

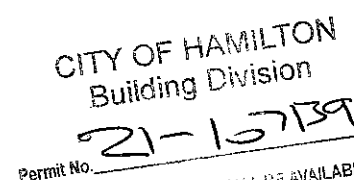
A circular professional engineer license stamp from the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the stamp contains the date "11/04/2010", the name "N. R. POKHAREL", and the license number "100156322". A signature, "Navalot", is written across the bottom center of the stamp.

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

APPROVED BY:
DATE: NOV 10, 2020

DATE: NOV 10, 2020

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



Permit No. 21-15

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
[Signature] MRB 1/21
DATE

FOR CHIEF BUILDING OFFICIAL

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.

 PROPOSED VALVE
 LIGHT POLE
 HYDRANT
 WATER SERVICE
 TRANSFORMER
 DOUBLE ST./S.W. CONNECTION
 SINGLE ST./S.W. CONNECTION
☐ CATCH BASIN
☒ CABLE
☒ CABLE TELEVISION PEDestal
☒ BELL PEDestal

No. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT REAR
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
WALK OUT DECK
WALK OUT BASEMENT
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
SWALE DIRECTION
EMBANKMENT

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

north arrow



**VA3
DESIGN**
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va3design.com

		
project name	RUSSELL GARDENS PHASE 3	
date	SEPT. 2020	LOT
drawn by	checked by	scale
GW	--	1:250

lot/block no.
324
registered plan no.
62M-1266
project no.
19014
drawing no.
1

SITING/GRADING
file name
014-RG3-SITE-LAYOUTS
Oct 13 2020 10:42 AM

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