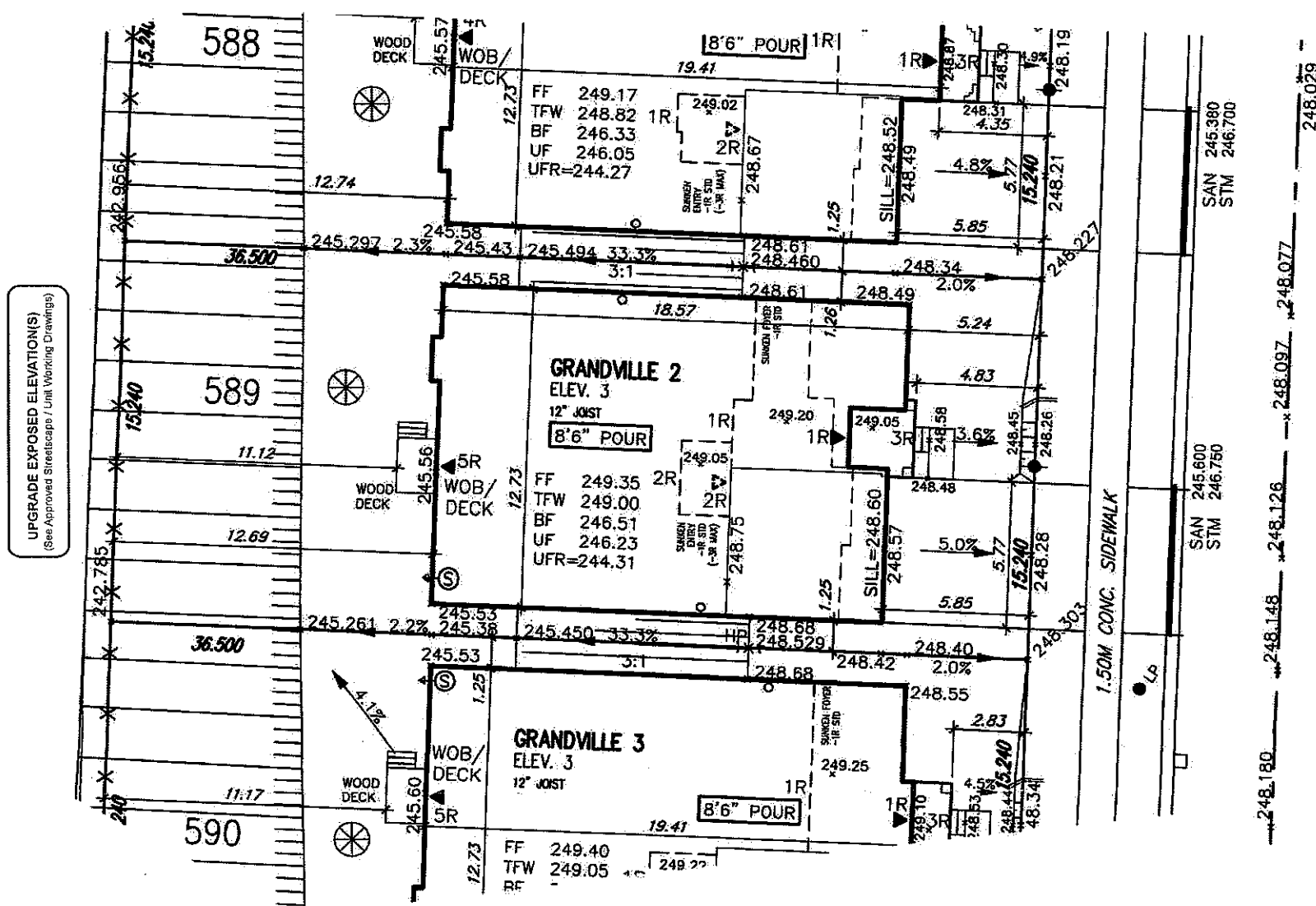


A circular professional engineer license stamp. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the stamp contains the expiration date "2021-09-24", the name "N. R. POKHAREL", the license number "100156322", and a signature "N. R. Pokharel" in a stylized script.

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

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



SMOKEY HOLLOW PLACE

Permit No. 24 161022

The following information is provided for your information:

Standard and Specifications have been reviewed by
Jim Feb 17/22
 Approved Date of Issue: _____

NOV 16 2021

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

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.

LOT 589		
LOT No.	LOT WIDTH (M) (● 5.8m)	LOT AREA (M ²)
589	15.24	556.26

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

	PROPOSED VALVE		No. of RISERS
	LIGHT POLE		FINISHED FLOOR ELEVATION
	HYDRANT		FINISHED MAIN LEVEL ELEVATION
	WATER SERVICE		UNDERSIDE FOOTING ELEVATION
	TRANSFORMER		F.N. BASEMENT FLOOR SLAB
	DOUBLE STD./SAN. CONNECTION		TOP OF FOUNDATION WALL
	SINGLE STD./SAN. CONNECTION		UNDERSIDE FOOTING AT REAR
	CATCH BASIN		UNDERSIDE FOOTING AT FRONT
	CABLE TELEVISION PEDESTAL		UNDERSIDE FOOTING AT SIDE
	WALK OUT DECK		WALK OUT BASEMENT
	REVERSE PLUMB		REVERSE PLUMB

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
SMALLE DIRECTION
EMBANKMENT
(3:1 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
 REMOVE 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.

Richard Vink	<i>R Vink</i>	244
name	signature	6
registration information		
VA3 Design Inc.		420

Builder to verify location of all hydrants, street lights, transformers or other services. If minimum dimensions are not maintained, builder is responsible at his own expense.

Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **

VA
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark.

project name: **RUSSELL GARDENS PHASE 4**

HAMILTON

JUL 2021
driven by

GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\SITE

LOT SITING/GRADING

20027-RG4-SITE-LAYOUTS

lot/block no.
589
registered plan no.
2M-1266
project no.
20027

4.

Ordering No.

1

1

3			
2	ISSUED FOR PERMIT.	SEP 23/21	GV
1	ISSUED FOR ENG. REVIEW..	SEP 21/21	GV
no	description:	date	by

All drawings, modifications, related documents and data are the copyright property of V&S DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&S DESIGN's written permission.