

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PUNIA CHANDER SUBHASH** 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 24, Plan M-1002 municipally known as **10 KENNY COURT**, Brampton;

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

1. To permit a building height of 12.73m (41.76 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.);
2. To permit a fence height of 3.0m (9.84 ft.) whereas the by-law permits a maximum fence height of 1m (3.28 ft.) in the required front yard and 2m (6.56 ft.) in other yards;
3. To permit both an attached garage and a detached garage on a lot whereas by-law only permits a detached garage where there is no attached garage on the lot;
4. To permit a detached garage with a gross floor area of 56 sq. m (602.78 sq. ft.), whereas the by-law permits a maximum gross floor area of 48 sm. (516.67 sq. ft.) for a detached garage;
5. To permit an individual accessory structure (cabana) with a gross floor area of 61 sq. m (172.22 sq. ft.) whereas the by-law permits a maximum gross floor area of 20 sq. m (215.28 sq. ft.) for an individual accessory structure.

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: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, July 12, 2022 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 an Ontario Land 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 Ontario Land 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 30th Day of June, 2022

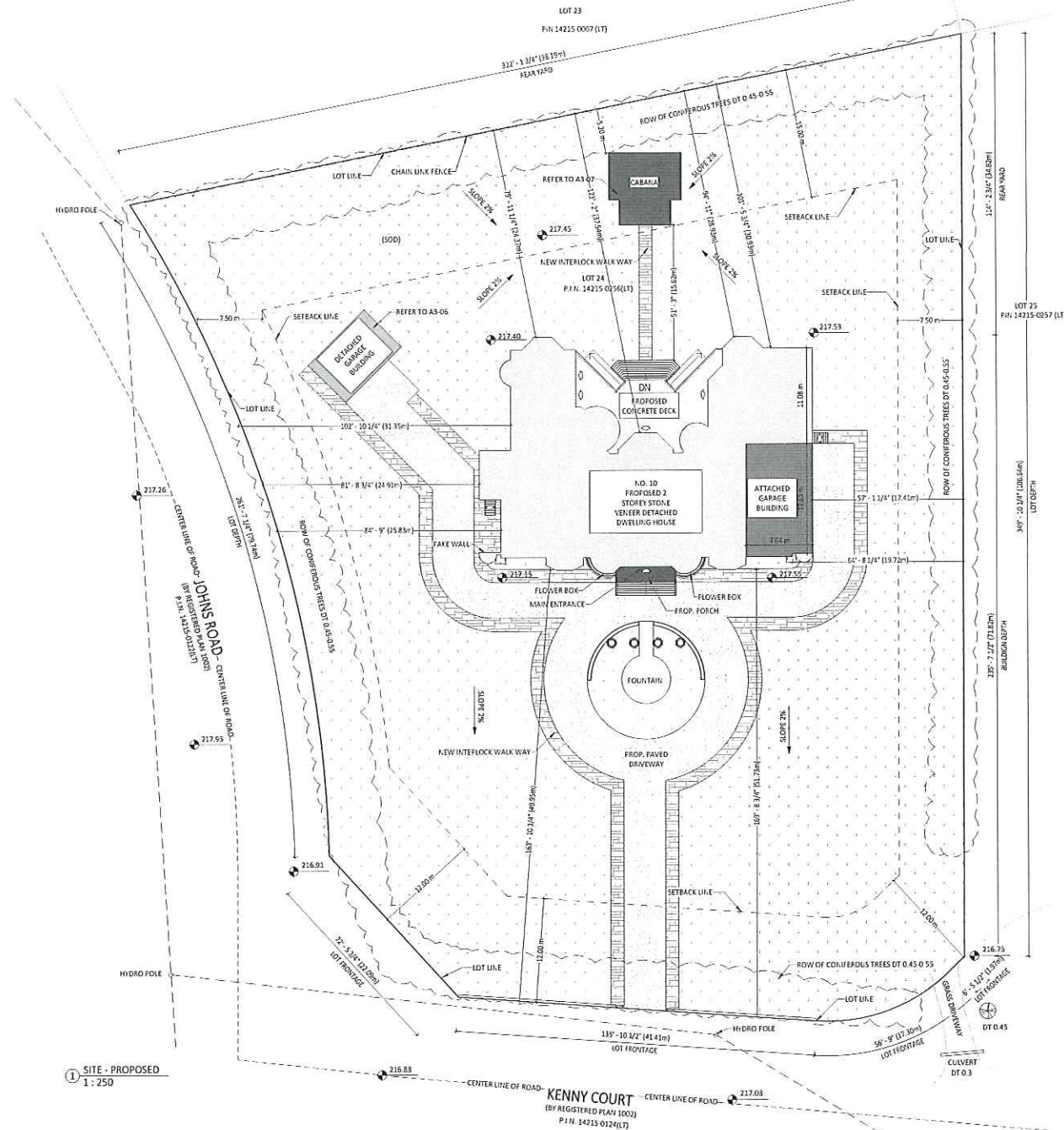
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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

ZONING INFO (METRIC)									
LOT AREA: 8187.991		LOT No.: 24		PLAN No.: 1002		LOT DEPTH (AVE.): 93.19			
GROSS FLOOR AREA (EXISTING)		PROPOSED TOTAL		%		ALLOWED			
1 st FLOOR	568.30					FRONT	49.95	12.00	
2 nd FLOOR	528.51					REAR	24.37	15.00	
ROOF TOP						SIDE (EAST)	17.41	7.50	
TOTAL GFA	1126.81					SIDE (WEST)	24.91	7.50	
LOT COVERAGE	670.81					NOT REQUIREMENT			

FRONT YARD AREA: 39847.11 SF
 PROPOSED DRIVEWAY AREA: 6098.69 SF
 PROPOSED PORCH AND STEPS AREA: 250.08 SF
 PROPOSED INTERLOCKING AREA: 2720.23 SF
 PROPOSED LAWN AREA: 30545.60 SF
 PROPOSED LANDSCAPING PERCENTAGE: 9301.51 SF / 39847.11 SF = 23.34%
 PROPOSED SOFT LANDSCAPING PERCENTAGE: 30545.60 SF / 39847.11 SF = 76.65%

REAR YARD AREA: 27720.94 SF
 PROPOSED CONCRETE DECK AND STEPS AND RAMPS AREA: 1017.19 SF
 PROPOSED GARAGE AND CABANA AREA: 923.73 SF
 PROPOSED LAWN AREA: 25523.72 SF
 PROPOSED SOFT LANDSCAPING PERCENTAGE: 25523.72 SF / 27720.94 SF = 92.07%



GENERAL NOTE:
 1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SVANT STRUCTURAL SOLUTIONS LTD.
 2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
 3. DO NOT SCALE THESE DRAWINGS.
 4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
 5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENNY COURT, BRANTFORD, ON L6P 0L1

SHEET NAME:

SITE PLAN PROPOSED

DATE: JUL 01, 2021	PROJECT No.:
SCALE: As indicated	21-02-04
DRAWN BY: J. FORDEAN	SHEET No.:
CHECKER: G. CHACKER	AD-03

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 and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **July 12, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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, July 7, 2022.**
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 7, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 7, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, July 7, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

FILE NUMBER: A-2022-0184

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)** Punia Chander Subhash
Address 8 Latania Blvd. Brampton L6p1S9

Phone # 416-569-3442 **Fax #** _____
Email punia1960@gmail.com

2. **Name of Agent** Elen Abunahla
Address 74 Guelph St Georgetown, ON L7G3Z5

Phone # 416-602-9367 **Fax #** _____
Email elen@antaradesign.ca

3. **Nature and extent of relief applied for (variances requested):**
1. Max building height of 10.6m to top of flat roof permitted whereas building height of 12.73m to mid-point has been indicated.
2. Max garage door height of 2.4m permitted whereas 3.07m has been indicated.
3. To permit both an attached and detached garage on a lot, whereas by-law only permits either an attached or detached garage.
4. To permit a detached garage gross floor area of 56sm, whereas the by-law permits a maximum gross floor area of 48 sm for a detached garage.
5. To permit an individual accessory structure (cabana) with a gross floor area of 61sm, whereas the Zoning By-law permits an maximum gross floor area 23sm for an individual accessory structure.
6. a maximum fence height of 2.0 metres is permitted which is reduced to 1.0 metres for fences within a required front yard and our proposal 3.0 meters

4. **Why is it not possible to comply with the provisions of the by-law?**
-The Nature of this house required more Height which won't comply with the zoning the same with Garage Doors Height.
-the Owner would like to add new character for the house to add nice fancy Fence with 1 meter Max it won't work with the design
-Addition to the detached Garage or shed needed for the services

5. **Legal Description of the subject land:**
Lot Number 24
Plan Number/Concession Number 1002
Municipal Address 10 Kenny court Brampton L6P 0L1

6. **Dimension of subject land (in metric units)**
Frontage Frontage 41.41m and 22.09m Corner lot
Depth 106.64 m
Area 8187.97m2

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

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

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

Vacant land no Existing building

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Ground Floor Area 598.3 m
Gross Floor Area 528.5 m2
Number of Storeys 2
Width 38.78 Length 23.68 house Height 12.73m

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	_____
Rear yard setback	_____
Side yard setback	_____
Side yard setback	_____

PROPOSED

Front yard setback	49.95m
Rear yard setback	24.37m
Side yard setback	17.41m
Side yard setback	24.91

10. Date of Acquisition of subject land: 2020

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: _____

15. Length of time the existing uses of the subject property have been continued: _____

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

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

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

Municipal	<input type="checkbox"/>	Other (specify) _____
Septic	<input checked="" type="checkbox"/>	

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

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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 # SPA-2022-0046

Status Working to comply the first note

18. 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 Mississauga OF Peel Region

THIS 19th DAY OF May, 2022.

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, JUBHASH CHANDER 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 1st DAY OF

June, 2022

Jeanie Myers

A Commissioner etc.

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

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

RE2

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 1, 2022

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

SHEET LIST	
SHEET NUMBER	SHEET NAME
A0-01	COVER PAGE
A0-02	SURVEY PLAN
A0-03	SITE PLAN PROPOSED
A1-01	BASEMENT PROP. PLAN
A1-02	MAIN FLOOR PROP. PLAN
A1-03	2ND FLOOR PROP. PLAN
A1-04	ROOF PROP. PLAN
A1-05	2ND FLOOR CEILING PLAN
A2-01	EAST ELEVATION
A2-02	NORTH ELEVATION
A2-03	SOUTH ELEVATION
A2-04	WEST ELEVATION
A3-01	SECTION 1
A3-02	SECTION 2
A3-03	SECTION 3
A3-04	SECTION 4
A3-05	LEGEND & DETAILS
A3-06	DETACHED GARAGE
A3-07	CABANA PROPOSED

GENERAL NOTE:
1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3- DO NOT SCALE THESE DRAWINGS.
4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antara-design.ca

1000 Kennedy Rd., Unit 10, Brampton, ON L6P 0L1
Canada

ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:

10 KENNY CRT BRAMPTON ON L6P 0L1

SHEET NAME:

COVER PAGE

DATE: JUN 04 2021

SCALE:

DRAWN BY: P. KORZEN

CHECKER: Checker

PROJECT No.:

21-02-04

SHEET No.:

