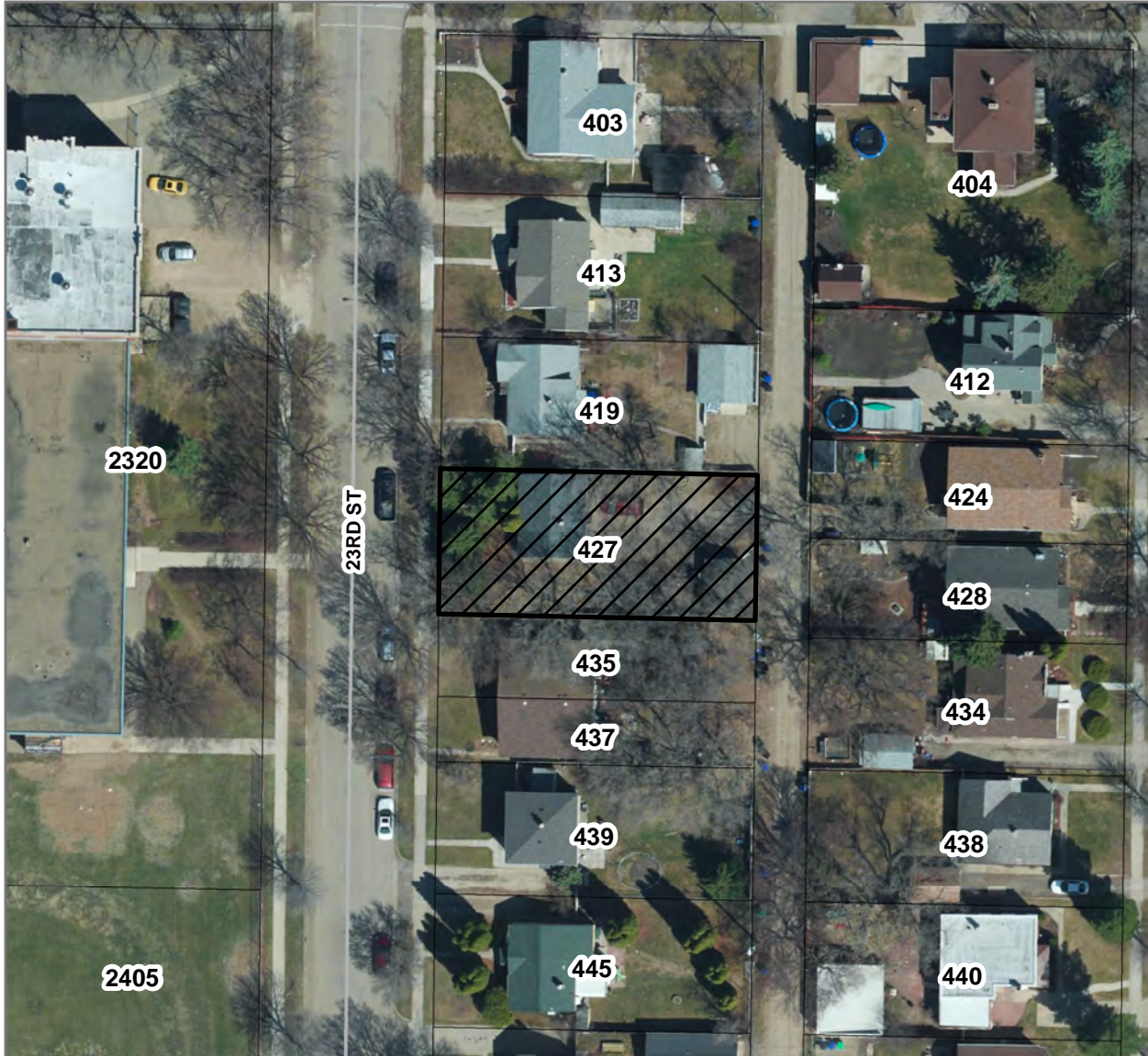
