



FILE NUMBER: A-2024-0424

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)

Robin Singh

Address

586 Conservation Drive, Brampton ON L6Z 0B8

Phone #

416-827-5080

Fax #

Email

robin @trinitycanada.com
2.

Name of Agent

Nilesh Luhar c/o Antrix Architects Inc.

Address

1109 Britannia Road E, Mississauga, ON L4W 3X1

Phone #

416-728-1807

Fax #

Email

nilesh.luhar@antrix.ca
3.

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

1. Front yard setback from centerline of the road to front wall of the bldg- 32m required, 28.6m proposed.

2. Front yard Landscape open space - Req'd, 60% of frontyard, Proposed, 47.9% of frontyard

3. Lot area - 4000 sqm required, 3538.8 sqm existing

4. Lot Frontage - 36.5 m required, 29.0 m existing
4.

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

Need of more parking spaces,

Existing lot area and lot frontage
5.

Legal Description of the subject land:

Lot Number

Part of Lot 2, Registered Plan 893 , City of Brampton, Regional Municipality of Peel

Plan Number/Concession Number

Municipal Address

586 Conservation Drive, Brampton
6.

Dimension of subject land (in metric units)

Frontage

29.0 m

Depth

105.29 m

Area

3538.86 sqm
7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year -YES

Private Right-of-Way

Seasonal Road

Other Public Road

Water

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

EXISTING BUILDINGS/STRUCTURES on the subject land:
Single residential dwelling unit

PROPOSED BUILDINGS/STRUCTURES on the subject land:
Single residential dwelling unit

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	23.0 m
Rear yard setback	53.7 m
Side yard setback	3.3 m
Side yard setback	4.5 m
PROPOSED	
Front yard setback	20.3 m
Rear yard setback	53.7 m
Side yard setback	3.3 m
Side yard setback	4.5 m

10. Date of Acquisition of subject land: November 14, 2016
11. Existing uses of subject property: Residential Dwelling
12. Proposed uses of subject property: Residential Dwelling
13. Existing uses of abutting properties: Residential Dwellings
14. Date of construction of all buildings & structures on subject land: 1985
15. Length of time the existing uses of the subject property have been continued: 39 years

16. (a) What water supply is existing/proposed?

MunicipalWell

☒
☐

Other (specify)
- (b) What sewage disposal is/will be provided?

MunicipalSeptic

☐
☒

Other (specify)
- (c) What storm drainage system is existing/proposed?

SewersDitchesSwales

☒
☐
☐

Other (specify)

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

Yes ☒ No

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

18. Has a pre-consultation application been filed?

Yes ☒ No

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

Yes ☒ No Unknown

If answer is yes, provide details:

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

Nilesh
Luhar

Digitally signed by Nilesh Luhar
Date: 2024.10.29 11:29:47 -04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF Toronto
THIS 23 DAY OF OCTOBER, 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, ROBIN SIMON, OF THE CITY OF Toronto
IN THE Province OF Ontario 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 Toronto
IN THE Province OF
Ontario THIS 23 DAY OF
OCTOBER, 2024


Signature of Applicant or Authorized Agent

OLGA GRIGORIEV, COMMISSIONER, Etc.,

PROVINCE OF ONTARIO, FOR TRINITY ROOFING LTD. AND TRINITY SERVICES LTD. EXPIRES JANUARY 18, 2026
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: R1A(2)-106

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.

Shiza Athar
Zoning Officer

2024/11/04
Date

DATE RECEIVED

November 6, 2024
Olga

Revised 2023/01/12

APPOINTMENT AND AUTHORIZATION OF AGENT

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

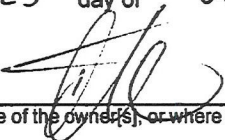
LOCATION OF THE SUBJECT LAND: 586 Conservation Dr, Brampton ON L6Z 0B8

I/We, Robin Singh
please print/type the full name of the owner(s)

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

Nilesh Luhar
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 23 day of OCTOBER, 2024

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

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

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

PERMISSION TO ENTER

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

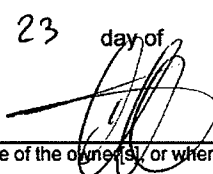
LOCATION OF THE SUBJECT LAND: 586 Conservation Dr, Brampton, ON L6Z 0B8

I/We, Robin Singh

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.

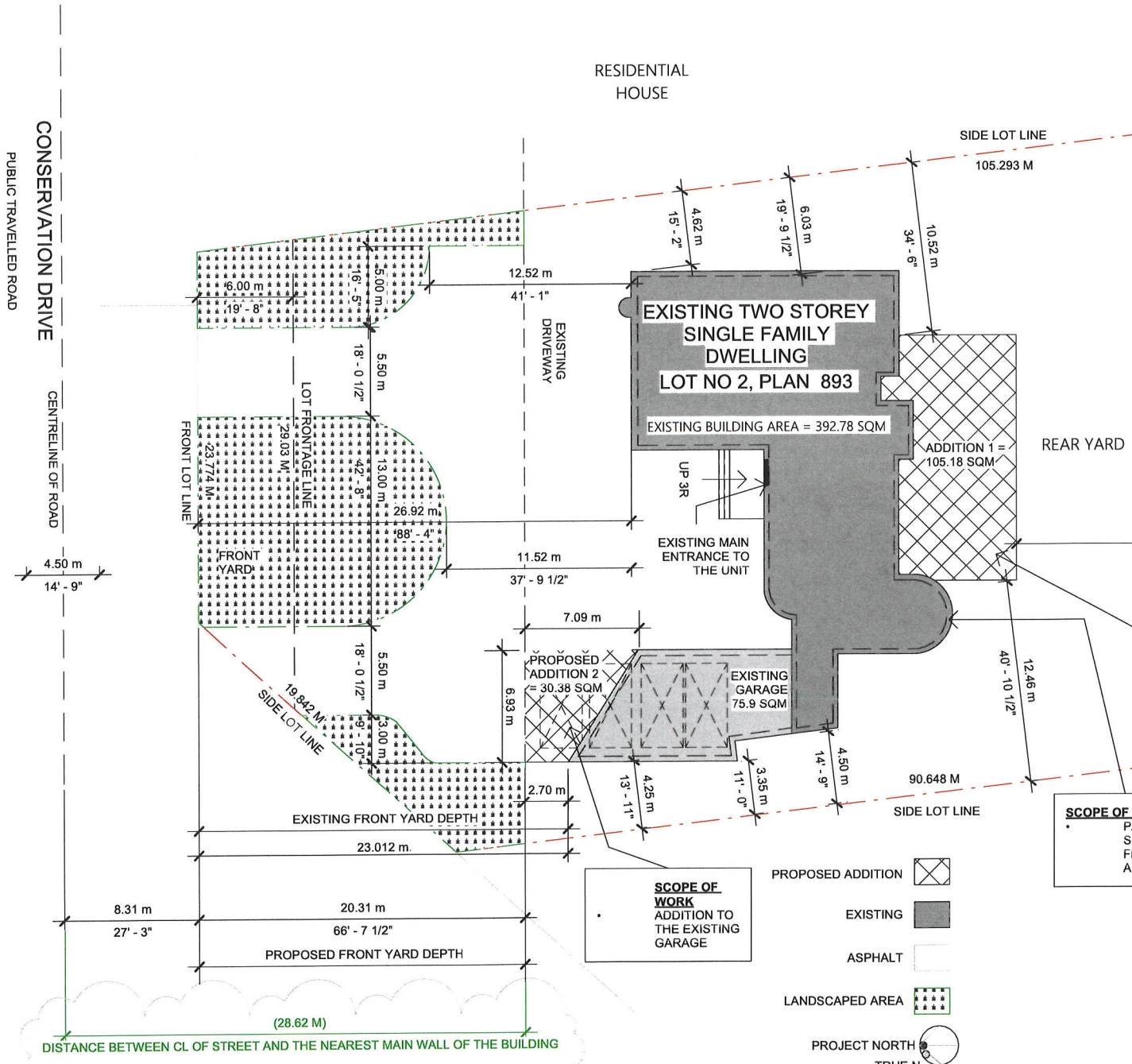
Dated this 23 day of OCTOBER, 2024


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

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

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

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



ZONING STATISTICS R1A(2)-106 BRAMPTON			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4000 SQ.M.	3538.86 SQ.M.	-
MINIMUM LOT FRONTAGE	36.5 M.	29.03 M.	-
MINIMUM FRONT YARD DEPTH	9.0 M.	23.01 M.	20.31 M
MINIMUM INTERIOR SIDE YARD	3.0 M	3.35 M	-
MINIMUM EXTERIOR SIDE YARD	4.5 M.	4.62 M	-
MINIMUM REAR YARD	7.5 M.	53 M.	-
MAXIMUM HEIGHT	7.6 M.	7.59 M.	-
MAXIMUM LOT COVERAGE FOR THE DWELLING	25% OF 3538 = 884 SQM	468.68 SQ.M.	ADDITIONAL 135.56 SQ.M.
MINIMUM LANDSCAPED OPEN SPACE (AS SIDE LOT LINES CONVERGE TOWARDS THE FRONT LOT LINE)	60% OF FRONT YARD = 60/100 x 7376 =5101 SQ.FT		3535/7376 SQFT = 47.92 % OF FRONT YARD
SETBACK FROM CENTRELINE OF THE ROAD TILL THE FRONT WALL OF THE BUILDING	32 M		28.62 M

MINIMUM LANDSCAPED OPEN SPACE	=	LANDSCAPED AREA IN THE FRONT YARD
		TOTAL AREA OF FRONT YARD
	=	7367
	=	3535
	=	47.92 % OF FRONT YARD

SCOPE OF WORK
ADDITION OF A FAMILY ROOM, STORAGE AND BATHROOM ON THE FIRST FLOOR

SCOPE OF WORK
PARTIAL SECOND FLOOR ADDITION

SCOPE OF WORK
ADDITION TO THE EXISTING GARAGE

- PROPOSED ADDITION
- EXISTING
- ASPHALT
- LANDSCAPED AREA
- PROJECT NORTH
- TRUE N

RESIDENTIAL HOUSE

ANTRIX

ARCHITECTS INC.

