

| LOT STATISTICS                  |         |        |  |
|---------------------------------|---------|--------|--|
| LOT AREA (m2)                   | 1058.10 |        |  |
| LOT COVERAGE (m2) (29% MAX)     | 233.84  | 22.10% |  |
| FLOOR AREA RATIO (m2) (37% MAX) | 354.23  | 33.48% |  |
| BUILDING HEIGHT (m) (9m MAX)    | 9.00    |        |  |
| - ESTABLISHED GRADE             | 86.14   |        |  |
| - ESTABLISHED GRADE TO FF (m)   | 1.29    |        |  |
| - FF TO ROOF PEAK (m)           | 7.71    |        |  |
| GARAGE HEIGHT (m) (6m MAX)      | 5.34    |        |  |
| - GARAGE GRADE TO FF (m)        | 0.91    |        |  |
| - FF TO GARAGE PEAK (m)         | 4.43    |        |  |

**GRADING AND DRAINAGE NOTES**

- 1.) MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2.0% (METERS TO METERS). THE PROPOSED SWALE SHALL BE A MINIMUM OF 75 CM (30 INCHES) WIDE. THE MINIMUM DRAINAGE SWALE SHALL BE 1.0% BELOW THE PROPOSED ELEVATION.
- 2.) TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES 2% (FOR MAXIMUM 75% OF THE REAR YARD LENGTH) AND SLOPES OF 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.6M CONSTRUCT RETAINING WALLS WITHIN THE REAR LOT LINE.
- 3.) ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUND ONTO A SPLASH PAD AND SHALL DRAIN TO FRONT OF THE HOUSE. ROOF DOWNSPOUTS ARE NOT PERMITTED AT THE REAR OF THE HOUSE.
- 4.) FOOTINGS CONSTRUCTED NEXT TO CATCH-BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANTS VERIFICATION REQUIRED.
- 5.) EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0M FROM THE EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATIONS AND INFORM THE ENGINEER IF THIS DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
- 6.) IF THE DISTANCE BETWEEN THE MAIN WALLS OF ADJACENT LOTS IS LESS THAN 1.8M, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED BETWEEN THE MAIN WALLS. THE SWALE SHALL BE SCREENED, OVERLAP BY A PAVED SLAB WALKWAY.

[illegible]

**TOWN OF OAKVILLE**  
**ZONING DEPARTMENT**  
**PERMIT APPLICATION**  
CUSTOM SPD

Approved by: AMC  
Date: March 21, 2019

# THE COPY

227

100

**TRISER**  
DESIGNS  
20 ROVERDE ROAD, UNIT 101  
CHICAGO, ONTARIO, L4K 3N3  
PHONE: (905) 869-2111  
FAX: 1 (888) 902-1183  
[www.Triser.com](http://www.Triser.com)

**GREENYORK HOMES**  
**TIBURTINO**  
**CITY OF OAKVILLE**

|            |             |
|------------|-------------|
| Print #:   | Lot #:      |
| Grown by:  | Created by: |
| Scale:     | Date:       |
| Project #: |             |

LOT 1

MT 1:250 JAN 2019

17-25

|          | AIR-CONDITIONING UNIT               | FF  | FINISHED FLOOR ELEVATION |
|----------|-------------------------------------|-----|--------------------------|
| SLOPE    | <input checked="" type="checkbox"/> | FW  | TOP OF FOUNDATION WALL   |
| WELL LOT | <input checked="" type="checkbox"/> | TS  | FINISHED BASEMENT SLAB   |
| RESTAL   | <input checked="" type="checkbox"/> | WUP | WALK-OUT BASEMENT        |
| U.       | <input checked="" type="checkbox"/> | WUB | WALK-OUT DECK            |
| 2        | <input checked="" type="checkbox"/> | WOD | WALK-OUT BACK            |
|          | <input checked="" type="checkbox"/> | WOP | WALK-OUT PORCH           |
|          | <input checked="" type="checkbox"/> | WPS | WALK-OUT SIDEWALK        |
|          | <input checked="" type="checkbox"/> | WPP | WALK-OUT PARKING         |
|          | <input checked="" type="checkbox"/> | WPR | WALK-OUT RAMP            |
|          | <input checked="" type="checkbox"/> | WPT | WALK-OUT TERRACE         |
|          | <input checked="" type="checkbox"/> | WPU | WALK-OUT UNDERGROUND     |
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**LOT GRADING PLAN**  
**2185 GRAYSON GREEN**

design the work shown on the attached documents

QUALIFICATION INFORMATION  
BIDDING MATERIALS REQUIRED FOR THE PROJECT TO BE SUBMITTED FOR BIDDING

27816

IAN ROBERTSON

REGISTRATION INFORMATION  
RENEWED 10/10/2010 IN COMPLIANCE WITH SECTION 12.4 OF THE REGULATION

32026

Project #:

Growth by: MT

Scale: 1:250

Project #: 17

| STORM CONNECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | VALVE AND CHAMBER                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROPOSED 3:15                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SANITARY CONNECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | STREET LIGHT                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROPOSED 3:15                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  WATER CONNECTION<br> HYDRO CONNECTION<br> DOUBLE CATCH BASIN<br> CATCH BASIN<br> HYDRANT | <br><br><br><br><br><br> |  BELL PEDESTAL<br> HYDRO METER<br> GAS METER |  STREET LIGHT<br> CHAMBER<br> STREET LIGHT<br> SANITARY MANHOLE<br> STORM MANHOLE<br> COMMUNITY MAIL BOX<br> DOWNSPOUT LOCATION |  BELL PEDESTAL<br> HYDRO METER<br> GAS METER |  STREET LIGHT<br> CHAMBER<br> STREET LIGHT<br> SANITARY MANHOLE<br> STORM MANHOLE<br> COMMUNITY MAIL BOX<br> DOWNSPOUT LOCATION |

# IRISER DESIGNS GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO IRISER DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. IRISER DESIGNS, IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, IRISER DESIGNALS NEW CONSTRUCTION. IRISER DESIGN IS NOT RESPONSIBLE FOR CONSTRUCTION. IRISER DESIGN HAS STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. IRISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF IRISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.