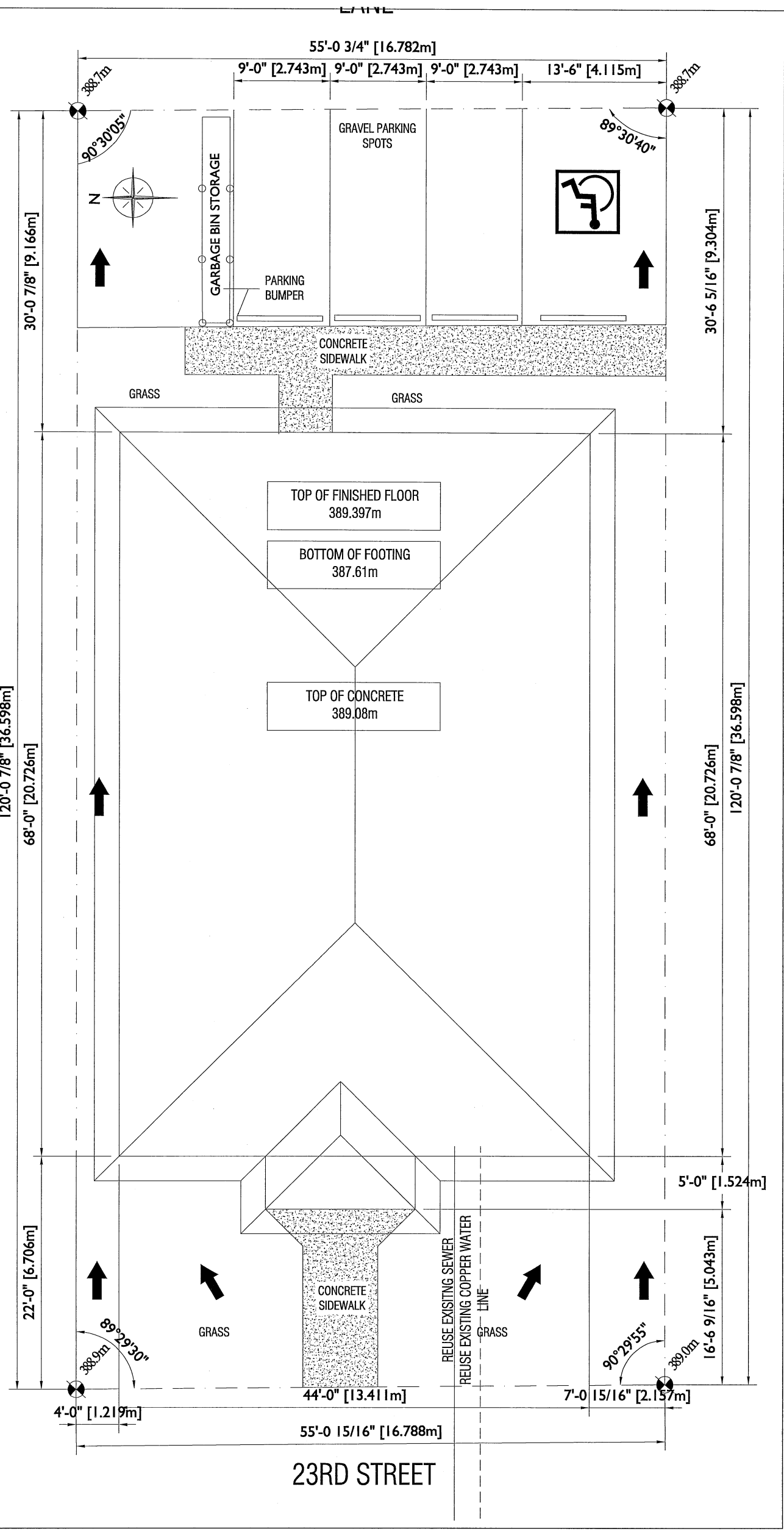