1109 Britannia Road E, Mississauga,
Ontario L4W 3X1

O: 905 564 1154, M: 416 669 6564, 416 728 1807

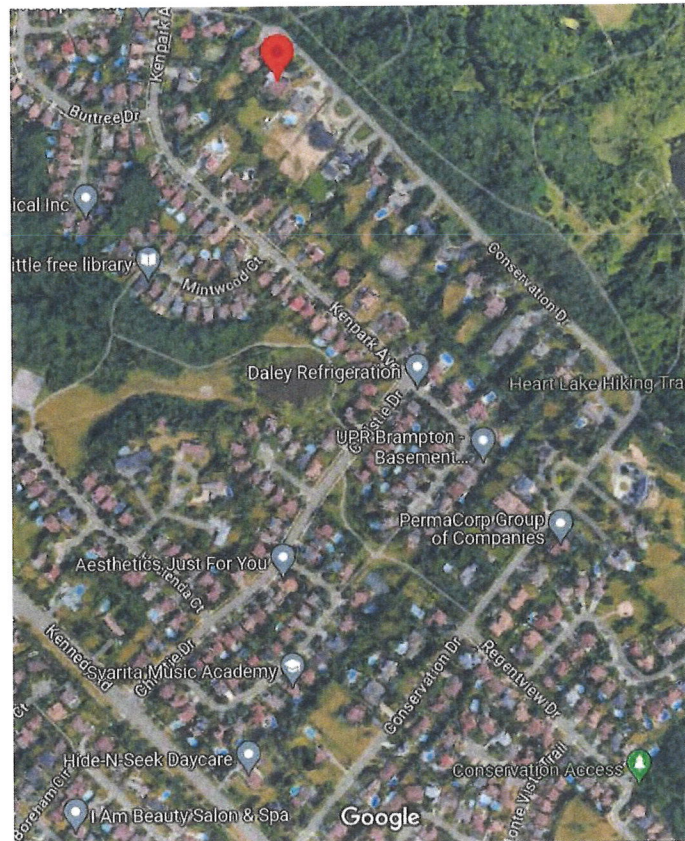
www.antrix.ca

ISSUED FOR REVIEW	
	OCT 29/24
PROJECT	
586 CONSERVATION DRIVE, BRAMPTON	
MINOR VARIANCE APPLICATION	
DRAWN BY / CHECKED BY	HL / NL
SCALE	1 : 360
PROJECT NO.	2403
DRAWING TITLE & NO.	A1
Minor Variance Application - Site Plan	

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THE CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER

SITE PLAN

1" = 30'-0"



14 SMOKE ALARM - O.B.C. 9.10.19.3.
PROVIDE ONE PER FLOOR, NEAR THE STAIRS
CONNECTING THE FLOOR LEVEL. ALARMS TO BE
CONNECTED TO AN ELECTRICAL CIRCUIT AND
INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE
SOUNDS.
CARBON MONOXIDE DETECTOR O.B.C. 9.33.4.
- CHECK LOCAL BY LAWS FOR REQUIREMENTS ...
CARBON MONOXIDE DETECTOR(S) CONFORMING TO
CAN/CSA 6.19 SHALL BE INSTALLED ON OR NEAR THE
CEILING IN EACH DWELLING UNIT ADJACENT TO EACH
SLEEPING AREA. CARBON MONOXIDE DETECTOR(S)
SHALL BE PERMANENTLY WIRED WITH NO
DISCONNECT SWITCH WITH AN ALARM THAT IS
AUDIBLE WITH BEDROOMS WHEN THE INTERVENING
DOORS ARE CLOSED.
CONSTRUCTION NOTES
(UNLESS OTHERWISE NOTED)
- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO
BUILDING CODE (OBC) AND ALL OTHER CODES AND
LOCAL AUTHORITIES HAVING JURISDICTION
- ALL DIMENSIONS GIVEN FIRST IN IMPERIAL,
THERMAL RESISTANCE VALUES BASED ON ZONE1
TYPICAL STEEP FOOTING
O.B.C. 9.15.3
- BASED ON 16" (419mm) MAX. SUPPORTED JOIST LENGTH
MIN. 2200 psi (150MPa) CONCRETE AFTER 28 DAYS
SHALL REST ON UNDISTURBED SOIL, ROCK OR
COMPACTED GRANULAR FILL W/ MIN. 21 kpsi (150MPa)
BEARING CAPACITY.
- FTG. TO HAVE CONTINUOUS KEY
- FTG. KEEPS MAY BE REDUCED FOR SOILS W/ GREATER
BEARING CAPACITY (AS PER SOILS ENGINEERING
REPORT).
TYPICAL STEEP FOOTING:
(EXTERIOR WALLS)
O.B.C. 9.15.3.4
- FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
TYPICAL 24" X 24" (610mm X 203mm) - UNLESS SPECIFIED
SEE DETAILS
DRAINAGE TILE OR PIPE
O.B.C. 9.14.3
- 4" (100mm) MIN. DIA. Laid ON UNDISTURBED OR WELL
COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW
BTH OF FUR. SLAB
- COVER TOP & SIDES OF TILE OR PIPE W/ 5/8" (16mm)
OF CRUSHED STONE OR OTHER COURSE CLEAN
GRANULAR MATERIAL
- TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR
DRY WELL

BASEMENT SLAB
O.B.C. 9.13.4.9.11
- 3" (75mm) CONCRETE SLAB
- 2200 psi (150MPa) AFTER 28 DAYS - O.B.C. 9.14.8
- DAMP PROOF BIL. ON SLAB W/ MIN. 0.006" (0.15mm)
POLYETHYLENE OR TYPE 'B' ROLL ROOFING W/ 4" (100mm)
LAPPED JOINTS
- DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN.
3600 psi (250MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- PROVIDE KIDNEY BREAKING MATERIAL BETWEEN SLAB & FTG.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT
SHALL CONFORM TO OBC - 9.15.3
- FL. OR DRAIN PER O.B.C. 9.31.4.4
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES
NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL
CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 98.9)
GARAGE WALL CEILING
O.B.C. 9.10.16.1(1)
- 1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL &
USE OF CEILING BETWEEN HOUSE & GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- R-4 (RSI 0.70) INSULATION IN WALLS
- R-19 (RSI 3.44) INSULATION IN CEILING W/ FLOOR ABOVE
- R-60 (RSI 10.40) INSULATION IN ATTIC WITH ROOF
- CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/
OBC 9.25.3 & 9.24.4 FOR FLOOR ABOVE
- INSULATION AROUND DUCTS & PIPING NOT TO ENDOCHARGE
MIN. R-60 GARAGE AREA (REFERS TO MUNICIPAL
STANDARDS)
GARAGEPROOFING NOTES
- ATTACHED GARAGES MUST BE COMPLETELY SEALED TO
PREVENT THE INFILTRATION OF CARBON MONOXIDE &
GASOLINE FUMES INTO THE DWELLING.
- PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT
COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
- CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES
W/ ACOUSTIC SEALANT.
- CAULK ALL PENETRATIONS SUCH AS HOSE BIBBS W/
ACOUSTIC SEALANT
- DOORS BETWEEN GARAGE & DWELLINGS SHALL BE TIGHT
FITTING & WEATHERSTRIPPED & PROVIDED W/ A SELF
CLOSING DEVICE
- DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED
FOR SLEEPING.
- GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS
WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC
SPACE CARVEY THROUGH WALL UP TO ROOF. SHEATHING & CAULK
W/ ACOUSTIC SEALANT.
- ATTACHED GARAGES FORMING THE SEPARATION
BETWEEN THE DWELLING & ATTACHED GARAGE SHALL BE
PROVIDED W/ COATS OF T&G OR FTG. TO BE PLASTER OR
PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

16 BEDROOM
O.B.C. 9.23.4
- (i) STRAPPING
- 1" X 3" (25mm X 64mm) NAILED TO US OF JOISTS @ MAX.
6" (150mm) O.C.
- FASTENED TO SILL OR HEADER @ ENDS
- (ii) BRICKING
- 1" X 3" (25mm X 64mm) OR 2" X 2" (50mm X 38mm)
CROSS BRIDGING @ MAX. 6" (150mm) O.C.
- (iii) BRIDGING AND STRAPPING
- (a & b) USED TOGETHER OR
- 1 1/2" (38mm) SOLID BLOCKING @ MAX. 6" (150mm) O.C.
- USED WITH STRAPPING (a)
- (iv) BRIDGING OR PANEL TYPE CEILING
- STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE
CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS
FLOOR ASSEMBLY
- 3/4" (19mm) T&G PLYWOOD (SUBFLOOR/SCREWED) OR
EQUIVALENT AS PER OBC 9.23.14.3
- FLOOR JOISTS AS PER FLOOR PLANS
- FLOOR JOISTS 12" (300mm) O.C. WHEN CERAMIC TILE USED
- PANEL TYPE UNDERLAYMENT'S REQUIRED FOR RESILIENT
FLOORING, OVER WATER BOARD, STRAND BOARD, AND
UNDER CERAMIC TILE APPLIED W/ ADHESIVE
- PANEL TYPE UNDERLAYMENTS SHALL CONFORM TO
OBC 9.30.2.2 & 9.30.2.3, & 9.30.2.4
- CERAMIC TILES SET IN A MORTAR BED SHALL CONFORM
TO OBC 9.30.2
- CERAMIC TILES APPLIED TO MORTAR BED W/ ADHESIVE
SHALL CONFORM TO OBC 9.30.6.3 & 9.30.6.4

17 GARAGE SLAB / EXTERIOR SLABS
- 4" (100mm) CONCRETE SLAB
- 4500 psi (310MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT -
O.B.C. 9.14.8
- 4" X 6" (102 X 152.4) WIRE MESH LOCATED NEAR MD-DEPTH OF
SLAB
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE
CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED
LINEN CLOSET & SHELVES MIN. 1/2" (38mm) DEEP
- WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE
AT LEAST ONE AIR CHANGE PER HOUR (O.B.C. 9.32.1.3 (3))
- CARPET DRYER VENT OBC 9.32.1.3(3)

18 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE
IN CONTACT WITH GROUND OR FILL SHALL BE PROPERLY
TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE

FOUNDATION WALLS @ UNSUPPORTED OPENINGS
- 3-20M BARS IN TOP PORTION OF WALL (R. 0" - 10" OPENING)
- 3-20M BARS IN TOP PORTION OF WALL (R. 0" - 10" OPENING)
- 4-20M BARS IN TOP PORTION OF WALL (10" - 16" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS HAVE MIN. 2" (50mm) CONCRETE COVER
- BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.
CONVENTIONAL FRAMING
O.B.C. TABLE AS OR AT
- 2" X 4" (50mm X 100mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9"
(3900mm)
- 2" X 4" (50mm X 89mm) COLLAR TIES AT MIDSPANS
- CEILING JOISTS TO BE 2" X 6" (38mm X 140mm) @ 16"
(400mm) O.C. UNLESS OTHERWISE NOTED
- HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER
THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK
FLAT ROOF FRAMING
- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED
PER MANUFACTURER'S SPECIFICATIONS
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS
SLOPED 2% TO ROOF SCUPPER OR ROOF DRAIN
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- 2"x4" ROOF JOISTS @ 12" O.C. (OR BY OTHERS AS NOTED ON PLAN)

