



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)** SANDEEP MAKKAR & NAMITA MAKKAR  
**Address** 26 MANSWOOD CRESCENT, BRAMPTON

**Phone #** 416-902-6207 **Fax #** \_\_\_\_\_  
**Email** smakkar03@gmail.com

2. **Name of Agent** PAMIR RAFIQ  
**Address** 1435 CORNWALL ROAD, UNIT D2, OAKVILLE, ONTARIO L6J 7T5

**Phone #** 416-566-6588 **Fax #** \_\_\_\_\_  
**Email** info@lucidhomes.ca

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

1. TO PERMIT A SINGLE DETACHED DWELLING HAVING A BUILDING HEIGHT OF 15.85M, WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 10.60M

2. TO PERMIT A GARAGE DOOR HEIGHT OF 3.05M WHEREAS THE BY-LAW PERMITS A MAXIMUM GARAGE DOOR HEIGHT OF 2.40M

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

BUILDING LIMITS DEFINED BY EXISTING GRADING CONDITIONS AND ZONING-BY-LAW REGULATIONS DO NOT ACCOMMODATE FOR THE PROPOSED DESIGN

5. **Legal Description of the subject land:**  
**Lot Number** LOT 12  
**Plan Number/Concession Number** PLAN M-345  
**Municipal Address** 26 MANSWOOD CRESCENT, BRAMPTON

6. **Dimension of subject land (in metric units)**  
**Frontage** 94.26M  
**Depth** 165.03M  
**Area** 12,152.28 SQM

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.)

EXISTING TWO STOREY DWELLING: 386.50 SQM (26.98M X 16.80M)  
EXISTING SHED: 17.50 SQM (3.04M X 5.74M)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED TWO STOREY DWELLING:  
BUILDING AREA=1016.29 SQM (51.70M X 26.06M)  
GROUND FLOOR AREA= 850.06 SQM  
SECOND FLOOR AREA= 682.19 SQM  
GROSS FLOOR AREA= 1532.25

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 31.75M  
Rear yard setback 82.05M  
Side yard setback 44.59M  
Side yard setback 19.94M

PROPOSED

Front yard setback 33.49M  
Rear yard setback 67.28M  
Side yard setback 16.21M  
Side yard setback 20.74

10. Date of Acquisition of subject land: DECEMBER 2021

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: N/A

15. Length of time the existing uses of the subject property have been continued: N/A

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 TOWN city of OF OAKVILLE Brampton  
THIS 14th DAY OF MARCH May, 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, SANDEEP MAKKAR, 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 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 6th DAY OF  
May 2024  
\_\_\_\_\_  
A Commissioner etc.

Sandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026  
Sandeep  
Signature of Applicant or Authorized Agent

**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 May 6, 2024  
Date Application Deemed Complete by the Municipality VL

**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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 26 MANSWOOD CRESCENT, BRAMPTON

I/We, SANDEEP MAKKAR & NAMITA MAKKAR  
please print/type the full name of the owner(s)

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

PAMIR RAFIQ  
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 5th day of April, 2024.

Sandeep Makkar Namita Makkar

(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 26 MANSWOOD CRESCENT, BRAMPTON

I/We, SANDEEP MAKKAR & NAMITA MAKKAR  
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.

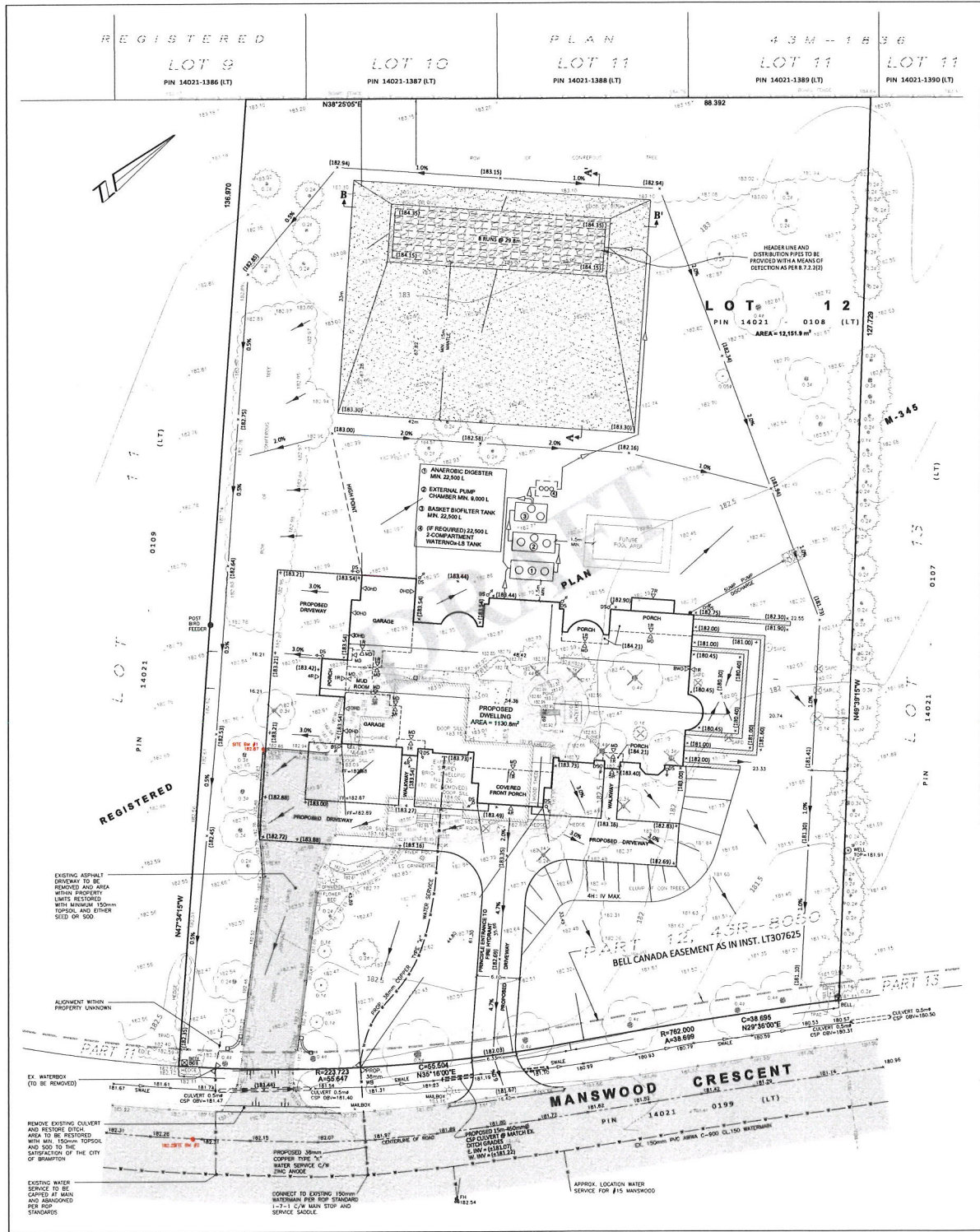
Dated this 5th day of April, 2024.

