

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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (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"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

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

(OBC 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.

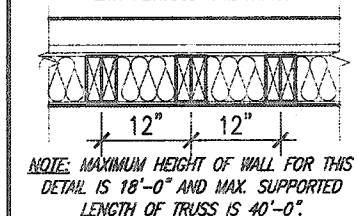
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

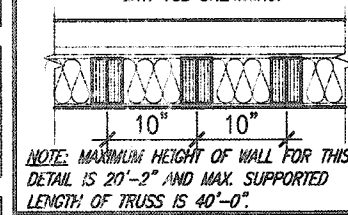
TWO STOREY HEIGHT WALL DETAIL

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.



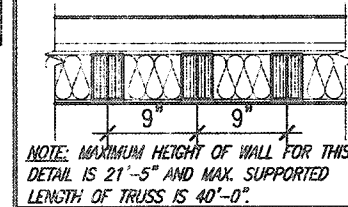
TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, C/W SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, C/W SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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	0.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
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
Planning & Development Department

OCT 6 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3, ELEV. 1 (4 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	787 S.F.	190.21 S.F.	24.17 %
LEFT SIDE	1157 S.F.	86.66 S.F.	7.49 %
RIGHT SIDE	1163 S.F.	18.50 S.F.	1.59 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3857.00 S.F.	454.32 S.F.	11.78 %
TOTAL SQ. M.	358.32 S.M.	42.21 S.M.	11.78 %
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3, ELEV. 1 (5 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	787 S.F.	190.21 S.F.	24.17 %
LEFT SIDE	1157 S.F.	86.66 S.F.	7.49 %
RIGHT SIDE	1163 S.F.	18.50 S.F.	1.59 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3857.00 S.F.	454.32 S.F.	11.78 %
TOTAL SQ. M.	358.32 S.M.	42.21 S.M.	11.94 %

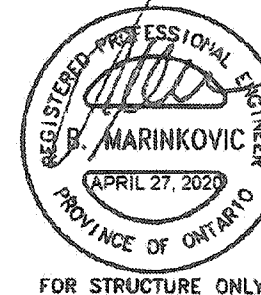
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3, ELEV. 2 (5 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	763 S.F.	190.21 S.F.	24.93 %
LEFT SIDE	1113 S.F.	92.99 S.F.	8.35 %
RIGHT SIDE	1113 S.F.	18.50 S.F.	1.66 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3739.00 S.F.	460.65 S.F.	12.32 %
TOTAL SQ. M.	347.36 S.M.	42.80 S.M.	12.32 %
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3, ELEV. 2 (4 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	763 S.F.	190.21 S.F.	24.93 %
LEFT SIDE	1113 S.F.	86.66 S.F.	7.79 %
RIGHT SIDE	1113 S.F.	18.50 S.F.	1.66 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3739.00 S.F.	454.32 S.F.	12.15 %
TOTAL SQ. M.	347.36 S.M.	42.21 S.M.	12.15 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3, ELEV. 3 (5 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772 S.F.	212.89 S.F.	27.58 %
LEFT SIDE	1106 S.F.	92.99 S.F.	8.41 %
RIGHT SIDE	1128 S.F.	18.50 S.F.	1.64 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3756.00 S.F.	483.33 S.F.	12.87 %
TOTAL SQ. M.	348.94 S.M.	44.90 S.M.	12.87 %
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3, ELEV. 3 (4 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772 S.F.	212.89 S.F.	27.58 %
LEFT SIDE	1106 S.F.	86.66 S.F.	7.84 %
RIGHT SIDE	1128 S.F.	18.50 S.F.	1.64 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3756.00 S.F.	477.09 S.F.	12.70 %
TOTAL SQ. M.	348.94 S.M.	44.31 S.M.	12.70 %

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

STRUDET INC.



Permit No. 196110

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

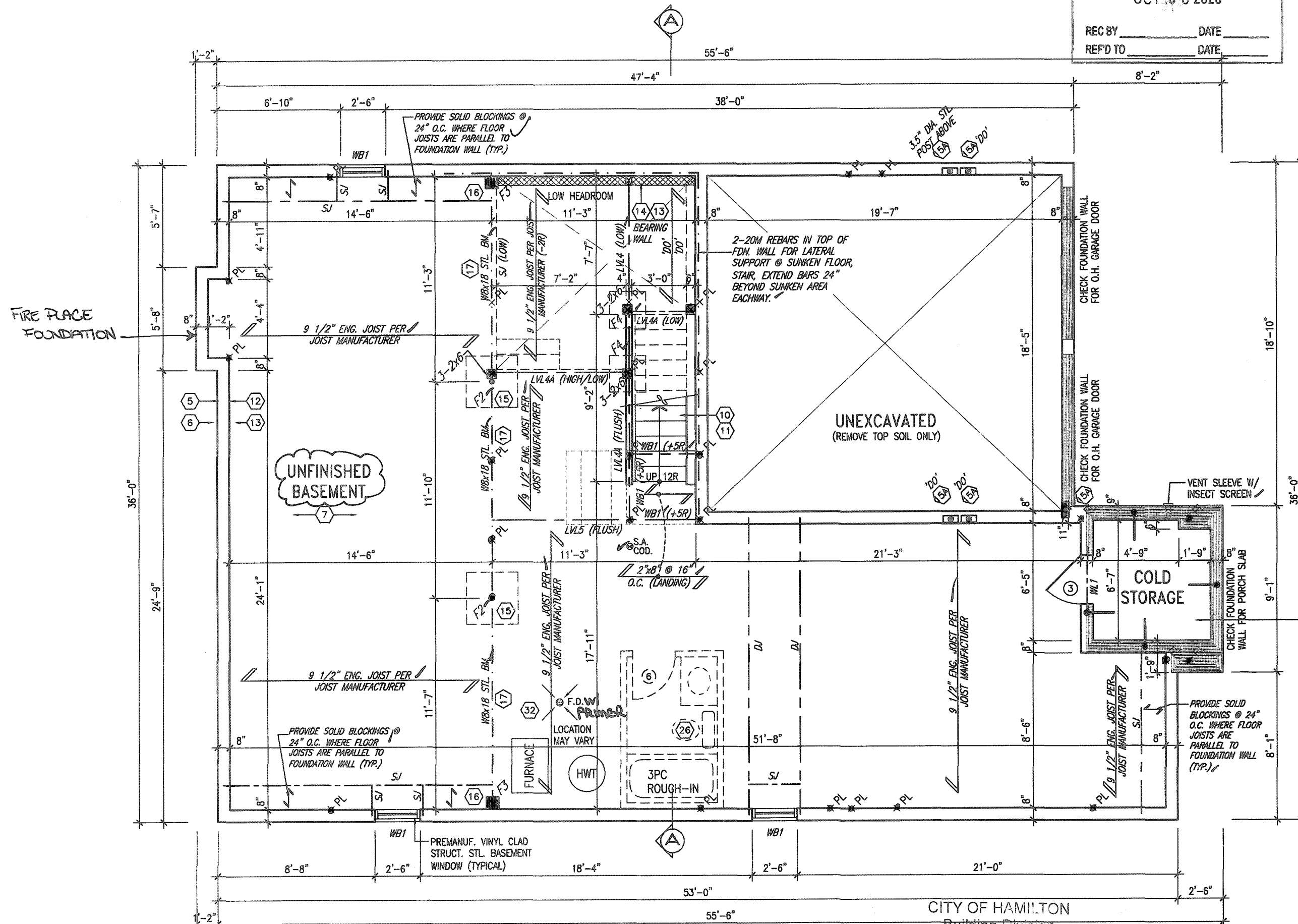
MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

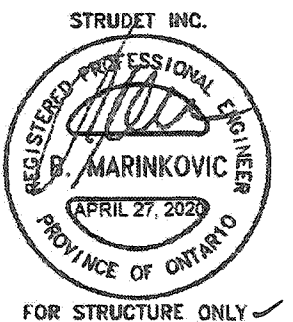
Greenpark

MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
project no.
19014
date
JANUARY 2020
checked by
WT
3/16" = 1'-0"
GENERAL NOTES & CHARTS
19014-MOUNTAINASH-03
drawing no.
A0



COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" O.C.
EACH WAY WITH MIN. 1 1/4" CONG. COVER AND 10M BENT (24"x24") DOWELS SPACED NOT MORE THAN 23 5/8" O.C.



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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: SEP 21, 2020
This stamp certifies compliance with the Architectural Design Guidelines only and does not constitute a professional responsibility.

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.

BASEMENT PLAN ELEV. 1

A SEPARATE BUILDING PERMIT IS REQUIRED TO FINISH THE BASEMENT

Permit No. 196110
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

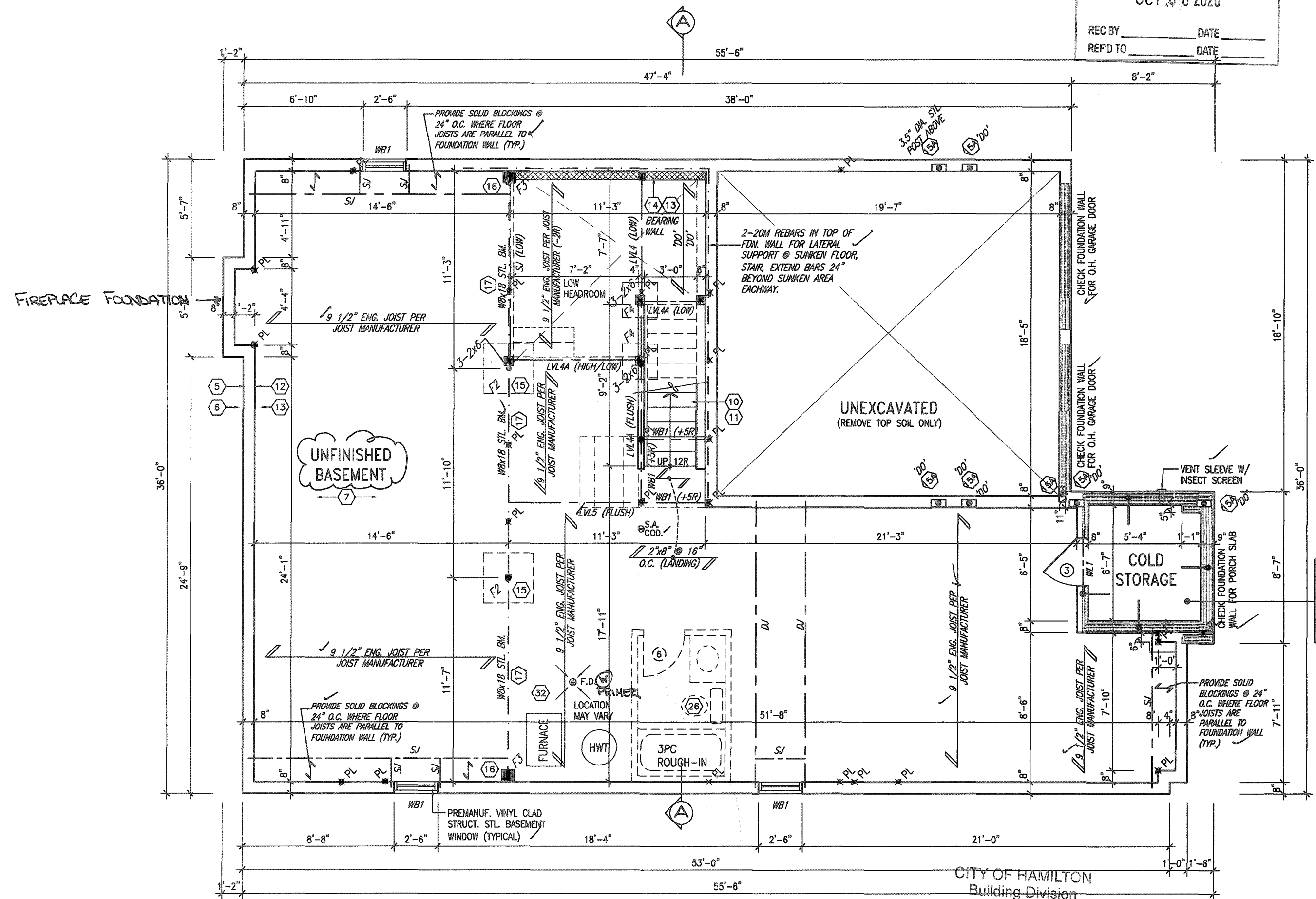
18			9				
17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT.	MAR 31/20	GW	
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	no.	description	date	by

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
BCCN
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.

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

Greenpark. MOUNTAINASH 3
13.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
project no.
19014
drawing no.
A1
date
JANUARY 2020
checked by
3/16" = 1'-0"
19014-MOUNTAINASH-03
ANAP MOZAMBEI - C:\Users\jane\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM

3086 SF.

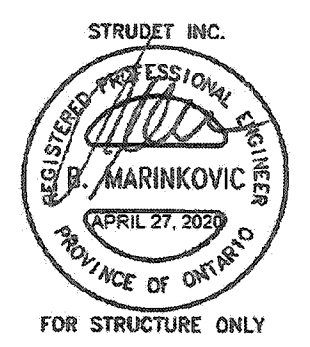


COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

BASEMENT PLAN ELEV. 2
A SEPARATE PERMIT IS REQ'D
TO FINISH THE BASEMENT

Permit No. **196110**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] **Dec 16/20**
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
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

BASEMENT WALL INSULATION
(P) (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.

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY *[Signature]*
DATE: **SEP 21, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18				9					
17				8					
16				7					
15				6					
14				5					
13				4					
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		

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

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
HAMILTON, ON.
date
JANUARY 2020
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-03
drawing no.
A1a

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A1a

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3086 SF.

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

ALL PLUMBING WORK
THROUGH-OUT IS SUBJECT
TO FIELD INSPECTION
AND APPROVAL

FIREPLACE INSTAL AS PER
MANUFACTURES SPECIFICATIONS
AND CAN/ULC.

8" DIA. COLUMN ANCHORED
TO 14"x14" SOLID
MASONRY PIER (TYP.).
PROVIDE SIMPSON
STRONG-TIE CONNECTOR
FOR POST-BEAM
CONNECTION (TYP.)

GROUND FLOOR PLAN
ELEV. 1

CITY OF HAMILTON
Building Division

Permit No. 196110

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
 JDC Dec 15/20
 FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: _____
DATE: SEP 21, 2020

The 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 2448
14				5			name <i>R Vink</i> signature BC
13				4			registration information 4263
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

VA3

DESIGN

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



project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON.

date
JANUARY 2020

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

GROUND FLOOR PLAN - ELEV. 1

MOUNTAINASH 3
13.5m

Project no.
9014

no.

21

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 6 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

3086 SF.

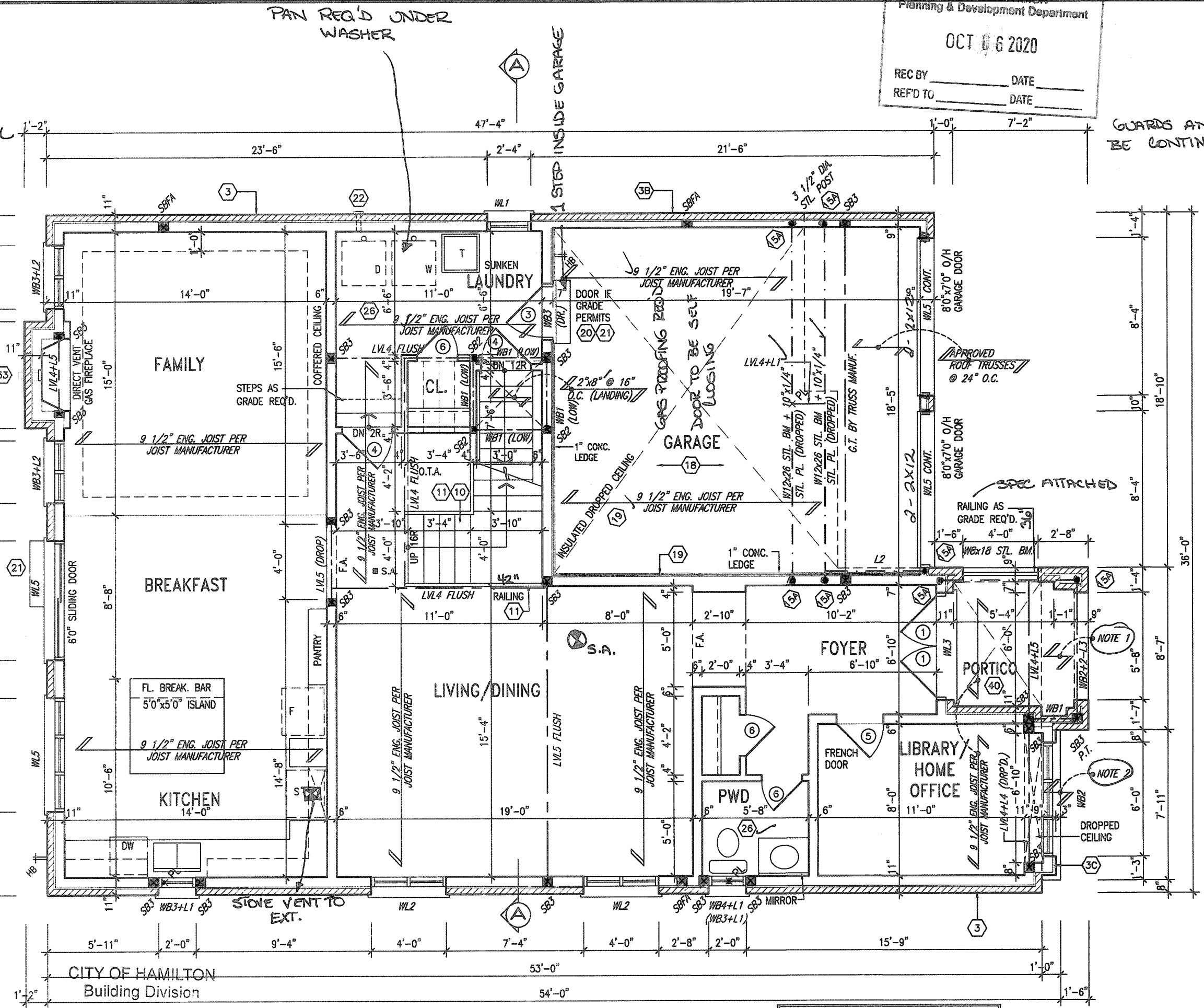
OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST 3.0m
• DRIVEWAY, PARKING SPACE, ROAD 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
K11-EX-NOTE-2020.dwg

PROVIDE FIREBLOCKING IN ALL CONCEALED SPACES

ALL PLUMBING THROUGH-OUT IS SUBJECT TO SITE INSPECTION AND APPROVAL.

FIREPLACE TO BE INSTALLED AS PER MANUFACTURER'S SPECS AND CAN/ULC.