STEEL PIPE COLUMN
O.B.C. 9.18.2.4 & 9.17.9
- FIXED COLUMN
- 12" (300mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
- FOR STEEL BEAMS, CLPS @ TOP & MIN. 6" X 2" X 1/4"
(150mm X 100mm X 6.35mm) STEEL BTH PLATE
- FOR WOOD BEAMS, MIN. 6" X 2" X 1/4" (100mm X 100mm X
6.35mm) STEEL TOP & BTH PLATES, OR TOP PLATE TO
EXTEND MIN. WIDTH OF BEAM
- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSA 9.7.2-M
WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (8.1 kC)
5.17.3.4)
COL. SPACING FTG. SIZE
- MAX. 8'-0" (2437mm) - 3/4" X 3/4" X 16"
(60mm X 60mm X 400mm)
- 44" X 42" X 21"
(1120mm X 1120mm X 530mm)
3 STOREY
- MAX. 8'-0" (2437mm) - 40" X 40" X 19"
(1010mm X 1010mm X 480mm)
- MAX. 16'-0" (4800mm) - 50" X 50" X 24"
(1270mm X 1270mm X 600mm)
- MAX. 16'-0" (4800mm) - 40" X 40" X 19"
(1010mm X 1010mm X 480mm)
- MAX. 16'-0" (4800mm) - 50" X 50" X 24"
(1270mm X 1270mm X 600mm)
- WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8"
(100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm)
ANCHOR BOLTS
3 1/2" (90) #2 Z (6) (A) NON-ADJUSTABLE STEEL COL. WITH
P. 1/4" X 1/4" (25X25X4) STL. PLATE TOP & BOTTOM. FIELD
WELD DMCCL CONNECTION
ANCHOR BOLTS - 4-10M, 42"x42"x12" (1067X1067X305) CONC.
FOOTINGS WITH 5-10M BARS EACH WAY AT BOTTOM ON
UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF
SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER
SOILS REPORT.

19 EXTERIOR GUARDS
O.B.C. 9B.7 & 9.8.8.3
- GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS
GREATER THAN 21 (6700mm)
- GUARD HEIGHT SHALL BE A MIN. 2'-11" (660mm) HIGH OR
GUARD HEIGHT SHALL BE A MIN. 3'-0" (910mm) HIGH WHERE
WALKING SURFACE IS MORE THAN 6'-11" (1800mm) ABOVE
ADJACENT GRADE
- MAXIMUM 4" OPENING BETWEEN PICKETS OR
SAFETY GLASS AS PER O.B.C. 9.8.8.1
- CONSTRUCTION REQUIREMENT FOR GUARDS TO CONFORM W/
SECTION 50.1 OF THE SUPPLEMENTARY GUIDELINES
TO THE 9312 OBC
STUD WALL REINFORCEMENT:
O.B.C. 9.9.2.3
- WALL STUD ADJACENT TO WATER CLOSETS AND SHOWERS ARE
TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF
GARB BARS AS PER O.B.C. 9.8.8.3 (1)(6) & 9.8.13.1 (1)(5)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7 (2)

20 BELL PLATE
O.B.C. 9.23.7
- 2" X 4" (50mm X 100mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-0" (2100mm) O.C.
- FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL
BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN. WALL
- BELL PLATE TO BE CALLED OR PLACED ON A LAYER NOT LESS
THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET,
OR PLACED ON FULL BED OF MORTAR

21 STAIRS
O.B.C. 9.8.4
- MAX. RISE = 7 7/8" (200mm)
- MIN. RUN = 8 1/4" (210mm)
- MIN. TREAD = 9 5/8" (235mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-6" (1980mm)
- RAIL & LANDING = 2'-7" (800mm)
- MIN. WIDTH = 2'-1" (600mm) (BETWEEN ALL FACES)
- MIN. WIDTH = 2'-11" (600mm) (EXIT STAIRS, BETWEEN GUARDS)
- MIN. RUN = 8 1/8" (205mm)
- MIN. AND RUN = 7' 0" (200mm)
- FIN. RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXT. CONC. STEPS TO HAVE MIN. 8 1/4" (200mm) RUN & MAX.
7 7/8" (200mm) RISE
- FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1200mm) BELOW GRADE

22 FLATROOF
SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S
SPECIFICATIONS
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED 2% TO ROOF
SCUPPER
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- 2"x4" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
REQUIRED OVER HEATED SPACES:
- ADD 2"x2" (38mm X 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD R31 (RSI 4.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.23.3 & 9.23.4
- ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.)

23 INTERIOR GUARDS
O.B.C. 9.8.7 & 9.8.8.3
- GUARDS WITH DWELLING UNITS TO BE 2'-11" (660mm) HIGH
- INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
- PICKETS TO HAVE 4" (100mm) MAX. SPACING

24 STUD WALL NOTES
1. ALL LOAD BEARING WALLS TO BE MINIMUM 2" X 16" @ 16" OC & P-F N2 STUD GRADE
2. ALL NON-BEARING WALLS SUPPORTING JOIST @ 12" OC SHALL BE 2" X 8" @ 16" OC
3. P-F N2 STUD GRADE
4. LATERAL SUPPORT OF WALLS SUPPORTED BY CASTED FOUNDATION WALLS
ANCHOR 2"x8" SILL PLATE WITH 6"x30" LG. #37 TREADED RODS @ 800mm OC IN
3/4" DIA. STUDS HOLE IN TO CONCRETE TO A DEPTH OF 100mm MIN. W/ ADHESIVE
LATERAL SUPPORT OF WALLS SUPPORTED BY STEEL BEAMS ANCHOR 2"x8" SILL PLATE
WITH 6"x30" AND TREADED RODS @ 800mm OC WELDED TO THE TOP FLANGE OF BEAM
PROVIDE 2"x24" TOP PLATES CONTINUOUS AT TOP OF ALL LOAD BEARING STUD WALLS
PLATES TO BE CONNECTED BY MEANS OF 3/8" DIA. DOWEL BARS
5. WITH FULL PENETRATION @ 0" OC
6. SOLID STUDS BLOCKING @ 6" OC MAX. WITH MIN 5/8" O.S.B. WALL SHEATHING
7. 5/8" O.S.B. WALL SHEATHING NAILED TO STUD WALL WITH 3/8" DIA. COMMON NAILS
8. WITH MINIMUM 1/4" PENETRATION IN FRAMING AT
9. 3" OC TYPED BATT INSULATION PER O.C. OF WALL
10. 3" OC (F74ZG80) MOISTURE STOP OF WALL
11. STUDS EFFECTIVELY FIELD IN POSITION BY ROOF JOISTS AT TOP AND BY FLOOR
JOISTS AT BOTTOM
12. BLOCKING PREVENTED AT TIEK AND BY WALL SHEATHING AND FASTENED TO MEET T
HE REQUIREMENTS FOR A CAGE 2 SYSTEM

25 CONSTRUCTION
- ALL FRAMING LIMITED TO BE No. 1 AND No. 2 SPF
UNLESS NOTED OTHERWISE
- ROOF LOADING IS BASED ON 15 kPa SPECIFIED COMPOSITE SNOW
AND RAIN LOADS
- JOISTS TO HAVE MIN. 1 1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3 1/2" (89mm) END BEARING
- DOUBLE STUDS @ CREVISES
- DOUBLE RIB JOISTS WHICH SUPPORT LIFELINE IN EXT. WALLS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS
- WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-4" (3.2m)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS
BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)
- DOUBLE JOISTS OR SOLID FLOORING UNDER NON LOAD BEARING
PARALLEL PARTITIONS
- BEAM TO BE PLACED UNDER LOAD BEARING WALL WHEN
WALL IS PARALLEL TO FLOOR JOISTS
- BEAM MAY BE MAX. 24" (600mm) FROM A
LOAD BEARING WALL WHEN THAT WALL IS PERPENDICULAR
TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS
WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS
AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE
CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND
SUPPORTS FOR 2" X 4" (38mm X 100mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE
CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND
SUPPORTS FOR 2" X 12" (38mm X 235mm) OR LARGER

26 FOUNDATION WALLS @ UNSUPPORTED OPENINGS
- 3-20M BARS IN TOP PORTION OF WALL (R. 0" - 10" OPENING)
- 3-20M BARS IN TOP PORTION OF WALL (R. 0" - 10" OPENING)
- 4-20M BARS IN TOP PORTION OF WALL (10" - 16" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS HAVE MIN. 2" (50mm) CONCRETE COVER
- BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.
CONVENTIONAL FRAMING
O.B.C. TABLE AS OR AT
- 2" X 4" (50mm X 100mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9"
(3900mm)
- 2" X 4" (50mm X 89mm) COLLAR TIES AT MIDSPANS
- CEILING JOISTS TO BE 2" X 6" (38mm X 140mm) @ 16"
(400mm) O.C. UNLESS OTHERWISE NOTED
- HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER
THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK
FLAT ROOF FRAMING
- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED
PER MANUFACTURER'S SPECIFICATIONS
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS
SLOPED 2% TO ROOF SCUPPER OR ROOF DRAIN
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- 2"x4" ROOF JOISTS @ 12" O.C. (OR BY OTHERS AS NOTED ON PLAN)

27 EXTERIOR GUARDS
O.B.C. 9B.7 & 9.8.8.3
- GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS
GREATER THAN 21 (6700mm)
- GUARD HEIGHT SHALL BE A MIN. 2'-11" (660mm) HIGH OR
GUARD HEIGHT SHALL BE A MIN. 3'-0" (910mm) HIGH WHERE
WALKING SURFACE IS MORE THAN 6'-11" (1800mm) ABOVE
ADJACENT GRADE
- MAXIMUM 4" OPENING BETWEEN PICKETS OR
SAFETY GLASS AS PER O.B.C. 9.8.8.1
- CONSTRUCTION REQUIREMENT FOR GUARDS TO CONFORM W/
SECTION 50.1 OF THE SUPPLEMENTARY GUIDELINES
TO THE 9312 OBC
STUD WALL REINFORCEMENT:
O.B.C. 9.9.2.3
- WALL STUD ADJACENT TO WATER CLOSETS AND SHOWERS ARE
TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF
GARB BARS AS PER O.B.C. 9.8.8.3 (1)(6) & 9.8.13.1 (1)(5)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7 (2)

28 BELL PLATE
O.B.C. 9.23.7
- 2" X 4" (50mm X 100mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-0" (2100mm) O.C.
- FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL
BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN. WALL
- BELL PLATE TO BE CALLED OR PLACED ON A LAYER NOT LESS
THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET,
OR PLACED ON FULL BED OF MORTAR

