

2958 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

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

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa. WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB11 = 4-2"x10" (4-38x235) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-9" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

CERAMIC TILE FOR CONVENTIONAL LUMBER (ORC 9.30.6)

SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0", 2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

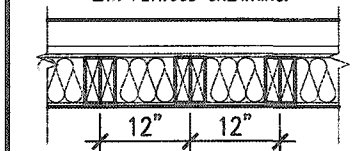
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)		Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.

ci- Denotes Continuous Insulation without framing interruption.

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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 MAR 19/21

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Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law. For more information go to esasafe.com or call 1-877-372-7233



STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 02, 2021
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 11 ELEV. 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	768.25 S.F.	114.18 S.F.	14.86 %
LEFT SIDE	1062.03 S.F.	252.53 S.F.	23.78 %
RIGHT SIDE	1062.03 S.F.	30.00 S.F.	2.82 %
REAR	768.25 S.F.	148.94 S.F.	19.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3660.56 S.F.	545.65 S.F.	14.91 %
TOTAL SQ. M.	340.07 S.M.	50.69 S.M.	14.91 %

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 11 ELEV. 2		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	783.97 S.F.	135.43 S.F.	17.27 %
LEFT SIDE	1065.64 S.F.	291.89 S.F.	27.39 %
RIGHT SIDE	1039.50 S.F.	30.00 S.F.	2.89 %
REAR	781.42 S.F.	148.94 S.F.	19.06 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3670.53 S.F.	606.26 S.F.	16.52 %
TOTAL SQ. M.	341.00 S.M.	56.32 S.M.	16.52 %

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 11 ELEV. 3		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	789.69 S.F.	157.83 S.F.	19.99 %
LEFT SIDE	1065.28 S.F.	249.99 S.F.	23.47 %
RIGHT SIDE	1039.50 S.F.	30.00 S.F.	2.89 %
REAR	769.43 S.F.	177.94 S.F.	23.13 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.9 S.F.	
TOTAL SQ. FT.	3663.90 S.F.	595.86 S.F.	16.26 %
TOTAL SQ. M.	340.38 S.M.	55.36 S.M.	16.26 %

AREA CALCULATIONS ELEV '1'	
GROUND FLOOR AREA	1312 SF
SECOND FLOOR AREA	1646 SF
TOTAL FLOOR AREA	2958 SF (274.80 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	2958 SF (274.80 m2)
GROUND FLOOR COVERAGE	1319 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	48 SF
COVERAGE W/ PORCH	1757 SF (163.23 m2)
COVERAGE W/O PORCH	1709 SF (158.77 m2)

AREA CALCULATIONS ELEV '2'	
GROUND FLOOR AREA	1329 SF
SECOND FLOOR AREA	1672 SF
TOTAL FLOOR AREA	3001 SF (278.80 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3001 SF (278.80 m2)
GROUND FLOOR COVERAGE	1336 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	113 SF
COVERAGE W/ PORCH	1839 SF (170.85 m2)
COVERAGE W/O PORCH	1726 SF (160.35 m2)

AREA CALCULATIONS ELEV '3'	
GROUND FLOOR AREA	1314 SF
SECOND FLOOR AREA	1661 SF
TOTAL FLOOR AREA	2975 SF (276.39 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	2975 SF (276.39 m2)
GROUND FLOOR COVERAGE	1321 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	121 SF
COVERAGE W/ PORCH	1832 SF (170.20 m2)
COVERAGE W/O PORCH	1711 SF (158.96 m2)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

MOUNTAINASH 11 COMPLIANCE PACKAGE 'A1'

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

Greenpark

MOUNTAINASH 11
13.5m
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON
project no.
19014
date
JAN. 2020
drawing no.
A0
GENERAL NOTES & CHARTS
19014-MOUNTAINASH-11
drawing no.
A0
Scale: 3/16" = 1'-0"

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Radon Mitigation Option: 1

centre of floor slab

TRAP

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

100 mm

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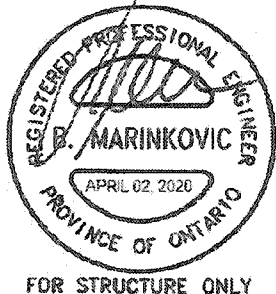
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY 
DATE FEB 17 2011

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

CITY OF HAMILTON
Building Division

Permit No. 21-111513

1-0"
* 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

CJR MAR 19/21.
FOIA OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 11
13.5m

Greenpark.

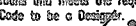
project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON

BASEMENT PLAN - ELEV. 1

Fig. 130.

11

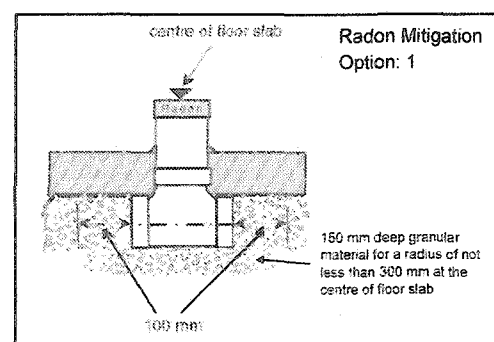
18	-	9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
17	-	8	-	-	quantification information		
16	-	7	-	-	Richard Vink 		
15	-	6	-	-	name 2448		
14	-	5	-	-	signature BC		
13	-	4	-	-	registration information		
12	-	3	ISSUED FOR PERMIT.	APR 02/20 GW	VAS3 Design Inc. 4265		
11	-	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20 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 drawings are not to be scaled.		
10	-	1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 04/20 CW			
no.	description	date	by	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

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SEE ATTACHED BROCHURE

CITY OF HAMILTON
Building Division

Report No. 21-111513

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FOR CHIEF BUILDING OFFICIAL DATE MAR 19/21

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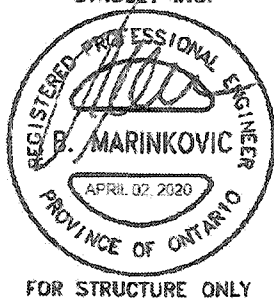
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HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

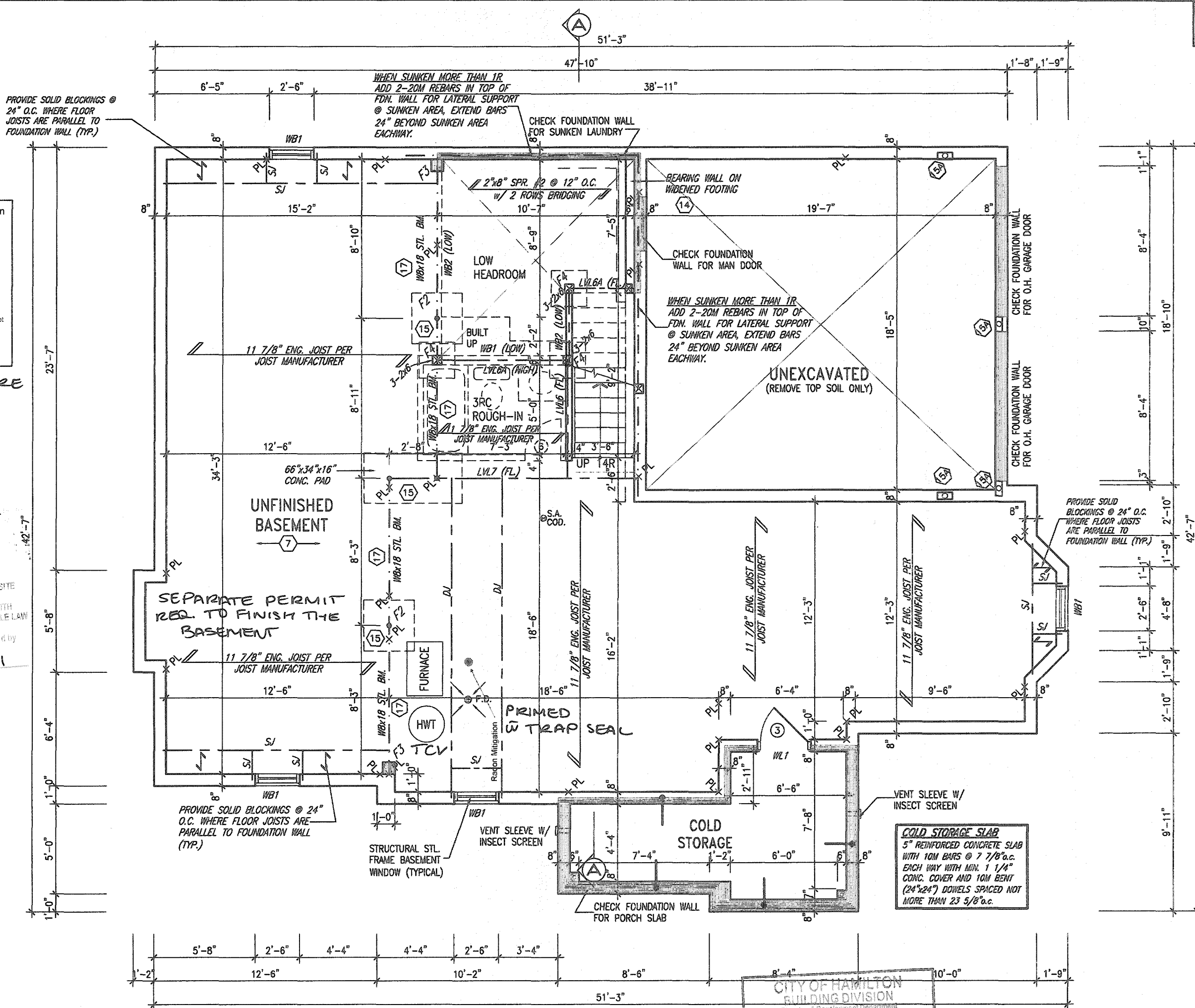
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BASEMENT PLAN - ELEV. 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

REF'D TO _____ DATE _____

MOUNTAINASH 1

COMPLIANCE PACKAGE 'A1

18	.	.	.	9	.	.	.
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12	.	.	.	3	ISSUED FOR PERMIT.	APR 02/20	G
11	.	.	.	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	G
10	.	.	.	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	G
no.	description	date	by	no.	description	date	by

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date _____

JAN. 2020
dream fu

GW

GREG - HVAR

property of VAS is

MOUNTAINASH
13.5m

proj	19
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PLAN ELEV 2 drawing

PLAN - ELEV. 2

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Building Division

Permit No. 21-111513

Permit No. 21-1

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AND SHALL COMPLY WITH

THESE STAMPED DRAWINGS SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

These drawings are for
Cye **MAR 19/21**
 DATE
 FOR CHIEF BUILDING OFFICIAL

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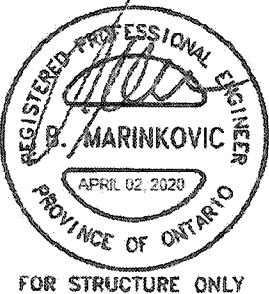
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: FEB 17, 2023

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1-81
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Planning & Development Department
MAR 5 2021
RECEIVED _____ DATE _____
RECEIVED _____ DATE _____

MOUNTAINASH 11

COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 11
13.5m

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

date _____ BASEMENT PLAN ELEV. 7 drawing no. _____

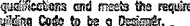
JAN. 2020 BASEMENT PLAN - ELEV. 3

drawn by	checked by	scale	file name
GW	-	3/16" = 1'-0"	19014-MOUNTAINASH-11

A1b

GREG - H:\ARCHIVE\WORKING\2019\19014.GRE\UNITS\SINGLES\44 MOUNTAINASH\19014-MOUNTAINASH-11.cwg - Thu - Apr 2 2020 - 12:10 PM

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17	-	-	8	-	-	 24488 name registration information VAS Design Inc. BCN 42658	
16	-	-	7	-	-		
15	-	-	6	-	-		
14	-	-	5	-	-		
13	-	-	4	-	-		
12	-	-	3	ISSUED FOR PERMIT.	APR 02/20	GW	
11	-	-	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW	
10	-	-	1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW	
no.	description	date	by	no.	description	date	by

2958 SF.

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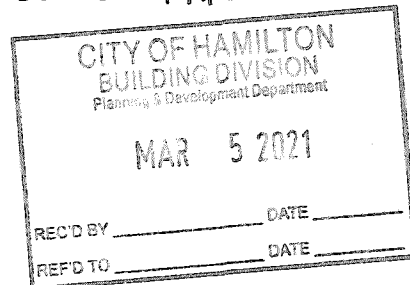
OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST. 3.0m
KIT-EX-NOTE-2020.dwg

2958 SF.

FIREBLOCK ALL BULKHEADS,
COFFERED CEILINGS AND
CONCEALED SPACES.

