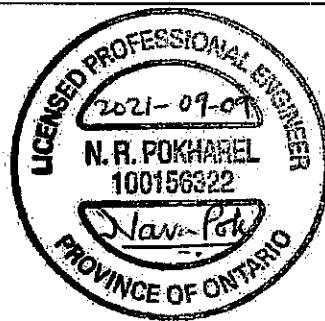


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

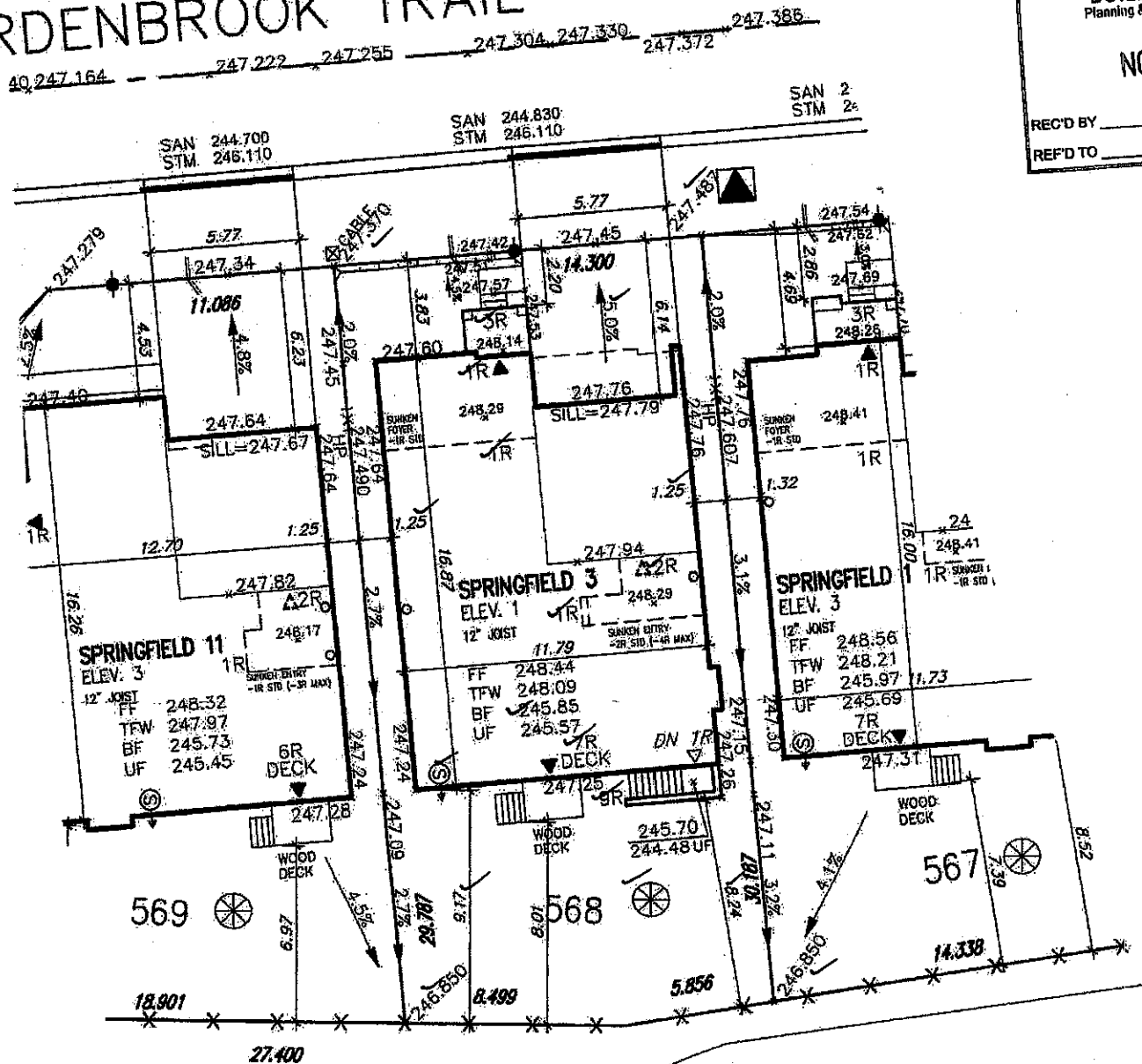
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: SEP 13, 2021

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

GARDENBROOK TRAIL



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2021

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

CITY OF HAMILTON
Building Division

Permit No. 21-161856

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

3/02/22

DATE

LOT 568

LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
568	14.30	433.01

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

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.

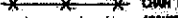
VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation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

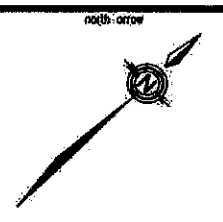
These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

PROPOSED VALUE	NO. OF RISERS
UP LIGHT POLE	FF FINISHED FLOOR ELEVATION
WATER SERVICE	ML FINISHED MAIN LEVEL ELEVATION
DOUBLE STM/SAN CONNECTION	UF UNDERSIDE FOOTING ELEVATION
SINGLE STM/SAN CONNECTION	FF BASEMENT FLOOR SLAB
CATCH BASIN	TOP OF FOUNDATION WALL
CABLE TELEVISION PEDESTAL	UR UNDERSIDE FOOTING AT REAR
BELL PEDESTAL	UR UNDERSIDE FOOTING AT FRONT
	UR UNDERSIDE FOOTING AT SIDE
	W.O.D. WALK OUT DECK
	W.O.B. WALK OUT BASEMENT
	REV REVERSE PLAN

ELEVATION		STREET SIGN
EL ELEVATION		MAIL BOX
EL ELEVATION		RETAINING WALL
FOR SLAB		CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
W/ WALL		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
G AT REAR		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
G AT FRONT		HYDRO SERVICE LATERAL
G AT SIDE		HYDRO METER
		GAS METER
		SWALE DIRECTION
		EMBANKMENT

	PROMISE 3/4" DIA. CLEEN STONE IN THIS AREA
 OR 	THIS LOT CONTAINS ENGINEERED FILL
	AIR CONDITIONER REQUIRED
	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	SIDE WINDOW LOCATION
	EXT. DOOR LOCATION
	REDUCE SIDE YARD



no.	description	date	by
1	ISSUED FOR PERMIT.	AUG 27/21	GW
2			
3			
4			
5			
6			
7			
8			
9			

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
lot/block no.: 568
registered plan no.: 62M-1266
project no.: 20027
drawing no.: 1
date: JUL 2021
checked by: _____
scale: 1:250
file name: 20027-RG4-SITE-LAYOUTS.dwg
date: Aug 27, 2021 - 10:37 AM
GREG - H:\ARCHIVE\WORKING\2020\20027\RG4-SITE-LAYOUTS.dwg - Fr - Aug 27, 2021 - 10:37 AM