

**APPLICATION # A-2021-0120**  
**WARD 3**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MICHAEL CACHIA AND STEPHANIE CACHIA** 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 742, Plan 679 municipally known as **38 WATSON CRESCENT**, Brampton;

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

1. To permit a setback of 5.26m (17.26 ft.) from a garage opening to the front lot line whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);
2. To permit a parking space having a minimum depth of 5.26m (17.26 ft.) whereas the by-law requires a minimum depth of 5.4m (17.72 ft.).

**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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 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.**

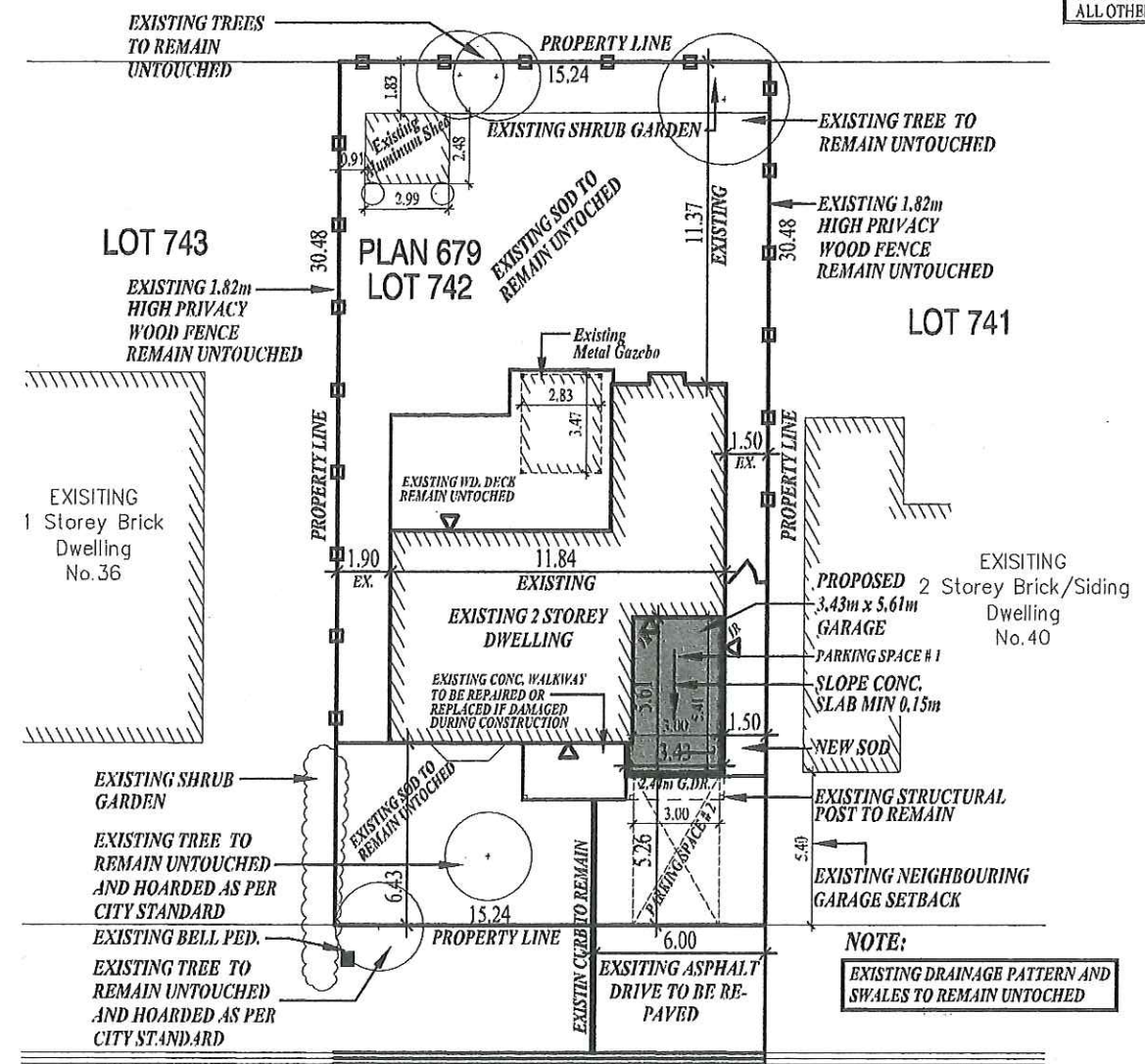
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 10th day of June, 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](mailto:jeanie.myers@brampton.ca)

NOTE:  
NEW CONSTRUCTION  
ALL OTHER WALLS ARE EXISTING



NOTE:  
EXISTING DRAINAGE PATTERN AND  
SWALES TO REMAIN UNTOUCHED

## WATSON CRESCENT


20, 2021 Prepared for C.O.A.

### SITE PLAN

Mr. & Mrs. Cachia Residence

PROJ. No.	21-07	DATE:	2021	SCALE:	1:250
LOT No.	742	38 Watson Crescent			
REG. PLAN	679				

SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CLIENT PRIOR TO COMMENCEMENT OF WORK.  
I, THE DESIGNER, AM NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. I HAVE RELIED ON THE INFORMATION PROVIDED BY THE CLIENT AND HAVE NOT CONDUCTED A FIELD SURVEY TO VERIFY THE SAME.  
I HAVE NOT BEEN RETAINED TO PROVIDE A GENERAL REVIEW OF THE PROJECT AND ASSUME NO LIABILITY FOR THE FAILURE OF THE PROJECT OR CONSTRUCTION TO COMPLY WITH THE CITY OF BRAMPTON BY-LAW 679.  
I HAVE NOT BEEN RETAINED TO PROVIDE A GENERAL REVIEW OF THE PROJECT AND ASSUME NO LIABILITY FOR THE FAILURE OF THE PROJECT OR CONSTRUCTION TO COMPLY WITH THE CITY OF BRAMPTON BY-LAW 679.

### SITE STATS

EXISTING BUILDING COVERAGE	96.34 m <sup>2</sup>
NEW GARAGE COVERAGE	20.99 m <sup>2</sup>
TOTAL BUILDING COVERAGE	117.33 m <sup>2</sup>

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 Division C, Subsection 3.2.5 of the building code.

Marco Campagna 23954  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

i-DESIGN CAD SERVICE INC. 40529  
FIRM NAME BCIN

**i-DESIGN CAD SERVICE INC.**

6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com



**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, June 17, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, June 18, 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, June 18, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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

June 10, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
MICHAEL CACHIA AND STEPHANIE CACHIA  
LOT 742, PLAN 679  
A-2021-0120– 38 WATSON CRESCENT**

---

Please **amend** application **A-2021-0120** to reflect the following:

1. To permit a setback of 5.26m (17.26 ft.) from a garage opening to the front lot line whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);
2. To permit a parking space having a minimum depth of 5.26m (17.26 ft.) whereas the by-law requires a minimum depth of 5.4m (17.72 ft.).



---

Applicant/Authorized Agent



City of Brampton  
2 Wellington Street Wes  
Brampton, Ontario  
L6Y-4R2  
(905) 874-2117

A-2021-0120

To the Attention of Jeanie Myers:

My wife and I are presently the owners of 38 Watson Cres Brampton. We took ownership of the house in 2007 and we are a happy family of 5. My wife grew up in this area (Peel Village) her whole life and still has family who live in Peel Village as well. We have 3 active boys who are all in hockey with the Brampton 45's and we are active in our school and church community.

The reno project we would like to perform is to convert our current carport into a garage. In order to cut costs, we would like to keep the current roof of the carport and build the structure underneath it. Our contractor/friend has advised us that it is possible to do this without disturbing or causing structural damage to the roof beams.

We have been advised that our project will need to be approved by the Committee of Adjustments as the setback of the garage door is closer to the property line (5.26m) than allowed. We submitted the plan and forms originally to the Planning and Development Division and Noel Cubacup (Planner I) states that it is "appropriate to proceed through a Minor Variance Application" (email attached).

You will see in the diagrams provided that a brick wall (laundry room) is the starting point of the carport. This is to remain untouched and used as a starting point for the garage. In order to keep with the look and feel of the street, our designer chose the 5.61m for the length of the garage to keep in line with the neighboring garages.

In conclusion, we are hoping you can approve this project as having a garage will help us beatify the area, as well as protect our belongings. We have had our bikes and other property stolen from our carport. We constantly need to keep all our belongings in our shed in our backyard. It is very frustrating.

Thank you kindly,



Mike and Stefanie Cachia

5/12/2021

Gmail - FYI - Building Permit Application is incomplete.



Vladdy Borshkov <vborshkov@gmail.com>

**FYI - Building Permit Application is incomplete.**

Cubacub, Noel <Noel.Cubacub@brampton.ca>  
To: "vborshkov@gmail.com" <vborshkov@gmail.com>

Thu, May 6, 2021 at 4:11 PM

Hello Vladdy,

With regards to what you are asking, I have reviewed this and Planning staff find this appropriate to proceed through a Minor Variance Application. For more information on the fees and application process please reach out to Jeanie Myers (Jeanie.Myers@brampton.ca) and she would be happy to assist you further.

Kind regards,

Noel Cubacub, B.URPL

Planner I

City of Brampton | Planning, Building and Economic Development

T: 905.874.3417 | E: noel.cubacub@brampton.ca



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

Please consider the environment before printing this email.

[Quoted text hidden]

[Quoted text hidden]



image001.png  
12K



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)** Michael and Stefanie Cachia  
**Address** 38 Watson Cres. Brampton, Ont. L6W 1E7

**Phone #** 905 453 1906**Fax #** \_\_\_\_\_**Email** vborschkov@gmail.com

2. **Name of Agent** NA  
**Address** \_\_\_\_\_

**Phone #** \_\_\_\_\_**Fax #** \_\_\_\_\_**Email** \_\_\_\_\_

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

Convert an existing car-port to a garage.