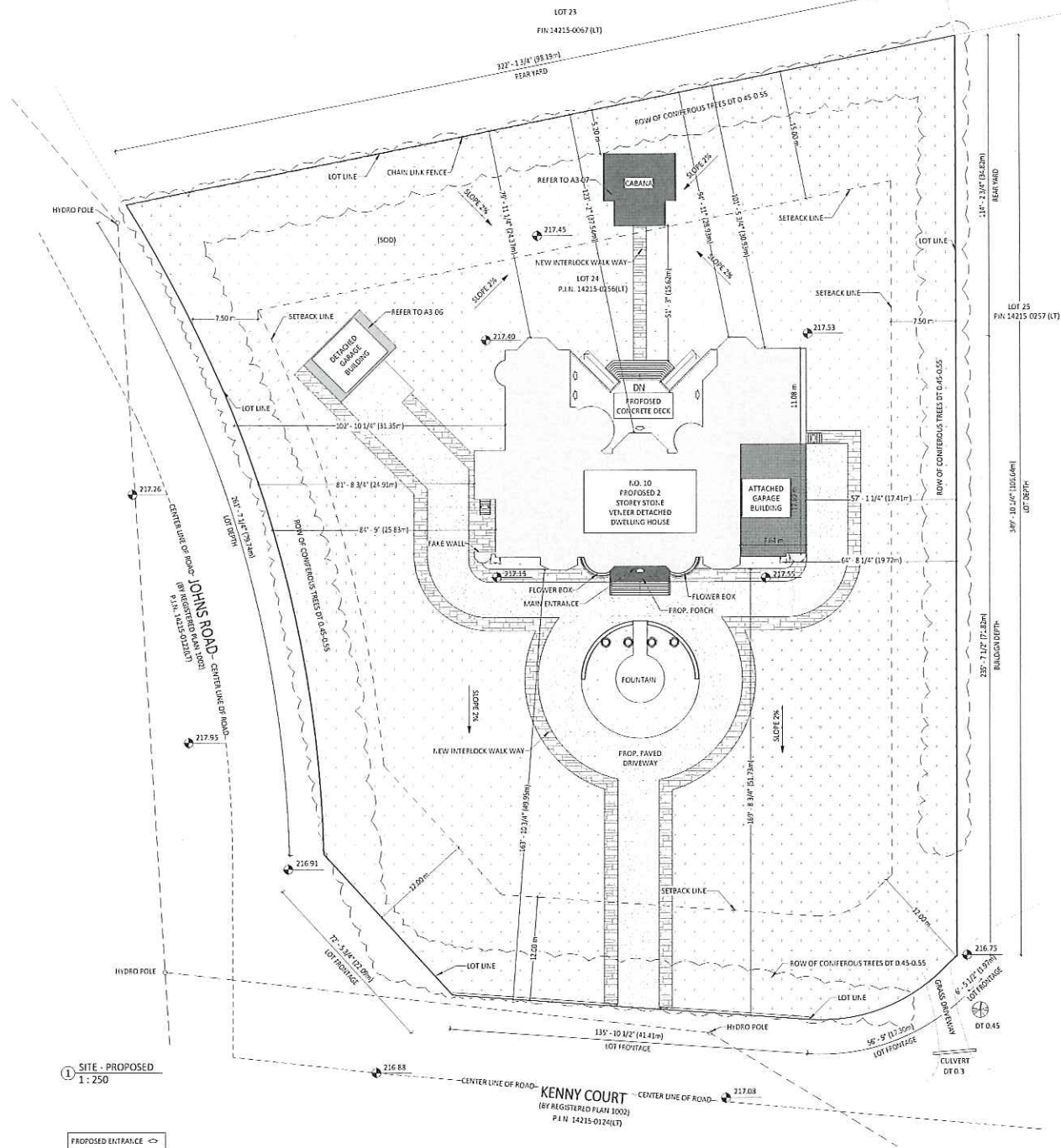
A0-01



ZONING INFO (METRIC)									
LOT AREA: 8187.971		LOT No.: 24		PLAN No.: 1002					
GROSS FLOOR AREA (EXISTING)		LOT FRONTAGE: 55.47		LOT DEPTH (AVE.): 93.19					
1 ST FLOOR	502.30			FRONT	49.55	12.00			
2 ND FLOOR	528.51			REAR	24.37	15.00			
POOR TOP				SIDE (EAST)	17.41	7.50			
TOTAL GFA	1128.81			SIDE (WEST)	24.91	7.50			
LOT COVERAGE	670.81			NOT REQUIRED/VENT					

FRONT YARD AREA: 39847.11 SF
 PROPOSED DRIVEWAY AREA: 6098.69 SF
 PROPOSED PORCH AND STEPS AREA: 250.08 SF
 PROPOSED INTERLOCKING AREA: 2720.23 SF
 PROPOSED LAWN AREA: 30545.60 SF
 PROPOSED LANDSCAPING PERCENTAGE: 9301.51 SF / 39847.11 SF = 23.34%
 PROPOSED SOFT LANDSCAPING PERCENTAGE: 30545.60 SF / 39847.11 SF = 76.65%

REAR YARD AREA: 27720.94 SF
 PROPOSED CONCRETE DECK AND STEPS AND RAMPS AREA: 1017.19 SF
 PROPOSED GARAGE AND CABANA AREA: 923.73 SF
 PROPOSED LAWN AREA: 25523.72 SF
 PROPOSED SOFT LANDSCAPING PERCENTAGE: 25523.72 SF / 27720.94 SF = 92.07%



GENERAL NOTE:
 1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
 2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY AN ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITY.
 3. DO NOT SCALE THESE DRAWINGS.
 4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
 5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antaradesign.ca

Call 416-888-8888

1150 Sheppard Ave. East, Suite 100, Scarborough, ON M1S 1T5

ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
 10 KENNY CRT EXPANSION ON LSP 01

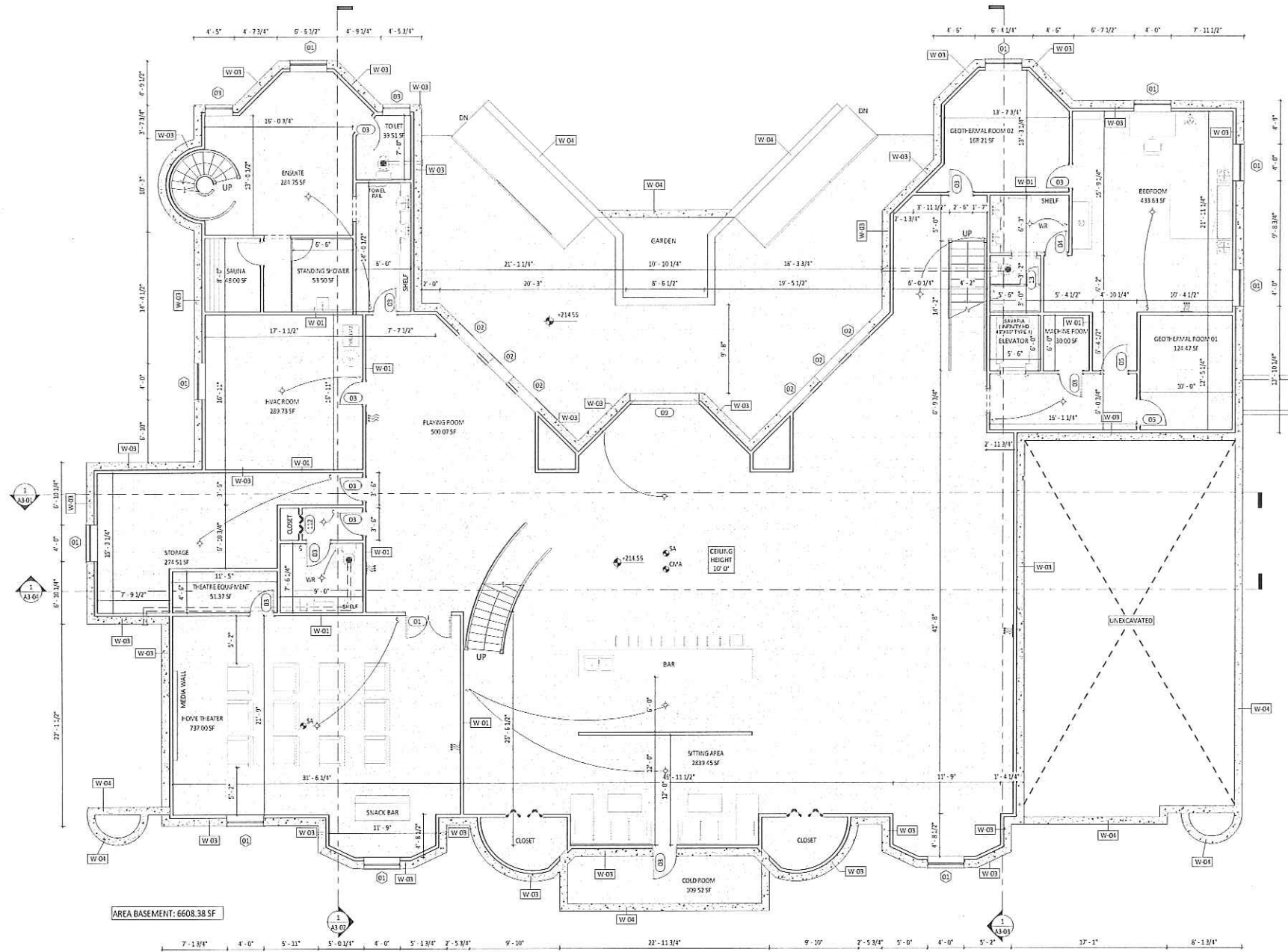
SHEET NAME:
 SITE PLAN PROPOSED

DATE: JUL 04, 2021 PROJECT No.: 21-02-04

SCALE: As Indicated

DRAWN BY: P. FORLOREN SHEET No.: A0-03

CHECKER: Checker



① BASEMENT-PROPOSED
3/16" = 1'-0"

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S PERSONALITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:

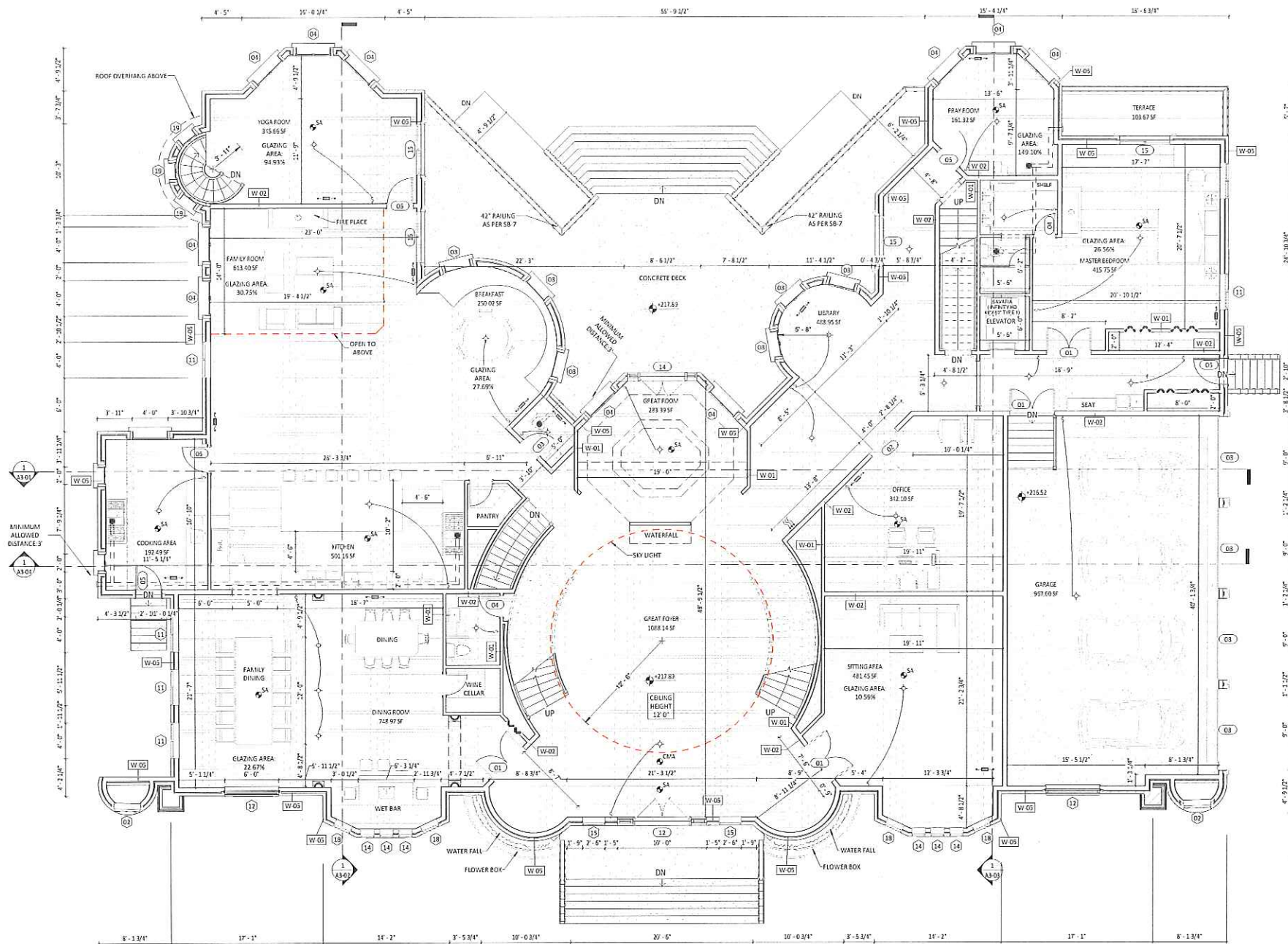
NEW CONSTRUCTION

PROJECT ADDRESS:
101 RIVER CREEK ESTATES ON LSP 011

SHEET NAME:

BASEMENT PROP. PLAN

DATE: MAR 05, 2022	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: P. FORBES	SHEET No.: A1-01
CHECKER: Checker	



AREA MAIN FLOOR: 6428.84 SF
AREA GARAGE :967.60 SF
TOTAL AREA MAIN FLOOR : 7437.64 SF
AREA UPPER FLOOR: 5707.37 SF
TOTAL AREA MAIN FLOOR & UPPER FLOOR : 13103.81 SF

1 MAIN FLOOR- PROPOSED
3/16" = 1'-0"

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITY.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITH-OUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

