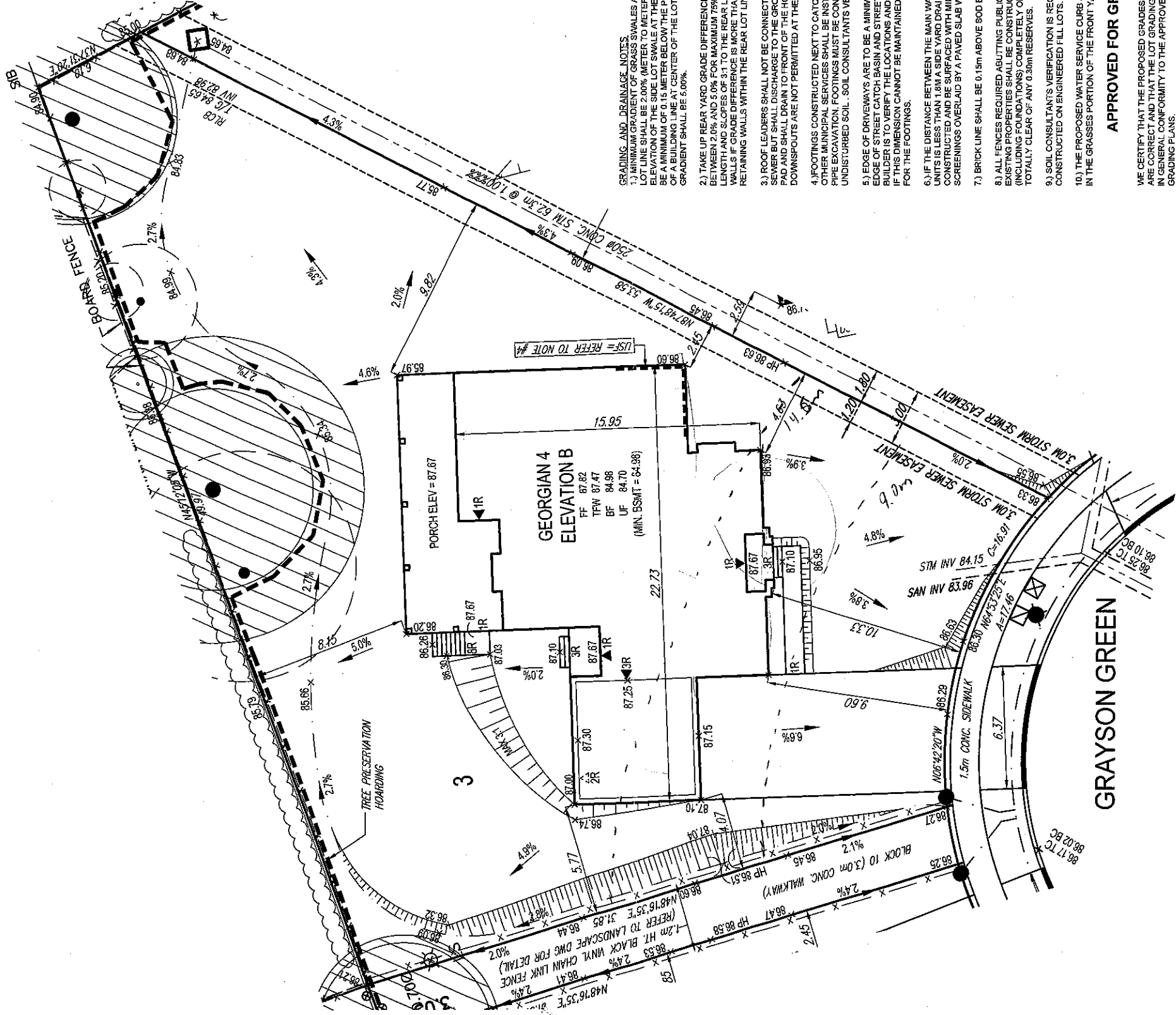
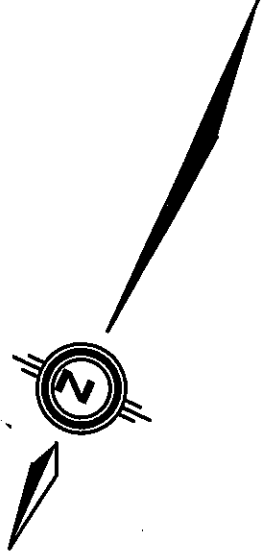