To permit the garage door opening to be a front setback of 5.26m (17.26 ft.) from the front lot line whereas the bylaw requires the garage door opening to be located not closer than 6.0m (19.68 ft.) from the front lot line.

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

To keep both Zoning By-laws that require a minimum depth of 5.4m for a garage and the 6.0m garage door to front property line is unattainable. The proposed 5.26m location of the garage door to property line is designed to maintain a suitable distance and to keep a solid foundation for the existing roof (to be untouched). Carport roof and addition were built by previous owners.

5. **Legal Description of the subject land:**

**Lot Number** 742**Plan Number/Concession Number** 679**Municipal Address** 38 Watson Cres., Brampton, Ontario L6W 1E7

6. **Dimension of subject land (in metric units)**

**Frontage** 15.24m**Depth** 30.48m**Area** 464.52m<sup>2</sup>

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

Provincial Highway ☐Municipal Road Maintained All Year ☒Private Right-of-Way ☐Seasonal Road ☐Other Public Road ☐Water ☐



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

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

Residential - 2 Storey Detached building = 167m<sup>2</sup>  
Aluminum Shed = 7.45 m<sup>2</sup>  
Metal Gazebo = 9.72 m<sup>2</sup>

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Single Door Garage - 5.61m x 3m = 16.83m<sup>2</sup>

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 6.4m

Rear yard setback 10.98m

Side yard setback 1.45m

Side yard setback 1.82m

**PROPOSED**

Front yard setback 5.26m

Rear yard setback 10.98m

Side yard setback 1.45m

Side yard setback 1.82m

10. Date of Acquisition of subject land: 2007
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1962
15. Length of time the existing uses of the subject property have been continued: 14 years
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐




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

Yes ☐ No ☒

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 CITY OF BRAMPTON

THIS 21st DAY OF May, 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, MICHAEL CACHIA, OF THE CITY OF BRAMPTON

IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

CITY OF BRAMPTON

IN THE REGION OF

PEEL THIS 2/5+ DAY OF

May, 2021.

**Jeanie Cecilia Myers**  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

### Submit by Email

A Commissioner etc

**FOR OFFICE USE ONLY**

**Present Official Plan Designation:**

**Present Zoning By-law Classification:**

R1B (Mature)

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

  
Zoning Officer

May 25, 2021  
Date

DATE RECEIVED

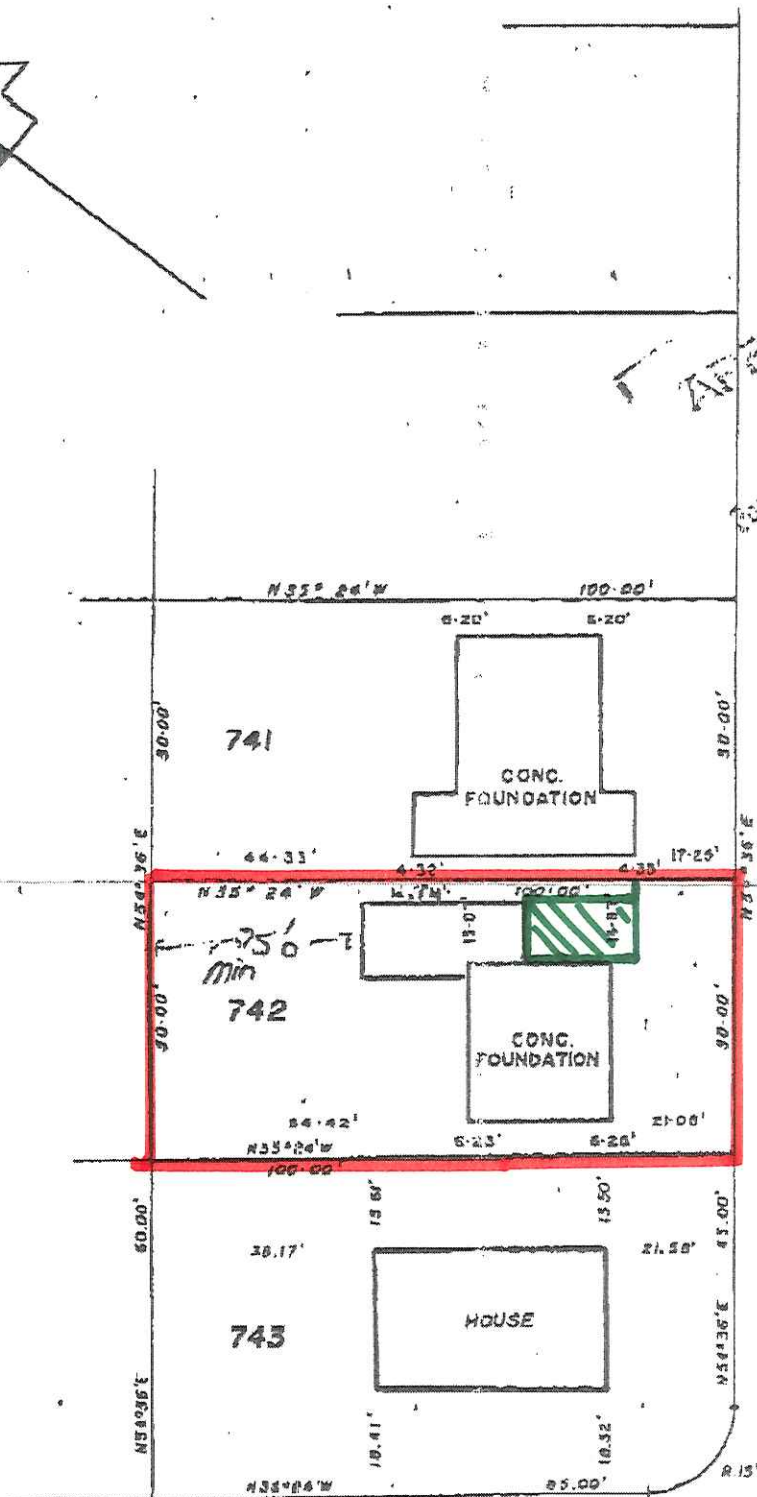
Date Application Deemed Complete by the Municipality

Revised 2020/01/07

Lloyd Thomson, Ontario Land Surveyor

59 HURON ST.  
PO BOX 200  
ORANGEVILLE, ONT

TEL: 519-831-1111  
OFFICE FAX: 519-831-1111  
HOMES: 519-831-1111



APPROVED

S.E.  
CRES.

WATSON

ADDITIONS: LOT 741 & 742 NOV. 27/64.

Original drawings and rights of reproduction are the property of Lloyd Thomson O.L.S.

DATE SEPT. 11, 1964  
*Lloyd Thomson*  
Lloyd Thomson

**SURVEYOR'S CERTIFICATE**  
LOTS 741 TO 743 (INCL.)  
REC'D PLAN 679  
TOWN OF BRAMPTON  
COUNTY OF PEEL

SCALE 1" = 30'  
FAX NO.: 9054515960

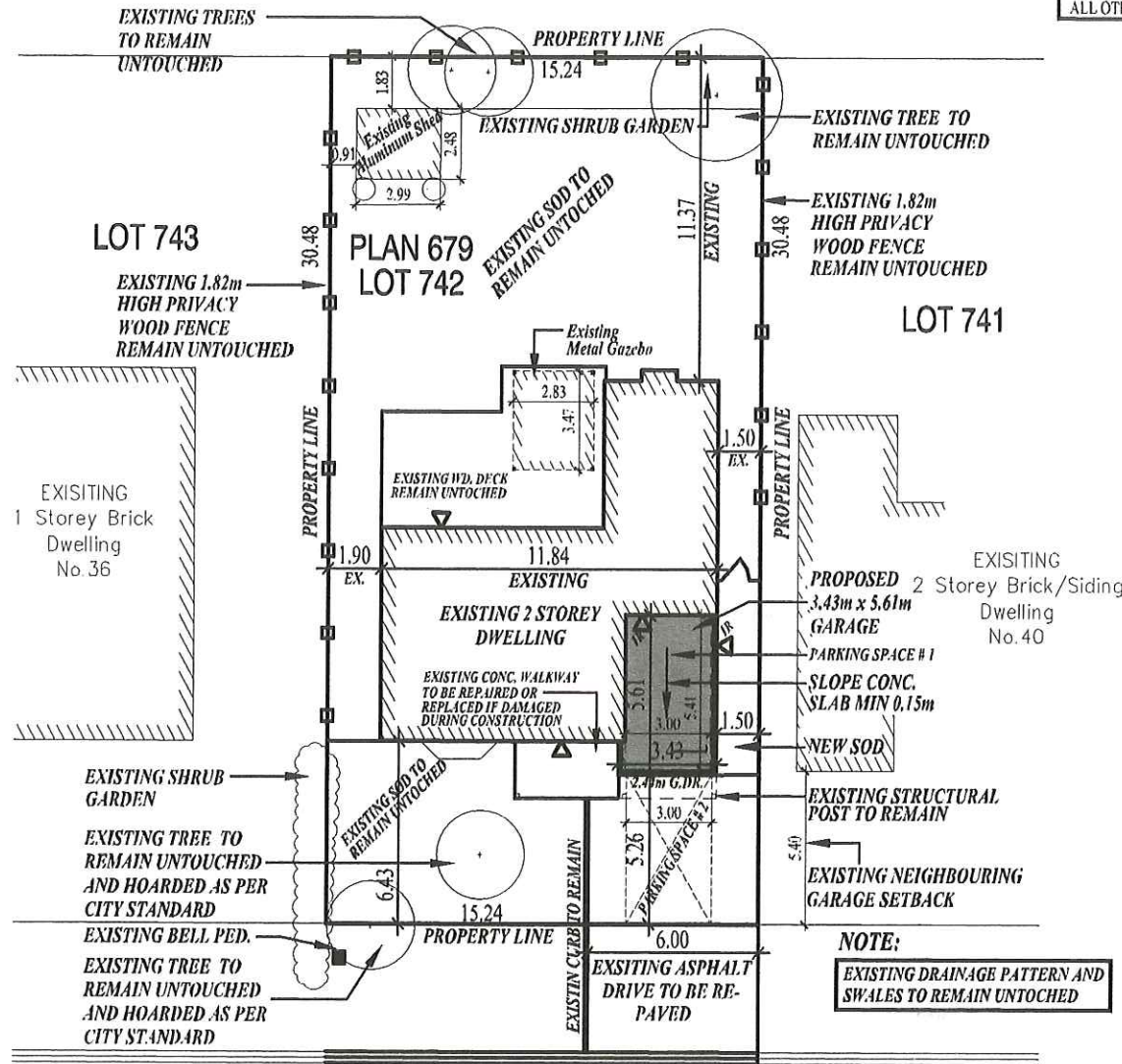
**SURVEYOR'S CERTIFICATE** - I hereby certify that the sundries, being constructed on Lots 741 to 743 (incl.) Reg's Plan 679 are within their boundaries as shown.

