

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PARMINDER DHALIWAL** 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 290, Plan M-1505 municipally known as **47 KOOTENAY PLACE**, Brampton;

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

1. To permit a front yard setback of 5.15m (16.90 ft) to an attached garage whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft);
2. To permit a building to be located 8.87m (29.10 ft) from a Floodplain Zone whereas the by-law requires a minimum setback of 10m (32.80 ft) to a Floodplain Zone;
3. To permit a cumulative garage door width of 9.75m (32 ft) whereas the by-law permits a maximum garage door width of 5.5m (18 ft);
4. To permit a cumulative interior garage width of 11.69m (38.35 ft) whereas the by-law permits a maximum interior garage width of 6.4m (21 ft);
5. To permit a driveway width of 19.06m (62.53 ft) whereas the by-law permits a maximum driveway width of 9.14m (30 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, June 20, 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 8th Day of June, 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

LOT AREA BREAKDOWN

Name	Area (sf)	Area (sq m)	Area %
DRIVEWAY	456.76 SF	42.43 m ²	4.04%
DRIVEWAY ADDITION	914.68 SF	84.98 m ²	8.08%
FRONT PORCH	132.23 SF	12.28 m ²	1.17%
GARAGE ADDITION	540.78 SF	50.24 m ²	4.78%
HOUSE	1979.97 SF	183.95 m ²	17.50%
SOFT LANDSCAPING	7292.65 SF	677.51 m ²	64.44%
	11317.08 SF	1051.39 m ²	100.00%

LOT COVERAGE

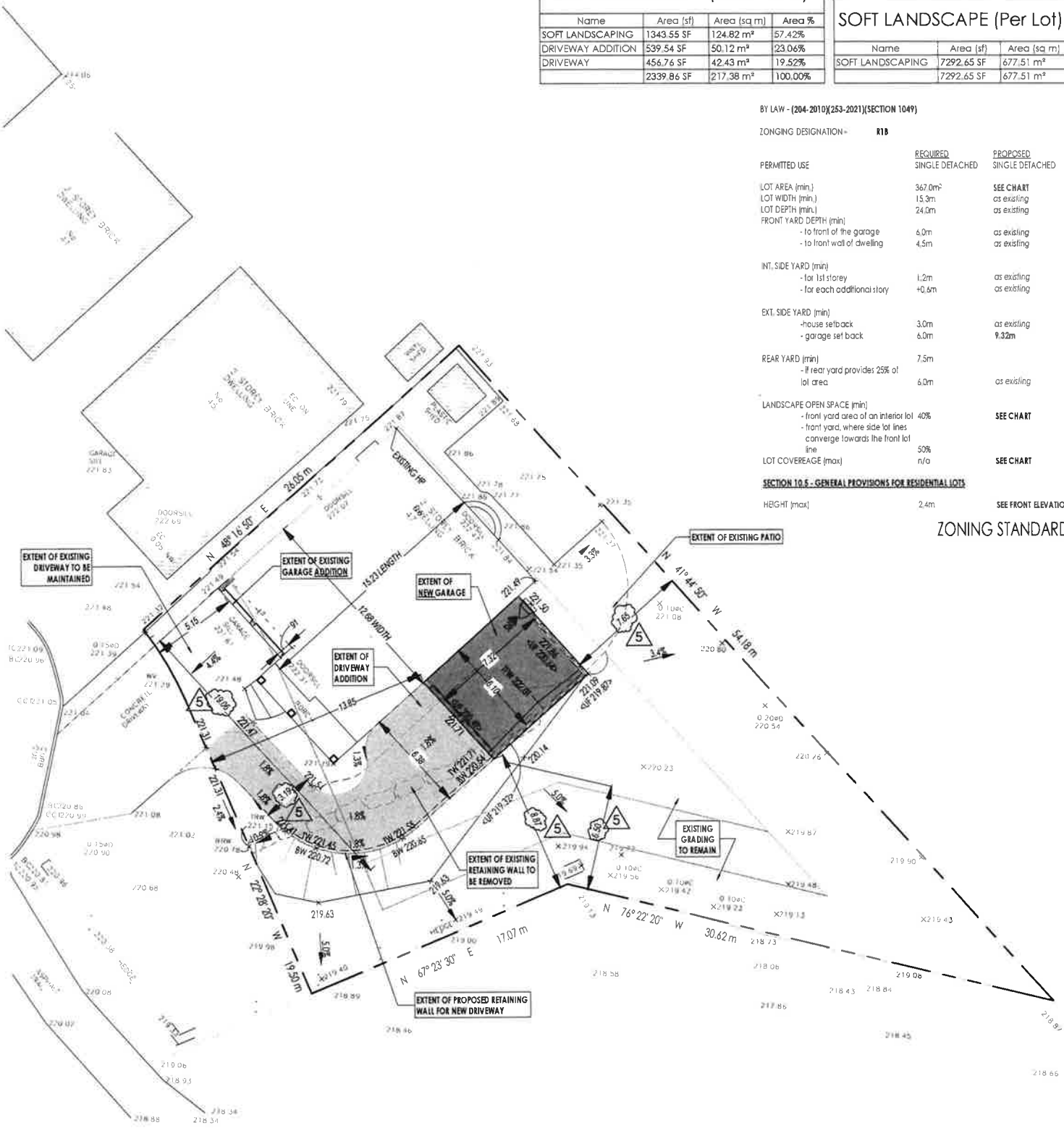
Name	Area (sf)	Area (sq m)
HOUSE	1979.97 SF	183.95 m ²
FRONT PORCH	132.23 SF	12.28 m ²
GARAGE ADDITION	540.78 SF	50.24 m ²
	2652.99 SF	246.47 m ²

SOFT LANDSCAPE (Front Yard)

Name	Area (sf)	Area (sq m)	Area %
SOFT LANDSCAPING	1343.55 SF	124.82 m ²	57.42%
DRIVEWAY ADDITION	539.54 SF	50.12 m ²	23.06%
DRIVEWAY	456.76 SF	42.43 m ²	19.52%
	2339.86 SF	217.38 m ²	100.00%

SOFT LANDSCAPE (Per Lot)

Name	Area (sf)	Area (sq m)
SOFT LANDSCAPING	7292.65 SF	677.51 m ²
	7292.65 SF	677.51 m ²



BY LAW - (204-2010)(253-2021)(SECTION 1049)

ZONING DESIGNATION -

R1B

PERMITTED USE	REQUIRED SINGLE DETACHED	PROPOSED SINGLE DETACHED
LOT AREA (min.)	367.0m ²	SEE CHART
LOT WIDTH (min.)	15.3m	as existing
LOT DEPTH (min.)	24.0m	as existing
FRONT YARD DEPTH (min.)		
- to front of the garage	6.0m	as existing
- to front wall of dwelling	4.5m	as existing
INT. SIDE YARD (min.)		
- for 1st storey	1.2m	as existing
- for each additional storey	+0.6m	as existing
EXT. SIDE YARD (min.)		
- house setback	3.0m	as existing
- garage setback	6.0m	9.32m
REAR YARD (min.)		
- if rear yard provides 25% of lot area	7.5m	as existing
- if rear yard provides 25% of lot area	6.0m	as existing
LANDSCAPE OPEN SPACE (min.)		
- front yard area of an interior lot	40%	SEE CHART
- front yard, where side lot lines converge towards the front lot line	50%	SEE CHART
LOT COVERAGE (max)	n/a	SEE CHART

SECTION 10.5 - GENERAL PROVISIONS FOR RESIDENTIAL LOTS

HEIGHT (max)	2.4m	SEE FRONT ELEVATION
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ZONING STANDARDS

DAY-LIGHT TRIANGLE SETBACK	---	FINISHED FLOOR	FF
DEMING LINE	---	TOP OF FOUNDATION WALL	TFW
ENCROACHMENT SETBACK	---	BASEMENT FLOOR	BF
EASEMENT	---	UNDERSIDE OF FOOTING	UF
HOUSE SETBACK	---	WALK UP BASEMENT	WUB
GARAGE SETBACK	---	WALK OUT BASEMENT	WOB
PORCH SETBACK	---	EXTERIOR DOOR LOCATION	▼
HARDSCAPE/DRIVEWAY	---		
SANITARY LINE	-SAN--SAN-		

1 SITE PLAN
1:250

SITE PLAN

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.	
QUALIFICATION INFORMATION	117962
NAME	CAMERON ONEILL
SIGNATURE	
FIRM REGISTRATION INFO:	116815
DESIGNING	

Drawn By	CJO	Checked By	CJO
Scale	As indicated		
	47 KOOTENAY.rvt		

GARAGE ADDITION
47 KOOTENAY PLACE, BRAMPTON, ONT.
(REV 5 - 2023.05.16)



Page Number
A-1.0

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 **June 20, 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, June 15, 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, June 15, 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, June 15, 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 **4:30 pm Thursday, June 15, 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.



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)** Parminder Dhaliwal
Address 47 Kootenay Place, Brampton Ont, L6R 2X4

Phone # 416 455 4800 ext 101 **Fax #** 905 874 1212
Email pam@freewaygroup.ca

2. **Name of Agent** Cameron O'Neill
Address 65 Hawman Ave, Nobleton Ont, L0H 1G0

Phone # 647 456 2828 **Fax #** N/A
Email cameron@2LSdesign.ca

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

To permit a front yard setback of 5.15m to an attached garage;
To permit a building located 8.87m from a Floodplain Zone;
To permit a cumulative garage door width of 9.75m;
To permit a cumulative interior garage width of 11.69m;
To permit a driveway width of 19.06m.

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

the proposed garage addition will not be able to satisfy height requirements

5. **Legal Description of the subject land:**
Lot Number 290
Plan Number/Concession Number 43M-1505
Municipal Address 47 Kootenay Place

6. **Dimension of subject land (in metric units)**
Frontage 24.57m
Depth 33.19m
Area 1051.39 sqm

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 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.)

