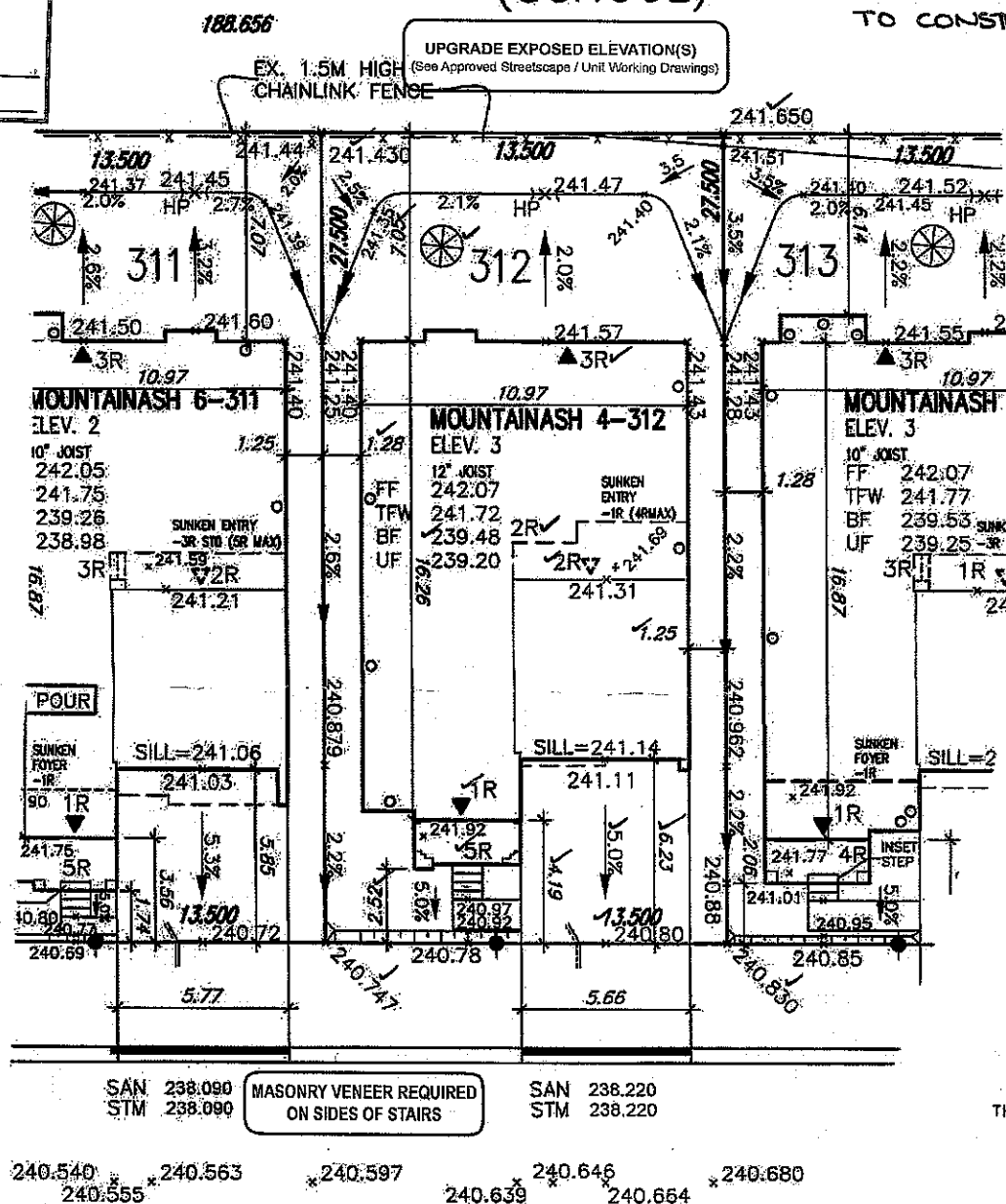


This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

A SEPARATE PERMIT IS REQUIRED TO CONSTRUCT A REAR DECK.

Permit No. 21-106977

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 WJS 2/24/21
FOR CHIEF BUILDING OFFICIAL DATE

GRANITE RIDGE TRAIL

LOT 312		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M ²)
312	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 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. Failure will shall be paired 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
 LIGHT POLE
 HYDRANT
 WATER SERVICE
 TRANSFORMER
 DOUBLE ST./S.W. CONNECTION
 SINGLE ST./S.W. CONNECTION
 CATCH BASIN
 CABLE
 CABLE TELEVISION PEDESTAL
 BELL PEDESTAL

JR	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)
ACQUISTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
SINGLE DIRECTION
ENHANCEMENT
(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  RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD).
 SIDE WINDOW LOCATION.
 DET. DOOR LOCATION.
 EXTERIOR DOOR LOCATION.
 REFERENCE SIDE YARD.

North: 2000

9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.				SEP 29/20 GWA
no.	description				date by

The undersigned has assumed and takes responsibility for this design and the construction and erection of the equipment set out in the Certificate. I hereby declare to be a competent:	
qualification information	<i>R Vink</i>
Richard Vink	24485
name	signature
registration information	801
VAS-Design Inc.	42656
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to be responsible for the expense.	
Builder to verify proposed location elevations prior to constructing foundations. If wrong, owner AWT to be liable.	

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com


Greenpark.

project name		municipality		OZM-1200	
RUSSELL GARDENS PHASE 3		HAMILTON		project no. 19014	
date SEPT. 2020		LOT SITING/GRADING		drawing no.	
drawn by		checked by		scale	
GW		-		1:250	
C:\Users\jw\Documents\201003\19014\001 SITE PLAN\19014-001 SITE PLAN\19014-001 SITE PLAN.dwg Title: 19014-001 SITE PLAN - LAYOUTS Date: 09/13/2020 10:30:30 AM		19014-RG3-SITE-LAYOUTS		1	

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