SHALL COMPLY W
9.21+9.22

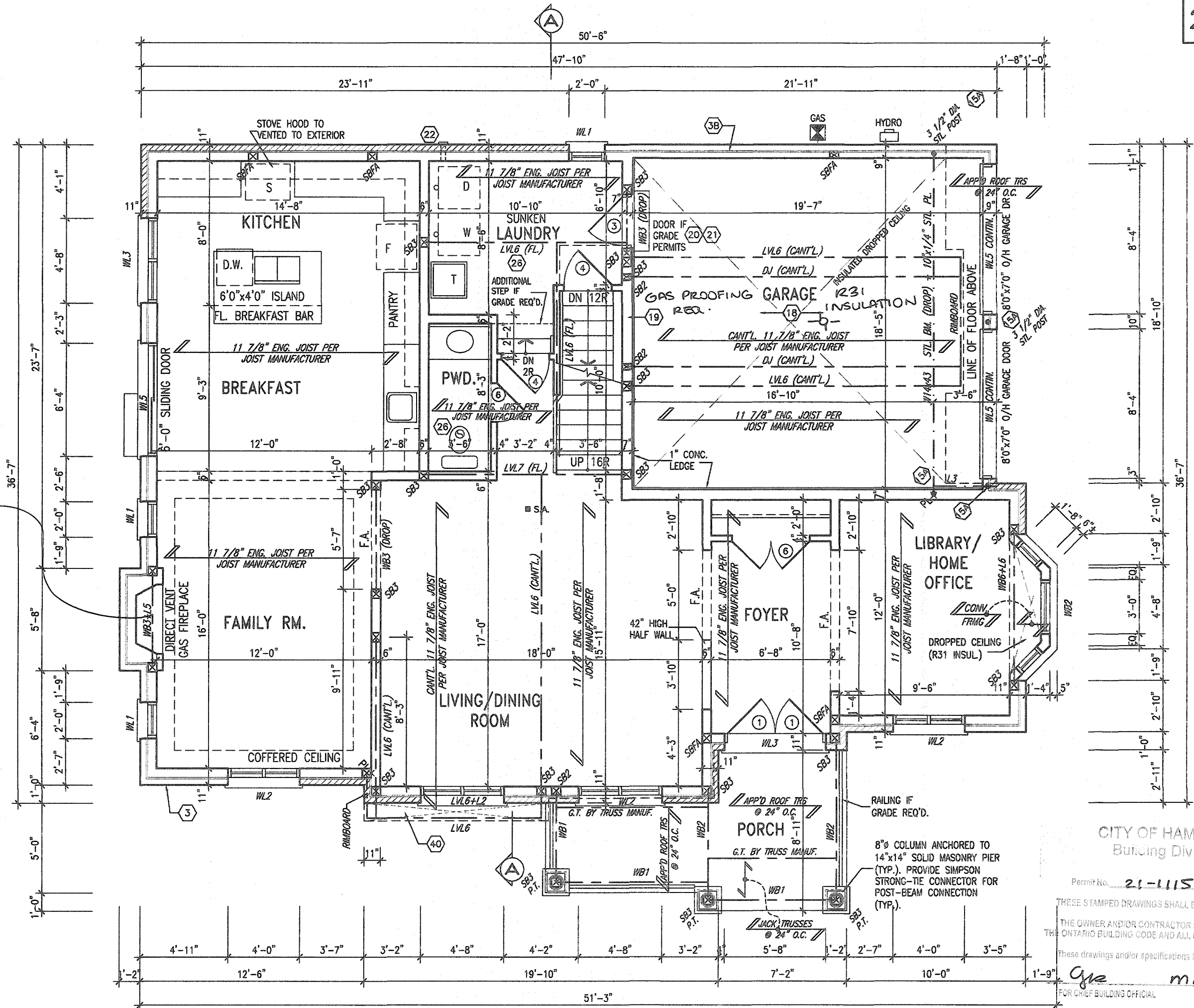
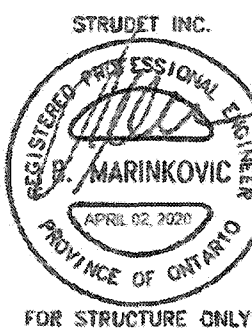
AS PER GAS UTILIZATION
CODE SHALL BE ULC/CSA
LABELLED + APPROVED



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: FEB 12, 2021
These plans certify compliance with the applicable Design Guidelines only and do not constitute professional responsibility



GROUND FLOOR PLAN - ELEV. 2

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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 MAR 19/21

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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	24488		
15			6			name			
14			5			registration information	42658		
13			4			VAS Design Inc.			
12			3	ISSUED FOR PERMIT.	APR 08/20	GW			
11			2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW			
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	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. 3
date
JAN. 2020
drawn by
checked by
scale
3/16" = 1'-0"

MOUNTAINASH 11
13.5m
project no
19014
drawing no.
A2a
GROUND FLOOR PLAN - ELEV. 2
19014-MOUNTAINASH-11
MAR 8 2020 - 4:01 PM

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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-NOTE-2020.dwg

2958 SF.

FIREBLOCK ALL BULKHEADS,
COFFERED CEILINGS AND
CONCEALED SPACES.

SHALL COMPLY W 9.24.9.22

AS PER GAS UTILIZATION
CODE SHALL BE ULC/CSA
LABELLED & APPROVED

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: FEB 17, 2021
This stamp certifies compliance with the Architectural Design Guidelines (only and does not constitute a professional responsibility)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department



REC'D BY: [Signature] DATE: [Blank]
REF'D TO: [Blank] DATE: [Blank]

MAR 5 2021

GROUND FLOOR PLAN - ELEV. 3

18			9				
17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT.	APR 08/20 GW		
11			2	UPDATED PER ENG. & CLIENT.	MAR. 25/20 GW		
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20 GW		
no.	description	date	by	no.	description	date	by

NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. ROOF JST.
w/ 2"x6" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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 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 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON
drawing no.: 19014-MOUNTAINASH-11
date: JAN. 2020
created by: [Blank]
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-11.dwg
date: Apr 8 2020 - 4:02 PM

MOUNTAINASH 11
13.5m

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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

gre MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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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-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)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.cw3

[illegible]

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

REC'D BY _____ DATE _____
REF'D TO _____ 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: FEB 17, 2021

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

CITY OF HAMILTON
Building Division

Permit No. 21-111513

THESE OFFERED 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

SECOND FLOOR PLAN - ELEV. 1

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			Richard Vink	R Vink	24
15		-	6			name	signature	
14		-	5			registration information		
13		-	4			VAS Design Inc.		42
12		-	3	ISSUED FOR PERMIT.	APR 09/20	GW		
11		-	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	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 the project. Drawings are not to be copied.	
10		-	1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 04/20	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.

MOUNTAINASH 11
13.5m

project name RUSSELL GARDENS PH. 3	project no. 19014
date JAN. 2020	drawing no. A3
SECOND FLOOR PLAN - ELEV. 1	
drawn by GW	scale 3/16" = 1'-0"
checked by -	file name 19014-MOUNTAINASH-11

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. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(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.

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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 their specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

REC'D BY _____ DATE _____
 _____ DATE _____

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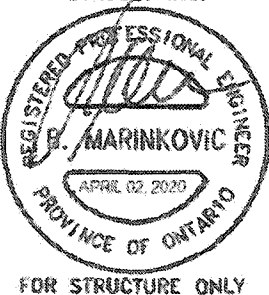
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

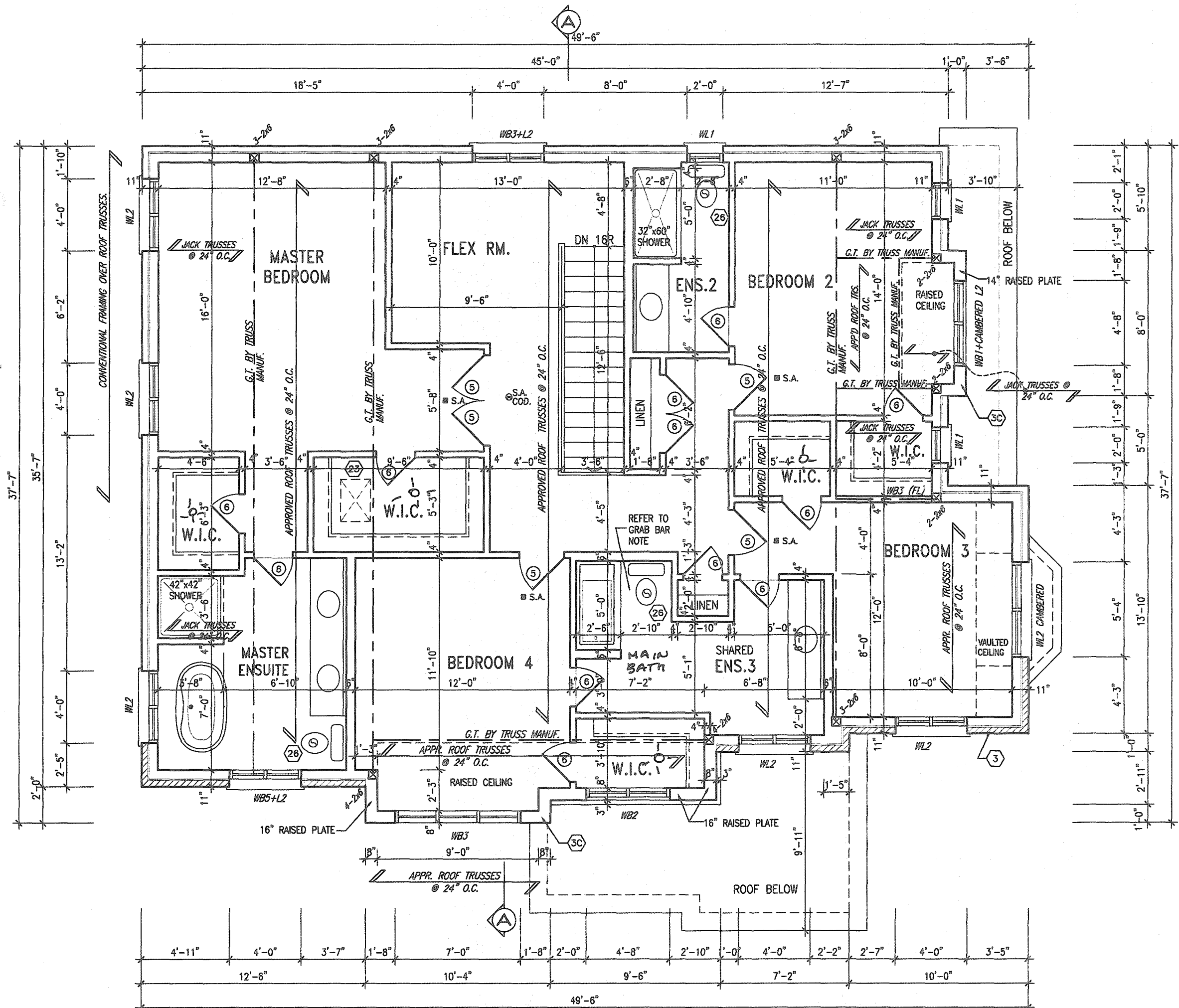
APPROVED BY _____
DATE FEB 17, 202

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

STRUDET INC.



FOR STRUCTURE ONLY



MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

18			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.
17			8			qualification information
16			7			Richard Vink <i>R Vink</i> 24488 signature BCIN
15			6			name registration information VA3 Design Inc. 42658
14			5			
13			4			
12			3	ISSUED FOR PERMIT.	APR 08/20 GW	
11			2	UPDATED PER ENG. & CLIENT.	MAR. 25/20 GW	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20 GW	
no. description		date	by 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

MOUNTAINASH 11

13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON	project no. 19014
date JAN. 2020	SECOND FLOOR PLAN - ELEV. 2	
drawing by ALW	checked by -	scale 3/16" = 1'-0"
title name GREENPARK UNIT'S / 19014-MOUNTAINASH-11.dwg 19014-MOUNTAINASH-11		
date Apr 8 2020 - 4:01 PM		

A3a

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STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATH/TUB IN MAIN BATHROOM PER OBC, DIV. 9-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) BATH/TUB 3.8.3.13.(4)(g). FREE STANDING BATH/TUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.6.wg

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

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

APPROVED BY: 
DATE: FEB 17, 2021

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
weight or returns value.

