

APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **SREENATH KUNDOORI AND SHAILAJA KUNDOORI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Blocks 49 and 119, Plan 43M-2050, Parts 1 and 16, Plan 43R-39851 municipally known as **73 BRUSHWOOD DRIVE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a below grade entrance between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 1.91m (6.27 ft) to a below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

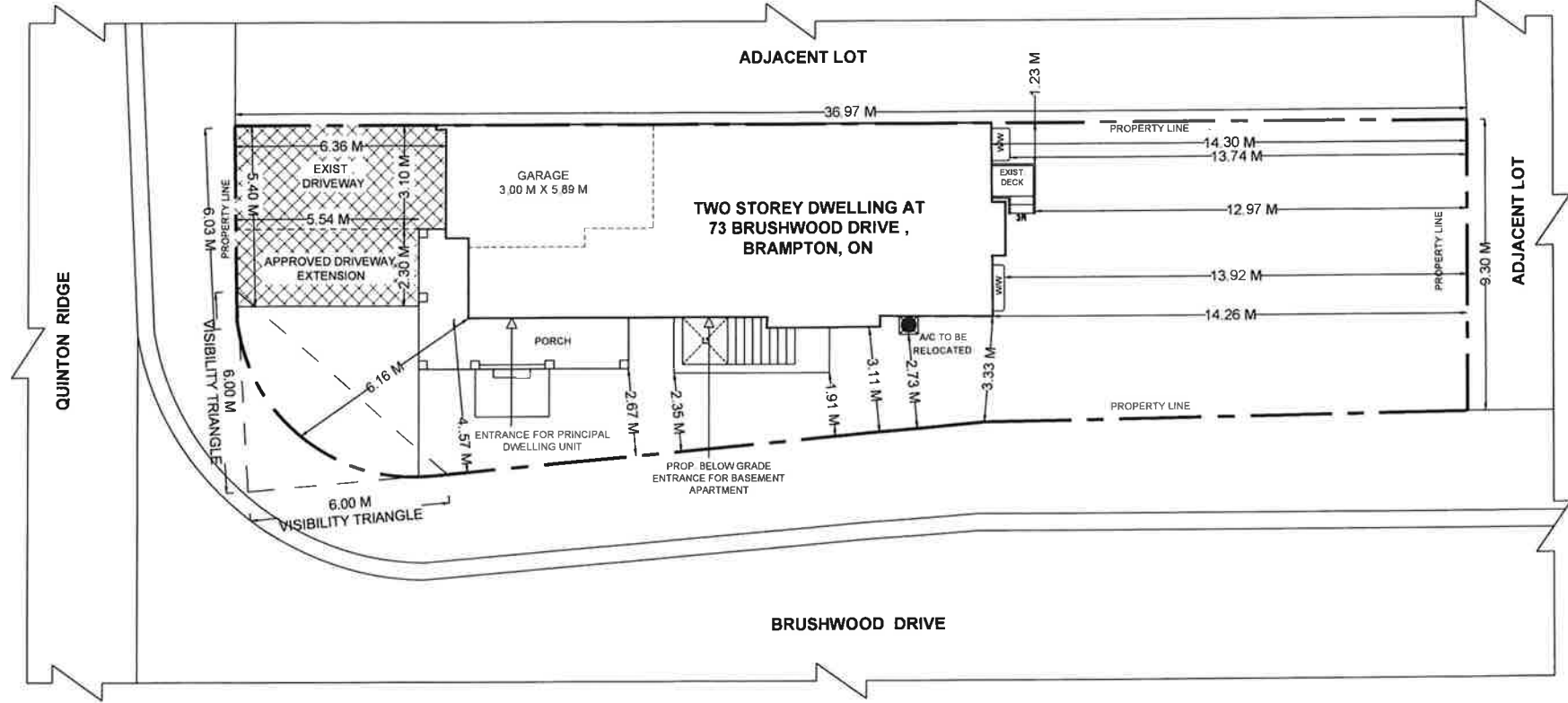
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



GENERAL NOTES:
 DRAWINGS ARE TO BE READ NOT SCALED.
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
 REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE WORK. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF MECHWAYS INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.
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NO.	DESCRIPTION	DATE
2	REVISION	APR 04, 2022
1	ISSUED FOR BUILDING PERMIT	FEB 04, 2022

ENGINEER:

MECHWAYS INC.
 ADDRESS: 2751 THAMESGATE DRIVE, MISSISSAUGA, ON L4T 1G5
 TEL: 416-627-1102
 FAX: 416-627-1102
 INFO@MECHWAYS.COM
 WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:
 BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:
SITE PLAN

CHECKED: GS
 DRAWN: KA
 SCALE: 1 : 150
 DATE: FEB /04/ 2022

DRAWING:
 A 0.1

AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

A. PRINCIPAL RESIDENCE	
GROUND FLOOR G.F.A	= 823.47 ft ² / 76.50 m ²
SECOND FLOOR G.F.A	= 1069.0 ft ² / 99.31 m ²
TOTAL	= 1892.47 ft² / 175.81 m²
B. BASEMENT	
BASEMENT G.F.A	= 823.47 ft ² / 76.50 m ²
BASEMENT APARTMENT G.F.A	= 774.52 ft ² / 71.95 m ² = 27.71%

▲ ENTRANCE / EGRESS

- SCOPE OF WORK**
- A. PROPOSED BASEMENT APARTMENT
 - B. PROPOSED BELOW GRADE ENTRANCE
 - C. PROPOSED ONE NEW WINDOW

PLEASE REFER TO MINOR VARIANCE APPLICATION NO - A-2022-0354 FOR DRIVEWAY EXTENSION

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

May 16, 2023

To: Committee of Adjustment
VASILIOS PAPOUTSIS
PART OF BLOCKS 49/119, PLAN 43M-2050/2078
A-2023-0112– 73 BRUSHWOOD DRIVE

Please **amend** application **A-2023-0112** to reflect the following:

1. To permit a below grade entrance between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 1.91m (6.27 ft) to a below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft).

Valiuddin
Mohammed
Applicant/Authorized Agent

Digitally signed by Valiuddin
Mohammed
DN: cn=Valiuddin Mohammed,
c=CA, o=Mechways Inc.,
email=info@mechways.com
Date: 2023.05.16 13:49:47 -0400



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0073 ⁰¹¹²

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)** Sreenath Kundoori, Shailaja Kundoori
Address 73 Brushwood Dr, Brampton, ON, L6Y 0E3

Phone # 647 204 4999 **Fax #** _____
Email gtarealtor9@gmail.com

2. **Name of Agent** Valiuddin Mohammed
Address 2751 Thamesgate Dr, Mississauga, ON, L4T 1G5

Phone # 647 786 5940 **Fax #** _____
Email info@mechways.com

3. **Nature and extent of relief applied for (variances requested):**
 Proposed below grade entrance for second dwelling unit between the dwelling and the flankage lot line.

4. **Why is it not possible to comply with the provisions of the by-law?**
 As per the zoning by-law, a below grade entrance between the dwelling and the flankage lot line is not permitted.

5. **Legal Description of the subject land:**
Lot Number BLK 119 R, BLK 49 R
Plan Number/Concession Number M2078, M2050
Municipal Address 73 Brushwood Dr, Brampton, L6Y 0E3

6. **Dimension of subject land (in metric units)**
Frontage 10.49 m
Depth 36.97 M
Area 343.08 sq m

7. **Access to the subject land is by:**
 Provincial Highway Seasonal Road
 Municipal Road Maintained All Year Other Public Road
 Private Right-of-Way 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.)

A 2 storied semi detached single dwelling with a single attached garage.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

A proposed basement apartment with a proposed below grade entrance between the dwelling and the flankage lot line.

