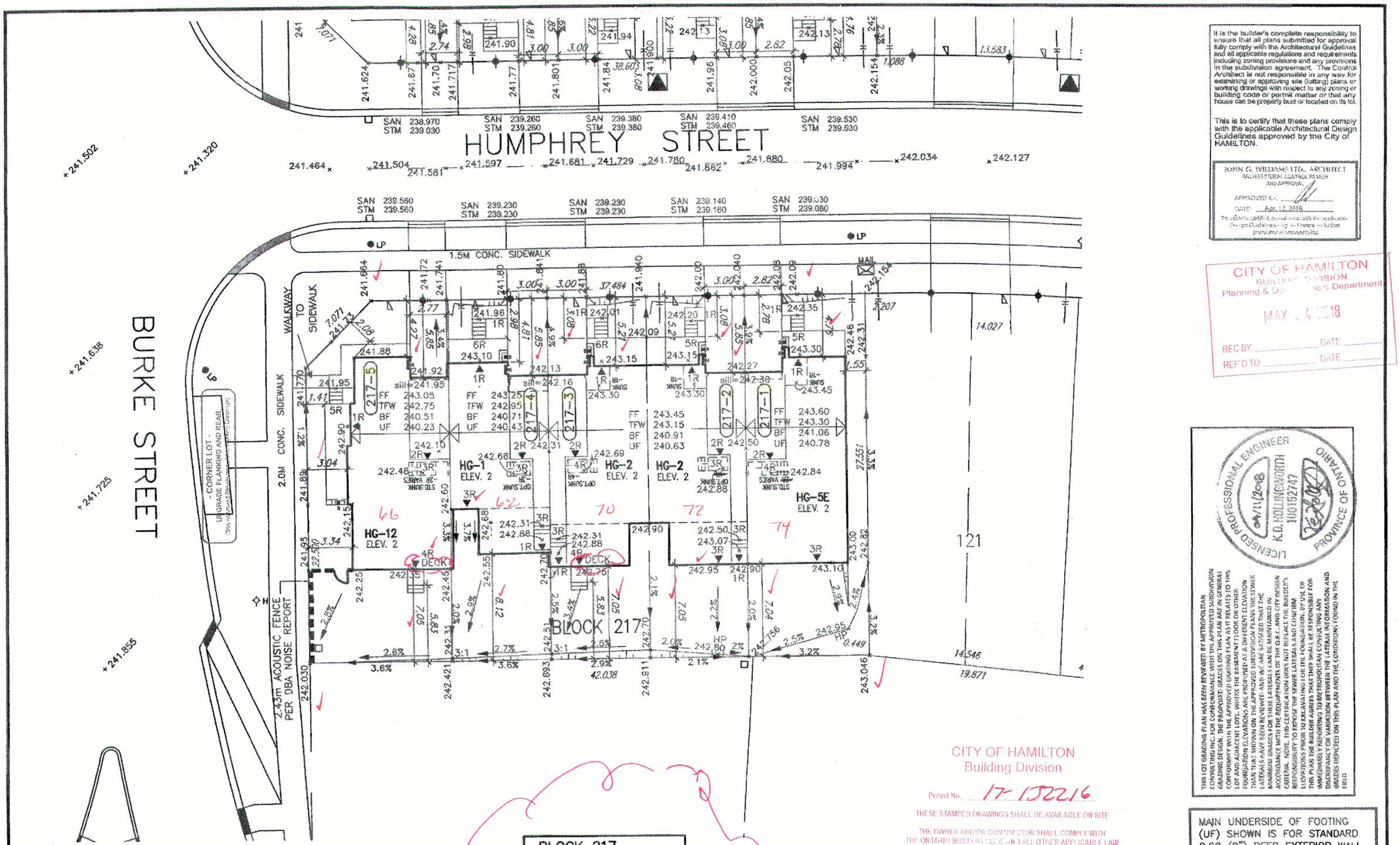

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: Apr. 12, 2018
This plan certifies compliance with the applicable Design Guidelines only — it bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY ____ DATE ____
REF'D TO ____ DATE ____

