

3189 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" (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.

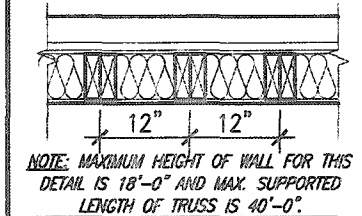
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

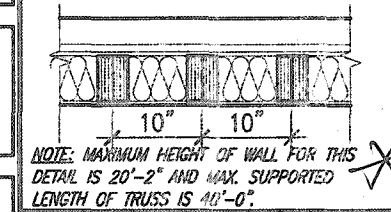
TWO STOREY HEIGHT WALL DETAIL

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.



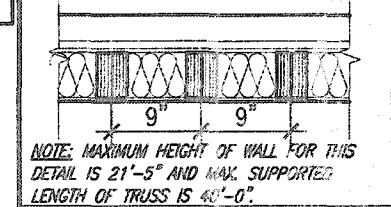
TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" 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	10.56	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
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.

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



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MOUNTAINASH 4-235 COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 4
13.5m

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

date
JAN. 2020 GENERAL NOTES & CHARTS

drawn by
N.HUR checked by
3/16" = 1'-0" 19014-MOUNTAINASH-4-235

scale
19014-MOUNTAINASH-4-235

drawing no.
A0



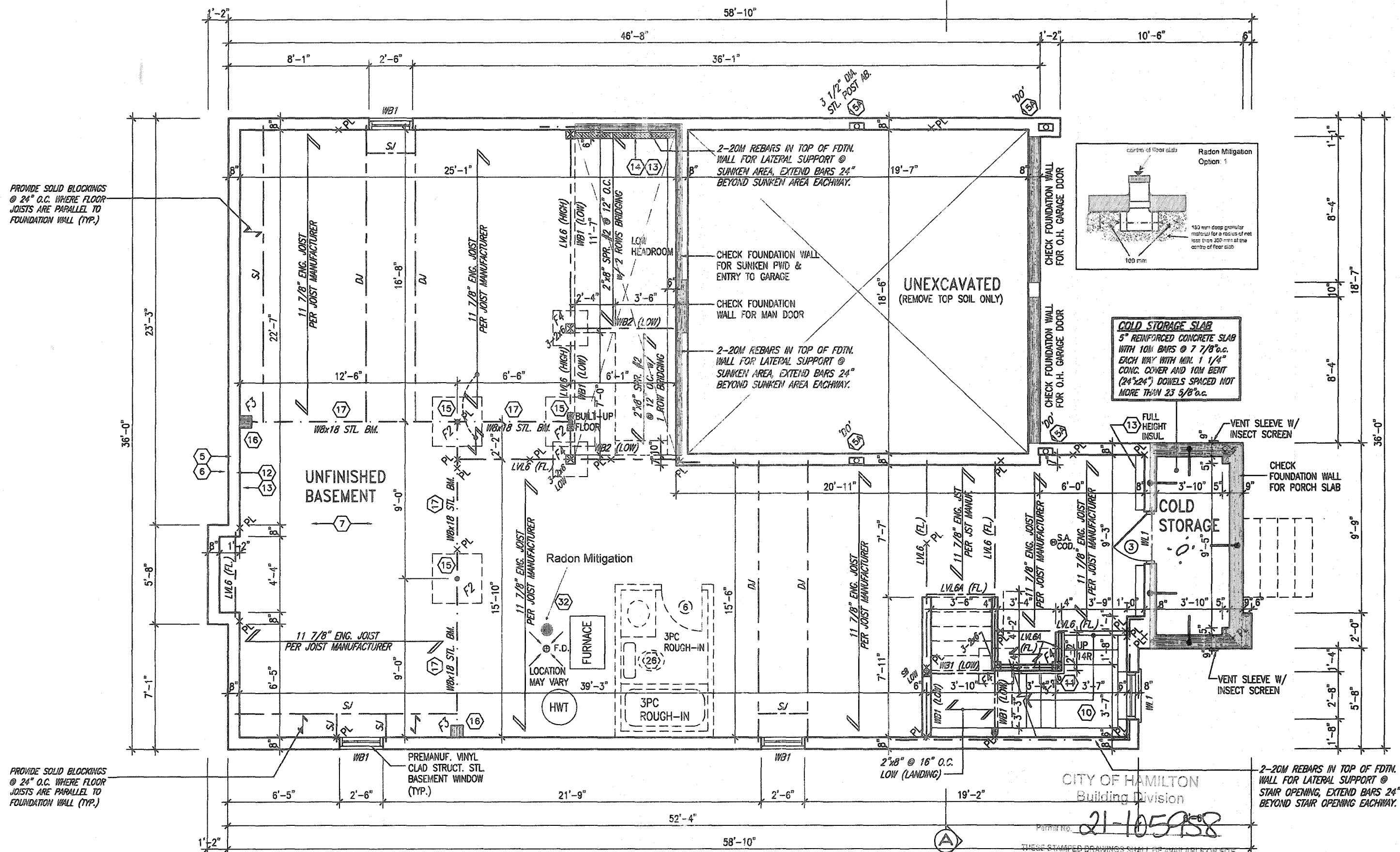
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vabdesign.com

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

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

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3189 SF.



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.



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BASEMENT INSULATION AT
STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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

BASEMENT PLAN - ELEV. '3

~~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 APR 5/21
 FOR CHIEF BUILDING OFFICIAL _____ DATE _____

MOUNTAINASH 4-235
COMPLIANCE PACKAGE 'A1'

18	.	.	.	.	9				
17	.	.	.	.	8				
16	.	.	.	.	7				
15	.	.	.	.	6				
14	.	.	.	.	5				
13	.	.	.	.	4	CUSTOM PER PURCHASER REQUEST.		SEP 15/20	
12	.	.	.	.	3	ISSUED FOR PERMIT.		MAR 31/20	
11	.	.	.	.	2	UPDATED PER ENG & CLIENT COMMENTS.		MAR 19/20	
10	.	.	.	.	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.		JAN. 26/20	
no.	description		date	by	no.	description		date	

W	name	signature	24
W	registration information		
W	VAS 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 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.		
IV			

**VA3
DESIGN**
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 **Greenpark.**

project name
RUSSELL GARDENS PH. 3

city
HAMILTON,

date
JAN. 2020

drawn by
LMH

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

base
BASEMENT

REG - ALBERTA RECORDS 2019 JAN 14 PM 01:21 S/S QUES. #1 MAILING LIST CLOSING AND FIVE-4 - 2051 1041-1042 TEL

MOUNTAINASH 4		project no.
13.5m		19014
PLAN - ELEV. 3	file name	drawing no.
14-MOUNTAINASH-4-235		A1b
/35.dwg - Wed - Sep 16 2:20 - 651 PM		

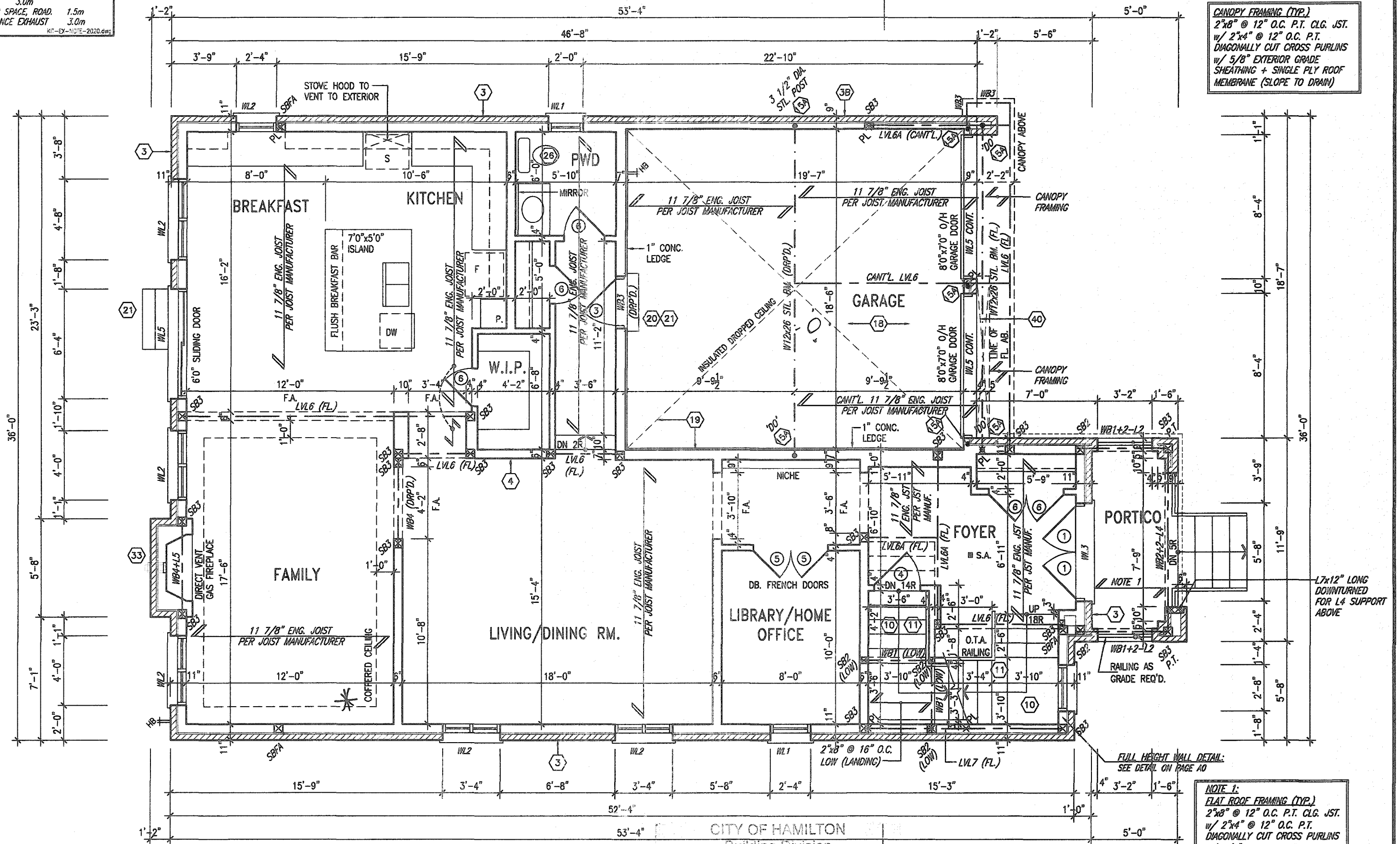
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OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

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

KIT-EX-NOTE-2020.cwc

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



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)

APPROVED BY: [Signature]
DATE: 1/26/2021
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

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* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.

These drawings and/or specifications have been reviewed by

 APR 5/21

FOR CHIEF BUILDING OFFICIAL 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 Order Building Code to be a Designer.	
17				8				
16				7			qualification information	
15				6			Richard Vink	2448
14				5				BC
13				4	CUSTOM PER PURCHASER REQUEST.	SEP 18/20	name registration information VA3 Design Inc.	4265
12				3	ISSUED FOR PERMIT.	MAR 31/20	GW	
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 13/20	GW	
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW	
no. description		date	by	no. description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

The undersigned has reviewed and takes responsibility for this design and meets the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Wink name signature registration information VAS Design Inc.	2448 BC 4263
--	-----------------------------------

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 the property of the Designer 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

data JAN. 2020
 drawn by N.HUR checked by 3/16" = 1'-0" scale
 title 19014-MOUNTAINASH-4-235
 19014-MOUNTAINASH-4-235.dwg - Plot - Sep 16 2020 - 6:51 PM
 A2b

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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. 8-9.5. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(g) & 3.8.3.8.(3) SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

Architectural Floor Plan Details:

- Rooms and Features:**
 - Master Bedroom:** 17'-0" x 14'-0", includes a 60x34 FREE STANDING TUB, W.I.C., and JACK TRUSSES @ 24" O.C.
 - Master Ensuite:** 15'-0" x 9'-10", includes a MIRROR, 42"x42" SHOWER, SEAT, and W.I.C.
 - Bedroom 2:** 12'-10" x 12'-0", includes a W.I.C. and APPROVED ROOF TRUSSES @ 24" O.C.
 - Bedroom 3:** 10'-6" x 9'-0", includes a W.I.C., MIRROR, and JACK TRUSSES @ 24" O.C.
 - Bedroom 4:** 12'-0" x 12'-6", includes a W.I.C., 32"x60" SHOWER, ENS. 2, and MIRROR.
 - Shared Ensuite:** 6'-4" x 6'-4", includes a MIRROR and W.I.C.
 - Flex Rm.:** 10'-1" x 8'-2", includes a RAISED CEILING, RAILING, and JACK TRUSSES @ 24" O.C.
 - Laundry:** 2'-8" x 4'-2", includes a LINEN closet and T.
 - Scupper:** Located on the right side, with a SLOPE TO SCUPPER and 12" RAISED PLATE.
- Dimensions and Layout:**
 - Overall Dimensions:** 53'-4" (width) x 36'-0" (depth).
 - Room Dimensions:** Master Bedroom (17'-0" x 14'-0"), Master Ensuite (15'-0" x 9'-10"), Bedroom 2 (12'-10" x 12'-0"), Bedroom 3 (10'-6" x 9'-0"), Bedroom 4 (12'-0" x 12'-6"), Shared Ensuite (6'-4" x 6'-4"), Flex Rm. (10'-1" x 8'-2"), Laundry (2'-8" x 4'-2").
 - Other Dimensions:** 2'-2", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0", 52'-4", 53'-4", 46'-8", 11'-0", 2'-0", 5'-8", 4'-0", 5'-1", 2'-0", 14'-9", 9", 5'-8", 3", 2'-4", 2'-8", 8", 11'-7", 3'-4", 4'-0", 11'-7", 6'-0", 7'-8", 3'-6", 3'-2", 5'-0", 3'-6", 4", 5'-10", 4", 3'-4", 5'-8", 3'-4", 16'-8", 4'-2", 1'-6", 10'-1", 6'-18", 3'-10", 3'-4", 3'-10", 11", 1'-9", 4'-0", 7'-4", 17'-0", 14'-0", 11", 11", 16'-0", 2'-0", 7'-2", 2'-0", 4'-11", 4'-0", 16'-3", 1'-0",

