

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 CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THE 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.A.C. AND CITY DESIGN CENTRAL. 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 GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines including zoning provisions and any requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 23 2018

John G. Williams Limited, Architect

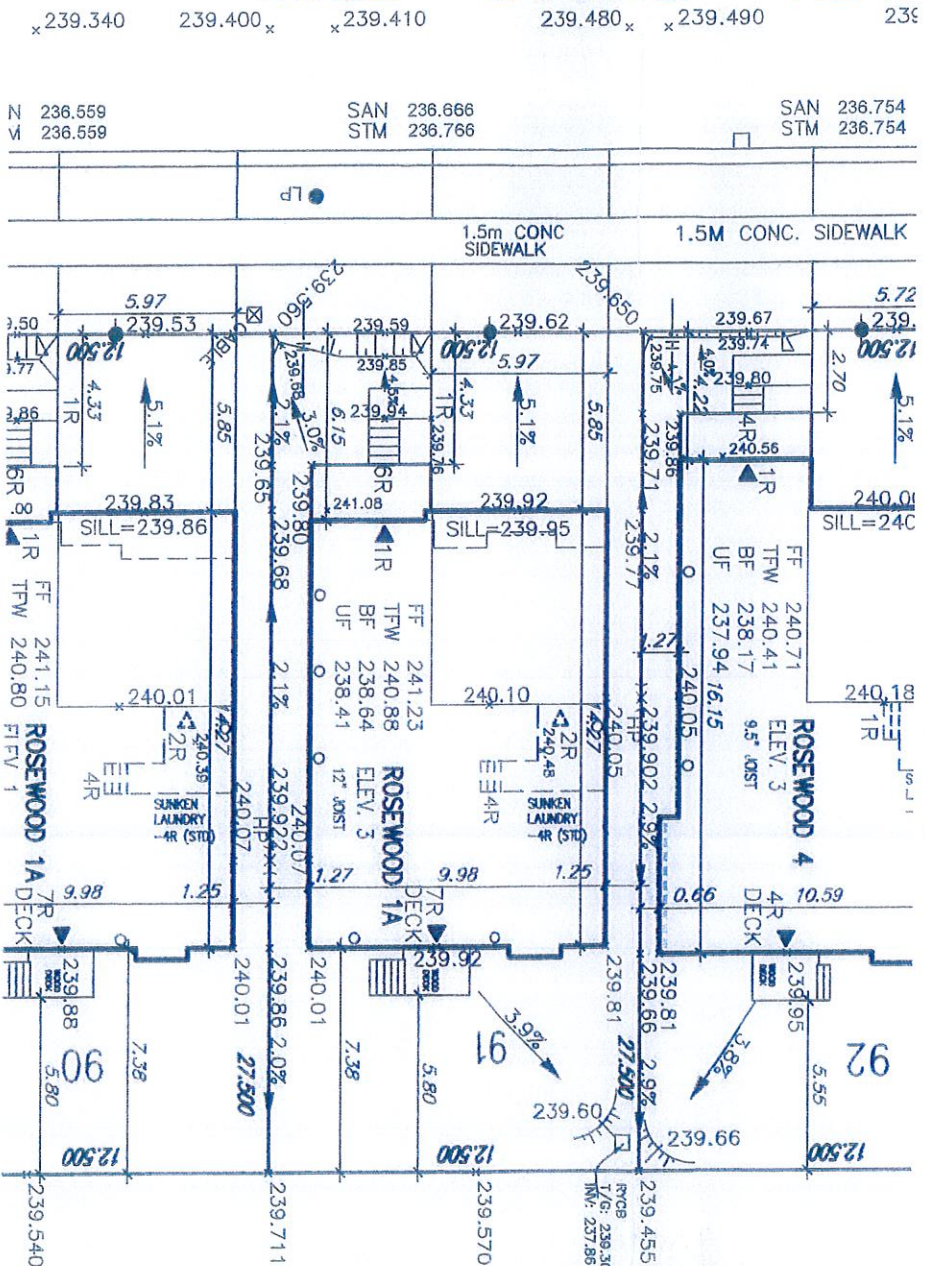
CITY OF HAMILTON
Building Division

Permit No. 10-103433

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE Feb 21/19

MILL STONE TERRACE



LOT	LOT	LOT
No.	WIDTH (M)	AREA (M ²)
91	12.50	344

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. INSTALLATION.

PROPOSED VALVE
LIFT POLE
TRANSFORMER
WATER SERVICE
DOUBLE SINK/SHW. CONNECTION
SINKLE SINK/SHW. CONNECTION
CATCH BASIN
CABLE TELEVISION FEDERAL
BELL FIBERLIN

STREET SIGN
SLOPED LAMP BOX
RETAINING WALL
CHAIN LINK FENCE
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
WOOD SERVICE LATERAL
SMOKE DIRECTION
EXTERIOR DOOR LOCATION
REDUCE SIDE WIND



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.
V43 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-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to V43 Design Inc. Foundation will shall be poured to a minimum of 6" above approved grades.
Finished grade lines are indicated on the house prototype are for reference only and do not necessarily depict final 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.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	NOV 16/18	GW
2	ISSUED FOR ENG. REVIEW	NOV 09/18	GW

Signature: *R. Vink*
Name: Richard Vink
Title: V43 Design Inc.
Date: 12/6/18

V43 DESIGN
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v43design.com

Project Name: RUSSELL GARDENS PHASE 2
City: HAMILTON
Lot Siting/Grading
Drawing No. 16036
Scale: 1:250
Date: NOV 2018
Checked by: 12250
Drawn by: GW
Project No. 16036-802-SP
Date: Nov 16 2018 - 2:27 PM