

3125 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"x18" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

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

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

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

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

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

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

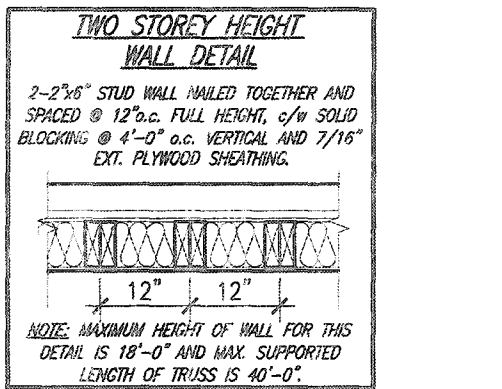
DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT 8'-0" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	8'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	8'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	8'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-6"	8'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	8'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	8'-8"	8'-0"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

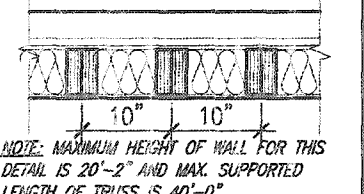
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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

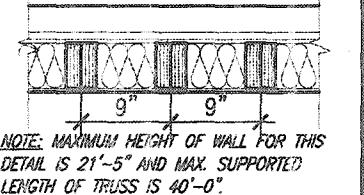
NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.



TWO STOREY HEIGHT WALL DETAIL
2-1 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	10.56 (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 < 800mm 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 Minimum AFUE	96% Min.	NATURAL GAS	
Hot Water Heater Minimum EF	0.8	NATURAL GAS	
HRV Minimum Efficiency	75%	-	
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.

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 12 ELEVATION 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	788.75 S.F.	134.75 S.F.	17.08 %
LEFT SIDE	1107.31 S.F.	202.41 S.F.	18.28 %
RIGHT SIDE	1059.33 S.F.	35.33 S.F.	3.34 %
REAR	769.42 S.F.	164.61 S.F.	21.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3724.81 S.F.	537.10 S.F.	14.42 %
TOTAL SQ. M.	346.04 S.M.	49.90 S.M.	14.42 %

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 12 ELEVATION 2		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	793.22 S.F.	127.69 S.F.	16.10 %
LEFT SIDE	1076.50 S.F.	210.99 S.F.	19.60 %
RIGHT SIDE	1058.60 S.F.	35.33 S.F.	3.34 %
REAR	768.25 S.F.	164.61 S.F.	21.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3696.57 S.F.	536.62 S.F.	14.57 %
TOTAL SQ. M.	343.42 S.M.	50.04 S.M.	14.57 %

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 12 ELEVATION 3		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776.25 S.F.	165.03 S.F.	21.26 %
LEFT SIDE	1064.60 S.F.	228.97 S.F.	21.51 %
RIGHT SIDE	1058.60 S.F.	35.33 S.F.	3.34 %
REAR	768.25 S.F.	164.61 S.F.	21.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3667.70 S.F.	593.94 S.F.	16.19 %
TOTAL SQ. M.	340.74 S.M.	55.18 S.M.	16.19 %

AREA CALCULATIONS ELEV '1'	
GROUND FLOOR AREA	1381 SF
SECOND FLOOR AREA	1735 SF
TOTAL FLOOR AREA	3116 SF (289.49 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	9 SF
ADD TOTAL OPEN AREAS	+9 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3125 SF (290.32 m2)
GROUND FLOOR COVERAGE	1388 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	78 SF
COVERAGE W/ PORCH	1856 SF (172.43 m2)
COVERAGE W/O PORCH	1778 SF (165.18 m2)

AREA CALCULATIONS ELEV '2'	
GROUND FLOOR AREA	1390 SF
SECOND FLOOR AREA	1744 SF
TOTAL FLOOR AREA	3134 SF (291.16 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	9 SF
ADD TOTAL OPEN AREAS	+9 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3143 SF (292.0 m2)
GROUND FLOOR COVERAGE	1397 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	78 SF
COVERAGE W/ PORCH	1865 SF (173.26 m2)
COVERAGE W/O PORCH	1787 SF (160.01 m2)

AREA CALCULATIONS ELEV '3'	
GROUND FLOOR AREA	1381 SF
SECOND FLOOR AREA	1735 SF
TOTAL FLOOR AREA	3116 SF (289.49 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	9 SF
ADD TOTAL OPEN AREAS	+9 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3125 SF (290.32 m2)
GROUND FLOOR COVERAGE	1388 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	45 SF
COVERAGE W/ PORCH	1823 SF (169.36 m2)
COVERAGE W/O PORCH	1778 SF (165.18 m2)

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

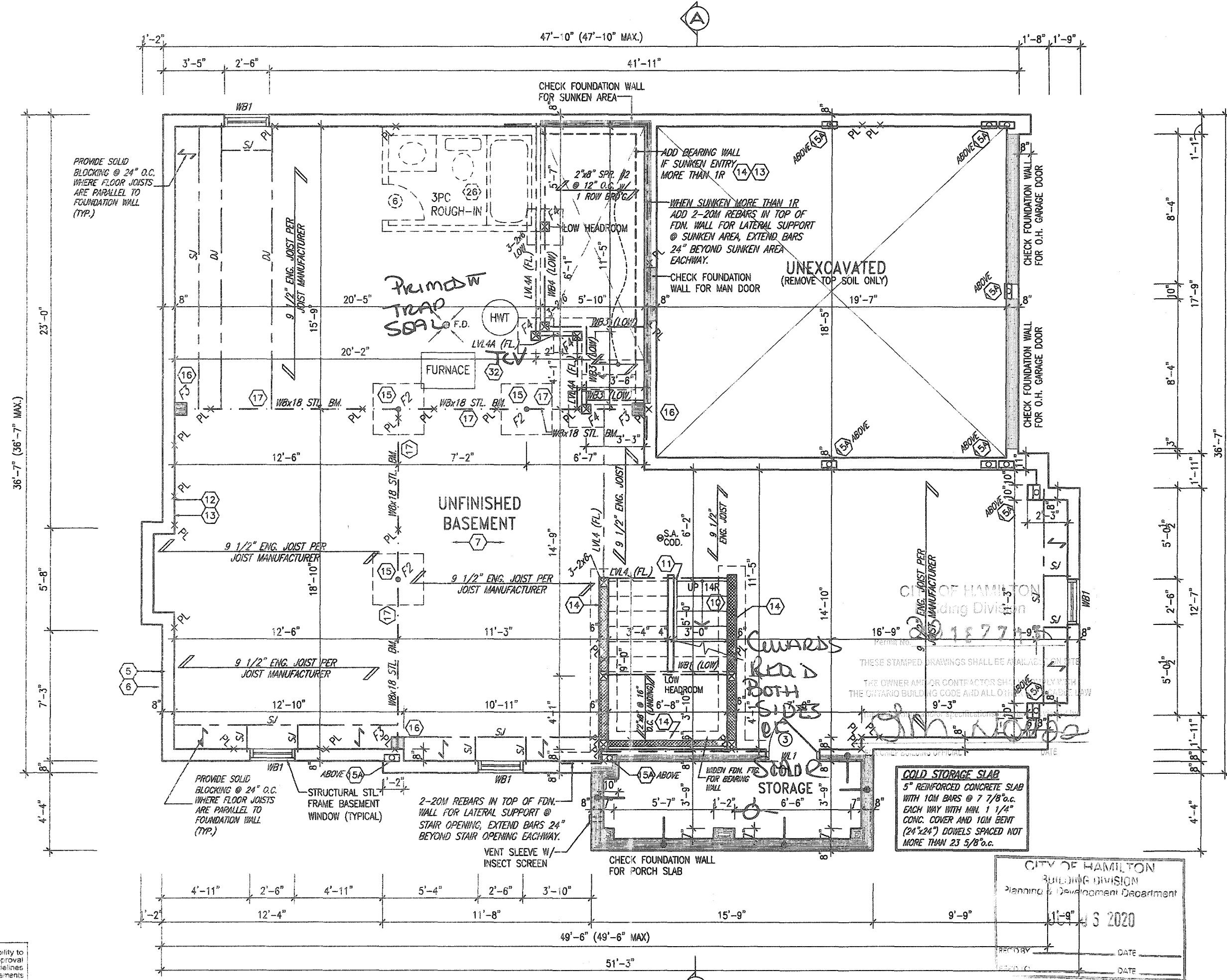
CITY OF HAMILTON
Building Division
Permit No. 187713
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

STRUDET INC. REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 08, 2020
PROVINCE OF ONTARIO
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
FOR STRUCTURE ONLY

MOUNTAINASH 12 COMPLIANCE PACKAGE 'A1'

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com		Greenpark. project name RUSSELL GARDENS PH. 3 municipality HAMILTON project no. 19014		MOUNTAINASH 12 13.5m drawing no. 19014-MOUNTAINASH-12 AO	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 name 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 used.		3 ISSUED FOR PERMIT. APR 09/20 GW 2 UPDATED PER END & CLIENT COMMENTS. APR 05/20 GW 1 PRELIMINARY. ISSUED FOR CLIENT REVIEW. JAN 29/20 GW	
no.	description	date	by	no.	description

3125 SF.



BASEMENT PLAN - ELEV. 1

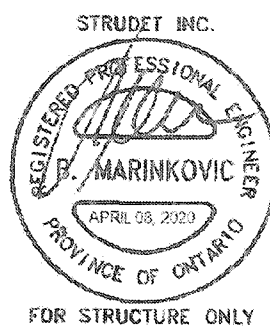
MOUNTAINASH 12

COMPLIANCE PACKAGE 'A1'

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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 professional responsibility.



18			9		
17			8		
16			7		
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14			5		
13			4		
12			3	ISSUED FOR PERMIT	APR 03/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS	APR 06/20 GW
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 23/20 GW
9					
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5					
4					
3					
2					
1					
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
signature
24488
BCIN
42658

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

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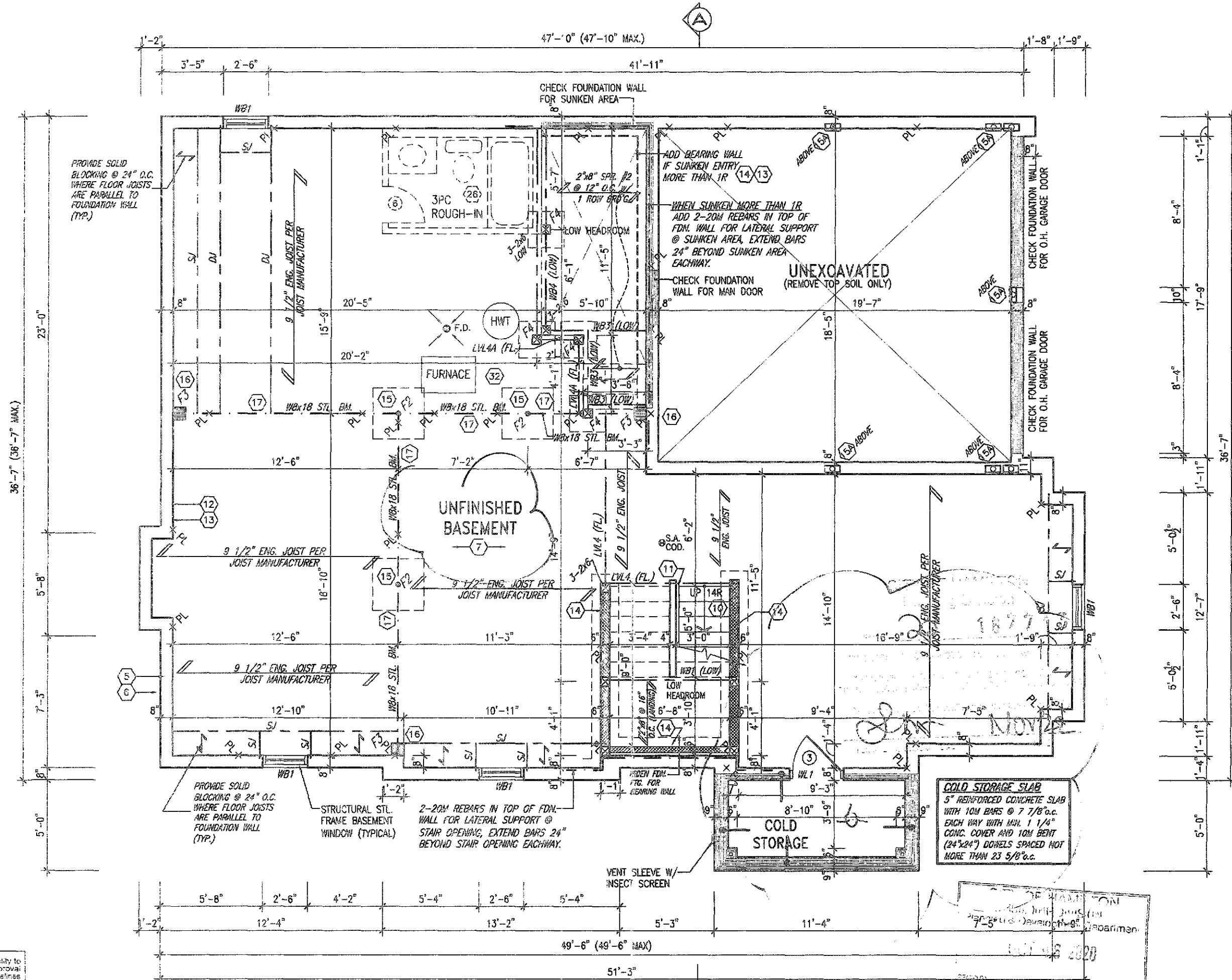
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com



project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON	project no.	19014
date	JANUARY 2020	checked by	3/16" = 1'-0"	drawing no.	A1
drawn by	DB	scale	3/16" = 1'-0"	19014-MOUNTAINASH-12	
DATE	JAN 23, 2020	DATE	APR 8, 2020	9:15 AM	

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3125 SF.



BASEMENT PLAN - ELEV. 2

MOUNTAINASH 12 COMPLIANCE PACKAGE 'A1'

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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	APR 18/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	APR 06/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 23/20	GW
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.

Signature: *R. Vink*
Name: Richard Vink
Registration Number: 24488
Firm: VAS Design Inc.
Firm Registration Number: 42658

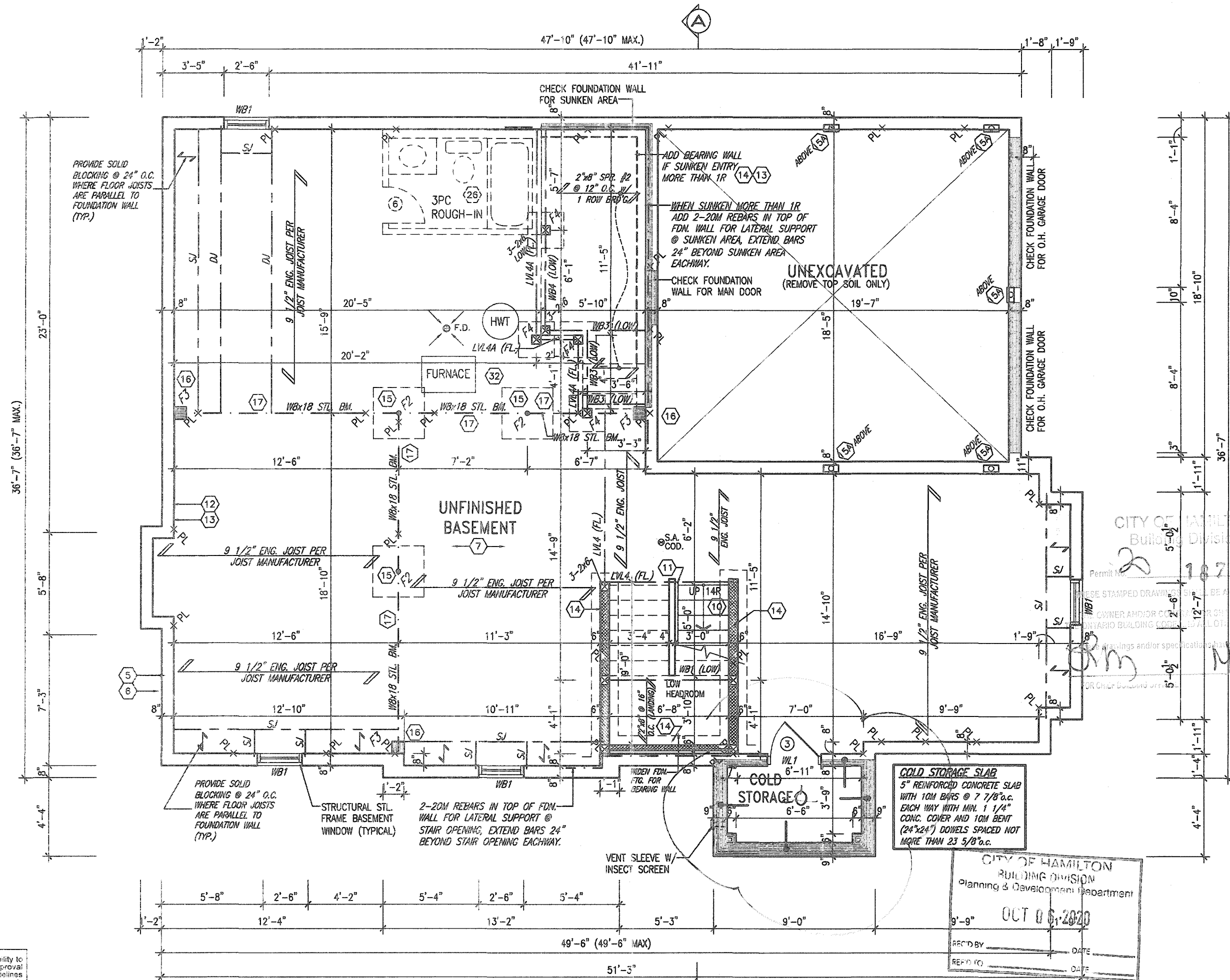
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vas3design.com

