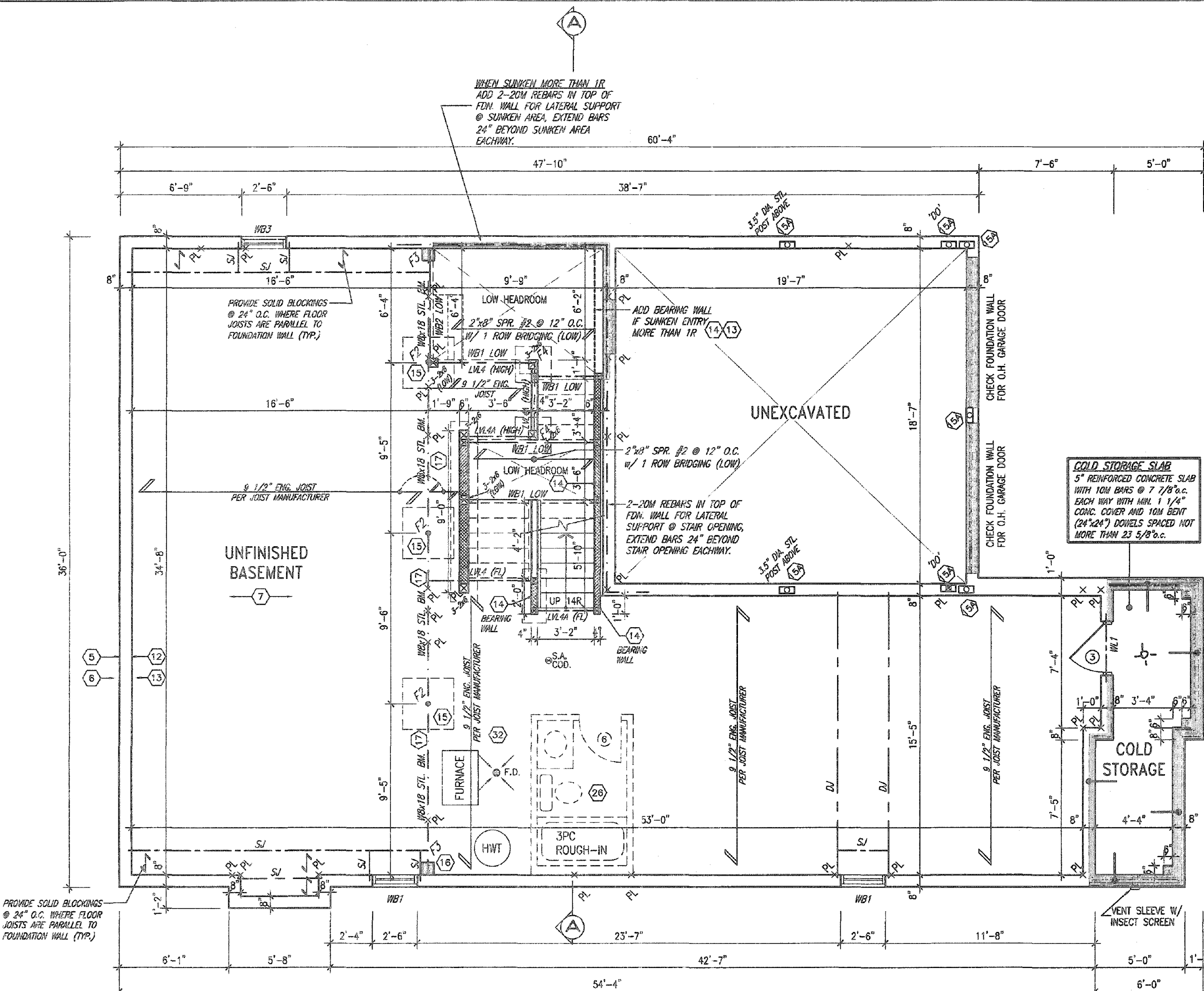


3288 SF.



CITY OF HAMILTON
Building Division

Permit No. 20-187748
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
[Signature] DATE Dec 14/20
FOR CHIEF BUILDING OFFICIAL

BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS**
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

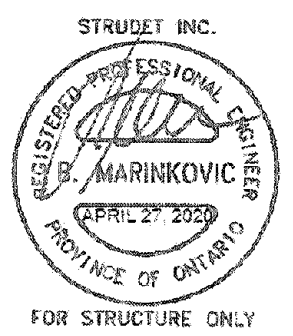
It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible 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 [Signature]
DATE SEP 27, 2020
This stamp certifies compliance with the applicable
Design Guidelines only and does not transfer
professional responsibility.

BASEMENT FLOOR PLAN '1'

MOUNTAINASH 5 COMPLIANCE PACKAGE 'A1'



9			The undersigned has reviewed and taken responsibility for this design and how the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8			qualification information		
7			Richard Vink	24488	BCM
6			name		
5			registration information		
4			VAS Design Inc.	42658	
3	ISSUED FOR PERMIT	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW		
no.	description	date	by		

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

checked by
CL

scale
3/16" = 1'-0"

drawn by
CL

file name
19014-MOUNTAINASH-05

MOUNTAINASH 5
13.5m

project no.
19014

municipality
HAMILTON, ON

BASEMENT PLAN - ELEV. 1

drawing no.
A1

3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-107140

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

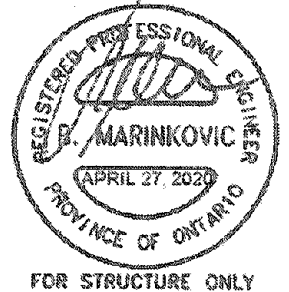
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

DATE 02/14/20

FOR CHIEF BUILDING OFFICIAL

STRUDET INC.



FOR STRUCTURE ONLY

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: [Signature]

DATE: 02/14/2020

This stamp certifies compliance with the applicable Design Guidelines and only when used in full compliance with the applicable Design Guidelines.

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12
• KITCHEN EXHAUST 3.0m
• DRIVEWAY, PARKING SPACE, ROAD 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m

1	ISSUED FOR PERMIT	APR 13/20	CW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	CW
3	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 28/20	CW
4	DESCRIPTION	02/14	BY

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.

Project Name: RUSSELL GARDENS PH. 3

Site: JANUARY 2020

Drawn by: CL

Checked by: [Signature]

Scale: 3/16" = 1'-0"

GROUND FLOOR PLAN - ELEV. 1

19014-MOUNTAINASH-05

A2

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

CITY OF HAMILTON
Building Division

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

DEC 14/20
DATE

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

DATE: SEP 21 2020

This statement complies with the applicable Design Guidelines, only and bears no further responsibility.

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER OBC, DIV. 9-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET 3.8.3.8.(2)(g) & 3.8.3.8.(3)(c).
SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. GS-1010-7020.dwg

9					The undersigned has assumed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Orders Building Code to be a Designer.
8					
7					qualification information
6					Richard Vink 2448
5					name
4					signature
3	ISSUED FOR PERMIT.	APR 13/20	GW		VA3 Design Inc. 4255
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 25/20	GW		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW		
no.	description	date	by		

VAS DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

checked by _____ scale _____

OPT. SECOND FLOOR PLAN - ELEV. 1

MOUNTAINASH 5
13.5m

9014

2014
1. 10

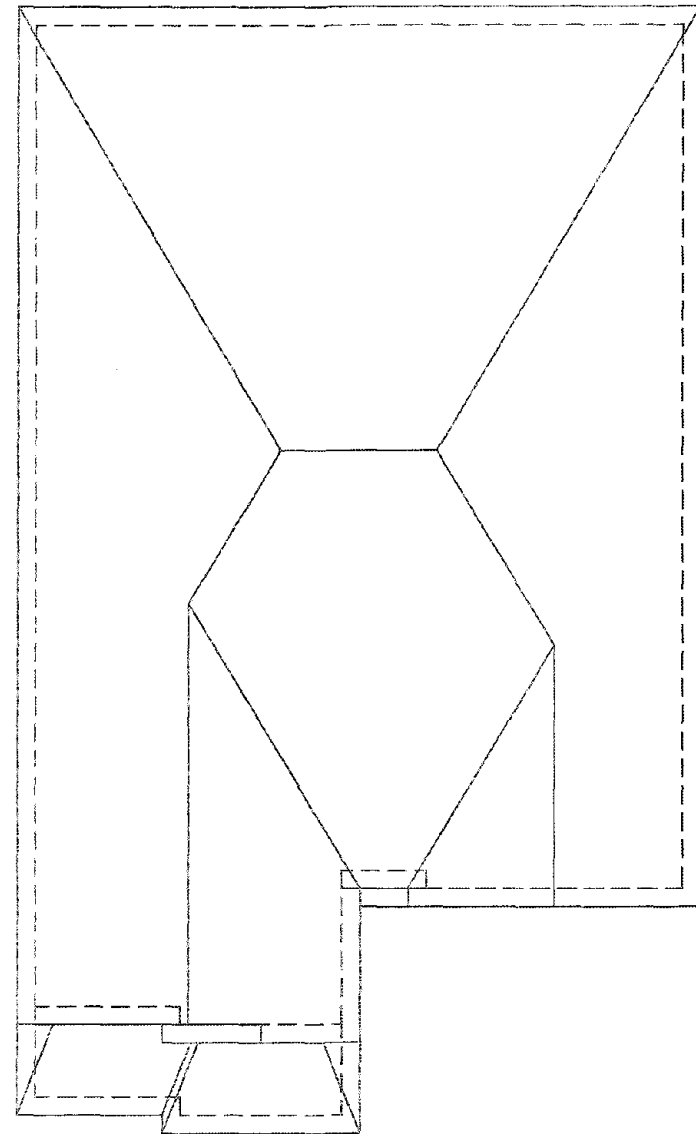
g no.

41

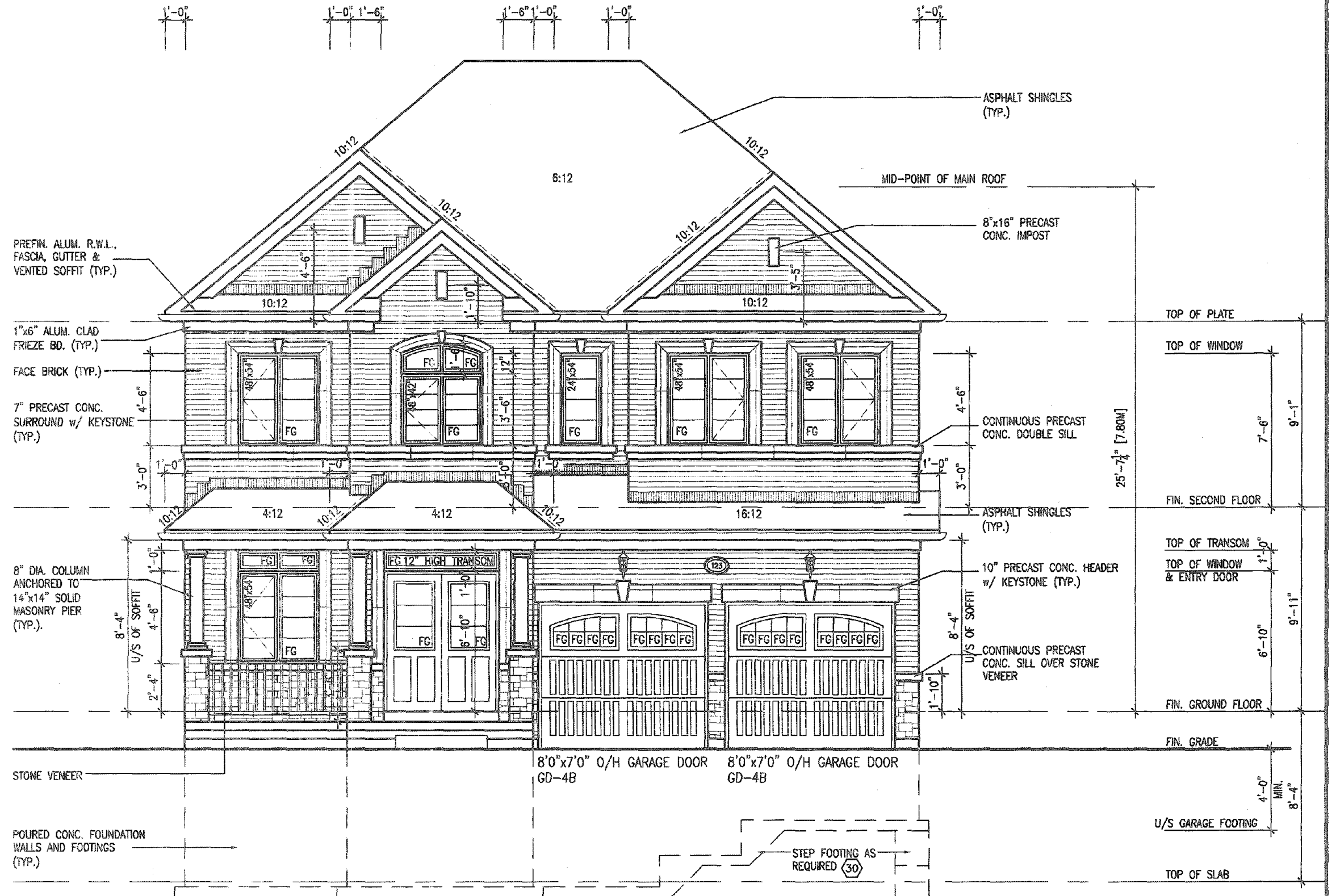
1

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

3288 SF.



ROOF PLAN-1



FRONT ELEVATION '1'

OK

CITY OF HAMILTON
Building Division

Permit No. 20-187748

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

These drawings and/or specifications have been reviewed by
DATE DEC 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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 Contractor 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: [Signature]
DATE: SEP 1/2020
This stamp certifies compliance with the applicable Design Guidelines only, and does not constitute professional responsibility.

