

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.

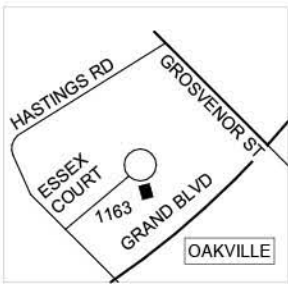
DETACHED SINGLE FAMILY DWELLING
HERITAGE LISTED ASSET
ZONING R1B [10.27 MATURE NEIGHBORHOOD]

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 3.9 m
*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.

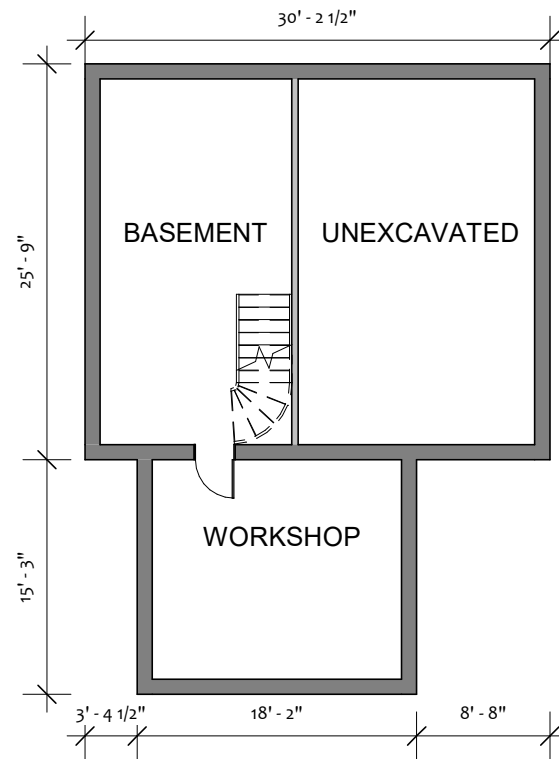
Erin Zagar
EZDimensions
reg. BCIN 20904

SITE PLAN

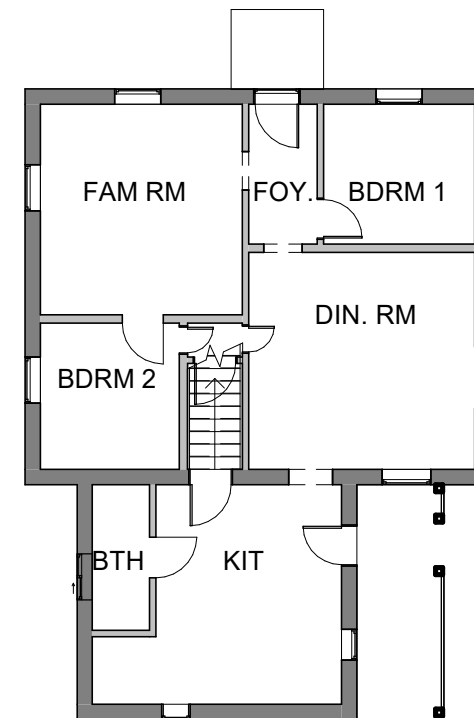
Project number	Project Number	A-1
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	
		Scale As indicated



