

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 13 2021
REC'D BY: _____ DATE: _____
REF'D BY: _____ DATE: _____

CITY OF HAMILTON
Building Division

21-151523

Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

DATE: OCT. 20/21

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 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.

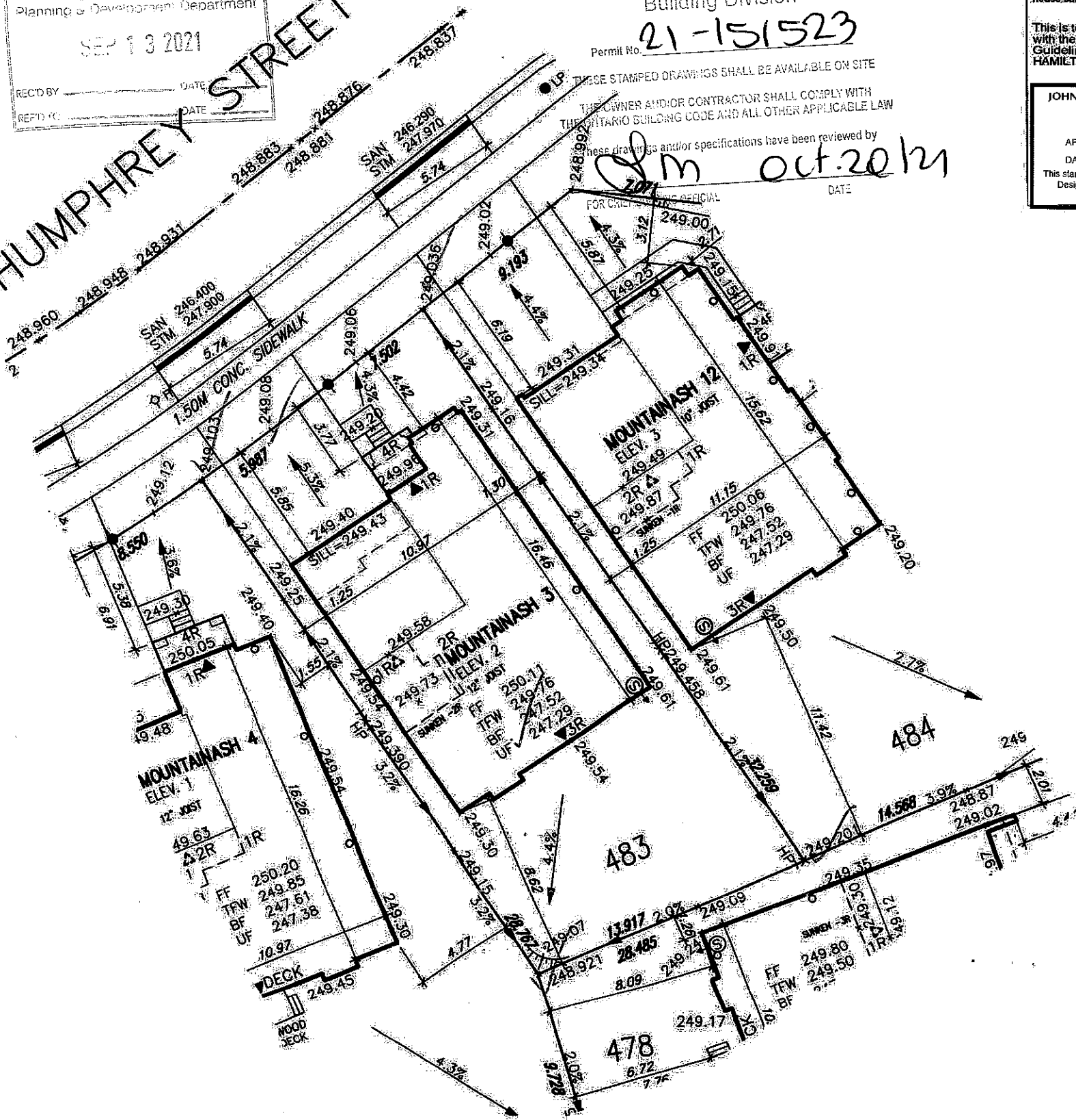
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____

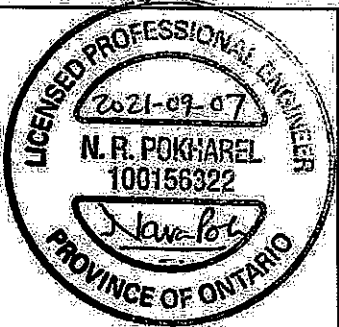
DATE: SEP 08 2021

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

HUMPHREY STREET



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.



LOT 483

LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
483	13.531	413.16

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

PROPOSED VALVE	NO. OF RISERS	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
UP	FF FINISHED FLOOR ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
DOWN	FM FINISHED MAIN LEVEL ELEVATION	RETAINING WALL	AC
WATER SERVICE	UF UNDERSIDE FOOTING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	AC
TRANSFORMER	BF FIN. BASEMENT FLOOR SLAB	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	AC
DOUBLE STIM/SAN CONNECTION	TFW TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	AC
SINGLE STIM/SAN CONNECTION	UFF UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL	AC
CATCH BASIN	UFF UNDERSIDE FOOTING AT FRONT	HYDRO METER	AC
CABLE TELEVISION PEDestal	UFF UNDERSIDE FOOTING AT SIDE	GAS METER	AC
BELL PEDestal	W.O.D. WALK OUT DECK	SHADE DIRECTION	AC
	W.O.D. WALK OUT BASEMENT		AC
	REV. REVERSE PLAN		AC



3	ISSUED FOR PERMIT	AUG 27/21	GW
2	no. description	date	by
1	no. description	date	by

VA3 DESIGN

255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
1-416-630-2255 F 416-630-4782
va3design.com

Greenpark

project name: RUSSELL GARDENS PHASE 4

date: JUL 2021

checked by: _____

scale: 1:250

REGD. - ARCHITECT/WORKING (2020/2022) GRE/SITE PLAN/2022-RC4-SITE-LAYOUTS.dwg - P1 - Aug 27, 2021 - 9:06 AM

lot/work no.: 483

registered plan no.: 62M-1266

project no.: 20027

drawing no.: 1