*Lloyd Thomson*

Feb. 22 2007 11:36AM P2



**NOTE:**  
NEW CONSTRUCTION  
ALL OTHER WALLS ARE EXISTING



**NOTE:**  
EXISTING DRAINAGE PATTERN AND  
SWALES TO REMAIN UNTOUCHED

## WATSON CRESCENT

20, 2021	Prepared for C.O.A.

SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CLIENT PRIOR TO COMMENCEMENT OF WORK.

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

SITE PLAN			
Mr. & Mrs. Cachia Residence			
PROJ. No.	21-07	DATE:	2021
LOT No.	742	SCALE:	1:250
REG. PLAN	679		

SITE STATS	
EXISTING BUILDING COVERAGE	96.34 m <sup>2</sup>
NEW GARAGE COVERAGE	20.99 m <sup>2</sup>
TOTAL BUILDING COVERAGE	117.33 m <sup>2</sup>

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 Division C, Subsection 3.2.5 of the Building Code.

**Marco Campagna** **23954**

NAME SIGNATURE BCIN

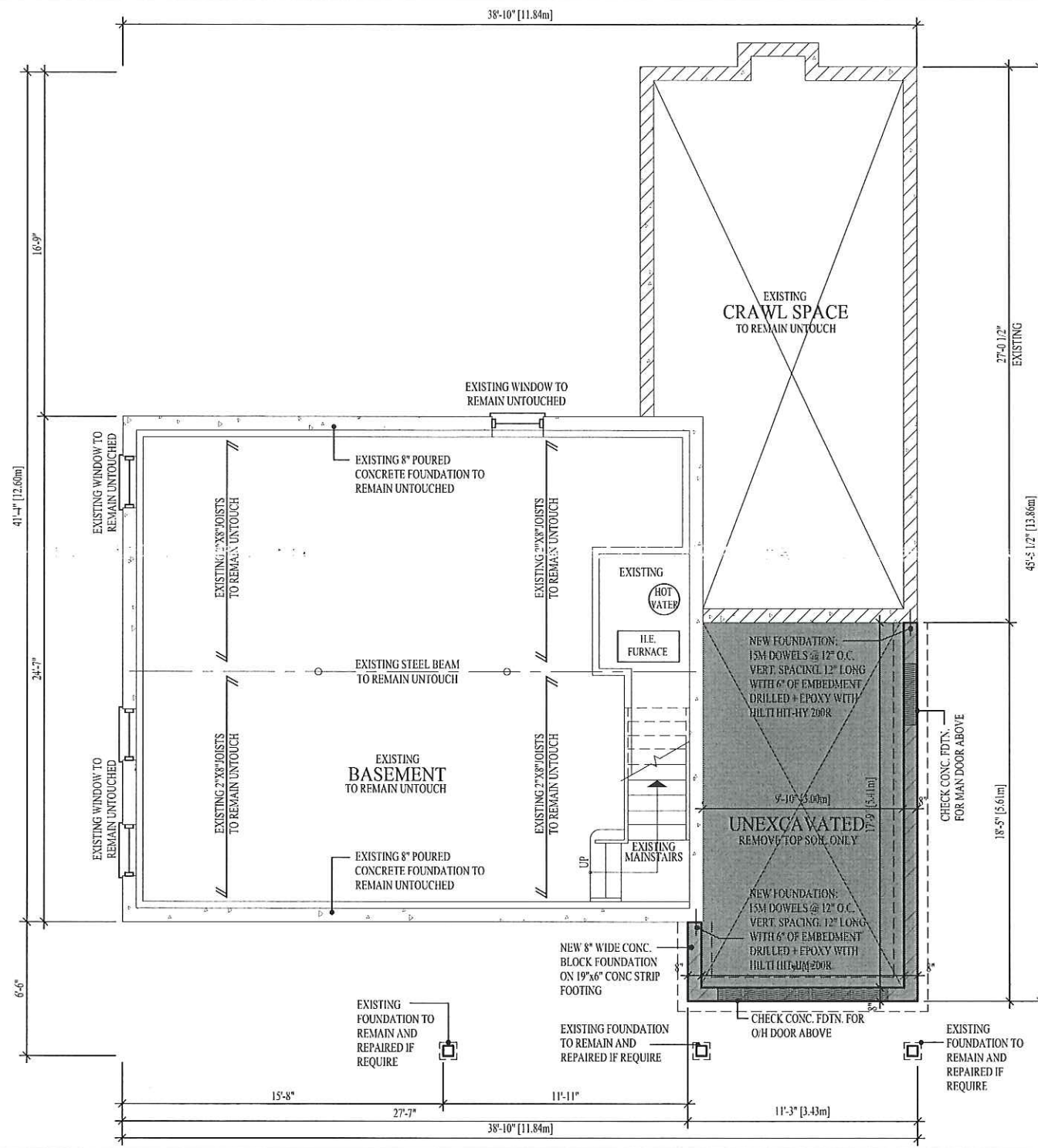
**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

**i-DESIGN CAD SERVICE INC.** **40529**

FIRM NAME BCIN

**i-DESIGN CAD SERVICE INC.**

6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com



NOTE:  
NEW CONSTRUCTION  
ALL OTHER WALLS ARE EXISTING

O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE IN ACCORDANCE WITH CONSTRUCTION AND FOUNDATION SHALL BE RETAINED TO DESIGN CAD SERVICE PRIOR TO COMMENCEMENT OF WORK.  
DESIGN CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.  
AS CONSTRUCTED DETAILS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.  
DESIGN CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE CONSTRUCTION OR FOR CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND FOR THE EXCLUSIVE USE OF DESIGN CAD SERVICE. THIS DRAWING IS NOT TO BE SCALED.



STRUCTURAL NOTE:  
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED FOR PERMIT
2	APRIL 09, 2021	ISSUED TO CLIENT FOR REVIEW
1	MAR 27, 2021	ISSUED FOR CLIENTS REVIEW

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 Division C, Subsection 3.2.5 of the building code

Marco Campagna 23954  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

i-DESIGN CAD SERVICE INC. 40529  
FIRM NAME BCIN

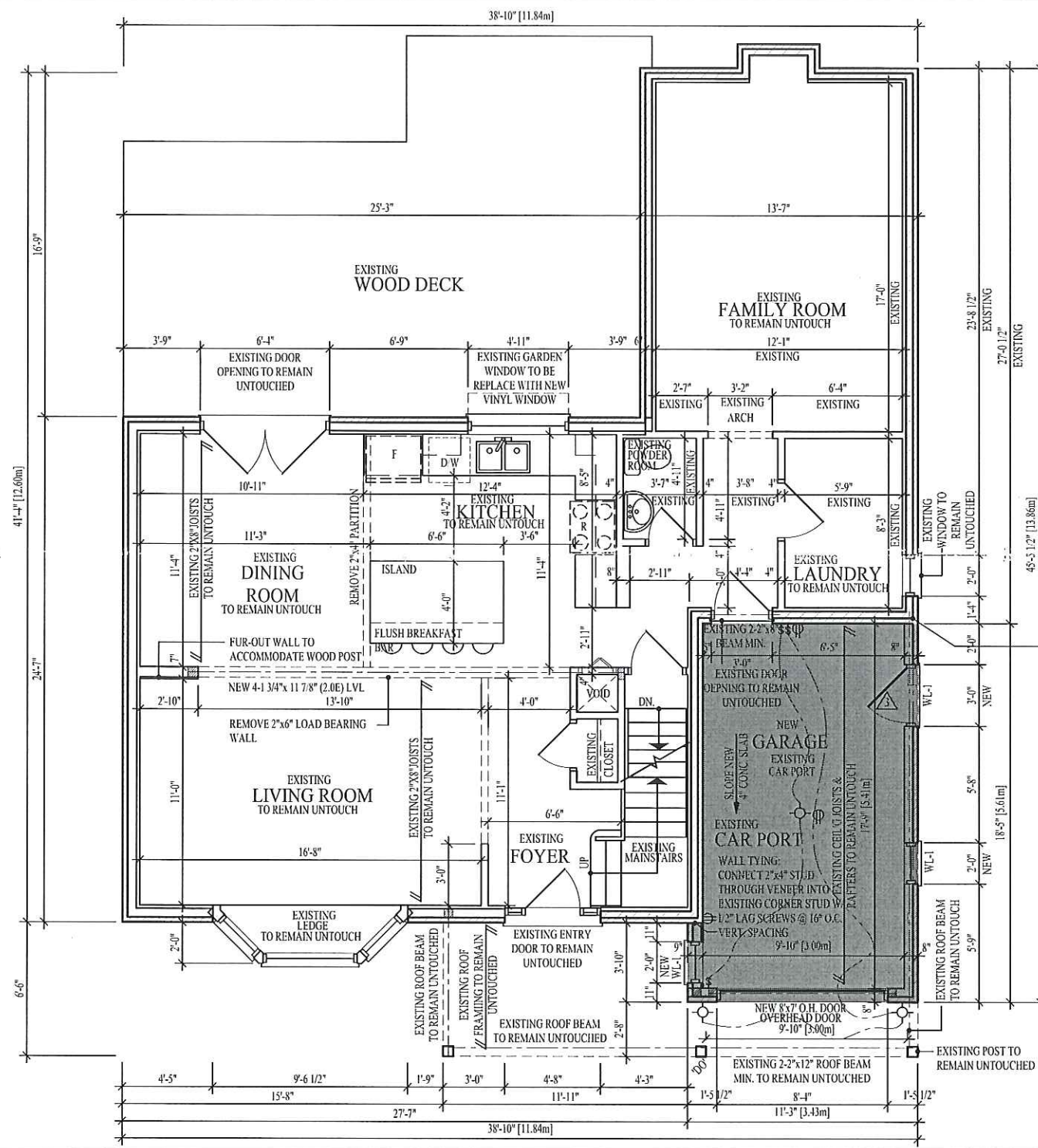
**i-DESIGN CAD SERVICE INC.**  
6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

