

APPLICATION # A-2021-0126
WARD 7

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PARAMJIT GILL** 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 Part of Lot 7, Concession 4 EHS municipally known as **5 CRESCENT HILL DRIVE SOUTH**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a front yard setback of 13.8m (45.41 ft.) whereas the by-law requires a minimum front yard setback of 15m (49.21 ft.);
2. To permit a dwelling height of 9.8m (32.15 ft.) whereas the by-law permits a maximum dwelling height of 7.6m (24.93 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.

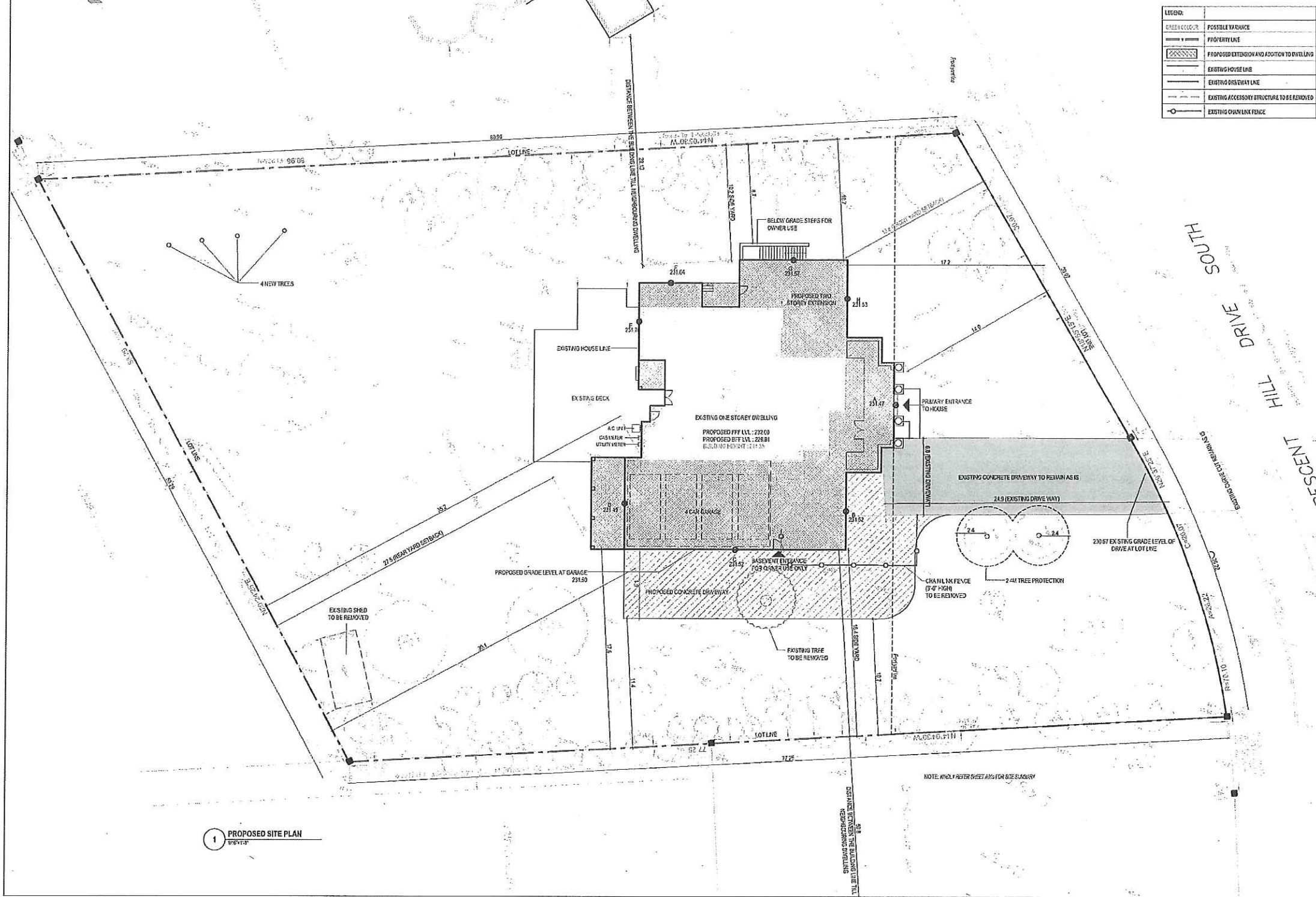
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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



1 PROPOSED SITE PLAN
0'6"=1'-0"

LEGEND:	
	POSSIBLE VARIANCE
	PROPERTY LINE
	PROPOSED EXTENSION AND ADDITION TO DWELLING
	EXISTING HOUSE LINE
	EXISTING DRIVEWAY LINE
	EXISTING ACCESSORY STRUCTURE TO BE REMOVED
	EXISTING CHAIN-LINK FENCE

PROJECTED NORTH		TRUE NORTH
R0	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS: INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT:		
 technoarch ARCHITECTS PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J6 Canada Tel: +1-905-782-0038 Cell: +1-416-729-9454 Email: info@technoarch.ca www.technoarch.ca		
 ONTARIO ASSOCIATION OF ARCHITECTS HARPREET SINGH BYRON'S LICENCE 6342		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE: PROPOSED SITE PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	SIZE	
1:384	LEGAL	
SHEET NO	STAGE	
A1.1	MINOR VARIANCE	
PHASE	REV	
00	R0	
ISSUED DATE	2021-06-02	

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 or 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 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.

May 20th, 2021

Planning & Infrastructure Building Division
City of Brampton, Flower City
2 Wellington Street West, Brampton, ON, L6Y 4R2

Attention: Jeanie Myers

COVER LETTER

Kindly accept the application for Minor Variance Application for Interior Alteration & Extension to an existing single storey house at 5 Crescent Hill Road, Brampton.

The existing Zoning of the Lot is **Residential, R1A, Special section 102** and it allows to have 2 Storey single detached dwelling. There is an existing single storey house and our clients wants to extend the footprint of the house on First floor and add second storey and doing interior alteration to existing house. The Lot size is 30.97m x 80.96 m and we are maintaining existing curb cut and driveway as it is.

As per Zoning by-law, we are maintaining minimum Rear yard setback, Front Landscape yard percentage, Interior side yard setback (North & South), Lot Coverage at 12.20% and minimum distance required in between neighbouring dwellings.

The possible Variance applies to Height of the house and Front Yard setback.

- Height of the house,	allowed as per by law 7.6 meter	Proposed 9.8 meter (From Establish grade till Middle o roof)
- Front yard setback,	15.0 meter (Permissible / existing)	13.80 meter

The application includes,

1. Cover Letter
2. Minor Variance Form
3. Survey Plan
4. Architecture set of drawings, including Site Plan, Floor plans and Elevations, highlighting Possible Variance in **Green**.

We have submitted Site plan application under **SPA-2020-0177**.

We have studied the neighbouring areas and got consent letter signed from the neighbours as well. In addition to that, our client will be maintaining the tress and landscaping as is on site and willing to follow any City's suggestion or comments regarding maintain street view by adding more landscape features or trees.





technoarch inc.

2250 Bovaird Drive E, Suite 612, Brampton, ON L6R 0W3, Canada

I would request to accept this Minor Variance application and let me know, if any further information is required from our side and fee free to contact on 905-792-0038.

Sincerely,

(Harpreet Bhons)

Managing Principal

B.Arch, OAA, MRAIC, Leed AP BD+C

P.O. 68531, Great Lakes Drive, Brampton

Tel: +1 -905-792-0038

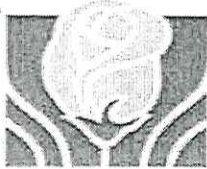
Cell: +1 -416-729-9454

E-mail: hbhons@technoarch.ca

www.technoarch.ca



PH: +1.905.792.0038



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) Paramjit Gill
Address 5 Crescent Hill Dr S, BRAMPTON, ON L6S 2P2

Phone # 4169105676 Fax # _____
Email gillslaw@hotmail.com

2. Name of Agent HARPREET BHONS
Address P.O. 68531, GREAT LAKES DRIVE, BRAMPTON L6R 0J8

Phone # 905-792-0038 Fax # _____
Email hbhons@technoarch.ca

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

1. We would like to apply for height of the building
Permissible height = 7.6 m
Proposed height of the building from Grade to top of the roof= 9.80 MT
2. Front yard set back
Permissible as per existing
Proposed = 13.80m

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

Our client wants to do extension for the house as his family size is growing. So, new addition of the house cover more as permitted by zoning by only in the front yard and height.

5. Legal Description of the subject land:

Lot Number 7
Plan Number/Concession Number CON 4-EHS PT LOT 7 PCL K
Municipal Address 5 Crescent Hill Dr S Brampton, L6S 2P2

6. Dimension of subject land (in metric units)

Frontage 57.19 m
Depth 77.25 m
Area 4258.91 sq m

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.)

EXISTING USE OF BUILDING: RESIDENTIAL	Gross floor area: 347.49
GROUND FLOOR AREA: 208.57 SQ MT	
FINISHED BASEMENT AREA: 118.12 SQ MT	
NUMBER OF STOREY ABOVE GRADE: 1	
AREA OF EXISTING SHED: 20.8 sq ft	

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED USE OF BUILDING: RESIDENTIAL	TOTAL GROSS FLOOR AREA: 723.16 sq m
PROPOSED GROUND FLOOR AREA: 354.36 SQ MT	EXISTING SHED TO BE REMOVED
PROPOSED SECOND FLOOR AREA: 284.89	
FINISHED BASEMENT AREA: 83.88 SQ MT	
NUMBER OF STOREY ABOVE GRADE: 2	

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	18.16 M
Rear yard setback	35.22 m
Side yard setback	13.82 (NORTH)
Side yard setback	23.35 (SOUTH)

PROPOSED

Front yard setback	13.80 M
Rear yard setback	27.52 M
Side yard setback	10.16 M (NORTH)
Side yard setback	16.43 M (SOUTH)

10. Date of Acquisition of subject land: 2018
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: 80'S
15. Length of time the existing uses of the subject property have been continued: 40 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 ☐

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 _____

THIS 20 DAY OF BRAMPTON, 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.

HARPREET BHONS OF THE 20 OF 2021

IN THE 2021 OF BRAMPTON 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 Province OF
ON THIS 20 DAY OF
May, 2021

A Commissioner etc.

