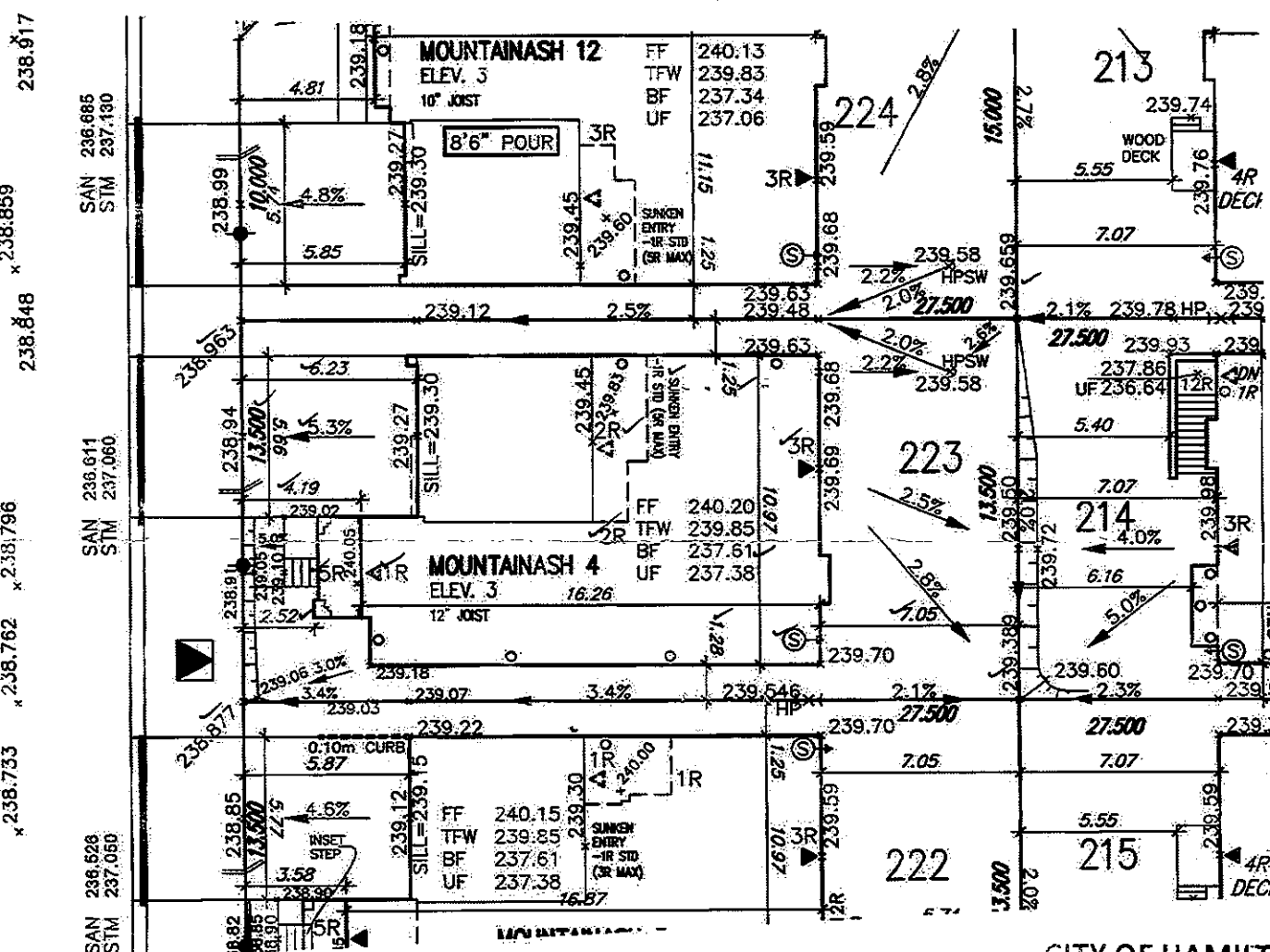


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

DEC 22 2020

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

EDWORTHY GARDENS



- STEPS min 0.6m FROM PROPERTY LINE

CITY OF HAMILTON
Building Division

Permit No. 20-199803

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

Growing Notes:

Grading Work:
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 (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.

LOT 223		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
223	13.50	171.25

	PROPOSED VALVE		HYDRANT
	LIGHT POLE		TRANSFORMER
	WATER SERVICE		
	DOUBLE STM/SAN CONNECTION		
	SINGLE STM/SAN CONNECTION		
	CATCH BASIN		
	CABLE TELEVISION PEDESTAL		

3. OF RISERS
 FINISHED FLOOR ELEVATION
 FINISHED MAIN LEVEL ELEVATION
 UNDERSIDE FOOTING ELEVATION
 IN. BASEMENT FLOOR SLAB
 TOP OF FOUNDATION WALL
 UNDERSIDE FOOTING AT REAR
 UNDERSIDE FOOTING AT FRONT
 UNDERSIDE FOOTING AT SIDE
 WALK OUT DECK
 WALK OUT BASEMENT
 EGRESS PLAN

	STREET SIGN
	MAIL BOX
	RETAINING WALL
	CHAIN LINK
	ACOUSTICAL
	WOOD SCREEN
	HYDRO SCREEN
	GAS METER
	EMBROIDERY

WALL
 FENCE (SEE LANDSCAPE PLAN)
 FENCE (SEE LANDSCAPE PLAN)
 FENCE (SEE LANDSCAPE PLAN)
 FENCE LATERAL
 FENCE
 ———> SCALE DIRECTOR

 PROVIDE 3/4"-ON CLEAR STONE IN THIS AREA

 OR  THIS LOT CONTAINS ENGINEERED F

 AIR CONDITIONER REQUIRED

 RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

 SIDE WINDOW LOCATION

 OPT. DOOR LOCATION

 EXTERIOR DOOR LOCATION

RENDER SIDE YARD

9				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 ECN VA3 Design Inc. 42558	 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 / f 416.630.4782 vc3design.com		int./block no. 223 registered plan no. 62M-1266			
8								project name RUSSELL GARDENS PHASE 3	municipality HAMILTON	
7										project no. 19014
6										
5										
4				registration information 42558						
3				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.						
2				Builder to verify service connection elevations prior to constructing foundations. ** Drawing NOT to be scaled **						
1	ISSUED FOR PERMIT.	OCT 02/20	GW							
no.	description	date	by							

date SEPT. 2020			LOT SITING/GRADING		drawing no.
drawn by	checked by	scale	file name		1
GW	-	1:250	19014-RG3-SITE-LAYOUTS		
GREG - H:\ARCHIVE\WORKING\2019\19014\GREG\SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Fri - Nov 8 2020 - 4:35 PM					

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