

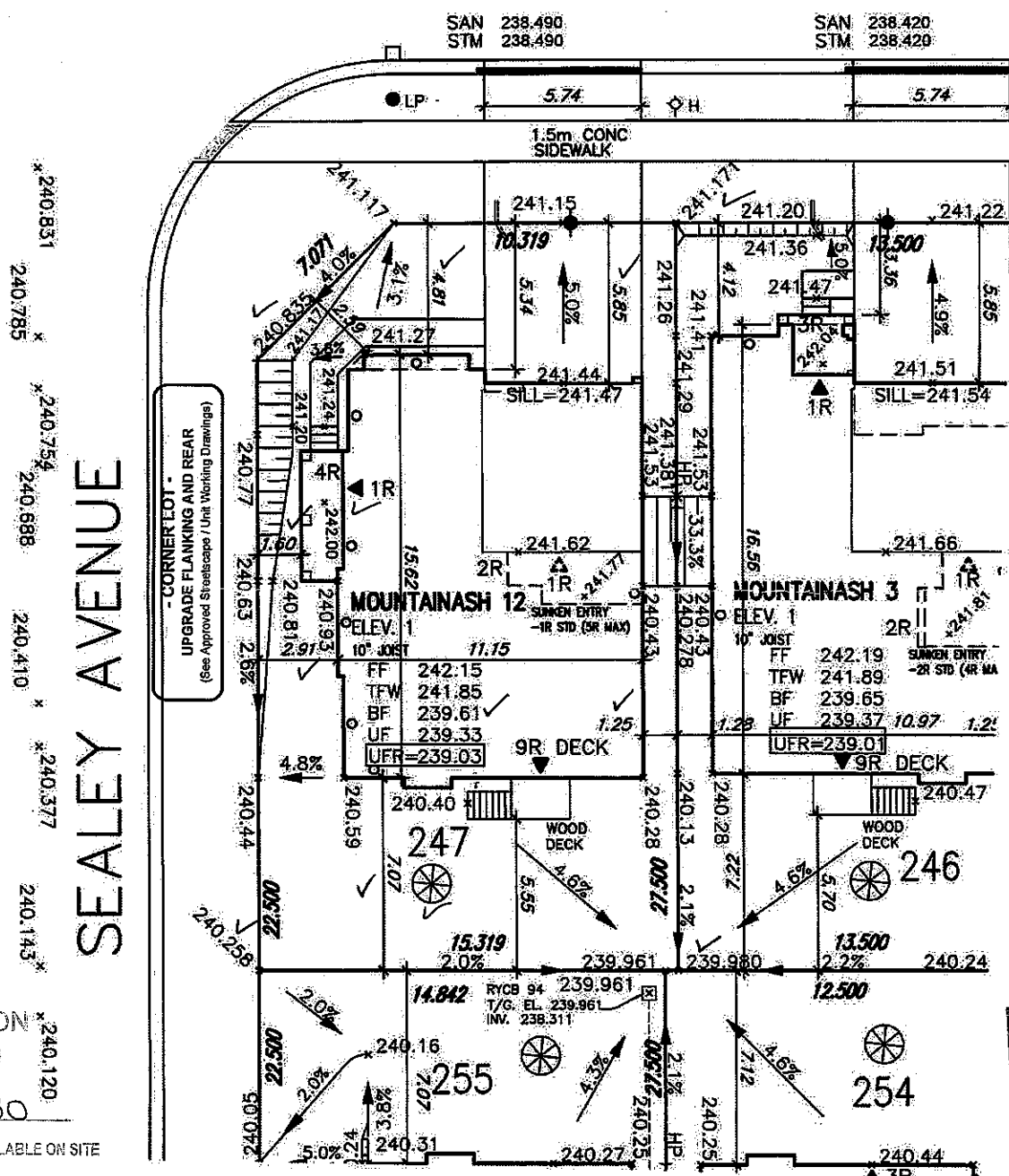
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

APPROVED BY: \_\_\_\_\_  
DATE: NOV 04, 2020

DATE: NOV 04, 2020

DATE: NOV 04, 2020

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

$$\begin{array}{ccccccc} \times 240.889 & \times 240.909 & & \times 240.957 & \times 240.972 & & \times 241.016 \\ & & & 240.962 & & & 241.010 \\ & & & & & & \times 241.044 \\ & & & & & & 241.069 \end{array}$$


Permit No. 20-197980

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

DECK PERMIT  
20-199592

FOR CHIEF BUILDING OFFICIAL

DATE \_\_\_\_\_

LOT 247		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M <sup>2</sup> )
247	15.32	408.77

**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.*

*VIA3 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 VIA3 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: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

 PROPOSED VALVE  
 LIGHT POLE  
 WATER SERVICE  
 DOUBLE STN./SW  
 SINGLE STN./SW  
 CATCH BASIN  
 CABLE  
 CABLE TELEVISION  
 BELL PEDESTAL

H	HYDRANT	JR	NO. OF RISERS
TRANSFORMER	PF	FINISHED FLOOR ELEVATION	
N. CONNECTION	ML	FINISHED MAIN LEVEL ELEVATION	
	UF	FINISHED FLOOR ELEVATION	
	BF	FIN. BASEMENT FLOOR SLAB	
	TFW	TOP OF FOUNDATION WALL	
	UFR	UNDERSIDE FOOTING AT REAR	
	UFF	UNDERSIDE FOOTING AT FRONT	
	US	UNDERSIDE FOOTING AT SIDE	
	W.O.D.	WALK OUT DECK	
	W.O.B.	WALK OUT BASEMENT	
PEDESTAL	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  
BUSHMOUNT  
(3:1 SLOPE, unless otherwise noted)

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

9			
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1	ISSUED FOR PERMIT.	SEP 29/20	GU
no.	description	date	by

<p>The undersigned has prepared and taken responsibility for this design and has the qualifications and means the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information: <i>R. Vink</i></p>		
<p>Richard Vink</p>		24488
<p>name: <i>R. Vink</i></p>	signature	BCIN
<p>registration information: VA3 Design Inc.</p>		42658
<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to advise.</p> <p>Builder to verify service connection elevations prior to constructing foundations. <input type="checkbox"/> Driveway NOT to be altered.</p>		

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

 **Greenpark.**

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project name: **RUSSELL GARDENS PHASE 3** municipality: **HAMILTON**

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date: **SEPT. 2020** lot: **LOT**

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drawn by: **GW** checked by: **—** scale: **1:250**

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GREC -- H:\ARCHIVE\WORKING\2019\19014 GRE SITE PLAN\19014-RGS-SITE-LAYOUTS.dwg -- Thu

lot/block no. 247  
registered plan no. 62M-1266  
project no. 19014  
drawing no. 1

**SITING/GRADING**  
file name  
014-RG3-SITE-LAYOUTS  
- Oct 13 2025 - 10:07 AM

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