Paramjit Singh Gill
Barrister, Solicitor & Notary Public
2565 Steeles Ave E,
Unit 20 Brampton, ON, L6T 4L6
P: 905-790-3636; F: 905-790-3637

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1A-102, Mature Neighbourhood

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

L Barbuto

Zoning Officer

June 2, 2021

Date

DATE RECEIVED MAY 26, 2021

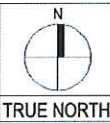
LIST OF ARCHITECTURAL DRAWINGS

	COVER SHEET + LIST OF DRAWINGS + KEY PLAN
A0.0	SURVEY PLAN
A1.1	PROPOSED SITE PLAN
A1.2	SITE SUMMARY
A1.3	LANDSCAPE CALCULATION
A1.4	EXISTING SITE IMAGES
A2.1	EXISTING BASEMENT & FIRST FLOOR PLAN
A2.2	DEMOLITION BASEMENT & FIRST FLOOR PLAN
A2.3	PROPOSED BASEMENT FLOOR PLAN
A2.4	PROPOSED FIRST FLOOR PLAN
A2.5	PROPOSED SECOND FLOOR PLAN
A2.6	PROPOSED ROOF PLAN
A3.1	PROPOSED NORTH ELEVATION
A3.2	PROPOSED EAST SIDE ELEVATION
A3.3	PROPOSED SOUTH ELEVATION
A3.4	PROPOSED WEST ELEVATION

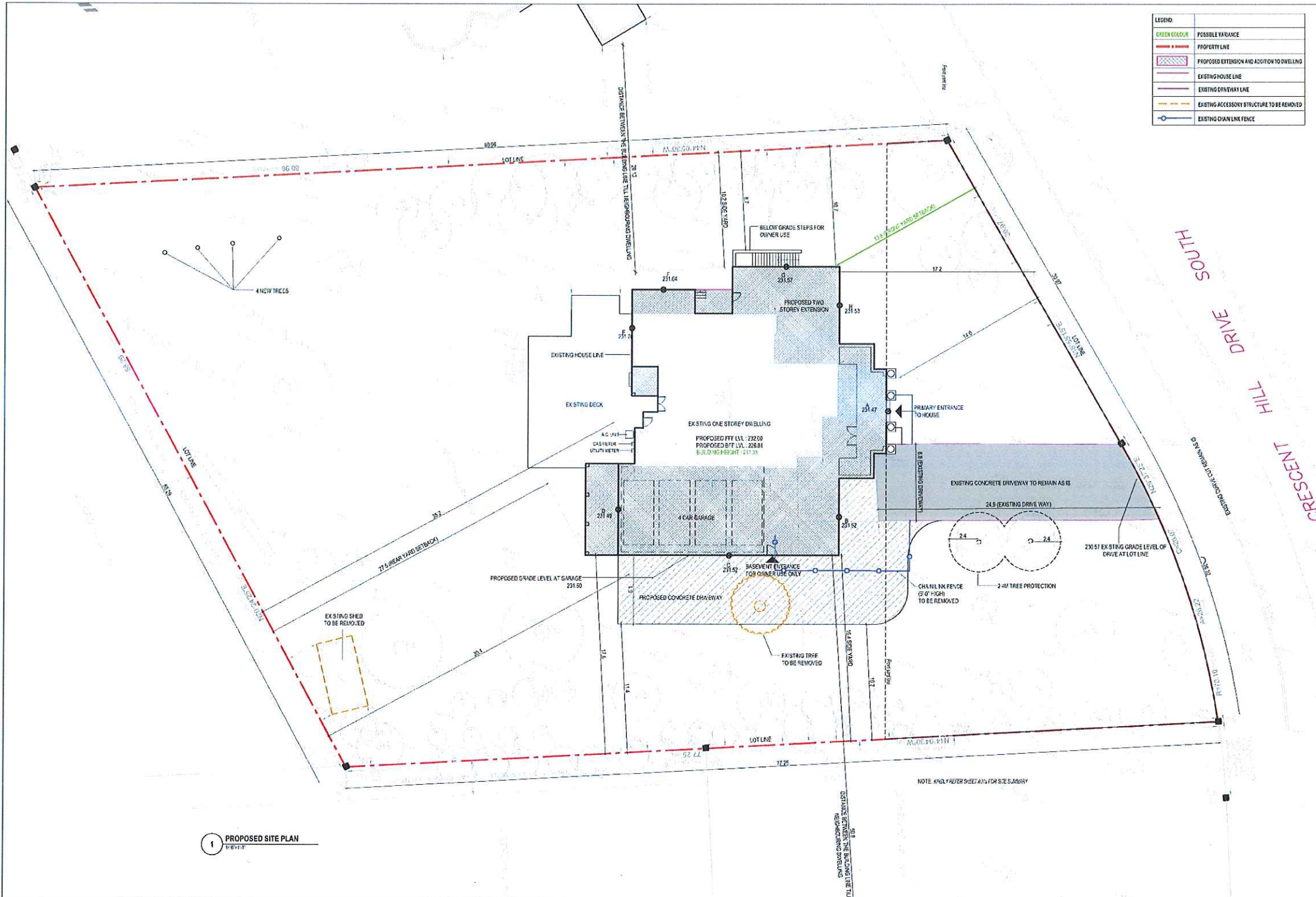
KEY PLAN



SCOPE OF WORK:
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL ROAD, BRAMPTON,
ON, L6S 2P2








INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.



1 PROPOSED SITE PLAN
1/8"=1'-0"

LEGEND	
—	POSSIBLE VARIANCE
—	PROPERTY LINE
 	PROPOSED EXTENSION AND ADDITION TO DWELLING
 	EXISTING HOUSE LINE
 	EXISTING DRIVEWAY LINE
 	EXISTING ACCESSORY STRUCTURE TO BE REMOVED
 	EXISTING CHAIN LINK FENCE

<div><div><div></div><div>N</div></div><div><div></div><div>TRUE NORTH</div></div></div>	
PROJECTED NORTH	
RO	MINOR VARIANCE
REV	ISSUED FOR
DATE	
PROJECT NAME AND ADDRESS :	
INTERIOR ALTERATIONS AND	
EXTENSION TO EXISTING HOUSE	
AT 5 CRESCENT HILL DRIVE SOUTH,	
BRAMPTON, ON L6S 2P2.	
LEAD CONSULTANT :	
<div><div><div></div><div>technoarch</div></div><div>PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hchbons@technoarch.ca www.technoarch.ca</div></div>	
<div><div><div>ONTARIO ASSOCIATION OF ARCHITECTS HARPREET SINGH BHONSE LICENCE 6942</div><div>2021-06-02</div></div></div>	
STRUCTURAL CONSULTANT :	
MEP CONSULTANT :	
DRAWING TITLE :	
PROPOSED SITE PLAN	
DRAWN BY	HT
CHECKED BY	HK
APPROVED BY	HB
SCALE	SIZE
1:384	LEGAL
SHEET NO	STAGE
A1.1	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2021-06-02

LEGEND:	
	PROPERTY LINE
	PROPOSED EXTENSION AND ADDITION TO DWELLING
	EXISTING HOUSE LINE
	EXISTING DRIVEWAY LINE
	EXISTING ACCESSORY STRUCTURE TO BE REMOVED

LOT COVERAGE.

	PERMISSIBLE 25%	PROPOSED 5683.7 sqft X 100 45825.89 SQ.FT =12.40%	INCLUDING PORCH-3 BUT EXCLUDING REAR AND SIDE DECK AREA
FRONT YARD LANDSCAPE	82.2% (PLEASE REFER TO LANDSCAPE SHEET CALCULATION FOR DETAILS)		
WIDTH OF DRIVEWAY	EXISTING TO REMAIN AS IS		
MINIMUM DISTANCE BETWEEN DWELLINGS			
NORTH SIDE	15 MTS	20.13 MTS	
SOUTH SIDE	15 MTS	47.91 MTS	

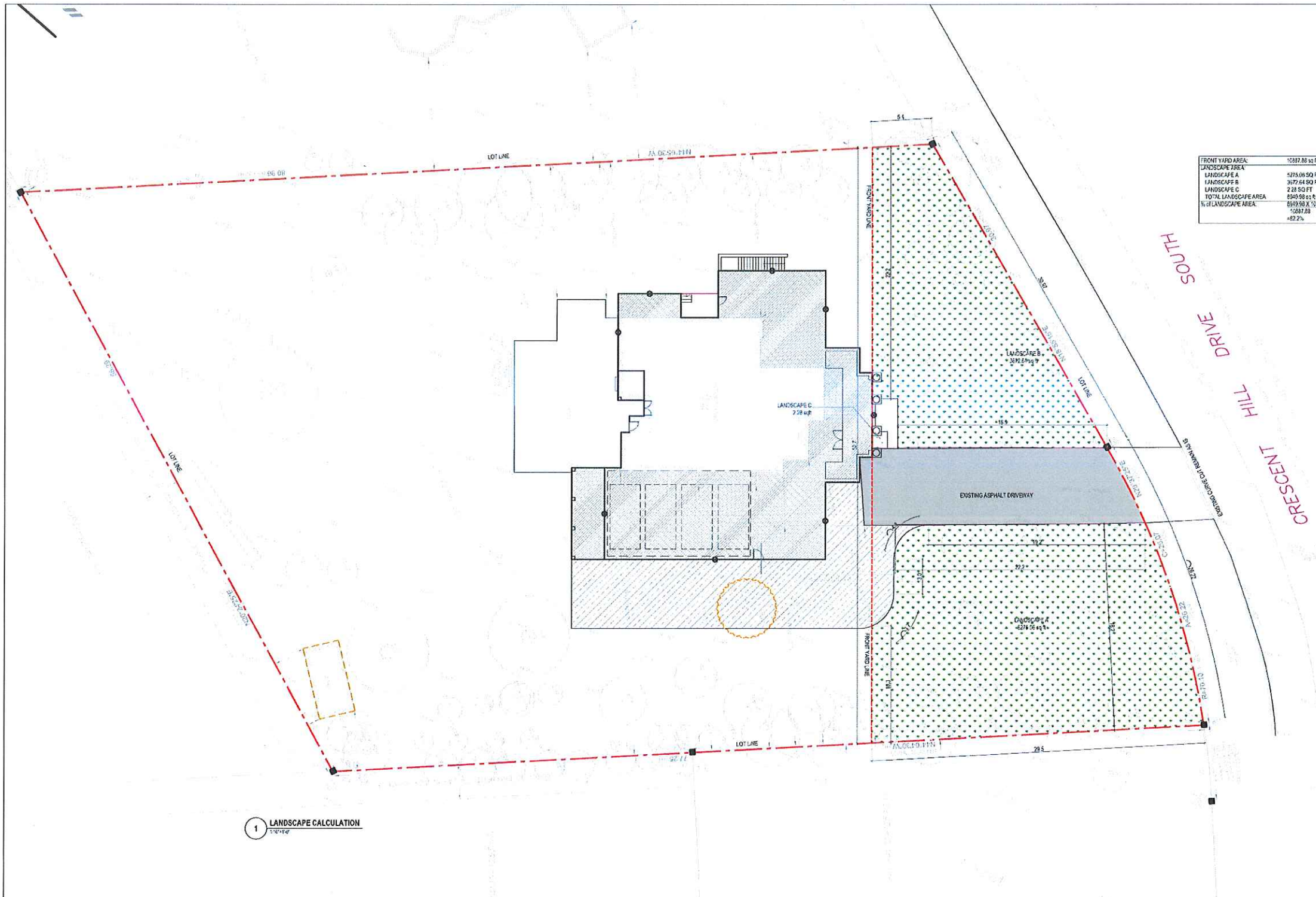
ESTABLISHED GRADE LEVEL.
GRADE, ESTABLISHED OR GRADE, FINISHED SHALL MEAN THE AVERAGE FINISHED SURFACE ELEVATION AT THE OUTSIDE WALLS OF ANY BUILDING OR STRUCTURE, WHICH IS DETERMINED BY TAKING THE ARITHMETIC MEAN OF THE LEVELS OF THE FINISHED GROUND SURFACE AT THE MIDPOINT OF EACH OF THOSE OUTSIDE WALLS.