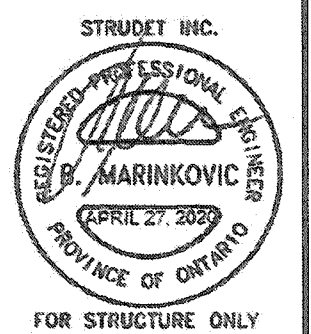
GUARDS AND HANDRAILS SHALL BE CONTINUOUS.



Permit No. 20-196110
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
JJD Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE

GROUND FLOOR PLAN
ELEV. 2

NOTE 2: FLAT ROOF OVER LIVING SPACE
2"x4" @ 12" O/C DIAGONALLY CUT CROSS PURLINS ON SINGLE PLY WATERPROOFING MEMBRANE ON 5/8" EXTERIOR GRADE SHEATHING ON 2"x4" CROSS PURLINS (CUT DIAGONALLY) @ 12" O/C ON 2"x8" JOISTS @ 12" O/C. 1/2" BATT INSULATION (RSI 5.40 R31)



MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY _____
DATE SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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3	ISSUED FOR PERMIT.	MAR 31/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by	no.	description

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

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

Greenpark
project name
RUSSELL GARDENS PH. 3
checked by
JANUARY 2020
scale
3/16" = 1'-0"
drawing no.
19014-MOUNTAINASH-03R

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A2a

CITY OF HAMILTON
Building Division

Permit No. 196110

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

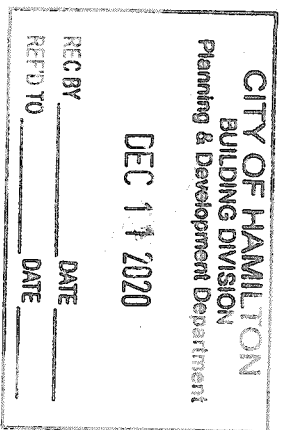
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

SDU

DEC 15 2020

FOR CHIEF BUILDING OFFICIAL DATE



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)

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
ON
December 4, 2020
MINISTRY OF THE ATTORNEY GENERAL
OFFICE OF THE REGISTRAR
STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

JOHN G. WILLIAMS, LTD., ARCHITECT

ARCHITECTURAL, CIVIL, STRUCTURAL

AND APPROVAL

APPROVED BY: 

DATE: APRIL 2002

This stamp certifies 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 calculations and meets the requirements set out in the Ontario Building Code to be a Designer.	
17			8				qualification information	
16			7					
15			6				Richard Vink	24488
14			5				name	BCIN
13			4				registration information	42658
12			3	ISSUED FOR PERMIT.	MAR 31/20	GW	VAS Design Inc.	
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW		
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW		
9	description	date	by	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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

		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WVT		drawing no. A2a	
revised REVISED		ground floor plan - elev. 2	
scale 3/16" = 1'-0"		file name 19014-MOUNTAINASH-03	
DTG = K:\ARCHIVE\WPH\19014\19014-GROUND-FLOOR-PLAN-SINGLE-LEVEL-2-MOUNTAINASH-19014-MOUNTAINASH-03.dwg - Fri - Dec 4 2020 - 5:52 AM			

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GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.8.(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.

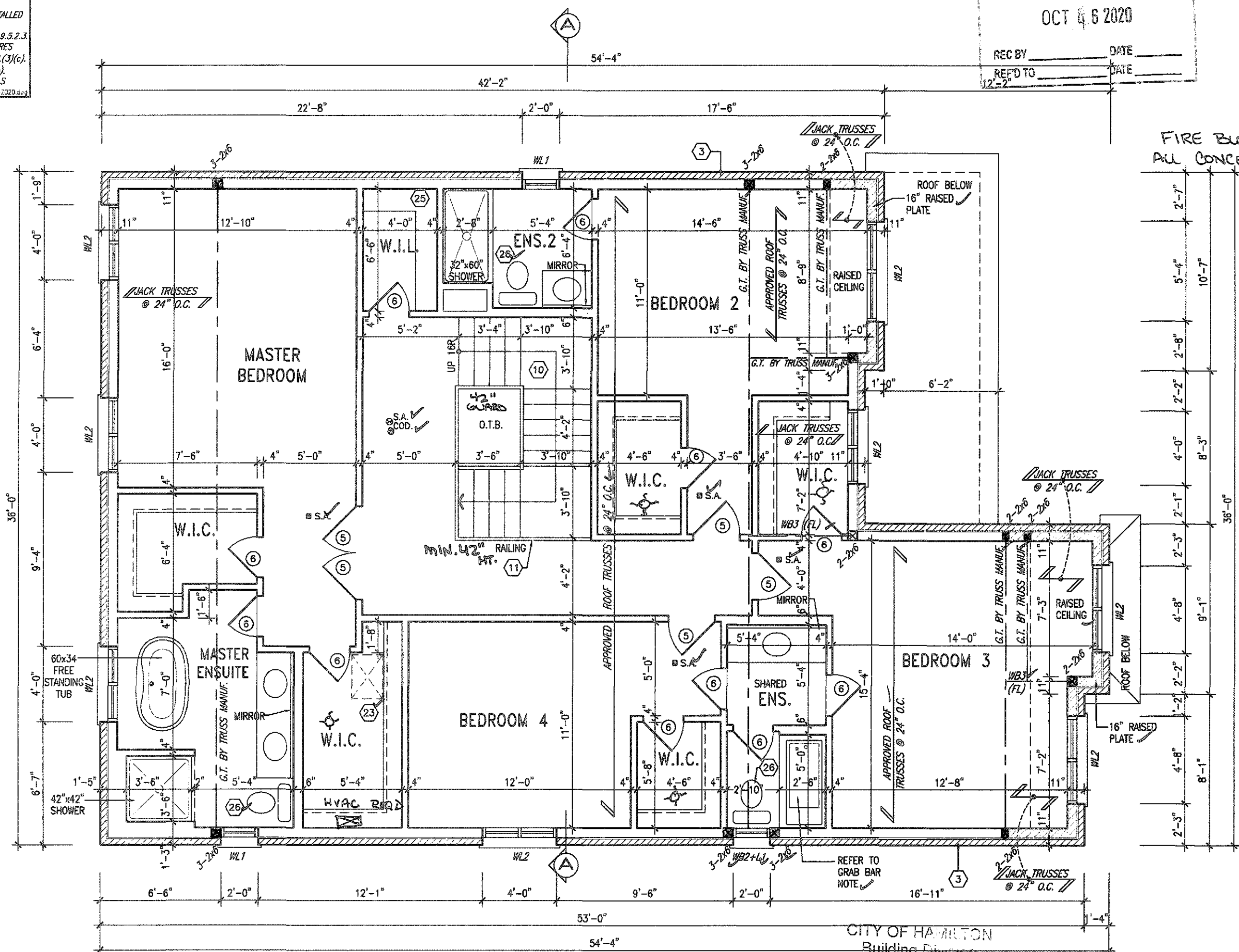
38-1011-2320.6.3

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department

OCT 6 2020

REC BY _____ DATE _____
 RECD TO _____ DATE _____

3086 SF.



FIRE BLOCKING REQ'D IN ALL CONCEALED SPACES.

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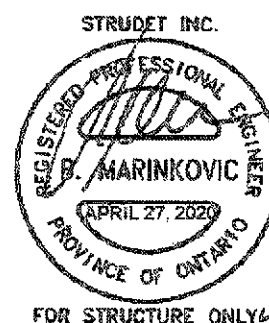
KRISTIN G. WILLIAMS, ARCHITECT
 ARCHITECTURAL DESIGN, INC.
 APPROVED BY: [Signature]
 DATE: [Date]

SECOND FLOOR PLAN ELEV. 1

Permit No. 196110

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
 [Signature] FOR CHIEF BUILDING OFFICIAL DATE: Dec 15/20

CITY OF HAMILTON
 Building Division



FOR STRUCTURE ONLY

MOUNTAINASH 3 COMPLIANCE PACKAGE 'A1'

18		9			
17		8			
16		7			
15		6			
14		5			
13		4			
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

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

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

Greenpark.
 project name
 RUSSELL GARDENS PH. 3
 city
 JANUARY 2020
 drawn by
 checked by
 3/16" = 1'-0"

MOUNTAINASH 3
 13.5m
 project no.
 19014
 drawing no.
A3

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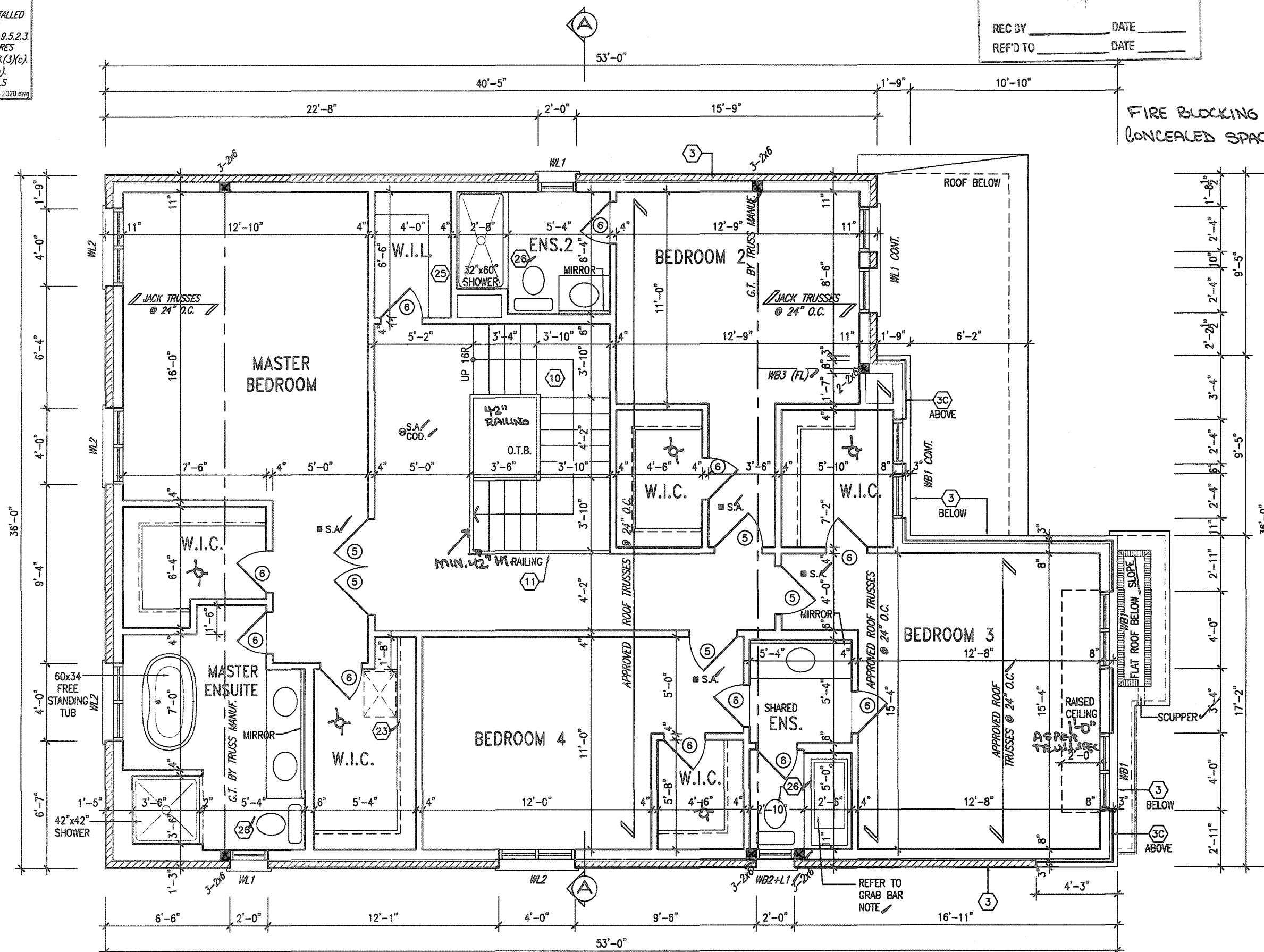
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER CBC, DIV. 8-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PER/Q/04/F. SR-NOTIF-2070.dwg

OCT 06 2020

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

3086 SF.

FIRE BLOCKING REQ'D IN ALL CONCEALED SPACES.



SECOND FLOOR PLAN
ELEV. 2

CITY OF HAMILTON
Building Division

Permit No. 196110

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
JDL Dec 13/20
 FOR CHIEF BUILDING OFFICIAL DATE

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

APPROVED BY: [Signature]
DATE: SEP 21 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

MOUNTAINASH 3

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 2448 BC
14					5			name signature
13					4			registration information VA3 Design Inc. 4265
12					3	ISSUED FOR PERMIT.	MAR 31/20 GW	
11					2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 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.	JAN. 28/20 GW	Items not to be used
no. description date hv no. description date hv								

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
VA3 Design Inc.	4265
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 service. Drawings are not to be scaled.	

VA3
DESIGN
255 Consumers Rd Suite 121
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark™		MOUNTAINASH 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 190	
drawn by WT		drawing no. A3c	
checked by .		scale 3/16" = 1'-0"	
title name 19014-MOUNTAINASH-03		title name 19014-MOUNTAINASH-03	
RAHW MUZAMBE, - C:\Users\cmah\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM			

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GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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CS-NOTE-2020.dwg

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 esasa.com or call 1-877-372-7233

Electrical Safety Authority



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JOHN G. WILLIAMS LTD., ARCHITECT

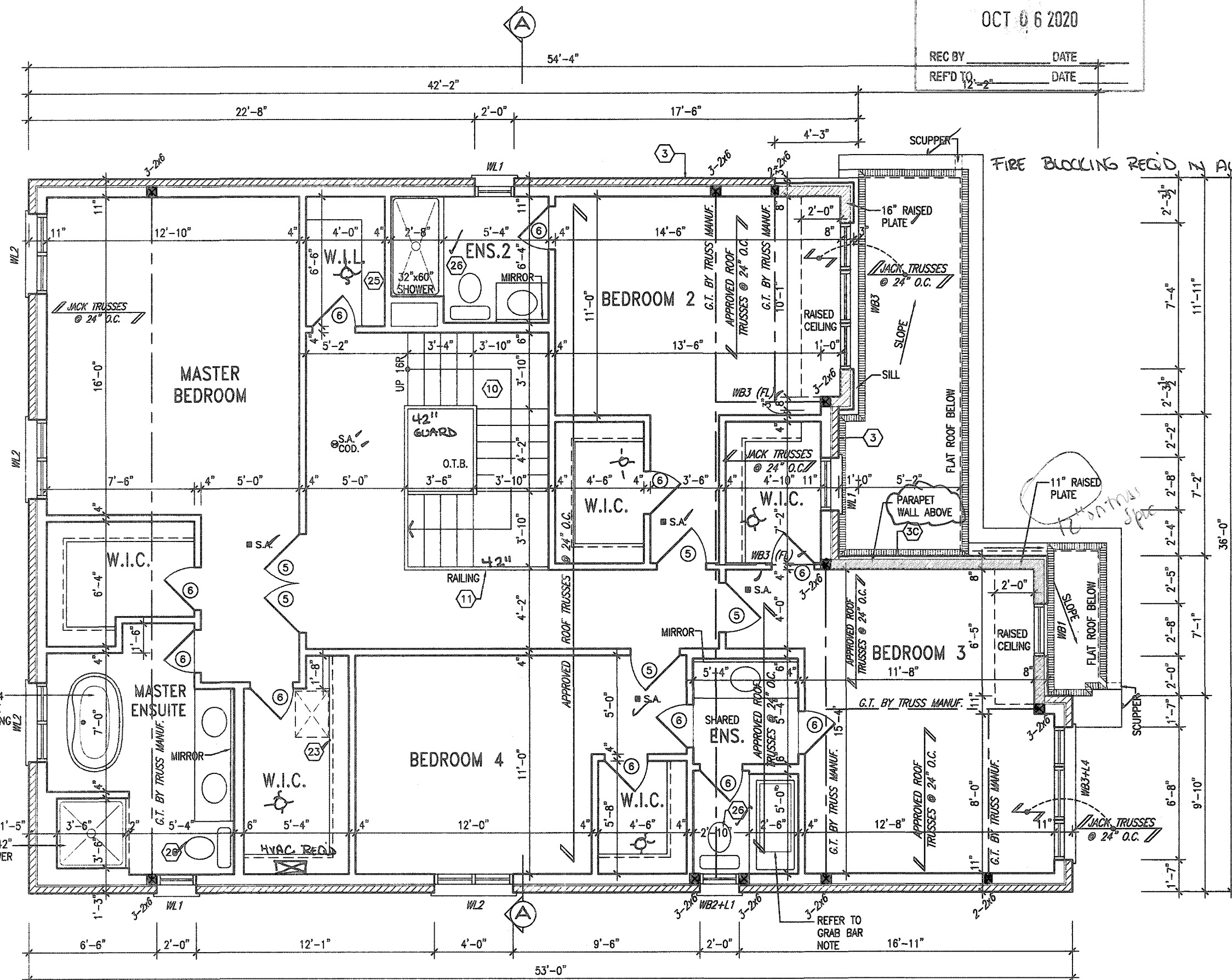
ARCHITECTURAL CONTROL REVIEW

AND APPROVAL

APPROVED BY: [Signature]

DATE: SEP 27, 2020

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SECOND FLOOR PLAN
ELEV. 3CITY OF HAMILTON
Building Division

Permit No. 196110

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These drawings and/or specifications have been reviewed by

JDL Dec 15/20 FOR CHIEF BUILDING OFFICIAL

DATE

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

qualification information

Richard Vink 24488

signature

registration information

VA3 Design Inc. 42858

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

Greenpark.

