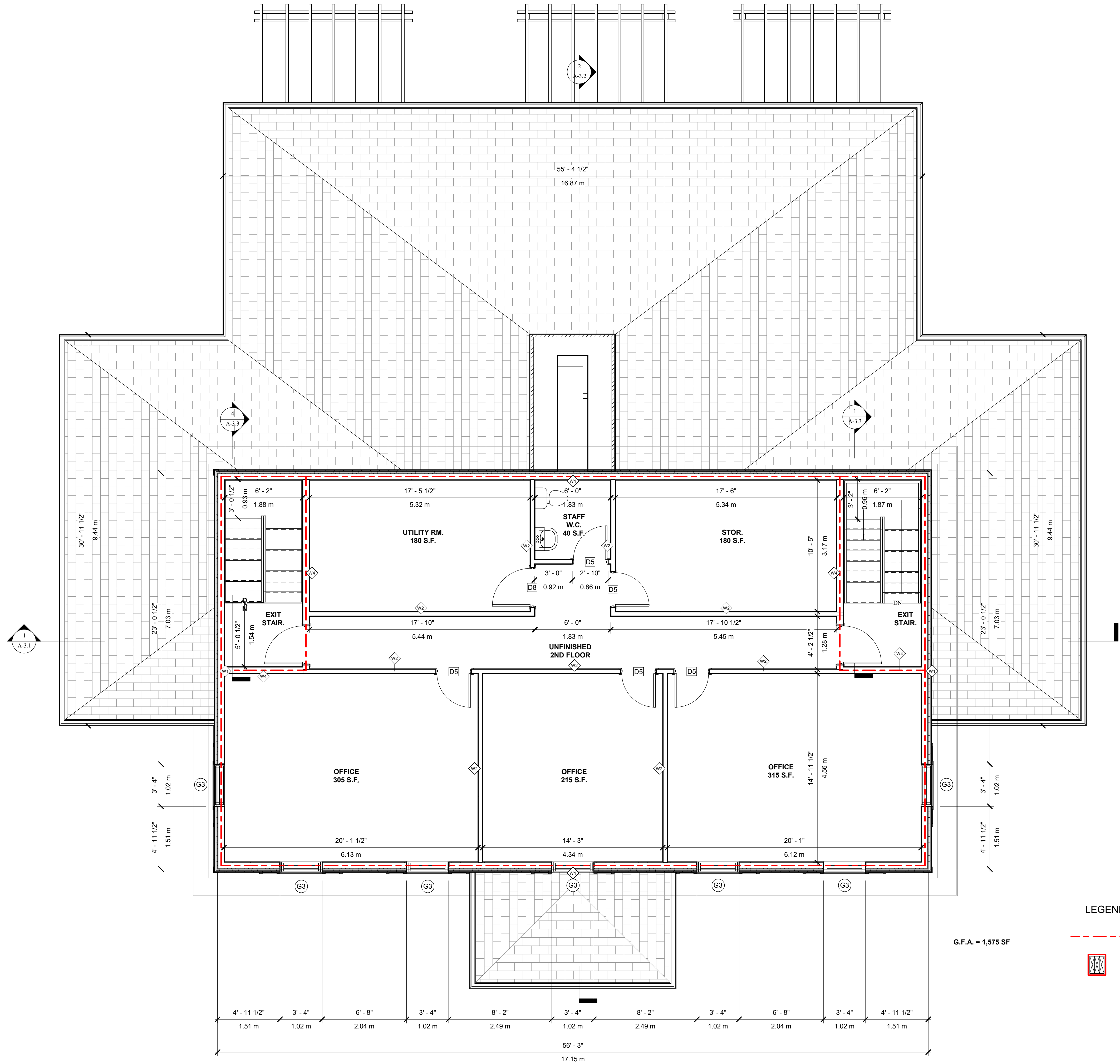
DAVID JOHNSTON ARCHITECT

100 Anna Russell Way, Unit 108 Unionville, ON L3C 6C7 Phone: 416-919-6020 d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

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1 2ND FLOOR PLAN
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



201-5762 Highway 7 East,
Markham, Ontario L3P 1A8

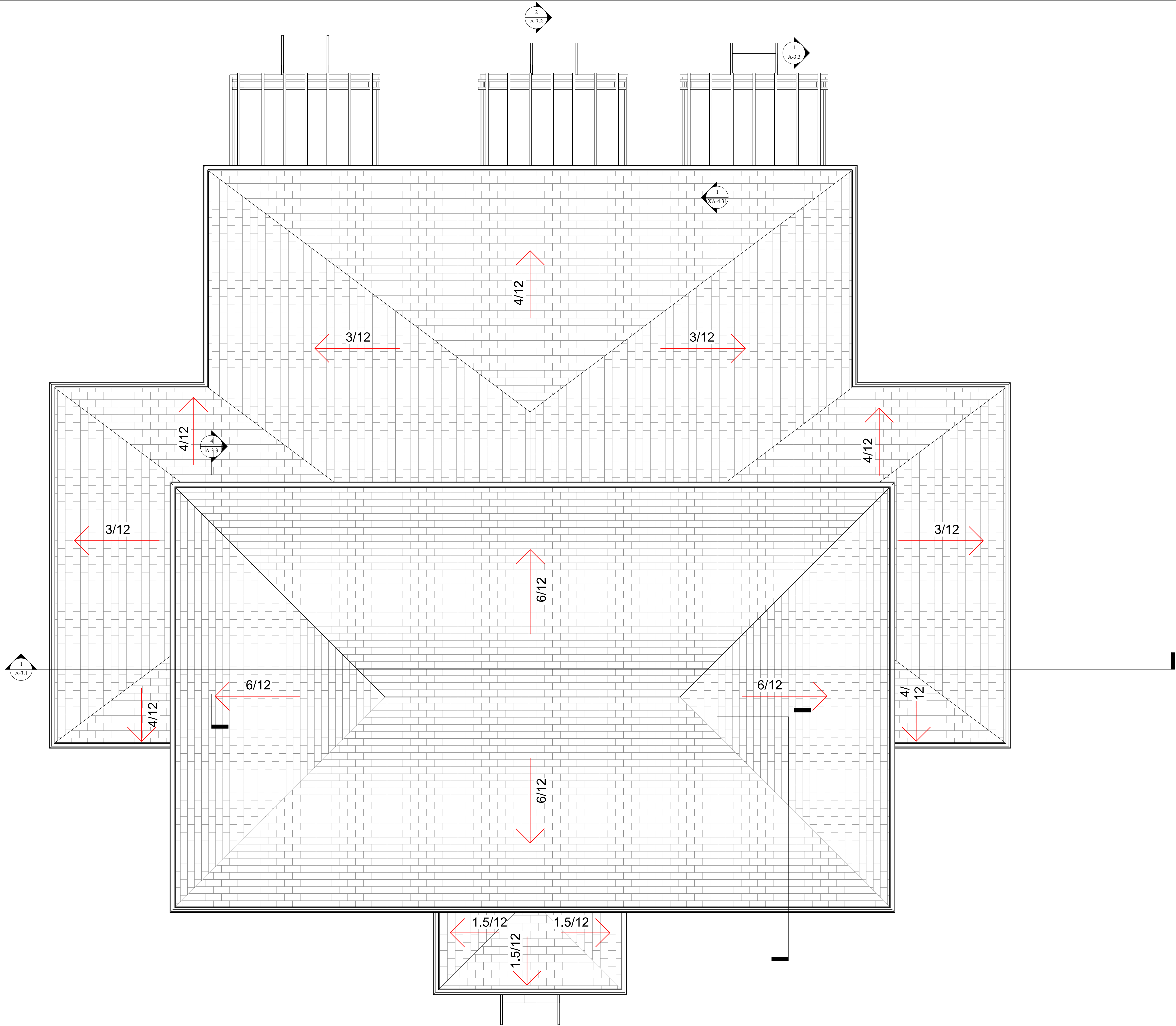


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Unit 108 Unionville, ON, L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	As indicated
Project Number	250513
DRAWING NAME	2ND FLOOR PLAN
SHEET NUMBER	A-1.2



1 ROOF PLAN
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



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Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	ROOF PLAN
SHEET NUMBER	A-1.3

FLOOR PLAN KEYNOTES

01 BATHROOM STUD WALLS TO BE REINFORCED TO PERMIT INSTALLATION OF GRAB BARS BEHIND WATER CLOSETS, BATHUBS/SHOWERS AS PER 9.5.2.4 ALL GING TO BE MOISTURE RESISTANT AND SUBSTITUTED FOR TILE BACKER ON ALL TILED WALL SURFACES.