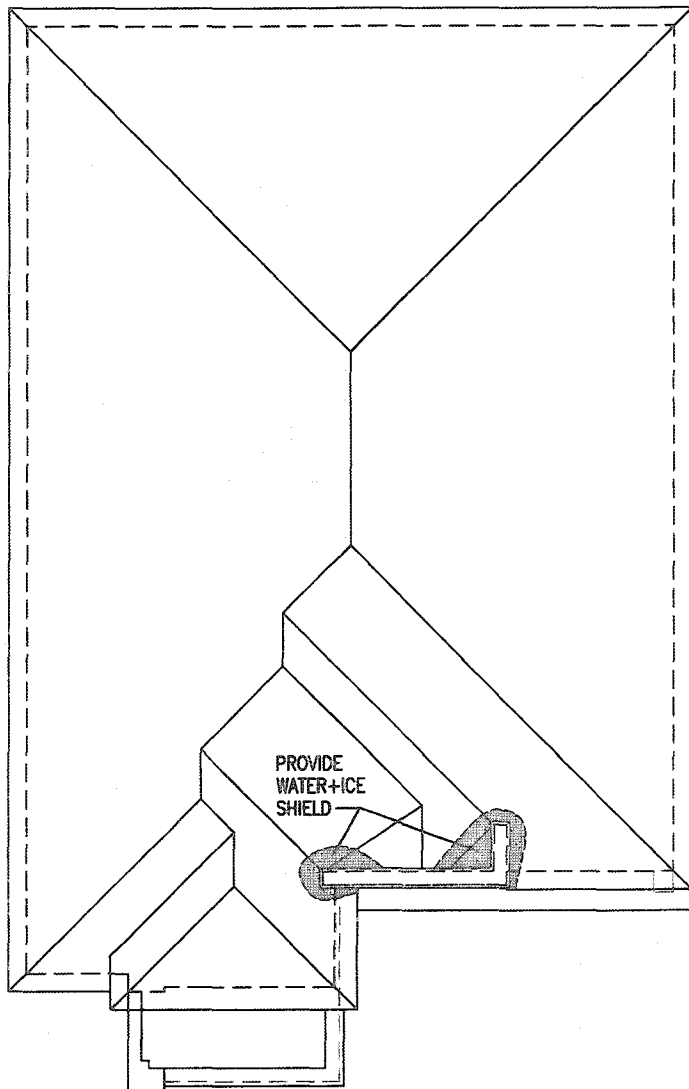
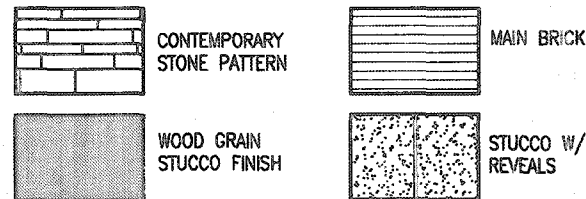
CITY OF HAMILTON
Building Division

These drawings and/or specifications have been reviewed by Apr 5/12
FOR THE BUILDING OFFICIAL _____ DATE _____

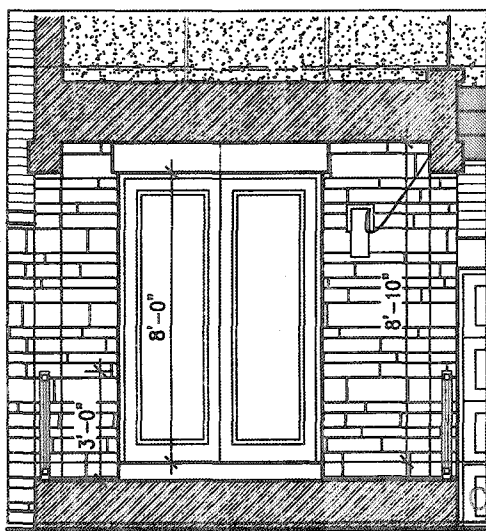
 Greenpark.		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JAN. 2020		project no. 19014	
SECOND FLOOR PLAN - ELEV. 3			
drawing no. A3b		file name 19014-MOUNTAINASH-4-235	
drawn by N.H.W.		checked by 3/16" = 1'-0"	
title 19014-MOUNTAINASH-4-235			