GFA (including garages and living spaces) --> 356.82 sqm
 Ground Floor Area --> 146.88 sqm
 Number of Storeys --> 2
 Length --> 15.23m
 Width --> 12.68m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GFA (including garages and living spaces) --> 412.14 sqm
 Ground Floor Area --> 146.88 sqm
 Number of Storeys --> 2
 Length --> 15.23m
 Width --> 12.68m // accessory garage height --> 3.823m

- 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 5.90m
 Rear yard setback 6.27m
 Side yard setback 1.20m
 Side yard setback 13.10m

PROPOSED

Front yard setback 5.15m
 Rear yard setback 7.65m
 Side yard setback 1.20m
 Side yard setback 8.87m

- 10. Date of Acquisition of subject land: ~2002
- 11. Existing uses of subject property: single detached dwelling unit
- 12. Proposed uses of subject property: single detached dwelling unit
- 13. Existing uses of abutting properties: residential and trail system/ravine
- 14. Date of construction of all buildings & structures on subject land: ~2002
- 15. Length of time the existing uses of the subject property have been continued: the entire existence of the home

- 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

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 _____

Cameron O'Neill [Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 23 DAY OF April MAY, 2023

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, Cameron O'Neill OF THE TOWN OF KING CITY

IN THE Region OF YORK 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
York THIS 23rd DAY OF
May, 2023

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

Cameron O'Neill [Signature]
Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1B-1049

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

[Signature]
Zoning Officer

May 23, 2023
Date

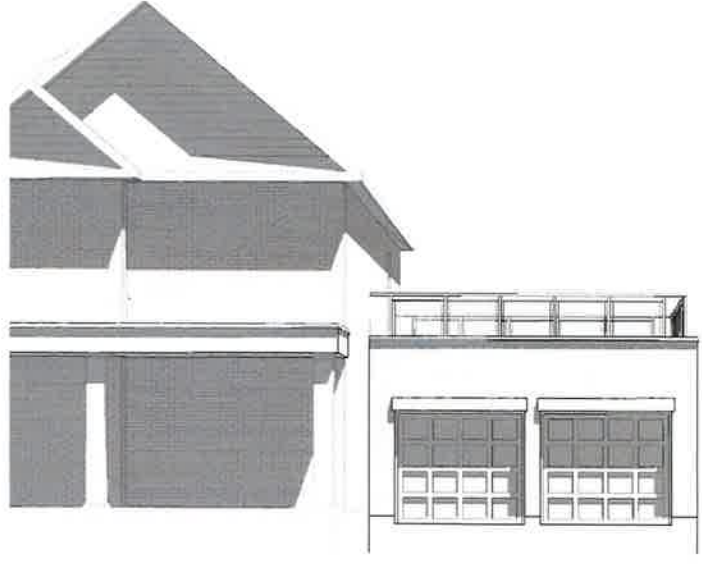
DATE RECEIVED May 23, 2023

Date Application Deemed Complete by the Municipality _____

1) CONTRACTOR MUST SITE VERIFY ALL DIMENSIONS ON THE JOB, AND REPORT AND DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY WORK.
2) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE LATEST VERION OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

TABLE OF CONTENTS

A-0.0 TITLE SHEET
A-0.1 CONSTRUCTION NOTES 1
A-0.2 CONSTRUCTION NOTES 2
A-1.0 SITE PLAN
A-2.0 BASEMENT PLAN
A-2.1 GROUND FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-2.3 ROOF PLAN
A-3.0 FRONT ELEVATION
A-3.1 RIGHT SIDE ELEVATION
A-3.2 REAR ELEVATION
A-4.0 CROSS SECTION 1



GARAGE ADDITION

SECTION 1.0 GENERAL NOTES

1.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m² UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (300), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.
2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1900). (9.8.8.1)
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2
4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

1.2. CEILING HEIGHTS
THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'-7" (9.5.3.3)

1.3. MECHANICAL / PLUMBING
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.
2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF 3.1.1.12. OF THE O.B.C.

1.4. LUMBER
1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC BY AT LEAST 2mil POLYETHYLENE FILM. No.50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

1.5. STEEL (9.23.4.3)
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

1.6. FLAT ARCHES
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.
2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.
3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

1.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE.

1.8. FLASHING (9.23.13, 9.26.4, & 9.27.3)
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

1.9. GRADING
1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO 9.14.6.

1.10. ULC SPECIFIED ASSEMBLIES
ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY 'ULC LISTED ASSEMBLY'. SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT 'SPECIFIED ULC LISTING'. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY 'ULC LISTED ASSEMBLY' IDENTIFIED IN THESE DRAWINGS.

SECTION 2.0. WALL STUDS

REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION LEVEL AND ADDITIONAL INFORMATION.
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVISED AND APPROVED BY ENGINEER.

MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)			
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
	MAX. UNSUPPORTED HGT., ft-in (m)			
	MAX. UNSUPPORTED HGT., ft-in (m)			
2"x4" (38x89)	24' (610)	16' (405)	12' (305)	N/A
2"x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2"x6" (38x140)	-	24' (610)	16' (405)	12' (305)
2"x6" (38x140)	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD
(DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16)
FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)

2"x8" SPRUCE #2			2"x10" SPRUCE #2			2"x12" SPRUCE #2		
L1	2'2"x8" (238x184)	L3	2'2"x10" (238x235)	L5	2'2"x12" (238x286)			
B1	3'2"x8" (338x184)	B3	3'2"x10" (338x235)	B5	3'2"x12" (338x286)			
B2	4'2"x8" (438x184)	B4	4'2"x10" (438x235)	B6	4'2"x12" (438x286)			
B7	5'2"x8" (538x184)	B8	5'2"x10" (538x235)	B9	5'2"x12" (538x286)			

ENGINEERED LUMBER SCHEDULE

1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
LVL2 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"	LVL10 1-1 3/4"x14"
LVL4 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"	LVL11 2-1 3/4"x14"
LVL5 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"	LVL12 3-1 3/4"x14"
LVL8 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"	LVL13 4-1 3/4"x14"

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER
(DIVISION B PART 9. TABLE 9.20.5.2.B.)
FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)

SIZE	BRICK	STONE
L7 3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L8 4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8'-9" (2.69m)	8'-1" (2.48m)
L9 4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.03m)
L10 4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)
L11 5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)
L12 7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

3.4. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34

	CLASS 'B' VENT		EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)		DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
	HEAVY DUTY OUTLET		SWITCH (2/3/4 WAY)
	POT LIGHT		LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (WALL MOUNTED)
	CABLE T.V. JACK		TELEPHONE JACK
	CENTRAL VACUUM OUTLET		CHANDELIER (CEILING MOUNTED)

■ SA SMOKE ALARM (9.10.19)
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72".

■ SA CARBON MONOXIDE ALARM (9.33.4)
** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

■ SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37. (9.17.4, 9.23.10.7.)

3.5. DOOR SCHEDULE
CONFORMING TO SECTIONS 9.5.11, 9.6, 9.7.2.1, & 9.10.13.10

1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE M12)
1E	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. F.R.R. DOOR/FRAME WITH APP. SELF CLOSING DEVICE
2B	INTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	45 MIN. F.R.R. DOOR/FRAME WITH APP. SELF CLOSING DEVICE
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)	
3	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)	
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)	
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)	
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)	
5	INTERIOR	1'-5" x 6'-8" x 1-3/8" (460 x 2030 x 35)	

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

TITLE SHEET

GARAGE ADDITION
47 KOOTENAY PLACE, BRAMPTON, ONT.
(REV 5 - 2023-05-16)

ISSUED FOR CLIENT REVIEW	2023-05-16	CJO
4. ISSUED FOR CLIENT REVIEW	2023-03-27	CJO
3. SP REVISED AS PER TRCA COMMENTS	2022-11-30	CJO
2. ISSUED FOR MUNICIPAL REVIEW	2022-11-22	CJO
1. ISSUED FOR MUNICIPAL REVIEW	2022-11-16	CJO
REVISIONS	DATE	BY

3/5 DESIGN INC.

Drawn By CJO	Checked By CJO
Scale 1:1	
Project Name 47 KOOTENAY.PVT	

NAME: CAMERON ONELL
ID: 117562
SOON NUMBER: 20190001

FIRM REGISTRATION INFO:
3/5 DESIGN INC. 118115

Page Number: **A-0.0**

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ROOFING NOTES

RF1 ROOF CONSTRUCTION (9.2, 9.23.10, 9.23.15)
-1/4" (10.25 kg/m²) ASPHALT SHINGLES
-3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX

RF2 PROFILED ROOF TRUSSES
-ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILING
-ANGLED TRAY CEILING WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD

RF3 CONVENTIONAL ROOF FRAMING (9.23.13, 9.23.15)
-2x6" (38x140) RAFTERS @ 16" (406) O.C.
-2x8" (38x184) RIDGE BOARD
-2x4" (38x89) COLLAR TIES AT MID-SPAN

RF4 SLOPED CEILING CONSTRUCTION (S8-12) 2.1.1.7, 9.23.4.2)
-2x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED)
-W/ 2x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM)

RF5 FLAT ROOF/BALCONY CONSTRUCTION
-WATERPROOFING MEMBRANE ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING

RF6 BARREL VAULT CONSTRUCTION
-CANTILEVERED 2x4" (38x89) SPACERS LAID FLAT
-2x10" (38x255) SP. #2 ROOF JOIST
-BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL (TIED TO ROOF JOISTS)

BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE
-2x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS -2x4" (38x89) PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS

BALCONY OVER HEATED SPACE CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY
-REFER TO PLANS FOR FLOOR JOIST SIZE
-REFER TO HEX NOTE M6 FOR INSULATION AND INTERIOR FINISH

MISCELLANEOUS NOTES
M1 ICE AND WATER SHIELD
-REFER TO WORKING DRAWING FOR ICE AND WATER SHIELD LOCATIONS
-ICE AND WATER SHIELD TO BE A SELF ADHERING AND SELF SEALING MEMBRANE

M2 FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
FOR MASONRY INSTALLATION TO THE TOP OF A FOUNDATION WALL:
-3 1/2" (90) MIN THICK FOUNDATION WALL REDUCTION
-MASONRY TO BE TIED TO FOUNDATION WITH CORROSION RESISTANT METAL TIES @ 7/8" (200) VERTICAL AND 2-1 1/2" (89) HORIZONTAL

M3 FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
FOR FLOOR JOIST INSTALLATION TO THE TOP OF A FOUNDATION WALL:
-3 1/2" (90) MIN THICK FOUNDATION WALL REDUCTION
-13 3/4" (350) MAX HIGH FOUNDATION WALL REDUCTION
-9.15.4.7(1)

M4 WEEPING TILE (9.14.3)
-4" (100) DIA. WEEPING TILE W/ FILTER CLOTH WRAP
-5" (125) CRUSHED STONE COVER

M5 EXPOSED FLOOR TO EXTERIOR (9.10.17.10, & CAN/ULC-S705.2)
-SPRAY FOAM INSULATION BETWEEN CANT. JOIST
-SOFFIT / CLADDING TO BE INSTALLED AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST

M6 EXPOSED CEILING TO EXTERIOR w/ ATTIC (9.25.2.4)
-INSULATION AS PER SB-12 APPLICATION VALUE LISTED ON WORKING DRAWING
-6 mil POLYETHYLENE VAPOUR BARRIER
-1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

M7 SILL PLATES
-2x4" (38x89) SILL PLATE
-1/2" (12.7) DIA ANCHOR BOLTS @ (200) LONG
-EMBEDDED MIN. 4" (100) INTO CONC. @ 7-10" (2388) O.C.

