

All Construction To Comply With The Requirements Of The Ontario Building Code (OBC) 2012
Report Discrepancies Immediately

THE GENERAL CONTRACTOR MUST BE FAMILIAR WITH ONTARIO LAWS INCLUDING THE BUILDING CODE AND OCCUPATIONAL HEALTH AND SAFETY.

THESE DRAWINGS WERE CREATED ON ASSUMPTIONS OF UNSEEN EXISTING CONSTRUCTION. IF ASSUMPTIONS ARE FOUND TO BE INCORRECT NOTIFY THE DESIGNER AND/OR ENGINEER IMMEDIATELY.

THE GENERAL CONTRACTOR THAT IS CONSTRUCTING THE BUILDING IS TO CONFIRM ALL SITE DIMENSIONS AND NEW-BUILT DIMENSIONS PRIOR TO ORDERING MATERIALS, ENGINEERED OR MANUFACTURED PRODUCTS.

ALTERATION AND REPAIRS TO THE EXISTING BUILDING MAY BE CARRIED OUT TO MAINTAIN THE EXISTING PERFORMANCE LEVEL OF ALL OR PART OF THE EXISTING BUILDING. WHERE THE CONSTRUCTION DOES NOT ADVERSELY AFFECT EARLY WARNING AND EVACUATION SYSTEMS, FIRE SEPARATIONS OR THE STRUCTURAL ADEQUACY OR WILL NOT CREATE AN UNHEALTHY ENVIRONMENT IN THE BUILDING. PART 11 T.11.3.3.1

EXISTING WOOD FRAMING IS ACCEPTABLE EXCEPT WHERE THE EXISTING INTERFACE WITH NEW LOADS OR STRUCTURAL MEMBERS IS REINFORCED ACCORDINGLY 11.5.1.1.C187

REG'D PLAN BR-8 PART OF LOT 13
 CITY OF BRAMPTON, PEEL REGION
 PER SURVEY DATED SEPT 12 1990
 BY DONALD P. McLEAN O.L.S.

