

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 26 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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.

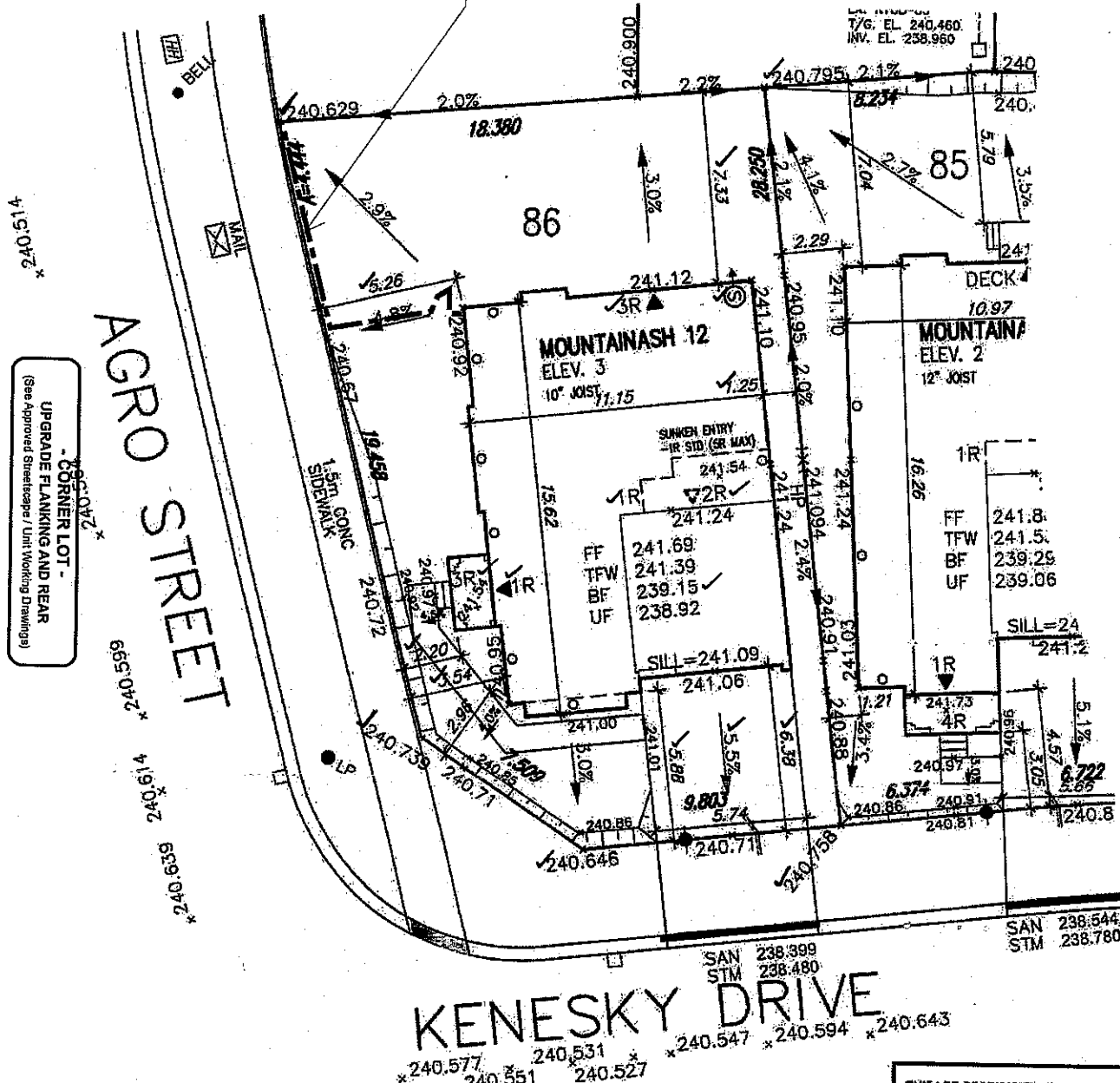
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

APPROVED BY: _____
DATE: OCT 30 2020

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

CORNER LOT
PRIVACY FENCE



CITY OF HAMILTON
Building Division

Permit No. 20-196215

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

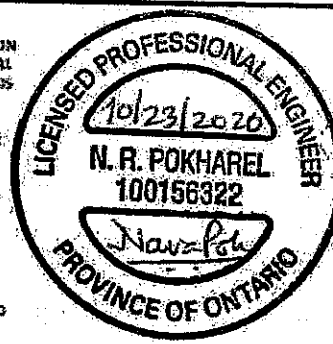
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

12/10/20
DATE

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.



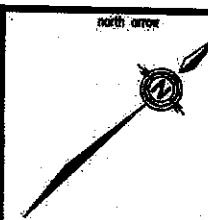
LOT 86		
LOT No.	LOT WIDTH (M) (± 5.0m)	LOT AREA (M²)
86	✓15.57	✓461.01

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	NO. OF RISERS
UP	FF FINISHED FLOOR ELEVATION
WATER SERVICE	ME FINISHED MAIN LEVEL ELEVATION
DOUBLE STL/SAN. CONNECTION	OF UNDERSIDE FOOTING ELEVATION
SINGLE STL/SAN. CONNECTION	FFL BASEMENT FLOOR SLAB
CATCH BASIN	TOP OF FOUNDATION WALL
CABLE TELEVISION PEDestal	UFR UNDERSIDE FOOTING AT REAR
BELL PEDestal	OFF 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	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
RETAINING WALL	AC AIR CONDITIONER REQUIRED
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
ACoustical FENCE (SEE LANDSCAPE PLAN)	OPT. DOOR LOCATION
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	EXTERIOR DOOR LOCATION
HYDRO SERVICE LATERAL	REDUCE SIDE YARD
HYDRO METER	
GAS METER	
ENGAGEMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)	



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
signature
V.A.S. Design Inc. 42658
name
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 locations prior to constructing foundations. Drawings NOT to be scaled.

VA3
DESIGN

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va3design.com

Greenpark

project name
RUSSELL GARDENS PHASE 3
municipality
HAMILTON

date
SEPT. 2020
checked by
scale
1:250

LOT SITING/GRADING

19014-RG3-SITE-LAYOUTS
drawing no.
1

lot/block no.
086
registered plan no.
62M-1266
project no.
19014

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