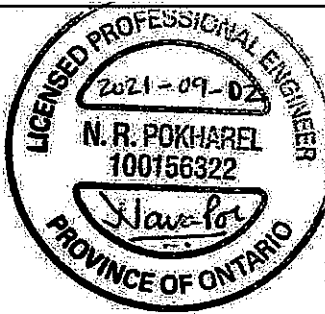


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

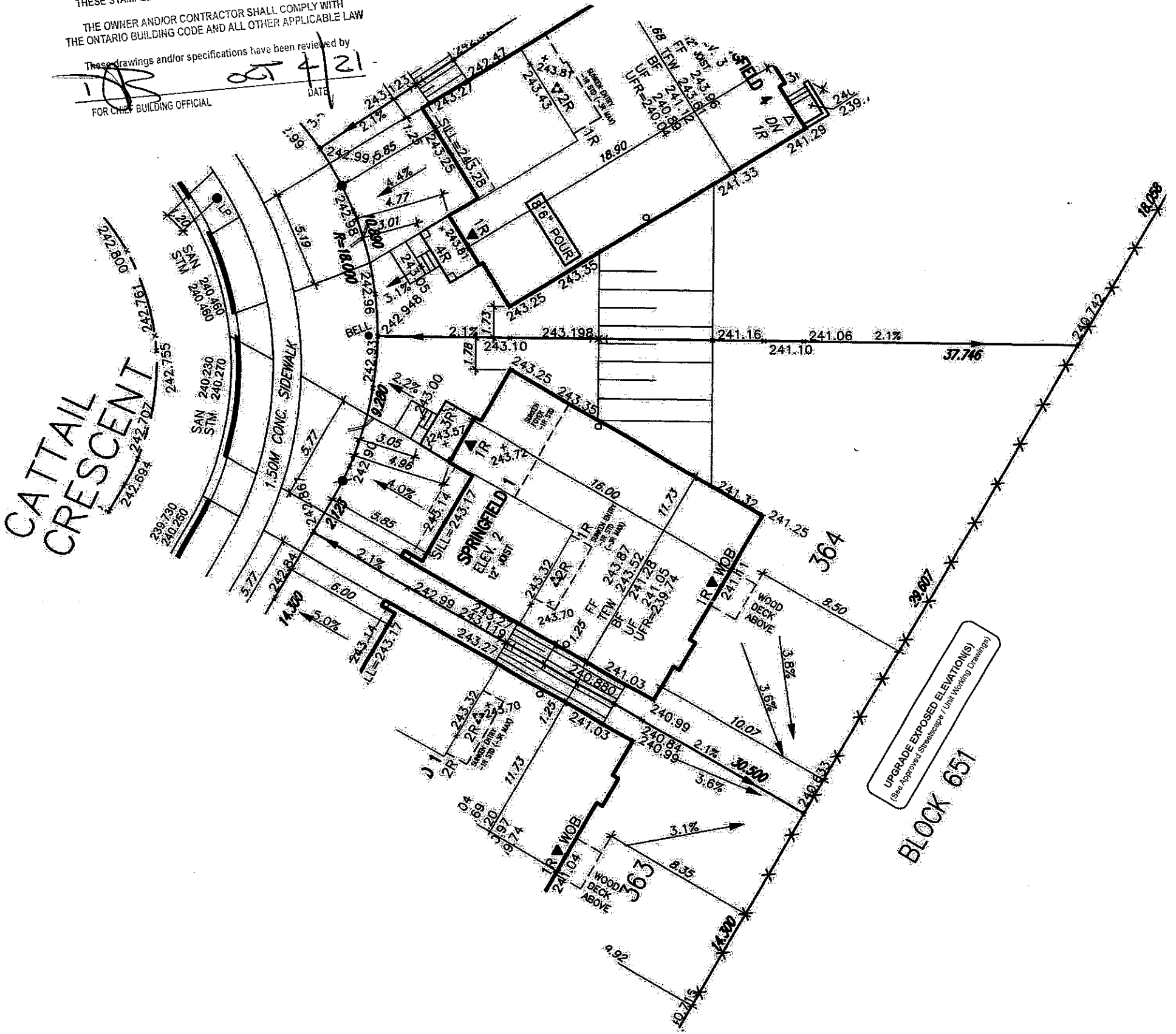
CITY OF HAMILTON  
Building Division

Permit No. 21-150919

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



LOT 364		
LOT No.	LOT WIDTH (M)	LOT AREA (M <sup>2</sup> )
365	14.31	647.72

#### 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 Metrolan 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 STA/SAL CONNECTION	SINGLE STA/SAL CONNECTION	CATCH BASIN	CABLE TELEVISION PEDESTAL	BELL PEDESTAL	No. OF RISERS	FINISHED FLOOR ELEVATION	FINISHED MAIN LEVEL ELEVATION	UNDERSIDE FOOTING ELEVATION	FNL. BASEMENT FLOOR SLAB	TEN	TOP OF FOUNDATION WALL	UNDERSIDE FOOTING AT REAR	UNDERSIDE FOOTING AT FRONT	UNDERSIDE FOOTING AT SIDE	W.O.B.	W.O.B.	W.O.B.	REVERSE PLAN	STREET SIGN	WALL 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	EASEMENT (SLOPE UNLESS OTHERWISE NOTED)		THIS LOT CONTAINS ENGINEERED FILL	AIR CONDITIONER REQUIRED	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPASHPAD)	SIDE WINDOW LOCATION	OPT. DOOR LOCATION	EXTERIOR DOOR LOCATION	REDUCE SIDE YARD
----------------	------------	---------------	---------------------------	---------------------------	-------------	---------------------------	---------------	---------------	--------------------------	-------------------------------	-----------------------------	--------------------------	-----	------------------------	---------------------------	----------------------------	---------------------------	--------	--------	--------	--------------	-------------	----------	----------------	---------------------------------------	---------------------------------------	--	-----------------------	-------------	-----------	---	--	-----------------------------------	--------------------------	---	----------------------	--------------------	------------------------	------------------



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		Greenpark™		lot/block no. 364
qualification information		255 Consumers Rd Suite 120		project name		registered plan no. 62M-1266
Richard Vink		Toronto, ON M2J 1R4		RUSSELL GARDENS PHASE 4		project no. 20027
home registration information		T: 416.630.2255 F: 416.630.4782		HAMILTON		drawing no. 1
VA3 Design Inc.		va3design.com		date: JUL 2021		
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.		drawn by: GW		checked by: GW		
Builder to verify service connection elevations prior to constructing foundations. Drawings NOT to be scaled.		scale: 1:250		LOT SITING/GRADING		
1 ISSUED FOR PERMIT		AUG 27/21		20027-RG4-SITE-LAYOUTS		
no. description		date		by		

All drawings, specifications, related documents and designs are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.