Conditional Use Application



<p>Application C-04-16-B 427 - 23rd Street (Lots 26/28, Block 46, Plan 15 BLTO Exc. Nly 14' of Lot 26 & Sly 6' of Lot 28)</p>	<p>0 10 20 40 Meters</p> <p>0 30 60 120 Feet</p>	
<p>LEGEND</p> <p> Affected Lot(s)</p>	<p>City of Brandon Planning & Building Safety Department</p>	<p>N</p>
	<p>Map Created: 4/12/16</p> <p>Revised:</p>	



- NORTH EXPOSING BUILDING FACE**
612 SQ.FT. [56.86m²]
LIMITING DISTANCE - 4' [1.2m] (PROPERTY LINE)
ALLOWABLE AREA OF UNPROTECTED OPENINGS - 7%
ACTUAL OPENINGS 40 SQ FT [3.71M²] OR 6.5%
- SOUTH EXPOSING BUILDING FACE**
612 SQ.FT. [56.86m²]
LIMITING DISTANCE - 7' [2.15m] (PROPERTY LINE)
ALLOWABLE AREA OF UNPROTECTED OPENINGS - 9%
ACTUAL OPENINGS 53.3 SQ FT [4.92M²] OR 8.7%
- EAST EXPOSING BUILDING FACE**
396 SQ.FT [36.79m²]
LIMITING DISTANCE - 30' [9.1m] (PROPERTY LINE)
ALLOWABLE AREA OF UNPROTECTED OPENINGS - 100%
ACTUAL OPENINGS 72 SQ FT [6.68M²] OR 18.2%
- WEST EXPOSING BUILDING FACE**
396 SQ.FT [36.79m²]
LIMITING DISTANCE - 22' [6.7m] (PROPERTY LINE)
ALLOWABLE AREA OF UNPROTECTED OPENINGS - 69%
ACTUAL OPENINGS 88 SQ FT [8.14M²] OR 22.2%

