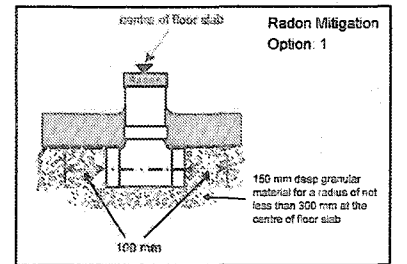


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WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.

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

3086 SF.



Radon Mitigation
Option 1

150 mm deep granular
material for a radius of not
less than 300 mm at the
centre of floor slab

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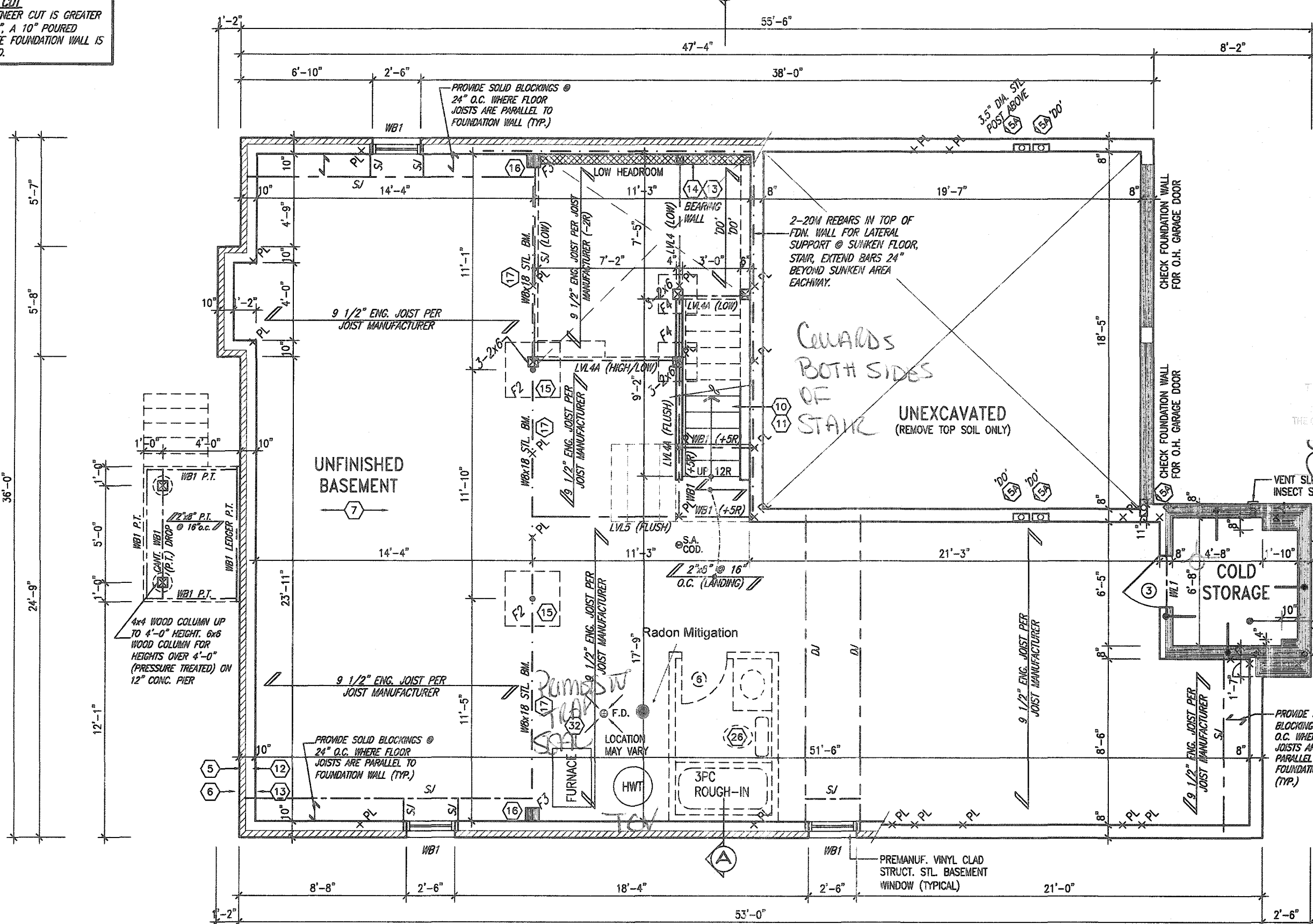
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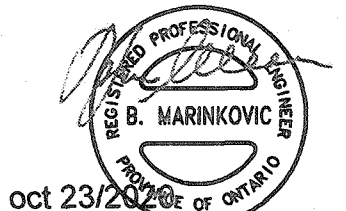
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BASEMENT PLAN ELEV. 3



oct 23/2022
STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 3-229

COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 3
13.5m

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

date: **JANUARY 2020** drawing no.: **BASEMENT PLAN - ELEV. 3**

drawn by: **WT** checked by: **3/16" = 1'-0"** file name: **19014-MOUNTAINASH-3-229.dwg**

scale: **3/16" = 1'-0"** sheet no.: **A1b**

VAS DESIGN

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

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
VAS Design Inc. 42656
BCIN
Consent 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.