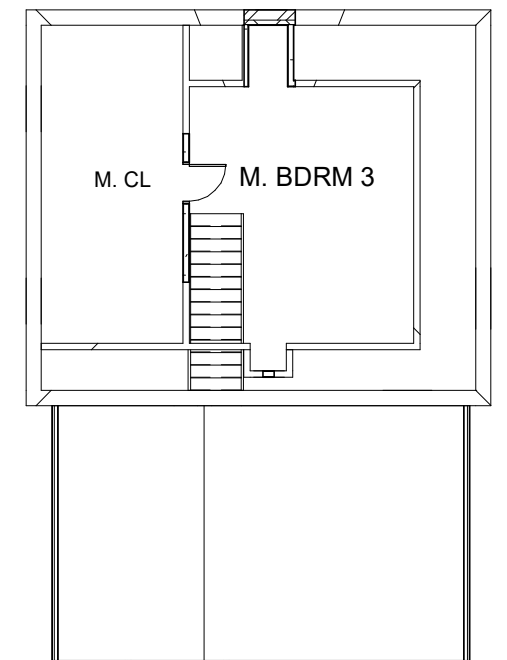
4 EXIST FRONT (E)
1 : 150



1 BASEMENT
1 : 150



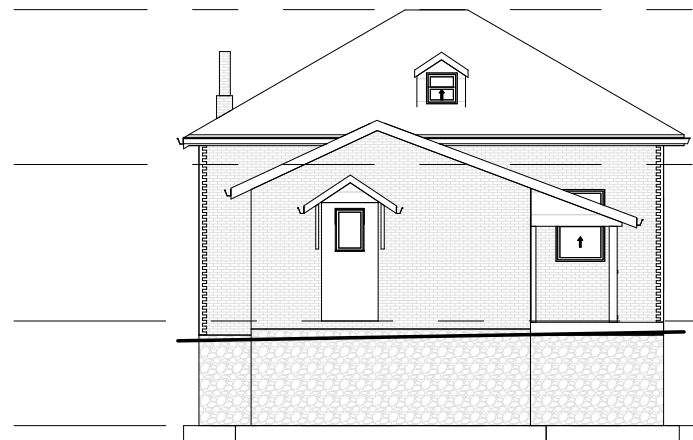
2 MAIN FL
1 : 150



3 SECOND FL
