

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 28, 2019

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























(PER UNIT)	
INTERNAL GARAGE WIDTH:	3.05 m
INTERNAL GARAGE LENGTH:	6.10 m
GARAGE DOOR WIDTH:	1 - 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	R2E-7.2-2203
LOT NUMBER	LOT 70 L-R
LOT AREA(m) ²	234.90 L & R
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	9.0 L & R
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND

FFE	FINISHED FLOOR ELEVATION		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		FIRE HYDRANT
R	NUMBER OF RISERS TO GRADE		STREET LIGHT
WOD	WALKOUT DECK		MAIL BOX
LOB	LOOKOUT BASEMENT		TRANSFORMER
WOB	WALK OUT BASEMENT		SEWER CONNECTIONS LOT
WUB	WALK UP BASEMENT		SEWER CONNECTIONS LOT
REV	REVERSE PLAN		WATER CONNECTION
STD	STANDARD PLAN		WATER VALVE CHAMBER
△	DOOR		HYDRANT AND VALVE
○	WINDOW		HYDROMETER
 AC	AIR CONDITIONING		GAS METER
 +	DOWN SPOUT TO SPLASH PAD		MANHOLE - STORM
	DOWNSPOUT CONNECTED TO STM		MANHOLE - SANITARY
→	SWALE DIRECTION		
	—X—		CHAINLINK FENCE
	—XX—		PRIVACY FENCE
	—XXX—		SOUND BARRIER

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

- 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 USE 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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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 25/19**



CLIENT

GOLD PARK HOMES

PROJECT/LOCATION

McLAUGHLIN AND MAYFIELD-PH2
BRAMPTON, ON

DRAWING

SITE PLAN

DRAWN BY

DIH

SCALE

1.250

PROJECT No. _____

19037 (13098 Ph.2)

LOT NUMBER

LOT 701-B