

November 15, 2023

Committee of Adjustment
For the Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Re: Minor Variance file A-2020-0155

Dear Sir/Madam:

I am writing to request the Committee of Adjustment's approval for the application of a Minor Variance on my property at 93 Frederick St., Brampton. The property is at a corner lot at the intersection of McLaughlin Rd and Frederick St.

The minor variance is to replace the old detached garage (recently demolished) with a new build and which will exceed 48 meters squared.

Available parking at the front of the house, off Frederick St., is sufficient for only a single vehicle whereas I require space for two vehicles. An expansion of this parking area would require paving most of the front yard and diminish the streetscape on Frederick.

The new garage positioned in the backyard would allow the parking of 2 vehicles as well as storage for lawn and garden equipment. The garage would add aesthetics to the street as well as provide security for the vehicles.

We are currently in the process of securing a build permit for a custom home on the same site. This process has not identified any new variances. The residence and the garage have now been demolished in preparation for the reconstruction of these structures.

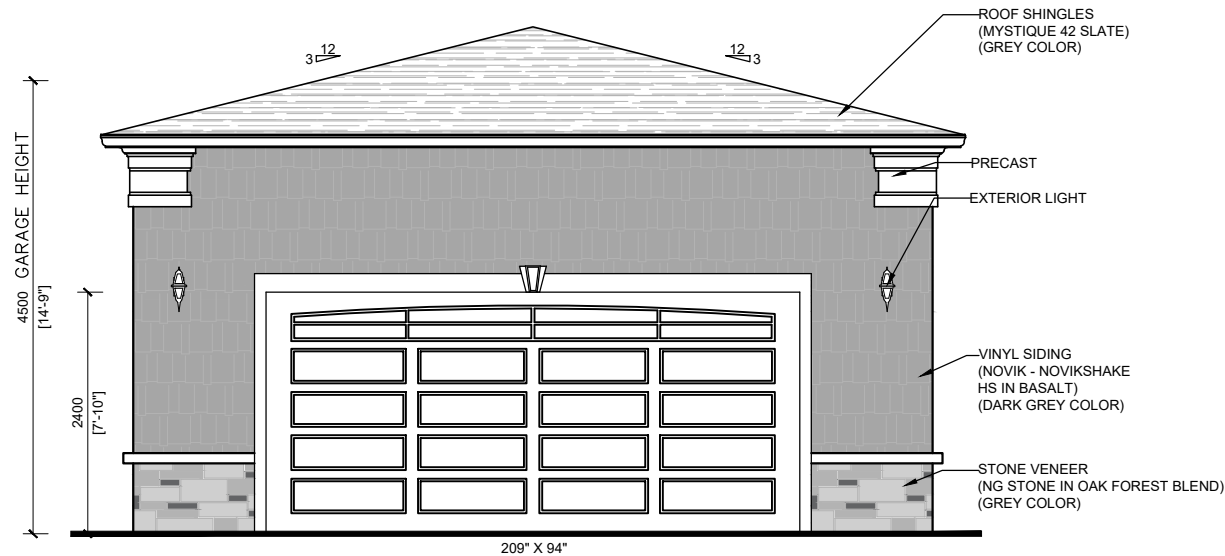
In this regard we are pleased to enclose the following:

- 1) Approved and stamped Site plan for the proposed garage - from Development Approvals
- 2) Approved elevations - garage
- 3) Approved Site grading and drainage - memo
- 4) Garage Architectural drawing
- 5) Garage Structural drawing

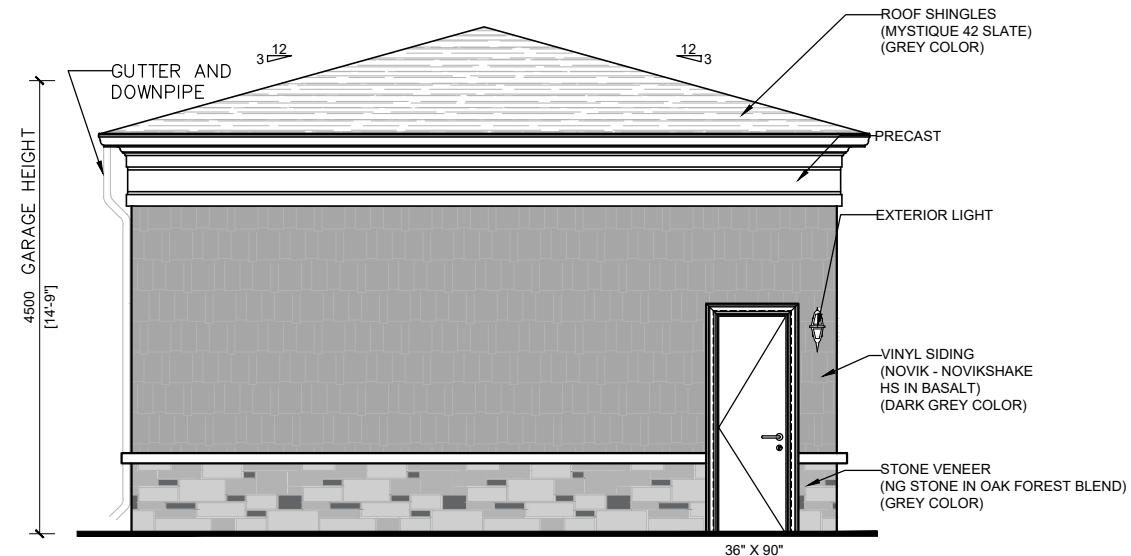
The garage and house have both been designed to both maintain and augment the nature and aesthetics of the neighbourhood.

Sincerely,

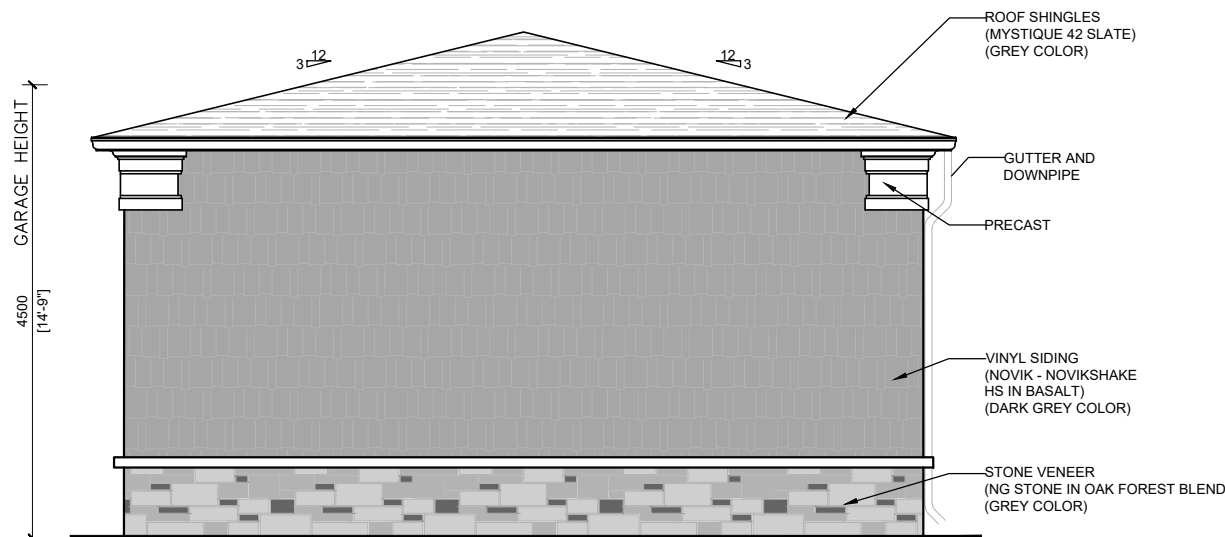
Emelisa Pinch



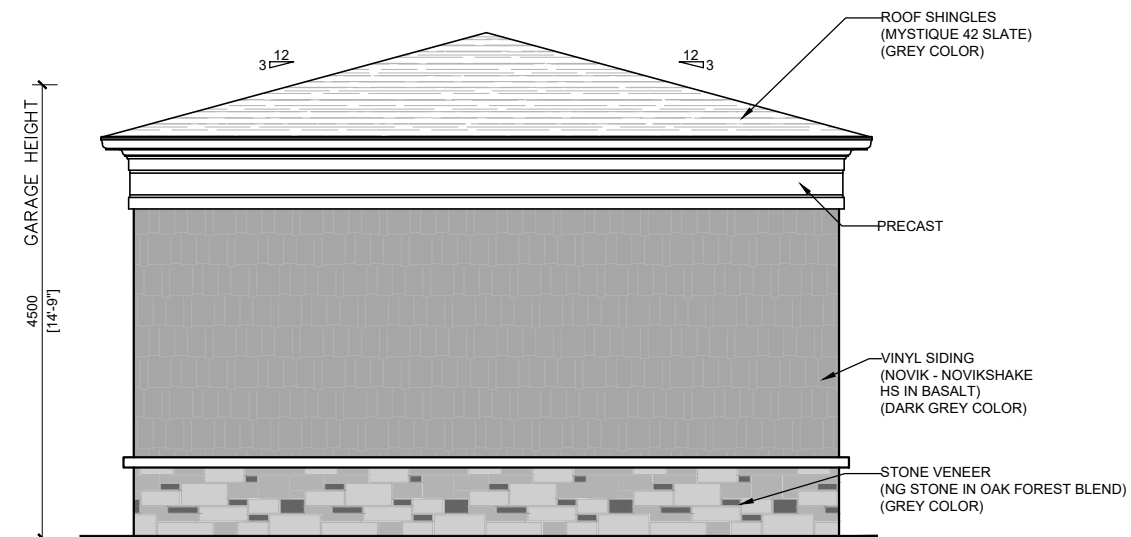
1 GARAGE ELEVATION – FRONT
A-13 SCALE = 1:75



3 GARAGE ELEVATION – WEST
A-13 SCALE = 1:75



2 GARAGE ELEVATION – REAR
A-13 SCALE = 1:75



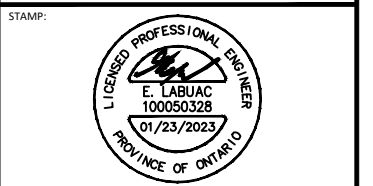
4 GARAGE ELEVATION – EAST
A-13 SCALE = 1:75



LEGEND	
	ROOF SHINGLES (MYSTIQUE 42 SLATE) (GREY COLOR)
	VINYL SIDING (NOVIK-NOVIKSHAKE HS IN BASALT) (DARK GREY COLOR)
	STONE VENEER (NG STONE IN OAK FOREST BLEND) (GREY COLOR)

NO.	ISSUED FOR	DATE
3	COMMENTS ADDRESSED	01/23/2023
2	CLIENT REVIEW	09/19/2022
1	CLIENT REVIEW	07/05/2022

ALL MEASUREMENTS ARE IN mm UNLESS OTHERWISE NOTED.
UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED.



PREPARED BY:
LAND BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON. L3R 8N5
(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:
**93 FREDERICK STREET,
BRAMPTON, ON.
L6Y 1G9**

PROJECT NAME:
**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:
GARAGE ELEVATIONS

CITY'S SITE PLAN No.: SPA-2021-0020 DWG. NO.
DRAWN BY: N.N.
CHECKED BY: S.K.
PROJECT NO.: **A-13**

24 February 2023

Dear Emilisa Pinch,

Re: CH-2022-0021
93 Frederick Street

This is notification that Development Engineering Services has approved the lot grading and drainage plans for the above noted address. These plans will be digitally available through the Public Works office (Maintenance and Operations).

As a requirement for Custom House Plan approvals, we require a deposit in the amount of **\$5,000** for lot grading securities. This deposit will be in the form of a certified cheque, or bank draft which will be secured with the Fill/Grading permit. Deposits are accepted at the Public Works office (Maintenance and Operations) at 1975 Williams Parkway, Brampton **by appointment only, walk-ins are not permitted.** **Please note**, permit fees and the Road Occupancy and Access permit security deposit is not included in the above-mentioned amount. For more information, please contact the Public Works office.

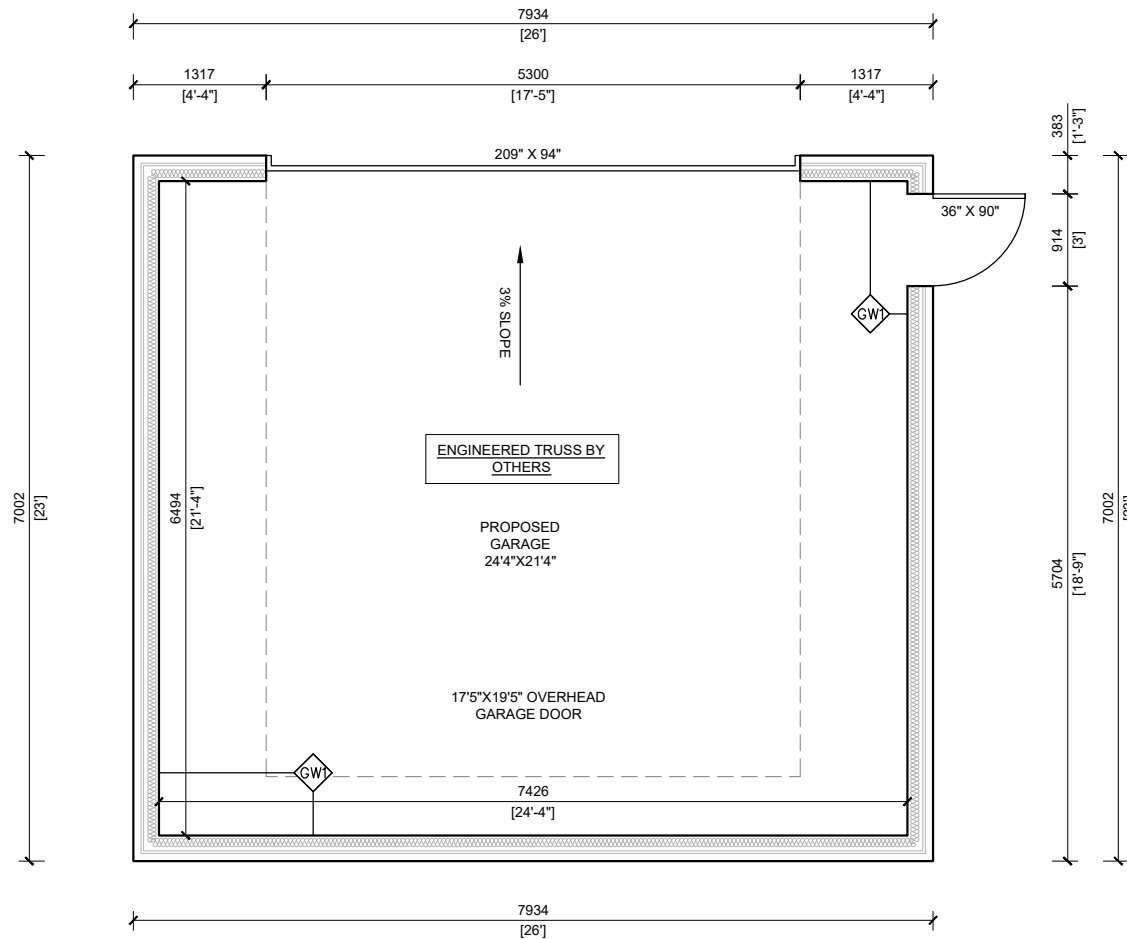
Security amounts will be released pending final lot grading certification, provided by your Engineer/Surveyor as well as clearance from our Development Engineering Services Division.

If you have any further questions, please do not hesitate to contact the undersigned.

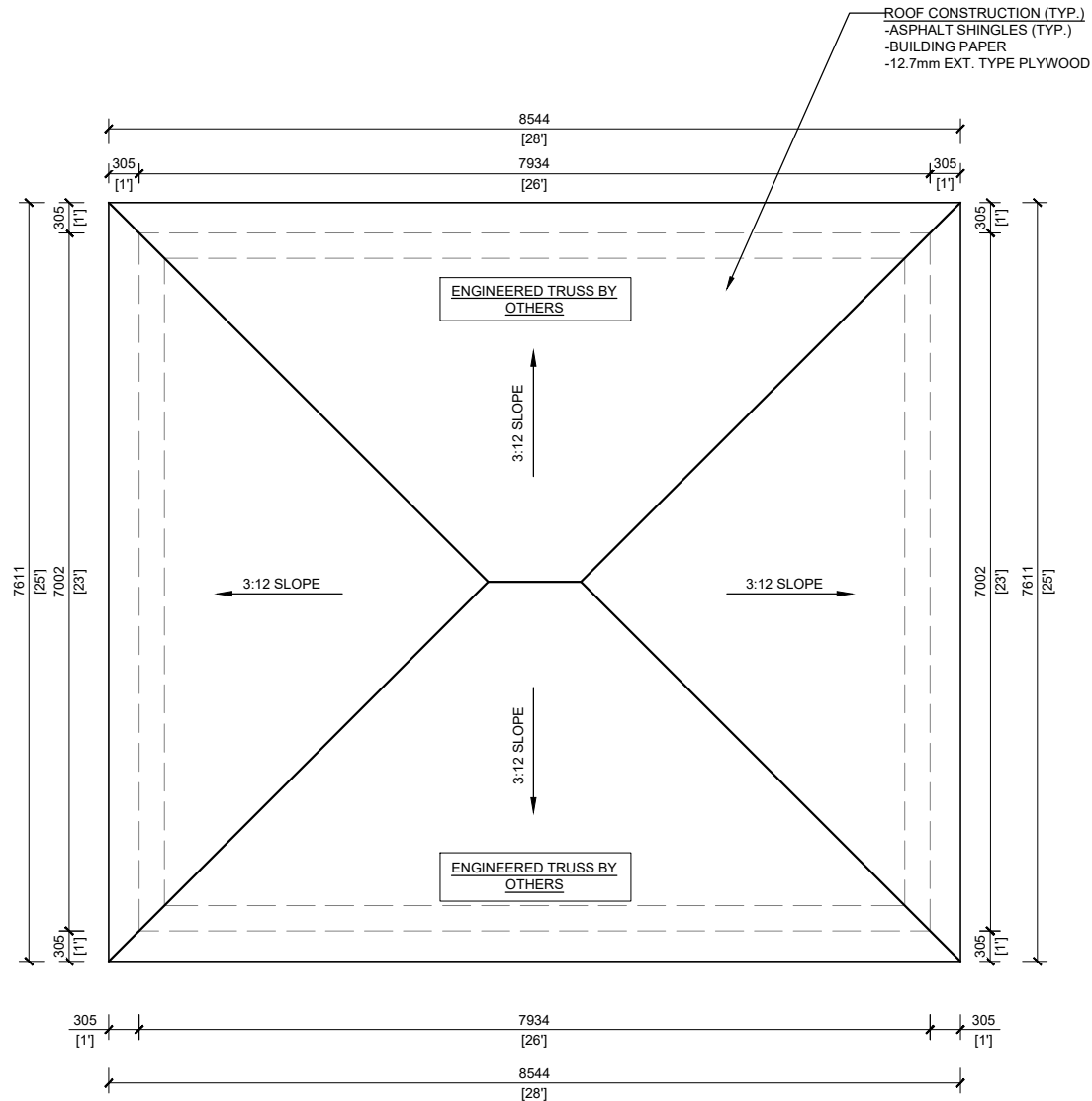
Regards,



Anton Stoeckl, CD, C.E.T.
Development Engineering Technician
Tel: (905) 874-3393, Fax: (905) 874-3369
anton.stoeckl@brampton.ca

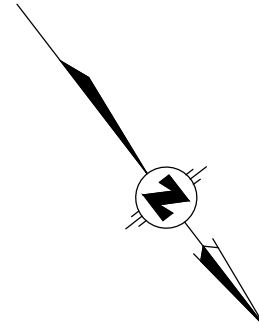


1 GARAGE FLOOR PLAN
A-2 SCALE = 1:75



2 GARAGE ROOF PLAN
A-2 SCALE = 1:75

WALL SCHEDULE	
GWT	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING VINYL SIDING CLADING WALL -VERTICAL VINYL SIDING CLADING AS PER ELEVATIONS -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -RIGID INSULATION FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"x6")WOOD STUDS @ 400mm O.C. -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm TYPE X GYPSUM WALLBOARD
	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING BRICK/STONE VENEER WALL - 90mm BRICK/STONE VENEER - 25mm AIR SPACE - 0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL - SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER - 9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING - 38mmX140mm (2"x6")WOOD STUDS @ 400mm O.C. - CONTINUOUS VAPOUR/AIR BARRIER - DOUBLE PLATE @ TOP - SOLE PLATE @ BOTTOM - 12.7mm TYPE X GYPSUM WALLBOARD



