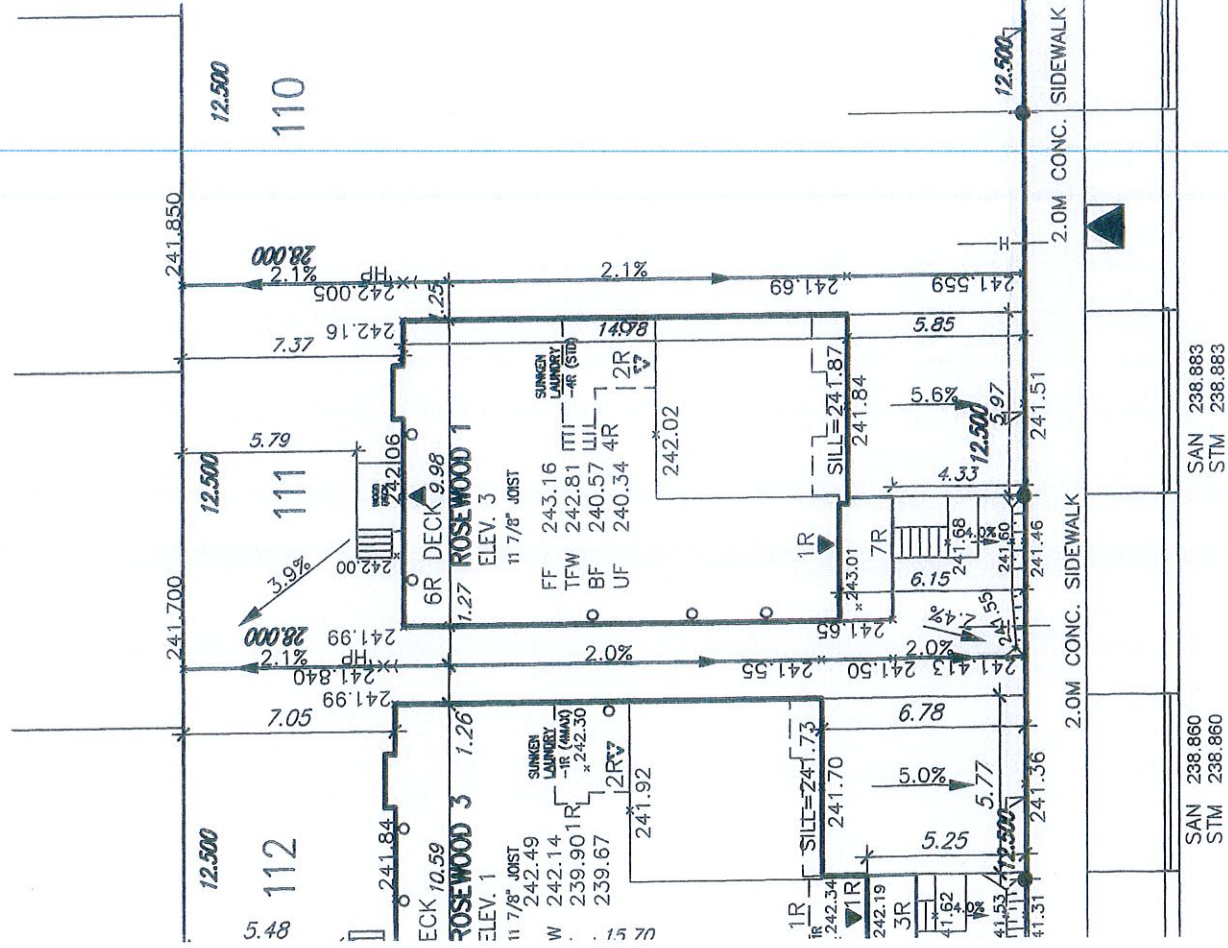




THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS, WHERE THE BASEMENT FLOOR OR OTHER 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 ILLUSTRATIONS 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 BETWEEN THE LATERAL INFORMATION AND SHADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.



241.183  
1.166

241.288 x 241.342  
241.300

241.417 x 241.458  
241.434

SKINNER ROAD

| LOT 111 |                        |                            |  |
|---------|------------------------|----------------------------|--|
| LOT No. | LOT WIDTH (M) (± 0.0m) | LOT AREA (M <sup>2</sup> ) |  |
| 111     | 12.50                  | 350                        |  |

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

|     |                    |               |    |  |  |
|-----|--------------------|---------------|----|--|--|
| 9   |                    |               |    |  |  |
| 8   |                    |               |    |  |  |
| 7   |                    |               |    |  |  |
| 6   |                    |               |    |  |  |
| 5   |                    |               |    |  |  |
| 4   |                    |               |    |  |  |
| 3   |                    |               |    |  |  |
| 2   | ISSUED FOR PERMIT. | APR. 23/18 GW |    |  |  |
| 1   | ISSUED FOR REVIEW. | APR. 18/18 GW |    |  |  |
| no. | description        | date          | by |  |  |

**VA3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com



|                 |                         |                     |          |
|-----------------|-------------------------|---------------------|----------|
| project name    | RUSSELL GARDENS PHASE 2 | municipality        | HAMILTON |
| date            | APRIL 2018              | scale               | 1:250    |
| drawn by        | GW                      | checked by          |          |
| project no.     | 111                     | registered plan no. | 16036    |
| lot/subject no. | 111                     | drawing no.         | 1        |
| file name       | 16036-RG2-SP            |                     |          |

**LEGEND**

PROPOSED VALVE  
LIGHT POLE  
HYDRANT  
TRANSFORMER  
WATER SERVICE  
DOUBLE STM/SAN CONNECTION  
SINGLE STM/SAN CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDESTAL  
BELL PEDESTAL

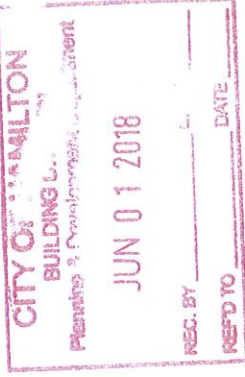
NO. OF RISERS  
FINISHED FLOOR ELEVATION  
UNDERSIDE FOOTING ELEVATION  
FINAL BASEMENT FLOOR SLAB  
TOP OF FOUNDATION WALL  
UNDERSIDE FOOTING AT REAR  
UNDERSIDE FOOTING AT FRONT  
UNDERSIDE FOOTING AT SIDE  
W.O.D. WALK OUT BACK  
W.O.D. WALK OUT BASEMENT  
REY REVERSE PLAN

STREET SIGN  
SUPER MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE  
ACQUSTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
SWALE DIRECTION  
ENHANCEMENT

PROPOSE 3/4" DIA. CLEAR STONE IN THIS AREA  
THIS LOT CONTAINS ENGINEERED FILL  
AIR CONDITIONER REQUIRED  
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPASHPAD)  
SIDE WINDOW LOCATION  
EXTERIOR DOOR LOCATION  
REDUCE SIDE YARD



**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 Metropalitan Consulting Inc.



CITY OF HAMILTON  
Building Division

Permit No. 18-118 775

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/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL  
DATE June 25/18

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 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

MAY 04 2018

John G. Williams Limited, Architect