2314 McDONALD AVENUE | BIRMGHAM, AL 35204-573-4137

AMPLIFY

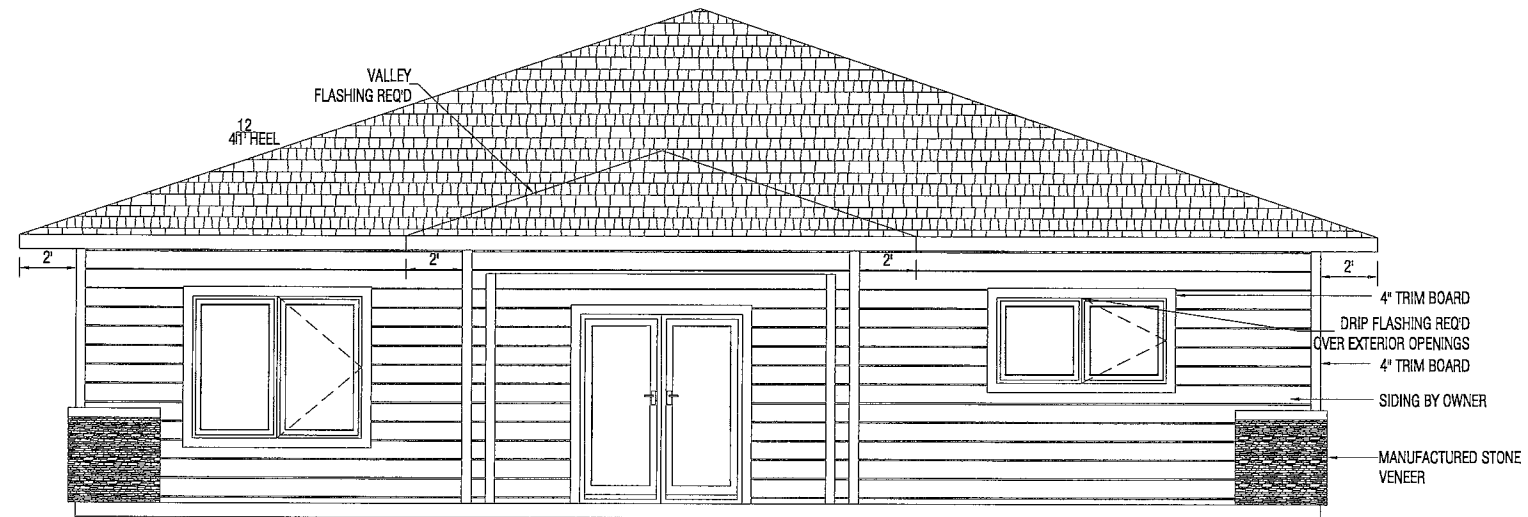
DESIGN

SITE: 427 23RD STREET

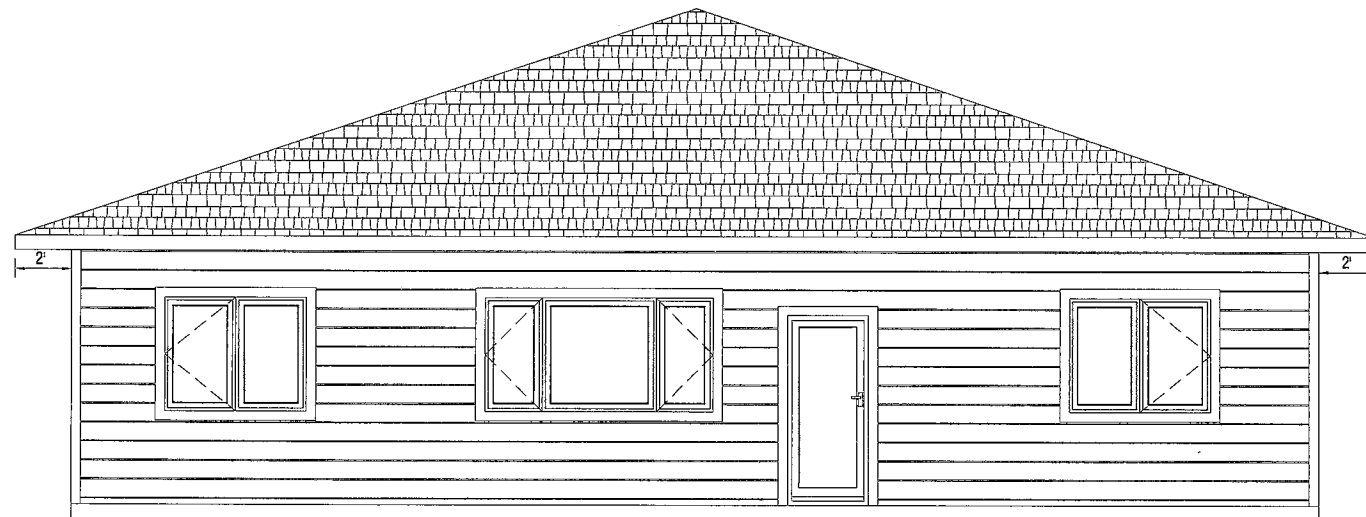
TITLE: SITE PLAN

SCALE	DATE	DESIGNER	CHECKER
1/4" = 1'	03/13/16	JH	JH
PROJECT NO.	DATE	DESIGNER	CHECKER
2016-004	SP	JH	JH

CONTRIBUTOR SHALL VERIFY ALL DIMENSIONS AS SHOWN. ALL DIMENSIONS SHALL BE REPERKED TO THE DESIGNER FOR CLARIFICATION BEFORE RESUBMITTING.