PORCH STEPS (TYP.)
PRECAST CONCRETE STEPS
w/ MASONRY INSERTS WHERE
GRADE REQUIRES.

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9.				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
8.				qualification information
7.				Richard Vink 24488
6.				signature
5.				BOM
4.				registration information
3.	ISSUED FOR PERMIT.	APR 13/20	GW	VAS Design Inc. 42658
2.	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
1.	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW	
	not description	date	by	

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

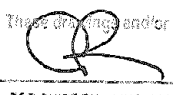
project name	RUSSELL GARDENS PH. 3	city	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	FRONT ELEVATION - ELEV. 1	
drawn by	CL	3/16" = 1'-0"		19014-MOUNTAINASH-05	A5
drawn no.					

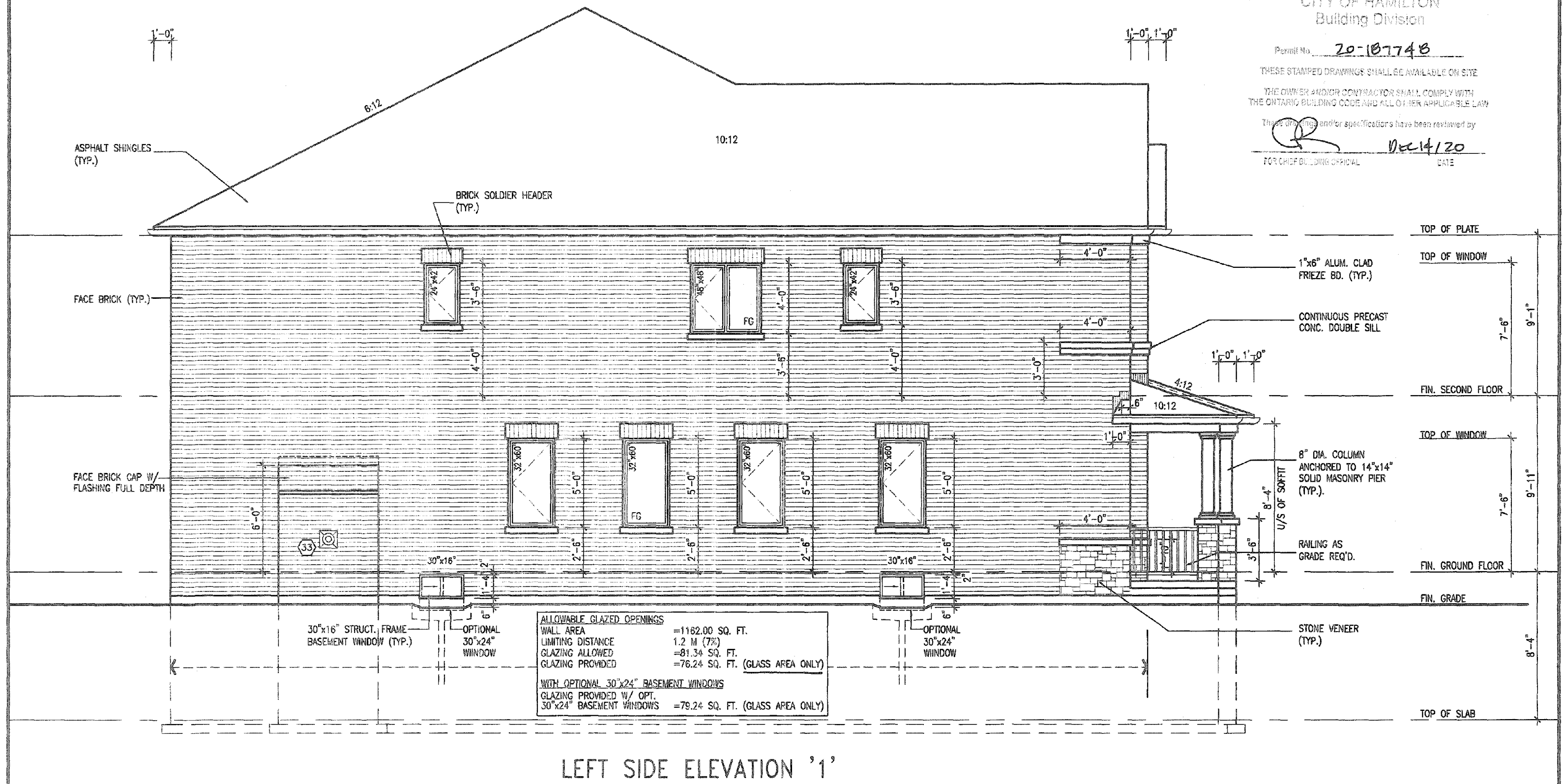
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

3288 SF.

CITY OF HAMILTON
Building Division

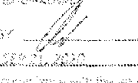
Permit No. 20-10774B

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 Dec 14/20



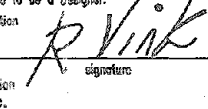
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: SEP 21, 2020
This stamp is for design only with the application. Design Guidelines only and does not fulfill any legal or regulatory responsibility.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com	 MOUNTAINASH 5 13.5m	project name RUSSELL GARDENS PH. 3 HAMILTON, ON	project no. 19014	drawing no. A6	
8		 Richard Vink signature 24488 BCIN 42658							
7									
6									
5		name registration information VA3 Design Inc.		date JANUARY 2020 checked by CL scale 3/16" = 1'-0"				LEFT SIDE ELEVATION - ELEV. 1 18014-MOUNTAINASH-05	
4		3 ISSUED FOR PERMIT. APR 13/20 GW		drawing no. A6					
3		2 UPDATED PER ENG & CLIENT COMMENTS. MAR 26/20 GW							
2		1 PRELIMINARY, ISSUED FOR CLIENT REVIEW. JAN. 28/20 GW							
1		not description							

3288 SF.



RIGHT SIDE ELEVATION '1'

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
APPROVED BY: [Signature]
DATE: 3/2/2020
This stamp certifies compliance with the applicable Architectural Guidelines only and does not constitute a warranty or any other form of liability.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9				
8				
7				
6				
5				
4				
3	ISSUED FOR PERMIT.	APR 13/20	GW	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	

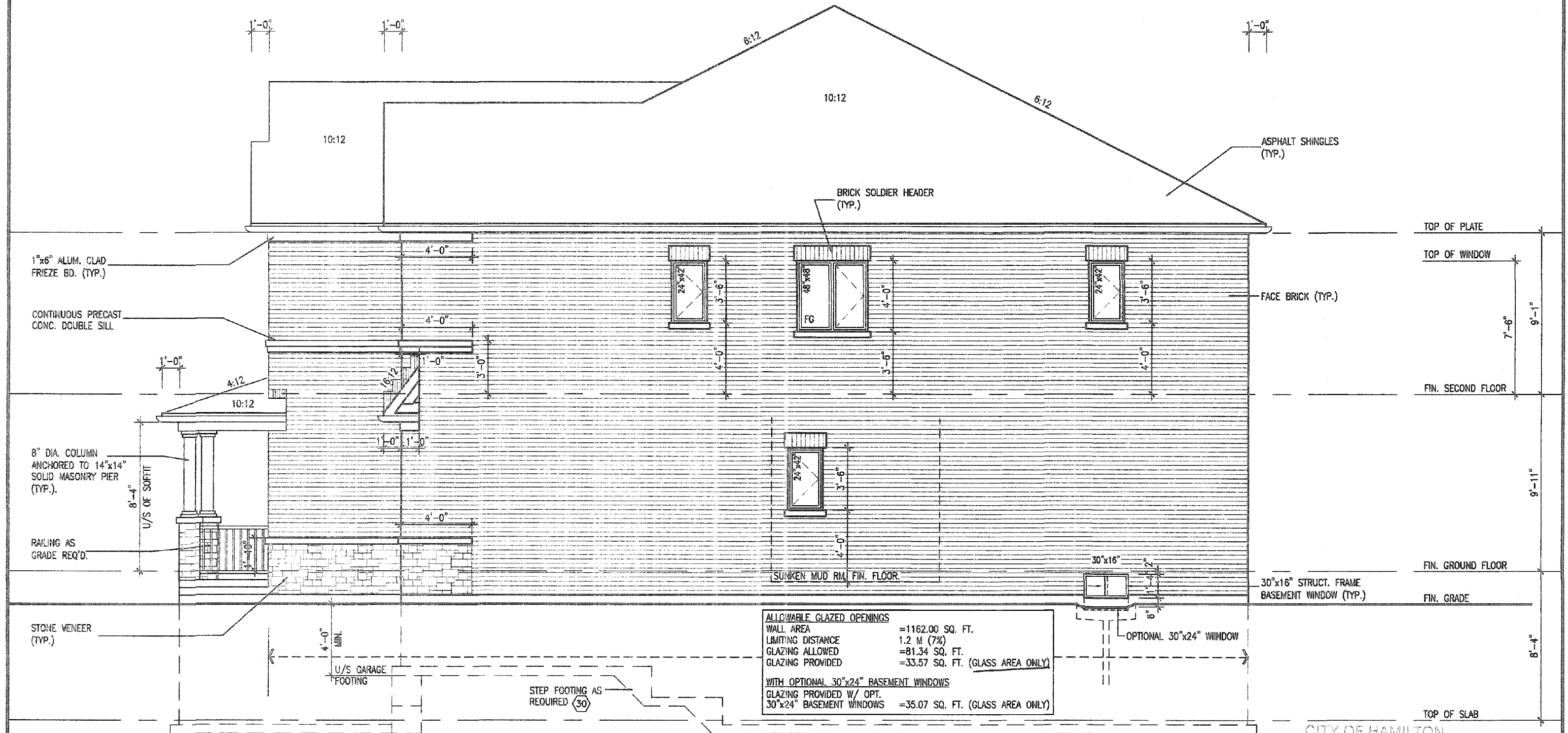
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
registration information
V&S Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are intended as a guide and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

V&S DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		project no. 19014	
date JANUARY 2020		drawing no. A7	
drawn by CL		checked by 3/16" = 1'-0"	
scale 3/16" = 1'-0"		RIGHT SIDE ELEVATION - ELEV. 1	
MOUNTAINASH 5 - C:\Users\mccm\Desktop\19014-GREENPARK\19014-MOUNTAINASH-05.dwg - Apr 13 2020 - 3:21 PM		19014-MOUNTAINASH-05	

All drawings, specifications, related documents and design are the copyright property of V&S DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&S DESIGN's written permission.

3288 SF.



RIGHT SIDE ELEVATION '1'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

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 C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 11, 2020
This design complies with the regulations and guidelines of the City of Hamilton.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

ALLOWABLE GLAZED OPENINGS
WALL AREA =1162.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =81.34 SQ. FT.
GLAZING PROVIDED =33.57 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS =35.07 SQ. FT. (GLASS AREA ONLY)

Permit No. 20-187748
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 [Signature]
DATE DEC 14/20
FOR CHIEF BUILDING OFFICIAL

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

9				
8				
7				
6				
5				
4				
3	ISSUED FOR PERMIT.	APR 13/20	GW	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	

