


PARTIAL FOUNDATION PLAN -
ELEV. '3'

FOUNDATION WALL THICKNESS:
4'-7" MAX. FROM GRADE TO SLAB FOR 10" UNSUPPORTED SOLID CONC. WALL (14" WITH VENEER).
3'-11" MAX. FROM GRADE TO SLAB FOR 8" UNSUPPORTED SOLID CONC. WALL (12" WITH VENEER).
2'-7" MAX. FROM GRADE TO SLAB FOR 6" UNSUPPORTED SOLID CONC. WALL (10" WITH VENEER).
(AS PER O.B.C. 9.15.4.2)

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



JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE: OCT 12, 2021

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



STRUDET INC.
FOR STRUCTURE ONLY

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.
17		-	-	8	.		
16		-	-	7	.		qualification information
15		-	-	6	.		Richard Vink
14		-	-	5	.		signature
13		-	-	4	UPDATED PER PURCHASER REQUEST.	SEP 21/21	GN registration information
12		-	-	3	ISSUED FOR PERMIT.	MAY 28/21	GN VA Design Inc.
11		-	-	2	REV. PER CLIENT/ROOF/F/L/ENG. COMMENTS	APR 26/21	WT Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with civil work. Drawings and specifications are instruments of service and the product of the Designer which must be returned at the completion of the project. Corrections are not to be sealed.
10		-	-	1	PRELIMINARY, ISSUED FOR REVIEW.	FEB 09/21	date
no.	description	date	by	no.	description	date	by

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CITY OF HAMILTON
Building Division

Permit No. 21-16711

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature] JWS

CITY OF HAMILTON OFFICIAL DATE

GRANDVILLE 3-593
COMPLIANCE PACKAGE 'A1'

VA2
DESIGN
255 Consumers Rd Suite 101
Toronto ON M2J 1P9
t 416.630.2255 f 416.630.2256
va3design.com

Greenpark

GRANDVILLE 3
15.25m

project name **RUSSELL GARDENS PH. 4** municipality **HAMILTON, ON.** project no. **2002**

date **FEB 2021** drawing no. **A1b**

BASEMENT PLAN - ELEV. '3'

drawn by **BD,BIM** checked by **-** scale **3/16" = 1'-0"** file name **20027--GRANDVILLE--3--593**

358C - (H:\ARCHIVE\WORKING\2021\20027 588\LANDS\GROUNDS\GRANDVILLE\20027--GRANDVILLE--3--593.dwg) - Plt - Sep 24 2021 - 8:15 AM



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)

CITY OF HAMILTON
Building Division

Permit No. 21-161911

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

These drawings and/or specifications have been reviewed by

5/22

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

Abstract

VOLUME 3-593

VILL 5 555

COMPLIANCE PACKAGE 'A1'

.....

mark GRANDVILLE 3

15.25m

municipality	project
MILFORD, OH	0000

HAMILTON, ON. 2002

GROUND FLOOR PLAN - ELEV. '3'

6" = 1'-0" 20027--GRANDVILLE--3--593

\\GLES\GRANDVILLE\20027-GRANDVILLE-3-593.dwg - Fri - Sep 24 2021 - 9:15 AM

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

APPROVED BY: [Signature]
DATE: OCT 12, 2021
This stamp certifies compliance with the applicable

Design Guidelines only and bears no further professional responsibility

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "B. MARINKOVIC" is printed. A handwritten signature is scrawled across the seal, overlapping the text and the central name.

STRUDET INC.
FOR STRUCTURE ONLY

18		-	.	9.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.
17		-	.	8.	qualification information
16		-	.	7.	
15		-	.	6.	Richard Vink
14		-	.	5.	name signature 2
13		-	.	4.	UPDATED PER PURCHASER REQUEST SEP 21/21 GW name registration information V&S Design Inc. 4
12		-	.	3.	ISSUED FOR PERMIT MAY 28/21 GW
11		-	.	2.	REV. PER CLIENT/ROOF/F/L/ENG. COMMENTS APR 26/21 WT Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. Drawings and specifications are instruments of service and the prop-
10		-	.	1.	PRELIMINARY ISSUED FOR REVIEW FEB 09/21 GT The drawings are not to be used.
no. description date by no. description date by					

