



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **DEBIEY DUNN AND RONALD DUNN** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 26, Plan 43M-1202, municipally known as **19 CREEKWOOD DRIVE**, Brampton;

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

1. To permit a 0.10m (0.33 ft.) setback to a proposed below grade entrance whereas the by-law requires a minimum 0.3m (0.98 ft.) setback to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling;
2. To permit an existing accessory structure (shed) having a 0.0m setback to the rear lot line and a 0.07m (0.23 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all lot lines for an accessory structure.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 30, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

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

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

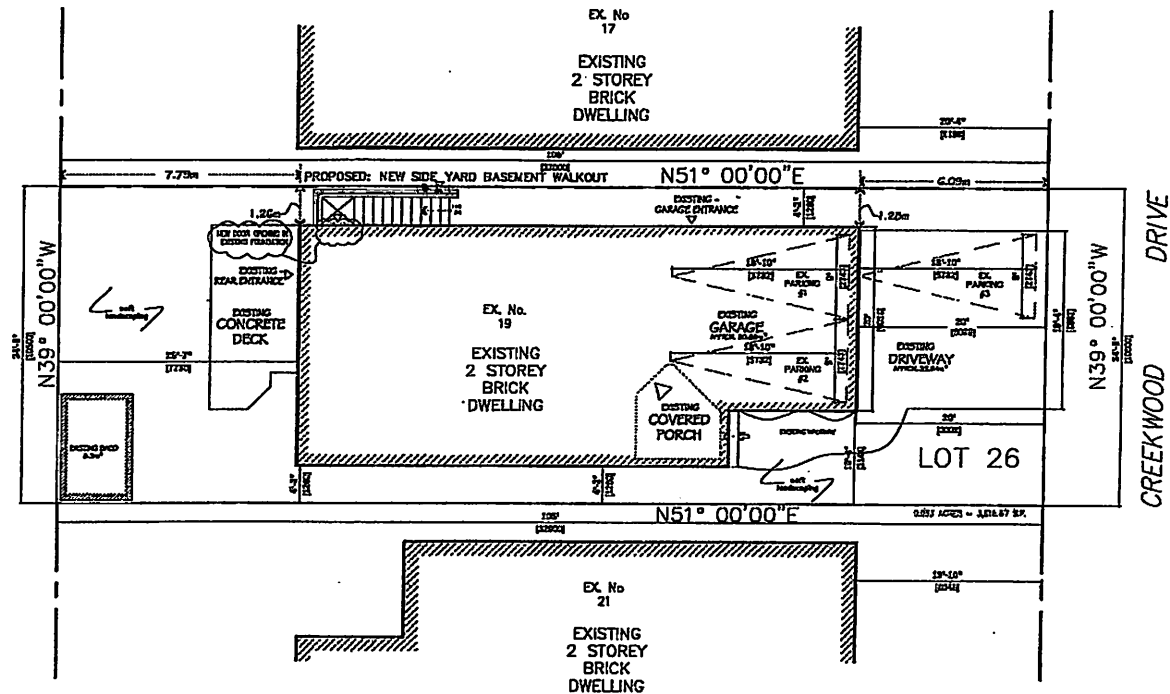
DATED at Brampton Ontario, this 18th day of March, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

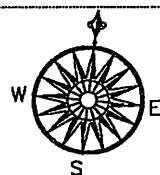
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

LOT AREA = 3,617 SQ.FT. = 336 M ²		
FLOOR AREA	EXISTING	
	FT ²	M ²
BASEMENT FLOOR	1095	102
1ST FLOOR	1004	93.3
2ND FLOOR	1244.5	116
FRONT PORCH	89	8.3
EX. GARAGE	381	35.4
EX. REAR CONC. DECK	175	16.3
TOTAL	3,988.5	371.3
PROPOSED UNITS AREA		
FLOOR AREA	EXISTING	
	FT ²	M ²
BASEMENT FLOOR UNIT #2	504	47
BASEMENT FURN UNIT #1	581.4	54
1ST FLOOR UNIT #1	1004	93.3
SECOND FLOOR UNIT #1	1244.5	116
TOTAL UNIT #1	2829.9	263.3
TOTAL	2,344.2	310.3

LOT 26
REGISTERED PLAN 43M-1202
CITY OF BRAMPTON



1
A1 SITE PLAN



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The architect has prepared and taken responsibility for this design, and has the qualifications and credentials to be a designer.
QUALIFICATION INFORMATION
Professional seal design is exempt under S.2.2. of the building code.
CLERK/JEAN BAPTISTE 2002
Name Signature
REGISTRATION INFORMATION
Professional seal design is exempt under S.2.2. of the building code.
Constantine Architectural Design
Plot Name

PROJECT TITLE:
PROPOSED SECOND UNIT AT THE EX. BASEMENT, NEW SIDE WALK-OUT AND
LAUNDRY ALTERATION
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

SITE PLAN

4 -	
3 -	
2 ISSUED FOR BUILDING PERMIT	NOV. 30, 2020
1 ISSUED FOR CLIENTS REVIEW	OCT. 12, 2020
NO. OF REVISIONS	CHECKED G.B. DATE
SCALE 1/16"=1'-0"	
DATE SEPT. 22, 2020	
DRAWN A.A.	

A1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 25, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 25, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, March 26, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER


March 16, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
DEBILEY DUNN AND RONALD DUNN
LOT 26, PLAN 43M-1202
A-2020-0033 – 19 CREEKWOOD DRIVE
WARD 2

Please **amend** application **A-2021-0033** to reflect the following variance(s):

1. To permit a 0.10m (0.33 ft.) setback to a proposed below grade entrance whereas the by-law requires a 0.3m (0.98 ft.) setback to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.
2. To permit an existing accessory structure (shed) having a 0.0m setback to the rear lot line and a 0.07m (0.23 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all lot lines for an accessory structure.



Applicant/Authorized Agent



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** DUNN DEBIEY & RONALD
Address 19 CREEKWOOD DRIVE BRAMPTON ON L7A 1J3

Phone # 416 821-0044 **Fax #** _____
Email passiond2r@gmail.com

2. **Name of Agent** ALFRED AGYEPONG
Address 204-61 ALNESS STREET NORTH YORK ON M3J 2H2

Phone # (416) 906-7628 **Fax #** _____
Email cadesignplan@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND NEW BASEMENT WALK-OUT.

4. **Why is it not possible to comply with the provisions of the by-law?**
BECAUSE OF THE NEW BASEMENT WALK-OUT BEING PROPOSED AT THE 1.28 M SIDE YARD

5. **Legal Description of the subject land:**
Lot Number 26
Plan Number/Concession Number 43M-1202
Municipal Address 19 CREEKWOOD DRIVE BRAMPTON ON L7A 1J3

6. **Dimension of subject land (in metric units)**
Frontage 10.50 M
Depth 32.00 M
Area 336 Sq M

7. **Access to the subject land is by:**
Provincial Highway ☐ Seasonal Road ☐
Municipal Road Maintained All Year ☒ Other Public Road ☐
Private Right-of-Way ☐ Water ☐

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

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

EXISTING BASEMENT FLOOR PLAN 102 Sq M
EXISTING FIRST FLOOR PLAN 128.7 Sq M
EXISTING SECOND FLOOR PLAN 116 Sq M
2 STOREY BUILDING GROSS FLOOR AREA= 355 Sq M
WIDTH= 7.9M LENGTH= 18.2M HEIGHT= 9.6M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED 2 UNIT FAMILY DWELLING

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 6.11 M
Rear yard setback 7.79 M
Side yard setback 1.28 M
Side yard setback 1.24 M

PROPOSED

Front yard setback 6.11 M TO REMAIN
Rear yard setback 7.79 M TO REMAIN
Side yard setback 1.28 M (PROPOSING NEW BASEMENT WALK-OUT)
Side yard setback 1.24 M TO REMAIN

10. Date of Acquisition of subject land: Dec 19th, 1999
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: MULTIPLE FAMILY
13. Existing uses of abutting properties: SINGLE FAMILY DWELLING
14. Date of construction of all buildings & structures on subject land: MAY OF 2021
15. Length of time the existing uses of the subject property have been continued: 21 yrs
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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

Yes ☒ No ☐

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

18. Has a pre-consultation application been filed?

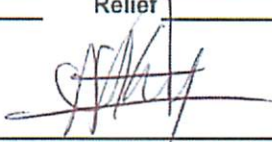
Yes ☐ No ☒

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

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

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



Signature of Applicant(s) or Authorized Agent

DATED AT THE BRAMPTON OF ONT.

THIS 12 DAY OF FEBRUARY, 2021.

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, ALFRED AGYEPONG, OF THE 87 OF WAGNER CRES.


IN THE ESSA 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 Brampton
IN THE Region OF
Peel THIS 12th DAY OF
February, 2021.

April Dela Cerna
A Commissioner etc.



Signature of Applicant or Authorized Agent
ad. April Dela Cerna
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1C - 686

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.

HOTHIS.

Zoning Officer

FEB 19 2021

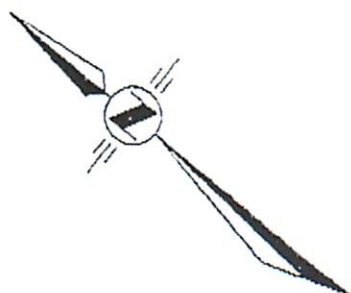
Date

DATE RECEIVED February 12, 2021

Date Application Deemed Complete by the Municipality February 19, 2021

SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN OF
 LOTS 24, 25, 26 AND 27
 REGISTERED PLAN 43M-1202
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:400
 P. SALNA CO. LTD., O.L.S.

5m 0m 5m 15m 25meters

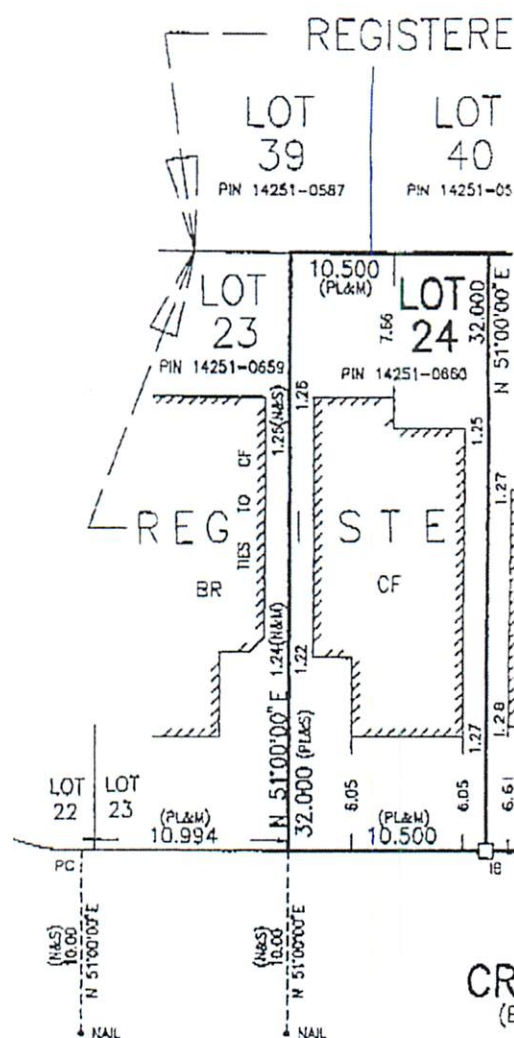


NOTE:
 ALL FOUND MONUMENTS ARE BY
 W.M. FENTON LTD., O.L.S.
 UNLESS OTHERWISE SHOWN

THIS REPORT WAS PREPARED FOR
 NEWFORD DEV. INC.
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES

PART 2) SURVEY REPORT

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 ALL DWELLINGS COMPLY WITH MUNICIPAL ZONING
 BY-LAW SETBACK REQUIREMENTS.



DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS

LEGEND

□ DENOTES SURVEY MONUMENT PLANTED
 ■ DENOTES SURVEY MONUMENT FOUND
 SIB DENOTES STANDARD IRON BAR
 IB DENOTES IRON BAR
 WT DENOTES WITNESS
 OU DENOTES ORIGIN UNKNOWN
 CC DENOTES CUT CROSS
 S DENOTES SET
 M DENOTES MEASURED
 N DENOTES NOTES BY P. SALNA CO. LTD., O.L.S.

CF DENOTES CONCRETE FOUNDATION WALLS
 TWE DENOTES TOP OF WALL ELEVATION
 GSE DENOTES GARAGE SILL ELEVATION
 PL DENOTES REGISTERED PLAN 43M-1202
 BR DENOTES 2 STOREY BRICK DWELLING
 • DENOTES FOUND TEMPORARY WITNESS MONUMENTS
 BY P. SALNA CO. LTD., O.L.S.
 C DENOTES CALCULATED

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
 OF P. SALNA O.L.S.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE
 DERIVED FROM THE NORTH EASTERLY
 LIMIT OF CREEKWOOD DRIVE
 AS SHOWN ON REGISTERED PLAN 43M

TO 3988#77914001#90 P.02/03

DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048

1166194



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

PLAN 43M-1201 —

LOT 41 PIN 14251-0589

LOT 42 PIN 14251-0590

LOT 43 PIN 14251-0591

N 39°00'00"W

10.500 (PL&S)

LOT 25 8.01

LOT 26 7.79

LOT 27 7.71

LOT 28

PIN 14251-0561

PIN 14251-0562

PIN 14251-0553

PIN 14251-0604

RED CF

PLAN 43M-1202

CF

CF

CF

BR

TIES TO CF

(PL&S) 10.500

32.000

6.60

1.28

1.24

1.26

1.27

5.21

6.17

10.500

32.000 (PL&S)

10.500

1.26

1.27 (N&S)

N 51°00'00"E

N 39°00'00"W (REFERENCE BEARING)

1B

1B

(N&S) 10.00

N 51°00'00"E

W

Ekwood Drive

REGISTERED PLAN 43M-1202)

PIN 14251-0710

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS**

REVISION OF NEW DWELLINGS		
LOT	DATE	O.L.S.
25	JUNE 29, 1998	ASB, Lhgy
26	JUNE 29, 1998	ASB, Lhgy
27	JUNE 29, 1998	ASB, Lhgy

TER THIS
ERMISSION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF FEBRUARY 1898.

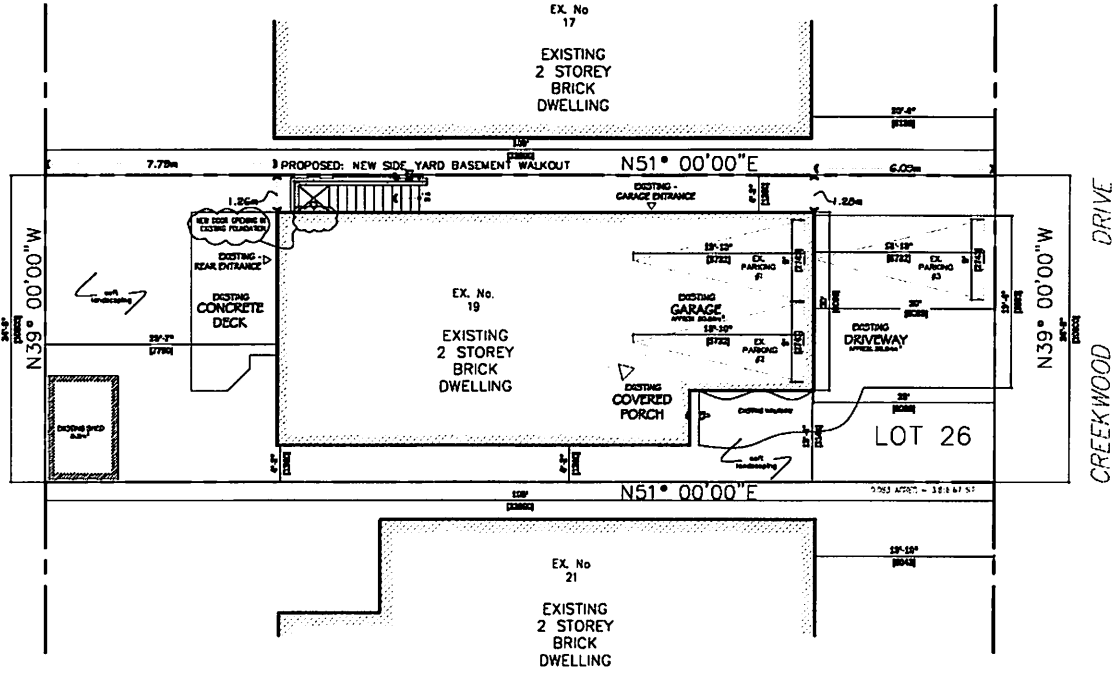
MAY 4. 1968

P.SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS

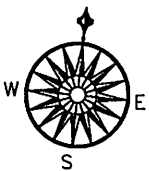
10225 YONGE STREET
RICHMOND HILL, ONTARIO L4C 3B2
PHONE:(905) 884-3988 FAX:(905)737-7516

LOT AREA = 3,617 SQ.FT. = 336 M2		
FLOOR AREA	EXISTING	
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TOTAL	2,344.2	310.3

LOT 26
REGISTERED PLAN 43M-1202
CITY OF BRAMPTON



1 SITE PLAN
A1



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has prepared and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Planned certain design to comply under 2.2.2 of the building code

OLUEN, JONATHAN BAPTISTE 20423 Signature SCHEWEN

REGISTRATION INFORMATION
Planned certain design to comply under 2.2.4 of the building code

Constantine Architectural Design 44277 Plan Name SCHEWEN

PROJECT TITLE:
PROPOSED SECOND UNIT AT THE EX. BASEMENT, NEW SIDE WALK-OUT AND
LAUNDRY ALTERATION
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

SITE PLAN

- 4 -
- 3 -
- 2 ISSUED FOR BUILDING PERMIT
- 1 ISSUED FOR CLIENTS REVIEW
- NO. OF REVISIONS
- SCALE 1/16"=1'-0"
- DATE SEPT. 22, 2020
- DRAWN A.A

