

LOT STATISTICS			
LOT AREA (m2)	1028.20		
LOT COVERAGE (m2) (25% MAX)	233.84	22.74%	
FLOOR AREA RATIO (m2) (37% MAX)	354.23	34.45%	
BUILDING HEIGHT (m) (9m MAX)	8.92		
- ESTABLISHED GRADE	86.24		
- FF TO ROOF PEAK (m)	1.21		
- FF TO GARAGE PEAK (m)	7.71		
GARAGE HEIGHT (m) (6m MAX)	5.25		
- GARAGE GRADE TO FF (m)	0.82		
- FF TO GARAGE PEAK (m)	4.43		

GRADING AND DRAINAGE NOTES
1) MINIMUM GRADIENT OF GRADES SHALL BE 0.5% ALONG SIDE AND REAR LOT LINE SHALL BE 2.00% (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 MAXIMUM SWALE GRADIENT SHALL BE 5.00%.

2) TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR MAXIMUM TEN 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) EDGES OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0M FROM THE EDGE OF STREET CATCH BASIN AND STREET LIGHTS. THE BUILDING 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 MIN. 130mm OF LIMESTONE SCREENINGS OVERLAIN BY A PAVED SLAB WALKWAY.

7) BRICK LINE SHALL BE 0.15m ABOVE 900 ELEVATION.

8) ALL FENCES REQUIRED ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL (INCLUDING FOUNDATIONS) COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.36m 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 GRASSES PORTION OF THE FRONT YARD.

11) 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.

SCHAEFFER & ASSOCIATES LIMITED

SIGNATURE OF ENGINEER

DATE MAY 30 2019

RECEIVED

JUN 28 2019

BUILDING DEPARTMENT
TOWN OF OAKVILLE

Engineering Permit
Town of Oakville
Development Engineering Permits & Inspections
Reviewed by *M. Hill*
Date *SEPT 5/19*

OAKVILLE HYDRO
ENG. DEPT.

APPROVED ☐

APPROVED ☐

AS MARK UP ☒

DATE Jun. 04, 2019

SIGN C. Martin

SITE COPY

19-1123

IRISER
DESIGNS

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GREENYORK HOMES

TIBURTINO
CITY OF OAKVILLE

LOT 5

MS MS
1:250 MAY 2019

17-25

LOT GRADING PLAN
2196 GRAYSON GREEN

27816

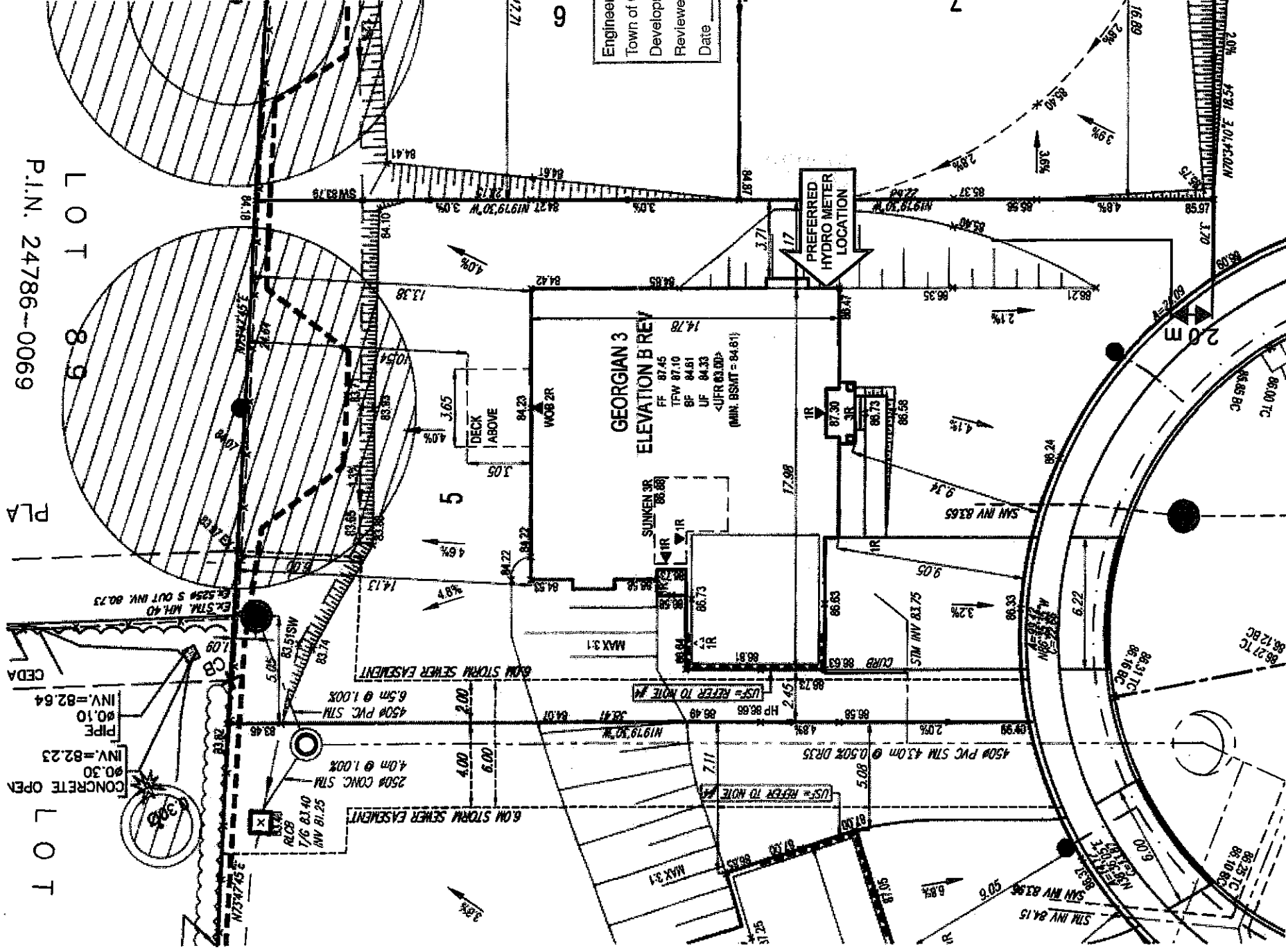
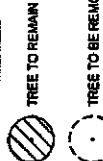
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IRISER DESIGNS INC.

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1RISER DESIGNS GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE 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 BEFORE PROCEEDING WITH WORK.
3. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. IRISER DESIGNS WAS NOT BEING 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. IT IS PROVIDED BY AND IS THE PROPERTY OF IRISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.



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DEVELOPMENT ENGINEER