FINISHED FLOOR LEVELS:

FLOOR AREA, GROSS RESIDENTIAL SHALL MEAN THE AGGREGATE OF THE AREA OF ALL FLOORS IN A BUILDING, WHETHER AT, ABOVE OR BELOW ESTABLISHED GRADE, MEASURED BETWEEN THE EXTERIOR WALLS OF THE BUILDING, BUT EXCLUDING ANY PORCH, VERANDAH, UNFINISHED ATTIC, BASEMENT OR ANY FLOOR AREA USED FOR BUILDING MAINTENANCE OR SERVICE EQUIPMENT, LOADING AREA, COMMON LAUNDRY FACILITIES, COMMON WASHROOM, COMMON CHILDREN'S PLAY AREA, RECREATION AREA, PARKING OF MOTOR VEHICLES, OR STORAGE

1. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL TRIPPING AND GRADING PERMIT.
2. NO MOVEMENT OF VEHICLE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. THE AREA WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIME.
4. ANY BACKFILLING OR TOPSOIL / STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF TREE PROTECTION ZONE.
5. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRED PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH GOOD ARBORICULTURE STANDARD.
6. TREES THAT HAVE DIED OR HAVE DAMAGED BEYOND REPAIR, WILL BE REMOVED OR REPLACE WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY OF BRAMPTON PUBLIC WORKS AND ENGINEERING DEPARTMENT.
7. TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.
8. ADDITIONALLY, INCLUDE ON THE PLAN OF BRAMPTON DETAIL L110 TREE PROTECTION. PLEASE SEE THE LINK:
<http://www.brampton.ca/en/business/planning/development/guidelines-manuals/pages/streetscape-parks-construction-standard-detail.aspx>

The Owner acknowledges and agrees that should any archaeological resources be discovered they may constitute a new archaeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning and Development Services Department shall be notified. The Owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City is provided to the Owner. The Owner agrees that it releases and forever discharges the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law, from any and all claims, demands, actions, cause of actions and other proceedings and any liability for damages, costs and expenses for or relating to any loss which the Owner may suffer arising out of, incidental to, or in connection with (a) an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; or (b) the issuance of any written notice from the Policy Division (Heritage Section) of the City's Planning and Development Services Department permitting the Owner to continue to work on the Lands; or (c) the period of time during which the Owner is not allowed to work on the Lands. The Owner further agrees to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with items (a), (b), or (c) listed immediately above.



FRONT YARD AREA:	10387.88 sq ft
LANDSCAPE AREA:	
LANDSCAPE A	5276.06 sq ft
LANDSCAPE B	3672.64 sq ft
LANDSCAPE C	228.50 sq ft
TOTAL LANDSCAPE AREA	8946.66 sq ft
% of LANDSCAPE AREA	86.19 %
	10387.88
	+82.2%

PROJECTED NORTH

TRUE NORTH

REV	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT :

PO Box 68531, Great Lakes Drive,
Brampton, ON L6R 0J8 Canada
Tel: +1-905-792-0038
Cell: +1-416-729-9454
Email: hbhons@technoarch.ca
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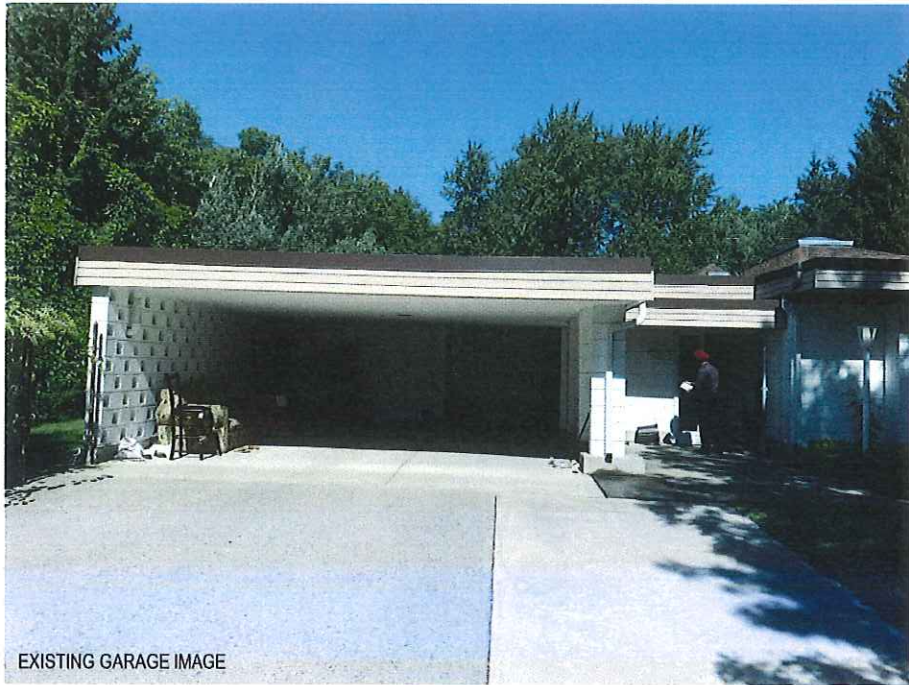
ONTARIO ASSOCIATION
OF
ARCHITECTS
HARPREET SINGH BHONS
LICENCE
6942

STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
LANDSCAPE CALCULATIONS

DRAWN BY	HT
CHECKED BY	HK
APPROVED BY	HB
SCALE 1/32"=1'-0" (1:384)	SIZE LEGAL
SHEET NO A1.3	STAGE MINOR VARIANCE
PHASE 00	REV R0
ISSUED DATE	2021-06-02



EXISTING GARAGE IMAGE






EXISTING FRONT YARD IMAGE

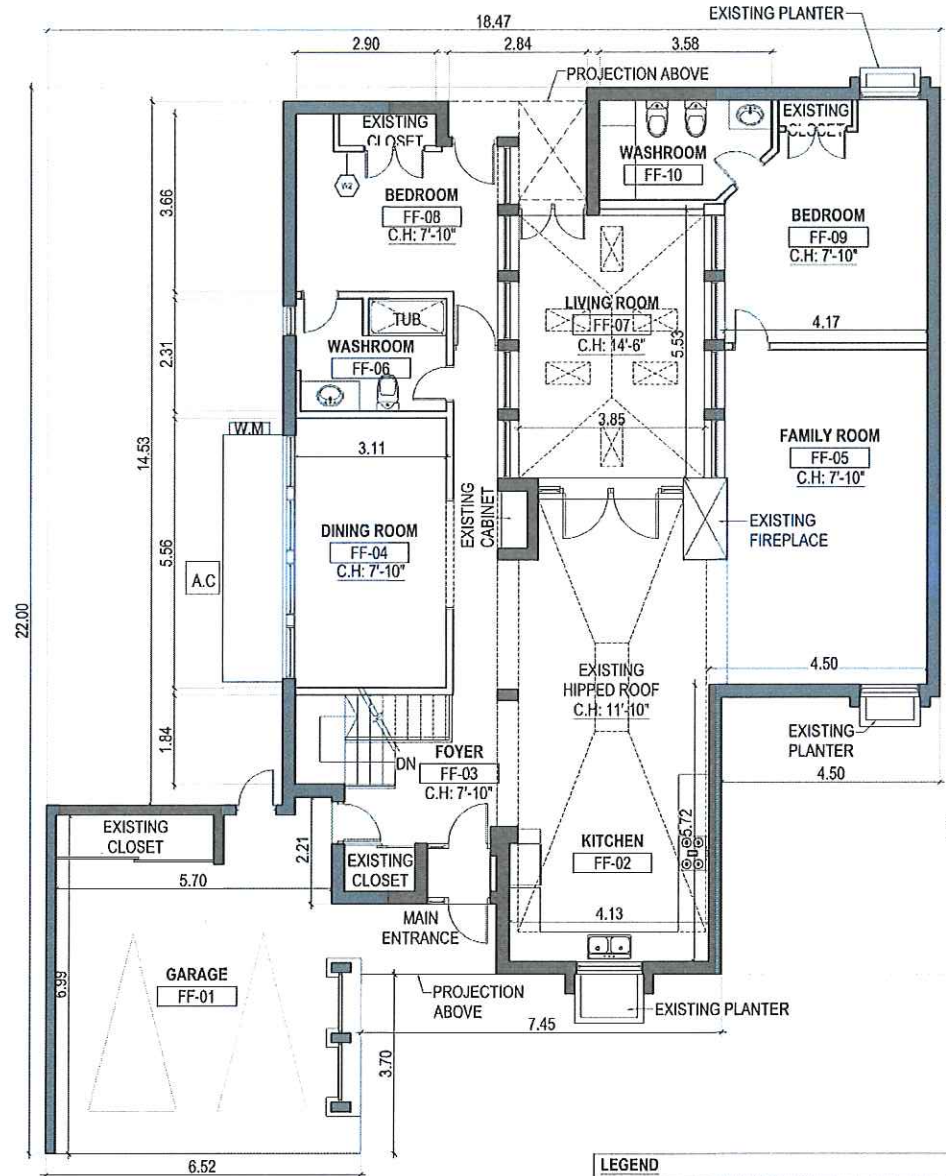
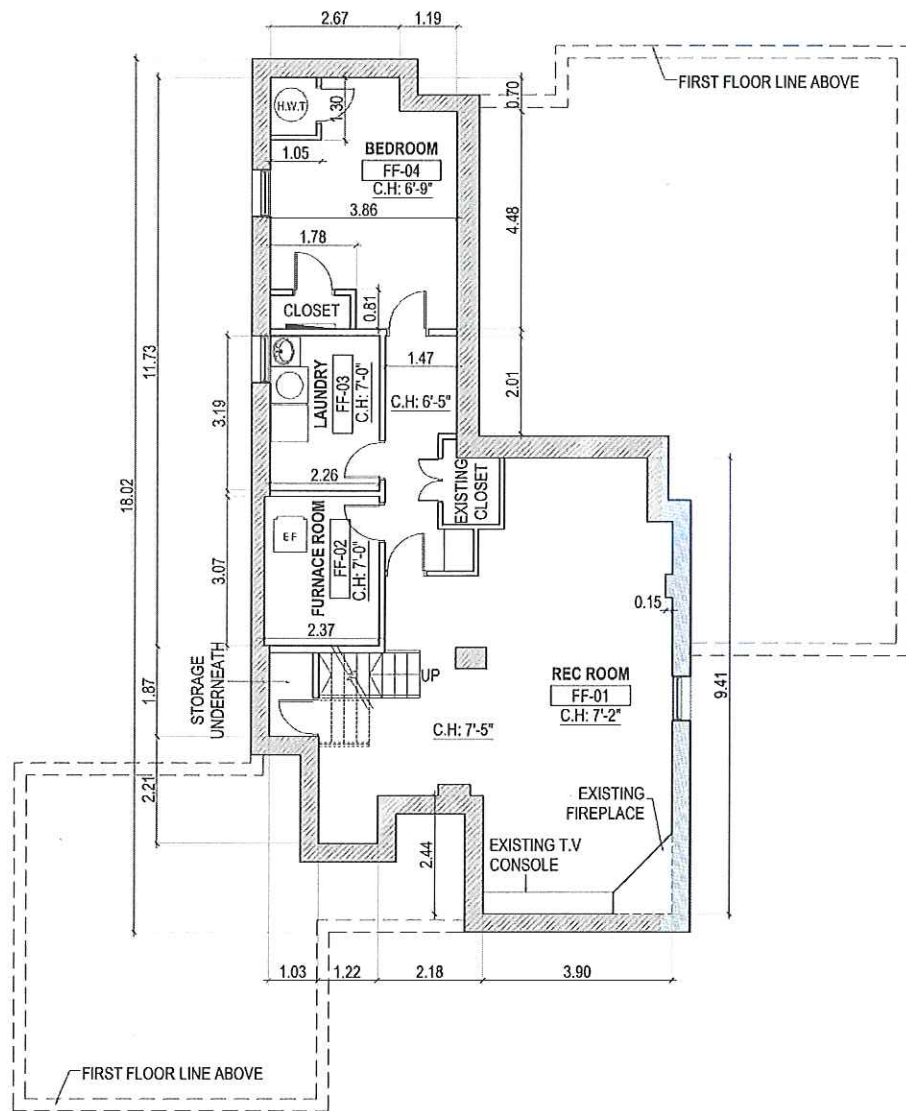


