

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

1.

Name of Owner(s)

Pramod Kumar

Address

48 BROAD OAK CRT, BRAMPTON, ON L6Y 3S6

Phone #

289 889 2697

Fax #

Email

parryvicky@yahoo.ca

2.

Name of Agent

Manjinder Kaur

Address

15845 River Dr, Georgetown, ON

Phone #

289-962-4003

Fax #

Email

ar.manjinderkaur@gmail.com

3.

Nature and extent of relief applied for (variances requested):

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.

B. Proposed Interior side Yard Set back is 0.00 M to the below Grade Stairway and the required is 1.21m.

4.

Why is it not possible to comply with the provisions of the by-law?

The owner of the property wants to legalize the as-built basement to a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and the privacy reasons. The as-built entrance is built in such a way that it does not block the access to the backyard. As the person is able to go two risers down and then two risers up.

The required interior side setback after the below grade entrance is 1.21m whereas the proposed setback is 0 m because of the walkout. We would like to ask for minor variance.

5.

Legal Description of the subject land:

Lot Number

103

Plan Number/Concession Number

M740

Municipal Address

48 BROAD OAK CRT, BRAMPTON, ON L6Y 3S6

6.

Dimension of subject land (in metric units)

Frontage

9.30M

Depth

33.50M

Area

311.55 SQ MT

7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

Other Public Road

Water

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Ground Floor Area: 110.95 sqm
Gross Floor Area: 300 sqm
No. of Levels: 2
Width: 11.81M
Length: 15.95M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Ground Floor Area: 110.95 sqm
Gross Floor Area: 300 sqm
No. of Levels: 2
Width: 11.81M
Length: 15.95M

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 6.49M
Rear yard setback 12.12 M
Side yard setback 0.90 M
Side yard setback 1.22 M

PROPOSED

Front yard setback 6.49M
Rear yard setback 12.12M
Side yard setback 0.90M
Side yard setback 0.00M

10. Date of Acquisition of subject land: October 2004
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: October 2004
15. Length of time the existing uses of the subject property have been continued: 19 Years

16. (a) What water supply is existing/proposed?

Municipal ☒ Other (specify) _____
Well ☐

- (b) What sewage disposal is/will be provided?

Municipal ☒ Other (specify) _____
Septic ☐

- (c) What storm drainage system is existing/proposed?

Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Manjinder
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 01 DAY OF November, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Manjinder Kaur, OF THE Town OF Halton Hills

IN THE City OF Halton SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City _____ OF Brampton

IN THE region OF

Peel THIS 20 DAY OF

October November 2023

Clara Vani
a Commissioner, etc.,
Province of Ontario,
A Commissioner etc. for the Corporation of the
City of Brampton

Manjinder
Signature of Applicant or Authorized Agent

Expires September 26, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

JOHN C. CABRAL

Zoning Officer

2023-10-26

Date

DATE RECEIVED NOV 1, 2023 VL

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 48 BROAD OAK CRT, Brampton

I/We, Parmod Kumar
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Manjinder Kaur
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 20 day of October, 20²³.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

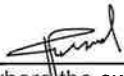
LOCATION OF THE SUBJECT LAND: 48 BROAD OAK CRT, Brampton

I/We, Parmod Kumar

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 20 day of October, 20²³.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

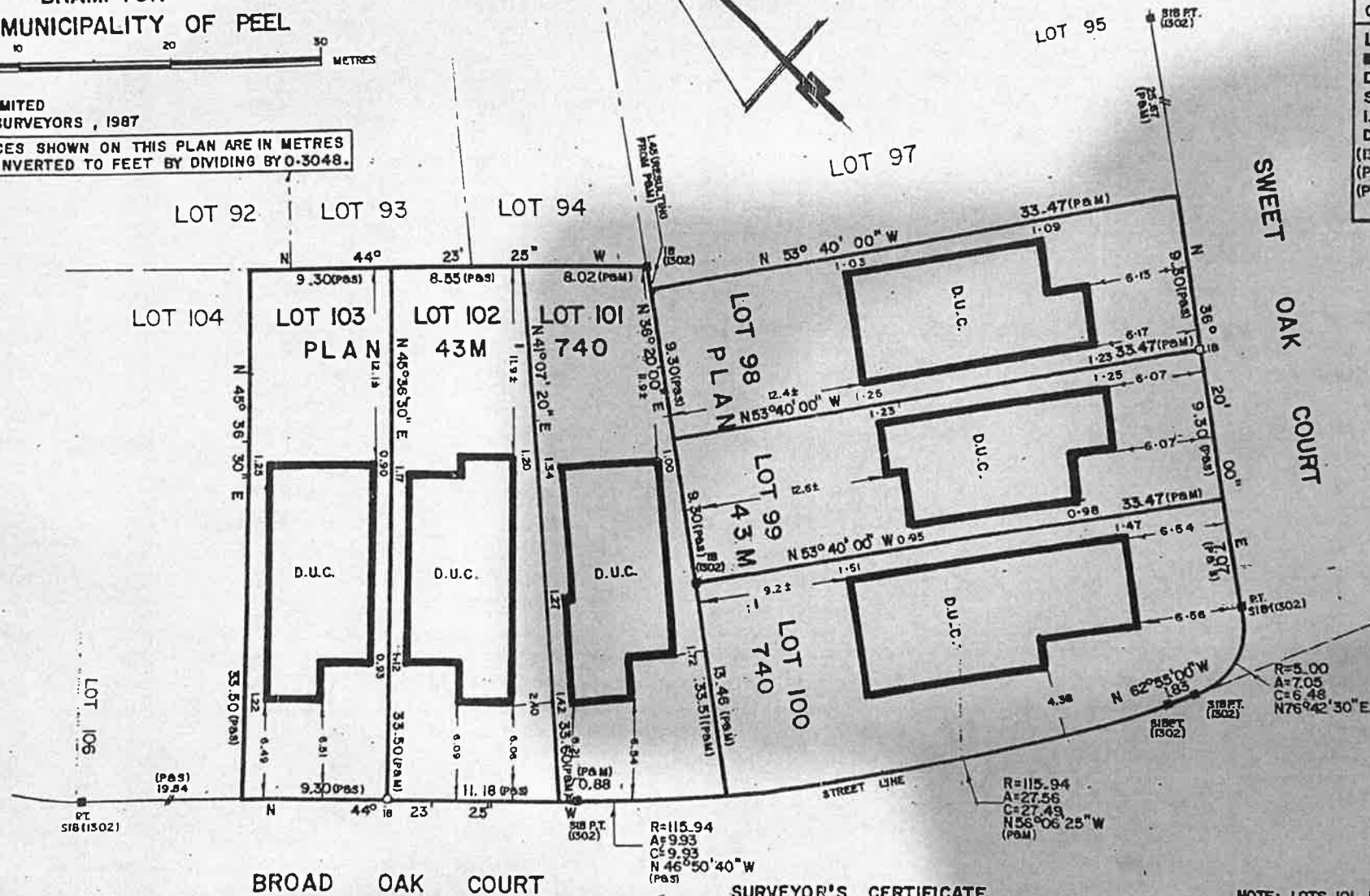
IG LOCATION SURVEY OF
18, 99, 100, 101, 102 AND 103
43M-740

OF BRAMPTON
AL MUNICIPALITY OF PEEL

10 20 30 METRES

1:300
CAS LIMITED
AND SURVEYORS, 1987

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



NOTES:
BEARINGS ARE ASTRONOMIC AND REFERRED TO THE NORTHEASTLY OF BROAD OAK COURT AS SHOWN ON PLAN 43M-740 HAVING A BEARING OF N 44° 23' 25" W.
BUILDING TIES SHOWN HEREON ARE CONCRETE FOUNDATION UNLESS OTHERWISE.

LEGEND
■ DENOTES SURVEY MONUMENT
□ DENOTES SURVEY MONUMENT
S.I.B. DENOTES STANDARD IRON BAR
I.B. DENOTES IRON BAR
D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
(1302) DENOTES A. SKRANDA O.L.S.
(P.S.) DENOTES PLAN 43M-740 & SET
(P.B.M.) DENOTES PLAN 43M-740 & MEASUREMENT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 25th DAY OF May, 1987

May 27, 1987
DATE

W. JOHN BURG
ONTARIO LAND SURVEYOR

NOTE: LOTS 101, 102 AND 103 ADDED JUNE 2, 1987.

AK Anton Kikas Limited
Consulting Engineers
Ontario Land Surveyors - Planners
185 Bridgeland Avenue Toronto M6A 2T4 TEL. 787-1111

DRAWN BY: J.J.
CHECKED BY: TM/JB

JOB N° 86-188-5



SECOND DWELING UNIT
48 BROAD OAK COURT, BRAMPTON

NAME:
MANJINDER KAUR
SIGNATURE:

Manginder

BCIN:
125147

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION REQUIREMENT
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1
OF DIVISION "C" OF O.B.C

DRAWN BY: MK

CLIENT REVIEW:

REVISION:

ISSUED FOR PERMIT:

SITE PLAN

AUG 2023

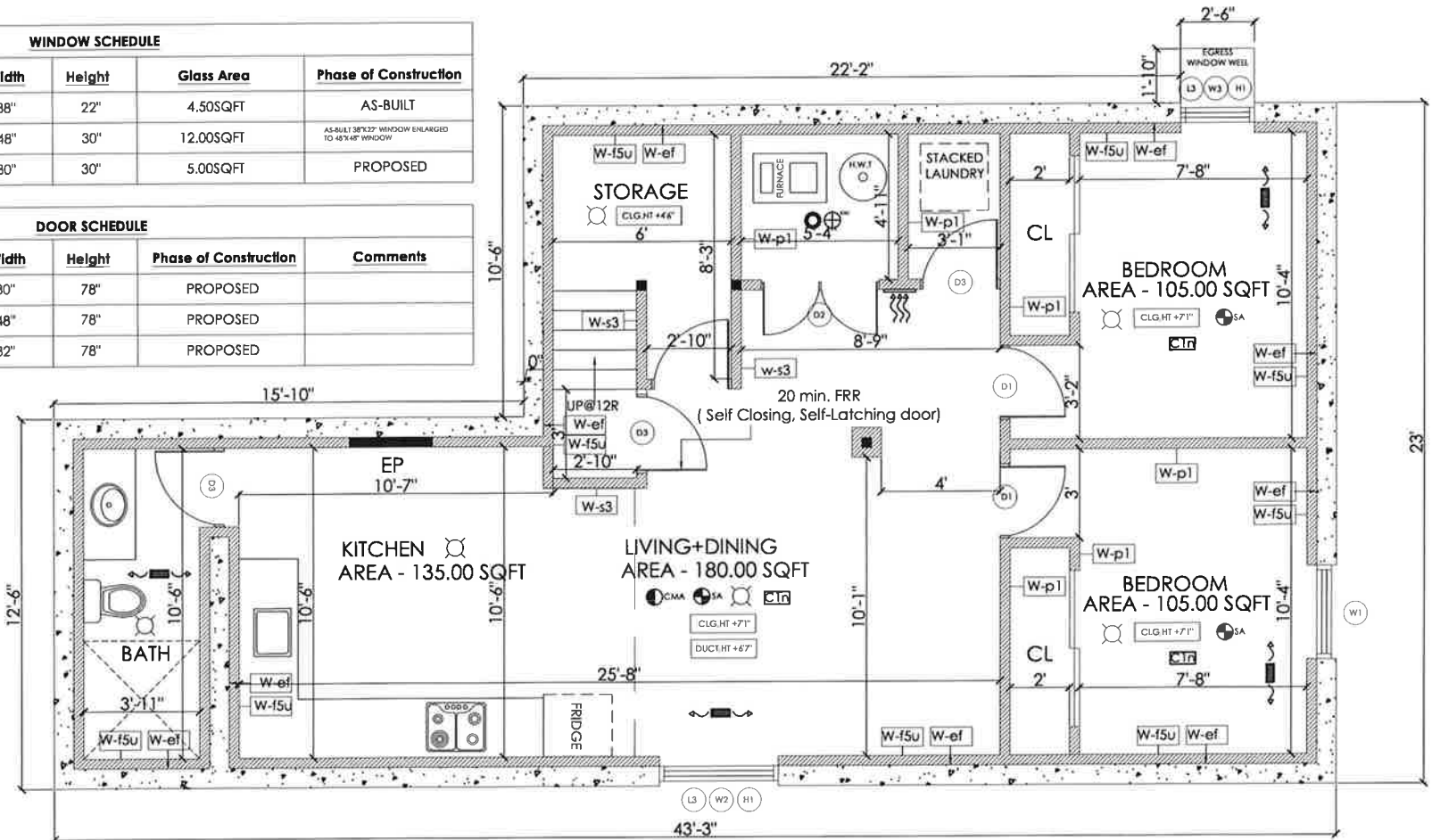
SCALE (1:100)

