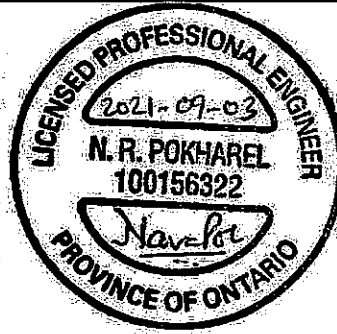


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

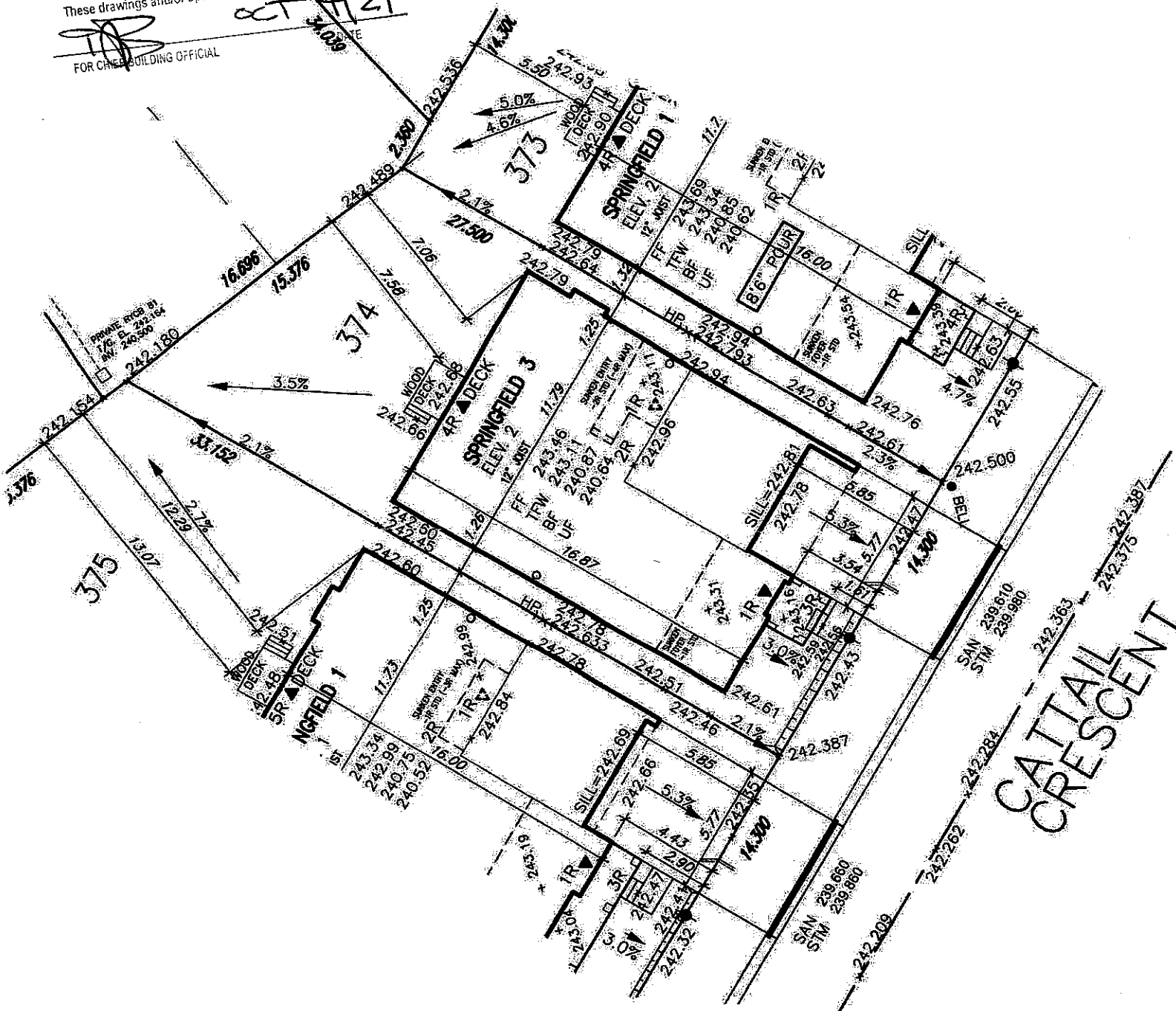
CITY OF HAMILTON
Building Division

Permit No. 21-150641

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
CITY OF HAMILTON

FOR CHIEF BUILDING OFFICIAL



LOT 374		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
374	14.30	433.66

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.

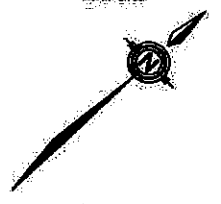
- PROPOSED VALVE
IP LIGHT POLE
WATER SERVICE
DOUBLE STW/SWL CONNECTION
SINGLE STW/SWL CONNECTION
CATCH BASIN
CABLE TELEVISION PEDestal
BELL PEDestal

- NO. OF RISERS
FF FINISHED FLOOR ELEVATION
ML FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UFR UNDERSIDE FOOTING AT REAR
UFR UNDERSIDE FOOTING AT FRONT
UFR UNDERSIDE FOOTING AT SIDE
W.O.D. WALK OUT DECK
W.O.D. WALK OUT BASEMENT
REV REVERSE PLAN

- SHEET 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
EMBANKMENT (2:1 SLOPE UNLESS OTHERWISE NOTED)

- PROVIDE 3/4" DIA. CLEAR SPACE IN THIS AREA
THIS LOT CONTAINS ENGINEERED FILL
AIR CONDITIONER REQUIRED
RAW WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPRUING)
SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

North arrow



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

signature	signature
Richard Vink	signature
VA3 Design Inc.	signature
24488	42658
255 Consumers Rd Suite 120	255 Consumers Rd Suite 120
Toronto ON M2J 1R4	Toronto ON M2J 1R4
416.630.2255	416.630.4782
va3design.com	va3design.com

PROJECT NAME	RUSSELL GARDENS PHASE 4
DATE	JUL 2021
DRAWN BY	GW
CHECKED BY	GW
SCALE	1:250

LOT SITING/GRADING	LOT SITING/GRADING
LOT SITING/GRADING	LOT SITING/GRADING
LOT SITING/GRADING	LOT SITING/GRADING
LOT SITING/GRADING	LOT SITING/GRADING
LOT SITING/GRADING	LOT SITING/GRADING

lot/block no.	374
registered plan no.	62M-1266
project no.	20027
drawing no.	1