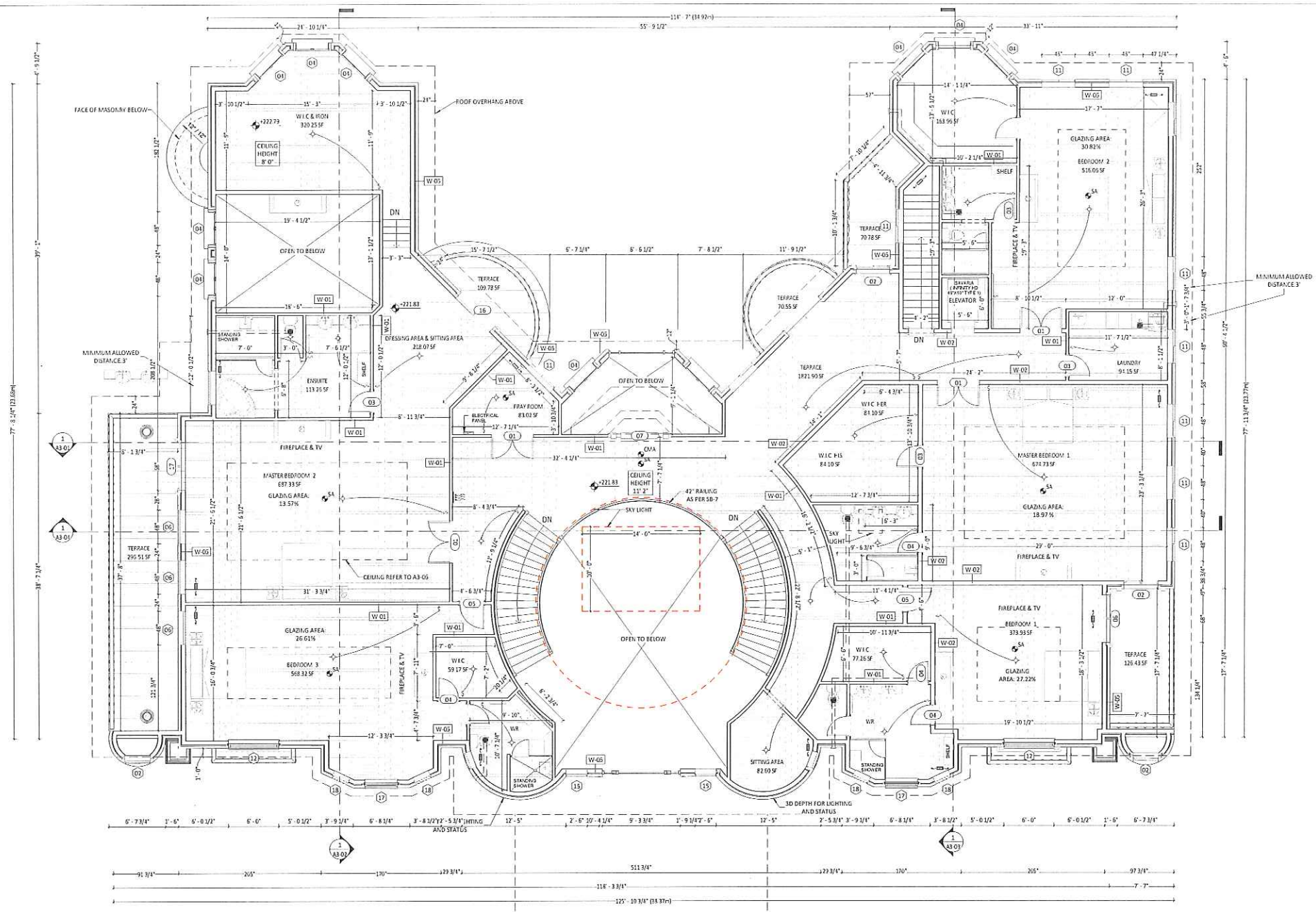
PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
101 HWY 7 EAST, UNIT 101, MARKHAM, ONTARIO

SHEET NAME:
MAIN FLOOR PROP. PLAN

DATE: MAR 01, 2022	PROJECT NO.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: P. FORSBERG	SHEET NO.: A1-02
CHECKER: Checker	



1 UPPER FLOOR- PROPOSED
3/16\"/>

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			

ANTARA
DESIGN BUILD PERMITS
www.antaradesign.ca
Call: 416-596-9350
1100 Denison Street, Suite 100, Mississauga, ON L4V 1N5

ENGINEER:

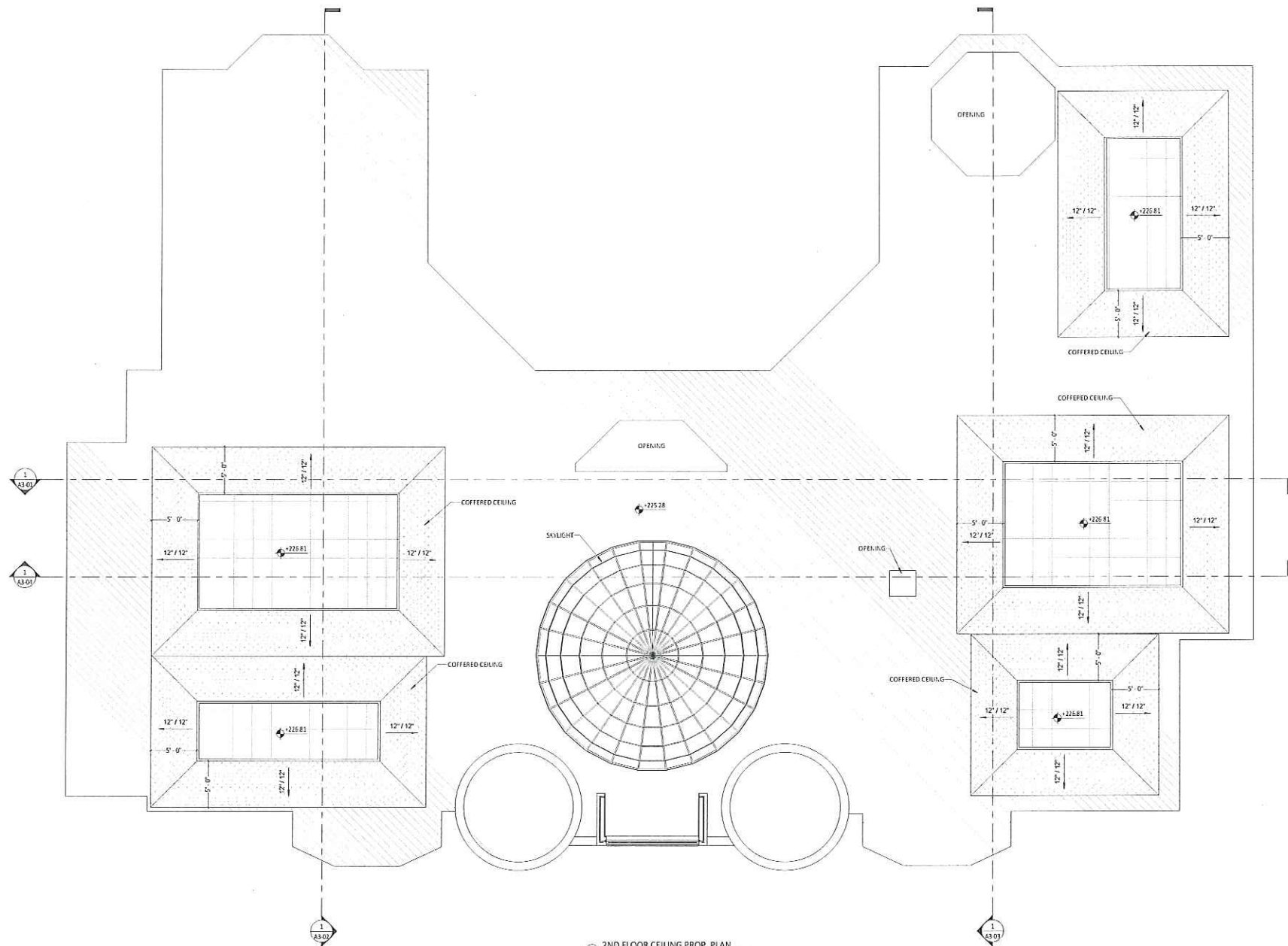
CLIENT:

PROJECT NAME:
NEW CONSTRUCTION

PROJECT ADDRESS:
100 RAVENHURST DRIVE, UNIT 101, MISSISSAUGA, ON L4V 1N5

SHEET NAME:
2ND FLOOR PROP. PLAN

DATE: 12/01/2023	PROJECT No.: 21-02-04
SCALE: 3/16\"/>	SHEET No.: A1-03
DRAWN BY: P. FOROZAN	CHECKER: Checker



GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S PERSONALITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antaradesign.ca
Call us today
1-800-387-7777

ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10 KERRY CREEK ESTATES ON LEPOLL

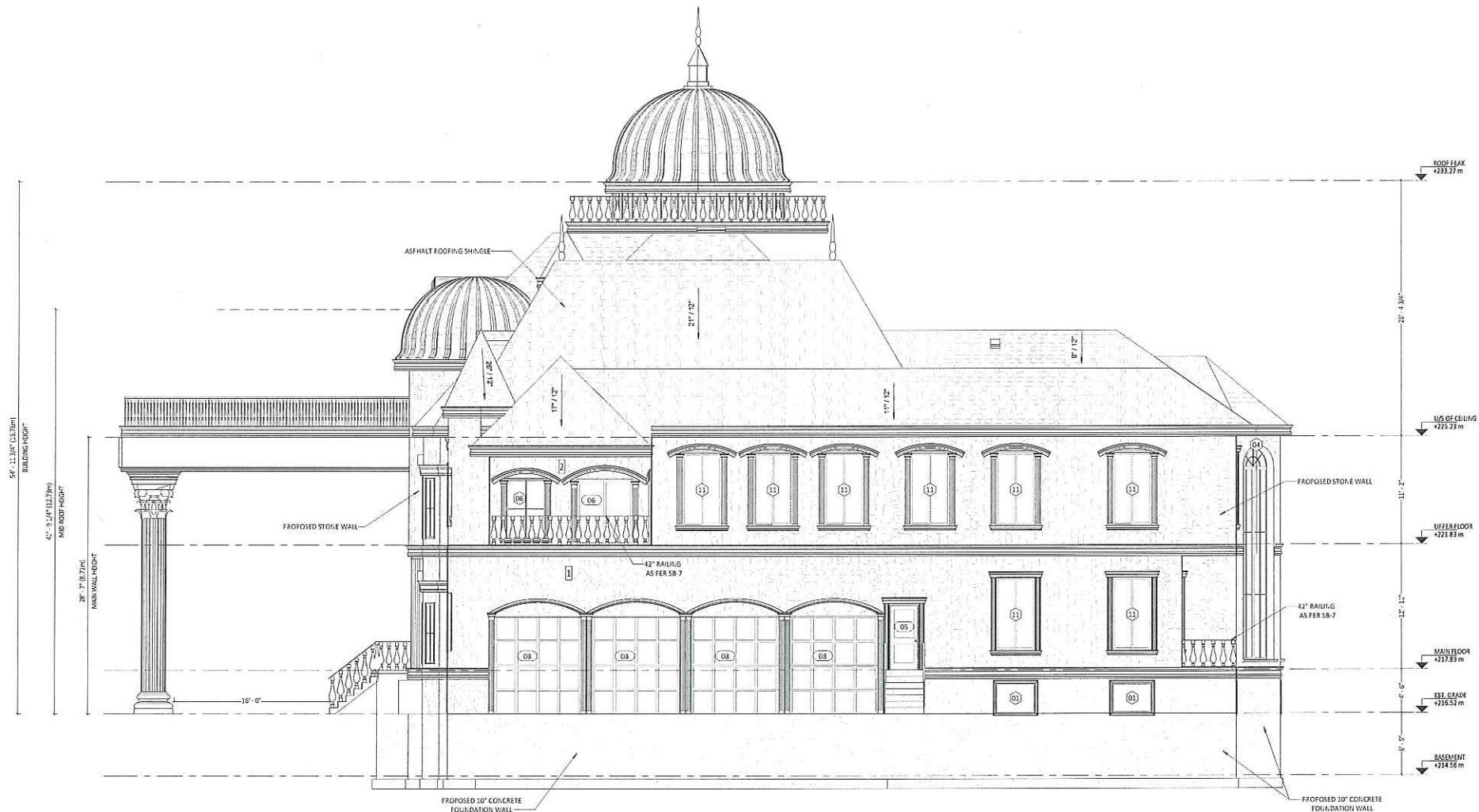
SHEET NAME:

2ND FLOOR CEILING PLAN

DATE: JUL 04 2021	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: P. FORZAN	SHEET No: A1-05
CHECKER: checker	

1
BUILDING FACE: 2026.08 SF
OPENING: 264.00 SF (13.03 %)
LIMITING DISTANCE: 17.41 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

2
BUILDING FACE: 153.45 SF
OPENING: 61.78 SF (40.26 %)
LIMITING DISTANCE: 19.72 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M



GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTH-ORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antara-design.ca

Call us today

1-800-387-7777

ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENNEDY CRT BRANTFORD ON L6P 0L1

SHEET NAME:

EAST ELEVATION

DATE: JUL 04 2021

PROJECT No.:

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

21-02-04

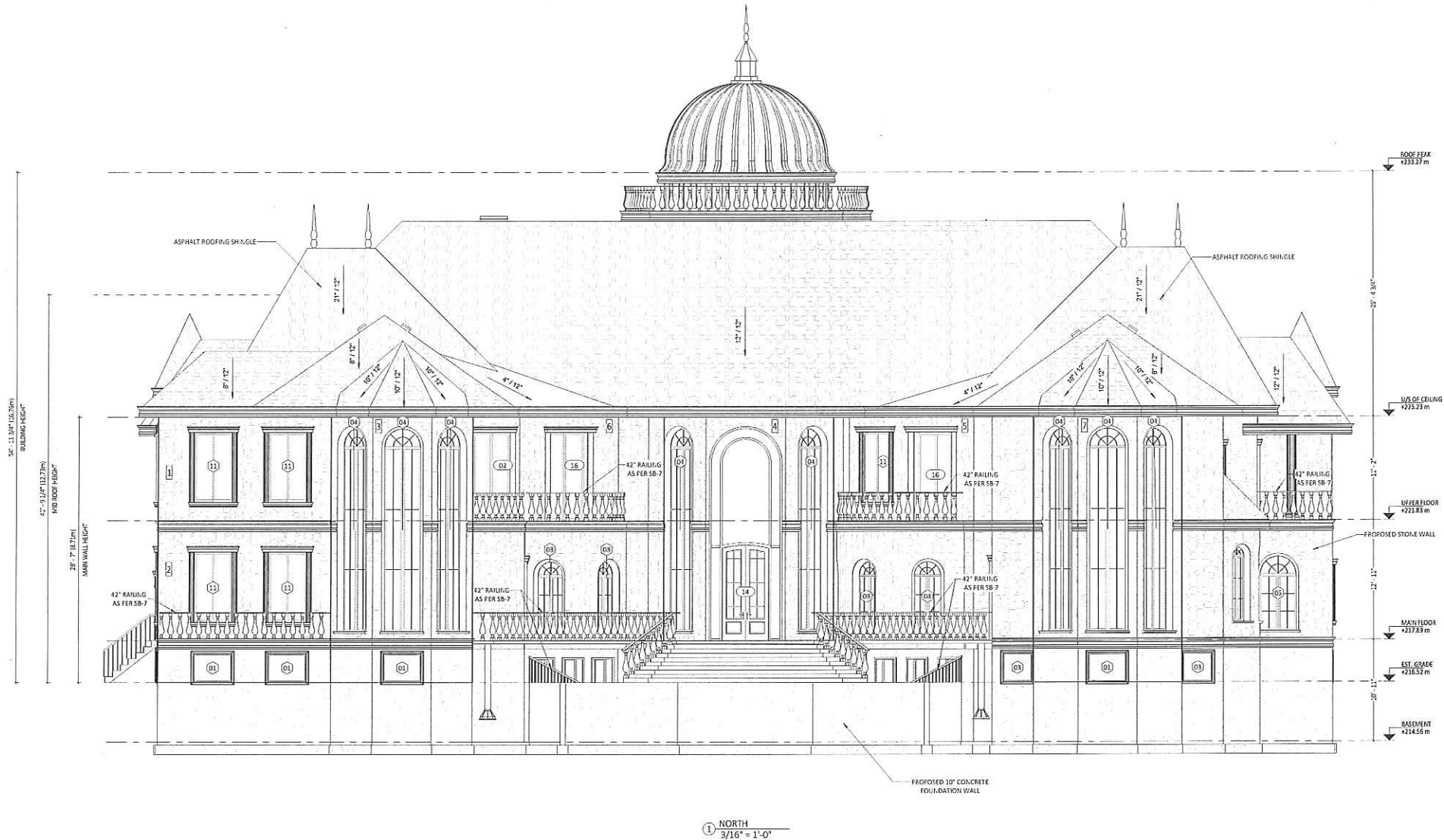
DRAWN BY: P. FORCZAK

SHEET No:

CHECKER: Checker

A2-01

1 BUILDING FACE: 207.33 SF OPENING: 60.00 SF (28.93%) LIMITING DISTANCE: 30.93 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M	2 BUILDING FACE: 360.51 SF OPENING: 60.17 SF (23.30%) LIMITING DISTANCE: 32.60 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M	3 BUILDING FACE: 469.58 SF OPENING: 249.99 SF (53.23%) LIMITING DISTANCE: 28.93 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M	4 BUILDING FACE: 439.88 SF OPENING: 279.23 SF (63.47%) LIMITING DISTANCE: 37.54 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M	5 BUILDING FACE: 520.57 SF OPENING: 119.83 SF (23.01%) LIMITING DISTANCE: 33.42 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M	6 BUILDING FACE: 493.06 SF OPENING: 127.83 SF (25.92%) LIMITING DISTANCE: 37.79 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M	7 BUILDING FACE: 488.00 SF OPENING: 249.99 SF (51.22%) LIMITING DISTANCE: 24.37 M ALLOWED OPENING: N/A ALLOWED MAXIMUM HEIGHT: 10.60 M
--	--	---	---	---	---	---



GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SVART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
		REVISIONS	



www.antaradesign.ca

Call: 416-460-8877

ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10000 CANTERBURY DRIVE, UNIT 101

SHEET NAME:

NORTH ELEVATION

DATE: JUL 01, 2021	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: P. FORCEN	SHEET No.: A2-02
CHECKER: C. J. J. J.	

1
BUILDING FACE: 202.21 SF
OPENING: 36.00 SF (17.80%)
LIMITING DISTANCE: 50.17 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

2
BUILDING FACE: 532.15 SF
OPENING: 72.00 SF (13.53%)
LIMITING DISTANCE: 51.59 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

3
BUILDING FACE: 404.93 SF
OPENING: 98.00 SF (24.20%)
LIMITING DISTANCE: 49.95 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

4
BUILDING FACE: 695.31 SF
OPENING: 292.42 SF (42.05%)
LIMITING DISTANCE: 50.86 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

5
BUILDING FACE: 404.93 SF
OPENING: 98.00 SF (24.20%)
LIMITING DISTANCE: 51.73 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

6
BUILDING FACE: 532.15 SF
OPENING: 72.00 SF (13.53%)
LIMITING DISTANCE: 53.32 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

7
BUILDING FACE: 202.21 SF
OPENING: 36.00 SF (17.80%)
LIMITING DISTANCE: 52.77 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE
PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD
2. THE DRAWINGS MAY NOT BE USED FOR
CONSTRUCTION UNLESS SEALED AND SIGNED BY
ENGINEER AND OBTAINED PERMISSION BY THE
AUTHORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED
IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITH-OUT PERMISSION OF
ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antara-design.ca

Unit 101, 101-101

101-101

ENGINEER:

CLIENT:

PROJECT NAME:

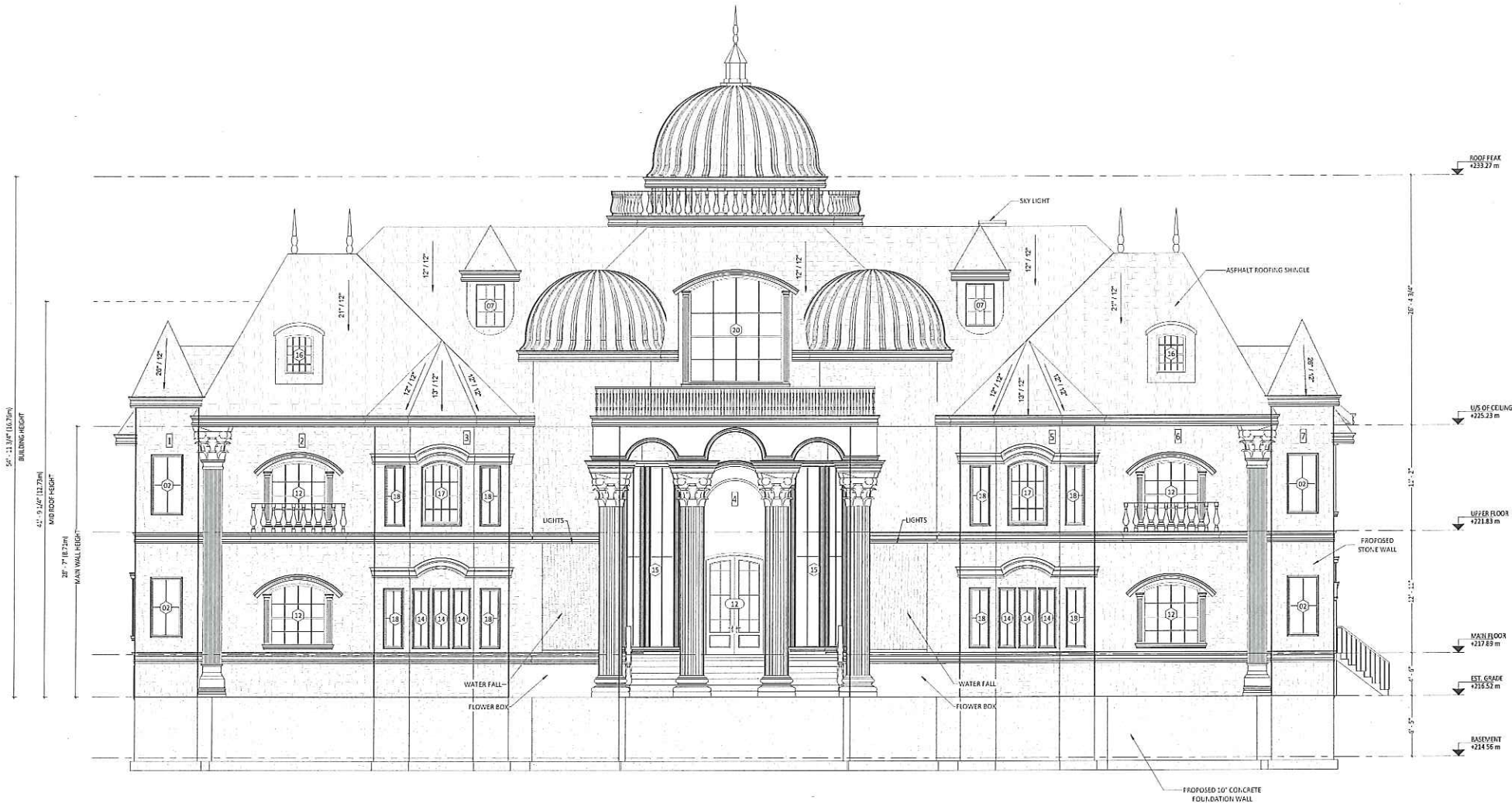
NEW CONSTRUCTION

PROJECT ADDRESS:
101-101 EAST BRANFORD ON LEP 011

SHEET NAME:

SOTUH ELEVATION

DATE: JUL 04 2021
SCALE: 3/16" = 1'-0"
DRAWN BY: P. POZDAN
CHECKER: Checker
PROJECT No.: 21-02-04
SHEET No.: A2-03



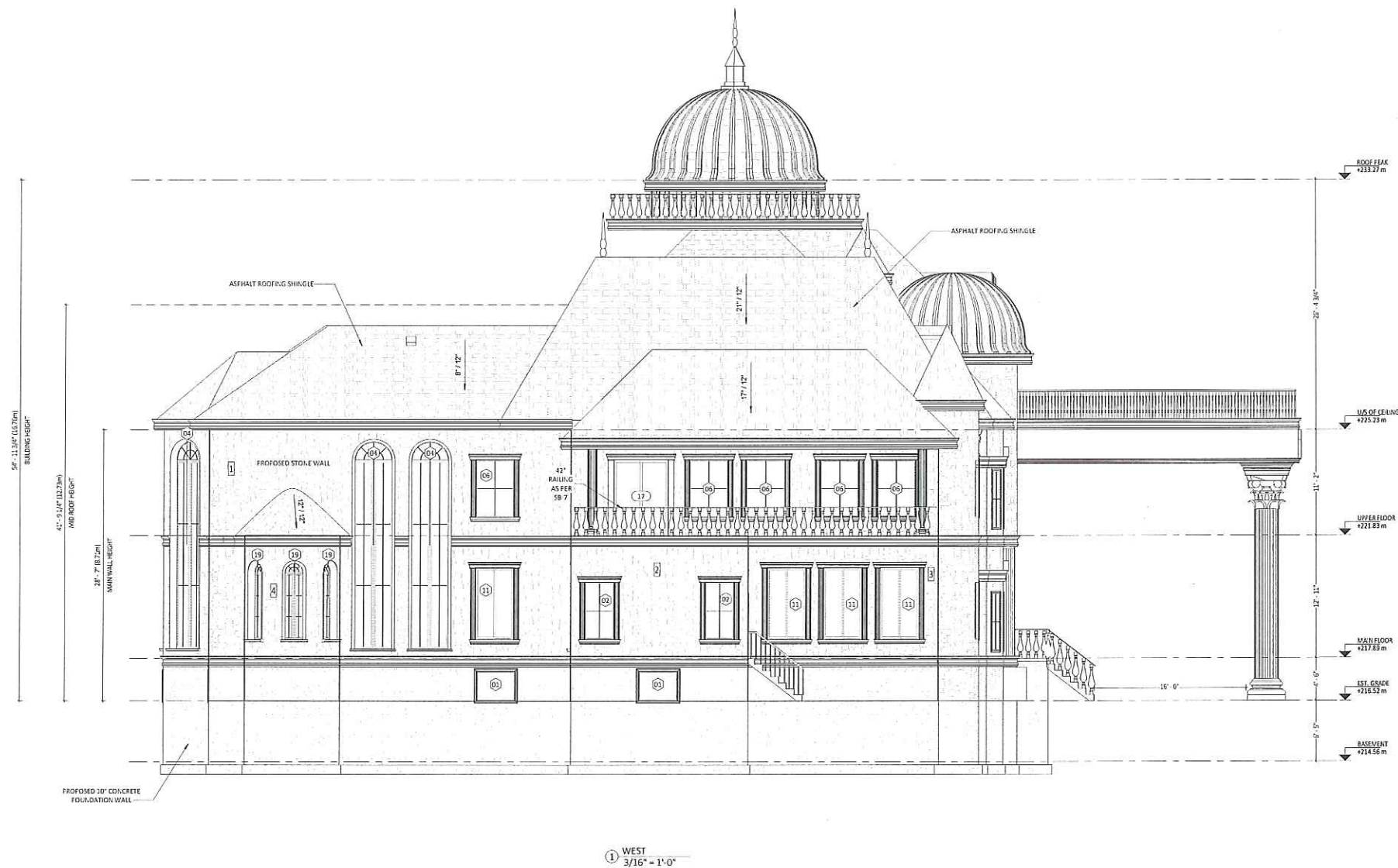
1 SOUTH
3/16" = 1'-0"

