

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 C.L.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.

LICENSED PROFESSIONAL ENGINEER
05/23/2018
K.D. HOLLINGWORTH
100152747
PROVINCE OF ONTARIO

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 but not limited to the provisions in the subdivision agreement. The Contractor 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.

ARCHITECTURAL REVIEW & APPROVAL

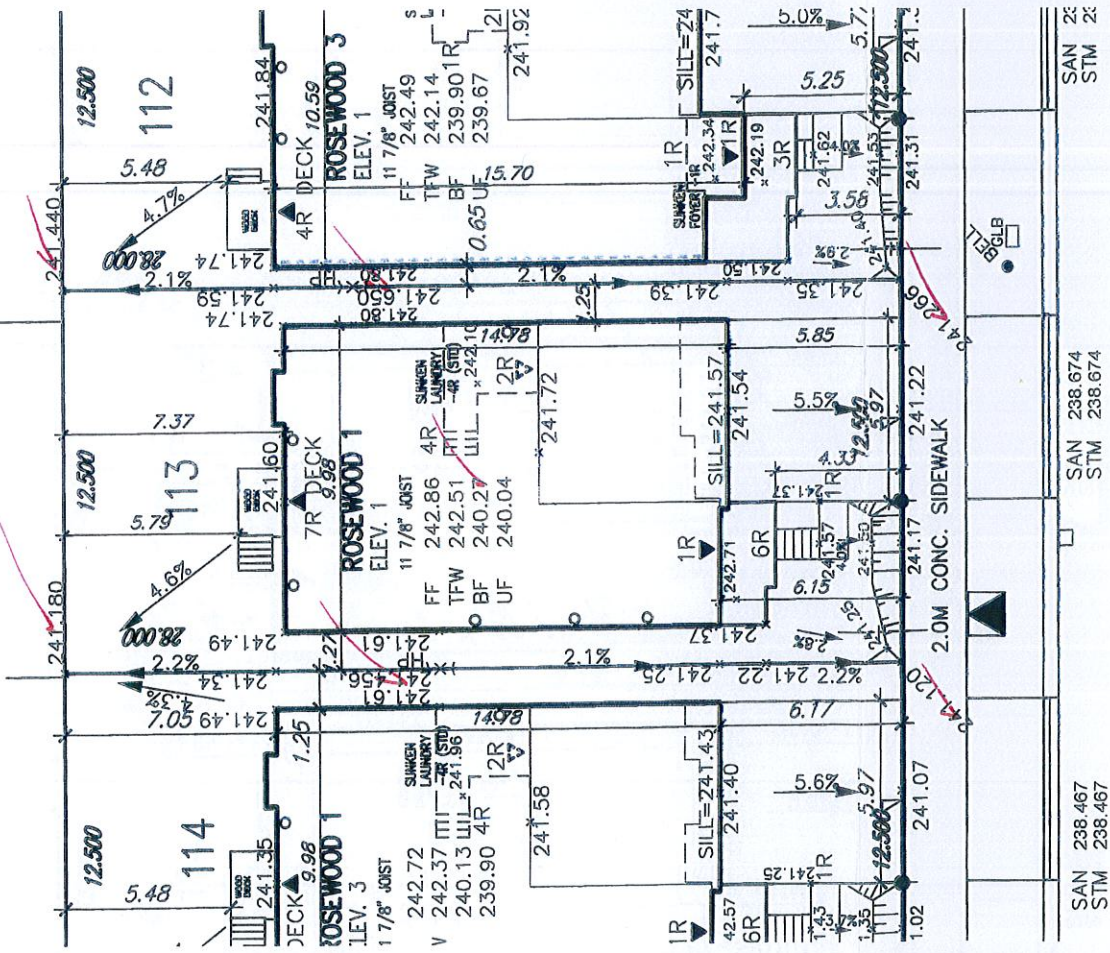
MAY 28 2018

John G. Williams Limited, Architect

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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

JUN 01 2018



0.874 * 240.950 * 241.020 * 241.066 241.141 * 241.183
* 240.995 * 241.166

SKINNER ROAD

CITY OF HAMILTON
Building Division

Permit No. 18-118774

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THESE DRAWINGS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED BY THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

JUN 19 2018

DATE

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 Metropolis Consulting Inc.

LOT 113			
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)	
113	12.50	350	

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

PROPOSED VALUE
UP ● LIGHT PALE
H ● HYDRANT
T ● TRANSFORMER
W ● WATER SERVICE
V ● DOUBLE STAIR/STAIR CONNECTION
CS ● CATCH BASIN
C ● CABLE TELEVISION PEDestal
B ● BELL PEDestal

NO. OF RISERS
FF ● FINISHED FLOOR ELEVATION
UF ● UNDERSIDE FLOORING ELEVATION
BF ● FIN. BASEMENT FLOOR SLAB
TFW ● TOP OF FOUNDATION WALL
UPR ● UNDERSIDE ROOFING AT REAR
UPL ● UNDERSIDE ROOFING AT FRONT
UPS ● UNDERSIDE ROOFING AT SIDE
W.O.B. ● WALK OUT DECK
W.O.B. ● WALK OUT EASEMENT
REV ● REVERSE PLAN

STREET SIGN
S ● SUPER MAIL BOX
R ● RETAINING WALL
C ● CHAIN LINK FENCE
A ● ACQUISITION FENCE (SEE LANDSCAPE PLAN)
W ● WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
H ● HUNG SERVICE LATERAL
S ● SCALE DIRECTION
E ● EMBARKMENT

PROVIDE 3/4" DIA. CLEAK
S ● STONE IN THIS AREA

THIS LOT CONTAINS ENGINEERED FILL
AC ● AIR CONTAMINANT REQUIRED
D ● DRAIN WATER DOWNSPOUT LOCATION (INDICATE ONTO SPAS/POOL)
O ● SIDE WINDOW LOCATION
X ● EXTERIOR DOOR LOCATION
V ● REDUCE SIDE YARD



9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	ISSUED FOR PERMIT	MAY 18/18	GW		
1.	ISSUED FOR REVIEW	MAY 11/18	GW		
no.	description	date	by		

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Signature: *R. Vink*
Name: Richard Vink
Registration Information: 24488 BCN
VA3 Design Inc. 42658

Greenpark

project name: RUSSELL GARDENS PHASE 2
municipality: HAMILTON

lot/block no.: 113
registered plan no.: 16036

drawing no.: 1

date: MAY 2018
checked by: GW
scale: 1:250

LOT SITING/GRADING

file name: 16036-RG2-SP

date: May 18 2018 - 3:46 PM