

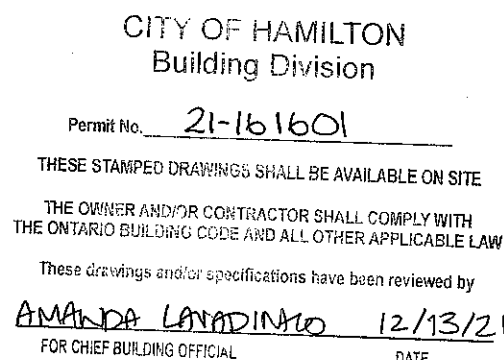
A circular professional engineer license stamp from the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. Inside the ring, there are three horizontal ovals. The top oval contains the date "2021-09-09". The middle oval contains the name "N. R. POKHAREL" and the license number "100156322". The bottom oval contains a handwritten signature, "N. Pokharel".

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: [Signature]
DATE: SEP 14, 2021

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



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2021

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

LOT 557		
LOT No.	LOT WIDTH (M) <i>(9-5.8m) 7.5m</i>	LOT AREA (M ²)
557	13.686	379.26

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.
Bingwa, Inc./Jedding

VAJ 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 VAJ 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
WATER SERVICE
DOUBLE STM/SAN CONNECTION
SINGLE STM/SAN CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL | HYDRANT
TRANSFORMER

NO. OF RISERS
FINISHED FLOOR ELEVATION
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
DRAINAGE
(1" = 5' 0" 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
SHADE DIRECTION |
|--|--|---|--|



9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488
6				name signature BCI
5				registration information VA3 Design Inc. 42658
4				
3				
2				
1	ISSUED FOR PERMIT.	AUG 27/21	GW	
no.	description	date	by	
				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 sealed **



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Toronto ON M2J 1R4
t. 416.630.2255 / 416.630.4782
va3design.com



project name	registered plan no.
RUSSELL GARDENS PHASE 4	557 62M-1266
municipality	project no.
HAMILTON	20027
date	drawing no.
JUL 2021	1
drawn by	checked by
GW	1:250
state	
LOT SITING/GRADING	
(file name)	
20027-RC4-SITE-LAYOUTS	
DREG - H:\ARCHIVE\WORKING\2021\20027.GRE\SITE PLAN\20027-RC4-SITE-LAYOUTS.dwg - Fri - Aug 27 2021 - 9:58 AM	

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