

2021-09-03
N.R. POKHAREL
100156322
Nava Pot
PROVINCE OF ONTARIO

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: SEP 08, 2021

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

Permit No.

Permit No. 2-10-10

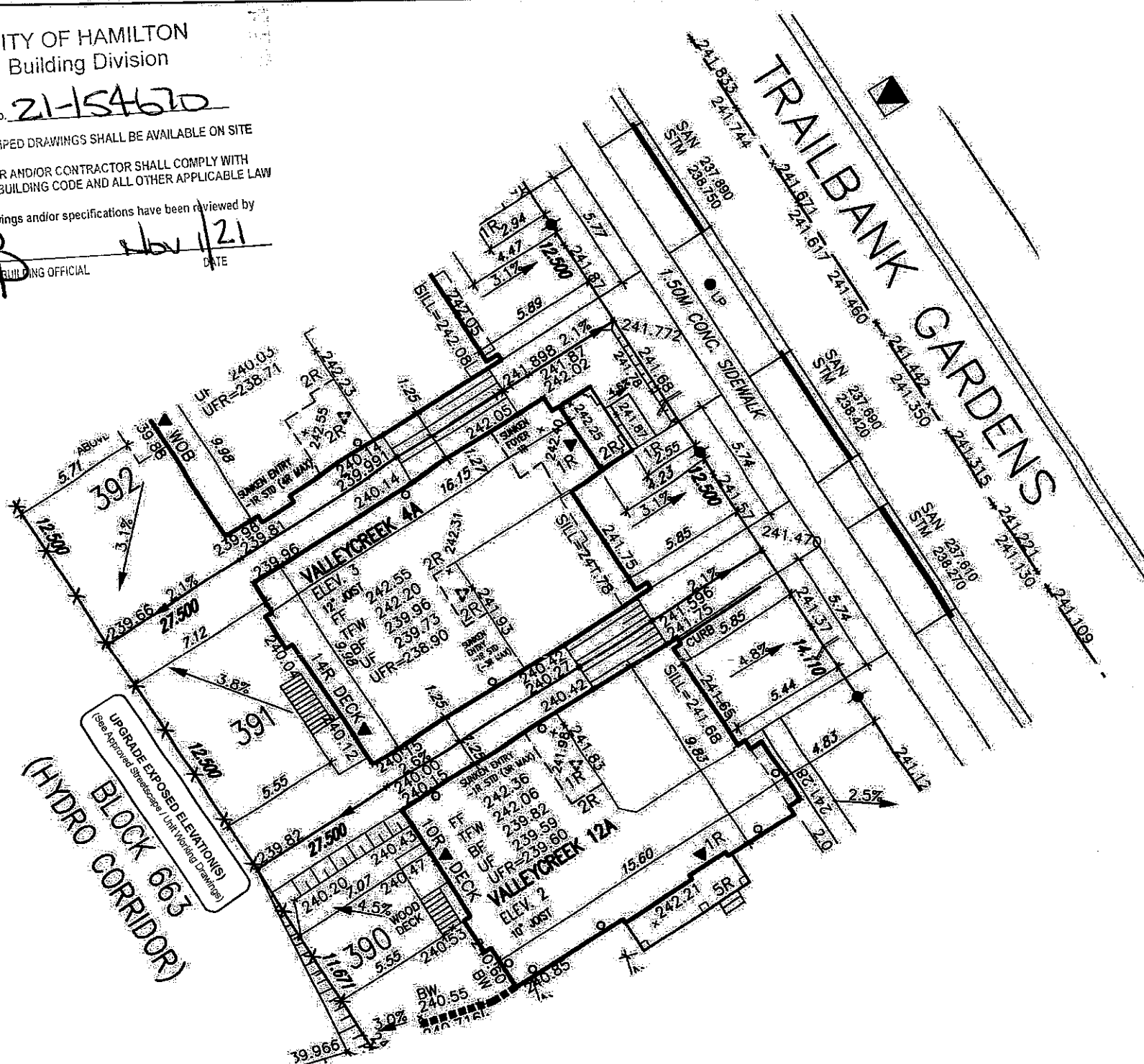
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

DAIRY



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.

WJ 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 WJ 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.










LOT 391		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
391	12.50	343.75

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

- ☒ PROPOSED VALVE
 LP ☐ LIGHT POLE
☒ WATER SERVICE
☒ DOUBLE STL/SAL CONNECTION
☒ SINGLE STL/SAL CONNECTION
☐ CATCH BASIN
☒ CABLE
☒ CABLE TELEVISION PEDESTAL
☒ BELL PEDESTAL
 H ☐ HYDRANT
☒ TRANSFORMER

- | | |
|--------|-------------------------------|
| IR | NO. OF RISERS |
| FF | FINISHED FLOOR ELEVATION |
| MF | FINISHED MAIN LEVEL ELEVATION |
| UF | UNDERSIDE FOOTING ELEVATION |
| BF | FIN. BASEMENT FLOOR SLAB |
| TFW | TOP OF FOUNDATION WALL |
| UFR | UNDERSIDE FOOTING AT REAR |
| UFR | 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)
ACQUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
SMALE DIRECTION
- EMBANKMENT**
(±1 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 ONTO SPLASHPAD)
 SIDE WINDOW LOCATION
 OPT. DOOR LOCATION
 EXTERIOR DOOR LOCATION
 REDUCE SIDE YARD

Abstract



The undersigned has reviewed 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. / s /

qualification information	<i>R Vink</i>	24488
Richard Vink		
name	signature	DOB

registration information VA3 Design Inc.	42658
Boulder to verify location of all hydrants, street lights, transformers and	

other services. Minimum dimensions are not maintained. Buyer is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **

**VA3
DESIGN**
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Greenpark.

project name: **RUSSELL GARDENS PHASE 4** municipal: **HAMILTON**

RUSSELL GARDENS PHASE 4 **PARCELS**

drawn by: checked by: scale: 1:250 2

GREG - H:\ARCHIVE\WORKING\2020\20227.GRE\SITE PLAN\20227-RC4-SITE-LAYOUTS.dwg -

LOT SITING/GRADING

20027-RG4-SITE-LAYOUT

lot/block no.
391
registered plan no.
2M-1266
project no.
20027

drawing no.
1

1

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1	ISSUED FOR PERMIT	AUG 27/21
no.	description	date

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