Greenpark
project name: RUSSELL GARDENS PH. 3
city: HAMILTON
date: JANUARY 2020
drawing no.: 19014-MOUNTAINASH-12
scale: 3/16" = 1'-0"

MOUNTAINASH 12
13.5m
project no.: 19014
drawing no.: A1a
BASEMENT PLAN - ELEV. 2

3125 SF.



BASEMENT PLAN - ELEV. 3

MOUNTAINASH 12
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: SEP 22 2020

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

18			9				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17			8				qualification information	
16			7				Richard Vink	2448
15			6					BC
14			5				name	
13			4				registration information	
12			3	ISSUED FOR PERMIT	APR 08/20	GW	VAS Design Inc.	4265
11			2	UPDATED PER ENG & CLIENT COMMENTS.	APR 08/20	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Items are not to be scaled.	
10	description	date	1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN 23/20	GW		
				description	date	hw		

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

 **Greenpark.**

project name market
RUSSELL GARDENS PH. 3 **HAMILTON**

data **BASEMENT**
JANUARY 2020

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

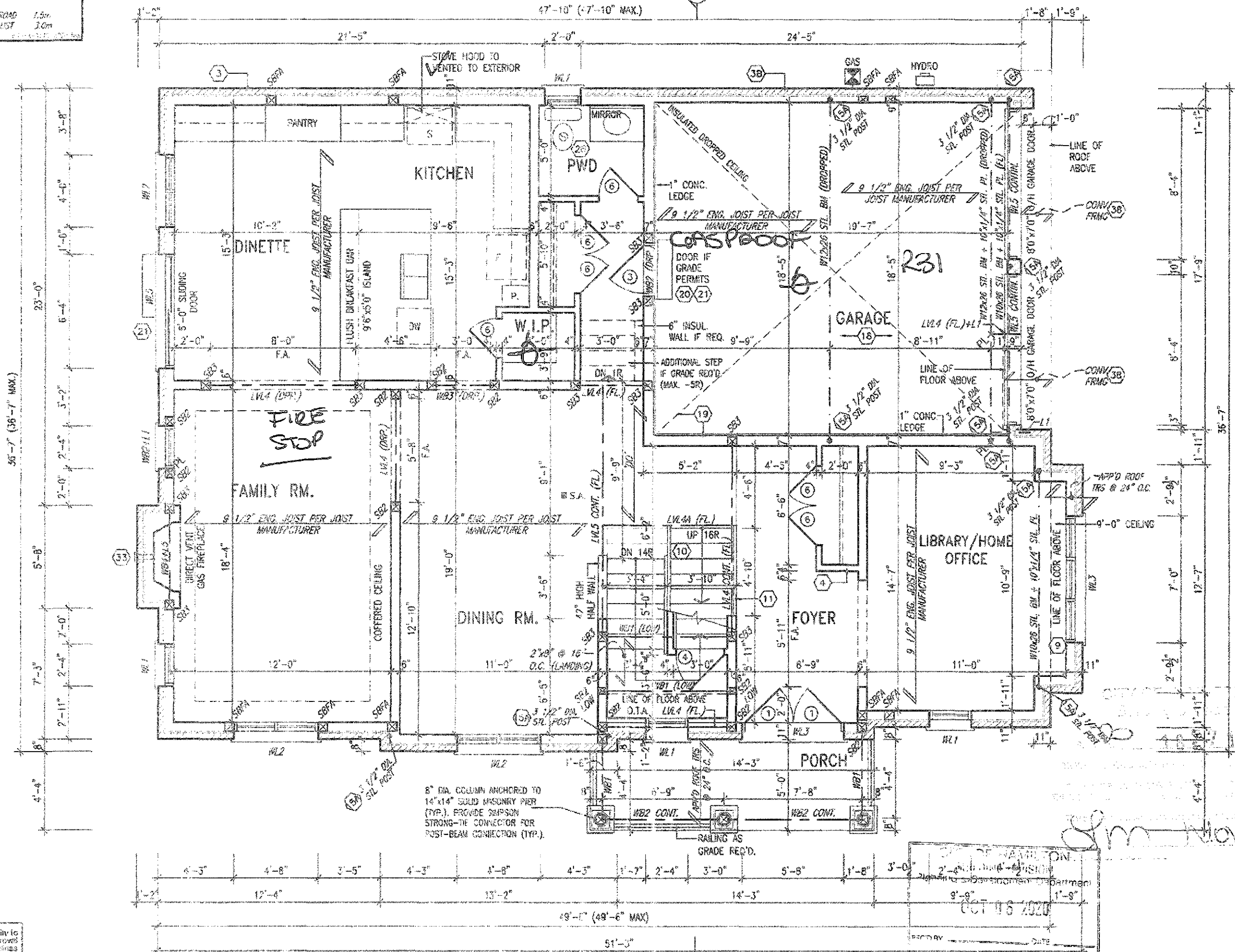
DOB 1072MMUS - C:\Users\chard\Desktop\19014-CRFF\PARK\UNITES\19014-MOUNTAIN-12

MOUNTAINASH 12 13.5m		project no. 19014
LAN - ELEV. 3 file name 14-MOUNTAINASH-12 created - Apr 8 2020 - 9:15 AM	drawing no. A1b	

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3125 SF.

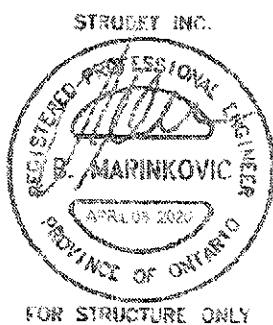
OUTDOOR AIR INTAKE SEPARATION
 ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER CMR, DIV. 9 - TABLE 9.2.2.2.
 • KITCHEN EXHAUST 3.0m
 • DRIVEWAY, PARKING SPACE, ROAD 1.5m
 • SOLID FUEL APPLIANCE EXHAUST 3.0m



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ROBIN C. WILLIAMS LTD. ARCHITECT
 1000 FORTY-SECOND STREET
 HAMILTON, ONTARIO L8N 4K1
 TEL: (905) 571-1111
 FAX: (905) 571-1112
 www.rcwilliams.com



GROUND FLOOR PLAN - ELEV. 1

MOUNTAINASH 12 COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
1	ISSUED FOR PERMIT	APR 25/20	RM	1	ISSUED FOR PERMIT	APR 25/20	RM
2	UPDATED PER ENG & CLIENT COMMENT	APR 26/20	RM	2	UPDATED PER ENG & CLIENT COMMENT	APR 26/20	RM
3	PRELIMINARY, REVIEW FOR CLIENT REVIEW	MAY 18/20	RM	3	PRELIMINARY, REVIEW FOR CLIENT REVIEW	MAY 18/20	RM

The undersigned has reviewed and taken responsibility for the design and has not identified any errors or omissions that would result in the design not complying with the applicable Building Code or any other applicable regulations and requirements.

Richard Vink
 name
 signature
 24488
 42858



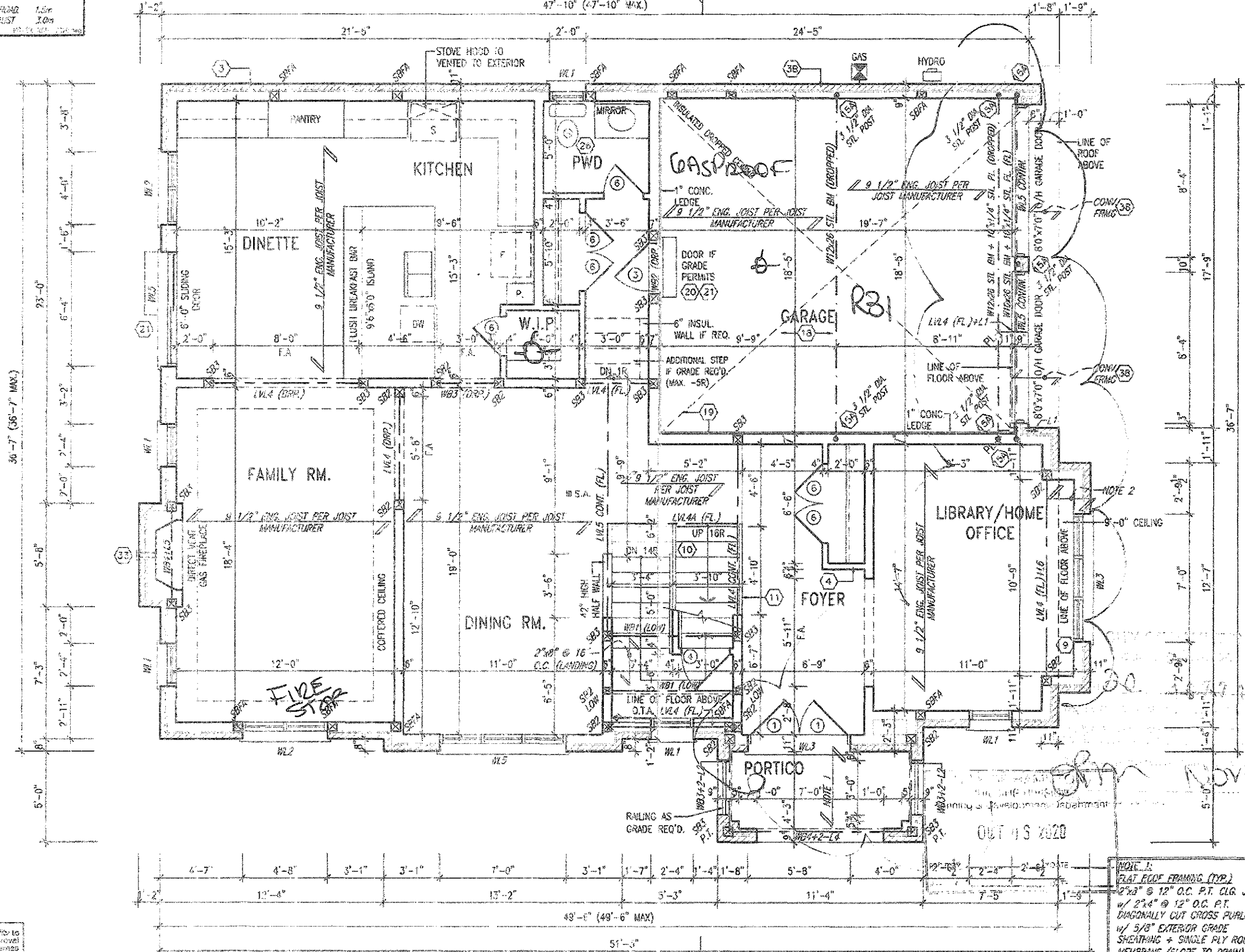
255 Consumers Rd Suite 120
 Toronto ON M2L 1R4
 416.630.2253 / 416.630.4782
 va3design.com

Greenpark.
 Russell Gardens Ph. 3
 HAMILTON
 JANUARY 2020
 checked by: 3/16" x 1'-0"
 19914-MOUNTAINASH-12

MOUNTAINASH 12
 13.5m
 drawing no: 19014
A2

3125 SF.

OUTDOOR AIR INTAKE SEPARATION
 ALL OUTDOOR AIR INTAKE UNITS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER USC, 26, 9 - TABLE 6.2.3.12
 • KITCHEN EXHAUST 2.0m
 • DRIVEWAY, PARKING SPACE, ROAD 1.5m
 • SOLID FUEL APPLIANCE EXHAUST 3.0m



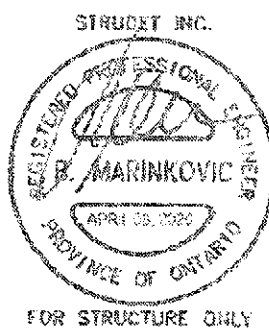
GROUND FLOOR PLAN - ELEV. 2

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. W/ BATT INSULATION (R51 5.40 R31)

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)

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 Suburban Agreement. The Control Architect is not responsible in any way for examining or approving site (lot) plans or working drawings with respect to any zoning or building code or permit in effect at that any time and is not responsible for or liable for.

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



Rev.	Description	Date	By	For
1	ISSUED FOR PERMIT	APR 03/20	SW	
2	UPDATED PER ENG & CLIENT COMMENTS	APR 16/20	SW	
3	PROVISIONAL ISSUED FOR CLIENT REVIEW	JAN 19/20	SW	

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.
 Registered name: Richard Vink
 Registration number: 24408
 Signature: [Signature]
 Date: 4/26/20

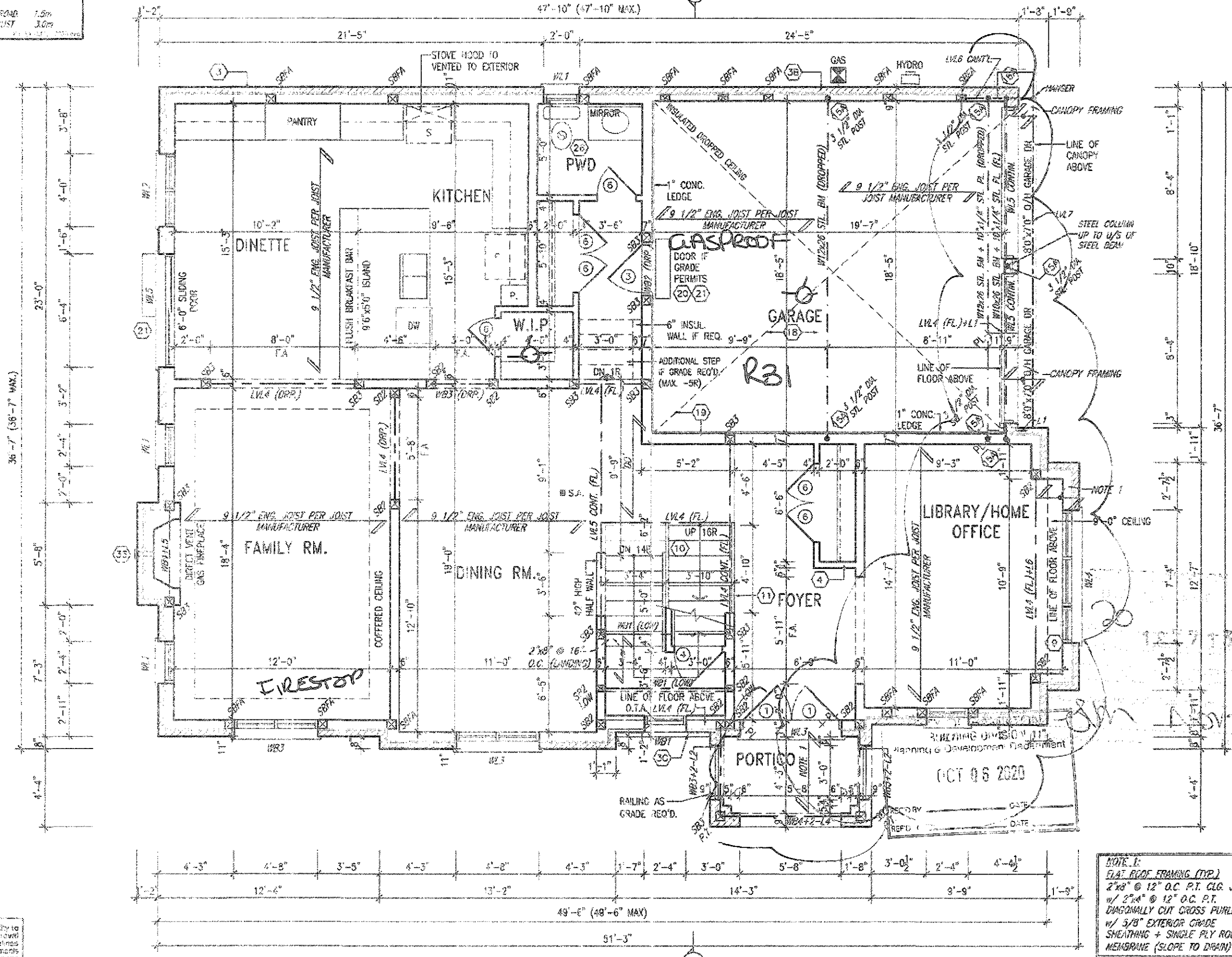
VAS DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2S 1R6
 416.630.2255 / 416.630.4782
 vasdesign.com

Greenpark.
 PROJECT NAME: RUSSELL GARDENS PH. 3
 LOCATION: HAMILTON
 DATE: JANUARY 2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/16" = 1'-0"

MOUNTAINASH 12
 13.5m
 PROJECT NO: 19014
 DRAWING NO: A2a
 DATE: JAN 19 2020

3125 SF.

OUTDOOR AIR INTAKE SEPARATION
 ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER S.C. DIV. 9- TABLE 9.3.1.2
 • KITCHEN EXHAUST 1.0m
 • DRIVEWAY, PARKING SPACE, ROAD 1.5m
 • FLUID FUEL APPLIANCE EXHAUST 3.0m



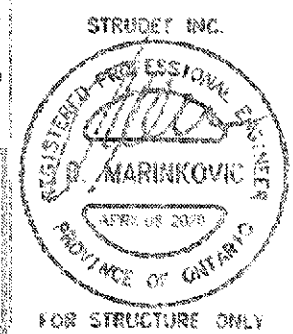
GROUND FLOOR PLAN - ELEV. 3

MOUNTAINASH 12
 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 in the Building Code of the City of Hamilton. The Contractor is not responsible in any way for a reworking or approving site (plot) plans or building 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.

