

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:

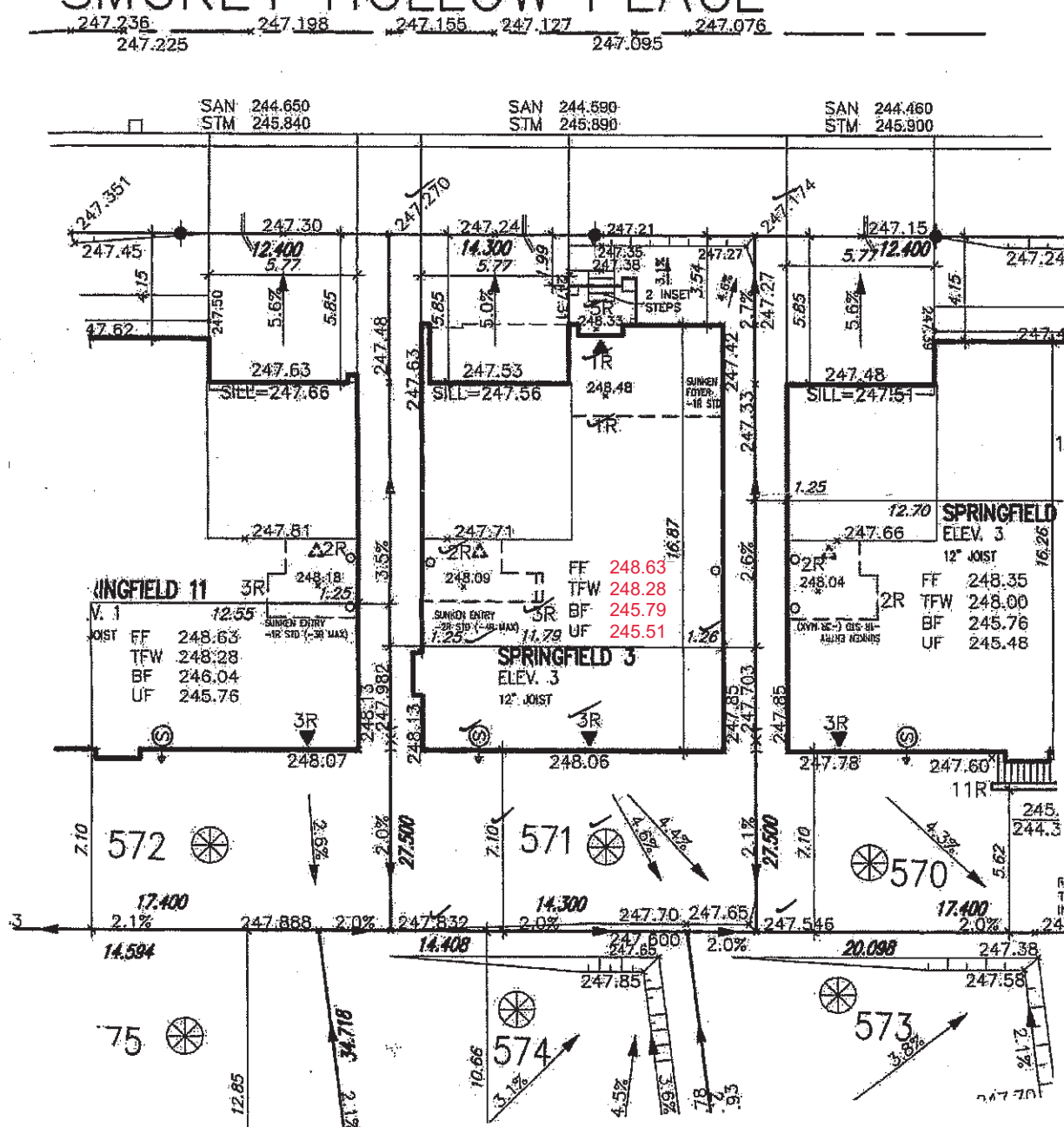
DATE: SEP 14 2021

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

NOV 16 2021

SEC'D BY _____ DATE _____
REF'D TO _____ DATE _____

SMOKEY HOLLOW PLACE



- A SEPARATE BUILDING PERMIT IS REQUIRED TO CONSTRUCT A REAR DECK.

CITY OF HAMILTON
Building Division

Permit No. 21-161848

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 2/17/22

 FOR CHIEF BUILDING OFFICIAL _____ DATE _____

Grading Notes:
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.

W43 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 W43 Design Inc. Foundation will allow 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 571

LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
571	14.30 ✓	393.25 ✓

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

 PROPOSED VALVE
 LIGHT POLE
 WATER SERVICE
 DOUBLE STM./SAN. CONNECTION
 SINGLE STM./SAN. CONNECTION
 CATCH BASIN
 CABLE TELEVISION PEDESTAL
 HYDRANT
 TRANSFORMER

JR	No. of RISERS
FF	FINISHED FLOOR ELEVATION
ML	'FINISHED MAIN LEVEL ELEVATION
UP	UNDERSIDE FOOTING ELEVATION
BF	FIN. BASEMENT FLOOR SLAB
TFW	TOP OF FOUNDATION WALL
UFFR	UNDERSIDE FOOTING AT REAR
UFFF	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
	CHAIN LINK
	ACOUSTICAL
	WOOD SCREEN
	HYDRO SCREEN
	HYDRO METER
	GAS METER
	EMBARKMENT

FENCE (SEE LANDSCAPE PLAN)
FENCE (SEE LANDSCAPE PLAN)
FENCE (SEE LANDSCAPE PLAN)
FENCE LATERAL
SWALE DIRECTION

 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

9					The undersigned has reduced and taken responsibility for the design and has had the qualifications and means the responsibility not act in the Ontario Building Code to be a Designer.
8					
7					qualification information
6					Richard Vink 24488
5					name signature BCN
4					registration information
3					VA3 Design Inc. 42658
2					
1	ISSUED FOR PERMIT.	AUG/27/21	GW		Builder to verify location of all hydronics, street lights, transformers and other services. If minimum dimensions are not indicated, builder is to maintain at least one space.
no.	description	date	by		Builder to verify service connection elevations prior to constructing foundations. Drawings NOT to be scaled to.

**VA3
DESIGN**
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va3design.com

 Greenpark™		57 registered plan no. 62M-1286
project name RUSSELL GARDENS PHASE 4		municipality HAMILTON
date JUL 2021	LOT SITING/GRADING	
drawn by GW	checked by -	file name 20027-RG4-SITE-LAYOUTS
GREG - I:\ARCHIVE\WORKING\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Aug 27 2021 - 10:58 AM		drawing no. 1

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