

Public Notice

Committee of Adjustment

APPLICATION # A-2021-0231 WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **TAREQ DEEB AND BEATRIZ COSTA** under Section 45 of the <u>Planning Act</u>, (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 28, Plan M-254 municipally known as **83 MILL STREET SOUTH**, Brampton;

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

- 1. To permit an existing accessory structure (shed) to be located in the exterior side yard whereas the bylaw does not permit an accessory structure to be located in the exterior side yard;
- To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
- 3. To permit an exterior side yard setback of 1.5m (4.92 ft.) to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).

OTHER PLANNING APPLICATIONS:

Plan of Subdivision:	NO	File Number:	
Application for Consent:	NO	File Number:	

The Committee of Adjustment has appointed TUESDAY, October 26, 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 14th Day of October, 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

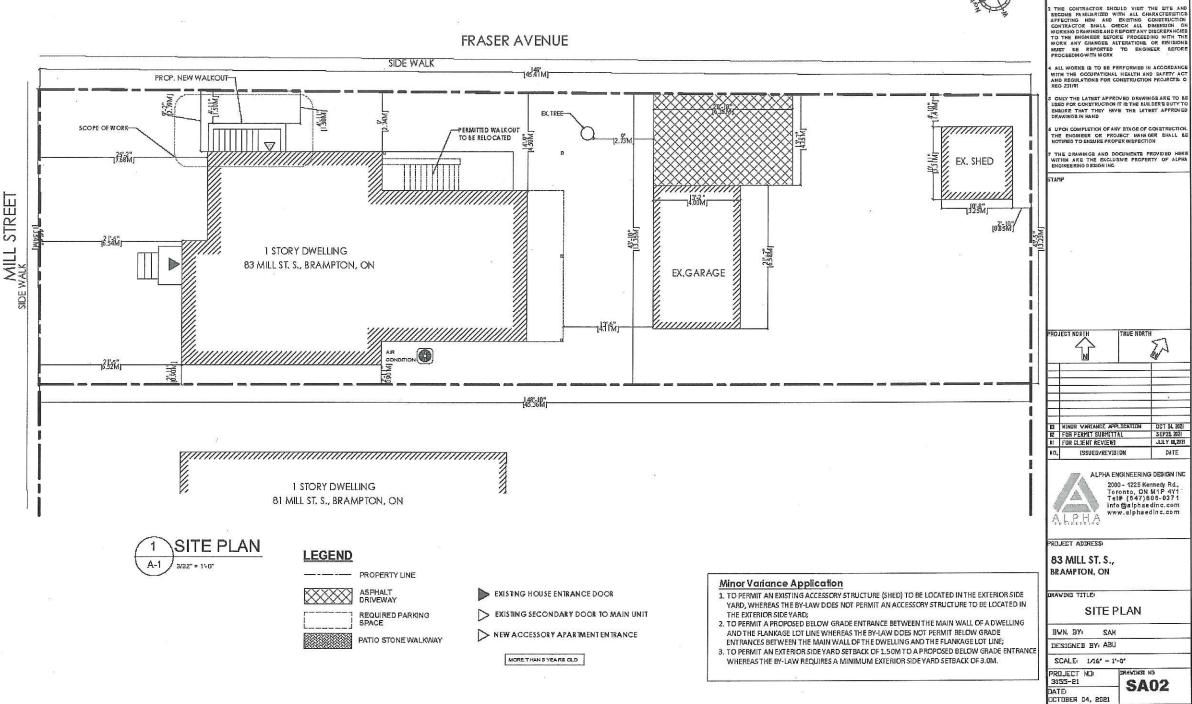


NOTES:

DRAWINGS ARE TO BE READ NOT SCALED

2 CONFORM TO THE REQUIREMENTS OF THE ONTARIO EUILDING CODE INCLUDING ALL STANDAROS REFERENCEO THREIM AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDAROS AND CODES EMALLA PPLY)

FRASER AVENUE





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, October 21, 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, October 22, 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, October 22, 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.

Application for Minor Variance or Special Permission

- Municipal Address: 83 Mill Street South Brampton Ontario
- Legal Description: PLAN 320 LOT 1
- Description of Work: RS, Two Unit Dwelling, Change of Use Two Unit Dwelling. Change of use a Two Unit Dwelling including a below grade entrance.
- Minor Variance or Special Permission Description: Requesting to be given special permission to relocate the below grade entrance (BGE) from the rear yard (pre-approved plan Permit # 20 254350 P01 00 RS) which is from the extension of the house

Variance Request:

- To permit an existing accessory structure (shed) to be located in the exterior side yard, whereas the by-law does not permit an accessory structure to be located in the exterior side yard;
- To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line;
- To permit an exterior side yard setback of 1.5m to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m.

