

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Code and all applicable zoning provisions and regulations, including zoning provisions and any provisions in the subdivision agreement. The Control Authority is not responsible in any way for the accuracy or appropriateness of the plans or building code or zoning laws of the City or house can be properly built or located on its lot.

APPROVED BY THE CITY OF
HAMILTON.

ARCHITECTURAL REVIEW & APPROVAL
OCT 19 2018

John G. Williams Limited, Architect

CITY OF HAMILTON
Building Division

Permit No. 18-141544

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE JUN 22 / 18

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

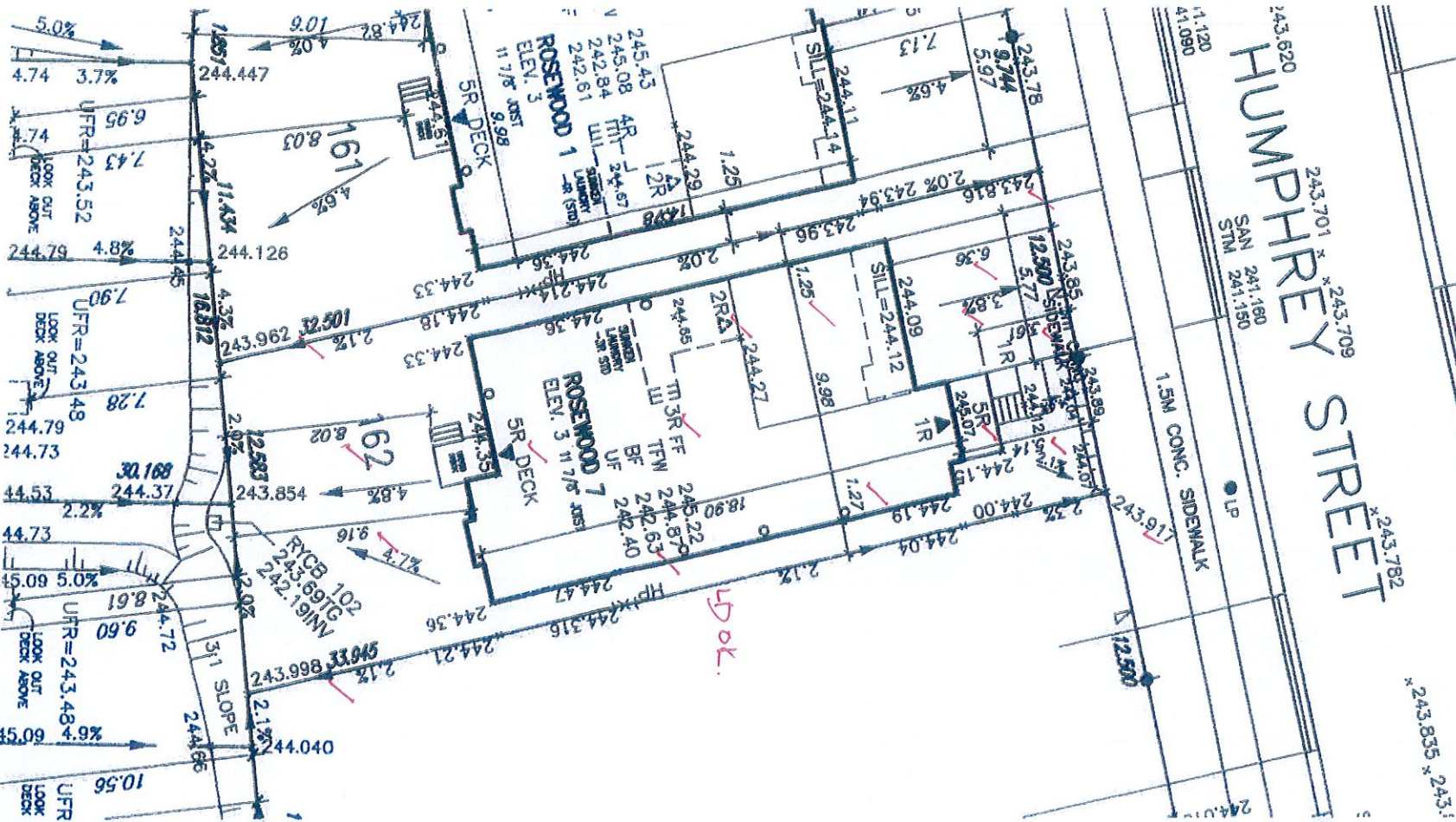
OCT 26 2018

REC BY _____ DATE _____

REF'D TO _____ DATE _____



THIS LISTED BUILDING PLAN HAS BEEN REVIEWED BY METROPOLITAN GRADING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING PLAN. THE APPROVED GRADING ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS SET FORTH IN THE LOT AND ADJACENT LOTS, SUBJECT TO THE EASEMENT FLOOD ON CORNER FOUNDATION ELEVATIONS ARE PROVIDED AS A DIFFERENT ELEVATION. THAT THAT ELEVATION ON THE APPROVED SUBDIVISION PLANS THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE ADVISED THAT THE SEWER LATERALS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE C.O.C. AND CITY DESIGN AGREEMENT. NOTE: THE CENTERLINE LOCATIONS NOT INDICATE THE BOUNDARY'S RESPONSIBILITY AND PROPOSE THE SEWER LATERAL AND CONNECTION ELEVATIONS SHOULD BE DETERMINED FOR THE FOUNDATION, BASE OF THE MAIN FLOOR, FINISHED FLOOR, THE FOUNDATION, BASE OF THE IMMEDIATELY ADJACENT BUILDING THAT THEY SHALL BE RESPONSIBLE FOR THE IMMEDIATELY ADJACENT TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INCORPORATION AND GRADES OBTAINED ON THIS PLAN AND THE CONDITIONS FOUND IN THE RECORDS.



LOT 162		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
162	12.50	4.15

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

qualifications information

Richard Vink
name
signature
24488
BCN
42698
VMS Design Inc.
information

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

	NO. OF ANSWERS	%
1P	EMERGED FLOODING	77
1Q	UNDERMINE TROOP	47
2P	BY PM. REINSTATE	47
2Q	TOP OF TROOP	37
3P	UNDERMINE FOR	47
3Q	UNDERMINE FOR	47
4P	UNDERMINE FOR	47
4Q	UNDERMINE FOR	47
5P	WALK OUT DESK	47
5Q	WALK OUT DESK	47

SYMBOLS

 FENCE 3/4" DIA. CLASH
STOVE IN THIS AREA

 OR  THIS LOT CONTAINS EXPOSED FILL

 AIR CONDITIONERS REQUIRED

 POOR MAINT. DOWNSIDE LOCATION
(DRAINAGE, SOIL, SHADING, ETC.)

 SEE WINDOW LOCATION

 SEE WINDOW LOCATION

 EXTERIOR DOOR LOCATION

LEGEND

 SUPER MAIL BOX
RECEIVING MAIL

 OPEN LOT FENCE

 ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

 IRONDO SCREEN FENCE

 SAME DIRECTION

 TRAFFIC




2	.	.	.
3	.	.	.
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5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.
9	.	.	.
10	.	.	.
11	ISSUED FOR ENG. REVIEW.	OCT 05/18	GW
12	no. description	date	by

[illegible]

VAD
DESIGN

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

	Lot/Block 16
project name RUSSELL GARDENS PHASE 2	registered plan
municipality HAMILTON	project 1603
date OCT. 2018	drawing no. 1
drawn by 	
checked by 	
scale 1:250	
sheet no. 1603E-D02-03	
LOT SITING/GRADING	