

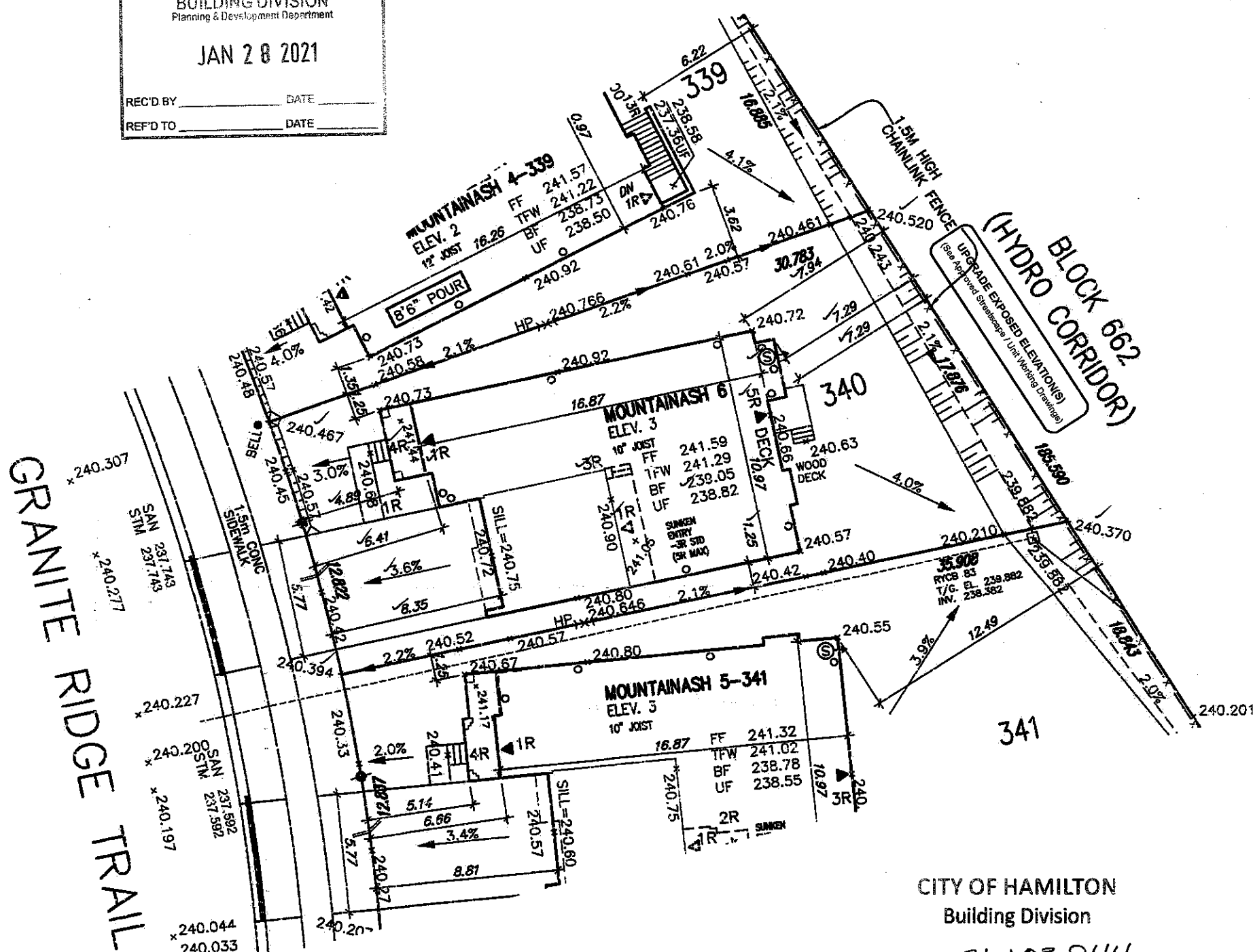
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

APPROVED BY: [Signature]
DATE: DEC 07 2020

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

JAN 28 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



CITY OF HAMILTON
Building Division

Permit No. 21-103844

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

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

Grading Notes:

Grading Notes: **FOR CHIEF BUILDING OFFICIAL** **DATE**
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.

W&J 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 W&J Design Inc. Foundation will 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: SUMP PUMP REQUIRED (S)→
SUMP PUMPS CONNECTED TO STORM SEWER
ARE REQUIRED AS PER THE APPROVED SITE
ENGINEERING DRAWINGS. REFER TO DRAWINGS
PREPARED BY METROPOLITAN CONSULTING INC.
SHEET W14017-N1.

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

LOT 340		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
340	13.59	✓ 495.96

[illegible]

PS
 1ST FLOOR ELEVATION
 2ND FLOOR ELEVATION
 ROOFING ELEVATION
 1ST FLOOR SLAB
 FOUNDATION WALL
 FOOTING AT REAR
 FOOTING AT FRONT
 FOOTING AT SIDE
 CHECK
 BASEMENT
 MAN

STREET SIGN

MAIL BOX

RETAINING WALL

CHAIN LINK FENCE (SEE LANDSCAPE PLAN)

ACOUSTIC FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)











HYDRO SERVICE LATERAL

HYDRO METER

GAS METER


SINGLE DIRECTION

EASEMENT

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

9					The undersigned has reviewed and takes responsibility for this design and has: the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8					qualification information:	
7					Richard Vink	24488
6					signature	BCN
5					name	
4					qualification information	
3					VAS Design inc.	42658
2					Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate of his own expense.	
1	ISSUED FOR PERMIT.	NOV 30/20	GW		Builder to verify service connection locations prior to constructing foundations. ** Devices NOT to be spliced **	
	Description	Date	by			

VA3
DESIGN
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va3design.com

 Greenpark™		lot/block no. 34 registered plan no. 62M-126
project name RUSSELL GARDENS PHASE 3		municipality HAMILTON
date SEPT. 2020		drawing no. 1
drawn by GW		scale 1:250
checked by -		title LOT SITTING/GRADING
GREG - H:\ARCHIVE\WORKING\2019\19014.GRE SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Fri - Nov 20 2020 - 9:56 AM		19014-RG3-SITE-LAYOUTS

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