M8 BASEMENT INSULATION (S8-12) 3.1.1.7.7)
-CONTINUOUS BLANKET INSULATION
-BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER
-INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT -DAMP PROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE

CLIMATIC DATA
DESIGN SNOW LOAD (9.4.2.2.): 0.00 kPa
WIND LOAD (q50) (SB-1.2.): 0 kPa

CONSTRUCTION NOTE REVISION DATE: 2022/06/00 - 2022 OBC UPDATE

M9 BEARING STUD PARTITION IN BASEMENT (9.15.3.6, 9.23.10.1)
-2x4" (38x89) STUDS @ 16" (406) O.C.
-2x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM

M10 GARAGE TO HOUSE WALLS/CEILING (9.10.9.16)
-1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE
-INSULATION AS PER SB-12 APPLICATION VALUE LISTED ON WORKING DRAWING

M11 GARAGE DOOR TO HOUSE (9.10.9.16, 9.10.13.10, 9.10.13.15)
-GAS-PROOF DOOR AND FRAME
-DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING

M12 EXTERIOR AND GARAGE STEPS
-PRECAST CONC. STEP (OR WOOD STEP WHERE NOT EXPOSED TO WEATHER)
-MAX RISE 7/8" (200)

M13 ATTIC ACCESS (9.19.2.1)
-ATTIC ACCESS HATCH WITH WEATHER STRIPPING
-MIN. AREA OF 0.30m²
-NO DIM. LESS THAN 21 1/2" (545)

M14 FIREPLACE CHIMNEYS (9.2.1)
-TOP OF FIREPLACE CHIMNEY SHALL BE 2-1 1/2" (38) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2-4" (61) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY

M15 LINEN CLOSET
-4 SHELVES @ 14" (356) DEEP MIN.

M16 WOOD FRAMING IN CONTACT TO CONCRETE
FOR WOOD BEARING WALLS
-UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS TO BE WRAPPED WITH 2 mil POLY
-FOR BEARING WALLS OR WOOD POSTS AGAINST FOUNDATION WALLS, STRIP FOOTINGS TO BE WIDENED BY 6" (152) (9.17.4.3)

M17 STEP FOOTINGS (9.15.3.9)
-MIN. HORIZ. STEP = 23.5/8" (600) MAX. VERT. STEP = 23.5/8" (600)

M18 HEADER CONSTRUCTION
-CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE
-HEADER WRAP TO EXTEND @ (152) BEYOND THE TOP OF FOUNDATION WALL AND TO BE SEALED TO THE CONCRETE FOUNDATION WALL

M19 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)
INSULATION CONFORMING TO CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 kg/m2 OF WALL SURFACE
-1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH
-EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE

M20 UNSUPPORTED FOUNDATION WALLS (9.15.4.2)
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL

M21 STUD WALL REINFORCEMENT
STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO 9.5.2.3.(1) AND 3.8.3.(3)

M22 WINDOW WELLS
FOR WINDOWS OPENING INTO A WINDOW WELL:
-CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW
-EVERY WINDOW WELL SHALL BE DRAINED WITH A 4" (100) WEEPING TILE

F1 BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3)
-3" (80) MIN. 25MPa (3600psi) CONC. SLAB
-4" (100) COARSE GRANULAR FILL -OR- 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB

F2 CONC. PORCH SLAB (9.16.4)
-MIN. 4" (100) CONCRETE SLAB ON GRADE
-4" (100) COARSE GRANULAR FILL

F3 FLOOR FRAMING (9.23.3.5, 9.23.9.4, 9.23.14)
-T&G SUBFLOOR ON WOOD FLOOR JOISTS
-FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6
-ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6-11" (2108) O.C. MAX.

F5 COLD CELLAR PORCH SLAB (9.39)
-MAX. 8'-2" (2500) PORCH DEPTH
-5" (127) 32 MPa (4600psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT
-REIN. WITH 10M 548 @ 7/8" (200) O.C. EACH DIRECTION

CL1 ADJUSTABLE STEEL BEASEMENT COLUMN (9.15.3.4)
9-10" (300) MAX. SPAN BETWEEN COLUMNS
-3 1/2" (90) DIA SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSG-7.2M

CL2 NON-ADJUSTABLE STEEL BEASEMENT COLUMN
-3 1/2" (90) DIA x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN
-6x6x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM

CL3 NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
-3 1/2" (90) DIA x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN
-6x6x3/8" (152x152x9.5) STEEL TOP PLATE
-6x4x3/8" (152x106x5) STEEL BOTTOM PLATE

CL4 STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1)
-BEAM POCKET OR 8x8" (200x200) POURED CONC. IN WALLS, MIN. BEARING 3 1/2" (90)

CL5 PARTY WALL BEARING (9.23.8)
** FOR CONCRETE BLOCK PARTY WALL **
-12x12x3/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS (MIN. BEARING 3-1/2" (89))

CL6 SIDING WALL CONSTRUCTION
SIDING MATERIAL AS PER ELEVATION
-ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS

CL7 SIDING WALL @ GARAGE CONSTRUCTION
SIDING MATERIAL AS PER ELEVATION
-ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS

CL8 BRICK VENER WALL CONSTRUCTION
-3 1/2" (90) BRICK VENER PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS)
-1" (25) AIR SPACE

CL9 BRICK VENER WALL @ GARAGE CONSTRUCTION
-3 1/2" (90) BRICK VENER PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS)
-1" (25) AIR SPACE

CL10 STUCCO WALL CONSTRUCTION
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28 (APPLIED PER MANUFACTURERS SPECS)
-1 1/2" (38) MIN. E.F.S.

CONSTRUCTION NOTES 1
Garage Addition
47 KOOTENAY PLACE, BRAMPTON, ONT.
(Rev 5 - 2023.05.16)
Cameron O'Neill, Designer
Scale: 1/8" = 1'-0"

THE UNDERSIGNED HAS RECEIVED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION DESIGNATION: CAMERON O'NEILL
NAME: CAMERON O'NEILL
SIGNATURE:
FIRM REGISTRATION INFO: 215 DESIGN INC. 118815

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W4 STUCCO WALL @ GARAGE CONSTRUCTION
-STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, (APPLIED PER MANUFACTURERS SPECS.)
-1/2" (38) MIN. E.F.J.S
-APPROVED DRAINAGE MAT
-1/2" (12.7) DENGLASS GOLD GYPSUM BOARD
-STUDS CONFORMING TO O.B.C. (P.23.10.1.) & SECTION 1.1.
-1/2" (12.7) GYPSUM WALLBOARD INT. FINISH
(REFER TO M&O NOTE AS REQ.)

W7 INTERIOR STUD PARTITIONS (9.23.9.B, 9.23.10)
-BEARING PARTITIONS MINIMUM STUD SPACING:
-2 STOREY 2x4 (38x89) @ 16" (406) O.C.
-3 STOREY 2x4 (38x89) @ 12" (305) O.C.

NON-BEARING PARTITIONS - REFER TO PLAN FOR STUD SIZING
-2x4 (38x89) @ 24" (610) O.C.
-2x4 (38x89) BOTTOM PLATE
-2x4x4 (2-38x89) TOP PLATE
-1/2" (12.7) INT. DRYWALL BOTH SIDES
-2x4 (38x89) @ 24" (610) O.C. LADDER FRAMING FOR PERPENDICULAR INTERSECTION WALLS

FOR NON-LOAD BEARING WALLS PARALLEL TO JOISTS
-2x4 (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C., MAX.

W8 EXT. LOFT WALL CONSTRUCTION - NO CLADDING
-3/8" (9.5) EXTERIOR TYPE SHEATHING
-2x6 (38x140) STUDS @ 16" (406) O.C.
-INSULATION AS PER SB-12 APPLICATION VALUE LISTED ON WORKING DRAWING
-6 MIL POLYETHYLENE VAPOUR BARRIER WITH PROVED CONT. AIR BARRIER
-1/2" (12.7) GYPSUM WALLBOARD INT. FINISH (P.23)

W9 FOUNDATION WALL/FOOTINGS
-POURED CONC. FOUNDATION WALL AS PER CHART BELOW
-CONTINUOUS KEYED CONCRETE FOOTING
-EXTERIOR FOUNDATION WALLS TO BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE
-BRUSH COAT FROM TOP OF FOOTING TO 2" BELOW GRADE
-DRAINAGE LAYER TO BE APPLIED TO THE EXTERIOR OF THE FOUNDATION WALL AND SEALED.
-TOP OF THE CONCRETE FOOTING TO BE DAMPROOFED
-FOR JOIST SPANS GREATER THAN 16'-1" (4903) CONCRETE FOOTINGS TO BE SIZED AS PER 9.15.3.4 (1), (2) (REFER TO CHART BELOW FOR SIZES)
-BRACE FOUNDATION WALL PRIOR TO BACKFILLING
-ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa (9.15.1.1, 1)(a)(i)) OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 50kPa
-FOR SOIL THAT DOES NOT MEET MINIMUM SOIL BEARING CAPACITY, ENGINEERED FOOTINGS TO BE USED.
-ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT
-FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (P.15.4.2.1, 1)