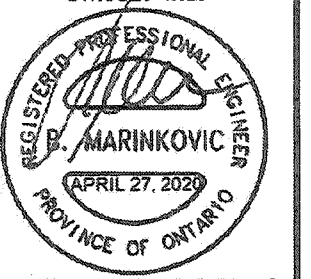
project name
RUSSELL GARDENS PH. 3municipality
HAMILTON, ON.MOUNTAINASH 3
13.5mproject no.
19014date
JANUARY 2020checked by
WTscale
3/16" = 1'-0"

SECOND FLOOR PLAN - ELEV. 3

file name
19014-MOUNTAINASH-03drawing no.
A3bpath
C:\Users\jchm\Desktop\19014-GREENPARK\19014-MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM

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MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

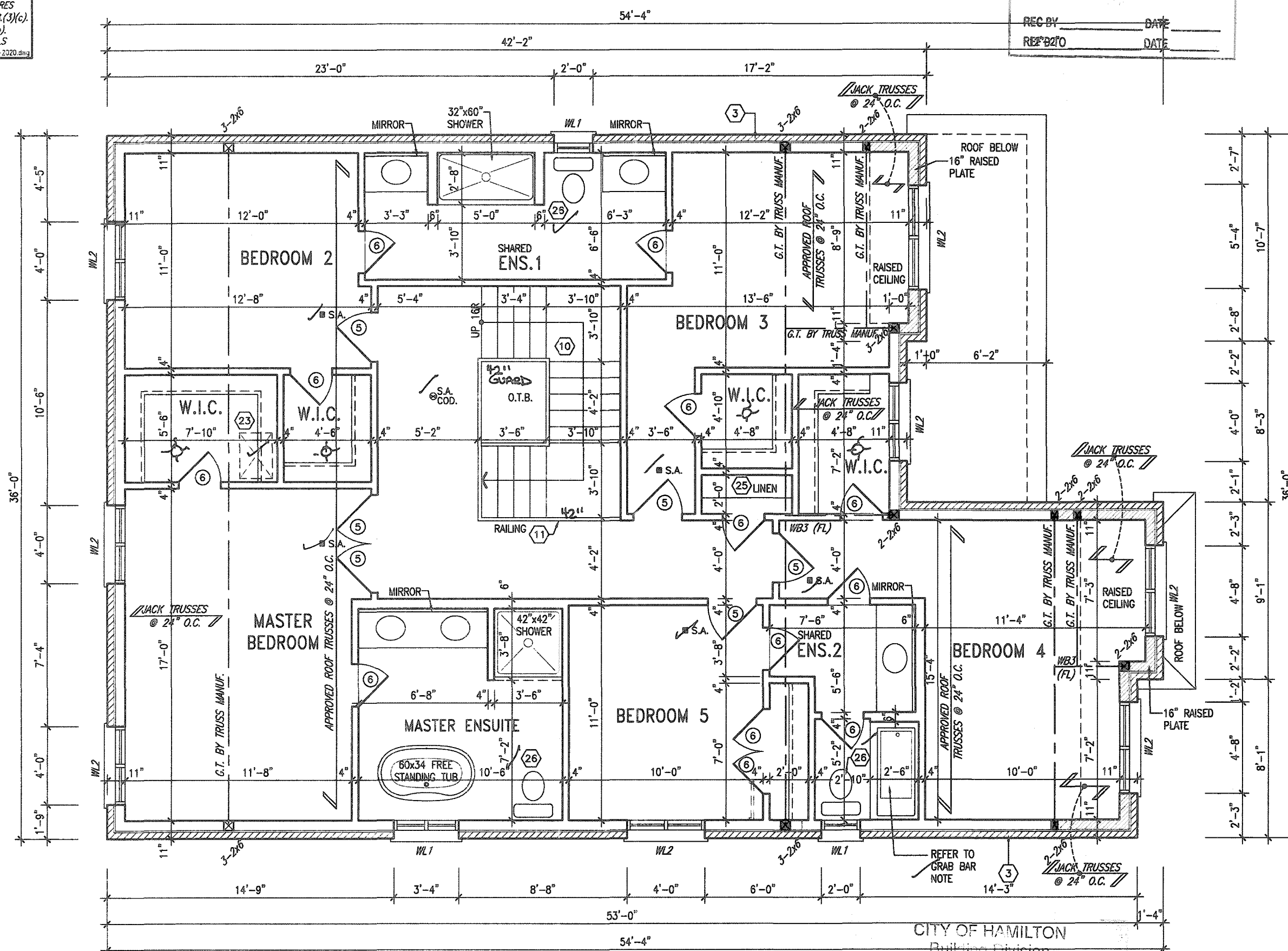
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER: 3.8.3.13.(2)(g). BATHTUB: 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
08-NOT-2020.dwg

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 6 2020

REC BY: _____ DATE: _____
REF: 9270 DATE: _____

3086 SF.



**OPT. SECOND FLOOR PLAN
(5 BED) ELEV. 1**

Permit No. 196110

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

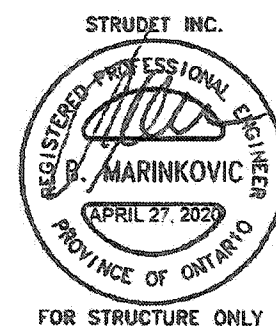
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE: DEC 15/20

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: SEP 27, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
date
JANUARY 2020
checked by
3/18" = 1'-0"

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A4
19014-MOUNTAINASH-03
19014-MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHUB IN MAIN BATHROOM PER GBC. 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). BATHUB 3.8.3.13.(4)(f). FREE STANDING BATHUB EXCLUDED. SEE DETAILS PROVIDED. GBC-NOTE-2020 thru

Room Schedule:

- Bedroom 2:** 12'-0" x 11'-0"
- Bedroom 3:** 12'-9" x 11'-0"
- Bedroom 4:** 15'-4" x 10'-0"
- Bedroom 5:** 10'-0" x 7'-0"
- Master Bedroom:** 17'-0" x 11'-8"
- Master Ensuite:** 10'-6" x 7'-2"
- Shared Ens. 1:** 6'-3" x 6'-3"
- Shared Ens. 2:** 5'-6" x 5'-2"

Other Features:

- Bathrooms:** 32"x60" Shower, 42"x42" Shower, 60x34 Free Standing Tub.
- Wardrobes:** W.I.C. (Wardrobe Closet).
- Stairs:** UP 10R, DOWN 10L, 42" GUARD O.T.B.
- Structural:** JACK TRUSSES @ 24" O.C., APPROVED ROOF TRUSSES @ 24" O.C., WL 1, WL 2, WL 3, WL 4, WL 5, WL 6, WL 7, WL 8, WL 9, WL 10, WL 11, WL 12, WL 13, WL 14, WL 15, WL 16, WL 17, WL 18, WL 19, WL 20, WL 21, WL 22, WL 23, WL 24, WL 25, WL 26, WL 27, WL 28, WL 29, WL 30, WL 31, WL 32, WL 33, WL 34, WL 35, WL 36, WL 37, WL 38, WL 39, WL 40, WL 41, WL 42, WL 43, WL 44, WL 45, WL 46, WL 47, WL 48, WL 49, WL 50, WL 51, WL 52, WL 53, WL 54, WL 55, WL 56, WL 57, WL 58, WL 59, WL 60, WL 61, WL 62, WL 63, WL 64, WL 65, WL 66, WL 67, WL 68, WL 69, WL 70, WL 71, WL 72, WL 73, WL 74, WL 75, WL 76, WL 77, WL 78, WL 79, WL 80, WL 81, WL 82, WL 83, WL 84, WL 85, WL 86, WL 87, WL 88, WL 89, WL 90, WL 91, WL 92, WL 93, WL 94, WL 95, WL 96, WL 97, WL 98, WL 99, WL 100.

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

APPROVED BY: 
DATE: SEP 27 2020

This document certifies compliance with the applicable
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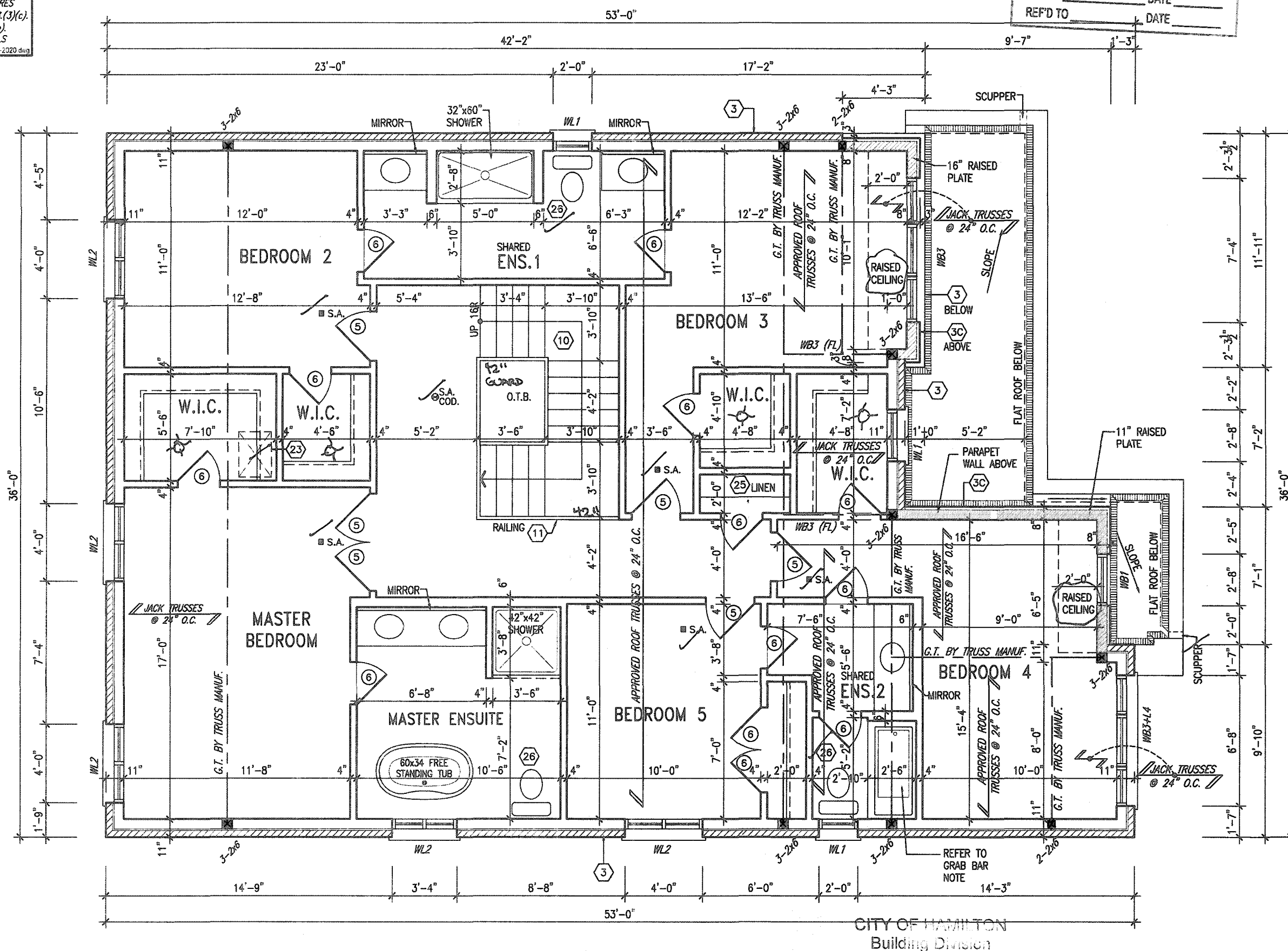
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OCT 06 2020

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

3086 SF.



OPT. SECOND FLOOR PLAN
(5 BED) ELEV. 3

Permit No. 196110

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

ec 5/20

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

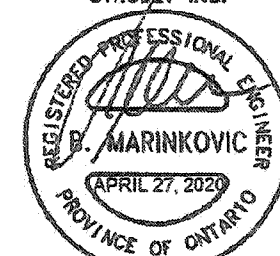
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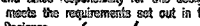
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
(SEE ATTACHED)

APPROVED BY _____
DATE SEP 22, 2020
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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. qualification information Richard Vink 24488 signature BCIN name registration information VA3 Design Inc. 42658	
17			8				
16			7				
15			6				
14			5				
13			4				
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

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, ON.

date
JANUARY 2020

drawn by
VIT

checked by

scale
3/16" = 1'-0"

file no.
19014-MOUNTAINASH-03

OPT. SECOND FLOOR PLAN - ELEV. 3

A4b

MOUNTAINASH 3

13.5m

project no.
19014

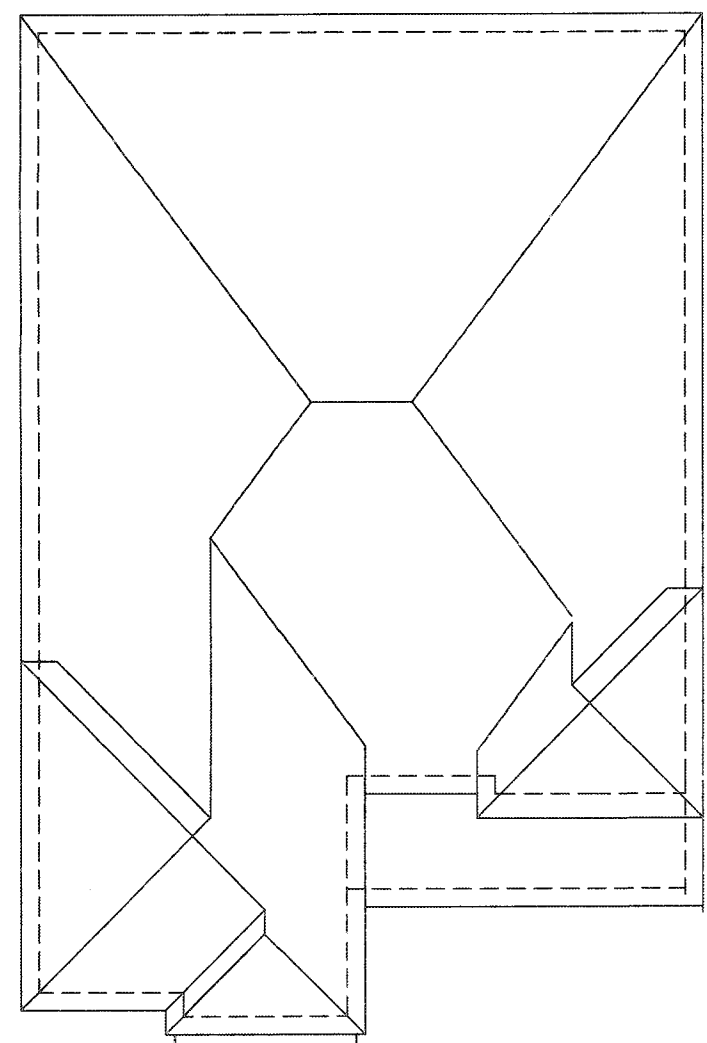
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AMUSE HOZUMPE - C:\Users\chad\Desktop\19014-GREENPARK\PHOTOS\MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM

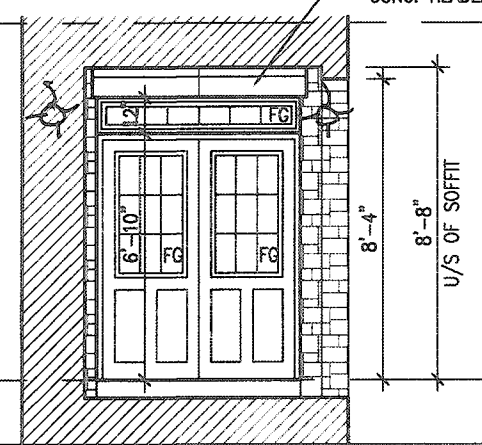
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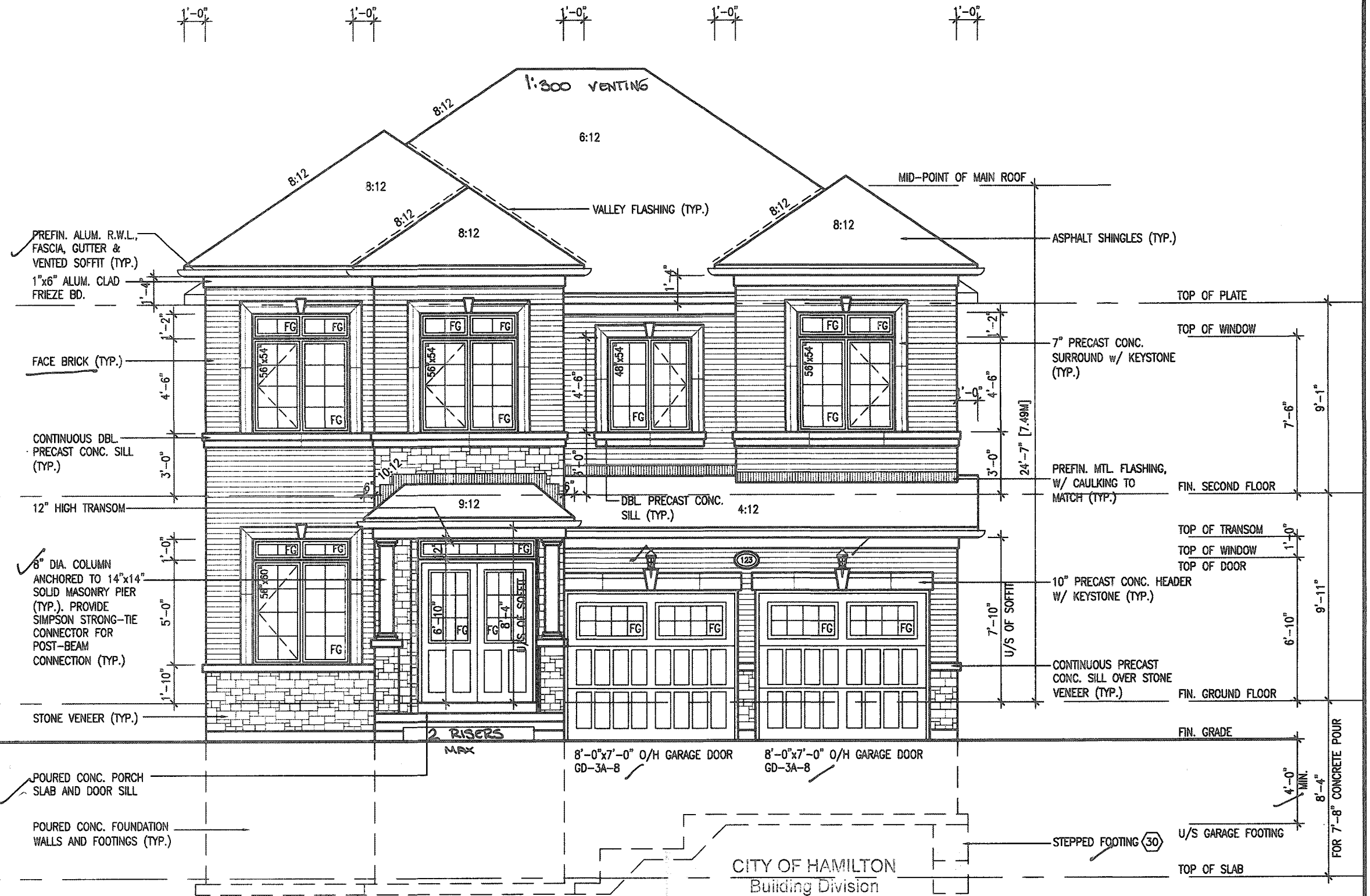
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ROOF PLAN-1



INSIDE PORCH ELEVATION 1



FRONT ELEVATION 1

196110

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
SD *Dec 15/20*
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 21 2020
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ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

no.	description	date	by	no.	description	date	by
18				9			
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14				5			
13				4			
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

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. 42658

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

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

Greenpark.

MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3

city
HAMILTON, ON.

date
JANUARY 2020

checked by
WT

scale
3/16" = 1'-0"

front elevation - elev. 1

19014-MOUNTAINASH-03

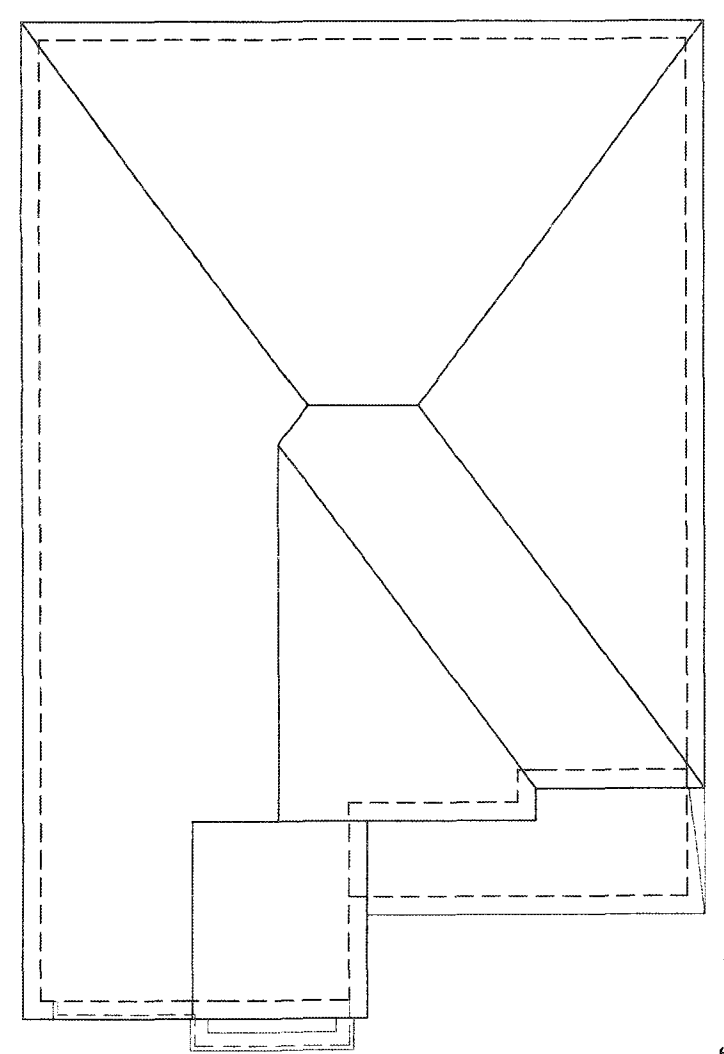
19014

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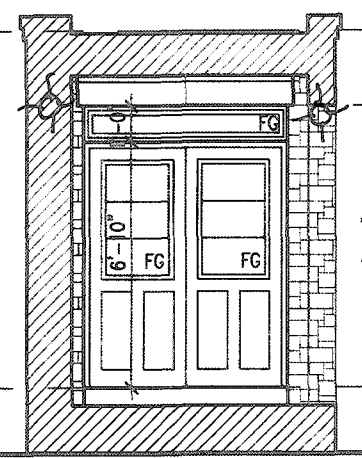
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

3086 SF.

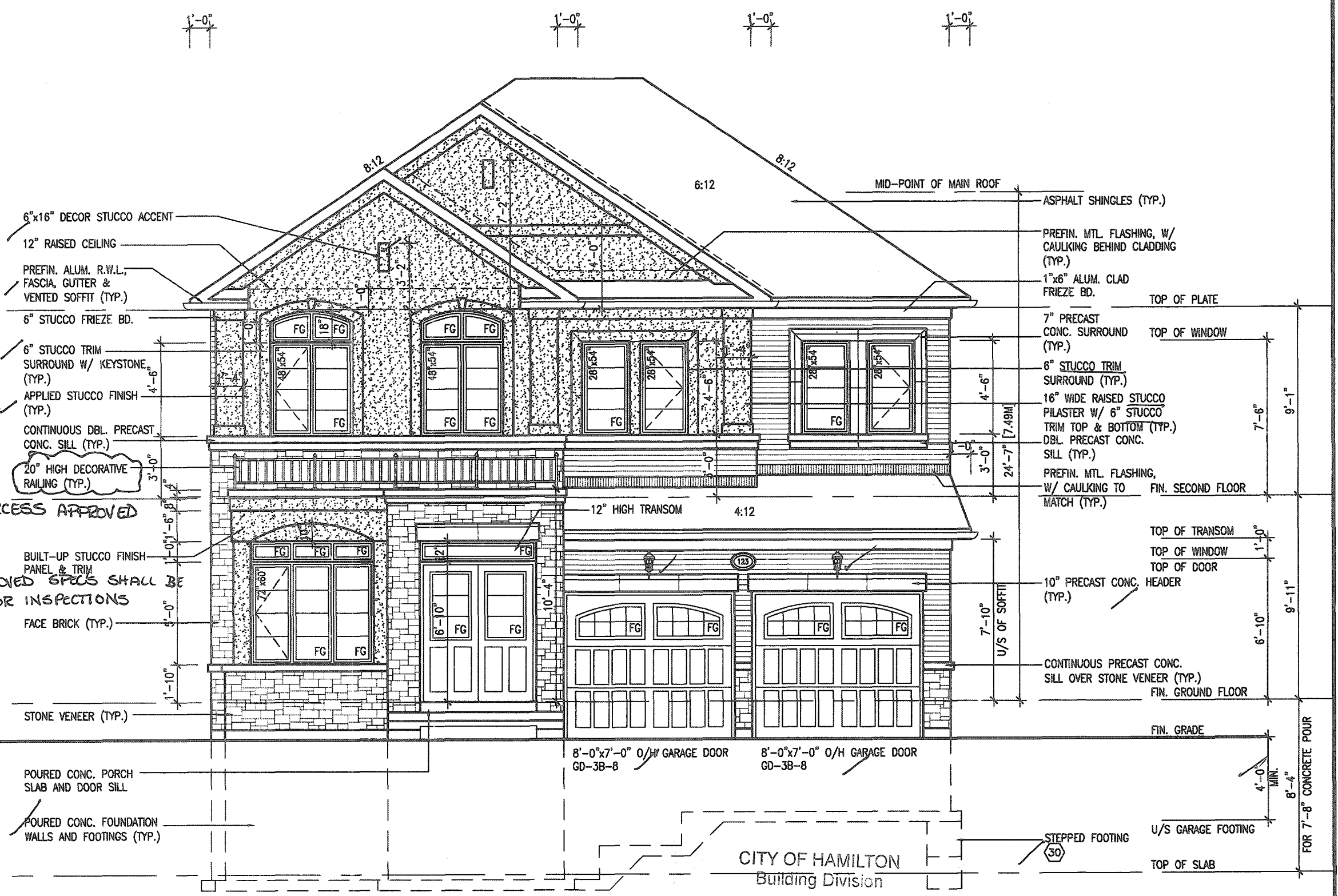
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ROOF PLAN-2



INSIDE PORTICO
ELEVATION 2



FRONT ELEVATION '2'

Permit No. 196110
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
JDL *Dec 15/20*
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 22 2020
This stamp certifies compliance with the applicable Design Guidelines and the Architect's professional responsibility.

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

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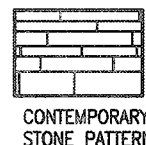
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Greenpark
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DATE: 19014-MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A5a

3086 SF.

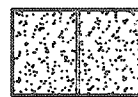
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BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



CONTEMPORARY
STONE PATTERN



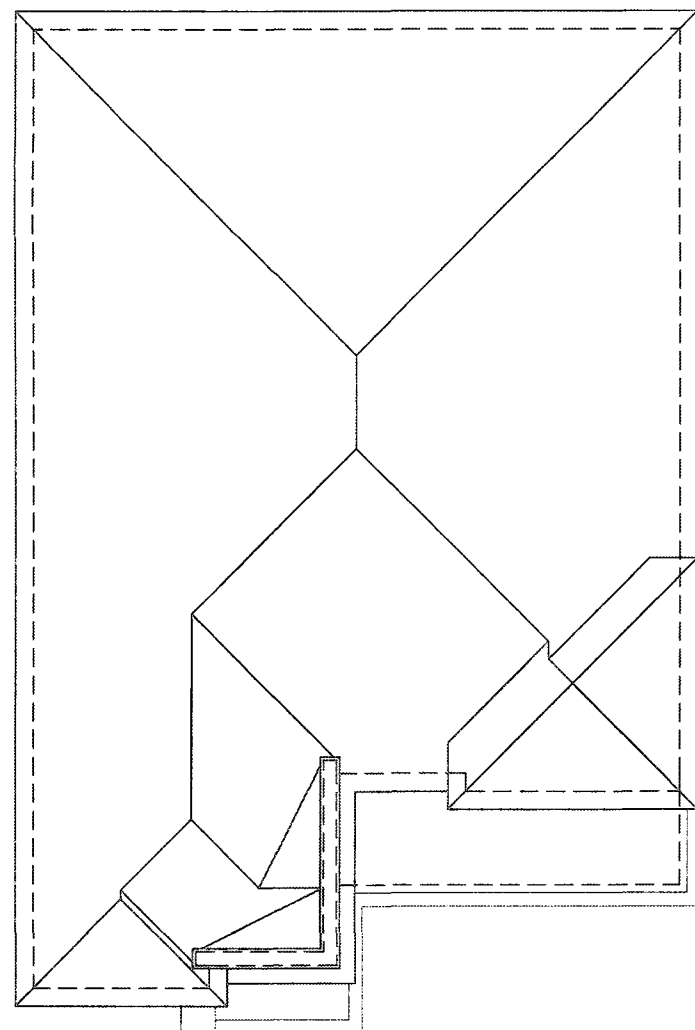
MAIN BRICK



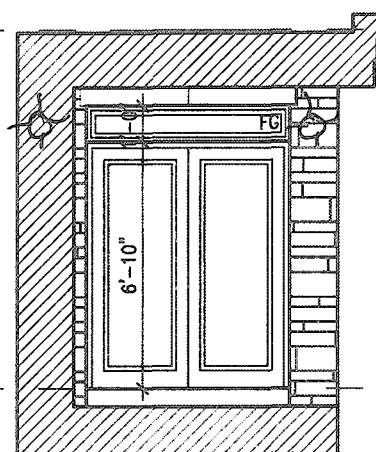
STUCCO W/
REVEALS



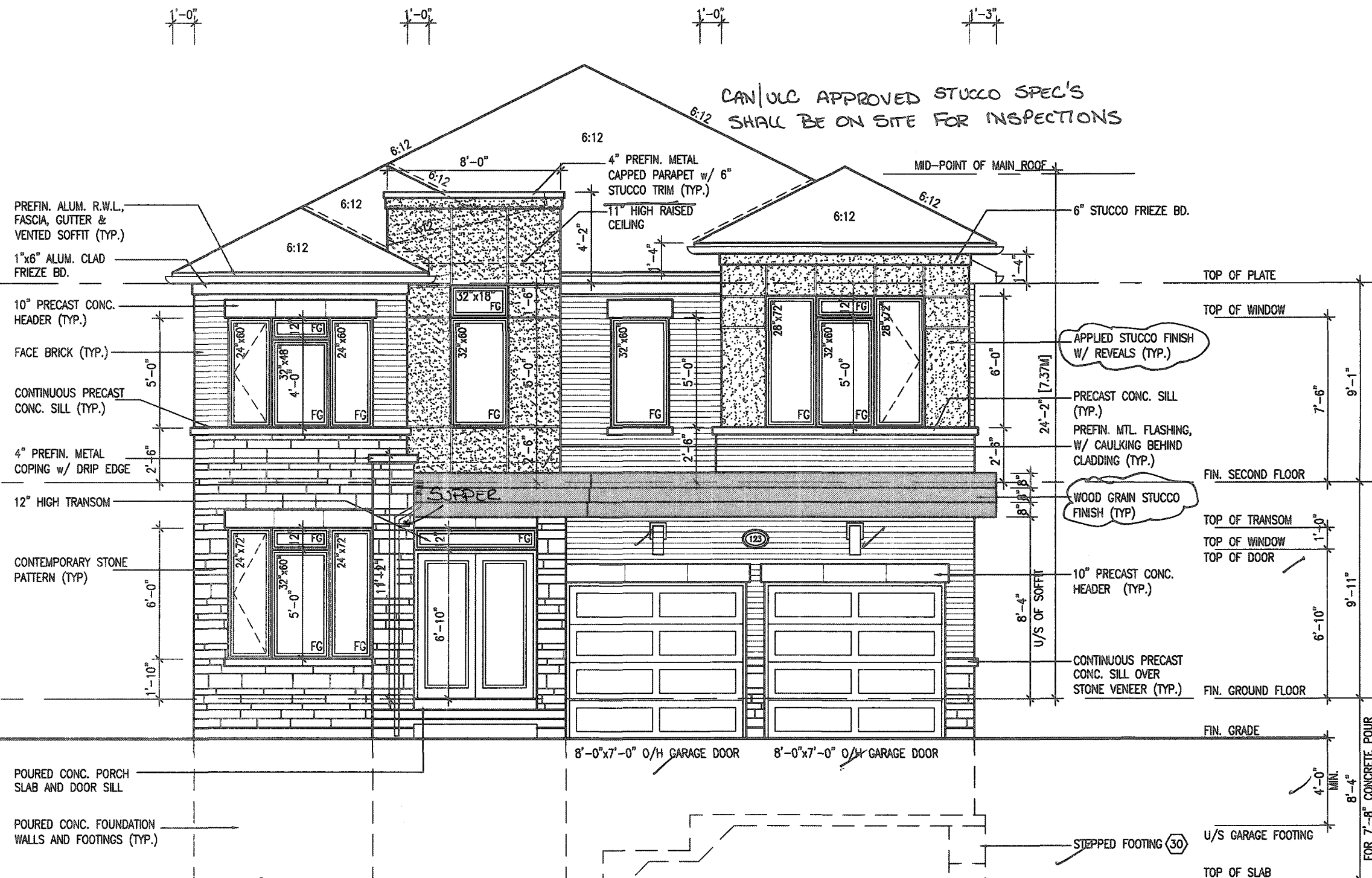
WOOD GRAIN
STUCCO FINISH



ROOF PLAN-3



INSIDE PORTICO
ELEVATION 3



FRONT ELEVATION '3'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WELLS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 24, 2020
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.

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

CITY OF HAMILTON
Building Division
Permit No. 196110

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] Dec 15/20
FOR CHIEF BUILDING OFFICIAL

FRONT ELEVATION '3'

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'



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



project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
project no.
19014
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-03
drawing no.
A5b
MOUNTAINASH 3
13.5m
FRONT ELEVATION - ELEV. 3

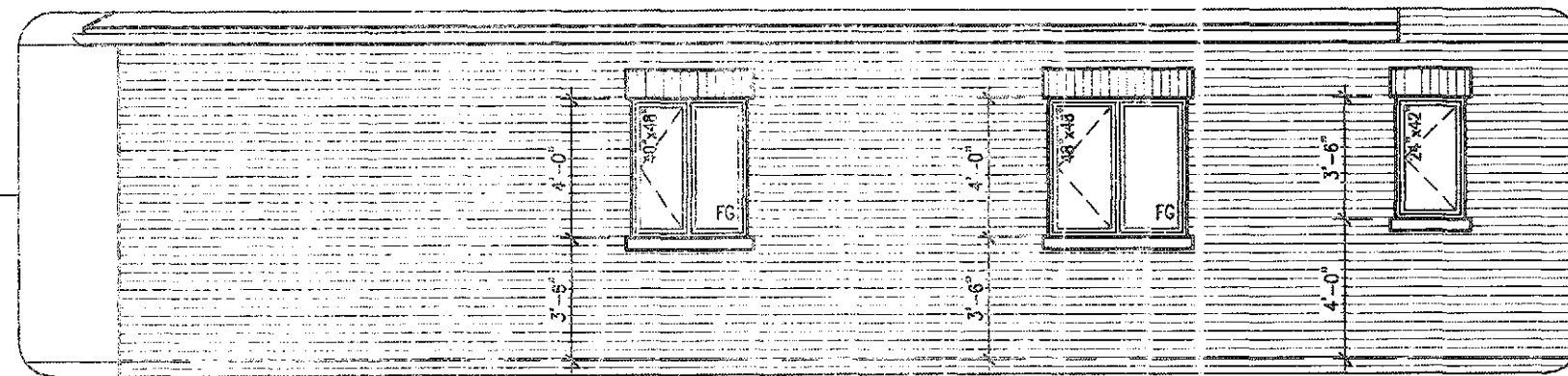
3086 SF.

CITY OF HAMILTON
BUILDINGS DIVISION
Planning & Development Department

DEC 11 2020

REC BY _____ DATE _____
REV TO _____ DATE _____

OPT LEFT SIDE ELEVATION '1' - 5 BED



SINGLE FAMILY
DWELLING ONLY

ALLOWABLE GLAZED OPENINGS	
WALL AREA	= 1127 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	= 78.89 SQ. FT.
GLAZING PROVIDED (4 BED)	= 89.43 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED (5 BED)	= 75.36 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION '1'

WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT.	= 72.32 SQ. FT. (GLASS AREA ONLY) (4 BED)
30"x24" BASEMENT WINDOWS	= 78.06 SQ. FT. (GLASS AREA ONLY) (5 BED)

L.D. - OKAY

Permit No. 10311
TOP OF SLAB

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 and
DEC 15 2020

FOR CHIEF BUILDING OFFICIAL
MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

It is the builder's absolute responsibility to ensure that all plans are approved for approval with the City of Hamilton Building Division and that all applicable regulations and requirements are followed. The City of Hamilton Building Division is not responsible for any errors or omissions in these plans or for any damage or loss resulting from the use of these plans.

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

DESIGNER: [Signature]
DATE: [Date]
PROJECT: [Project Name]

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

NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY
18				6			
17				7			
16				8			
15				9			
14				10			
13				11			
12				12			
11				13			
10				14			
9				15			
8				16			
7				17			
6				18			
5				19			
4				20			
3				21			
2				22			
1				23			

DESIGNER: [Signature]
DATE: [Date]
PROJECT: [Project Name]

DESIGNER: [Signature]
DATE: [Date]
PROJECT: [Project Name]

DESIGNER: [Signature]
DATE: [Date]
PROJECT: [Project Name]

DESIGNER: [Signature]
DATE: [Date]
PROJECT: [Project Name]

CITY OF HAMILTON
Building Division
196110

Permit No. _____

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 _____

SDI DEC 15 2020

FOR CHIEF BUILDING OFFICIAL

DATE _____

SINGLE FAMILY
DWELLING ONLY

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER & —
VENTED SOFFIT (TYP.)

— ASPHALT SHINGLES
(TYP.)

FACE BRICK (TYP.)

BRICK
(TYP.)

PRECAST C
SILL (TYP.)

— OPTIONAL
30"x24"
WINDOW

30"x16" STRUCT. FRAME
BASEMENT WINDOW (TYP.)

— OPTIONAL
30"x24"
WINDOW

ALLOWABLE GLAZED OPENINGS

WALL AREA = 1120 SQ. FT.

LIMITING DISTANCE 1.2 M (7%)

GLAZING ALLOWED	=78.40 SQ. FT.
GLAZING PROVIDED (4 BED)	=69.43 SQ. FT.

GLAZING PROVIDED (4 BED)	=69.43 SQ. FT.
GLAZING PROVIDED (5 BED)	=75.30 SQ. FT.

=78.40 SQ. FT.
=69.43 SQ. FT. (GLASS AREA ONLY)
=75.30 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT.