Sandeep Makkar                      Namita Makkar  
(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**



**REGION OF PEEL NOTES:**

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATION.
2. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 (4") AND LARGER MUST BE DRIB PIPE MANUFACTURED TO AWWA SPEC. C900-16 SPEC. COMPLETE WITH TRACER WIRE SIZE 50mm (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER PIPE PER ASTM B88-09 SPECIFICATION.
3. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7m (5'7") WITH A MINIMUM HORIZONTAL SPACING OF 1.2m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISION FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50mm (2") OUTLET ON 300mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END. THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100mm (4") DIAMETER MINIMUM ON A HORIZONTAL.
5. ALL CURB STOPS TO BE 3.0m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7m (2') AND 0.9m (3') AND TO HAVE PUMPER NOZZLE.
7. WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON THE APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
8. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3m (12") OVER / 0.5m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEM.
10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVE SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING OPERATIONS AND MAINTENANCE DIVISION.
11. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
12. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING, AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
13. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 AND 1-7-8.

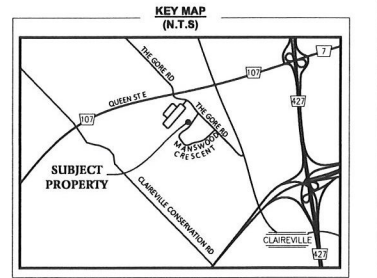
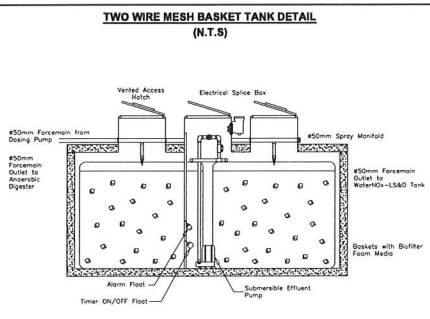
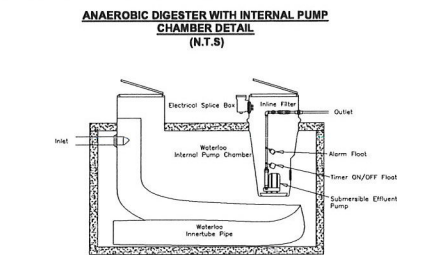
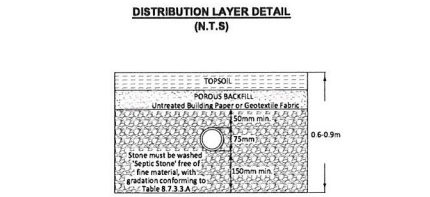
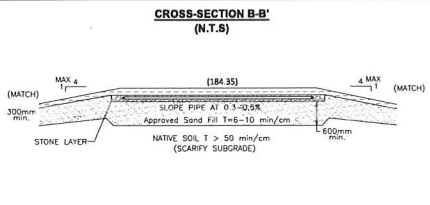
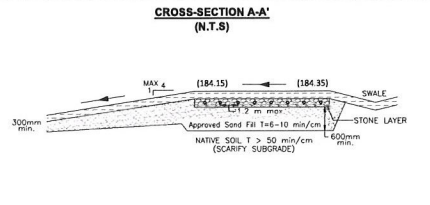
**GENERAL NOTES:**

1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND DRAWINGS (OPS/D).
2. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED TO AN APPROVED LOCATION.
4. SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. A SILT FENCE PER CITY OF BRAMPTON STANDARD #406 MUST BE PLACED AROUND THE PERIMETER OF THE SITE.
5. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD MUST BE PAVED WITH 40mm HLB AND 50mm HLB. SUBBASE TO BE 150mm GRANULAR 'A' (OR 130mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR 'B' (OR 250mm OF 50mm CRUSHER RUN LIMESTONE) COMPACTED TO MINIMUM 100% STANDARD PROCTOR DENSITY.
6. A UTILITY CLEARANCE RADIUS OF 1.2m BETWEEN THE PROPOSED DRIVEWAY EDGE OF DRIVEWAY AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
7. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
9. DOWNSPOUTS TO DISCHARGE ONTO THE GROUND VIA SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
10. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6% UNLESS OTHERWISE NOTED.
12. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3H:1V. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. ALL DISTURBED AREAS MUST BE SEEDED OR SODDED. TOPSOIL TO BE AT LEAST 150mm.

- LIST OF VARIANCES**
1. TO PERMIT A SINGLE DETACHED DWELLING HAVING A BUILDING HEIGHT OF 15.85M, WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 10.60M
  2. TO PERMIT A GARAGE DOOR HEIGHT OF 2.40M WHEREAS THE BY-LAW PERMITS A MAXIMUM GARAGE DOOR HEIGHT OF 2.40M

**CALL BEFORE YOU DIG**

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



- LEGEND:**
- (184.15) - PROPOSED ELEVATION
  - 182.45 - EXISTING ELEVATION
  - SLOPE
  - DIRECTION OF FLOW
  - PERFORATED PIPE
  - TPH [X] - TEST PIT
  - - WELL
  - EXPANDED CONTACT AREA
  - FILTER BED AREA
  - RETAINING WALLS (DESIGN BY OTHERS)
  - TREE
  - TREELINE

**ZONING: RESIDENTIAL RURAL ESTATE ONE (RE1)**

MINIMUM FRONT YARD = 23 m  
 MINIMUM REAR YARD = 23 m  
 MINIMUM INTERIOR SIDE YARD = 7.5 m  
 MINIMUM EXTERIOR SIDE YARD = 7.5 m  
 MAXIMUM LOT COVERAGE = N/A

**PROPOSED DWELLING:**

TOP OF FOUNDATION = (183.93)  
 UNDERSIDE OF FOOTING = (180.30)  
 BASEMENT FLOOR = (180.60)  
 FINISHED FLOOR = (184.36)  
 GARAGE SLAB = (183.54)  
 GARAGE CUT = (0.16)

- NOTES:**
1. ELEVATIONS BASED ON AN 11'-3 1/2" FOUNDATION WALL, 4" SLAB AND 8" FOOTINGS.
  2. FINAL BUILDING PLANS UNAVAILABLE.
  3. FROST FOOTINGS REQUIRED TO ELEVATION (179.23)

