It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: _____

DATE: OCT 09, 2019

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

(PER UNIT)	
INTERNAL GARAGE WIDTH:	5.48 m
INTERNAL GARAGE LENGTH:	6.10 m
GARAGE DOOR WIDTH:	2 - 2.44 m

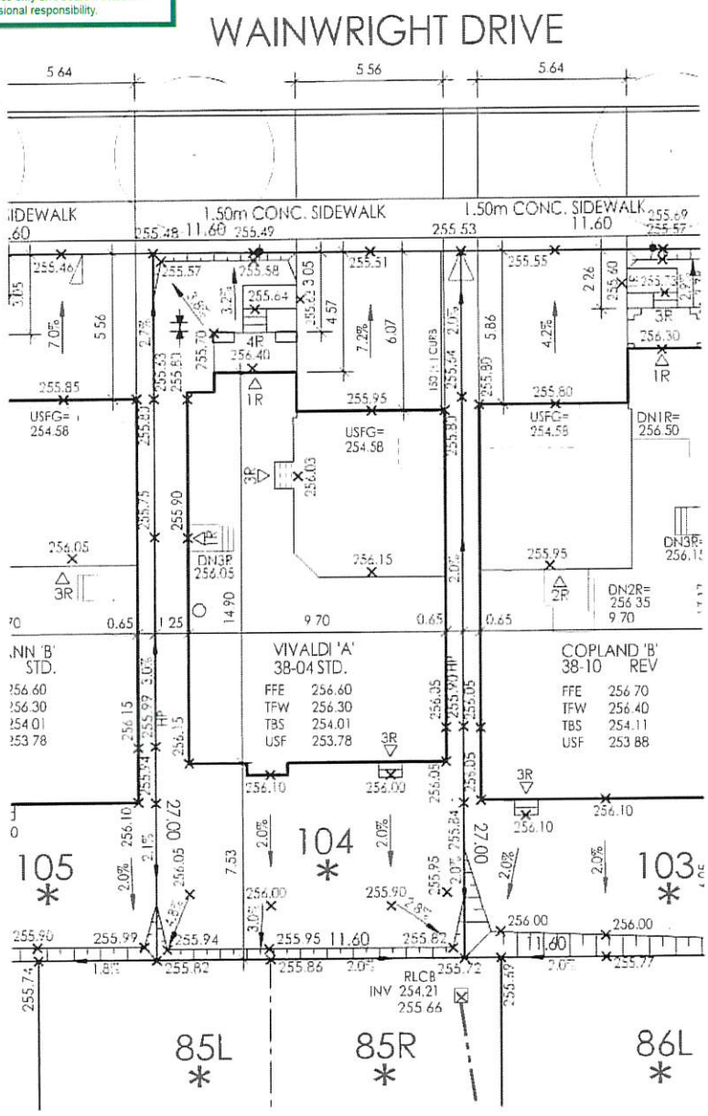
BUILDING STATISTICS

REG. PLAN No.	43M-2039
ZONE	R1F-9.0-2452
LOT NUMBER	LOT 104
LOT AREA(m)^2	313.2
BLDG. AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.4
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND

FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
	DOOR		WATER VALVE CHAMBER
	WINDOW		HYDRANT AND VALVE
	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAD		GAS METER
	DOWNSPOUT CONNECTED TO STM		MANHOLE - STORM
	SWALE DIRECTION		MANHOLE - SANITARY
			CHAINLINK FENCE
			PRIVACY FENCE
			SOUND BARRIER
			FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

NOTE: USF IS BASED ON 1.50mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE



ISSUED OR REVISION COMMENTS

NO	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	30-SEPT-19	DJH	
2	REVISED PER ENG COMM - FINAL	04-OCT-19	DJH	

IMPORTANT FOOTING NOTE:
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED
- LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23 BASED ON FOOTING THICKNESS UP TO 6"

IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
- UP TO 9" FOOTING: LOWER USF BY 0.07
- 10" FOOTING: LOWER USF BY 0.10
- 11" FOOTING: LOWER USF BY 0.13
- 12" FOOTING: LOWER USF BY 0.15
- 13" FOOTING: LOWER USF BY 0.18
- 14" FOOTING: LOWER USF BY 0.20

RN DESIGN
WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

URBANTECH NOTES:

1) No final utility location information at this time. Urbantech will not be responsible for future changes to design. Builder should notify purchasers that street hardware and above ground utility furniture may be added or removed from their frontages

2) Builder to lower underside of footings where adjacent to RLCB leads. Exact depth to be determined on site during footing excavation.

3) Builder to stake out driveway curb depressions at time of curb installation

4) Builder to verify location of all hydrants, street lights, transformers and all other services. If min. dimensions are not maintained as per City standards, builder is to relocate at his own expense

5) Builder to confirm service connection elevations and review for absence of conflict prior to footing excavation

6) Final fence design have not been provided at this time. Purchaser to be advised that actual fencing details may not be as shown on this plan.

LICENSED PROFESSIONAL ENGINEER
D. ZEC
90432295
Oct 7/19
PROVINCE OF ONTARIO

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 28605
DATE: Oct-11-19

SIGNATURE:

URBANTECH CONSULTING

We certify that the proposed grades at the lot corners are correct, and that the lot grading of the subject lot is in conformity to the approved subdivision grading plans and City standards

REVIEWED BY: M.W DATE: OCT 7/19

CLIENT
GOLD PARK HOMES

PROJECT/LOCATION
McLAUGHLIN AND MAYFIELD-PH2
BRAMPTON, ON

DRAWING
SITE PLAN

DRAWN BY	SCALE
DJH	1:250
PROJECT No.	LOT NUMBER
19037 (13098 Ph 2)	LOT 104