STRUDET INC



FOR STRUCTURE ONLY

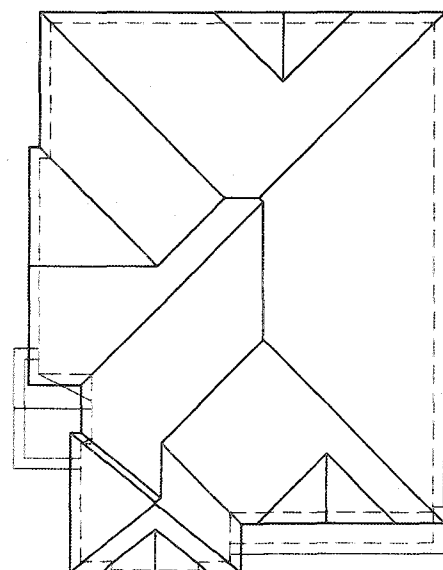
SECOND FLOOR PLAN - ELEV. 3

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

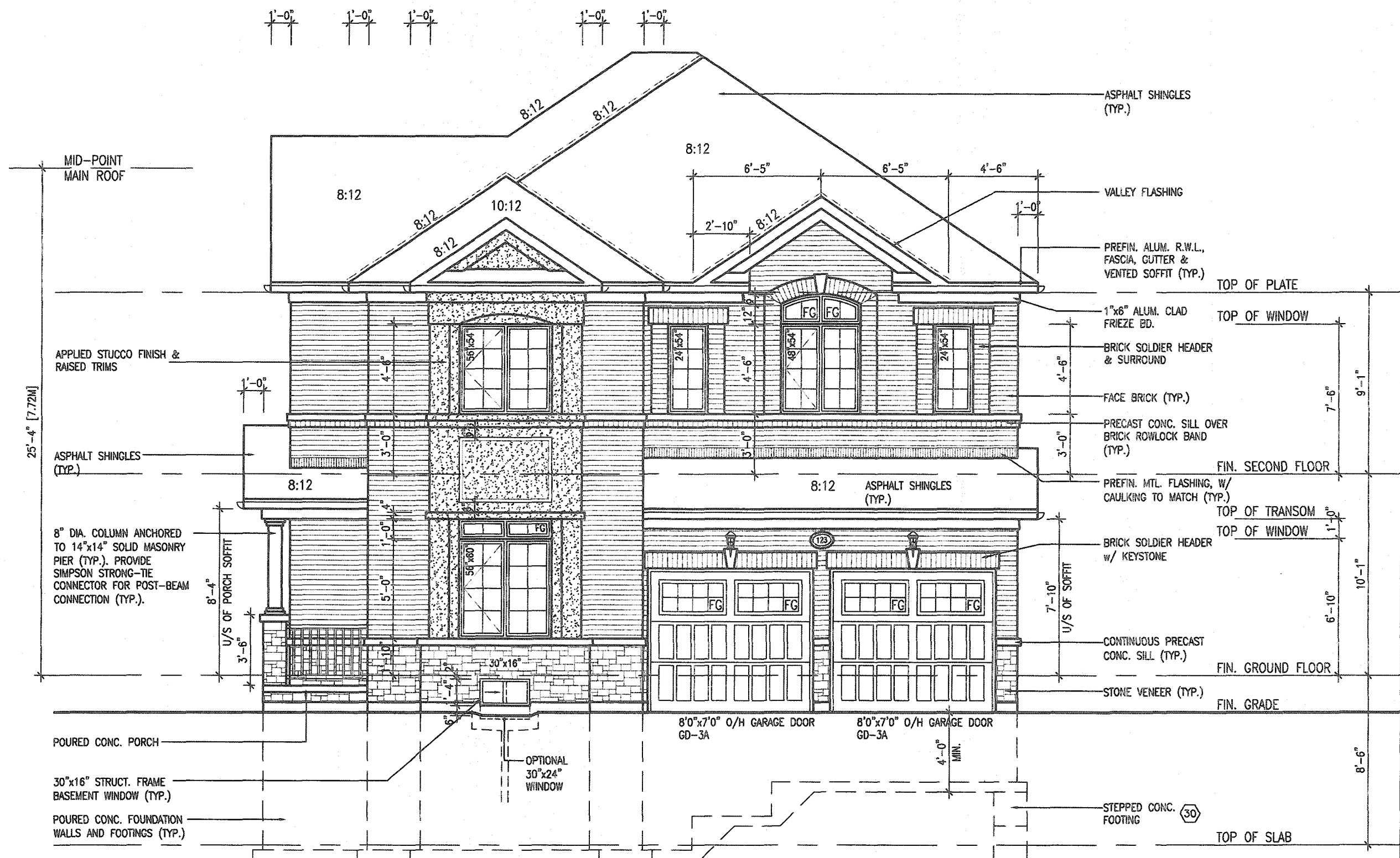
18		9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	MOUNTAINASH 1 13.5m project name RUSSELL GARDENS PH. 3 multiplicity HAMILTON project 1901
17		8					
16		7			qualification information		
15		6			Richard Vink <i>R Vink</i> 24488 signature RCN		
14		5			name registration information 42658 VA3 Design Inc.		
13		4					
12		3	ISSUED FOR PERMIT.	APR 08/20	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 copied.	SECOND FLOOR PLAN - ELEV. 3
11		2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW		
10		1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW		
no.	description	date	by	no.	description		

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2958 SF.



ROOF PLAN '1'



FRONT ELEVATION '1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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

gpe MAR 19/21
FOR SHEET BUILDING OFFICIAL 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.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: FEB 11, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

18			9				
17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT.	APR 02/20	GW	
11			2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	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
signature
name registration information
VA3 Design Inc.
BCN
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 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON

MOUNTAINASH 11
13.5m

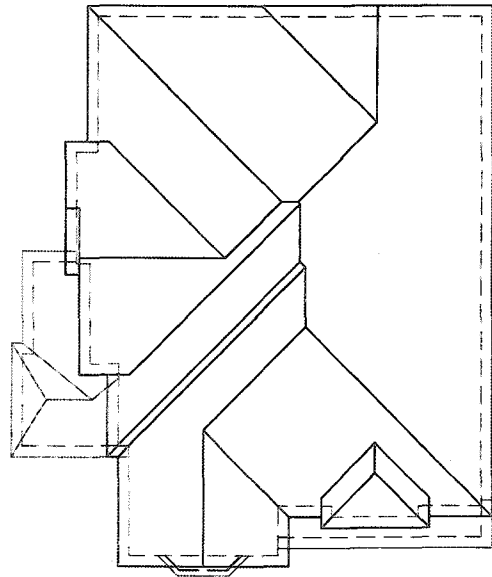
project no.
19014

date
JAN. 2020
drawn by
GW
checked by
scale
3/16" = 1'-0"
19014-MOUNTAINASH-11
19014-MOUNTAINASH-11.dwg - Thu - Apr 2, 2020 - 12:08 PM

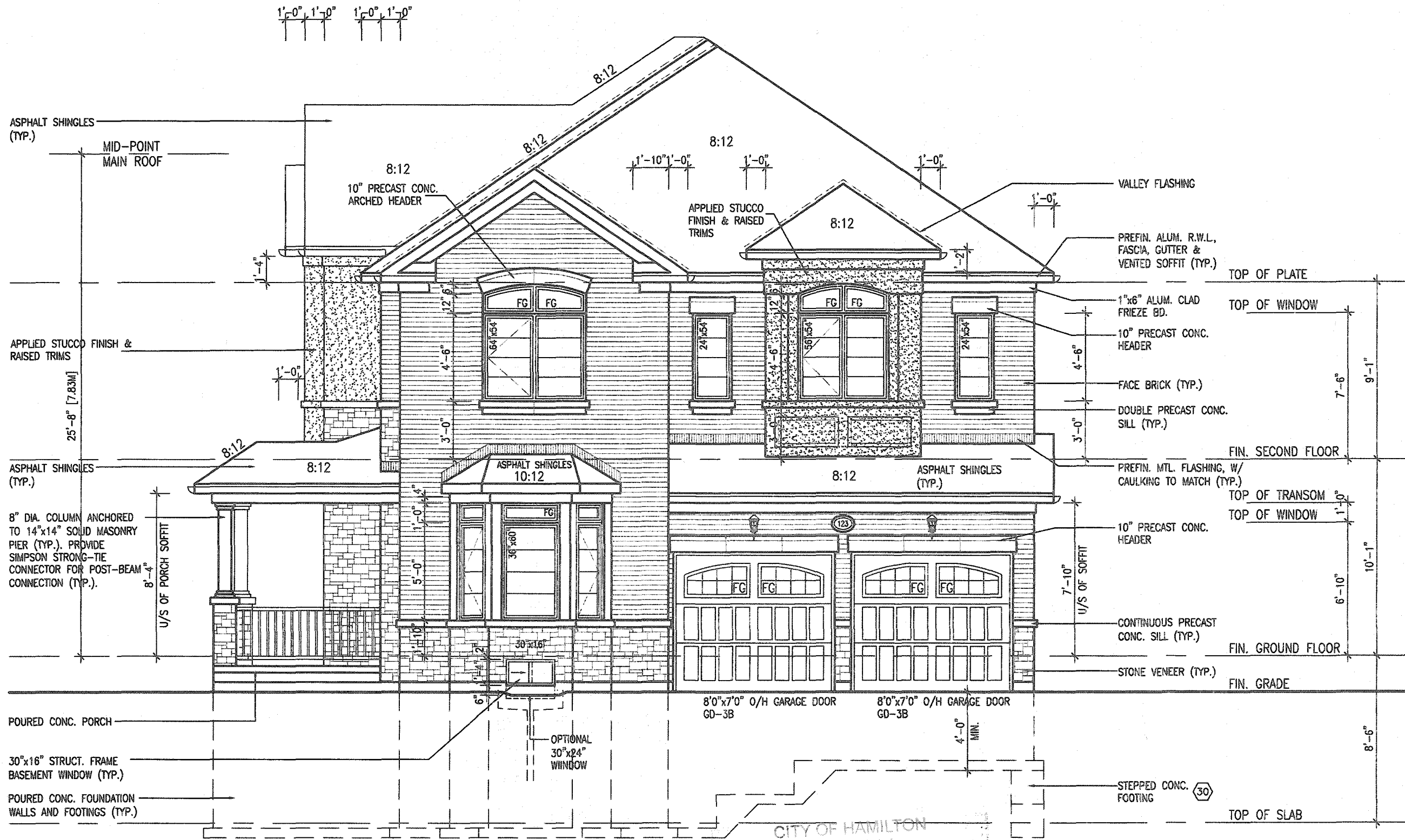
FRONT ELEVATION - ELEV. 1

drawing no.
A4

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ROOF PLAN '2'



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

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

APPROVED BY: 
DATE: FEB 17, 2021

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

FRONT ELEVATION '2'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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

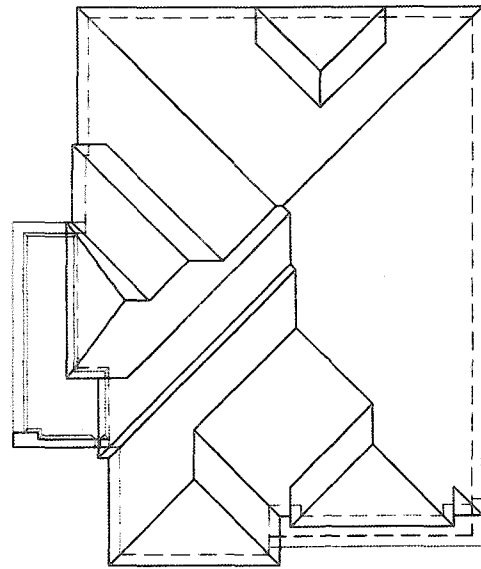
FOR CHIEF BUILDING OFFICIAL DATE MAR 19/21

