

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MOHINDER PHARWAHA, MANDEEP PHARWAHA AND SURINDER PHARWAHA** 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 27, Plan M-304 municipally known as **1 BOWMAN AVENUE**, Brampton;

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

1. To permit a building height of 13.15m (43.14 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

OTHER PLANNING APPLICATIONS:

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, January 24, 2023 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, the Minister, a specified person or a public body.

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 this 12th Day of January, 2023.

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

SITE STATISTICS - 1 BOWMAN AVENUE

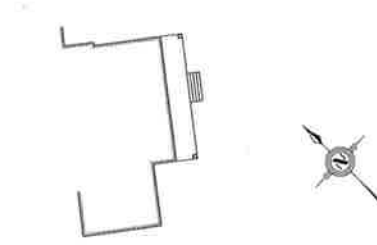
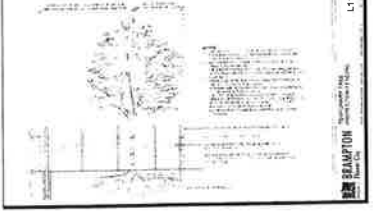
LOT 27 REGISTERED PLAN M-304 ZONE CODE: RES 600 (2) (RESIDENTIAL)	
SITE AREA	7,908.87 SQ.M (19,999.46 SQ.FT)
LOT FRONTAGE	34.86 M
LOT WIDTH	31.13 M
LOT DEPTH	107.42 M
BUILDING HEIGHT	12.15 M
LOT COVERAGE	PROPOSED
CHILLING	144.28 SQ.M
PROPOSED FRONT PORCH & STEPS	24.26 SQ.M
PROP. REAR CVY TERRACE, STEPS & W.O.	108.98 SQ.M
EXISTING DETACHED GARAGE	17.96 SQ.M
COVERAGE TOTAL	162.17 SQ.M
PERCENTAGE OF LOT COVERAGE	2.05%
GROSS FLOOR AREA	PROPOSED
PROPOSED GROUND FLOOR	4,810.75 SQ.FT (447,810.50 SQ.M)
PROPOSED FRODO FLOOR	1,106.34 SQ.FT (102,163.53 SQ.M)
TOTAL PROPOSED G.F.A.	5,917.09 SQ.FT (549,974.03 SQ.M)
G.F.A. TO LOT AREA PERCENTAGE	0.75 (24.74%)
FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD AREA (MUNICIPAL GREENBELT)	1,242.18 SQ.M
DRIVEWAY (SEEING - PROPOSED)	104.76 SQ.M
PROPOSED PORCHES & STEPS	24.26 SQ.M
TOTAL HARD LANDSCAPED AREA	1,371.20 SQ.M
PROPOSED GRASS	1,381.84 SQ.M
TOTAL SOFT LANDSCAPED AREA	2,753.04 SQ.M (28.14%)

- GENERAL NOTES - 1 BOWMAN AVENUE**
- ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE PROVIDED WITH THE APPROVED SITE PLAN INDICATED AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.
 - THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS PLACED AT THE DURING THE CONSTRUCTION THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS OR BUILDING MATERIALS, SOIL, CONSTRUCTION EQUIPMENT, ETC. SHALL BE STORED WITHIN THE AREA OF HOARDING.
 - SHOULD THE INSTALLATION OF SOIL REMEDIATION SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL SUSPECT AND JUDGMENT THE CONDITION OF THE VEGETATION AND SERVING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
 - THE EXISTING SITE GRADING PATTERNS SHALL BE MAINTAINED. GRADES MUST BE MET WITHIN 30% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
 - ALL UTILITY CAPANS SHALL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
 - THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
 - THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 1.83M (20 FT) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
 - THE BOUNDARIES OF THE BOWMAN WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE.
 - AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 - ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
 - CONSTRUCTION MATERIALS ARE NOT TO BE PILED OUT FOR GARBAGE COLLECTION.
 - ALL DAMAGED LANDSCAPE AREAS WILL BE RESTORED WITH TOPSOIL AND SOIL FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 100% CALDER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.
 - ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

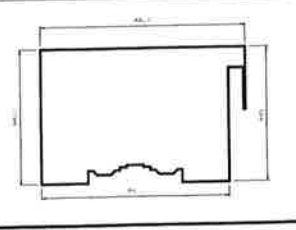
- LANDSCAPE NOTES - 1 BOWMAN AVENUE**
- THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY FILING.
 - THE LOCATIONS OF ALL TREES ON STREET FRONTS MUST BE APPROVED PRIOR TO THEIR INSTALLATION.
 - THE OWNER IS REQUIRED UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A REGISTERED AND REGISTERED ORAL LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
 - ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL, WHICH IS NOT IN READY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REFERRED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
 - 500 THAT IS DAMAGED OR MISSING ON THE PUBLIC SIDEWALK IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
 - ANY CURB, LINK, FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL, SHALL HAVE A BLACK & GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, THE THICKNESS OF 4.5MM BY ELECTROLYTIC COAT AND SCHEDULED FOR A SMOOTH AND EVEN SURFACE. ALL GRANULAR FABRIC ALSO TO BE BLACK VINYL COATED.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF FIRE RISERS AND SERVICES. ALL UTILITY BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
 - ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL, TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE.
 - BRAMPTON PLANTING SETBACKS.
 - ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE RESTITUTED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE COMPLETED ACCORDING TO THE SATISFACTION OF THE CITY OF BRAMPTON.

- OPEN SPACE NOTES - 1 BOWMAN AVENUE**
- ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH PROTECTION ZONE BARRIERS. ALL TREE PROTECTION ZONE BARRIERS SHALL BE ERRECTED BEYOND THE SETBACK LINE OF THE PROTECTION ZONE. TREE PROTECTION ZONE BARRIERS SHALL BE ERRECTED BEYOND THE SETBACK LINE OF THE PROTECTION ZONE.
 - NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION ZONE.
 - THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
 - ANY SLOTTED LINE OR TOPSOIL STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
 - ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH FOOD AND AGRICULTURE STANDARDS.
 - TREES THAT HAVE BEEN OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.
 - TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.

- URBAN DESIGN NOTES - 1 BOWMAN AVE.**
- UTILITY METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAFFIC, ROUTES AND SCREENED FROM PUBLIC VIEW.



