

Conditional Use Application C-03-22 - 840 4th St N



0 50 100 Meters

Conditional Use Application



Conditional Use Application C-03-22
 840 4th Street North
 Lot 2 Plan 66925 BLTO
 in NE 1/4 26-10-19 WPM



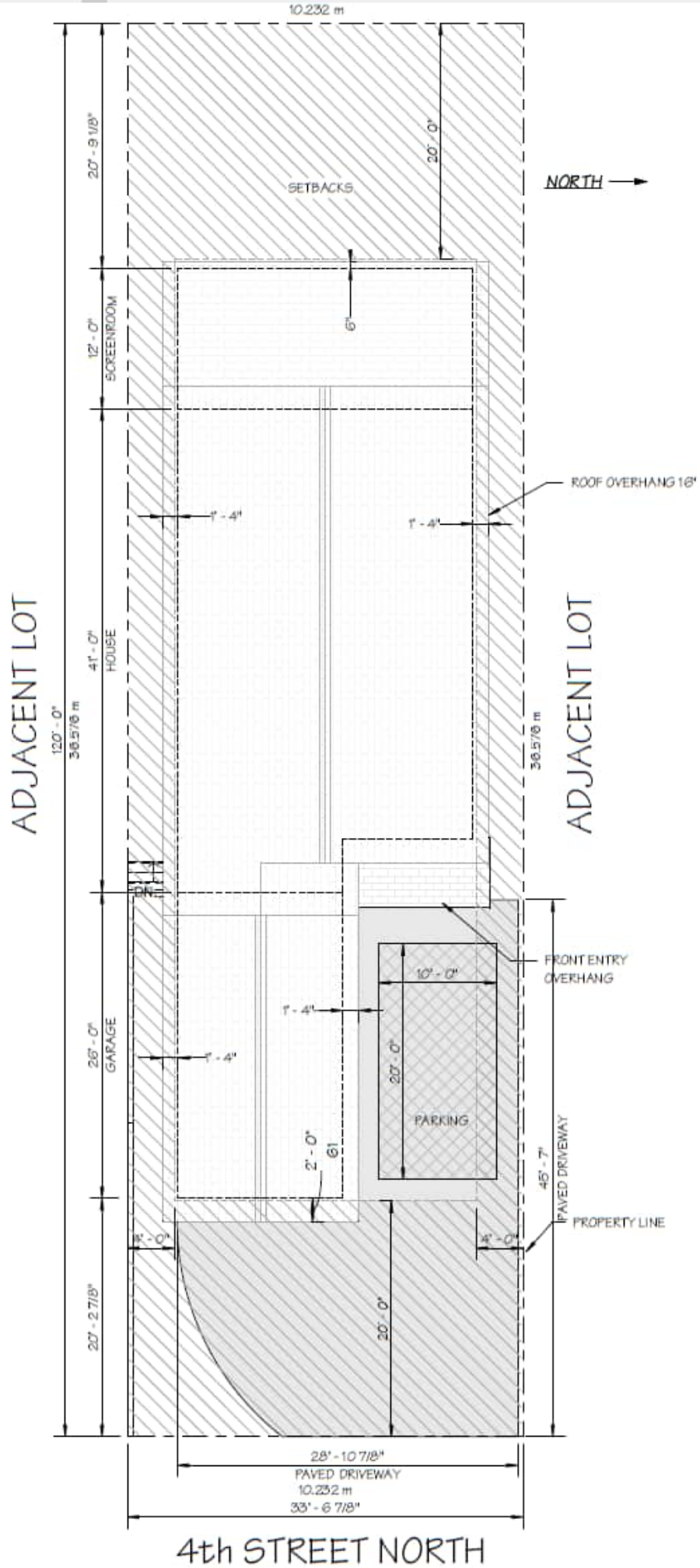
LEGEND

 Affected Lot

**Planning & Buildings
 Department**



Map Created: 04/14/2022
 Revised:



HOUSE FOOTPRINT = 1640 FT²
 LOT AREA = 4020 FT²
 LOT COVERAGE = 1640/4020 = 41% < 60%

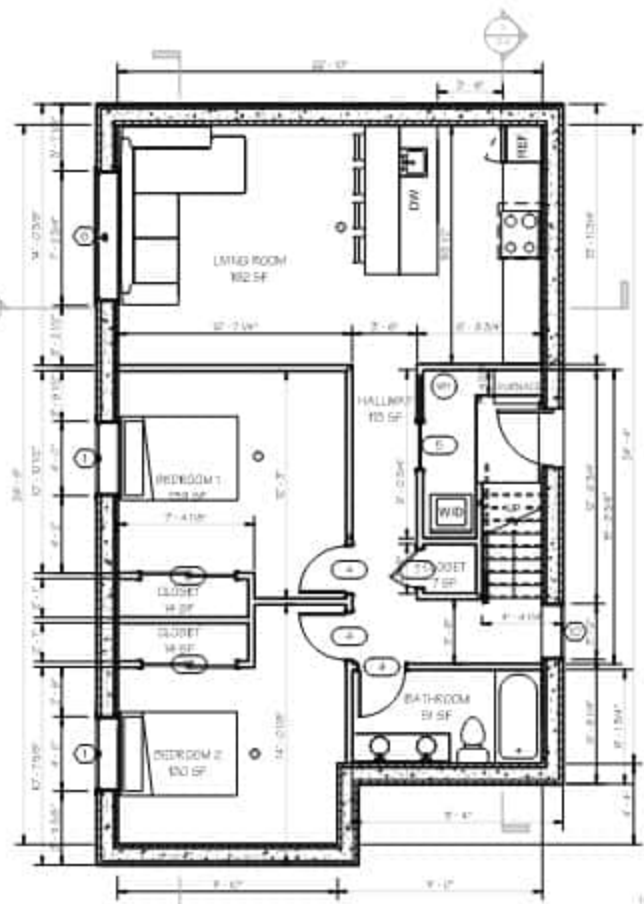


REVISION SCHEDULE

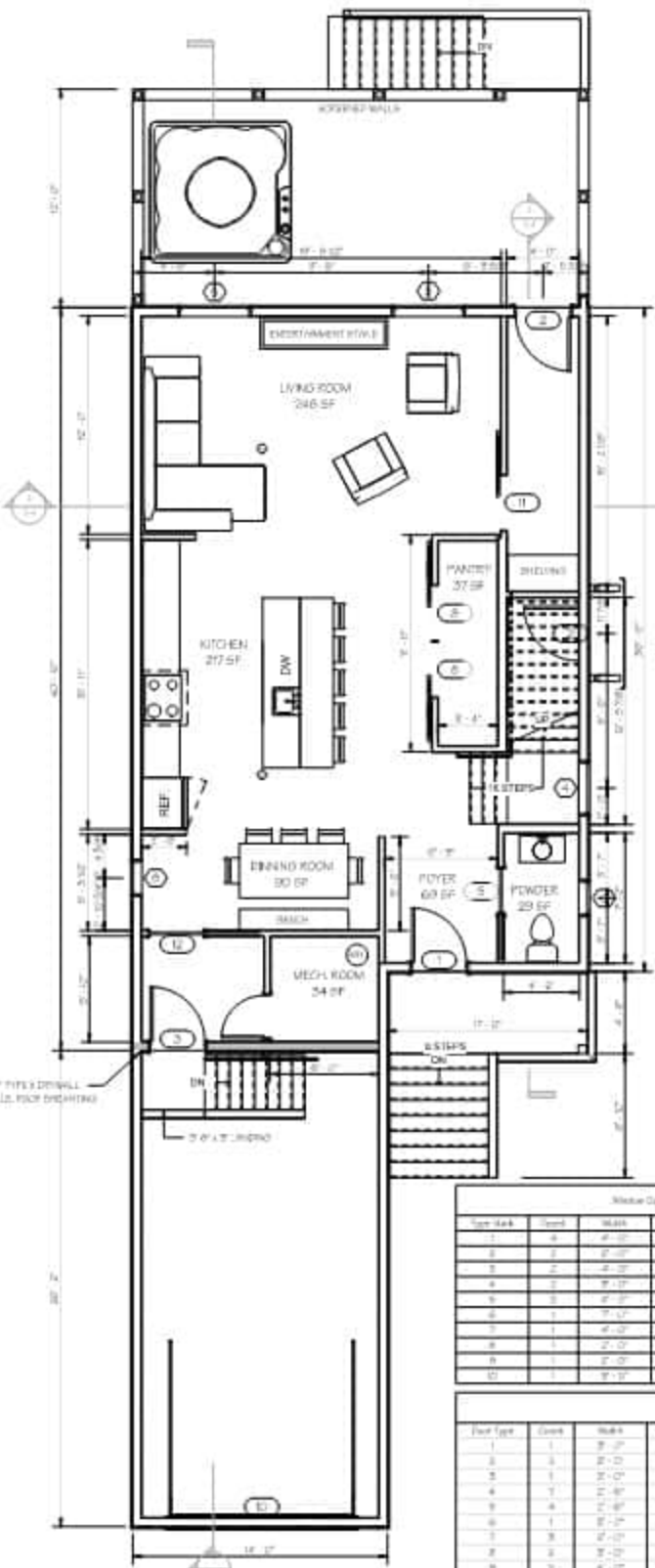
NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	2021-10-26
2	FIELD REVISIONS, SITE GRADING, SECTION CORRECTIONS	2021-10-26