**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.

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

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: **JAN 28, 2023**
This stamp certifies compliance with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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	date	by		

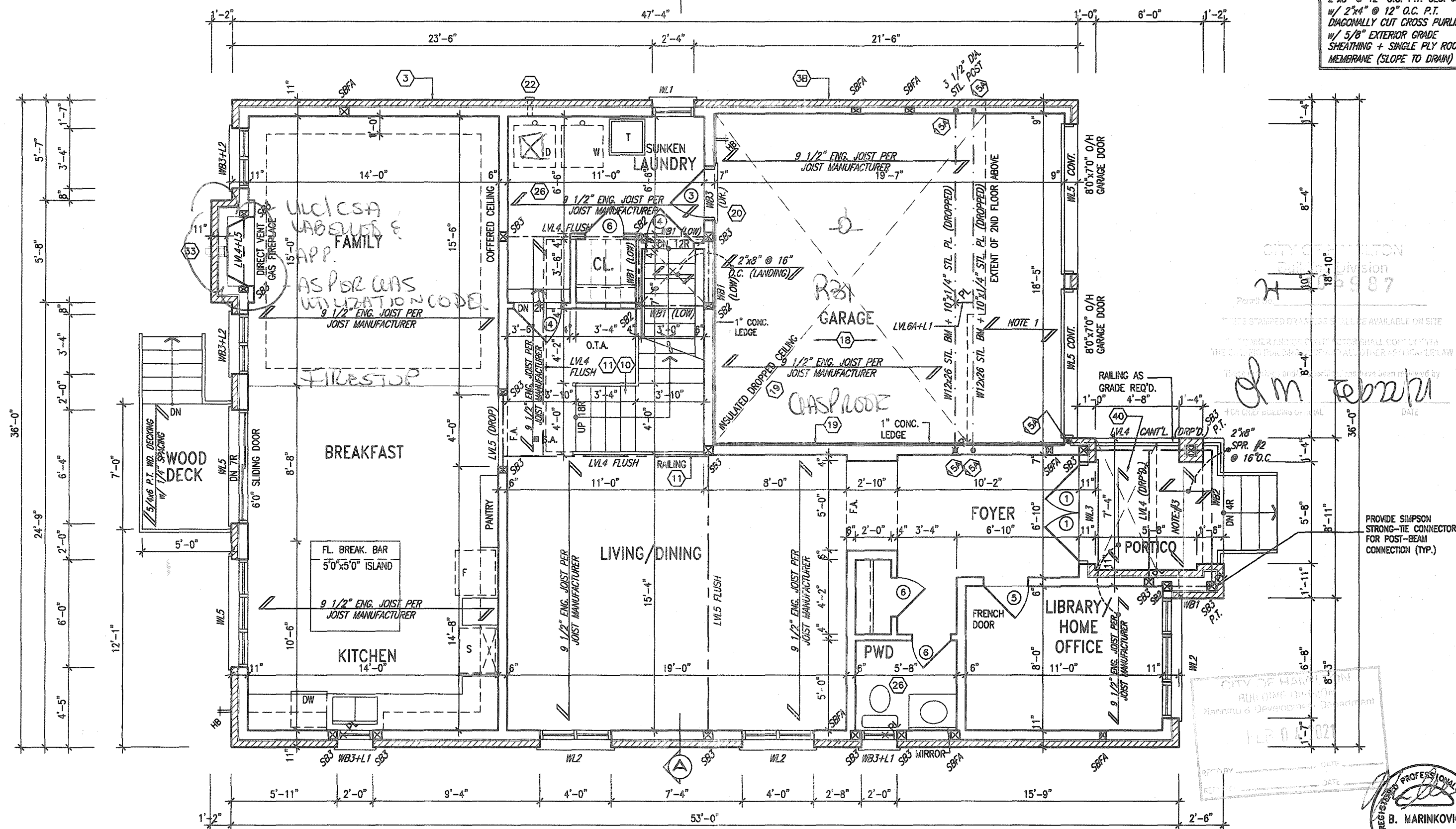
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OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC. DIV. B- TABLE 6.2.3.12.

