



Electrical
Safety
Authority

Doing electrical work? A notification must
be filed with the Electrical Safety Authority.
Hiring someone to do electrical work? They
must be a Licensed Electrical Contractor.
It's the Law.
For more information go to
esasafe.com or call 1-877-372-7233

CITY OF HAMILTON
Building Division

Permit No. 21-163026

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
Carmen Chen Feb 7/22
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.

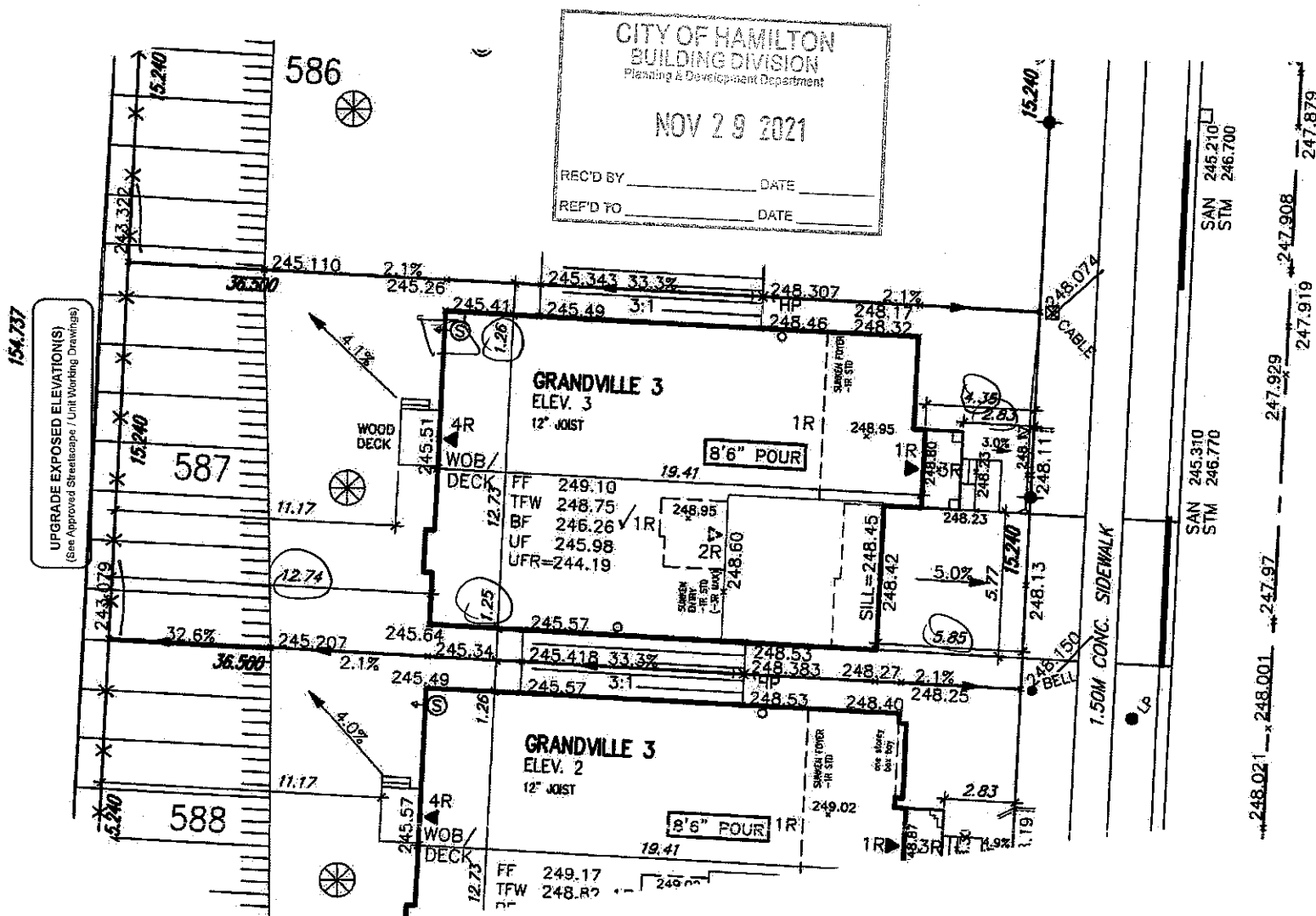
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
Hamilton.

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

APPROVED BY: [Signature]
DATE: SEP 14, 2021

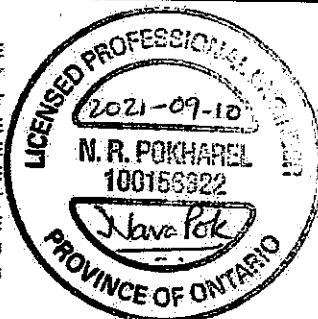
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

DECK 22-101981



SMOKEY HOLLOW PLACE

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 587		
LOT No.	LOT WIDTH (M) (± 3.8m)	LOT AREA (M²)
587	15.24	556.26

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 LIGHT POLE	FF FINISHED FLOOR ELEVATION	MIN. BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	ML FINISHED MAIN LEVEL ELEVATION	RETAINING WALL	AIR CONDITIONER REQUIRED
DOUBLE STM/SAN. CONNECTION	UF UNDERSIDE FOOTING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SINGLE STM/SAN. CONNECTION	BF FIN. BASEMENT FLOOR SLAB	ACoustical FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CATCH BASIN	TFW TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	OPT. DOOR LOCATION
CABLE TELEVISION PEDESTAL	UFF UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL	EXTERIOR DOOR LOCATION
BELL PEDESTAL	UFF UNDERSIDE FOOTING AT FRONT	HYDRO METER	REDUCE SIDE YARD
	UFF UNDERSIDE FOOTING AT SIDE	GAS METER	
	W.O.D. WALK OUT DECK	EMBANKMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)	
	W.O.B. WALK OUT BASEMENT		
	REV REVERSE PLAN		

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	24488
name	[Signature]	BCN
registration information	VA3 Design Inc.	42658
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.		
Builder to verify service connection elevations prior to constructing foundations. All drawings NOT to be scaled.		
1 ISSUED FOR PERMIT	AUG 27/21	GW
no. description	date	by

VA3 DESIGN
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Toronto ON M2J 1R4
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va3design.com

Greenpark
project name
RUSSELL GARDENS PHASE 4
municipality
HAMILTON
date
JUL 2021
checked by
GW
scale
1:250
file name
20027-RG4-SITE-LAYOUTS
Fr - Aug 27 2021 - 10:55 AM

lot/block no.
587
registered plan no.
62M-1266
project no.
20027
drawing no.
1

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