A1

WINDOW SCHEDULE						
Type	Qty.	Location	Width	Height	Glass Area	Phase of Construction
W1	1	BEDROOM	38"	22"	4.50SQFT	AS-BUILT
W2	1	LIVING	48"	30"	12.00SQFT	AS-BUILT 38"x22" WINDOW ENLARGED TO 48"x30" WINDOW
W3	1	BEDROOM	30"	30"	5.00SQFT	PROPOSED

DOOR SCHEDULE						
Type	Qty.	Location	Width	Height	Phase of Construction	Comments
D1	2	BEDROOM	30"	78"	PROPOSED	
D2	1	FURNACE	48"	78"	PROPOSED	
D3	3	LAUNDRY / BATH / STORE	32"	78"	PROPOSED	

LINTEL SCHEDULE	
No.	Description
H1	2- 2 X8
H2	3- 2 X8
L3	L - 5 x 3 1/2 x 5/16
L4	L - 5 x 5 x 5/16
L5	L - 5 x 5 x 1/2



AS -BUILT BASEMENT
SCALE (1:50)
GROSS FLOOR AREA =829.00 SFT / 77.00 SM



DIAMOND CRETE & CONSTRUCTION INC.
DCC DESIGNERS

15845 RIVER DRIVE RD,
GEORGETOWN, ON L7G 4S7
289-962-4003, 647-285-2597, 289-889-2697
info@diamondconst.ca

SECOND DWELING UNIT
48 BROAD OAK COURT, BRAMPTON

NAME:
MANJINDER KAUR
SIGNATURE:
Manjinder
BCIN:
125147

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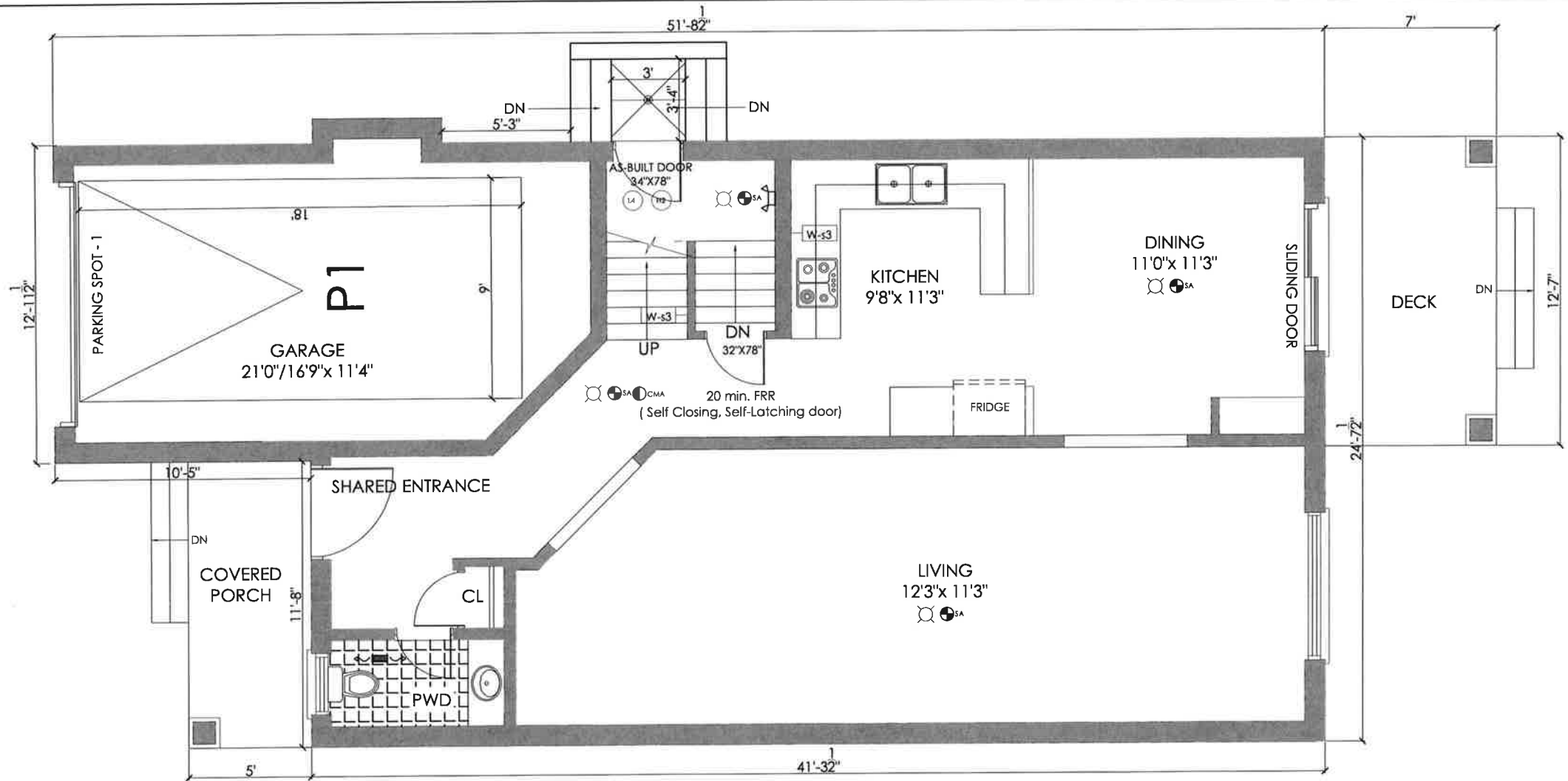
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REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C

DRAWN BY: MK
CLIENT REVIEW:
REVISION:
ISSUED FOR PERMIT:

AS- BUILT BASEMENT

AUG 2023
SCALE (1:50)

A2



MAIN FLOOR PLAN

SCALE (1:50)

GROSS FLOOR AREA = 1194.27 SQ.FT / 110.95 SQ.M



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289-962-4003, 647-285-2597, 289-889-2697
info@diamondconst.ca

SECOND DWELLING UNIT
48 BROAD OAK COURT, BRAMPTON

NAME:
MANJINDER KAUR
SIGNATURE:

Manjinder

BCIN:
125147

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OF DIVISION 'C' OF O.B.C.

DRAWN BY: MK

CLIENT REVIEW:

REVISION:

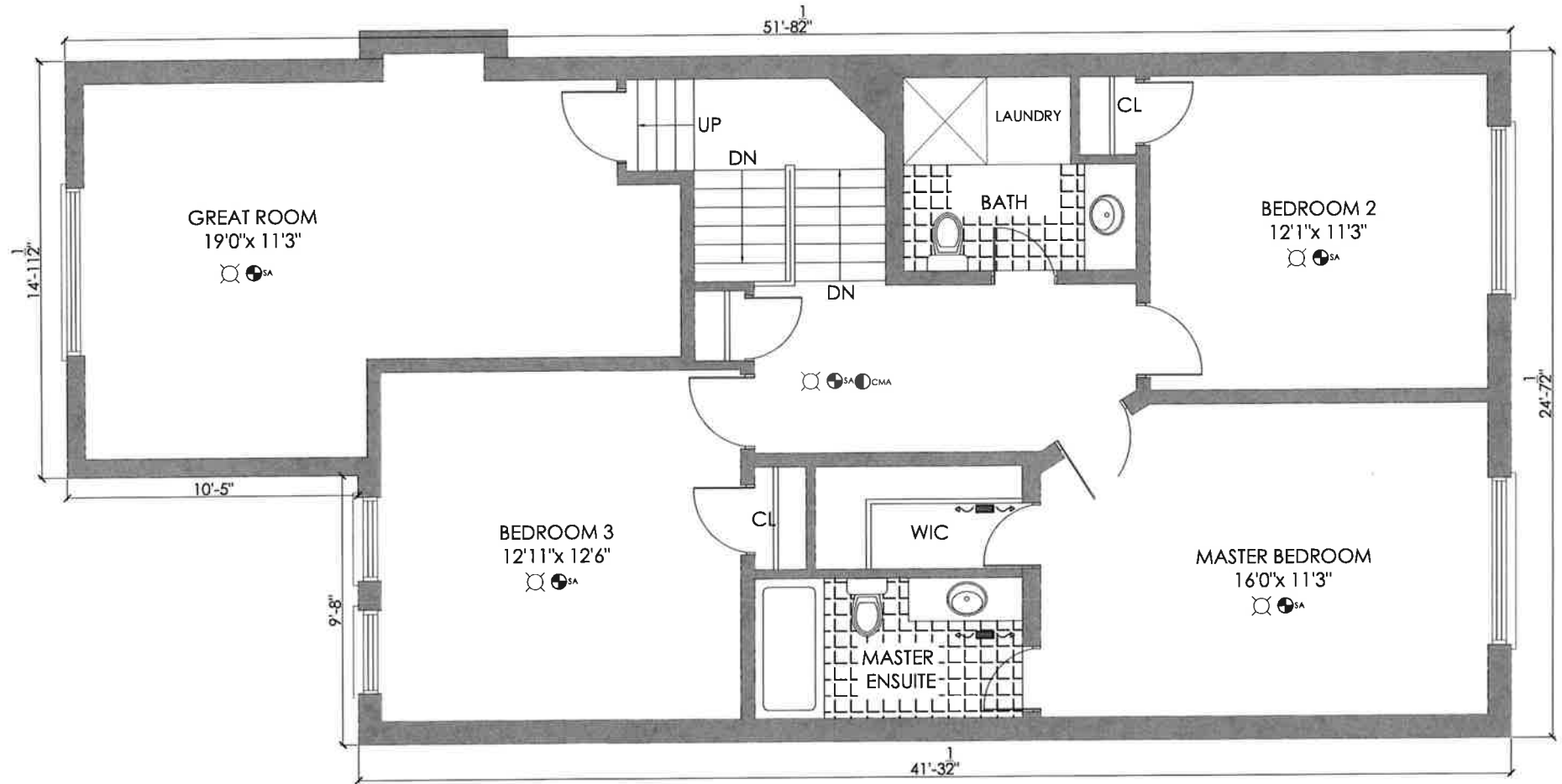
ISSUED FOR PERMIT:

EXISTING MAIN FLOOR PLAN

AUG 2023

SCALE (1:50)

A3



SECOND FLOOR PLAN
SCALE (1:50)
GROSS FLOOR AREA =1221.71 SQ.FT / 113.50 SQ.M



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info@diamondconst.ca

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SIGNATURE:
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CLIENT REVIEW:

REVISION:

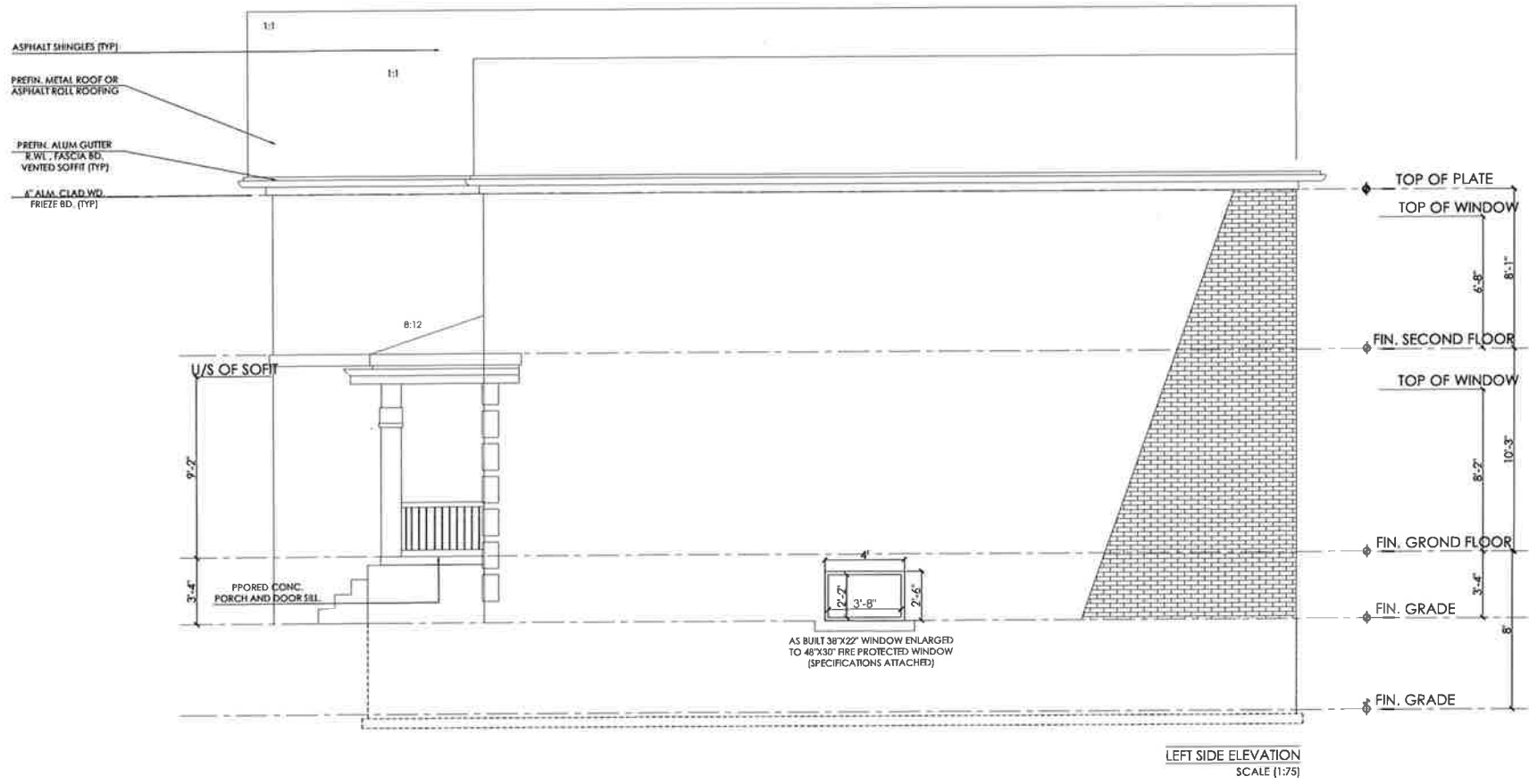
ISSUED FOR PERMIT:

EXISTING SECOND FLOOR PLAN

AUG 2023

SCALE (1:50)

A4



DIAMOND CRETE & CONSTRUCTION INC.
DCC DESIGNERS

15845 RIVER DRIVE RD.
GEORGETOWN, ON L7G 4S7
289-962-4003, 647-285-2597, 289-889-2697
info@diamondconst.ca

SECOND DWELLING UNIT
48 BROAD OAK COURT, BRAMPTON

NAME:
MANJINDER KAUR
SIGNATURE:
Manjinder

BCIN:
125147

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REVISION:

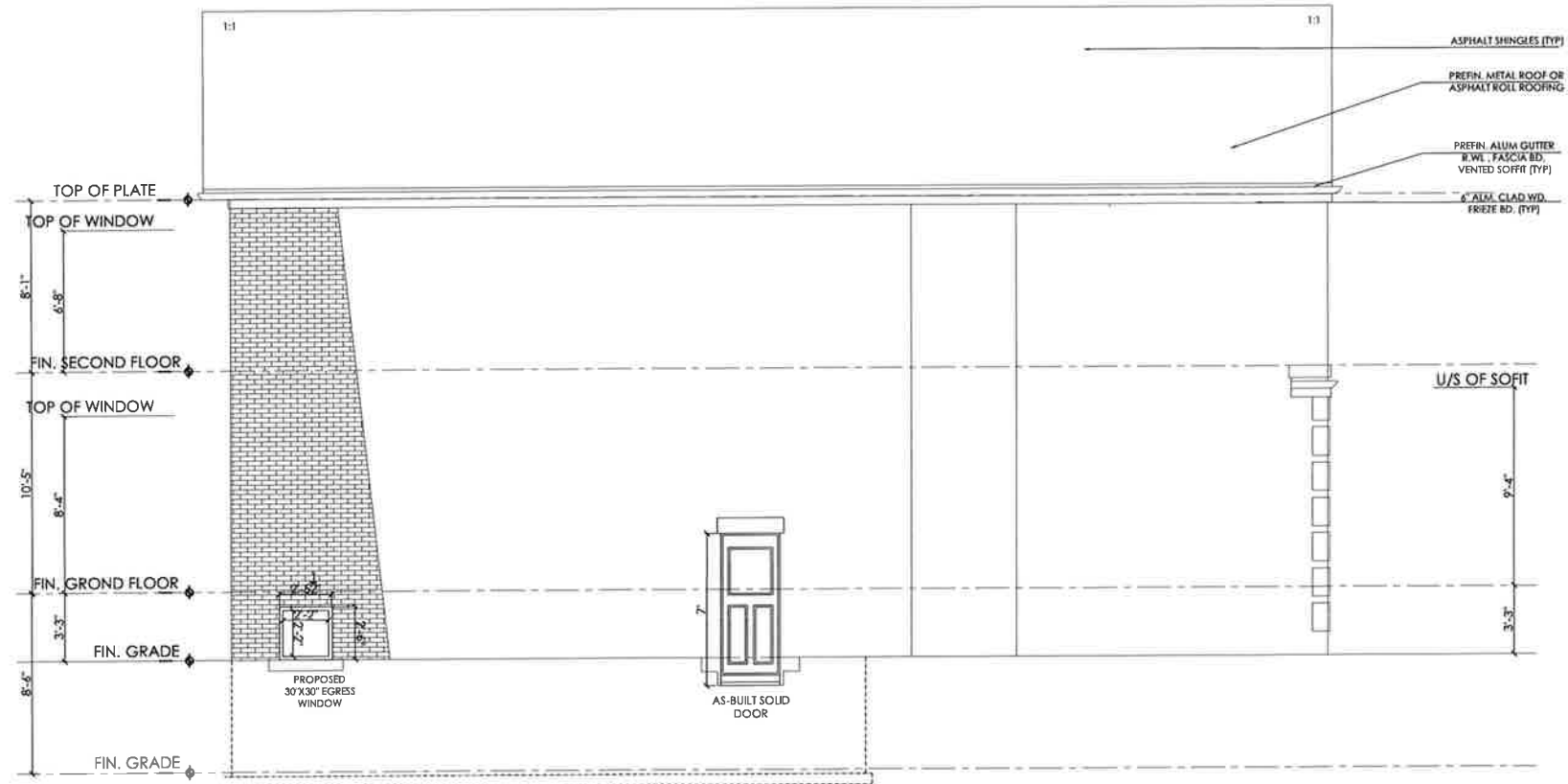
ISSUED FOR PERMIT:

ELEVATION

AUG 2023

SCALE (1:75)

A5



LEFT SIDE ELEVATION
SCALE (1:75)



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REVISION:

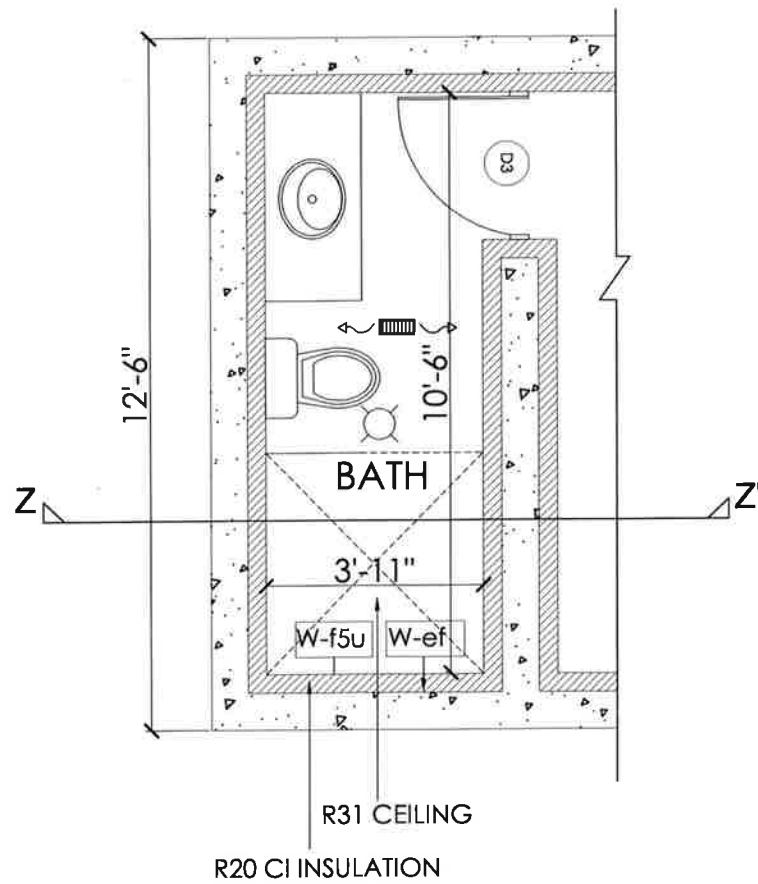
ISSUED FOR PERMIT:

ELEVATION

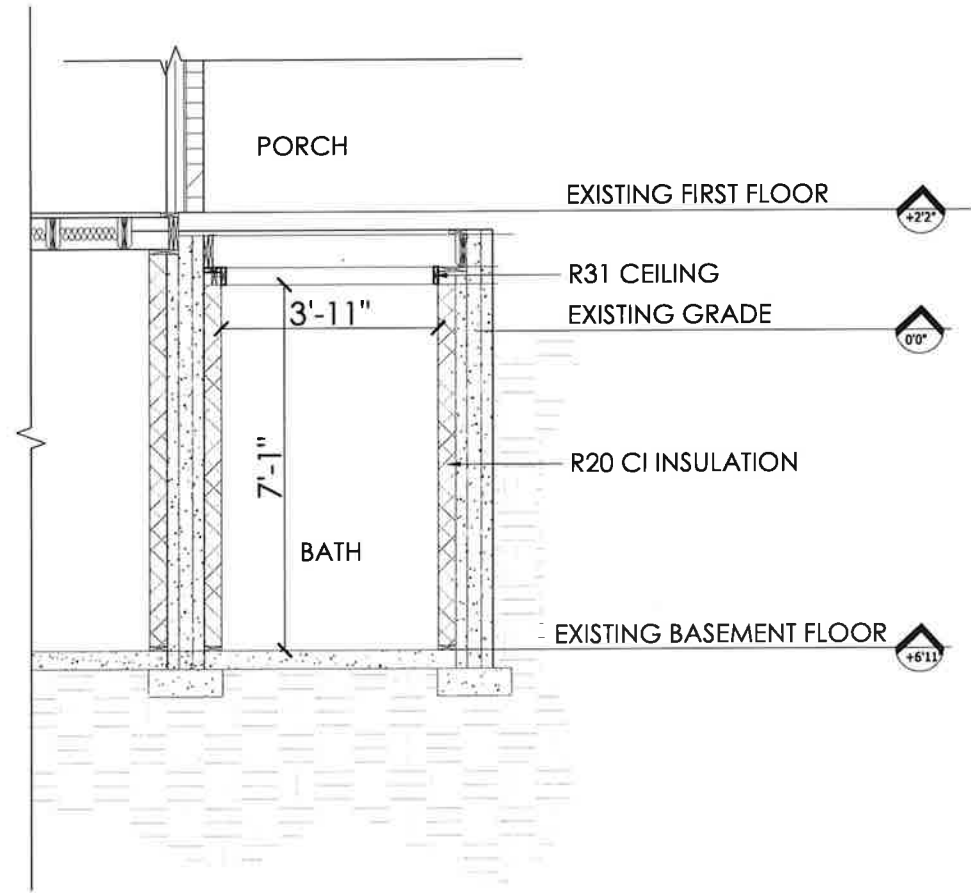
AUG 2023

SCALE (1:75)