FLOOR PLAN LEGEND	
	FLOOR MOUNTED TOILET
	PRE-FAB STANDING SHOWER
	KITCHEN SINK
	WASHROOM SINK
	WASHER
	DRYER
	DOMESTIC HOT WATER
	AIR HANDLER
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	DISHWASHER
	CLOSET COAT ROD

PROPOSED HOSPICE HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



**201-5762 Highway 7 East,
Markham, Ontario L3P 1A8**

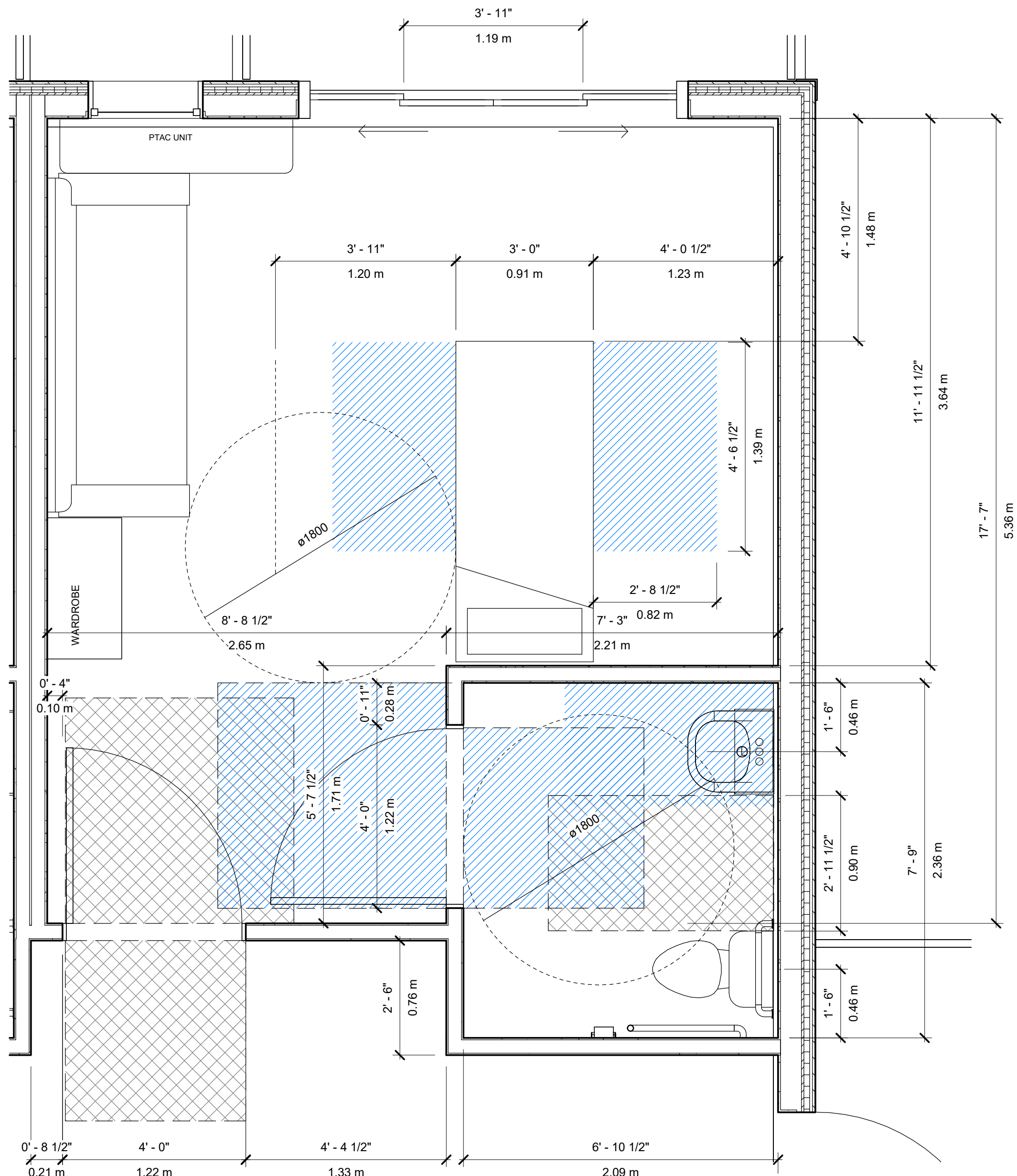


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d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

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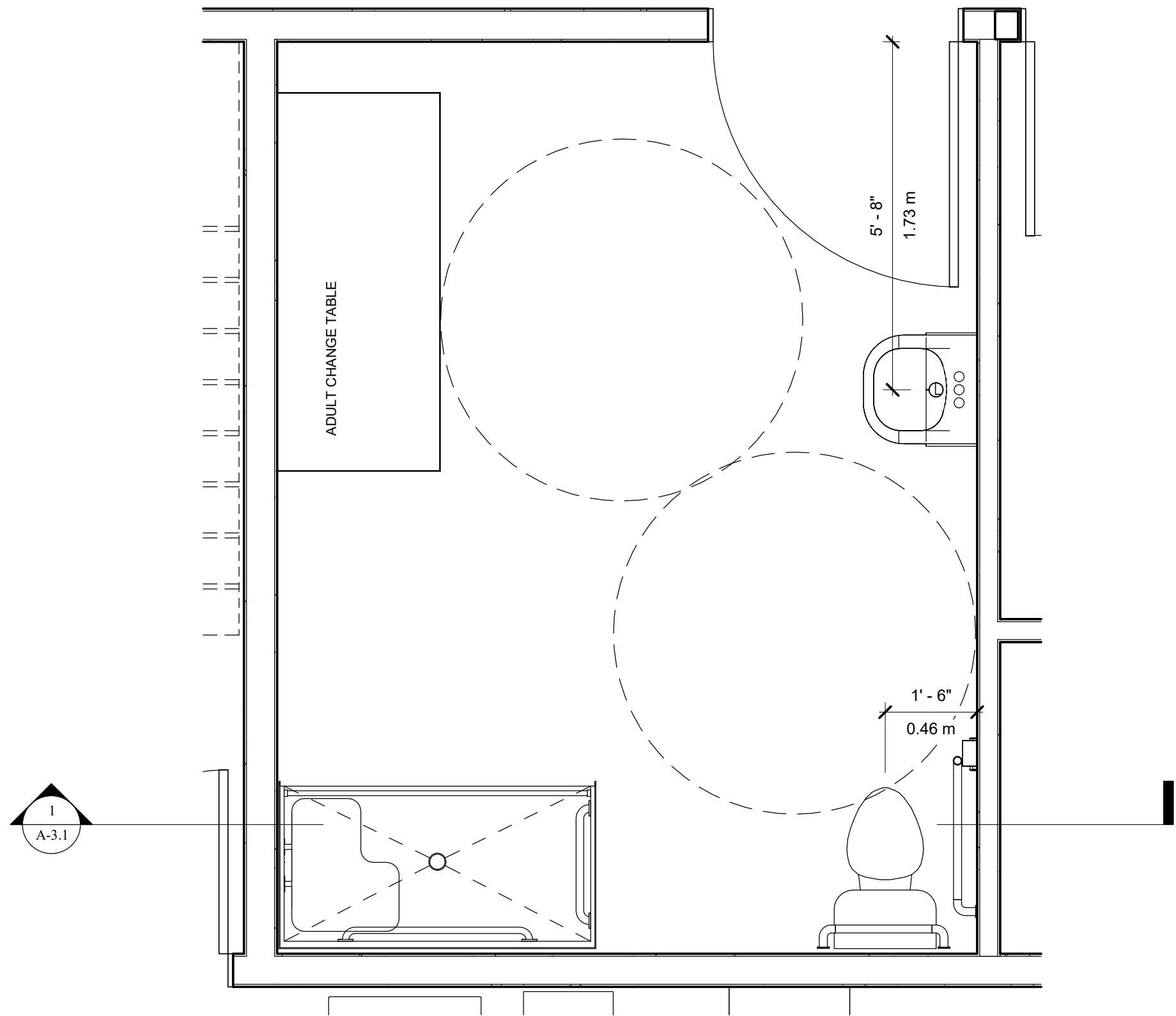
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Scale	As indicated
Project Number	250513
DRAWING NAME	PATIENT BEDROOM LAYOUT
SHEET NUMBER	A-1.4



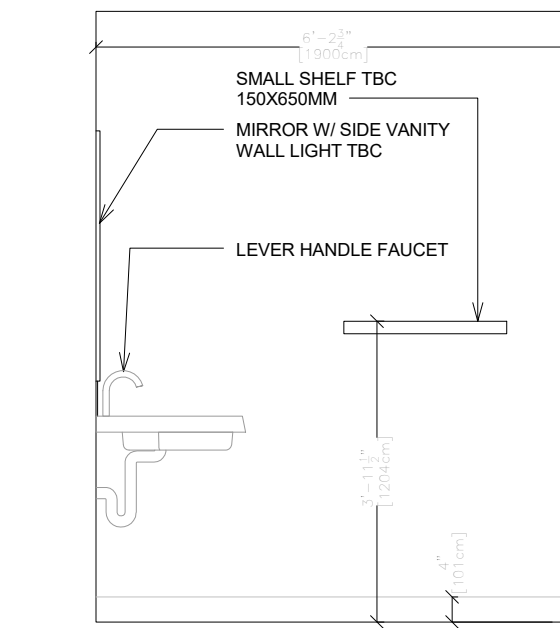
2 PATIENT BEDROOM LAYOUT
1/2" = 1'-0"

