

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: SEP 08 2021

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

CITY OF HAMILTON
Building Division
21-151972

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
DATE: Oct 20/21

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 13 2021



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 484		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
484	14.667	504.53

FF	250.06
TFW	249.76
BF	247.27
UF	247.04

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.

VAS 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 VAS 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 LP: LIGHT POLE WATER SERVICE DOUBLE STM/SAN CONNECTION SINGLE STM/SAN CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL	HYDRANT TRANSFORMER	NO. OF RISERS FF: FINISHED FLOOR ELEVATION ML: FINISHED MAIN LEVEL ELEVATION UF: UNDERSIDE FOOTING ELEVATION BF: FIN. BASEMENT FLOOR SLAB TFW: TOP OF FOUNDATION WALL UFR: UNDERSIDE FOOTING AT REAR UFR: UNDERSIDE FOOTING AT FRONT UFS: UNDERSIDE FOOTING AT SIDE W.O.D.: WALK OUT DECK W.O.B.: WALK OUT BASEMENT REV: REVERSE PLAN	STREET SIGN MAIL BOX RETAINING WALL CHAIN LINK FENCE (SEE LANDSCAPE PLAN) ACQUISITION FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL HYDRO METER GAS METER EMBANKMENT (S.T. 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 OVER SPLASHPAD) SIDE WINDOW LOCATION OPT. DOOR LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE YARD
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REVISIONS		
no.	description	date
1	ISSUED FOR PERMIT	AUG 27/21

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

Greenpark
project name: RUSSELL GARDENS PHASE 4
municipality: HAMILTON
date: JUL 2021
drawn by: GW
checked by: 
scale: 1:250
GREG - H:\ARCHIVE\WORKING\2021\20027\GREG SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Aug 27 2021 - 9:07 AM

lot/block no. 484
registered plan no. 62M-1266
project no. 20027
drawing no. 1
LOT SITING/GRADING
20027-RG4-SITE-LAYOUTS