**SEWAGE SYSTEM DESIGN NOTES:**

(Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)

Q = 10,800 L/Day  
 T > 50 min/cm  
 Waterloo BioFilter Model AD BA150  
 Anaerobic Digester Size = 22,500 L min.  
 External Pump Chamber = 9,000 L min.  
 Foam Volume = 17.4 m<sup>3</sup> min.  
 Stone Area = (8.2 m by 31 m) 254.2 m<sup>2</sup>  
 Sand Area = (33.0 m by 42.0 m) = 1,386 m<sup>2</sup>  
 Distribution Pipe Length = (8 runs of 29.8 m) = 238.4 m

**LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:**

**26 MANSWOOD CRESCENT**  
**ALL OF LOT 12, PLAN M-345**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |

**DRAWING REVISION SCHEDULE**  
**PREPARED FOR: SANDEEP MAKKAR**  
**PROJECT No. 31179-22**  
**DRAWING SCALE 1 : 300**

**CAUTION:**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.  
 THE SURVEYOR'S RESPONSIBILITY TO HOURS THE PROPOSED FOOTING ELEVATION AND PUMPING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.  
 SOIL-BREAKING CAPACITY SHOULD BE DETERMINED AT THE TIME OF CONSTRUCTION.  
 THE BUILDER MUST ENSURE A MINIMUM OF 12cm OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.  
 THIS SKETCH IS PROTECTED BY COPYRIGHT.

**Van Harten**  
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo: Ph: 519-742-8371  
 Guelph: Ph: 519-821-2763  
 Orangeville: Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: C.E. DESIGNED BY: K.C. CHECKED BY: J.M.O.  
 JUN 25, 2016 3:06:42 PM  
 C:\BRAMPTON\10434\ADP\6 & SSO LOT 12 (31179-22 SANDEEP MAKKAR) UTM 2010.dwg

| Ontario Building Code Data Matrix Parts 3 & 9  |  | OBC Reference   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
|--|--|---|---------------------------|---|------------------------------|-------------|------------------|-------------|-----------------------|-------------|---------------------------|---|--------------------|--|------------------|--|------------------------|--|-------|
| Project Description  |  | Part 3  | Part 9                    |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| <input type="checkbox"/> New<br><input type="checkbox"/> Addition<br><input type="checkbox"/> Alteration<br><input type="checkbox"/> Change of Use |  | 1.2 (A)   | 1.2 (A)                   |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 2  | Major Occupancy Group C Residential Occupancy                                | 3.2.1 (1)   | 3.10.2                    |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 3  | Building Area (m <sup>2</sup> ) Existing: 0.00 New: 1,039.34 Total: 1,039.34 | 1.4.1.2 (A)   | 1.4.1.2 (A)               |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 4  | Gross Area Existing: 0.00 New: 1,523.37 Total: 1,523.37                      | 1.4.1.2 (A)   | 1.4.1.2 (A)               |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 5  | Number of Storeys Above grade: 2 Below grade: 0                              | 3.2.1.1.8, 1.4.1.2 (A)  | 3.10.4.1                  |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 6  | Height of Building (m): 13.5m  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 7  | Number of Storeys/Levels Above Grade: 1                                      | 3.2.10.8 & 3.2.5.5  | 3.10.29                   |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 8  | Building Classification: 1-2-2-49 Group C up to 3 Storeys, Sprinklered       | 3.2.2.20-83   | 3.10.2                    |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 9  | Sprinkler System Proposed  | <input checked="" type="checkbox"/> entire building<br><input type="checkbox"/> basement only<br><input type="checkbox"/> in lieu of roof rating<br><input type="checkbox"/> not required   | 3.10.8                    |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 10   | Standpipe required   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | 3.2.9                     |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 11   | Fire Alarm required  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | 3.10.19                   |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 12   | Water Service/Supply is Adequate   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 13   | High Raising   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | 3.2.8                     |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 14   | Permitted Construction   | <input checked="" type="checkbox"/> Combustible<br><input checked="" type="checkbox"/> Non-combustible  | 3.2.20-83                 |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 15   | Actual Construction  | <input checked="" type="checkbox"/> Combustible<br><input type="checkbox"/> Non-combustible   | 3.2.1.1 (3)-(6)           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 16   | Occupant load based on   | <input type="checkbox"/> person<br><input checked="" type="checkbox"/> design of building   | 3.1.1.7                   |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Basement Occupancy Load: _____ persons   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 1 <sup>st</sup> Floor Occupancy Load: _____ persons  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 2 <sup>nd</sup> Floor Occupancy Load: _____ persons  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 3 <sup>rd</sup> Floor Occupancy Load: _____ persons  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 17   | Basement Design  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explicit)  | 3.8                       |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 18   | Hazardous Substances   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | 3.1.2 (1) & 3.1.1 (1)-(1) |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 19   | Required Fire Resistance Rating (FRR)  | <table border="1"> <tr> <th>Horizontal Assemblies</th> <th>Listed Design No. or Description (SG-2)</th> </tr> <tr> <td>Floor _____ Hours</td> <td></td> </tr> <tr> <td>Roof _____ Hours</td> <td></td> </tr> <tr> <td>Mezzanine _____ Hours</td> <td></td> </tr> <tr> <th>FRR of Supporting Members</th> <th>Listed Design No. or Description (SG-2)</th> </tr> <tr> <td>Floors _____ Hours</td> <td></td> </tr> <tr> <td>Roof _____ Hours</td> <td></td> </tr> <tr> <td>Mezzanines _____ Hours</td> <td></td> </tr> </table> | Horizontal Assemblies     | Listed Design No. or Description (SG-2) | Floor _____ Hours            |             | Roof _____ Hours |             | Mezzanine _____ Hours |             | FRR of Supporting Members | Listed Design No. or Description (SG-2) | Floors _____ Hours |  | Roof _____ Hours |  | Mezzanines _____ Hours |  | 3.2.3 |
| Horizontal Assemblies  | Listed Design No. or Description (SG-2)                                      |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Floor _____ Hours  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Roof _____ Hours   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Mezzanine _____ Hours  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| FRR of Supporting Members  | Listed Design No. or Description (SG-2)                                      |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Floors _____ Hours   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Roof _____ Hours   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Mezzanines _____ Hours   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 20   | Spacial Separation - Construction of Exterior Walls                          |   | 3.10.14                   |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| Wall Area of EBF (m <sup>2</sup> )   | L, D or HLL  | Permitted Max % of Opening  | Proposed % of Opening     | FRR (Hours)                             | Listed Design or Description | Comb. Stone | Comb. Stone      | Comb. Stone | Comb. Stone           | Comb. Stone |                           |   |                    |  |                  |  |                        |  |       |
| North  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| South  |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| East   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| West   |  |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |
| 21   | Other - Describe   |   |                           |   |                              |             |                  |             |                       |             |                           |   |                    |  |                  |  |                        |  |       |

