

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

APPROVED BY:

DATE: SEP 08, 2021

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

Permit No. 21 151527

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

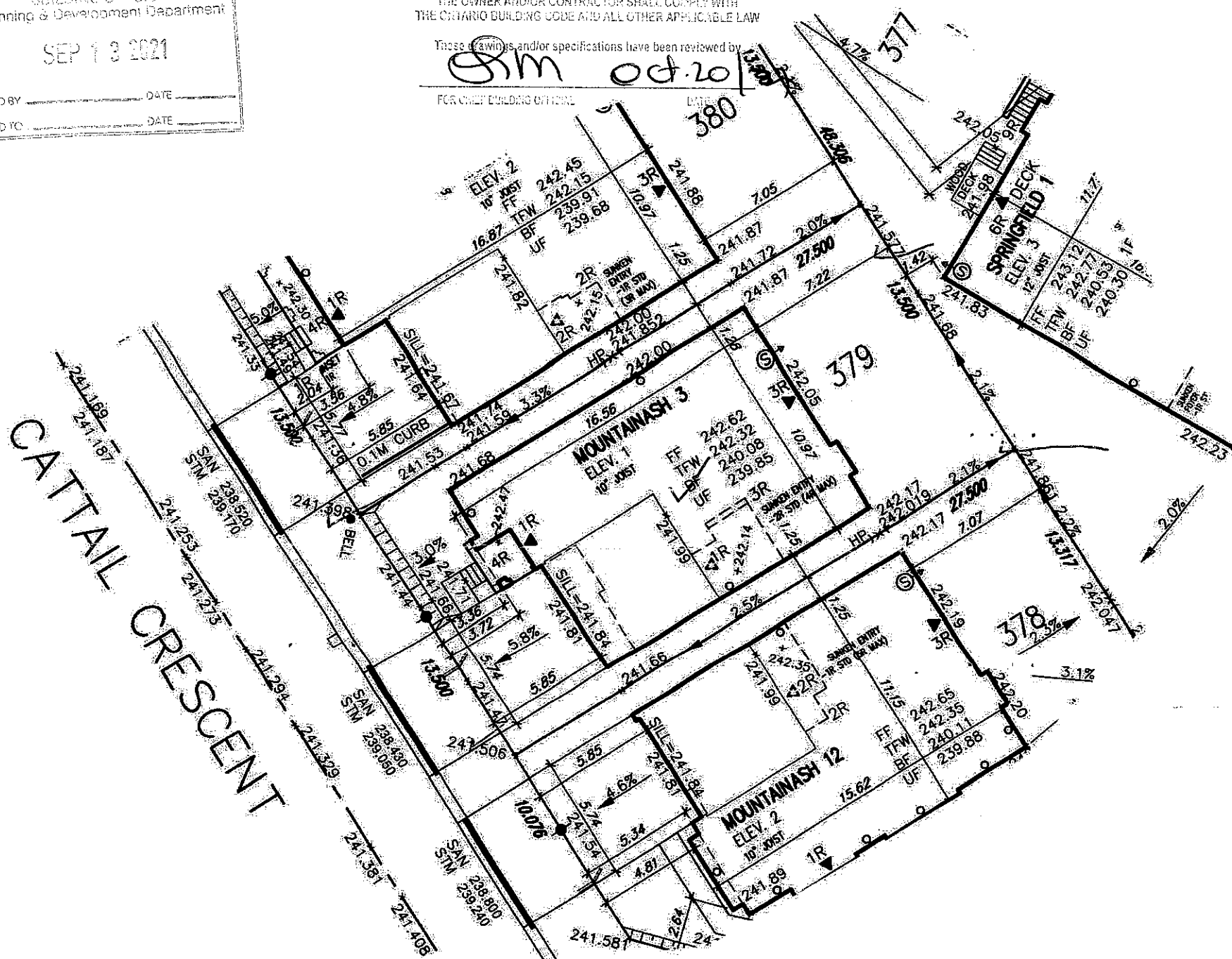
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW.

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICER

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 13 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



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.

ROCK LOT

LOT 379		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
379	13.50	371.25

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
 TRANSFORMER
 DOUBLE STR./S.W. CONNECTION
 SINGLE STR./S.W. CONNECTION
☐ CATCH BASIN
☒ CABLE
☒ CABLE TELEVISION PEDESTAL
☒ BELL PEDESTAL

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)
 ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 HYDRO SERVICE LATERAL
 HYDRO METER
 GAS METER
 EASEMENT
 SEWER DIRECTION

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

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.

qualification information
Richard Vink

Richard Vink	24488
name	signature
registration information	BCA

YAS Design Inc. 42658

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 scored**

VA3
DESIGN
255 Consumers Rd Suite, 120
Toronto, ON M2J 1R4
416.630.2255 f 416.630.478
va3design.com

Greenpark.

project name	municipality
RUSSELL GARDENS PHASE 4	HAMILTON

date JUL 2021 LOT

drawn by GW checked by - scale 1:250

GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RC4-SITE-LAYOUTS.dwg -- f

lot/block no. 379
registered plan no. 62M-1266

project no.
20027

SITING/GRADING drawing no. _____

0027-RG4-SITE-LAYOUTS

Printed on: Aug 27 2021 - 8:44 AM

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