

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.

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

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

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 2		
LOT AREA	427.59 sq.m	4602.58 sq. ft.		
BUILDING COVERAGE	185.99 sq.m	2002.00 sq. ft.		
LOT COVERAGE	43.50 %			
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	7.75 m
TOTAL BUILDING HEIGHT	8.52 m	27'-11"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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.

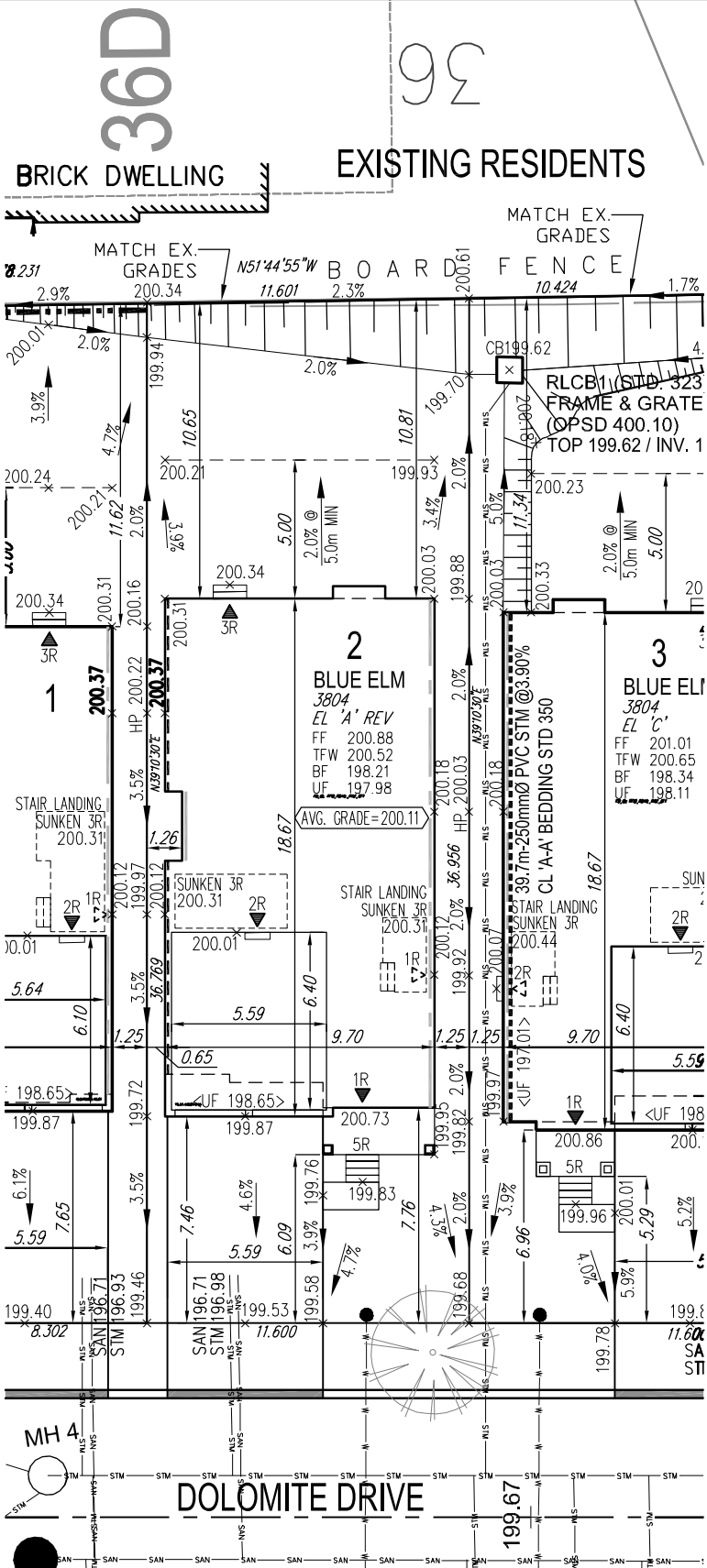
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SANITARY LINE
- STORM WATER LINE
- WATERLINE
- HYDRO LINE
- GAS LINE
- CABLE LINE
- BELL
- HYDRO, GAS, BELL, CABLE LINE
- STREET TREE
- STORM MANHOLE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- RETAINING WALL
- VALVE & CHAMBER
- STREET LIGHT PEDESTAL
- STREET LIGHT
- CATCH BASIN
- VALVE & BOX
- HYDRANT
- DOUBLE / SINGLE STM & SAN CONNECTION
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- PADMOUNTED MOTOR
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- SLOPE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- 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



DOLOMITE DRIVE

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

43M-2148

2

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

2

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 3		
LOT AREA	429.80 sq.m	4626.37 sq. ft.		
BUILDING COVERAGE	184.90 sq.m	1990.26 sq. ft.		
LOT COVERAGE	43.02 %			
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
	201.01 m	200.24 m	0.77 m	7.40 m
TOTAL BUILDING HEIGHT	8.17 m		26'-10"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SAN - SANITARY LINE
- STM - STORM WATER LINE
- W - WATERLINE
- H - HYDRO LINE
- G - GAS LINE
- C - CABLE LINE
- B - BELL
- HYDRO, GAS, BELL, CABLE LINE

STORM MANHOLESHEET DRAINAGESTREET LIGHT PEDESTALSL - STREET LIGHTTRAFFIC SIGNAL POWER PEDESTALVALVE & CHAMBERVALVE & BOXHYDRANTHYDRO POLEHYDRO POLE GUYSTREET SIGNCOMMUNITY MAILBOXPADMOUNTED MOTOREXISTING GRADESPROPOSED GRADESSWALE DIRECTIONEMBANKMENT / BERMMAX 3:1 SLOPEDOWNSPOUTSWINDOWS PERMITTED45 MINUTE FIRE RATED WALLEXTERIOR DOOR LOCATIONEXTERIOR DOOR LOCATION IF GRADE PERMITSSUMP PUMP AND SURFACE DISCHARGE LOCATIONUPGRADE ELEVATIONCHAIN LINK FENCEFENCE AND GATEPRIVACY FENCEACOUSTIC FENCEFF - FINISHED FLOORTOP OF FOUNDATION WALLBF - BASEMENT FLOORUF - UNDERSIDE OF FOOTINGWOD - WALKOUT DECKWOB - WALKOUT BASEMENTMOD - MODIFIEDREV - REVERSEDND - NO DOORHIGHLIGHTED GRADE

Title: SITING AND GRADING PLAN Plan No: 43M-2148 Lot: 3 Street Name: DOLOMITE DRIVE

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: DEREK R. SANTOS SIGNATURE: [Signature] BCIN: 37308

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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: 3

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 4		
LOT AREA	435.67 sq.m	4689.55 sq. ft.		
BUILDING COVERAGE	185.99 sq.m	2002.00 sq. ft.		
LOT COVERAGE	42.69 %			
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
	201.44 m	200.53 m	0.91 m	7.40 m
TOTAL BUILDING HEIGHT	8.31 m		27'-3"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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

SAN - SANITARY LINESTM - STORM WATER LINEW - WATERLINEH - HYDRO LINEG - GAS LINEC - CABLE LINEB - BELLHYDRO, GAS, BELL, CABLE LINEDOWNSPOUTSWINDOWS PERMITTED45 MINUTE FIRE RATED WALLCHAIN LINK FENCEFENCE AND GATEPRIVACY FENCEACOUSTIC FENCESUMP PUMP AND SURFACE DISCHARGE LOCATIONUPGRADE ELEVATIONEXTERIOR DOOR LOCATIONEXTERIOR DOOR LOCATION IF GRADE PERMITSFF - FINISHED FLOORTOP OF FOUNDATION WALLBF - BASEMENT FLOORUF - UNDERSIDE OF FOOTINGWOD - WALKOUT DECKWOB - WALKOUT BASEMENTMOD - MODIFIEDREV - REVERSEDND - NO DOORHIGHLIGHTED GRADE

SITING AND GRADING PLAN

43M-2148

4

DOLOMITE DRIVE

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

4

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 5		
LOT AREA	466.80 sq.m	5024.64 sq. ft.		
BUILDING COVERAGE	188.22 sq.m	2026.00 sq. ft.		
LOT COVERAGE	40.32 %			
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
	201.44 m	200.62 m	0.82 m	7.77 m
TOTAL BUILDING HEIGHT	8.59 m		28'-2"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- STREET LIGHT 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
- MAX 3:1 SLOPE
- 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
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- FINISHED FLOOR
- TOP OF FOUNDATION WALL
- BASEMENT FLOOR
- UNDERSIDE OF FOOTING
- WALKOUT DECK
- WALKOUT BASEMENT
- MODIFIED
- REVERSED
- NO DOOR
- HIGHLIGHTED GRADE

SITING AND GRADING PLAN

43M-2148

5

DOLOMITE DRIVE

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

5

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 6		
LOT AREA	443.99 sq.m	4779.11 sq. ft.		
BUILDING COVERAGE	186.64 sq.m	2008.99 sq. ft.		
LOT COVERAGE	42.04 %			
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
	201.16 m	200.47 m	0.69 m	7.42 m
TOTAL BUILDING HEIGHT	8.11 m		26'-7"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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.

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 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

43M-2148

6

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 6

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 7		
LOT AREA	607.64 sq.m	6540.64 sq. ft.		
BUILDING COVERAGE	176.99 sq.m	1905.12 sq. ft.		
LOT COVERAGE	29.13 %			
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
	200.99 m	200.39 m	0.60 m	7.45 m
TOTAL BUILDING HEIGHT	8.05 m		26'-5"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m			18'-4"

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.

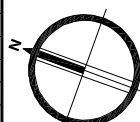
Builder to verify lateral elevations prior to digging foundation.

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.

-	-	-
-	-	-
-	-	-
-	-	-
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

43M-2148

7

DOLOMITE DRIVE

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 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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

Drawn By Checked By Scale File Number Lot / Page Number

DS DS 1:250 221070WSP01.DWG 7

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 8		
LOT AREA	793.34 sq.m	8539.51 sq. ft.		
BUILDING COVERAGE	204.67 sq.m	2203.07 sq. ft.		
LOT COVERAGE	25.80 %			
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
	200.99 m	200.28 m	0.71 m	7.63 m
TOTAL BUILDING HEIGHT	8.34 m	27'-4"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

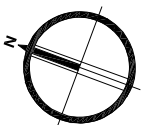
REVIEWED	<input checked="" type="checkbox"/>
REVIEWED AS MODIFIED	<input type="checkbox"/>
REVISE AND RE-SUBMIT FOR REVIEW	<input type="checkbox"/>
NOT REVIEWED	<input type="checkbox"/>

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

-	-	-
-	-	-
-	-	-
-	-	-
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



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		BELL PEDESTAL		HYDRO TRANSFORMER		SAN - SANITARY LINE		DOWNSPOUTS		SUMP PUMP AND SURFACE DISCHARGE LOCATION		FF FINISHED FLOOR
	STREET TREE		STORM MANHOLE		HYDRO SERVICE		CABLE PEDESTAL		PADMOUNTED MOTOR		STM - STORM WATER LINE		WINDOWS PERMITTED				TFW TOP OF FOUNDATION WALL
	RETAINING WALL		VALVE & CHAMBER		SHEET DRAINAGE		HYDRO POLE		EXISTING GRADES		W - WATERLINE		45 MINUTE FIRE RATED WALL		UPGRADE ELEVATION		BF BASEMENT FLOOR
	CATCH BASIN		VALVE & BOX		STREET LIGHT PEDESTAL		HYDRO POLE GUY		GAS LINE		H - HYDRO LINE		SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE.		CHAIN LINK FENCE		WOD WALKOUT DECK
	DOUBLE / SINGLE STM & SAN CONNECTION		HYDRANT		TRAFFIC SIGNAL PEDESTAL		STREET SIGN		SWALE DIRECTION		C - CABLE LINE		EXTERIOR DOOR LOCATION		PRIVACY FENCE		MOD MODIFIED BASEMENT
					COMMUNITY MAILBOX				EMBANKMENT / BERM MAX 3:1 SLOPE		B - BELL		EXTERIOR DOOR LOCATION IF GRADE PERMITS		ACOUSTIC FENCE		REV REVERSED
											HYDRO GAS, BELL, CABLE LINE				ND NO DOOR		XXXXX HIGHLIGHTED GRADE

DOLOMITE DRIVE

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

NAME BERNARD H. SANTOS

NAME _____ SIGNATURE _____
REGISTRATION INFORMATION _____
HUNT DESIGN ASSOCIATES INC.

