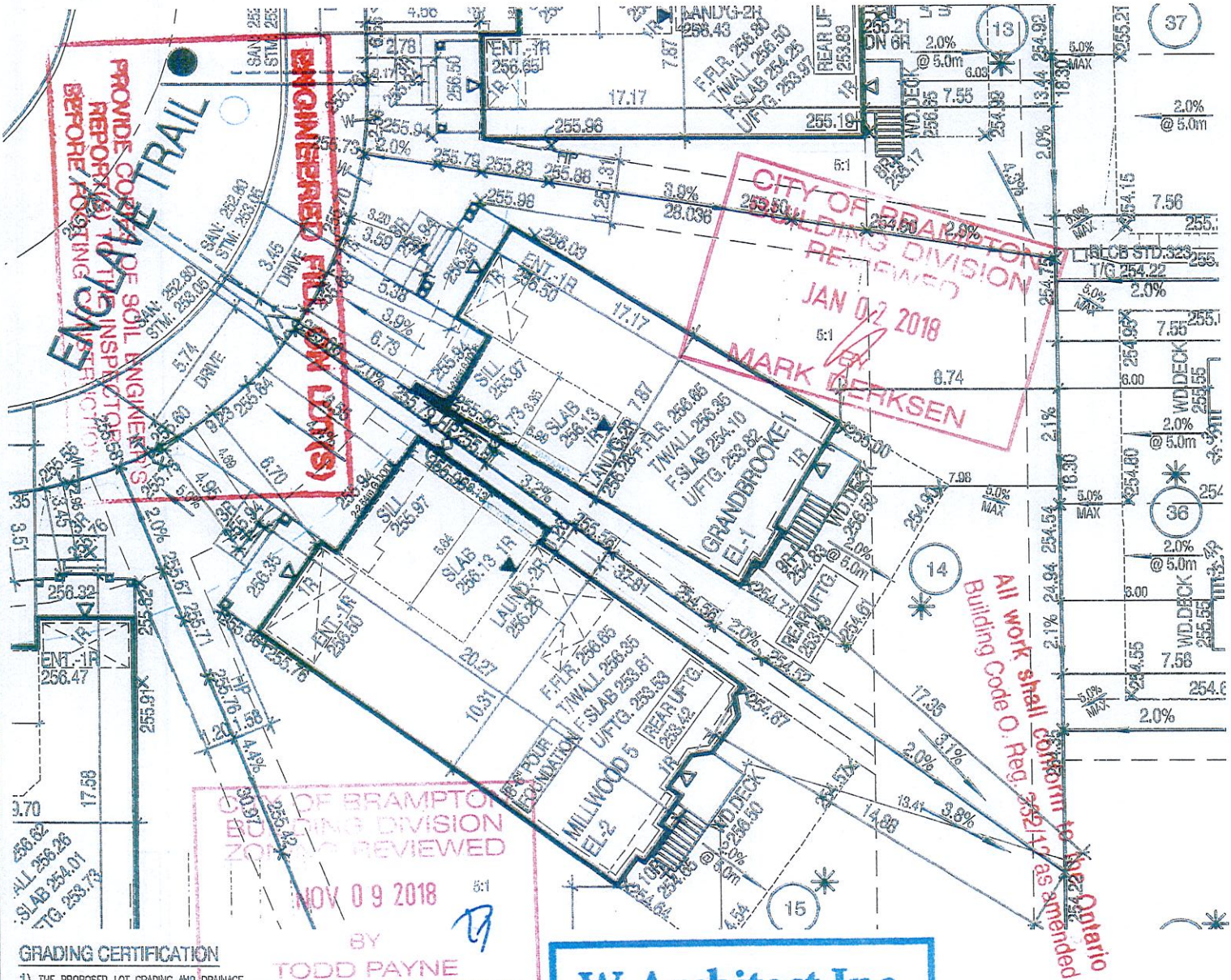
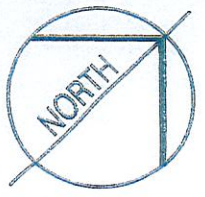


--- STORM CONNECTION	△ ENTRANCE DOOR LOCATION	● STREET LIGHT	F.F.L.R. FINISHED FLOOR ELEVATION
--- SANITARY CONNECTION	△ GARAGE DOOR LOCATION	△ TRANSFORMER	T.WALL TOP OF FOUNDATION WALL
W- WATER CONNECTION	* ENGINEERED FILL LOT	⊠ CABLE TV PEDESTAL	F.SLAB FIN. BASEMENT FLOOR SLAB
H- HYDRO CONNECTION	● SANITARY MANHOLE	⊠ BELL PEDESTAL	U/FTG. UNDERSIDE FOOTING ELEVATION
□ DOUBLE CATCH BASIN	○ STORM MANHOLE	⊠ HYDRO METER	PROPOSED 3:1 SLOPE
□ CATCH BASIN	⊠ COMMUNITY MAILBOX	⊠ GAS METER	100.00 PROPOSED GRADE
○ HYDRANT	○ DOWNSPOUT LOCATION	⊠ AIR-CONDITIONING UNIT	(100.00) EXISTING GRADE
⊗ VALVE AND CHAMBER	→ SWALE DIRECTION	⊠ SUMP PUMP	SW ×100.00 PROPOSED SWALE GRADE



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 SCD 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: OCT 26 2018

W Architect Inc. DESIGN CONTROL REVIEW

OCT 17 2018

FINAL

BY: GCR

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 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. TIMBER WALL WILL NOT BE PERMITTED.
4. THE MAXIMUM DEPTH OF REAR YARD SWALES SHALL BE 0.8m. 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 IN THAT FROM 4 REAR YARDS.
6. AT LEAST ONE SIDE YARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.8m 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 THE 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 6%.
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 A LEANT TO THE BUILDING DIVISION FOR THE PURPOSES OF DESIGN.
18. 0.15m BRICK CLEARANCE MUST BE PROVIDED BETWEEN THE HOUSE AND THE SIDE SWALE.
19. 0.20m 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 WEEDING TILE AND EXISTING SLAB IF FDC PROVIDED.

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX)
14	255.41	8.33m

45 MINUTE RATED WALL WITH SIDE YARD < 1.2m

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

REVISIONS:

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 Butler 21037 NAME SIGNATURE BCIN

IN DISTRIBUTION INFORMATION Required unless design is exempt under Division C, subsection 3.2.4 of the Building Code.

jardin design group inc. 27763 FIRM NAME BCIN

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

AS CONSTRUCTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF SURVEY, STYLING, OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE CONTRACT DOCUMENTS.

THIS DRAWING IS A PROFESSIONAL SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT ANY OTHER WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

Greenpark

SCALE 1:250



MINNISALE HOMES CORP.

PROJ. No. 18-24

MUNICIPAL ADDRESS

LOT No. 14



REG. PLAN

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

jardin DESIGN GROUP INC.

64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 TEL: 905 660-3377 FAX: 905 660-3717 EMAIL: info@jardindesign.ca