

A circular professional engineer license stamp from 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 stamp contains the date "11/03/2020", the name "N. R. POKHAREL", the license number "100155322", and a signature that appears to be "Navalokh".

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: NOV 10, 2020

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

Permit No. 21-103859

THE 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 _____

04/29/21
DATE

BLOCK 644
(SCHOOL)

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Util Working Drawings)

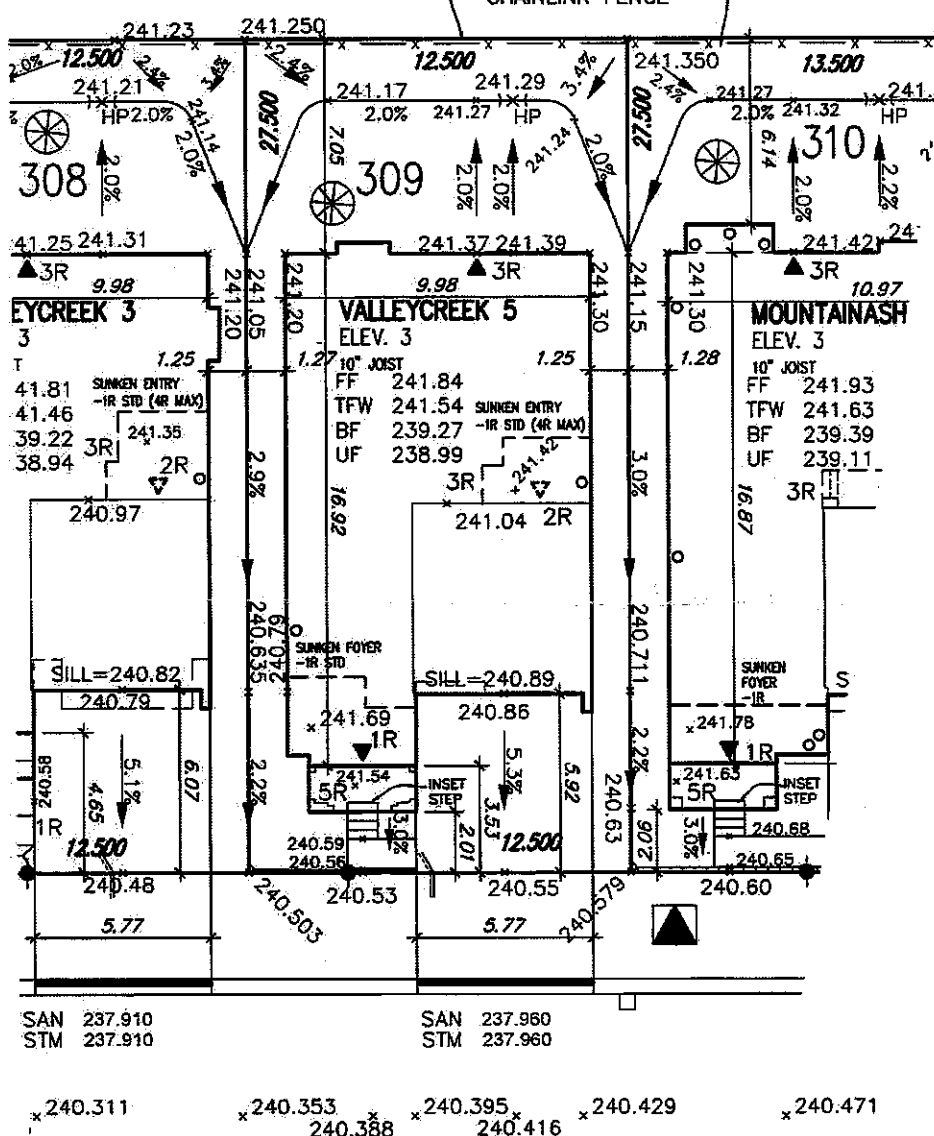
EX. 1.5M HIGH
CHAINLINK FENCE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 28 2021

REC'D BY _____ DA?

REF ID: A66666



GRANITE RIDGE TRAIL

LOT 309		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
309	12.50	343.75

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. 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
 LIGHT POLE
 HYDRANT
 WATER SERVICE
 TRANSFORMER
 DOUBLE STIM./S&M CONNECTION
 SINGLE STIM./S&M CONNECTION
☐ CATCH BASIN
☒ CABLE
☒ CABLE TELEVISION PEDESTAL
☐ RAIL PROTECTION

JR	No. of RISERS
FF	FINISHED FLOOR ELEVATION
MF	FINISHED MAIN LEVEL ELEVATION
UL	UNDERSIDE FOOTING ELEVATION
BF	FIN. BASEMENT FLOOR SLAB
TFW	TOP OF FOUNDATION WALL
UFFR	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
SWALE DIRECTION
EMBANKMENT
(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
 OPT. DOOR LOCATION
 EXTERIOR DOOR LOCATION
 POTENTIAL 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:

qualification information

Richard Vink *R Vink* 24488

name signature BCR

registration information

VA3 Design Inc. 42655

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to

Builder to verify service connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.478
va3design.com

 Green	
project name RUSSELL GARDENS PHASE 3	
date SEPT. 2020	
drawn by GW	checked by -
GREG - H:\ARCHIVE\WORKING\2019\19014.GRE\SITE	

			
mpark™ municipality HAMILTON		LOT SITING/GRADING file name 19014-RG3-SITE-LAYOUTS	
scale 1:250		PLAN/19014-RG3-SITE-LAYOUTS.dwg - Tue Oct 13 2020 - 10:32 AM	

lot/block no.
309
registered plan no.
62M-1266
project no.
19014
drawing no.
1

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