

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 (listing) 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: [Signature]
DATE: DEC 07, 2020

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

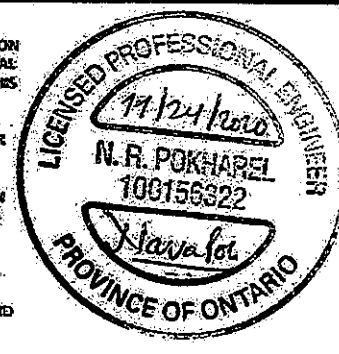
CITY OF HAMILTON
Building Division

Permit No. 21-105895

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
[Signature] FEB. 23/21
FOR CHIEF BUILDING OFFICIAL DATE

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.



ELSTONE PLACE

LOT 182		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
182	19.48	638.43

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.

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 VALUE	HYDRANT	TRANSFORMER	NO. OF RISERS
LP	HYDRANT	TRANSFORMER	FF FINISHED FLOOR ELEVATION
WATER SERVICE			ML FINISHED MAIN LEVEL ELEVATION
DOUBLE STYL/SWM CONNECTION			UF UNDERSIDE FOOTING ELEVATION
SINGLE STYL/SWM CONNECTION			FIN. BASEMENT FLOOR SLAB
CATCH BASIN			TFW TOP OF FOUNDATION WALL
CABLE TELEVISION PEDestal			UFFR UNDERSIDE FOOTING AT REAR
BELL PEDestal			UFF UNDERSIDE FOOTING AT FRONT
			UFS UNDERSIDE FOOTING AT SIDE
			W.O.D. WALK OUT DECK
			W.O.D. WALK OUT BKSIDENT
			REV. REVERSE PLAN

	STREET SIGN		PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
	WALK BOX		THIS LOT CONTAINS ENGINEERED FILL
	RETAINING WALL		AIR CONDITIONER REQUIRED
	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)		SIDE WINDOW LOCATION
	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		OPT. DOOR LOCATION
	HYDRO SERVICE LATERAL		EXTERIOR DOOR LOCATION
	HYDRO METER		REFERENCE SIDE YARD
	GAS METER		
	ENHANCEMENT		
	SMILE DIRECTION		



no.	description	date	by
1	ISSUED FOR PERMIT	NOV 20/20	GW

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

Greenpark.
PROJECT NAME: RUSSELL GARDENS PHASE 3
MUNICIPALITY: HAMILTON
DATE: SEPT. 2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1:250
PROJECT NO.: 19014-RG3-SITE-LAYOUTS
DATE: Nov 20, 2020 - 9:55 AM

no.	description	date	by
1	ISSUED FOR PERMIT	NOV 20/20	GW