VA3
DESIGN

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



project name	RUSSELL GARDENS PH. 4	municipality	HAMILTON, ONT.
date	1977	drawing no.	GROUND FLOOR

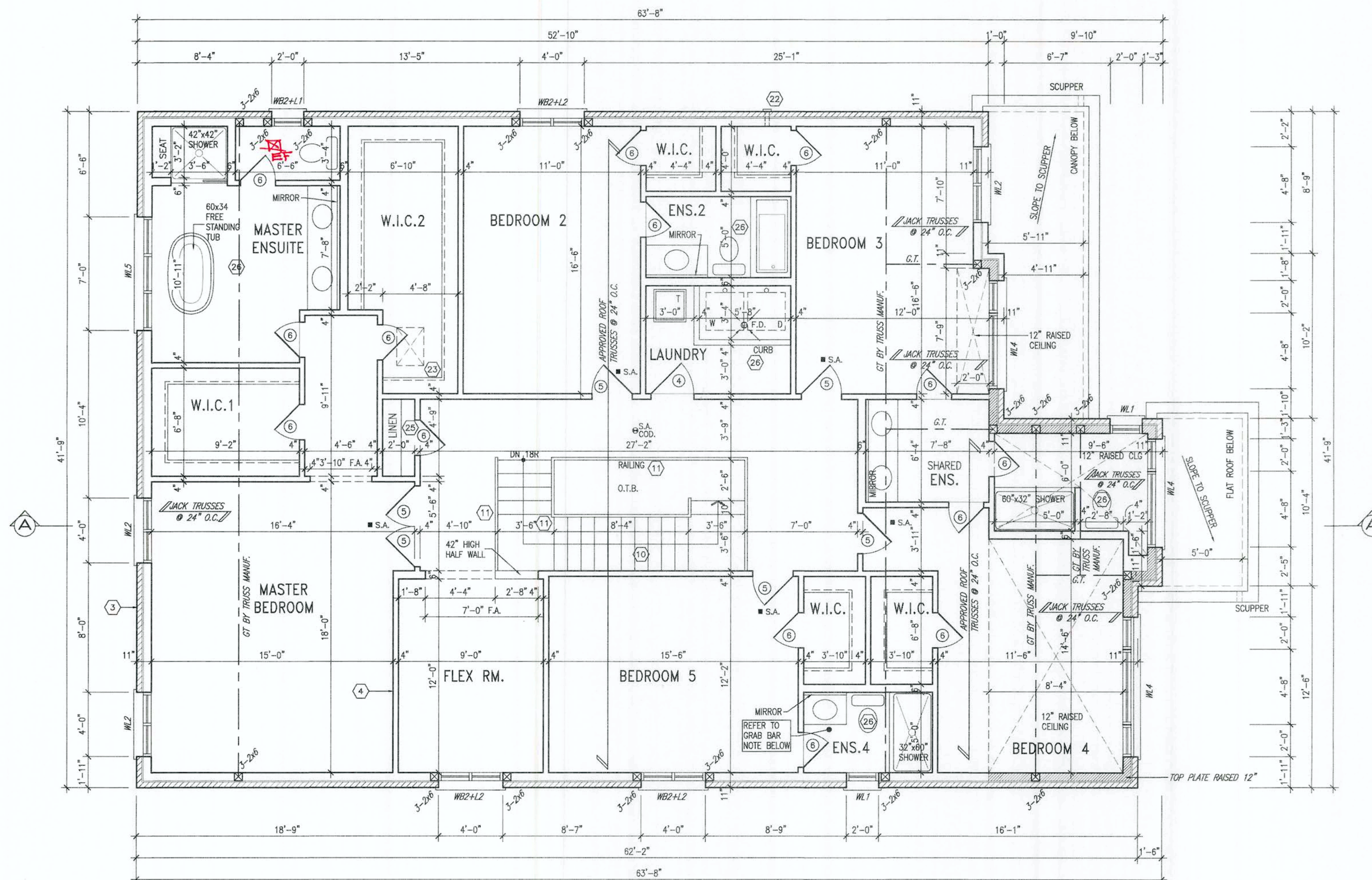
FEB 2021
drawn by BD.BIM checked by - scale $3/16" = 1'-0"$
GREG - H:\ARCHIVE\WORKING\2020\20027.GRE\UNITS\SINGLE\ST\GRANDVILLE\20027-GRANDVILLE-3-593

