

PROPOSED SECOND UNIT

123 ANYWHERE STREET, BRAMPTON, ONTARIO

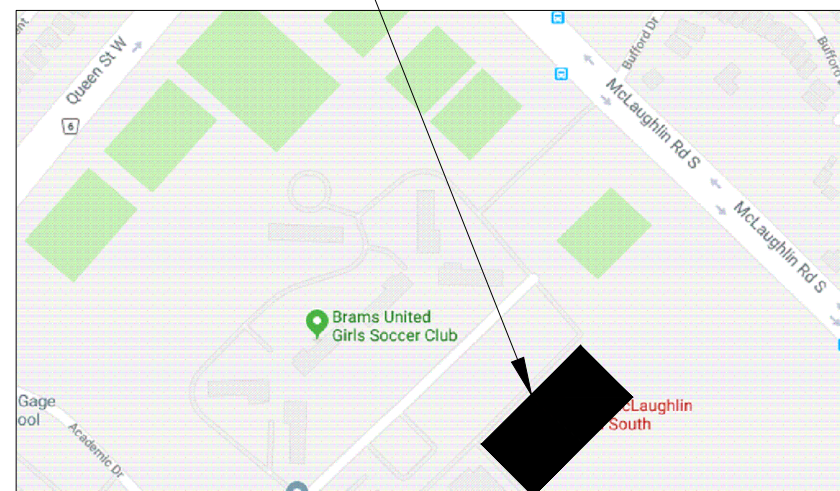
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PROVIDE SURVEY (FOR REFERENCE ONLY)

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EGRESS OPTION 'C' IS ONLY AVAILABLE AS A COMPLIANCE ALTERNATIVE WHERE ZONING REQUIREMENTS CANNOT BE ACHIEVED FOR EGRESS IN OPTIONS 'A' OR 'B'

123 ANYWHERE STREET, BRAMPTON



LOCATION PLAN N.T.S.

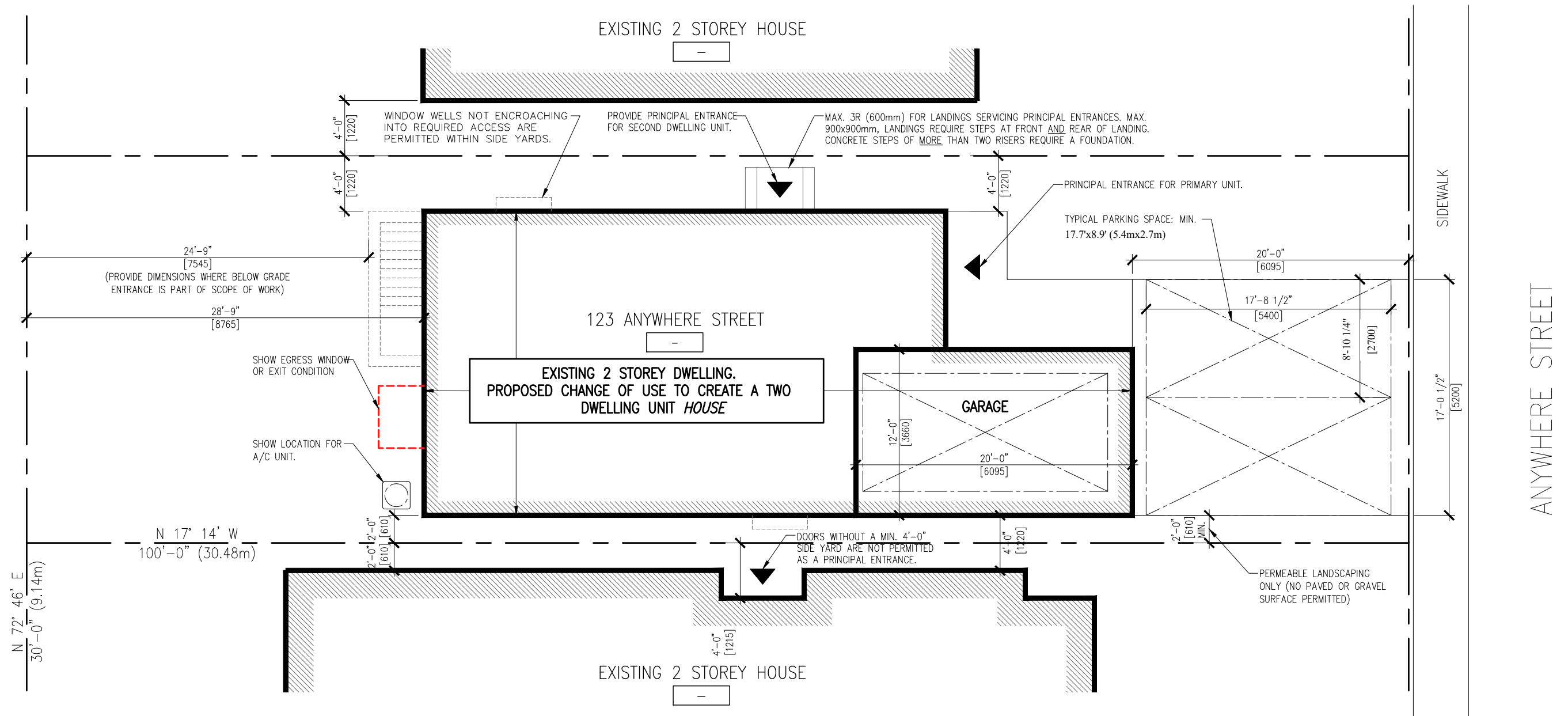


**CHANGE OF USE - TWO UNIT HOUSE
SAMPLE SITE PLAN**

JUNE 8th, 2019




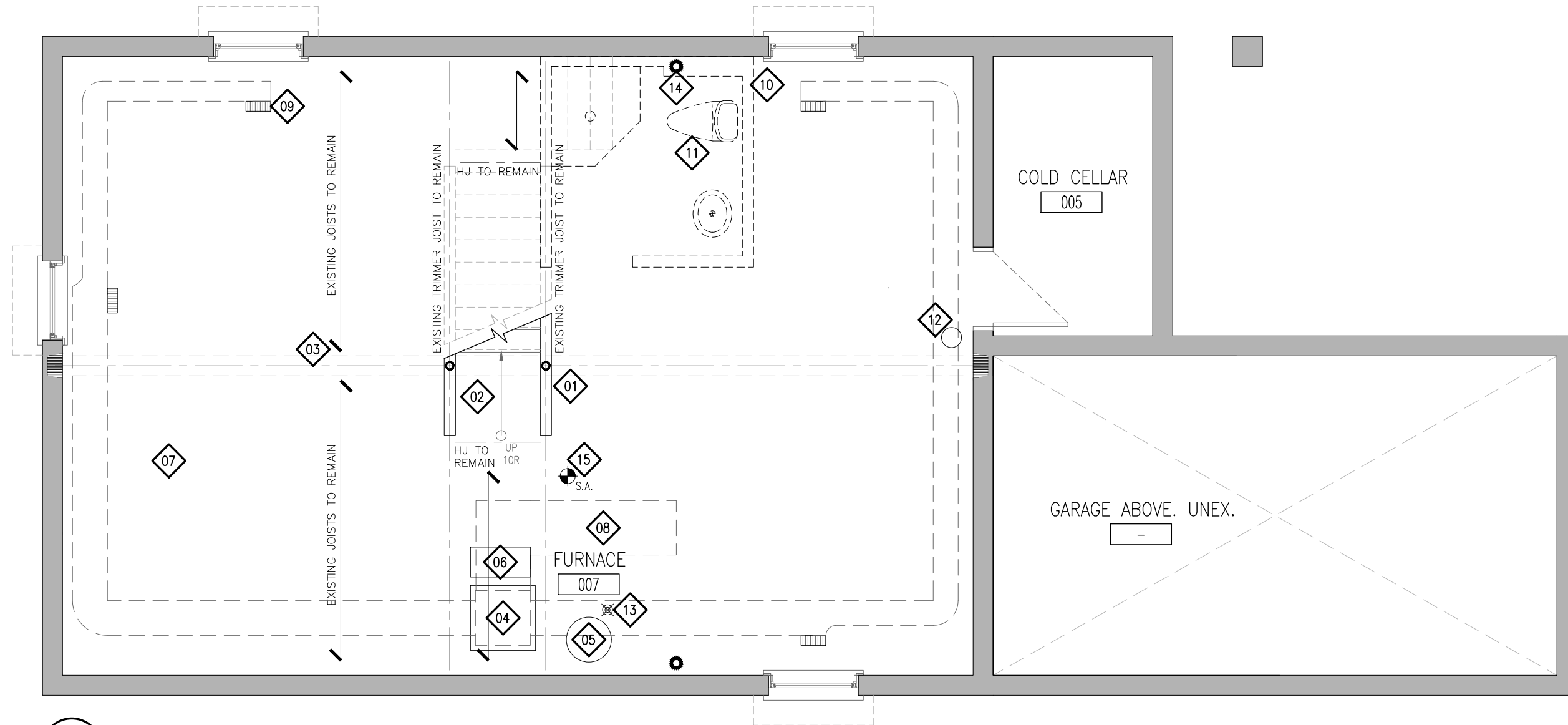
CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES



1
A101

SAMPLE SITE PLAN
1/8" = 1'-0"

PROJECT: CHANGE OF USE - TWO UNIT HOUSE SAMPLE SITE PLAN	DESIGN BY: DG	DOC CONTROL: DATE
	DRAWN BY: DG	% COMPLETE:
	CHECKED BY: LM	INITIAL:
 brampton.ca BRAMPTON Flower City	DATE: AUGUST 29, 2018	
	SCALE: AS NOTED	
CITY OF BRAMPTON, ON 8850 McLaughlin RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES	FILE: TUDR_PLANDWG	DRAWING NO.:
PROJECT NO: TUDR	DRAWING NO.: A101	



1
A102 SAMPLE EXISTING BASEMENT (UNFINISHED)
1/4" = 1'-0"

REFERENCE NOTES:

LABEL ALL CONSTRUCTION WHICH IS EXISTING AND AS-BUILT

NAMING CONVENTION:

EXISTING: CONSTRUCTED WITH A BUILDING PERMIT

AS-BUILT: CONSTRUCTED WITHOUT BENEFIT OF A PERMIT.

