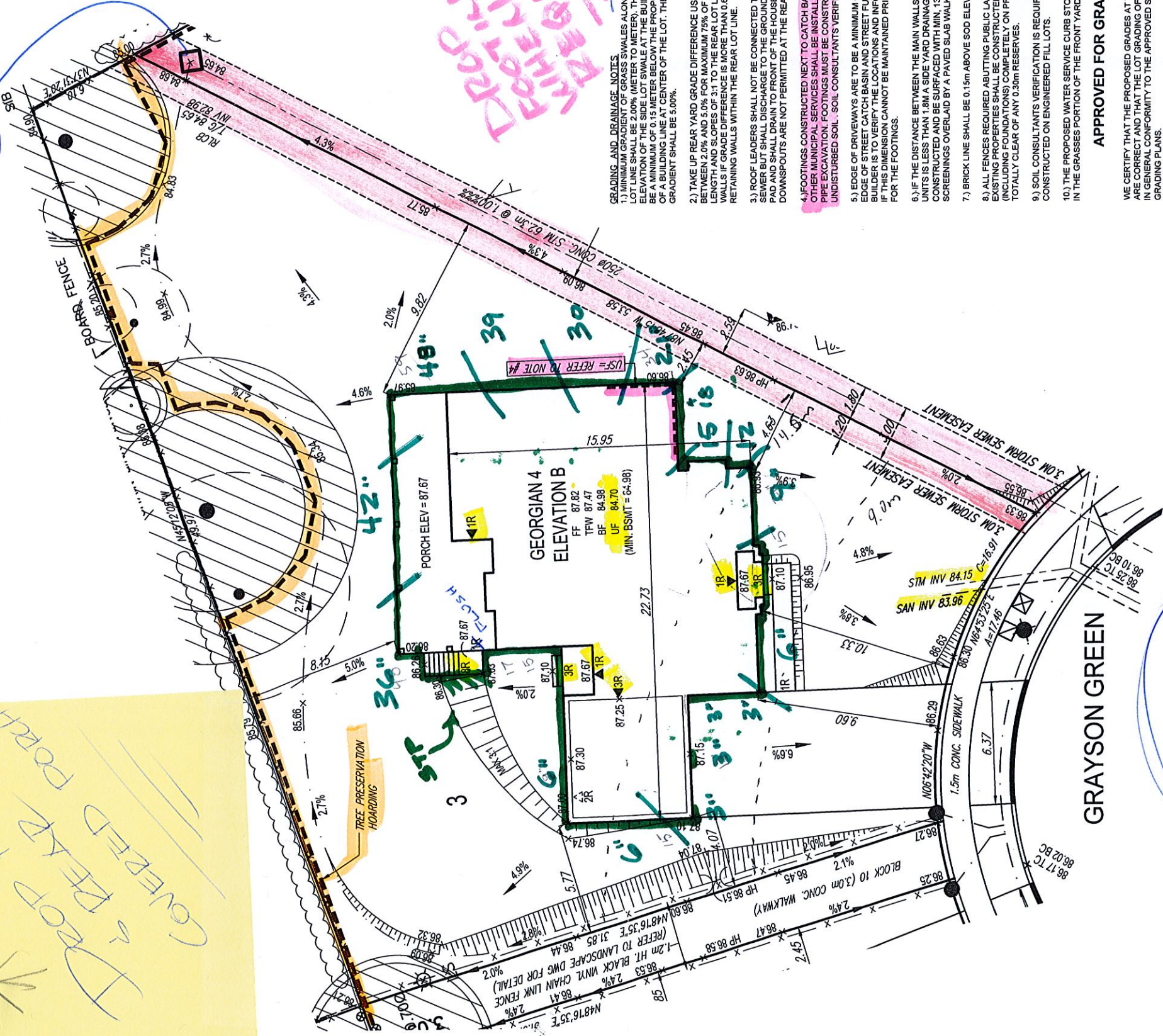
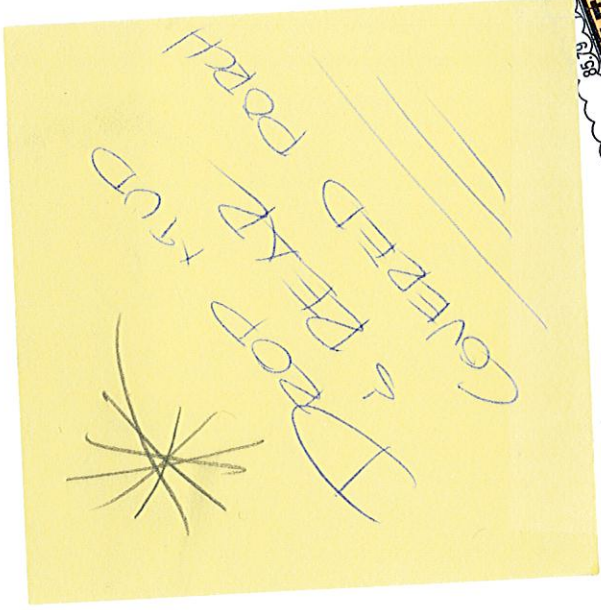


LOT STATISTICS	
LOT AREA (m2)	1350.90
LOT COVERAGE (m2) (25% MAX)	313.83 23.23%
FLOOR AREA RATIO (m2) (29% MAX)	391.49 28.98%
BUILDING HEIGHT (m) (9m MAX)	8.84
- ESTABLISHED GRADE	86.30
- FF TO ROOF PEAK (m)	1.52
- GARAGE HEIGHT (m) (6m MAX)	4.51
- GARAGE GRADE TO FF (m)	0.67
- FF TO GARAGE PEAK (m)	3.84



NOT TO BE USED FOR CONSTRUCTION

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 DRAINAGE SYSTEM. DOWNSPOUTS SHALL BE INSTALLED ONTO A SPLASH PAD AND SHALL DRAIN TO FRONT OF THE HOUSE. 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 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 SOD 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 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.

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
JAN 30 2019

DATE

IRISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
www.irisers.com

FINISHED FLOOR ELEVATION	FF	FINISHED FLOOR ELEVATION	FF
TOP OF FOUNDATION WALL	TW	FINISHED BASEMENT SLAB	FS
UNDERSIDE OF FOOTING	UF	UNDERSIDE OF FOOTING @ REAR	UF-R
REVERSE PLAN	REV	WALK-OUT BASEMENT	WOB
WALK-OUT DECK	WOD	WALK-OUT DECK	WOD
PROPOSED GRADE	x 100.00	EXISTING GRADE	(100.00)

LOT GRADING PLAN 2193 GRAYSON GREEN

#	Description	Date	By	Scale
1	ISSUED FOR PRELIMINARY REVIEW	NOV 22.18	MS	
2	ISSUED FOR FINAL	JAN 15.19	MT	
3	REAR PORCH STAIRS REVISED	JAN 25.19	MS	
4	HOUSE ROTATED TO CREATE STRAIGHT DRIVEWAY	JAN 30.19	MS	

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 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. IS PROVIDED BY AND IS THE PROPERTY OF IRISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.

GREENYORK HOMES
TIBURTINO
CITY OF OAKVILLE

LOT 3

Drawn By	MT	MS
Scale	1:250	JAN 2019
Project #	17-25	

27816
32026
IRISER DESIGNS INC.