

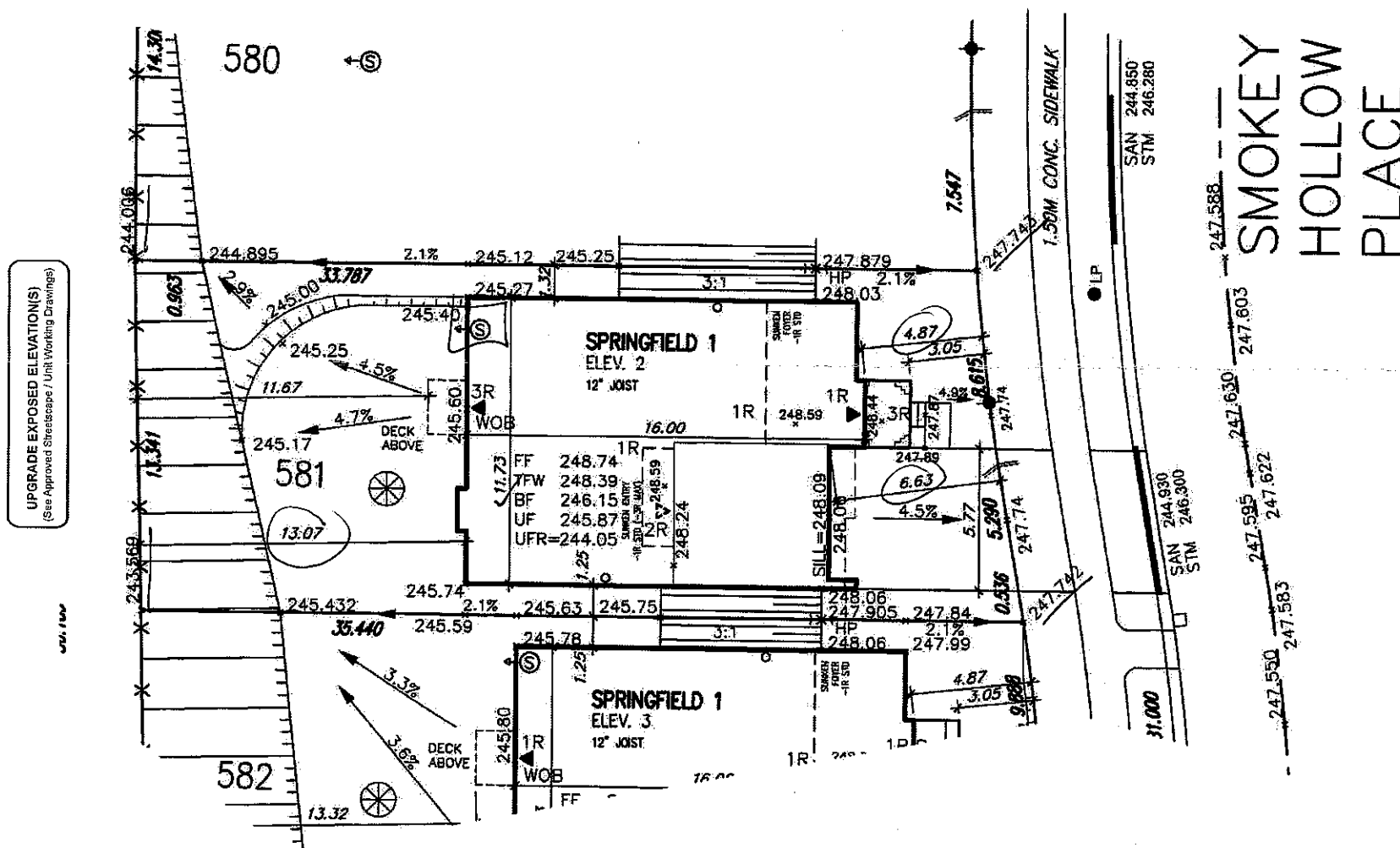
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

APPROVED BY: [Signature]
DATE: SEP 14, 2021

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

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

These drawings and/or specifications have been reviewed by Carmen Chu Dec 8/21
FOR CHIEF BUILDING OFFICIAL _____ DATE _____



LOT 581		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
581	14.436	493.52

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.

VA3 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 VA3 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.

	PROPOSED VALVE	FF	NO. OF RISERS
	LIGHT POLE	FF	FINISHED FLOOR ELEVATION
	WATER SERVICE	ML	FINISHED MANHOLE ELEVATION
	TRANSFORMER	UF	UNDERSIDE FOOTING ELEVATION
	DOUBLE STIM./SAN. CONNECTION	FW	FIN. BASEMENT FLOOR SLAB
	SINGLE STIM./SAN. CONNECTION	FTW	TOP OF FOUNDATION WALL
	CATCH BASIN	UFR	UNDERSIDE FOOTING AT REAR
	CABLE TELEVISION PEDESTAL	UFF	UNDERSIDE FOOTING AT FRONT
	BELL PEDESTAL	UFS	UNDERSIDE FOOTING AT SIDE
	WALK OFF DECK	W.O.D.	WALK OFF DECK
	WALK OFF BASEMENT	W.O.B.	WALK OFF BASEMENT
	REVERSE PLAN	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
SHWLE DIRECTION
EMBANKMENT
(SEE SLOPE unless otherwise noted)

 PROVIDE 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
 EXTERIOR DOOR LOCATION
 REDUCE SIDE YARD

north · north

The undersigned has reviewed and takes responsibility for this design and the information, qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:	
qualification information	244488
name signature	BCN
registration information VAS Design Inc.	426538
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to advise the authority having jurisdiction.	
Builder to verify sewer connection elevations prior to constructing foundations. **Drawings NOT to be scaled**	

VA3
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Greenpark.

project name	municipality
RUSSELL GARDENS PHASE 4	HAMILTON
date	LOT
JUL 2021	
drawn by	scale
checked by	1:250
GW	20

GFC - H:\ARCHIVE\WORKING\2020\2021\GFC SITE PLAN\2021_GFC_SITE_PLAN.dwg
 2021-07-01 14:00:00

lot/block no.		581
registered plan no.		62M-1266
project no.		20027
drawing no.		1

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