## Flower City



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

FILE NUMBER: A - 2014 -0152

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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law <b>270-2004</b> .
1.	Name of Owner(s) SARBJIT KANG SUKHVIR. KANG S.K Address 62. PUREBROOKE CRESCENT BRAMPTON, ONTARIO, LGP 2P5.
	Phone # 416 888 8400 Fax # Email hayinder (a) mamtahomes com
2.	Name of Agent NILAMRAJ (RAJ) PATEL.  Address 7895 TRANMERE DRIVE,  MISSISAUGA, ONTARIO, LSS 1V9
	Phone # 647 556 2596 Fax # - Email project & rpdstudio (a)
3.	Nature and extent of relief applied for (variances requested):
	MINOR VARIANCE 1.
	AS PER THE ZONING BYLAW RIB, THE MAXIMUM
	ALLOWED COVERAGE IS 30.00%, WHEREAS THE
	PROPOSETO IS 39.47%.
4.	Why is it not possible to comply with the provisions of the by-law?
	TO ACCOMODATE THE GROWING NEED OF THE
	FAMILY, A MORE SPACIOUS DWELLING IS REQUIRED.
	AND THUS, WE HAVE TO INCREASE THE LOT COVERAGE
	TO PROVIDE THE NECESSARY SPACES FOR THE FAMILY.
5.	Legal Description of the subject land:  Lot Number PT LTS 88 889.  Plan Number/Concession Number PL 679 ASIN PO980305. ST BR 46430  Municipal Address 82 BARTLEY BULL PKWY
6.	Dimension of subject land ( <u>in metric units</u> )  Frontage 17.6
	Depth 33.50 Area 0.05
7.	Access to the subject land is by:  Provincial Highway  Seasonal Road
	Municipal Road Maintained All Year  Private Right-of-Way  Seasonal Road  Other Public Road  Water
	I II vate I tigitt-oi-vvay

		structures on or proposed for the subject ound floor area, gross floor area, number of, where possible)
		e subject land: List all structures (dwelling, shed, gazebo, etc.)  CHED RESIDENTIAL UNIT
	PROPOSED BUILDINGS/STRUCTURES ON TWO - STOREY DWE CAR CHARAGIE.	the subject land: LUNG UNIT WITH TWO
9.		uctures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )
	EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback Side yard setback	(30 41). (38 21): (51 81 (61).
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	215") 27' 115") 6' 71') RIGHT SIDE (6' 6.5") LEFT SIDE
10.	Date of Acquisition of subject land:	JULY 19,2021.
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 & stru	ctures on subject land: APPROX. FEB 1964.
15.	Length of time the existing uses of the sub	eject property have been continued: 60 YRS (APPROX)
16. (a)	What water supply is existing/proposed?  Municipal  Well	Other (specify)
(b)	What sewage disposal is/will be provided? Municipal Septic	Other (specify)
(c)	What storm drainage system is existing/pr Sewers Ditches Swales	Other (specify)

17.	subdivision or cor		s application is reci	ate i farming ned io. spe	
	Yes	No 🖾			
	If answer is yes, p	rovide details: File	e #	Status	
18.	Has a pre-consult	ation application been	filed?		
	Yes 🗔	No D			
19.	. Has the subject p	roperty ever been the s	subject of an applica	tion for minor variance?	
	Yes 🔲	No I	Unknown [		
	If answer is yes, p	rovide details:			
	File #	Decision		Relief	
	File #	Decision Decision Decision		Relief Relief	
	American Control of Co			1	
			NOR	L.	
			Signatur	e of Applicant(s) or Author	ized Agent
	DATED AT THE CIT	Y OF	BRA	IMPTON	
	THIS 6 DAY	1			
IE THI	IS APPLICATION IS SI	GNED BY AN AGENT.	SOLICITOR OR AN	Y PERSON OTHER THA!	N THE OWNER OF
THE S	SUBJECT LANDS, WRI	TTEN AUTHORIZATIO	N OF THE OWNER A	AUST ACCOMPANY THE	APPLICATION. IF
	APPLICANT IS A CO PORATION AND THE C			BE SIGNED BY AN (	JPFICER OF THE
				_	
	I. SARBJI	TKANA	. OF THE	CITY OF B	RAMPTON
IN	THE RM OF	PEEL	SOLEMNLY DEC	CLARE THAT.	
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	TY OF BRI	i			
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OHI	ARIO THIS 6	DAY OF	NG		
M	Cry 202	-4	Signat	ure of Applicant or Authori	zed Agent
E .	Who are				
Monday	er Sirane Galairo Ldu	M. FCIArb			
	er, Solicitor & Not				
378 Ste	eles Avenue Wes	L Suite 206 FOR	OFFICE USE ONLY		
	ton QNL6Y OP8				a a colon de la co
all Association of the Control of th		By-law Classification:	N	/lature Neighbourh	ood, R1B
	This application			ces required and the result	ts of the
or not specifically		said review are o	utlined on the attache	d checklist.	энодохаа Вила
ATTACHER ATTENDED.	Sh	iza Athar		2024/05/08	3
To be the composition of the com	Z	oning Officer		Date	SECULARANDO
Lacormonia		ATE RECEIVED	MAY 1	0, 2024	ne continue deleteration de l'any submissione accessione en accessione de l'accession de l'accession de l'acce
		ication Deemed	V	2	Revised 2022/02/17
	Complete by	the Municipality L			

## **PERMISSION TO ENTER**

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

LOCATION OF THE SUBJECT LAND: 82 BARTLEY BULL PKWY

I/We, SARBJIT KAND

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.

Sally Smith I Lawy

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

SARBJIT KANG.

(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

## APPOINTMENT AND AUTHORIZATION OF AGENT

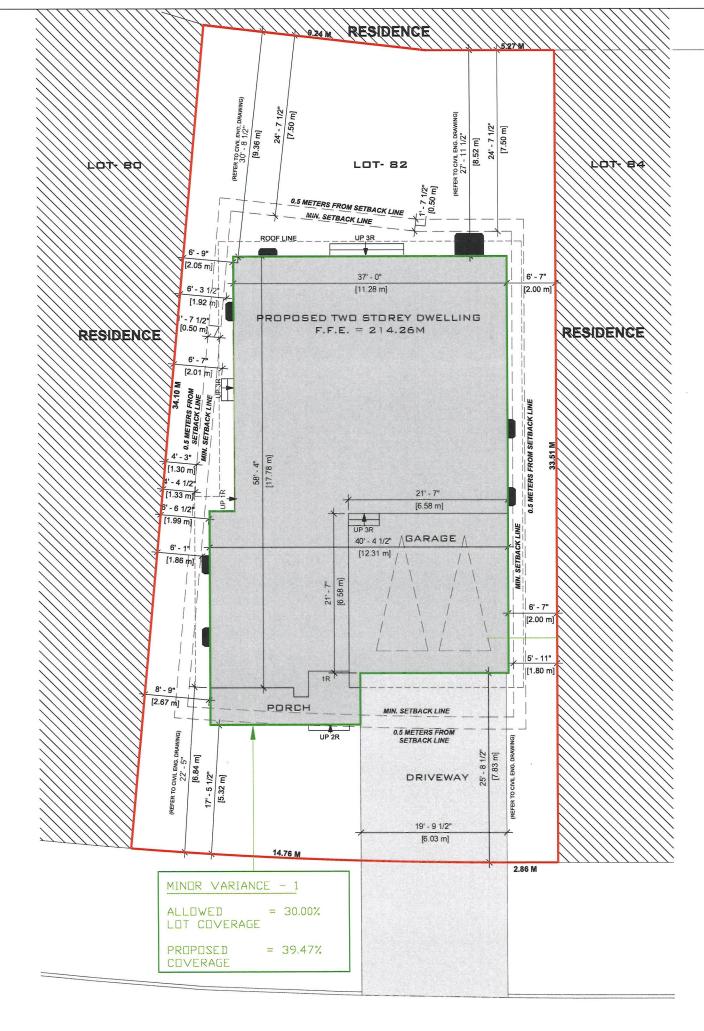
The Secretary-Treasurer Committee of Adjustment

To:

	City of Brampton 2 Wellington Street West Brampton, Ontario L6Y 4R2 coa@brampton.ca
LOCATIO	ON OF THE SUBJECT LAND: SQ BARTLEY BULL PKWY.
	SARBJIT KANGI.  please print/type the full name of the owner(s)
the under	rsigned, being the registered owner(s) of the subject lands, hereby authorize  AMRAJ (RAJ) PATEL.  pléase print/type the full name of the agent(s)
to make	application to the <b>City of Brampton Committee of Adjustment</b> in the matter of an on for <b>minor variance</b> with respect to the subject land.
Dated th	est Soft Doms
	ature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)
<u> </u>	ARBJIT KANG (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.



