



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.



3189 SF.

**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  
KT-DX-NOTE-2020.dwg

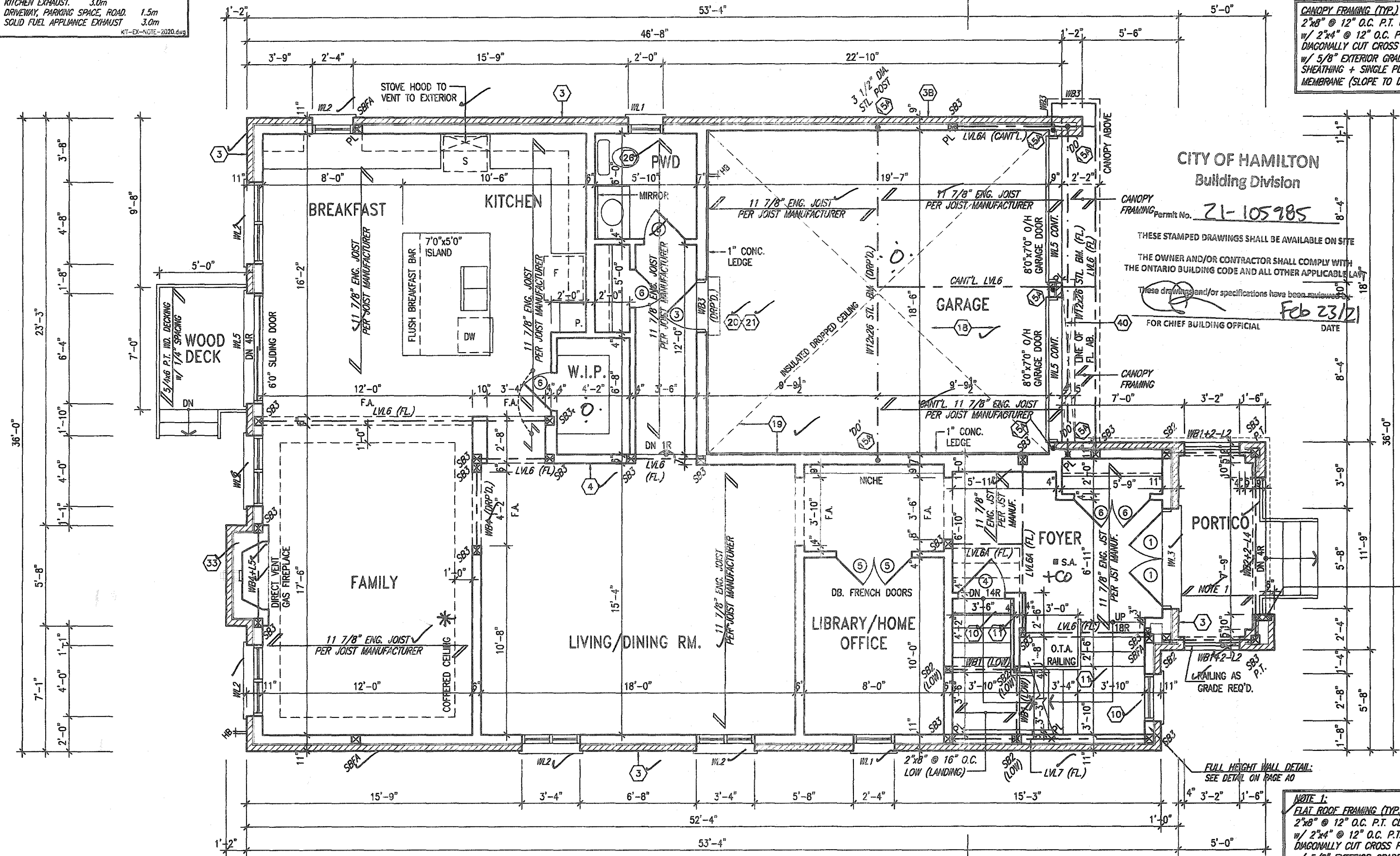
**CANOPY FRAMING (TYP.)**  
2"x8" @ 12" O.C. P.T. CLG. JST.  
w/ 2"x4" @ 12" O.C. P.T.  
DIAGONALLY CUT CROSS PURLINS  
w/ 5/8" EXTERIOR GRADE  
SHEATHING + SINGLE PLY ROOF  
MEMBRANE (SLOPE TO DRAIN)

CITY OF HAMILTON  
Building Division

Permit No. **21-105985**

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  
FOR CHIEF BUILDING OFFICIAL  
DATE **Feb 23/21**



GROUND FLOOR PLAN - ELEV. '3' ✓

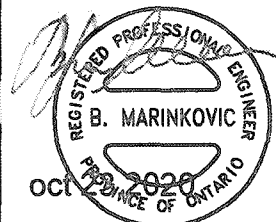
\* FIRE BLOCKING TO BE PROVIDED  
AT ALL CONCEALED SPACES

**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: **MAR 23, 2021**  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



