

LOT STATISTICS			
LOT AREA (m2)	838.07		
LOT COVERAGE (m2) (25% MAX)	208.43	24.63%	
FLOOR AREA RATIO (m2) (35% MAX)	328.48	38.95%	
BUILDING HEIGHT (m) (8m MAX)	8.99		
- ESTABLISHED GRADE	85.87		
- ESTABLISHED GRADE TO FF (m)	1.42		
- FF TO ROOF PEAK (m)	7.57		
GARAGE HEIGHT (m) (8m MAX)	N/A		
- GARAGE GRADE TO FF (m)	N/A		
- FF TO GARAGE PEAK (m)	N/A		

Engineering Permit
Town of Oakville
Development Engineering, Permits & Inspections
Reviewed by gld
Date SEPT 11/19

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 1/4" OF THE REAR YARD LENGTH AND SLOPES OF 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 900MM 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. DOWNPOUTS 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 DEPTHS OF THE SEWER AND WATER MAINS PRIOR TO CONSTRUCTION. THE BUILDER SHALL MAINTAIN ACCESS TO THE SEWER AND WATER MAINS FOR THE FOOTINGS.

6) IF THE DISTANCE BETWEEN THE MAIN WALLS OF ADJACENT UNITS IS LESS THAN 1.0M 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 ADJUTING PUBLIC LANDS AND/OR HIGHWAYS 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

DATE

AUG 22 2019

CHARWOOD DRIVE

RECEIVED

AUG 23 2019

DEVELOPMENT ENGINEERING

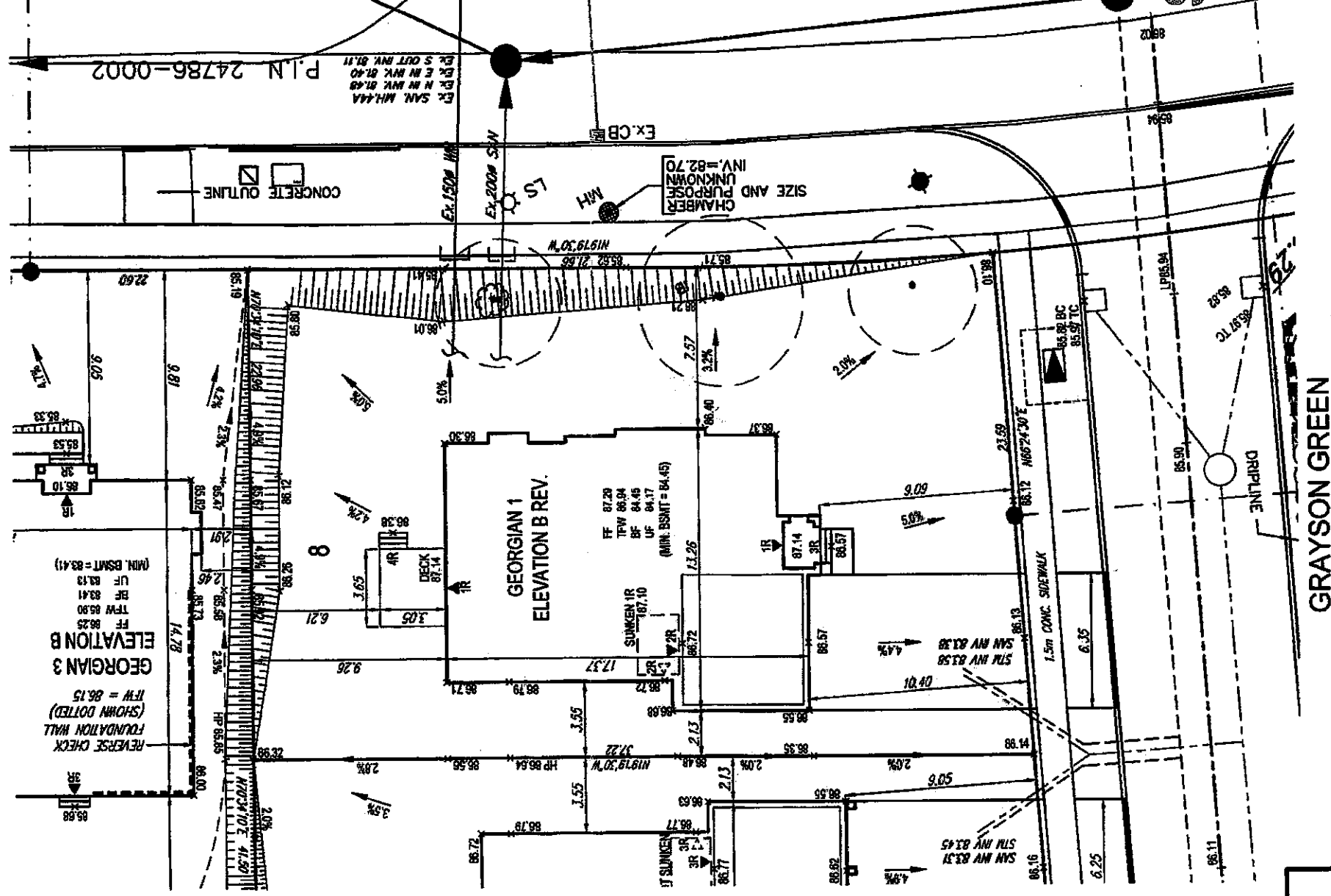
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AUG 22 2019

BUILDING DEPARTMENT
TOWN OF OAKVILLE

19-1125

SITE COPY



TREE TO REMAIN
TREE TO BE REMOVED

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 FOLLOW THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE. THIS DRAWING IS NOT TO BE SCALED.

LOT GRADING PLAN

REVISIONS	DATE	BY	DESCRIPTION
1	ISSUED FOR PRELIMINARY REVIEW	MS	
2	ISSUED FOR FINAL	MS	
3	UPDATED PER DEFICIENCY COMMENTS FROM TOWN OF OAKVILLE	MS	

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FAX: 1 (888) 602-1183
www.1riser.com

GREENYORK HOMES

TIBURTINO
CITY OF OAKVILLE

LOT 8

MT 1250 JAN 2019
17-25

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32026
1RISER DESIGNS INC.