BRAMPTON
Flower City
brampton.ca

Public Notice

Committee of Adjustment

APPLICATION # *A-2022-0314*
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SUKHDEV KANG** 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 20, Plan M-440 municipally known as **23 ESTATEVIEW CIRCLE,** Brampton;

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

1. To permit a building height of 12.1m (39.70 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.);
2. To permit a detached garage height of 7.5 m (24.60 ft.) whereas the by-law permits a maximum garage height of 3.5m (11.48 ft.), in the case of a flat roof;
3. To permit a vehicle garage door height of 3.05m (10 ft.) whereas the by-law permits a maximum 2.4m (7.87 ft.) high vehicle garage door;
4. To permit a detached garage whereas the by-law only permits a detached garage when there isn't an attached garage;
5. To permit a detached garage having a gross floor area of 58.52 sq. m (630 sq. ft,) whereas the by-law permits a maximum gross floor area of 48 sq. m. (516.67 sq. ft.);
6. To permit two (2) accessory structures (proposed covered seating area) with a gross floor area of 25 sq. m (269.10 sq. ft.) individually whereas the by-law permits a maximum gross floor area of 23 sq. m (247.57 sq. ft.) for an individual accessory structure;
7. To permit an accessory structure with a building height of 4.5 m (14.76 ft.) whereas the by-law permits a maximum height of 3.5m (11.48 ft.) for a building with a flat roof;
8. To permit a combined gross floor area of 50 sq. m (538.20 sq. ft.) for two (2) accessory structures (proposed covered seating area) whereas the by-law permits a maximum combined gross floor area of 40 sq. m. (430.56 sq. ft.);
9. To permit a 2.0m (6.56 ft.) high fence in the required front yard whereas the by-law permits a maximum height of 1.0m (3.28 ft.) for a fence in the required front yard.

The land which is subject of this application is the subject of an application under the Planning Act for:

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

The Committee of Adjustment has appointed **TUESDAY, October 25, 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 13th Day of October, 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

01 LOCATION MAP

GENERAL NOTES

[illegible]

STANDARD NOTES

[illegible]

LEGEND

[illegible]

23 ESTATEVIEW,
BRAMPTON, ONTARIO

2 STOREY SINGLE-DETACHED DWELLING

SITE STATISTICS

ZONING	RE2	
MINIMUM LOT AREA	0.81 HC (8100.00 SQM)	
LOT AREA	0.81 HC (8104.01 SQM)	
MINIMUM LOT WIDTH	45 M	
LOT WIDTH	62.84 M	
	REQUIRED	PROVIDED
FRONT YARD SETBACK/ SOUTH	13.0 m	31.15 m
REAR YARD SETBACK/ NORTH	13.0 m	18.40 m
SIDE YARD SETBACK/ EAST	7.5 m	9.47 m
SIDE YARD SETBACK/ WEST	7.5 m	8.10 m
BUILDING HEIGHT	MAX. 10.6 m	10.06 m

COVERAGE BREAKDOWN OF BUILDING 1

DWELLING FOOT PRINT	589.01 SQM (6400.31 SQF)
COVERED PORCH	12.54 SQM (135.00 SQF)
COVERED TERRACE	35.07 SQM (377.50 SQF)
BAY WINDOW	0.93 SQM (10.00 SQF)
STRUCTURES (PATIO, GAZEBO, ETC)	50.00 SQM (538.20 SQF)
TOTAL BUILDING 1 COVERAGE	697.57 SQM (7511.01 SQF)
BUILDING 2 (GARAGE) COVERAGE	58.62 SQM (631.09 SQF)
TOTAL BUILDING 1 & 2 COVERAGE	756.84 SQM (8142.78 SQF)
LOT COVERAGE	756.84 SQM (9.34%)

MAXIMUM DRIVEWAY	PERMITTED	PROPOSED
	33.42m	43.59m

GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR	597.73 SQM (6433.91 SQF)
GARAGE (–)	132.84 SQM (1644.34 SQF)
SECOND FLOOR	598.14 SQM (6438.31 SQF)
ATTIC (–)	93.68 SQM (1008.33 SQF)
TOTAL	930.95 SQM (10035.94 SQF)

GROSS AREA (EXISTING DWELLING)

EXISTING BUILDING AREA TO BE DEMOLISHED	359.05 SQM (3863.40 SQF)
TOTAL AREA TO BE DEMOLISHED	359.05 SQM (3863.40 SQF)

LANDSCAPE CALCULATIONS

[illegible]

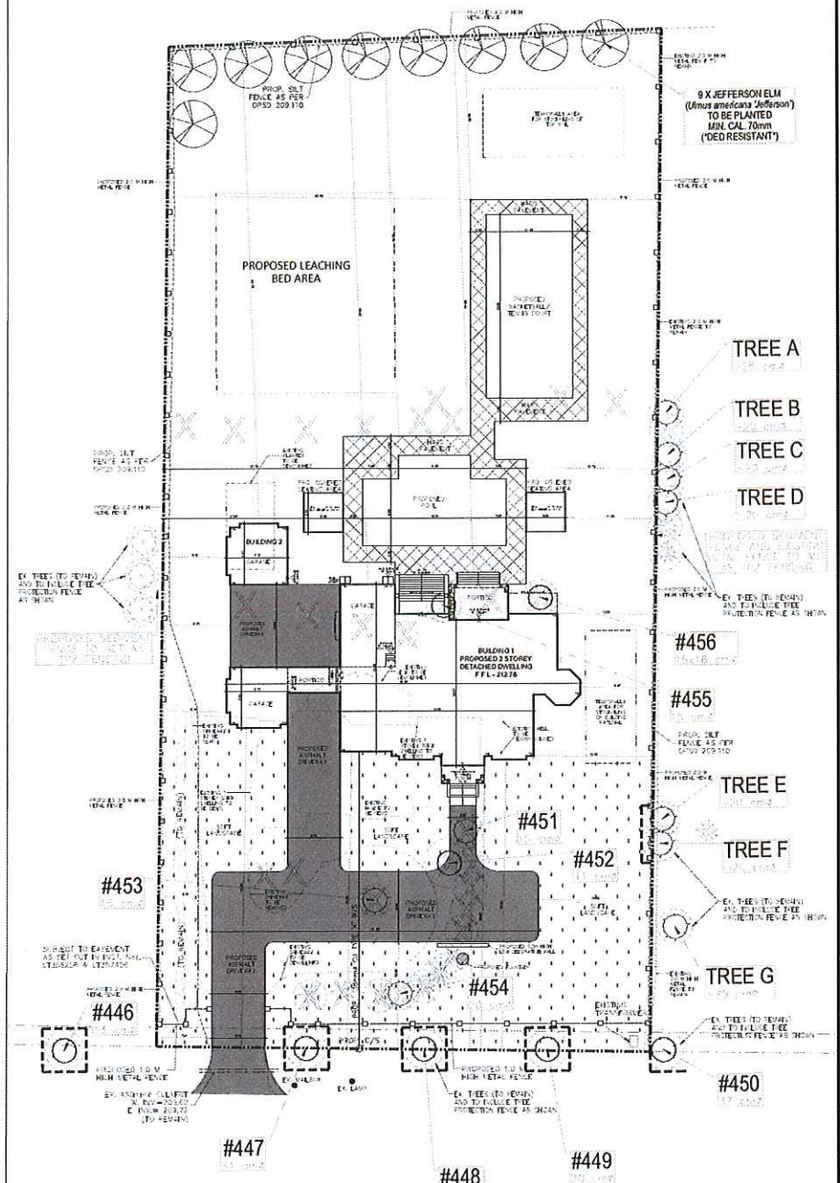
LEGEND
- EXISTING METAL FENCE
- PROPOSED METAL FENCE
- EXISTING WOOD FENCE
- PROPOSED SILT FENCE
- TREE PROTECTION FENCING
- EXISTING TREES TO BE REMOVED
- ASPHALT DRIVEWAY
- POURED GRADE
- CONCRETE SIDEWALK (MIN. 1.5M FROM PROPERTY LINE)
- HOT WATER MAGORIFICE

ESTABLISHED GRADE CALCULATIONS - BUILDING 1

SIDE	GRADE	ESTA. GRADE
FRONT(SOUTH)	211.65+211.68+211.57+211.69+211.66	211.64
REAR(NORTH)	211.69+211.65+211.66+211.64+211.74	211.68
RIGHT(EAST)	211.65+211.66+211.66+211.66	211.66
LEFT(WEST)	211.75+211.70+211.65+211.57	211.73
	ESTABLISHED GRADE	211.66

ESTABLISHED GRADE CALCULATIONS - BUILDING 2

SIDE	GRADE	ESTA. GRADE
FRONT(SOUTH)	211.74+211.74	211.74
REAR(NORTH)	211.49+211.49	211.49
RIGHT(EAST)	211.74+211.49	211.60
LEFT(WEST)	211.74+211.49	211.60
	ESTABLISHED GRADE	211.60



01 SITE PLAN

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

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 **October 25, 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, October 20, 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, October 20, 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, October 20, 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, October 20, 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.

APCO HOMES LTD.

2560 MATHESON BLVD. E., SUITE 322,
MISSISSAUGA, ON L4W 4Y9
T: 905.624.6661, C: 416.454.6172

APCO HOMES

A-2022-0314

Date: September 20, 2022

Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Att: Jeanie Myers

Re: Minor Variance Application for 23 Estateview Circle, Brampton

Dear Jeanie,

I am writing this letter to support the Minor Variance Application for the proposed two storey single detached house to be constructed at 23 Estateview Circle, Brampton. The site currently has one storey single detached brick dwelling on the property. The existing dwelling will be demolished, and a new two storey single detached dwelling will be constructed along with attached and detached garages. The property currently has RE2 zoning and falls under infill mature neighborhood. Briefly, we are requesting minor variance for the following:

1. Building height
2. Detached garage
3. Detached garage Building Height
4. Garage door heights
5. Driveway width
6. Accessory structures GFAs
7. Accessory structures heights.
8. Fence heights

A completed application form is included in the submission. The site plan and Architectural drawings in PDFs have also been submitted.

I believe all the submitted material to be as per the requirements and standards. Should you require additional information or have any questions, please feel free to contact the undersigned.

Yours truly.

Sandeep Pooni
President
APCO Homes
Cell: 416-454-6172
Email: info@apcohomes.com

Flower City

brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2022-0314

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)** Sukhdev Kang
Address 23 Estateview Circle, Brampton
Phone # 647-244-2020 **Fax #**
Email tucker@greenwaycarriers.net

2. **Name of Agent** Sandeep Pooni (APCO Homes)
Address 2560 Matheson Boulevard East, Suite 322, Mississauga, ON L4W 4Y9
Phone # 416-454-6172 **Fax #**
Email info@apcohomes.com

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

1. To Permit a Building Height of 12.10m whereas 10.60m is permitted.
2. To Permit a Driveway width of 41.60m whereas 31.42m is permitted (50% of lot width).
3. To Permit a detached garage.
4. To Permit a detached garage GFA of 58.52 sq. m whereas GFA of 48.00 sq. m is permitted.
5. To Permit a detached garage Building Height (Flat Roof) of 7.50m whereas 3.50m is permitted.

Please see attached additional sheet for continuation of variances.

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

1. The Building height more than that permitted is proposed for the main dwelling to accommodate a ceiling height of 3.08m in the basement, 3.68m on the first floor and 3.08m on the second floor as per latest design standards and new homes built in the area.

Please see attached additional sheet for complete explanation of all the variancies.

5. **Legal Description of the subject land:**
Lot Number 20
Plan Number/Concession Number 43M-440
Municipal Address 23 Estateview Circle, Brampton

6. **Dimension of subject land (in metric units)**
Frontage 62.84m
Depth 129.00m
Area 8104.01 sq. m.

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**	☐

Continued from Page 1 of the Minor Variance Application Package for 23 Estateview Circle....

3.	Nature and extent of relief applied for (variances requested)
	6. To Permit garage doors height of 3.05m for all garages whereas 2.40m is permitted
	7. To Permit GFA of each accessory structures to be 25 sq. m whereas 23 sq. m. is permitted for one accessory structure.
	8. To Permit combined GFA of two accessory structures to be 50 sq. m. whereas 40 sq. m. is permitted.
	9. To Permit accessory buildings heights (flat roof) for both accessory structures to be 4.50m whereas 3.50m is permitted for flat roof.
	10. To Permit fence height of 2.0m in front yard whereas 1.0m is permitted.

4.	Why is it not possible to comply with the provisions of the by-law?
	2. The Driveway width more than that permitted is proposed to ensure the access of the cars up to the main entrance of the dwelling from the existing driveway entrance as per the design. Existing driveway entrance is maintained as it is most suitable location considering complications in relocating the driveway entrance.
	3. A detached garage is proposed as the lot size is big enough to accommodate the detached garage. The detached garage compliments the house design and enhances its beauty and value along with providing additional space for car parking.
	4. The GFA of detached garage more than that permitted is proposed to ensure comfortable parking of two cars considering the design of garage floor.
	5. Detached garage building height more than that permitted is proposed to keep it consistent with the overall design/height/scale of the house.
	6. Garage Door heights of 3.05m is proposed to make them proportionate to overall scale and other doors of the house.
	7. Individual and combined GFA of accessory structures (Covered Seating Areas) more than that permitted is proposed to provide sufficient/comfortable outdoor seating areas for family and guests considering the overall scale of the house.
	8. Accessory structures (Covered Seating Areas) building height more than that permitted is proposed to keep them consistent with the overall design/height/scale of the house.
	9. Fence height of 2.0m in the front yard is proposed to keep it consistent with the overall design/height/scale of the structures on the property.

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.)

1. Existing One Storey Brick Dwelling with a GFA of 359.05 sq. m. and approx. 5.0m height

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1. Proposed two storey single detached dwelling with a GFA of 950.95 sq. m and height of 12.10m.
2. Proposed detached garage with a GFA of 58.52 sq. m. and height of 7.50m.
3. Two proposed covered seating areas with a GFA of 25 sq. m. each and 50 sq. m. combined with a flat roof height of 4.5m for each of the two accessory structures.

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	28.09m
Rear yard setback	60.78m
Side yard setback	12.23m
Side yard setback	21.60m

PROPOSED

Front yard setback	31.15m
Rear yard setback	68.40m
Side yard setback	8.10m
Side yard setback	9.47m

10. Date of Acquisition of subject land: March 01, 2022

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: Not Available

15. Length of time the existing uses of the subject property have been continued: Not Available

16. (a) What water supply is existing/proposed?
- Municipal ☑
- Well ☐
- Other (specify) _____

(b) What sewage disposal is/will be provided?
- Municipal ☐
- Septic ☑
- Other (specify) _____

(c) What storm drainage system is existing/proposed?
- Sewers ☐
- Ditches ☑
- Swales ☑
- 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 ☐ No ☑

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☑

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☑

If answer is yes, provide details:

File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF MISSISSAUGA

THIS 22nd DAY OF SEPT., 20 22.

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, Sandeep Pooni, OF THE City OF Mississauga

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 Mississauga IN THE Province OF Ontario THIS 19 DAY OF September, 20 22

A Commissioner etc.