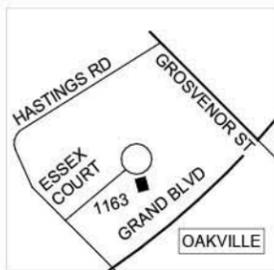
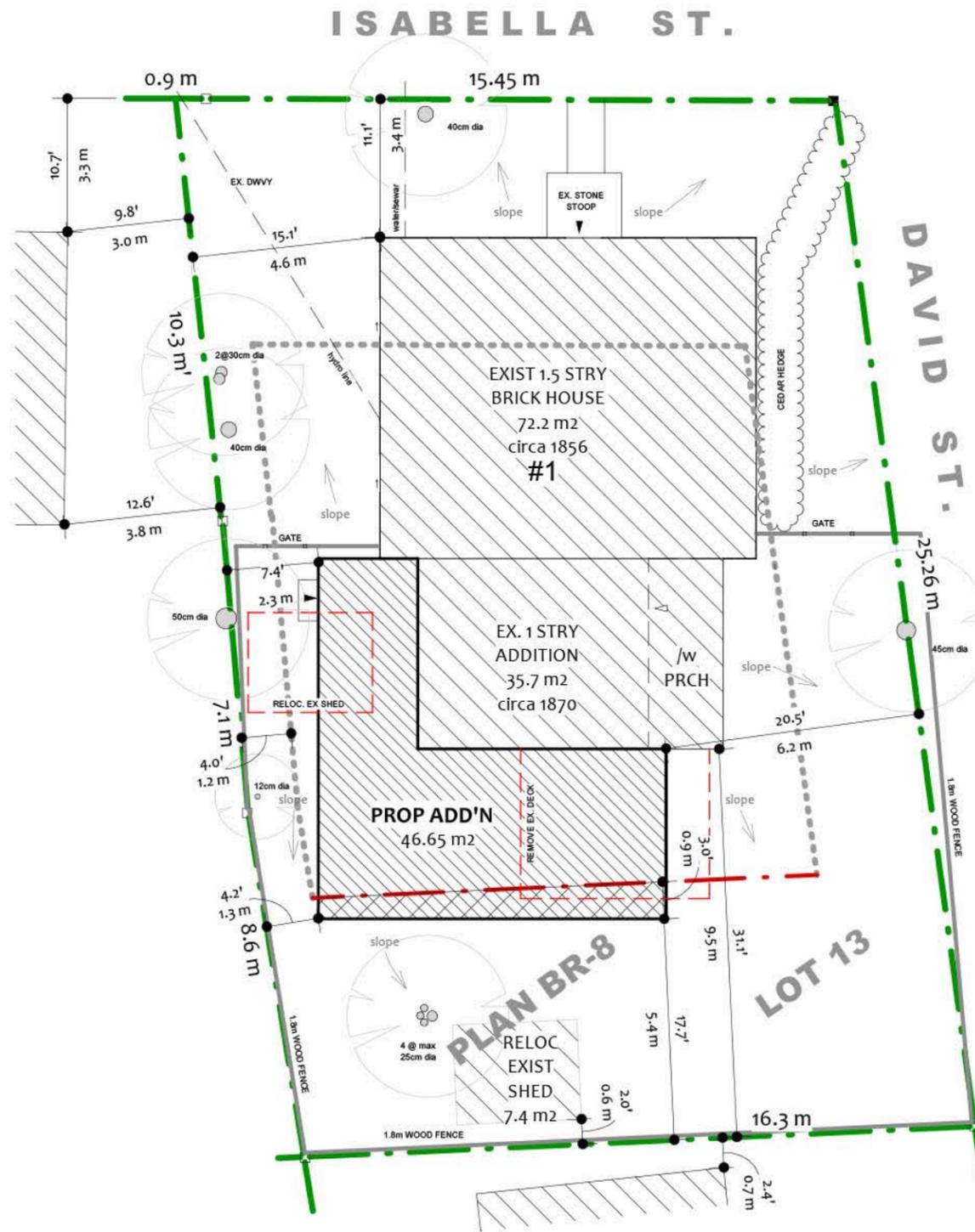
DETACHED SINGLE FAMILY DWELLING
 HERITAGE LISTED ASSET
 ZONING R1B [10.27 MATURE NEIGHBORHOOD]

LOT AREA 422 m²
 *COVERAGE 30% [10.27] = 126.6 m²
 EX CVRG (incl. Porch) 106.8 m²
 PROP ADD'N 46.6 m²
 TOTAL COVERAGE 153.2 m²
 MINOR VAR. COVERAGE OVER 26.6 m²

GROSS FLOOR AREA
 EXISTING MAIN FL 86.3 m²
 EXISTING 2nd FL 30.4
 PROPOSED ADD'N 42.6
 TOTAL GFA 159.3

SETBACKS
 *FRONT 6m
 EX FRONT 3.4m
 *INSIDE MIN 1.2m 1 STOREY
 EX INSIDE SIDE 3.8m
 PROP IN. SIDE ADD'N 1.3m
 *EXTERIOR SIDE MIN 3m
 EXISTING EXT. S. SIDE 2.4m
 PROP. EXT SIDE ADD'N 6.2m
 *REAR [10.27] 6.3m
 EX REAR 9.5m
 PROP REAR 5.4m
 MINOR VAR ENCROCH = 0.9m
 *HEIGHT [10.27] 8.5m
 EXIST HEIGHT 5.1m
 PROP ADD'N HT 3.9m
 *OPEN FRONT LANDSCP 70%

UNCOVERED BALC OR DECK ENCROACH 3m



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EZDimensions
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 erinzagar@live.com 905-866-8358

