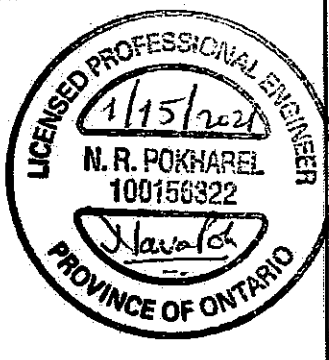


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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



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

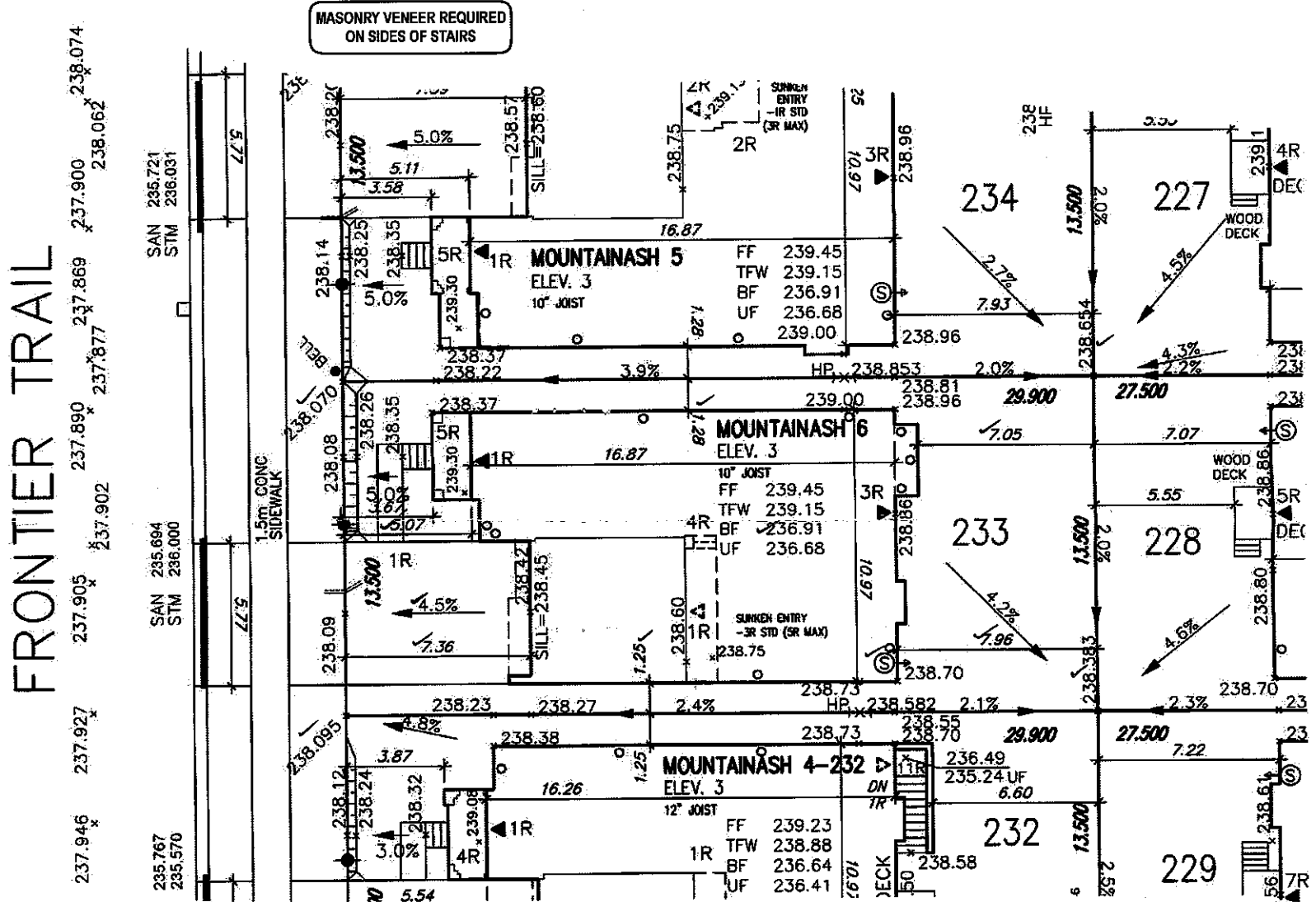
APPROVED BY:
DATE: JAN 18, 2021

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 28 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



CITY OF HAMILTON
Building Division

Permit No. 21-103842

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

FOR CHIEF BUILDING OFFICIAL

LOT 233		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M²)
233	13.50	403.65

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

- 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
 - ENHANCEMENT (5:1 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 OVER SPLASHPAD)
 - SIDE WINDOW LOCATION
 - OPT. DOOR LOCATION
 - EXTERIOR DOOR LOCATION
 - REDUCE SIDE YARD



9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.	OCT 02/20	GW		
no.	description	date	by		

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

name registration information signature DON

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.

VA3 DESIGN

255 Consumers Rd Suite 120
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** checked by _____ scale **1:250**

drawn by **GW**

GREG - H:\ARCHIVE\WORKING\2019\19014\GRE\SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Wed - Jan 13, 2021 - 11:18 AM

lot/block no. **233**
registered plan no. **62M-1266**
project no. **19014**
drawing no. **1**

LOT SITING/GRADING

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