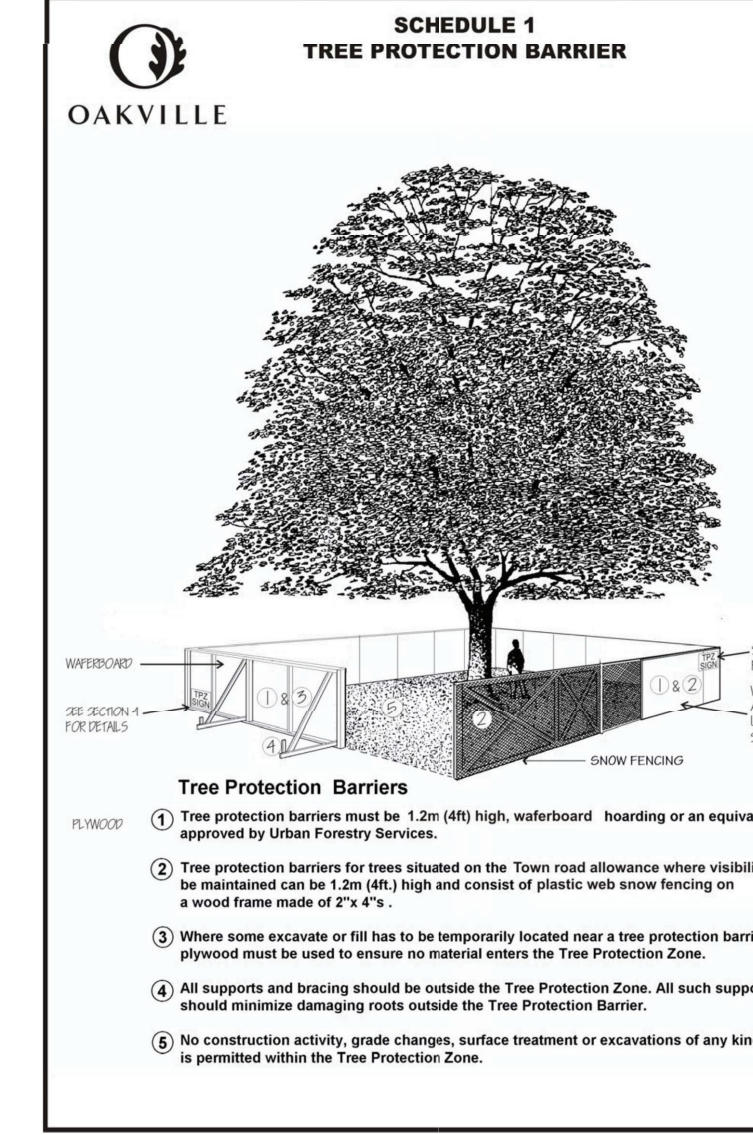
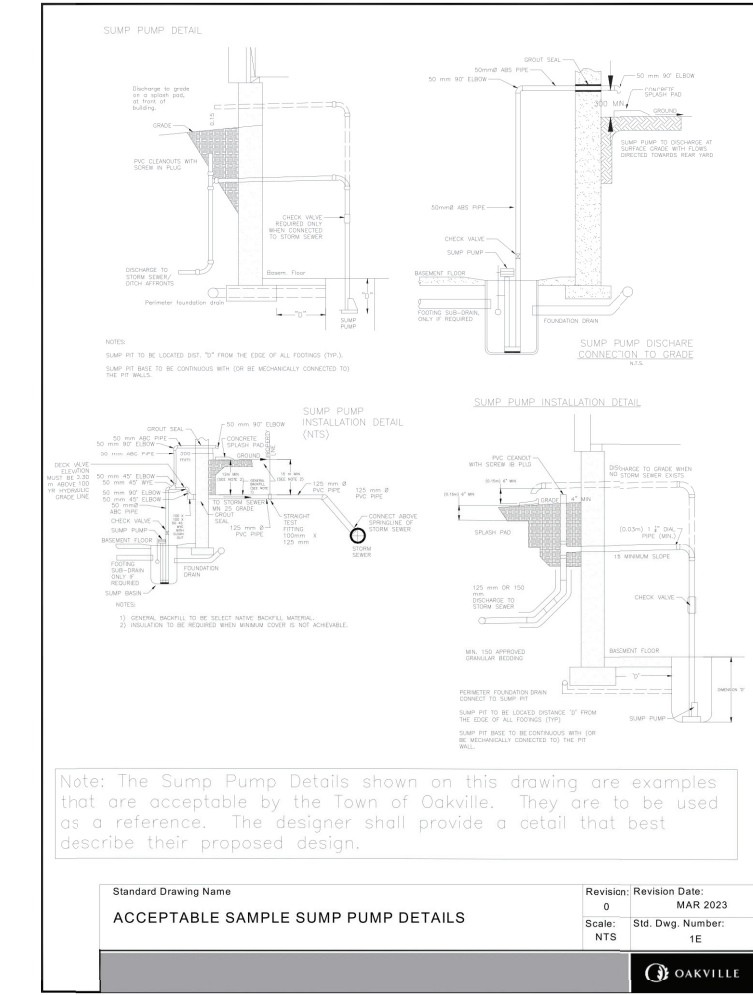
