JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL APPROVED BY: OCT 05. 2020 DATE: is stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility. EX. RYCB 106 1/G. EL. 240.710 HV. EL. 239.210 241.052 40,860 12.1% 12.500 12.50 12.500 8 80 COD ECK 4R 241.37 WOOD DECK 241.33 241.37 3R 5R 🗝 1R ADECK 1R ADECK 0 VALLEYCREEK : ELEV. 2 **/ALLEYCREEK 3** VALLEYCREEK 1 LEV. 1 ELEV. 1 10" JOIST 2" JOIST 12" JOIST SUNKEN ENTRY -1R STD (4R MAX) 242.37 1.25 TFW 242.07 SUNKEN BF 239.83 SUNKEN ENTRY 242.11 IR STD (3R MAX) 242.20 UF 239.60 1 R V2R^o 241.85 2R 241.92 241.76 242.35 242.26 FF TFW 242.00 1.25 TFW. 241.91 BF 239.67 BF 239.76 v

> 242.22 **▼**1R

242,07 3R

\$ 12.500 5.77

DATE SAN 239,119 STM 239,600 FOR CHIEF BUILDING OFFICIAL

These dig

CITY OF HAMILTON

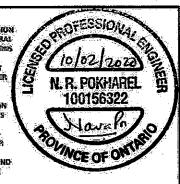
Building Division

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

pecifications have been reviewed by

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING THE FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMAT WITH THE APPROVED GRADNIS FOR THAT HAY IN SERVICE CONFORMAT WITH THE APPROVED GRADNIS FLAVA SET RELATES TO THIS LOT AND ADJACENT LOFS. WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ASSEPROPOSED 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 SEQUIREMENTS OF THE O.R.C. AND CITY DESIGN CRITERIA, NOTE: THIS CERTIFICATION DOES NOT REPLACE THE BURDER'S RESPONSERIUDY TO EXPOSE THE SEWER LATERALS AND CONFIRM: LLLVATIONS PHIOR TO EXCAVATING FOR THE SOUNDATION, BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METRICIPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONCETIONS FOUND IN THE



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

LOT 80 AREA (M²) No. WIDTH (M) 80 12.50 343.75

UF

242 20

242.05

3R

239.53

239.046 239.550

241^{*}279

Grading Holes.
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 smillary 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 far 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: SUMP PUMP REQUIRED SYSTEM SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET W14017-N1.

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

UF

1R ▼

242.11

4R

239.44

SILL=241.6]

241.58

2#1.27

SAN 238,954 STM 239,360

×241.131 ×241.150

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CARLE TELEVISION PEDESSAL.

No. OF RESERS FINISHED FLOOR ELEVATION PRISSED HORSE LEAVIOR
UNDERSOE FOOTNO ELEVATION
FILE RESEMBLY FLOOR SLAB
TO FOUNDATION WILL
UNDERSOE FOOTNO AT FRONT
UNDERSOE FOOTNO AT FRONT
UNDERSOE FOOTNO AT FRONT
UNDERSOE FOOTNO AT SIDE
WILL OUT FOOTNO AT SIDE
WILL OUT FOOTNO AT SIDE W.O.D. WALK OUT DECK W.O.B. WALK OUT BASEMENT REY REVERSE PLAN

STREET SICH

P G

MMT BOX CHAIN LINK FENCE (SEE LANDSCAPE PLAN)

ACQUISTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) — HYDRO SERVICE LATERAL HYDRO WETER 中面

GIS NETER

AC O CR ---- SNALE DIRECTION

OR THIS LOT CONTINUES ENGINEERED FILL AIR CONDITIONER REQUIRED

O SIDE WINDOW LOCATION

OPT. DOOR LOCATION EXTERIOR DOOR LOCATION

HAMILTON



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1	8	8				Quanta.
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Į	2	REVISED. RE-ISSUED FOR PERMIT.	OCT.		GW	other se
-	1	ISSUED FOR PERMIT.	SEP	29/20	Ğ	relocate Builder
1	NO.	description	date			foundati

24488 Richard Vink registration informace VAS Design Inc. 42658 Builder to verify location of all hydrants, street lights, tru other services. If minimum dimensions are not maintained



TITITE (3:) SLOPE unless observate noted)

080 62M-1266 19014

SEPT. 2020 LOT SITING/GRADING 1:250 19014-RG3-SITE-LAYOUTS CREC - H:\ARCHYE\WORKHK\2019\19014\GRE\SITE PLAN\19014-RC3-SITE-LAYORIS\Mg - Fri - Oct 2 2020 - 9:12 AM

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RUSSELL GARDENS PHASE 3