

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

FILE NUMBER: A-2024-0041

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)** Kevin Michael & Christine Michael
Address 4 Alderway Avenue, Brampton, ON, L6Y 2B6

Phone # 4166595329 **Fax #** _____
Email kevin.michael.905@gmail.com

2. **Name of Agent** Sarah Mahdi
Address 135 Weir Chase, Mississauga, L5V 2W9, ON

Phone # 647-281-9294 **Fax #** _____
Email sarah@snsdesignandbuild.com

3. **Nature and extent of relief applied for (variances requested):**
1. To permit a driveway width of 8.1 metres (26.57 feet) on the flankage lot line, whereas the bylaw permits a maximum driveway width of 6.71 metres (22 feet) on the flankage lot line.
2. To permit a proposed exterior stairway eading to a below grade entrance in the front yard, whereas the by-law does not permit exterior stairways constructed below established grade in the front yard.
3. To permit a front yard setback of 4.45m to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum front yard setback of 6m.

4. **Why is it not possible to comply with the provisions of the by-law?**
1. The lot has a width of 100ft which would ordinarily permit a driveway of this size, however, the driveway is on the flankage lot line therefore it is restricted to 6.71 m.
2. The existing driveway has 4 parking spaces, however, 2 of those parking spaces are outside of the lot boundaries and within the city's right of way. 3 parking spaces are required for a 3-unit dwelling.

5. **Legal Description of the subject land:**
Lot Number 152
Plan Number/Concession Number 646
Municipal Address 4 Alderway Ave. Brampton, ON L6Y 2B6

6. **Dimension of subject land (in metric units)**
Frontage 18.29
Depth 30.48
Area 557.418

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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

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

Ground floor area: 195.28 sq.m
GFA: 195.28
1-storey dwelling
Porch: 10.81

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2-units in basement floor: total area 151.36 sq.m
GFA: 346.64 sq.m

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 5.78
Rear yard setback 3.97
Side yard setback 1.73
Side yard setback 5.49

PROPOSED

Front yard setback 5.78
Rear yard setback 3.97
Side yard setback 1.73
Side yard setback 5.49

10. Date of Acquisition of subject land: January 31, 2024

11. Existing uses of subject property: Single family dwelling

12. Proposed uses of subject property: 3-unit dwelling

13. Existing uses of abutting properties: Single family dwelling

14. Date of construction of all buildings & structures on subject land: 1963

15. Length of time the existing uses of the subject property have been continued: 60 years

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well
- (b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic
- (c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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

Yes No

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

18. Has a pre-consultation application been filed?

Yes No

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

Yes No Unknown

If answer is yes, provide details:

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

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____

THIS 19 DAY OF January, 2024.

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, _____, OF THE _____ OF _____

IN THE _____ OF _____ 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

_____ OF _____

IN THE _____ OF _____

_____ THIS _____ DAY OF _____, 20____.

Signature of Applicant or Authorized Agent

A Commissioner etc.

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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 _____

Date Application Deemed Complete by the Municipality _____

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 4 Alderway Ave.

I/We, Kevin Michael & Christine Michael
please print/type the full name of the owner(s)

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

Sarah Mahdi
please print/type the full name of the agent(s)

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

Dated this 19¹ day of February, 2024.

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

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

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

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

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 4 Alderway Av.

I/We, Kevin Michael & Christine Michael

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

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

Dated this 1 day of February, 20 24.

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

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

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

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

GENERAL TAGS (UNLESS OTHERWISE NOTED)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

1 ROOF CONSTRUCTION
ROOF FINISH, ON
2-PLY ROOF MEMBRANE,
3/4" EXT. PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED JOISTS AS PER PLANS. APPROVED EAVES PROTECTION TO EXTEND 900 mm (3'-0") FROM EDGE OF ROOF AND MIN. 300 mm (12") BEYOND INNER FACE OF EXTERIOR WALL. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL.

2 RSI 10.57 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. (R31) ROOF INSULATION IF NO ATTIC SPACE.

3 FOUNDATION WALL/ FOOTINGS: -SEE OBC 9.15.4-
POURED CONC. FDTN. WALL WITH BITUMINOUS DAMPROOFING WITH DRAINAGE LAYER, PROVIDE PARKING COVER ON (22"x8") CONTIN. KEVED CONC. FTG. REINFORCED WITH 2-15M CONT. PROVIDE DOWELS INTO FTG TO MATCH VERTICAL STEEL IN WALLS AND COLUMNS EXCEPT WHEN NOTED OTHERWISE. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MINIMUM BEARING CAPACITY OF 150kPa SERVICIBILITY LIMIT STATES (SLS) OR GREATER AND 200kPa ULTIMATE LIMIT STATES (ULS).

4 100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

5 BASEMENT SLAB
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.

6 38X140 (2"x6") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 1200mm (4'-0") O.C., CAULKING OR 25mm (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP FDTN. WALL, USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

7 BEARING STUD PARTITION
38X150 (2"x6") STUDS @ 400mm (16") O.C.
38X150 (2"x6") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 1200mm (4'-0") O.C.
100mm (4") HIGH CONC. CURB ON 350X155 (14"x8") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

8 INTERIOR STUD PARTITIONS
BEARING PARTITIONS 38X89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38X89 (2"x4") @ 600mm (24") O.C. PROVIDE 38X89 (2"x4") BOTTOM PLATE AND 2/ 38X89 (2-2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38/140 (2"x4" OR 2"x6") STUDS/PLATES WHERE NOTED.

9 EXPOSED FLOOR TO EXTERIOR
PROVIDE (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

10 STEEL COLUMN (SEE O.B.C 9.15.3.3)
HSS 4"x4"x1/4" ST. COL. C/W 6"x6"x1/2" PL. TOP WELD TO BEAM & 6"x8"x1/2" BASE PL. C/W 2 - 1/2" DIA. 12" LONG 2" HOOK ANCHORS SET INTO CONC. FIELD WELD COL. TO BASE PL.

11 STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
90mm (3-1/2") DIA x 4.78mm (.188") FIXED OR ADJUSTABLE STL. COL. W/ MAX ALLOWABLE LOAD OF 108.6kN (24,000LBS) W/ 150X150X9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070X1070X460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENG. FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 kPa. MIN. AND AS PER SOILS REPORT.

12 STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (.188) NON-ADJUSTABLE STL. COLUMN WITH 150X150X9.5 (6"x6"x3/8") STEEL TOP PLATE.
BASE PLATE 120X250X12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COLUMN TO BASE PLATE.

13 BEAM POCKET OR 200X200 (8"x8") POURED CONCRETE NIB WALLS.
MINIMUM BEARING 90mm (3-1/2").

14 STEEL BEARING PLATE FOR MASONRY WALLS
280X280X16 (11"x11"x 5/8") STL. PLATE FOR STL. BEAMS AND 280X280X12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLK. PARTYWALL, ANCHORED W/ 2-19mm (3/4") X200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC. 9.17.4.2 (2).