- 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 5.54 M
 Rear yard setback 12.97 M
 Side yard setback N/A
 Side yard setback 2.67 M

PROPOSED

Front yard setback 5.54 M
 Rear yard setback 12.97 M
 Side yard setback N/A
 Side yard setback 1.91 M

- 10. Date of Acquisition of subject land: Aug 2021

- 11. Existing uses of subject property: Aug 2021

- 12. Proposed uses of subject property: Residential

- 13. Existing uses of abutting properties: Residential

- 14. Date of construction of all buildings & structures on subject land: Aug 2021

- 15. Length of time the existing uses of the subject property have been continued: Aug 2021

- 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Mississauga BRAMPTON

THIS 26th DAY OF October APRIL, 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, GREENATH KUNDORI, OF THE CITY OF BRAMPTON

IN THE Region OF PEEL 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 THIS IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE city OF Toronto

IN THE Province OF Ontario THIS 7th DAY OF October, 2022

Notary Public
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Valiuddin Mohammed
VALIUDDIN MOHAMMED
D
Digitally signed by VALIUDDIN MOHAMMED
DN: cn=VALIUDDIN MOHAMMED, o, ou=MECHWAYS INC,
email=mechways@gmail.com, c=CA
Date: 2023.04.11 16:32:42 -04'00'

Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner, etc.,
Ramesh Patel Law Professional Corporation
127 Westmore Dr. Unit # 101,
Toronto, ON. M9V 3Y6

Tel: 416-742-2999 Fax: 416-742-3888 FOR OFFICE USE ONLY

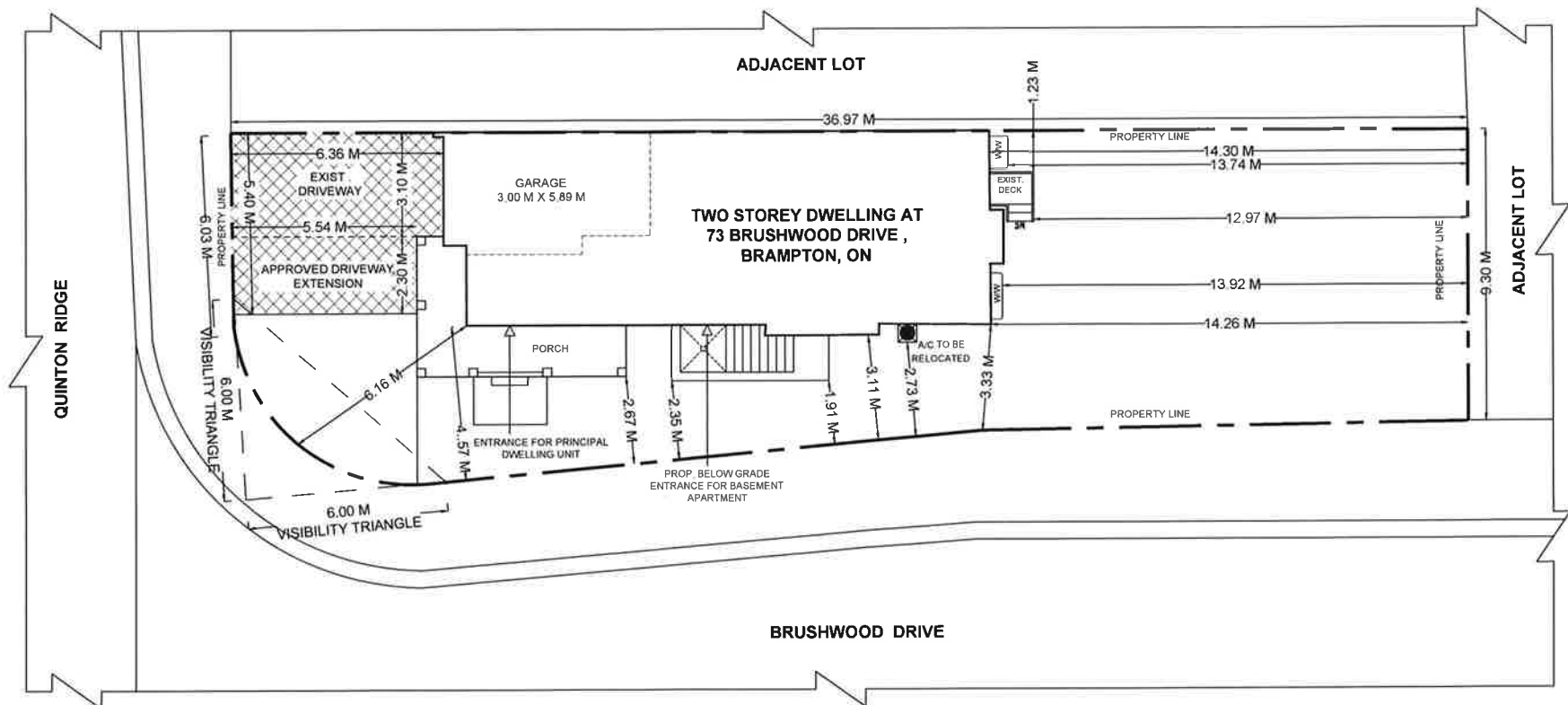
Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer Date

DATE RECEIVED April 26, 2023.



GENERAL NOTES:
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ENGINEER:

Mechways Inc.
 ADDRESS: 2751 THAMESGATE CRIVE, MISSISSAUGA, ON, L4T 1G5
 TEL: 416 627 4100
 EMAIL: INFO@MECHWAYS.COM
 WEBSITE: WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:
 BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:
SITE PLAN

CHECKED: GS
 DRAWN: KA
 SCALE: 1 : 150
 DATE: FEB /04/ 2022

DRAWING:
A 0.1

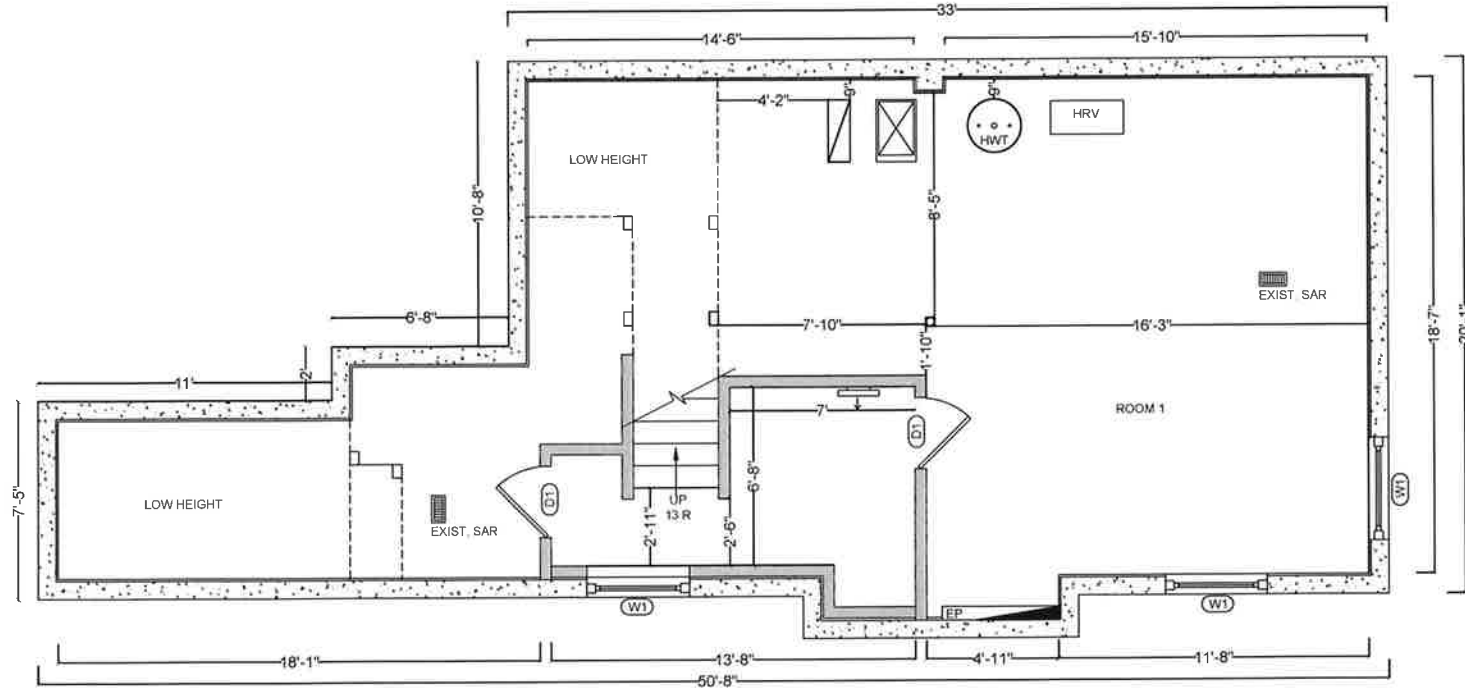
AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

A. PRINCIPAL RESIDENCE	
GROUND FLOOR G.F.A	= 823.47 ft ² / 76.50 m ²
SECOND FLOOR G.F.A	= 1069.0 ft ² / 99.31 m ²
TOTAL	= 1892.47 ft ² / 175.81 m ²
B. BASEMENT	
BASEMENT G.F.A	= 823.47 ft ² / 76.50 m ²
BASEMENT APARTMENT G.F.A	= 774.52 ft ² / 71.95 m ² = 27.71%
^ ENTRANCE / EGRESS	

