

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

NOV 26 2020

REC'D BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

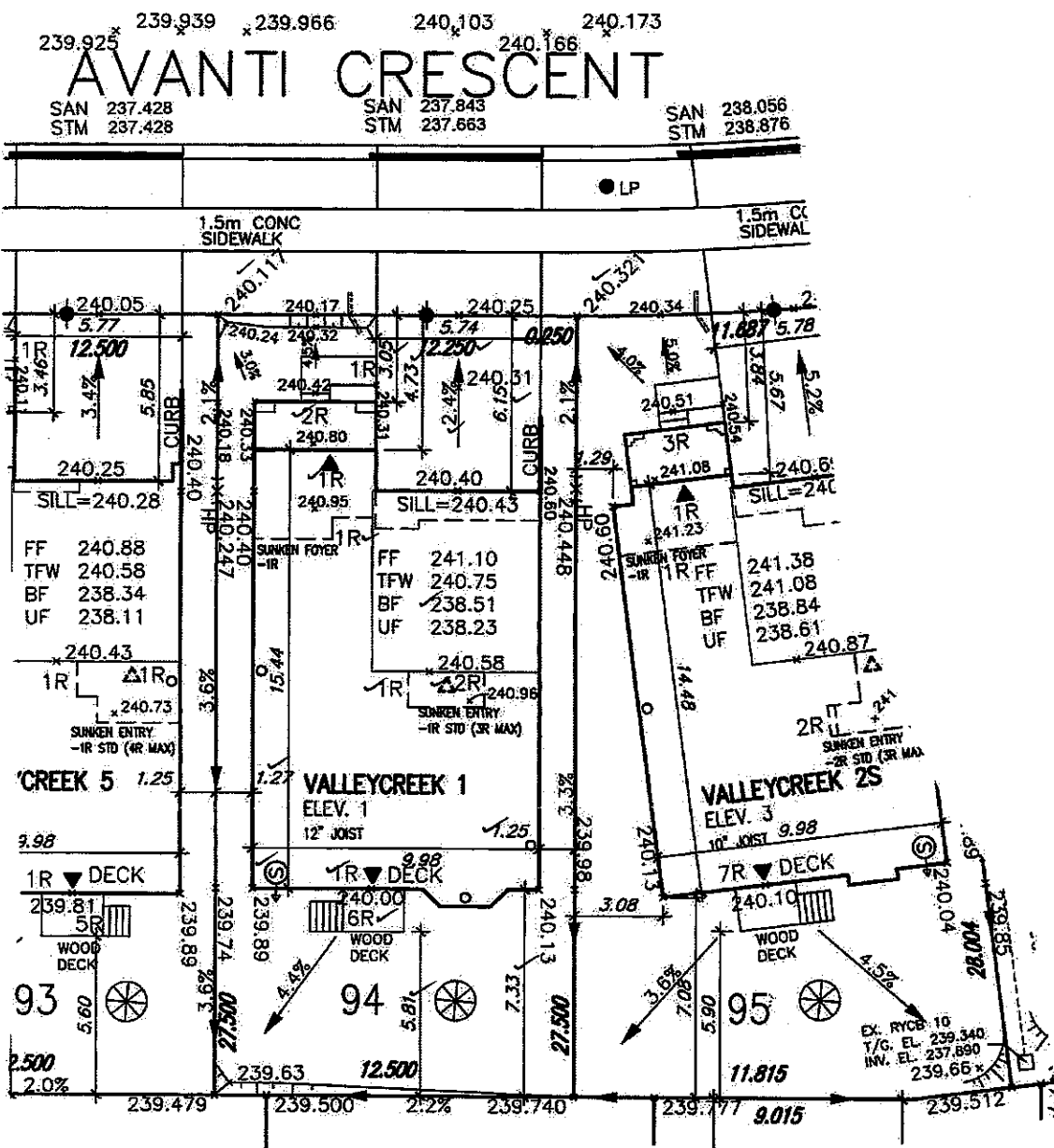
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: NOV 10, 2020

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



CITY OF HAMILTON  
Building Division

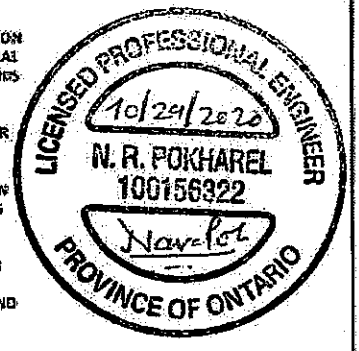
Permit No. 20-187703

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 5/25/21

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:

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 94

| LOT No. | LOT WIDTH (M) (± 0.0m) | LOT AREA (M²) |
|---------|------------------------|---------------|
| 94      | 12.50                  | 343.75        |

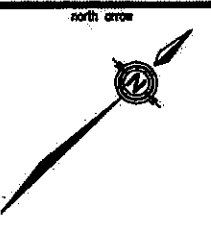
NOTE: SUMP PUMP REQUIRED. SUMP PUMPS CONNECTED TO STORM SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET W14017-N1.

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

|                            |                                  |
|----------------------------|----------------------------------|
| PROPOSED VALVE             | NO. OF RISERS                    |
| LP LIGHT POLE              | FF FINISHED FLOOR ELEVATION      |
| WATER SERVICE              | MF FINISHED MAIN LEVEL ELEVATION |
| DOUBLE STL/SAN. CONNECTION | UF UNDERSIDE FOOTING ELEVATION   |
| SINGLE STL/SAN. CONNECTION | FF FIN. BASEMENT FLOOR SLAB      |
| CATCH BASIN                | TFW TOP OF FOUNDATION WALL       |
| CABLE TELEVISION PEDestal  | UFR UNDERSIDE FOOTING AT REAR    |
| BELL PEDestal              | 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                 |

|                                               |                                        |
|-----------------------------------------------|----------------------------------------|
| STREET SIGN                                   | MAIL BOX                               |
| RETAINING WALL                                | CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  |
| ACQUACULTURE FENCE (SEE LANDSCAPE PLAN)       | WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) |
| HYDRO SERVICE LATERAL                         | HYDRO METER                            |
| GAS METER                                     | SWALE DIRECTION                        |
| EMBANKMENT (3:1 SLOPE unless otherwise noted) |                                        |

|                                                          |
|----------------------------------------------------------|
| 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   |                   |           |    |  |  |
| 8   |                   |           |    |  |  |
| 7   |                   |           |    |  |  |
| 6   |                   |           |    |  |  |
| 5   |                   |           |    |  |  |
| 4   |                   |           |    |  |  |
| 3   |                   |           |    |  |  |
| 2   | REVISED, REISSUED | OCT 23/20 | GW |  |  |
| 1   | ISSUED FOR PERMIT | SEP 29/20 | GW |  |  |
| no. | description       | date      | by |  |  |

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

Greenpark™  
project name: RUSSELL GARDENS PHASE 3  
municipality: HAMILTON  
date: SEPT. 2020  
drawn by: GW  
checked by: \_\_\_\_\_  
scale: 1:250  
file name: 19014-RG3-SITE-LAYOUTS.dwg  
GREG - H:\ARCHIVE\WORKING\2019\19014\RG3-SITE-LAYOUTS.dwg - Mon - Oct 26, 2020 - 9:40 AM

lot/block no. 094  
registered plan no. 62M-1266  
project no. 19014  
drawing no. 1