

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: NOV 10, 2020

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 22 2020

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

CITY OF HAMILTON
Building Division

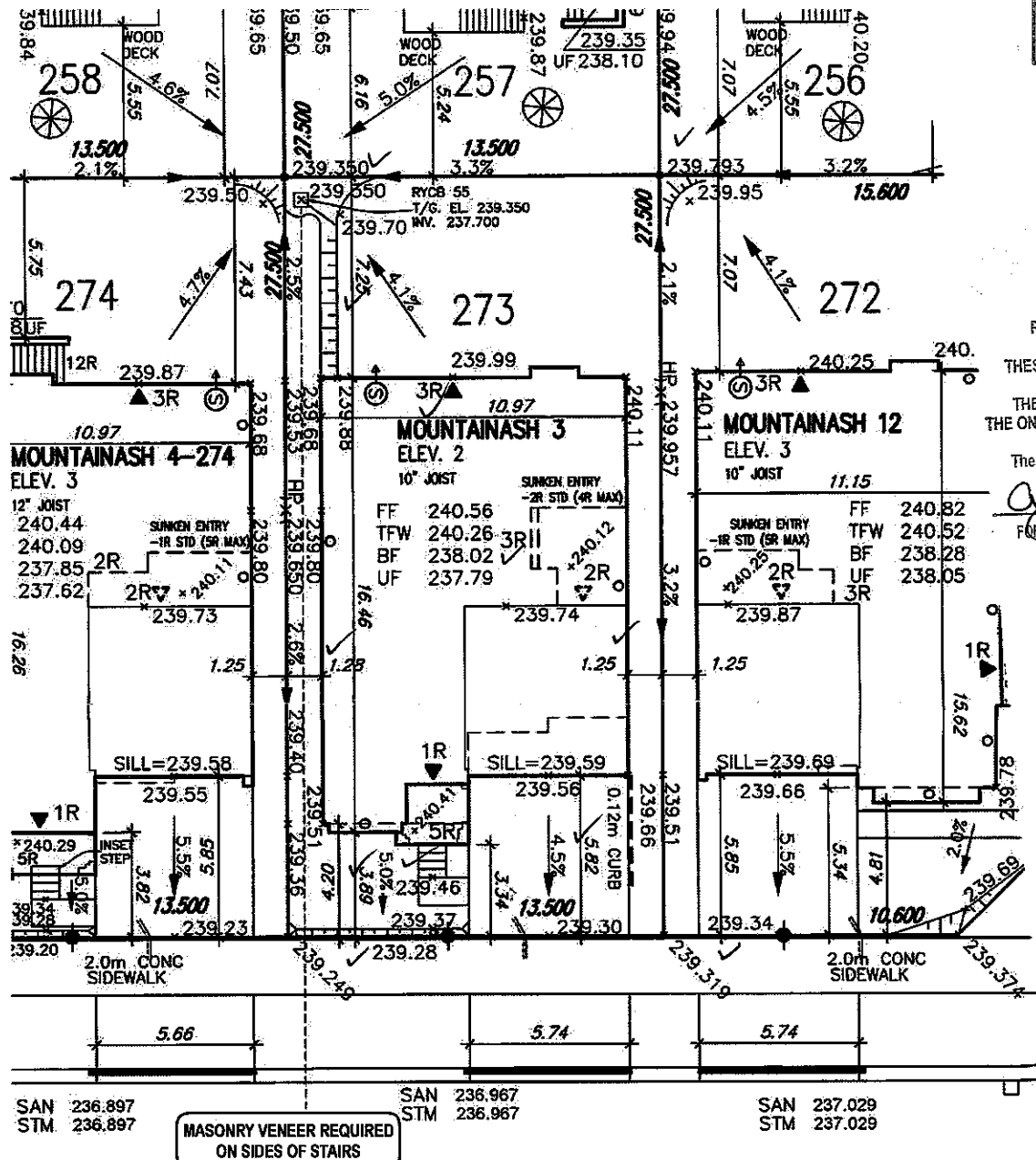
Permit No. 20-199851

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE: 01/11/21



GREAT FALLS BOULEVARD

LOT 273		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M ²)
273	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: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

	PROPOSED VALVE		NO. OF RISERS
	LIGHT POLE		FINISHED FLOOR ELEVATION
	WATER SERVICE		FINISHED MAIN LEVEL ELEVATION
	DOUBLE S/W/S/W CONNECTION		UNDERSIDE FOOTING ELEVATION
	SINGLE S/W/S/W CONNECTION		FIN. BASEMENT FLOOR SLAB
	CATCH BASIN		TOP OF FOUNDATION WALL
	CABLE TELEVISION PEDESTAL		UNDERSIDE FOOTING AT REAR
	BELL PEDESTAL		UNDERSIDE FOOTING AT FRONT
			UNDERSIDE FOOTING AT SIDE
			W.O.D. WALK OUT DECK
			W.O.D. WALK OUT BASEMENT
			REVERSE PLAN

	STREET SIGN		MAIL BOX
	RETAINING WALL		CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
	HYDRO SERVICE LATERAL		HYDRO METER
	GAS METER		SHINGLE DIRECTION
	ENBANKMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)		

	PROVIDE 3/4\"/>
	THIS LOT CONTAINS ENGINEERED FILL
	AIR CONDITIONER REQUIRED
	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	SIDE WINDOW LOCATION
	OPT. DOOR LOCATION
	EXTERIOR DOOR LOCATION
	REDUCE SIDE YARD

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Richard Vink 24488
signature
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

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vo3design.com

Greenpark™

project name
RUSSELL GARDENS PHASE 3

municipality
HAMILTON

date
SEPT. 2020

drawn by
GW

checked by
-

scale
1:250

LOT SITING/GRADING

file name
19014-RG3-SITE-LAYOUTS

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lot/block no.
273
registered plan no.
62M-1266
project no.
19014

drawing no.
1