EXISTING REAR YARD IMAGE



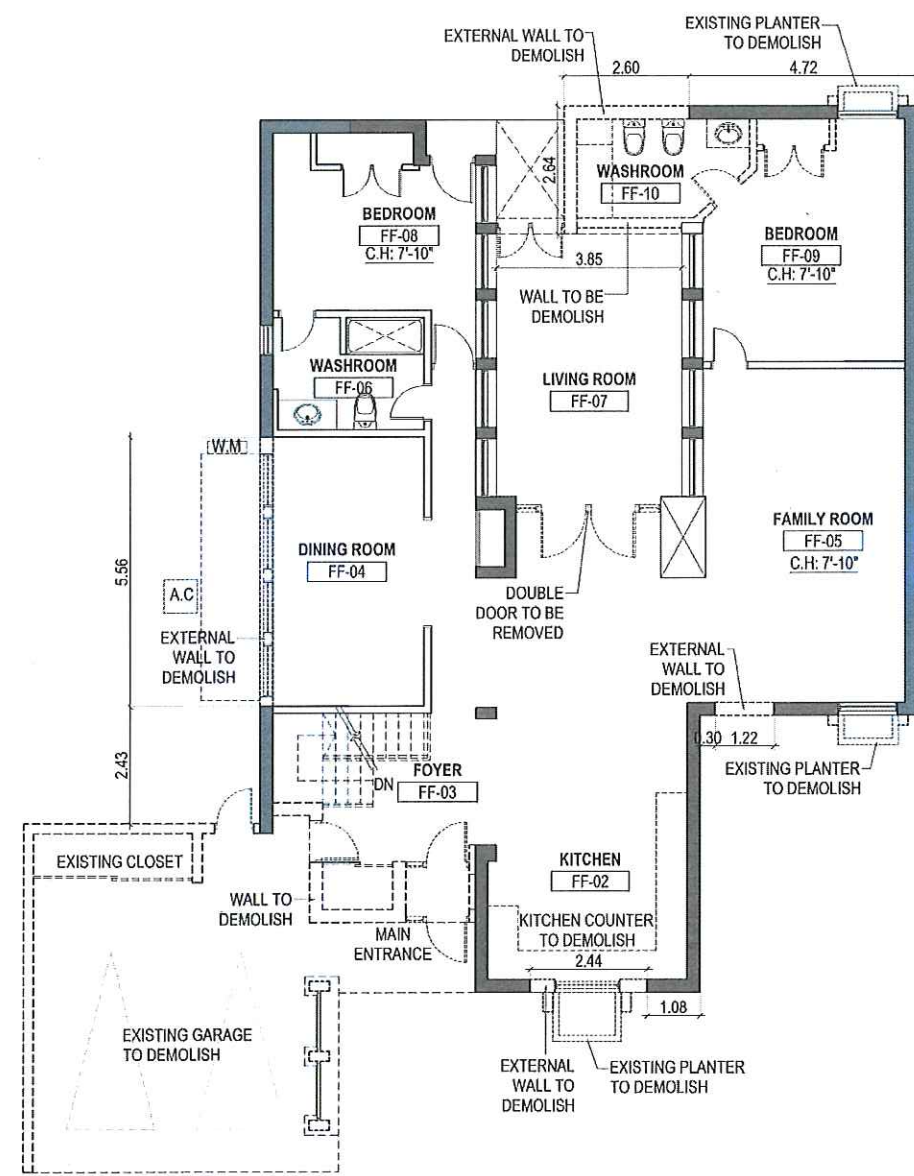
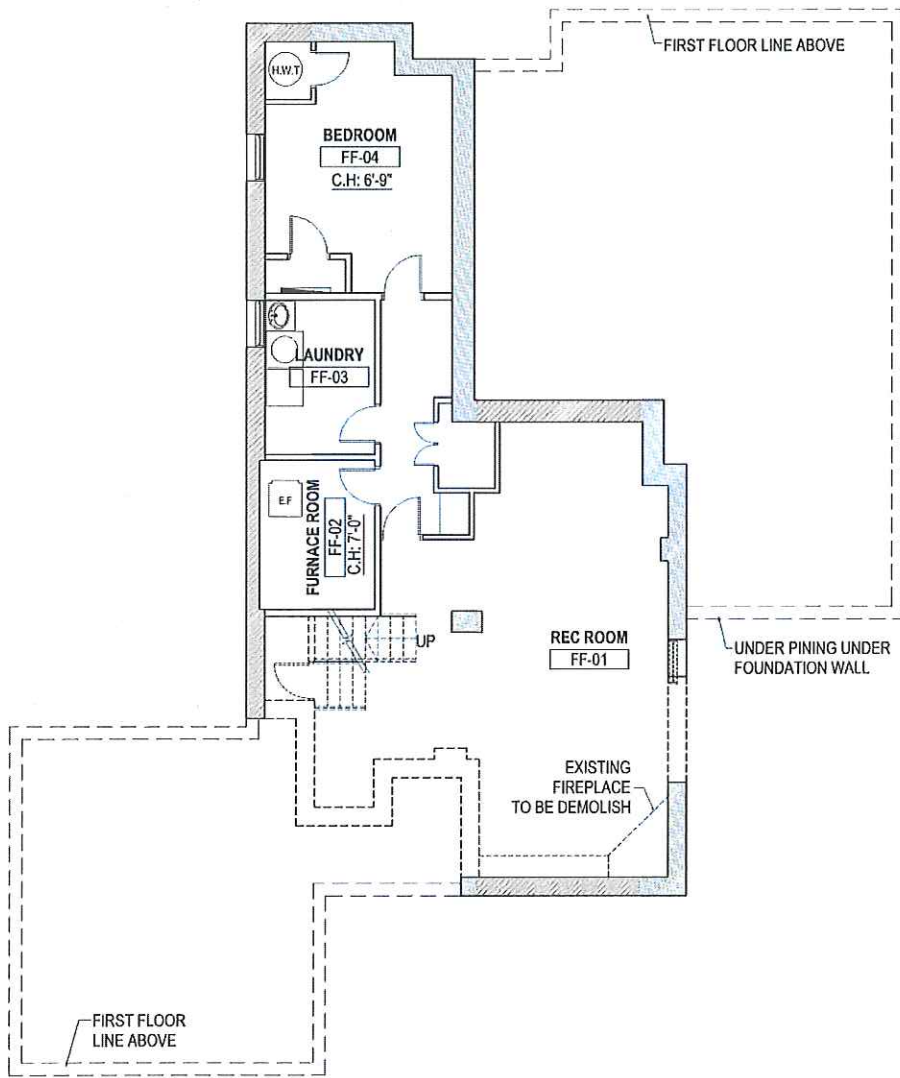
EXISTING REAR YARD IMAGE

		
PROJECTED NORTH		TRUE NORTH
R0	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS : INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT :  PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hbbans@technoarch.ca www.technoarch.ca		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : EXISTING SITE IMAGES		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	SIZE	
N.T.S.	LEGAL	
SHEET NO	STAGE	
A1.4	MINOR VARIANCE	
PHASE	REV	
00	R0	
ISSUED DATE	2021-06-02	

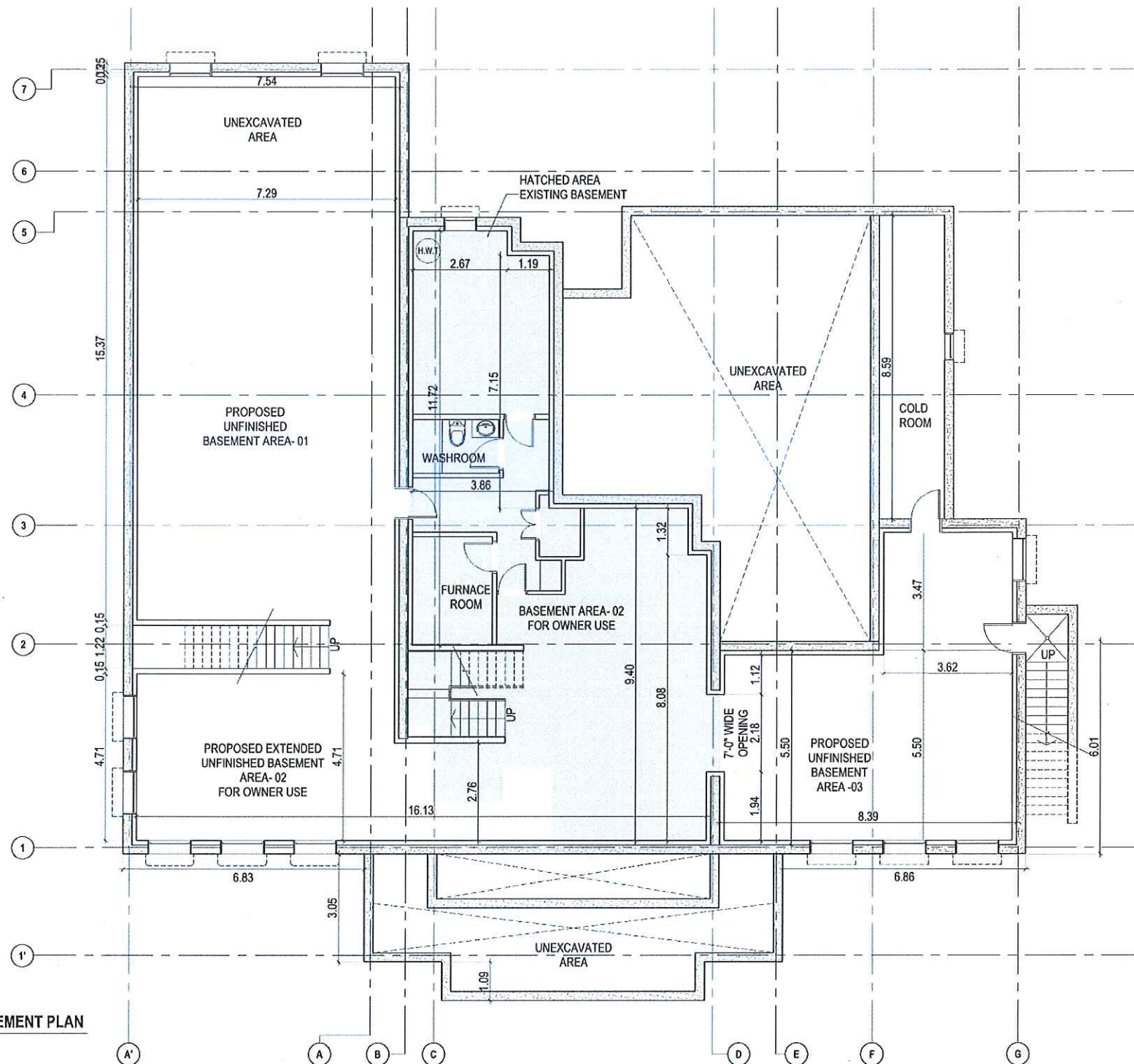


LEGEND	
	ALL DOOR AND WINDOWS ARE EXISTING
	EXISTING WATER METER
	EXISTING SKYLIGHTS PROVIDED
	EXISTING FURNACE
	EXISTING ELECTRICAL PANEL
WALL TYPES	
	EXISTING EXTERIOR WALL TO REMAIN AS IS
	EXISTING INTERIOR PARTITION WALL TO REMAIN AS IS
	EXISTING EXTERIOR WALL OF BASEMENT TO REMAIN AS IS