MOUNTAINASH 11

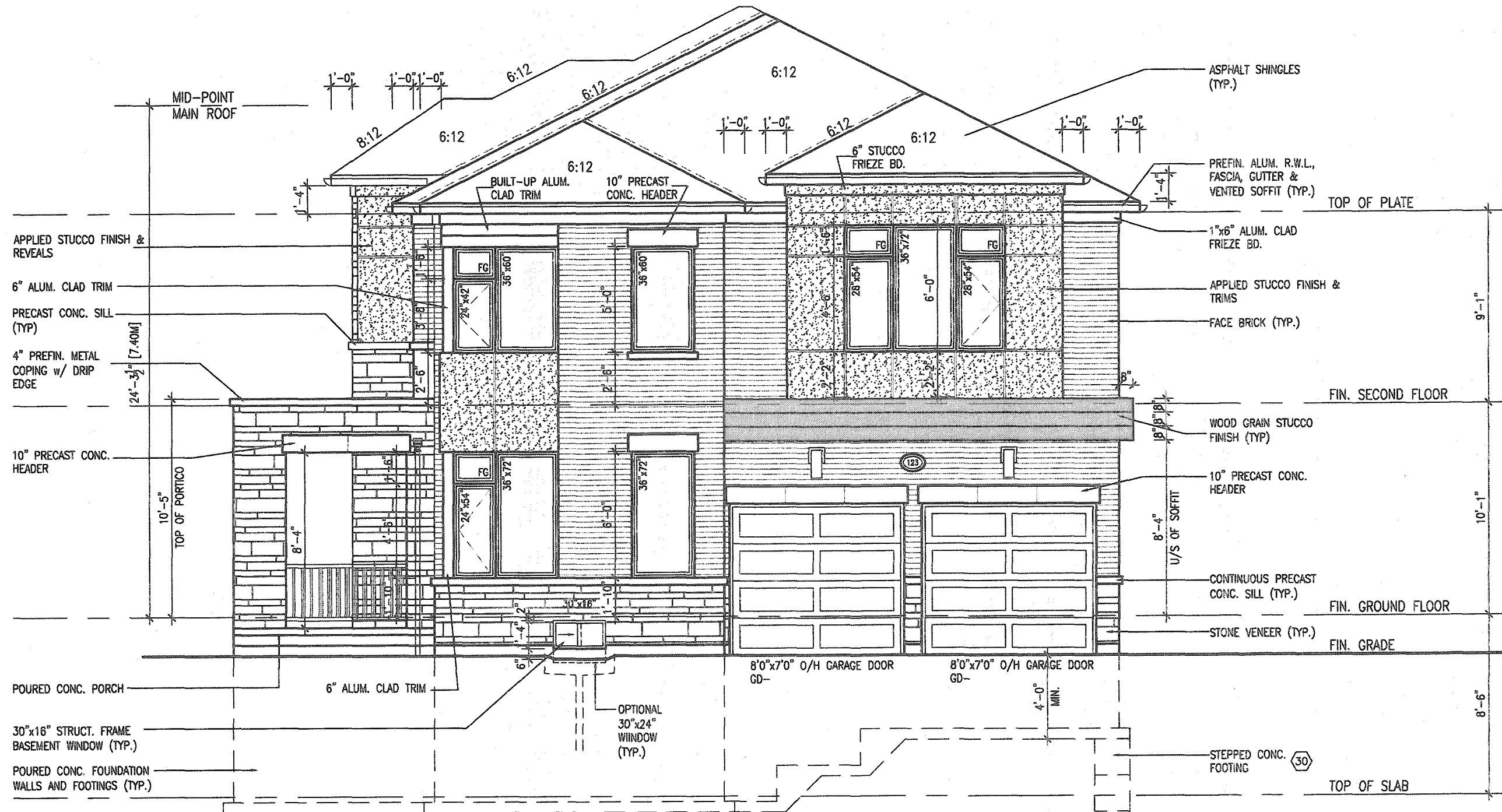
COMPLIANCE PACKAGE 'A1'

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.	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 drawing no. 19014	MOUNTAINASH 11 13.5m FRONT ELEVATION - ELEV. 2 19014-MOUNTAINASH-11 CDS - AL - APPROVED FOR WORKING (01919.19014-SHELVING/WORKING) MOUNTAINASH 11014-MOUNTAINASH-11.dwg - Thu - Apr 2 2020 - 11:39 PM
17.	-	8.	-	qualification information			
16.	-	7.	-	Richard Vink <i>R Vink</i> 2448B signature BCIN			
15.	-	6.	-	42658			
14.	-	5.	-	VA3 Design Inc.			
13.	-	4.	-	3 ISSUED FOR PERMIT. APR 02/20 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 copied.		
12.	-	3.	-	2 UPDATED PER ENG. & CLIENT. MAR. 25/20 GW			
11.	-	2.	-	1 PRELIMINARY. ISSUED FOR CLIENT REVIEW. FEB. 04/20 GW			
10.	-	1.	-	date by			
no. description	date	by	no. description	date by			

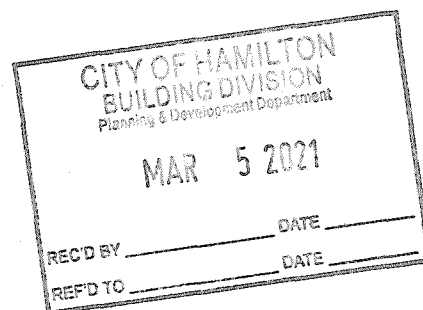
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ROOF PLAN '3'



FRONT ELEVATION '3'



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

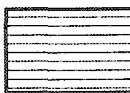
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DATE: FEB 17 2021

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CONTEMPORARY
STONE PATTERN



MAIN BRICK



WOOD GRAIN
STUCCO FINISH



STUCCO W/
REVEALS



CITY OF HAMILTON
Building Division

Permit No. 21-111513

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11

COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 1
13.5m

Greenpark.

project name	municipality	project
RUSSELL GARDENS PH. 3	HAMILTON	190

date JAN. 2020 FRONT ELEVATION - ELEV. 3 drawing no. A4t
 drawn by checked by scale 3/16" = 1'-0" file name 19014-MOUNTAINASH-11
 GW - - -
 ANNE MOZAMANI - C:\Users\anne\Documents\19014-GREENPARK\UNITES\19014-MOUNTAINASH-11.dwg - Mon - Jul 6 2020 - 10:10 AM

VA3

DESIGN

DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

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11	.	.	.	.	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20
10	.	.	.	.	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20
no.	description	date	by	no.	description	date	

2958 SF.



FLANKAGE ELEVATION '1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 22 2021
This stamp certifies compliance with the applicable Design Guidelines, City and does not constitute professional liability.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

CITY OF HAMILTON
Building Division
Permit No. 21-111513
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Cyr MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

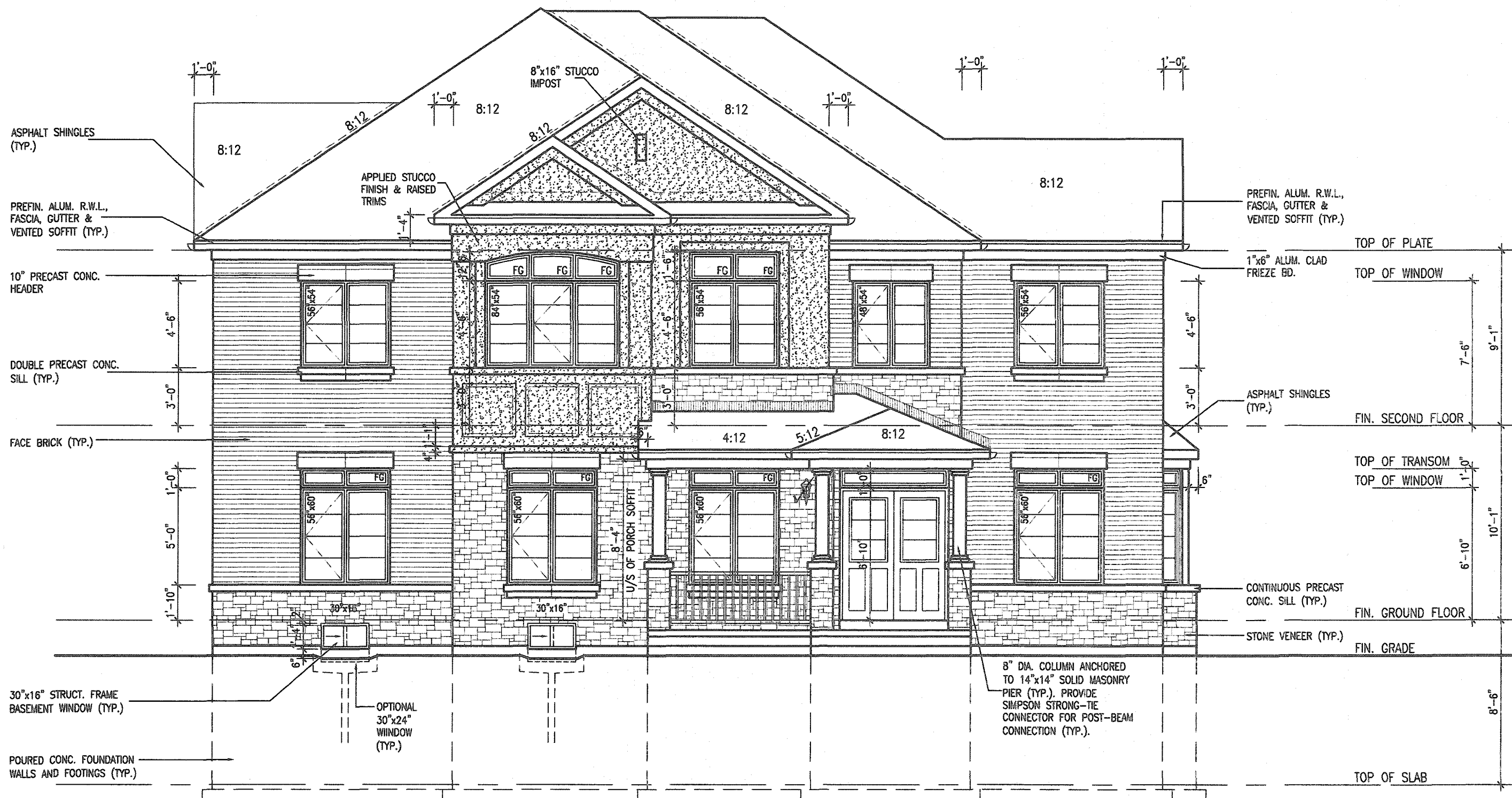
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no.	description	date	by	no.	description	date	by

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
signature [Signature] 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 copied.

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

Greenpark.
MOUNTAINASH 11
13.5m
project name
RUSSELL GARDENS PH. 3
MOUNTAINASH 11
19014
date
JAN. 2020
drawn by
GW
checked by
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scale
3/16" = 1'-0"
19014-MOUNTAINASH-11
19014-MOUNTAINASH-11.dwg - Thu - Apr 2 2020 - 12:00 PM
drawing no.
A5

2958 SF.



FLANKAGE ELEVATION '2'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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CJP MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: FEB 22, 2021
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10.			1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20 GW
no.	description	date	by	no.	description

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qualification information
Richard Vink
name
signature
BOB
42658
VA3 Design Inc.
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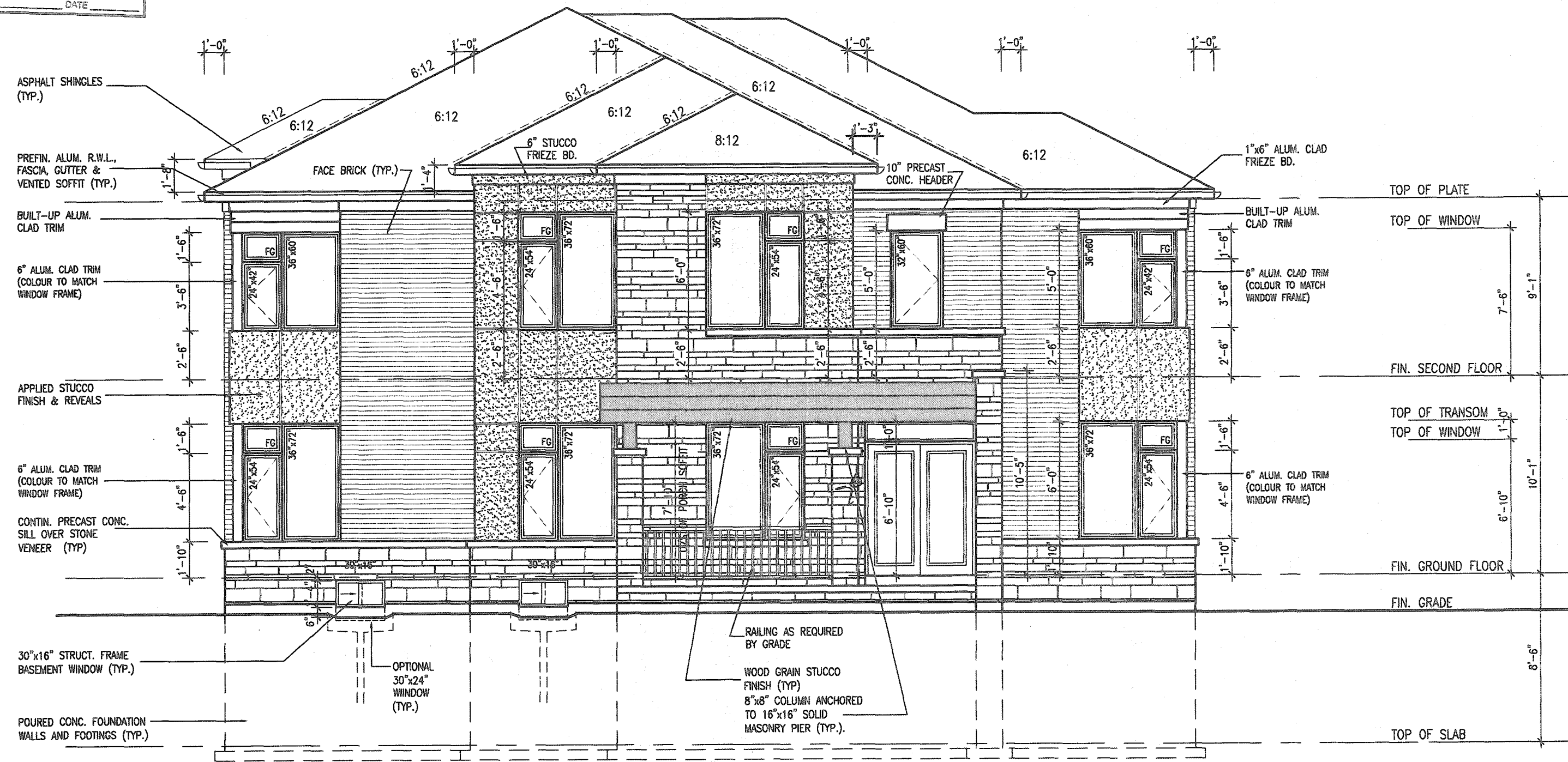
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON
date
JAN. 2020
drawn by
GW
checked by
scale
3/16" = 1'-0"
18014-MOUNTAINASH-11
DATE: 11/20/2020 11:10:11 AM