PROPOSED REAR ADDITION
 1 ISABELLA ST

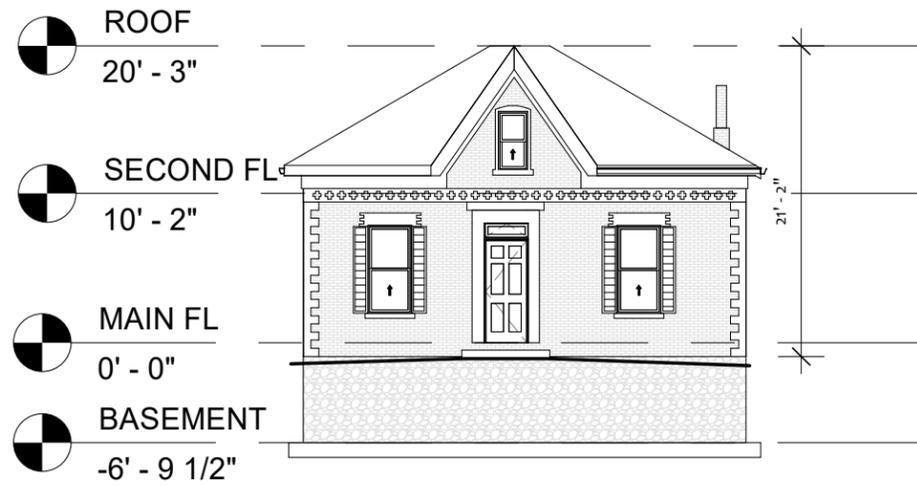
No.	Description	Date
1	CONCEPT DESIGN	MARCH 21 22

I review and take responsibility for the design and am qualified in the appropriate category as an 'other designer' under sub-section 3.2.5 of Division C as per exception 3.2.4.3 (d) of the Ontario Building Code.

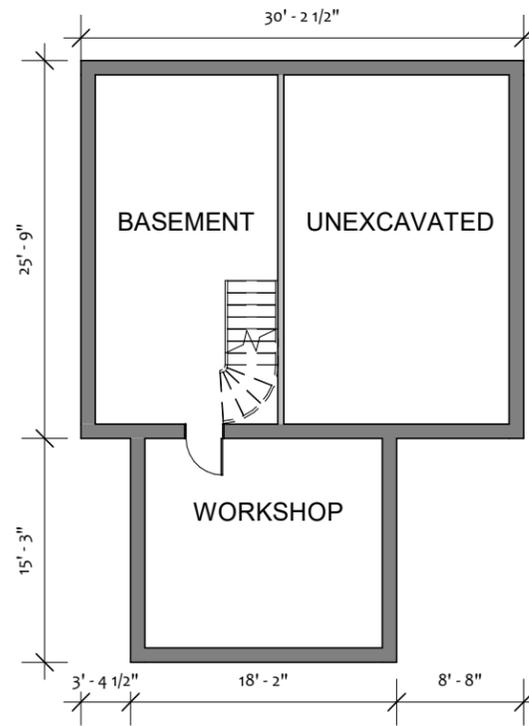
Erin Zagar
 EZDimensions
 reg. BCIN 20904

SITE PLAN

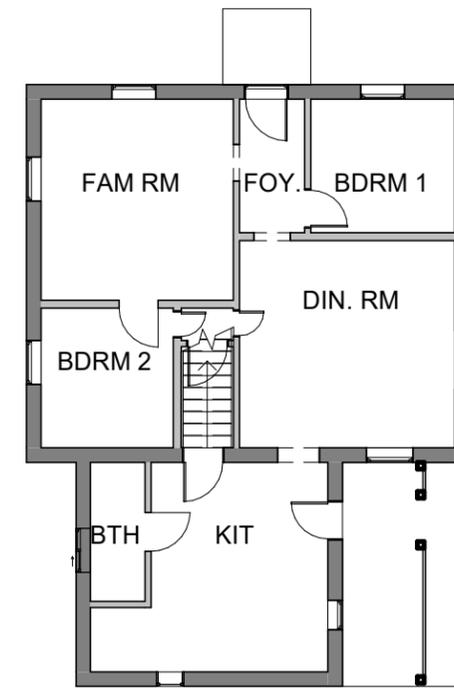
Project number	Project Number	A-1
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	
Scale As indicated		



