

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 preparing 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 10, 2021

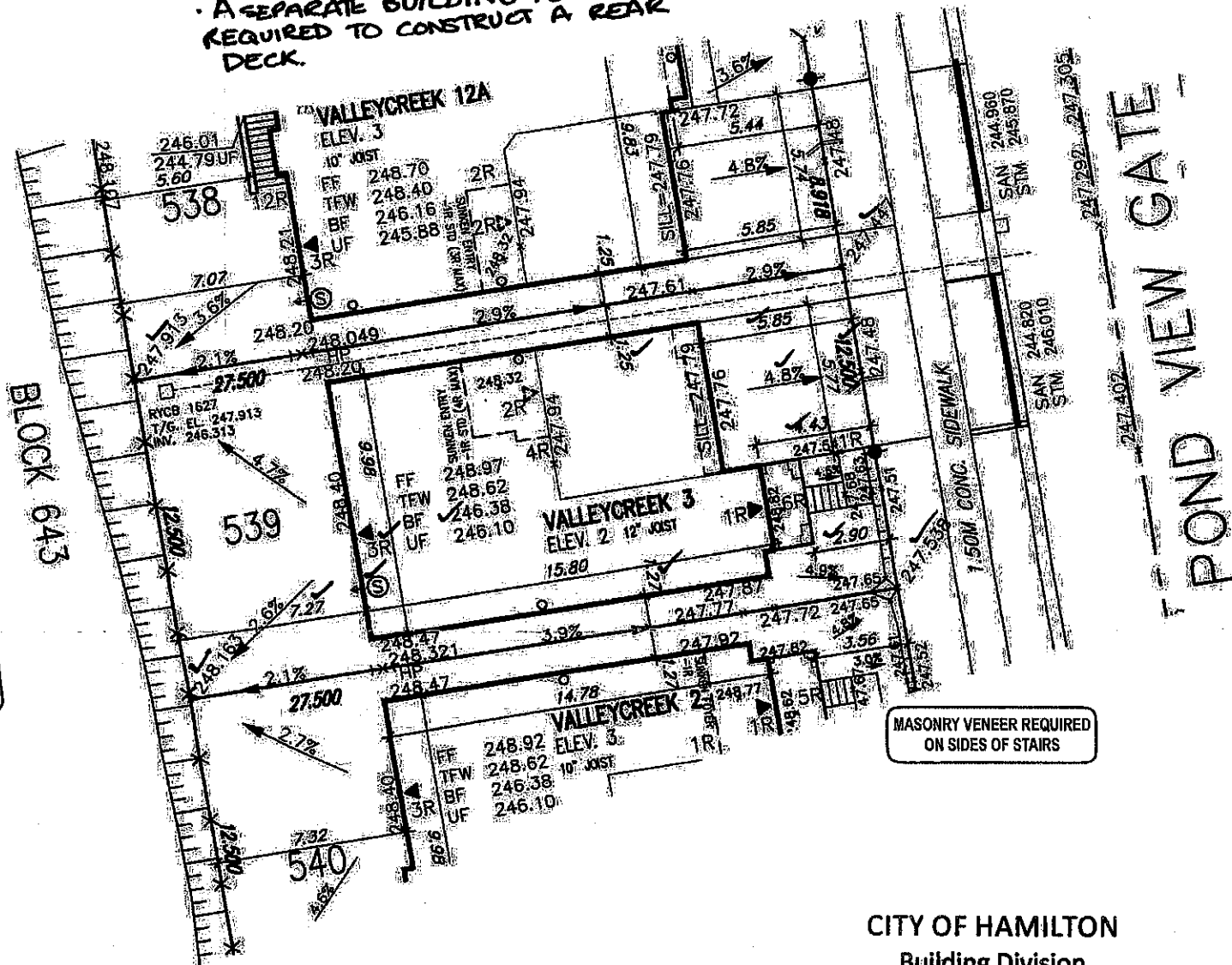
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2021

REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

A SEPARATE BUILDING PERMIT IS
REQUIRED TO CONSTRUCT A REAR
DECK.



CITY OF HAMILTON
Building Division

Permit No. 21-161716

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 DATE 2/08/22

LOT 539		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M ²)
539	12.50	543.75

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.

<input checked="" type="checkbox"/> PROPOSED VALVE <input checked="" type="checkbox"/> LIGHT POLE <input checked="" type="checkbox"/> WATER SERVICE <input checked="" type="checkbox"/> DOUBLE STA./SAN. CONNECTION <input checked="" type="checkbox"/> SINGLE STA./SAN. CONNECTION <input checked="" type="checkbox"/> CATCH BASIN <input checked="" type="checkbox"/> CABLE TELEVISION / PEDESTAL <input checked="" type="checkbox"/> BELL PEDESTAL	<input checked="" type="checkbox"/> TRANSFORMER <input checked="" type="checkbox"/> NO. OF RISERS FINISHED FLOOR ELEVATION FINISHED MAIN LEVEL ELEVATION UNDERSIDE FLOOR ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE W.O.B. WALK OUT DECK W.O.B. WALK OUT BASEMENT REV. REVERSE PLAN	<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"/> ACQUACULTURE 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"/> ENLIGHTENMENT (SLOPE unless otherwise noted)	<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"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPLASHPAD) <input checked="" type="checkbox"/> SIDE WINDOW LOCATION <input checked="" type="checkbox"/> EXT. DOOR LOCATION <input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION <input checked="" type="checkbox"/> REDUCE SIDE YARD
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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 Building
qualification information
Richard Vink 24488
signature
home registration information
VA3 Design Inc. 42658

**VA3
DESIGN**
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PHASE 4
municipality
HAMILTON
date
JUL 2021
checked by
scale
1:250
drawing no.
20027-RC4-SITE-LAYOUTS
date
AUG 22 2021
time
9:44 AM

lot/block no.
539
registered plan no.
62M-1266
project no.
20027
drawing no.
1