MOUNTAINASH 11
13.5m
project no.
19014
drawing no.
A5a
FLANKAGE ELEVATION - ELEV. 2

2958 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



FLANKAGE ELEVATION '3'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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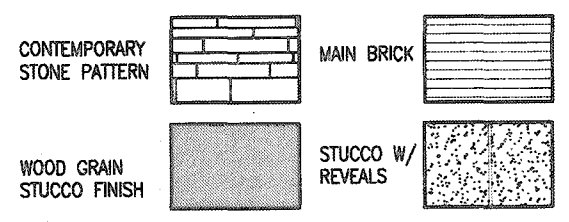
MR MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE FEB 11/21
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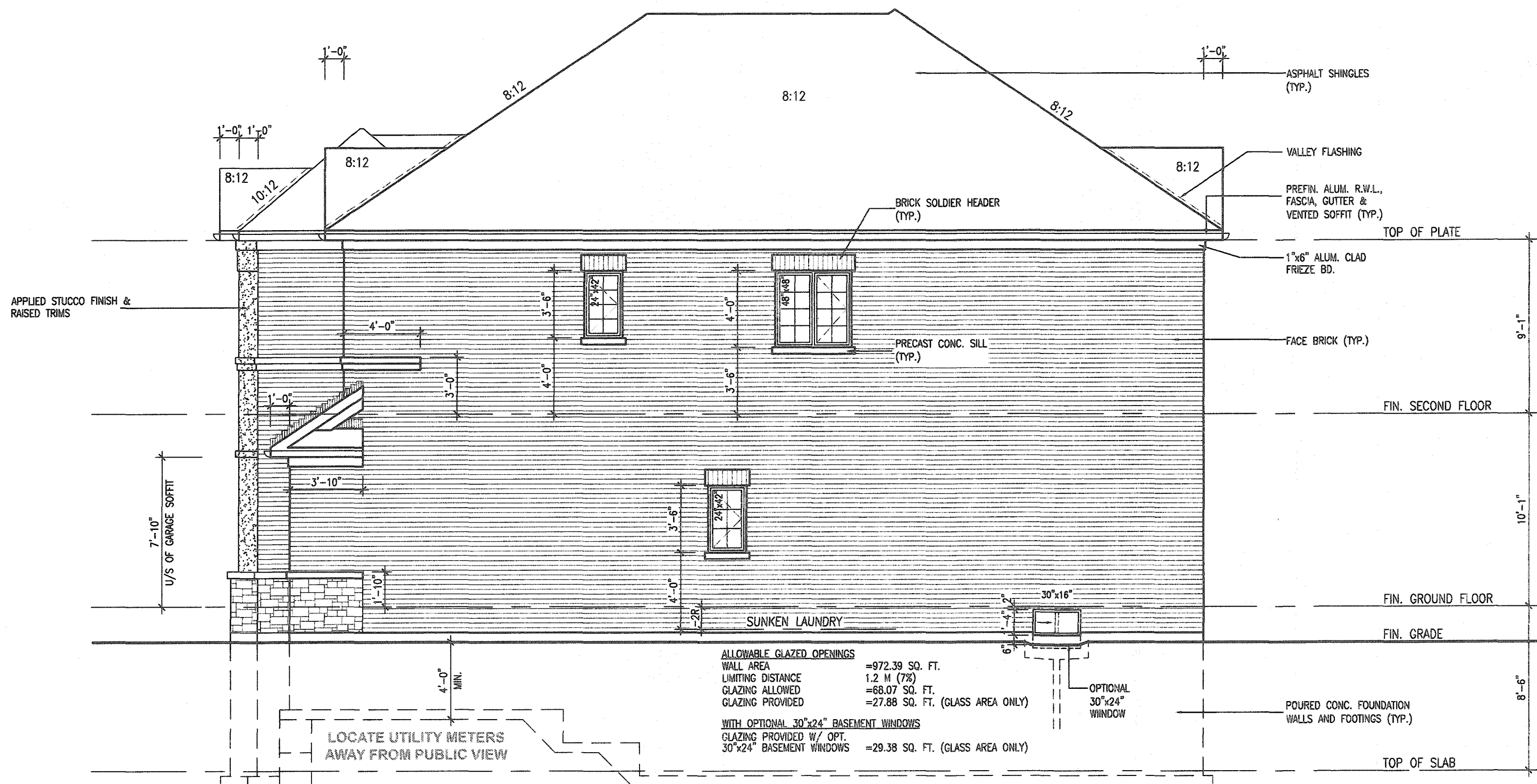
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name BC21
registration information 42658
VAS Design Inc.
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t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.		MOUNTAINASH 11 13.5m	
project name RUSSELL GARDENS PH. 3	municipality HAMILTON	project no. 19014	drawing no. A5b
date JAN. 2020	checked by 3/16" = 1'-0"	FLANKAGE ELEVATION - ELEV. 3	
drawn by GW	scale 3/16" = 1'-0"	19014-MOUNTAINASH-11	

2958 SF.



RIGHT SIDE ELEVATION- ELEV. '1'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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These drawings and/or specifications have been reviewed by
Cpe MAR 19/21.
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 11, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further absolve the architect of their responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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no.	description	date	by	no.	description	date	by		

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qualification information
Richard Vink
name
registration information
VA3 Design Inc.
42658
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON
date
JAN. 2020
checked by
3/16" = 1'-0"
drawing no.
19014-MOUNTAINASH-11
19014-MOUNTAINASH-11

MOUNTAINASH 11
13.5m
project no.
19014
drawing no.
A6

Architectural elevation drawing of a building facade. The drawing includes the following details:

- Roof:** Asphalt shingles (TYP.), 8:12 pitch.
- Exterior Wall:** Face brick (TYP.).
- Windows:**
 - Top left: 24"x42" window, 3'-6" high, 4'-0" wide.
 - Top right: 48"x48" window, 4'-0" high, 3'-6" wide.
 - Bottom left: 24"x42" window, 3'-6" high, 4'-0" wide.
 - Bottom right: 30"x16" window, 6'-0" high, 1'-4" wide.
- Other Features:**
 - 1"x6" alum. clad frieze bd.
 - Brick soldier header (TYP.)
 - Precast conc. sill (TYP.)
 - Sunken laundry area.
 - Optional 30"x24" basement window.
 - Poured conc. foundation walls and footings (TYP.).
- Dimensions:**
 - Overall height: 9'-1" (Top of Plate to Fin. Second Floor), 10'-1" (Fin. Second Floor to Fin. Ground Floor), 8'-6" (Fin. Ground Floor to Top of Slab).
 - Overall width: 1'-0" (Left side), 1'-0" (Middle), 1'-0" (Right side).
 - Window heights: 3'-6", 4'-0", 3'-6", 6'-0".
 - Window widths: 4'-0", 3'-6", 1'-4".
 - Other dimensions: 8'-4" (U/S of Bay Window Soffit), 7'-10" (U/S of Garage Soffit), 3'-10", 1'-10", 4'-0" MIN.
- Notes:**
 - LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW
 - ALLOWABLE GLAZED OPENINGS:
 - WALL AREA = 972.39 SQ. FT.
 - LIMITING DISTANCE 1.2 M (7%)
 - GLAZING ALLOWED = 68.07 SQ. FT.
 - GLAZING PROVIDED = 27.88 SQ. FT. (GLASS AREA ONLY)
 - WITH OPTIONAL 30"x24" BASEMENT WINDOWS:
 - GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 29.38 SQ. FT. (GLASS AREA ONLY)

CITY OF HAMILTON
Building Division

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 FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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APPROVED BY _____
DATE FEB 27, 2021
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Planning & Development Department
MAR 5 2021
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REF'D TO _____ DATE _____

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17		-	-	8	-	-	
16		-	-	7	-	-	qualification information
15		-	-	6	-	-	Richard Vink 2448
14		-	-	5	-	-	name <i>R Vink</i> BC
13		-	-	4	-	-	registration information signature
12		-	-	3	ISSUED FOR PERMIT.	APR 02/20 GW	VAS Design Inc. 4265
11		-	-	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20 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 pro of the Designer which must be returned at the completion of the project.
10		-	-	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20 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	2448
name	signature
registration information	BC
VAS Design Inc.	4265
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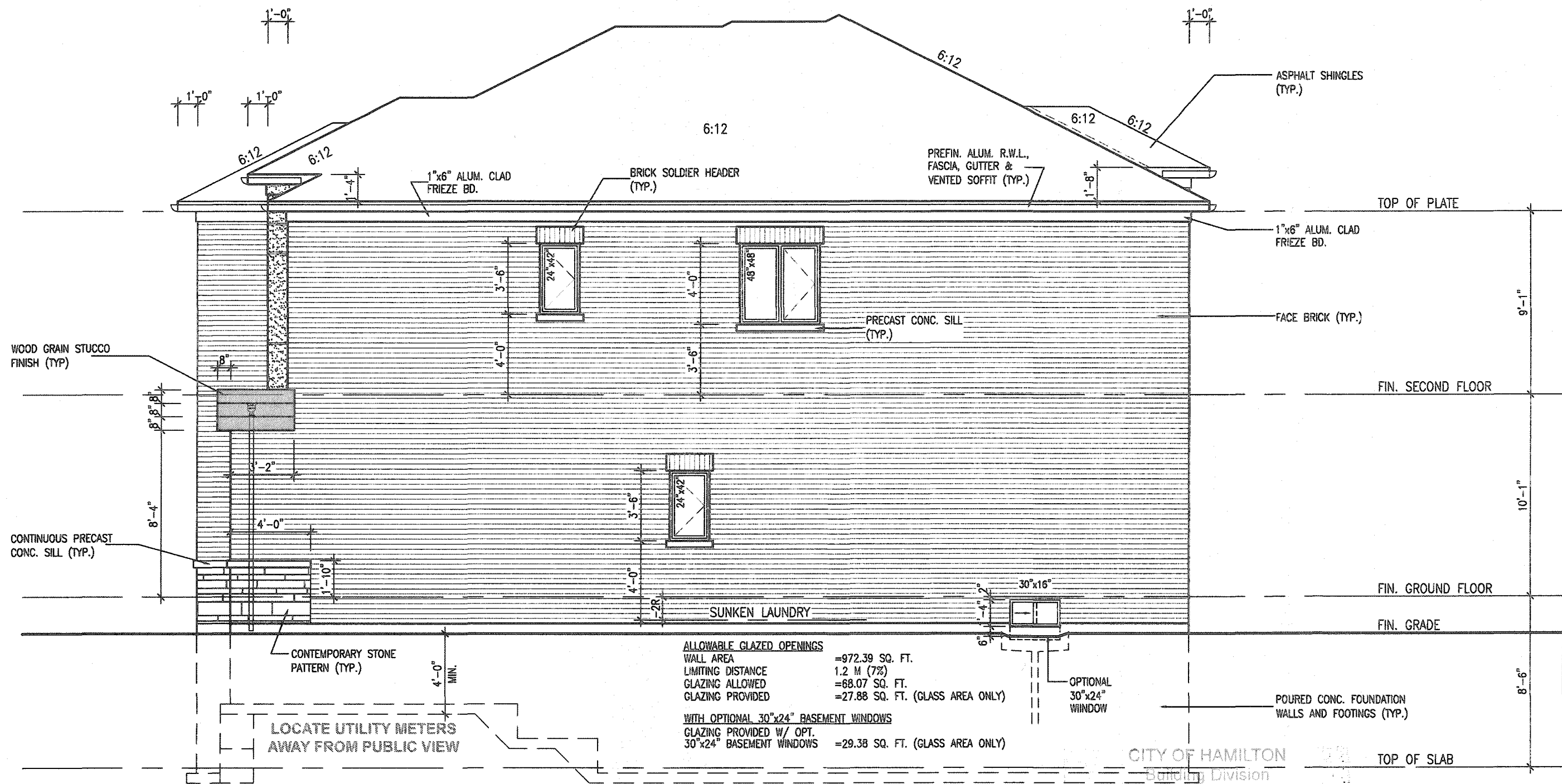
VA3
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255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



project name RUSSELL GARDENS PH. 3	municipality HAMILTON	project no. 19014
date JAN. 2020		drawing no. A6a
RIGHT SIDE ELEVATION - ELEV. 2		
drawn by GW	checked by -	scale 3/16" = 1'-0"
file name 19014-MOUNTAINASH-11		
GW - HAMILTON MOUNTAINASH 19014 CIVILS.DWG C:\PROJECTS\19014\MOUNTAINASH 19014-MOUNTAINASH-11.dwg - Thu - Dec 2 2020 - 12:15 PM		

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2958 SF.

