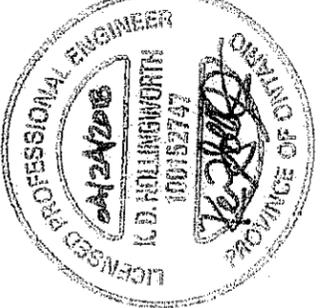


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPLICABLE SUBDIVISION GRADING DESIGN. THE PROPOSED GRADIES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPLICABLE GRADING PLAN AS RELATES TO THE LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS THE DESIGNER SHALL SHOW ON THE APPROVED SUBDIVISION PLANS THE SAME MATERIALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE ACCORDANCE WITH THE REQUIREMENTS OF THE O.R.C. AND CITY DESIGN CRITERIA. NOTE: THIS SUBDIVISION DOES NOT REPLACE THE DESIGNER'S RESPONSIBILITY TO ENSURE THAT THE SEWER, WATER AND GAS LINES ARE PROPERLY LOCATED PRIOR TO CONSTRUCTION. THE SUBDIVISION DESIGNER IS RESPONSIBLE FOR THE SEWER, WATER AND GAS LINES. THE DESIGNER SHALL BE RESPONSIBLE FOR IDENTIFYING ANY VARIATIONS BETWEEN THE LATERAL INFORMATION AND GRADIES DEPICTED ON THIS PLAN AND THE COMPARISONS FOUND IN THE FIELD.

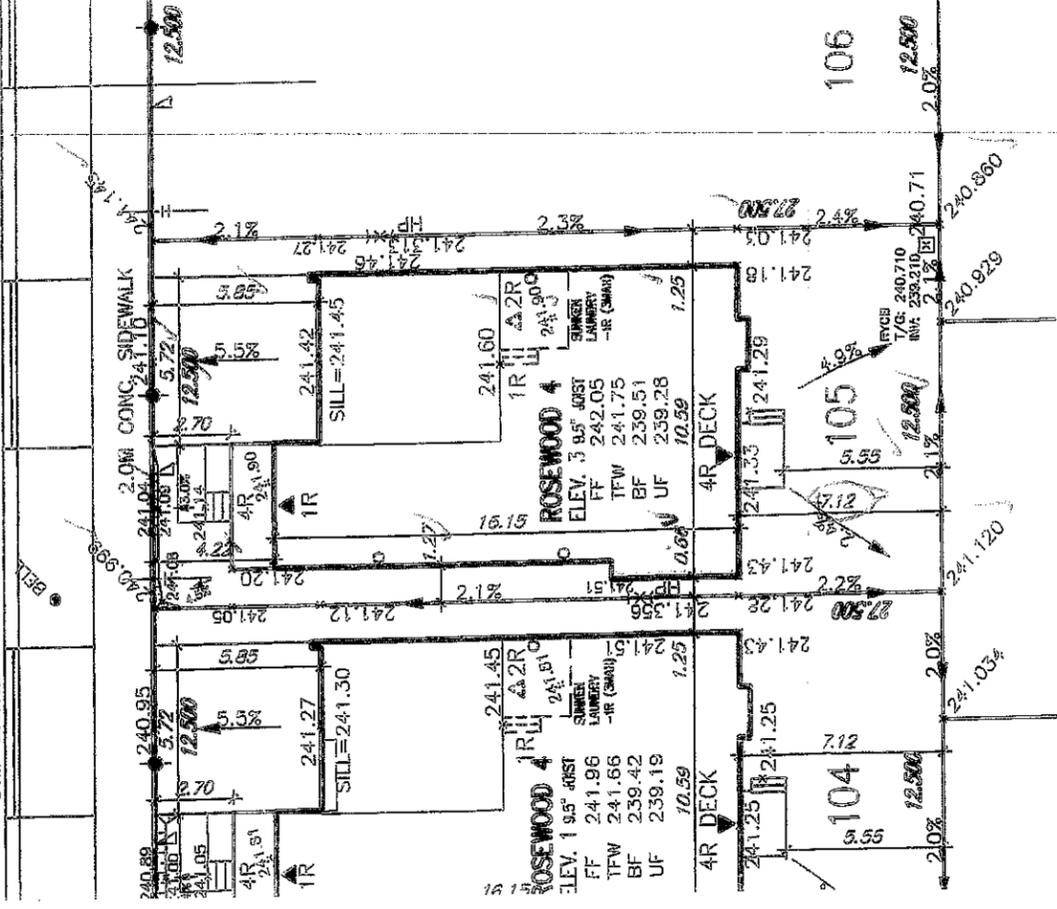


3 240.883 x 240.874 * 240.849 * 240.950 * 240.985 * 241.020 * 241.065 24

SKINNER ROAD

SAN 238.162
STM 238.182

SAN 238.222
STM 238.222



LOT 105			
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M ²)	344
105	12.50	344	

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

No.	Description	Date	By
1	ISSUED FOR PERMIT.	APR. 23/18 CH	
2	ISSUED FOR REVIEW.	APR. 18/18 CH	

Professional information:
Richard Wink
Registration information:
VAS Design Inc.
34488
42658

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vasdesign.com

Greenpark
RUSSELL GARDENS PHASE 2
HAMILTON

Project No. 16036
Reference plan No. 105
Drawing No. 1

CITY OF HAMILTON
BUILDING DIVISION
10018 2018
REVISED DATE DATE

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 Contractor is not responsible in any way for examining or verifying existing plans or working drawings with respect to existing building codes or permit matters. The City 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

CITY OF HAMILTON
Building Division

Permit No. 18-118706

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.

THE DESIGNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ENTIRE BUILDING CODE AND ALL OTHER APPLICABLE

These drawings and/or specifications have been reviewed by

DATE

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.
VAS 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 extensive remedial action that will not be the responsibility of or cost to VAS Design Inc. Foundation wall shall be poured to a minimum of 0' above approved grades.
Finished grade lines as indicated on the issues 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 Metroplan Consulting Inc.

SYMBOLS AND LEGEND:

- PROPOSED VALVE
- WATER PILE
- FOUNTAIN
- TRANSFORMER
- WATER SERVICE
- DOUBLE GUY/WALL CONNECTION
- SINGLE GUY/WALL CONNECTION
- CARDI BUSH
- CABLE TENSIONER/REDUCER
- BELL PENETRATOR
- FINISHED FLOOR ELEVATION
- UNDERSIDE FLOORING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FLOORING AT REAR
- UNDERSIDE FLOORING AT FRONT
- UNDERSIDE FLOORING AT SIDE
- WALL, WALL OUT BENCH
- WALL, WALL OUT BASEMENT
- REU
- REVERSE PLAN
- STREET CURB
- SUPER WALL BOX
- REMAINING WALL
- CHAIN LINK FENCE
- ADJACENT FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCING
- SHIELD ENCLOSURE
- EMBANKMENT
- PROVIDE 3/4" DIA. OLER STAKE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- NO CONSUMERS REQUIRED
- RAN WATER TREATMENT PLANT (REVERSE AND SPACING)
- SIDE WINDING LOCATED
- EXTERIOR DOOR LOCATED (REVERSE SIDE VIEW)