OBC MAXTRIC

MAXTRIC: ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9

1. GENERAL INFORMATION

2. PROJECT INFORMATION

3. OCCUPANCY GROUPS

4. FLOOR AREA

5. HEIGHT

6. SPRINKLER SYSTEMS

7. STANDPIPES

8. FIRE ALARMS

9. WATER SERVICE/SUPPLY

10. HIGH RAISING

11. PERMITTED CONSTRUCTION

12. ACTUAL CONSTRUCTION

13. OCCUPANT LOAD

14. BASEMENT DESIGN

15. HAZARDOUS SUBSTANCES

16. FIRE RESISTANCE RATING (FRR)

17. SPACIAL SEPARATION

18. EXTERIOR WALLS

19. EXTERIOR WINDOWS

20. EXTERIOR DOORS

21. EXTERIOR GLAZING

22. EXTERIOR WALLS

23. EXTERIOR ROOFS

24. EXTERIOR FLOORS

25. EXTERIOR MEZZANINES

26. EXTERIOR STAIRS

27. EXTERIOR ESCALATORS

28. EXTERIOR ELEVATORS

29. EXTERIOR RAMPWAYS

30. EXTERIOR PLATFORMS

31. EXTERIOR BALCONIES

32. EXTERIOR TERRACES

33. EXTERIOR PATIOS

34. EXTERIOR PORCHES

35. EXTERIOR STAIRS

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96. EXTERIOR PATIOS

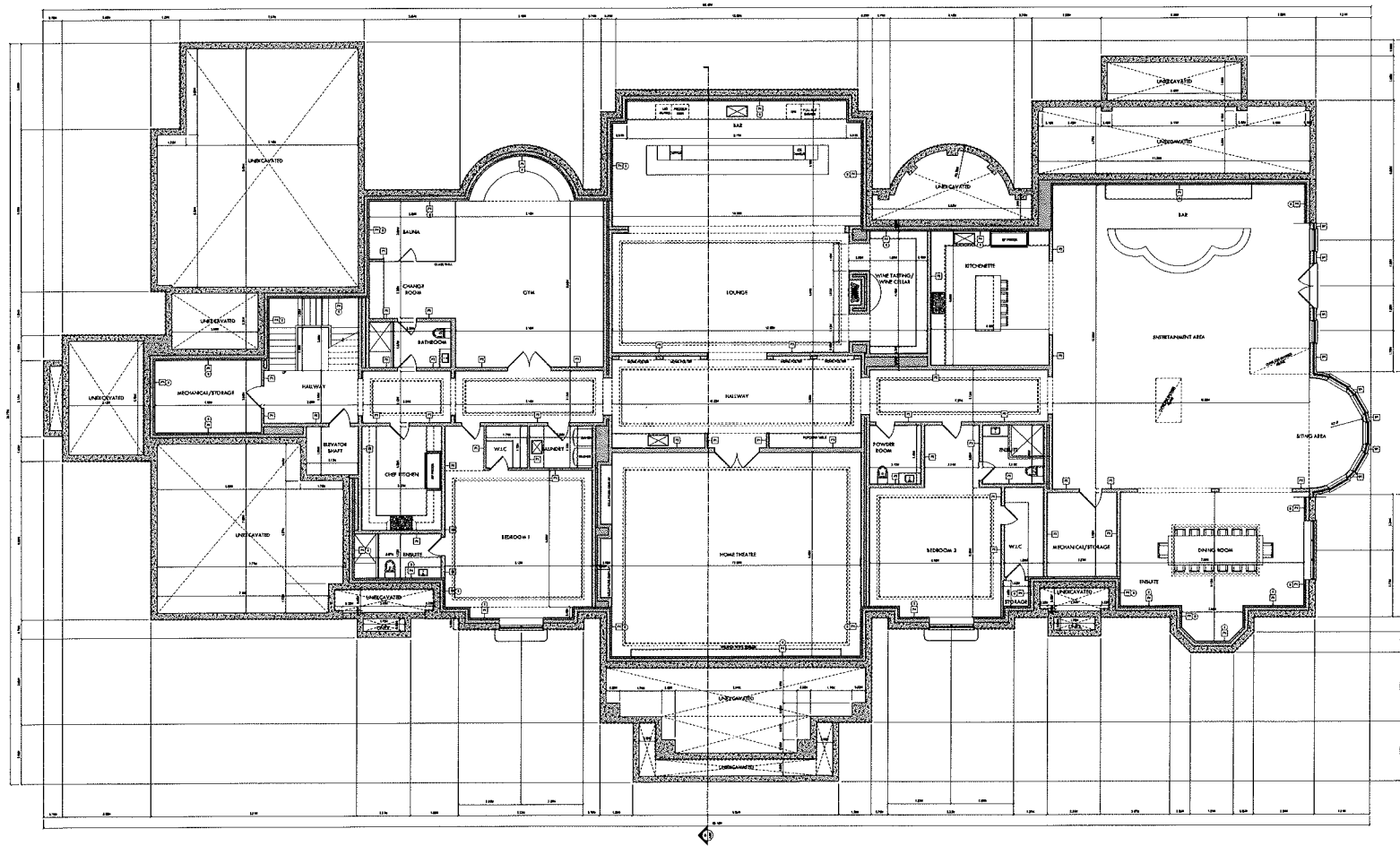
97. EXTERIOR PORCHES

98. EXTERIOR STAIRS

99. EXTERIOR ESCALATORS

100. EXTERIOR ELEVATORS

SEE THE ARCHITECTURAL RECORDS FOR THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.