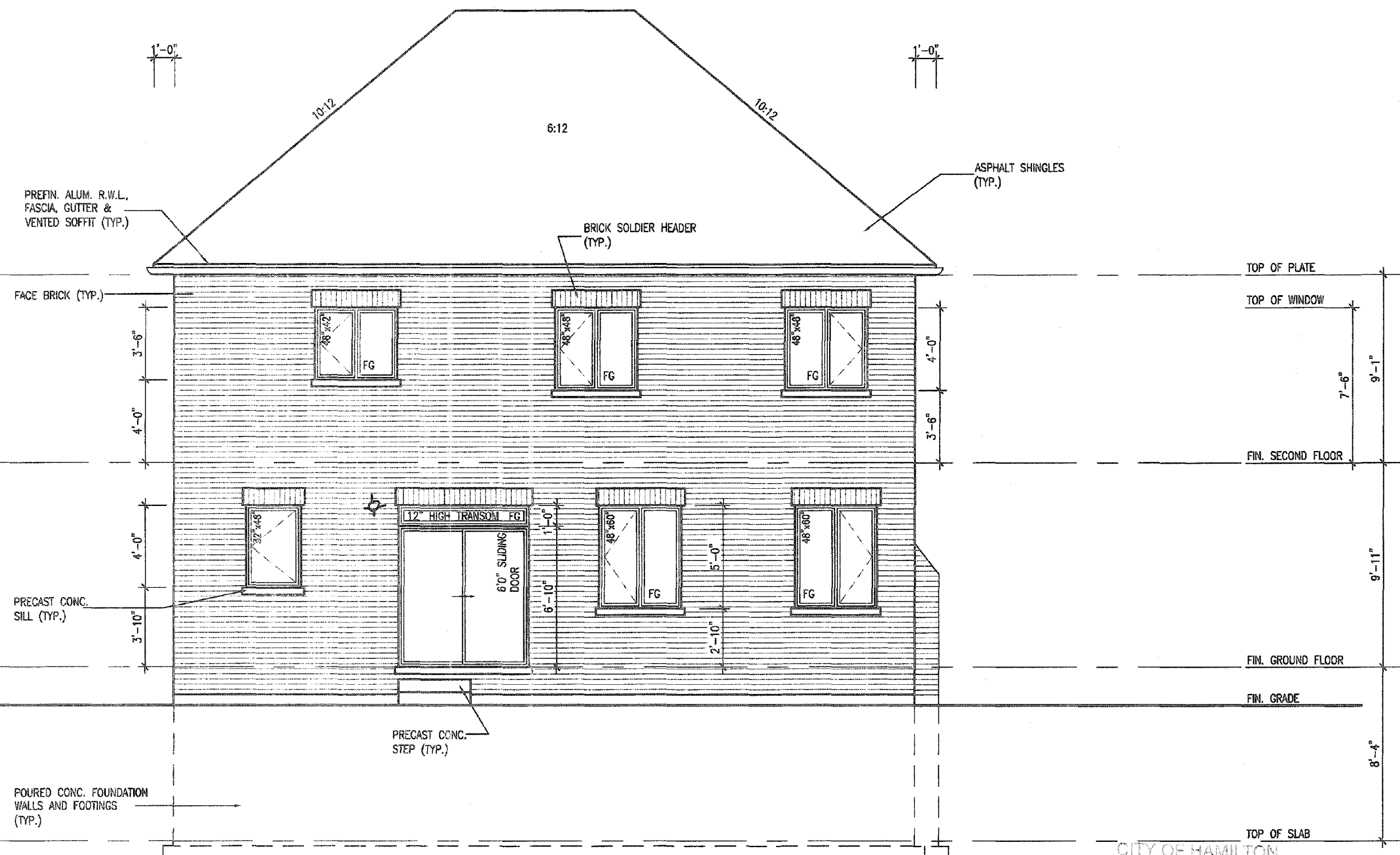
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2235 f 416.630.4782
va3design.com

Greenpark.
project name RUSSELL GARDENS PH. 3
date JANUARY 2020
drawn by CL
checked by [Signature]
scale 3/16" = 1'-0"
municipality HAMILTON, ON
RIGHT SIDE ELEVATION (OPT. 5 BEDROOM)- ELEV. 1
19014-MOUNTAINASH-05
date APR 13 2020 - 1:21 PM
AMMUT MOZAMMEL - C:\Users\mmozam\Documents\19014-MOUNTAINASH-05.dwg

MOUNTAINASH 5
13.5m
project no. 19014
drawing no. A8

3288 SF.



REAR ELEVATION '1'

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 Contractor/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 C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: SEP 22, 2020

You must adhere to compliance with the applicable
Design Guidelines only and leave no further
uncertainty, responsibility

ELEVATIONS NOT DRAWN TO ACTUAL GRADE
REFER TO FINAL GRADING PLAN.

9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8						qualification information	
7						qualification information	
6						Richard Vink	2448
5						signature	BC
4						regulation information	
3	ISSUED FOR PERMIT	APR 13/20	GW			VAS Design Inc.	4265
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW				
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW				
no.	description		date	by			

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

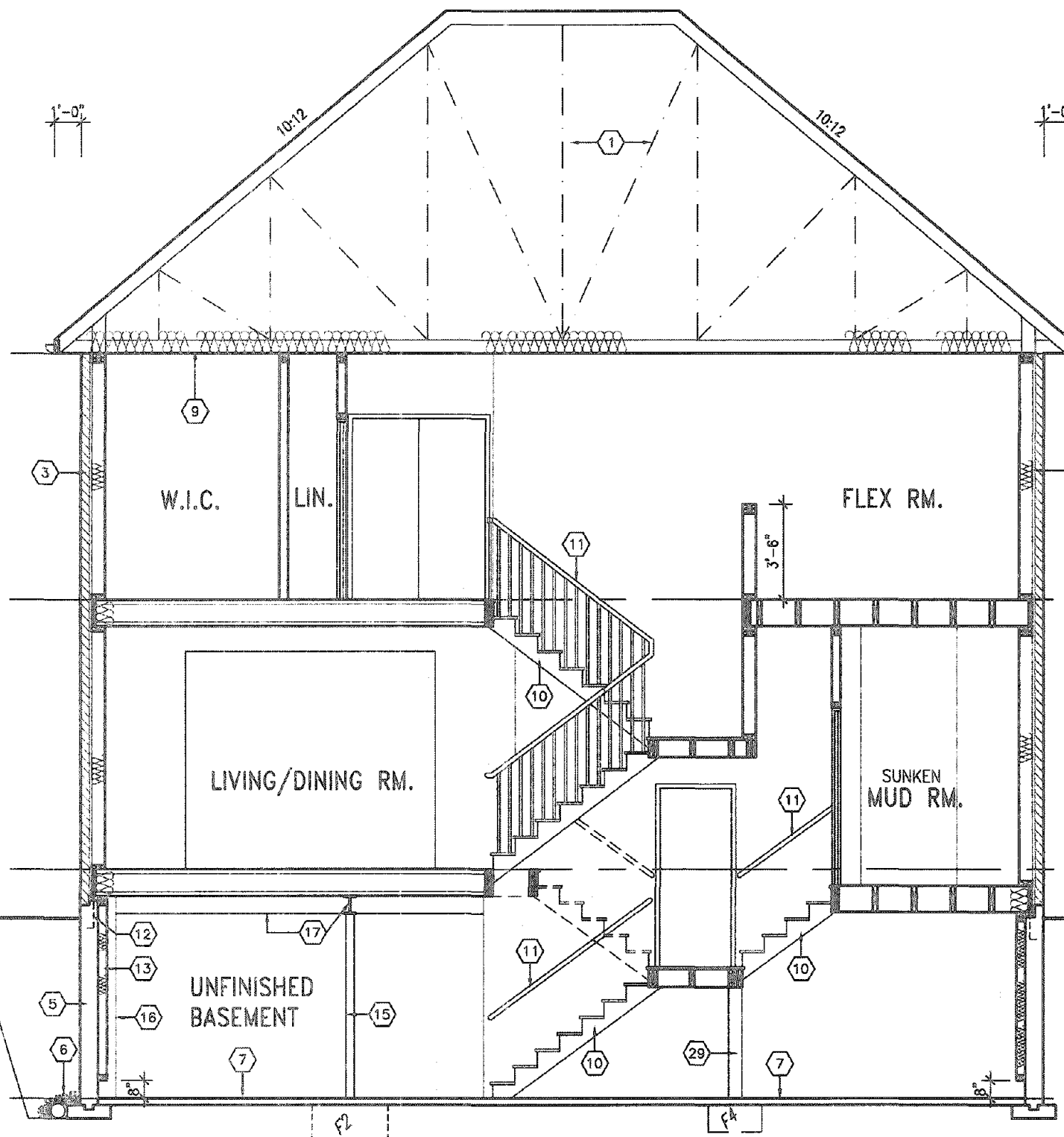
 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
elevation by CL		REAR ELEVATION - ELEV. 1 checked by 3/16" = 1'-0"	
scale CL		drawing no. A9	
19014-MOUNTAINASH-05 4/18/2020 10:41 AM - C:\Users\hosh\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-05.dwg - Mod - Apr 13, 2020 - 3:21 PM			

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

CITY OF HAMILTON
Building Division

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
 02/14/20
 FOR CHIEF BUILDING OFFICIAL DATE



∴ OL

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8				qualification information	
7				qualification information	
6				Ronald Vink	2448
5				name	BCE
4				registration information	
3	ISSUED FOR PERMIT.	APR 13/20	GW	VAS Design Inc.	4255
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by	DRAWINGS ARE NOT TO BE USED WITHOUT THE SIGNATURE OF THE DESIGNER.	

MOUNTAINASH 5
13.5m

project name	municipality	project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON	19014

date JANUARY 2020 SECTION A-A - ELEV. 1 drawing no. A-10

2	CL	-	3/18" = 1'-0"	19014-MOUNTAINASH-05	ATU
(HINNE MOZAMBE - C. WANG, (Kern) (Dillon) 19014-GREENPARK UNITS 19014-MOUNTAINASH-05 dwn - Mon - Apr 13 2002 - 3:21 PM					

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

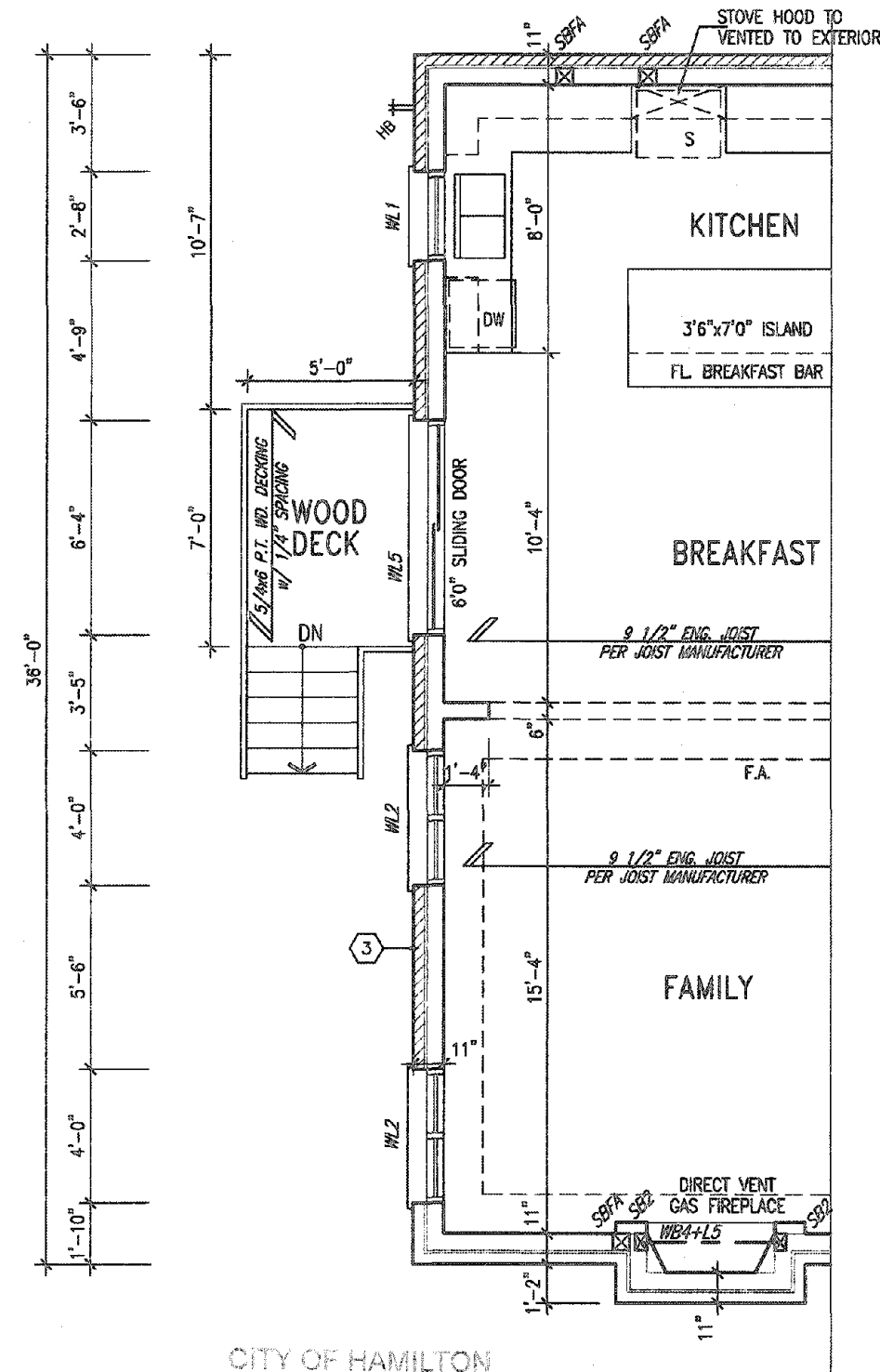
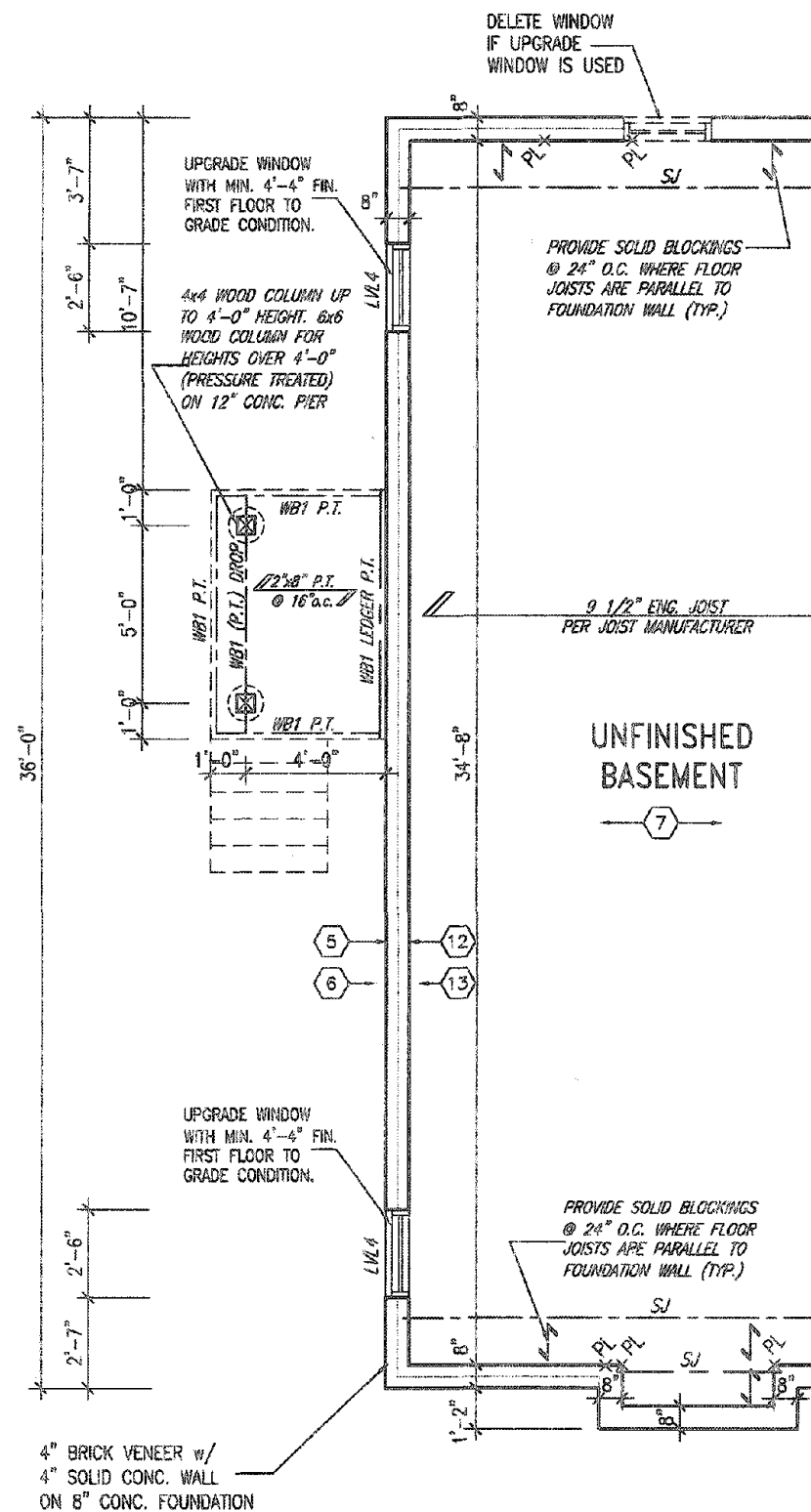
REFER TO STANDARD BASEMENT
PLAN FOR WINDOWS THAT MAY BE
ELIMINATED WITH UPGRADED REAR
WINDOWS OF DECK CONDITION.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

