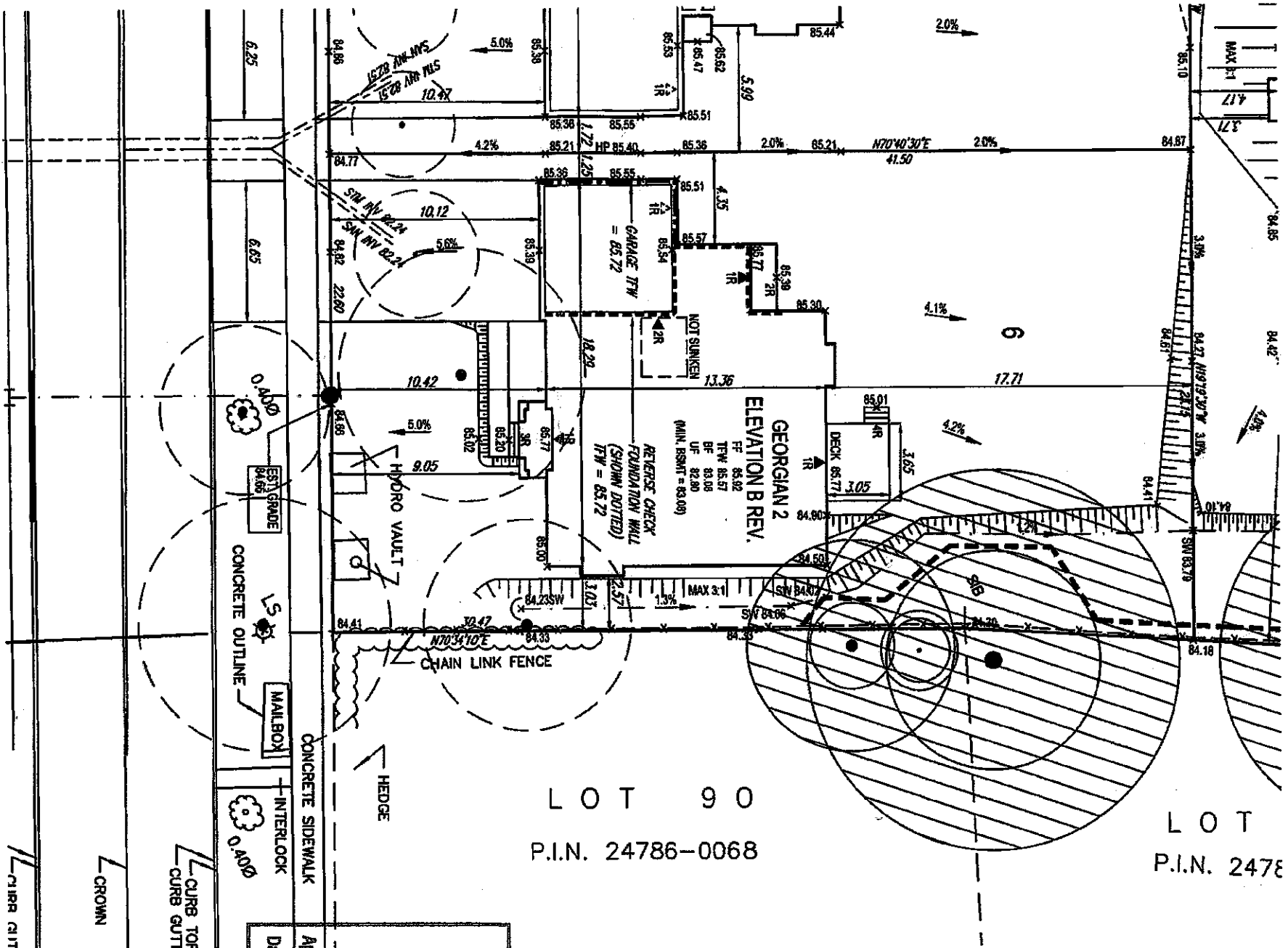
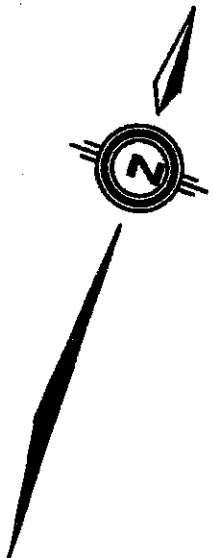


