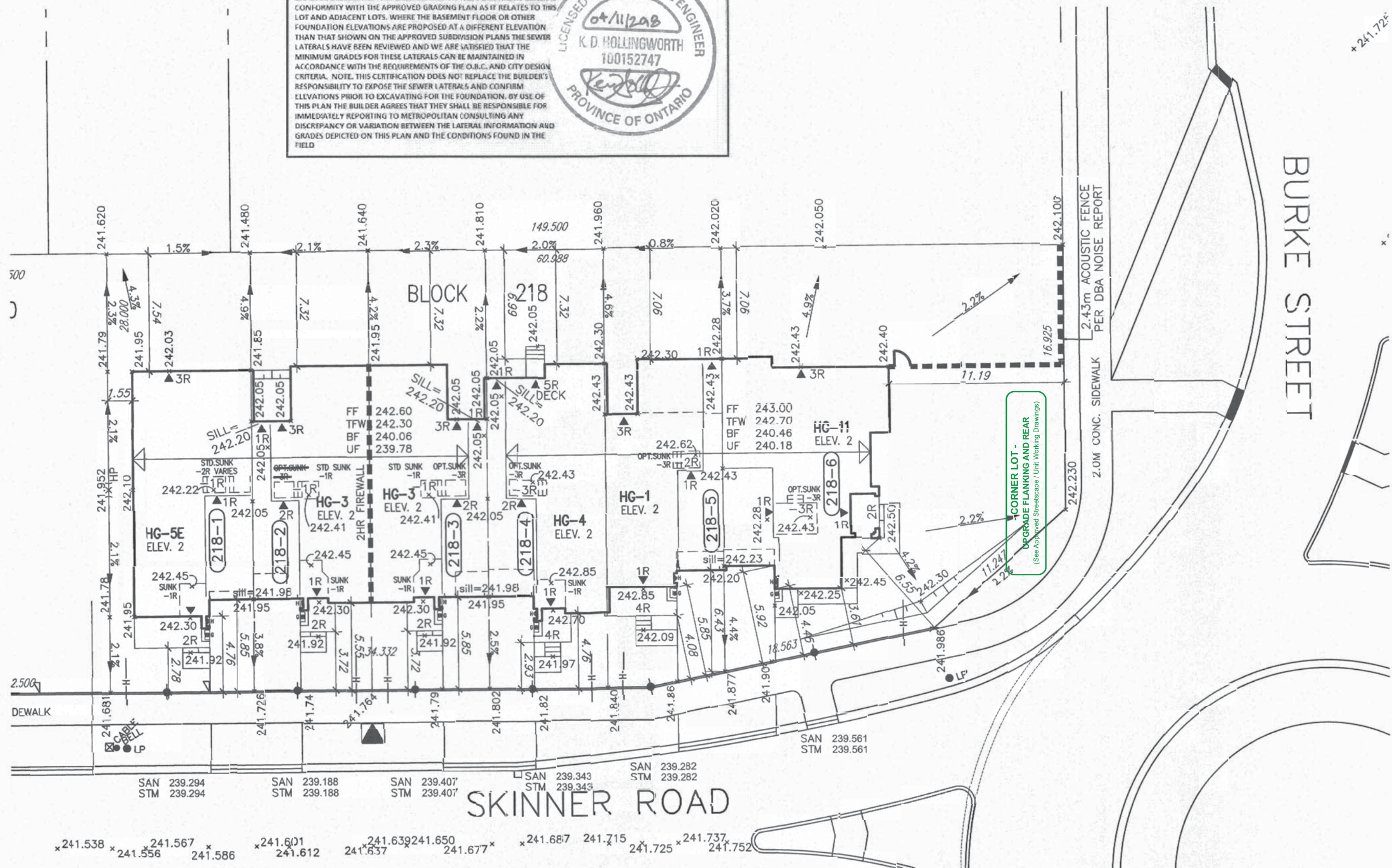


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 the 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: Apr. 12, 2018

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

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.

BLOCK 218		
LOT/BLOCK No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M ²)
218-1	9.15	256.32
218-2	7.50	210.00
218-3	7.50	210.00
218-4	7.50	210.00
218-5	7.50	207.66
218-6	21.83	518.03

MAIN UNDERSIDE OF FOOTING (UF) SHOWN IS FOR STANDARD 0.20 (8") DEEP EXTERIOR WALL STRIP FOOTING ONLY.

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

1 ISSUED FOR CLIENT USE. AUG. 28/17 GW

2 ISSUED FOR PERMIT. OCT. 16/17 GW

3 REVISED PER BLDG. COMMENTS. DEC. 13/17 GW

4 REV. UNIT 5 REAR STEPS/ GRADES. APR. 08/18 GW

5

6

LP

PROPOSED VALVE

HP

FINISHED FLOOR ELEVATION

H

HYDRANT

TR

TRANSFORMER

WS

WATER SERVICE

DS

DOUBLE STM/SAN CONNECTION

SS

SINGLE STM/SAN CONNECTION

CB

CATCH BASIN

CP

CABLE TELEVISION PEDESTAL

BP

BELL PEDESTAL

JR

No. OF RISERS

FF

FINISHED FLOOR ELEVATION

UF

UNDERSIDE FOOTING ELEVATION

BF

BASEMENT FLOOR SLAB

TFW

TOP OF FOUNDATION WALL

UR

UNDERSIDE FOOTING AT REAR

UFF

UNDERSIDE FOOTING AT FRONT

UFS

UNDERSIDE FOOTING AT SIDE

W.O.B.

WALK OUT DECK

W.O.B.

WALK OUT BASEMENT

REV

REVERSE PLAN

ST

STREET SIGN

SM

SUPER MAIL BOX

RM

RETAINING WALL

LM

1.5m BLACK VINYL CHAIN LINK FENCE

AF

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WF

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HS

HYDRO SERVICE LATERAL

SD

SINGLE DIRECTION EMERGENCY!

PF

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

TF

THIS LOT CONTAINS ENGINEERED FILL

AC

AIR CONDITIONER REQUIRED

OW

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

OD

EXTERIOR DOOR LOCATION

RY

REDUCE SIZE YARD

NA

north arrow

VA3 DESIGN

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va3design.com

Greenpark.

project name
RUSSELL GARDENS PHASE 2

date
MAY 2017

drawn by
GW/BCC

checked by

scale
1:250

file name
16036-RG2-SP

drawing no.
SP1

Block 218

registered plan no.
16036

city
HAMILTON

project no.
16036

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Richard Vink 24488 BCC
name registration information
VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

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