- SCOPE OF WORK**
- A. PROPOSED BASEMENT APARTMENT
 - B. PROPOSED BELOW GRADE ENTRANCE
 - C. PROPOSED ONE NEW WINDOW

PLEASE REFER TO MINOR VARIANCE APPLICATION NO - A-2022-0354 FOR DRIVEWAY EXTENSION



EXISTING BASEMENT PLAN

BASEMENT G.F.A = 823.47 ft² / 76.50 m²
 CEILING HEIGHT U/S OF JOISTS = 7' - 9"
 CEILING HEIGHT U/S OF DUCT = 7' - 0"
 CEILING HEIGHT U/S OF BEAM = 7' - 0"

- CEILING HEIGHT SHALL NOT BE LESS THAN 6'-5" OVER ALL REQUIRED ROOM AREAS, UNDER BEAMS, DUCTS AND ANY LOCATION NORMALLY USED AS MEANS OF EGRESS
- CONTRACTOR TO PROVIDE THE DESIGNED WINDOW OR ANY EQUIVALENT STANDARD SIZE AVAILABLE IN MARKET

WINDOW SCHEDULE		
WINDOW#	WINDOW SIZE	WINDOW TYPE
EXIST. W1	46" x 24"	DOUBLE SLIDER

DOOR SCHEDULE	
DOOR#	DOOR SIZE
EXIST. D1	32" x 80"

GENERAL NOTES:
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1	ISSUED FOR BUILDING PERMIT	FEB 04, 2022

ENGINEER:

 ADDRESS: 2781 THAMESGATE DRIVE, MISSISSAUGA, ON, L4T 1G5
 TEL: 416-627-4100
 EMAIL: INFO@MECHWAYS.COM
 WEBSITE: WWW.MECHWAYS.COM

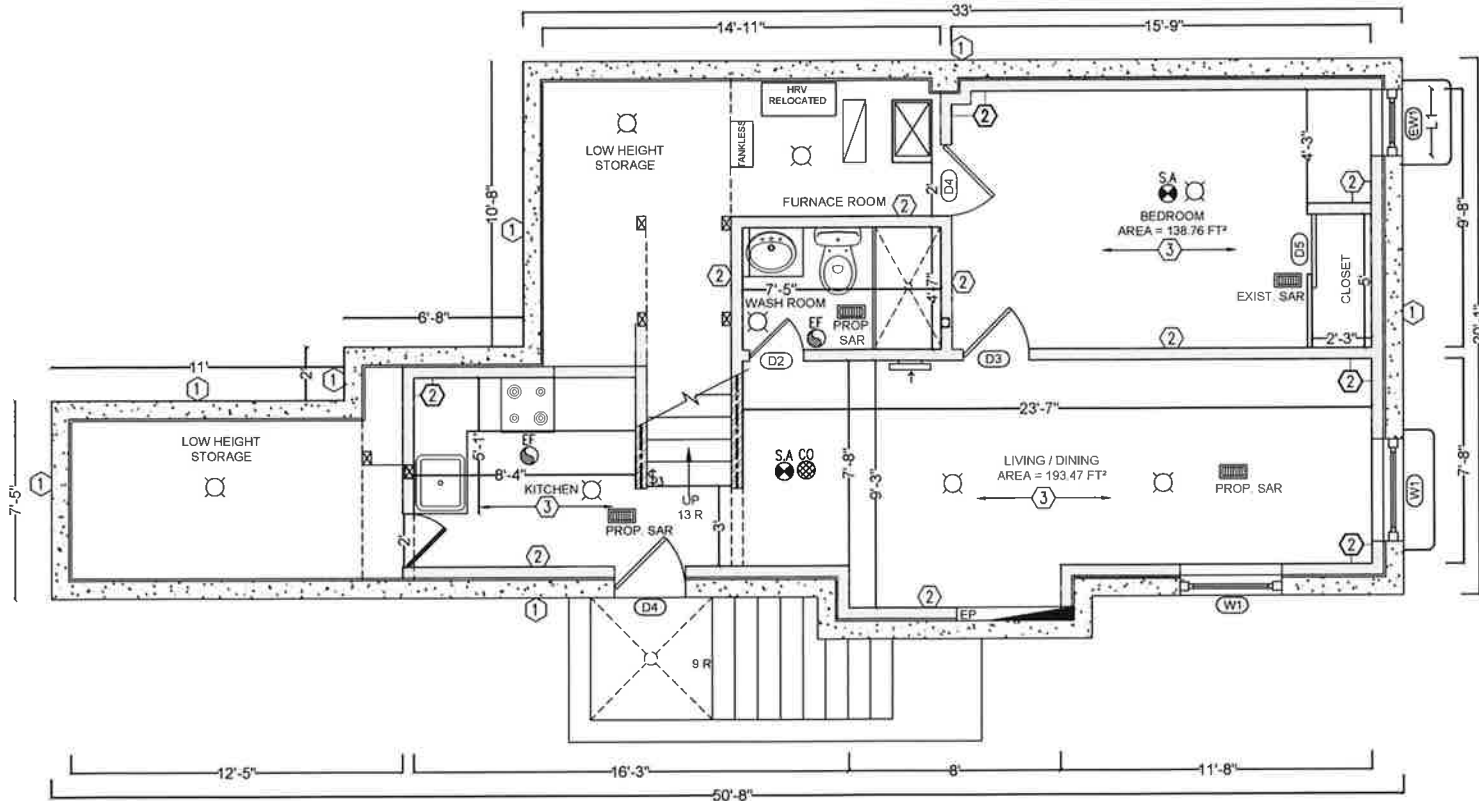
CONSULTANT:
 PROJECT:
 BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:
 EXIST. BASEMENT PLAN

CHECKED: BS
 DRAWN: KA
 SCALE: 3/16" = 1'0"
 DATE: FEB/04/2022

DRAWING:

 A 1.1



PROP. BASEMENT PLAN

BASEMENT G.F.A = 823.47 ft² / 76.50 m²
 BASEMENT APARTMENT G.F.A = 774.52 ft² / 71.95 m²

FIN. CEILING HEIGHT U/S OF JOISTS = 7' - 7"
 FIN. CEILING HEIGHT U/S OF DUCT = 6' - 10"
 FIN. CEILING HEIGHT U/S OF BEAM = 6' - 10"

- CEILING HEIGHT SHALL NOT BE LESS THAN 6'-5" OVER ALL REQUIRED ROOM AREAS, UNDER BEAMS, DUCTS AND ANY LOCATION NORMALLY USED AS MEANS OF EGRESS
- CONTRACTOR TO PROVIDE THE DESIGNED WINDOW OR ANY EQUIVALENT STANDARD SIZE AVAILABLE IN MARKET

WINDOW SCHEDULE		
WINDOW#	WINDOW SIZE	WINDOW TYPE
EXIST. W1	46" x 24"	DOUBLE SLIDER
PROP. EW1	30" X 30"	SINGLE CASEMENT EGRESS WINDOW OPENING INSIDE

DOOR SCHEDULE	
DOOR#	DOOR SIZE
EXIST. D1	32" x 80"
EXIST. D2	24" X 80"
PROP. D3	30" X 80"
PROP. D4	32" X 80"
PROP. D5	60" X 80"

CALCULATION OF GLASS AREA AS PER COMPLIANCE ALTERNATIVE C107 PART 11 OF OBC 2012				
ROOM TYPE	ROOM AREA (SFT)	GLASS AREA REQUIRED (SFT)	EXIST / PROP GLASS AREA (SFT)	TYPE
LIVING / DINING	193.47	@ 5% = 9.67	12.27	2 W1
BEDROOM	138.76	@ 2.5% = 3.47	5.00	EW1