1
BUILDING FACE: 923.99 SF
OPENING: 224.66 SF (24.31 %)
LIMITING DISTANCE: 31.35 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

2
BUILDING FACE: 327.08 SF
OPENING: 36.00 SF (11.00 %)
LIMITING DISTANCE: 24.91 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

3
BUILDING FACE: 694.06 SF
OPENING: 231.33 SF (33.32 %)
LIMITING DISTANCE: 25.83 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M

4
BUILDING FACE: 174.33 SF
OPENING: 42.00 SF (24.09 %)
LIMITING DISTANCE: 32.28 M
ALLOWED OPENING: N/A
ALLOWED MAXIMUM HEIGHT: 10.60 M



GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITY.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antaradesign.ca
Call with any query
1-800-387-2222

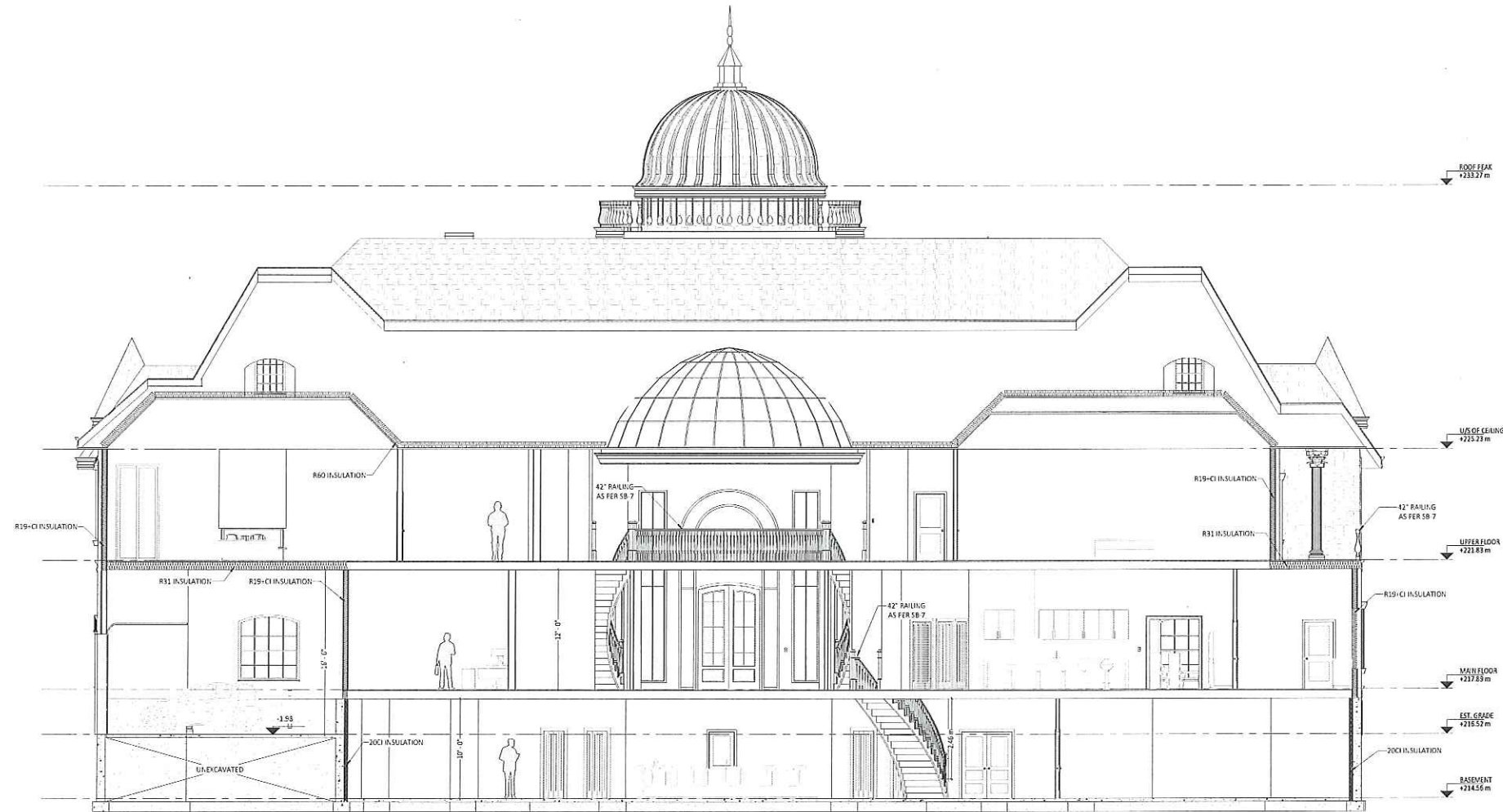
ENGINEER:

CLIENT:

PROJECT NAME:
NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENY CRT BRANTFORD ON L6P 0L3

SHEET NAME: WEST ELEVATION	
DATE: JUN 04 2021	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: SPOPOZAN	SHEET No: A2-04
CHECKER: Checker	



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

GENERAL NOTE:
1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SAVANT STRUCTURAL SOLUTIONS LTD.
2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITY.
3- DO NOT SCALE THESE DRAWINGS.
4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

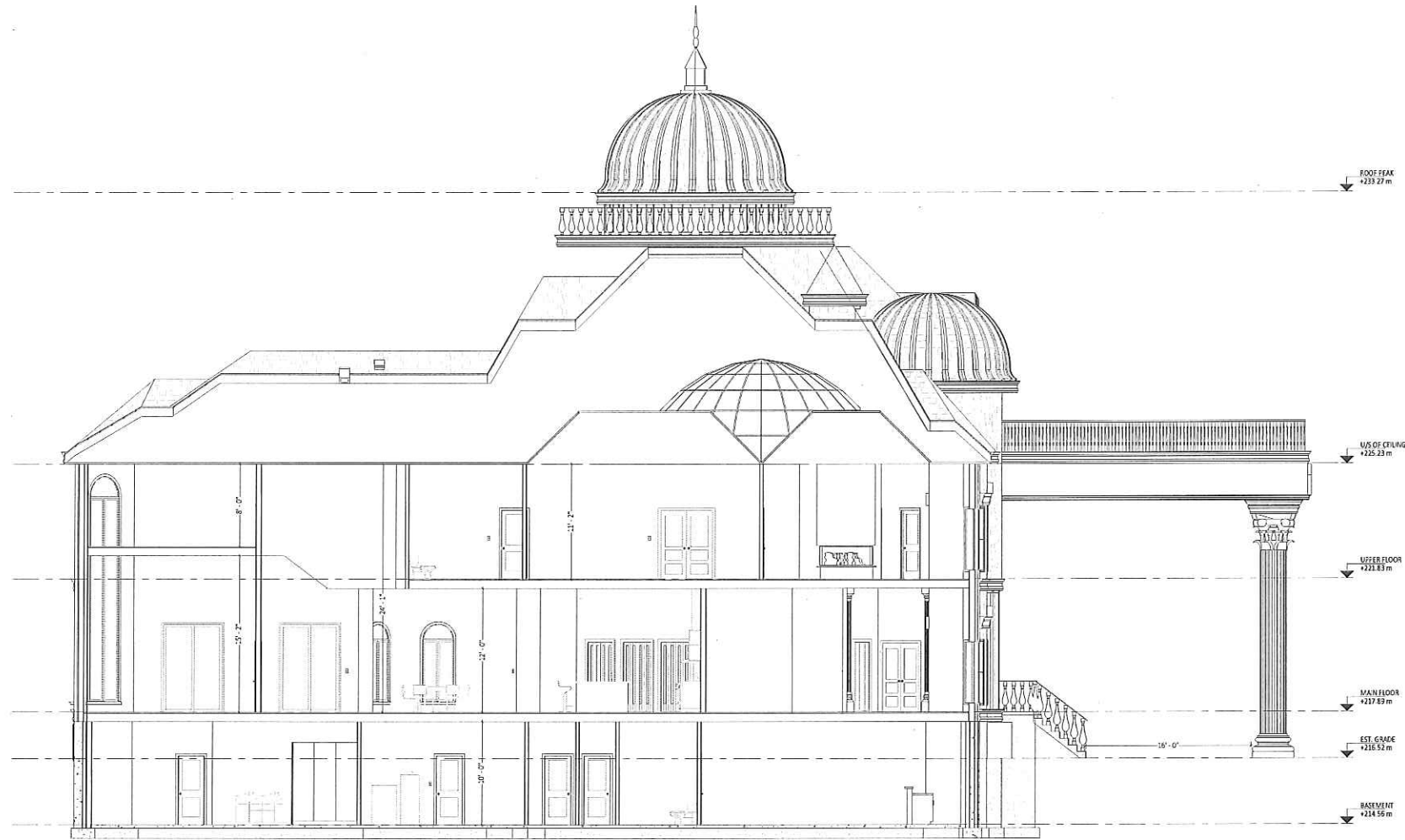
CLIENT:

PROJECT NAME:
NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENNEDY CRT. EMMETT ON L3P 0K1

SHEET NAME:
SECTION 1

DATE: JUN 04 2023	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: SP FOR OZAN	SHEET No: A3-01
CHECKER: Checker	



① SECTION 2
3/16" = 1'-0"

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SVANT STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:

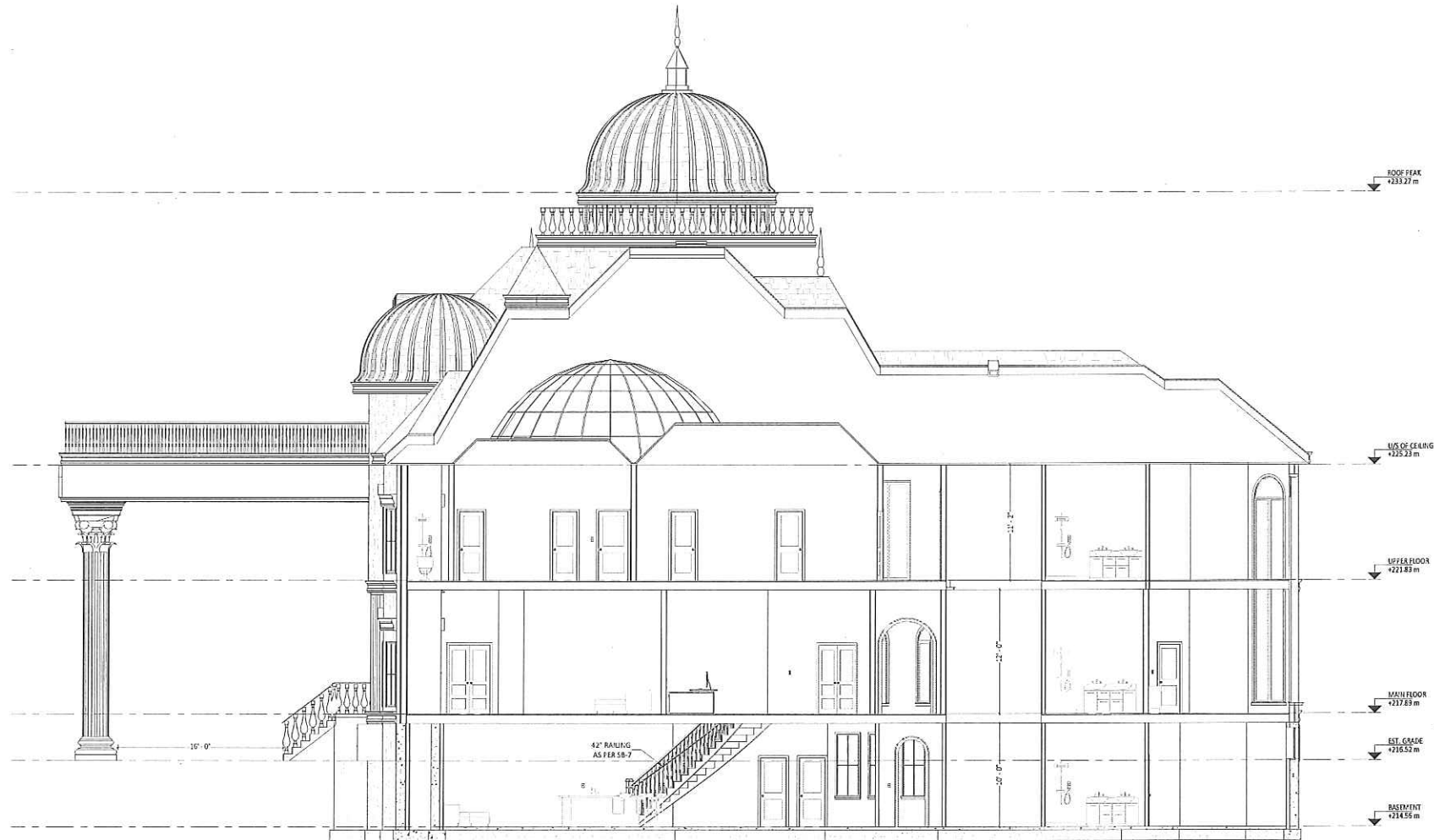
NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENNEDY AVE. SCARBOROUGH, ONT. M1T 3B1

