

City of Hamilton  
Planning & Development Department  
SEP 13 2021

HUMPHREY STREET

CITY OF HAMILTON  
Building Division

Permit No. 21-151521

THIS SET OF DRAWINGS SHALL BE AVAILABLE ON SITE  
THE CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON AND ALL OTHER APPLICABLE LAW  
drawings and specifications have been reviewed by  
FOR CHIEF BUILDING OFFICIAL  
DATE

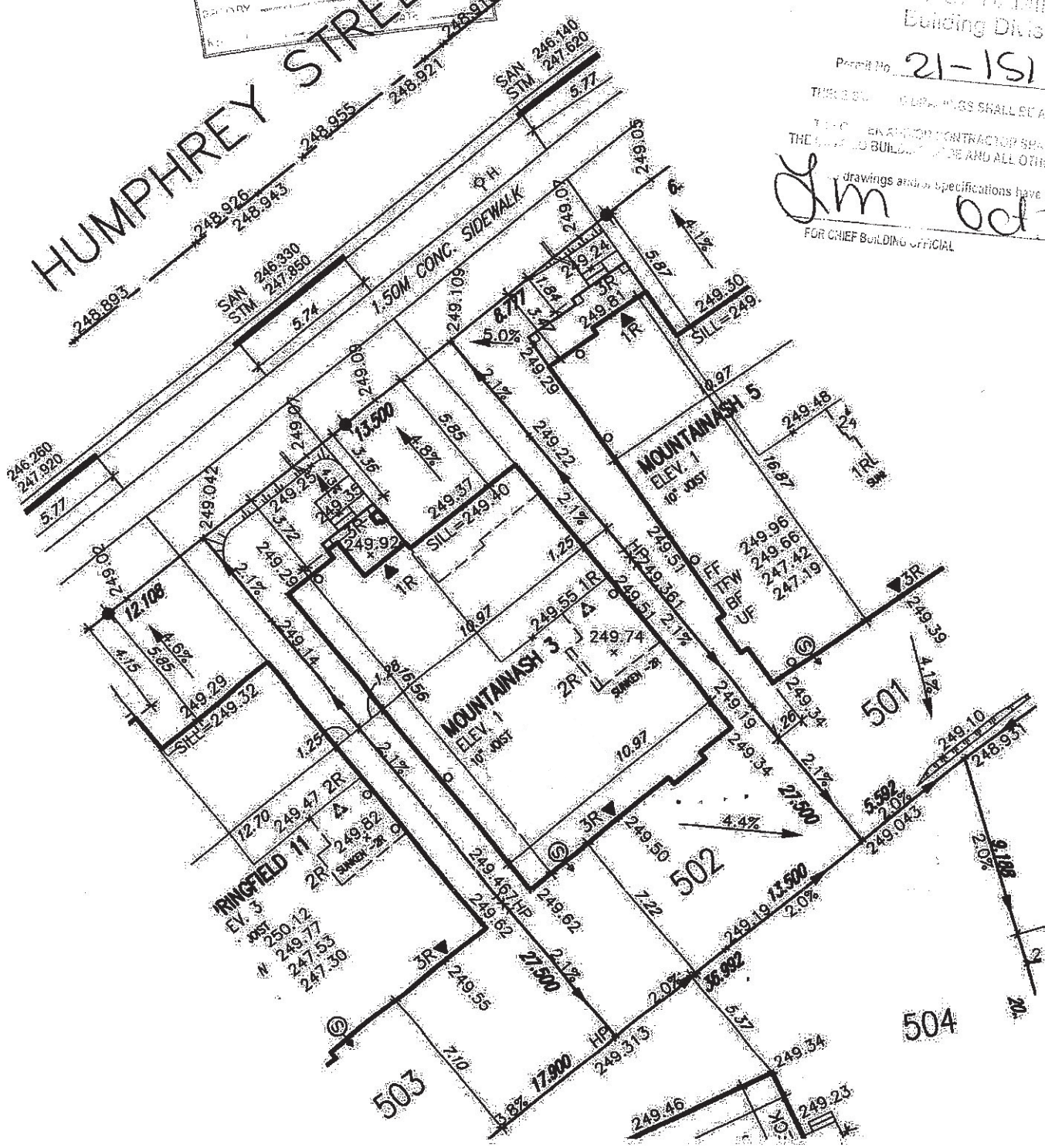
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: [Signature]  
DATE: SEP 08, 2021

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



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.



FF 250.07  
TFW 249.77  
BF 247.28  
UF 247.05

LOT 502		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
502	13.50	371.25

**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 WALK:**  
UP LIGHT POLE  
WATER SERVICE  
DOUBLE STM/SAN CONNECTION  
SINGLE STM/SAN CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDESTAL  
BELL PEDESTAL

**HYDRANT**  
**TRANSFORMER**

**NO. OF RISERS**  
FINISHED FLOOR ELEVATION  
FINISHED MAIN LEVEL ELEVATION  
UNDERSIDE FOOTING ELEVATION  
FIN. BASEMENT FLOOR SLAB  
TOP OF FOUNDATION WALL  
UNDERSIDE FOOTING AT REAR  
UNDERSIDE FOOTING AT FRONT  
UNDERSIDE FOOTING AT SIDE  
W.O.D. WALK OUT DECK  
W.O.D. WALK OUT BASEMENT  
REVERSE PLAN

**STREET SIGN**  
MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ADJUTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
HYDRO METER  
GAS METER  
EMBANKMENT (±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

**North Arrow**

1	ISSUED FOR PERMIT	AUG 27/21	GW
2			
3			
4			
5			
6			
7			
8			
9			

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 4  
municipality: HAMILTON  
date: JUL 2021  
drawn by: GW  
checked by: [Signature]  
scale: 1:250  
date: Aug 27, 2021 - 3:11:AM  
drawing no.: 1

lot/block no.: 502  
registered plan no.: 62M-1266  
project no.: 20027

LOT SITING/GRADING  
20027-RG4-SITE-LAYOUTS