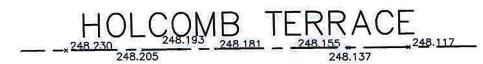
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 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.

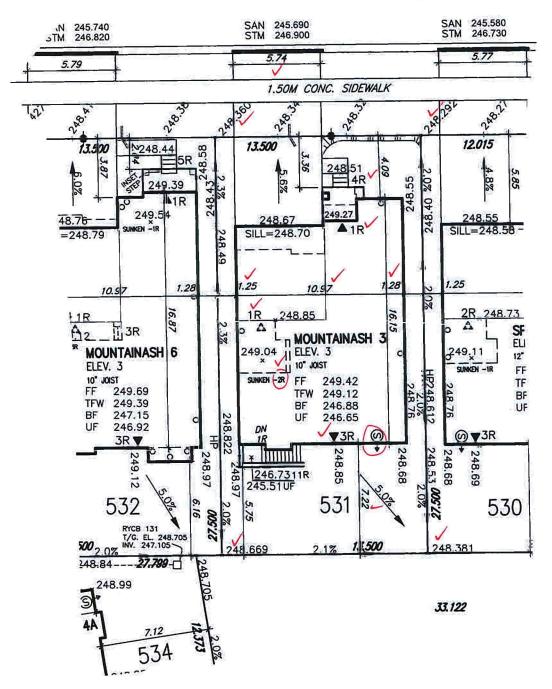


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 10, 2021 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.





CITY OF HAMILTON **Building Division**

Permit No. 21-16/713

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

CHIEF BUILDING OFFICIAL

NEC.14/2 DATE

LOT 531				
LOT No.	LOT WIDTH (M) (9 5.8m)	LOT AREA (M²)		
531	13.50	371.25		

Gradian 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.

VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (ane) 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 cost 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 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.

1 ISSUED FOR PERMIT.

o. description

⊗	PROPOSED VALVE		
LP O	LIGHT POLE	HO	HYDRANT
•	WATER SERVICE		TRANSFORMER
Y	DOUBLE STM./SA	L CONNE	CTION
)	SINGLE STM./SAN.	CONNEC	TION
	CATCH BASIN		
⊠°	CABLE TELEVISION	PEDEST	L.
•4	BELL PEDESTAL		

No. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT UFS UNDERSIDE FOOTING AT SIDE WALK OUT DECK WALK OUT BASEMENT REVERSE PLAN

REY



RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN) ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

H HTORO SERVICE LATERAL HYDRO METER **F G** GAS METER SWALE DIRECTION EMBANCHERT (3:1 SLOPE unless otherwise noted)



PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA OR THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) O SIDE WINDOW LOCATION

OPT. DOOR LOCATION EXTERIOR DOOR LOCATION

REDUCE SIDE YARD



24488 Richard Vink VA3 Design Inc. 42658 Challer to writy location of all hydrants, str other services. If minimum dimensions are a relocate at his own expense. 5.1245 to verify service connection elevations foundations. ⁵⁰ Drawings NOT to be scaled GW.

AUG 27/21

date

by





53 62M-1266 20027

JUL 2021 LOT SITING/GRADING 20027-RG4-SITE-LAYOUTS 1:250 GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RC4-SITE-LAYOUTS.dwg - Fri - Aug 27 2021 - 9:42 AM

nin and design are the copyright properly of VIS DESIGN. Reproduction of this properly in whole or in part is abidily probabled editect. VIS DESIGN's written