

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.

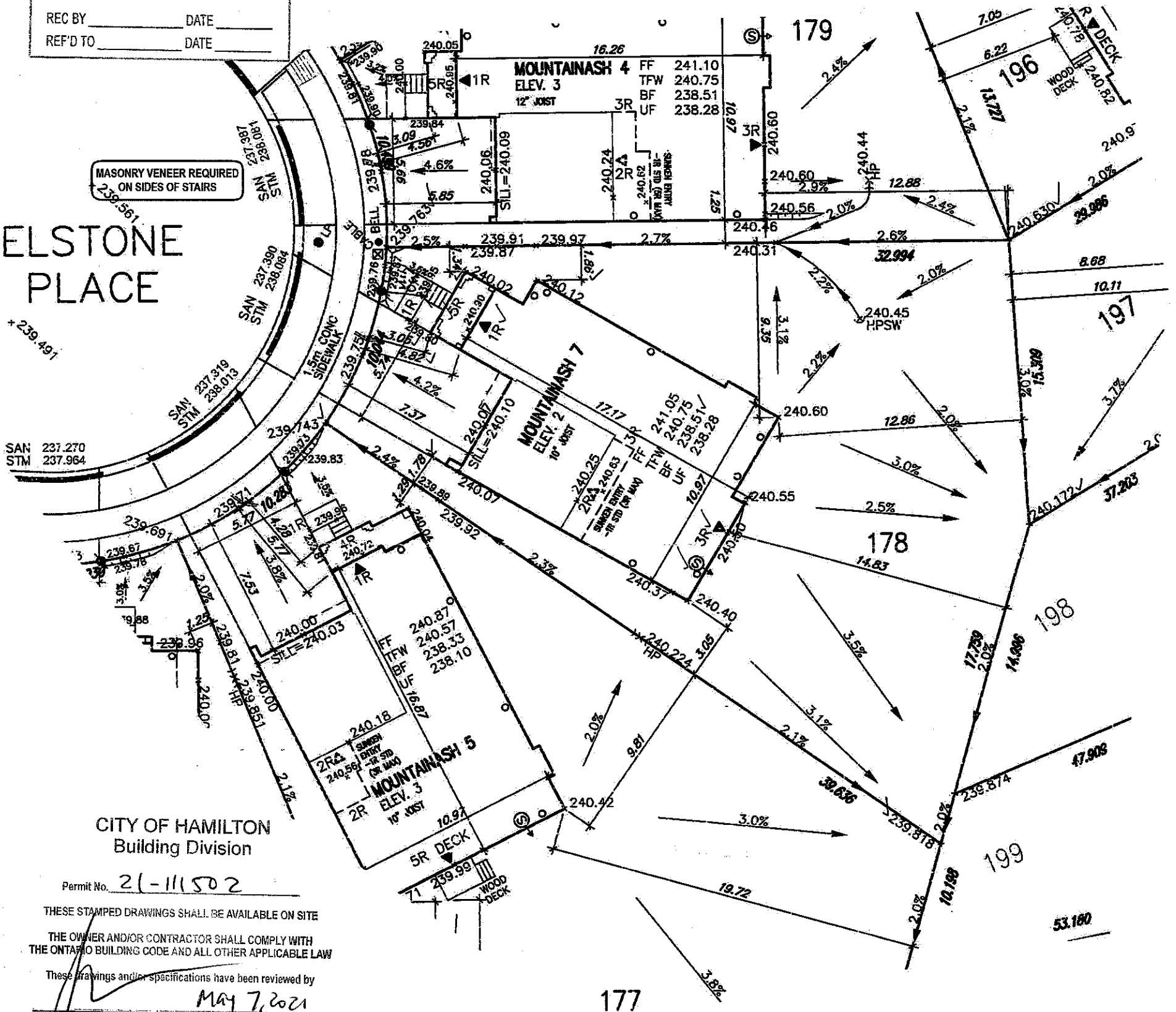
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 05 2021

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

MASONRY VENEER REQUIRED
ON SIDES OF STAIRS

ELSTONE
PLACE



CITY OF HAMILTON
Building Division

Permit No. 21-111502

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 CHIEF BUILDING OFFICIAL DATE May 7, 2021

LOT 178

LOT No.	LOT WIDTH (M) (@ 6.0m)	LOT AREA (M ²)
178	13.57	763.23

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.

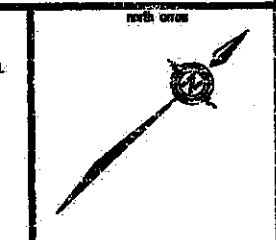
NOTE: REFER TO LANDSCAPE DRAWINGS FOR
ALL FENCING TYPES, HEIGHTS AND LOCATIONS.
CONTRACTOR TO VERIFY PRIOR TO
INSTALLATION.

PROPOSED VALUE	HYDRAULIC	TRANSFORMER
UP	HYDRAULIC	TRANSFORMER
WATER SERVICE	TRANSFORMER	
DOUBLE STL/SNL CONNECTION		
SINGLE STL/SNL CONNECTION		
CATCH BASIN		
CABLE TELEVISION PEDestal		
BELL PEDestal		

FF	FINISHED FLOOR ELEVATION
HL	FINISHED MAIN LEVEL ELEVATION
UF	UNDERSIDE FOOTING ELEVATION
FM	FIN. BASEMENT FLOOR SLAB
TFW	TOP OF FOUNDATION WALL
UFR	UNDERSIDE FOOTING AT REAR
UFF	UNDERSIDE FOOTING AT FRONT
UFS	UNDERSIDE FOOTING AT SIDE
W.O.D.	WALK OUT DECK
W.O.S.	WALK OUT BASEMENT
REV	REVERSE PLAN

STREET SIGN	MAIL BOX
RETAINING WALL	OPEN LINK FENCE (SEE LANDSCAPE PLAN)
ACoustical FENCE (SEE LANDSCAPE PLAN)	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL	HYDRO METER
GAS METER	SWALE DIRECTION
EMBANKMENT (3:1 SLOPE unless otherwise noted)	

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



We understand the nature and extent of the work and the responsibility for the design and construction of the project and the consequences of not doing so. We warrant that the design and construction of the project will be in accordance with the applicable laws and regulations.

qualification information
Richard Vink 24488
signature
name
registration information
VAS 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.

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

Greenpark.
project name
RUSSELL GARDENS PHASE 3
municipality
HAMILTON
date
SEPT. 2020
checked by
scale
1:250
drawing no.
19014-RG3-SITE-LAYOUTS
date
Nov 20 2020 - 9:54 AM

lot/block no.
178
registered plan no.
62M-1266
project no.
19014
drawing no.
1

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