Signature of Applicant or Authorized Agent

Submit by Email

Sukhman Singh Sandhu
Sukh Law P.C.
2560 Matheson Blvd. E., Suite 226
Mississauga, ON L4W 4Y9
T:(647) 691-7705 F:(647) 691-7714

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RE2, Mature Estate Lot

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

J. Chau
Zoning Officer

September 26, 2022
Date

DATE RECEIVED September 22, 2022

Revised 2020/01/07

KANG RESIDENCE
(CUSTOM HOUSE)
23 ESTATEVIEW CIRCLE, BRAMPTON, ONTARIO

DRAWING LIST:

TI	TITLE SHEET & ONTARIO BUILDING CODE DATA MATRIX
G1	GENERAL NOTES
A0	SITE PLAN
A1	FOUNDATION PLAN
A2	BASEMENT PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	FRONT & REAR ELEVATION
A7	LEFT, RIGHT & PART FRONT ELEVATION
A8	BUILDING SECTION & DETAILS
D1	DETAILS
D2	DETAILS

FIRM NAME:
SIGNATURE DESIGN GROUP
2560 MATHESON BLVD. E., SUITE 322, MISSISSAUGA, ON L4W 4Y9
(416) 454-6172

NAME OF PROJECT:
KANG RESIDENCE - BUILDING 1 (DWELLING)
23 ESTATEVIEW CIRCLE, BRAMPTON, ONTARIO

LOCATION
BRAMPTON, ONTARIO

Item	Ontario's 2012 Building Code Data Matrix Parts 3 or 9	OBC Reference (References are to Division B unless noted (A) for Division A or (C) for Division C)	
		☐ Part 3	☒ Part 9
1	Project Description: ☒ New ☐ Addition ☐ Alteration ☐ Change of Use ☐ Part 11	11.1 to 11.4	1.1.2.(A) & 9.10.1.3
2	Major Occupancy(s): RESIDENTIAL	3.1.2.1.(1)	9.10.2.
3	Building Area (m^2): Existing ____ New 599.71 Total 599.71	1.4.1.2.(A)	1.4.1.2.(A)
4	Gross Area (m^2): Existing ____ New 1197.45 Total 1197.45	1.4.1.2.(A)	1.4.1.2.(A)
5	Number of Storeys: Above grade 2 Below grade 1	1.4.1.2.(A) & 3.2.1.1.	1.4.1.2.(A) & 9.10.4
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5.	9.10.20.
7	Building Classification GROUP "C"	3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed: ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof building ☒ not required	3.2.2.20.-.83 3.2.1.5. 3.2.2.1.7. INDEX	9.10.8.2. INDEX
9	Standpipe required ☐ Yes ☒ No	3.2.9.	N/A.
10	Fire Alarm required ☐ Yes ☒ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ☐ Yes ☐ No N/A	3.2.5.7.	N/A.
12	High Building ☐ Yes ☐ No N/A	3.2.6.	N/A.
13	Construction Restriction ☒ Combustible permitted ☐ Non-combustible required ☐ Both; Actual Construction ☒ Combustible ☐ Non-combustible ☐ Both	3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area (m^2) N/A	3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on ☐ (m^2/ person) ☒ design of building Lower Floor Occupancy____ Load 2 person 1st Floor Occupancy____ Load 2 person 2nd Floor Occupancy____ Load 10 person 3rd Floor Occupancy____ Load____ person (Additional floor areas continued below)	3.1.17.	9.9.1.3.
16	Barrier-free Design ☐ Yes ☒ No (Explain) Residential	3.8.	9.5.2.
17	Hazardous Substances ☐ Yes ☒ No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4).
18	Required Fire Resistance Rating (FRR): Horizontal Assemblies FRR (Hours) — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SG-2) FRR of Supporting Members — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SG-2)	3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9
19	Spatial Separation - Construction of Exterior Wall	3.2.3.	9.10.14

Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const.	Comb Constr Nonc. Cladding	Non-comb Constr
FRONT SIDE	203.47	36.22		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		
LEFT SIDE	55.69	8.29		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		
RIGHT SIDE	38.89	9.45		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		
REAR SIDE	56.53	75.30		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		

20 COMPLIANT WITH OBC Reference SB-12 SECTION 3.1.1.1. (7) & (8) ENERGY EFFICIENCY :
TOTAL GROSS AREA OF WINDOWS: 593.24 m^2
TOTAL GROSS AREA OF PERIPHERAL WALLS: 201.17 m^2
RATIO OF TOTAL GROSS AREA OF WINDOWS TO THE TOTAL GROSS AREA OF PERIPHERAL WALLS: 20.33 %

FIRM NAME:
SIGNATURE DESIGN GROUP
2560 MATHESON BLVD. E., SUITE 322, MISSISSAUGA, ON L4W 4Y9
(416) 454-6172

NAME OF PROJECT:
KANG RESIDENCE - BUILDING 2 (DETACHED GARAGE)
23 ESTATEVIEW CIRCLE, BRAMPTON, ONTARIO

LOCATION
BRAMPTON, ONTARIO

Item	Ontario's 2012 Building Code Data Matrix Parts 3 or 9	OBC Reference (References are to Division B unless noted (A) for Division A or (C) for Division C)	
		☐ Part 3	☒ Part 9
1	Project Description: ☒ New ☐ Addition ☐ Alteration ☐ Change of Use ☐ Part 11	11.1 to 11.4	1.1.2.(A) & 9.10.1.3
2	Major Occupancy(s): RESIDENTIAL	3.1.2.1.(1)	9.10.2.
3	Building Area (m^2): Existing ____ New 58.52 Total 58.52	1.4.1.2.(A)	1.4.1.2.(A)
4	Gross Area (m^2): Existing ____ New 58.52 Total 58.52	1.4.1.2.(A)	1.4.1.2.(A)
5	Number of Storeys: Above grade 1 Below grade -	1.4.1.2.(A) & 3.2.1.1.	1.4.1.2.(A) & 9.10.4
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5.	9.10.20.
7	Building Classification GROUP "C"	3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed: ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof building ☒ not required	3.2.2.20.-.83 3.2.1.5. 3.2.2.1.7. INDEX	9.10.8.2. INDEX
9	Standpipe required ☐ Yes ☒ No	3.2.9.	N/A.
10	Fire Alarm required ☐ Yes ☒ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ☐ Yes ☐ No N/A	3.2.5.7.	N/A.
12	High Building ☐ Yes ☐ No N/A	3.2.6.	N/A.
13	Construction Restriction ☒ Combustible permitted ☐ Non-combustible required ☐ Both; Actual Construction ☒ Combustible ☐ Non-combustible ☐ Both	3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area (m^2) N/A	3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on ☐ (m^2/ person) ☒ design of building Lower Floor Occupancy____ Load____ person 1st Floor Occupancy____ Load - person 2nd Floor Occupancy____ Load____ person 3rd Floor Occupancy____ Load____ person (Additional floor areas continued below)	3.1.17.	9.9.1.3.
16	Barrier-free Design ☐ Yes ☒ No (Explain) Residential	3.8.	9.5.2.
17	Hazardous Substances ☐ Yes ☒ No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4).
18	Required Fire Resistance Rating (FRR): Horizontal Assemblies FRR (Hours) — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SG-2) FRR of Supporting Members — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SG-2)	3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9
19	Spatial Separation - Construction of Exterior Wall	3.2.3.	9.10.14

Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const.	Comb Constr Nonc. Cladding	Non-comb Constr
FRONT SIDE	30.05	10.54		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		
LEFT SIDE	28.95	8.07		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		
RIGHT SIDE	28.24	46.91		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		
REAR SIDE	30.05	61.04		100%	-	N/A	2" X 6" EXT. WOOD STUD	Y		

20 COMPLIANT WITH OBC Reference SB-12 SECTION 3.1.1.1. (7) & (8) ENERGY EFFICIENCY :
TOTAL GROSS AREA OF WINDOWS: - m^2
TOTAL GROSS AREA OF PERIPHERAL WALLS: - m^2
RATIO OF TOTAL GROSS AREA OF WINDOWS TO THE TOTAL GROSS AREA OF PERIPHERAL WALLS: - %

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:
- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- W.M. (MAIN WATER LEADER)
- CHECK CONCRETE FOR AREAS DOOR/STAIRS/FOYER/CONCRETE PATIO
- BASEMENT SLAB – INSULATION

DATE	REV.	DESCRIPTION
SEPT. 20, 2022	30	ISSUED FOR MINOR VARIANCE
AUG. 19, 2022	30	ISSUED PRELIMINARY WORKING PLANS FOR REVIEW & ENGINEERING

Engineered truss drawings to be submitted to the designer for consideration of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the drawings.

Scale copies of the contract drawings are not to be used independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed in uncertainty.

Digital & Hard Copies are issued to the client on the understanding that no changes are to be made to the contract drawings without written consent of the designer.

DO NOT SCALE DRAWING

BCIN INFORMATION
The designer has reasonably been satisfied by the design and has the qualifications and meets the requirements as per the Ontario Building Code to be designer.
Qualification Information
Required unless design is exempt under Div. C - 3.2.5 of the building code

SUKHDEV KANG — 29394 — ____ — IBCM
Name — Signature — Registration Number

Registration Information
Required unless design is exempt under Div. C - 3.2.4 of the building code

SIGNATURE DESIGN GROUP INC. — 31278
Firm Name — BCIN

APCO HOMES
luxury redefined, beautifully
www.apcohomes.com

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Mississauga, ON L4W 4Y9
(416) 454-6172

LEGAL DESCRIPTION:
LOT 28, PLAN 43M-440,
CITY OF BRAMPTON
(REGIONAL
MUNCIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE,
BRAMPTON, ON L6P 0R3

CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON
DRIVE, BRAMPTON, ON L7A0C4

TITLE SHEET & OBC MATRIX

Date	Drawn By
JULY 2022	SP
Job Number	Checked By
21-1487	SD
Scale	
N.T.S.	
Issued	Sheet Number
	T1

GENERAL NOTES FOR COMPLIANCE PACKAGE 'A1'

All construction to comply with requirements of the 2012 Ontario Building Code and Supplementary Standard SB-12 (3.1.1.) Compliance Package 'A1', Table 3.1.2.A (SB) or (OP) unless the requirements of performance compliance are met as outlined in SB-12 (3.1.2.)

1 FOOTINGS (SUPPORTING EXTERIOR WALL)

- FOUNDATION WALL SUPPORTING MASONRY VENEER footing width for TWO storey brick
  - 510 mm (20") x 200 mm (8")
  - 20 MPa (3000 PSI) in 28 days
  - minimum 1000 mm (4'-0") below grade or undisturbed soil capable of carrying 95 kPa
  - STEPPED FOOTINGS
    - vertical step between basement portions 600 mm (24") minimum for rock soil 470 mm (18") minimum for sand or gravel
    - horizontal distance between risers 600 mm (24") minimum

2 FOUNDATION WALL

- Min. 200 mm (10") poured concrete wall 20.0 MPa (2900 PSI) at 28 days minimum
  - 2.15m (6'-11") below grade if the height of foundation wall laterally supported at the top is ≤ 2.75m and 2.10m below grade if the height of foundation wall laterally supported at the top is ≤ 2.75m & ≤ 3.0m, minimum 150 mm (6") above finished grade
  - Lateral support of wall provided by anchored sill plate
  - Waterproof the exterior face of wall below grade in conformance with subsection 9.13.2., AND provide foundation wall drainage conforming to subsection 9.14.2. of the O.B.C.
  - Insulation to comply with SB-12
  - Or concrete footing as per soil report
  - All footings to comply with subsection 9.15.3.

3 BRICK OR STONE VENEER CONSTRUCTION

- 90 mm (4") or 75 mm (3") face brick or stone minimum 11000 mm (36'-1") high
  - 25 X 150 X 0.78 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical, not to compress the exterior sheathing
  - 25 mm (1") air space
  - No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
  - 12.7 mm (1/2") exterior type sheathing
  - 38 X 140 mm (2" X 6") wood studs at 406 mm (16") o.c.
  - Double top plate Single bottom plate
  - R14 3.87 (R22) insulation
  - Air/vapour barrier to conform to CAN/CGSB-51.34-M, and Subsection 9.25.5. & 9.25.4. of the O.B.C.
  - 12.7 mm (1/2") interior drywall finish
  - provide 10 mm (3/8") weep holes maximum 800 mm o.c. in exterior course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
  - provide brick or stone sills under all openings finish under sills.

4 FRAME WALL CONSTRUCTION

Drained Stucco Wall Construction
- "Dryvit" insulated stucco system complying with CCMC No. 12658-R min. 25mm R5 0.868 (4.56)
- 11 mm (7/16") OSB
- Siding omitted
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 25 mm (1") rigid insulation, sheathing R14 (2.46)
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c.
- Double top plate Single bottom plate
- R14 3.87 (R22) Batt insulation
- air/vapour barrier to conform to CAN/CGSB-51.34-M, and Subsection 9.25.5. & 9.25.4. of the O.B.C.
- 12.7 mm (1/2") interior drywall finish
- provide 10 mm (3/8") weep holes maximum 800 mm o.c. in exterior course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide brick or stone sills under all openings finish under sills.

5 INTERIOR BEARING PARTITIONS

- 38 X 89 mm (2" X 4") studs at 406 mm (16") o.c. OR
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c. as indicated on drawings
- 12.7 mm (1/2") interior drywall on exposed sides
- Double top plate Single bottom plate
- Blocking for grab bars at main bath

6 INTERIOR PARTITIONS

- 38 X 89 mm (2" X 4") studs at 406 mm (16") o.c. OR
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c. as indicated on drawings
- 12.7 mm (1/2") interior drywall on exposed sides
- Single top and bottom plate
- Blocking for grab bars at main bath

7 BEARING PARTITIONS

(Basement)
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c.
- 38 X 140 mm (2" X 6") sill on foundation perimeter
- 12.7 mm (1/2") diameter anchor bolts or .302 X 150 mm (12-3/8" X 6") poured concrete footing at 2400 mm (96"-0") o.c. on 100 mm (4") high concrete rock
- 2 – 38 X 140 mm (2" X 6") top plate
- 38 X 140 mm Intermediate blocking
- Blocking for grab bars at main bath

8 ROOF CONSTRUCTION

- 1026 kg/m sq. (210 psf) asphalt shingles
- Type "S" self-sticking from edge of roof extending a minimum distance of 900 mm up the roof slope to a line not less than 300 mm (11-3/4") past the inside face of exterior wall
- starter strip No. 65 (2 kg/m sq) (55 kg/m) roofing or roof shingle of same weight and quality as used on roof field with tabs facing up
- 10 mm (3/8") plywood sheathing with "H" clips
- engineered wood trusses at 600 mm (24") o.c.
- 19 x 89 mm (1" x 4") truss bracing on top truss centre span
- 38 x 89 mm (2" x 4") wall ties across bottom chord at minimum 1200 mm (4'-0") o.c. for roof slopes 4:12 or greater
- metal eave trough or aluminum fascia and aluminum vented soffit
- attic ventilation as per Article 9.19.1.2
  - 300 of insulated ceiling
  - 150 of insulated ceiling (where roof slope is less than 18.4° or where roof is constructed with roof joists) with at least 25% at eaves and at least 25% at top of attic space as per Sentence 9.19.1.2.(3)

8a CATHEDRAL CEILING

- Venting to conform to Articles 9.19.1.1. & .3
  - roof slopes less than 1 in 6 or roof constructed with roof joists unobstructed vent area 1 / 150 of insulated ceiling uniformly distributed
  - Not less than 25 % of venting at each top & bottom of air space above insulation
  - Where roof spaces are not separately vented install 38mm x 38mm (1" x 1") purlins on top of roof joist perpendicular to joists
  - Min. 63mm (2.1/2") air space shall be provided between top of insulation and underside of sheathing
  - Insulation to not restrict the free flow of air through roof vents and roof space.
  - R28 5.46 (R31) insulation

9 WEEPING TILE

- Min. 100 mm (4") diameter weeping tile, surrounded by 150mm (6") crushed stone on exterior side of all footing including garage footings

10 BASEMENT SLAB

- 100 mm (4") 20 MPa concrete slab on vapour barrier (as per Article 9.13.2.7.) and 100 mm (4") crushed stone
  - where vapour barrier is not provided below slab, compressive strength of slab to be 25 MPa at 28 days
  - R10 1.76 (R12) required for edge of below grade slab ≤ 600mm below grade
  - R10 1.76 (R12) required for entire surface of heated slab or slab ≤ 600mm below grade
  - All footings to comply with Subsection 9.25.3.

11 FINISHED FLOOR

- Finished floor on 15.9 mm (5/8") tongue & groove subfloor on wood floor joists
  - Additional 15.9 mm (5/8") gypsum board type underlay under ceramic tiles, where tile is applied with adhesive

12 ROOF INSULATION

- Roof insulation R28 10.58 (R60)
  - Air/vapour barrier conforming to CAN/CGSB-51.34-M and Subsections 9.25.3. and 9.25.4. of the O.B.C.
  - 12.7 mm (1/2") interior drywall finish to conform to table 9.25.5.3. of the O.B.C.

13 BASEMENT INSULATION

- R18 3.25 (R20 c) "Blanket Wrapping Insulation"
  - insulation to extend from the underside of the subfloor to not more than 200mm above the finished floor level of the basement

AT STAIRS NEXT TO FOUNDATION WALL
- R18 1.76 (R12 c) insulation
- R20 2.11 (R12) insulation with 38 X 89 mm (2" x 4") wood studs at 406 mm (16") o.c. on the flat
  - Air / vapour barrier conforming to CAN/CGSB-51.34-M and Subsection 9.25.5. and 9.25.4. of the O.B.C.
  - 12.7 mm (1/2") interior drywall finish

14 WOOD SILL PLATE

- 38 x 184mm (2"x8") sill plate with 13mm (1/2") diameter anchor bolts 300 mm (12") long minimum
  - 100 mm (4") of concrete at 2400 mm (8'-0") o.c.
  - impregnated anchor plate and washer to foundation with caulking or an acceptable gasket plate.

15 LATERALLY UNSUPPORTED WALL

- To all walls constructed unsupported on top as per O.B.C. 9.15.4.3 – Refer to Detail D1 and.
  - Add 4–20m horizontal on top & 4–20m on bottom, extended 2–0" beyond both sides of the opening
  - Add 2–20m vertical at each side of the opening

16 CHIMNEY

- chimneys & flues to conform to Section 9.21. of the O.B.C.
  - chimneys to be 915 mm (3'-0") above roof and not less than 610 mm (2'-0") above highest roof structure within 3050 mm (10'-0") of chimney
  - support metal chimneys laterally at 2050 mm (6'-8") vertically
  - chimney cap to edge flues long & have a minimum 25 mm (1") projection to slab
  - provide chimney saddle with flashing at chimney width greater than 650 mm (2'-0")
  - only flue liners 16 mm (5/8") thick, extend liner from 200 mm (7-7/8") below breathing opening (for turn up of smoke chamber) to not less than 50 mm (2") or more than 150 mm (6") above chimney cap.

17 Exterior Concrete Steps conforming to Subsection 9.8.8. of the Ontario Building Code

18 METAL FLASHING

- 0.33 mm (0.013") painted galvanized steel, 75 mm (3") under wall sheathing & shingles or 150mm (6") up back face into roofs. To comply with Articles 9.27.3.7. & .8. and Subsection 9.26.4. of the O.B.C.

19 RESERVED

20 STEEL PIPE COLUMN

- 89 mm (3-1/2") diameter and a wall thickness of 4.76 mm (3/16") with caps at top

AND
- 150 X 150 X 10 mm (6" X 6" X 3/8") bottom plate, (for both steel beams and wood beams) ; (for continuous beams only)
  - Anchor bottom plate with 2 at 16 mm (5/8") diameter 200 mm (8") long bolts 50 mm (2") back on poured concrete
  - Footing size to be: minimum footing size 1120 X 1120 X 305 mm (3'-8" x 3'-8" x 1'-0")
  - Where column sits on foundation wall use 100 x 200 x 10 mm (4" x 8" x 3/8") plate with 2 – 16 mm (5/8") anchor bolts.

21 WOOD POST

- 150 x 150 mm (6" x 6") No. 1 S.P.F. (10.0 M) post on 32" steel shoe anchored

22 ATTIC HATCH

- 510 X 710 mm (20" X 28") attic hatch, weather-stripped and insulated with R12 2.32 (R20) insulation.

