

3288 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x6" / 2"x10" FLOOR JOISTS
20"x8" 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 = 16"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"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" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

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

CERAMIC TILE FOR CONVENTIONAL LUMBER (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.

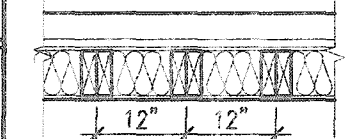
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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

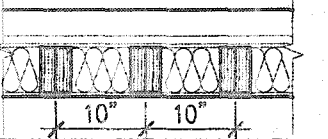
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, 6" W/ SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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

TWO STOREY HEIGHT WALL DETAIL

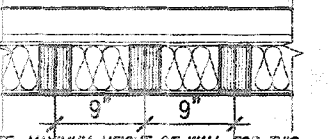
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, 6" W/ SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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, 6" W/ SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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

USE SB-12 COMPLIANCE PACKAGE (A1):

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

ci- Denotes Continuous Insulation without framing interruption.

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UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776 S.F.	163.667 S.F.	23.67 %
LEFT SIDE	1537 S.F.	50.417 S.F.	5.88 %
RIGHT SIDE	1379 S.F.	37.000 S.F.	2.68 %
REAR	1086 S.F.	250.722 S.F.	22.88 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.1(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
	0.0 S.F.		
TOTAL SQ. FT.	4768.00 S.F.	561.81 S.F.	11.75 %
TOTAL SQ. M.	444.82 S.M.	52.19 S.M.	11.75 %

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	1476 SF
SECOND FLOOR AREA	1849 SF
TOTAL FLOOR AREA	3325 SF (308.90 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3325 SF (308.90 m2)
GROUND FLOOR COVERAGE	1483 SF
GARAGE COVERAGE/AREA	391 SF
PORCH COVERAGE/AREA	85 SF
COVERAGE W/ PORCH	1959 SF (182.00 m2)
COVERAGE W/O PORCH	1874 SF (174.10 m2)

CITY OF HAMILTON
Building Division

Permit No. **20 199366**

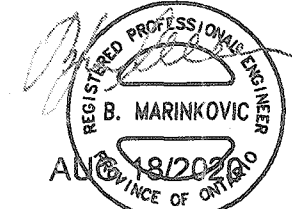
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

JAN 06 2021
DATE

FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 5-019 COMPLIANCE PACKAGE 'A1'

9			
8			
7			
6			
5			
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20	WT
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW
no.	description	date	by

