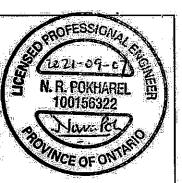
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIMISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 C.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 FLAN 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 respon ensure that all plans submitted for fully comply with the Architectural G and all applicable regulations and req

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 DATE: . SEP 08, 2021 is stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON Building Division 21-151250

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

OUTY OF HAMILTON BUILDING DIVISION Planning & Development Department SEP 1 3 2021 REF'D TO

DATE FOR CHIEF BUILDING OFFICIAL 478 16,87 248.64 GRIERSON TRAIL 垠248.913 249.72 249.42 247.18 SIDEWALK 3.AZ 248.64 3.4% 政第249.121 249.27 5.0% 249.2 2481949 28.563 7.54 "249.72 249.42 247.18 249.2 246.95 476

> **LOT 477** LOT No. AREA (M²) WIDTH (M) (**0**:5.8m) 13.546 388.76 477

Grading Moles:
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.

W.S. Design Inc., is to be notified promptly of any discrepancies at least 1 (and) 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 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 lat.

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

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

ISSUED FOR PERMIT.

O PROPOSED WILVE LP . LIGHT POLE TRANSFORMER DOUBLE STIL/SHE CONNECTION

3 SHOLE SIM /SAM COMMECTION CART BENZA CABLE TELEMISION PEDESTAL

BELL PEDESTAL

P. NE. OF RISERS
FF. FRISERS FLOOR ELEMATION
FRISERS NAM. LEVEL ELEMATION
FF. FIN. BISSIERS FLOOR SLAB
FRIV. TOP. OF FOUNDATION WILL
LET UNDERSOE FOOTING AT ROOM
LUS UNDERSOE FOOTING AT ROOM
LUS UNDERSOE FOOTING AT ROOM
LUS UNDERSOE FOOTING AT SIDE
WALL OUT BOCK
W.O.D. WALK OUT BISSIERSTT.
ROV. REVERSE FOUN

STREET SICH WAT BOX

PETURNIC SMILL
ORING LINES CONTINUES PROPERTIES FOR THIS LOT CONTINUES PROMETRED, PALL
ACCUSTION. FENCE (SEE LANGSCOPE PLAN)
ACCUSTION. FENCE (SEE LANGSCOPE PLAN) WOOD SCREEN FEMCE (SEF LANDSCAPE PLAN)

H. MORIO SERMCE LAIPPAL **₽** III

- MORO SEIMCE LAIERAL HYDRO METER GAS METER - SINLE SPECTION TITLE (2) SLOPE unless otherwise colod)

PROVIDE 3/4" DIA CLEAR STONE IN THIS MEA

OR THE (DISCHARGE ONTO SPLASHPHD) OFF. DOOR EDCATION EXTERIOR DOOR LOCATION REDUCE SIDE PARD



ب من ان 24488 BCR VA3 Design inc.

UG 27/21 GW bÿ

date

42658 255 Consumers Rd Sulte 120 Toroido ON M2J 3R4 t-416.630.2255 f 416.630.4782 vo3desagn.com



477 62M-1266 HAMILTON 20027

RUSSELL GARDENS PHASE 4 JUL 2021 LOT SITING/GRADING 13 1:250 . NIC 2020 20027 GRE STEE RIAM 20027 - RC4 - SITE - LAYOUTS dwg 20027-RG4-SITE-LAYOUTS

Builder to verify scotton of all hydronia, street lights, by other services. If mismingh dissentions are not maintains relacate at the one express. Builder to verify service connection disentions, prior to on foundations. W (pressings MOT to the records.) at and analysis to appropriate property of MS 19200. Representation of this property is white or in part is which pro