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

KIT - EX - NOT - 2020 div

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)



NOTE 3:
ONE PLY RUBBER MEMBRANE ADHERE
TO EXT. TYPE 5/8" T&G PLYWOOD
SHEATHING ON 2"x6" PURLINS LAID
PERP. TO JOISTS & SLOPED TO
DRAINAGE ON 2"x8" SPR. FLR. JST. @
16" O.C. W/ PREFIN ALUM. SOFFIT

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APPROVED BY: _____
DATE: JAN 28, 2021

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Design Guidelines only and bears no further
professional responsibility.

18			9			The undersigned has reviewed and takes responsibility for this design and has had the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink <i>R Vink</i> 2449B signature BCH name registration information VA3 Design Inc. 4265B 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com	 MOUNTAINASH 3 13.5m	project name RUSSELL GARDENS PH. 3 municipality HAMILTON, ON. drawing no. 1901A-MOUNTAINASH-3-229	date JANUARY 2020 created by WT scale 3/16" = 1'-0" title name 1901A - MOUNTAINASH - 3-229 COPY - PLANNING AND DESIGN DIVISION 15044 GREENPARK STATION PLAN MOUNTAINASH COTTAGES WINDPROOF-3-229 15044-MOUNTAINASH-3-229-A - Issd - Oct 7 2020 - 142 PU	A2b				
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STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO MAIN 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: 3.8.3.8.(3)/(a) & 3.8.3.8.(3)/(c). SHOWER 3.8.3.13.(2)/(g) BATHTUB 3.8.3.13.(4)/(g). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

GS-NOTE-2020 dwd

INSTALLED
 -9.5.2.3.
 IRES
 9.3(c).
 6).
 LS
 -2020 dwg

This architectural floor plan depicts a residential building with the following layout and details:

- Rooms and Dimensions:**
 - Bedroom 2:** 12'-0" x 11'-0"
 - Bedroom 3:** 13'-6" x 11'-0"
 - Bedroom 4:** 15'-4" x 10'-0"
 - Master Bedroom:** 17'-0" x 11'-8"
 - Master Ensuite:** 10'-6" x 7'-2"
 - Flex Room:** 10'-0" x 7'-0"
 - Shared Ensuite 1 (ENS.1):** 6'-3" x 5'-0"
 - Shared Ensuite 2 (ENS.2):** 9'-5" x 6'-6"
- Bathrooms and Fixtures:**
 - 32'x60" Shower:** Located in Shared Ensuite 1.
 - 12'x42" Shower:** Located in Master Ensuite.
 - 60x34 Free Standing Tub:** Located in Master Ensuite.
 - W.I.C. (Walk-In Closet):** Located in Bedroom 2, Bedroom 3, and the Master Bedroom.
 - Linen:** Located in Bedroom 3.
- Structural and Construction Notes:**
 - Roofing:** JACK TRUSSES @ 24" O.C. are specified in multiple areas.
 - Trusses:** APPROVED ROOF TRUSSES @ 24" O.C. are noted in several sections.
 - Manifolds:** G.T. BY TRUSS MANUF. (Gas Tight by Truss Manufacturer) is noted in several locations.
 - Scupper:** Located on the exterior wall of Bedroom 4.
 - Parapet Wall:** Located above the flat roof below the main structure.
 - RAISED CEILING:** Specified in the Master Bedroom and Bedroom 4.
 - RAISED PLATE:** Specified in the Master Bedroom and Bedroom 4.
 - FLAT ROOF BELOW:** Indicated in several areas.
 - WB3 (FL):** Water Barrier 3 (Flat) is noted in the Master Bedroom and Bedroom 4.
 - WB3 (FL):** Water Barrier 3 (Flat) is noted in the Master Bedroom and Bedroom 4.
 - WB3+L4:** Water Barrier 3 + Lead 4 is noted in the Master Bedroom and Bedroom 4.
 - WB3:** Water Barrier 3 is noted in the Master Bedroom and Bedroom 4.
 - WB3+L4:** Water Barrier 3 + Lead 4 is noted in the Master Bedroom and Bedroom 4.
 - WB3:** Water Barrier 3 is noted in the Master Bedroom and Bedroom 4.
 - WB3+L4:** Water Barrier 3 + Lead 4 is noted in the Master Bedroom and Bedroom 4.
- Other Features:**
 - MIRRORS:** Located in the Master Bedroom, Master Ensuite, and Shared Ensuite 1.
 - DN 188:** Down 188mm, located in the Master Bedroom.
 - SA COD:** See Approved Code, located in the Master Bedroom.
 - SA:** See Approved, located in the Master Bedroom and Bedroom 3.
 - RAILING:** Located in the Master Bedroom.
 - REFER TO GRAB BAR NOTE:** Located in the Master Bedroom.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