A6



PART PLAN
SCALE (1:30)



CROSS SECTION Z-Z'
SCALE (1:30)



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NAME:
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SIGNATURE:

Manjinder
BCIN:
125147

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DRAWN BY: MK

CLIENT REVIEW:

REVISION:

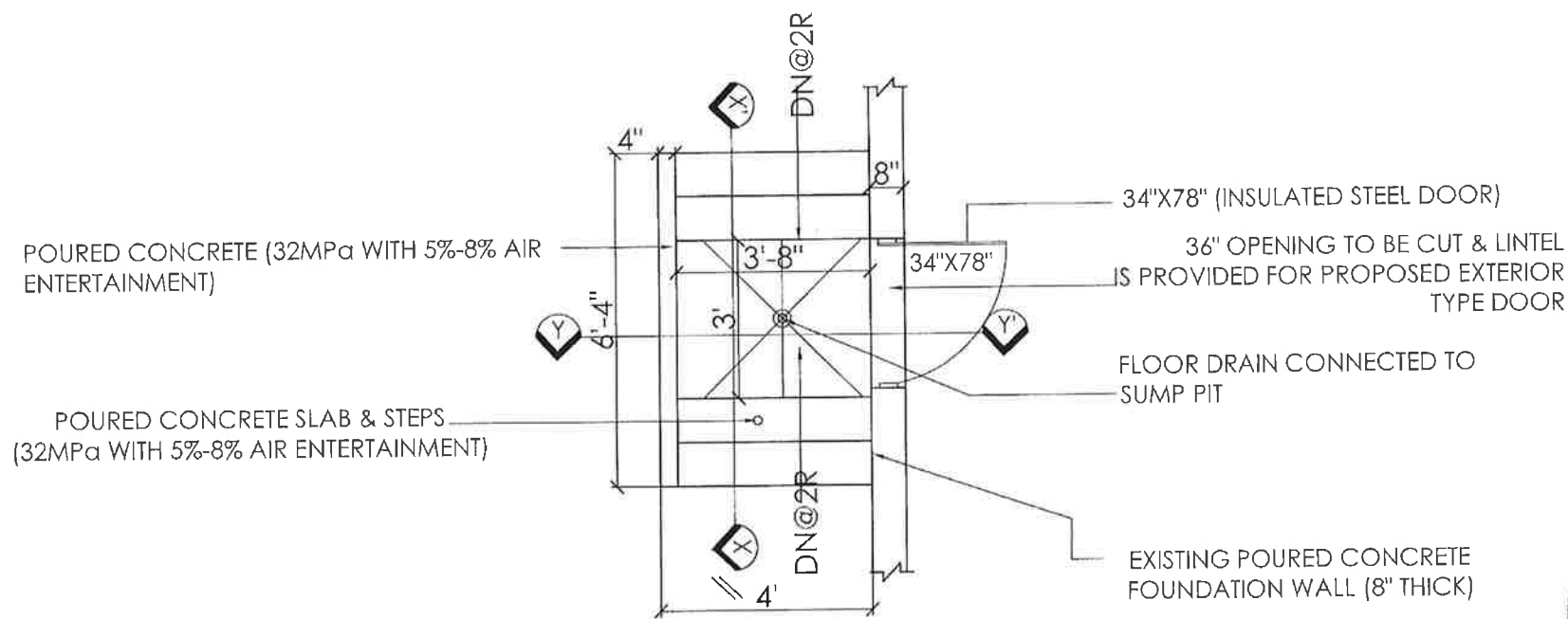
ISSUED FOR PERMIT:

SECTION


AUG 2023

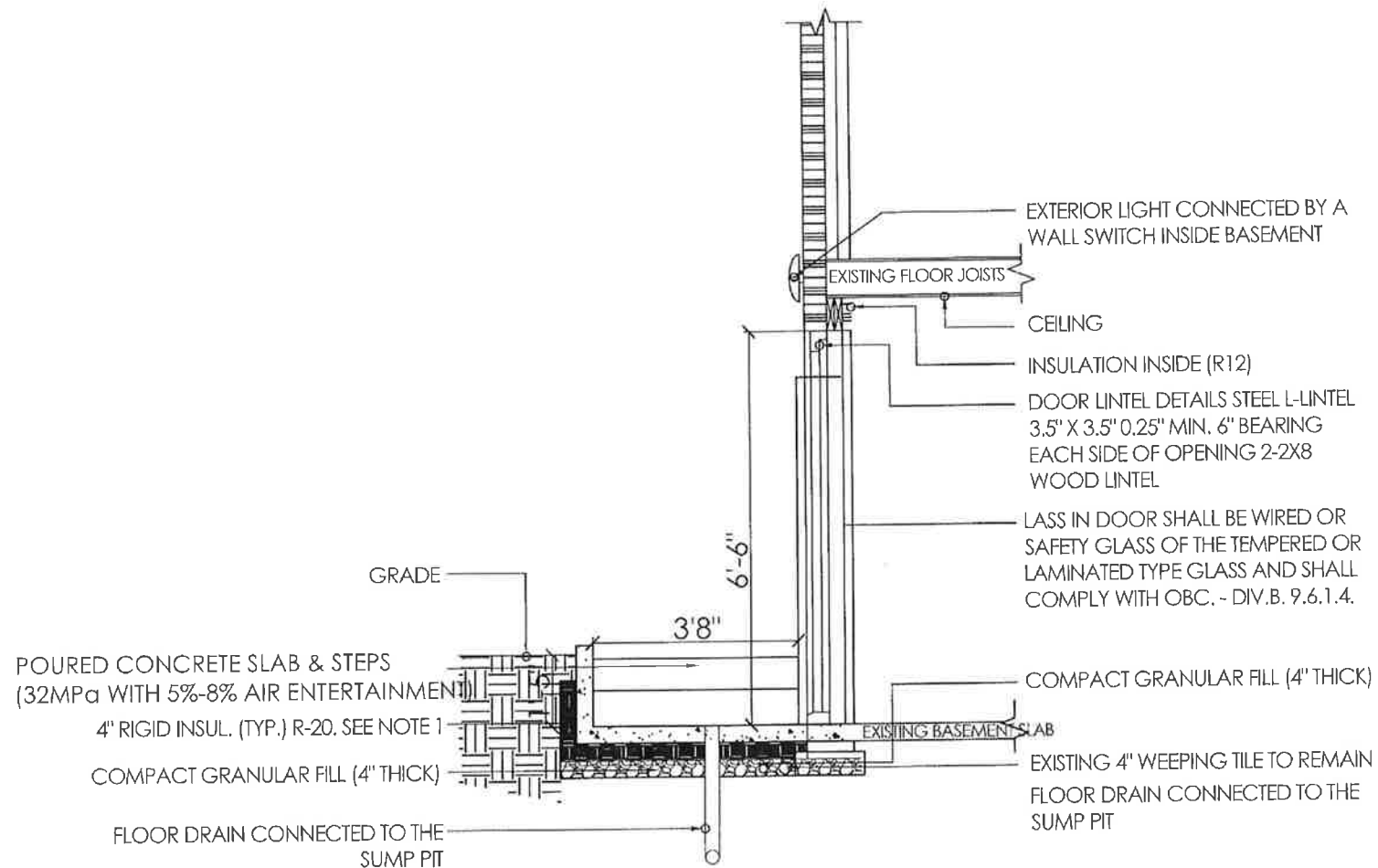
SCALE (1:30)


A7

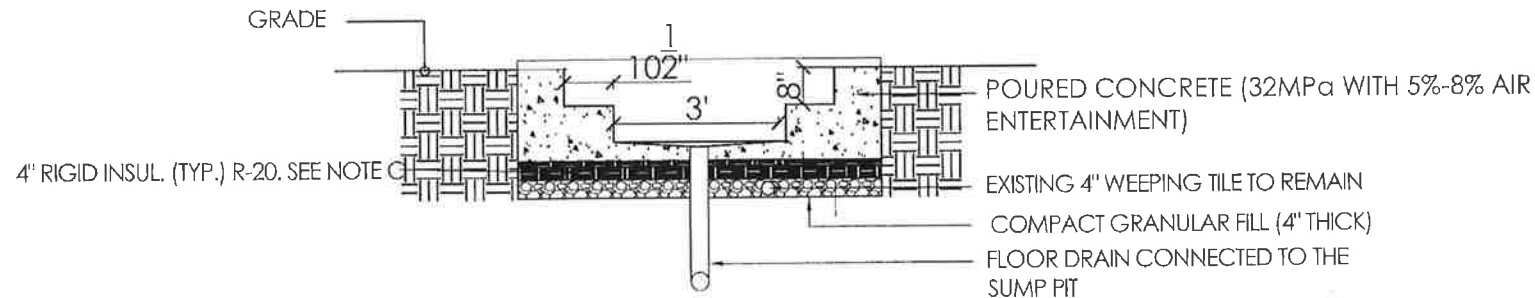


REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 R.W. CUMMING
 2008/23
 PROVINCE OF ONTARIO
 43-280

 DIAMOND CRETE & CONSTRUCTION INC. DCC DESIGNERS	15845 RIVER DRIVE RD. GEORGETOWN, ON L7G 4S7 289-962-4003, 647-285-2597, 289-889-2697 info@diamondconst.ca	SECOND DWELLING UNIT 48 BROAD OAK COURT, BRAMPTON	NAME: MANJINDER KAUR SIGNATURE: BCIN: 125147	THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION REQUIREMENT REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.		DRAWN BY: MK		AS-BUILT WALKOUT PLAN	
						CLIENT REVIEW:		AUG 2023	A8
						REVISION:		SCALE (1:30)	
						ISSUED FOR PERMIT:			



 <p>DIAMOND CRETE & CONSTRUCTION INC. DCG DESIGNERS</p>	<p>15845 RIVER DRIVE RD, GEORGETOWN, ON L7G 4S7 289-962-4003, 647-285-2597, 289-889-2697 info@diamondconst.ca</p>	<p>SECOND DWELLING UNIT</p> <p>48 BROAD OAK COURT, BRAMPTON</p>	<p>NAME: MANJINDER KAUR SIGNATURE:</p> <p>BCIN: 125147</p>	<p>THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p> <p>QUALIFICATION REQUIREMENT REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.</p>		DRAWN BY: MK		SECTION YY'	
						CLIENT REVIEW:		AUG 2023	
						REVISION:		SCALE [1:30]	
						ISSUED FOR PERMIT:		A10	



EXTERIOR STAIRS:

8" RISE MAXIMUM 5" MINIMUM
 10" RUN MINIMUM 14" MAXIMUM
 9 1/4" TREAD MINIMUM 14" MAXIMUM

EXTERNAL DOOR:

EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9. 7.3 INSTALLATION OF MANUFACTURED AND PRE-ASSEMBLED DOORS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.
 ALL UNFINISHED PORTIONS OF THE FRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF MASONRY OR CONCRETE SHALL BE PROTECTED WITH CAULKING.