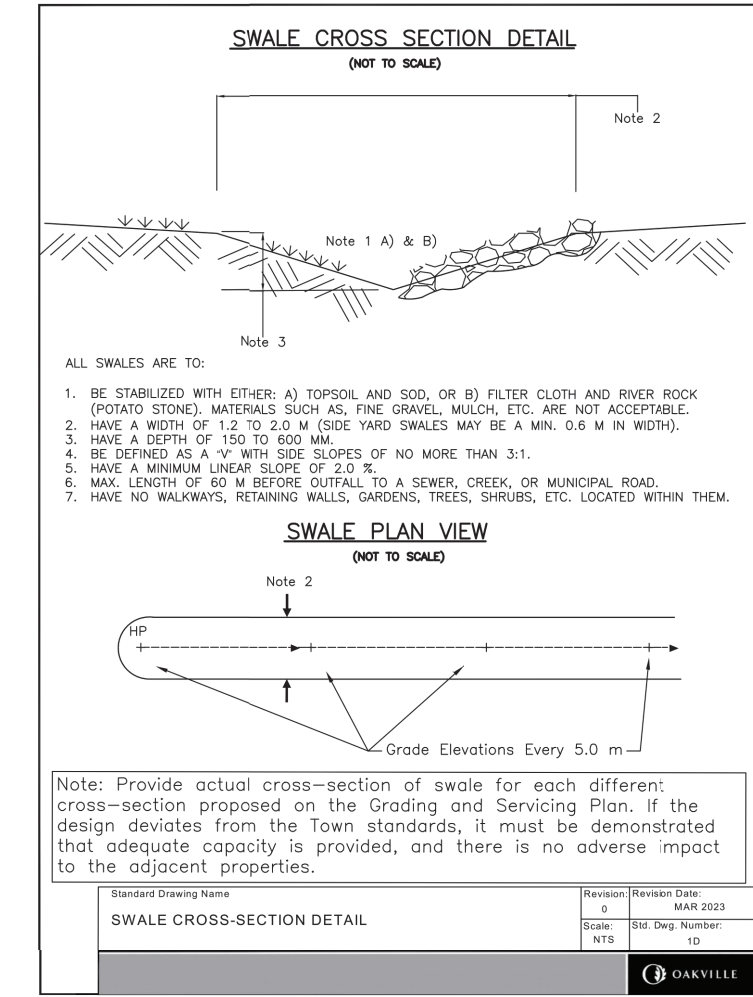


METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SEWERS
EXISTING SANITARY SEWER WILL BE USED.
DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

SUMP PUMP
FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.

GENERAL NOTES

- SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.
- IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BALANCE AREAS SHALL BE STABILIZED BY SEEDING.
- THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/OR EVERY WEEK.
- THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR THE CITY.
- ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.
- WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.
- ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.
- THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILD.
- CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

REGIONAL APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCAL APPROVAL FROM AREA MUNICIPALITY.

DATED: _____ SIGNED: _____
DEVELOPMENT SERVICES

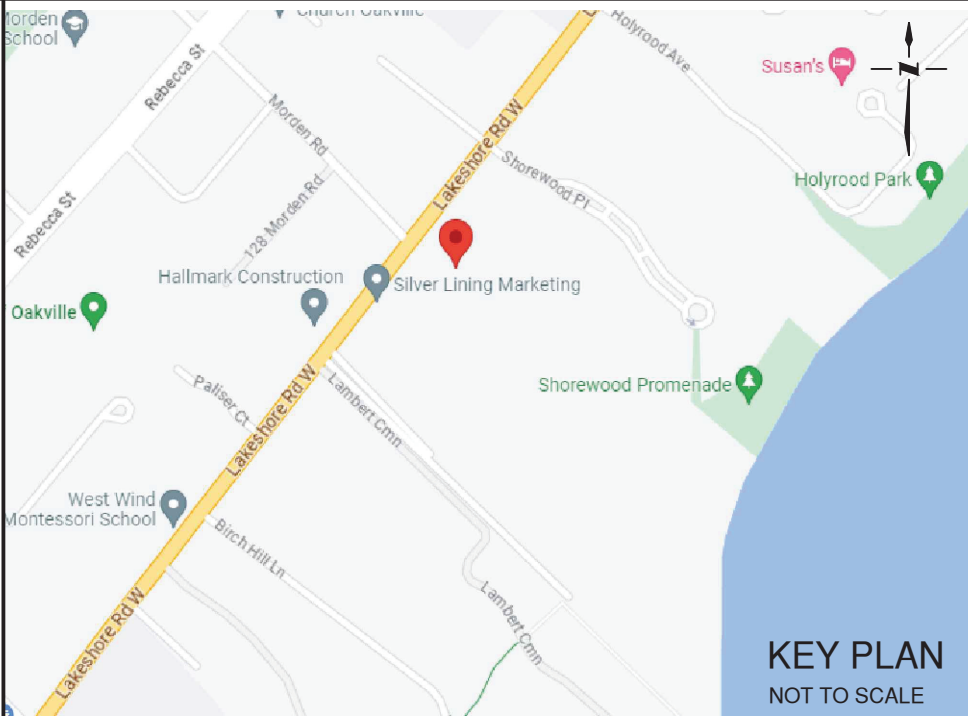
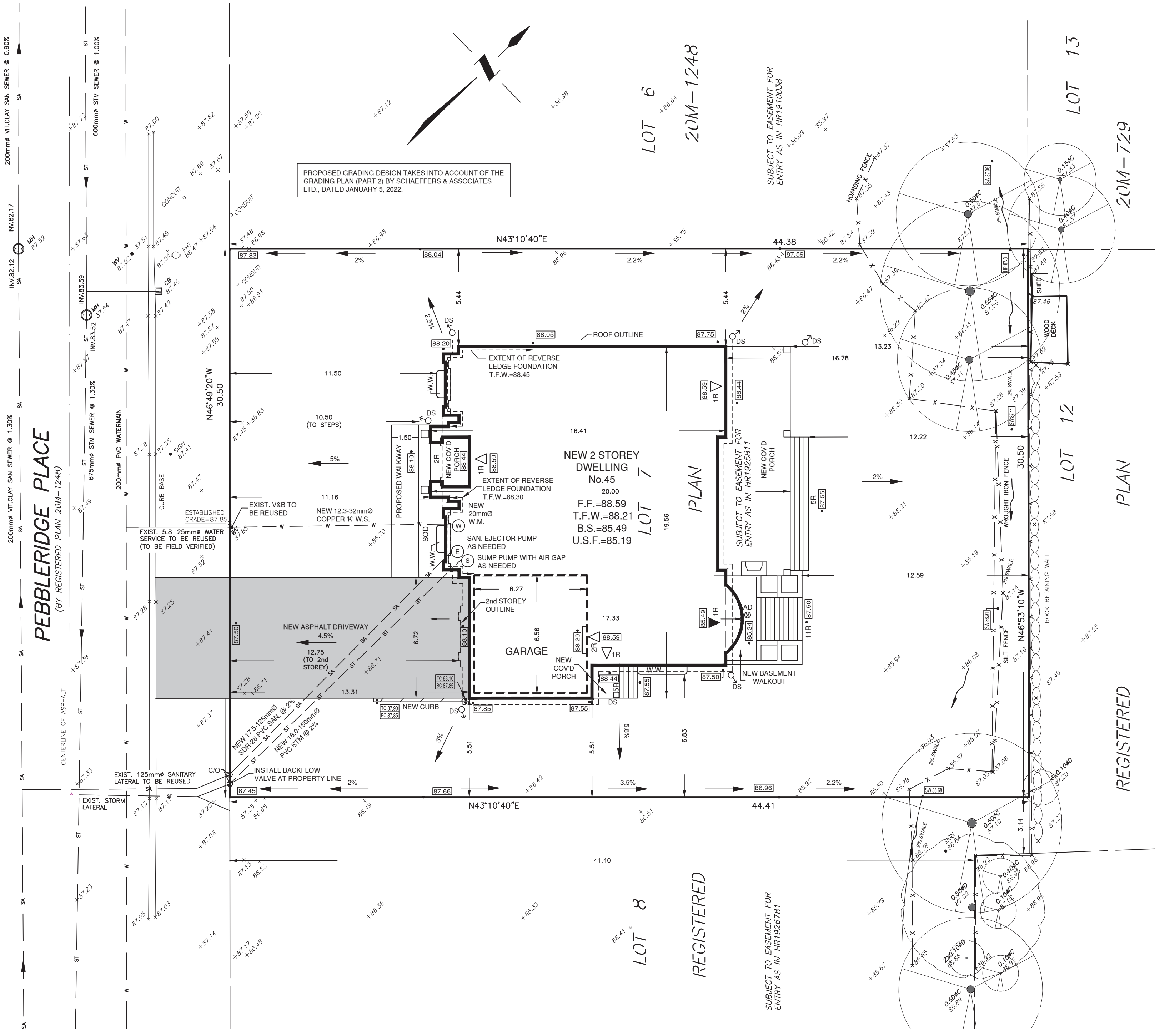
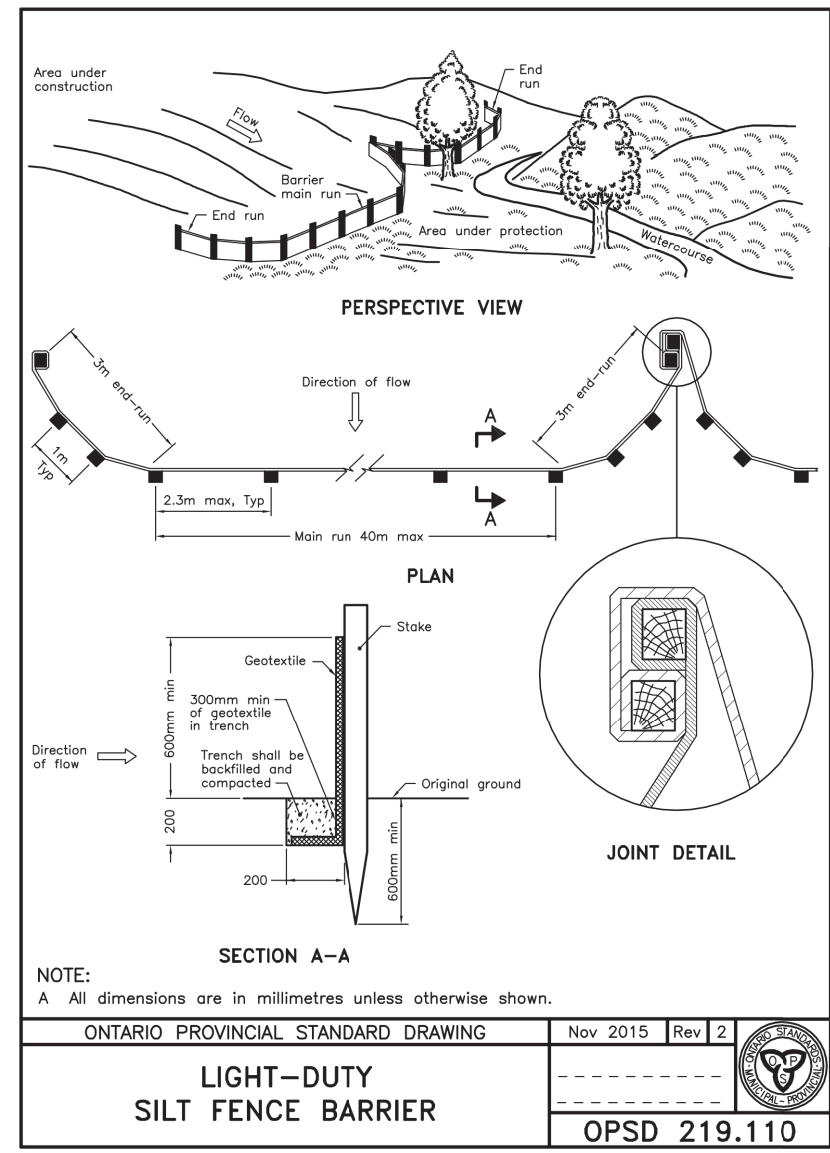
THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY. REGARDLESS, THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET, (THE WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED ON HALTON.CA OR BY CALLING 311) ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

