

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.F.L.R. 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 x100.00 PROPOSED SWALE GRADE

NORTH

STM: 252.20

STM: 252.75

ENCLAVE TRAIL

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

ENGINEERED FILL ON LOT(S)

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

W Architect Inc.
DESIGN CONTROL REVIEW

OCT 17 2018

FINAL

BY: GGS

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

GRADING CERTIFICATION

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

SIGNATURE OF ENGINEER

DATE

BUILDING HEIGHT (FROM ESTABLISHED GRADE)

LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.8 MAX)
18	254.85	9.12m

45 MINUTE RATED WALL WITH SIDE YARD < 1.2m

GRADING AND DRAINAGE NOTES

- THESE STANDARDS ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
- LAWNS AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.
- 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 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TIMBER WALL WILL NOT BE PERMITTED.
- 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.
- 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.
- AT LEAST ONE SIDE YARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.6m MINIMUM.
- A REAR APRON (2% SLOPE) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETACHED UNITS.
- A REAR LOT CATCHBASIN GRATES TO BE 75mm BELOW FINISHED GRADE.
- DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWN SPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
- KEEPING TILE DRAINAGE TO BE ACCORDANCE WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN STANDARDS.
- 150mm OF TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SOODING.
- DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
- 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.
- PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.

- THIS IS MEANT TO BE READ IN CONJUNCTION WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA.
- 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLIME AND THE FINAL GROUND ELEVATION AT THE HOUSE.
- 0.20m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL 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 ENGINEER.
- 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.
- SOIL CONSULTANT TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.
- SOIL CONSULTANT VERIFICATION IS REQUIRED FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.
- LIMESTONE NOT TO BE USED AS BEDDING FOR KEEPING TILE AND BASEMENT SLAB IF FDC PROVIDED.

REVISIONS:

NO.	DATE	DESCRIPTION
5		
4		
3	OCT. 11, 2018	ISSUED FOR PERMIT
2	SEPT. 13, 2018	ISSUED FOR ENGINEERS GRADING REVIEW.
1	SEPT. 13, 2018	ISSUED FOR TO CLIENT'S REVIEW

SCALE 1:250

MINNISALE HOMES CORP.

PROJ. No. 18-24

MUNICIPAL ADDRESS

LOT No. 18

43M-2060

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 3.2.3 of the Building Code

Walter Boller 21037 NAME SIGNATURE BCIN

REGISTRATION 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

jardin
DESIGN GROUP INC.

64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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REG. PLAN

PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 4,
EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGACOUSS)
REGIONAL MUNICIPALITY OF PEEL
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. REFER TO THE A-100 PROPOSED ENGINEERING DRAWINGS DURING THE PROCESSING WITH WORK.

AS CONSTRUCTED IN LOTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
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