# BARTLEY BULL PARKWAY 20M WIDE ROAD

PROJECT NAME:

82 BARTLEY BULL PKWY, BRAMPTON, ON. SITE PLAN





Ill illustrations are artist's concepts.We reserve the right to change specifications, designs, prices, and substitute materials of similar quality without notice and without occurring obligation. All information here in after is from data available at the time of printing. All measurements are approximate and may vary during construction. Plans and elevations may show options available at an extra cost. Plans and Renderings are the copyright of the design firms-RPD Studio. Any reproduction including preparation of building permit set is forbidden without the Written Consent. E&O.E. Printed May, 2024 11:11 AM

## **STATISTICS**

214.26 M. = +/- 0'-0" F.F.L.

214.26 METER REFERS TO  $\pm$ /- O'-O" OF FINISHED MAIN FLOOR LEVEL OF THE HOUSE, REFER GRADING PLAN FOR GRADING LEVELS

SITE BASE INFORMATION TAKEN FROM SITE SERVICING AND LOT GRADING PLAN LOT 82, BARTLEY BULL PKWY, CITY OF BRAMPTON BY MEM ENGINEERING INC, DATED 2022-11-30

LOCATION LOT 82

CITY OF BRAMPTON

541.68 SQM	5830.59 SQFT	
R1B		
6.84 M	22'-5"	
8.52 M	27'-11.5"	
2.00 M	6'-7"	
1.99 M	6'-6.5"	
7.77 M	25'-6"	
30.00% (1749.17 SQFT)		
39.47% (2301.06 SQFT)		
FLOOR AREA CALCULATION		
157.75 SQM	1698.01 SQFT	
194.41 SQM	2092.62 SQFT	
352.16 SQM	3790.63 SQFT	
	R1B 6.84 M 8.52 M 2.00 M 1.99 M 7.77 M 30.00% (174 39.47% (230) 157.75 SQM 194.41 SQM	

PROJECT NAME:
82 BARTLEY BULL PKWY,
BRAMPTON ON





LIST OF DRAWINGS	
SHEET NUMBER SHEET NAME	
ADD	COVER SHEET
ADI	SITE PLAN
AD2	BASEMENT PLAN
EDA	BASEMENT STRUCTURE PLAN
AD4	FIRST FLOOR PLAN
A05	FIRST FLOOR STRUCTURE PLAN
AD6	SECOND FLOOR PLAN
A07	SECOND FLOOR STRUCTURE PLAN
A08	RODF PLAN
A09	FRONT & LEFT SIDE ELEVATION
AID	REAR & RIGHT SIDE ELEVATION
A11	HOUSE SECTIONS & LINTEL SCHEDULES
A12	TYPICAL WALL SECTION & WALL SCHEDULES
A13	TYPICAL DETAILS
A14	GENERAL NOTES
A15	DOOR & WINDOW SCHEDULE



#### ARTISTIC EXPRESSION ONLY

### SB-12 ENERGY EFFICIENCY DESIGN MATRIX

OFFICIAL COMPUTATION

PERFOMANCE COMPLIANCE			
	SPACE HEATING FUEL		
	GAS	C/L	
	ELECTRIC	PROPAN	
	EARTH	SOLID F	
BUILDING COMPONENT	REQUIRED	PROPOSE	
INSULATION RSI (R) VALUE			
CERLING WEATTIG SPACE	10 56 (R60)	10.56 (R60	
CEILING W/D ATTIC SPACE	5.46 (931)	5 46 (931)	
EXPOSED FLOOR	5 46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	3 87 (927)	3 87 (R22)	
BASEMENT WALLS	3.52 di (RC(0 p))	3.52 c	
	(1600)	1,430)	
BELOW GRADE SLAB ENTIRE SURFACE >600mm BELOW GRADE			
EDGE OF BELOW GRADE SLAB < 600mm BELOW GRADE	1 76 (R10)	1.76 (R10	
20ANO WOJEG mm0669 > OAJC 02TAZE	1.76 (3.10)	1.76 (R10)	
WINDOWS & DOORS			
WINDOWS SLIDING GLASS DOORS (VAX.U-VALUE / MIN. ER)	1.6	1,6	
SKYLIGHTS (MAX. U.VALUE)	2.8	2.8	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)	59%	96%	
HRV. EFFICIENCY (NI	75%	15%	
DHWHEATER (EF)	0.90	0.80	
		À	



SUTE 203, 7805 TEAMMERE DR, MISSSSAUGA, ON LSS VG MA'L PROJECTIOR POSTUDIO CA CALL-647-556 2596 WEBSITE WAWARPDSTUDIO CA

Contractor and trader must check and verify all dimensions before

All drawings, specifications and related documents are the copyr

If the work must be in compliance with Ortanio Building Code

compliance of drawings, solar first one and related docume

is drawing is not to be used for construction until sign mixed by the designer

e undersigned has reviewed and taken responsibility for this desired has the qualification and meets the requirements set out in

Control of the design in exemple units

NLAMRAJ (RAJ) PATEL 100
Name Signature B

Registration information required unless the design is exempt to Division G - 3.2.4.1 of the 2012 Critario Building Code

Frm Name BOX



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	Issued For REVIEW	2024/02/10
02	Issued For REVIEW	2023/07/22
01	Issued For Review	2023/07/06
No.	Revision	Date
		Client Name:

Drawing Title:

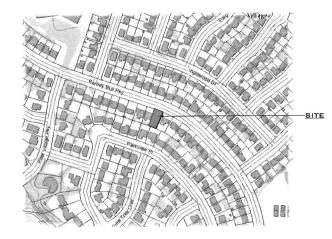
COVER SHEET

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LOT 82

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### PLEASE REFER TO GRADING PLAN FOR GRADING ELEVATIONS.







### 214.26 M. = +/- 0'-0" F.F.L.

214.26 METER REFERS TO +/- 0'-0" OF FINISHED MAIN FLOOR LEVEL OF THE HOUSE, REFER GRADING PLAN FOR GRADING LEVELS

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30.00% (1749.17 SQFT)	
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	R1B 6.84 M 8.52 M 2.00 M 1.99 M 7.77 M 30.00% (174 39.47% (230) 157.75 SQM



SUITE 203, 7895 TRANMERE DR. MISSISSAUGA, ON LES IV9
MAIL: PROJECTION POSTUDIO CA. CALL: 647-556-2596
WEBSITE: WWW.PDSTUDIO CA.

Contractor and trader must check and verify all dimensions before execute the work and must report discrepancies and should not sca or measure the diseases.

All the work must be in compliance with Ontario Building Code.

Reproduction of drawings, specifications and related document

This drawing is not to be used for construction until signed and stamped by the dissipner.

The undersigned has reviewed and taken responsibility for this desi and has the qualification and meets the requirements set out in

Ontano Building Code to be a designer.

NEAMRAJ (RAJ) PATEL 100
Name Signature B0

Registration information required unless the design is exempt uno Division C - 3.2.4.1 of the 2012 Ontano Building Code.

RPDS 11114
Firm Name BCP



			Client Name:
	No.	Revision	Date
	01	Issued For Review	2023/07/06
	02	Issued For REVIEW	2023/07/22
		Issued For REVIEW	2024/02/10
		Issued For Permit	2024/03/16
*		Reissued For Permit	2024/04/19

Drawing Title:

SITE PLAN

Project:

LOT 82

BARTLEY BULL PKY, CITY OF BRAMPTON, PROPOSED TWO STOREY DWELLING

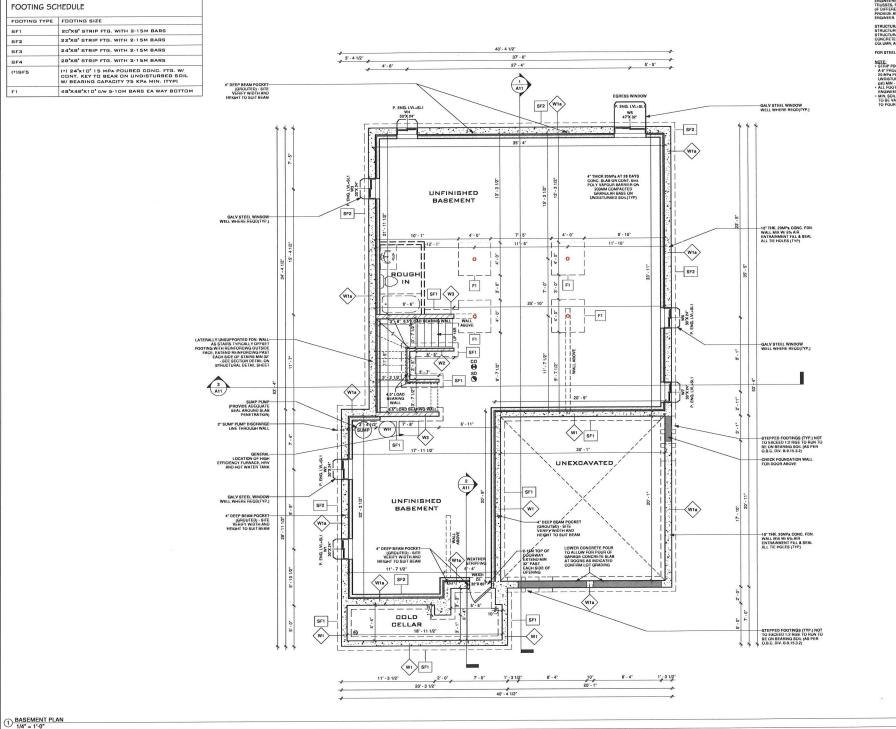
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| Date:
| 2023/06/16 |
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| AO |

BARTLEY BULL PARKWAY

-\_ PORCH

LOT- 82

PROPOSED TWO STOREY DWELLING F.F.E. = 214.26M



FOR SUPPLIER:
SUPPLIER TAKES RESPONSBILITY FOR FRAMING OF ALL
ENGINEERED LUMBER PRODUCTS INCLUDING FLOOR JOIST,
TRUSSES, FN-ENGLYL, BEAM AND LINTEL,
OF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL
PROVIDE APPROVED LAYOUT, REVIEWED AND STAMPED BY

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A11

- NOTE:
  A SPENGETIAN OF EACH SIDE, AND SEARING WALLS MUST HAVE
  A SPENGETIAN OF EACH SIDE, AND SE OR IS THANK AND
  3 MAY SOURD BOOK, W. COOM, THE O'D BEAR ON
  UNDSTUBBLE SOL, W. EERING CAPACIT 15 SPENGEDO
  WALL SOLVEN DE BEAR ON UNDSTUBBLE SOL, ROCK OR
  ALL SOLVING TO BEAR ON UNDSTUBBLE SOL, ROCK OR
  ENGINEERS FLL CERTIFIED BY SOL ENGINEER
  TO, MIN SOL BERNON OPPORT
  TO THE SOLVEN OF THE

INTEGRATED DESIGN FIRM

SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, DN L5S TV9 MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596 WEBSITE: WWW.RPOSTUDIO.CA

Contractor and trader must check and verify all dimensions before execute the work and must report discrepancies and should not sea or measure the drawnss.

All the work must be in compliance with Ontario Building Code

Qualification information required unless the design in exempt unde Division C - 3.2.5.1 of the 2012 Ontano Building Code.