JERRY J. WILLIAMS LTD. INC.
 1000 SHEPPARD AVE. E. UNIT 10
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112



NO.	DESCRIPTION	DATE	BY	NO. OF SHEETS
1	ISSUED FOR PERMIT	APR 09/20	RV	1
2	UPDATED PER ENG & CLIENT COMMENT	APR 16/20	RV	1
3	PRELIMINARY, ISSUED FOR CLIENT REVIEW	MAY 28/20	RV	1
4				
5				
6				
7				
8				
9				
10				

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 Vick
 name
 registration information
 VAS Design Inc.
 24486
 42653

VA3 DESIGN
 255 Consumers Rd. Suite 120
 Toronto, ON M2J 1R6
 T 416.630.2255 F 416.630.4782
 va3design.com

Greenpark **MOUNTAINASH 12**
 13.5m

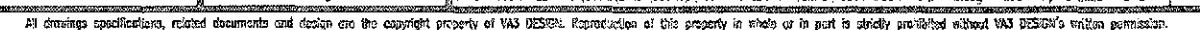
Project name: **RUSSELL GARDENS PH. 3** Municipality: **HAMILTON** Project no: **19014**

DATE: **JANUARY 2020** Drawn by: **3/18" = 1'-0"** Scale: **19014-MOUNTAINASH-12** Drawing no: **A2b**

GROUND FLOOR PLAN - ELEV. 3

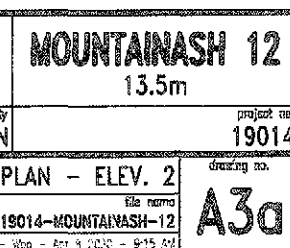
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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER OBC DIV. 8-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED: 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)(f).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. 06-10-2019



**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. 8-9.5.2.3
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)(f).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.



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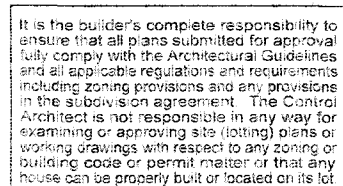
GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE

GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHUB IN MAIN BATHROOM PER OBC. DIV. 8-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.8.(3)/(c) & 3.8.3.8.(3)/(c).
SHOWER 3.8.3.13.(2)/(g); BATHUB 3.8.3.13.(4)/(g).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.

GR-NOTE-2020-01



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 American
Design Guidelines only and bears no further
professional responsibility.

MOUNTAINASH 12

COMPLIANCE PACKAGE 'A1'

18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT	APR 08/20	G
11				2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	G
10				1	PRELIMINARY. ISSUED FR CLIENT REVIEW.	JAN 23/20	G
no	description	date	by	no.	description	date	b

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	244
name registration information	8
VA3 Design Inc.	426
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.**

project name **RUSSELL GARDENS PH. 3** m **HAMILTON**

date **JANUARY 2020** SECOND FLOOR

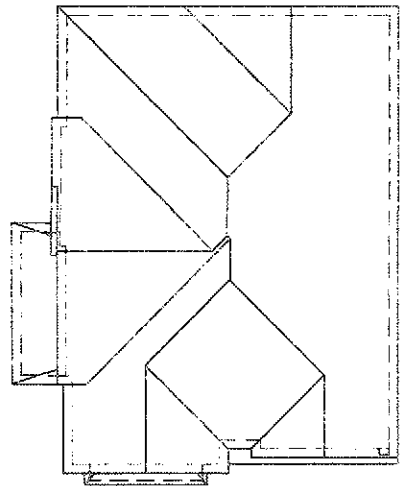
drawn by **DB** checked by **-** scale **3/16" = 1'-0"**

notes **MOZAMBIQUE C. 1944-1945 (MONTREAL) 1946-1947 (MONTREAL)**

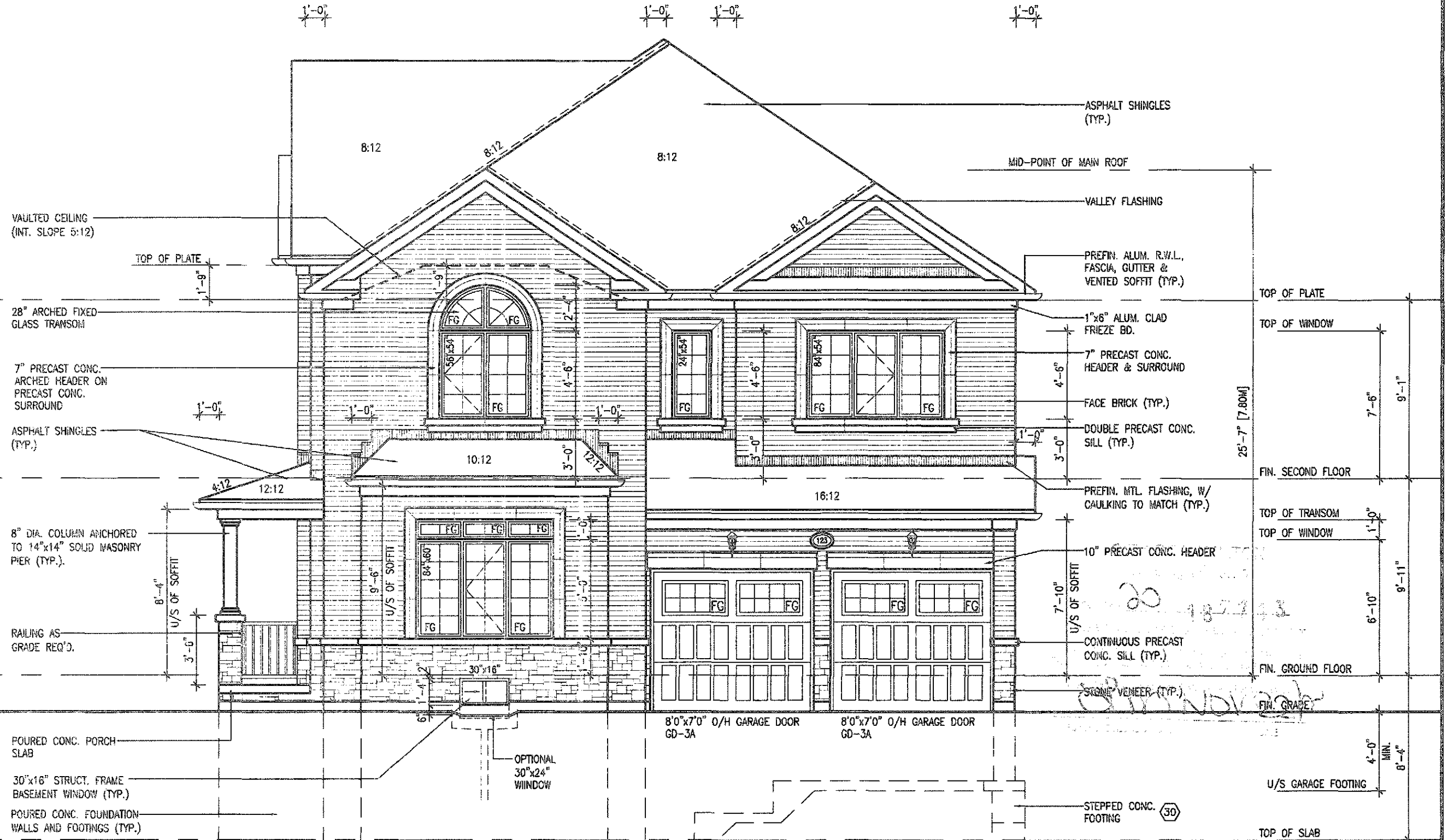
MOUNTAINASH 12	
13.5m	
city WIN	project 1901
PLAN - ELEV. 3	drawing no.
file name 19014-MOUNTAINASH-12	A3b
- West - Aug 8 2002 - 9:15 AM	

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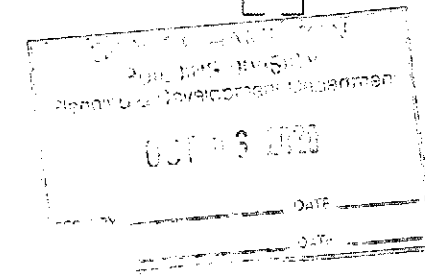
3125 SF.



ROOF PLAN 1

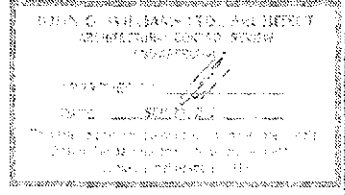


FRONT ELEVATION 1



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 sub (letting) 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.



18		9			
17		8			
16		7			
15		6			
14		5			
13		4			
12		3	ISSUED FOR PERMIT	APR 03/20	GW
11		2	UPDATED PER ENG & CLIENT COMMENTS	APR 05/20	GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 23/20	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 24408 BCN

signature

VA3 Design Inc. 42858

name registration information

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

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. 3

city
HAMILTON

project no.
19014

MOUNTAINASH 12

13.5m

front elevation - ELEV. 1

drawing no.
A4

drawn by
DB

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

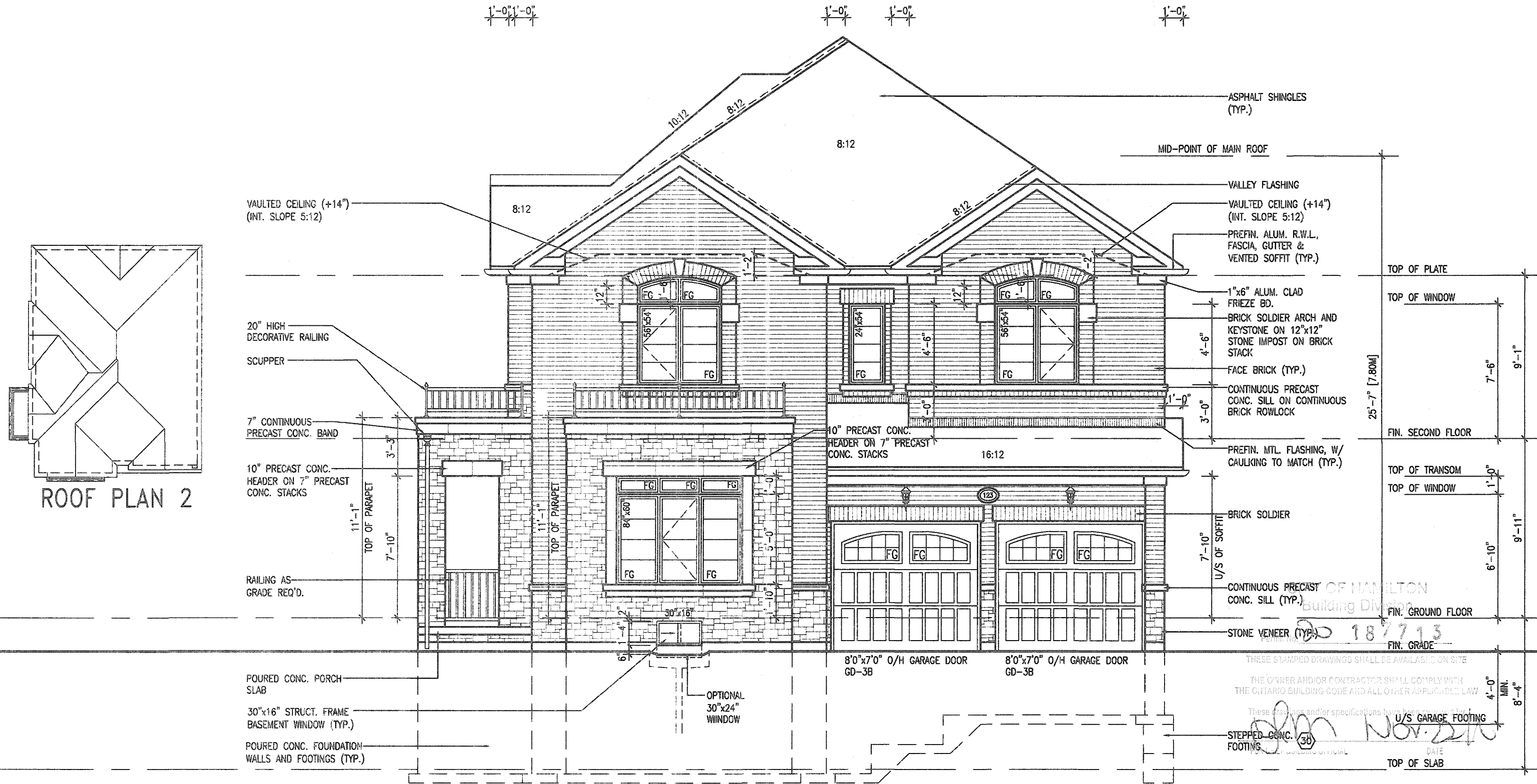
date
JANUARY 2020

scale
3/16" = 1'-0"

file name
19014-MOUNTAINASH-12.dwg

date
Apr 8 2020

3125 SF.



FRONT 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 22, 2020
This stamp certifies compliance with the applicable Architectural Design Guidelines only and does not constitute professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
RECD BY: _____ DATE: _____
REFD TO: _____ DATE: _____

MOUNTAINASH 12

COMPLIANCE PACKAGE 'A1'

18		9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

STUCCO w/ REVEALS

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3125 SF.



FLANKAGE ELEVATION 1

CITY OF HAMILTON
BUILDING DEPARTMENT
Planning & Development Department
OCT 06 2020
RECEIVED _____ DATE _____
REF TO _____ DATE _____

MOUNTAINASH 12
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 Council Architect is not responsible in any way for examining or approving site (floor) 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

OFFICIAL CERTIFICATE OF COMPLIANCE
ARCHITECTURAL DESIGN GUIDELINES
ISSUED FOR THE
PROJECT NO. 19014
DATE OF ISSUE: OCT 06 2020
BY: [Signature]

18				9					
17				8					
16				7					
15				6					
14				5					
13				4					
12				3	ISSUED FOR PERMIT	APR 03/20	GW		
11				2	UPDATED PER ENG & CLIENT COMMENTS	APR 05/20	GW		
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 23/20	GW		
9	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
name
registration information
VA3 Design Inc.
42658
The Designer must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

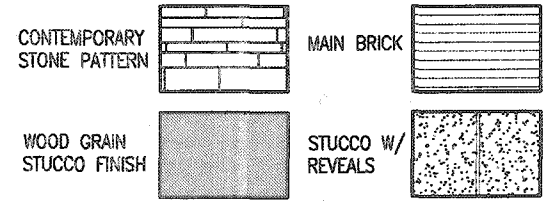
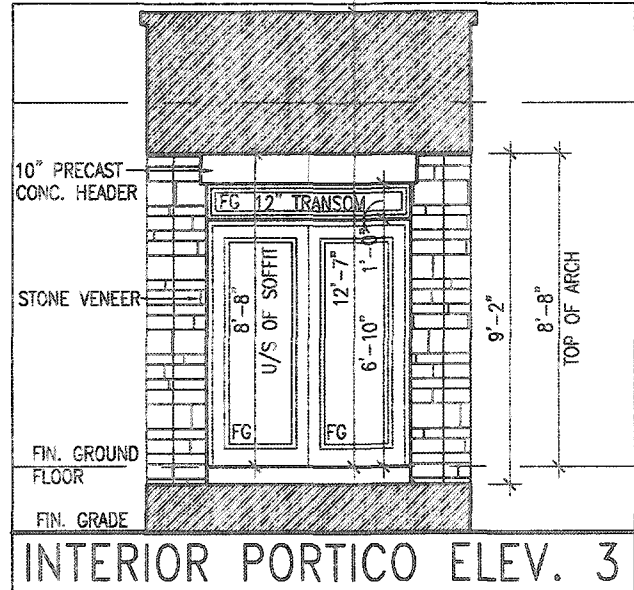
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON	project no. 19014
date JANUARY 2020	designed by DB	scale 3/16" = 1'-0"
FLANKAGE ELEVATION - ELEV. 1		drawing no. A5
19014-MOUNTAINASH-12		

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3125 SF.



