

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.

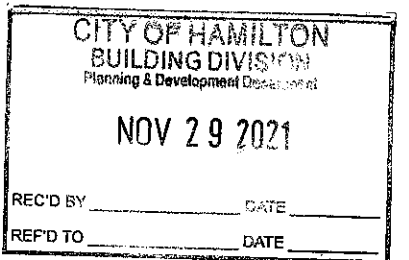
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

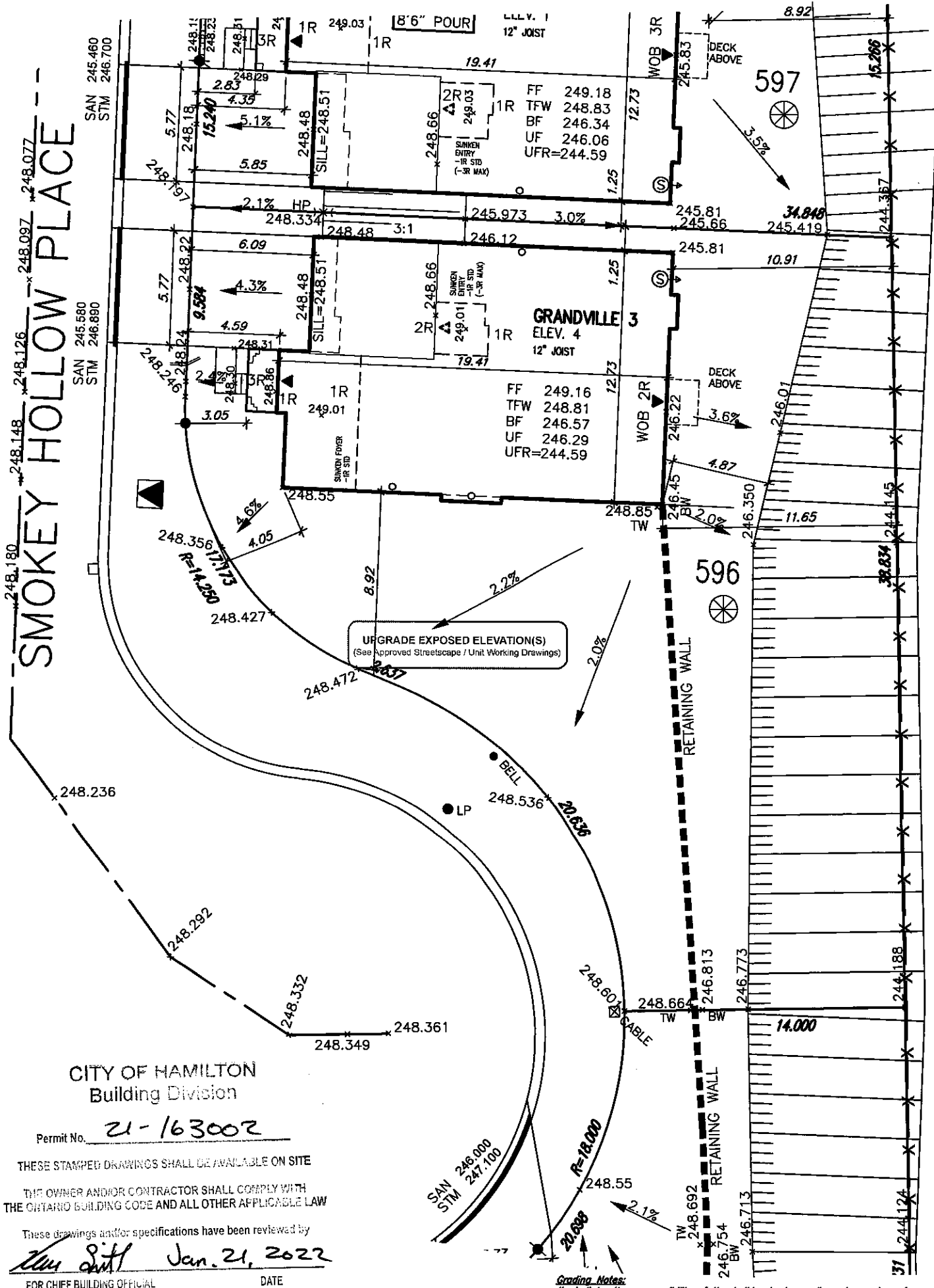
DATE: NOV 22, 2021

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

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



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



CITY OF HAMILTON
Building Division

Permit No. 21-163002

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 Jan. 21, 2022

LOT 596		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
596	29.257	1064.75

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.

PROPOSED VALVE	LP	LIGHT POLE	H	HYDRANT	TRANSFORMER
WATER SERVICE	DOUBLE STM/SAN. CONNECTION	SINGLE STM/SAN. CONNECTION	CATCH BASIN	CABLE TELEVISION PEDESTAL	BELL PEDESTAL
1R	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	SHADE DIRECTION	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					

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
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
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Greenpark.
project name
RUSSELL GARDENS PHASE 4
municipality
HAMILTON
date
JUL 2021
drawn by
GW
checked by
scale
1:250
file name
20027-RG4-SITE-LAYOUTS.dwg
GREG - H:\ARCHIVE\WORKING\2020\20027\GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Wed - Nov 17 2021 - 12:19 PM

lot/block no.
596
registered plan no.
62M-1266
project no.
20027
drawing no.
1

LOT SITING/GRADING