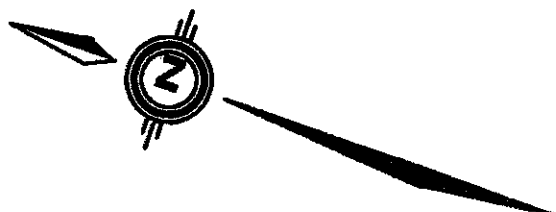
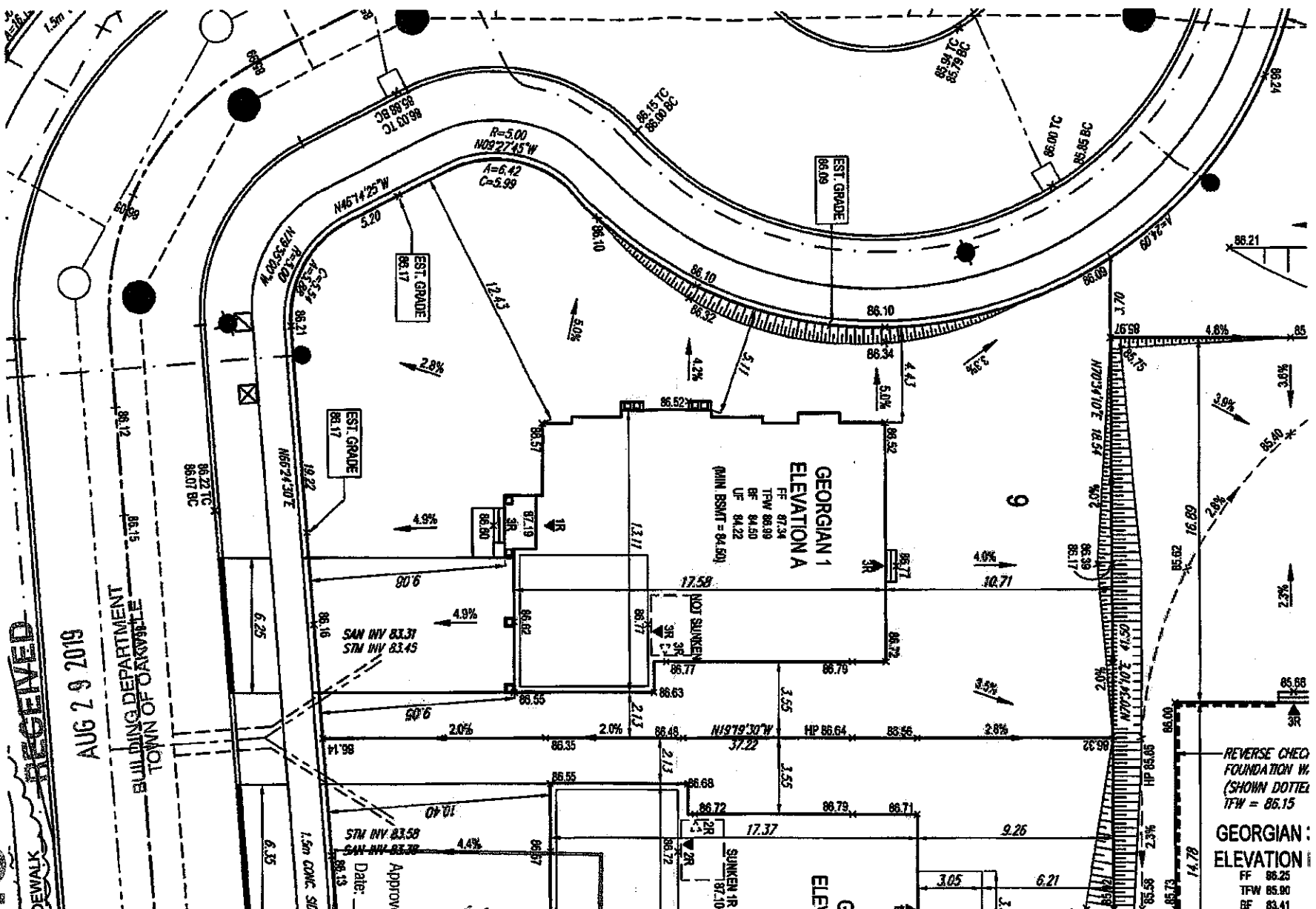


