

10/30/2010
 N. R. POKHAREL
 100156322
 Naveen
 PROVINCE OF ONTARIO

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

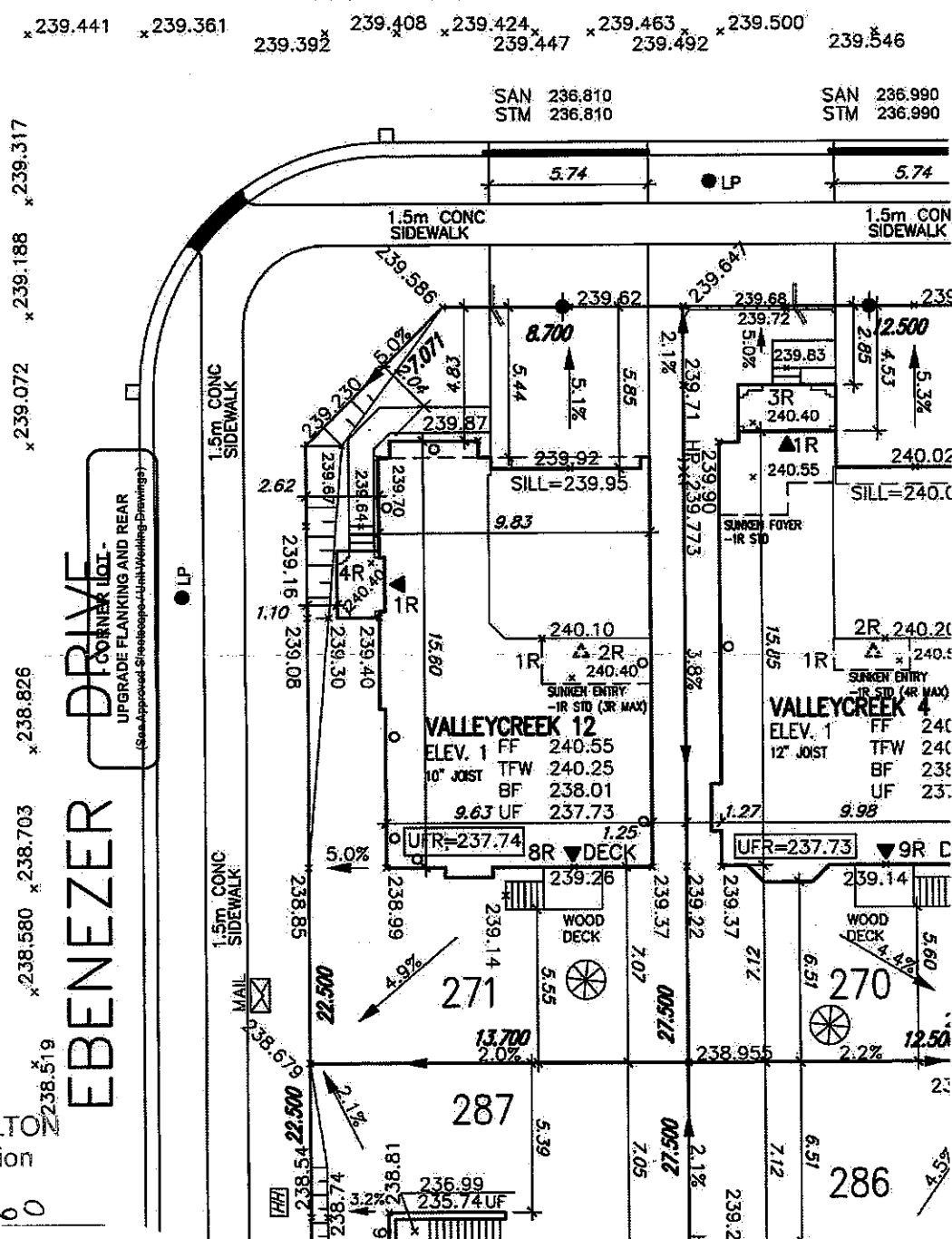
APPROVED BY: [Signature]
DATE: NOV 04, 202

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

NOV 16 2020

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

GRANITE RIDGE TRAIL



CITY OF HAMILTON
Building Division

Permit No. 20-193960

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

Johnson 11/25/20

FOR CHIEF BUILDING OFFICIAL

DATE		
LOT 271		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
271	13.70	364.25

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.

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.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

	PROPOSED VALVE	LR	NO. OF RISERS
LP 	LIGHT POLE	FF	FINISHED FLOOR ELEVATION
	H  HYDRANT	ML	FINISHED MAIN LEVEL ELEVATION
	WATER SERVICE	UF	UNDERSIDE FOOTING ELEVATION
	 TRANSFORMER	BF	FIN. BASEMENT FLOOR SLAB
	DOUBLE STM./SAN. CONNECTION	TPW	TOP OF FOUNDATION WALL
	SINGLE STM./SAN. CONNECTION	UFR	UNDERSIDE FOOTING AT REAR
	CATCH BASIN	UFF	UNDERSIDE FOOTING AT FRONT
	CABLE TELEVISION PEDESTAL	UPS	UNDERSIDE FOOTING AT SIDE
	W.O.D. WALK OUT DECK	W.O.B.	WALK OUT BASEMENT
	REV	W.O.B.	WALK OUT BASEMENT
	REV	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
SWALE DIRECTION
EMBANKMENT (3:1 SLOPE, unless otherwise noted)

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

north arrow



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

name	signature	24488
registration information		BCN
VA3 Design Inc.		42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com


Greenpark.

project name: **RUSSELL GARDENS PHASE 3**

manipolity
HAMILTON

SEPT 2020

dream by

checked by _____

acrole *

LOT SITING/GRADING

file name

GW - 1:250 19014-RG3-SITE-LAYOUTS

lot/block no.
271
registered plan no.
M-1266

project no.
19014

Company No.

1

1

All documents and data are the copyrighted property of NCS DESIGN. Reproduction of this report in whole or in part is strictly prohibited without NCS DESIGN's written permission.