EXISTING ZONING	RL1-0 By-law 2014-014	
LOT AREA	1354.1 m ²	
LOT FRONTAGE	30.50 m	
BUILDING DATA	ALLOWED	PROPOSED
MAX LOT COVERAGE	(25%) 338.5 m ²	(24.89%) 336.98 m ²
GROSS FLOOR AREA:		
GROUND FLOOR		232.7 m ²
SECOND FLOOR		211.5 m ²
TOTAL	(29%) 392.7 m ²	32.8% 444.16 m ²
HIGHEST RIDGE		9.30 m
EAVES		6.75 m
MAX HEIGHT	9.00 m	9.30 m
SETBACKS:		
MIN. FRONT YARD	10.50 m	11.16 m
MIN. REAR YARD	10.50 m	13.23 m
MIN. SIDE YARD (EAST)	4.20 m	5.51 m
(WEST)	4.20 m	5.44 m

EROSION AND SILTATION NOTES

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO: EROSION, FLOODING, NOISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
- EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS, ALL INLETS (NEAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURELY FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES, THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



LEGAL DESCRIPTION:
LOT 7
REGISTERED PLAN M20-1248
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 150

SURVEY INFORMATION
SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED DECEMBER 16, 2022.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK NO. 15, HAVING A PUBLISHED ELEVATION OF 85.089 metres.

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

LEGEND

CB	DENOTES	CATCH BASIN
FH	DENOTES	FIRE HYDRANT
MH	DENOTES	MANHOLE
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
▲	DENOTES	ENTRY POINT AT LOWER LEVEL
△	DENOTES	ENTRY POINT AT GROUND FLOOR
●	DENOTES	EXISTING SPOT ELEVATION
○	DENOTES	PROPOSED SPOT ELEVATION
○ DS	DENOTES	PROPOSED RAINWATER DOWNSPOUT
○ AD	DENOTES	AREA DRAIN
○ 0.300	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
○ 0.300	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
○	DENOTES	TREE TO BE REMOVED
○	DENOTES	REPLACEMENT TREE
○	DENOTES	TREE PROTECTION ZONE
○	DENOTES	DIRECTION AND GRADIENT OF DRAINAGE
○	DENOTES	DIRECTION OF SWALE

DO NOT SCALE DRAWINGS

- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.
- THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
- ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

NO.	DATE	REVISION
2	MAY 9, 2024	REVISED AS PER ARCH. REQUEST
1	JAN. 17, 2024	REVISED AS PER ARCH. REQUEST

REVISIONS

CERTIFICATION FOR PROPOSED GRADING
AS PER OBC 14.6.1.1(i) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