1 : 150



5 DRIVE (N)
1 : 150



6 REAR (W)
1 : 150



7 SIDE (S)
1 : 150

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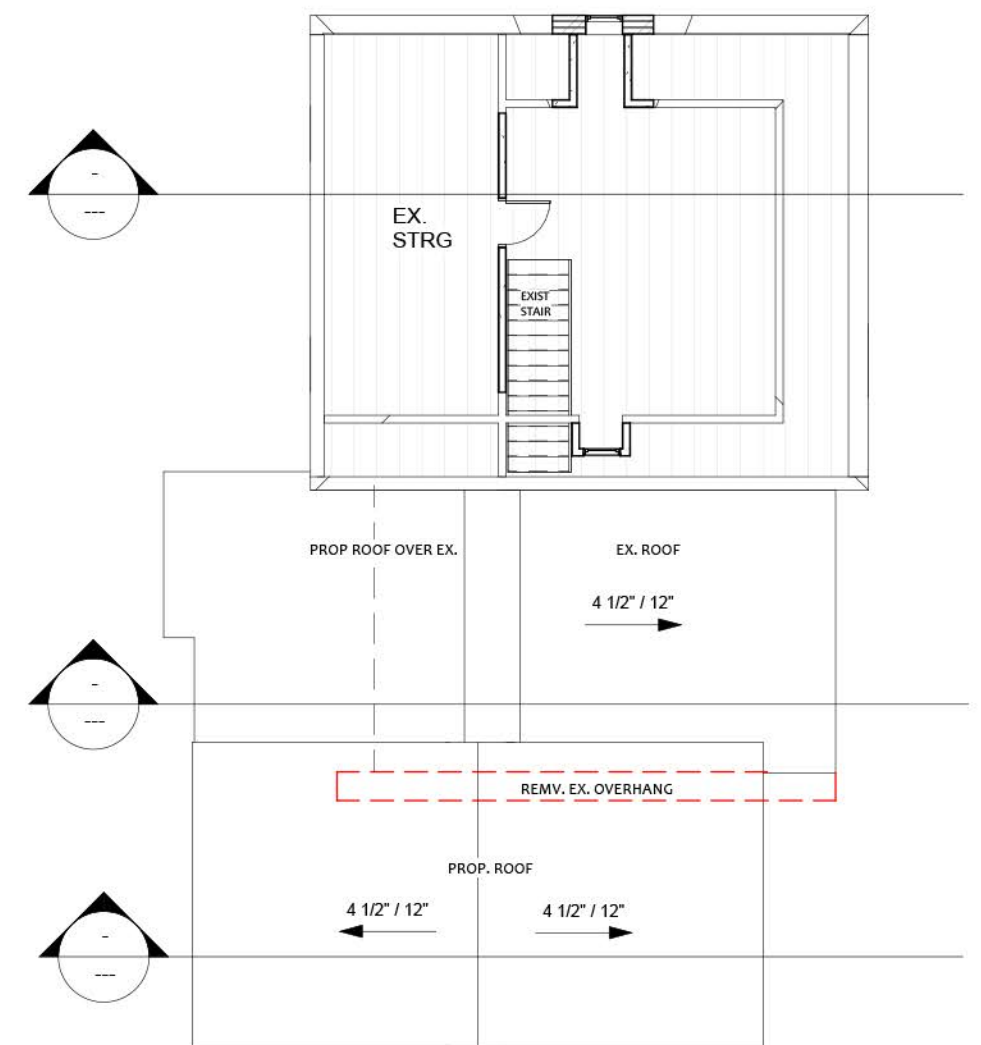