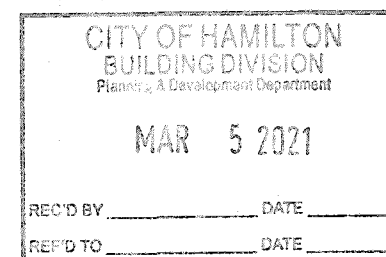
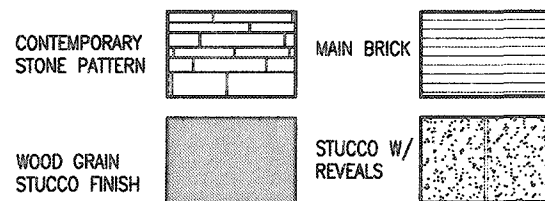


RIGHT SIDE ELEVATION- ELEV. '3'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: FEB 17, 2021
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[Signature] MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11

COMPLIANCE PACKAGE 'A1'

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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
name registration information
VA3 Design Inc. 42658
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va3design.com

Greenpark

MOUNTAINASH 11
13.5m

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON

project no.
19014

date
JAN. 2020

RIGHT SIDE ELEVATION - ELEV. 3

drawing no.
A6b

drawn by
GW

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

file name
19014-MOUNTAINASH-11

date
JAN 6 2020 - 10:10 AM

[illegible]

CITY OF HAMILTON
Building Division

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Cpe MAR 19/21

FOR THE BUILDING OFFICIAL DATE

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

APPROVED BY 
DATE FEB 12 2021

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professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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 <i>R. Vink</i> 2448
14		-	-	5	-	-	-	name
13		-	-	4	-	-	-	registration information
12		-	-	3	ISSUED FOR PERMIT.	APR 02/20	GW	VAS Design Inc. 4265
11		-	-	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW	Contractor must verify all dimensions on the job end report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the pr of the Designer which must be returned at the completion of the Drawings are not to be scaled.
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no.	description		date	by	no.	description	date	by

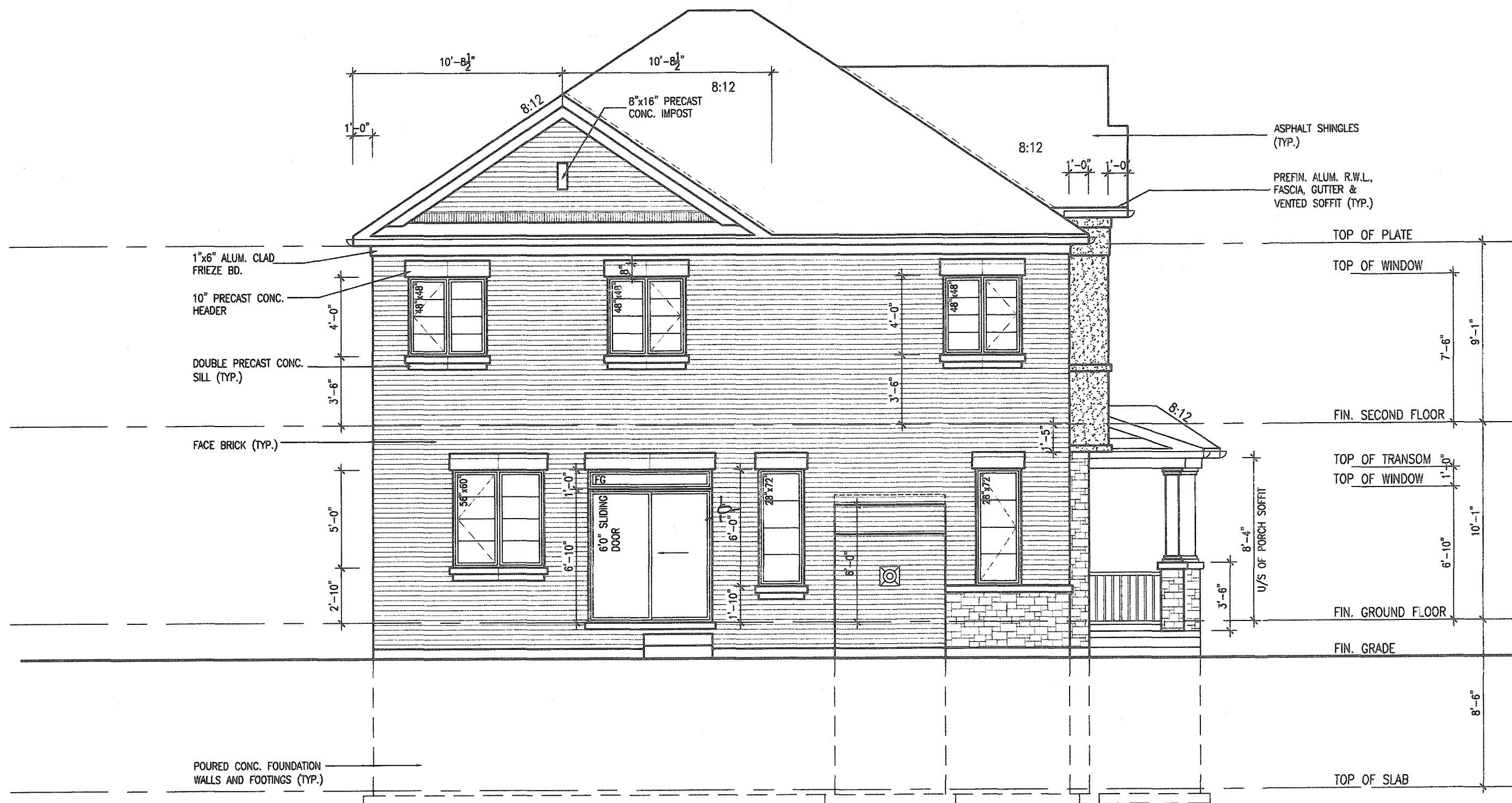
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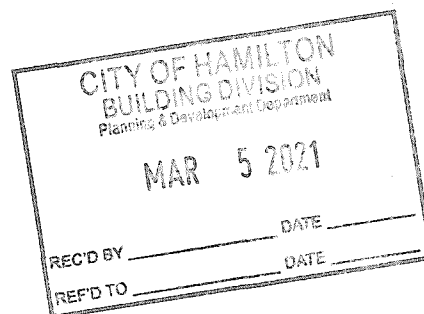
project name	municipality	project no.
RUSSELL GARDENS PH. 3	HAMILTON	19014
dts JAN. 2020	REAR ELEVATION - ELEV. 1	
drawn by GW	checked by -	scale $3/16'' = 1'-0''$
		file name 19014-MOUNTAINASH-11
A7		

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2958 SF.



REAR ELEVATION '2'



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Building Division

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These drawings and/or specifications have been reviewed by
for *mar 19/21*
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY *[Signature]*
DATE *18/03/2021*
This stamp certifies compliance with the Architectural Design Guidelines only and bears no further professional responsibility.

18			9				
17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT.	APR 02/20	GW	
11			2	UPDATED PER ENG. & CLIENT.	MAR 25/20	GW	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 04/20	GW	
no.	description	date	by	no.	description	date	by

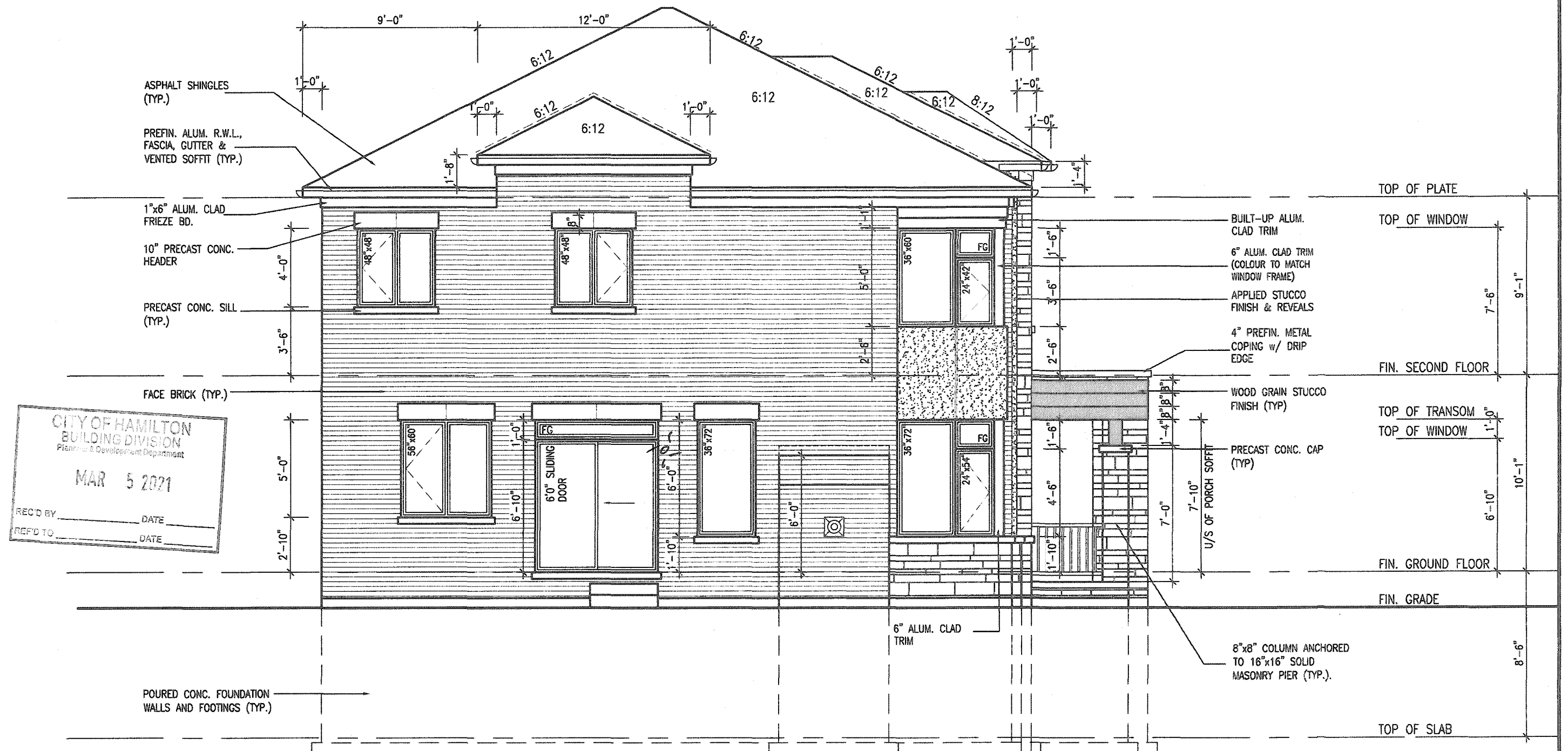
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
same registration information
VAS Design Inc. 42858
Contractor must 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.

