

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 14, 2021

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

**CITY OF HAMILTON**  
**Building Division**

Permit No. 21-161817

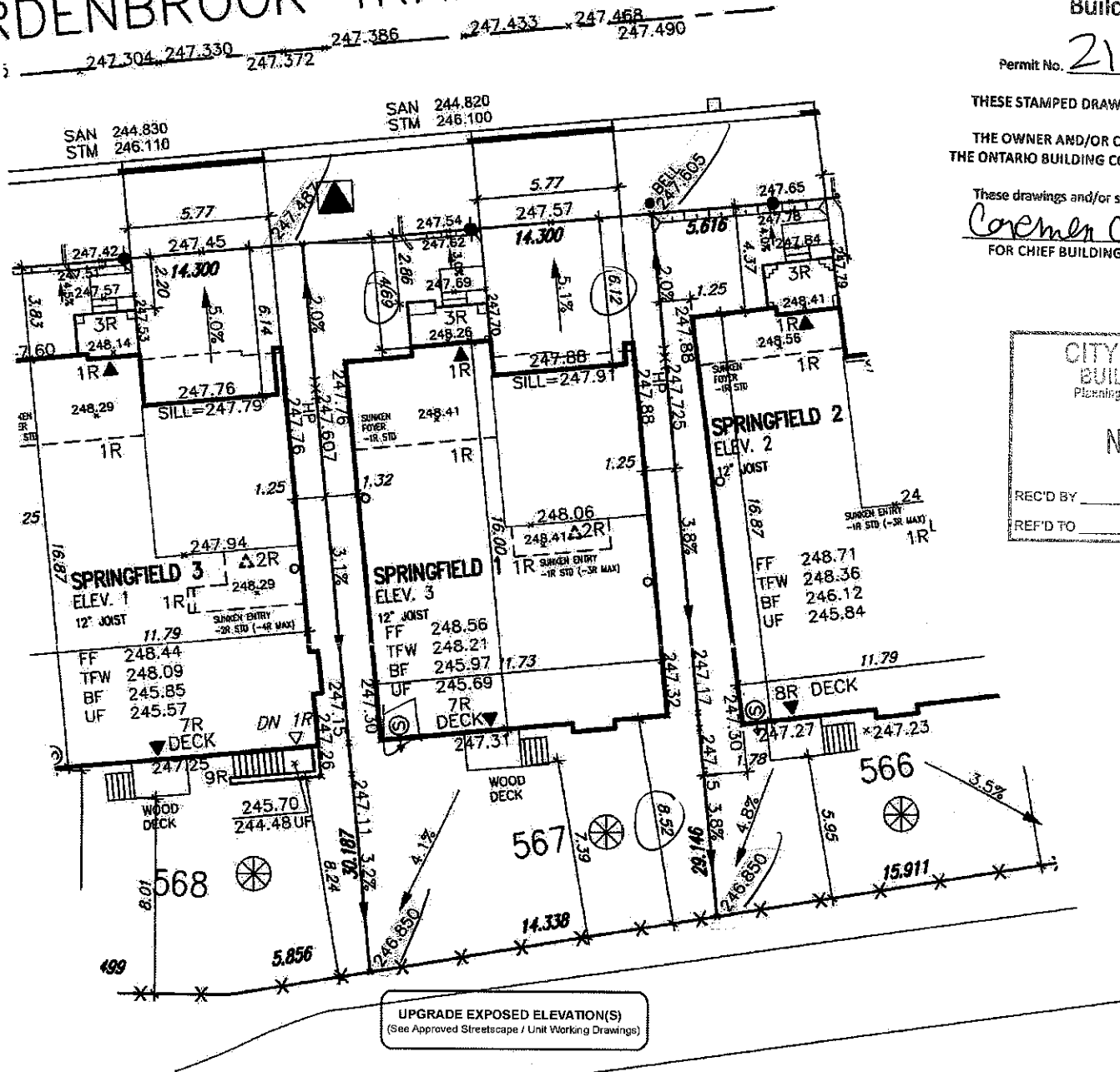
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LA

These drawings and/or specifications have been reviewed by  
Coremen Chu Dec 8 / 21  
 FOR CHIEF BUILDING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HAMILTON**  
**BUILDING DIVISION**  
Planning & Development Department

NOV 16 2021

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



|      |        |
|------|--------|
| AFF  | 248.56 |
| ATFW | 248.21 |
| ABF  | 245.72 |
| AUF  | 245.44 |

| LOT 567    |                              |                               |
|------------|------------------------------|-------------------------------|
| LOT<br>No: | LOT<br>WIDTH (M)<br>(@ 5.8m) | LOT<br>AREA (M <sup>2</sup> ) |
| 567        | 14.30                        | 424.23                        |

Grading Notes:

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  
 LP  LIGHT POLE  
 WATER SERVICE  
 DOUBLE STM./SAN. CONNECTION  
 SINGLE STM./SAN. CONNECTION  
 CATCH BASIN  
 CABLE  
 CABLE TELEVISION PEDESTAL  
 BELL PEDESTAL  
 H  HYDRANT  
 TRANSFORMER

- |      |                               |
|------|-------------------------------|
| JR.  | NO. OF RISERS                 |
| FF   | FINISHED FLOOR ELEVATION      |
| ML   | FINISHED MAIN LEVEL ELEVATION |
| UF   | UNDERSIDE FOOTING ELEVATION   |
| FR   | FIN. BASEMENT FLOOR SLAB      |
| FW   | TOP OF FOUNDATION WALL        |
| FR   | UNDERSIDE FOOTING AT REAR     |
| FF   | UNDERSIDE FOOTING AT FRONT    |
| UF   | UNDERSIDE FOOTING AT SIDE     |
| O.D. | WALK OUT DECK                 |
| O.B. | WALK OUT BASEMENT             |
| REV  | REVERSE PLAN                  |

- 
- STREET SIGN:  
MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
HYDRO METER  
GAS METER  
SINGLE DIRECTION  
CULVERT (SEE SLOPE INDICATOR (SEE PLAN))

-  PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA  
 OR  THIS LOT CONTAINS ENGINEERED FILL  
 AIR CONDITIONER REQUIRED  
 OR  RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)  
 SIDE WINDOW LOCATION  
 OPT. DOOR LOCATION  
 EXTERIOR DOOR-LOCATION  
 REDUCE SIDE YARD

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
 Richard Vink *R Vink* 2448  
 name signature BO

registration information  
VA3 Design Inc. 4265

Builder to verify service connection elevations prior to constructing foundations. \*\* Drawings NOT to be scaled \*\*



**255 Consumers Rd Suite 120**  
**Toronto, ON M2J 1R4**  
**t 416.630.2255 f 416.630.4782**  
**vo3design.com**

**Greenpark.**

project name  
**RUSSELL GARDENS PHASE 4**

|                                                  |            |    |
|--------------------------------------------------|------------|----|
| date                                             | JUL 2021   |    |
| drawn by                                         | checked by |    |
| GW                                               | -          | 13 |
| GREG - H:\ARCHIVE\WORKING\2020\20027.GRE SITE PL |            |    |

## LOT SITING/GRADING

20027-RG4-SITE-LAYOUT

lot/block no.  
567  
registered plan no.  
62M-1266  
project no.  
20027  
drawing no.  
1

All drawings, specifications, related documents and designs are the copyright property of M3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without M3 DESIGN's written consent.