

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable provisions and requirements including zoning provisions and any other conditions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 15 2018

John Williams Limited, Architect

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JUN 01 2018

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

CITY OF HAMILTON
Building Division
18-118707

Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

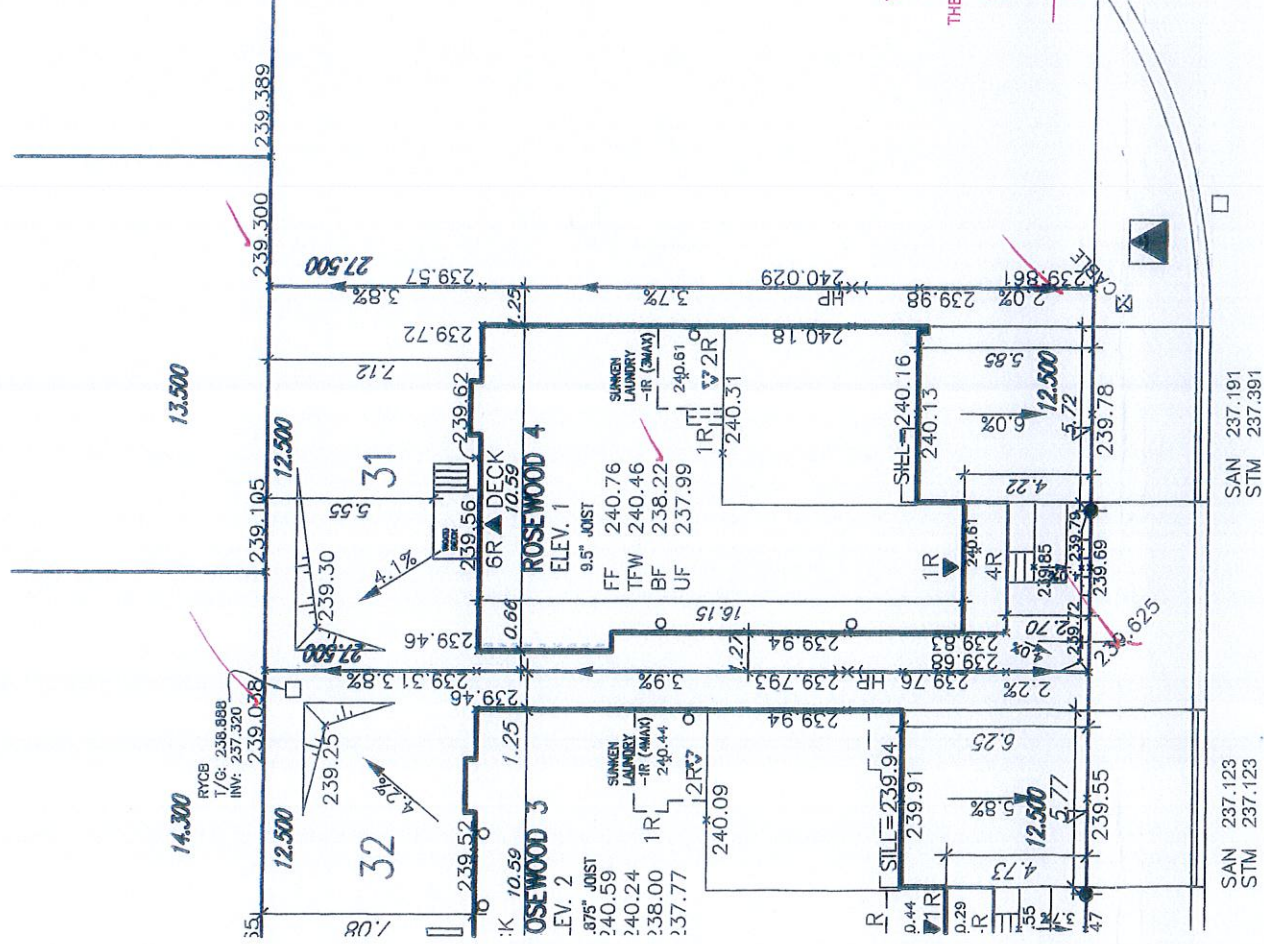
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

JUL 11 2018

FOR CREE BUILDING OFFICIAL

DATE



AVANTI CRESCENT



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. 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.

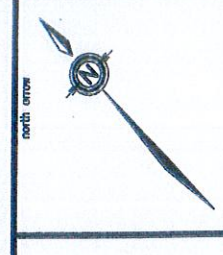
These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc.

LOT 31		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M ²)
31	12.50	344

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

No. OF RISERS	
FF	FINISHED FLOOR ELEVATION
UF	UNDERFLOOR FLOOR SLAB
BF	BASEMENT FLOOR SLAB
TF	TOP OF FOUNDATION WALL
UFR	UNDERFLOOR FLOOR AT REAR
UFR	UNDERFLOOR FLOOR AT FRONT
UFS	UNDERFLOOR FLOOR AT SIDE
WALL	WALK OUT DECK
WALL	WALK OUT BASEMENT
REV	REVERSE PLAN

STREET SIGN	
MAIL	SUPER MAIL BOX
RETAINING WALL	RETAINING WALL
CHAIN LINK FENCE	CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HORY SERVICE LATERAL	HORY SERVICE LATERAL
SMALL DIRECTION	SMALL DIRECTION
EMERGENCY	EMERGENCY



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Signature: *R. Vink*
Name: Richard Vink
Registration Information: 24488 BCN
42653

Issued For Permit:	
MAY 09/18 GW	date
Issued For Review:	
APR. 27/18 GW	by
Description:	
LOT SITING/GRADING	

Greenpark
project name: RUSSELL GARDENS PHASE 2
municipality: HAMILTON
project no.: 16036
drawing no.: 1
date: APRIL 2018
checked by: GW
drawn by: GW
scale: 1:250
file name: 16036-RG2-SP
date: May 9 2018 - 11:27 AM
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