FLANKAGE ELEVATION 3

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY _____
DATE OCT 06 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.	APR 09/20	GW			
11			2	UPDATED PER ENG & CLIENT COMMENTS.	APR 06/20	GW			
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 23/20	GW			
no.	description	date	by	no.	description	date	by		

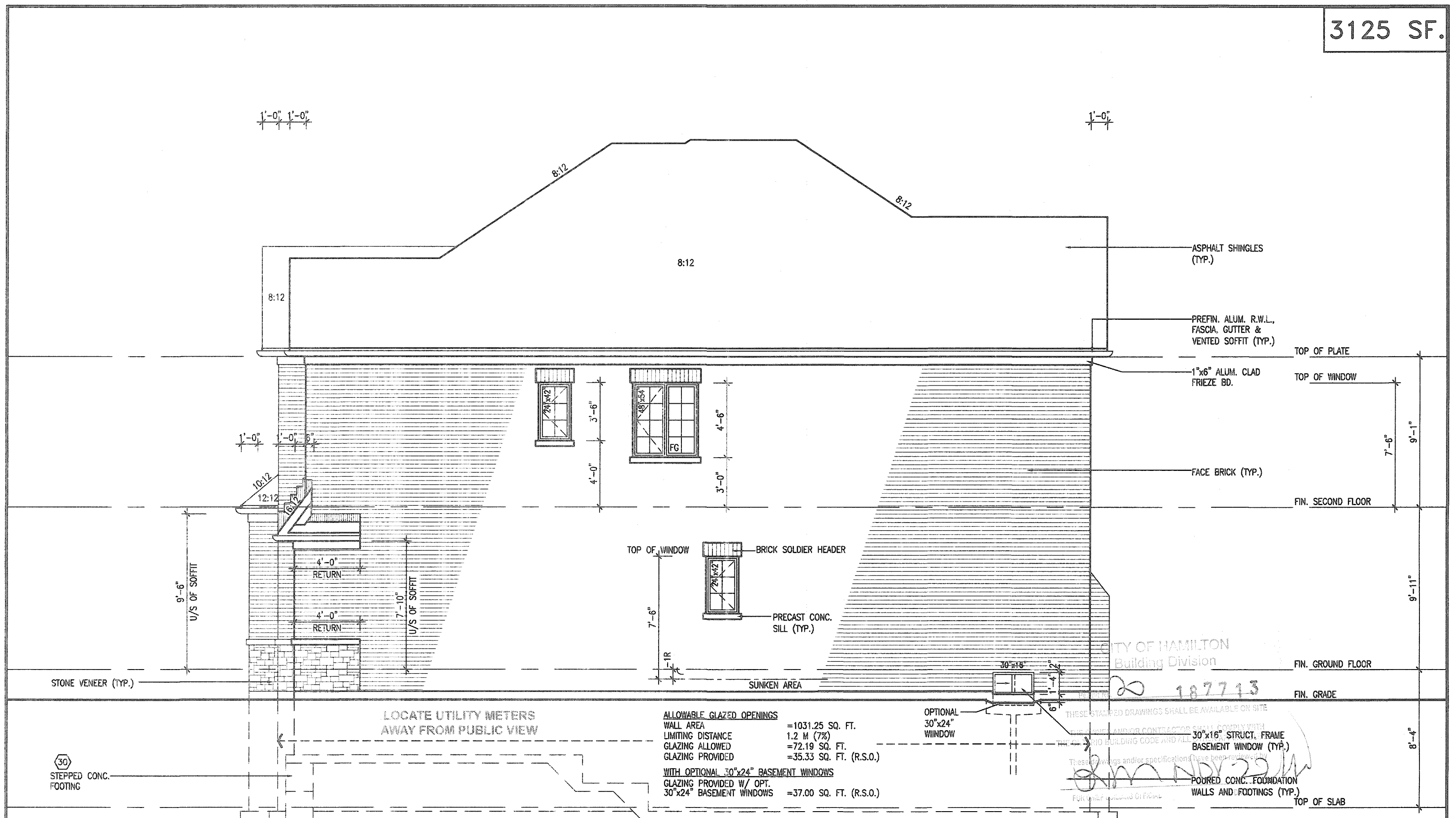
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BCN
name
registration information
VAS Design Inc.
42858

VA3
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
municipality
HAMILTON
date
JANUARY 2020
drawn by
DB
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-12
18014-MOUNTAINASH-12 deg - Mon - Jul 6 2020 - 10:15 AM

MOUNTAINASH 12
13.5m
project no.
19014
drawing no.
A5b

3125 SF.



RIGHT SIDE ELEVATION 1

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

MOUNTAINASH 12

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.

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JOHN C. 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.

18				9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17				8				qualification information	
16				7					
15				6				Richard Vink	2448
14				5				name	BC
13				4				registration information	
12				3	ISSUED FOR PERMIT.	APR 08/20	GW	VAS Design Inc.	4265
11				2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	GW		
10				1	PRELIMINARY. ISSUED FR CLIENT REVIEW.	JAN 23/20	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	244
name	
signature	
registration information	
VAS Design Inc.	428
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

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

 **Greenpark.**

project name muni
RUSSELL GARDENS PH. 3 **HAMIL**

date RIGHT SIDE EL
JANUARY 2020

drawn by scale
DB **- 3/16" = 1'-0"**

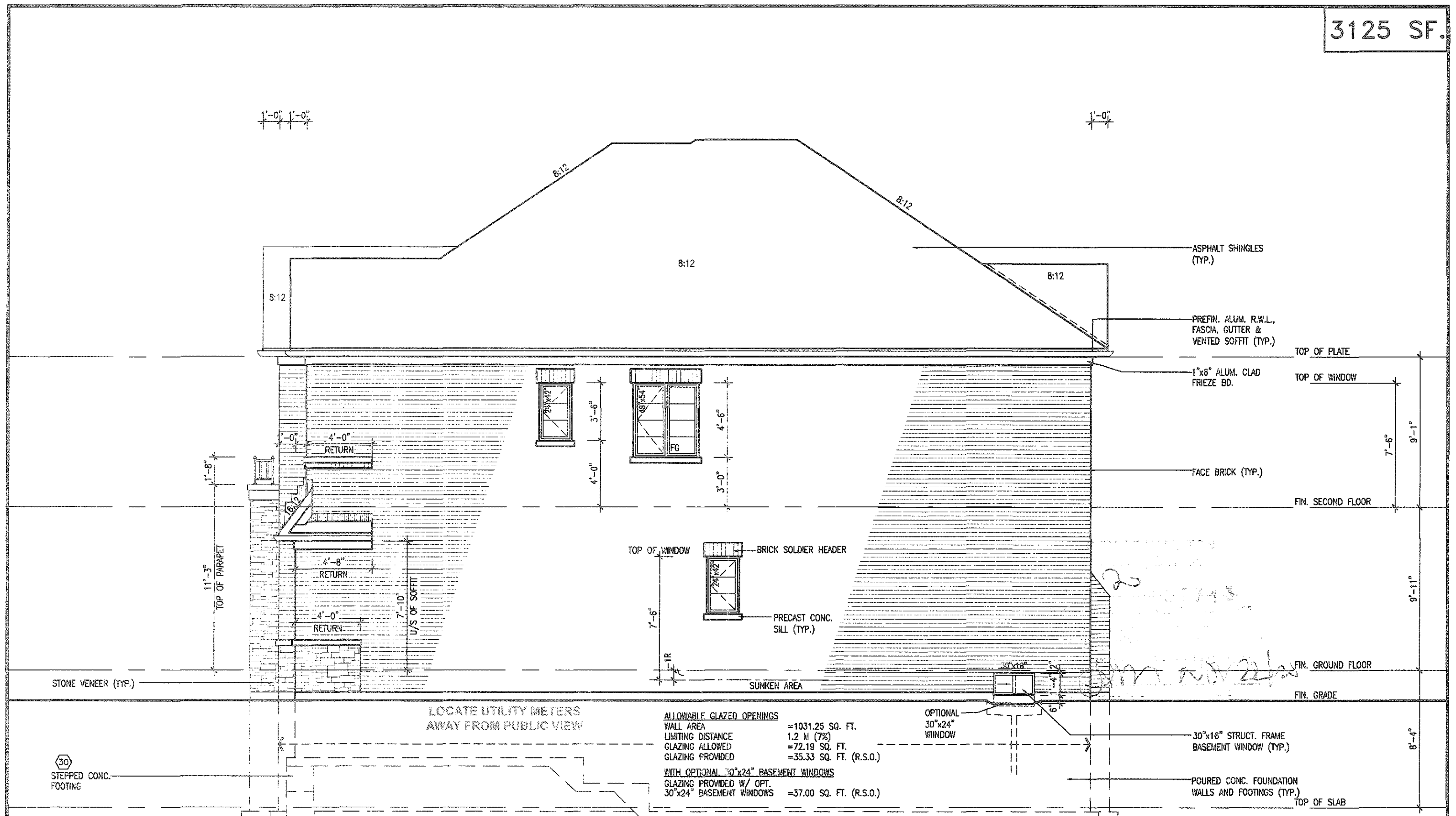
checked by scale
DB **- 3/16" = 1'-0"**

DATE: 1/20/2020
C:\Users\johnd\Documents\19014-GREENPARK\UNITS\19014-MOUNTAIN-12

MOUNTAINASH 12 13.5m		project no. 19014
ION - ELEV. 1	file name 014-MOUNTAINASH-12	drawing no. A6
ed - Apr 8 2020 - 9:15 AM		

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3125 SF.



RIGHT SIDE ELEVATION 2

OFFICE OF HUMAN MAN
BUILDING DIVISION
Planning & Development of Engineering
OCT 06 2020
REC'D _____ DATE _____
FF _____ DATE _____

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable regulatory orders 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 S. WILLIAMS, JR. ASSESSOR
 COUNTY OF LOS ANGELES
 JANUARY 1, 1900

18			9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17			8			qualification information	
16			7				
15			6			Richard Vink	2440
14			5			name	signature
13			4			registration information	2465
12			3	ISSUED FOR PERMIT	APR 05/20	GW	
11			2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	GW	
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 23/20	GW	
9	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
va3design.com

 **Greenpark.**

project name	RUSSELL GARDENS PH. 3	location	HAMILTON
date	JANUARY 2020	view	RIGHT SIDE EL
drawn by	checked by	scale	
DB	-	3/16" = 1'-0"	

MOUNTAINASH 12	
13.5m	
project no.	
19014	
drawing no.	
ION - ELEV. 2	A6a
file name	
D14-MOUNTAINASH-12	
DATE: 9/20/22 BY: 13.14	

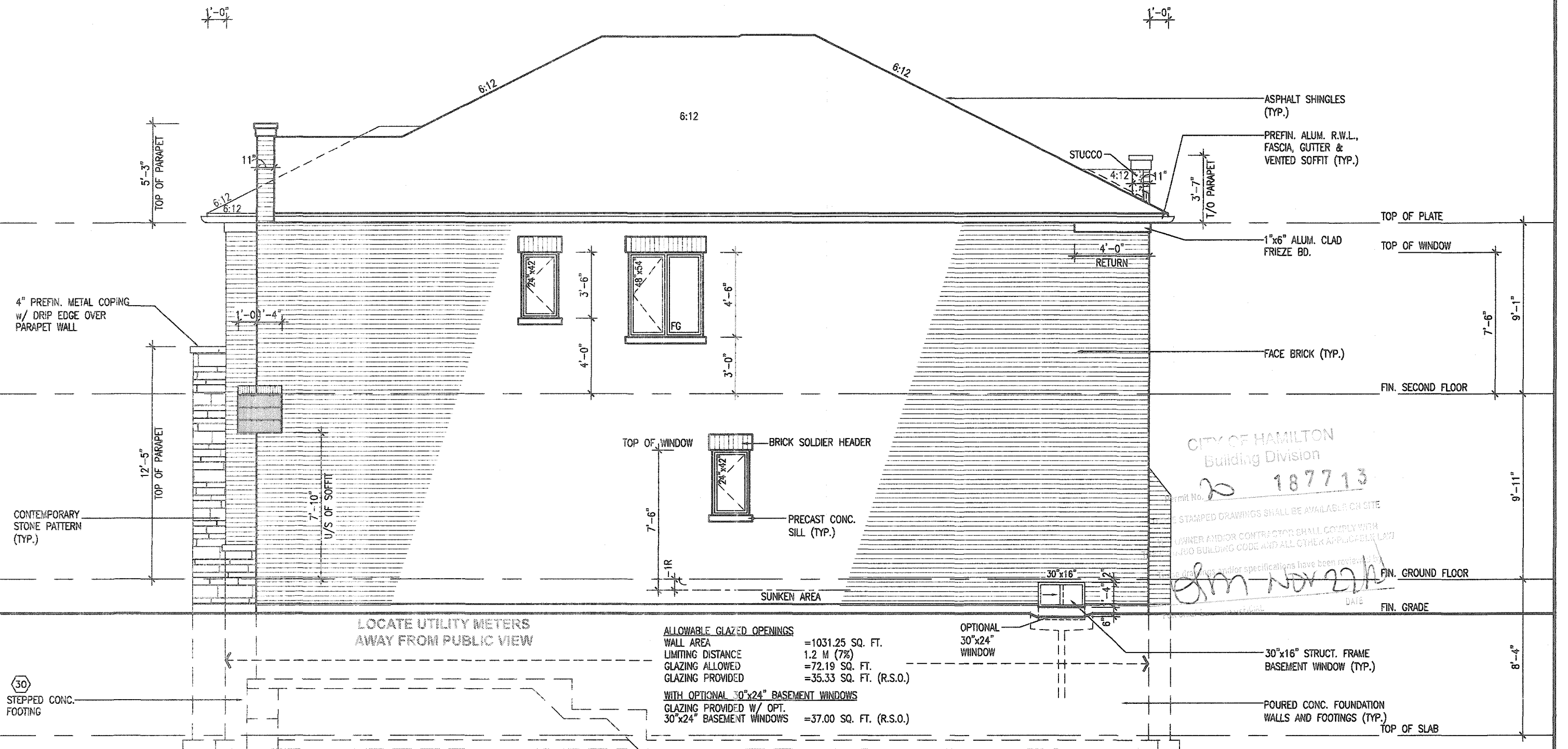
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CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO w/
REVEALS



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
RECORD _____ DATE _____
REF TO _____ DATE _____

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

APPROVED BY: 

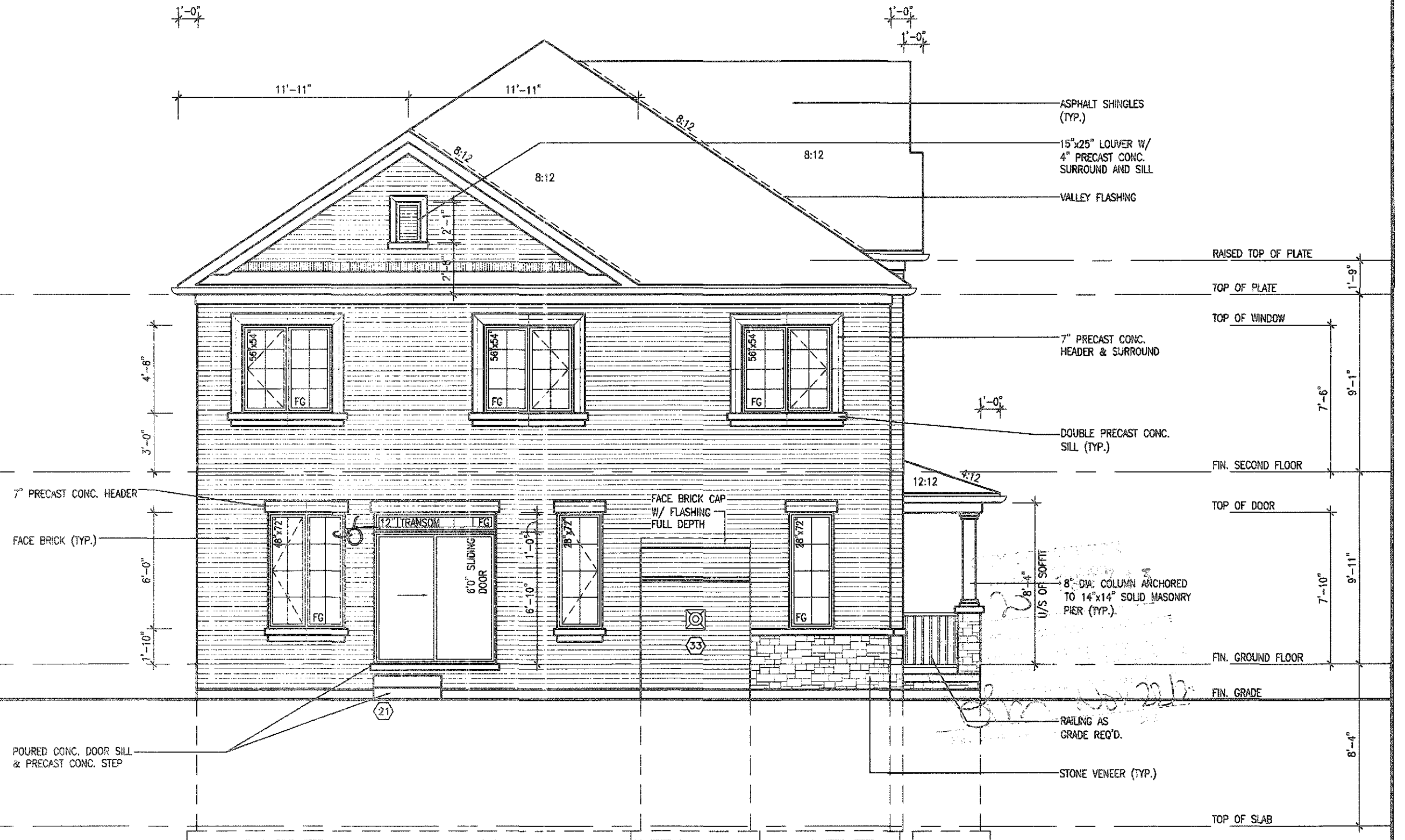
DATE: SEP 21, 2006

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

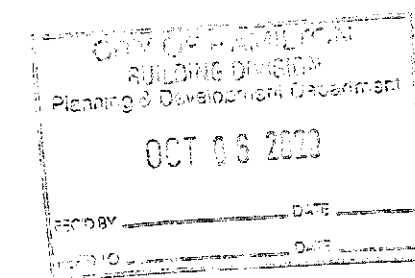
[illegible]

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3125 SF.



