



**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](http://esasafe.com) or call 1-877-372-7233**

CITY OF HAMILTON  
Building Division

Permit No. 21-163071

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.

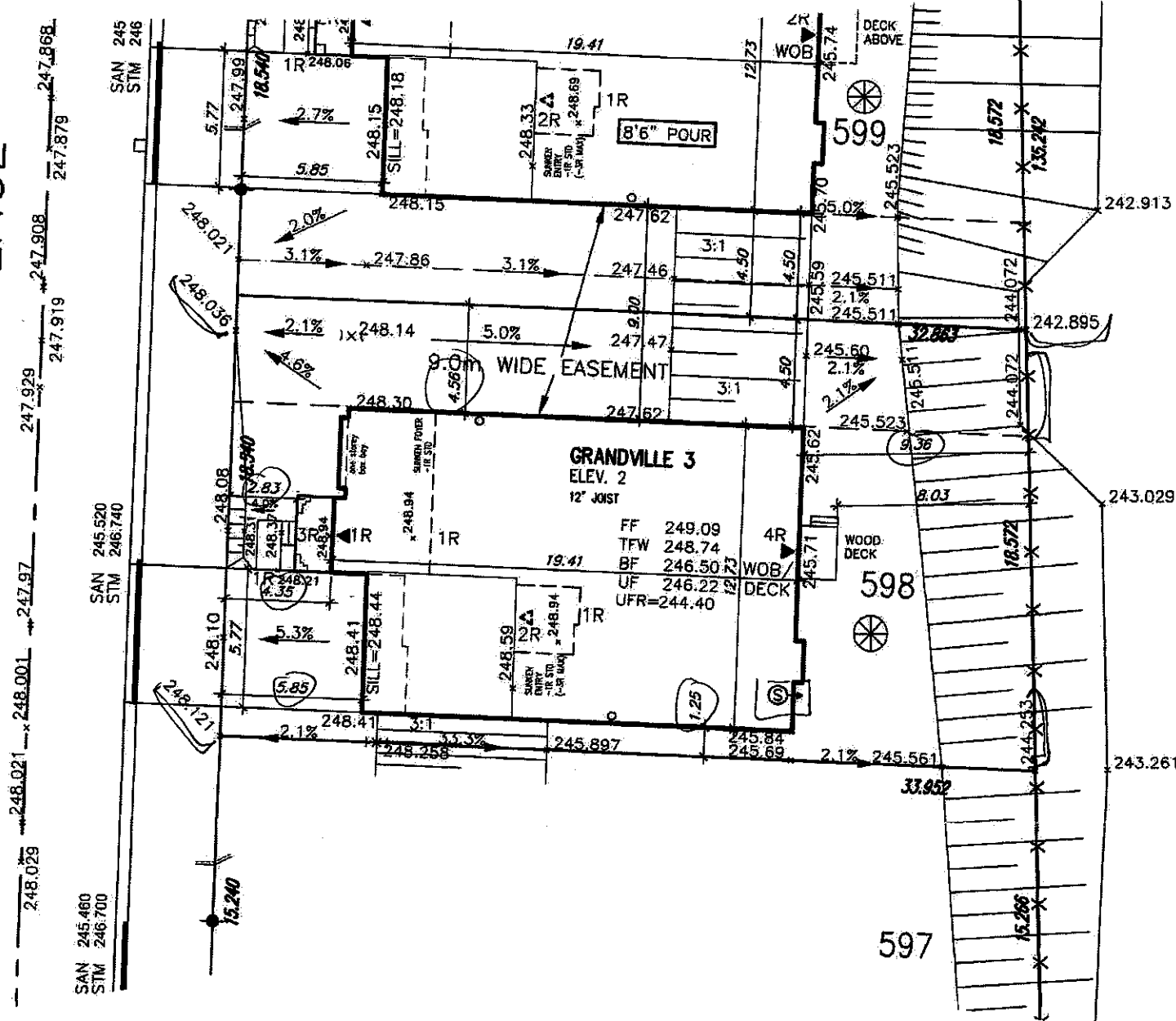
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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



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

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 & Permit Department

NOV 29 2021

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

LOT 598		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M <sup>2</sup> )
598	18.54	619.37

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.

WJ3 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 WJ3 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  WATER SERVICE  DOUBLE STM/SAN CONNECTION  SINGLE STM/SAN CONNECTION  CATCH BASIN  CABLE-TELEVISION PEDESTAL  APN PEDestal	 HYDRANT  TRANSFORMER	.R No. of RISERS FF FINISHED FLOOR ELEVATION PF PUNISHED MAIN LEVEL ELEVATION UF UNDERSIDE FOOTING ELEVATION SF TOP OF FOUNDATION WALL TW UNDERSIDE FOOTING AT TIE UFR UNDERSIDE FOOTING AT FRONT UFF UNDERSIDE FOOTING AT SIDE W.O.D. WALK-OUT DECK W.O.S. WALK-OUT BASEMENT REV REVERSE PLAN
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STREET SIGN  
MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SEEDING LATERAL  
HYDRO METER  
GAS METER  
SWALE DIRECTION  
EQUIPMENT  
3-1/2" SLOPE (unless otherwise noted)

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

north : en



The undersigned has returned 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 Wink	24488
name	signature
registration information	BCR
VAS 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:

**VAS**  
**DESIGN**  
55 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782  
vasdesign.com

# Greenpark

project name  
**RUSSELL GARDENS PHASE 4**

municipality  
**HAMILTON**

date  
JUL 2021

1999

10

**LOT SITING/GRADING**

drawn by  
GW

checked by \_\_\_\_\_

scale  
1:250

file name  
20027-RG4-SITE-LAYOUTS

lot/block no.  
598  
registered plan no.  
M-1266  
project no.  
20027

drawing no.

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