37308

07000
BOLN

19695



HUNT
DESIGN ASSOCIATES INC.

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

Drawn By

Checked By _____

Scale

File Number

ot / Page Number

DS

DS

1.250

221070W/SP01.DWG

8

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A). Reproduction of this property in whole or in part is strictly prohibited without H.D.A's written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

DOLOMITE DRIVE

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 AD

SITE STATISTICS - BRAMPTON, ON

ITEM		LOT 9			
LOT AREA	601.09 sq.m	6470.13 sq. ft.			
BUILDING COVERAGE	176.66 sq.m	1901.57 sq. ft.			
LOT COVERAGE	29.39 %				
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	
	200.75 m	200.01 m	0.74 m	7.62 m	
TOTAL BUILDING HEIGHT	8.36 m	27'-5"			
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"		
INT. GARAGE WIDTH	5.59 m	18'-4"			

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. 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.
3. 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.
4. 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.
5. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD.
6. FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUBGRADE AND BE A MIN. OF 1.22m BELOW FINISHED GRADE

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.

SITING AND GRADING PLAN

43M-2148

9

DOLOMITE DRIVE

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

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

9

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 10		
LOT AREA	353.80 sq.m	3808.30 sq. ft.		
BUILDING COVERAGE	173.36 sq.m	1866.05 sq. ft.		
LOT COVERAGE	49.00 %			
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
	200.77 m	199.87 m	0.90 m	7.44 m
TOTAL BUILDING HEIGHT	8.34 m		27'-4"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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.

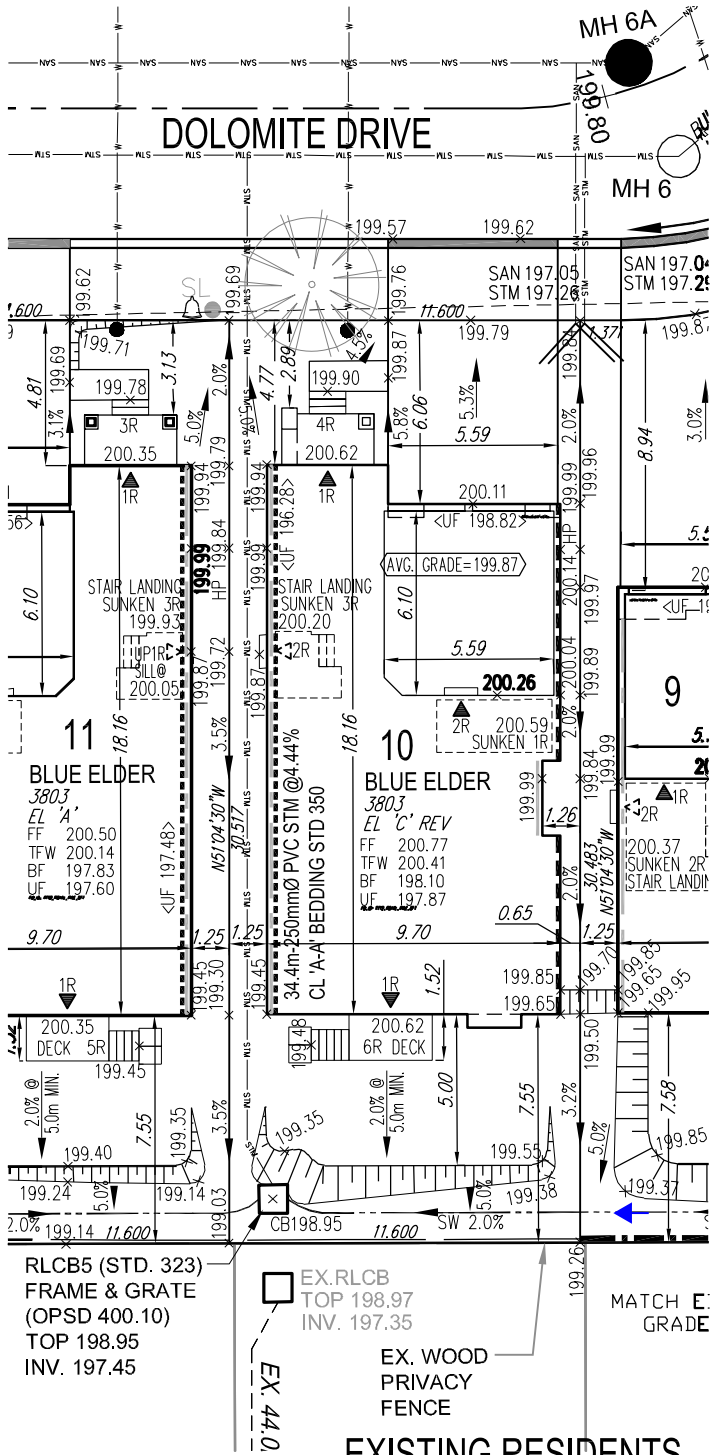
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SAN - SANITARY LINE
- STM - STORM WATER LINE
- W - WATERLINE
- H - HYDRO LINE
- G - GAS LINE
- C - CABLE LINE
- B - BELL
- HGBCB - HYDRO, GAS, BELL, CABLE LINE
- STORM MANHOLE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- SL - STREET LIGHT
- STREET SIGNAL POWER PEDESTAL
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- CABLE PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- SLOPE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- FF - FINISHED FLOOR
- TFW - TOP OF FOUNDATION WALL
- BF - BASEMENT FLOOR
- UF - UNDERSIDE OF FOOTING
- WOD - WALKOUT DECK
- WOB - WALKOUT BASEMENT
- MOD - MODIFIED
- REV - REVERSED
- ND - 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

43M-2148

10

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

10

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 12		
LOT AREA	354.59 sq.m	3816.81 sq. ft.		
BUILDING COVERAGE	169.27 sq.m	1822.02 sq. ft.		
LOT COVERAGE	47.74 %			
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
	200.69 m	199.64 m	1.05 m	7.34 m
TOTAL BUILDING HEIGHT	8.39 m		27'-6"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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

SLOPE

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

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERSIDE OF FOOTING

WALKOUT DECK

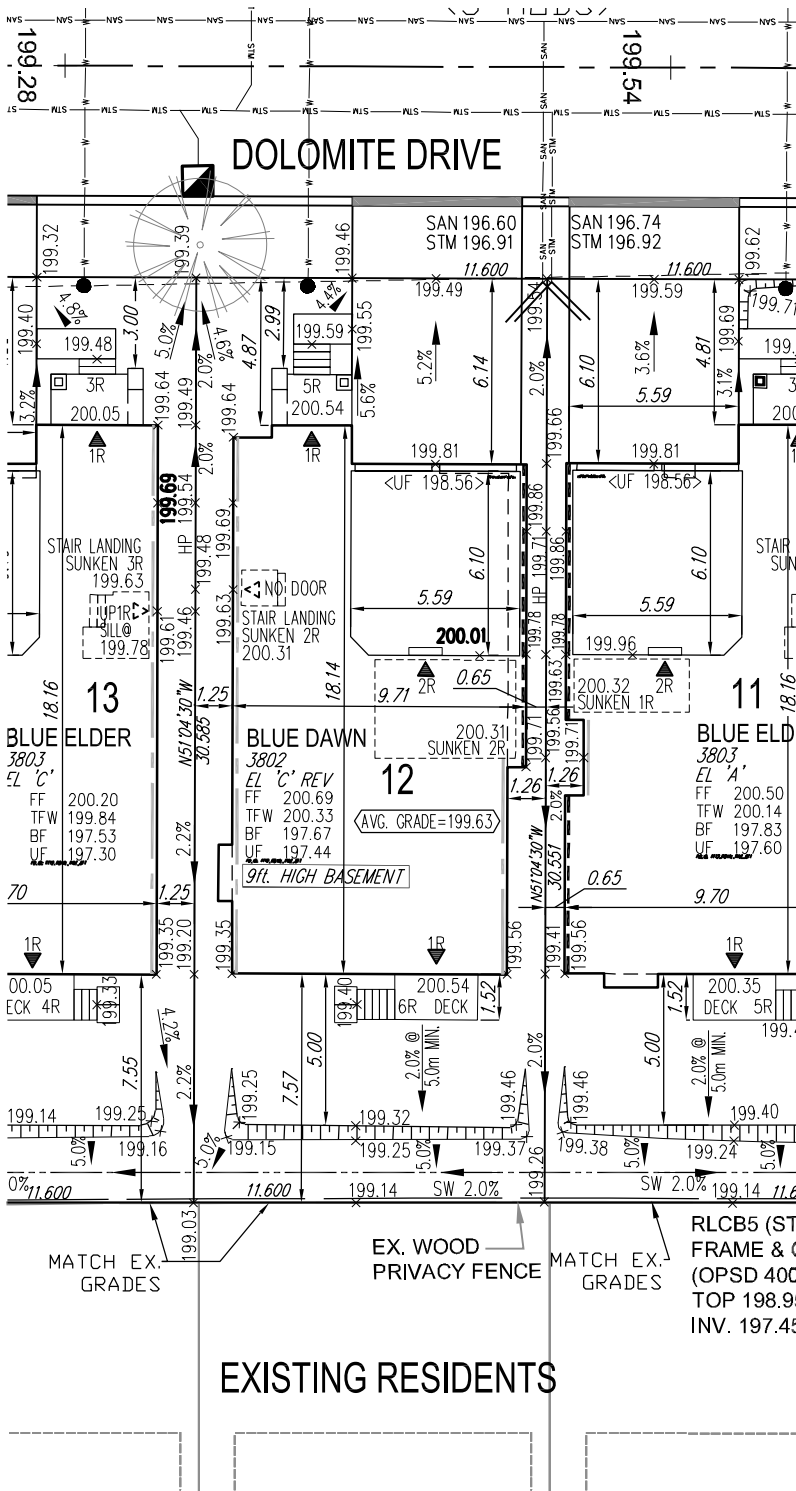
WALKOUT BASEMENT

MODIFIED

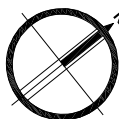
REVERSED

NO DOOR

HIGHLIGHTED GRADE



-	-	-
-	-	-
-	-	-
RE-ISSUED FOR FINAL APPROVAL	MM	2023.09.18
ISSUED FOR FINAL APPROVAL	MM	2023.08.29
UNIT CHANGE FROM 3803 EL. 'B' TO 3802 EL. 'C'	MM	2023.08.29
ISSUED FOR PRELIMINARY APPROVAL	MM	2023.08.17



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

12

DOLOMITE DRIVE

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

12

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BOIN number and original signature.)