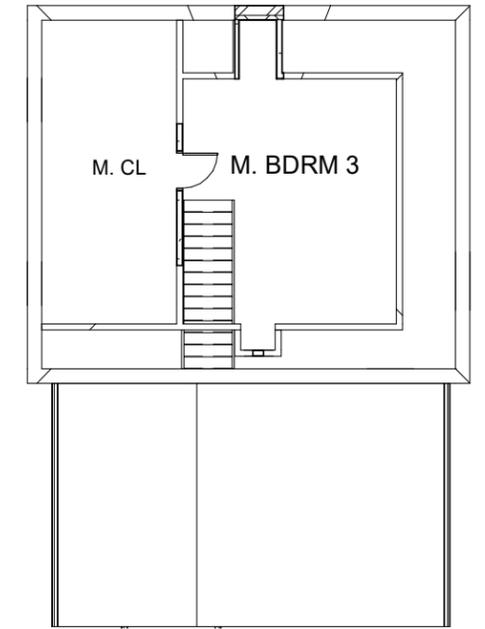
4 **EXIST FRONT (E)**
1 : 150



1 **BASEMENT**
1 : 150



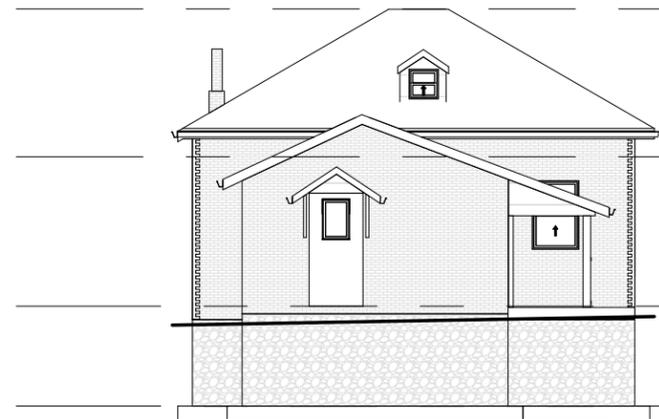
2 **MAIN FL**
1 : 150



3 **SECOND FL**
1 : 150



5 **DRIVE (N)**
1 : 150



6 **REAR (W)**
1 : 150



7 **SIDE (S)**
1 : 150

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1 ISABELLA ST

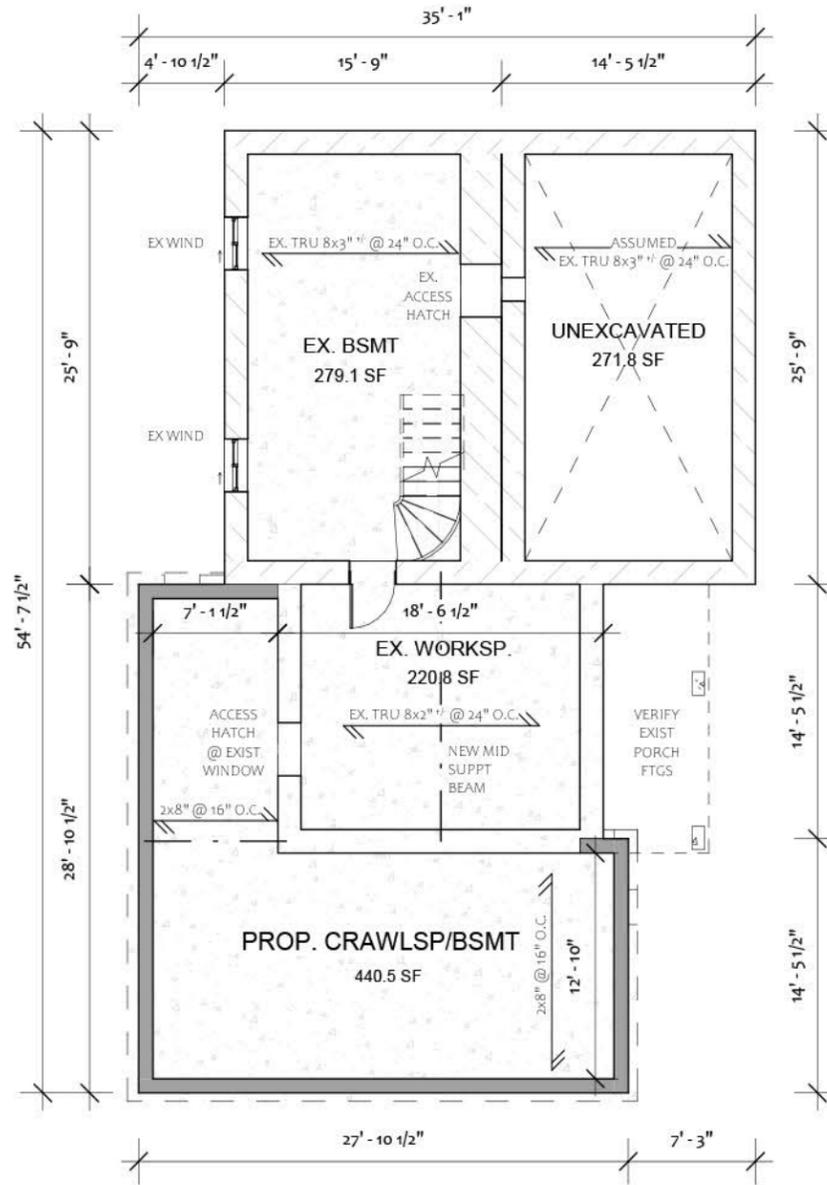
No.	Description	Date
