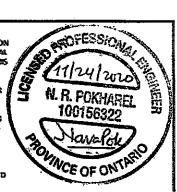
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOIL CONFORMANCE WITH THE APPROVED SUBBINISION GRADONG DESIGN: THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMATY WITH THE APPROVED GRADMS PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION than that shown on the approved subdivision plaas the sewe Laterals have been reviewed and we are satisfied that the NUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CUBIC AND CITY DESIGN CRITERIA. NOTE. THIS CONTINCATION DOES NOT REPLACE THE BUILDER'S RESPONSIBILITY TO EXPOSE THE SOWER 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 AN GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD



It is the builder's complete responsibility to ensure that air plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions 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 its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW APPROVED BY DEC 07, 2020

×240.203 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility. 240.<sup>798</sup> CITY OF HAMILTON BUILDING DIVISION ×240.151 ×240.677 240.099 11 C D O I II C JAN 12 2021 REF'D TO NOT YANKWAY TO **SIDEWALK** · STEPS MIN. O.GM SETBACK FROM PROPERTY LINES. 240.5<sup>0</sup> 40 MOUNTAINASH 12 ELEV. 1 241.31 241.01 240,206 238.77 238.54 CORNER LOT PRIVACY FENCE 191 CITY OF HAMILTON 27.513 **Building Division** 21-101542 \* A SEPARATE PERMIT THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE IS REQUIRED TO CONSTRUCT 11.038 A REAR DECK THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW FOR CHIEF DUILDING OFFICIAL

LOT	192	
LOT No.	LOT WIDTH (M) (@ 5.0m)	LOT AREA (M²)
192	V15.14	<b>√</b> 559.09

H O HYDRANE

• WITTER SERVICE TRANSFORMER

DOUBLE STAL/SAIL CONNECTION

SINGLE STIL/SAIL CONNECTION

REPOSED WILVE

LIGHT POLE

<u>Grading Holes:</u> It shall be the responsibility of the builder to have all graces and services verified and checked before construction by an approved grading regimen. These grades and the piacement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VA3 Design inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to exercation commences in order that the building can be re-sited. Follows to observe these conditions may require expensive remedial action that will not be the responsibility of or cast to VA3 Design Inc. Foundation wall shall be poured to a minimum of  $\delta^*$  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 Metropoliton Consulting Inc.

	ALL FENCING TYPES, HEIGHTS AND LO CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.	CATI	ONS.	<b>L</b>	CORRESION UF  CORRESION UF  CORRESION PEDESTAL  MARIE  BELL PEDESTAL  REA  BELL PEDESTAL  B
9					The substitute and the superior to 1
8	4.				Origin Salada: Origin to be a Designar.
7	•	_			qualification information
Ĝ				,	Richard Vink 2 1/1/2
5			**		nome signalura
4					registration information / VAS Design inc.
3					والمتراوات المتراكات المستجمع والمتراكات المتراكات
2	1.		•		Sultier to verily location of all hydrants, street lights, trees other services. If minimum dimensions are not mointained.
1	ISSUED FOR PERMIT.	NCV	20/20	GW.	relocate of his own expense. Suither to verify service connection elevations prior to cont
'n.	description		lote		Supplies to very service connection envisors prof to con-

NOTE: SUMP PUMP REQUIRED S>SUMP PUMPS CONNECTED TO STORY SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET W14017-N1.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR



No. OF RISERS FINSHED FLOOR ELEVATION

TOP OF FOLKIOATION WILL

WHIT OUT DECK

UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE

ENERGY MAIN LEVEL ELEMETION UNDERSIDE FORTING ELEMETION FIN. BASEMENT FLOOR SLAB



-> SWALE DIRECTION

192 62M-1266 19014

107 112.

RUSSELL	GARDENS PHASE 3	HAMILTON	
SEPT. 2020		LOT SITI	NG/GRAD!NG
GW by	chaldrad by scok		G3-SITE-LAYOUTS

PROMOE 3/4" DBL CLEAR STONE IN THIS AREA

THIS LOT CONTAINS ENGINEERED FILL

AC AR COROMONER REQUIRED

O SIDE WINDOW LOCATION
OPT. DOOR LOCATION

A EXTERIOR DOOR LOCATION

HAN THEER DEPRESPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

STREET SIGN

RETAINING WILL
CHINI LINK FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FINCE (SEE LANDSCAPE PLAN) OR ME

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

CAS NETZR

HYDRO MITTER

WW. BOX

帝 岡

**\*** [6]