NEAMRAJ (RAJ) PATEL

Firm Name



03 Issued For REVIEW 2024/02/10 02 Issued For REVIEW OI Issued For Review 2023/07/06 Revision Date Client Name

Drawing Title:

BASEMENT PLAN

Project:

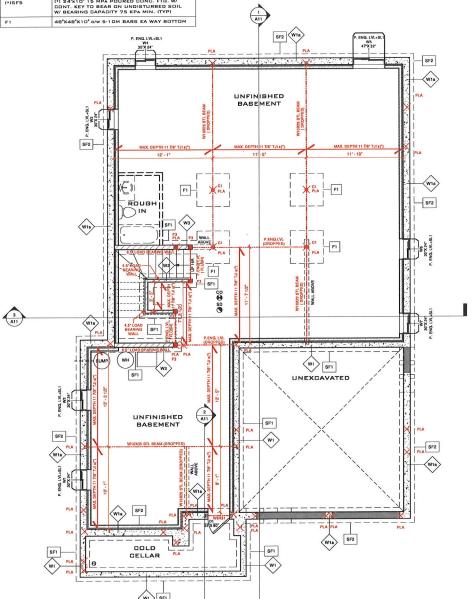
LOT 82

	Scale:
$\bigcirc$	Drawn by: DR/MJ
N	Checked by:
	Project No.:
	Date: 2023/06/16 Drawing No.:
	AO2

COLUMN/POST SCHEDULE		
COLUMN TYPE	COLUMN SIZE	
D1	HSC 102DIA.X6.4 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)	
C2	HSS 102X102X4.8 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)	
C3	HSS 127X127X4.8(5"X5"X3/16") (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)	
P1	6X6 S-P-F NO.2	
P2	2-2X6 9-P-F	
Р3	3-2X6 8-P-F	
P4	4-2X6 S-P-F	
P5	4-2X4 S-P-F	

BASE PLATE SCHE	DULE
BASE PLATE TYPE	LOCATION
9"X5"X3/8" c/w 2-5/8" ANCHORS	C1(FOUNDATION WALL)
8"X8"X1/2" c/w 2-5/8" ANCHORS	C1(FOOTING PAD)





FOR SUPPLIER:
SUPPLIER TAKES RESPONSBILITY FOR FRAMING OF ALL
ENGINEERIE LUMBER PRODUCTS INCLUDING FLOOR JOIST,
TRUSSES, PRI-ENGLY, BEAM AND LYTTEL
OF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL
DERVING APPROVED LAYOUT, REVIEWED AND STAMPED BY



SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON LSS TV9 MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596 WEBSITE: WWW.RPDSTUDIO.CA

All the work must be in compliance with Ontario Building Code

NI AMBAJ (RAJ) PATEL

Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontano Building Code.

Firm Name



12024/04/19 12024/03/16 12024/02/10 O3 Issued For REVIEW
O2 Issued For REVIEW
O1 Issued For Review 2023/07/22 2023/07/06 Date Client Name

Drawing Title:

BASEMENT STRUCTURE PLAN

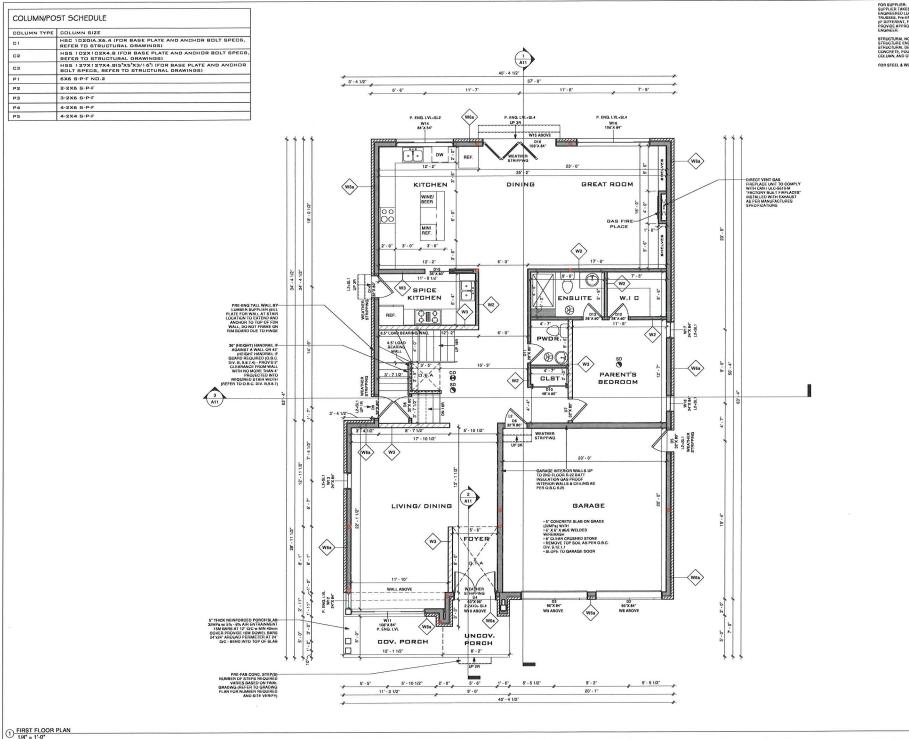
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LOT 82

BARTLEY BULL PKY, CITY OF BRAMPTON, PROPOSED TWO STOREY **DWELLING** 

Scale:
Drawn by: DR/MJ
Checked by
Project No.:
Date: 2023/06/16
Drawing No.
A03

1 BASEMENT STRUCTURE PLAN



FOR SUPPLIER:
SUPPLIER TAKES RESPONSBILITY FOR FRAMING OF ALL
ENGINEERD LUMBER PRODUCTS INCLUDING FLOOR JOIST,
TRUSSES, Pre-ENGLIV., BEAM AND LINTEL
(F) DIFFERENT, FROM THE PROPOSED SUZE) AND WILL
PROVIDE APPROVED LAYOUT, REVIEWED AND STAMPED BY
ENGINEER)

STRUCTURAL NOTE: STRUCTURE ENGINEER TAKES RESPONSIBILITY FOF STRUCTURAL DESIGN INCLUDING BUT NOT LIMITED CONCRETE, FOUNDATION, FOOTING, BEAM, LINTEL, COLUMN, AND OTHER STRUCTURAL DETALS/DESIGN

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A11



INTEGRATED DESIGN FIRM SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON LSS 1V9 MAIL: PROJECTER PRISTUDIO CA. CALL: 647-556-2596

WEBSITE-WWW.RPDSTUDIO.CA.

Contractor and trader must check and verify all dimensions before execute the work and must report discrepancies and should not scale or measure the drawnos.

All drawings, specifications and related documents are the copyrigh of the designer and must be returned upon request.

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Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written consent.

This drawing is not to be used for construction until signed and atamped by the designer.

The undersigned has reviewed and taken responsibility for this d and has the qualification and meets the requirements set out in

Ontano Building Code to be a designer.

Division C - 3.2.3.1 of the 2012 Ontano Bolitaing Code.

Name Signature BCIN

Division C - 3.2.4.1 of the 2012 Ontano Building Code.

Firm Name



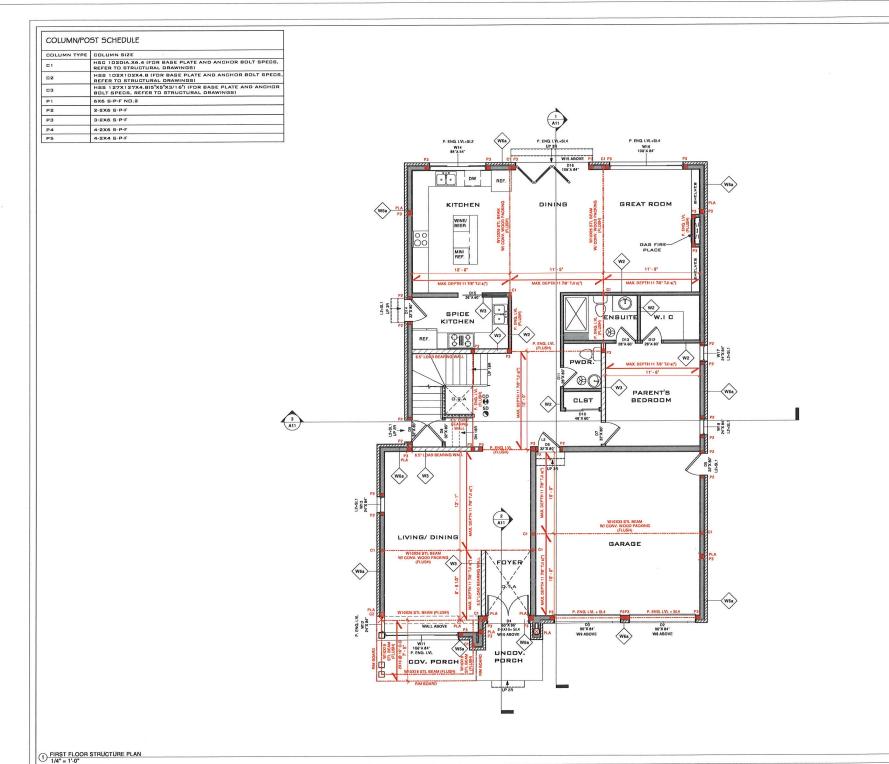
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	03	Issued For REVIEW	2024/02/1
	02	Issued For REVIEW	2023/07/2
	01	Issued For Review	2023/07/0
	No.	Revision	Date
			Client Name

FIRST FLOOR PLAN

Project:

LOT 82

	Scale
	Drawn by: DR/MJ
N	Checked by
	Project No.
	Date
	2023/06/16
	Drawing No.
	A04



FOR SUPPLIER:
SUPPLIER TAKES RESPONSBILITY FOR FRAMING OF ALL
ENGMERERO LUMBER PRODUCTS INCLUDING FLOOR JOIST,
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FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A11



SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1V9 MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596 WEBSITE: WWW.RPDSTUDIO.CA

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Qualification information required unless the design in Division C - 3.2.5.1 of the 2012 Ontano Building Code.