LOT STATISTICS		
LOT AREA (m2)	839.80	
LOT COVERAGE (m2) (25% MAX)	224.08	23.94%
FLOOR AREA RATIO (m2) (38% MAX)	330.64	35.18%
BUILDING HEIGHT (m) (9m MAX)	8.97	
- ESTABLISHED GRADE	84.88	
- ESTABLISHED GRADE TO FF (m)	1.26	
- FF TO ROOF PEAK (m)	7.71	
- GARAGE HEIGHT (m) (6m MAX)	5.19	
- GARAGE GRADE TO FF (m)	0.72	
- FF TO GARAGE PEAK (m)	4.47	



- GRADING AND DRAINAGE NOTES**
- 1) MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2.0% (METER TO METER). THE PROPOSED ELEVATION OF THE SIDE LOT SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 0.15 METER BELOW THE PROPOSED ELEVATION OF A BUILDING LINE AT CENTER OF THE LOT. THE MINIMUM SWALE GRADIENT SHALL BE 5.00%.
 - 2) TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% 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. NO CATCH BASINS OR 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 DRIVEWAY 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 UNITS IS LESS THAN 1.2M A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND BE ELEVATED WITH MIN. 150mm OF LIMESTONE SCREENINGS OVERLAP BY A PAVED 5.4M WALKWAY.
 - 7) BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
 - 8) ALL FENCES REQUIRED ADJUTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL (INCLUDING FOUNDATIONS) COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES.
 - 9) SOIL CONSULTANT VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
 - 10) THE PROPOSED WATER SERVICE CURB STOP IS TO BE LOCATED IN THE GRASSES PORTION OF THE FRONT YARD.

APPROVED FOR GRADING

WE CERTIFY THAT THE PROPOSED GRADERS AT THE LOT CORNERS AND ALONG THE LOT LINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF OAKVILLE ZONING BY-LAW AND THE TOWN OF OAKVILLE GRADING PLANS.

SCHAEFFER & ASSOCIATES LIMITED

SIGNATURE OF ENGINEER

DATE

AUG 23 2019

TOWN OF OAKVILLE
ZONING DEPARTMENT
PERMIT APPLICATION
DETACHED BUILDING
LOT 6

Approved by: *[Signature]*
Date: Aug 29, 2019

RECEIVED
AUG 29 2019

19-1124
SITE COPY

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, 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 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 DRAWINGS AND HAS NO LIABILITY TO THE CONTRACTOR FOR THE ACCURACY OF THE DRAWINGS OR FOR CONSTRUCTION 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 REPRODUCED.



- STORM CONNECTION**
- VALVE AND CHAMBER
 - STREET LIGHT
 - WATER CONNECTION
 - HYDRO VALVE
 - DOUBLE CATCH BASIN
 - CATCH BASIN
 - HYDRANT

- BUILDING DEPARTMENT**
- PROPOSED 3:1 SLOPE
 - ENGINEERED FILL LOT
 - SLUMP PUMP
 - CLAY LINER
 - EXTERIOR DOOR LOCATION
 - GRADE PERMITTING
 - WALK-OUT DECK
 - EXISTING GRADE

- FINISHED FLOOR ELEVATION**
- FF
 - TOP OF FOUNDATION WALL
 - FINISHED BASEMENT SLAB
 - UNDERSIDE OF FOOTING
 - UNDERSIDE OF FOOTING @ REAR
 - REVERSE PLAN
 - WOB
 - WALK-OUT DECK
 - PROPOSED GRADE

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WWW.IRISER.COM

LOT GRADING PLAN
155 CHARNWOOD DRIVE

GREENYORK HOMES

TIBURTINO
CITY OF OAKVILLE

27816
32026

1-IRISER DESIGNS INC.

MS
1-250
MAY 2019

LOT 6