STRENGTH	MAX HEIGHT FROM FIN. SLAB TO GRADE (BACKFILL)			
	UNSUPPORTED AT TOP	SUPPORTED AT TOP		
20MPa	8	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)
	10'	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
15MPa	12	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)
	8	3'-11" (1.20m)	7'-6" (2.30m)	7'-2" (2.20m)
10MPa	10'	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
	12	4'-11" (1.50m)	7'-6" (2.30m)	9'-3" (2.85m)
MINIMUM STRIP FOOTING SIZES @ 15.3				
NUMBER FLOORS SUPPORTED	SUPPORTING ON LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL	
1	16" WIDE x 8" THICK	16" WIDE x 8" THICK	16" WIDE x 8" THICK	
2	24" WIDE x 8" THICK	20" WIDE x 8" THICK	24" WIDE x 8" THICK	
3	36" WIDE x 14" THICK	26" WIDE x 8" THICK	36" WIDE x 14" THICK	

TWO STOREY VOLUME SPACES (9.23.10.1, 9.23.11, 9.23.16)

WALL ASSEMBLY	WIND LOADS				
	<= 0.5 kPa (10)		> 0.5 kPa (10)		
EXTERIOR	STUDS	SPACING	MAX HEIGHT	SPACING	MAX HEIGHT
BRICK	2x2x8 (2-38x140)	12" (305) O.C.	18'-4" (5588)	8" (203) O.C.	18'-4" (5588)
SIDING	2x2x8 (2-38x140) spc #2	16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18'-4" (5588)
BRICK	2x2x8 (2-38x140)	12" (305) O.C.	21'-0" (6403)	12" (305) O.C.	21'-0" (6403)
SIDING	2x2x8 (2-38x140) spc #2	16" (406) O.C.	21'-0" (6403)	16" (406) O.C.	21'-0" (6403)

-STUDS ARE TO BE CONTINUOUS
-C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING
-PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY, FOR HORIZ. DISTANCES LESS THAN 7'-6" (2326):
-2x6 (38x140) STUDS @ 16" (406) O.C.
-CONTIN. 2-2x6 (2-38x140) TOP PLATE
-1-2x6 (1-38x140) BOTTOM PLATE
-MIN. OF 3-2x8 (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL (TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS)

RATED WALL NOTES
W11 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE W11c
-1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE
-2x2 (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON EACH SIDE
-2 (200) CONC. BLOCK
-STRAPPING CAVITY TO BE FILLED ON EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. -TAPE, FILL & SAND ALL GYPSUM JOINTS
-EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR-
-RURED WITH 2x2 (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
W12 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13c
-5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE
-2 ROWS OF 2x4 (38x89) STUDS @ 16" (406) O.C.
-SEPARATE 2x4 (38x89) SILL PLATE 1" (25) MIN. APART
-FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS.
-TAPE FILL AND SAND ALL GYPSUM JOINTS.
W13 2 HR. FIREWALL (SB-3) WALL TYPE W6e & B1b
-1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE
-2x2 (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON EACH SIDE -2 (200) CONC. BLOCK 75% SOLID FILLED
-STRAPPING CAVITY TO BE FILLED ON EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS.
-TAPE, FILL & SAND ALL GYPSUM JOINTS.
FOR UNFINISHED AREAS:
-EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT
-GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
W14 EXISTING WALL - FOR A HOUSE (30 MIN. FR) (TABLE 11.5.1.1, C - CA # - C152)
TO BE APPLIED ONLY TO THOSE ELEMENTS WHICH HAVE BEEN IN EXISTENCE FOR AT LEAST 5 YEARS (DIV. A, PART 1, 1.1.2.6(1)) (SB-3) WALL TYPE W1c
-1 LAYERS OF 1/2" (12.7) GYPSUM BOARD
-TAPE FILL AND SAND ALL GYPSUM JOINTS.
-2x4 (38x89) OR 2x6 (as req'd) STUDS @ 16" O.C.
-FILL STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS
-1/2" (12.7) RESILIENT CHANNEL SPACED @ 16" (406) OR 24" (610), INSTALLED PERPENDICULAR TO JOISTS
-1 LAYERS OF 1/2" (12.7) GYPSUM BOARD
-TAPE FILL AND SAND ALL GYPSUM JOINTS.
-SMOKE ALARMS TO BE:
-PROVIDED IN EVERY DWELLING AND COMMON AREA, AND INTERCONNECTED

W15 1 HR. SECONDARY SUITE WALL (51 STC) (SB-3) WALL TYPE W4c
-1 LAYERS OF 5/8" (15.9) TYPE X GYPSUM BOARD
-TAPE FILL AND SAND ALL GYPSUM JOINTS
-2x4 (38x89) OR 2x6 (as req'd) STUDS @ 16" (406) O.C.
-FILL STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS
-1/2" (12.7) RESILIENT CHANNEL SPACED @ 16" (406) OR 24" (610), INSTALLED PERPENDICULAR TO STUDS
-2 LAYERS OF 5/8" (15.9) TYPE X GYPSUM BOARD FASTENED TO RESILIENT METAL CHANNEL
-TAPE FILL AND SAND ALL GYPSUM JOINTS.
*ALL REQUIRED ELECTRICAL OUTLET BOXES TO PENETRATE THE ASSEMBLY SHALL BE TIGHT FITTING
*ALL BACK-TO-BACK OUTLET BOXES INSTALLED ON BOTH FACES OF THE ASSEMBLY SHALL BE OFFSET

RATED CEILING NOTES
RC1 EXISTING CEILING - FOR A HOUSE (15 MIN. FR) (TABLE 11.5.1.1, C - CA # - C152)
TO BE APPLIED ONLY TO THOSE ELEMENTS WHICH HAVE BEEN IN EXISTENCE FOR AT LEAST 5 YEARS (DIV. A, PART 1, 1.1.2.6(1))
PER HOUSING AND URBAN DEVELOPMENT PREPARED BY TABLE 11.5.1.1, C - CA # - CS) FIC-W-29 EXPOSED WOOD JOISTS 15min FR
-SMOKE ALARMS TO BE:
-PROVIDED IN EVERY DWELLING AND COMMON AREA, AND INTERCONNECTED

RC2 45 min. RATED CEILING (53 STC) (SB-3) FLOOR TYPE F7H
-SURFLOOR AS PER FLOOR MANUF. (5/8" (15.9) MIN. - PLYWOOD/OSB)
-WOOD JOISTS AS PER FLOOR MANUF. (OR AS PER DRAWINGS) NOT TO BE SPACED MORE THAN 24" O/C (610)
-FILL STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS
-1/2" (12.7) RESILIENT CHANNEL SPACED @ 16" (406) OR 24" (610), INSTALLED PERPENDICULAR TO JOISTS
-2 LAYERS OF 1/2" (12.7) TYPE X GYPSUM BOARD FASTENED TO RESILIENT METAL CHANNEL
-TAPE FILL AND SAND ALL GYPSUM JOINTS.
*ALL REQUIRED ELECTRICAL OUTLET BOXES TO PENETRATE THE ASSEMBLY SHALL BE TIGHT FITTING
*ALL BACK-TO-BACK OUTLET BOXES INSTALLED ON BOTH FACES OF THE ASSEMBLY SHALL BE OFFSET

RC3 1 HR. MEMBRANE CEILING (SB-2) TABLE 2.3.12
-FLOOR JOISTS, AS PER DRAWINGS
-2 LAYERS OF 5/8" (15.9) TYPE X GYPSUM BOARD
-TAPE FILL AND SAND ALL GYPSUM JOINTS
-NO OPENINGS TO BE PERMITTED WITHIN GYPSUM WALL BOARD

MECHANICAL VENTILATION NOTES
MV1 DRYER EXHAUST
-CAPPED DRYER EXHAUST VENTED TO EXT., CONFORMING TO PART 6, OBC 9.32.
MV2 MECHANICAL VENTILATION (9.32.1.3)
-MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR
-PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, SEE GENERAL NOTE 1.3.
MV3 FURNACE VENTING (9.32)
-DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR
-MIN. 12" (305) ABOVE FIN. GRADE FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS
-HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. -REFER TO GAS UTILIZATION CODE.
MV4 FIREPLACE VENTING (9.32.3)
-DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE
-REFER TO GAS UTILIZATION CODE.
MV5 RANGE HOODS AND RANGE-TOP FANS
-COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR TO CONFORM WITH 9.32.9.3, & 9.32.10.
MV6 TWO DWELLING UNIT SMOKE DETECTOR (6.2.4.7, (14))
-RETURN AIR FROM ONE DWELLING UNIT MAY BE RECIRCULATED TO THE OTHER DWELLING UNIT, PROVIDED A DUCT-TYPE SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT
-DUCT-TYPE SMOKE DETECTOR TO TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER IF ACTIVATED

STAIR NOTES
ST1 ALL STAIRS/EXTERIOR STAIRS (9.8.1.2, 9.8.2, 9.8.4.)

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS	
					MIN. STAIR WIDTH	CURVED STAIRS
PRIVATE	7'-8" (200)	5" (125)	14" (355)	10" (255)		
PUBLIC	7" (180)	5" (125)	NO LIMIT	11" (280)		
SERVICE	NO LIMIT	5" (125)	14" (355)	NO LIMIT		
ATTIC (UNOCCUPIED SPACE)	NO LIMIT	5" (125)	14" (355)	NO LIMIT		
CRAWL SPACE	NO LIMIT	5" (125)	14" (355)	NO LIMIT		
MEZZANINE (NOT EXCEEDING 20 m ²)	NO LIMIT	5" (125)	14" (355)	NO LIMIT		

HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE
-6'-5" (1950) MIN. FOR SINGLE DWELLING UNIT
-6'-8 3/4" (2050) MIN FOR ALL OTHER APPLICATIONS (9.8.2.2)

REQUIRED LANDING IN GARAGE - O.B.C. 9.8.4.2
FOR AN EXTERIOR STAIR SERVING A GARAGE W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE ST1 & C1.
GUARD NOTES
G1 GUARDS/RAILINGS (9.8.7, 9.8.8)
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5, & 9.8.8.6 AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH AND GUARD MIN. 3'-6" (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE G1
HANDRAIL HEIGHTS - O.B.C. 9.8.7 - REQUIRED AS PER 9.8.7.1(3).
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (865)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)
MAX. HEIGHT AT LANDING: 3'-6" (1070)
STAIRS OR RAMP MIN. 7'-3" (2200) WIDE: 2'-9" (865) MIN. HEIGHT

