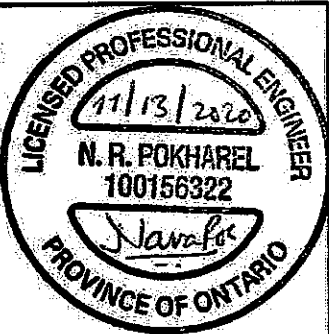


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

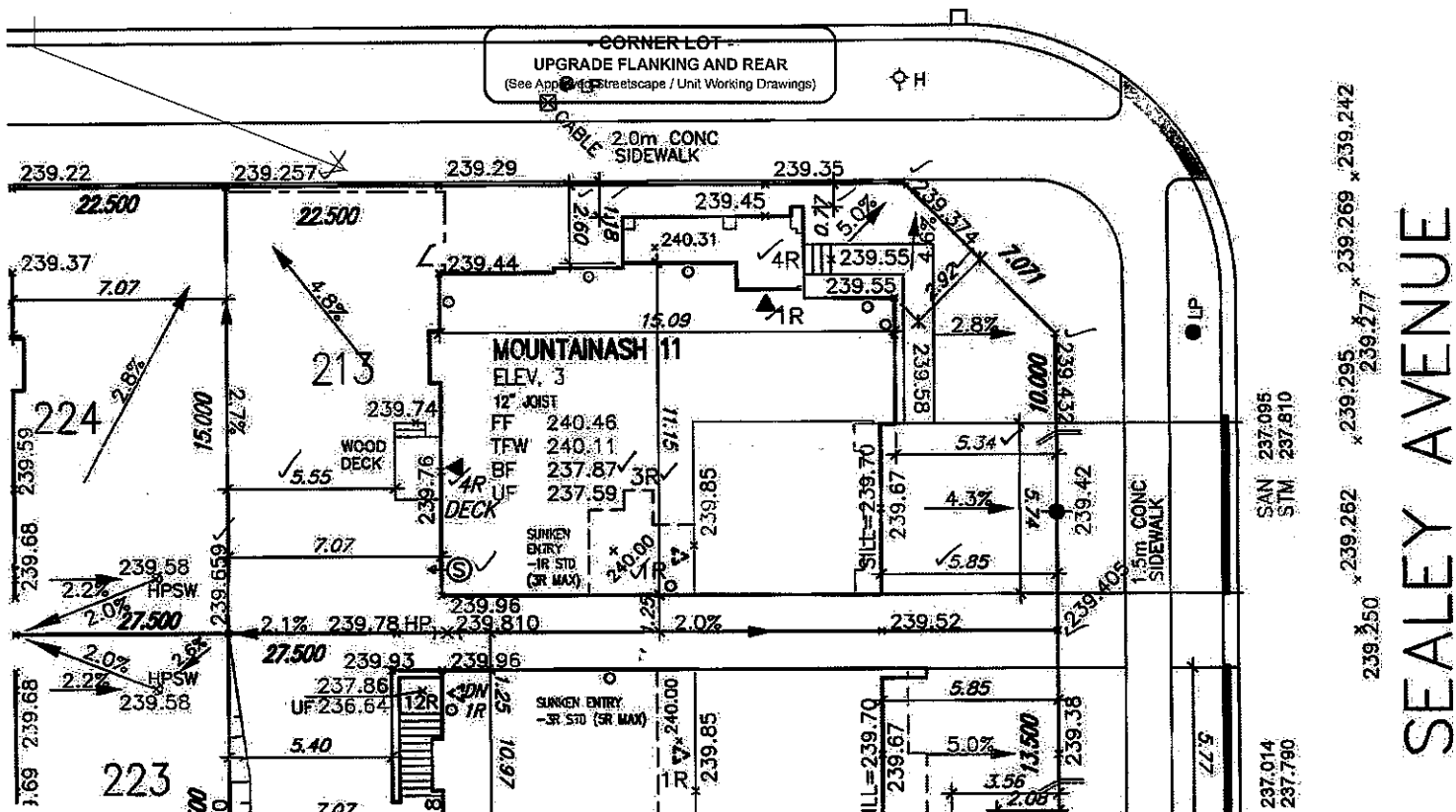
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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.

corner lot privacy fence
GREAT FALLS BOULEVARD
SEALEY AVENUE



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 08 2021

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

CITY OF HAMILTON
Building Division

Permit No. 21-111703

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 DATE March 22, 2021

LOT 213		
LOT No.	LOT WIDTH (M) (+/- 0.0m)	LOT AREA (M ²)
213	15.00	400.00

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		STREET SIGN		PROVIDE 3/4\"/>
	LIGHT POLE		FINISHED FLOOR ELEVATION		MAIL BOX		THIS LOT CONTAINS ENGINEERED FILL
	WATER SERVICE		FINISHED MAIN LEVEL ELEVATION		RETAINING WALL		AIR CONDITIONER REQUIRED
	DOUBLE S/W/S/W CONNECTION		UNDER SIDE FOOTING ELEVATION		CHAIN LINK FENCE (SEE LANDSCAPE PLAN)		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	SINGLE S/W/S/W CONNECTION		FIN. BASEMENT FLOOR SLAB		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)		SIDE WINDOW LOCATION
	CATCH BASIN		TOP OF FOUNDATION WALL		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		OPT. DOOR LOCATION
	CABLE TELEVISION PEDESTAL		UNDER SIDE FOOTING AT REAR		HYDRO SERVICE LATERAL		EXTERIOR DOOR LOCATION
	BELL PEDESTAL		UNDER SIDE FOOTING AT FRONT		HYDRO METER		REDUCE SIDE YARD
			UNDER SIDE FOOTING AT SIDE		GAS METER		
			W.O.B. WALK OUT DECK		EMBANKMENT (3:1 SLOPE, UNLESS OTHERWISE NOTED)		
			W.O.B. WALK OUT BASEMENT				
			REVERSE PLAN				

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

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vg3design.com

Greenpark.
project name: RUSSELL GARDENS PHASE 3
date: SEPT. 2020
drawn by: GW
checked by: _____
scale: 1:250
municipality: HAMILTON

lot/track no. 213
registered plan no. 62M-1266
project no. 19014
drawing no. 1
LOT SITING/GRADING
19014-RG3-SITE-LAYOUTS
date: Nov 8, 2020 - 4:32 PM