



21, Granville Crescent
Brandon, MB, R7A 7V9

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Date: 12/08/2023

Letter of Intent

City of Brandon Planning & Building safety department
638 Princess Ave
Brandon, MB
R7A0P3

Re: Rezoning application for 639 van Horne Ave

Leni Shiju director of ABH Renovations Ltd is applying for rezoning for our property 639 Van Horne Ave from Industrial restricted zone (IR) to Residential moderate density zone (RMD) in order to allow for residential development.

The Property is designated Residential in the Brandon @ Area planning District development plan 2013. The proposed rezoning change from IR to RMD conforms to the development plan.

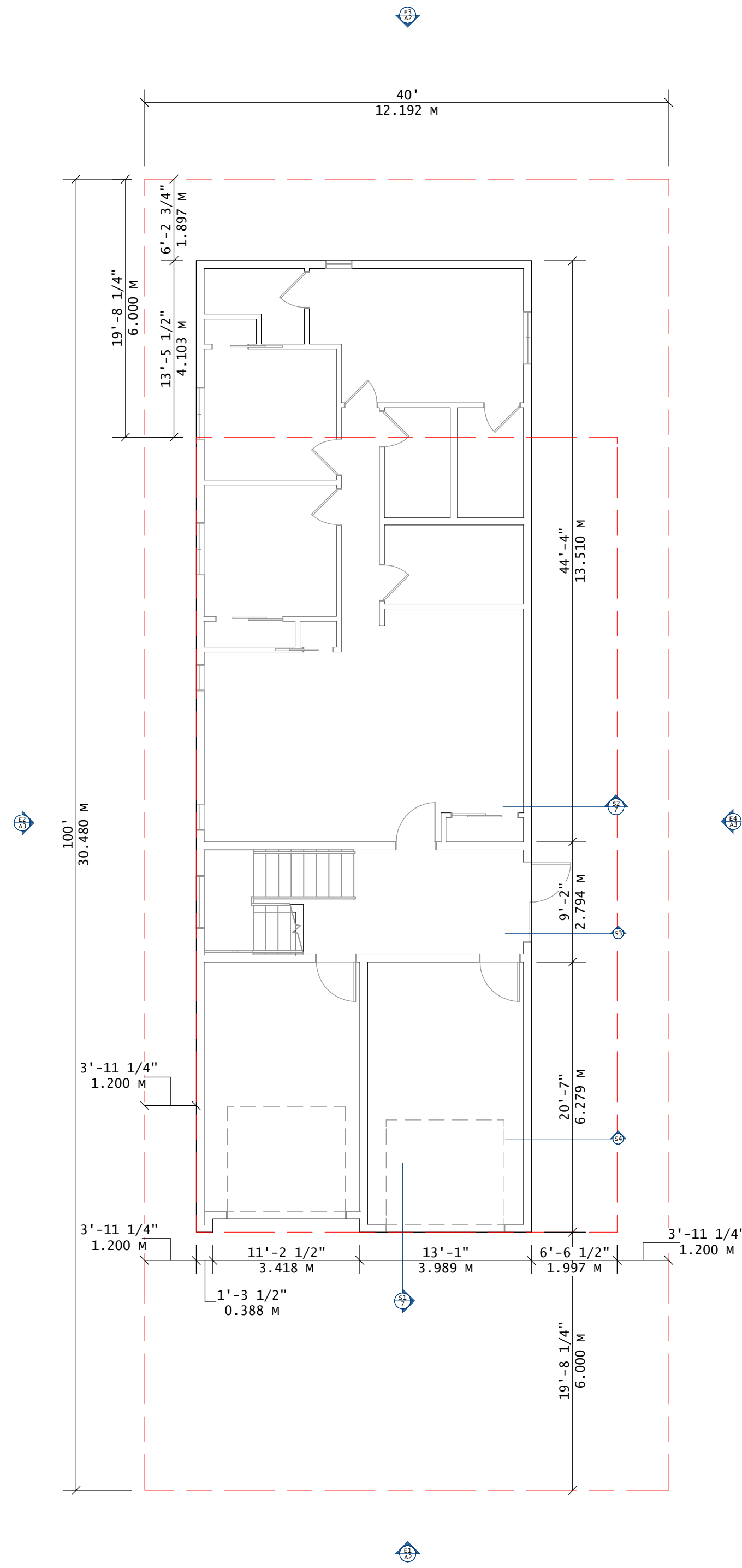
The Zoning change will allow for the construction of a duplex dwelling on the property to serve the residential needs of the central of Brandon. The property is located close to retails, education, medical services and to the Brandon police station.

