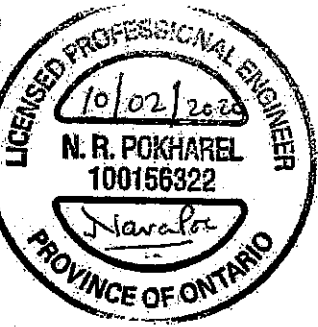


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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.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: OCT 06, 2020

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

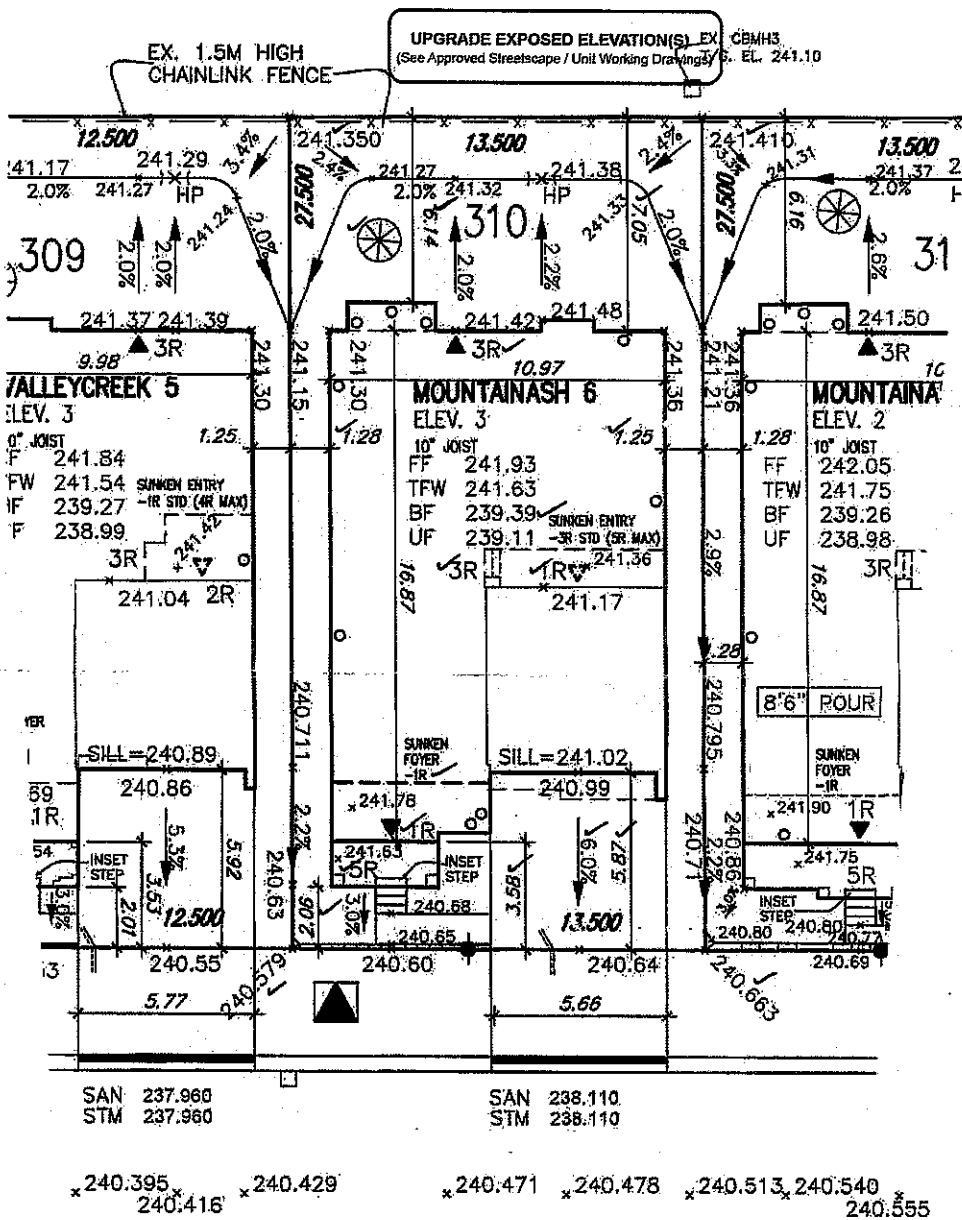
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 26 2021

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

BLOCK 644
(SCHOOL)

A SEPARATE PERMIT IS REQUIRED
TO CONSTRUCT A REAR DECK.



• PORCH STEPS MIN.
0.6m SETBACK TO
PROPERTY LINE.

CITY OF HAMILTON
Building Division

Permit No. 21-103434

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 specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL 4/29/21
DATE

GRANITE RIDGE TRAIL

LOT 310		
LOT No.	LOT WIDTH (M) (± 0.6m)	LOT AREA (M ²)
310	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	 LIGHT POLE	 HYDRANT	 TRANSFORMER	 No. OF RISERS	 STREET SIGN	 MAIL BOX	
 WATER SERVICE	 DOUBLE/SIM./SAN. CONNECTION	 SINGLE SIM./SAN. CONNECTION	 CATCH BASIN	 FINISHED FLOOR ELEVATION	 FINISHED MAIN LEVEL ELEVATION	 FINISHED FOOTING ELEVATION	 CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
 BELL CABLE TELEVISION PEDESTAL	 BELL PEDESTAL	 FOOTING ELEVATION	 TOP OF FOUNDATION WALL	 UNDERFOOTING AT REAR	 UNDERFOOTING AT FRONT	 UNDERFOOTING AT SIDE	 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
		 W.O.B. WALK OUT DECK	 W.O.B. WALK OUT BASEMENT	 REVERSE PLAN	 HYDRO SERVICE LATERAL	 HYDRO METER	 GAS METER
					 SLOPE DIRECTION	 SLOPE DIRECTION	 SLOPE DIRECTION

no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED. RE-ISSUED FOR PERMIT.	OCT. 02/20	GW
1.	ISSUED FOR PERMIT.	SEP 29/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and capacity to recommend and act in the Ontario Building Code as a Designer.

qualification information
Richard Vink 24488
signature
name
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
416.630.2255 F 416.630.4782
va3design.com

Greenpark
project name
RUSSELL GARDENS PHASE 3
date
SEPT. 2020
checked by
scale
1:250
drawing no.
1

lot/block no.
310
registered plan no.
62M-1266
project no.
19014
drawing no.
1