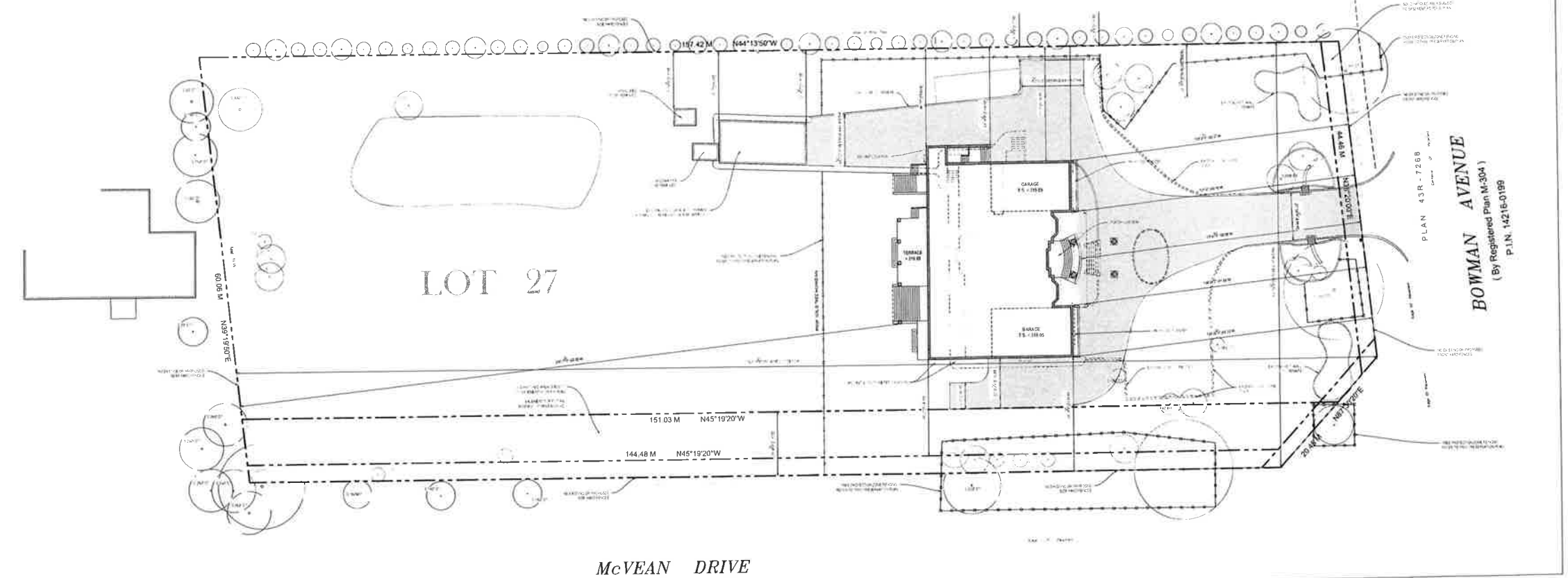
THE PROTECTION ZONE BARRIER HOARDING
 THE TREE PROTECTION ZONE BARRIER HOARDING SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY 1x6 BARS.
 BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.
 ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PROTECTION PLAN.



EST. GRADE CALCULATION

WALL NO.	EST. GRADE	MO. TIFY
1	214.80	
2	214.80	
3	214.80	
4	214.80	
TOTAL	858.20	
EST. GRADE	214.55	

LOT 28



ARCHITECTURAL SITE PLAN

McVEAN DRIVE

PLAN 43R - 726B
 BOWMAN AVENUE
 (By Registered Plan M-304)
 P.L.N. 14216-0199

huis interiors

1000 SHEPPARD AVENUE EAST, SUITE 100, BRAMPTON, ONTARIO L6Y 4R2
 TEL: (905) 874-8888
 WWW.HUISINTERIORS.COM

PROJECT INFORMATION

PROJECT NO.	14216-0199
DATE	2024-01-15
CLIENT	McVEAN DRIVE
ARCHITECT	huis interiors
REGISTERED ARCHITECT	DAVID J. HUIS
REGISTERED ARCHITECT NO.	14216-0199
REGISTERED ARCHITECT ADDRESS	1000 SHEPPARD AVENUE EAST, SUITE 100, BRAMPTON, ONTARIO L6Y 4R2
REGISTERED ARCHITECT PHONE	(905) 874-8888
REGISTERED ARCHITECT FAX	(905) 874-8888
REGISTERED ARCHITECT EMAIL	DAVID@HUISINTERIORS.COM
REGISTERED ARCHITECT WEBSITE	WWW.HUISINTERIORS.COM

PROJECT HISTORY

DATE	DESCRIPTION
2024-01-15	PROJECT START
2024-01-15	PROJECT END

FILE HISTORY

DATE	DESCRIPTION
2024-01-15	PROJECT START
2024-01-15	PROJECT END

SP

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 **January 24, 2023** 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, January 19, 2023.**

- 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, January 19, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, January 19, 2023.**
- 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, January 19, 2023.** 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.



brampton.ca

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

FILE NUMBER: A-2022-0403

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)** Mohinder Pharwaha
Address 1 Bowman Avenue, Brampton, ON L6P 0Y1

Phone # 905-457-1600 **Fax #** _____
Email mohinder@crownaaccounting.ca

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)
Address 1A Conestoga Drive, Unit 301, Brampton, ON L6Z 4N5

Phone # 1-833-456-4847 (ext. 2) **Fax #** _____
Email shane@huisdesigns.ca

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

- Zoning By-law Section 11.2.2 (h) - Maximum building height is 10.6 metres. The proposed building height is 13.15 metres. We are seeking a relief of 2.55 metres.

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

- Section 11.2.2 (h) - Due to the size and sprawling nature of the dwelling, an appropriate roof style/slope was designed to suit the dwelling aesthetically. The steeper slope results in a roof height that exceeds what is permitted under the by-law.

5. **Legal Description of the subject land:**
Lot Number 15
Plan Number/Concession Number RP-M304 / CON. 9 N.D.
Municipal Address 1 Bowman Avenue, Brampton, ON L6P 0Y1

6. **Dimension of subject land (in metric units)**
Frontage 44.46 m
Depth 157.42 m
Area 7,959.07 sq.m / 0.7959 ha

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

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

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

• Existing Dwelling (to be demolished)
 Ground Floor Area = 224.93 sq.m (approx.), Gross Floor Area = 449.86 sq.m (approx.)
 Building Height = 9.5 m (approx.), Building Length & Width = 27.58 m & 16.14 m
 • Existing Detached Garage
 Gross Floor Area = 73.88 sq.m, Length = 12.21 m, Width = 6.10 m, Height = 4.35 m (aprx.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

• Proposed two storey stone and stucco single family dwelling.
 Ground Floor Area = 372.80 sq.m (approx.), Gross Floor Area = 753.36 sq.m (approx.)
 Building Height = 13.15 m (approx.), Building Length & Width = 30.00 m & 20.14 m

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 Dwelling = 39.13 m _____
 Rear yard setback Dwelling = 101.77 m _____
 Side yard setback Dwelling = 16.08 m (north) _____
 Side yard setback Dwelling = 15.93 m (south) _____

PROPOSED

Front yard setback Dwelling = 39.37 m _____
 Rear yard setback Dwelling = 92.85 m _____
 Side yard setback Dwelling = 13.69 m (north) _____
 Side yard setback Dwelling = 15.93 m (south) _____

10. Date of Acquisition of subject land: November 15, 2005

11. Existing uses of subject property: Residential single family dwelling.

12. Proposed uses of subject property: Residential single family dwelling.

13. Existing uses of abutting properties: All abutting properties are residential dwellings.

14. Date of construction of all buildings & structures on subject land: 1985 (subdivision assumption)

15. Length of time the existing uses of the subject property have been continued: 37 years

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

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

(c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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

****Terminated by the City of Brampton Planning Department due to the recent Status passing of Bill 23.**

If answer is yes, provide details: File # SPA-2022-0128

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 BRAMPTON

THIS 13th DAY OF DECEMBER, 2022.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, SHANE EDWARDS, OF THE CITY OF GUELPH

IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Wentworth THIS 13th DAY OF

December, 2022

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.



Signature of Applicant or Authorized Agent



A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RE2 - 1500

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

HOTHI S.

