

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.S.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.



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 29, 2021

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



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 [esasafer.com](http://esasafer.com) or call 1-877-382-2233

## SMOKEY HOLLOW PLACE

CITY OF HAMILTON  
Building Division

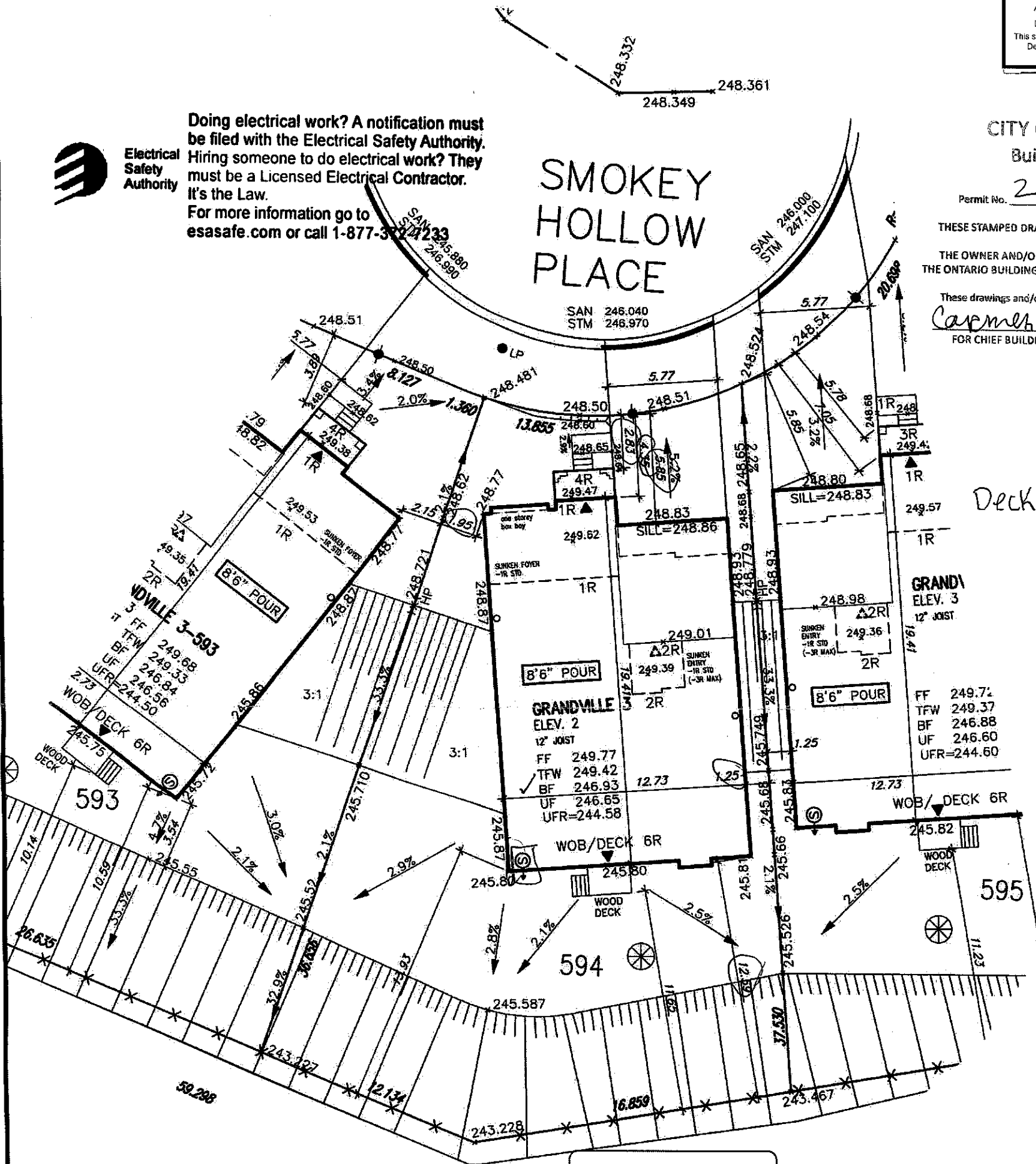
Permit No. **21-163070**

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 Chu Feb 5/22**  
FOR CHIEF BUILDING OFFICIAL DATE

Deck BP#22-105689



CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

NOV 29 2021

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

LOT 594		
LOT No.	LOT WIDTH (M) (± 5.8m)	LOT AREA (M²)
594	15.919	790.60

UPGRADE EXPOSED ELEVATION(S)  
(See Approved Streetscape / Unit Working Drawings)

**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 of 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		L.P. LIGHT POLE		H. HYDRANT		TRANSFORMER
	WATER SERVICE		DOUBLE STA/SAN CONNECTION		SINGLE STA/SAN CONNECTION		CATCH BASIN
	CABLE TELEVISION PEDESTAL		BELL PEDESTAL		NO. OF RISERS		FINISHED FLOOR ELEVATION
	FINISHED MAIN LEVEL ELEVATION		FIN. BASEMENT FLOOR SLAB		TOP OF FOUNDATION WALL		UNDERFOOTING AT REAR
	UNDERFOOTING AT FRONT		UNDERFOOTING AT SIDE		W.O.B. WALK OUT DECK		W.O.B. WALK OUT BASEMENT
	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		SLOPE DIRECTION		EMBANKMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)
	PROVIDE 3/4\"/>		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



9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR PERMIT.	SEP 23/21	GW
1.	ISSUED FOR ENG. REVIEW.	SEP 21/21	GW
no.	description	date	by

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  
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 connections elevations prior to constructing foundations. "As Shown" drawings NOT to be used.

**VA3 DESIGN**  
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Toronto ON M2J 1R4  
T 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  
—  
scale  
1:250

LOT SITING/GRADING  
20027-RG4-SITE-LAYOUTS  
GREG - H:\ARCHIVE\WORKING\2020\20027\RG4-SITE-PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Sep 24 2021 - 9:17 AM

lot/block no.  
594  
registered plan no.  
62M-1266  
project no.  
20027

drawing no.  
1