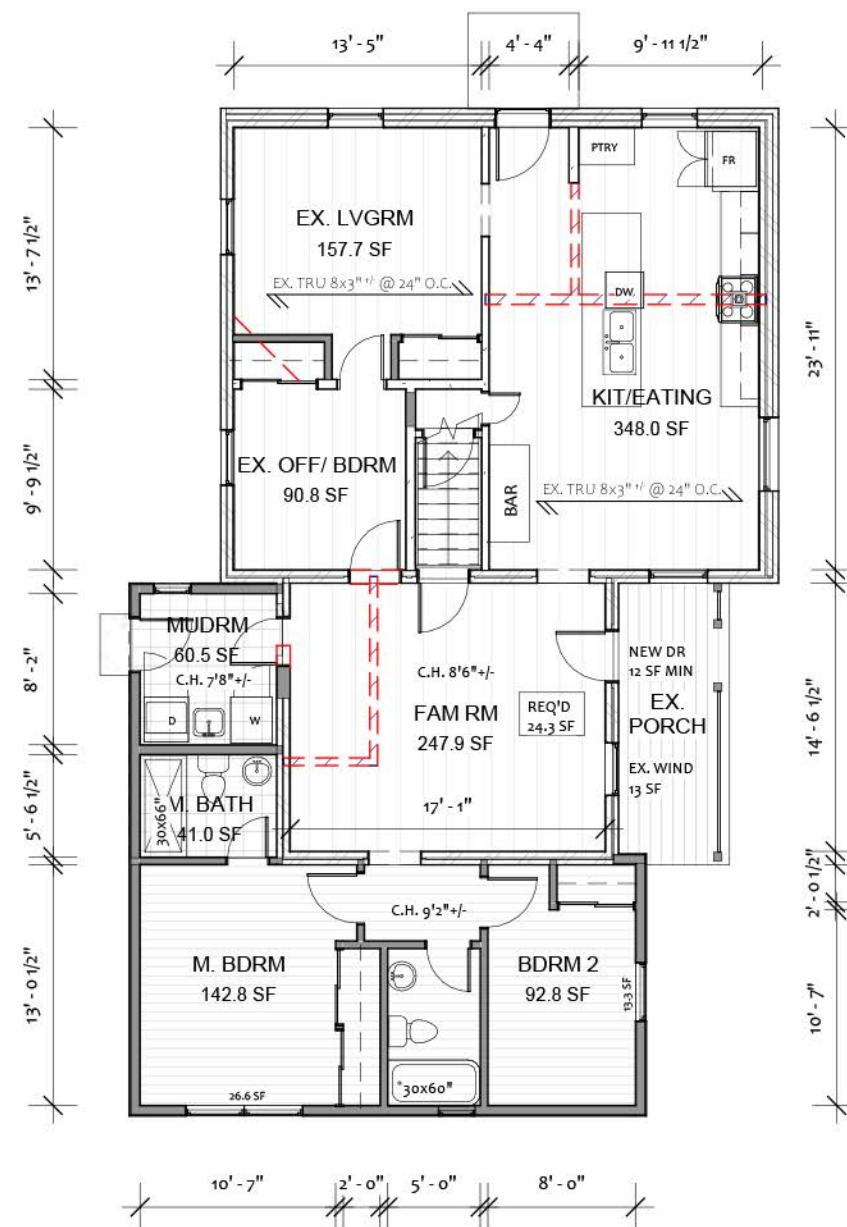
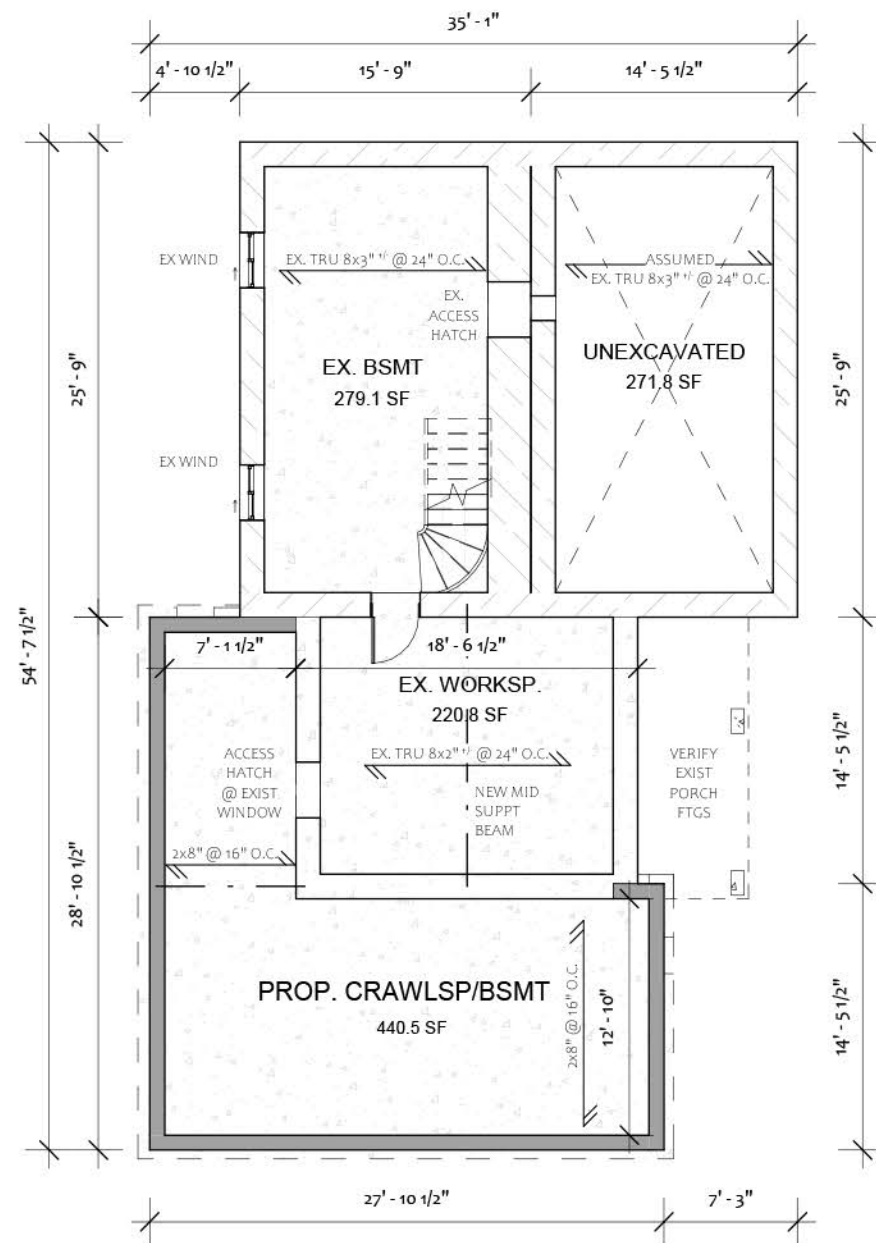
No.	Description	Date
1	CONCEPT DESIGN FOR SITE PLAN APPROVAL	MAR 21_22