LEGEND

	EXISTING FOUNDATION WALL (8" THICK CONCRETE WALL, MOISTURE BARRIER, 2x4 STUDS @ 16" O.C., EXISTING INSULATION, 1/2" GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED)
	DRY WALL (WOOD FRAMED WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES, JOINTS TAPED AND SEALED. WATER RESISTANT GWB ON BATHROOMS WALLS.)
	PROVIDE 30 MINUTE F.R.R. (SB3 W1C 38 x 89 mm WOOD STUDS @ 610 mm O.C. W/ 12.7 mm REGULAR GYPSUM ON EACH SIDE W/ 89 mm THICK ABSORPTIVE MATERIAL (ROCKWOOL INSULATION)) TO NEWEXISTING WALL
	DUCT-TYPE SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING THAT MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION
	SMOKE ALARMS ARE INSTALLED IN EVERY DWELLING UNIT AND COMMON AREAS IN CONFORMANCE WITH OBC 9.10.19. SMOKE ALARM SHALL BE WIRED AND INTERCONNECTED FOR THE ENTIRE BUILDING
	CARBON MONO OXIDE ALARM
	SPRINKLER
	NEW/ EXISTING HORIZONTAL SEPARATION 15 MINUTE F.R.R. (EXISTING 1/2" GYPSUM BOARD CEILING)
	EXHAUST FAN100 CFM FOR KITCHEN AND 50 CFM FOR WASHROOM
	EMERGENCY LIGHT
	SAR (SUPPLY AIR REGISTER) 10" x 4"
	RAG (RETURN AIR GRILLE) 12" x 6"
	PROVIDE 30 MINUTE F.R.R. (2 x 1/2" THICK TYPE 'X' BOARD) UNDER THE STAIR SOFFIT/CEILING AND ON THE WALLS ENCLOSING STAIRWAYS CONNECTING BASEMENT TO MAIN FLOOR
	20 MIN. FIRE RESISTANCE RATED DOOR FOR COMMON AREA AND BETWEEN BASEMENT APARTMENT AND PRINCIPAL RESIDENCE WITH SELF CLOSING DEVICE
	L1 2-2"x8" WOOD LINTEL & 1-3.5"x3.5"x0.25" STEEL LINTEL. MINIMUM BEARING OF STEEL LINTEL 150 mm EACH SIDE. MINIMUM BEARING OF WOOD LINTEL 90 mm ON EACH SIDE
	STEEL POST

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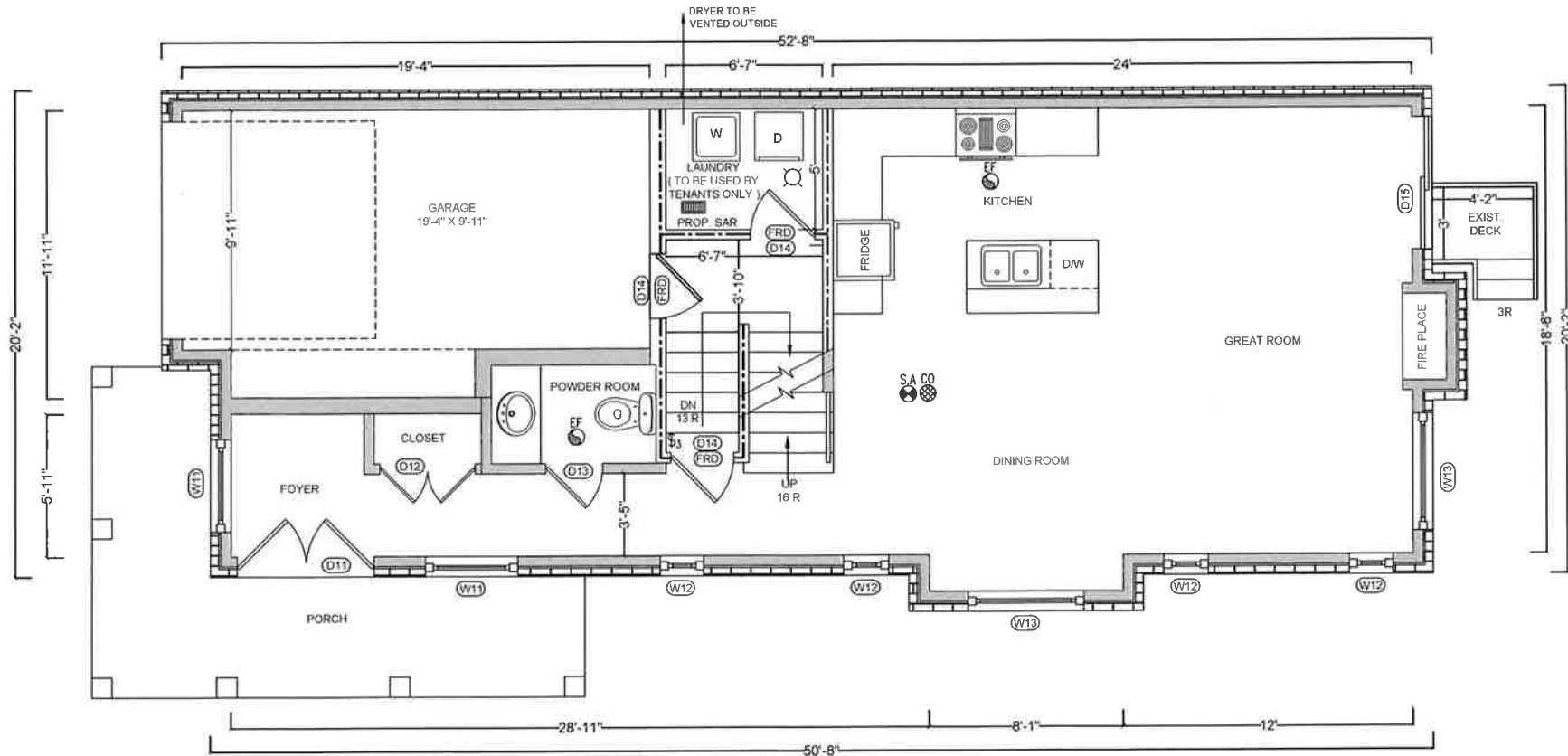
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CONSULTANT:
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SHEET TITLE:
PROP. BASEMENT PLAN

CHECKED: GS
 DRAWN: KA
 SCALE: 3/16" = 1'0"
 DATE: FEB/04/ 2022





MAIN FLOOR PLAN

MAIN FLOOR G.F.A = 823.47 ft² / 76.50 m²
 FIN. CEILING HEIGHT = 9'-0"

DOOR SCHEDULE	
DOOR	SIZE
EXIST. D11	68" X 80"
EXIST. D12	48" X 80"
EXIST. D13	24" X 80"
EXIST. D14	32" X 80"
EXIST. D15	68" X 80"

WINDOW SCHEDULE	
WINDOW	SIZE
EXIST. W11	46" X 66"
EXIST. W12	22" X 78"
EXIST. W13	58" X 78"
EXIST. W14	26" X 46"
EXIST. W15	92" X 74"

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ADDRESS : 2751 THAMESGATE DRIVE
 MISSISSAUGA, ON L4T 1G5
 TEL : 416-627-4100
 EMAIL : INFO@MECHWAYS.COM
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

BASEMENT
 APARTMENT AT 73
 BRUSHWOOD
 DRIVE, BRAMPTON

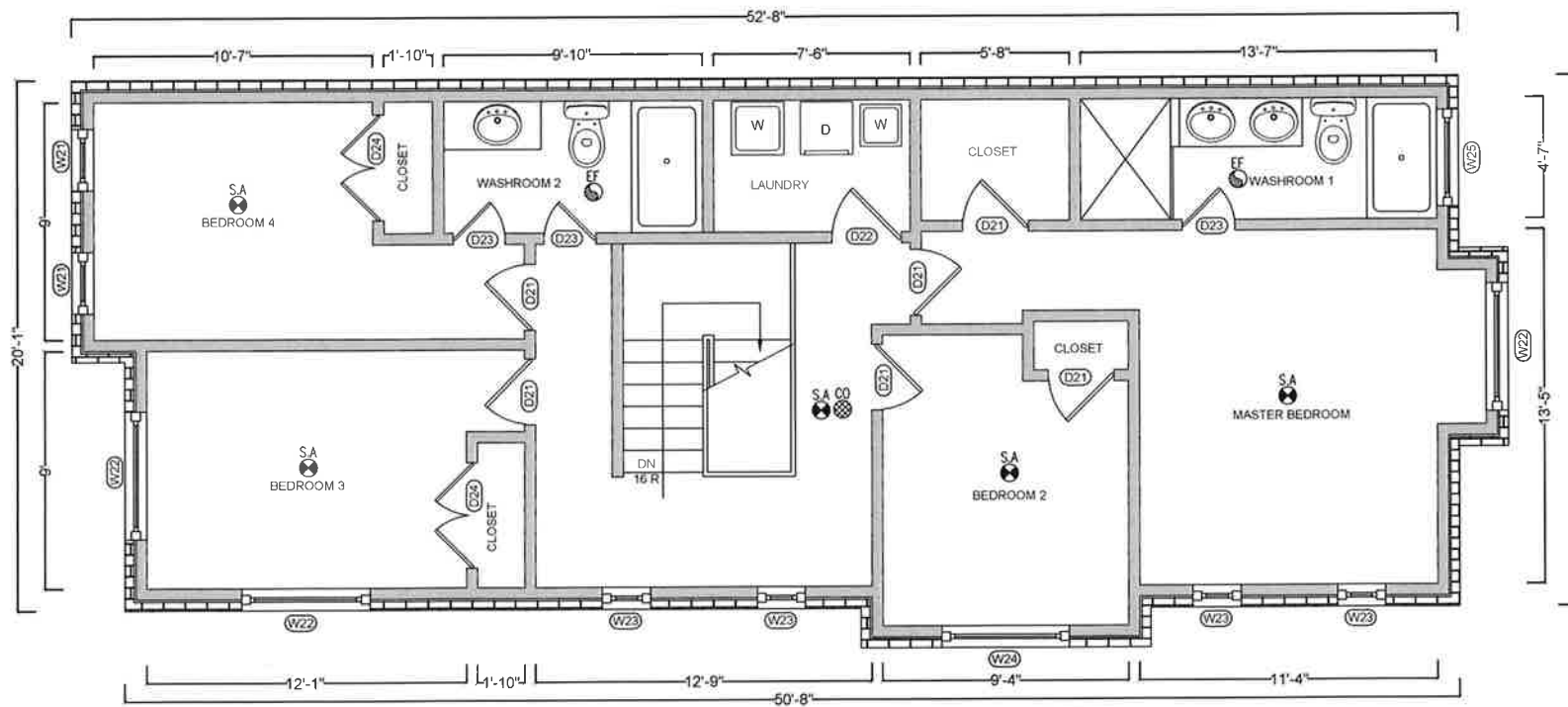
SHEET TITLE:

MAIN FLOOR PLAN

CHECKED: GS
 DRAWN: KA
 SCALE: 3/16" = 1'-0"
 DATE: FEB/04/ 2022

DRAWING:

A 1.3



SECOND FLOOR PLAN

SECOND FLOOR G.F.A = 1069.0 ft² / 99.31 m²
 FIN. CEILING HEIGHT = 8'-0"

DOOR SCHEDULE	
DOOR	SIZE
EXIST. D21	30" X 80"
EXIST. D22	32" X 80"
EXIST. D23	24" X 80"
EXIST. D24	48" X 80"

WINDOW SCHEDULE	
WINDOW	SIZE
EXIST. W21	28" X 58"
EXIST. W22	58" X 46"
EXIST. W23	22" X 58"
EXIST. W24	58" X 58"
EXIST. W25	46" X 46"

GENERAL NOTES:

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NO.	DESCRIPTION	DATE
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ENGINEER:

Mechways Inc.
 ADDRESS: 12751 FRAMESGATE DRIVE, MISSISSAUGA, ON, L4T 1E8
 TEL: 416-627-4100
 EMAIL: INFO@MECHWAYS.COM
 WEBSITE: WWW.MECHWAYS.COM

CONSULTANT:

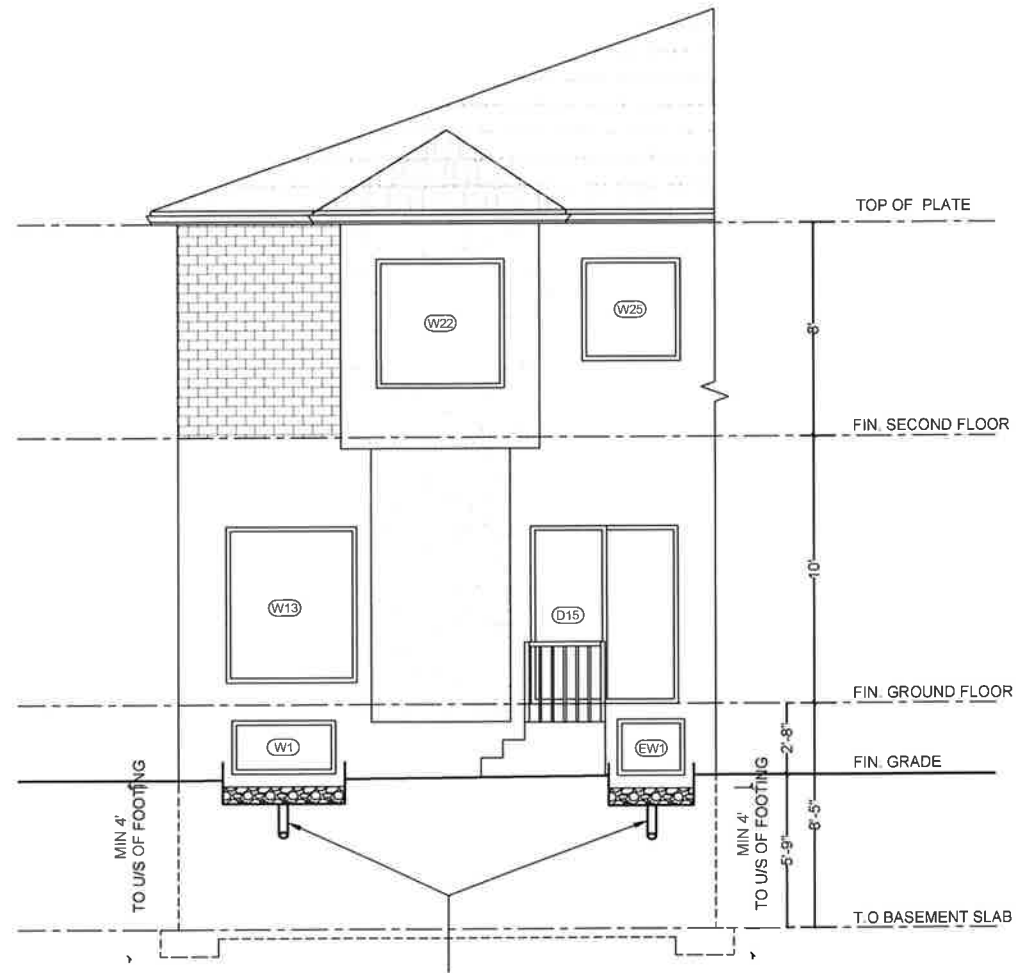
PROJECT:
 BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:
 SECOND FLOOR PLAN

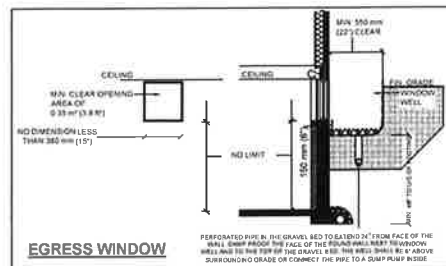
CHECKED: GS
 DRAWN: KA
 SCALE: 3/16" = 1'0"
 DATE: FEB/04/ 2022

DRAWING:

A 1.4



REAR ELEVATION



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SEAL:



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 WEBSITE: WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:

REAR ELEVATION

CHECKED: GS
 DRAWN: KA
 SCALE: 3/16" = 1'0"
 DATE: FEB/04/2022

DRAWING:

A 2.1

WALKOUT PLAN

SCALE : 3/8" = 1'-0"

NEW EXTERIOR TYPE DOOR (INSULATED STEEL DOOR) 32"x80", W/DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY. PROVIDE 2-2" x 8" WOOD LINTEL AND 3/4"x3/4"x4" STEEL LINTEL. (SEE NOTE 7 ON DRAWING A3.1)