LOT STATISTICS			
LOT AREA (m ²)	844.20		
LOT COVERAGE (m ²) (25% MAX)	206.15	24.42%	
FLOOR AREA RATIO (m ²) (35% MAX)	327.28	38.77%	
BUILDING HEIGHT (m) (8m MAX)	8.92		
- ESTABLISHED GRADE	86.14		
- ESTABLISHED GRADE TO FF (m)	1.2		
- FF TO ROOF PEAK (m)	7.72		
GARAGE HEIGHT (m) (8m MAX)	N/A		
- GARAGE GRADE TO FF (m)	N/A		
- FF TO GARAGE PEAK (m)	N/A		



REVERSE CHECK
FOUNDATION W/
(SHOWN DOTTED)
TFW = 86.15

GEORGIAN:
ELEVATION:
FF 86.25
TFW 86.50
BS 83.41

GRADING AND DRAINAGE NOTES

- 1) MINIMUM GRADE OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2.00% DRAINAGE TO STREET. 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 MAXIMUM SWALE GRADE SHALL BE 5.00%.
- 2) TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2% AND 5% TO MAINTAIN 75% OF THE REAR YARD LENGTH AND SLOPES OF 3% TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.8M. 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 FLASH PAD AND SHALL DRAIN TO FRONT OF THE HOUSE. ROCK 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 BEYOND THE EXCAVATION. FOOTINGS SHALL BE SET 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 UNITS IS LESS THAN 1.8M A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND BE SURFACED WITH 100M TYPICAL OF LIMESTONE SCREENING OVERLAND BY A PAVED BLVD WALKWAY.
- 7) BRICK LINE SHALL BE 0.15M ABOVE 800 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 0.30M RESERVES.
- 9) SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
- 10) THE PROPOSED WATER SERVICE CURB STOP IS TO BE LOCATED IN THE GARAGE PORTION OF THE FRONT YARD.

APPROVED FOR GRADING

SCHAEFFER & ASSOCIATES LIMITED

WE CERTIFY THAT THE PROPOSED GRADES AT THE LOT CORNERS ARE CORRECT AND THAT THE LOT GRADING OF THE SUBJECT LOT IS IN GENERAL CONFORMITY TO THE APPROVED SUBDIVISION GRADING PLANS.

SIGNATURE OF ENGINEER: *[Signature]*

DATE: **AUG 23 2019**

TOWN OF OAKVILLE

ZONING DEPARTMENT

PERMIT APPLICATION

DETACHED DWELLING

Lot 9

Approved by: *[Signature]*

Date: **Aug 29, 2019**



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 A SURVEY OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE 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.

REVISIONS	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PRELIMINARY REVIEW	MAY 22, 18	MS	
2	ISSUED FOR FINAL APPROVAL	MAY 28, 18	MS	
3	LOT AREA & ESTABLISHED GRADE UPDATED PER TOWN COMMENTS	AUG 23, 19	MS	

STORM CONNECTION	2.5% SLOPE
WATER CONNECTION	ENGINTEERED FILL LOT
HYDRO CONNECTION	TRAVELER
VALVE AND BOX	CABLE TV PEDESTAL
SANITARY MANHOLE	CLAY LINES
DOUBLE CATCH BASIN	REVERSE PLAN
CATCH BASIN	WALK-OUT DECK
COMMUNITY MAIL BOX	WOOD WALK-OUT DECK
DOWNPOUT LOCATION	PROPOSED GRADE
HYDRO METER	EXISTING GRADE
WINDING PERMITTED	(100.00)

LOT GRADING PLAN

2188 GRAYSON GREEN

GREENYORK HOMES

TIBURTINO

CITY OF OAKVILLE

LOT 9

IRISER

DESIGN

27818

MS

1-260

MAY 2019

17-25