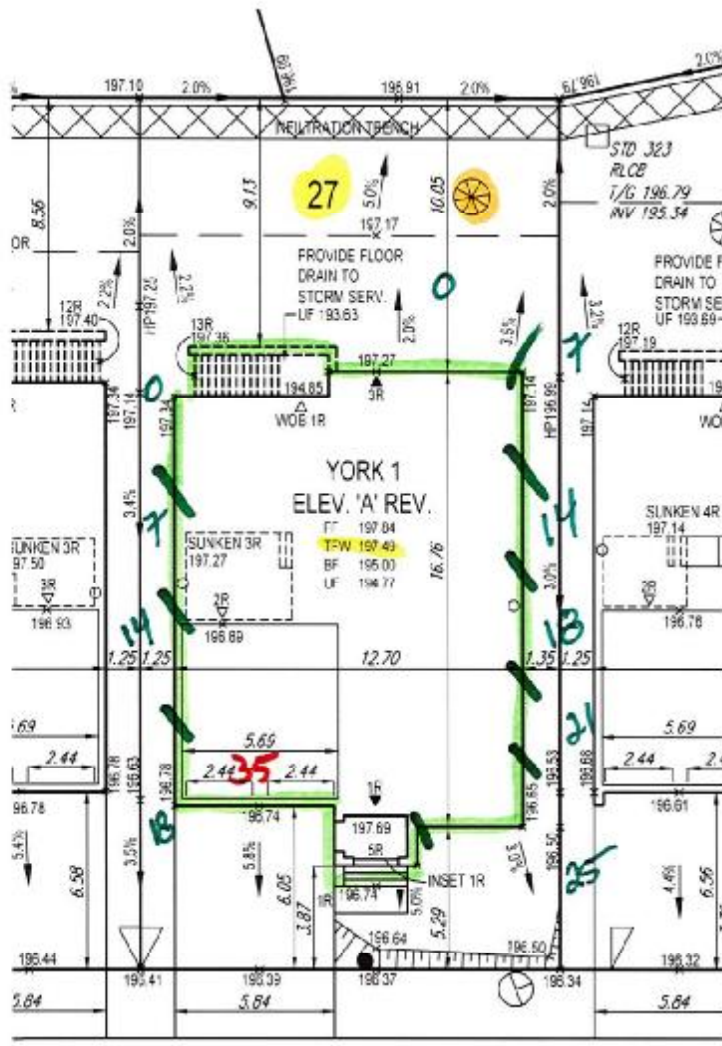


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.



SITE PLAN REVIEW

LOT NO. 27 REGISTERED PLAN 43M-2013

THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED AS BEING IN CONFORMANCE WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

THIS REVIEW DOES NOT WARRANT THAT OTHER INFORMATION SHOWN ON THIS DRAWING IS ACCURATE OR COMPLETE. SOLE RESPONSIBILITY FOR THE DESIGN AND DETAILS SHALL REMAIN WITH THE DESIGNER.

NO COMMENT REVIEWED BY SK
COMMENTS AS NOTED DATE May 23, 2017

303 CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

NOTES

- THE PROPOSED ELEVATIONS AT BUILDINGS AND THE BASIC DIRECTION OF SURFACE DRAINAGE WILL BE SUBJECT TO DETAILED DESIGN WHEN HOUSE TYPES AND FLOOR PLANS ARE AVAILABLE.
- REAR TO FRONT DRAINAGE CAN BE ACCOMMODATED ONLY IF THE SEPARATION BETWEEN UNITS IS 2.4M.
- THE HOUSE TYPE AND DRIVEWAY LOCATION SHALL NOT BE CHANGED WITHOUT CITY OF BRAMPTON APPROVAL.
- WHERE POSSIBLE DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS TO THE FRONT OF THE HOUSE.
- A MINIMUM AREA OF 5.0M SHALL BE GRADED AT 2% AT THE REAR OF THE HOUSE.
- A MINIMUM AREA OF 7.5M SHALL BE GRADED AT 2% AT THE REAR OF THE HOUSE FOR REVERSE FRONTAGE LOTS.
- A MINIMUM CLEARANCE OF 0.15M MUST BE PROVIDED BETWEEN THE BRICK LINE AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
- A MINIMUM CLEARANCE OF 0.30M MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
- ALL LOT GRADING MUST COMPLY WITH CITY OF BRAMPTON STANDARDS 420 AND 421 UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE GRADED AT MINIMUM OF 2% AND A MAXIMUM OF 3% SLOPE.
- A 0.6M SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
- ALL AREAS BEYOND THE PLAN OF SUBDIVISION, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF BRAMPTON.
- ALL OPEN SPACE BLOCKS AND VALLEY LANDS SHALL BE MAINTAINED FREE OF GARBAGE AND CONSTRUCTION DEBRIS BY THE DEVELOPER UNTIL ASSUMPTION OF THE SUBDIVISION BY THE CITY OF BRAMPTON.

DEGREY DRIVE

SAN INV = 193.72 ✓ 1.05
STM INV = 193.92 ✓ .85

PROVIDE POURED IN PLACE CONC. STEPS
ALL STEPS SHALL BE POURED IN-PLACE
W/ MASONRY VENEER ON THE SIDES

1 RISER GENERAL NOTES

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO COMMENCEMENT OF WORK.

1 RISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

1 RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF 1 RISER DESIGNS. THIS DRAWING IS NOT TO BE SCALED.

▽	SINGLE SERVICE CONNECTION	⊗	VALVE AND CHAMBER	2.0%	PROP. SLOPE
▽	DOUBLE SERVICE CONNECTION	⊗	STREET LIGHT	2.0%	PROPOSED 3:1 SLOPE
●	WATER SERVICE CONNECTION	⊗	VALVE AND BOX	2.0%	ENGINEERED FILL LOT
H—	HYDRO CONNECTION	⊗	SANITARY MANHOLE	2.0%	TRANSFORMER
⊗	DOUBLE CATCH BASIN	⊗	STORM MANHOLE	2.0%	CABLE TV PEDESTAL
⊗	CATCH BASIN	⊗	COMMUNITY VAL BOX	2.0%	BELL PEDESTAL
⊗	FIRE HYDRANT	⊗	DOWNSPOUT LOCATION	2.0%	HYDRO METER
		⊗		2.0%	GAS METER

⊗	AIR CONDITIONING UNIT	FF	FINISHED FLOOR ELEVATION
⊗	TELECOM JUNCTION BOX	TN	TOP OF FOUNDATION WALL
⊗	SUMP PUMP	FS	FINISHED BASEMENT SLAB
⊗	EXTERIOR DOOR LOCATION	UF	UNDERSIDE OF FOOTING @ REAR
⊗	EXTERIOR DOOR LOCATION	UR	UNDERSIDE OF FOOTING @ REAR
⊗	WINDOWS PERMITTED	WOB	WALK-OUT BASEMENT
		WOD	WALK-OUT DECK
		1:100.00	PROPOSED GRADE
		(100.00)	EXISTING GRADE

FF	FINISHED FLOOR ELEVATION
TN	TOP OF FOUNDATION WALL
FS	FINISHED BASEMENT SLAB
UF	UNDERSIDE OF FOOTING @ REAR
UR	UNDERSIDE OF FOOTING @ REAR
WOB	WALK-OUT BASEMENT
WOD	WALK-OUT DECK
1:100.00	PROPOSED GRADE
(100.00)	EXISTING GRADE

1 RISER
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PHONE: (905) 665-2111
FAX: (905) 665-1163
www.1riser.com

GREENYORK HOMES

DEGREY DRIVE,
CITY OF BRAMPTON

Plan # 43M-2013
Scale 1:250
Date APR 2017
Project # 17-08

LOT 27

LOT GRADING PLAN
57 DEGREY DRIVE

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the City of Brampton Building Code for the work shown on the attached documents.

QUALIFICATION INFORMATION
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL PLANNER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL MARINE ENGINEER
REGISTERED PROFESSIONAL AEROSPACE ENGINEER
REGISTERED PROFESSIONAL SPACE ENGINEER
REGISTERED PROFESSIONAL NUCLEAR ENGINEER
REGISTERED PROFESSIONAL POLYMER ENGINEER
REGISTERED PROFESSIONAL COMPOSITE ENGINEER
REGISTERED PROFESSIONAL FIBRE ENGINEER
REGISTERED PROFESSIONAL CERAMIC ENGINEER
REGISTERED PROFESSIONAL GLASS ENGINEER
REGISTERED PROFESSIONAL JEWELLERY ENGINEER
REGISTERED PROFESSIONAL OPTICAL ENGINEER
REGISTERED PROFESSIONAL AUDIO ENGINEER
REGISTERED PROFESSIONAL VIDEO ENGINEER
REGISTERED PROFESSIONAL TELEVISION ENGINEER
REGISTERED PROFESSIONAL RADIO ENGINEER
REGISTERED PROFESSIONAL TELEPHONE ENGINEER
REGISTERED PROFESSIONAL TELEGRAPH ENGINEER
REGISTERED PROFESSIONAL TELETYPE ENGINEER
REGISTERED PROFESSIONAL TELEVISION ENGINEER
REGISTERED PROFESSIONAL TELEPHONE ENGINEER
REGISTERED PROFESSIONAL TELEGRAPH ENGINEER
REGISTERED PROFESSIONAL TELETYPE ENGINEER

IAN ROBERTSON 27816
REGISTRATION NO. 27816
1 RISER DESIGNS INC. 32072