

LOT STATISTICS			
LOT AREA (m2)	939.30		
LOT COVERAGE (m2) (25% MAX)	233.84	24.90%	
LOOR AREA RATIO (m2) (38% MAX)	354.23	37.71%	
BUILDING HEIGHT (m) (9m MAX)	8.99		
- ESTABLISHED GRADE	84.97		
- ESTABLISHED GRADE TO FF (m)	1.28		
- FF TO ROOF PEAK (m)	7.74		
- GARAGE HEIGHT (m) (6m MAX)	5.30		
- GARAGE GRADE TO FF (m)	0.87		
- FF TO GARAGE PEAK (m)	4.43		

- GRAZING AND DRAINAGE NOTES
- 1.) MINIMUM GRADIENT OF GRADES 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. THE 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% TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.8M CONSTRUCT RETAINING WALLS WITHIN THE REAR LOT LINE.
 - 3.) SEWER 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 1.8M FROM THE EDGE OF STREETS OR ALLEYS 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 SDO ELEVATION.
 - 8.) ALL FENCES REQUIRED ADJUTING 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 THIS SUBJECT LOT IS IN GENERAL CONFORMITY TO THE APPROVED SUBDIVISION GRADING PLANS.

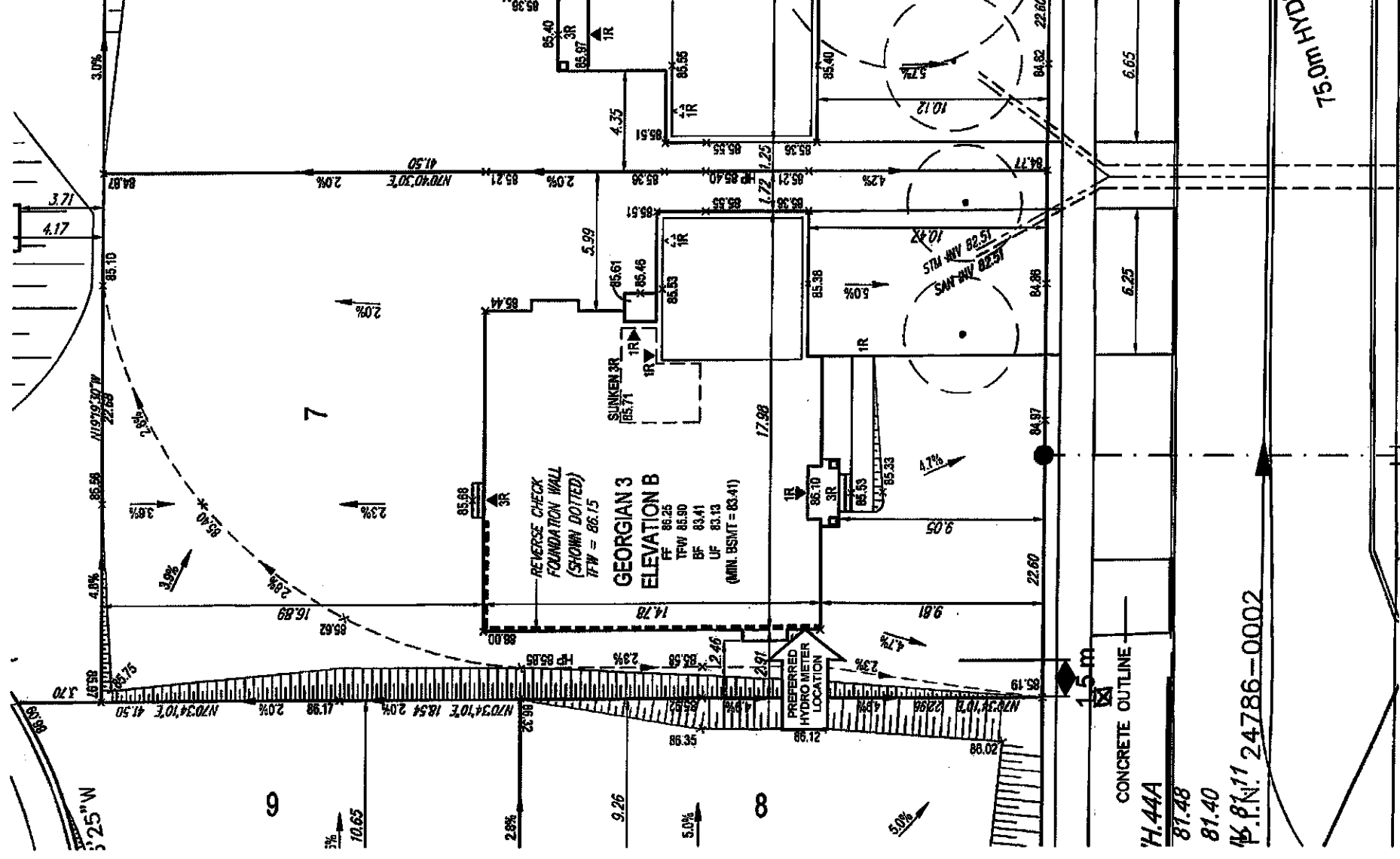
SCHAEFFER & ASSOCIATES LIMITED



SIGNATURE OF ENGINEER
JAN 21 2019

DATE

NO SUMP REQUIRED



CHARNWOOD DRIVE

RECEIVED

MAR 12 2019

BUILDING DEPARTMENT
TOWN OF OAKVILLE

RISER DESIGNS GENERAL NOTES

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO RISER DESIGN PRIOR TO COMMENCEMENT OF WORK.

RISER 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 FOR MORE PROCEDURES WITH WORK.

ALL CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO LAYING FOOTINGS.

RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT FINAL 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.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF RISER DESIGN. THIS DRAWING IS NOT TO BE COPIED.

REVISIONS	DATE	BY	REASON
1	ISSUED FOR PRELIMINARY REVIEW	JAN 04.19	MS
2	ISSUED FOR FINAL	JAN 15.19	MT

LOT GRADING PLAN 161 CHARNWOOD DRIVE

The undersigned has reviewed and takes responsibility for the 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
REGISTERED PROFESSIONAL ENGINEER
27816
32026

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GREENYORK HOMES

TIBURTINO
CITY OF OAKVILLE

LOT 7
MT MS
1:250 JAN 2019
17-25

RECEIVED

MAR 20 2019

DEVELOPMENT ENGINEER

OAKVILLE HYDRO
ENG. DEPT.

APPROVED ☐

APPROVED
AS MARK UP ☒

DATE Mar. 08, 2019

SIGN C. Martin

SITE COPY

19-0250