15 3-38X89 (3-2"x4") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT, 610X610X300 (24"x24"x12") CONCRETE FOOTING.

16 STEP FOOTINGS: MIN. HORIZ. STEP = 864mm (2'-10"), MAX. VERT. STEP = 600mm (23 5/8") FOR FIRM SOILS. 400mm (16") MAX. STEP FOR SAND AND GRAVEL.

17 COLD CELLAR PORCH SLAB
6" 32MPa CONC. SLAB WITH 5-8% AIR ENTRAINMENT. WITH REINF. BARS AS NOTED. SLOPE SLAB MIN. 1.0% FROM DOOR.

18 THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

19 GARAGE SLAB: 100mm (4") 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON MIN. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT AT 1% MIN.

20 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, (R22) IN WALLS, (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

21 DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

22 FIREPLACE CHIMNEYS -OBC. 9.21.-
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

23 MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

24 U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

25 CAPPED DRYER EXHAUST VENTED TO EXTERIOR C/W INSECT SCREEN.

26 ATTIC ACCESS HATCH MIN. 545X700 (22"x28") WITH WEATHERSTRIPPING. RSI 5.4 (R40) RIGID INSULATION BACKING.

27 DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

28 DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

29 ALL STAIRS/ EXTERIOR STAIRS -OBC. 9.8.-
MAX. RISE = 200 (7-7/8")
MIN. RISE = 125 (4-7/8")
MIN. RUN = 255 (10")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN NARROW END = 150 (6")
MIN. RUN = 200 (8")

30 FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. GUARDS -OBC. 9.8.8.2.
INTERIOR GUARD: 900mm (2'-11") MIN.
EXTERIOR GUARDS: 1070mm (3'-6") MIN.

31 RESIDENTIAL - GUARD DESIGN LOADS
SINGLE FAMILY DWELLING 9.8.7.7.(1)(a)

a) a concentrated load at any point of not less than 0.9kN (202lbs).
b) for handrails other than those serving a single dwelling unit, a uniformly distributed load of 0.7kN/m (48lbs/ ft)

32 SUBFLOOR, JOIST STRAPPING AND BRIDGING
-16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6.")
6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.
("SEE OBC 9.23.9.4")
ALL JOISTS TO BE BRIDGED WITH 38X38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19X64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

33 EXPOSED BUILDING FACE -OBC. 9.10.14.11.
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 mins. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"), WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.

34 CONVENTIONAL ROOF FRAMING
38X140 (2"x6") RAFTERS @ 400mm (16" O.C.), 38x184 (2"x8") RIDGE BOARD. 38X89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38X89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38X140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38X89 (2"x4") @ 600mm (24") O.C. WITH A 38X89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

35 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38X140 (2-2"x6") CONTINUOUS STUDS @ 300mm (12") O.C. FOR BRICK AND 400mm (16") O.C. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 1220mm (4'-0") O.C. VERT. FOR HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38-140 (2"x6") STUDS @ 400 mm (16") O.C. WITH A CONTINUOUS HEADER AT THE GROUND FLOOR CEILING LEVEL. TOENAIL AND GLUED TO TOP PLATES.

GASPROOFING NOTES FOR CONSTRUCTION BETWEEN GARAGE & DWELLING

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT INFILTRATION OF GASES INTO DWELLING.

- a) PROVIDE 13mm (1/2") GYPSUM BOARD WITH MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
b) CAULK JOINTS BETWEEN GYPSUM BOARD & OTHER SURFACES WITH ACOUSTIC SEALANT
c) CAULK PENETRATIONS SUCH AS HOSE BIBS WITH ACOUSTIC SEALANT.
D) 9.10.13.15. Doors Between Garages & dwelling units
(1) A door between an attached or built-in garage and a dwelling unit shall be tight-fitting and weatherstripped to provide an effective barrier against the passage of gases & exhaust fumes and shall be fitted with a self-closing device.

O.B.C. 9.10.9.16

NOTE: ALL CONSTRUCTION NOTES TO BE USED AS A REFERENCE. NOTES AND ASSEMBLIES MAY DIFFER AS INDICATED ON PLANS.

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: ALL BEAMS SUPPORTING FLOOR LOADS ARE SPECIFIED AS PER P. ENG. THE FLOOR TRUSS MANUFACTURER TO VERIFY ALL LVL BEAM SIZES FOR SHOP DRAWINGS.

NOTE: FLOOR FRAMING INFO REFER TO TJI SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE: TYPICAL FOR ALL FLOORS:
-FLOOR SHALL BE 3/4" PLYWOOD. GLUED AND NAILED TO JOISTS TYP.

-ALL JOISTS SHALL HAVE A MIN. BEARING OF 1 3/4" AT SUPPORTS TYP. UNND

-WOOD/PSL/LVL BEAMS SHALL HAVE A MIN. BEARING OF 3-1/2" AT SUPPORT TYP. UNND



NOTES:
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components. Unless noted otherwise, no provision has been made in the design for conditions occurring during construction.

It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction. All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.



ADDRESS:
4 Alderway Ave.
Brampton, ON L6Y 2B6

PROJECT:
THREE UNIT DWELLING

GENERAL NOTES









Date: 2024-03-13
Drawn by: S.M
Checked by: S.I

A100

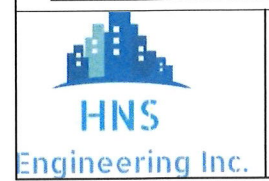
Scale:

GENERAL NOTES	
1.	ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED
2.	CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES
3.	DO NOT SCALE DRAWINGS
4.	ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE 2012 AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF HNS ENGINEERING INC. COPYRIGHT RESERVED.
6.	CONTRACTOR SHALL NOT MAKE ANY CHANGES OR MODIFICATIONS WITHOUT CONSULTANT'S WRITTEN CONSENT. CONTRACTOR ASSUMES FULL LEGAL AND CONTRACTUAL LIABILITY FOR ANY UNAUTHORIZED CHANGES. CONTRACTOR SHALL CORRECT THEM AT HIS/HER OWN COST.
7.	CONTRACTOR TO SCHEDULE WORK SO IT DOES NOT INTERFERE WITH NORMAL TENANT OPERATIONS.
8.	COORDINATE ALL INTERIOR WORK WITH TENANTS. PROVIDE MIN. 72 HOURS NOTICE TO TENANTS.
9.	THE CONTRACTOR, HIS TRADES & SUPPLIERS SHALL PROVIDE SERVICES AND MATERIALS IN COMPLIANCE WITH THE EXISTING CODES, STANDARDS AND INDUSTRY GUIDELINES.
10.	ALL WORK UPON COMPLETION SHALL BE SUFFICIENT TO OBTAIN THE OCCUPANCY PERMIT. ANY REVISIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION SHALL BE AT THE EXPENSE OF THE CONTRACTOR, TRADE OR SUPPLIER.
11.	COORDINATE GARBAGE CONTAINER LOCATION WITH CONSULTANT AND/OR HOME OWNER.
12.	COORDINATE ANY POWER SHUT-OFFS WITH HOME OWNER.
13.	ALL EXISTING WALL AND FLOOR THICKNESSES AND DETAILING TO BE VERIFIED ON SITE FOR COHESION WITH PLANNED WORK.
14.	EXISTING ROOF HEIGHTS AND SLOPES TO BE VERIFIED ON SITE.

