

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 CENTER. 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.



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 Council 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.

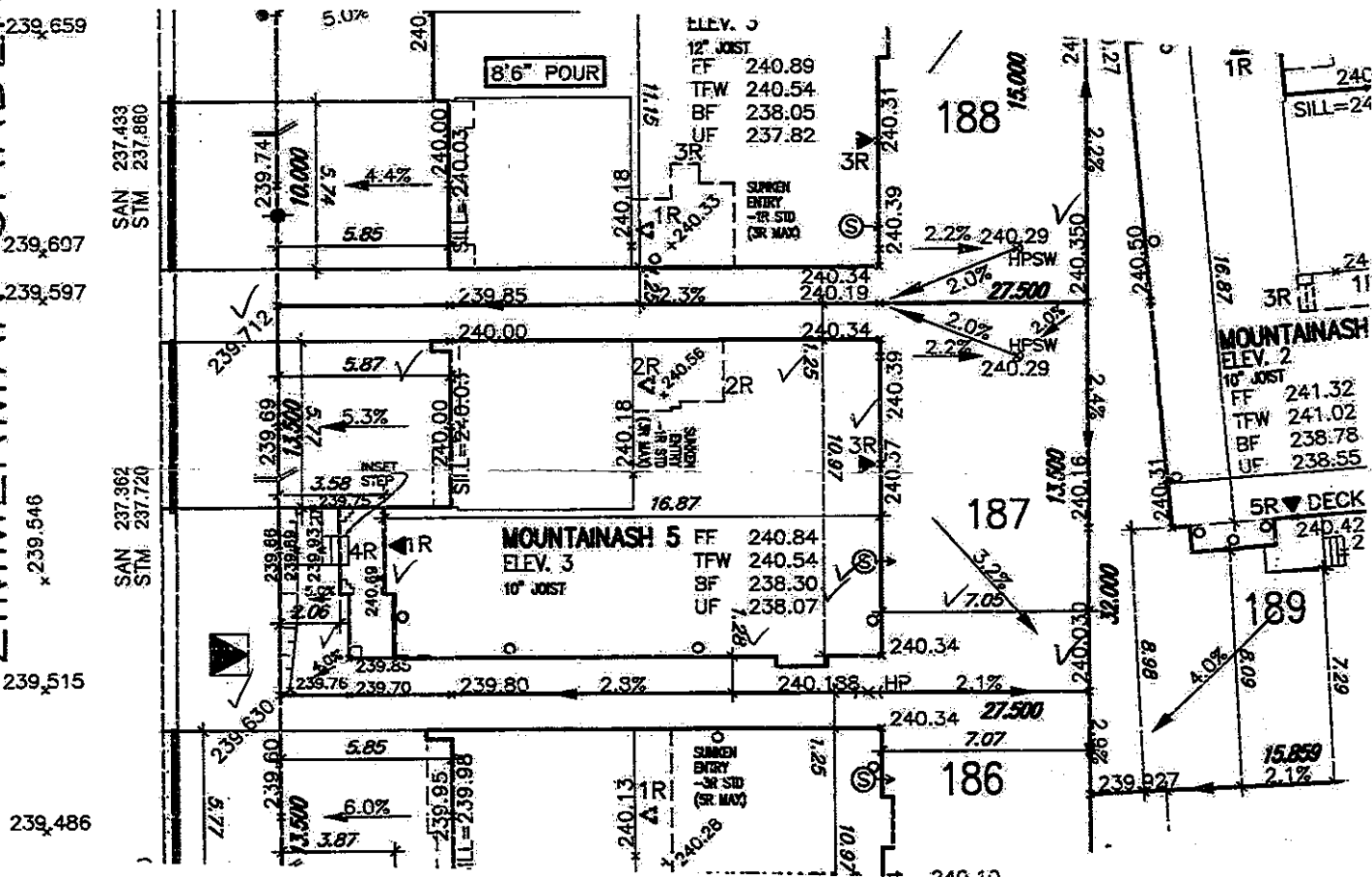
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

APPROVED BY:
DATE: DEC 07, 2020

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

ZIMMERMAN GARDENS



CITY OF HAMILTON
Building Division

Permit No. 20-199827

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

DATE

FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 22 2020

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

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 5" 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 187		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M²)
187	13.50	371.25

PROPOSED WAVE	NO. OF RISERS	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
UP LIGHT POLE	FF FINISHED FLOOR ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	ML FINISHED MAIN LEVEL ELEVATION	REINFORCING WALL	AC AIR CONDITONER REQUIRED
DOUBLE SW/SWL CONNECTION	UF UNDERSIDE FLOORING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SLASHPAD)
SINGLE SW/SWL CONNECTION	FB FIN. BASEMENT FLOOR SLAB	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CATCH BASIN	TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	OPT. DOOR LOCATION
CABLE TELEVISION POSTAL	UFF UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL	EXTERIOR DOOR LOCATION
BELL POSTAL	UFF UNDERSIDE FOOTING AT FRONT	HYDRO METER	REDUCE SIDE YARD
	UFF UNDERSIDE FOOTING AT SIDE	GAS METER	
	W.O.D. WALK OUT DECK	ENERGYWEIGHT (CL. SLOPE unless otherwise noted)	
	W.O.B. WALK OUT BASEMENT		
	REV REVERSE PLAN		

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.					
1.	ISSUED FOR PERMIT.	NOV 20/20	GR		
no.	description	date	by		

VA3 DESIGN
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Greenpark		187
project name	RUSSELL GARDENS PHASE 3	mechanical plan no. 62M-1256
city	HAMILTON	project no. 19014
date	SEPT. 2020	drawing no. 1
drawn by		
checked by		
scale	1:250	
file name	19014-RG3-SITE-LAYOUTS	
date	19014-RG3-SITE-LAYOUTS.dwg	
date	19014-RG3-SITE-LAYOUTS.dwg	