1	CLIENT REVIEW	11/08/2023
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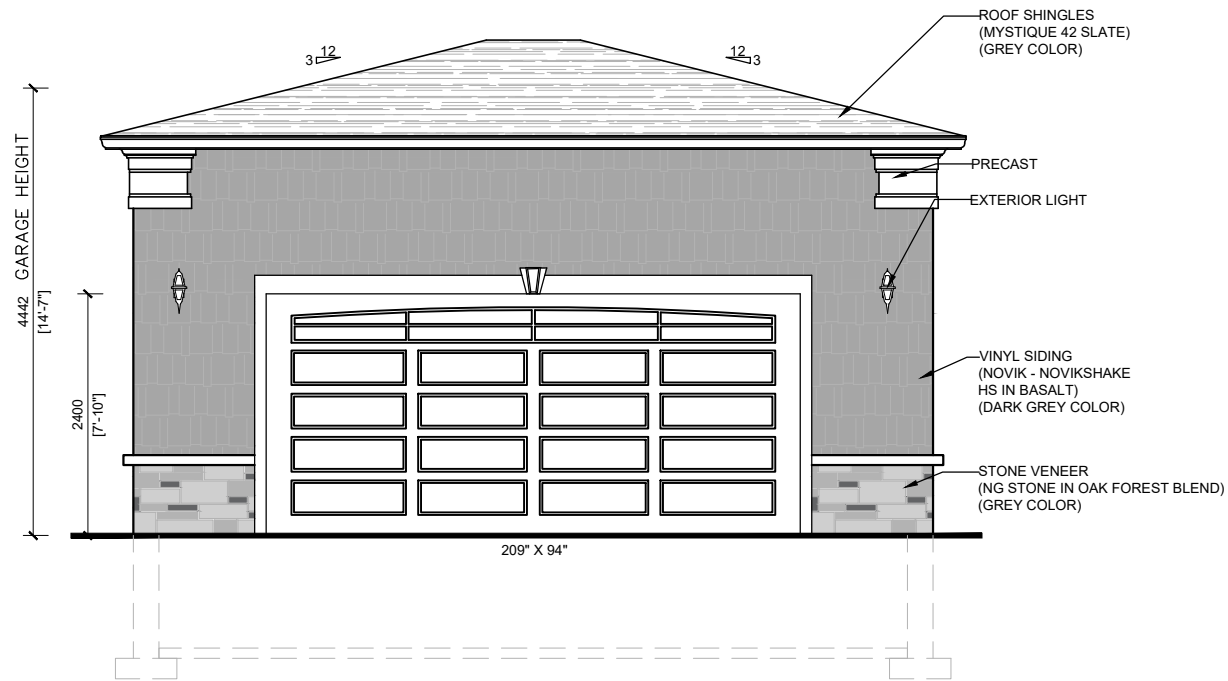
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(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:
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L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

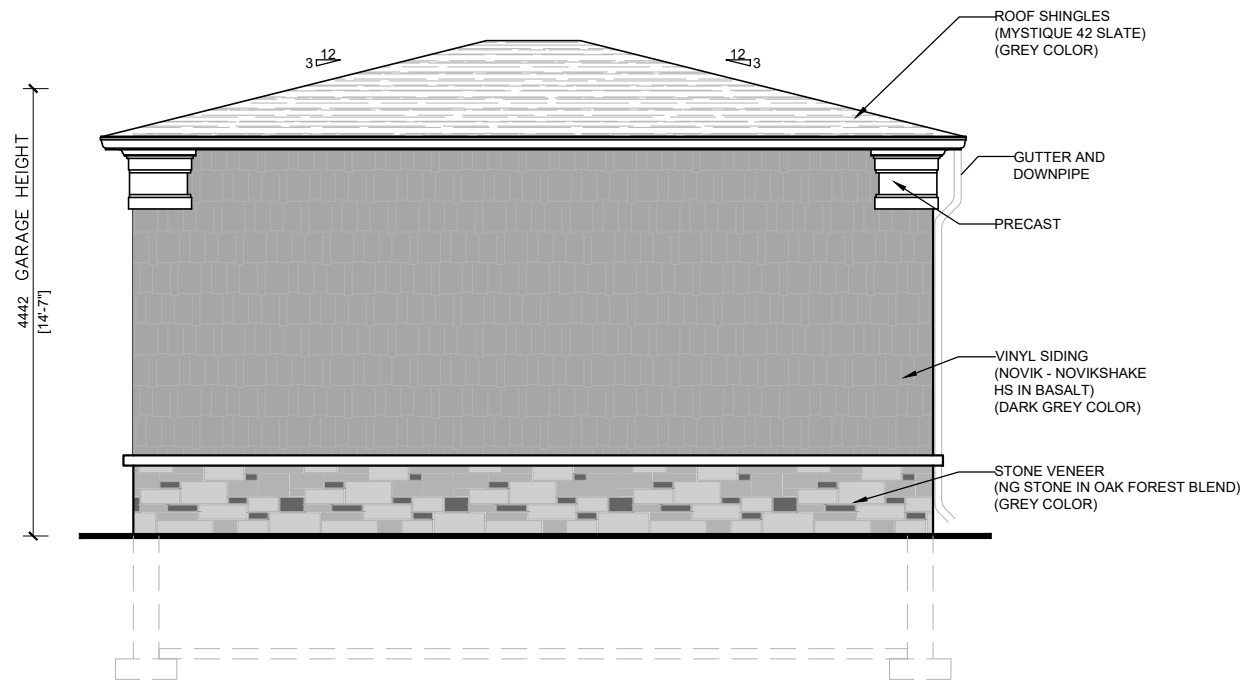
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DRAWING TITLE:
ROOF FLOOR PLAN

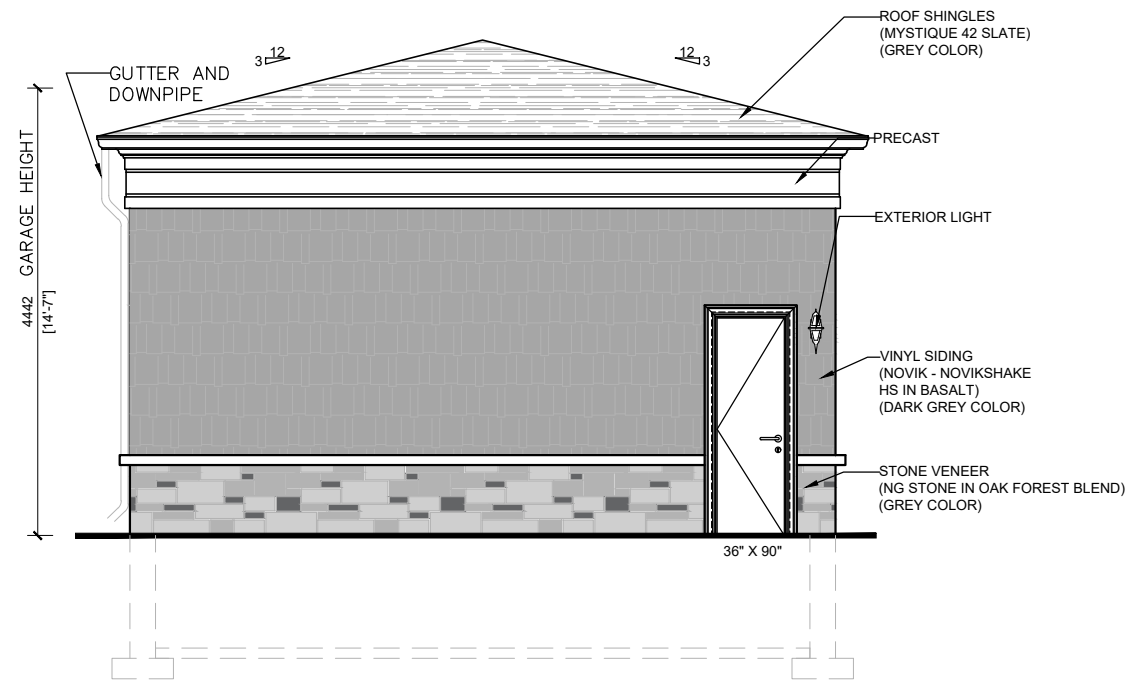
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DRAWN BY: N.N.	A-2
CHECKED BY: S.K.	
PROJECT NO.:	



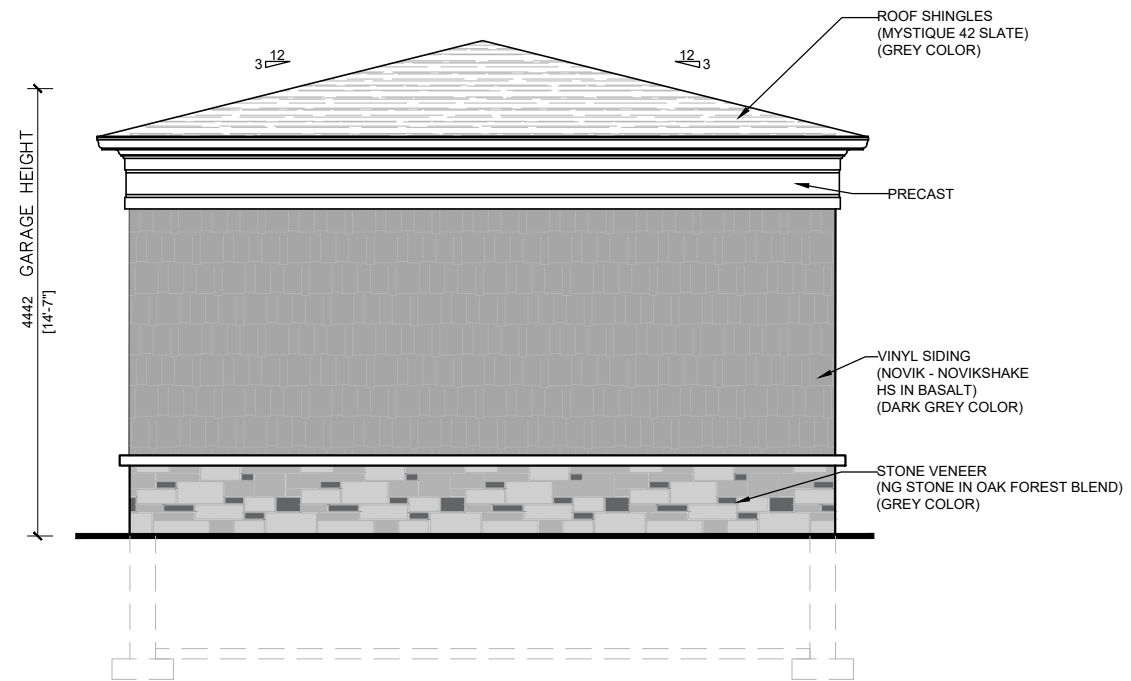
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A-3 SCALE = 1:75



2 GARAGE ELEVATION – REAR
A-3 SCALE = 1:75

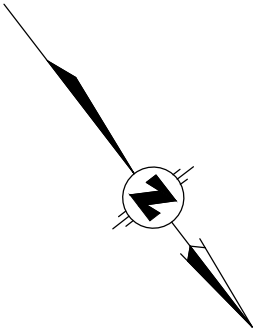


3 GARAGE ELEVATION – EAST
A-3 SCALE = 1:75



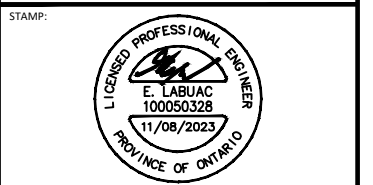
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A-3 SCALE = 1:75

LEGEND	
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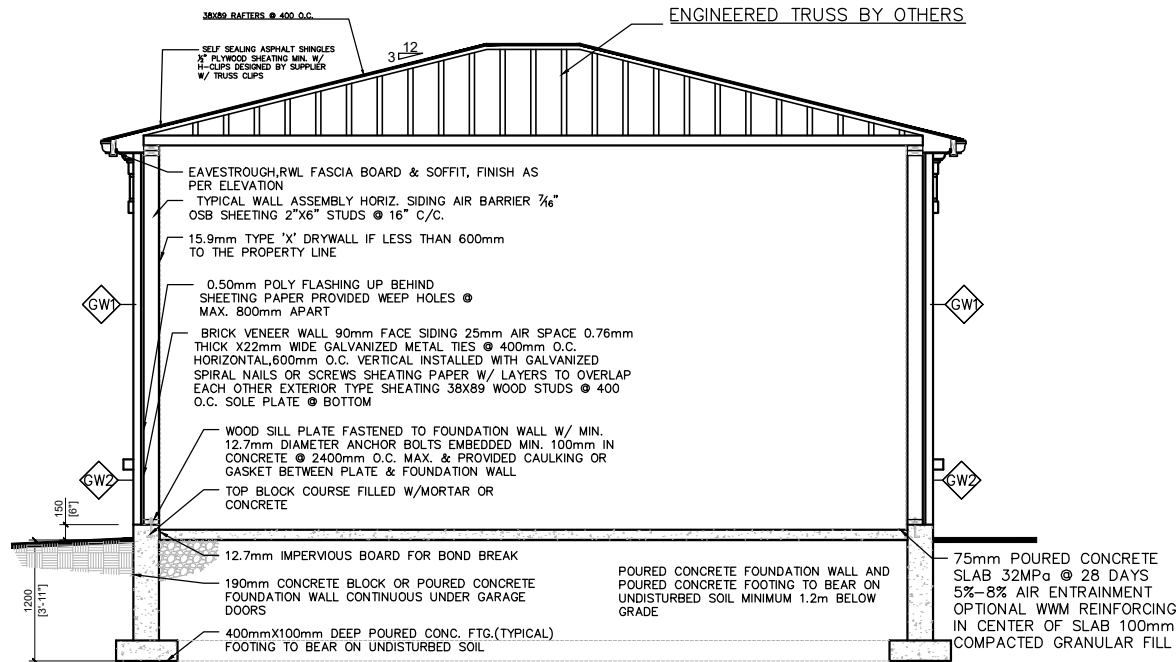
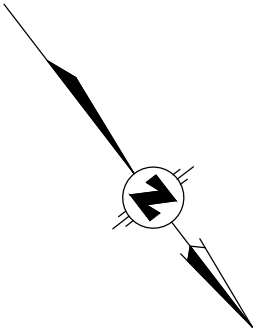
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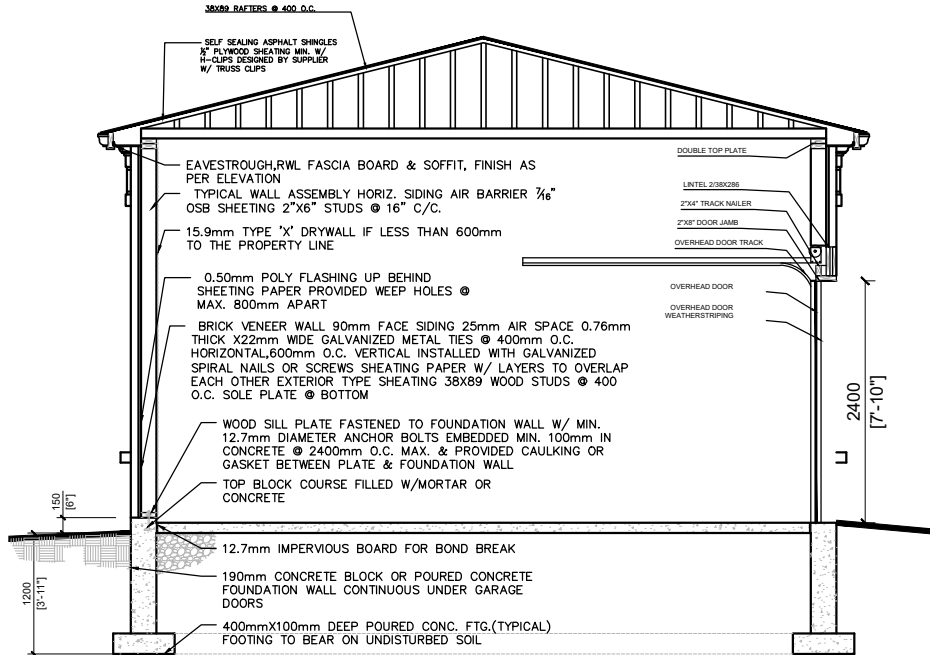
PROJECT NAME:
**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:
GARAGE ELEVATIONS

CITY'S SITE PLAN No.: SPA-2021-0020 DWG. NO.
DRAWN BY: N.N.
CHECKED BY: S.K.
PROJECT NO.:
A-3



1
A-4 SECTION A-A
SCALE = 1:75



1
A-4 SECTION B-B
SCALE = 1:75

WALL SCHEDULE	
GW1	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING
	VINYL SIDING CLADING WALL -VERTICAL VINYL SIDING CLADING AS PER ELEVATIONS -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -RIGID INSULATION FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"x6")WOOD STUDS @ 400mm O.C. -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm TYPE X GYPSUM WALLBOARD
GW2	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING
	BRICK/STONE VENEER WALL - 90mm BRICK/STONE VENEER - 25mm AIR SPACE - 0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL - SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER - 9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING - 38mmX140mm (2"x6")WOOD STUDS @ 400mm O.C. - CONTINUOUS VAPOUR/AIR BARRIER - DOUBLE PLATE @ TOP - SOLE PLATE @ BOTTOM - 12.7mm TYPE X GYPSUM WALLBOARD

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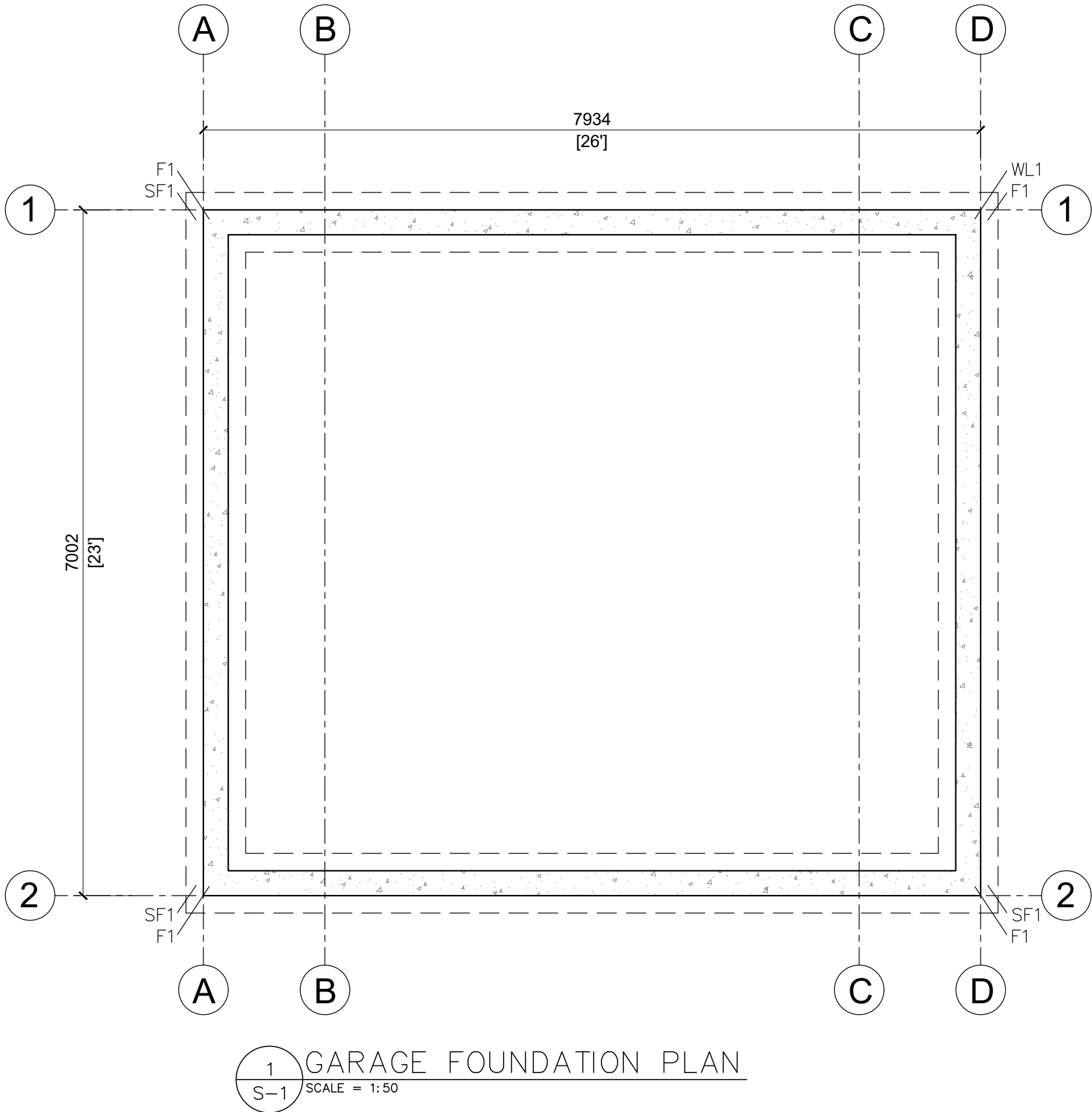
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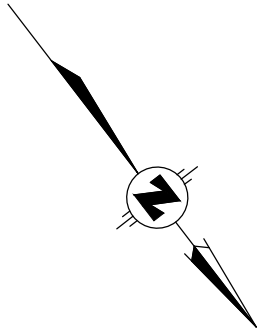
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GARAGE ELEVATIONS

CITY'S SITE PLAN No.: SPA-2021-0020 DWG. NO.
DRAWN BY: N.N.
CHECKED BY: S.K.
PROJECT NO.:
A-4

WALL SCHEDULE	
GW1	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING VINYL SIDING CLADING WALL -VERTICAL VINYL SIDING CLADING AS PER ELEVATIONS -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -RIGID INSULATION FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm TYPE X GYPSUM WALLBOARD
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L4	7" X 3.5" X $\frac{7}{16}$ " (12'-0" MAX.) PROVIDE MIN. TO HAVE 12" BEARING AT ENDS.
B2	2 - $1\frac{3}{4}$ X $11\frac{7}{8}$ - 2.0E LVL
C	6 X 6 WOOD POST

FOUNDATION SCHEDULE	
F1:	48"X48"X24" CONC FTG. REINF.7-15M EACH-WAY 75mm MIN COVER WITH 25MPa CONCRETE
SF1:	24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.