REC'D BY _____ DATE _____
REC'D TO _____ DATE _____

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
OCT 20 2020
PROVINCE OF ONTARIO

MOUNTAINASH 3-229
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: _____
DATE: JAN 28, 2021

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
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18.	-	-	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 244 name <i>R Vink</i> registration information signature VA3 Design Inc. 426	
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 13/20	GW	
10.	-	-	1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	no.	description	date	by

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VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

Greenpark

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON.	project no.	1901
date	JANUARY 2020	SECOND FLOOR PLAN - ELEV. 3			drawing no.
drawn by	WT	checked by	3/16" = 1'-0"	file name	A3b
C328 - HAMILTON MOUNTAINASH-1901A.GE\1901A.DWG\PLAN-2-2201.SWID-MOUNTAINASH-1-2201.dwg - Wed - Oct 7 2020 - 1:47 PM					

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3086 SF.

CITY OF HAMILTON
Building Division
21 105987

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE BUILDING CODE AND ALL OTHER APPLICABLE LAW
This drawing and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE

TOP OF PLATE
TOP OF WINDOW
APPLIED STUCCO FINISH
W/ REVEALS (TYP.)
PRECAST CONC. SILL
(TYP.)
PREFIN. MTL. FLASHING,
W/ CAULKING BEHIND
CLADDING (TYP.)
FIN. SECOND FLOOR
TOP OF DOOR/WINDOW
10" PRECAST CONC.
HEADER (TYP.)
CONTINUOUS PRECAST
CONC. SILL OVER
STONE VENEER (TYP.)
FIN. GROUND FLOOR
FIN. GRADE
U/S GARAGE FOOTING
TOP OF SLAB

FOR 7'-8" CONCRETE POUR

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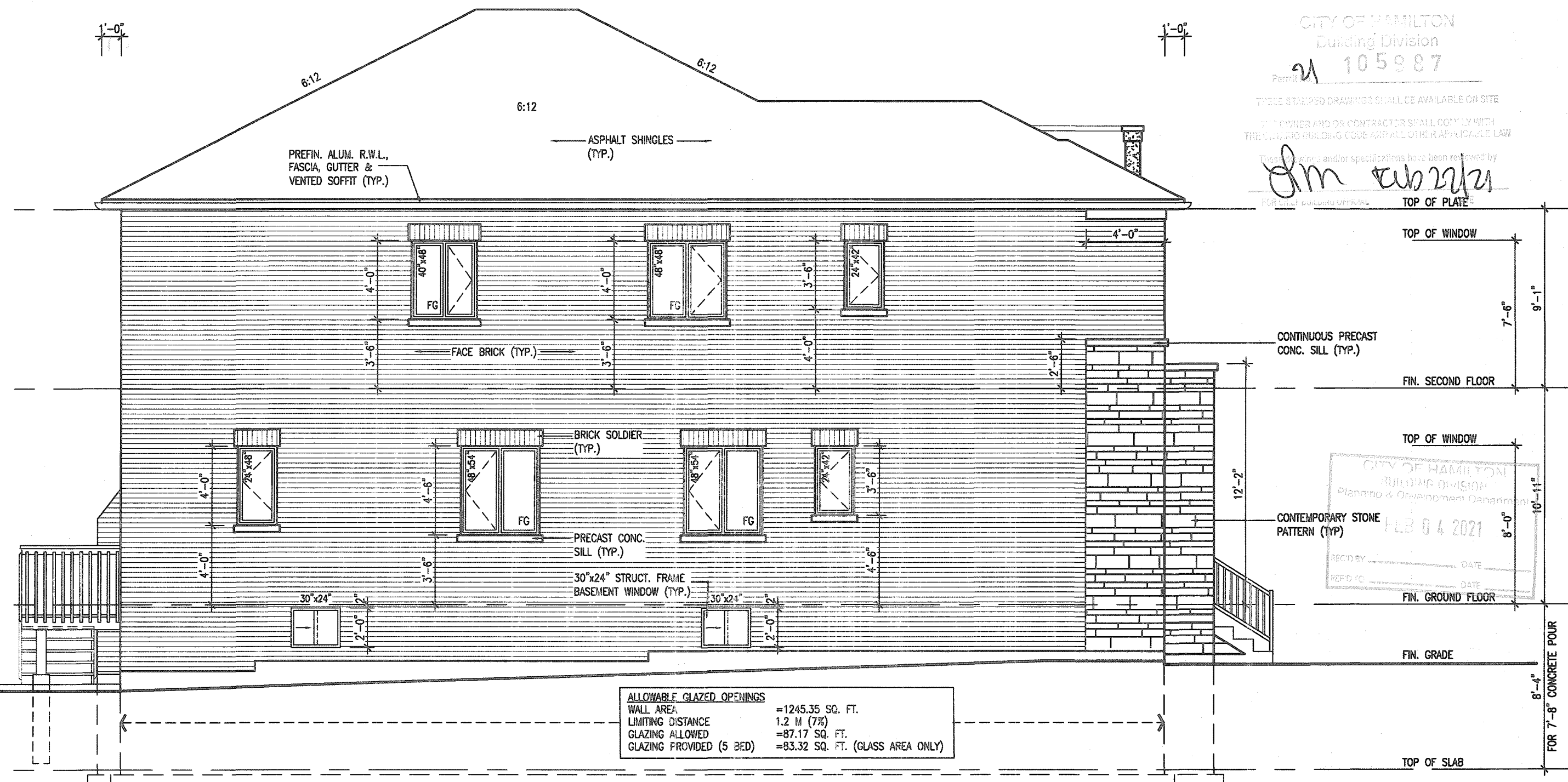
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3086 SF.