**Foundation Plan**  
Mr. & Mrs. Cachia Residence  
38 Watson Crescent

Model Name:  
Garage

Project No: 21-07  
Page No: A1  
Scale: 3/16"=1'-0"





NOTE:  
NEW CONSTRUCTION  
ALL OTHER WALLS ARE EXISTING

O.REG. 332/12

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.  
DESIGNER CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.  
AS CONSTRUCTION PROCEEDS, THE DESIGNER SHALL BE KEPT ADVISED OF ANY CHANGES TO THE PROJECT.  
DESIGNER CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUCH CONSTRUCTION TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF DESIGNER CAD SERVICE. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED.



STRUCTURAL NOTE:  
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE BEEN CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED FOR PERMIT
2	APRIL 05, 2021	ISSUED TO CLIENT FOR TENDER
1	MAR 27, 2021	ISSUED FOR CLIENT'S REVIEW

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 Division C, Subsection 3.2.5 of the building code

Marco Campagna 23954  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

i-DESIGN CAD SERVICE INC. 40529  
FIRM NAME BCIN

**i-DESIGN CAD SERVICE INC.**

6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

**Ground Floor Plan**

Mr. & Mrs. Cachia Residence  
38 Watson Crescent

Model Name:  
Garage

Project No:  
21-07

Page No:  
A2

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

WALL TYING:  
CONNECT 2"x4" STUD  
THROUGH VENEER INTO  
EXISTING CORNER STUD W/  
1/2" LAG SCREWS @ 16" O.C.  
VERT. SPACING

EXISTING AREA CALCULATIONS

EXISTING BUILDING COVERAGE	1037 SQ. FT.
NEW GARAGE COVERAGE	196 SQ. FT.
TOTAL BUILDING COVERAGE	1233 SQ. FT. 114.54 m2



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS IN SITU BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE ADVISED TO MAKE SUCH SURVEY PRIOR TO COMMENCEMENT OF WORK.

DESIGN AND CONSTRUCTION SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL CANNOT BE APPROVED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO BEGINNING CONSTRUCTION.

DESIGN AND CONSTRUCTION SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR FOR CONSTRUCTION TO CONFLICT WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PREPARED BY AND FOR THE PROPERTY OF HANSEN CONTRACT, INC. THIS DRAWING IS NOT TO BE REPRODUCED.



STRUCTURAL NOTE:  
ONLY THE PROPOSED MEMBERS AND  
EXISTING AFFECTED MEMBERS HAVE  
CHECKED AND CONFIRMED BY THE  
STRUCUTRAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED TO FOR PERMIT
2	APRIL 6, 2021	ISSUED TO CLIENT FOR TENDER
1	MAR 27, 2021	ISSUED FOR CLIENT'S REVIEW

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 Division C, Subsection  
3.2.5 of the building code

Marco Campagna 23954  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

i-DESIGN CAD SERVICE INC. 40529	
FIRM NAME	BCI

***i-DESIGN CAD***  
***SERVICE INC.***

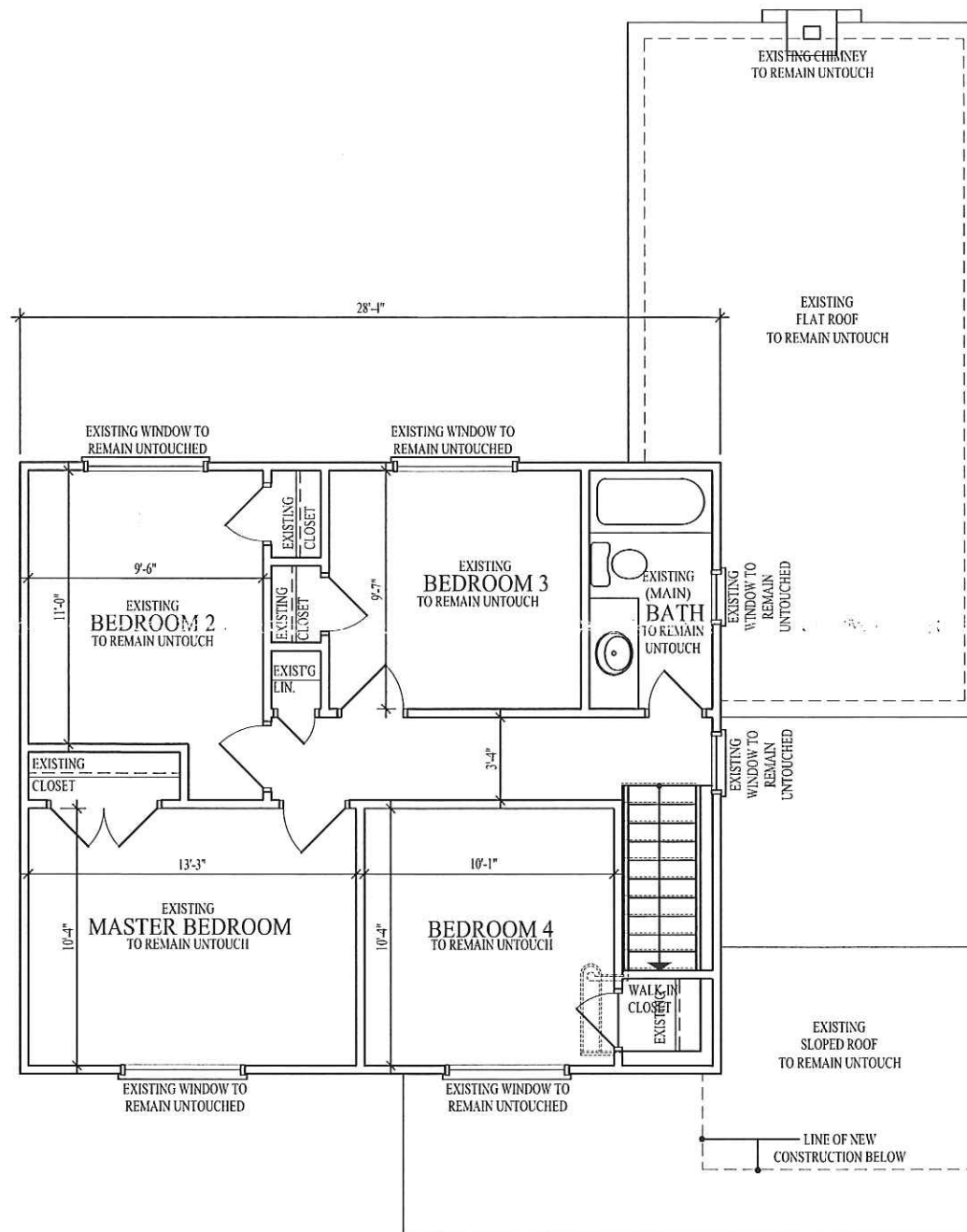
6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

Existing Second Flr. Pl.