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

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

MOUNTAINASH 11
13.5m
project no.
19014
drawing no.
A7a
MOUNTAINASH 11
REAR ELEVATION - ELEV. 2
19014-MOUNTAINASH-11

2958 SF.



REAR ELEVATION '3'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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 MAR 19/21

MOUNTAINASH 11

COMPLIANCE PACKAGE 'A1'

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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: FEB 12 2021

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

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS

18		-	9		-		
17		-	8		-		
16		-	7		-		
15		-	6		-		
14		-	5		-		
13		-	4		-		
12		-	3	ISSUED FOR PERMIT.	APR 08/20	G	
11		-	2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	G	
10		-	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	G	
no.	description	date	by	no.	description	date	b

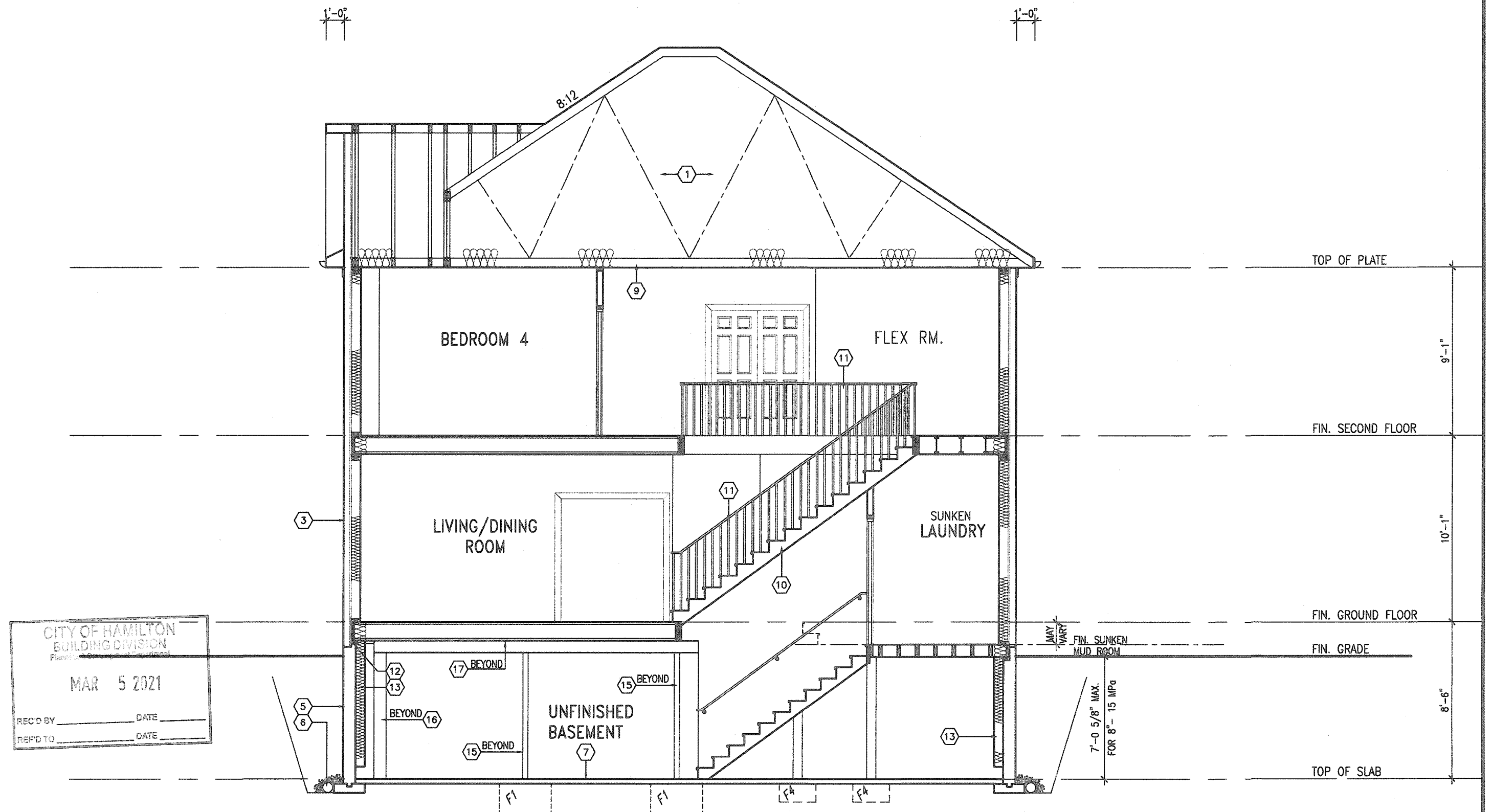
W	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order Building Code to be a Designer.	
W	qualification information	
W	Richard Vink	24
W	name	
W	registration information	
W	VA3 Design Inc.	42
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions 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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va3design.com

 Greenpark.		MOUNTAINASH 11 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON	
date JAN. 2020		project no. 19014	
drawn by GW		REAR ELEVATION - ELEV. 3	
checked by -		scale 3/16" = 1'-0"	
drawing no. 19014-MOUNTAINASH-11		file name 19014-MOUNTAINASH-11	
2020 MZ000000 - C:\Users\cherry\Desktop\19014-CPRTN\PARA\UNITS\19014-MOUNTAINASH-11.dwg - Mon - Jan 6 2020 - 10:10 AM		A7b	

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2958 SF.



CITY OF HAMILTON
BUILDING DIVISION
Planning Department
MAR 5 2021
REC'D BY _____ DATE _____
REP'D TO _____ DATE _____

STRUDET INC.



FOR STRUCTURE ONLY

CROSS SECTION 'A-A'
ELEVATION '1'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

CJR MAR 19/21.
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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 <i>R Vink</i> 24488
14.	-	-	5.	-	-	-	signature BCI
13.	-	-	4.	-	-	-	registration information 42658
12.	-	-	3.	ISSUED FOR PERMIT.	APR 02/20	GW	
11.	-	-	2.	UPDATED PER ENG. & CLIENT.	MAR. 25/20	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 copied.
10.	-	-	1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW	
no. description		date	by	no. description	date	by	

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va3design.com

Greenpark.

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

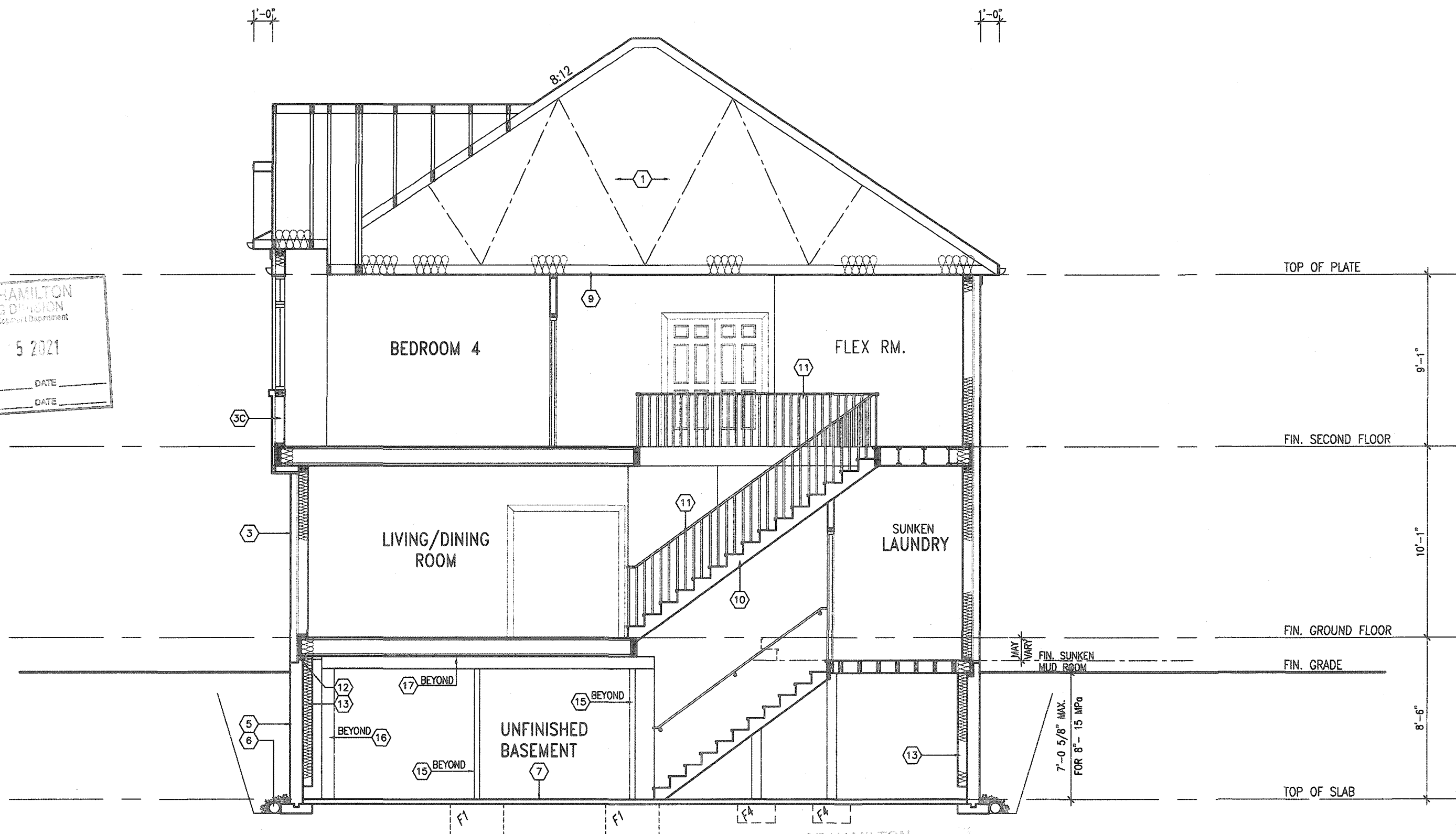
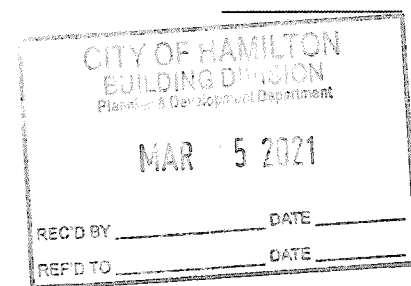
date: **JAN. 2020** section: **A-A - ELEV. 1** drawing no.: **A8**

drawn by: **GW** checked by: **-** scale: **3/16" = 1'-0"** file name: **19014-MOUNTAINASH-11**

SWF - H:\ARCHIVE\WORKING\2019\19014 GREENPARK\CONTRACT MOUNTAINASH\19014-MOUNTAINASH-11.dwg - Thu - Apr 2 2020 - 12:06 PM

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2958 SF.



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CROSS SECTION 'A-A'
ELEVATION '2'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

QJR MAR 19/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

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17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT.	APR 02/20	GW	
11			2	UPDATED PER ENG. & CLIENT.	MAR 25/20	GW	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 04/20	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 24489
signature
name
registration information
VA3 Design Inc. 42858

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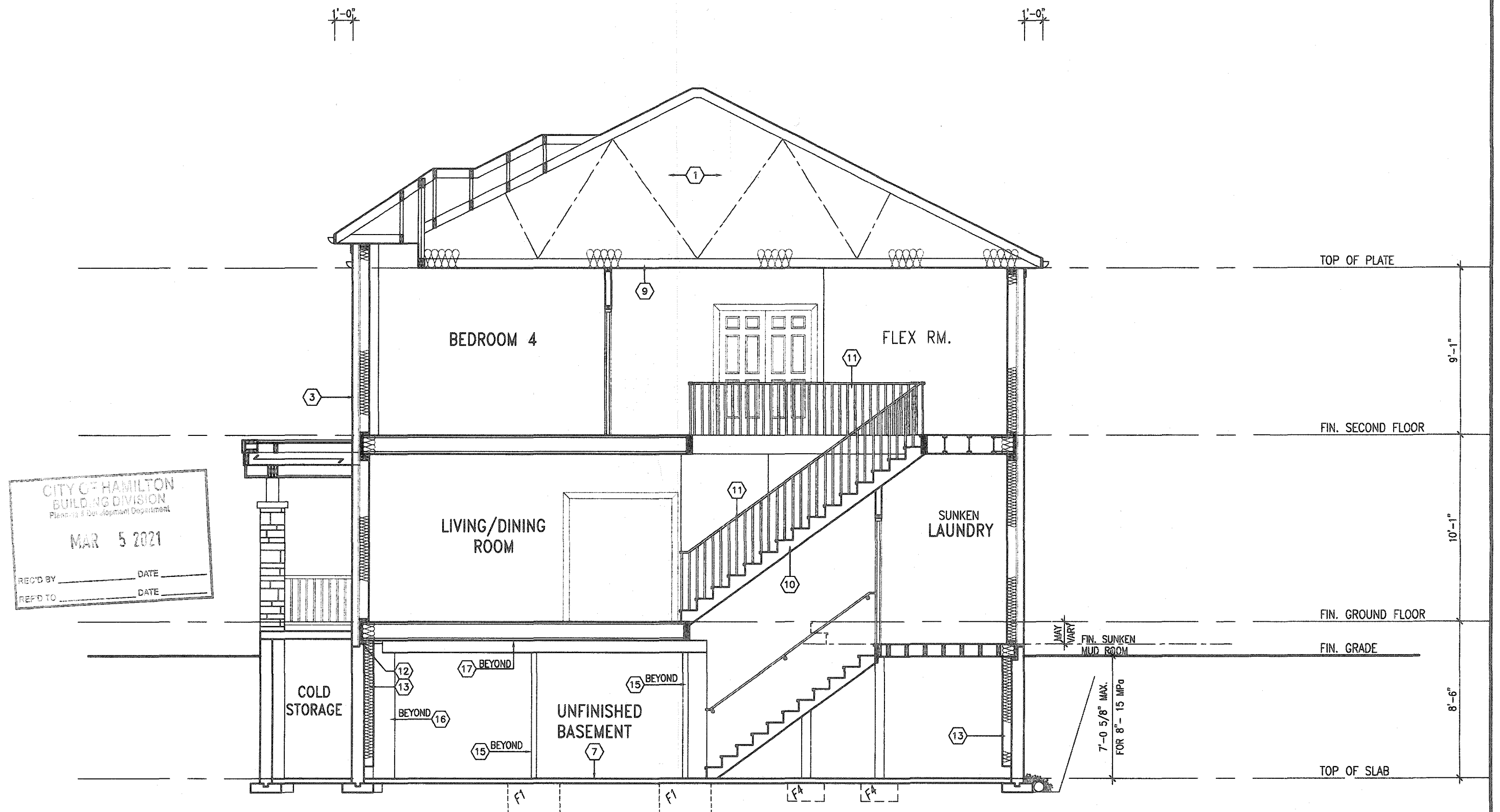
Greenpark.