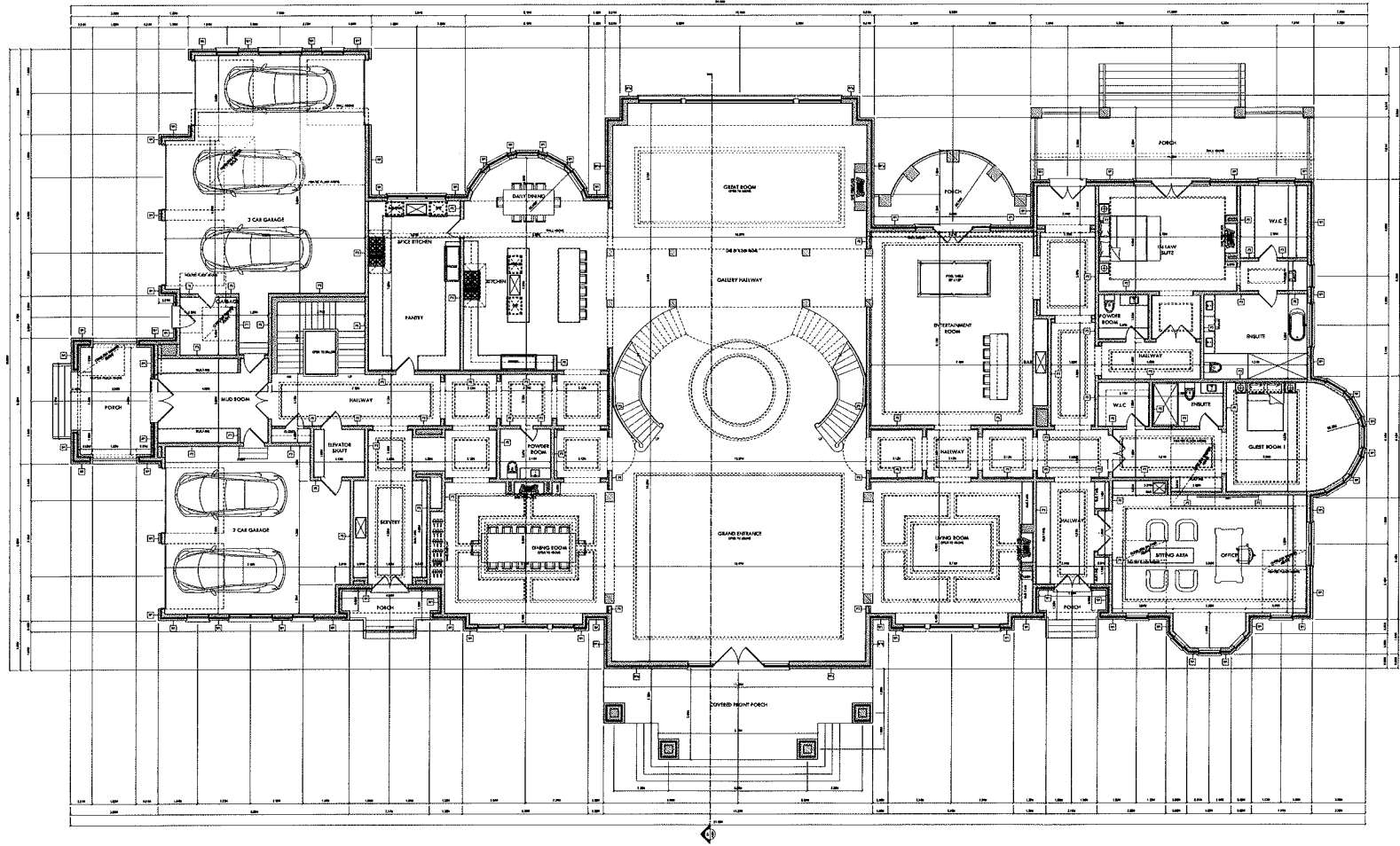
**BASEMENT FLOOR PLAN**

**REVISIONS:**  
 1. REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  
 2. REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  
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|     | <p><b>PROJECT:</b><br/>                 [Project Name]</p> <p><b>OWNER:</b><br/>                 [Owner Name]</p> <p><b>ARCHITECT:</b><br/>                 [Firm Name]</p> <p><b>DATE:</b><br/>                 [Date]</p>  | <p><b>SCALE:</b><br/>                 1/8" = 1'-0"</p> <p><b>DATE:</b><br/>                 [Date]</p> | <p><b>AT00</b></p> |             |   |   |   |   |   |   |   |   |   |
|-----|--|--|--------------------|-------------|---|---|---|---|---|---|---|---|---|
|     | <p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.</td> </tr> <tr> <td>2</td> <td>REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.</td> </tr> <tr> <td>3</td> <td>REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.</td> </tr> <tr> <td>4</td> <td>REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.</td> </tr> <tr> <td>5</td> <td>REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.</td> </tr> </table> | NO.  |                    | DESCRIPTION | 1 | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS. | 2 | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS. | 3 | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS. | 4 | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS. | 5 |
| NO. | DESCRIPTION  |  |                    |             |   |   |   |   |   |   |   |   |   |
| 1   | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  |  |                    |             |   |   |   |   |   |   |   |   |   |
| 2   | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  |  |                    |             |   |   |   |   |   |   |   |   |   |
| 3   | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  |  |                    |             |   |   |   |   |   |   |   |   |   |
| 4   | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  |  |                    |             |   |   |   |   |   |   |   |   |   |
| 5   | REVISED TO SHOW THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FOR THE LOCATION OF ALL STRUCTURAL WALLS.  |  |                    |             |   |   |   |   |   |   |   |   |   |



