

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 1		
LOT AREA	572.96 sq.m	6167.34 sq. ft.		
BUILDING COVERAGE	180.79 sq.m	1946.02 sq. ft.		
LOT COVERAGE	31.55 %			
MAX LOT COVERAGE	N/A			
MAX BUILDING HEIGHT	11m FROM AVG. GRADE TO MEAN			
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	200.88 m	200.11 m	0.77 m	7.99 m
TOTAL BUILDING HEIGHT	8.76 m	28'-9"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.64 m	18'-6"		

GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
- APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
- UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.
- DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD.
- FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUBGRADE AND BE A MIN. OF 1.22m BELOW FINISHED GRADE

LOT GRADING



REVIEWED ☒
REVIEWED AS MODIFIED ☐
REVISE AND RE-SUBMIT FOR REVIEW ☐
NOT REVIEWED ☐

This review by the undersigned is for the sole purpose of ascertaining conformance with the general grading concept, but no approval is given or responsibility assumed by the undersigned for correctness of dimensions or details or conformity to zoning by-laws, which remain the responsibility of the architect.

Builder to verify lateral elevations prior to digging foundation.

Date **SEPT. 19, 2023** By

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.

- ENGINEERED FILL LOTS
- SANITARY MANHOLE
- WATER SERVICE
- STREET TREE
- STORM MANHOLE
- HYDRO SERVICE
- RETAINING WALL
- VALVE & CHAMBER
- SHEET DRAINAGE
- CATCH BASIN
- VALVE & BOX
- STREET LIGHT PEDESTAL
- DOUBLE / SINGLE STM & SAN CONNECTION
- HYDRANT
- STREET LIGHT
- STREET SIGNAL POWER PEDESTAL

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PADMOUNTED MOTOR

EXISTING GRADES

PROPOSED GRADES

SWALE DIRECTION

EMBANKMENT / BERM

SANITARY LINE

STORM WATER LINE

WATERLINE

HYDRO LINE

GAS LINE

CABLE LINE

BELL

HYDRO, GAS, BELL, CABLE LINE

DOWNSPOUTS

WINDOWS PERMITTED

45 MINUTE FIRE RATED WALL

CHAIN LINK FENCE

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERSIDE OF FOOTING

WALKOUT DECK

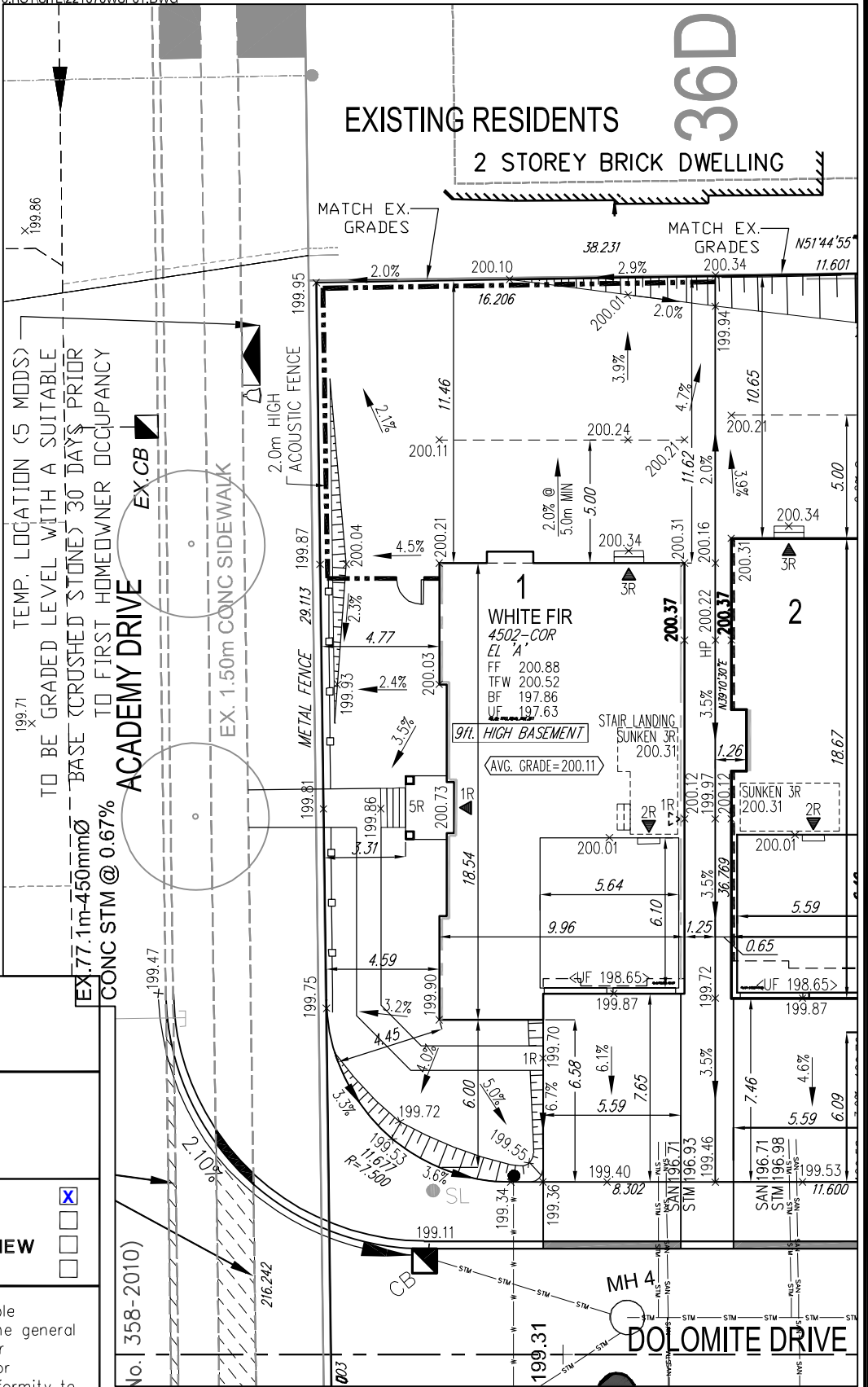
WALKOUT BASEMENT

MODIFIED

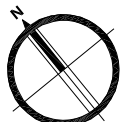
REVERSED

NO DOOR

HIGHLIGHTED GRADE



-	-	-
-	-	-
-	-	-
-	-	-
RE-ISSUED FOR FINAL APPROVAL	MM	2023.09.18
ISSUED FOR FINAL APPROVAL	MM	2023.08.29
ISSUED FOR PRELIMINARY APPROVAL	DS	2023.07.24



SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

DEREK R. SANTOS

37308

NAME SIGNATURE

BOIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

43M-2148

Lot

1

Street Name

DOLOMITE DRIVE

ROYAL PINE HOMES - 221070
FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By

DS

Checked By

DS

Scale

1:250

File Number

221070WSP01.DWG

Lot / Page Number

1