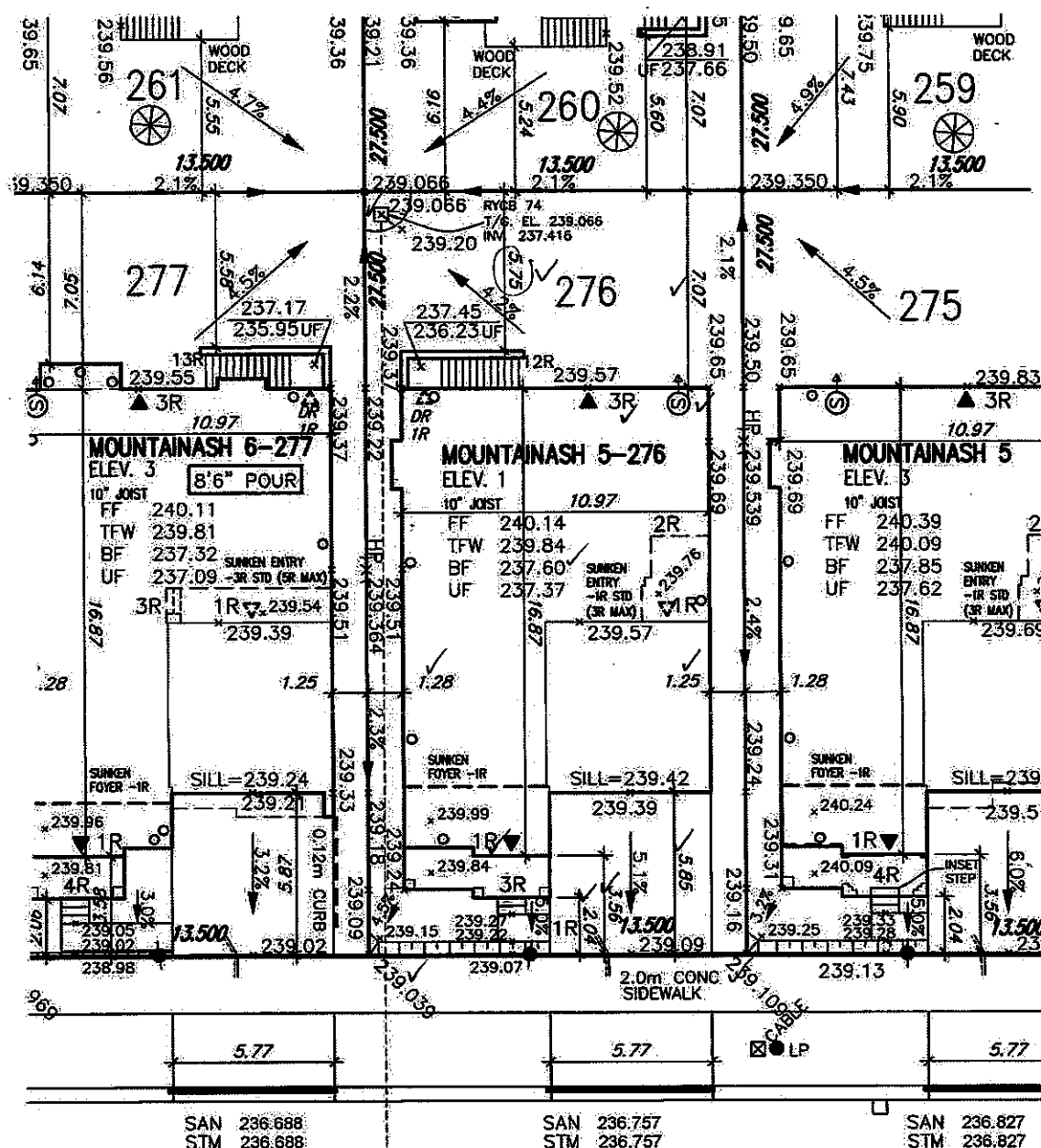


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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

APPROVED BY: _____
DATE: Ma

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



CITY OF HAMILTON
Building Division

Permit No. 21-107196

THESE STAMPED DRAWINGS SHALL BE AVAILABLE

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:

04/22/21
DATE

SEPARATE PERMIT REQ.
TO CONSTRUCT A DECK.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 15 2021

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

LOT 276		
LOT No.	LOT WIDTH (M) (● 6.0m)	LOT AREA (M ²)
276	13.50	371.25

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		JR	No. OF RISERS
	LIGHT POLE		FL	FINISHED FLOOR
	WATER SERVICE		WF	FINISHED WAIN
	DOUBLE STIM./SAN. CONNECTION		UF	UNDERSIDE FOR
	SINGLE STIM./SAN. CONNECTION		BF	BOL. BASEMENT
	CATCH BASIN		TB	TOP OF FOUND.
	CABLE TELEVISION PEDESTAL		UFR	UNDERSIDE FOR
	BELL		UFF	UNDERSIDE FOR
	NOT A DISTRICT		UFS	UNDERSIDE FOR
			W.O.D.	WALK OUT DEC.
			W.O.B.	WALK OUT BLM.
			REV	REVERSE PLAN

ELEVATION
REL. ELEVATION
G. ELEVATION
DOOR SLAB
IN WALL
G. AT REAR
G. AT FRONT
G. AT SIDE
NT

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
 EMBANKMENT
 SHADE DIRECTION

 PROMISE 3/4" DIA. CLEAR
STONE IN THIS AREA

 OR  THIS LOT CONTAINS ENGINEERED FILL

 AIR CONDITIONER REQUIRED

 OR  RAIN WATER DOWNSPOUT LOCATION
(DISCHARGE ONTO SPLASHPAD)

 SIDE WINDOW LOCATION

 OPT. DOOR LOCATION

 EXTENDED DOOR LOCATION

REDUCE SIDE YARD.

The undersigned has returned and takes responsibility for this design. I, the undersigned, warrant that the requirements set out in the General Bidding Code to be a Design.	
qualification information	
Richard Vink	24488
name	signature
registration information	GCN
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
foundations. ** Drawings NOT to be scaled **

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
vo3design.com

 Greenpark.		
project name:	RUSSELL GARDENS PHASE 3	
city:	HAMILTON	
date:	SEPT. 2020	
drawn by:	checked by:	scale:
GW		1:250
19		

lot/block no. 276
registered plan no. 62M-1266
project no. 19014
drawing no. 1

SITING/GRADING
file name
014-RC3-SITE-LAYOUTS
Mon - Mar. 1, 2021 - 3:18 PM

9			
8			
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2			
1	ISSUED FOR PERMIT.	NOV 02/20	GN
no.	description	date	by

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