STRUDET INC.  
FOR STRUCTURE ONLY

| no. | description | date | by | no. | description                            | date       | by |
|-----|-------------|------|----|-----|----------------------------------------|------------|----|
| 18  |             |      |    | 9   |                                        |            |    |
| 17  |             |      |    | 8   |                                        |            |    |
| 16  |             |      |    | 7   |                                        |            |    |
| 15  |             |      |    | 6   |                                        |            |    |
| 14  |             |      |    | 5   |                                        |            |    |
| 13  |             |      |    | 4   | CUSTOM DRAWING PER PURCHASER REQUEST.  | OCT 07/20  | GW |
| 12  |             |      |    | 3   | ISSUED FOR PERMIT.                     | MAR 31/20  | GW |
| 11  |             |      |    | 2   | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20  | GW |
| 10  |             |      |    | 1   | PRELIMINARY, ISSUED FOR CLIENT REVIEW. | JAN. 28/20 | 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.  
qualification information  
Richard Vink  
signature  
24488  
BCN  
42658  
name  
registration information  
VA3 Design Inc.  
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  
416.630.2255 f 416.630.4782  
va3design.com

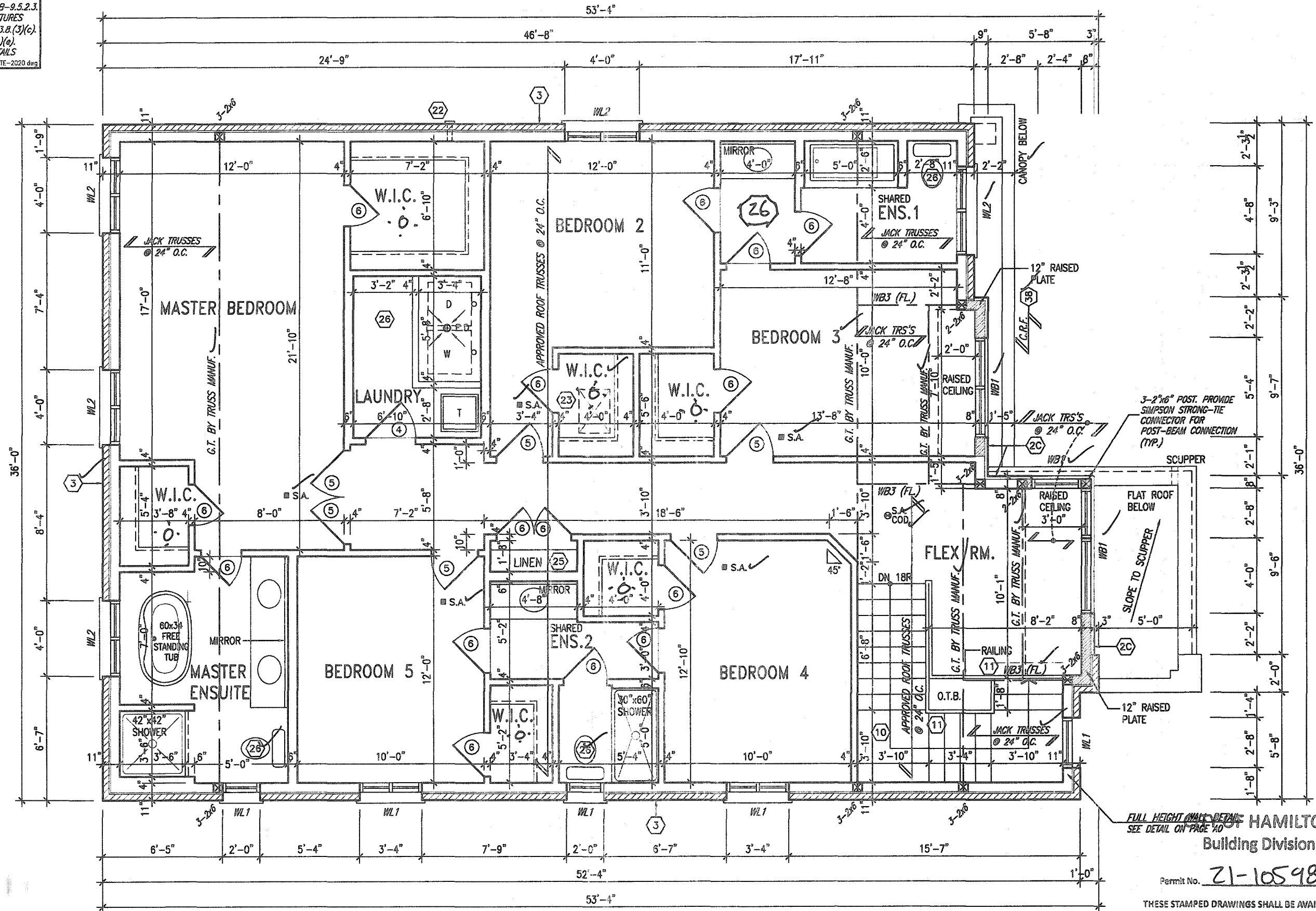
**Greenpark.**  
project name  
**RUSSELL GARDENS PH. 3**  
municipality  
**HAMILTON, ON.**  
date  
**JAN. 2020**  
drawn by  
**N.HUR**  
checked by  
**3/16" = 1'-0"**  
scale  
**19014-MOUNTAINASH-4-227**  
drawing no.  
**A2b**