23 GARAGE SLAB

- minimum 100 mm (4") concrete slab on 150 mm (6") crushed stone
  - reinforced with 150 X 150 x 3mm (6" X 6" X 1/8") welded wire mesh located near mid-depth of slab
  - compressive strength 32 MPa at 28 days
  - with 6 – 6 mil vapour barrier
  - any fill placed beneath the slab, other than rocks, clean granular fill, shall be compacted

24 WALLS & CEILING BETWEEN GARAGE & HOUSE

- 38 X 140 mm (2" x 6") studs at 406 mm (16") o.c.
  - Double top plate and Single bottom plate
  - 12.7 mm (1/2") interior drywall on walls (house side)
  - 12.7 mm (1/2") gypsum board on walls (garage side)
  - R14 3.87 (R22) insulation in walls
  - R28 5.46 (R31) insulation in 38 x 89 (2" x 4") framing @ 406 (16") o.c. hung from 2nd floor framing using 38 x 38 (2" x 2") furring members
  - 12.7 mm (1/2") gypsum board on ceiling between house and garage
  - air/vapour barrier conforming to CAN/CGSB-51.34-M, & subsection 9.25.5 of the O.B.C. or warm side of insulation
  - all joints in gypsum board taped and sealed gas tight.

OR
- 2(38" x 89" x 1 3/4") insulated door with weather-stripping, bottom sweep, minimum 150 mm (6") rise
  - Comply with Article 9.10.13.15

25 Capped dryer vent. As per 9.32. 9.32.1.1

27 Capped range hood vent. As per 9.32.2.12

28 R28 5.46 (R31) insulation above vented soffit

29 RESERVED

30 STAIRS / EXTERIOR STAIRS

- to comply with Ontario Building Code

Rail at Landing	= 915 mm (3'–0")
Rail at Stair	= 876 mm (2'–10⅞")
Minimum Tread	= 25 mm (1")
Minimum Headroom	= 1950 mm (6'–5")
Minimum Rise	= 125 mm (4–7/8")
Maximum Rise	= 200 mm (7–7/8")
Minimum Run	= 255mm (10")
Maximum Overall Tread	= 280mm (11")
Minimum Flat Tread	= 255mm (10–3/7")
Maximum Width	= 800 mm (2'–10")
FOR TAPERED TREADS	
Minimum Run	= 150 mm (5–7/8")
(narrow end of stairs)	
Minimum Average Run	= 280 mm (11")

31 Handrail on wood pickets minimum 100 mm (3-15/16") apart
- Provide 50mm (2") handrail clearance
- Loading to 9.8.7.7. Guards prevention 9.8.8.8. Finish to 9.8.9.8

32 Angle safety alarm for headroom.

33 Urban closet with 4 shelves, minimum 350 mm (1'-2") deep.

34 Provide hanging rod and shelf above.

35 Mechanical ventilation to provide minimum CFM as shown per hour and shall conform to Subsection 9.32.3. of the O.B.C.

36 Masonry fireplace construction to comply with Ontario Building Code Section 9.22. Zero-Clearance / Direct vent gas fireplace construction to comply with Manufacturer's Specification

37 NOT APPLICABLE

38 CABLE END WALL CONSTRUCTION
FRAME CONSTRUCTION

Drained Stucco Wall Construction
- "Dryvit" insulated stucco system complying with CCMC No. 12658-R
- 12.7 mm (1/2") Dens-Glass or Cement board sheathing

OR
- Siding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") wood studs at 406 mm (16") o.c.

BRICK VENEER CONSTRUCTION
- 90 mm (3") face brick or stone minimum 11000 mm (36'-1") high
  - 25 X 150 X 0.78 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical
  - 25 mm (1") air space
  - No. 15 (0.7 kg/m sq.) building paper
  - 12.7 mm (1/2") exterior type sheathing
  - 38 X 140 mm (2" X 6") wood studs at 406 mm (16") o.c.

39 Smoke alarms shall be interconnected conforming to O.B.C. Articles 9.10.19.1., 9.10.19.3., 9.10.19.4. & 9.10.19.5. Refer to plans for locations

39a Carbon Monoxide Detectors shall be installed conforming to O.B.C. Articles 9.33.4.1., 9.33.4.2. & 9.33.4.3. Refer to plans for locations

40 GARAGE WALL CONSTRUCTION

- 90 mm (3") face brick or stone minimum 11000 mm (36'-1") high
  - 25 X 150 X 0.78 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical
  - 25 mm (1") air space
  - No. 15 (0.7 kg/m sq.) building paper
  - 12.7 mm (1/2") exterior type sheathing
  - 38 x 89 mm (2" x 4") wood studs

OR
- 2x38 x 89 mm (2x2"x4") wood studs @ 406 mm (16") o.c. if minimum unsupported height of wood stud exceeds 3.0 metres as required under Table 9.23.10.1. (b) of the O.B.C.
  - Double top plate Single bottom plate
  - provide 10 mm (3/8") weep holes 600 mm o.c. in exterior course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
  - provide a sill under all windows and door under sill

OR
- Drained Stucco Wall Construction
  - "Dryvit" insulated stucco system complying with CCMC No. 12658-R
  - 12.7 mm (1/2") Dens-Glass or Cement board sheathing

OR
- Siding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing

NOTE:-
Provide slotted bolt holes at 310 mm (5'-0") o.c. from sole to brace behind the lowest support and stability against twisting. L2, L3 & L4

40a NOT APPLICABLE

40b NOT APPLICABLE

41 NOT APPLICABLE

42 PORCH SLAB CONSTRUCTION

- 150 mm (6") poured concrete slab
  - 15M bars @ 200 (7 7/8") o.c. each way with 30mm (1 1/4") clear cover from the bottom of the slab and the second layer of bars laid directly on top
  - Slab to bear min. 75mm (3") on supporting foundation walls anchored to wall with 6.00 x 100 (3 15/16" x 3 15/16") 15M bent dowels spaced at not more than 600 (24") o.c.
  - 32 MPa concrete @ 28 days
  - 5 – 8% air entrainment
  - Expansion joints shall be shaped to effectively shed water away from exterior wall
  - Drain slab slope greater than 2.5M as per part 4

10 WINDOWS

As per O.B.C. 9.6 to 9.9.
- Every floor level bedroom or living/dining room shall be provided with one window to have minimum opening area of 0.35 m sq. (3.8 sq.ft.) with no dimension less than 380 mm (15") to allow for emergency egress as per O.B.C. 9.9.10.1
- At least 5% of floor area of bedrooms and at least 10% of living and dining rooms to equal transparent opening in window. (O.B.C. 9.7.2.3)
  - Natural ventilation 0.28 m sq. (3 sq.ft.) minimum per room
- windows double glazed or with storm window, and to conform to O.B.C. 9.8.1.
  - All dimensions shown are rough shell opening
  - All windows located within 1.0 M (3'-3") of adjacent ground level, shall conform to the requirements for resistance to forced entry O.B.C. 9.7.5.3. and Clause 3.3.5. of AAMA/NWWA/CSA 101/I.S.2/A440.
  - As per Article 9.9.5.1 (3) (b) of O.B.C. where there is no dwelling unit above or below another dwelling unit the third floor shall be equipped with an egress window, providing unobstructed opening of not less than 1000mm (3'3") in height & 500mm (21 5/8") in width, sill located not more than 1000mm (3'3") above floor 7000 mm (23'0") above adjacent ground level or a direct access to a balcony.
  - Pentaction of windows @ stairs, ramps and landings as per article 9.8.8.1(1) & (4).
  - Manufactured Windows, Doors and Skylights and their installation shall conform to O.B.C. 9.7.4.2. which includes the standard AAMA/NWWA/CSA 101/I.S.2/A440, "NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights"

As per Supplementary Standard SB-12
- Windows and skylights to comply with supplementary standard SB-12 Table 3.1.1.2.A (10) or (OP) compliance package "A1"
  - Max. Unrated for windows & sliding glass doors is 14 (0.29) with opening of 25 square meters or less gross area of windows, sliding glass doors or glass and opaque doors from the gross area of building and is not more than 15%
  - If the ratio of the gross area of windows, skylights, sliding glass doors and sliding glass doors to the gross area of published walls is more than 15% but less than 20% the max U-value for windows & sliding glass doors is 1.4 (0.25) unless the requirements of article 3.1.1. are met.
  - If the ratio is more than 20% the building shall comply with subsection 3.1.2. Performance Calculation of SB-12
  - Max. U-value of skylights is 2.8 (0.49)

DOOR SCHEDULE

1– Exterior doors to have a thermal resistance of R3 0.7
2– Glass in sidlights greater than 500 mm (19 3/4"), from floor to sill, sliding patio doors and in shower doors to be safety glass
3– Doors to be installed to fire rated entry in conformance to article 9.7.5.2. of the O.B.C.
4– Performance as per subsection 9.7.3.

1	– 2'–8" X 6'–0" X 1–3/4" insulated door
2	– 2'–6" X 12'–0" X 1–3/4" insulated door
3	– 2'–6" X 6'–0" x 1–3/4" solid core door
3a	– 2'–6" X 6'–0" x 1–3/4" solid core door
4	– 1'–6" X 6'–0" x 1–3/8" slab
5	– 2'–0" X 6'–0" x 1–3/8" slab
6	– 2'–2" X 6'–0" x 1–3/8" slab
7	– 2'–4" X 6'–0" x 1–3/8" slab
8	– 2'–6" X 6'–0" x 1–3/8" slab
9	– 2'–8" X 6'–0" x 1–3/8" slab

SB NOTE:

Solid blocking for all garden and beams to comply with. o.b.c. 9.23.10.7 – studs to be fastened together to form a post in accordance with o.b.c. 9.17.4.2(3). Built up columns to consist of 1–1/2" thick full length members bolted together w/ 3/8" dia. bolts @ 17 3/4" o.c. or nailed together w/ 3" nails @ 11 3/4" o.c. wall sheathing to be fastened to the stud post w/ at least 2 row of fasteners conforming to 9.23.3.5 spaced @ 6 7/8" o.c. width of stud post shall not be less than the width of the header/beam it supports.

LINTEL SCHEDULE

	metric	imperial
HB1	2 – 38 X 184 mm	2 – 2 x 8 spf
HB2	2 – 38 X 235 mm	2 – 2 x 10 spf
HB3	2 – 38 X 286 mm	2 – 2 x 12 spf
L1	89 X 89 X 7.9	L 3–1/2 X 3–1/2 X 5/16
L2	102 X 89 X 7.9	L 4 X 3–1/2 X 5/16
L3	127 X 89 X 7.9	L 4–1/2 X 3–1/2 X 5/16
L4	127 X 89 X 11.0	L 4–1/2 X 3–1/2 X 3/8
L5	152 X 102 X 11.0	L 6 X 4 X 3/8

FRAME CONSTRUCTION

1 – All framing lumber No. 1 grade spruce unless otherwise noted.
2 – Grid framing – joists 38 mm (1–1/2")
  - 2 – 38 mm (1–1/2") x 235 mm (9 1/4") joists
  - metal anchors 42 X 0.2mm (1–9/16" X 24/1") at 2000 mm (6'–7") spacing bent one measure
  - 89 mm (3") and extending over second floor joists
3 – Double studs at openings, triple studs at corners.
4 – Double trim jack under studs which supply header details in exterior walls
5 – Jack studs under all floor openings 1200 mm to 3200 mm (3'–11" to 10'–4") inclusive
7 – Joist hangers and header hangers for openings 1200 mm to 2000 mm (3'–7" to 6'–7") doubled.
8 – Double joist under parallel partitions.
9 – FLOOR JOIST BRIDGING
  - 19 X 64 mm (1" X 3") cross bridging at 2100 mm (6'–11") o.c. minimum
  - OR 38 X 38 mm (2" X 2") cross bridging at 2000 mm (6'–11") o.c. minimum
  - FLOOR JOIST STRAPPING
  - 19 X 64 mm (1" X 3") strapping nailed to u/s joist at 2100 mm (6'–11") o.c. minimum and to bottom chord of roof truss
  - Provide metal joist hangers for support of joist bearing into other of trusses, transverse and headers.
11 – Header shall be the same size as the trimmer (2") u/s in first storey of a three storey building
12 – FOUNDATION STEEL WALL
  - construction consist of 2–38 x 140 (2x2" x 6") spf # 1 studs @ 12" o/c with layer of solid blocking at equal spacing between studs for lateral support (top)
13 – Square blocking must be provided under all wood posts as follows :

building post	no block between floor 2/B & 1/F
3x38 x 89	1–38 x 89
4–38 x 89	2–38 x 89
5–38 x 89	3–38 x 89
6–38 x 89	4–38 x 89
7–38 x 89	5–38 x 89
2–38 x 140	1–38 x 89
3–38 x 140	2–38 x 89

14 – Stud wall displacement for water closet, shower and bathtub. Stud walls at drain both
15 – Min. size and spacing of studs as per table 9.23.10.1
16 – Stainless steel fasteners and connectors to be used with pressure treated wood
17 – For exterior wood decks fasteners and connectors to be used for pressure treated wood as per Article 9.20.5.1 and Tangent 2-Mil.
18 – Aluminum shield not be used on direct contact with pressure treated wood

SOIL GAS CONTROL

Construction to comply with subsection 9.13.4. of the O.B.C. where soil gas control exists.

ENERGY EFFICIENCY

As per O.B.C. 2012 supplementary standard SB-12

1– The minimum AFUE for furnace heating equipment is 96%
2– The minimum SEER of a heat pump is 13.0
3– The minimum EF of a domestic hot water heater is 0.80
4– Drain water heat recovery unit to be installed in each dwelling to receive waste from all drains or at least two drains if there are more than two drains.
5– Drain water heat recovery unit to comply with CSA B55.2 and the efficiency shall be not less than 42% when tested in conformance with CSA B55.1

STRUCTURAL STEEL

- ALL STRUCTURAL COMPONENTS AND WORKMANSHIP SHALL CONFORM TO CAN/CSA-S16.1-M
- ALL STRUCTURAL STEEL SHALL BE NEW STRUCTURAL CARBON STEEL CONFORMING TO CSA G40.21-M, GRADE 350W OR ASTM A992M GRADE 50 (345 MPa)
- ALL WELDS SHALL CONFORM TO CSA STANDARD W59, AND PERFORMED BY WELDERS APPROVED BY CWB TO CSA W47.1
- ALL FIELD BOLTS, NUTS AND WASHERS SHALL BE ASTM A325 HIGH STRENGTH BOLTS, ANCHOR BOLTS MAY BE ASTM A307 UNLESS OTHERWISE NOTED.
- ANCHOR RODS TO CONFORM TO ASTM F1554 OR 300W THREADED ROD CONFORM TO CSA G40.21-M, UNLESS OTHERWISE NOTED
- STEEL FIELD FABRICATION AND ERECTION TO CONFORM TO CSA-S16-09, SECTION 26 OR 27
- PROVIDE TEMPORARY BRACING AND SHORING DURING CONSTRUCTION TO MAINTAIN THE STEEL FRAME SAFELY PLUMB AND IN TRUE ALIGNMENT UNDER CONSTRUCTION AND OTHER LOADING
- MINIMUM BEARING OF STEEL BEAMS AND LINTELS ON MASONRY/CONCRETE SHALL BE 152 MM, CENTER BEARINGS PLATES UNDER BEAMS UNLESS OTHERWISE NOTED OR SHOWN.
- STEEL CONTACTOR TO PROVIDE ALL BASE PLATES, ANCHOR BOLTS, LINTELS AND OTHER SUPPLIES WORK TO TRADE RESPONSIBLE FOR BUILDING SHIP INTO THEIR WORK.
- NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER.
- ALL POSTS SHALL HAVE TOP & BOTTOM PLATES WELDED AT SHOP.
- ALL STEEL POST SUPPORTED ON CONCRETE WALL SHALL BE ANCHORED TO THE WALL BY NOT LESS THAN 2–¾" BOLTS.
- FOR STEEL BEAM SUPPORTING POINT LOADS ABOVE, PROVIDE NEW STIFFENERS UNDER ALL POINT LOADS AND OVER BEARING POINTS.
- SUBMIT SHOP DRAWINGS OF ALL STRUCTURAL STEEL STAMPED BY PROFESSIONAL ENGINEER, FOR REVIEW

CONCRETE

- Round all footings on undisturbed subsoil soil, capable of safely sustaining design bearing capacity of 75 kpa (ksf), unless otherwise indicated.
- Do not place footings on frozen soil or on water, the size of slope between adjacent footings excavations or along stepped footings.
- Concrete placing, curing and testing shall conform to can/csa-a23.1 and can/csa-a23.2
- Concrete specified compressive strength at 28 days/fc, shall be 32 mpa otherwise noted.
- All footings and foundation walls be new deformed steel to use 400 grade, minimum yield strength of 400 mpa.
- Detail, fabricate and place reinforcing steel to rule in accordance with the latest edition of the standard concrete practice and structural drawings.
- Minimum cover to reinforcement shall be:
- Footings: 75 to bottom bars, 3" to top bars
- All materials, components and workmanship shall conform to can/csa-a23.1-m.
- All dowels shall have minimum embedment of 24" into walls round rebar unless otherwise noted or shown.
- Provide dowels into the walls with the same number, size, and spacing as the vertical steel in the wall.
- Non-shrink grout shall have minimum 35 mpa compression strength after 28 days.
- Concrete specified compressive strength at 28 days fc, shall be as follows:

Footing and walls	20 Mpa
Walls on grade	25 Mpa
Exposed slab on grade	32 Mpa Class C2
	+/ 5–8% air entrainment unless specified otherwise.