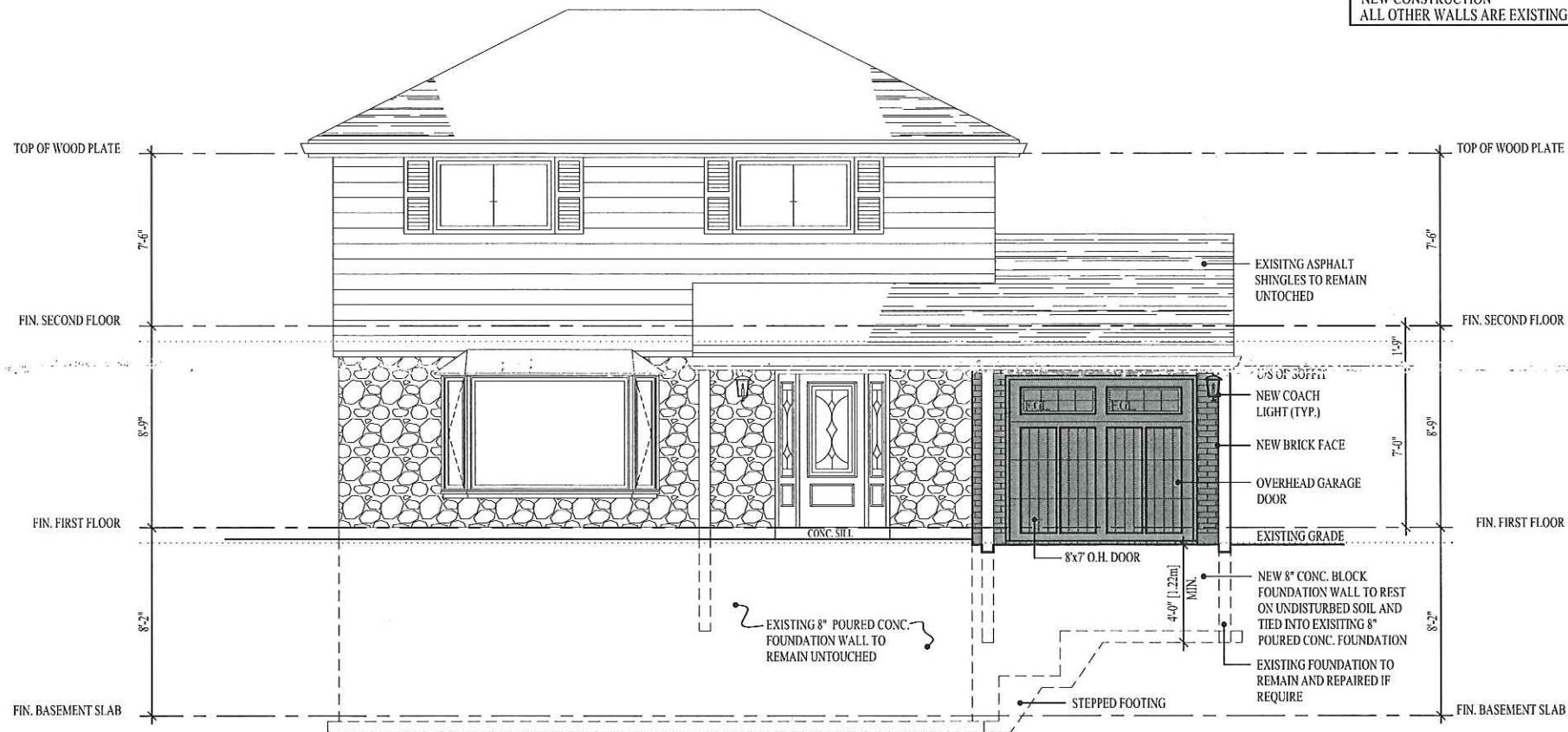
Mr. & Mrs. Cachia Residence  
38 Watson Crescent

Model Name: Garage

Project No: <b>21-07</b>	Page No: <b>A3</b>
Scale: 3/16"=1'-0"	







**NOTE:**  
NEW CONSTRUCTION  
ALL OTHER WALLS ARE EXISTING

**1 FRONT ELEVATION**  
SCALE: AS NOTED

O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

DESIGNER CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED DRAWINGS MUST BE VERIFIED PRIOR TO FILING FOR RECORD.

DESIGNER CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR WORK CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IT IS PROVIDED BY AND IS THE PROPERTY OF DESIGNER CAD SERVICE. THIS DRAWING IS NOT TO BE SCALED.

**STRUCTURAL NOTE:**  
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED TO FOR PERMIT
2	APR 15, 2021	ISSUED FOR CLIENT FOR REVIEW
1	MAR 27, 2021	ISSUED FOR CLIENT'S REVIEW

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 Division C, Subsection 3.2.5 of the building code.

NAME: Marco Campagna    SIGNATURE: [Signature]    BCIN: 23954

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

FIRM NAME: i-DESIGN CAD SERVICE INC.    40529  
BCIN:

**i-DESIGN CAD SERVICE INC.**  
6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

Front Elevation

Mr. & Mrs. Cachia Residence  
38 Watson Crescent

Model Name:  
Garage

Project No: 21-07	Page No: A4
----------------------	----------------

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

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO DESIGN OR SERVICE PRIOR TO COMMENCEMENT OF WORK.

DESIGN OR SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE SURVEY, STRUTURAL OR ENGINEERING INFORMATION SHOWN ON THIS DRAWING, OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROVING AGENCIES FOR BUILDING PERMIT REQUIREMENTS.

AS COSTAL, THE DESIGNER MUST BE NOTIFIED PRIOR TO MOVING FOOTINGS.

DESIGN OR SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PREPARED BY AND IS THE PROPERTY OF DESIGN OR SERVICE. THIS DRAWING IS NOT TO BE REPRODUCED.



STRUCTURAL NOTE:  
ONLY THE PROPOSED MEMBERS AND  
EXISTING AFFECTED MEMBERS HAVE  
CHECKED AND CONFIRMED BY THE  
STRUCUTRAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED TO FOR PERMIT
2	APRIL 09, 2021	ISSUED TO CLIENT FOR TENDER
1	MAR 27, 2021	ISSUED FOR CLIENT'S REVIEW

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 Division C, Section  
3.2.5 of the building code

Marco Campagna 23954  
 NAME SIGNATURE BCD

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

<i>i-DESIGN CAD SERVICE INC.</i>	40529
FIRM NAME	BCN

***i-DESIGN CAD***  
SERVICE INC.

**SERVICE INC.**  
6 DUNCAN BULL DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

### Right Side Elevation

Mr. & Mrs. Cachia Residence  
38 Watson Crescent

Model Name:

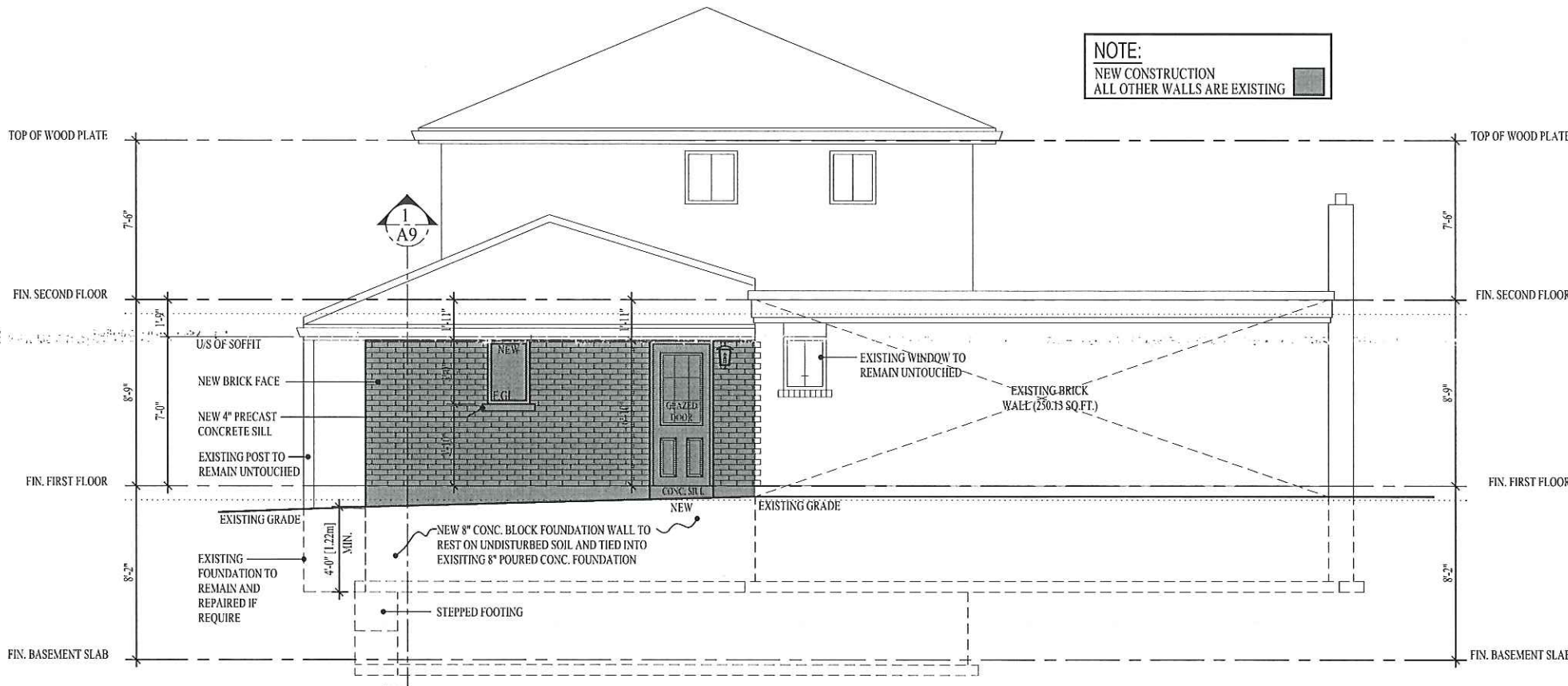
Garage

Project No:	Page No:
-------------	----------

21-07

21-07 A5

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



NEW CONDITION + EXISTING CONDITON		
LIMITING DISTANCE		
WALL AREA	411.55 S.F.	38.23m2
ALLOWABLE OPENINGS @ 7.0%	28.80 S.F.	2.67m2
PROPOSED GLAZED OPENING	28.55 S.F.	2.65m2

EXISTING CONDITION		
LIMITING DISTANCE		
WALL AREA	250.13 S.F.	23.23m2
ALLOWABLE OPENINGS @ 7.0%	17.50 S.F.	1.62m2
PROPOSED GLAZED OPENING	3.61 S.F.	0.33m2

2 **RIGHT SIDE ELEVATION**  
SCALE: AS NOTED

SCALE: AS NOTED

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



O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO i-DESIGN CAD SERVICE PRIOR TO COMMENCEMENT OF WORK.

i-DESIGN CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STAKE PLACEMENT OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE LOCATING WITH WORK.

AS CONSTRUCTED, ALL INTERIORS MUST BE VENTILATED PRIOR TO OCCUPANCY.

i-DESIGN CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF i-DESIGN CAD SERVICE. THIS DRAWING IS NOT TO BE REPRODUCED.



STRUCTURAL NOTE:  
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED FOR PERMIT
2	APRIL 09, 2021	ISSUED TO CLIENT - (OP. TIMBER)
1	MAR 27, 2021	ISSUED FOR CLIENT'S REVIEW

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 Division C, Subsection 3.2.5 of the building code.

