

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 13 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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.

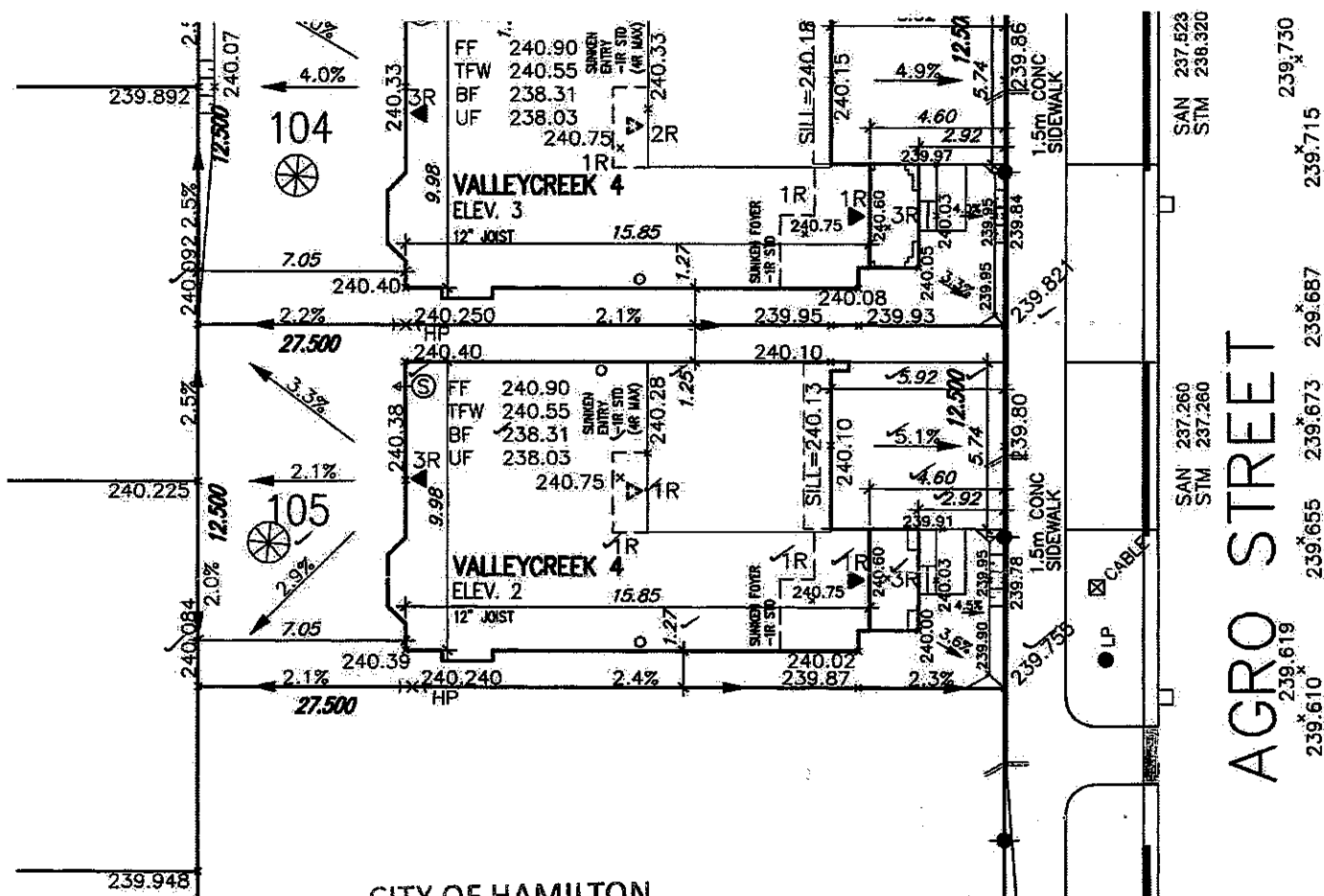
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton:

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

APPROVED BY: _____
DATE: OCT 30, 2020

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

A SEPARATE PERMIT IS REQUIRED
TO CONSTRUCT A REAR DECK



CITY OF HAMILTON
Building Division

Permit No. 20-193950

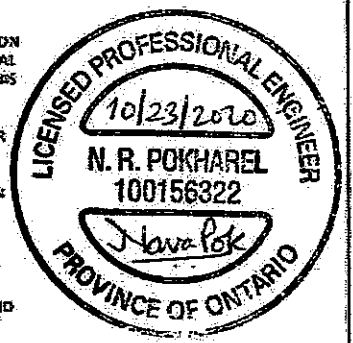
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE 4/29/21

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 SUBDIVISION 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



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 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 105		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
105	12.50	343.75

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.

PROPOSED VALVE	NO. OF RISERS
UP	FF FINISHED FLOOR ELEVATION
WATER SERVICE	ML FINISHED MAIN LEVEL ELEVATION
DOUBLE STM/SAL CONNECTION	UF UNDERSIDE FOOTING ELEVATION
SINGLE STM/SAL CONNECTION	BF FIN. BASEMENT FLOOR SLAB
CATCH BASIN	TFW TOP OF FOUNDATION WALL
CABLE TELEVISION PEDISTAL	URR UNDERSIDE FOOTING AT REAR
BELL PEDISTAL	UFF UNDERSIDE FOOTING AT FRONT
	UFS UNDERSIDE FOOTING AT SIDE
	W.O.B. WALK OUT DECK
	W.O.B. WALK OUT BASEMENT
	REV REVERSE PLAN

STREET SIGN	MAIL BOX
RETAINING WALL	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACQUISICAL FENCE (SEE LANDSCAPE PLAN)	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL	HYDRO METER
GAS METER	SHALE DIRECTION
EMBANKMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)	

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA	THIS LOT CONTAINS ENGINEERED FILL
AIR CONDITIONER REQUIRED	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO 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	CW		
no.	description	date	by		

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name
RUSSELL GARDENS PHASE 3
municipality
HAMILTON
date
SEPT. 2020
drawn by
CW
checked by
-
scale
1:250
file name
19014-RG3-SITE-LAYOUTS.dwg
date
OCT 13, 2020 - 9:42 AM

lot/block no.
105
registered plan no.
62M-1266
project no.
19014
drawing no.
1