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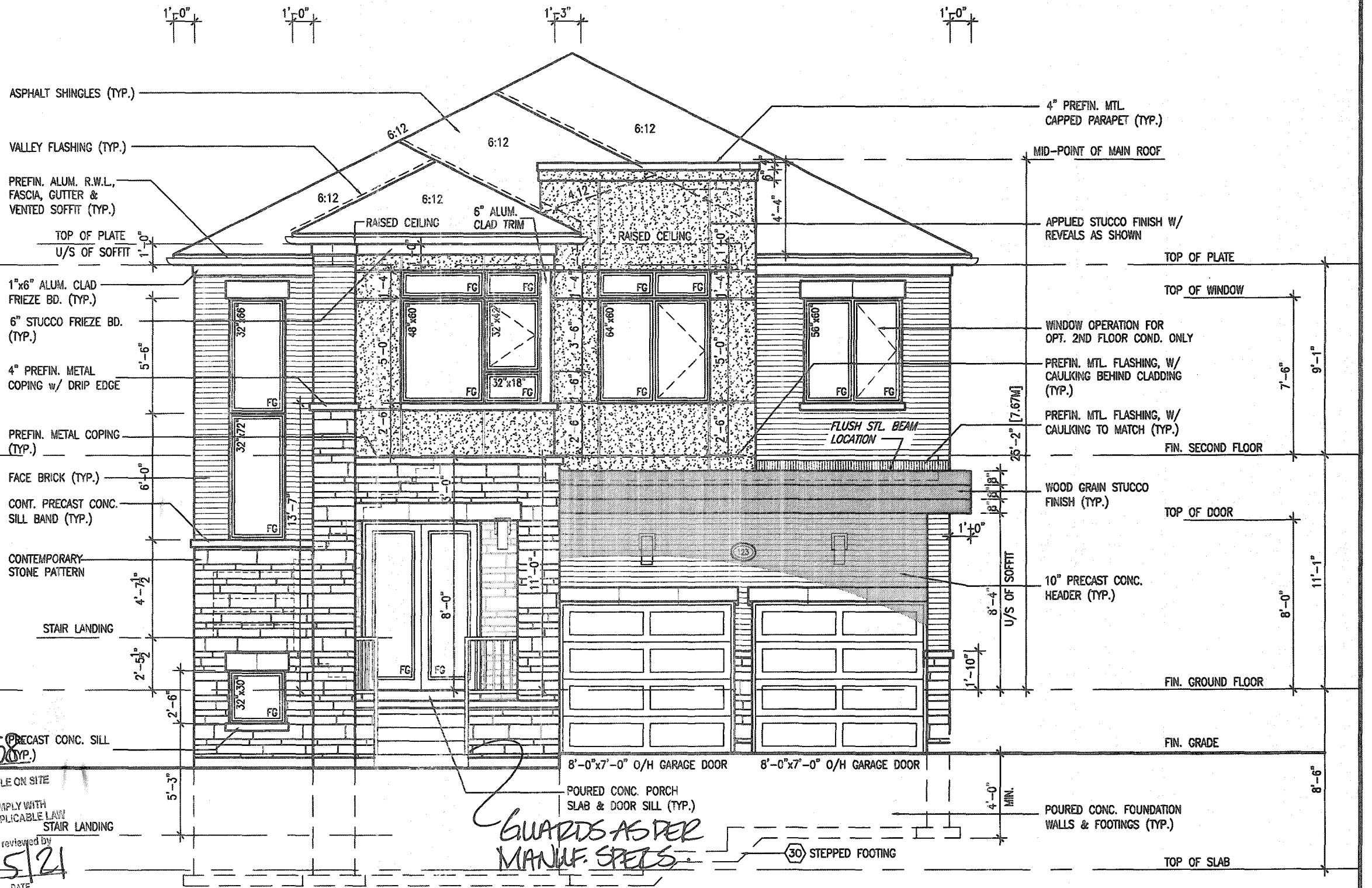
ROOF PLAN - ELEV. '3'



INSIDE PORTICO
ELEVATION '3'

CITY OF HAMILTON
Building Division
Permit No. 21-105958
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
APR 5/21
FOR CHIEF BUILDING OFFICIAL

PORCH STEPS (TYP.)
PRECAST CONCRETE STEPS
W/ MASONRY INSERTS WHERE
GRADE REQUIRES.



FRONT ELEVATION - ELEV. '3'

MOUNTAINASH 4-235
COMPLIANCE PACKAGE 'A1'

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 25, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

