

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 (setting) 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: MAR 02, 2022

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

CITY OF HAMILTON
Building Division

Permit No. 21-161900

Permit No. 2-10

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

Specifications have been reviewed by

THE OWNER AND/OR ARCHITECT HAS DECLARED THAT THESE DRAWINGS AND ALL ATTACHED DOCUMENTS COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS.

These drawings and/or specifications have been reviewed by

[Signature] DATE *APR 11/2*

FOR CHIEF BUILDING OFFICIAL

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 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:

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 601		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
601	17.286	585.10

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

	PROPOSED VALVE	_LR	No. OF RISERS
LP	LIGHT POLE	FF	FINISHED FLOOR ELEVATION
	H HYDRANT	ML	FINISHED MAIN LEVEL ELEVATION
	WATER SERVICE	UF	UNDERSIDE FOOTING ELEVATION
	TRANSFORMER	BFL	FIN. BASEMENT FLOOR SLAB
	DOUBLE STIM./SAN. CONNECTION	TFW	TOP OF FOUNDATION WALL
	SINGLE STIM./SAN. CONNECTION	UFR	UNDERSIDE FOOTING AT REAR
	CATCH BASIN	UFF	UNDERSIDE FOOTING AT FRONT
	GABLE TELEVISION PEDESTAL	UPS	UNDERSIDE FOOTING AT SIDE
	BELL PEDESTAL	W.O.D.	WALK OUT DECK
		W.O.B.	WALK OUT BASEMENT
		REV	REVERSE PLAN

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
GAS METER
SHWLE DIRECTION
EMBANKMENT

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

north arrow



The undersigned has reviewed and takes responsibility for this design and has been satisfied that it meets the requirements set out in the Ontario Building Code to be a Designer.


qualification information

Richard Vink	24488
name	signature
registration information	BON
VA3 Design Inc.	42658

Builder to verify location of all hydrants, street lights, transformers and manholes. Minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify section connection elevations prior to constructing foundations. ** Drawings NOT to be used **

VA3
DESIGN
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va3design.com

 Greenpark™		
project name	municipality	
RUSSELL GARDENS PHASE 4	HAMILTON	
date	lot	
JUL 2021	LOT	
drawn by	checked by	scale
GW	-	1:250
<small>2001 GREG - H:\ARCHIVE\WORKING\2020\20227.GRE\SITE_PLAN\20027-RC4-SITE-LAYOUTS.dwg - Mac</small>		

lot/block no. 601
registered plan no. 62M-1266
project no. 20027
drawing no. 1

SITING/GRADING
file name
2027-RG4-SITE-LAYOUTS
- Feb. 9 2022 - 12:10 PM

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