

W

SANITARY CONNECTION

H

WATER CONNECTION

H

HYDRO CONNECTION

DOUBLE CATCH BASIN

CATCH BASIN

HYDRANT

VALVE AND CHAMBER

▲

GARAGE DOOR LOCATION

✱

ENGINEERED FILL LOT

●

SANITARY MANHOLE

○

STORM MANHOLE

MAIL

COMMUNITY MAILBOX

○

DOWNSPOUT LOCATION

→

SWALE DIRECTION

▲

TRANSFORMER

⊠

CABLE TV PEDESTAL

■

BELL PEDESTAL

⊠

HYDRO METER

⊠

GAS METER

⊠

AIR-CONDITIONING UNIT

⊠

SUMP PUMP

T/WALL

TOP OF FOUNDATION WALL

F.SLAB

FIN. BASEMENT FLOOR SLAB

U/FTG.

UNDERSIDE FOOTING ELEVATION

TTT

PROPOSED 3:1 SLOPE

100.00

PROPOSED GRADE

(100.00)

EXISTING GRADE

SW

PROPOSED SWALE GRADE

○

NORTH

CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEWED
JAN 11 2019
BY
TODD PAYNE

W Architect Inc.
DESIGN CONTROL REVIEW
OCT 17 2018
FINAL BY: GCE
This stamp is only for the purposes of design control and carries no other professional obligations.

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 10 2019
MARK DERKSEN

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 PROTECTION OF ALL THE UTILITIES ON SITE.
3. THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDES.
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

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.8 MAX)
30	254.33	10.50m

45 MINUTE RATED WALL
WITH SIDE YARD < 1.2m

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 0.6m 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 0.6m. 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.
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 0.6m 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. DOWN SPOUTS 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 GRASSES SHALL NOT BE LESS THAN 2% AND NOT GREATER THAN 0%.
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 SIDE 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 FDC PROVIDED.

5		
4		
3	JAN. 7, 2019	ADDED DECK ABOVE IN THE REAR YARD & RE-ISSUED FOR PERMIT
2	OCT. 11, 2018	ISSUED FOR PERMIT
1	SEPT. 17, 2018	ISSUED FOR ENGINEERS GRADING REVIEW.

REVISIONS:

Greenpark

MINNISALE HOMES CORP.

PROJ. No. 18-24

LOT No. 30

MUNICIPAL ADDRESS

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

SCALE 1:250

5m 0m 5m 10m

BILD

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 APPROPRIATE ENGINEERING DRAWINGS OR ONE PROVINCIAL WORK

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