

--- STORM CONNECTION

--- SANITARY CONNECTION

W- WATER CONNECTION

H- HYDRO CONNECTION

DOUBLE CATCH BASIN

CATCH BASIN

HYDRANT

VALVE AND CHAMBER

△ ENTRANCE DOOR LOCATION

▲ GARAGE DOOR LOCATION

* ENGINEERED FILL LOT

● SANITARY MANHOLE

○ STORM MANHOLE

MAIL COMMUNITY MAILBOX

○ DOWNSPOUT LOCATION

→ SWALE DIRECTION

● STREET LIGHT

▲ TRANSFORMER

⊠ CABLE TV PEDESTAL

■ BELL PEDESTAL

HI 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/FTG. UNDERSIDE FOOTING ELEVATION

PROPOSED 3:1 SLOPE

100.00 PROPOSED GRADE

100.00 EXISTING GRADE

×100.00 PROPOSED SWALE GRADE

NORTH

PROVIDE COPIES OF SOIL ENGINEER'S REPORT(S) TO THE INSPECTOR BEFORE FOOTING CONSTRUCTION

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

W Architect Inc.

DESIGN CONTROL REVIEW

FINAL

DATE: Dec. 04, 2018

BY: GGE

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

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 SOD ALL BOULEVARDS.
- 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: DEC 04 2018

CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEWED
JAN 04 2019
BY
TODD PAYNE

ENCLAVE TRAIL

GRADING AND DRAINAGE NOTES

- 1. THESE STANDARDS ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
- 2. LAWNS 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 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 REAR YARD SWALES SHALL BE 0.6m. 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 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 IN THAT FROM A REAR YARD.
- 6. AT LEAST ONE SIDE YARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.6m 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. WEeping 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 8%.
- 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. 0.2m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING 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 MUNICIPAL 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 WEeping TILE AND BASEMENT SLAB IF FDC PROVIDED.

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX)
8	255.79	8.35m

45 MINUTE RATED WALL WITH SIDE YARD < 1.2m

5		
4		
3		
2	NOV. 28, 2018	ISSUED FOR PERMIT
1	NOV. 26, 2018	ISSUED FOR ENGINEERS GRADING REVIEW.

REVISIONS:

MINNISALE HOMES CORP.

PROJ. No. 18-24 MUNICIPAL ADDRESS

LOT No. 8

REG. PLAN

PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 4, EAST OF HURONTARIO STREET (GEOGRAPHIC TOWNSHIP OF CHRYSLER) REGIONAL MUNICIPALITY OF PEEL CITY OF BRAMPTON REGISTERED PLAN 43M

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 3.2.4 of the Building Code

Walter Botter 21037
NAME SIGNATURE BCIN

Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code

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AS CONSTRUCTED IN PARTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS

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