

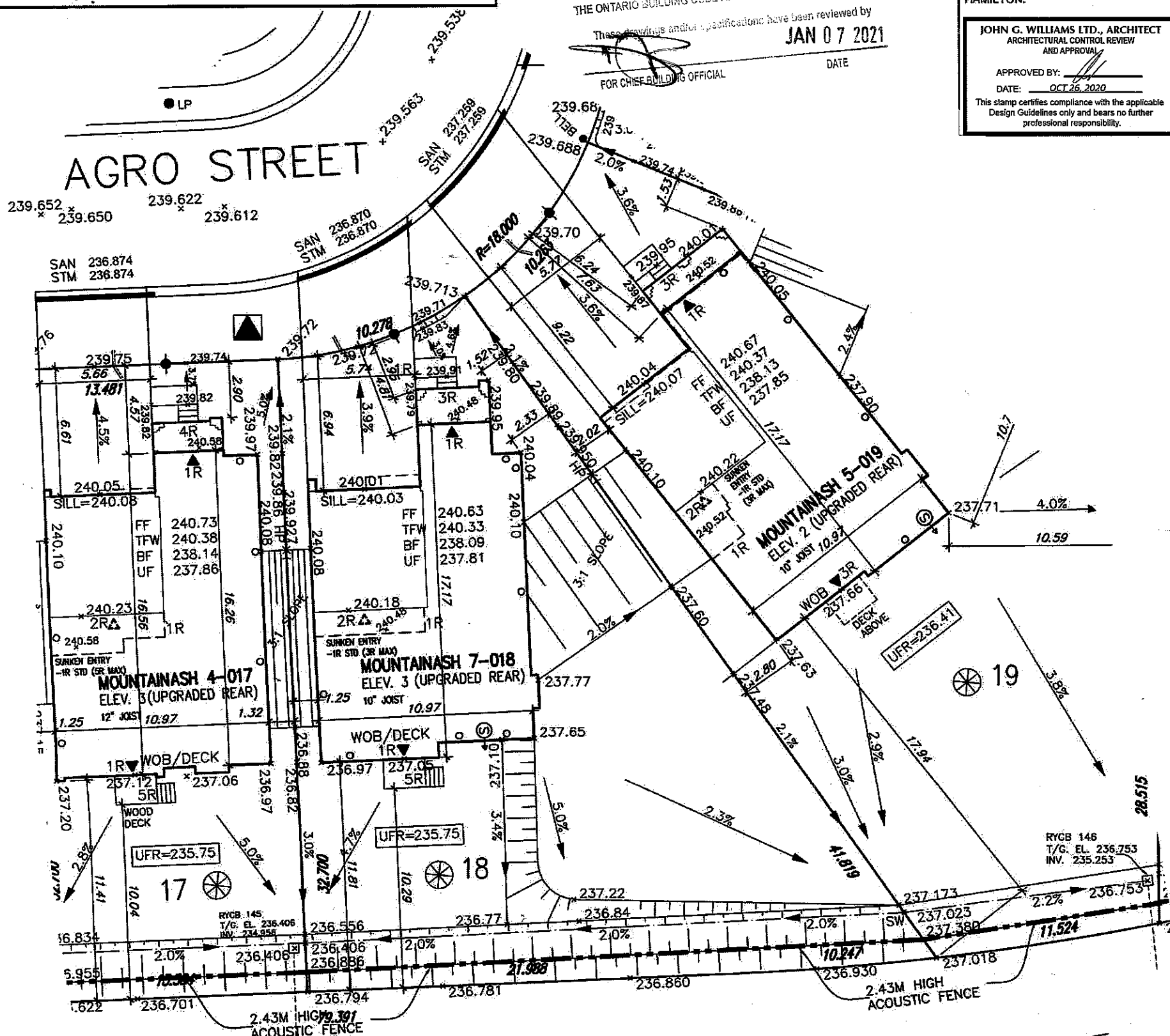
Permit No. 2 199374

These drawings and/or specifications have been reviewed by
JAN 07 2021
 DATE
 FOR CHIEF BUILDING OFFICIAL

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

APPROVED BY: [Signature]
DATE: OCT 26, 2020

DATE: OCT 26, 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.



UPGRADE EXPOSED ELEVATION(S)
See Approved Streetscape / Unit Working Drawings)

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 18		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
18	13.50	730.09

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 VALVE
LIGHT POLE
HYDRANT
WATER SERVICE
TRANSFORMER
DOUBLE STM/SAN CONNECTION
SINGLE STM/SAN CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL | J.R. NO. OF RISERS
FF FINISHED FLOOR ELEVATION
ML FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TW TOP OF FOUNDATION WALL
UFR UNDERSIDE FOOTING AT REAR
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 | 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
SLOPE DIRECTION
EMBANKMENT (3:1 SLOPE unless otherwise noted) | STREET SIGN
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					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. qualification information Richard Vink name registration information VAS Design Inc. signature BCR 24488 42658 Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense. Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **
8					
7					
6					
5					
4					
3					
2					
1					
ISSUED FOR PERMIT:		SEP 29/20	GW		
no.	description	date	by		

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

 Greenpark™		lot/block no. 018 registered plan no. 62M-1266
project name RUSSELL GARDENS PHASE 3		municipality HAMILTON
date SEPT. 2020		drawing no. 1
drawn by GW	checked by -	scale 1:250
title LOT SITING/GRADING		site name 19014-RG3-SITE-LAYOUTS
REF: - H:\ARCHIVE\WORKING\2019\19014.GRE\SITE\PLAN\19014-RG3-SITE-LAYOUTS.dwg - Tue - Oct 13 2020 - 9:10 AM		

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