01	EXISTING STEEL POST.	08	EXISTING RETURN DUCT.	15	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
02	EXISTING STAIRS.	09	EXISTING WARM-AIR SUPPLY OUTLET.		
03	EXISTING BEAM AND BULKHEAD.	10	EXISTING WINDOW.		
04	EXISTING FURNACE.	11	EXISTING THREE PIECE ROUGH-IN BY BUILDER.		
05	EXISTING HOT WATER TANK.	12	EXISTING WATER METER AND SHUT-OFF VALVE. PROVIDE WATER SERVICE SIZE.		
06	EXISTING HRV.	13	EXISTING FLOOR DRAIN.		
07	EXISTING SUPPLY DUCT.	14	EXISTING STACK. PROVIDE ACCESS FOR ALL CLEANOUTS		

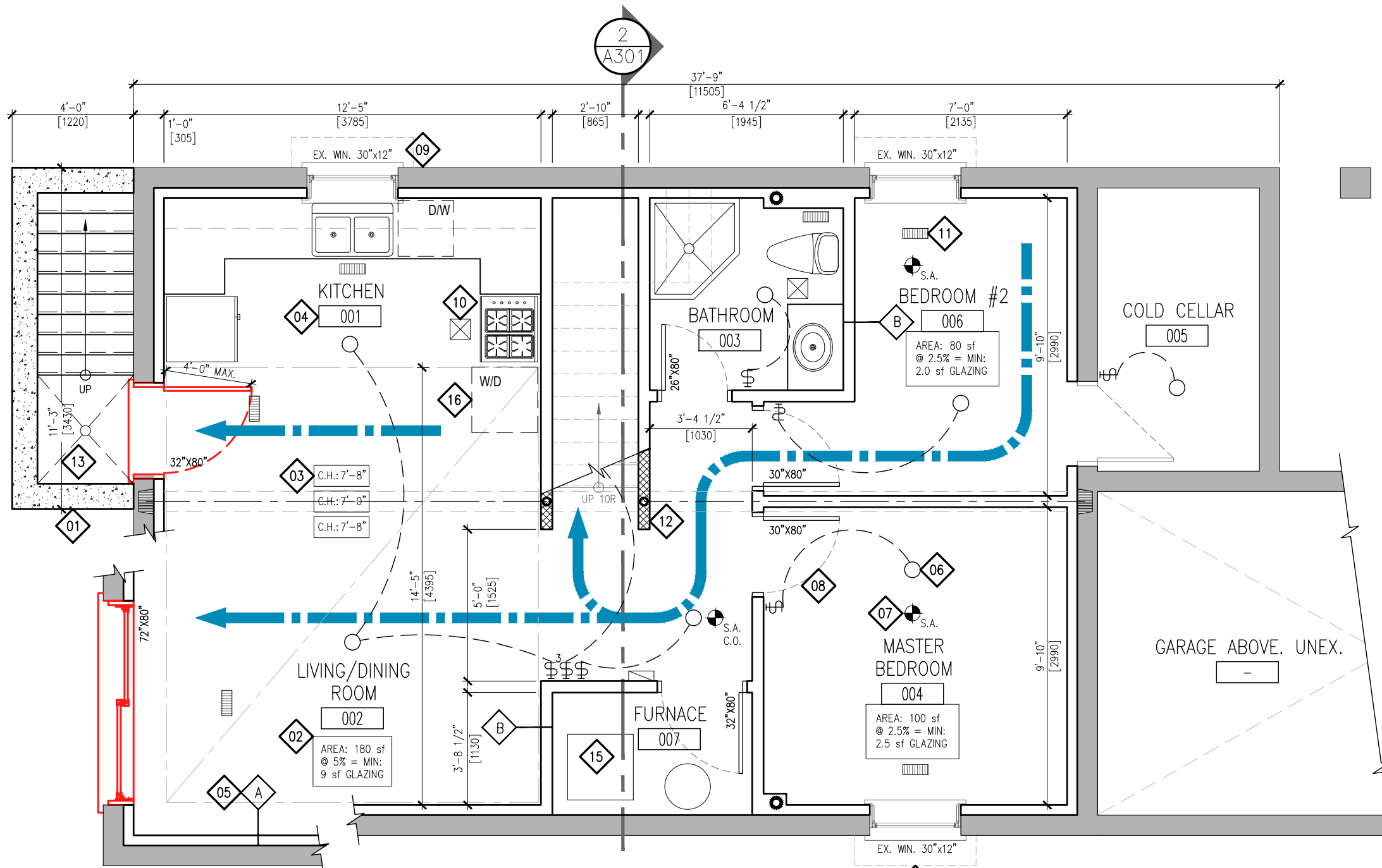
PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE EXISTING BASEMENT PLAN



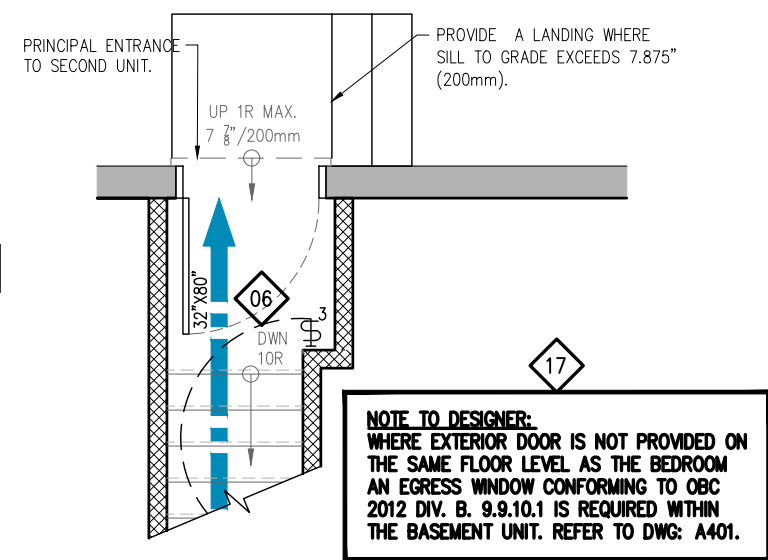
CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

DESIGN BY: DG	DOC CONTROL: DATE
DRAWN BY: DG	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: AUGUST 29, 2018	
SCALE: AS NOTED	
FILE: TUDR_PLANDWG	
PROJECT NO:	DRAWING NO:

TUDR A102



1 SAMPLE PROPOSED BASEMENT PLAN - OPTION 'A'
A103 1/4" = 1'-0"



2 PRINCIPAL ENTRANCE
A103 1/4" = 1'-0"
 ON MAIN FLOOR

LEGEND:	
SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm2 PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m2 (.277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3

REFERENCE NOTES:			
EGRESS OPTION 'A' EGRESS FROM THE BASEMENT UNIT BY WAY OF A BELOW GRADE ENTRANCE, WALK-OUT CONDITION OR INTERIOR STAIR, PROVIDING ACCESS TO THE EXTERIOR, EXCLUSIVE TO THE SECOND UNIT. DIRECTION OF TRAVEL			
01	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.	11	PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
02	PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)	12	PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES.
03	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.	13	DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
04	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).	14	ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
05	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS, INSULATION, VB ETC.	15	PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
06	PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.	16	PROVIDE PROVISION FOR LAUNDRY FACILITIES FOR EACH DWELLING UNIT.
07	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL	17	WHERE EXTERIOR DOOR IS NOT PROVIDED ON THE SAME LEVEL AS THE BEDROOM AN EGRESS WINDOW IS REQUIRED WITHIN BASEMENT.
08	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.		
09	PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).		
10	PROVIDE EXHAUST FANS OVER RANGES, WITHIN BATHROOMS AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.		

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
 SAMPLE BASEMENT PLAN - OPTION 'A'
 ACCESS DIRECTLY TO THE EXTERIOR

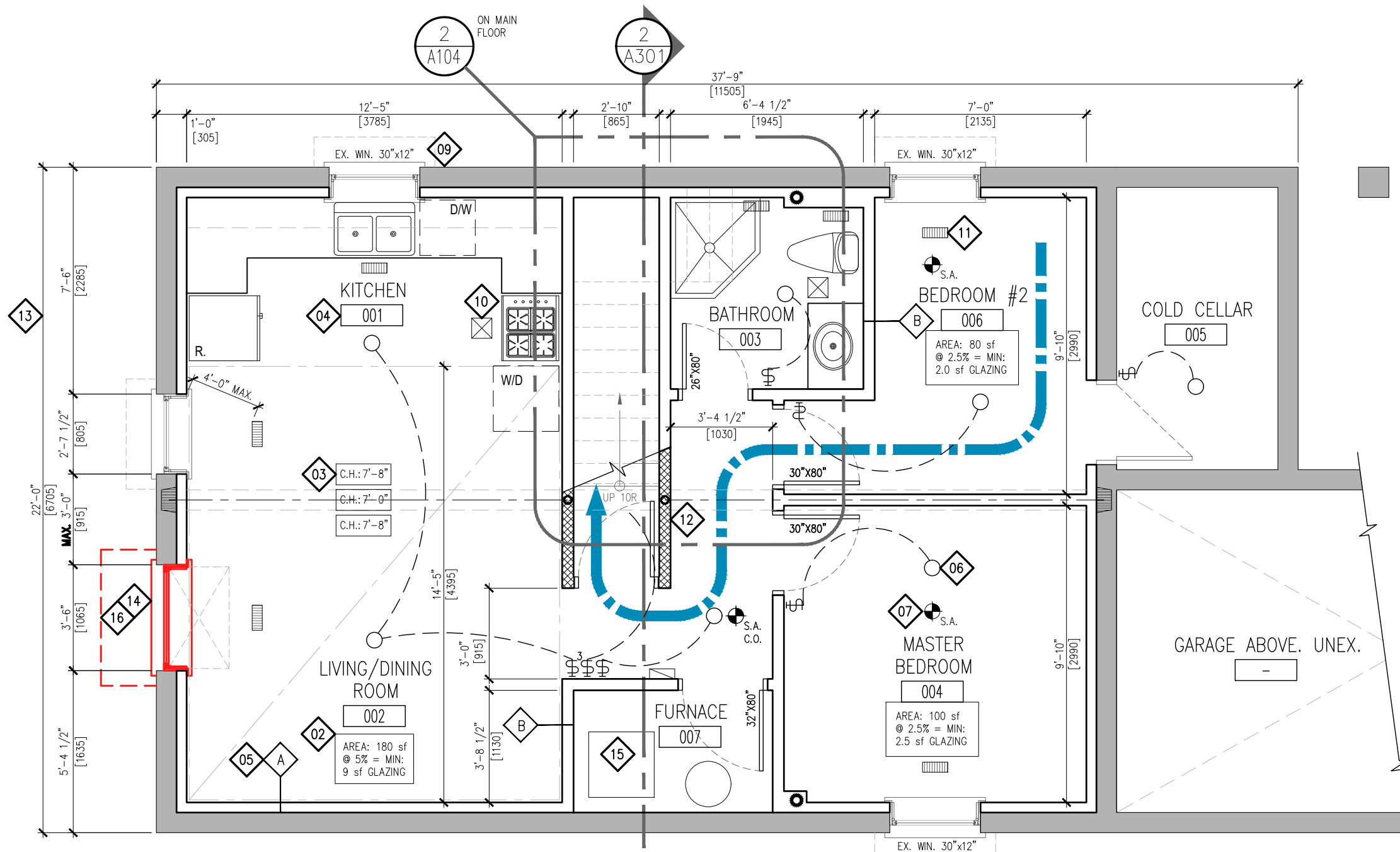
DESIGN BY: DG
 DRAWN BY: DG
 CHECKED BY: LM

DATE: AUGUST 29, 2018
 SCALE: AS NOTED
 FILE: TUDR_PLAN.DWG

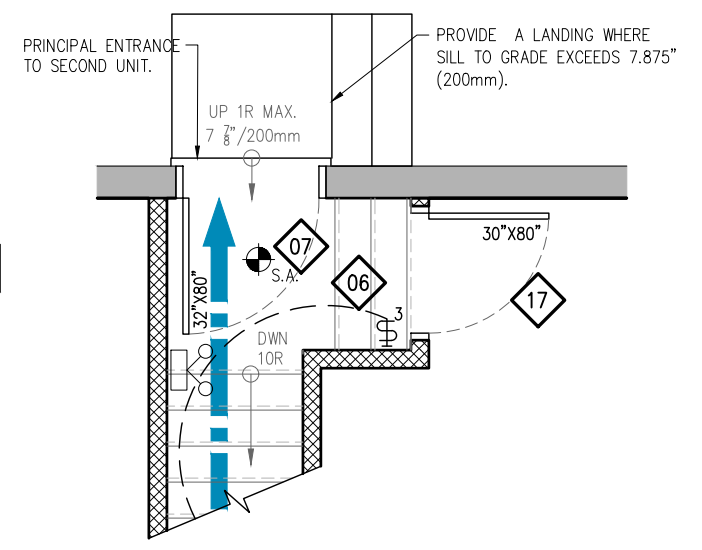
CITY OF BRAMPTON, ON
 8850 McLaughlin RD. UNIT #1
 PLANNING AND INFRASTRUCTURE SERVICES

BRAMPTON
 Flower City
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PROJECT NO:
TUDR A103



1
A104
SAMPLE PROPOSED BASEMENT PLAN - OPTION 'B'
1/4" = 1'-0"



2
A104
(SHARED MEANS OF EGRESS)
PRINCIPAL ENTRANCE
1/4" = 1'-0"
ON MAIN FLOOR

LEGEND:

SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm ² PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m ² (.277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3

REFERENCE NOTES:

<p>EGRESS OPTION 'B' EGRESS FROM THE BASEMENT UNIT THROUGH A SHARED, PROTECTED STAIRWAY WHICH DOES NOT INVOLVE ENTERING ANOTHER UNIT OR AN AREA DEDICATED FOR ANOTHER PURPOSE (IE: LAUNDRY/ GARAGE etc.) WHICH LEADS TO THE EXTERIOR.</p> <p> DIRECTION OF TRAVEL</p>			
01	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.	11	PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
02	PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)	12	PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES.
03	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.	13	DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
04	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).	14	ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
05	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS, INSULATION, VB ETC.	15	PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
06	PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.	16	PROVIDE AN EGRESS WINDOW FOR BEDROOMS PER OBC 2012 DIV. B.9.9.10.1. REFER TO DWG: A401 FOR DETAILS.
07	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL	17	REQUIRED CLOSURE. MINIMUM 20min. RATED DOOR w/ SELF CLOSING DEVICE. PROVIDE SMOKE-TIGHT SEAL.
08	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.		
09	PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).		
10	PROVIDE EXHAUST FANS OVER RANGES, WITHIN BATHROOMS AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.		