PLANS AND ELEVATION ILLUSTRATE DECK
CONDITIONS WHERE GRADE PERIMITS. BASEMENT
WINDOWS APPLY TO CONDITIONS OF A MINIMUM
4'-4" FROM FINISHED FIRST FLOOR TO GRADE.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.



BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT
STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION
(RIGID OR SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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 C. WILLIAMS LTD. ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY: [Signature]
 DATE: SEP 21 2020

This stamp certifies compliance with the applicable
 Design Code rules only and contains no further
 professional responsibility.

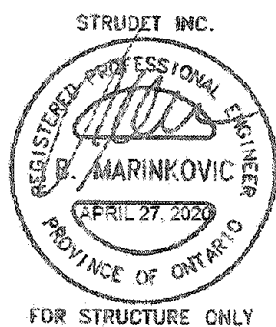
CITY OF HAMILTON
Building Division

Permit No. 20-1B7748

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
 02/14/20
 FOR CHIEF BUILDING OFFICIAL DATE



9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink
6				<i>R Vink</i> 24
5				signature
4				name
3	ISSUED FOR PERMIT	APR 13/20	GW	registration information V33 Design Inc. 42
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com



project name
RUSSELL GARDENS PH. 3

date JANUARY 2020		
drawn by CL	checked by -	scale 3/16" = 1'-0"

AYINAS MOZAMBIQUE - C:\Users\abrief\Desktop\19014-CRIME\2628\19014-MOZAMBIQUE-05.docx - Mon - Apr 13 2020 - 3:21 PM

MOUNTAINASH 5
13.5m

HAMILTON, ON

PARTIAL PLANS - DECK CONDITION

file name
19014-MOUNTAINASH-05

drawing no.

All drawings, specifications, related documents and designs are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

3288 SF.

CITY OF HAMILTON
Building Division

Ferrail No. 20-187748

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
 Dec 14/20
 FOR CHIEF BUILDING OFFICIAL DATE

FOR CHIEF BUILDING OFFICIAL DATE

TOP OF PLATE

TOP OF WINDOW

7-6²

FIN. SECOND FLOOR .

9-11

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

REAR ELEVATION '1'-
DECK CONDITION

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 Contro- 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 C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL REVIEW
AND APPROVAL

APPROVED BY [Signature]
DATE MAY 21 1960

This drawing contains confidential and proprietary
Design Concepts and should not be further
distributed without written consent

EXTERIOR RAILINGS:
3'-0" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				
7				qualification information
6				Richard Vink 24488
5				name signature BCIN
4				regulation information
3	ISSUED FOR PERMIT.	APR 13/20	GW	VA3 Design Inc. 42658
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	

VA3
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com

 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
design by CL		drawing no. A12	
checked by -		scale 3/16" = 1'-0"	
title name 19014-MOUNTAINASH-05		drawing no. A12	
C:\Users\hmc\Desktop\19014-GREENPARK\19014-MOUNTAINASH-05.dwg - Mon - Apr 13 2020 - 3:21 PM			

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

3288 SF.

CITY OF HAMILTON
Building Division

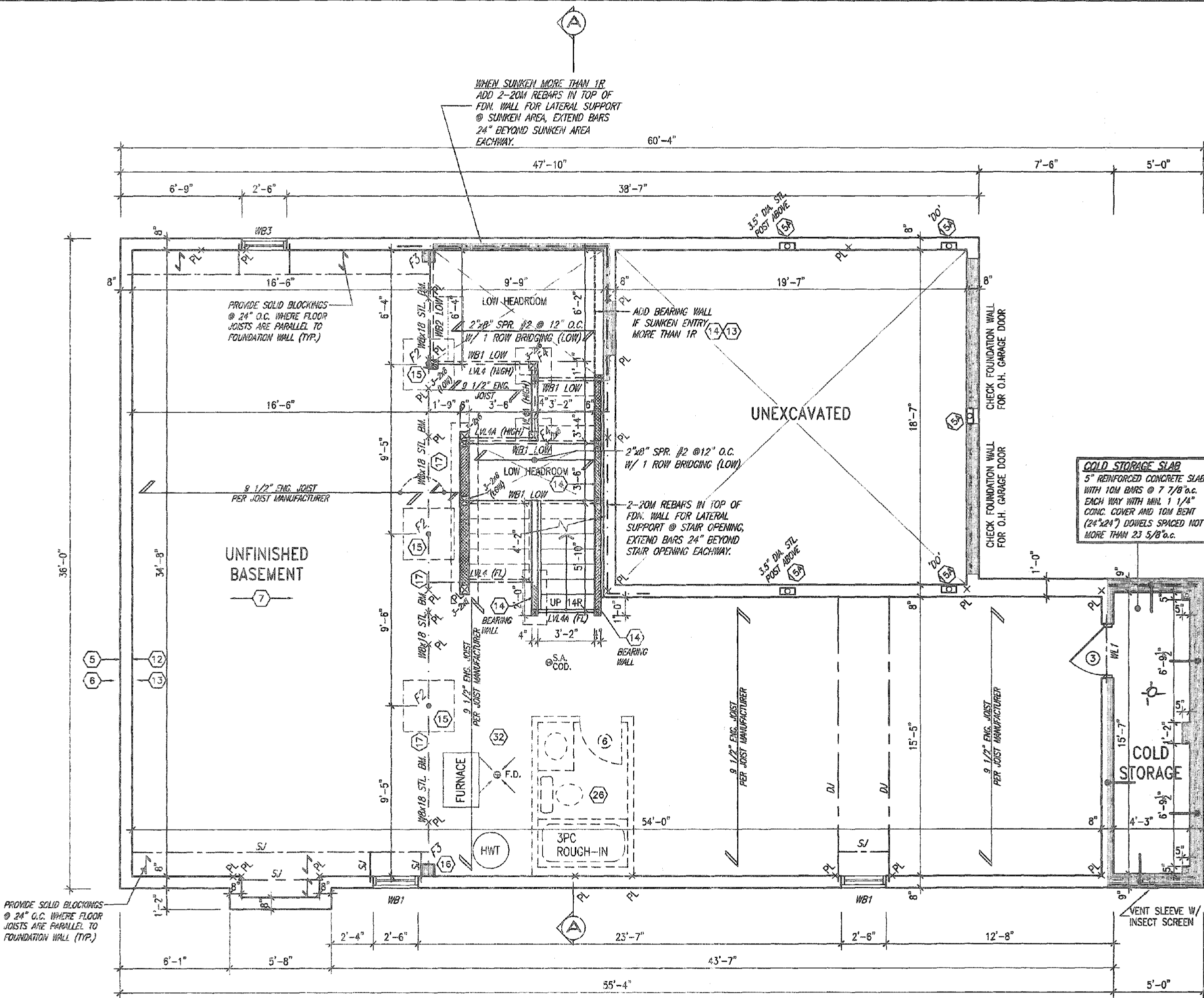
Permit No. 20-107748

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20



COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7'8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOUELS SPACED NOT
MORE THAN 23 5/8" o.c.

BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

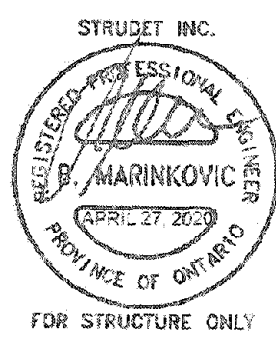
**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS**
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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: [Signature]
DATE: SEP 21, 2020
This is to certify compliance with the applicable
Architectural Guidelines and all applicable
regulations and requirements.

BASEMENT FLOOR PLAN '2'



MOUNTAINASH 5 COMPLIANCE PACKAGE 'A1'

3 ISSUED FOR PERMIT. APR 13/20 GW		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		VA3 DESIGN		Greenpark.		MOUNTAINASH 5	
2 UPDATED PER ENG & CLIENT COMMENTS. MAR 26/20 GW		qualification information		255 Consumers Rd Suite 120		project name		13.5m	
1 PRELIMINARY ISSUED FOR CLIENT REVIEW. JAN. 28/20 GW		Richard Vink 24488		Toronto ON M2J 1R4		RUSSELL GARDENS PH. 3		project no.	
no. description		signature		416.630.2255 / 416.630.4782		HAMILTON, ON		19014	
date		signature		va3design.com		BASEMENT PLAN - ELEV. 2		drawing no.	
by		signature		255 Consumers Rd Suite 120		checked by		A1a	
date		signature		Toronto ON M2J 1R4		scale		19014-MOUNTAINASH-05	
by		signature		416.630.2255 / 416.630.4782		3/16" = 1'-0"		DATE	
date		signature		va3design.com		3/15/20		3:21 PM	

