LOT STATISTICS		
LOT AREA (m2)	844.20	
LOT COVERAGE (m2) (25% MAX)	206.15	24.42%
FLOOR AREA RATIO (m2) (39% MAX)	327.29	38.77%
BUILDING HEIGHT (m) (9m MAX)	8.92	
- ESTABLISHED GRADE	86.14	
- ESTABLISHED GRADE TO FF (m)	1.2	
- FF TO ROOF PEAK (m)	7.72	
GARAGE HEIGHT (m) (6m MAX)	N/A	
- GARAGE GRADE TO FF (m)	N/A	
- FF TO GARAGE PEAK (m)	N/A	

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 ON70 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.

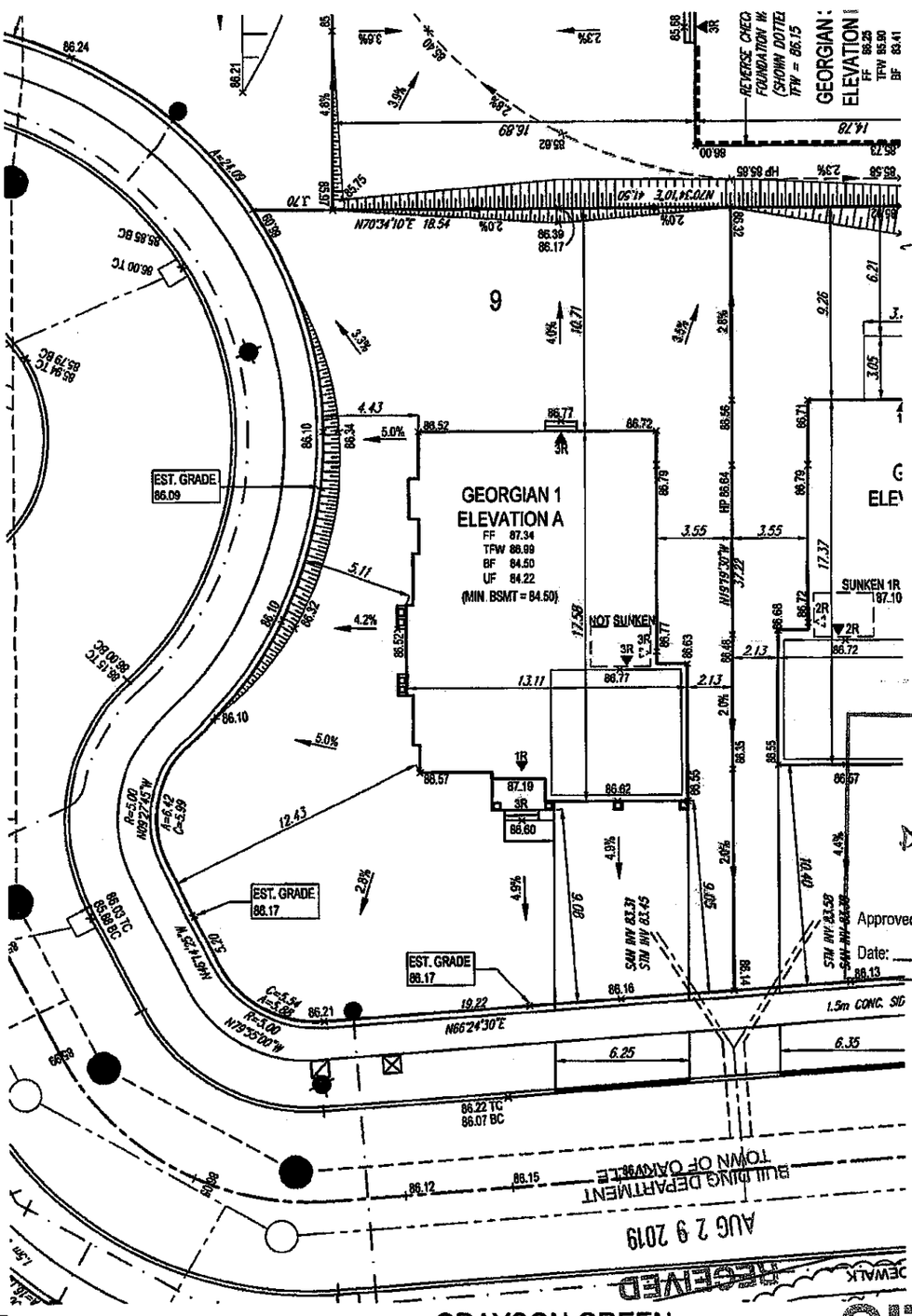
APPROVED FOR GRADING

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

DATE AUG 2 5 2019



TOWN OF OAKVILLE
ZONING DEPARTMENT
PERMIT APPLICATION
DETACHED DWELLING
LOT 9
Approved by:
Date: Aug 29 2017

19-1126

SITE COPY

GRAYSON GREEN

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. 1RIBER 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, IS PROVIDED BY AND IS THE PROPERTY OF 1RISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.

STORM CONNECTION	VALVE AND CHAMBER	2.5% PROP. SWALE	AIR-CONDITIONING UNIT
SANITARY CONNECTION	STREET LIGHT	PROPOSED 3:1 SLOPE	TELECOM. JUNCTION BOX
WATER CONNECTION	VALVE AND BOX	ENGINEERED FILL LOT	SUMP PUMP
HYDRO CONNECTION	SANITARY MANHOLE	TRANSFORMER	CLAY LINER
DOUBLE CATCH BASIN	STORM MANHOLE	CABLE TV PEDESTAL	EXTERIOR DOOR LOCATION
CATCH BASIN	COMMUNITY MAIL BOX	BELL PEDESTAL	EXTERIOR DOOR LOCATION GRADE PERMITTING
HYDRANT	DOWNSPOUT LOCATION	HYDRO METER	WINDOWS PERMITTED
		GAS METER	

FF	FINISHED FLOOR ELEVATION		
TW	TOP OF FOUNDATION WALL		
FB	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		

REVISIONS

#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	MAY.22.19	MS
2	ISSUED FOR FINAL APPROVAL	MAY.29.19	MS
3	LOT AREA & ESTABLISHED GRADE UPDATED PER TOWN COMMENTS	JUL.23.19	MS

LOT GRADING PLAN
2188 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
REQUIRED UNDER BUILDING CODE DIVISION C SUBSECTION 3.2.4.7 OF THE BUILDING CODE

IAN ROBERTSON — 27816

REGISTRATION INFORMATION
REQUIRED UNDER BUILDING CODE DIVISION C SUBSECTION 3.2.4.1 OF THE BUILDING CODE

1 RIBER DESIGNS Inc. — 32026

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 662-1153
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Client: GREENYORK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

Plan #

Lot #: LOT 9

Drawn by: MS | Checked by: MS

Scale: 1:250 | Date: MAY 2019

Project #: 17-25