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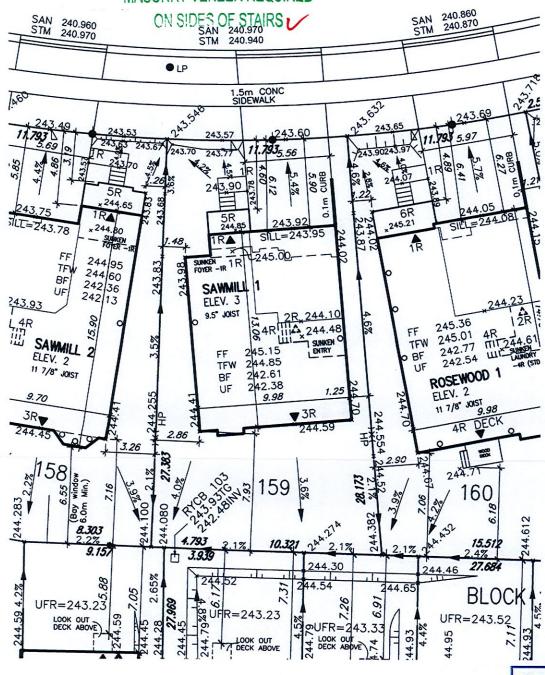
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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

APR 24 2019

John G. Williams Limited, Architect



CITY OF HAMILTON **Building Division**

Permit No. 19-120845

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

MAY 2 7 2019 HIEF BUILDING OF FICIAL DATE

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAIN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADIACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBCURSION 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 OBSIGN CRIBERIA. NOTE. THIS CEITHINCATION DOLS NOT REPLACE THE BUILDER'S RESPONSIBILITY TO EXPOSE THE SEWER LATERALS AND CONFIRM ELLYATIONS PRIOR TO EXCAVATING FOR THE FOUNDATION, BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION SETWEN THE LATERAL INFORMATION AN GRADES DEPICTED ON THIS PLAN AND THE CONSTITUTES FOUND IN THE FIELD.



LO.	Г 159		
LOT No.	WIDTH (M)	LOT AREA (M²)	
159	11.793	372	

No. OF RISERS
FINISHED FLOOR ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL

Grading Notes: It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an apple engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the 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 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 DRAWING ALL FENCING TYPES, HEIGHTS AND LO CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.		1	TRANSFORMER TRANSFORMER WATER SERMCE URR UNDERSIDE FO WALCOUT BUS WALCOUT BUS WALCOUT BUS CABLE TELEVISION PEDESTAL BELL PEDESTAL	NATION WALL WALL OTHER AT REAR OTHER AT STOR K K CHEMENT	
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8				Orderio Building Code to be a Designer.	1 1 //6 1	*Grean
7		A 115 (1-2)	1.	qualification information / /		TUICUI
6	• Audi Ongo	9-1-		Richard Vink DVINC 24488		
5		2	1.	name signature BCP		project name
4		10.00	1.	registration information	DECICN	RUSSELL GARDENS PHASE 2
3		ent entropies		VA3 Design Inc. 42658	a proidit i	date
2	ISSUED FOR PERMIT.	APR 15/19	CW	Builder to verify location of all hydrants, street lights, transformers and		APRIL 2019
	ISSUED FOR REVIEW.	APR 11/19		relocate at his own expense.	Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	drawn by checked by
-	description	4-1-		Builder to verify service connection elevations prior to constructing	1 410.000.2233 1 410.030.4702	OW -

PROPOSED VALVE

UGHT POLE

H C HYDRANT

8

REDUCE SIDE YARD

16036-RG2-SP

16036

L GARDENS PHASE 2 **HAMILTON** LOT SITING/GRADING

1:250

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

AIR CONDITIONER REQUIRED

O SIDE WINDOW LOCATION

A EXTERIOR DOOR LOCATION

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

AC

or m

STREET SIGN

---- RETAINING WALL

MAIL SUPER MAIL BOX