

2021-09-07
N. R. POKHAREL
100156322
Province of Ontario

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

APPROVED BY: _____
DATE: SEP 08, 2021

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

Permit No. 21-150645

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

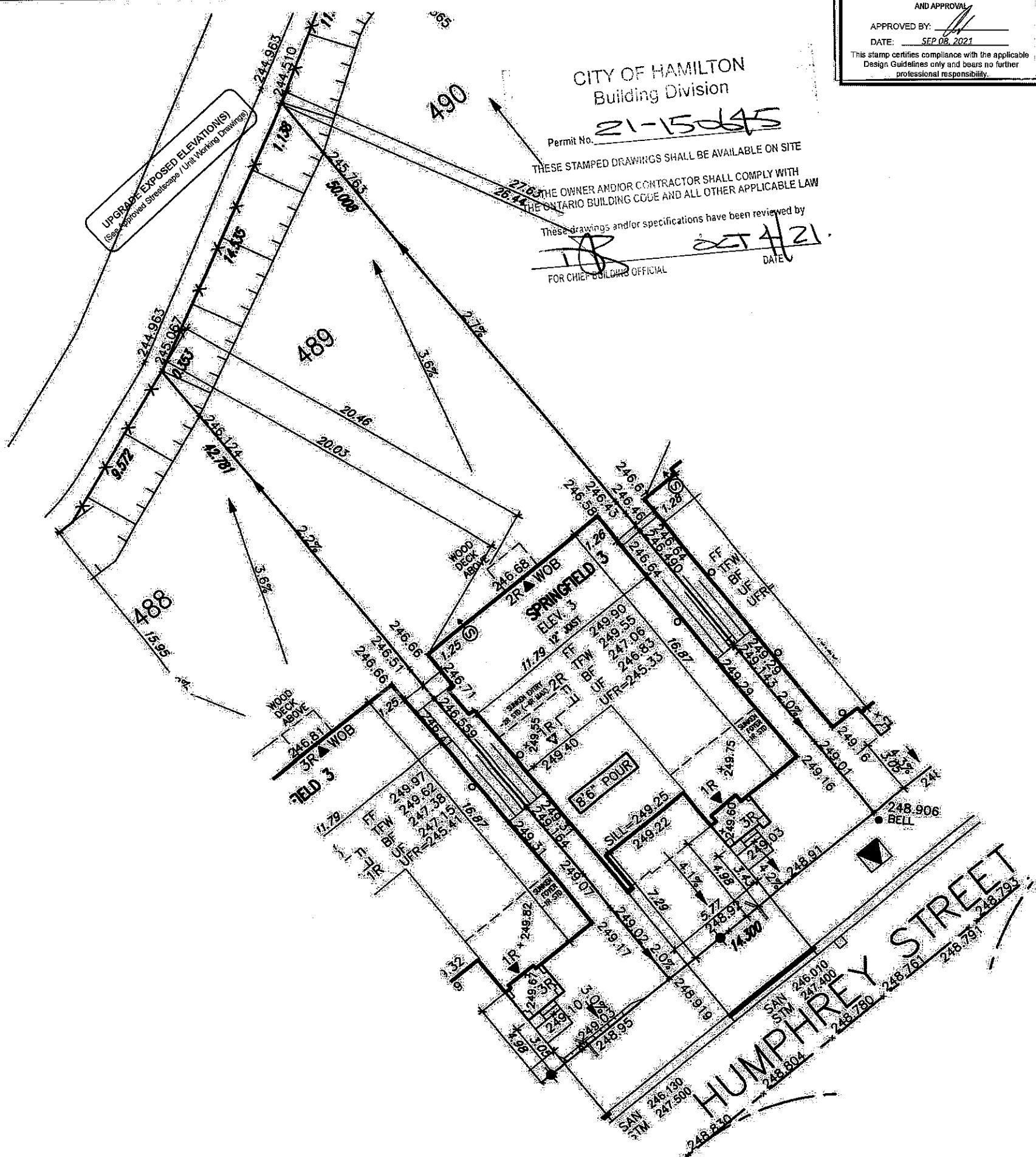
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

_____ (Signature) have been reviewed by _____

These drawings and/or specifications have been approved by the undersigned:

 DATE 2/21/21

FOR CHIEF BUILDING OFFICIAL



LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
489	14.30	562.80

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.

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.

	PROPOSED VALVE		FIN. FLOOR ELEVATION
	LIGHT POLE		FIN. MAIN LEVEL ELEVATION
	WATER SERVICE		UNDERGROUND FOOTING ELEVATION
	DOUBLE STIM./SW. CONNECTION		FIN. BASEMENT FLOOR SLAB
	SINGLE STIM./SW. CONNECTION		T/FW
	CATCH BASIN		UNDERGROUND FOOTING AT REAR
	CABLE TELEVISION PEDESTAL		UNDERGROUND FOOTING AT FRONT
	BELL PEDESTAL		UNDERGROUND FOOTING AT SIDE
	W.O.D. WALK OUT DECK		W.O.B. WALK OUT BASEMENT
	REV. REVERSE PLAN		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
 EASEMENT
 SCALE DIRECTION

 PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
 OR  THIS LOT CONTAINS ENGINEERED FR
 AIR CONDITIONER REQUIRED
 OR  RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPLASHPAD)
 SIDE WINDOW LOCATION
 EXT. DOOR LOCATION
 EXTERIOR DOOR LOCATION
 REDUCE SIDE YARD

The undersigned has reviewed and taken responsibility for the design and has the qualifications and needs the experience not set in the Current Building Code to be a Designer.	
qualification information: Richard Vink	signature: <i>R. Vink</i> 24498
name: qualification information: V&J Design, Inc.	signature: 42658
Builder: to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate the same on his expense. *424101 to verify location of services and electrical prior to constructing foundation. ** services NOT to be located **	

**VA3
DESIGN**
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.		
project name	municipality	
RUSSELL GARDENS PHASE 4	HAMILTON	
date	lot	
JUL 2021	LOT 20	
drawn by	checked by	scale
GW	—	1:250

lot/block no. 489	
registered plan no. 62N-1266	
project no. 20027	
drawing no. 1	
SITING/GRADING	
file name	
227-RC4-SITE-LAYOUTS	
- Aug 27 2021 - 9:08 AM	

2		
1	ISSUED FOR PERMIT...	AUG 27/21
20	Issuance	Date

All content contained herein is the property of US OCEANO. Reproduction of this property in whole or in part is strictly prohibited without US OCEANO's written permission.