

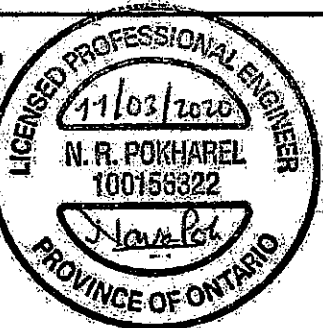
CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

DEC 07 2020

REC'D BY \_\_\_\_\_ DATE \_\_\_\_\_

REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

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 CONFORMANCE 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

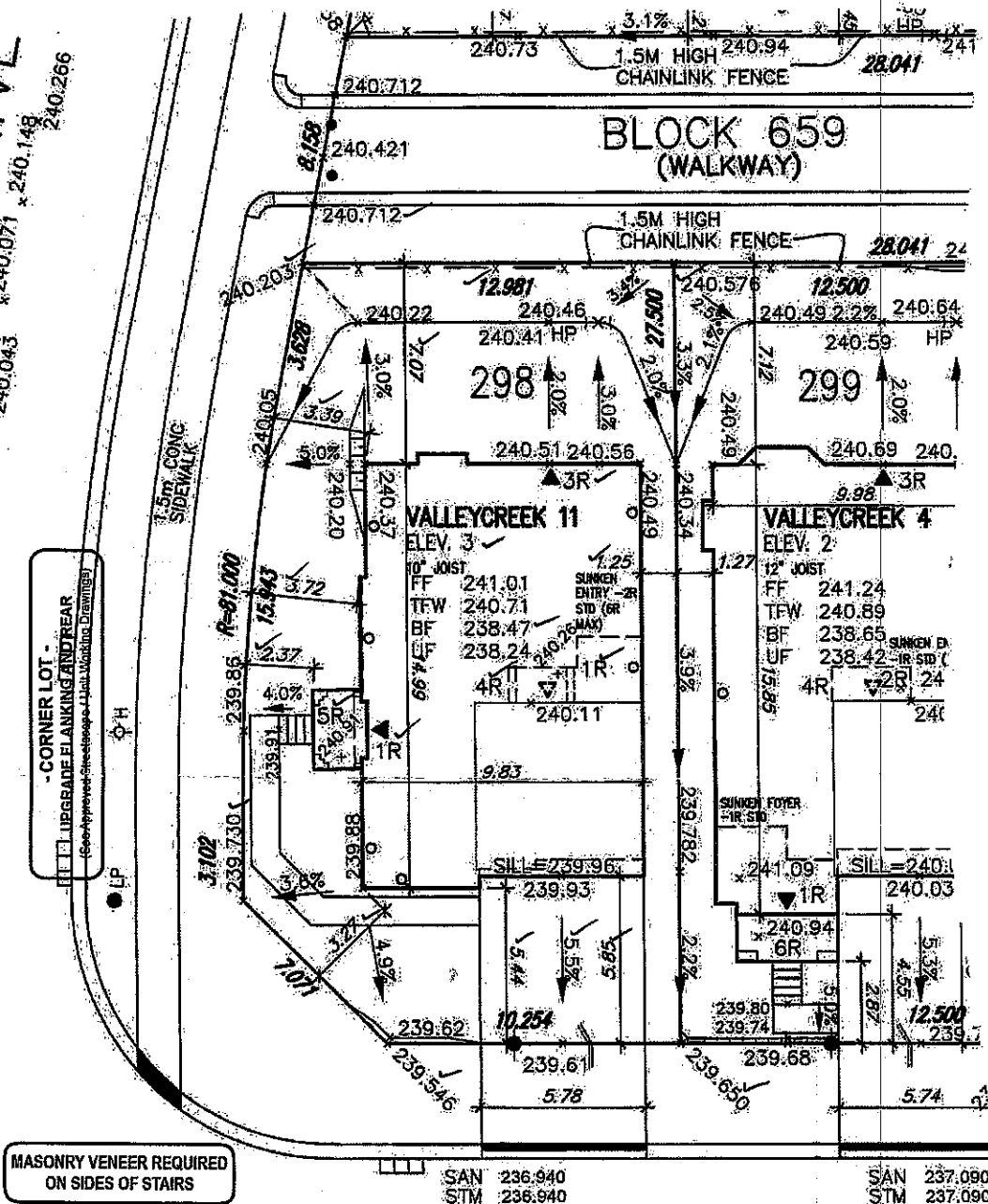
APPROVED BY: \_\_\_\_\_

DATE: NOV 10, 2020

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

EBENEZER DRIVE

\*STEPS MIN 0.6m  
FROM PROPERTY  
LINE



CITY OF HAMILTON  
Building Division

GRANITE RIDGE TRAIL

Permit No. 20-197987

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

| LOT 298 |                           |                            |
|---------|---------------------------|----------------------------|
| LOT NO. | LOT WIDTH (M)<br>(± 5.0m) | LOT AREA (M <sup>2</sup> ) |
| 298     | 15.25                     | 391.95                     |

#### 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 will 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.

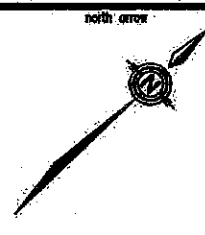
NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

- PROPOSED VALVE
- LIGHT POLE
- WATER SERVICE
- DOUBLE STW/SAN CONNECTION
- SINGLE STW/SAN CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDestal
- BELL PEDestal
- HYDRANT
- TRANSFORMER

- NO. OF RISERS
- FINISHED FLOOR ELEVATION
- FINISHED MAIN LEVEL ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- W.O.B. WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REV

- STREET SIGN
- MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ACQUADUCT FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- EMBANKMENT (3:1 SLOPE, unless otherwise noted)

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- 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



|     |                   |            |    |
|-----|-------------------|------------|----|
| 9.  |                   |            |    |
| 8.  |                   |            |    |
| 7.  |                   |            |    |
| 6.  |                   |            |    |
| 5.  |                   |            |    |
| 4.  |                   |            |    |
| 3.  |                   |            |    |
| 2.  |                   |            |    |
| 1.  | ISSUED FOR PERMIT | SEP: 29/20 | GN |
| no. | description       | date       | by |

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 all lines and/or services.  
Builder to verify service connection locations prior to constructing foundations. Drains are to be sealed.

VA3  
DESIGN

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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  
CW

checked by  
GREG

scale  
1:250

LOT SITING/GRADING

19014-RC3-SITE-LAYOUTS

date  
Oct 13, 2020

lot/block no.  
298  
registered plan no.  
62M-1266  
project no.  
19014

drawing no.  
1

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