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

3288 SF.

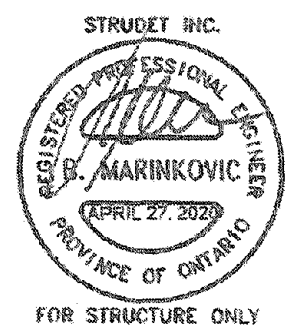
CITY OF HAMILTON
Building Division

Permit No. 20-167748

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 Dec 14/20

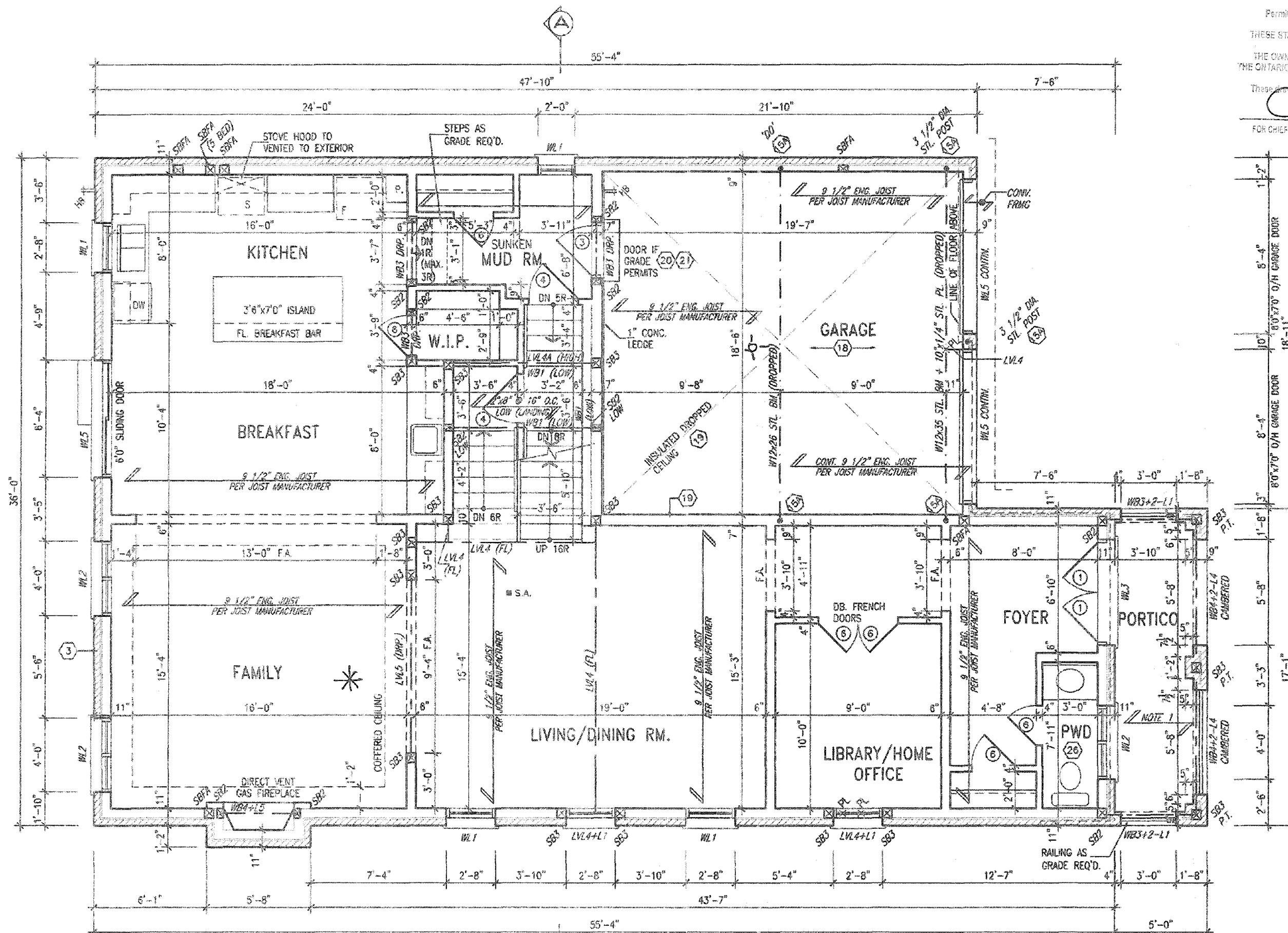


NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
w/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



* FIREBLOCKING TO BE PROVIDED
AT ALL CONCEALED SPACES.

GROUND FLOOR PLAN '2'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE DEVICES TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OSC. DIV. 8- TABLE 6.2.3.12.
• KITCHEN EXHAUST: 3.0m
• DRIVEWAY, PARKING SPACE, ROAD: 1.5m
• SOLID FUEL APPLIANCE EXHAUST: 3.0m

1	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW
3	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 28/20	GW
4	DESCRIPTION	DATE	BY
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

VAS DESIGN

235 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.830.2255 / 416.830.4782
vasdesign.com

Greenpark.

RUSSELL GARDENS PH. 3

DATE: JANUARY 2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]

HAMILTON, ON

GROUND FLOOR PLAN - ELEV. 2

MOUNTAINASH 5
13.5m

project no. 19014

drawing no. A2a

All drawings, specifications, related documents and designs are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

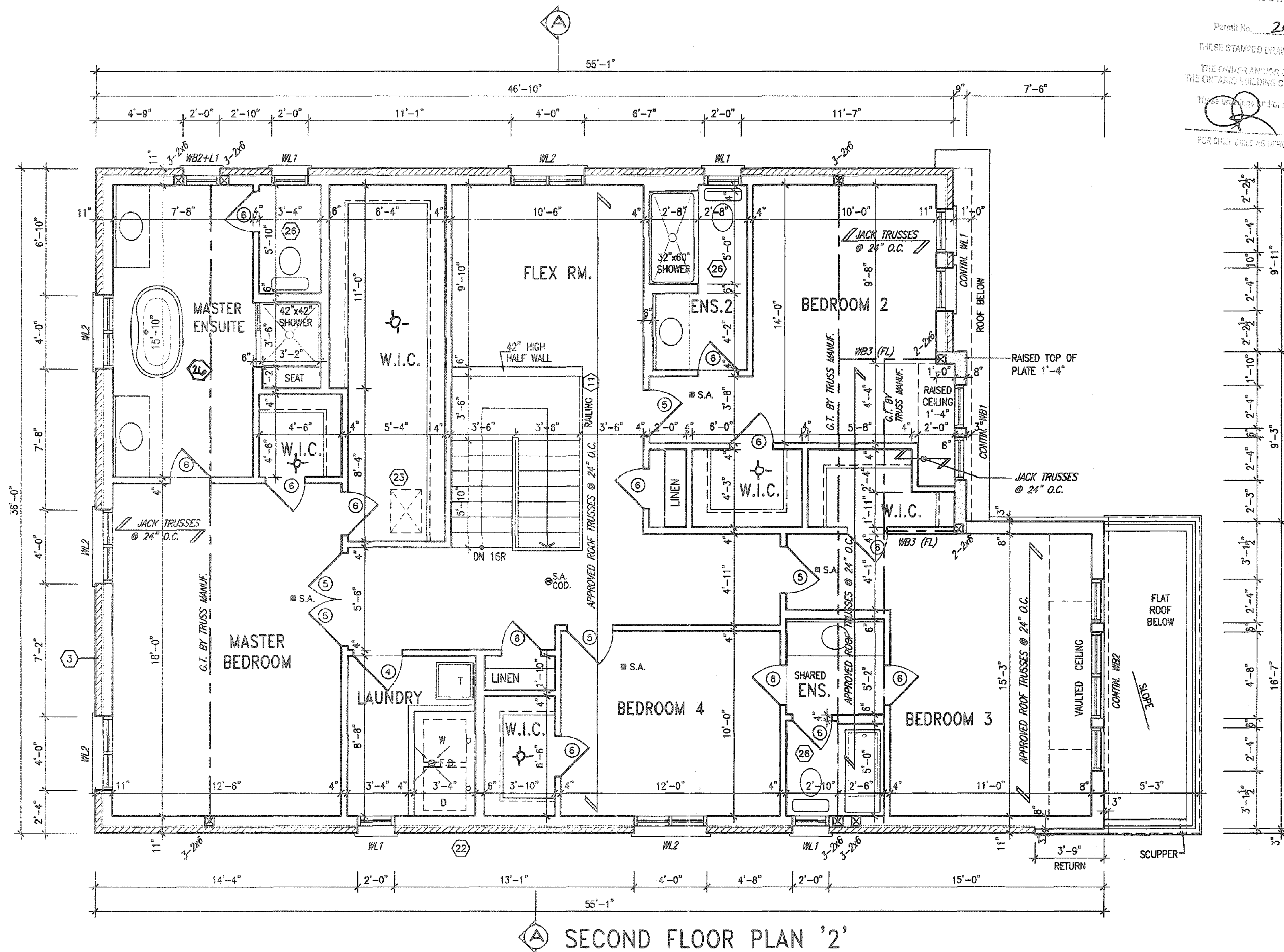
3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748

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

These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE DEC 14/20



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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
ARE APPROVAL
DATE
This stamp certifies compliance with the applicable Design Guidelines only. It does not certify professional engineering design.

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.6.(3)(a) & 3.8.3.6.(3)(c). SHOWER: 3.8.3.13.(2)(g). BATHTUB: 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG. & CLIENT COMMENTS.	MAR 25/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
name
registration information
VA3 Design Inc.
signature
24488
BCN
42658

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ON

MOUNTAINASH 5
13.5m

project no.
19014

date
JANUARY 2020

drawn by
CL

checked by
3/16" = 1'-0"

SECOND FLOOR PLAN - ELEV. 2

19014-MOUNTAINASH-05

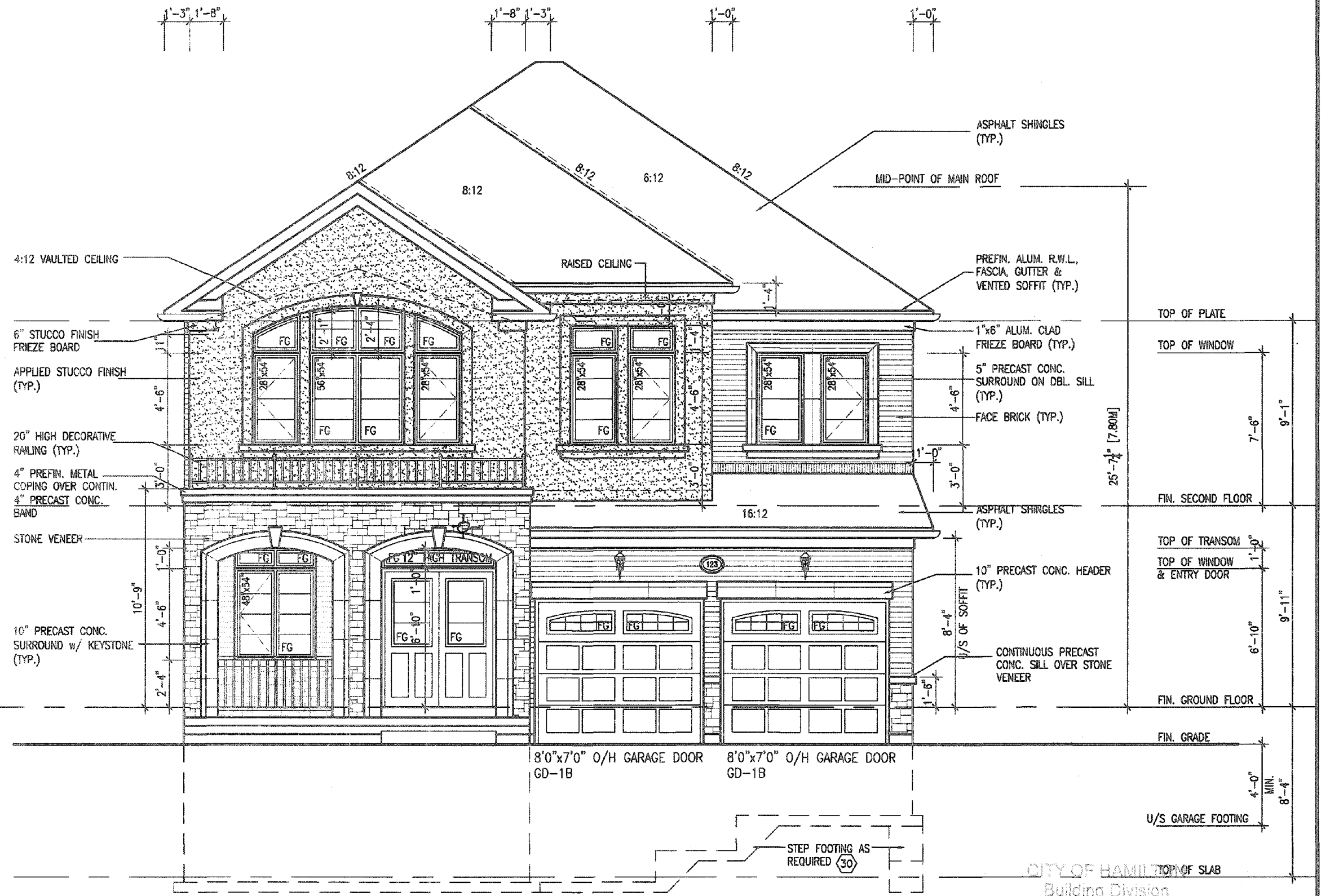
drawing no.
A3a

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

ROOF PLAN-

INSIDE PORTICO
ELEVATION '2'



FRONT ELEVATION '2'

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

APPROVED BY: 
DATE: SEP 15 2000

This change requires a permit for which the applicable
Design is hereby approved and bears no further
responsibility of the architect.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order to Build Code to be a Designer.
8						
7						qualification information
6						Richard Vink 24481
5						<i>R Vink</i> signature BCI
4						name registration information VAS Design Inc. 42555
3	ISSUED FOR PERMIT.		APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.		MAR 26/20	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with this work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of this work. Drawings are not to be copied.
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW		JAN. 23/20	GW		
	no. description		date	by		

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3		city HAMILTON, ON		project no. 19014	
date JANUARY 2020		drawing no. 19014-MOUNTAINASH-05			
drawn by CL		checked by -		scale 3/16" = 1'-0"	
title FRONT ELEVATION - ELEV. 2		drawing no. A5a			
HWAF: MAGGIMIEL - C:\Users\lamm\Documents\19014 - GREY PARG. UNITS\19014-MOUNTAINASH-05.dwg - Mon - Apr 13 2020 - 3:21 PM					

All drawings, specifications, related documents and design are the copyright property of V43 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V43 DESIGN's written permission.