Reason for Request:

1

We are looking to create a separate apartment for my parents in the basement of our home at 83 Mill St South. My parents have been traveling back and forth from Lebanon where political tension is on the rise over the last few years and naturally, they feel more at ease here in Canada. Since our home is not currently setup for 2 families (and because both us and my parents enjoy our privacy), we are looking create the separate apartment/in-law suite as soon as possible.

The currently approved below grade entrance at the rear/side yard requires huge accommodations on the plan that have a large financial impact to our family adding greatly to this already costly but very necessary project.

The required changes would be as follows:

- Changing the location of the sump pump (estimated cost \$3000)
- Flipping the internal basement stairs (estimated cost \$3600)
- Shifting the whole mechanical system (boiler and hydronic heating system) just half a foot to fit everything within plan (estimated cost \$15,000).
- Removal of large 15-year-old and 25 foot tall Sweet Crab Apple tree (possibly the native species "Malus coronaria" which is rarely found in Ontario and is of special value to native bees, provides nesting sites as well as food and shelter for large and small birds) which currently stands in the way where the staircase would have to be located.

Setting the BGE at the rear/side yard not only increases the scope of work but also adds a lot complexity to our already very busy life as parents of 2 small children (3 and 5). As nature conservation advocates, it also truly breaks our heart to think of removing our beloved Crab Apple tree which is not only very valuable to wildlife but also to our 2 nature loving children. They love to watch from the windows as there is so much activity on this beautiful tree. It ranges from all the pollinators when it's in flower to the hungry squirrels and birds eating the little apples and of course all the nesting birds going back and forth to their nests on the tree.

If the special permission is granted to us, the BGE will be naturally screened by an existing large Pine tree therefore will not be visible from Mill St (please see reference section for pictures). There will be 4' and 11" (1.50 M) from the proposed new walkout to the property line and an additional 4 meters of city land from the property line to the side walk.

We have some great ideas for some beautiful, water efficient and low growing shrubs that would efficiently and beautifully hide the stair case from Craig St. however would happily work with the Planning Department regarding any recommendation it has on fencing, landscape etc. We truly love and value this beautiful mature neighbourhood and feel blessed to live here so we would ensure anything we do around our property would honour this home built in 1939 as well as the aesthetics of the neighbourhood overall.

The BGE at the rear/side yard also causes a lot of privacy concerns since it would be situated in front of the extension – our main living area on the main floor and where our children currently love to play. A BGE at the rear/side yard makes it impossible to have the privacy both families desperately need (us and my parents) and that could be easily met if we are granted approval on our proposal.

We truly appreciate your time and consideration!!

What Is

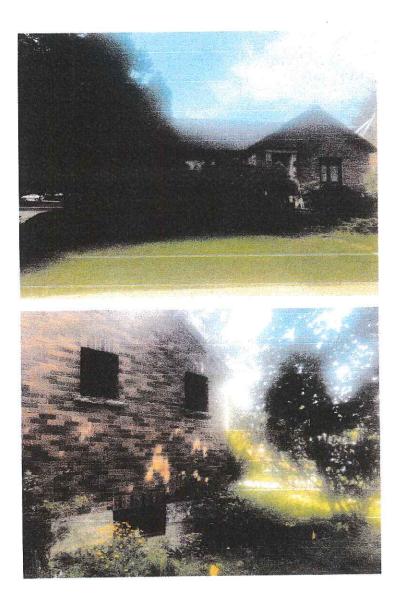
Kind regards,

Tareq Deeb & Beatriz Costa

Note: The area under the extension of the currently permitted BGE at rear/side yard is a crawl space.

References:

 Picture from across Mill Street to show how the pine tree would naturally screen the proposed walkout on the side wall.