1	CONCEPT DESIGN FOR SITE PLAN APPROVAL	MAR 21 22

I review and take responsibility for the design and am qualified in the appropriate category as an 'other designer' under sub-section 3.2.5 of Division C as per exception 3.2.4.3 (d) of the Ontario Building Code.

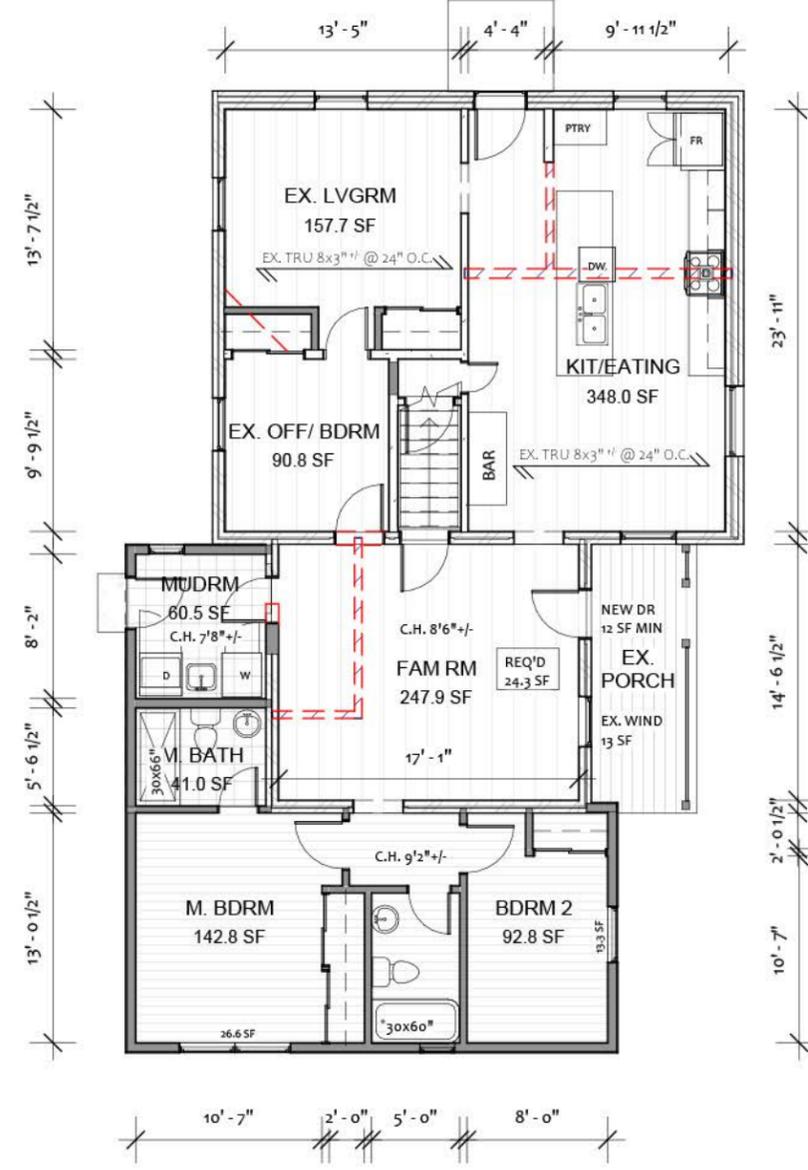
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EXIST PLANS & ELEV.

