

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PIRATHEEBAN PATHMANATHAN AND VATHHSALA SINNARAJAH** 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 Lot 45, Plan 43M-1812 municipally known as **2 DULVERTON DRIVE**, Brampton;

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

1. To permit a below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line.

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.

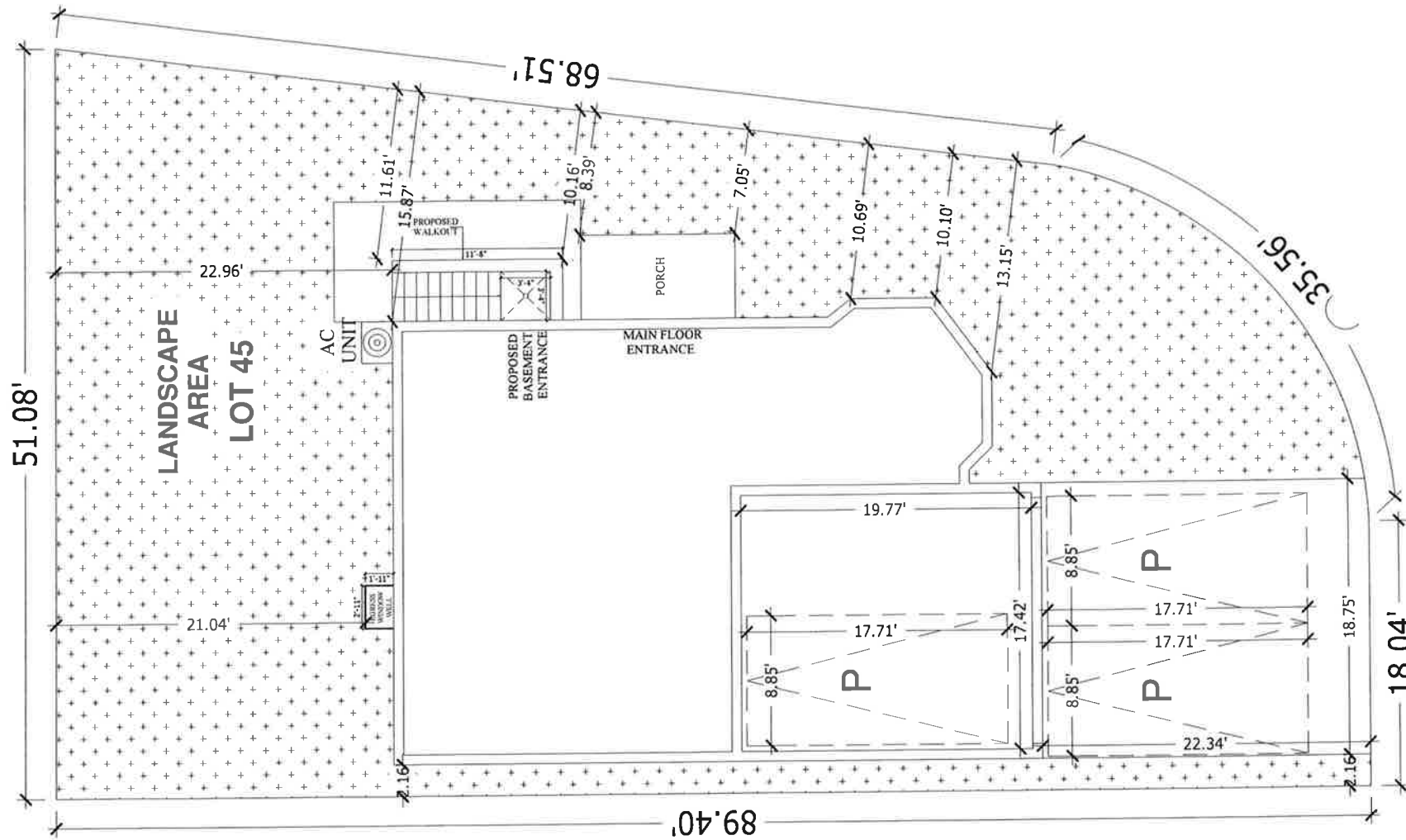
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

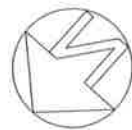
DATED at Brampton Ontario, this 18th Day of May, 2023.

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



SITE PLAN
SCALE 1/8"=1'-0"



2 DULVERTON DR

SAI PERMIT SOLUTION
 saipermitsolution@gmail.com
 437-777-6887

SCOPE OF WORK

**PROPOSAL TO CONSTRUCT
 SECONDARY UNIT WITH
 BELOW GRADE ENTRANCE**

GENERAL NOTES

DO NOT SCALE DRAWINGS.
 PROPERTY RIGHTS RETAINED BY:
 BG CONSTRUCTION DESIGN
 ANY REPRODUCTION IN WHOLE OR IN PART
 UNDER THE RULES AND BY-LAWS OF THE
 CORPORATION IS STRICTLY FORBIDDEN.
 ANY REPRODUCTIONS MUST BE
 AUTHORIZED BY
 ALL DRAWINGS ARE IN METRIC SCALE

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-1	JAN 2023
	SCALE 1/8"=1'-0"

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.

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0140

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)** Piratheeban Pathmanathan & Vathsala Sinnarajah
Address 2 Dulverton Road, Brampton, ON, L7A 0P3

Phone # _____ **Fax #** _____
Email aulakhsukhpal@gmail.com

2. **Name of Agent** Blue Prints Permit c/o Malav Shah
Address 83 Garth Massey Drive, Cambridge, ON, N1T 2G7

Phone # 6477702966 **Fax #** _____
Email info@blueprintspermit.work

3. **Nature and extent of relief applied for (variances requested):**
Requesting to approve the constructed below grade entrance in side yard towards flankage lot line.

4. **Why is it not possible to comply with the provisions of the by-law?**
Below grade stairs not permitted in side yard. This application request it to permit constructed below grade entrance.

5. **Legal Description of the subject land:**
Lot Number 45
Plan Number/Concession Number 433M-1812
Municipal Address 2 Dulverton Drive

6. **Dimension of subject land (in metric units)**
Frontage 12.65m
Depth 27.25m
Area _____

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.)