Flower City brampton.ca

Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year

Private Right-of-Way

FILE NUMBER: A-2021-0231

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) It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: 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. Name of Owner(s) Tarea Deeb and Beatriz Costa. Address 83 Hill St South Brampton Ontario Phone # 1716-1888289 5647-8356573 Fax# Email Eureg - deep Dymail - cum Name of Agent Address Phone # Fax# Email Nature and extent of relief applied for (variances requested): 1. To permit an existing accessory structure (shed) to be located in the exterior side yard where as by law does not permit an accessory structure to be located on the exterior side. 2. To permit a proposed below grade entrance between the main wall of the dwelling and the flankage lot line where as the by law does not permit below grade entrances the howard wall of the dwelling and the flankage lot line. 3. To permit an exterior side yard set back of 1. Fineters to a proposed below grade entrance where as the by-law requires a minimum exterior side yard setback of 3.0 meters Why is it not possible to comply with the provisions of the by-law? Why is it not possible to comply with the provisions of the by-law? Only of her possible possition for BGF is to place in the cosition captained in the permit which will cause a complete re-allocation of the HVRC system and the Hydronic system and the internal and the internal result in extreen high roots and will comprimize the integrity of the structure and the overall look of the house from the outside. Legal Description of the subject land: Lot Number Lot Number PLAN Plan Number/Concession Number Municipal Address 83 Mill Street Ontario Dimension of subject land (in metric units) Frontage 44.42 feet Depth 149 feet Area 65 40 SQ

Seasonal Road Other Public Road

Water

8.	land: (specify in metric	ngs and structures on or proposed for the subject <u>units</u> ground floor area, gross floor area, number of eight, etc., where possible)
	Dwelling a level sto Living CIL-9x13-2 Kitchen (19-6 X 16-4 Redram (1)-7 X 6-4 Predram (1)-7 X 9	URES on the subject land: List all structures (dwelling shed aszeto, etc.) (P) (4 bediarm, 2 brahroom); Garase; Shed. 1) Hain floor; Brookfast (3, 3x 13 ft) Hain floor 1) Hain Fedroom (12, 4 x 12.5 ft) Hain; 1) Hain; Haster (13, 2 x 9, 5 ft) 2m floor; 1) Hain; Haster (13, 2 x 9, 5 ft) 2m floor; 1) Hain; Haster (13, 2 x 9, 5 ft) 2m floor;
	PROPOSED BUILDINGS/STRU	CTURES on the subject land:
	1 To permitan exi	sting accessory structure (shed) to be located in the exterior
	2. To primit a proper and the flankage	sed belowgrade entrance between the main wall of the dwelling
9.		s and structures on or proposed for the subject lands: lide, rear and front lot lines in <u>metric units</u>)
	Rear yard setback Side yard setback	9 meters 9 meters (backyard from garage drivewy o meters
	Rear yard setback Side yard setback	9 meters 9 meters meters meters
10.	Date of Acquisition of subject I	and: Feb 27 2020
11.	Existing uses of subject proper	v: Single house dwelling
12.	Proposed uses of subject prop	erty: Two unit duelling
13.	Existing uses of abutting prope	ries: Corner lot-The property diagonally facing is residential - No property on Frazer Side - There is only 1 residential property adjacent to this property.
14.	Date of construction of all build	lings & structures on subject land: 1939 (orliginal) 52019 (extension)
15.	Length of time the existing use	s of the subject property have been continued: 82 years.
16. (a)	What water supply is existing/p Municipal Well	Other (specify) Gas line
(b)	What sewage disposal is/will b Municipal Septic	provided? Other (specify)
(c)	What storm drainage system is Sewers Ditches Swales	existing/proposed? Other (specify)

17.	Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?
	Yes V No D PERMIT # 2
	If answer is yes, provide details: File # 20 254350 fb/00 R Status Contract
	Has a pre-consultation application been filed?
18.	
	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 defails:
	File# Decision Relief File# Decision Relief
	File # Decision Relief
	Signature of Applicant(s) or Authorized Agent
	TED AT THE CITY OF BRAMPTON. SEPTEMBER, 20 21.
TH	
THE SU	APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF IBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF PPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE DRATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.
	Three Dech , OF THE City OF Brampton.
	HE region OF SOLEMNLY DECLARE THAT:
ALL OF BELIEV OATH.	THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY YING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
	Jeanie Cecilia Myers a Commissioner, etc.,
	Province of Ontario for the Corporation of the
	City of Brampton
INTHE	Expires April 8, 2024.
T-ee	THIS 28 DAY OF
<u>_S</u> ,	Signature of Applicant or Authorized Agent
	eavi My (a)
	A Commissioner etc.
	FOR OFFICE USE ONLY
	Present Official Plan Designation:
-	Present Zoning By-law Classification: R1B, Older, 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 October 1, 2021
	Zoning Officer Date
	DATE RECEIVED September 28, 2021 Rayled 2020/01/07



ALPHA ENGINEERING DESIGN INC

info@alphaedinc.com

SCOPE OF WORK

1- PERMITTED WALKOUT TO BE RELOCATED (6.30 SQ.M)