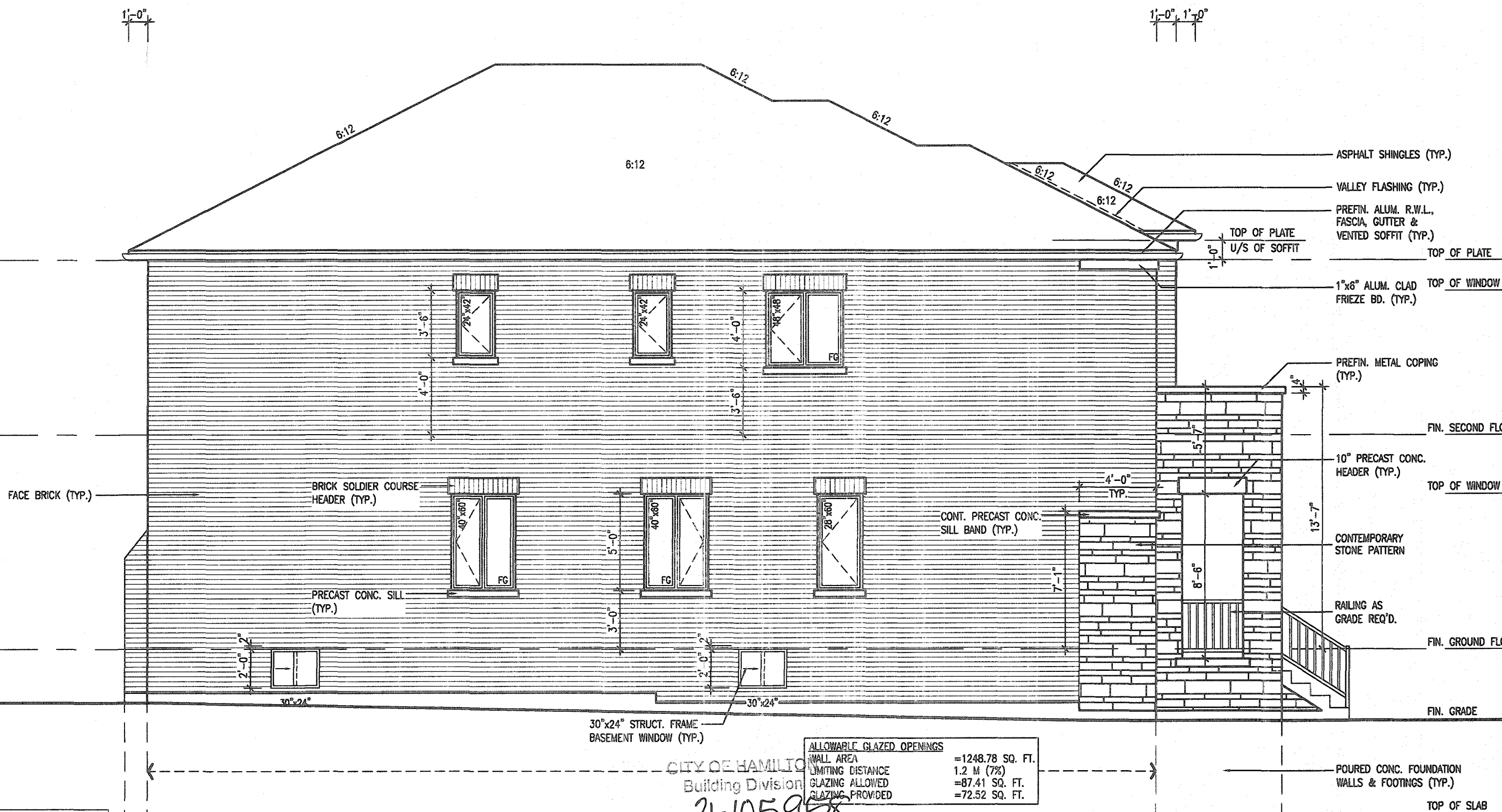
18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 18/20 GW
12			3	ISSUED FOR PERMIT.	MAR 31/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 13/20 GW
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 26/20 GW
no.	description	date	by	no.	description

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
name signature BCIN
VIA 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 416.630.4782
vasdesign.com

Greenpark. MOUNTAINASH 4
13.5m
project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ON.
project no.: 19014
drawing no.: A4b
date: JAN. 2020
drawn by: N.HUR
checked by: [Signature]
scale: 3/16" = 1'-0"
19014-MOUNTAINASH-4-235
19014-MOUNTAINASH-4-235.dwg - Rev - Sep 18 2020 - 6:51 PM

3189 SF.



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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 23, 2023
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LEFT SIDE ELEVATION - ELEV. '3'

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] Apr. 5/21

ALLOWABLE GLAZED OPENINGS
WALL AREA = 1248.78 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 87.41 SQ. FT.
GLAZING PROVIDED = 72.52 SQ. FT.

MOUNTAINASH 4-235
COMPLIANCE PACKAGE 'A1'