Dwelling Unit - 2703 Sq.ft

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single family dwelling unit with second unit dwelling in basement

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 6.81m / 6.79m
Rear yard setback 7.0m
Side yard setback 0.66
Side yard setback 2.15m / 2.56m

PROPOSED

Front yard setback No Change
Rear yard setback No Change
Side yard setback No Change
Side yard setback No Change

10. Date of Acquisition of subject land: 2019

11. Existing uses of subject property: Residential

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: 2007

15. Length of time the existing uses of the subject property have been continued: 25 years

16. (a) What water supply is existing/proposed?
Municipal [checked]
Well []
Other (specify)

(b) What sewage disposal is/will be provided?
Municipal [checked]
Septic []
Other (specify)

(c) What storm drainage system is existing/proposed?
Sewers [checked]
Ditches []
Swales []
Other (specify)

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 _____

Malav Shah
Signature of Applicant(s) or Authorized Agent

Digitally signed by Malav Shah
DN: cn=CA, email=blueprints@permit.work, o=Blue Prints Permit, ou=Malav Shah
Location: Cambridge
Reason: I am the author of this document
Contact info: 647-770-2966
Date: 2023.04.03 12:52:52-0400'

DATED AT THE CITY _____ OF CAMBRIDGE
THIS 03 DAY OF March, 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, MALAV SHAH, OF THE CITY OF CAMBRIDGE

IN THE CITY OF CAMBRIDGE 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 2nd DAY OF May, 2023

Jeanie Myers
A Commissioner etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024

Malav Shah
Signature of Applicant or Authorized Agent

Digitally signed by Malav Shah
DN: cn=CA, email=blueprints@permit.work, o=Blue Prints Permit, ou=Malav Shah
Location: Cambridge
Reason: I am the author of this document
Contact info: 647-770-2966
Date: 2023.04.03 12:52:52-0400'

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
Present Zoning By-law Classification: R1D-2014

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

L.Barbuto _____ April 11, 2023 _____
Zoning Officer Date

DATE RECEIVED MAY 2, 2023


Date Application Deemed Complete by the Municipality _____

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 40, 41, 42, 43, 44, 45,
46, 47, 48 AND 49
PLAN 43M-1812
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**ASSOCIATION OF ONTARIO
 LAND SURVEYORS**
 PLAN SUBMISSION FORM
1790960

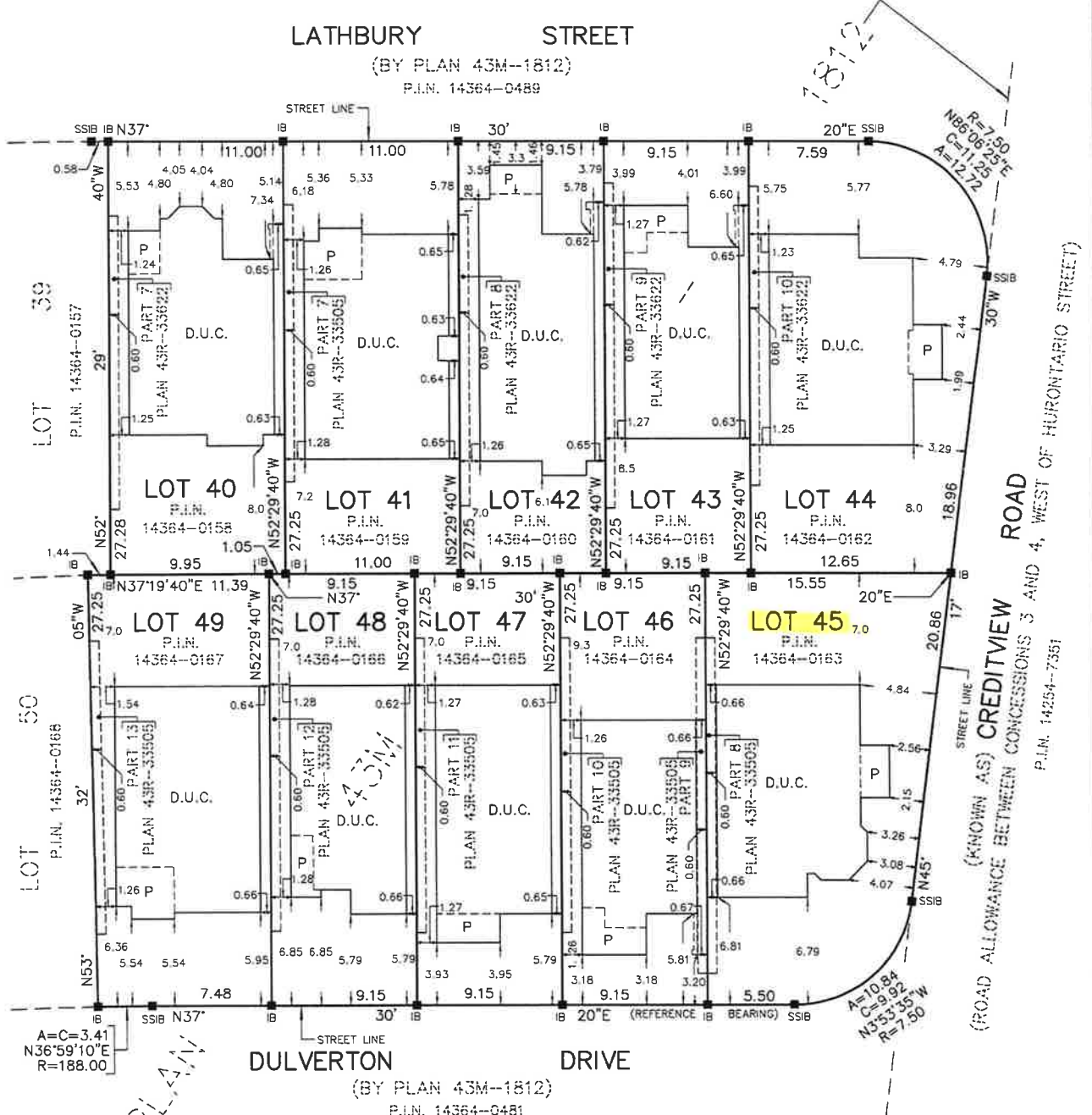


THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3).

**DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**
**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS**


SCALE 1:300
 10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF NOVEMBER, 2010

DATE Nov 29, 2010 

R. DENBROEDER
 ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

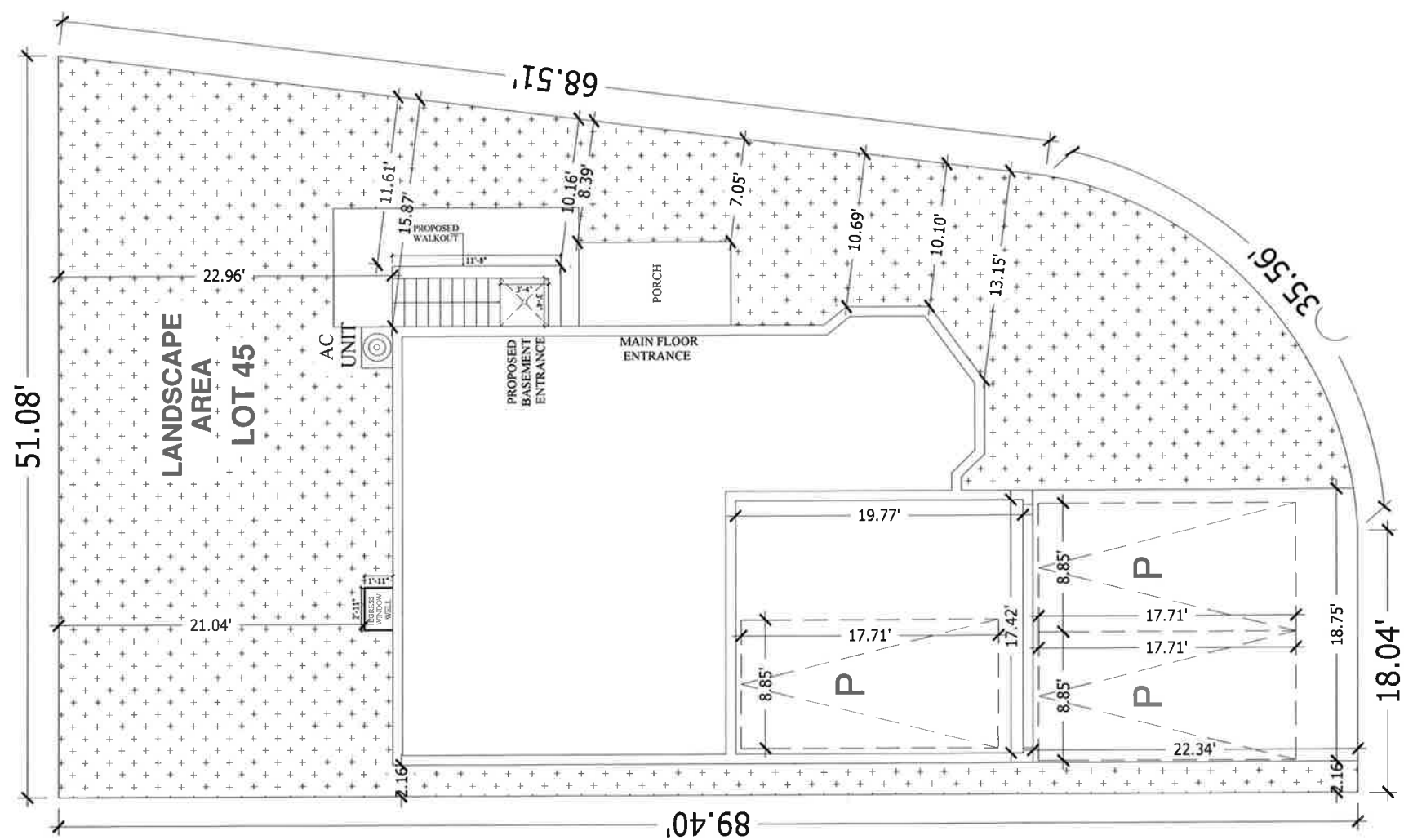
ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF DULVERTON DRIVE AS SHOWN ON PLAN 43M-1812 HAVING A BEARING OF N37°30'20"E

THIS REPORT WAS PREPARED FOR
 MATTAMY HOMES
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

rpe **RADY-PENTEK & EDWARD SURVEYING LTD.**
 ONTARIO LAND SURVEYORS
 643 Chrislea Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel.(416)635-5000 Fax (416)635-5001
 Tel.(905)264-0881 Fax (905)264-2099
 Website: www.r-pe.ca

DRAWN: V.K. CHECKED: R.D.
 CAD FILE No.1812-40 JOB No. 10-076



SITE PLAN
SCALE 1/8"=1'-0"



2 DULVERTON DR

SAI PERMIT SOLUTION

saipermitsolution@gmail.com
 437-777-6887

SCOPE OF WORK

**PROPOSAL TO CONSTRUCT
 SECONDARY UNIT WITH
 BELOW GRADE ENTRANCE**

GENERAL NOTES

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 BG CONSTRUCTION DESIGN
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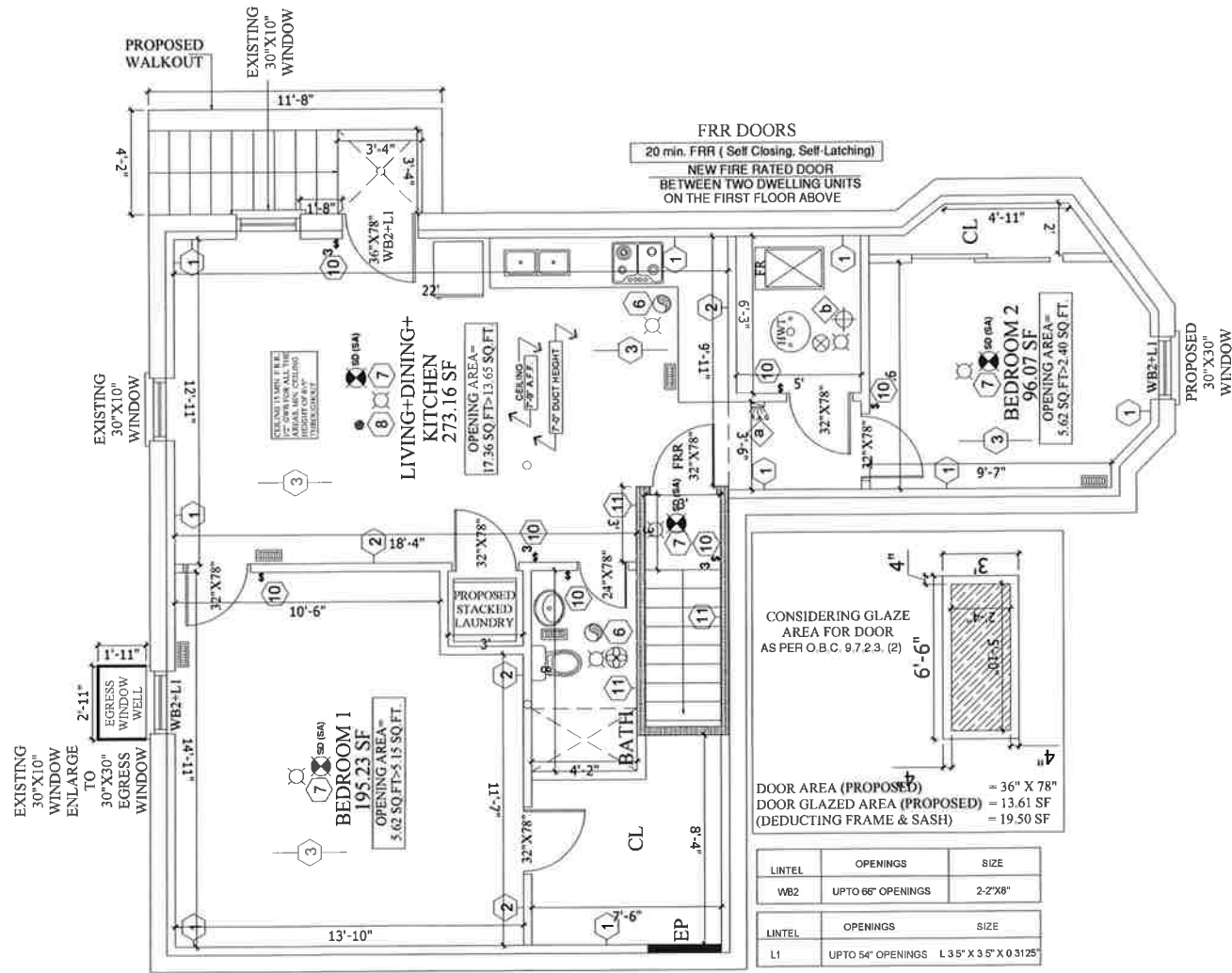
SITE PLAN

