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 ansure 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 (letting) plans or working drawings with respect to any zoning or building code or permit matter or that any nouse 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 Oity of HAMILTON.

JOHN G. WILLIAMS LTD., ARCHITECT SEP 10, 2021 DATE: This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

HOLCOMB, 248.193 248.181 _ ,248 248.205 248.267 248.281 SAN 245.690 STM 246.900 SAN 245.740 STM 246.820 SAN 245.780 STM 247.010 5.77 5.79 1.50M CONC. SIDEWALK 240. 240 13.500 13.500 248.44 15 065 6.0% 5.85 5.85 249.39 IN1B 249.54 248.76 248.67 248,80 SUNKEN SILL=248.70 SILL=248.83 SILL=248.79 25 1.28 1.25 10.57 10.57 12.70 16.87 248.94 TR 248.85 1R 248.98 2R 2.3% o Δ Δ 249 2 _ [] 3R) 11 MOUNTAINASH 249.36 * 249.04 || ELEV. 3 MOUNTAINASH 6 2R II 10" JOIST ELEV. 3 SUNKEN -2R 10" JOIST SUNKEN -2R FF 249,42 249.69 V TFW 249.12 TFW 249.39 246.88 247.15 UF 246.65 UF 246.92 **▼**3R (9) .822 <u>ଡ</u>୍ଲ 3R ▼ 푸 3R 🔻 9 249. * |||||||| 249 248.97 248.97 245.51 UF .85 12 532 531 27.500 20% 75 533 RYCB 131 T/G. EL. 248.705 INV. 247.105 3.500_{2.0%} 1,1500 THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE -248.84----**27.799**-🗖 248.99 249.09 (VALLEYCREEK 44 16.15 ELEV. 2 SUNKEN -2R 12" JOIST

CITY OF HAMILTON **Building Division**

Permit No. 21-16/692

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

DEC.14/21 CHIEF BUILDING OFFICIAL DATE

LOT 532 LOT LOT AREA (M2) No. WIDTH (M) (0 5.8m) 532 13.50 371.25

~40 59

Gradina 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.

W.J. 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 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 Metropolitan Consulting Inc.

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PROPOSED VALVE No. OF RISERS FINISHED FLOOR ELEVATION STREET SIGN PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA LP LICHT POLE H O HYDRANT MIL BOX Finished Main Level Elevation Underside Footing Elevation Fin. Basement Floor Slab RETAINING WALL

CHAIN LINK FENCE (SEE LANDSCAPE PLAN)

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) OR THIS LOT CONTAINS ENGINEERED FILL WATER SERVICE TRANSFORMER 0 AIR CONDITIONER REQUIRED DOUBLE STIL/SAN. CONNECTION AC TOP OF FOUNDATION WALL RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) NOTE: REFER TO LANDSCAPE DRAWINGS FOR UNDERSIDE FOOTING AT REAR WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

H HYDRO SERVICE LATERAL O OR SINGLE STIL/SAN. CONNECTION Underside footing at from Underside footing at side ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO O SIDE WINDOW LOCATION

OPT. DOOR LOCATION CATCH BASIN HYDRO METER CABLE TELEVISION PEDESTAL W.O.D. WALK OUT DECK **# G** GAS METER SWALE DIRECTION A EXTERIOR DOOR LOCATION INSTALLATION. W.O.B. WALK OUT BASEMENT REV REVERSE PLAN (3:1 SLOPE unless otherwsie noted) REDUCE SIDE YARD nd has the guillioners and has the guillioners and the Madeling Code to be a 62M-1266 24488 BCIN Richard Vink RUSSELL GARDENS PHASE 4 20027 HAMILTON VA3 Design Inc. 42658 Builder to verify location of all hydronts, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **. JUL 2021 LOT SITING/GRADING 255 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 1 ISSUED FOR PERMIT. AUG 27/21 20027-RG4-SITE-LAYOUTS 1:250 va3design.com no description GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Aug 27 2021 - 9:42 AM