PERSPECTIVE COMPLIANCE	SB-12 (SECTION 3.1.1)		
PACKAGE A1	SPACE HEATING FUEL		
	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL	
	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE	
	<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL	
	BUILDING COMPONENT	REQUIRED	PROPOSED
	INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)	
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)	
BASEMENT WALLS	3.52 ci	3.52 ci	
	(R20 ci)	(R20 ci)	
BELOW GRADE SLAB ENTIRE SUBFACE > 600mm BELOW GRADE	-	-	
EDGE OF BELOW GRADE SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
HEATED SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
WINDOWS & DOORS			
WINDOWS SLIDING GLASS DOORS (MAX U-VALUE / MIN. ER)	1.6	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)	96%	96%	
HRV. EFFICIENCY (%)	75%	75%	
DHW HEATER (EF)	0.8	0.8	

UNIT AREA		GFA (Existing)	
GROUND FLOOR	146.88 m ²	1581.00 SF	
SECOND FLOOR	172.83 m ²	1860.29 SF	
	319.71 m ²	3441.28 SF	

COVERAGE W/ PORCH		GFA (Proposed)	
GARAGE	37.12 m ²	399.52 SF	
GARAGE ADDITION	5.12 m ²	55.12 SF	
GROUND FLOOR	146.88 m ²	1581.00 SF	
NEW GARAGE	50.20 m ²	540.35 SF	
PORCH	12.29 m ²	132.33 SF	
	251.61 m ²	2708.32 SF	

COVERAGE W/O PORCH		GFA (Proposed)	
GARAGE	37.12 m ²	399.52 SF	
GARAGE ADDITION	5.12 m ²	55.12 SF	
GROUND FLOOR	146.88 m ²	1581.00 SF	
NEW GARAGE	50.20 m ²	540.35 SF	
	239.32 m ²	2575.99 SF	

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DESIGNER: CAMERON O'NEILL
SIGNATURE: [Signature]
FIRM REGISTRATION INFO: 2LS DESIGN INC. 117562 BSN NUMBER
Drawn By: CJO
Checked By: CJO
Scale: [Blank]
47 KOOTENAY.rvt

GARAGE ADDITION
47 KOOTENAY PLACE, BRAMPTON, ONT.
(REV 5 - 2023.05.16)

2LS DESIGN INC. [Logo]
Page Number: **A-0.2**

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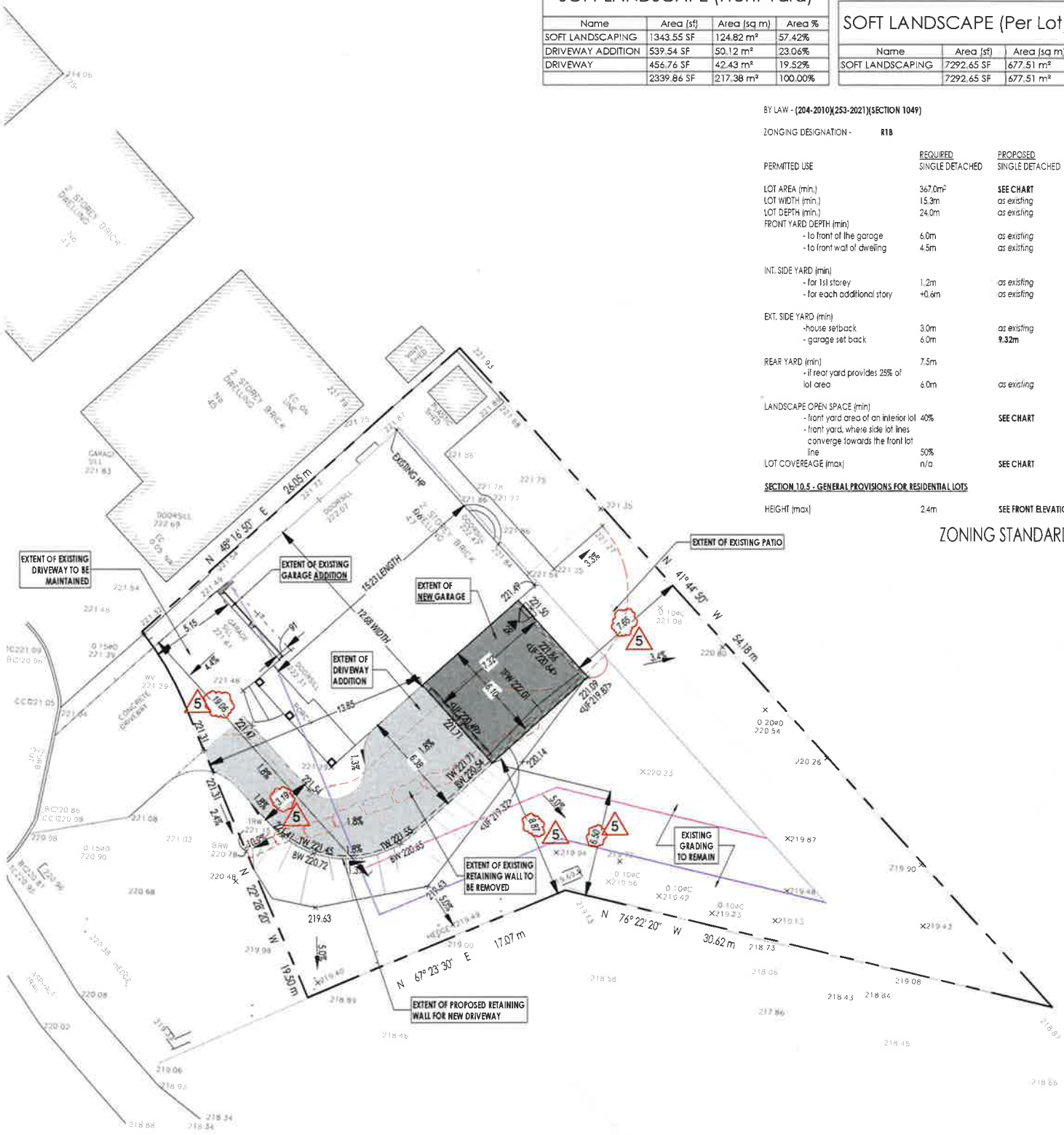
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LOT AREA BREAKDOWN			
Name	Area (sf)	Area (sq m)	Area %
DRIVEWAY	456.76 SF	42.43 m ²	4.04%
DRIVEWAY ADDITION	914.68 SF	84.98 m ²	8.08%
FRONT PORCH	132.23 SF	12.28 m ²	1.17%
GARAGE ADDITION	540.78 SF	50.24 m ²	4.78%
HOUSE	1979.97 SF	183.95 m ²	17.50%
SOFT LANDSCAPING	7292.65 SF	677.51 m ²	64.44%
	11317.08 SF	1051.39 m ²	100.00%

LOT COVERAGE		
Name	Area (sf)	Area (sq m)
HOUSE	1979.97 SF	183.95 m ²
FRONT PORCH	132.23 SF	12.28 m ²
GARAGE ADDITION	540.78 SF	50.24 m ²
	2652.99 SF	246.47 m ²

SOFT LANDSCAPE (Front Yard)			
Name	Area (sf)	Area (sq m)	Area %
SOFT LANDSCAPING	1343.55 SF	124.82 m ²	57.42%
DRIVEWAY ADDITION	539.54 SF	50.12 m ²	23.06%
DRIVEWAY	456.76 SF	42.43 m ²	19.52%
	2339.86 SF	217.38 m ²	100.00%

SOFT LANDSCAPE (Per Lot)		
Name	Area (sf)	Area (sq m)
SOFT LANDSCAPING	7292.65 SF	677.51 m ²
	7292.65 SF	677.51 m ²



BY LAW - (204-2010)253-2021(SECTION 1049)

ZONING DESIGNATION - **R1B**

PERMITTED USE	REQUIRED SINGLE DETACHED	PROPOSED SINGLE DETACHED
LOT AREA (min.)	367.0m ²	SEE CHART
LOT WIDTH (min.)	15.3m	as existing
LOT DEPTH (min.)	24.0m	as existing
FRONT YARD DEPTH (min.)		
- to front of the garage	6.0m	as existing
- to front wall of dwelling	4.5m	as existing
INT. SIDE YARD (min.)		
- for 1st storey	1.2m	as existing
- for each additional storey	+0.6m	as existing
EXT. SIDE YARD (min.)		
- house setback	3.0m	as existing
- garage setback	6.0m	9.32m
REAR YARD (min.)		
- if rear yard provides 25% of lot area	7.5m	as existing
- if rear yard provides 25% of lot area	6.0m	as existing
LANDSCAPE OPEN SPACE (min.)		
- front yard area of an interior lot	40%	SEE CHART
- front yard, where side lot lines converge towards the front lot line		
LOT COVERAGE (max)	50%	SEE CHART
	n/a	
SECTION 10.5 - GENERAL PROVISIONS FOR RESIDENTIAL LOTS		
HEIGHT (max)	2.4m	SEE FRONT ELEVATION