**MOUNTAINASH 4**  
13.5m  
project no.  
**19014**  
drawing no.  
**A2b**

3189 SF.

**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. 8-9.5.2.3. 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. CB-NOTE-2020.dwg



SECOND FLOOR PLAN  
5 BEDROOM PLAN - ELEV. '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: JAN 20, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
OCT 23, 2020  
PROVINCE OF ONTARIO  
STRUDET INC.  
FOR STRUCTURE ONLY

|     |             |      |    |                                        |              |
|-----|-------------|------|----|----------------------------------------|--------------|
| 18  |             |      | 9  |                                        |              |
| 17  |             |      | 8  |                                        |              |
| 16  |             |      | 7  |                                        |              |
| 15  |             |      | 6  |                                        |              |
| 14  |             |      | 5  |                                        |              |
| 13  |             |      | 4  | CUSTOM DRAWING PER PURCHASER REQUEST.  | OCT 07/20 GW |
| 12  |             |      | 3  | ISSUED FOR PERMIT.                     | MAR 31/20 GW |
| 11  |             |      | 2  | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20 GW |
| 10  |             |      | 1  | PRELIMINARY. ISSUED FOR CLIENT REVIEW. | JAN 28/20 GW |
| no. | description | date | by | no.                                    | description  |

The undersigned has reviewed and takes responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Richard Vink  
signature  
24488  
BCIN  
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.

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

**Greenpark.**  
project name  
RUSSELL GARDENS PH. 3  
date  
JAN. 2020  
checked by  
N.HUR  
scale  
3/16" = 1'-0"

**MOUNTAINASH 4**  
13.5m  
project no.  
19014  
drawing no.  
A3b  
19014-MOUNTAINASH-4-227

HAMILTON  
Building Division

Permit No. **21-105985**

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]  
FOR CHIEF BUILDING OFFICIAL  
DATE  
Feb 23/21