Zoning Officer

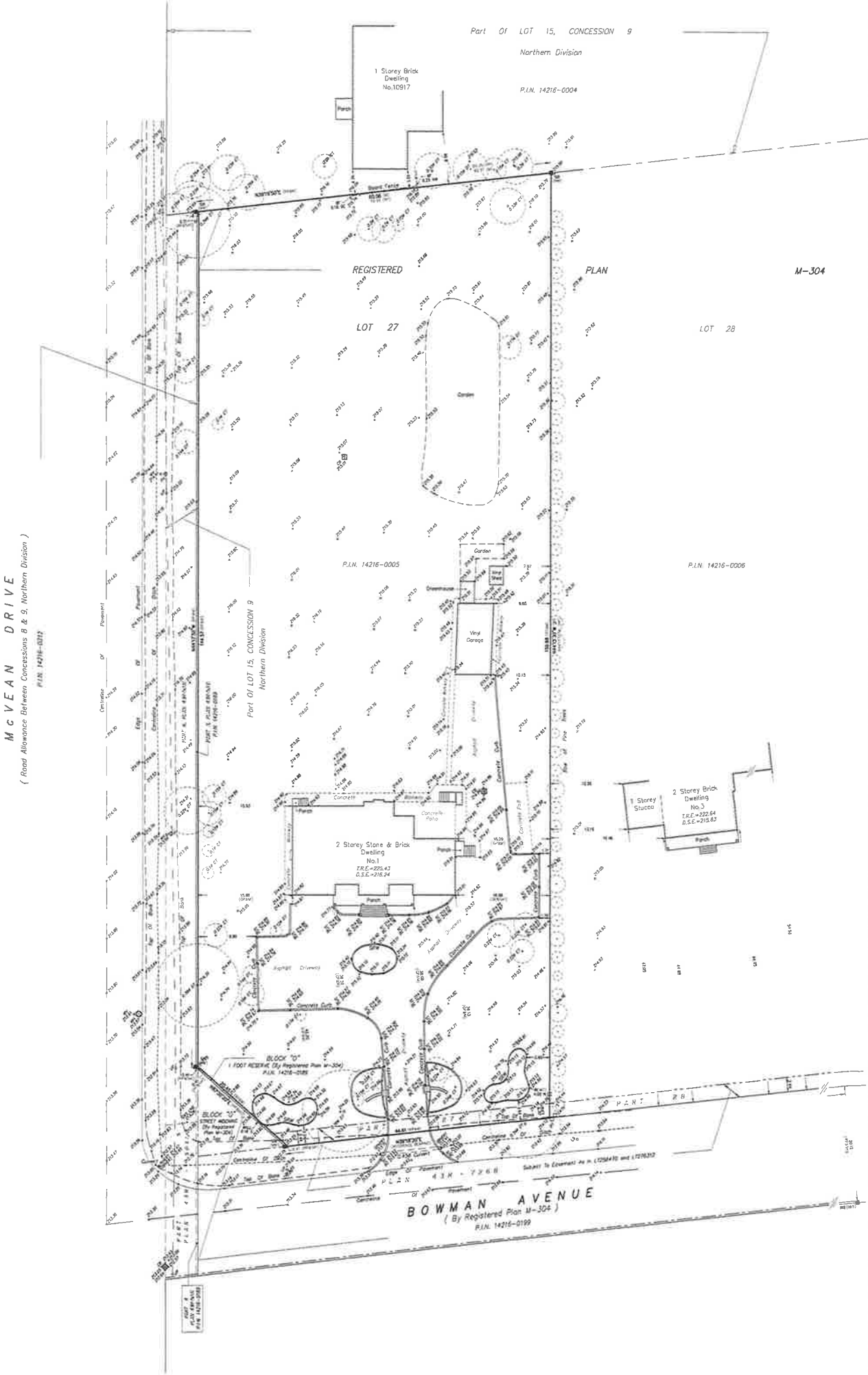
DEC 13 2022

Date

DATE RECEIVED December 13, 2022

Date Application Deemed Complete by the Municipality _____

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 LOT 27
 REGISTERED PLAN M-304
 CITY OF BRAMPTON
 Regional Municipality of Peel
 SCALE 1:200
 YOUNG & YOUNG SURVEYING
 (2006) INC.
 © COPYRIGHT 2017



METRIC
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 4th DAY OF OCTOBER, 2017.

OCTOBER 13, 2017
 DATE
 CHRIS BORSHEWICZ
 ONTARIO LAND SURVEYOR



LEGEND

□	BOUNDARIES	—	SURVEY MONUMENT SET
■	—	—	SURVEY MONUMENT FOUND
□	N.S.E.	—	REGISTERED PLAN M-304
□	N.E.	—	HIGH, SOUTH-EAST-NEST
□	CC	—	MEASURED
□	SS	—	QUIT CROSS
□	RS	—	STANDARD IRON BAR
□	RSB	—	ROUND IRON BAR
□	WT	—	WITNESS
□	STW	—	STONE RETAINING WALL
□	BF	—	BOUND FENCE
□	P.L.N.	—	PROPERTY IDENTIFIER NUMBER
□	(895)	—	D. H. WILSON, O.L.S.
□	(897)	—	M. W. WILSON, O.L.S.
□	CP	—	PLAN BY G. PAPA, O.L.S.
□	MM	—	DATED MAY 02, 1995
□	—	—	MEASURED, WILSON (L.T.E. O.L.S.)

LEGEND (Cont.)

—	—	—	POINETS	—	ROOF ELEVATION
—	—	—	—	—	TOP OF ROOF ELEVATION
—	—	—	—	—	CONCRETE MARKS
—	—	—	—	—	UTILITY POLE
—	—	—	—	—	CLAYDASH
—	—	—	—	—	MANHOLE
—	—	—	—	—	TOP OF CURB
—	—	—	—	—	BOTTOM OF CURB
—	—	—	—	—	SECURUS TREE
—	—	—	—	—	CONDENSING TEE
—	—	—	—	—	DIAMETER
—	—	—	—	—	WATER VALVE
—	—	—	—	—	HYDRO VALVE
—	—	—	—	—	BELL TELEPHONE BOX
—	—	—	—	—	CABLE TV BOX

ELEVATION NOTE
 ELEVATIONS ARE LOGICIC AND ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NUMBER 574, HAVING A PUBLISHED ELEVATION OF 73.30 METERS.

BEARING NOTE
 BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE NORTHWEST CORNER OF BOWMAN AVENUE, HAVING A BEARING OF N45°15'20" E ACCORDING TO REGISTERED PLAN M-304

THIS PLAN WAS PREPARED FOR MORRIS PHARMACY

PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY SUBJECT TO EASEMENTS OVER PART 27, PLAN 43R-7384 AS IN L1276470 AND L1276113
- THIS PLAN DOES NOT COMPLY WITH ZONING BY-LAWS

Young & Young Surveying
 (ESTABLISHED 2006) INC.
 310 North Queen St., Suite 102, Toronto ON M5S 5K4
 Tel: (416) 621-2676 Fax: (416) 621-2360
 E-MAIL: info@youngandyoung.ca