REAR ELEVATION 1



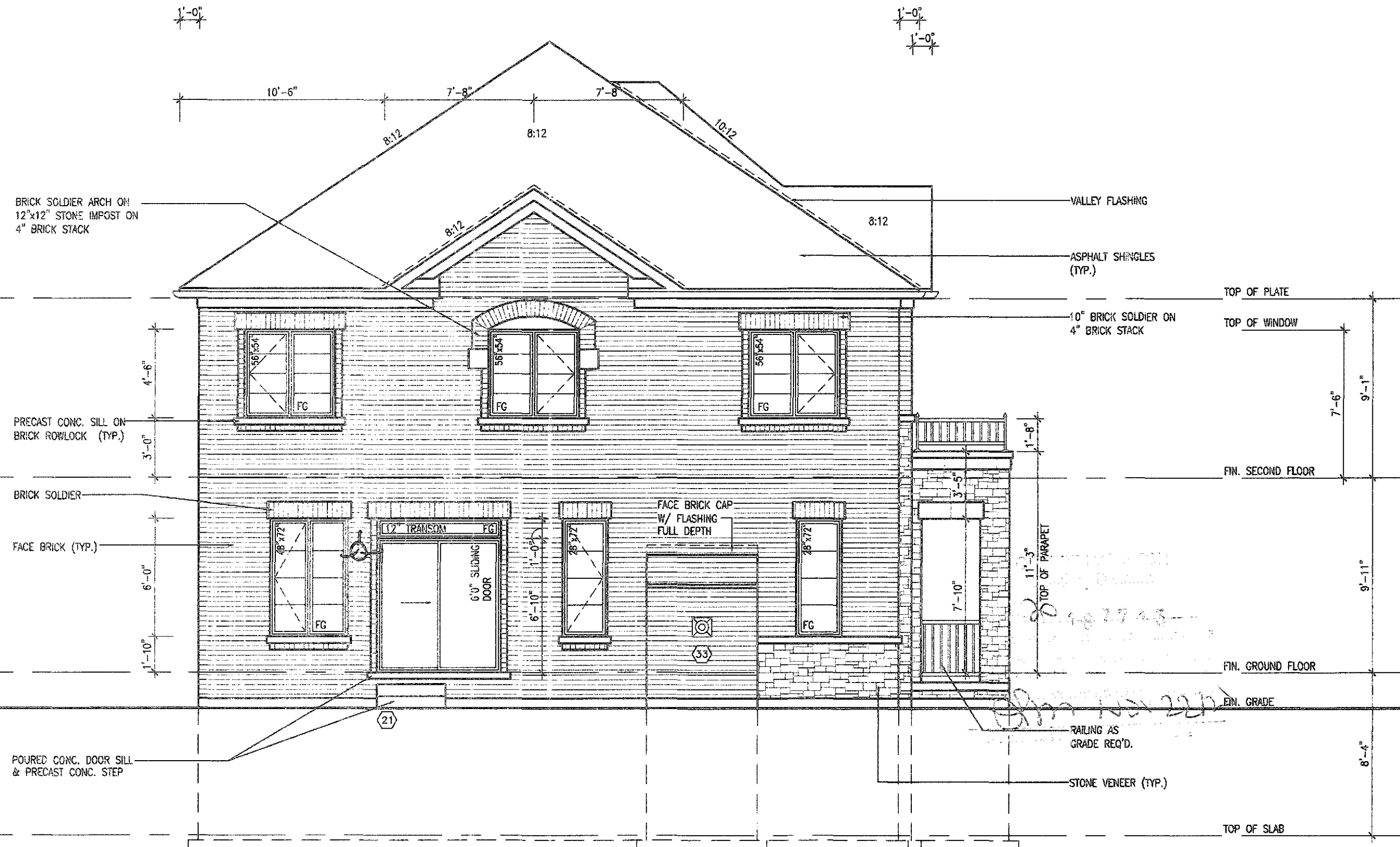
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision or greenbelt. The Control Architect is not responsible 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 erected on its lot.

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

[illegible]

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3125 SF.



REAR 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 obtaining or approving site, lotting, plans or zoning 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

OCT 11 2003
 RECEIVED
 Planning & Development Department
 OCT 11 2003
 DATE
 TIME

MOUNTAINASH 12
COMPLIANCE PACKAGE 'A1'

18		3			The undersigned has reviewed and takes responsibility for this design.	 255 Consumers Rd. Ste. 120 Toronto ON M2H 1R4 t 416.630.2255 / 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH. 3 date JANUARY 2020 checked by D8 scale 3/16" = 1'-0" notes 18014-MOUNTAINASH-12	 MOUNTAINASH 12 13.5m project no. 19014 drawing no. A7a		
17		6		one has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.						
16		7		qualification information						
15		6		Richard Vink 24488						
14		4		signature BCN						
13		4		registration information VA3 Design Inc. 42658						
12		3	ISSUED FOR PERMIT	APR 08/20 GW						
11		2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20 GW						
10		1	PRELIMINARY, ISSUED FR CLIENT REVIEW.	JAN 23/20 GW						
no.	description	date	by	no.	description	date	by			

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CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO w/
REVEALS

[illegible]

MOUNTAINASH 12
COMPLIANCE PACKAGE 'A1'

 Greenpark™			trans: <u> </u> date: <u> </u>
project name RUSSELL GARDENS PH. 3		location HAMILTON	
date JANUARY 2020		REAR ELEV.	
drawn by DB	checked by -	scale 3/16" = 1'-0"	

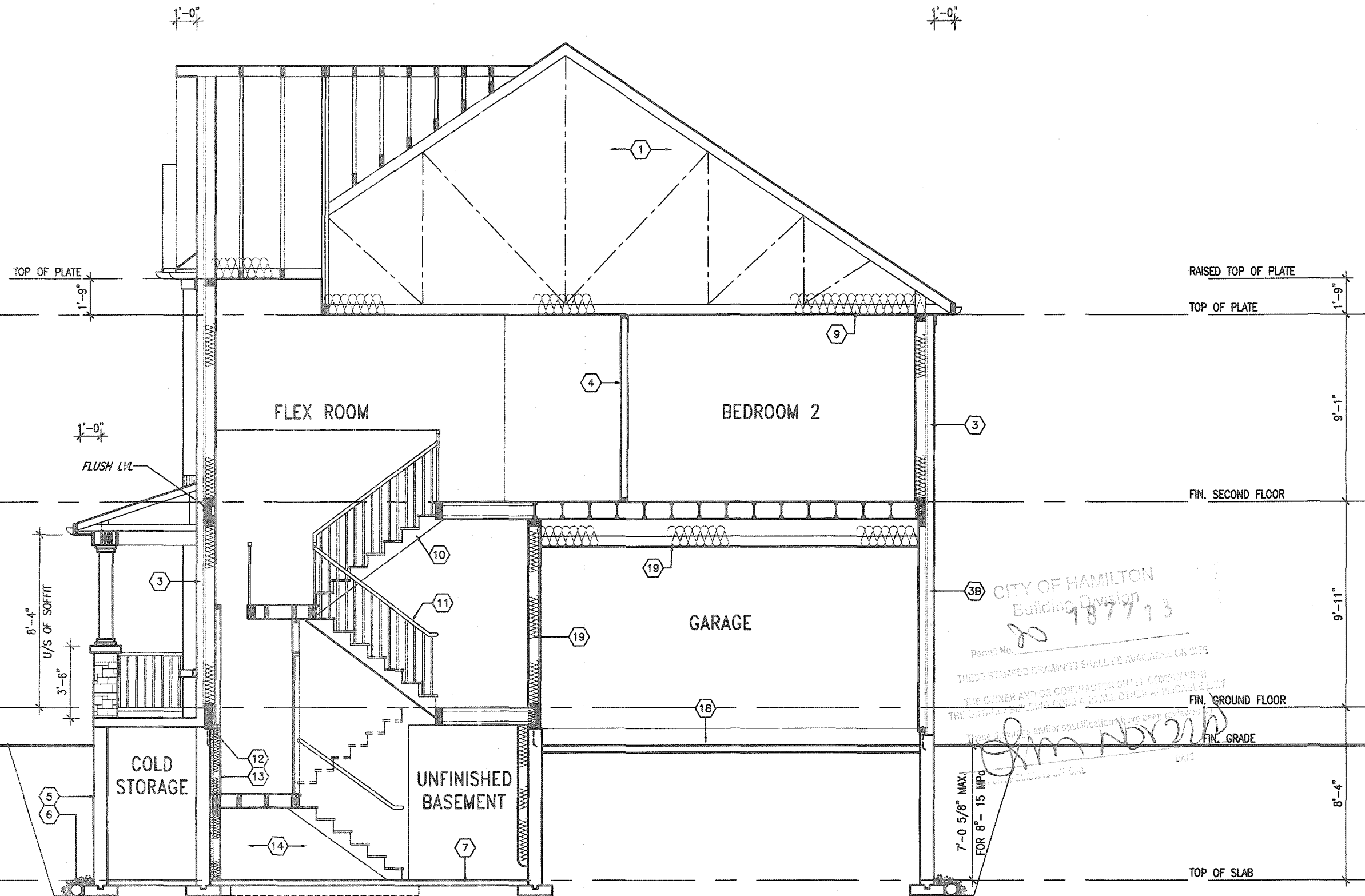
A7b

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 Wink	244
name	signature
VA3 Design Inc.	426
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are independent of service and the responsibility of the Designer which must be indicated at the completion of the service. Dimensions are not to be used.	

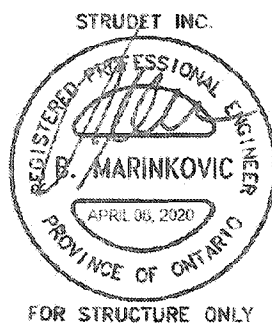
**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com

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3125 SF.



SECTION A-A - 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.

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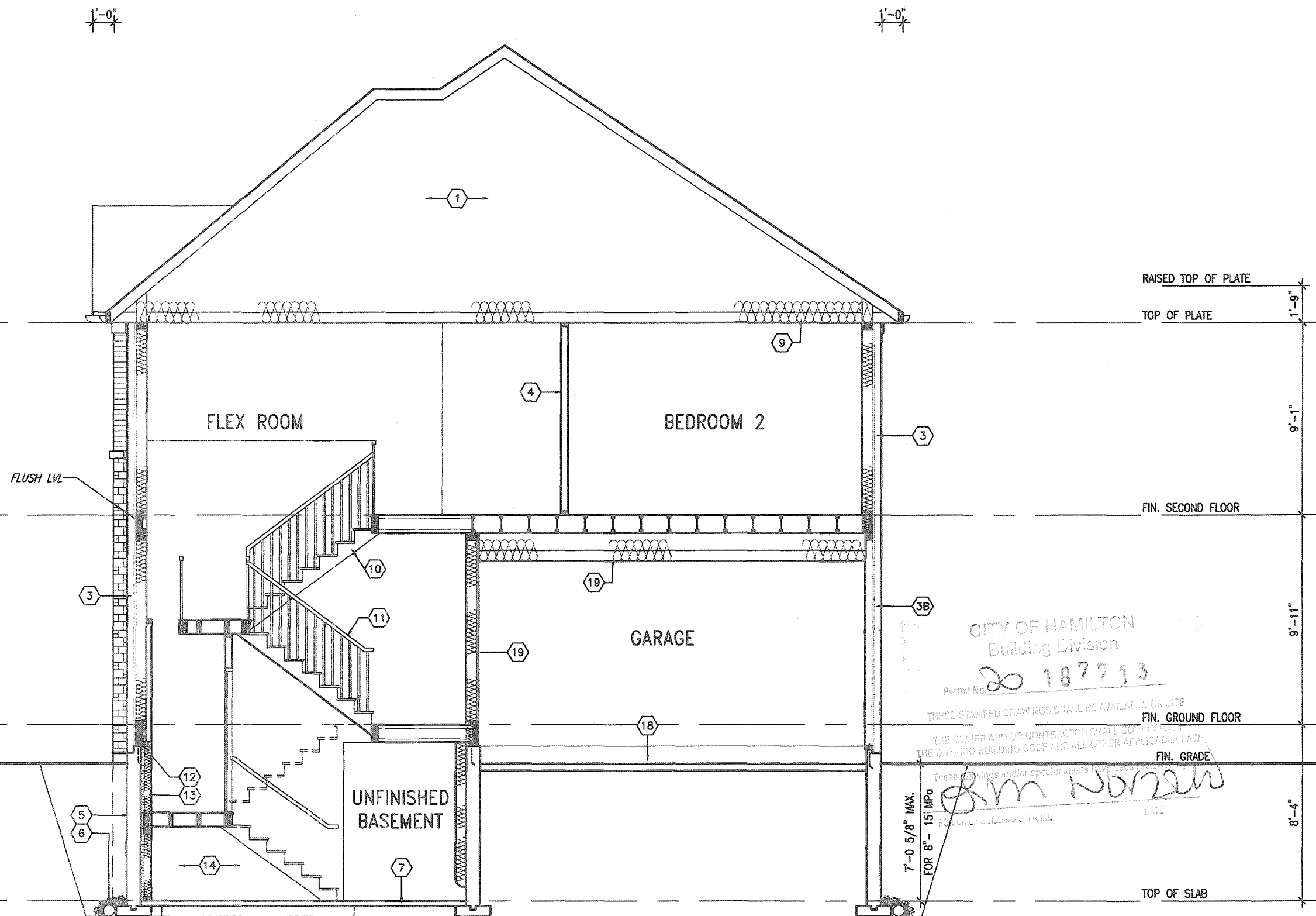
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
RECD BY _____ DATE _____
REF TO _____ DATE _____

MOUNTAINASH 12
COMPLIANCE PACKAGE 'A1'

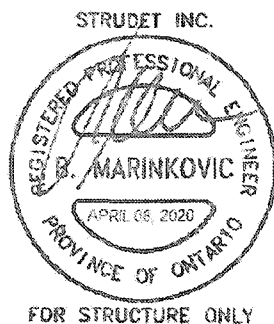
[illegible]

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3125 SF.

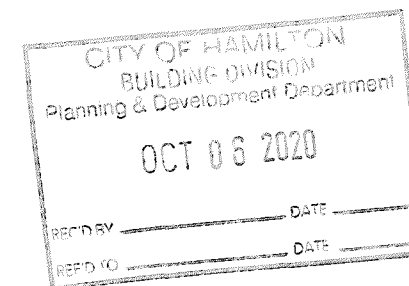


SECTION A-A - ELEVATION 2



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.