3288 SF.



LEFT SIDE ELEVATION '2'

CITY OF HAMILTON
Building Division

Permit No. 20-18774B

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 _____

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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 C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL FIRM, REVIEW
AND APPROVAL

APPROVED BY: 

DATE: SEP 24 1988

This document is the property of the undersigned
company and is to be held in confidence by the
professional representative.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order's Building Code to be a Designer.		
8						
7				qualification information		
6				Richard Vink	2448-	
5				name		
4				registration information	signature	BC
				VAS Design Inc.		4265-
3	ISSUED FOR PERMIT.	APR 13/20	GW			
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no	description		note by			

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

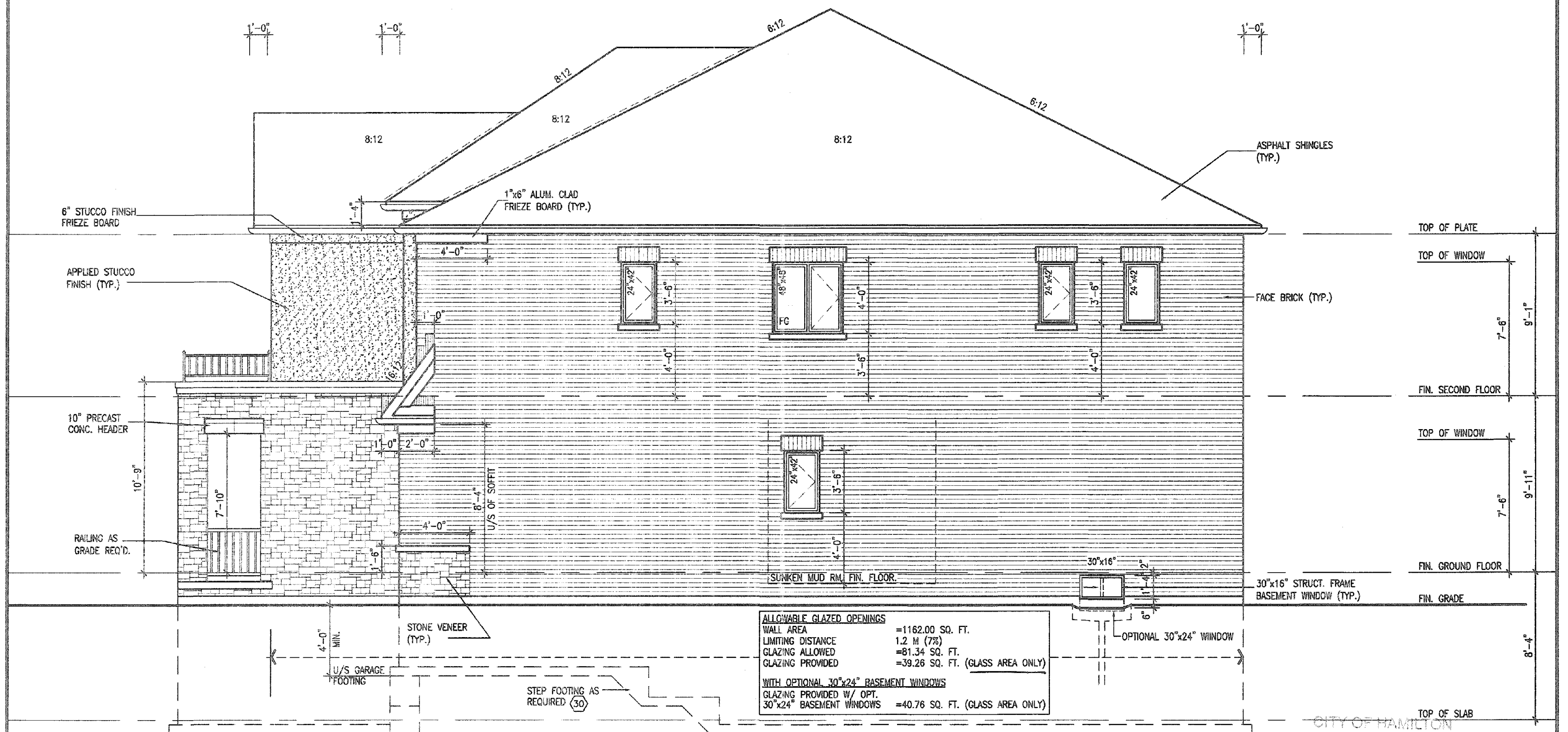


MOUNTAINASH 5
13.5m

project name	number	quantity	project no.
RUSSELL GARDENS PH. 3		HAMILTON, ON	19014
date	LEFT SIDE ELEVATION - ELEV. 2		drawing no.
JANUARY 2020			A6a
drawn by	checked by	scale	file name
CL	-	3/16" = 1'-0"	19014-MOUNTAINASH-05
A6a/MOUNTAINASH - C:\Users\chad\Desktop\B014-GREENPARK\A6a\19014-MOUNTAINASH-05.dwg - Mod - Apr 13, 2020 - 3:27 PM			

All drawings specifications, related documents and designs are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

3288 SF.



RIGHT SIDE ELEVATION '2'

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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY 
DATE 2-21-2001

ELEVATIONS NOT DRAWN TO ACTUAL GRADE
REFER TO FINAL GRADING PLAN.

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8					qualification information	
7						
6					Richard Vink	2448
5					name	BC
4					regulation information	
3	ISSUED FOR PERMIT.	APR 13/20	GW		VAS Design Inc.	4255
2	UPDATED PER ENG. & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no.	description	date	by			



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by checked by state

CL - 3/16" = 1'-0"

AIRNAF MODAMMEL - C:\Users\chamuel.Donlon\19014-COFFINPARC\BIB751

MOUNTAINASH 5
13.5m

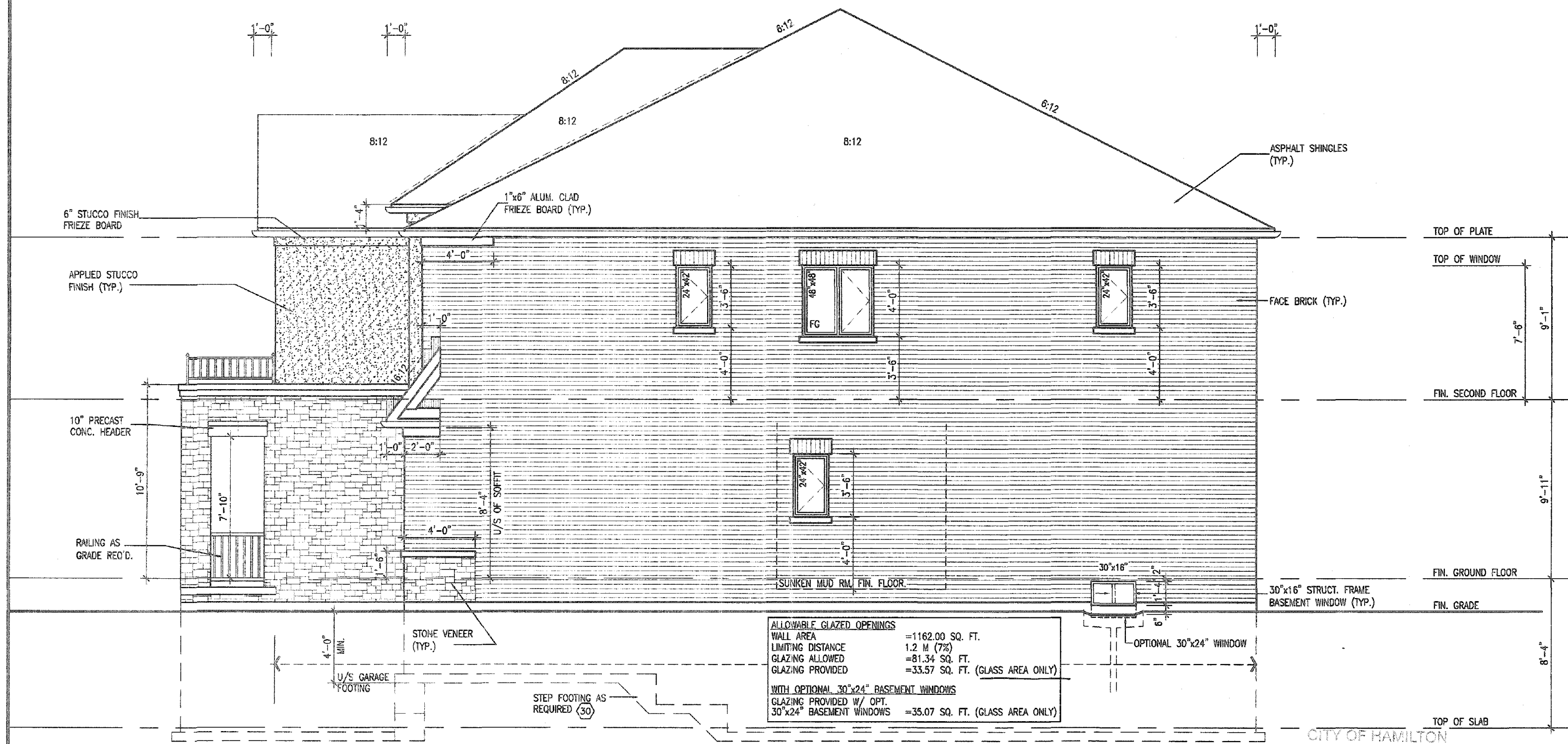
RIGHT SIDE ELEVATION - ELEV. 2

File name
19014-MOUNTAINASH-05

drawing no.
A7a

All drawings, specifications, related documents and designs are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

3288 SF.



RIGHT SIDE ELEVATION '2'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

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. This Control Architect is not responsible in any way for examining or approving site plotting 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: [Signature]
DATE: JUL 27, 2020
This stamp certifies that the plans have been reviewed and approved by the Architectural Control Review and Approval Committee of the City of Hamilton.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20	GW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JANUARY 2020
drawn by
CL
checked by
-
scale
3/16" = 1'-0"
MWHF MUHAMMEL - C:\Users\mwhm\OneDrive\19014-MOUNTAINASH\19014-MOUNTAINASH-05.dwg - Mon - Apr 13 2020 - 3:21 PM

MOUNTAINASH 5
13.5m
project no.
19014
drawing no.
A8a

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

Permit No. **20-18774B**

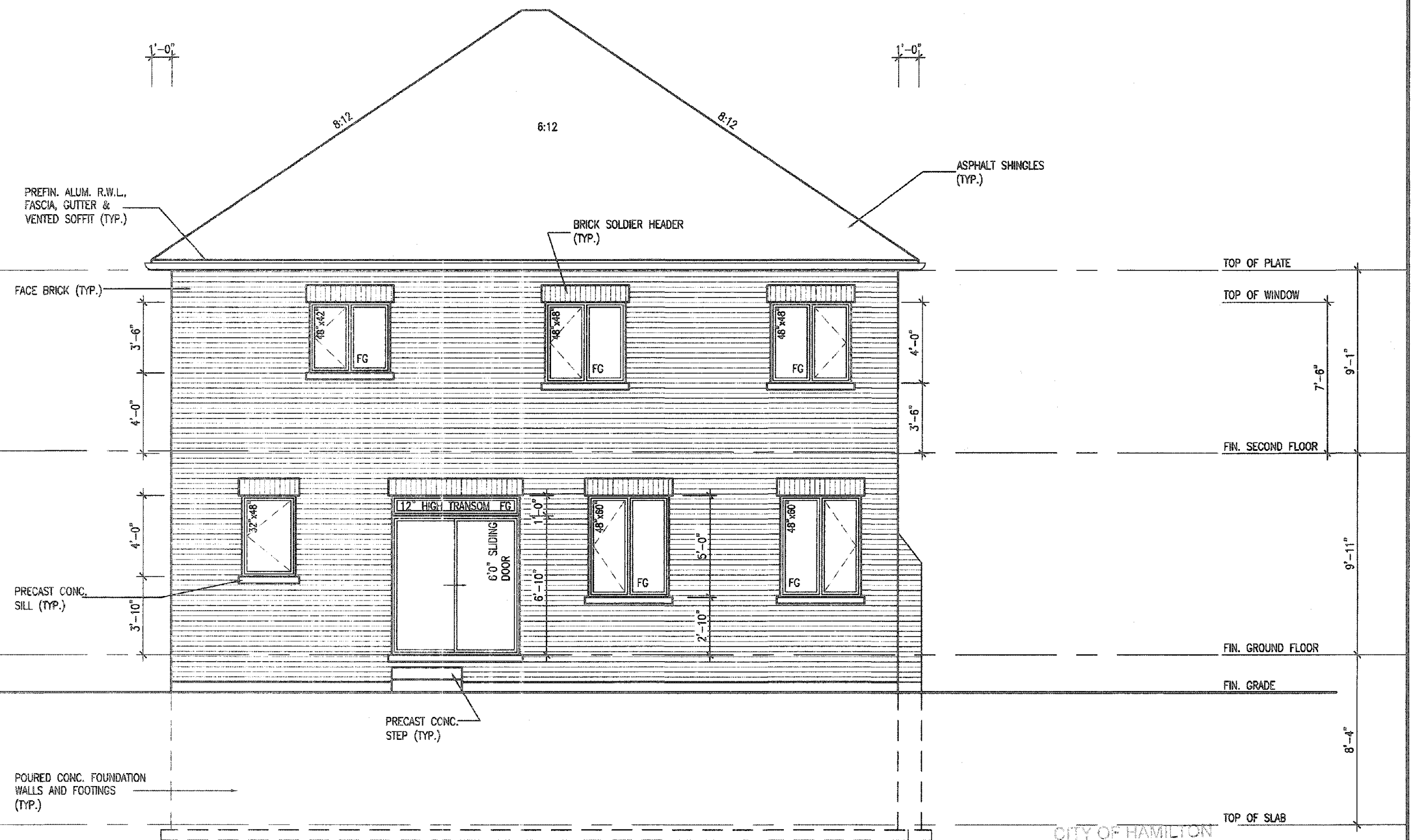
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