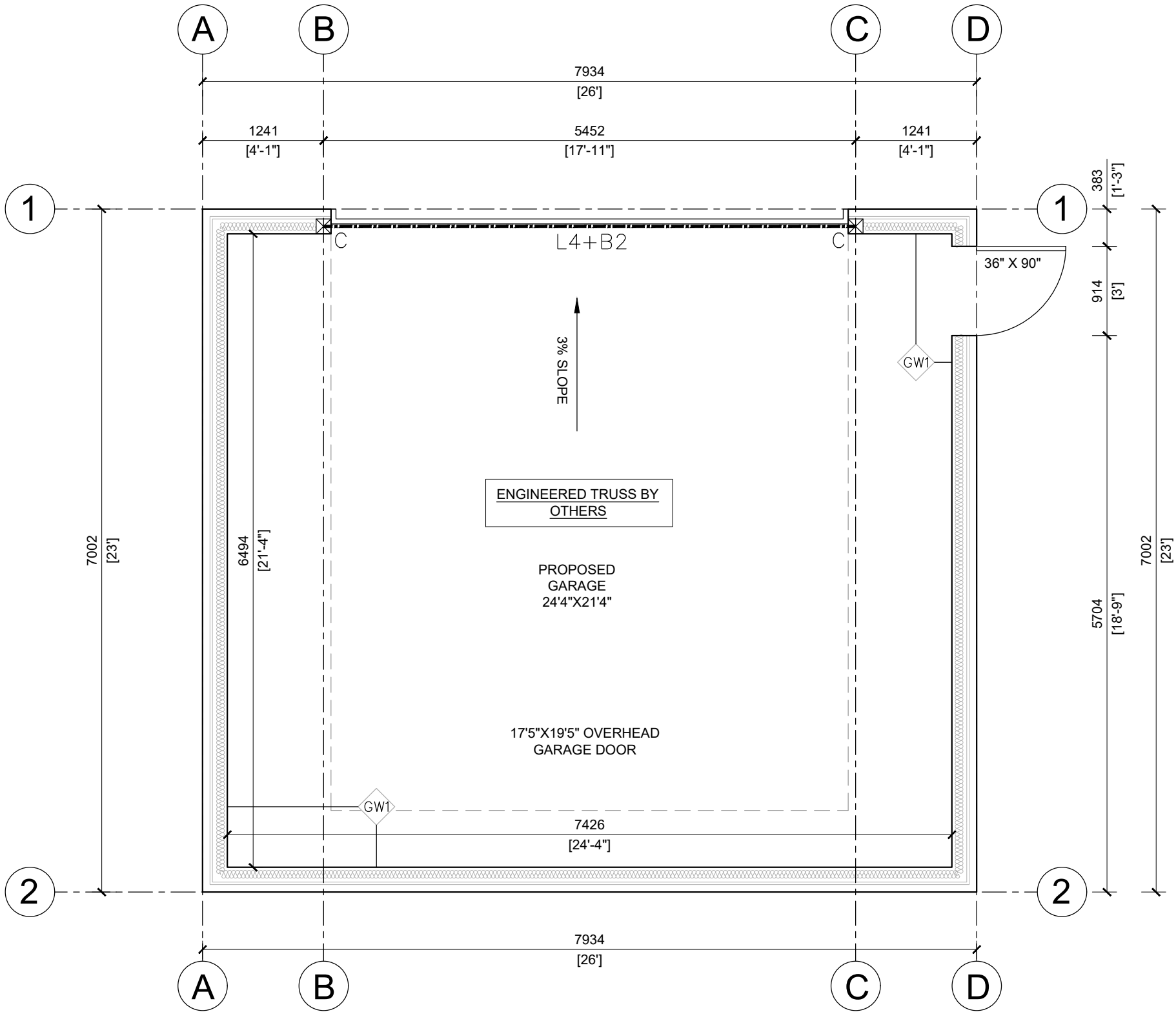




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STAMP: 		
PREPARED BY: LAND & BUILDING EXPERTS 570 Alden Rd., Unit 6, Markham, ON L3R 8N5 (647) 340-8649 landbuildex@gmail.com		
PROJECT INFO: 93 FREDERICK STREET, BRAMPTON, ON. L6Y 1G9 (APPLICATION NO.: SPA-2021-0020)		
PROJECT NAME: PROPOSED TWO STOREY DETACHED DWELLING		
DRAWING TITLE: GARAGE FOUNDATION PLAN		
CIPROBLES DES PLANS: SPA-2021-0020 DRAWN BY: N.N. CHECKED BY: S.K. PROJECT NO.:		S-1

WALL SCHEDULE	
GW1	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING VINYL SIDING CLADING WALL -VERTICAL VINYL SIDING CLADING AS PER ELEVATIONS -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -RIGID INSULATION FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm TYPE X GYPSUM WALLBOARD
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L4	7" X 3.5" X $\frac{7}{16}$ " (12'-0" MAX.) PROVIDE MIN. TO HAVE 12" BEARING AT ENDS.
B2	2 - $1\frac{3}{4}$ X $11\frac{7}{8}$ - 2.0E LVL
C	6 X 6 WOOD POST

FOUNDATION SCHEDULE	
F1:	48"X48"X24" CONC FTG. REINF.7-15M EACH-WAY 75mm MIN COVER WITH 25MPa CONCRETE
SF1:	24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.

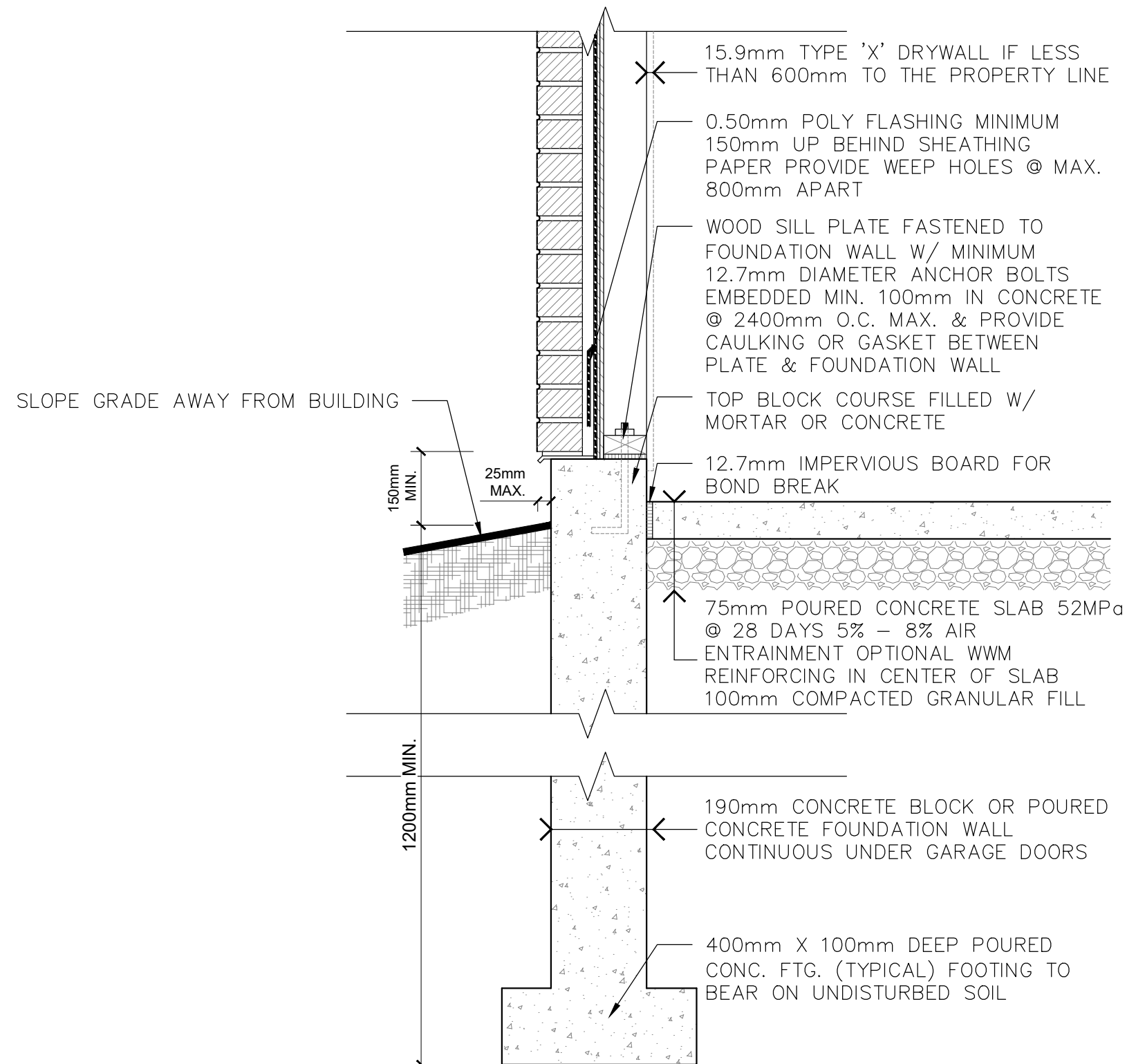


1
S-2

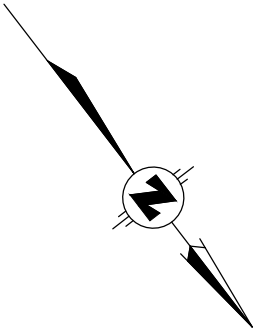
GARAGE FLOOR PLAN

SCALE = 1:50

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DRAWING TITLE:			
GARAGE FLOOR PLAN			
CIPROBLES/RESPALGO/NO.: SPA-2021-0020		DWG. NO.	
DRAWN BY: N.N.		S-2	
CHECKED BY: S.K.			
PROJECT NO.:			



1 FOUNDATION WALL DETAIL
S-3 SCALE = N.T.S.



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DRAWING TITLE:
FOUNDATION WALL DETAIL

CLIENT REVIEW NO.: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-3
CHECKED BY: S.K.	
PROJECT NO.:	

WALL SCHEDULE	
WL1	L.C.F. WALL -W/ 8" CONC. CORE (R30 INSULATION) -VERTICAL #5 REBAR @ 16" O.C. -HORIZONTAL #5 REBAR @ 24" O.C. -(4 BARS MIN. SPACED EQUALLY)
WL2	BRICK/STONE VENEER WALL -90mm BRICK/STONE VENEER -25mm AIR SPACE -0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. -R22 BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm GYPSUM WALLBOARD
WL3	INTERIOR WALL 1 (TYP.) -12.7mm GYPSUM WALLBOARD -38mmX89mm (2"X4") WOOD STUDS @ 400mm O.C WITH 0.15mm POLY UNDER BOTTOM PLATE -12.7mm GYPSUM WALLBOARD
WL4	INTERIOR WALL 2 (TYP.) -12.7mm GYPSUM WALLBOARD -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C WITH SOLID WOOD BLOCKING @ MID SPAN -12.7mm GYPSUM WALLBOARD

FOUNDATION SCHEDULE	
SF1: 24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.	

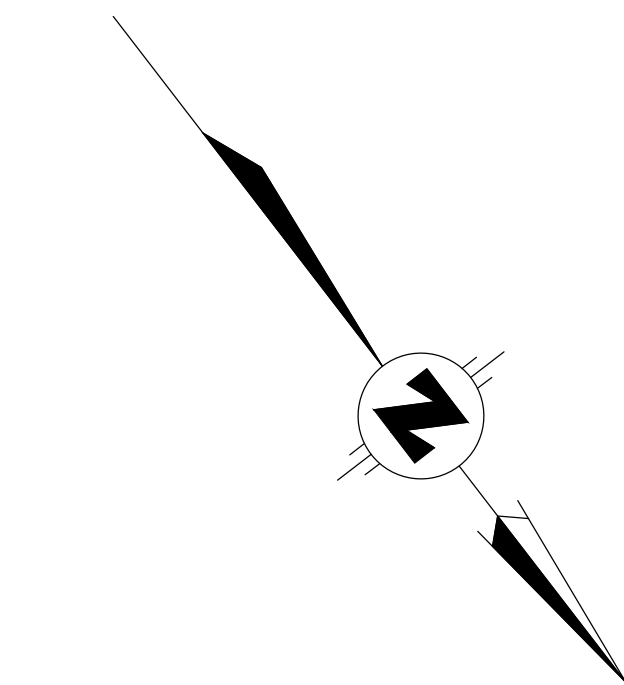
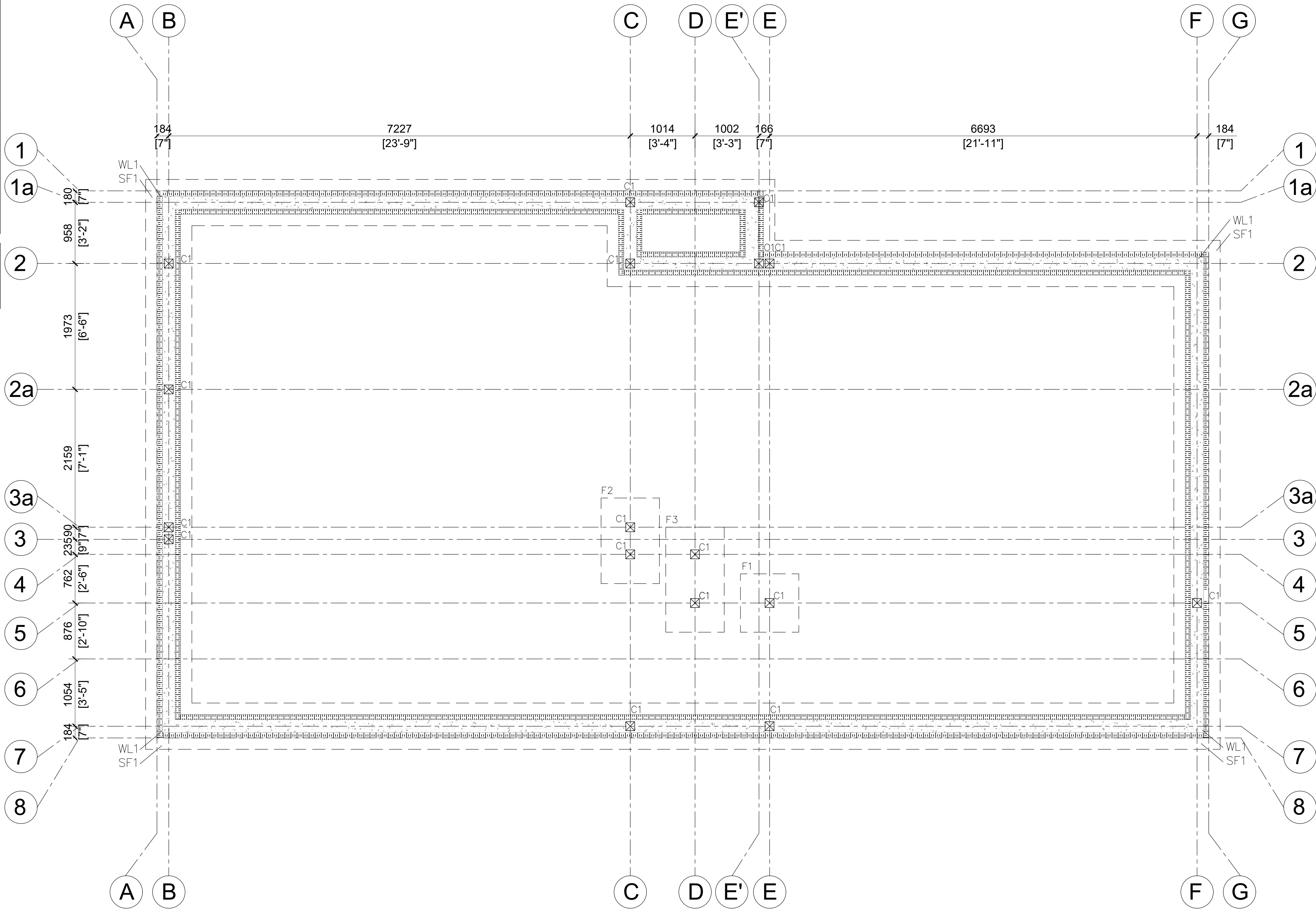
STEEL ANGLES	
L1: 3.5"X3.5"X $\frac{1}{4}$ "	(4' MAX SPAN)
L2: 5"X3.5"X $\frac{1}{4}$ "	(7' MAX SPAN)
PROVIDE MIN. OF 6" BEARING AT THE ENDS.	

