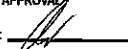


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 26, 2020

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

DECK PERMIT
20-197502

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 26 2020

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

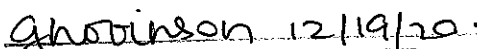
CITY OF HAMILTON
Building Division

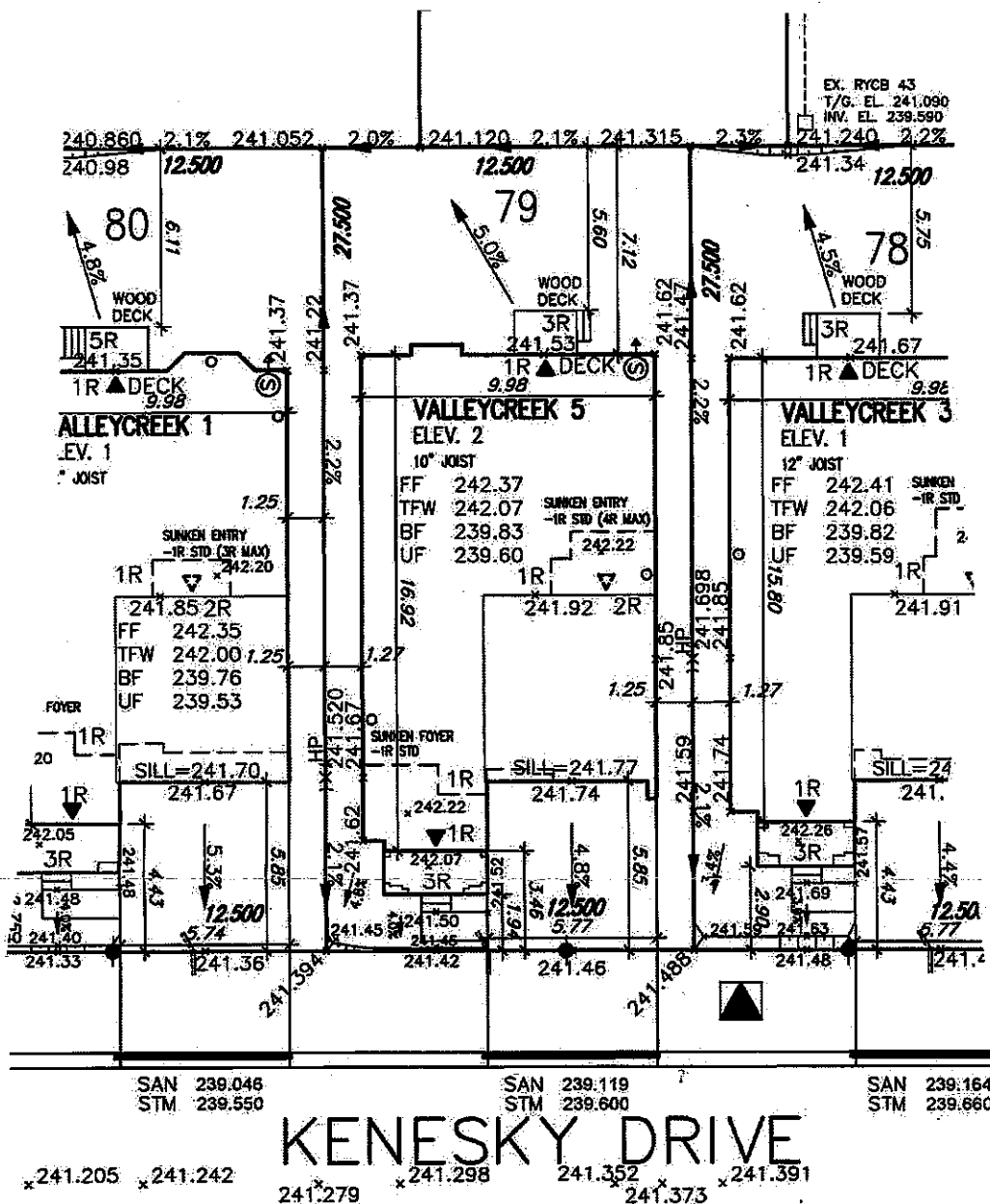
Permit No. 20-196194

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

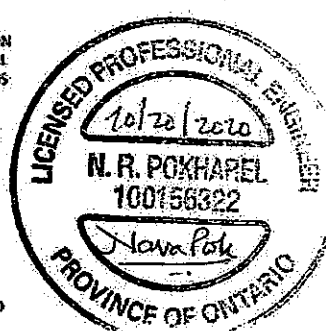
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

 12/19/20
FOR CHIEF BUILDING OFFICIAL 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.



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 Metropolis 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 79		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M ²)
79	12.50	343.75

 PROPOSED VALVE	 HYDRANT	 TRANSFORMER	 No. OF RISERS
 LIGHT POLE	 WATER SERVICE		 FINISHED FLOOR ELEVATION
 DOUBLE STIM./SAN. CONNECTION			 FINISHED MAIN LEVEL ELEVATION
 SINGLE STIM./SAN. CONNECTION			 UNDERSIDE FOOTING ELEVATION
 CATCH BASIN			 FIN. BASEMENT FLOOR SLAB
 CABLE TELEVISION PEDestal			 TOP OF FOUNDATION WALL
 BELL PEDestal			 UNDERSIDE FOOTING AT REAR
			 UNDERSIDE FOOTING AT FRONT
			 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	OPY. DOOR LOCATION	EXTERIOR DOOR LOCATION	REDUCE SIDE YARD
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North arrow



no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT.	SEP 29/20	GW

The undersigned has prepared 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 used.	

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
1-416-630-2255 / 416-630-4782
va3design.com

Greenpark

project name: **RUSSELL GARDENS PHASE 3**
municipality: **HAMILTON**
date: **SEPT. 2020**
drawn by: **GW**
checked by: **-**
scale: **1:250**
file name: **19014-RG3-SITE-LAYOUTS**
date: **19014-RG3-SITE-LAYOUTS.dwg**
date: **Tue - Oct 13/2020 - 9:27 AM**

LOT SITING/GRADING

19014-RG3-SITE-LAYOUTS

1

lot/block no. **079**
registered plan no. **62M-1266**
project no. **19014**
drawing no. **1**