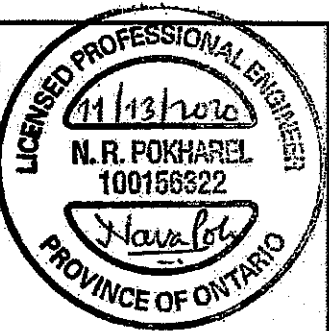


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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



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.

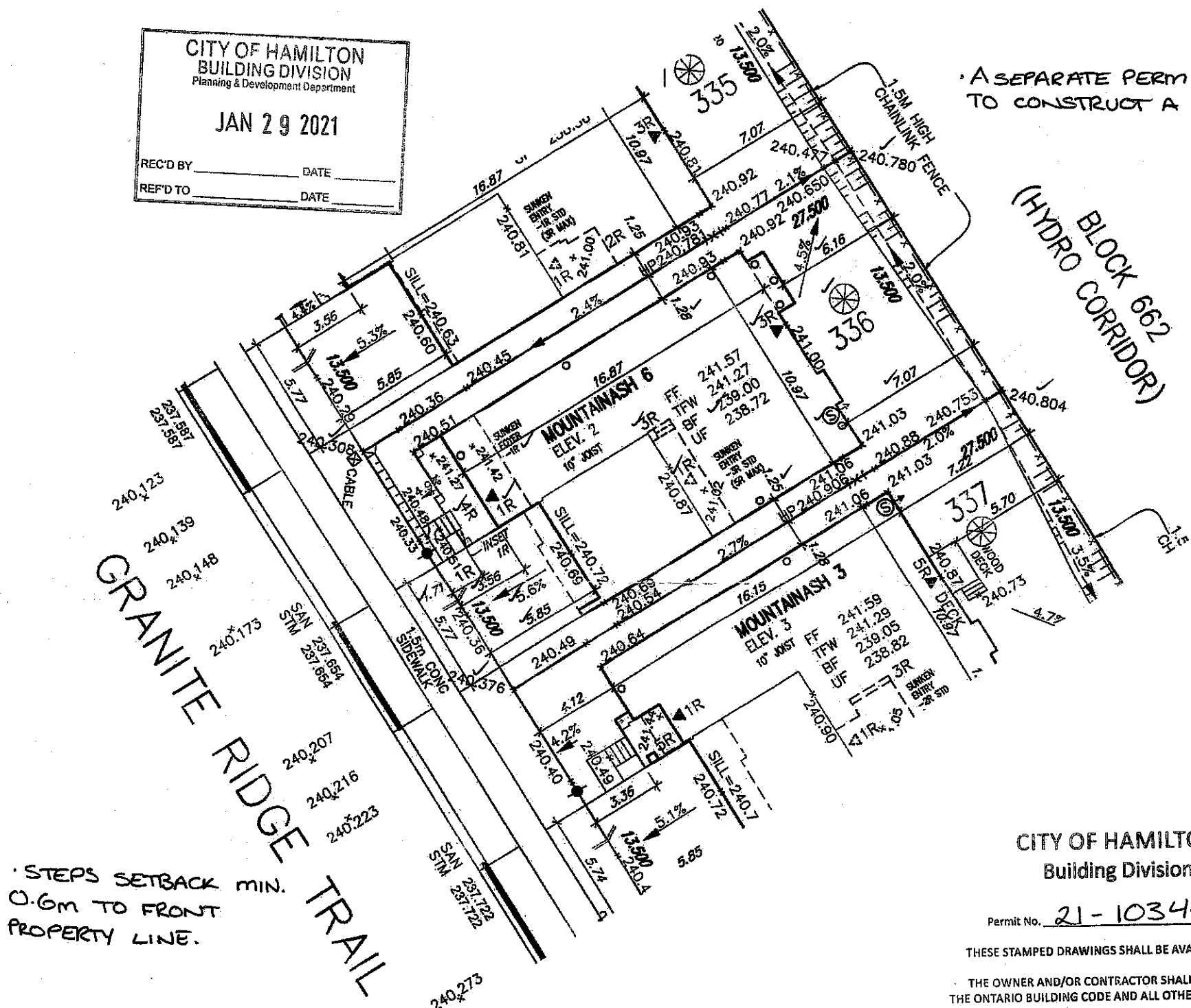
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 29 2021

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

A SEPARATE PERMIT IS REQUIRED TO CONSTRUCT A REAR DECK

BLOCK 662
(HYDRO CORRIDOR)



STEPS SETBACK MIN. 0.6M TO FRONT PROPERTY LINE.

CITY OF HAMILTON
Building Division

Permit No. 21-103440

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

3/09/21
FOR CHIEF BUILDING OFFICIAL DATE

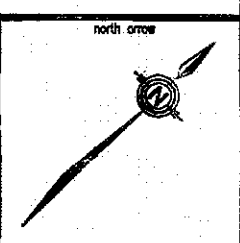
LOT 336		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
336	13.50	371.25

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	UP	HYDRANT	TRANSFORMER	DOUBLE STIM/SAN. CONNECTION	SINGLE STIM/SAN. CONNECTION	CATCH BASIN	CABLE TELEVISION PEDESTAL	BELL PEDESTAL	NO. OF RISERS	FF FINISHED FLOOR ELEVATION	UL UNDERSIDE MAIN LEVEL ELEVATION	UF UNDERSIDE FOOTING ELEVATION	BF FINL 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.D. WALK OUT BASEMENT	REV REVERSE PLAN
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STREET SIGN	WHL 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	EMERGENCY (3% 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
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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
signature
name
registration information
VAS Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformer 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.

VAS3 DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

Greenpark		lot/block no. 336
project name RUSSELL GARDENS PHASE 3		registered plan no. 62M-1266
municipality HAMILTON		project no. 19014
date SEPT. 2020		drawing no. 1
drawn by GW		checked by scale 1:250
GREG - H:\ARCHIVE\WORKING\2019\19014\GREEN SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Fri - Nov 8:2020 - 4:41 PM		19014-RG3-SITE-LAYOUTS