DATE: OCT 13 2017
 CHECKED: C.B.
 PROJECT: 17-19689

SITE STATISTICS - 1 BOWMAN AVENUE	
REF. #	PLANNING PLAN M-304
ZONE CODE	RE-150 (RESIDENTIAL)
SITE AREA	7,897.00 M ² (29,319.96 SQ. FT.)
LOT FRONTAGE	64.88 M
LOT WIDTH	51.13 M
LOT DEPTH	157.42 M
BUILDING HEIGHT	13.15 M
LOT COVERAGE	44.00%
OVERALL	544.88 SQ.M
PROPOSED FRONT PORCH & STEPS	38.28 SQ.M
FROM REAR DOV. TERRACE & STEPS & W.C.	106.99 SQ.M
EXISTING DETACHED GARAGE	75.00 SQ.M
COVERAGE TOTAL	784.17 SQ.M
PERCENTAGE OF LOT COVERAGE	9.94%
ORDER FLOOR AREA	PROPOSED
PROPOSED GROUND FLOOR	4,117.10 SQ.FT. (379.16 SQ.M)
PROPOSED SECOND FLOOR	4,092.14 SQ.FT. (378.18 SQ.M)
TOTAL PROPOSED G.F.A.	8,209.24 SQ.FT. (757.34 SQ.M)
G.F.A. TO LOT AREA PERCENTAGE	9.8% @ 41%
FROM YARD LANDSCAPING	PROPOSED
FROM YARD AREA (POTENTIAL EXISTING)	1,842.94 SQ.M
CONCRETE (EXISTING + PROPOSED)	707.94 SQ.M
PROPOSED PORCHES & STEPS	24.28 SQ.M
TOTAL HARD LANDSCAPED AREA	884.88 SQ.M (9.8%)
PROPOSED GRASS	1,958.06 SQ.M (24.8%)
TOTAL SOFT LANDSCAPED AREA	1,958.06 SQ.M (24.8%)

GENERAL NOTES - 1 BOWMAN AVENUE

A. ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.

B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDINGS, PLACED AT THE DRIPLINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS, BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC. MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.

C. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICE INSTALLATION IN ORDER TO AVOID DAMAGE TO THE VEGETATION.

D. THE EXISTING ON-SITE GRADE PATTERNS SHALL BE MAINTAINED. GRADES MUST BE SET WITHIN 31% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

E. ALL UTILITY COMPASSES SHALL BE NOTIFIED FOR LOCATIONS PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.

F. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSARY BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.

G. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 M (20') IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

H. ANY TRANSDUCER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF DIVISION ONE BRAMPTON PLANTING SPECIFICATIONS.

I. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REPAIRED AT THE OWNER'S EXPENSE. ALL DAMAGE WILL BE COMPLETED ACCORDING TO THE SATISFACTION OF THE CITY OF BRAMPTON.

J. ALL DAMAGED LANDSCAPE AREAS SHALL BE REINSTATED WITH TOPSOIL AND SOIL FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 76MM CALIBER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.

K. ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

LANDSCAPE NOTES - 1 BOWMAN AVENUE

A. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING. THE COORDINATOR OF ALL TREES ON STREET FRONTAGE SHALL BE EMPLOYED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.

B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDINGS, PLACED AT THE DRIPLINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS, BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC. MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.

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G. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 M (20') IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

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I. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REPAIRED AT THE OWNER'S EXPENSE. ALL DAMAGE WILL BE COMPLETED ACCORDING TO THE SATISFACTION OF THE CITY OF BRAMPTON.

J. ALL DAMAGED LANDSCAPE AREAS SHALL BE REINSTATED WITH TOPSOIL AND SOIL FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 76MM CALIBER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.

K. ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

OPEN SPACE NOTES - 1 BOWMAN AVENUE

A. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRIPLINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.

B. NO MOVEMENT OF SOIL IS TO BE PERMITTED WITHIN THE TREE PROTECTION ZONE.

C. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.

D. ANY BACKFILLING OR TOPSOIL STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.

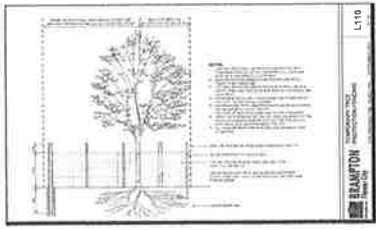
E. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REMAINS PROTECTED MUST BE PROTECTED BY A QUALIFIED ARBORIST AND MUST BE PROTECTED IN ACCORDANCE WITH FOOD ARBORISTURE STANDARDS.

F. TREES THAT HAVE BEEN OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.

G. TREE PROTECTION HOARDINGS MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.

URBAN DESIGN NOTES - 1 BOWMAN AVE.

A. UTILITY METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.

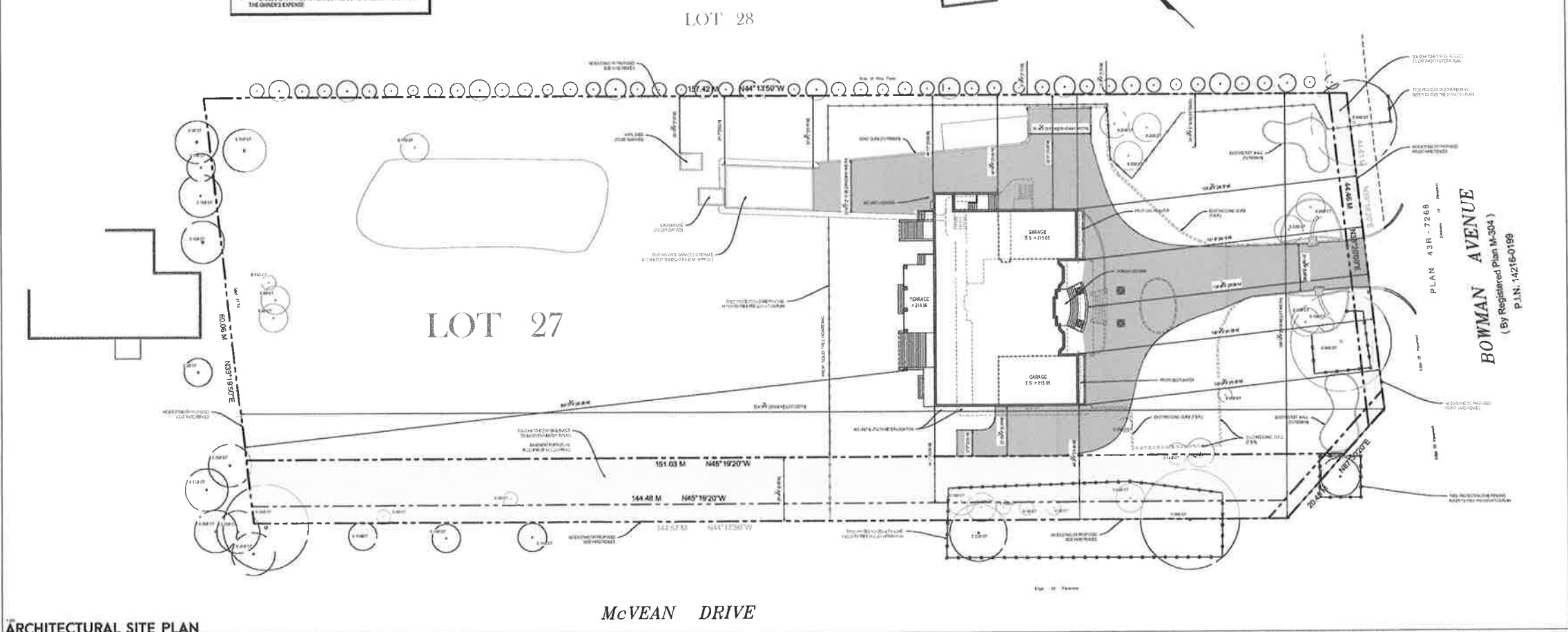
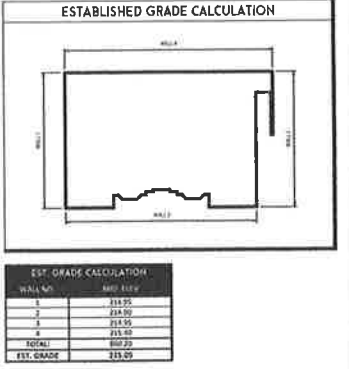


ESTABLISHED GRADE CALCULATION

THE PROTECTION ZONE BARRIER HOARDING (HOARDING) SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN ARE PER THE TREE PROTECTION PLAN.

