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 BUILDERS 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 zering 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

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

247.315 246.820 **UPGRADE EXPOSED ELEVATION(S)** See Approved Streetscape / Unit Working Drawing 54.121 247.022 16.807 15.586 **≥**498

CITY OF HAMILTON **Building Division**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ORTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

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

16.382 2 0% S 496 497 13R 1 VALLEYCREEK g_R 9.98 ELEV. 3 13R A DECK9.98 VALLEYCREEK 3 DECK FF 2 VALLEYCREEK 3 1.25 249.75 TFW 249.40 BF 247.16 247.45 ELEV. 1 12" 305T FF 249:75 SIMMON BHINY FF 249:40 SI SID (48" MA) BF 247:16 RJ * 15" UF 246:93 TJ * 15" GUFR=246:14 J SI Z49:25 2R 12" JOIST 246.93 UF LEV. 3 SIMON BHRY JOST 249.90 91 18 247.313R 78 IR ₹7 × r JRa 249.25 247.08 745.78 249.31 49 18 SILL=249:10 SILL=249.10 IR ▼ 249.07 249.03 V1.793 5 kg 300 9.083 5.77 240.013 SAN 246,000 STM 247,300

> **LOT 497** LOT AREA (M2) No. WIDTH (M) (**6** 5.8m) 12.478 413.34 497

Ø PROPOSED WAVE IP ● LIGHT FOLE H O HTDRWIT

NATER SERVICE IN TRANSFORMER

Gradias Notes: It shall be the responsibility of the builder to have oil grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sonitory services off the street are to meet the requirements of the municipality having jurisdiction.

VAJ Design Inc. is to be notified promptly of any discrepancies at least 1 (one), week prior to excovation 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 cast 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.

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

AUG 27/21

3

1 ISSUED FOR PERMIT

no. description

IN. OF REERS
FRISHED FLOOR ELEVATION
FRISHED MAN LEVE, ELEVATION
FRISHED MAN LEVE, ELEVATION
FRI, ENCEMBRIT FLOOR SLAB
TOP OF FRISHERTON MALL
MERICAGE FROMME AT FEAR
MARCHES FROMME AT FEAR
MARCHES FROMME AT FEAR DOUBLE STIL/SAK COMMECTION SMOLE STAL/SAN. COMMECTION CATCH BASIN UTS UNDERSIDE FOOTING AT SIDE W.O.D. WALK OUT DECK W.O.B. WOLK OUT BASEMENT REV. REVERSE PLAN CHELL TELEVISION PEDESIAL

P C TITTE (3:1 SOPE unless otherwise noted)

STREET SIGN **₩ 90**x ETAMBLE WILL

X X X GIMM LINK FENCE (SEE LANGSCHEE PLAN)

ACOUSTICAL FENCE (SEE LANGSCHEE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL INDRO METER GAS METER

PROMOE 3/4" DAL CLEAR
STONE IN THIS AREA

* OR * THIS LOT CONTAINS ENGINEERED FILL AC AR CONDITIONER REQUIRED

OR ME (DISCHARGE ONTO SPLASHEND) O SIDE WHOOM LOCATION

OPT. DOOR LOCATION A EXTERIOR OFFICE LOCATION REDUCE SIDE YARD



Richard Vink 24488 VA3 Dasign Inc. 42658 Builder to worthy location of all hydror other newtons. If minimum dimension nts, street lights, transformers and

RUSSELL GARDENS PHASE 4 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 1 416.630.2255 f 416.630.4782 GW

497 62M-1266 20027 HAMILTON

LOT SITING/GRADING JUL 2021 1:250 20027-RG4-SITE-LAYOUTS reg - H.\archve\working\2020\20027.gre\site plan\20027-rg4-site-layoutsidig - Fri - Aug 27 2021 - 9:10 aa

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