

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.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: OCT 05, 2020

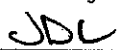
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

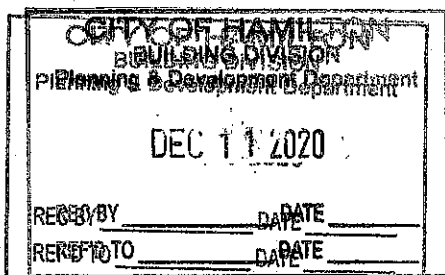
CITY OF HAMILTON  
Building Division

Permit No. 196110

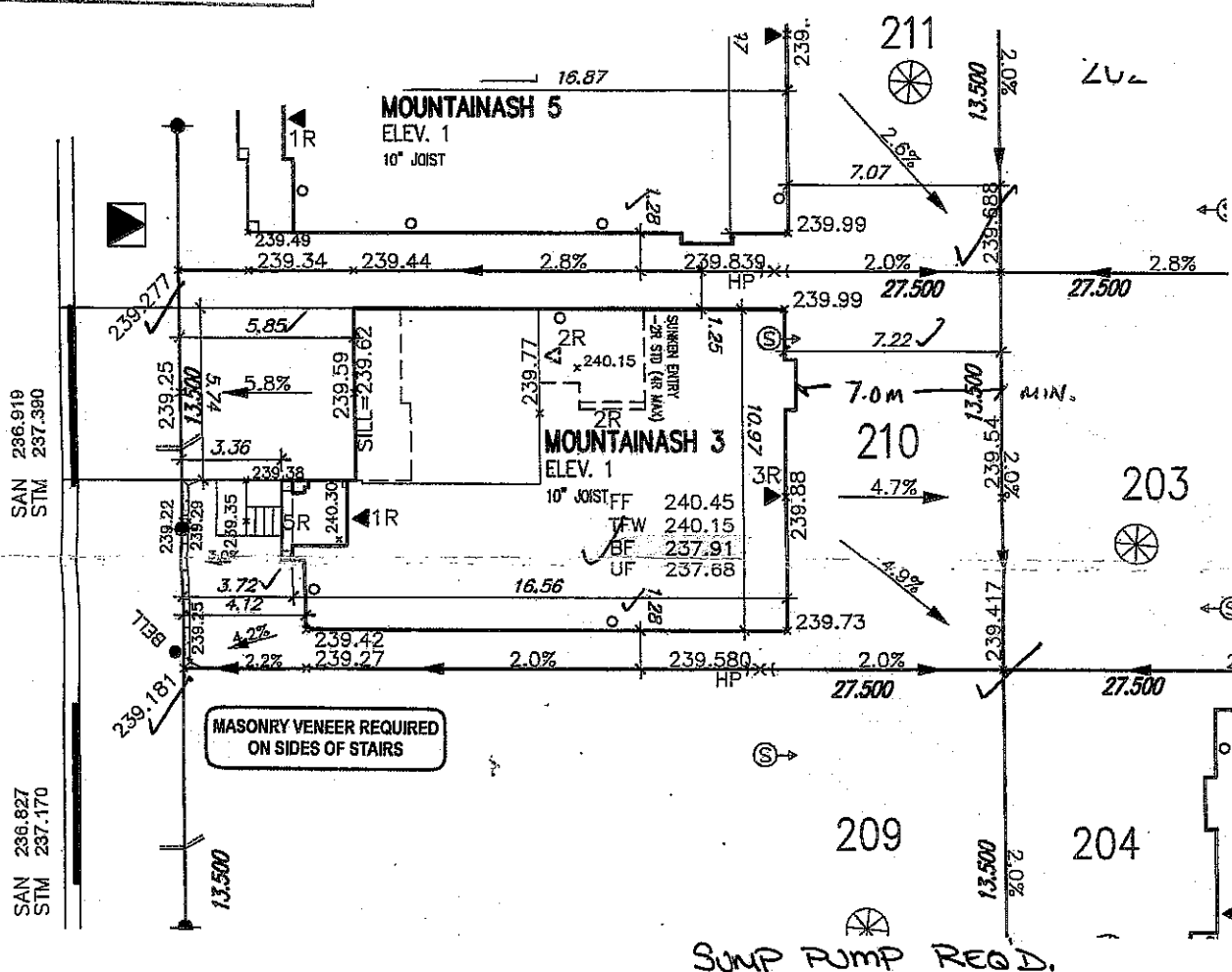
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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  
 DEC 15 2020  
FOR CHIEF BUILDING OFFICIAL DATE

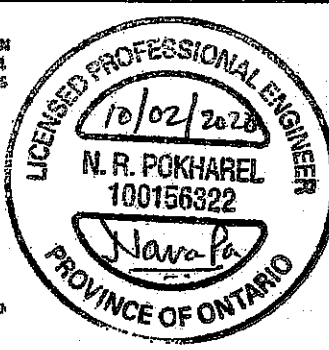


SEALEY AVENUE



SUMP PUMP REQD.

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 CONFORMITY WITH THE APPROVED GRADING PLAN AS IT 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 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 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 BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD



DYE TEST REQUIRED

| LOT 210 |                           |                            |
|---------|---------------------------|----------------------------|
| LOT No. | LOT WIDTH (M)<br>(@ 6.0m) | LOT AREA (M <sup>2</sup> ) |
| 210     | 13.50                     | 371.25                     |

NOTE: SUMP PUMP REQUIRED. SUMP PUMPS CONNECTED TO STORM SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET W14017-N1.

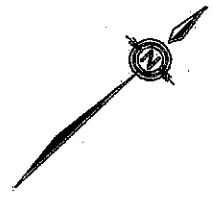
NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

- PROPOSED VALVE  
IP LIGHT POLE  
WATER SERVICE  
DOUBLE STIM./SAN. CONNECTION  
SINGLE STIM./SAN. CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDESTAL  
BELL PEDESTAL
- HYDRANT  
TRANSFORMER
- FF FINISHED FLOOR ELEVATION  
ML FINISHED MAIN LEVEL ELEVATION  
UF UNDERSIDE FOOTING ELEVATION  
BF FIN. BASEMENT FLOOR SLAB  
TFW TOP OF FOUNDATION WALL  
UFR UNDERSIDE FOOTING AT REAR  
UFF UNDERSIDE FOOTING AT FRONT  
UFS UNDERSIDE FOOTING AT SIDE  
W.O.D. WALK OUT DECK  
W.O.B. WALK OUT BASEMENT  
REV REVERSE PLAN
- No. OF RISERS

- STREET SIGN  
MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
HYDRO METER  
GAS METER  
EMBANKMENT (3:1 SLOPE UNLESS OTHERWISE NOTED)

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

North arrow



The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
Richard Vink 24488  
name signature BCON  
registration information  
VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.  
Builder to verify service connection elevations prior to constructing foundations. Drawings NOT to be scaled as

VA3  
DESIGN  
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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

Greenpark™  
project name  
RUSSELL GARDENS PHASE 3  
municipality  
HAMILTON

date  
SEPT. 2020  
drawn by  
GW  
checked by  
-  
scale  
1:250

LOT SITING/GRADING  
19014-RG3-SITE-LAYOUTS  
Title name  
19014-RG3-SITE-LAYOUTS.dwg - Fri - Oct 2 2020 - 1:53 PM

lot/block no.  
210  
registered plan no.  
62M-1266  
project no.  
19014  
drawing no.  
1