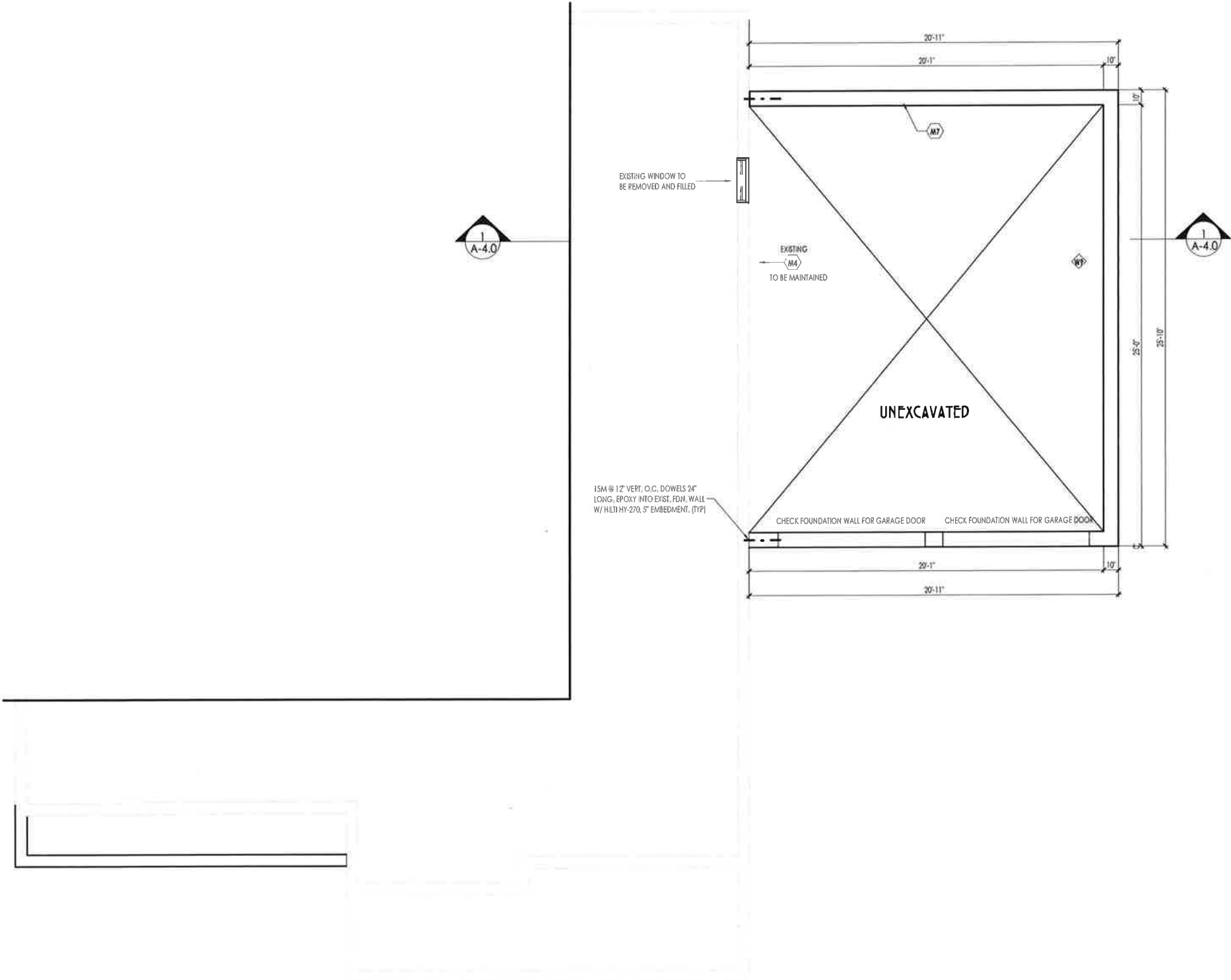
ZONING STANDARDS

DAY-LIGHT TRIANGLE SETBACK	FINISHED FLOOR	FF
DENIZING LINE	TOP OF FOUNDATION WALL	TFW
ENCROACHMENT SETBACK	BASMENT FLOOR	BF
EASEMENT	UNDERSIDE OF FOOTING	UF
HOUSE SETBACK	WALK UP BASMENT	WUB
GARAGE SETBACK	WALK OUT BASMENT	WOB
PORCH SETBACK	EXTERIOR DOOR LOCATION	
HARDSCAPE/DRIVEWAY		
SANITARY LINE		

1 SITE PLAN
1:250

I AM 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 CAMERON ONEILL NAME SIGNATURE FIRM REGISTRATION INFO: 21 DESIGN INC.	Drawn By CJO	Checked By CJO	GARAGE ADDITION 47 KOOTENAY PLACE, BRAMPTON, ONT. (REV 5 - 2023.05.16)		Page Number A-1.0
	Scale As indicated	File Name 47 KOOTENAY.rvt			

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BASEMENT PLAN

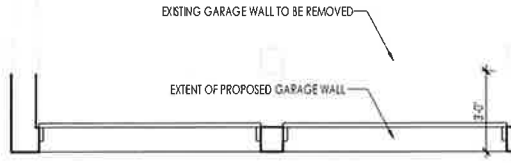
<p style="font-size: small;">THE PROFESSIONAL ENGINEER HAS ASSUMED RESPONSIBILITY FOR THE DESIGN AND AS THE AUTHOR AND ACCEPTS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DOMESTIC GARAGE ADDITION.</p> <p style="font-size: x-small;">LAWRENCE O'NEILL ENGINEER 117562 8674-14-005</p>	<p style="text-align: center;">GARAGE ADDITION</p> <p style="text-align: center;">47 KOOTENAY PLACE, BRAMPTON, ONT.</p> <p style="text-align: center;">(REV 5 - 2023.05.16)</p> <p style="font-size: x-small;">T 647-456-2828 // www.21stcentury.ca // calmeron@21stcentury.ca</p>	<p style="font-size: x-small;">Page Number</p> <p style="font-size: large;">A-2.0</p>		<p style="font-size: x-small;">Drawn By</p> <p style="font-size: x-small;">CJO</p> <p style="font-size: x-small;">Checked By</p> <p style="font-size: x-small;">CJO</p> <p style="font-size: x-small;">Scale</p> <p style="font-size: x-small;">3/16" = 1'-0"</p> <p style="font-size: x-small;">Project Number</p> <p style="font-size: x-small;">47 KOOTENAY.PLT</p>
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All drawings shall be in accordance with the Ontario Building Code and the Ontario Building Act. The Engineer shall be responsible for the design and construction of the project. The Engineer shall be responsible for the design and construction of the project. The Engineer shall be responsible for the design and construction of the project.

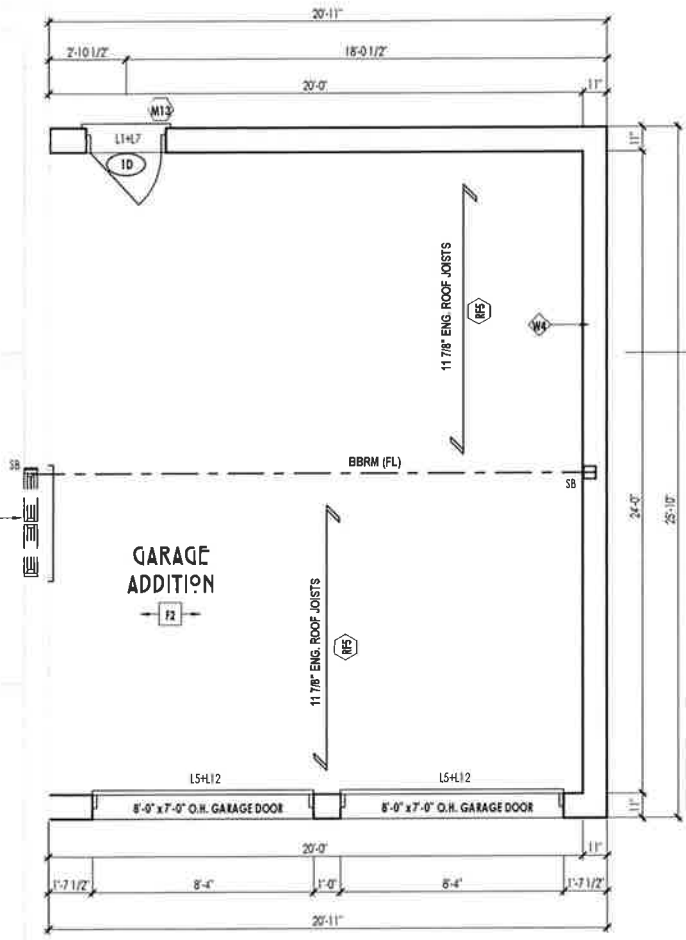
E.O.L.S. ON Going Projects: 47 Kootenay Place (Brampton) Design: 2.5 - 47 Kootenay Place DS (Rev 5) 2023

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS.


PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL.



EXISTING WINDOW TO BE REMOVED AND FILLED

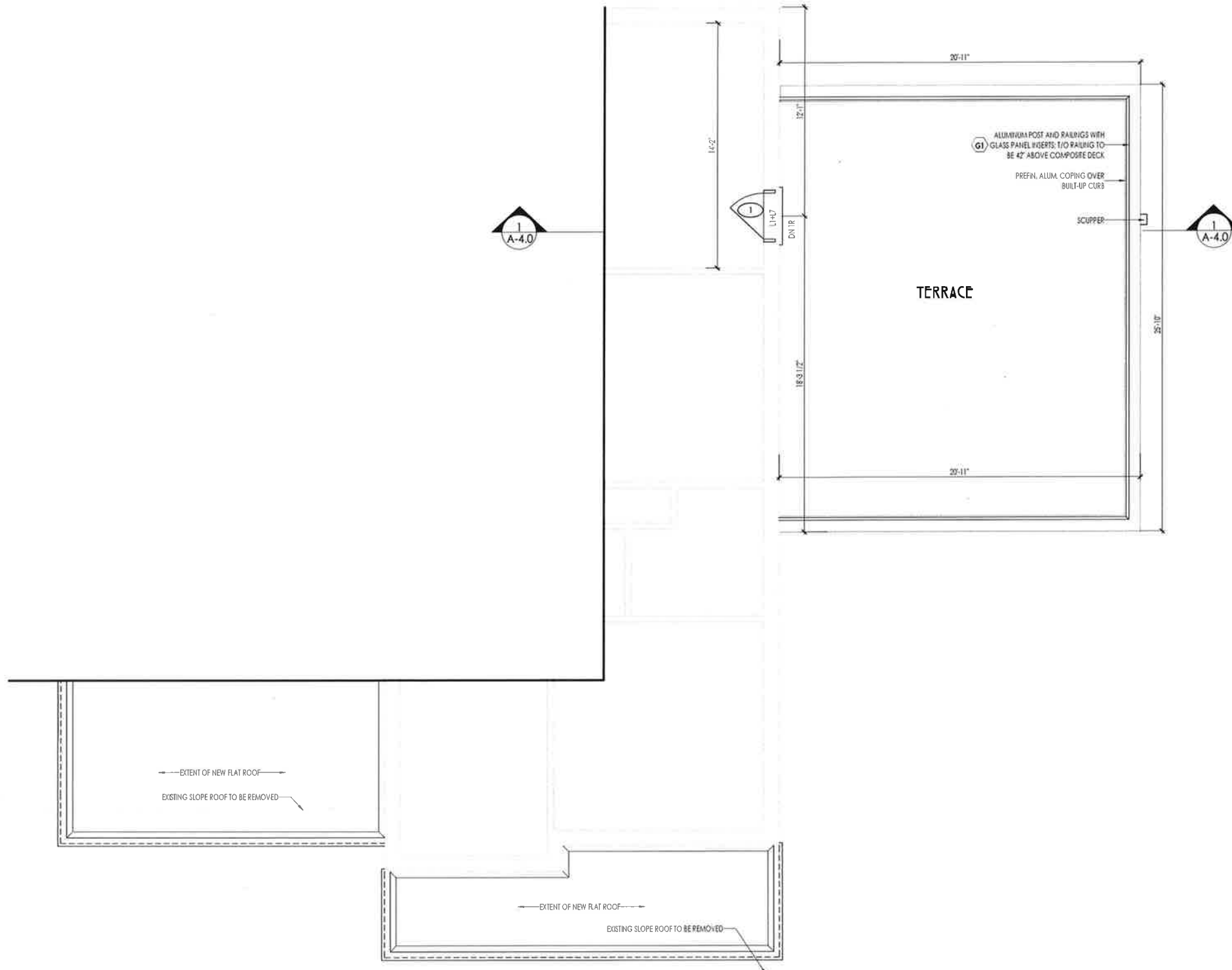


GROUND FLOOR PLAN

		Page Number A-2.1
GARAGE ADDITION		
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(REV 5 - 2023.05.16)		
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Drawn By CJO	Checked By CJO	Scale 3/16" = 1'-0"
PLAN NUMBER 47 KOOTENAY.04	SHEET 1	DATE 2023.05.16

