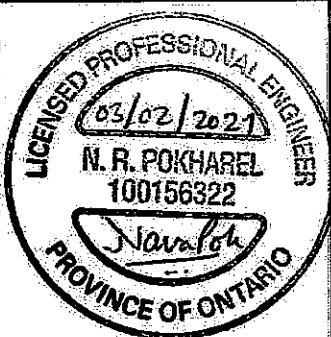


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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



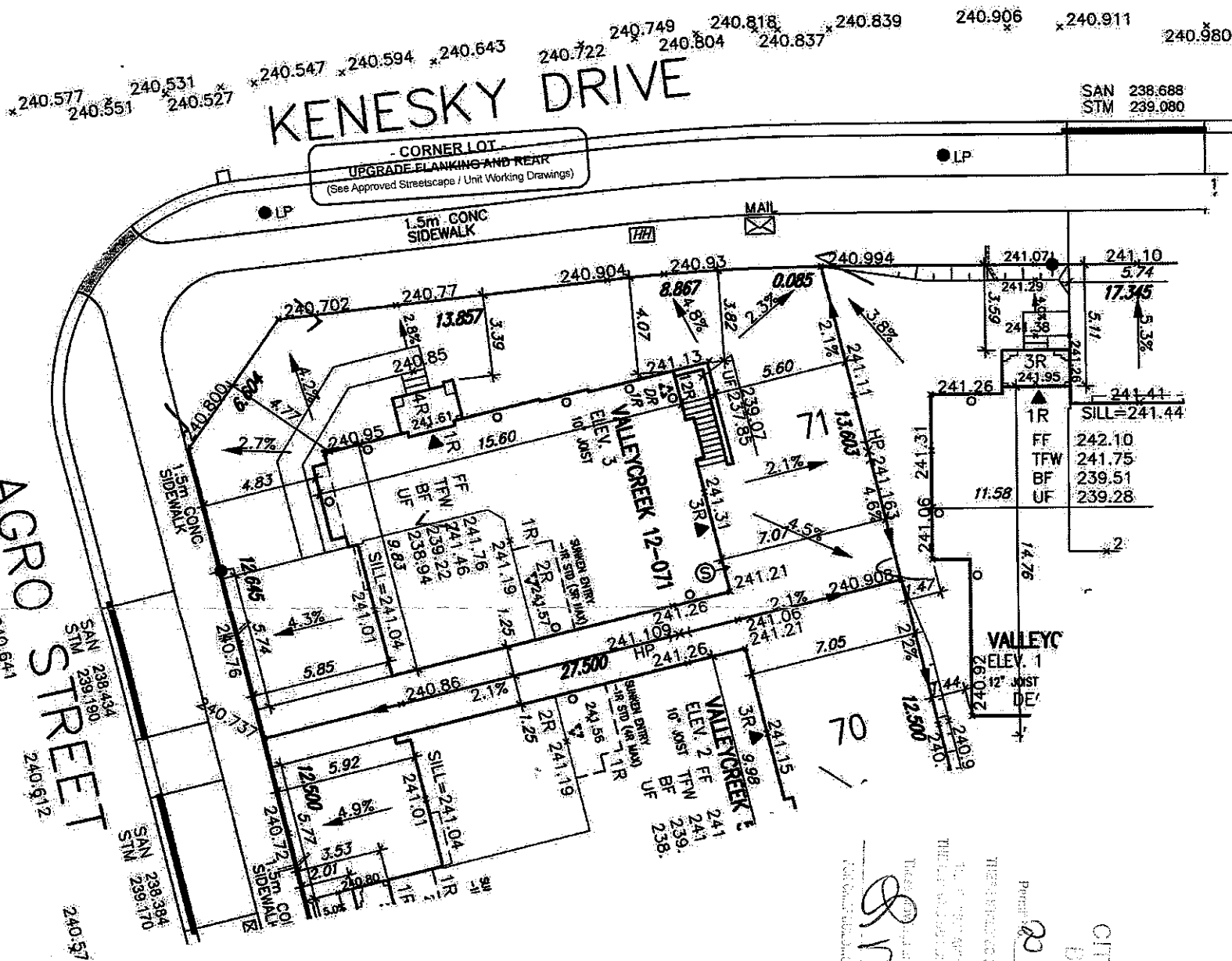
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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

APPROVED BY: [Signature]
DATE: MAR 03, 2021

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



CITY OF HAMILTON
Planning & Development
Building Division
MAR 23 2021
DATE

LOT 71		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M ²)
71	16.87	422.65

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.

<input checked="" type="checkbox"/> PROPOSED VALVE <input checked="" type="checkbox"/> LIGHT POLE <input checked="" type="checkbox"/> WATER SERVICE <input checked="" type="checkbox"/> DOUBLE SIM/SAN CONNECTION <input checked="" type="checkbox"/> SINGLE SIM/SAN CONNECTION <input checked="" type="checkbox"/> CATCH BASIN <input checked="" type="checkbox"/> CABLE TELEVISION PEDESTAL <input checked="" type="checkbox"/> BELL PEDESTAL	<input checked="" type="checkbox"/> HYDRANT <input checked="" type="checkbox"/> TRANSFORMER	<input checked="" type="checkbox"/> NO. OF RISERS <input checked="" type="checkbox"/> FINISHED FLOOR ELEVATION <input checked="" type="checkbox"/> FINISHED MAIN LEVEL ELEVATION <input checked="" type="checkbox"/> UNDERSIDE FOOTING ELEVATION <input checked="" type="checkbox"/> FIN. BASEMENT FLOOR SLAB <input checked="" type="checkbox"/> TOP OF FOUNDATION WALL <input checked="" type="checkbox"/> UNDERSIDE FOOTING AT REAR <input checked="" type="checkbox"/> UNDERSIDE FOOTING AT FRONT <input checked="" type="checkbox"/> UNDERSIDE FOOTING AT SIDE <input checked="" type="checkbox"/> W.O.B. WALK OUT DECK <input checked="" type="checkbox"/> W.O.B. WALK OUT BASEMENT <input checked="" type="checkbox"/> REVERSE PLAN	<input checked="" type="checkbox"/> STREET SIGN <input checked="" type="checkbox"/> MAIL BOX <input checked="" type="checkbox"/> RETAINING WALL <input checked="" type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> ACoustical FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> HYDRO SERVICE LATERAL <input checked="" type="checkbox"/> HYDRO METER <input checked="" type="checkbox"/> GAS METER <input checked="" type="checkbox"/> SHAWL DIRECTION <input checked="" type="checkbox"/> ENHANCEMENT (SLOPE UNLESS OTHERWISE NOTED)	<input checked="" type="checkbox"/> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA <input checked="" type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL <input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED <input checked="" type="checkbox"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) <input checked="" type="checkbox"/> SIDE WINDOW LOCATION <input checked="" type="checkbox"/> OPT. DOOR LOCATION <input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION <input checked="" type="checkbox"/> 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.
signature: Richard Vink 24488
name: Richard Vink
registration information: VAS 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 services, connection elevations prior to constructing foundations. ** Drawings NOT to be scaled **

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

Greenpark
project name: RUSSELL GARDENS PHASE 3
municipality: HAMILTON
date: SEPT. 2020
drawn by: ARRAF MOHAMMED
checked by: [Signature]
scale: 1:250
file name: 19014-RG3-SITE-LAYOUTS
drawing no: 1

lot/block no. 071
registered plan no. 62M-1266
project no. 19014
drawing no. 1