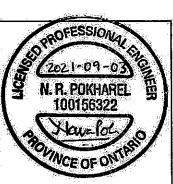
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIMISION GRADING DESIGN. THE PROPOSED GRADES ON THIS FLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 O.B.C. AND CITY DESIGN CRITERIA NOTE, THIS CERTIFICATION DOES NOT REPLACE THE PULLDER'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 and all applicable regulations and requirements

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL DATE: SEP 08, 2021 This stamp certilies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON **Building Division**

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

ITY OF HAMILTON BUILDING DIVISION Planning & Development Department SEP 1 3 2021

For Chilly Building Official 241.81 222.72 21:500 243,87

ROCK LOT

1 ISSUED FOR PERMIT.

no. description

LOT 380				
LOT No.	LOT WIDTH (M) (© 5.8m)	LOT AREA (M²)		
380	13.50	371.25		

WAS Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excondition 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 arcost to VAS 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 engin ering drawings prepared by Metropolitan Consulting Inc.

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

8	PROPOSED WALVE	
•	LIGHT POLE	H O HYDRANT
•	WATER SERVICE	TRANSFORMER
Y	DOUBLE STIM/SAM	
1	SHOLE STIL/SAN	CONNECTION
33	CARCHE BASIN	

	18345 as lamba
ff.	FINISHED FLOOR ELEVATION
ш.	FINISHED WIN LEVEL ELDWIN
UF	UNDERSIDE FOOTING ELEVATION
BF	FINE BASIBIED FT.COR SLAB
TFW.	TOP OF FOUNDATION WALL
UR	UNDERSIDE FOOTING AT REAR
UFF	UNDERSIDE FOOTING AT FROM
	UNDERSIDE FOOTING AT SIDE
UFS	
WOD	
	, WILK OUT BISEMENT
REV	REVERSE PLAN

P No OF RISERS

	نين گاؤند	STREET SIGN	
	\sim	MAIL BOX	
		RETAINING WALL	
	XX	CHAIN LINK PENCE (SEE LANDSCAPE PLA	H)
		- ACOUSTICAL FENCE (SEE UNOSCAPE PL)	
		WOOD SCREEN FENCE (SEE LANDSCAPE	PLA
		- HRORO SERVCE LATERAL HYDRO METER	
	iqui [G]	CAS METER	vill

TITITI EMPANGIÈNI (3:1 SLOPE unices otherwise noted)

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LW)		
	0	SIDE

ADE 3/4" DIA. GLEAR E. In This Area LOT CONTAKS ENCREEDED FILL ONOTIONER REQUIRED WATER DOWNSPOUT LOCATION CHARGE ONTO SPLASHPAD) OFF. DOOR LOCATION EXTERIOR DOOR LOCATION

REDUCE SIDE YARD



12.1		CABLE TELEMSON PEDESTAL.	W.O.B. WALK OU REV REVERSE
- 14 2			
4	34	Colors Suffrey Code to be a Sudger.	
	2.89	qualification information	- //
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A 500		registration information: / VA3 Design Inc.	42658
49	14		representation description of the
	32.7	Builder to verify location of all hydronia, street other services. If minimum dimensions are not	
UG 27/21	GW	relocate at his own expense.	restricted about 4
date	by:	Builder to verify service connection elevations p fountiations. ** Drowings HOT to be excited **	nor to constructing

	V	8	1
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JUL 2021 GW

RUSSELL GARDENS PHASE 4 HAMILTON LOT SITING/GRADING 20027-RG4-SITE-LAYOUTS 1:250

CREC - H/ARCHNE/WORKING/2020/20027.GRE/SITE/PLAN/20027-RG4/SITE-LAYDUTS:6wg/- Fri - Aug/27/2021 - B:44 AM