

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

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.R. FINISHED FLOOR ELEVATION

T.WALL TOP OF FOUNDATION WALL

F.SLAB FIN. BASEMENT FLOOR SLAB

U/FTG. UNDERSIDE FOOTING ELEVATION

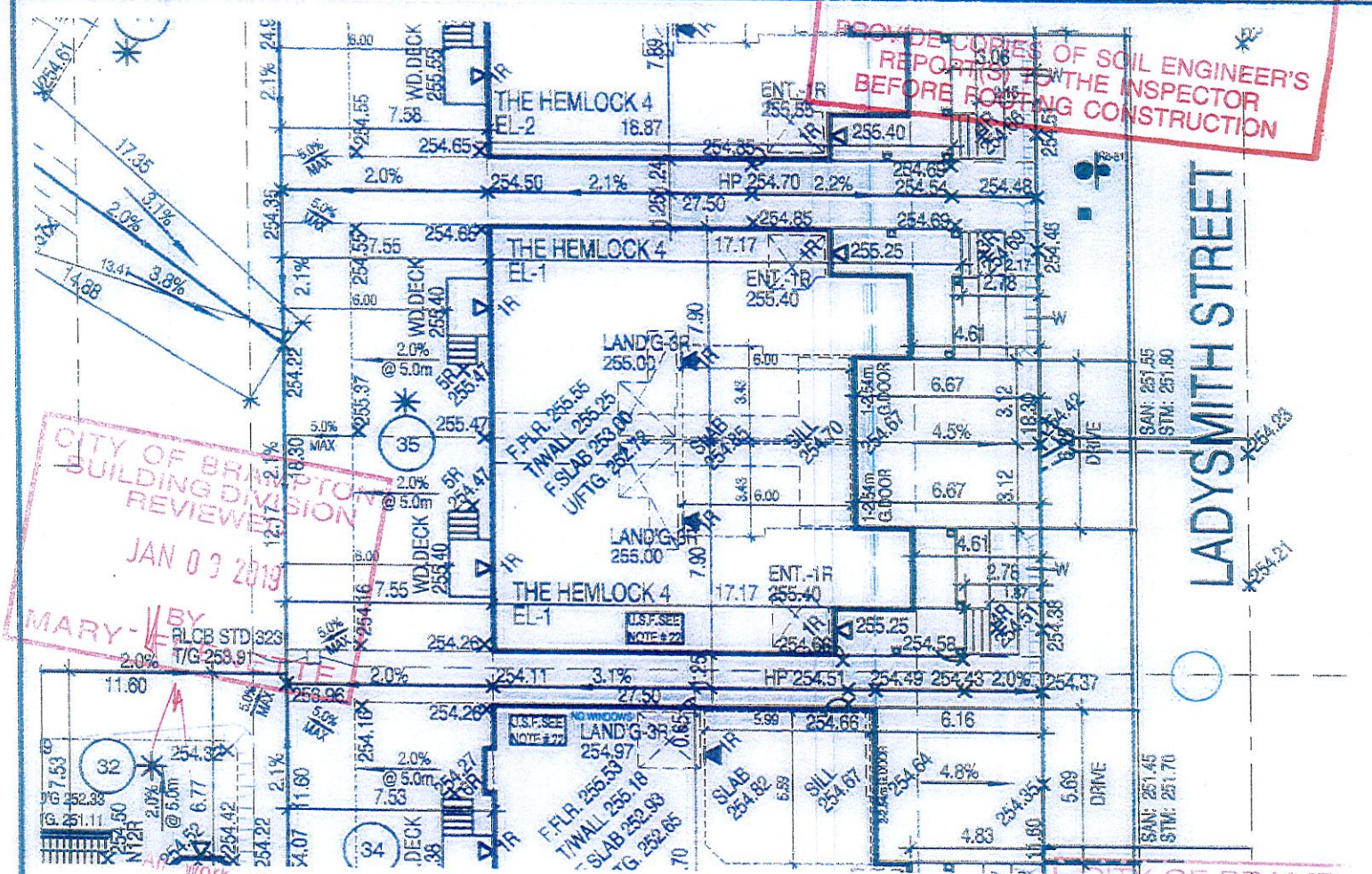
100.00 PROPOSED 3:1 SLOPE

(100.00) PROPOSED GRADE

SW X100.00 PROPOSED SWALE GRADE

ENGINEERED FILL ON LOT(S)

NORTH



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

W Architect Inc.

DESIGN CONTROL REVIEW

FINAL

DATE: Dec. 03, 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

SCHAEFER & ASSOCIATES LIMITED

SIGNATURE OF ENGINEER
DATE: DEC 04 2018

CITY OF BRAMP

BUILDING DIVIS

ZONING REVIEW

JAN 04 2019

BY: TODD PAYNE

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILDING HEIGHT (10.6 MAX)
35	254.72	7.78m

45 MINUTE RATED WALL WITH SIDE YARD < 1.2

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 0.5m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 5 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 SHALE. 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 0.6m 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. 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. PAVEMENT 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 SILL 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 KEEPING TILE AND BASEMENT SLAB IF POC PROVIDED.

NO.	DATE	REVISIONS
5		
4		
3		
2	NOV. 28, 2018	ISSUED FOR PERMIT
1	NOV. 27, 2018	ISSUED FOR ENGINEERS GRADING REVIEW.

REVISIONS:



MINNISALE HOMES CORP.

PROJ. No. 18-24 MUNICIPAL ADDRESS

LOT No. 35(L&P)



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.

Walter Boiter

21037

QUALIFICATION INFORMATION

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

Jardin design group inc.

27763

jardir
DESIGN GROUP I

64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

REG. PLAN
PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 4,
EAST OF HURONTARIO STREET
MUNICIPALITY OF CHINGACOUS
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, STRUTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE BUILDING PERMIT FOR MORE INFORMATION.

AS CONSTRUCTED IN THIS PLAN MUST BE VERIFIED PRIOR TO POURING FOOT JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT CB REVIEW OF THE 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.
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS