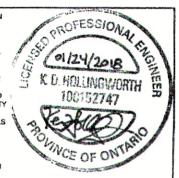
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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



THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING PLAN. 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 DIFFERENCE ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT 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 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 METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION AND RETWEEN THE LATERAL INFORMATION AND REPLACES DEPLYCED ON BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.



NO FIREWALL ORIDINARY CONTIRUCT

MAIN UNDERSIDE OF FOOTING (UF) SHOWN IS FOR STANDARD 0.20 (8") DEEP EXTERIOR WALL STRIP FOOTING ONLY.

BLOCK 200					
BLOCK No.	WIDTH (M) (# 6.0m)	LOT AREA (M²)			
200-1	9.44	419.78			
200-2	7.50	247.30			
200-3	7.50	223.76			
200-4	7.50	211.26			
200-5	12.34	295.90			

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

Grading Notes:
If 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.

WA3 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.

These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc.

AUG. 28/17 GW 2 ISSUED FOR PERMIT.

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	20.518			<sub>X</sub> 243.090	
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ER BLDG. COMM PROVIDE 3/4" DIA. STONE IN THIS AREA		s design	6.		Life Alack no.
STONE IN THIS MILE THIS LOT CONTAINS	Ontorio Building Code to be a Designer.  ENGINEERED FILL  Qualification information	<b>Ι \/Δ-</b> «	<b>*Greenpa</b>	BLOCK registere	200 gred plan no.
NIR CONDITIONER RE	RICHARD RICHARD Signature registration information	24488 BCN	Project some RUSSFUL GARDENS PHASE 2		[

1 ISSUED FOR CLIENT USE. Ø PROPOSED VALVE LP ● LIGHT POLE

HORANT

TRANSFORMER

WATER SERMICE

DOUBLE STM./SAN. CONNECTION

TI SINGLE STM./SAN. CONNECTION CB CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL

No. OF RISERS
FINISHED FLOOR ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASSIMENT FLOOR SLAB
TOP OF FOUNDATION WALL
LINGERSIDE FOOTING AT FROM
UNDERSIDE FOOTING AT FROM
UNDERSIDE FOOTING AT SIDE
MULK OUT DECK UFR UNDERSIDE FOOTING
UFF UNDERSIDE FOOTING
UFS UNDERSIDE FOOTING
W.O.D. WALK OUT DECK

W.O.B. WALK OUT BASEMENT REV REVERSE PLAN

STREET SKIN DE DES DES DES DES DES DE RETARING WALL

X X 1.5m BLACK WITH CHAIN LINK FENCE MININ IN IN MINING ME IN MINING ACCOUNTICAL PENCE (SEE LANDSCAPE PLAN) MOOD SCREEN FENCE (SEE LANDSCAPE PLAN) SMALE DIRECTION
TITITITITE EMBANISMENT

PROT ¥on ⊕ THIS AC AR C OR SI RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) O SIDE WINDOW LOCATION

REDUCE SIDE YARD

A EXTERIOR DOOR LOCATION

OCT. 16/17 GW 3 REVISED PER



registration information VA3 Design Inc. 42658 Builder to verify location of all hydroniss, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his arm expense. Builder to verify service consection elevations prior to constructing



RUSSELL GARDENS PHASE 2

HAMILTON 16036

| DESIGN | 255 | Consumers Rd Suite | 120 | Toronto | On M2J | R4 | 1416.630.2255 | 416.630.4782 | W35design.com | Toronto | On M2J | R4 | 1416.630.255 | 416.630.4782 | GREG | H:\ARCHIVE\WORKING\2016\18036.GRE\SITE\16036-RG2-SP.dwg | Wed | Dec | 13 | 2017 | 10:51 | AM