

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 contains the following information: the validity date "2021-09-07" in a horizontal oval, the name "N. R. POKHAREL" in bold capital letters, the license number "100156322" below the name, and a signature "Nava Pokh" in a cursive script within another horizontal oval at the bottom.

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


Building Division
21-154645
Permit No. _____

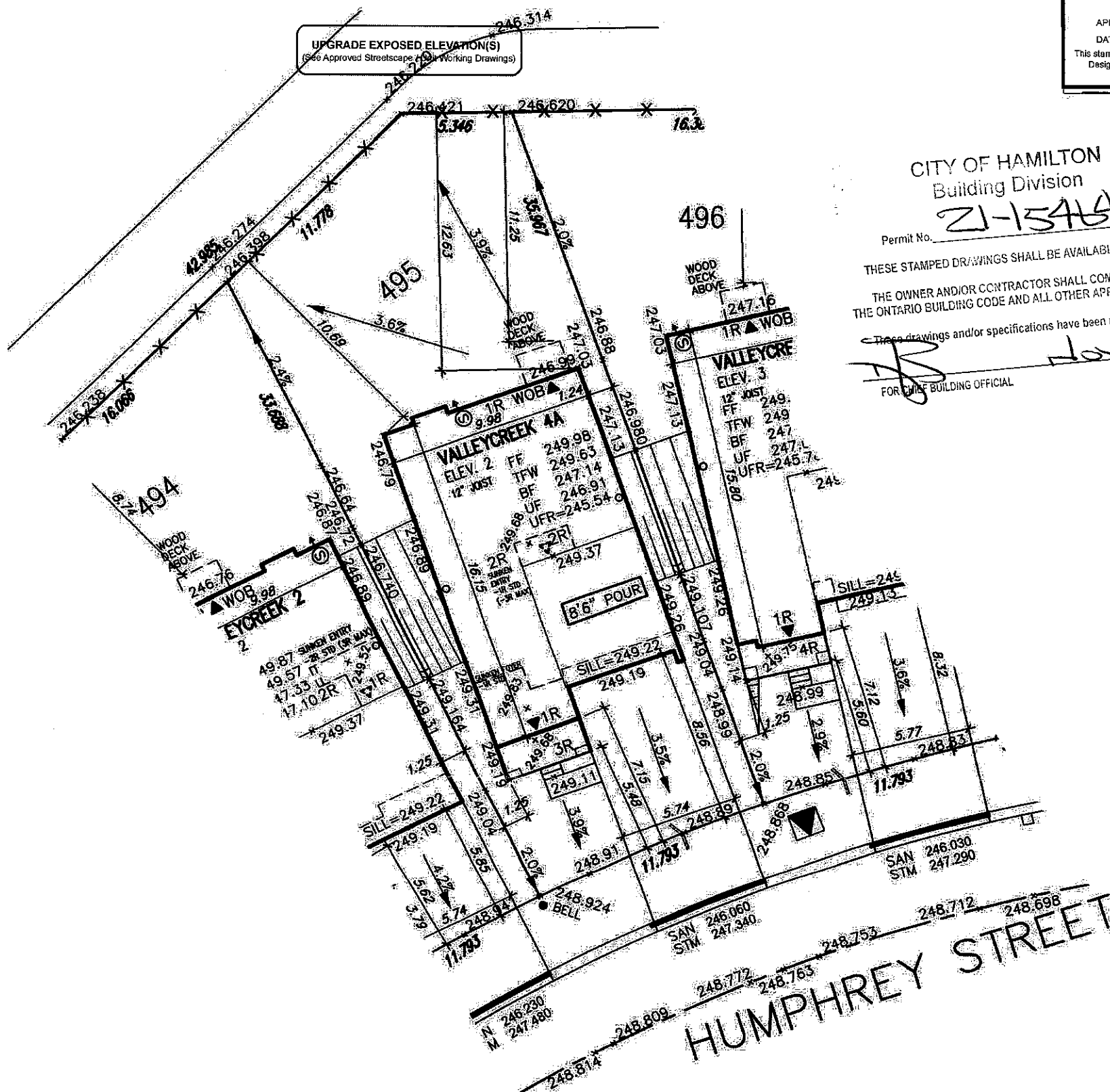
Permit No. _____

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

_____ reviewed by _____

THE ONTARIO BUILDING CODE ACT
These drawings and/or specifications have been reviewed by
 Nov 12
FOR CHIEF BUILDING OFFICIAL DATE



LOT 495		
LOT No.	LOT WIDTH (M) (@ 5.8m)	LOT AREA (M ²)
495	12.478	501.94

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.

WJ3 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 WJ3 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 HYDRANT WATER SERVICE TRANSFORMER DOUBLE SILL/SAN CONNECTION SINGLE SILL/SAN CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL	J.R. F.F. M.L. U.F. B.F. F.W. U.F.W. U.F.F. U.F.S. W.O.D. W.O.B. REV.	NO. OF RISERS FINISHED FLOOR ELEVATION FINISHED MAIN LEVEL ELEVATION UNDERSIDE FOOTING ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE WALK OUT DECK WALK OUT BASEMENT 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) HYDROM. SERVICE LATERAL HYDRO METER GAS METER SHINGLE DIRECTION EMBARRMENT	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPLASHPAD) SIDE WINDOW LOCATION OPT. DOOR LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE YARD
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<p>The undersigned has ordered and takes responsibility for this design. This design is complete and meets the requirements set in the Building Building Code to be a <u> </u> project.</p> <p>qualification information</p>	
<p>Richard Vink</p>	<p>24488</p>
<p>name</p>	<p>signature</p>
<p>registration information</p>	<p>BCIN</p>
<p>VAS Design, Inc.</p>	<p>42658</p>

Builder to verify location of all hydraulic, street lights, transformers and other services. If minimum dimensions are not met/noted, builder is to relocate at the owner's expense.

Contractor to provide all necessary elevations prior to contracting localities. ** Review MDT is, by accident **

**VA3
DESIGN**
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Toronto ON M2J 1R4
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va3design.com



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

date		
JUL 2021	LOT	
drawn by	checked by	scale
GW		1:250
20		
GREG - H:\ARCHIVE\WORKING\2020\20027\GREG SITE PLAN\20027-REA SITE LAYOUTS.dwg		

LAT SITING / GRADING

20027-RG4-SITE-LAYOUTS

lot/block no.
495
related plan no.
M-1266
project no.
20027

drawing no.
1

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