

--- 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

⊠ 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

SW ×100.00 PROPOSED SWALE GRADE

NORTH

CITY OF BRAMPTON
DEV. ENGINEERING SERVICES
Grading & Drainage Reviewed & Found Satisfactory
JAN 24 2019
By: SEBASTIAN ARISTIZABAL

ENCLAVE TRAIL

BUILDING HEIGHT
(FROM ESTABLISHED GRADE)

LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX)
11	256.27	8.45m

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 100mm TO 200mm ABOVE FINAL GRADE AT HOUSE
SCHAEFFER & ASSOCIATES LIMITED
SIGNATURE OF ENGINEER
JAN 16 2019

GRADING AND DRAINAGE NOTES

1. THESE STANDARDS ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE. CROWN LOTS MAY REQUIRE CHANGES.
2. LAINS AND SHALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 8%.
3. WHERE GRADES IN EXCESS OF 8% 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 WALLS WILL NOT BE PERMITTED.
4. THE MAXIMUM DEPTH OF REAR YARD SHALES SHALL BE 0.3m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SHALE SHALL BE THAT FROM 6 REAR YARDS. SHALE LENGTHS SHALL NOT BE GREATER THAN 3 LOT WIDTHS.
5. THE MAXIMUM DEPTH OF SIDE YARD SHALES SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SHALE. THE MAXIMUM SLOPE IN A SIDE SHALE IN THAT FROM 4 REAR YARDS.
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 GRADES TO BE 75mm BELOW FINISHED GRADE.
9. DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS BALCONIES.
10. KEEPING 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 SODDING.
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. 0.20m CLEARANCE MUST BE PROVIDED BETWEEN THE SOD AND THE FINAL GROUND ELEVATION AT THE HOUSE.
20. ALL DRIVEWAY BORDERS 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 KEEPING TILE AND BASEMENT SLAB IF FDC PROVIDED.

W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 15, 2019
RECEIVED
FINAL
BY: GCE

45 MINUTE RATED WALL
WITH SIDE YARD < 1.2m

5

4

3 JAN. 15, 2019

2 OCT. 11, 2018

1 SEPT. 17, 2018

REV. AS PER ENGINEER COMMENTS & RE-ISSUED FOR PERMIT

ISSUED FOR PERMIT

ISSUED FOR ENGINEERS GRADING REVIEW.

REVISIONS:

Greenpark

MINNISALE HOMES CORP.

PROJ. No. 18-24

LOT No. 11(L&R)

MUNICIPAL ADDRESS

PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 4, EAST OF HURONTARIO STREET

REG. PLAN

SCALE 1:250

5m 0m 5m 10m

BILD

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 1.2.5 of the Building Code

Walter Bollen 21037

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code

jardin design group inc. 27763

FIRM NAME BCIN

jardin

DESIGN GROUP INC

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

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