

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 10, 2021

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

HOLCOMB TERRACE

248.230 248.193 248.181 248.155 248.117
248.205 248.137

N 245.740
STM 246.820

SAN 245.690
STM 246.900

SAN 245.580
STM 246.730

5.79 5.74 5.77

1.50M CONC. SIDEWALK

13.500 13.500 12.015

248.41 248.36 248.360 248.34 248.31 248.292 248.27

248.44 249.39 249.54 248.67 249.27 248.55

INSET STEP 1R 5R 4R 1R

48.76 =248.79 249.54 SUNKEN -1R

10.97 1.28 1.25 10.97 1.28 1.25

1R 2 3R

MOUNTAINASH 6
ELEV. 3
10" JOIST
FF 249.69
TFW 249.39
BF 247.15
UF 246.92
3R

16.87 2.3% 248.82 248.97 248.85 248.85 248.68 248.53 248.69

MOUNTAINASH 3
ELEV. 3
10" JOIST
FF 249.42
TFW 249.12
BF 246.88
UF 246.65
3R

249.04 248.85 249.11 249.11 SUNKEN -1R

DN 1R 246.73 11R 245.51 UF

532 531 530

RYCB 131
T/G. EL. 248.705
INV. 247.105

500 2.0% 27.799 248.84 248.705 248.99 4A 7.12 12.73 2.0% 534

33.122

Permit No. 21-161713

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
Blm DEC.14/2
 FOR CHIEF BUILDING OFFICIAL DATE

LOT 531		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
531	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 VALVE
LIGHT POLE
HYDRANT
WATER SERVICE
TRANSFORMER
DOUBLE SILL/S&L CONNECTION
SINGLE SILL/S&L CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
RELIEF PEDESTAL | _LR No. of RISERS
_FF FINISHED FLOOR ELEVATION
_ML FINISHED MAIN LEVEL ELEVATION
_UF UNDERSIDE FOOTING ELEVATION
_BF FIN. BASEMENT FLOOR SLAB
_TFM TOP OF FOUNDATION WALL
_UFR UNDERSIDE FOOTING AT REAR
_UFF 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)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
EMBANKMENT | RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
REFERENCE SIDE YARD | 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
REFERENCE SIDE YARD |
|--|--|--|---|--|

and



1	ISSUED FOR PERMIT.	AUG 27/21	GW	<p>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.</p> <p>qualification information</p> <p>Richard Vink 24488</p> <p>name signature BCON</p> <p>registration information</p> <p>VA3 Design Inc. 42658</p> <p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.</p> <p>Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **</p>
2				<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>
3				<p>Greenpark™</p> <p>project name RUSSELL GARDENS PHASE 4 municipality HAMILTON</p> <p>date JUL 2021 LOT SITING/GRADING</p> <p>drawn by checked by scale title name</p> <p>GW - 1:250 20027-RG4-SITE-LAYOUTS</p> <p>LEGEND - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Aug 27, 2021 - 9:42 AM</p>
4				<p>lot/block no. 53</p> <p>registered plan no. 62M-126</p> <p>project no. 20027</p> <p>drawing no. 1</p>

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