GENERAL DEMOLITION NOTES	
1.	FOR USE OF ON-SITE FACILITIES COORDINATE WITH HOME OWNER AND/OR CONSULTANT.
2.	FOR ANY FRIABLE ASBESTOS CONTAINING MATERIALS (ACM) ENCOUNTERED, SUSPECTED, OR ANY ACM DAMAGED DURING WORK OPERATIONS, NOTIFY CONSULTANT. DO NOT DISTURB SUCH MATERIAL. PENDING INSTRUCTIONS FROM ENVIRONMENTAL CONSULTANT.
3.	CONTRACTOR TO STORE ALL REMOVED MATERIALS IN SECURE WASTE CONTAINER.
4.	ALL SECURITY SYSTEM REMOVALS TO BE COORDINATED WITH OWNER'S SECURITY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
5.	CONTRACTOR SHALL VERIFY ALL SECURITY AND ACCESS SYSTEM INSTALLATIONS AND ENSURE THAT SUCH INSTALLATIONS HAVE NOT REDUCED THE PERFORMANCE OF COMPONENTS OR RENDERED THE PRODUCT'S WARRANTY VOID. PROVIDE COMMISSIONING REPORTS FOR ALL SECURITY AND ACCESS SYSTEMS.
6.	CONTRACTOR TO PROTECT ALL ADJACENT SURFACES AND ASSEMBLIES FROM DAMAGE. ALL SURFACES AND ASSEMBLIES DAMAGED BY CONTRACTOR TO BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
7.	PROTECT EXISTING HVAC SYSTEM THROUGHOUT DURATION OF WORK. SHUT DOWN HVAC SYSTEM PRIOR TO SANDING AND/OR DEMOLISHING GYPSUM ASSEMBLIES. CLEAR ALL DUST AND POLLUTED AIR BEFORE TURNING SYSTEM ON. NOTIFY AND COORDINATE WITH CONSULTANT AND HOME OWNER PRIOR TO SHUTTING DOWN HVAC SYSTEM.
8.	SHUT DOWN AFFECTED FIRE ALARM ZONE DURING HOT WORK, REACTIVE FIRE ALARM ZONE.
9.	STEEL CUTTING WITH POWER EQUIPMENT SHALL BE DONE WITH BURR-FREE SAW BLADES. KEEP SAW BLADES WELL LUBRICATED (SPARKS & FUMES ARE PROHIBITED).
10.	CONTRACTOR TO REMOVE TO SOURCE ALL ABANDONED AND UNUSED INFRASTRUCTURE WIRES & CABLES IN CEILING CAVITIES, PLENUMS, & WALLS AFFECTED BY WORK UNDER THIS CONTRACT.
11.	PROTECT EXISTING FLOOR FINISHES WITH THICK POLYETHYLENE BARRIERS OR PAINTER'S SHEETS THROUGHOUT DEMOLITION & CONSTRUCTION.
12.	PROTECT ADJACENT SURFACES AT ALL TIMES WHEN PAINTING AND/OR REPAINTING. DAMAGED OR STAINED SURFACES RESULTING FROM NEGLIGENCE SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
13.	CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION FENCING, HOARDING, AND DUST/FUME BARRIERS AT ALL AREAS OF WORK & THROUGHOUT ENTIRE DURATION OF WORK IN ALL PHASES.
14.	EXISTING DRAWINGS REPRESENT RECORD DOCUMENTATION OF EXISTING BUILDING CONDITIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

WALL SCHEDULE (EXTERIOR TO INTERIOR)	
	EXIST. FOUNDATION WALL (UNINSULATED) - BITUMINOUS DAMPROOFING WITH DRAINAGE LAYER TO GRADE, ON - POURED CONCRETE FOUNDATION WALL (REFER TO PLANS FOR THICKNESS)
	EXISTING FOUNDATION WALL (INSULATED) - REFER TO FN1, ADD - 2" RIGID INSULATION BOARD (R10 CONT.), ON - 2"x4" WOOD STUDS @ 16" O.C. W/BATTS INSULATION (R20), ON - VAPOUR BARRIER, ON - 1/2" DRYWALL
	EXTERIOR DOUBLE BRICK (EXISTING) - 3-1/2" BRICK VENEER AS PER ELEVATION, ON - 1" AIR SPACE, ON - BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, ON - 3 1/2" BRICK VENEER, LATH & PLASTER
	NEW INTERIOR 2"x4" WALL - 1/2" DRYWALL, ON - 2"x4" WOOD STUD @ 16" O.C. ON - 1/2" DRYWALL
	NEW INTERIOR FIRE RATED WALL CONSTRUCTION COMPLIES WITH SUPPLEMENTARY STANDARDS TO THE O.B.C 2012 SB-3 TABLE 1 WALL NUMBER W4a - 38X89 mm (2X4) WOOD STUDS AT 400 mm (16") O.C. - SINGLE 38X89mm (2X4) TOP AND BOTTOM PLATES. - 89mm (3 1/2") THICK ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG, GLASS, OR CELLULOSE FIBRE ON ONE SIDE - RESILIENT CHANNEL @ 400mm O.C ON ONE SIDE OF WALL - 1 LAYER 15.9mm (5/8") TYPE "X" GYPSUM BOARD ON RESILIENT METAL CHANNEL SIDE. - 15.9 mm (5/8") TYPE "X" DRYWALL ON OTHER SIDE
ROOF SCHEDULE	
	EXISTING SLOPED ROOF
FLOOR SCHEDULE	
	EXISTING CONCRETE SLAB - 4" POURED CONCRETE SLAB, ON - 4" COARSE GRANULAR FILL
	EXISTING 2X10 WOOD JOISTS - FINISHED FLOORING, ON - 3/4" PLYWOOD SUBFLOOR, ON - 2X10 AS PER PLANS, ON - 1/2" DRYWALL

STRUCTURAL NOTES	
WINDOW LINTEL SCHEDULE	
W1= 2-2X8 (3'-0" MAX. SPAN) W2= 2-2X10 (4'-6" MAX. SPAN) W3= 3-2X10 (6'-0" MAX. SPAN) W4= 3-2X12 (8'-0" MAX. SPAN)	
STEEL LINTELS	
L1 = L3.5" X 3.5" X 1/4"(4'-0" MAX) L2 = L5" X 3.5" X 3/8" (7'-0" MAX) L3 = L6" X 4" X 3/8"(9'-0" MAX) L4 = L7" X 4" X 3/8"(11'-0" MAX)	
BOLT STEEL ANGLES TO WOOD LINTEL @24" O.C. ROVIDING MIN. OF 6" BEARING AT ENDS.	
ALL PRE-ENGINEERED JOISTS AND LVL TO BE HANDLED & INSTALLED AS PER MANUFACTURE'S INSTRUCTIONS.	



