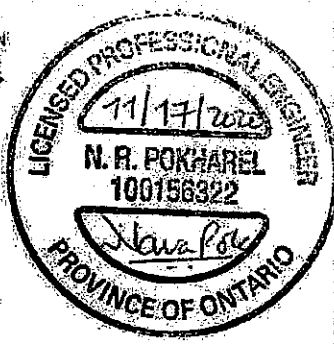


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

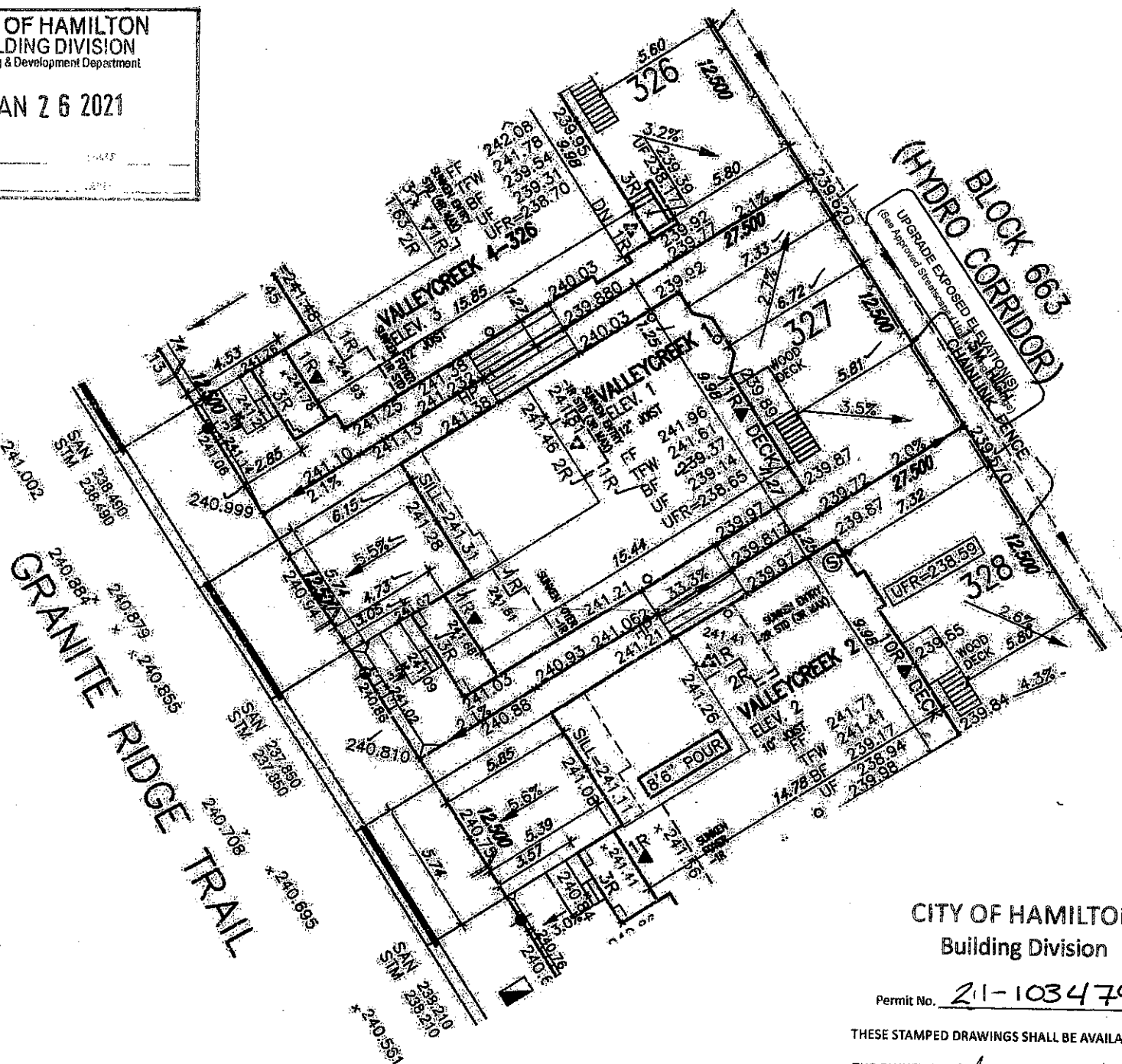
APPROVED BY:   
DATE: DEC 07, 2020

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:   
REF'D TO:



CITY OF HAMILTON  
Building Division

Permit No. 21-103479

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: 5/25/21

LOT 327		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
327	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 final grading conditions of any particular lot.

These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropollan Consulting Inc.

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

 UNIMPROVED VALVE	 LIGHT POLE	 HYDRANT	 TRANSFORMER
 WATER SERVICE	 DOUBLE S/W/SAN CONNECTION	 SINGLE S/W/SAN CONNECTION	 CATCH BASIN
 CABLE TELEVISION PEDESTAL	 BELL PEDESTAL	 NO. OF RISERS	 FINISHED FLOOR ELEVATION
 FINISHED MAIN LEVEL ELEVATION	 UNDERSIDE FOOTING ELEVATION	 FTL BASEMENT FLOOR SLAB	 TOP OF FOUNDATION WALL
 UFR UNDERSIDE FOOTING AT REAR	 UFF UNDERSIDE FOOTING AT FRONT	 UFS UNDERSIDE FOOTING AT SIDE	 W.O.D. WALK OUT DECK
 W.O.B. WALK OUT BASEMENT	 REV	 STREET SIGN	 MAN. BOX
 RETAINING WALL	 CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	 ACOUSTIC FENCE (SEE LANDSCAPE PLAN)	 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 HYDRO SERVICE LATERAL	 HYDRO METER	 GAS METER	 STORM DRAIN (SEE SLOPE) (UNLESS OTHERWISE NOTED)
	 THIS LOT CONTAINS ENGINEERED FILL	 AIR CONDITIONER REQUIRED	 RAIN WATER DOWNSPOUT LOCATION (OVERHANG ONTO SIDEWALK)
 SIDE WINDOW LOCATION	 OPT. DOOR LOCATION	 EXTERIOR DOOR LOCATION	 REDUCE SIDE YARD

9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT	NOV 06/20	GW
no.	description	date	by

**VA3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
1-416-630-2255 / 416-630-4782  
va3design.com

**Greenpark**  
project name: RUSSELL GARDENS PHASE 3  
municipality: HAMILTON  
date: SEPT 2020  
drawn by: [blank]  
checked by: [blank]  
scale: 1:250  
project no.: 19014  
drawing no.: 1

lot/block no.: 327  
registered plan no.: 62M-1266  
project no.: 19014  
drawing no.: 1