

Building Permit Requirements

TWO-UNIT DWELLING REGISTRATION & PERMIT APPLICATION GUIDE

A second unit is a self-contained residential unit located within a house. The unit may be in any part of the house, including the basement. Second units provide an affordable housing option for many people in Brampton.

A second unit is not legal unless it has been registered with the City and any work has been approved and inspected by the City. These policies are intended to make units safe, legal and livable.

This guide explains the process and requirements for submitting an application for registration of a two-unit dwelling and submitting a building permit application for the creation of a second dwelling unit in greater detail.

The Two-Unit Dwelling Registration and Building Permit Application processes are consolidated into a single application stream as described below.

Pre-application Review and Verification of Zoning Compliance

Second units are permitted in detached, semi-detached and townhouse dwellings, subject to zoning requirements and restrictions. In order to be legal, second units must be registered with the City of Brampton.

Under the Zoning By-law, the following conditions apply to second dwelling units:

- Only one second unit is permitted in a two-unit dwelling.
- No additional parking is required for the creation of a second unit. The minimum number of parking spaces required by the General Residential Provisions (Section 10.9) of the Zoning By-law must be maintained on the lot.
- The second unit must be smaller in floor area than the principal unit.
- The entrance to the second unit can be located in the side or rear yard provided there is a 1.2m unobstructed path of travel to the principal entrance located entirely on the subject property. A landing serving a second unit entrance must be less than 0.6m above ground level and is limited to a maximum length and width of 0.9m. Steps shall be provided at the front and rear of the landing.
- Two-unit dwellings are not permitted on lands zoned Open Space, Floodplain or within the area identified as the Downtown Floodplain Regulation Area.

An Application for a Permit must include:

Building permit applications are broken down into 3 major requirements:

- Application Forms
- Construction Drawings
- Fees

All applications must be applied for online at www.brampton.ca/building

Application Forms

1. [Application for a Permit to Construct or Demolish](#)

All sections of the form must be completed, including the e-mail address. (This will be our primary means of communication.) Please ensure you include an email address for both the owner and applicant.

2. [Schedule 1 Designer Form](#)

This form is required when someone other than an Architect or Licensed Professional Engineer is taking responsibility for the design of the second dwelling unit. This person would be either:

- a registered designer with the Building Code Identification Number (BCIN) qualified in House or Small Buildings
- the homeowner taking legal responsibility for the design, provided they understand and are willing to take responsibility for the applicable requirements of the Ontario Building Code.

3. [Applicable Law Checklist](#)

4. [Water Pipe Size Plumbing Data Sheet – Two-Unit Dwellings](#) – [Click here to view the form.](#)

Construction Drawings

Please Note: A legal survey must be included with the construction drawings. Sample drawings are available [here](#).

The following drawings are required for a Change of Use, Two-Unit Dwelling:

1. **Legal Survey**
2. **Fully Dimensioned Site Plan** – Sample Drawing A101
3. **Existing Floor Layouts** – Sample Drawings A102, with designated use of each room or space within the building
4. **Proposed Floor Layouts** – Sample Drawings A103 to A105 (basement), A106 (main floor) and A107 (2nd floor),
 - Determine which egress option applies, (refer to sample drawings)
 - Label use of each space, dimensions, ceiling height
 - Show window and door location and sizes
 - Show fire separations
 - Clearly differentiate ‘existing’ and ‘proposed’ construction in the floor layout
 - Show location of all heating supply outlets and return air grills, exhaust air intakes and the location of duct-type smoke detectors, within the air handling system serving the entire building
 - Show location of plumbing fixtures
 - Show electrical lighting, control switches and outlets, interconnected smoke alarms and, when required, the location of battery powered emergency lighting units within common means of egress
5. **Elevations showing Second Unit Entrance and Egress/Exit Windows** – Sample Drawings A201 and A202
6. **Sections and Wall/Ceiling/Fire Separation Construction Details including fire rated door assemblies** – Sample A301 and A303
7. **Construction Details of Egress and Escape Windows** – Sample Drawings A401
8. **Plumbing Schematic Layout** – Sample P101, P102 – Plumbing schematic drawing with pipe size, location of water meter, proposed sprinkler heads and control valves, including shut off valves to isolate each dwelling unit are for reference only and need not be included with the permit application.

All drawings must be submitted electronically and drawn to an appropriate scale (min 3/16” = 1’ or metric equivalent), and clearly legible. All walls must be drawn as double lines (accurately showing wall thickness), and drawings must clearly differentiate between existing and proposed construction. Every page of the drawings shall include the project address and the following designer information:

Homeowner design	- printed name of homeowner, signature and date
Qualified BCIN design	- printed name, individual/firm (if applicable) BCIN numbers, signature and date
Architect or Professionally Engineered design	- Architect’s or Professional Engineer’s seal with a signature and date

***Due to the complexity involved in designing and constructing a Two-Unit Dwelling in compliance with the Building Code we HIGHLY recommend that a qualified designer prepare the application drawings.**

Registration Permit Fees

At the time of submission of the application, registration payment due is **\$200.00** and the permit fee due is **\$1082.43**

Building Permit Issuance

1. Once your application is approved your permit will be issued. Your permit is not issued until you have paid the outstanding permit fees.
2. Where an existing water service must be upgraded to meet the increased demand to the house, a connection approval from the municipal water supply to the property line is required. Contact the Region of Peel, Engineering Development Services at siteplanservicing@peelregion.ca for information and arrangements for the new water connection.
3. Note regarding sample drawings: The sample drawings do not cover all of the requirements for accessory apartments. The person taking responsibility for the design should refer to the 2012 Ontario Building Code for a detailed listing of all requirements. The most current Building Code is available at e-Laws - Ontario Building Code.
4. Construction must be carried out in accordance with the approved permit drawings, including any required changes that are identified through the application review process.
5. The approved permit drawings and documents must be kept on site at all times during construction and must be available during inspections. Electronic copies are sufficient.

Inspection Requirements

1. You must submit online to arrange for all required inspections. The required inspections will be indicated on the inspection list provided with the issuance of the permit. Inspections are booked by visiting www.brampton.ca/inspections
Typical Second Dwelling Unit inspections can include (depending on the scope of work):
 - Underground Plumbing
 - Above Ground Plumbing
 - Framing
 - Insulation & Air Barrier
 - HVAC Rough-in
 - Occupancy Building, HVAC, Plumbing
 - Final Building, HVAC, Plumbing
2. Following the successful completion of all required inspections, an Occupancy Permit for the second unit will be issued. Occupancy must be granted to complete the Final Registration of your two-unit dwelling.
3. Where construction has previously taken place without a building permit the work may be required to be uncovered so that the inspector can verify compliance with the building code in accordance with the Building Code Act and the inspector's duty of care.

Electrical Safety Authority

Verification of compliance with the Electrical safety Authority (ESA) requirements is mandatory prior to final registration of all second dwelling units in the City of Brampton. The purpose of the ESA review process and inspection is to ensure that the electrical wiring servicing the second unit is safe and properly installed.

If you are not able to obtain an inspection from the ESA (and if no prior ESA inspection was arranged by the old owner), you will need to hire a Licenced Electrical Contractor to inspect the wiring and fixtures and provide written confirmation that all electrical components comply with the Electrical Safety Code. The letter must be on the Electrical Contractor's letterhead and contain their Licence Number.

To find a Licence Electrical Contractor, contact the ESA Customer Service Centre at 1-877-ESA-SAFE (1-877-372-7233).

Or, please use the links on the ESA website:

esasafe.com/compliance/hiring-a-licensed-electrical-contractor/

findacontractor.esasafe.com/

Final Registration

The registration process must be finalized for the Two-Unit Dwelling to be legally registered.

Final registration requires an Electrical Safety Authority (ESA) Certificate or an inspection report by a licensed contractor.

Email the ESA Certificate or the inspection report from the licensed contractor to Twounit.Zoning@brampton.ca. Once received and validated, a Two-Unit Registration Certificate will be issued.

For more information, contact:

Building Division

Phone: 905-874-2401 or 311

Email: Twounit.Zoning@brampton.ca

Find information online at www.brampton.ca/EN/residents/Building-Permits/second-dwelling

To check the status of your permit online, visit maps1.brampton.ca/mybrampton

To book an appointment to visit the Building Division, visit www.brampton.ca/skiptheline

To book inspections, visit www.brampton.ca/inspections

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*.

For use by Principal Authority			
Application number:	Permit number (if different):		
Date received:	Roll number:		
Application submitted to: <u>THE CORPORATION OF THE CITY OF BRAMPTON</u> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name	Unit number	Lot/con.	
Municipality	Postal code	Plan number/other description	
Project value est. \$		Area of work (m ²)	
B. Purpose of application			
<input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building	Current use of building		
Description of proposed work			
C. Applicant			
Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I _____ declare that:				
(print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
_____		_____		
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name	Unit no.	Lot/con.	
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name	Firm		
Street address	Unit no.	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number	Fax number		Cell number
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
I _____ declare that (choose one as appropriate):			
(print name)			
<input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.			
Individual BCIN: _____			
Firm BCIN: _____			
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.			
Individual BCIN: _____			
Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code.			
Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
_____	_____		
Date	Signature of Designer		

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

CITY OF BRAMPTON - BUILDING DIVISION

SECTION G. DOCUMENTS ESTABLISHING COMPLIANCE WITH APPLICABLE LAW (OBC Div. A - 1.4.1.3.)

Permit Application No. _____	Project Location _____ # _____ street _____ unit/suite
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Explanation:

Applicable Law - Applicable law is other regulations for which approval must be obtained before a building permit can issue. A complete list of Acts and Regulations that are "Applicable Law" is set out in Article 1.4.1.3 of Division A of the Ontario Building Code.

Instructions:

The most common Acts and Regulations are listed below with the documentation that must be provided before a building permit can issue. Check those that apply to your permit application and complete the declaration. The customer service plans examiner will assist you with any questions you may have about the regulations listed. The documents noted must be provided before a building permit can issue.

Details and Contact Information

A list of agencies and contact information is available at the Building Division or on the City of Brampton website

APPLICABLE LAWS (Note: This list provides only the most common approvals)

ACT	Description	REQUIRED DOCUMENTS (Provide copy)	Required Yes/No	Received
Planning Act s.41	(Site Plan Control)	Site plan approved drawings		
Planning Act s.34	(Zoning By-law)	Final & binding amendment		
Planning Act Pt. V1	(Division of Land)	Registered Plan or Deed		
Planning Act s.45	(Minor Variance)	Final Decision from City Clerk		
Planning Act s.33	(Demolition of Residential Property)	Council Approval		
Ontario Heritage Act ss.27 (3), 30(2), 33, ss.34.40.1 & 40.2		Heritage Permit		
Ontario Heritage Act s.34.5 and s. 34.7.(2)		Ministry of Culture approval		
Development Charges Act s.28 and s.53, Education Act s.257.83 & 257.93	(Financial Contribution)	Confirmation of payment from City of Brampton Finance Department		
Planning Act s.42(6)	(Cash in Lieu of Parkland)	Confirmation of payment from City of Brampton Finance Department		
Conservation Authorities Act	(Flood plain or fill regulated area)	Construction and Fill Permit		
Day Nurseries Act, Reg. 262 s.5	(Daycare centre with more than 5 children)	Approval from Ministry of Children and Youth Services		
Education Act s.194	(Demolition of all or part of a school)	Approval from Ministry of Education		
Environmental Protection Act s.168.3.1 & 168.6(1) change of use of land	(Industrial or commercial to agricultural, residential or park)	File Record of Site Condition (RSC) and/or provide Certification of Property use (CPU)		
Public Transportation Act s.34 and s. 38 10	(Construction within 45m of the road or within 395m of an intersection of Hwys, 410 or 407)	Building and Land Use Permit issued by MTO		
Other:				

APPLICANT'S DECLARATION

I, _____ certify that the applicable laws designated on the above noted chart are, to the best of my
(print name)
 knowledge, all of the "applicable law" for which this application for a permit must comply before a permit is issued.