INSULATION DETAILS:

RIGID INSULATION TO HAVE FOLLOWING SPECIFICATIONS:
 i STYROFOAM™ Brand SM Extruded Polystyrene Foam Insulation
 ii RSI value of 0.87/25 mm [R-5 PER 1 INCH]
 iii Board Size: [as indicated on Drawings].
 iv Compressive Strength: 210 kPa
 v Draining Capacity: > 0.72 m3/hr/m

INSULATION FINISHING:

INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4' ABOVE EXISTING FOOTING
 INSULATIONS TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL
 UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD
 INSTALL 2 1/2" GALVANIZED 'J' TRACK TO SECURE AND PROTECT ALL EXPOSED EDGES
 ALL JOINTS TO THE EXISTING WALL AND NEW STEPS MUST BE CAULKED
 APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH



<p>DIAMOND CRETE & CONSTRUCTION INC. DCC DESIGNERS</p>	<p>15845 RIVER DRIVE RD, GEORGETOWN, ON L7G 4S7 289-962-4303, 647-285-2597, 289-089-2697 info@diamondcons.ca</p>	<p>SECOND DWELLING UNIT 48 BROAD OAK COURT, BRAMPTON</p>	<p>NAME: MANJINDER KAUR</p>	<p>THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p>	DRAWN BY: MK	<p>SECTION XX'</p>
			SIGNATURE:		CLIENT REVIEW:	
			BCIN: 125147		REVISION:	
			QUALIFICATION REQUIREMENT REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.		ISSUED FOR PERMIT:	
					<p>AUG 2023</p> <p>SCALE (1:30)</p>	<p>A9</p>

WALL SCHEDULE		
	W-ef Existing Foundation Wall	
	W-ef Existing Exterior Wall	
	W-ef Existing Stud Partition Wall	
	W-pl New Interior Stud Partition Wall <ul style="list-style-type: none">- 1/2" Gypsum Wall Board- 2"x4" @ 16" o.c. Wood Studs- 1/2" Gypsum Wall Board	
	W-f5u Exterior- Basement Insulated Stud Wall <ul style="list-style-type: none">- 1" Air Gap- New 2"x4" @ 16" o.c. Studs- Min. R12 Batt Insulation in Studs Cavities- New 1/2" Gypsum Wall Board	
	W-S3 New Interior- 30 min Fire Separation (W1c) <ul style="list-style-type: none">- 1 Layer 1/2" Regular GWB- 2"x4" Wood Stud @ 16" o.c.- Fire Insulation in Cavities- 1 Layer 1/2" regular GWB	
CEILING SCHEDULE		
	C1n Full Height Ceiling- 15min. fire separation (C.A. #152) <ul style="list-style-type: none">-EX. Floor finish-EX. Floor Joist-Optional Insulation Cavities-1 Layer 1/2" Gypsum Board*NOTE: NO OPENINGS ARE PERMITTED*PART 11 COMPLIANCE ALTERNATIVE APPLIED	
LEGEND		
	SMOKE ALARM	
	CM ALARM	
	DUCT SMOKE DETECTOR	
	EXHAUST FAN DUCTED DIRECTLY OUTSIDE	
	FLOOR DRAIN	
	HEAT REGISTER	
	AIR RETURN	
	LIGHT FIXTURES	
	SPRINKLER	
	EMERGENCY LIGHT	
	ELECTRICAL OUTLET	
	LINTEL NOTE	
	DOOR TAG	
	WALL TAG	
	WIDOW TAG	
	CEILING TAG	

GENERAL NOTES :

I. ALL CONSTRUCTION SHALL MEET WITH THE LATEST REQUIREMENTS OF:

- AUTHORITIES HAVING JURISDICTION.
- ZONING RESTRICTIONS AND COMMITTEE OF ADJUSTMENT DECISIONS.
- ONTARIO BUILDING CODE
- ONTARIO REGULATIONS UNDER THE HEALTH AND PROMOTION ACT.
- ONTARIO FIRE CODE

•ALL SUPPLIERS SPECIFICATIONS RE: THE TECHNICAL METHODS TO USE MATERIALS AND THE SAFEST SYSTEM TO INSTALL BREAKABLE OR HANGING MATERIALS SUCH AS GLASS OR LIGHT FIXTURES ETC.

II. CONTRACTOR SHALL:

- ce CONFIRM ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES OR ERRORS TO THE ARCHITECT AND THE PARTIES INVOLVED.
- ce WORK ONLY FROM THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS THAT ARE STAMPED AND SIGNED BY THE ARCHITECT.
- ce RETAIN A CERTIFIED SURVEYOR TO CHALK OUT ALL PROPERTY LINES, BUILDING BOUNDARIES AND LIMITATIONS AND CONFIRM GRADES OF THE LOT.
- PRIOR TO EXCAVATION, TAKE PRECAUTION IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURE, UTILITIES, ROADS AND SIDEWALKS.
- PRIOR TO CONSTRUCTION CHECK WITH ALL INSPECTORS OF ALL AUTHORITIES HAVING JURISDICTION ON THE PROJECT REGARDING SCHEDULES OF INSPECTIONS AND ARRANGE FOR THEIR SITE VISITS AND CALL ALL UTILITY COMPANIES (GAS, HYDRO, CABLE, WORKS DEPT., etc.) TO CHECK ALL EXISTING LINES, PIPES, TREES,
- PROVIDE ALL REQUIRED LATERAL FRAMING SUPPORTS (TO ENSURE RIGIDITY AND STURDINESS) THAT DO NOT SHOW ON DRAWINGS
- NOT PLACE MATERIALS NOR PLACE OR OPERATE EQUIPMENT IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.
- NOT SCALE DRAWINGS UNLESS OTHERWISE MENTIONED
- COMPLY BY SOIL REPORT WHENEVER APPLICABLE.
- USE ONLY APPROVED SUPPLIERS & INSTALLERS

III. SHOP DRAWINGS:

- ce THE REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. IT SHALL NOT MEAN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWING, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME, AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRECTED AT THE JOB SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION, PROCESSES OR TO TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND OR COORDINATION OF THE WORK OF ALL SUB-TRADES.
- ALL SHOP DRAWINGS SHALL BE STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER PRIOR TO SUBMITTING FOR REVIEW BY ARCHITECT.
- SEQUENCE OF SHOP DRAWINGS REVIEW: - CONTRACTOR - STRUCTURAL ENGINEER - ALL OTHER INVOLVED CONSULTANTS - ARCHITECT
- SHOP DRAWINGS SHALL BE PROVIDED FOR: - STEEL - PREFAB, CONC. - CANOPIES - WINDOWS - DOORS

IV.RENOVATION AND ADDITION CONSTRUCTION:

- REPAIR ALL DEFECTIVE OR DAMAGED CONDITIONS IN BUILDING AND SITE THEN FINISH THEM TO MATCH
- ALL EXISTING CONSTRUCTION SHALL BE ALL FINISHED UNLESS OTHERWISE MENTIONED, CHECK WITH ARCHITECT.

V. BONDING EXISTING TO NEW CONSTRUCTION:

- PROVIDE 1/2" DIA. X 6" LONG ANCHOR BOLTS SPACED 3'-0" O/C VERTICALLY OR HORIZONTALLY BETWEEN EXISTING AND NEW STUDS AND ROOF FRAMINGS.
- PROVIDE OVERLAPPED VERTICAL JOINTS BETWEEN EXISTING AND NEW MASONRY VENEERS, WALLS AND FOUNDATION.
- SAND BLASTED AREA SHALL BE FINISHED WITH A CLEAR SEALANT.

CONSTRUCTION SPECIFICATIONS

1. WOOD

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH CSA 086
- BEAMS AND LINTELS & JOISTS SHALL BE KILN DRIED, STAMPED SPRUCE #2, UNLESS OTHERWISE MENTIONED.
- ALL WOOD MEMBERS WHICH ARE PLACED IN SOIL SHOULD BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL EXTERIOR WOOD SHALL BE STAINED OR PAINTED.

2. CONCRETE

- SHALL COMPLY WITH CSA A23 SERIES INCL. COLD WEATHER CONCRETING.
- MINIMUM COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE: 25 MPA AND 35 MPA FOR LOADING DOCK AND FOR ALL EXPOSED CONCRETE AFTER 28 DAYS WITH AIR ENTRAINMENT 6 %
- MAXIMUM SLUMP 3"
- PROVIDE SEALANT-TOPPED EXPANSION JOINT BETWEEN EXISTING AND NEW CONCRETE FLOORS.
- REINFORCEMENT SHALL CONFORM CSA 30.12 GRADE 58

3. STEEL

- SHALL CONFORM TO CSA STANDARDS & CAN 3-G40.21 (STRUCTURAL STEEL QUALITY)
- SHALL BE TREATED ON THE OUTSIDE SURFACE WITH AT LEAST ONE COAT OF RUST INHIBIT PAINT.
- ALL EXPOSED STEEL SHALL BE GALVANIZED.
- STEEL GRADE
 - I) HOLLOW SECTION: G 40.21-M 350W
 - II) I BEAMS & COLUMNS: G 40.21-M 350W
- O.W.S.J. : LIVE LOAD DEFLECTION SHALL NOT EXCEED 1/360 OF SPAN, TOTAL LOAD DEFLECTION SHALL NOT EXCEED 1/300 OF SPAN.
- WELDING SHALL COMPLY WITH CSA W59 AND EXECUTED BY CERTIFIED WELDER.
- ALL BOLTS A 325 BOLTS.
- FOR ALL STEEL FABRICATION, PROVIDE SHOP DRAWINGS AND CALCULATIONS STAMPED BY P. ENG.

1. MINIMUM STRUCTURAL BEARING

(PROVIDE 2 SOLID MASONRY BLOCKS BELOW BEARING)

- WOOD JOIST: 2"
- WOOD BEAMS: 4"
- STEEL BEAM: 8"
- STEEL LINTEL: 8"
- O.W.S.J. : 6" ON MASONRY & 2 1/2" ON STEEL & SHALL HAVE 4" DEEP SHOES

2. MASONRY

- SHALL HAVE 1000 PSI MIN. CRUSHING STRENGTH.
- PROVIDE GALVANIZED STANDARD BLOCK-LOK EACH 2ND COURSE.
- VERTICAL JOINTS SHALL BE STAGGERED & CORNERS INTERLOCKED.
- PROVIDE SHOP DRAWINGS STAMPED BY P. ENG. FOR STONE VENEER & PREFAB PANELS.
- VERTICAL CRACK CONTROL JOINTS (DESIGNED TO RESIST MOISTURE PENETRATION AND KEYED TO PREVENT RELATIVE DISPLACEMENT OF THE WALL PORTIONS ADJACENT TO THE JOINT) SHALL BE PROVIDED IN FOUNDATION WALLS MORE THAN 82'-0" LONG AT INTERVALS OF 50'-0" MAX. AND FLUSH WITH OPENING JAMBS.

3. FOUNDATION

- FOOTING AND SONO TUBE FOUNDATION SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL (TO 98 % STANDARD PROCTOR DENSITY) CAPABLE OF A BEARING OF 3000 PSF, SOIL SHALL BE CHECKED BY SOIL ENGINEER
- DEPTH OF FOOTING ARE PROVISIONAL & SUBJECT TO VERIFICATION ON SITE BY A SOIL ENGINEER.
- ALL EXTERIOR (OR EXPOSED TO EXTERIOR) WALLS, PARTITION, COLUMNS SHALL BE PROVIDED WITH 4'-0" DEEP FOUNDATION.
- PROVIDE 5/8" DIA. X 16" LONG ANCHOR TIES (8" IN NEW CONSTRUCTION).
- TOP TWO COURSES OF CONCRETE BLOCKS SHALL BE FILLED WITH CONCRETE.
- PROVIDE MIN 8"x2'-0" WIDE STRIP FOOTING BELOW ANY INTERIOR LOAD BEARING WALL

4. COLUMNS

- SHALL BE SECURELY FASTENED TO CENTER OF FOUNDATIONS AND TO THE SUPPORTED MEMBERS TO PREVENT LATERAL MOVEMENT.