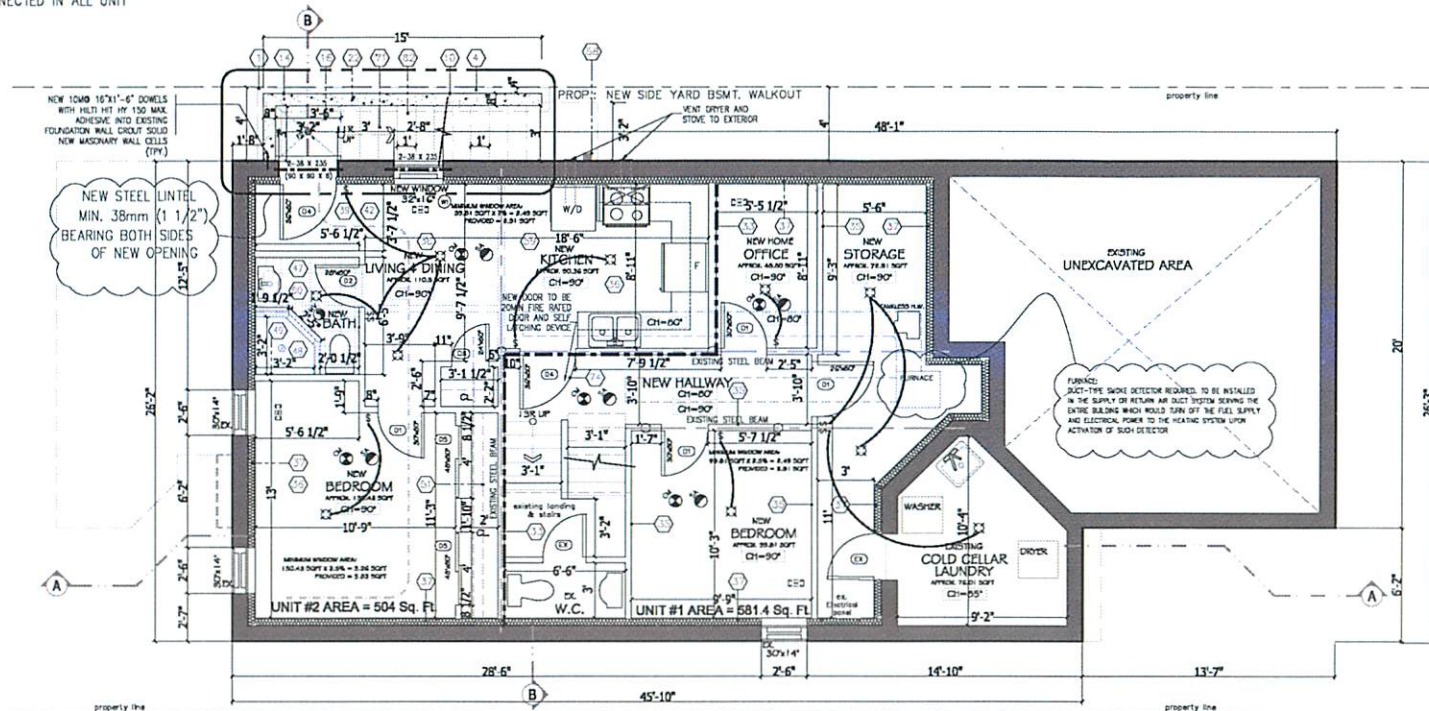
CHECKED G.B. DATE
NOV. 30, 2020
OCT. 12, 2020

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- CARBON MONOXIDE
- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



DOOR SCHEDULE :

- NEW interior/EXTERIOR DOORS
- D1 - (INT) - 3 PANEL SHAKER = 30' x 60'
- D2 - (INT) - 3 PANEL SHAKER = 20' x 60'
- D3 - (EXT) - 3 PANEL STEEL = 32' x 60'
- D4 - (INT) - 20 MIN. FIRE RATED = 32' x 60'
- D5 - (INT) - SLEIGH DOOR = 60' x 60'
- D6 - (INT) - 3 PANEL SHAKER = 24' x 60'

EX. PROPOSED BASEMENT FLOOR PLAN
 UNIT #1 (581.4 SQ. FT.)
 UNIT #2 (504 SQ. FT.)



Constantine Architectural Design
 61 Alness St. Suite 204
 North York, Ontario
 Bus: 416 906 7628
 Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427
 Name Signature BCIN/BCON

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44577
 Firm Name BCIN/BCON

PROJECT TITLE:
 PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
 NEW BASEMENT WALK-OUT AND NEW RAILINGS
 FOR: DEBIEE & RONALD DUNN
 19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. BASEMENT FLOOR PLAN

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPERIMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR FRAMING TO REMAIN UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES :

- FOOTINGS:
22" WIDE X 8" DEEP POURED CONCRETE
2" W/ 2-15M HORIZONTAL BARS
CONTINUOUS KEY FOOTING TO FOUNDATION
WALL W/ 10 M. REBAR DOWELS @ 16"
O.C. FOOTINGS (MINIMUM 2200 PSI @ 28
DAYS CONCRETE) MUST BEAR ON
UNDISTURBED SOIL. CAPABLE OF 1000
PSF LOADING. BOTTOM OF FOOTING TO BE
MIN. 4" BELOW LOWEST GRADE ON
UNDISTURBED SOIL. NOTE: CONTRACTOR
RESPONSIBLE FOR DETERMINING SHORING
METHOD AND / OR THE EXTENT OF
UNDERPINNING (IF REQUIRED) AT
NEIGHBOURING PROPERTIES STRUCTURES.
NOTE: ANGLE OF REPOSE BETWEEN
FOOTINGS NOT TO EXCEED 7:10 (VERT.
: HORIZ.)
- KEEPING TILES:
4" DIA. CORRUGATED PLASTIC KEEPING
TILE W/ FILTER SOCK SET AT BOTTOM
OF FOOTING 12" DEEP LAYER OF
CRUSHED STONE SURROUND (MIN.).
SLOPE KEEPING TILE TO SUMP PIT &
PUMP OR TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/
15M/635T BARS VERTICALLY (Rebar sold)
AND 15M/635T BARS HORIZONTALLY @
EVERY THIRD COURSE. MIN. 4" OF FREE
DRAINAGE GRANULAR MATERIAL, AND A
3 M.I.C. APPROVED DRAINAGE LAYER SUCH
AS "DELTA W/2" COATS ASPHALT
EMULSION, 1/2" CEMENT PAVING COVERED
OVER FOOTING AND TO 8" ABOVE GRADE
EXCEPT AS OTHERWISE NOTED.
- FOUNDATION BACKFILLING:
APPLY 12" CLEAR STONE COVER OVER
KEEPING TILES BACKFILL WITH GRANULAR B
MATERIAL APPLIED IN 24" LIFTS PROVIDE
12" LAYER OF COMPACTED TOP SOIL
SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE:
5" 32 MPA CONC. SLAB W/ 5-BX AIR
ENTRAINMENT, REINFORCED W/ 10M BARS
@ 12" O.C. EACH WAY IN BOTTOM THIRD OF
SLAB. 2"X24" DOWELS @ 24" O.C.
ANCHORED IN PERIMETER FOUNDATION
WALLS. SLOPE SLAB MIN. 1:10 FROM DOOR.
- CONCRETE SLAB ON GRADE:
MACHINE TROWELLED 4" POURED CONCRETE
WITH A MINIMUM COMPRESSIVE
STRENGTH OF 25 MPA AND 5 - 8 % AIR
ENTRAINMENT. 6 M.I. VAPOUR / MOISTURE
BARRIER. TURNED AT INSIDE FACE OF
FOUNDATION WALL. 5" MIN. COMPACTED
GRANULAR FILL ON UNDISTURBED SOIL.
NOTE: USE 32 MPA MIN. COMPRESSIVE
STRENGTH CONCRETE IN ALL GARAGE
(INCLUDING INTERIOR GARAGES) AND
EXTERIOR SLABS. SLOPE TO DRAIN @
MINIMUM 1 : 8 SLOPE AS APPLICABLE.
- FOUNDATION INSULATION:
4"-0" MINIMUM HIGH 4" RIGID INSULATION,
CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1
LAYER OF 5/8 TYPE X C.W.B. ONE
SIDE OF PARTITION 1/2" INTERIOR
GYPSUM OTHER SIDE
- INTERIOR PARTITION: 2"X4" STUDS @ 16" O.C.
PROVIDE 2"X4" BOTTOM PLATE & 2-2"X4"
TOP PLATE, 1/2" INTERIOR GYPSUM BOARD
BOTH SIDES OF STUD (TYP)
- 30 MINUTE FIRE RATED AND
SOUND RESISTANT CEILING:
ABSORPTIVE MATERIAL IN
EXISTING JOIST CAVITY. 1 LAYER
OF 5/8" (15.9MM) TYPE X C.W.B.
TO UNDERSIDE OF JOIST
- BASEMENT INSULATION: R10 RIGID
INSULATION CONTINUOUS ALONG
FOUNDATION WALL. TAPE/SEAL ALL JOINTS.
2"X4" STUDS @ 16" O.C. W/ R12 BATT
INSULATION. APPROVED VAPOUR BARRIER.
1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR:
C/W WEATHER STRIPPING (TO BE
SELECTED BY OWNER)
- FORCED ENTRY PROTECTION:
PROVIDE FORCED ENTRY PROTECTION AS
PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN:
SHOWER LINER BY "AQUAPROOF" AG
530" (OR EQUAL) RETURN UP PAN
CURB AND ALL SURROUNDING
WALLS. ADHESIVE LINER TO DRAIN
SLOPE CEMENT BASE TO DRAIN.
- BATHUB AND SHOWER WALL:
USE TILE-BACKER WATER-RESISTANT
"DURLOCK WUNDERBOARD" AT ALL
SURROUNDING WALLS. TAPE WITH SELF
ADHESIVE FIBREGLASS MESH TAPE AND
SPACKLE. USE BLUEBOARD AT
REMAINING BATHROOM WALLS.
- HANG ROD & SHELF:
1 1/4" DIA. HANG ROD W/ BRACKETS
- ALL CHROME FINISH INSTALL @
5'-6" O.C. A.F.F. 3/4"
MELAMINE BOARD (WHITE) FINISHED
EDGES, 1"-3" DEPTH, ON LEDGER
BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER O.B.C. 9.8.8 MAX
4" OPENINGS AND SHALL NOT
FACILITATE CLIMBING. INSTALLED IN
ACCORDANCE WITH SBI OR APPROVED
ALTERNATIVE.
- EXHAUST GRILLE:
METAL GRILLE WITH INSECT SCREEN
DIMENSION TO SUIT EXHAUST
REQUIREMENTS. NOTE: CONTRACTOR TO
COORDINATE DUCT RUN WITH OTHER
MECHANICAL RUNS. PLUMBING
RUNS AND STRUCTURE TO ELIMINATE
NEED FOR BULKHEADS.
- EXHAUST DUCT:
4" RIGID METAL DRYER EXHAUST DUCT
PLASTIC EXHAUST GRILLE COMPLETE
WITH INSECT SCREEN SECURELY
FASTENED TO EXTERIOR WALL FACE
AND CAULKED.
- MECHANICAL VENTILATION:
PROVIDE MECHANICAL VENTILATION IN
ALL BATHROOM AREAS HAVING NO
NATURAL VENTILATION AS PER O.B.C.
REQUIREMENTS.
- POURED CONC. STAIR, AS PER O.B.C.
DIV. B-9.8. 9/16" MIN. TREADS & 7/8"
MAX. RISE. 15M BARS @ 12" O.C. E.W.
15M TOP & BOTTOM DOWELS @ 12"
O.C. & 10M NOSSING BARS
- FIRE RATED DOOR:
NEW 20 MINUTE FIRE RATED DOOR C/W
SELF LATCHING DEVICE
- METAL RAILING:
DESIGNED TO O.B.C. 9.9.8. & 4.1.10.1
POSTS AND HORIZONTAL RAILS 1"x1"
S.H.S. 3/16" WALLS. PICKETS
1/2"x1/2" SPACED 4" APART MAX.
POSTS C/W 3"x3"x13/16" BASE PLATES
C/W 3/8"x4" LONG LAG BOLTS BOLTED
TO CORNERS THROUGH WALL
SHEATHING AND INTO CONCRETE
BENEATH.

4
3
2 ISSUED FOR BUILDING PERMIT NOV. 30, 2020
1 ISSUED FOR CLIENTS REVIEW OCT. 12, 2020
NO. OF REVISIONS
SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2020
DRAWN BY: A.A.

CHECKED BY: G.B.

A2

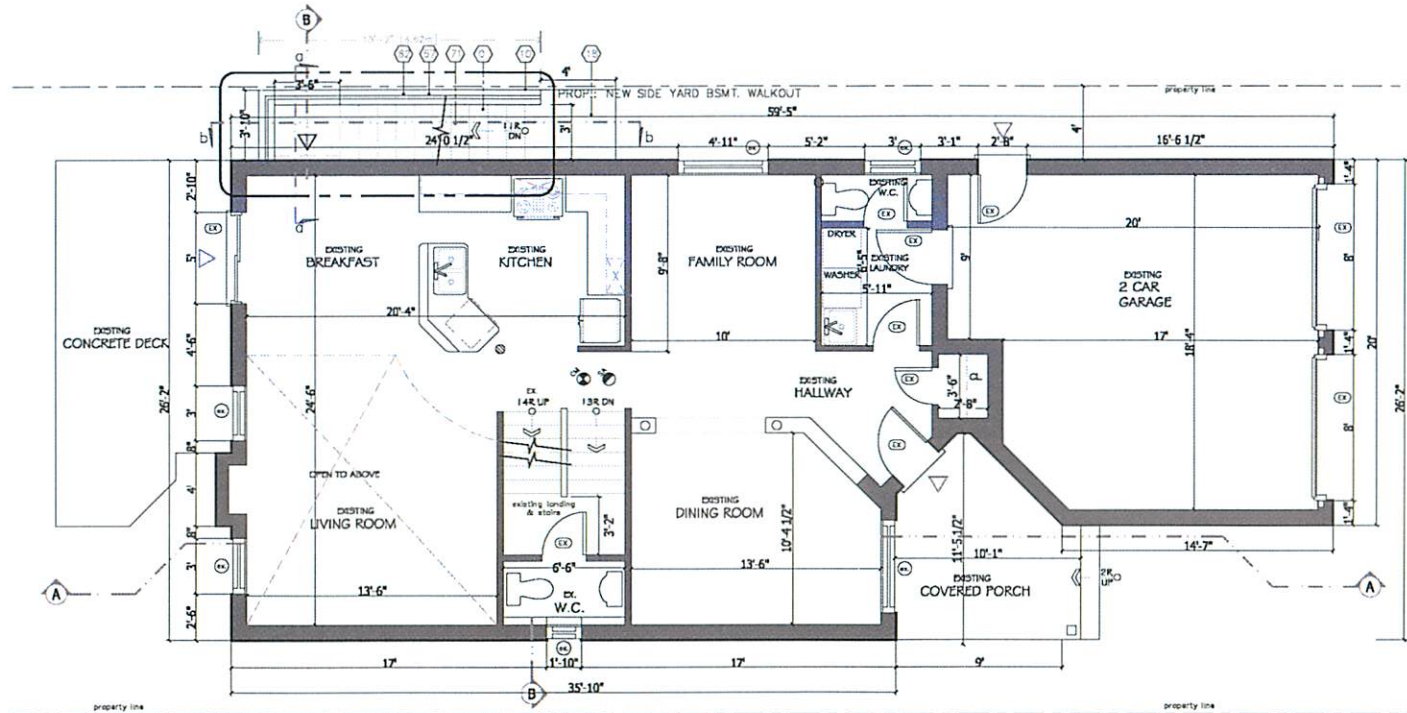
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WALL LEGEND:

- EXISTING WALL TO BE REMOVED
 EXISTING WALLS TO REMAIN
 PROPOSED BLOCK WALL
 PROPOSED EXTERIOR FRAME WALL

LEGEND:

- SA EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
 C EX CARBON MONOXIDE
 FD EX FLOOR DRAIN
 FD NEW FLOOR DRAIN
 EX EXISTING EXHAUST FAN
 SB SOLID BEARING
 NEW SPRINKLER HEAD
 NEW AIR VENT DIFFUSER
 CEILING MOUNT LIGHT FIXTURE
 SINGLE POLE SWITCH



1 EX. FIRST FLOOR PLAN
 A3 EXISTING UNIT #1 (1004 SQ. FT.)



Constantine Architectural Design
 61 Alness St. Suite 204
 North York, Ontario
 Bus: 416 906 7628
 Fax: 647 352 3233

The undersigned has reviewed and taken responsibility for this design,
 and has the qualifications and meets the requirements set out in the
 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427
 Name Signature BC/NBCON

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44877
 Firm Name BC/NBCON

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
 NEW BASEMENT WALK-OUT AND NEW RAILINGS
 FOR: DEBIEY & RONALD DUNN
 19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. FIRST FLOOR PLAN

NOTES:

- A. AS EXCAVATION PROCEEDS, PROGRESSIVE
 SHORING ADEQUATE TO WITHSTAND ALL SUPER-
 IMPOSED LOADS SHALL BE INSTALLED TO THE
 SATISFACTION OF THE BUILDING INSPECTOR AND
 AND THE DEPARTMENT OF PUBLIC WORKS.
 B. WHERE REQUIRED, UNDERPINNING IS TO BE
 CARRIED OUT TO THE SATISFACTION OF THE
 BUILDING INSPECTOR APPROVAL OF ADJOINING
 OWNER TO BE SECURED BEFORE UNDERPINNING
 COMMENCES.