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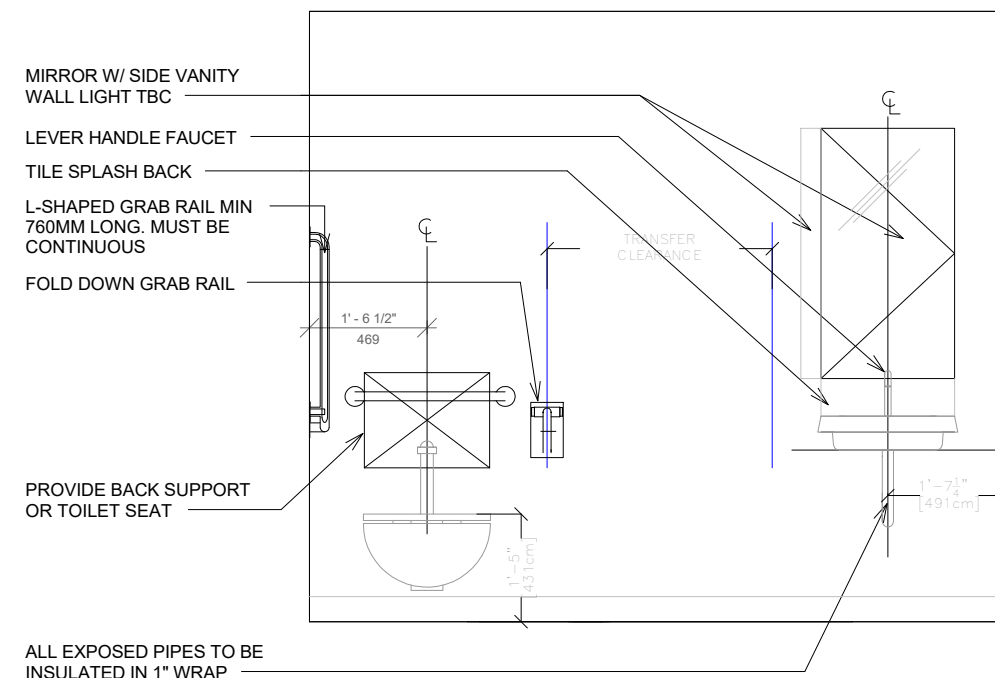
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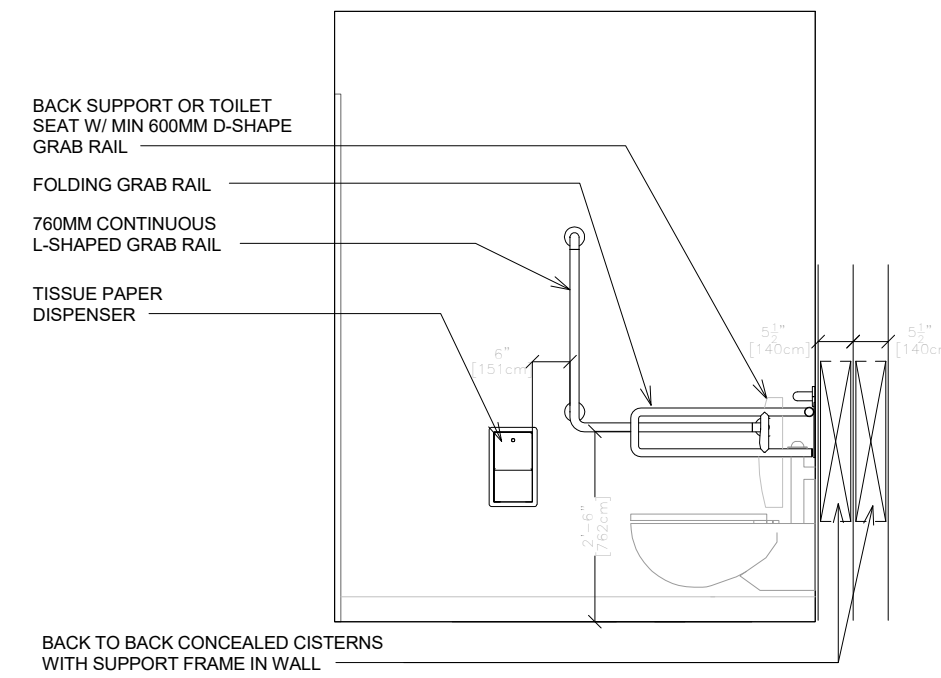
1 ACCESSIBLE WASHROOM
1/2" = 1'-0"



