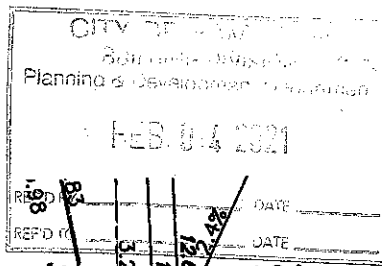
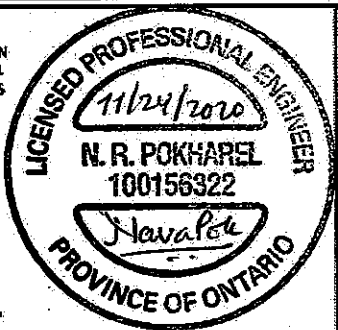


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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



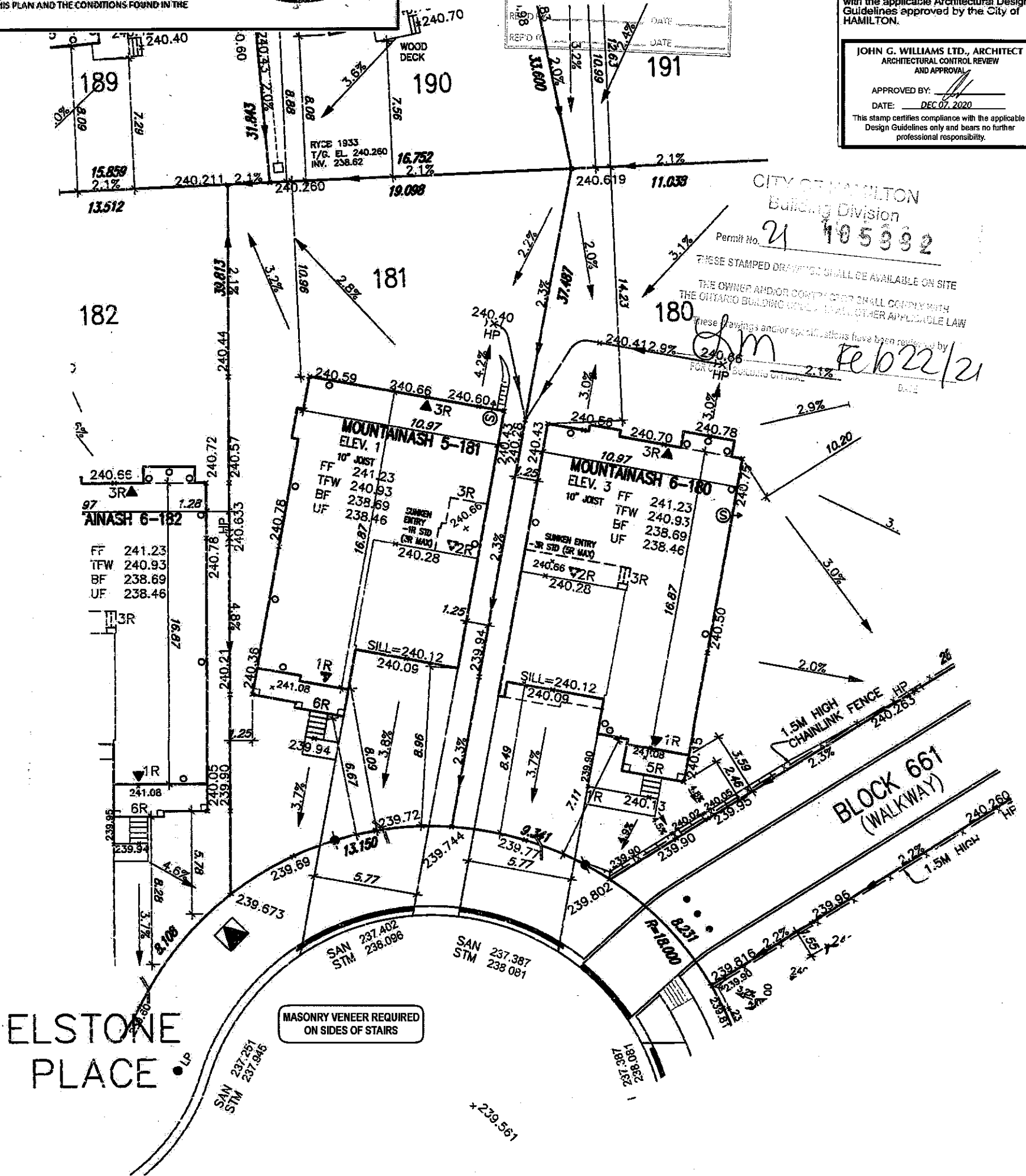
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: DEC 07 2020

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



ELSTONE PLACE

MASONRY VENEER REQUIRED
ON SIDES OF STAIRS

LOT 181		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
181	13.64	583.60

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 W14317-N1.

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

PROPOSED VALVE	FINISHED FLOOR ELEVATION	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
UP LIGHT POLE	FINISHED MAIN LEVEL ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	UNDERSIDE FOOTING ELEVATION	RETAINING WALL	AC CONDITIONER REQUIRED
DOUBLE STYL/SAL CONNECTION	FIN. BASEMENT FLOOR SLAB	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	RAN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SINGLE STYL/SAL CONNECTION	TOP OF FOUNDATION WALL	ACUSTICAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CATCH BASIN	UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL	OPT. DOOR LOCATION
CABLE TELEVISION PEDestal	UNDERSIDE FOOTING AT FRONT	HYDRO METER	EXTERIOR DOOR LOCATION
BELL PEDestal	UNDERSIDE FOOTING AT SIDE	GAS METER	REDUCE SIDE YARD
	W.O.B. WALK OUT BASEMENT REVERSE PLAN	EXHAUST (3:1 SLOPE unless otherwise noted)	

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, 42859

Name Registration Information: VAS Design Inc., 42859

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 service connection elevations prior to constructing foundations. Drawings NOT to be scaled.

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

Greenpark
project name: RUSSELL GARDENS PHASE 3
municipality: HAMILTON
date: SEPT. 2020
drawn by: GW
checked by: [Signature]
scale: 1:250
19014-RG3-SITE-LAYOUTS

lot/blank no. 181
registration plan no. 62M-1266
project no. 19014
drawing no. 1