**MOUNTAINASH 4-227**  
COMPLIANCE PACKAGE 'A1'

3189 SF.

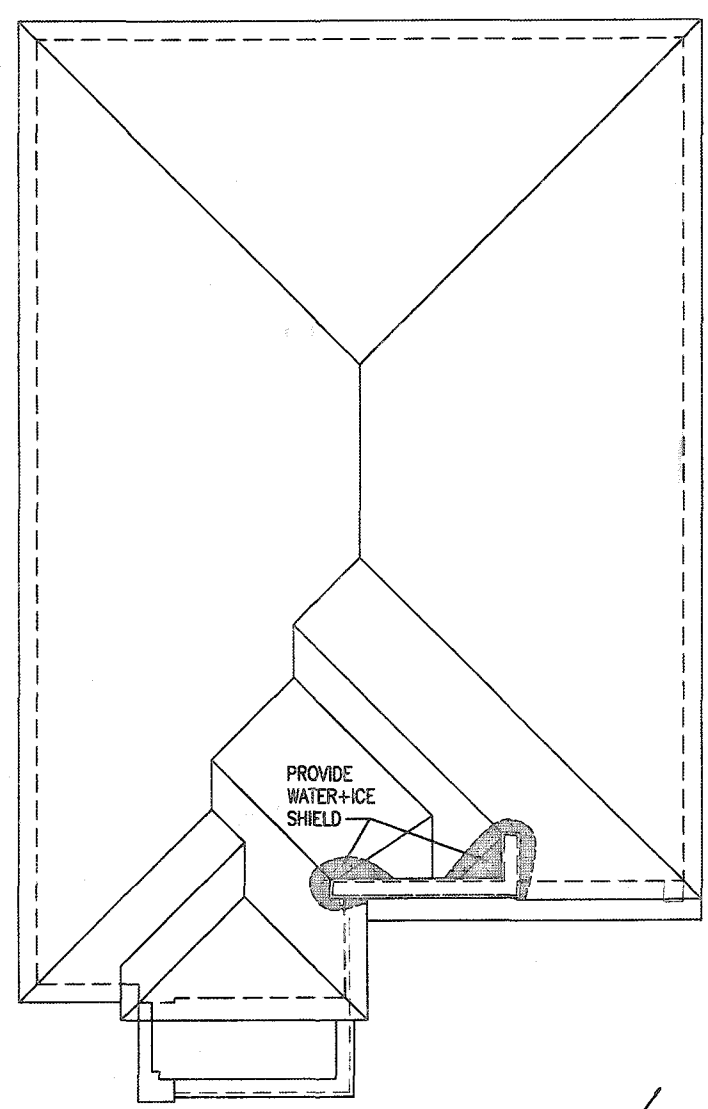
CITY OF HAMILTON  
Building Division

Permit No. 21-105985

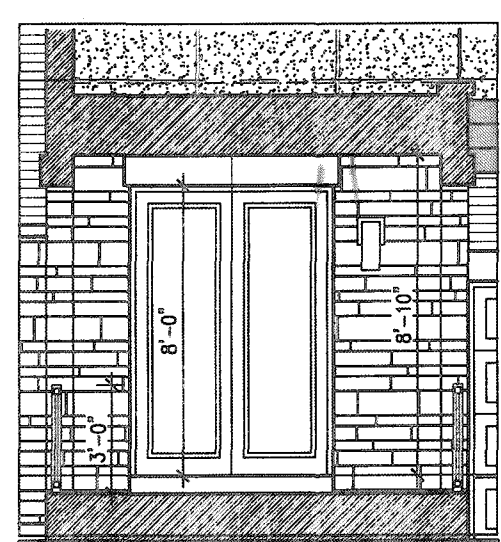
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

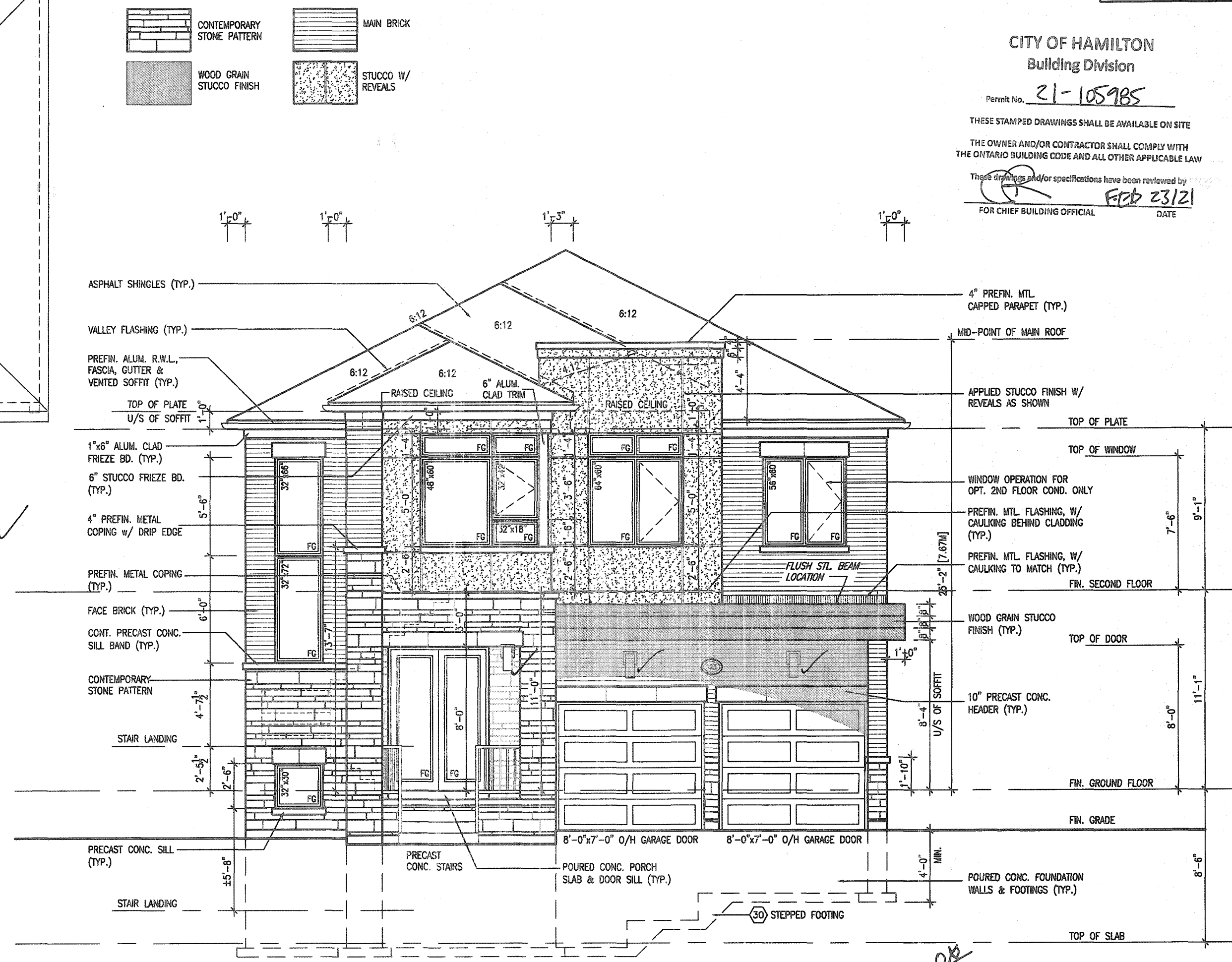
These drawings and/or specifications have been reviewed by  
 FEB 23/21  
FOR CHIEF BUILDING OFFICIAL DATE