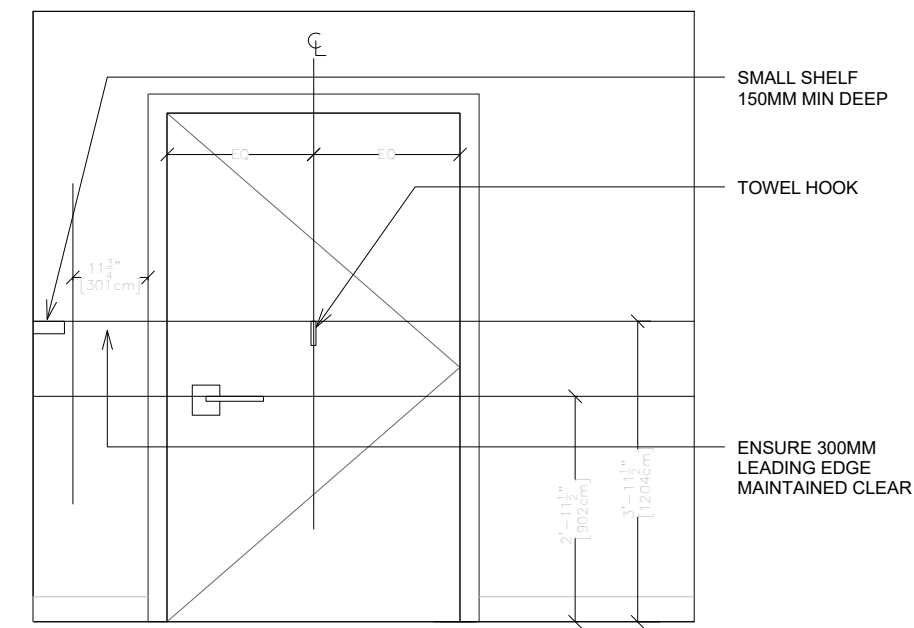
TYP. SUITE WASHRM 01



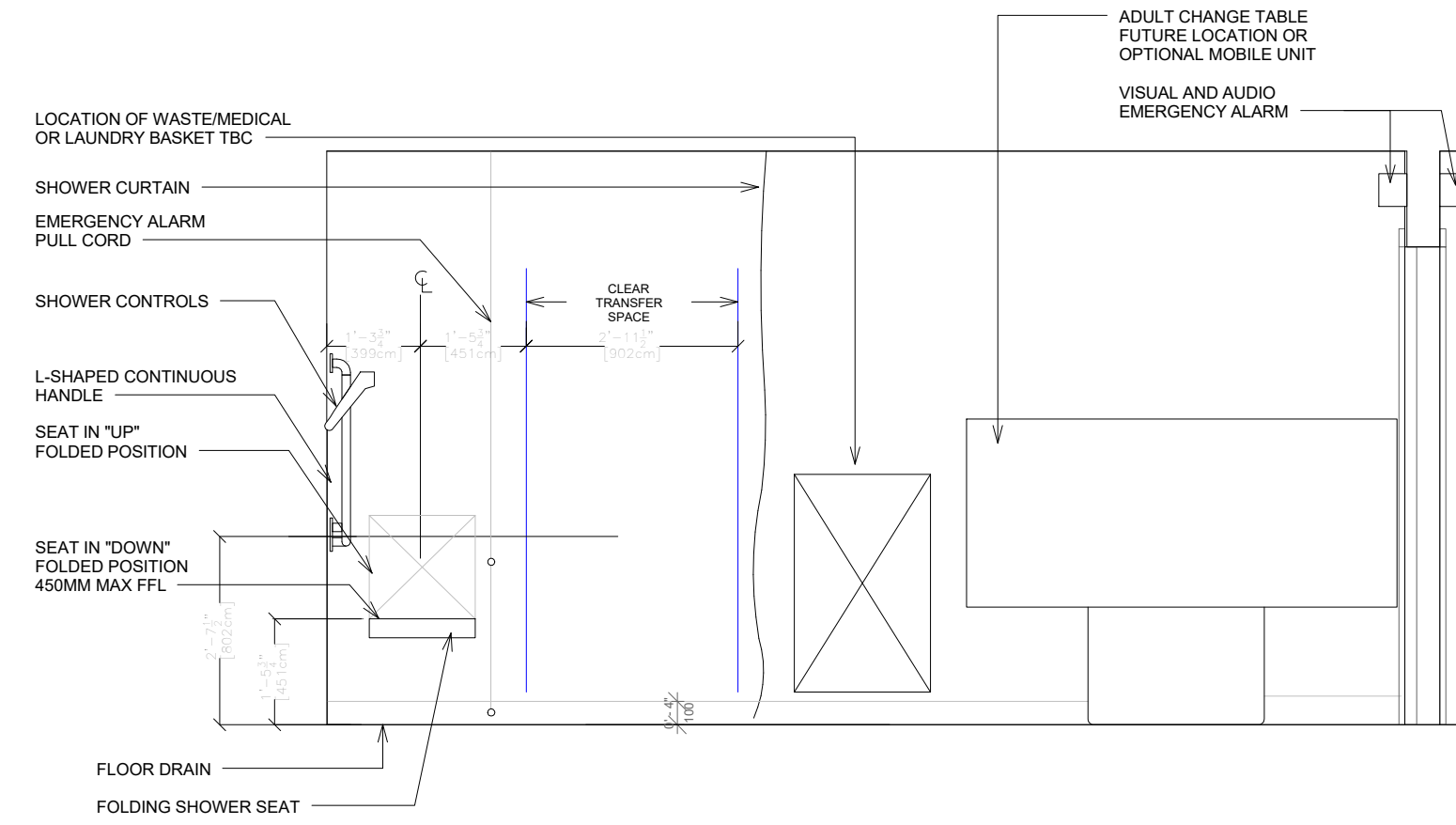
TYP. SUITE WASHRM 02



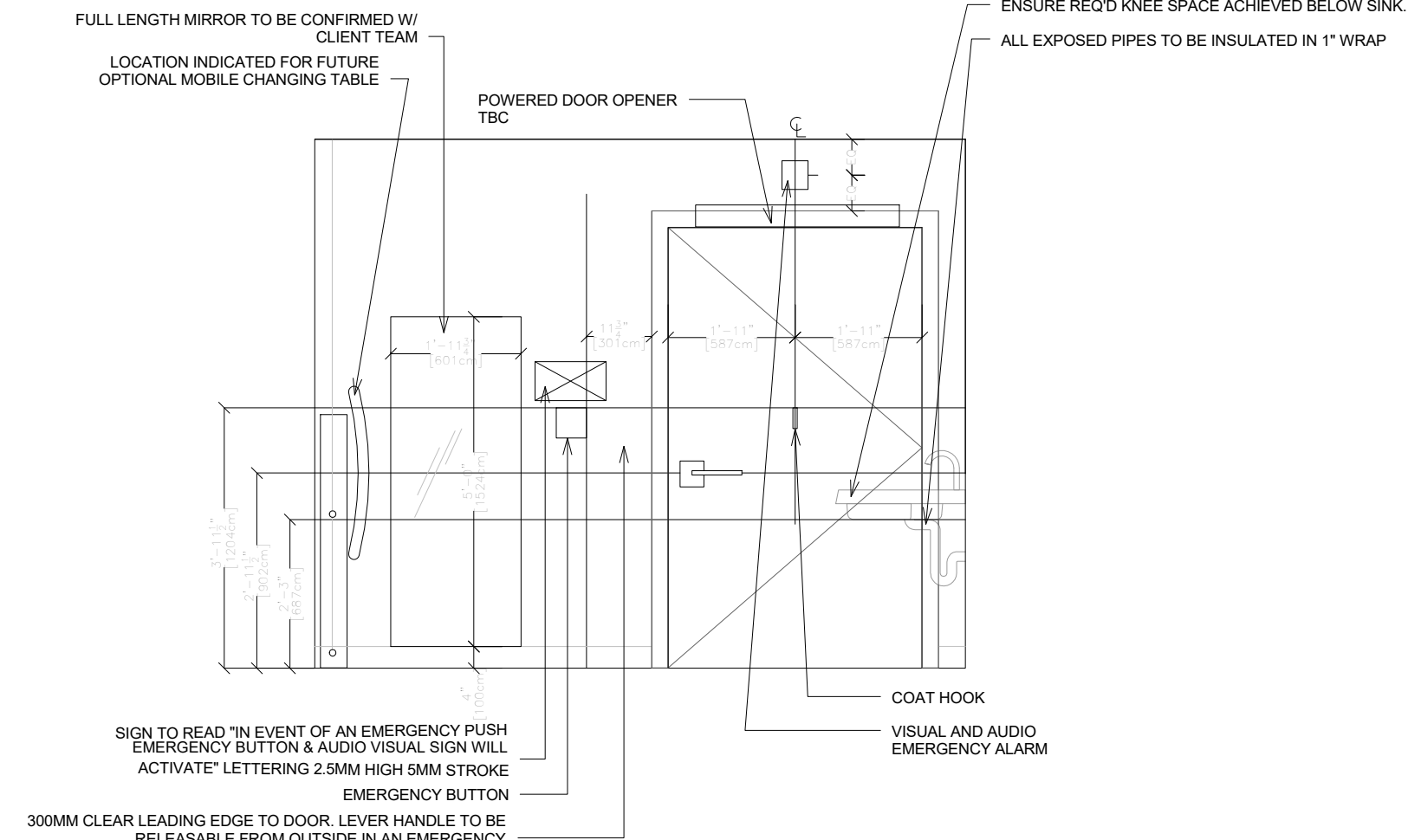
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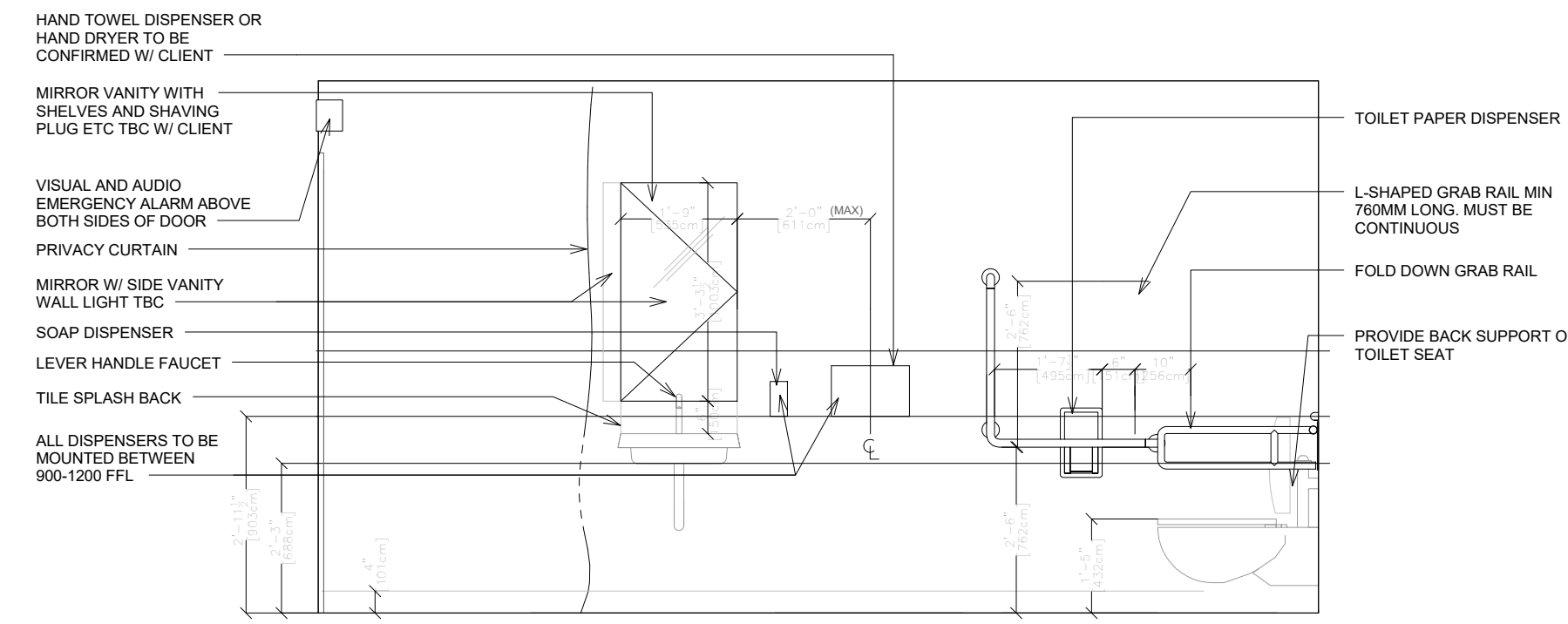
TYP. SUITE WASHRM 04



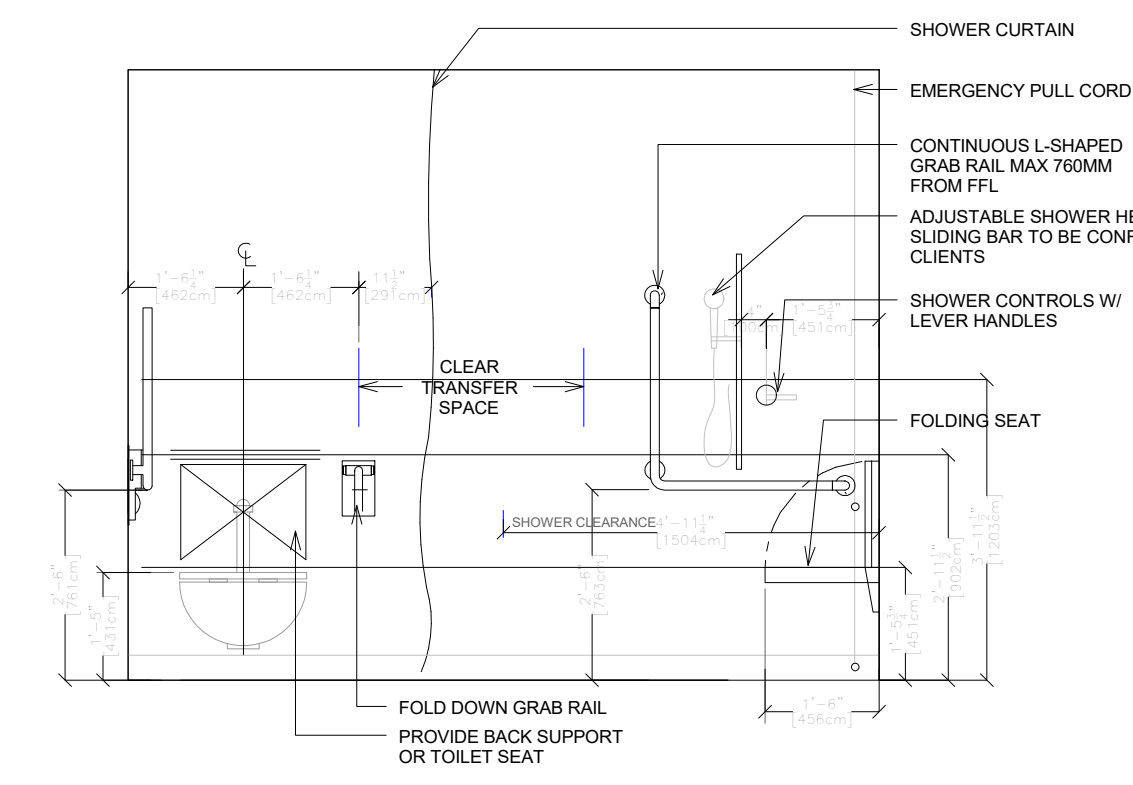
UNIVERSAL WASHRM ELEV 01



UNIVERSAL WASHRM ELEV 02



UNIVERSAL WASHRM ELEV 03



UNIVERSAL WASHRM ELEV 04

2 ACCESSIBLE WASHROOM
1/64" = 1'-0"

PROPOSED HOSPICE HOME IN MARKHAM

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Unit 108 Unionville, ON, L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	As indicated
Project Number	250513
DRAWING NAME	ACCESSIBLE WASHROOM
SHEET NUMBER	A-1.5