29 STAIRS
O.B.C. 9.8.4
- MAX. RISE = 7 7/8" (200mm)
- MIN. RUN = 8 1/4" (210mm)
- MIN. TREAD = 9 5/8" (235mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-6" (1980mm)
- RAIL & LANDING = 2'-7" (800mm)
- MIN. WIDTH = 2'-1" (600mm) (BETWEEN ALL FACES)
- MIN. WIDTH = 2'-11" (600mm) (EXIT STAIRS, BETWEEN GUARDS)
- MIN. RUN = 8 1/8" (205mm)
- MIN. AND RUN = 7' 0" (200mm)
- FIN. RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXT. CONC. STEPS TO HAVE MIN. 8 1/4" (200mm) RUN & MAX.
7 7/8" (200mm) RISE
- FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1200mm) BELOW GRADE

30 FLATROOF
SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S
SPECIFICATIONS
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS
SLOPED 2% TO ROOF SCUPPER OR ROOF DRAIN
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- 2"x4" ROOF JOISTS @ 12" O.C. (OR BY OTHERS AS NOTED ON PLAN)

SB-12, ZONE-1, TABLE 3.1.1.11 (P)

Component	Thermal Value(s) ¹	Conformance Package	
		Zone 1	Low Rise 5000 Degree Day
Ceiling w/ Attic Space	Min. Nominal R ² =	10	10
	Max. U ³ =	0.017	0.017
Ceiling w/ out Attic Space	Min. Effective R ² =	39.22	39.22
	Max. U ³ =	0.026	0.026
Exposed Floor	Min. Effective R ² =	27.63	27.63
	Min. Nominal R ² =	31	31
Walls Above Grade	Max. U ³ =	0.034	0.034
	Min. Nominal R ² =	25.80	25.80
Walls Below Grade	Min. Nominal R ² =	19 - 5-0	19 - 5-0
	Min. Effective R ² =	75.32	75.32
Basement Wall ⁴	Min. Nominal R ² =	20-9	20-9
	Min. Effective R ² =	0.047	0.047
Heated Slab or Sub-600mm Below Grade	Min. Nominal R ² =	13	13
	Max. U ³ =	0.060	0.060
Edge of Slab or Edge of Sub-600mm Below Grade	Min. Effective R ² =	11.13	11.13
	Min. Nominal R ² =	13	13
Windows and Sliding Glass Doors	Max. U ³ =	0.26	0.26
	Energy Rating	2	2
Cabinets	2	3	3

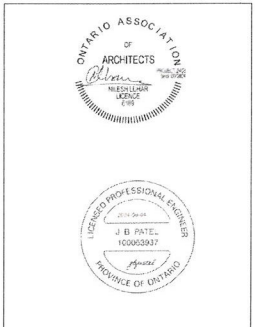
LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF
DESIGN SNOW LOAD = 1.8kPa
WIND LOAD = 0.4kPa
ASSUMED SOIL BEARING PRESSURE = 75 kPa

ALL DOORS AND WINDOWS TO BE IN COMPLIANCE WITH THE SB-12, ZONE-1, TABLE 3.1.1.11 (P)

SHATHINGS & NAILS		MINIMUM NAILING	
TYPE OF CONNECTION	TYPE OF CONNECTION	TYPE OF CONNECTION	TYPE OF CONNECTION
	TYPE OF CONNECTION	TYPE OF CONNECTION	TYPE OF CONNECTION

STUD WALL NOTES	
1. ALL LOAD BEARING WALLS TO BE MINIMUM 2" X 16" @ 16" OC & P-F N2 STUD GRADE	
2. ALL NON-BEARING WALLS SUPPORTING JOIST @ 12" OC SHALL BE 2" X 8" @ 16" OC	
3. P-F N2 STUD GRADE	
4. LATERAL SUPPORT OF WALLS SUPPORTED BY CASTED FOUNDATION WALLS	
ANCHOR 2"x8" SILL PLATE WITH 6"x30" LG. #37 TREADED RODS @ 800mm OC IN	
3/4" DIA. STUDS HOLE IN TO CONCRETE TO A DEPTH OF 100mm MIN. W/ ADHESIVE	
LATERAL SUPPORT OF WALLS SUPPORTED BY STEEL BEAMS ANCHOR 2"x8" SILL PLATE	
WITH 6"x30" AND TREADED RODS @ 800mm OC WELDED TO THE TOP FLANGE OF BEAM	
PROVIDE 2"x24" TOP PLATES CONTINUOUS AT TOP OF ALL LOAD BEARING STUD WALLS	
PLATES TO BE CONNECTED BY MEANS OF 3/8" DIA. DOWEL BARS	
5. WITH FULL PENETRATION @ 0" OC	
6. SOLID STUDS BLOCKING @ 6" OC MAX. WITH MIN 5/8" O.S.B. WALL SHEATHING	
7. 5/8" O.S.B. WALL SHEATHING NAILED TO STUD WALL WITH 3/8" DIA. COMMON NAILS	
8. WITH MINIMUM 1/4" PENETRATION IN FRAMING AT	
9. 3" OC TYPED BATT INSULATION PER O.C. OF WALL	
10. 3" OC (F74ZG80) MOISTURE STOP OF WALL	
11. STUDS EFFECTIVELY FIELD IN POSITION BY ROOF JOISTS AT TOP AND BY FLOOR	
JOISTS AT BOTTOM	
12. BLOCKING PREVENTED AT TIEK AND BY WALL SHEATHING AND FASTENED TO MEET T	
HE REQUIREMENTS FOR A CAGE 2 SYSTEM	

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

NOTES & SB-12	
Project number	2403
Date	2024-09-13
Drawn by	HL
Checked by	NL
A1	
Scale	3/4" = 1'-0"



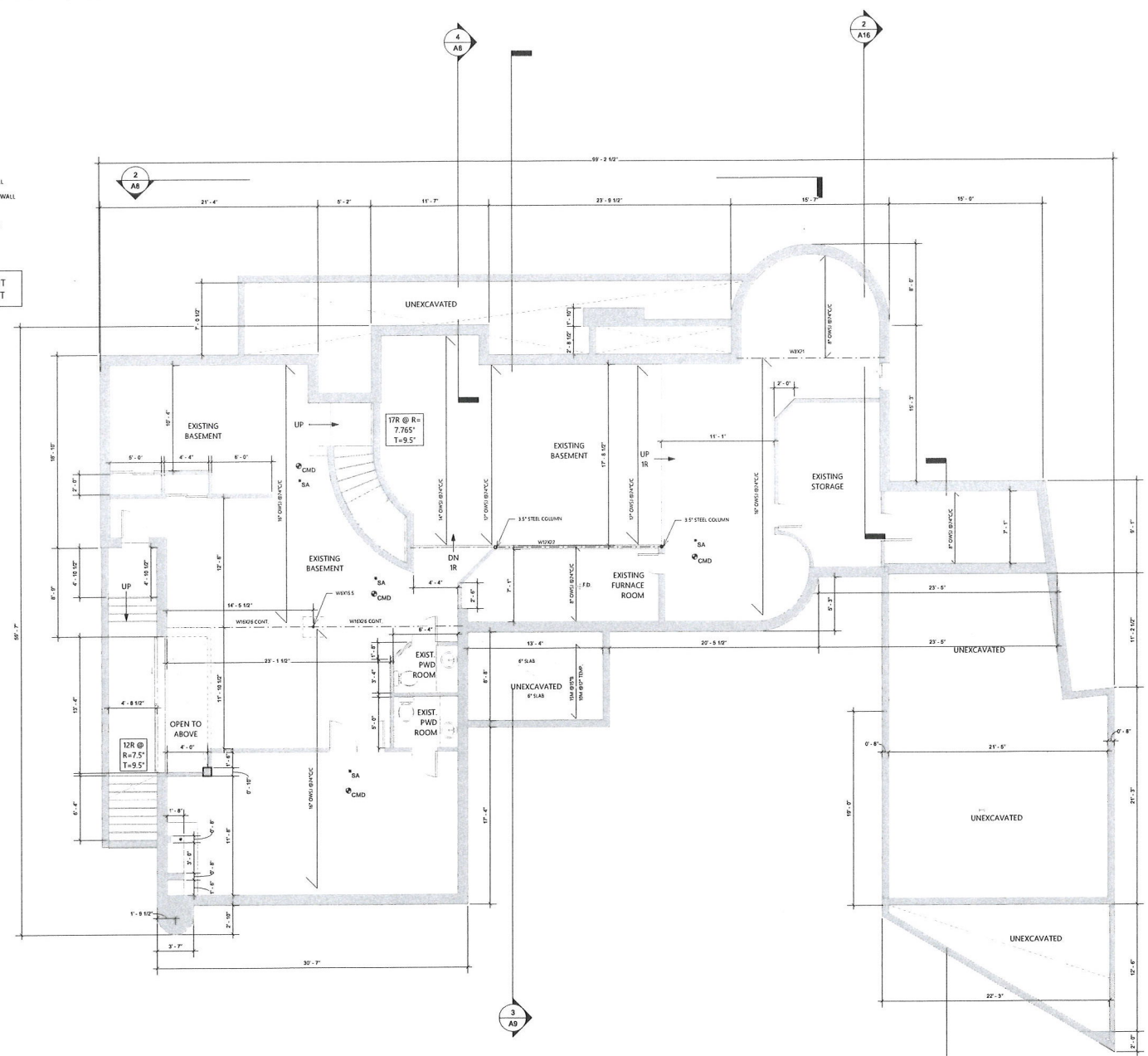
General Notes
3/4" = 1'-0"

13/09/2024 12:05:24

LEGENDS

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL
- FLOOR DRAIN
- BEAM
- COLUMN

