

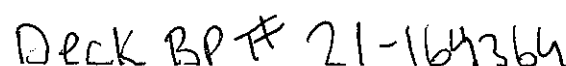
A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal features the license number "2021-09-10" in a stylized font, the name "N. R. POKHAREL" in bold capital letters, and the license number "100156322" below it. A signature, "N. R. Pokharel", is written in cursive across the bottom center of the seal.

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.



Permit No. 21-161729

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
Carmen Chu Dec 8 / 21
 FOR CHIEF BUILDING OFFICIAL 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.

VA3 Design Inc. is to be notified promptly of any discrepancies of 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 VA3 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 582		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
582	14.341	514.50

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 STIM./SAN. CONNECTION
 SINGLE STIM./SAN. CONNECTION
 CATCH BASIN
 CABLE TELEVISION PEDESTAL
 CELL PEDESTAL

JR	NO. OF RISERS
FF	FINISHED FLOOR ELEVATION
ML	FINISHED MAIN LEVEL ELEVATION
UF	UNDERSIDE FOOTING ELEVATION
BF	FIN. BASEMENT FLOOR SLAB
TFW	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
SINGLE DIRECTION
ELEVATIONMENT
(±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
 REFLECTIVE SHOE YARD

north arrow

A north arrow pointing towards the top right of the page, with the letter 'N' inside a circle at its tip.

9						The undersigned has reviewed and taken responsibility for this design and for the quantities and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink name registration information VAS Design Inc. signature 24488 BCIN 42558 Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to make at his own expense. Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **
8						
7						
6						
5						
4						
3						
2						
1	ISSUED FOR PERMIT.		AUG 27/21	GW		
no. description		date		by		

VAB
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
(416.630.2255) (416.630.4782)
va3design.com

		
project name	RUSSELL GARDENS PHASE 4	municipality HAMILTON
date JUL 2021		LOT SITING/GRADING
drawn by GW	checked by --	scale 1:250
file name 20027-RG4-SITE-LAYOUTS		
CREF: -- 4A ARCHIVE WORKING 2020 20027 GREF SITE PLANS 20027-RG4-SITE-LAYOUTS.dwg -- Fri - Aug 27, 2021 - 10:47 AM		

lot/block no. 582
registered plan no. 62M-1266
project no. 20027
drawing no. 1

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