ROOF PLAN - ELEV. '3' ✓



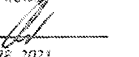
INSIDE PORTICO  
ELEVATION '3' ✓



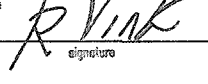
FRONT ELEVATION - ELEV. '3'

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 JAN 22, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

|     |             |      |    |                                        |             |      |    |     |             |
|-----|-------------|------|----|----------------------------------------|-------------|------|----|-----|-------------|
| 18  |             |      | 9  |                                        |             |      |    |     |             |
| 17  |             |      | 8  |                                        |             |      |    |     |             |
| 16  |             |      | 7  |                                        |             |      |    |     |             |
| 15  |             |      | 6  |                                        |             |      |    |     |             |
| 14  |             |      | 5  |                                        |             |      |    |     |             |
| 13  |             |      | 4  | CUSTOM DRAWING PER PURCHASER REQUEST.  | CCT 07/20   | CW   |    |     |             |
| 12  |             |      | 3  | ISSUED FOR PERMIT.                     | MAR 31/20   | CW   |    |     |             |
| 11  |             |      | 2  | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 13/20   | CW   |    |     |             |
| 10  |             |      | 1  | PRELIMINARY. ISSUED FOR CLIENT REVIEW. | JAN. 28/20  | GW   |    |     |             |
| no. | description | date | by | no.                                    | description | date | by | no. | description |

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 BCN  
name  
registration information  
VA3 Design Inc. 42858  
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  
416.630.2235 416.630.4782  
va3design.com

|                                                                                       |                                      |
|---------------------------------------------------------------------------------------|--------------------------------------|
|  | <b>MOUNTAINASH 4</b><br>13.5m        |
| project name<br><b>RUSSELL GARDENS PH. 3</b>                                          | municipality<br><b>HAMILTON, ON.</b> |
| date<br><b>JAN. 2020</b>                                                              | project no.<br><b>19014</b>          |
| drawn by<br><b>N.HUR</b>                                                              | drawing no.<br><b>A4b</b>            |
| checked by<br><b>3/16" = 1'-0"</b>                                                    | 19014-MOUNTAINASH-4-227              |
| 19014-MOUNTAINASH-4-227-ENG - 04 7 2020 - 151 78                                      |                                      |



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.