NOTES:
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DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.

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ADDRESS:
4 Alderway Ave.
Brampton, ON L6Y 2B6

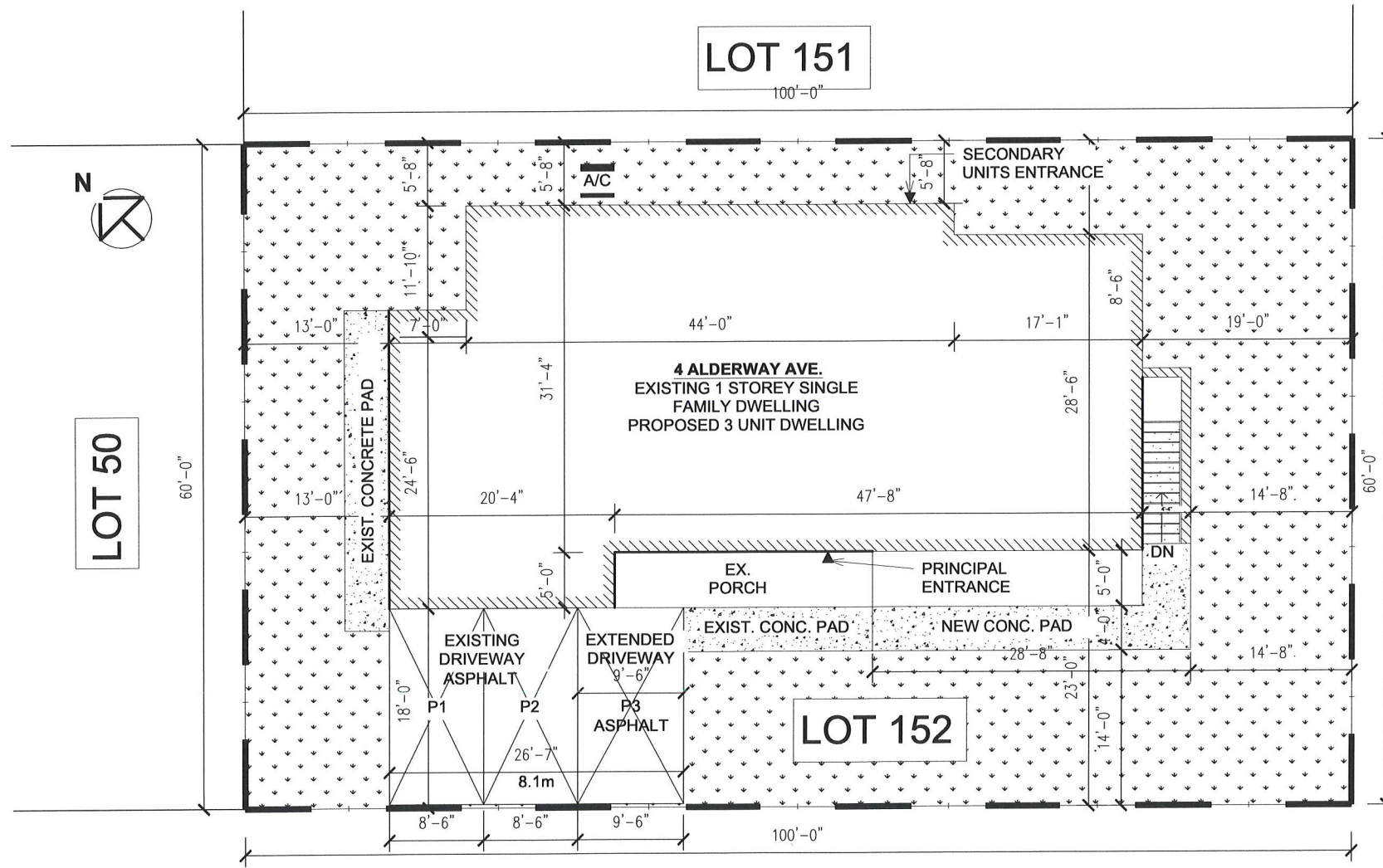
PROJECT:
THREE UNIT DWELLING

WALL TYPE & STRUCTURAL NOTES

Date: 2024-03-13
Drawn by: S.M
Checked by: S.I

A101

Scale:



GREYSTONE CRES.

