

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.



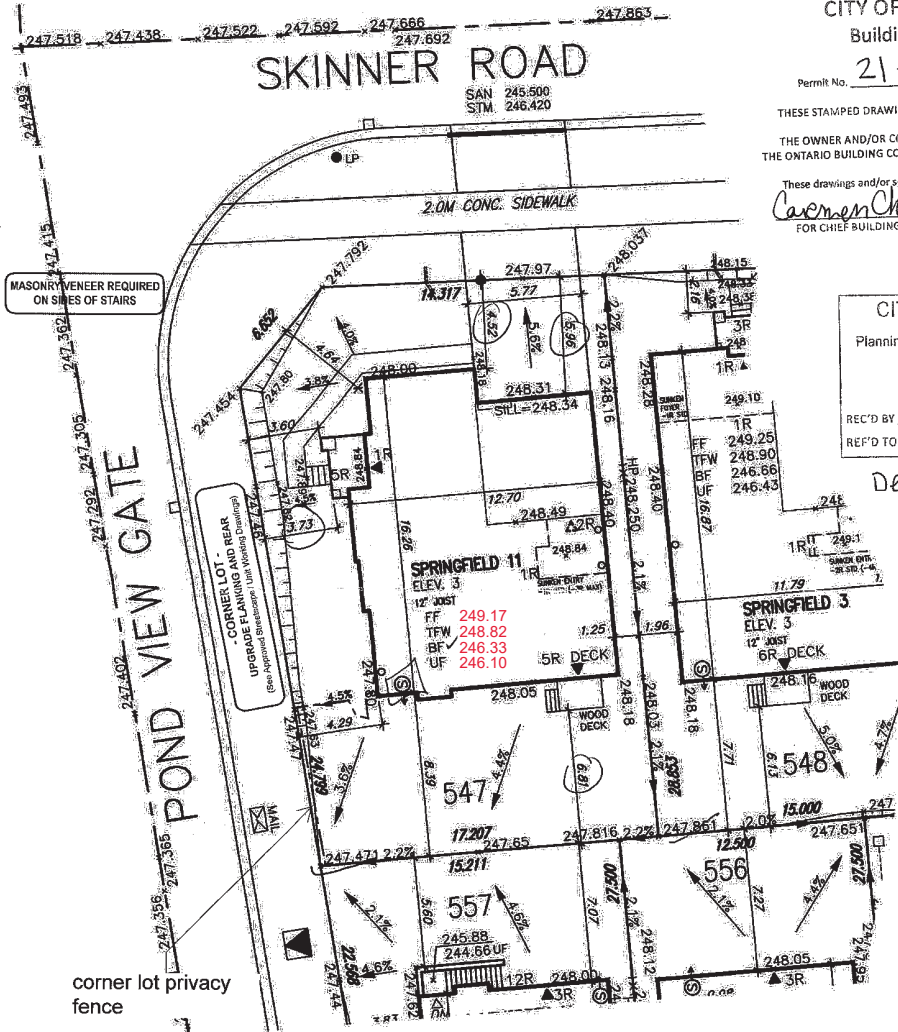
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matters 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: *[Signature]*
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

Permit No. **21-161622**

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
Carmen Chu Feb 5/22
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

DECK BP# 22-105696

Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law.
For more information go to
essafe.com or call 1-877-372-7233



LOT 547		
LOT No.	LOT WIDTH (M) (± 0.00)	LOT AREA (M²)
547	18.907	521.73

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.

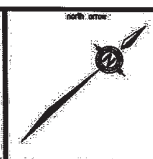
VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-graded. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation walls shall be poured to a minimum of 8" 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.

<ul style="list-style-type: none"> PROPOSED VALUE UP LIGHT POLE WATER SERVICE DOUBLE SW/SW CONNECTION SINGLE SW/SW CONNECTION CATCH SIGN CABLE TELEVISION FEEDS BELL FEEDS 	<ul style="list-style-type: none"> NO. OF ROOFS FINISHED FLOOR ELEVATION FINISHED WALL LEVEL ELEVATION UNDERGROUND FLOOR ELEVATION FIN. SHOWER FLOOR SIGN TOP OF FOUNDATION WALL UNDERGROUND POOLING AT REAR UNDERGROUND POOLING AT FRONT UNDERGROUND POOLING AT SIDE WALK OUT DECK W.O.D. WALK OUT DECK KEY REMODEL PLAN 	<ul style="list-style-type: none"> STREET SIGN MAIL BOX RETAINING WALL CHAIN LINK FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL HYDRO METER SHADE DIRECTION SHADE SLURF (unless otherwise noted) 	<ul style="list-style-type: none"> PROMISE 3/4" DIA. CROWN SCOPE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DRAINAGE LOCATION (DISCHARGE INTO SPILLAGE) SEE WINDOW LOCATION OPT. DOOR LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE WIND
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1H4
(416) 630-2253 / (416) 630-4782
va3design.com

Greenpark
PROJECT NAME: RUSSELL GARDENS PHASE 4
CITY: HAMILTON
DATE: JUL 2021
SCALE: 1:250
DRAWN BY: GW
CHECKED BY: [Signature]
DATE: [Signature]
PROJECT NO: 20027
DRAWING NO: 1

LOT SITING/GRADING
20027-RG4-SITE-LAYOUTS
DATE: JUL 27, 2021
SCALE: 1:250
DRAWN BY: GW
CHECKED BY: [Signature]
DATE: [Signature]