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-1	JAN 2023
	SCALE 1/8"=1'-0"



CONSIDERING GLAZE AREA FOR DOOR AS PER O.B.C. 9.7.2.3. (2)

DOOR AREA (PROPOSED) = 36" X 78"
 DOOR GLAZED AREA (PROPOSED) = 13.61 SF
 (DEDUCTING FRAME & SASH) = 19.50 SF

LINTEL	OPENINGS	SIZE
WB2	UPTO 66" OPENINGS	2-2"X8"
L1	UPTO 54" OPENINGS	L 35" X 3 5" X 0.3125"

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NO	REVISION / ISSUE	DATE

BASEMENT PLAN

CITY : BRAMPTON

2 DULVERTON DR

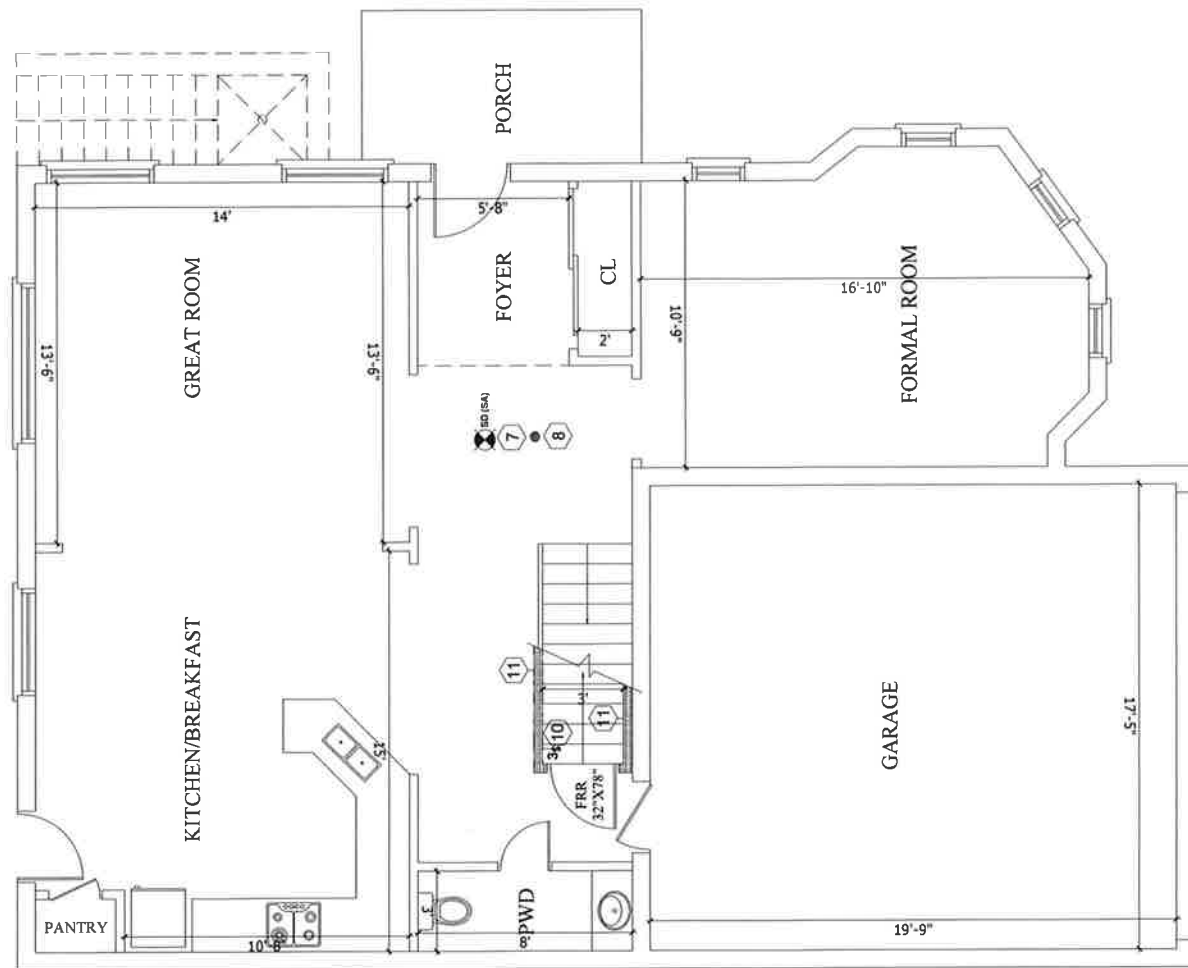
EXISTING DWELLING

SHEET	PROJECT
A-2	JAN 2023
	SCALE 3/16"=1'-0"