ALDERWAY DRIVE

PROPOSED SITE PLAN



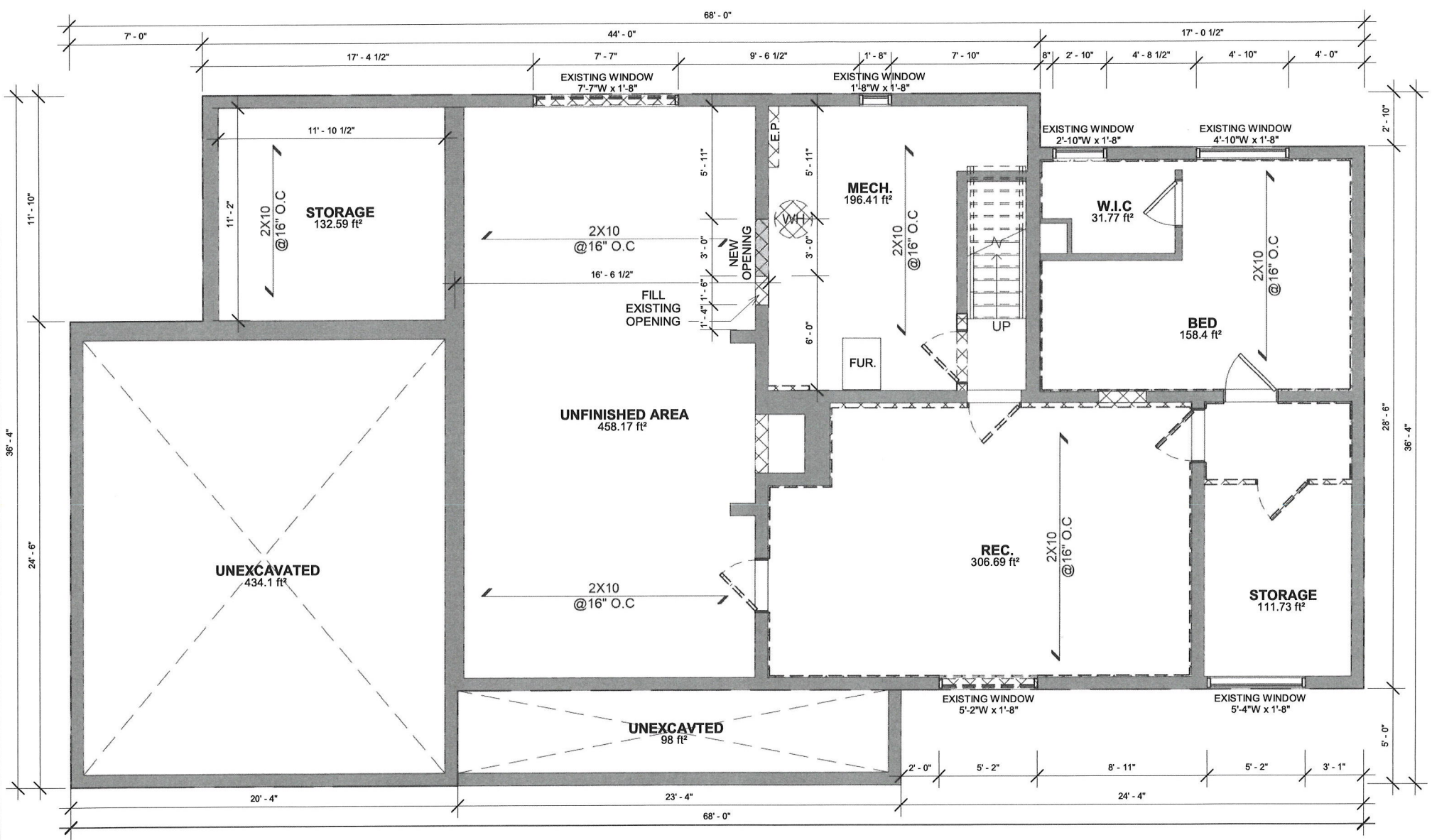
THREE UNIT DWELLING 4 Alderway Ave Brampton, ON L6Y 2B6	
Designed: SI	DATE: APRIL 2024
SCALE: 3/32" = 1'-0"	
PROPOSED SITE PLAN	A102



HNS
Engineering Inc.

EXISTING WALL
TO BE REMOVED

AREA: 1,629 SQFT
CEILING: 7'-6"



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ADDRESS:
4 Alderway Ave.
Brampton, ON L6Y 2B6

PROJECT:
THREE UNIT DWELLING


**EXISTING
BASEMENT PLAN**

Date: 2024-03-13
Drawn by: S.M
Checked by: S.I

A103

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

1 EXISTING BSMT PLAN
3/16" = 1'-0"

 EXISTING WALL
 TO BE REMOVED

AREA: 2,119 SQFT
CEILING: 8'-0"



HNS
 Engineering Inc.

NOTES:

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ADDRESS:

4 Alderway Ave.
 Brampton, ON L6Y 2B6

PROJECT:

THREE UNIT DWELLING

**EXISTING GROUND
FLOOR PLAN**

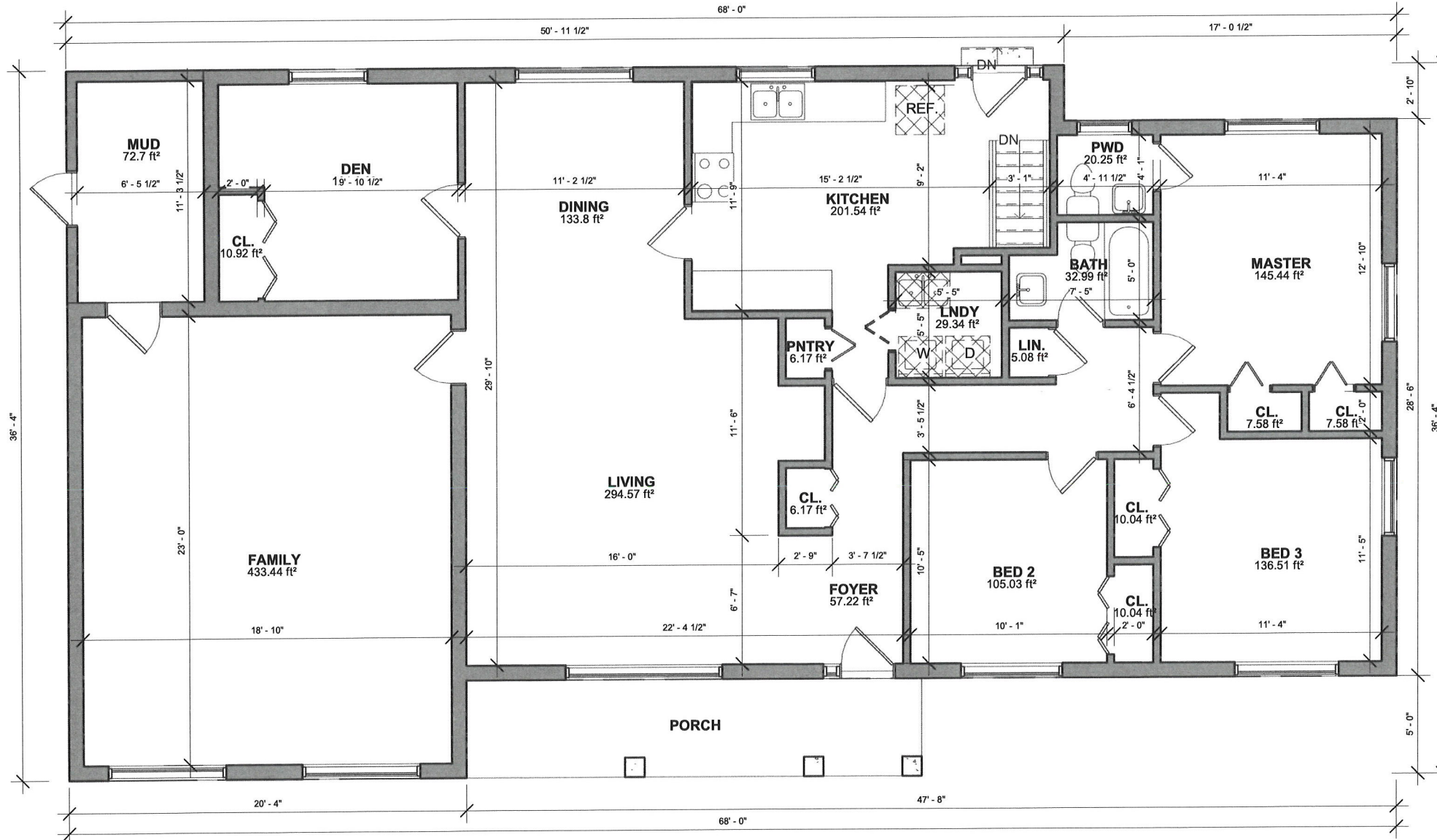
Date: 2024-03-13

Drawn by: S.M

Checked by: S.I

A104

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



1 **EXISTING GROUND FLOOR**
 3/16" = 1'-0"

