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 29, 2019

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

(PER UNIT)

INTERNAL GARAGE WIDTH:	5.53 m
INTERNAL GARAGE LENGTH:	6.10 m
GARAGE DOOR WIDTH:	2 - 2.44 m

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.

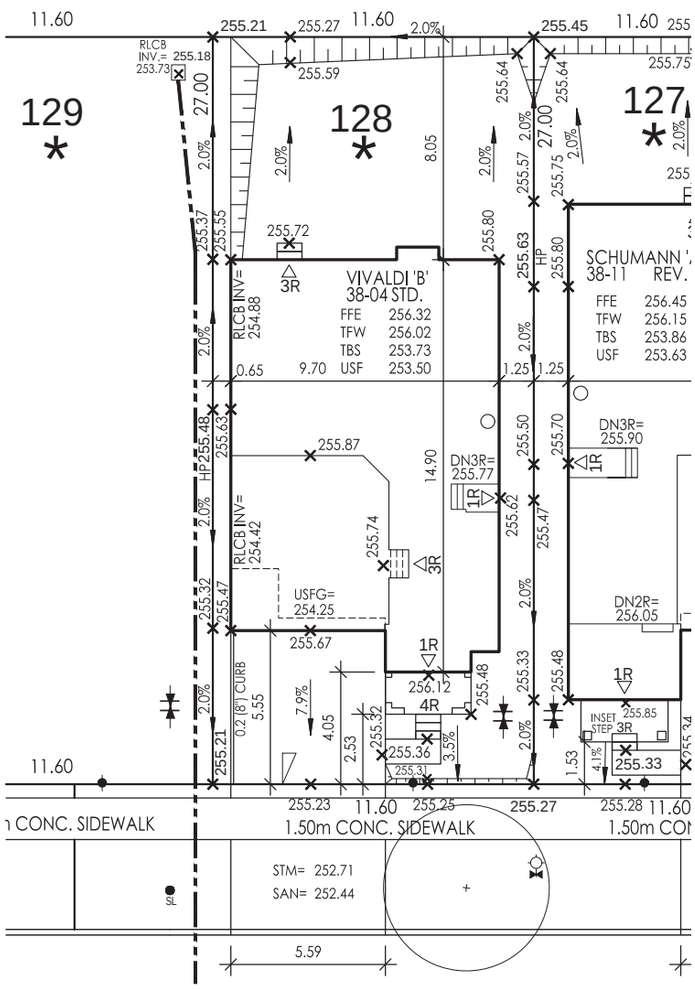
BUILDING STATISTICS

REG. PLAN No.	43M-2039
ZONE	R1F-9.0-2452
LOT NUMBER	LOT 128
LOT AREA(m)^2	313.2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.8
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND

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

NOTE: USF IS BASED ON 150mm (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*	*18-OCT-19*	*DJH*	
2	*RE-SITED TO ELEV 'B'*	*21-OCT-19*	*DJH*	
3	*REVISED PER ENG COMM - FINAL*	*23-OCT-19*	*DJH*	
4	*REVISED PER ENG COMM - FINAL*	*28-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

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: 26995
DATE: Oct 30, 2019

SIGNATURE:

URBANTECH NOTES:

1) No final utility location information at this time. Urbantech will not be responsible for future changes to design. Builder should notify purchaser's 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.

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 29/19

LICENSED PROFESSIONAL ENGINEER
D. ZEC
90432295
Oct 29/19
PROVINCE OF ONTARIO

CLIENT
GOLD PARK HOMES

PROJECT/LOCATION
McLAUGHLIN AND MAYFIELD-PH2
BRAMPTON, ON

DRAWING
SITE PLAN

DRAWN BY	SCALE
DJH	1:250
PROJECT No. 19037 (13098 Ph.2)	LOT NUMBER LOT 128

File: C:_RN_Standards\temp\AcPublish_15972\19037-SP100.dwg Plotted: Oct 28, 2019 By: DanielH