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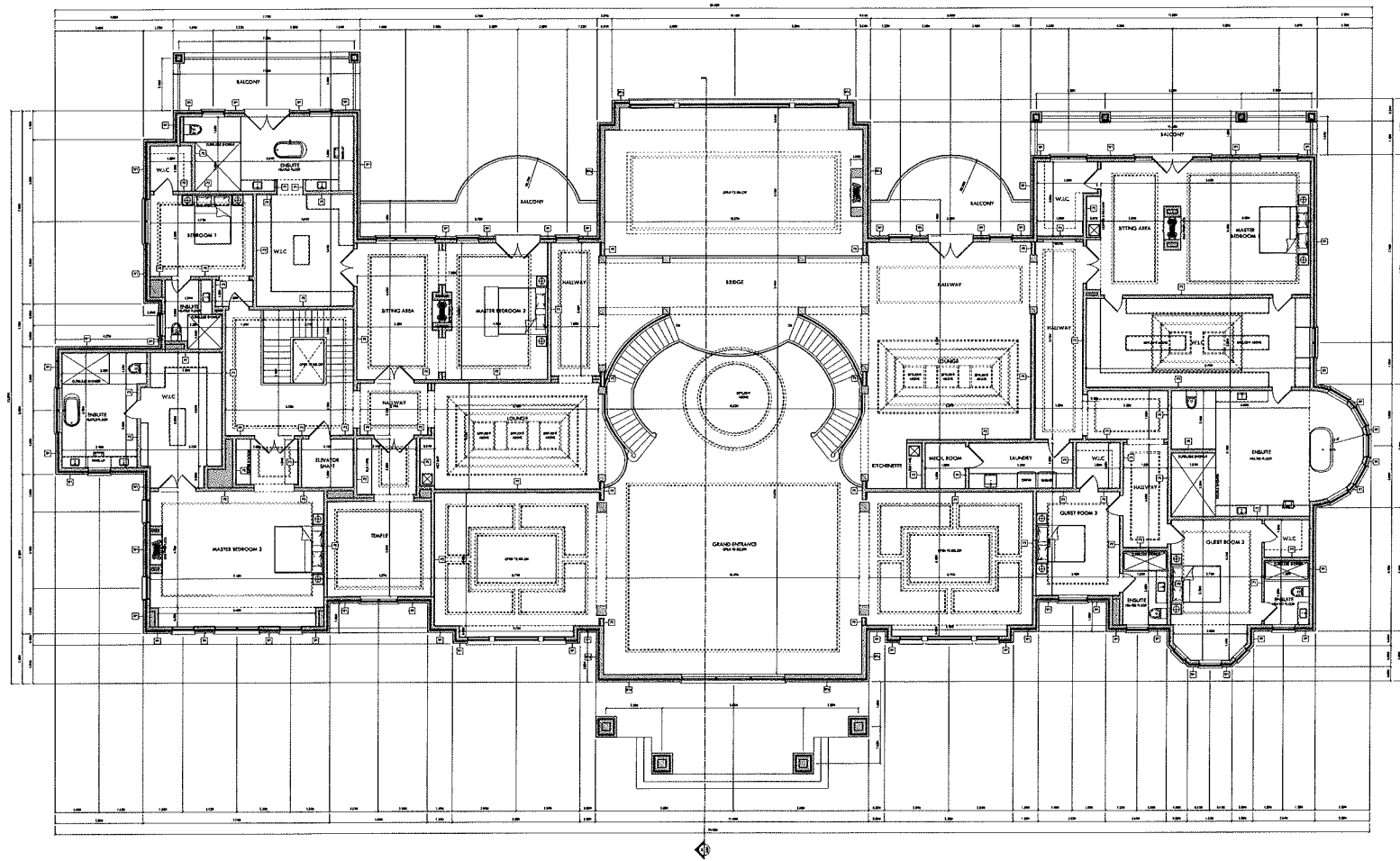


GROUND FLOOR PLAN (9,150 SQFT)

**NOTES:**  
 1. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.  
 5. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

|  |  |                          |  |
|--|--|--------------------------|--|
|  | <b>PROJECT:</b><br>[Project Name]<br>[Address]<br>[City, State, Zip] | <b>DATE:</b><br>[Date]   |  |
|  | <b>ARCHITECT:</b><br>[Firm Name]<br>[Address]<br>[City, State, Zip]  | <b>SCALE:</b><br>[Scale] |  |

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

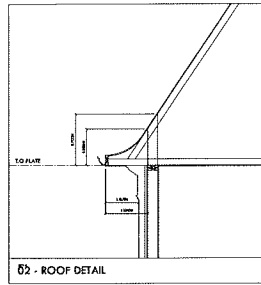


SECOND FLOOR PLAN (7,343 SQFT)

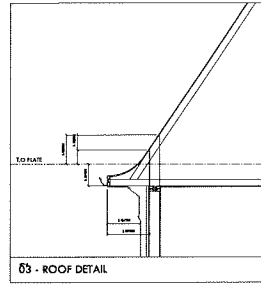
**REVISIONS:**  
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 2. REVISED PER ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.  
 3. REVISED PER ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.  
 4. REVISED PER ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.  
 5. REVISED PER ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.

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|  | <b>PROJECT:</b><br>[Project Name]<br>[Address]<br>[City, State, Zip] | <b>DATE:</b><br>[Date] |  |
|  | <b>SCALE:</b><br>[Scale]   |                        |  |