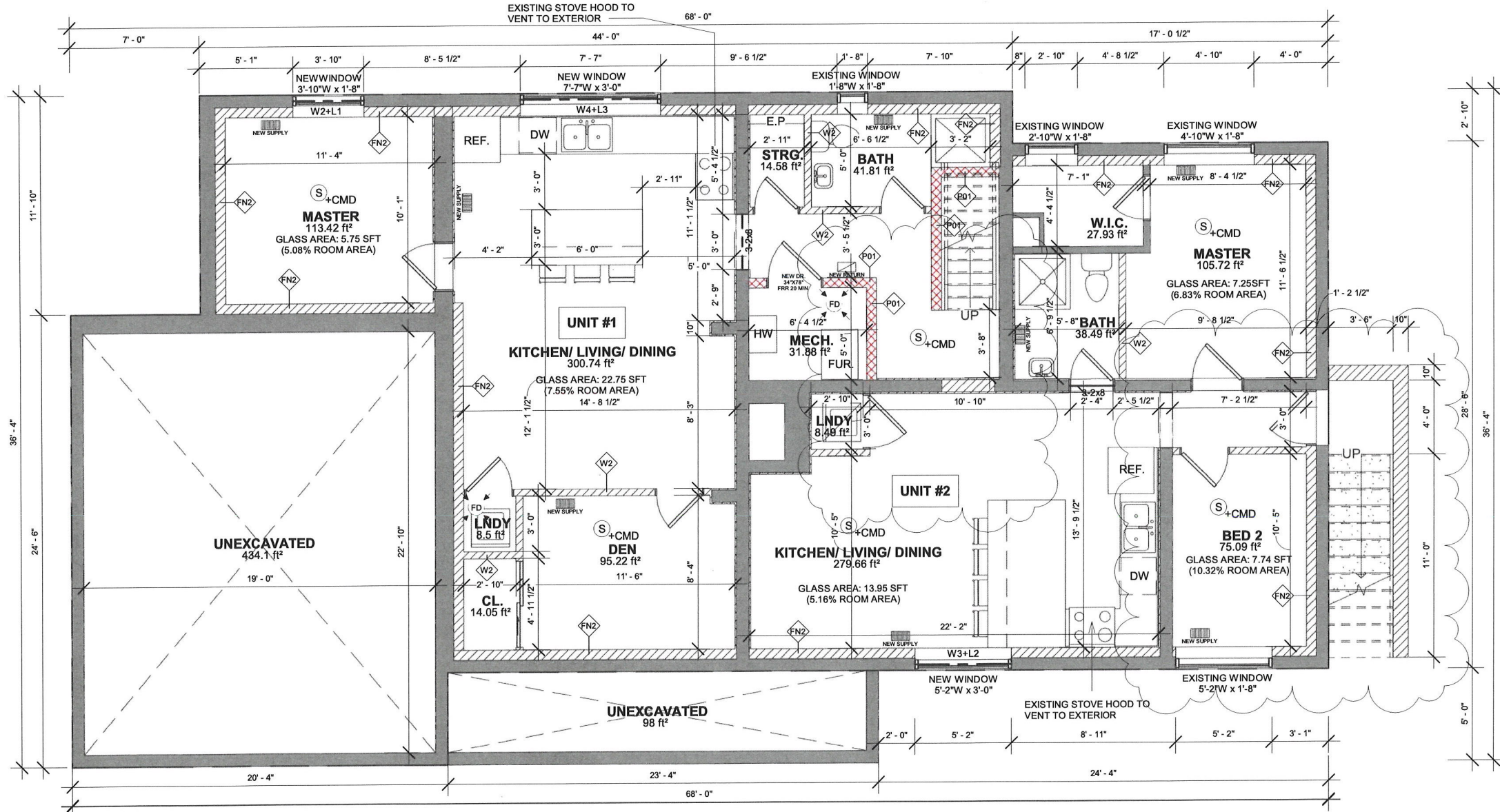
EXISTING WALL
 NEW WALL
 FRR WALL

AREA: 1,599 SQFT
 UNIT #1: 739 SQFT
 UNIT #2: 727 SQFT

CEILING: 7'-6"
***NOTE:**
 EXISTING 1/2" DRYWALL
 CEILING TO REMAIN

FURNACE MAY SERVE BOTH UNITS PROVIDED
 A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR
 RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE
 FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING
 SYSTEM UPON ACTIVATION OF SUCH DETECTOR.

[AS PER OBC PART 11: C152 & C153]
 SPRINKLERED FURNACE RM. (NO FIRE RATED CEILING)
 DUCT-TYPE SMOKE DETECTOR SHALL BE INSTALLED IN
 DUCT SYSTEM IN FURNACE



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ADDRESS:
 4 Alderway Ave.
 Brampton, ON L6Y 2B6

