

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 its lot.

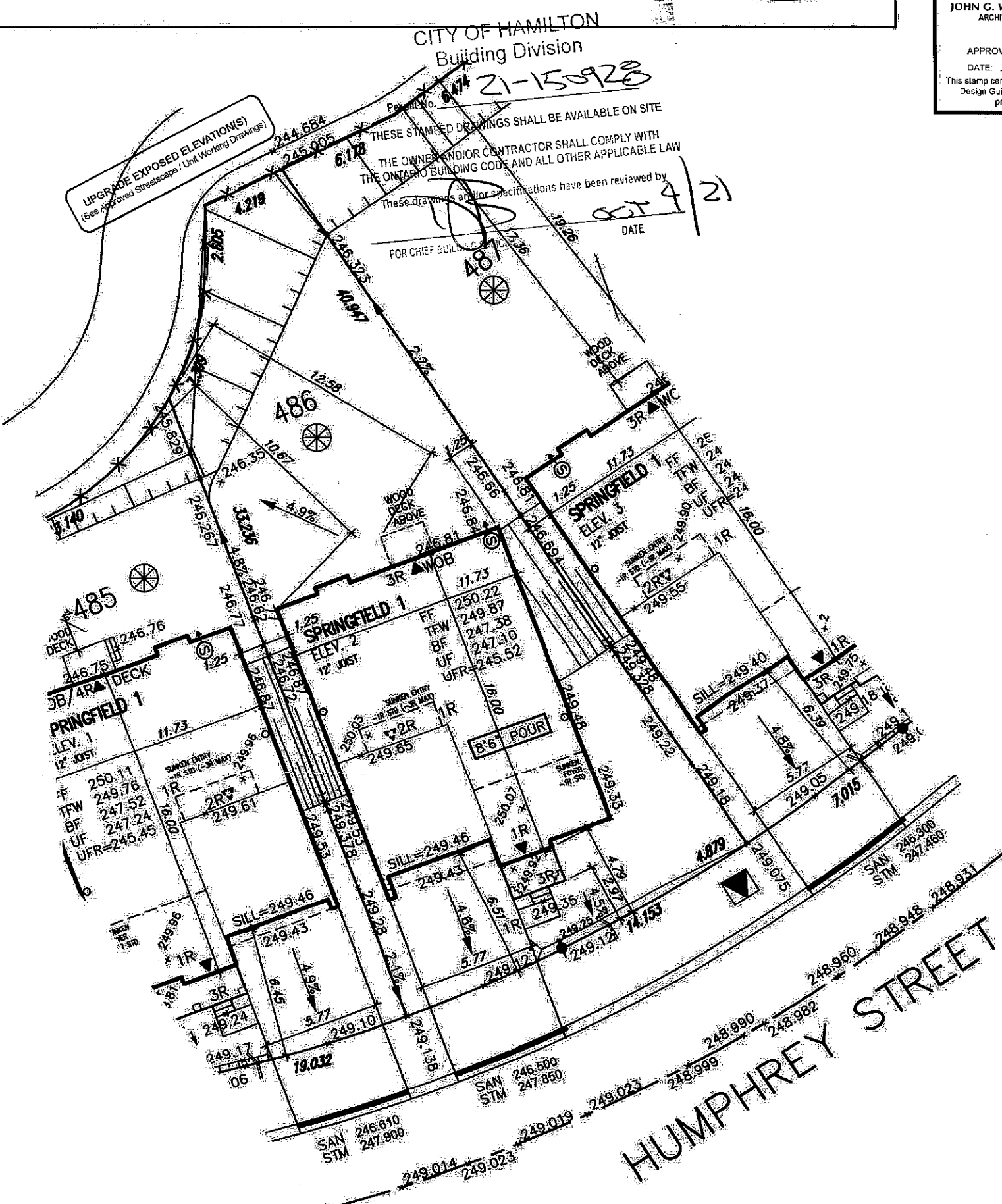
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

APPROVED BY:

DATE: SEP 08 2021

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



LOT 486		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
486	17.621	580.54

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

WATER SERVICE

DOUBLE STM/SAN CONNECTION

SINGLE STM/SAN CONNECTION

CATCH BASIN

CABLE/TELEVISION PEDESTAL

BELL PEDESTAL

HYDRAUNT

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.D. WALK OUT DECK

W.O.D. WALK OUT BASEMENT

REV. REVERSE PLAN

STREET SIGN

MAIL BOX

RETAINING WALL

CHAIN LINK FENCE (SEE LANDSCAPE PLAN)

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICE LATERAL

HYDRO METER

GAS METER

FOUNDATION (SEE 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

North Arrow

9

8

7

6

5

4

3

2

1

ISSUED FOR PERMIT

AUG 27/21

GW

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.

Richard Vink

signature

24488

DOB

VA3 Design Inc.

42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum elevations 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

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PHASE 4

city: HAMILTON

date: JUL 2021

drawn by: GW

checked by: -

scale: 1:250

GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLANS\20027-RG4-SITE-LAYOUTS.dwg - Fri: Aug 27 2021 9:07 AM

lot/block no: 486

registered plan no: 62M-1266

project no: 20027

drawing no: 1

LOT SITING/GRADING

20027-RG4-SITE-LAYOUTS

file name