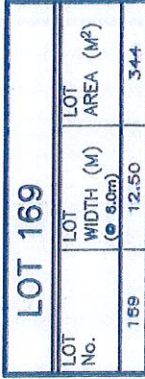


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILL TON

John G. Williams Limited, Architects

1. *Journal of Clinical Sleep Medicine*, 2010; 6(10): 939-944

DM Jan 28/19

[illegible]

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

lot / block no.	16036	project no.	16036
registered plain no.		drawing no.	1

LOT SITING / GRADING	file name
	16036-RC2-SP
	En - Nov. 16, 2018 - 2:27 PM

[illegible]

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS, WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS. THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE MINIMUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.B.C. AND CITY DESIGN CRITERIA. NOTE: THIS CERTIFICATION DOES NOT REPLACE THE BUILDER'S RESPONSIBILITY TO EXPOSE THE SEWER LATERALS AND CONFIRM ELEVATIONS PRIOR TO EXCAVATING FOR THE FOUNDATION. BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADIES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.



Grading Notes:
It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

W43 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-set. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to W43 Design Inc. Foundation wall shall be poured to a minimum of 8" above approved grades.

Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc

PROPOSED VALVE	UP	IR	NO. OF RISERS
LP	UP	UP	FINISHED FLOOR ELEVATION
H	IR	UP	UNDERSIDE FOOTING ELEVATION
			FIN. FINISHER FLOOR SLAB
			FIN. FINISHER FOUNDATION WALL
			FIN. FINISHER FOUNDATION WALL
			UNDERSIDE FOOTING AT REAR
			UNDERSIDE FOOTING AT FRONT
			UNDERSIDE FOOTING AT SIDE
			W.O.D. WALK OUT DECK
			W.O.D. WALK OUT PROMONT
			REAR DECK
			REAR DECK

STREET SIGN

SUPER MAIL BOX

RETAINING WALL

CHAIN LINK FENCE

ACQUATURAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICES LATERAL

SWALE DIRECTION

EMBANKMENT

MAIL

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

THIS LOT CONTAINS ENGINEERED FILL

AIR CONDITIONER REQUIRED

RAN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPURFPAV)

SIDE WINDOW LOCATION

EXTENDER DOOR LOCATION

REDUCE SIDE YARD