PROJECT:
 THREE UNIT DWELLING
PROPOSED BASEMENT PLAN

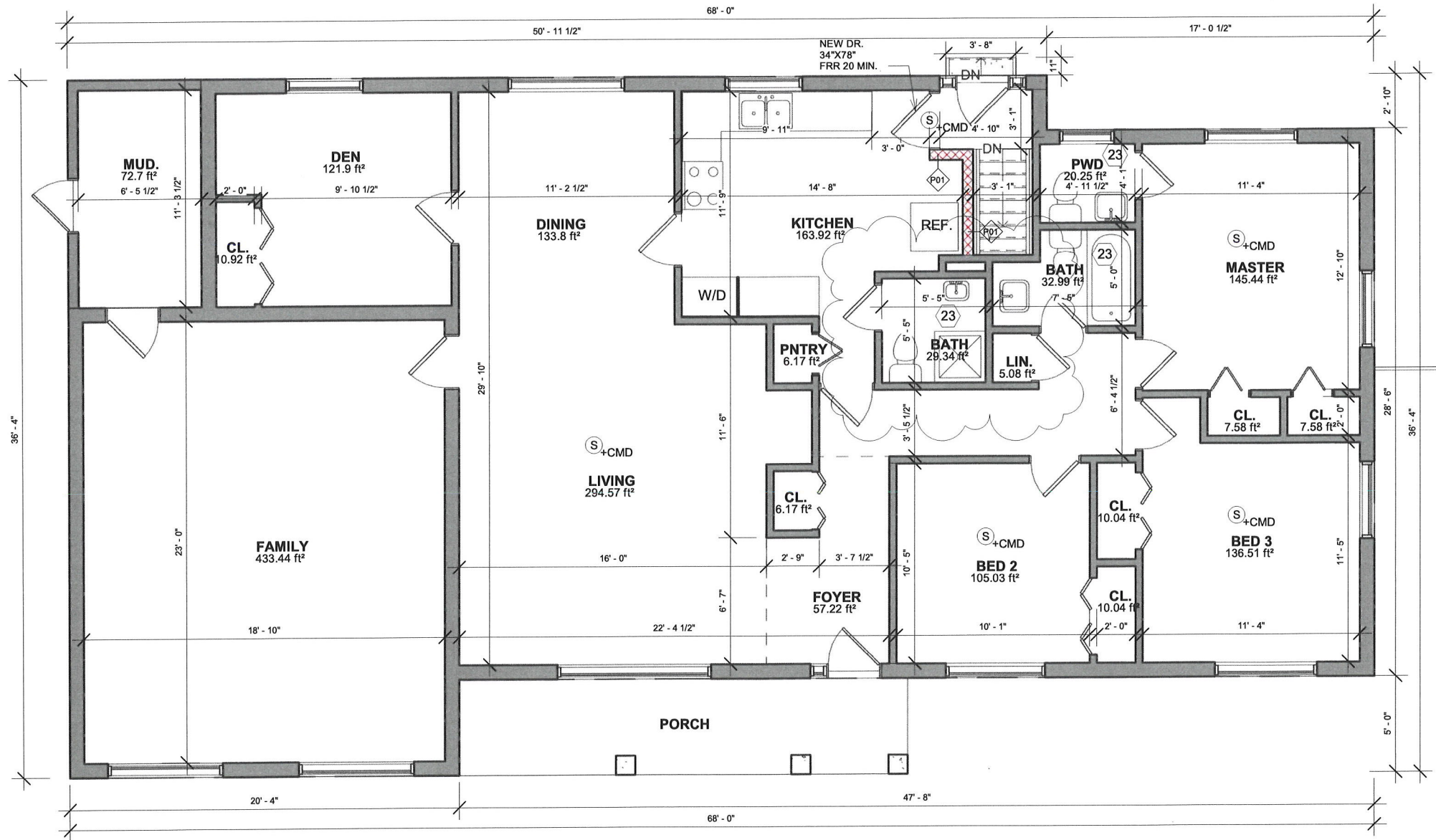
Date: 2024-03-13
Drawn by: S.M
Checked by: S.I
A105
Scale: 3/16" = 1'-0"

 EXISTING WALL
 FRR WALL

AREA: 2,119 SQFT
 CEILING: 8'-0"



HNS
 Engineering Inc.

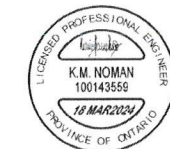


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ADDRESS:
 4 Alderway Ave.
 Brampton, ON L6Y 2B6

PROJECT:
 THREE UNIT DWELLING

**PROPOSED GROUND
 FLOOR PLAN**

Date: 2024-03-13

Drawn by: S.M

Checked by: S.I

A106

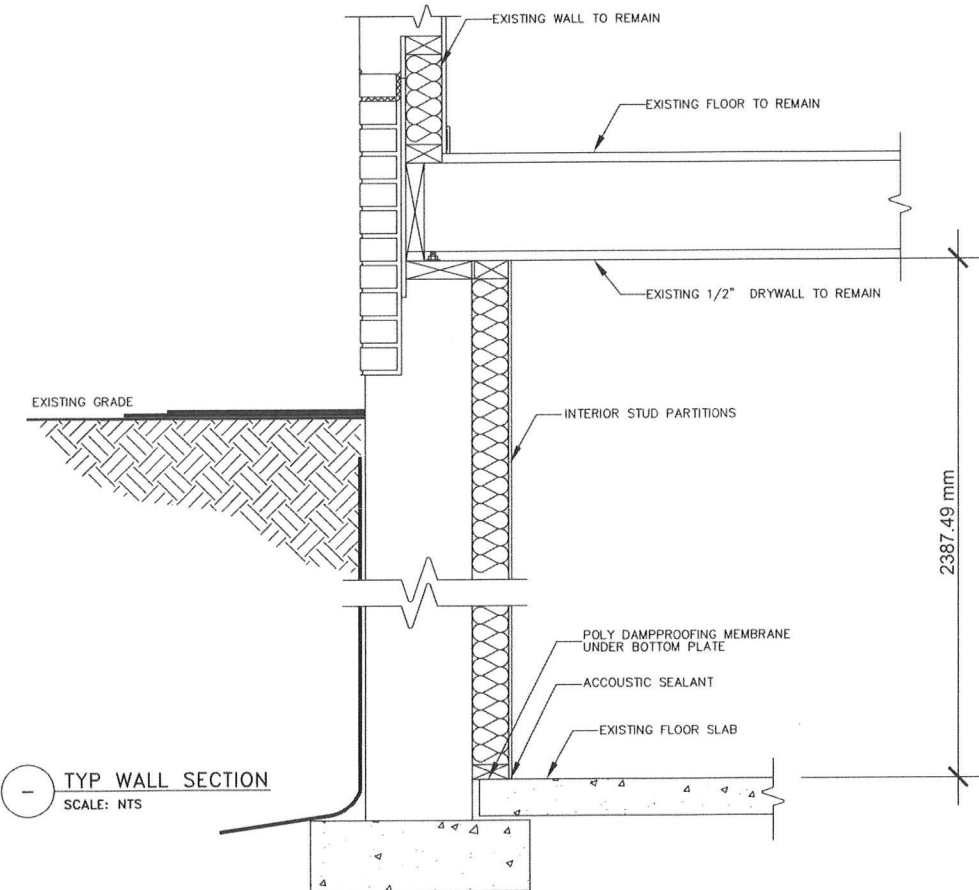
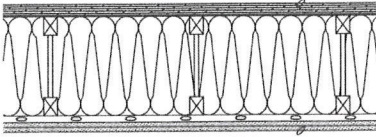
Scale: 3/16" = 1'-0"

1 PROP. GROUND FLOOR
 3/16" = 1'-0"

Ⓟ as per SB-3

**INTERIOR PARTITIONS WITHIN UNITS
AT STAIRCASE 1 HOUR FIRE RATED**

- Construction complies with supplementary standards to the O.B.C 2012 SB-3 table 1 wall number W4b
- 38 X 89 mm (2 X 4) wood studs at 400 mm (16") o.c.
 - single 38 X 89 mm (2 X 4) top and bottom plates
 - 89mm (3 1/2") thick absorptive material processed from rock, slag, glass, or cellulose fibre on one side
 - Resilient channel @ 400mm o.c. on one side of wall
 - 2 layer 15.9mm (5/8") type "X" gypsum board on resilient metal channel side
 - 15.9 mm (5/8") type "X" drywall on other side



