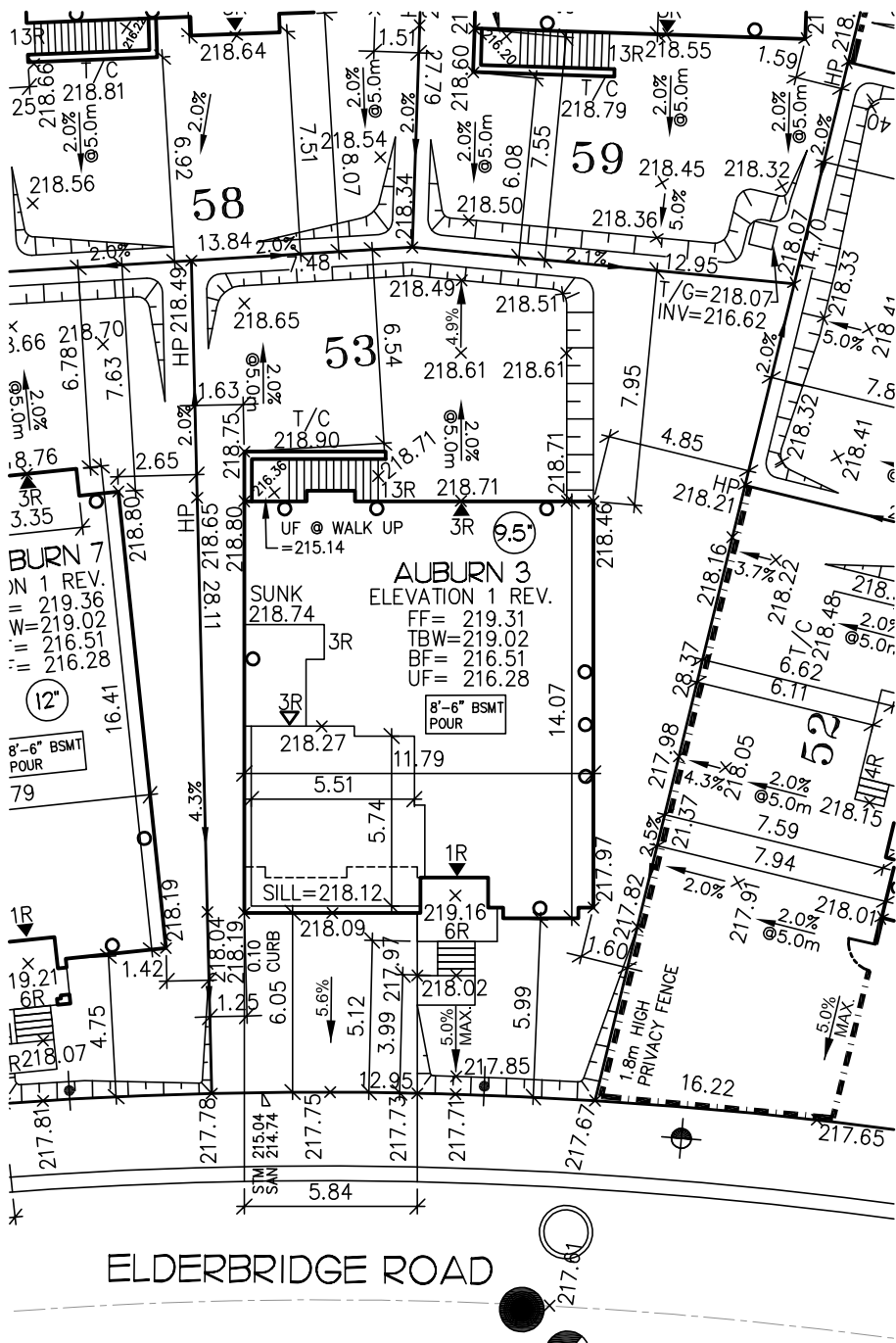
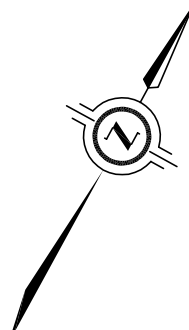




SITE PLAN REVIEW

LOT NO 53 REGISTERED PLAN 43M-1981

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

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

NO COMMENT

REVIEWED BY SK

DATE MAY 3, 2017

CANDEVCON LIMITED

CONSULTING ENGINEERS AND PLANNERS

- NOTES:
1. REFER TO ARCHITECTURAL WORKING DRAWINGS AND STREETSCAPES FOR CONSTRUCTION REQUIREMENTS AND DETAILS.
 2. ALL GUARDS / HANDRAILS TO CONFORM TO OBC SECTION 9.8
 3. SURVEYOR TO VERIFY THAT THE MINIMUM FROST PROTECTION IS PROVIDED FOR ALL FOOTINGS
 4. BUILDERS RESPONSIBILITY TO EXPOSE THE RLCB LEAD PRIOR TO EXCAVATION OF THE FOOTINGS
 5. CONNECT BASEMENT WALK UP DRAIN TO A FDC/STM SERVICE LATERAL

LOT:	53	UNIT:	AUBURN 3
R1E-13.7-2395		ELEV. 1 REV.	
FF TO MID HEIGHT		8.16 m	
ESTABLISHED GRADE		218.40 m	
BUILDING HEIGHT		9.07 m	
GARAGE DOOR WIDTH		2-2.44 m	
INT. GARAGE WIDTH		5.51 m	
SIZE OF COVERED PORCH		N/A	
WIDTH			
LENGTH			
HEIGHT(ABOVE GRADE)			

Client

GREENYORK HOMES

Project Name

OSTIENSE CITY OF BRAMPTON

Sheet Title

SITING ELDERBRIDGE ROAD LOT 53

REGISTERED PERSON:

D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461

Project Number

43M-1981

Scale

1:250

Date

APR. 2017

Drawn by

VM

Checked by

GI

File Name

Reviewed and take responsibility for this design.

Signature: [Signature] BCIN: 25397 Date: MAY 3, 2017

Builder to verify location all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at their own expense.

2 ISSUED TO ENGINEER FOR FINAL REVIEW MAY 3 2017 VM

1 ISSUED TO ENGINEER FOR PRELIMINARY REVIEW APR. 10 2017 VM

No. Description Date By.

2 ISSUED TO ENGINEER FOR FINAL REVIEW MAY 3 2017 VM

1 ISSUED TO ENGINEER FOR PRELIMINARY REVIEW APR. 10 2017 VM

STREET LIGHT

HYDRANT

TRANSFORMER

VALVE AND BOX

WATER SERVICE

CATCH BASIN

STM & SAN CONNECT

SINGLE STM & SAN

SWALE DIRECTION

CABLE TV PEDESTAL

BELL PEDESTAL

STREET SIGN

LIGHT PEDESTAL

SUPER MAIL BOX

EXTERIOR DOOR LOCATION

SIDE WINDOW LOCATION

EMBANKMENT 3:1 MAX SLOPE

H-HYDRO

G-GAS

FF FINISHED FLOOR ELEVATION

TBW TOP OF BASEMENT WALL

BF BASEMENT FLOOR ELEVATION

UF UNDERSIDE OF FOOTING

UFG UNDERSIDE OF FTG.-GAR

UFF UNDERSIDE OF FTG.-FRONT

UFR UNDERSIDE OF FTG.-REAR

WOD

WOB

SWO

REV

2R,3R

000.00

000.00

RETAINING WALL

NOISE FENCE

PRIVACY FENCE

WALK OUT DECK

WALK OUT BASEMENT

SEMI WALK OUT

REVERSE PLANS

NUMBER OF RISERS

PROPOSED ELEVATION

EXISTING ELEVATION

PROJECT NO.

2017-20

SHEET NO.

4

GRADING AND DRAINAGE NOTES

1. Lawns and swales shall have a minimum slope of 2% and a maximum slope of 6%
2. Where grade changes in excess of the above required the maximum slope should be 3:1. In any case grade changes in excess of 0.6m are to be accomplished by use of a retaining wall. Retaining walls higher than 0.6m shall have a fence installed on the high side. Timber walls will not be permitted
3. The maximum depth of a sideyard swale shall be 0.2m. The grade adjacent to the house shall follow the grade of the swale. The maximum flow allowed in a side swale is that from 4 rear yards.
4. At least one side yard of all dwelling units shall have a minimum (2% slope) level area of 0.6m minimum.
5. A rear apron (2% slope) of 5m minimum shall be provided for all detached units.
6. Rear lot catchbasin grates to be 75mm below finished grade.
7. Downspouts to discharge onto ground on splash pads. Downspouts shall not discharge across walkways.
8. Weeping tile drainage to be in accordance with the city of Brampton subdivision design standards.
9. 200mm of topsoil shall be applied to each lot prior to sodding.
10. Driveway grades should not be less than 2% and not greater than 8%.
11. The minimum clear distance between the edge of a driveway and a utility structure is 1.2m.
12. House styles are to be used to suit the lot grading.
13. Townhouse units to employ split drainage.
14. Brickline to be 150mm to 200mm above final grade at house.
15. Patio stones must be installed along the side entrance.
16. This is meant to be read in conjunction with City of Brampton subdivision design criteria.

CITY OF BRAMPTON STANDARD NOTES:

1. Standard drawings of the City of Brampton constitute part of the site plans drawing(s)
2. All construction work to be carried out in accordance with the requirements of the occupational health and safety act and regulations for construction projects
3. The owner and/or representative shall rectify all disturbed areas to original condition or better and to the satisfaction of the City
4. The location of all under/ above ground utilities and structures is approximate only, and where shown on the drawing(s) the accuracy of the location is not guaranteed. The owner and/ or his representatives shall determine the location of such utilities and structures by consulting the appropriate authorities or utility companies concerned. The owner shall prove the location of all such utilities and structures and shall assume all liability for damage or restoration to same
5. Any conflicts with the existing services shall be rectified at the owner's expense
6. All dimensions and grading elevations are expressed in SI units
7. The contractors shall check and verify all given grade elevations and drainage prior to commencement of construction.
8. Underside of footing shown is taken from architectural plans and may not represent actual footing depth
9. Footing must bear on native, undisturbed soil or rock, and be a minimum of 1.22m below finished grade
10. Footings constructed next to catchbasins, leadpipe or other municipal service shall be installed below the leadpipe elevation. Footings must be constructed on undisturbed soil. Verification by a soil consultant is required
11. All roof leaders shall discharge to ground onto splash pads and shall not be connected to the storm sewers and shall discharge to the swales conveying surface drainage towards the street line
12. Driveways to be kept clear of all catchbasins.
13. Driveways
All residential driveways must be paved from the curb to street line, or curb to sidewalks where existing, with a minimum of 150mm of 19mm crushed run limestone 50mm HLB and 25mm H L 3 Asphalt. The driveway slopes shall be a minimum of 2% and maximum of 8%
Widths of depressed curbs for driveways shall follow:
Single driveways 3.0m plus 0.30 slopes
Double driveways 6.0m plus 0.30 slope
Double driveways for semi-detached 7.3m plus 0.30 slope
Triple driveways for semi-detached 8.5m plus 0.30 slope
Whenever possible a 0.60m separation shall be provided between driveways
The minimum clear distance between the edge of a driveway and a utility structure shall be 1.20m
14. Limestone not to be used as bedding for weeping tiles around building foundations