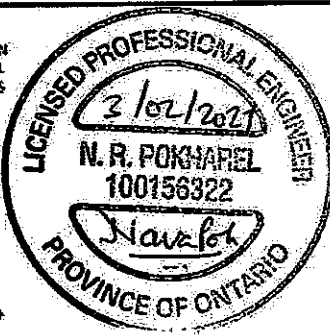


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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



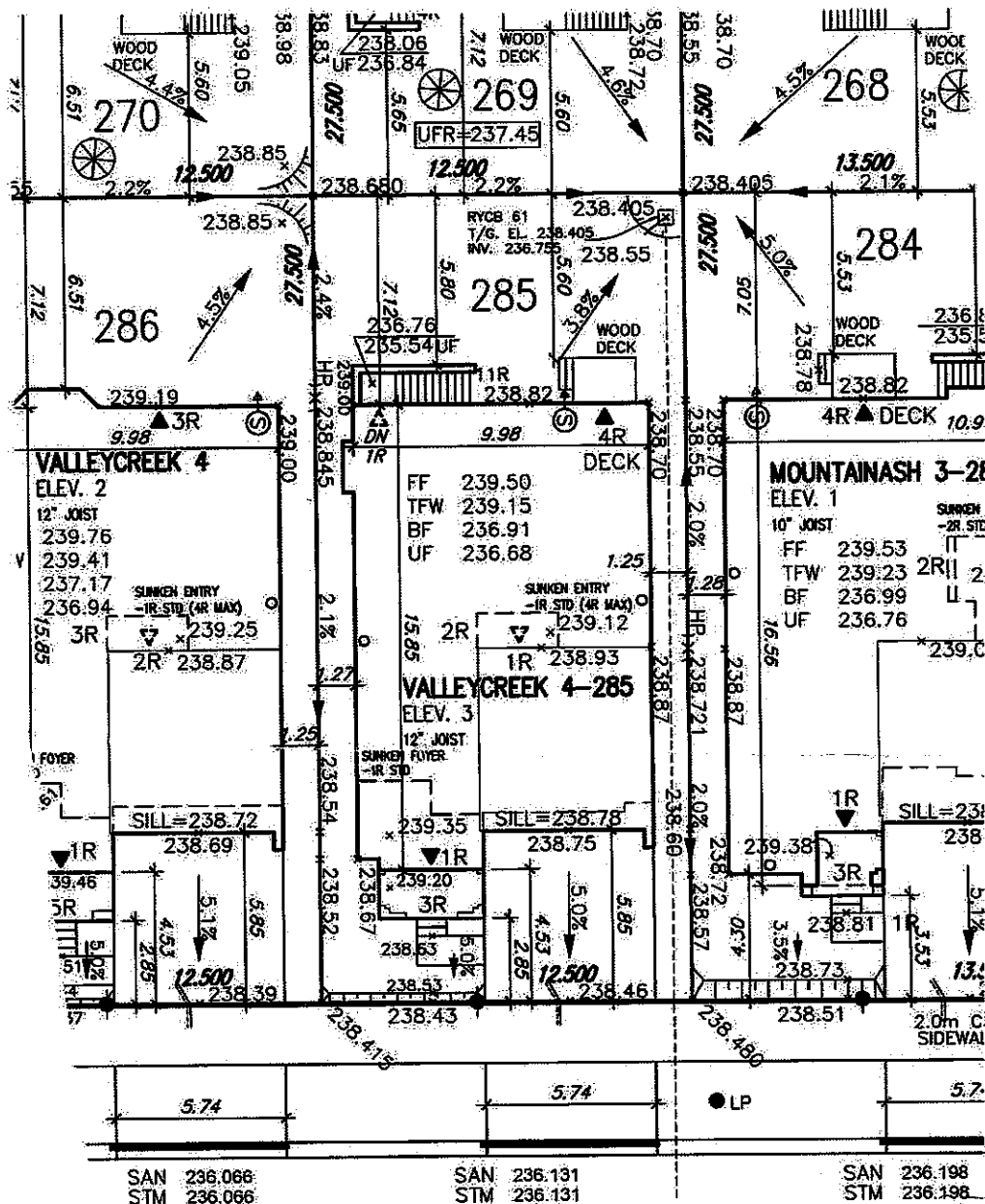
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: MAR 03, 2021

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



GREAT FALLS BOULEVARD

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 09 2021

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

LOT 285

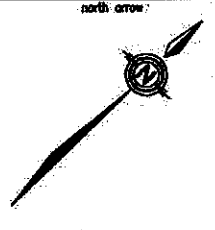
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
285	12.50	343.75

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

PROPOSED VALVE	NO. OF RISERS
UP LIGHT POLE	FF FINISHED FLOOR ELEVATION
WATER SERVICE	FM FINISHED MAIN LEVEL ELEVATION
DOUBLE S/S/SAN CONNECTION	UF UNDERSIDE FOOTING ELEVATION
SINGLE S/S/SAN CONNECTION	BF FIN. BASEMENT FLOOR SLAB
CATCH BASIN	TFW TOP OF FOUNDATION WALL
CABLE TELEVISION PEDestal	UFR UNDERSIDE FOOTING AT REAR
BELL PEDestal	UFF 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	RETAINING WALL
MAIL BOX	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 (3:1 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 ONTO 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	SEP 29/20	GW		
no.	description	date	by		

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
municipality: HAMILTON
date: SEPT. 2020
drawn by: GW
checked by: _____
scale: 1:250
file name: 19014-RG3-SITE-LAYOUTS.dwg
date: Mar 1, 2021 - 3:19 PM

lot/block no.: 285
registered plan no.: 62M-1266
project no.: 19014
drawing no.: 1