

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 REQUIREMENTS 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 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  
AND APPROVAL

APPROVED BY:   
DATE: DEC 07, 2020

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

CITY OF HAMILTON  
Building Division

Permit No. 20-199855

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

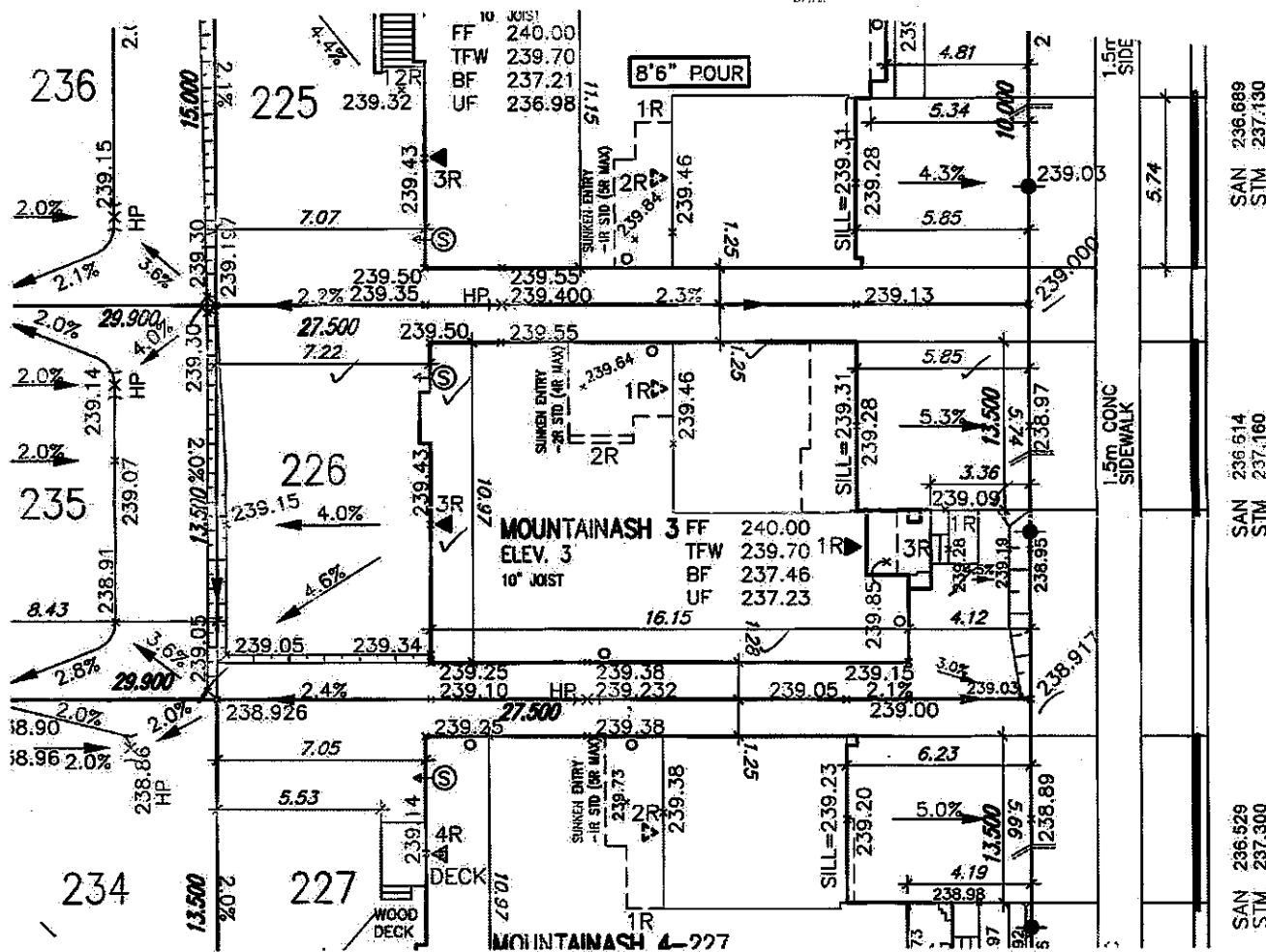
These drawings and/or specifications have been reviewed by

For Chief Building Official DATE 01/12/21

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

DEC 22 2020

REC'D BY: DATE: REF'D TO: DATE:



SAN 236.689  
STM 237.130  
SAN 236.514  
STM 237.180  
SAN 236.529  
STM 237.300

EDWORTHY GARDENS

### LOT 226

| LOT No. | LOT WIDTH (M)<br>(@ 6.0m) | LOT AREA (M <sup>2</sup> ) |
|---------|---------------------------|----------------------------|
| 226     | 13.50                     | 371.25                     |

#### 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.

VA3 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 VA3 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: SUMP PUMP REQUIRED**  
SUMP PUMPS CONNECTED TO STORM SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET W14017-N1.

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

|                           |                                  |
|---------------------------|----------------------------------|
| PROPOSED VALVE            | NO. OF RISERS                    |
| LP LIGHT POLE             | FF FINISHED FLOOR ELEVATION      |
| WATER SERVICE             | ML FINISHED MAIN LEVEL ELEVATION |
| DOUBLE STM/SAN CONNECTION | UF UNDERSIDE FOOTING ELEVATION   |
| SINGLE STM/SAN CONNECTION | BF FIN. BASEMENT FLOOR SLAB      |
| CATCH BASIN               | TOP OF FOUNDATION WALL           |
| CABLE TELEVISION PEDestal | UFF UNDERSIDE FOOTING AT REAR    |
| BELL PEDestal             | UFF UNDERSIDE FOOTING AT FRONT   |
|                           | UFF UNDERSIDE FOOTING AT SIDE    |
|                           | W.O.D. WALK OUT DECK             |
|                           | W.O.D. WALK OUT BASEMENT         |
|                           | REV REVERSE PLAN                 |

|                                               |                                                          |
|-----------------------------------------------|----------------------------------------------------------|
| STREET SIGN                                   | PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA               |
| MAIL BOX                                      | THIS LOT CONTAINS ENGINEERED FILL                        |
| RETAINING WALL                                | AIR CONDITIONER REQUIRED                                 |
| CHAIN LINK FENCE (SEE LANDSCAPE PLAN)         | RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPLASHPAN) |
| ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)         | SIDE WINDOW LOCATION                                     |
| WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)        | OPT. DOOR LOCATION                                       |
| HYDRO SERVICE LATERAL                         | EXTERIOR DOOR LOCATION                                   |
| HYDRO METER                                   | REDUCE SIDE YARD                                         |
| GAS METER                                     |                                                          |
| EMBANKMENT (SEE SLOPE UNLESS OTHERWISE NOTED) |                                                          |



The undersigned has reviewed and taken responsibility for this design and has the plans and specifications for the same out to the Ontario Building Code for review and approval.

qualification information  
Richard Vink 24488  
name registration information  
VA3 Design Inc. 42658

Builder to verify location of all hydrants, 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 \*\*

**VA3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**Greenpark**  
project name  
RUSSELL GARDENS PHASE 3  
municipality  
HAMILTON  
date  
SEPT. 2020  
drawn by  
GW  
checked by  
scale  
1:250  
file name  
19014-RG3-SITE-LAYOUTS  
GREG - H:\ARCHIVE\WORKING\2019\19014\GREG SITE PLANS\19014-RG3-SITE-LAYOUTS.dwg - Fri Nov 6 2020 - 4:35 PM

lot/block no.  
226  
registered plan no.  
62M-1266  
project no.  
19014  
drawing no.  
1