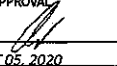


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

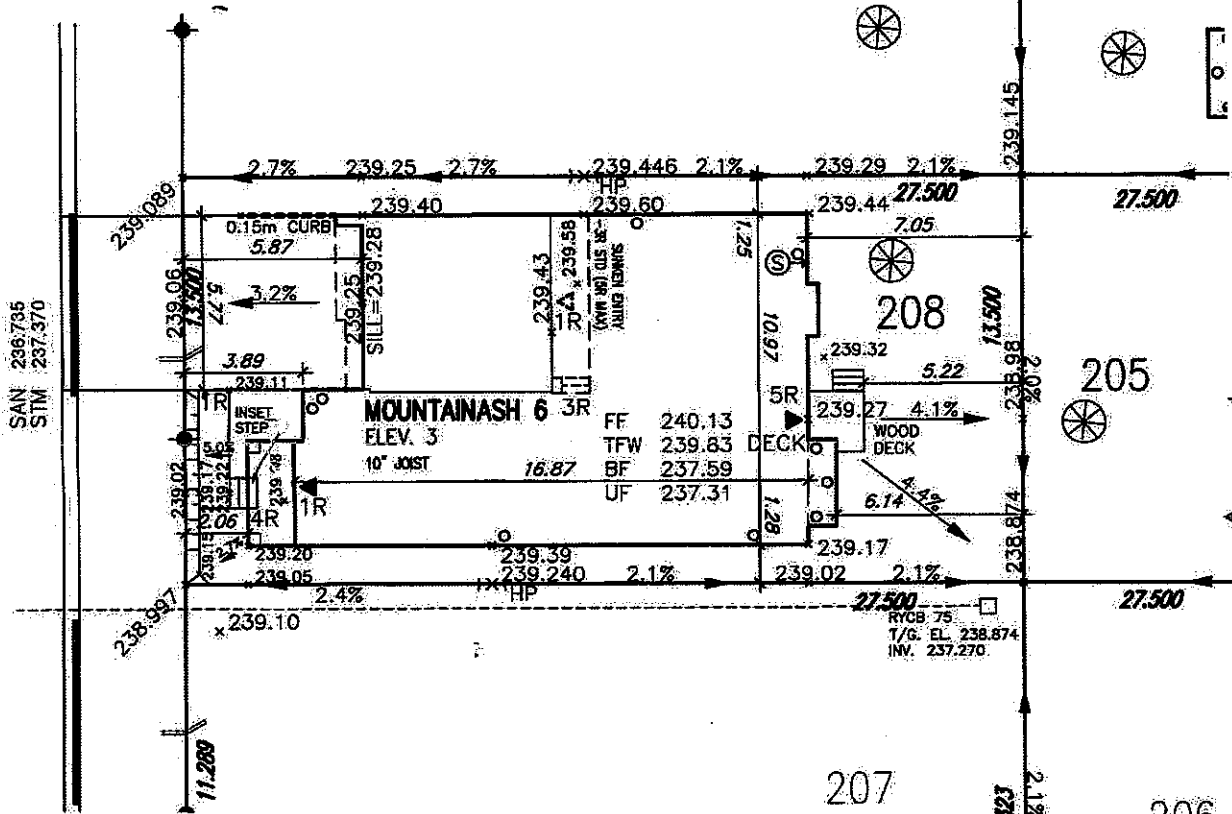
CITY OF HAMILTON
Building Division
Permit No. 187711

These drawings, and/or specifications, have been reviewed by the City of Hamilton for compliance with the City of Hamilton Building Code and the Ontario Building Code. The City of Hamilton is not responsible for the accuracy or completeness of the information provided in these drawings, and/or specifications, and does not warrant the accuracy or completeness of the information provided in these drawings, and/or specifications.

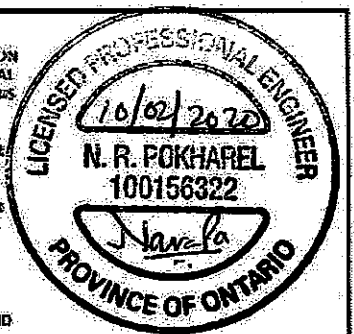
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
REC'D BY: DATE: DATE:

SEALEY AVENUE

238.853 238.882 238.921 238.974 238.989



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.

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: 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.

LOT 208		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M ²)
208	13.50	371.25

PROPOSED VALVE	NO. OF RISERS
UP LIGHT POLE	FF FINISHED FLOOR ELEVATION
WATER SERVICE	ML FINISHED MAIN LEVEL ELEVATION
DOUBLE STM/SAN CONNECTION	UF UNDERSIDE FOOTING ELEVATION
SINGLE STM/SAN CONNECTION	BF FINL BASEMENT FLOOR SLAB
CATCH BASIN	TFW TOP OF FOUNDATION WALL
CABLE TELEVISION PEDESTAL	UFR UNDERSIDE FOOTING AT REAR
BELL PEDESTAL	UFR UNDERSIDE FOOTING AT FRONT
	UFS 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)
ACADEMIC 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



no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT	OCT 02/20	GW

The undersigned has examined 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 3
municipality
HAMILTON
date
SEPT. 2020
drawn by
GW
checked by
GW
scale
1:250
LOT SITING/GRADING
19014-RG3-SITE-LAYOUTS
file name
19014-RG3-SITE-LAYOUTS.dwg
date
Fr - Oct 2 2020 - 8:38 AM

lot/block no.	208
registered plan no.	62M-1266
project no.	19014
drawing no.	1