

STORM CONNECTION

SANITARY CONNECTION

W WATER CONNECTION

H HYDRO CONNECTION

DOUBLE CATCH BASIN

CATCH BASIN

HYDRANT

VALVE AND CHAMBER

ENGINEERED FILL LOT

SANITARY MANHOLE

STORM MANHOLE

COMMUNITY MAILBOX

DOWNSPOUT LOCATION

SWALE DIRECTION

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 *100.00 PROPOSED SWALE GRADE

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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 JAN 14 2019

W Architect Inc.

DESIGN CONTROL REVIEW

JAN. 10, 2019

FINAL BY: GGE

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

CITY OF BRAMPTON BUILDING DIVISION ZONING REVIEWED

FEB 01 2019

BY TODD PAYNE

CITY OF BRAMPTON BUILDING DIVISION REVIEWED

FEB 07 2019

BY PRENEATE

BUILDING HEIGHT (FROM ESTABLISHED GRADE)

LOT No.	ESTABLISHED GRADE	BUILD'G HEIGHT (10.6 MAX)
12	255.88	7.78m

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 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 0.6m. 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 INTO 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 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. LIMESTONE NOT TO BE USED AS BEDDING FOR WEeping TILE AND BASEMENT SLAB IF FDC PROVIDED.

REVISIONS:

NO.	DATE	DESCRIPTION
5		
4		
3		
2	JAN. 3, 2019	ISSUED FOR PERMIT
1	JAN. 2, 2019	ISSUED FOR ENGINEERS GRADING REVIEW.

Greenpark

MINNISALE HOMES CORP.

PROJ. No. 18-24

LOT No. 12(L&R)

MUNICIPAL ADDRESS

SCALE 1:250

5m 0m 5m 10m

BILD

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

REG. PLAN

Walter Borne

NAME

21037

SIGNATURE

BCIN

IN 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

Under the authority of the City of Brampton, I hereby certify that the design of this project complies with the requirements of the Ontario Building Code.

As constructed in lots must be verified prior to pouring footings.

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