

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.

ELSTONE PLACE

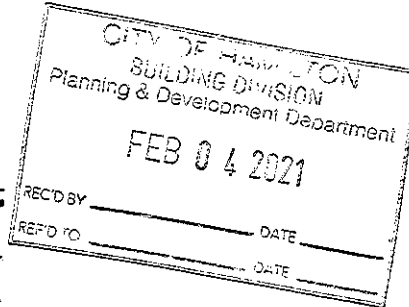
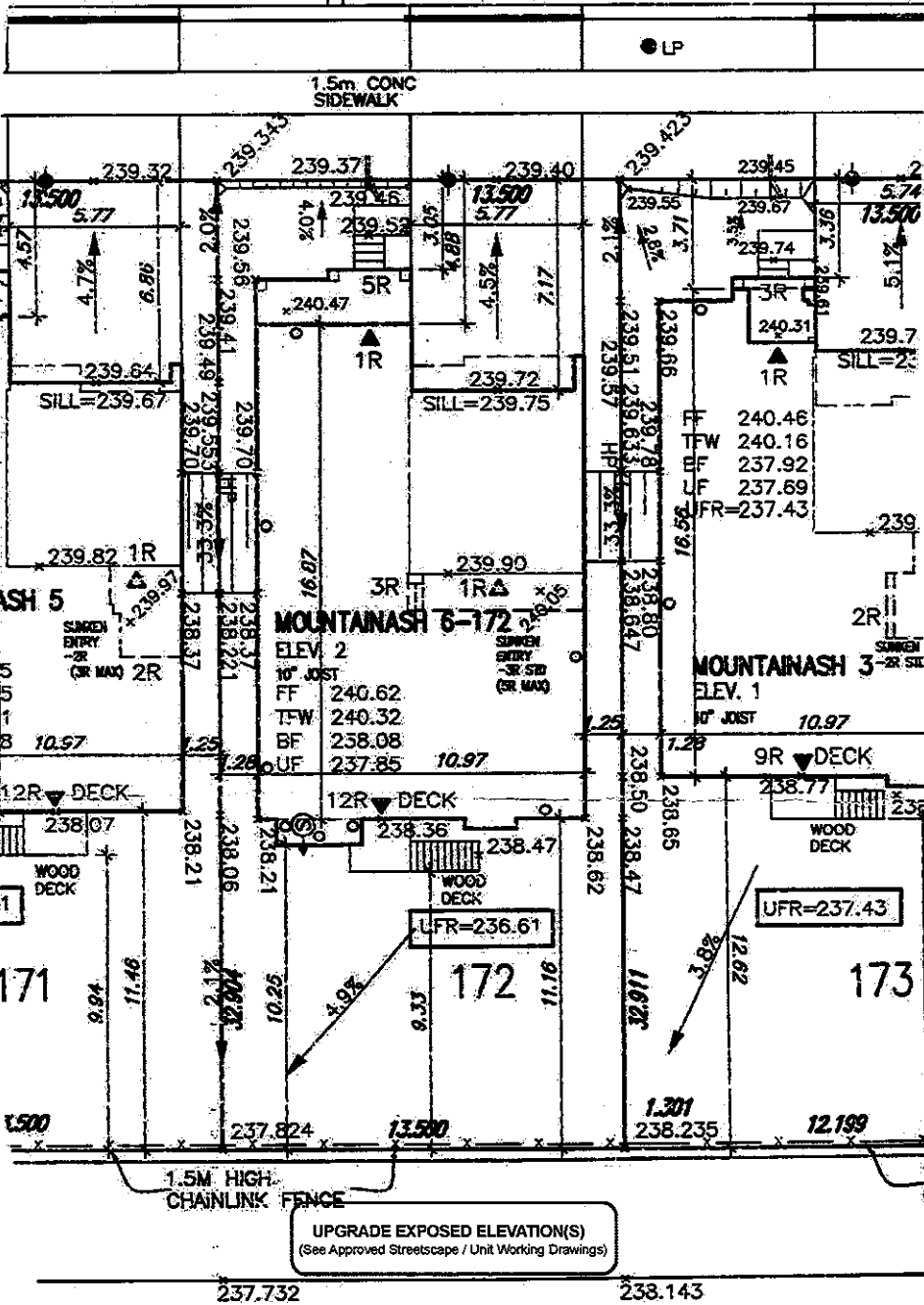
239.172 239.188 239.222 239.254 239.271

MASONRY VENEER REQUIRED
ON SIDES OF STAIRS

SAN 236.953
STM 237.647

SAN 237.019
STM 237.713

SAN 237.088
STM 237.782



CITY OF HAMILTON
Building Division

Permit No. 21-1000000
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 THE BUILDING OFFICIAL DATE: Feb 22/21

LOT 172		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
172	13.50	444.25

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		NO. OF RISERS		FINISHED FLOOR ELEVATION
	LIGHT POLE		MIDNIGHT		FINISHED 1ST FLOOR ELEVATION
	WATER SERVICE		TRANSFORMER		UNDERGROUND FOOTING ELEVATION
	DOUBLE SW/SW CONNECTION		SINGLE SW/SW CONNECTION		FIN. BASEMENT FLOOR SLAB
	CATCH BASIN		CABLE TELEVISION PEDESTAL		WALK OUT DECK
	RELL PEDestal		WALK OUT BASEMENT		REVERSE PLAN

PROVIDE 3/4" DIA. CLOS. SOME IN THIS AREA	THIS LOT CONTAINS ENGINEERED FILL	AIR CONDITIONER REQUIRED	RUN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPASHING)	SIDE WINDOW LOCATION	OPT. DOOR LOCATION	EXTERIOR DOOR LOCATION	REDUCE SIDE YARD
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no.	description	date	by
1	ISSUED FOR PERMIT	NOV 20/20	GW

VAS DESIGN
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Toronto ON M2J 1R4
416.630.2255 F 416.630.4782
vasdesign.com

Project name	RUSSELL GARDENS PHASE 3	City	HAMILTON
date	SEPT. 2020	checked by	scale
drawn by	GW	1:250	19014-RG3-SITE-LAYOUTS
CREG - H:\VAD\WORKING\2019\19014-RG3\SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg	FR - Nov 20 2020 - 9:53 AM	sheet no.	1