

GENERAL NOTES:

- THESE STANDARDS ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
- LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 6.0%.
- 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.
- 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.
- 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.
- AT LEAST ONE SIDEYARD OF ALL UNITS SHALL HAVE A SIDE APRON (2.0% SLOPE) OF 0.6M MINIMUM.
- A REAR APRON (2.0%) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETACHED UNITS, 6m FOR MULTIPLE UNITS.
- REAR LOT CATCHBASIN GRATES TO BE 75mm BELOW FINISHED GRADE.
- DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
- WEEDING TILE DRAINAGE TO BE IN ACCORDANCE WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN STANDARDS.
- 200mm OF TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SODDING.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8.0%.
- THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF A DRIVEWAY AND A UTILITY STRUCTURE IS 1.2m.
- HOUSE STYLES ARE TO BE USED TO SUIT THE LOT GRADING.
- SEMI-DETACHED AND TOWNHOUSE UNITS TO EMPLOY SPLIT DRAINAGE.
- BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE.
- PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.
- THIS IS MEANT TO BE READ IN CONJUNCTION WITH CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA.
- 0.20m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
- ALL DRIVEWAY WIDTHS AND DRIVEWAY PAVING SHALL BE AS PER CITY OF BRAMPTON STANDARDS.
- BUILDER TO PROVIDE LAYOUT FOR THE LOCATION OF CURB DEPRESSIONS WHEN REQUESTED BY THE BUILDER.
- 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.
- SOIL CONSULTANTS TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.
- SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.
- LIMESTONE NOT TO BE USED AS BEDDING FOR WEEDING 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.

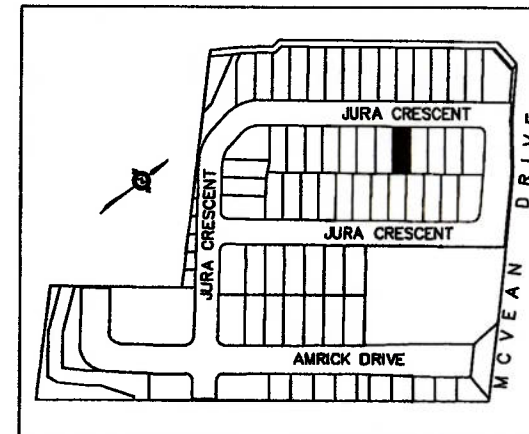
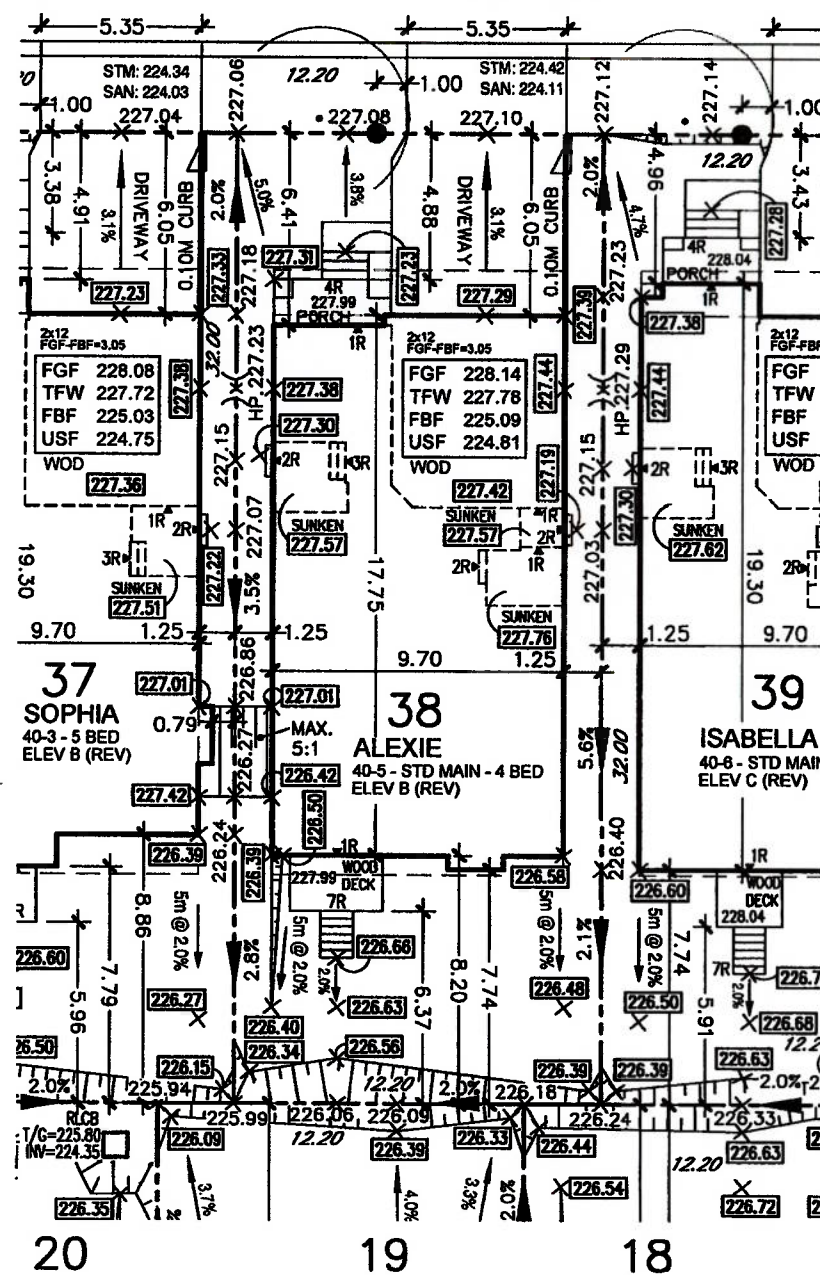
SITE DATA

LOT No.	38
REGISTERED PLAN	43M-
ZONING	R1F-2463
BUILDING HT. (10.60 m MAX.)	8.52
GARAGE DOOR WIDTH (m)	2 - 2.44
INTERIOR GARAGE W/L (m)	5.59 X 6.10

GENERAL NOTES

- 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.
- 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.
- 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.
- All dimensions and grade elevations are shown in meters.
- 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.
- Unprotected openings (windows, doors) must be min 1.2m from lot lines.
- Waterbox to be min. 1m away from driveway. If within 1m to be relocated at builders expense.

JURA CRESCENT



KEY PLAN N.T.S.

W Architect Inc.
DESIGN CONTROL REVIEW
MARCH 30, 2022

FINAL BY: GGE

This stamp is only for the purposes of design control and carries no other professional obligations.

CITY OF BRAMPTON
DEV. ENGINEERING SERVICES
Grading & Drainage Reviewed & Found Satisfactory

March 31, 2022

By: SEBASTIAN ARISTIZABAL

SITE PLAN REVIEW

LOT NO. 38... 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: 22. March 22

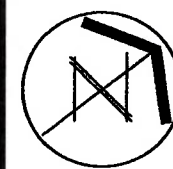
CDC CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

LEGEND

X(286.00) PROPOSED GRADES	STREET LIGHT
X(286.00) EXISTING GRADES	HYDRANT
FGF FINISHED GROUND FLOOR	TRANSFORMER
TFW TOP OF FOUNDATION WALL	VALVE CHAMBER
FBF FINISHED BASEMENT FLOOR	CABLE TV PEDESTAL
USF UNDERSIDE OF FOOTINGS	BELL PEDESTAL
USFR UNDERSIDE OF FOOTINGS REAR	CATCH BASIN
USFF UNDERSIDE OF FOOTINGS FRONT	HYDRO SERVICE LATERAL
SWALE DIRECTION	STREET SIGN
DIRECTION OF FLOW	REVERSE PLAN
W.O.D WALK OUT DECK	ENGINEERING FILL LOTS
W.O.B WALK OUT BASEMENT	LOT WITH SIDE/REAR UPGRADE
I EXTERIOR DOOR LOCATION	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 2022	ISSUED FOR FINAL	D.A.
1. MAR 2022	ISSUED FOR CLIENT REVIEW	D.A.
DATE:	REVISION/ISSUED:	BY:



ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED TECHNOLOGIST
MICHELE SURIANO
LICENCE 6253

SURIANO.
ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC.
51 Rogers Road, Unit 1
Vaughan, Ontario L4L 8P9
T. 905-264-0924

LOT No.	LOT 38	DRAWING TITLE :	SITE PLAN
DATE	MAR 21/22	PROJECT NAME :	VALES OF HUMBER
SCALE	1:250	CLIENT NAME :	ROYAL PINE HOMES
BY	DO	PAGE NO.	
PROJECT No	19-277		