

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.

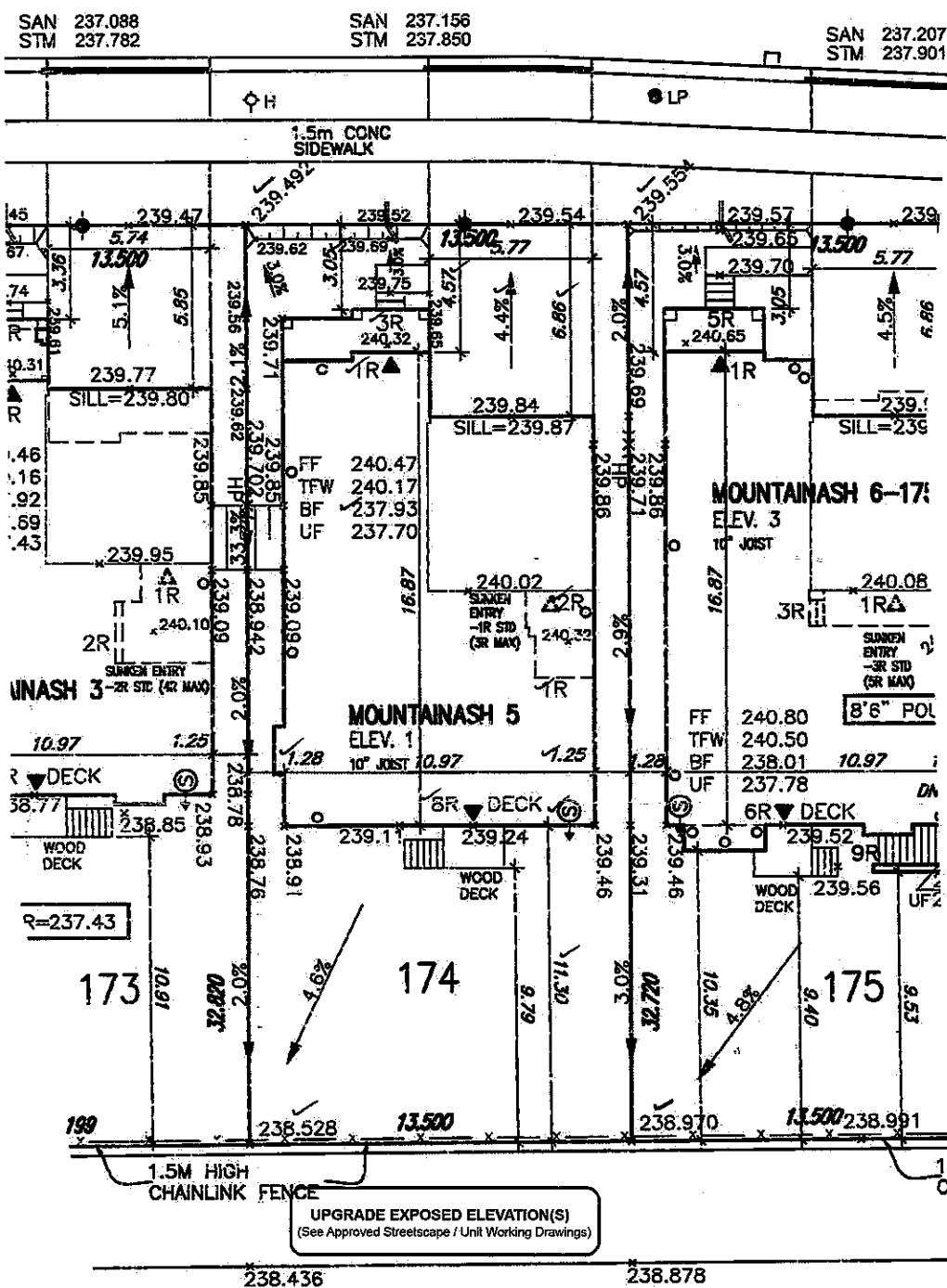
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: DEC 07, 2020

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

ELSTONE PLACE

239.321 239.366 239.371 239.399 239.421



CITY OF HAMILTON
Building Division

Permit No. 21-103476

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 specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE 4/28/21

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.

VA3 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 VA3 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 174		
LOT No.	LOT WIDTH (M) (± 0.0m)	LOT AREA (M²)
174	13.50	442.40

PROPOSED VALVE	HYDRANT	NO. OF RISERS
WATER SERVICE	TRANSFORMER	FINISHED FLOOR ELEVATION
DOUBLE STIL/SAL CONNECTION		FINISHED MAIN LEVEL ELEVATION
SINGLE STIL/SAL CONNECTION		UNDERSIDE FOOTING ELEVATION
CATCH BASIN		FIN. BASEMENT FLOOR SLAB
CABLE TELEVISION FEEDLINE		TOP OF FOUNDATION WALL
BELL PEDestal		UNDERSIDE FOOTING AT REAR
		UNDERSIDE FOOTING AT FRONT
		UNDERSIDE FOOTING AT SIDE
		W.D.O. WALK OUT DECK
		W.D.O. WALK OUT BASEMENT
		REAR PLAN

STREET SIGN	MIN. BOX	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
REPAIRING WALL	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	THIS LOT CONTAINS ENGINEERED FILL
ACUSTICAL FENCE (SEE LANDSCAPE PLAN)	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	AIR CONDITIONER REQUIRED
HYDRO SERVICE LATERAL	HYDRO METER	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
GAS METER	SHADE DIRECTION	SIDE WINDOW LOCATION
EMBANKMENT (SEE SLOPE UNLESS OTHERWISE NOTED)		OPT. DOOR LOCATION
		EXTERIOR DOOR LOCATION
		REDUCE SIDE YARD



no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	ISSUED FOR PERMIT.	NOV 20/20	GW

The undersigned has reviewed and taken responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a building.

qualification information
Richard Vink 24488
name
registration information
VA3 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 service connection elevations prior to constructing foundations. Drawings NOT to be scaled.

VA3 DESIGN
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Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark		lot/block no. 174 registered plan no. 62M-1268
project name RUSSELL GARDENS PHASE 3	municipality HAMILTON	project no. 19014
date SEPT. 2020	checked by scale 1:250	LOT SITING/GRADING
drawn by GW	scale 1:250	19014-RG3-SITE-LAYOUTS
GREG - H:\ARCHIVE\WORKING\2019\19014\GREG SITE PLAN\19014-RG3-SITE-LAYOUTS.dwg - Fri - Nov 20 2020 - 9:53 AM		