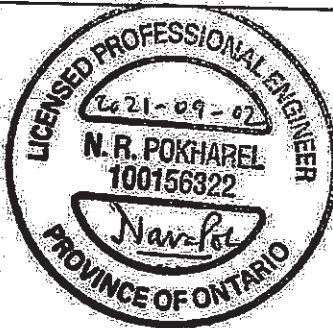


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 07, 2021

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

CITY OF HAMILTON
Building Division

Permit No. 21-150623

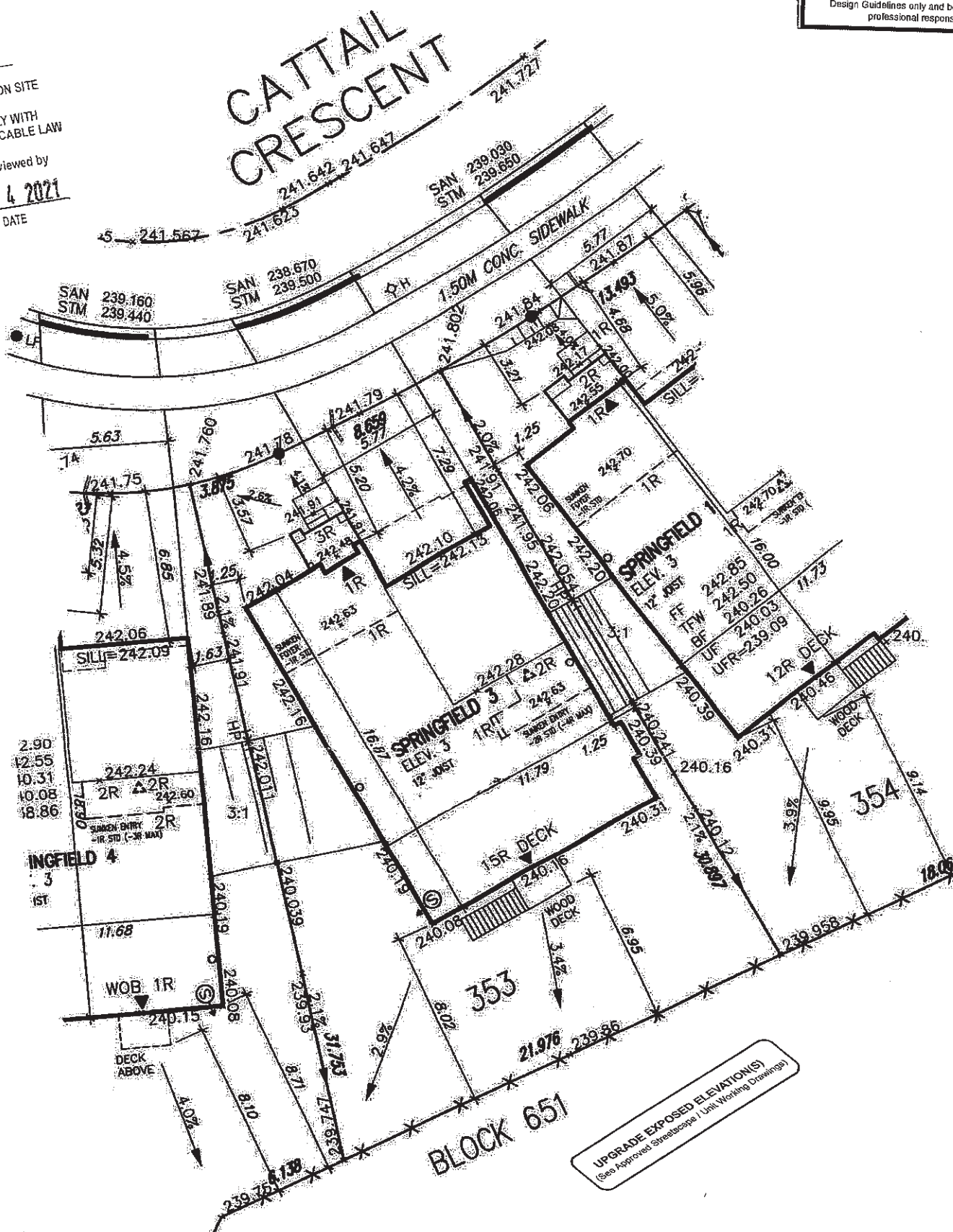
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

OCT 04 2021
DATE

FOR CHIEF BUILDING OFFICIAL



UPGRADE EXPOSED ELEVATIONS
(See Approved Grading & Utility Working Drawings)

ROCK LOT

LOT 353

LOT NO.	LOT WIDTH (M) (@ 5.6m)	LOT AREA (M ²)
353	14.269	529.02

FF 242.78
TFW 242.43
BF 239.94
UF 239.71
UFR 238.86

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

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.

<input checked="" type="checkbox"/> PROPOSED VALVE	<input checked="" type="checkbox"/> HYDRANT	<input checked="" type="checkbox"/> TRANSFORMER	<input checked="" type="checkbox"/> NO. OF RISERS
<input checked="" type="checkbox"/> LIGHT POLE	<input checked="" type="checkbox"/> FINISHED FLOOR ELEVATION	<input checked="" type="checkbox"/> FINISHED WALK LEVEL ELEVATION	<input checked="" type="checkbox"/> UNDERSIDE FOOTING ELEVATION
<input checked="" type="checkbox"/> WATER SERVICE	<input checked="" type="checkbox"/> FINL BASEMENT FLOOR SLAB	<input checked="" type="checkbox"/> TOP OF FOUNDATION WALL	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT REAR
<input checked="" type="checkbox"/> DOUBLE STM/SAN CONNECTION	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT FRONT	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT SIDE	<input checked="" type="checkbox"/> W.O.D. WALK OUT DECK
<input checked="" type="checkbox"/> SINGLE STM/SAN CONNECTION	<input checked="" type="checkbox"/> W.O.D. WALK OUT BASEMENT	<input checked="" type="checkbox"/> REVERSE PLAN	
<input checked="" type="checkbox"/> CATCH BASIN			
<input checked="" type="checkbox"/> CABLE TELEVISION PEDestal			
<input checked="" type="checkbox"/> BELL PEDestal			

<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> MAIL BOX	<input checked="" type="checkbox"/> RETAINING WALL	<input checked="" type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
<input checked="" type="checkbox"/> ACoustical FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> HYDRO SERVICE LATERAL	<input checked="" type="checkbox"/> HYDRO METER
<input checked="" type="checkbox"/> GAS METER	<input checked="" type="checkbox"/> ENHANCEMENT (X1 SLOPE UNLESS OTHERWISE NOTED)	<input checked="" type="checkbox"/> SINGLE DIRECTION	

<input checked="" type="checkbox"/> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA	<input checked="" type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL	<input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED	<input checked="" type="checkbox"/> RAW WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
<input checked="" type="checkbox"/> SIDE WINDOW LOCATION	<input checked="" type="checkbox"/> OPT. DOOR LOCATION	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> REDUCE SIDE YARD



1 ISSUED FOR PERMIT	AUG 27/21	GW	date	by
no. description				

name	signature	24488	BCA
Richard Vink			
qualification information			
VA3 Design Inc.		42658	

255 Consumers Rd Suite 120	Toronto, ON M2J 1R4	1-416-630-2255	1-416-630-4782	va3design.com
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project name	RUSSELL GARDENS PHASE 4	municipality	HAMILTON
date	JUL 2021	checked by	scale
drawn by	GW		1:250
LOT SITING/GRADING	20027-RG4-SITE-LAYOUTS	file name	20027-RG4-SITE-LAYOUTS
drawing no.	1		

lot/block no.	353
registered plan no.	62M-1266
project no.	20027