ALL EXISTING FLOOR
 FRAMING TO REMAIN
 UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES:

- FOOTINGS:
 22" WIDE X 8" DEEP POURED CONCRETE
 C/W 2-15M HORIZONTAL BARS
 CONTINUOUS KEY FOOTING TO FOUNDATION
 WALL W/ 10 M REBAR DOWELS @ 16"
 O.C. FOOTINGS (MINIMUM 2200 PSI @ 28
 DAYS CONCRETE) MUST BEAR ON
 UNDISTURBED SOIL, CAPABLE OF 3,000
 PSF LOADING. BOTTOM OF FOOTING TO BE
 MIN. 4" - 6" BELOW LOWEST GRADE ON
 UNDISTURBED SOIL. NOTE: CONTRACTOR
 RESPONSIBLE FOR DETERMINING SHORING
 METHOD AND / OR THE EXTENT OF
 UNDERPINNING (IF REQUIRED) AT
 NEIGHBOURING PROPERTIES STRUCTURES.
 NOTE: ANGLE OF REPOSE BETWEEN
 FOOTINGS NOT TO EXCEED 7:10 (VERT.
 : HORIZ.)
- WEEDING TILES:
 4" DIA. CORRUGATED PLASTIC WEEDING
 TILE W/ FILTER SOCK SET AT BOTTOM
 OF FOOTING 12" DEEP LAYER OF
 CRUSHED STONE SURROUND (MIN.)
 SLOPE WEEDING TILE TO SUMP PIT &
 PUMP OR TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/
 15M @ 36" BARS VERTICALLY (TIED @ 18")
 AND 15M @ 36" BARS HORIZONTALLY @
 EVERY THIRD COURSE. MIN. 4" OF FREE
 DRAINAGE GRANULAR MATERIAL, AND A
 3 M.E.C. APPROVED DRAINAGE LAYER SUCH
 AS "DELTA WS" 2 COATS ASPHALT
 EMULSION, 1/2" CEMENT FARGING COVERED
 OVER FOOTING AND TO 6" ABOVE GRADE
 EXCEPT AS OTHERWISE NOTED
- FOUNDATION BACKFILLING:
 APPLY 12" CLEAR STONE COVER OVER
 WEEDING TILES BACKFILL WITH GRANULAR B
 MATERIAL APPLIED IN 24" LIFTS PROVIDE
 12" LAYER OF COMPACTED TOP SOIL
 SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE:
 5" 32 MPA CONC. SLAB W/ 5-8X AIR
 ENTRAINMENT, REINFORCED W/ 10M BARS
 @ 12" O.C. EACH WAY IN BOTTOM THIRD OF
 SLAB, 24"x24" DOWELS @ 24" O.C.
 ANCHORED IN PERIMETER FOUNDATION
 WALLS. SLOPE SLAB MIN. 1:6 FROM DOOR.
- CONCRETE SLAB ON GRADE:
 MACHINE TROWELLED 4" POURED CONCRETE
 WITH A MINIMUM COMPRESSIVE
 STRENGTH OF 25 MPA AND 5 - 8 X AIR
 ENTRAINMENT 6 ML VAPOUR / MOISTURE
 BARRIER TURNED AT INSIDE FACE OF
 FOUNDATION WALL. 5" MIN. COMPACTED
 GRANULAR FILL ON UNDISTURBED SOIL.
 NOTE: USE 32 MPA MIN. COMPRESSIVE
 STRENGTH CONCRETE IN ALL GARAGE
 (INCLUDING INTERIOR GARAGES) AND
 EXTERIOR SLABS. SLOPE TO DRAIN @
 MINIMUM 1" % SLOPE AS APPLICABLE
- FOUNDATION INSULATION:
 4"-8" MINIMUM HIGH, 4" RIGID INSULATION,
 CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1
 LAYER OF 5/8 TYPE X G.W.B. ONE
 SIDES OF PARTITION 1/2" INTERIOR
 GYPSUM OTHER SIDE
- INTERIOR PARTITION: 2"x4" STUDS @ 16"
 O.C. PROVIDE 2"x4" BOTTOM PLATE &
 2-2"x4" TOP PLATE, 1/2" INTERIOR GYPSUM
 BOARD BOTH SIDES OF STUD (TYP.)
- 30 MINUTE FIRE RATED AND
 SOUND RESISTANT CEILING
 ABSORPTIVE MATERIAL IN
 EXISTING JOIST CAVITY. 1 LAYER
 OF 5/8" (15.8MM) TYPE X G.W.B.
 TO UNDERSIDE OF JOIST
- BASEMENT INSULATION: R10 RIGID
 INSULATION CONTINUOUS ALONG
 FOUNDATION WALL, TAPE/SEAL ALL JOINTS.
 2"x4" STUDS @ 16" O.C. W/ R12 BATT
 INSULATION. APPROVED VAPOUR BARRIER,
 1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR:
 C/W WEATHER STOPPING (TO BE
 SELECTED BY OWNER)
- FORCED ENTRY PROTECTION:
 PROVIDE FORCED ENTRY PROTECTION
 AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN:
 SHOWER LINER BY "AQUAPROOF" AQ
 530" (OR EQUAL) RETURN UP PAN
 CURB AND ALL SURROUNDING
 WALLS ADHERE LINER TO DRAIN
 SLOPE CEMENT BASE TO DRAIN.
- BATHUB AND SHOWER WALL:
 USE TILE-BACKER WATER-RESISTANT
 DURCO WOODBOARD AT ALL
 SURROUNDING WALLS. TAPE WITH SELF
 ADHESIVE FIBREGLASS MESH TAPE AND
 SPACKLE. USE BLUEBOARD AT
 REMAINING BATHROOM WALLS.
- HANG ROD & SHELF:
 1 1/4" DIA. HANG ROD W/ BRACKETS
 ALL CHROME FINISH INSTALL @
 5'-8" O.C.
 MELAMINE BOARD (WHITE), FINISHED
 EDGES, 1"-3" DEPTH, ON LEDGER
 BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER OBC 9.8.5 MAX
 4" OPENINGS AND SHALL NOT
 FACILITATE CLIMBING. INSTALLED IN
 ACCORDANCE WITH S81 OR APPROVED
 ALTERNATIVE.
- EXHAUST GRILLE:
 METAL GRILLE WITH INSECT SCREEN
 DIMENSION TO SUIT EXHAUST
 REQUIREMENTS. NOTE: CONTRACTOR TO
 COORDINATE DUCT RUN WITH OTHER
 MECHANICAL RUNS, PLUMBING
 RUNS AND STRUCTURE TO DETERMINE
 NEED FOR BULKHEADS.
- EXHAUST DUCT:
 4" RIGID METAL DRYER EXHAUST DUCT
 PLASTIC EXHAUST GRILLE COMPLETE
 WITH INSECT SCREEN SECURELY
 FASTENED TO EXTERIOR WALL FACE
 AND CAULKED.
- MECHANICAL VENTILATION:
 PROVIDE MECHANICAL VENTILATION IN
 ALL BATHROOM AREAS HAVING NO
 NATURAL VENTILATION AS PER O.B.C.
 REQUIREMENTS.
- POURED CONC. STAIR, AS PER OBC
 DIV. B-9.8, 6" MIN. TREADS & 7"
 MAX. RISE, 15M BARS @ 12" O.C. E.W.
 15M TOP & BOTTOM DOWELS @ 12"
 O.C. & 10M NOSING BARS
- FIRE RATED DOOR:
 NEW 20 MINUTE FIRE RATED DOOR C/W
 SELF LATCHING DEVICE
- METAL RAILING:
 DESIGNED TO O.B.C. 9.9.8. & 4.1.10.1
 POSTS AND HORIZONTAL RAILS 1"x1"
 S.H.S. 3/16" WALLS, PICKETS
 1/2"x1/2" SPACED 4" APART MAX.
 POSTS C/W 3"x3"x1/2" BASE PLATES
 C/W 3/8"x4" LONG LAG BOLTS BOLTED
 AT CORNERS THROUGH WALL
 SHEATHING AND INTO CONCRETE
 BENEATH.

4

3

2 ISSUED FOR BUILDING PERMIT

1 ISSUED FOR CLIENTS REVIEW

NO. OF REVISIONS

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAWN BY: A.A.

NOV. 30, 2020

OCT. 12, 2020

CHECKED BY: G.B.

A3

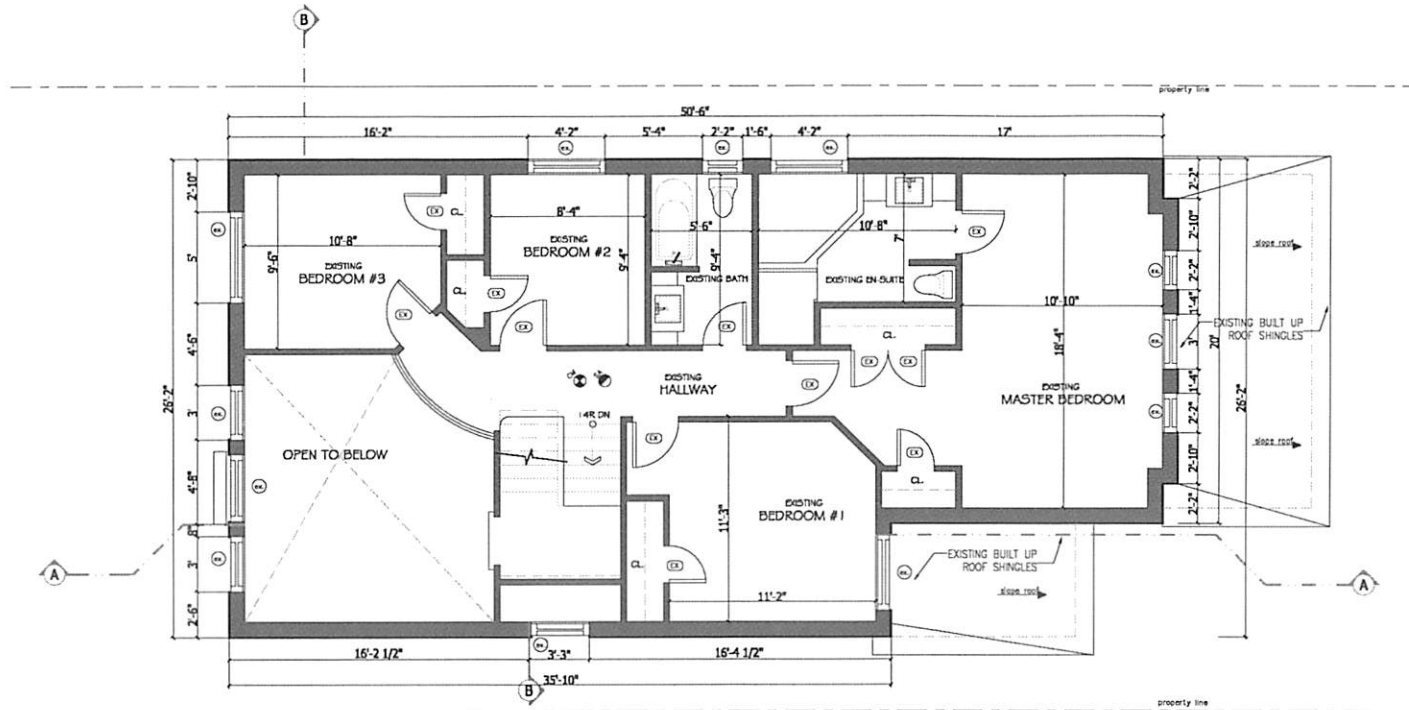
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 obtaining and verifying all local and provincial codes and regulations and is responsible for the
 design and construction of the project.

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- EX CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



* FOR REFERENCE ONLY - NO CHANGE TO THIS FLOOR

1 EX. SECOND FLOOR PLAN
A4
EXISTING UNIT #1 (776 SQ. FT.)



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427
Name Signature BCINBCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44877
Firm Name BCINBCIN

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. SECOND FLOOR PLAN

4

3

2 ISSUED FOR BUILDING PERMIT

1 ISSUED FOR CLIENTS REVIEW

NO. OF REVISIONS

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAWN BY: A.A.

NOV. 30, 2020

OCT. 12, 2020

CHECKED BY:

G.B.

A4

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPER-IMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR
FRAMING TO REMAIN
UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES:

- FOOTINGS: 22" WIDE X 8" DEEP POURED CONCRETE c/w 2-15M HORIZONTAL BARS. CONTINUOUS KEY FOOTING TO FOUNDATION WALL W/ 10 M. REBAR DOWELS @ 16" O.C. FOOTINGS (MINIMUM 2200 PSI @ 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOIL CAPABLE OF 3,000 PSF LOADING. BOTTOM OF FOOTING TO BE MIN. 4" - 0" BELOW LOWEST GRADE ON UNDISTURBED SOIL. NOTE CONTRACTOR RESPONSIBLE FOR DETERMINING SHORING METHOD AND / OR THE EXTENT OF UNDERPINNING (IF REQUIRED) AT NEIGHBOURING PROPERTIES STRUCTURES. NOTE ANGLE OF REPOSE BETWEEN FOOTINGS NOT TO EXCEED 2:10 (VERT. : HORIZ.).
- KEEPING TILES: 4" DIA. CORRUGATED PLASTIC KEEPING TILE W/ FILTER SPOK SET AT BOTTOM OF FOOTING 12" DEEP LAYER OF CRUSHED STONE SURROUND (MIN.). SLOPE KEEPING TILE TO SUMP PIT & PUMP ON TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/ 15M036" BARS VERTICALLY (TIED SOLID) AND 15M036" BARS HORIZONTALLY @ EVERY THIRD COURSE, MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, AND A B.M.C. APPROVED DRAINAGE LAYER SUCH AS "DELTA MS 2" COATS ASPHALT EMULSION, 1/2" CEMENT PAVING COVERED OVER FOOTING AND TO 5" ABOVE GRADE EXCEPT AS OTHERWISE NOTED.
- FOUNDATION BACKFILLING: APPLY 12" CLEAR STONE COVER OVER KEEPING TILES. BACKFILL WITH GRANULAR B MATERIAL APPLIED IN 24" LIFTS. PROVIDE 12" LAYER OF COMPACTED TOP SOIL SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE: 5" 32 MPA CONC. SLAB W/ 5-BK AIR ENTRAINMENT, REINFORCED W/ 10M BARS @ 12" O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 24"x24" DOWELS @ 24" O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1:10 FROM DOOR.
- CONCRETE SLAB ON GRADE: MACHINE TROWELLED 4" POURED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AND 5 - 8 % AIR ENTRAINMENT. 8 MIL. VAPOUR / MOISTURE BARRIER TURNED AT INSIDE FACE OF FOUNDATION WALL. 5" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED SOIL. NOTE: USE 32 MPA MIN. COMPRESSIVE STRENGTH CONCRETE IN ALL GARAGE (INCLUDING INTERIOR GARAGES) AND EXTERIOR SLABS. SLOPE TO DRAIN @ MINIMUM 1 : 8 SLOPE AS APPLICABLE.
- FOUNDATION INSULATION: 4"-0" MINIMUM HIGH, 4" RIGID INSULATION, CONTINUOUS ALONG FOUNDATION WALL (TYPE).
- 45 MINUTE FIRE RATED PARTITION: 1 LAYER OF 5/8 TYPE X G.W.B. ONE SIDES OF PARTITION 1/2" INTERIOR GYPSUM OTHER SIDE.
- INTERIOR PARTITION: 2"x4" STUDS @ 16" O.C. PROVIDE 2"x4" BOTTOM PLATE & 2-2"x4" TOP PLATE, 1/2" INTERIOR GYPSUM BOARD BOTH SIDES OF STUD (TYP.).
- 30 MINUTE FIRE RATED AND SOUND RESISTANT CEILING: ABSORPTIVE MATERIAL IN EXISTING JOIST CAVITY, 1 LAYER OF 5/8 (15.9MM) TYPE X G.W.B. TO UNDERSIDE OF JOIST.
- BASEMENT INSULATION: R10 RIGID INSULATION CONTINUOUS ALONG FOUNDATION WALL. TAPE/SEAL ALL JOINTS. 2"x4" STUDS @ 16" O.C. W/ R12 BATT INSULATION. APPROVED VAPOUR BARRIER. 1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR: C/W WEATHER STRIPPING (TO BE SELECTED BY OWNER).
- FORCED ENTRY PROTECTION: PROVIDE FORCED ENTRY PROTECTION AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN: SHOWER LINER BY "AQUAPROOF" AG 550" (OR EQUAL) RETURN UP PAN CURB AND ALL SURROUNDING WALLS ADHERE LINER TO DRAIN. SLOPE CEMENT BASE TO DRAIN.
- BATHTUB AND SHOWER WALL: USE TILE-BACKER WATER-RESISTANT "DURCO WONDERBOARD" AT ALL SURROUNDING WALLS. TAPE WITH SELF ADHESIVE FIBREGLASS MESH TAPE AND SPACKLE. USE BLUEBOARD AT REMAINING BATHROOM WALLS.
- HANG ROD & SHELF: 1 1/4" DIA. HANG ROD W/ BRACKETS. ALL CHROME FINISH INSTALL @ 5'-6" O.C. A.F.F. 3/4" MELAMINE BOARD (WHITE) FINISHED EDGES, 1"-3" DEPTH ON LEDGER BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER OBC 9.8.8 MAX 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING. INSTALLED IN ACCORDANCE WITH S91 OR APPROVED ALTERNATIVE.
- EXHAUST GRILLE: METAL GRILLE WITH INSECT SCREEN DIMENSION TO SUIT EXHAUST REQUIREMENTS. NOTE: CONTRACTOR TO COORDINATE DUCT RUN WITH OTHER MECHANICAL RUNS, PLUMBING RISERS AND STRUCTURE TO ELIMINATE NEED FOR BULKHEADS.
- EXHAUST DUCT: 4" RIGID METAL DRYER EXHAUST DUCT. PLASTIC EXHAUST GRILLE COMPLETE WITH INSECT SCREEN SECURELY FASTENED TO EXTERIOR WALL FACE AND CAULKED.
- MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION IN ALL BATHROOM AREAS HAVING NO NATURAL VENTILATION AS PER O.B.C. REQUIREMENTS.
- POURED CONC. STAIR, AS PER OBC DIV. B - 9.8.8, 92" MIN. TREADS & 76" MAX. RISE. 15M BARS @ 12" O.C. E.W. 15M TOP & BOTTOM DOWELS @ 12" O.C. & 10M NOSING BARS.
- FIRE RATED DOOR: NEW 20 MINUTE FIRE RATED DOOR C/W SELF LATCHING DEVICE.
- METAL RAILING: DECKED TO O.B.C. 9.9.8 & 4.1.10.1 POSTS AND HORIZONTAL RAILS 1"x1" S.S. 3/16" WALLS, PICKETS 1/2"x1/2" SPACED 4" APART MAX. POSTS C/W 3"x3"x3/16" BASE PLATES C/W 3/8"x4" LONG LAG BOLTS BOLTED AT CORNERS THROUGH WALL SHEATHING AND INTO CONCRETE BENEATH.