PROPOSED BASEMENT

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =784.55 SFT /72.88 SM



MAIN FLOOR PLAN

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =784.55 SFT /72.88 SM

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SCOPE OF WORK

PROPOSAL TO CONSTRUCT
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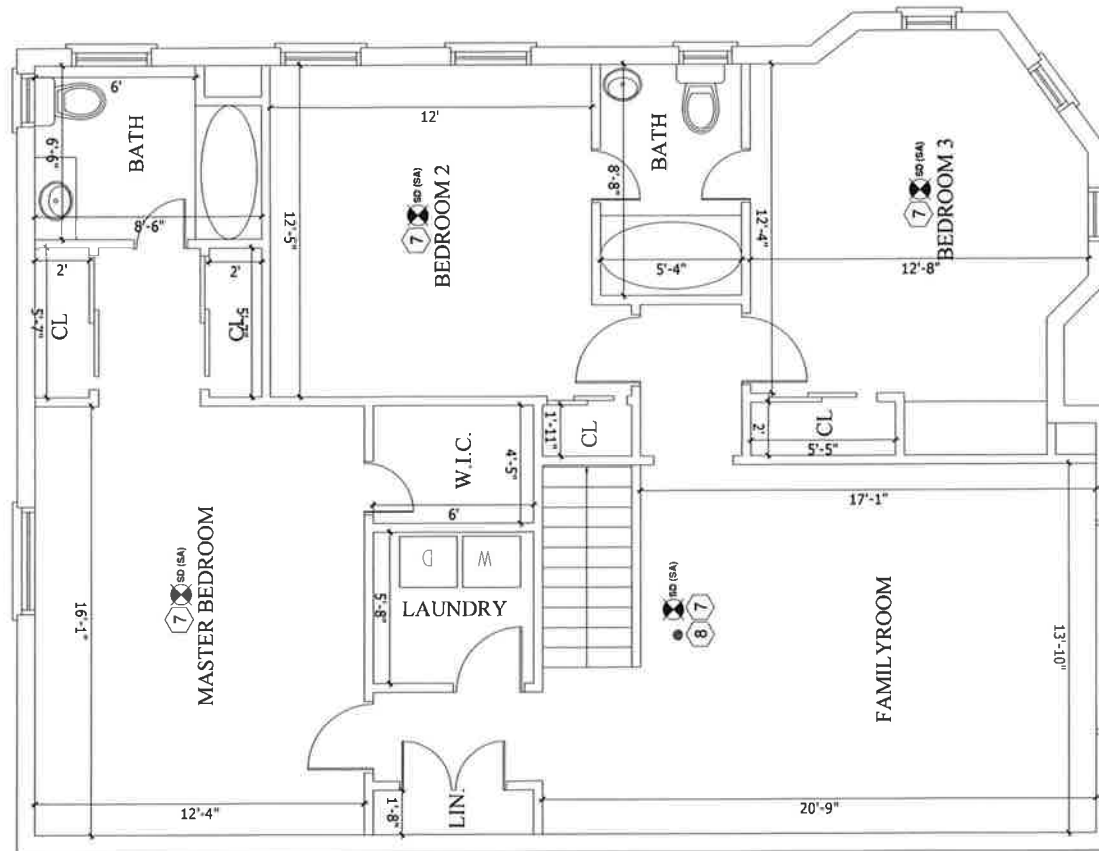
MAIN FLOOR PLAN

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET A-3	PROJECT
	JAN 2023
	SCALE 3/16"=1'-0"



SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =1139.34 SFT /105.84 SM

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437-777-6887

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SECOND FLOOR PLAN

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-4	JAN 2023
	SCALE 3/16"=1'-0"

DOOR SCHEDULE

1- 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"

2- EGRESS DOOR - EXISTING AT GRADE EXTERIOR TYPE STEEL DOOR PROVIDES ACCESS TO THE OUTSIDE

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 1 M ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS SEE NOTE-1 ON BASEMENT FLOOR PLAN

- ① FOUNDATION WALL INSULATION
FOUNDATION WALL, MOISTURE BARRIER, R12 INSULATION, 2 BY 4 STUDS @ 16" O.C., 6 MIL POLYETHYLENE V.B., 1/2" GYPSUM DRYWALL JOINTS TAPED AND SEALED
- ② INTERNAL WALLS
NEW WOOD FRAMED WALL CONSISTING OF 2 BY 4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES, JOINTS TAPED AND SEALED. WATER RESISTANT GWB ON BATHROOMS WALLS.
- ③ ALL CEILING 1/2" GYPSUM BOARD
PROVIDE MINIMUM 15 MIN. HORIZONTAL FIRE SEPARATION
* ENSURE MINIMUM 15 MINUTES FIRE SEPARATION AROUND ALL STRUCTURE COLUMNS AND BEAMS

⑤ EXISTING DUCT WORK LOCATED IN THE CEILING SHALL BE RELOCATED SO THAT THE DIRECTION OF THE HEAT FLOW IS TOWARDS THE FLOOR

⑥ INSTALL MECHANICAL VENTILATION PER OBC DIV B 9.32.1.3(3) REQ'S. EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE. SEPARATE ANY INTAKE FROM BUILDING ENVELOP PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS(GAS VENTS, OIL FILL PIPES, ETC. BY MIN 900MM (2FT 11 IN)

⑦ IN COMPLIANCE WITH C152(b) SMOKE ALARMS TO BE 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

⑧ HARD WIRE CONNECTED CARBON MONOXIDE DETECTOR AS PER CAN/CSA-8.19

⑨ FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY

⑩ LIGHT CONTROLLED BY A SWITCH IS BATHROOM, VESTIBULE, HALLWAY, REQUIRED IN EVERY KITCHEN, GARAGE AND CARPORT. A SWITCH BEDROOM, LIVING ROOM, UTILITY RECEPTACLE MAY BE PROVIDED ROOM, LAUNDRY ROOM, DINING AND INSTEAD OF LIGHT IN BEDROOMS AND LIVING ROOMS.

⑪ PROVIDE 30 MIN FIRE SEPERATION
1/2" GYPSUM BOARD
2" X 4" WOOD STUD AT 16" O.C
3 1/2" ROCKWELL SAFE "N" SOUND INSULATION
1/2" GYPSUM BOARD

NEW WALL

EXISTING WALL

3 OR 4 WAY SWITCH
4
INSTALL AT 3"-3" AFF
3 DENOTES 3-WAY SWITCH SPECIFICATION GRADE WHITE, WITH WHITE COVER PLATE 4 DENOTES 4-WAY SWITCH SHALL BE INSTALLED AT THE ENDS OF EACH STAIRWAYS

LINTEL SCHEDULES:-

LINTEL NO.	HEADER	STEEL ANGLE FOR BRICK/STONE VENEER SUPPORT
①	2-2" X 8"	3 1/2" X 3 1/2" X 1/4" STEEL ANGLE
②	3-2" X 8"	3 1/2" X 3 1/2" X 3/8" STEEL ANGLE

NOTE: PROVIDE MIN 6" BEARING OF LINTEL AT B/S OF WALL

GENERAL NOTES

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012
- ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- 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

WOOD MEMBERS TO BE IN CONTACT WITH CONCRETE TO BE PROTECTED FROM DECAY AND DAMPNESS WITH MIN. 0.05 MM POLYETHYLENE FILM OR TYPE "S" ROLL ROOFING AS PER OBC DIV "B" 9.23.2.2 AND 9.23.2.3

④ THE RETURN AIR GRILL SHALL BE INSTALLED NEAR THE FLOOR LEVEL (HRAI REQ'S), UNDERCUT BY 1" THE DOOR TO ANY ROOM WITH OUT RETURN GRILL

④ ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE, PER MANUFACTUR'S RECOMMENDATIONS.

④ PROVIDE MINIMUM 30 MINUTE FIRE RATED, 1/2" THICK DRYWALL OR TYPE X DRY WALL UNDER THE STAIR SOFFIT/CEILING AND ON THE WALLS ENCLOSING STAIRWAYS CONNECTING BASEMENT TO MAIN FLOOR

④ 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

① 15A, 120V DUPLEX RECEPTACLE SPECIFICATION GRADE, WHITE C/W WHITE COVER PLATE
GFI- GROUND FAULT TYPE WP- WEATHERPROOF COVER C - ABOVE COUNTER

① RECEPTACLE 50A, 208V, STOVE OR DRIER OUTLET.

① SD: SMOKE DETECTOR

① CO: CARBON MONOXIDE DETECTOR

① EXHAUST FAN

① LIGHT

① FD: FLOOR DRAIN

① SPOT LIGHT

① SPRINKLER

① RETURN AIR REGISTER

① SUPPLY AIR REGISTER

① ELECTRICAL PANEL

① EMERGENCY LIGHT WITH BATTERY BACK UP 4 HRS

① DRY EXHAUST FAN

① SMOKE ALARM

① CARBON MONO OXIDE DETECTOR

① ELECTRICAL PANEL

① SWITCH

SAI PERMIT SOLUTION

saipermitsolution@gmail.com
437-777-6887

SCOPE OF WORK

PROPOSAL TO CONSTRUCT
SECONDARY UNIT WITH
BELOW GRADE ENTRANCE

GENERAL NOTES

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NO	REVISION / ISSUE	DATE

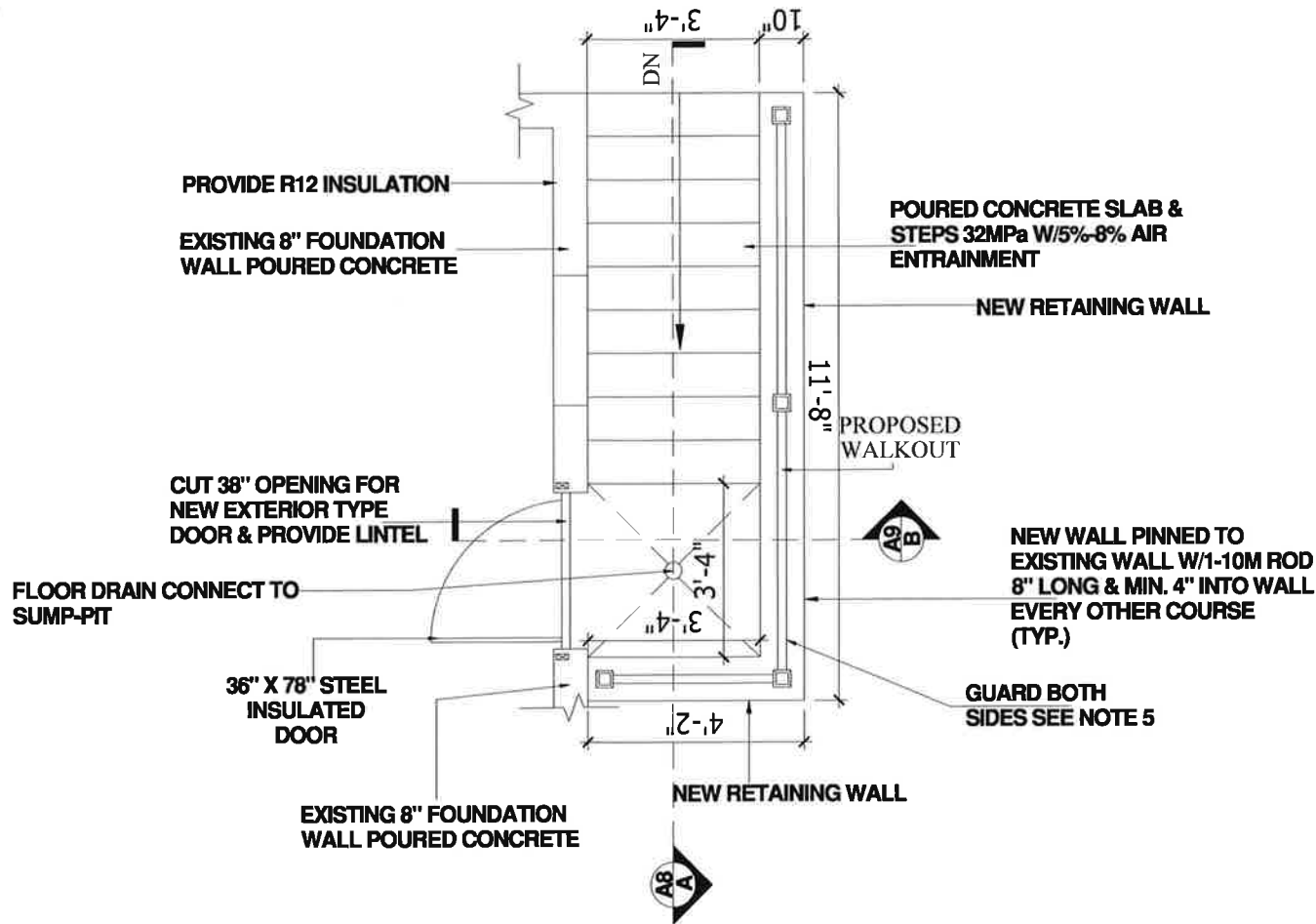
GENERAL NOTES

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-5	JAN 2023
	SCALE 3/16"=1'-0"



