

GENERAL NOTES:

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

NOTE:

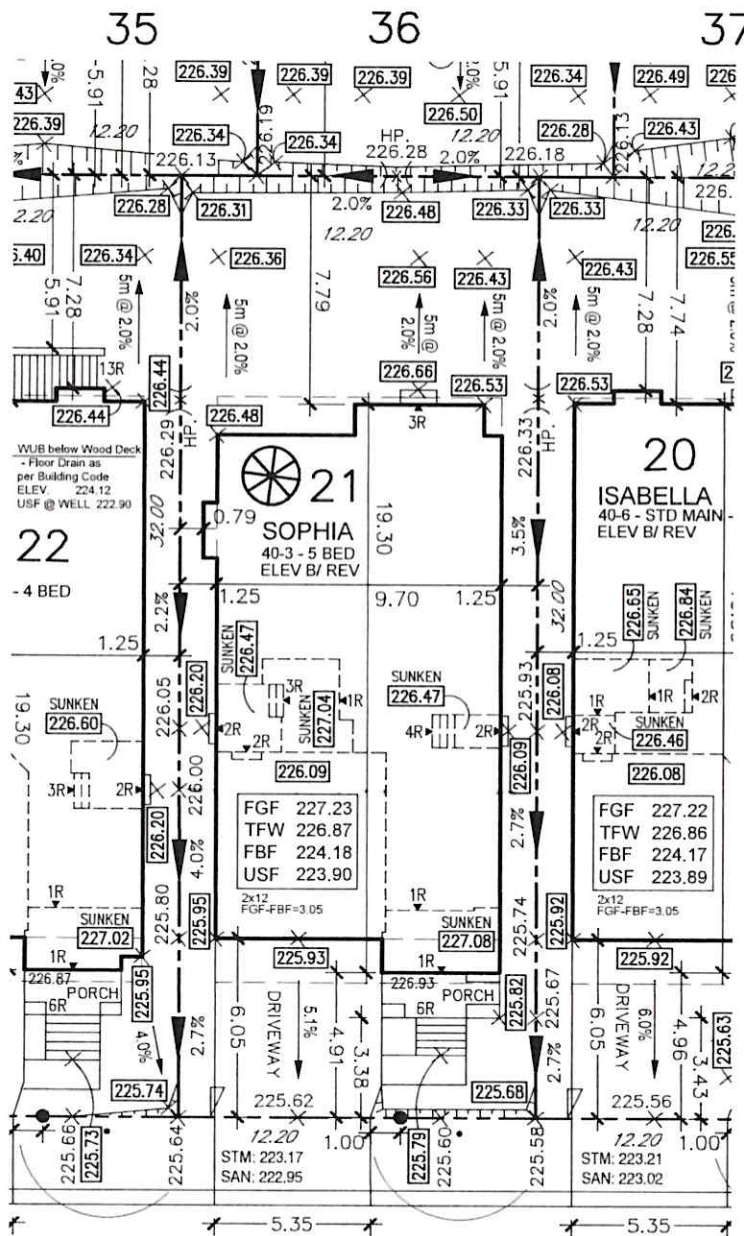
BUILDER TO VERIFY SANITARY AND STORM INVERT ELEVATIONS PRIOR TO EXCAVATION FOR FOOTINGS.
UNDERGROUND SERVICES WERE NOT CONSTRUCTED WHEN SITEPLAN WAS APPROVED.

GENERAL NOTES

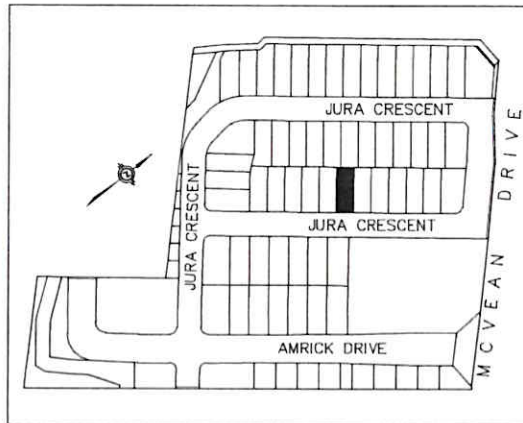
1. Surveyor is to comply with current subdivision zoning regarding setbacks in laying out the work.
Surveyor to confirm difference between FFL and USF before proceeding with excavation.
Any discrepancies are to be reported to the Builder immediately.
2. The builder shall comply with all current standards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

W Architect Inc.
DESIGN CONTROL REVIEW
MARCH 22, 2022

FINAL BY: *AB*
This stamp is only for the purposes of design control and carries no other professional obligations.



JURA CRESCENT



KEY PLAN N.T.S.

SITE PLAN REVIEW

LOT NO. 21 REGISTERED PLAN 43M-2122

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

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

NO COMMENT ☒ REVIEWED BY: *AB*
COMMENTS AS NOTED ☐ DATE: *March 10, 2022*

CDC CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

SITE DATA	
LOT No.	21
REGISTERED PLAN	43M-
ZONING	R1F-2463
BUILDING HT. (10.60 m MAX.)	9.04
GARAGE DOOR WIDTH (m)	2 - 2.44
INTERIOR GARAGE W/L (m)	5.59 X 6.10

LEGEND

X[286.00] PROPOSED GRADES
X[286.00] EXISTING GRADES
FGF FINISHED GROUND FLOOR
TFW TOP OF FOUNDATION WALL
FBF FINISHED BASEMENT FLOOR
USF UNDERSIDE OF FOOTINGS
USFR UNDERSIDE OF FOOTINGS REAR
USFF UNDERSIDE OF FOOTINGS FRONT
SWALE DIRECTION
DIRECTION OF FLOW
W.O.D WALK OUT DECK
W.O.B WALK OUT BASEMENT
I EXTERIOR DOOR LOCATION

STREET LIGHT
HYDRANT
TRANSFORMER
VALVE CHAMBER
CABLE TV PEDESTAL
BELL PEDESTAL
CATCH BASIN
HYDRO SERVICE LATERAL
STREET SIGN
REVERSE PLAN
ENGINEERING FILL LOTS
LOT WITH SIDE/REAR UPGRADE
WATER SERVICE
STORM & SANITARY CONNECTION(SINGLE)
STORM & SANITARY CONNECTION(DOUBLE)

ROOF COLLECTOR
MAILBOX PAD
DOWNSPOUT
FIRE RATED WALL
GAS METER
HYDRO METER
AIR CONDITIONER

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



ONTARIO
ASSOCIATION
OF ARCHITECTS
LICENSED TECHNOLOGIST
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MICHELE SURIANO
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6253

SURIANO.
ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC.
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Vaughan, Ontario L4L 8P9
T. 905-264-0924

LOT No. LOT 21	DRAWING TITLE: SITE PLAN
DATE MAR 08/22	PROJECT NAME: VALES OF HUMBER
SCALE 1:250	CLIENT NAME: ROYAL PINE HOMES
BY DO	PAGE NO.
PROJECT No 19-211	