NILAMRAJ (RAJ) PATEL

Firm Name



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	02		2023/07/22
	01	Issued For Review	2023/07/06
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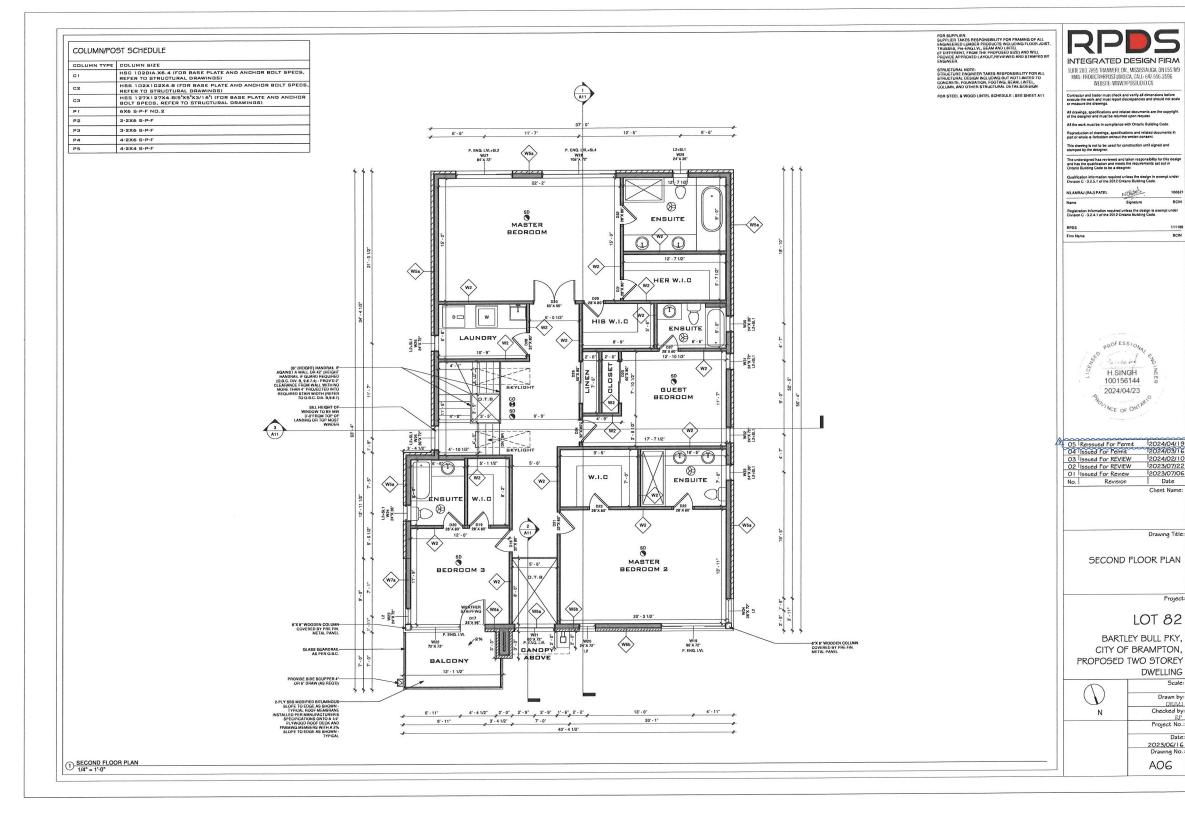
Drawing Title:

FIRST FLOOR STRUCTURE PLAN

Project:

LOT 82

Scale	
Drawn by DR/M	
Checked by	N
Project No	
Date	
2023/06/16 Drawing No	
A05	



BCIN

2024/02/10

2023/07/06

Client Name

Drawing Title:

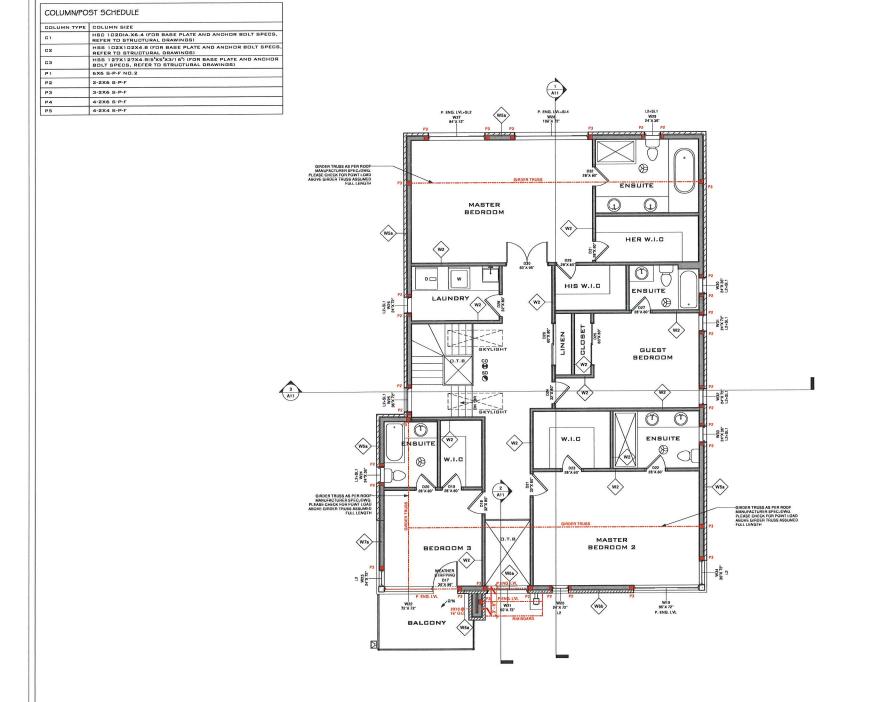
Project:

Drawn by:

Checked by

Project No.: Date 2023/06/16 Drawing No.

A06



FOR SUPPLIER:
SUPPLIER TAKES RESPONSBILITY FOR FRAMING OF ALL
ENGINEERS LUMBER PRODUCTS INCLUDING FLOOR JOIST,
TRUSSES, Pre-ENGLIV., BEAM AND LINTEL
(IF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL
PROVIDE APPROVED LAYOUT, REVIEWED AND STAMPED BY

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A11



SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S TV9 MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596 WEBSITE: WWW.RPDSTUDIO.CA

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Qualification information required unless the design in exempt und Division C - 3.2.5.1 of the 2012 Ontano Building Code.

NE AMRAJ (RAJ) PATEL

Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontano Building Code.

RPDS Firm Name

PROFESSION H.SINGH 100156144 2024/04/23

2024/04/19 12024/03/16 12024/02/10 O3 Issued For REVIEW
O2 Issued For REVIEW
O1 Issued For Review 2023/07/22 2023/07/06 Date Client Name:

Drawing Title:

SECOND FLOOR STRUCTURE PLAN

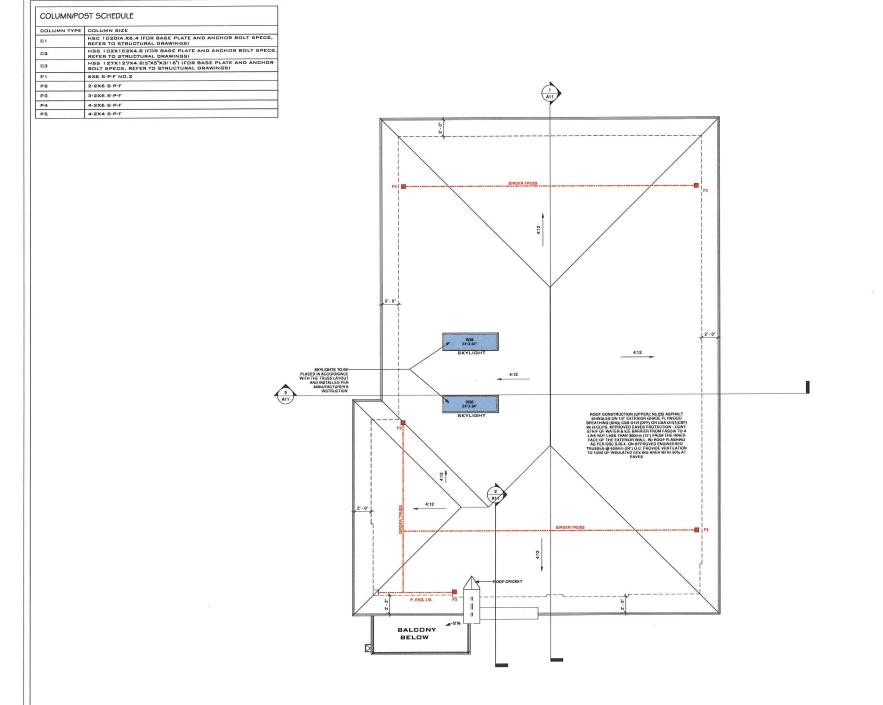
Project:

LOT 82

BARTLEY BULL PKY, CITY OF BRAMPTON, PROPOSED TWO STOREY **DWELLING** 

Scale:	1
Drawn by: DR/MJ	$\mathcal{O}$
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Project No.:	
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2023/06/16	
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A07	

1) SECOND STRUCTURE PLAN
1/4" = 1'-0"



FOR SUPPLIER:
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FOR DIFFERENT, FROM THE PROPOSED SIZE) AND WILL
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ENGINEER.

STRUCTURAL NOTE: STRUCTURE ENGINEER TAKES RESPONSIBILITY FOR ALL STRUCTURAL DESIGN NCLUDING BUT NOT LIMITED TO CONCRETE, FOUNDATION, FOOTING, BEAM, LATTEL, COLUMN, AND OTHER STRUCTURAL DETAILS/DESIGN

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A11



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RPDS Firm Name



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	No.	Revision	Date
	01	Issued For Review	2023/07/
	02	Issued For REVIEW	2023/07/
	03	Issued For REVIEW	2024/02/
	04	Issued For Permit	2024/03/
43		Reissued For Permit	2024/04/

Drawing Title:

**ROOF PLAN** 

Project:

LOT 82

	Scale:
	Drawn by:
N	DR/MJ Checked by:
	Project No.:
	Date:
	2023/06/16 Drawing No.:
	A08





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UP DIFFERENT, FROM THE PROPOSED SIZE) AND WILL
PROVIDE APPROVED LAYOUT, REVIEWED AND STAMPED I
ENGINEER.