LEFT SIDE ELEVATION '3'

MOUNTAINASH 3-229
COMPLIANCE PACKAGE 'A1'

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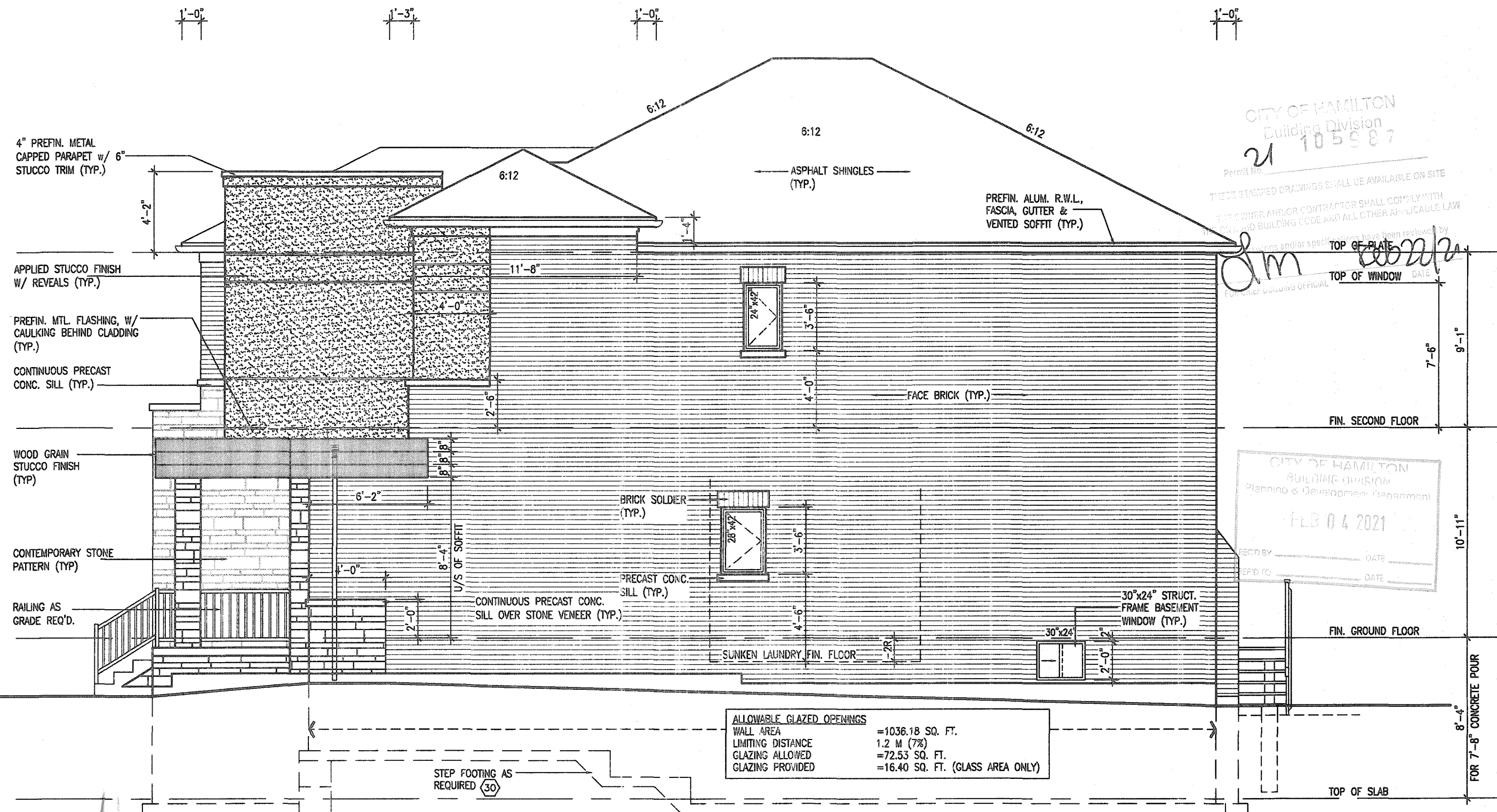
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 28, 2021
The stamp on this compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