JOIST SCHEDULE	
J1: 11 $\frac{1}{8}$ TJI-40 @16" C/C	

WOOD COLUMN SCHEDULE	
C1: 140X140(mm) SPF	

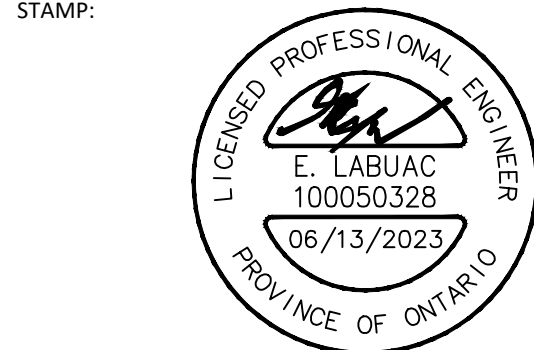
WOOD BEAM SCHEDULE	
B1: 3 $\frac{1}{2}$ " X 11 $\frac{1}{2}$ " 2.0E LVL	
B2: 3 $\frac{1}{2}$ " X 14" 2.0E LVL	
B3: 5 $\frac{1}{4}$ " X 18" 2.0E LVL	
B4: 5 $\frac{1}{2}$ " X 14" 2.0E LVL	
B5: 2 - 2" X 8" P/T	
B6: 2 - 2" X 10" P/T	

(F) DENOTED BEAM FLUSHED WITH JOIST



4	CLIENT REVIEW	06/13/2023
3	CLIENT REVIEW	05/05/2023
2	CLIENT REVIEW	04/04/2023
1	CLIENT REVIEW	17/03/2023
NO.	ISSUED FOR	DATE

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PREPARED BY:
LAND & BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON, L3R 8N5
(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:
**93 FREDERICK STREET,
BRAMPTON, ON.
L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

DRAWING NAME:
**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:
FOUNDATION PLAN

CITY'S SITE PLAN No.: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-0
CHECKED BY: S.K.	
PROJECT NO.:	

WALL SCHEDULE	
WL1	L.C.F. WALL -W/ 8" CONC. CORE (R30 INSULATION) -VERTICAL #5 REBAR @ 16" O.C. -HORIZONTAL #5 REBAR @ 24" O.C. -(4 BARS MIN. SPACED EQUALLY)
WL2	BRICK/STONE VENEER WALL -90mm BRICK/STONE VENEER -25mm AIR SPACE -0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. -R22 BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm GYPSUM WALLBOARD
WL3	INTERIOR WALL 1 (TYP.) -12.7mm GYPSUM WALLBOARD -38mmX89mm (2"X4") WOOD STUDS @ 400mm O.C WITH 0.15mm POLY UNDER BOTTOM PLATE -12.7mm GYPSUM WALLBOARD
WL4	INTERIOR WALL 2 (TYP.) -12.7mm GYPSUM WALLBOARD -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C WITH SOLID WOOD BLOCKING @ MID SPAN -12.7mm GYPSUM WALLBOARD

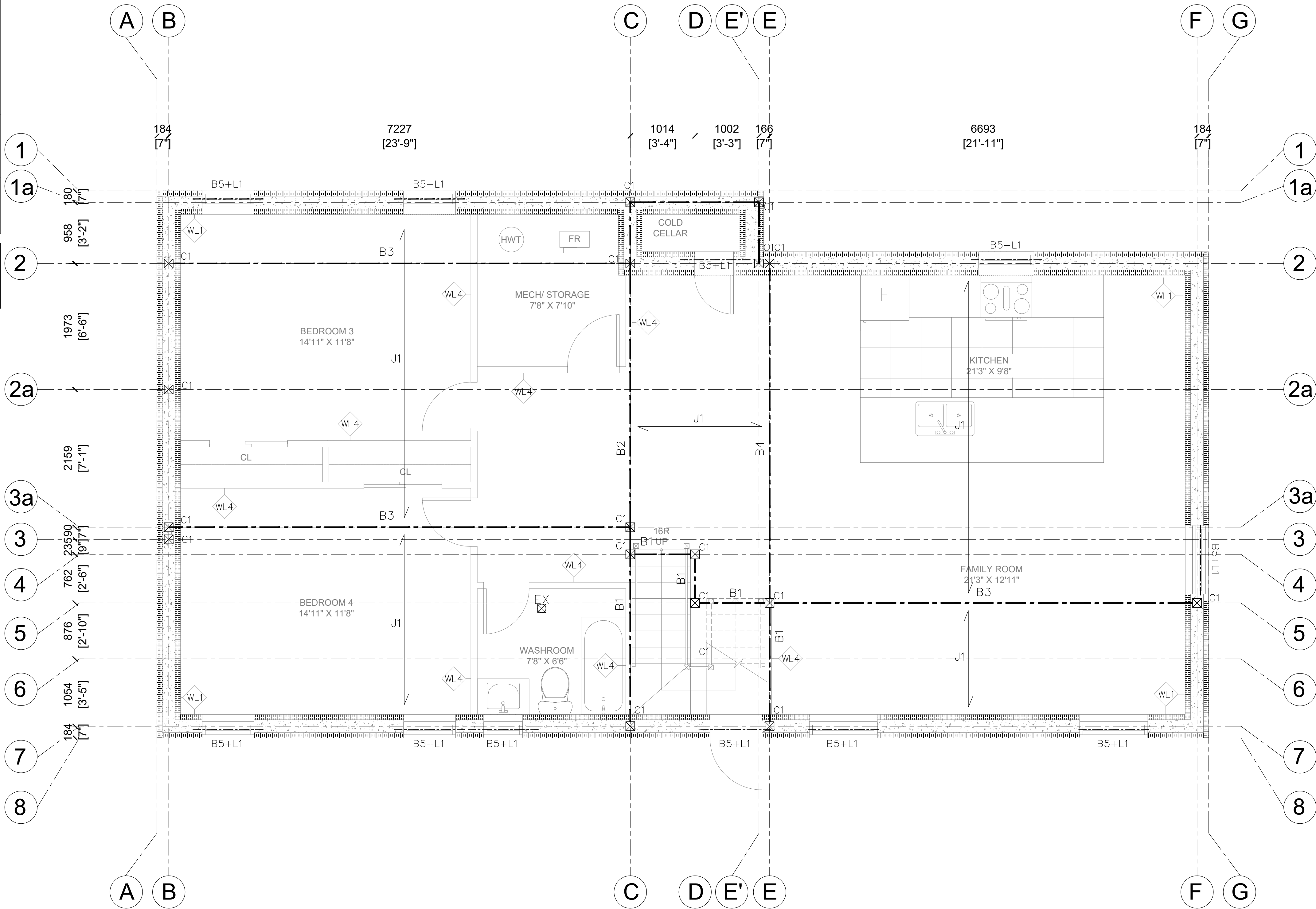
FOUNDATION SCHEDULE	
SF1:	24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.

STEEL ANGLES	
L1:	3.5"X3.5"X $\frac{1}{4}$ " (4' MAX SPAN)
L2:	5"X3.5"X $\frac{1}{4}$ " (7' MAX SPAN)
PROVIDE MIN. OF 6" BEARING AT THE ENDS.	

JOIST SCHEDULE	
J1:	11 $\frac{1}{8}$ TJI-40 @16" C/C

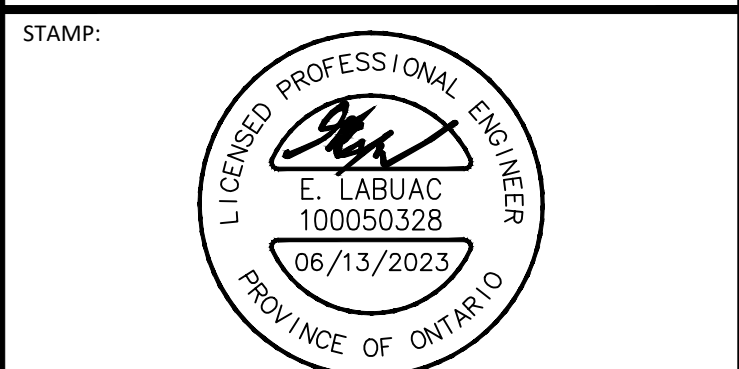
WOOD COLUMN SCHEDULE	
C1:	140X140(mm) SPF

WOOD BEAM SCHEDULE	
B1:	3 $\frac{1}{2}$ " X 11 $\frac{1}{2}$ " 2.0E LVL
B2:	3 $\frac{1}{2}$ " X 14" 2.0E LVL
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B4:	5 $\frac{1}{2}$ " X 14" 2.0E LVL
B5:	2 - 2" X 8" P/T
B6:	2 - 2" X 10" P/T
(F) DENOTED BEAM FLUSHED WITH JOIST	



4	CLIENT REVIEW	06/13/2023
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2	CLIENT REVIEW	04/04/2023
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PROJECT INFO:
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L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

DRAWING TITLE:
**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:
BASEMENT FRAMING PLAN

CITY'S SITE PLAN No.: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-1
CHECKED BY: S.K.	
PROJECT NO.:	

WALL SCHEDULE	
WL1	L.C.F. WALL -W/ 8" CONC. CORE (R30 INSULATION) -VERTICAL #5 REBAR @ 16" O.C. -HORIZONTAL #5 REBAR @ 24" O.C. -(4 BARS MIN. SPACED EQUALLY)
WL2	BRICK/STONE VENEER WALL -90mm BRICK/STONE VENEER -25mm AIR SPACE -0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. -R22 BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm GYPSUM WALLBOARD
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WL4	INTERIOR WALL 2 (TYP.) -12.7mm GYPSUM WALLBOARD -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C WITH SOLID WOOD BLOCKING @ MID SPAN -12.7mm GYPSUM WALLBOARD

FOUNDATION SCHEDULE	
SF1:	24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.

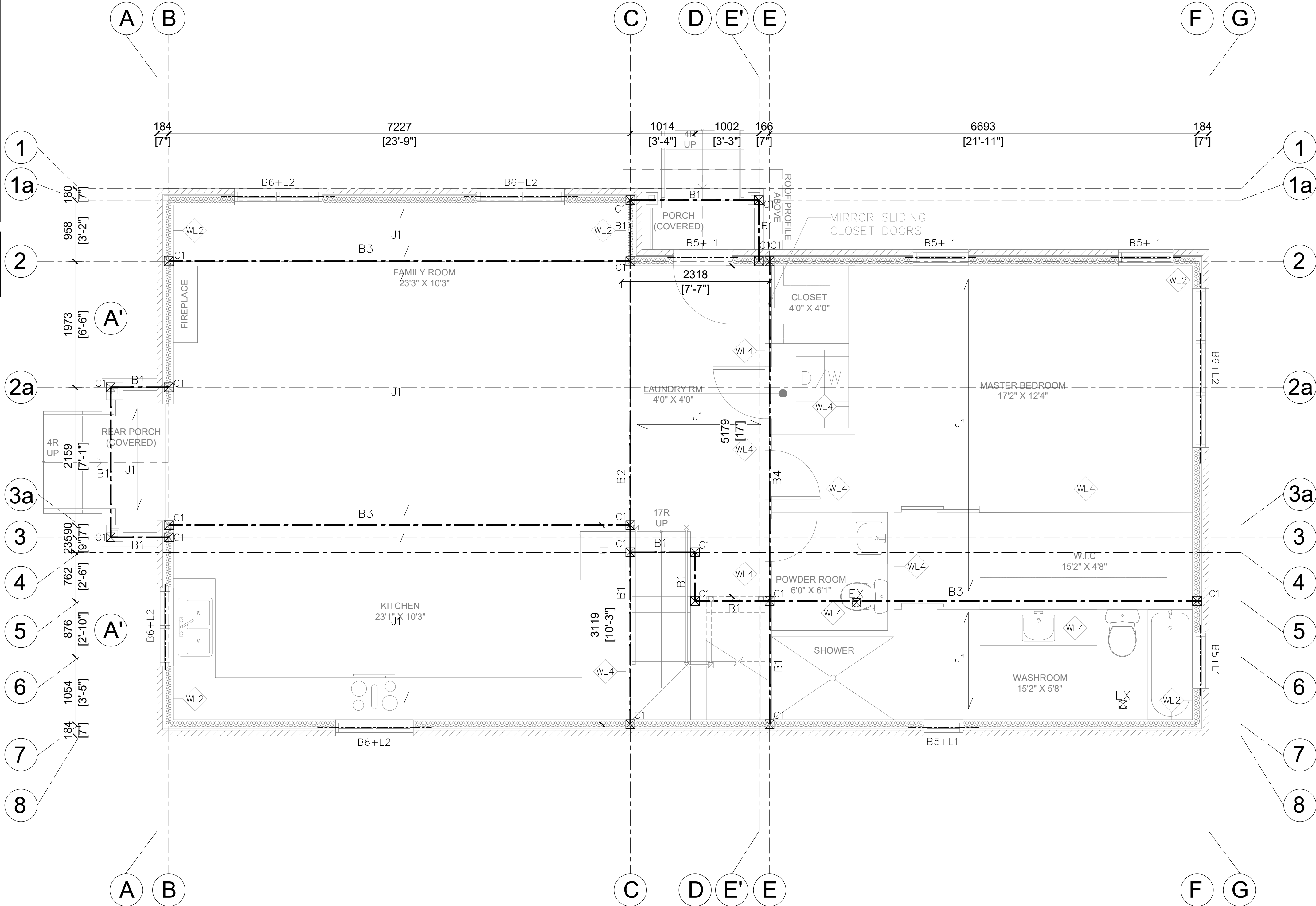
STEEL ANGLES	
L1:	3.5"x3.5"x $\frac{1}{4}$ " (4' MAX SPAN)
L2:	5"x3.5"x $\frac{1}{4}$ " (7' MAX SPAN)
PROVIDE MIN. OF 6" BEARING AT THE ENDS.	

JOIST SCHEDULE	
J1:	11 $\frac{1}{8}$ TJI-40 @16" C/C

WOOD COLUMN SCHEDULE	
C1:	140X140(mm) SPF

WOOD BEAM SCHEDULE	
B1:	3 $\frac{1}{2}$ " X 11 $\frac{1}{2}$ " 2.0E LVL
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B6:	2 - 2" X 10" P/T

(F) DENOTED BEAM FLUSHED WITH JOIST



1
S-2 FIRST FLOOR FRAMING PLAN
SCALE = 1:75

4	CLIENT REVIEW	06/13/2023	
3	CLIENT REVIEW	05/05/2023	
2	CLIENT REVIEW	04/04/2023	
1	CLIENT REVIEW	17/03/2023	
NO.	ISSUED FOR	DATE	
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STAMP: 			
PREPARED BY: LAND & BUILDING EXPERTS 570 Alden Rd., Unit 6, Markham, ON, L3R 8N5 (647) 340-8649 landbuildexp@gmail.com			
PROJECT INFO: 93 FREDERICK STREET, BRAMPTON, ON. L6Y 1G9 (APPLICATION NO.: SPA-2021-0020)			
PROJECT NAME: PROPOSED TWO STOREY DETACHED DWELLING			
DRAWING TITLE: FIRST FLOOR FRAMING PLAN			
CITY'S SITE PLAN No.: SPA-2021-0020		DWG. NO.	
DRAWN BY: N.N.		S-2	
CHECKED BY: S.K.			
PROJECT NO.:			

WALL SCHEDULE	
WL1	L.C.F. WALL -W/ 8" CONC. CORE (R30 INSULATION) -VERTICAL #5 REBAR @ 16" O.C. -HORIZONTAL #5 REBAR @ 24" O.C. -(4 BARS MIN. SPACED EQUALLY)
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WL4	INTERIOR WALL 2 (TYP.) -12.7mm GYPSUM WALLBOARD -38mmX140mm (2"x6")WOOD STUDS @ 400mm O.C WITH SOLID WOOD BLOCKING @ MID SPAN -12.7mm GYPSUM WALLBOARD

FOUNDATION SCHEDULE	
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PROVIDE MIN. OF 6" BEARING AT THE ENDS.	

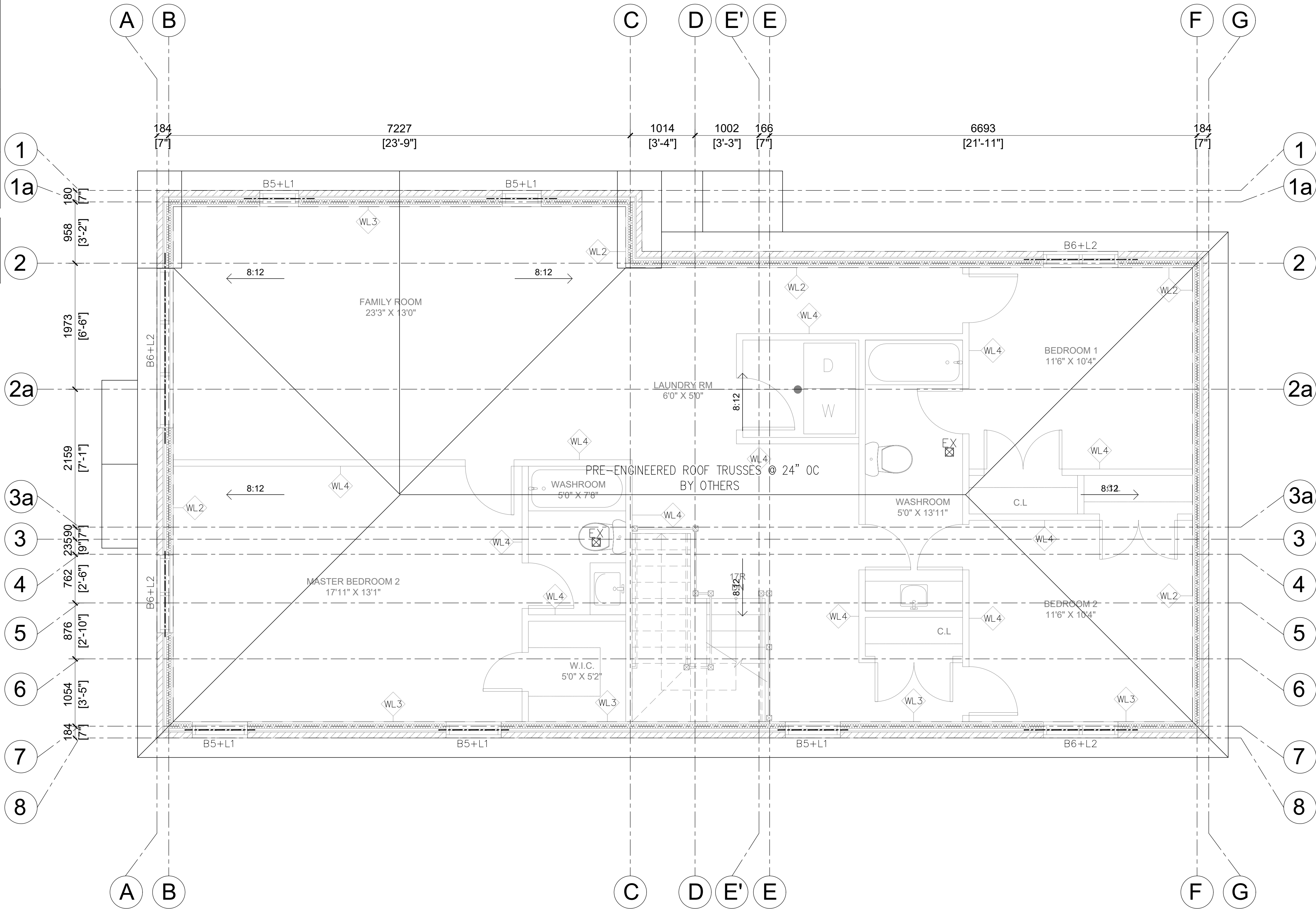
JOIST SCHEDULE	
J1:	11 $\frac{1}{8}$ TJI-40 @16" C/C

WOOD COLUMN SCHEDULE	
C1:	140X140(mm) SPF

WOOD BEAM SCHEDULE	
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B5:	2 - 2" X 8" P/T
B6:	2 - 2" X 10" P/T

(F) DENOTED BEAM FLUSHED WITH JOIST

TRUSSES TO COMPLY WITH TRUSS DESIGNER'S PLAN STAMPED BY P.ENG OF ONTARIO.
PROPOSED LAYOUT IS CONCEPTUAL ONLY, TRUSS COMPANY SHALL PROVIDE THE TRUSS LAYOUT WITH SOLID BEARING REACTION INALL SHOWN S.B. LOCATIONS. WHEN SOLID BEARING OF GIRDER TRUSSES SITTING ON WINDOW'S LINTEL, LINTEL SHALL BE DESIGNED BY TRUSS MANUFACTURER.
ANY STRUCTURAL DEFICIENCY IN PLANS TO BE REPORTED TO THE DESIGNER BEFORE CONSTRUCTION.