_____ Date

_____ Signature

FOR OFFICE USE ONLY

PROPOSED SECOND UNIT

123 ANYWHERE STREET, BRAMPTON, ONTARIO

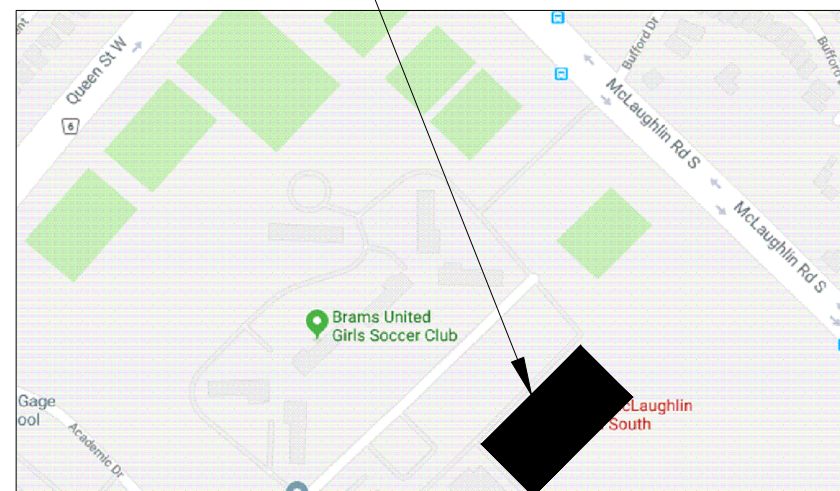
DRAWING LIST:

PROVIDE SURVEY (FOR REFERENCE ONLY)

A101	SAMPLE SITE PLAN
A102	SAMPLE EXISTING BASEMENT PLAN
A103	SAMPLE BASEMENT PLAN - OPTION 'A'
A104	SAMPLE BASEMENT PLAN - OPTION 'B'
A105	SAMPLE BASEMENT PLAN - OPTION 'C'
A106	SAMPLE GROUND FLOOR PLAN
A107	SAMPLE SECOND FLOOR PLAN
A201	SAMPLE SIDE ELEVATION
A202	SAMPLE REAR ELEVATION
A301	SAMPLE SECTIONS
A302	WALL/ CEILING DETAILS
A401	WINDOW DETAILS
A402	FIRE BLOCKING DETAILS
P101	SAMPLE BASEMENT PLAN - PLUMBING
P102	SAMPLE BASEMENT PLAN - RISERS

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



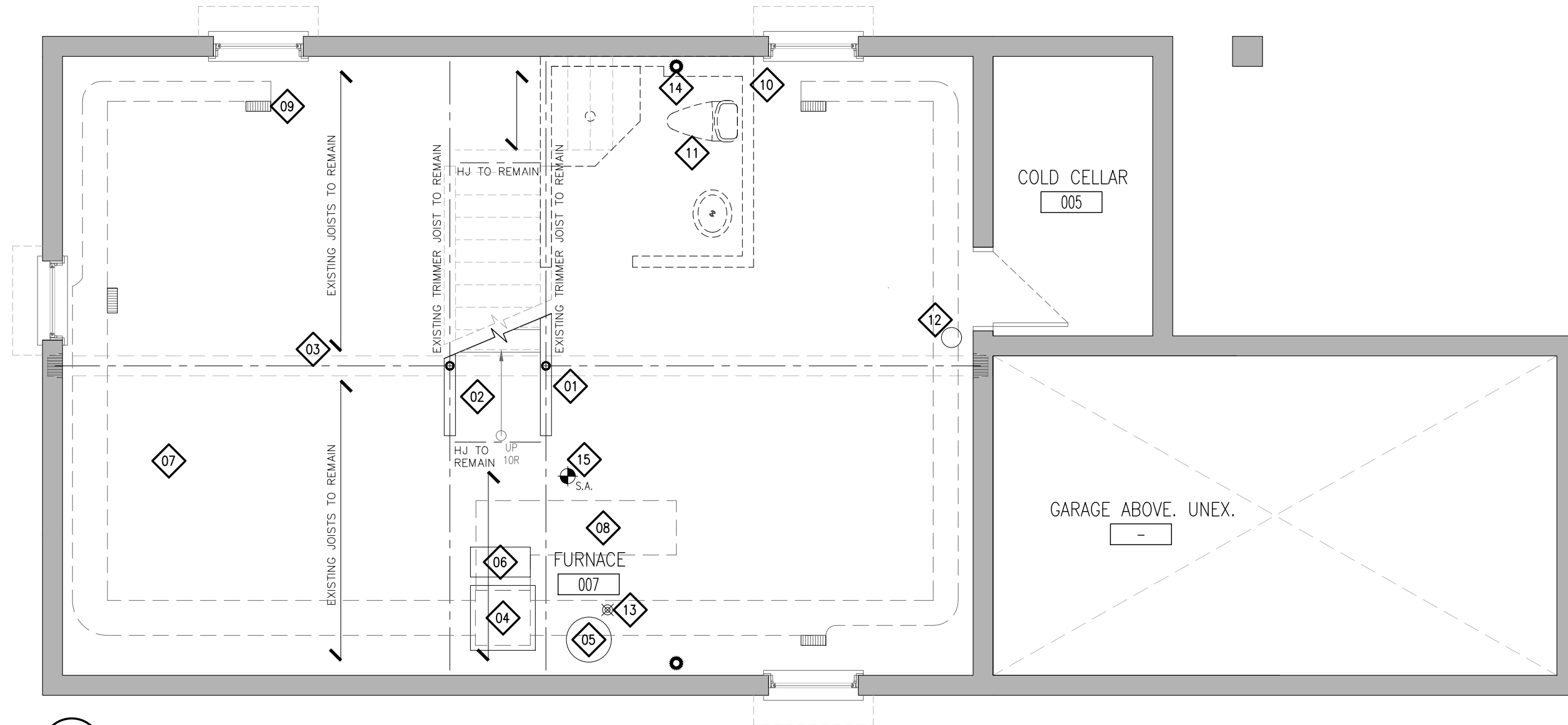
LOCATION PLAN N.T.S.

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
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		

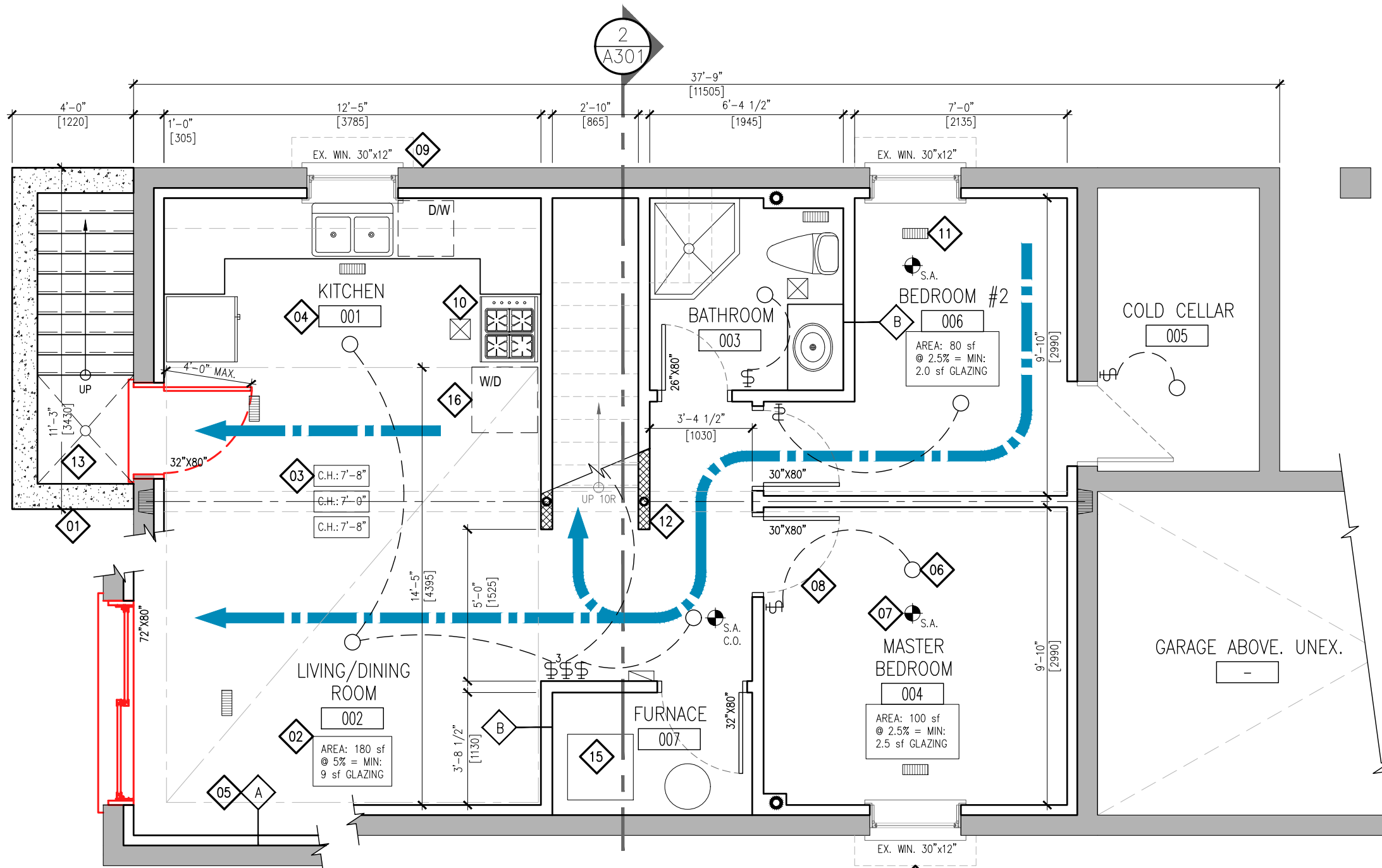
PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE EXISTING BASEMENT PLAN



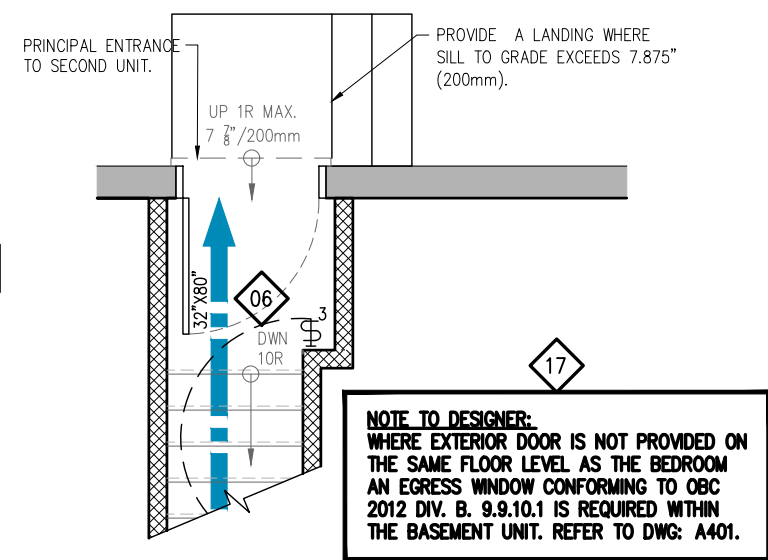
CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

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:
TUDR A102



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



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

NOTE TO DESIGNER:
WHERE EXTERIOR DOOR IS NOT PROVIDED ON THE SAME FLOOR LEVEL AS THE BEDROOM AN EGRESS WINDOW CONFORMING TO OBC 2012 DIV. B. 9.9.10.1 IS REQUIRED WITHIN THE BASEMENT UNIT. REFER TO DWG: A401.

