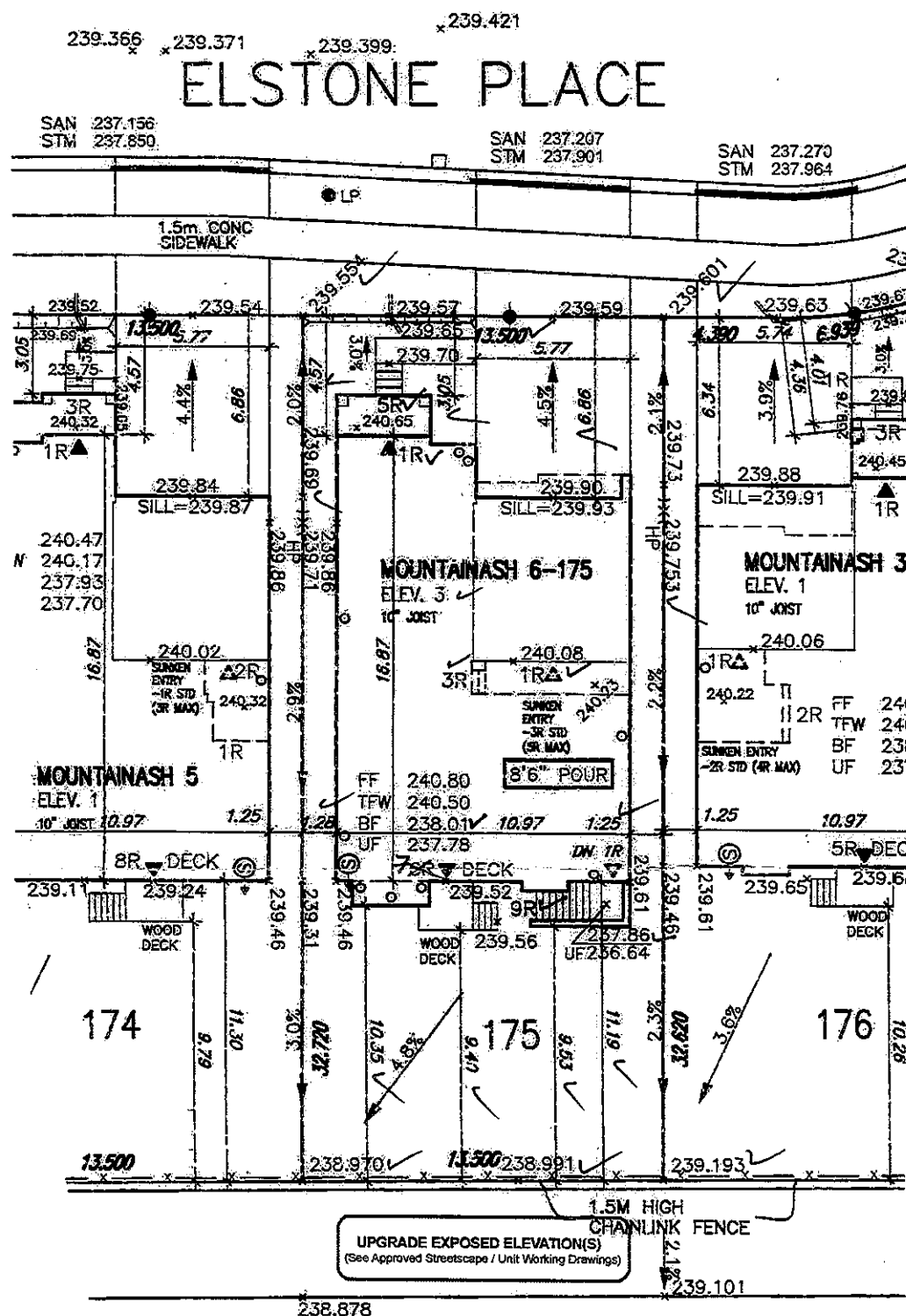


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

APPROVED BY: [Signature]  
DATE: DEC 07 2020

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

**MASONRY VENEER REQUIRED  
ON SIDES OF STAIRS**



CITY OF HAMILTON  
Building Division

Permit No. 21-1051

THESE STAMPED DRAWINGS SHALL BE  
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  
FEB 23/17