WEST ELEVATION



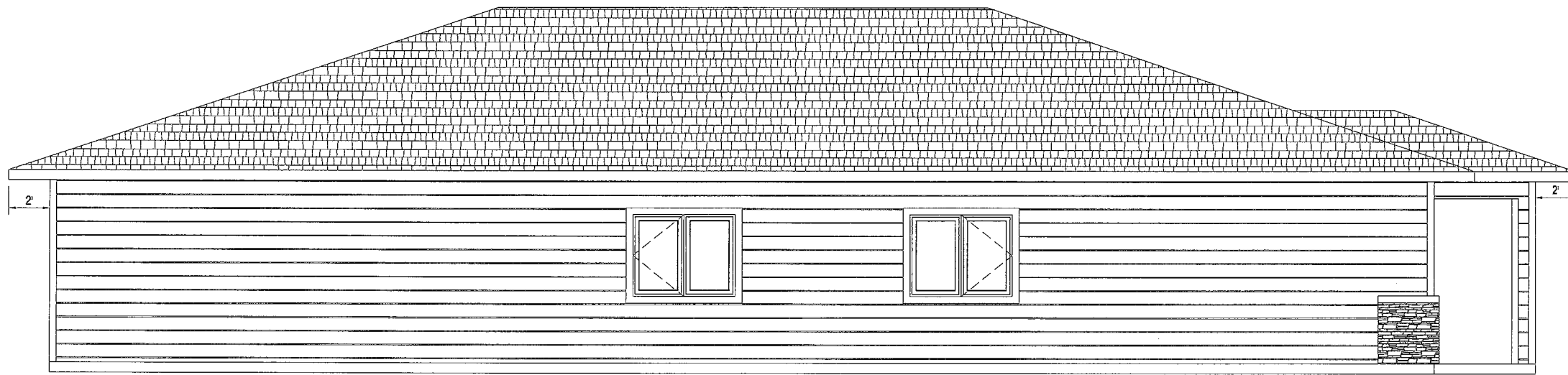
EAST ELEVATION

AMPLIFY
DESIGN

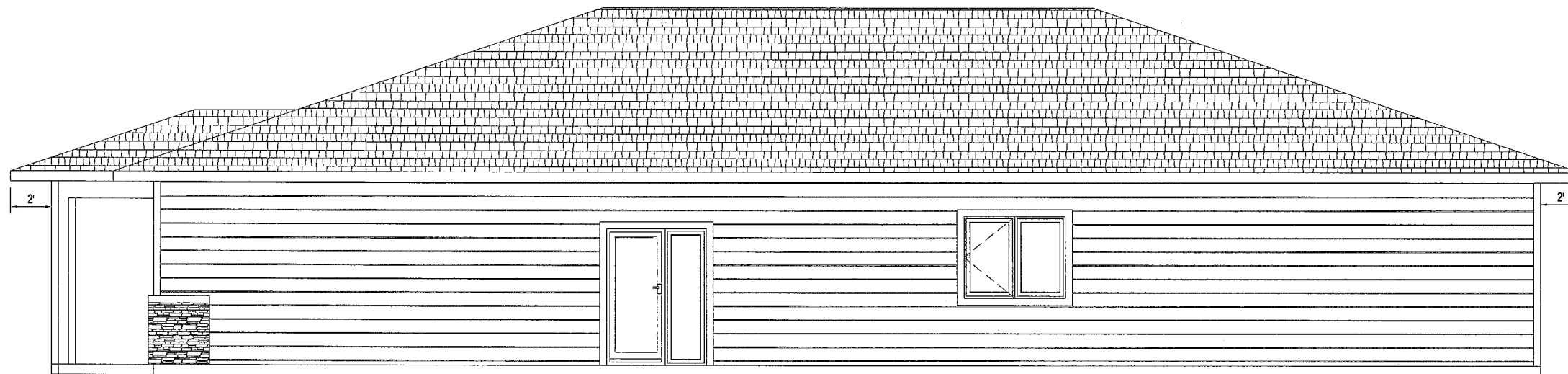
2314 McDonald Avenue | Brandon, MN | 204-573-4137

SITE: 427 23RD STREET			
TITLE: ELEVATIONS			
SCALE: 1/4" = 1'	DATE: 03/13/16	DRAWN: JH	CHECKED: JH
PROJECT NO: 2016-004	PAGE: A1	REVISION:	

CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY AMPLIFY DESIGN FOR ANY CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMEN FOR CLARIFICATION BEFORE RESUMING WORK.