NORTH (REAR) ELEVATION

1 ELEVATION NORTH
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
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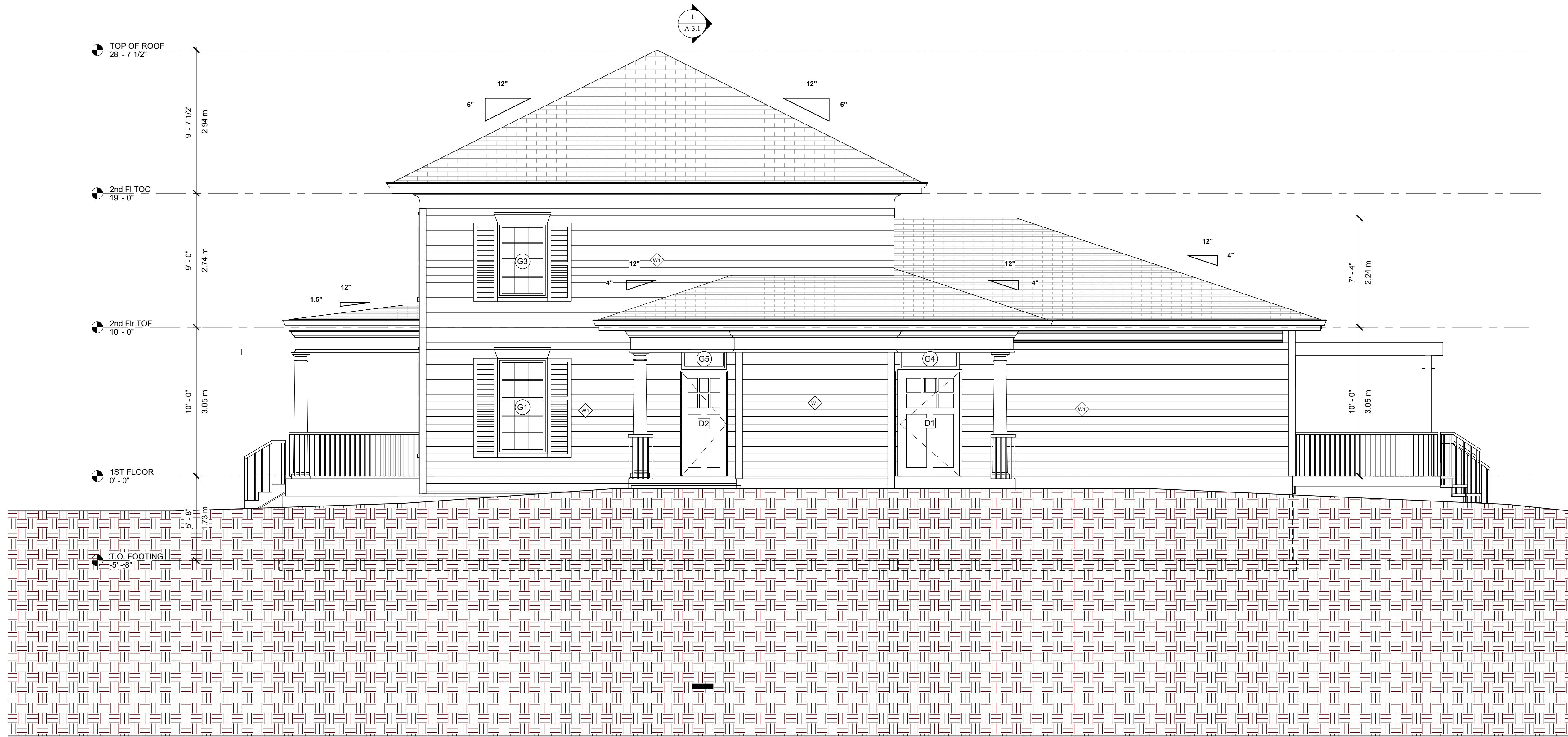


100 Anna Russell Way,
Unit 108 Unionville, ON, L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	ELEVATION NORTH
SHEET NUMBER	A-2.1



EAST ELEVATION

PROPOSED HOSPICE HOME IN MARKHAM

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MARKHAM, ON.



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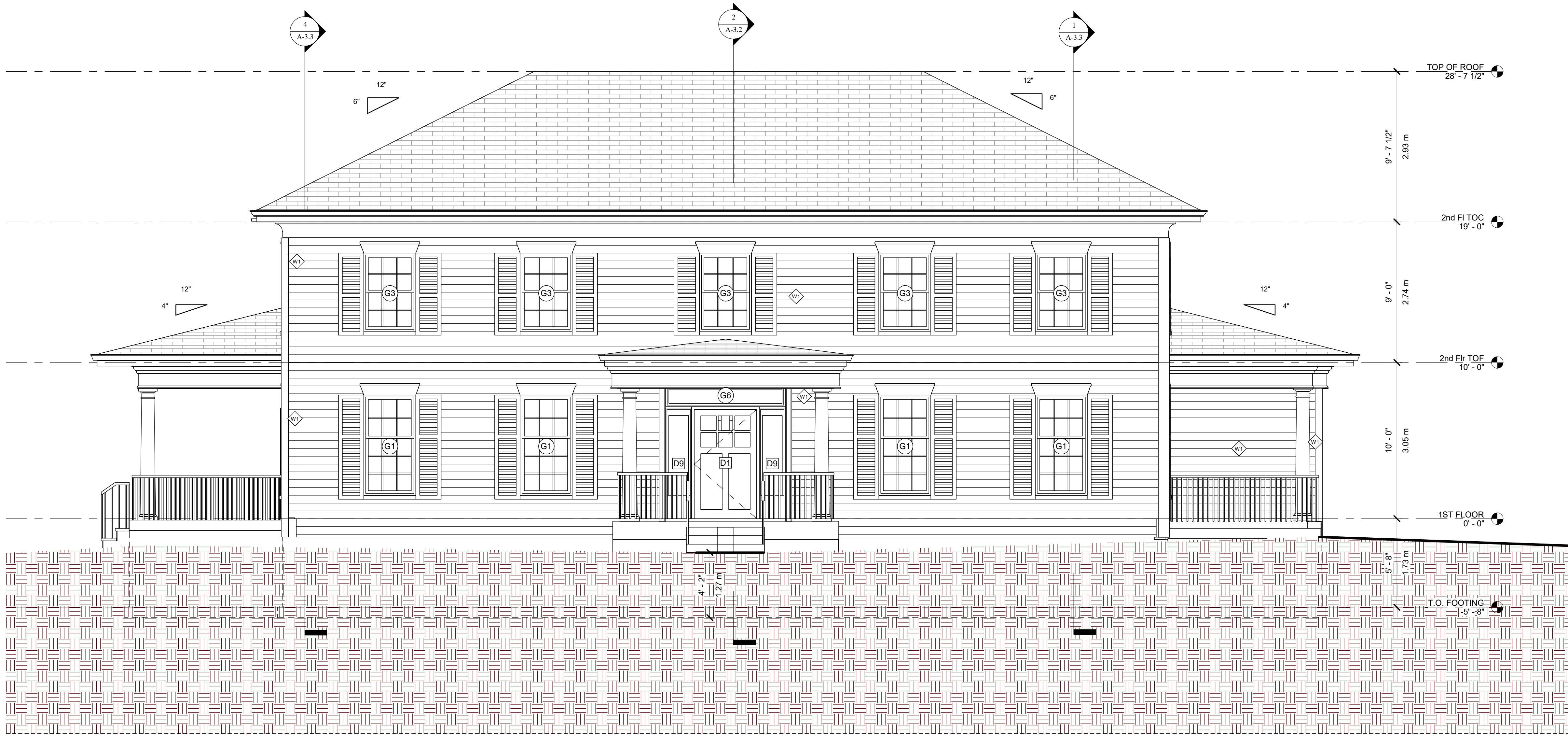


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d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	ELEVATION EAST
SHEET NUMBER	A-2.2



SOUTH (FRONT) ELEVATION

1 ELEVATION SOUTH (FRONT)
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



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Markham, Ontario L3P 1A8

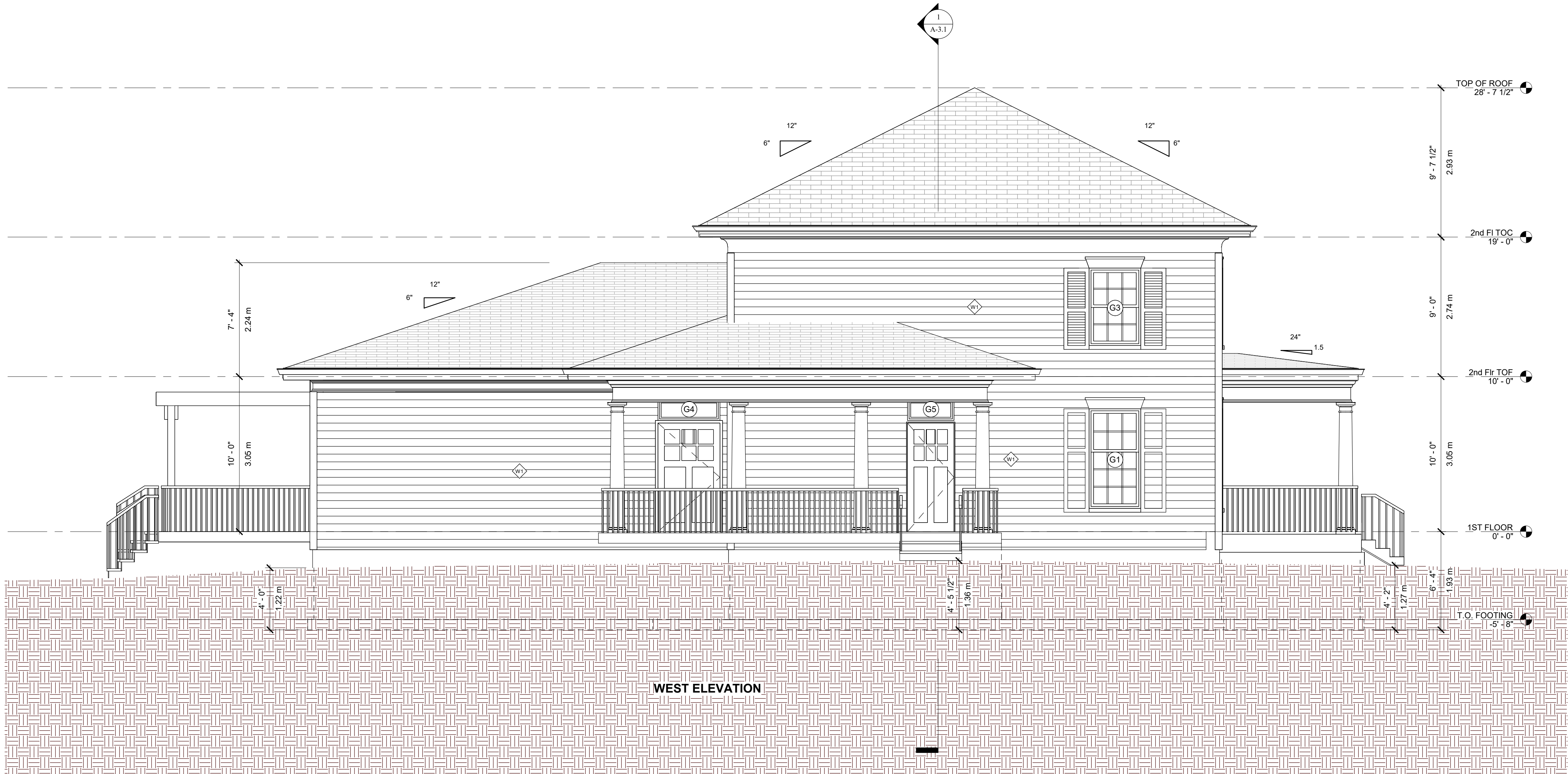


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Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	ELEVATION SOUTH
SHEET NUMBER	A-2.3



1 ELEVATION WEST
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

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MARKHAM, ON.