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 '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.</p> <p> DIRECTION OF TRAVEL</p>			
	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 ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)		PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES.
	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.		DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).		ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS, INSULATION, VB ETC.		PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
	PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.		PROVIDE PROVISION FOR LAUNDRY FACILITIES FOR EACH DWELLING UNIT.
	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL		WHERE EXTERIOR DOOR IS NOT PROVIDED ON THE SAME LEVEL AS THE BEDROOM AN EGRESS WINDOW IS REQUIRED WITHIN BASEMENT.
	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.		
	PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).		
	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

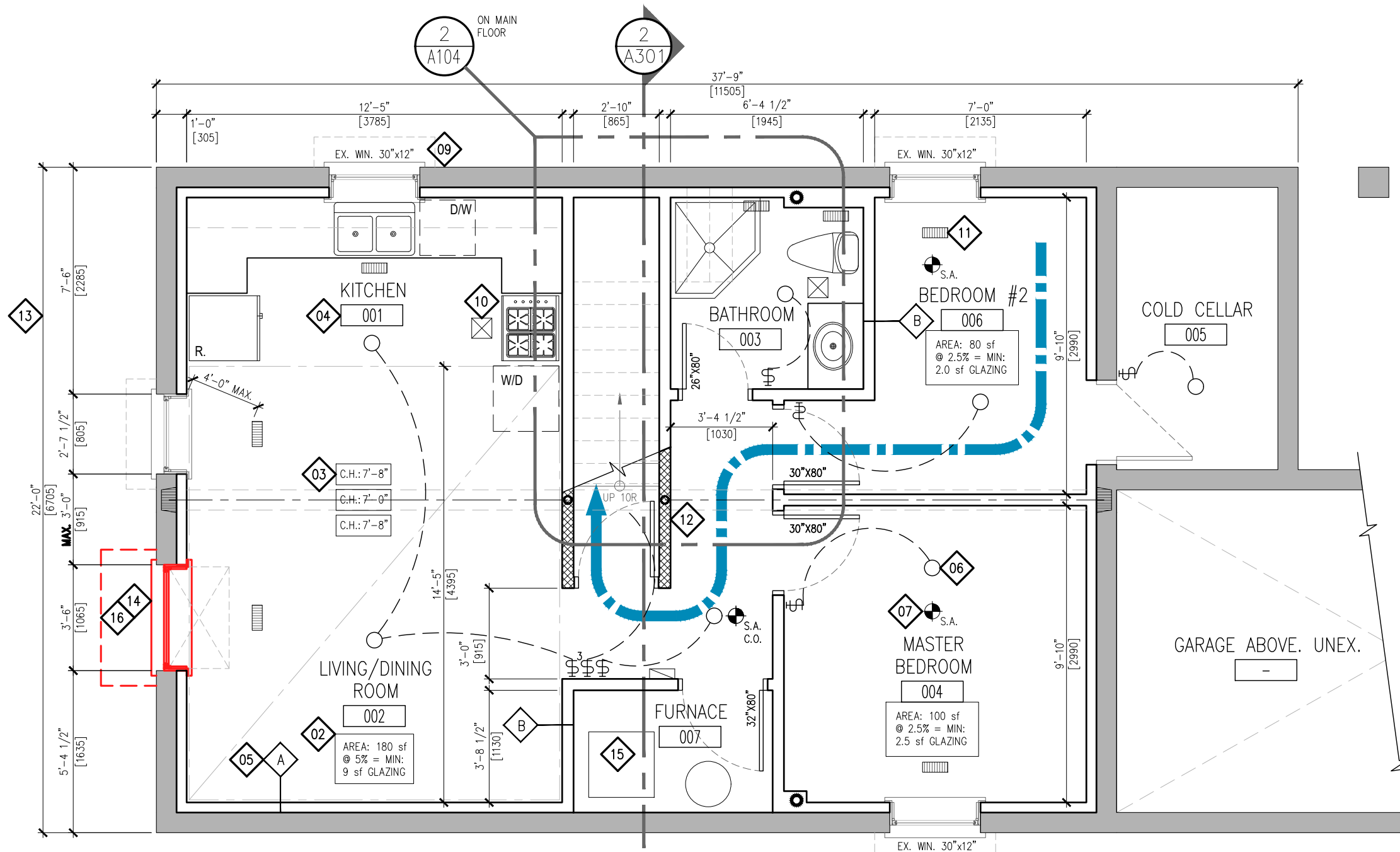
DATE: AUGUST 29, 2018
SCALE: AS NOTED
FILE: TUDR_PLAN.DWG

PROJECT NO:
TUDR A103

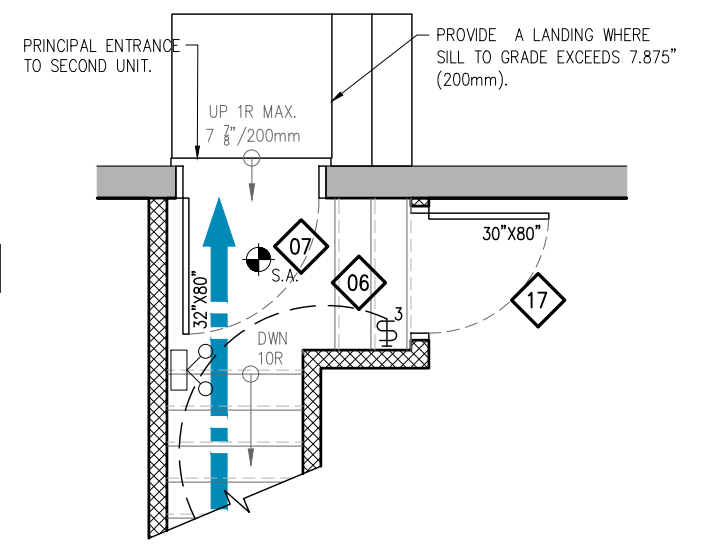
DOC CONTROL DATE: X COMPLETE: INITIAL:

BRAMPTON
Flower City
brampton.ca

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



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

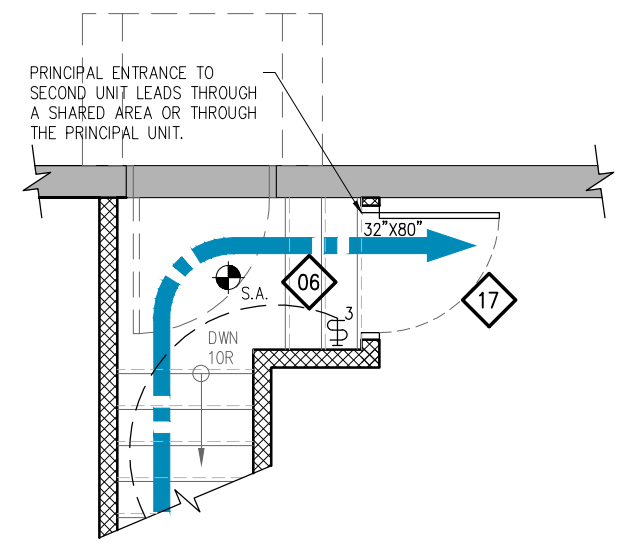
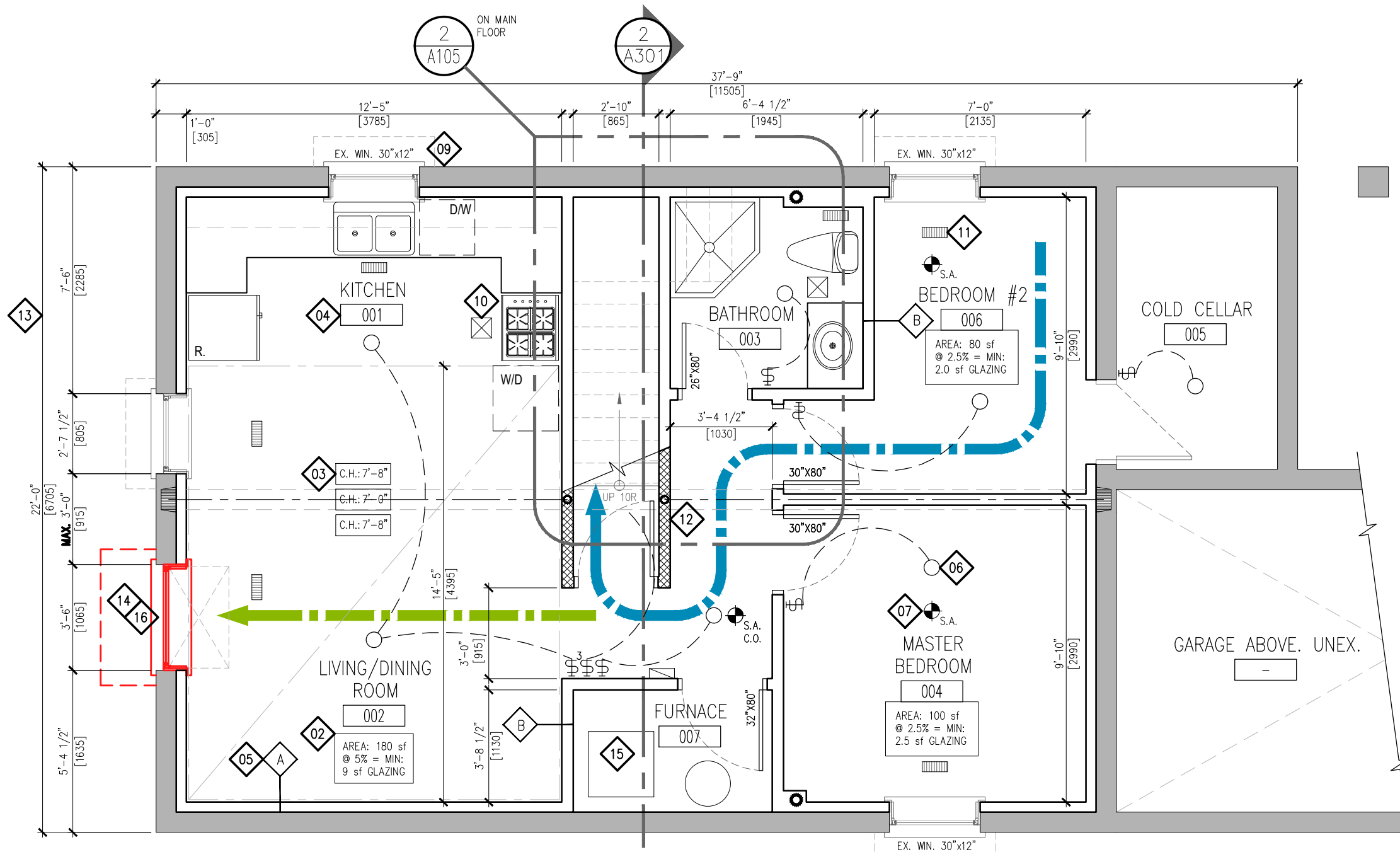
DESIGN BY: DG
DRAWN BY: DG
CHECKED BY: LM

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

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

BRAMPTON
Flower City
brampton.ca

PROJECT NO:
TUDR A104



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. 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 'C': EGRESS FROM THE BASEMENT UNIT THROUGH ANOTHER UNIT. THIS OPTION REQUIRES A SECOND AND SEPARATE MEANS OF EGRESS LOCATED ON THE BASEMENT LEVEL.	
	DIRECTION OF TRAVEL
	SEPARATE MEANS OF EGRESS
01	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.
02	PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)
03	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.

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

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

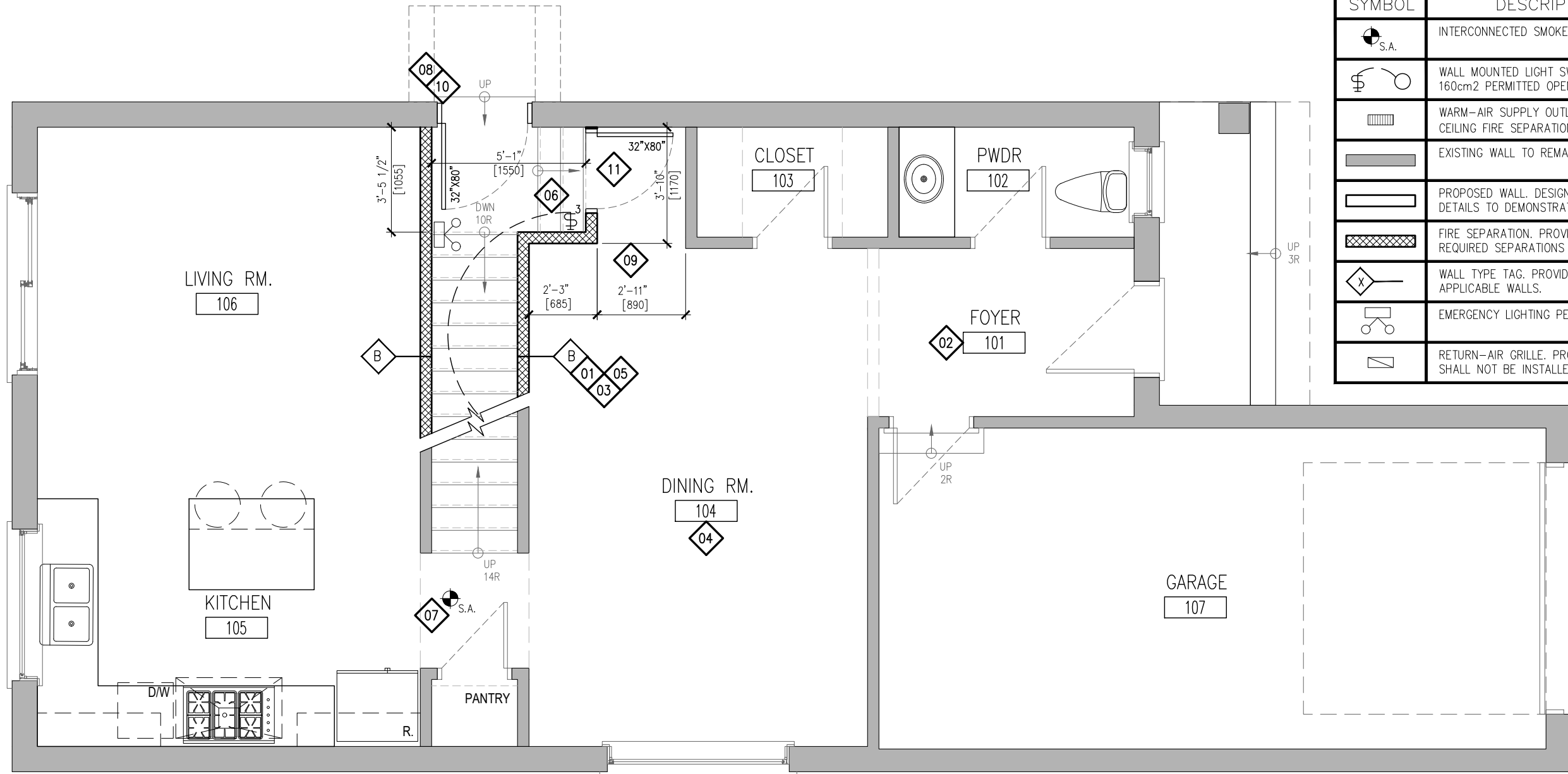
DATE: AUGUST 29, 2018
SCALE: AS NOTED
FILE: TUDR_PLAN.DWG

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

BRAMPTON
Flower City
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PROJECT NO:
TUDR A105



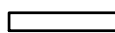


LEGEND:	
SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm ² PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m ² (.277 s.f.)
	EXISTING WALL TO REMAIN.
	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.

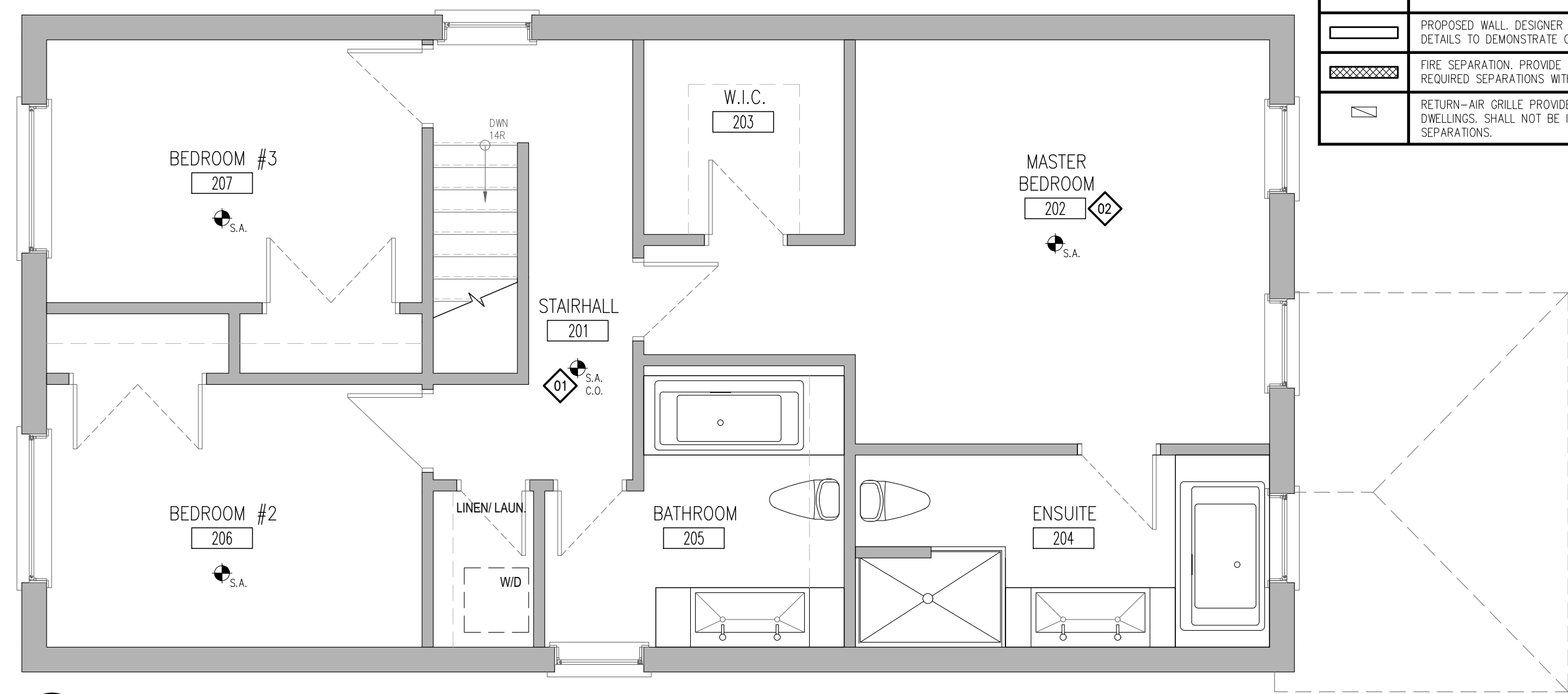


1
A106 SAMPLE GROUND FLOOR PLAN
1/4" = 1'-0"

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	DOC CONTROL DATE:
	DRAWN BY: DG	% COMPLETE:
 BRAMPTON Flower City brampton.ca	CHECKED BY: LM	INITIAL:
	DATE: AUGUST 29, 2018	
CITY OF BRAMPTON, ON 8850 McLaughlin RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES	SCALE: AS NOTED	
	FILE: TUDR_PLANDWG	
PROJECT NO:	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.

