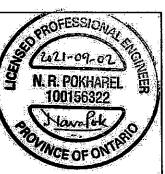
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY with the approved grading plan as it relates to this lot and adjacent lots. Where the basement FLOOR OR OTHER 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 REQUIRMENTS OF THE OLIC, AND CITY DESIGN CRITERIA NOTE, THIS CERTIFICATION DOES NOT REPLACE THE BUILDERS 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 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 AND APPROVAL APPROVED BY: DATE: _ SEP 07. 2021

CITY OF HAMILTON is stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility. Building Division THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE THE OWNER ANDIOR CONTRACTOR SHALL COMPLY WITH THE UWNER ANDIOR COM FRACTOR SHALL CUMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW These drawings and/or specifications have been rev STAIRS TO BE MIN DIGN TO STREETLINE MASONRY VENEER REQUIRED ON SIDES OF STAIRS

	LOT 362			
	LOT No.	LOT WIDTH (M)	LOT AREA (M²)	
ı	362	14,30	436.15	

I ISSUED FOR PERMIT.

no. description

AUG 27/21

date

GW

by

<u>Grading Moles:</u> 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 starm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VAJ Design Inc. is to be notified promptly of any discrepancies at least T (one) week prior to excavation commences in order that the building can be re-sited. Failure to abserve these conditions may require expensive remedial action that will not be the responsibility of or cost to VAJ 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.

1:250

20027-RG4-SITE-LAYOUTS

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

(2) PROPOSED WEVE LP • LIGHT POLE No. OF RISERS FINISHED FLOOR ELEVATION FINISHED WAN LEVEL ELEVATION UNDERSIDE FOOTING ELEVATION STREET SICH PROMISE 3/4" DM. CLEAR
STONE IN THIS AREA H O HIDRAIT **™ 90**x *OR THIS LOT CONTAINS ENGINEERED FILE RETINING WILL

CHAIL LINK TENCE (SEE LANGSCAPE PLAN)

ACCUSTICAL FENCE (SEE LANGSCAPE PLAN) ------MITTER SERVICE TRANSFORMER 0 FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL AC AR CONDITIONER REQUIRED DOUBLE STIL/SWI. COMMECTION OR ME RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPUSSIPHO) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) NOTE: REFER TO LANDSCAPE DRAWINGS FOR SINGLE STIL/SAIL CONNECTION UFF O SIDE WHOOM LOCATION

OPT. DOOR LOCATION ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CATCH BASIN UPS UNDERSOE FOOTING AT SIDE WALL, WALK OUT DECK WALL WILK OUT BISEMENT REV PENETSE FLAN **a** H HYDRO MEJER CONTRACTOR TO VERIFY PRIOR TO OF US METER - SHALE DIRECTION EXTERIOR COOR LOCATION CARLE TELEVISION PEDESTAL. INSTALLATION. TITITITE (3:1 SLOPE unless otherwise noted) REDUCE SIDE YARD ي مراسيا 362 62M-1266 24488 Richard Vink RUSSELL GARDENS PHASE 4 5 name registration information VA3 Design Inc. 20027 BCM HAMILTON 4 42658 LOT SITING/GRADING 3 JUL 2021 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 (416.630.4782 Builder to vently tocollion of all hydrents, star other pervices. If electron dimensions are in relocate of the con expense. Builder to vertly series connection elections foundations. If Drowings MOT to be exceled.

H:\ARCHNE\WORKING\2020\20027.GRE\SITE_PLAN\20027-RG4-SITE-LAYOUTS.Geg — Fri = Aug 27 2021 — 8:34 AM ple properly of U.S. DESCO. Deposituation of this properly in whole or in part is obtain prof

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