3189 SF.

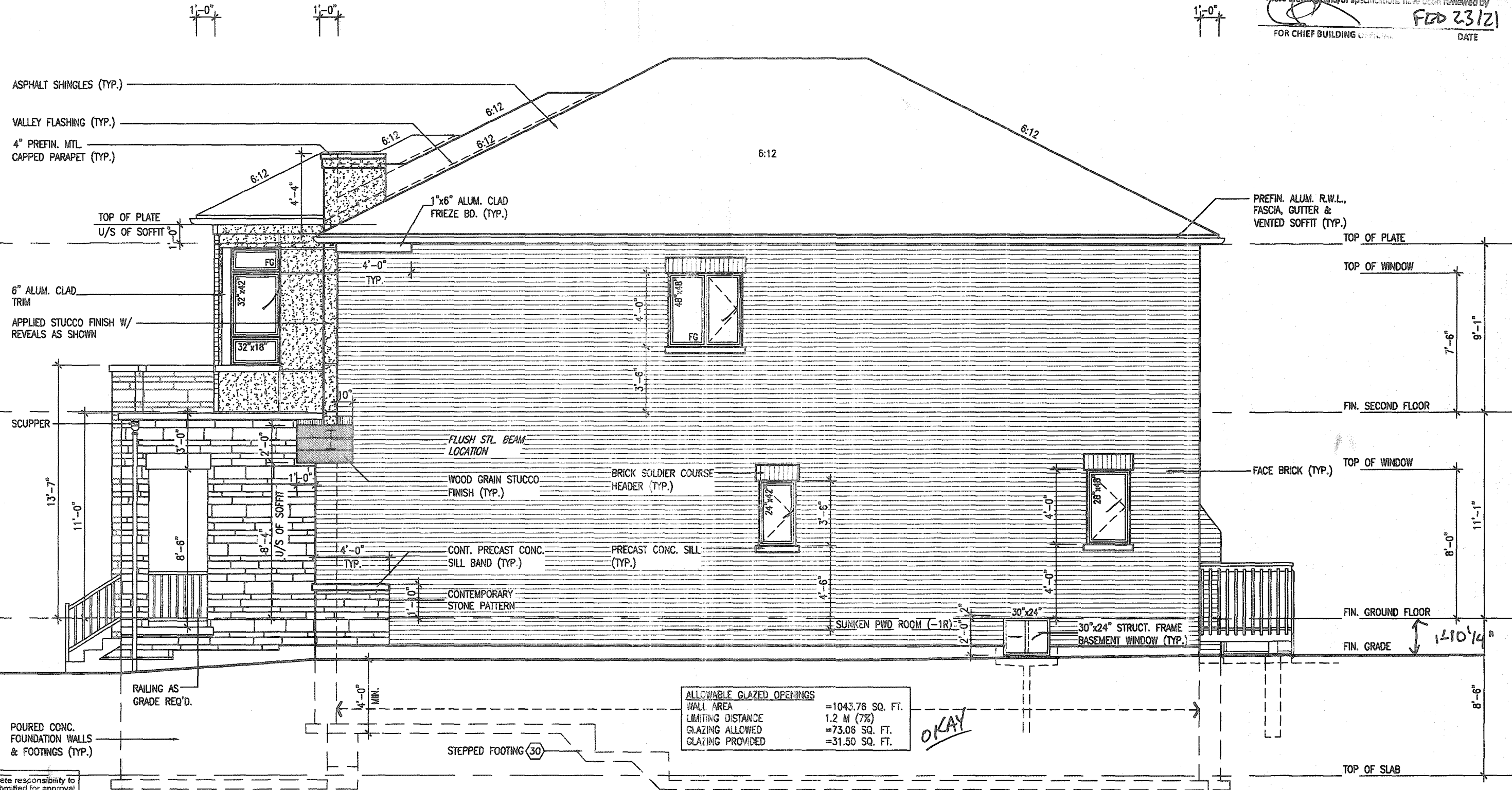
CITY OF HAMILTON  
Building Division

Permit No. 21-105985

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 FEB 23/21



RIGHT SIDE ELEVATION - ELEV. '3'

MOUNTAINASH 4-227  
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 G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: JAN 26, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

|     |             |      |    |                                        |               |
|-----|-------------|------|----|----------------------------------------|---------------|
| 18  |             |      | 9  |                                        |               |
| 17  |             |      | 8  |                                        |               |
| 16  |             |      | 7  |                                        |               |
| 15  |             |      | 6  |                                        |               |
| 14  |             |      | 5  |                                        |               |
| 13  |             |      | 4  | CUSTOM DRAWING PER PURCHASER REQUEST.  | CCT 07/20 GW  |
| 12  |             |      | 3  | ISSUED FOR PERMIT.                     | MAR 31/20 GW  |
| 11  |             |      | 2  | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20 GW  |
| 10  |             |      | 1  | PRELIMINARY, ISSUED FOR CLIENT REVIEW. | JAN. 28/20 GW |
| no. | description | date | by | no.                                    | description   |

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  
signature  
24488  
BCIN  
42658  
VA3 Design Inc.  
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  
416.630.2255 f 416.630.4782  
va3design.com

Greenpark.  
project name  
RUSSELL GARDENS PH. 3  
HAMILTON, ON.  
date  
JAN. 2020  
drawn by  
N.HUR  
checked by  
3/16" = 1'-0"

MOUNTAINASH 4  
13.5m  
project no.  
19014  
drawing no.  
A6b  
RIGHT SIDE ELEVATION - ELEV. 3  
19014-MOUNTAINASH-4-227  
GEO - HAMILTON (2020) 19014 GEO (PH) SHS/SL/4/ MOUNTAINASH (CUSTOMER) 19014-4-227.dwg - 1st - Oct 7 2020 - ESI (H)

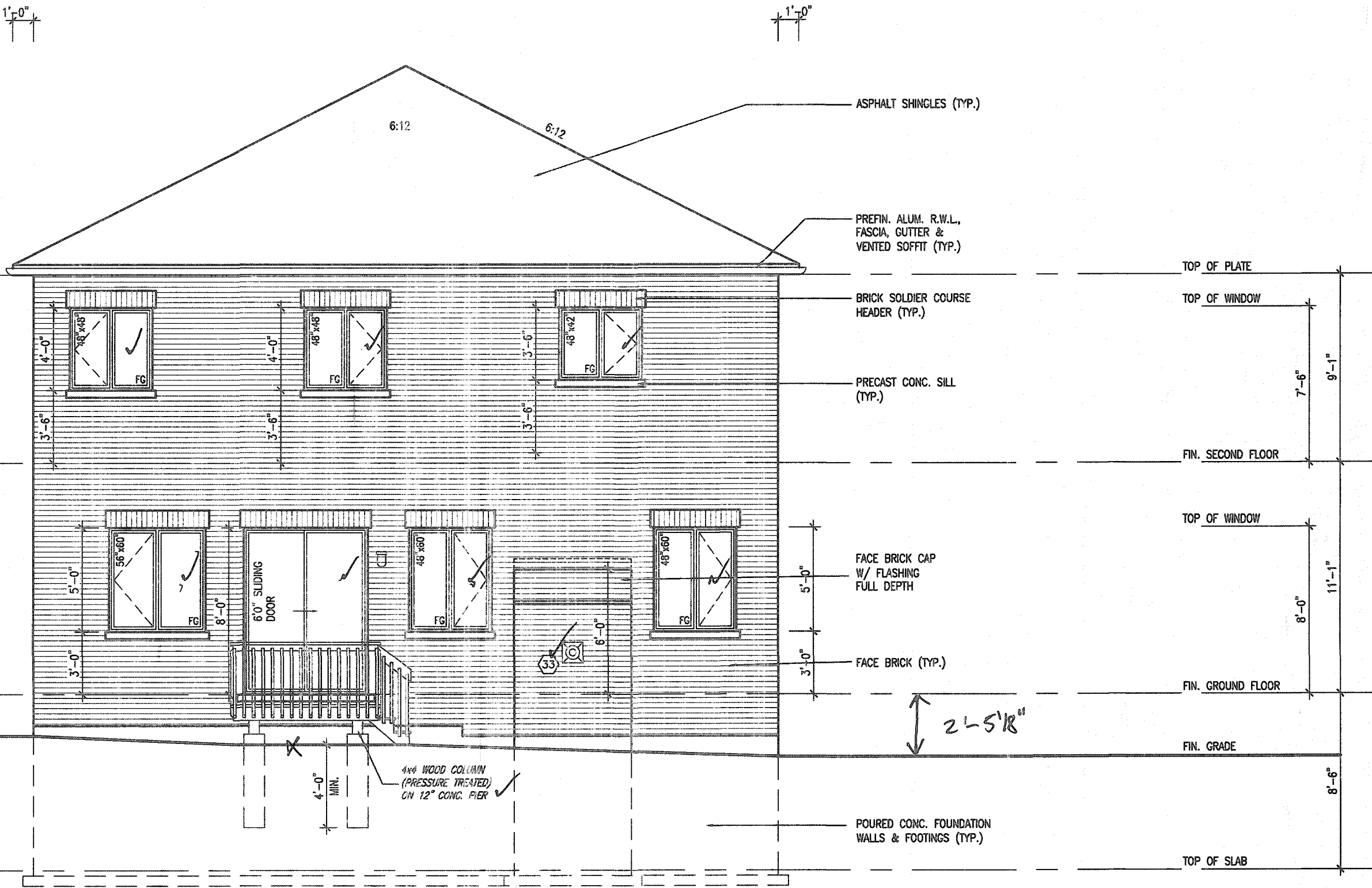
All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