30"x24" BASEMENT WINDOWS = 72.32 SQ. FT. (GLASS AREA ONLY) (4 BED)

=78.06 SQ. FT. (GLASS AREA ONLY) (5 BED)

L.D. - OKAY

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter, or that any house can be properly built or located on its lot.

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

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

APPROVED BY: 

DATE: 06/07/2020

This stamp certifies compliance with the applicable
Design Guidelines only and does not confer
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					
16				7					qualification information
15				6					Richard Vink
14				5					<i>R Vink</i> 2448
13				4					name signature BC
12				3	ISSUED FOR PERMIT.	MAR	1/20	GW	registration information VAS Design Inc. 4263
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR	3/20	GW	
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN	25/20	GW	
9	description	date	by	no.	description	date	by		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. 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	2448
name	BC
signature	
registration information	
VA3 Design Inc.	A263
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



project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON.

date JANUARY 2000 LEFT SIDE ELEVATION

JANUARY 2020 LEFT SIDE ELEVATION

WT 3/16" = 1'-0" 1901

MOUNTAINASH 3
13.5m

project no.	19014
-------------	-------

SECTION - ELEV 2	drawing no.
------------------	-------------

IRON = ELEV. 2

9014-MOUNTAINASH-03

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Building Division

OPT LEFT SIDE ELEVATION '3'- 5 BED

SINGLE FAMILY
DWELLING ONLY

LEFT SIDE ELEVATION '3'

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1117 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=78.19 SQ. FT.
GLAZING PROVIDED (4 BED)	=69.43 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED (5 BED)	=75.30 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT.			
30"x24" BASEMENT WINDOWS	=72.32 SQ. FT.	(GLASS AREA ONLY)	(4 BED)
	=78.06 SQ. FT.	(GLASS AREA ONLY)	(5 BED)

L.D. - OKAY

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development

DEC 11 2020

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

It is the builders' collective responsibility to ensure that all plans submitted for approval fully comply with this International Guidelines and all applicable regulatory 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 planning, planning drawings or any other plans or for causing or permitting a matter of that nature to be carried out on or located on the site.

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.

8		8	
7		6	
6		7	
5		6	
4		5	
3		4	
2		3	ISSUED FOR PERMIT.
1		2	UPDATED PER ENG & CLIENT COMMENTS.
0		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.
0	description	date	by eng. / geoscientist
			date

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	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.

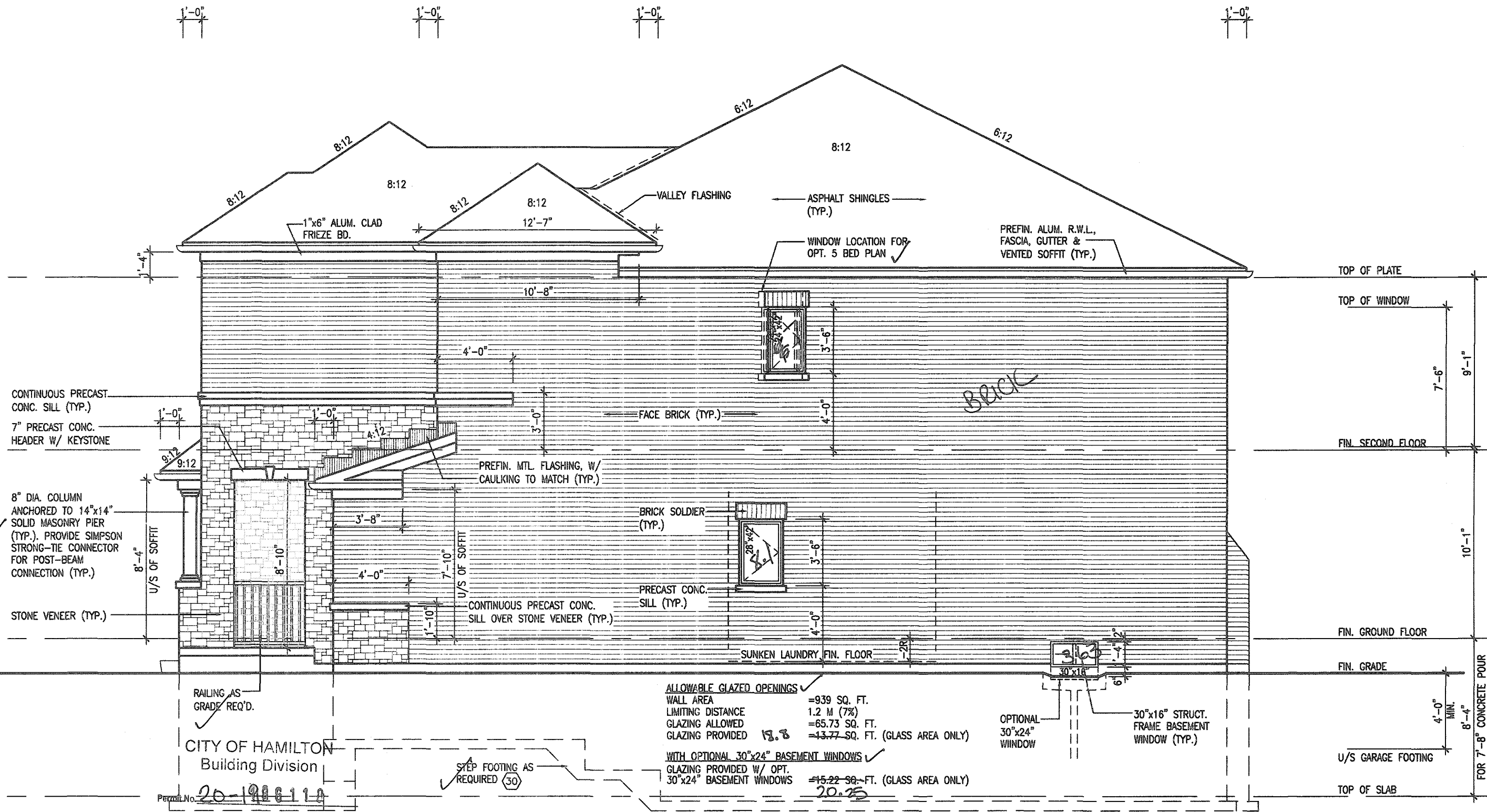
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark™		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014	
date JANUARY 2020		drawing title LEFT SIDE ELEVATION - ELEV. 3	
drawn by JT	checked by 3/16" = 1'-0"	file name 19014-MOUNTAINASH-03	drawing no. A6b
project path - H:\ARCHITECTURE\CLIENTS\19014 RUSSELL GARDENS PH. 3\19014-MOUNTAINASH-03.dwg - User - Date 7/20/20 - Sheet 401			

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

3086 SF.



RIGHT SIDE ELEVATION '1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by [Signature]
FOR CHIEF BUILDING OFFICIAL DATE DEC 15/20

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

ALLOWABLE GLAZED OPENINGS
WALL AREA = 939 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 65.73 SQ. FT.
GLAZING PROVIDED 18.8 = 43.77 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 15.22 SQ. FT. (GLASS AREA ONLY)
20.25

OPTIONAL 30"x24" WINDOW
30"x16" STRUCT. FRAME BASEMENT WINDOW (TYP.)

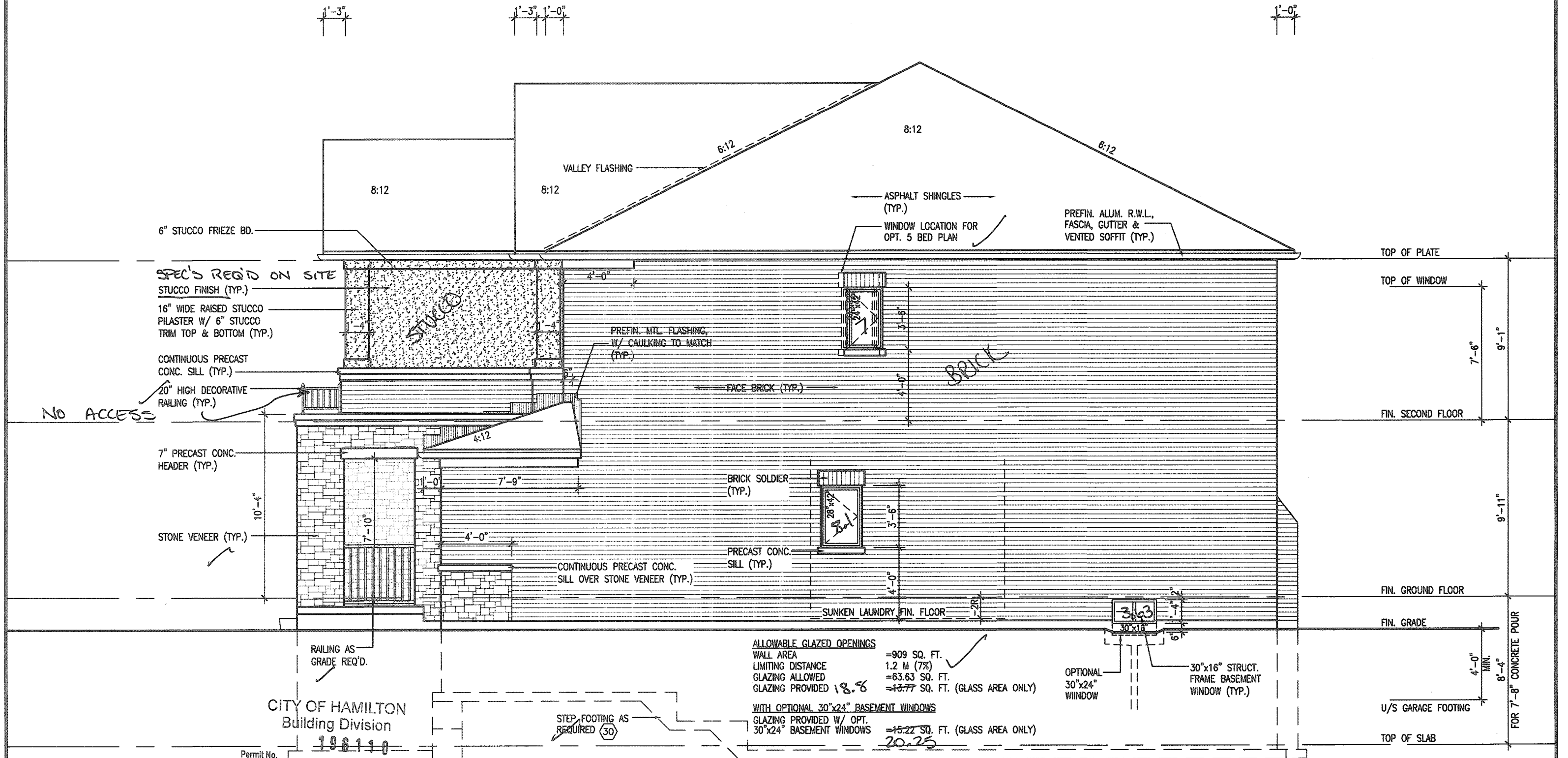
MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

18			9				
17			8				
16			7				
15			6				
14			5				
13			4				
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

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 [Signature]
name registration information
VAS Design Inc.
24488
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 copied.

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 no. 19014
project name RUSSELL GARDENS PH. 3
municipality HAMILTON, ON.
date JANUARY 2020
drawn by [Signature]
checked by [Signature]
scale 3/16" = 1'-0"
file name 19014-MOUNTAINASH-03.dwg
date Apr 9 2020 - 9:51 AM
drawing no. A7



RIGHT SIDE ELEVATION '2'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 21, 2020
This review certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature] DATE: DEC 15/20
FOR CHIEF BUILDING OFFICIAL

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

ALLOWABLE GLAZED OPENINGS
WALL AREA = 909 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 63.63 SQ. FT.
GLAZING PROVIDED 18.8 = 43.77 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 15.22 SQ. FT. (GLASS AREA ONLY)
20.25

OPTIONAL 30"x24" WINDOW
30"x16" STRUCT. FRAME BASEMENT WINDOW (TYP.)

L.D. - OKAY

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

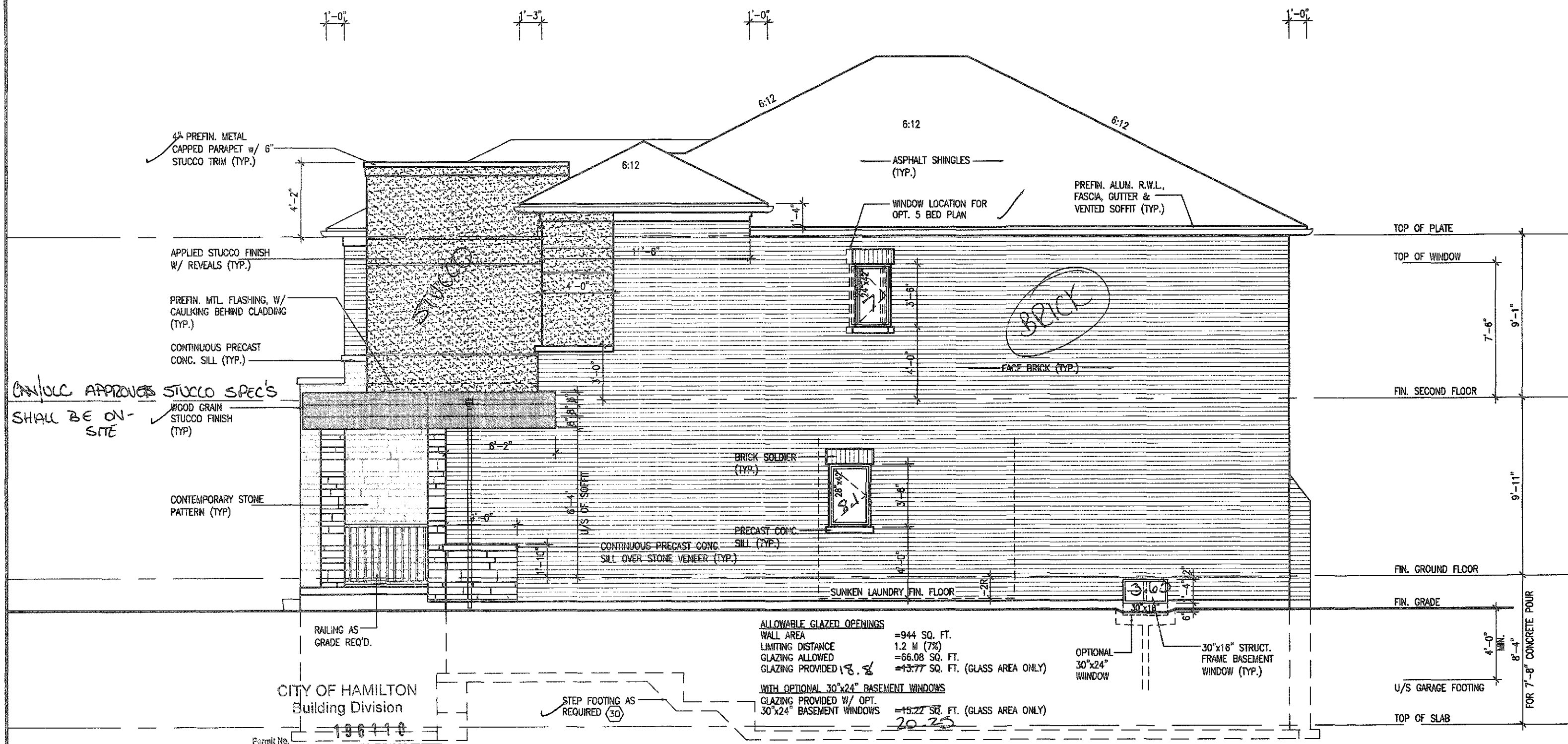
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658
Contractor must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

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

Greenpark.		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		project no. 19014	
date JANUARY 2020		drawing no. A7a	
drawn by WT		checked by 3/16" = 1'-0"	
date JAN 9 2020		time 9:51 AM	

3086 SF.

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



RIGHT SIDE ELEVATION '3'

L.D. OKAY

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting), plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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 FILED IN SPECIAL

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

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=944 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=66.08 SQ. FT.
GLAZING PROVIDED	=13.77 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT.
30"x24" BASEMENT WINDOWS = 15.22 SQ. FT. (GLASS AREA ONLY)
20.25

OPTIONAL 30"x24" WINDOW

ROBIN C. WILLIAMS LTD. ARCHITECT
STRUCTURAL/MECHANICAL ENGINEER
AND CIVIL ENGINEER

AS PROVIDED BY _____
DATE _____

THIS DOCUMENT CONTAINS NEITHER
RECOMMENDATIONS NOR CONCLUSIONS OF THE
FEDERAL BUREAU OF INVESTIGATION

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	2448	
14				5			name		BC
13				4			registration information		
12				3	ISSUED FOR PERMIT.	MAR 31/20	VAS Design Inc.	4263	
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20			
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN 28/20			
no.	description	date	bv	no.	description	date	bv		



VA3
DESIGN

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

Greenpark.

project name	city
RUSSELL GARDENS PH. 3	HAMILTON, ON.

DATE _____

JANUARY 2020 RI

drawn by
WT

checked by

date
3/16th = 1'-0"

ARMED MOZAMBIQUE - CA (from) strall Postcard 19014 - CREF: 88341 UNITE

MOUNTAINASH 3
13.5m

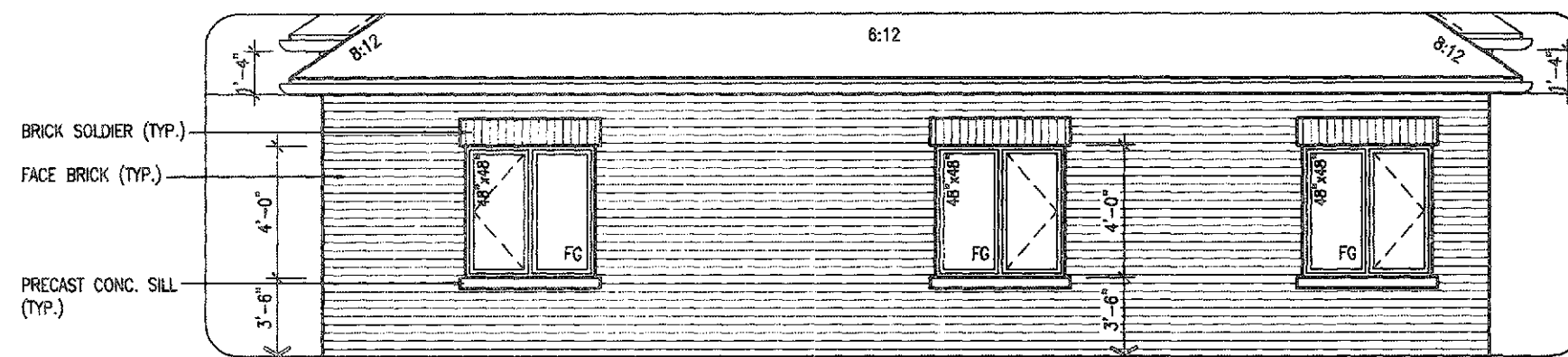
RIGHT SIDE ELEVATION - ELEV. 3

File name

13014-MOUNTAINASH-03

4g - Mon - Jun 6 2020 - 9:51 AM

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PARTIAL REAR ELEVATION 1 - 5 BED



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 6 6 2020

REC BY _____ DATE _____

REF'D TO _____ DATE _____

3086 SF.

REAR ELEVATION '1'

CITY OF HAMILTON
Building Division

Permit No. 196110

THESE 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

JD 15/20

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3 COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN C. WILLIAMS LTD. ARCHITECTS
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY _____

DATE: 15/20

This drawing is the property of the Architect and is not to be reproduced without the written consent of the Architect.