Marco Campagna 23954  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

i-DESIGN CAD SERVICE INC. 40529  
FIRM NAME BCIN

**i-DESIGN CAD  
SERVICE INC.**  
6 DUNCAN BULL. DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

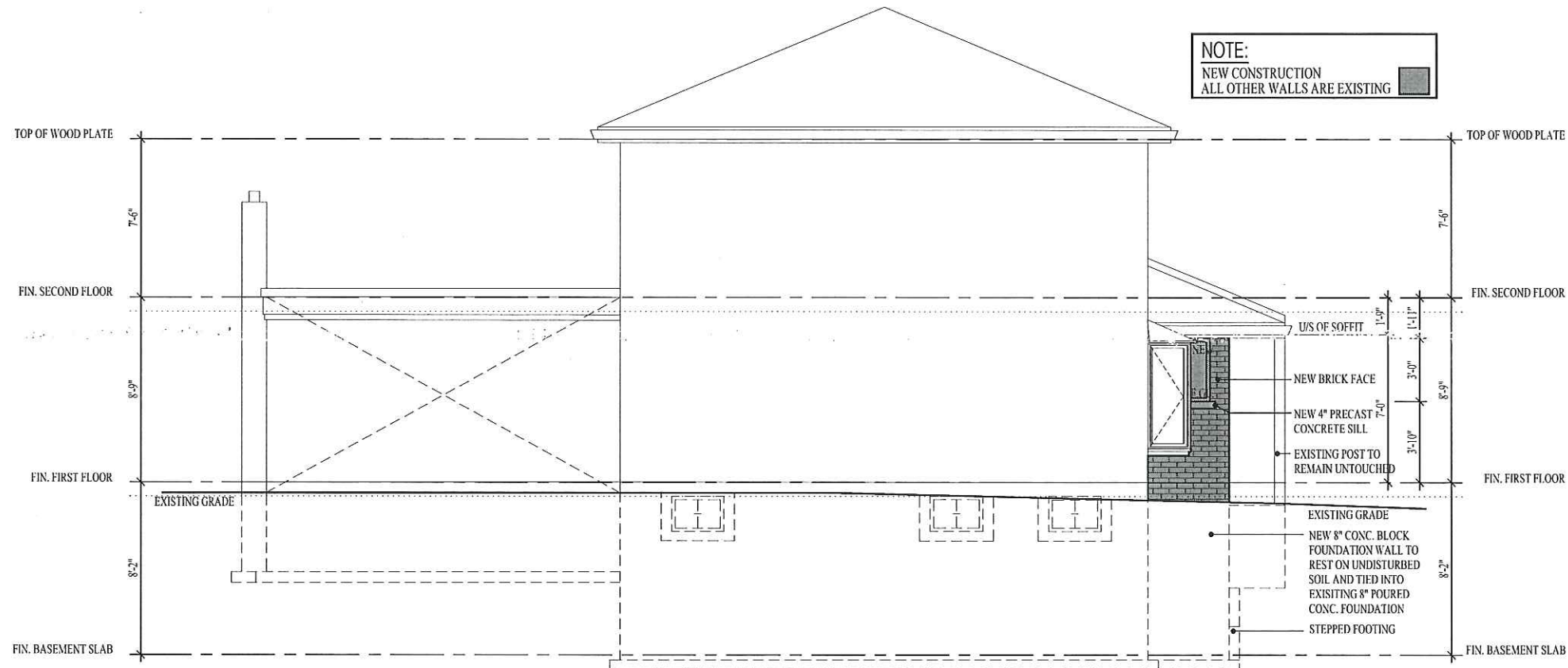
Left Side Elevation

Mr. & Mrs. Cachia Residence  
38 Watson Crescent

Model Name:  
Garage

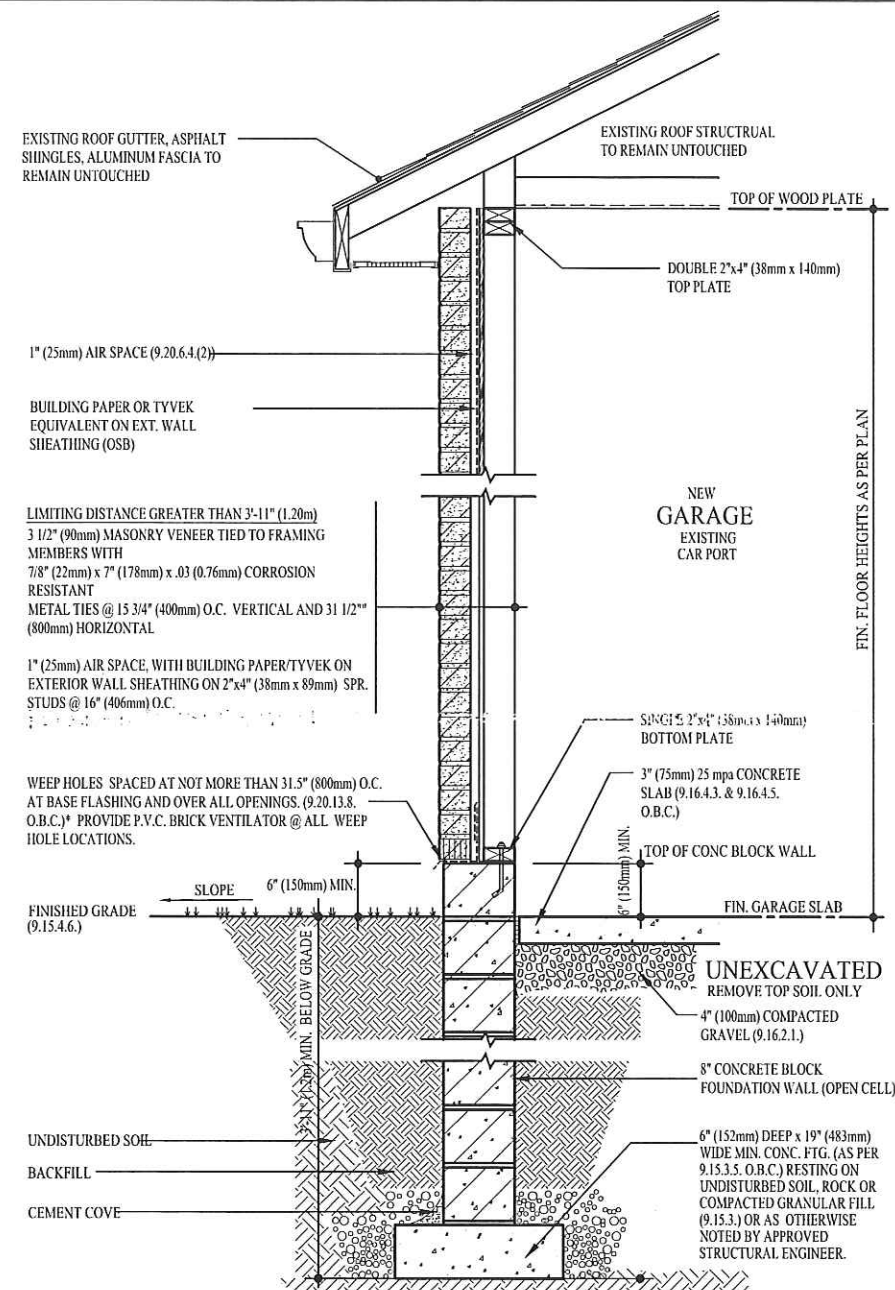
Project No: 21-07  
Page No: A6  
Scale: 3/16"=1'-0"

NOTE:  
NEW CONSTRUCTION  
ALL OTHER WALLS ARE EXISTING



3 **LEFT SIDE ELEVATION**  
SCALE: AS NOTED





**1 STOREY BRICK VENEER WALL SECTION**  
SCALE: 3/4" = 1'-0"

**WOOD LINTELS:**

WB1 = 2-2" x 8" (2-38x184) SPR. No. 2  
WB2 = 3-2" x 8" (3-38x184) SPR. No. 2  
WB3 = 2-2" x 10" (2-38x235) SPR. No. 2  
WB4 = 3-2" x 10" (3-38x235) SPR. No. 2  
WB5 = 2-2" x 12" (2-38x286) SPR. No. 2  
WB6 = 3-2" x 12" (3-38x286) SPR. No. 2

**STEEL LINTELS:**

L1 = 3 1/2" x 3 1/2" x 1/4" (90 x 90 x 6)  
L2 = 4" x 3 1/2" x 5/16" (100 x 90 x 8)  
L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 8)  
L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)  
L5 = 6" x 4" x 3/8" (150 x 100 x 10)  
L6 = 7" x 4" x 3/8" (180 x 100 x 10)

**BRICK VENEER LINTELS:**

WL1 = 3 1/2" x 3 1/2" x 1/4" (90x90x6) + 2-2"x8" SPR.  
WL2 = 4" x 3 1/2" x 5/16" (100x90x8) + 2-2"x8" SPR.  
WL3 = 5" x 3 1/2" x 5/16" (125x90x8) + 2-2"x10" SPR.  
WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2-2"x12" SPR.