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE BASEMENT PLAN - OPTION 'B'
ACCESS TO EXTERIOR ON ANOTHER FLOOR

DESIGN BY: DG
DRAWN BY: DG
CHECKED BY: LM

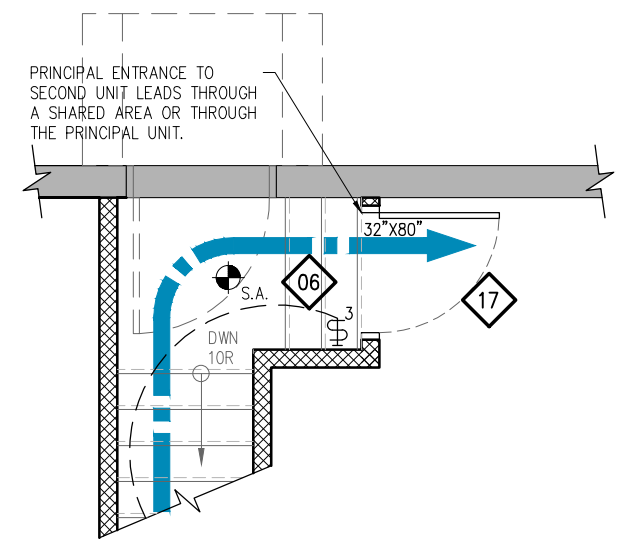
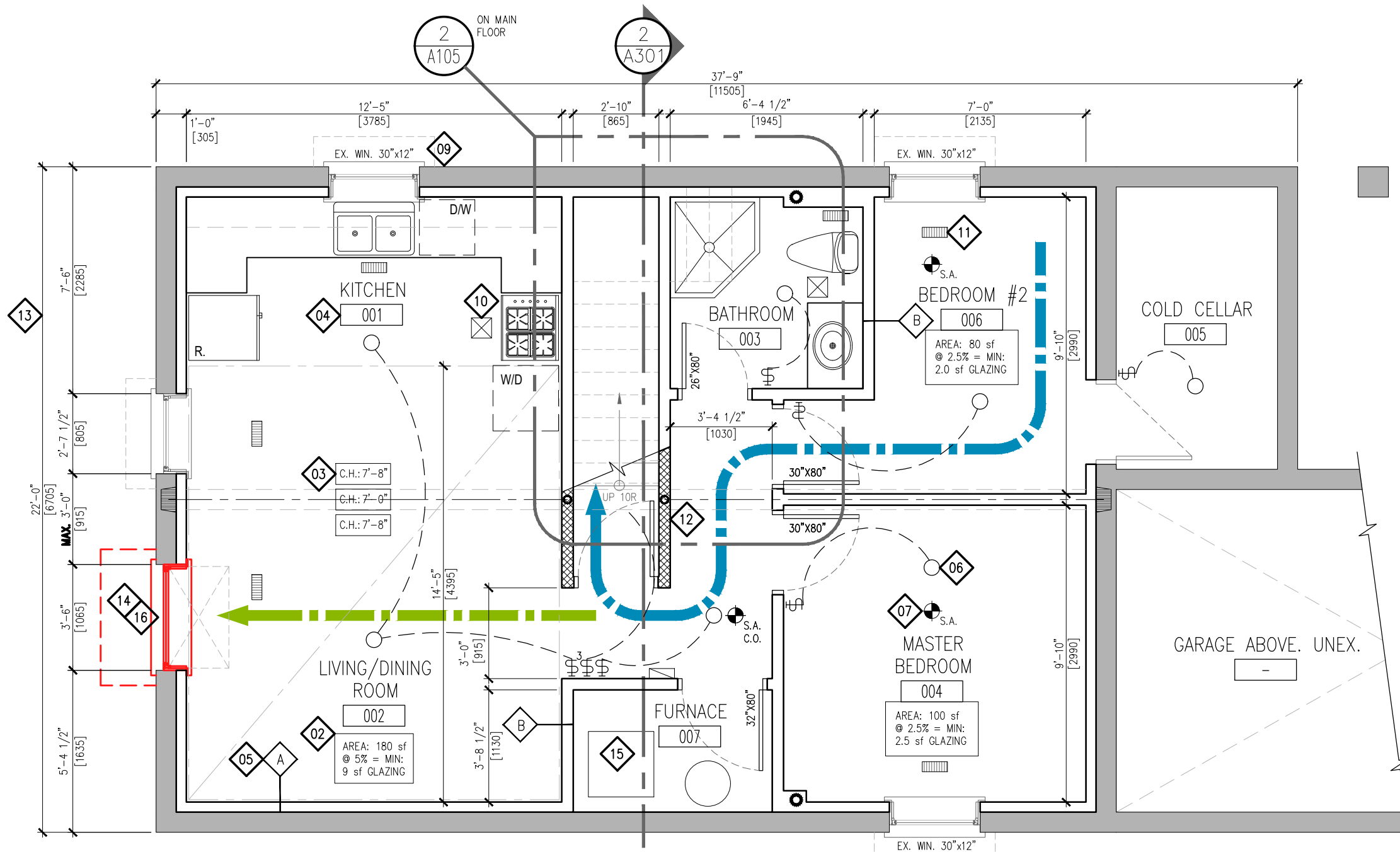
DATE: AUGUST 29, 2018
SCALE: AS NOTED
FILE: TUDR_PLANDWG

PROJECT NO:
TUDR A104

DOC CONTROL DATE: _____
% COMPLETE: _____
INITIAL: _____

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Flower City
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CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES



2
A105 **PRINCIPAL ENTRANCE**
1/4" = 1'-0"
ON MAIN FLOOR - THROUGH ANOTHER UNIT

1
A105 **SAMPLE PROPOSED BASEMENT PLAN - OPTION 'C'**
1/4" = 1'-0"
NOTE: EGRESS OPTION 'C' IS ONLY AVAILABLE AS A COMPLIANCE ALTERNATIVE WHERE ZONING REQUIREMENTS CANNOT BE ACHIEVED FOR EGRESS IN OPTIONS 'A' OR 'B'

LEGEND:	
SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm ² PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m ² (.277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3

REFERENCE NOTES:

<p>EGRESS OPTION 'C': EGRESS FROM THE BASEMENT UNIT THROUGH ANOTHER UNIT. THIS OPTION REQUIRES A SECOND AND SEPARATE MEANS OF EGRESS LOCATED ON THE BASEMENT LEVEL.</p> <p> DIRECTION OF TRAVEL SEPARATE MEANS OF EGRESS</p>			
01	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.	11	PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
02	PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)	12	PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES.
03	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.	13	DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
04	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).	14	ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
05	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS, INSULATION, VB ETC.	15	PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
06	PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.	16	PROVIDE A SECOND AND SEPARATE MEANS OF EGRESS PER OBC 2012 B.11/ C136 (c). REFER TO DWG: A401 FOR DETAILS.
07	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL	17	REQUIRED CLOSURE. MINIMUM 20min. RATED DOOR w/ SELF CLOSING DEVICE. PROVIDE SMOKE-TIGHT SEAL.
08	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.		
09	PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).		
10	PROVIDE EXHAUST FANS OVER RANGES, WITHIN BATHROOMS AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.		

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE BASEMENT PLAN - OPTION 'C'
ACCESS TO EXTERIOR THRU PRINCIPAL UNIT

DESIGN BY: DG
DRAWN BY: DG
CHECKED BY: LM

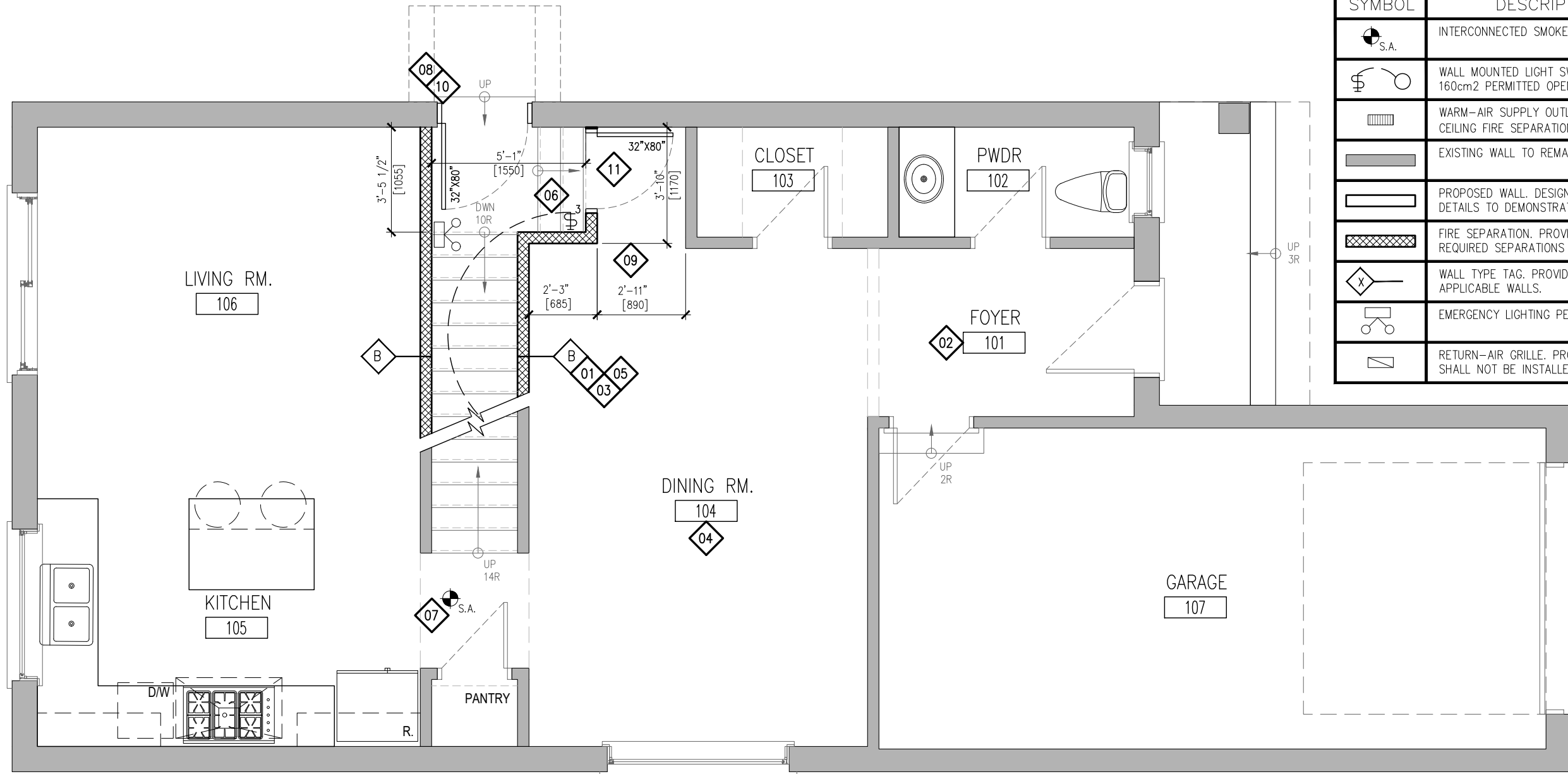
DATE: AUGUST 29, 2018
SCALE: AS NOTED
FILE: TUDR_PLAN.DWG

CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

BRAMPTON
Flower City
brampton.ca

PROJECT NO:
TUDR A105




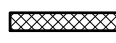

LEGEND:	
SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm2 PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m2 (.277 s.f.)
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.

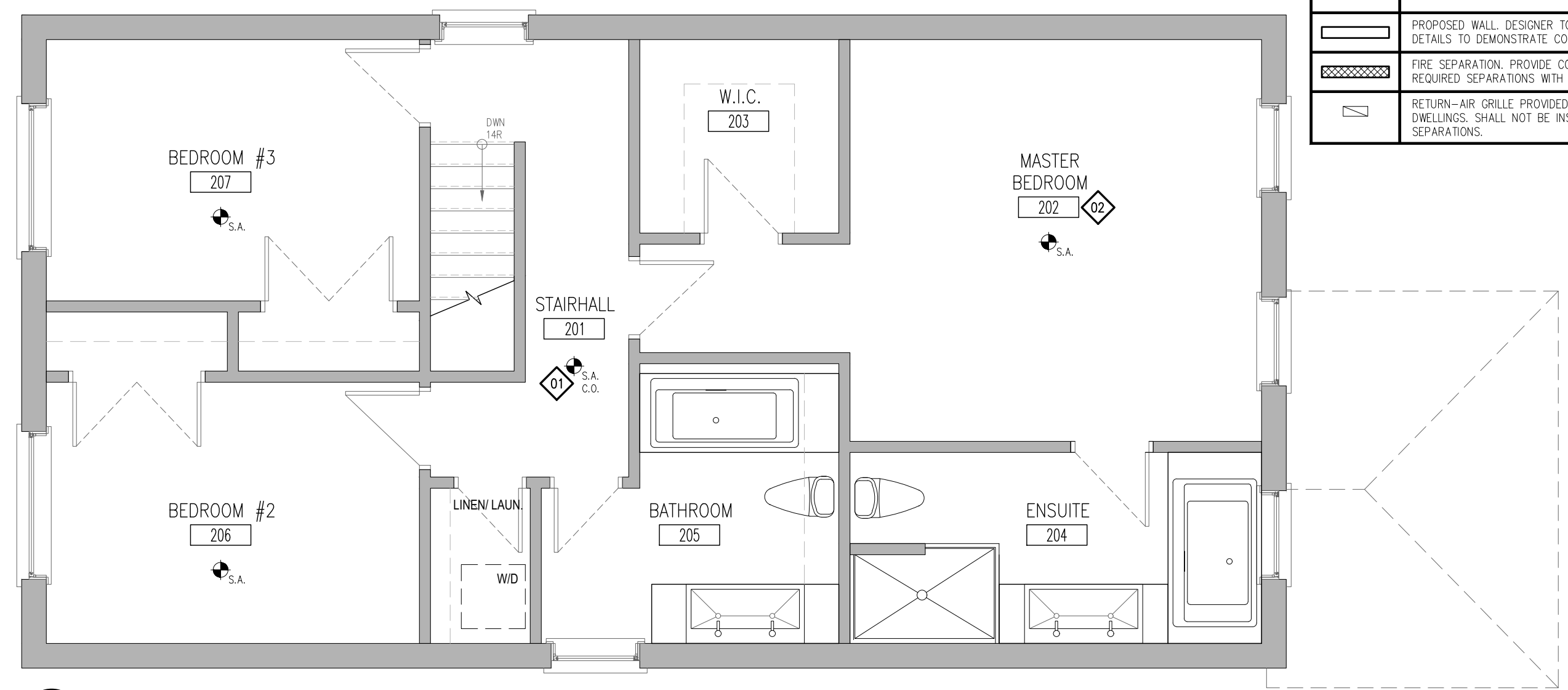


1
A106 SAMPLE GROUND FLOOR PLAN
1/4" = 1'-0"

REFERENCE NOTES:	
	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.
	PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
	PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES. VERTICAL: MIN. 30min/ HORIZONTAL: 15min.
	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).
	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS. INSULATION, VB ETC.
	PROVIDE ALL ELECTRICAL LIGHTING FACILITIES AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.
	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.
	DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
	ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
	REQUIRED CLOSURE. MINIMUM 20min. RATED DOOR w/ SELF CLOSING DEVICE. PROVIDE SMOKE-TIGHT SEAL.



PROJECT: CHANGE OF USE - TWO UNIT HOUSE SAMPLE GROUND FLOOR PLAN		DESIGN BY: DG DATE: AUGUST 29, 2018 SCALE: AS NOTED FILE: TUDR_PLANDWG
		CHECKED BY: LM INITIAL:
CITY OF BRAMPTON, ON 8850 McLaughlin RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES		DRAWING NO: TUDR A106


LEGEND:	
SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	RETURN-AIR GRILLE PROVIDED ON EACH LEVEL IN DWELLINGS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.

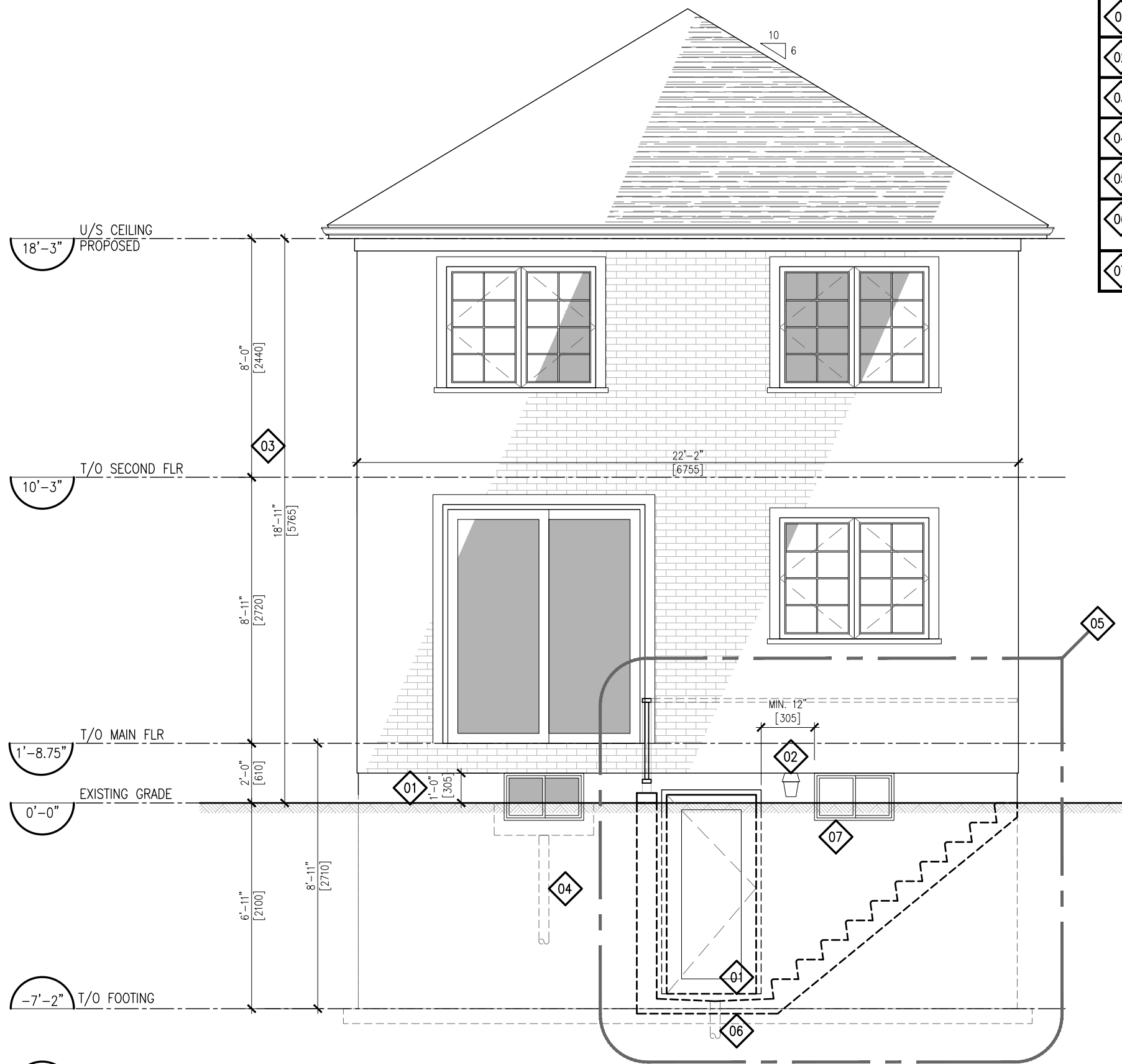


1
A107 SAMPLE SECOND FLOOR PLAN
1/4" = 1'-0"

REFERENCE NOTES:

-  PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
-  PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).

PROJECT: CHANGE OF USE - TWO UNIT HOUSE SAMPLE SECOND FLOOR PLAN	DESIGN BY: DG	DOC CONTROL DATE:
	DRAWN BY: DG	% COMPLETE:
	CHECKED BY: LM	INITIAL:
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	SCALE: AS NOTED	
	FILE: TUDR_PLANDWG	
PROJECT NO:	DRAWING NO:	
CITY OF BRAMPTON, ON 8850 McLaughlin RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES		TUDR A107



REFERENCE NOTES:	
01	PROVIDE DIMENSION FROM DOOR SILL TO ADJACENT SLAB/ GRADE WHERE DOOR IS TO BE USED AS PRINCIPAL ENTRANCE.
02	PROVIDE AN EXTERIOR LIGHT FIXTURE AND INTERIOR SWITCH.
03	PROVIDE DIMENSIONS OF WALL/ WALL AREA. INCLUDE ALL EXIST./ PROP. WINDOW SIZES AND AREA ABOVE GRADE FOR BASEMENT WINDOWS.
04	WINDOW WELLS ARE TO DRAIN TO EXTERIOR.
05	PROVIDE ALL REQUIRED DETAILS FOR BELOW GRADE ENTRANCE. INCLUDE ALL DETAILS FOR GUARD CONSTRUCTION AND CONNECTIONS.
06	DRAIN IS TO CONNECT DIRECTLY TO SUMP PUMP OR STORM DRAIN. NOT TO WEEPING TILE OR SANITARY DRAIN. PROVIDE SUMP LOCATION IF APPLICABLE.
07	PROVIDE PROTECTION OVER WINDOWS PER ARTICLE: 9.8.8.1(8). OF THE OBC 2012 (DIV. B) WITHIN REQUIRED AREA OF GUARDS.