EXISTING BASEMENT AREA: 3133.42 SQ FT



1 EXISTING BASEMENT FLOOR PLAN + DEMOLITION PLAN
3/16" = 1'-0"

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

ONTARIO ASSOCIATION OF ARCHITECTS
J. B. PATEL
100063807
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

EXISTING
BASEMENT FLOOR
PLAN

Project number 2403
Date 2024-09-13
Drawn by HIL
Checked by NL

A2

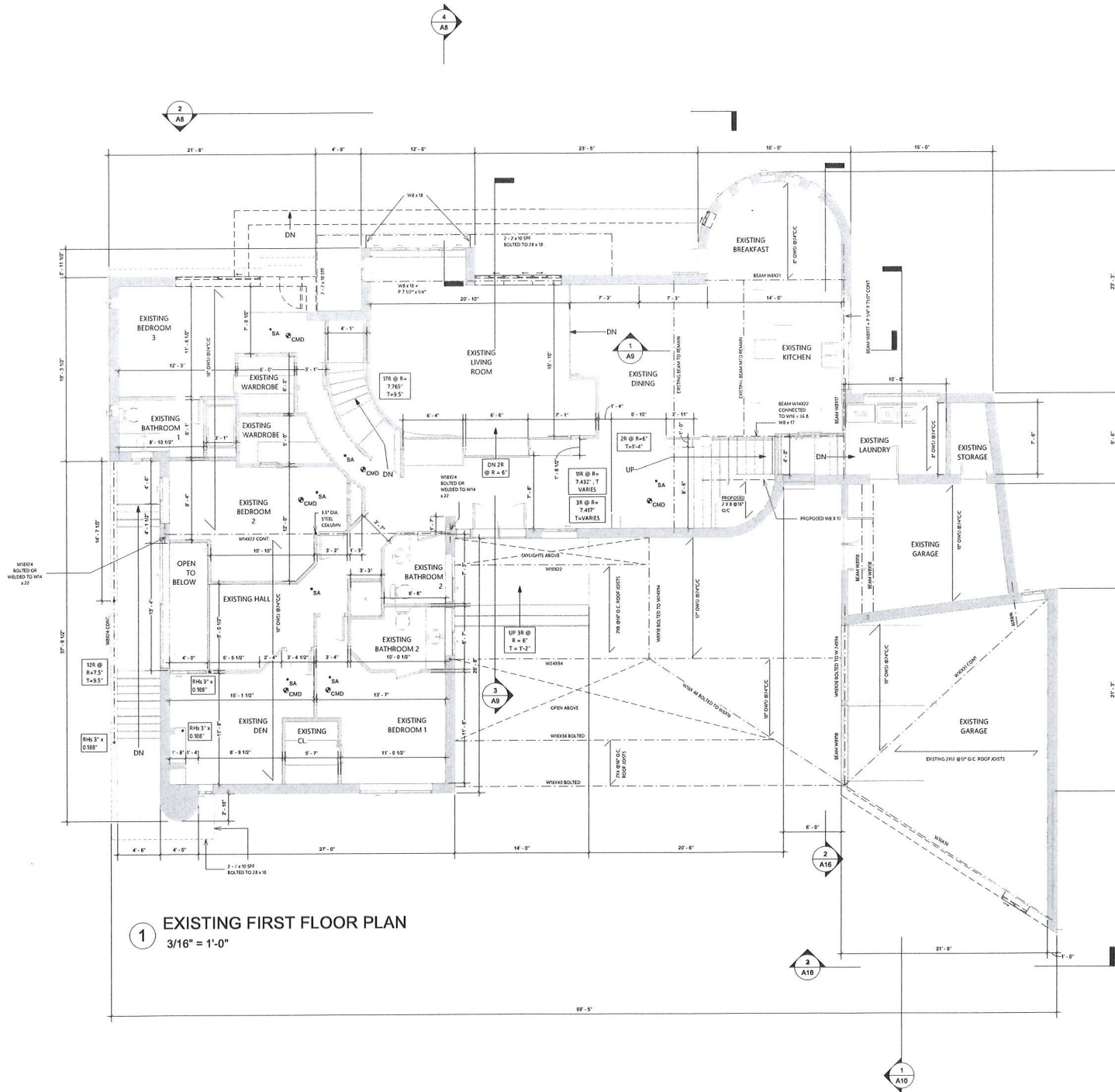
Scale 3/16" = 1'-0"

ANTRIX
ARCHITECTS INC.

1100 Britannia Road E. Mississauga,
Ontario L4W 3K1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

13/09/2024 12:25:24

- LEGENDS
- EXISTING WALL
 - DEMOLISHED WALL
 - NEW WALL
 - JOIST SPANNING DIRECTION
 - BEAM
 - COLUMN
 - BA SMOKE ALARM
 - CMD CARBON MONOXIDE ALARM



1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

EXISTING FIRST FLOOR PLAN

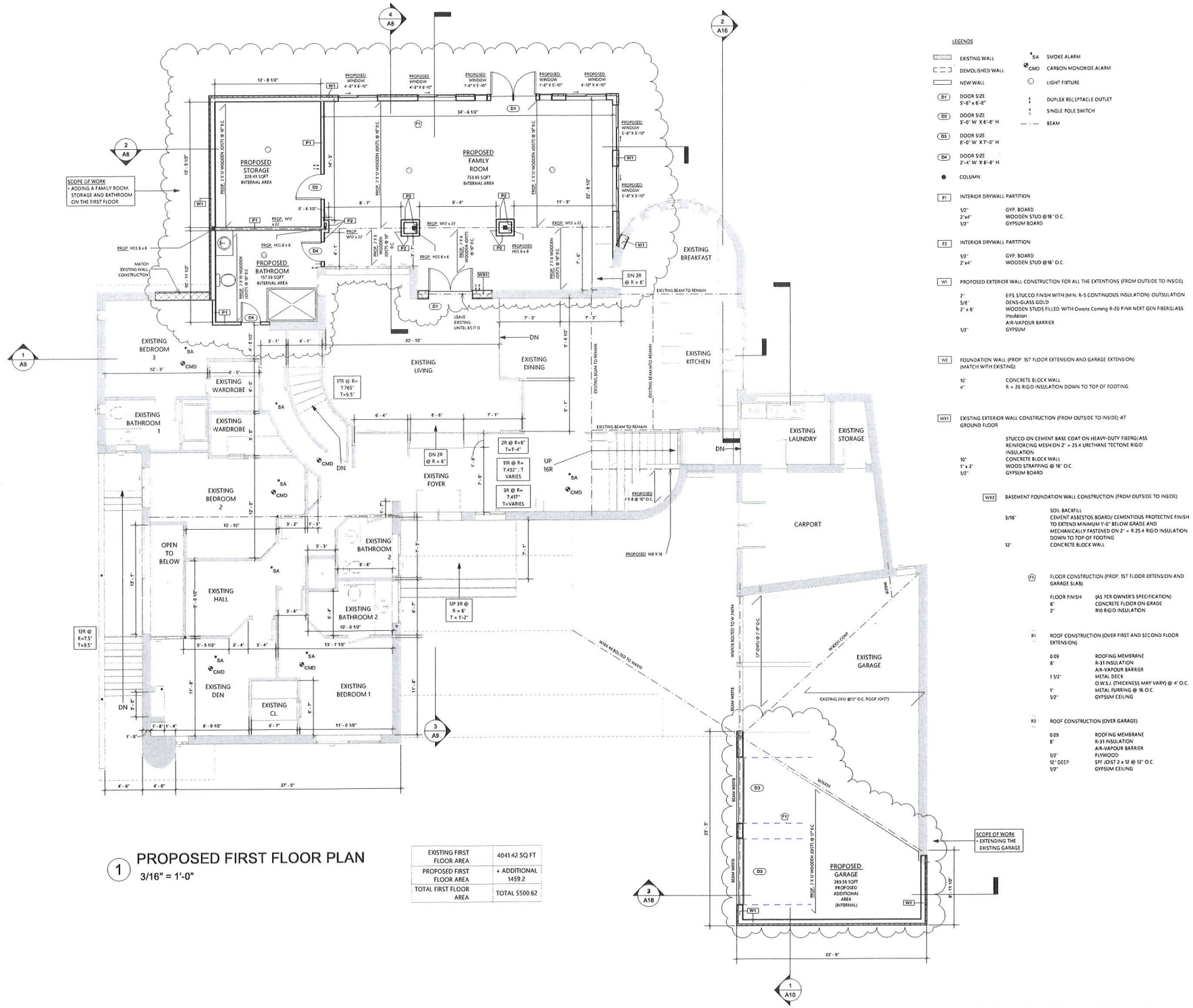
Project number 2403
Date 2024-09-13
Drawn by HIL
Checked by NL

A3

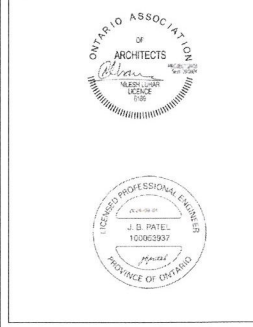
Scale 3/16" = 1'-0"

ANTRIX
ARCHITECTS INC.
1109 Briarcliff Road E. Mississauga,
Ontario L4W 3K1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

13/09/2024 12:05:25



ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Review	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024	21-02-24

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

PROPOSED FIRST FLOOR PLAN

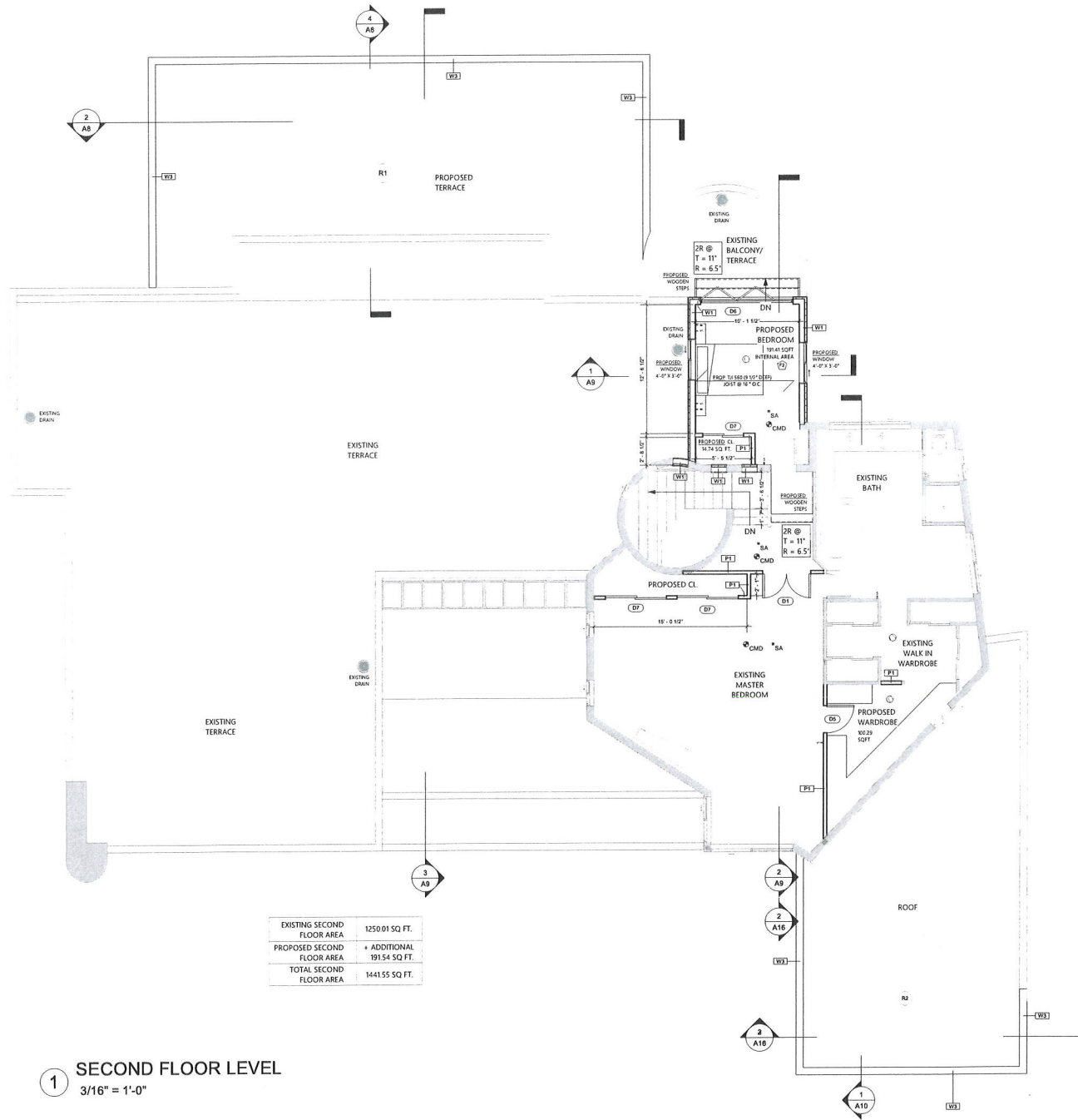
Project number 2403
Date 2024-09-13
Drawn by HL
Checked by NL

A4

Scale 3/16" = 1'-0"

ANTRIX
ARCHITECTS INC.