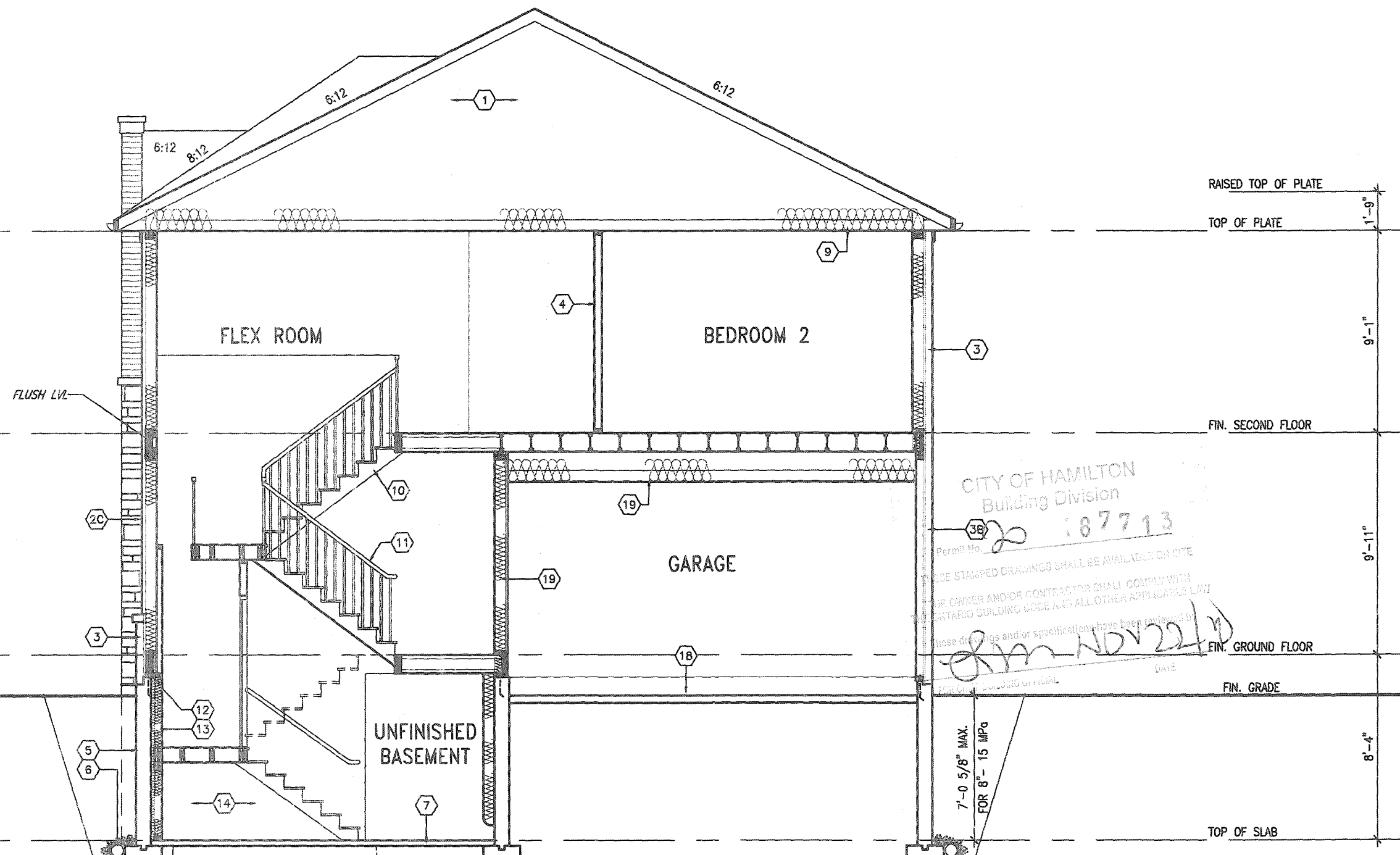


MOUNTAINASH 12

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. qualification information Richard Vink 24488 BCN signature <i>R Vink</i> name registration information VAS Design Inc. 42658	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	VAS DESIGN	Greenpark.	MOUNTAINASH 12 13.5m	project name RUSSELL GARDENS PH. 3	municipality HAMILTON	project no. 19014	drawing no. A8a
17			8											
16			7											
15			6											
14			5											
13			4											
12			3	ISSUED FOR PERMIT.	APR 08/20	GW								
11			2	UPDATED PER ENG & CLIENT COMMENTS.	APR 06/20	GW								
10			1	PRELIMINARY, ISSUED FR CLIENT REVIEW.	JAN 23/20	GW								
no.	description	date	by	no.	description	date	by							

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$$1' - 0''$$


STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 08, 2020

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
RECEIVED _____ DATE _____
REPO TO _____ DATE _____

MOUNTAINASH 12
COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 12
13.5m

project name
RUSSELL GARDENS PH. 3

Municipality
HAMILTON

Project no.
9014

date
JANUARY 2020

CROSS SECTION A-A - ELEV. 3

ပြည်ထောင်စု ကဝ.

drawn by
DP

checked by

scale
3/16" = 1' - f

file name
19014-MOUNTAINASH-12

48b1

2	DB
	SHNAF MC

My Computer

14-GREENPARK\UNIT

- Wed - Apr 8 2020 - 9:15 AM

700

18				9			
17				8			
16				7			
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14				5			
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12				3	ISSUED FOR PERMIT	APR 08/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	GW
10				1	PRELIMINARY. ISSUED FR CLIENT REVIEW.	JAN 23/20	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 Wink name	24488
signature	BCIN
registration information VA3 Design Inc.	42656
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

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DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.		MOUNTAINASH 12 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON	
project no. 19014			
data JANUARY 2020		CROSS SECTION A-A – ELEV. 3	
drawing no. A8b			
drawn by DB		checked by -	
scale 3/16" = 1'-0"		file name 19014-MOUNTAINASH-12	
C:\Users\aham\Documents\18014 - GREEN PARK UNITES 19014 - MOUNTAINASH-12.dwg - Wed - Apr 8 2020 - 9:15 AM			

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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

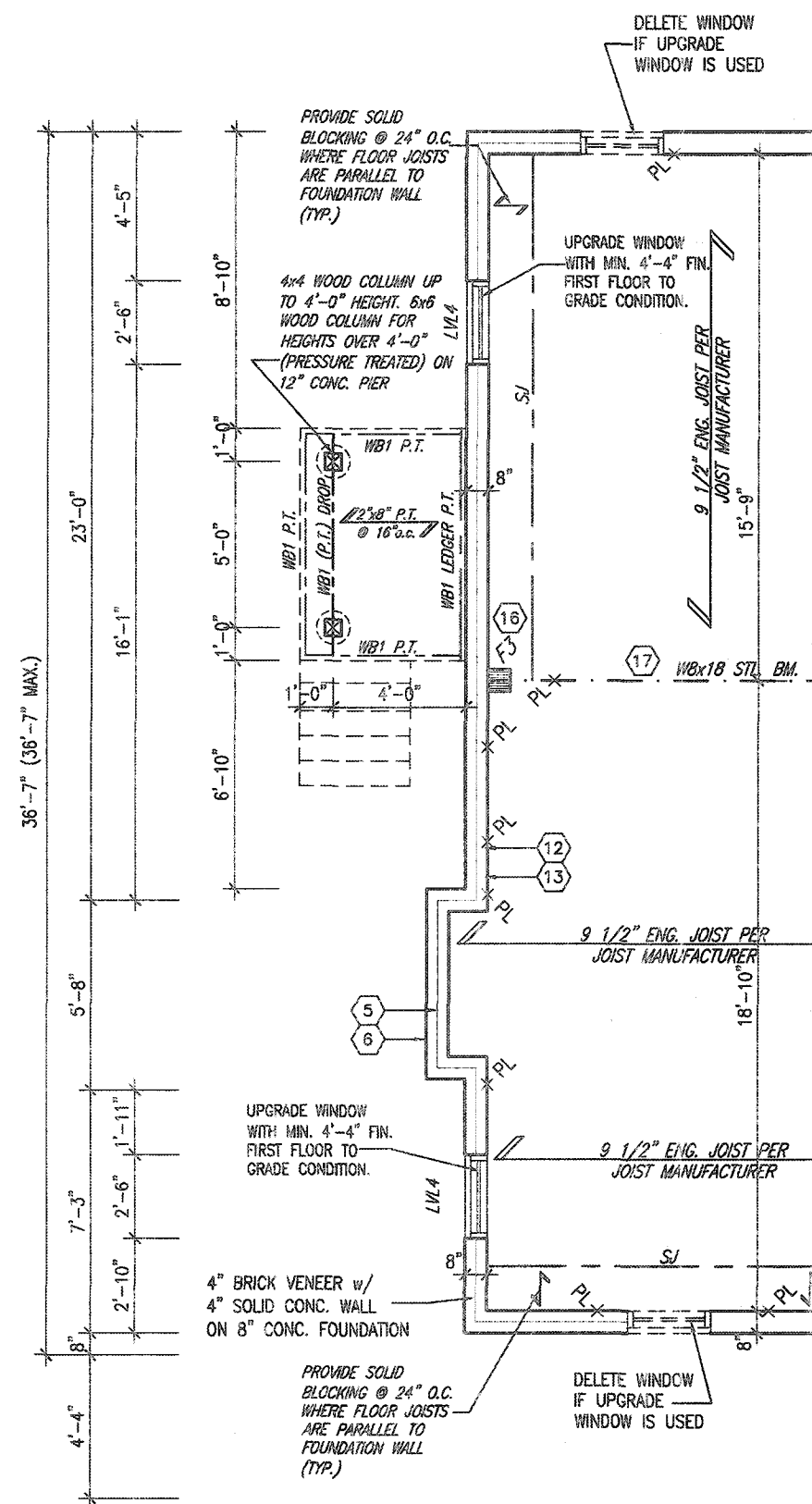
REFER TO STANDARD BASEMENT
PLAN FOR WINDOWS THAT MAY BE
ELIMINATED WITH UPGRADED REAR
WINDOWS OF DECK CONDITION.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

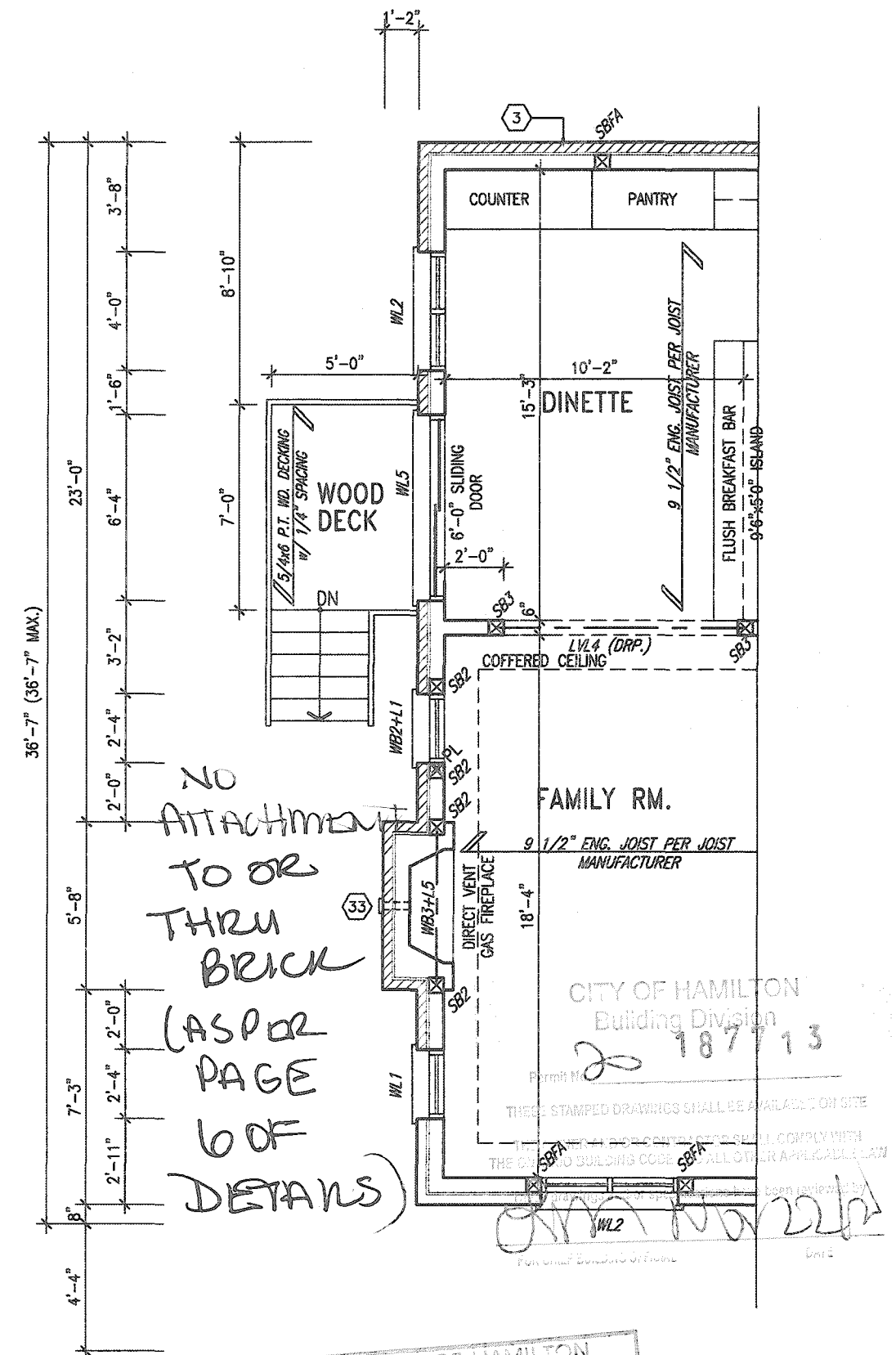
PLANS AND ELEVATION ILLUSTRATE DECK
CONDITIONS WHERE GRADE PERMITS. BASEMENT
WINDOWS APPLY TO CONDITIONS OF A MINIMUM
4'-4" FROM FINISHED FIRST FLOOR TO GRADE.

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

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



PARTIAL BASEMENT PLAN
DECK CONDITION



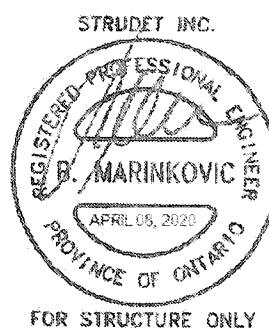
PARTIAL GROUND FLOOR PLAN
DECK CONDITION

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JOHN G. WILLIAMS LTD., ARCHITECTS
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.



18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT	APR 09/20	G
11				2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	G
10				1	PRELIMINARY. ISSUED FR CLIENT REVIEW.	JAN 23/20	G
inv. description				date	by	inv. description	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 244

name

signature

registration information

V3 Design Inc. 428

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 proper use of drawings and specifications must be returned at the completion of the project. Drawings are to be kept.

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

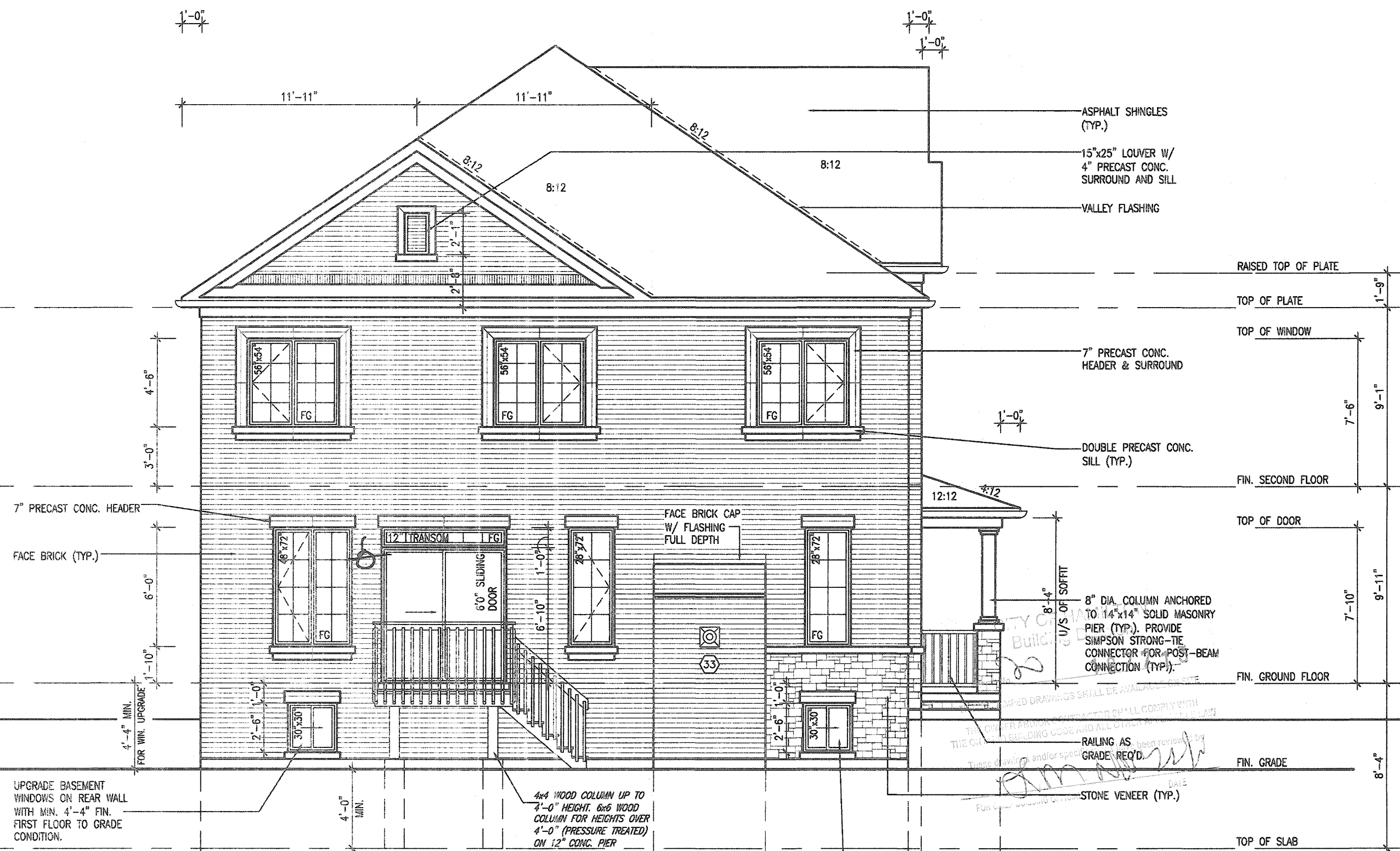
Greenpark.