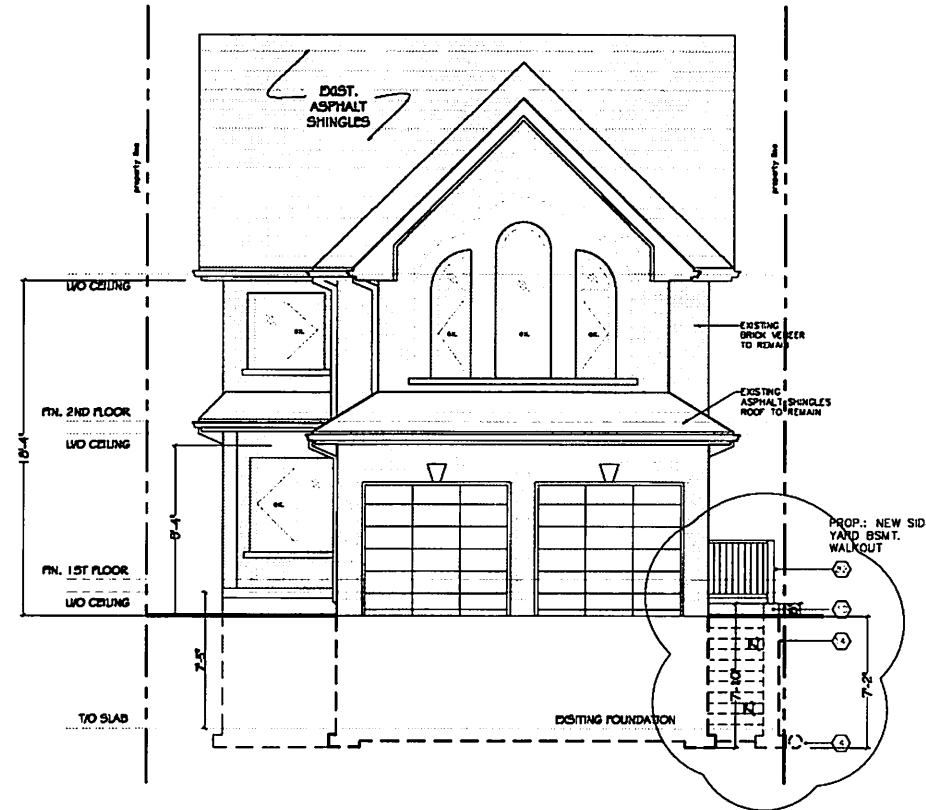
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WALL LEGEND:

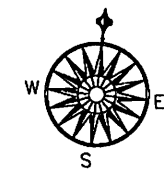
- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- EX CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



EX. FRONT ELEVATION



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has prepared and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.3.6 of the building code

GLENN JUAN BAPTISTE 30427 [Signature] DESIGNER

REGISTRATION INFORMATION
Required unless design is exempt under 3.3.6 of the building code

Constantine Architectural Design 44877
Firm Name BCDANCON

PROJECT TITLE:
PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. FRONT ELEVATION

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPER-IMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR FRAMING TO REMAIN UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES:

- FOOTINGS: 24" WIDE X 8" DEEP POURED CONCRETE 25/50 2-12M HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W/ 10 M REBAR DONNELS @ 18" O.C. FOOTINGS (MINIMUM 2200 PSI @ 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOIL CAPABLE OF 3000 PSF LOADING. BOTTOM OF FOOTING TO BE MIN. 4" - 6" BELOW LOWEST GRADE ON UNDISTURBED SOIL. NOTE: CONTRACTOR RESPONSIBLE FOR DETERMINING SHORING METHOD AND / OR THE EXTENT OF UNDERPINNING (IF REQUIRED) AT ADJOINING PROPERTIES STRUCTURES. NOTE: ANGLE OF REPOSE BETWEEN FOOTINGS NOT TO EXCEED 7:10 (VERT. : HORIZ.).
- WEPPING TILES: 4" DIA. CORRUGATED PLASTIC WEPPING TILE W/ FILTER SOCK SET AT BOTTOM OF FOOTING 12" DEEP LAYER OF CRUSHED STONE SURROUND (MIN.) SLOPE WEPPING TILE TO SUMP PIT & PUMP ON TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/ 15M80S1" BARS VERTICALLY (Tied with) AND 15M80S1" BARS HORIZONTALLY @ every 4th course. MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL AND A 6 M.C.C. APPROVED DRAINAGE LAYER SUCH AS "DELTA MAT 2 COATS ASPHALT EMULSION, 1/2" CEMENT PAVING COVER OVER FOOTING AND TO 6" ABOVE GRADE EXCEPT AS OTHERWISE NOTED.
- FOUNDATION BACKFILLING: APPLY 12" CLEAR STONE COVER OVER WEPPING TILES BACKFILL WITH GRANULAR @ MATERIAL APPLIED IN 24" LIFTS PROVIDE 12" LAYER OF COMPACTED TOP SOIL SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE: 8" 32 MPA CONC. SLAB W/ 5-8S AR EXTRAHDNT. REINFORCED W/ 10M BARS @ 18" O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 24"x24" DONNELS @ 24" O.C. ANCHORED IN PERIMETER FOUNDATION WALLS SLOPE SLAB MIN. 1" OS FROM DOOR.
- CONCRETE SLAB ON GRADE: MACHINE TROWELLED 4" POURED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AND 5 - 8 X AR EXTRAHDNT. 8 M.L. VAPOUR / MOISTURE BARRIER TURNED AT INSIDE FACE OF FOUNDATION WALL. 5" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED SOIL. NOTE: USE 32 MPA MIN. COMPRESSIVE STRENGTH CONCRETE IN ALL GARAGE (INCLUDING INTERIOR GARAGES) AND EXTERIOR SLABS. SLOPE TO DRAIN @ MINIMUM 1% SLOPE AS APPLICABLE.
- FOUNDATION INSULATION: 4"-6" MINIMUM HIGH 4" RGD INSULATION CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1 LAYER OF 5/8" TYPE X G.W.B. ONE SIDES OF PARTITION 1/2" INTERIOR GYPSUM OTHER SIDE
- INTERIOR PARTITION: 2"x4" STUDS @ 18" O.C. PROVIDE 2"x4" BOTTOM PLATE & 2"x4" TOP PLATE. 1/2" INTERIOR GYPSUM BOARD BOTH SIDES OF STUD (TOP.)
- 30 MINUTE FIRE RATED AND SOUND RESISTANT CEILING: ABSORPTIVE MATERIAL IN EXISTING JOIST CAVITY. 1 LAYER OF 5/8" (15.8MM) TYPE X G.W.B. TO UNDERSIDE OF JOIST
- BASEMENT INSULATION: R10 RGD INSULATION CONTINUOUS ALONG FOUNDATION WALL, TAPE/SEAL ALL JOINTS. 2"x4" STUDS @ 18" O.C. W/ R12 BATT INSULATION. APPROVED VAPOUR BARRIER 1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR: C/W WEATHER STEPPING (TO BE SELECTED BY OWNER)
- FORCED ENTRY PROTECTION: PROVIDE FORCED ENTRY PROTECTION AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN: SHOWER LINER BY "ACQUAPROOF" AS 530" (OR EQUAL) RETURN UP PAN CURBS AND ALL SURROUNDING WALLS ABOVE LINER TO DRAIN SLOPE CEMENT BASE TO DRAIN.
- BATHTUB AND SHOWER WALL: USE TILE-BACKER WATER-RESISTANT "DURICOR WONDERSHIELD" AT ALL SURROUNDING WALLS. TAPE WITH SELF-ADHESIVE FIBREGLASS MESH TAPE AND SPACER USE BLUEBOARD AT REMAINING BATHROOM WALLS.
- HANG ROD & SHELF: 1 1/4" DIA. HANG ROD W/ BRACKETS - ALL CHROME FINISH INSTALL @ 5'-8" O.C. MELAMINE BOARD (WHITE), FINISHED EDGES, 1"-3" DEPTH ON LEDGER BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER OBC S.B.B. MAX 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING. INSTALLED IN ACCORDANCE WITH SBI OR APPROVED ALTERNATIVE.
- EXHAUST CRIBLE: METAL CRIBLE WITH INSECT SCREEN DIMENSION TO SUIT EXHAUST REQUIREMENTS. NOTE: CONTRACTOR TO COORDINATE DUCT RUN WITH OTHER MECHANICAL RULES. PLUMBING RUNS AND STRUCTURE TO ELIMINATE NEED FOR BULKHEADS.
- EXHAUST DUCT: 4" RGD METAL EXTERIOR EXHAUST DUCT PLASTIC EXHAUST CRIBLE COMPLETE WITH INSECT SCREEN SECURELY FASTENED TO EXTERIOR WALL FACE AND CAULKED.
- MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION IN ALL BATHROOM AREAS HAVING NO NATURAL VENTILATION AS PER O.B.C. REQUIREMENTS.
- POURED CONC. STAIR, AS PER OBC DIV. 9.5-8.8. 8" MAX. TREADS & 7" MAX. RISE. 10M BARS @ 12" O.C. E.M. 15M TOP & BOTTOM DONNELS @ 12" O.C. @ 10M HOSSING BARS
- FIRE RATED DOOR: NEW 20 MINUTE FIRE RATED DOOR C/W SELF LATCHING DEVICE
- METAL RAILING: DESIGNED TO O.B.C. 9.8.8. & 4.110.1 POSTS AND HORIZONTAL RAILS 1"x1" S.A.S. 3/16" WALLS. PICKETS 1/2"x1/2" SPACED 4" APART MAX. POSTS C/W 5"x3/8"x15" BASE PLATES C/W 3/8"x14" LONG LAG BOLTS BOLTED AT CORNERS THROUGH WALL SHEATHING AND INTO CONCRETE BEHEATH.

4
3
2 ISSUED FOR BUILDING PERMIT
1 ISSUED FOR CLIENTS REVIEW
NO. OF REVISIONS
SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2020
DRAWN BY: A.A.

CHECKED BY: G.B.
NOV. 30, 2020
OCT. 12, 2020

A5

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

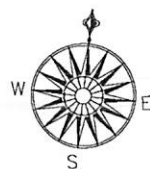
LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- EX CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



* FOR REFERENCE ONLY - NO CHANGE TO THIS SIDE

1 A6 EX. LEFT ELEVATION



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427
Name Signature BCINBCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44877
Firm Name BCINBCIN

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. LEFT ELEVATION

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPER-IMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR FRAMING TO REMAIN UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES :

- FOOTINGS :
22" WIDE X 8" DEEP POURED CONCRETE
CONTINUOUS KEY FOOTING TO FOUNDATION
WALL W/ 10 M REBAR DOWELS @ 16"
O.C. FOOTINGS (MINIMUM 2200 PSI @ 28
DAYS CONCRETE) MUST BEAR ON
UNDISTURBED SOIL. CAPABLE OF 1000
PSF LOADING. BOTTOM OF FOOTING TO BE
MIN. 4" - 6" BELOW LOWEST GRADE ON
UNDISTURBED SOIL. NOTE: CONTRACTOR
RESPONSIBLE FOR DETERMINING SHORING
METHOD AND / OR THE EXTENT OF
UNDERPINNING (IF REQUIRED) AT
NEIGHBOURING PROPERTIES STRUCTURES.
NOTE: ANGLE OF REPOSE BETWEEN
FOOTINGS NOT TO EXCEED 7:10 (VERT.
: HORIZ.)
- WEEDING TILES :
4" DIA. CORRUGATED PLASTIC WEEDING
TILE W/ FILTER SOCK SET AT BOTTOM
OF FOOTING 12" DEEP LAYER OF
CRUSHED STONE SURROUND (MIN.)
SLOPE WEEDING TILE TO SUMP PIT &
PUMP OR TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/
15M @ 36" BARS VERTICALLY (Tied solid)
AND 15M @ 36" BARS HORIZONTALLY @
every third course. MIN. 4" OF FREE
DRAINAGE GRANULAR MATERIAL AND A
B.M.C. APPROVED DRAINAGE LAYER SUCH
AS "DELTA M5" 2 COATS ASPHALT
EMULSION, 1/2" CEMENT PARGING COVER
OVER FOOTING AND TO 4" ABOVE GRADE
EXCEPT AS OTHERWISE NOTED.
- FOUNDATION BACKFILLING :
APPLY 12" CLEAR STONE COVER OVER
WEEDING TILES BACKFILL WITH GRANULAR B
MATERIAL APPLIED IN 24" LIFTS PROVIDE
12" LAYER OF COMPACTED TOP SOIL
SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE :
5" 32 MPA CONC. SLAB W/ 5-BX AIR
ENTRANMENT, REINFORCED W/ 10M BARS
@ 12" O.C. EACH WAY IN BOTTOM THIRD OF
SLAB, 24"x24" DOWELS @ 24" O.C.
ANCHORED IN PERIMETER FOUNDATION
WALLS. SLOPE SLAB MIN. 1:6 FROM DOOR.
- CONCRETE SLAB ON GRADE :
MACHINE TROWELLED 4" POURED CONCRETE
WITH A MINIMUM COMPRESSIVE
STRENGTH OF 25 MPA AND 5 - 8 BX AIR
ENTRANMENT 6 MIL. VAPOUR / MOISTURE
BARRIER TURNED AT INSIDE FACE OF
FOUNDATION WALL. 5" MIN. COMPACTED
GRANULAR FILL ON UNDISTURBED SOIL.
NOTE: USE 32 MPA MIN. COMPRESSIVE
STRENGTH CONCRETE IN ALL GARAGE
(INCLUDING INTERIOR GARAGES) AND
EXTERIOR SLABS. SLOPE TO DRAIN @
MINIMUM 1:8 SLOPE AS APPLICABLE.
- FOUNDATION INSULATION :
4"-0" MINIMUM HIGH 4" RIGID INSULATION,
CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1
LAYER OF 5/8 TYPE X G.W.B. ONE
SIDE OF PARTITION 1/2" INTERIOR
GYPSUM OTHER SIDE.
- INTERIOR PARTITION: 2"x4" STUDS @ 16"
O.C. PROVIDE 2"x4" BOTTOM PLATE &
2"x4" TOP PLATE 1/2" INTERIOR GYPSUM
BOARD BOTH SIDES OF STUD (TYP.).
- 30 MINUTE FIRE RATED AND
SOUND RESISTANT CEILING:
ABSORPTIVE MATERIAL IN
EXISTING JOIST CAVITY, 1 LAYER
OF 5/8" (15.9MM) TYPE X G.W.B.
TO UNDERSIDE OF JOIST
- BASEMENT INSULATION: RIGID RIGID
INSULATION CONTINUOUS ALONG
FOUNDATION WALL, TAPE/SEAL ALL JOINTS.
2"x4" STUDS @ 16" O.C. W/ RIGID BATT
INSULATION. APPROVED VAPOUR BARRIER,
1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR :
C/W WEATHER STRIPPING (TO BE
SELECTED BY OWNER)
- FORCED ENTRY PROTECTION :
PROVIDE FORCED ENTRY PROTECTION
AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN :
SHOWER LINER BY "AQUAPROOF" AQ
530" (OR EQUAL) RETURN UP PAN
CURB AND ALL SURROUNDING
WALLS ADHERE LINER TO DRAIN
SLOPE CEMENT BASE TO DRAIN.
- BATHTUB AND SHOWER WALL :
USE TILE-BACKER WATER-RESISTANT
GURD. MONOCRYSTAL AT ALL
SURROUNDING WALLS. TAPE WITH SELF
ADHESIVE FIBREGLASS MESH TAPE AND
SPACKLE. USE BLUEBOARD AT
REMAINING BATHROOM WALLS.
- HANG ROD & S-SHELF :
1 1/4" DIA. HANG ROD W/ BRACKETS
ALL CHROME FINISH INSTALL @
5"-8" O.C. A.F.F. 3/4"
MELAMINE BOARD (WHITE) FINISHED
EDGES, 1"-1" DEPTH ON LEDGER
BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER OBC 9.8.8 MAX
4" OPENINGS AND SHALL NOT
FACILITATE CLIMBING. INSTALLED IN
ACCORDANCE WITH SBI OR APPROVED
ALTERNATIVE.
- EXHAUST GRIFF :
METAL GRIFF WITH INSECT SCREEN
DIMENSION TO SUIT EXHAUST
REQUIREMENTS. NOTE: CONTRACTOR TO
COORDINATE DUCT RUN WITH OTHER
MECHANICAL RUNS. PLUMBING
RUNS AND STRUCTURE TO ELIMINATE
NEED FOR BULKHEADS.
- EXHAUST DUCT :
4" RIGID METAL DRYER EXHAUST DUCT
PLASTIC EXHAUST GRIFF COMPLETE
WITH INSECT SCREEN SECURELY
FASTENED TO EXTERIOR WALL FACE
AND CAULKED.
- MECHANICAL VENTILATION :
PROVIDE MECHANICAL VENTILATION IN
ALL BATHROOM AREAS HAVING NO
NATURAL VENTILATION AS PER O.B.C.
REQUIREMENTS.
- POURED CONC. STAIR, AS PER OBC
DIV. B-9.8.6 6" MIN. TREADS & 7"
MAX. RISE, 15M BARS @ 12" O.C. C.W.
15M TOP & BOTTOM DOWELS @ 12"
O.C. & 10M NOSING BARS
- FIRE RATED DOOR :
NEW 20 MINUTE FIRE RATED DOOR C/W
SELF LATCHING DEVICE
- METAL RAILING :
DESIGNED TO O.B.C. 9.9.8 & 4.1.10.1
POSTS AND HORIZONTAL RAILS 1"x1"
S.S.S. 3/16" WALLS, PICKETS
1/2"x1/2" SPACED 4" APART MAX.
POSTS C/W 3"x3"x3/8" BASE PLATES
C/W 3/8"x4" LONG LAG BOLTS BOLTED
AT CORNERS THROUGH WALL
SHEATHING AND INTO CONCRETE
BENEATH.

4

3

2 ISSUED FOR BUILDING PERMIT

1 ISSUED FOR CLIENTS REVIEW

NO. OF REVISIONS

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAIN BY: A.A.

NOV. 30, 2020

OCT. 12, 2020

CHECKED BY: G.B.

A6

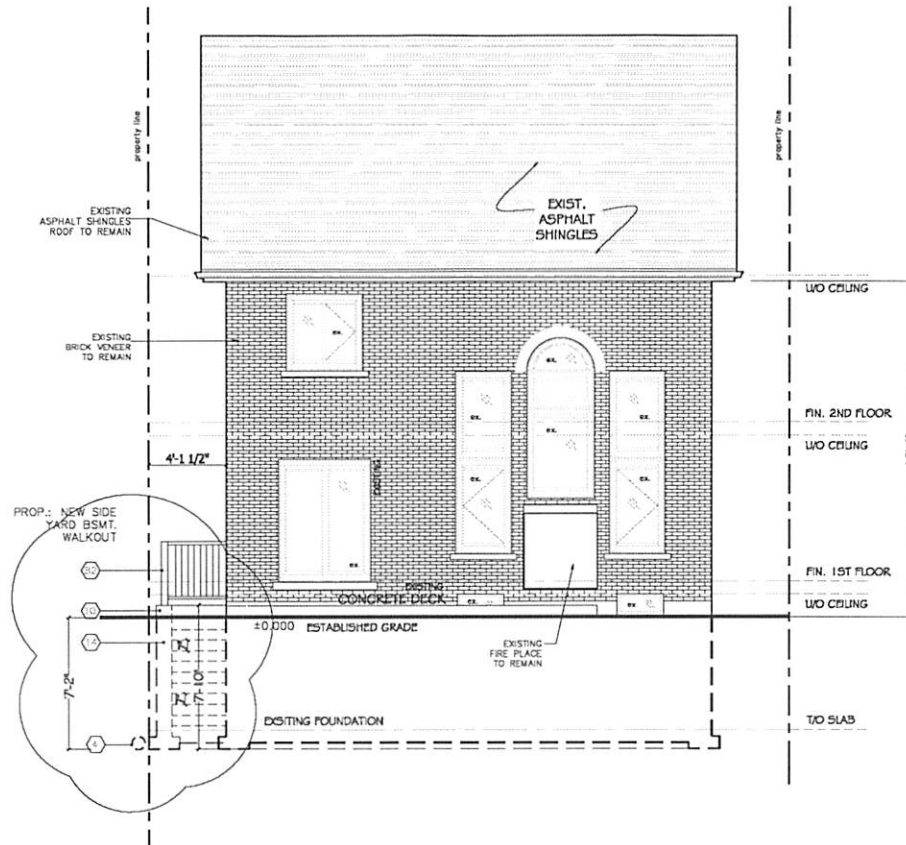
This drawing is the property of the Designer and may not be reproduced or used
without the express written consent of the Designer. The Designer is responsible for the
accuracy and validity of the data and dimensions and shall accept all responsibility for the
design and shall not be liable for any errors or omissions.