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SECOND FLOOR PLAN



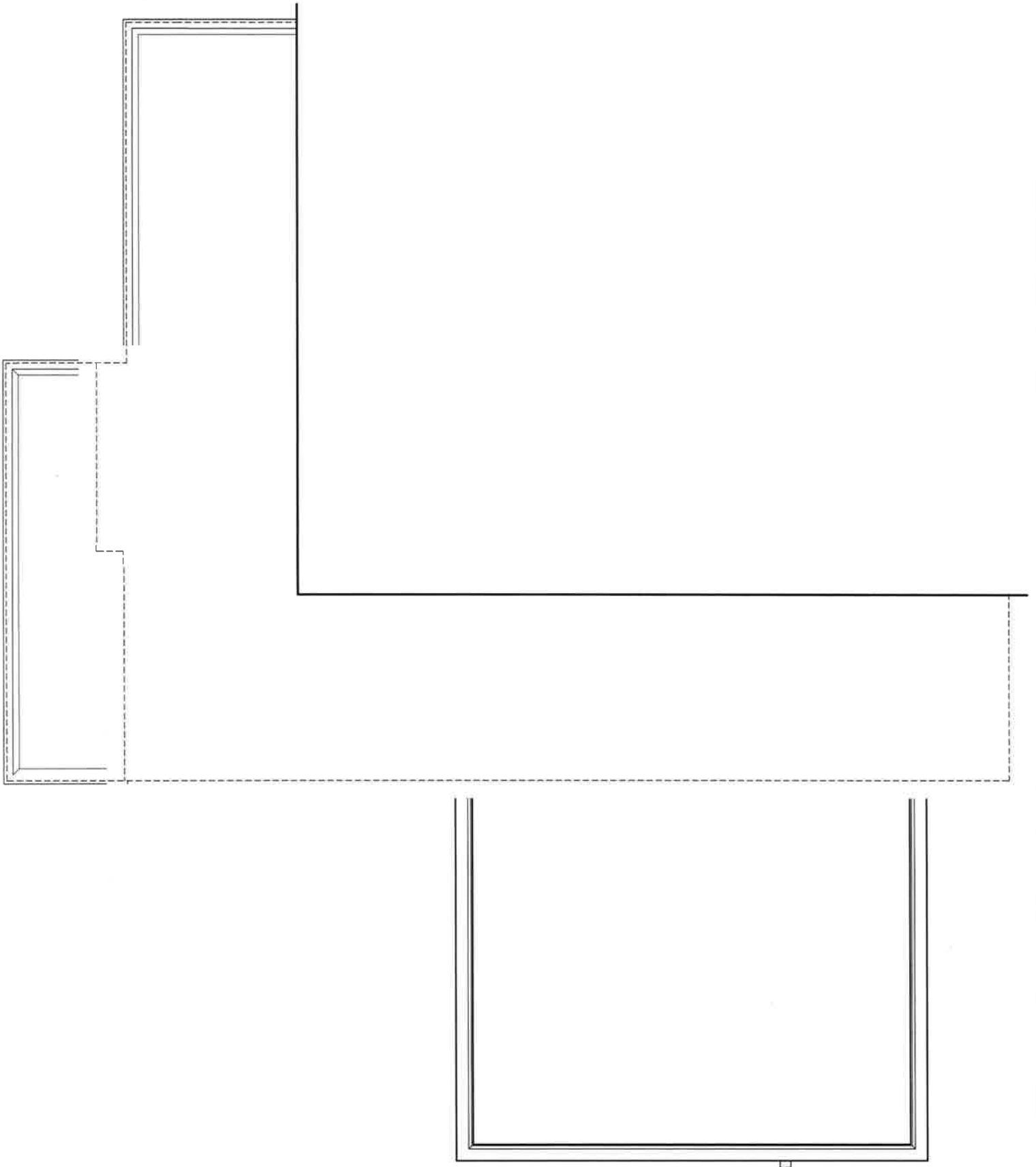
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A-2.2

Drawn By	CJO	Checked By	CJO
Date	9/16/23	Scale	1/16" = 1'-0"
Project Name	47 KOOTENAY PL		
Project Address	47 KOOTENAY PLACE		
Project City	BRAMPTON, ONT.		
Project State	ON		
Project Country	CANADA		

BY THE DESIGNER'S ASSOCIATION OF ONTARIO (AIAO) AND THE ASSOCIATION OF ARCHITECTS OF ONTARIO (A.A.O.). THE DESIGNER ASSOCIATION OF ONTARIO (AIAO) AND THE ASSOCIATION OF ARCHITECTS OF ONTARIO (A.A.O.) ARE REGISTERED PROFESSIONAL ORGANIZATIONS AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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ROOF PLAN

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QUALIFICATION INFORMATION
CAMERON ONEILL
 NAME
 117562
 BCIN NUMBER
 SIGNATURE
 FIRM REGISTRATION INFO:
 2LS DESIGN INC. 116414

Drawn By
CJO
 Checked By
CJO
 Scale
3/16" = 1'-0"
 47 KOOTENAY.nt

GARAGE ADDITION
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UNLESS OTHERWISE NOTED, ALL WINDOWS ARE TO BE FIXED GLASS

ESTABLISHED GRADE CALCULATION:

- 221.87
- 221.49
- 221.09
- 221.71
- 221.29
- 221.61

AVG. GRADE - 221.51



FRONT ELEVATION



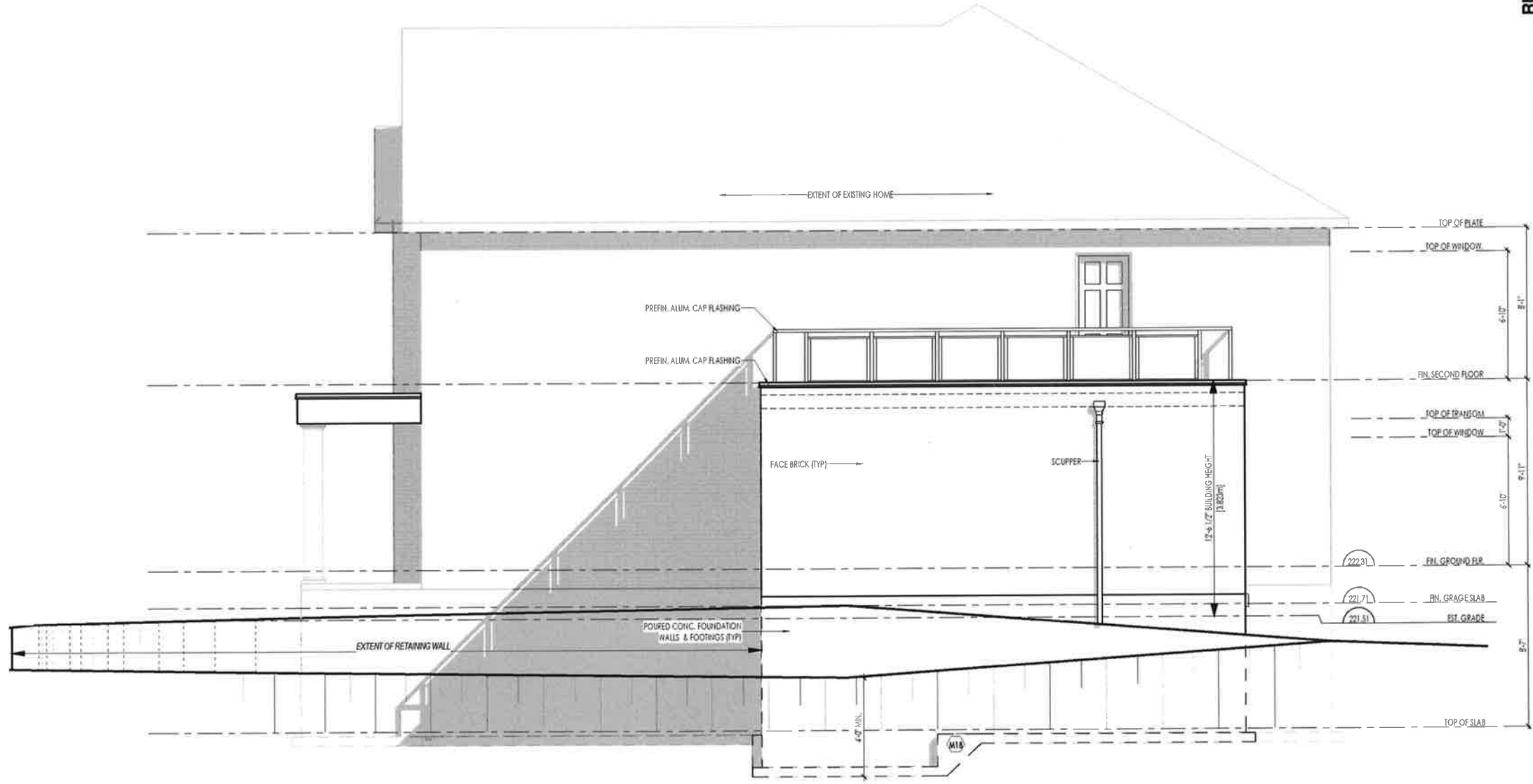
GARAGE ADDITION
47 KOOTENAY PLACE, BRAMPTON, ONT.
 (REV 5 - 2023.05.16)
 T 647-456-2828 // WWW.ZLSDESIGN.CA // CAMERON@ZLSDESIGN.CA