1109 Britannia Road E., Mississauga,
Ontario L4W 3X1
O: 905-564-1154, M: 416-669-6564, 416-728-1807
www.antrix.ca



EXISTING SECOND FLOOR AREA	1250.01 SQ. FT.
PROPOSED SECOND FLOOR AREA	+ ADDITIONAL 191.54 SQ. FT.
TOTAL SECOND FLOOR AREA	1441.55 SQ. FT.

1 SECOND FLOOR LEVEL
3/16" = 1'-0"

- LEGENDS**
- EXISTING WALL
 - DIMOLISHED WALL
 - NEW WALL
 - BEAM
 - COLUMN
 - DOOR SIZE 5'-0" x 6'-0"
 - DOOR SIZE 3'-0" W X 6'-8" H
 - DOOR SIZE 2'-8" W X 6'-8" H
 - SMOKE ALARM
 - CARBON MONOXIDE ALARM
 - LIGHT FIXTURE
 - DUPLEX RECEPTACLE OUTLET
 - SINGLE POLE SWITCH
 - INTERIOR DRYWALL PARTITION
 - GYP. BOARD
 - WOODEN STUD @ 16" O.C.
 - GYPSUM BOARD
 - PROPOSED EXTERIOR WALL CONSTRUCTION FOR ALL THE EXTENSIONS (FROM OUTSIDE TO INSIDE)
 - EIFS STUCCO FINISH WITH (MIN. R-5 CONTINUOUS INSULATION) OUTSULATION
 - DENS-GLASS GOLD WOODEN STUDS FILLED WITH Owens Corning R-20 PINK NEXT GEN FIBERGLASS INSULATION
 - AIR-VAPOR BARRIER GYPSUM
 - FOUNDATION WALL (PROP. 1ST FLOOR EXTENSION) MATCH WITH EXISTING
 - CONCRETE BLOCK WALL R = 20 RIGID INSULATION DOWN TO TOP OF FOOTING
 - PROPOSED PARAPET WALL CONSTRUCTION
 - EIFS
 - DENS-GLASS GOLD WOODEN STUD WALL @ 16" O.C.
 - GYPSUM
 - FLOOR CONSTRUCTION (PROP. 2ND FLOOR EXTENSION)
 - FLOOR FINISH (AS PER OWNER'S SPECIFICATION)
 - OSB SUB-FLOOR (BLUE-NAILED) T5 S60 @ 16" O.C.
 - 2" x 55' DEEP
 - ROOF CONSTRUCTION (OVER FIRST FLOOR EXTENSION)
 - ROOFING MEMBRANE
 - R-31 INSULATION
 - AIR-VAPOR BARRIER
 - METAL DECK
 - D.W.J. (THICKNESS MAY VARY) @ 4" O.C.
 - METAL FLASHING @ 16" O.C.
 - GYPSUM BOARD
 - ROOF CONSTRUCTION (OVER GARAGE)
 - ROOFING MEMBRANE
 - R-31 INSULATION
 - AIR-VAPOR BARRIER
 - PLYWOOD
 - SPF JOIST 2 x 12 @ 12" O.C.
 - GYPSUM BOARD

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

PROPOSED SECOND FLOOR PLAN

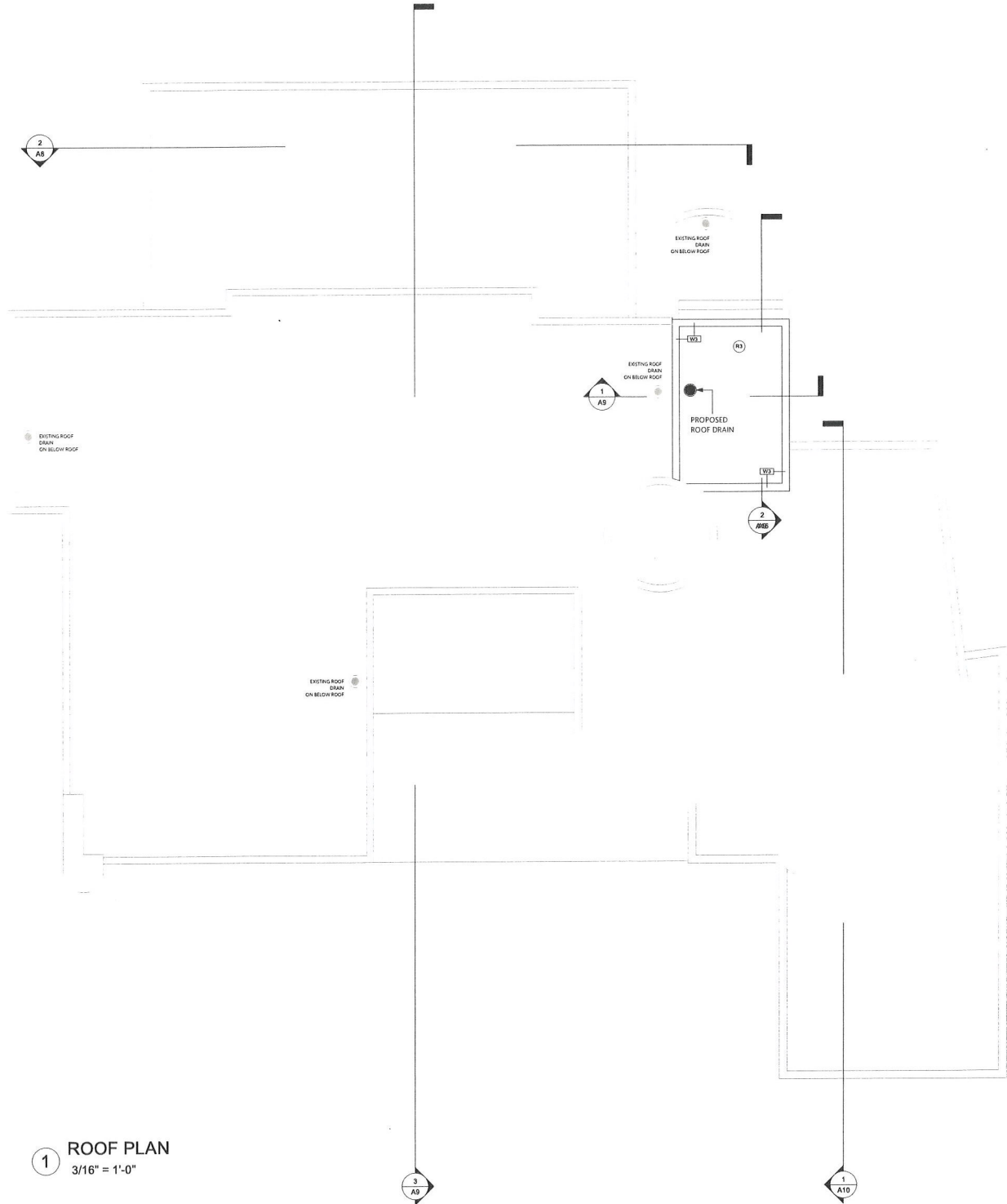
Project number 2403
Date 2024-09-13
Drawn by HL
Checked by NL

A6

Scale 3/16" = 1'-0"

ANTRIX
ARCHITECTS INC.

1109 Britannia Road E., Mississauga,
Ontario L4W 3K1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca



1 ROOF PLAN
3/16" = 1'-0"

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

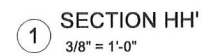
ROOF PLAN

Project number 2403
Date 2024-09-13
Drawn by HIL
Checked by NIL

A7

Scale 3/16" = 1'-0"



[illegible]

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

PROPOSED FIRST FLOOR EXTENSION DRAWINGS

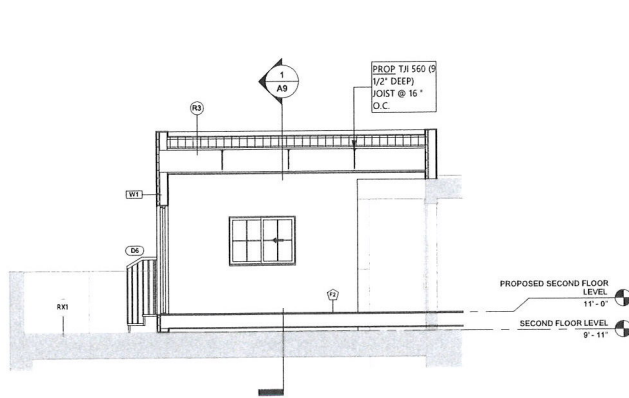
Project number	2403
Date	2024-09-13
Drawn by	HL
Checked by	NL

A8

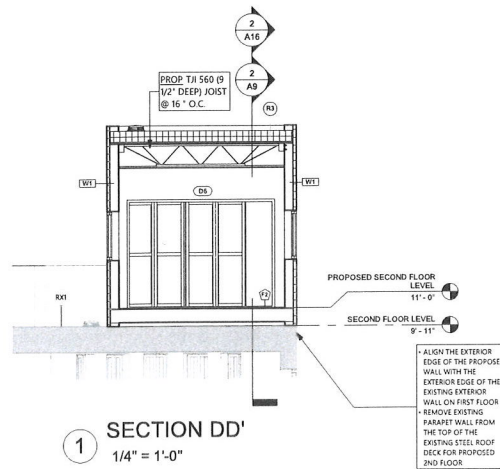
Scale	As indicated
-------	--------------

ANTRIX
ARCHITECTS INC.
1109 Britannia Road E., Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