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SA03 EXISTING BASEMENT FLOOR PLAN

SA04 PROPOSED BASEMENT FLOOR PLAN

SA05 WALKOUT DETAILS

SA06 GENERAL NOTES

ELEVATION



GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ALPHA ENGINEERING DESIGN INC. PRIOR TO CONTINUATION OF

PROPOSED NEW LOCATION WALKOUT

83 MILL ST S., BRAMPTON, ON, L6Y 1S9

- THESE DRAWINGS ISSUED FOR BUILDING PERMIT APPLICATION SUBMITTAL AND ONLY FOR THE SCOPE OF WORK SPECIFIED ON THE DRAWINGS. THE OWNER OR CONTRACTOR IS IILTIMATELY RESPONSIBLE TO OBTAIN FOR BUILDING PERMIT FROM THE CITY AND COMPLYING WITH ALL BUILDING REQUIREMENTS PRIOR TO START CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
- ALL WORK IN THE MUNICIPAL ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT. CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN MUNICIPAL R.O.W.
- PRIOR TO THE COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB SITE AND SHALL REMAIN THERE WHILE WORK IS BEING
- 7. THE OWNERS OF THE UTILITIES MUST BE INFORMED IN EARLIER

- TIME PRIOR TO CONSTRUCTION ON ANY EXISTING MUNICIPAL ROAD ALLOWANCE, ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTORS EXPENSE.
- PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBORING PROPERTIES.
- 10. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION.
- A. THE CONTRACTOR SHALL DEMONSTRATE THE STABILITY AND SAFETY OF ALL ELEMENTS OF THE BUILDING DURING EVERY STAGE OF CONSTRUCTION.
- B. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR ALL STRESSES AND INSTABILITY OCCURRING DURING CONSTRUCTION.
- C.THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
- D. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENCY AFFECTED BY THIS WORK.

KEY PLAN







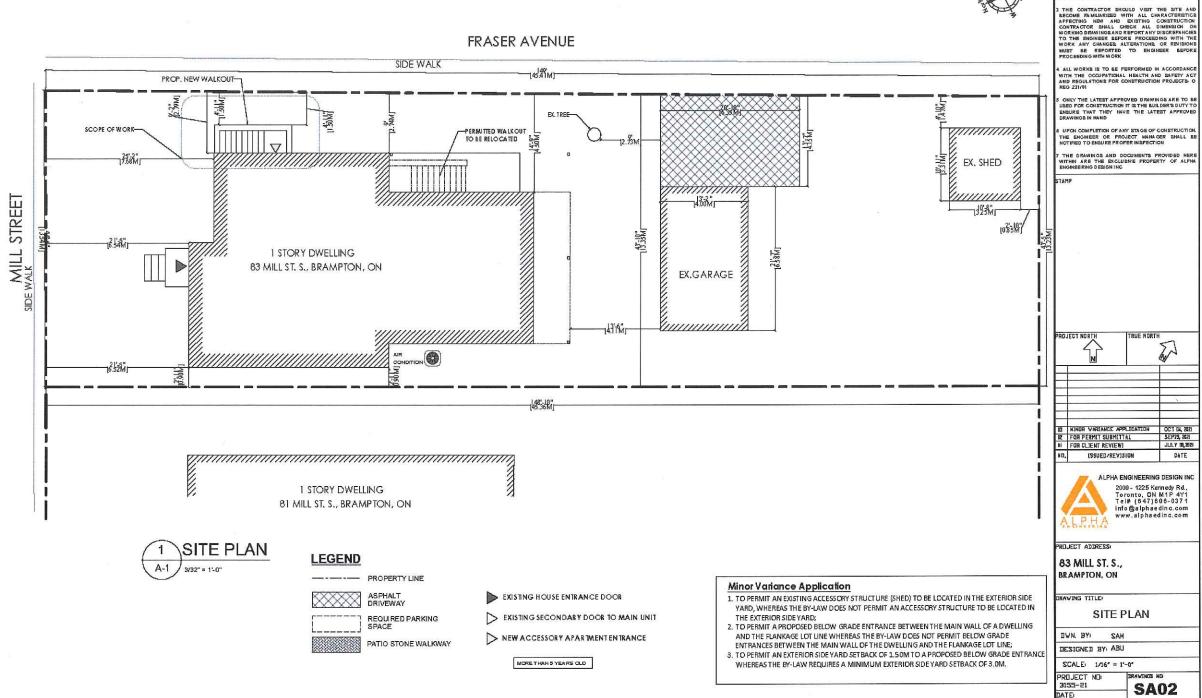
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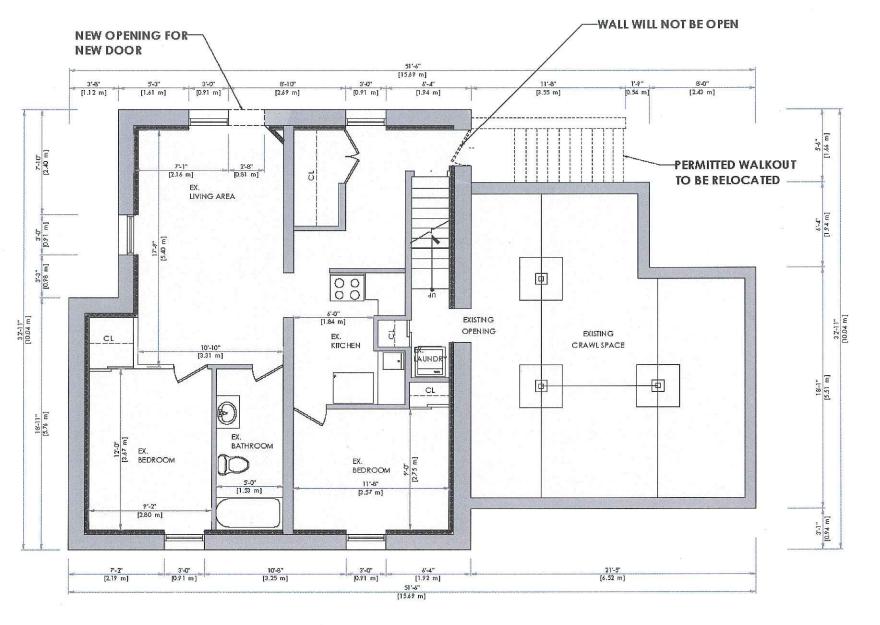
OCTOBER 04, 2021