	PROJECTED NORTH		TRUE NORTH
R0 MINOR VARIANCE 2021-06-02			
REV ISSUED FOR DATE			
PROJECT NAME AND ADDRESS: INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.			
LEAD CONSULTANT: PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hkhons@technoarch.ca www.technoarch.ca			
 2021-06-02 ARCHITECTS HARPREET SINGH BHONS LICENCE 6942			
STRUCTURAL CONSULTANT:			
MEP CONSULTANT:			
DRAWING TITLE: EXISTING BASEMENT & FIRST FLOOR PLAN			
DRAWN BY	HT	CHECKED BY	HK
APPROVED BY	HB	SCALE	SIZE
1:150	LEGAL	SHEET NO	STAGE
A2.1	MINOR VARIANCE	PHASE	REV
00	R0	ISSUED DATE	2021-06-02



		
PROJECTED NORTH		TRUE NORTH
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R0	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS : INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT :  technoarch <small>INCORPORATED</small> PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-728-9454 Email: hthbns@technoarch.ca www.technoarch.ca		
		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : DEMOLITION BASEMENT & FIRST FLOOR PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	1:150	SIZE LEGAL
SHEET NO	A2.2	STAGE MINOR VARIANCE
PHASE	00	REV R0
ISSUED DATE	2021-06-02	



PROJECTED NORTH TRUE NORTH

R0 MINOR VARIANCE 2021-06-02
REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS :
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT :



PO Box 68531, Great Lakes Drive,
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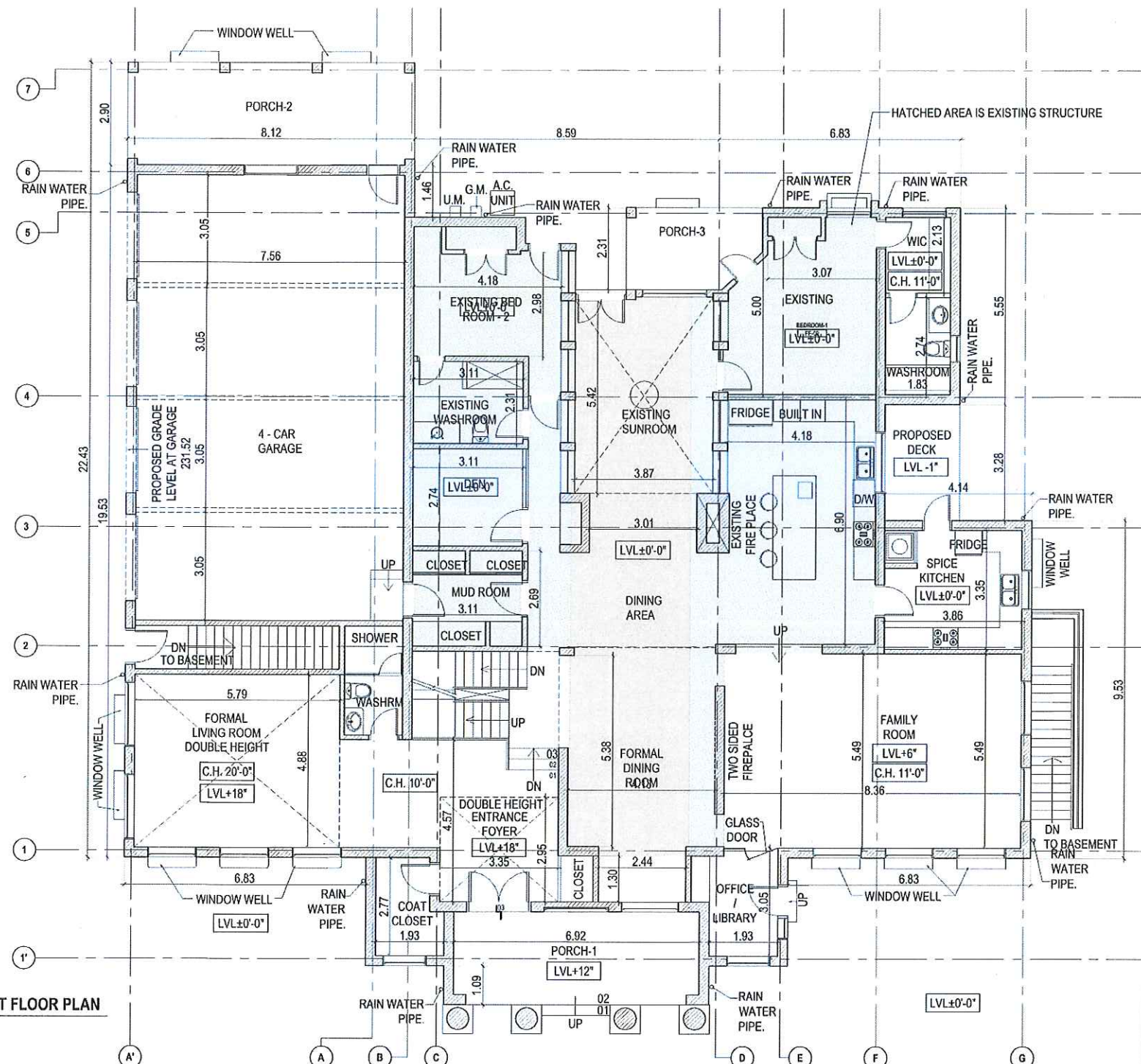


STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED BASEMENT PLAN

DRAWN BY	HT
CHECKED BY	HK
APPROVED BY	HB
SCALE	SIZE
1:150	LEGAL
SHEET NO	STAGE
A2.3	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2021-06-02



1 PROPOSED FIRST FLOOR PLAN
1:150

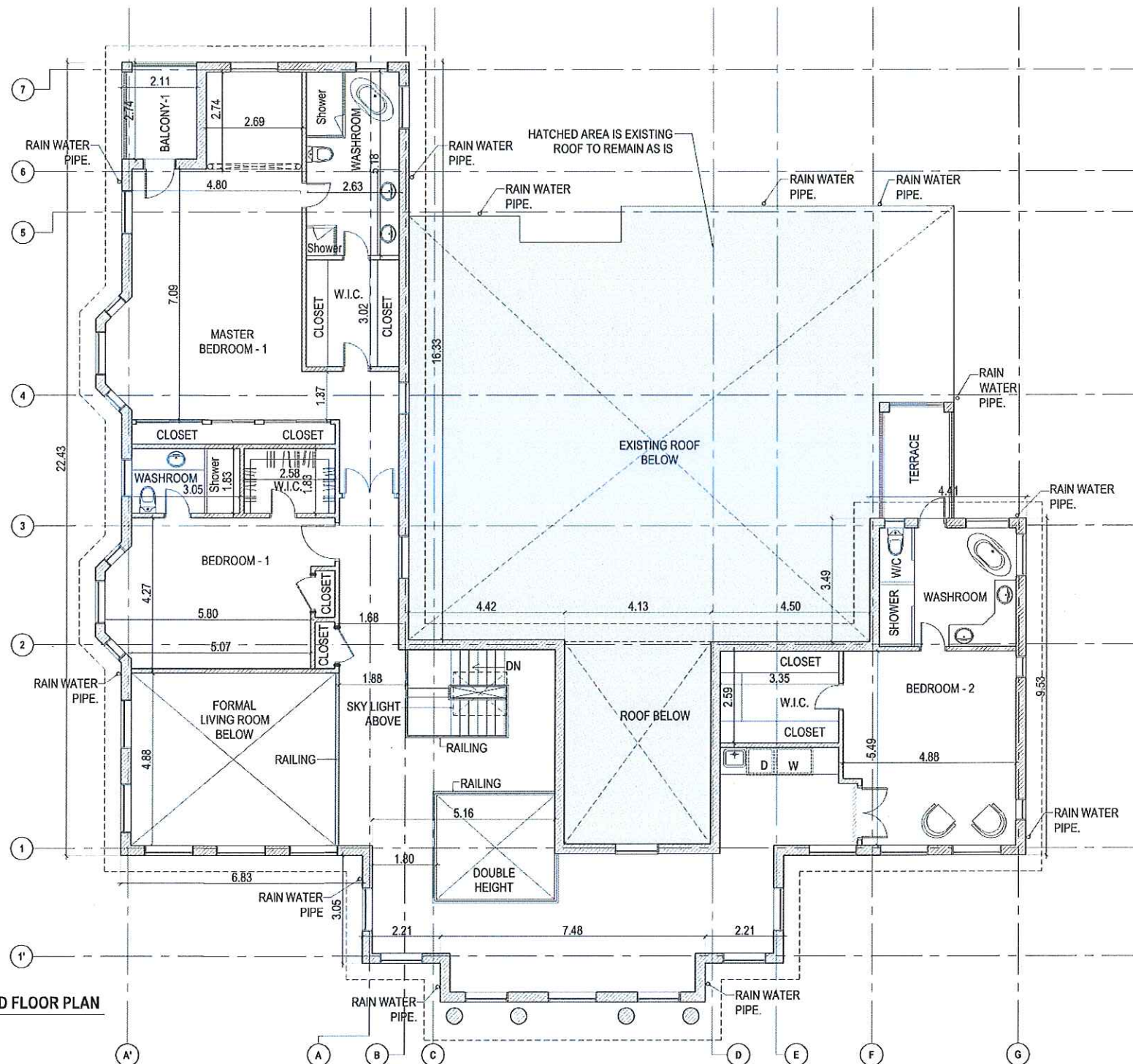
LEGEND
EXISTING AREA

FIRST FLOOR PLAN	
EXISTING HOUSE AREA	= 1924.68 SQ FT
PROPOSED ADDITION AND EXTENSION AREA	= 3542.81 SQ FT
TOTAL AREA	= 5,467.49 SQ FT
DEDUCTIBLE AREA	
GARAGE AREA	= 1111.31 SQ FT
PORCH 1	= 201.52 SQ FT
PORCH 2	= 252.93 SQ FT
PORCH 3	= 88.69 SQ FT
TOTAL DEDUCTIBLE AREA	= 1,654.45 SQ FT
NEW GROSS FLOOR AREA OF GROUND	= 1,977.05 SQ FT (183.74 SQ M)
NET GROSS FLOOR AREA OF GROUND	= 3813.14 SQ FT (354.38 SQ M)