1 SECOND FLOOR FRAMING PLAN
S-3 SCALE = 1:75

4	CLIENT REVIEW	06/13/2023
3	CLIENT REVIEW	05/05/2023
2	CLIENT REVIEW	04/04/2023
1	CLIENT REVIEW	17/03/2023
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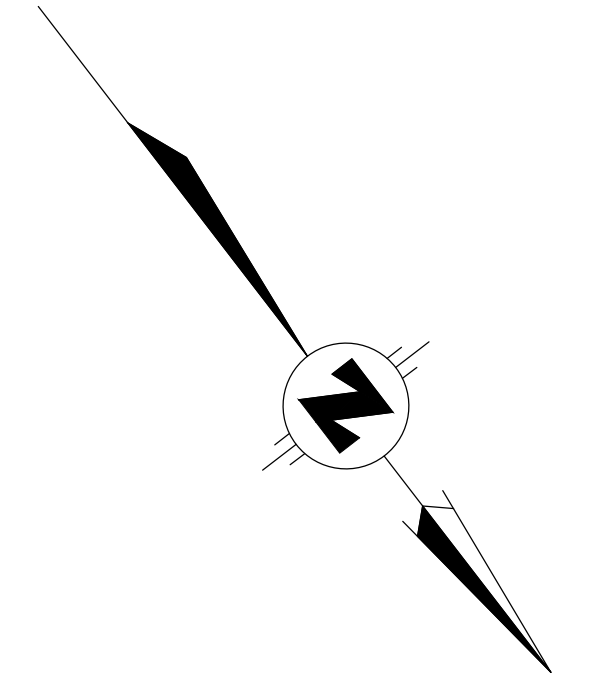
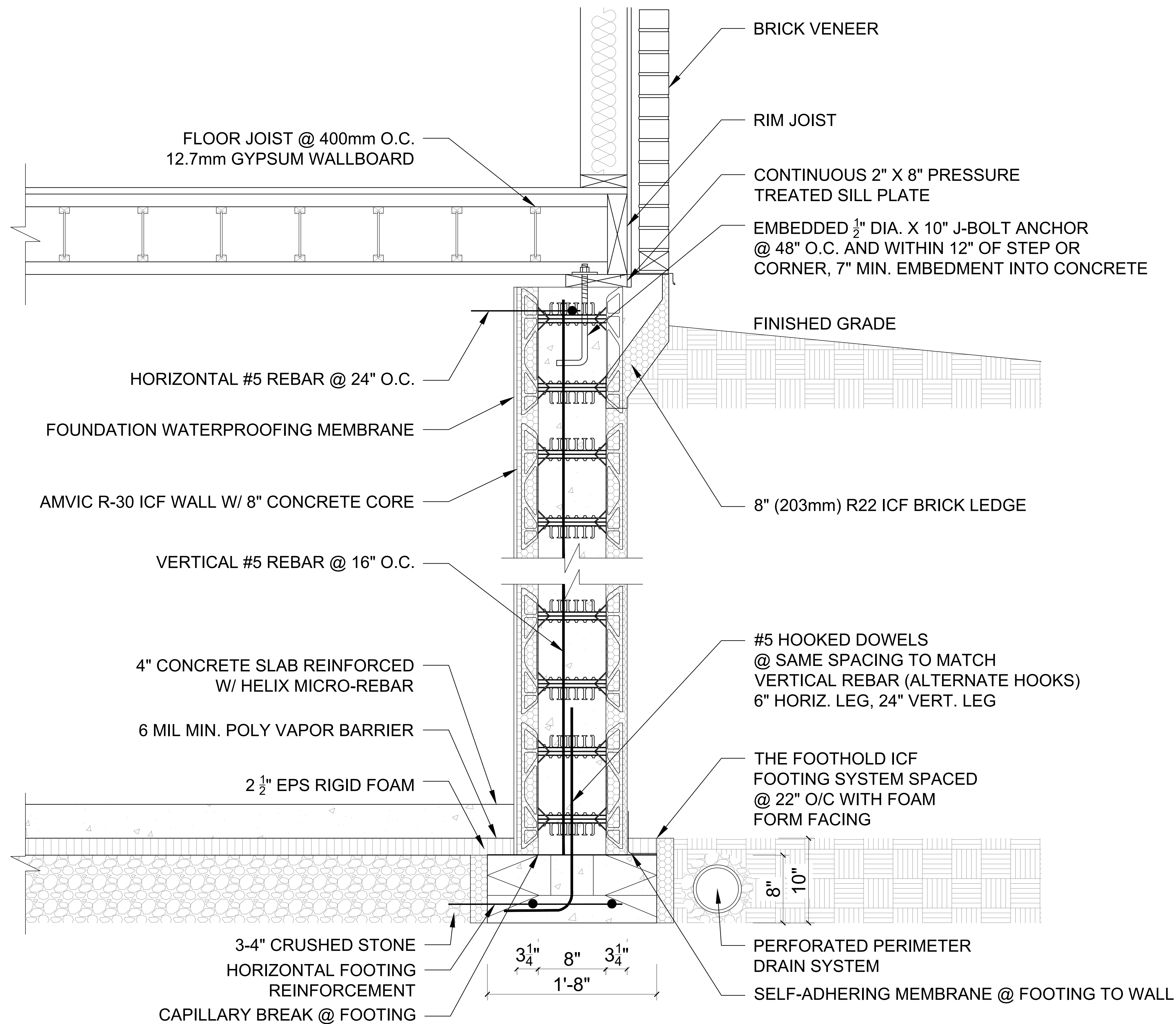


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PROJECT INFO:
**93 FREDERICK STREET,
BRAMPTON, ON.
L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

DRAWING TITLE:
**PROPOSED TWO STOREY
DETACHED DWELLING**

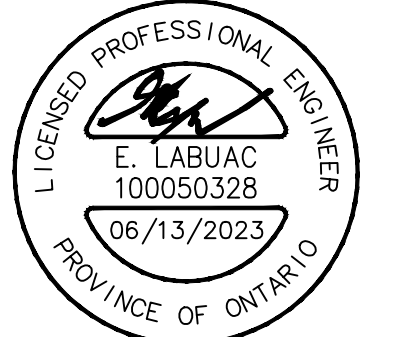
DRAWING TITLE: SECOND FLOOR FRAMING PLAN	
CITY'S SITE PLAN No.: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-3
CHECKED BY: S.K.	
PROJECT NO.:	



4	CLIENT REVIEW	06/13/2023
3	CLIENT REVIEW	05/05/2023
2	CLIENT REVIEW	04/04/2023
1	CLIENT REVIEW	17/03/2023
NO.	ISSUED FOR	DATE

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STAMP:



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PROJECT INFO:

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L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

PROJECT NAME:

**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:

FOUNDATION WALL DETAIL

CITY'S SITE PLAN No.: SPA-2021-0020 DWG. NO.