ANCHORAGE REINFORCEMENT 10M x 16" LONG DOWELS @ 16" O.C. WITH MINIMUM 4" INTO EXISTING CONCRETE WALL / FOOTING

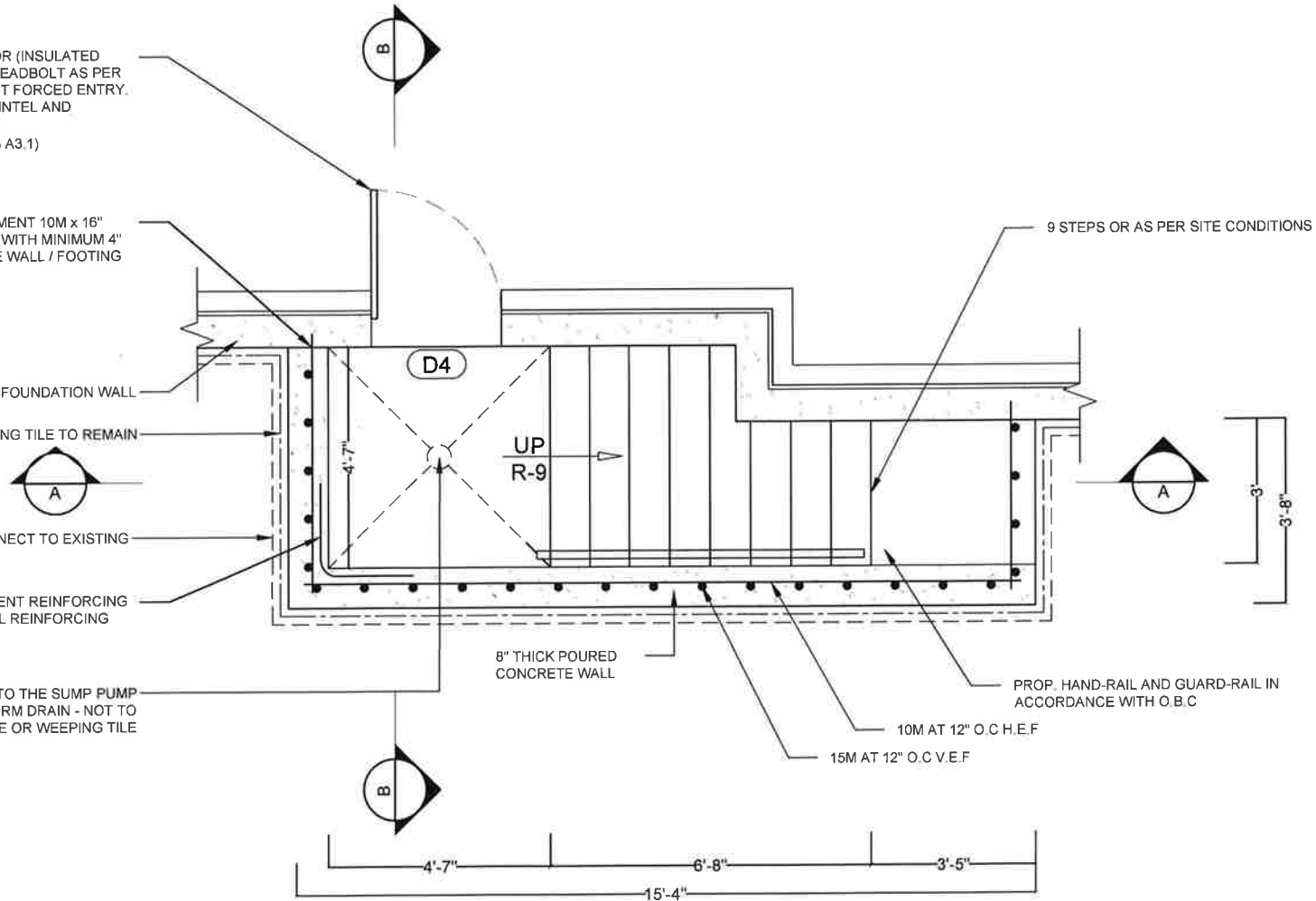
EXISTING FOUNDATION WALL

EXISTING WEEPING TILE TO REMAIN

NEW WEEPING TILE CONNECT TO EXISTING

PROVIDE 10M x 18" x 18" BENT REINFORCING BAR AT EACH HORIZONTAL REINFORCING BAR (16" O.C. VERTICALLY)

AREA DRAIN CONNECT TO THE SUMP PUMP INSIDE OR TO THE STORM DRAIN - NOT TO SEWERAGE OR WEEPING TILE



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 EMAIL : INFO@MECHWAYS.COM
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:
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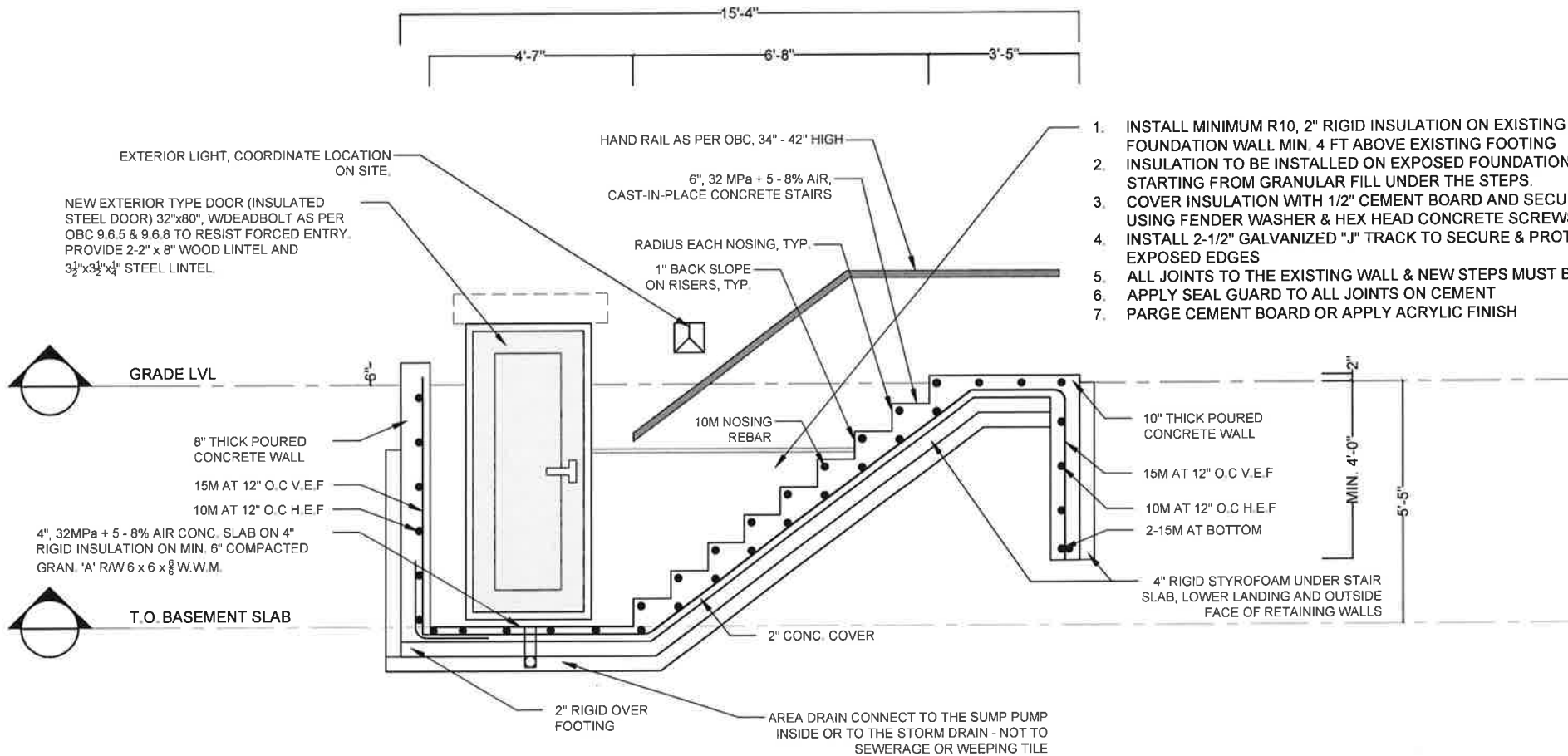
SHEET TITLE:
 WALKOUT PLAN

CHECKED: GS
 DRAWN: KA
 SCALE: 3/8" = 1'-0"
 DATE: FEB/04/ 2022

DRAWING:
 A 3.1

SECTION A-A

SCALE : 3/8" = 1'-0"



1. INSTALL MINIMUM R10, 2" RIGID INSULATION ON EXISTING FOUNDATION WALL MIN. 4 FT ABOVE EXISTING FOOTING
2. INSULATION TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER THE STEPS.
3. COVER INSULATION WITH 1/2" CEMENT BOARD AND SECURE TO WALL USING FENDER WASHER & HEX HEAD CONCRETE SCREWS 1/4"x4"
4. INSTALL 2-1/2" GALVANIZED "J" TRACK TO SECURE & PROTECT ALL EXPOSED EDGES
5. ALL JOINTS TO THE EXISTING WALL & NEW STEPS MUST BE CAULKED
6. APPLY SEAL GUARD TO ALL JOINTS ON CEMENT
7. PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH

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CONSULTANT:

PROJECT:

BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:

SECTION A-A

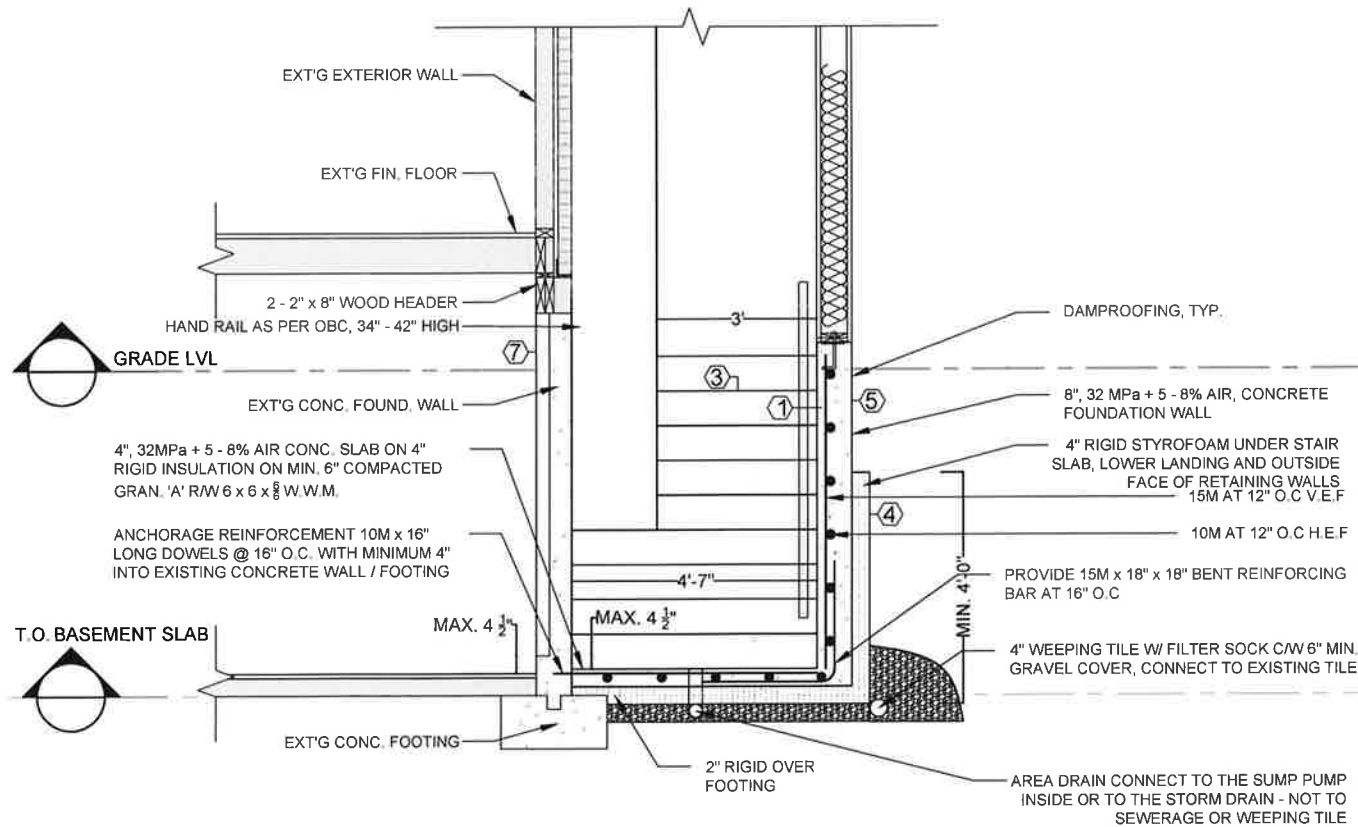
CHECKED: GS
DRAWN: KA
SCALE: 3/8" = 1'-0"
DATE: FEB/04/ 2022

DRAWING:

A 3.2

SECTION B-B

SCALE : 3/8" = 1'-0"



GENERAL NOTES

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY BY-LAWS
- ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTICES
- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 75 KPA
- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF LATERALLY UNSUPPORTED HEIGHT OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSECUTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.

1. CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE 32MPa @ 28 DAYS W/5% TO 8% AIR ENTRAINMENT.

2. STEEL

- MINIMUM YIELD STRENGTH OF STEEL 60 KSI.

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SEA



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CONSULTANT:

PROJECT:

BASEMENT
 APARTMENT AT 73
 BRUSHWOOD
 DRIVE, BRAMPTON

SHEET TITLE:

SECTION B-B

CHECKED: GS

DRAWN: KA

SCALE: 3/8" = 1'-0"

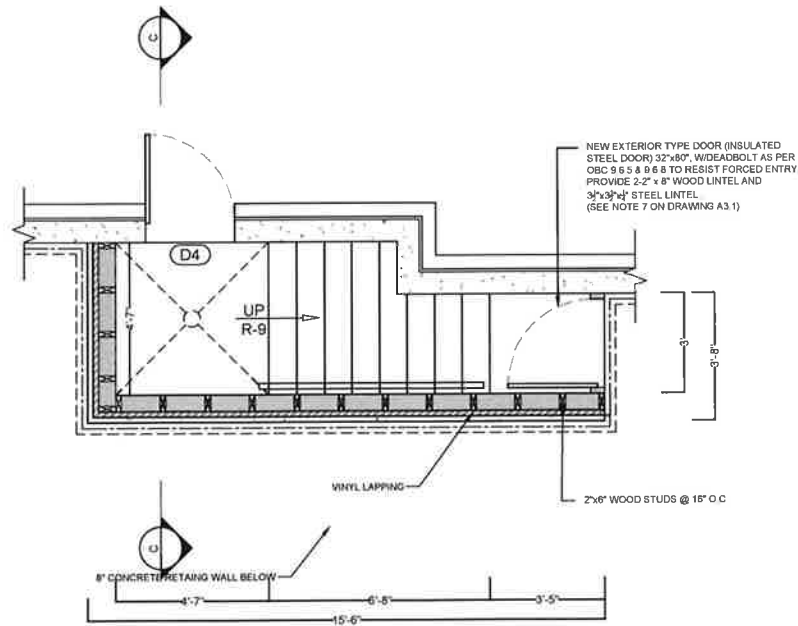
DATE: FEB/04/ 2022

DRAWING:

A 3.3

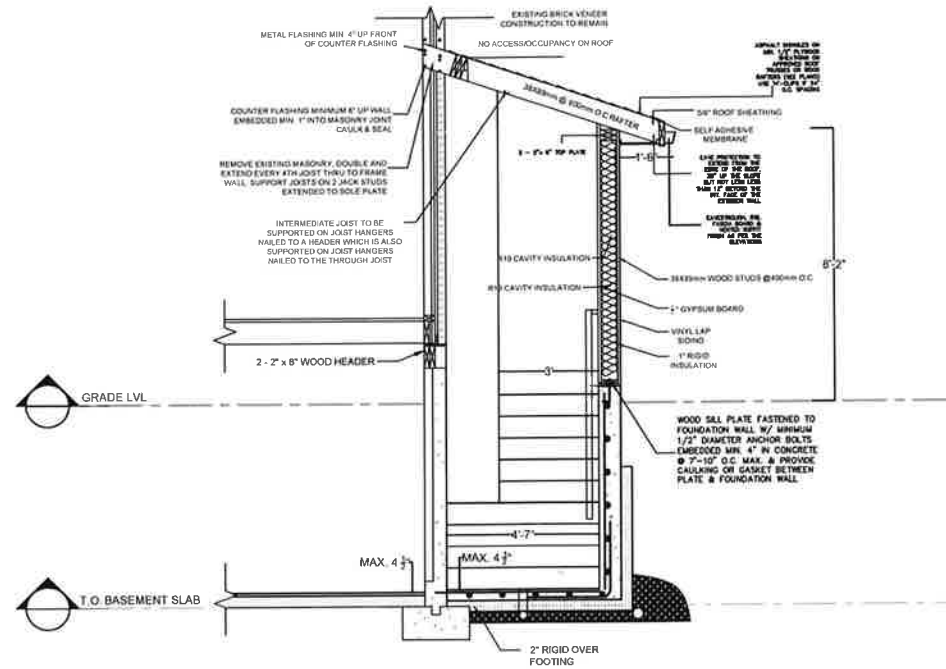
WALKOUT PLAN

SCALE : 3/16" = 1'-0"



SECTION C-C

SCALE : 3/16" = 1'-0"



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CONSULTANT:

PROJECT:

BASEMENT APARTMENT AT 73 BRUSHWOOD DRIVE, BRAMPTON

SHEET TITLE:

GUARD RAIL DETAILS

CHECKED: GS
 DRAWN: KA
 SCALE: 3/16" = 1'-0"
 DATE: FEB/04/2022

DRAWING:

A 3.4

ROOM FINISHED SCHEDULE - BASEMENT

ROOM NAME	FLOOR		WALL		CEILING		HEIGHT	REMARKS
	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		
LIVING, DINING, & KITCHEN	WOOD		DRYWALL	PAINT	GYPSUM BD.	PAINT		
BEDROOMS	WOOD		DRYWALL	PAINT	GYPSUM BD.	PAINT		
WASHROOMS	CERAMIC		DRYWALL	PAINT	GYPSUM BD.	PAINT		
UTILITY ROOM	CONCRETE		DRYWALL		GYPSUM BD.			