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

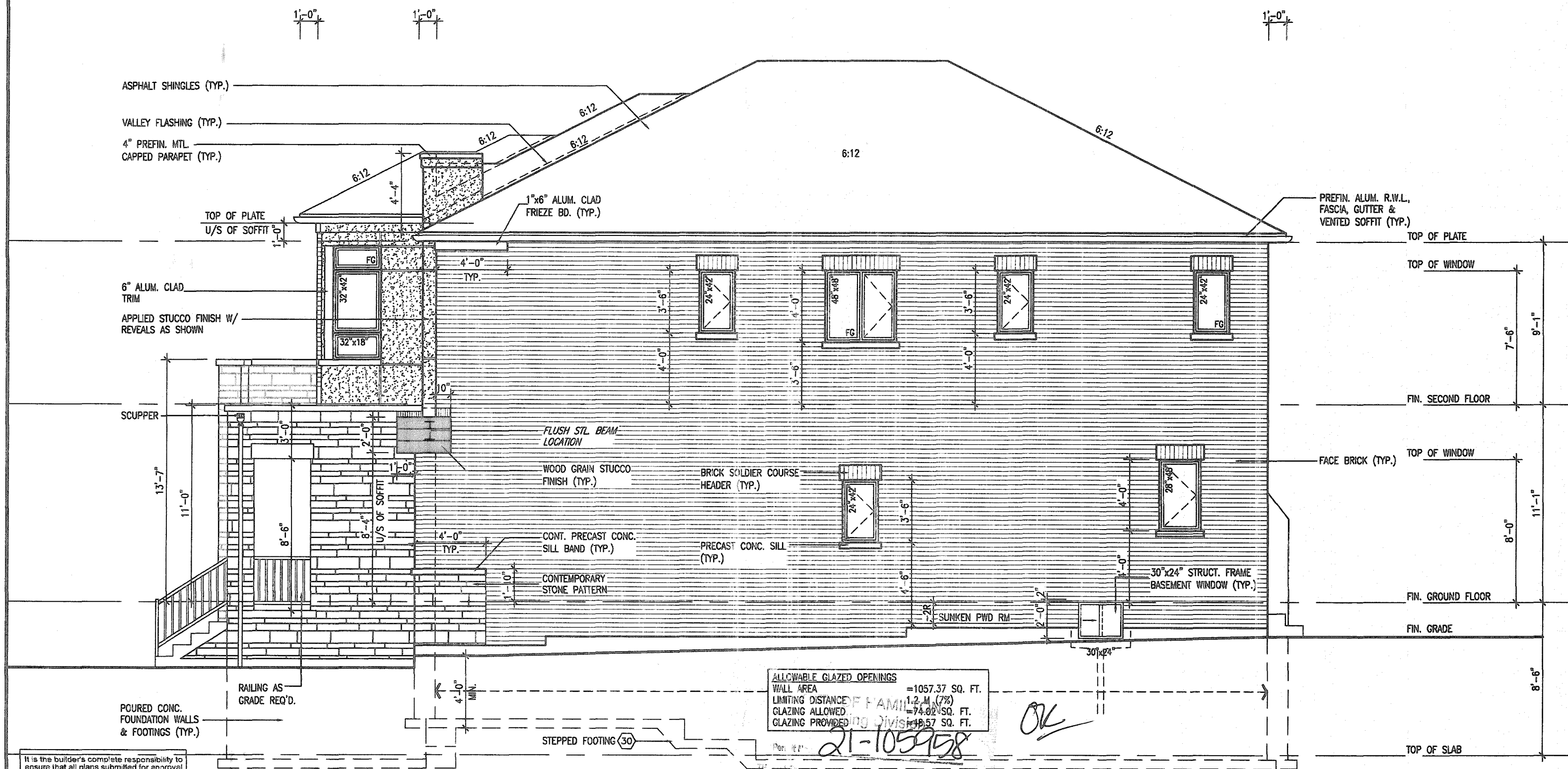
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
B021
registration information
VAS Design Inc. 42658
Contractor must 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
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3		project no. 19014	
date JAN. 2020		drawing no. A5b	
drawn by N.HUR		checked by 3/16" = 1'-0"	
18014-MOUNTAINASH-4-235		LEFT SIDE ELEVATION - ELEV. 3	

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RIGHT SIDE ELEVATION - ELEV. '3

MOUNTAINASH 4-235
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: _____
DATE: JAN 28, 2021

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

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	= 1057.37 SQ. FT.
LIMITING DISTANCE	1.2 M. (7%)
GLAZING ALLOWED	= 74.02 SQ. FT.
GLAZING PROVIDED	= 48.57 SQ. FT.

Per. it. 21-105458

OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
SANTO BUILDING CODE AND ALL OTHER APPLICABLE LA

See drawings and/or specifications have been reviewed by _____

APR 5/21

The undersigned has reviewed and takes responsibility for

and has the qualifications and meets the requirements
Ontario Building Code to be a Designer.
qualification information

	Richard Vink	<i>R Vink</i>
--	--------------	---------------

SEP 16/20	GW	name	signature
		registration information	
		VA3 Design Inc.	