RIGHT SIDE OPENING CALCULATION

\*\*\*MUNPROTECTED DPENING DATA

1. WALL AREA 1232.03 SQFT

2. LIMITING DISTANDE 5"\*(2.00 M)

3. ALLOWABLE OPENINGS 98.56 SQFT (8%)

4. PROVIDED OPENINGS 86.68 SQFT (7.0.4%)

FOR GARAGE, BASEMENT, FF AND PORCH GRADING LEVEL REFER TO GRADING PLAN. IN SITUATION OF DISCREPANCY SETWEEN ARCHITECTURAL DRAWING SET AND CIVIL SET, FOLLOW THE CIVIL SETIGRADING PLAN)

WINDOW SUPPLIER TO ENSURE DOORS & WINDOWS ARE AS PER OBC STANDARD INCLUDING MINIMUM OPENABLE OPENINGS





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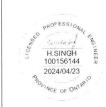
The undersigned has reviewed and taken responsibility for this of and has the qualification and meets the requirements set out in

Qualification information required unless the design in exempt un

NILAMRAJ (RAJ) PATEL	NO Bate	1006
Name	Signature	ВС
Registration information requirements of the 20	ired unless the design is a 12 Ontano Building Code.	exempt under

PDS 1111

Firm Name BCN



	NO.	T TOVISION	Client Name:
	No.	Revision	Date
	01	Issued For Review	2023/07/06
	02	Issued For REVIEW	2023/07/22
		Issued For REVIEW	2024/02/10
		Issued For Permit	2024/03/16
3	05	Reissued For Permit	2024/04/19

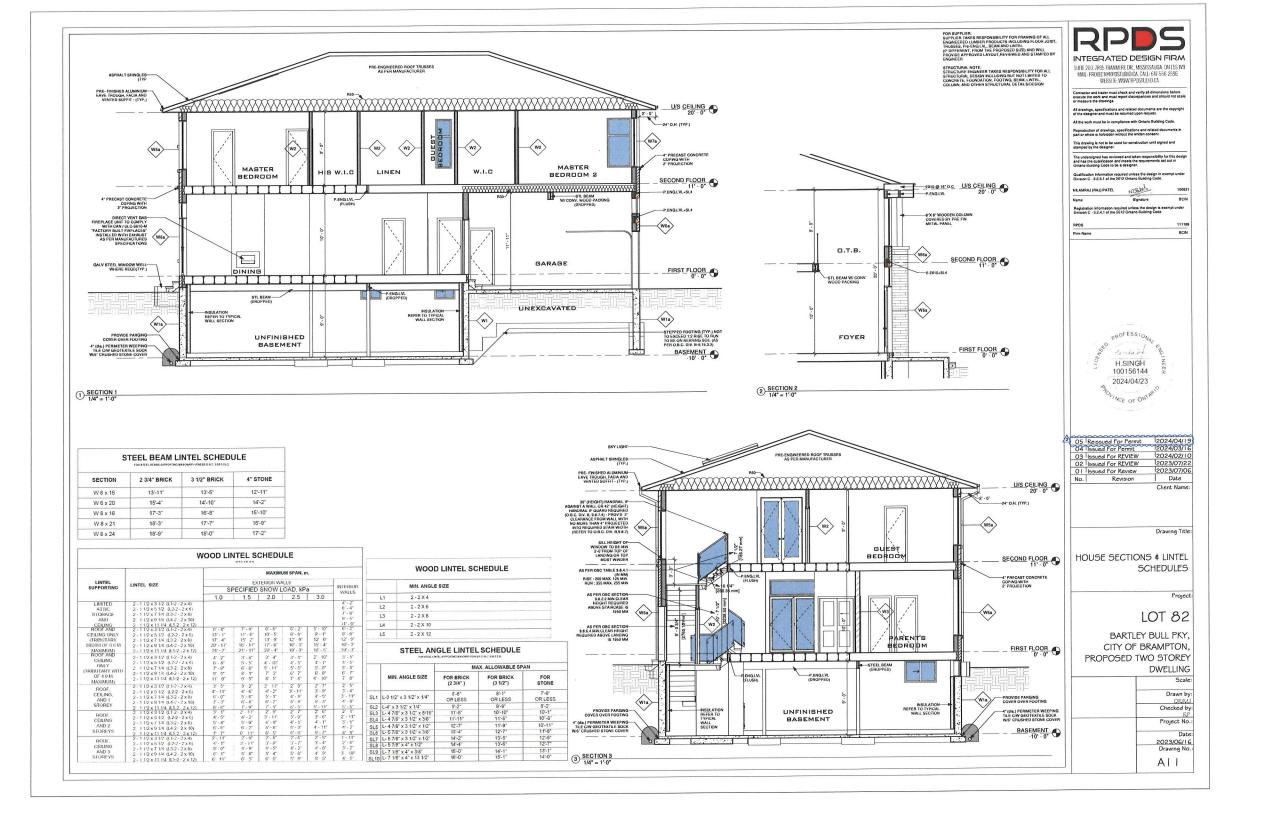
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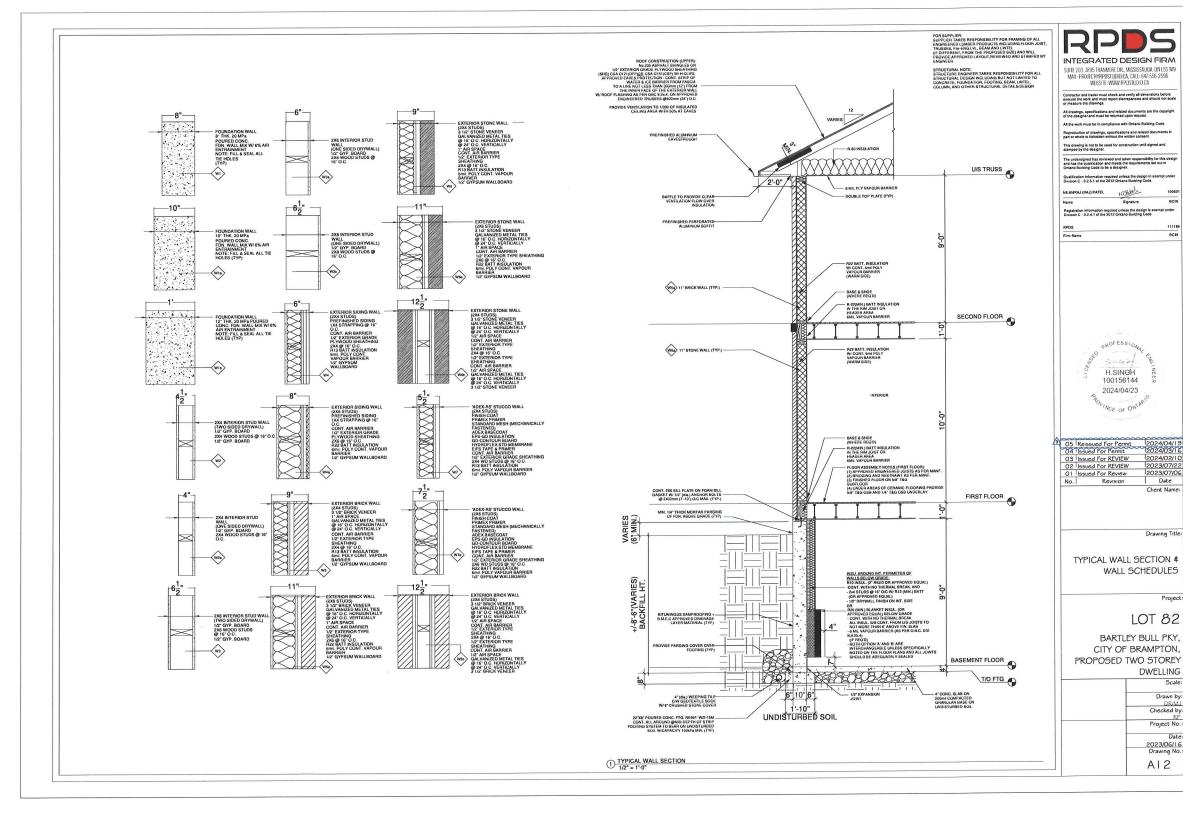
REAR # RIGHT SIDE ELEVATION

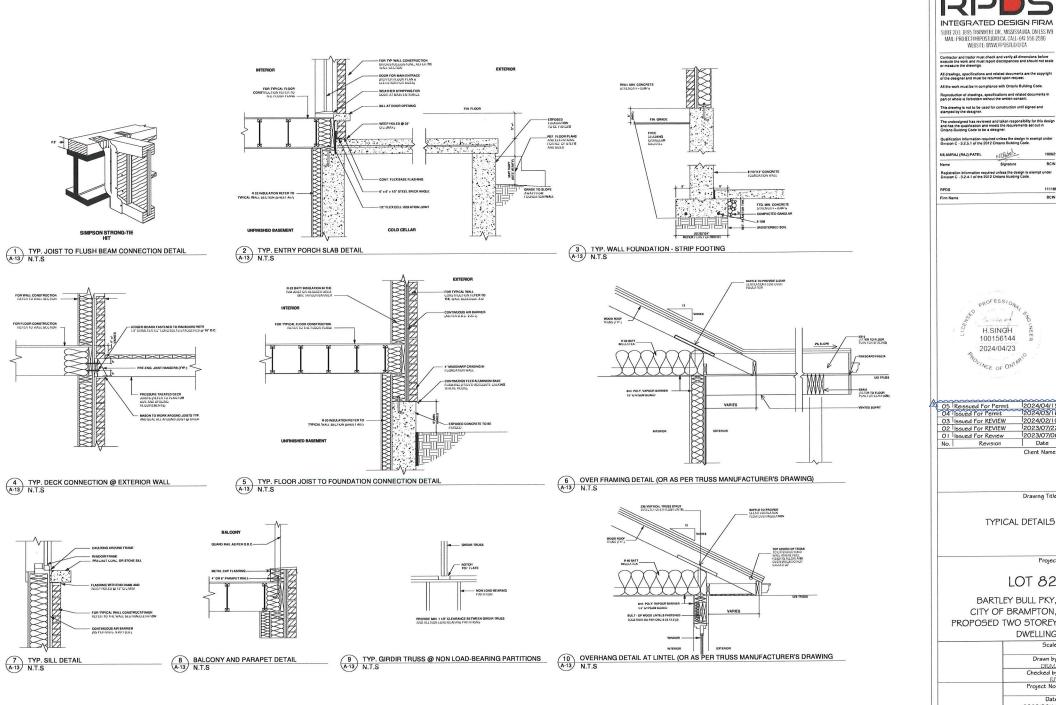
Project:

LOT 82

Drawn by
DR/M. Checked by
RE
Project No
Date
2023/06/16
Drawing No
AIO







SIMPSON STRONG-TIE

4 TYP. DECK CONNECTION @ EXTERIOR WALL N.T.S

7 TYP. SILL DETAIL N.T.S

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PROFESSIO.