Permit No. 21-105985

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]  
FOR CHIEF BUILDING OFFICIAL DATE FEB 23/21



REAR ELEVATION '3'-  
DECK CONDITION

MOUNTAINASH 4-227  
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 G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: MAY 28, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

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.

|     |             |      |    |                                        |             |      |    |
|-----|-------------|------|----|----------------------------------------|-------------|------|----|
| 18  |             |      | 9  |                                        |             |      |    |
| 17  |             |      | 8  |                                        |             |      |    |
| 16  |             |      | 7  |                                        |             |      |    |
| 15  |             |      | 6  |                                        |             |      |    |
| 14  |             |      | 5  |                                        |             |      |    |
| 13  |             |      | 4  | CUSTOM DRAWING PER PURCHASER REQUEST.  | OCT 07/20   | CW   |    |
| 12  |             |      | 3  | ISSUED FOR PERMIT.                     | MAR 31/20   | CW   |    |
| 11  |             |      | 2  | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20   | CW   |    |
| 10  |             |      | 1  | PRELIMINARY, ISSUED FOR CLIENT REVIEW. | JAN. 26/20  | CW   |    |
| no. | description | date | by | 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  
signature  
24488  
BCIN  
registration information  
VA3 Design Inc.  
42656  
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  
416.630.2255 / 416.630.4782  
va3design.com

|                                              |  |                                               |  |
|----------------------------------------------|--|-----------------------------------------------|--|
| <b>Greenpark.</b>                            |  | <b>MOUNTAINASH 4</b><br>13.5m                 |  |
| project name<br><b>RUSSELL GARDENS PH. 3</b> |  | project no.<br><b>19014</b>                   |  |
| date<br><b>JAN. 2020</b>                     |  | drawing no.<br><b>19014-MOUNTAINASH-4-227</b> |  |
| drawn by<br><b>N.HUR</b>                     |  | checked by<br><b>3/16" = 1'-0"</b>            |  |
| scale<br><b>3/16" = 1'-0"</b>                |  | file name<br><b>19014-MOUNTAINASH-4-227</b>   |  |
| city<br><b>HAMILTON</b>                      |  | drawing no.<br><b>A7b</b>                     |  |



