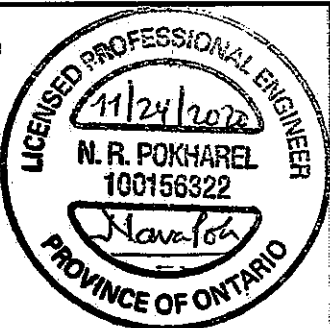


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

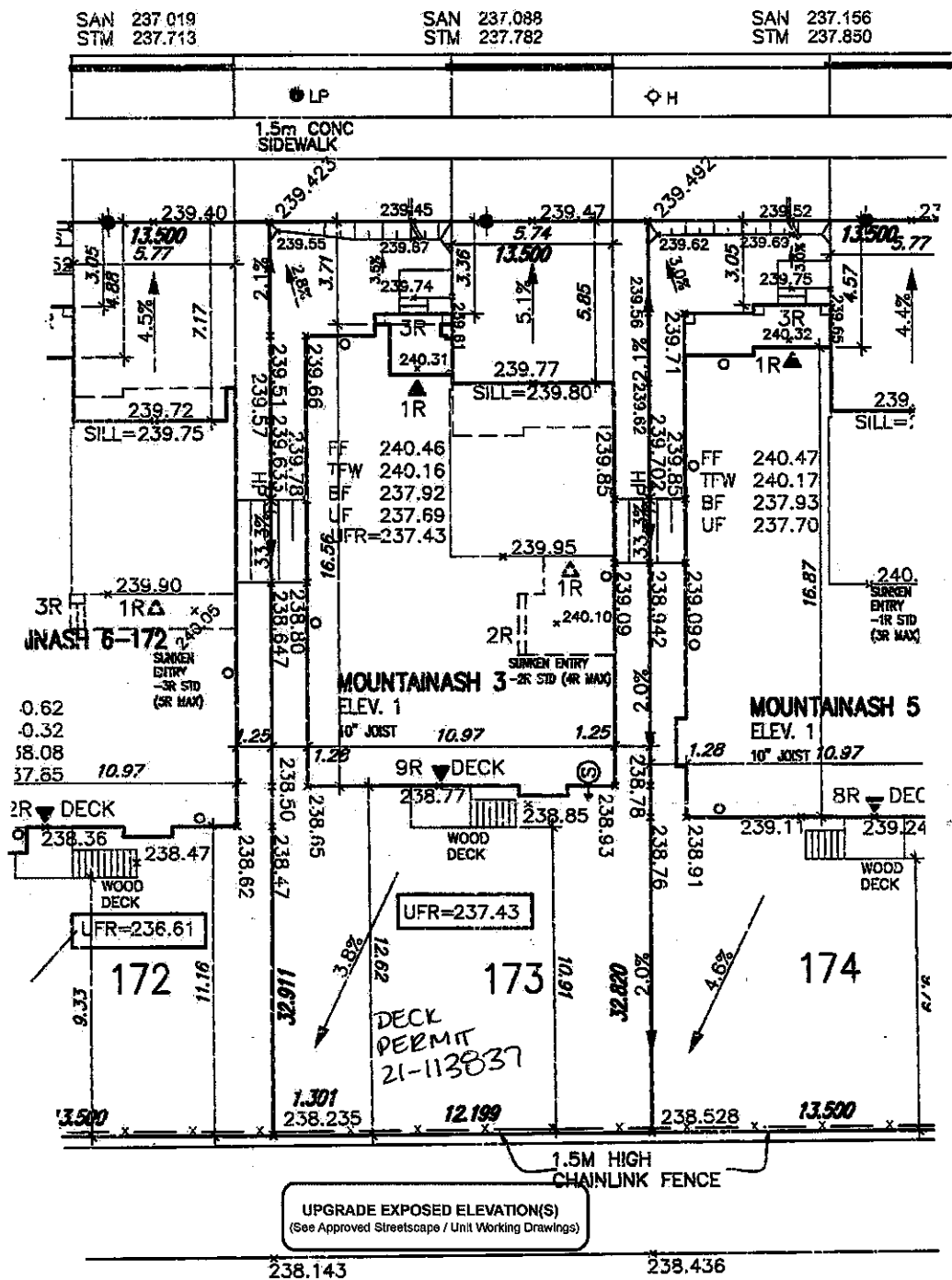
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: DEC 07, 2020

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

ELSTONE PLACE

239.254 239.271 239.321 239.366 239.371



CITY OF HAMILTON
Building Division

Permit No. 20-103843

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL APPLICABLE LAW

These drawings and/or specifications have been reviewed by

Cyrille MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

Grading Notes:

It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VAS Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VAS Design Inc. Foundation wall shall be poured to a minimum of 6" above approved grades.

Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc.

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.

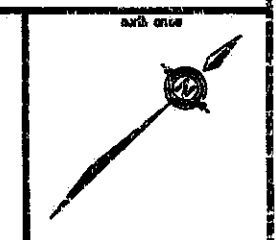
NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

LOT 173		
LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
173	13.50	443.68

PROPOSED VALVE	FINISHED FLOOR ELEVATION	STREET SIGN
LP LIGHT POLE	FINISHED MAIN LEVEL ELEVATION	MIN. BOX
HYDRANT	UNDERSIDE FOOTING ELEVATION	RETAINING WALL
WATER SERVICE	7R. BASEMENT FLOOR SLAB	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
TRANSFORMER	TOP OF FOUNDATION WALL	ACoustical FENCE (SEE LANDSCAPE PLAN)
DOUBLE STIM/SAN CONNECTION	UNDERSIDE FOOTING AT REAR	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
SINGLE STIM/SAN CONNECTION	UNDERSIDE FOOTING AT FRONT	HYDRO SERVICE LATERAL
CATCH BASIN	UNDERSIDE FOOTING AT SIDE	HYDRO METER
CABLE TELEVISION PEDestal	W.O.D. WALK OUT DECK	GAS METER
BELL PEDestal	W.O.D. TALK OUT BASEMENT	EMERGENCY (SEE SLOPE UNLESS OTHERWISE NOTED)
	KEY	SMOKE DIRECTION
	REVERSE PLAN	

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA	THIS LOT CONTAINS ENGINEERED FILL
AC AIR CONDITIONER REQUIRED	RAIN WATER DRAINAGE LOCATION (DISCHARGE ONTO SPLASHPAD)
OPT. WINDOW LOCATION	OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION	REDUCE SIDE YARD

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA	THIS LOT CONTAINS ENGINEERED FILL
AC AIR CONDITIONER REQUIRED	RAIN WATER DRAINAGE LOCATION (DISCHARGE ONTO SPLASHPAD)
OPT. WINDOW LOCATION	OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION	REDUCE SIDE YARD



no.	description	date	by
1	ISSUED FOR PERMIT.	NOV 20/20	GW

Richard Vink	24488
VAS Design Inc.	42658

VAS DESIGN
255 Consumers Rd Suite 120
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: GW
scale: 1:250
LOT SITING/GRADING
19014-RG3-SITE-LAYOUTS
drawing no. 1