DRAWINGS ARE TO BE READ NOT SCALED

CONFORM TO THE REQUIREMENTS OF THE ONTARIC BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES BHALLA PPLY)

FRASER AVENUE





EXISTING BASEMENT FLOOR PLAN

LEGEND WALLS TO REMAIN OPENINGS TO BE CLOSED PROPOSED WALLS WALLS TO BE REMOVED HRE SEPARATION

CONSTRUCTION NOTE:

ALL EXISTING DIMENSIONS AND STRUCTURAL SPECIFICATIONS MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

NOTES:

- DRAWINGS ARE TO BE READ NOT SCALED
- 2 CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THERE IN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY)
- 2 THE CONTRACTOR SHOULD VISIT THE SITE AND RECOME FAMILIARIZED WITH ALL CHEACTERISTICS AFFECTIVE NEW AND EXISTING CONSTRUCTION CONTRACTOR SHALL CHECK ALL DIMENSION ON WORKING DEAVINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER SEFCRE PROCEEDING WITH THE WORK ANY CHANGES ALTERATIONS OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE DEPORTED. PROCEEDING WITH WORK
- 4 ALL WORKS IS TO SE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS O
- S ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND
- 4 UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE ENGINEER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER IN SPECTION
- THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF ALPHA ENGINEERING DESIGN INC.



RDJEC	TRUE	NORTH
02	FOR PERMIT SUBMITT	AL JULY 15208
01	FOR CLIENT REVIEWS	JULY BE 202
NO.	[SSUED/REV]SION	DATE



2000 - 1225 Kennedy Rd., Toronto, ON M1P 4Y1 Tel# (647)606-0371 info@slphsedinc.com www.alphsedinc.com