[Signature] **Dec 14, 20**
FOR CHIEF BUILDING OFFICIAL DATE

3288 SF.



REAR ELEVATION '2'

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., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: SEP 21, 2026

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9.					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.					qualification information
7.					Richard Vink
6.					signature
5.					name
4.					registration information
3.	ISSUED FOR PERMIT.	APR 13/20	GVH		VAS Design Inc.
2.	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GVH		Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GVH		Drawings are not to be sealed
	no. description	date	by		



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

checked by scale
- 3/16" = 1'-0"

ADMINISTRATIVE - C:\Users\ahnp\OneDrive\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-05.doc - Mon - Apr 13 2020 - 3:21 PM

MOUNTAINASH 5
13.5m

municipality
HAMILTON, ON

REAR ELEVATION - ELEV. 2

file name	A9a
8014-MOUNTAINASH-05	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

CITY OF HAMILTON
Building Division

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

 02/14/20

FOR CHIEF BUILDING OFFICIAL DATE

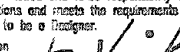


JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL FORTUNA, NEWAY
AND OFFICIAL

APPROVED BY 
DATE SEP 11 1960

This plans comply with all applicable
Building Code and all other
pertinent laws and by

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink name registration information VAS Design Inc.	 signature BCI	24498 42558
8							
7							
6							
5							
4							
3	ISSUED FOR PERMIT	APR 13/20	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 25/20	GW				
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW				
no.	description	date	by				

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3	project no. 19014
date JANUARY 2020	drawing no. A12a
drawn by CL	checked by 3/16" = 1'-0"
REAR ELEV. 2 - DECK CONDITION 19014-MOUNTAINASH-05	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

CITY OF HAMILTON
Building Division

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

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

APPROVED BY: [Signature]
DATE: SEP 25, 1964

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



BASEMENT PLAN - ELEV. 3

19014-MOUNTAINASH-05

[illegible]

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by checked by scale

CL - 3/16" = 1'-0"

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

CITY OF HAMILTON
Building Division

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

 DEC 14/20

FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC



FOR STRUCTURE ONLY

NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
w/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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 that 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: [Signature]
DATE: SEP 21, 2010
This stamp certifies compliance with the applicable
Design Guidelines only and does not fulfill
notational requirements.

* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES

Ⓐ GROUND FLOOR PLAN '3'

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC, DIV. 8- TABLE 6.2.3.12

• KITCHEN EXHAUST	3.0m
• DRIVEWAY, PARKING SPACE, ROAD	1.5m
• SOLID FUEL APPLIANCE EXHAUST	3.0m

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and means for requirements and cost in the Ontario Building Code to be a designer.	
8				qualification information	
7					
6				Richard Vink	2440
5				name	
4				registration information	
3	ISSUED FOR PERMIT	APR 13/20	GW	VAS Design Inc.	4265
2	UPDATED PER ENS & CLIENT COMMENTS	MAR 26/20	GW		
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 28/20	GW		
0	description	date	by		



VA3
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
va3design.com

Greenpark.

RUSSELL GARDENS PH. 3

JANUARY 2020

1990

2 CL

HAMILTON, ON

GROUND FLOOR PLAN - ELEV. 3

[Home](#)
[About Us](#)
[Contact Us](#)
[Privacy Policy](#)
[Terms of Service](#)

19014-MOUNTAINASH-05

MOUNTAINASH 5
13.5m

[illegible]

project no
19014

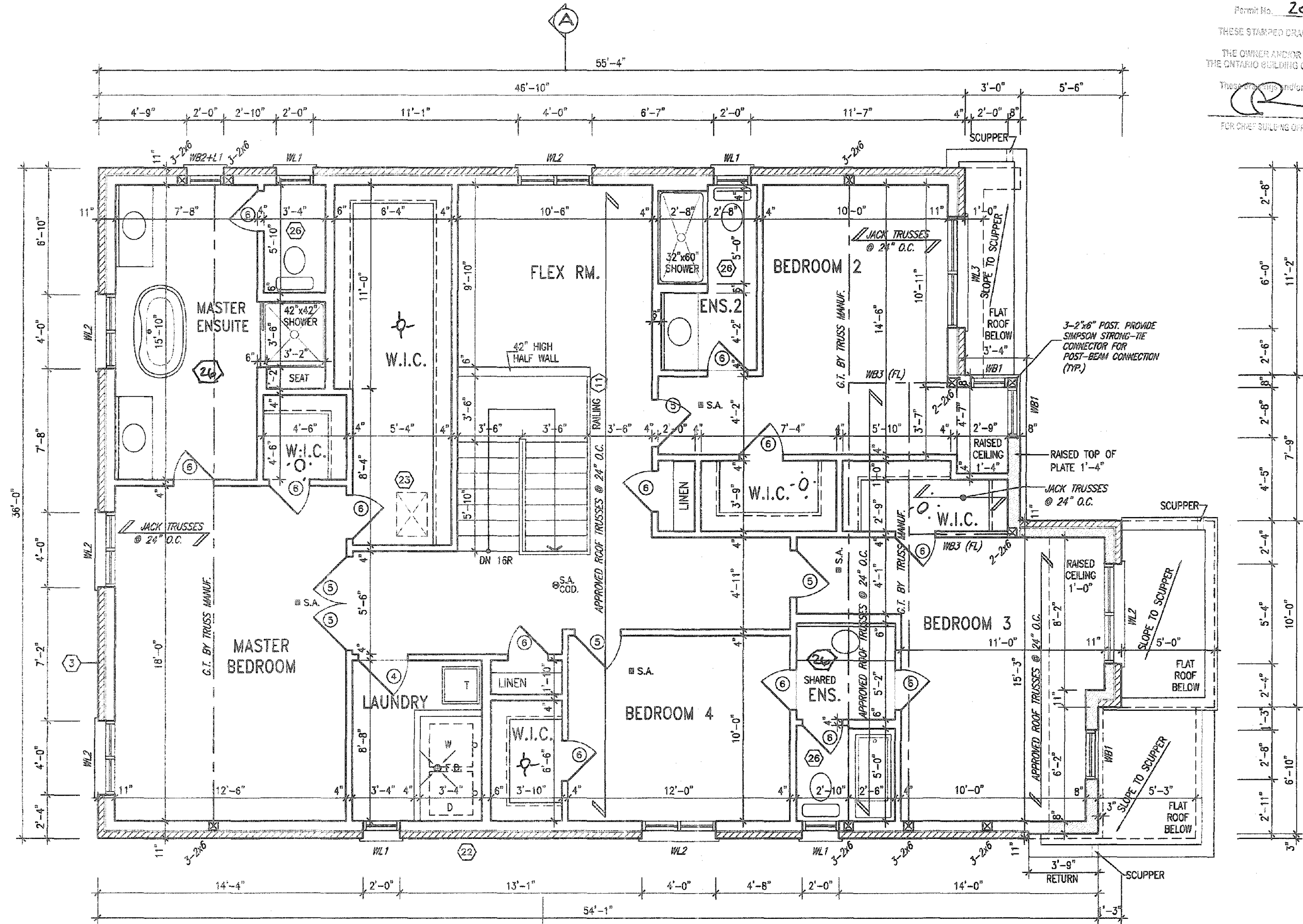
drawing no.

COL

A2D

All drawings, specifications, printed documents and design are the copyright property of VAI DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAI DESIGN's written permission.

Permit No. 20-187748
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
DEC 4/20
FOR CHIEF BUILDING OFFICIAL DATE



SECOND FLOOR PLAN '3'



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: [Signature]
DATE: SEP 21 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

GRAB BAR NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. 9-9.5.2.3 REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER: 3.8.3.13.(2)(g). BATHTUB: 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

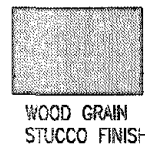
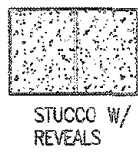
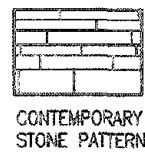
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488 BCIN
name registration information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 416.630.4782
va3design.com

Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		drawing no. A3b	
checked by 3/16" = 1'-0"		SECOND FLOOR PLAN - ELEV. 3	
A-HAS MOZMVEL - C:\Users\hase\Desktop\19014-CRKP\MOUNTASH-05.dwg - Mar - Apr 13 2020 - 3:22 PM		19014-MOUNTAINASH-05	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



CITY OF HAMILTON
Building Division

Permit No. **20-187740**

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 **Dec 14/20**



LEFT SIDE ELEVATION '3'

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: **SEP 1, 2020**
This stamp is to be used in conjunction with the separate Design Guidelines and does not constitute a final professional review.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 23/20	GW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Richard Vink 24488
name registration information
VAS Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name RUSSELL GARDENS PH. 3	location HAMILTON, ON	project no. 19014
date JANUARY 2020	checked by 3/16" = 1'-0"	drawing no. A6b
drawn by CL	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-05

LEFT SIDE ELEVATION - ELEV. 3

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

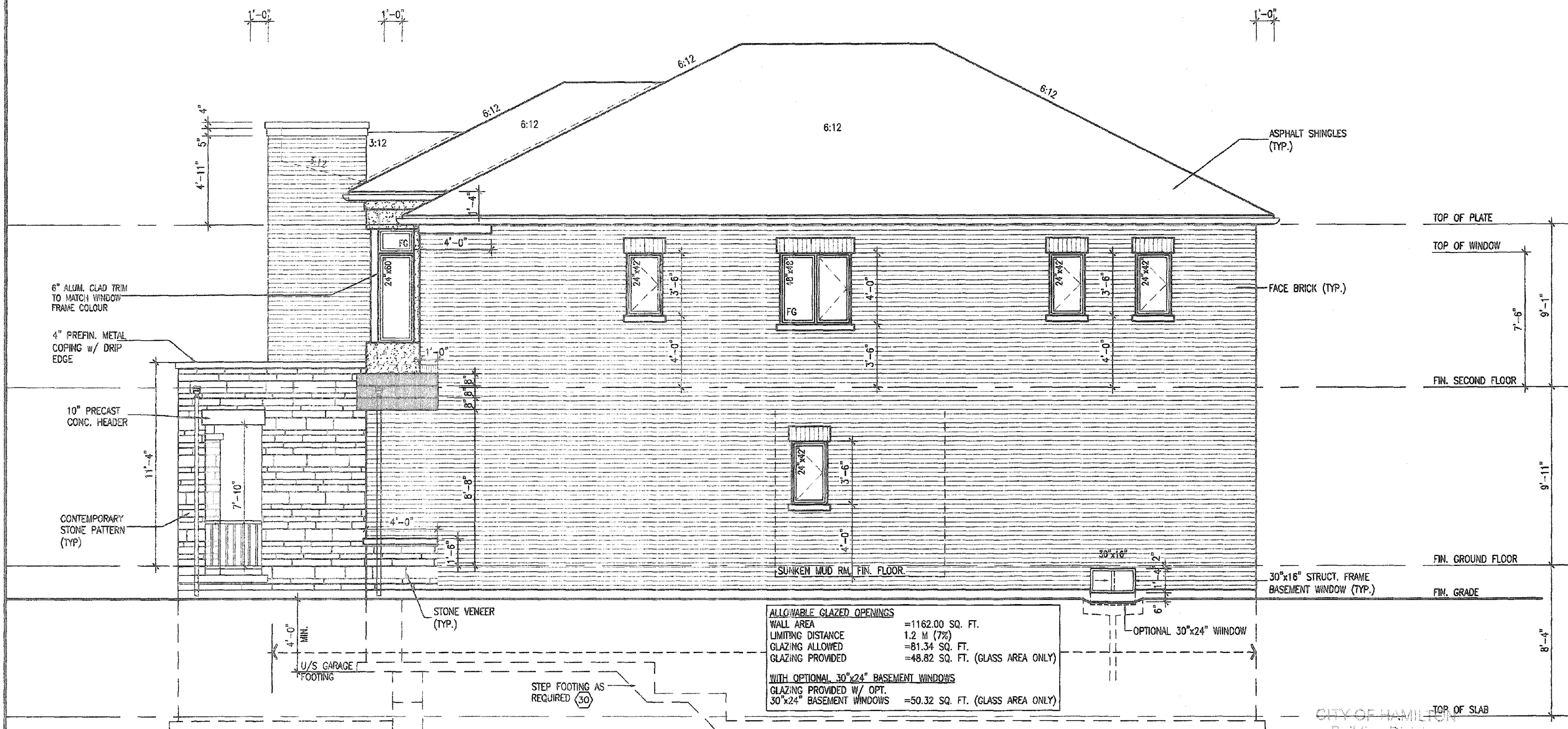
MOUNTAINASH 5
13.5m

CONTEMPORARY
STONE PATTERN

MAIN BRICK

STUCCO W/
REVEALS

WOOD GRAIN
STUCCO FINISH



~~CITY OF HAMILTON~~ TOP OF SLAB
Building Division

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

FOR CHIEF BUYER ORIGINAL DATE Dec 14/20

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

APPROVED BY: 

DATE: 8/26/2016

The scope of this limited review was the Architect's
Design, Construction and/or Construction Management
performance of this project.

