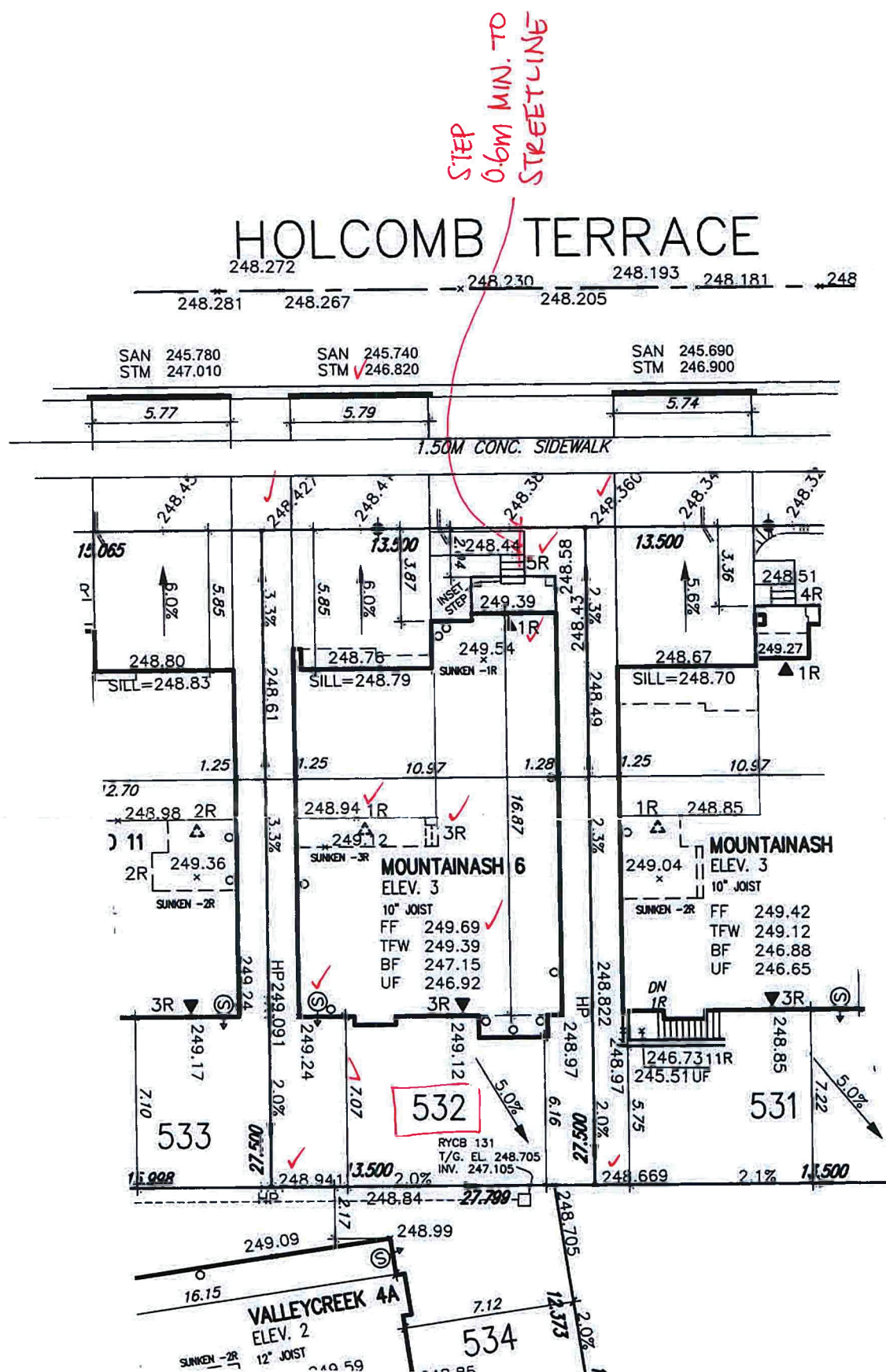


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

APPROVED BY: [Signature]
DATE: SEP 10 2021

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



Permit No. 21-161692

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

DEC. 14/21

LOT 532		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
532	13.50	371.25

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
LIGHT POLE
HYDRANT
WATER SERVICE
TRANSFORMER
DOUBLE STM/SAH CONNECTION
SINGLE STM/SAH CONNECTION
CATCH BASIN
CABLE
CABLE TELEVISION PEDESTAL
BELL PEDESTAL | L/R NO. OF RISERS
FF FINISHED FLOOR ELEVATION
ML FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TFH 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
SLOPE DIRECTION
ELEVATION
(3:1 SLOPE, unless otherwise noted) | PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
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 | north arrow |
|---|---|---|---|-------------|

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 *b1/k*

Richard Vink *R Vink* 24488

name  signature

registration information
VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and


builder to verify location of all hydrants, street lights, transformers and 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**

A common mechanism, role

VA3
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va3design.com

 Greenpark™		municipal
project name RUSSELL GARDENS PHASE 4		HAMILTON
date JUL 2021		LOT
drawn by GN	checked by -	scale 1:250
CIRC - 44 ARCHIVE WORKING 2020/01/2027 CIRC CITE PLAMA 2020/27, PG 4, SITE 1, HAMILTON		

lot/block no.	53
registered plan no.	62M-126
project no.	2002
drawing no.	1
SITING/GRADING file name 0027-RG4-SITE-LAYOUTS	

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