GENERAL NOTES:

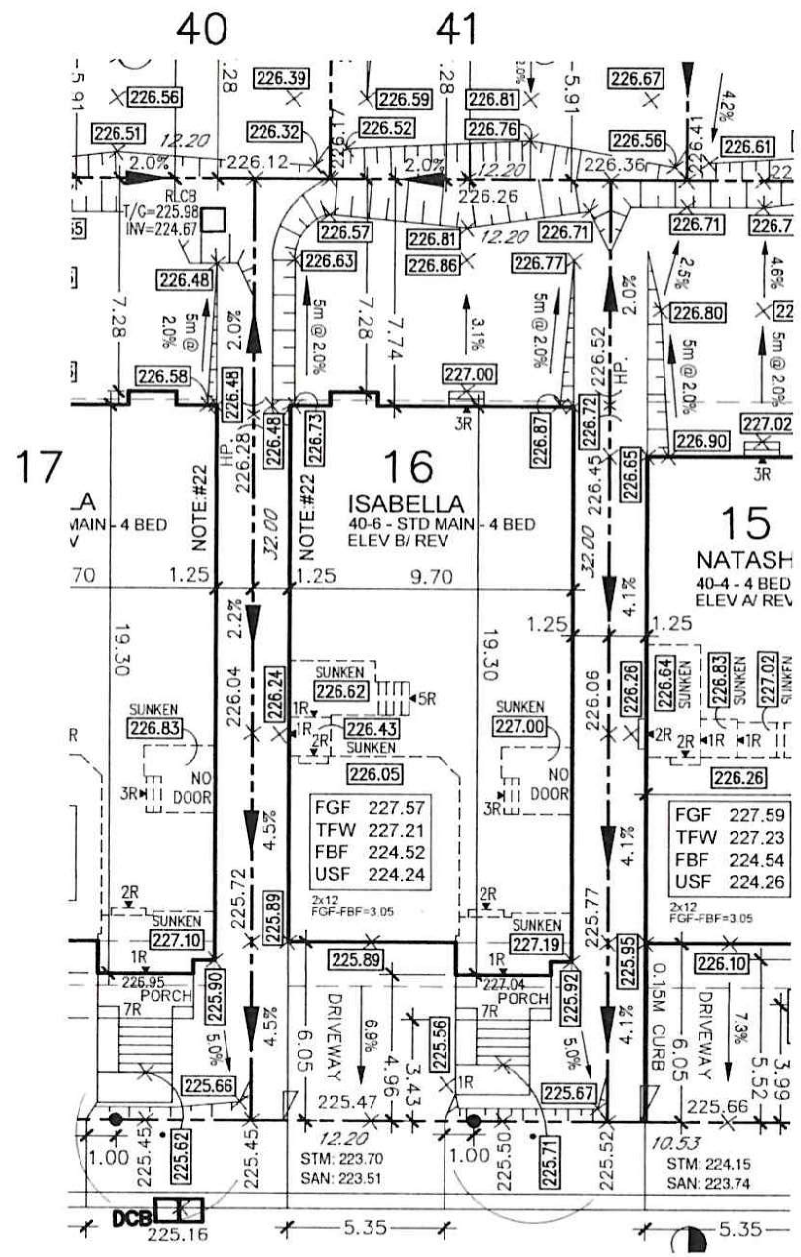
(1) THESE STANDARDS ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE CERTAIN LOTS MAY REQUIRE CHANGES.
(2) LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 6.0%.
(3) WHERE GRADES IN EXCESS OF 6.0% ARE REQUIRED,THE MAXIMUM SLOPE SHALL BE 3:1. IN ANY CASE GRADE CHANGES IN EXCESS OF 0.6M ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6M SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TIMBER WALL WILL NOT BE PERMITTED.
(4) THE MAXIMUM DEPTH OF A REAR YARD SWALE SHALL BE 0.3M. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 6 REAR YARDS, SWALE LENGTHS SHALL NOT BE GREATER THAN 3 LOT WIDTHS.
(5) THE MAXIMUM DEPTH OF A SIDEYARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM FLOW ALLOWED IN A SIDE SWALE IS THAT FROM 4 REAR YARDS.
(6) AT LEAST ONE SIDEYARD OF ALL UNITS SHALL HAVE A SIDE APRON (2.0% SLOPE) OF 0.6m MINIMUM.
(7) A REAR APRON (2.0%) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETACHED UNITS, 6m FOR MULTIPLE UNITS.
(8) REAR LOT CATCHBASIN GRATES TO BE 75mm BELOW FINISHED GRADE.
(9) DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
(10) WEEPING TILE DRAINAGE TO BE IN ACCORDANCE WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN STANDARDS.
(11) 200mm OF TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SODDING.
(12) DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8.0%.
(13) THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF A DRIVEWAY AND A UTILITY STRUCTURE IS 1.2m.
(14) HOUSE STYLES ARE TO BE USED TO SUIT THE LOT GRADING.
(15) SEMI-DETACHED AND TOWNHOUSE UNITS TO EMPLOY SPLIT DRAINAGE.
(16) BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE.
(17) PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.
(18) THIS IS MEANT TO BE READ IN CONJUNCTION WITH CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA.
(19) 0.20m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
(20) ALL DRIVEWAY WIDTHS AND DRIVEWAY PAVING SHALL BE AS PER CITY OF BRAMPTON STANDARDS
(21) BUILDER TO PROVIDE LAYOUT FOR THE LOCATION OF CURB DEPRESSIONS WHEN REQUESTED BY THE BUILDER.
(22) FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE EXTENDED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED GROUND AND SOIL CONSULTANTS VERIFICATION REQUIRED.
(23) SOIL CONSULTANTS TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.
(24) SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.
(25) LIMESTONE NOT TO BE USED AS BEDDING FOR WEEPING TILE AND BASEMENT SLAB IF FDC IS PROPOSED.

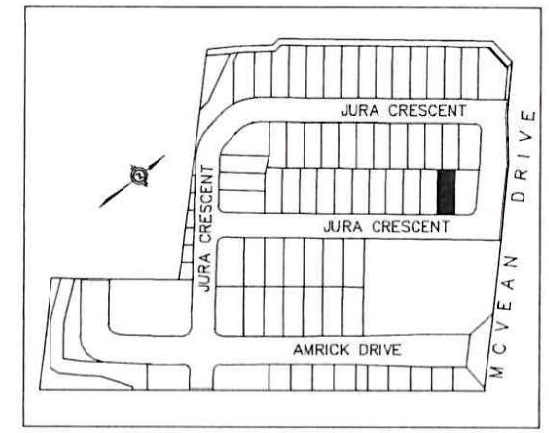
NOTE:

BUILDER TO VERIFY SANITARY AND STORM INVERT ELEVATIONS PRIOR TO EXCAVATION FOR FOOTINGS.
UNDERGROUND SERVICES WERE NOT CONSTRUCTED WHEN SITEPLAN WAS APPROVED.

GENERAL NOTES

1. Surveyor is to comply with current subdivision zoning regarding setbacks in laying out the work. Surveyor to confirm difference between FFL and USF before proceeding with excavation. Any discrepancies are to be reported to the Builder immediately.
2. The builder shall comply with all current standards for Local Municipal Subdivision Lot Drainage and Grading as they relate to max. & min. slopes for yards, swales & drives and clearances to street furniture and services for driveways.
3. Footings to bear on natural undisturbed soil and be a min. of 1.22m below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
4. All dimensions and grade elevations are shown in meters.
5. Unless otherwise indicated, finished floor level is 0.40m above Specified House Grade at entry points to house and provision of 2 risers at entries must be made to gain entry into house. Maintain top of foundation wall min. 0.15m above finished grade.
6. Unprotected openings (windows,doors) must be min 1.2m from lot lines.
7. Waterbox to be min. 1m away from driveway. If within 1m to be relocated at builders expense.





KEY PLAN N.T.S.

W Architect Inc.
DESIGN CONTROL REVIEW
MARCH 29, 2022
FINAL BY: GGE
This stamp is only for the purposes of design control and carries no other professional obligations.

SITE PLAN REVIEW
LOT NO. 16 REGISTERED PLAN 43M-2122
THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY 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 DESIGN AND DETAILS SHALL REMAIN WITH THE DESIGNER.
NO COMMENT ☒ REVIEWED BY AB
COMMENTS AS NOTED ☐ DATE March 10, 2022
CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

SITE DATA	
LOT No.	16
REGISTERED PLAN	43M-
ZONING	R1F-2463
BUILDING HT. (10.60 m MAX.)	9.39
GARAGE DOOR WIDTH (m)	2 - 2.44
INTERIOR GARAGE W/L (m)	5.59 X 6.10

LEGEND
- 286.00 PROPOSED GRADES
- 286.00 EXISTING GRADES
- FGF FINISHED GROUND FLOOR
- TFW TOP OF FOUNDATION WALL
- FBF FINISHED BASEMENT FLOOR
- USF UNDERSIDE OF FOOTINGS
- USFR UNDERSIDE OF FOOTINGS REAR
- USFF UNDERSIDE OF FOOTINGS FRONT
- SWALE DIRECTION
- DIRECTION OF FLOW
- W.O.D WALK OUT DECK
- W.O.B WALK OUT BASEMENT
- EXTERIOR DOOR LOCATION
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- CABLE TV PEDESTAL
- BELL PEDESTAL
- CATCH BASIN
- HYDRO SEVICE LATERAL
- STREET SIGN
- REVERSE PLAN
- ENGINEERING FILL LOTS
- LOT WITH SIDE/REAR UPGRADE
- WATER SERVICE
- STORM & SANITARY CONNECTION(SINGLE)
- STORM & SANITARY CONNECTION(DOUBLE)
- ROOF COLLECTOR
- MAILBOX PAD
- DOWNSPOUT
- FIRE RATED WALL
- G GAS METER
- H HYDRO METER
- A AIR CONDITIONER

No:	DATE:	REVISION/ISSUED:	BY:
2.	MAR. 08/22	ISSUED FOR FINAL	D.O.
1.	FEB. 18/22	ISSUED FOR CLIENT REVIEW	D.O.

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED TECHNOLOGIST OAA
MICHELE SURIANO
LICENCE 6253

SURIANO.
ARCHITECTURAL DESIGN
SURIANO DESIGN CONSULTANTS INC.
51 Roysun Road, Unit 1
Vaughan, Ontario L4L 8P9
T. 905-264-0924

LOT No. LOT 16	DRAWING TITLE : SITE PLAN
DATE MAR. 08/22	PROJECT NAME : VALES OF HUMBER
SCALE 1:250	
BY DO / PAGE NO.	CLIENT NAME : ROYAL PINE HOMES
PROJECT No 19-277	