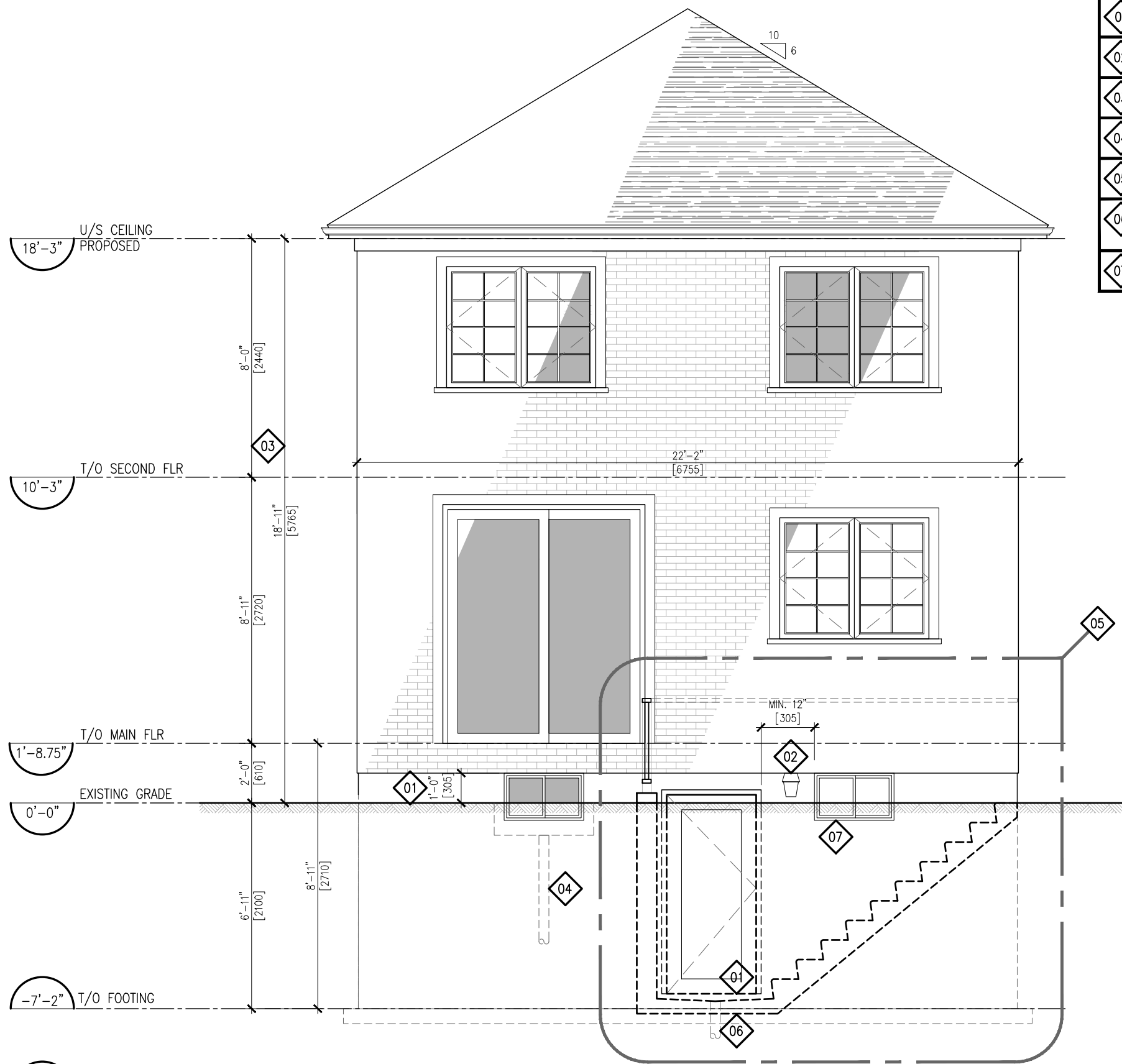


1
A107 SAMPLE SECOND FLOOR PLAN
1/4" = 1'-0"

REFERENCE NOTES:

- 01** PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
- 02** 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:
	DATE: AUGUST 29, 2018	
	SCALE: AS NOTED	
	FILE: TUDR_PLAN.DWG	
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



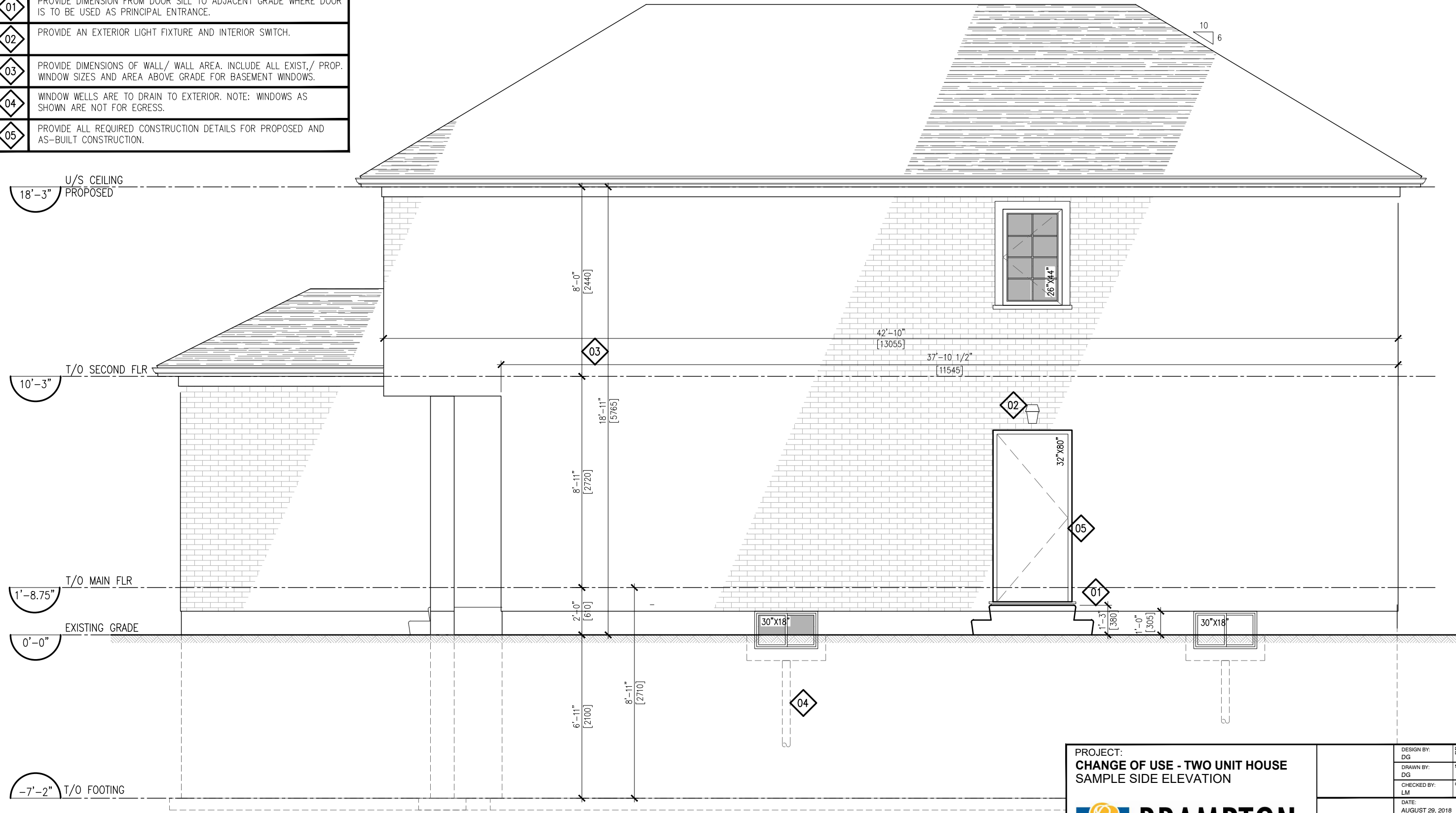
CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

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.



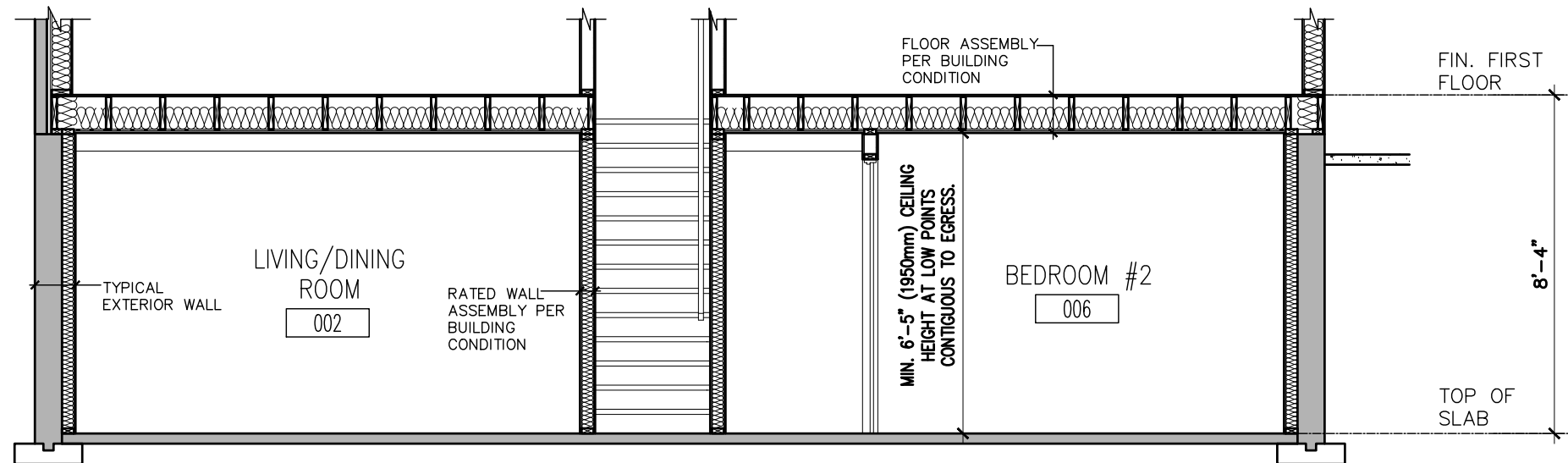
1 RIGHT SIDE ELEVATION PROPOSED - EGRESS OPTION 'B'
A202 1/4" = 1'-0"