PROJECTED NORTH

TRUE NORTH

RO	MINOR VARIANCE	2021-06-02
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LEAD CONSULTANT:		
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 2021-06-02 ARCHITECTS HARPREET SINGH DHONS LICENCE 6942		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE: PORPOSED FIRST FLOOR PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	SIZE	
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SHEET NO	STAGE	
A2.4	MINOR VARIANCE	
PHASE	REV	
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ISSUED DATE	2021-06-02	

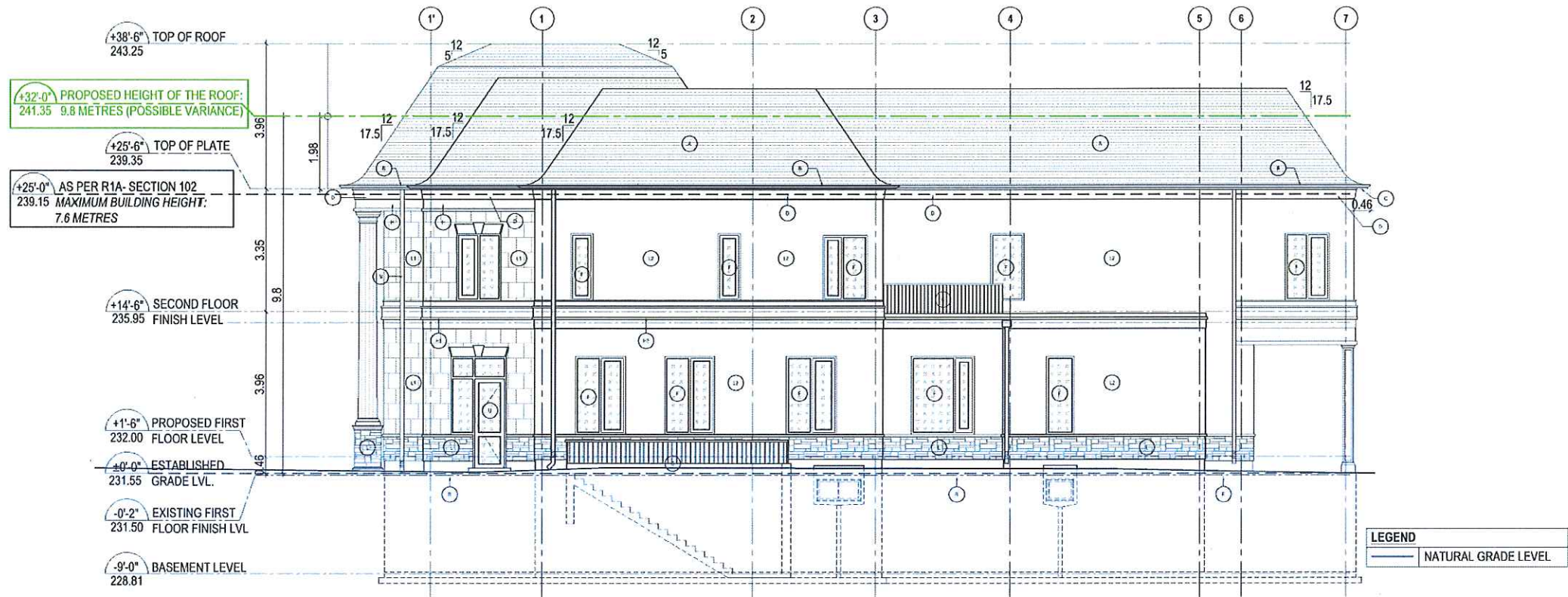


1 PROPOSED SECOND FLOOR PLAN
1:150

LEGEND
EXISTING AREA

SECOND FLOOR PLAN	
EXISTING HOUSE AREA	= 0 SQ FT
PROPOSED ADDITION AND EXTENSION AREA	= 3528.12 SQ FT
DEDUCTIBLE AREA	
• BALCONY	= 54.00 SQ FT
• DOUBLE HEIGHT AREA	= 303.33 SQ FT
• LIVING ROOM	= 303.33 SQ FT
• DOUBLE HEIGHT AREA AT ENTRANCE FOYER	= 106.33 SQ FT
TOTAL DEDUCTIBLE AREA	= 463.66 SQ FT
NET GROSS FLOOR AREA OF GROUND	= 3065.46 SQ FT (284.89 sq m)

PROJECTED NORTH		TRUE NORTH
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 PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hbb@technoarch.ca www.technoarch.ca		
 2021-06-02 ARCHITECTS HARPREET SINGH BRONSE LICENCE 6942		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE :		
PROPOSED SECOND FLOOR PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	1:150	SIZE LEGAL
SHEET NO	A2.5	STAGE MINOR VARIANCE
PHASE	00	REV R0
ISSUED DATE	2021-06-02	

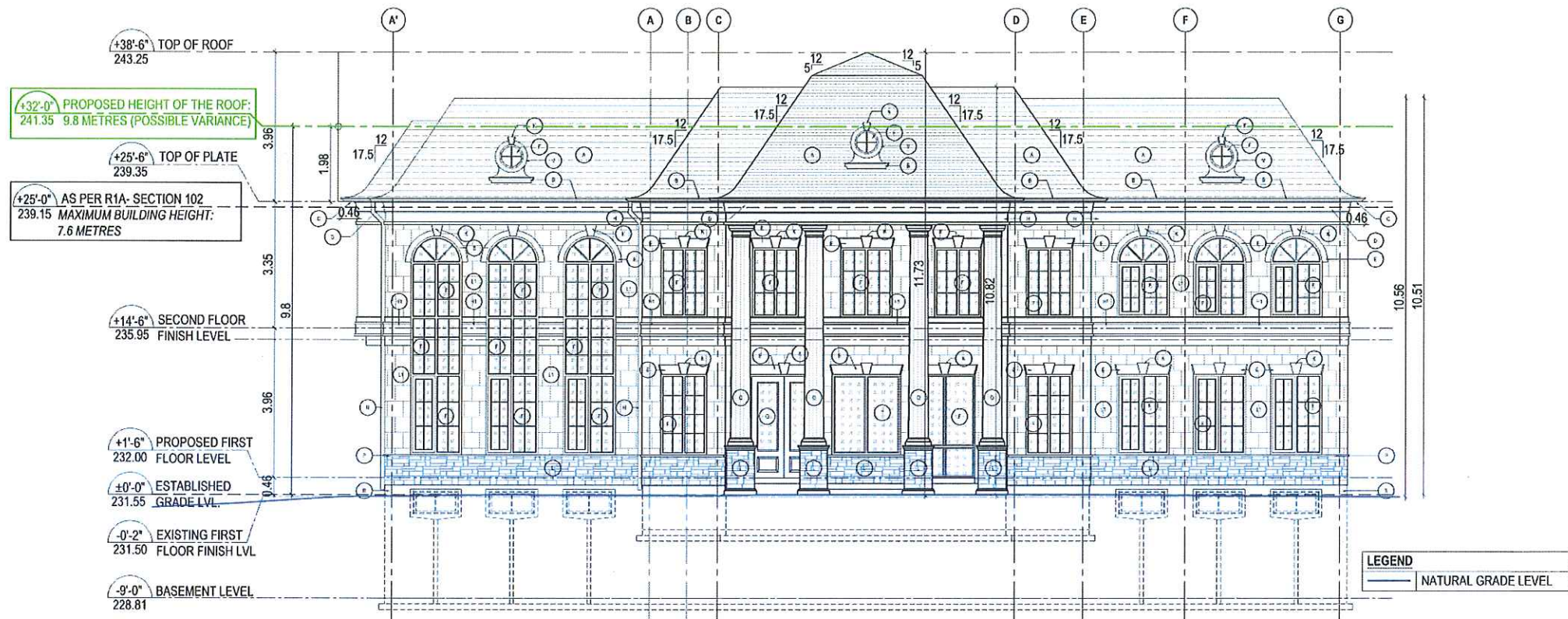


1 PROPOSED NORTH ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
OR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
A	ASPHALT SHINGLES (SELF-SEALING)	Best-Tek	LANDMARK SERIES	COLOR: NUORE BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	AMERIMAX OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
C	RAVES	PROCEMA PRE-FINISHED WOODEN PANELS	PROCEMA NATURAL WOOD BEAUTY	RUSTIC (FROM PROCEMA NATURAL WOOD BEAUTY)	VENTILATED EXTERIOR PANELS
D	STONE FREEZE BOARD	PETRA DESIGNS			8 1/2" THICK FREEZE BOARD
E	PRECAST STONE MOLDING	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
F	WINDOWS	VARIABLE OR EQUIVALENT		FRAME COLOR: CROWN BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
G	METAL RAILING	GEORGEZIAN OR EQUIVALENT	WINDSOR	PAIN: BLACK	TOP OF RAILING 2'-6" FROM FLOOR FINISH (SHOP DRAWING TO BE PROVIDED BY CONTRACTOR)
H	1" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
I	2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
J	2 1/2" HIGH STYROFOAM CASING EXTRUSIONS (REFER ELEVATION FOR DETAILS)	CHARMOLLO EXTRUSIONS INC. OR EQ.	MATERIAL STYROFOAM	COLOR TO MATCH WITH PRE-CAST STONE CASING (F-I)	
K	MAIN ENTRANCE WOODEN DOUBLE DOOR	BROOK DOORS & WINDOWS OR EQ.	MATERIAL WOODEN & GLASS	COLOR: ELMONT MANDARIN	

1	KEY STONE	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
2	ROUGH STONE FINISH	ARRIS-KRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
3	SMOOTH STONE FINISH	ARRIS-KRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
4	STUCCO FINISH	DUROCK ALTA VINO INTERNATIONAL		SAND DOLLAR (SHERWIN WILLIAMS)	
5	METALLIGHT	ROYAL LIGHTING OR EQUIVALENT		MODEL: J2257	LED OUTDOOR WALL LANTERN
6	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQUIVALENT			COVERED WITH 1/2" THICK CONCRETE BRUSH FINISH
7	1 1/2" THICK PRECAST STONE BAND SILL PRELIMINARY BY C.	BY PETRA DESIGNS	MATERIAL: PRECAST STONE		
8	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGNS	MATERIAL: PRECAST STONE		
9	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 12" HIGH FROM GRADE LEVEL
10	SHADE DOORS	PROFESSIONAL MASTERS GARDEN DESIGN OR EQUIVALENT	AVANTE COLLECTION	DOOR COLOR: CYPRESS BLACK (ANODIZED)	
11	FALSE GLASS WINDOW				
12	OUTDOOR BOLD WOODEN DOORS AND WINDOWS WITH GLASS PANEL WITH OPTIONAL	EROCK DOORS		COLOR: BELMONT MANDARIN	
13	8" WIDE PRE-CAST STONE EXTRUSIONS	BY PETRA DESIGNS			
14	STRUCTURAL COLUMNS TO BE FINISHED WITH STYROFOAM	CHARMOLLO EXTRUSIONS INC. OR EQ.			