SHEET NAME:

SECTION 2

DATE: JUN 01, 2021	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	SHEET No.: A3-02
DRAWN BY: P. FORDYAN	CHECKER: CHECKER



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

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTH-ORITIES
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITH-OUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENNEDY ST. SCARBOROUGH, ONTARIO M1T 3B1

SHEET NAME:

SECTION 3

DATE: AUG 01, 2021	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	SHEET No.: A3-03
DRAWN BY: P. FORCUM	CHECKER: CHECKER



SECTION 4
3/16" = 1'-0"

GENERAL NOTE:
1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITY.
3. DO NOT SCALE THESE DRAWINGS.
4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10 KENYON ESTATES ON LSP C/L



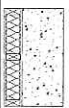
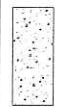
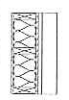
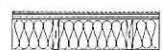
SHEET NAME:

SECTION 4

DATE: JUL 01, 2021
SCALE: 3/16" = 1'-0"
DRAWN BY: P. FOROZAN
CHECKER: Checker

PROJECT No.:
21-02-04

SHEET No.:
A3-04

WALL LEGEND	
INTERIOR WALL	
	W-01 2x4 STUD PARTITION - 30 M/N FIRESEPARATION - 5/8" TYPE 'X' GYPSUM BOARD - 2"x4" WOOD STUDS @16" O.C. - 1" RESILIENT CHANNEL - 5/8" TYPE 'X' GYPSUM BOARD
	W-02 2x6 STUD PARTITION - 1" GYPSUM WALL BOARD - 2"x6" @16" O.C. WOOD STUDS /W/ R30 BATT INSULATION - 1/2" GYPSUM WALL BOARD
FOUNDATION WALL	
	W-03 10" CONCRETE + INSULATION WALL, 2x4 STUDS - DAMPROOFING LAYER - 1/2" PAROING - 10" FOAMED CONCRETE - 1" AIR GAP - 2"x4" @16" O.C. WOOD STUDS /W/ 3" SPRAYFOAM 2 LB/1"1 - 1/2" POLY AIR/VAPOUR BARRIER - 1/2" GYPSUM BOARD
	W-04 10" CONCRETE, POURED - 10" POURED CONCRETE
EXTERIOR WALLS	
	W-05 STONE ON 2x6 WOOD STUD - 3/4" STONE VENEER - 1" AIR GAP - AIR BARRIER - 1/2" FLYWOOD - 2"x6" @16" O.C. WOOD STUDS /W/ M/N SPECIFIED R VALUE - 1/2" POLY AIR/VAPOUR BARRIER - 1/2" GYPSUM WALL BOARD
ROOF ASSEMBLY	
	FR-01 FLAT ROOF - GRAVEL FINISH - 3" FLY FELT FLOORING - 1/2" FLYWOOD 9 BATHING - EDGE JOISTS AS SPECIFIED - INSULATION AS SPECIFIED - 5/8" GYPSUM BOARD CEILING

DOOR SCHEDULE							
PHASE CREATED	TYPE MARK	LEVEL	COUNT	HEIGHT	WIDTH	AREA (SF)	AREA (SM)
BASEMENT:							
PROPOSED	01	BASEMENT	2	6'-8"	5'-0"	33.33 SF	3.10 m²
PROPOSED	03	BASEMENT	12	6'-8"	2'-6"	16.67 SF	1.55 m²
PROPOSED	04	BASEMENT	1	6'-8"	2'-4"	15.56 SF	1.45 m²
PROPOSED	09	BASEMENT	1	6'-8"	7'-6"	50.00 SF	4.65 m²
PROPOSED	13	BASEMENT	1	7'-9 3/4"	2'-2 3/4"	17.43 SF	1.62 m²
BASEMENT: 17							

EST. GRADE							
PROPOSED	08	EST. GRADE	4	10'-0"	9'-0"	90.00 SF	8.36 m²
PROPOSED	10	EST. GRADE	1	6'-8"	2'-8"	17.78 SF	1.65 m²
PROPOSED	11	EST. GRADE	2	7'-0"	10'-0"	70.00 SF	6.50 m²
EST. GRADE: 7							

MAIN FLOOR							
PROPOSED	01	MAIN FLOOR	5	6'-8"	5'-0"	33.33 SF	3.10 m²
PROPOSED	04	MAIN FLOOR	2	6'-8"	2'-4"	15.56 SF	1.45 m²
PROPOSED	05	MAIN FLOOR	5	6'-8"	2'-10"	18.89 SF	1.75 m²
PROPOSED	12	MAIN FLOOR	1	10'-0"	3'-0 1/2"	30.42 SF	2.83 m²
PROPOSED	14	MAIN FLOOR	1	10'-0"	2'-6"	25.00 SF	2.32 m²
PROPOSED	15	MAIN FLOOR	3	8'-6"	5'-8"	48.17 SF	4.47 m²
MAIN FLOOR: 17							



UPPER FLOOR							
PROPOSED	01	UPPER FLOOR	3	6'-8"	5'-0"	33.33 SF	3.10 m²
PROPOSED	02	UPPER FLOOR	2	5'-6"	4'-0"	38.00 SF	3.53 m²
PROPOSED	03	UPPER FLOOR	5	6'-8"	2'-6"	16.67 SF	1.55 m²
PROPOSED	04	UPPER FLOOR	6	6'-8"	2'-4"	15.56 SF	1.45 m²
PROPOSED	05	UPPER FLOOR	2	6'-8"	2'-10"	18.89 SF	1.75 m²
PROPOSED	06	UPPER FLOOR	1	6'-8"	5'-8"	37.78 SF	3.51 m²
PROPOSED	07	UPPER FLOOR	1	7'-0"	3'-0"	21.00 SF	1.95 m²
PROPOSED	16	UPPER FLOOR	2	9'-6"	5'-8"	53.83 SF	5.00 m²
PROPOSED	17	UPPER FLOOR	1	8'-0"	5'-8"	45.33 SF	4.21 m²
UPPER FLOOR: 23							
64							








WINDOW SCHEDULE							
PHASE CREATED	TYPE MARK	LEVEL	WIDTH	HEIGHT	COUNT	AREA (SF)	AREA (SM)
BASEMENT							
PROPOSED	01	BASEMENT	8'-0"	3'-0"	7	12.00 SF	1.11 m²
PROPOSED	02	BASEMENT	3'-0"	6'-0"	6	18.00 SF	1.67 m²
PROPOSED	03	BASEMENT	3'-0"	3'-0"	2	9.00 SF	0.84 m²
BASEMENT: 15							

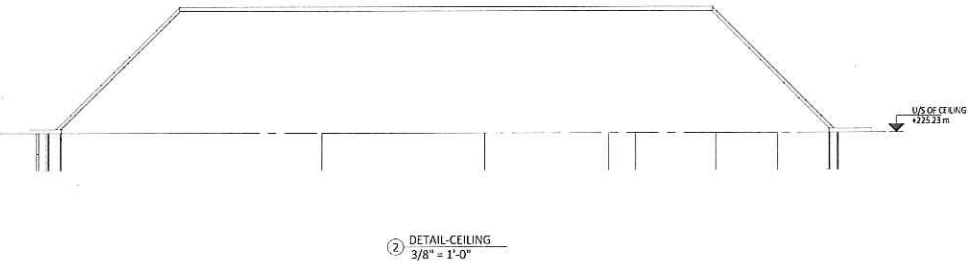
EST. GRADE							
PROPOSED	01	EST. GRADE	4'-0"	3'-0"	1	12.00 SF	1.11 m²
EST. GRADE: 1							
MAIN FLOOR							
PROPOSED	02	MAIN FLOOR	3'-0"	6'-0"	4	18.00 SF	1.67 m²
PROPOSED	04	MAIN FLOOR	4'-0"	15'-10"	10	79.33 SF	7.37 m²
PROPOSED	05	MAIN FLOOR	6'-0"	6'-0"	1	24.00 SF	2.23 m²
PROPOSED	08	MAIN FLOOR	3'-0"	6'-0"	6	18.00 SF	1.67 m²
PROPOSED	09	MAIN FLOOR	3'-0"	7'-6"	1	22.50 SF	2.09 m²
PROPOSED	10	MAIN FLOOR	2'-0"	18'-0"	2	38.00 SF	3.53 m²
PROPOSED	11	MAIN FLOOR	4'-0"	7'-6"	8	30.00 SF	2.79 m²
PROPOSED	12	MAIN FLOOR	6'-0"	6'-0"	2	36.00 SF	3.34 m²
PROPOSED	14	MAIN FLOOR	3'-6"	6'-0"	6	9.00 SF	0.84 m²
PROPOSED	15	MAIN FLOOR	6'-0"	18'-0"	2	47.50 SF	4.41 m²
PROPOSED	18	MAIN FLOOR	2'-0"	6'-0"	4	12.00 SF	1.11 m²
PROPOSED	19	MAIN FLOOR	2'-0"	7'-0"	3	14.00 SF	1.30 m²
MAIN FLOOR: 49							

UPPER FLOOR							
PROPOSED	02	UPPER FLOOR	3'-0"	6'-0"	2	18.00 SF	1.67 m²
PROPOSED	06	UPPER FLOOR	4'-0"	6'-0"	6	24.00 SF	2.23 m²
PROPOSED	11	UPPER FLOOR	7'-6"	10'-0"	10	100.00 SF	9.29 m²
PROPOSED	12	UPPER FLOOR	6'-0"	6'-0"	2	36.00 SF	3.34 m²
PROPOSED	17	UPPER FLOOR	3'-10"	6'-0"	2	23.00 SF	2.14 m²
PROPOSED	18	UPPER FLOOR	3'-0"	6'-0"	4	12.00 SF	1.11 m²
UPPER FLOOR: 26							

U/S OF CEILING							
PROPOSED	07	U/S OF CEILING	3'-0"	4'-6"	2	13.50 SF	1.25 m²
PROPOSED	13	U/S OF CEILING	3'-10"	2'-10"	1	8.03 SF	0.75 m²
PROPOSED	16	U/S OF CEILING	3'-0"	4'-0"	2	12.00 SF	1.11 m²
PROPOSED	20	U/S OF CEILING	10'-0"	10'-0"	1	100.00 SF	9.29 m²
PROPOSED	21	U/S OF CEILING	0'-10"	3'-6"	29	2.92 SF	0.27 m²
U/S OF CEILING: 35							
126							

CEILING SCHEDULE	
	C-1 FULL HEIGHT CEILING EXISTING WOOD JOISTS SOLID INSULATION (OPTIONAL) -1/2" GYPSUM
	C-2 LOWERED CEILING 2"x4" @16" O/C CEILING JOISTS SOLID INSULATION (OPTIONAL) -1/2" GYPSUM

SYMBOL LEGEND	
	A/R RETURN
	EXHAUST FAN SOCFW/W 5" DUCT
	HEAT REGISTER
	LIGHT FIXTURE
	SINGLE SWITCH
	SMOKE ALARM
	CARBON MONOXIDE ALARM
EXIS.	EXISTING
PROP.	PROPOSED



GENERAL NOTE:
 1. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
 2. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITY.
 3. DO NOT SCALE THESE DRAWINGS.
 4. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
 5. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:

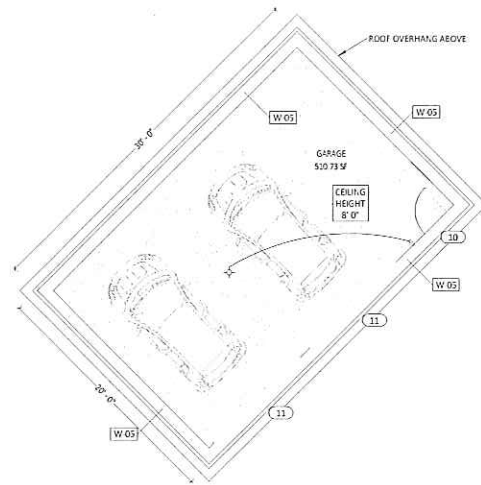
NEW CONSTRUCTION

PROJECT ADDRESS:
 10 KERRY COTT EPPAN, ONTARIO, L3P 0L1

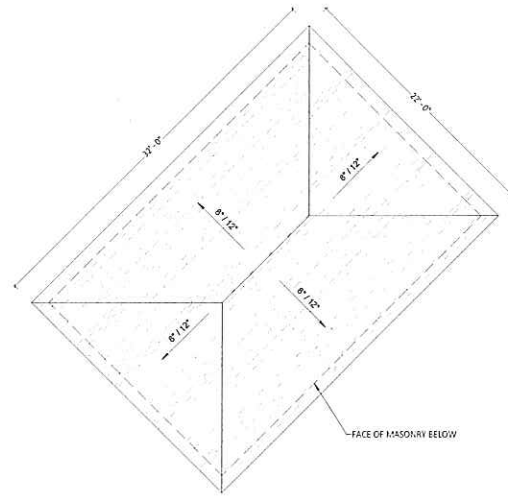
SHEET NAME:

LEGEND & DETAILS

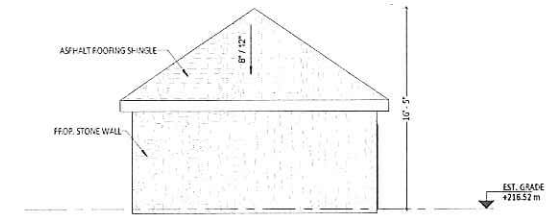
DATE: JUN 04, 2021	PROJECT No.:
SCALE: As indicated	21.02.04
DRAWN BY: P. FOROZAN	SHEET No.:
CHECKER: [Signature]	A3-05



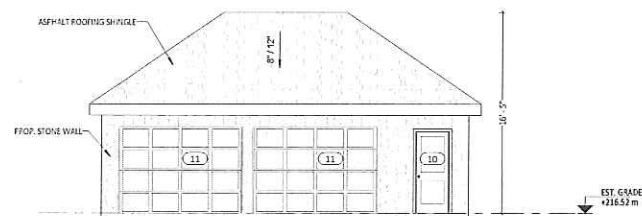
① DETACHED GARAGE
3/16" = 1'-0"



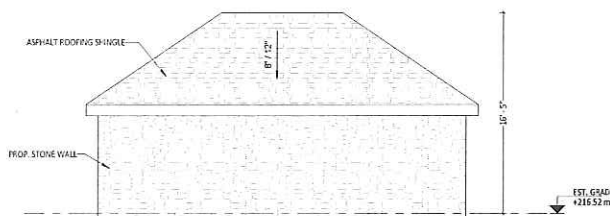
② DETACHED GARAGE ROOF, PROPOSED
3/16" = 1'-0"



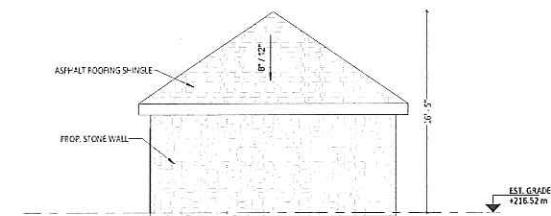
⑤ LEFT-DETACHED GARAGE
3/16" = 1'-0"



③ FRONT-DETACHED GARAGE
3/16" = 1'-0"



④ REAR-DETACHED GARAGE
3/16" = 1'-0"



⑥ RIGHT-DETACHED GARAGE
3/16" = 1'-0"

GENERAL NOTE:
1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3- DO NOT SCALE THESE DRAWINGS.
4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antaradesign.ca

Call us today!

ENGINEER:

CLIENT:

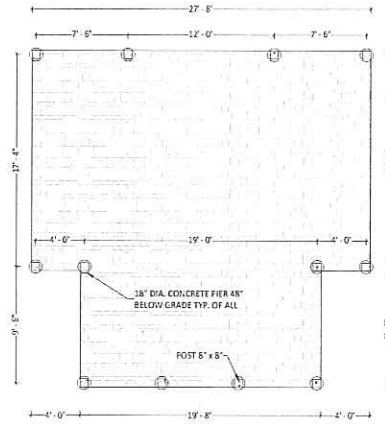
PROJECT NAME:

NEW CONSTRUCTION

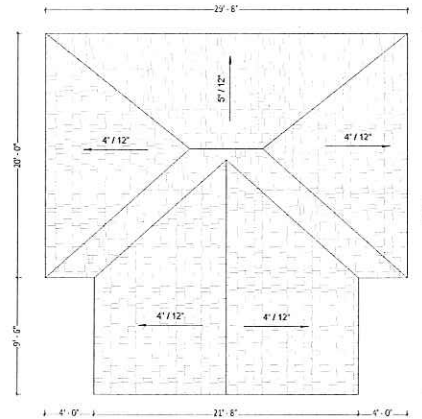
PROJECT ADDRESS:
10 BAYVIEW AVE. #100, SCARBOROUGH, ONT. M1S 5B1

SHEET NAME:
DETACHED GARAGE

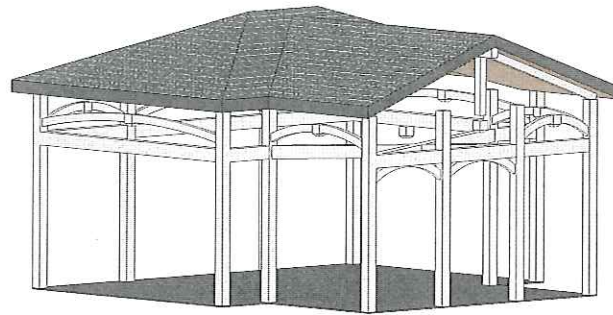
DATE: JUL 04, 2021 PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"
DRAWN BY: P. FOROZAN SHEET No.: A3-06
CHECKER: Checker



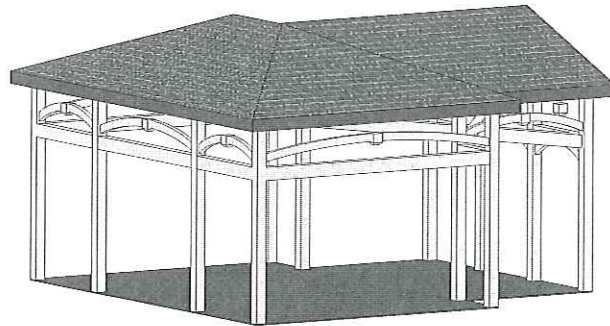
① CABANA PROPOSED
3/16" = 1'-0"



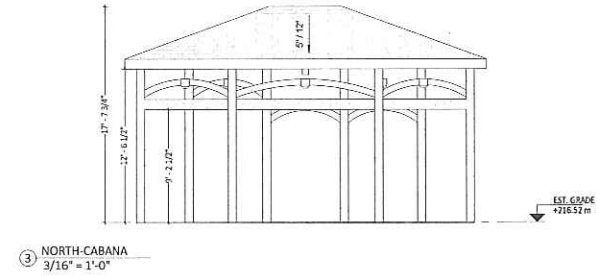
② CABANA ROOF PROPOSED
3/16" = 1'-0"



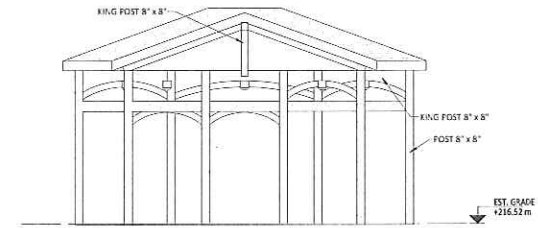
⑦ FRONT-CABANA



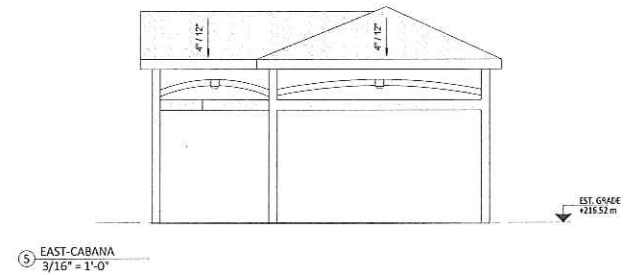
⑧ REAR-CABANA



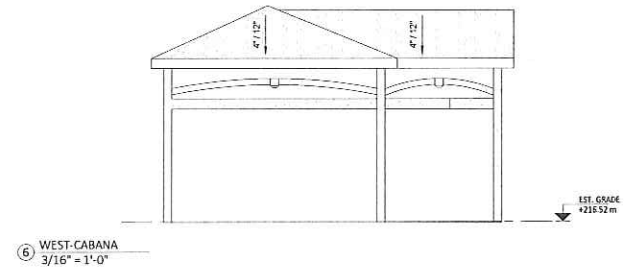
③ NORTH-CABANA
3/16" = 1'-0"



④ SOUTH-CABANA
3/16" = 1'-0"



⑤ EAST-CABANA
3/16" = 1'-0"



⑥ WEST-CABANA
3/16" = 1'-0"

GENERAL NOTE:
1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3- DO NOT SCALE THESE DRAWINGS.
4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
REVISIONS			



www.antaradesign.ca
Call us for more info
1-800-461-1234

ENGINEER:

CLIENT:

PROJECT NAME:

NEW CONSTRUCTION

PROJECT ADDRESS:
10155 101ST AVE. S.W. VANCOUVER, B.C. V6V 1K1

SHEET NAME:
CABANA PROPOSED

DATE: JUL 04 2021	PROJECT No.: 21-02-04
SCALE: 3/16" = 1'-0"	
DRAWN BY: P. FORCEN	SHEET No: A3-07
CHECKER: Checker	

GENERAL NOTES:

- AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTIGUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE CONTIGUOUS WITH THE EXISTING SIDEWALK, AND A CURB DIFFERENCE SHALL BE PROVIDED FOR EACH ENTRANCE.
- DOWNPOUTS TO COLLECT OILS FROM THE DRIVEWAY SHALL BE PROVIDED. DOWNPOUTS SHALL NOT COLLECT OILS FROM SIDEWALKS.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 0.5% AND NOT GREATER THAN 8%.
- LANDSCAPING SHALL HAVE A MINIMUM COVER OF 2% AND A MAXIMUM OF 8%.
- WHERE GRADE CHANGES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.5m ARE TO BE ACCOMPANIED BY ONE OF THE FOLLOWING: A FENCE OR A WALL HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
- ALL DISTURBED AREAS MUST BE SEED, OR SOILED, TO BE AT LEAST 85%.
- THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF DRIVEWAY AND A UTILITY STRUCTURE IS 1.0m.
- IF ANY PORTION WITHIN THE MUNICIPAL ROADWAY MUST BE PAVED, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED PRIOR TO UNDERTAKING ANY WORKS WITHIN THE CITY RIGHT-OF-WAY.
- SPRINKLING OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED, AND DISCHARGED AT AN APPROVED LOCATION.
- ALL THE EXISTING WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROFESSIONAL STANDARDS AND SPECIFICATIONS.

NOTES:

- LOCATION AND ELEVATION OF THE PROPOSED WATER SERVICE TO BE CONFIRMED BY WATER PRIOR TO CONSTRUCTION OF THE PROPOSED DWELLING.
- WATCH FOR EXISTING SERVICES AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ADJUTING LOTS WITH DRAINAGE OUTFITTING INTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- ALL EXISTING DRAINAGE AREAS ARE IN ACCORDANCE WITH PLAN REGISTERED PLAN 1002.
- ALL OPENINGS TO BE DONE IN SUCH A MANNER THAT THERE WILL BE NO ADVERSE DRAINAGE IMPACTS TO ADJUTING PROPERTIES.

SERVICING NOTES:

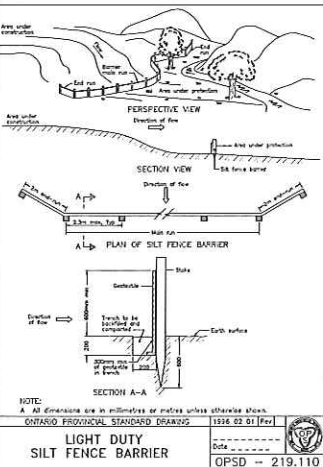
- BASED ON AVAILABLE RECORDS, IT HAS BEEN DETERMINED THE SUBJECT PROPERTY HAS HAD A NEW WATER SERVICE WALK-UP BE CONSTRUCTED FROM THE EXISTING WATER MAIN ON NEW ROAD TO SERVICE THE PROPOSED DWELLING.
- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND BASED ON PLAN AND FIELD DRAINAGE OF LOTS 23 AND 24 PROVIDED BY THE REGION OF PEEL.
- PROPOSED WATER SERVICE WITHIN THE ROAD ALLOWANCE TO BE 25 mm DIA. FIVE "N" SOFT COVER WATER SERVICE BETWEEN THE ROAD ALLOWANCE AND DWELLING TO BE 30 mm DIA. FIVE "N" SOFT COVER. USED IN ACCORDANCE WITH BUILDING CODE STANDARDS AND BEST PRACTICES.
- SEWER PUMP (IF INSTALLED) IS TO BE LOCATED TO BE NEAR THE LANDSCAPE AREA. ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH REGION OF PEEL SERVICING STANDARDS AND APPLICABLE OHS/OSHA.

