



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. **21-163027**

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

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.

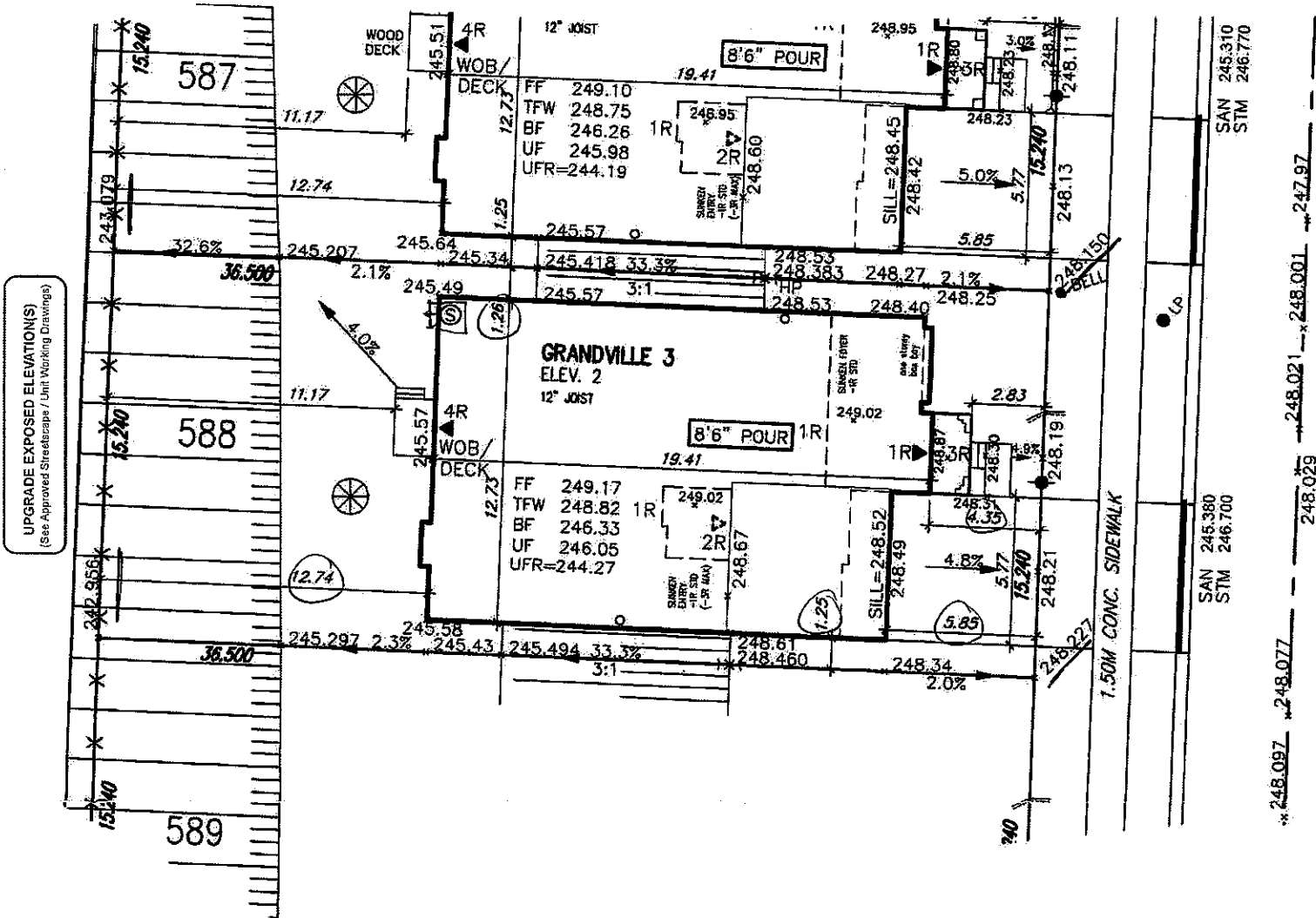
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.

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

APPROVED BY: **[Signature]**

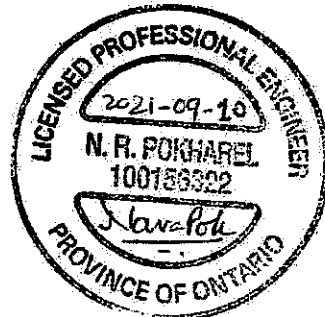
DATE: **SEP 14, 2021**

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



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.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 29 2021

REC'D BY: _____ DATE: _____

REF'D TO: _____ DATE: _____

LOT 588		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
588	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.

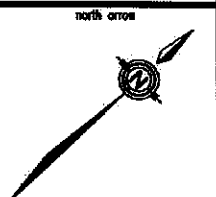
These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR
ALL FENCING TYPES, HEIGHTS AND LOCATIONS.
CONTRACTOR TO VERIFY PRIOR TO
INSTALLATION.

SYMBOL	DESCRIPTION
⊗	PROPOSED VALVE
⊕	UP LIGHT POLE
⊙	WATER SERVICE
⊚	DOUBLE STM/SAN CONNECTION
⊛	SINGLE STM/SAN CONNECTION
⊜	CATCH BASIN
⊝	CABLE TELEVISION PEDISTAL
⊞	BELL PEDISTAL
⊠	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.B. WALK OUT BASEMENT
⊭	REVERSE PLAN

SYMBOL	DESCRIPTION
⊠	STREET SIGN
⊡	MAIL BOX
⊢	RETAINING WALL
⊣	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
⊤	ACQUACULTURE FENCE (SEE LANDSCAPE PLAN)
⊥	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
⊦	HYDRO SERVICE LATERAL
⊧	HYDRO METER
⊨	GAS METER
⊩	SWALE DIRECTION
⊪	EMBANKMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)

SYMBOL	DESCRIPTION
⊠	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



no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT.	AUG 27/21	GW

VA3 DESIGN
255 Consumers Rd Suite 120
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**

drawing no.: **1**

lot/block no.: **588** registered plan no.: **62M-1266** project no.: **20027**

LOT SITING/GRADING

20027-RG4-SITE-LAYOUTS

GREG - H:\ARCHIVE\WORKING\2020\20027\GRE SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Aug 27, 2021 - 10:55 AM

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