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Markham, Ontario L3P 1A8

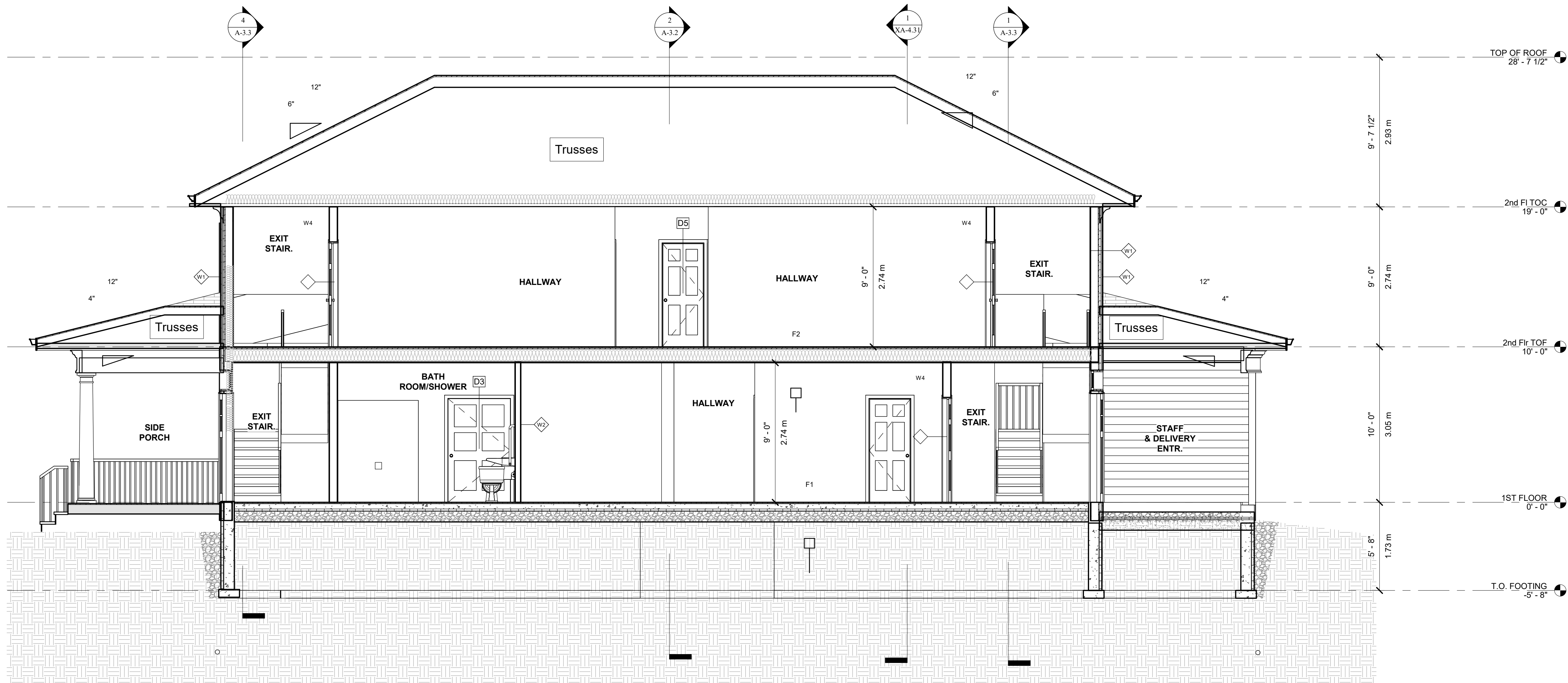


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d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	ELEVATION WEST
SHEET NUMBER	A-2.4



1 SECTION 1
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

7672 ELGIN MILLS RD. E.
MARKHAM, ON.



201-5762 Highway 7 East,
Markham, Ontario L3P 1A8

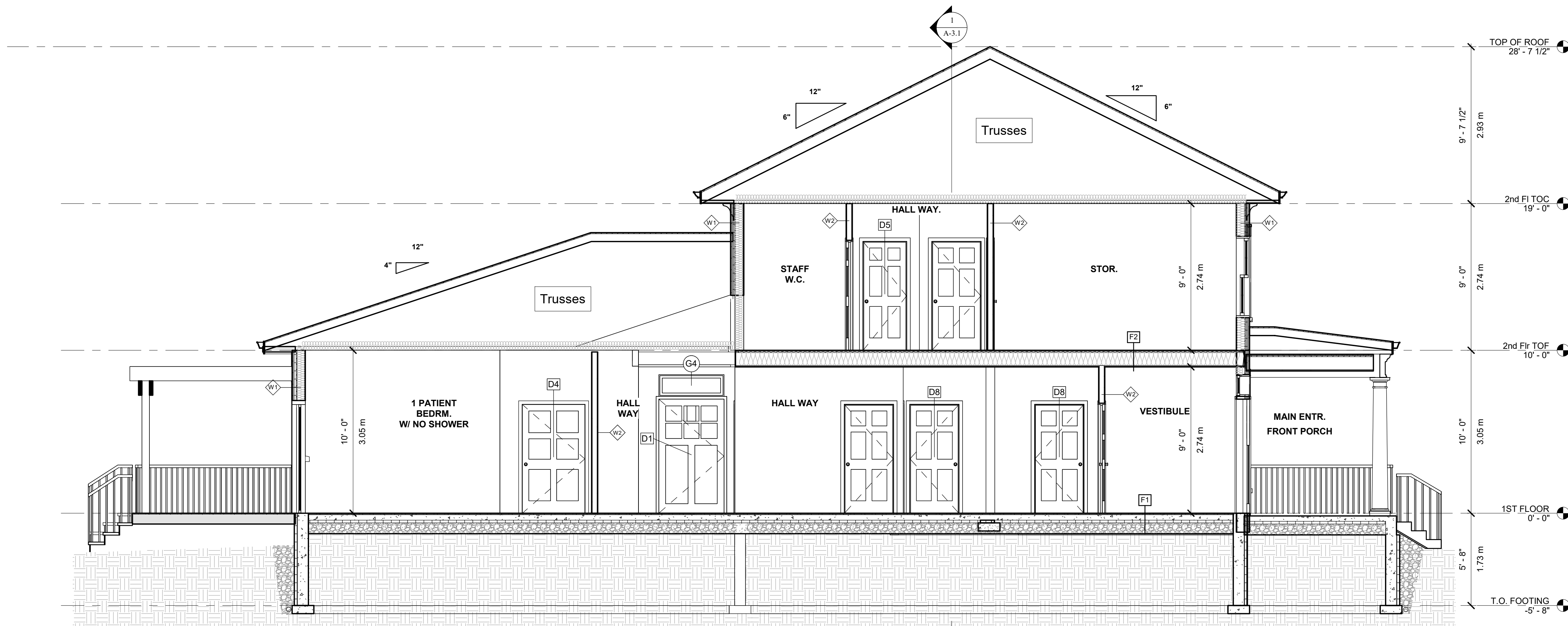


100 Anna Russell Way,
Unit 108 Unionville, ON L3C 6C7
Phone: 416-919-6020
d.johnston@davidjohnston.ca

PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	SECTION 1
SHEET NUMBER	A-3.1



2 SECTION 2
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

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MARKHAM, ON.