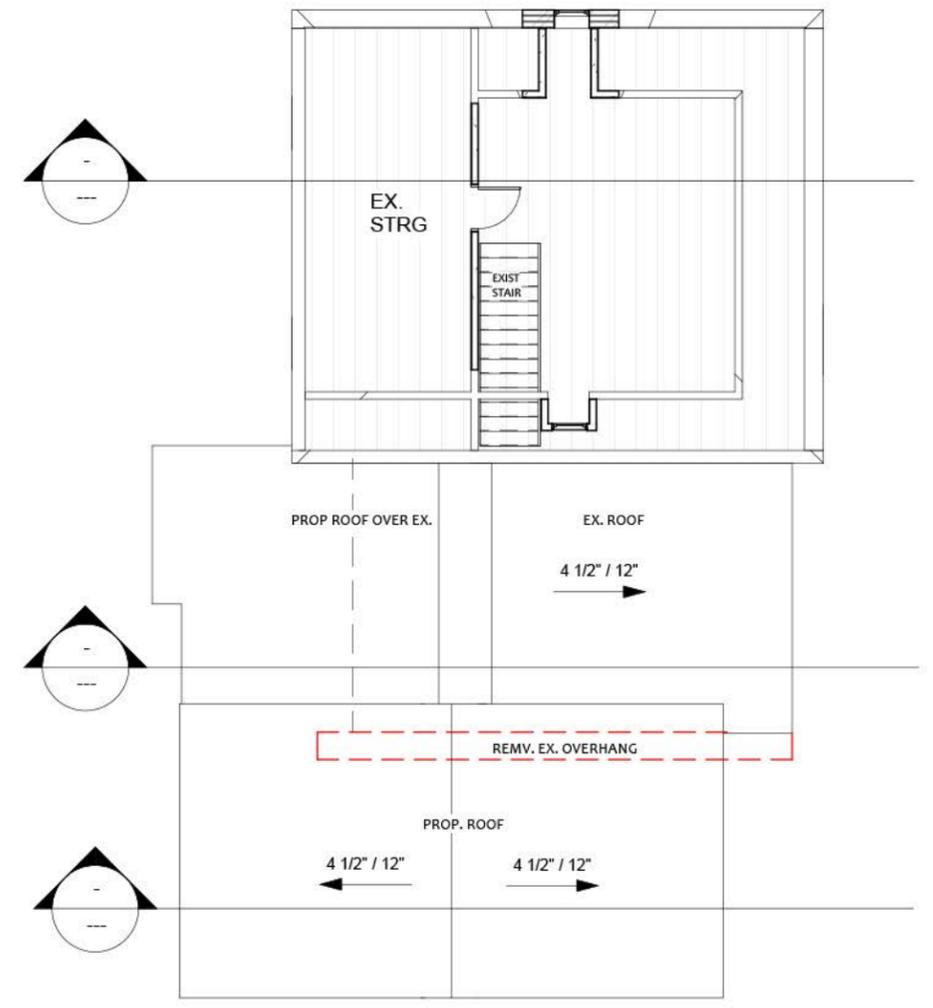
Project number	Project Number	AB-2
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	
		Scale As indicated