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 13		
LOT AREA	354.98 sq.m	3821.00 sq. ft.		
BUILDING COVERAGE	173.36 sq.m	1866.05 sq. ft.		
LOT COVERAGE	48.84 %			
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
	200.20 m	199.45 m	0.75 m	7.44 m
TOTAL BUILDING HEIGHT	8.19 m		26'-10"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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

wsp

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 [Signature]

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.

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	43M-2148	13	DOLOMITE DRIVE

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 BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DS	DS	1:250	221070WSP01.DWG	13

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 14		
LOT AREA	355.37 sq.m	3825.20 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	48.75 %			
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
	200.18 m	199.28 m	0.90 m	7.65 m
TOTAL BUILDING HEIGHT	8.55 m	28'-1"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

- 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 [Signature]

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

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERSIDE OF FOOTING

WALKOUT DECK

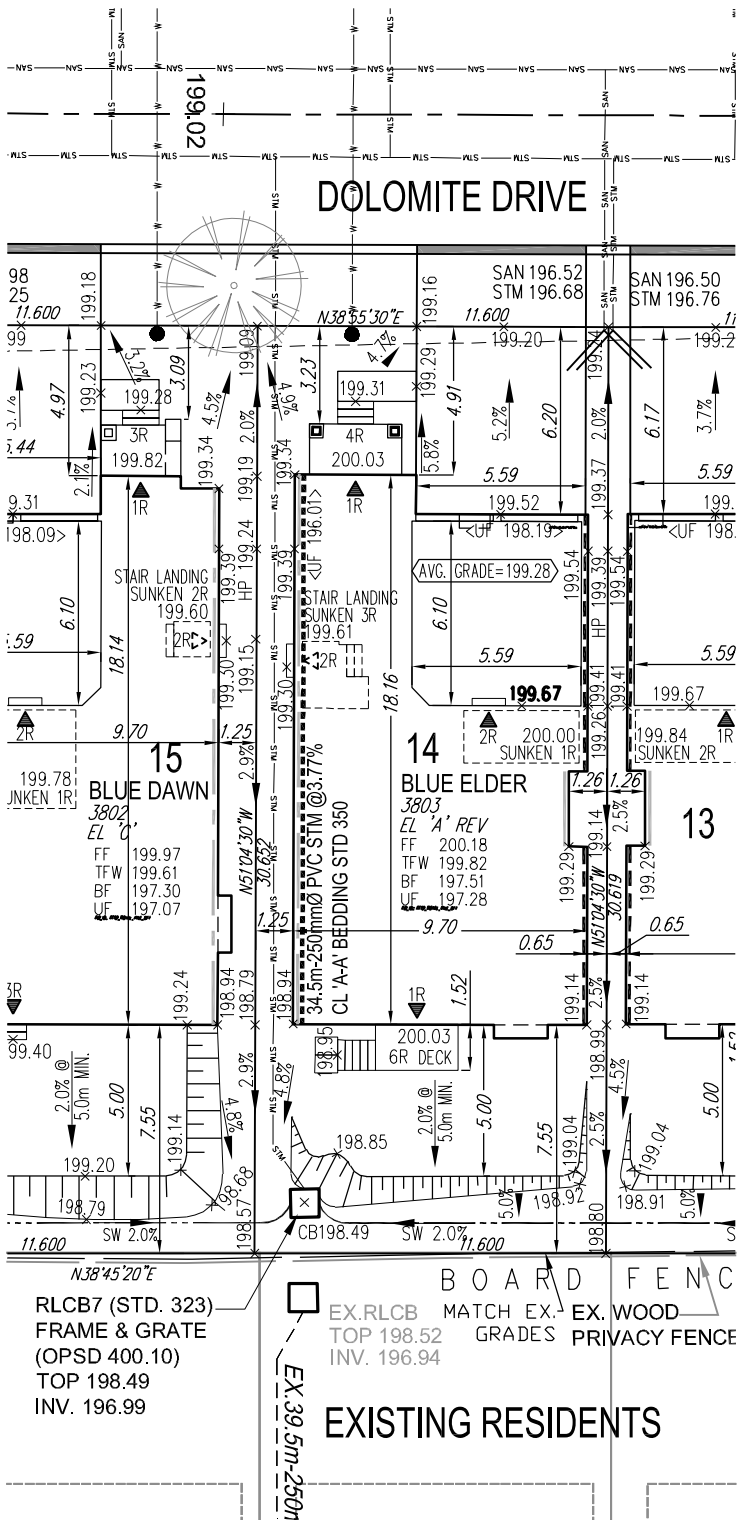
WALKOUT BASEMENT

MODIFIED

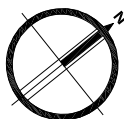
REVERSED

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

43M-2148

14

DOLOMITE DRIVE

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

14

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 15		
LOT AREA	355.77 sq.m	3829.51 sq. ft.		
BUILDING COVERAGE	169.27 sq.m	1822.02 sq. ft.		
LOT COVERAGE	47.58 %			
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
	199.97 m	199.27 m	0.70 m	7.34 m
TOTAL BUILDING HEIGHT	8.04 m		26'-5"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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

wsp

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.

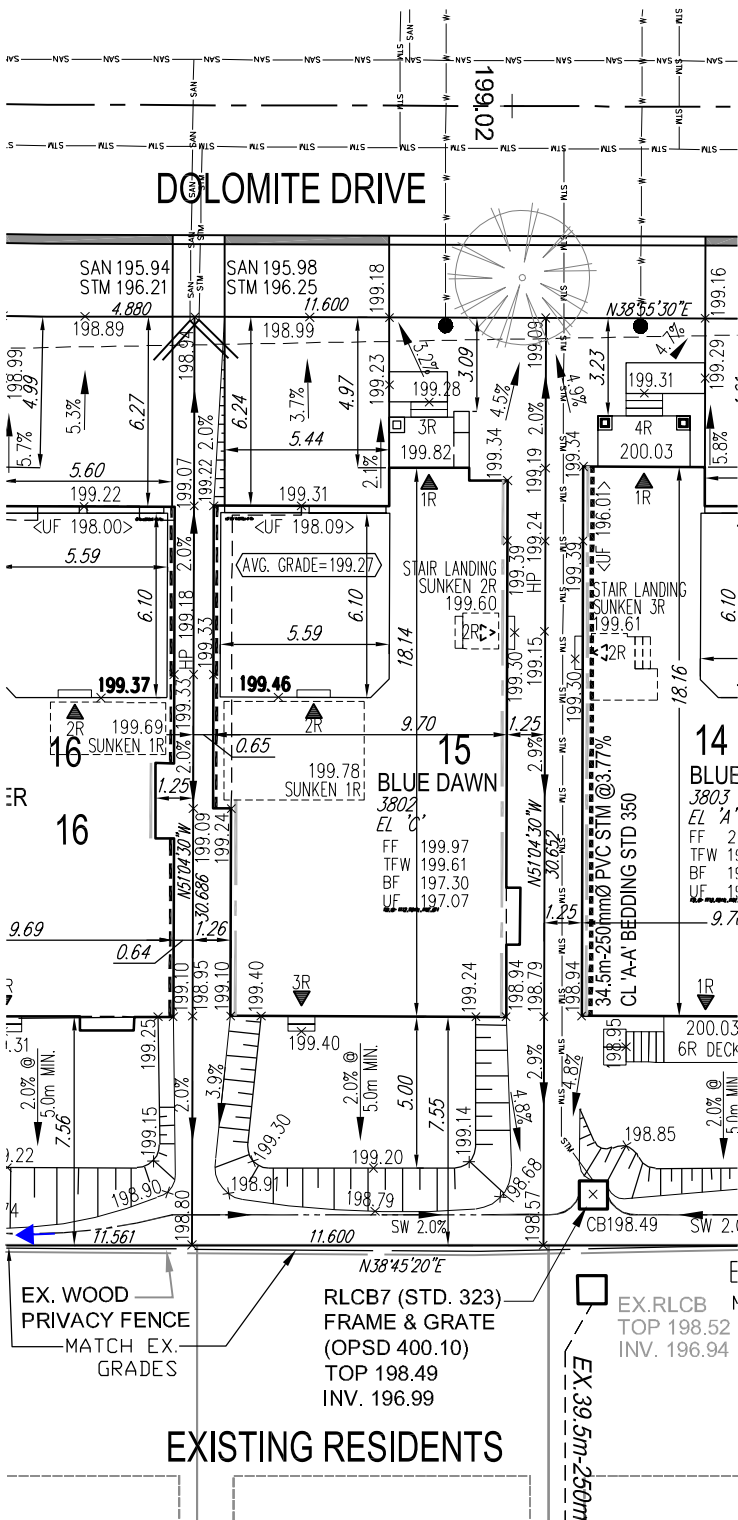
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

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.

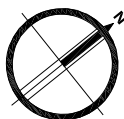
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

- ENGINEERED FILL LOTS
- SANITARY MANHOLE
- WATER SERVICE
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SAN - SANITARY LINE
- STM - STORM WATER LINE
- W - WATERLINE
- H - HYDRO LINE
- G - GAS LINE
- C - CABLE LINE
- B - BELL
- HGB - HYDRO, GAS, BELL, CABLE LINE
- STORM MANHOLE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- SL - STREET LIGHT
- STREET SIGNAL POWER PEDESTAL
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- CABLE PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- PADMOUNTED MOTOR
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- FF - FINISHED FLOOR
- TFW - TOP OF FOUNDATION WALL
- BF - BASEMENT FLOOR
- UF - UNDERSIDE OF FOOTING
- WOD - WALKOUT DECK
- MOD - MODIFIED
- REV - REVERSED
- ND - NO DOOR
- HIGHLIGHTED GRADE



EXISTING RESIDENTS

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

43M-2148

15

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

15

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 16		
LOT AREA	356.98 sq.m	3842.53 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	48.53 %			
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
	199.88 m	199.16 m	0.72 m	7.65 m
TOTAL BUILDING HEIGHT	8.37 m		27'-6"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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.

