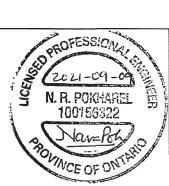
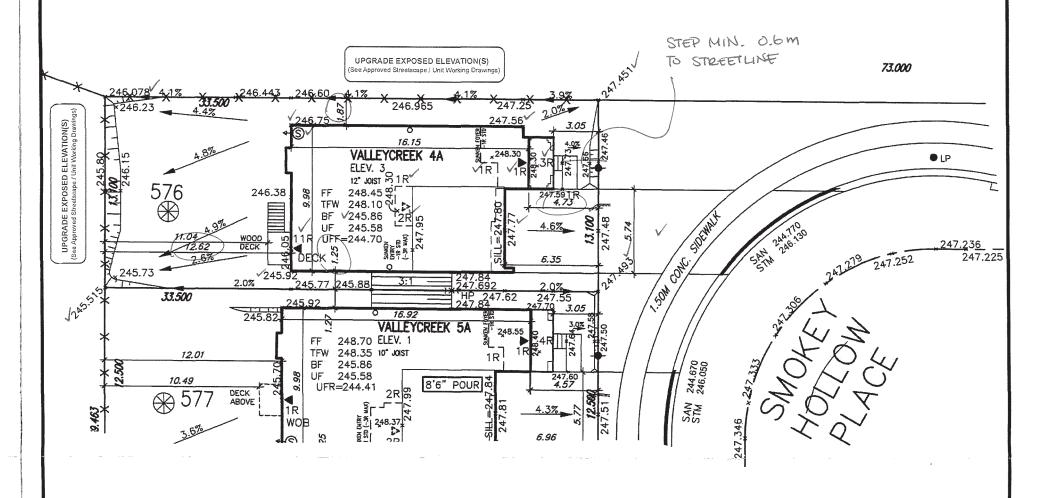
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS, WHERE THE BASEMENT FLOOR OR OTHER 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 APPROVA APPROVED BY: DATE: _____SEP 14, 2021



CITY OF HAMILTON **Building Division**

Permit No. 21-161673

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WILL THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE

CHIEF BUILDING DFFICIAL

LOT 576 LOT WIDTH (M) AREA (M2) (0 5.8m) 438.85 576 13.10

⊗ PROPOSED VALVE

LP UCHT POLE H O HYDRANT

DOUBLE STM./SAN. CONNECTION

SINGLE STM./SANL CONNECTION

WATER SERVICE TRANSFORMER

It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grad engineers. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality below the property of the street are to meet the requirements of the municipality.

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

OR E

| L | ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION. | | | | S UNDERSIDE D.D. WALK OUT D.B. WALK OUT | BASEMENT |
|-----|---|-----------|----|---|---|--------------|
| 9 | | | | The enterious im returns and inter responding for | ale design | - |
| 8 | | | | Orderto Building Code to be a Designer. | - | |
| 7 | - | | | qualification information | | I X / |
| 6 | | | | Richard Vink | 24488 | |
| 5 | | | | nome signature | 8CIN | |
| 4 | | | | registration information VA3 Design Inc. | 42658 | l DE |
| 3 | | | | | | |
| 2 | | | | Suilder to verify socialist of all hydronts, street lights, tran other services. If minimum dimensions are not maintained, | 255 Consum Toronto | |
| 1 | ISSUED FOR PERMIT. | AUG 27/21 | GW | relocate at his earn expense. Builder to verify service connection elevations prior to constructing | | t 416.630.22 |
| no. | description | date | by | foundations. ** Drawings NOT to be scaled *** | va3c | |

NOTE: REFER TO LANDSCAPE DRAWINGS FOR



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

--> SWALE DIRECTION

576 62M-1266

RUSSELL GARDENS PHASE 4 HAMILTON 20027 date JUL 2021 LOT SITING/GRADING GW 1:250 20027-RG4-SITE-LAYOUTS GREG - H;\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Aug 27 2021 - 10:39 AM

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

OR THIS LOT CONTAINS ENGINEERED FILL

AC AR CONDITIONER REQUIRED

O SIDE WINDOW LOCATION OFT. DOOR LOCATION

EXTERIOR DOOR LOCATION

REDUCE SIDE YARD

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

STREET SIGN

RETAINING WALL

CHAIN LIBN FENCE (SEE LANDSCAPE PLAN)

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

-H --- INDRO SERMCE LATERAL

HYDRO METER

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

WAT BOX

自由 eve medes 合用 Nuons medes