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8					
7					qualification information
6					Richard Vink 24488
5					name
4					signature BGV
3	ISSUED FOR PERMIT.	APR 13/20	GW		VA3 Design Inc. 42658
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

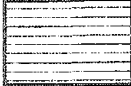
MOUNTAINASH 5
13.5m

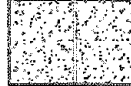
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020		drawing no. A7b
right side elevation - elev. 3		
drawn by CL	checked by -	scale 3/16" = 1'-0"
file name 19014-MOUNTAINASH-05		
ANNAF MOZAMMEL - C:\Users\anna\Desktop\19014-GREENPARK\AUT\19014-MOUNTAINASH-05.dwg - Mon - Jul 5 2020 - 10:01 AM		

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

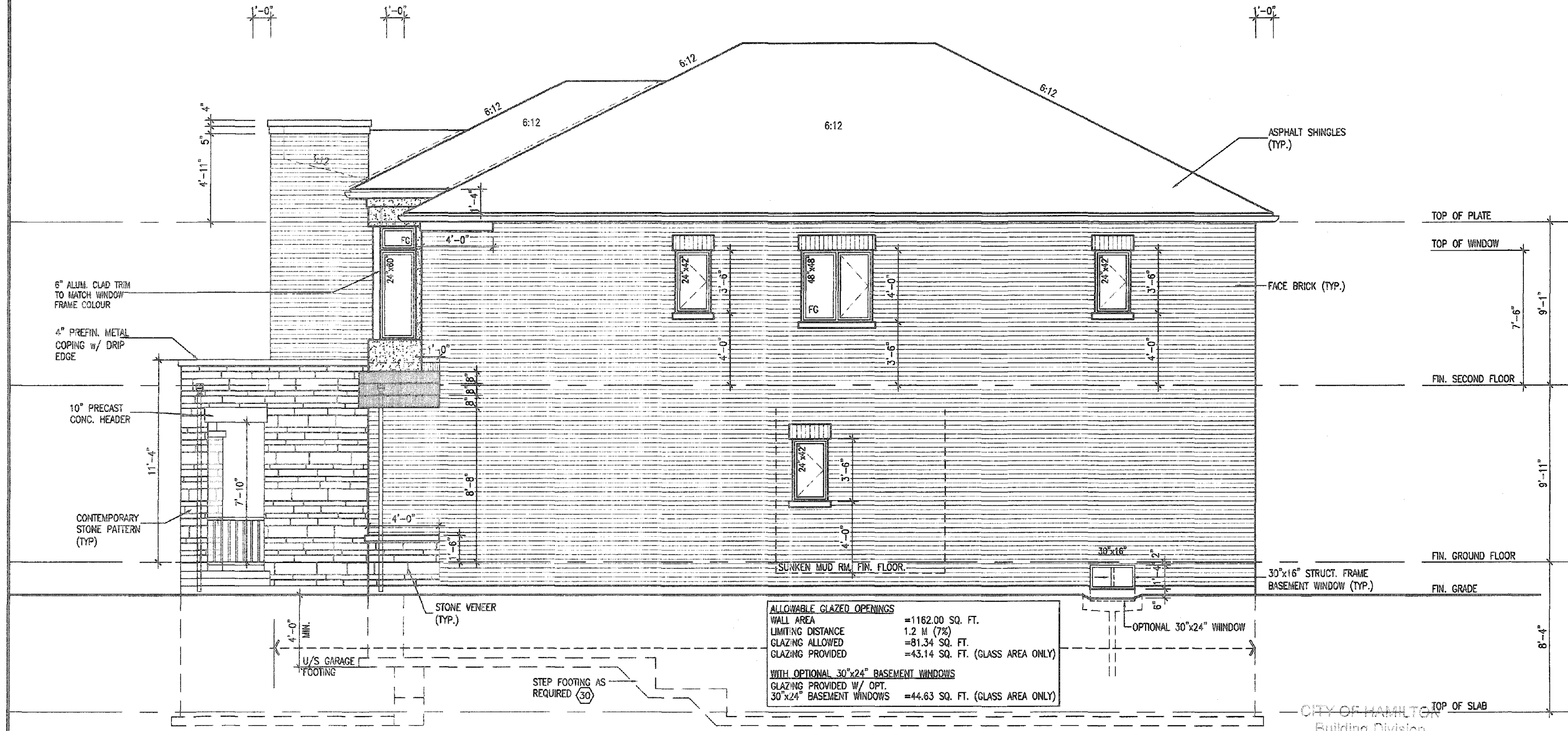
3288 SF.


CONTEMPORARY
STONE PATTERN


MAIN BRICK


STUCCO w/
REVEALS


WOOD GRAIN
STUCCO FINISH



RIGHT SIDE ELEVATION '3'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

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 setting 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 C. SPILLMAN, F.T.D., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY
DATE: DEC 27, 2020

These stamped drawings shall be available on site. The owner and/or contractor shall comply with the Ontario Building Code and all other applicable laws. These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE: DEC 14, 2020

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

ALLOWABLE GLAZED OPENINGS

WALL AREA = 1162.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 81.34 SQ. FT.
GLAZING PROVIDED = 43.14 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 44.63 SQ. FT. (GLASS AREA ONLY)

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

7. qualification information

6. Richard Vink 24488

5. name

4. registration information

3. VAS Design Inc. 42658

2. ISSUED FOR PERMIT APR 13/20 GW

1. UPDATED PER ENG & CLIENT COMMENTS MAR 26/20 GW

1. PRELIMINARY, ISSUED FOR CLIENT REVIEW JAN. 25/20 GW

no. description date by

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

city
JANUARY 2020

drawn by
CL

checked by
3/16" = 1'-0"

scale

RIGHT SIDE ELEVATION (OPT. 5 BEDROOM) - ELEV. 3

file name
19014-MOUNTAINASH-05

drawing no.
A8b

MOUNTAINASH 5

13.5m

project no.
19014

3288 SF.



REAR ELEVATION '3'

CITY OF HAMILTON
Building Division

Permit No. 20-187748

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

DEC 14/20.

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

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

RALPH G. WILLIAMS LTD., ARCHITECTS
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL
 APPROVED BY: _____
 DATE: SEP 24 1960
 This is a true and correct copy of the original.
 (Design Consultants only and must be in letter
 or computerized presentation.)

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

9					The undersigned has reviewed and takes responsibility for this design and the qualifications and status the requirements set out in the Ontario Building Code to be a Designer.	
8					qualification information	
7					Richard Vink	2440
6					across	46
5					representation information	
4					VAK3 Design Inc.	
3	ISSUED FOR PERMIT.	APR 13/20	GW		Consent to construction on the basis of the information provided and the design of the Designer.	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
	no. description	date	by			

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
(416.630.2255 f 416.630.478)
va3design.com



Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON
date JANUARY 2020	REAR ELEVATION
drawn by -	scaled 3/16" = 1'-0"
ALIST. MONTAGNEL - C:\Users\alist.montagnel\Documents\12614-GREENPARK\ALIST.12614-MOUNTAGNEL-03.dwg - Mon - Jan 13 2020 - 3:22 PM	

MOUNTAINASH 5	
13.5m	
project no. 19014	
ATION - ELEV. 3	drawing no.
file name 9014-MOUNTAINASH-05	A9b

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

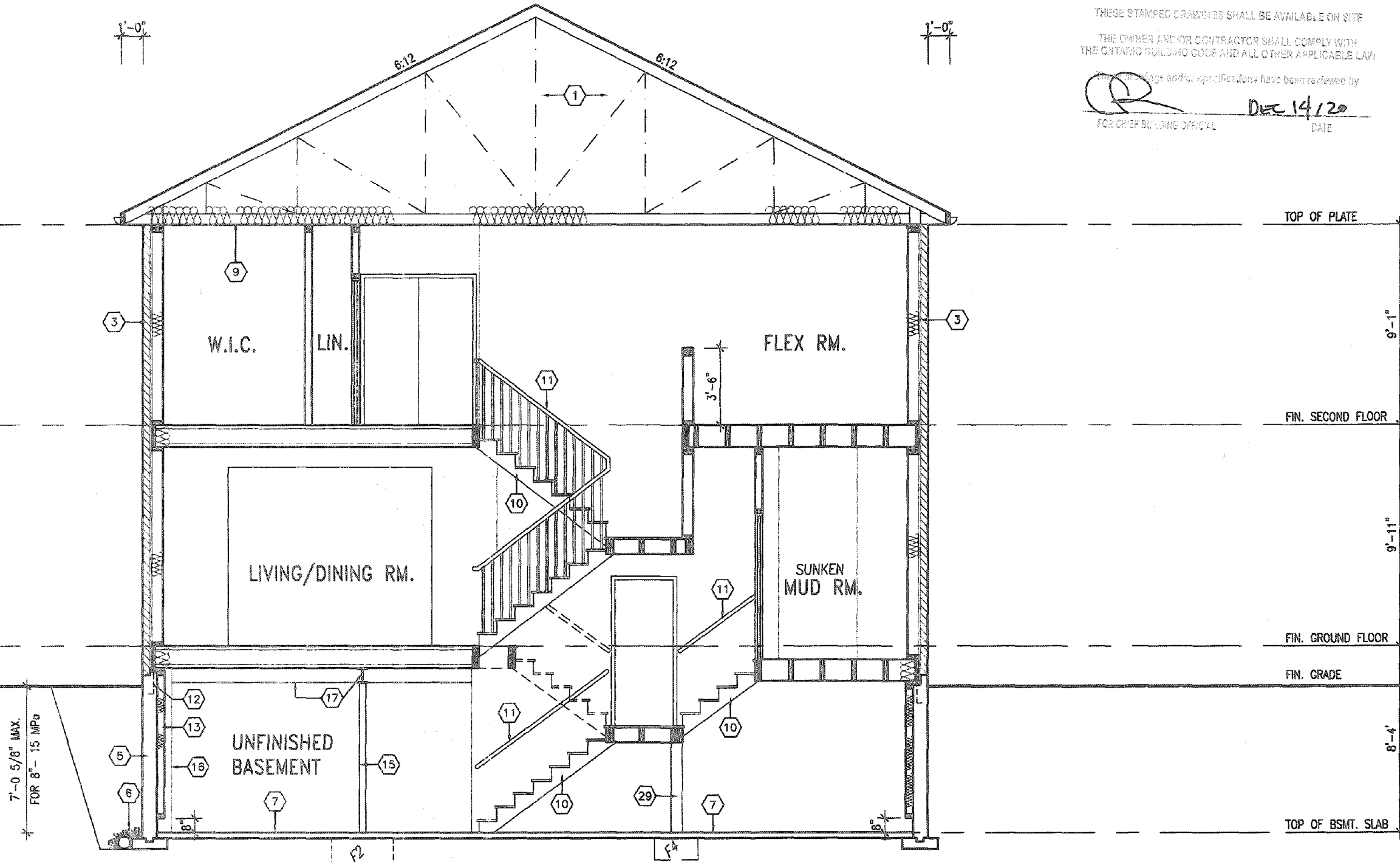
3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-18774B

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

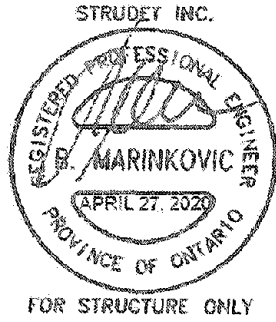
[Signature]
DATE DEC 14/20
FOR CHIEF BUILDING OFFICIAL



SECTION A-A ELEVATION '3'

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



ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

9 8 7 6 5 4 3 2 1		no. description		date by		1 PRELIMINARY, ISSUED FOR CLIENT REVIEW. JAN. 28/20 GW		2 UPDATED PER ENG & CLIENT COMMENTS. MAR 26/20 GW		3 ISSUED FOR PERMIT. APR 13/20 GW		4		5		6		7		8		9	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com																							
Greenpark.												MOUNTAINASH 5 13.5m											
project name RUSSELL GARDENS PH. 3												project no. 19014											
date JANUARY 2020												SECTION A-A - ELEV. 3											
drawn by CL												checked by scale 3/16" = 1'-0"											
drawn by CL												checked by scale 3/16" = 1'-0"											
19014-MOUNTAINASH-05-A10b																							

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748

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 DEC 14/20



REAR ELEVATION '3' -
DECK CONDITION

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 Contractor/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: [Signature]
DATE: SEP 21, 2020
Only when certified as compliant with the applicable Design Guidelines and Building Code.

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN LANDING IS LESS THAN 5'-11" ABOVE ADJACENT FINISHED GRADE.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW
no.	description	date	by

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

**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 PH. 3

city
HAMILTON, ON

MOUNTAINASH 5
13.5m

project no.
19014

date
JANUARY 2020

drawn by
CL

checked by

scale
3/16" = 1'-0"

REAR ELEV. 3 - DECK CONDITION

file name
19014-MOUNTAINASH-05

drawing no.
A12b

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.