STATISTICS

OT AREA (m2)	1058.10	
OT COVERAGE (m2) (25% MAX)	233.84	22.10%
LOOR AREA RATIO (m2) (37% MAX)	354.23	33.48%
UILDING HEIGHT (m) (9m MAX)	9.00	
- ESTABLISHED GRADE	86.14	
- ESTABLISHED GRADE TO FF (m)	1.29	
- FF TO ROOF PEAK (m)	7.71	
ARAGE HEIGHT (m) (6m MAX)	5.34	
- GARAGE GRADE TO FF (m)	0.91	
- FF TO GARAGE PEAK (m)	4.43	

GROUND 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 OVERLAID 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.

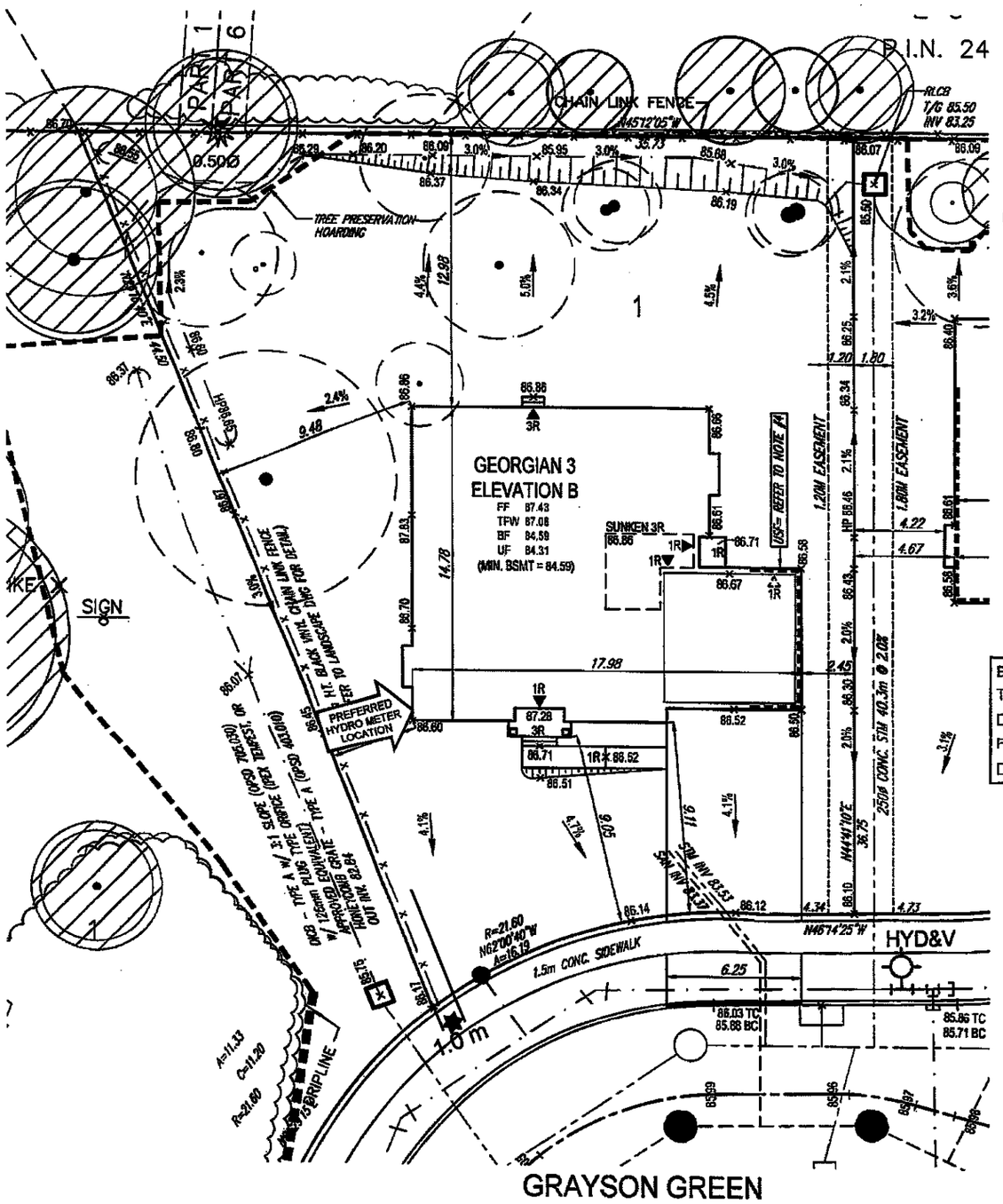
SCHAEFFER & ASSOCIATES LIMITED

SIGNATURE OF ENGINEER

JAN 21 2019

DATE

NO SUMP REQUIRED



Engineering Permit
Town of Oakville
Development Engineering / Permits & Inspections
Reviewed by
Date MAR 23/19

RECEIVED
MAR 20 2019
DEVELOPMENT ENGINEERING

OAKVILLE HYDRO ENG. DEPT.

APPROVED ☐

APPROVED AS MARK UP ☑

DATE Mar. 08,2019

SIGN C. Martin

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

TREE TO REMAIN

TREE TO BE REMOVED

RISER DESIGNS GENERAL NOTES

HE 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.

1RISER DESIGNS, IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION NOTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

S CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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 SUBCONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

HIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF 1RISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.

STORM CONNECTION	VALVE AND CHAMBER
SANITARY CONNECTION	STREET LIGHT
WATER CONNECTION	VALVE AND BOX
HYDRO CONNECTION	SANITARY MANHOLE
DOUBLE CATCH BASIN	STORM MANHOLE
CATCH BASIN	COMMUNITY MAIL BOX
HYDRANT	DOWNSPOUT LOCATION
2.0% PROP. SWALE	AIR-CONDITIONING UNIT
PROPOSED 3:1 SLOPE	TELECOM. JUNCTION BOX
ENGINEERED FILL LOT	SUMP PUMP
TRANSFORMER	CLAY LINER
CABLE TV PEDESTAL	EXTERIOR DOOR LOCATION
BELL PEDESTAL	EXTERIOR DOOR LOCATION
HYDRO METER	GRADE PERMITTING
GAS METER	WINDOWS PERMITTED

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

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 662-1163
www.1riser.com

REVISIONS

#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV.22.18	MB
2	ISSUED FOR FINAL	JAN.15.19	MT

LOT GRADING PLAN
2185 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 attached documents

QUALIFICATION INFORMATION

IAN ROBERTSON 27816

REGISTRATION INFORMATION

1 RISER DESIGNS Inc 32026

Client: GREENYORK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

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

LOT 1

SITE COPY

19-0247