DOOR SCHEDULE

- ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 TH. HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN. THE HEIGHT OF ALL DOORS ARE 80"

WINDOW SCHEDULE













ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/A MIN. AREA OF 0.35m² W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1m ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS

CONSTRUCTION NOTES

- FOUNDATION WALL INSULATION
8" THICK CONCRETE WALL, MOISTURE BARRIER, 2x4 STUDS @ 16" O.C., EXISTING INSULATION, 1/2" GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED
- INTERNAL WALLS
WOOD FRAMED WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES, JOINTS TAPED AND SEALED. WATER RESISTANT GWB ON BATHROOMS WALLS.
- CEILING
NEW HORIZONTAL SEPARATION 15 MINUTE F.R.R (EXISTING 1/2" GYPSUM BOARD CEILING)
- EXISTING DUCT WORK LOCATED IN THE CEILING AND WALL HAS THE DIRECTION OF THE HEAT FLOW TOWARDS THE FLOOR
- MECHANICAL VENTILATION
100 CFM EXHAUST FANS IN KITCHEN AND 50 CFM IN WASHROOM
- IN COMPLIANCE WITH C152(b) SMOKE ALARMS ARE INSTALLED IN EVERY DWELLING UNIT AND COMMON AREAS IN CONFORMANCE WITH OBC 9.10.19. SMOKE ALARM SHALL BE WIRED AND INTERCONNECTED FOR THE ENTIRE BUILDING
- PROVIDE CARBON MONOXIDE ALARM CONFIRMING TO CAN/CSA-6.19 "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA WITHIN EACH DWELLING UNIT. CARBON MONOXIDE ALARMS MAY BE HARDWIRED, BATTERY OPERATED OR THE TYPE THAT CAN BE PLUGGED INTO ELECTRICAL OUTLET
- FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF WORK
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF ONTARIO BUILDING CODE 2012 AND CITY BY-LAWS AND STANDARDS
- IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE CODE, STANDARDS, INSURANCES AND REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD
- THE DRAWINGS PREPARED BY THE DESIGNER IS FOR THE PERMIT IN COMPLIANCE WITH OBC AND CITY BY-LAWS.
- THE DESIGNER IS NOT LIABLE FOR COST INCURRED FOR RE-WORK, ALTERATION, DISCREPANCIES OR ANY KIND OF CONSTRUCTION RELATED WORK
- ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2
- MINIMUM BEARING OF STEEL LINTELS 150 MM.
- MINIMUM BEARING OF WOOD BEAM / LINTELS 90 MM
- MINIMUM BEARING OF WOOD JOISTS 40MM
- VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION
- PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
- INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION
- ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF ENGINEER PRIOR TO START OF WORK
- CONTRACTOR TO PROVIDE THE DESIGNED WINDOW / DOOR OR ANY EQUIVALENT STANDARD SIZE AVAILABLE IN MARKET

- \$ SWITCH
- \$3 3 WAY SWITCH
INSTALL AT 3'-3" AFF
3 DENOTES 3-WAY SWITCH
SPECIFICATION GRADE WHITE,
WITH WHITE COVER PLATE
SHALL BE INSTALLED AT THE
ENDS OF EACH STAIRWAYS
-  15A, 120V DUPLEX RECEPTACLE
SPECIFICATION GRADE WHITE,
C/W WHITE COVER PLATE
GFI - GROUND FAULT TYPE
WP -WEATHERPROOF COVER
C - ABOVE COUNTER
-  RECEPTACLE 50A, 208V,
STOVE OR DRIER OUTLET.
-  RECEPTACLE
-  LIGHT
-  SPOT LIGHT
-  EMERGENCY LIGHT
-  FD: FLOOR DRAIN
-  SPRINKLER
-  DUCT TYPE SMOKE DETECTOR
-  SMOKE ALARM
-  CARBON MONOXIDE DETECTOR
-  EXHAUST FAN

GENERAL NOTES:

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SEAL:



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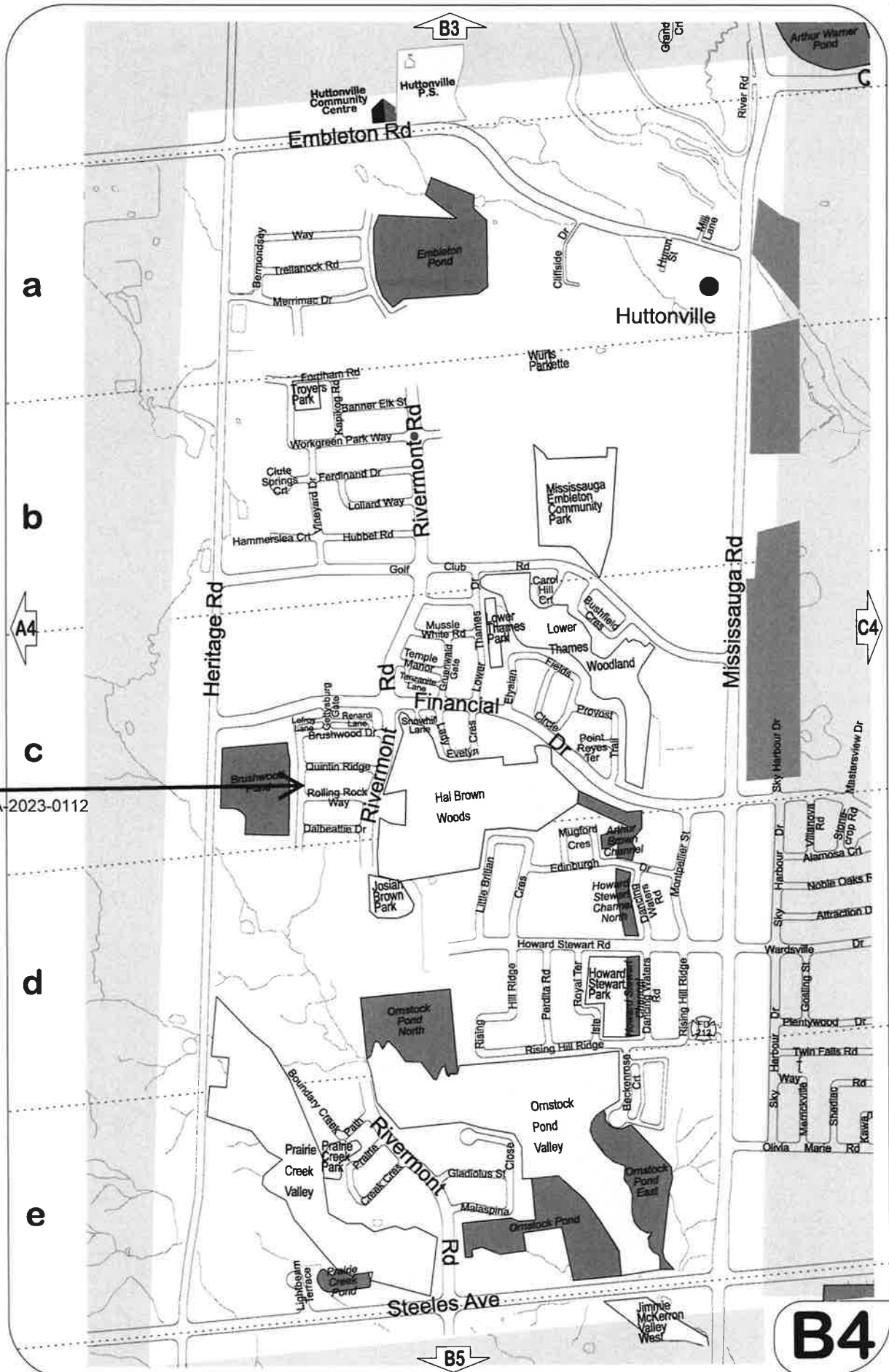
SHEET TITLE:

GENERAL NOTES

CHECKED: BS
DRAWN: KA
SCALE: N.T.S
DATE: FEB/04/ 2022

DRAWING:

A 4.1



B3

C

a

b

c

d

e

A-2023-0112

A4

C4

B5

B4