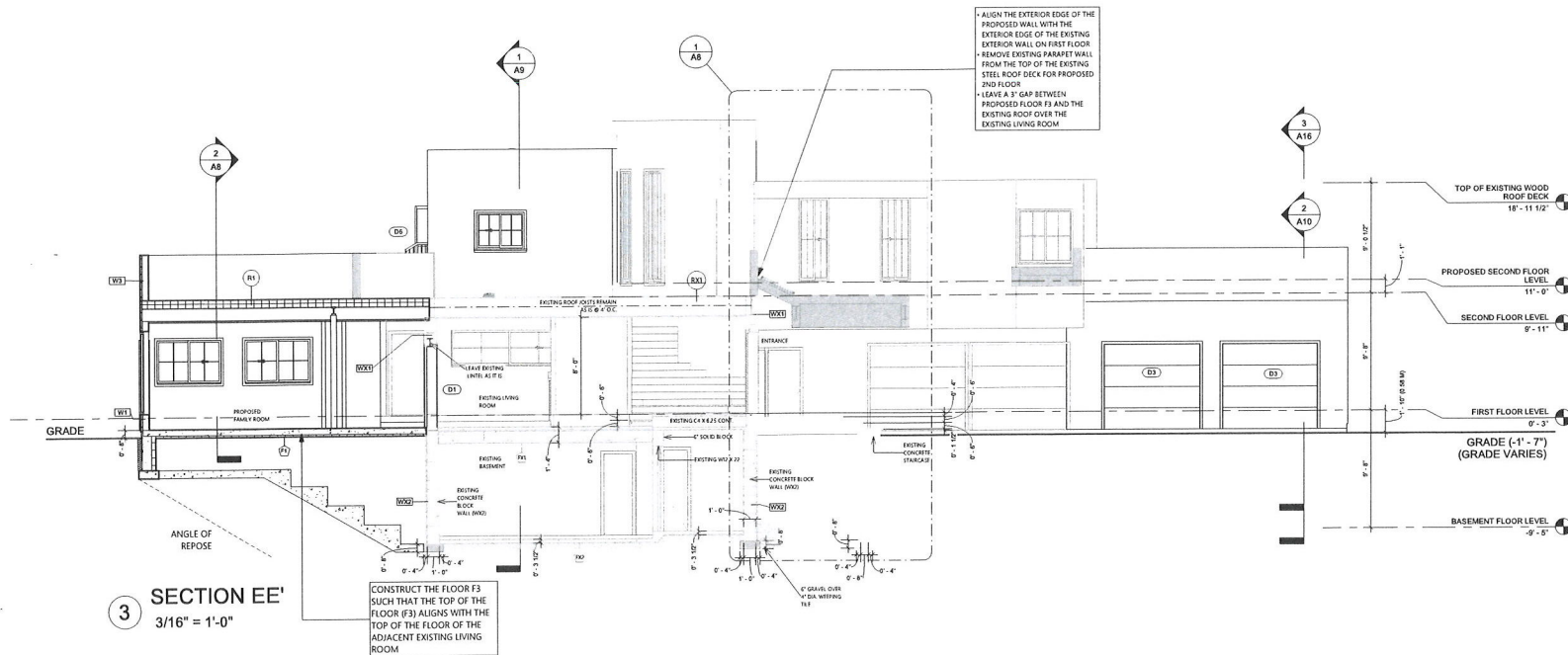
3/09/2024 12:05:27



2 SECTION CC'
1/4" = 1'-0"



1 SECTION DD'
1/4" = 1'-0"



3 SECTION EE'
3/16" = 1'-0"

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL, CAPABLE OF SUSTAINING A LOAD OF MIN. 4000 POUNDS PER SQUARE FOOT, TO A DEPTH OF MIN. 4'-0" BELOW EXISTING GRADE.
FOOTINGS SHALL BE CAST IN PLACE CONCRETE AND SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. AFTER 28 DAYS. 5% TO 7% AIR ENTRAINMENT FOR EXPOSED CONCRETE.
REINFORCING STEEL SHALL CONFORM TO CSA STANDARD G 30.52 WITH A MIN. YIELD OF 60 K.S.I.
STRUCTURAL STEEL SHALL BE CSA G 40.21 GRADE 40W.
EXISTING FLOOR ASSEMBLY (F3) - FLOOR FINISH AS PER OWNER'S SPECIFICATIONS ON 2 1/2" REINFORCED CONCRETE SLAB ON V-GROOVED METAL PAN ON G.W.S.I.
ROOF CONSTRUCTION MAIN BUILDING ASSEMBLY (R3) -
STONE BALLAST ON SHEET MEMBRANE ON BARRIER SEPARATION SHEET ON 2 1/2" R-36.8 URETHANE TECTONIC RIGID ROOF INSULATION ON 1/2" EXTERIOR TYPE GYPSUM BOARD ON 1 1/2" METAL ROOF DECK ON CWSI.
F3 FLOOR ASSEMBLY - 3 1/2" CONCRETE FLOOR SLAB ON 4" GRANULAR FLOOR FINISH AS PER OWNER'S SPECIFICATIONS.

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

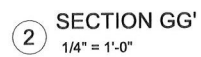
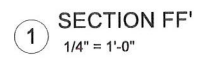
PROPOSED SECOND FLOOR EXTENSION DRAWINGS

Project number 2403
Date 2024-08-13
Drawn by HL
Checked by NL

A9
Scale As Indicated

ANTRIX
ARCHITECTS INC.
1109 Britannia Road E., Mississauga,
Ontario L4W 3K1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

13/09/2024 12:25:25

[illegible]

**PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT**

586 CONSERVATION DRIVE, BRAMPTON

GARAGE EXTENSION DRAWINGS

Project number	2403
Date	2024-09-13
Drawn by	HL
Checked by	NL

A10

Scale	1/4" = 1'-0"
-------	--------------

ANTRIX
ARCHITECTS INC.

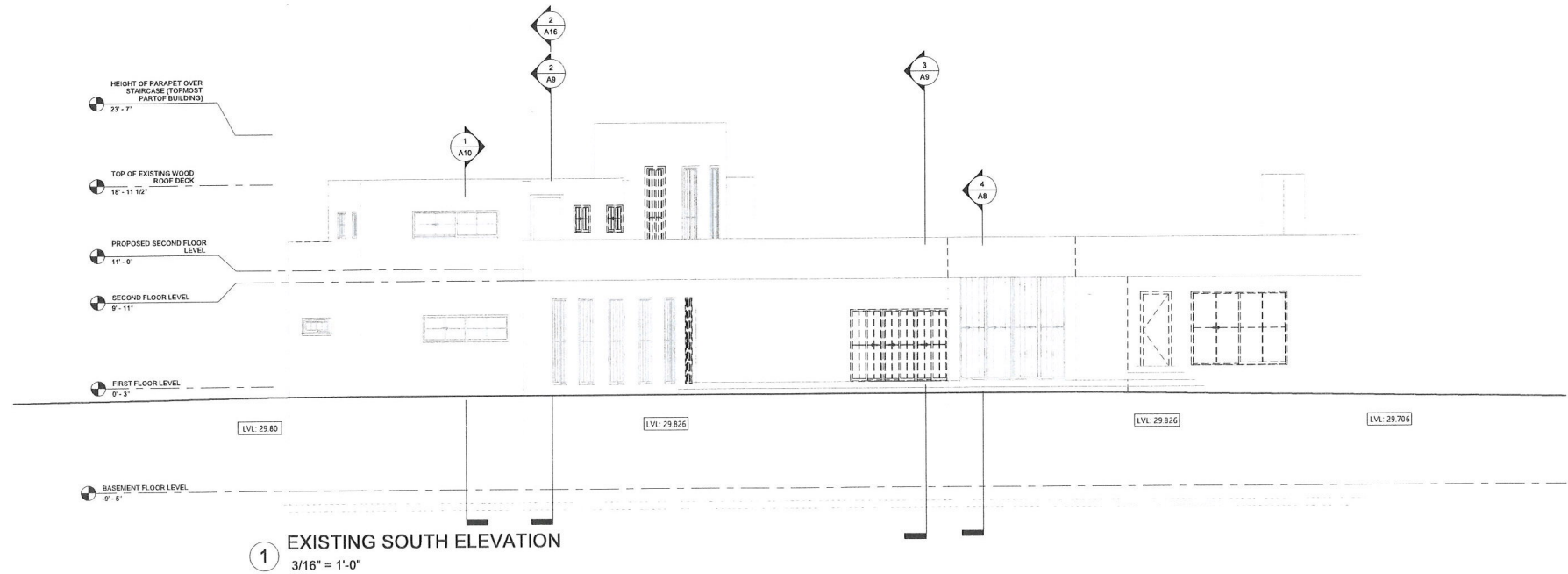
1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

[illegible]

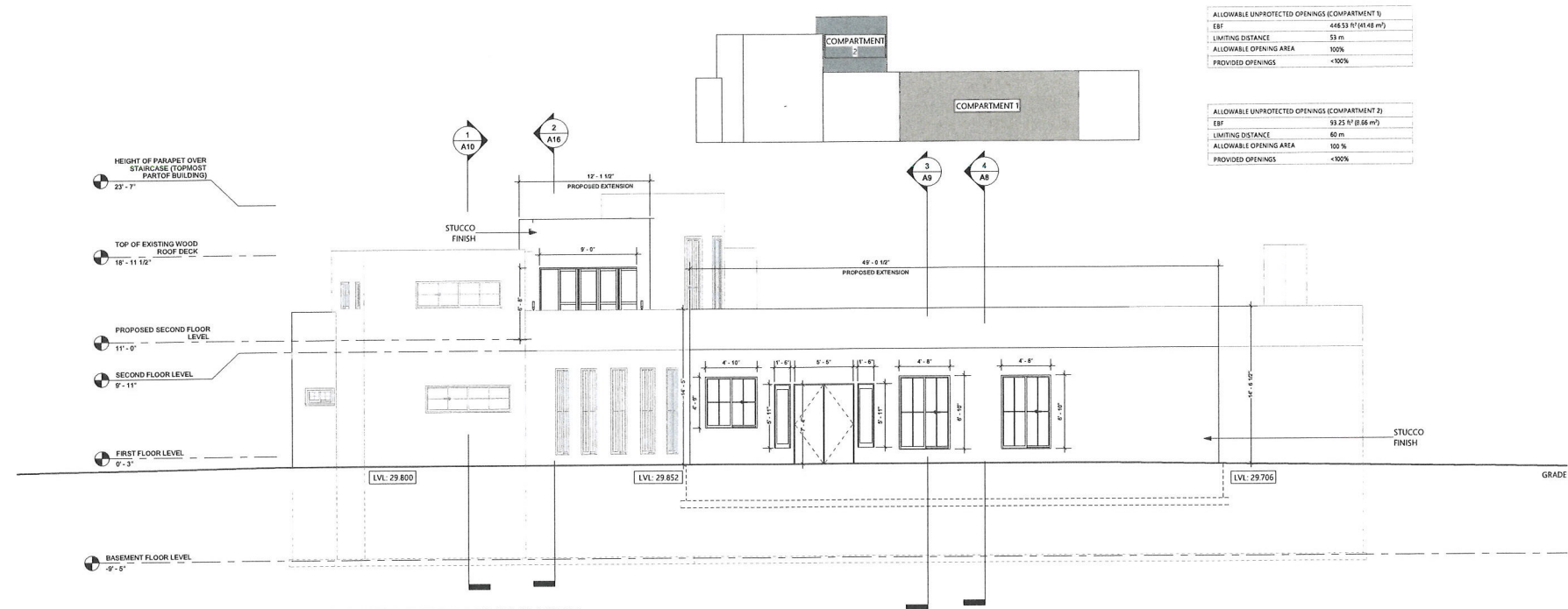


ANTRIX
ARCHITECTS INC.