NORTH ELEVATION



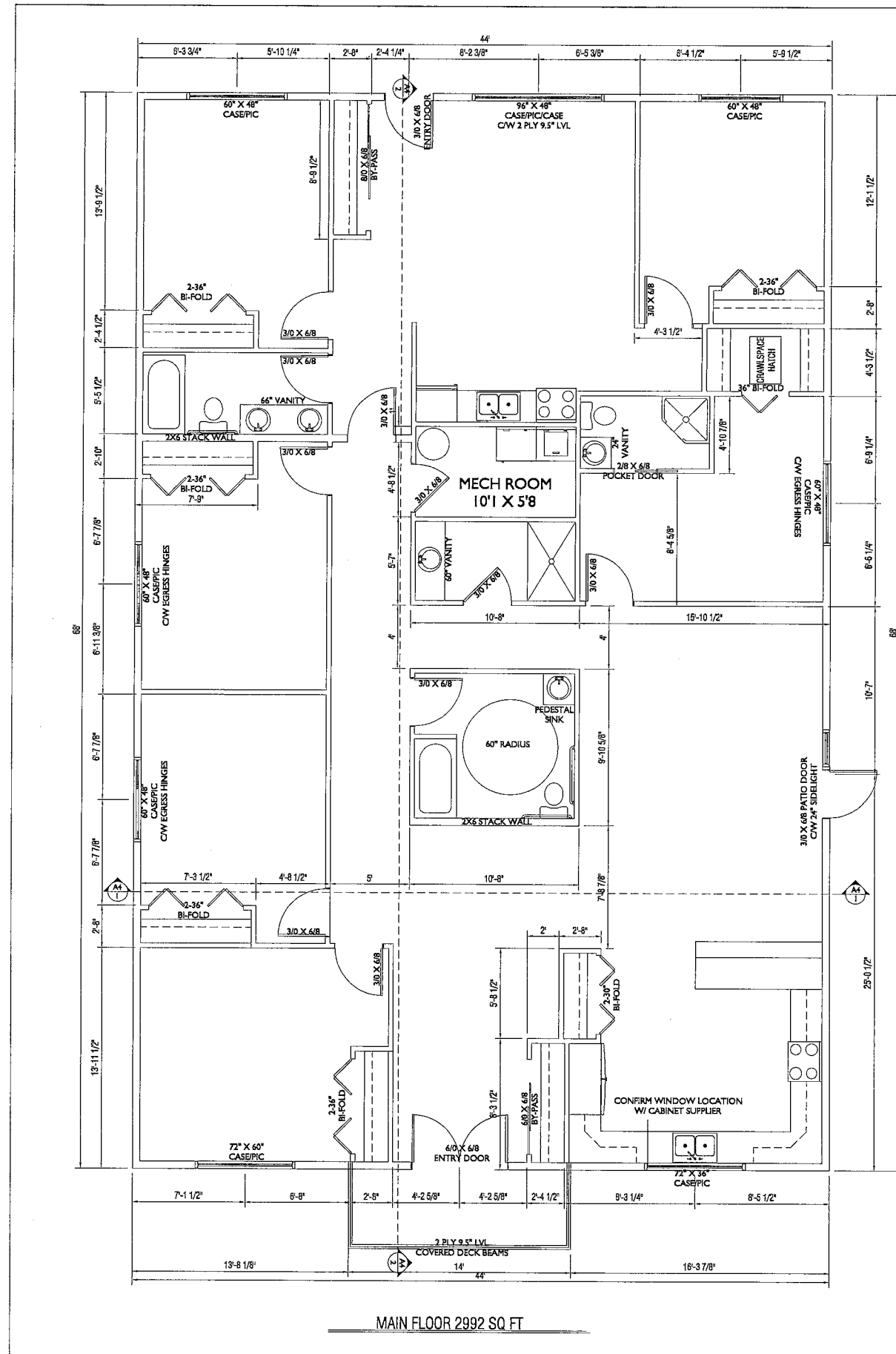
SOUTH ELEVATION

AMPLIFY
DESIGN

2314 McDonald Avenue | Brandon, MN | 204-573-4137

SITE:		427 23RD STREET	
TITLE:		ELEVATIONS	
SCALE:	DATE:	DRAWN:	CHECKED:
3/8" = 1'	03/13/16	JH	JH
PROJECT NO.:	PAGE:	REVISION:	
2016-004	A2		

CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY AMPLIFY DESIGN FOR ANY CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMEN FOR CLARIFICATION BEFORE RESUMING WORK.



MAIN FLOOR 2992 SQ FT

GENERAL NOTES:

1. ALL CONCRETE BELOW GRADE REQUIRES DAMP-PROOFING AS PER ART 9.13.2 OF THE MANITOBA BUILDING CODE 2010
2. EXTERIOR STAIRS AND LANDINGS, WHERE DISTANCE FROM TOP OF STAIRS OR LANDING TO THE FINISHED GRADE IS GREATER THAN 24" BUT LESS THAN 72", REQUIRE GUARD RAILS 36" HIGH MEASURED VERT. FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF STAIR NOSINGS & 36" HIGH AT LANDINGS. WHERE THE DISTANCE FROM TOP OF STAIRS OR LANDING TO FINISHED GRADE IS GREATER THAN 72", GUARDS FOR STAIRS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERT. FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF STAIR NOSINGS & 42" HIGH AT LANDINGS OR BALCONIES. ALL GUARDS WITHIN DWELLING UNITS SHALL BE 36" HIGH AT STAIRS AND LANDINGS.
3. SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM, AS PER ART 9.10.1.4 OF THE MBC2010
SMOKE ALARMS MUST BE INSTALLED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS, THAT IS 24" OR MORE ABOVE OR BELOW THE ADJACENT FLOOR LEVEL. SMOKE ALARMS ARE LOCATED WITHIN 16' OF ALL BEDROOM DOORS. DISTANCE FROM ANY POINT ON A FLOOR LEVEL TO A SMOKE ALARM SHALL NOT EXCEED 49'.
SMOKE ALARMS SHALL CONFORM TO CAN /ULC-S531
4. A CARBON MONOXIDE ALARM IS REQUIRED IN A RESIDENTIAL OCCUPANCY THAT SHARES A WALL OR FLOOR/CEILING ASSEMBLY WITH A STORAGE GARAGE OR THAT IS ADJACENT TO AN ATTIC OR CRAWL SPACE TO WHICH THE STORAGE GARAGE IS ADJACENT, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED AS PER ART. 9.32.3.9 OF MBC2010
5. EAVESTROUGHS WITH DOWNSPOUTS AND EXTENSIONS ARE REQUIRED TO DRAIN WATER AWAY FROM THE BUILDING. THE FINISHED GRADE AROUND THE BUILDING SHALL BE SLOPED AWAY FROM THE BUILDING TO HELP IN THE DRAINAGE OF WATER.
6. RESIDENTIAL STAIR DIMENSIONS:
RISE = 7.874" MAX. HEIGHT
RUN = 8.268" MIN. TREAD (9.252" W/ NOSING)
7. VENTILATION REQUIREMENTS:
-THE OUTDOOR AIR SUPPLY DUCT MUST BE CONNECTED TO THE RETURN AIR PLENUM NOT LESS THAN 10' UPSTREAM OF THE FURNACE OR HAVE AN ACCEPTABLE MIXING DEVICE.
-THE PRINCIPLE EXHAUST FAN MUST BE CONTROLLED BY A MANUAL SWITCH LOCATED CENTRALLY IN THE DWELLING UNIT AND CLEARLY MARKED "VENTILATION FAN", AND THE CONTROL MUST INCLUDE PROVISIONS TO ALLOW REDUCTION OF THE FAN'S FLOW TO WITHIN 50% OF THE TOTAL VENTILATION CAPACITY.
-BATHROOM AND BEDROOM DOORS REQUIRE AN UNDER CUT OF 1/2 OF AN INCH.
-THE KITCHEN PRINCIPAL EXHAUST DUCT IS REQUIRED TO BE FITTED WITH A GREASE FILTER.
AS PER ART 9.32 MBC2010
8. ATTIC ACCESS HATCH REQUIRED - 20" X 28" MIN. DIMENSIONS (LOCATION DETERMINED BY OWNER/CONTRACTOR).
9. FABRICATOR'S DRAWINGS OF FLOOR AND ROOF SYSTEM CERTIFIED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN MANITOBA, WILL BE PROVIDED IF REQUIRED.
10. ALL BEDROOM WINDOWS ARE REQUIRED TO PROVIDE AN UNOBSTRUCTED OPENING WITH AN AREA NOT LESS THEN 3.8FT² AND NO DIMENSION LESS THEN 15" AS PER ART 9.9.10.1 OF MBC2010
11. 'CAB-OVER' FLOOR JOISTS MUST BE INSULATED TO MIN. R-28 AND VAPOR BARRIER INSTALLED SUFFICIENTLY CLOSE TO WARM SIDE AS PER 9.25.4.3 OF MBC2010
12. DECKS THAT HAVE ANY ONE OF THE FOLLOWING MENTIONED ARTICLES MUST BE CONSTRUCTED AS PER ARTICLE 9.12 (2005 NATIONAL BUILDING CODE):
1. MORE THAN ONE STOREY
2. WITH A ROOF OVER
3. MORE THAN 592 SQ.FT.
4. DISTANCE FROM THE GROUND LEVEL TO THE UNDERSIDE OF DECK JOISTS EXCEED 24"; OR
5. IS ATTACHED TO ANOTHER STRUCTURE, UNLESS IT CAN BE DETERMINED THAT THE DIFFERENTIAL MOVEMENT WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THAT STRUCTURE.
13. LINTELS SUBJECT TO CONCENTRATED LOADS TO BE DESIGNED & SUPPLIED BY TRUSS MANUFACTURER
14. FLOORS ON GROUND SHALL BE EQUIPPED WITH ROUGH IN FOR SUBFLOOR DEPRESSURIZATION SYSTEM AS PER 9.13.4.3 OF THE MBC2010. CONSISTS OF A 4" PIPE INSTALLED THROUGH THE FLOOR, TO THE CENTER OF THE FLOOR AND CAPPED ABOVE THE FLOOR WITH A CAP LABELED "DEPRESSURIZATION SYSTEM"

AMPLIFY DESIGN	SITE: 427 23RD STREET		
	TITLE: FLOOR PLAN		
SCALE: 3/8" = 1'	DATE: 03/13/16	DRAWN: JH	CHECKED: JH
PROJECT NO: 2016-004	PAGE: A3	REVISION:	
CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY AMPLIFY DESIGN FOR ANY CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMEN FOR CLARIFICATION BEFORE RESUMING WORK.			
2314 McDonald Avenue Brandon, MB 204-573-4137			