LICENSED PROFESSIONAL ENGINEER
K.D. HOLLINGSWORTH
100152747
PROVINCE OF ONTARIO
May 11/2018

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR COMPLIANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN, TYPE IN PROPOSITE GRADES ON THIS PLAN ARE IN GENERAL COMPLIANCE WITH THE APPROVED DRAWING PLAN 6511 FOR 4115 TO 1115 CONDITIONS WITH THE EXCEPTION OF THE BASEMENT FLOOR OR OTHER ELEVATIONS ELEVATIONS, WHICH PRECEDED THE SUBDIVISION PLANS THE SERVICE TRENCHES THAT WERE DONE BY THE APPROVED SUBDIVISION PLANS THE SERVICE LATERALS HAVE BEEN REVIEWED AND MAY ALSO BE MODIFIED TO ACCOMMODATE GRADES FOR THE INDIVIDUAL LOTS. THE CERTIFICATION OF THE G.R.C. AND CITY DESIGN ACCOUNTANCE WITH THE REQUIREMENTS OF THE G.R.C. AND CITY DESIGN CRITERIA, MODEL TYPE CERTIFICATION DOES NOT REFLECT THE BUILDER'S RESPONSIBILITY TO REVISE THE SEWER LATERAL SLANG CONFIRM ELEVATIONS PRIOR TO BOLLAVATING FOR THE HOUSE, BY USE THE THIS PLAN THE BUILDER AGREES THAT THEY ARE SOLELY RESPONSIBLE FOR IMPLEMENTING REMEDIAL WORK TO ADDRESS PROPERTIES ARE CONSISTENT WITH THE LATERAL INVERTS AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD

CITY OF HAMILTON
Building Division
Permit No. 17-152216
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
FOR CHIEF BUILDING OFFICIAL — DATE 7/12/18

MAIN UNDERSIDE OF FOOTING (UF) SHOWN IS FOR STANDARD 0.20 (8") DEEP EXTERIOR WALL STRIP FOOTING ONLY.

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

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 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.

BLOCK 217

LOT/BLOCK No.	LOT WIDTH (M) @ 6.6m	LOT AREA (M²)
217-1	9.15	251.85
217-2	7.50	206.25
217-3	7.50	206.25
217-4	7.50	206.25
217-5	10.83	285.42

1	ISSUED FOR CLIENT USE.	AUG. 28/17	GW	2	ISSUED FOR PERMIT.	OCT. 16/17	GW	3	REVISED PER BLDG. COMMENTS.	DEC. 13/17	GW	4	REV. UNIT 4 REAR STEPS/ GRADES.	APR. 09/18	GW	5				6			

PROPOSED VALVE
LP LIGHT POLE
H HYDRANT
TRANSFORMER
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CB CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL

_R No. OF RISERS
FF FINISHED FLOOR ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TFW TOP OF FOUNDATION WALL
UFR UNDERSIDE FOOTING AT REAR
UFF UNDERSIDE FOOTING AT FRONT
UFS UNDERSIDE FOOTING AT SIDE
W.O.B. WALK OUT BLOCK
W.O.B. WALK OUT BASEMENT
REV REVERSE PLAN

STREET SIGN
MAIL SUPER MAIL BOX
RETAINING WALL
1.5m BLACK VINYL CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
SWALE DIRECTION
EMBANKMENT

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
OR
THIS LOT CONTAINS ENGINEERED FILL
AC AIR CONDITIONER REQUIRED
SUMP WATER CONNECTION LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

north arrow

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
specification information
Richard Vink — signature — 24488 — BCIN
name
registration information
VA3 Design Inc. — 42858

Builder to verify location of all hydrants, street lights, transformers and other services. If discrepancies/obstructions are not mentioned, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4781
va3design.com

Greenpark
project name: RUSSELL GARDENS PHASE 2 — municipality: HAMILTON
date: MAY 2017 — drawn by: GW/BCC — checked by: — scale: 1:250
BLOCK 217 SITING/GRADING
file name: 16036-RG2-SP
DWG - H:\ARCHIVE\WORKING\2016\16036.GRG\SITE\16036-RG2-SP.dwg - Apr 9 2018 - 2:07 PM
lot/block no.: BLOCK 217 — registered plan no.:
project no.: 16036
drawing no.: SP1

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