EST. GRADE CALCULATION	
WALL NO.	EST. GRADE
1	215.75
2	214.50
3	214.50
4	215.50
TOTAL	860.25
EST. GRADE	215.00



ARCHITECTURAL SITE PLAN

McVEAN DRIVE

hais
CORPORATE DESIGN

1100 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1B 2Y7
TEL: (416) 291-1111

GENERAL NOTE

THIS ARCHITECTURAL SITE PLAN IS PREPARED BY HUIS CORPORATION AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN HUIS CORPORATION AND THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND THE PROVINCE OF ONTARIO. HUIS CORPORATION IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.

CLIENT

BRAMPTON DEVELOPMENT CORPORATION
1100 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1B 2Y7
TEL: (416) 291-1111

DATE

2015/05/20

SCALE

AS SHOWN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2015/05/20
2	FOR CLIENT APPROVAL	2015/05/20
3	FOR CLIENT APPROVAL	2015/05/20
4	FOR CLIENT APPROVAL	2015/05/20

CLIENT INFORMATION

BRAMPTON DEVELOPMENT CORPORATION
1100 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1B 2Y7
TEL: (416) 291-1111

PROJECT NAME

1100 BAYVIEW AVE. SUITE 100

PROJECT ADDRESS

1100 BAYVIEW AVE. SUITE 100

PROJECT NO.

1100/000

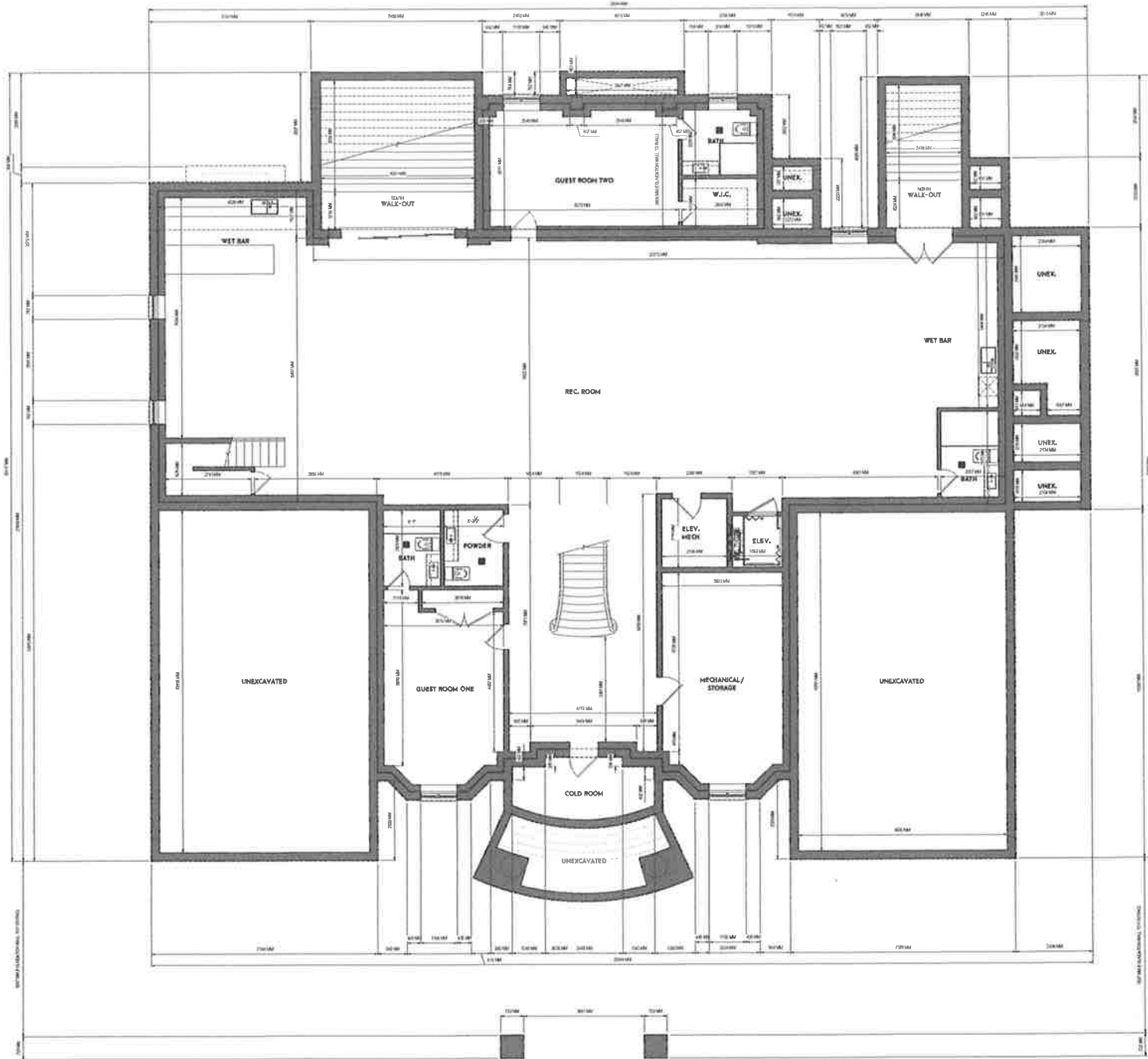
DATE

2015/05/20

SCALE

AS SHOWN

GROSS FLOOR AREA CALCULATIONS	
2nd FLOOR AREA (SQ FT)	107,500 SQ FT (9,920 SQ M)
GROUND FLOOR AREA (SQ FT)	4,012,730 SQ FT (372,500 SQ M)
3RD FLOOR AREA (SQ FT)	4,012,730 SQ FT (372,500 SQ M)
4TH FLOOR AREA (SQ FT)	4,012,730 SQ FT (372,500 SQ M)
TOTAL GROSS FLOOR AREA (SQ FT)	13,518,720 SQ FT (1,250,000 SQ M)



BASEMENT FLOOR PLAN

huis design studio
600 N. 1st St. Suite 100
Portland, OR 97208
503.255.1111

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/20
2	REVISIONS TO PERMITS	09/15/20
3	REVISIONS TO PERMITS	10/01/20
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99	REVISIONS TO PERMITS	10/01/24
100	REVISIONS TO PERMITS	10/15/24