5. DESIGN LOADS

UN FACTORED DESIGN LOADS

1. SNOW LOAD = kPa (PART 4 DESIGN, S_s= 2.0 kPa, S_r = 0.4kPa)
2. ROOF DEAD LOAD = 0.75kPa
3. SECOND FLOOR DEAD LOAD=0.75kPa
4. MAIN FLOOR DEAD LOAD=1.0kPa
5. OCCUPANCY LIVE LOAD=1.9kPa
6. WIND PRESSURE q(1/50) = 0.44 Kpa
7. ASSUMED SOIL BEARING CAPACITY =75 kPa
8. GUARDS TO BE BUILT ACCORDING TO OBC 2012 SB-7



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Manjinder

BCIN:
125147

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION REQUIREMENT
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C

DRAWN BY: MK

CLIENT REVIEW:

REVISION:

ISSUED FOR PERMIT:

GENERAL NOTES

AUG 2023

A12

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADEERE TO THESE PLANS AND SPECS AND TO CONFORM TO ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODE AND AUTHORITIES HAVING JURISDICTION THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS
ONT.REG.350/06

1 ROOF CONSTRUCTION

NO.210 ROOF ASPHALT SHINGLES ON 1/8" PLYWOOD SHEATHING WITH H-CLIPS, APPROVED WOOD TRUSSES @24" O.C. MAX APPROVED EAVES PROTECTION TO EXTEND 3' FROM EDGE OF ROOF AND MIN. 12" INNER FACE OF EXTERIOR WALL.
2"x4" TRUSS BRACING @6' O.C. BOTTOM CORD, PREFIN. ALUM. EAVSTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED EILING AREA WITH 50% AT EAVS.

2 STONE VENEER WALL CONSTRUCTION

4" FACE STONE, 1" AIR SPACE 0.03 THICK X 7/8" WIDE GALVANIZED METAL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS 32" O.C. HORIZ. 14" O.C. VERT.
SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER ON 1/2" EXTERIOR TYPE SHEATHING. 2"x6" WOOD STUDS @14" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING AND VAPOUR BARRIER / AIR BARRIER DOUBLE PLAT AT THE TOP, SINGLE PLATE AT THE BOTTOM

3 STONE VANEER @ FDN. WALL

20 MM POLY FLASHING MINIMUM 6" UP BEHIND SHEATHING PAPER, WEEPING HOLES @ MIN 2'X7" APART

4 STUCCO WALL CONSTRUCTION

3 COATS OF STUCCO FINISH ON STUCCO LATH ON 1 1/2" T&G EPS INSULATION BOARD FASTENED WITH NAILS OF MIN 3.2 MM DIA. W/ MIN 11.1 MM HEAD SPCED @ MAX. 6" O.C VERTICALLY AND 16" O.C HORIZONTALLY OR 4" O.C VERTICALLY AND 24" HORIZONTALLY ON SHEATHING PAPER, @ NOT LESS THAN 8" ABOVE FINISHED GROUND

5 WOOD SIDING WALL CONSTRUCTION

FRAME WALL CONSTRUCTION FINISH WITH VYNEL SIDING SIDING PAPER LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SIDING ON 2X6 WOOD STUDS @ 16" O.C DOUBLE PLATE AT THE TOP SINGLE PLATE @ BOTTOM. R24 BATT INSULATION IN CAVITIES.

6 FOUNDATION WALLS

BITUMINOUS DAMPROOFING ON 1/4" PARGING. ON 10" CONCRETE BLOCKS FDN. WALL TOP COURSE FILLED W/ CONCRETE PROVIDE PARGING COVERED OVER 24"X12" POURED CONCRETE FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER:
- MIN 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB/FT OR
- MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR
- A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

7 REDUCTION IN FOUNDATION WALL THICKNESS

WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOIST, THE REDUCED SECTION SHALL BE NOT MORE 13 3/4" HIGHT AND NOT LESS THAN 3 1/2" THICK, WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS 3 1/2" THICK AND TIED TO THE FACING MATERIAL W/ METAL TIES.

8 INTERIOR STUD PARTITIONS (NO BEARING)

NO BEARING PARTITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"x4" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

9 INTERIOR STUD PARTITIONS (BEARING)

BEARING PARTITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"x6" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

10 WALL INSULATION

MIN. R24 INSULATION BATTS TO COVER THE INTERIOR FACE OF THE EXTERIOR WALLS WITH CONTINUOUS AIR / VAPOUR BARRIER

11 FOUNDATION INSULATION

R20 INSULATION BLANKET WITH AIR/VAPOUR BARRIER FROM SUB-FLOOR TO BASEMENT SLAB. DAMPPROOF W/ BLDG. PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

12 STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BARS
INSTALLATION IN MAIN BATHROOM 33"x36" A.F.F. BEHIND TOILET 33" A.F.F. ON THE WALL OPPOSITE THE ENTRANCE TO THE TUB AND SHOWER

13 SILL PLATE

2"x6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'X10" O.C MAX. PROVIDE CAULKING FOR GASKET BETWEEN PLATE AND FOUNDATION WALL.

14 FLOOR FRAMING

5/8" T&G PLYWOOD NAILED AND GLUED ON 2' X 8" I-JOIST WITH MIN. 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'X11" O.C

15 ENGINEERED FLOOR FRAMING

5/8" T&G PLYWOOD NAILED AND GLUED ON 2' X 10" JOIST WITH MIN. 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'X11" O.C

16 BASEMENT SLAB

MIN. 3" 25 MPA CONC. SLAB ON 4" COARSE GRANULAR FILL WITH DAMP PROOFING BELOW SLAB.

17 STEEL BASEMENT COLUMN

MIN 3" DIA. AND WALL THICKNESS OF MIN. 3/16" WITH 4"x4"x1/4" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON A 36"x36"x18" THK CONCRETE FOOTING.

18 STEEL BEAM

W 150X22 SITTING ON STEEL COLUMN ON ONE END AND 3 1/2" END BEARING ON FOUNDATION WALL ON THE OTHER END WITH 1"x3" CONTINUS WOOD STRAPPING ON EACH SIDE OF THE BEAM

19 GRADE

SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

20 DRAINAGE

4" DIA. WEEPING TILE W/ 6" CRUSHED STONE OVER AND AROUND

21 CRAWL SPACE ACCESS HATCH

CRAWL SPACE CLEARANCE MIN. 24" CLEAR TO U/S OF STRUCTURE PROVIDE 1/64" POLY GROUND COVER MIN. 11 13/16" OVERLAP, SEALED AT JOISTS & FOUNDATIONS WALL & WEIGHTED DOWN W/MIN ACCESS OPENING OF 2' 7" X 1' 10"

22 ATTIC ACCESS

ATTIC ACCESS HATCH 22"X28" WITH WEATHERSTRIPPING (MIN.3.4FT2) RSI 8.8 (R50) RIGID INSULATION BACKING.

23 CEILING CONSTRUCTION

MIN 5/8" DRYWALL FINISH ON ALL CEILINGS WITH CONTINUOUS AIR VAPOUR BARRIER WITH MIN. R40 INSULATION FOR ATTIC

24 DRYER VENT

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCT SHALL CONFORM TO OBC 2012 DIV. 8 PART 6

25 WASHROOM EXHAUST

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, PROVIDE DUCT SCREEN AS PER OBC 2012 DIV. 8 9.32.3.12

26 CABINERY ABOVE RANGE

FRAMING FINISHES AND CABINERY ABOVE A RANGE MUST HAVE MIN 2" CLEARANCE, UNLESS FRAMING, FINISHES AND CABINERY ARE NON-COMBUSTABLE OR ARE PROTECTED AS PER 9.10.22.(2){10}{11} AND {11}

27 SMOKE ALARM O.B.C. 9.10.19

PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARM TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS, IT SHOULD BE INSTALLED IN CONFORMANCE WITH CAN/JULC-S553

28 CARBON MONOXIDE ALARM O.B.C. 9.33.4

PROVIDE CARBON MONOXIDE DETECTOR ADJACENT TO EACH SLEEPING AREA.

29 EXCAVATION AND BACKFILL

- EXCAVATION SHOULD BE UNDER TAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES AND ADJACENT PROPERTY 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 MATERIALS.
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MIN DEPTH OF 11 3/4" IN EXCAVATED AREAS UNDER A BUILDING AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NOT LESS THAN 17 3/4"
- BACK FILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 7/8" IN DIAMETER.

30 NOTCHING AND DRILLING OF TRUSSES, JOISTS AND RAFTERS

- HOLES IN FLOORS, ROOFS AND CEILING MEMBERS TO BE MAX. 1/4 X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.
- NOTCHES IN FLOORS, ROOF, 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 PROVIDE THAT NOT LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING AND 1 1/2" IF NON LOAD BEARING WALL.
- ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED, OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

31 CERAMIC TILES

WHEN CERAMIC TILES APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MIN. 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.

32 2 STORY VOLUME SPACE

2 STORY HIGH (18'X0") EXTERIOR WALL STUDS TO BE 2-2"x6" CONTINUOUS STUDS @12" O.C. TRIPLE UP AT EVERY THIRD DOUBLE STUDS C/W 3/8" EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ (4"x0") O.C. VERTICALLY FOR HORIZONTAL DISTANCE NOT EXCEEDING (9'-6") PROVIDE (2-2"x6") TOP PLATE AND A SINGLE BOTTOM PLATE, MIN. OF 3-2"x8" CONTINUS HEADER AT GROUND CEILING LEVEL TOE NAILED AND GLUED AT TOP, BOTTOM PLATES AND HEADERS FOR 9" HIGH GROUND/FIRST FLOOR CEILING ADD TRIPPLE HEADERS NAILED ON TOP OF FOUNDATION WALL SILL PLATE AND ADD 1-2"x6" CONTINUS BOTTOM PLATE NAILED ON TOP OF HEADERS.



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THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION REQUIREMENT
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.

DRAWN BY: MK

CLIENT REVIEW:

REVISION:

ISSUED FOR PERMIT:

CONSTRUCTION NOTES

AUG 2023

A13

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WINDOWS

- WINDOWS TO BE SEALED TO THE AIR AND VAPOR BARRIER
- WINDOWS THAT SEPERATE HEATED SPACE FROM UNHEATED SPACE
- SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 OR
- AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS AND 31 FOR FIXED WINDOWS
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8W/(M2.K)

43

DOORS AND WINDOWS

- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST ONE WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35 m², AND NO DIMENSION LESS THAN 380MM, WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS.
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY AND SHALL HAVE A DEADBOLT LOCK.
- THE PRINCIPAL EXTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

44

HVAC NOTES

- CONTRACTOR TO COORDINATE DUCTS INSTALLATION WITH PIPES, ELECTRICAL LIGHTING & BUILDING STRUCTURE.
- ALL MECHANICAL DUCTWORK SHALL BE CONCEALED IN ATTIC SPACE OR BULKHEADS UNLESS OTHERWISE NOTED.
- PROVIDE FLUE VENT, COMBUSTION AIR AND TERMINATION KIT FOR FURNACE AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTION.
- PROVIDE BALANCING DAMPERS AT ALL AIR SUPPLY TAKE-OFFS:
- 1. AT BRANCH DUCT OFF MAIN TRUNK DUCT.
- 2. IN DRY WALL AREA, PROVIDE DAMPER AT GRILLE WITH APPROVED LOCKING DEVICE TO ENGINEER'S APPROVAL.
- CUTTING FOR DUCTS SHALL BE DONE BY THIS CONTRACTOR OBTAIN APPROVAL BEFORE CUTTING IN ANY WALL, STRUCTURAL BEAM, FLOOR AND ROOF.
- COORDINATE LOCATION OF EACH S.A. GRILLE AND RETURN AIR GRILLE ON SITE BEFORE CUTTING AND ROUGH-IN.
- INSULATE ALL EXHAUST AIR DUCTS MIN. 150MM FROM WALLS OR ROOF.
- CONNECT GAS PIPE TO EACH UNIT COMPLETE WITH SHUT OFF VALVE. ALL GAS PIPING SHALL BE CSA AND CGA APPROVED. INSTALL PIPES IN ACCORDANCE TO B149.1 CODE.
- INSULATE ALL DUCTS IN CEILING SPACE, ATTIC SPACE AND GARAGE.
- TEST AND BALANCE SYSTEM. SUBMIT BALANCING REPORT.
- COORDINATE ROUTING DUCTS AND LOCATION OF EACH GRILLE, FAN AND FURNACE WITH STRUCTURAL MEMBERS, PIPING, CONDUITS AND LIGHTING. OFFSET AS REQUIRED AND MAINTAIN REQUIRED SERVICE ACCESS.
- PROVIDE R.A. GRILLES AT HIGH AND LOW LEVELS. EACH GRILLE SHALL BE COMPLETED WITH BALANCING DAMPER.
- USE SPACE BETWEEN JOISTS AND WALL STUDS FOR RETURN WHERE APPLICABLE. PROVIDE SHEET METAL JOISTS LINER (JL) AS REQUIRED.

