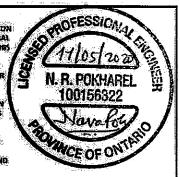
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFUNIMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PHAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADEACENT 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 CAR BE MAINTAINED IN ACCORDANCE UNIT HE PROPERSHOUSD STATE CLEEP AND LEY APPORTS. MINIMUM GRADES FOR THESE LATERALS CAR BE MARITARIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OUT.C. AND CITY DESIGN CRITERIA. NOTE: THIS CHITHCATION DOTS NOT TEPLACE THE BUILDIN'S RESPONSIBILITY TO EXPOSE THE SEVER LATERALS AND COMPIRM ELVYATIONS PRIDE TO EXCAVATING FOILTHE FOUNDATION, BY USE OF THIS FLANT HE RUIL DER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMPLICATION FOR THE MARITADIAL PROPORTION OF THE MINISPARIELY REPORTING TO METHOPOLITAN CONSULTING MAY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE



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 AND APPROVAL APPROVED BY: DATE: NOV 17, 2020 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON Building Division

P. Englot 11-105978 Walk-out THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW drawings and/or specifications have been reviewed by CHIEF BUILDING OFFICIAL DATE EK 6-241.60 241.25 239.01 238.78

> LOT 238 LOT AREA (MP) LOT WIDTH (M) No. 238 12.50 343.97

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 somitary 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 (ane) week prior to excavation commences in order building can be re-sited. Follure to observe these conditions may require appensive remedial action that will not be the responsant to VA3 Design Inc. Foundation wall shall be poured to:a minimum of 6" 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 angineering drawings prepared by Metropoliton Consulting Inc.

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

2 ADD SUMP PUMP

1 ISSUED FOR PERMIT

248

PROPOSED WAVE LP . LIGHT POLE WATER SERVICE TRANSFORMER DOUBLE STIL/SAK: CONFECTION SINGLE STIL/SAN. CONNECTION

CATCH BASH O'BLE TELEMISON PEDESTAL

O BELL PEDESTAL

LR NO. OF RESIS.

FF. FRISHED FLOOR ELEVATION.

MI. FRISHED MAIN LEVEL ELEVATION.

MI. FRISHED MAIN LEVEL ELEVATION.

MI. FRISHED MAIN LEVEL ELEVATION.

MI. SESSIMENT FLOOR SLAG.

MITTER UNDERSISE FROMING AT FEAR.

MITTER UNDERSISE FROMING AT SIDE.

MAID. WALK OUT BESSIMENT.

REVERSE FLOM.

SIREE SON MAT BOX ESTABLE WILL

X X X CHAN LINE FORCE (SEE LANDSCHE PLAN)

ACOUSTICAL FORCE (SEE LANDSCHEE PLAN) HYDRO WETER

TITITITE CASCINGUEST (31) SLOPE calcus observés noted)

PROVIDE 3/4" DM. CLEAR
STONE IN THIS AREA # OR # THIS LOT CONTINUES ENGINEERED FILL AC AR COMMONER REQUIRED O SIDE WHOOM LOCATION

OPT. ODOR LOCATION EXTERIOR DOOR LOCATION

GEDUCE SOE YARD



24488 VA3 Design Inc.

SEP 29/20 GW

42658 255 Consumers Rd Suite 120 Toronto ON M21 1R4 1.416.630.2255 f 416.630.4782 va3design.com RUSSELL GARDENS PHASE 3 HAMILTON

238 62M-1266 19014

LOT SITING/GRADING SEPT. 2020 GW GW 1:250 19014-RG3-SITE-LAYOUTS