

--- STORM 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

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 PROPOSED SWALE GRADE

100.00

NORTH

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

W Architect Inc.

DESIGN CONTROL REVIEW

OCT 17 2018

FINAL BY: GTC

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 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 OCT 25 2018

CITY OF BRAMPTON

BUILDING DIVISION

REVIEWED

DEC 10 2018

BY MARK DERKSEN

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

ENGINEERED FILL ON LOTS

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 0.2% ARE REQUIRED, THE MINIMUM SLOPE SHALL BE 3:1 IN ANY CASE. GRADE CHANGES IN EXCESS OF 1m ARE TO BE ACCOMPANIED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A 3:1 SLOPE ON THE HIGH SIDE. THICK WALLS WILL NOT BE PERMITTED.

4. THE MAXIMUM DEPTH OF REAR YARD SWALES SHALL BE 0.6m. THE MAXIMUM FLOW ALLOWED IN REAR YARD SWALE SHALL BE THAT FROM 0.6 REAR YARDS. SWALE LENGTHS SHALL NOT BE GREATER THAN 3 LOT WIDTHS.

5. THE MAXIMUM DEPTH OF SIDE YARD SWALES SHALL BE 0.6m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM SLOPE IN A SIDE SWALE IN FRONT YARD SHALL NOT BE GREATER THAN 3%.

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. WEAVING 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 0.2%.

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 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. LIVESTONE NOT TO BE USED AS BEDDING FOR WEAVING TILE AND BASEMENT SLAB IF FDC PROVIDED.

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX)
32	254.30	8.57m

45 MINUTE RATED WALL

WITH SIDE YARD < 1.2m

Greenpark

MINNISALE HOMES CORP.

PROJ. No. 18-24

LOT No. 32

MUNICIPAL ADDRESS

4374-2060

SCALE 1:250

5m 0m 5m 10m

BILD

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

REG. PLAN

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO A 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 ARCHITECT'S ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

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 3.2.6 of the building code

Walter Boffe

NAME

SIGNATURE

10371

BCIN

REGISTRATION INFORMATION

required unless design is exempt under Division C, Subsection 3.2.6 of the building code

Jardin design group inc.

27763

BCIN

FIRM NAME

jardin

DESIGN GROUP INC.

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

TEL: 905 660-3377 FAX: 905 660-3713

EMAIL: info@jardindesign.ca