LOT STATISTICS

LOT AREA (m2)	1350.90
LOT COVERAGE (m2) (25% MAX)	313.83
FLOOR AREA RATIO (m2) (29% MAX)	391.49
BUILDING HEIGHT (m) (9m MAX)	8.84
- ESTABLISHED GRADE	86.30
- FF TO ROOF PEAK (m)	1.52
GARAGE HEIGHT (m) (6m MAX)	7.32
- FF TO GARAGE PEAK (m)	4.51
- FF TO GARAGE PEAK (m)	0.67
- FF TO GARAGE PEAK (m)	3.84



- GRADING AND DRAINAGE NOTES**
- 1) MINIMUM GRADIENT OF GRASS SWALES 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 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 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 0.30m RESERVES.
 - 9) SOIL CONSULTANT'S 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 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
 JAN 30 2019

1RISER 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 1RISER DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. 1RISER 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. 1RISER 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. IT IS PROVIDED BY AND IS THE PROPERTY OF 1RISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.

1RISER
 DESIGNS
 20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO, L4K 3N3
 PHONE: (905) 869-2111
 FAX: 1 (866) 602-1183
 www.1riser.com

FINISHED FLOOR ELEVATION	AIR-CONDITIONING UNIT	PROP. SWALE	VALVE AND CHAMBER	STORM CONNECTION	STORM CONNECTION	PROP. SWALE	FINISHED FLOOR ELEVATION
FF	TELECOM. JUNCTION BOX	2.0%	STREET LIGHT	SANITARY CONNECTION	SANITARY CONNECTION	2.0%	FF
FS	SUMP PUMP	PROPOSED 3:1 SLOPE	VALVE AND BOX	WATER CONNECTION	WATER CONNECTION	PROPOSED 3:1 SLOPE	FS
UF	CLAY LINER	ENGINEERED FILL LOT	SANITARY MANHOLE	HYDRO CONNECTION	HYDRO CONNECTION	ENGINEERED FILL LOT	UF
REV	EXTERIOR DOOR LOCATION	TRANSFORMER	DOUBLE CATCH BASIN	DOUBLE CATCH BASIN	TRANSFORMER	TRANSFORMER	REV
WCB	WALK-OUT DECK	CABLE TV PEDESTAL	CATCH BASIN	CATCH BASIN	CABLE TV PEDESTAL	CABLE TV PEDESTAL	WCB
WOD	WALK-OUT DECK	BELL PEDESTAL	HYDRANT	HYDRANT	BELL PEDESTAL	BELL PEDESTAL	WOD
x 100.00	PROPOSED GRADE	COMMUNITY MAIL BOX			COMMUNITY MAIL BOX	COMMUNITY MAIL BOX	x 100.00
(100.00)	EXISTING GRADE	DOWNSPOUT LOCATION			DOWNSPOUT LOCATION	DOWNSPOUT LOCATION	(100.00)

LOT GRADING PLAN 2193 GRAYSON GREEN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the drawings and documents.

QUALIFICATION AND REGISTRATION
 IAN ROBERTSON
 REGISTRATION NO. 27816
 REGISTRATION EXPIRATION DATE 2021
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER SECTION 1.2.4 OF THE BUILDING CODE
 1 RISER DESIGNS INC.

REVISIONS	Description	Date
1	ISSUED FOR PRELIMINARY REVIEW	NOV.22.18
2	ISSUED FOR FINAL	JAN.15.19
3	REAR PORCH STAIRS REVISED	JAN.25.19
4	HOUSE ROTATED TO CREATE STRAIGHT DRIVEWAY	JAN.30.19

GREENYORK HOMES

TIBURTINO
 CITY OF OAKVILLE

LOT 3

Drawn by:	MT	Checked by:	MS
Scale:	1:250	Date:	JAN 2019
Project #:	17-25		