PROJECT ADDRESS

83 MILL ST. S., BRAMPTON, ON

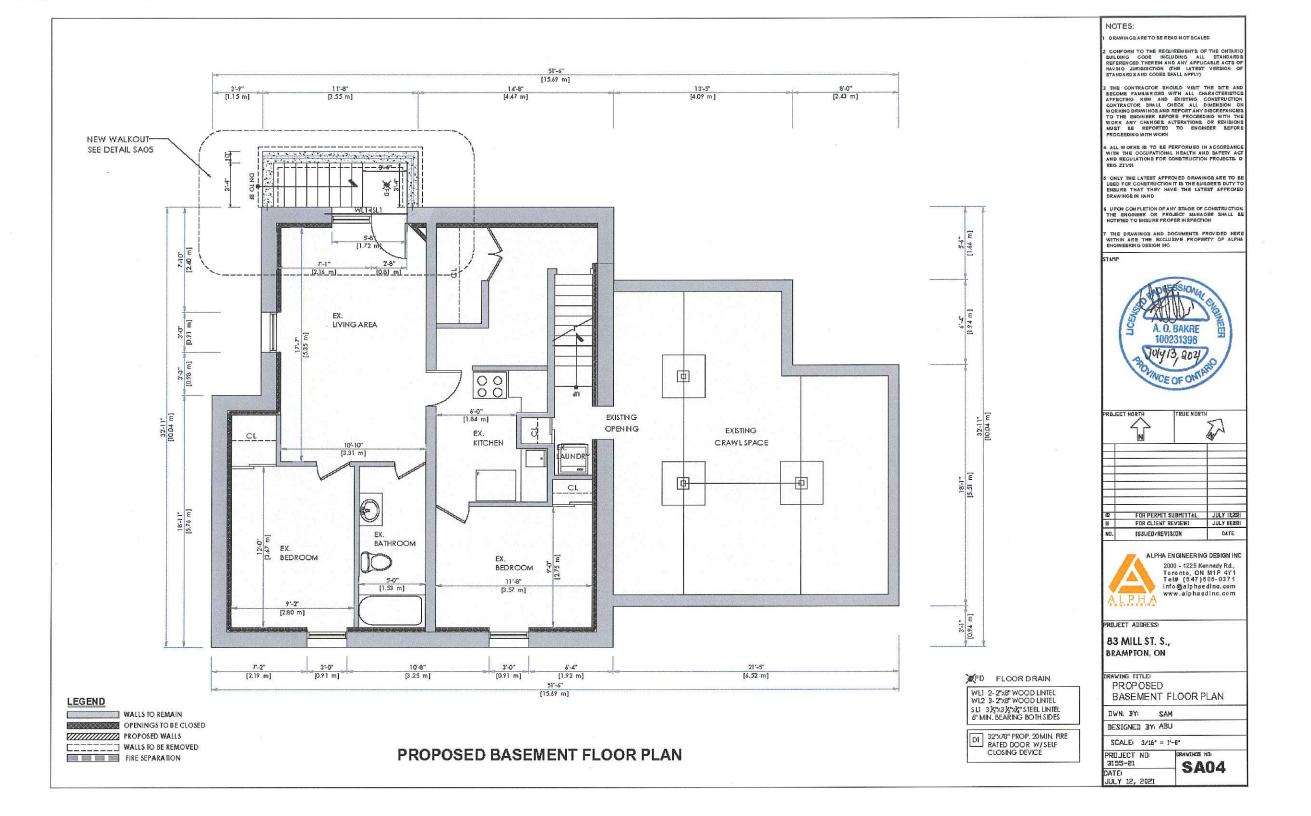
DRAWING TITLE **EXISTING** BASEMENT FLOOR PLAN

