

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.

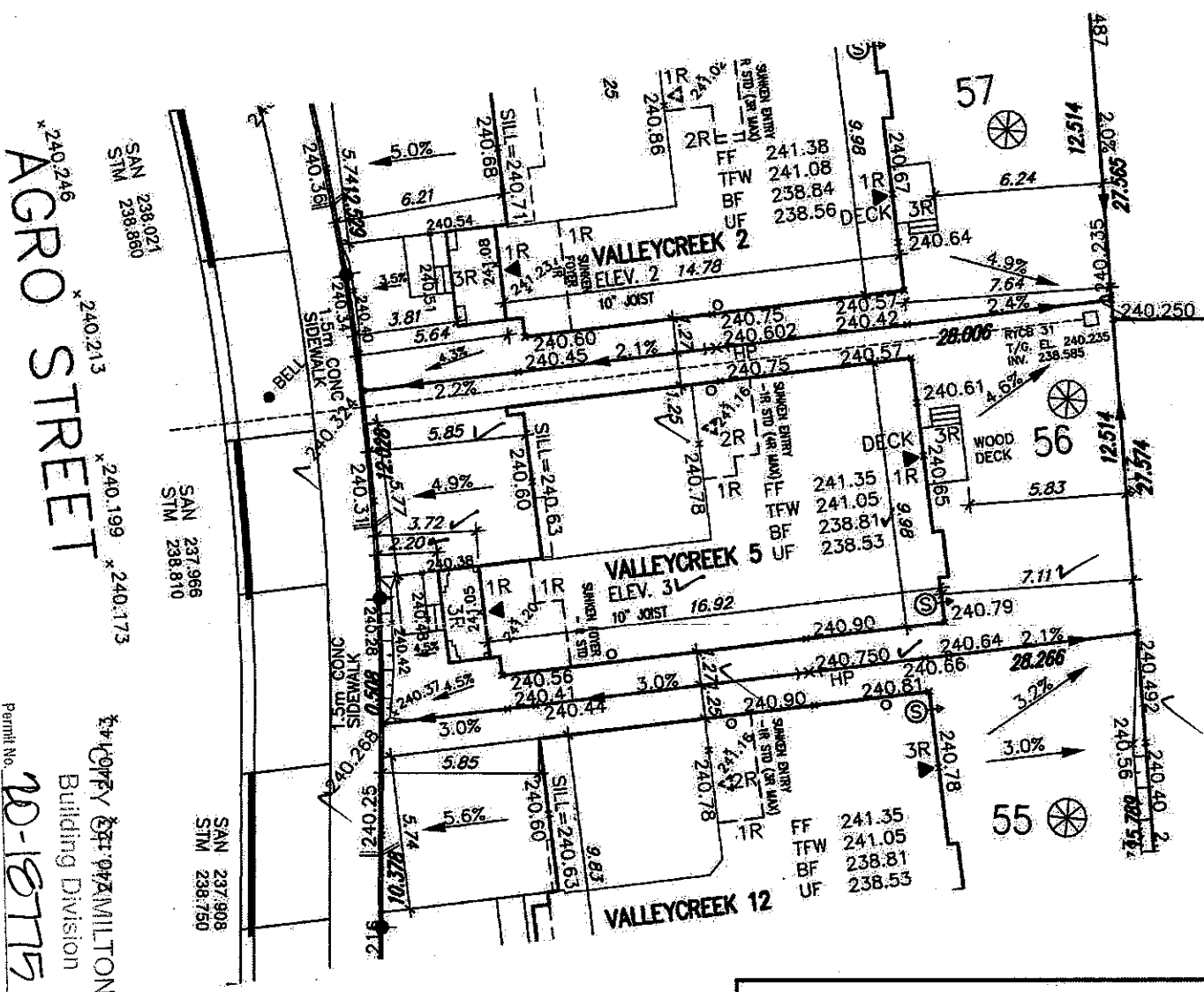
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

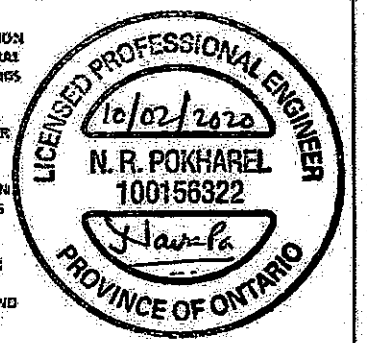
APPROVED BY:

DATE: OCT 05, 2020

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



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.



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.

VAJ 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 VAJ 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.

LOT 56		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M²)
56	12.50	350.07

NOTE: SUMP PUMP REQUIRED SUMP PUMPS CONNECTED TO STORM SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET W14017-N1.

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

PROPOSED VALVE	JR	No. OF RISERS
IP	FF	FINISHED FLOOR ELEVATION
WATER SERVICE	ML	FINISHED MAIN LEVEL ELEVATION
DOUBLE STM/SAL CONNECTION	UF	UNDERSIDE FOOTING ELEVATION
SINGLE STM/SAL CONNECTION	FF	FIN. BASEMENT FLOOR SLAB
CATCH BASIN	TFW	TOP OF FOUNDATION WALL
CABLE TELEVISION PEDESTAL	UFF	UNDERSIDE FOOTING AT REAR
BELL PEDESTAL	UFF	UNDERSIDE FOOTING AT FRONT
	UFF	UNDERSIDE FOOTING AT SIDE
	W.O.B.	WALK OUT DECK
	W.O.B.	WALK OUT BASEMENT
	REV	REVERSE PLAN

STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
RETAINING WALL	AIR CONDITIONER REQUIRED
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
ACoustical FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	OPT. DOOR LOCATION
HYDRO SERVICE LATERAL	EXTERIOR DOOR LOCATION
HYDRO METER	REDUCE SIDE YARD
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



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
VAJ 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 surface connection elevations prior to constructing foundations. Drawings NOT to be scaled.

VAJ DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
T: 416.630.2255 / F: 416.630.4782
vajdesign.com

Greenpark
project name
RUSSELL GARDENS PHASE 3
municipality
HAMILTON

date
SEPT. 2020
drawn by
GW
checked by
scale
1:250
LOT SITING/GRADING
19014-RG3-SITE-LAYOUTS
date name
19014-RG3-SITE-LAYOUTS.dwg - F1 - Oct 2, 2020 - 9:10 AM

lot/block no.
056
registered plan no.
62M-1266
project no.
19014
drawing no.
1

no.	description	date	by
2	REVISED: RE-ISSUED FOR PERMIT.	OCT. 02/20	GW
1	ISSUED FOR PERMIT.	SEP. 29/20	GW