Ⓟ TYP WALL SECTION
SCALE: NTS



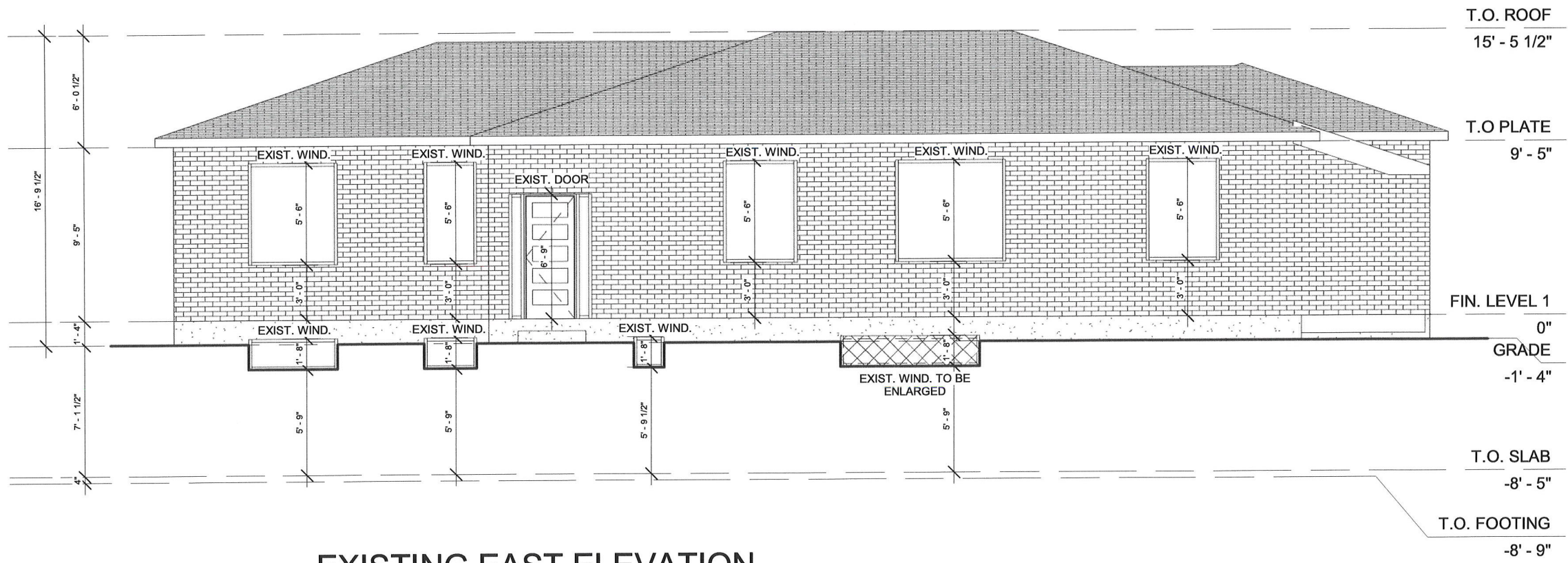
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Brampton, ON L6Y 2B6

PROJECT:
THREE UNIT DWELLING
TYP. WALL SECTION

Date:	2024-03-13
Drawn by:	S.M
Checked by:	S.I
A107	
Scale:	



1 EXISTING EAST ELEVATION
 3/16" = 1'-0"



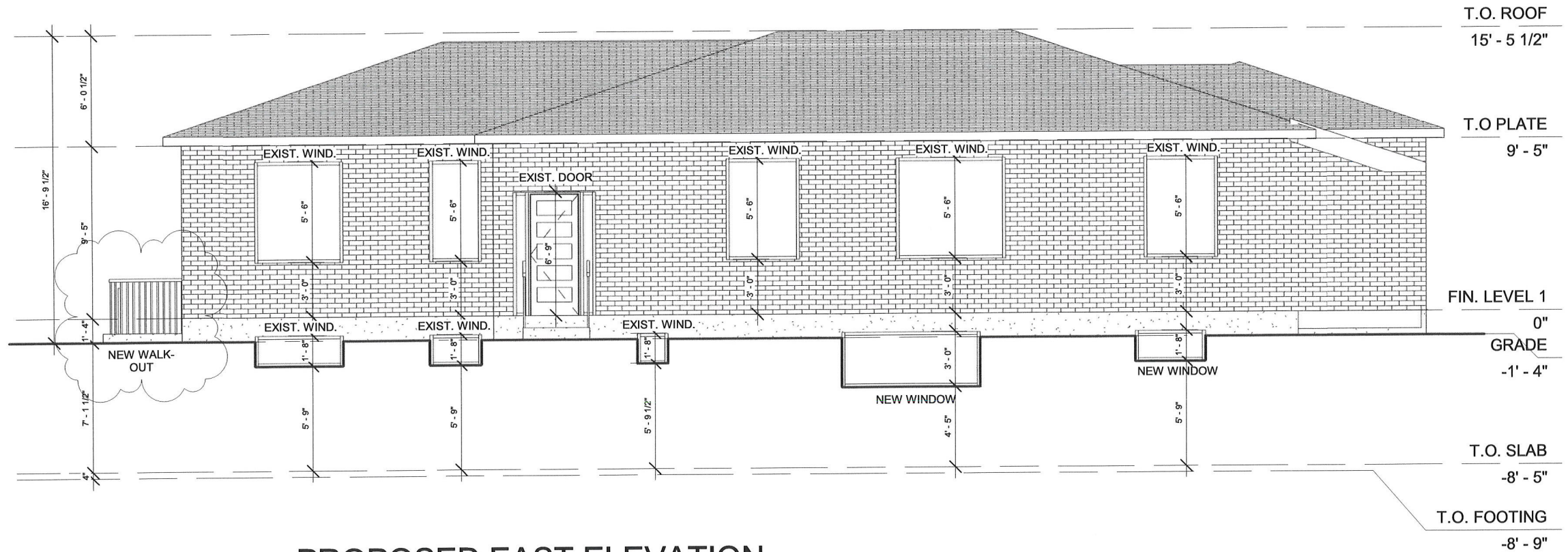
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ADDRESS:
 4 Alderway Ave.
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PROJECT:
 THREE UNIT DWELLING
EXISTING EAST ELEVATION

Date:	2024-03-13
Drawn by:	S.M
Checked by:	S.I
A108	
Scale:	3/16" = 1'-0"



1 **PROPOSED EAST ELEVATION**
 3/16" = 1'-0"



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PROJECT:
 THREE UNIT DWELLING
PROPOSED EAST ELEVATION

Date:	2024-03-13
Drawn by:	S.M
Checked by:	S.I
A109	
Scale:	3/16" = 1'-0"

Zoning Non-compliance Checklist

File No. A-2024-0041

Applicant: Kevin and Christine Michael
 Address: 4 Alderway
 Zoning: RIB and Mature Neighbourhood
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a front yard setback of 4.47m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum front side yard setback of 6.0m.	12.5.2.d)
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required front yard,	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.1 metres	Whereas the by-law permits a maximum driveway width of 6.71m	10.9
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

____AMANDA DICKIE____
 Reviewed by Zoning

____April 29, 2024____
 Date