MOUNTAINASH 12
13.5m

project name	RUSSELL GARDENS PH. 3		municipality	HAMILTON	project no.	19014	
date	JANUARY 2020					drawing no.	A9
PARTIAL PLANS - DECK CONDITION							
drawn by	checked by	scale	title name				
DB		3/16" = 1'-0"	19014-MOUNTAINASH-12				

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3125 SF.



REAR ELEVATION '1'-
DECK CONDITION

UPGRADE BASEMENT
WINDOWS ON REAR WALL
WITH MIN. 4'-4" FIN.
FIRST FLOOR TO GRADE
CONDITION.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020

MOUNTAINASH 12
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: SEP 2020
This stamp certifies compliance with the applicable Design Guidelines, only and does not further professional responsibility.

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN LANDING IS LESS THAN 5'-11" ABOVE ADJACENT FINISHED GRADE.

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.	APR 03/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	GW
10				1	PRELIMINARY, ISSUED FR CLIENT REVIEW.	JAN 23/20	GW

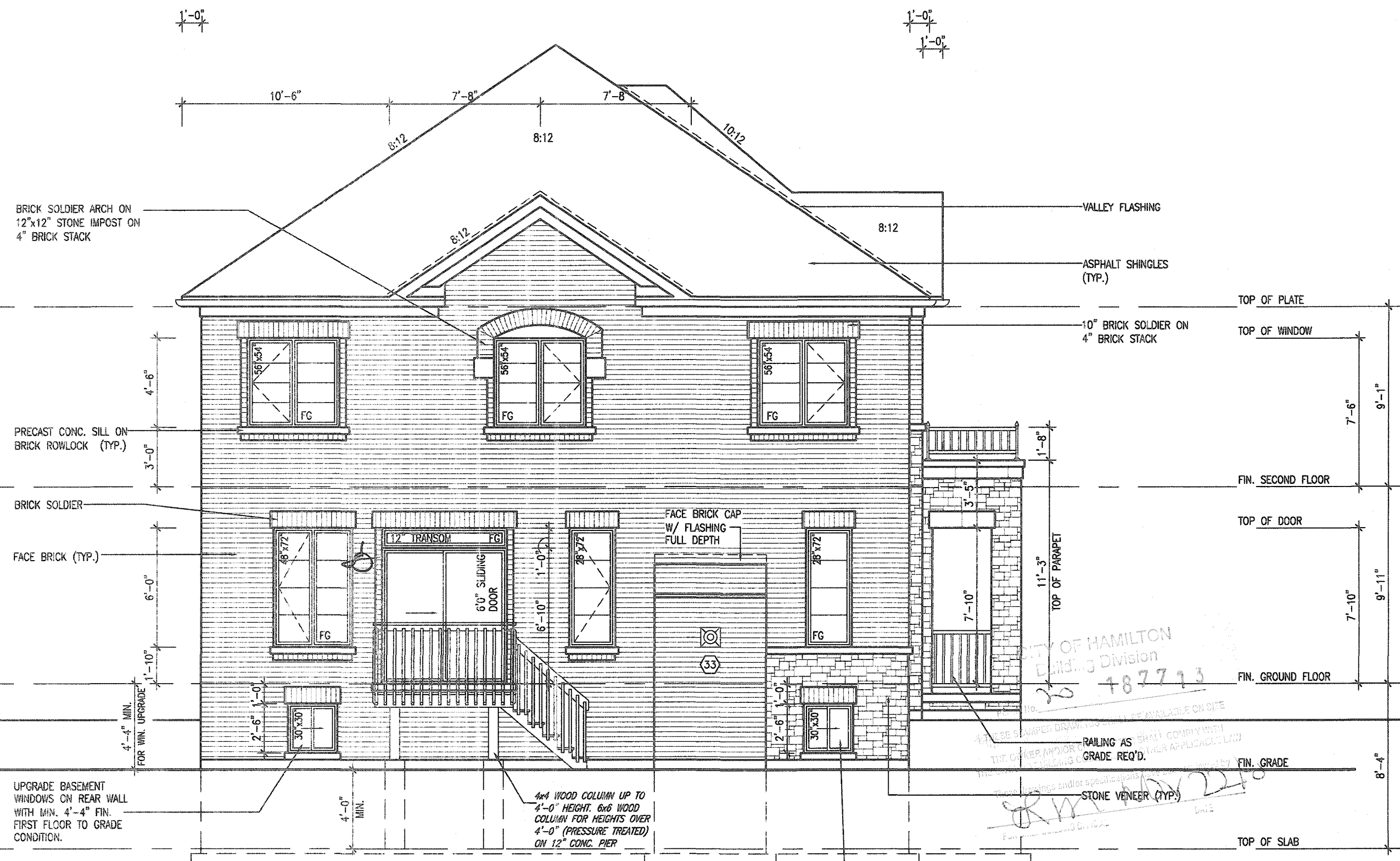
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BCIN
extra registration information
VA3 Design Inc.
42658
Contractor 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
date
JANUARY 2020
checked by
scale
3/16" = 1'-0"
drawing no.
18014-MOUNTAINASH-12
drawing no.
A10

MOUNTAINASH 12
13.5m
project no.
19014
drawing no.
A10

3125 SF.



REAR ELEVATION '2'-
DECK CONDITION

UPGRADE BASEMENT
WINDOWS ON REAR WALL
WITH MIN. 4'-4" FIN.
FIRST FLOOR TO GRADE
CONDITION. CITY OF

MIN. 4'-4" FIN.
FLOOR TO GRADE
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

DATE 12/1/78
MOUNTAINASH 12
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 and bears no further professional responsibility.

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

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

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 *R Vink* 244

name	signature
registration information	
VA3 Design Inc.	428

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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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com


Greenpark.

project name
RUSSELL GARDENS PH. 3

date JANUARY 2020 RE

drawn by	checked by	scale
DB	-	3/16" = 1'-0"
AHNAF MOZAMMEL - C:\Users\ahnaf\Desktop\18014-GREENPARK\UNITS		

MOUNTAINASH 12
13.5m

project no.
19014

HECK CONDITION	drawing no.
----------------	-------------

014-MOUNTAINASH-12 A10a
 dated - Apr 8 2020 - 9:15 AM

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3125 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., ARCHITECTS
ARCHITECTURAL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: SEP 22 1970

The stamp certifies compliance with the applicable
Design Guidelines only and does not affirm
professional responsibility.

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

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

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	24481
name	signature
registration information	BCI
VA3 Design Inc.	42655
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
Drawings are not to be copied.	

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

project name			municipality
RUSSELL GARDENS PH. 3			HAMILTON
date			
JANUARY 2020	REAR ELEV. 3 - D		
drawn by	checked by	scale	
DB	-	3/16" = 1'-0"	
DRAWN BY MOZAMBEI - C:\temp\ghm\Workshop\19014-GREENPARK UNITS 19014-MOJANASH-12.dwg 19			

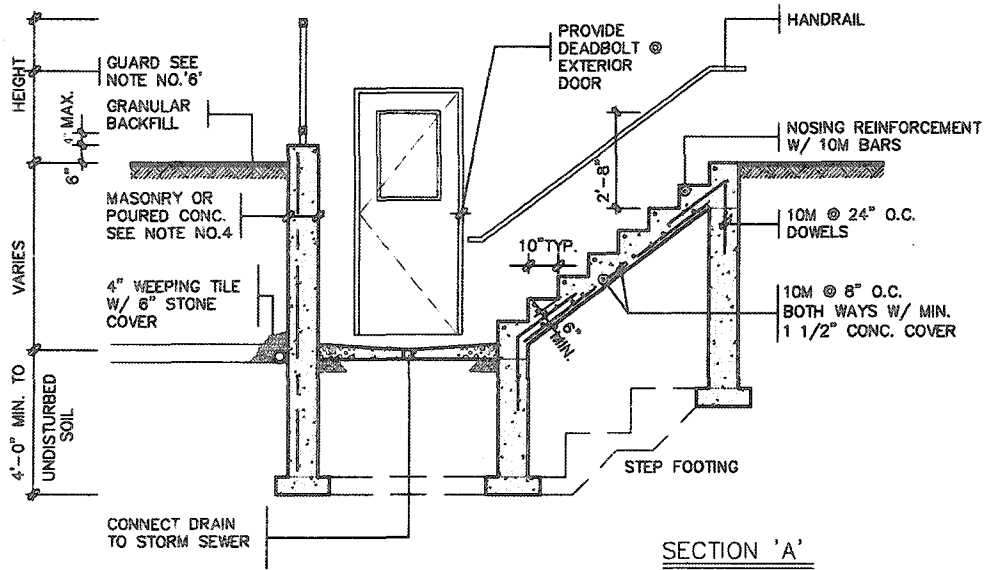
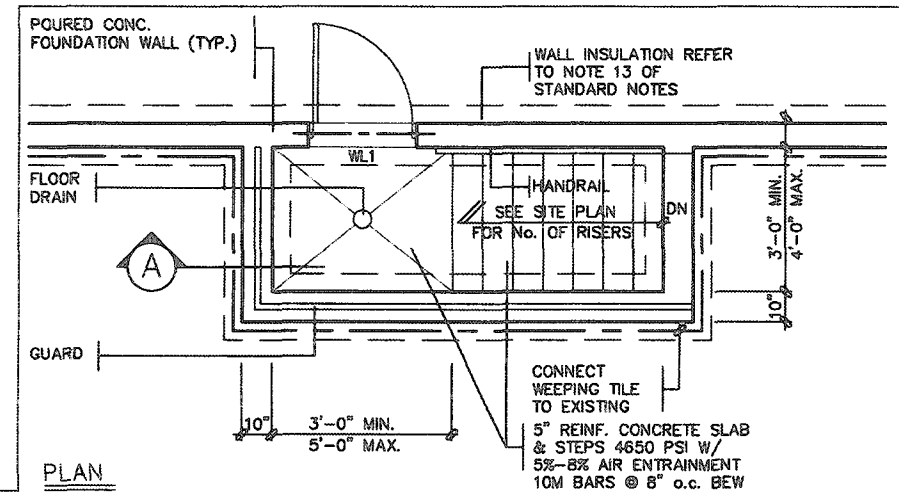
MOUNTAINASH 12 13.5m		project no. 19014
HECK CONDITION title name 014-MOUNTAINASH-12	drawing no. A10b	
an - Jul 6 2020 - 10:15 AM		

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3125 SF.

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)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

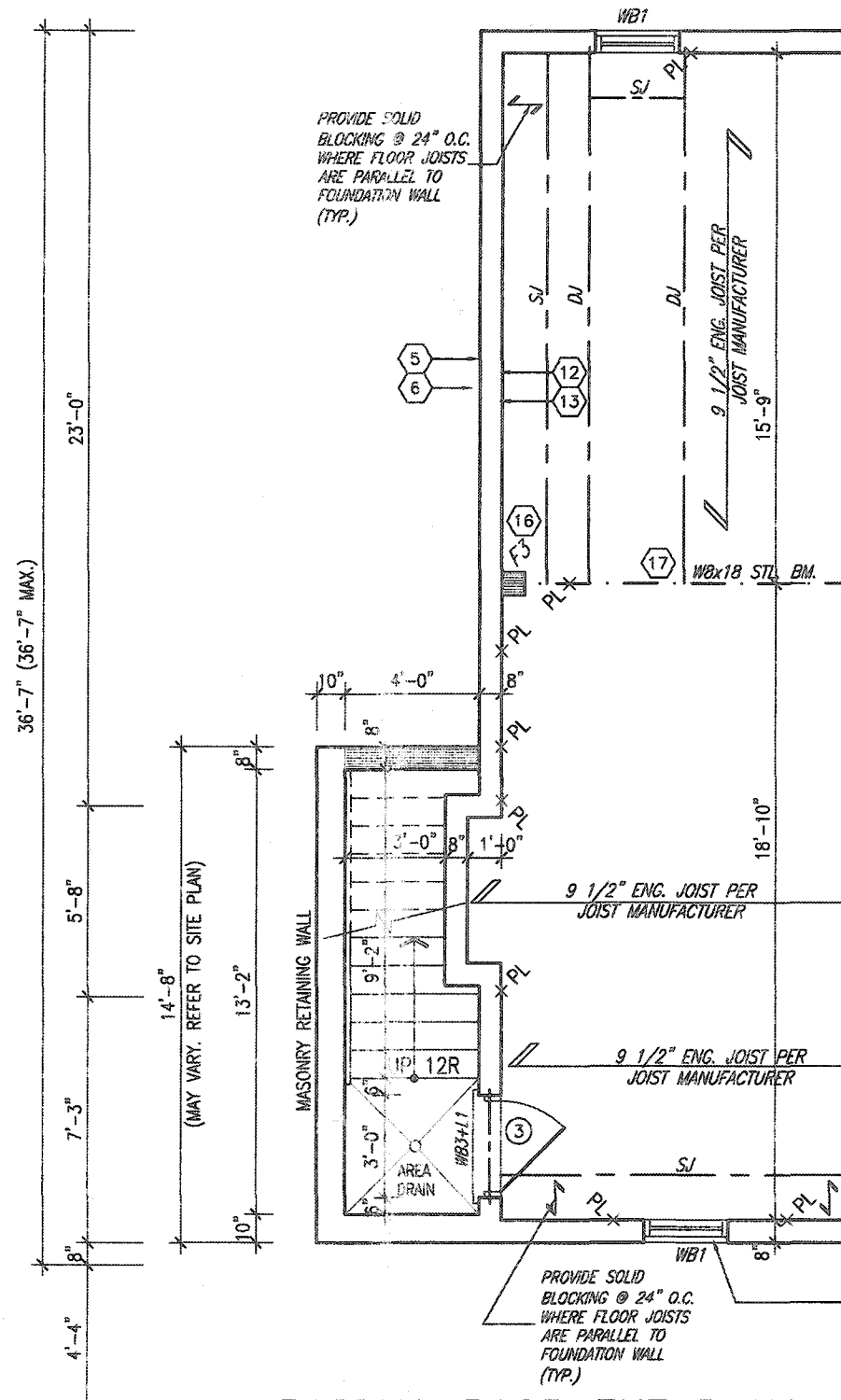


GENERAL NOTES

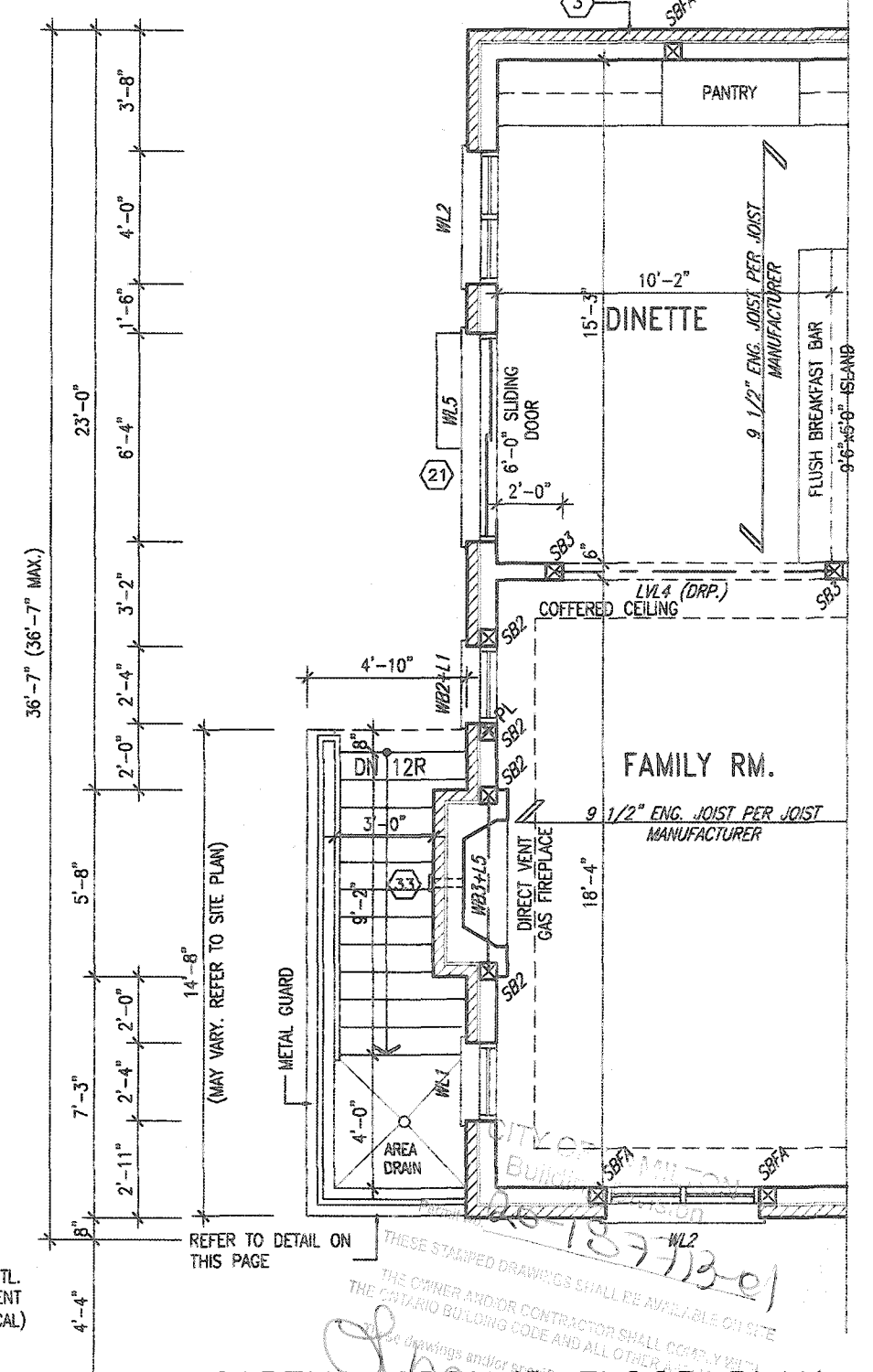
- FOOTINGS**
24"x8" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4850 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
8 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM
- INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.
- RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" o.c. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" o.c. & 15M VERTICAL EACH FACE @ 12" o.c. FOR WALL HEIGHTS FROM 7'-0" TO 8'-6". WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

BASEMENT WALK-UP
PLAN, SECTION & NOTES

SCALE: N.T.S.