1
A201 REAR ELEVATION PROPOSED - EGRESS OPTION 'A'
1/4" = 1'-0"

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE REAR ELEVATION



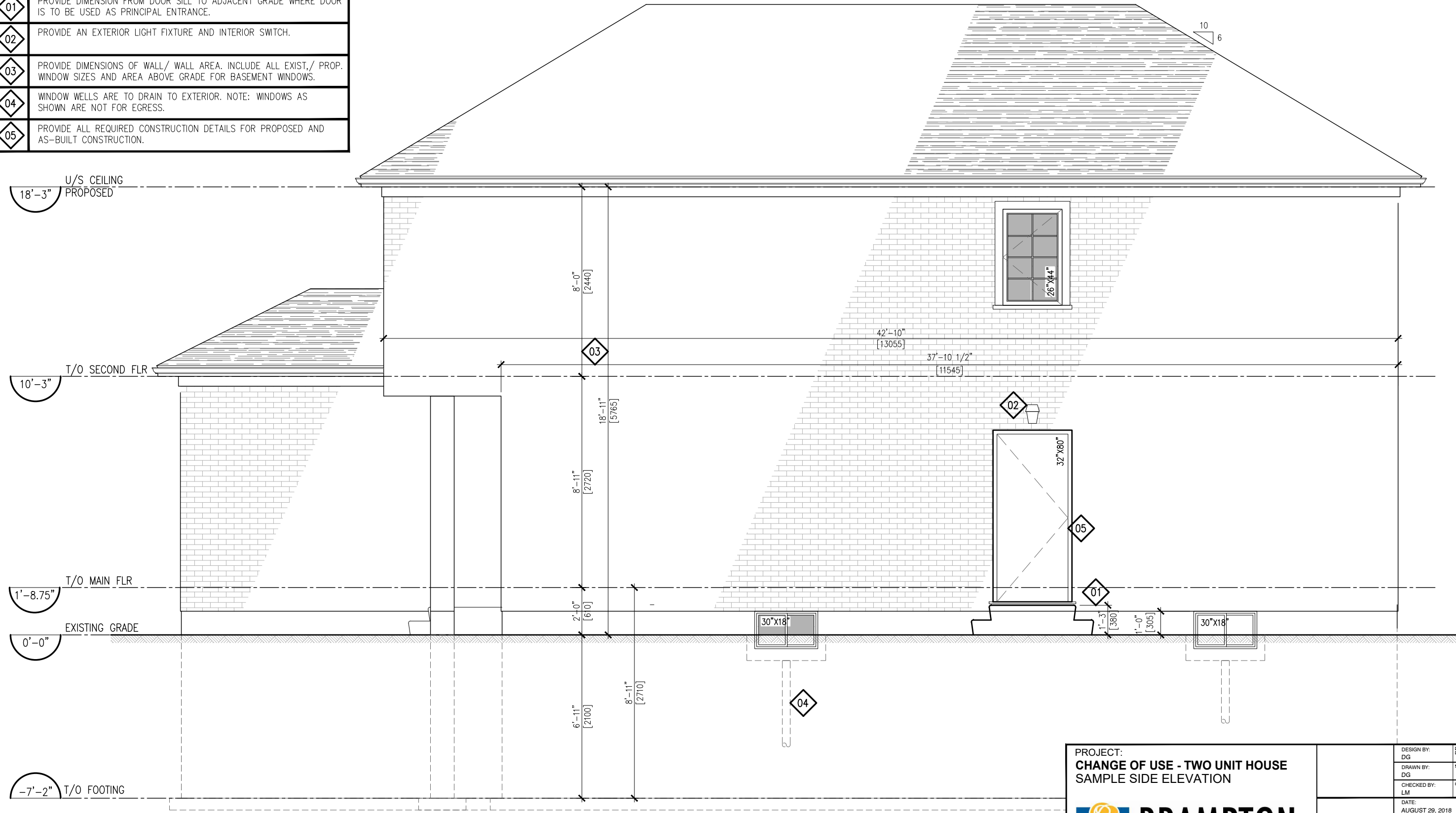
brampton.ca Flower City

CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES


DESIGN BY: DG	DOC CONTROL: DATE
DRAWN BY: DG	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: JANUARY 9th, 2019	
SCALE: AS NOTED	
FILE: TUDR_PLAN.DWG	
PROJECT NO:	DRAWING NO:
TUDR	A201

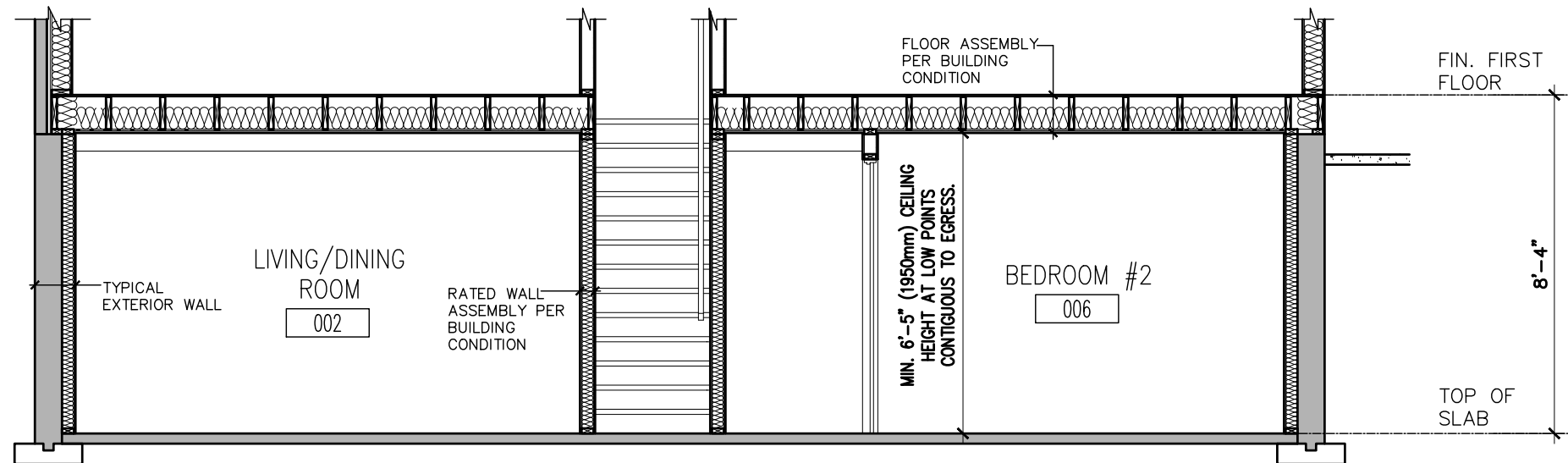
REFERENCE NOTES:

- 01 PROVIDE DIMENSION FROM DOOR SILL TO ADJACENT GRADE WHERE DOOR IS TO BE USED AS PRINCIPAL ENTRANCE.
- 02 PROVIDE AN EXTERIOR LIGHT FIXTURE AND INTERIOR SWITCH.
- 03 PROVIDE DIMENSIONS OF WALL/ WALL AREA. INCLUDE ALL EXIST./ PROP. WINDOW SIZES AND AREA ABOVE GRADE FOR BASEMENT WINDOWS.
- 04 WINDOW WELLS ARE TO DRAIN TO EXTERIOR. NOTE: WINDOWS AS SHOWN ARE NOT FOR EGRESS.
- 05 PROVIDE ALL REQUIRED CONSTRUCTION DETAILS FOR PROPOSED AND AS-BUILT CONSTRUCTION.

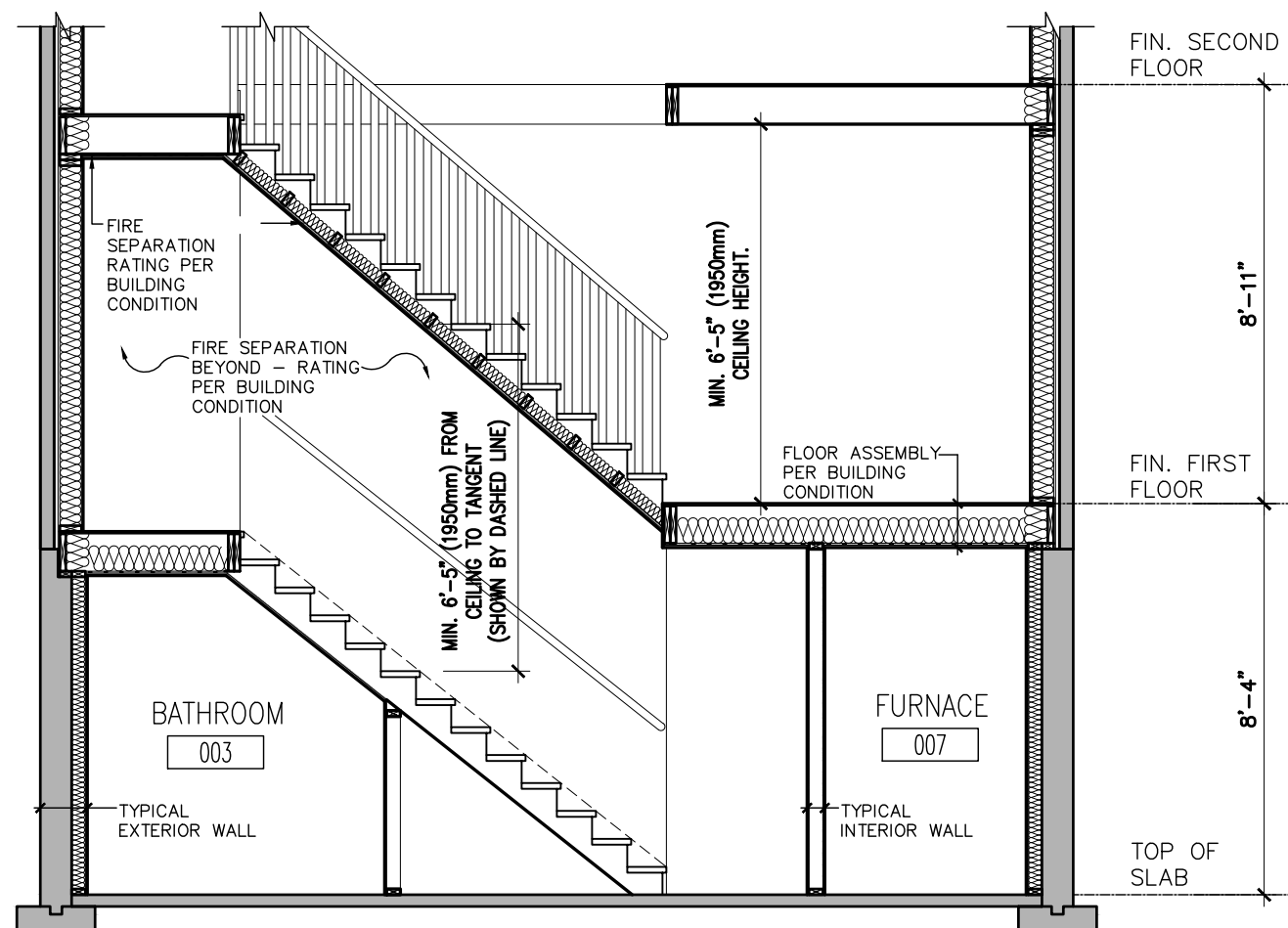


1 RIGHT SIDE ELEVATION PROPOSED - EGRESS OPTION 'B'
A202 1/4" = 1'-0"

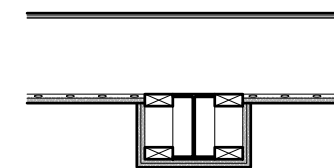
PROJECT: CHANGE OF USE - TWO UNIT HOUSE SAMPLE SIDE ELEVATION	DESIGN BY: DG	DOC CONTROL: DATE:
	DRAWN BY: DG	% COMPLETE:
	CHECKED BY: LM	INITIAL:
	DATE: AUGUST 29, 2018	
	SCALE: AS NOTED	
	FILE: TUDR_PLANDWG	
PROJECT NO:	DRAWING NO:	
CITY OF BRAMPTON, ON 8850 McLaughlin RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES		TUDR A202



1
A301
BASEMENT SECTION
1/4" = 1'-0"



2
A301
STAIR SECTION
1/4" = 1'-0"



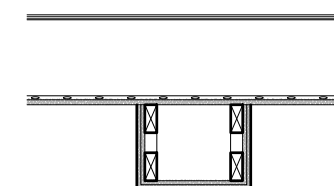
STEEL BEAM SEPARATION

2"x4" WOOD FRAMING
2 LAYERS TYPE 'X'
GYPSUM BOARD
RATING PER BUILDING
CONDITION



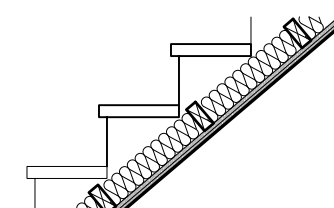
STEEL COLUMN SEPARATION

2"x4" WOOD STUDS
2 LAYERS TYPE 'X'
GYPSUM BOARD
RATING PER BUILDING
CONDITION




BULKHEAD BELOW FIRE SEPARATION

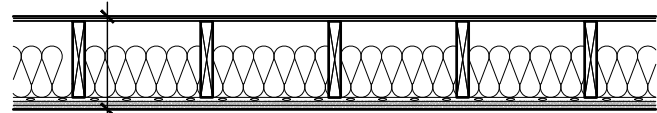
FIRE SEPARATION
CEILING ABOVE
2"x4" WOOD STUDS
1/2" GYPSUM BOARD



UNDERSIDE OF STAIR FIRE SEPARATION

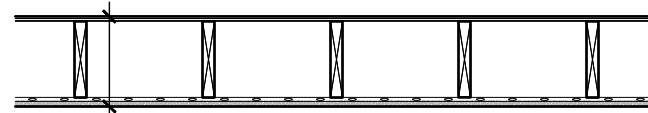
2"x4" WOOD STUDS TO
SUPPORT CEILING
SOUND INSULATION
(OPTIONAL)
2 LAYERS TYPE 'X'
GYPSUM BOARD
RATING PER BUILDING
CONDITION

PROJECT: CHANGE OF USE - TWO UNIT HOUSE SAMPLE SECTIONS	DESIGN BY: DS	DOC CONTROL: DATE:
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	FILE: TUDR_PLANDWG	
PROJECT NO:	DRAWING NO: TUDR A301	



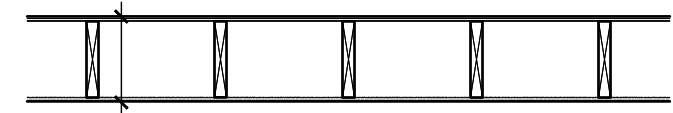
15.5mm PLYWOOD, OSB, OR
WAFERBOARD SUBFLOOR
WOOD JOISTS OR WOOD I-JOISTS
SPACED NOT MORE THAN 610mm O.C.
ABSORPTIVE MATERIAL IN CAVITY
RESILIENT CHANNELS @ 610mm O.C.
2 LAYERS 12.7mm TYPE 'X' GYPSUM BOARD

FLOOR ASSEMBLY F9h
FRR - 45 MIN. STC - 53
BUILDING CONDITION A



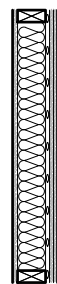
EXISTING PLYWOOD, OSB, OR
WAFERBOARD SUBFLOOR
WOOD JOISTS OR WOOD I-JOISTS
SPACED NOT MORE THAN 610mm O.C.
NO ABSORPTIVE MATERIAL IN CAVITY
(OPTIONAL 6" SOUND INSULATION)
RESILIENT CHANNELS @ 610mm O.C.
15.9mm TYPE 'X' GYPSUM BOARD

FLOOR ASSEMBLY F8b
FRR - 30 MIN. STC - 43
BUILDING CONDITION B



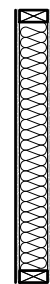
EXISTING SUBFLOOR
EXISTING WOOD JOISTS OR WOOD
I-JOISTS
NO ABSORPTIVE MATERIAL IN
CAVITY
12.7mm GYPSUM BOARD

EXISTING FLOOR ASSEMBLY
FRR - 15 MIN. STC - N/A
BUILDING CONDITION C



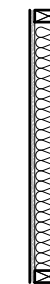
5/8" TYPE 'X' GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
3 1/2" SOUND INSULATION
RESILIENT METAL CHANNELS
@ 16" OR 24" O/C
2 LAYERS 5/8" TYPE 'X'
GYPSUM BOARD

WALL ASSEMBLY W4a
FRR - 1 HOUR STC - 51
BUILDING CONDITION A



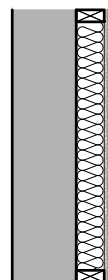
1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
1/2" GYPSUM BOARD

WALL ASSEMBLY W1c
FRR - 30 MIN. STC - N/A
BUILDING CONDITION B



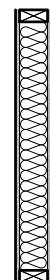
1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
(OPTIONAL)
1/2" GYPSUM BOARD

EXISTING RATED WALL
FRR - 30 MIN. STC - N/A
BUILDING CONDITION C



EXTERIOR FOUNDATION WALL
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
MIN. R12 BATT INSULATION
6 MIL. POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

TYPICAL EXTERIOR WALL



1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
(OPTIONAL)
1/2" GYPSUM BOARD

TYPICAL INTERIOR WALL

WALL TYPES DEMONSTRATED ON THIS DRAWING ARE BASED ON WALL CONSTRUCTION DETAILS SPECIFIED IN THE SUPPLEMENTARY STANDARD SB-3. DESIGNER IS REQUIRED TO SPECIFY THE MINUTE RATING AND CONSTRUCTION OF ALL REQUIRED FIRE SEPARATIONS.

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
WALL/ CEILING ASSEMBLIES

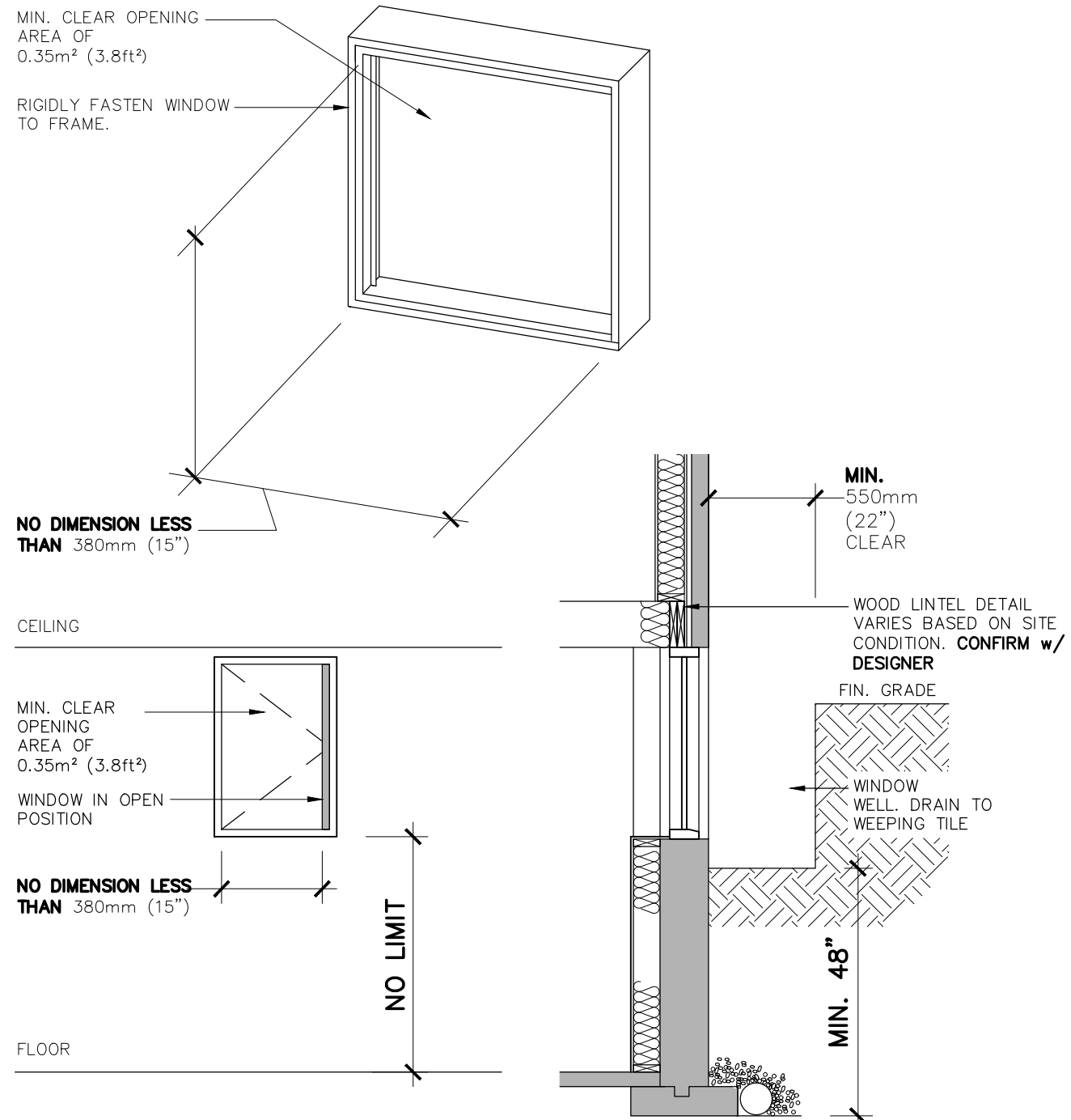


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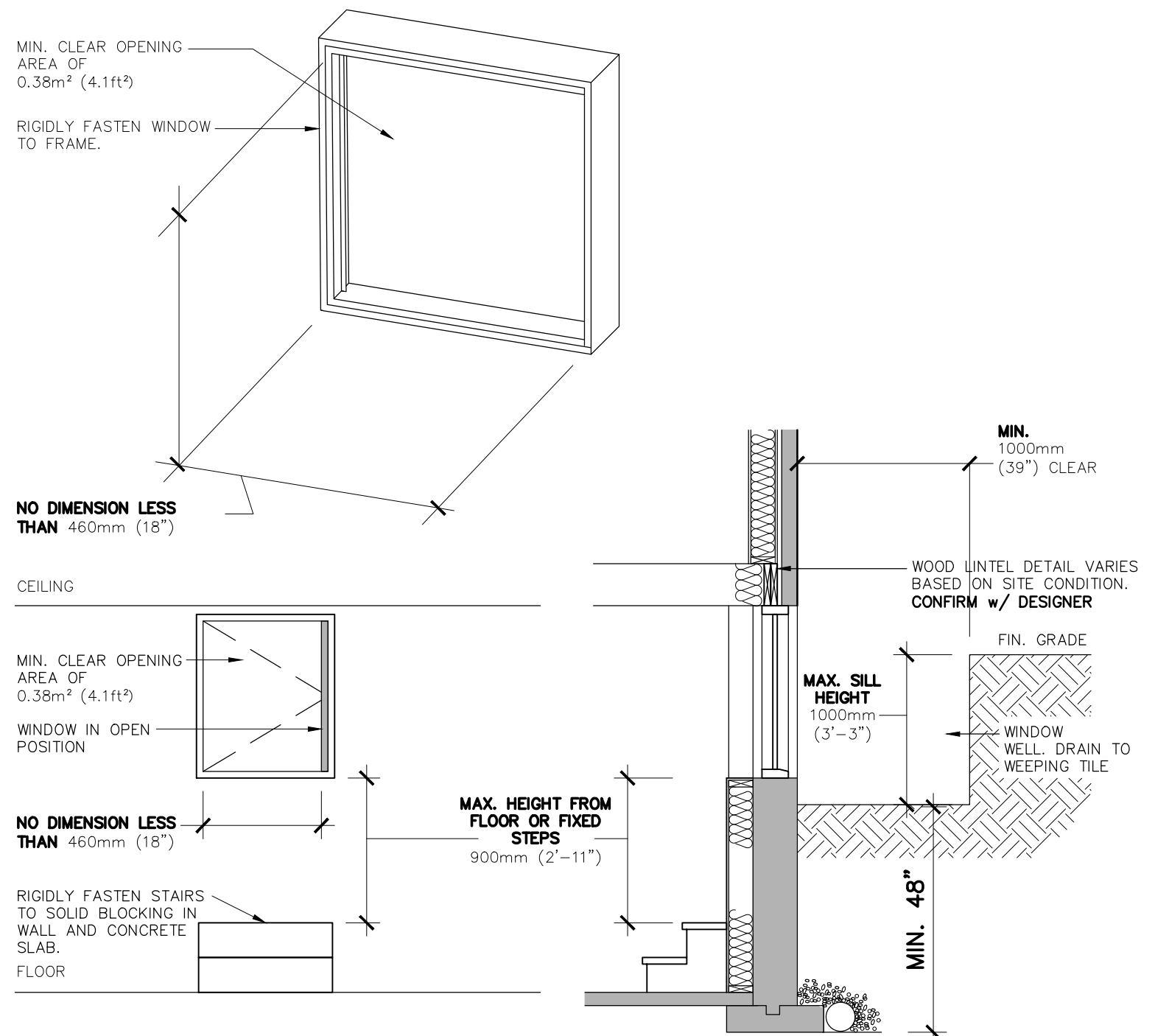
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PROJECT NO: DRAWING NO:

TUDR A302



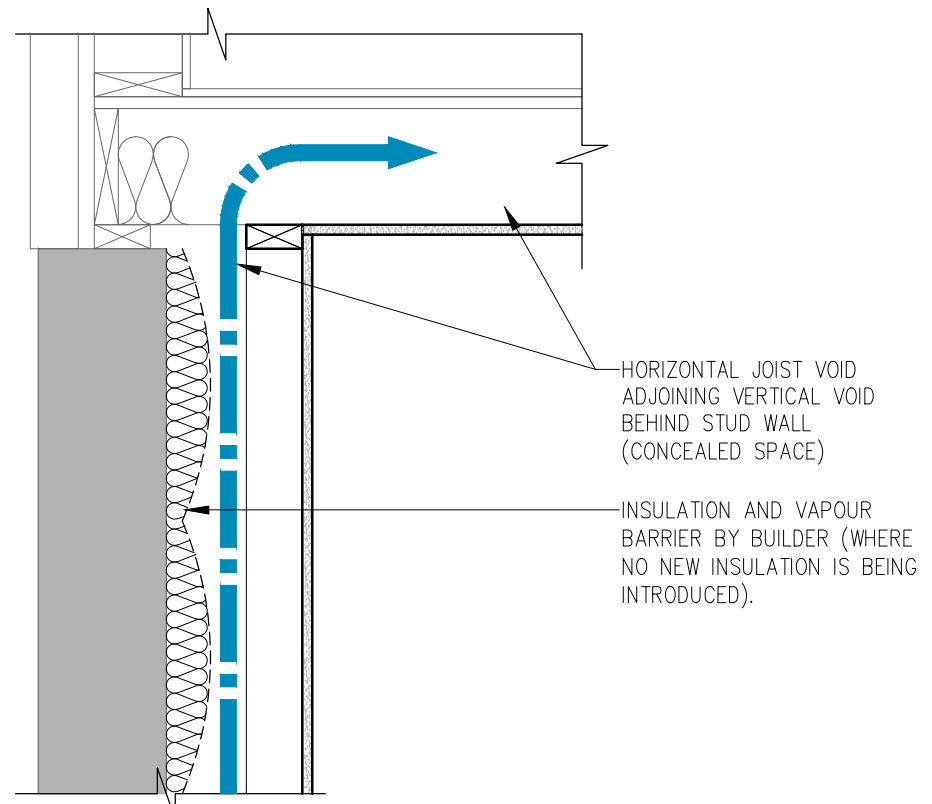
1
A401
EGRESS WINDOW - OPTION 'A' or 'B'
3/8" = 1'-0"



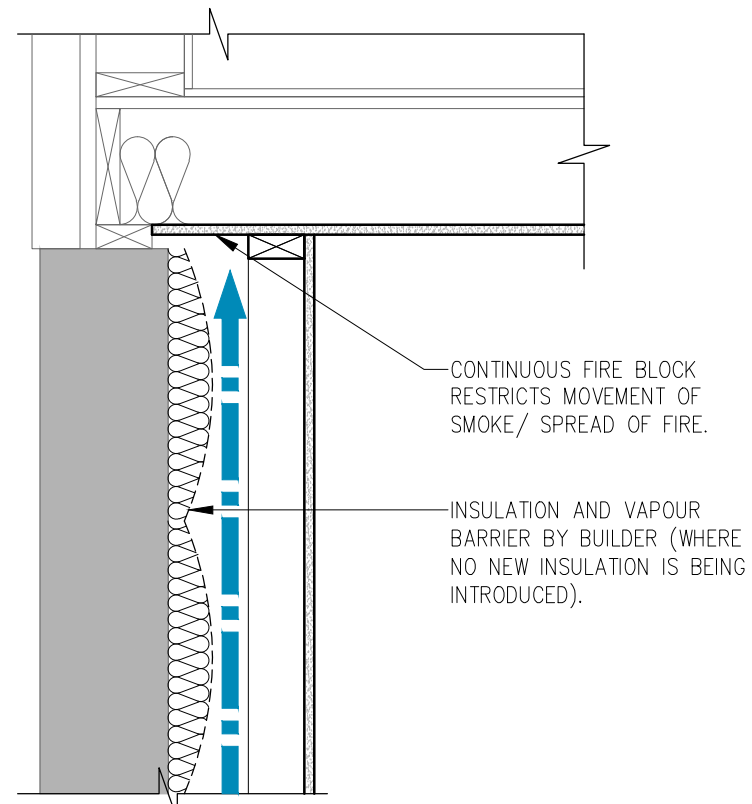
2
A401
ESCAPE WINDOW - OPTION 'C'
3/8" = 1'-0" **NOTE: EGRESS OPTION 'C' IS ONLY AVAILABLE AS A COMPLIANCE ALTERNATIVE WHERE ZONING REQUIREMENTS CANNOT BE ACHIEVED FOR EGRESS IN OPTIONS 'A' OR 'B'**

PROJECT: CHANGE OF USE - TWO UNIT HOUSE EGRESS WINDOW	TRUE NORTH 	DESIGN BY: DS	DOC CONTROL: DATE:	
	CONSTRUCTION NORTH: 	DRAWN BY: DS	% COMPLETE:	
 brampton.ca CITY OF BRAMPTON, ON 8850 McLAUGHLIN RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES	CHECKED BY: LM	DATE: JUNE 8th, 2019	INITIAL:	
	SCALE: AS NOTED	FILE: TUDR_PLANDWG	DRAWING NO.:	
	PROJECT NO.:	DRAWING NO.:		

TUDR A401



NON COMPLIANT FIRE BLOCKING DETAIL
PERIMETER WALL CONDITION



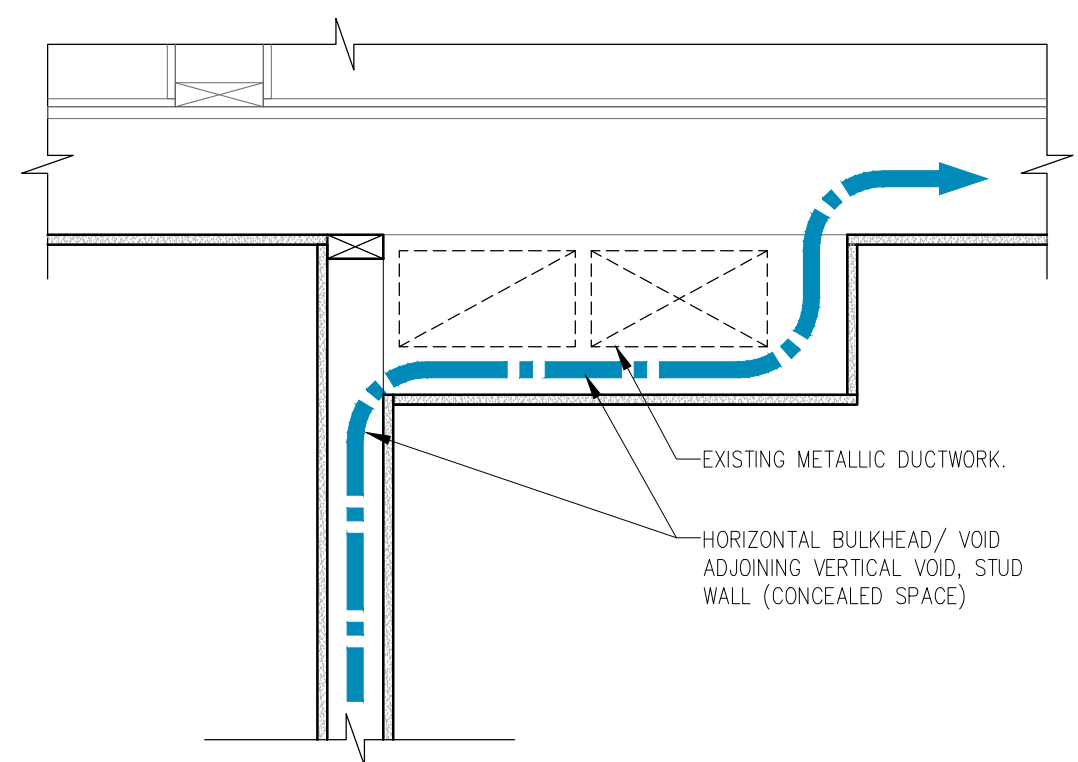
COMPLIANT FIRE BLOCKING DETAIL
PERIMETER WALL CONDITION

9.10.16.1. REQUIRED FIRE BLOCKS IN CONCEALED SPACES:

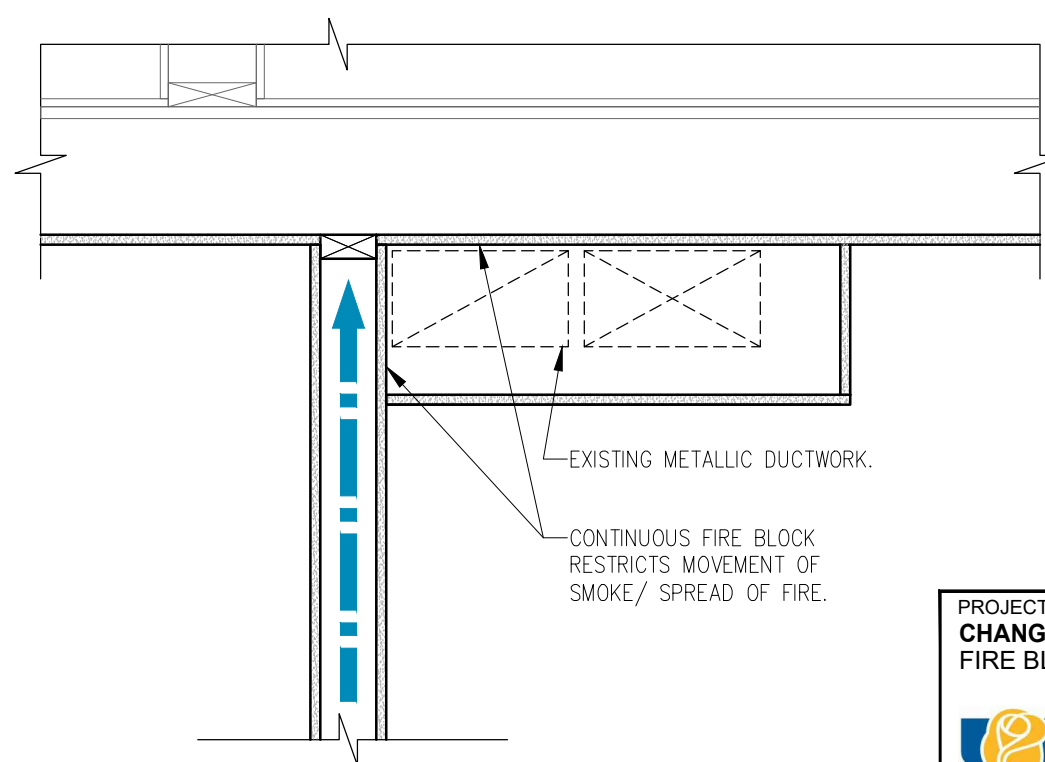
(1) CONCEALED SPACES IN INTERIOR WALLS, CEILINGS, FLOORS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES.

(2) FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVERED CEILINGS, DROP CEILINGS AND SOFFITS WHERE THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE CONCEALED SPACES HAVE A SURFACE FLAME-SPREAD RATING GREATER THAN 25.


(3) FIRE BLOCKS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RUN OF STAIRS WHERE THEY PASS THROUGH A FLOOR CONTAINING CONCEALED SPACE IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A SURFACE FLAMESPREAD RATING GREATER THAN 25.



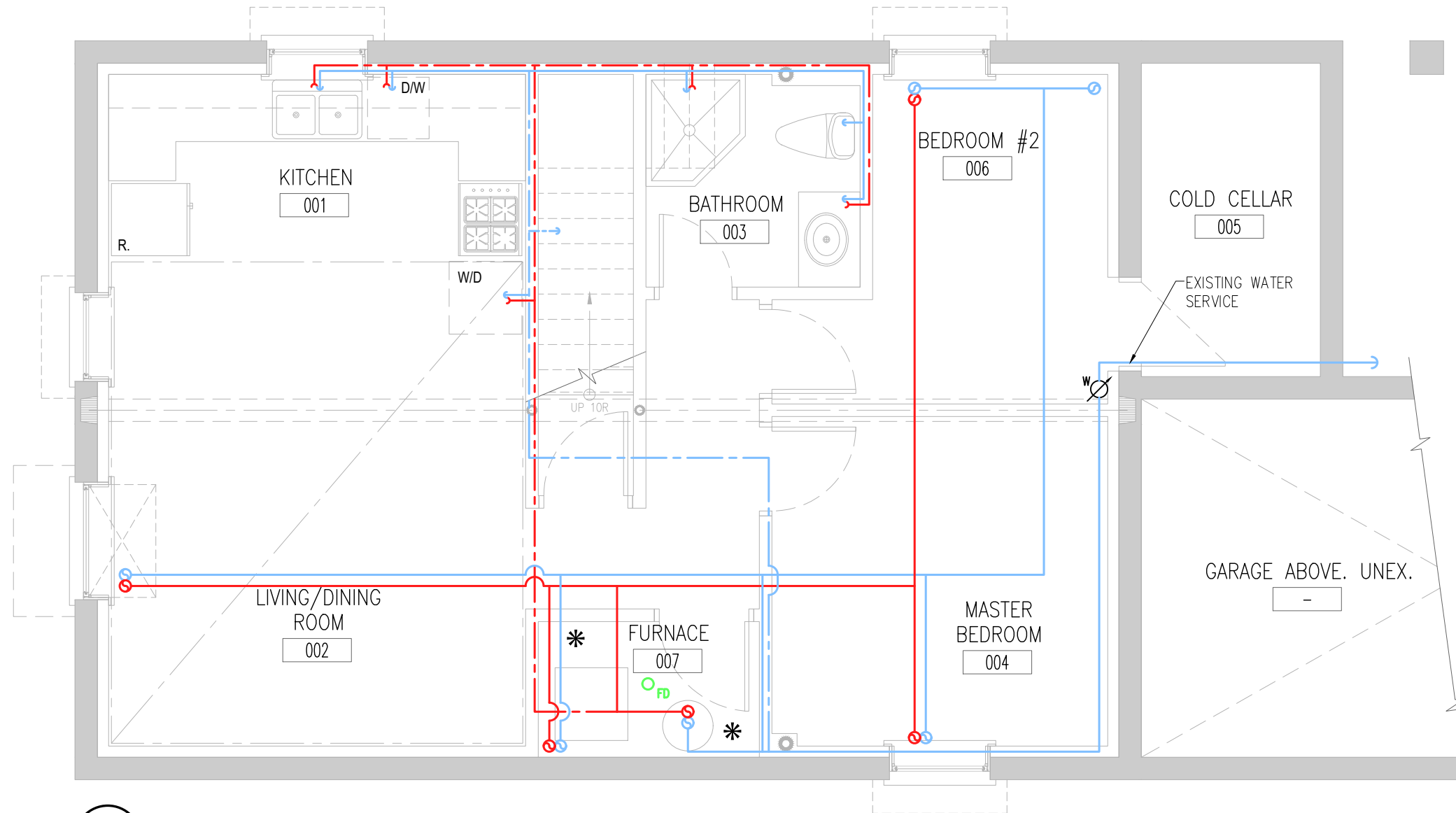
NON COMPLIANT FIRE BLOCKING DETAIL
INTERIOR WALL/ FIRE SEPARATION



COMPLIANT FIRE BLOCKING DETAIL
INTERIOR WALL/ FIRE SEPARATION

PROJECT: CHANGE OF USE - TWO UNIT HOUSE FIRE BLOCKING DETAILS	DESIGN BY: DG	DOC CONTROL: DATE:
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	SCALE: AS NOTED	
	FILE: TUDR_PLAN.DWG	
PROJECT NO:	DRAWING NO:	
	TUDR	A402

FOR REFERENCE ONLY



1
P101

SAMPLE PROPOSED BASEMENT PLAN - PLUMBING

1/4" = 1'-0"

LEGEND:	
SYMBOL	DESCRIPTION (SEE PLAN FOR PIPE SIZES)
	PROPOSED HOT WATER LINE AND RISER UNIT 1 (MAIN FLOOR).
	PROPOSED COLD WATER LINE AND RISER UNIT 1 (MAIN FLOOR).
	PROPOSED HOT WATER LINE AND RISER UNIT 2 (BASEMENT SUITE).
	PROPOSED COLD WATER LINE AND RISER UNIT 2 (BASEMENT SUITE).
	SEPARATE UNIT SUPPLY LINES CROSSING.
*	RESIDENTIAL SPRINKLER HEAD
	FLOOR DRAIN.
	WATER METER. PROVIDE SUPPLY PIPE SIZE/ DIAMETER.

REFERENCE NOTES:

NOTES:

- SHUT-OFF VALVES SHALL BE INSTALLED ON THE WATER SUPPLY TO EACH UNIT TO ENSURE THAT WHEN THE SUPPLY TO ONE UNIT IS SHUT OFF, THE SUPPLY TO THE OTHER IS NOT INTERRUPTED.
- REFER TO OBC 2012 DIV. B 9.23.5 FOR NOTCHING AND DRILLING OF WOOD STRUCTURAL MEMBERS.

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE BASEMENT PLAN - PLUMBING

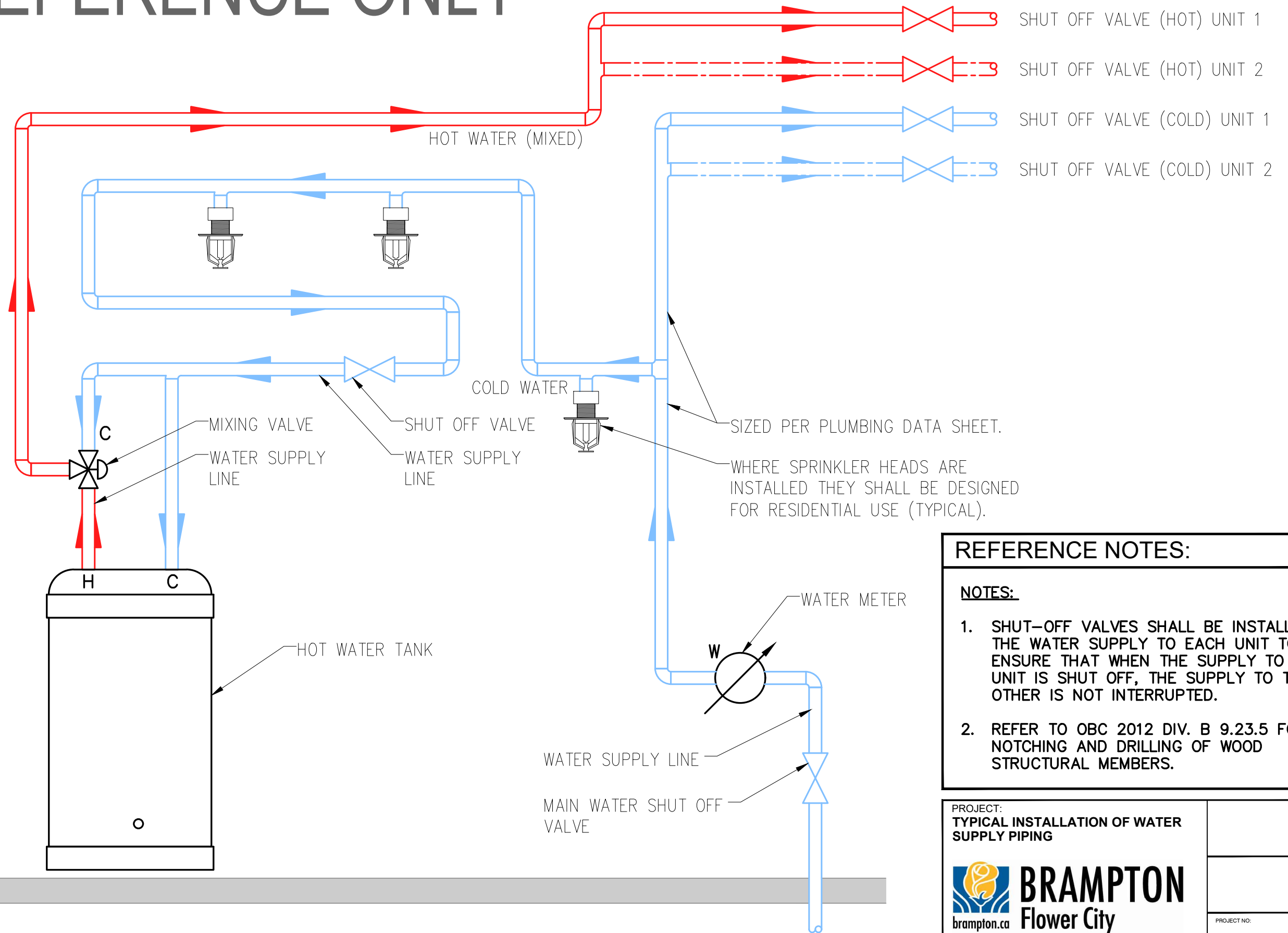


CITY OF BRAMPTON, ON
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DATE: MARCH 28, 2019	
SCALE: AS NOTED	
FILE: TUDR_PLANDWG	
PROJECT NO:	DRAWING NO:

TUDR P101

FOR REFERENCE ONLY



REFERENCE NOTES:

NOTES:

- SHUT-OFF VALVES SHALL BE INSTALLED ON THE WATER SUPPLY TO EACH UNIT TO ENSURE THAT WHEN THE SUPPLY TO ONE UNIT IS SHUT OFF, THE SUPPLY TO THE OTHER IS NOT INTERRUPTED.
- REFER TO OBC 2012 DIV. B 9.23.5 FOR NOTCHING AND DRILLING OF WOOD STRUCTURAL MEMBERS.

PROJECT:
TYPICAL INSTALLATION OF WATER SUPPLY PIPING

DESIGN BY: JR
 DRAWN BY: DG
 CHECKED BY: LM

DATE: MARCH 28, 2019
 SCALE: AS NOTED
 FILE: TUDR_PLANDWG

PROJECT NO:
TUDR P102

DRAWING NO:

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 Flower City

CITY OF BRAMPTON, ON
 8850 McLAUGHLAN RD. UNIT #1
 PLANNING AND INFRASTRUCTURE SERVICES

DESIGN BY: JR	DOC CONTROL: DATE
DRAWN BY: DG	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: MARCH 28, 2019	
SCALE: AS NOTED	
FILE: TUDR_PLANDWG	
PROJECT NO: TUDR P102	DRAWING NO: