

CITY OF HAMILTON
Building Division

Permit No. 21-151963

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 13 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

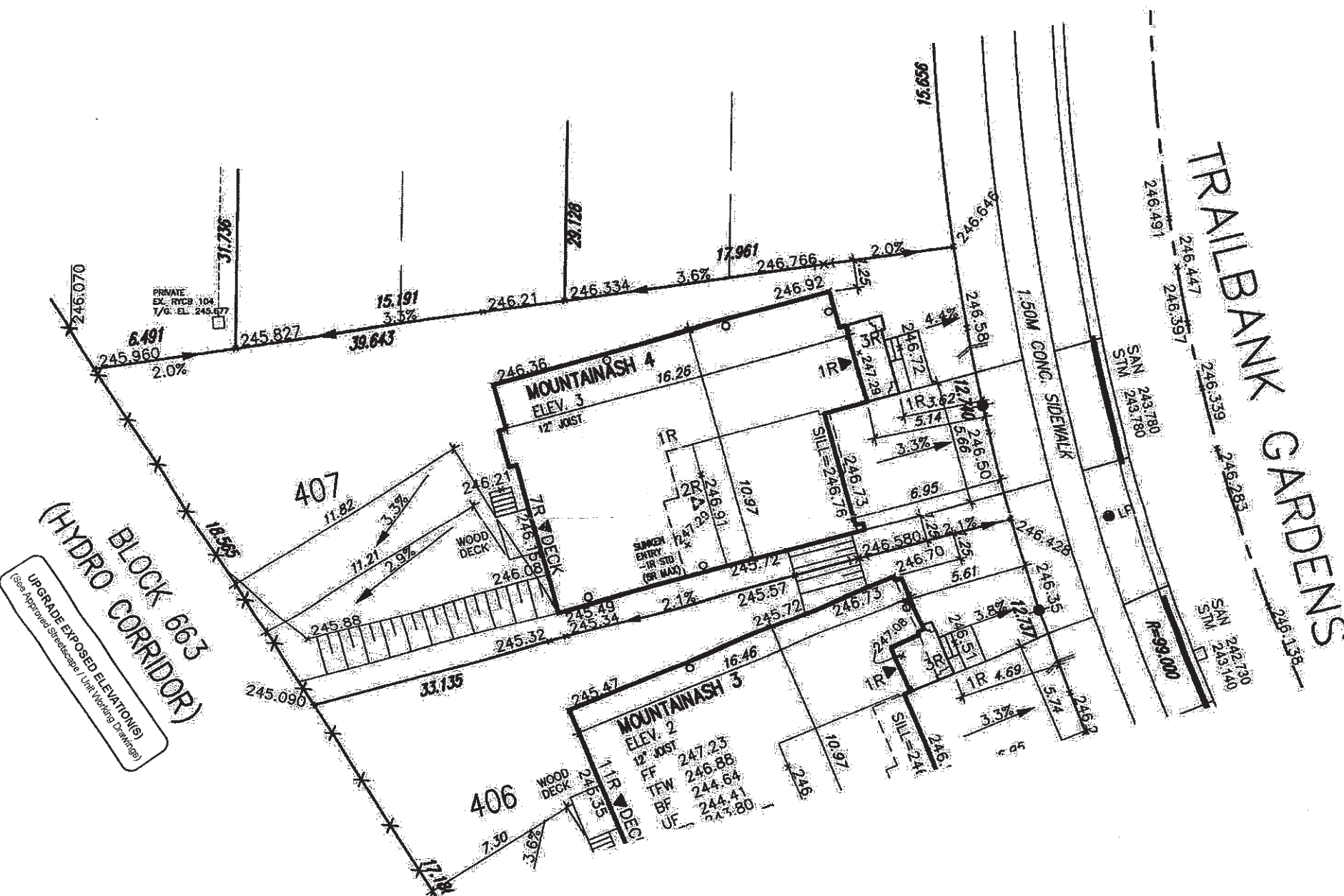
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 407		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
407	13.476	544.56

FF	247.44
TFW	247.09
BF	244.60
UF	244.37
UFR	244.24

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	FINISHED FLOOR ELEVATION	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
WATER SERVICE	FINISHED MAIN LEVEL ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
DOUBLE STW/SWL CONNECTION	UNDERSIDE FOOTING ELEVATION	RETAINING WALL	AIR CONDITIONER REQUIRED
SINGLE STW/SWL CONNECTION	FIN. BASEMENT FLOOR SLAB	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RUN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
CATCH BASIN	TOP OF FOUNDATION WALL	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CABLE TELEVISION PEDESTAL	UNDERSIDE FOOTING AT REAR	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	OPT. DOOR LOCATION
BELL PEDESTAL	UNDERSIDE FOOTING AT FRONT	HYDRO SERVICE LATERAL	EXTERIOR DOOR LOCATION
	UNDERSIDE FOOTING AT SIDE	HYDRO METER	REDUCE SIDE YARD
	W.O.D. WALK OUT DECK	GAS METER	
	W.O.D. WALK OUT BASEMENT	SEWERAGE (SEE SLOPE unless otherwise noted)	
	REVERSE PLAN		

1	ISSUED FOR PERMIT	AUG 27/21	GW	no. description	date	by
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VA3 DESIGN	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 F 416.630.4782 va3design.com	Greenpark	project name RUSSELL GARDENS PHASE 4	municipality HAMILTON	lot/block no. 407 registered plan no. 62M-1266 project no. 20027	drawing no. 1
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date JUL 2021	checked by scale 1:250	LOT SITING/GRADING	date AUG 27 2021	time 8:50 AM
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