FOUNDATION

- Round all footings on undisturbed soil, capable of safely sustaining design bearing capacity of 75kpa (ksf), the proposed subgrade allowable bearing capacity to be confirmed by a qualified specialist, prior to placing the footing concrete.
- Round all footings on undisturbed soil, capable of safely sustaining design bearing capacity of 75kpa (ksf), the proposed subgrade allowable bearing capacity to be confirmed by a qualified specialist, prior to placing the footing concrete.
- Round all exterior footings and footings required to frost cover a minimum of 4 feet below final finish grade, unless shown otherwise on structural drawings.
- The line of slope between adjacent to and below all footings at all times during construction.
- Protect soil from freezing adjacent to and below all footings at all times during construction.
- Locate all footings centrally under columns and walls unless otherwise indicated on drawings.
- Provide temporary frost protection during construction for all footings and footing concrete placed a minimum of 4 feet below finished grade.
- Do not place fresh/ill against foundation walls and retaining walls until the final construction at top and bottom of walls have been completed.
- Ground water level must be protected during the construction, for footings place below of the footing to the top of the ground water level, the width and thickness must be double unless otherwise instructed by a geotechnical engineer.

REINFORCING STEEL :

- All reinforcing steel bar be new deformed steel to use 400 grade, with a minimum yield strength of 400 mpa
- Concrete cover shall be no less than the bar diameter or that required by the reinforcing engineer.
- All reinforcement bars and wire fabric shall be developed on each side of the reinforced concrete members for their full tension or compression capacity, according to can/csa-a23.3
- Use welded wire fabric, approved mechanical splices, or a combination thereof for strength development of reinforcement bars.

SLAB ON GRADE :

- Place at least 6" of crushed stone below slab on grade, compacted to 100% of standard proctor maximum dry density.
- All joints, curbs and slabs shall be no 2 eastern spruce unless noted otherwise.
- Deflection under live load shall not exceed l/240 of the span for roof and l/360 for floor.
- Lift beam sizes specified on drawings are based on a minimum allowable floor stress of 250 mpa (2900 psi).
- For all horizontal cover below (14) beams provide minimum 3 rows of 15 bar mats at 12" o/c.
- End bearing of lift shall be 152" minimum for joists and 38" beam unless otherwise noted.
- No holes are to be cut or drilled in joists except as permitted in the building code, or by the wood in joist manufacturer.
- Do not cut, notch or drill lift beams.
- Floor joists, studs and all other structural members other than specified, shall comply with manufacturer's specs.
- Contractor to submit shop drawings and design calculations for review.
- All floor joists shall be 2000 3.0e type or similar.
- Connections for studs, rafters and joists shall comply with requirements in part 9 obc, unless noted otherwise.
- All flush joists shall be supported with steel joists hanger manufactured by simpson strong tie or approved equal.
- Beams or lintels made of multiple pieces shall be nailed together with 3" common nails at 12" o/c top and bottom, unless more or specified on plan.
- Unless noted otherwise, plywood sheathing shall be used in shall be square, 8" thick for walls, 8" thick for roof sheathing.
- All floor sheathing shall be glued and screwed (2" screws).
- No chase in wall to joists or any part of wall within 2' of the top or bottom may be cut or drilled.
- Where joists run parallel to foundation wall, provide solid wood blocking 4'-0" o.c. between rim joists and first two joists.
- All exterior/exposed wood shall be pressure treated pine.
- Fastener shall be hot dipped galvanized.
- Trusses to comply with truss designers plan stamped by a pung of ontario.
- Roof trusses layout is for illustration only, truss company shall provide the layout based on their design and restriction on truss sizes.
- When solid bracing or girder truss is strong on window's lintel, lintel shall be designed by truss manufacturer.
- Provide 2x6 solid horizontal blocking between studs at 30" to 36" from the finish floor of the floor to prevent the installation of grab bar to the wall adjacent to water closet shower or bathtub.

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERNAL LOAD BEARING PARTITION WALL
- R-NO. (VAN WATER LEADER)
- SHEAR CONCRETE FOR ABOVE COLUMN/STAIRS/PORCH/FIREPLACE PIER
- BASEMENT SLAB – INSULATION

REV. NO.	DATE	ISSUED FOR MINOR VARIANCE
A.O. 16	2022	ISSUED PRELIMINARY PERMIT
SUBD.		ISSUED FOR BLOCK & SUBDIVISION

DATE	REF.	DESCRIPTION

Registered Plans drawings to be referred to the designer for consideration of layout.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Scale prints of the contract documents are not to be used in preparation of shop drawings or as-built drawings.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed in uncertainty.

Digital & Hard Copies are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWINGS

SEAL INFORMATION

The undersigned has assumed sole responsibility for this design and has the qualifications and meet the requirements of the Ontario Building Code to be designer.

Qualification Information
Required unless design is exempt under Div. C 3.2.5.1 of the building code.

SIGNATURE RECEIVED | 2022/07/14
NAME | REGISTRATION

Registration Information
Required unless design is exempt under Div. C 3.2.5.1 of the building code.

SIGNATURE DESIGN GROUP INC. | 101758
FIRM NAME | REGISTRATION

APCO HOMES
Luxury and Quality Redefined
www.apcohomes.com

signature design group
2360 Matheson Blvd E., Suite 103
Mississauga, ON L4W 4Y9
(416) 424-0172

LEGAL DESCRIPTION:
LOT 20, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

SPECIFICATION

Date	Drawn By
JULY 2022	SP
Job Number	Dwgs By
21–1487	SD
Scale	
N.T.S	
Issued	Sheet Number
	G1

01 LOCATION MAP

GENERAL NOTES

1. [illegible]
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7. [illegible]
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12. [illegible]

STANDARD NOTES

1. [illegible]
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11. [illegible]
12. [illegible]

LEGEND

[illegible]

23 ESTATEVIEW,
BRAMPTON, ONTARIO

2 STOREY SINGLE-DETACHED DWELLING

SITE STATISTICS

ZONING	RE2	
MINIMUM LOT AREA	0.6 HC (6000.00M)	
LOT AREA	0.61 HC (6104.01 SQM)	
MINIMUM LOT WIDTH	45 M	
LOT WIDTH	62.84 M	

	REQUIRED	PROVIDED
FRONT YARD SETBACK / SOUTH	10.0 m	31.15 m
REAR YARD SETBACK / NORTH	10.0 m	64.40 m
SIDE YARD SETBACK / EAST	7.5 m	9.47 m
SIDE YARD SETBACK / WEST	7.5 m	8.10 m
BUILDING HEIGHT	MAX 10.6 m	10.06 m

COVERAGE BREAKDOWN OF BUILDING 1

DWELLING FOOT PRINT	599.21 SQM (6450.31 SQF)
COVERED FORUM	12.54 SQM (135.00 SQF)
COVERED PORTICO	15.07 SQM (162.20 SQF)
EAVE/OVERHANG	0.00 SQM (0.00 SQF)
STRUCTURES (PATIO, GAZEBO, ETC)	50.00 SQM (538.20 SQF)
TOTAL BUILDING 1 COVERAGE	697.32 SQM (7505.69 SQF)
BUILDING 2 (GARAGE) COVERAGE	58.52 SQM (629.69 SQF)
TOTAL BUILDING 1 & 2 COVERAGE	755.84 SQM (8135.38 SQF)
LOT COVERAGE	755.84 SQM (9.33%)

MAXIMUM DRIVEWAY	PERMITTED	PROPOSED
	31.42m	41.55m

GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR	597.73 SQM (6433.91 SQF)
GARAGE (–)	152.65 SQM (1644.34 SQF)
SECOND FLOOR	598.14 SQM (6438.31 SQF)
OTHER (–)	93.88 SQM (1008.34 SQF)
TOTAL	950.95 SQM (10233.94 SQF)

GROSS AREA (EXISTING DWELLING)

EXISTING BUILDING AREA TO BE DEMOLISHED	359.05 SQM (3842.40 SQF)
TOTAL AREA TO BE DEMOLISHED	359.05 SQM (3842.40 SQF)

LANDSCAPE CALCULATIONS

[illegible]

LEGEND

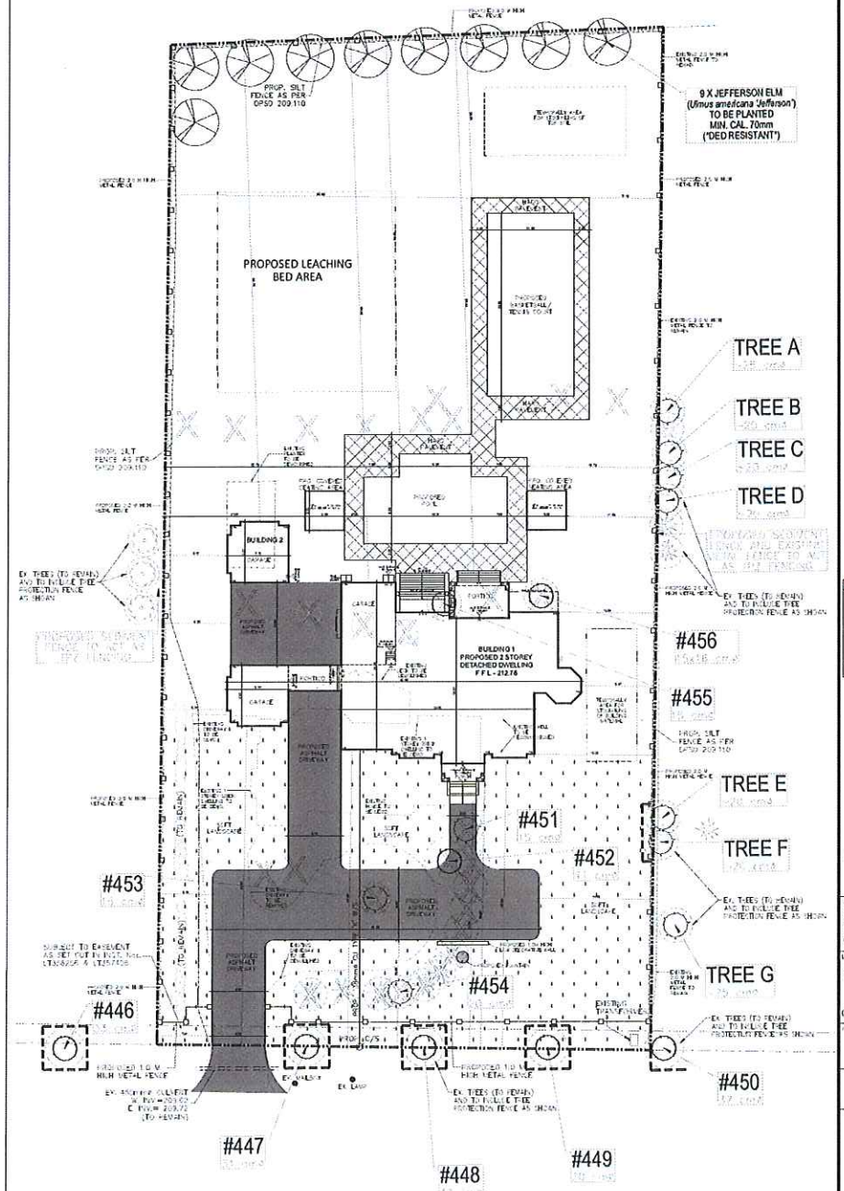
- EXISTING METAL FENCE
- PROPOSED METAL FENCE
- EXISTING WOOD FENCE
- PROPOSED SILT FENCE
- TREE PROTECTION FENCING
- EXISTING TREES TO BE REMOVED
- ASPHALT DRIVEWAY
- NOVELLA GRASS
- EXISTING BENCH & BOLLARD TO BE REMOVED
- DATUM BENCH (ELEVATION 0.0)

ESTABLISHED GRADE CALCULATIONS - BUILDING 1

SIDE	GRADE	ESTA. GRADE
FRONT(SOUTH)	211.65+211.65+211.57+211.69+211.66	211.64
REAR(NORTH)	211.60+211.65+211.65+211.64+211.74	211.68
RIGHT(EAST)	211.66+211.66+211.65+211.66	211.66
LEFT(WEST)	211.79+211.79+211.65+211.57	211.70
	ESTABLISHED GRADE	211.66

ESTABLISHED GRADE CALCULATIONS - BUILDING 2

SIDE	GRADE	ESTA. GRADE
FRONT(SOUTH)	211.74+211.74	211.74
REAR(NORTH)	211.45+211.45	211.45
RIGHT(EAST)	211.74+211.45	211.60
LEFT(WEST)	211.74+211.45	211.60
	ESTABLISHED GRADE	211.60



01 SITE PLAN

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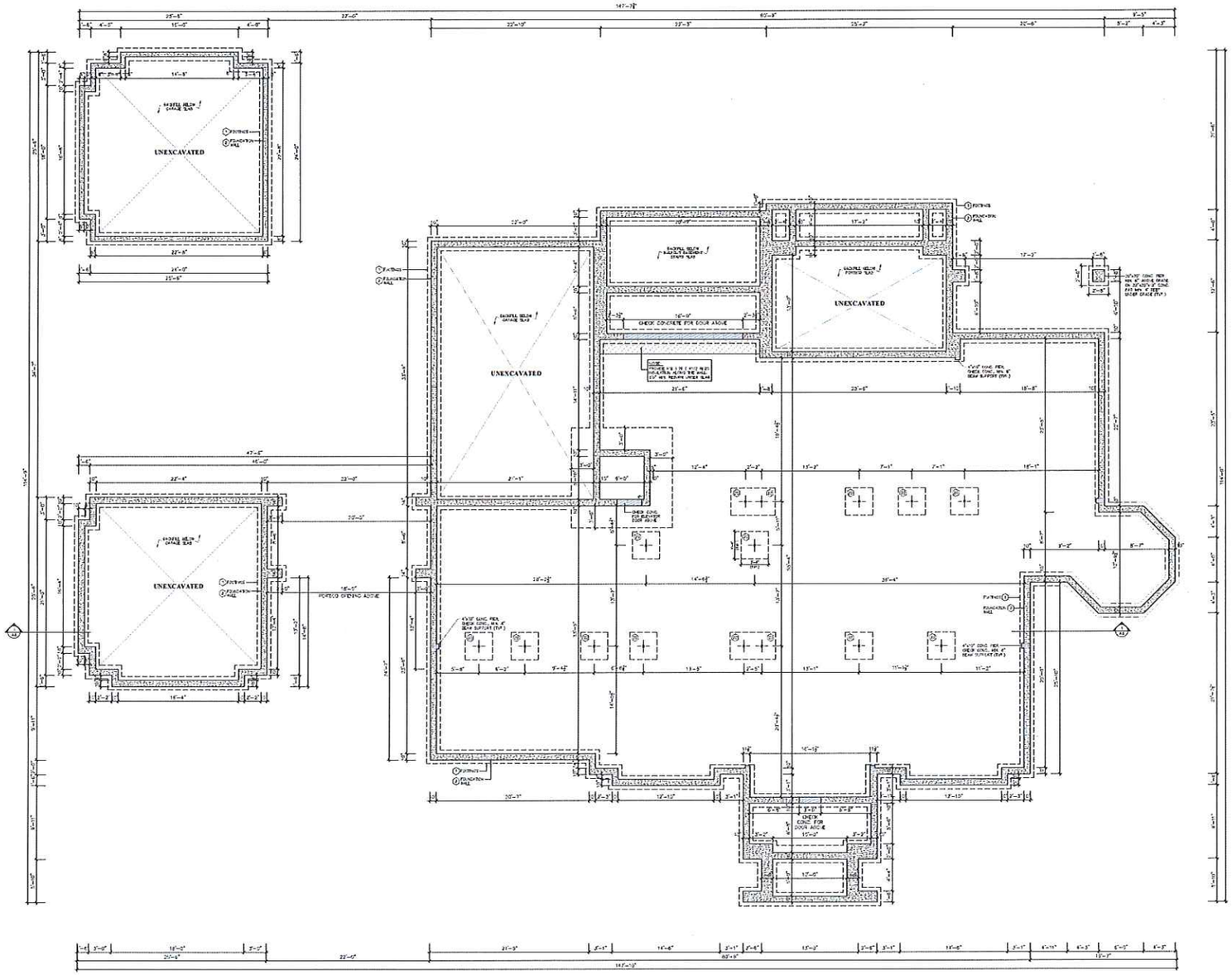
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]



01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- R.W.L. (DOWN WATER LEADER)
- CHECK CONCRETE FOR ABOVE DOOR/STAIRS/PORTICO/FOUNDATION PIER
- BASEMENT SLAB – INSULATION

DATE	REF.	DESCRIPTION
SEPT. 20 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 26 2022	SD	ISSUED PRELIMINARY WORKING DWGS FOR FLOOR & FOUNDATION

Registered Plans drawings to be submitted to the designer for consideration of revisions

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Single pages of the contract documents are not to be read independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed in uncertainty

Digital & Hard Copies are bound to the client at the acknowledging that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWING

SEAL INFORMATION

The undersigned has assumed sole responsibility for this design and has the qualifications and meets the requirements of the Ontario Building Code to be designer.
Qualification Information
Required unless design is exempt under Div. C. 3.2.5. of the building code

SIGNOR NAME: [illegible] 40198
Date: 9/2021 IBCA

Registration Information
Required unless design is exempt under Div. C. 3.2.4. of the building code

SIGNATURE DESIGN GROUP INC. 102748
Firm Name IBCA

APCO HOMES
Luxury and Quality Redefined
www.apcohomes.com

signature design group
2563 Matheson Blvd. E., Suite 103
Mississauga, ON L4W 4Y1
(416) 404-5172

