

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.

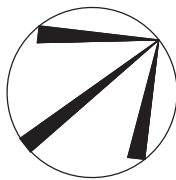
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

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

APPROVED BY:

DATE: AUG 26, 2020

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 81 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)	8.7 L & R
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND

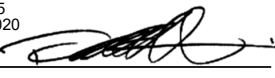
FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION WALL	BP	BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB	CP	CABLE PEDESTAL
USF	UNDER SIDE FOOTING	CB	CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR	DBL CB	DBL CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE	E	ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL	HC	HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE	HD	FIRE HYDRANT
WOD	WALKOUT DECK	SL	STREET LIGHT
LOB	LOOKOUT BASEMENT	MB	MAIL BOX
WOB	WALK OUT BASEMENT	T	TRANSFORMER
WUB	WALK UP BASEMENT	SC2	SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN	SC1	SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN	WC	WATER CONNECTION
DOOR	DOOR	WVC	WATER VALVE CHAMBER
WINDOW	WINDOW	HA	HYDRANT AND VALVE
AC	AIR CONDITIONING	HM	HYDRO METER
DS	DOWN SPOUT TO SPLASH PAD	G	GAS METER
DC	DOWN SPOUT CONNECTED TO STM	MS	MANHOLE - STORM
SWD	SWALE DIRECTION	MS-S	MANHOLE - SANITARY
X	CHAINLINK FENCE		
XX	PRIVACY FENCE		
XXX	SOUND BARRIER		
---	FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE		
---	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	06-DEC-19	DJH	
2	REVISED PER ENG COMM - FINAL	10-DEC-19	DJH	
3	ADDED SIDEYARD SETBACKS	07-JAN-19	DJH	
4	Adjusted Lot Lines Per New Survey	20-AUG-20	DJH	
5	REVISED PER ENG COMM - FINAL	25-AUG-20	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



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DANIEL HANNIEN
I, DANIEL HANNIEN, 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: Aug-28-2020


CLIENT GOLD PARK HOMES	
PROJECT/LOCATION MCLAUGHLIN AND MAYFIELD-PH2 BRAMPTON, ON	
DRAWING SITE PLAN	
DRAWN BY DJH	SCALE 1:250
PROJECT No. 19037 (13098 Ph.2)	LOT NUMBER LOT 81 L-R

- 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: **JG** DATE: **2020-08-26**