PARTIAL BASEMENT PLAN W/ WALK-UP BASEMENT CONDITION



PARTIAL GROUND FLOOR PLAN W/ WALK-UP BASEMENT CONDITION

NOTE: FIREPLACE PROJECTION REDUCED TO 12" FOR WALK-UP CONDITION ONLY

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STRUDET INC.
FOR STRUCTURE ONLY

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

CITY OF HAMILTON
Planning & Development Department
AUG 25 2021

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 15, 2021

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADD WUB CONDITION	JUN 02/21	WT
12				3	ISSUED FOR PERMIT	APR 06/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	APR 06/20	GW
10				1	PRELIMINARY. ISSUED FR CLIENT REVIEW	JAN 28/20	GW

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
signature
VA3 Design Inc. 42656
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.

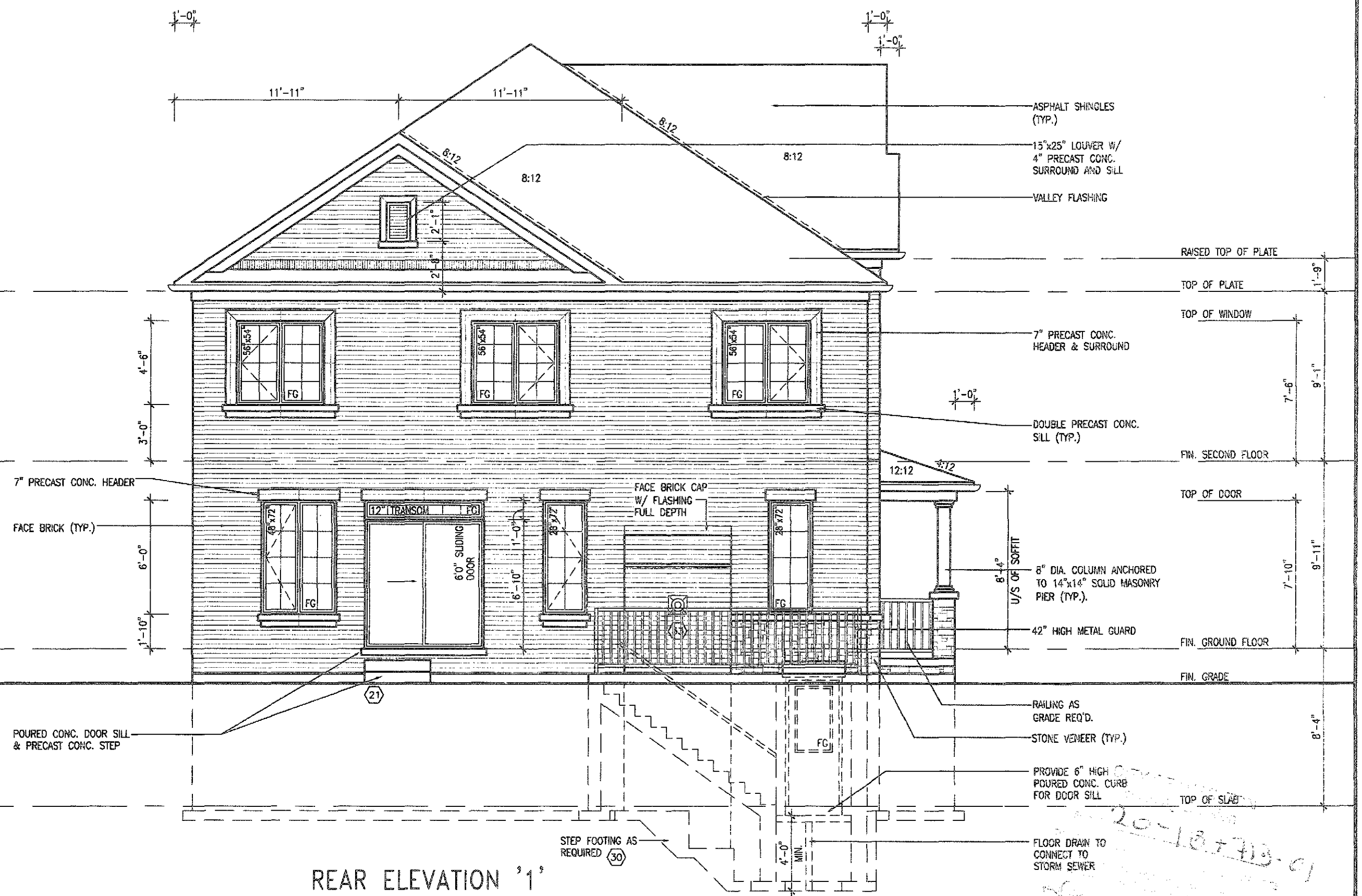
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

MOUNTAINASH 12
13.5m

project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON
project no.
19014
drawing no.
A11
date
JANUARY 2020
PARTIAL PLANS - DECK CONDITION
file name
19014-MOUNTAINASH-12
3/16" = 1'-0"

3125 SF.



REAR ELEVATION '1'
WALK-UP BASEMENT
CONDITION

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ROBERT G. WILKINSON LTD., ARCHITECTS
ARCHITECTURAL CONSULTANTS
1000 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6
TEL: (416) 291-1111
FAX: (416) 291-1112
www.rgwilkinson.com

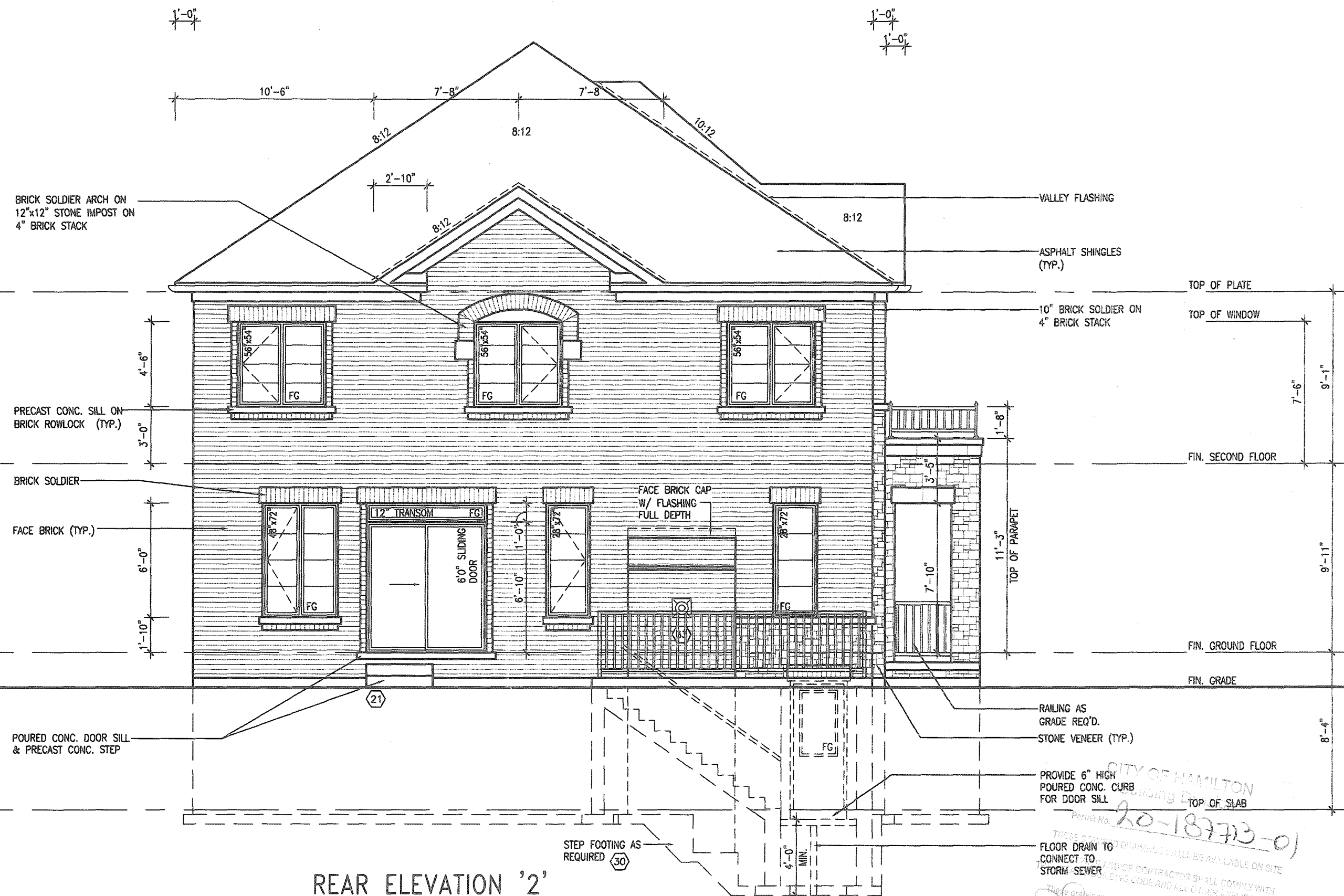
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14				5			
13				4	ADD 'WUB' CONDITION	JUN 02/21	WT
12				3	ISSUED FOR PERMIT	APR 06/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	APR 06/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20	GW
no.	description	date	by	no.	description	date	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
BCO
registration information
VAS Design Inc.
42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

	MOUNTAINASH 12 13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON
date JANUARY 2020	project no. 19014
drawn by DS	checked by 3/16" = 1'-0"
drawing title REAR ELEV. '1' - WALK-UP CONDITION	
drawing no. A12	

3125 SF.



REAR ELEVATION '2'
WALK-UP BASEMENT
CONDITION

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

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JOHN C. WILLIAMS FID., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 25, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

CITY OF HAMILTON
Planning & Development Department
AUG 25 2021

MOUNTAINASH 12

COMPLIANCE PACKAGE 'A1'

18		9			
17		8			
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15		6			
14		5			
13		4	ADD WUB CONDITION	JUN 02/21	WT
12		3	ISSUED FOR PERMIT.	APR 06/20	GW
11		2	UPDATED PER ENG & CLIENT COMMENTS.	APR 06/20	GW
10		1	PRELIMINARY, ISSUED FR CLIENT REVIEW.	JAN 28/20	GW
no.	description	date	by	no.	description

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

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

MOUNTAINASH 12
13.5m

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

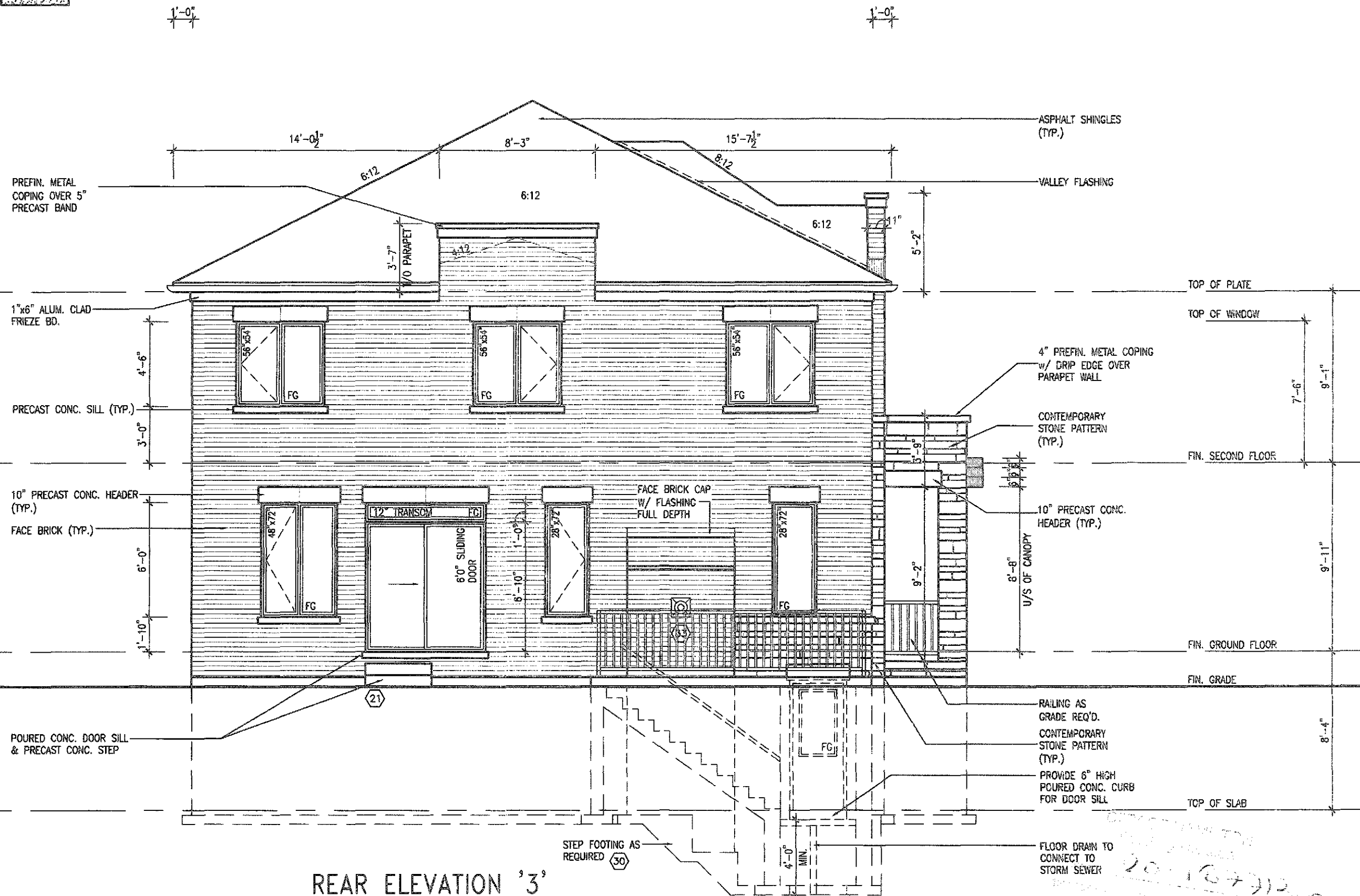
date: **JANUARY 2020** rear elev. '2' - WALK-UP CONDITION: drawing no.: **A12a**

drawn by: **DB** checked by: **3/16" = 1'-0"** scale: **19014-MOUNTAINASH-12**

DB: FILED: H:\ARCHITECTURE\2019\19014 PRELIMINARY\CONCEPT\14" MOUNTAINASH 12.dwg - Mon - Jun 7, 2021 - 10:42 AM

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



REAR ELEVATION '3'
WALK-UP BASEMENT
CONDITION

FORN C. WILKINSON LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
C-10000000

APPROVED BY: _____
DATE: AUG 1967

This certificate indicates that the design has been reviewed by the Architectural Control Review Committee and found acceptable.

18		9			The undersigned has released and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1K4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 municipality HAMILTON	MOUNTAINASH 12 13.5m project no. 19014	
17		8		qualification information					
16		7		Richard Vink	24488				
15		6			BCSI				
14		5		registration information VA3 Design Inc.	42658				
13		4	ADD WUB CONDITION	JUN 02/21	WT				
12		3	ISSUED FOR PERMIT	APR 06/20	GW				
11		2	UPDATED PER ENG & CLIENT COMMENTS.	APR 06/20	GW				
10		1	PRELIMINARY. ISSUED FR CLIENT REVIEW.	JAN 28/20	GW				
9		0							
no.	description	date	by	no.	description	date	by		

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