WALKOUT PLAN

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SCOPE OF WORK

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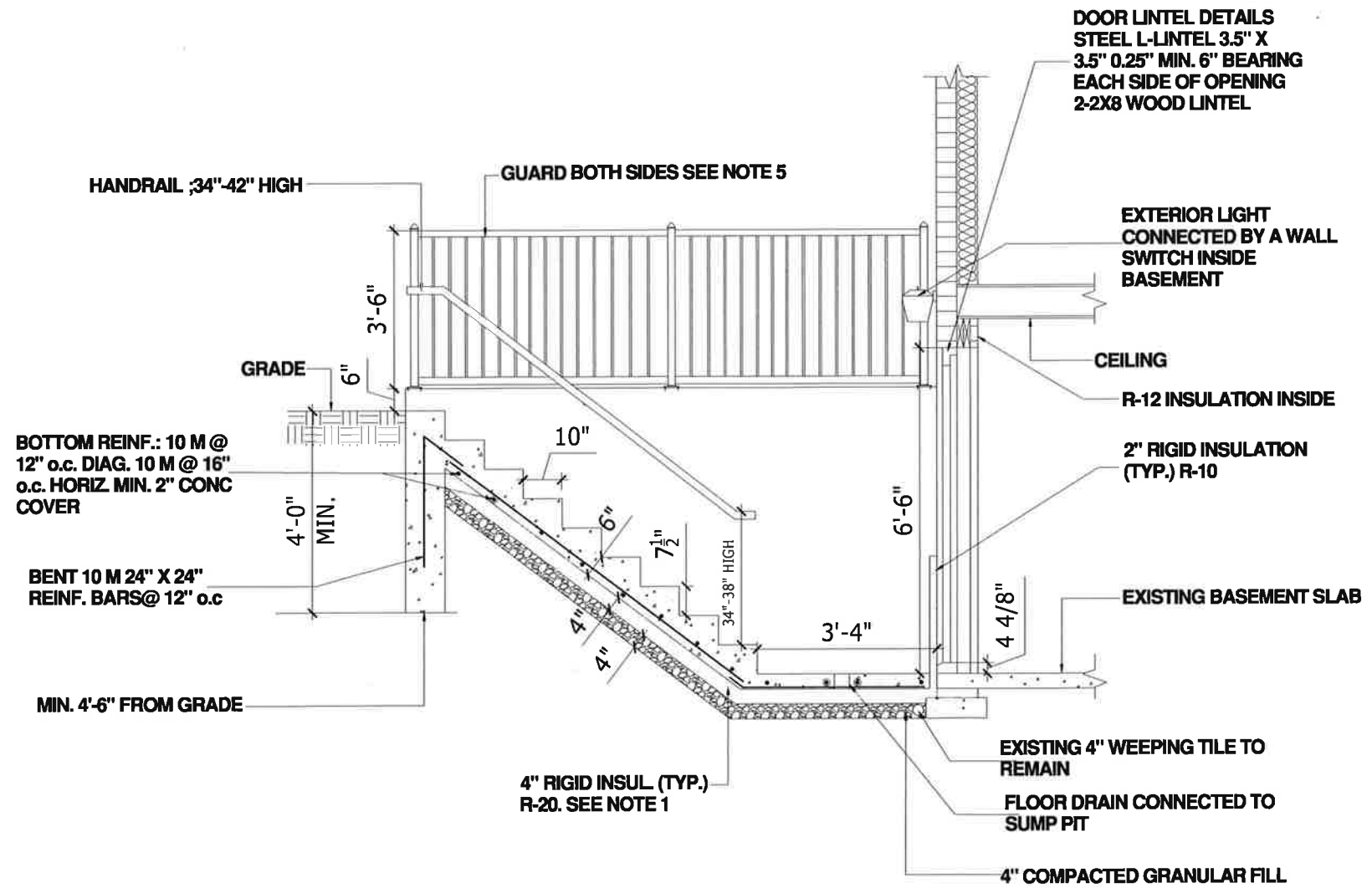
WALKOUT PLAN

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-6	JAN 2023
SCALE 3/8"=1'-0"	



SECTION A-A

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SCOPE OF WORK
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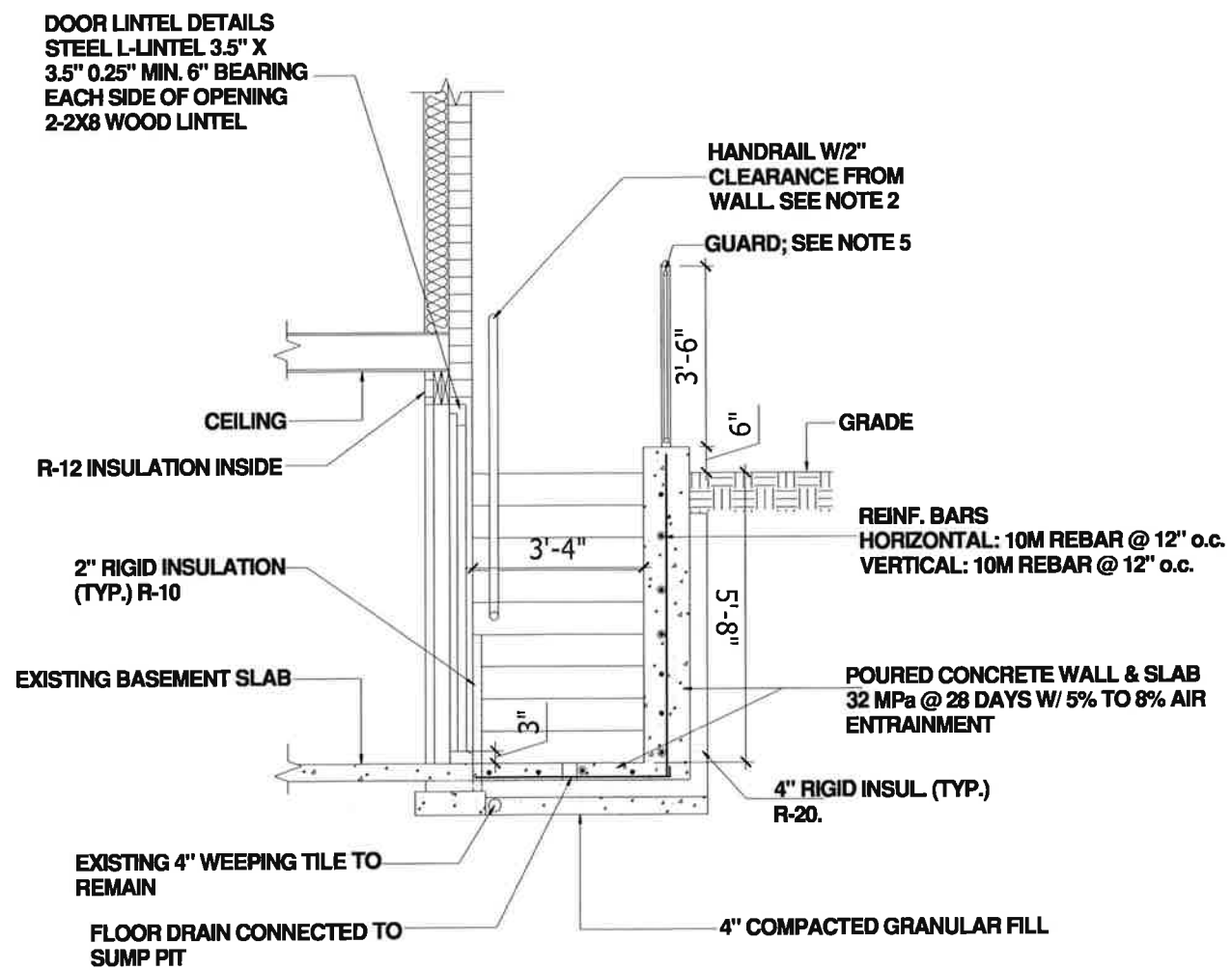
SECTION A-A