H.SINGH 100156144 2024/04/23

BCIN

2024/02/10 2023/07/06 Date Client Name:

Drawing Title:

Project: LOT 82 BARTLEY BULL PKY, CITY OF BRAMPTON,

**DWELLING** 

Drawn by: Checked by Project No.: 2023/06/16 Drawing No.: AI3

TYPICAL DETAILS

PROPOSED TWO STOREY

EXCAVATION AND BACKELL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO AVOID ANY DAMAGE TO EXISTING STRUCTURES ARROUND, ADJACENT PROPERTY AND UTILITIES.

- THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.

- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 11 34'\* IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NOT LESS THAN 17 34"

- BACKFILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9 7/8" IN DIAMETER.

#### DAMPPROOFING AND DRAINAGE

- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATIONS WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.

MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROD

4° FOUNDATION DRAINS SHALL BE LAID ON LEVEL UNDISTURBED SROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SILES OR CRAWS PACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAWS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.

WINDOW WELLS SHALL BE DRAINED TO THE FOOTING

- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY THE WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT

- CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAW TO THE EXTERIOR

- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WALL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

#### FOUNDATION WALLS

- TO BE POURED CONCRETE, UNIT MASONRY OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS)

- DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS

- FOUNDATION WALL TO EXTEND MINIMUM 6\* ABOVE FINISHED GRADE.

- A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE NITERIOR INSULATION STREAMS MORE THROST INSULATION STREAMS OF STREAMS AND STREAMS OF STR

- FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.

#### FOOTINGS

MINIMUM 20 MPa POURED CONCRET

MINIMUM 48" BELOW FINISHED GRADE

- FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 75

- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND
THE WINDPORTED SHALL NOT BE GREATER THAN IT THICKNESS

STEP FOOTINGS

- VERTICAL RISE 23 5.6" MAX. FOR FIRM SOILS 15 3.4" MAX. FOR SAND OR GRAVEL

#### CONCRETE FLOOR SLABS

- GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 4650PSI (32MPa) CONCRETE WITH 6-8% AIR ENTRAINMENT C/W 6X6 WELDED

NIREMASH
MINIMUM 5" THICK PLACED ON A MINIMUM 4" OF COARSE

- ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

#### MASONRY VENEER

- MINIMUM 2 3/4" THICK IF JOINTS ARE NOT RAKED AND 3 1/2" THICK IF JOINTS ARE RAKED.

MINIMUM 1" AIR SPACE TO SHEATHING

- PROVIDE WEEP HOLES @ 31 1/2" O.C. AT THE BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS.

- DIRECT DRAINAGE THROUGH WEEP HOLES WITH 20mil POLY FLASHING EXTENDING MINIMUM 5 7/8" UP BEHIND THE SHEATHING

- FASTEN TIES WITH CORROSION RESISTANT 0.125" DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 1 3/16" INTO STUDS.

#### MASONRY WALLS

WHERE CONSTRUCTED OF 3 1/2" BRICK, WALL SHALL BONDED WITH HEADER COURSE EVERY 6TH COURSE.

- PROVIDE 2" SOLID MASONRY OR CONTINUOUS 1 1/2" PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS.

PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS AND COLUMNS

- MASONRY WALLS TO BE TIED TO EACH TIER OF JOISTS WITH 19 19'E X 3.16' CORROSION RESISTANT STEEL STRAPS, KEVED MINIMUM 4" NITO MASONRY, WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @ 5'7

- INSIDE BACK OF WALL TO BE PARGED AND COVERED WITH

- FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MANY ANNIGLAFERAL SUPPORT, THE MANUALS 1/2? MERCHANGE FOR THE STATE OF THE

SONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROS STANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM

#### WOOD FRAME CONSTRUCTION

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR No. 1&2, AND SHALL BE IDENTIFIED BY A GRADE STAMP.

MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.

- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH Smil. POLYETHYLENE.

#### WALLS

- EXTERIOR WALLS SHALL CONSIST OF: - CLADDING - CONT. AIR BARRIER - 7/16" EXTERIOR GRADE SHEATHING - 2X8 STUDS @ 16 O. - 2X8 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE

INTERIOR LOADBEARING WALLS SHALL CONSIST OF:

- 2X4 STUDS @ 16" O.C. - 2X4 BOTTOM PLATE AND DOUBLE 2X4 TOP PLATE - 2X4 MID-GIRTS IF NOT SHEATHED - 1/2" GYPSUM WALLBOARD

#### FLOORS

- SEE FLOOR PLANS FOR FLOOR JOIST SIZE AND SPACING

JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 1/2" ANCHOR BOLTS ⊚ 7:-10" O.C.

- HEADER JOISTS BETWEEN 3'-11" AND 10'-6" IN LENGTH SHALL BE DOUBLED. HEADER JOISTS EXCEEDING 10'-6" SHALL BE SIZED BY CALCULATIONS.

- TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2-7" AND 6-7". TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEPOS 6-7".

- 2X2 CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING.

JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS.

JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED.

- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 1/2\* INTO ROOF SHEATHING.

EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST

- EAVES PROTECTION SHALL EXTEND 2-8" FROM THE INSIDE FACE OF THE EXTEROR WALL, AND SHALL CONSIST OF TYPE M OR TYPES ROUL ROOPING LAID MINUM 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASS SHEETS OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDING.

OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MINIMUM 23 5/6" WIDE

- FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS.

- SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN 1/16" SHEET LEAD, 0.013" GALVANIZED STEEL, 0.018" COPPER, 0.018" ZINC, OR 0.019" ALUMINUM.

#### INSULATION & WEATHERPROOFING

AS PER ORC SR-12 -PACKAGE A1

CEILING WITH ATTIC R60 ROOF WITHOUT ATTIC R31 EXTERIOR WALL R22 FOUNDATION WALL R20 EXPOSED EL CORR31

SLABS ON GRADE R10 (UNHEATED)
R 10 (HEATED)
SUPPLY DUCTS IN UNHEATED SPACESR12

- INSULATION SHALL BE PROTECTED WITH GYPSUM WALLBOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE SMI. POLY IS SUFFICIENT FOR FIBREGLASS TYPE INSULATIONS.

- DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT.

- CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS RETWEEN THE FRAME AND THE EXTERIOR CLADDING. - WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR.

- EXTERIOR WALLS, CELINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR.

#### DOORS AND WINDOWS

- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAS'

- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY, DOORS SHALL HAVE A DEADBOLT LOCK.

- THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPLANT GLAZING OR A SIDELIGHT.

#### COLUMNS, BEAMS & LINTELS

STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED

MINIMUM 3 1/2" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 7/8" SOLID MASONRY BENEATH THE BEAM. - STEEL COLUMNS TO HAVE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND MINIMUM WALL THICKNESS OF 1/4".

- WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3 1/2" X 3 1/2" IN ALL OTHER CASES EITHER 5 1/2" X 5 1/2" OF 7 1/4" FOUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BEN OT LESS THAN THE WIDTH OF THE

- MASONRY COLUMNS SHALL BE MINIMUM OF 1 3/8" X 11 3/8" OR 9 1/2" X 15".

PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

#### REFER TO DATA SHEET BY LVL

SMOKE AND CARRON MONOYIDE DETECTORS/ALARMS

AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR

- SMOKE ALARMS SHALL BE INTERCONNECTED IN ELECTRICAL CIRCUIT WITH BATTERY BACKUP, AND LOCATED SUCH THAT ONE I WITHIN 15°C OF VERY RESDROOM, DOOR, IN EVERY BEDROOM, NO MORE THAN 45°S TRAVEL DISTANCE FROM ANY POINT ON A FLOOR, SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS OF NFPA 72 "NATIONAL FREE ALARM AND SIGNALLING CODE".

CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON OF FAR THE CEILING IN EVERY ROOM CONTAINING A SOLID FUEL

#### GARAGE GASPROOFING

THE WALLS AND CELING OF AN ATTACHED GARAGE SHALL BE CONSTRUCTED AND SEALED SO AS TO PROVIDE AN EFFECTIVE BARRIER TO EXHAUST FUMES.

- ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED

- DOORS BETWEEN DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHERSTRIPPED AND HAVE A SELF-CLOSER.

#### **ROOF & CEILINGS**

- SEE DRAWING A-03 FOR RAFTER, ROOF JOIST AND CEILING JOIS - HIP AND VALLEY RAFTER SHALL BE 2" DEEPER THAN COMMON RAFTERS.

- 2X4 COLLAR TIES @ RAFTER SPACING WITH 1X4 CONTINUOUS BRACE AT MID SPAN IF COLLAR EXCEEDS 7-10\* IN LENGTH.

SEE DRAWING A-03 FOR ROOF SHEATHING REQUIREMENTS.