PROJECT INFO

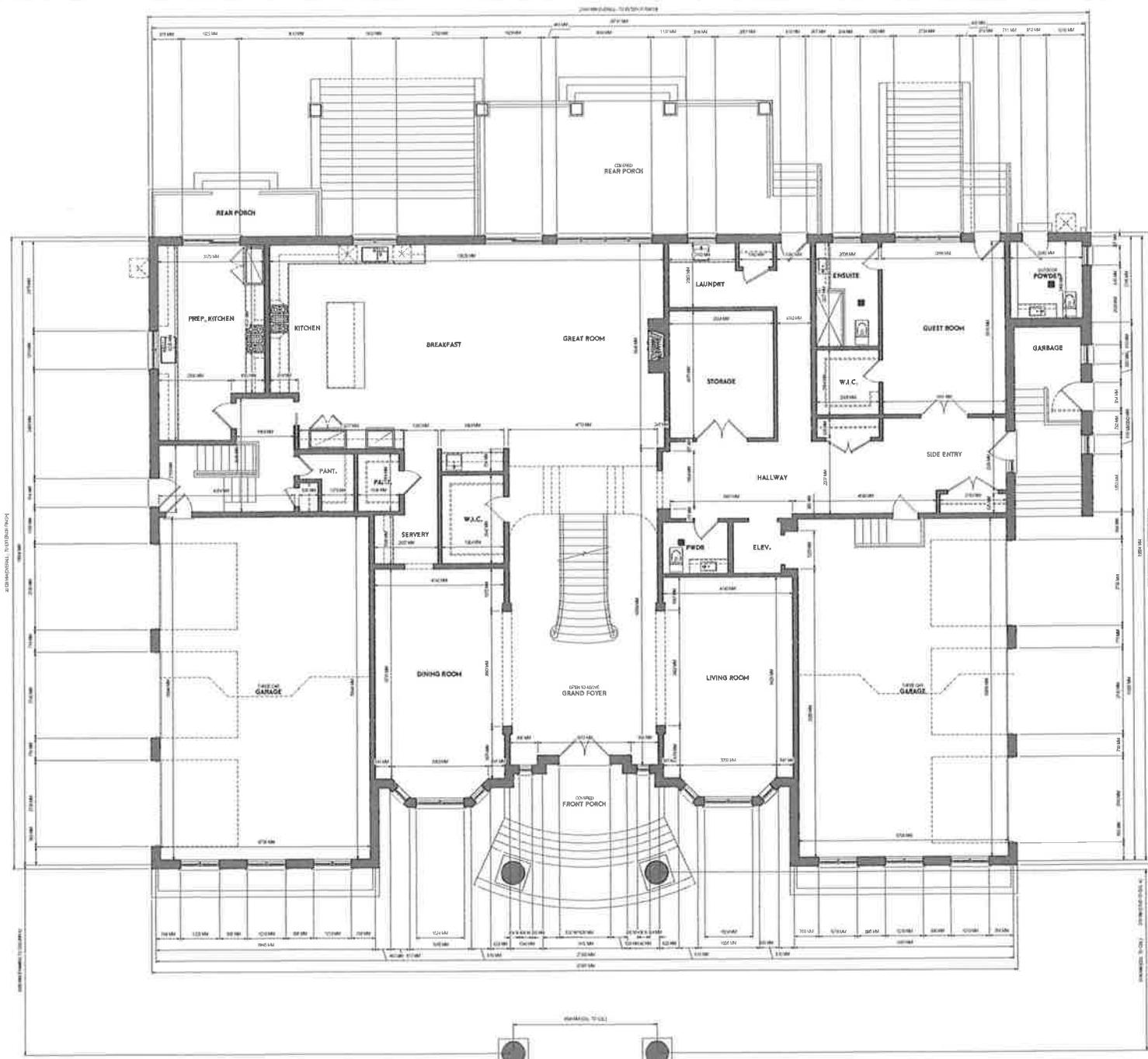
OWNER: [REDACTED]
 PROJECT NO: [REDACTED]
 SHEET NO: [REDACTED]

DESIGNER

DESIGNED BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT NO: [REDACTED]
 SHEET NO: [REDACTED]



GROSS FLOOR AREA CALCULATIONS	
2017-02-01 10:45 AM	1000' x 1000' x 1000' = 1,000,000
2017-02-01 10:45 AM	1000' x 1000' x 1000' = 1,000,000
GROUND FLOOR AREA	4310.35 SQ FT (397.83 SQ M)
SECOND FLOOR AREA	4210.01 SQ FT (389.23 SQ M)
15.52' x 15.52' x 15.52'	
TOTAL GROSS FLOOR AREA	8,520.36 SQ FT (787.06 SQ M)



GROUND FLOOR PLAN

huis design studios
14050 GOLF COURSE DRIVE, SUITE 100
HOUSTON, TEXAS 77057
713.460.1111
WWW.HUISDESIGNSTUDIOS.COM

DESIGNER'S NOTE: DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE REGULATORY CODES AND ORDINANCES. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY TO BE SITED. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY TO BE SITED. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY TO BE SITED.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/20/2021
2	ISSUED FOR PERMIT	08/03/2021
3	ISSUED FOR PERMIT	08/03/2021
4	ISSUED FOR PERMIT	08/03/2021

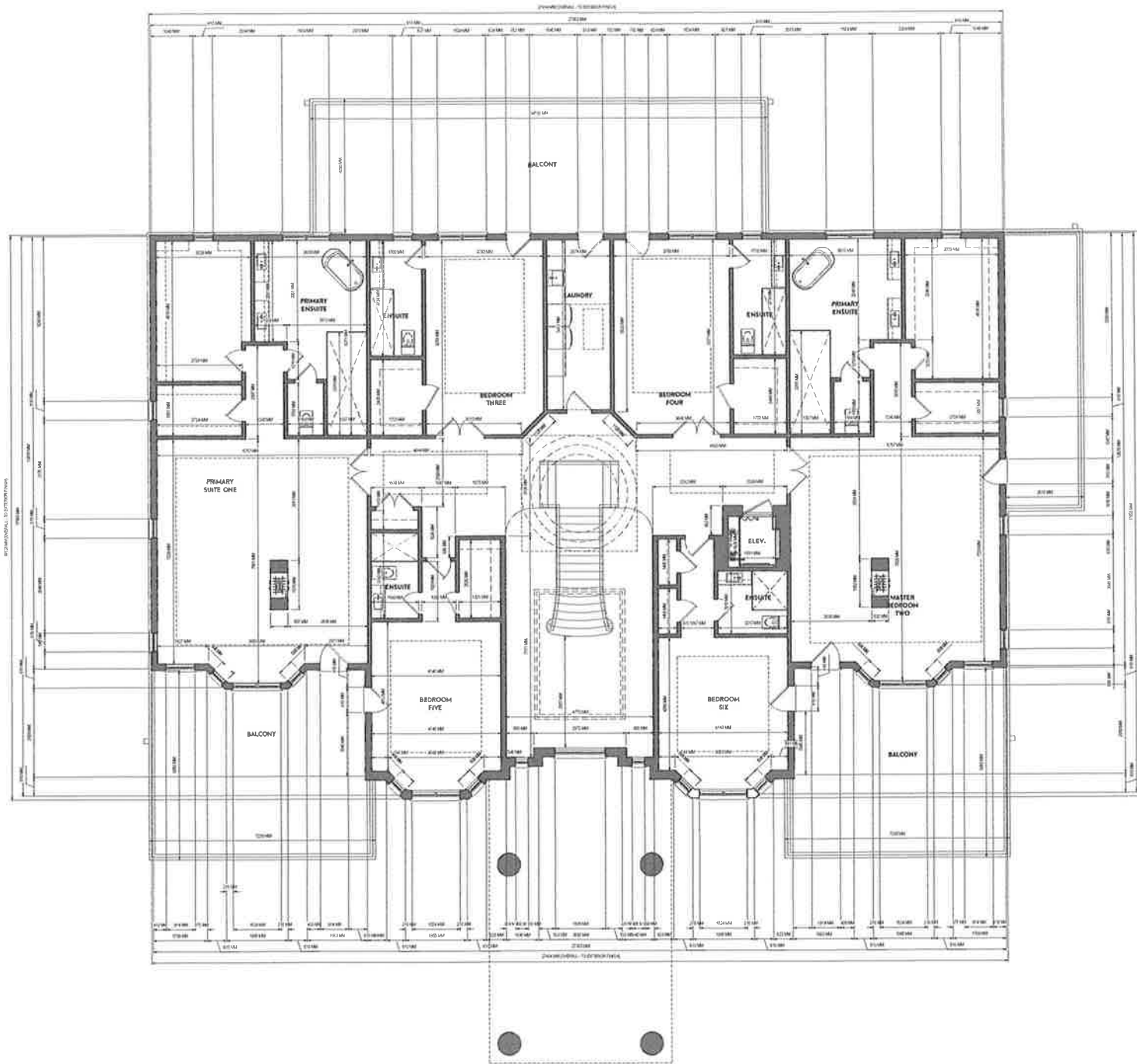
PROJECT: [REDACTED]
DATE: [REDACTED]
PROJECT NO.: [REDACTED]