1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca



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



2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

SOUTH ELEVATION

Project number 2403
Date 2024-09-13
Drawn by HIL
Checked by NL

A13
Scale 3/16" = 1'-0"

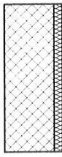
ANTRIX
ARCHITECTS INC.
1109 Britannia Road E, Mississauga,
Ontario L4W 3Y1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca



WX1

EXISTING EXTERIOR WALL CONSTRUCTION (FROM OUTSIDE TO INSIDE) AT GROUND FLOOR

STUCCO ON CEMENT BASE COAT ON HEAVY DUTY FIBERGLASS REINFORCING MESH ON 2" = 25.4 URETHANE TECTONE RIGID INSULATION CONCRETE BLOCK WALL WOOD STRAPPING @ 16" O.C. GYPSUM BOARD



WX2

BASEMENT FOUNDATION WALL CONSTRUCTION (FROM OUTSIDE TO INSIDE)

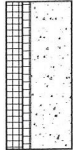
SOIL BACKFILL CEMENT ASBESTOS BOARD/CEMENTIOUS PROTECTIVE FINISH TO EXTEND MINIMUM 1'-0" BELOW GRADE AND MECHANICALLY FASTENED ON 2" = 25.4 RIGID INSULATION DOWN TO TOP OF FOOTING CONCRETE BLOCK WALL



W1

PROPOSED EXTERIOR WALL CONSTRUCTION FOR ALL THE EXTENSIONS (FROM OUTSIDE TO INSIDE)

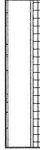
EFS STUCCO FINISH WITH (MIN. R-5 CONTINUOUS INSULATION) OUTSULATION DINN-GLASS GOLD WOODEN STUDS FILLED WITH Owens Corning R-20 PINK NEXT GEN FIBERGLASS INSULATION AIR-VAPOUR BARRIER GYPSUM



W2

FOUNDATION WALL (PROP. 1ST FLOOR EXTENSION AND GARAGE EXTENSION) (MATCH WITH EXISTING)

CONCRETE BLOCK WALL R = 10 RIGID INSULATION DOWN TO TOP OF FOOTING



W3

PROPOSED PARAPET WALL CONSTRUCTION

EFS DINN-GLASS GOLD WOODEN STUD WALL @ 16" O.C. GYPSUM



P1

INTERIOR DRYWALL PARTITION

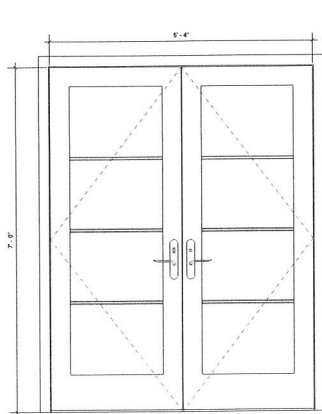
1/2" GB 2 3/4" WOODEN STUD 1/2" GB



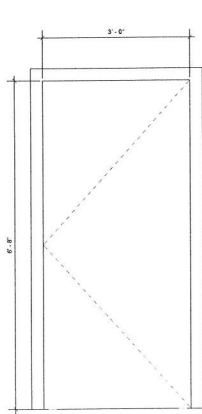
P2

INTERIOR DRYWALL PARTITION

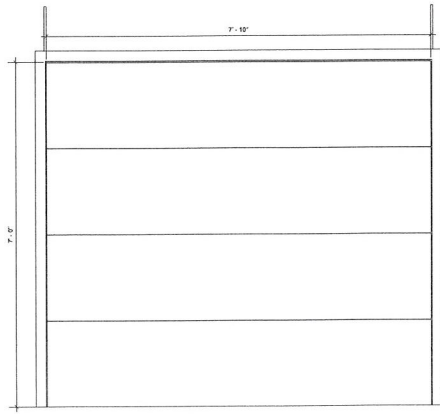
1/2" GB 2 3/4" WOODEN STUD



D1
5'-8" x 6'-8"
HM DOOR WITH HM DOOR FRAME (ENTRANCE DOOR)



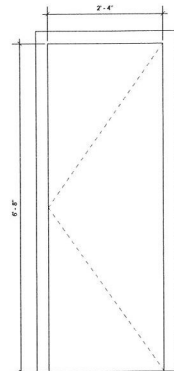
D2
3'-0" x 6'-8"
HWC DOOR WITH HWC DOOR FRAME



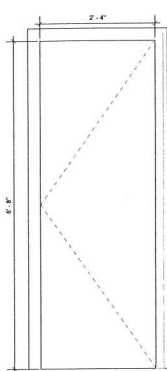
D3
8'-0" x 7'-0"
AL-GL DOOR WITH AL-GL DOOR FRAME (GARAGE DOOR)



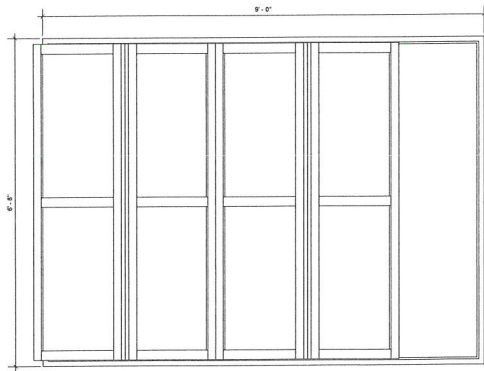
Owens Corning R-20 PINK NEXT GEN FIBERGLAS INSULATION



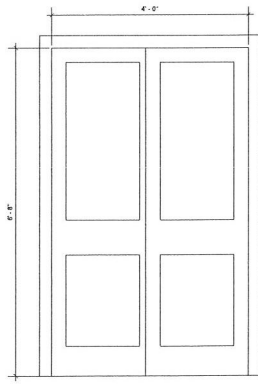
D4
2'-4" x 6'-8"
HWC DOOR WITH HWC DOOR FRAME



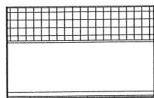
D5
2'-8" x 6'-8"
HWC DOOR WITH HWC DOOR FRAME



D6
9'-0" x 6'-8"
HM SLIDING FOLDING DOOR WITH HM DOOR FRAME (NANAWALL)

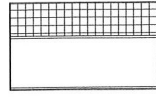


D7
4'-0" x 6'-8"
HWC SLIDING CLOSET DOOR WITH HWC DOOR FRAME



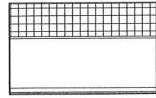
R1
0-09
8"
1/2"
1"
1/2"
ROOF CONSTRUCTION (OVER FIRST EXTENSION)

ROOFING MEMBRANE R-31 INSULATION AIR-VAPOUR BARRIER PLYWOOD SHEATHING WOODEN JOIST @ 16" O.C. MAY VARY @ 16" O.C. METAL FURRING @ 16" O.C. GYPSUM CEILING



R2
0-09
8"
1/2"
1"
1/2"
ROOF CONSTRUCTION (OVER GARAGE)

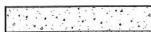
ROOFING MEMBRANE R-31 INSULATION AIR-VAPOUR BARRIER PLYWOOD SHEATHING WOODEN JOIST @ 16" O.C. MAY VARY @ 16" O.C. METAL FURRING @ 16" O.C. GYPSUM CEILING



R3
0-09
8"
1/2"
1"
1/2"
ROOF CONSTRUCTION (OVER SECOND FLOOR EXTENSION)

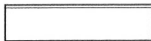
ROOFING MEMBRANE R-31 INSULATION AIR-VAPOUR BARRIER METAL DECK FLOOR TJI 360 (1/2" DEEP) JOIST @ 16" O.C. METAL FURRING @ 16" O.C. GYPSUM CEILING

RX1
STONE BALLAST ON SHEET MEMBRANE ON BARRIER SEPARATION SHEET ON 2 1/2" = R = 36.8 URETHANE TECTONE RIGID ROOF INSULATION ON 1/2" EXTERIOR TYPE GYPSUM BOARD ON 1 1/2" METAL ROOF DECK ON OWLS



F1
FLOOR FINISH 6" 2" FLOOR CONSTRUCTION (PROP. 1ST FLOOR EXTENSION)

(AS PER OWNER'S SPECIFICATION) CONCRETE SLAB 100 MM RIGID INSULATION



F2
FLOOR FINISH 3/4" 2" DEEP FLOOR CONSTRUCTION (PROP. 2ND FLOOR EXTENSION)

(AS PER OWNER'S SPECIFICATION) SHEATHING TJI JOIST

FX1
EXISTING MAIN FLOOR

FLOOR FINISH AS PER OWNER'S SPECIFICATIONS ON 2 1/2" REINF. CONC. SLAB ON V-GROOVED METAL PAN ON D.W.S.

FX2
EXISTING BASEMENT SLAB

3 1/2" CONCRETE FLOOR SLAB ON 6" GRANULAR (FLOOR FINISH AS PER OWNER'S SPECIFICATIONS)

ASSEMBLY SCHEDULE
3/4" = 1'-0"

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND BUILDING CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



No.	Issued For	Date
1	ISSUED FOR REVIEW	13/09/2024

PROPOSED RESIDENTIAL ADDITION/
INTERIOR ALTERATION AT

586 CONSERVATION DRIVE, BRAMPTON

ASSEMBLY SCHEDULE

Project number 2403
Date 2024-09-13
Drawn by HL
Checked by NL

A14

Scale 3/4" = 1'-0"

ANTRIX
ARCHITECTS INC.
1109 Brianna Road E., Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

Zoning Non-compliance Checklist

File No.

A-2024-0424

Applicant: Nilesch Luhar c/o Antrix Architects Inc
Address: 586 Conservation Dr
Zoning: R1A(2)-106
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - CENTRE LINE	To permit a distance of 28.62m from the centre line of a street to the nearest main wall of the building,	whereas the by-law requires a minimum centre line distance of 32.0m.	106.2 (c)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY	To permit the surface area of a semi-circular driveway to be 52.08% of the front yard area,	whereas the by-law permits a maximum 50% of the front yard area to be residential driveway.	10.9.1 (B) (6)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/11/04

Date