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	MAIL 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

NORTH

ENGINEERED FILL ON LOT(S)

PROVIDE COPIES OF SOIL ENGINEER REPORT(S) TO THE BUILDING CONTROL BRANCH BEFORE FOOTING CONSTRUCTION

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

CITY OF BRAMPTON BUILDING DIVISION REVIEWED JAN 11 2019 BY MARK DERKSEN

252.97

SINATRA STREET

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

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

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 26 2018

BUILDING HEIGHT (FROM ESTABLISHED GRADE)		
LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX)
31	254.41	10.45m

■■■■ : 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 SOLLOW THE GRADE OF THE SWALE THE MAXIMUN SLOW 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 CATCH-BASIN GRATES TO BE 75mm BELOW FINISHED GRADE.
9. DOWNSPUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWN SPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS
10. WEEPING 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. PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.
17. THIS IS MEANT TO BE READ IN CONJUCTION 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 MUNIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCATION. 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 WEEPING TILE AND BASEMENT SLAB IF FDC PROVIDED.

5		
4	JAN. 7. 2019	ADDED DECK ABOVE IN THE REAR YARD & RE-ISSUED FOR PERMIT
3	OCT. 11, 2018	ISSUED FOR PERMIT
2	SEPT. 20, 2018	REV. TO EL-1 FROM EL-1A & ISSUED TO CLIENT
1	SEPT. 17, 2018	ISSUED FOR ENGINEERS GRADING REVIEW.

REVISIONS:

Greenpark

SCALE 1:250
5m 0m 5m 10m

MINNISALE HOMES CORP.

PROJ. No. 18-24 | MUNICIPAL ADDRESS

LOT No. 31

BILD

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 Bortolin — 21031
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
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

REG. PLAN M2060

PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 4, EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
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.

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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