The proposed site plan and duplex dwelling plan has attached with the application. The engineer stamp and other details will provide as needed.

I kindly request you to grant our application for rezoning our property to residential moderate density zone. Please let me know if you need any additional documents. Thank you for considering our application and looking forward for your support on this development.

Sincerely,

Leni Shiju
Director
ABH Renovations Ltd



1 Plot Plan View
1/8 in = 1 ft

DISCLAIMER:

1. Do not scale drawings.
2. All dimensions to be verified with architectural drawing prior to construction.
3. See drawings of all other specialists for openings, trenches, equipment bases, recesses, inserts, sleeves, etc., which must be cast or formed in cast-in-place concrete.
4. All plans are drawn to suit the Manitoba Building Code. Plans must be reviewed by local building official prior to construction due to local building codes, zoning regulations, and climatic conditions.
5. All structural components indicated on these drawings must be reviewed and engineered by a licensed Architect or Engineer. No modifications, alterations, or substitutions shall be done unless authorized in writing by the design Engineer.
6. McMunn and Yates and its designers assume no liability or responsibility for any errors, omissions, and any incidental indirect or consequential damages whatsoever arising from the use of these drawings or the information provided therein.
7. Builder is to conform to the Manitoba Building Code - Part 9.

FOUNDATION:

1. Excavate all topsoil, organic material and loose or unsuitable fill from the site.
2. The exposed sub-grade for slab-on-grade shall be proof rolled and any soft spot thus revealed shall be excavated, backfilled with granular fill, and compacted to 95% standard proctor maximum dry density. Granular fill and compaction method to be approved by the Engineer. All backfill to be compacted in maximum 6" lifts.
3. Granular backfill (25mm maximum aggregate size) shall be placed and compacted to 95% modified proctor and a flat level surface.

CONCRETE:

1. All concrete work shall be in accordance with C.S.A. CAN_A23.1- CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION.
2. Aggregate shall be a maximum size of 3/4 inch.
3. Slump shall be a maximum 4 inch plus/minus 3/4 inch for all concrete.
4. Construct form work, shoring and bracing to meet design and code requirements.

REINFORCING STEEL:

1. Reinforcing steel shall be new billet deformed bars in accordance with C.S.A. standards G30.10. Minimum yield to be 400 mPa except 10m bars and stirrups which may yield 300 mPa.

WOOD:

1. All lumber shall conform to the N.L.G.A. - standards grading rules for Canadian lumber.
2. The material may be #2 STD and better spruce or equal.
3. Material shall be straight grained and kiln dried. Roof trusses are to be prefabricated and designed in accordance with the latest edition of C.S.A. 086. The roof truss supplier shall submit drawings bearing the seal of an Engineer registered in the province of Manitoba for approval of connections and general design requirements.
4. The engineered floor joist supplier shall submit drawings bearing the seal of an engineer registered in the province of Manitoba for approval of general design requirements.

DESIGN LOADS:

1. Dead loads: Structure self weight
2. Allowable bearing pressure assumed to be 75 kPa [1500psf]. Undisturbed bearing surface assumed to be firm clay to dense or compact sand or gravel. Report any findings differing from assumption to the Engineer.

The owner shall arrange a "Foundation Inspection" with the Engineer prior to back filling the structure. The owner shall be responsible for all costs of the inspection.

NOTE:
If any high water table or silt conditions are encountered during excavation, the contractor must contact the Engineer for instruction and advisement.

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

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REV	BY	DATE	REMARKS	
ABH Renovations LTD. abhrenovationsltd@gmail.com 639 VAN HORNE AVE., BRANDON, MB				PLOT PLAN VIEW
DRAWN BY	DATE	PAGE SIZE	ORDER NO.	SHEET
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