REGION OF PEEL SERVICING NOTES:

- All materials and construction methods must correspond to the current Peel Public Works standards and specifications.
- Watermain and/or water service material 100 mm (4") and larger must be PVC DRI-15. Size 50 mm (2") and smaller must be Type "N" soft cover as per A.S.T.M. A818-01 specification.
- Watermain and/or water service are to have a minimum cover of 1 m (3' 0") with a minimum horizontal spacing of 1.2 m (4') from themselves and all other utilities.
- Provisions for flushing water line pipes to testing, etc. must be provided with at least 50 mm (2") holes in 100 mm (4") and larger lines. Copper lines are to have flushing points at the end, the same as the line. They must also be sized or piped to allow the water to drain into a parking lot or down a drain. On fire lines, flushing is to be 100 mm (4") minimum size.
- Allowance to be 30 m (100') off the face of the building unless otherwise noted.
- Hydrant and valve to be 100 mm (4") minimum size.
- Watermain to be installed to grade as shown on approved or plan. If not to grade, then to be supplied to inspector prior to construction of work, where requested by inspector.
- Watermain is not to have a minimum vertical clearance of 0.3 m (12") over 105 m (345') in the street and all other utilities when crossing.
- All proposed water piping must be isolated from existing lines in order to allow independent pressure testing and de-aerating from the system.
- All fire tapping and extension of fire water valves shall be arranged through the Regional Inspector assigned or by contacting the Operations and Maintenance Division.
- Location of all existing utilities in the field to be established by the contractor.
- The contractor(s) shall be solely responsible for locating, exposing, supporting and protecting all underground and overhead utilities and structures existing at the time of construction in the area of their work. Whether shown on the plans or not and for all depths and consequences resulting from damage to same.
- The contractor(s) shall be solely responsible to give 72 hours written notice to the utility prior to moving with facilities for the purpose of inspection by the concerned utility. This inspection will be for the duration of the construction, with the contractor responsible for all costs arising from such inspection.
- All proposed water piping must be isolated through a temporary representation that shall include an appropriate cross-section control device, consistent with the degree of hazard, for backflow prevention of the active disinfection system, conforming to Region of Peel standards 1-7-7-1 to 1-7-7-8.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION WORK, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



NOTE: A. All dimensions are in millimetres or metres unless otherwise shown.

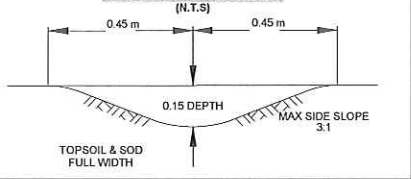
ONTARIO PROFESSIONAL STANDARD DRAWINGS 1936-02-01 PEEL

DATE: 2023-02-01

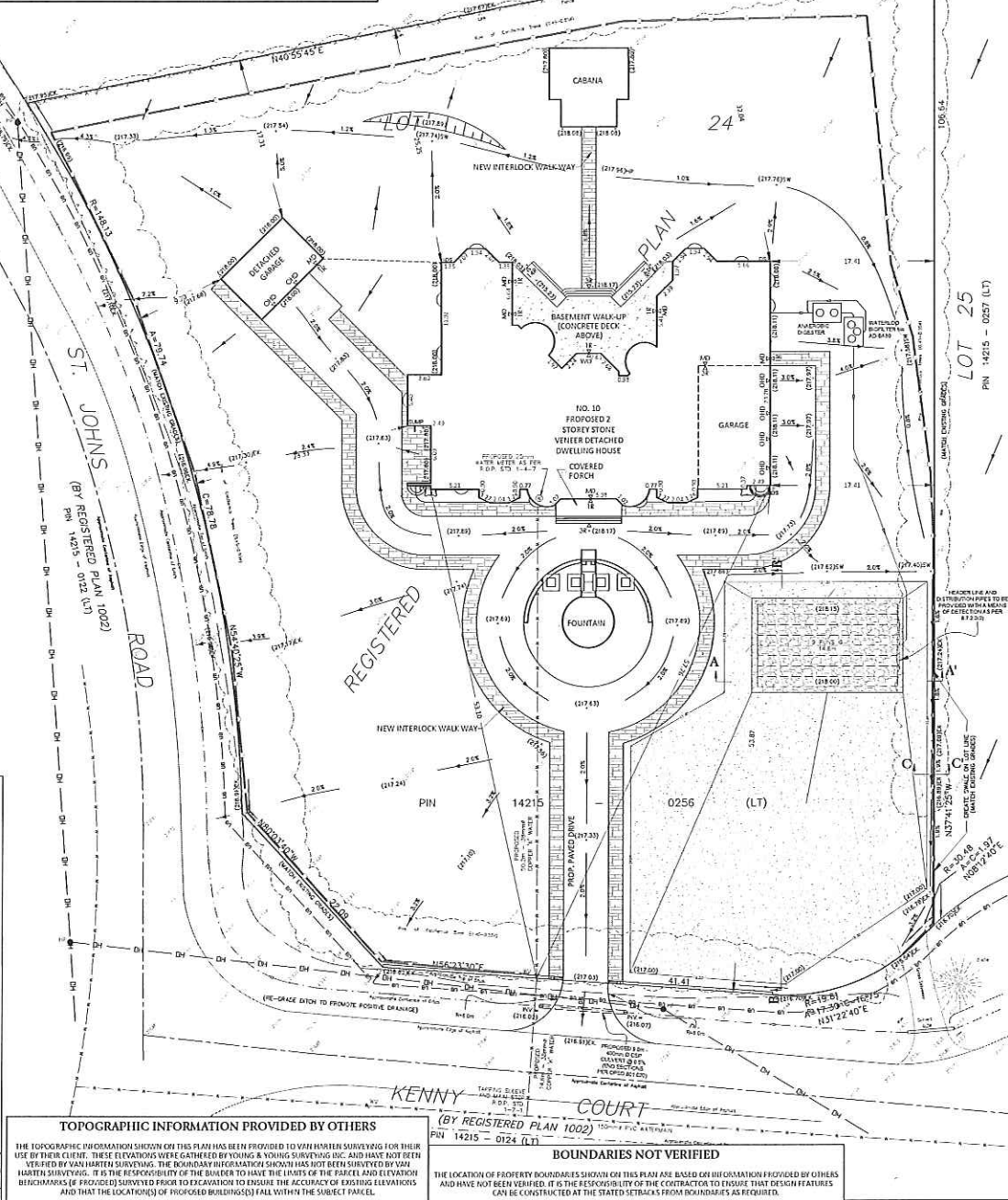
PROJECT: LIGHT DUTY SILT FENCE BARRIER

QPSD - 219.110

TYPICAL SWALE CROSS-SECTION (N.T.S.)



LOT 23
PIN 14215 - 0067 (LT)



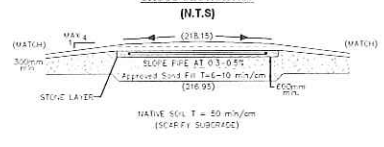
TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS

THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED TO VAN HARTEN SURVEYING FOR THEIR USE BY THEIR CLIENT. THESE ELEVATIONS WERE GATHERED BY YOUNG & YOUNG SURVEYING INC. AND HAVE NOT BEEN VERIFIED BY VAN HARTEN SURVEYING. THE BOUNDARY INFORMATION SHOWN HAS NOT BEEN SURVEYED BY VAN HARTEN SURVEYING. IT IS THE RESPONSIBILITY OF THE BUILDER TO HAVE THE LOTS OF THE PARCEL AND ELEVATION BENCHMARKS (IF PROVIDED) SURVEYED PRIOR TO EXCAVATION TO ENSURE THE ACCURACY OF EXISTING ELEVATIONS AND THAT THE LOCATION(S) OF PROPOSED BUILDING(S) FALL WITHIN THE SUBJECT PARCEL.

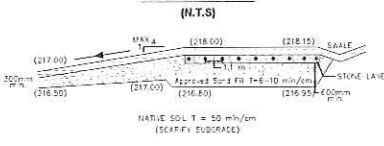
BOUNDARIES NOT VERIFIED

THE LOCATION OF PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION PROVIDED BY OTHERS AND HAVE NOT BEEN VERIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT DESIGN FEATURES CAN BE CONSTRUCTED AT THE STATED SETBACKS FROM BOUNDARIES, AS REQUIRED.

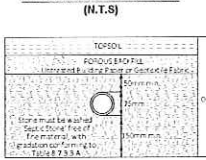
CROSS-SECTION A-A' (N.T.S.)



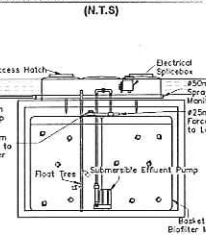
CROSS-SECTION B-B' (N.T.S.)



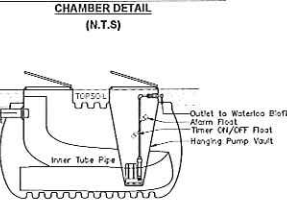
DISTRIBUTION LAYER DETAIL (N.T.S.)



BASKETS IN CONCRETE TANK DETAIL (N.T.S.)



ANAEROBIC DIGESTER WITH INTERNAL PUMP CHAMBER DETAIL (N.T.S.)



SEWAGE SYSTEM DESIGN NOTES:

(Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)

Q = 8,000 L/day

T = 50 min/cm

Waterloo Biofilter Model AD-B480

- Anaerobic Digester Size = 15,104 L MIN.

- Inertube Volume = 1,600 L MIN.

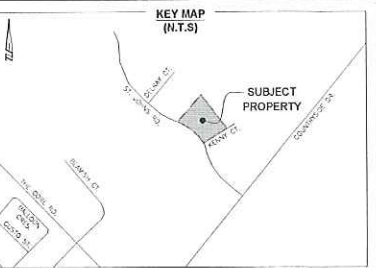
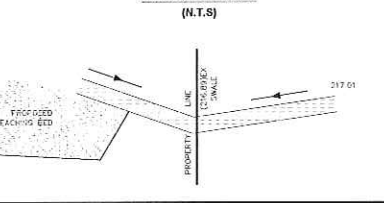
- Internal Pump Chamber Size = 4,000 L MIN.

Stone Area = (10.0 m by 16.0 m) = 160 m²

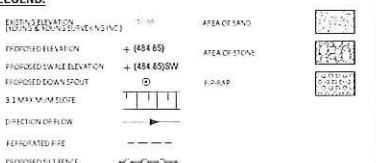
Sand Area = 1,109 m²

Distribution Pipe Length = (9 runs of 14.8 m) = 133.2 m

CROSS-SECTION C-C' (N.T.S.)



LEGEND:



PROPOSED DWELLING:

TOP OF FOUNDATION	+ (118.47)
UNDERBASE OF FOOTING	+ (118.14)
BASEMENT FLOOR	+ (115.45)
FIRST FLOOR	+ (118.75)
GARAGE SLAB	+ (118.11)
GARAGE CUT	+ (118.14)

NOTES:

- EXISTING SERVICES FROM AN ARCHITECTURAL DRAINAGE.
- PROPOSED SERVICES FROM A MINIMUM ELEVATION (118.00).
- CONSTRUCTION DRAWINGS NOT AVAILABLE AT THIS TIME.

PROPOSED DETACHED GARAGE:

TOP OF FOUNDATION	+ (118.15)
UNDERBASE OF FOOTING	+ (118.75)
GARAGE SLAB	+ (118.00)

NOTES:

- CONSTRUCTION DRAWINGS NOT AVAILABLE AT THIS TIME.

ELEVATION NOTE:

ELEVATIONS HEREON ARE GEODETIC IN NAD 83 AND HAVE BEEN DERIVED FROM GPS OBSERVATIONS USING THE "TIGHTEN" METHOD. POINTS A AND B ARE REFERRED TO THE COORD. 1978 DATUM.

METRIC:

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

LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:

(SPA-2022-0046)
PROPOSED DWELLING
10 KENNY COURT
ALL OF LOT 24
REGISTERED PLAN 1002
GEOGRAPHIC TOWNSHIP OF TORONTO GORE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

2	DEVELOPMENT ENGINEER AND/OR DESIGN OF PEEL COMMUNITIES	JAN	MAY 20, 2022
1	FOR BUILDING PERMIT	MANAV	MARCH 3, 2022
NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE

PREPARED FOR: SUBASH PUNIA

PROJECT No. 30812-22

DRAWING SCALE: 1:250

CAUTION: THIS DRAWING IS A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF VAN HARTEN SURVEYING INC. ANY CHANGES TO THE DESIGN SHALL BE MADE BY VAN HARTEN SURVEYING INC. ANY CHANGES TO THE DESIGN SHALL BE MADE BY VAN HARTEN SURVEYING INC.

Van Harten SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

1400 Hurontario St. Unit 101
M1M 1A8
Tel: 519-841-4371 Fax: 519-841-4372
www.vanharten.com info@vanharten.com

DATE: MAY 20, 2022 12:29pm
1400 Hurontario St. Unit 101 M1M 1A8 TEL: 519-841-4371 FAX: 519-841-4372

A-2022-0184

a

b

