

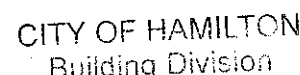
A circular professional engineer license seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. Inside the ring, the license number "2021-09-07" is stamped in a curved banner. Below this, the name "N. R. POKHAREL" and the number "100156322" are printed. At the bottom, a curved banner contains the handwritten signature "N. R. Pokharel".

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. 21-15515

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 HAMILTON
BUILDING DIVISION
Planning & Development Department

SEP 13 2021

RECD BY _____ DATE _____







REF ID: A66666 DATE: 10/10/2010

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.

V&J 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 V&J 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
 LF ☐ LIGHT POLE
 WATER SERVICE
 TRANSFORMER
 DOUBLE STA./SAL. CONNECTION
 SINGLE STA./SAL. CONNECTION
☐ CATCH BASIN
 CABLE TELEVISION PEDESTAL
 BELL PEDESTAL

RF	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)
ADJUSTERIAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
SINGLE DIRECTION
SUBMITTENT
SCALE BAR

 PROVIDE 1/4" DIA. CLEAR STONE IN THIS AREA
 OR  THIS LOT CONTAINS ENGINEERED FILL
 AIR CONDITIONER REQUIRED
 RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
 SIDE WINDOW LOCATION
 EXT. DOOR LOCATION
 OPTIMUM DOOR LOCATION
 REDUCE SIDE YARD

The undersigned has reviewed and takes responsibility for this design.
I am the originator and/or creator. The responsibility set out in the
Certification Statement shall be his or hers.

qualification information

Richard Vink *R Vink* 244

name signature


registration information

VAS Design, Inc. 420

Builder is partly location of all hydrojets, street lights, transformers or
other services. If minimum dimensions are not maintained, builder is
responsible for the own expenses.

For all electrical service elevations prior to constructing
Sanitation. ** Sanitation NOT to be asked **

**VA3
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 Greenpark™		
project name	municipality	
RUSSELL GARDENS PHASE 4	HAMILTON	
date	LOT	
JUL 2021		
drawn by	checked by	scale
GW		1:250
GREC - H:\ARCHIVE\WORKING\2020\2027 GRE SITE PLAN\2027-RC4-SITE-LAYOUTS.dwg - F		

lot/block no.	497
registered plan no.	62M-1266
project no.	2002
drawing no.	1

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