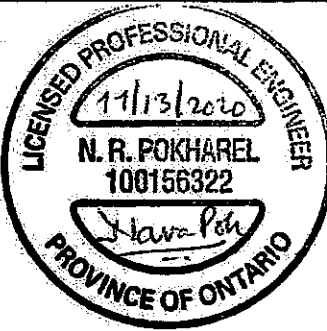


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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 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.



CITY OF HAMILTON  
Building Division

Permit No. 21-105996

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

FEB 2 2021

DATE

FOR THESE BUILDING OFFICIAL

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.

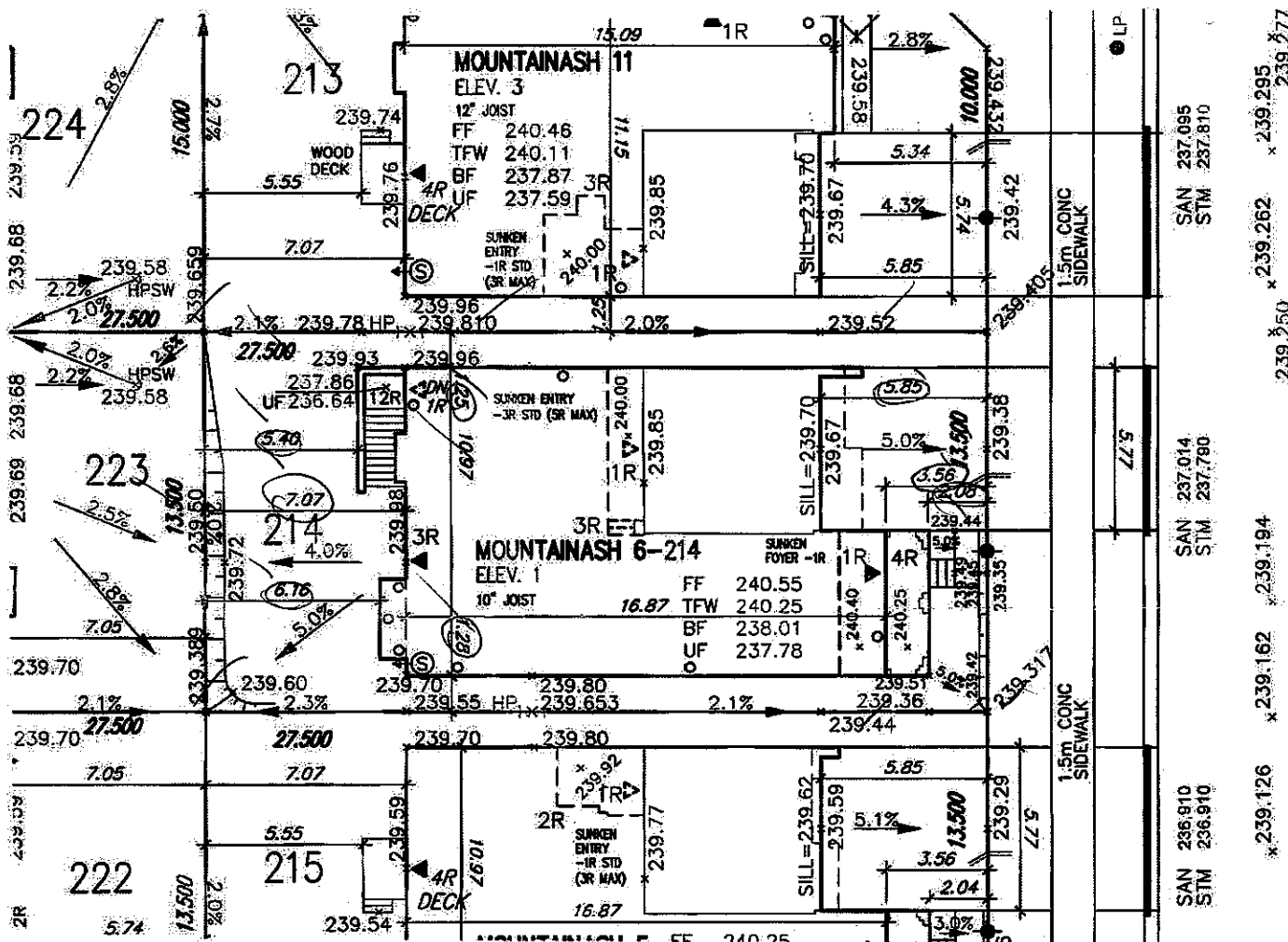
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

APPROVED BY:

DATE: DEC 07 2020

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



SEALEY AVENUE

| LOT 214 |                       |                            |
|---------|-----------------------|----------------------------|
| LOT No. | WIDTH (M)<br>(@ 6.0m) | LOT AREA (M <sup>2</sup> ) |
| 214     | 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  
LIGHT POLE  
WATER SERVICE  
DOUBLE STM/SML CONNECTION  
SINGLE STM/SML 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 (SLOPE UNLESS OTHERWISE NOTED)
- PROVIDE 3/4" OIL 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

**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 Metropolitan Consulting Inc.

The undersigned has reviewed and takes 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

signature

name registration information

VA3 Design Inc. 42658

Builder to verify location of all hydronics, 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.

**VA3 DESIGN**

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

**Greenpark**

project name  
**RUSSELL GARDENS PHASE 3**

municipality  
**HAMILTON**

date  
**SEPT. 2020**

drawn by  
**GW**

checked by

scale  
**1:250**

**LOT SITING/GRADING**

file name  
**19014-RG3-SITE-LAYOUTS**

GREG - H:\ARCHIVE\WORKING\2019\19014\RG3\SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Fri - Nov 6 2020 - 4:32 PM

lot/block no.  
**214**

registered plan no.  
**62M-1266**

project no.  
**19014**

drawing no.  
**1**

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