18			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 24488 signature BOH	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark.	MOUNTAINASH 3 13.5m	project name RUSSELL GARDENS PH. 3	project no. 19014	
17			8									
16			7									
15			6									
14			5									
13			4	CUSTOM DRAWING PER PURCHASER REQUEST.	OCT 07/20	GW	name registration information VA3 Design Inc. 42658	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark.	MOUNTAINASH 3 13.5m	project name RUSSELL GARDENS PH. 3	project no. 19014
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. 26/20	GW						
no.	description	date	by	no.	description	date						

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3086 SF.



RIGHT SIDE ELEVATION '3'

MOUNTAINASH 3-229
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY [Signature]
DATE JAN 28, 2021

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

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1036.18 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=72.53 SQ. FT.
GLAZING PROVIDED	=16.40 SQ. FT. (GLASS AREA ONLY)

STEP FOOTING AS
REQUIRED 

18	-	-	9	-	-	The undersigned has reviewed and takes responsibility for this drawing and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	-	-	8	-	-	
16	-	-	7	-	-	qualification information
15	-	-	6	-	-	Richard Vink 24
14	-	-	5	-	-	signature
13	-	-	4	CUSTOM DRAWING PER PURCHASER REQUEST.	OCT 9/20	GW registration information
12	-	-	3	ISSUED FOR PERMIT.	MAR 31/20	VA3 Design Inc. 42
11	-	-	2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 31/20	GW
10	-	-	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW
no.	description	date	by	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 24 name signature registration information VAS Design Inc. 42 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.	
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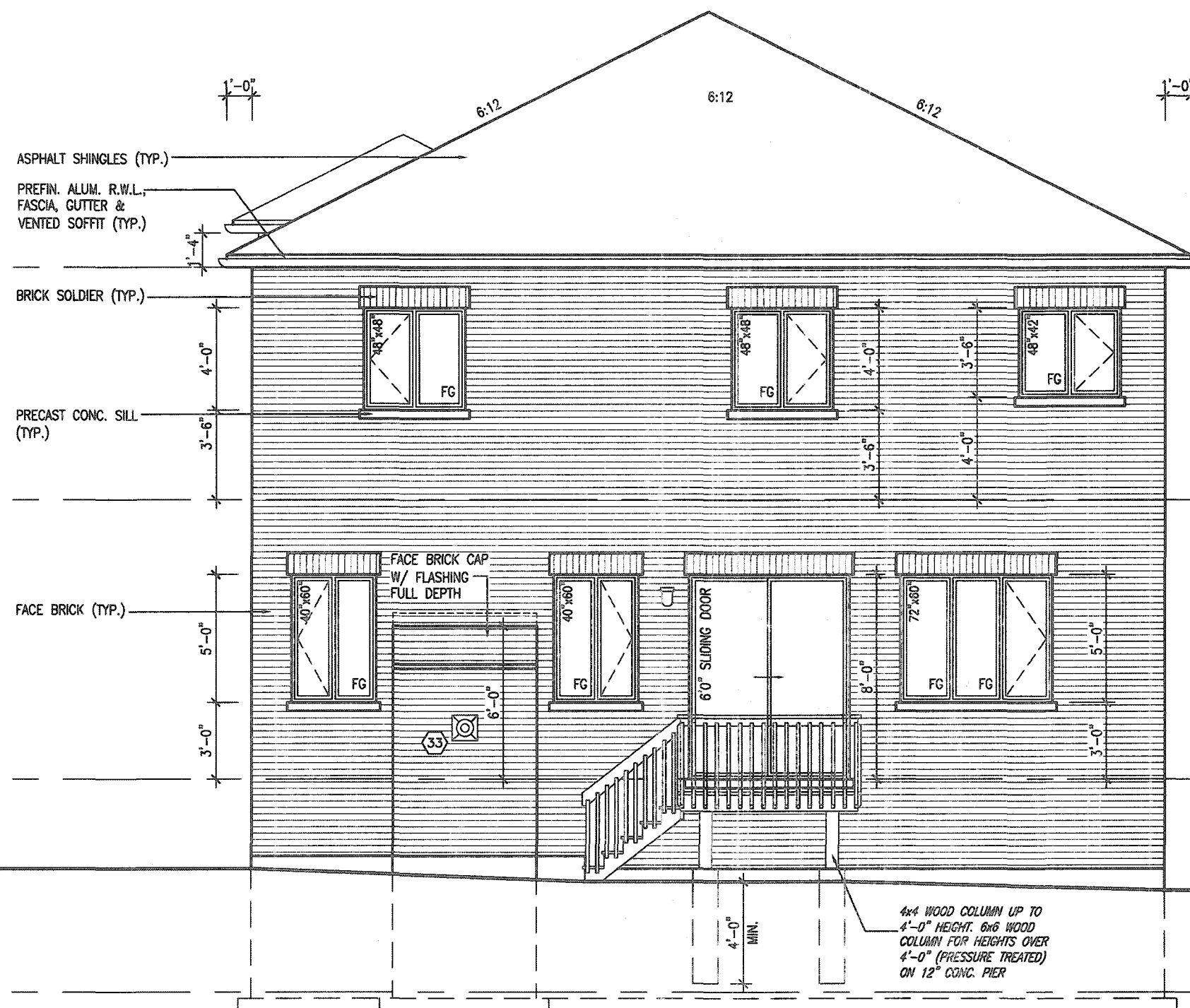
VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com



