CITY OF HAMILTON BUILDING DIVISION Planning & Development Department MAR 0 8 2021 DATE REC BY DATE REF'D TO

CITY OF HAMILTON **Building Division**

Permit No. 21-111706

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

wings and/or specifications have been reviewed by March 22, 2021

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.

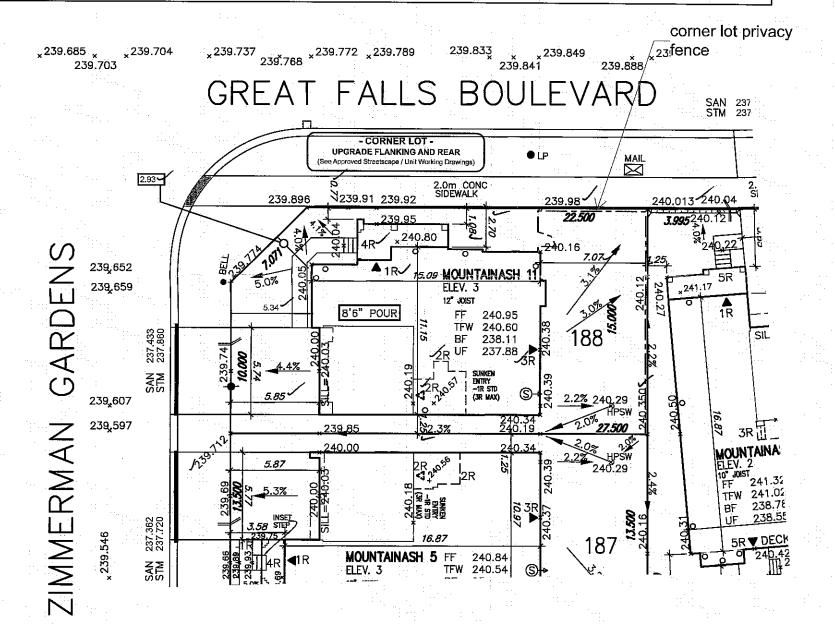
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW

DEC 10. 2020 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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 REQUIRMENTS 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.





LOT 188 LOT WIDTH (M) AREA (M2) (O 6.0m) 400.00 188 15.00

<u>Grading Motes:</u>
It shall be the responsibility of the builder to have all grades and services verified and checked before construction by engineer. These grades and the placement of storm and sonitary services off the street are to meet the requirements having jurisdiction.

VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (ane) 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 arcost 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 SIMP 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.

NOV 20/20 GW

2 RE-ISSUED

no. description

1 ISSUED FOR PERMIT.

ROPUSED VALVE LP DIGHT POLE H 💠 HYDRAWI ♦ WATER SERVICE ▲ TRANSFORMER DOUBLE STM./SAN. CONNECTION SINGLE STIL/SAIL CONNECTION CABLE TELEVISION 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 W.O.D. WALK OUT DECK W.O.B. WALK OUT BASEMENT REV REVERSE PLAN REV

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA 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 平原 - SMALE DIRECTION CAS METER

OR THIS LOT CONTAINS ENGINEERED FILL AC AIR CONDITIONER REQUIRED OR RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) SIDE WINDOW LOCATION
OPT. DOOR LOCATION EXTERIOR DOOR LOCATION TITITI EMBANKMENT (3:1 SLOPE unless otherwsio noted)

Richard Vink 24488 BCIN registration information VA3 Design Inc. 42658 Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not mointained, builder is to relocate at his own expenses. Builder to verify service connection elevations prior to constructing foundations. ** Dranings NOT to be eached *** DEC 09/20 GW

255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782

88 HAMILTON RUSSELL GARDENS PHASE 3

188 62M-1266 19014

date SEPT. 2020 LOT SITING/GRADING GW 1:250 19014-RG3-SITE-LAYOUTS GREG - H:\ARCHIVE\WORKING\2019\19014.GRE\SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Dec 9 2020 - 3;07 P

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