MAR 31/20	GW	Contractor must verify all dimensions on the job and re-discrepancy to the Designer before proceeding with the drawings and specifications are instruments of service
MAR 19/20	GW	
JAN 28/20	GW	

date	by	of the Designer which must be returned at the completion of the drawings. Drawings are not to be sealed.
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All drawings s

VA3 DESIGN

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

and documents and design are the c


Greenpark.

project name	municipal
RUSSELL GARDENS PH. 3	HAMILTON, ON

drawn by M. J. H. checked by $\pi/18^\circ = 1^\circ 0'$ scale

CRD: - H:\VARIABLE WORKING\2019\19014.CRD\10175\STILES\4\ NOBIRTHRIGHT\CUSTOMS\LICENSEFRAMES\4-235\19014-BLW.PREMIUMS\4-

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MOUNTAINASH 4
13.5m

Project	1901
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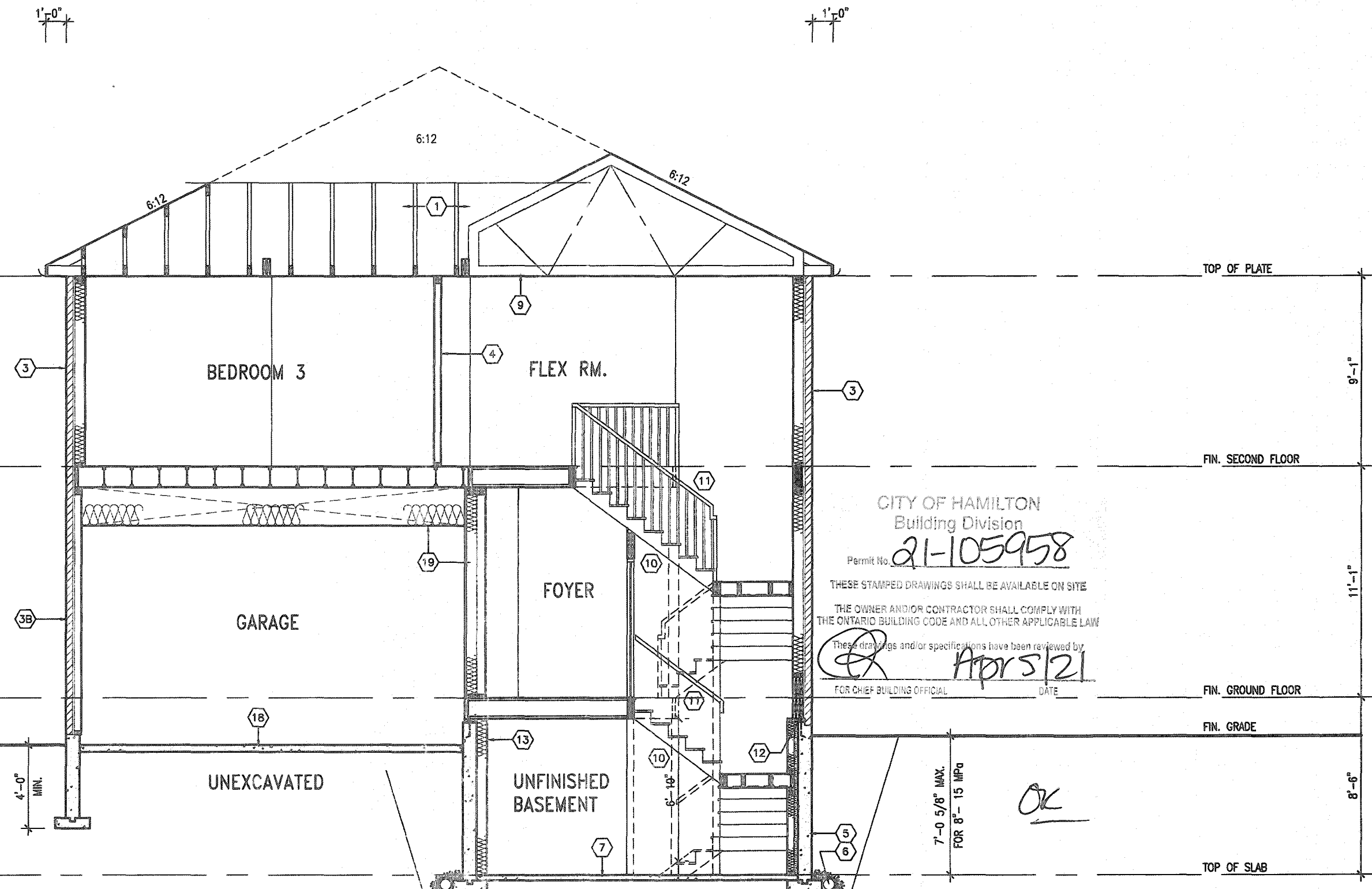
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14 MOUNTAINASH 4-235		

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-235.dwg - Word - Sep 16 2020 - 6:51 PM

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CROSS SECTION A-A - ELEV. '3'

MOUNTAINASH 4-235
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



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FOR STRUCTURE ONLY

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

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

Richard Vink
signature
24488
BCIN
42658

VA3 Design Inc.
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
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project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON.	project no.	19014
date	JAN. 2020	checked by	N.HUR	scale	3/16" = 1'-0"
drawing no.	CROSS SECTION A-A - ELEV. 3	file name	19014-MOUNTAINASH-4-235		A8b