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

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

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

Richard Vink 24488 BCN

signature

registration information

VAS Design Inc. 4285B

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

VAS DESIGN

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

Greenpark. MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.

date
JANUARY 2020

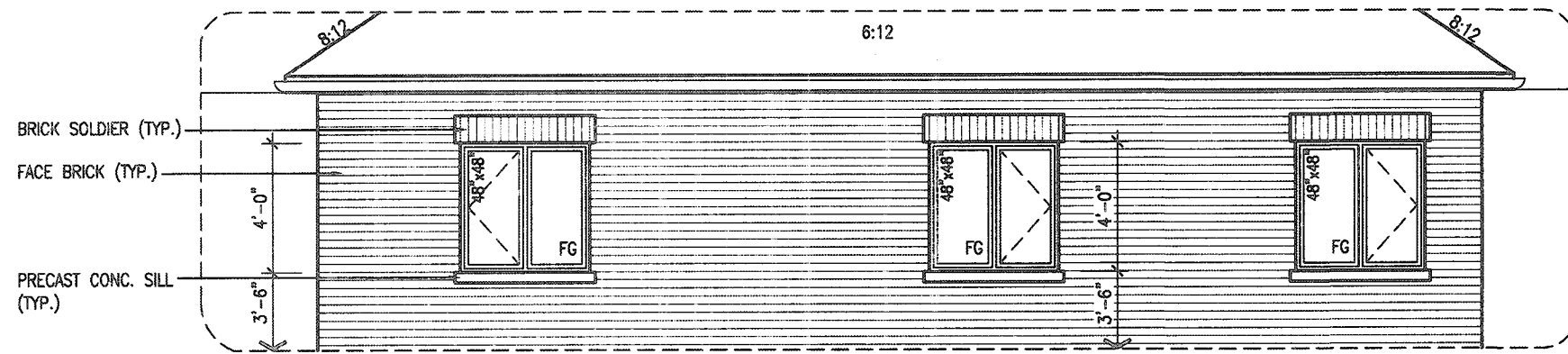
drawn by
WT

checked by
3/18" = 1'-0"

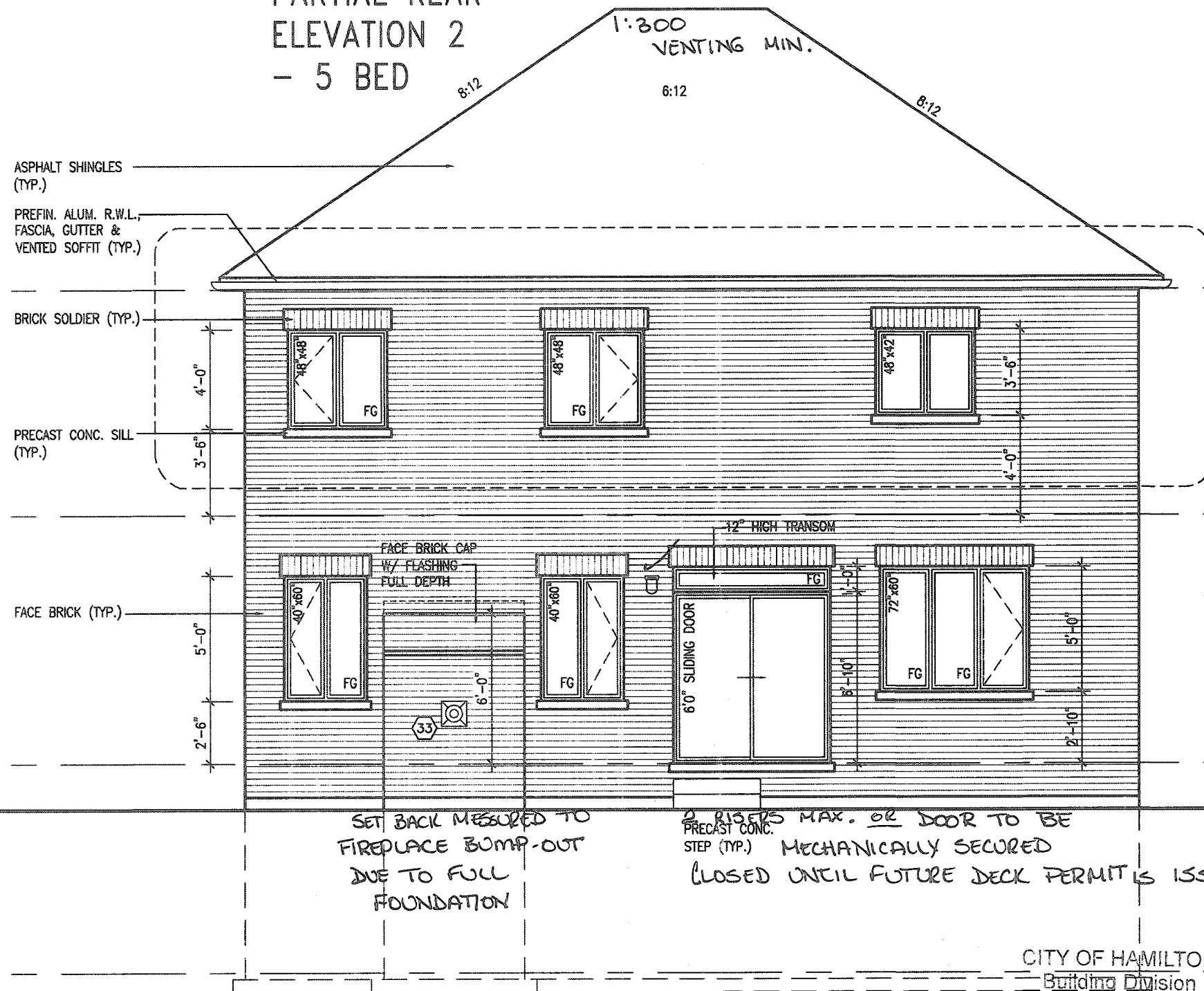
scale

19014-MOUNTAINASH-03

drawing no.
A8



PARTIAL REAR
ELEVATION 2
- 5 BED



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

3086 SF.

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

9'-1"
7'-6"
9'-11"
8'-4"

20'

FOR 7'-8" CONCRETE POUR

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY _____
DATE SEP 21, 2020

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

L.D. OKAY

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

66.8m²

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

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

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

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

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

Greenpark. MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3

city
HAMILTON, ON.

date
JANUARY 2020

drawn by
WT

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

19014-MOUNTAINASH-03

project no.
A8a

drawing no.
A8a

REAR ELEVATION - ELEV. 2

19014-MOUNTAINASH-03.dwg - Thu - May 14 2020 - 2:47 PM

Permit No. 196110

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

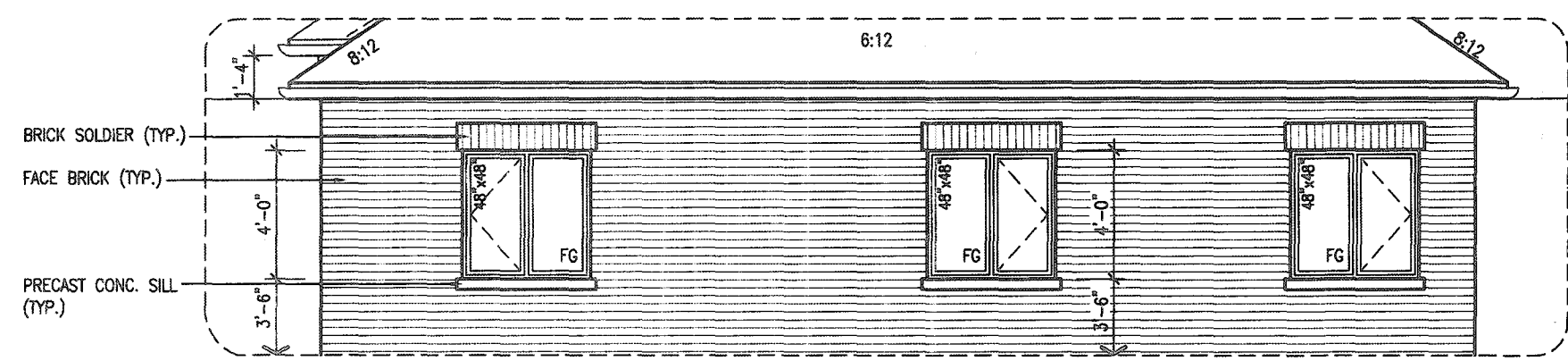
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
JDC Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE

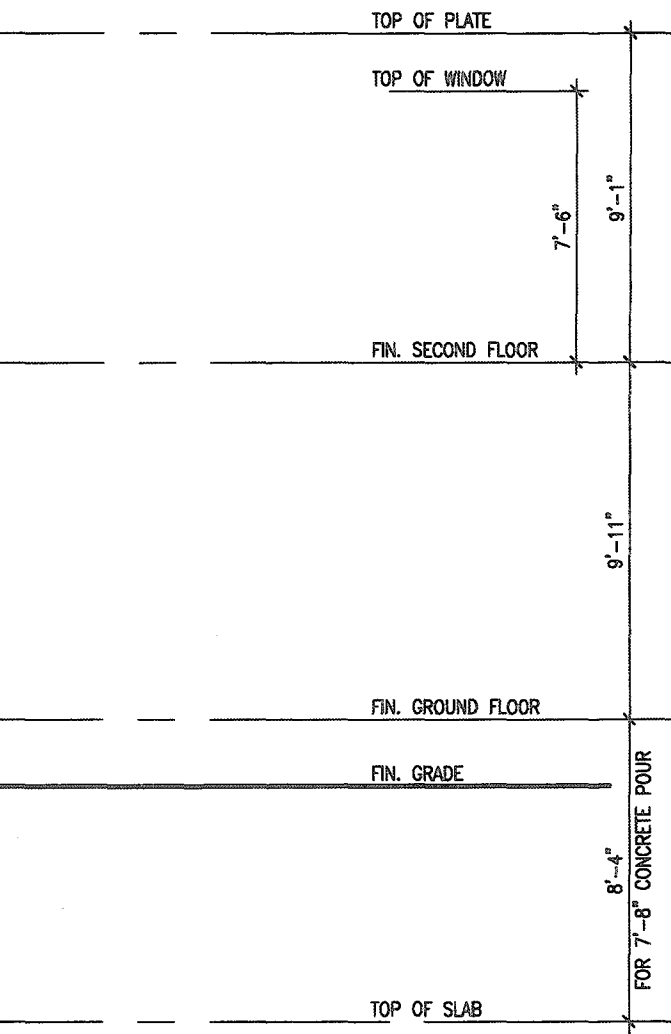
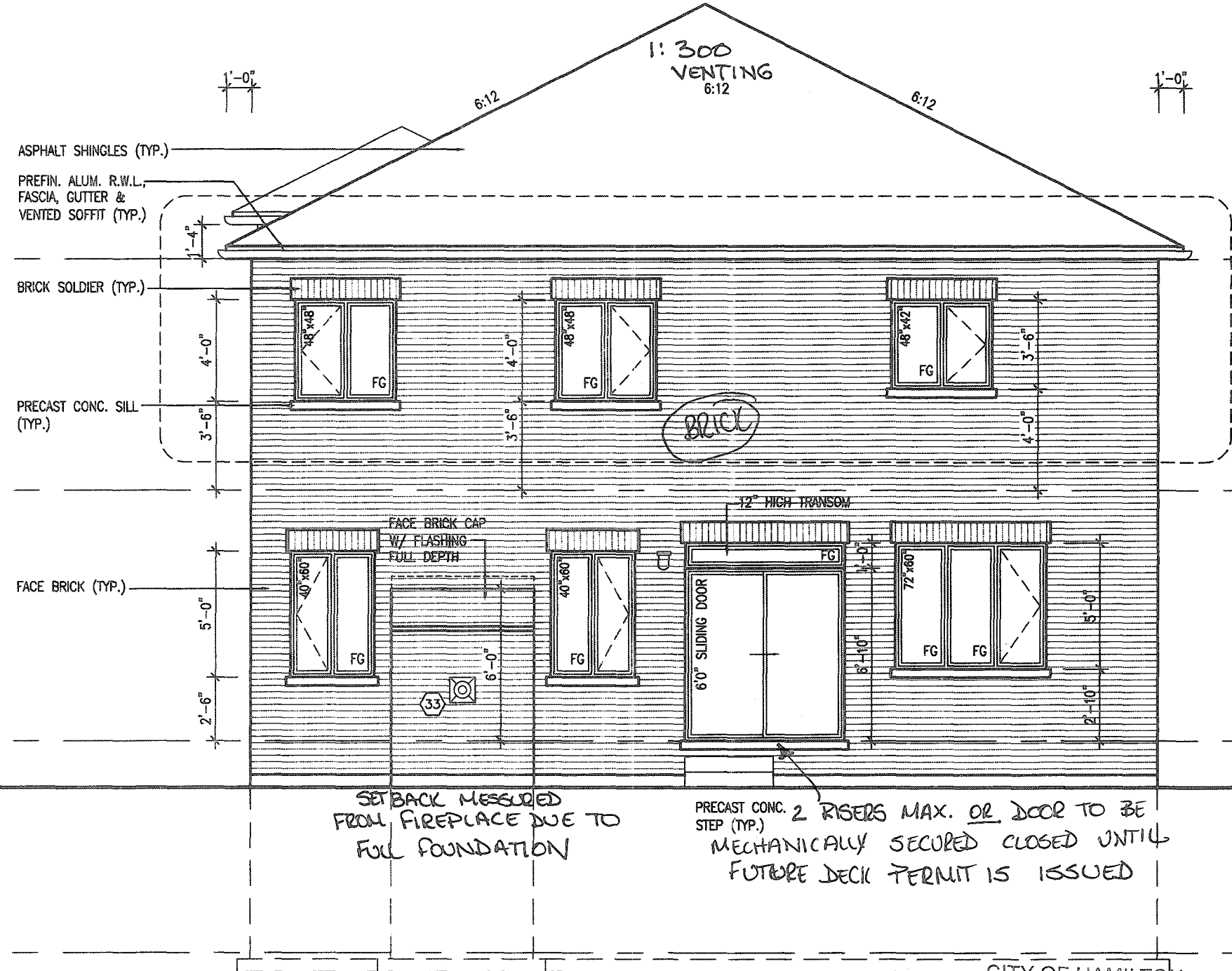
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

3086 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



PARTIAL REAR ELEVATION 3 - 5 BED



REAR ELEVATION '3'

CITY OF HAMILTON
Building Division
196110

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further responsibility.

L.D. - OKAY

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

Permit No. _____
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
JDL Dec 15/20

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

18			9						
17			8						
16			7						
15			6						
14			5						
13			4						
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		

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

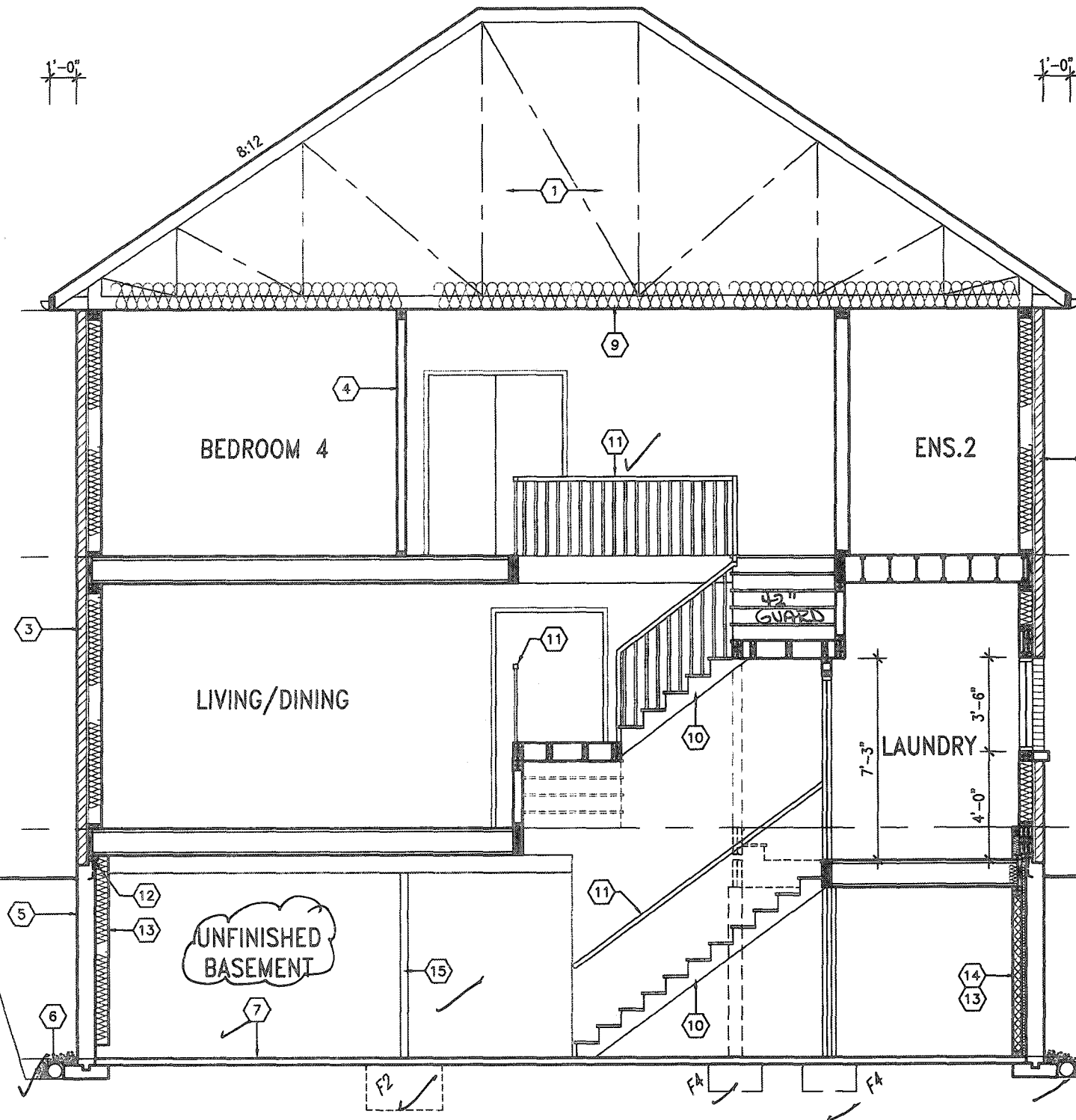
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark. MOUNTAINASH 3
13.5m
project no. 19014
drawing no. A8b
project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ON.
date: JANUARY 2020
drawn by: [Signature]
checked by: [Signature]
scale: 3/16" = 1'-0"
title: REAR ELEVATION - ELEV. 3
file name: 19014-MOUNTAINASH-03
date: 19014-MOUNTAINASH-03
date: 19014-MOUNTAINASH-03
date: 19014-MOUNTAINASH-03

