

A circular professional engineer license seal 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, the expiration date "2021-09-03" is stamped in a curved banner at the top. The name "N. R. POKHAREL" is stamped in the center, with the license number "100156322" below it. At the bottom, there is a signature "N. Pokharel" in a cursive script, underlined.

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. 21-151980

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

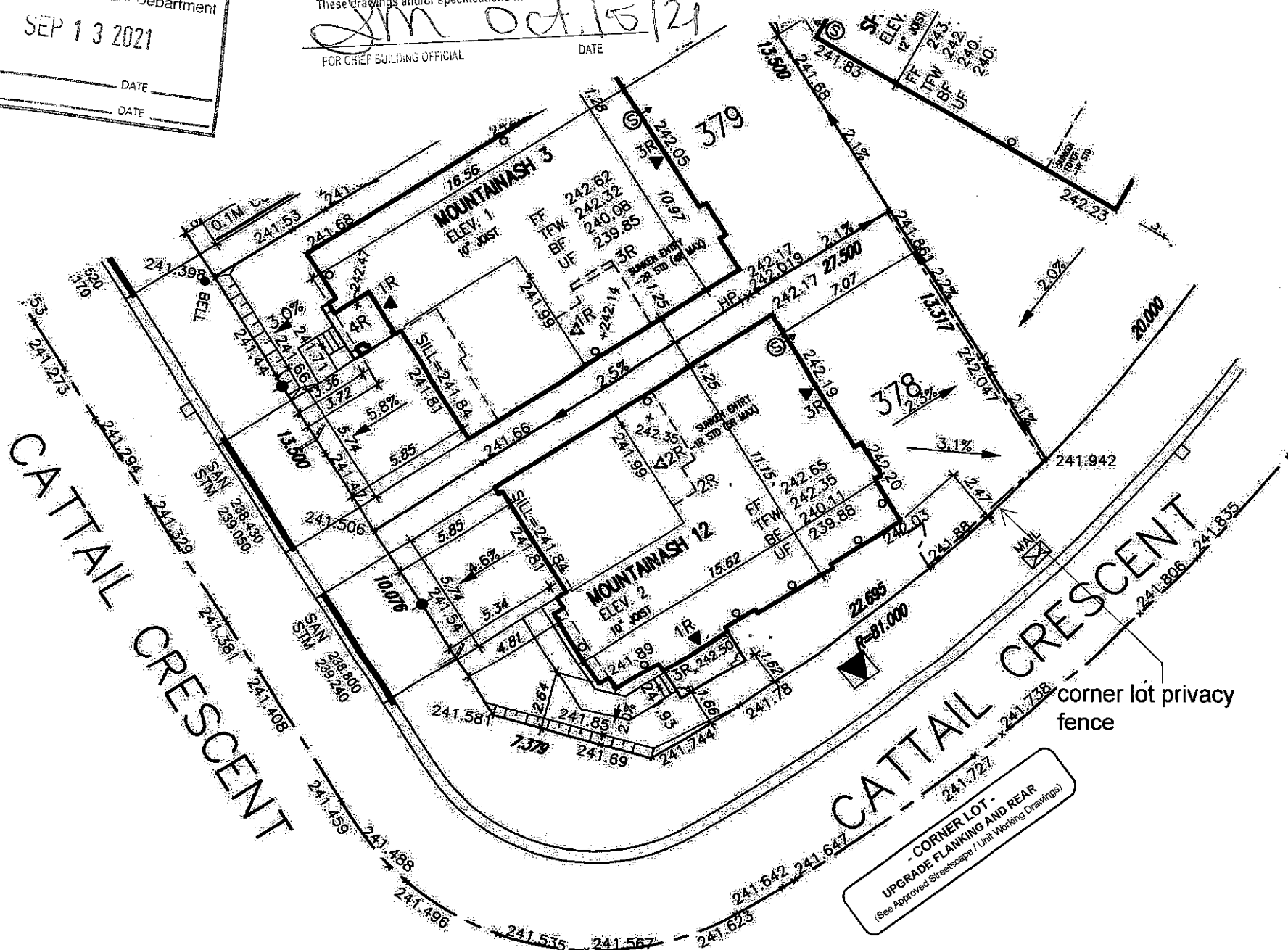
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE _____

CITY OF HARTFORD
BUILDING DIVISION
Planning & Development Department
SEP 13 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



LOT 378

LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
378	15.547	400.35

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.

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
 LP ☐ LIGHT POLE H ☐ HYDRANT
 WATER SERVICE  TRANSFORMER
 DOUBLE ST/L/SIDE CONNECTION
 SINGLE ST/L/SIDE CONNECTION
☐ CATCH BASIN
☒ CABLE TELEVISION PEDESTAL
☒ BELL PEDESTAL

JR	NO. OF RISERS
FF	FINISHED FLOOR ELEVATION
ME	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
SCALE DIRECTION

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



The undersigned has reviewed and takes responsibility for this design.	
I hereby certify that the design and calculations herein are true and correct and that the requirements set out in the Quality Safety Code to be a Design.	
qualification information	
Richard Vink:	2448
name	signature
registration information	BC
VAS Design, Inc.	4265

Builder to verify location of all hydronics, street lights, transformers and other services. If installation dimensions are not maintained, builder is to retain the cost of repairs.

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

VA3
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vo3design.com

 **Greenpark™**

project name: **RUSSELL GARDENS PHASE 4** municipality: **HAMILTON**

date: **JUL 2021** lot: **LOT 20**

drawn by: _____ checked by: _____ scale: **1:250**

GW - 18 - ARCHIVE WORKING 2020 20027.GRW SITE PLAN 20027-RC4-SITE-LAYOUTS.dwg - P

lot/block no.
378
registered plan no.
62M-1266
project no.
20027
drawing no.
1

SITING/GRADING
file name
027-RG4-SITE-LAYOUTS
Aug 27, 2021 - 8:44 AM

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