CITY OF HAMILTON **Building Division** 

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE CHITARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

DATE FOR CHIEF BUILDING OFFICIAL

241.28

\*240.995 ROAD \*241.020 x 241.066 241.141 x x 241.166 ×240.950 SAN 238.222 STM 238.222 SAN 238.316 STM 238.316 SAN 238.601 STM 238.601

Ø LP Z.OM CONC. SIDEWALK 241.35 **3R** 3R .57 ▲1 F 242.10 42 SILL=241.45 SILL=241.60 SILL=24 1R 241.60 241.75 2R**∆** 1R 1 A2R 241.90 1R. SEWOOD 4 242.38 242.10 TFW 242.03 TFW V. 3 9.5" JOIST F 242.05 SUNKEN SUNKEN 239.66 239.43 BF 239.79 UF FW 241.75 239.56 ROSEWOOD 3 ROSEWOOD 3 239.51 239.28 ELEV. 3 11 7/8" JOIST ELEV. 1 11 7/8" JOIST 10.59

1.25

241.18 .03

A.RO. 978

10.59

م<sub>105</sub>

12.500

4R DECK

0.65

\*O.000

DECK

106

12.500

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMINT WITH 18EE APPROVED GRADING PLAN AS IT RELATES TO THES LOT AND ADIACENT LOTS, WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE MINIMUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.B.C. AND CITY DESIGN CRITERIA. NOTE. THIS CERTIFICATION DOES NOT REPLACE THE BUILDER'S RESPONSIBILITY TO EXPOSE THE SEWER LATERALS AND CONFIRM ELEVATIONS PRIOR TO EXCAVATING FOILTHE FOUNDATION, BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION SETWEEN THE LATERAL INFORMATION AN GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions 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

John G. Williams Limited, Architect

2019

LOT 106		
LOT No.	LOT WIDTH (M) (© 6.0m)	LOT AREA (M²)
106	12.50	344

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

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.

2 ISSUED FOR PERMIT.

1 ISSUED FOR REVIEW.

1

no. description

O PROPOSED VALVE LP UCHT POLE H - HYDRANT TRANSFORMER

WATER SERVICE

DOUBLE STM./ WATER SERVICE DOUBLE STM./SAN. CONNECTION SINGLE STM./SAN. CONNECTION CB CATCH BASIN CABLE TELEVISION PEDESTAL

BELL PEDESTAL

JAN 17/19 GW

JAN 14/19 GW

No. OF RISERS FINISHED FLOOR ELEVATION UNDERSIDE FOOTING ELEVATION Underside footing elevation fin. Basement floor slab top of foundation wall underside footing at rear underside footing at front underside footing at side what collecting at side W.O.D. WALK OUT DECK W.O.B. WALK OUT BASEMENT

0.66

241.

- 150

SA'OA'

10.59

12.500 T/G: 24 INV: 239

**210**7

\_\_\_\_ STREET SIGN MAIL SUPER MAIL BOX

X X CHAIN LINK FENCE NAME IN IN INCOME IN IN INCOME ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) OR RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) -H --- HYDRO SERVICE LATERAL SWALE DIRECTION EMBANGMENT (3:1 SLOPE unless otherwise noted)

REDUCE SIDE YARD

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL

AC AIR CONDITIONER REQUIRED O SIDE WINDOW LOCATION A EXTERIOR DOOR LOCATION



106

the underlysed has reduced in the production of the production to be be to be to be Richard Vink 24488 BCR registration information VA3 Design Inc. 42658

**RUSSELL GARDENS PHASE 2** JANUARY 2019 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 drawn by GW

**HAMILTON** 16036 LOT SITING/GRADING

GW Builder to verify location of all hydrants, street lights, transformers often services. If minimum dimensions are not mointained, builder is relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations. On Drawings NOT to be scaled 16036-RG2-SP 1:250 GREG - H:\ARCHIVE\WORKING\2016\16036.GRE\SITE\16036-RG2-SP.dwg - Thu - Jon 17 2019 - 9:24 AM All drawings specifications, related documents and design are the appright property of WS DESCHE Reproduction of this property in whole or in part in adolby probabled willout WS DESCHE writing per