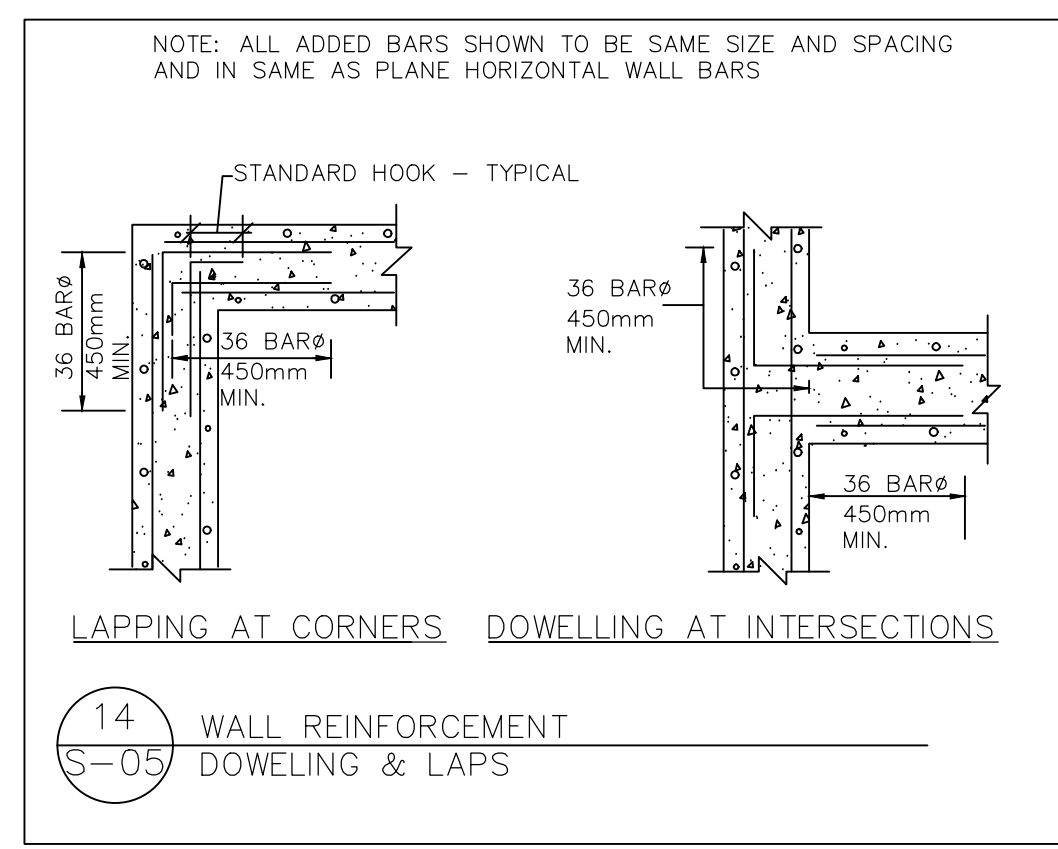
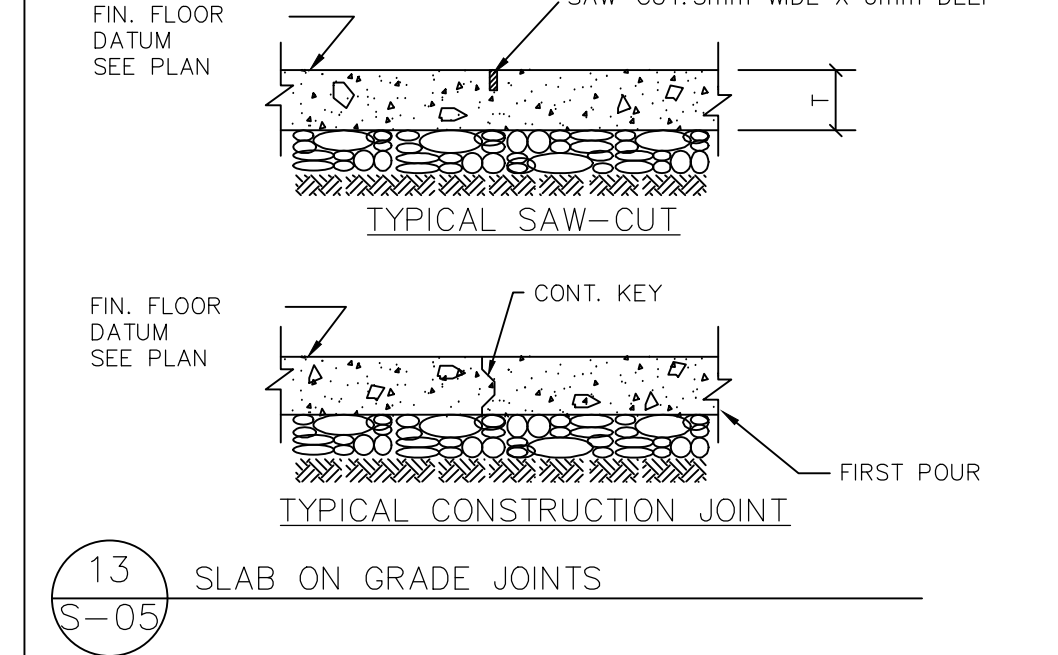
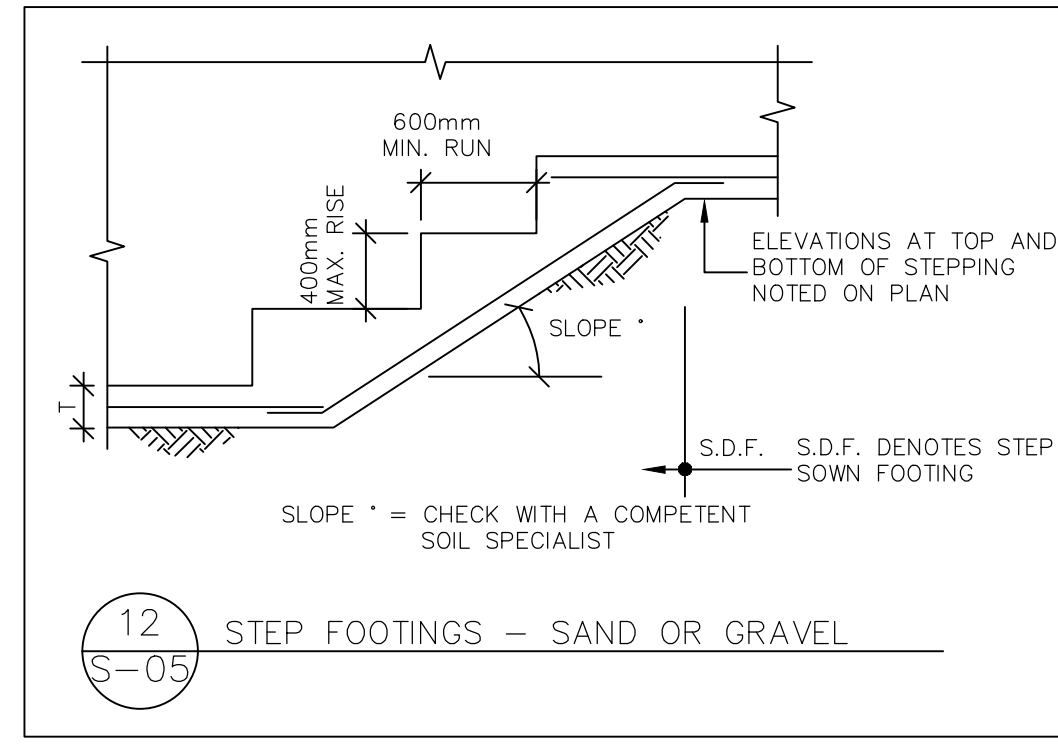
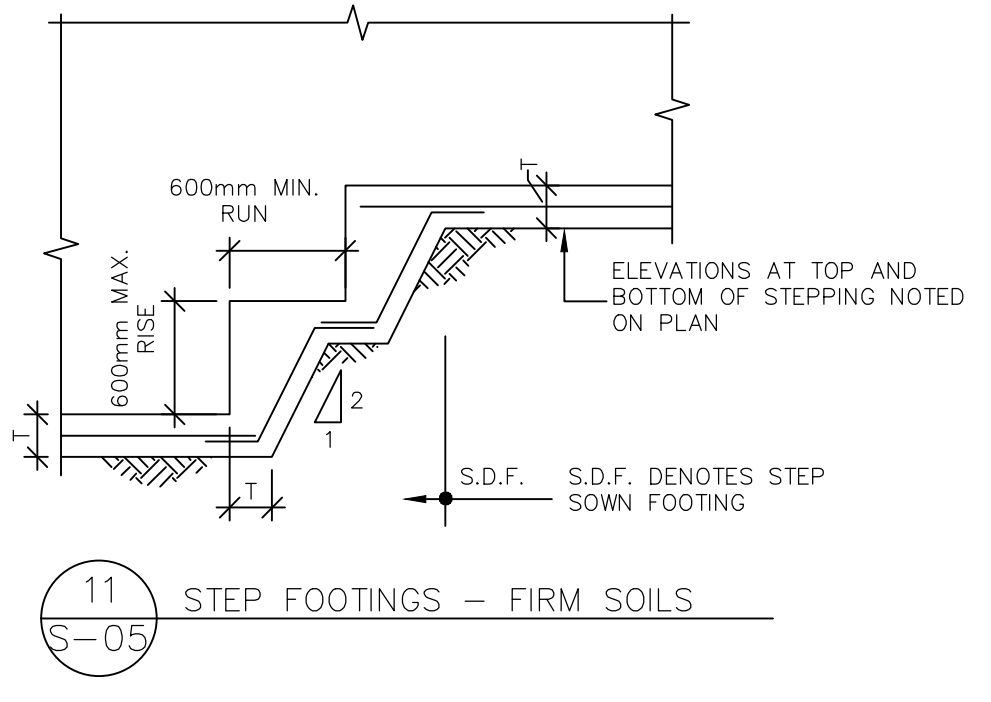
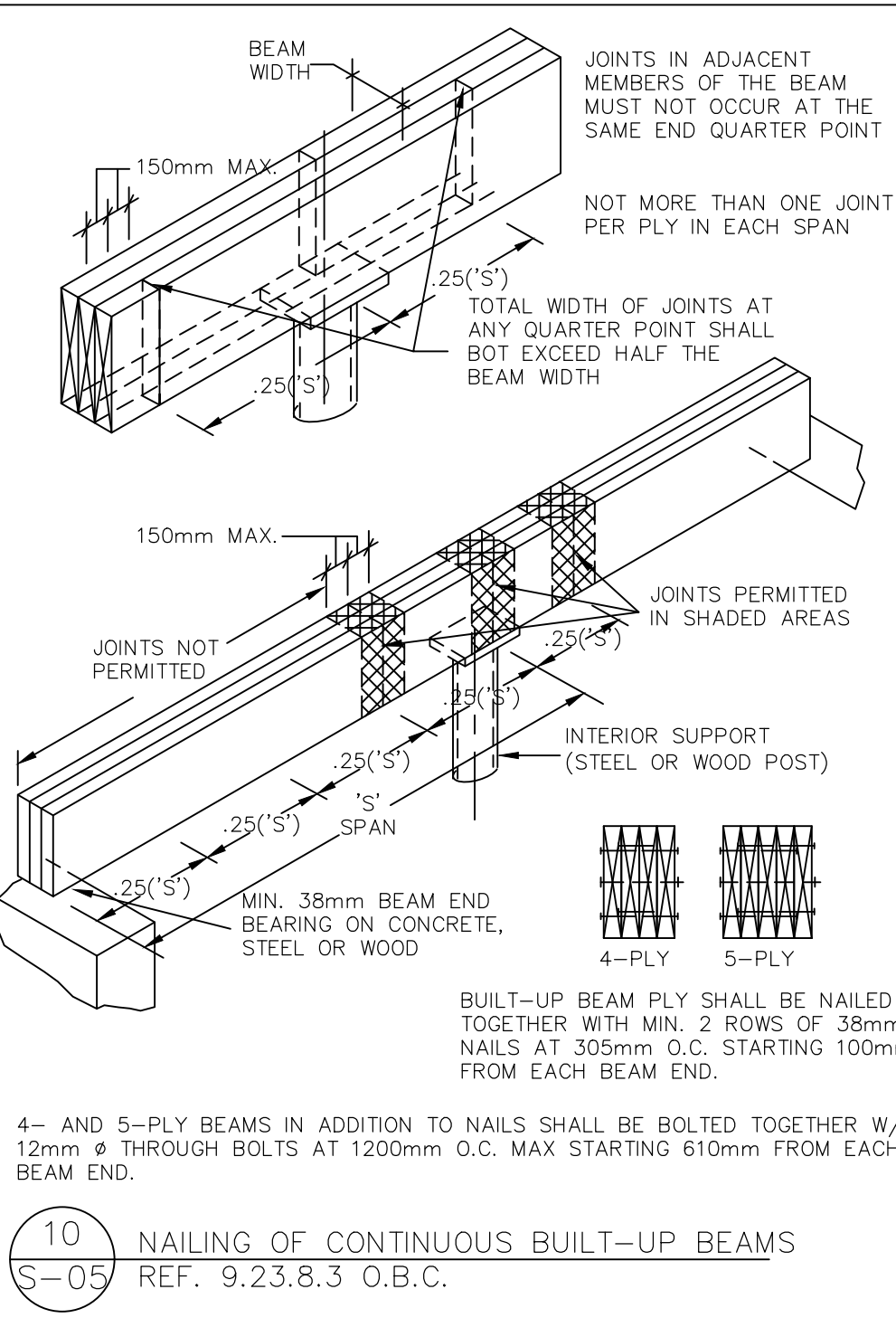
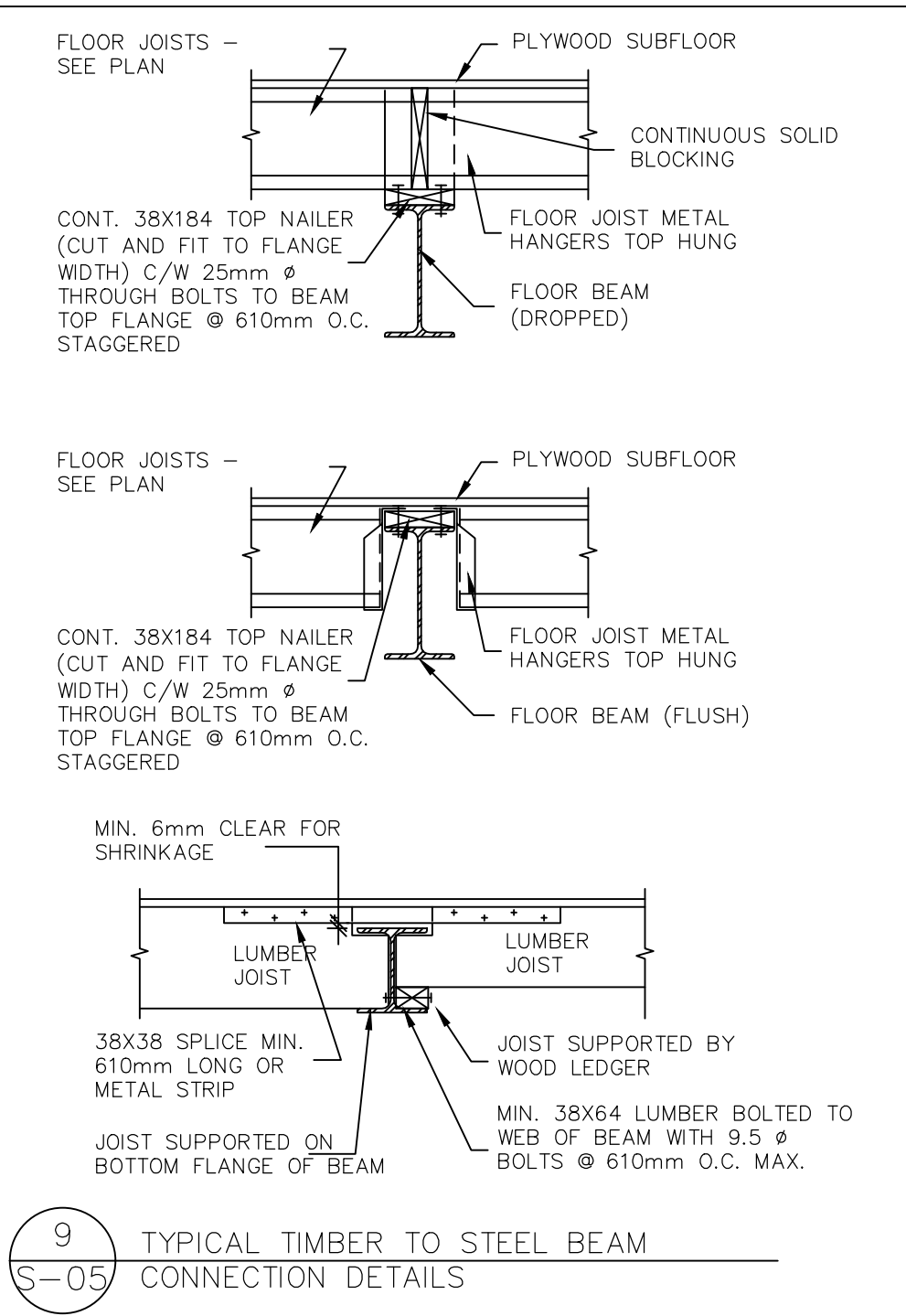
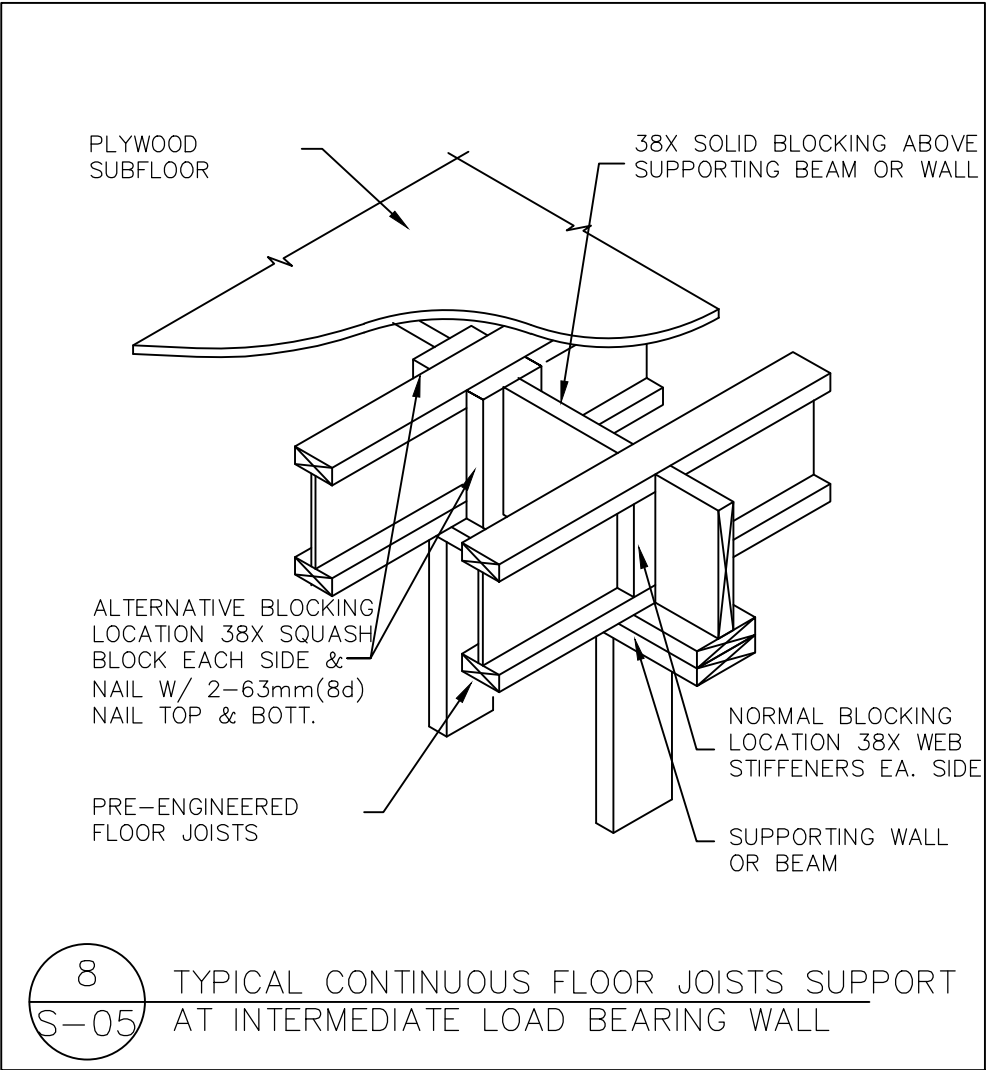
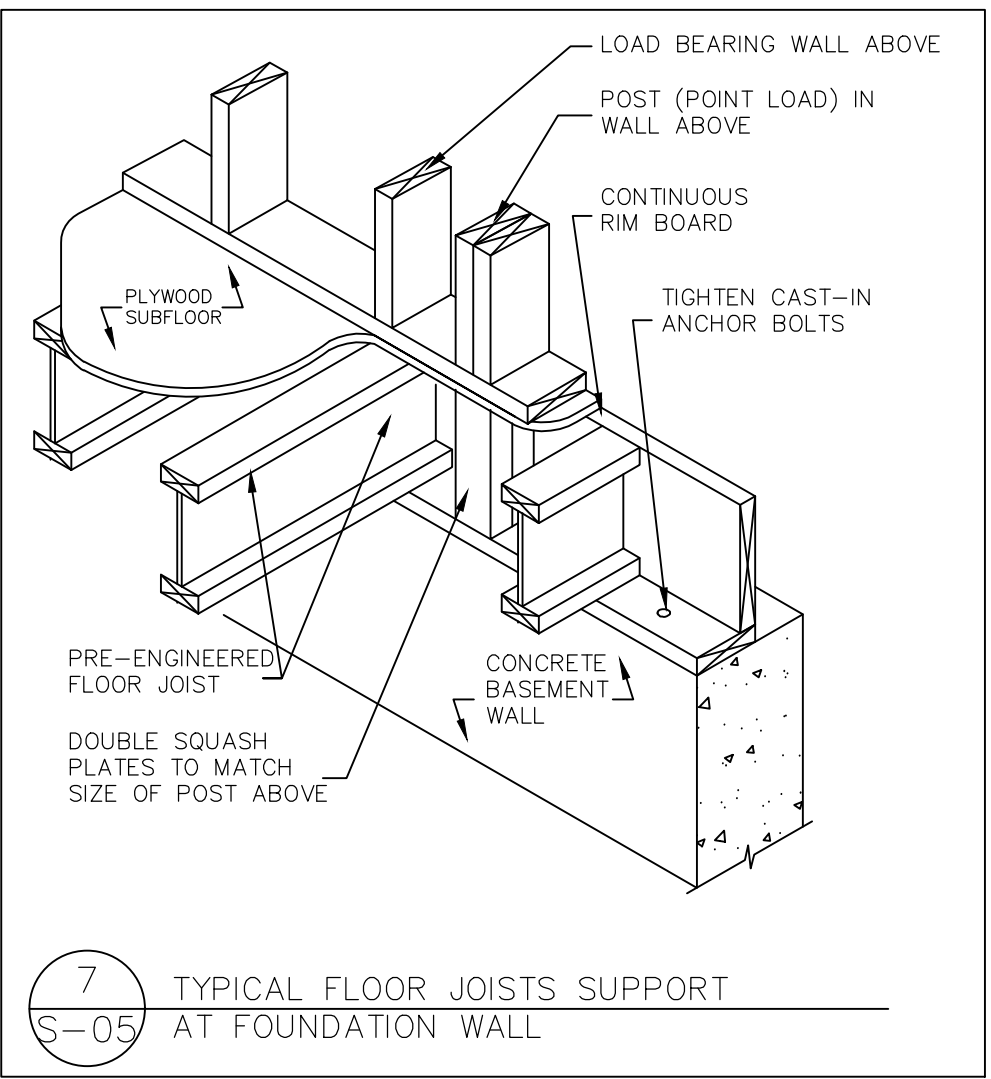
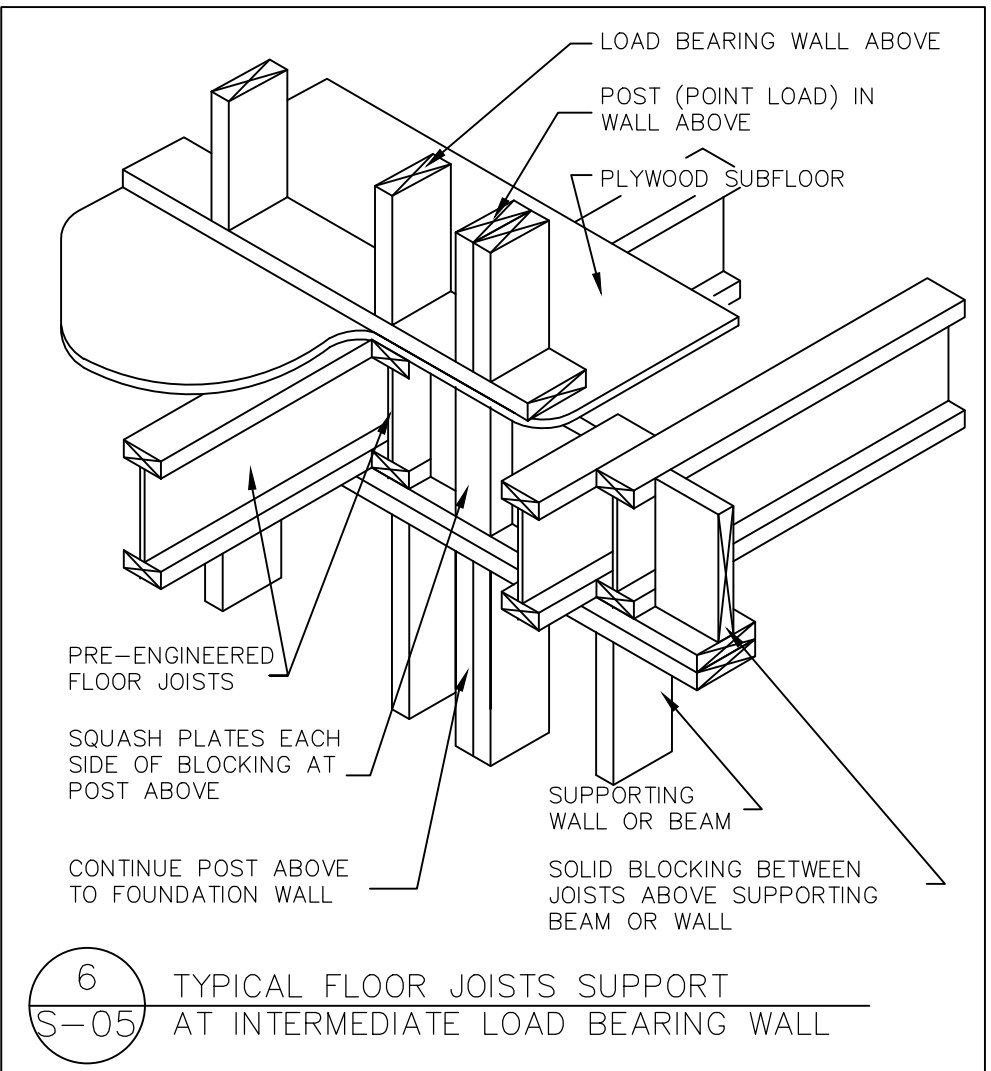
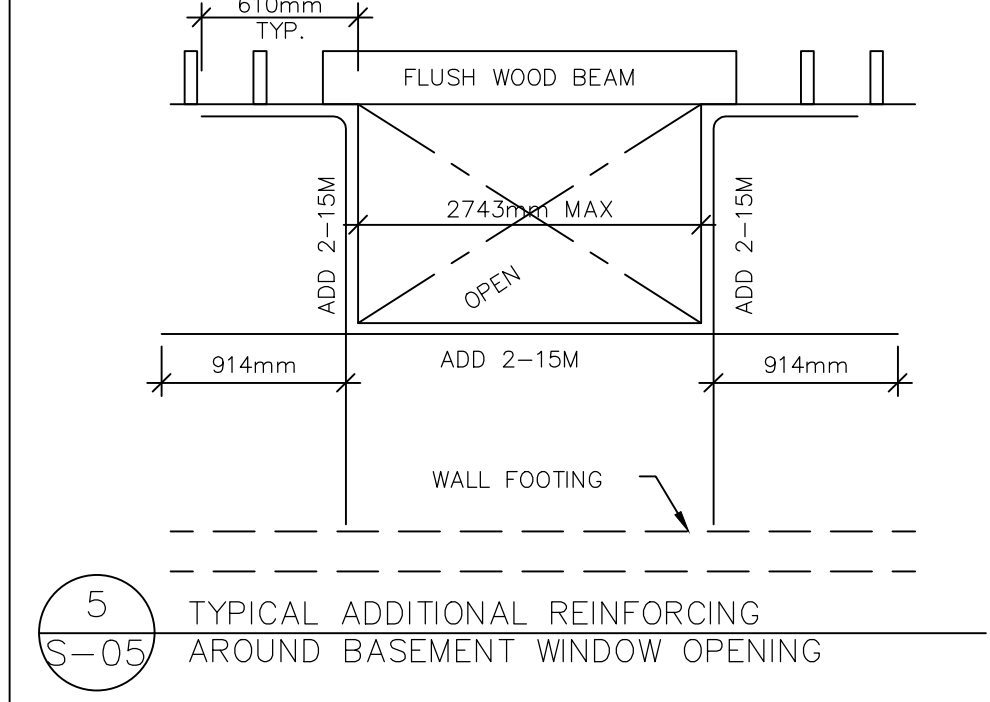
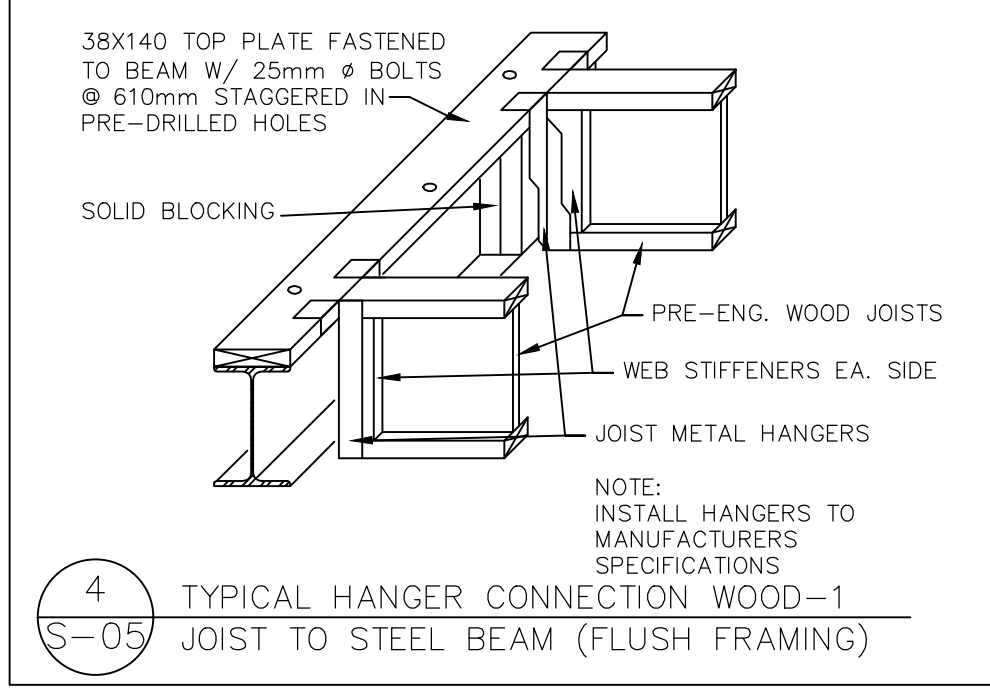
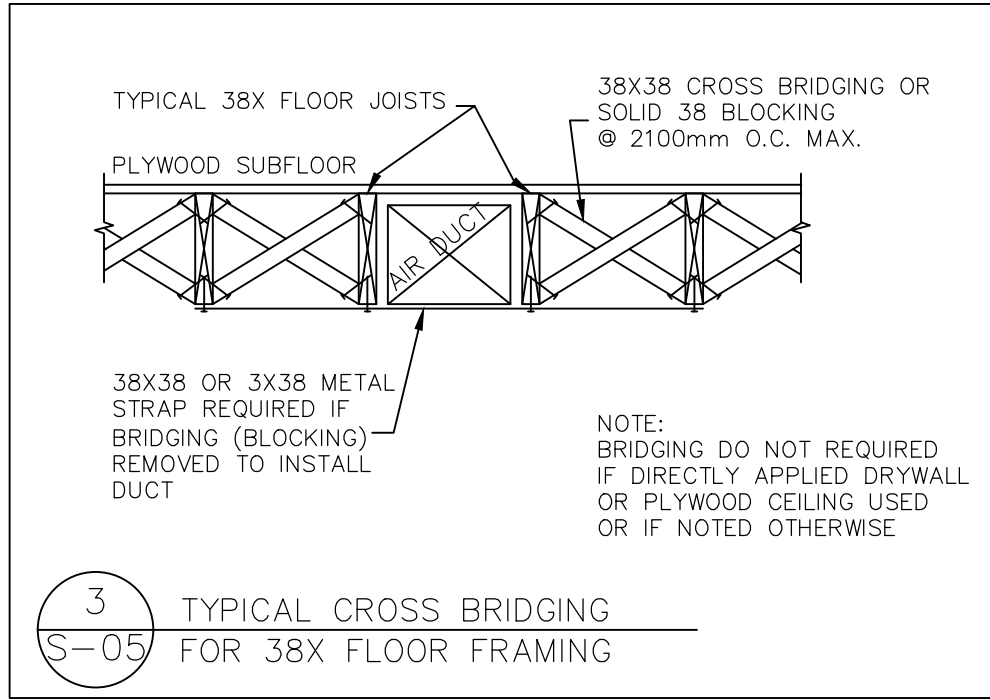
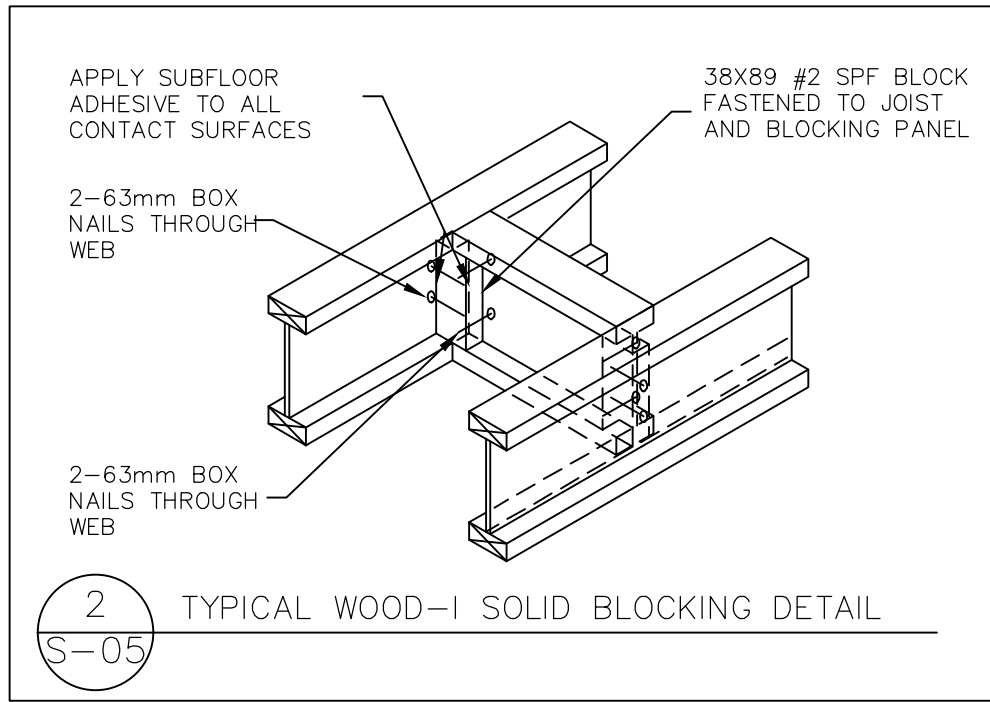
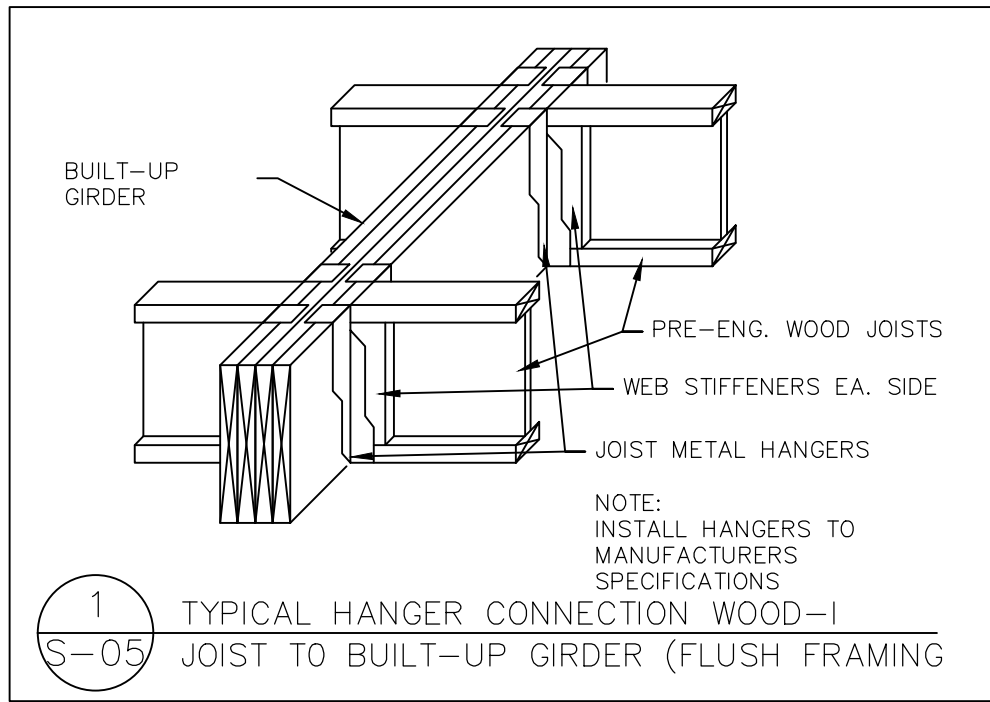
DRAWN BY: N.N.