GRANDVILLE 3
15.25m

project no.	
20027	
ELEV '3'	drawing no.

file name
-GRANDVILLE-3-593
- Sep 24 2021 - 9:15 AM

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[Signature]

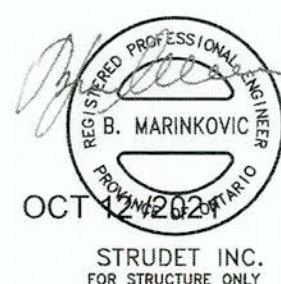
FOR CHIEF BUILDING OFFICIAL DATE 6/15/21

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: OCT 12, 2021

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professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

16	-	-	-	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.
17	-	-	-	8	-		
18	-	-	-	7	-		qualification information
19	-	-	-	6	-		Richard Vink
20	-	-	-	5	-		name
21	-	-	-	4	-		registration information
22	-	-	-	3	-	SEP 21/21	GN
23	-	-	-	2	-	MAY 28/21	GN
24	-	-	-	1	-		VAS Design Inc.
25	-	-	-	0	-		
26	-	-	-	2	-	APR 26/21	WT
27	-	-	-	1	-	FEB 09/21	WT
28	-	-	-	0	-		
29	-	-	-	0	-		
30	-	-	-	0	-		
no.	description	date	by	no.	description	date	by

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t 416.630.2255 f 416.630.4771
va3design.com



project name	municipality
RUSSELL GARDENS PH. 4	HAMILTON, ON

GRANDVILLE 3
15.25m

project
2002

date FEB 2021 SECOND FLOOR PLAN - ELEV. '3'

drawn by DB.BIM checked by - scale 3/16" = 1'-0" file name 20027-GRANDVILLE-3-593

PROJECT: 01 ARCHITECT: BOWEN/RODAS, 20027 CSES, UNITS: SINGLE FAMILY UNITS, 20027-GRANDVILLE (F, 3-581) date: Fri - Sep 24, 2021 - 9:15 AM

drawing no.
A3b

Architectural elevation drawing of a house. The drawing includes a legend for materials and finishes, and various dimensions and callouts for the building's features.

Legend:

- CONTEMPORARY STONE PATTERN
- MAIN BRICK
- WOOD GRAIN STUCCO FINISH
- STUCCO W/ REVEALS

Dimensions and Callouts:

- ASPHALT SHINGLES (TYP.)
- VALLEY FLASHING (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 1" x 6" ALUM. CLAD FRIEZE BD. (TYP.)
- 6:12
- 12" RAISED CEILING
- 1" x 6" ALUM. CLAD FRIEZE BD. (TYP.)
- 10" PRECAST CONC. HEADER (TYP.)
- CONTEMPORARY STONE PATTERN (TYP.)
- PRECAST CONC. SILL (TYP.)
- WOOD GRAIN STUCCO FINISH (TYP.)
- U/S OF CANOPY
- CONT. PRECAST BAND (TYP.)
- CONTEMPORARY STONE PATTERN (TYP.)
- MIN. 4'-0"
- POURED CONC. PORCH SLAB & DOOR SILL (TYP.)
- 8'-0" x 7'-0" O/H GARAGE DOOR
- 8'-0" x 7'-0" O/H GARAGE DOOR
- 30 STEPPED FOOTING
- POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
- 16" x 16" MASONRY PIER W/ 8" x 8" STUCCO W/ WOODGRAIN FINISH WRAPPED COLUMN (TYP.)
- FIN. SUNKEN FOYER

CITY OF HAMILTON
Building Division

Permit No. 21-16911

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These drawings and/or specifications have been reviewed by
[Signature] 5/22
DATE

FOR CHIEF BUILDING OFFICIAL

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
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.