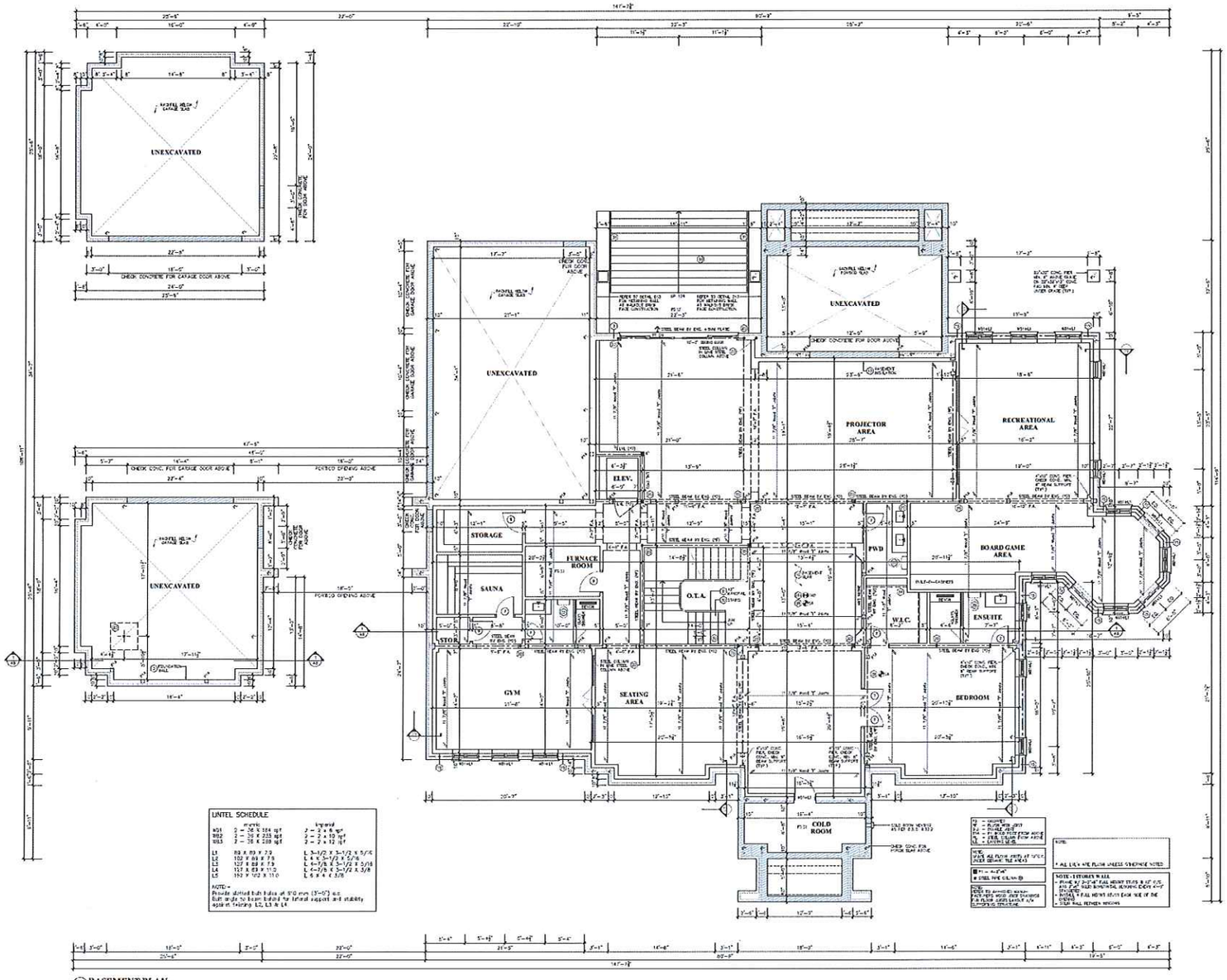
LEGAL DESCRIPTION:
LOT 20, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

FOUNDATION PLAN

Date	Checked By
JULY 2022	SP
Job Number	Drawn By
21-1487	SD
Scale	
3/16" = 1'-0"	
Issued	Sheet Number
	A1



LINTEL SCHEDULE

mark	required
HS1	2 – 38 X 184 sq#
HS2	2 – 38 X 235 sq#
HS3	2 – 38 X 289 sq#
L1	89 X 89 X 7.9
L2	102 X 89 X 7.9
L3	127 X 89 X 7.9
L4	152 X 89 X 11.9
L5	152 X 102 X 11.9

NOTE –
Provide slotted bolt holes at 900 mm (3'-0") o.c.
Bolt angle to beam behind for lateral support and stability against twisting L2, L3 & L4

01 BASEMENT PLAN

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- R.W.L. (RAIN WATER LEADER)
- CHECK CONCRETE FOR ABOVE DOOR/STAIRS/PORCH/CONCRETE PIER
- PATIENT SLAB – INSULATION

DATE	REV.	DESCRIPTION
SEPT. 20 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 19, 2022	SD	ISSUED PRELIMINARY WORKING DWGS FOR FLOOR & ROOF PLAN

Engineered truss drawings to be submitted to the designer for consideration of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Scale copies of the contract documents are not to be used independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed in uncertainty.

Build & Read Copies are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWING

BCIN INFORMATION

The designer has assumed time responsibility for the design and has the qualifications and meets the requirements of our in House Quality Control and Assurance Program.
Qualification Information
Prepared under design exemption Div. C- 3.2.5. of the building code

SUNDEEP KOOR — Name — Signature — 40734 BCIN

Registration Information
Prepared under design exemption Div. C- 3.2.4. of the building code

SIGNATURE DESIGN GROUP INC. — Firm Name — 113758 BCIN

APCO HOMES
Luxury and Quality Redefined

signature design group
2560 Matheson Blvd. E., Suite 302
Mississauga, ON L4W 4Y9
(416) 424-0772

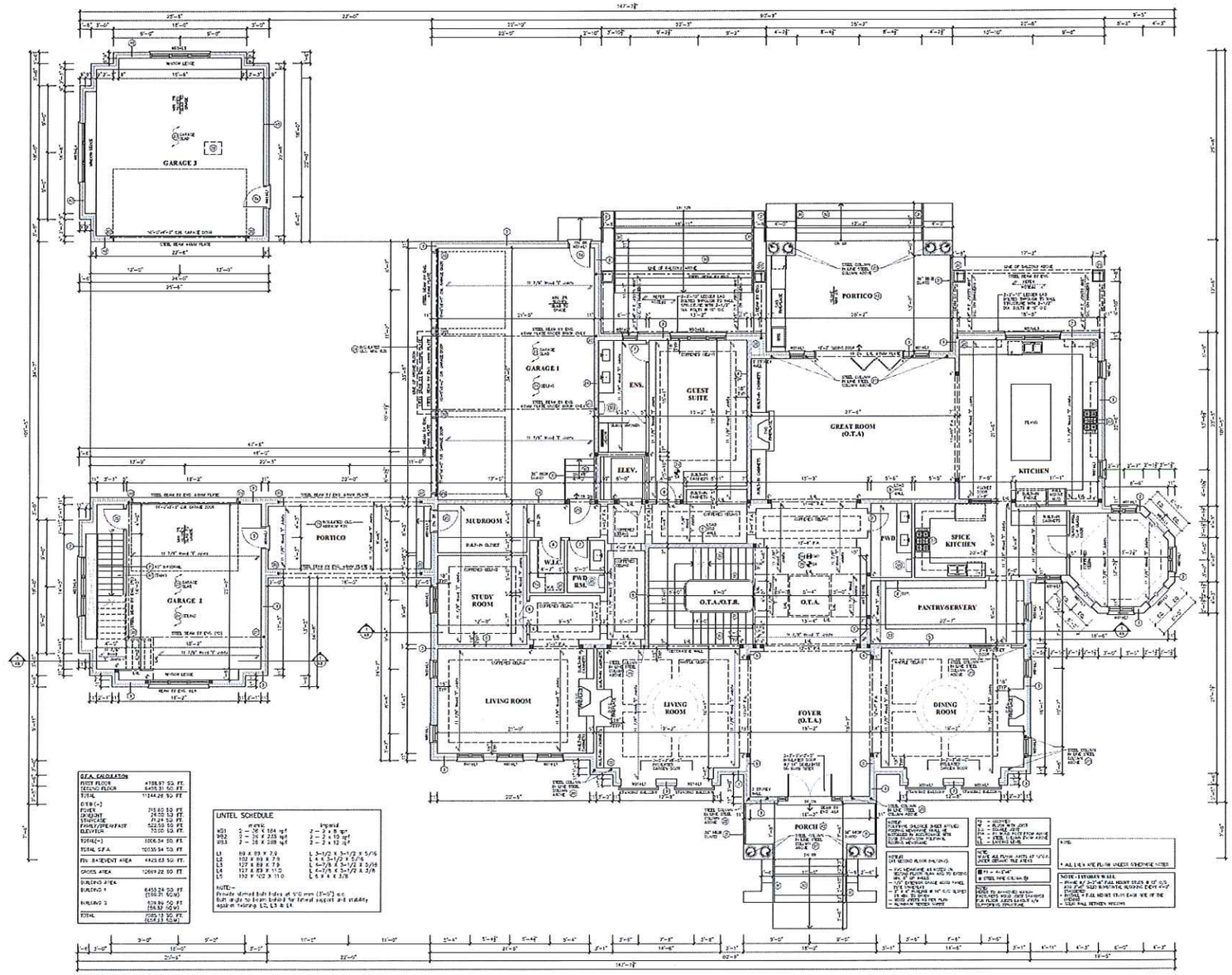
LEGAL DESCRIPTION
LOT 20, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

CLIENT
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

BASEMENT PLAN

Date	Drawn By
JULY 2022	SP
Job Number	Drawn By
21-1487	SD
Scale	
3/16" = 1'-0"	
Issued	Sheet Number
	A2



01 FIRST FLOOR PLAN

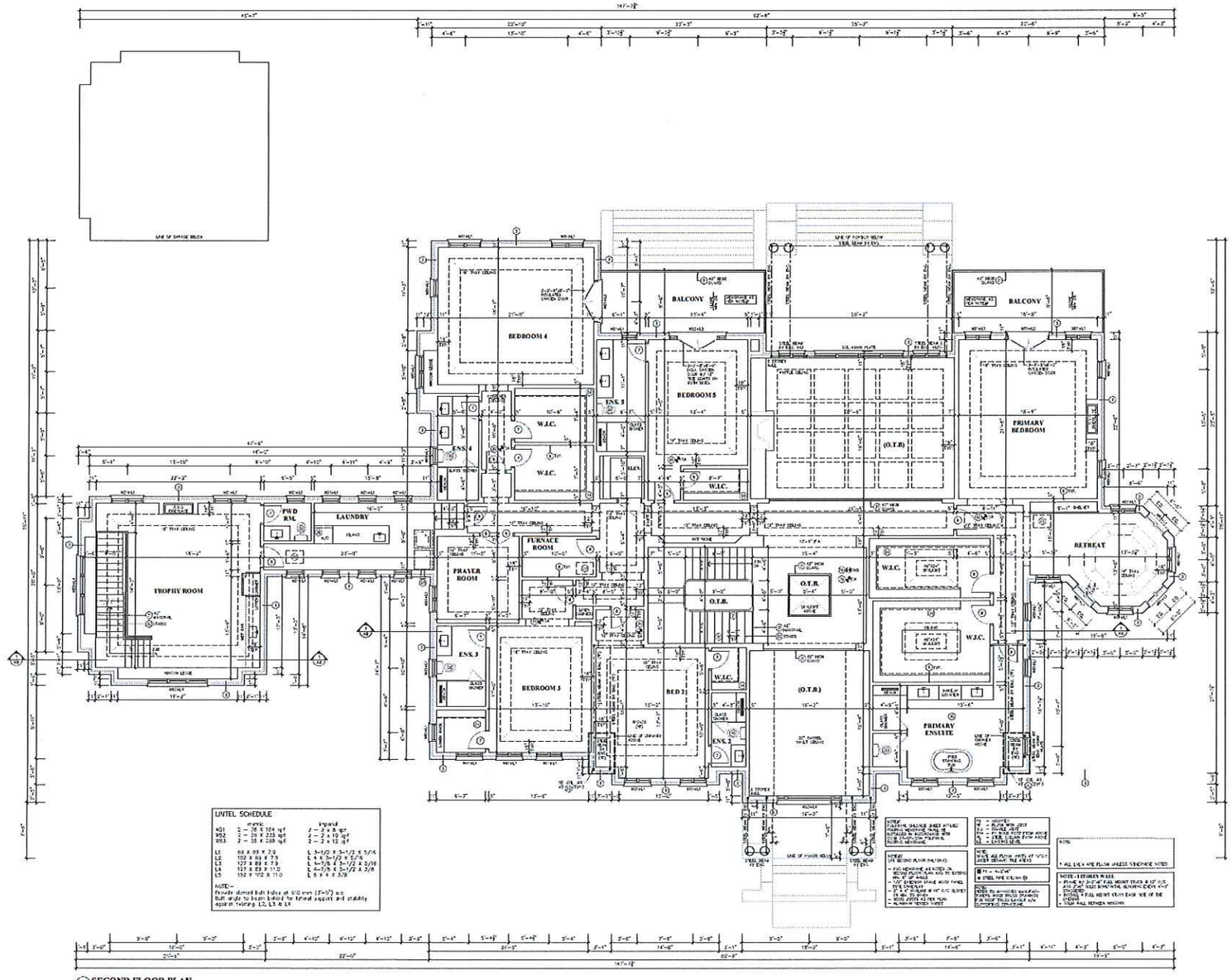
G.F.A. CALCULATION	
FIRST FLOOR	4788.97 SQ. FT.
SECOND FLOOR	6455.51 SQ. FT.
TOTAL	11244.48 SQ. FT.
O.T.B (-)	
FOYER	215.60 SQ. FT.
CRESCENT	74.00 SQ. FT.
STAIRCASE	171.24 SQ. FT.
FAMILY/BREAKFAST	422.50 SQ. FT.
ELEVATOR	73.00 SQ. FT.
TOTAL(-)	1006.34 SQ. FT.
TOTAL G.F.A.	10238.14 SQ. FT.
FIN. BASEMENT AREA	4925.63 SQ. FT.
GROSS AREA	15163.77 SQ. FT.
BUILDING AREA	
BUILDING 1	6453.24 SQ. FT. (599.31 SQ.M)
BUILDING 2	529.86 SQ. FT. (49.52 SQ.M)
TOTAL	7035.13 SQ. FT. (653.13 SQ.M)

LINTEL SCHEDULE		
	METRIC	Imperial
W21	2 – 38 X 184 laminated	2 – 2 x 8 laminated
W23	2 – 38 X 235 laminated	2 – 2 x 10 laminated
W33	2 – 38 X 286 laminated	2 – 2 x 12 laminated
L1	89 X 89 X 7.9	L 3-1/2 X 3-1/2 X 5/16
L2	102 X 89 X 7.9	L 4 X 3-1/2 X 5/16
L3	127 X 89 X 7.9	L 4-7/8 X 3-1/2 X 5/16
L4	127 X 89 X 11.0	L 4-7/8 X 3-1/2 X 3/8
L5	152 X 102 X 11.0	L 6 X 4 X 3/8

NOTE:-
Provide stamped bolt holes at 610 mm (24") o.c. Bolt angle to beam behind for lateral support and stability against twisting. L3, L3 & L4.

NOTE:
- ALL LIGHTS ARE FLUSH UNLESS OTHERWISE NOTED

NOTE:
- ALL SWITCHES



LINTEL SCHEDULE

mark	Expand
HS1	2 – 38 X 184 spf
HS2	2 – 38 X 235 spf
HS3	2 – 38 X 289 spf
L1	89 X 89 X 7.9
L2	102 X 89 X 7.9
L3	127 X 89 X 7.9
L4	127 X 89 X 11.0
L5	152 X 102 X 11.0

NOTE –
Provide dimpled bolt holes at 900 mm (3'-0") o.c.
Bolt angle to beam behind for lateral support and stability against twisting L2, L3 & L4

NOTE
- ALL LINTELS ARE PLUMB UNLESS OTHERWISE NOTED

NOTE - 1 STOREY WALL
- PLACE 1x 2x2-4" FULL HEIGHT STUDS @ 16" O.C. AND 2x4" SILLS HORIZONTAL BLOCKING EVERY 4'-0" BETWEEN STUDS
- PROVIDE 1 FULL HEIGHT STUD EACH SIDE OF THE DOORS
- SOLID WALL BETWEEN WINDOWS

01 SECOND FLOOR PLAN

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- P.W.L. (RAIN WATER LEADER)
- CHECK CONCRETE FOR ABOVE DOOR/STAIRS/FURNACE/FIREPLACE/CONCRETE PIER
- PATIO/WALK SLAB – INSULATION

DATE	REV.	DESCRIPTION
NOV. 22 2022	10	ISSUED FOR MINOR VARIANCE
AUG. 16 2022	10	ISSUED PRELIMINARY WORKING DRAWINGS FOR FLOOR & ROOF PLANS

Registered Plans Bylaw to be adhered to the designs the consideration of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Scale prints of the contract documents are not to be used as the majority of all prints of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed in uncertainty.

Signed & Sealed Copies are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWINGS

SIGNATURE DESIGN GROUP INC.