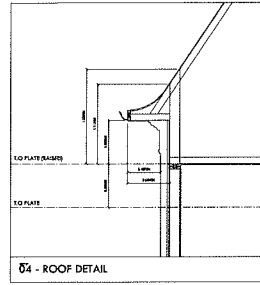
AT02



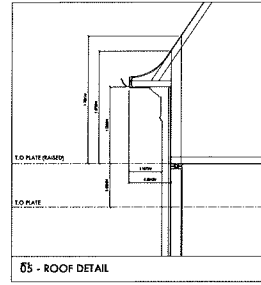
02 - ROOF DETAIL



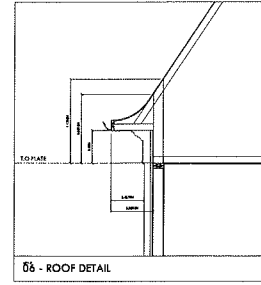
03 - ROOF DETAIL



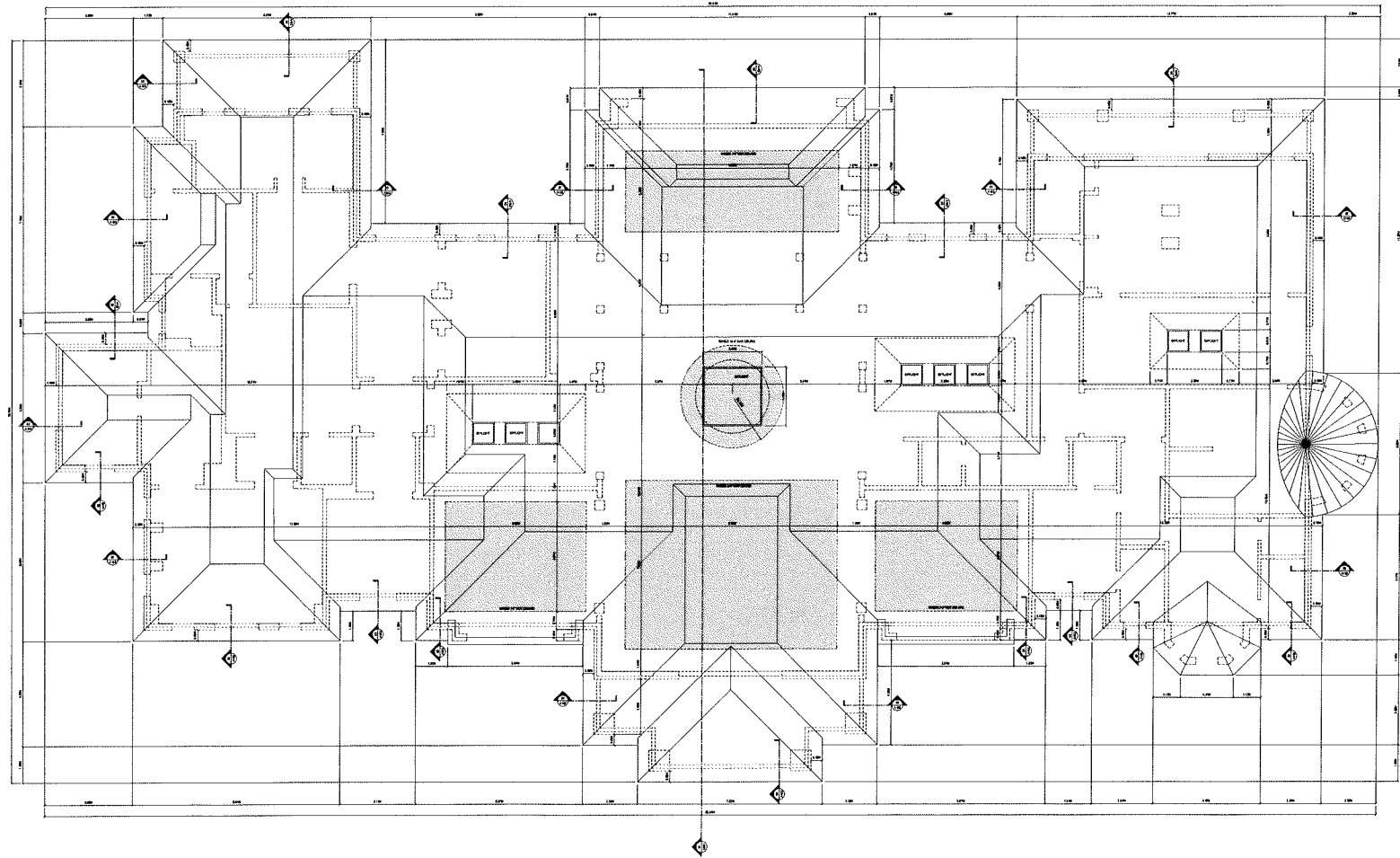
04 - ROOF DETAIL



05 - ROOF DETAIL



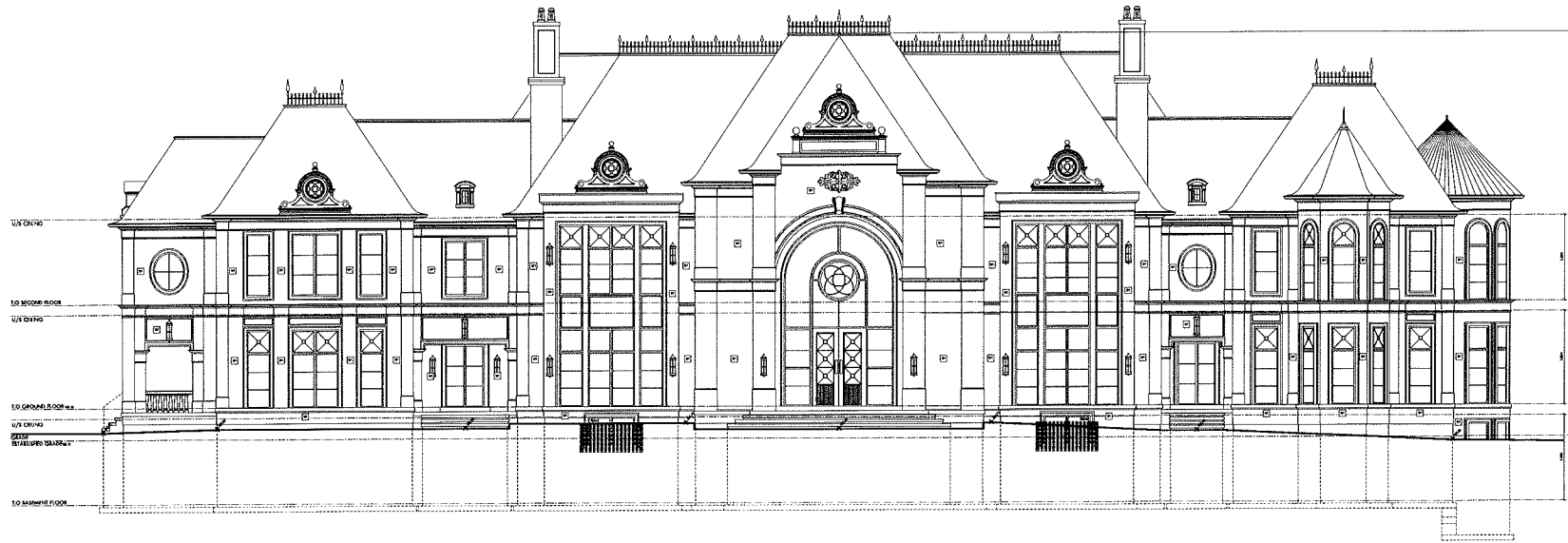
06 - ROOF DETAIL



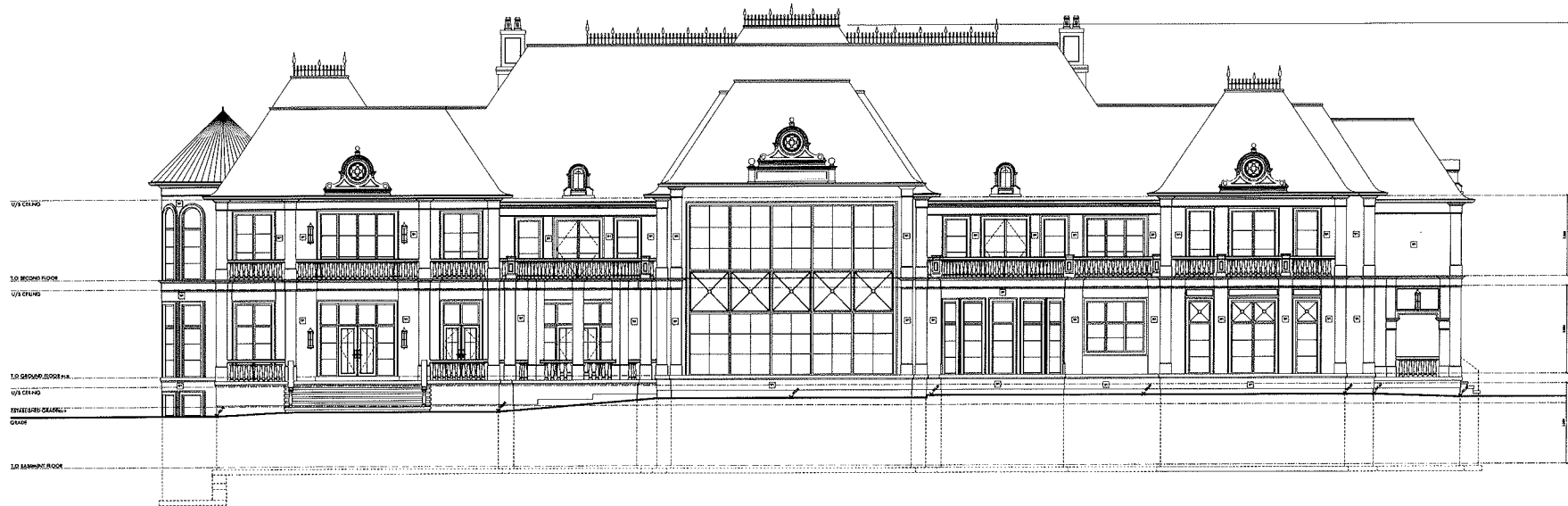
ROOF PLAN

(SEE/SECTION 0205)  
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 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE REGULATIONS.  
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS.