1 BASEMENT
1 : 125



2 MAIN FL
1 : 125



3 SECOND FL
1 : 125

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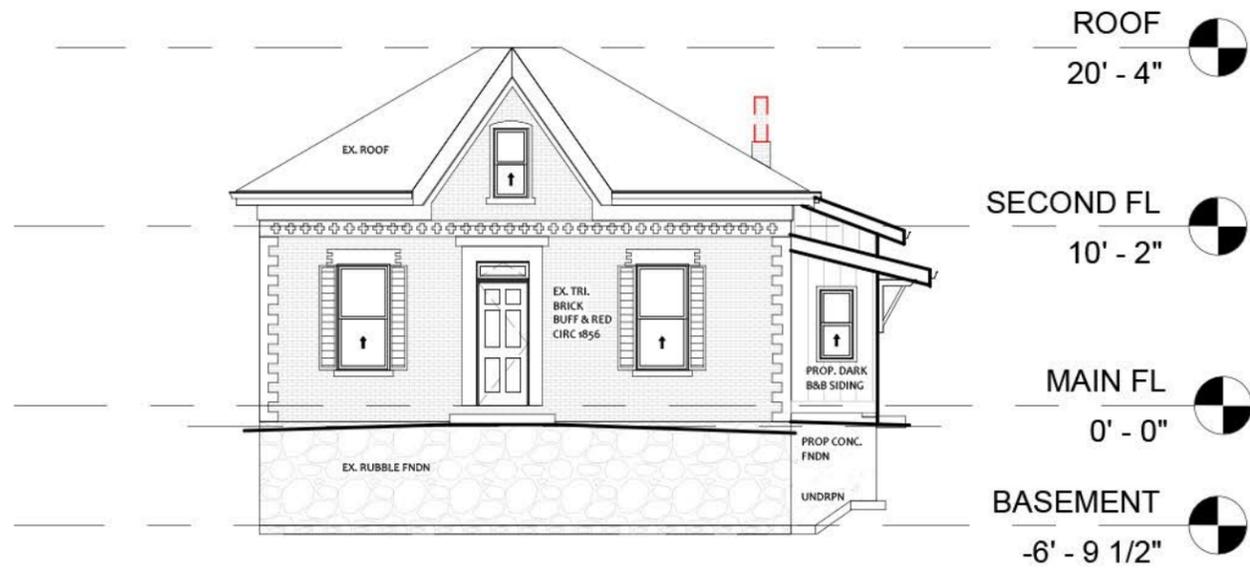
PROPOSED REAR ADDITION
1 ISABELLA ST

