

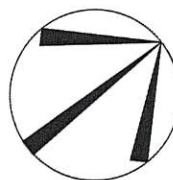
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

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

APPROVED BY:

DATE: FEB 27, 2020

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

BUILDING STATISTICS

REG. PLAN No.	43M-2039
ZONE	R1F-9.0-2452
LOT NUMBER	LOT 124
LOT AREA(m) ²	313.2
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	3
MEAN HEIGHT(m)	10.7
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

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

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	SL	STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS LOT
STD	STANDARD PLAN		WATER CONNECTION
△	DOOR		WATER VALVE CHAMBER
□	WINDOW		HYDRANT AND VALVE
AC	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAD		GAS METER
	DOWNSPOUT CONNECTED TO STM		MANHOLE - STORM
			MANHOLE - SANITARY

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

[illegible]

IMPORTANT FOOTING NOTE:

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- 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



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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 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: mw DATE: Feb 27/20

CLIENT

GOLD PARK HOMES

PROJECT/LOCATION

McLAUGHLIN AND MAYFIELD-PH2
BRAMPTON, ON

DRAWING

SITE PLAN

DRAWN BY

D.H.

SCALE

1.250

PROJECT No. _____

19037 (13098 Ph.2)

LOT NUMBER

LOT 124