



2 Oakview st
Brandon, MB, R7C 0C6

Email: abhconstructionsLtd@gmail.com
Phone: 204 901 2177

From,
Shiju Antony
2 Oakview St
Brandon, MB, R7C0C6

To,
City of Brandon
Planning Department
Brandon, Manitoba

Re: Variance Application for 110 Princess Ave, Brandon

I am writing to submit a variance application for 110 Princess ave, in accordance with the City of Brandon's Zoning Bylaw. The purpose of this application is to request a variance to 3 meters from 7.5 meters, allow for a reduced setback.

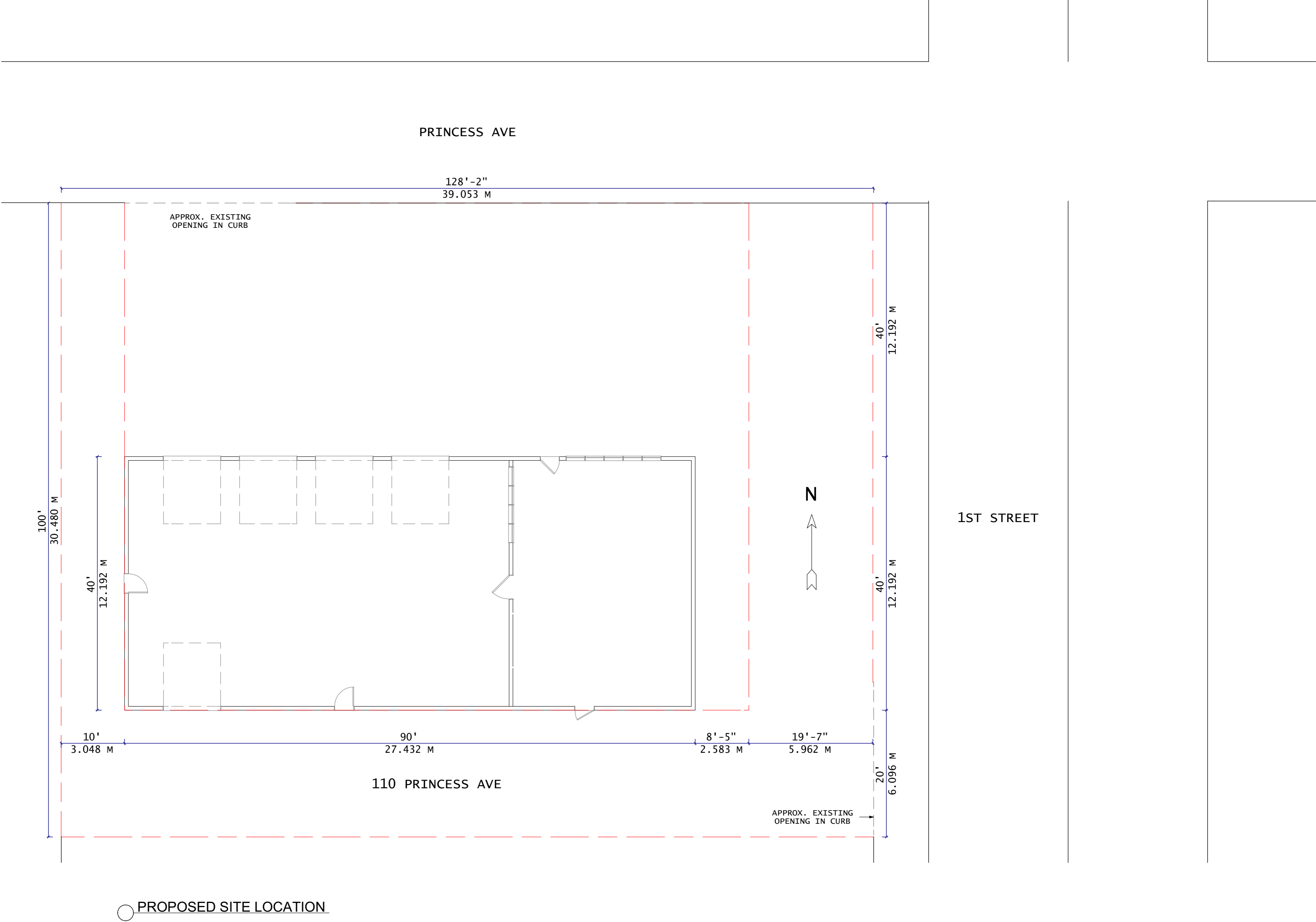
The reason for this request is to build car rental building on the property. I believe that this variance will allow to build the proposed plan.

We have reviewed the City's Zoning Bylaw and believe that our proposal meets the intent of the bylaw. We are committed to working with the city to ensure that our proposal is consistent with the community's interests.

We would appreciate the opportunity to discuss this application further and provide additional information as required.

Thank you for considering our variance application.

Sincerely,
Shiju Antony



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 ¾ inch.
3. Slump shall be a maximum 4 inch plus/minus ¾ 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 1978 N.L.G.A. - standards grading rules for Canadian lumber.
2. The material may be standard 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].

a. 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.

REV.	BY	DATE	REMARKS	<div> 1040 RICHMOND AVE BRANDON, MB R7A 1M6 PHONE: 204-728-1986</div> <div>ABH RENOVATIONS 204-901-0136 abhrenovationsld@gmail.com 110 PRINCESS AVE, BRANDON, MB</div>					
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PROPOSED SITE LOCATION				DRAWN	DATE	PAGE SIZE	ZONE	ORDER #	SHEET
				TB	2024-12-31	ARCH C (18" x 24")	7A		A2

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION