

STORM CONNECTION

SANITARY CONNECTION

WATER CONNECTION

HYDRO CONNECTION

DOUBLE CATCH BASIN

CATCH BASIN

HYDRANT

VALVE AND CHAMBER

ENTRANCE DOOR LOCATION

GARAGE DOOR LOCATION

ENGINEERED FILL LOT

SANITARY MANHOLE

STORM MANHOLE

COMMUNITY MAILBOX

DOWNSPOUT LOCATION

SWALE DIRECTION

STREET LIGHT

TRANSFORMER

CABLE TV PEDESTAL

BELL PEDESTAL

HYDRO METER

GAS METER

AIR-CONDITIONING UNIT

SUMP PUMP

F.FLR. FINISHED FLOOR ELEVATION

T.WALL. TOP OF FOUNDATION WALL

F.SLAB. FIN. BASEMENT FLOOR SLAB

U.F.T.G. UNDERSIDE FOOTING ELEVATION

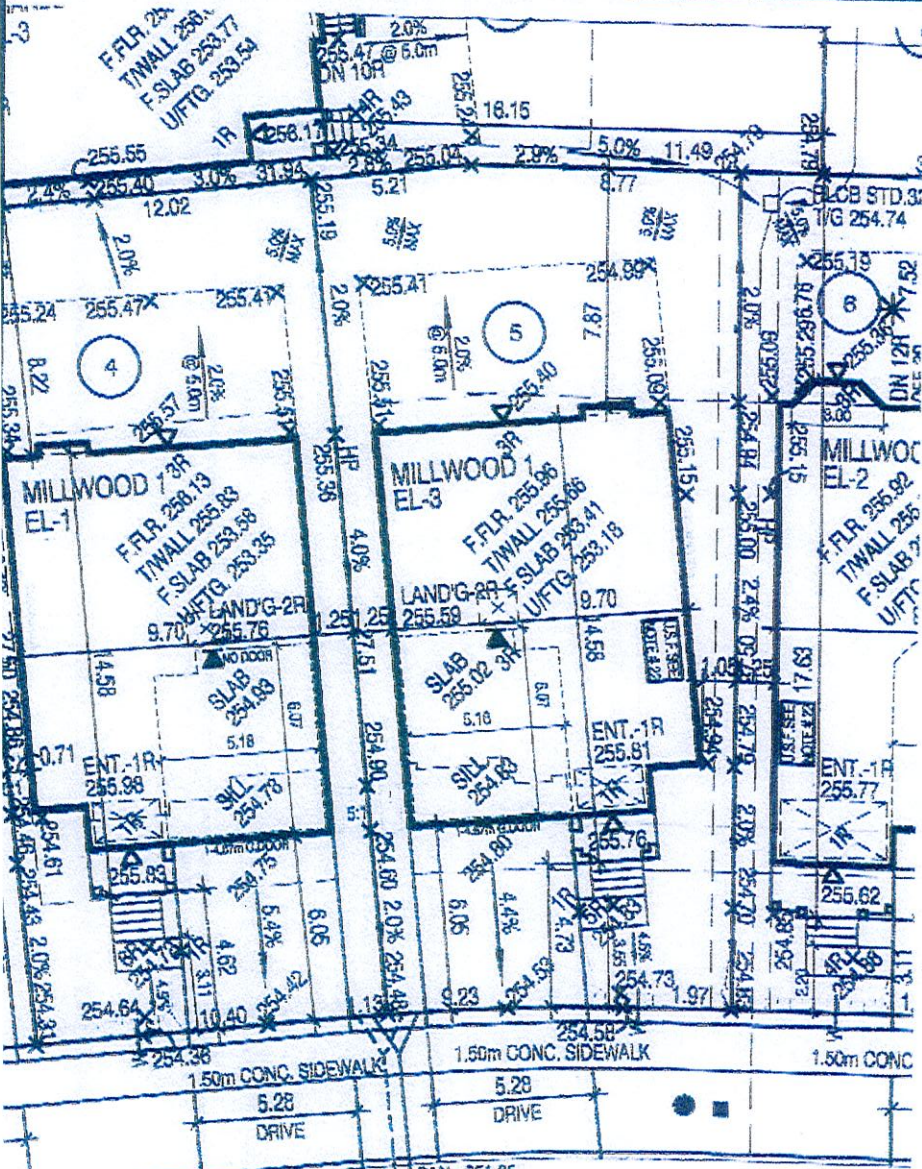
PROPOSED 3:1 SLOPE

100.00 PROPOSED GRADE

(100.00) EXISTING GRADE

SW. PROPOSED SWALE GRADE

X100.00



CITY OF BRAMPTON
BUILDING DIVISION
RECEIVED
DEC 28 2018
BY
MARK DERKSEN

W Architect Inc.
DESIGN CONTROL REVIEW
OCT 17 2018
FINAL BY: EGTE
This stamp is only for the purposes of design control and carries no other professional obligations.

GRADING CERTIFICATION

- 1) THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.
- 2) THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON SITE.
- 3) THE BUILDER MUST TOPSOIL AND SED ALL DOWNSPOUTS.
- 4) DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS.
- 5) BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE.

SCHAEFFER & ASSOCIATES LIMITED

SIGNATURE OF ENGINEER
DATE: OCT 26 2018

CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEWED
NOV 15 2018
BY
TODD PAYNE

ENCLAVE TRAIL

All work shall conform to the Ontario Building Code O. Reg. 332/12 as amended

GRADING AND DRAINAGE NOTES

1. THESE STANDARDS ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
2. LARMS AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.
3. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1 IN ANY CASE. GRADE CHANGES IN EXCESS OF 1m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.9m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TUBES WILL NOT BE PERMITTED.
4. THE MAXIMUM DEPTH OF REAR YARD SWALES SHALL BE 0.6m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 8 REAR YARDS. SWALE LENGTHS SHALL NOT BE GREATER THAN 3 LOT WIDTHS.
5. THE MAXIMUM DEPTH OF SIDE YARD SWALES SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM SLOPE IN A SIDE SWALE IS THAT FROM 4 REAR YARDS.
6. AT LEAST ONE SIDE YARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.9m MINIMUM.
7. A REAR APRON (2% SLOPE) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETACHED UNITS.
8. A 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. WEEDING TILE DRAINAGE TO BE ACCORDANCE WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN STANDARDS.
11. 150mm OF TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SOODING.
12. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NOT GREATER THAN 10%.
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. PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.

17. THIS IS MEANT TO BE READ IN CONJUNCTION WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA.
18. 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL GROUND ELEVATION AT THE HOUSE.
19. 0.25m CLEARANCE MUST BE PROVIDED BETWEEN THE SOING AND THE FINAL 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 ENGINEER.
22. FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MINOR SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED GROUND AND SOIL CONSULTANTS VERIFICATION REQUIRED.
23. SOIL CONSULTANT TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.
24. SOIL CONSULTANT VERIFICATION IS REQUIRED FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.
25. LIMESTONE NOT TO BE USED AS BEDDING FOR WEEDING TILE AND BASEMENT SLAB IF FDC PROVIDED.

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX.)
5	255.08	8.28m

45 MINUTE RATED WALL WITH SIDE YARD < 1.2m

5		
4		
3		
2	OCT. 11, 2018	ISSUED FOR PERMIT
1	SEPT. 13, 2018	ISSUED FOR ENGINEERS GRADING REVIEW.

REVISIONS:

Greenpark

SCALE 1:250
5m 0m 5m 10m

MINNISALE HOMES CORP.
COJ. No. 18-24
MUNICIPAL ADDRESS
4311-2060
JT No. 5



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
required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.

Walter Boffa
NAME
SIGNATURE
21037 BCIN

IN REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.

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27763 BCIN

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DESIGN GROUP INC.
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VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 4, EAST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CHINGWADON
REGIONAL MUNICIPALITY OF FRI
CITY OF BRAMPTON REGISTERED PLAN 43M

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. 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. EITHER TO THE ARCHITECT OR TO THE CONTRACTOR OR TO THE OWNER. THIS DRAWING IS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND FOR THE ARCHITECT.

AS CONSTRUCTED IN CITY MUST BE VERIFIED PRIOR TO POURING FOOTINGS. JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO OBTAIN OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO OBTAIN OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND FOR THE ARCHITECT.