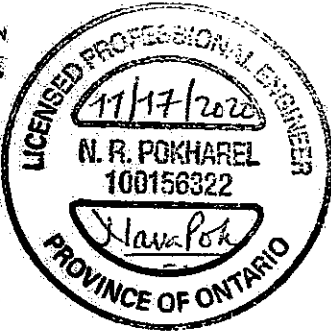


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER 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.R.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 105005

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE N.T.A.C.O. BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
DATE 11/17/2020
SIGNATURE [Signature]

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: [Signature]

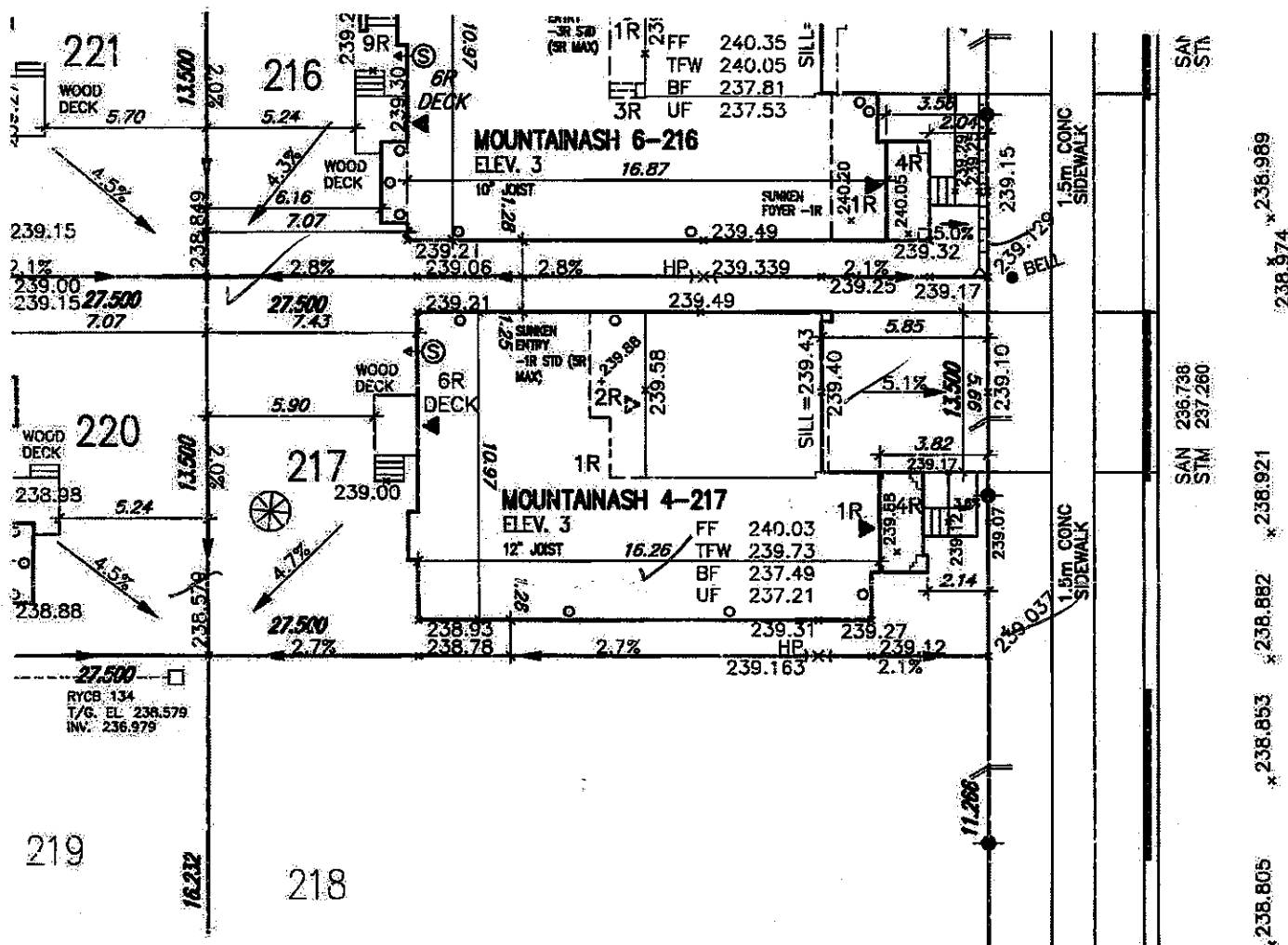
DATE: DEC 07, 2020

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

RECD BY: [Signature]
DATE: [Blank]
REFD TO: [Blank]



SEALEY AVENUE

LOT 217		
LOT No.	LOT WIDTH (M) (± 0.5m)	LOT AREA (M²)
217	13.50	371.25

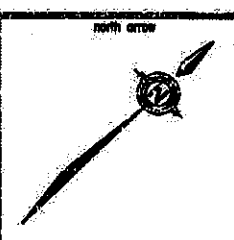
NOTE: SUMP PUMP REQUIRED
SUMP PUMPS CONNECTED TO STORM SEWER
ARE REQUIRED AS PER THE APPROVED SITE
ENGINEERING DRAWINGS. REFER TO DRAWINGS
PREPARED BY METROPOLITAN CONSULTING INC.
SHEET W14017-N1.

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

PROPOSED VALVE	NO. OF RISERS
LP LIGHT POLE	FF FINISHED FLOOR ELEVATION
HYDRANT	ME FINISHED MAIN LEVEL ELEVATION
WATER SERVICE	UF UNDERSIDE FOOTING ELEVATION
DOUBLE STN/SAN. CONNECTION	FFV FINISHED BASEMENT FLOOR SLAB
SINGLE STN/SAN. CONNECTION	UPR UNDERSIDE FOOTING AT REAR
CATCH BASIN	UFF UNDERSIDE FOOTING AT FRONT
CURB TELEVISION PEDESTAL	UPS UNDERSIDE FOOTING AT SIDE
WALK OUT DECK	W.O.D. WALK OUT DECK
WALK OUT BASEMENT	W.O.B. WALK OUT BASEMENT
REVERSE PLAN	

STREET SIGN	PROVIDE 3/4" DIA. CLEAR
MAIL BOX	STONE IN THIS AREA
RETAINING WALL	THIS LOT CONTAINS ENGINEERED FILL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	AIR CONDITIONER REQUIRED
ACQUADUCT FENCE (SEE LANDSCAPE PLAN)	RUN WATER DOWNSPOUT LOCATION
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	(DISCHARGE ONTO SPLASHPAD)
HYDRO SERVICE LATERAL	SIDE WINDOW LOCATION
HYDRO METER	OFF. DOOR LOCATION
GAS METER	EXTENSION DOOR LOCATION
ENHANCEMENT (SEE SLOPE, unless otherwise noted)	REDUCE SIDE YARD

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



The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name
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 location of all services prior to constructing foundations. (See Drainage NOT to be used!)

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

Greenpark.
project name
RUSSELL GARDENS PHASE 3
date
SEPT. 2020
drawn by
GW
checked by
scale
1:250
19014-RGS-SITE-LAYOUTS

lot/block no.
217
registered plan no.
62M-1256
project no.
19014
drawing no.
1