### ACCESS TO ATTICS AND CRAWL SPACES

- ACCESS HATCH MINIMUM 19 3/4" X 2"-4" TO BE PROVIDED TO EVERY CRAWL SPACE AND EVERY ROOF SPACE WHICH IS 108 SF OR MORE IN AREA AND MORE THAN 23 5/8" IN

### STAIRS

- MINIMUM RISE 125 MM - MINIMUM RUN 255 MM - MINIMUM HEADROOM 1950 MM - MINIMUM WIDTH 860 MM

- TAPERED STAIRS SHALL HAVE A RUN THAT (OBC 9.8.4.3) a) IS NOT LESS THAN 150 MM AT THE NARROW END OF THE TREAD, b) COMPLIES WITH THE DIMENSIONS FOR RECTANGULAR TREADS SPECIFIED IN TABLE 9.8.4.1. WHEN MEASURED AT A POINT 300 MM FROM THE CENTRE LINE OF THE INSIDE HANDRAIL.

- WINDERS (OBI WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90(deg.). WITH NO LESS THAN 30(deg.) OR MORE THAN 45(deg.) PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 3:-11\* ALONG THE RUN OF THE STAIR. (OBC 9.8.4.5

(OBC 9.8.6.3) - A LANDING SHALL BE (OBC 9) a) AT LEAST AS WIDE AS THE WIDTH OF THE STAIR OR RAMP IN WHICH THEY OCCUR, AND b) AT LEAST AS LONG AS THE WIDTH OF THE STAIR OR RAMP IN WHICH THEY OCCUR.

- THE CLEAR HEIGHT OVER LANDINGS SHALL BE NOT LESS THAN 1950 mm STEPS IN SPIRAL STAIRS SHALL BE NOT LESS THAN 1980 mm

- EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS.

A HANDRAIL IS REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS.

GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 23 5/8\* ABOVE THE ADJACENT LEVEL.

- INTERIOR AND EXTERIOR GUARDS MIN. 2-11 1/2" HIGH. EXTERIOR GUARDS SHALL BE 3"-6 1/8" HIGH WHERE HEIGHT ABOVE AD LACEST SUBSECES EXTEROR 5:11"

- GUARDS SHALL HAVE NO OPENINGS GREATER THAN 4" AND NO MEMBER BETWEEN 4" AND 2:-11 1/2" THAT WILL FACILITATE

#### PLUMBING - SEE FLOOR PLANS

- EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABLITY OF LAUNDRY FACILITIES.

- A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVI DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL.

#### NATURAL VENTUATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF INSULATED AREA.

- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF INSULATED AREA.

ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS.

UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 SF OF VENTILATION FOR EACH 538 SF. - MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE: BATHROOMS 0.97 SF OTHER ROOMS 3.67 UNFNISHED BASEMENTS 0.2% OF FLOOR AREA

#### EXTERIOR WALLS

- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3:-11\* FROM

- 5/8" FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3'-11" FROM PROPERTY LINES.

- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 23 5/8\* FROM PROPERTY LINES.

#### CERAMIC TILE

- WHEN CERAMIC TILE IS APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH.

#### ELECTRICAL

- AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE.

- A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINNIG ROOM, BATHOLD, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED IN SIEAD OF A LIGHT IN BEDROOM SAND LIVING ROOM

- STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS.

## - BASEMENTS REQUIRE A LIGHT FOR EACH 323 SF, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS.

MECHANICAL VENTILATION A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF: - 10 CFM EACH FOR BASEMENT AND MASTER BEDROOM - 5 CFM FOR EACH OTHER ROOM

A PRINCIPLE DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.

- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRE CAPACITY. - A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRY IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED. - SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

#### **FASTENERS FOR SHEATHING AND SUBFLOORING**

	м	NIMUM LENG	TH FOR FAS	TENERS, in	MINIMUM
ELEMENT	COMMON UR SPIRAL NAILS	RING THREAD NAILS OR SCREWS	ROOFING NAILS	STAPLES	NUMBER OR MAXIMUM SPACING OF FASTENERS
BOARD LUMBER 7 1A* OR LESS WIDE	2.	1 3/4*	N/A	2*	2 PER SUPPORT
BOARD LUMBER MORE THAN 7 1/4" WIDE	2.	1 3/4"	N/A	5.	2 PER SUPPORT
FIBREBOARD SHEATHING UP TO 1/2* THICK	N/A	N/A	1 3/4*	1 1/8"	
GYPSUM SHEATHING UP TO 1/2" THICK	N/A	N/A	1 3/4*	N/A	5 7/8" O/C ALONG EDGES
PLYWOOD, OSB OR WAFERBOARD UP TO 3/6" THICK	2.	1 3/4*	N/A	1 1/2"	AND 11 3/4" O/C ALONG INTERMEDIATE
PLYWOOD, OSB OR WAFERBOARD FROM 3/6" TO 13/16" THICK	2.	1 34*	N/A	2*	SUPPORTS
PLYWOOD, OSB, OR WAFERBOARD OVER 13/16" THICK	2 1/4*	2.	N/A	N/A	1

## DRAWING NOTES

1. FINISHED FLOOR ELEVATION 0'-0" SHOWN ON ARCHITECTURAL DRAWINGS REFERS TO TOP OF PLYWOOD SUBFLOORIN

2. WHEN REFERENCE IS MADE TO A PARTICULAR MANUFACTURED SYSTEM, ALL PARTS AND MATERIALS APPLICABLE SHALL BE SUPPLIED AND INSTALLED.

3. IF THE CONTRACTOR OBSERVES ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE LICENSED DESCREP. THE CONTRACTOR PROCEEDS WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES, OR OMISSIONS WITHOUT RECEIVED CARRICATION, HE DOES SO AT HIS OWN SUCH CIRCUMSTACES MADE SHAT OF CONTRACTOR, PROFIT OR PROPAGAL BET REK, ANY ADJUSTMENT WITH LICENSED DESCREP, SHALL BE AT THE CONTRACTOR'S RISK AND ANY COMPULCATIONS OR DISPUTES ARISING THEREFROM SHALL BE AT THE CONTRACTOR SHOPPOSAL BY EXPENSE.

4. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

5. FIRE DEPARTMENT ACCESS AND WATER TO SITE SHALL BE MAINTAINED DURING CONSTRUCTION

6 MAINTAIN MINIMUM 6" VERTICAL DISTANCE BETWEEN FINISH FLOOR AND ADJACENT GRADES, SLOPE MIN. 2%

7. GLAZING IN DOORS, ADJACENT TO DOORS, AND CLOSER THAN 18" TO FINISH FLOOR SHALL BE TEMPERED.

8. THE CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY TO COMPLETE A WEATHER TIGHT, FINISHED PRODUCT 9. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

10. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.

11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE STARTING WORK

12. THE STARTING OF WORK BY ANY CONTRACTOR OR SUB-CONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FAIRS TRATTORY.

13. ALL COMPONENTS, EQUIPMENT, PRODUCTS SHALL BE INSTALLED PER LICENSED DESIGNER AND MANUFACTURERS PRINTED INSTRUCTIONS 14. AT THE JUNCTURE OF ALL DISSIMILAR MATERIALS, PROVIDE PROTECTIVE SEALANT TO COATINGS AS APPLICABLE PER PLANS AND SPECS.

15. PROVIDE ALL FIRE BLOCKING, FIRE STOPS AND DRAFT STOPS IN FLOORS, WALLS, PLENUMS AND ATTICS AS REQUIRED BY CODE

16. ANY CHANGE IN ALL PLANS OR SPECS MUST BE FIRST APPROVED BY LICENSED DESIGNER IN WRITING. 17. DOORS AND WINDOWS ARE TO COMPLY WITH "RESISTANCE TO FORCED ENTRY" REQUIREMENTS - OBC 9.6.6 19. GRAB BAR REINFORCEMENT & GRAB BAR INSTALLATION SPECIFICATIONS SHALL BE AS PER OBC 3.8.38.

18 LIGHTING AND FLECTRICAL FACILITIES - OBC 9.34.

NFHB NON-FREEZE HOSE BIB (8) **EXHAUST FAN** (FD) FD ELOOP DRAIN Ø SD SMOKE DETECTOR eo co

∑ SB

X PLA

## CARBON MONOXIDE DETECTOR SOLID BEARING POINT LOAD ABOVE

#### ACRONYMS ANCHOR BOLT AB ABOVE FINISHED FLOOR AFF BRG. PL BEARING PLATE DOUBLE JOIST DJ EST ESTIMATED E.I.F.S EXTERIOR INSULATION FINISH SYSTEM FDN FOUNDATION FD FLOOR DRAIN FTG FOOTING GT GIRDER TREATED LUMBER HRV HEAT RETURN VENTILATION UNIT HWT HOT WATER TANK LVL LAMINATED VENEER LUMBER ОН OVERHEAD PLA POINT LOAD ABOVE PT DOCCCUDE TO SATED LUMBER PWDR POWDER ROOM REQ'D DECHIDED RO ROUGH OPENING BT ROOF TRUSS SPECIFICATIONS SPEC. TJ TRIPLE JOIST TYP TYPICAL TAD TOP OF U/S UNDER SIDE WD WOOD W.I.C WALK IN CLOSE

## ANCHOR BOLT SPACING

O.H OVER HANG

O.B.C. TABLE 9.20.17.5				
MAX CLEAR FLOOR SPAN	STAGGERED 1/2" ANCHOR BOLTS	STAGGERED 5/8 ANCHOR BOLTS		
8'-0"	18"	20"		
9'-10"	16"	18"		
13'-1.5"	12"	16*		
16'-4"	11"	13'		