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.

Erin Zagar
EZDimensions
reg. BCIN 20904

EXIST PLANS & ELEV.

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



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PROPOSED REAR
ADDITION
1 ISABELLA ST

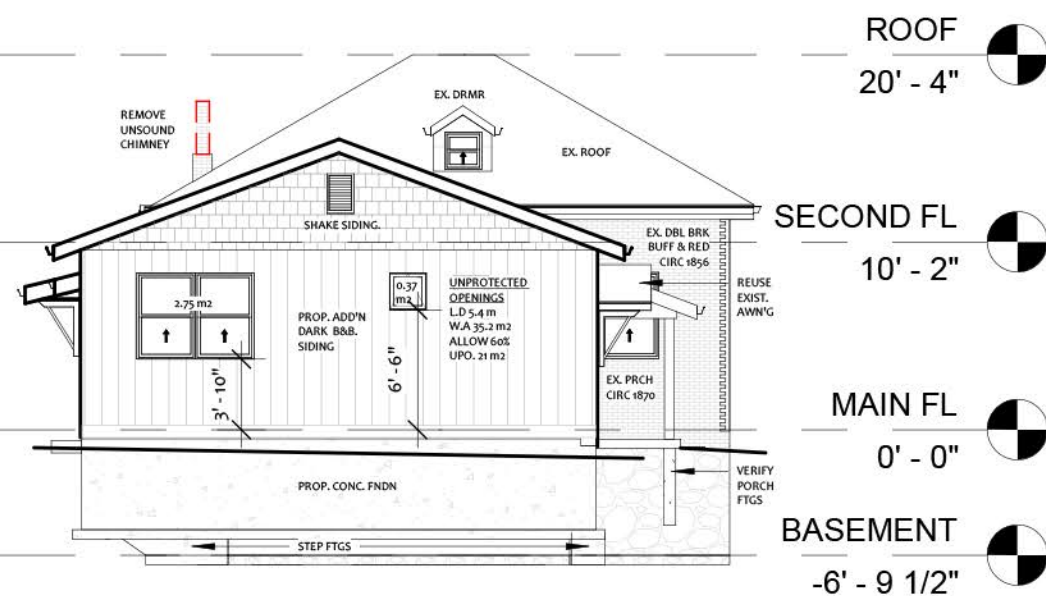
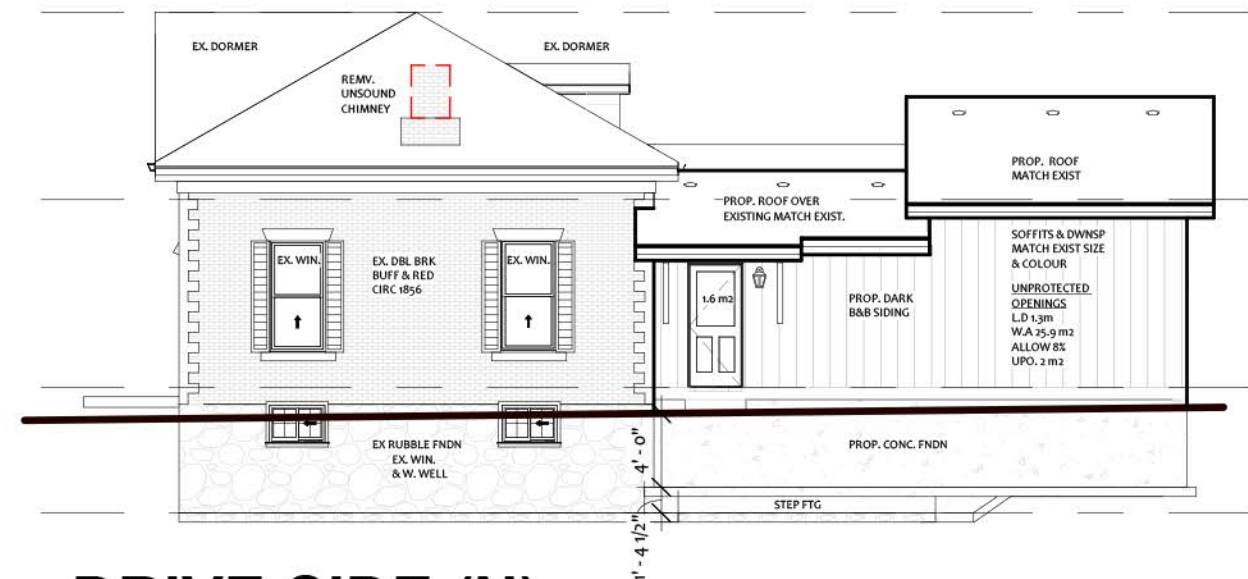
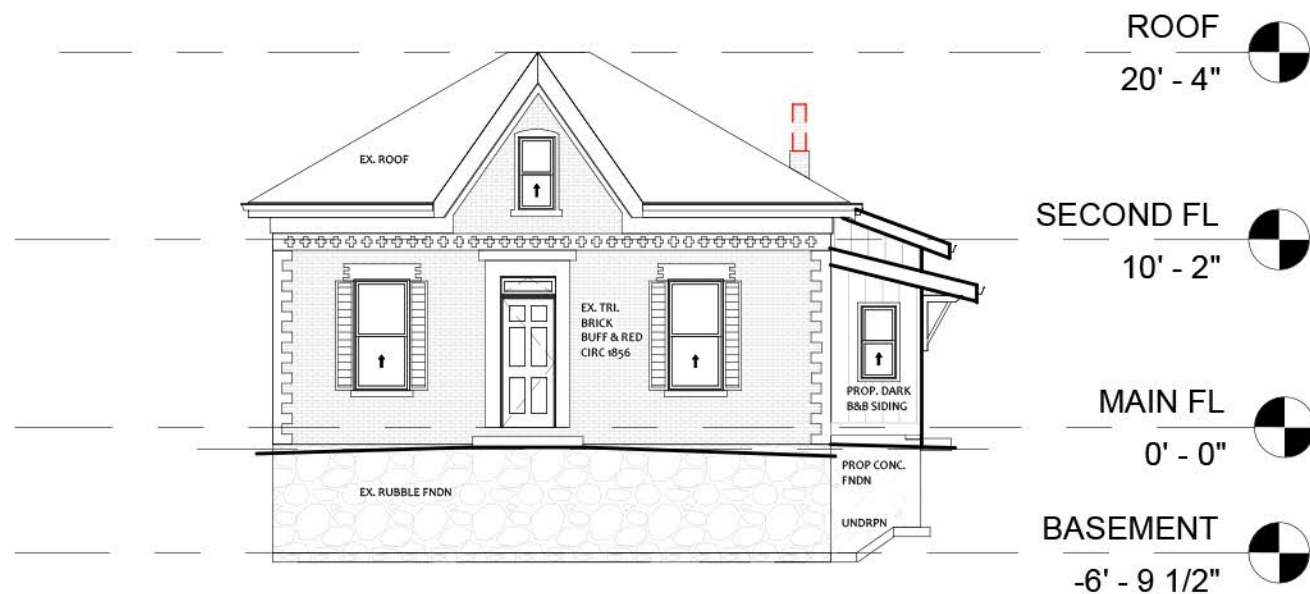
No.	Description	Date
1	CONCEPT DESIGN	MARCH 21_22

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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req. BCIN 20904

CONCEPT 2 PLANS

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



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
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reg. BCIN 20904

CONCEPT 2 ELEV

Project number Project Number
Date DEC 2021
Drawn by Author
Checked by Checker

A-3

Scale 1 : 125