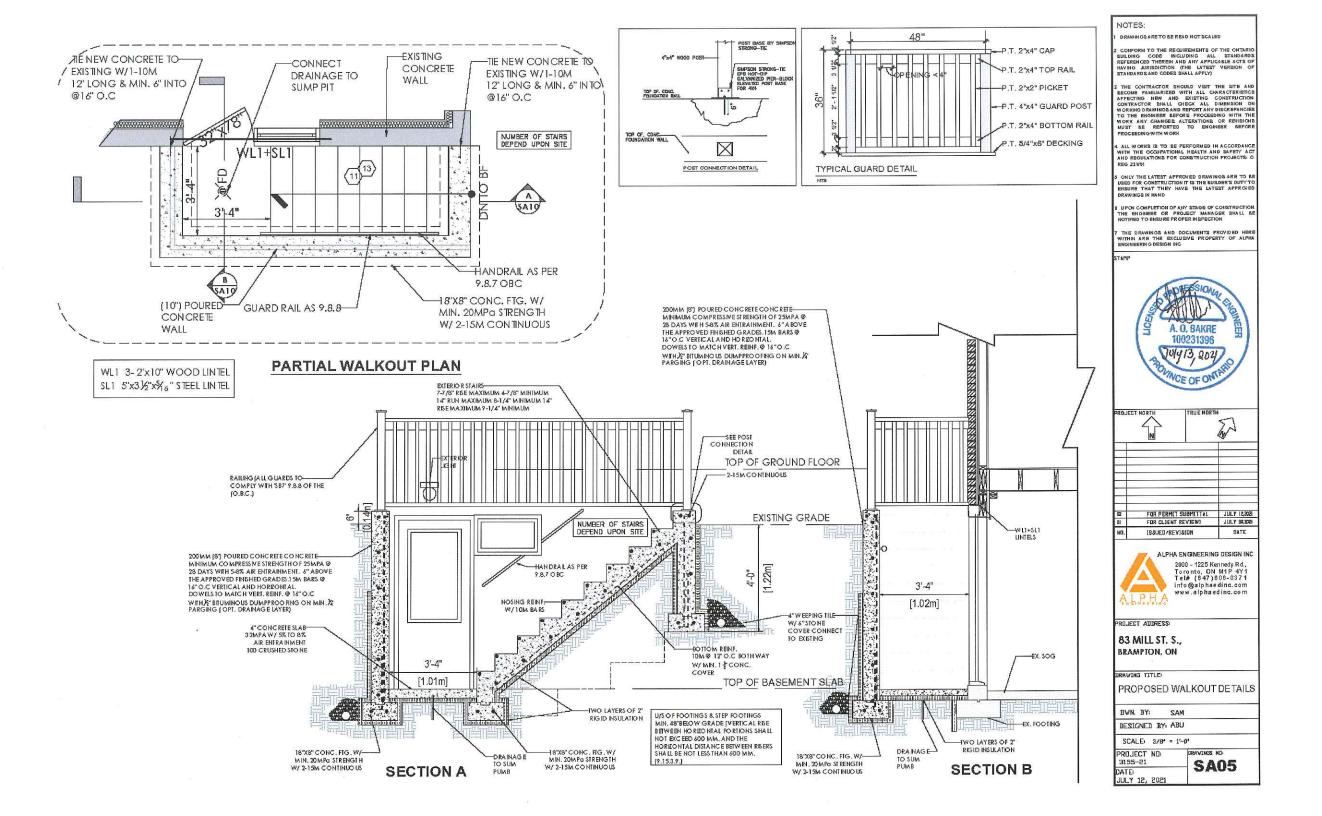
DWN. BY: DESIGNED BY ABU

SCALE: 3/16' - 1'-0"

JULY 12, 2021

PROJECT NO DRAVINGS NO 3155-21 **SA03** DATE





ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 201 2 O.B.C.

100 MM (4") DIA, WEEPER TILE W/ 150 MM (6") MIN, CRUSHED GRANULAR,

POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPa POURED CONCRETE SLAB W/ 6'x6'x 6/6 WMM C/W 6 POLY, VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL

POURED CONCRETE GARAGE SLAB 100 MM (4") 32 MPa (4640 ps) POURED CONCRETE SLAB W/5-8% AIR ENTRAINMENT W/ 6'x6'x 6/6 WMM ON 100MM (4") COARSE GRANULAR FILL W/COMPACTED SUB-BASE OR COMPACTEDS UB-BASE OR COMPACTED NATIVE FILL 98% (SPMDD), SLOPE TO FRONT OF GARAGE MIN. 1%.

4. COLD STORAGE PORCH SLAB

FOR A MAX. 2500 MM (8'-3") PORCH DEPTH 130 MM (5") 32 MPa CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT, REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS, SLOPESLAB MIN. 195 FROM DOOR.

38MM x 89MM (2" x 4") SILL PLATE W / 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLIS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL BYW SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE

WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6MIL. POLYETHYLENE FILM. OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND

BEAM BEARING

PROVIDE BEAM POCKET OR 200MM x 250MM (8" x 10") POURED CONCRETE NIB WALL, MIN. BEARING TO BE 90MM (3-1/2").

FOUNDATION WALL REDUCTION

WHERE THE TOP OF A FOUNDATION WALL & REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOBTS. THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90 MM (3-1/2") THICK.

EXPOSED FLOOR TO EXTERIOR

PROVIDE RS I 5.46 (R31) INSULATION, 6 MIL, POLY, VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT.

10. FLOOR CONSTRUCTION

PROVIDE 23/32" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS, ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 93011 AND 93012 REFER TO 9304 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM x 38MM (2" x 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM.

6-11") O.C. MAX. ALL JOSTS TO BE STRAPPED W/ 19MM x 64MM (1" x 3") @ 2100MM (6-11") O.C. UNLESS A PANEL TYPE CEILING FINISH & APPLIED.

EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT. AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0") MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (8-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHAIL NOT EXCEED 3700 MM (12'-2").