45

MECHANICAL VENTILATION:

- A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL
- CAPACITY AT LEAST EQUAL TO THE SUM OF:
10.0 L/S EACH FOR BASEMENT AND MASTER BEDROOM
5.0 L/S FOR EACH OTHER ROOM
- A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.
- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS
- THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED
- CAPACITY.
- A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED.
- SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

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NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN. 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW, OR INSECTS.
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 0.1m

33

FOOTING

24"x12" DEEP POURED CONCRETE 2200 PSI .
ON UNDISTURBED SOIL. MIN. 48" BELOW FINISHED GRADE

34

BUILT UP POST

3-2"x4" BUILT UP POST WITH DAMPPROOFING MATERIAL
WRAPPED AT
END OF POST ANCHORED TO 24"x24"x12" CONC. FOOTING.

35

RANGE HOOD EXHUST

MECHANICAL EXHAST HOOD WITH MIN 100 CFM AND 6" DIM.
RIGID STEEL DUCT OR EQUIVALENT TO OUTDOOR.

36

SHOWER AND TUB VALVES

- ALL SHOWER VALVES SHALL CONFORM TO OBC DIV. B 7.6.5.2
- WATERPROOF FINISH REQUIRED AT SHOWER AND TUB AREAS TO CONFIRM TO OBC DIV B 9.29.2

37

WALL REINFORCEMENT FOR FUTURE GRAB BARS INSTALLATION IN WASHROOM

SEE WASHROOM DETAIL SHEET

38

GARAGE WALL-GAS PROOFING

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO
PREVENT THE INFILTRATION OF CARBON MONOXIDE &
GASOLINE FUMES INTO THE DWELLING .

- PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
- CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
- CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ FLEXIBLE CAULKING.
- DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING & WEATHER STRIPPED & PROVIDED W/ A SELF CLOSING DEVICE. DOOR MUST NOT OPEN INTO A ROOM INTENDED FOR SLEEPING.
- GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS.
- UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING, ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF SEALER OR COVERED W/PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

39

PRECAST STAIRS

PRECAST CONCRETE STEPS OR WOOD STEPS
(PERMITTED TO A MAX. OF 3 RISERS) WHER NOT EXPOSED TO
WHETHER MAX RISE 7-7/8" MIN. THREAD 9-1/2" .
GREATER THAN 3 RISERS WILL REQUIRE LANDING/GUARD /
HANDRAIL AND FOUNDATION UNDER CONC. STEPS.

40

WOOD FRAME STAIRS

STAIRS DETAILS

MAX RISE = 7-7/8"
MIN RUN = 8-1/4"
MIN TREAD = 9-1/4"
MAX NOSING = 1"- 0
MIN HEADROOM = 6'-5"
RAIL@LANDING = 2'-11"
RAIL@STAIRS = 2'-8"
MIN STAIRS WIDTH = 2'-10"

CURVED STAIRS

MIN AVG. RUN = 7-7/8"
MIN RUN = 5-7/8"

RAILING

FINISHED RAILING ON PICKETS
SPACED MAX. 4".
INFERIOR GUARDS 2'-11" MIN.
EXTERIOR GUARDS 3'-6" MIN.

41


INSULATION VALUES

ABOVE GRADE WALLS
BASEMENT WALLS
INSULATION +

R-24
CONTINUOUS R-10 RIGID

CEILING WITH ATTIC SPACE
CEILING WITHOUT ATTIC SPACE

R-12 MIN BATT INSULATION
R-60
R-31



DIAMOND CHETE & CONSTRUCTION INC.
DCC DESIGNERS

15845 RIVER DRIVE RD,
GEORGETOWN, ON L7G 4S7
289-962-4003, 647-285-2597, 289-889-2697
info@diamondconst.ca

SECOND DWELLING UNIT
48 BROAD OAK COURT, BRAMPTON

NAME:
MANJINDER KAUR
SIGNATURE:
Manjinder
BCIN:
125147

THE UNDERSIGNED HAS REVIEWED AND TAKES THE
RESPONSIBILITY FOR THE DESIGN AND HAS THE
QUALIFICATIONS AND MEETS THE REQUIREMENTS
SET OUT IN THE ONTARIO BUILDING CODE TO BE A
DESIGNER.

QUALIFICATION REQUIREMENT
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1
OF DIVISION "C" OF O.B.C

DRAWN BY: MK

CLIENT REVIEW:

REVISION:

ISSUED FOR PERMIT:

CONSTRUCTION NOTES

AUG 2023

A14

KERALITE® SELECT STANDARD


Basic Polished Fire-Rated Glass Ceramic

CLASSIFICATION

PRODUCT FEATURES



TECHNICAL SPECIFICATIONS

Fire Rating	20-90, 180 Minute
US Testing	Listed and labeled with Underwriters Laboratories Inc. File #R14515 Tested in accordance with UL 9, UL 10B, UL 10C, NFPA 80, NFPA 252, NFPA 257
Canadian Testing	CAN/ULC-S106, 
Impact Safety Rating	NONE
Nominal Thickness (in.; mm)	3/16" (5 mm)
Thickness Tolerance (in.; mm)	+1/64" to -1/64" (+0.4 mm to -0.4 mm)
U value BTU/(hr·sqft·degF)	0.88
STC Rating	35
Weight (lbs/sq ft.)	2.4
Approx. Visible Light Transmission	88%

AUTHORIZED DIMENSIONS

RATING	WINDOW/TRANSOM/SIDELIGHT		
	AREA (Max.)	WIDTH (Max.)	HEIGHT (Max.)
20	4,500	95-3/8	95-3/8
45	4,500	95-3/8	95-3/8
60	4,500	95-3/8	95-3/8
90	4,500	95-3/8	95-3/8
180	N/A		

Maximum sheet size for this product is 47" x 96".
Height multiplied by width cannot exceed maximum exposed area.

Rev. 1.1.16 The information published in this document is correct at the time of going to press. Such information may be subject to change and products may be modified.

Precision Glass Services Inc

T: 905-731-7800 F: 905-709-4437
2 Essex Avenue, Unit 3b, Thornhill, Ontario, L3T 3Y9 CANADA
Web: www.precisionglass.ca

vetrotech
SAINT-GOBAIN

VDS® LITE by FORSTER®

Fire-Rated Window System

CLASSIFICATION



PRODUCT DESCRIPTION

VDS Lite by Forster is a narrow style framing system that meets fire ratings of 20-90 minutes. This non-insulated option provides architects with modern design opportunities where a fire rating is required. VDS Lite by Forster is easy to assemble, reducing installation time.

TECHNICAL SPECIFICATIONS

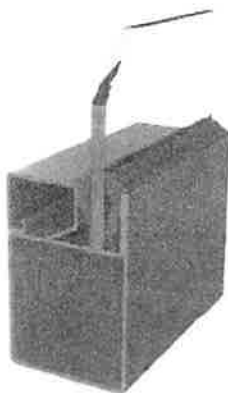
US Testing	UL 9, NFPA 80, NFPA 257
Canadian Testing	CAN/ULC-S106
Finish Options	Powder Coat/Enamel (Custom colors available. Surcharges may apply.)
Fabrication	Fully welded modules (job specific)
Certification	Underwriters Laboratories - UL LLC
Fabricated in Canada	Yes
Single/Double Doors	Yes
Weight (lbs./lin. ft.; kg./lin. ft.)	2 (0.9) (does not include glass) Weight per unit provided prior to shipment.*

MAXIMUM DIMENSIONS

*Daylight opening size limitations dependent on maximum exposed glass area.

Maximum Height (in.; m)	N/A
Maximum Width (in.; m)	N/A

DETAILS



Rev. 11.16 The information published in this document is correct at the time of going to press. Such information may be subject to change and products may be modified.

Precision Glass Services Inc

2 Essex Avenue, Unit 3b, Thornhill, Ontario, L3T 3Y8
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2019



Document Type: Listing

Fire-protection-rated Glazing Materials Certified for Canada

RESOURCES

- UL Confirmation Letter
- Quick Info (KCM27)

TAGS

Add Tag

See General Information for Fire-protection-rated Glazing Materials Certified for Canada

PRECISION GLASS SERVICES INC.
2 ESSEX AVE, UNIT 3B
THORNHILL, ON L3T 3Y8 CANADA
Fire-protection-rated glazing materials
Product designation: Kerlite®

Thickness: 5 mm or 8 mm (3/16 in. or 5/16 in.)

Glazing compound: Keraltex ceramic tape or fused cell PVC tape

* The Keraltex family has the following options to differentiate the specific types of ceramic glass and combinations of the different types can be used in documentation, literature or brochures with the Keraltex family name and the suffix (GU): R = Standard, F = Filled, L = Laminated, Select, Obscure, and Privacy.

Rolling	Type of Assembly	Max Exposed Area of Glass (m²)	Max Width of Exposed Glass (mm)	Max Height of Exposed Glass (mm)	Min Depth of Groove (mm)	Groove Width (mm)
20 min	Door - Non Temp Rise	2.340	1181	1981	15.9	8, 11
20 min	Window, Transom, Sidelight	2.340	1181	1981	15.9	8, 11
20 min	Window, Transom, Sidelight	2.903	2423	2428	15.9	15, 18
20 min	Window, Transom, Sidelight	2.911	1183	2428	15.9	15, 18
3/4 hr	Door - Non Temp Rise	2.340	1181	1981	15.9	8, 11
3/4 hr	Window, Transom, Sidelight	2.340	1181	1981	15.9	8, 11
3/4 hr	Window, Transom, Sidelight	2.903	2423	2428	15.9	15, 18
3/4 hr	Window, Transom, Sidelight	2.911	1183	2428	15.9	15, 18
1 hr	Door - Non Temp Rise	2.340	1181	1981	15.9	8, 11
1 hr	Door - Temp Rise	0.065	254	938	15.9	8, 11
1 hr	Window, Transom, Sidelight	2.340	1181	1981	15.9	8, 11
1 hr	Window, Transom, Sidelight	2.903	2423	2428	15.9	15, 18
1 hr	Window, Transom, Sidelight	2.911	1183	2428	15.9	15, 18
1-1/2 hr	Door - Non Temp Rise	2.280	1181	1930	15.9	8, 11
1-1/2 hr	Door - Temp Rise	0.065	254	938	15.9	8, 11
1-1/2 hr	Window, Transom, Sidelight	1.765	1530	1930	15.9	8, 11
1-1/2 hr	Window, Transom, Sidelight	2.903	2423	2428	15.9	15, 18
1-1/2 hr	Window, Transom, Sidelight	2.911	1183	2428	15.9	15, 18
1-1/2 hr	Transom, Sidelight	1.765	1880	1930	21	8, 11
2 hr	Window, Transom, Sidelight	2.903	2423	2428	15.9	15, 18
2 hr	Window, Transom, Sidelight	2.911	1183	2428	15.9	15, 18
3 hr	Door - Non Temp Rise and Temp Rise	0.065	254	938	15.9	8, 11

Fire-protection-rated glazing materials

Product designation: (GU)*

Thickness: 14 mm - 28 mm (9/16 in. - 1-1/8 in.)