MOUNTAINASH 11
13.5m

project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON
project no.
19014
drawing no.
A8a
SECTION A-A- ELEV. 2
date
JAN. 2020
drawn by
GW
checked by
-
scale
3/16" = 1'-0"
file name
19014-MOUNTAINASH-11
DATE - 14 MAR 2021 12:04 PM
19014-MOUNTAINASH-11.dwg - Thu - Apr 2 2021 - 12:10 PM

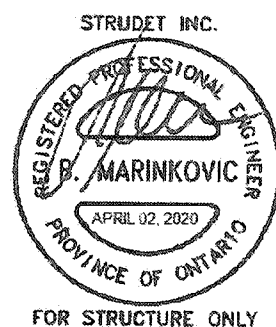
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CROSS SECTION 'A-A'
ELEVATION '3'

CITY OF HAMILTON
Building Division

Permit No. 21-111513

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

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'

18.				9.				The undersigned has reviewed and takes responsibility for this design and sees 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 <i>R. Vink</i> 24488
15.				6.				signature BORN
14.				5.				name registration information 42658
13.				4.				VA3 Design Inc.
12.				3.	ISSUED FOR PERMIT.	APR. 02/20	GW	
11.				2.	UPDATED PER ENG. & CLIENT.	MAR. 25/20	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.
10.				1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW	
no.	description	date	by	no.	description	date	by	

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va3design.com

A8b

Greenpark.

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

date: **JAN. 2020** checked by: _____ scale: **3/16" = 1'-0"** file name: **19014-MOUNTAINASH-11**

drawing by: _____

SPEC - ALL DIMENSIONS WORKING UNLESS OTHERWISE SPECIFIED. MOUNTAINASH A 19014-MOUNTAINASH-11 and A 19014-MOUNTAINASH-12 11

MOUNTAINASH 11
13.5m

SECTION A-A ELEV. 3

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2958 SF.

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.

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 PERMITS. BASEMENT
WINDOWS APPLY TO CONDITIONS OF A MINIMUM
4'-6" FROM FINISHED FIRST FLOOR TO GRADE.

VENUEER 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.

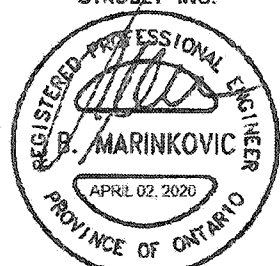
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and all applicable regulations and requirements
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HAMILTON

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

APPROVED BY: *[Signature]*
DATE: FEB 17, 2021
This stamp certifies compliance with the applicable
Design Guidelines only and does not constitute
architectural responsibility.

STRUDET INC.

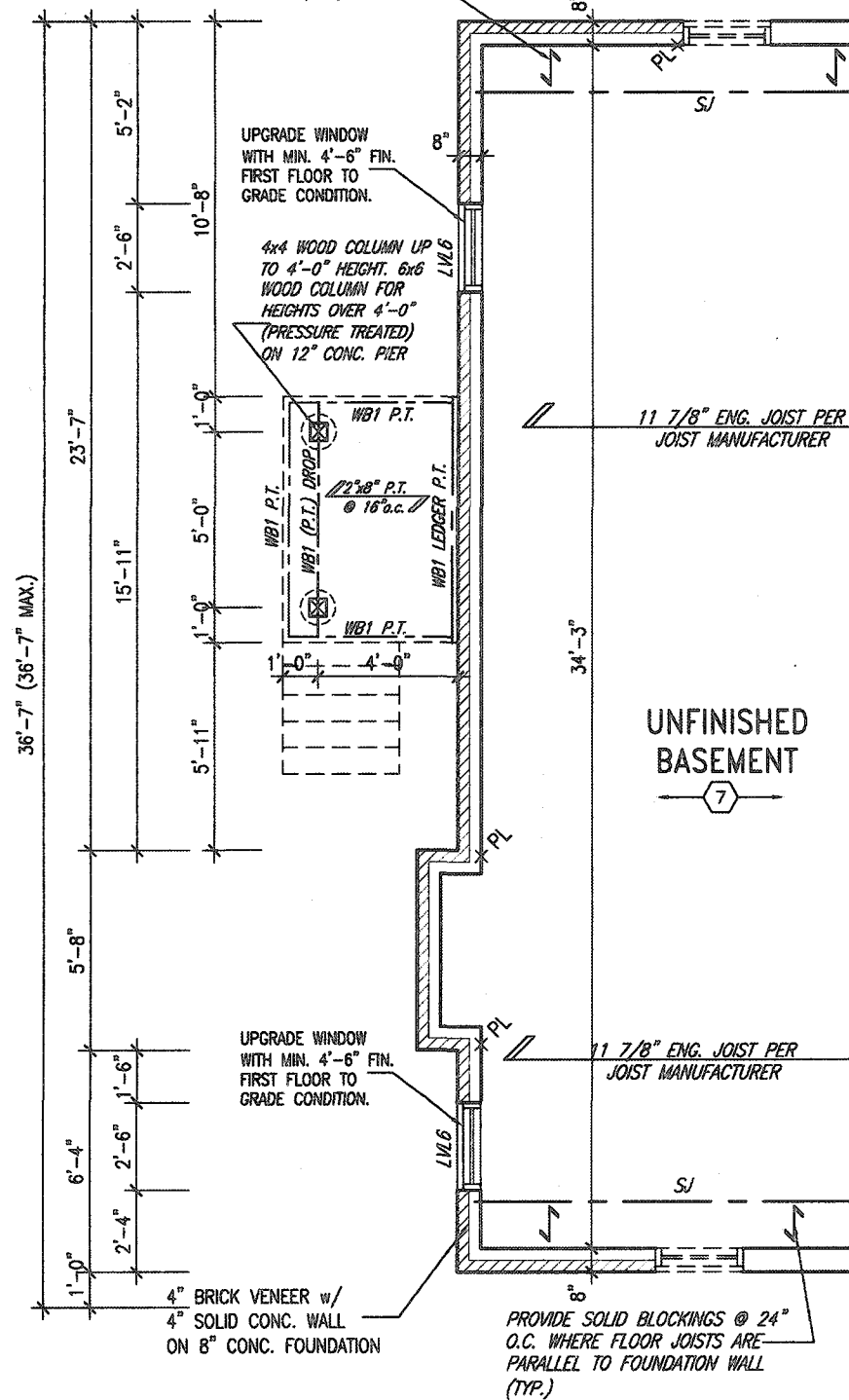


FOR STRUCTURE ONLY

PROVIDE SOLID BLOCKINGS @
24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)

UPGRADE WINDOW
WITH MIN. 4'-6" FIN.
FIRST FLOOR TO
GRADE CONDITION.

4x4 WOOD COLUMN UP
TO 4'-0" HEIGHT. 6x6
WOOD COLUMN FOR
HEIGHTS OVER 4'-0"
(PRESSURE TREATED)
ON 12" CONC. PIER



PARTIAL BASEMENT PLAN
DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT.	APR 02/20	GW
11				2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	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			
signature			
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.			

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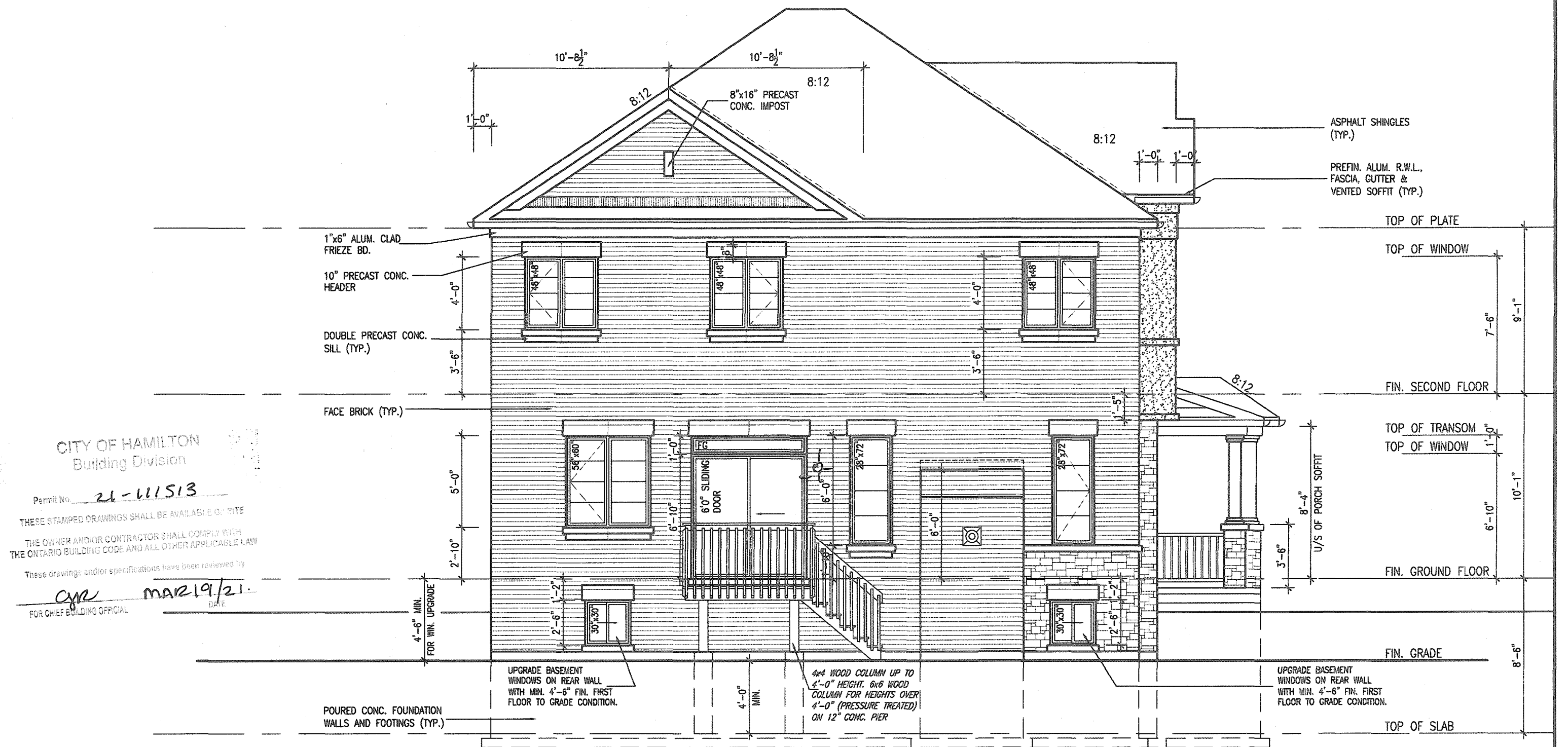
Greenpark.

MOUNTAINASH 11
13.5m

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON	project no.	19014
date	JAN. 2020	checked by	scale	3/16" = 1'-0"	19014-MOUNTAINASH-11
drawn by	GW	checked by	scale	3/16" = 1'-0"	19014-MOUNTAINASH-11
PARTIAL PLANS - DECK CONDITION					drawing no. A9

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2958 SF.



REAR ELEVATION '2'-
DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

MOUNTAINASH 11

COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: 
DATE: FEB 12, 2021

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

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

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				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 <i>R Vink</i> 24498
14			5				name
13			4				registration information
12			3	ISSUED FOR PERMIT.	APR 02/20	GW	VAS Design Inc. 42658
11			2	UPDATED PER ENG. & CLIENT.	MAR. 25/20	GW	
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW	
no. description		date	by	no. description		date	by

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qualification information

Richard Vink 24488

name signature

registration information

VAS Design Inc. 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



MOUNTAINASH 11
13.5m

project name RUSSELL GARDENS PH. 3		municipality HAMILTON		project no. 19014	
date JAN. 2020		drawing no. A10a			
REAR ELEV. 2 - DECK CONDITION					
drawn by GW	checked by -	scale 3/8" = 1'-0"	file name 19014-MOUNTAINASH-11		
JOB = H:\ARCH\WORKBOOKS\2019\1014\GWS\DWGS\A10-MOUNTAINASH-11.dwg - Thu - Apr 4, 2020 - 12:15 PM					

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2958 SF.



REAR ELEVATION '3'-
DECK CONDITION

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 12, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

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

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		
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no.	description	date	by	no.	description

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qualification information
Richard Vink
signature
24488
BCIN
42658
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t 416.630.2255 f 416.630.4782
va3design.com

MOUNTAINASH 11
13.5m

project name
RUSSELL GARDENS PH. 3

project no.
19014

date
JAN. 2020

drawn by
GW

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

scale
19014-MOUNTAINASH-11

drawing no.
A10b

title
REAR ELEV. 3 - DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

MOUNTAINASH 11
COMPLIANCE PACKAGE 'A1'