**WINDOWS, DOORS &, SKYLIGHTS: (9.7. O.B.C.)**

FOR PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS SEE 9.7.3 OF O.B.C.  
INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO CAN/CSA-A440.4 AS PER 9.7.6.1. WINDOWS AND EXTERIOR DOORS, EXCEPT GARAGE DOORS, SHALL BE PROVIDED WITH STORM WINDOWS, DOORS OR OTHER MEANS OF MINIMIZING HEAT LOSS OR INFILTRATION. CAULKING SHALL BE PROVIDED BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR SIDING OR MASONRY. A DOOR BETWEEN A GARAGE AND DWELLING SHALL BE AN EXTERIOR TYPE, TIGHT FITTING AND WEATHER STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF CLOSING DEVICE AND SHALL COMPLY WITH RESISTANCE TO FORCED ENTRY; DOOR TO GARAGE SHALL NOT OPEN INTO A BEDROOM. DOORS TO DWELLING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS. ATTIC ACCESS HATCH TO BE 20"x28" (500mm x 700mm) INSULATED AND WEATHER STRIPPED. EVERY FLOOR LEVEL CONTAINING BEDROOMS MUST BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 SQ.M. (3.8 SQ.FT.) WITH NO DIMEN. LESS THAN 380mm (15") AND MAINTAIN THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SEE 9.9.10.1 O.B.C.). FOR SLIDING WINDOWS, THE MINIMUM DIMEN. MUST APPLY TO THE OPENABLE PORTION OF THE WINDOW. SILLS MUST BE NO MORE THAN 1m (33") ABOVE THE FLOOR. FOR EGRESS WINDOWS, MANUFACTURED WINDOWS, DOOR AND SKYLIGHTS SHALL CONFORM TO AAMA WDMA CSA 101/15.2/A440, "NAFS" STANDARDS (SEE 9.7.4.1 O.B.C.). RESISTANCE TO FORCED ENTRY FOR DOORS, FRAMES AND HARDWARE THAT CONFORM TO A SECURITY LEVEL OF AT LEAST GRADE 10 AS DESCRIBED IN THE ANNEX TO ASTM F476, "SECURITY OF SWINGING DOOR ASSEMBLIES" ARE NOT REQUIRED TO CONFORM TO 9.7.5.2 (3), (4), & (5). (SEE 9.7.5.2 O.B.C.). FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO O.B.C. 9.7.5.2 & 9.7.5.3. MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT. (SEE O.B.C. 9.7.2) FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO O.B.C. 9.7.5.2 & 9.7.5.3. STRUCTURAL FRAME BASEMENT WINDOWS (O.B.C. 9.7 & 3.1.1.9.3) SB-12) BASEMENT WINDOWS TO HAVE A PVC WINDOW FRAME WITH THE HEADER REINFORCED WITH GALVANIZED STEEL U-CHANNEL, AND SUPPLIED BY "INTEGRAL WINDOW SYSTEMS", AND MEETING THE REQUIREMENTS OF CAN CSA STANDARD S904.1-94 MASONRY DESIGN FOR BUILDINGS AS EVALUATED BY "INTERTEK" REPORT 101436654TOR-001.

**FIRE PROTECTION: (9.10. O.B.C.)**

AN EXPOSED BUILDING FACE, LESS THAN 4'-0" (1.2m) FROM THE LOT LINE SHALL HAVE A MINIMUM FIRE RESISTANCE RATING OF 3/4 HOURS. \* EXTERIOR WALLS LESS THAN 2'-0" (0.6m) FROM THE LOT LINE SHALL BE CLAD WITH NON-COMBUSTIBLE MATERIAL. \* WALLS LESS THAN 4'-0" (1.2m) FROM THE LOT LINE SHALL HAVE NO UNPROTECTED WINDOWS. \* PARTY WALLS SHALL HAVE ONE HOUR MINIMUM FIRE RATING. \* PROVIDE FIRE BLOCKS AS PER 9.10.16 O.B.C. \* FLAME SPREAD RATING OF INTERIOR FINISHES 150 MAXIMUM (SEE 9.10.17 O.B.C.) \* SMOKE ALARMS CONFORMING TO CAN ULC-353 SHALL BE INSTALLED IN LOCATIONS AS PER 9.10.19.3 O.B.C. ON EACH STOREY, IN EACH BEDROOM & IN EACH HALLWAY AND INSTALLED AS PER CANULC-353 \* SMOKE ALARMS SHALL HAVE A VISIBLE SIGNALING COMPONENT AS PER 9.10.19.3 (b) \* FOR SOUND PATTERNS OF SMOKE ALARMS SEE 9.10.19.2. \* GABLE END WALLS LESS THAN 4'-0" (1.2m) TO LOT LINE SHALL HAVE MINIMUM ONE LAYER OF 5/8" LABELLED DRYWALL ON INSIDE FACE UP TO UNDER SIDE OF DECK. \* WHERE FUEL BURNING APPLIANCES ARE INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE (9.33.4.2 O.B.C.) SMOKE ALARMS SHALL BE PROVIDED WITH A BATTERY AS AN ALTERNATE POWER SOURCE IN CASE REGULAR POWER SUPPLY IS INTERRUPTED (SEE 9.10.19.4)

**EXCAVATION: (9.12. O.B.C.)**

EXCAVATION: TOP SOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER BUILDINGS SHALL BE REMOVED.

**DRAINAGE: (9.14. O.B.C.)**

SURFACE DRAINAGE: THE BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING. WATER SUPPLY WELL OR LEACHING BED, SUMP PITS, IF REQUIRED WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, SHALL BE COVERED TO RESIST REMOVAL BY CHILDREN & SEALED IN ACCORDANCE TO SENTENCE 9.23.3.3 (16) (SEE 9.14.5.2)

**FOOTINGS AND FOUNDATIONS: (9.15. O.B.C.)**

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING OF 150 KPA (21.76 PSI) OR GREATER. WHEN BEARING CAPACITY OF SOIL IS LESS THAN 150 KPA, STRUCTURAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. \* MINIMUM DEPTH OF FOUNDATIONS TO BE 4'-0" (1.2m) BELOW FINISHED GRADE. \* AS PER 9.3.1.6 O.B.C. CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 15 MPa (2200 PSI) \* 32 MPa FOR GARAGE FLOORS AND ALL EXTERIOR FLATWORK \* 20 MPa FOR INTERIOR FLOORS OTHER THAN GARAGES \* CONCRETE USED FOR GARAGE FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 - 8% \* WHERE STEPPED FOOTINGS ARE USED THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8" (600mm) AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23 5/8") (9.15.3.9 O.B.C.). \* FOUNDATION WALLS SHALL EXTEND MINIMUM 150mm (5 7/8") ABOVE GRADE. \* UNIT MASONRY WALLS TO BE DAMPPROOFED AND PARGED BELOW GRADE WITH MINIMUM 1/4" (6mm) MORTAR PARGING AND SHALL BE COVERED OVER FOOTINGS. \* CONCRETE WALLS TO BE DAMPPROOFED SHALL HAVE ALL HOLES AND RECESSES RESULTING FROM REMOVAL OF FORM TIES, SEALED WITH CEMENT MORTAR OR DAMPPROOFING MATERIAL. \* MINIMUM FOOTING SIZES (9.15.3.3 O.B.C.) \* EXTERIOR FOUNDATION WALL SHALL BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE EXTERIOR PART OF THE FOUNDATION WALL. THE DRAIN PIPE OR TILE SHALL BE COVERED WITH NO LESS THAN 150mm (5 7/8") OF CRUSHED STONE OR OTHER COARSE, CLEAN GRANULAR MATERIAL (9.14.4.3 O.B.C.) \* REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT: THE BRICKS TO MIN. 3.54" (90mm) CONCRETE WITH TIES HAVING A MIN CROSS SECTIONAL AREA OF NOT LESS THAN 17.8 sq mm AND NOT LESS THAN A 50mm PORTION BENT AT RIGHT ANGLES AT EACH END (SEE 9.20.9.4 O.B.C.) AND SPACED @ NOT MORE THAN 200mm O.C. VERTICAL AND 900mm O.C. HORIZONTAL. FILL SPACE BEHIND BRICK WITH MORTAR.

**WOOD FRAME CONSTRUCTION: (9.23.O.B.C.)**

ALL FLOOR JOISTS AND BEAMS TO BE #2 GRADE SPRUCE OR EQUAL UNLESS STATED OTHERWISE. \* SILL PLATES NOT LESS THAN 38mm x 89mm PROVIDING BEARING FOR THE FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" (12.7mm) DIAMETER ANCHOR BOLTS SPACED NOT MORE THAN 7'-10" O.C. (2.4m) \* ANCHOR BOLTS SHALL BE FASTENED TO THE SILL PLATE WITH NUTS & WASHERS AND SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) IN THE FOUNDATION AND SO DESIGNED THAT THEY MAY BE TIGHTENED WITHOUT WELDING THEM FROM THE FOUNDATION. \* JOISTS SHALL HAVE A MINIMUM 1 1/2" (38mm) END BEARING. \* BEAMS SHALL HAVE MINIMUM 3 1/2" (89mm) END BEARING. \* JOISTS FRAMED INTO THE SIDES OF WOOD BEAMS SHALL BE SUPPORTED ON METAL JOIST HANGERS. \* HEADER JOISTS SHALL BE DOUBLED WHEN THEY EXCEED 3'-11" (1.2m) IN LENGTH. \* HEADER JOISTS EXCEEDING 10'-6" (3.2m) IN LENGTH SHALL BE DETERMINED BY CALCULATION. \* TRIMMER JOISTS SHALL BE DOUBLED WHEN LENGTH OF HEADER JOIST EXCEEDS 2'-6" (800mm) \* WHEN HEADER JOIST EXCEEDS 6'-7" (2.00m) SIZE OF TRIMMER JOISTS SHALL BE DETERMINED BY CALCULATION. \* LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH TO TRANSFER SAFELY THE DESIGN LOADS TO VERTICAL SUPPORTS. \* LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO FLOOR JOISTS SHALL BE LOCATED NOT MORE THAN 2'-11" (660mm) FROM JOIST SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR, AND NOT MORE THAN 2'-0" (600mm) FROM THE JOIST SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS, UNLESS THE JOIST SIZE IS DESIGNED TO SUPPORT SUCH LOADS. \* NON-LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO THE FLOOR JOISTS ARE NOT RESTRICTED AS TO LOCATION. \* NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. \* BLOCKING FOR THE SUPPORT OF NON-LOADBEARING WALLS SHALL BE NOT LESS THAN 2"x4" (50mm x 89mm) LUMBER, SPACED NOT MORE THAN 4'-0" (1.2m) APART. \* DOUBLE TOP PLATE FOR ALL LOADBEARING PARTITIONS. \* DOUBLE STUDS AT CORNERS AND EACH SIDE OF OPENINGS. \* FASTENINGS OF SHEATHING & SUB FLOORING SHALL CONFORM TO 9.23.3.5 WHERE ROOF SHEATHING SUPPORTS ARE SPACED AT MORE THAN 406mm O.C. THE MAXIMUM SPACING OF FASTENERS FOR ROOF SHEATHING SHALL BE 150mm ALONG EDGES AND INTERMEDIATE SUPPORTS (SEE 9.23.3.5) AS PER 9.23.9.4 O.B.C. CROSS BRIDGING FOR FLOOR JOISTS TO BE LOCATED NOT MORE THAN 6'-11" (2.1m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING. \* STRAPPING SHALL BE AT LEAST 1"x3" (19mm x 64mm) NAILED TO THE UNDERSIDE OF FLOOR JOISTS. \*

**HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL: (9.25. O.B.C.)**

ALL WALLS, CEILINGS & FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH SECTION 12.2 TO PREVENT MOISTURE CONDENSATION ON THEIR ROOM SIDE DURING THE WINTER AND TO ENSURE COMFORTABLE CONDITIONS FOR THE OCCUPANTS.

