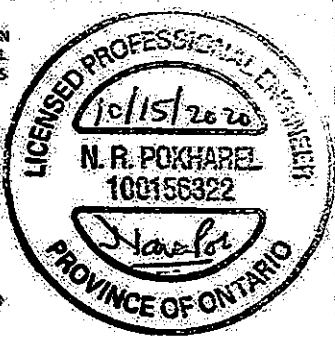


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS, WHERE THE BASEMENT FLOOR OR OTHER 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.

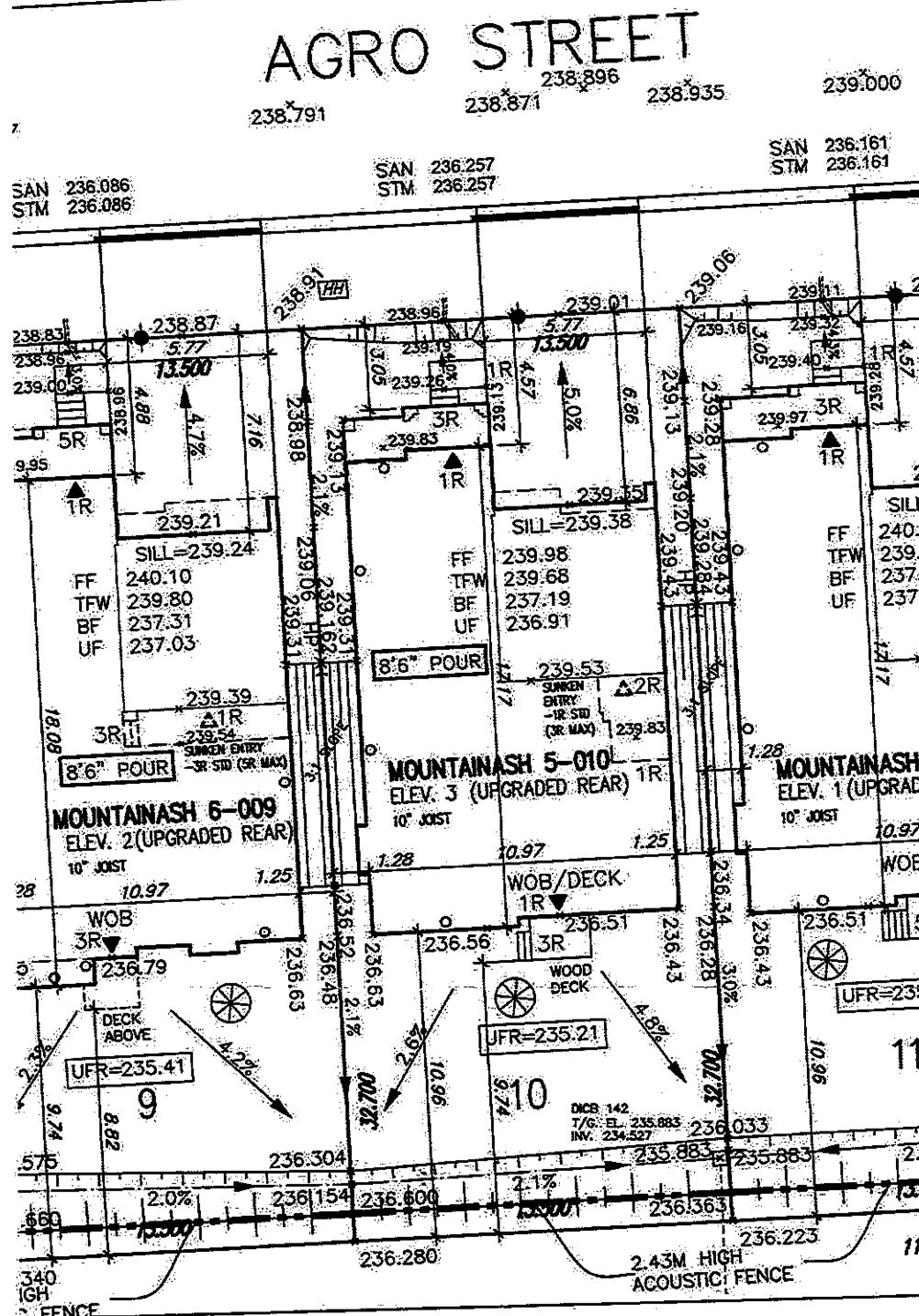
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: OCT 26, 2020

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



UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

CITY OF HAMILTON
Building Division

MOUNTAIN BROW ROAD

CITY OF HAMILTON
Building Division
Planning & Development Department

DEC 13 2020

Permit No. 199375

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

LOT 10		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M²)
10	13.50	441.45

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.

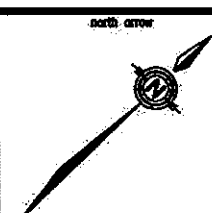
Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

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 VALUE
- LP LIGHT POLE
 - WATER SERVICE
 - DOUBLE STN/SWL CONNECTION
 - SINGLE STN/SWL CONNECTION
 - CATCH BASIN
 - CABLE TELEVISION PEDestal
 - BELL PEDestal
- HYDRANT
- TRANSFORMER
- No. OF RISERS
- FF FINISHED FLOOR ELEVATION
 - ML FINISHED MAIN LEVEL ELEVATION
 - UL UNDERSIDE FOOTING ELEVATION
 - BE FIN. BASEMENT FLOOR SLAB
 - TOP OF FOUNDATION WALL
 - UFR UNDERSIDE FOOTING AT REAR
 - UFR UNDERSIDE FOOTING AT FRONT
 - UFS UNDERSIDE FOOTING AT SIDE
 - W.O.D. WALK OUT DECK
 - W.O.B. WALK OUT BASEMENT
 - REV. REVERSE PLAN

- STREET SIGN
- MAIL BOX
 - RETAINING WALL
 - CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
 - ACROUSTICAL FENCE (SEE LANDSCAPE PLAN)
 - WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 - HYDRO SERVICE LATERAL
 - HYDRO METER
 - GPS METER
 - EMBANKMENT (2:1 SLOPE, unless otherwise noted)
- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
 - AIR CONDITIONER REQUIRED
 - RAW WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPASHPOD)
 - SIDE WINDOW LOCATION
 - OPC. DOOR LOCATION
 - EXTERIOR DOOR LOCATION
 - REDUCE SIDE YARD
- SCALE DIRECTION



9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT	SEP 29/20	GW
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

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**

city: **HAMILTON**

date: **SEPT. 2020**

drawn by: **GW**

checked by: **---**

scale: **1:250**

LOT SITING/GRADING

19014-RG3-SITE-LAYOUTS

19014-RG3-SITE-LAYOUTS.dwg - Tue - Oct 13 2020 - 9:08 AM

lot/block no. **010**

registered plan no. **62M-1266**

project no. **19014**

drawing no. **1**