|  |   |                           |  |
|--|---|---------------------------|--|
|  | <b>DESIGNER</b><br>ARCHITECT<br>REGISTERED ARCHITECT<br>NO. 12345<br>1234 STREET<br>MANILA, PHILIPPINES<br>TEL: (02) 123-4567<br>FAX: (02) 765-4321<br>E-MAIL: info@architect.com | <b>DATE</b><br>12/15/2023 |  |
|  | <b>PROJECT</b><br>ROOF PLAN<br>1234 STREET<br>MANILA, PHILIPPINES   | <b>SCALE</b><br>AS SHOWN  |  |



1- FRONT ELEVATION



2- REAR ELEVATION

**NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCHEDULING CODE (ISC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SECURITY CODE (ISC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODE (ISVC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE (ITC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

| NO. | DESCRIPTION       | DATE       |
|-----|-------------------|------------|
| 1   | ISSUED FOR PERMIT | 08/20/2024 |
| 2   | ISSUED FOR PERMIT | 08/20/2024 |
| 3   | ISSUED FOR PERMIT | 08/20/2024 |
| 4   | ISSUED FOR PERMIT | 08/20/2024 |
| 5   | ISSUED FOR PERMIT | 08/20/2024 |
| 6   | ISSUED FOR PERMIT | 08/20/2024 |
| 7   | ISSUED FOR PERMIT | 08/20/2024 |
| 8   | ISSUED FOR PERMIT | 08/20/2024 |
| 9   | ISSUED FOR PERMIT | 08/20/2024 |
| 10  | ISSUED FOR PERMIT | 08/20/2024 |



1-LEFT ELEVATION



2-RIGHT ELEVATION

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
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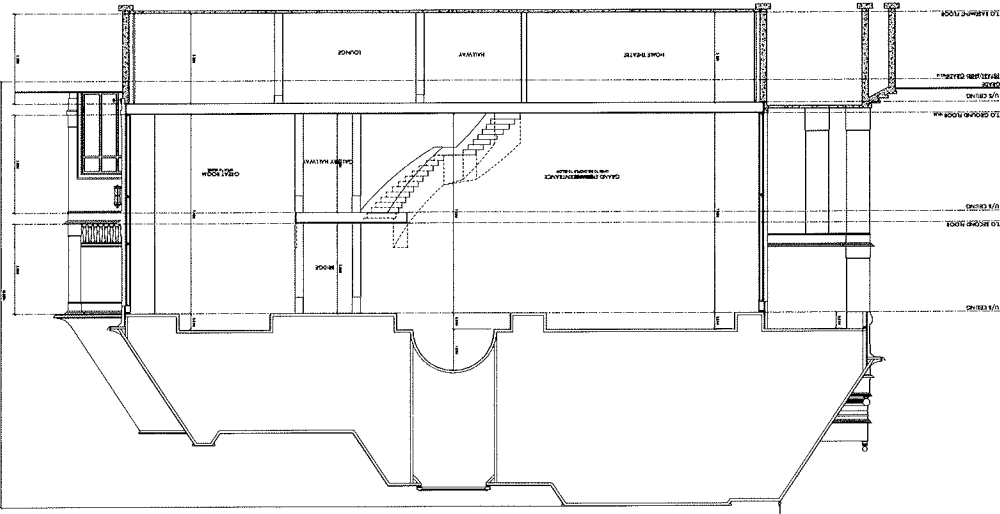
|  |                                   |                          |  |
|--|-----------------------------------|--------------------------|--|
|  | <b>PROJECT:</b><br>[Project Name] | <b>DATE:</b><br>[Date]   |  |
|  | <b>ARCHITECT:</b><br>[Firm Name]  | <b>SCALE:</b><br>[Scale] |  |

|   |                   |          |
|---|-------------------|----------|
| <b>JOEY</b><br> | Architect         | 1000 ... |
|   | Interior Designer | ...      |
|   | Project Manager   | ...      |
|   | Client            | ...      |

|  |  |
|--|--|
| PROJECT: ...<br>LOCATION: ...<br>DATE: ...<br>DRAWN BY: ...<br>CHECKED BY: ...<br>SCALE: ...<br>SHEET NO.: ... |  |
|--|--|

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 COPYRIGHT ...

1' SECTION VIEW



# Zoning Non-compliance Checklist

File No.

A-2024-0145

Applicant: SANDEEP MAKKAR & NAMITA MAKKAR

Address: 26 Manswood Crescent, Brampton, ON L6T 0A4

Zoning: RE1

By-law 270-2004, as amended

| Category                               | Proposal  | By-law Requirement   | Section # |
|--|---|--|-----------|
| USE                                    |   |  |           |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH |   |  |           |
| BELOW GRADE<br>ENTRANCE                |   |  |           |
| SETBACKS                               |   |  |           |
| BUILDING HEIGHT                        | To permit a proposed single detached dwelling having a maximum building height of 15.85m. | Whereas the by-law permits a maximum building height of 10.6m.   | 11.1.2(h) |
| OUTSIDE STORAGE                        |   |  |           |
| LOT COVERAGE                           |   |  |           |
| DRIVEWAY                               |   |  |           |
| FENCE HEIGHT                           |   |  |           |
| ACCESSORY STRUCTURE<br>HEIGHT          |   |  |           |
| ACCESSORY STRUCTURE<br>SETBACK         |   |  |           |
| DRIVEWAY WIDTH                         |   |  |           |
| LANDSCAPE OPEN SPACE                   |   |  |           |
| GARAGE DOOR HEIGHT                     | To permit a garage door height of 3.05m.  | Whereas the by-law permits a maximum garage door height of 2.4m. | 10.5(a)   |

John C. Cabral

Reviewed by Zoning

2024-05-03

Date