DATE: MAY 9, 2024
MISSISSAUGA, ONTARIO

J. HANG
REGISTERED PROFESSIONAL LAND SURVEYOR

APPLICANT/ OWNER
PAMIR RAFIQ
1166 SOUTH SERVICE ROAD WEST
OAKVILLE, ON
L6L 5T7

SHEET TITLE:
SITE GRADING & SERVICING PLAN

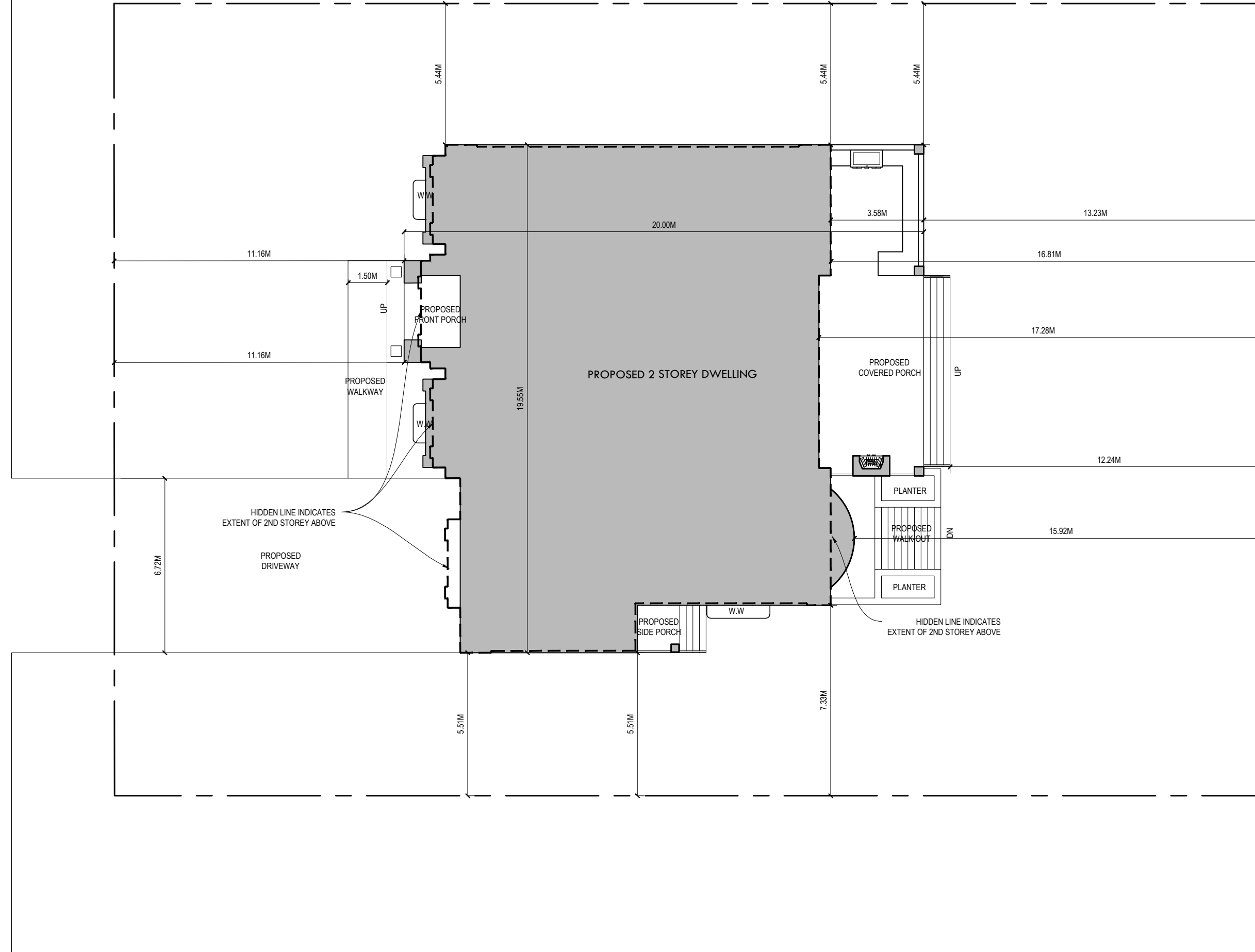
PROJECT:
PROPOSED 2 STOREY DWELLING
45 PEBBLERIDGE, OAKVILLE

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@trksurveyors.com

SCALE: 1:150
DRAWN BY: D.H. FILE No. 9681-SGP-2024-04-17

P E B B L E R I D G E P L A C E



SITE STATISTICS	
ZONING:	RL-0
LOT FRONTAGE:	30.50 M
LOT AREA:	1384.10 SQM
LOT COVERAGE	
DWELLING:	277.82 SQM
SECOND FLOOR CANT.:	1.74 SQM
FRONT PORCH:	5.99 SQM
SIDE PORCH:	2.79 SQM
REAR PORCH:	49.04 SQM
TOTAL:	336.98 SQM 24.88%
GFA CALCULATION	
GROUND FLOOR:	232.86 SQM
SECOND FLOOR:	211.90 SQM
TOTAL:	444.16 SQM 32.80%

1:150
SITE PLAN

QUALIFICATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.
QUALIFICATION INFORMATION
AAMOU RAFIQ 113576
NAME B.C.I.N.
LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL RD - UNIT D2
OAKVILLE ON - L6J 7T5
T: 416-566-6588 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER. IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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2 -	MM.DD.YYYY
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5 -	MM.DD.YYYY

DRAWING TITLE: SITE PLAN
DRAWN BY: PR CHECKED BY: -
ADDRESS: 45 PEBBLERIDGE PL, OAKVILLE
PROJECT NO: 2022-090 SCALE: 1:150
SHEET NO. **SP**



1/4" = 1'-0"
FRONT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

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4 -		MM.DD.YYYY
5 -		MM.DD.YYYY



DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: PR CHECKED BY:
 ADDRESS: 45 PEBBLERIDGE PL, OAKVILLE
 PROJECT NO: 2022-090 SCALE: 1/4" = 1'-0"
 SHEET NO. **A201**



1/4" = 1'-0"
REAR ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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 1435 CORNWALL RD - UNIT D2
 OAKVILLE ON - L6J 1T5
 T: 416-566-6588 E: INFO@LUCIDHOMES.CA
 WWW.LUCIDHOMES.CA