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

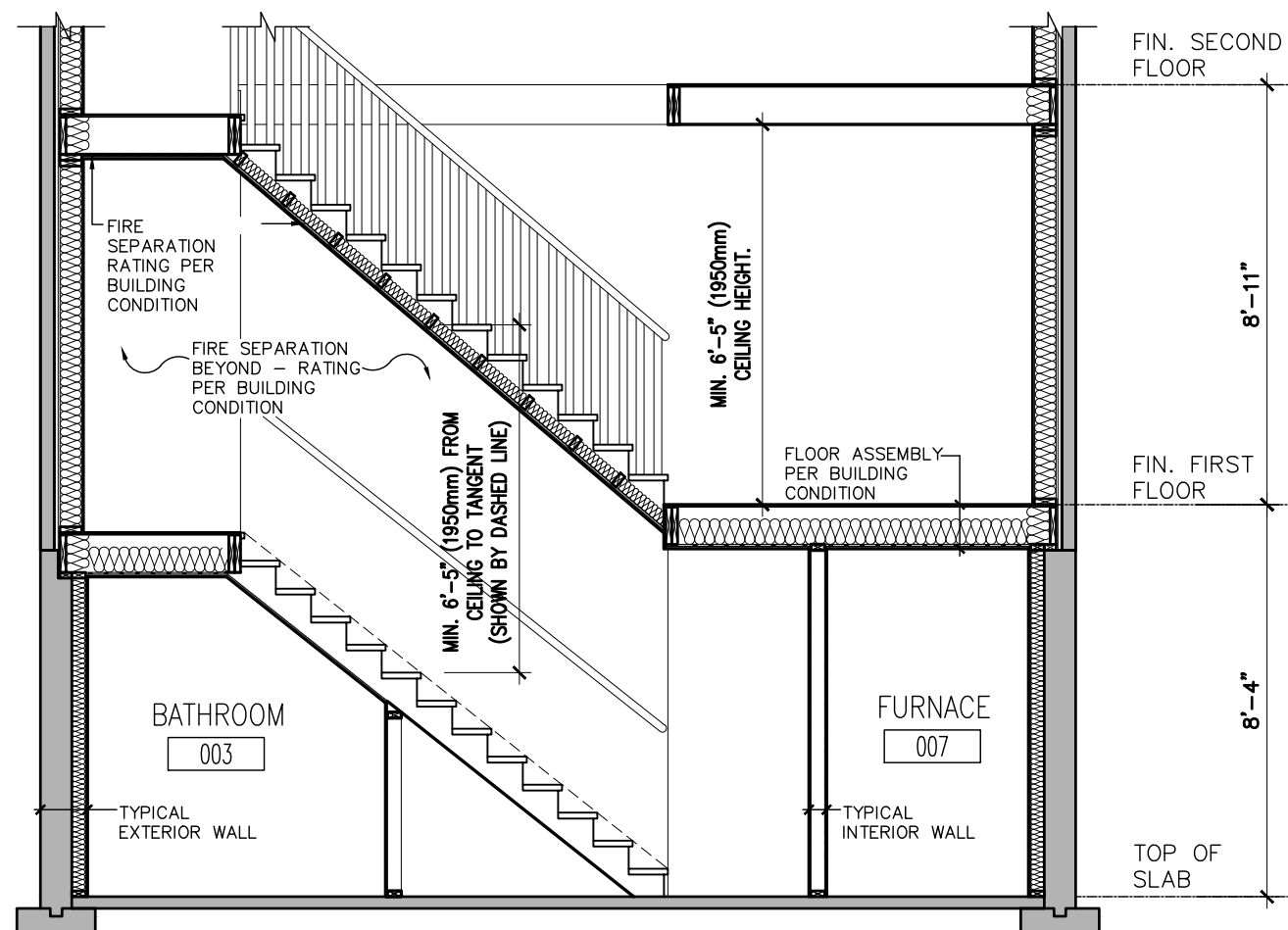


CITY OF BRAMPTON, ON
 8850 McLaughlin RD. UNIT #1
 PLANNING AND INFRASTRUCTURE SERVICES

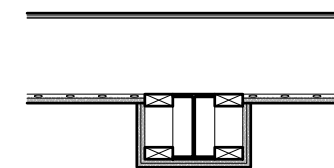
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DRAWN BY: DG	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: AUGUST 29, 2018	
SCALE: AS NOTED	
FILE: TUDR_PLANDWG	
PROJECT NO:	DRAWING NO:
TUDR	A202



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



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



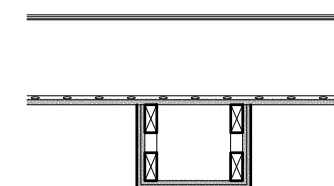
STEEL BEAM SEPARATION

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



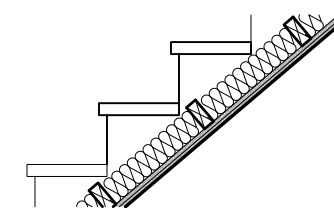
STEEL COLUMN SEPARATION

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

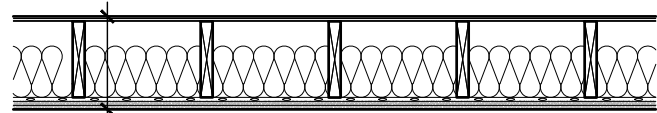


CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

DESIGN BY: DS	DOC CONTROL: DATE:
DRAWN BY: DS	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: AUGUST 29, 2018	
SCALE: AS NOTED	
FILE: TUDR_PLANDWG	

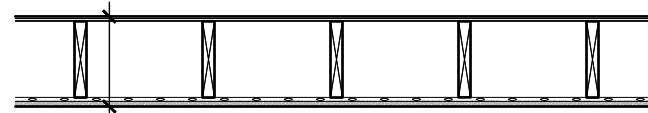
PROJECT NO: DRAWING NO:

TUDR A301



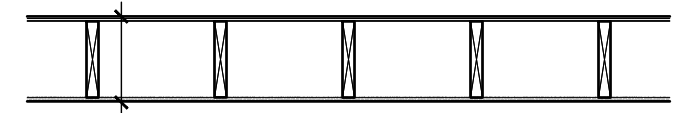
15.5mm PLYWOOD, OSB, OR
WAFERBOARD SUBFLOOR
WOOD JOISTS OR WOOD I-JOISTS
SPACED NOT MORE THAN 610mm O.C.
ABSORPTIVE MATERIAL IN CAVITY
RESILIENT CHANNELS @ 610mm O.C.
2 LAYERS 12.7mm TYPE 'X' GYPSUM BOARD

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



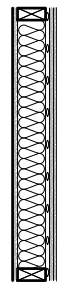
EXISTING PLYWOOD, OSB, OR
WAFERBOARD SUBFLOOR
WOOD JOISTS OR WOOD I-JOISTS
SPACED NOT MORE THAN 610mm O.C.
NO ABSORPTIVE MATERIAL IN CAVITY
(OPTIONAL 6" SOUND INSULATION)
RESILIENT CHANNELS @ 610mm O.C.
15.9mm TYPE 'X' GYPSUM BOARD

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



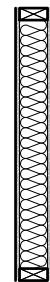
EXISTING SUBFLOOR
EXISTING WOOD JOISTS OR WOOD
I-JOISTS
NO ABSORPTIVE MATERIAL IN
CAVITY
12.7mm GYPSUM BOARD

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



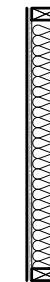
5/8" TYPE 'X' GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
3 1/2" SOUND INSULATION
RESILIENT METAL CHANNELS
@ 16" OR 24" O/C
2 LAYERS 5/8" TYPE 'X'
GYPSUM BOARD

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



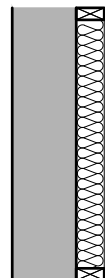
1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
1/2" GYPSUM BOARD

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



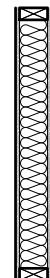
1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
(OPTIONAL)
1/2" GYPSUM BOARD