WALL LEGEND:

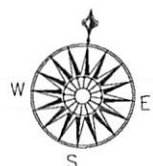
- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- EX CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



1 EX. REAR ELEVATION



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427
Name Signature BCIN/BCON

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44677
Firm Name BCIN/BCON

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. REAR ELEVATION

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPER-IMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR
FRAMING TO REMAIN
UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES :

- FOOTINGS:
22" WIDE X 8" DEEP POURED CONCRETE c/w 2-15M HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W/ 10 M REBAR COWELS @ 14" O.C. FOOTINGS (MINIMUM 2200 PSI @ 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOL. CAPABLE OF 3,000 PSF LOADING. BOTTOM OF FOOTING TO BE MIN. 4" - 0" BELOW LOWEST GRADE ON UNDISTURBED SOL. NOTE: CONTRACTOR RESPONSIBLE FOR DETERMINING SHORING METHOD AND / OR THE EXTENT OF UNDERPINNING (IF REQUIRED) AT NEIGHBOURING PROPERTIES STRUCTURES. NOTE: ANGLE OF REPOSE BETWEEN FOOTINGS NOT TO EXCEED 2:10 (VERT. : HORIZ.)
- WEEDING TILES:
4" DIA. CORRUGATED PLASTIC WEEDING TILE W/ FILTER SOCK SET AT BOTTOM OF FOOTING 12" DEEP LAYER OF CRUSHED STONE SURROUND (MIN.). SLOPE WEEDING TILE TO SUMP PIT & PUMP OR TO DRAIN.
- 10" RDN. CONC. BLOCK FDN. WALL - W/ 15M @ 32" BARS VERTICALLY (fixed solid) AND 15M @ 32" BARS HORIZONTALLY @ every third course. MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, AND A 0.1M.C. APPROVED DRAINAGE LAYER SUCH AS "DELTA MS" 2 COATS ASPHALT EMULSION, 1/2" CEMENT FARGING COVERED OVER FOOTING AND TO 4" ABOVE GRADE EXCEPT AS OTHERWISE NOTED.
- FOUNDATION BACKFILLING:
APPLY 12" CLEAN STONE COVER OVER WEEDING TILES. BACKFILL WITH GRANULAR B MATERIAL APPLIED IN 24" LIFTS. PROVIDE 12" LAYER OF COMPACTED TOP SOIL SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE:
5" 32 MPA CONC. SLAB W/ 5-8% AIR ENTRAINMENT, REINFORCED W/ 10M BARS @ 12" O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 24"x24" COWELS @ 24" O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1:08 FROM DOOR.
- CONCRETE SLAB ON GRADE:
MACHINE TROWELLED 4" POURED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AND 5 - 8 % AIR ENTRAINMENT. 8 MIL VAPOUR / MOISTURE BARRIER TURNED AT INSIDE FACE OF FOUNDATION WALL. 5" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED SOL. NOTE: USE 32 MPA MIN. COMPRESSIVE STRENGTH CONCRETE IN ALL GARAGE (INCLUDING INTERIOR GARAGES) AND EXTERIOR SLABS. SLOPE TO DRAIN @ MINIMUM 1 % SLOPE AS APPLICABLE.
- FOUNDATION INSULATION:
2"-0" MINIMUM HIGH, 4" RIGID INSULATION, CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1 LAYER OF 5/8 TYPE X G.W.B. ONE SIDES OF PARTITION 1/2" INTERIOR GYPSUM OTHER SIDE
- INTERIOR PARTITION: 2"x4" STUDS @ 16" O.C. PROVIDE 2"x4" BOTTOM PLATE & 2"x4" TOP PLATE, 1/2" INTERIOR GYPSUM BOARD BOTH SIDES OF STUD (TYP.).
- 30 MINUTE FIRE RATED AND SOUND RESISTANT CEILING:
ABSORPTIVE MATERIAL IN EXISTING JOIST CAVITY, 1 LAYER OF 5/8" (15.8MM) TYPE X G.W.B. TO UNDERSIDE OF JOIST
- BASMENT INSULATION: R10 RIGID INSULATION CONTINUOUS ALONG FOUNDATION WALL. TAPE/SEAL ALL JOINTS. 2"x4" STUDS @ 16" O.C. W/ R12 BATT INSULATION. APPROVED VAPOUR BARRIER. 1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR:
C/W WEATHER STRIPPING (TO BE SELECTED BY OWNER)
- FORCED ENTRY PROTECTION:
PROVIDE FORCED ENTRY PROTECTION AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN:
SHOWER LINCH BY "AQUAPROOF" AD 330" (OR EQUAL) RETURN UP PAN CURB AND ALL SURROUNDING WALLS ADHESIVE LINER TO DRAIN SLOPE CEMENT BASE TO DRAIN.
- BATHTUB AND SHOWER WALL:
USE TILE-BACKER WATER-RESISTANT "DURCO WONDERBOARD" AT ALL SURROUNDING WALLS. TAPE WITH SELF ADHESIVE FIBREGLASS MESH TAPE AND SPACKLE. USE BLUEBOARD AT REMAINING BATHROOM WALLS.
- HANG ROD & SHELF:
1 1/4" DIA. HANG ROD W/ BRACKETS ALL CHROME FINISH INSTALL @ 5'-6" O.C. A.F.F. 3/4" MELAMINE BOARD (WHITE), FINISHED EDGES, 1"-3" DEPTH, ON LEADER BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER O.B.C. 9.8.8 MAX 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING. INSTALLED IN ACCORDANCE WITH S81 OR APPROVED ALTERNATIVE.
- EXHAUST GRILLE:
METAL GRILLE WITH INSECT SCREEN DIMENSION TO SUIT EXHAUST REQUIREMENTS. NOTE: CONTRACTOR TO COORDINATE DUCT RUN WITH OTHER MECHANICAL RUNS, PLUMBING AND STRUCTURE TO ELIMINATE NEED FOR BULKHEADS.
- EXHAUST DUCT:
4" RIGID METAL DUCTER EXHAUST DUCT PLASTIC EXHAUST GRILLE COMPLETE WITH INSECT SCREEN SECURELY FASTENED TO EXTERIOR WALL FACE AND CAULKED.
- MECHANICAL VENTILATION:
PROVIDE MECHANICAL VENTILATION IN ALL BATHROOM AREAS HAVING NO NATURAL VENTILATION AS PER O.B.C. REQUIREMENTS.
- POURED CONC. STAR, AS PER OBC DIV. 8-9.8.8, 8" MIN. THREADS & 7" MAX. RISE. 15M BARS @ 12" O.C. E.W. 15M TOP & BOTTOM COWELS @ 12" O.C. & 15M NOSING BARS
- FIRE RATED DOOR:
NEW 20 MINUTE FIRE RATED DOOR C/W SELF LATCHING DEVICE
- METAL RAILING:
DESIGNED TO O.B.C. 9.9.8. & 4.1.0.1 POSTS AND HORIZONTAL RAILS 1"x1" SHLS. 3/8" WALLS, PICKETS 1/2"x1/2" GRADED 4" APART MAX. POSTS C/W 3"x3"x1/8" BASE PLATES C/W 3/8"x4" LONG LAG BOLTS BOLTED AT CORNERS THROUGH WALL SHEATHING AND INTO CONCRETE BENEATH.

4

3

ISSUED FOR BUILDING PERMIT

NOV. 30, 2020

ISSUED FOR CLIENTS REVIEW

OCT. 12, 2020

NO. OF REVISIONS

CHECKED BY: G.B.

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAWN BY: A.A.

A7

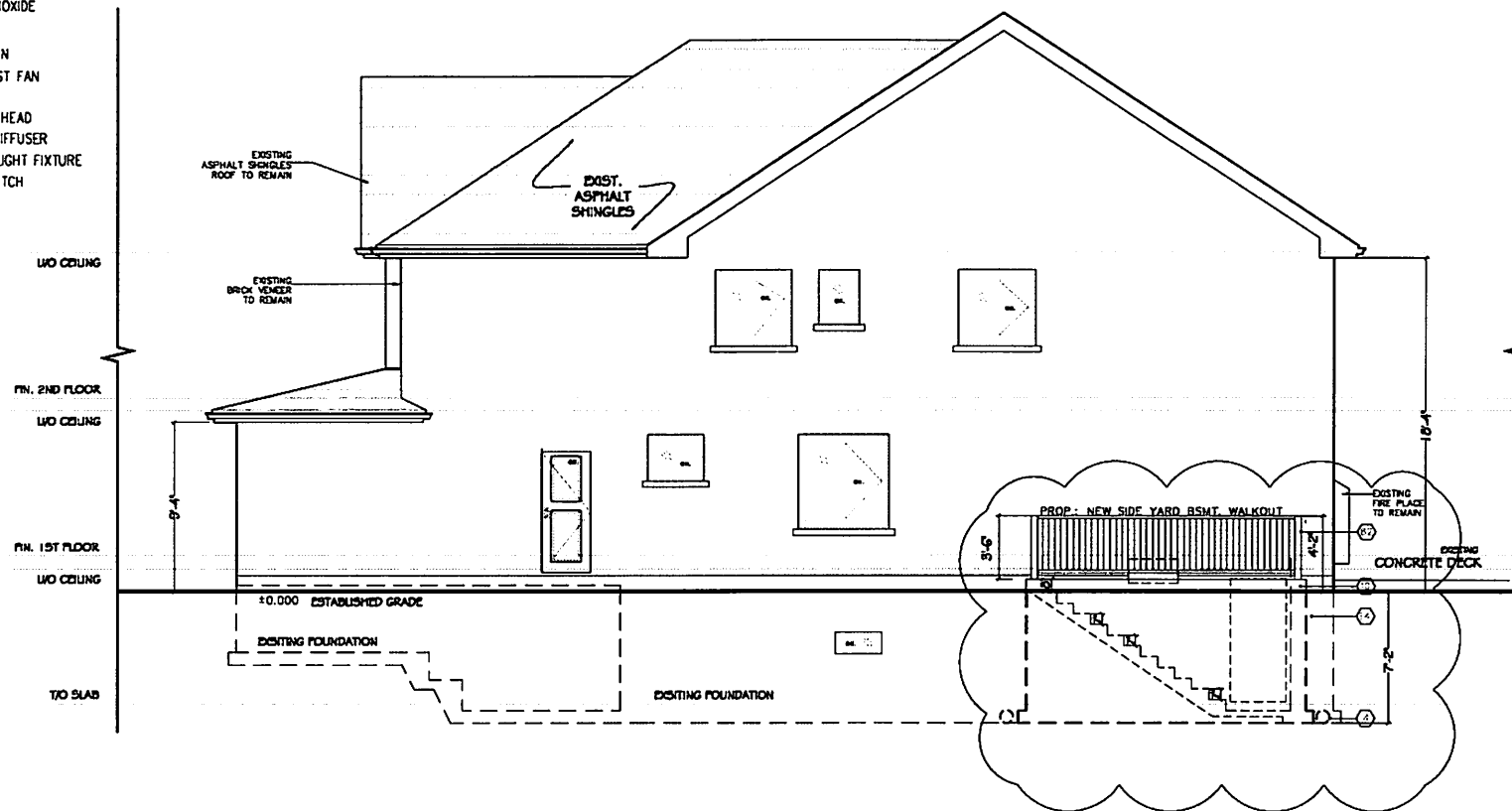
This drawing is the property of the Designer and may not be reproduced or used without the express written consent of the Designer. The Designer is responsible for ensuring the accuracy of the design and drawings and shall not be held responsible for any errors or omissions.

WALL LEGEND:

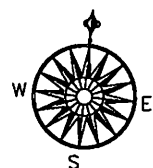
- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- EX CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



1 EX. RIGHT ELEVATION



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under S 2.6. of the building code

GLAD JEAN BAPTISTE 20427

Signature: BOGUSCON

REGISTRATION INFORMATION

Required unless design is exempt under S 2.4. of the building code

Constantine Architectural Design 44277

Firm Name: BOGUSCON

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. RIGHT ELEVATION

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPER-IMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR FRAMING TO REMAIN UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES:

- FOOTINGS: 22" WIDE X 8" DEEP POURED CONCRETE 2/4" 3-15M HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W / 10 M REBAR DOWELS @ 16" O.C. FOOTINGS (MINIMUM 2200 PSI @ 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOIL CAPABLE OF 3,000 PSF LOADING. BOTTOM OF FOOTING TO BE MIN. 4" - 6" BELOW LOWEST GRADE ON UNDISTURBED SOIL. NOTE: CONTRACTOR RESPONSIBLE FOR DETERMINING SHORING METHOD AND / OR THE EXTENT OF UNDERPINNING (IF REQUIRED) AT NEIGHBOURING PROPERTIES STRUCTURES. NOTE: ANGLE OF REPOSE BETWEEN FOOTINGS NOT TO EXCEED 7:10 (VERT. : HORIZ.).
- WEEDING TILES: 4" DIA. CORRUGATED PLASTIC WEEDING TILE W/ FILTER SOCK SET AT BOTTOM OF FOOTING 12" DEEP LAYER OF CRUSHED STONE SURROUNDING (MIN.) SLOPE WEEDING TILE TO SUMP PIT & PUMP OR TO DRAIN.
- 10" REIN. CONC. BLOCK FOR WALL - W / 15M HORIZONTAL BARS VERTICALLY (EACH 1600) AND 15M HORIZONTAL BARS HORIZONTALLY @ EVERY THIRD COURSE. MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL AND A 6 M.L.C. APPROVED DRAINAGE LAYER SUCH AS "DELTA MS" 2 COATS ASPHALT EMULSION 1/2" COMBENT PARKING COVER OVER FOOTING AND TO 8" ABOVE GRADE EXCEPT AS OTHERWISE NOTED.
- FOUNDATION BACKFILLING: APPLY 12" CLEAR STONE COVER OVER WEEDING TILES. BACKFILL WITH GRANULAR @ MATERIAL APPLIED IN 24" LIFTS. PROVIDE 12" LAYER OF COMPACTED TOP SOIL SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE: 5" 33 MPA CONC. SLAB W / 5-BE AIR ENTRAINMENT. REINFORCED W / 10M BARS @ 12" O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 24"x24" DOWELS @ 24" O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE 2-4 IN. 1.0% FROM DOOR.
- CONCRETE SLAB ON GRADE: MACHINE TROWELLED 4" POURED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AND 5 - 8 X AIR ENTRAINMENT @ 1/2" MAX. VAPOUR / MOISTURE BARRIER TURNED AT INSIDE FACE OF FOUNDATION WALL. 5" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED SOIL. NOTE: USE 32 MPA MIN. COMPRESSIVE STRENGTH CONCRETE IN ALL GARAGE (INCLUDING INTERIOR CARPAGES) AND EXTERIOR SLABS. SLOPE TO DRAIN @ MINIMUM 1% SLOPE AS APPLICABLE.
- FOUNDATION INSULATION: 4"-6" MINIMUM HIGH 4" RIGID INSULATION, CONTINUOUS ALONG FOUNDATION WALL (TYPE).
- 45 MINUTE FIRE RATED PARTITION: 1 LAYER OF 5/8" TYPE X G.W.B. ONE SIDES OF PARTITION 1/2" INTERIOR GYPSUM OTHER SIDE.
- INTERIOR PARTITION: 2"x4" STUDS @ 16" O.C. PROVIDE 2"x4" BOTTOM PLATE & 2"x4" TOP PLATE. 1/2" INTERIOR GYPSUM BOARD BOTH SIDES OF STUD (TYP.).
- 30 MINUTE FIRE RATED AND SOUND RESISTANT CEILING: ABSORPTIVE MATERIAL IN EXISTING JOIST CAVITY. 1 LAYER OF 5/8" (10.5MM) TYPE X G.W.B. TO UNDERSIDE OF JOIST.
- BASMENT INSULATION: R10 R20 INSULATION CONTINUOUS ALONG FOUNDATION WALL, TAPE/SEAL ALL JOINTS. 2"x4" STUDS @ 16" O.C. W / R22 BATT INSULATION. APPROVED VAPOUR BARRIER. 1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR: 5/4" HEATED STOPPING (TO BE SELECTED BY OWNER).
- FORCED ENTRY PROTECTION: PROVIDE FORCED ENTRY PROTECTION AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN: SHOWER LINER "AQUAPROOF" AD 5/32" (ON EQUAL) RETURN UP PAN CURB AND ALL SURROUNDING WALLS. ADHESIVE LINER TO DRAIN SLOPE CEMENT BASE TO DRAIN.
- BATHTUB AND SHOWER WALL: USE TILE-BACKER WATER-RESISTANT "BURDE WOODBRIDGE" AT ALL SURROUNDING WALLS. TAPE WITH SELF ADHESIVE FIBREGLASS MESH TAPE AND SPACKLE. USE BLUEBOARD AT REMAINING BATHROOM WALLS.
- HANG ROD & SHELF: 1 1/4" DIA. HANG ROD W / BRACKETS - ALL CHROME FINISH INSTALL @ 5'-0" O.C. A.F.F. 3/4" MELANGE BOARD (WHITE) FINISHED EDGES. 1"-3" DEPTH ON LEDGER BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER O.B.C. 8.8.8 MAX 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING. INSTALLED IN ACCORDANCE WITH S81 OR APPROVED ALTERNATIVE.
- EXHAUST GRILLE: METAL GRILLE WITH INSECT SCREEN. DOWNFLOW TO SUIT EXHAUST REQUIREMENTS. NOTE: CONTRACTOR TO COORDINATE DUCT RUN WITH OTHER MECHANICAL RUNS. PLUMBING RUNS AND STRUCTURE TO ELIMINATE NEED FOR BULKHEADS.
- EXHAUST DUCT: 4" R20 METAL DRYER EXHAUST DUCT PLASTIC EXHAUST GRILLE COMPLETE WITH INSECT SCREEN SECURELY FASTENED TO EXTERIOR WALL FACE AND CAULKED.
- MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION IN ALL BATHROOM AREAS HAVING NO NATURAL VENTILATION AS PER O.B.C. REQUIREMENTS.
- POURED CONC. STAIR, AS PER O.B.C. DIV. 8-8.8. 9/16" MAX. TREADS & 7/8" MAX. RISE. 15M BARS @ 12" O.C. @ 15M TOP & BOTTOM DOWELS @ 12" O.C. & 10M MOSING BARS.
- FIRE RATED DOOR: NEW 20 MINUTE FIRE RATED DOOR C/W SELF LATCHING DEVICE.
- METAL RAILING: DESIGNED TO O.B.C. 8.8.8 & 4.1.10.1 POSTS AND HORIZONTAL RAILS 1"x1" 8x8. 3/16" WALLS. PICKETS 1/2"x1/2" SPACED 4" APART MAX. POSTS C/W 3"x3"x1/8" BASE PLATES C/W 3/8"x4" LONG LAG BOLTS BOLTED AT CORNERS THROUGH WALL SHEATHING AND INTO CONCRETE BENEATH.

4

3

2 ISSUED FOR BUILDING PERMIT

1 ISSUED FOR CLIENTS REVIEW

NO. OF REVISIONS

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAWN BY: A.A.

NOV. 30, 2020

OCT. 12, 2020

CHECKED BY: G.B.

A8

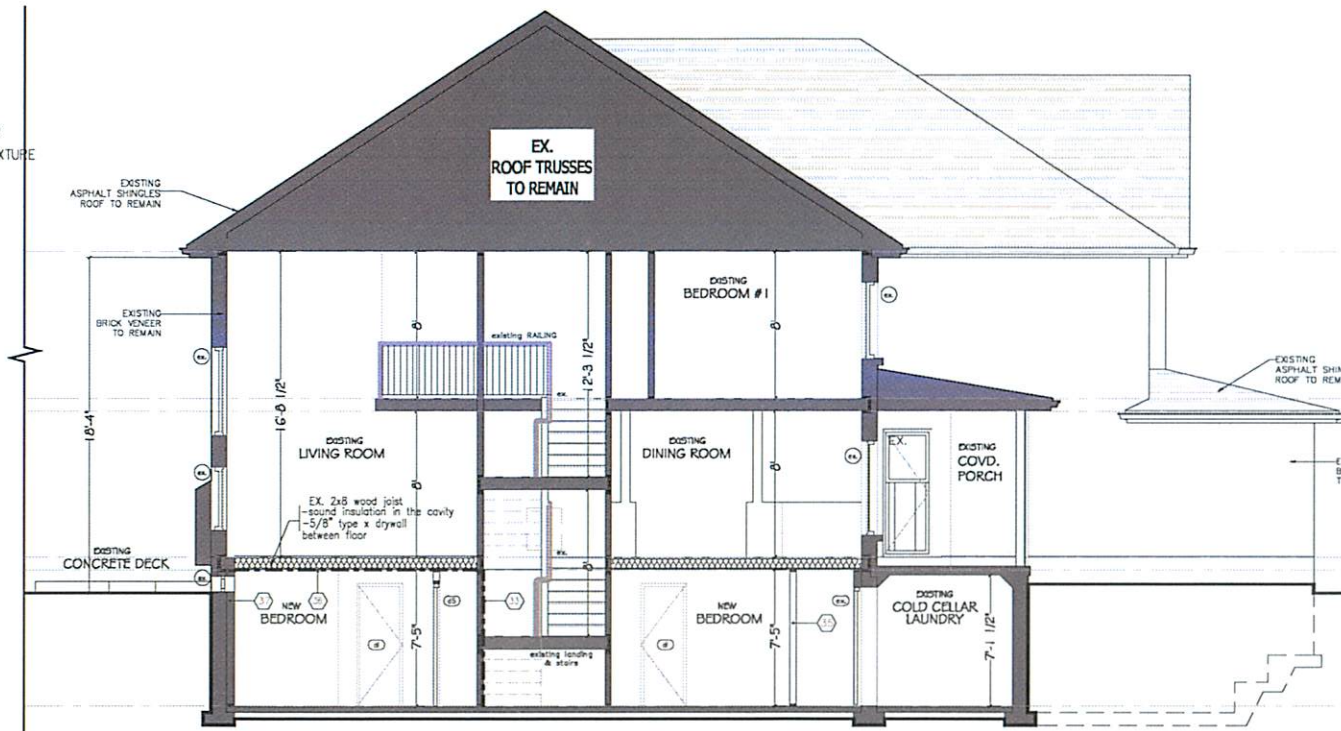
Any building is the property of the designer and is not to be used for any other purpose without the written consent of the designer. The designer is responsible for the accuracy of the information and the design of the building and is not responsible for the accuracy of the information and the design of the building.

WALL LEGEND:

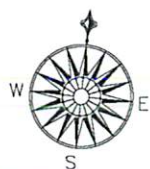
- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED EXTERIOR FRAME WALL

LEGEND:

- EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
- EX CARBON MONOXIDE
- EX FLOOR DRAIN
- NEW FLOOR DRAIN
- EXISTING EXHAUST FAN
- SOLID BEARING
- NEW SPRINKLER HEAD
- NEW AIR VENT DIFFUSER
- CEILING MOUNT LIGHT FIXTURE
- SINGLE POLE SWITCH



1
A9
EX. PROPOSED SECTION A-A



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427

Name Signature BCN/BCN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44877

Firm Name BCN/BCN

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. PROPOSED SECTION A-A

4

3

2 ISSUED FOR BUILDING PERMIT

1 ISSUED FOR CLIENTS REVIEW

NO. OF REVISIONS

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAWN BY: A.A.

NOV. 30, 2020

OCT. 12, 2020

CHECKED BY:

G.B.

A9

NOTES:

- AS EXCAVATION PROCEEDS, PROGRESSIVE SHORING ADEQUATE TO WITHSTAND ALL SUPER-IMPOSED LOADS SHALL BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND AND THE DEPARTMENT OF PUBLIC WORKS.
- WHERE REQUIRED, UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR APPROVAL OF ADJOINING OWNER TO BE SECURED BEFORE UNDERPINNING COMMENCES.

ALL EXISTING FLOOR
FRAMING TO REMAIN
UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES:

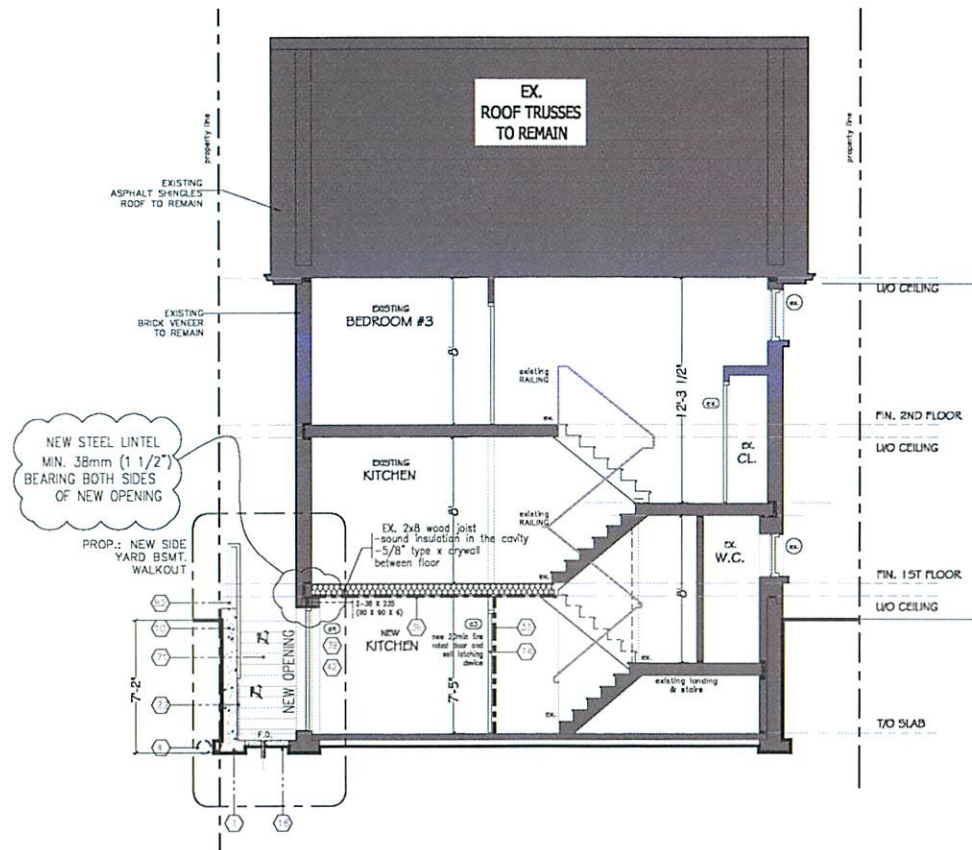
- FOOTINGS:
22" WIDE X 8" DEEP POURED CONCRETE
C/W 2-10M HORIZONTAL BARS
CONTINUOUS KEY FOOTING TO FOUNDATION
WALL W/ 10 M REBAR DOVELS @ 16"
O.C. FOOTINGS (MINIMUM 2200 PSI @ 28
DAYS CONCRETE) MUST BEAR ON
UNDISTURBED SOIL CAPABLE OF 3,000
PSF LOADING. BOTTOM OF FOOTING TO BE
MIN. 4" - 6" BELOW LOWEST GRADE ON
UNDISTURBED SOIL. NOTE: CONTRACTOR
RESPONSIBLE FOR DETERMINING SHORING
METHOD AND / OR THE EXTENT OF
UNDERPINNING (IF REQUIRED) AT
ADJOINING PROPERTIES STRUCTURES.
NOTE: ANGLE OF REPOSE BETWEEN
FOOTINGS NOT TO EXCEED 7:10 (VERT.
: HORIZ.)
- WEEDING TILES:
4" DIA. CORRUGATED PLASTIC WEEDING
TILE W/ FILTER SOOK SET AT BOTTOM
OF FOOTING 12" DEEP LAYER OF
CRUSHED STONE SURROUND (MIN.)
SLOPE WEEDING TILE TO SUMP PIT &
PUMP OR TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/
"SHADE" BARS VERTICALLY (FIVE SHED)
AND 15@36" BARS HORIZONTALLY @
every third course. MIN. 4" OF FREE
DRAINAGE GRANULAR MATERIAL, AND A
B.M.E.C. APPROVED DRAINAGE LAYER SUCH
AS "DELTA M5" 2 COATS ASPHALT
EMULSION, 1/2" CEMENT PAVING COVER
OVER FOOTING AND TO 4" ABOVE GRADE
EXCEPT AS OTHERWISE NOTED
- FOUNDATION BACKFILL:
APPLY 12" CLEAR STONE COVER OVER
WEEDING TILES. BACKFILL WITH GRANULAR B
MATERIAL APPLIED IN 24" LIFTS. PROVIDE
12" LAYER OF COMPACTED TOP SOIL
SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE:
5" 32 MPA CONC. SLAB W/ 5-8% AIR
ENTRANMENT. REINFORCED W/ 10M BARS
@ 12" O.C. EACH WAY IN BOTTOM THIRD OF
SLAB. 24"x24" DOVELS @ 24" O.C.
ANCHORED IN PERIMETER FOUNDATION
WALLS. SLOPE SLAB MIN. 1:12 FROM DOOR.
- CONCRETE SLAB ON GRADE:
MACHINE TROWELLED 4" POURED CONCRETE
WITH A MINIMUM COMPRESSIVE
STRENGTH OF 25 MPA AND 3 - 8% AIR
ENTRANMENT. 8 MIL. VAPOUR / MOISTURE
BARRIER. TURNED AT INSIDE FACE OF
FOUNDATION WALL. 5" MIN. COMPACTED
GRANULAR FILL ON UNDISTURBED SOIL.
NOTE: USE 32 MPA MIN. COMPRESSIVE
STRENGTH CONCRETE IN ALL GARAGE
(INCLUDING INTERIOR GARAGES) AND
EXTERIOR SLABS. SLOPE TO DRAIN @
MINIMUM 1% SLOPE AS APPLICABLE.
- FOUNDATION INSULATION:
4"-6" MINIMUM HIGH, 4" ROD INSULATION,
CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1
LAYER OF 5/8" TYPE X G.W.B. ONE
SIDE OF PARTITION 1/2" INTERIOR
GYPSUM OTHER SIDE
- INTERIOR PARTITION: 2"x4" STUDS @ 16"
O.C. PROVIDE 2"x4" BOTTOM PLATE &
2-2"x4" TOP PLATE. 1/2" INTERIOR GYPSUM
BOARD BOTH SIDES OF STUD (TYP.)
- 30 MINUTE FIRE RATED AND
SOUND RESISTANT CEILING:
ABSORPTIVE MATERIAL IN
EXISTING JOIST CAVITY. 1 LAYER
OF 5/8" (15.8MM) TYPE X G.W.B.
TO UNDERSIDE OF JOIST
- BASMENT INSULATION: R10 RIGID
INSULATION CONTINUOUS ALONG
FOUNDATION WALL. TAPE/SEAL ALL JOINTS.
2"x4" STUDS @ 16" O.C. W/ R19 BATT
INSULATION. APPROVED VAPOUR BARRIER
1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR:
C/W WEATHER STRIPPING (TO BE
SELECTED BY OWNER)
- FORCED ENTRY PROTECTION:
PROVIDE FORCED ENTRY PROTECTION
AS PER O.B.C. 97 REQUIREMENTS.
- SHOWER FLOOR PAN:
SHOWER LINER BY "AQUAPROOF AQ
530" (OR EQUAL) RETURN UP PAN
CURB AND ALL SURROUNDING
WALLS. ADHESIVE LINER TO DRAIN
SLOPE CEMENT BASE TO DRAIN.
- BATHUB AND SHOWER WALL:
USE TILE-BACKER WATER-RESISTANT
"DUROCK WOODBERRY" AT ALL
SURROUNDING WALLS. TAPE WITH SELF
ADHESIVE FIBREGLASS MESH TAPE AND
SPRINKLE. USE BLUEBOARD AT
REMAINING BATHROOM WALLS.
- HANG ROD & SHELF:
1 1/4" DIA. HANG ROD W/ BRACKETS
- ALL CHROME FINISH INSTALL @
5'-6" O.C.
MELAMINE BOARD (WHITE), FINISHED
EDGES, 1"-3" DEPTH, ON LEDGER
BOARDS @ 2" OVER HANG ROD.
- 42" HIGH QUAROS PER OBC 9.8.8 MAX
4" OPENINGS AND SHALL NOT
FACILITATE CLIMBING. INSTALLED IN
ACCORDANCE WITH SBI OR APPROVED
ALTERNATIVE.
- EXHAUST GRILLE:
METAL GRILLE WITH INSECT SCREEN
DIMENSION TO SUIT EXHAUST
REQUIREMENTS. NOTE: CONTRACTOR TO
COORDINATE DUCT RUN WITH OTHER
MECHANICAL RUNS. PLUMBING
AND STRUCTURE TO ELIMINATE
NEED FOR BULKHEADS.
- EXHAUST DUCT:
4" RIGID METAL DRYER EXHAUST DUCT
PLASTIC EXHAUST GRILLE COMPLETE
WITH INSECT SCREEN SECURELY
FASTENED TO EXTERIOR WALL FACE
AND CAULKED.
- MECHANICAL VENTILATION:
PROVIDE MECHANICAL VENTILATION IN
ALL BATHROOM AREAS HAVING NO
NATURAL VENTILATION AS PER O.B.C.
REQUIREMENTS.
- POURED CONC. STAIR, AS PER OBC
DIV. B-9.8.8, 9" MIN. TREADS & 7"
MAX. RISE. 10M BARS @ 12" O.C. E.W.
10M TOP & BOTTOM DOVELS @ 12"
O.C. & 10M NOSING BARS
- FIRE RATED DOOR:
NEW 20 MINUTE FIRE RATED DOOR C/W
SELF LATCHING DEVICE
- METAL RAILING:
DESIGNED TO O.B.C. 9.9.8 & 4.110.1
POSTS AND HORIZONTAL RAILS 1"x1"
S.N.S. 3/16" WALLS. PICKETS
1/2"x1/2" SPACED 4" APART MAX.
POSTS C/W 3"x3"x3/16" BASE PLATES
C/W 3/8"x4" LONG LAG BOLTS BOLTED
AT CORNERS THROUGH WALL
SHEATHING AND INTO CONCRETE
BENEATH.

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
 — EXISTING WALLS TO REMAIN
 ▨ PROPOSED BLOCK WALL
 — PROPOSED EXTERIOR FRAME WALL

LEGEND:

- SA EX SMOKE ALARM TO BE INTERCONNECTED IN ALL UNIT
 C EX CARBON MONOXIDE
 FD EX FLOOR DRAIN
 FD NEW FLOOR DRAIN
 SB SOLID BEARING
 NEW SPRINKLER HEAD
 NEW AIR VENT DIFFUSER
 CEILING MOUNT LIGHT FIXTURE
 \$ SINGLE POLE SWITCH

1
A10 EX. PROPOSED SECTION B-B

Constantine Architectural Design
 61 Alness St. Suite 204
 North York, Ontario
 Bus: 416 906 7628
 Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design,
 and has the qualifications and meets the requirements set out in the
 Ontario Building Code to be a designer

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5 of the building code

GLEN JEAN BAPTISTE 20427

Name Signature BCN/BCDN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4 of the building code

Constantine Architectural Design 44877

Firm Name BCN/BCDN

PROJECT TITLE:

PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND
 NEW BASEMENT WALK-OUT AND NEW RAILINGS
 FOR: DEBIEE & RONALD DUNN
 19 CREEKWOOD DRIVE BRAMPTON, ONTARIO

EX. PROPOSED SECTION B-B

NOTES:

- A. AS EXCAVATION PROCEEDS, PROGRESSIVE
 SHORING ADEQUATE TO WITHSTAND ALL SUPER-
 IMPOSED LOADS SHALL BE INSTALLED TO THE
 SATISFACTION OF THE BUILDING INSPECTOR AND
 AND THE DEPARTMENT OF PUBLIC WORKS.
 B. WHERE REQUIRED, UNDERPINNING IS TO BE
 CARRIED OUT TO THE SATISFACTION OF THE
 BUILDING INSPECTOR APPROVAL OF ADJOINING
 OWNER TO BE SECURED BEFORE UNDERPINNING
 COMMENCES.

ALL EXISTING FLOOR
 FRAMING TO REMAIN
 UNLESS NOTED OTHERWISE

CONSTRUCTION NOTES:

- FOOTINGS:
 22" WIDE X 8" DEEP POURED CONCRETE
 c/w 2-15M HORIZONTAL BARS
 CONTINUOUS KEY FOOTING TO FOUNDATION
 WALL W/ 10 M REBAR DOWELS @ 16"
 O.C. FOOTINGS (MINIMUM 2200 PSI @ 28
 DAYS CONCRETE) MUST BEAR ON
 UNDISTURBED SOIL CAPABLE OF 3000
 PSF LOADING BOTTOM OF FOOTING TO BE
 MIN. 4" - 6" BELOW LOWEST GRADE ON
 UNDISTURBED SOIL. NOTE: CONTRACTOR
 RESPONSIBLE FOR DETERMINING SHORING
 METHOD AND / OR THE EXTENT OF
 UNDERPINNING (IF REQUIRED) AT
 NEIGHBOURING PROPERTIES STRUCTURES.
 NOTE: ANGLE OF REPOSE BETWEEN
 FOOTINGS NOT TO EXCEED 7:10 (VERT.
 : HORIZ.)
- WEeping TILES:
 4" DIA. CORRUGATED PLASTIC WEeping
 TILE w/ FILTER SOCK SET AT BOTTOM
 OF FOOTING 12" DEEP LAYER OF
 CRUSHED STONE SURROUND (MIN.)
 SLOPE WEeping TILE TO SUMP PIT &
 PUMP OR TO DRAIN.
- 10" REIN. CONC. BLOCK FDN. WALL - W/
 15M @ 350 BARS VERTICALLY (Tied w/rod)
 AND 15M @ 350 BARS HORIZONTALLY @
 every third course. MIN. 4" OF FREE
 DRAINAGE GRANULAR MATERIAL, AND A
 1/4" O.C. APPROVED DRAINAGE LAYER SUCH
 AS "DELTA MS" 2 COATS ASPHALT
 EMULSION, 1/2" CEMENT PAVING COVER
 OVER FOOTING AND TO 6" ABOVE GRADE
 EXCEPT AS OTHERWISE NOTED
- FOUNDATION BACKFILLING:
 APPLY 12" CLEAR STONE COVER OVER
 WEeping TILES BACKFILL WITH GRANULAR B
 MATERIAL APPLIED IN 24" LIFTS PROVIDE
 12" LAYER OF COMPACTED TOP SOIL
 SLOPED AWAY FROM FOUNDATION WALL.
- CONCRETE SLAB ON GRADE:
 5" 32 MPA CONC. SLAB W/ 5-8% AIR
 ENTRAINMENT, REINFORCED W/ 10M BARS
 @ 12" O.C. EACH WAY IN BOTTOM THIRD OF
 SLAB, 24"x24" DOWELS @ 24" O.C.
 ANCHORED IN PERMETER FOUNDATION
 WALLS. SLOPE SLAB MIN. 1:6% FROM DOOR.
- CONCRETE SLAB ON GRADE
 MACHINE TROMMEL 4" POURED CONCRETE
 WITH A MINIMUM COMPRESSIVE
 STRENGTH OF 25 MPA AND 5 - 8 % AIR
 ENTRAINMENT @ MIN. VAPOUR / MOISTURE
 BARRIER TURNED AT INSIDE FACE OF
 FOUNDATION WALL. 5" MIN. COMPACTED
 GRANULAR FILL ON UNDISTURBED SOIL.
 NOTE: USE 32 MPA MIN. COMPRESSIVE
 STRENGTH CONCRETE IN ALL GARAGE
 (INCLUDING INTERIOR GARAGES) AND
 EXTERIOR SLABS. SLOPE TO DRAIN @
 MINIMUM 1 % SLOPE AS APPLICABLE.
- FOUNDATION INSULATION:
 4"-6" MINIMUM HIGH 4" RIGID INSULATION,
 CONTINUOUS ALONG FOUNDATION WALL (TYPE)
- 45 MINUTE FIRE RATED PARTITION: 1
 LAYER OF 5/8 TYPE X G.W.B. ONE
 SIDES OF PARTITION 1/2" INTERIOR
 GYPSUM OTHER SIDE
- INTERIOR PARTITION: 2"x4" STUDS @ 16"
 O.C. PROVIDE 2"x4" BOTTOM PLATE &
 2-2"x4" TOP PLATE, 1/2" INTERIOR GYPSUM
 BOARD BOTH SIDES OF STUD (TYP.)
- 30 MINUTE FIRE RATED AND
 SOUND RESISTANT CEILING:
 ABSORPTIVE MATERIAL IN
 EXISTING JOIST CAVITY. 1 LAYER
 OF 5/8" (15.9MM) TYPE X G.W.B.
 TO UNDERSIDE OF JOIST
- BASEMENT INSULATION: R10 RIGID
 INSULATION CONTINUOUS ALONG
 FOUNDATION WALL, TAPE/SEAL ALL JOINTS.
 2"x4" STUDS @ 16" O.C. w/ R12 BATT
 INSULATION. APPROVED W/ADH BARRIER.
 1/2" GYPSUM BOARD FINISH.
- NEW INSULATED EXTERIOR DOOR:
 C/W WEATHER STRIPPING (TO BE
 SELECTED BY OWNER)
- FORCED ENTRY PROTECTION:
 PROVIDE FORCED ENTRY PROTECTION
 AS PER D.B.C. 97 REQUIREMENTS
- SHOWER FLOOR PAN:
 SHOWER LINER BY "AQUAPROOF AQ
 530" (OR EQUAL) RETURN UP PAN
 CURB AND ALL SURROUNDING
 WALLS ADHERE LINER TO DRAIN
 SLOPE CEMENT BASE TO DRAIN
- BATHTUB AND SHOWER WALL:
 USE TILE-BACKER WATER-RESISTANT
 DUROCK WONDERBOARD AT ALL
 SURROUNDING WALLS. TAPE WITH SELF
 ADHESIVE FIBREGLASS MESH TAPE AND
 SPACKLE. USE BLUEBOARD AT
 REMAINING BATHROOM WALLS.
- HANG ROD & SHELF:
 1 1/4" DIA. HANG ROD W/ BRACKETS
 ALL CHROME FINISH INSTALL @
 5'-6" O.C. A.F.F. 3/4"
 MELAMINE BOARD (WHITE), FINISHED
 EDGES, 1"-3" DEPTH, ON LEDGER
 BOARDS @ 2" OVER HANG ROD.
- 42" HIGH GUARDS PER DBC 9.8.8 MAX
 4" OPENINGS AND SHALL NOT
 FACILITATE CLIMBING. INSTALLED IN
 ACCORDANCE WITH SBI OR APPROVED
 ALTERNATIVE.
- EXHAUST GRILLE:
 METAL GRILLE WITH INSECT SCREEN
 DIMENSION TO SUIT EXHAUST
 REQUIREMENTS. NOTE: CONTRACTOR TO
 COORDINATE DUCT RUN, WITH OTHER
 MECHANICAL RUNS. PLUMBING
 AND STRUCTURE TO ELIMINATE
 NEED FOR BULKHEADS.
- EXHAUST DUCT:
 4" RIGID METAL DRYER EXHAUST DUCT
 PLASTIC EXHAUST GRILLE COMPLETE
 WITH INSECT SCREEN SECURELY
 FASTENED TO EXTERIOR WALL FACE
 AND CAULKED.
- MECHANICAL VENTILATION:
 PROVIDE MECHANICAL VENTILATION IN
 ALL BATHROOM AREAS HAVING NO
 NATURAL VENTILATION AS PER D.B.C.
 REQUIREMENTS.
- POURED CONC. STAIR, AS PER DBC
 DIV. B-9.8.9. 9" MIN. TREADS & 7"
 MAX. RISE, 15M BARS @ 12" O.C. E.W.
 15M TOP & BOTTOM DOWELS @ 12"
 O.C. & 10M NOSING BARS
- FIRE RATED DOOR:
 NEW 20 MINUTE FIRE RATED DOOR C/W
 SELF LATCHING DEVICE
- METAL RAILING:
 DESIGNED TO O.B.C. 9.9.8. & 4.10.1.
 POSTS AND HORIZONTAL RAILS 1"x1"
 S.A.S. 3/16" WALLS, PICKETS
 1/2"x1/2" SPACED 4" APART MAX.
 POSTS C/W 3"x3"x1/8" BASE PLATES
 C/W 3/8"x4" LONG LAG BOLTS BOLTED
 AT CORNERS THROUGH WALL
 SHEATHING AND INTO CONCRETE
 BENEATH.

4

3

2 ISSUED FOR BUILDING PERMIT

1 ISSUED FOR CLIENTS REVIEW

NO. OF REVISIONS

SCALE: 1/8"=1'-0"

DATE: SEPT. 22, 2020

DRAWN BY: A.A.

NOV. 30, 2020

OCT. 12, 2020

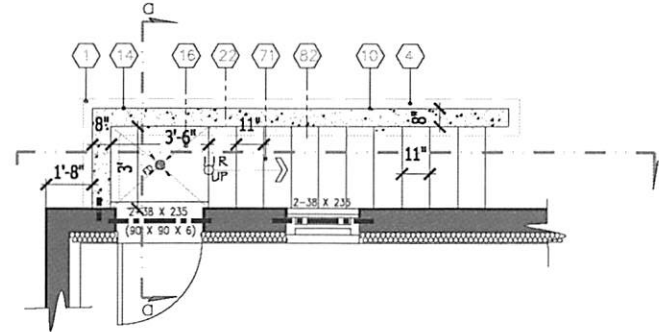
CHECKED BY: G.B.

A10

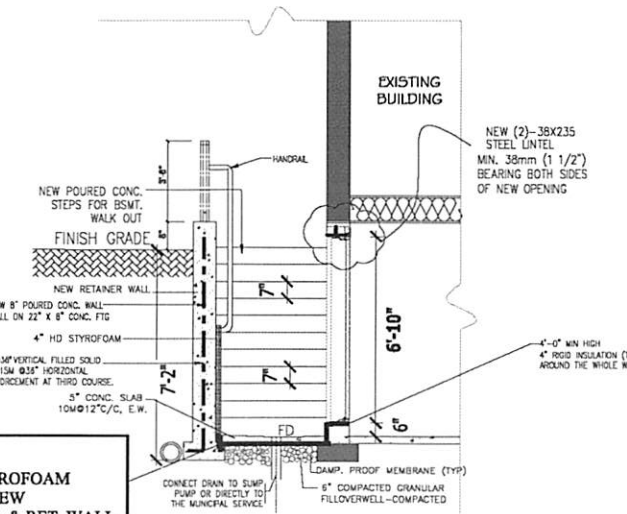
The owner, the architect, the engineer, the contractor and the subcontractor shall be responsible for the
 design, construction and safety of the work and shall be liable for the cost of the work and the cost of the
 design and construction work to the maximum extent.

CONSTRUCTION NOTES :

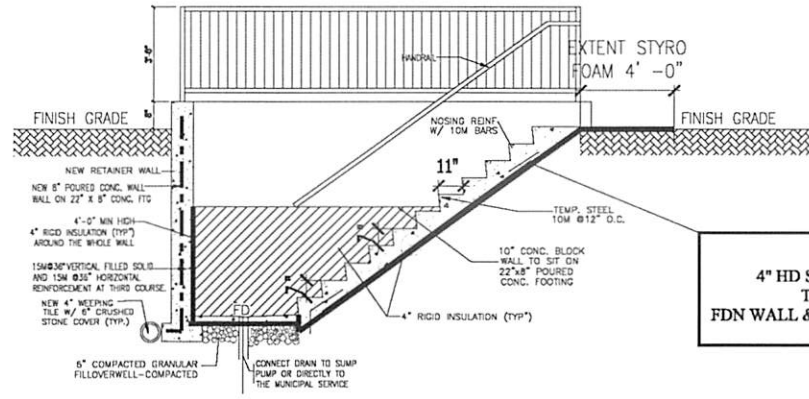
1. FOOTINGS :
22" WIDE X 8" DEEP POURED CONCRETE C/W 2-15M HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W / 10 M REBAR DOWELS @ 16" O.C. FOOTINGS (MINIMUM 2200 PSI @ 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOIL CAPABLE OF 3,000 PSF LOADING BOTTOM OF FOOTING TO BE MIN. 4" - 0" BELOW LOWEST GRADE ON UNDISTURBED SOIL. NOTE: CONTRACTOR RESPONSIBLE FOR DETERMINING SHORING METHOD AND / OR THE EXTENT OF UNDERPINNING (IF REQUIRED) AT NEIGHBOURING PROPERTIES STRUCTURES. NOTE ANGLE OF REPOSE BETWEEN FOOTINGS NOT TO EXCEED 7:10 (VERT. : HORIZ.)
4. WEeping TILES :
4" DIA. CORRUGATED PLASTIC WEeping TILE W/ FILTER SOCK SET AT BOTTOM OF FOOTING 12" DEEP LAYER OF CRUSHED STONE SURROUND (MIN.). SLOPE WEeping TILE TO SUMP PIT & PUMP OR TO DRAIN.
10. REIN. CONC. BLOCK FDN. WALL - W/ 15M@36" BARS VERTICALLY (filled solid) AND 15M@36" BARS HORIZONTALLY @ every third course. MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, AND A B.M.E.C. APPROVED DRAINAGE LAYER SUCH AS "DELTA MS" 2 COATS ASPHALT EMULSION, 1/2" CEMENT PARGING COVERED OVER FOOTING AND TO 6" ABOVE GRADE EXCEPT AS OTHERWISE NOTED
14. FOUNDATION BACKFILLING :
APPLY 12" CLEAR STONE COVER OVER WEeping TILES BACKFILL WITH GRANULAR B MATERIAL APPLIED IN 24" LIFTS PROVIDE 12" LAYER OF COMPACTED TOP SOIL SLOPED AWAY FROM FOUNDATION WALL.
15. CONCRETE SLAB ON GRADE :
5" 32 MPA CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCED W/ 10M BARS @ 12" O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 24"x24" DOWELS @ 24" O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR.
16. CONCRETE SLAB ON GRADE :
MACHINE TROWELLED 4" POURED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AND 5 - 8 % AIR ENTRAINMENT 6 MIL. VAPOUR / MOISTURE BARRIER TURNED AT INSIDE FACE OF FOUNDATION WALL 5" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED SOIL. NOTE: USE 32 MPA MIN. COMPRESSIVE STRENGTH CONCRETE IN ALL GARAGE (INCLUDING INTERIOR GARAGES) AND EXTERIOR SLABS. SLOPE TO DRAIN @ MINIMUM 1 % SLOPE AS APPLICABLE.
22. FOUNDATION INSULATION :
4'-0" MINIMUM HIGH, 4" RIGID INSULATION, CONTINUOUS ALONG FOUNDATION WALL (TYPE)
27. POURED CONC. STAIR, AS PER OBC DIV. B.-9.8, 9 1/2" MIN. TREADS & 7 1/2" MAX. RISE, 15M BARS @ 12" O.C. E.W. 15M TOP & BOTTOM DOWELS @ 12" O.C. & 10M NOSING BARS
32. METAL RAILING :
DESIGNED TO O.B.C 9.9.8. & 4.1.10.1 POSTS AND HORIZONTAL RAILS 1"x1" S.H.S. 3/16" WALLS, PICKETS 1/2"x1/2" SPACED 4" APART MAX. POSTS C/W 3"x3"x3/16" BASE PLATES C/W 3/8"x4" LONG LAG BOLTS BOLTED AT CORNERS THROUGH WALL SHEATHING AND INTO concrete BENEATH.



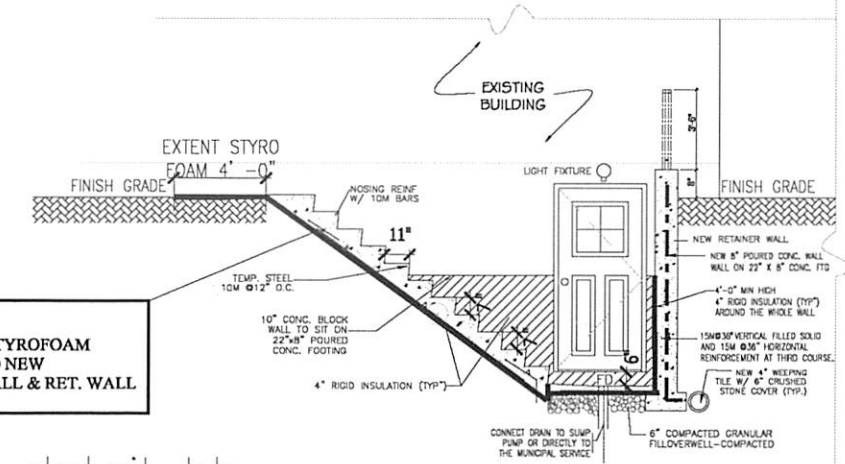
4" HD STYROFOAM
TIED TO NEW
FDN WALL & RET. WALL



proposed detail aa

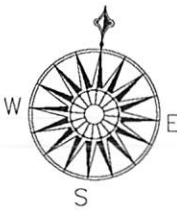


4" HD STYROFOAM
TIED TO NEW
FDN WALL & RET. WALL



4" HD STYROFOAM
TIED TO NEW
FDN WALL & RET. WALL

proposed detail bb



Constantine Architectural Design
61 Alness St. Suite 204
North York, Ontario
Bus: 416 906 7628
Fax: 647 352 3233

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5. of the building code	
GLEN JEAN BAPTISTE	20427
Name	Signature
Constantine Architectural Design	44877
Firm Name	BC/NBCDN
REGISTRATION INFORMATION Required unless design is exempt under 3.2.4. of the building code	

PROJECT TITLE:
PROPOSED SECOND UNIT AT THE EXISTING BASEMENT LEVEL, AND NEW BASEMENT WALK-OUT AND NEW RAILINGS
FOR: DEBIEY & RONALD DUNN
19 CREEKWOOD DRIVE BRAMPTON, ONTARIO
PROPOSED SECTION DETAILS

4 -	NOV. 30, 2020
3 -	OCT. 12, 2020
2 ISSUED FOR BUILDING PERMIT	CHECKED G.B. DATE
1 ISSUED FOR CLIENTS REVIEW	
NO. OF REVISIONS	
SCALE 3/16"=1'-0"	
DATE SEPT. 22, 2020	
DRAWN BY A.A	
CHECKED	

Project No/Drawing No

A11

Note: This drawing is the property of the Designer and may not be reproduced or used without the express consent of the Designer. The Designer is responsible for checking and verifying all facts and dimensions and shall report all discrepancies to the Designer and shall rectify any errors in accordance with the Ontario Building Code.

VINCENT CESTA AND ASSOCIATES INC.

32 HORTIE STREET, SUITE 200, PIERREFONDS, QC, H8Y 1Z2, 514-346-3047

February 6, 2015

Solutions Aluminium As Inc.
103-301 Omer De Serres
Blainville, Quebec, J7C 0K2
C/O : Mr. Veaceslav Muravetchi & Mr. Arthur Minacov

OBJECT: ALUMINIUM GUARD-RAILING CERTIFICATIONS OF MODELS 1082-PICKET AND
1083-GLASS SERIES FOR RESIDENTIAL USE PER ONTARIO BUILDING CODE 2012
DIVISION B PART 9, ARTICLE 9.8.8

Mr. Muracetchi & Mr. Minacov

Please find herein, the attached copies of the certifications of your two aluminium guard railing models, in particular, 1082-picket and 1083-glass series, OS-1, sheet 1 of 2, dated February 6, 2015, rev 0 and OS-2, sheet 2 of 2, rev 0, dated respectively. In addition you will also find copies of the test load data results taken during horizontally loading of the guard-railings.

You will note the following results from the test data sheets:

Test no 2: (ref: tableau 2)

The 10ft post to post picket model x 42 " high, was test horizontally at the mid-span of the railing and at the top of the post. The guard-railing was loaded incrementally and held a load of 642 lbs. Hence, the 1082-picket model held a load greater than the specified load of 410 lbs, as required per OBC-2012.

