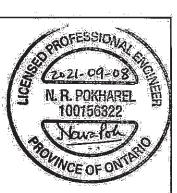
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUEDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING FLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 BUILDER'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 including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (folling) 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 comp with the applicable Architectural Desig Guldelines approved by the City of HAMILTON.

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL DATE: SEP 08. 2021 This stamp certifies 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

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

gs and/or specifications have been reviewed 🛊 MOUNTAIN 510 ELEV. T 10" JOIST 248.71 249.28 248.98 TFW 246.74 7.09 16.56 246.51 a 67 507 2 1% HR248,487 248.5 248.53 MOUNTAINASH 12 SIDEWALK ELEV 3 **4**10° 3R 4.81 248.60 48.59 248.26 §8≥ 509 9 48.56 508 15.62 5.87 248 94 10 248.33 2,0M CONC. SIDEWALK UPGRADE EXPOSED ELEVATION(S)
See Approved Streetmann 13 Init Marting Creation 1,299 SKINNER ROAD corner lot privacy 247.942 247.888 \_x247.977\_ 248.047 — 247.992 248.047 — 248.093 248.124 — 248.093 fence

> LOT 509 WIDTH (M) AREA (M2) No. (**0**:5.8m) 509 14,703 409.58

PROPOSED WILVE

LICHT POLE

AUG 27/21 CW

date

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 sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VAJ Dasign Inc. is to be notified promptly of any discrepancies at least I (gne) week prior to excoration commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remainer color 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.

Triished 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 Metropolitan Consulting Inc.

249.09

246.07

TFW 248.79 246.30

BF

UF

7

6

5

4

3

2

I ISSUED FOR PERMIT.

no. description

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

CATCH BASIN ⊠°° CABLE TELEVISION PEDESTAL

BELL PEDESTAL جر ضا اد

H O HYDRANT

WATER SERVICE INVASFORMER

Y DOUBLE STAT/SHE COMECTION

SINGLE STM/SAN. CONNECTION

NA. OF RISERS FINISHED FLOOR ELEVATION FF. PINISED FLOOR BLEADION

FF UNDERSON FROM LEVEL DLONDON

FF UNDERSON FROM BLEAVIOR

FFW TOP OF FOUNDATION WHILL

LIFE UNDERSON FROM AT REAR

UFF UNDERSON FROM AT SEE

WALL WALK OUT DEEX

WOLL WALK OUT DEEX

REVERSE: PLAN

MAL BOX CHAN LINE FERCE (SEE LANDSCAPE PLAN)

ACCUSSION FINCE (SEE LANDSCAPE PLAN) H HONO SCHEM FENCE (SEE LANGSCAPE PLAN)

H HONO METER **8** 8 **4** 6 CAS METER TITITITE CANADAM CONTROL OF CONTR

STREET SIGN

PROVIDE 3/4" DM. CLEAR STONE IN THIS MEA \* ON THIS TOLL CONTINUE ENCOREEDED LETT AC AR CONDITIONER REQUIRED OR III (OSCINGE ONTO SPLASIPAD) O SINE VANDOM LOCATION

OPT. DOOR LOCATION

EXTERIOR GOOR LOCATION



24488 nome registration efformation VAS Design line. 42658 

255 Consumers Rd Suite 120 Toronto ON M21 1R4 1 416.630.2255 f 416.630.4782 va3design.com

509 62M-1266 20027

RUSSELL GARDENS PHASE 4 HAMILTON JUL 2021 LOT SITING/GRADING drawn by GW 1:250 20027-RG4-SITE-LAYOUTS GREG - H:\ARCHIVE\WORKONG\2020\20027.GRE\SITE:PLAN\20027-RG4-SITE-LAYOUTS.dwg - FH + Aug 27:202() - 9:13 AN