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-7	JAN 2023
SCALE 3/8"=1'-0"	



SECTION B-B

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SCOPE OF WORK
 PROPOSAL TO CONSTRUCT
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NO	REVISION / ISSUE	DATE

SECTION B-B

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-8	JAN 2023
	SCALE 3/8"=1'-0"

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SCOPE OF WORK

**PROPOSAL TO CONSTRUCT
SECONDARY UNIT WITH
BELOW GRADE ENTRANCE**

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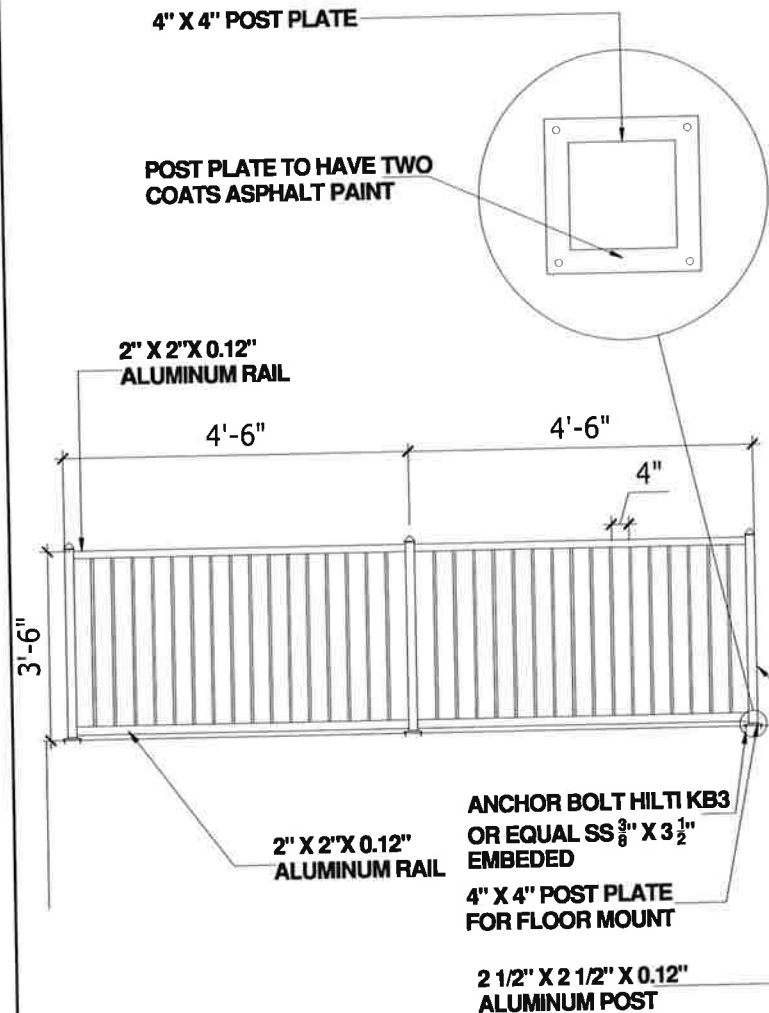
NOTES

CITY : BRAMPTON

2 DULVERTON DR

EXISTING DWELLING

SHEET	PROJECT
A-9	JAN 2023
	SCALE 3/8"=1'-0"



GUARDRAIL DETAILS

- 1 **FOOTINGS:**
FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 kPa
- 2 **HANDRAILS**
HANDRAILS SHOULD BE BETWEEN 34 TO 38 IN ABOVE THE TREAD AT THE LEADING EDGE LINE.
2 IN CLEARANCE FROM THE WALL IS REQUIRED
START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIAN TRAFFIC OR CREATE A HAZARD
BOTH SIDE HANDRAILS REQUIRED IF STAIRS ARE 43 IN OR WIDER.
- 3 **EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
10" RUN MINIMUM 14" MAXIMUM
10" TREAD MINIMUM 14" MAXIMUM
- 4 **RETAINING WALL**
10" POURED CONCRETE WALL DOES NOT REQUIRE REBAR IF BACKFILL HEIGHT DOES NOT EXCEED 4'-7". PROVIDE 10M REBAR @ 12" o.c. EACH WAY FOR BACKFILL HEIGHTS EXCEEDING 4'-7".
- 5 **GUARDS (PRE-ENGINEERED)**
42 INCH HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"
36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.
- 6 **LIGHT**
ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.
- 7 **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.
- 8 **INSULATION DETAILS**
RIGID INSULATION TO HAVE FOLLOWING SPECIFICATIONS:
- STYROFOAM™ Brand SM Extruded Polystyrene Foam Insulation
- RSI value of 0.87/25 mm [R-5 PER 1 INCH]
- Board Size: [as indicated on Drawings].
- Compressive Strength: 210 kPa
- Draining Capacity: > 0.72 m3/hr/m
- 9 **INSULATION FINISHING**
INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4 FT 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 21 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



A-2023-0140