DESIGNED BY: [REDACTED]
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]

SCALE: 1/8" = 1'-0"

PROJECT NO.: [REDACTED]
DATE: [REDACTED]
PROJECT NO.: [REDACTED]

GROSS FLOOR AREA CALCULATIONS	
GROUND FLOOR AREA	4,022.73 SQ FT (374.83 SQ M)
SECOND FLOOR AREA	4,278.95 SQ FT (396.75 SQ M)
TOTAL GROSS FLOOR AREA	8,301.68 SQ FT (771.58 SQ M)



SECOND FLOOR PLAN



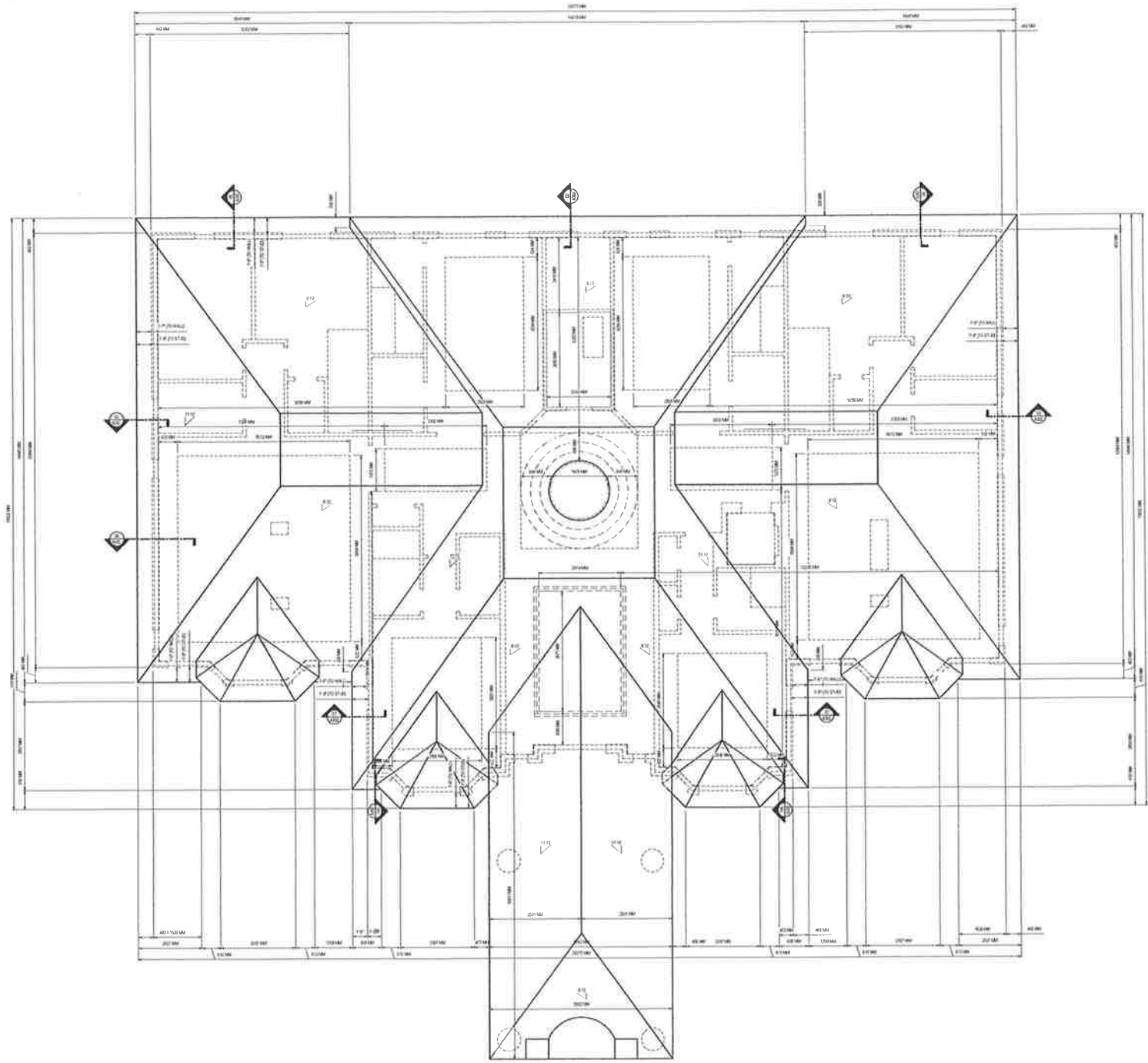
DESIGNER: HUIS DESIGN GROUP
 ARCHITECT: HUIS DESIGN GROUP
 PROJECT NO.: 220-10
 DATE: 08/20/10

REVISIONS:
 1. 08/20/10: INITIAL DESIGN
 2. 08/20/10: REVISED FOR CLIENT APPROVAL
 3. 08/20/10: REVISED FOR CLIENT APPROVAL
 4. 08/20/10: REVISED FOR CLIENT APPROVAL

PROJECT NO.: 220-10
 DATE: 08/20/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT NO.: 220-10
 DATE: 08/20/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A103



ROOF PLAN


<p>h u i s</p> <p>ARCHITECTURE INC.</p> <p>11500 BROADVIEW AVENUE, SUITE 100 VANCOUVER, BC V6K 3K7 TEL: 604-271-1111</p>	<p>DESIGNER</p> <p>ARCHITECTURE INC.</p>	<p>CLIENT</p> <p>ARCHITECTURE INC.</p>	<p>DATE</p> <p>2023</p>	<p>PROJECT NO.</p> <p>2023-001</p>	<p>PROJECT NAME</p> <p>PROJECT NAME</p>
	<p>PROJECT NO.</p> <p>2023-001</p>	<p>DATE</p> <p>2023</p>	<p>CLIENT</p> <p>ARCHITECTURE INC.</p>	<p>DESIGNER</p> <p>ARCHITECTURE INC.</p>	<p>PROJECT NO.</p> <p>2023-001</p>



FRONT ELEVATION



REAR ELEVATION



RESIDENTIAL DESIGN & CONSTRUCTION

1100 KENNEDY BLVD, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HUISDESIGN.COM

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE AS SHOWN IN THE SCHEDULE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

PERMIT INFORMATION

PROJECT NAME: 1100 KENNEDY BLVD, SUITE 100, DUBLIN, CA 94568

PROJECT ADDRESS: 1100 KENNEDY BLVD, SUITE 100, DUBLIN, CA 94568

PROJECT NO: 1100 KENNEDY BLVD, SUITE 100, DUBLIN, CA 94568

DATE: 01/20/2023

DESIGNER: HUIS DESIGN & CONSTRUCTION

PROJECT ADDRESS: 1100 KENNEDY BLVD, SUITE 100, DUBLIN, CA 94568

PROJECT NO: 1100 KENNEDY BLVD, SUITE 100, DUBLIN, CA 94568

DATE: 01/20/2023



RIGHT ELEVATION



LEFT ELEVATION



huis
KUSTOM BATHS & KITCHENS

1100 WEST 10TH AVENUE SUITE 100
DENVER, CO 80202

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.

