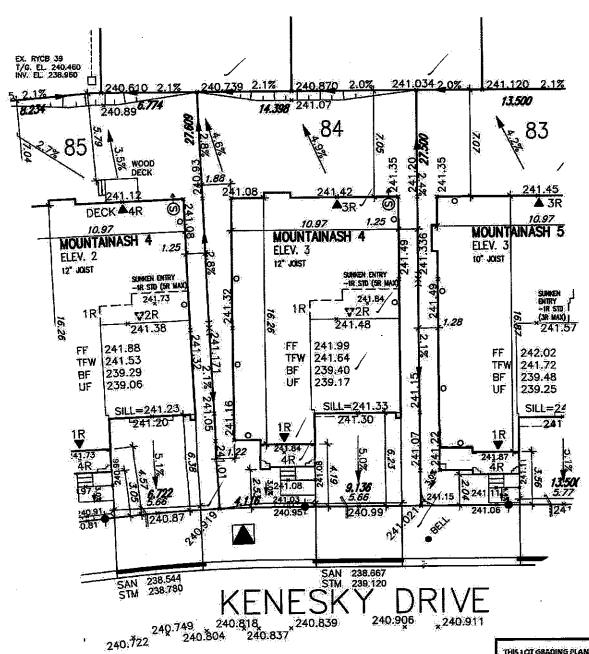
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable registedors and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: This stamp certifies compliance with the applicable Design Guidelines only and bears no further



CITY OF BASE TON AND THE STREET NOV 15 2020

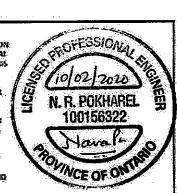
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20-187707

TREDE STYLTERS LAND DOWN THE BE AVAILATED BY SATE

Dec 16, 2020 leu Sut

THIS LCT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN THIS LOT GRADING PLAN HAS SEEN REVIEWED BY METROPORTIAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUIDINISION GRADING DESIGN. THE PROPOSED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS, WHERE THE BASELMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBGRISHISD PLANS THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE MIRKING GRADES FOR THISSE LATERALS CAN BE MAINTAINED IN SECONDARY FOR WITH SECONDARY FOR ME OF THE SERVICE WHEN THE ORLE AND OUT OF SIGN ACCORDANCE WITH THE SECUREMENTS OF THE C.B.C. AND CITY DESIGN CRITERIA; NOTE, THIS CERTIFICATION DOES NOT REPLACE THE BUILDER'S RESPONSEDLITY TO EXPOSE THE SEWER LATERIALS AND CONFIRM RESPONSEMENT OF PRICES IN SEVER USE REPAIRS AND CONFINE ELLYATIONS PHICH TO EXCAVATING FOIL THE FOUNDATION, UY USE OF THIS PLAN THE BUILDER AGREES EVAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING AINY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE



LOT 84 LOT No. TOT WIDTH (M) AREA (M2) (**6** 8.0n 380.33 84 13.50

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 I (ane) week prior to excevation 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 arcost 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 S+ 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.

8 PROPOSED VALVE LP . UGHT POLE H O HYDRANT WATER SERVICE TRANSFORMER DOUBLE STIL/SAN, CONNECTION SINGLE STILL/SAIL CONNECTION CYTCH BASH

CABLE TELEMENT PEDESTAL

No. OF RISERS FINISHED PLOOR ELEVATION FINISHED WAN LEVEL ELEVATION UNDERSIDE FOOTING ELEVATION FIN: BISEMENT FLOOR SIAB TOP OF FOUNDATION WILL UNDERSIDE FOOTING AT REAR UTR

UNDERSIDE FOOTING AT FRONT UPS UNDERSOE FOOTING AT SIDE W.O.D. WALK OUT DECK WOB WALK OUT BASEMENT REV REVERSE PLAN

__ STREET SIGN MAT BOX

ACOUSTICAL FENCE (SEE LANGSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) OF E THE CAS METER

A EXTERIOR DOOR LOCATION TITLE (31 SUPE unless otherwise noted)

PROVIDE 3/4" DM. CLEAR STONE IN THIS AREA ** ** CHARLE WILL ** CONTINUES ENGINEERED FILE ** CRE LANDSCAPE FLAN) RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) O SIDE WHITOW LOCATION

REDUCE SIDE YARD

HAMILTON



4 OCT. 02/20 GW 2 REVISED, RE-ISSUED FOR PERMIT. 1 ISSUED FOR PERMIT. SEP 29/20 GW

no. description

24488 Richard Vink BCN nome registration information VAS Design Inc. 42658 Builder to verify location of all hydro other services. If minimum dimension relocate at his own expense. Builder to verify service connection



084 62M-1266 19014

LOT SITING/GRADING SEPT. 2020 drawn by 1:250 19014-RG3-SITE-LAYOUTS GREG - H:\ARCHINE\WORKING\2019\19014.GRE\SRE FLAN\19014-RG3-SNE-LAYOUIS.d=g -- Fri - Oct 2 2020 -- 9:18 AM

within of this property in white or in part is initially probabled which MIS DESIGN's within you is and design are the copyright property of WS TO

RUSSELL GARDENS PHASE 3