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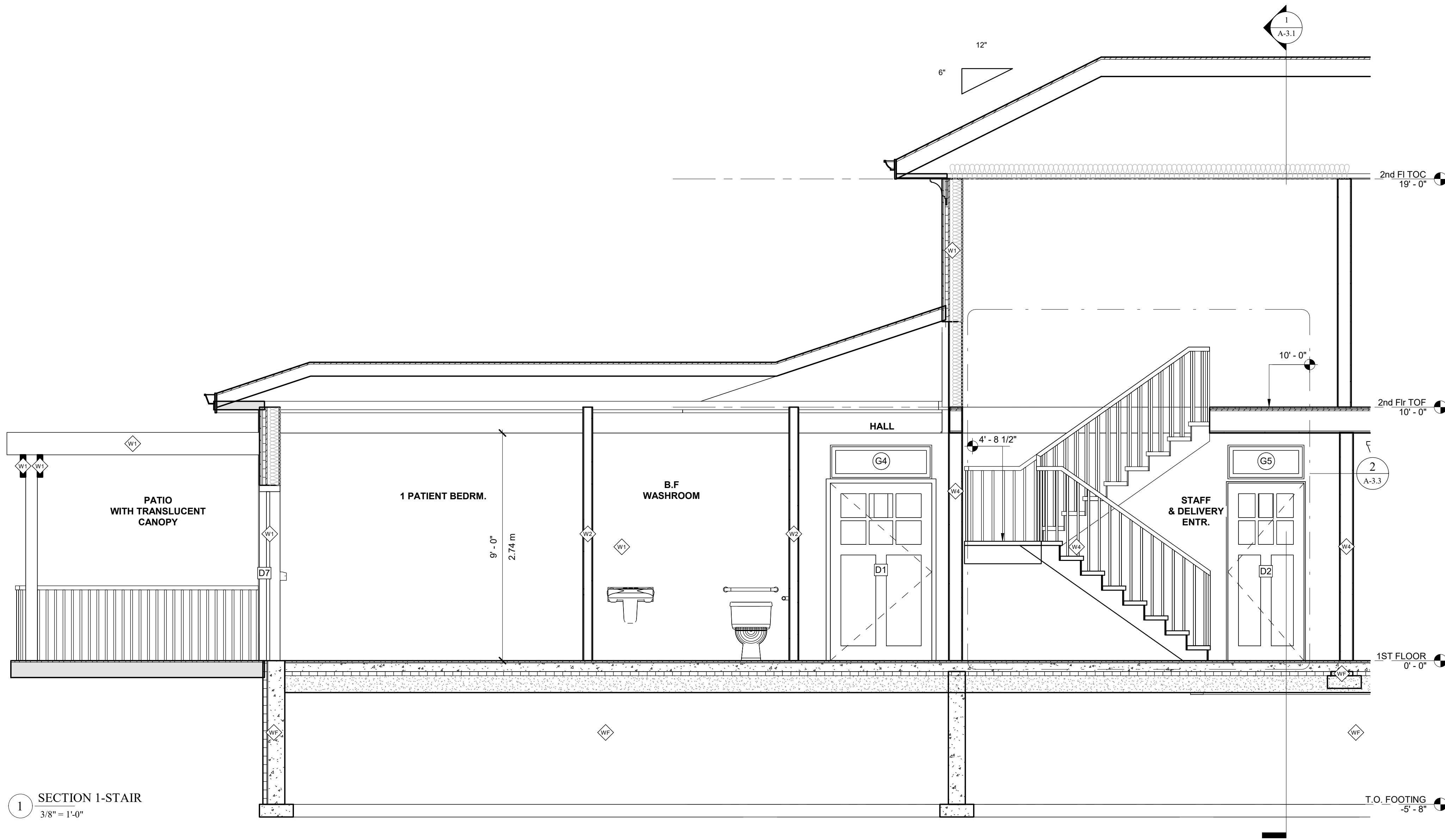


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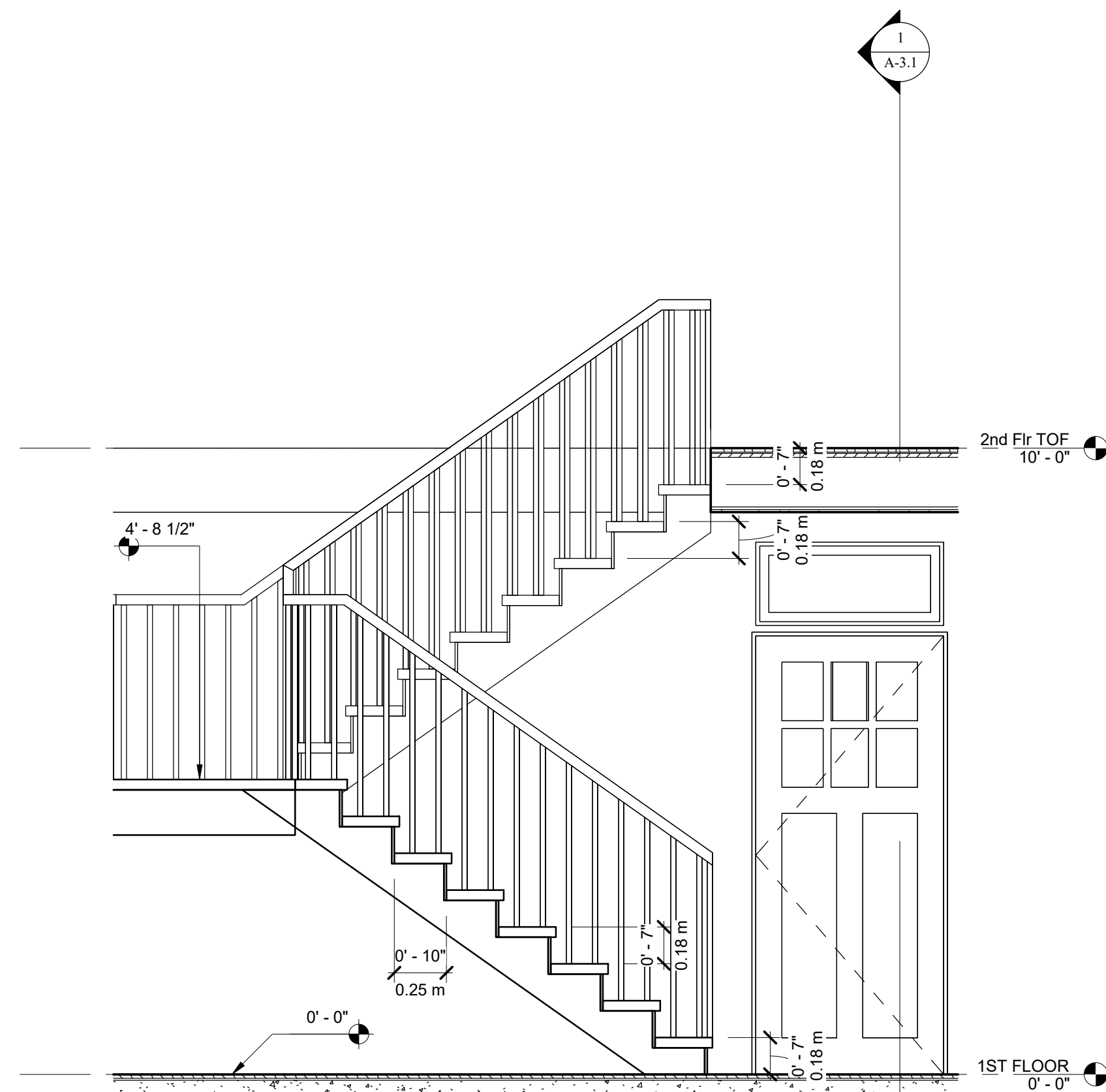
PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

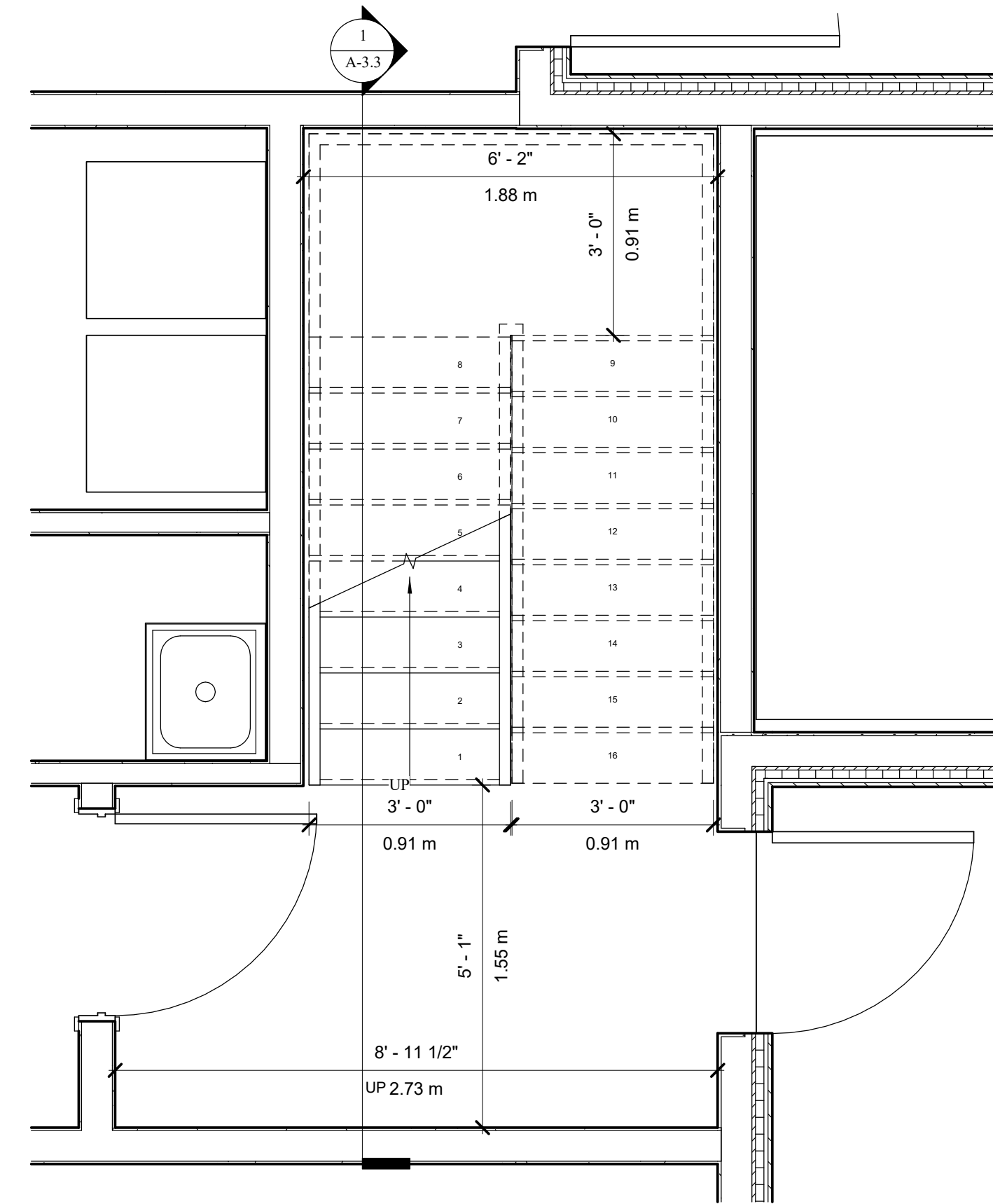
Drawn by	Author
Date	JUNE , 2026
Scale	1/4" = 1'-0"
Project Number	250513
DRAWING NAME	SECTIONS 2
SHEET NUMBER	A-3.2