		
PROJECTED NORTH	TRUE NORTH	
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LEAD CONSULTANT :  technoarch PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: bhons@technoarch.ca www.technoarch.ca		
		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : NORTH SIDE ELEVATION		
DRAWN BY		HT
CHECKED BY		HK
APPROVED BY		HB
SCALE		SIZE
1:150		LEGAL
SHEET NO		STAGE
A3.1		MINOR VARIANCE
PHASE		REV
00		R0
ISSUED DATE		2021-06-02

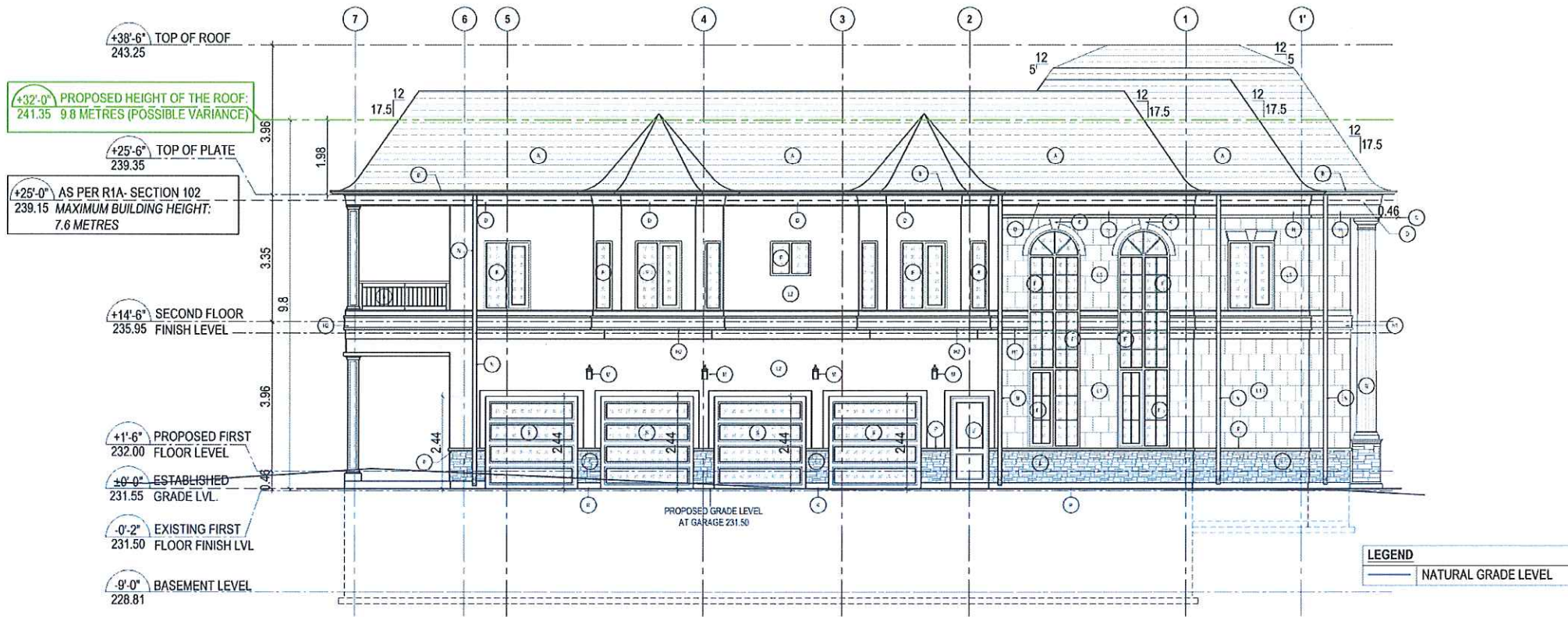


1 PROPOSED EAST ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION / SIZES
1	ASPHALT SHINGLES (SELF-SEALING)	CORP-TECH	LANDMARK SERIES	COLOR: MORE BLACK	
2	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	JAMIE MAX OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
3	EAVES	PROCKMA PRE-FINISHED WOODEN PANELS	PROCKMA NATURAL WOOD FINISH	FINISH: FROM PROCKMA NATURAL WOOD FINISH	VENTILATED EAVE PANELS
4	STONE FIBER BOARD	PETRA DESIGN			5 1/2" THICK PER SIZE BOARD
5	PRECAST STONE MIMING	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
6	WINDOWS	VENTILATE OR EQUIVALENT		FRAME COLOR: CARBON BLACK	CLEAR GLASS DOUBLE GLAZED WINDOW
7	METAL RAILING	GEORGTOWN OR EQUIVALENT	WARRIOR	PAINT: BLACK	TOP OF RAILING 3" FROM FLOOR FINISH (SEE DRAWING TO BE PROVIDED BY CONTRACTOR)
8	1-2" HIGH PRECAST STONE CASING (REFER ELEVATIONS FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
9	2-6" HIGH PRECAST STONE CASING (REFER ELEVATIONS FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
10	2-6" HIGH EXTRUDED ALUMINUM CASING (REFER ELEVATIONS FOR DETAIL)	CANADIAN EXTRUSIONS INC. OR EQ.		MATERIAL: STYROFOAM	COLOR TO BE MATCHED WITH PRE-CAST STONE CASING (11)
11	MAIN ENTRANCE WOODEN DOUBLE DOOR	BROCK DOORS & WINDOWS OR EQ.		MATERIAL: WOODEN & GLASS	COLOR: BURNED HANGAR

12	KEY STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
13	ROUGH STONE FINISH	ARRISCAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA PRANSERANCE	
14	SMOOTH STONE FINISH	ARRISCAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA PRANSERANCE	
15	STUCCO FINISH	SHOCK ALABASTERS INTERNATIONAL		SAND DOLLAR SR 500 (SHERMAN WILLIAMS)	
16	METAL LIGHT	ROYAL LIGHTING OR EQUIVALENT		MODEL: T0257 LED OUTDOOR WALL LANTERN	
17	RAIN WATER DOWNSPOUTS	ALUMINUM OR EQUIVALENT			DOWNSPOUT WITH 1" X 1" CONCRETE FLASHING
18	1-2" THICK PRECAST STONE BRICKELL PRELUMINOUS DETERBY 2	BY PETRA DESIGN		MATERIAL: PRE-CAST STONE	
19	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGN		MATERIAL: PRE-CAST STONE	
20	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE FINISHED TO HIGH TIDE GRADE LEVEL
21	GARAGE DOORS	PROFESSIONAL INDUSTRIES GARAGE DOOR OR EQUIVALENT	AVANTAGE COLLECTION	DOOR COLOR: ON PRESS (BLACK AND WHITE)	
22	FALSE GLASS WINDOW				
23	EXTERIOR SOLID WOODEN DOORS (HARDWOOD GLASS PART WITH ORIGINAL)	BROCK DOORS AND WINDOWS OR EQUIVALENT		COLOR: BURNED HANGAR	
24	2" HIGH PRECAST STONE WINDOW SURROUNDS	BY PETRA DESIGN			
25	3" HIGH PRECAST STONE WINDOW SURROUNDS	CANADIAN EXTRUSIONS INC. OR EQ.			

			
PROJECTED NORTH		TRUE NORTH	
RO	MINOR VARIANCE	2021-06-02	
REV	ISSUED FOR	DATE	
PROJECT NAME AND ADDRESS: INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.			
LEAD CONSULTANT:  technoarch PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hsham@technoarch.ca www.technoarch.ca			
			
STRUCTURAL CONSULTANT:			
MEP CONSULTANT:			
DRAWING TITLE: PROPOSED EAST SIDE ELEVATION			
DRAWN BY		HT	
CHECKED BY		HK	
APPROVED BY		HB	
SCALE 1:150		SIZE LEGAL	
SHEET NO A3.2		STAGE MINOR VARIANCE	
PHASE 00		REV R0	
ISSUED DATE		2021-06-02	



1 PROPOSED SOUTH ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
A	ALUMINUM SHINGLES (SELF-SEALING)	Cortar Text	LANDMARK SERIES	COLOR: MORE BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	ALUMINUM OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	1" ALUMINUM GUTTER
C	EAVES	PROCEMA PRE-FINISHED WOODEN PANELS	PROCEMA NATURAL WOOD BEAUTY	RUSTIC (FROM PROCEMA NATURAL WOOD BEAUTY)	VENTILATED BATTEN/SLAT
D	STONE FRIEZE BOARD	PETRA DESIGNS			1 1/2" THICK FRIEZE BOARD
E	PRECAST STONE MOLDING	PETRA DESIGN NO. OR EQ.	MATERIAL: PRECAST STONE		
F	WINDOWS	VINTAGE OR EQUIVALENT		FRAME COLOR: CARBON BLACK	CLAR GLASS SEALED DOUBLE GLAZED WINDOW
G	WALL RAILING	GEORGINA OR EQUIVALENT	WINDSOR	PAINT: BLACK	TOP OF RAILING FINISH TO MATCH FLOOR FINISH (SHOP LEAVING TO BE PROVIDED BY CONTRACTOR)
H	1 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAIL)	PETRA DESIGN NO. OR EQ.	MATERIAL: PRE-CAST STONE		
I	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAIL)	PETRA DESIGN NO. OR EQ.	MATERIAL: PRE-CAST STONE		
J	2 1/2" HIGH STYROFOAM CASING (REFER ELEVATION FOR DETAIL)	CANAMOLD EXTRUSIONS NO. OR EQ.		COLOR TO BE MATCHED WITH PRE-CAST STONE (CANG. #1)	
K	MAIN ENTRANCE WOODEN DOUBLE DOOR	BRICK DOORS & WINDOWS OR EQ.		MATERIAL: WOODEN & GLASS	03 OR BELMONT HANGING

L	KEY STONE	PETRA DESIGN NO. OR EQ.	MATERIAL: PRE-CAST STONE		
M	ROUGH STONE FINISH	ARRIS-CRAFT	CATEGORY: C-HANPASHA	COLOR: GEORGIA RENAISSANCE	
N	SMOOTH STONE FINISH	ARRIS-CRAFT	CATEGORY: C-HANPASHA	COLOR: GEORGIA RENAISSANCE	
O	STUCCO FINISH	DUROCK ALFACING INTERNATIONAL		SAID DOLLAR \$14.00 (5/8" RIVIN WALLMATE)	
P	METAL LIGHT	ROYAL LIGHTING OR EQUIVALENT		MODEL: 70272 LED OUTDOOR WALL LANTERN	
Q	RAIN WATER DOWNSPOUTS	AMERICAN OR EQUIVALENT			DOWNSPOUT WITH 1/2" X 1/2" CONCRETE SPLASH PAD
R	1/2" THICK PRE-CAST STONE BAND SILL (REFER ELEVATION BY P. 2)	BY PETRA DESIGN	MATERIAL: PRE-CAST STONE		
S	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
T	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 12" HIGH FROM GRADE LEVEL
U	GARAGE DOORS	PROFESSIONAL MASTERS GARAGE DOOR OR EQUIVALENT	WHITE COLLECTION	DOOR COLOR: CYPRESS BLACK (ARROU243)	
V	FALSE GLASS WINDOW				
W	EXTERIOR SOLID WOODEN DOORS (HAVING GLASS PANEL WITH OPTIONAL)	BRICK DOORS AND WINDOWS OR EQUIVALENT		COLOR: BELMONT HANGING	
X	5" WIDE PRECAST STONE WINDOW SURROUNDS	BY PETRA DESIGN			
Y	STRUCTURAL COLUMNS TO BE FINISHED IN STYROFOAM	CANAMOLD EXTRUSIONS NO. OR EQ.			