**WINDOWS & SLIDING GLASS DOORS: (12.3.1.2. O.B.C.)**

THE ENERGY RATING AND THE OVERALL COEFFICIENT OF HEAT TRANSFER REQUIRED FOR WINDOWS AND SLIDING GLASS DOORS SHALL BE DETERMINED IN CONFORMANCE WITH CAN/CSA-A440.2, "FENESTRATION ENERGY PERFORMANCE", OR NFRC 100, "PROCEDURE OF DETERMINING FENESTRATION PRODUCT U-FACTOR" AND NFRC 200, "PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENT AND VISIBLE TRANSMITTANCE AT NORMAL INCIDENCE". (SEE 12.3.1.2. O.B.C.)

**FLOORS ON GROUND: (9.16.O.B.C.)**

CONCRETE SLABS ON GROUND SHALL BE MINIMUM 3" (75mm) THICK EXCLUSIVE OF CONCRETE TOPPING AND, EXCEPT FOR SLABS IN GARAGES ON NOT LESS THAN 4" (100mm) GRANULAR MATERIAL (SEE 9.16.2 O.B.C.) CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH A 6"x6", 6/6 MESH LOCATED NEAR MID-DEPTH OF SLAB. \* CONCRETE SLABS UNDER FINISHED AREAS SHALL BE DAMPPROOFED WITH 6 MIL (0.15mm) POLYETHYLENE. \* THE TOP OF EVERY SLAB ON GRADE SHALL BE MIN 6" (150mm) ABOVE GRADE. \* ANY OTHER FILL BENEATH THE TOP PORTION OF COARSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

**GENERAL NOTES:**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, O.REG. 332/12  
GAS PROOFING OF GARAGES: CONSTRUCTION BETWEEN ATTACHED OR BUILT IN GARAGES AND DWELLING UNITS SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. CEILINGS AND STUD PARTITIONS SHALL HAVE ONE LAYER 1/2" DRYWALL FILLED AND TAPED.  
FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY & GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FLEX-SYNTHETIC-FIBER FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE, MASTIC OR OTHER TYPES OF FLOORING PROVIDING SIMILAR DEGREES OF WATER RESISTANCE.  
FOR REQUIREMENTS INVOLVING THE INSTALLATION OF BACKWATER VALVES SEE 7.4.6.4 "PROTECTION FROM BACK FLOW".  
FOR INSULATION OF FOUNDATION WALLS AND SLABS WITHIN 600mm OF ADJACENT GROUND LEVEL REFER TO SB-12.3.1.1.6  
WHERE A SUPPLY DUCT OR RETURN IS NOT PROTECTED BY AN INSULATED EXTERIOR WALL OR WHERE THE DUCT IS EXPOSED TO AN UNHEATED SPACE IT SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 2.1. (SEE 6.2.4.3 O.B.C.)  
WHERE A SUPPLY DUCT OR RETURN DUCT IS LOCATED IN AN UNCONDITIONED SPACE OR OUTDOORS, AND ALL JOINTS OF THE DUCTWORK SHALL BE SEALED TO A CLASS A SEAL LEVEL IN ACCORDANCE WITH THE SMACNA, "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3 O.B.C.)  
WHERE A SUPPLY DUCT IS LOCATED IN A CONDITIONED SPACE, THE DUCTWORK SHALL BE SEALED TO A CLASS A SEAL LEVEL IN ACCORDANCE WITH THE SMACNA, "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3 O.B.C.)

**O.REG. 332/12**

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE IDENTIFIED TO DESIGN CAD SERVICE PRIOR TO COMMENCEMENT OF WORK.

DESIGN CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPLICABLE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSULTED ENGINEERS MUST BE VERIFIED PRIOR TO PROCEEDING.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IT IS PROVIDED BY AND FOR THE PROPERTY OF DESIGN CAD SERVICE. THIS DRAWING IS NOT TO BE REPRODUCED.



**STRUCTURAL NOTE:**  
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED TO FOR PERMIT
2	APRIL 16, 2021	ISSUED TO CLIENT FOR REVIEW
1	MAR 27, 2021	ISSUED FOR CLIENTS REVIEW

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 Division C, Subsection 3.2.4 of the building code

**Marco Campagna** 23954  
NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**i-DESIGN CAD SERVICE INC.** 40529  
FIRM NAME BCIN

**i-DESIGN CAD SERVICE INC.**  
6 DUNCAN BULL. DRIVE  
BRAMPTON ONT. L6W 1H3  
TEL: 416-399-7697  
E: marco.g.campagna@gmail.com

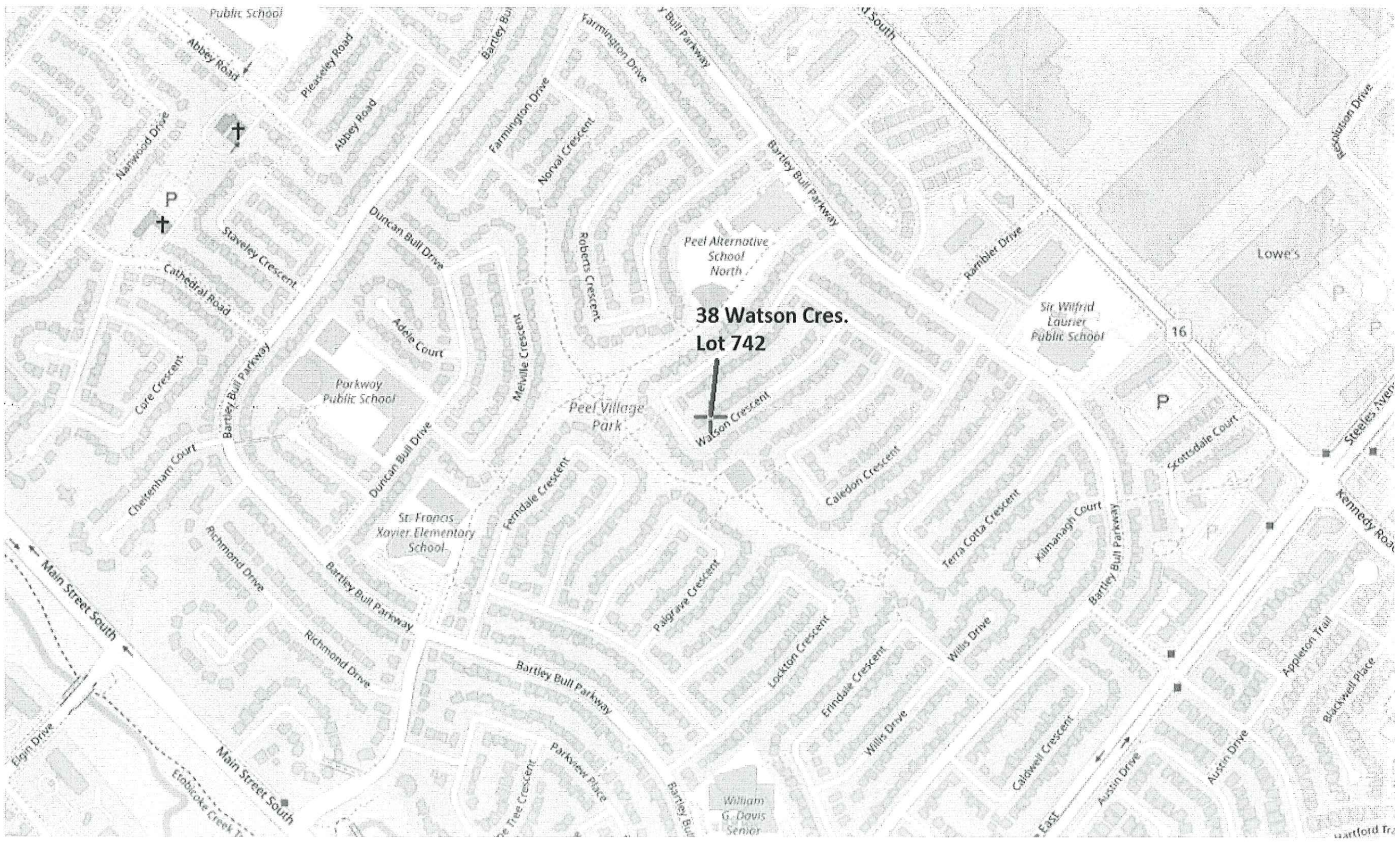
**Section & Notes**

**Mr. & Mrs. Cacia Residence**  
38 Watson Crescent

**Model Name:**  
Garage

**Project No:** 21-07  
**Page No:** A7  
Scale: 3/16"=1'-0"





**38 Watson Cres.  
Lot 742**

William  
G. Davis  
Senior