MAX, RSE; 200MM (7-7/8") MIN. RSE: 125MM (4-7/8") MAX. RUN: 355MM (14")

MIN. RKE: 210M (8-1/4")

MAX. TREAD: 355MM (14") MIN. TREAD: 235 (9-1/4")

ANG LED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND A MIN. RUN OF 150MM (5-7/8").

PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ONGRADE

13 EXTERIOR/INTERIOR GHARDS

INTERIOR GUARDS: 900 MM (2'-11") MIN. EXTERIOR GUARDS: 900MM (2-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6-0") HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11")

HANDRAILS ATSTAIRS TO HAVE A MIN. HEIGHT OF 800MM. (2-7"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1 100 MM (3'-7").

TWO STOREY VOLUME SPACES

FOR A MAX. OF 5490MM (18-0") HEIGHT. PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300 MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOODS TUDS @ 1220MM (4'-0") O.C. VERTICALLY. FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4")O.C C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TO E NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

15. INTERIOR GARAGE PARTITION

13MM (1-1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE, PROVIDE RSI 3,34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING, TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT

16. INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED, DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING

CAPPED DRYER EXHAUST VENTED TO EXTERIOR, DUC IS SHALL CONFORM TO PART 6 OF THE O.B.C.

18. MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, PROVIDE DUCTS CREEN AS PER 9.32.3.12.

DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

20. DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPKY WITH CAN/ULC-S 610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

21. ATTIC ACCESS HATCH

500 MM x 700 MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 8.81 (R50) RIGID INSULATION BAKING.

22. EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN BOOMM (1'-11"). THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE.

23. STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM, GRAB BAR TO BE 840MM -920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

CONSTRUCTION JOINT

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY, SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

25. ROOF CONSTRUCTION

210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES. 13MM (1/2") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN, PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM x 89MM (2" x 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD

26 ROOF INSULATION

RST 10.57 (R60) ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINGH OR APPROVED EQUAL.

27. STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600 MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600 MM ((1'-11 5/8) STEP ON FIRM SOIL

28 ROOF VENTILATION

ROOF VENTILATION AS PER 9.19.1.

VENT AREA SHALL BE NO LESS THAN 1/200 OF THE INSULATED CEILING AREA. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOPS THAT ARE CONSTRUCTED WITH ROOF JOSTS. THE UNUBSTRUCTED VENT AREA SHALL BEING LESS THAN 1/150 W/IND LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TO P OF INSULATION AND UNDERSIDE OF ROOF SHEATHING, FULL 60 SQ IN OF NET FREE VENTILATING AREA (NFA) PER VENT.

WINDOWS

MINIMUM BEDROOM WINDOW (O.B.C. 9.7.1.3.) AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR K TO HAVE MIN 0.35 SQ M UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3"). BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

WINDOW GUARDS (O.B.C. 9.7.1.6.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (11-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5-11")

WINDOW OVER STAIRS AND LANDINGS (9,7.5.3.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED. LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING

LUMBER

ALL LUMBERS HALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE. UNLESS NOTED OTHERWISE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NO TED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT, NAIL EACH PLY OF LY LWITH 89 MM (3-1/2") LONG COMMON

WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA, GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LYL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE. JOBT HANGERS: PROVIDE METAL HANGERS FOR ALL JOSTS AND BUILT-UP WOOD MEMBERS INTERS ECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". REINFORCING STEEL SHALL CONFORM TO CS A-G30-18M G RADE 400R

SMOKE ALARM (REFER TO O.B.C. 9.10.19.1

SMOKE ALARMS CONFORMING TO CANVULC-\$531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.).

THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS. OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.

WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT. THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.)

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM ORSTORAGE GARAGE

INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC. ON OR NEAR THE CEILING.

A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVER CURRENT DEVICE AND THE CARBON MONOXIDE ALARM, ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE.

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES". OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE NOTES:

DRAWINGS ARE TO BE READ NOT SCALED

CONFORM TO THE REQUIREMENTS OF THE ONTARIO CONFORM TO THE RECUIREMENTS OF THE ONLINKIL BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).

I THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILLARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION CONTRACTOR SHALL CHECK ALL DIMENSION ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK ANY CHANGES ALTERATIONS OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE

4 ALL WORKS IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND BAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS: O

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED

UPON COMPLETION OF ANY STAGE OF CONSTRUCTION THE ENGINEER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION

THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF ALPHA ENGINEERING DESIGN INC.



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RAWING TITLE

GENERAL NOTES

DWN. BY: SAM DESIGNED BY ABU

SCALE

PROJECT NO 3155-21

SA06

DATE JULY 12, 2021