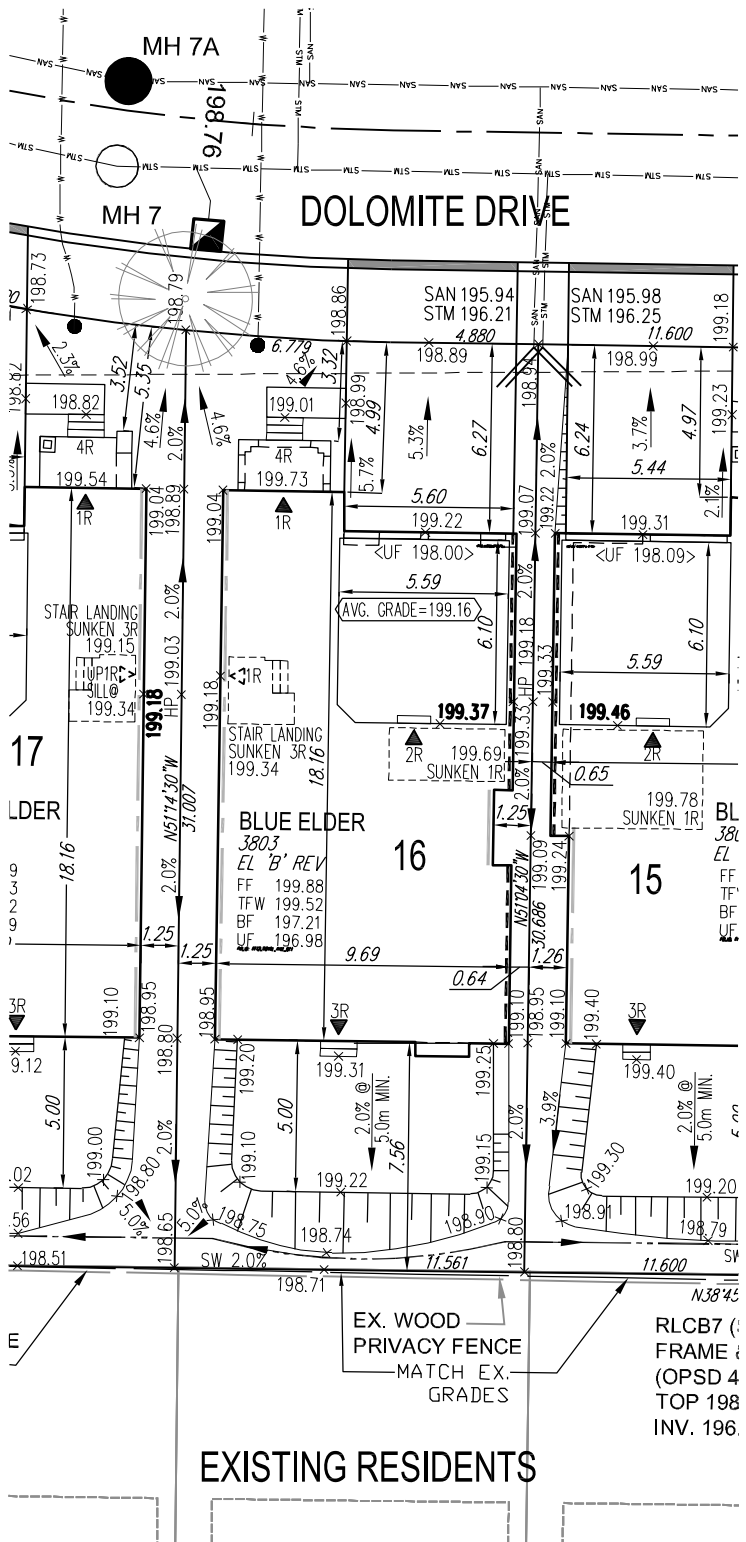
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

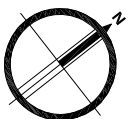
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SANITARY LINE
- STORM WATER LINE
- WATERLINE
- HYDRO LINE
- GAS LINE
- CABLE LINE
- BELL
- HYDRO, GAS, BELL, CABLE LINE
- STORM MANHOLE
- VALVE & CHAMBER
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- CABLE PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- PADMOUNTED MOTOR
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- SLOPE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- 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	MM	2023.08.17



SITING AND GRADING PLAN

43M-2148

16

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

16

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 17		
LOT AREA	368.93 sq.m	3971.16 sq. ft.		
BUILDING COVERAGE	173.36 sq.m	1866.05 sq. ft.		
LOT COVERAGE	46.99 %			
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
	199.69 m	198.96 m	0.73 m	7.44 m
TOTAL BUILDING HEIGHT	8.17 m		26'-10"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 [Signature]

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 |
| | | TRAFFIC SIGNAL POWER PEDESTAL |

- | | |
|-------------------|-------------------|
| BELL PEDESTAL | HYDRO TRANSFORMER |
| CABLE PEDESTAL | PADMOUNTED MOTOR |
| HYDRO POLE | EXISTING GRADES |
| HYDRO POLE GUY | PROPOSED GRADES |
| STREET SIGN | SWALE DIRECTION |
| COMMUNITY MAILBOX | EMBANKMENT / BERM |

- | | |
|-------------------------------------|---------------------------|
| SAN - SANITARY LINE | DOWNSPOUTS |
| STM - STORM WATER LINE | WINDOWS PERMITTED |
| W - WATERLINE | 45 MINUTE FIRE RATED WALL |
| H - HYDRO LINE | CHAIN LINK FENCE |
| G - GAS LINE | FENCE AND GATE |
| C - CABLE LINE | PRIVACY FENCE |
| B - BELL | ACOUSTIC FENCE |
| HGBC - HYDRO, GAS, BELL, CABLE LINE | |

- | | |
|--|---|
| SUMP PUMP AND SURFACE DISCHARGE LOCATION | UPGRADE ELEVATION |
| EXTERIOR DOOR LOCATION | EXTERIOR DOOR LOCATION IF GRADE PERMITS |

- | | |
|---------------------|---------------------------|
| FF - FINISHED FLOOR | TOP OF FOUNDATION WALL |
| BF - BASEMENT FLOOR | U - UNDERSIDE OF FOOTING |
| WOD - WALKOUT DECK | WOB - WALKOUT BASEMENT |
| MOD - MODIFIED | REV - REVERSED |
| ND - NO DOOR | XXXXX - HIGHLIGHTED GRADE |

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	43M-2148	17	DOLOMITE DRIVE

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 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

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

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DS	DS	1:250	221070WSP01.DWG	17

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 18		
LOT AREA	384.48 sq.m	4138.54 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	45,06 %			
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
	199.54 m	198.80 m	0.74 m	7.65 m
TOTAL BUILDING HEIGHT	8.39 m	27'-6"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 [Signature]

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
- TRAFFIC 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

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

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

SITING AND GRADING PLAN

43M-2148

18

DOLOMITE DRIVE

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
REGISTRATION INFORMATION

SIGNATURE

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

18

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 19		
LOT AREA	387.82 sq.m	4174.49 sq. ft.		
BUILDING COVERAGE	169.27 sq.m	1822.02 sq. ft.		
LOT COVERAGE	43.65 %			
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
	199.38 m	198.71 m	0.67 m	7.34 m
TOTAL BUILDING HEIGHT	8.01 m	26'-3"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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.

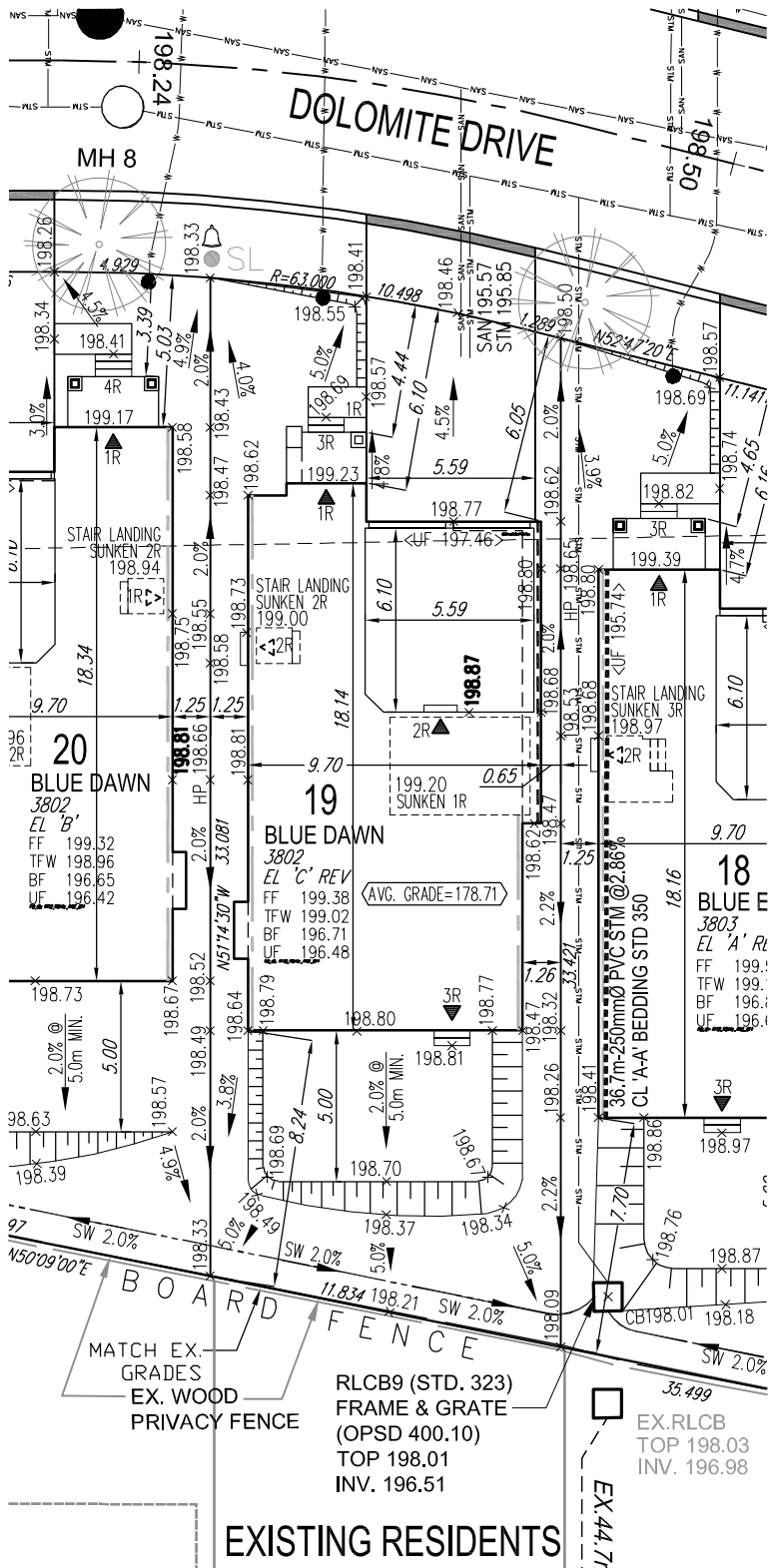
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

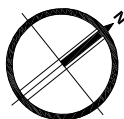
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SANITARY LINE
- STORM WATER LINE
- WATERLINE
- HYDRO LINE
- GAS LINE
- CABLE LINE
- BELL
- HYDRO, GAS, BELL, CABLE LINE
- STREET TREE
- STORM MANHOLE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- RETAINING WALL
- VALVE & CHAMBER
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- CATCH BASIN
- VALVE & BOX
- HYDRANT
- COMMUNITY MAILBOX
- SWALE DIRECTION
- EMBANKMENT / BERM
- SLOPE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- FINISHED FLOOR
- TOP OF FOUNDATION WALL
- BASEMENT FLOOR
- UNDERSIDE OF FOOTING
- WALKOUT DECK
- MODIFIED BASEMENT
- 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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

19

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 20		
LOT AREA	372.10 sq.m	4005.28 sq. ft.		
BUILDING COVERAGE	171.13 sq.m	1842.04 sq. ft.		
LOT COVERAGE	45.99 %			
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
	199.32 m	198.62 m	0.70 m	7.44 m
TOTAL BUILDING HEIGHT	8.14 m		26'-8"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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.

