

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

22

CITY OF HAMILTON
Building Division

199366

Permit No. 20

THESE STAMPED DRAWINGS SHALL BE AVAILABLE TO THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

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.

MOUNTAIN BROW ROAD

Grading Notes:

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.

WJ 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 WJ 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 19		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
19	13.50	866.90

NOTE: SUMP PUMP REQUIRED. (S)→
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
LP	LIGHT POLE	FF	FINISHED FLOOR ELEVATION
	H HYDRANT	ML	FINISHED MAIN LEVEL ELEVATION
	WATER SERVICE	UF	UNDERSIDE FOOTING ELEVATION
	TRANSFORMER	BF	FIN. BASEMENT FLOOR SLAB
	DOUBLE S/W/S.W. CONNECTION	TFW	TOP OF FOUNDATION WALL
	SINGLE S/W/S.W. CONNECTION	UFR	UNDERSIDE FOOTING AT REAR
	CATCH BASIN	UFF	UNDERSIDE FOOTING AT FRONT
	CABLE TELEVISION PEDESTAL	UPS	UNDERSIDE FOOTING AT SIDE
	CABLE	W.O.D.	WALK OUT DECK
	CABLE	W.O.B.	WALK OUT BASEMENT
	CABLE	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
ENHANCEMENT
SIMPLE DIRECTION

 PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA.
 OR  THIS LOT CONTAINS ENGINEERED
 AIR CONDITIONER REQUIRED
 RAIN WATER DOWNSPOUT LOCATION
 (DISCHARGE INTO SPLASHPAD)
 SIDE WINDOW LOCATION
 OPT. DOOR LOCATION
 EXTERIOR DOOR LOCATION
 REDUCE SIDE YARD

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

The undersigned has read and taken responsibility for this design and construction. He/She/It agrees to abide by the recommendations set out in the District Building Code to be a building:	
qualification information	
Richard Vink	24488
name	signature
registration information	BCN
VA3 Design Inc.	42658

Builder to verify location of all hydrants, street lights, transformers and other utilities. If minimum dimensions are not maintained, builder is to maintain at least the minimum clearance.

Builder to verify service connection elevations prior to constructing foundations. ¹⁰ Overwrite NOT to be used ¹⁰

**VA3
DESIGN**
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va3design.com

 Greenpark™	
project name	municipality
RUSSELL GARDENS PHASE 3	HAMILTON
date	LOT
SEPT. 2020	
drawn by	scale
GW	1:250
GRE - H:\ARCHIVE\WORKING\2019\19014.GRE\SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - T	

019 registered plan no. 62M-1266	19014 project no.
SITING/GRADING file name 3014-RG3-SITE-LAYOUTS Tue - Oct 13 2020 - 9:10 AM	
drawing no. 1	

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