CHECKED BY: S.K.

PROJECT NO.:

S-4

1 FOUNDATION WALL DETAIL
S-4 SCALE = N.T.S.

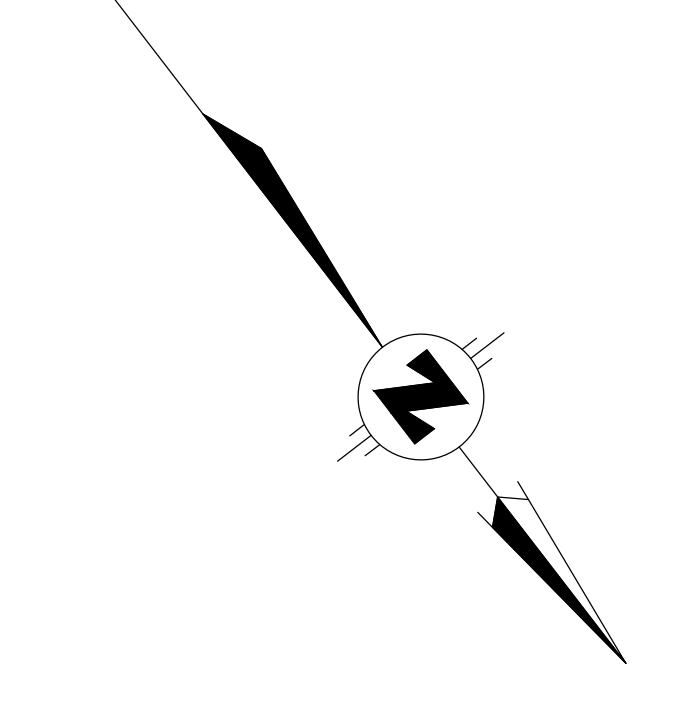


NOTE: 1) PROVIDE PACKING PLATES TO ENSURE EVEN BEARING. 2) WHERE LINTELS ABUT STEEL COL. PROVIDE 90X90X10L SEAT WELDED, AT CONC. COL. OR WALL, ANCHOR SEAT L WITH 2-20 DIA. INSERTS. 3) LINTEL SIZES NOTED ARE TO BE USED OVER OPENINGS REQUIRING LINTELS U.N.O.

CLEAR SPAN	190 WALL		240 WALL		290 WALL	
	TYPE	MATERIAL	TYPE	MATERIAL	TYPE	MATERIAL
UP TO 1200	J#	2 JL'S 90X90X8	J#	2 JL'S 100X100X8	J#	3 JL'S 90X90X8
1200 TO 1800	J#	2 JL'S 125X90X8	J#	2 JL'S 150X100X8	J#	3 JL'S 125X90X8
1800 TO 2100	J#	2 JL'S 125X90X10	J#	2 JL'S 150X100X10	J#	3 JL'S 125X90X10

FOR CLEAR SPANS GREATER THAN 2100, USE WBX18 WITH CONT. 6 BOTT. PL. (WIDTH 25 LESS THAN WALL THICKNESS) U.N.O.

15
S-05 STEEL LINTELS



4	CLIENT REVIEW	06/13/2023
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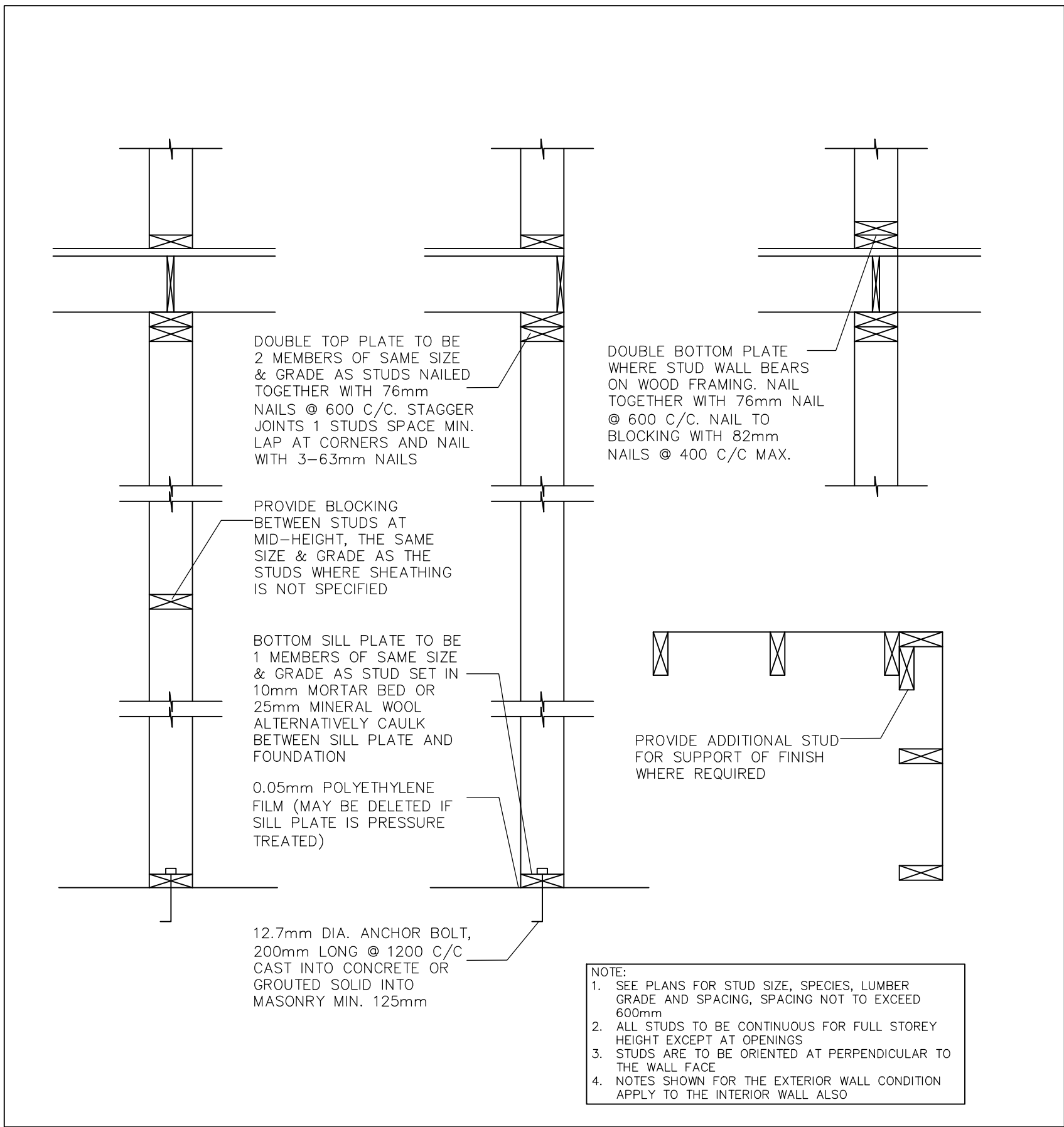


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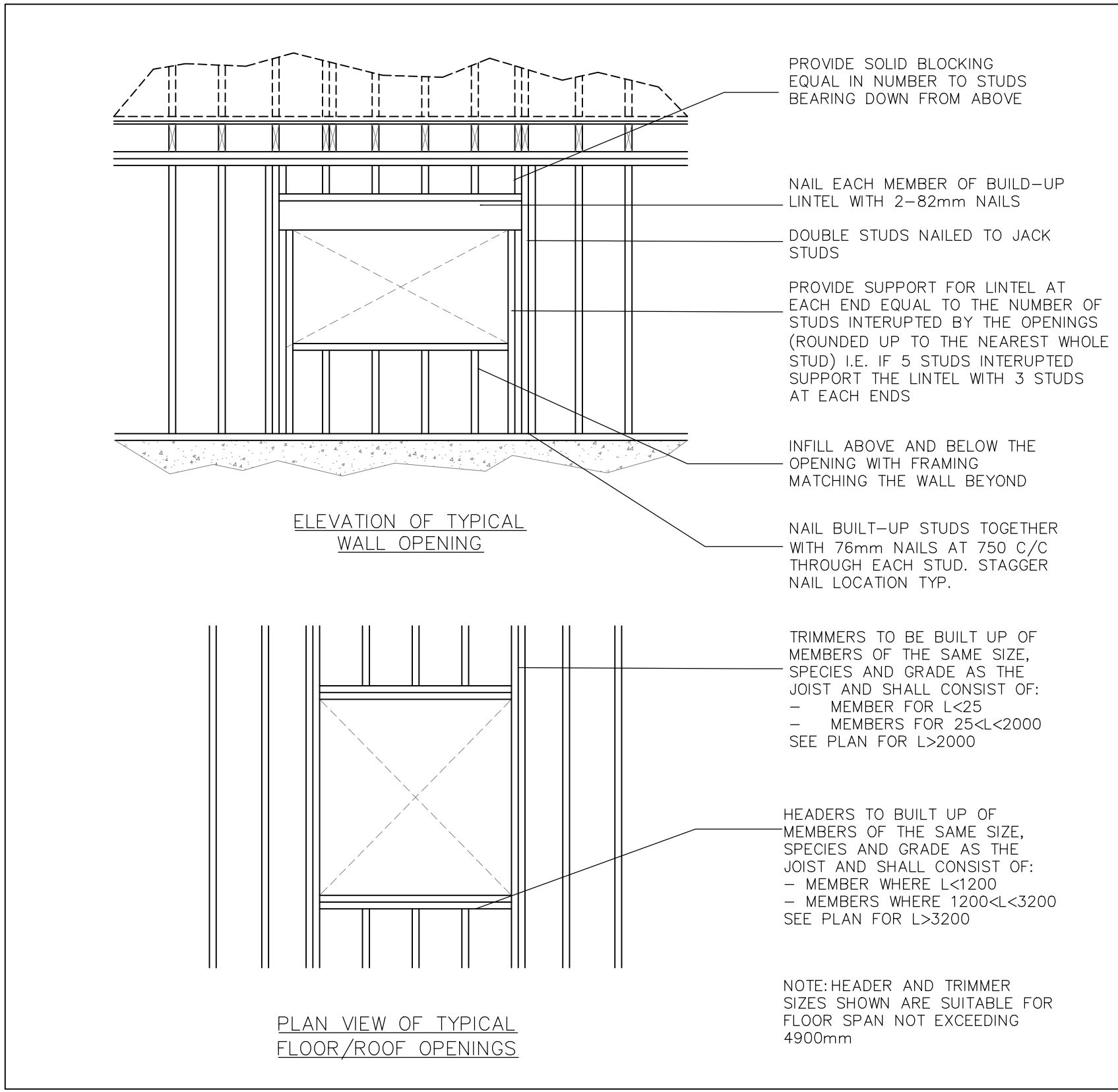
PROJECT INFO:
93 FREDERICK STREET, BRAMPTON, ON. L6Y 1G9
(APPLICATION NO.: SPA-2021-0020)

DRAWING TITLE:
PROPOSED TWO STOREY DETACHED DWELLING

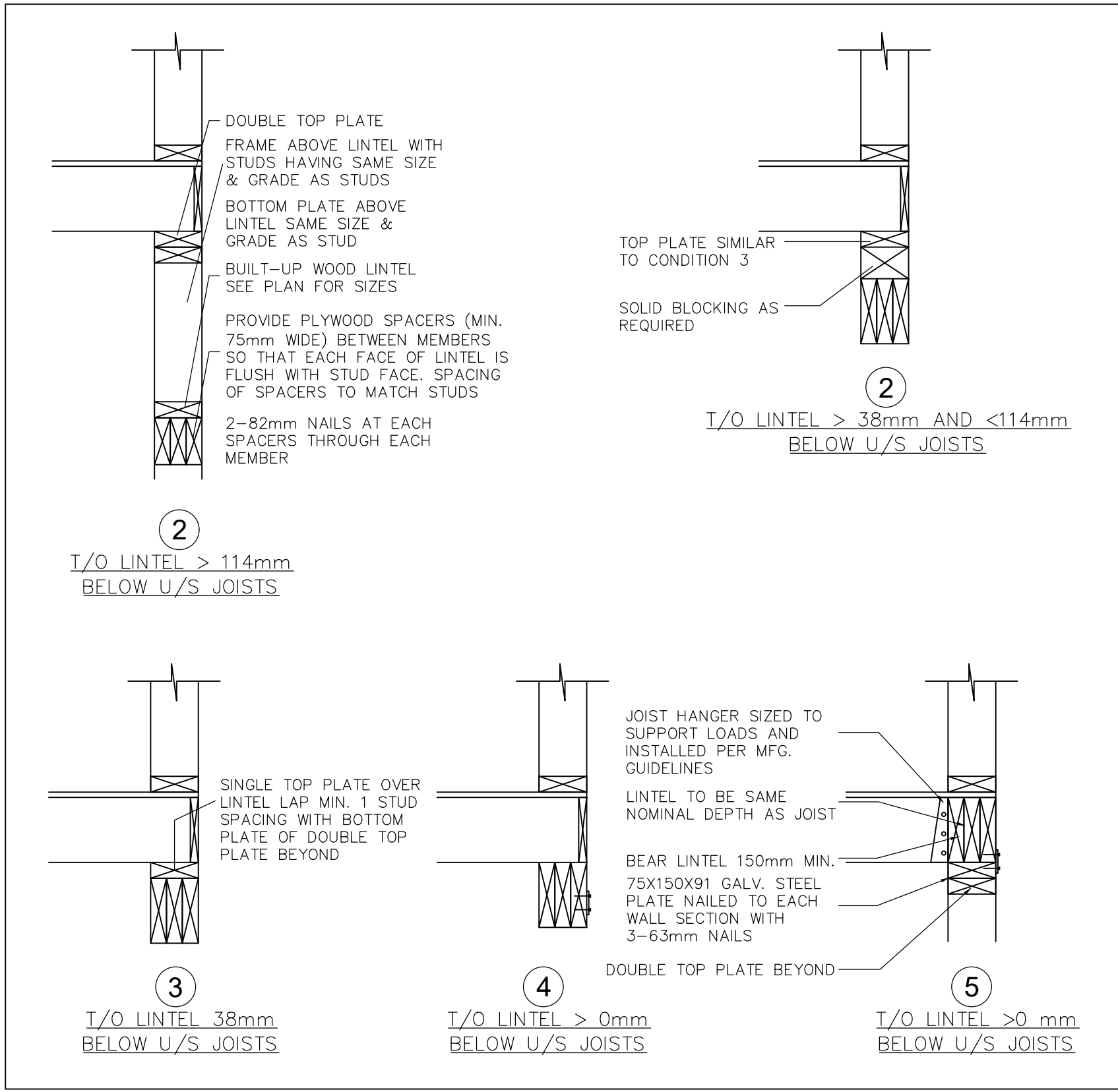
DRAWING TITLE:
TYPICAL STRUCTURE DETAILS - 1
CITY'S SITE PLAN No.: SPA-2021-0020 DWG. NO.
DRAWN BY: N.N.
CHECKED BY: S.K.
PROJECT NO.:
S-5



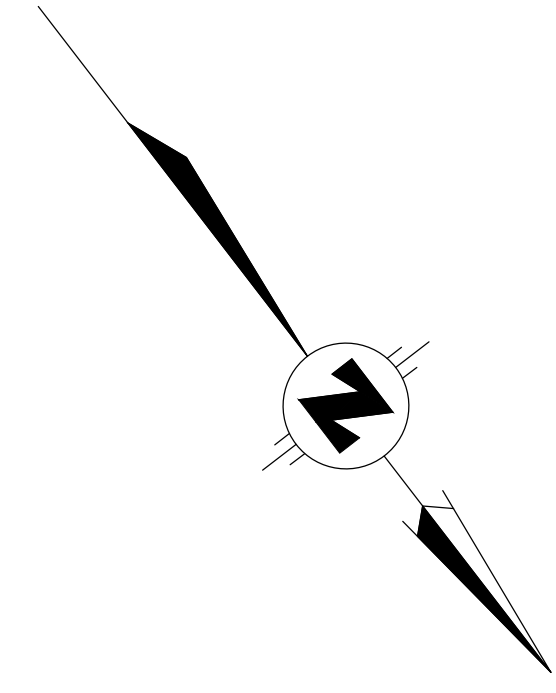
1 WOOD STUD BEARING WALLS
S-06 SCALE = N.T.S.