APCO HOMES

signature design group
2583 Hurontario Street E., Suite 302
Mississauga, ON L4W 4V3
(416) 426-6772

LEGAL DESCRIPTION:
LOT 30, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

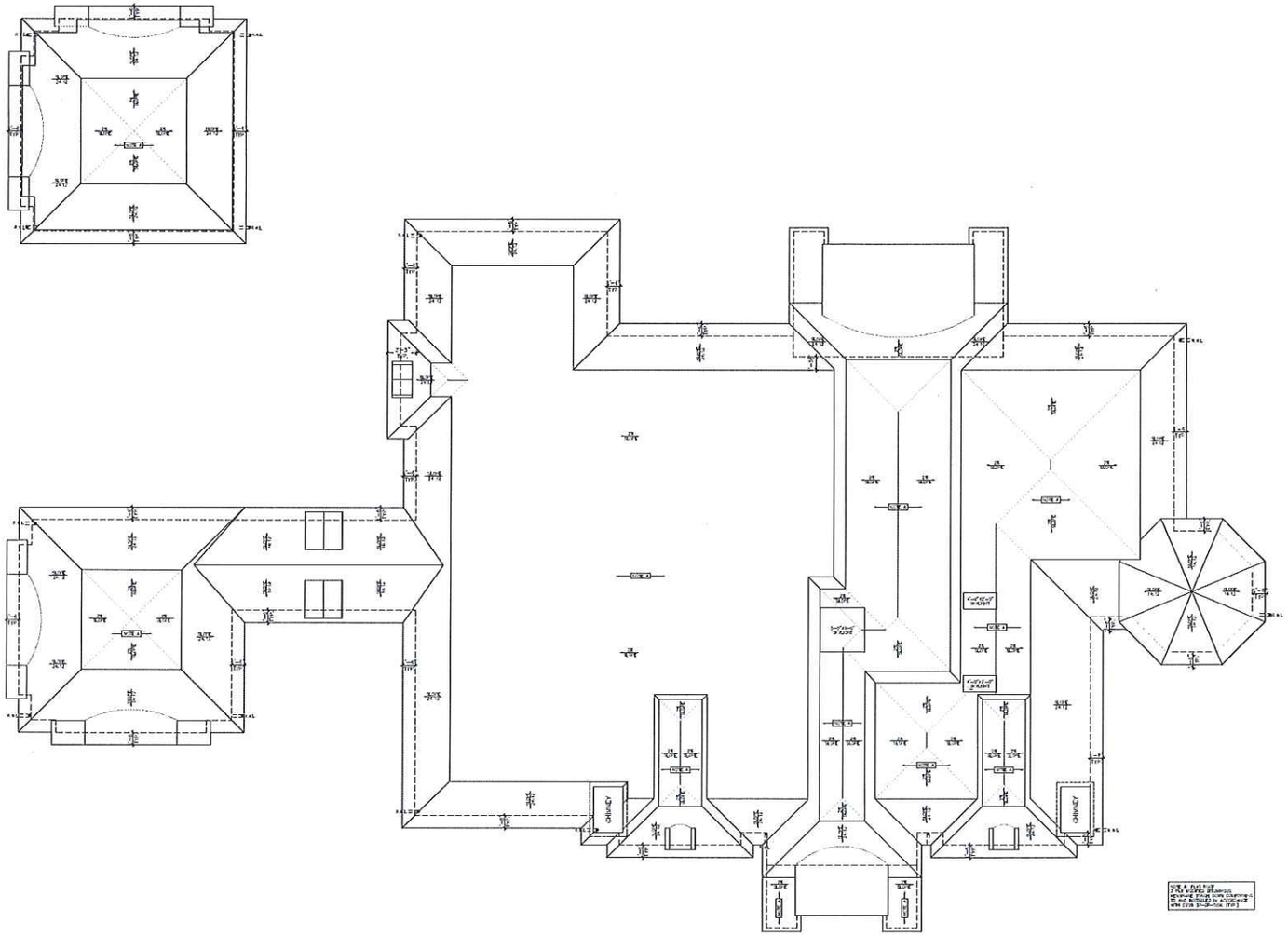
CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

SECOND FLOOR PLAN

Date	Drawn By
JULY 2022	SP
Job Number	Checked By
21-1457	SD

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

Issued | Sheet Number: A4



01 ROOF PLAN
FINAL SITE

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- R.W.L. (RAIN WATER LEADER)
- CHECK CONCRETE FOR ASCHE COOP/STAIR/INTERIOR/CONCRETE PIER
- BASEMENT SLAB – EXCAVATION

DATE	REV.	DESCRIPTION
MAR. 20 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 16 2022	SD	ISSUED PRELIMINARY WORKING DWGS FOR PLOT & ENGG REV

Engineered truss drawings to be submitted to the designer for coordination of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

In the event of the contract documents are not to be read independently of all parts of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Written dimensions shall take precedence over scaled dimensions unless otherwise specified.

Digital & Hard Copies are issued to the client as the architectural/structural drawings are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWING

NOTE INFORMATION

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements of the Ontario Building Code to undertake the designs.

Qualification Information

Required unless design is exempt under Div. C. 3.2.5 of the building code

SIA DESIGN ROOM 41016
Name Signature NCA

Registration Information

Required unless design is exempt under Div. C. 3.2.4 of the building code

SIGNATURE DESIGN GROUP INC 113758
Firm Name NCA

APCO HOMES
Luxury Custom Homes Brampton
www.apcohomes.com

signature design group
2560 Matheson Blvd E., Suite 323
Mississauga, ON L4W 4Y9
(416) 424-8172

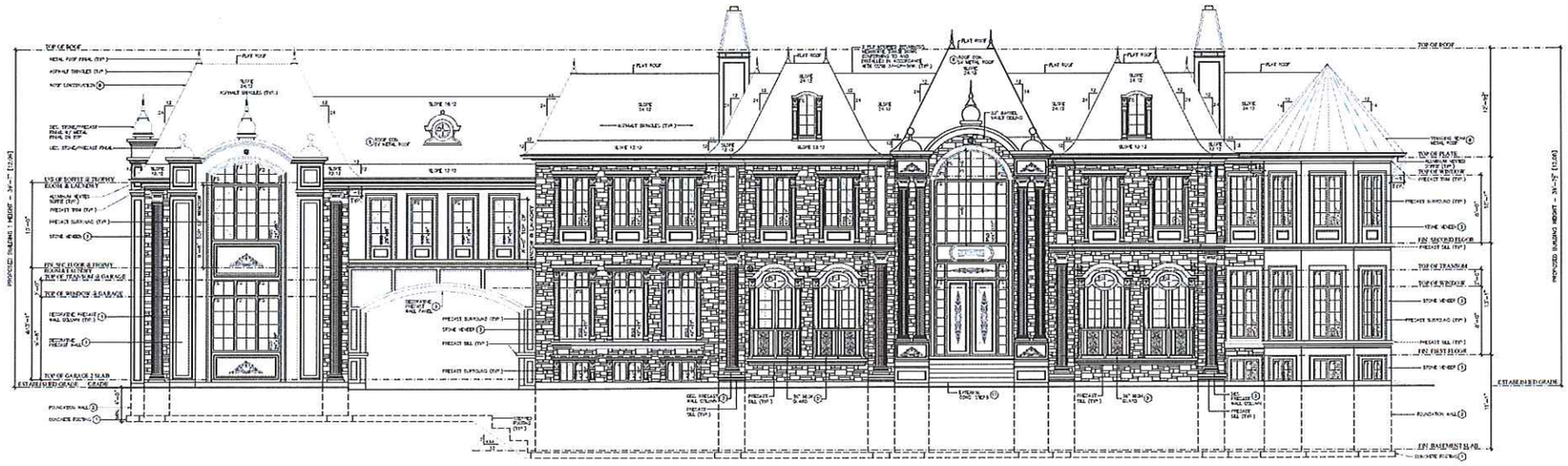
LEGAL DESCRIPTION:
LOT 34, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

CLIENT
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

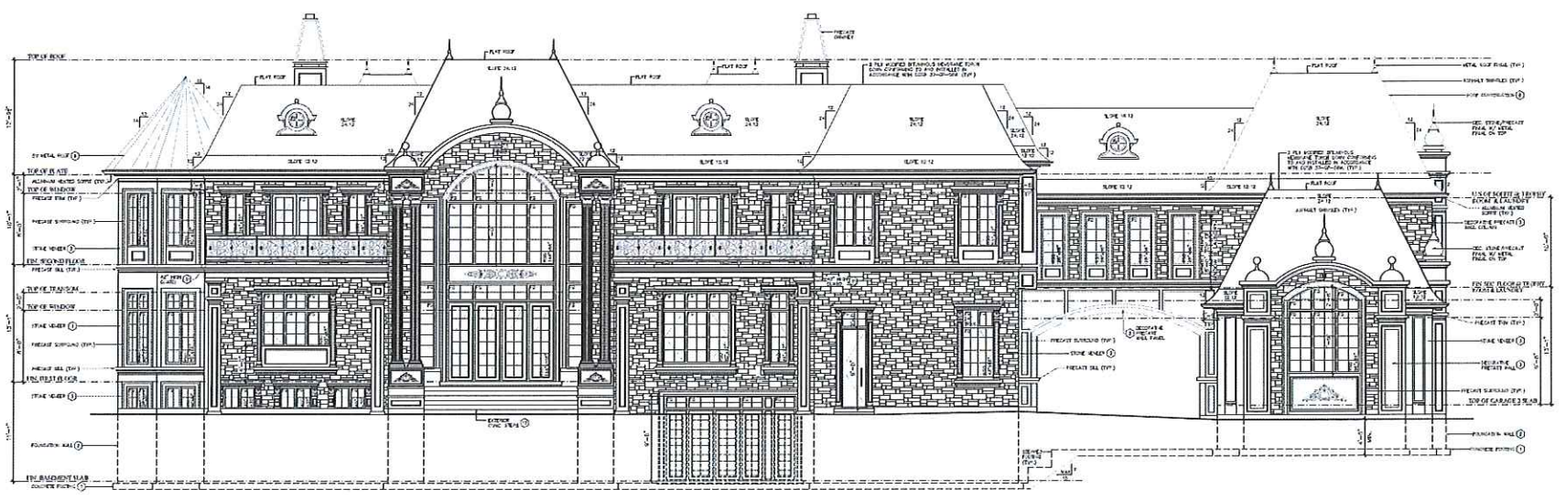
ROOF PLAN

Date: JULY 2022	Checked By: SP
Job Number: 21-1487	Drawn By: SD
Scale: N.T.S.	
Issued:	Sheet Number: A5



01 FRONT ELEVATION

GLAZED OPENINGS - - BUILDING 1



02 REAR ELEVATION

GLAZED OPENINGS - BUILDING 1

GLAZED OPENINGS - BUILDING 2

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- R.W.L. (RAIN WATER LEADER)
- CHECK CONCRETE FOR ALCHE CONTINUITY/FOUNDATION/CONCRETE PIER
- BASEMENT SLAB – INSULATION

DATE	REF	DESCRIPTION
SEPT. 23 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 16 2022	SD	ISSUED PRELIMINARY WORKING DRAWINGS FOR REVIEW & ENGINEERING

Engineered truss drawings to be submitted to the designer for review/approval of stamping.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or subcontractor to carry out the work in accordance with the documents.

Single lines of the contract documents are not to be read independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Written dimensions shall be contained in submission drawings or specifications.

Digital & Hard Copies are bound to the client as the architectural drawings are to be made to the contract documents which will be consent of the designer.

DO NOT SCALE DRAWINGS

BCIN INFORMATION

The designer has assumed some responsibility for design work for the application of some the requirements of the Ontario Building Code to this project.

Qualification information

Prepared when designer is employed as QP, C.I.D.A. of the building area

DESIGNER BCIN: 45736

Name: Sydney BCIN

Registration information

Prepared when designer is employed as QP, C.I.D.A. of the building area

SIGNATURE DESIGN GROUP INC. 112768

Firm Name BCIN

APCO HOMES

Luxury and Quality Redefined

www.apcohomes.com

signature design group

2580 Matheson Blvd. E., Suite 103
Mississauga, ON L4W 4Y1
(416) 454-8172

LEGAL DESCRIPTION:

LOT 30, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT:

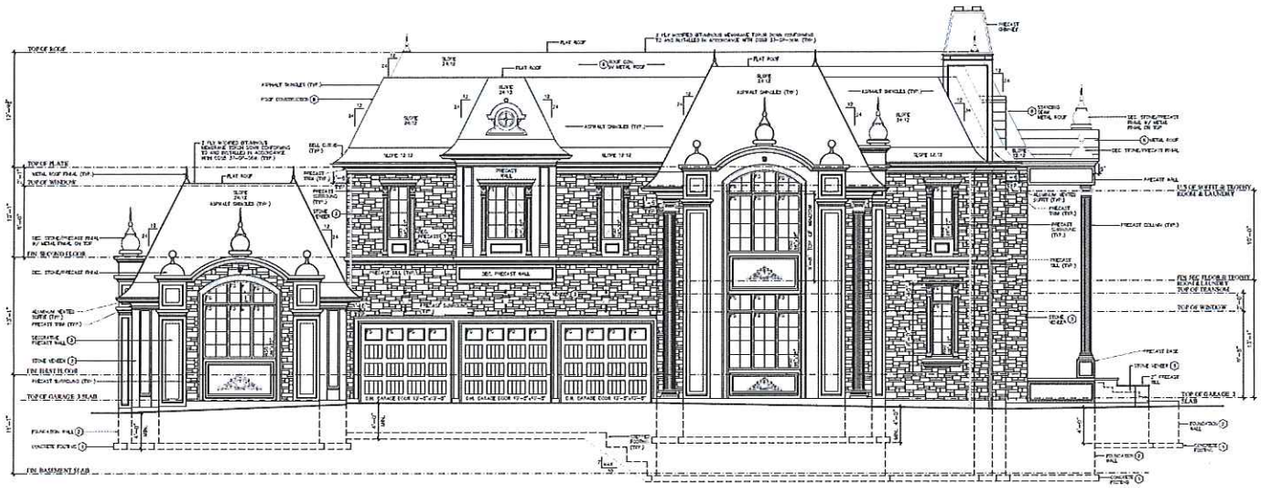
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

CLIENT:

SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

FRONT SIDE & REAR ELEVATION

Date	Drawn by
JULY 2022	SP
Job Number	**Drawn By**
21-1487	SD
Scale	
3/16" = 1'-0"	
Issued	**Sheet Number**
	A6



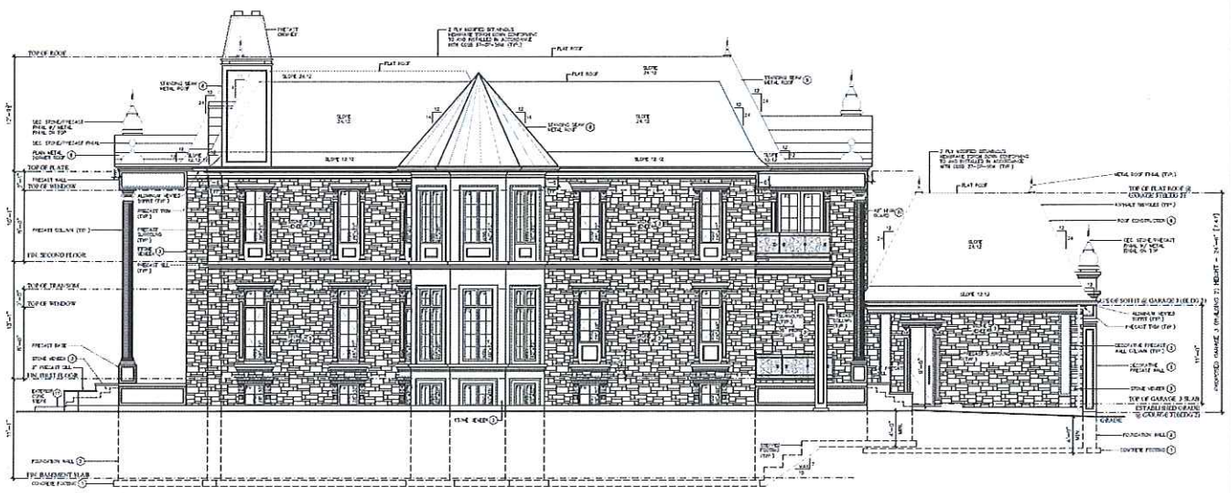
01 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

GLAZED OPENINGS - BUILDING 1	
EXPOSED GLAZING FACE	28.8m² (310 SF)
GLAZED OPENINGS - ADJUSTED	8.9m²
GLAZED OPENINGS - ADJUSTED %	31%
GLAZED OPENINGS - PROVIDED	-

GLAZED OPENINGS - BUILDING 2	
EXPOSED GLAZING FACE	28.8m² (310 SF)
GLAZED OPENINGS - ADJUSTED	8.9m²
GLAZED OPENINGS - ADJUSTED %	31%
GLAZED OPENINGS - PROVIDED	-

NO.	PRODUCT IMAGE	MATERIAL ITEM	COLOUR/FINISH	DIMENSION/SIZE
1		Asphalt Shingle	Harvard Slate	-
2		Aluminium Gutter	Black	6" aluminium gutter
3		Fascia Board	Black	38" fascia board
4		Metal Railing	Black	-
5		Stone - Adelle Mountain Mixture	Beige	-
7		Precast sill	Eversoul White	-
8		Eave soffit	White	Aluminium vented eave panels
9		Window cladding	Brown	-
10		Garage door	Brown	10' wide
11		Outdoor lamp	Black with clear glass	-

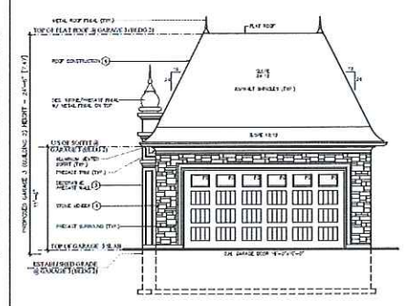
04 MATERIAL LIST
SCALE: N.T.S.



