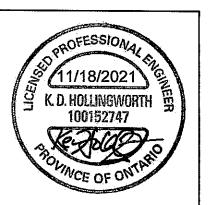
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 Guldelines and all applicable regulations and requirements including zonling 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 APPROVED BY: NOV 22, 2021 DATE: This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

SPRINGFIELD 11 REN ENTRY R STO (-3R MAX) ELEV. 1 11.79 SPRINGFIELD 3 12" JOIST 1.25 6R ▼ DECK ELEV. 2 **▼**DECK 12" JOIST DECK MOOD DECK MOOD 27.553 551 2.45 § 550 4. 27.661 18.168 o 16.890 12.451 552 4.302 12.525 1.205 171.298 248.35, HP 553 <sub>2</sub>554 248. VALLEYCREEK 11 **▲**3R 25ELEV. 3 FF **6** 9.98 VALLEYCREEK 5A-553 10" JOIST TEW 249.11 246.87 SUNKEN ENTRY BF -2R STD (GR WAX) UF ELEV. 2 VALLEYCREEK 3 246.64 10" JOIST ELEV. 2 248.93 FF 12" JOIST 248.63 248.98 TFW TV JI4R FF TFW 246.14 Y Max) 248.63 245.91 2R 时 248.28 2R 246.39 BF 248.28 2R 246.16 43RUF 9.83 8'6" POUR <del>18.06</del> -SHLL=248.13 SILL=248.13 1.93 247.91 .88 48,8 8.935 1247.87 0.078 1.50M CONC. SIDEWALK SAN 245.230 STM 246.560 SAN 245.160 STM 246.420 GARDENBROOK TRAIL 1.960 ×247.468 247.490

CITY OF HAMILTON BUILDING DIVISION MAR 1:1 2022 REC'D BY

Sump Primp REO'P

CITY OF HAMILTON **Building Division** 

21-163000 THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

and/or specifications have been reviewed by APR 0 8 2022

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 storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction. VAJ Design Inc. is to be natified 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.

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

1 ISSUED FOR ENG. REVIEW.

no.i description

WATER SERVICE TRANSFORMER DOUBLE STM./SAN, CONNECTION SINGLE STIL/SAIL CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL.

LOT 553

WIDTH (M)

H 🗘 HYDRANT

(**©** 5.8m) 12.518 AREA (M2)

346.30

REY

No. OF RISERS FINISHED FLOOR ELEVATION FINISHED MAIN LEVEL ELEVATION UNDERSIDE FOOTING ELEVATION FIN. BASEMENT FLOOR SLAB TFW TOP OF FOUNDATION WALL UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FROM UNDERSIDE FOOTING AT SIDE UFS WALK OUT DECK W.O.D. WALK OUT BASEMENT REVERSE PLAN W.O.R.

\_\_\_\_ STREET SIGN MAL BOX RETAINING WALL

CHAIN LINK FENCE (SEE LANDSCAPE PLAN) HYDRO METER 8 M or G

--- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL gas meter → SWALE DIRECTION TITITITE EMBARGMENT (3:1 SLOPE unless otherwsie noted)

PROMIDE 3/4" DIA. CLEAR STONE IN THIS AREA

\* OR THIS LOT CONTAINS ENGINEERED FILL AC AIR CONDITIONER REQUIRED

OR RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) O SIDE WINDOW LOCATION

OPT. DOOR LOCATION EXTERIOR DOOR LOCATION



ly for this design who set set in the the underlysed has reviewed and takes re-nel has the qualifications and marks the co hilarie Building Code to be a Dunignar. Richard Vink 24488 BCIN VÁ3 Design Inc. 42658 Builder to verify location of all hydrants, street lights, transformers and other services. If misinaum 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. 2 ISSUED FOR PERMIT. NOV 17/21 GW

SEP 24/21 GW

date

LOT

No.

553

PROPOSED WALVE

LIGHT POLE

**RUSSELL GARDENS PHASE 4** date JUL 2021 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 GW

553 62M-1266 20027 HAMILTON

LOT SITING/GRADING 20027-RG4-SITE-LAYOUTS 1:250 GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Wed - Nov 17 2021 - 12:18 PM

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