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

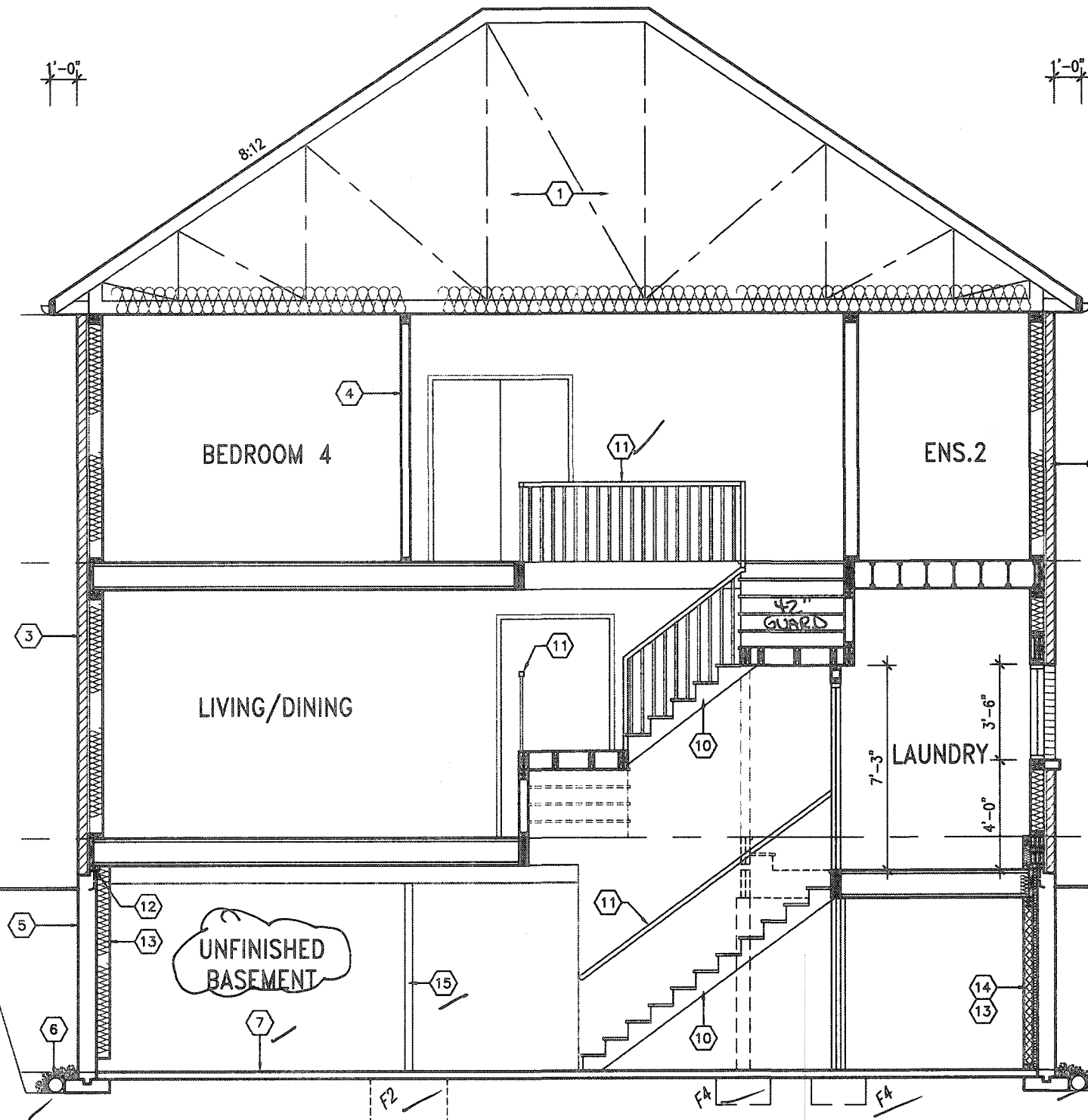


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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



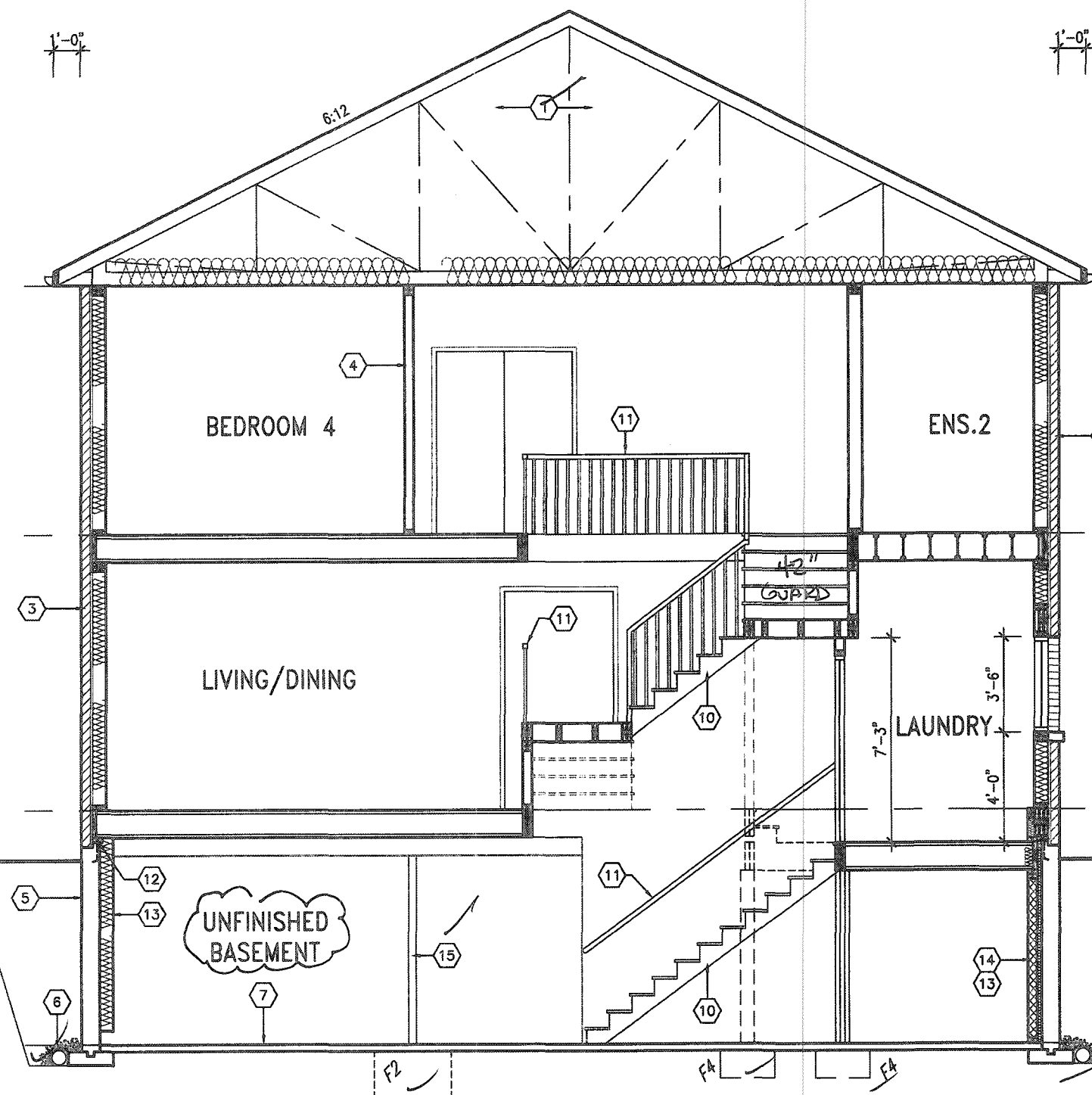
These drawings and/or specifications have been reviewed by
SDC Dec 15/20
 FOR CHIEF BUILDING OFFICIAL DATE

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



Permit No. 196110

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
JDC Dec 15/20

FOR CHIEF BUILDING OFFICIAL DATE

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

SECTION A-A ELEVATION 3

MOUNTAINASH 3

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 2448
14		-	5		name signature 80
13		-	4		registration information 4265
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

VA3
DESIGN
255 Consumers Rd Suite 100
Toronto ON M2J 1R1
t 416.630.2255 f 416.630.2255
va3design.com

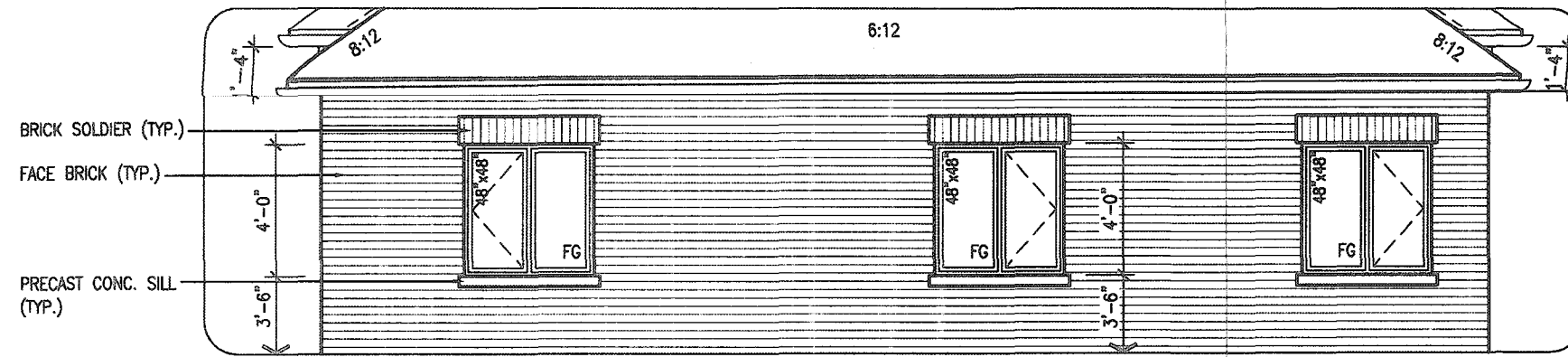


project name	city	municipality	project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
data			drawing no.
JANUARY 2020			
drawn by	checked by	scale	file name
WTF		3/16" = 1'-0"	19014-MOUNTAINASH-03R
J:\MDF\MOZMANN - C:\Users\chroff\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-03r.dwg - Thu - Apr 30 2020 - 12:03 PM			A9b

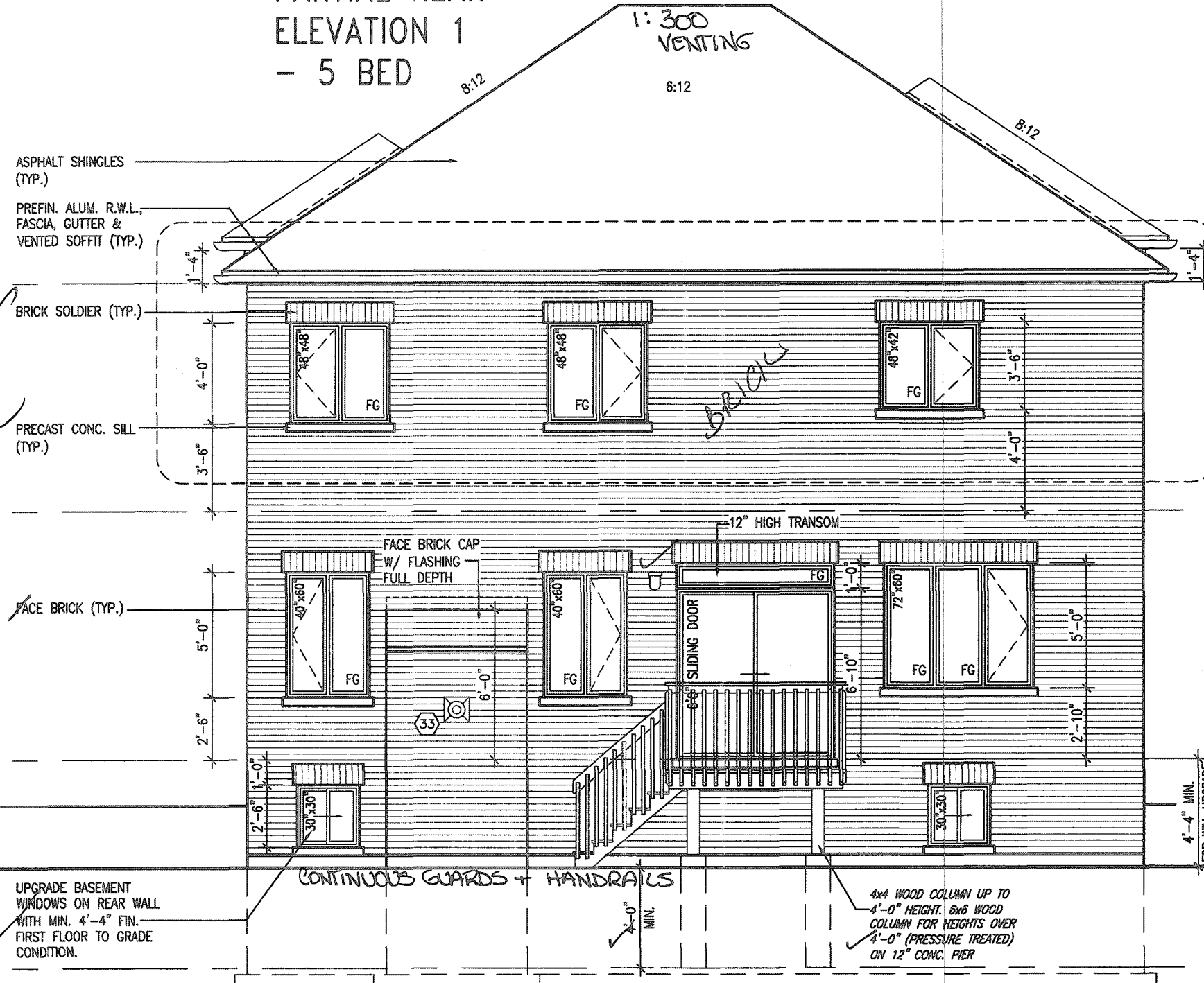
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3086 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



PARTIAL REAR
ELEVATION 1
- 5 BED



CITY OF HAMILTON
Building Division

Permit No. 196110

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

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
JDC Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE

REAR ELEVATION '1'-
DECK CONDITION

NO ATTACHMENT TO OR THROUGH
BRICK VENEER.

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 14, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

18			9						
17			8						
16			7						
15			6						
14			5						
13			4						
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		

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

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

Greenpark.

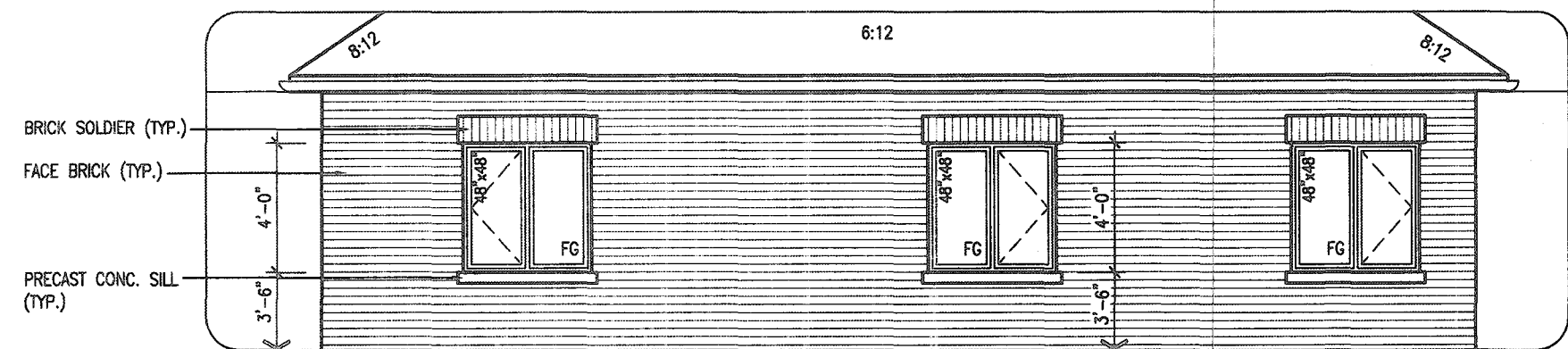
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.