REVISIONS

NO.	DATE	DESCRIPTION
1	07/20/22	ISSUED FOR PERMITS
2	08/10/22	ISSUED FOR PERMITS
3	08/10/22	ISSUED FOR PERMITS
4	08/10/22	ISSUED FOR PERMITS
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7	08/10/22	ISSUED FOR PERMITS
8	08/10/22	ISSUED FOR PERMITS
9	08/10/22	ISSUED FOR PERMITS
10	08/10/22	ISSUED FOR PERMITS

PROJECT INFORMATION

PROJECT NO: 220101
 PROJECT NAME: 1100 WEST 10TH AVENUE SUITE 100
 PROJECT ADDRESS: 1100 WEST 10TH AVENUE SUITE 100
 PROJECT CITY: DENVER, CO 80202
 PROJECT STATE: COLORADO
 PROJECT ZIP: 80202

CLIENT INFORMATION

CLIENT NAME: HUIS
 CLIENT ADDRESS: 1100 WEST 10TH AVENUE SUITE 100
 CLIENT CITY: DENVER, CO 80202
 CLIENT STATE: COLORADO
 CLIENT ZIP: 80202

A202



NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.



NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.

huis *design studio*
 CUSTOM HOME DESIGN

DESIGNER'S NOTE:
 CHANGES TO THE ORIGINAL DESIGN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

REVISIONS:
 NO. DATE DESCRIPTION
 1 10/20/2018 INITIAL DESIGN
 2 11/15/2018 REVISIONS TO THE DESIGN
 3 12/10/2018 REVISIONS TO THE DESIGN
 4 01/10/2019 REVISIONS TO THE DESIGN

PROJECT:
 PROJECT NO. 1000000000
 PROJECT ADDRESS: 1000000000
 PROJECT NO. 1000000000

OWNER:
 OWNER NAME: 1000000000
 OWNER ADDRESS: 1000000000
 OWNER PHONE: 1000000000



NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.



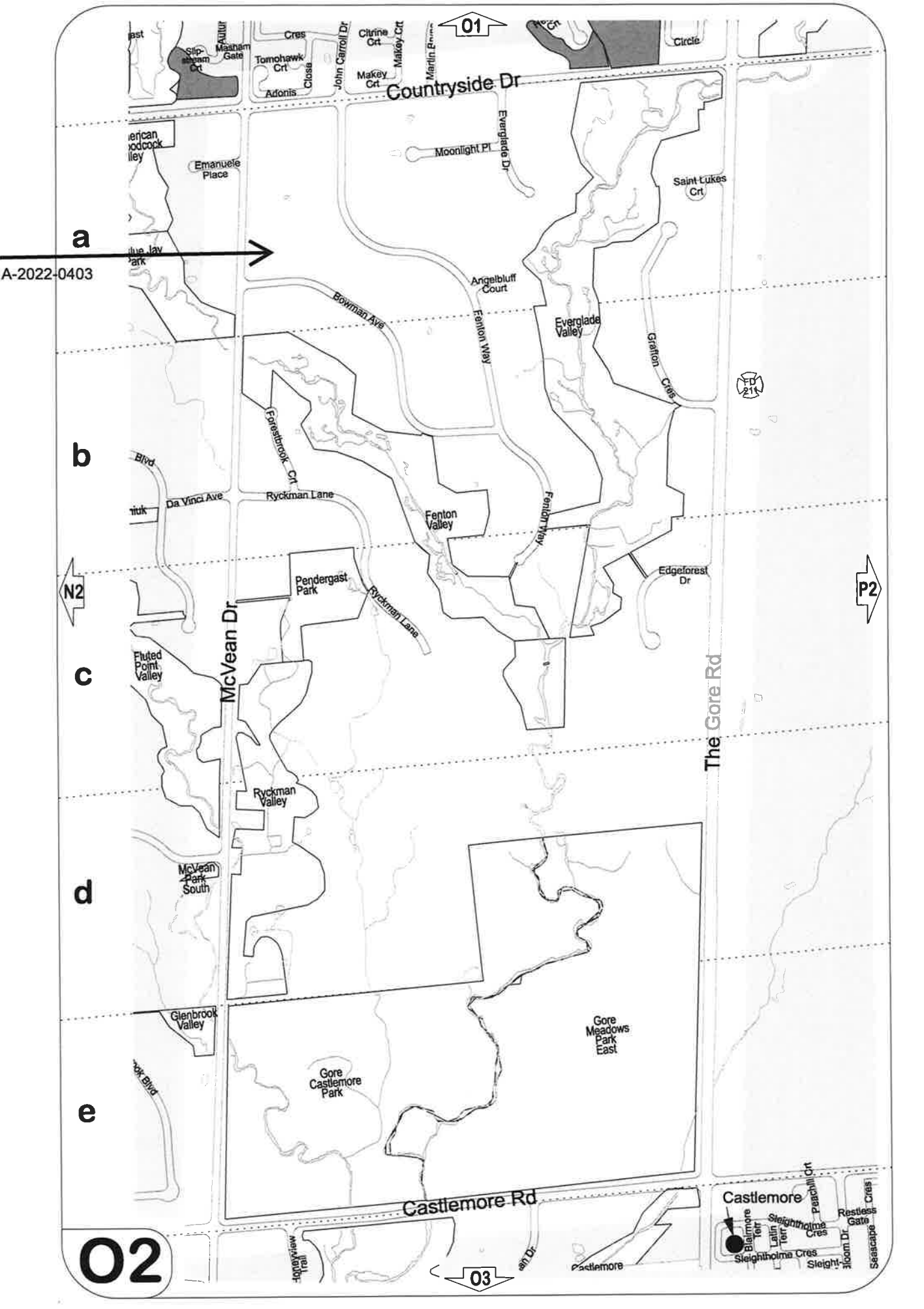
NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.



DISCLAIMER: THIS IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN AFTER THE DATE OF ISSUANCE OF THESE PLANS.

CLIENT: [Name Redacted]
PROJECT: [Address Redacted]
DATE: [Date Redacted]

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	07/20/2023	[Name Redacted]
2	ISSUED FOR CITY COUNCIL	08/10/2023	[Name Redacted]
3	ISSUED FOR CITY COUNCIL	08/10/2023	[Name Redacted]
4	ISSUED FOR CITY COUNCIL	08/10/2023	[Name Redacted]



A-2022-0403

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b

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01

N2

P2

02

03

FD 211

Map labels include: West, Slipstream Ct, Matham Gate, Tomohawk Cres, Adonis, John Carroll Dr, Citrine Ct, Malkey Ct, Marilyn Pl, Circle, Countryside Dr, Everglades Dr, Moonlight Pl, American Woodcock, Emanuele Place, Saint Lukes Ct, Angelbluff Court, Fenton Way, Everglades Valley, Graton Cres, Bowman Ave, Forestbrook Ct, Fenton Valley, Edgeforest Dr, Da Vinci Ave, Ryckman Lane, Pendergast Park, Fluted Point Valley, McVean Dr, Ryckman Valley, Gore Meadows Park East, Gore Castlemore Park, Glenbrook Valley, Castlemore Rd, Castlemore, Blaimore, Sleighholme, Lain Terr, Sleighholme Cres, Restless Gate, Bloom Dr, Seascape, Peach Hill Ct, and Castlemore.