#### NAILING FOR FRAMING O.B.C. 9.23.3.4

CONSTRUCTION DETAIL	OF NAILS, IN	MINIMUM NUMBER OR MAXIMUM SPACING OF NAILS
FLOOR JOISTS TO PLATE - TOE NAIL	3 1/4*	2
WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS	2 1/4*	2
CROSS BRIDGING TO JOISTS	2 1/4*	2 AT EACH END
DOUBLE HEADER OR TRIMMER JOISTS	3.	11 3/4* O/C
FLOOR JOIST TO STUD (BALLOON CONSTRUCTION)	3.	2
LEDGER STRIP TO WOOD BEAM	3 1/4*	2 PER JOIST
JOIST TO JOIST SPLICE (SEE ALSO TABLE 9.23.13.8)	3.	2 AT EACH END
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER	4"	3
TAIL JOIST TO ADJACENT HEADER JOIST (END NAILED) AROUND OPENINGS	3 1/4*	5
	3 1/4"	5
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	4.	3
	2 1/2"	4
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	3 1/4"	2
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3.	30° O/C
DOUBLED TOP WALL PLATES	3.	23 5/8° O/C
BOTTOM WALL PLATE OR SOLE PLATE TO JOISTS OR BLOCKING (EXTERIOR WALLS)	3 1/4*	15 3/4° O/C
INTERIOR WALLS TO FRAMING OR SUBFLOORING	3 1/4*	23 5/8° O/C
HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END	3 1/4*	2
LINTELS TO STUDS	3 1/4"	2 AT EACH END
CEILING JOIST TO PLATE - TOE NAIL EACH END	3 1/4*	2
ROOF RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE - TOE NAIL	3 1/4*	3
RAFTER PLATE TO EACH CEILING JOIST	4.	2
RAFTER TO JOIST (WITH RIDGE SUPPORTED)	3.	3
RAFTER TO JOIST (WITH RIDGE UNSUPPORTED)	3.	SEE O.B.C. TABLE 9.23.13
GUSSET PLATE TO EACH RAFTER AT PEAK	2 1/4*	4
RAFTER AT RIDGE BOARD - TOE NAIL - END NAIL	3 1/4*	3
COLLAR TIE TO RAFTER - EACH END	3.	3
COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE	2 1/4*	2
JACK RAFTER TO HIP OR VALLEY RAFTER	3 1/4*	2
ROOF STRUT TO RAFTER	3.	3
ROOF STRUT TO LOADBEARING WALL - TOE NAIL	3 1/4*	2
2'x 6' OR LESS PLANK DECKING TO SUPPORT	3 1/4*	2
PLANK DECKING WIDER THAN 2" x 6" TO SUPPORT	3 1/4*	3
2" EDGE LAID PLANK DECKING TO SUPPORT (TOE NAIL)	3.	1
	1	

3.

17.3/4" O/C

2" EDGE LAID PLANK TO EACHOTHER

# INTEGRATED DESIGN FIRM

SHITE 203 7895 TRANMERE DR. MISSISSALIGA ON LSS IV9 MAIL: PROJECT@RPDSTUDIO.CA. CALL: 647-556-2596 WERSITE: WWW RPIISTUDID CA

Contractor and trader must check and verify all dimensions before execute the work and must report discrepancies and should not scale or measure the drawings.

All drawings, specifications and related documents are the copyrigh of the designer and must be returned upon request.

All the work must be in compliance with Ontario Building Code Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written consent.

This drawing is not to be used for construction until signed and stamped by the designer.

Qualification information required unless the design in ex-Simple C - 3.2.5.1 of the 2012 Ontano Bulling Code

NORtel NILAMRAJ (RAJ) PATEL BCI

Registration information required unless the design is Division C - 3.2.4.1 of the 2012 Ontano Building Code RPDS

BCIN



05 Reissued For Permit 2024/03/1 03 Issued For REVIEW 2024/02/1 02 Issued For REVIEW 2023/07/22 O I Issued For Review 2023/07/06 Revision Date Client Name

Drawing Title:

GENERAL NOTES

Project

LOT 82

DWELLING

BARTLEY BULL PKY. CITY OF BRAMPTON. PROPOSED TWO STOREY

> Scale Drawn by: Checked by Project No.: 2023/06/16 Drawing No.: A14

MARK	WIDTH	HEIGHT
MARK	WIDIH	DEIGHI

D1	2' - 8"	6' - 8"
D2	8' - 0"	7' - 0"
DЗ	8' - 0"	7' - 0"
D4	5' - 0"	8' - 0"
D5	2' - 8"	6' - 8"
D6	2' - 8"	6' - 8"
D7	2' - 8"	6' - 8"
DB	2' - 8"	6' - 8"
D9	2' - 8"	6' - 8"
D10	4' - 🗆"	6' - 8"
D11	4' - 0" 2' - 4"	6' - B"
D12	2' - 4"	6' - 8"
D13	2' - 4"	6' - 8"
D14	2' - 8"	6' - 8"
D15	9' - 0" 3' - 0"	6' - 8"
D16	9' - 0"	7' - 0"
D17	3' - 0"	8' - 0"
D18	2' - 8"	6' - 8"
D19	2' - 4"	6' - 8"
D20	2' - 4"	6' - 8"
D21	2' - 8"	6' - 8"
D22	2' - 4"	6' - 8"
D23	2' - 4"	6' - 8"
D24	2' - 8"	6' - 8"
D25	5' - 0"	6' - 8"
D26	5' - 0"	6' - 8"
D27	2' - 4"	6' - 8"
D28	2' - 8"	6' - 8"
D29	2' - 4"	6' - 8"
D30	5' - 0"	8' - O"
D31	2' - 4"	6' - 8"
D32	2' - 4"	6' - 8"

WIN	DOW	SCHE	DULE
MARK	Wi	DTH	HEIGHT

MARK	WIDTH	HEIGHT
W 1	2' - 6"	2' - 0"
WZ	2' - 6"	2' - 0"
wз	2' - 6"	2' - 0"
W4	2' - 6"	2' - 0"
W5	3' - 11"	2' - 8"
W6	2' - 6"	2' - 0"
W7	2' - 6"	2' - 0"
ws	8' - O"	2' - 0"
W9	8' - 0"	2' - 0"
W1 🗆	5' - 0"	2' - 6"
W11	90	7' - 0"
W12	2' - 0"	7' - 0"
W13	2' - 0"	7' - 0"
W14	7' - 0"	4' - 6"
W15	9' - 0"	2' - 0"
W16	9' - 0"	7' - 0"
W17	z' - o"	7' - 0"
W18	2' - 0"	7' - 0"
W19	8' - 0"	6' - 0"
W20	2' - 0"	6' - 0"
W21	5' - 0"	6' - 0"
W22	6' - 0"	6' - 0"
W23	2' - 0"	6' - 0"
W24	2' - 0"	3' - 0"
W25	3' - 0"	6' - 0"
W26	2' - 0"	6' - 0"
W27	7' - 0"	6' - 0"
W28	9' - 0"	6' - 0"
W29	2' - 0"	3' - 0"
W30	2' - 0"	3' - 0"
W31	z' - o"	6' - 0"
W32	2' - 0"	6' - 0"
W33	2' - 0"	3' - 0"
W34	3' - 0"	6' - 0"
W35	2' - 0"	7' - 0"
W36	2' - 0"	7' - 0"

DOOR & WINDOW SCHEDULES ARE FOR REFERENCE ONLY. DESIGNER IS NOT LIABLE FOR ANY DISCREPANCY.

WINDOW SUPPLIER TO ENSURE DOORS & WINDOWS ARE AS PER OBC STANDARD INCLUDING MINIMUM OPENABLE OPENINGS



SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON LSS IV9 MAIL: PROJECTERPDSTUDIO CA, CALL: 647-556-2596 WEBSITE: WWW.RPDSTUDIO CA

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This drawing is not to be used for construction until signed and

The undersigned has reviewed and taken responsibility for this de

The undersigned has reviewed and taster responsibility for this deand has the qualification and meets the requirements set out in Ontano Building Code to be a designer.

Division C - 3.2.5.1 of the 2012 Ontano Building Code.

NILAMRAJ (RAJ) PATEL 10062

Name Signature BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontano Building Code.

RPDS 11118
Firm Name BCP



Drawing Title:

DOOR \$ WINDOW SCHEDULE

Project:

LOT 82

BARTLEY BULL PKY, CITY OF BRAMPTON, PROPOSED TWO STOREY DWELLING

Project No.:

Drawing No.:

Drawing No.:

Date:

2023/06/16.

Drawing No.:

A 1 5



May 6th, 2024

To,

The City of Brampton | Committe of Adjustment

Re: Minor Variance application for the proposed two storey detached dwelling unit a 82 Bartley Bull Pkwy (Municipal lot no: 89), Brampton, ON.

We hope you are doing well.

With respect to the minor variance application for the proposed dwelling unit, Please find enclosed the following required materials as part of the submission package.

- PDF copy of the Plan showing the Variance requested
- PDF copy of the Building permit set submitted to the city
- PDF copy of the Forms

## PROJECT BACKGROUND AND CONTEXT:

The subject property is abutted by residences on all the sides. The existing one-storey house is almost 50 years old and the design of the house lacks specific architectural style.



Figure 1: Front View of Existing House



Figure 2: Rear View of Existing House

## PROPOSED DESIGN:

Considering the growing needs of the family, our design approach is to create a contemporary style house with sufficient functional spaces for the family member's use.

We have received the custom home approval from the city and the building permit application has been applied for this project.

The new house is in accordance with urban design features of the existing neighbourhood. The proposed five bedroom house with total area of 3790.63 Sq.ft accommodates the need of the three generation family staying together (client, client's children and elderly parents.). Furthermore, we are in compliance with the design for all the required setbacks, height limitation and other bylaws. we are only deficient in the ground coverage by some percentage. We had to increase the lot coverage to accommodate all the requirements of the family while keeping the structure two-storey.

(Proposed lot coverage is 39.47%, Allowed coverage is 30.00%)



Figure 3: Artistic Expression of Proposed Front Elevation

The proposed building exteriors are in harmony with existing mature neighborhood.

We believe that the requested variance in minor in nature as it doesn't impact the surroundings. Moreover, in the recent times there have been new house construction with similar design features in the neighbourhood. Furthermore the proposed design plays a vital role in enhancing the visual and the spatial quality of the building, not only for its residential use but also for its surroundings.

We trust you will advance this application, as refined, to approval consideration.

Sincerely,

Raj Patel,

B.Arch, MUD, OALA (int), Int'l Assoc. RAIC Tel: 1-647-285-7635

Email: raj@rpdstudio.ca http://www.rpdstudio.ca/

## **Zoning Non-compliance Checklist**

A-2024-0152	Fil	e No.	5	2
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Applicant: Nilamraj Patel Address: 82 Bartley Bull Pkwy

Zoning: Mature Neighborhood, R1B

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 39.47%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER - DECK			

Shiza Athar	
Reviewed by Zoning	-
2024/05/08	
Data	-