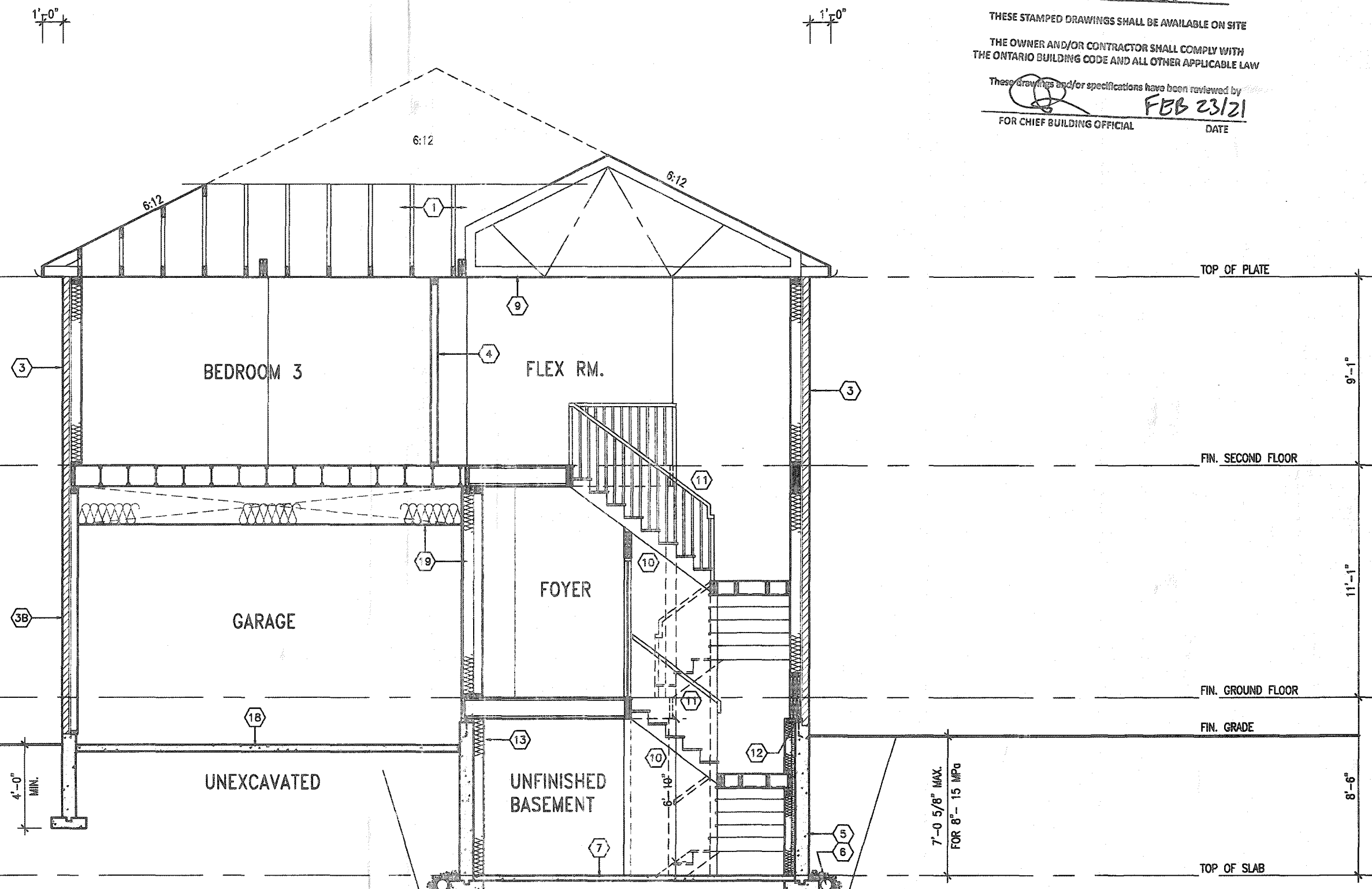
3189 SF.

CITY OF HAMILTON  
Building Division

Permit No. 21-105985

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  
FEB 23/21  
FOR CHIEF BUILDING OFFICIAL DATE



CROSS SECTION A-A - ELEV. '3'

MOUNTAINASH 4-227  
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



STRUDET INC.  
FOR STRUCTURE ONLY

| no. | description | date | by | no. | description                            | date       | by |
|-----|-------------|------|----|-----|----------------------------------------|------------|----|
| 18  |             |      |    | 9   |                                        |            |    |
| 17  |             |      |    | 8   |                                        |            |    |
| 16  |             |      |    | 7   |                                        |            |    |
| 15  |             |      |    | 6   |                                        |            |    |
| 14  |             |      |    | 5   |                                        |            |    |
| 13  |             |      |    | 4   | CUSTOM DRAWING PER PURCHASER REQUEST.  | OCT 07/20  | GW |
| 12  |             |      |    | 3   | ISSUED FOR PERMIT.                     | MAR 31/20  | GW |
| 11  |             |      |    | 2   | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20  | GW |
| 10  |             |      |    | 1   | PRELIMINARY, ISSUED FOR CLIENT REVIEW. | JAN. 25/20 | GW |
| 9   |             |      |    |     |                                        |            |    |

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

**VA3**  
DESIGN

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

**Greenpark.**

|                                              |                                      |                             |
|----------------------------------------------|--------------------------------------|-----------------------------|
| project name<br><b>RUSSELL GARDENS PH. 3</b> | municipality<br><b>HAMILTON, ON.</b> | project no.<br><b>19014</b> |
| date<br><b>JAN. 2020</b>                     | drawing no.<br><b>A8b</b>            |                             |
| drawn by<br><b>N.HUR</b>                     | scale<br><b>3/16" = 1'-0"</b>        |                             |
| checked by                                   |                                      |                             |
| approved by                                  |                                      |                             |
| file name<br><b>19014-MOUNTAINASH-4-227</b>  |                                      |                             |

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.