2 OPENINGS IN WOOD FRAMED WALL FLOOR & ROOFS
S-06 SCALE = N.T.S.



3 LINTELS IN WOOD STUD BEARING WALLS
S-06 SCALE = N.T.S.



4	CLIENT REVIEW	06/13/2023
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L6Y 1G9
(APPLICATION NO.: SPA-2021-0020)

DRAWING TITLE:
PROPOSED TWO STOREY DETACHED DWELLING

DRAWING TITLE:
TYPICAL STRUCTURE DETAILS - 2

CITY'S SITE PLAN No.: SPA-2021-0020 DWG. NO.
DRAWN BY: N.N.
CHECKED BY: S.K.
PROJECT NO.:
S-6

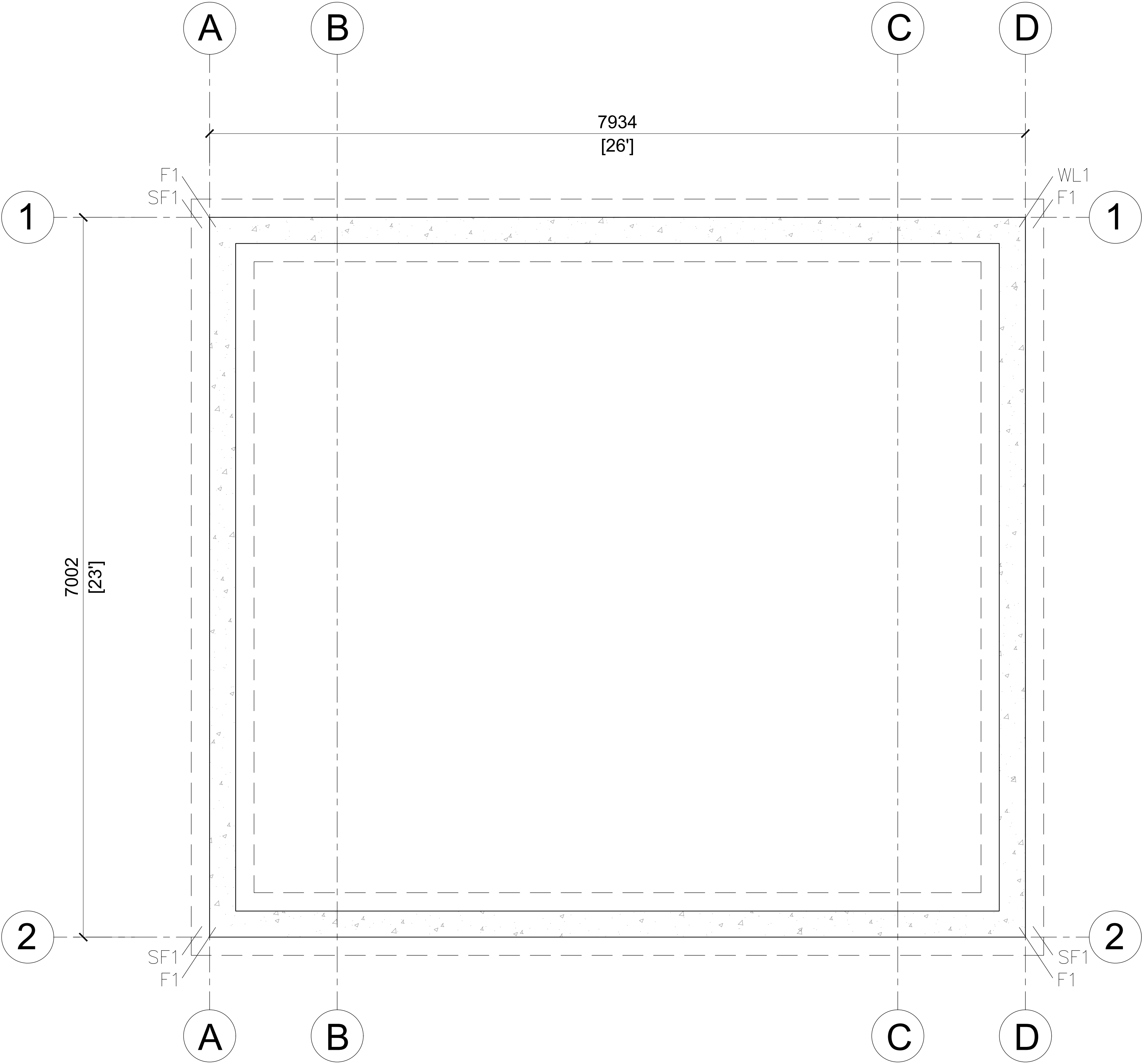
WALL SCHEDULE

GW1	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING VINYL SIDING CLADING WALL -VERTICAL VINYL SIDING CLADING AS PER ELEVATIONS -SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER -RIGID INSULATION FOR EXTERIOR TYPE SHEATHING -38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. -CONTINUOUS VAPOUR/AIR BARRIER -DOUBLE PLATE @ TOP -SOLE PLATE @ BOTTOM -12.7mm TYPE X GYPSUM WALLBOARD
GW2	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING BRICK/STONE VENEER WALL - 90mm BRICK/STONE VENEER - 25mm AIR SPACE - 0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL - SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER - 9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING - 38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. - CONTINUOUS VAPOUR/AIR BARRIER - DOUBLE PLATE @ TOP - SOLE PLATE @ BOTTOM - 12.7mm TYPE X GYPSUM WALLBOARD

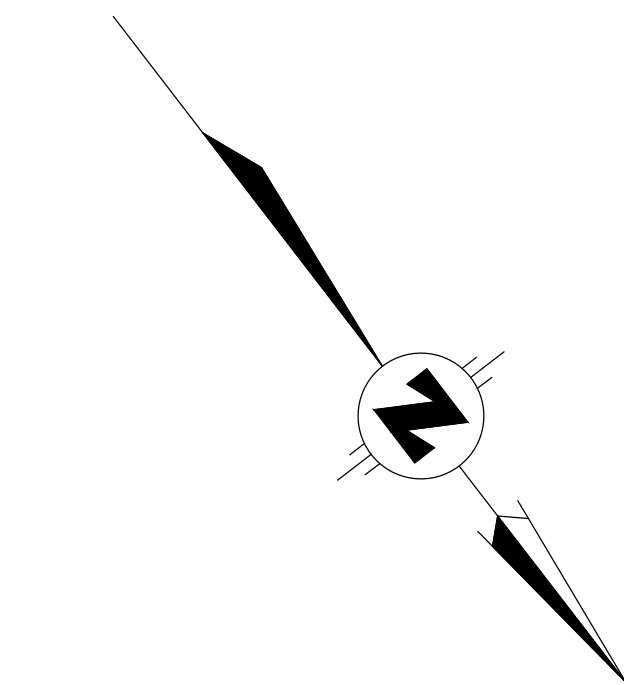
L4	7" X 3.5" X $\frac{7}{16}$ " (12'-0" MAX.) PROVIDE MIN. TO HAVE 12" BEARING AT ENDS.
B2	2 - $1\frac{3}{4}$ X $11\frac{1}{8}$ - 2.0E LVL
C	6 X 6 WOOD POST

FOUNDATION SCHEDULE

F1: 48"X48"X24" CONC FTG. REINF.7-15M EACH-WAY 75mm MIN COVER WITH 25MPa CONCRETE
SF1: 24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.

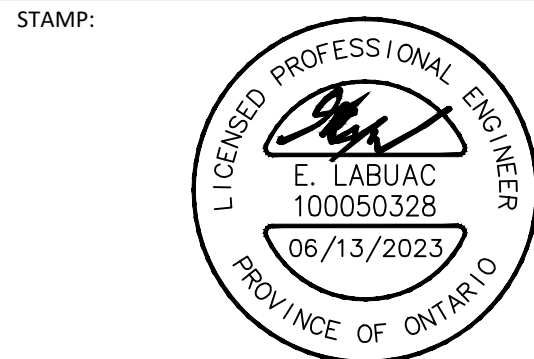


1
S-7
GARAGE FOUNDATION PLAN
SCALE = 1:50



4	CLIENT REVIEW	06/13/2023
3	CLIENT REVIEW	05/05/2023
2	CLIENT REVIEW	04/04/2023
1	CLIENT REVIEW	17/03/2023
NO.	ISSUED FOR	DATE

ALL MEASUREMENTS ARE IN mm UNLESS OTHERWISE NOTED.
UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED.



PREPARED BY:
LAND & BUILDING EXPERTS
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(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:
**93 FREDERICK STREET,
BRAMPTON, ON.
L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

DRAWING TITLE:
**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:
GARAGE FOUNDATION PLAN

CONTROL SHEET NO.: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-7
CHECKED BY: S.K.	
PROJECT NO.:	

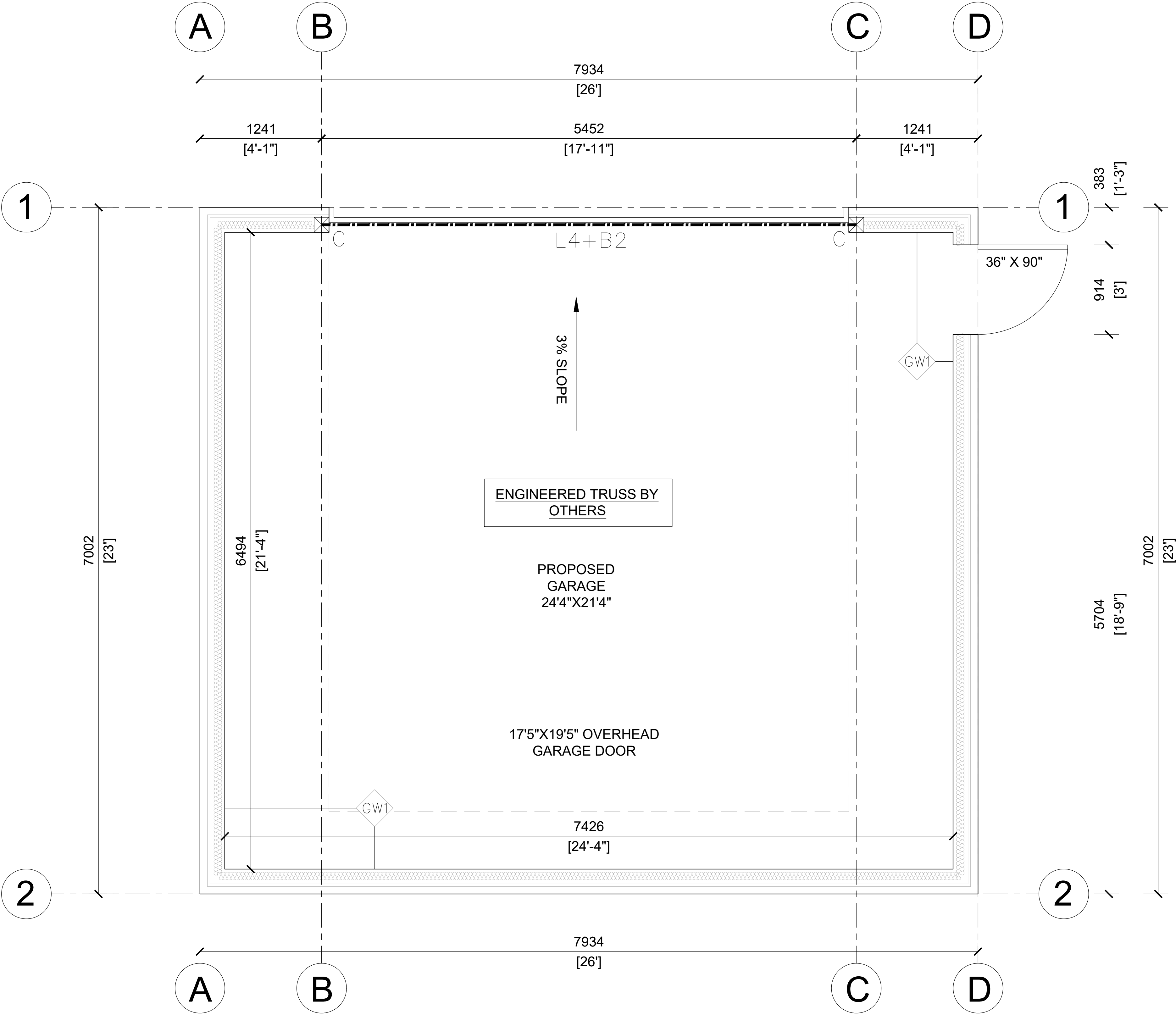
WALL SCHEDULE

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GW2	45min. FIRE RATED WALL(EW1b) (O.B.C. VOL. 2, SB-3, SECTION 1, TABLE 1) TYPE OF WALL: EXTERIOR WOOD STUDS, SINGLE ROW, LOADBEARING BRICK/STONE VENEER WALL - 90mm BRICK/STONE VENEER - 25mm AIR SPACE - 0.76mm THICK X22mm WIDE GALVANIZED METAL TIES INSTALLED W/GALVANIZED SPIRAL NAILS OR SCREWS @ 400mm O.C. HORIZONTAL AND 600mm O.C. VERTICAL - SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER - 9.5mm ORIENTED STRAND BOARD FOR EXTERIOR TYPE SHEATHING - 38mmX140mm (2"X6")WOOD STUDS @ 400mm O.C. - CONTINUOUS VAPOUR/AIR BARRIER - DOUBLE PLATE @ TOP - SOLE PLATE @ BOTTOM - 12.7mm TYPE X GYPSUM WALLBOARD

L4	7" X 3.5" X $\frac{7}{16}$ " (12'-0" MAX.) PROVIDE MIN. TO HAVE 12" BEARING AT ENDS.
B2	2 - $1\frac{3}{4}$ X $11\frac{1}{8}$ - 2.0E LVL
C	6 X 6 WOOD POST

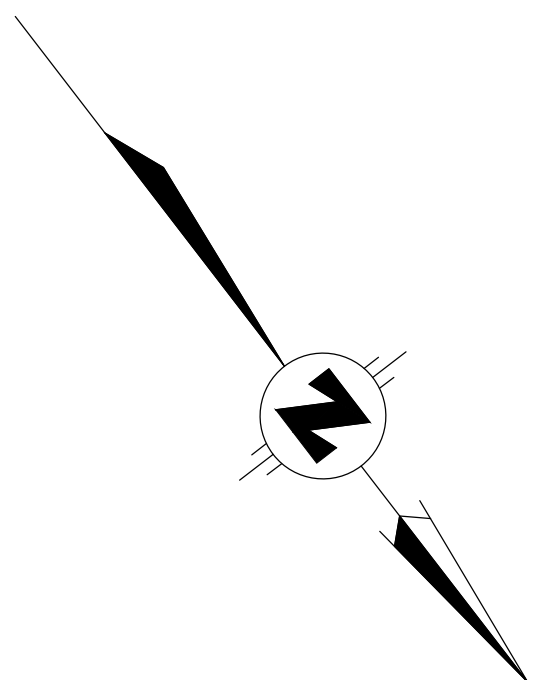
FOUNDATION SCHEDULE

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SF1: 24" CONCRETE FOOTING 25 MPa @ 8" DEEP ON UNDISTURBED SOIL WITH 2-15M CONT.BARS WITH 75mm COVER MIN 4' BELOW GRADE WITH MIN BEARING OF 75 KPa. DOWELS 15M@16"C/C.



1
S-8

GARAGE FLOOR PLAN
SCALE = 1:50



4	CLIENT REVIEW	06/13/2023
3	CLIENT REVIEW	05/05/2023
2	CLIENT REVIEW	04/04/2023
1	CLIENT REVIEW	17/03/2023
NO.	ISSUED FOR	DATE

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STAMP:



PREPARED BY:

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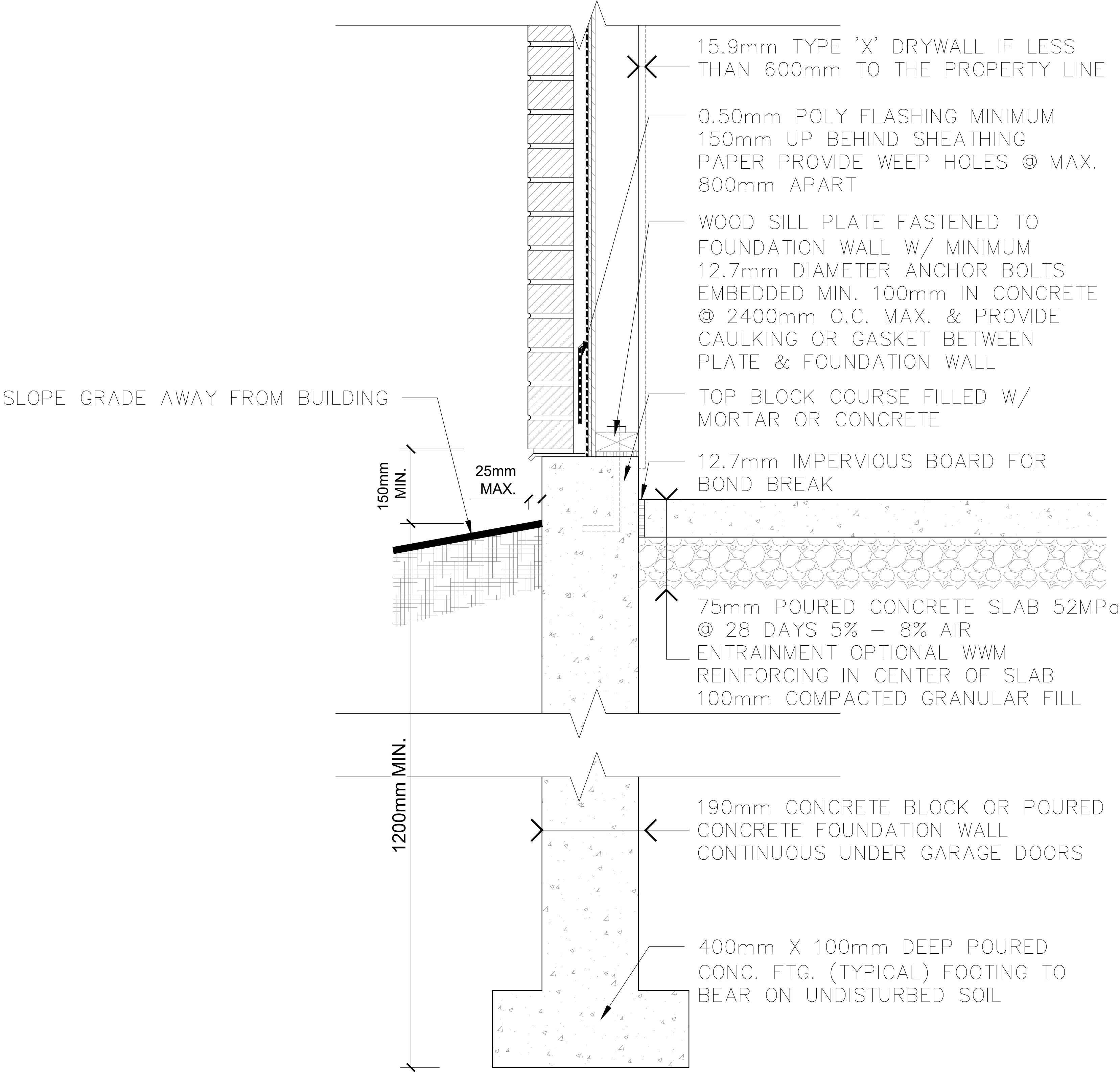
PROJECT INFO:

**93 FREDERICK STREET,
BRAMPTON, ON.
L6Y 1G9**
(APPLICATION NO.: SPA-2021-0020)

DRAWING TITLE:

GARAGE FLOOR PLAN

CUSTOMER'S PROJECT NO.: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-8
CHECKED BY: S.K.	
PROJECT NO.:	



1 FOUNDATION WALL DETAIL
S-9 SCALE = N.T.S.

4	CLIENT REVIEW	06/13/2023
3	CLIENT REVIEW	05/05/2023
2	CLIENT REVIEW	04/04/2023
1	CLIENT REVIEW	17/03/2023
NO.	ISSUED FOR	DATE

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STAMP:

PREPARED BY:

LAND & BUILDING EXPERTS

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(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:

**93 FREDERICK STREET,
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(APPLICATION NO.: SPA-2021-0020)

PROJECT NAME:

**PROPOSED TWO STOREY
DETACHED DWELLING**

DRAWING TITLE:

FOUNDATION WALL DETAIL

CUSTOMER: SPA-2021-0020	DWG. NO.
DRAWN BY: N.N.	S-9
CHECKED BY: S.K.	
PROJECT NO.:	