project name	project no.
RUSSELL GARDENS PH. 3	A7b
city	county
HAMILTON, ON.	
date	drawing no.
JANUARY 2020	A6b
RIGHT SIDE ELEVATION - ELEV. 3	
drawn by	file name
WT	19014-MOUNTAINASH-3-229
checked by	
scale	
3/16" = 1'-0"	

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3086 SF.



TOP OF PLATE

CITY OF HAMILTON

Building Division

TOP OF WINDOW

21 105987

Permit _____

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

Jim *Feb 27/21*

FOR OWNER BUILDING OFFICIAL

DATE

TOP OF DOOR/WINDOW

10'-11"

8'-0"

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

REC'D BY _____ DATE _____

REC'D BY _____ DATE _____

FIN. GROUND FLOOR

REAR ELEVATION '3'

MOUNTAINASH 3-229
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: [Signature]
DATE: 1 JAN 28, 2021
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

18				9			This undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order Building Code to be a Designer.
17				8			
16				7			qualification information:
15				6			Richard Vink 24
14				5			name signature
13				4	CUSTOM DRAWING PER PURCHASER REQUEST.	OCT 07/20	GW registration information V&B Design inc. 42
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	hw	no.	description	date	hw

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 V3 Design inc.	<i>R. Vink</i> signature	24 42
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 project. Drawings are not to be copied.		

