

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.R.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.

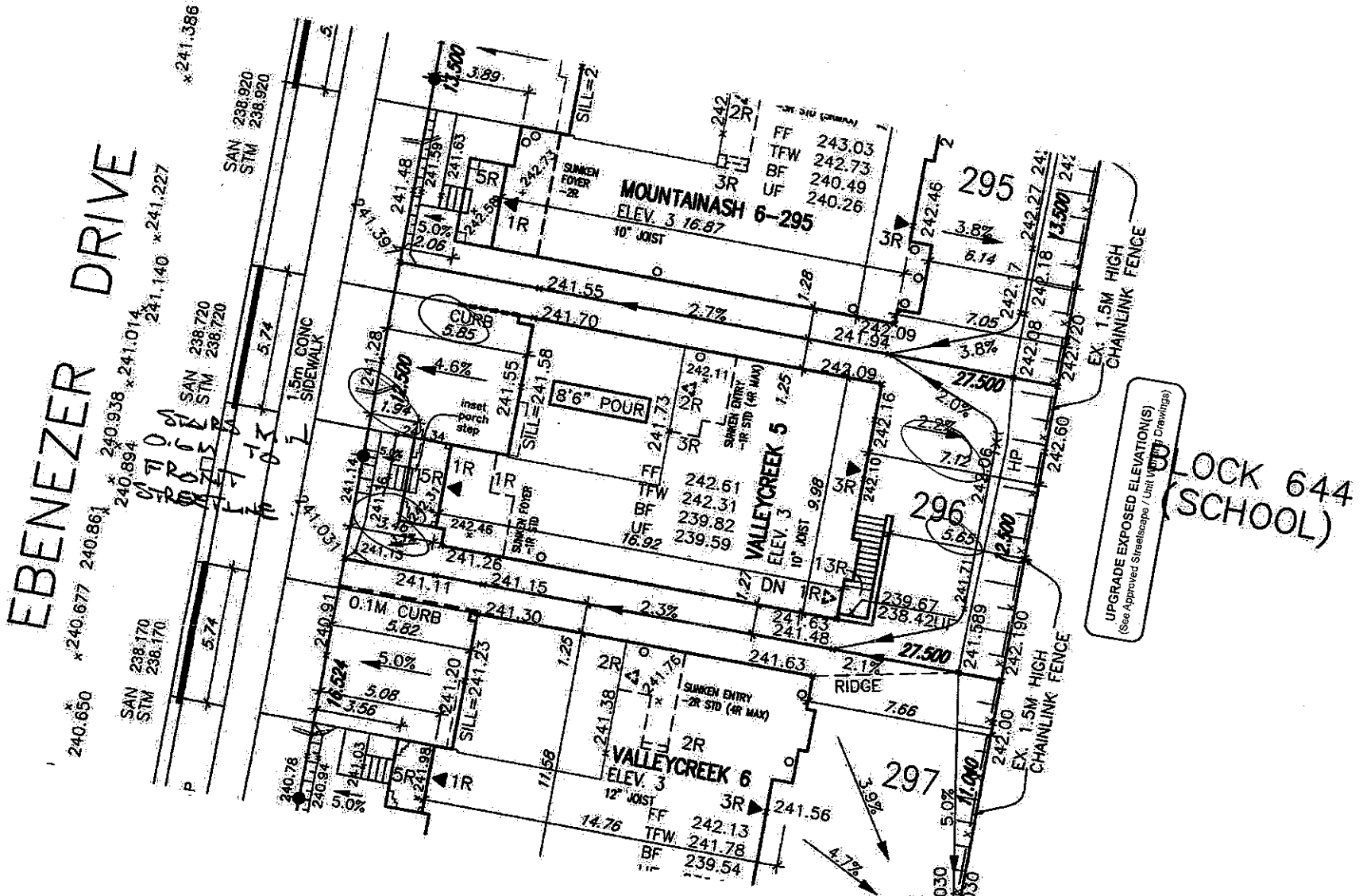
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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

APPROVED BY:

DATE: MAR 03, 2021

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



CITY OF HAMILTON
Building Division

Permit No. 20 107112

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 MAR 30 2021

LOT 296		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M ²)
296	12.50	343.75

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		STREET SIGN		PROVIDE 3/4\"/>
	LIGHT POLE		FINISHED FLOOR ELEVATION		MAIL BOX		THIS LOT CONTAINS ENGINEERED FILL
	WATER SERVICE		FINISHED MAIN LEVEL ELEVATION		RETAINING WALL		AIR CONDITIONER REQUIRED
	DOUBLE S/W/S/W CONNECTION		FINISHED FOOTING ELEVATION		CHAIN LINK FENCE (SEE LANDSCAPE PLAN)		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	SINGLE S/W/S/W CONNECTION		F.N. BASEMENT FLOOR SLAB		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)		SIDE WINDOW LOCATION
	CATCH BASIN		TOP OF FOUNDATION WALL		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		OPT. DOOR LOCATION
	CABLE TELEVISION PEDESTAL		UNDERFOOTING AT REAR		HYDRO SERVICE LATERAL		EXTERIOR DOOR LOCATION
	BELL PEDESTAL		UNDERFOOTING AT FRONT		HYDRO METER		REDUCE SIDE YARD
			UNDERFOOTING AT SIDE		GAS METER		
			W.O.D. WALK OUT DECK		SHINGLE DIRECTION		
			W.O.B. WALK OUT BASEMENT		ELEVATION (3:1 SLOPE UNLESS OTHERWISE NOTED)		
			REVERSE PLAN				

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

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 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
LOT SITING/GRADING
19014-RG3-SITE-LAYOUTS

lot/block no. 296
registered plan no. 62M-1266
project no. 19014
drawing no. 1