Drawn By: **CJO**
 Checked By: **CJO**
 Scale: **3/16" = 1'-0"**
 Project Number: **47 KOOTENAY.01**

DATE: **11/26/22**
 DRAWN BY: **CAMERON O'NEILL**
 CHECKED BY: **CAMERON O'NEILL**
 PROJECT INFORMATION INFO:
 PROJECT NAME: **47 KOOTENAY**
 PROJECT ADDRESS: **47 KOOTENAY PLACE, BRAMPTON, ONT. L6Y 4R7**

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RIGHT SIDE ELEVATION



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 (REV 5 - 2023.05.16)

Page Number
A-3.1

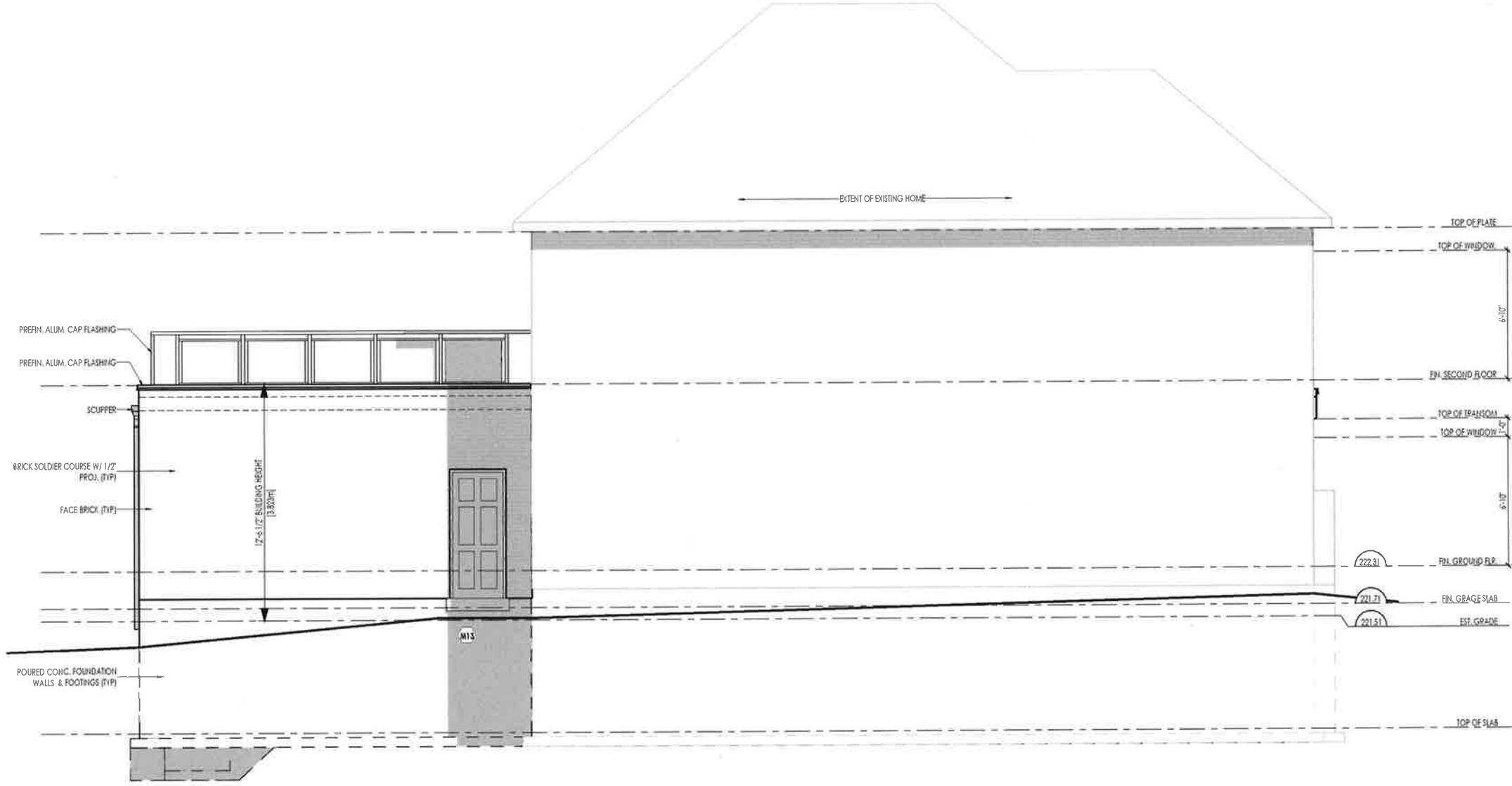
Drawn By: CJO
 Check By: CJO
 Scale: 3/16" = 1'-0"
 47 KOOTENAY PL

117560
 8/21/16/2023

PROJECT REGISTRATION INFO:
 PROJECT NO: 20230516
 PROJECT NAME: 47 KOOTENAY PLACE
 PROJECT ADDRESS: 47 KOOTENAY PLACE, BRAMPTON, ONT. L6Y 4R2
 PROJECT CONTACT: 416-299-8888

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REAR ELEVATION



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GARAGE ADDITION
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(REV 5 - 2023.05.16)

Page Number
A-3.2

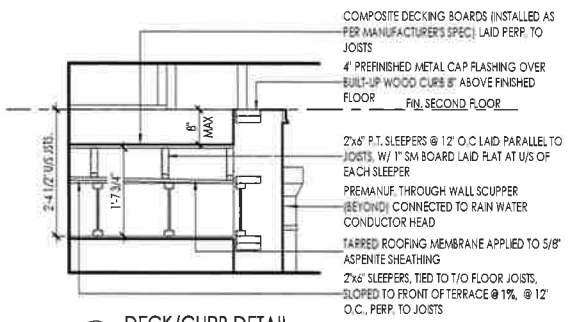
Drawn By	CJO	Checked By	CJO
Date	11/26/23	Scale	3/16" = 1'-0"
Rev Number	1	Project Name	47 KOOTENAY PM
Author	KEITH O'NEILL	Project No.	117562
Designer	KEITH O'NEILL	Client Name	

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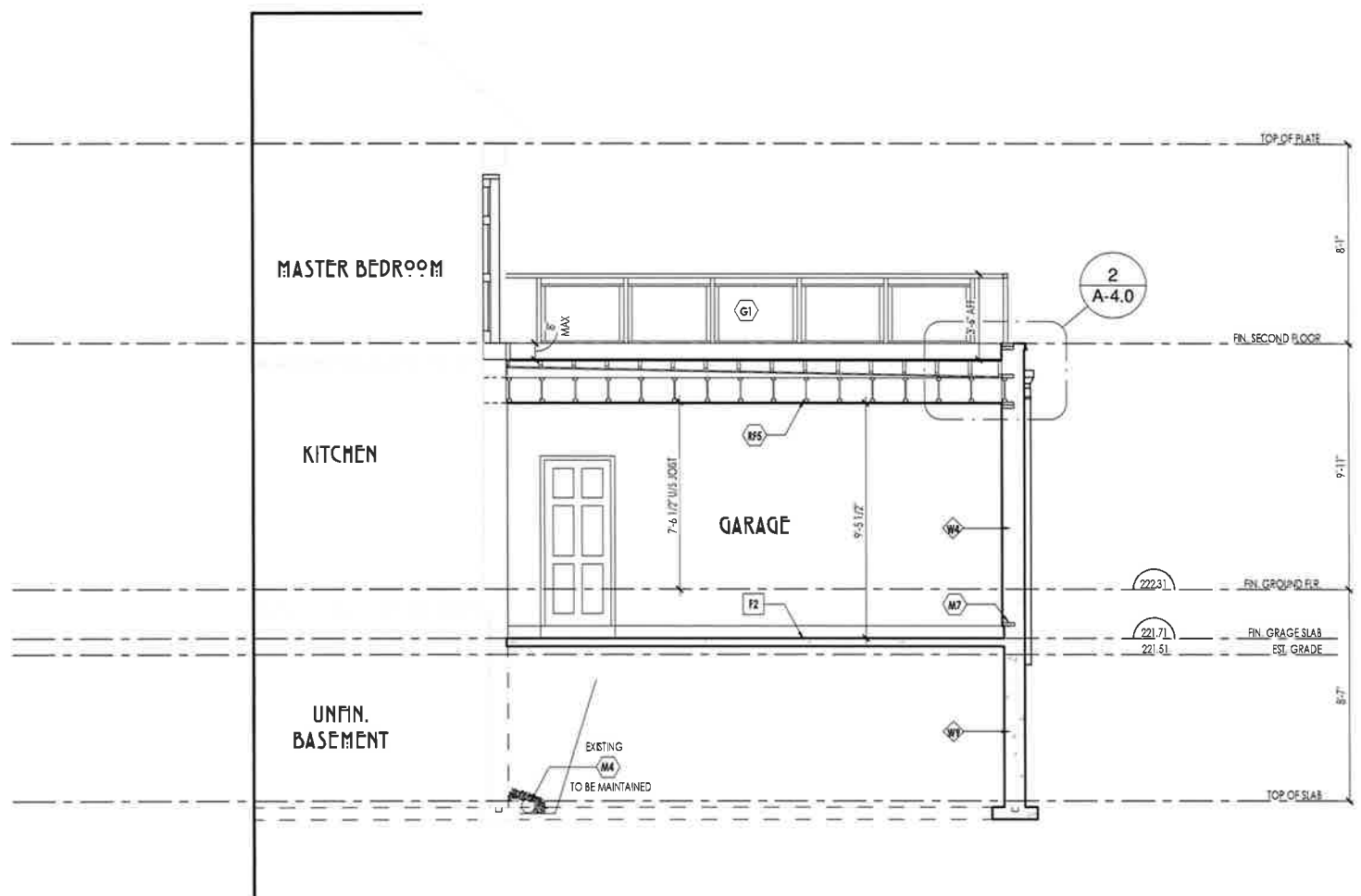
PROFESSIONAL REGISTRATION INFO:
 REGISTRATION NO. 117562
 REGISTRATION EXPIRES 11/26/24
 REGISTRATION TYPE: ARCHITECTURE
 REGISTRATION BOARD: ONTARIO ARCHITECTS ASSOCIATION

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



2 DECK/CURB DETAIL
 3/8" = 1'-0"



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

CROSS SECTION 1

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