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	43M-2148	20	DOLOMITE DRIVE

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 BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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 20

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 21		
LOT AREA	359.62 sq.m	3870.95 sq. ft.		
BUILDING COVERAGE	169.18 sq.m	1821.05 sq. ft.		
LOT COVERAGE	47.04 %			
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
	199.11 m	198.41 m	0.70 m	7.44 m
TOTAL BUILDING HEIGHT	8.14 m		26'-8"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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

wsp

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 [Signature]

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.

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 BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

43M-2148

21

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 21

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 22		
LOT AREA	360.65 sq.m	3882.04 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	48.04 %			
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
	198.91 m	198.21 m	0.70 m	7.65 m
TOTAL BUILDING HEIGHT	8.35 m		27'-5"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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.

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	43M-2148	22	DOLOMITE DRIVE

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 BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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 22

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 23		
LOT AREA	479.21 sq.m	5158.22 sq. ft.		
BUILDING COVERAGE	180.79 sq.m	1946.02 sq. ft.		
LOT COVERAGE	37.73 %			
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
	198.82 m	198.16 m	0.66 m	7.99 m
TOTAL BUILDING HEIGHT	8.65 m	28'-5"		
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.

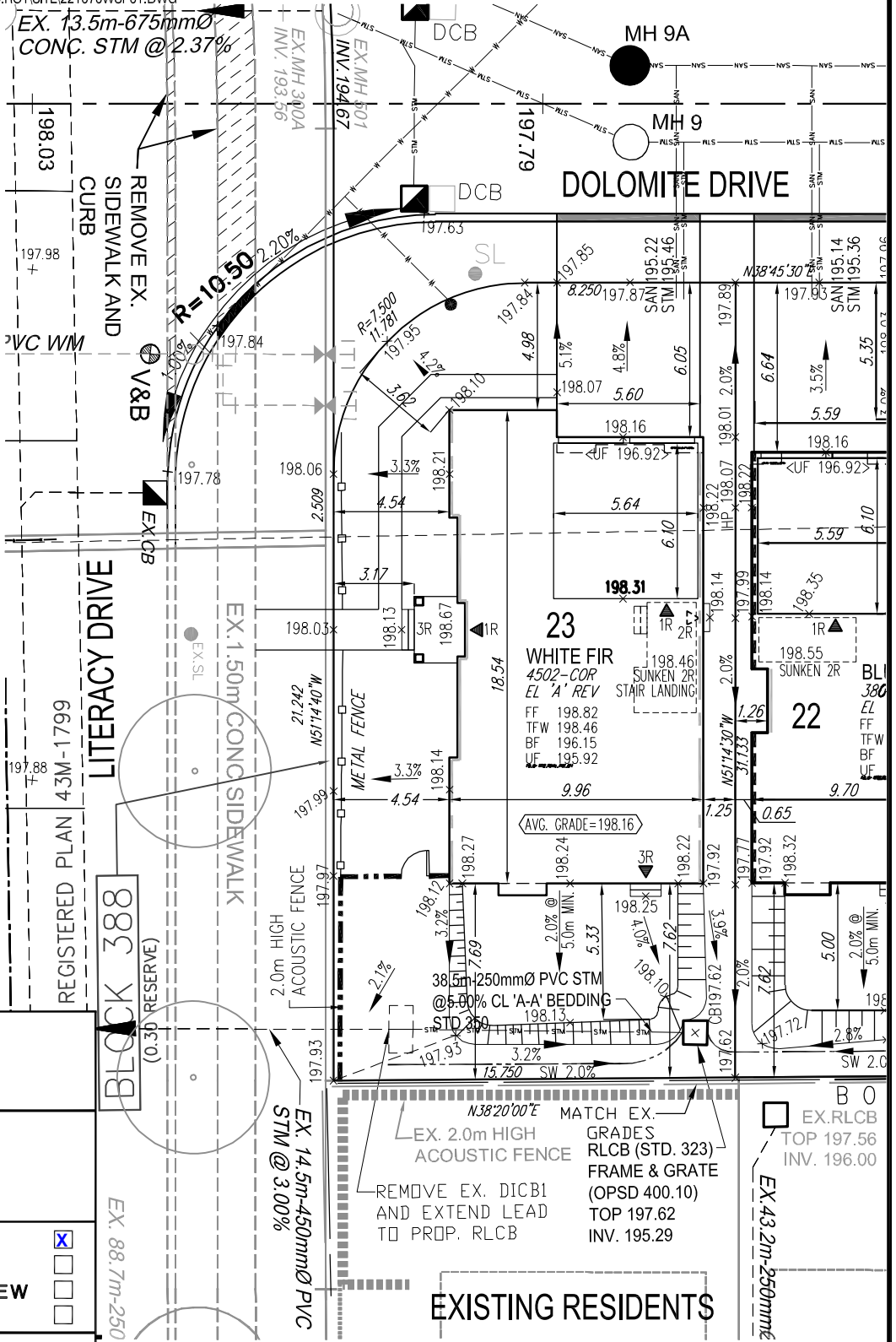
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

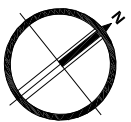
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- BELL PEDESTAL
- BELL PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- HYDRO TRANSFORMER
- PADMOUNTED MOTOR
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- MAX 3:1 SLOPE
- 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
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- 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

43M-2148

23

DOLOMITE DRIVE

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
REGISTRATION INFORMATION

SIGNATURE

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

23

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 24		
LOT AREA	454.77 sq.m	4895.14 sq. ft.		
BUILDING COVERAGE	188.22 sq.m	2026.00 sq. ft.		
LOT COVERAGE	41.39 %			
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
	200.76 m	199.94 m	0.82 m	7.77 m
TOTAL BUILDING HEIGHT	8.59 m	28'-2"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 [Signature]

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.

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 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

43M-2148

24

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 24

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 25		
LOT AREA	454.69 sq.m	4894.28 sq. ft.		
BUILDING COVERAGE	186.64 sq.m	2008.99 sq. ft.		
LOT COVERAGE	41.05 %			
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
	200.53 m	199.74 m	0.79 m	7.42 m
TOTAL BUILDING HEIGHT	8.21 m		26'-11"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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.

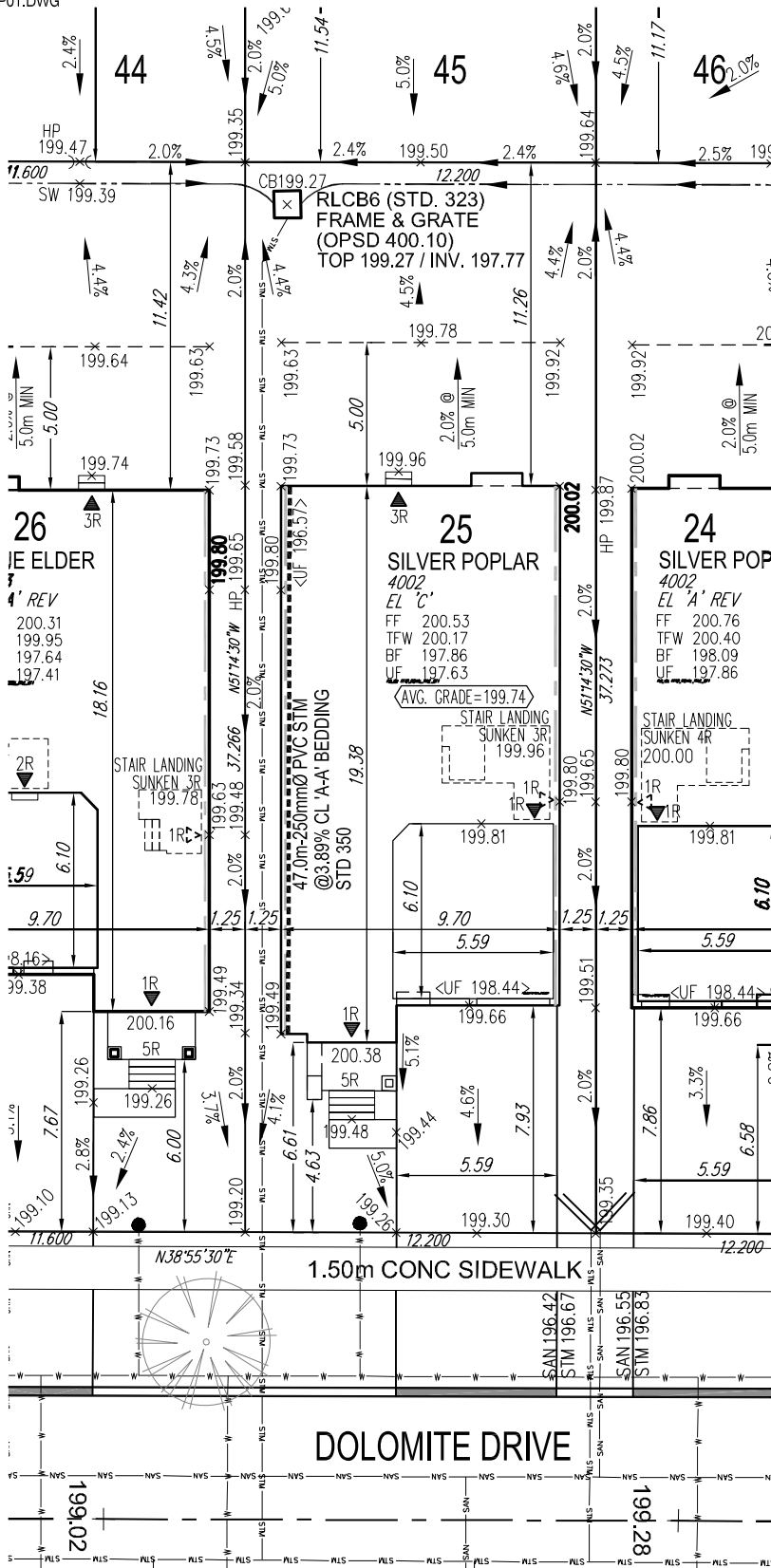
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SANITARY LINE
- STORM WATER LINE
- WATERLINE
- HYDRO LINE
- GAS LINE
- CABLE LINE
- BELL
- HYDRO, GAS, BELL, CABLE LINE

STORM MANHOLESHEET DRAINAGESTREET LIGHT PEDESTALSTREET LIGHTTRAFFIC SIGNAL POWER PEDESTALVALVE & CHAMBERVALVE & BOXHYDRANTHYDRO POLEHYDRO POLE GUYSTREET SIGNCOMMUNITY MAILBOXPADMOUNTED MOTOREXISTING GRADESPROPOSED GRADESSWALE DIRECTIONEMBANKMENT / BERMMAX 3:1 SLOPERETAINING WALLCATCH BASINDOUBLE / SINGLE STM & SAN CONNECTION

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

43M-2148

25

DOLOMITE DRIVE

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

25

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 26		
LOT AREA	432.25 sq.m	4652.74 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	40.08 %			
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
	200.31 m	199.59 m	0.72 m	7.65 m
TOTAL BUILDING HEIGHT	8.37 m		27'-6"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m		18'-4"	

- 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

wsp

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 [Signature]

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.

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
REGISTRATION INFORMATION

SIGNATURE

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

43M-2148

26

DOLOMITE DRIVE

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

26

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 27		
LOT AREA	435.93 sq.m	4692.35 sq. ft.		
BUILDING COVERAGE	185.99 sq.m	2002.00 sq. ft.		
LOT COVERAGE	42,67 %			
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
	200.23 m	199.42 m	0.81 m	7.40 m
TOTAL BUILDING HEIGHT	8.21 m		26'-11"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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

wsp

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 [Signature]

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.

SITING AND GRADING PLAN

43M-2148

27

DOLOMITE DRIVE

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

27

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 28		
LOT AREA	435.36 sq.m	4686.22 sq. ft.		
BUILDING COVERAGE	169.18 sq.m	1821.05 sq. ft.		
LOT COVERAGE	38,86 %			
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
	200.04 m	199.27 m	0.77 m	7.44 m
TOTAL BUILDING HEIGHT	8.21 m	26'-11"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 LIGHT POWER PEDESTAL

BELL 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

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

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

SITING AND GRADING PLAN

43M-2148

28

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

28

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 29		
LOT AREA	414.66 sq.m	4463.40 sq. ft.		
BUILDING COVERAGE	185.99 sq.m	2002.00 sq. ft.		
LOT COVERAGE	44.85 %			
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
	199.82 m	199.10 m	0.72 m	7.75 m
TOTAL BUILDING HEIGHT	8.47 m	27'-9"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 [Signature]

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SAN - SANITARY LINE
- STM - STORM WATER LINE
- W - WATERLINE
- H - HYDRO LINE
- G - GAS LINE
- C - CABLE LINE
- B - BELL
- HYDRO, GAS, BELL, CABLE LINE
- STORM MANHOLE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- SL - STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- MAX 3:1 SLOPE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- FF - FINISHED FLOOR
- TOP OF FOUNDATION WALL
- BF - BASEMENT FLOOR
- UF - UNDERSIDE OF FOOTING
- WOD - WALKOUT DECK
- WOB - WALKOUT BASEMENT
- MOD - MODIFIED
- REV - REVERSED
- ND - NO DOOR
- HIGHLIGHTED GRADE

Title: **SITING AND GRADING PLAN** Plan No: **43M-2148** Lot: **29** Street Name: **DOLOMITE DRIVE**

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: DEREK R. SANTOS

SIGNATURE

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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: 29

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 30		
LOT AREA	391.69 sq.m	4216.15 sq. ft.		
BUILDING COVERAGE	184.90 sq.m	1990.26 sq. ft.		
LOT COVERAGE	47.21 %			
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
	199.73 m	198.97 m	0.76 m	7.40 m
TOTAL BUILDING HEIGHT	8.16 m	26'-9"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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.

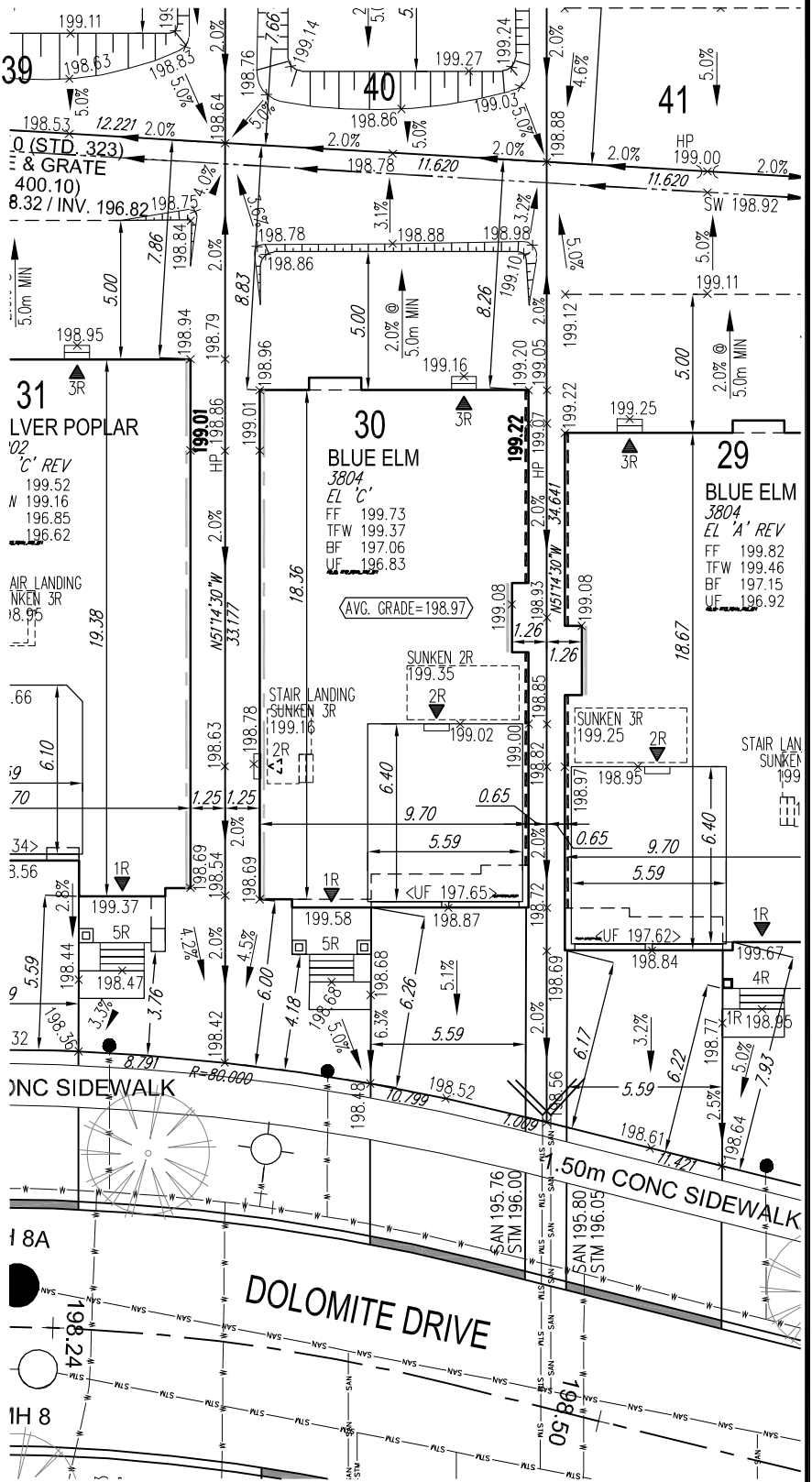
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

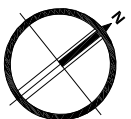
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC 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
- MAX 3:1 SLOPE
- 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
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- 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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

30

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 31		
LOT AREA	404.67 sq.m	4355.87 sq. ft.		
BUILDING COVERAGE	186.64 sq.m	2008.99 sq. ft.		
LOT COVERAGE	46.12 %			
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
	199.52 m	198.77 m	0.75 m	7.42 m
TOTAL BUILDING HEIGHT	8.17 m		26'-10"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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.

SITING AND GRADING PLAN

43M-2148

31

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

31

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 32		
LOT AREA	406.52 sq.m	4375.78 sq. ft.		
BUILDING COVERAGE	186.64 sq.m	2008.99 sq. ft.		
LOT COVERAGE	45.91 %			
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
	199.33 m	198.61 m	0.72 m	7.77 m
TOTAL BUILDING HEIGHT	8.49 m		27'-10"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m		18'-4"	

- 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

BELL PEDESTAL

HYDRO TRANSFORMER

SAN - SANITARY LINE

STM - STORM WATER LINE

W - WATERLINE

H - HYDRO LINE

G - GAS LINE

C - CABLE LINE

B - BELL

HYDRO, GAS, BELL, CABLE LINE

STORM MANHOLE

VALVE & CHAMBER

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

PADMOUNTED MOTOR

EXISTING GRADES

PROPOSED GRADES

SWALE DIRECTION

EMBANKMENT / BERM

SLOPE

DOWNSPOUTS

WINDOWS PERMITTED

45 MINUTE FIRE RATED WALL

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

FF - FINISHED FLOOR

TFW - TOP OF FOUNDATION WALL

BF - BASEMENT FLOOR

UF - UNDERSIDE OF FOOTING

WOD - WALKOUT DECK

WOB - WALKOUT BASEMENT

MOD - MODIFIED

REV - REVERSED

ND - NO DOOR

HIGHLIGHTED GRADE

SITING AND GRADING PLAN

43M-2148

32

DOLOMITE DRIVE

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 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

www.huntdesign.ca

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 32

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 33		
LOT AREA	481.01 sq.m	5177.59 sq. ft.		
BUILDING COVERAGE	181.44 sq.m	1953.02 sq. ft.		
LOT COVERAGE	37.72 %			
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
	199.31 m	198.46 m	0.85 m	7.96 m
TOTAL BUILDING HEIGHT	8.81 m	28'-11"		
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

wsp

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 [Signature]

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.

SITING AND GRADING PLAN

43M-2148

33

LITERACY DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

33

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 34		
LOT AREA	365.40 sq.m	3933.17 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	47.42 %			
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
	199.39 m	198.69 m	0.70 m	7.65 m
TOTAL BUILDING HEIGHT	8.35 m	27'-5"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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
- SLOPE
- 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

SITING AND GRADING PLAN

43M-2148

34

LITERACY DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

34

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 35		
LOT AREA	365.40 sq.m	3933.17 sq. ft.		
BUILDING COVERAGE	173.36 sq.m	1866.05 sq. ft.		
LOT COVERAGE	47.44 %			
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
	199.45 m	198.76 m	0.69 m	7.44 m
TOTAL BUILDING HEIGHT	8.13 m	26'-8"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 RD

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.

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	43M-2148	35	LITERACY DRIVE

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

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

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DS	DS	1:250	221070WSP01.DWG	35

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 36		
LOT AREA	365.41 sq.m	3933.27 sq. ft.		
BUILDING COVERAGE	169.27 sq.m	1822.02 sq. ft.		
LOT COVERAGE	46.32 %			
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
	199.60 m	198.84 m	0.76 m	7.34 m
TOTAL BUILDING HEIGHT	8.10 m	26'-7"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

- 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

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTAL

BELL 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

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERSIDE OF FOOTING

WOD

WOB

MOD

REV

NO DOOR

HIGHLIGHTED GRADE

RE-ISSUED FOR FINAL APPROVAL

ISSUED FOR FINAL APPROVAL

ISSUED FOR PRELIMINARY APPROVAL

MM

MM

DS

2023.09.18

2023.08.29

2023.08.17

SITING AND GRADING PLAN

43M-2148

36

LITERACY DRIVE

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

HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

ROYAL PINE HOMES - 221070

FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

36

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 37		
LOT AREA	486.89 sq.m	5240.88 sq. ft.		
BUILDING COVERAGE	181.25 sq.m	1950.98 sq. ft.		
LOT COVERAGE	37.23 %			
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
	199.65 m	198.92 m	0.73 m	8.35 m
TOTAL BUILDING HEIGHT	9.08 m	29'-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 [Signature]

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.

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	43M-2148	37	LITERACY DRIVE

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 BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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 37

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 38		
LOT AREA	404.72 sq.m	4356.41 sq. ft.		
BUILDING COVERAGE	186.64 sq.m	2008.99 sq. ft.		
LOT COVERAGE	46.12 %			
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
	200.07 m	198.96 m	1.11 m	7.42 m
TOTAL BUILDING HEIGHT	8.53 m		28'-0"	
GARAGE DOOR WIDTH	# 2	2.45 m		8'-0"
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 [Signature]

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.

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

38

ACADEMY DRIVE

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

38

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 39		
LOT AREA	408.97 sq.m	4402.15 sq. ft.		
BUILDING COVERAGE	188.22 sq.m	2026.00 sq. ft.		
LOT COVERAGE	46.02 %			
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
	199.78 m	199.09 m	0.69 m	7.77 m
TOTAL BUILDING HEIGHT	8.46 m	27'-9"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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.

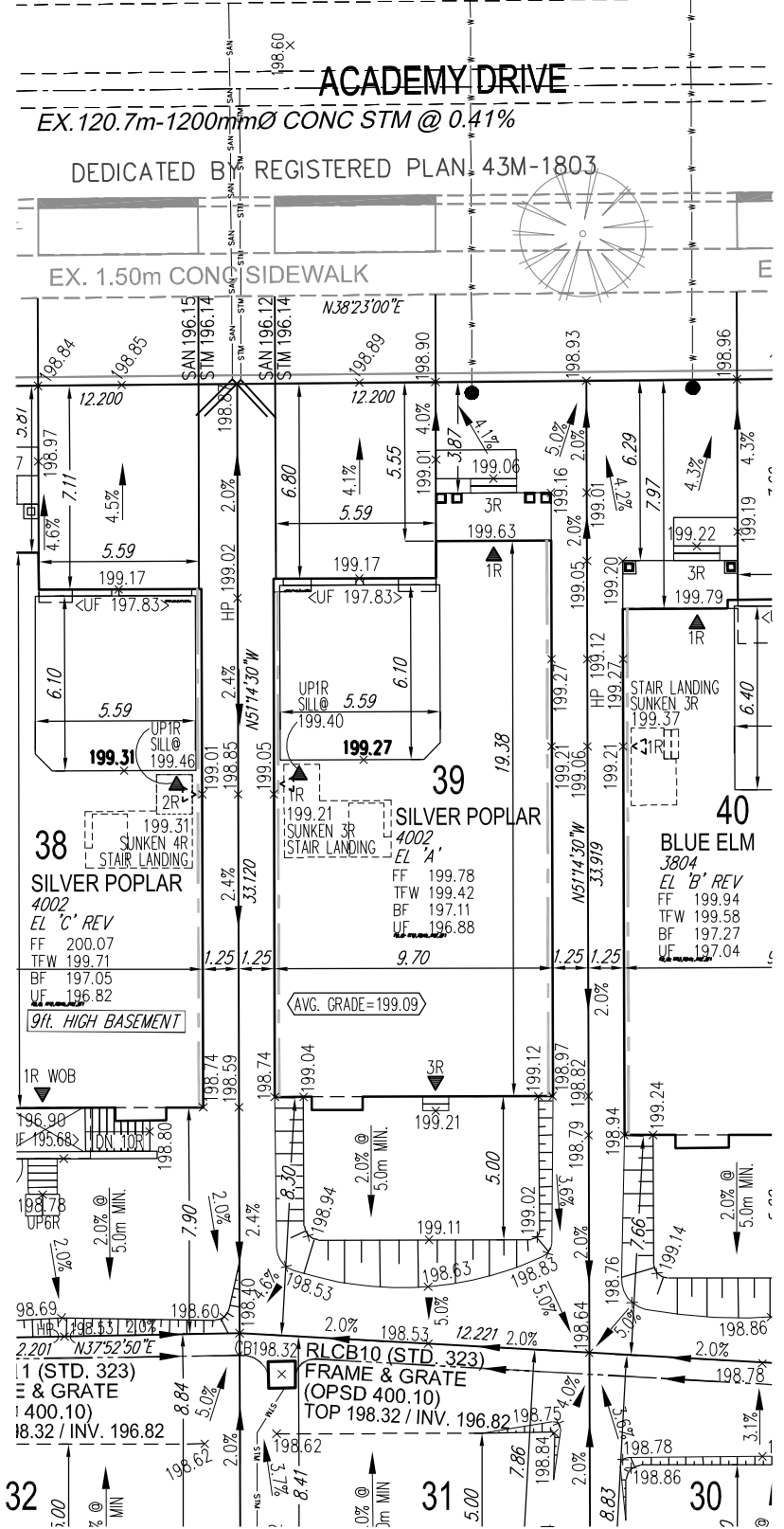
Builder to verify lateral elevations prior to digging foundation.

Date SEPT. 19, 2023 By [Signature]

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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- STREET SIGNAL POWER PEDESTAL
- BELL PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- HYDRO TRANSFORMER
- PADMOUNTED MOTOR
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- MAX 3:1 SLOPE
- 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
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- 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



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

39

ACADEMY DRIVE

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG


39

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 40		
LOT AREA	397.87 sq.m	4282.67 sq. ft.		
BUILDING COVERAGE	185.99 sq.m	2002.00 sq. ft.		
LOT COVERAGE	46.75 %			
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
	199.94 m	199.25 m	0.69 m	7.40 m
TOTAL BUILDING HEIGHT	8.09 m	26'-7"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

- 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.




































































































































































RE-ISSUED FOR FINAL APPROVAL

ISSUED FOR FINAL APPROVAL

ISSUED FOR PRELIMINARY APPROVAL

MM


MM

DS

2023.09.18

2023.08.29

2023.07.27



SITING AND GRADING PLAN

43M-2148

40

ACADEMY DRIVE

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



HUNT DESIGN ASSOCIATES INC.

19695



ROYAL PINE HOMES - 221070

FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

40

HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

SITE STATISTICS - BRAMPTON, ON				
ITEM	LOT 41			
LOT AREA	406.69 sq.m	4377.61 sq. ft.		
BUILDING COVERAGE	173.26 sq.m	1864.97 sq. ft.		
LOT COVERAGE	42.60 %			
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
	199.98 m	199.34 m	0.64 m	7.65 m
TOTAL BUILDING HEIGHT	8.29 m		27'-2"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m		18'-4"	

- 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

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTAL

BELL 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

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

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

ISSUED FOR FINAL APPROVAL

ISSUED FOR PRELIMINARY APPROVAL

MM

MM

DS

2023.09.18

2023.08.29

2023.07.27

2

SITING AND GRADING PLAN

43M-2148

41

ACADEMY DRIVE

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

HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

ROYAL PINE HOMES - 221070

FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

41

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 42		
LOT AREA	415.51 sq.m	4472.55 sq. ft.		
BUILDING COVERAGE	185.99 sq.m	2002.00 sq. ft.		
LOT COVERAGE	44.76 %			
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
	200.14 m	199.44 m	0.70 m	7.75 m
TOTAL BUILDING HEIGHT	8.45 m	27'-9"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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 [Signature]

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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC 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
- MAX 3:1 SLOPE
- 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
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- 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	2023.07.27



SITING AND GRADING PLAN

43M-2148

42

ACADEMY DRIVE

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

42

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 44		
LOT AREA		429.33 sq.m	4621.31 sq. ft.	
BUILDING COVERAGE		185.99 sq.m	2002.00 sq. ft.	
LOT COVERAGE		43.32 %		
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
	200.32 m	199.64 m	0.68 m	7.40 m
TOTAL BUILDING HEIGHT		8.08 m	26'-6"	
GARAGE DOOR WIDTH		# 2	2.45 m	8'-0"
INT. GARAGE WIDTH		5.59 m	18'-4"	

- 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 [Signature]

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SANITARY LINE
- STREET TREE
- STORM MANHOLE
- HYDRO SERVICE
- CABLE PEDESTAL
- PADMOUNTED MOTOR
- STORM WATER LINE
- RETAINING WALL
- VALVE & CHAMBER
- SHEET DRAINAGE
- HYDRO POLE
- EXISTING GRADES
- CATCH BASIN
- VALVE & BOX
- STREET LIGHT PEDESTAL
- HYDRO POLE GUY
- PROPOSED GRADES
- DOUBLE / SINGLE STM & SAN CONNECTION
- HYDRANT
- STREET LIGHT
- SWALE DIRECTION
- TRAFFIC SIGNAL POWER PEDESTAL
- COMMUNITY MAILBOX
- EMBANKMENT / BERM MAX 3:1 SLOPE
- WATERLINE
- HYDRO LINE
- GAS LINE
- CABLE LINE
- BELL
- HYDRO, GAS, BELL, CABLE LINE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- EXTERIOR DOOR LOCATION
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- 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

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

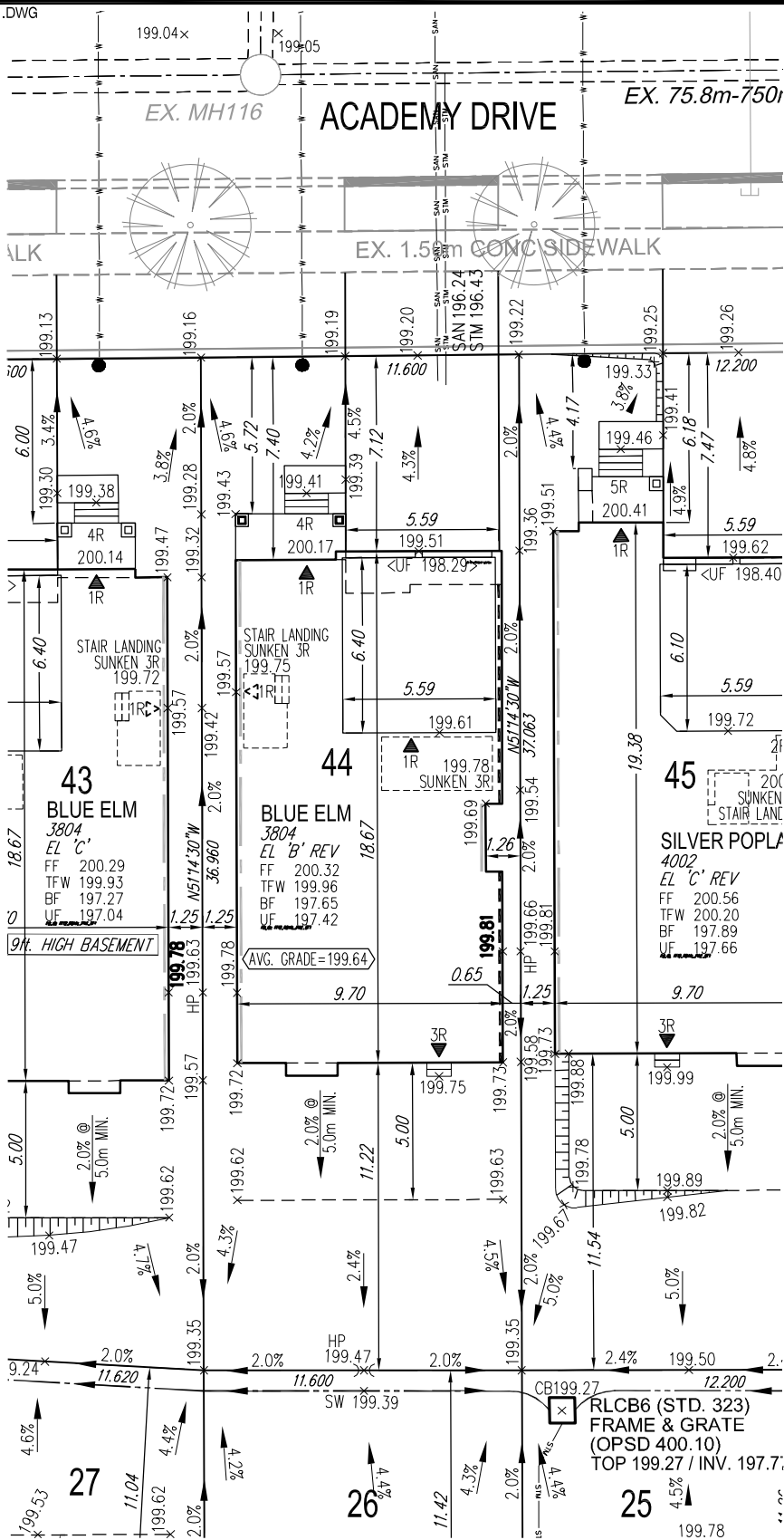
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

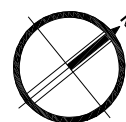
19695

www.huntdesign.ca

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)



-	-	-
-	-	-
-	-	-
-	-	-
RE-ISSUED FOR FINAL APPROVAL	MM	2023.09.18
ISSUED FOR FINAL APPROVAL	MM	2023.08.29
ISSUED FOR PRELIMINARY APPROVAL	DS	2023.07.27



Title: 43M-2148 Plan No: 44 Street Name: ACADEMY 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: 44

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 45		
LOT AREA	452.83 sq.m	4874.26 sq. ft.		
BUILDING COVERAGE	186.64 sq.m	2008.99 sq. ft.		
LOT COVERAGE	41.22 %			
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
	200.56 m	199.79 m	0.77 m	7.42 m
TOTAL BUILDING HEIGHT	8.19 m		26'-10"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m		18'-4"	

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
- BELL PEDESTAL
- HYDRO TRANSFORMER
- SAN - SANITARY LINE
- STM - STORM WATER LINE
- W - WATERLINE
- H - HYDRO LINE
- G - GAS LINE
- C - CABLE LINE
- B - BELL
- HGBC - HYDRO, GAS, BELL, CABLE LINE
- STORM MANHOLE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- SL - STREET LIGHT
- TRAFFIC SIGNAL POWER PEDESTAL
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- CABLE PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BERM
- SLOPE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- FF - FINISHED FLOOR
- TOP OF FOUNDATION WALL
- BF - BASEMENT FLOOR
- UF - UNDERSIDE OF FOOTING
- WOD - WALKOUT DECK
- WOB - WALKOUT BASEMENT
- MOD - MODIFIED
- REV - REVERSED
- ND - NO DOOR
- HIGHLIGHTED GRADE

SITING AND GRADING PLAN

43M-2148

45

ACADEMY DRIVE

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

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

45

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 46		
LOT AREA	454.15 sq.m	4888.47 sq. ft.		
BUILDING COVERAGE	181.44 sq.m	1953.02 sq. ft.		
LOT COVERAGE	39.95 %			
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
	200.56 m	199.86 m	0.70 m	7.52 m
TOTAL BUILDING HEIGHT	8.22 m		27'-0"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m		18'-4"	

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 TRF 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 [Signature]

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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC 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
- SLOPE
- 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
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- FINISHED FLOOR
- TOP OF FOUNDATION WALL
- BASEMENT FLOOR
- UNDERSIDE OF FOOTING
- WALKOUT DECK
- MODIFIED BASEMENT
- REVERSED
- NO DOOR
- HIGHLIGHTED GRADE

Title SITING AND GRADING PLAN Plan No. 43M-2148 Lot 46 Street Name ACADEMY DRIVE

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

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 46

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BOIN number and original signature.)

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 47		
LOT AREA	511.32 sq.m	5503.85 sq. ft.		
BUILDING COVERAGE	181.44 sq.m	1953.02 sq. ft.		
LOT COVERAGE	35.48 %			
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
	201.05 m	200.24 m	0.81 m	7.96 m
TOTAL BUILDING HEIGHT	8.77 m	28'-9"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.64 m	18'-6"		

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.

2. 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.

3. 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.

4. 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.

5. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD.

6. 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. 17, 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

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC 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

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

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

SITING AND GRADING PLAN

43M-2148

47

DOLOMITE DRIVE

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

BOIN

HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

ROYAL PINE HOMES - 221070

FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By DS

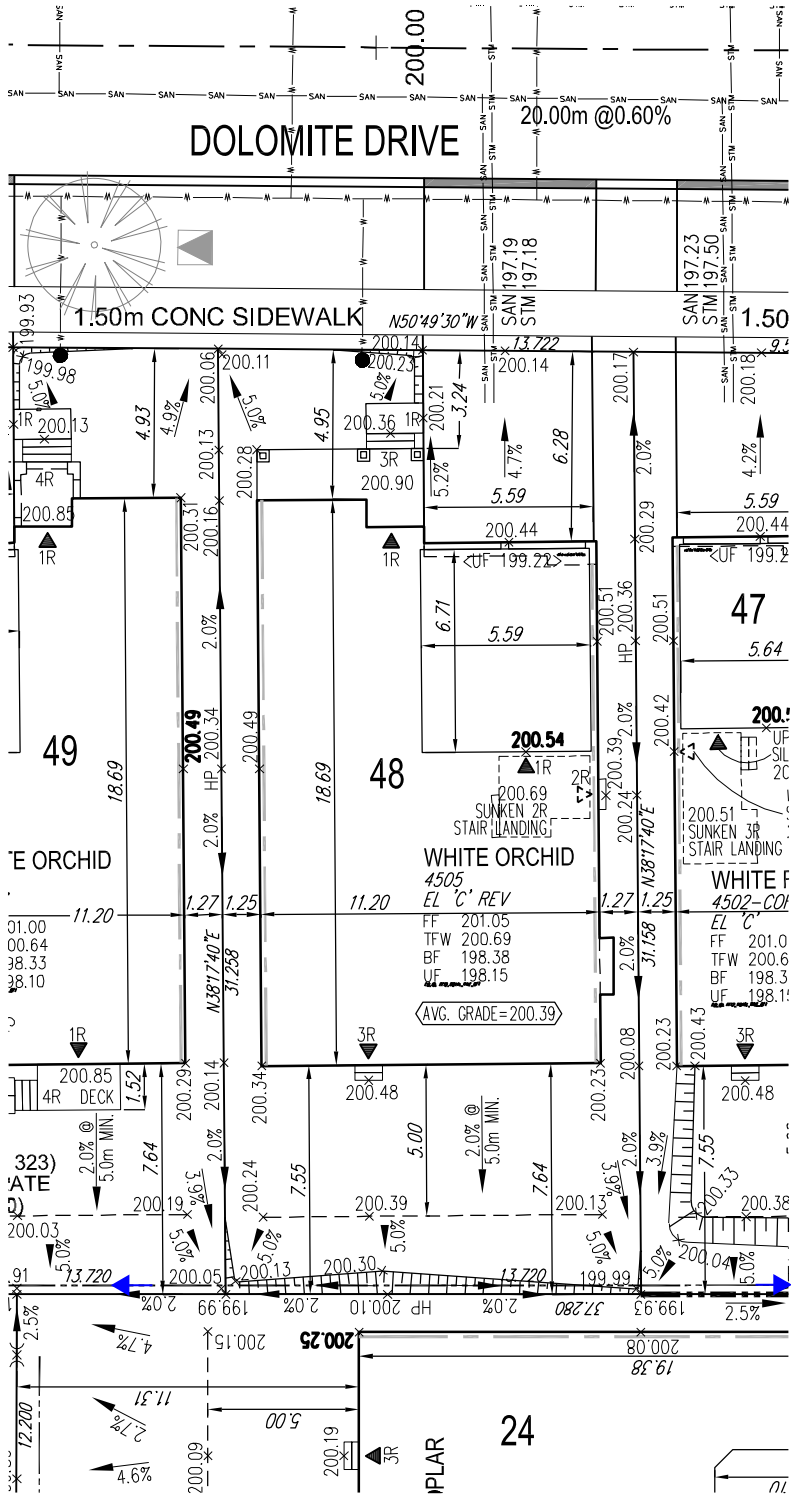
Checked By DS

Scale 1:250

File Number 221070WSP01.DWG

Lot / Page Number 47

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 48		
LOT AREA	428.17 sq.m	4608.82 sq. ft.		
BUILDING COVERAGE	211.45 sq.m	2276.05 sq. ft.		
LOT COVERAGE	49.38 %			
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
	201.05 m	200.39 m	0.66 m	7.77 m
TOTAL BUILDING HEIGHT	8.43 m		27'-8"	
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m		18'-4"	



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 [Signature]

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.

SITING AND GRADING PLAN

43M-2148

48

DOLOMITE DRIVE

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
REGISTRATION INFORMATION

SIGNATURE

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

48

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 49		
LOT AREA	429.55 sq.m	4623.68 sq. ft.		
BUILDING COVERAGE	204.67 sq.m	2203.07 sq. ft.		
LOT COVERAGE	47.65 %			
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
	201.00 m	200.21 m	0.79 m	7.63 m
TOTAL BUILDING HEIGHT	8.42 m	27'-8"		
GARAGE DOOR WIDTH	# 2	2.45 m	8'-0"	
INT. GARAGE WIDTH	5.59 m	18'-4"		

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.

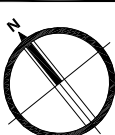
Date SEPT. 19, 2023 By [Signature]

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
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE / SINGLE STM & SAN CONNECTION
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC 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
- MAX 3:1 SLOPE
- 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	2023.08.01



SITING AND GRADING PLAN

43M-2148

49

DOLOMITE DRIVE

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

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

49

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 50		
LOT AREA		430.92 sq.m	4638.42 sq. ft.	
BUILDING COVERAGE		204.39 sq.m	2200.05 sq. ft.	
LOT COVERAGE		47.43 %		
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
	200.73 m	200.03 m	0.70 m	7.63 m
TOTAL BUILDING HEIGHT		8.33 m	27'-4"	
GARAGE DOOR WIDTH		# 2	2.45 m	8'-0"
INT. GARAGE WIDTH		5.59 m	18'-4"	

- 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 [Signature]

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.

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 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

43M-2148

50

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 50

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

SITE STATISTICS - BRAMPTON , ON				
ITEM		LOT 51		
LOT AREA	514.39 sq.m	5536.89 sq. ft.		
BUILDING COVERAGE	181.25 sq.m	1950.98 sq. ft.		
LOT COVERAGE	35.24 %			
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
	200.57 m	199.80 m	0.77 m	8.35 m
	9.12 m		29'-11"	
TOTAL BUILDING HEIGHT	# 2		2.45 m	8'-0"
GARAGE DOOR WIDTH	5.64 m		18'-6"	
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



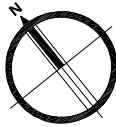
REVIEWED ☒
REVIEWED AS MODIFIED ☐
REVISE AND RE-SUBMIT FOR REVIEW ☐
NOT REVIEWED ☐

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 [Signature]

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.

-	-	-
-	-	-
-	-	-
-	-	-
RE-ISSUED FOR FINAL APPROVAL	MM	2023.09.18
ISSUED FOR FINAL APPROVAL	MM	2023.08.29
ISSUED FOR PRELIMINARY APPROVAL	DS	2023.08.01



ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

STREET LIGHT 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

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERSIDE OF FOOTING

WALKOUT DECK

WALKOUT BASEMENT

MODIFIED

REVERSED

NO DOOR

HIGHLIGHTED GRADE

SITING AND GRADING PLAN

43M-2148

51

DOLOMITE DRIVE

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

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

221070WSP01.DWG

51

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133