18	-	-	9	-	-
17	-	-	8	-	-
16	-	-	7	-	-
15	-	-	6	-	-
14	-	-	5	-	-
13	-	-	4	UPDATED PER PURCHASER REQUEST.	SEP 21/21 GW
12	-	-	3	ISSUED FOR PERMIT.	MAY 26/21 GW
11	-	-	2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 26/21 WT
10	-	-	1	PRELIMINARY. ISSUED FOR REVIEW.	FEB 09/21 GW
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	24488
	name	signature
GW	registration information	BCIN
GW	VAS3 Design Inc.	42658
WT	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.	
by		

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com
vo3design.com

 Greenpark.		GRANDVILLE 3 15.25m
project name RUSSELL GARDENS PH. 4		municipality HAMILTON, ON.
date Feb 2021	drawing no. 20027	
FRONT ELEVATION - ELEV. 3		
drawn by BD.BIM	checked by 3/16" = 1'-0"	file name 20027--GRANDVILLE-3--593
A4 b		

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These drawings and specifications have been reviewed by
[Signature] 5/2
DATE



FOR CASHING OFFICIAL

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BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL
DEPENDING ON FINAL GRADE CONDITIONS.
DRAIN WELL TO FOOTING DRAIN.

							The undersigned has reviewed and takes responsibility for this design end has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
18	-	-	9	-	-	-	qualification information		
17	-	-	8	-	-	-			
16	-	-	7	-	-	-			
15	-	-	6	-	-	-	Richard Vink	24488	
14	-	-	5	-	-	-	Name:	signature	RON
13	-	-	4	UPDATED PER PURCHASER REQUEST.	SEP 21/21	GW	regulation information	V&S Design Inc.	42586
12	-	-	3	ISSUED FOR PERMIT.	MAY 28/21	GT			
11	-	-	2	REV. PER CLIENT/ROOF/F.L./ENG. COMMENTS	APR 26/21	WT	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 project. Drawings are not to be copied.		
no.	description		date	bco.description	date by	gw			
				1 PRELIMINARY ISSUED FOR REVIEW.	FEB 09/21	GW			

 <p>255 Consumers Rd Suite 120 Toronto, ON M2H 1R4 t 416.630.2525 f 416.630.4725 va3design.com</p>	 Greenpark.		GRANDVILLE 3 15.25m	
	project name RUSSELL GARDENS PH. 4		municipality HAMILTON, ON.	
	date FEB 2021		drawing no. A6b	
	title RIGHT SIDE ELEVATION - ELEV. '3'			
drawn by BD/IM		checked by 3/16" = 1"=0"		file name 2020-GRANDVILLE-3-583
(PREF) - H:\ARCHIVE\WORKING\2020\2020_CVRS\UNIT\3\GREENVILLE\2020-GRANDVILLE-3-583.dwg Fri - Sep 24 2021 - 9:15 AM				



UPGRADED REAR ELEVATION - ELEV. '3'

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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
DATE: OCT 12, 2021

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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

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.
17	-	-	8	-	-	-	qualification information
16	-	-	7	-	-	-	Richard Vink
15	-	-	6	-	-	-	signature
14	-	-	5	-	-	-	name
13	-	-	4	UPDATED PER PURCHASER REQUEST.	SEP 21/21	GW	registration information
12	-	-	3	ISSUED FOR PERMIT.	MAY 26/21	GW	VAS Design Inc.
11	-	-	2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 26/21	WT	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.
10	-	-	1	PRELIMINARY, ISSUED FOR REVIEW.	FEB 09/21	GW	
no.	description	date	by	no.	description	date	by