Glazing compound: Keraltex ceramic tape or fused cell PVC tape

* The Keraltex family has the following options to differentiate the specific types of ceramic glass and combinations of the different types can be used in documentation, literature or brochures with the Keraltex family name and the suffix (GU): R = Standard, F = Filled, L = Laminated, Select, Obscure, and Privacy.

R25896



Precision Glass Services Inc.

Your Fire - Rated Glass Source
2 Essex Avenue, Unit 3B, Thornhill, Ontario, Canada, L3T 3Y8
Telephone: 905-731-7800 Facsimile: 905-709-4437



NORSEAL

V980/V990 SERIES

Closed-Cell, Polyvinyl Chloride Foam Glazing Tape

Saint-Gobain* Norseal* V980/V990 foam sealant combines a closed-cell polyvinyl chloride foam substrate with a pressure-sensitive adhesive on both sides. For more than 40 years, **Norseal's** proven performance in the window glazing market has made it the preferred choice in a variety of glazing applications.

Norseal V980/V990 is perfect for sealing out water, dust and light, particularly in joints with a high degree of movements. The high-density foam provides strength, making it ideal for die-cutting operations. **Norseal's** outstanding resistance to weathering, oxidation and UV exposure further enhances its long-lasting seal.

Norseal features an aggressive, two-sided adhesive for fast and easy assembly of glazing. This double-sided adhesive helps eliminate sagging and keeps the light in place without the use of clamps. An easy-peel paper or PE liner protects the adhesive faces prior to installation, while preventing stretching during application.

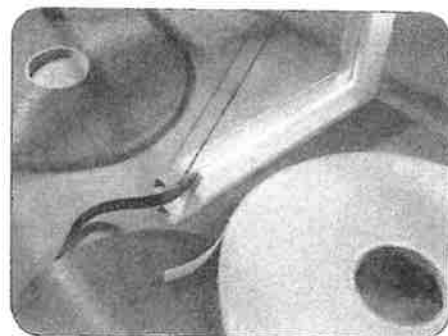
The **Norseal** V980/V990 series is specially designed to provide the following features:

- Excellent resistance to weathering, oxidation and ultraviolet light
- Ideal for glazing joints with high movement
- Provides uniform sight lines without hand tooling, oozing or cold flow of sealant
- Compatible with most glazing components
- Exceeds the requirements of AAMA 810.1

Available Sizes

Standard thickness: .031, .063, .125, .188 and .25 in.
(.8, 1.6, 3.2, 4.8 and 6.4 mm)

Master roll size: 56 in. (1422 mm) width. Length varies with thickness. Special thickness and roll sizes also available.



APPLICATIONS

- Residential window glazing
- Commercial window glazing
- Commercial refrigeration glazing
- Heating and ventilation duct systems
- Vibration damping
- Marine glazing
- Die-cut gaskets
- Store display case
- Interior/exterior glazing sealant for metal, wood and vinyl sash systems



SAINT-GOBAIN

Norseal V980/V990 Series – Properties

Performance tests are run using standard test procedures. The values presented are typical values and should not be used for specification purposes.

Property	Value or Rating	Test Method
Density: lbs./cu. ft. (kg/m³)	15 (240)	ASTM D1667
Force to Compress: psi (kPa)*	11 (76)	AAMA 810.1
Compression Deflection: psi (kPa)	7.8 (54)	AAMA 810.1
Compression Set: % lost fr. orig. ht.*	0.6	AAMA 810.1
Water Absorption: % by volume*	1	AAMA 810.1
Water Penetration: %	3	AAMA 810.1
90° Peel Adhesion: oz./in (N/m) 15 min. dwell	5 (876)	AAMA 810.1
Tensile: psi (kPa)	60 (414)	AAMA 810.1

* Based on 25% compression

Norseal V980/V990 – Standard Roll Sizes

Product No.	Color Availability	Thickness in. (mm)	Length ft. (m)
V981	Black	.031 (.8)	200 (61)
V982 V992	Black, Gray* Black, Gray*, White	.063 (1.6)	200 (61)
V984 V994	Black, Gray* Black, Gray*, White	.125 (3.2)	100 (30.5)
V986 / V996	Black	.188 (4.8)	50 (15.2)
V988 / V998	Black	.25 (6.4)	50 (15.2)

* Minimums apply
3" I.D. cardboard cores standard
V980 provided on Kraft paper release liner
V990 provided on high density polyethylene liner
V980/V990 offered with solvent based acrylic adhesive on two sides
V980/V990 available with adhesive on one side. This allows parts to be repositioned during assembly.

Important Instructions

Because **Saint-Gobain** cannot anticipate or control every potential application, we strongly recommend testing of this product under individual application conditions prior to commercial use. The product contains plasticizer, which may adversely affect some plastics.

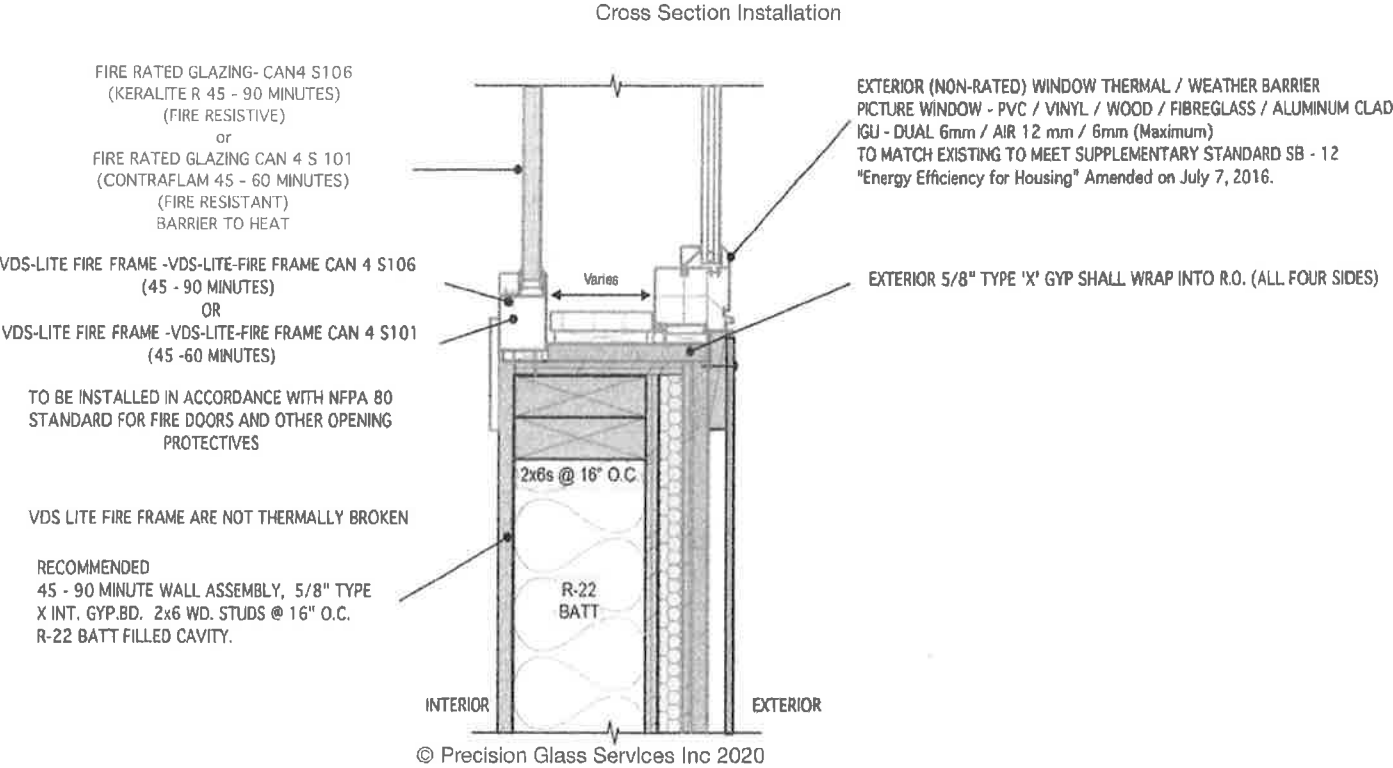
Surfaces must be clean and free of oil, grease, moisture, dust and dirt. Isopropyl alcohol is good for cleaning the surface. Do not remove liner until tape is in proper position. Avoid touching adhesive surface before application.

The application minimum temperature should be 45°F (7°C). It is not recommended to apply these sealants at temperatures below 45°F (7°C), as the adhesive does not flow in this condition and can result in poor bonding. Recommended service temperature is between -30°F to 190°F (-34°C to 92°C).

Shelf Life

6 months after the date of sale when stored in original packaging at temperatures up to 70°F (21°C) and 50% relative humidity.





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2 Essex Avenue, Unit 3B, Thornhill, Ontario, Canada. L3T 3Y8
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VDS Lite Cross Section Detail

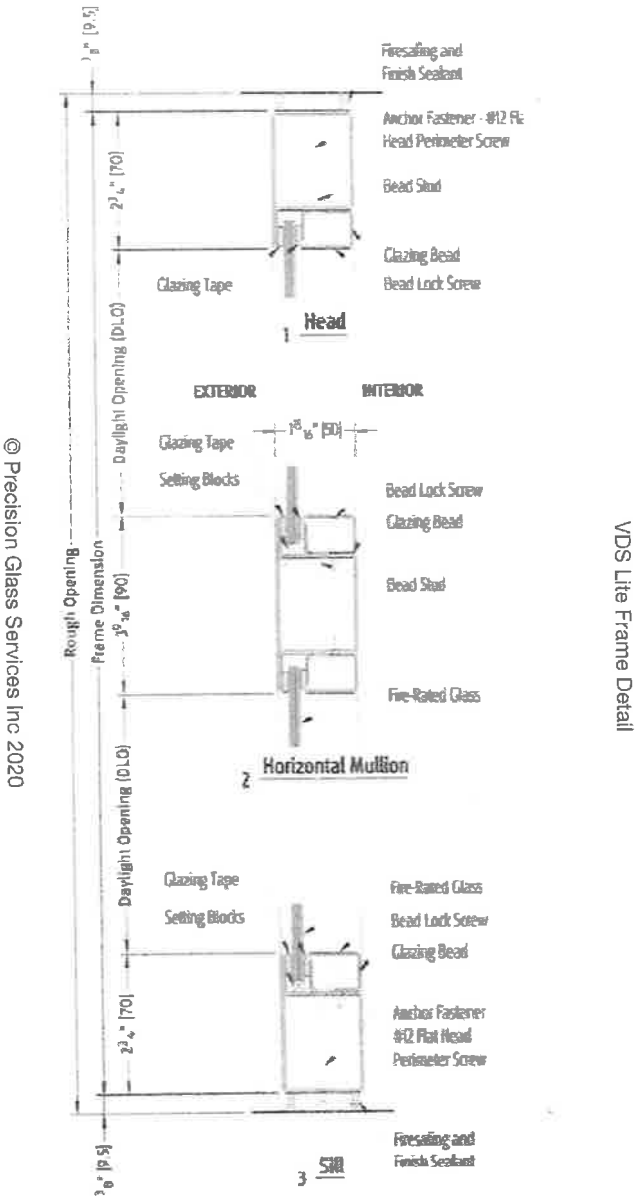


Figure 12 - INTERIOR Application

Precision Glass Services Inc

Precision Glass Services Inc. 
Your Fire - Rated Glass Source
2 Essex Avenue, Unit 3B, Thornhill, Ontario, Canada. L3T 3Y8
Telephone: 905-731-7800 Facsimile: 905-709-4437

905-731-7800

Zoning Non-compliance Checklist

File No.
A-2023-0340

Applicant: Pramod Kumar
Address: 48 BROAD OAK CRT, BRAMPTON, ON L6Y 3S6
Zoning: R1D
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard	Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
SETBACKS	To permit an interior side yard setback of 0m to a proposed exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum interior side yard setback of 1.2m.	13.3.2
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-10-26

Date