General Notes

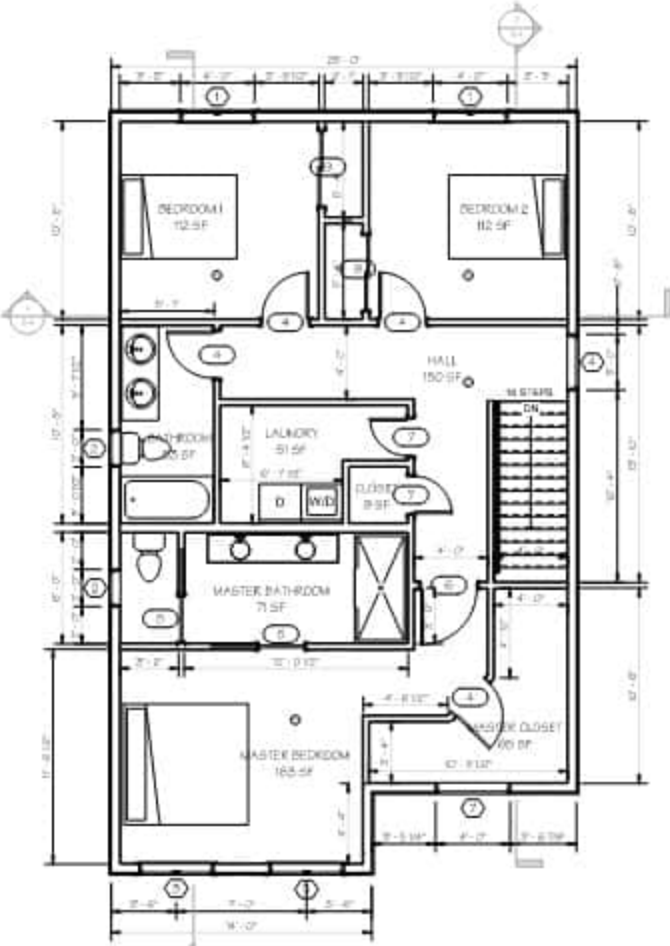
1. READ THE DIRECTOR'S ORDINANCE IN CONJUNCTION WITH ALL OTHER PERTINENT CONTRACT DOCUMENTS.
 2. ALL ENGINEERS ARE SUBJECT UNLESS NOTED. THE CONTRACTOR MUST VERIFY DIMENSIONS, DIMENSIONS, CONSTRUCTION AND REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE.
 3. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2015, THE SUPPLEMENTAL AND REFERENCED STANDARDS THROUGH THE BUILDING CODE OF MANITOBA OR THE LOCAL JURISDICTION WHERE APPLICABLE, WHICH EVER REQUIREMENTS IS THE MOST APPROPRIATE.
 4. REFER TO THE NATIONAL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL STANDARDS FOR LIGHTING AND DIMENSIONS OF FIXTURES, SIZES AND OTHER DETAILS OR COMPONENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 5. DIMENSIONS SHOWN COMPLETED STRUCTURE ONLY. PROVIDE TEMPORARY BRACING FOR CONSTRUCTION LOADS AND CONDITIONS AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LOADS.
- THE OWNER IS WILL ABANDON A FOUNDATION INSPECTION WITH THE ENGINEER FROM TOP TO BOTTOM OF THE STRUCTURE. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS OF THE INSPECTION.



Basement Layout
1/4" = 1'-0"



Main Fl. Layout
1/4" = 1'-0"



2nd Fl. Layout
1/4" = 1'-0"



Basement Bulkheading
1" = 10'-0"



Window Schedule

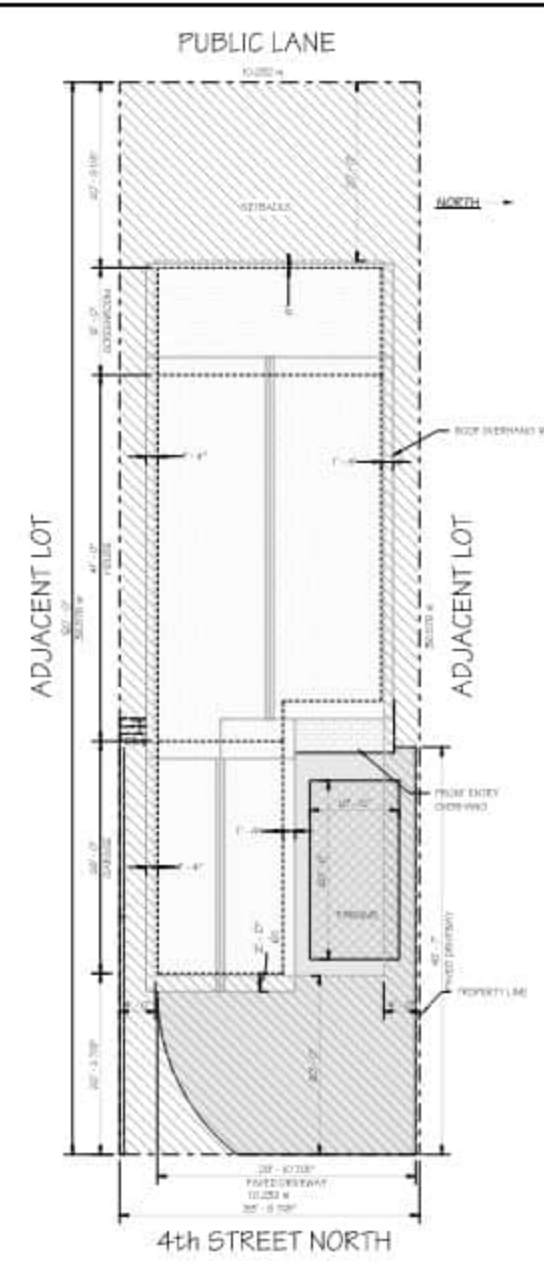
Type	Count	Width	Height	Description
1	1	4'-0"	4'-0"	Picture Casement
2	1	4'-0"	4'-0"	Casement
3	2	4'-0"	4'-0"	Picture Casement
4	1	4'-0"	4'-0"	Fixed
5	1	4'-0"	4'-0"	Fixed
6	1	4'-0"	4'-0"	Picture Window
7	1	4'-0"	4'-0"	Fixed
8	1	4'-0"	4'-0"	Casement
9	1	4'-0"	4'-0"	Casement
10	1	4'-0"	4'-0"	Fixed

Floor Area Schedule

Floor	Area
Floor 1st Wood Floor	288 SF
Floor 1st Insulated Floor	288 SF
Floor 2nd	228 SF
Floor 3rd	228 SF
Floor 4th Deck Floor	228 SF
Floor 1st Basement Floor	228 SF
Floor 1st Insulated Floor	11 SF

Door Schedule

Door Type	Count	Width	Height	Description	Type Comments
1	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	
2	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	
3	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	
4	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	
5	4	3'-0"	6'-0"	21 - 1 1/2" x 6"	
6	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	
7	3	3'-0"	6'-0"	21 - 1 1/2" x 6"	
8	2	3'-0"	6'-0"	21 - 1 1/2" x 6"	
9	2	3'-0"	6'-0"	21 - 1 1/2" x 6"	
10	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	
11	1	3'-0"	6'-0"	21 - 1 1/2" x 6"	



Corey & Olga Peters
New House
840 4th St. N
Brandon,
Manitoba

7-5167 2021-10-26

EDIFICE ENGINEERING INC.
21 - 3RD AVENUE NE PHASE 2
CALGARY, ALBERTA T2C 0A8
PHONE: 403-243-8888
FAX: 403-243-8888
WWW.EDIFICE-ENGINEERING.COM

NO.	DESCRIPTION	DATE
1	CONCEPT CONSTRUCTION	2021-10-26
2	FINAL PERMITS SITE DRAWINGS	2021-10-26

General Notes

1. READ THIS STRUCTURAL DRAWING IN CONJUNCTION WITH ALL OTHER PERTINENT CONTRACT DOCUMENTS.
 2. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST VERIFY DIMENSIONS BEFORE CONSTRUCTION AND REPORT THIS INFORMATION TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CHANGE ORDER.
 3. THE DESIGN AND CONSTRUCTION SHALL BE ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2015, THE SUPPLEMENT AND NOTIFICATION OF AMENDMENTS THEREIN, THE BUILDING CODE OF MANITOBA AND THE LOCAL JURISDICTION HAVING AUTHORITY, WHICH EVER REQUIREMENT IS THE MOST STRINGENT.
 4. REFER TO THE EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, EGRESS AND OTHER BUILDING COMPONENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 5. DRAWINGS SHOW COMPLETED STRUCTURE ONLY. PROVIDE TEMPORARY BRACING FOR CONSTRUCTION LOADS DURING AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LOADS.
- THE OWNER SHALL ARRANGE A 'SOCIATION' INSPECTION WITH THE ENGINEER PRIOR TO CHECK FOUNDATION. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS OF THE INSPECTION.

EDIFICE ENGINEERING INC.
Engineers and Architects
MANITOBA
Certificate of Authorization
Edifice Engineering Inc.
No. 6363

HOUSE FOOTPRINT = 8440 FT²
LOT AREA = 4000 FT²
LOT COVERAGE = 8440/4000 = 41% MAX
= REFERRED TO TRACE AREA
Lot Layout
1:100