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

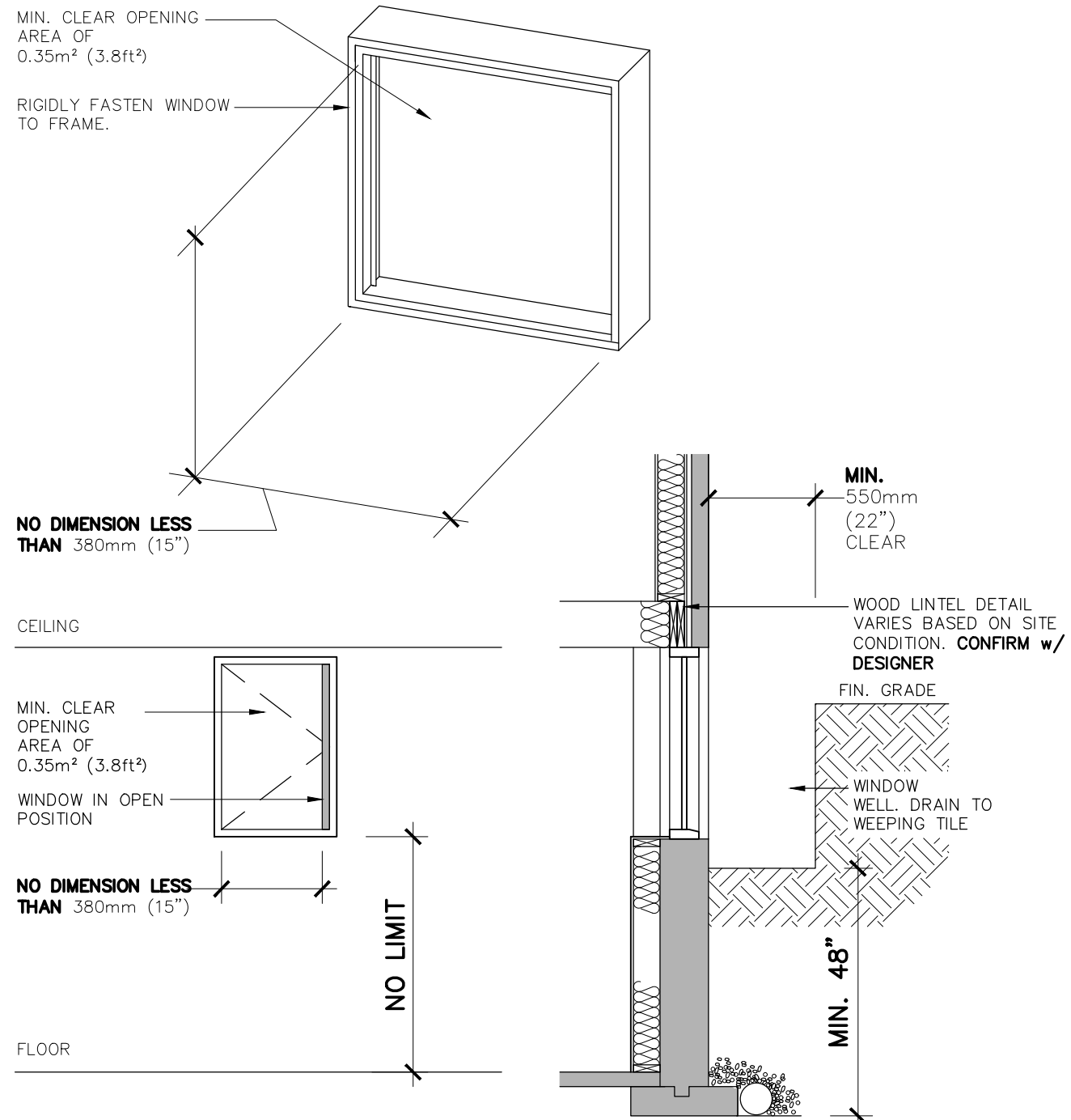


CITY OF BRAMPTON, ON
8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

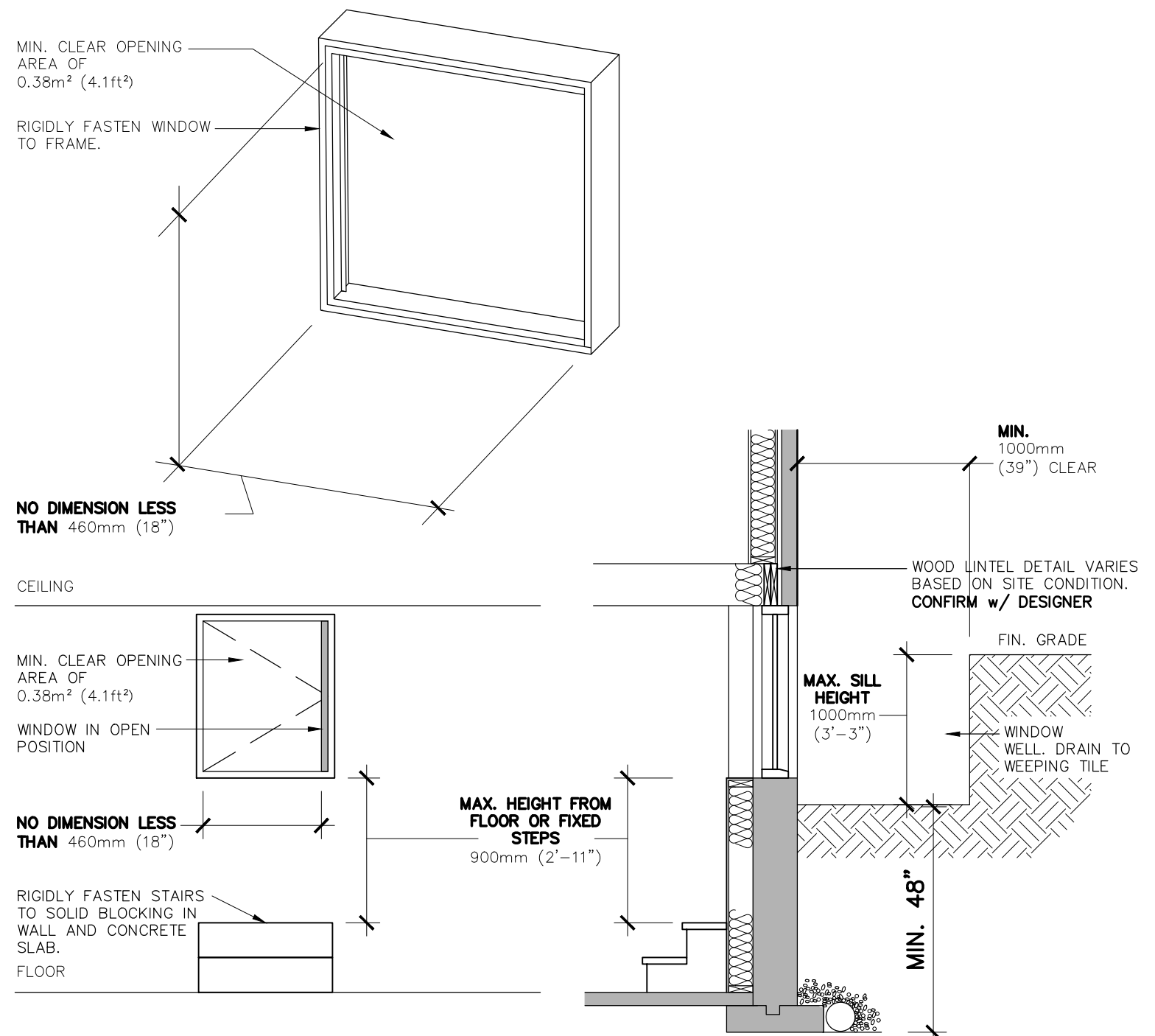
DESIGN BY: DS	DOC CONTROL: DATE
DRAWN BY: DS	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: AUGUST 29, 2018	
SCALE: AS NOTED	
FILE: TUDR_PLANDWG	

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

DESIGN BY: DS
DRAWN BY: DS
CHECKED BY: LM

DATE: JUNE 8th, 2019
SCALE: AS NOTED
FILE: TUDR_PLANDWG

PROJECT NO:
TUDR A401

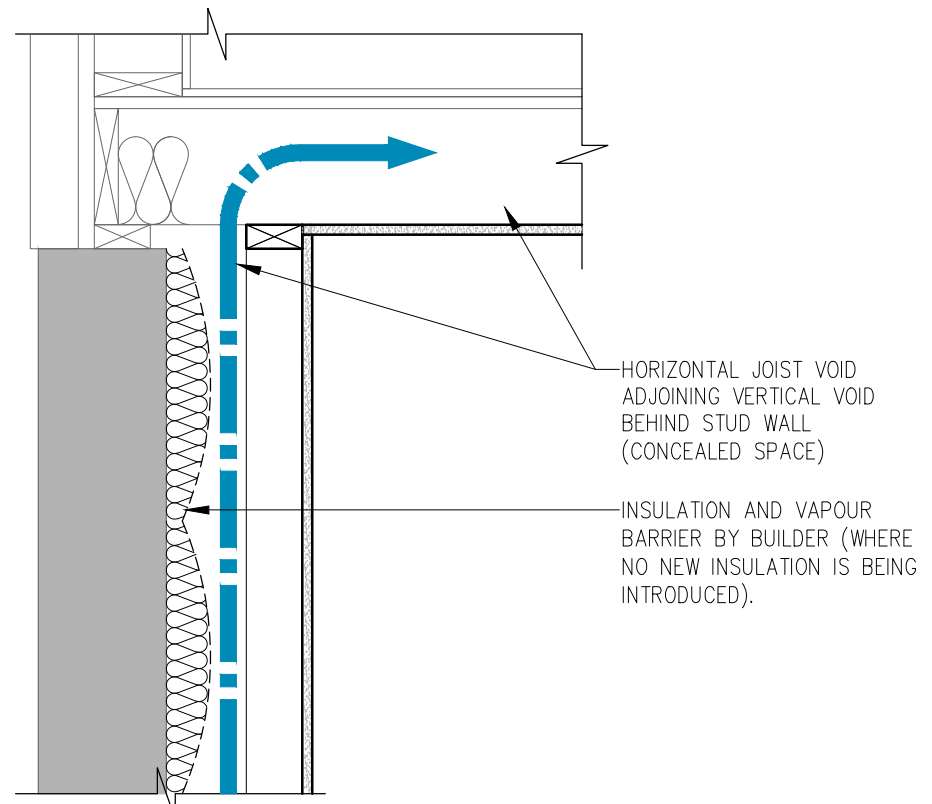
DRAWING NO:

CITY OF BRAMPTON, ON
8850 McLAUGHLIN RD. UNIT #1
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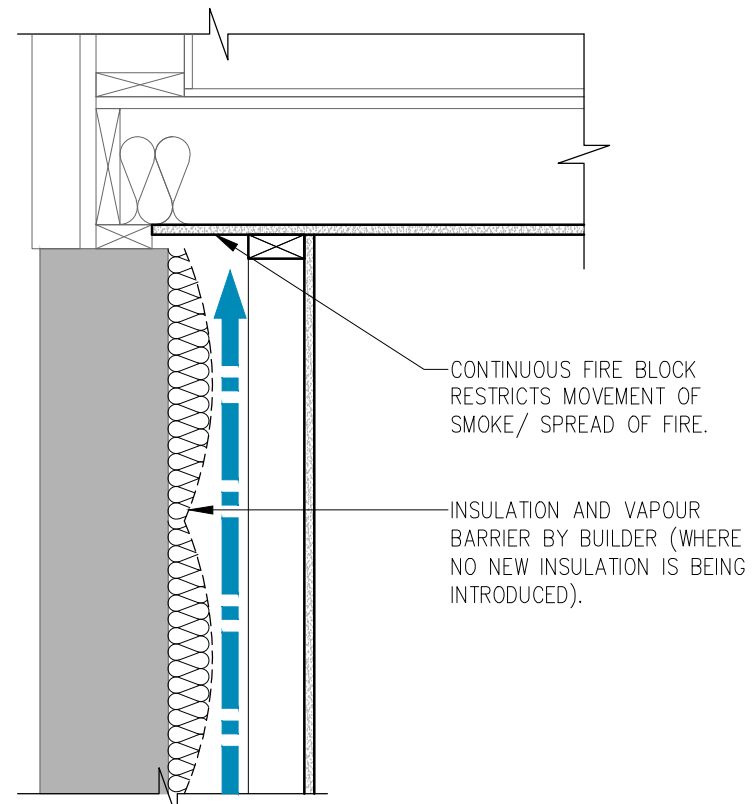
TRUE NORTH

CONSTRUCTION NORTH

BRAMPTON
Flower City
brampton.ca



**NON COMPLIANT FIRE BLOCKING DETAIL
PERIMETER WALL CONDITION**



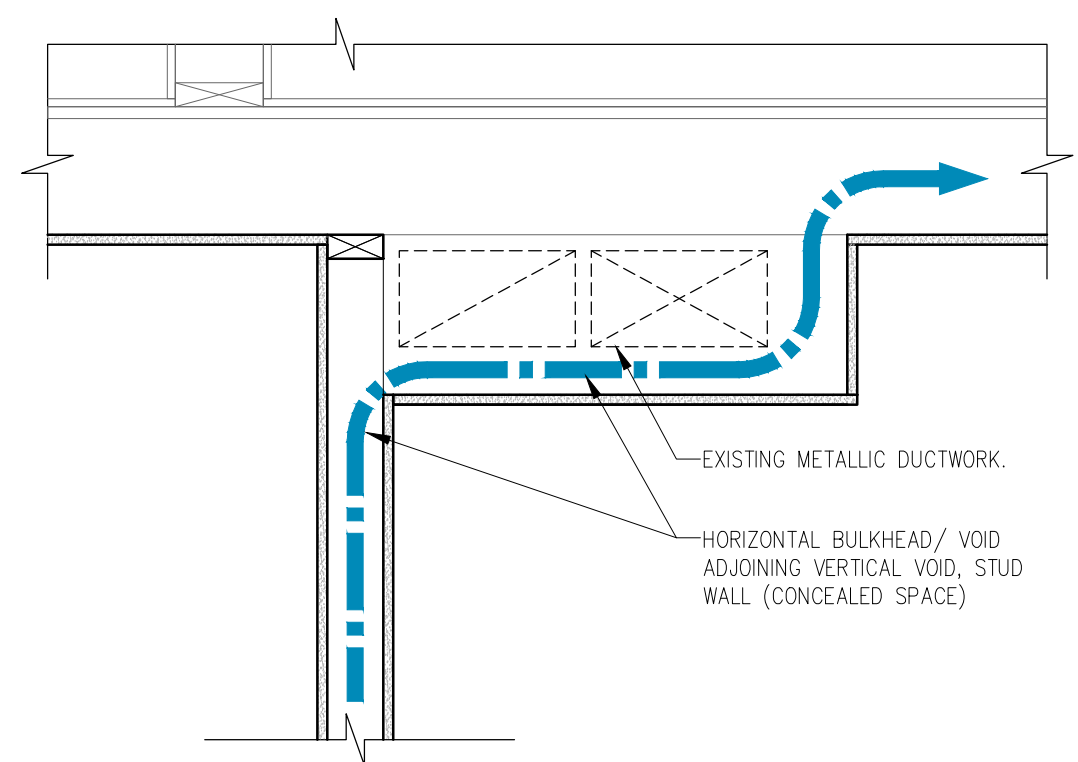
**COMPLIANT FIRE BLOCKING DETAIL
PERIMETER WALL CONDITION**

9.10.16.1. REQUIRED FIRE BLOCKS IN CONCEALED SPACES:

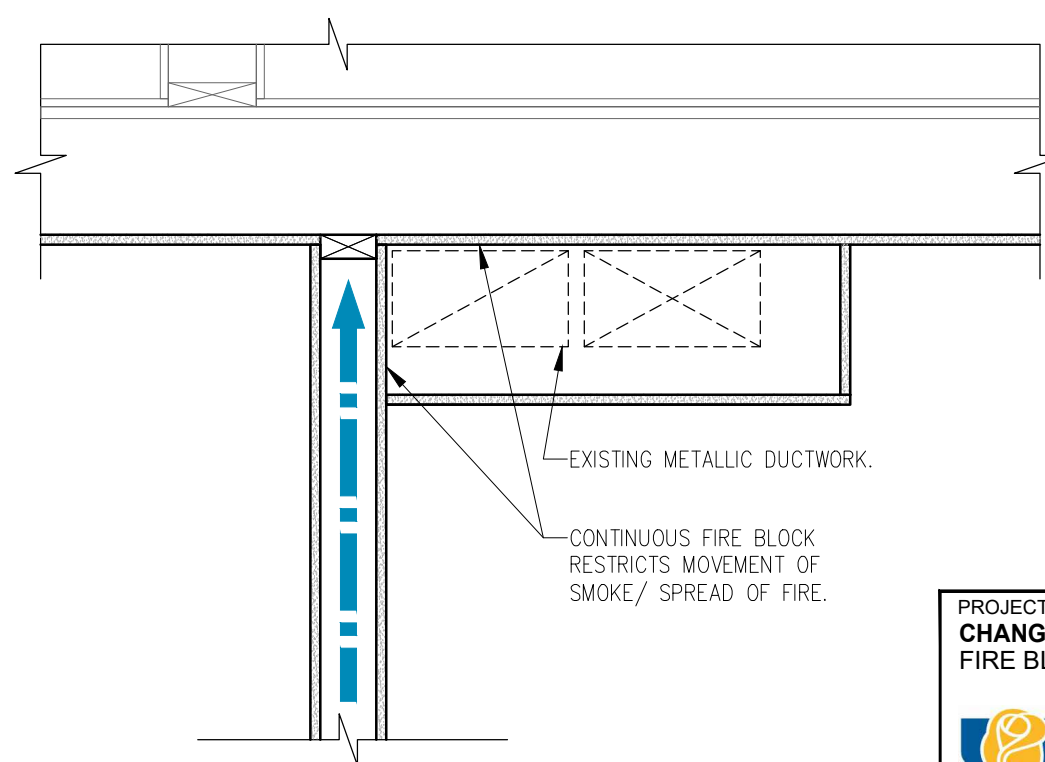
(1) CONCEALED SPACES IN INTERIOR WALLS, CEILINGS, FLOORS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES.

(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.



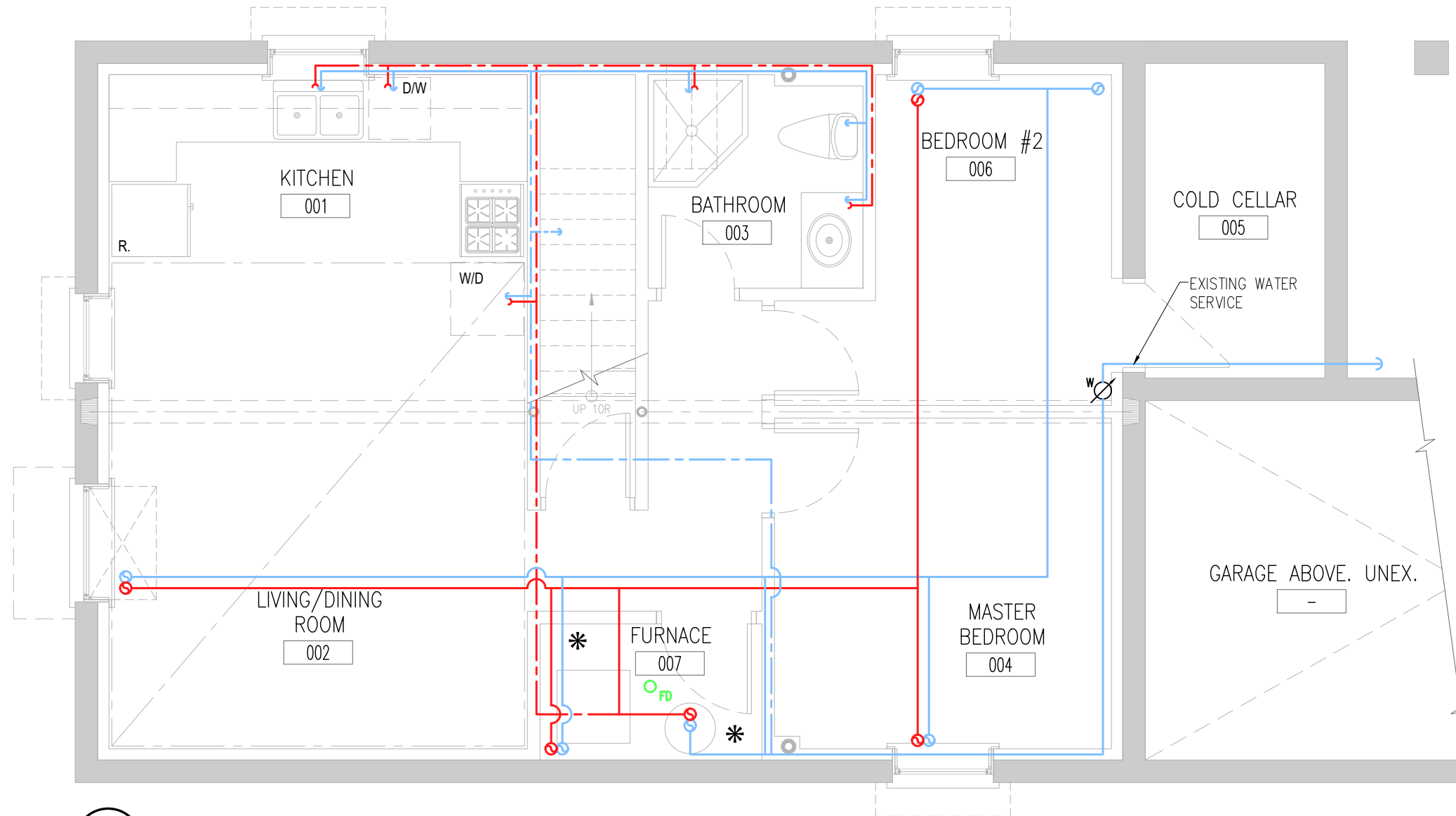
**NON COMPLIANT FIRE BLOCKING DETAIL
INTERIOR WALL/ FIRE SEPARATION**



**COMPLIANT FIRE BLOCKING DETAIL
INTERIOR WALL/ FIRE SEPARATION**

PROJECT: CHANGE OF USE - TWO UNIT HOUSE FIRE BLOCKING DETAILS	DESIGN BY: DG	DOC CONTROL: DATE:
	DRAWN BY: DG	% COMPLETE:
 brampton.ca Flower City	CHECKED BY: LM	INITIAL:
	DATE: JUNE 8th, 2019	
	SCALE: AS NOTED	
	FILE: TUDR_PLAN.DWG	
PROJECT NO:	DRAWING NO:	
CITY OF BRAMPTON, ON 8850 McLaughlin RD. UNIT #1 PLANNING AND INFRASTRUCTURE SERVICES		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

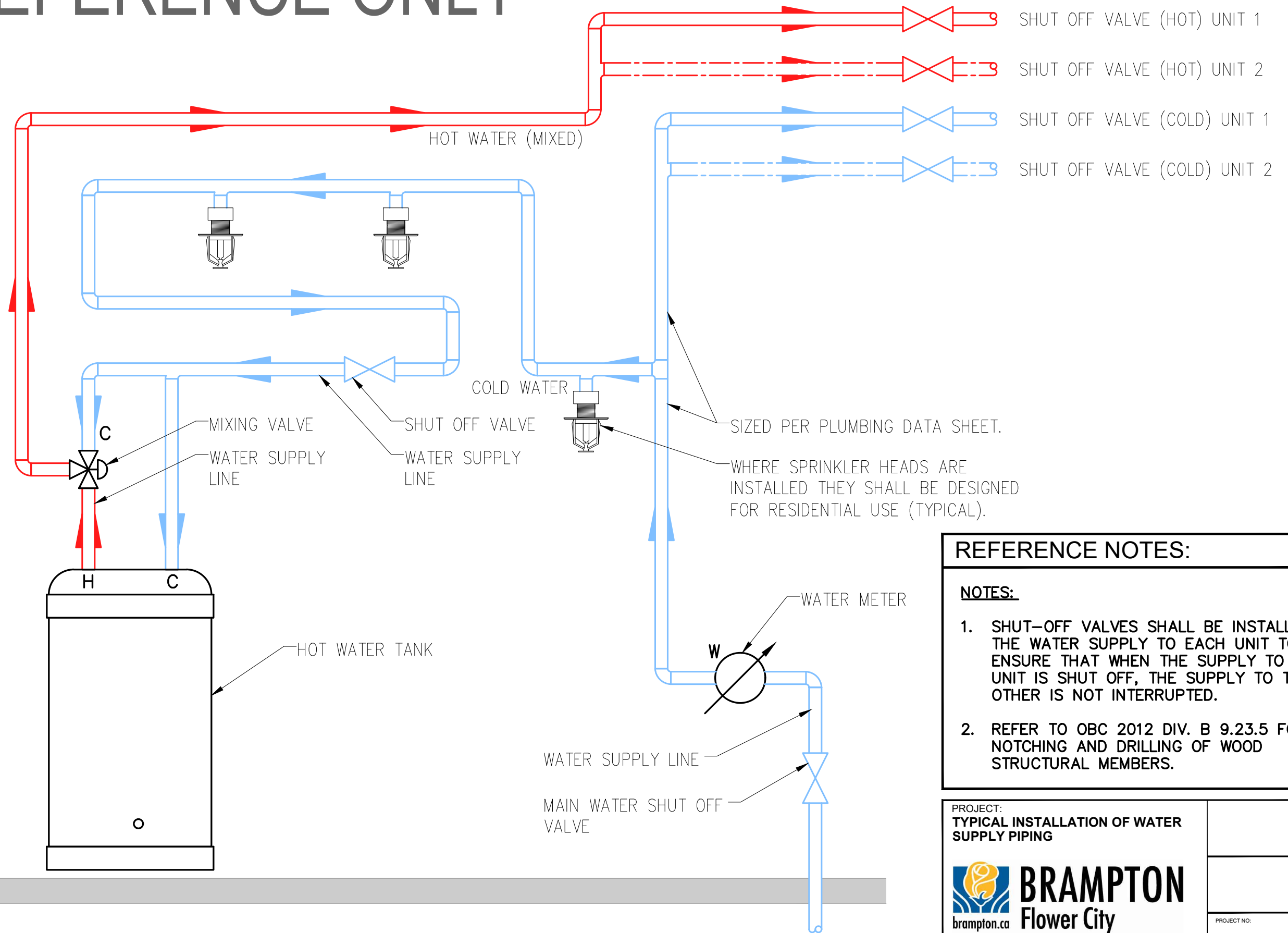


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8850 McLaughlin RD. UNIT #1
PLANNING AND INFRASTRUCTURE SERVICES

DESIGN BY: DG	DOC CONTROL: DATE
DRAWN BY: DG	% COMPLETE:
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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:

brampton.ca **BRAMPTON 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: