

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.



DEGREY DRIVE

SAN INV = 193.87 ✓ 1.13
STM INV = 194.07 ✓ .93

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

SITE PLAN REVIEW

LOT NO. 23 REGISTERED PLAN 43M-2013

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
COMMENTS AS NOTED ☐ DATE May 23, 2017

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

NOTES

- THE PROPOSED ELEVATIONS AT BUILDINGS AND THE BASIC DIRECTION OF SURFACE DRAINAGE WILL BE SUBJECT TO DETAILED DESIGN WHEN HOUSE TYPES AND PLOT PLANS ARE AVAILABLE.
- REAR TO FRONT DRAINAGE CAN BE ACCOMMODATED ONLY IF THE SEPARATION BETWEEN UNITS IS 2.4M.
- THE HOUSE TYPE AND DRIVEWAY LOCATION SHALL NOT BE CHANGED WITHOUT CITY OF BRAMPTON APPROVAL.
- WHERE POSSIBLE DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS TO THE FRONT OF THE HOUSE.
- A MINIMUM AREA OF 5.0M SHALL BE GRADED AT 2% AT THE REAR OF THE HOUSE.
- A MINIMUM AREA OF 7.5M SHALL BE GRADED AT 2% AT THE REAR OF THE HOUSE FOR REVERSE FRONTAGE LOTS.
- A MINIMUM CLEARANCE OF 3.15M MUST BE PROVIDED BETWEEN THE BRICK LINE AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
- A MINIMUM CLEARANCE OF 3.20M MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
- ALL LOT GRADING MUST COMPLY WITH CITY OF BRAMPTON STANDARDS 420 AND 421 UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE GRADED AT MINIMUM OF 2% AND A MAXIMUM OF 8% SLOPE.
- A 3.5M SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
- ALL AREAS BEYOND THE PLAN OF SUBDIVISION, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF BRAMPTON.
- ALL OPEN SPACE BLOCKS AND VALLEY LANDS SHALL BE MAINTAINED FREE OF CARBAGE AND CONSTRUCTION DEBRIS BY THE DEVELOPER UNTIL ASSUMPTION OF THE SUBDIVISION BY THE CITY OF BRAMPTON.

1 RISER GENERAL NOTES

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

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

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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

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

- SINGLE SERVICE CONNECTION
- DOUBLE SERVICE CONNECTION
- WATER SERVICE CONNECTION
- HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- FIRE HYDRANT
- VALVE AND CHAMBER
- STREET LIGHT
- VALVE AND BOX
- SANITARY MANHOLE
- STORM MANHOLE
- COMMUNITY MAIL BOX
- DOWNSPOUT LOCATION
- PROP. SWALE
- PROPOSED 3:1 SLOPE
- ENGINEERED FILL LOT
- TRANSFORMER
- CABLE TV PEDESTAL
- BELL PEDESTAL
- HYDRO METER
- GAS METER
- AIR-COND COND UNIT
- TELECOM JUNCTION BOX
- SUMP PUMP
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION
- GRADE PERMITTING
- WINDOWS PERMITTED

- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- FINISHED BASEMENT SLAB
- UNDERSIDE OF FOOTING @ REAR
- REVERSE PLAN
- WOB WALK-OUT BASEMENT
- WOD WALK-OUT DECK
- PROPOSED GRADE
- EXISTING GRADE

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#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	APR. 26.17	MS
2	ISSUED FOR FINAL APPROVAL	MAY. 18.17	MS

LOT GRADING PLAN 65 DEGREY DRIVE

The undersigned has reviewed and taken responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code and the rules shown on the attached documents.

QUALIFICATION INFORMATION

JAN ROBERTSON 27816

REGISTERED PROFESSIONAL ENGINEER

1 RISER DESIGNS INC. 32072

GREENYORK HOMES

DEGREY DRIVE,
CITY OF BRAMPTON

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

LOT 23