

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. Inside the ring, the license number "2621-09-03" is stamped in the upper half. The center of the seal contains the name "N. R. POKHAREL" and the identification number "100156322". Below the name is a stylized signature of "N. Pokharel" written in cursive.

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

APPROVED BY: [Signature]
DATE: SEP 08, 2021

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

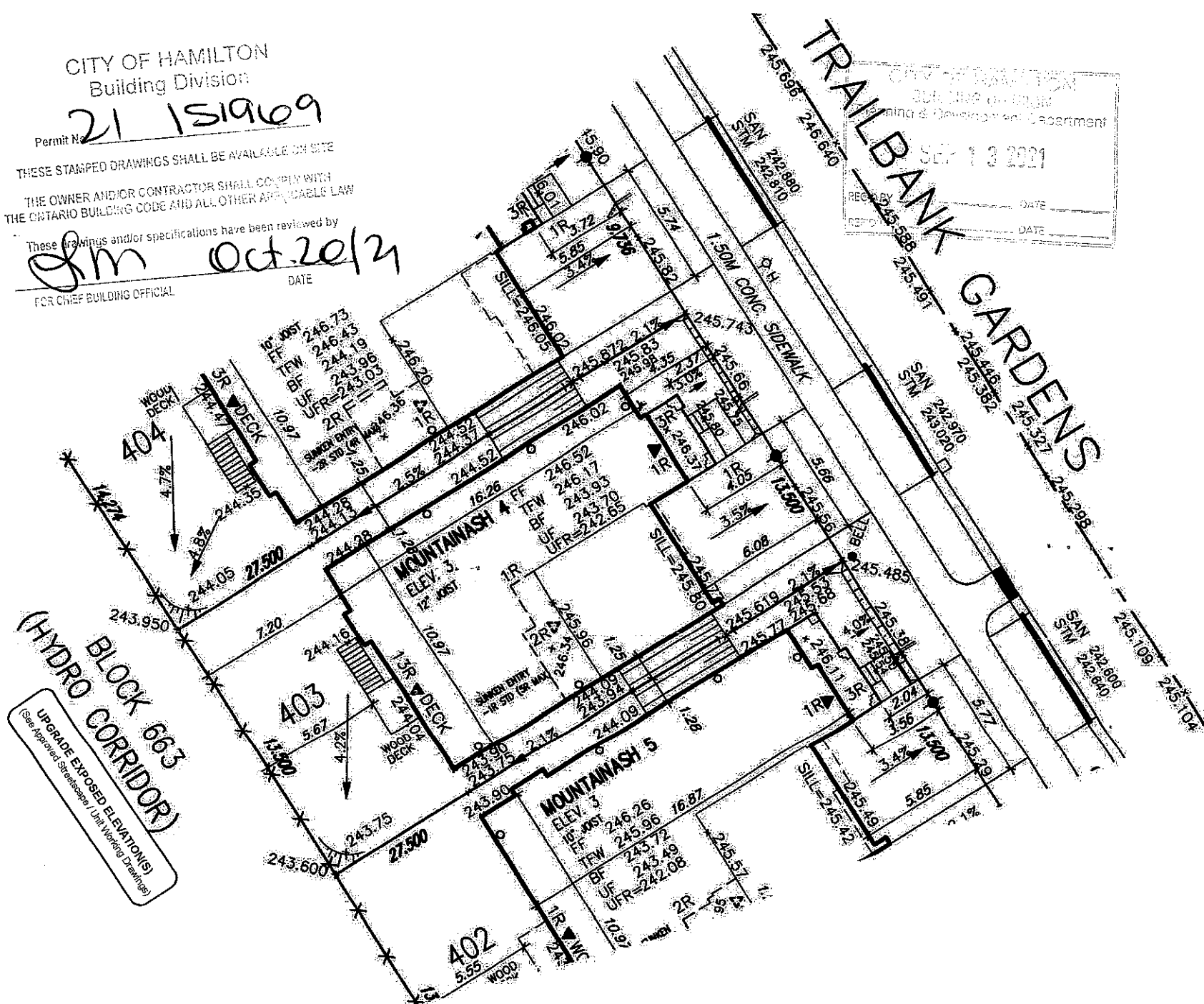
Permit No. 21

THESE STAMPED DRAWINGS 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

DAI E












LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
403	13.50	371.25

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 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 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.


 PROPOSED VALVE
 LIGHT POLE
 WATER SERVICE
 DOUBLE STM/SAM CONNECTION
 SINGLE STM/SAM CONNECTION
 CATCH BASIN
 CABLE BELL
 CABLE TELEVISION PEDESTAL
 BELL PEDESTAL

JR	NO. OF RISERS
FL	FINISHED FLOOR ELEVATION
ML	FINISHED MAIN LEVEL ELEVATION
UF	UNDERSIDE FOOTING ELEVATION
FL	FIN. BASEMENT FLOOR SLAB
TF	TOP OF FOUNDATION WALL
UFR	UNDERSIDE FOOTING AT REAR
UFF	UNDERSIDE FOOTING AT FRONT
UPS	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)
 ACQUEDUCT FENCE (SEE LANDSCAPE PLAN)
 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 HYDRO SERVICE LATERAL
 HYDRO METER
 GAS METER
 EASEMENT
 SHADE DIRECTION

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

north arrow

A simple north arrow pointing towards the top right of the page. It consists of a circular head with a stylized 'N' and a long, thin arrow shaft extending from the center.

9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT.	AUG 27/21	6
no.	description	date	

<p>The undersigned has authorized and taken responsibility for this design and has the qualifications and meets the requirements set out in the Rules of the Competition and meets the requirements set out in the Rules of the Competition to be a signatory:</p> <p>qualification information</p> <p>Richard Vink <i>R Vink</i> 2448</p> <p>name signature</p> <p>registration information</p> <p>VAS Design, Inc. 42655</p>	
<p>Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, bidder is to be responsible for the expense of relocation.</p> <p>Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be used **</p>	

**VA3
DESIGN**

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va3design.com



project name:	RUSSELL GARDENS PHASE 4	municipality:	HAMILTON
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DATE: JUL 2021
LOT: 1

JUL 2021
drawn by checked by scale
GW 1:250
GREG - H:\ARCHIVE\WORKING\2020\200227.GRG SITE PLAN\200227-RC4-SITE-LAYOUTS.dwg - P

LOT SITING/GRADING

lot/block no.
403
zoned plan no.
M-1266
project no.
20027

Routing no.

1

A person who is not a U.S. citizen or resident is subject to the estate tax only if he or she is a U.S. citizen or resident at the time of death. A person who is not a U.S. citizen or resident is not subject to the estate tax if he or she is a U.S. citizen or resident at the time of death.