Test no 3: (ref: tableau 3)

Similarly, the 9ft post to post glass model x 42" high, was tested horizontally at the mid- span of the railing and at the top of the post. The guard- railing was loaded incrementally and held a load of 642 lbs. Hence, 1083-glass model held a load greater that the specified load of 410 lbs, as required per OBC-2012.

In conclusion, both models herein mentioned, are certified for residential use as per part 9, article 9.8.8. of the OBC-2012 building code.

Vincent Cesta, Prof.Eng.

Copies of documents attached:

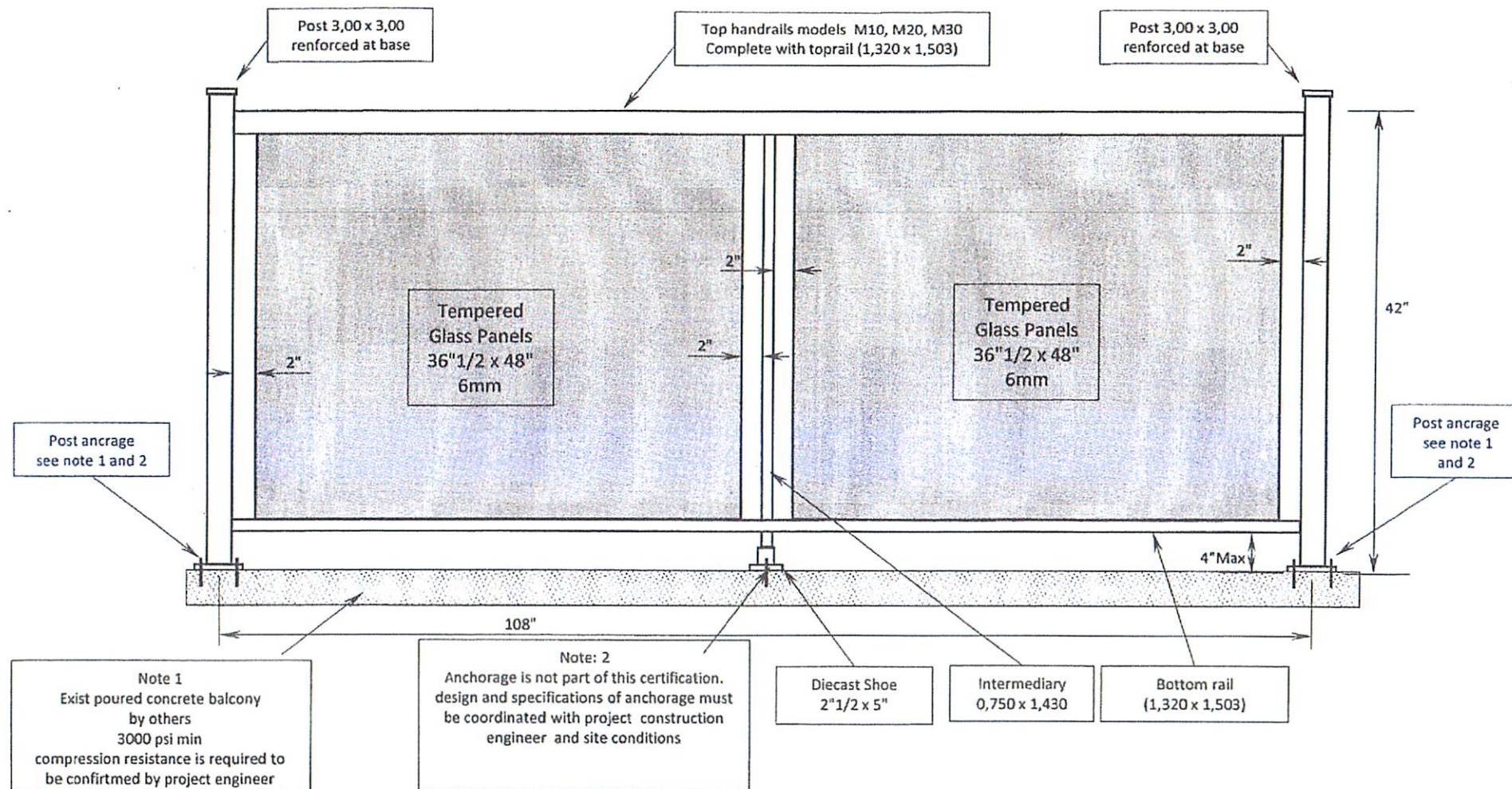
OS-1 rev 0: certification sheet for 1082-picket model
OS-2 rev 0: certification sheet for 1083-glass model
S1 rev 1: elevation view of 1083-glass model
S2 rev 1: elevation view of 1082-picket model
Test data results (april 10 2014) : tables 2 and 3



SOLUTIONS ALUMINIUM AS INC.
103-301 OMER DE SERRES
BLAINVILLE, QUEBEC, J7C 0K2
514-450-420-2228

CERTIFICATION OF GUARD RAILING FOR RESIDENTIAL USE PER THE ONTARIO BUILDING CODE 2012 DEVISION B,PART 9 ARTICLE 9.8.8				
MODEL	SERIES			
Picket Series	1082 (picket)			
Dimension between Posts (Max)	108"			
Hand-Rail (options) (complete with top rail 1.320x 1.505)	MC-10	MC-20	MC-30	
Pickets	BR-100 1.00"x0.75"x 0.050 "(straight)			
Posts	Two (2), PT-300 3"x3".065" c/w RF-250 top Ba-5 (5"x5") bottom			
Intermediate post	One (1), intermediate post at mid-span 1.00"x1.00"c/w die cast shoe SA-INT			
Alloy	6063-T5			
Consultant Vincent Cesta, Prof Eng. Vincent Cesta and Associates Pierrefonds, Quebec, H8Y 1Z2 514-346-3047	MODEL :		LENGTH :	
	1082 – Picket Series		108"	
	BY : MC		CHECKED : V.Cesta , eng	
	DATE : February 6, 2015		Plan	Sheet
	REV	Description	DATE	0S-1
0	For production	Feb/6/15		Rev
				0





Consulting Engineer Vicent Cesta, Prof Eng 514-346-3047	Supplier: Solutions Aluminium A.S. Inc. 301 Omer Deserres, #103, Blainville Quebec, J7C 0K2	Model: Guard HandRailing Tempered Glass Panels (9' x 42")			
		Date: Feb/6/15	file : 14K 127	Sheet: 1/2	Rev: 1

TABLEAU DE RESULTAT D'ESSAI NO.3
CLIENT: SOLUTION ALUMINIUM A.S. INC

PAR: VINCENT CESTA, ING
DATE : LE 10 ET 14 AVRIL 2014

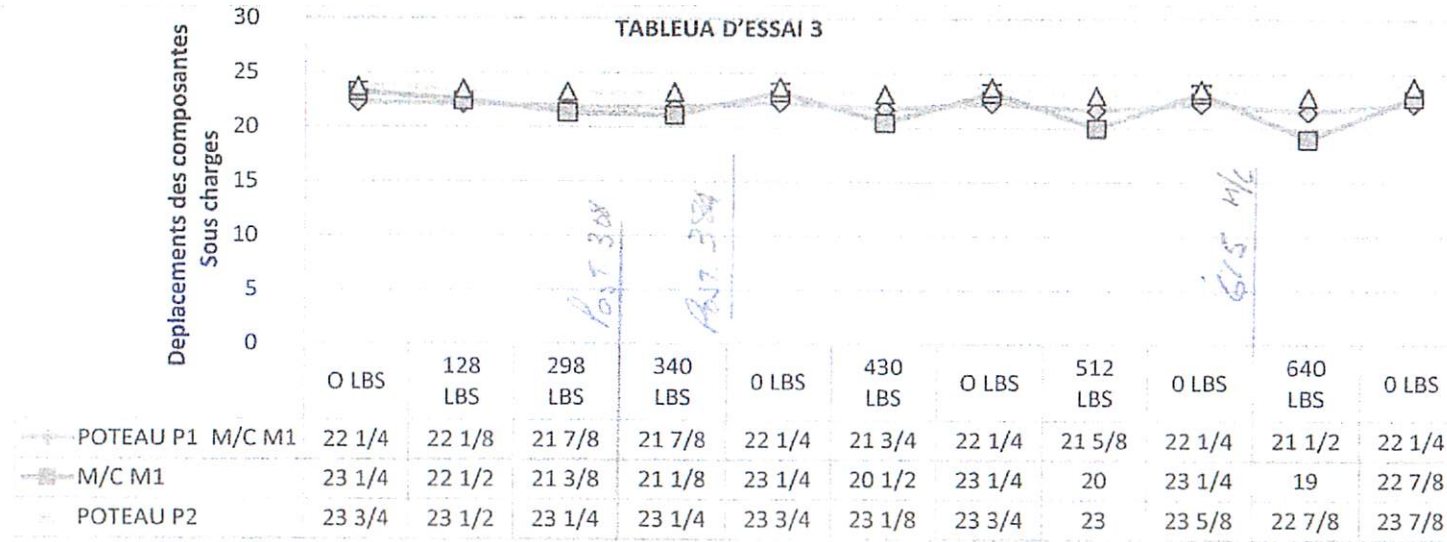


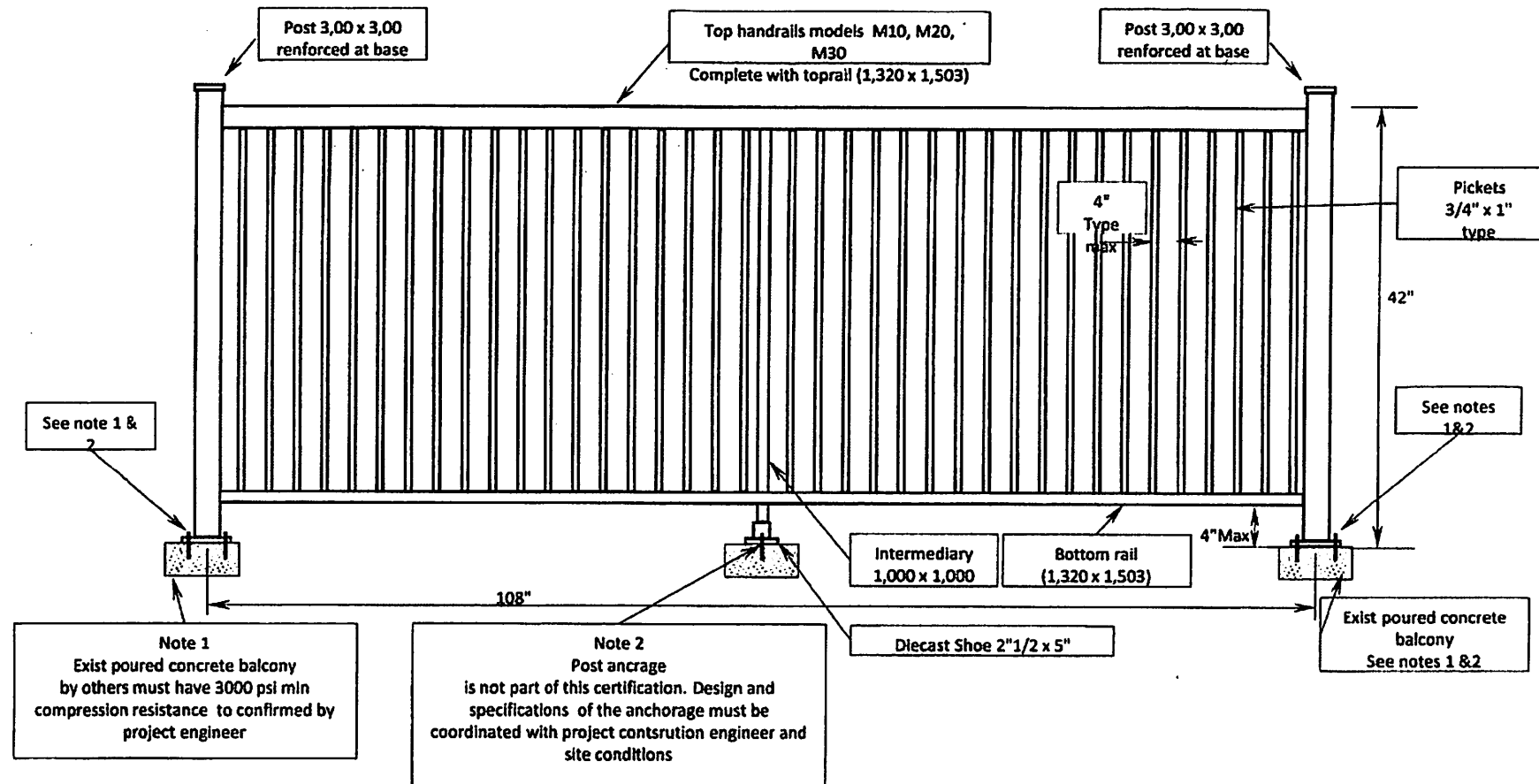
TABLEAU DES CHARGES ET DEPLACEMENTS DU MODEL VITREE L= 9'--0" X 48 HAUT
AVEC POTEaux 3X3, UN INTERMEDIARE 1/2" X 1"

TABLEAU 3

SOLUTIONS ALUMINIUM AS INC.
103-301 OMER DE SERRES
BLAINVILLE, QUEBEC, J7C 0K2
514-450-420-2228

CERTIFICATION OF GUARD RAILING FOR RESIDENTIAL USE PER THE ONTARIO BUILDING CODE 2012 DEVISION B,PART 9 ARTICLE 9.8.8					
MODEL		SERIES			
Tempered Glass Series		1083 -Glass			
Dimension between Posts (Max)		108"			
Hand-Rail (options) (complete with top rail 1.320x 1.505)		MC-10	MC-20	MC-30	
Glass		2,Tempered Glass 6 mm panels 36 ½"x 48"			
Posts		Two (2), PT-300 3"x3" .065" c/w RF-250 top Ba-5 (5"x5") bottom			
Intermediate post		One (1), intermediate post at mid-span 0.75"x1.430"c/w die cast shoe SA-INT (2 ½ "x 5")			
Alloy		6063-T5			
Consultant Vincent Cesta, Prof Eng. Vincent Cesta and Associates Pierrefonds, Quebec, H8Y 1Z2 514-346-3047		MODEL :		LENGTH :	
		1083 –Glass Series		108"	
		BY : MC		CHECKED : V.Cesta , eng	
		DATE : February 6, 2015		Plan	Sheet
		REV	Description	DATE	0S-2
0	For production	Feb/6/15		2/2	
				Rev	
				0	





Consulting Engineer Vicent Cesta, Prof Eng 514-346-3047	Solutions Aluminium A.S.Inc. 301 Omers Deserres, 103 Blainville, Qc, J7C 0K2	Picket Handrailing Model (9 foot long x 42 " high)				
		Date: Feb 6/15	file : 14K 160	S 2	Sheet: 2/2	Rev: 1

TABLEAU DE RESUTAT D'ESSAI NO. 2:
CLIENT: Solution aluminium A.S.

PAR: VINCENT CESTA , ING
LE 10 ET 14 AVILI 2014

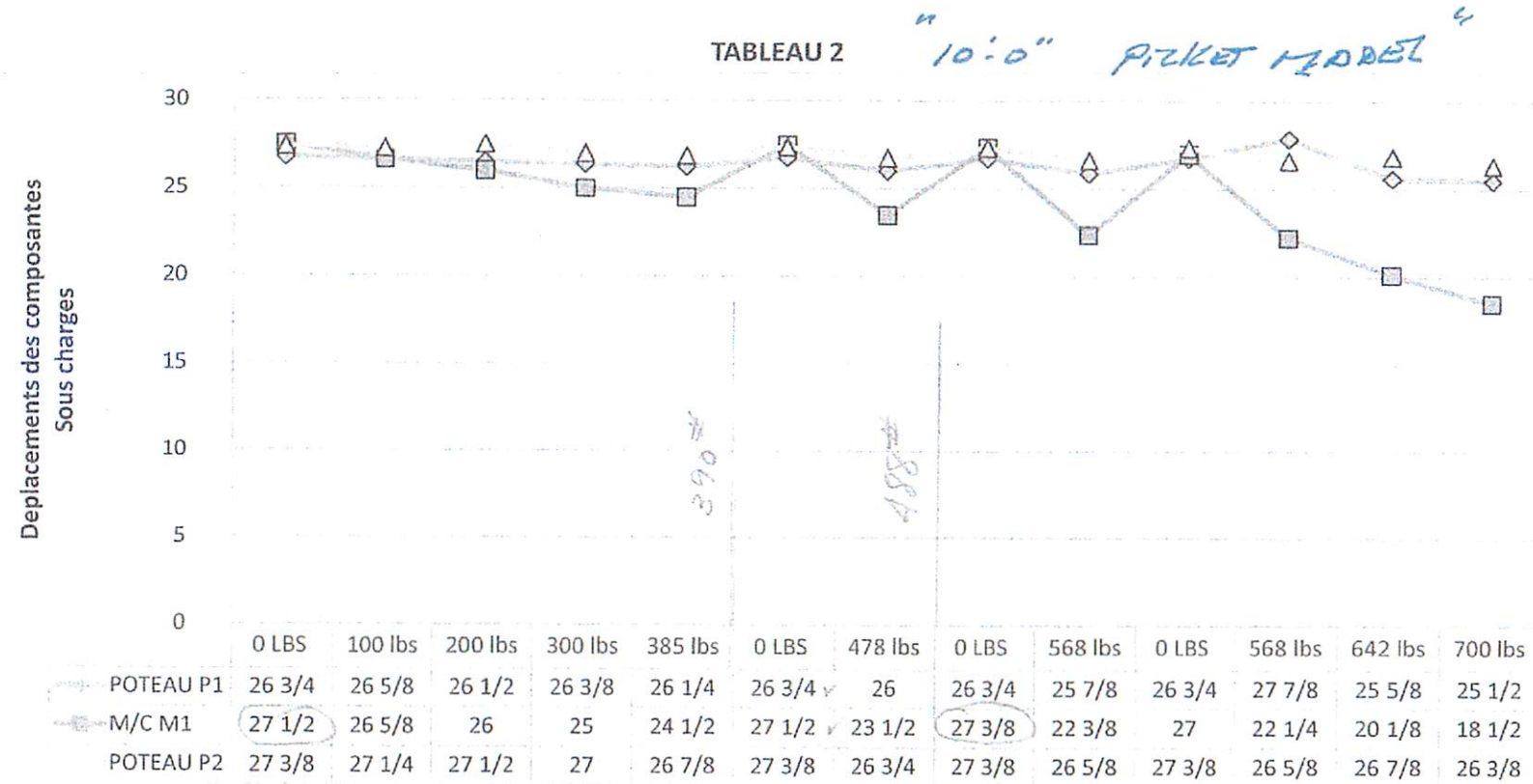


TABLEAU DES CHARGES ET DEPLACEMENTS DU MODEL 10'-0" I X 42"h, AVEC BARROTINS ,
2 INTERMEDIARES

TABLEAU 2 :

F1

F2