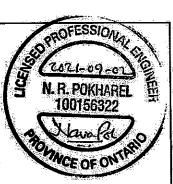
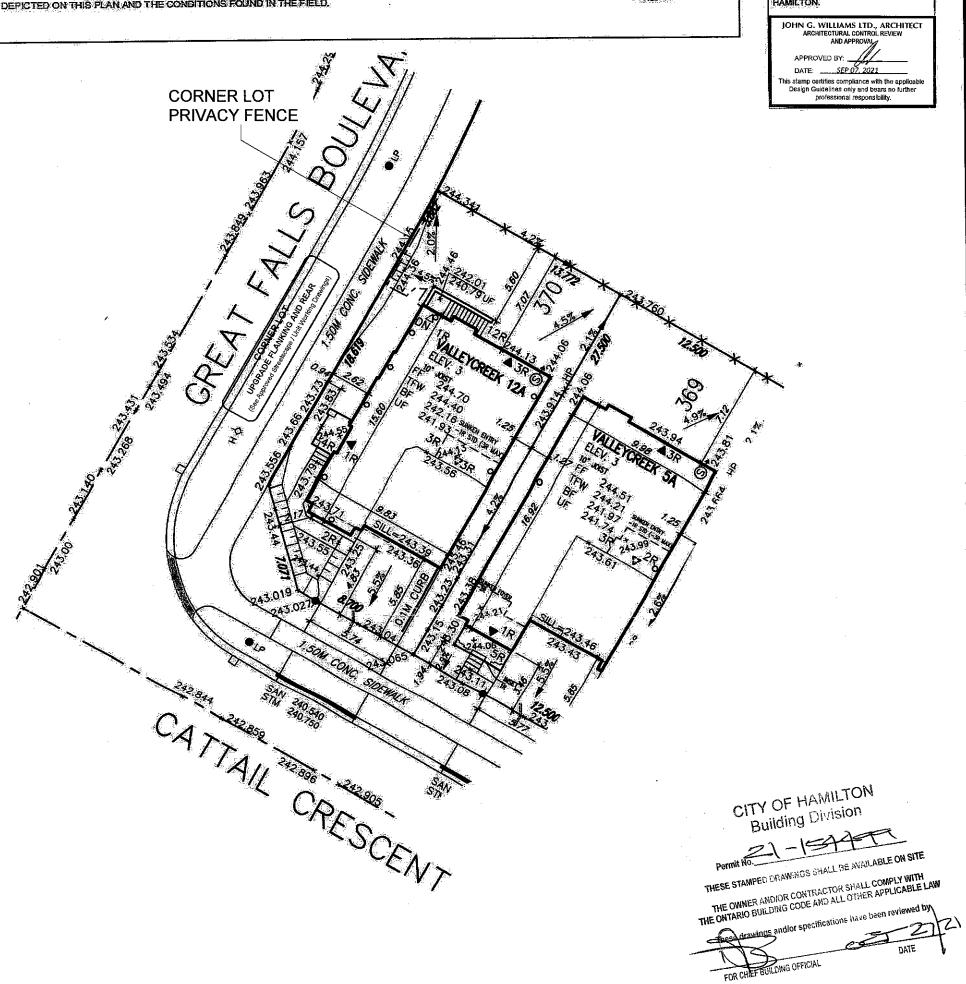
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 (butling) plans or working drawings with respect to any zoring or building code or permit matter or that any house can be properly built or located on its lat-

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 07, 2021 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



ROCK LOT

T ISSUED FOR PERMIT.

no. description

NOTE: REFER TO LANDSCAPE DRAWINGS FOR

1	OT 370	
LOT No.	LOT: WIDTH (M) (© 5.8m)	LOT AREA (M²)
370	13,70	364.34

LIGHT POLE H O HYDRANT

MATER SERVICE TRANSFORMER

DOUBLE STIL/SAK CONNECTION

SINGLE STILL/SAIL CONNECTION

Ø PROPOSED WILL'E

LP 🌑 LIGHT POLE

It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved gro-angineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipall having jurisdiction.

VAJ 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 arcest 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 lot.

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

THIS LET CONTINUE WALL

SETMENT WALL

SET LANGE SET LANGES OF PLAN

ARE CONDITIONER REQUIRED

ARE CONDITIONER REQUIRED

PROVIDE STA\* DA. CLEAR STONE IN THIS AREA

O SIDE WINDOW LOCATION

OFF. DOOR LOCATION

A EXTERIOR DOOR LOCATION

No. OF RISERS
PRISED FROM ELEADON
PRISED INN LENE ELEADON
PRISED INN LENE ELEADON
PRISED FROM ELEADON
PRISEDER FROM SAR
TOP OF FOUNDATION WILL
RISERSED FROM AT FROM
UNDERSIDE FROM AT FROM ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO (CATCH BASIN UNDERSIDE FOOTING AT SIDE WOO. WHE OUT DECK WOO. WHE OUT BESTMENT REV REVERSE PLAN CABLE TELEVISION PEDESTAL INSTALLATION. Richard Visk 24488 VAJ De 42658 Builder to verify location of all hydroxis, street lights, br other services. If minimum dimensions are not maintaine relicate at his own expense.

255 Consumers Rd Suite 120 Toranto CN W2J 1R4 £ 416.630.2255 / 416.630.4782

TITITIE CHEVIOLET (Let SLOPE unless otherwise noted)

**370** 62M-1266 project no. 20027

Ø

RUSSELL GARDENS PHASE 4 HAMILTON dota JUL 2021 LOT SITING/GRADING 20027-RG4-SITE-LAYOUTS 1:250

REC - H:\ARCHNE\WORKGNC\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dag - Fri - Aug 27 2021 - 8:37 AM

A الله المنطقة المنطقة والمراهر به منطق والإسرور على المنطقة المنطقة المنطقة المنطقة المنطقة المنطقة المنطقة ا

STREET SIGN

SER HORO LETER

MAN & MAN S MAN WOOD SCREEN FERCE (SEE LANDSCAPE PLAN)

H --- INDRO SERMCE LATERNA.