FOR CHIEF BUILDING OFFICIAL

DATE \_\_\_\_\_

| LOT 175 |                           |                            |
|---------|---------------------------|----------------------------|
| LOT No. | LOT WIDTH (M)<br>(@ 6.0m) | LOT AREA (M <sup>2</sup> ) |
| 175     | 13.50                     | 441.04                     |

**Grading Notes:**

Grading/Grades:  
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 will shall be poured to a minimum of 16" 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 Metropolygon 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

☒ PROPOSED WIRE  
 LP ☒ LIGHT POLE H ☒ HYDRANT  
☒ WATER SERVICE ☒ TRANSFORMER  
☒ DOUBLE STL/SNL CONNECTION  
☒ SINGLE STL/SNL CONNECTION  
☐ CATCH BASIN  
☒ CABLE TELEVISION PEDestal  
☒ BELL PEDestal

NO. OF RISERS  
FINISHED FLOOR ELEVATION  
FINISHED MAIN LEVEL ELEVATION  
UNDERSIDE FOOTING ELEVATION  
FIN. 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  
REVERSE PLAN

STREET SIGN  
MAIL BOX  
READING TUNEL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ADDITIONAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
HYDRO METER  
GAS METER  
ENHANCEMENT  
SWALE DIRECTION

 PROVIDE 3/4" DIA. CLEST  
STONE IN THIS AREA  
 OR  THIS LOT CONTAINS ENGINEERED SL  
 AIR CONDITIONER REQUIRED  
 RAIN WATER DOWNSPOUT LOCATION  
 (DISCARD: ONTO: SPELCHPAD)  
 SIDE WINDOW LOCATION  
 OPT. DOOR LOCATION  
 EXTERIOR DOOR LOCATION  
 RESERVE SIDE YARD

100

|   |                    |            |   |
|---|--------------------|------------|---|
| 9 |                    |            |   |
| 8 |                    |            |   |
| 7 |                    |            |   |
| 6 |                    |            |   |
| 5 |                    |            |   |
| 4 |                    |            |   |
| 3 |                    |            |   |
| 2 |                    |            |   |
| 1 | ISSUED FOR PERMIT. | NOV. 20/20 | G |
|   | no. description    | date       |   |

|                                                                                                                                                                                                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>The undersigned has reviewed the plans representing the design and has the qualifications and means the requirements set out in the District Building Code to be a Designer.</p> <p>Qualification Information</p> <p>Richard Vink <i>R Vink</i> 24488</p> <p>name signature BCR</p> <p>Registration Information</p> <p>VAS Design Inc. 42658</p> |  |
| <p>Builder to verify location of all hydrants, street lights, transformers, and other services. If minimum dimensions are not met, builder is to relocate at his own expense.</p> <p>Builder to verify service connection, eliminate prior to constructing District's own. Remove MVT-to-be located.</p>                                            |  |

**VA3**  
**DESIGN**  
255 Consumers Rd Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.530.4752  
[va3design.com](http://va3design.com)

|                                                                                                                |                                  |                                                                        |
|----------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------|
|  <b>Greenpark</b>         |                                  | E2/block no.:<br><b>175</b><br>registered plan no.:<br><b>62M-1266</b> |
| project name:<br><b>RUSSELL GARDENS PHASE 3</b>                                                                | municipality:<br><b>HAMILTON</b> | project no.:<br><b>19014</b>                                           |
| date:<br><b>SEPT. 2020</b>                                                                                     | <b>LOT SITING/GRADING</b>        |                                                                        |
| drawn by:<br><b>GW</b>                                                                                         | checked by:<br><b>-</b>          | scale:<br><b>1:250</b>                                                 |
| 19014-RG3-SITE-LAYOUTS                                                                                         |                                  |                                                                        |
| REG - H/ARCH/ENG WORKING 2019/19014-REG SITE PLAN/19014-REG SITE LAYOUTS - 2019/19014 - 19014-RG3-SITE-LAYOUTS |                                  |                                                                        |

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