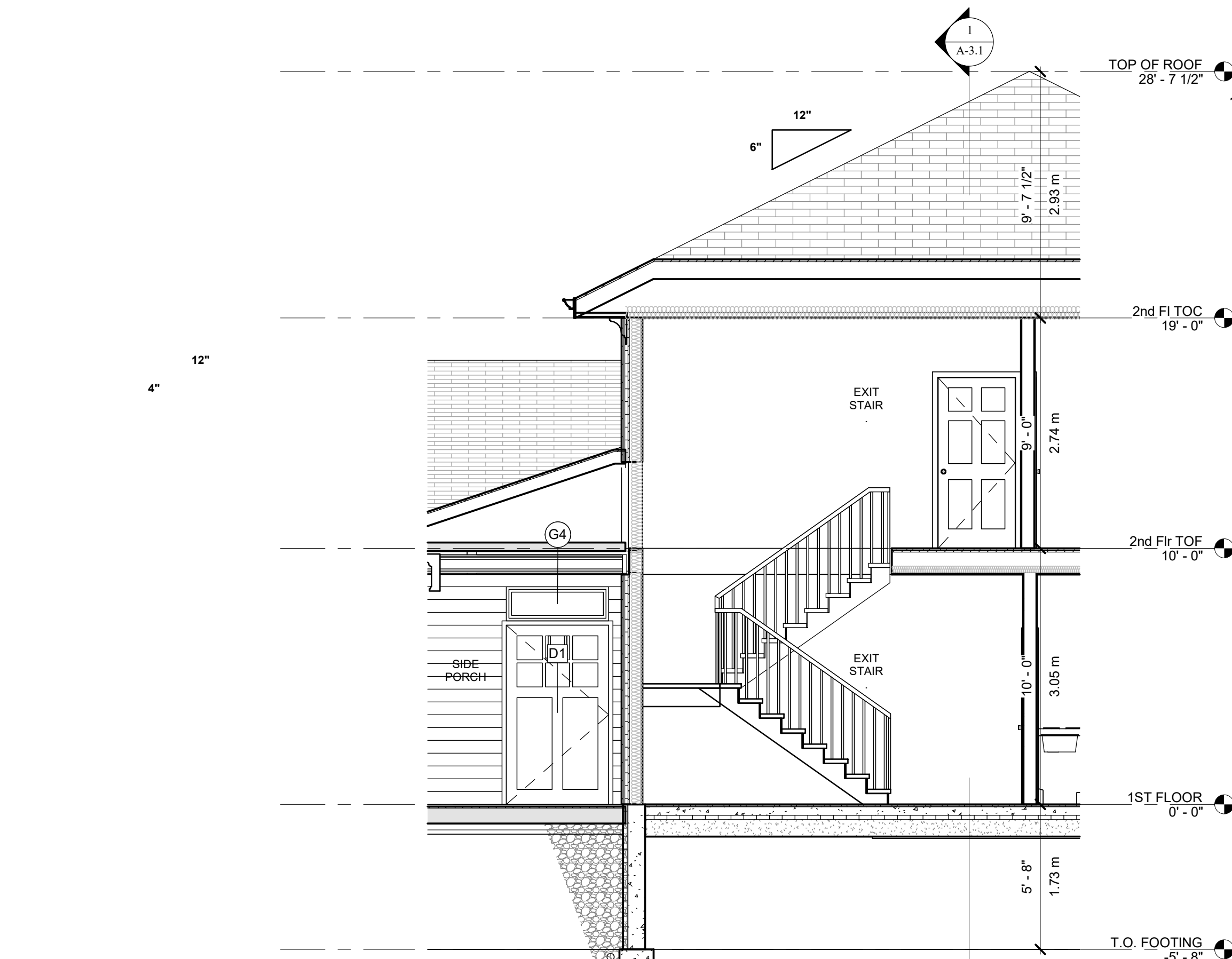
1 SECTION 1-STAIR
3/8" = 1'-0"



2 STAIR DETAIL CALLOUT
1/2" = 1'-0"



3 STAIR PLAN
1/2" = 1'-0"



4 SECTION 2-STAIR
1/4" = 1'-0"

PROPOSED HOSPICE
HOME IN MARKHAM

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MARKHAM, ON.



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PROPOSED ARCHITECTURAL
DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	As indicated
Project Number	250513
DRAWING NAME	STAIR SECTION 1 & 2
SHEET NUMBER	A-3.3

Kitchen Interior Finish Specifications

Hospice Residential Home

The intent of this design is to create a warm, residential kitchen that feels comforting and welcoming while utilizing durable, low-maintenance materials suitable for daily use in a hospice environment. Equivalent products may be proposed by the Contractor, subject to Owner approval.

1. Cabinetry

Style

- Traditional recessed shaker door profile
- Full overlay doors and drawer fronts
- Decorative crown moulding
- Concealed soft-close hinges
- Full-extension soft-close drawer slides

Material

- Moisture-resistant MDF shaker doors
- Plywood cabinet boxes with white melamine interiors
- Solid wood face frames where applicable

Finish

- Factory-applied conversion varnish
- Satin sheen (20-30%)
- Colour: Soft Sage Green (all cabinets to match)

Performance

- Scratch resistant
- Moisture resistant
- Washable finish
- Low VOC finish

2. Countertops

Provide **20 mm (3/4") engineered quartz countertop**.

Characteristics

- Warm ivory background
- Soft beige and light grey veining
- Matte or low-sheen polished finish
- Square eased edge profile (3 mm radius)

Quartz shall be:

- Non-porous
- Stain resistant
- Easy to disinfect
- No sealing required
- Durable for daily residential use
- Suitable for healthcare residential environments

Equivalent engineered quartz products meeting the specified appearance and performance requirements may be proposed, subject to Owner approval.

3. Backsplash

Provide glazed ceramic wall tile.

Specifications

- Handmade-look ceramic tile
- Warm ivory colour
- Approximately 2" x 8" (or approved equivalent)
- Installed in herringbone pattern
- Matte or soft satin glaze
- Matching light ivory grout

Performance

- Easy to clean
- Moisture resistant
- Durable
- Replaceable individual tiles

4. Flooring

Provide **Luxury Vinyl Plank (LVP)**.

Appearance

- European White Oak
- Natural light oak colour
- Matte finish
- Wide plank appearance

Minimum Requirements

- Commercial wear layer (20 mil minimum)
- Waterproof
- Scratch resistant
- Slip resistant
- Easy to clean
- Low VOC
- Suitable for wheelchairs and walkers

Luxury Vinyl Plank is preferred over hardwood for its durability, moisture resistance, ease of maintenance, and lower lifecycle cost.

5. Cabinet Hardware

Material

- Solid metal

Style

- Simple transitional pulls
- Matching round knobs where applicable

Performance

- Corrosion resistant
- Durable finish suitable for residential use

6. Kitchen Faucet

Provide:

- Single-handle pull-down faucet

Features

- Ceramic cartridge
- High arc spout
- Pull-down spray
- Easy-clean spray nozzles

7. Sink

Provide:

- Undermount stainless steel sink

Material

- 18-gauge stainless steel

Finish

- Satin finish

Features

- Sound-deadening pads
- Rear drain
- Radius corners for easy cleaning

8. Appliances

Provide Energy Star-rated appliances.

Finish

- Fingerprint-resistant stainless steel

Include:

- Refrigerator
- Electric range
- Dishwasher
- Range hood

Appliances shall be durable, easy to clean, and suitable for daily residential use.

9. Lighting

Lighting shall create a warm residential atmosphere.

Colour Temperature

- 2700K-3000K Warm White

Provide:

- LED under-cabinet lighting
- Decorative dining chandelier
- LED ceiling lighting

Lighting (optional):

- Be dimmable where practical
- Minimize glare
- Create a calm and comfortable environment

10. Wall Finish

Material

- Premium washable acrylic latex paint

Finish

- Eggshell

Colour

- Warm Off-White

Performance

- Scrubbable
- Low VOC
- Washable

11. Ceiling

Finish

- Flat white ceiling paint

Performance

- Low VOC
- High hide

12. Trim & Mouldings

Material

- MDF or finger-jointed pine

Finish

- Factory primed
- Painted warm white
- Satin finish

Include:

- Crown moulding
- Door casings
- Baseboards

Design Intent

The completed kitchen shall present a warm, residential character inspired by **Soft English Country, Transitional Classic, and Modern Cottage** design while avoiding an institutional appearance. Material selections shall prioritize durability, ease of maintenance, infection control, and long-term value within a **medium-budget** range appropriate for a hospice residence.

The renderings included with this tender package are intended to communicate the overall design vision and aesthetic only. The **faucet style and finish, cabinet hardware style and finish, decorative light fixtures, and under-cabinet lighting system shown in the renderings are illustrative and are not mandatory**. Contractors may propose equivalent products, finishes, colours, and lighting systems that provide comparable quality, durability, functionality, and appearance while maintaining the overall design intent. All proposed substitutions shall be subject to Owner approval.

Equivalent materials and products may be proposed throughout, provided they meet or exceed the specified performance, durability, maintenance, and aesthetic requirements. All substitutions are subject to Owner approval.

PROPOSED HOSPICE HOME IN MARKHAM

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MARKHAM, ON.**



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PROPOSED ARCHITECTURAL DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	
Project Number	250513
DRAWING NAME	KITCHEN SPECS
SHEET NUMBER	A-4.0

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DESIGNS & TECH

PROPOSED HOSPICE
HOME IN MARKHAM

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DESIGN

No	Description	Date	By

Drawn by	Author
Date	JUNE , 2026
Scale	
Project Number	250513
DRAWING NAME	KITCHEN DETAIL SAMPLE
SHEET NUMBER	A-4.1