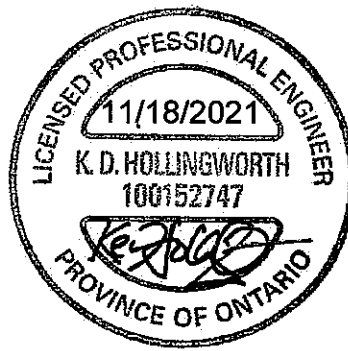


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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: NOV 22, 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 26 2021  
REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REF'D TO: \_\_\_\_\_ DATE: \_\_\_\_\_



Electrical  
Safety  
Authority

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 [esasafe.com](http://esasafe.com) or call 1-877-372-7233

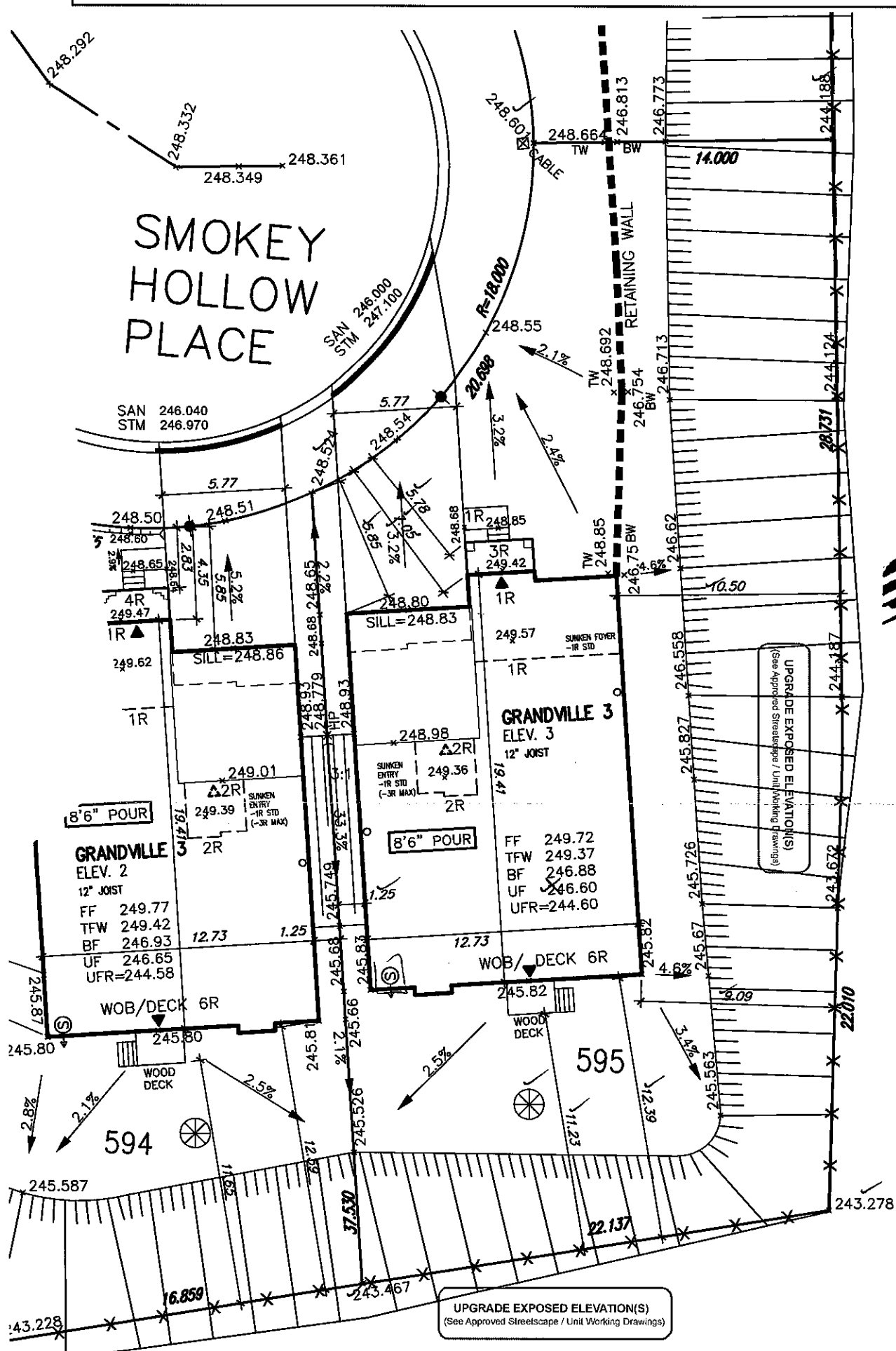
Deck BP #22-105683

CITY OF HAMILTON  
Building Division

Permit No. 21-163008

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 Feb 5/22



LOT 595		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M <sup>2</sup> )
595	31.452	1121.25

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 VALVE  
UP LIGHT POLE  
WATER SERVICE  
DOUBLE STM/SAN. CONNECTION  
SINGLE STM/SAN. CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDESTAL  
BELL PEDESTAL

HYDRANT  
TRANSFORMER

NO. OF RISERS  
FF FINISHED FLOOR ELEVATION  
ML FINISHED MAIN LEVEL ELEVATION  
UF UNDERSIDE FOOTING ELEVATION  
BF FIN. BASEMENT FLOOR SLAB  
TFW TOP OF FOUNDATION WALL  
UFR UNDERSIDE FOOTING AT REAR  
UFF UNDERSIDE FOOTING AT FRONT  
UFS UNDERSIDE FOOTING AT SIDE  
W.O.D. WALK OUT DECK  
W.O.B. WALK OUT BASEMENT  
REV REVERSE PLAN

STREET SIGN  
MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
HYDRO METER  
GAS METER  
EMBANKMENT  
(3:1 SLOPE unless otherwise noted)

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA  
THIS LOT CONTAINS ENGINEERED FILL  
AIR CONDITIONER REQUIRED  
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)  
SIDE WINDOW LOCATION  
OPT. DOOR LOCATION  
EXTERIOR DOOR LOCATION  
REDUCE SIDE YARD

SWALE DIRECTION

2 ISSUED FOR PERMIT. SEP 23/21 GW  
1 ISSUED FOR ENG. REVIEW. SEP 21/21 GW

no. description date by

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 Designer.

qualification information  
Richard Vink 24488  
signature  
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. Drawings NOT to be scaled

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

Greenpark  
project name  
RUSSELL GARDENS PHASE 4  
municipality  
HAMILTON

date  
JUL 2021  
checked by  
scale  
1:250

LOT SITING/GRADING  
file name  
20027-RG4-SITE-LAYOUTS  
drawing no.  
1

lot/block no.  
595  
registered plan no.  
62M-1266  
project no.  
20027

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