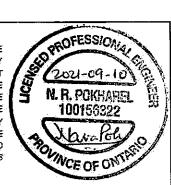
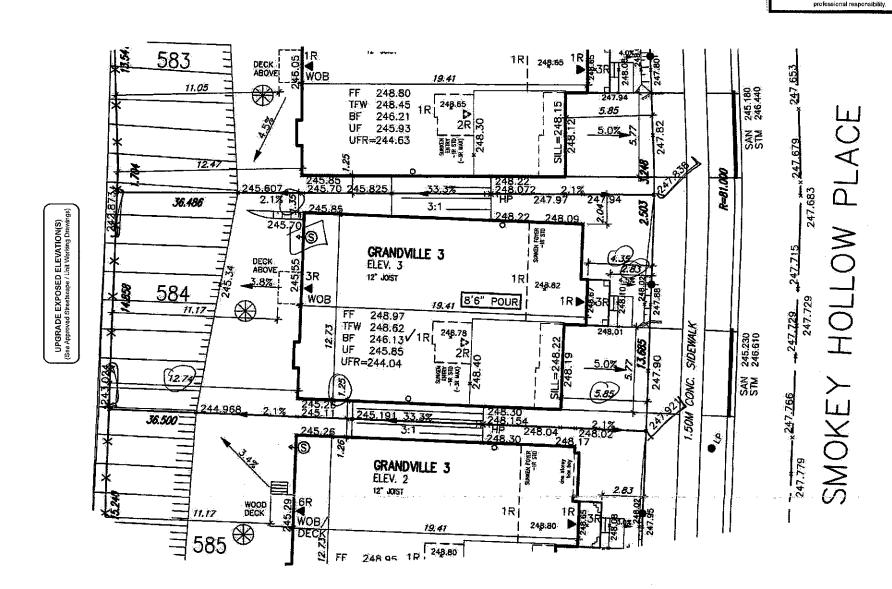
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 Q.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 SEP 14, 2021 DATE: This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



Deck BP#22-105678

CITY OF HAMILTON **Building Division** 

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

emen Chu 22 FOR CHIEF BUILDING OFFICIAL DATE

PROPOSED VALVE

LICHT POLE



Doing electrical work? A notification must be filed with the Electrical Safety Authority. Electrical Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law.

For more information go to esasafe.com or call 1-877-372-7233

80	ILŌIN	GD	١,	ISION Department	on browning a pro-
ENTERNAL TRANSPORT	NOV	29	Ì	2021	0.1024 <b>3.1025</b>
REC'D BY			_	DATE	
REF'D TO			_	DATE	

INSTALLATION.

no. description

CITY OF HABIII TON

LOT 584			
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M²)	
584	15.976	566.58	

H O HYDRANT

engineer. These grades and the placement of storm and soultary services off the street are to meet the requirements of braing jurisdiction.

VAJ Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavolion cammences 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 lat.

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

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

MATER SERVICE INVASSORMEN	UF	UNDERSIDE FOOTING EU
DOUBLE STIL/SAN: CONNECTION:	BF	FIN, BASEMENT PLOOR
III DOUBLE SHE'SAN' COMMECTION:	TFW	TOP OF FOUNDATION W
SINGLE STM./SAN. CONNECTION	UFR	UNDERSOE FOOTING AT
	UFF	UNDERSIDE FOOTING AT
CI) CATCH BASIN	UFS	UNDERSIDE FOOTING AT
_0	W.O.D.	WALK OUT DECK
DXI CABLE TELEVISION PEDESTAL	W.O.B.	WHER OUT BASEMENT
BELL PEDESTAL	REV	REVERSE PLAN
he extended has reduced and false requests	by for this	***

$\stackrel{\bullet}{\boxtimes}$	STREET SIGN WAL BOX
<del>* * *</del>	RETAINING MALL CHAIN LINK FENCE (SEE LANDSCAPE PLAN) ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) OR HYDRO SERVICE LATERAL
<b>\$</b> @	HYDRO METER  CAS METER -> SMALE DIRECTION
समाम	ENEMBOREA

THIS LOT CONTAINS ENCINEERED FELL AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHFAD) SIDE WINDOW LOCATION

OPT. BOOK LOCATION

584 62M-1266 20027

nd has the qualification and a what building Code to be a Di VA3 Design Inc. Builder to verify location at all hydrants, street lights, true other revices. I minimum dimensions are not maintained, selected at his own expense.

Builder to verify service connection electrices prior to comb 42658 1 ISSUED FOR PERMIT

DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4

No. OF RISERS FINISHED FLOOR ELEVATION

(3:1 SLOPE unless otherwise noted)	REDUCE SIDE YARD	. "
<b>#Green</b>	park.	
POJECT NOTE RUSSELL GARDENS PHASE 4	HAMILTON	
dote JUL 2021		NG/GRADIN
drawn by checked by social	6 20007 F	file no

t 416.630.2255 f 416.630.4782 ve3design.com GREG: - H:\ARCHNE\WORKUNG\2020\20027.GRE\SITE.PLAN\20027-RG4-SITE-LAYOUTS.dwg: -- Fri -- Aug' 27: 2021 -- 10:48 XA arly in which or its part is obtaily probabled without W.S.CE