No.	Description	Date
1	CONCEPT DESIGN	MARCH 21 22

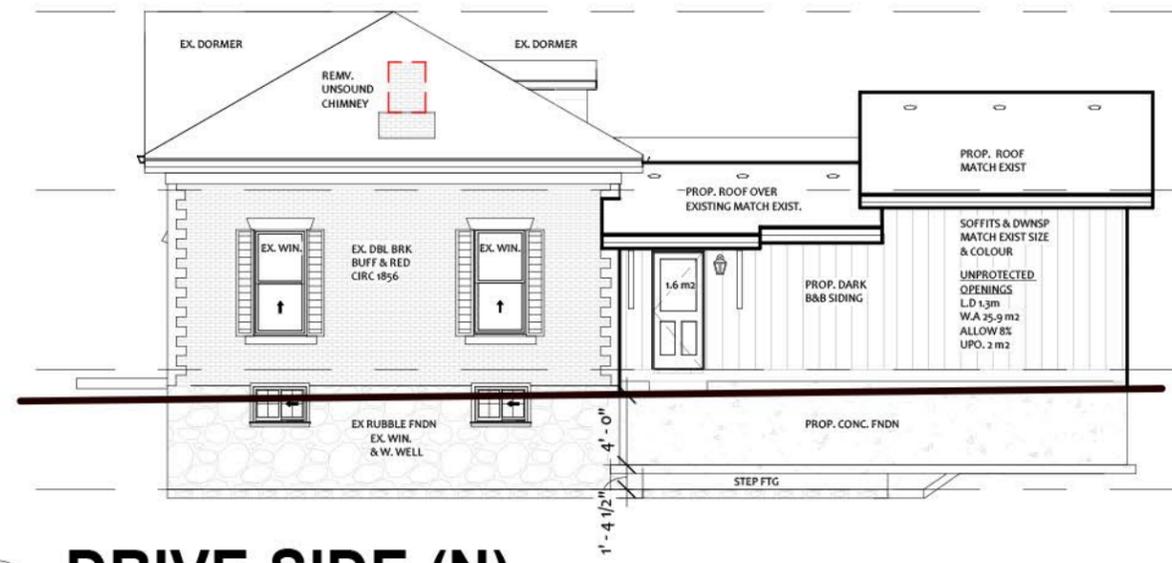
I review and take responsibility for the design and am qualified in the appropriate category as an 'other designer' under sub-section 3.2.5 of Division C as per exception 3.2.4.3 (d) of the Ontario Building Code.

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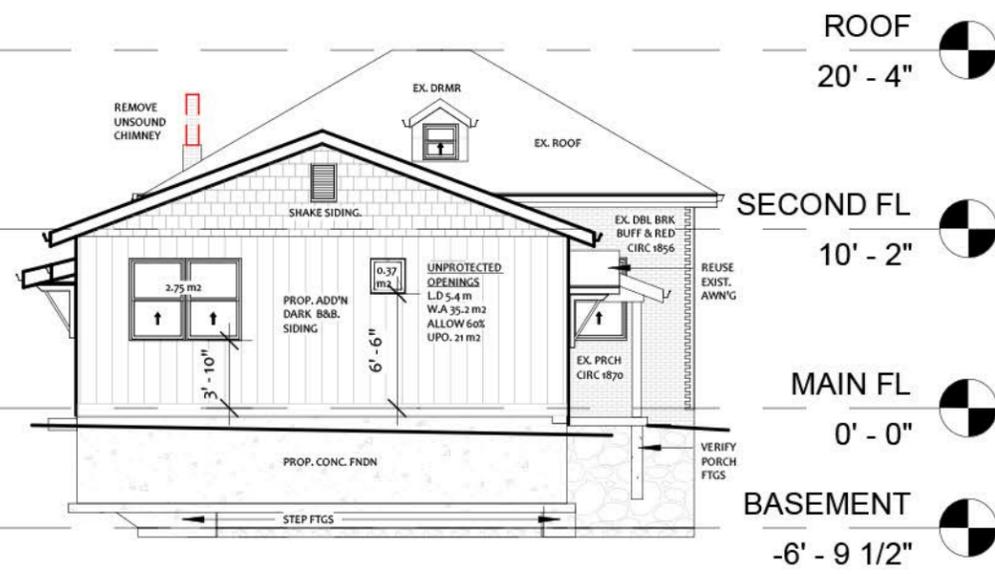
CONCEPT 2 PLANS		A-2
Project number	Project Number	
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	Scale As indicated



1 **EXIST FRONT (E)**
1 : 125



2 **DRIVE SIDE (N)**
1 : 125



3 **REAR (W)**
1 : 125



4 **DAVID ST SIDE (S)**
1 : 125



PROPOSED REAR ADDITION
1 ISABELLA ST

No.	Description	Date
1	CONCEPT DESIGN	MARCH 21_22

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EZDimensions
reg. BCIN 20904



CONCEPT 2 ELEV		A-3
Project number	Project Number	
Date	DEC 2021	
Drawn by	Author	
Checked by	Checker	
Scale 1 : 125		