02 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

GLAZED OPENINGS - BUILDING 1	
EXPOSED GLAZING FACE	8.9m² (310 SF)
GLAZED OPENINGS - ADJUSTED	8.9m²
GLAZED OPENINGS - ADJUSTED %	31%
GLAZED OPENINGS - PROVIDED	-

GLAZED OPENINGS - BUILDING 2	
EXPOSED GLAZING FACE	28.8m² (310 SF)
GLAZED OPENINGS - ADJUSTED	8.9m²
GLAZED OPENINGS - ADJUSTED %	31%
GLAZED OPENINGS - PROVIDED	-



03 PART FRONT ELEV. - GARAGE 3 (BLDG 2)
SCALE: 3/16" = 1'-0"

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- R.W.L. (RAIN WATER LEADER)
- CHECK CONCRETE FOR ASCHE COOP/STAMPED/FUTURE/DECORATIVE PIER
- BASEMENT SLAB – INSULATION

DATE	REV.	DESCRIPTION
SEPT. 20 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 18 2022	SD	ISSUED PRELIMINARY WORKING DRAWINGS FOR REVIEW & PRICING

Engineered truss drawings to be approved by the designer for compatibility of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Single copies of the contract documents are not to be read independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed in uncertainty.

Rights & Moral Copyrights are bound by this sheet, as the author thereof, that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWING

NCM INFORMATION

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.
Qualifications attached.
Proposed under Subsection 3.2.5.055 of the building code.

SIGNATURE RICHARD | 107104
Name | Signature | NCM

Registration information
Proposed under Subsection 3.2.5.055 of the building code.

SIGNATURE DESIGN GROUP INC. | 101748
Firm Name | NCM

APCO HOMES
Luxury Custom Built Homes
www.apcohomes.com

SD
signature design group
2563 Matheson Blvd. E., Suite 302
Mississauga, ON L4W 4Y3
(416) 434-0172

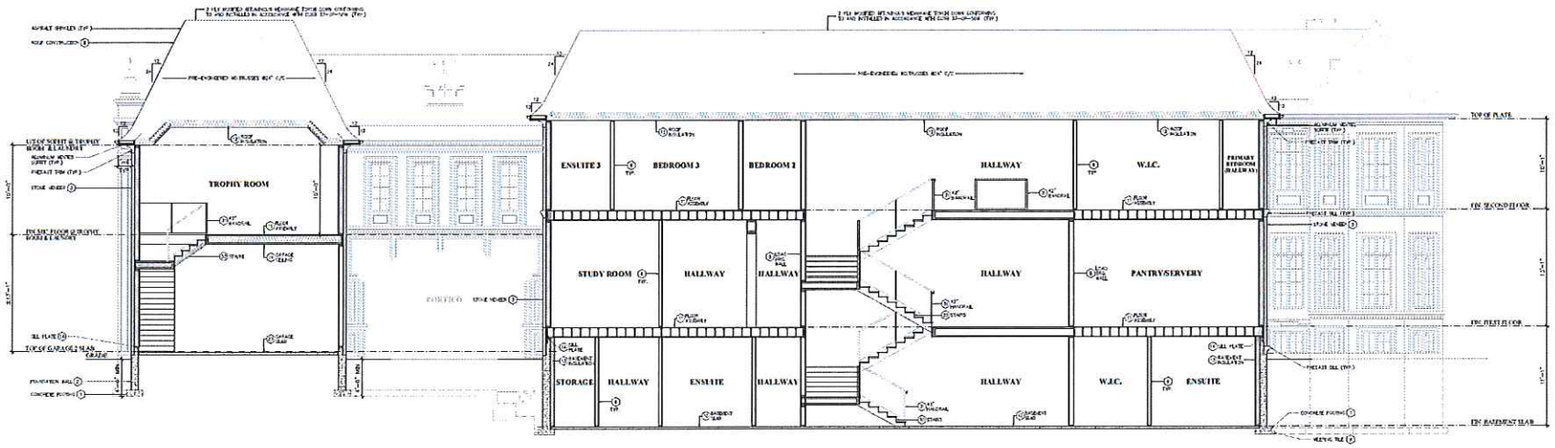
LEGAL DESCRIPTION:
LOT 28, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

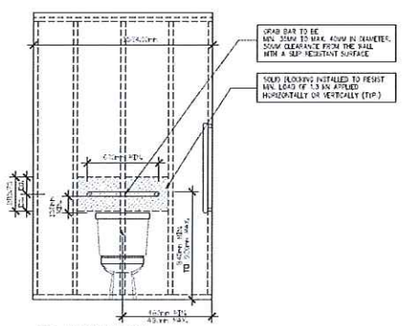
CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

LEFT, RIGHT & PART FRONT ELEVATION

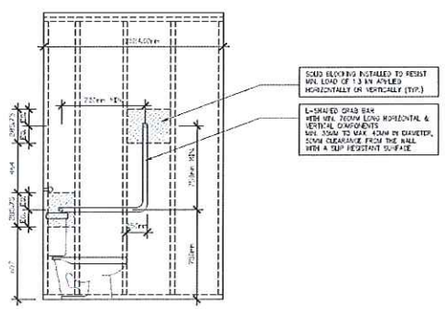
Date: JULY 2022	Drawn By: SP
Job Number: 21-1487	Checked By: SD
Scale: AS NOTED	
Issued:	Sheet Number: A7



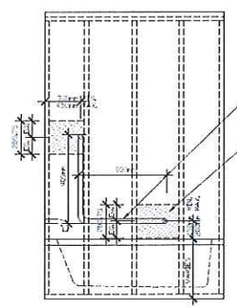
01 BUILDING SECTION



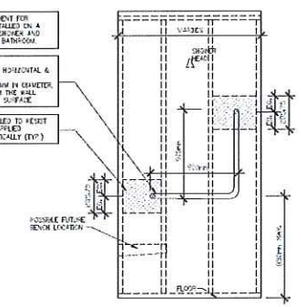
1 WATER CLOSET REAR WALL DETAIL



2 WATER CLOSET SIDE WALL DETAIL



3 BATHTUB WALL DETAIL



4 SHOWER WALL DETAIL

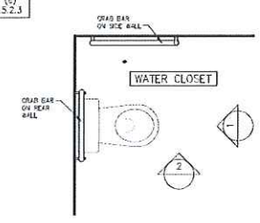
GRAB BAR
AS PER 3.8.3.8 (3) (a) & (c)
AS REQUIRED BY O.B.C. 9.5.2.3

GRAB BAR
AS PER 3.8.3.13 (4) (c)
AS REQUIRED BY O.B.C. 9.5.2.3

GRAB BAR
AS PER 3.8.3.13 (2) (f)
AS REQUIRED BY O.B.C. 9.5.2.3

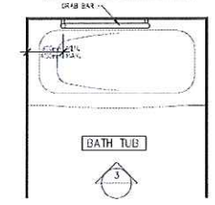
ALL GRAB BARS TO BE ANCHORED TO THE WALL WITH AT LEAST 2 PREFERABLY 3 NO'S OF 1/4" LAG SCREWS WITH MIN. 60MM LONG THREADED PORTION OF THE SCREWS PENETRATION INTO THE WALL STRUCTURAL MEMBER AND WITH TOTAL LENGTH OF 70MM PENETRATION INCLUDING THE UNTHREADED PORTION OF THE SCREWS INTO THE WALL STRUCTURAL MEMBER.

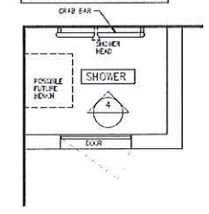
ALL STRUCTURAL MEMBERS TO RECEIVE THE SCREWS ARE TO BE AT LEAST 89MM DEEP AND WIDE ENOUGH TO PROVIDE AN EDGE DISTANCE OF 50MM TO ALL THE SCREWS AND BE NAILED TO THE STUDS WITH AT LEAST 3 –3 1/2" COMMON WIRE NAILS PER CONNECTION



ALL GRAB BARS TO BE ANCHORED TO THE WALL WITH AT LEAST 2 PREFERABLY 3 NO'S OF 1/4" LAG SCREWS WITH MIN. 60MM LONG THREADED PORTION OF THE SCREWS PENETRATION INTO THE WALL STRUCTURAL MEMBER AND WITH TOTAL LENGTH OF 70MM PENETRATION INCLUDING THE UNTHREADED PORTION OF THE SCREWS INTO THE WALL STRUCTURAL MEMBER.

ALL STRUCTURAL MEMBERS TO RECEIVE THE SCREWS ARE TO BE AT LEAST 89MM DEEP AND WIDE ENOUGH TO PROVIDE AN EDGE DISTANCE OF 50MM TO ALL THE SCREWS AND BE NAILED TO THE STUDS WITH AT LEAST 3 –3 1/2" COMMON WIRE NAILS PER CONNECTION





GRAB BAR DETAILS

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- X.X.L. (VAN WATER LEVELS)
- CHECK CONCRETE FOR ABOVE COOPTSTAND/PORCH/CONCRETE PIER
- PAVEMENT SLAB – INSULATION

DATE	REV.	DESCRIPTION
SEPT. 22 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 18 2022	SD	ISSUED PRELIMINARY WORKING DWGS FOR PLANNING & ENGINEERING

Engineered truss drawings to be submitted to the designer for review/approval of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Single copies of the contract documents are not to be read independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or subcontractor proceed in uncertainty.

Digital & Hard Copies are issued to the client on the understanding that no changes are to be made to the contract drawings without written consent of the designer.

DO NOT SCALE DRAWING

NCM INFORMATION

The undersigned has reviewed and takes responsibility for the design work to be performed in connection with this project to the Ontario Building Code in his/her capacity as a Qualified Designer.

Qualification Information
Prepared under Sentence 3.2.5.1(1) of the building code

SIGNATURE ROOM — 1 — 19718
Name — Signature — NCM

Registration Information
Prepared under Sentence 3.2.5.1(1) of the building code

SIGNATURE DESIGN GROUP INC. — 101748
Firm Name — NCM

APCO HOMES
Luxury Custom Homes

SD
signature design group
2560 Matheson Blvd. E., Suite 322
Mississauga, ON L4W 4Y9
(416) 626-6172

LEGAL DESCRIPTION:
LOT 20, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

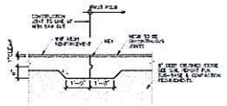
CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

BUILDING SECTION & DETAILS

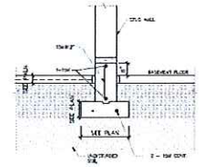
Date	Drawn By
JULY 2022	SP
Job Number	Drawn By
21-1487	SD

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

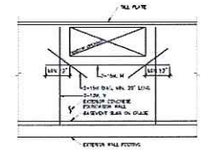
Issued — Sheet Number: A8



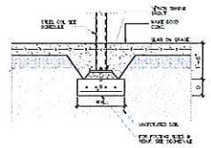
D1- DETAIL
SALB ON GRADE CONSTRUCTION JOINT
SCALE N.T.S.



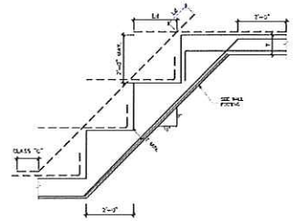
D2- DETAIL
FOOTING FOR INTERIOR BEARING WALLS
SCALE N.T.S.



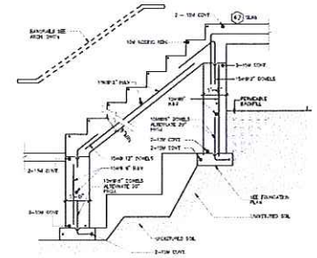
D3- DETAIL
BASEMENT WINDOW REINFORCEMENT
SCALE N.T.S.



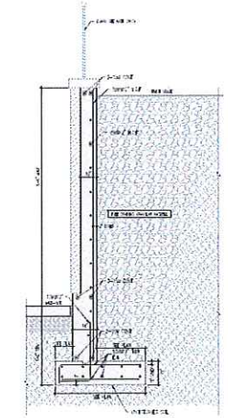
D4- DETAIL
TYPICAL FOR INTERIOR COLUMNS
SCALE N.T.S.



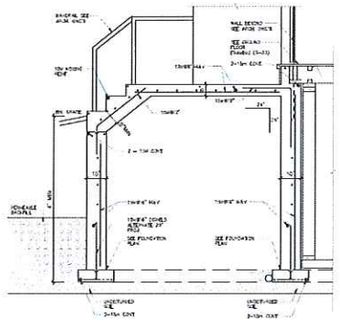
D5- DETAIL
STEPPING OF WALL FOOTING
SCALE N.T.S.



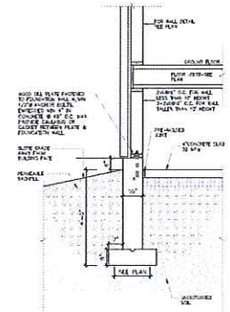
D6 - DETAIL
TYPICAL STAIRS AND RETAINED WALLS
SCALE N.T.S.



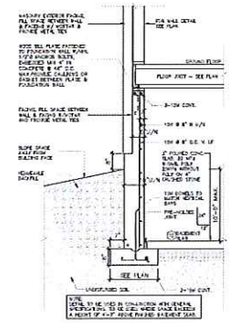
D13 - DETAIL
RETAINING WALL AT WALK-OUT BRICK FACE
SCALE N.T.S.



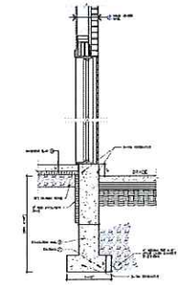
D7 - DETAIL
TYPICAL PORCH
SCALE N.T.S.



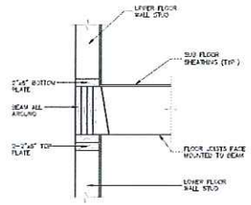
D8- DETAIL
GARAGE EXTERIOR WALL WITH STONE/BRICK
SCALE N.T.S.



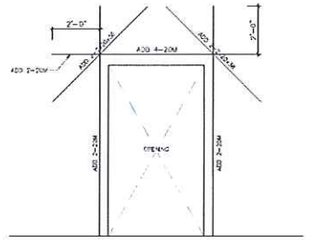
D9- DETAIL
BASEMENT WALL LOW GRADE CONDITION
SCALE N.T.S.



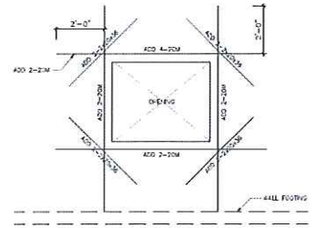
D14 - DETAIL
BELOW GRADE WALK-OUT BRICK FACE
SCALE N.T.S.



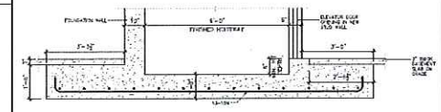
D10 - DETAIL
TYP. ADDITIONAL REINFORCEMENT AROUND BASEMENT DOOR OPENINGS
SCALE 1/2"=1'0"



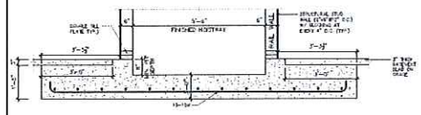
D11 - DETAIL
TYP. ADDITIONAL REINFORCEMENT AROUND BASEMENT DOOR OPENINGS
SCALE 1/2"=1'0"



D12 - DETAIL
TYP. ADDITIONAL REINFORCEMENT AROUND BASEMENT OPENING
SCALE 1/2"=1'0"



S1 - SECTION
SECTION @ ELEVATOR SHAFT FOUNDATION
SCALE 1/2"=1'0"



S2 - SECTION
SECTION @ ELEVATOR SHAFT FOUNDATION
SCALE 1/2"=1'0"

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- X WALL (NON WATER LEAKER)
- CHECK CONCRETE FOR ABOVE DOOR/STAIRS/PORCH/CONCRETE PIER
- BASEMENT SLAB – INSULATION

DATE	REV.	DESCRIPTION
NOV. 20 2022	SD	ISSUED FOR MINOR VARIANCE
AUG. 19 2022	SD	ISSUED PRELIMINARY PERMIT PACK FOR FLOOR & FOUNDATION

Engineered truss drawings to be submitted to the designer for review/review of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Scaling of the contract documents are not to be used independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractor proceed if uncertainty.

Digital & hard copies are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWING

SEAL INFORMATION

The designer has assumed sole responsibility for the design and for the application and proper for maintenance of our in the Ontario Building Code to the designer.
Qualification Information
Required when design is exempt from Div. C - 3.2.5 of the building code

SIGNATURE DESIGN GROUP INC. 101748
Firm Name BCIN

APCO HOMES
Luxury Custom Homes

SD
signature design group
2540 Matheson Blvd. E., Suite 322
Mississauga, ON L4W 4Y9
(416) 406-8172

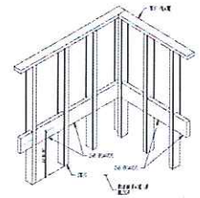
LEGAL DESCRIPTION:
LOT 20, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

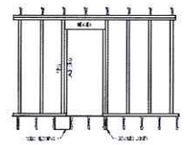
CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

DETAILS

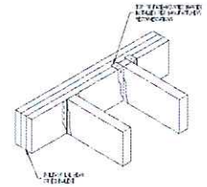
Date: JULY 2022	Drawn by: SP
Job Number: 21-1487	Checked By: SD
Scale: AS NOTED	
Issued	Sheet Number: D1



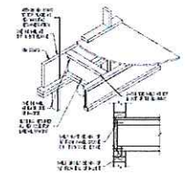
BATHTUB, SHOWER AND WATER CLOSET STUDS REINFORCEMENT FOR GRAB BAR INSTALLATION
SCALE N.T.S.