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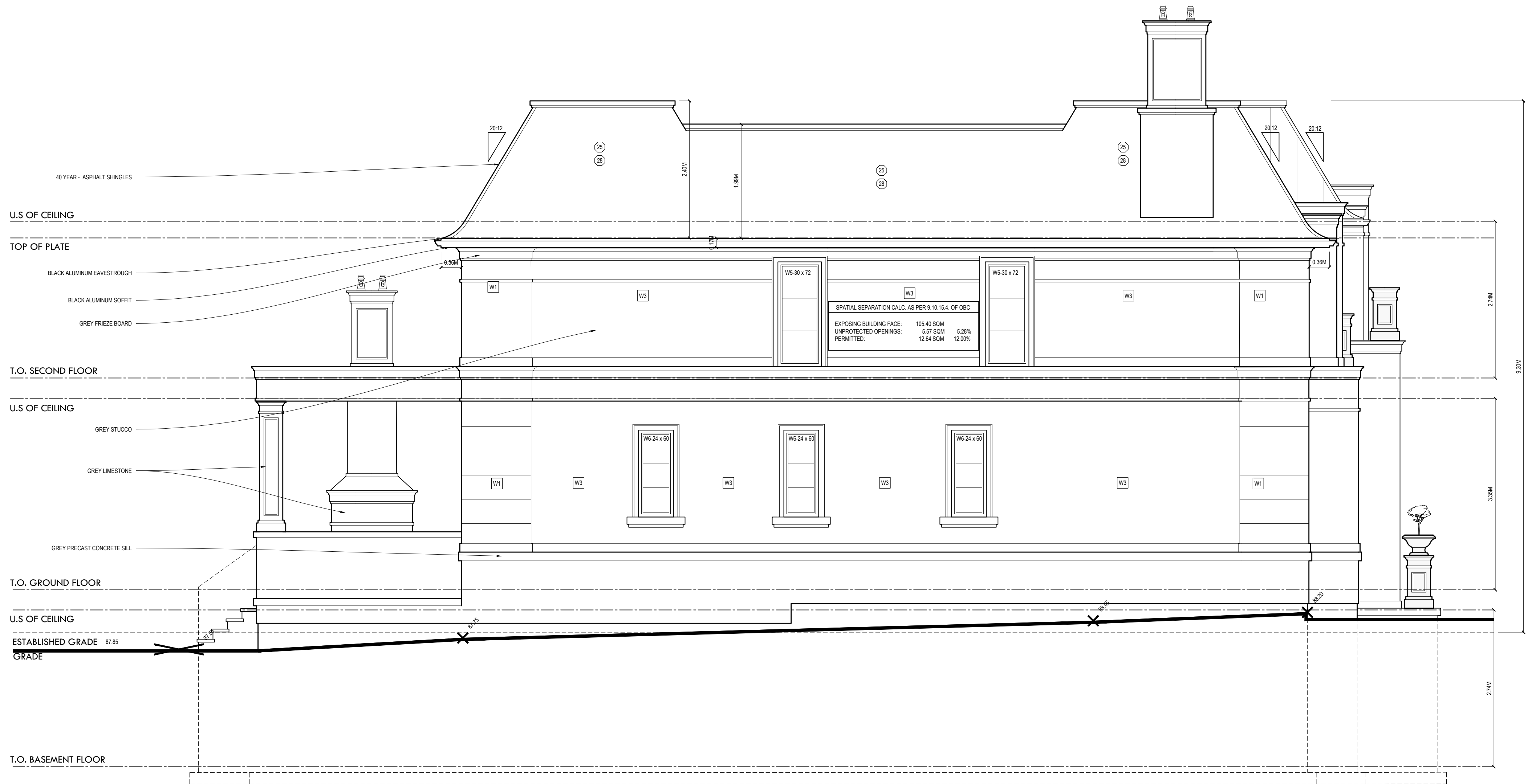
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5 -	MM.DD.YYYY	MM.DD.YYYY



DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 45 PEBBLERIDGE PL, OAKVILLE
PROJECT NO: 2022-090 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A203**



1/4" = 1'-0"
LEFT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

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QUALIFICATION

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QUALIFICATION INFORMATION

AAMOU RAFIQ 113576
NAME B.C.I.N.

LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.



LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL RD - UNIT D2
OAKVILLE ON - L6J 7T5
T: 416-566-6588 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

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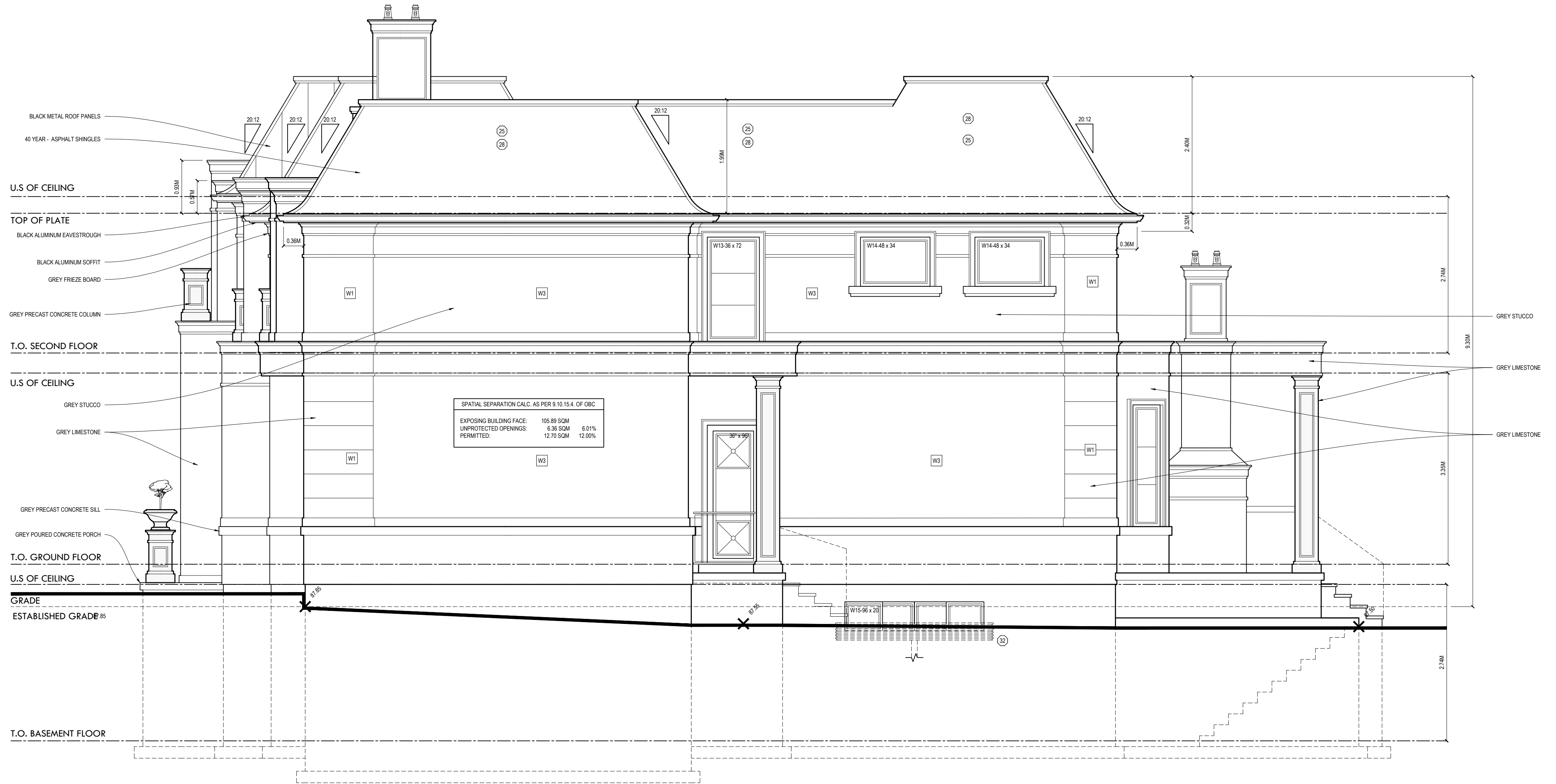
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR CHECKED BY: -
ADDRESS: 45 PEBBLERIDGE PL, OAKVILLE
PROJECT NO: 2022-090 SCALE: 1/4" = 1'-0"
SHEET NO. A202



1/4"=1'-0"
RIGHT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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QUALIFICATION

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QUALIFICATION INFORMATION

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NAME B.C.I.N.

LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.



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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 45 PEBBLERIDGE PL, OAKVILLE
PROJECT NO: 2022-090 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A204**