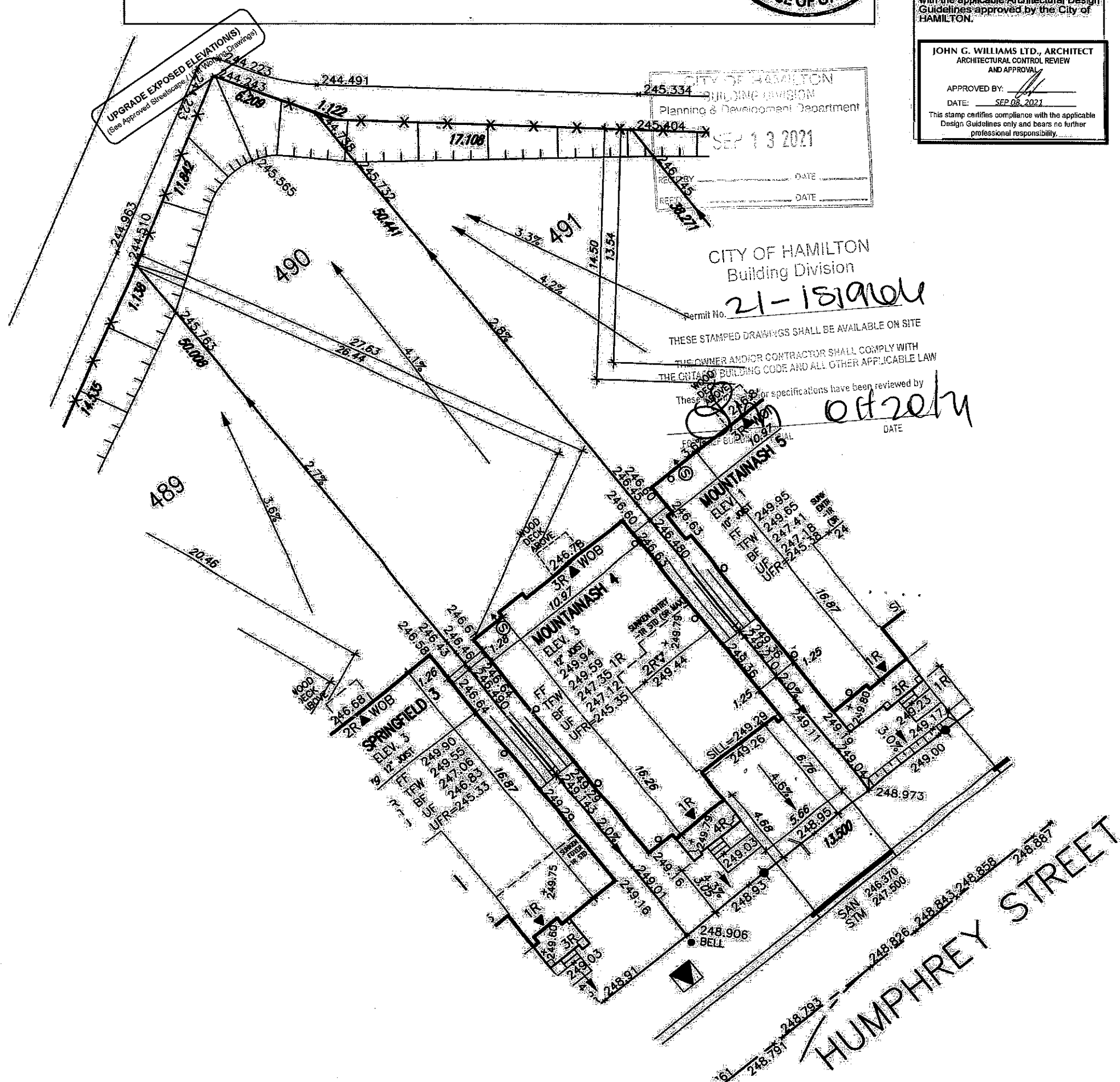


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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

APPROVED BY:
DATE: ____ SE

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



LOT 490		
LOT No.	LOT WIDTH (M) (= 5.8m)	LOT AREA (M ²)
490	13.50	714.78

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
 LP ☐ LIGHT POLE
☐ WATER SERVICE
☐ DOUBLE STL/SAN. CONNECTION
☐ SINGLE STL/SAN. CONNECTION
☐ CATCH BASIN
☒ CABLE
☒ CABLE TELEVISION PEDestal
☒ BELL PEDestal
☐ HYDRANT
☐ TRANSFORMER

LR	No. OF RISERS
FL	FINISHED FLOOR ELEVATION
ML	FINISHED MAIN LEVEL ELEVATION
UF	UNDERSIDE FOOTING ELEVATION
FM	FIN. BASEMENT FLOOR SLAB
TF	TOP OF FOUNDATION WALL
UPR	UNDERSIDE FOOTING AT REAR
UPF	UNDERSIDE FOOTING AT FRONT
UPS	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)
 ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 HYDRO SOURCE LATERAL
 HYDRO METER
 GAS METER
 EASEMENT
 SCALE DIRECTION

 PROVIDE 3/4" DIA. CLEAR
STORE IN THIS AREA
 OR  THIS LOT CONTAINS ENGINEERED FR
 AIR CONDITIONER REQUIRED
 OR  RAIN WATER DOWNSPOUT LOCATION
(DISCHARGE ONTO SPLASHPAD)
 SIDE WINDOW LOCATION
 OPT. DOOR LOCATION
 EXTERIOR DOOR LOCATION
 PROVIDE ONE COPY

The undersigned has reviewed and taken responsibility for this study and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:

qualification information		
Richard Vink	<i>R Vink</i>	244
name	signature	B
registration information		
WAS: Design Inc.		100

VA3
DESIGN

Greenpark.
 project name **RUSSELL GARDENS PHASE 4** municipality **HAMILTON**

lot/block no. 490
registered plan no. 62M-1266
project no. 20027

3					10/27/2017 10:00 AM	10/27/2017 10:00 AM
2						
1	ISSUED FOR PERMIT		AUG-27/21	GW		
no.	description		date	by		

255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 T 416-630-2255 F 416-630-4782
 v3design.com

date: JUL 2021
 drawn by: checked by: scale: 1:250
 GW: 20027-RC4-SITE-LAYOUTS
 GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE-PLAN\20027-RC4-SITE-LAYOUTS.dwg - Fri - Aug 27, 2021 - 9:08 AM

drawing no. 1

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