MOUNTAINASH 3
13.5m

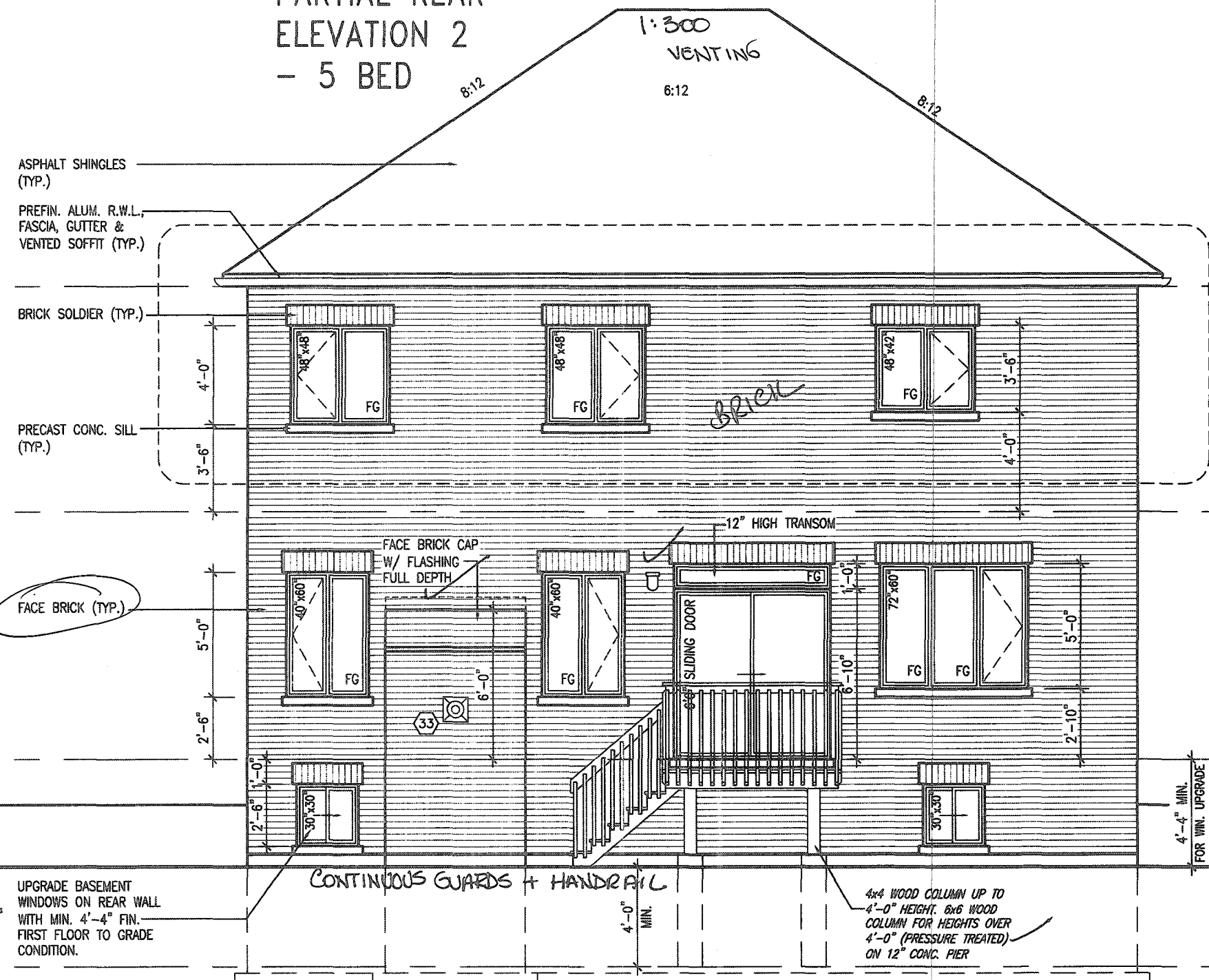
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-03
GREG - H:\ARCHIVE\WORKING\2019\19014-GREENPARK\UNITS\ENCL\44-MOUNTAINASH\19014-MOUNTAINASH-03.dwg - Thu - May 14 2020 - 2:47 PM

project no.
19014
drawing no.
A11

3086 SF.



PARTIAL REAR ELEVATION 2 - 5 BED



CITY OF HAMILTON Building Division

Permit No. 198710
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE DEC 15/20

NO ATTACHMENT TO OR THROUGH BRICK VENEER PERMITTED

REAR ELEVATION '2'- DECK CONDITION

CITY OF HAMILTON BUILDING DIVISION Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

MOUNTAINASH 3 COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL OFFICE, REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 22, 2020
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.

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

18				9					
17				8					
16				7					
15				6					
14				5					
13				4					
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		

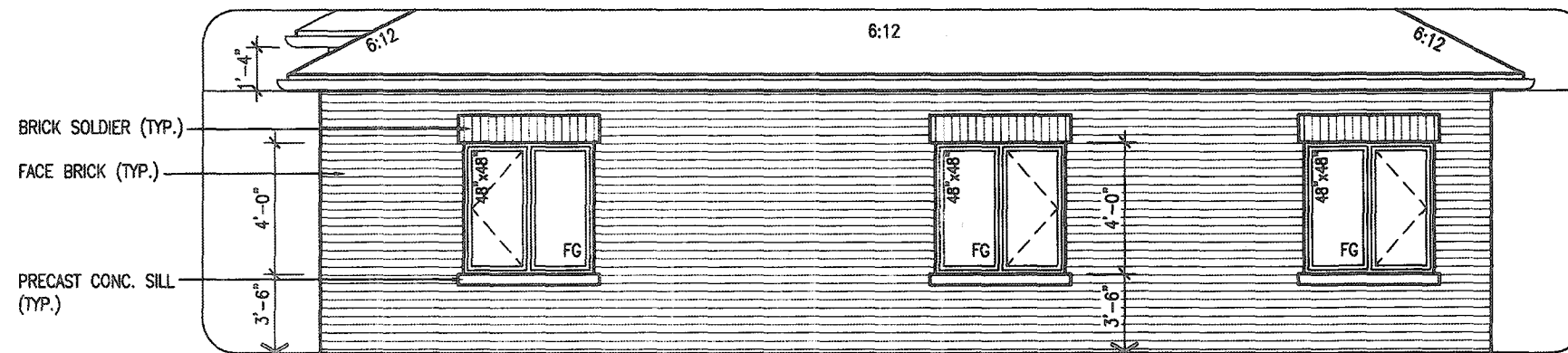
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488 BCN
signature
name registration information
VA3 Design Inc. 42658
Contractor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

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

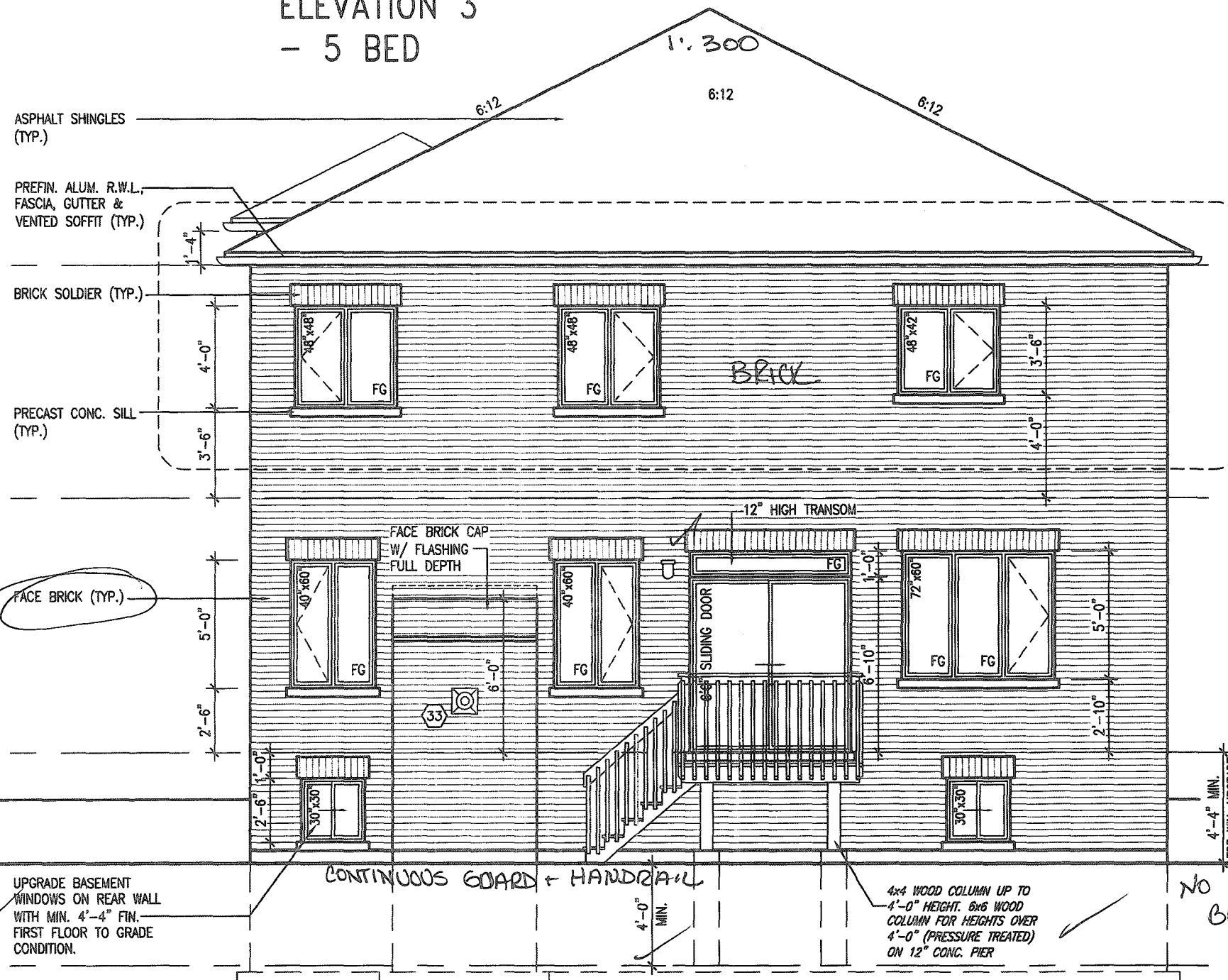
Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
date
JANUARY 2020
drawn by
checked by
scale
3/16" = 1'-0"
19014-MOUNTAINASH-03

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A11a

3086 SF.



PARTIAL REAR
ELEVATION 3
- 5 BED



CITY OF HAMILTON
Building Division

Permit No. 196110

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

These drawings and/or specifications have been reviewed by
DEC 15/20 JDL
FOR CHIEF BUILDING OFFICIAL DATE

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB
FOR 7'-8" CONCRETE POUR

NO ATTACHMENT TO OR THROUGH
BRICK VENEER PERMITTED

REAR ELEVATION '3'-
DECK CONDITION

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

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

MOUNTAINASH 3
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: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

18.			9.						
17.			8.						
16.			7.						
15.			6.						
14.			5.						
13.			4.						
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		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BCN
42658
V3 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.

V3
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
Hamilton, ON.
drawing no.
JANUARY 2020
REAR ELEV. 3 - DECK CONDITION
scale
3/16" = 1'-0"
19014-MOUNTAINASH-03
A111b

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A111b

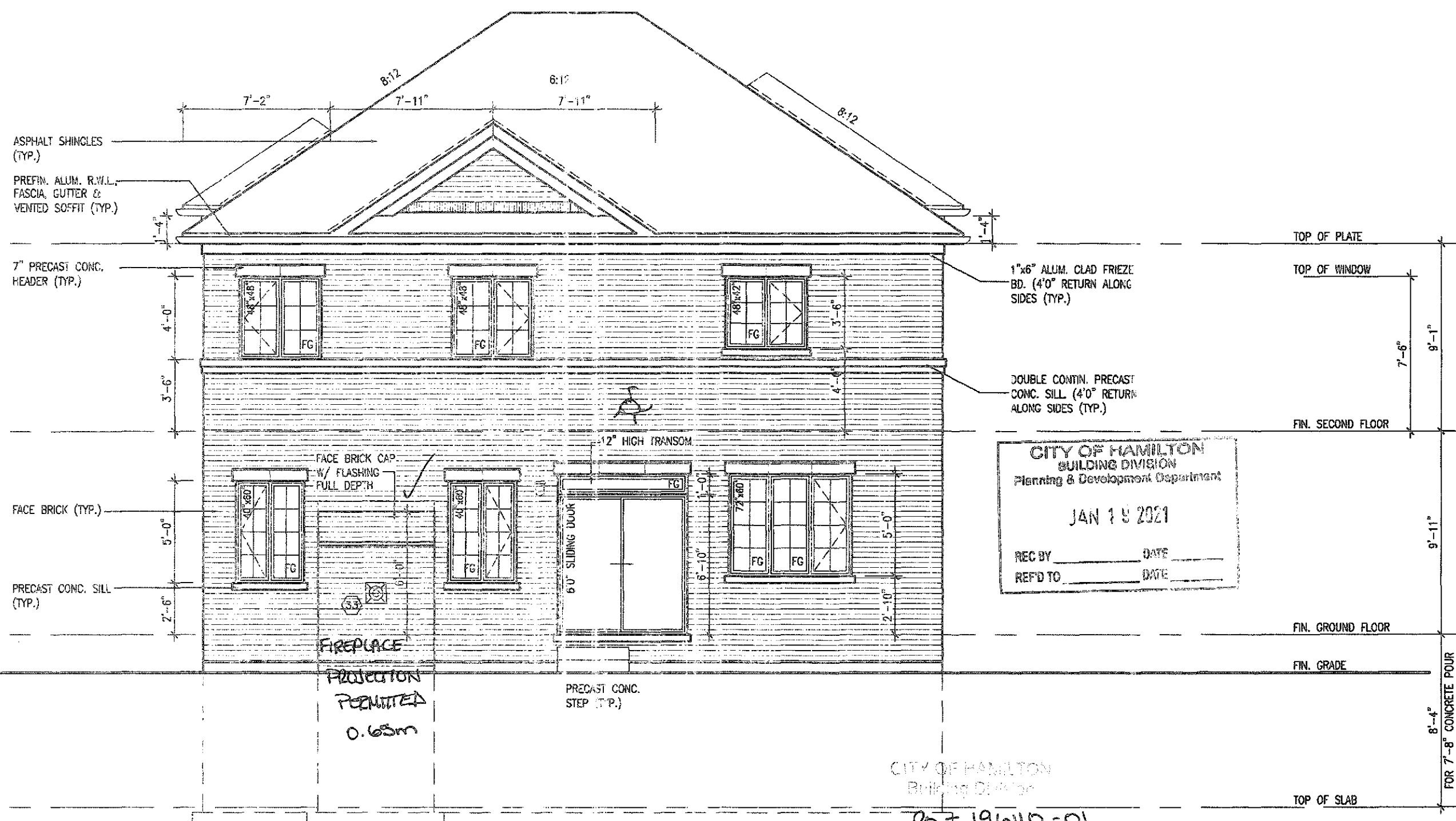
SINGLE FAMILY
DWELLING ONLY



**Electrical
Safety
Authority**

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
esasafer.com or call 1-877-372-7233



UPGRADED REAR ELEVATION
(4 BED)

20-19610-01

[illegible]

THEORY OF THE EARTH AND ITS HISTORY

These findings suggest that the use of a single, low-dose, short-term treatment may be sufficient to achieve a significant reduction in the risk of relapse in patients with a history of alcohol use disorder.

100-443888-100
 FBI - NEW YORK
 MAY 9 1964
 MAY 9 1964

Mar 9/2

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architect's Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site lotting plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

18				9			The undersigned has reviewed and takes responsibility for this design and has the sealholders and made the requirements set out in Certificate Bidding Code as a Designer.
17				8			
16				7			Project Information
15				6			Richard Vink 2440
14				5			name signature 8
13				4			Registration information VAS Design inc. 4262
12				3 ISSUED FOR PERMIT	MAR 31/20 GW		
11				2 UPDATED FOR ENG & CLIENT COMMENTS	MAR 13/20 GW		
10				1 PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 27/20 GW		
a	description	date	by	description	date	by	



VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com



project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON
--------------	-----------------------	--------------	--------------

date JANUARY 2020
drawn by checked by
3/16" = 1'-0"
19014-MOUNTAINASH-03

MOUNTAINASH 3
13.5m

city	project c
N.	1901.

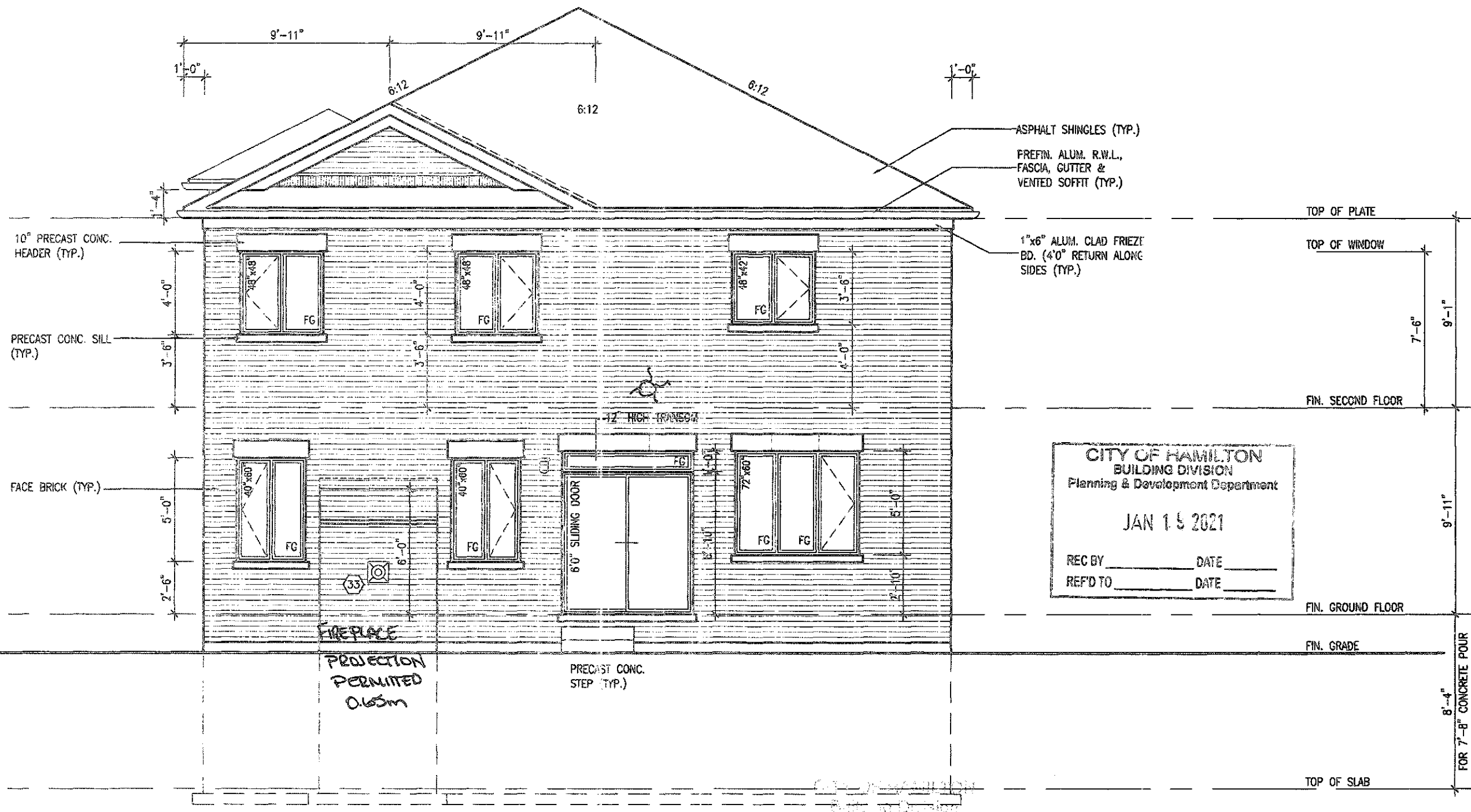
ELEV. 1 (4 BED)	drawing no.
19014-MOUNTAINASH-03	A12

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3086 SF.

SINGLE FAMILY
DWELLING ONLYSINGLE FAMILY
DWELLING ONLYElectrical
Safety
Authority

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 esaafe.com or call 1-877-372-7233



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

ROBIN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL DESIGNER
AND APPROVAL
APPROVED: *[Signature]*
DATE: *[Date]*

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

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADDED UPGRADE REAR ELEV.	CCT 15/20 GW	
12				3	ISSUED FOR PERMIT	MAR 11/20 GW	
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 18/20 GW	
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 25/20 GW	

The undersigned has reviewed and taken responsibility for this design and has the responsibility to ensure that the requirements set out in the Ontario Building Code are met. The undersigned is a Registered Professional Engineer in the Province of Ontario.

Richard Vink 24488
signature

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

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

Greenpark

MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.

date
JANUARY 2020

drawn by
WT

checked by
3/15" = 1'-0"

18014-MOUNTAINASH-03

project no.
19014

drawing no.
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