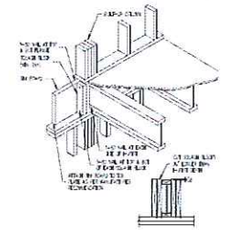
REINFORCEMENT TO SUPPORT FOR JACK STUDS
SCALE N.T.S.



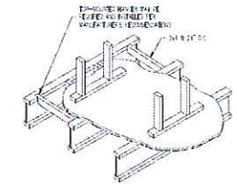
FLUSH CONNECTION TO LVL BEAMS
SCALE N.T.S.



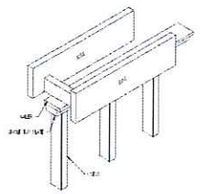
PERPENDICULAR BLOCKING AT EXTERIOR WALL
SCALE N.T.S.



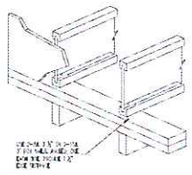
SQUASH BLOCK
SCALE N.T.S.



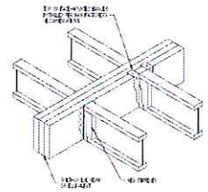
NON LOAD BEARING WALL PARALLEL TO JOISTS
SCALE N.T.S.



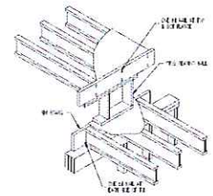
ATTACHMENT OF NON-BEARING PARTITON TO CEILING FRAMING
SCALE N.T.S.



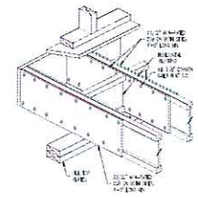
I-JOISTS END NAILING
SCALE N.T.S.



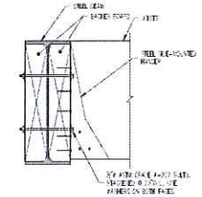
FLUSH CONNECTION TO LVL BEAMS
SCALE N.T.S.



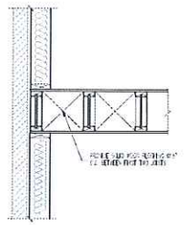
SPLIT LEVEL BEARING
SCALE N.T.S.



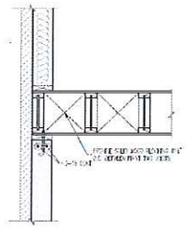
I-JOISTS CANTILEVER DETAIL
SCALE N.T.S.



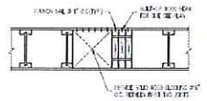
SIDE MOUNTED FLUSH CONNECTION
SCALE N.T.S.



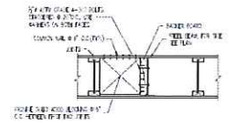
BLOCKING BETWEEN I-JOISTS, JOIST RUN PARALLEL TO WALL
SCALE N.T.S.



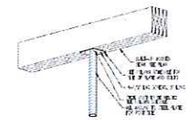
BLOCKING BETWEEN I-JOISTS, JOIST RUN PARALLEL TO FOUNDATION WALL
SCALE N.T.S.



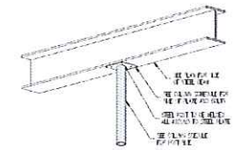
BLOCKING BETWEEN I-JOISTS & WOOD BEAMS, JOIST RUN PARALLEL TO BEAM
SCALE N.T.S.



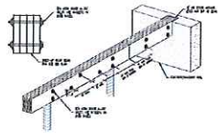
BLOCKING BETWEEN I-JOISTS & STEEL BEAMS, JOIST RUN PARALLEL TO BEAM
SCALE N.T.S.



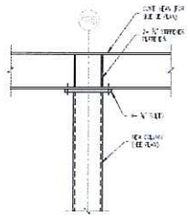
STEEL POST SUPPORTING WOOD FRAME
SCALE N.T.S.



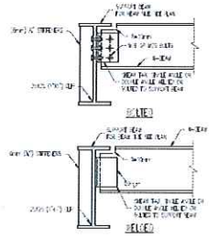
STEEL POST SUPPORTING STEEL BEAMS
SCALE N.T.S.



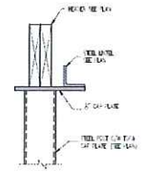
BUILT-UP WOOD BEAM BOLTING DETAIL
SCALE N.T.S.



CONTINUOUS BEAM TO COLUMN CONNECTION
SCALE N.T.S.



STEEL BEAM TO STEEL BEAM SIMPLE CONNECTION
SCALE N.T.S.



STEEL LINTEL BEARING AT CORNERS
SCALE N.T.S.

PRELIMINARY WORKING DRAWINGS NOT FOR CONSTRUCTION

LEGEND:

- 2 STOREY WALL
- INTERIOR LOAD BEARING PARTITION WALL
- P.W.L. (RAIN WATER LEADER)
- CHECK CONCRETE FOR ABOVE DOOR/STAIRS/FURNACE/FIREPLACE/CONCRETE PIER
- EXTERIOR SLAB – INSULATION

DATE	NO.	DESCRIPTION
SEPT. 22 2022	50	ISSUED FOR MINOR VARIANCE
AUG. 15 2022	30	ISSUED PRELIMINARY WORKING DWGS FOR FLOOR & ENVELOPE

Engineered truss drawings to be submitted to the designer for review/acceptance of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Single prints of the contract documents are not to be used independently of all prints of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Unless otherwise noted, shall the contractor or sub-contractor proceed in uncertainty.

Digital & Hard Copies are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWINGS

SEAL INFORMATION

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Registration information
Required under design & review under Div. C. 3.2.5.1 of the building code

SIGNATURE DESIGN GROUP INC. 101798
Firm Name BCIN

APCO HOMES
Luxury and Quality Redefined
www.apcohomes.com

signature design group
2503 Northwest Blvd. E., Suite 302
Mississauga, ON L4W 4L9
(416) 426-6172

LEGAL DESCRIPTION:
LOT 30, PLAN 43M-440, CITY OF BRAMPTON (REGIONAL MUNCIPALITY OF PEEL)

PROJECT:
KANG RESIDENCE
23 ESTATEVIEW CIRCLE, BRAMPTON, ON L6P 0R3

CLIENT:
SUKHDEV KANG
379 ROBERT PARKINSON DRIVE, BRAMPTON, ON L7A0C4

DETAILS

Date: JULY 2022	Checked By: SP
Job Number: 21-1487	Drawn By: SD
Scale: AS NOTED	
Issued:	Sheet Number: D2

PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
LOT 20
PLAN 43M–440
CITY OF BRAMPTON
(REGIONAL MUNICIPALITY OF PEEL)

SCALE 1:300

C. WAHBA SURVEYING LTD.

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

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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146557

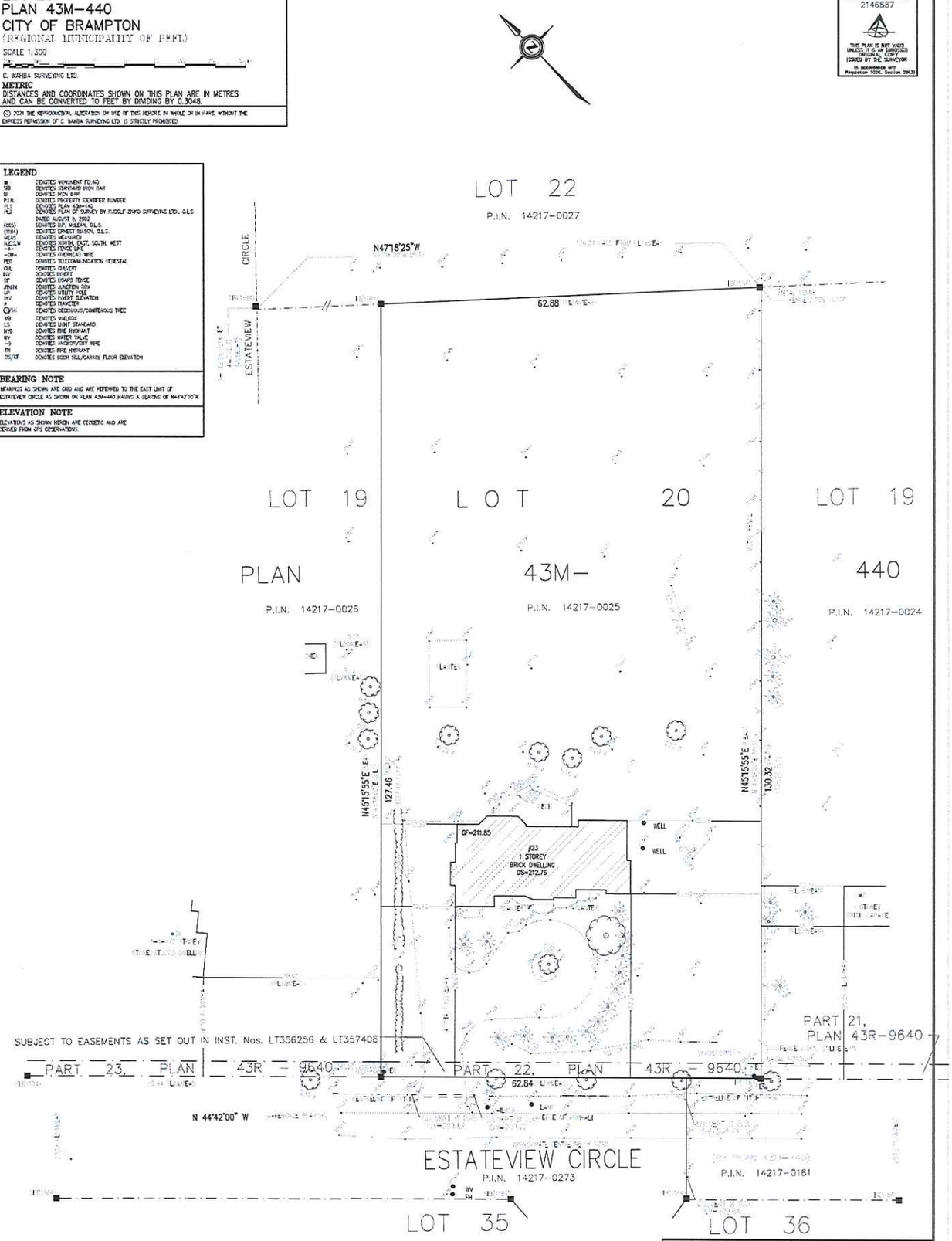
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

LEGEND

■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES PLAN 43M-440
PL2	DENOTES PLAN OF SURVEY BY RUDOLF ZINFO SURVEYING LTD., O.L.S. DATED AUGUST 8, 2002
(RES)	DENOTES D.P. WILLEN, O.L.S.
(Frbn)	DENOTES ERNEST BASON, O.L.S.
MEAS	DENOTES MEASURED
N,E,S,W	DENOTES NORTH, EAST, SOUTH, WEST
-x-	DENOTES FENCE LINE
-OH-	DENOTES OVERHEAD WIRE
PED	DENOTES TELECOMMUNICATION PEDESTAL
CUL	DENOTES CULVERT
INV	DENOTES INVERT
BF	DENOTES BOARD FENCE
JBOX	DENOTES JUNCTION BOX
UP	DENOTES UTILITY POLE
INV	DENOTES INVERT ELEVATION
⊕	DENOTES CHAINLINK
⊙DK	DENOTES DECIDUOUS/CONIFEROUS TREE
VB	DENOTES VALVEBOX
LS	DENOTES LIGHT STANDARD
HYD	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
->	DENOTES ANCHOR/GUY WIRE
FH	DENOTES FIRE HYDRANT
DS/BF	DENOTES DOOR SILL/GARAGE FLOOR ELEVATION

BEARING NOTE
BEARINGS AS SHOWN ARE GRID AND ARE REFERRED TO THE EAST LIMIT OF ESTATEVIEW CIRCLE AS SHOWN ON PLAN 43M-440 HAVING A BEARING OF N44°42'00"W

ELEVATION NOTE
ELEVATIONS AS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS.



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF OCTOBER, 2021

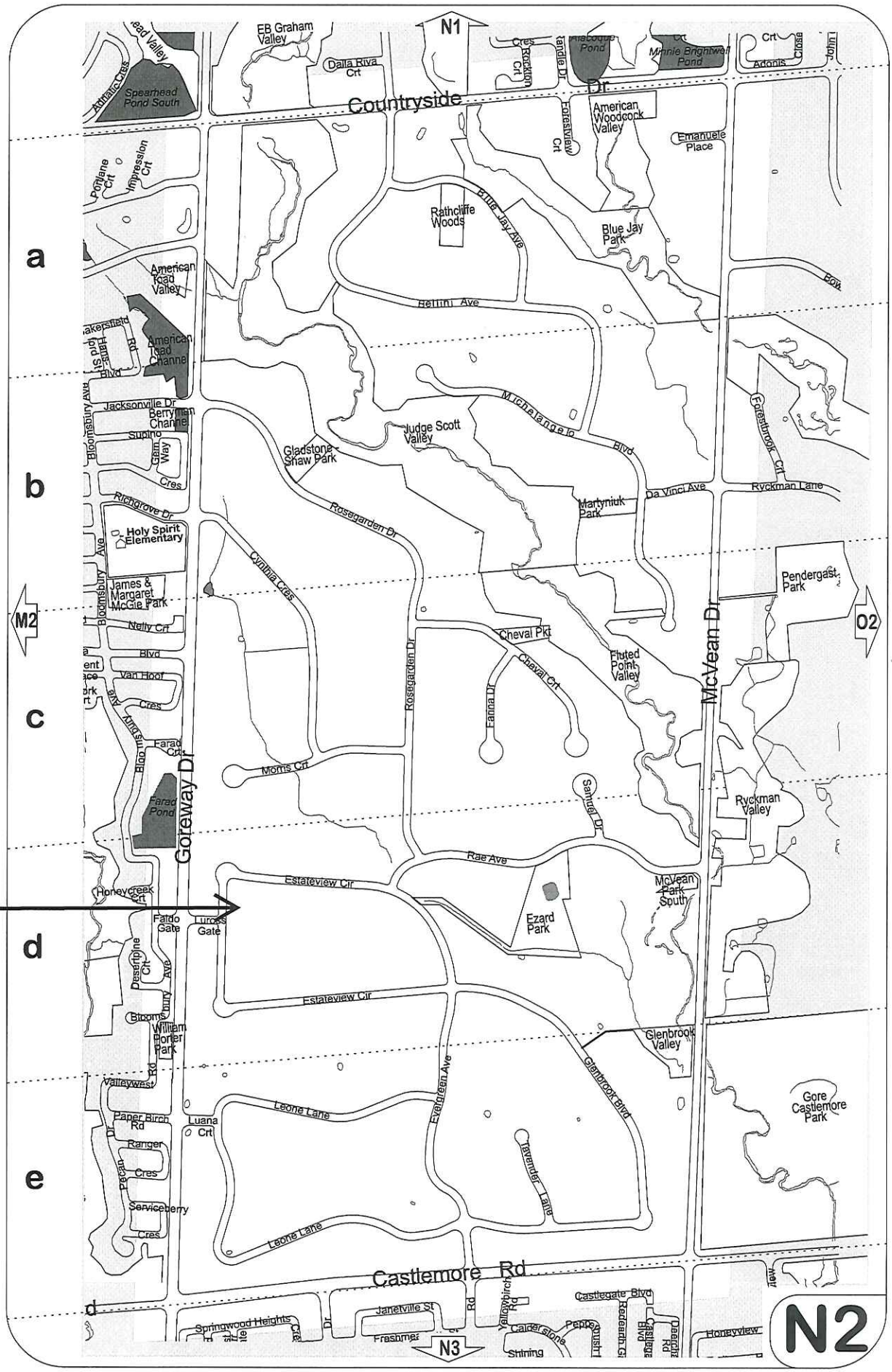
OCTOBER 08, 2021
DATE

C. WAHBA
ONTARIO LAND SURVEYOR

DRAWN: HS	CHECKED: CW
CAD FILE: 21-115-POS	PROJECT No. 21-115

265 Vaughan Valley Blvd. Woodbridge ON L4H3B5 Tel. 905.851.1300 www.wahbasurveying.com

WAHBA SURVEYING


N1
N2
N3
M2
O2
a
b
c
d
e
Countryside Dr
Castlemore Rd
Goreway Dr
McVean Dr
EB Graham Valley
Dalla Riva Crt
Spearhead Pond South
Minnie Brightwell Pond
American Woodcock Valley
Emanuele Place
Rathcliffe Woods
Blue Jay Park
Blue Jay Ave
Hellini Ave
American Road Valley
American Road Channel
Jacksonville Dr
Berryman Channel
Michelangelo Blvd
Judge Scott Valley
Gladstone Shaw Park
Forestbrook Crt
Ryckman Lane
Da Vinci Ave
Martyniuk Park
Rosegarden Dr
Holy Spirit Elementary
James & Margaret McGie Park
Cynthia Cres
Pendergast Park
Cheval Pkt
Cheval Crt
Fluted Point Valley
Fanna Dr
Morris Crt
Samuel Dr
Ryckman Valley
Farad Pond
Rae Ave
Estateview Cir
McVean Park South
Ezard Park
Honeycreek Crt
Faldo Gate
Luross Gate
Glenbrook Valley
Glenbrook Blvd
William Porter Park
Valleywest Rd
Paper Birch Rd
Leone Lane
Evergreen Ave
Luana Crt
Gore Castlemore Park
Ranger Cres
Pecan Cres
Serviceberry Cres
Tavernier Lane
Castlegate Blvd
Springwood Heights Cres
Janetville St
Yellowbirch Rd
Calcerstone
Pepto Crush
Shining
Honeyview
Redearth Gate
Castlegate Blvd
Deagle Rd

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