V3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

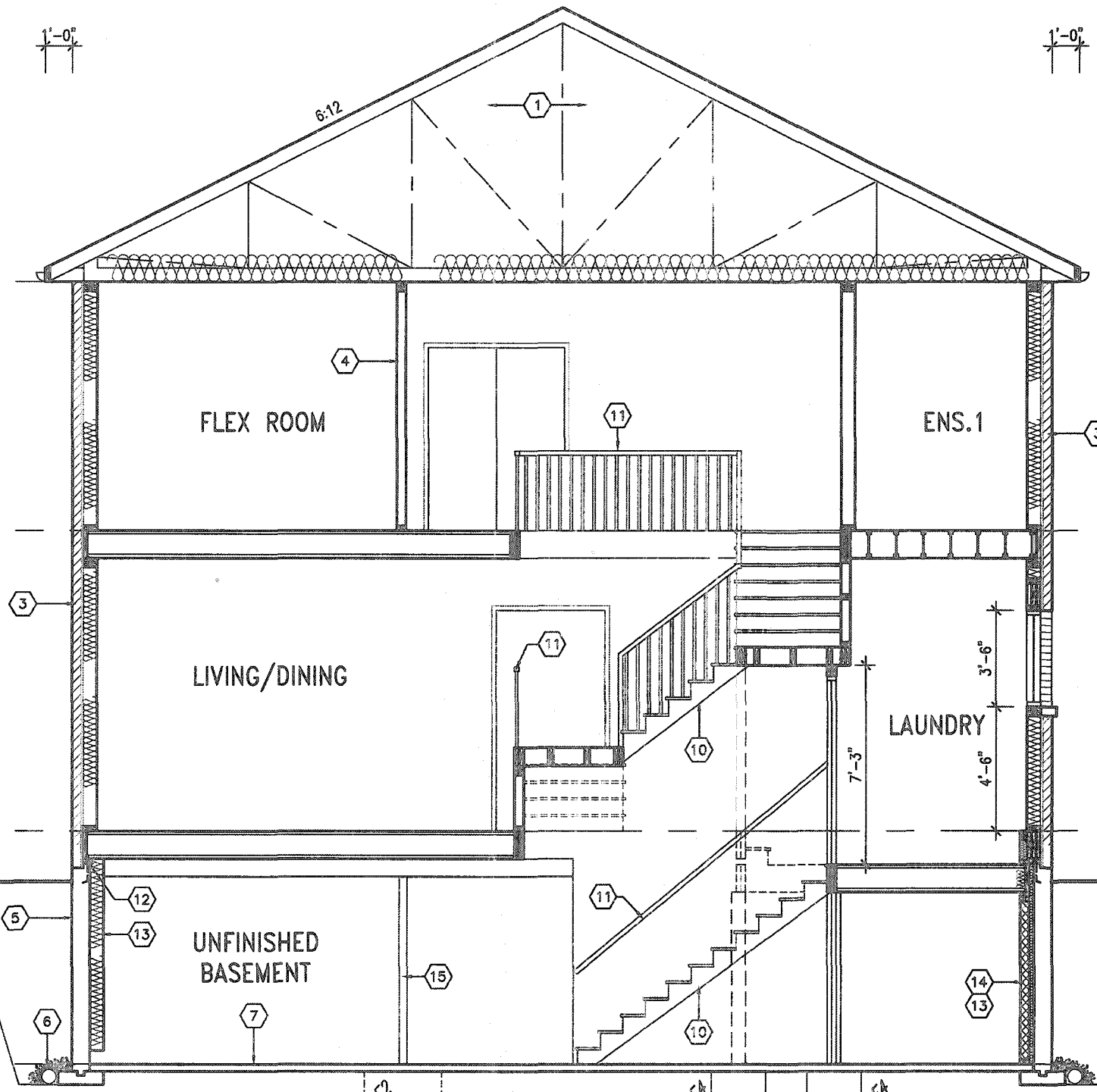
 Greenpark.	
project name	number
RUSSELL GARDENS PH. 3	HAMILTON,
date	location
JANUARY 2020	REAR EL
drawn by	checked by
WT	3/16" = 1'-0"

MOUNTAINASH 3	
13.5m	
project no.	
19014	
drawing no.	
A7b	
TITATION - ELEV. 3 file name 4-MOUNTAINASH-3-229 229.dwg - Wed - Oct 7 2009 - 1:42 PM	

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ct 23/2020

STRUDET INC.
FOR STRUCTURE ONLY



CITY OF HAMILTON
Building Division
21 105907 TOP OF PLATE
Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CITY, BID BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
Jim Feb 22/14
FOR OTHER BUILDING OFFICIAL DATE _____

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 04 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

MOUNTAINASH 3-229
COMPLIANCE PACKAGE 'A1'

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	-	.	. - .	9.	.	.	The undersigned has reviewed and takes responsibility for this design and lists the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
18	-	.	.	8.	.	.	qualification information	
16	-	.	.	7.	.	.	R Vink signature	244EB BDN
15	-	.	.	6.	.	.	Richard Vink	
14	-	.	.	5.	.	.	name registration information VA3 Design Inc.	4265B
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	dcto	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 copied.

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	24468
name <i>R Vink</i> signature	BCN
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 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	municipality
		HAMILTON, ONT
date	JANUARY 2020	
drawn by	checked by	scale
WT		3/16" = 1'-0"
CSO - H:\PROJECTS\EDITION\2015\2014 PRELIM\15\2014\44 MURPHY\SHOOTING\HAMILTON\3-1-22A\1504-MONTANA-3-1-22A.dwg		

MOUNTAINASH 3	
13.5m	
project no.	19014
drawing no.	A8b
file name	
14-MOUNTAINASH-3-229	
-229.dwg - Wed - Oct 7 2009 - 1:42 PM	

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