

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

APPROVED BY _____

DATE: MAR 03, 2021

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

CITY OF HAMILTON
Building Division
1 107

24
Permit No. 107137
STAMPED

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY AND BUILDING CODE AND ALL OTHER APPLICABLE ORDINANCES AND/OR SPECIFICATIONS.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 09 2021
RECD BY _____ DATE _____
SFD TO _____ DATE _____

*240.353 *240.388 *240.395 *240.416 *240.429 *240.471 *240.478 *240.513 *240.540

SAN	237.750
STM	237.750



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.

- | | |
|--------|-------------------------------|
| JR | No. OF RISERS |
| FF | FINISHED FLOOR ELEVATION |
| ML | FINISHED MAIN LEVEL ELEVATION |
| UF | UNDERSIDE FOOTING ELEVATION |
| BF | FIN. BASEMENT FLOOR SLAB |
| TFW | TOP OF FOUNDATION WALL |
| UFR | UNDERSIDE FOOTING AT REAR |
| UFF | UNDERSIDE FOOTING AT FRONT |
| UFS | UNDERSIDE FOOTING AT SIDE |
| W.O.D. | WALK OUT DECK |
| W.O.B. | WALK OUT BASEMENT |
| REV | REVERSE PLAN |

- STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ADJUSTABLE FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
DRAINAGE
SLOPE (SEE NOTES OTHERWISE NOTED)

- 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

north arrow



9				The applicant has reviewed and taken responsibility for this drawing and has the qualifications and made the measurements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t: 416.630.2255 / f: 416.630.4782 va3design.com	 project name: RUSSELL GARDENS PHASE 3 municipality: HAMILTON date: SEPT. 2020 checked by: scale: 1:250 drawn by: GW file name: 19014-RG3-SITE-LAYOUTS www.mozammel.ca (H:\ARCHIVE\WORKING\2019\19014\RG3\SITE-PLAN\19014-RG3-SITE-LAYOUTS.dwg - Mon - Mar 1, 2021 - 3:17 PM)	lot/block no. 260 registered plan no. 62M-1266 project no. 19014 drawing no. 1
8							
7				qualification information			
6				Richard Vink <i>R Vink</i> 24488			
5				name signature BCN			
4				registration information			
3				VA3 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 at his own expense. Builder to verify service connection elevations prior to constructing foundations. Drawings NOT to be scaled.			
1							
ISSUED FOR PERMIT:		SEP 29/20	GW				
no. description		date	by				

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