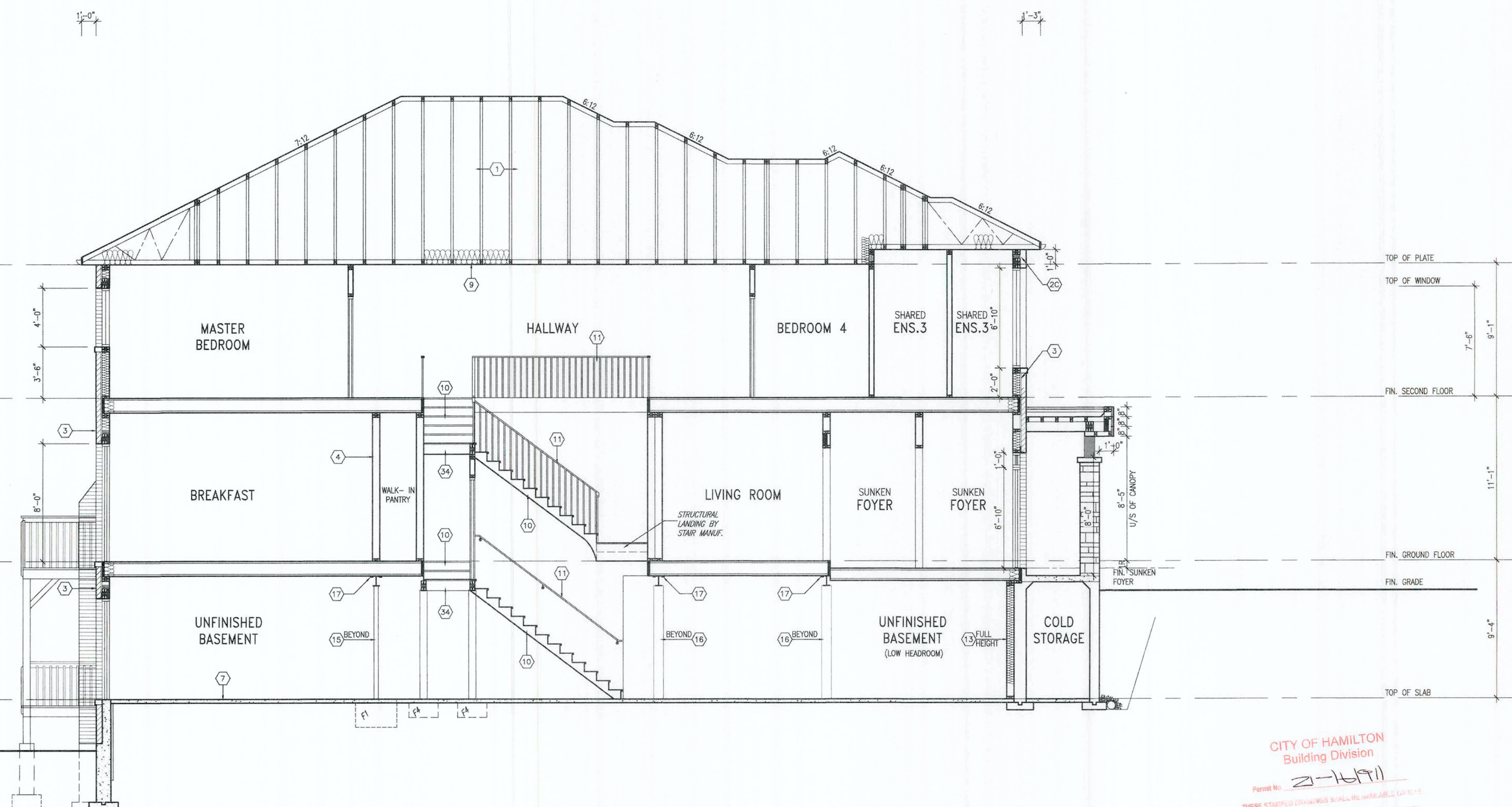
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
date: FEB 2021
drawn by: BD.BIN
checked by: 3/16" = 1'-0"

GRANDVILLE 3
15.25m
project no.: 20027
drawing no.: A16b
file name: 20027-GRANDVILLE-3-593

CITY OF HAMILTON
Building Division
Permit No. 21-161911
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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 JAN 5 2022

GRANDVILLE 3-593
COMPLIANCE PACKAGE 'A1'



CROSS SECTION A-A - ELEV. '3'



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

16	-	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.	 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 +1 416.632.2725 +1 416.632.4782 va3design.com	 project name RUSSELL GARDENS PH. 4 location HAMILTON, ON. drawing no. CROSS SECTION A-A - ELEV. '3' date FEB 2021 checked by BD scale 3/16" = 1'-0" title name 2022-GRANDVILLE - 5-83 drawing no. A8b	GRANDVILLE 3 15.25m project 2022
17	-	8	-	-				
16	-	7	-	-				
16	-	6	-	-				
14	-	5	-	-				
11	-	4	UPDATED PER PURCHASER REQUEST.	SEP 21/21	OK			
11	-	3	ISSUED FOR PERMIT.	MAY 26/21	OK			
11	-	2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 26/21	WT			
10	-	1	PRELIMINARY. ISSUED FOR REVIEW.	FEB 09/21	OK			
no.	description	date	by	no.	description	date	by	

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