PROJECTED NORTH

TRUE NORTH

RO

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS:

INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT:

technoarch

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ONTARIO ASSOCIATION OF ARCHITECTS

2021-06-02

HARPREET SINGH BHONS

LICENCE 6042

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

DRAWN BY

HT

CHECKED BY

HK

APPROVED BY

HB

SCALE

1:150

SHEET NO

A3.3

PHASE

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ISSUED DATE

2021-06-02

SIZE

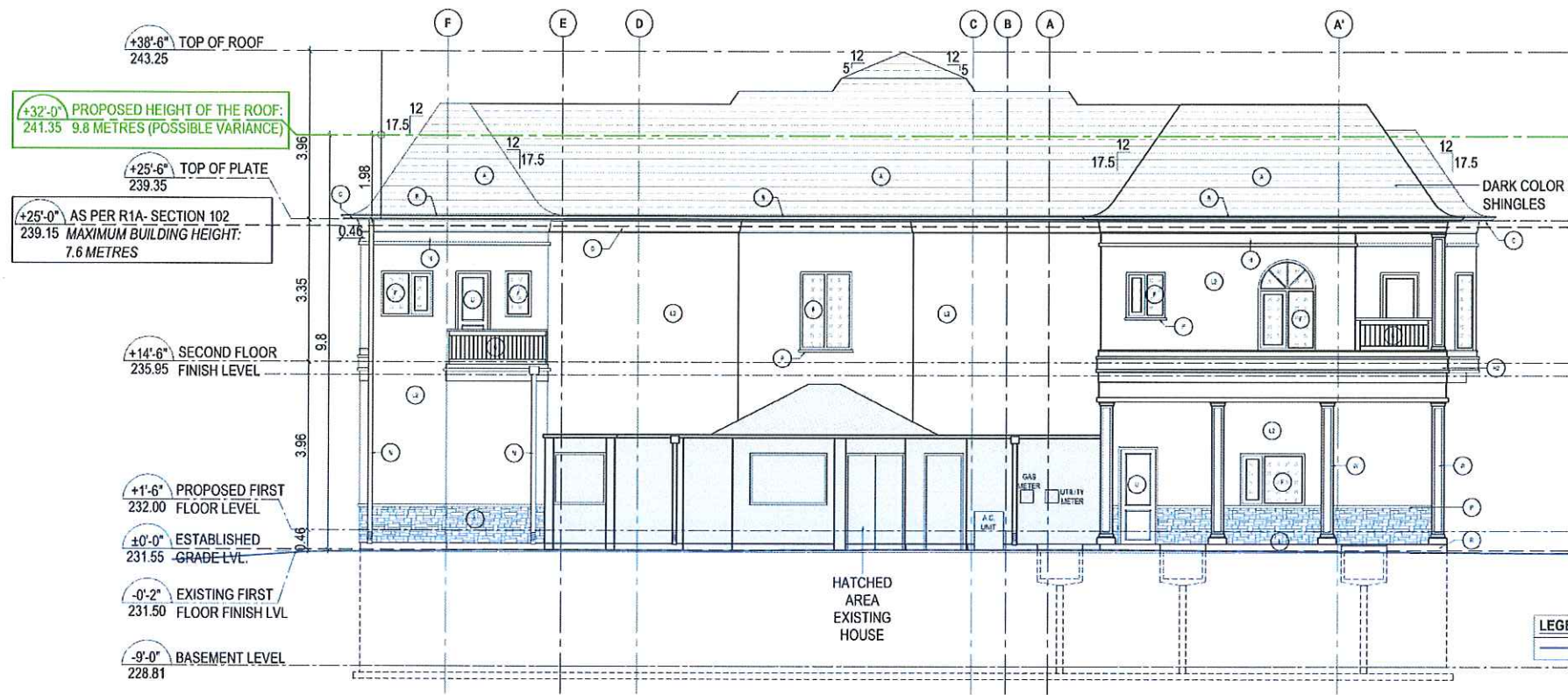
LEGAL

STAGE

MINOR VARIANCE

REV

R0



1 PROPOSED WEST ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/NOTES
A	ASPHALT SHINGLES (SELF SEALING)	Celestial	LANDMARK SERIES	COLOR: MOORE BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	ALUMINUM OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
C	EAVES	PRODEVA PRE FINISHED WOODEN PANELS	PRODEVA NATURAL WOOD BEAUTY	RUSTIC (FROM PRODEVA NATURAL WOOD BEAUTY)	VENTILATED EAVE PANELS
D	STONE FRIEZE BOARD	PETRA DESIGN INC. OR EQ.			5 1/2" THICK FRIEZE BOARD
E	PRECAST STONE HOLDING	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
F	WINDOWS	VINTAGE OR EQUIVALENT		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
G	UTLIL RAILING	OSCELEZIAN RAILING OR EQUIVALENT	WINDSOR	PART: BLACK	TOP OF RAILING 3'-6" FROM FLOOR FINISH (SHOP DRAWING TO BE PROVIDED BY CONTRACTOR)
H	1-2" HIGH PRE-CAST STONE CASING (FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
I	3-4" HIGH PRE-CAST STONE CASING (FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
J	2" HIGH SILVER GRAY CASING (FOR DETAILS)	CANAMOLD EXTRUSIONS INC. OR EQ.	MATERIAL: STYROFOAM	COLOR TO BE MATCHED WITH PRE-CAST STONE CASING	
K	MAIN ENTRANCE WOODEN DOUBLE DOOR	BRICK DOORS & WINDOWS OR EQ.	MATERIAL: WOODEN & GLASS	COLOR: REFINISH HAWKMAN	

L	KEY STONE	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
M	ROUGH STONE FINISH	ARRIS-CRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
N	SMOOTH STONE FINISH	ARRIS-CRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
O	STUCCO FINISH	DUROCK ALFAZING INTERNATIONAL		SAND DOLLAR SW 6000 (SHEPHERD, WILLOW)	
P	METAL LIGHT	ROYAL LIGHTING CREATIONS/ALIGHT		MODERN TOWNSHIP LED OUTDOOR WALL LANTERN	
Q	RUN WATER DOWNSPOUT	ALUMINUM OR EQUIVALENT			DOWNSPOUT WITH 1-1/2" x 1-1/2" CONCRETE SPLASH PAD
R	1-1/2" THICK PRECAST STONE SANDSILL (FOR DETAILS) 6" BY 2"	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
S	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
T	EXPANDED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE 12" MIN. AT 12" HIGH FROM GRADE LEVEL
U	GARAGE DOORS	PROFESSIONAL MASTERS GARAGE DOOR OR EQUIVALENT	AVANTE COLLECTION	DOOR COLOR: OYSTER BLACK (HAWKMAN)	
V	FALSE GLASS WINDOW	EXTERIOR SOLID WOODEN DOORS (HAWKMAN GLASS PANELS, OTHER OPTIONAL)			
W	5" WIDE PRECAST STONE WINDOW SURROUNDS	BY PETRA DESIGN			
X	STRUCTURAL COLUMNS TO BE FINISHED IN STYROFOAM	CANAMOLD EXTRUSIONS INC. OR EQ.			



PROJECTED NORTHTRUE NORTH

RO

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS:
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT:

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Email: r3hons@technoarch.ca
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2021-06-02
ARCHITECTS
HARPREET SINGH BHOWS
LICENCE
6042

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED WEST ELEVATION

DRAWN BYHT

CHECKED BYHK

APPROVED BYHB

SCALE1:150

SHEET NOA3.4

PHASE00

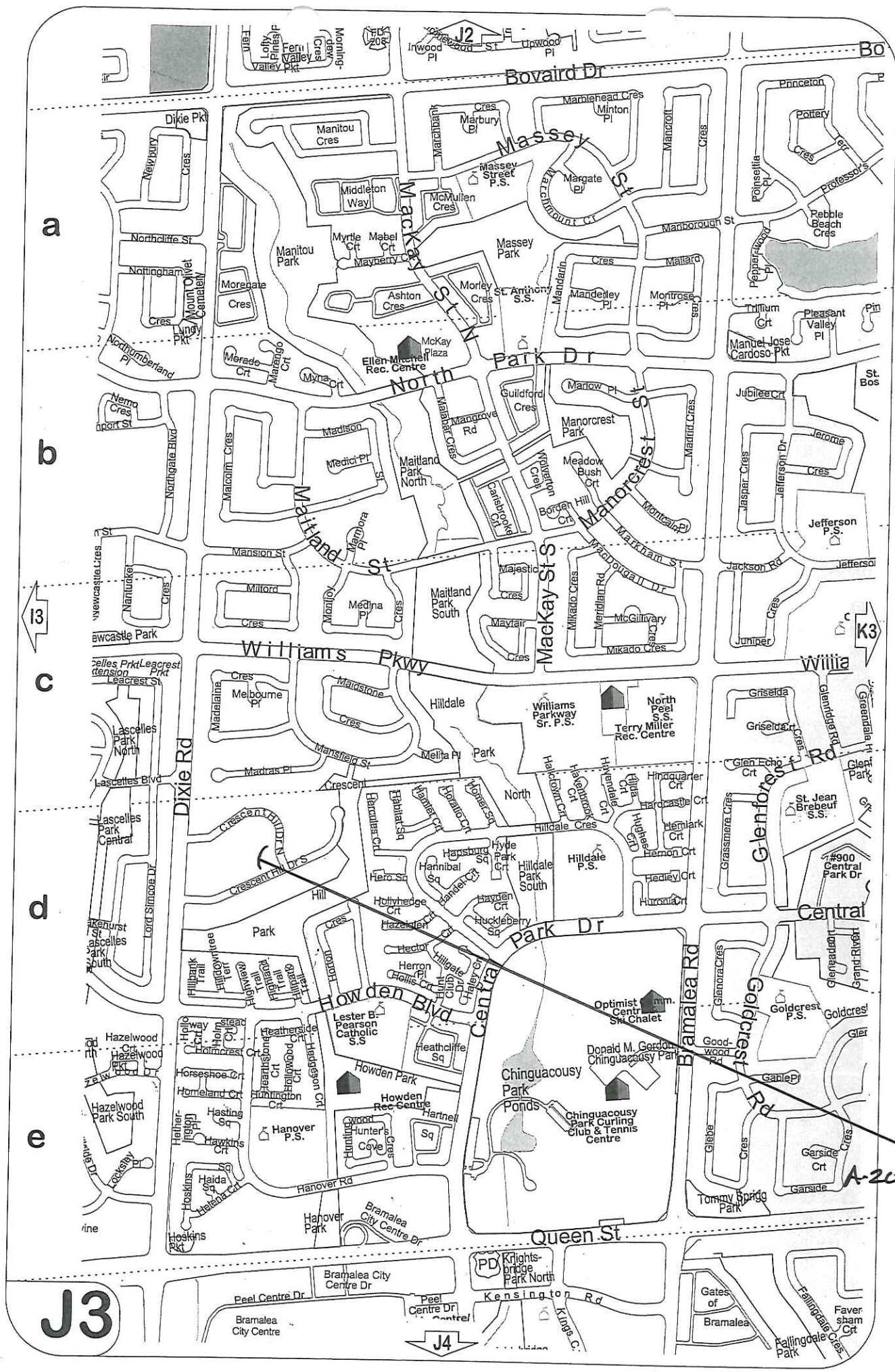
SIZELEGAL

STAGEMINOR VARIANCE

REVRO

ISSUED DATE

2021-06-02



A-2021-0126