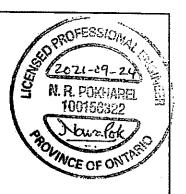
THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE AFPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER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

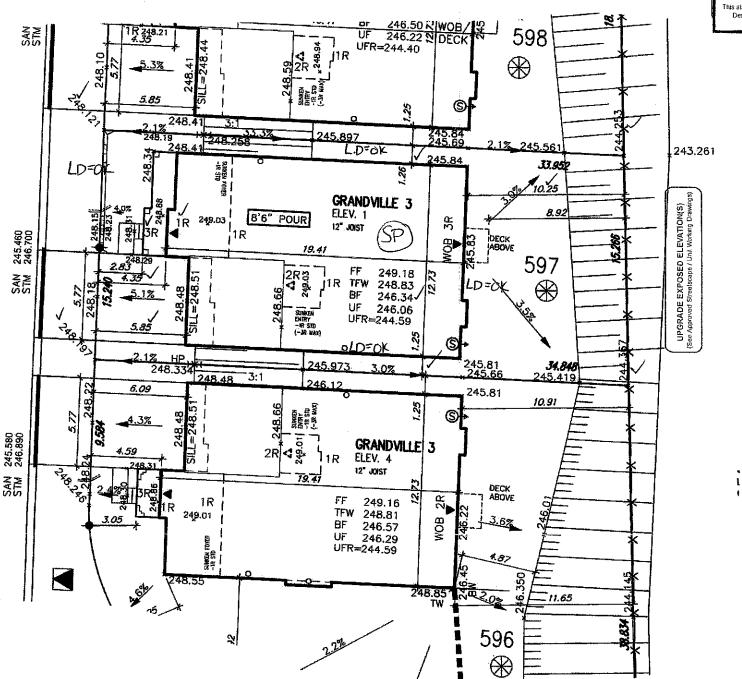
SMOKEY HOLLOW PLACE



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 sile (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 This stamp certities compliance with the applica Design Guidelines only and bears no further professional responsibility



CITY OF HAMILTON **Building Division**

Permit No. 21-163073

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

AMANDA LANADINITO

CITY OF HAMILTON **BUILDING DIVISION**

NOV 2 6 2021

REF'D TO

*OR THIS LOT CONTAINS ENGINEERED FILL

AC AIR COMPUTIONER REQUIRED

OPT. BOOR LOCATION

EXTERIOR DOOR LOCATION

RAIN WATER DUWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

FOR CHIEF BUILDING OFFICIAL DATE

No. OF RISERS . FINISHED FLOOR ELEVATION

FINISHED MAIN LEVEL ELEVATION

UNDERSIDE FOOTING ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL

UNDERSIDE FOOTING AT REAR

	LOT	597		
LOT No.	LO Wi	T DTH (M) 5.5m) 7.5	LOT AREA (M	²)
597		15.24	524.2	5

H -C - INDRANT

WATER SERVICE TRANSFORMER

DOUBLE STIL/SAN, CONNECTION

SINCLE STIL/SAH, CONNECTION

M PROPÜSED VALVE

LP COUCHE POLE

having jurisdiction

VAJ 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 VAJ 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 linish 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.

STREET SIGN

HYDRO METER

NOOD SCREEK FENCE (SEE LANDSCAPE PLAN) O OR #

MAL BOX

RETENUENDE TE TO

GW

8 图

UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CYLCH BYZN CONTRACTOR TO VERIFY PRIOR TO ⊠_O® W.O.D. WALK OUT DECK CABLE TELEMISION PEDESTAL BELL PEDESTAL INSTALLATION. W.O.B. WALK OUT BASEMENT REV VA3 Design Inc. 42658 2 ISSUED FOR PERMIT SEP 21/21 GW 1 ISSUED FOR ENG. REVIEW by foundations. ** Bravings HOT to be scaled ** no. description date

NOTE: REFER TO LANDSCAPE DRAWINGS FOR



TITITITY (3:1 SLOPE unless otherwise noted) REDUCE SIDE YARD

SWALE DIRECTION

597 62M-1266 20027

20027-RG4-SITE-LAYOUTS

RUSSELL GARDENS PHASE 4 HAMILTON JUL 2021 LOT SITING/GRADING

1:250

GREG - H:\ARCHNE\WORKUNC\2020\20027.GRE\SITE PLAN\20027-RG4-SITE-LAYOUTS.dwg - Fri - Sep. 24 2021 - 9:18. AM DL Riproduction of this property in whole or in part to stability (