PROFESSIONAL BOOLI-09-07 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 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 exemining 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 of located on its lot. with the approved grading plan as it relates to this lot and advacent lots. Where the basement FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS THE SEMER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE N. R. POKHAREL MINIMUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIRMENTS OF THE 100156322 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 This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON. **NCE OF O** DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD. JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL APPROVED BY: SEP 08. 2021 DATE: . This stamp certifies compliance with the applica Design Guidelines only and bears no further 4.219 486 THE ORY AND ARROWS AND CITY OF HAMILTON **Building Division** Permit No. 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 and/or specifications have been reviewed FOR CHIEF BUILDING OFFICIAL 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 starm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction. LOT 487 VAS Design Inc. is to be notified promptly of any discrepancies of 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 VAS Design Inc. Foundation wall shall be poured to a minimum of 6° above approved grades. LOT AREA (M²) LOT WIDTH (M) Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any porticular lot. (**@** 5.8m) 15.528 571.88 487 These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc. No. OF RESISTANTON
PRISED MAIL TOES ELEMITON
PRISED MAIL TOES ELEMITON
TOES FOOTING ELEMITON
FIN. DISCENSIT FLORE SLAD
TOE OF FOOTING AT EASE
UNDERSOLE FOOTING AT EASE
UNDERSOLE FOOTING AT EASE
UNDERSOLE FOOTING AT EASE
UNDERSOLE FOOTING AT SIZE
WALK OUT OFFICE (8) PROPOSED VALVE COL STREET SIGN PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA MAL DOX

MAL LP UGHT POLE H O HORNIT SERVICE: TRANSFORMER 0 Y DOUBLE STIL/SHIL CONNECTION WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) OR ME (DISCHARGE ONTO SPLASHPAD) NOTE: REFER TO LANDSCAPE DRAWINGS FOR SINGLE STIL/SAIL CONNECTION H HORO SERVCE LATERAL ALL FENCING TYPES: HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION. O SEE WHEOW LOCATION

OPT; DOOR LOCATION CYTCH BROW WOB. WHA OUT DECK WOR. WHA OUT BASEMENT REV REVISICE PLAN EXTERIOR COOR LOCATION **P** 6 GAS METER ---- SWALE DIRECTION CABLE TELEVISION PEDESIAL. TITITE (MONECADA)
(S.) SLOPE union otherwise noted) REDUCE SIDE YMOD 487 62M-1266 24488 20027 5

registration information VA3 Design Inc.

AUG 27/21 GW

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date

1 ISSUED FOR PERMIT.

no description

Builder to verify location of all hydronia, after other services. Il minimum dimensions are n relocate of the com separate. Builder to verify service connection devotices (ouncidions. *** Drawings. HOT to be scoled.**

RUSSELL GARDENS PHASE 4

1:250 sreg — H-/Archne/Workoko/2020/2027/Gre/Site Plan/20027-RCA-Site-Layouts:049 — Fr — Aug 27: 2021 — 9:07 aa

JUL 2021

DESIGN 255 Consumers Rd Suite 120 Toronto ON 423 1R4 416.630.2255 416.630.4782 vo3design.com

255 Consum

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HAMILTON

LOT SITING/GRADING

20027-RG4-SITE-LAYOUTS

wing no