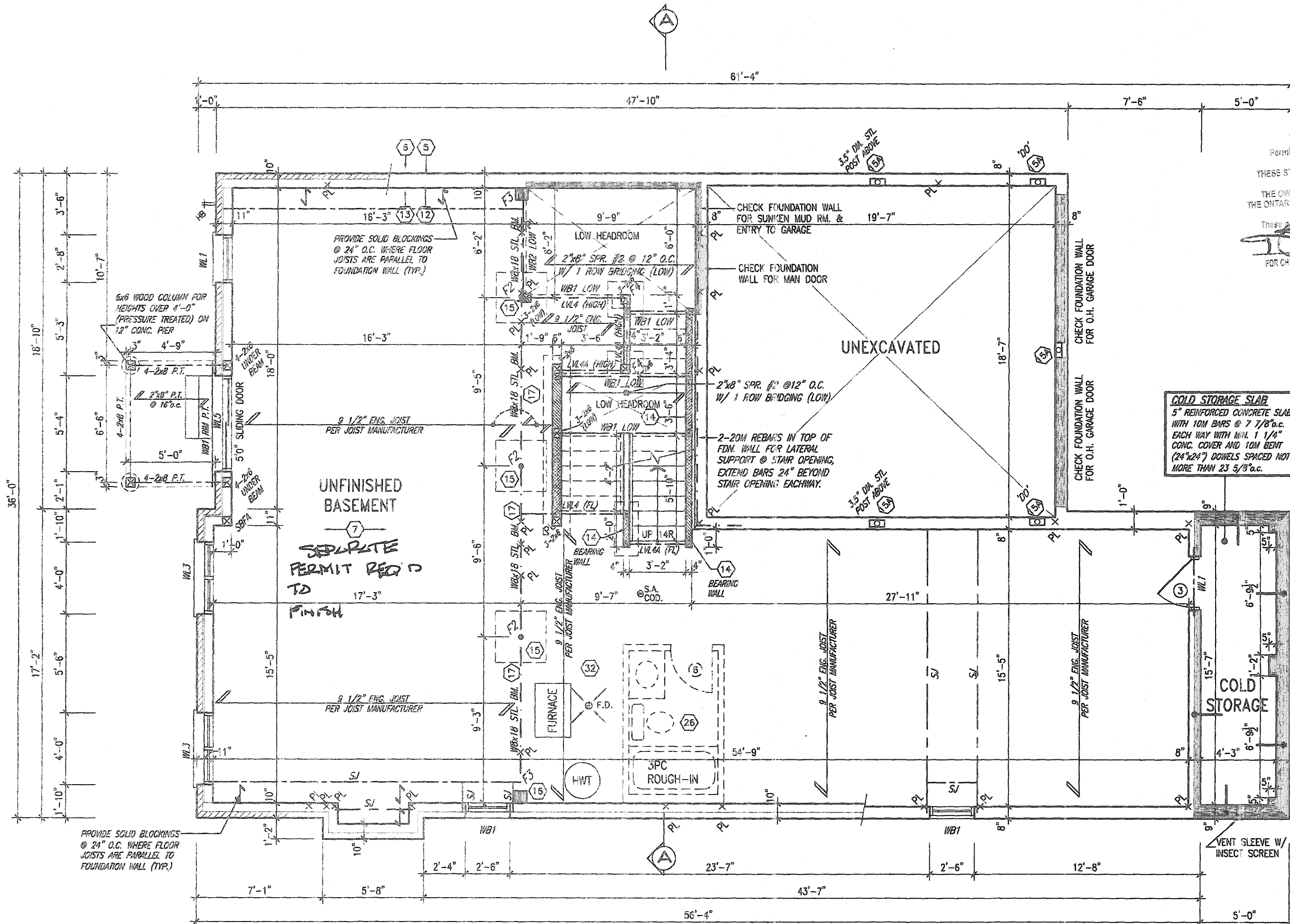
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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



project name	RUSSELL GARDENS PH. 3		city	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	3/16" = 1'-0"	GENERAL NOTES & CHARTS	
drawn by	CL				19014-MOUNTAINASH-5-019	drawing no. A0

3288 SF.



CITY OF HAMILTON
Building Division
Permit No. **2** 199366
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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JAN 06 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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

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

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

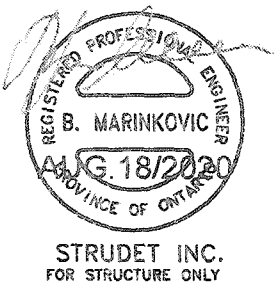
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building code or permit matter or that any
house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: DEC 02 2020
This stamp certifies compliance with the applicable
Design Guidelines only and does not further
professional responsibility.

BASEMENT FLOOR PLAN '2'

MOUNTAINASH 5-019
COMPLIANCE PACKAGE 'A1'



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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
(17-12-NOTE-2020.dwg)

9					
8					
7					
6					
5					
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20	WT		
3	ISSUED FOR PERMIT	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 23/20	GW		
0	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
name
registration information
VA3 Design Inc. 42658
signature
Contractor must verify all dimensions on the job and report any
discrepancy to the Designer before proceeding with the work. All
drawings and specifications are instruments of service and the property
of the Designer which must be returned at the completion of the work.
Drawings are not to be copied.

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

Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3	city HAMILTON, ON	project no. 19014	drawing no. A1a
date JANUARY 2020	checked by 3/16" = 1'-0"	drawing title BASEMENT PLAN - ELEV. 2	
drawn by CL	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-5-019	
notes - H:\MOUNTAINASH\5-019\19014-MOUNTAINASH-5-019\19014-MOUNTAINASH-5-019.dwg - Wed - Aug 12 2020 - 5:25 PM			

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

CITY OF HAMILTON Building Division
3288 SF.

Permit No. **2** 199366
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
TJB FOR CHIEF BUILDING OFFICIAL
DATE **JAN 06 2021**



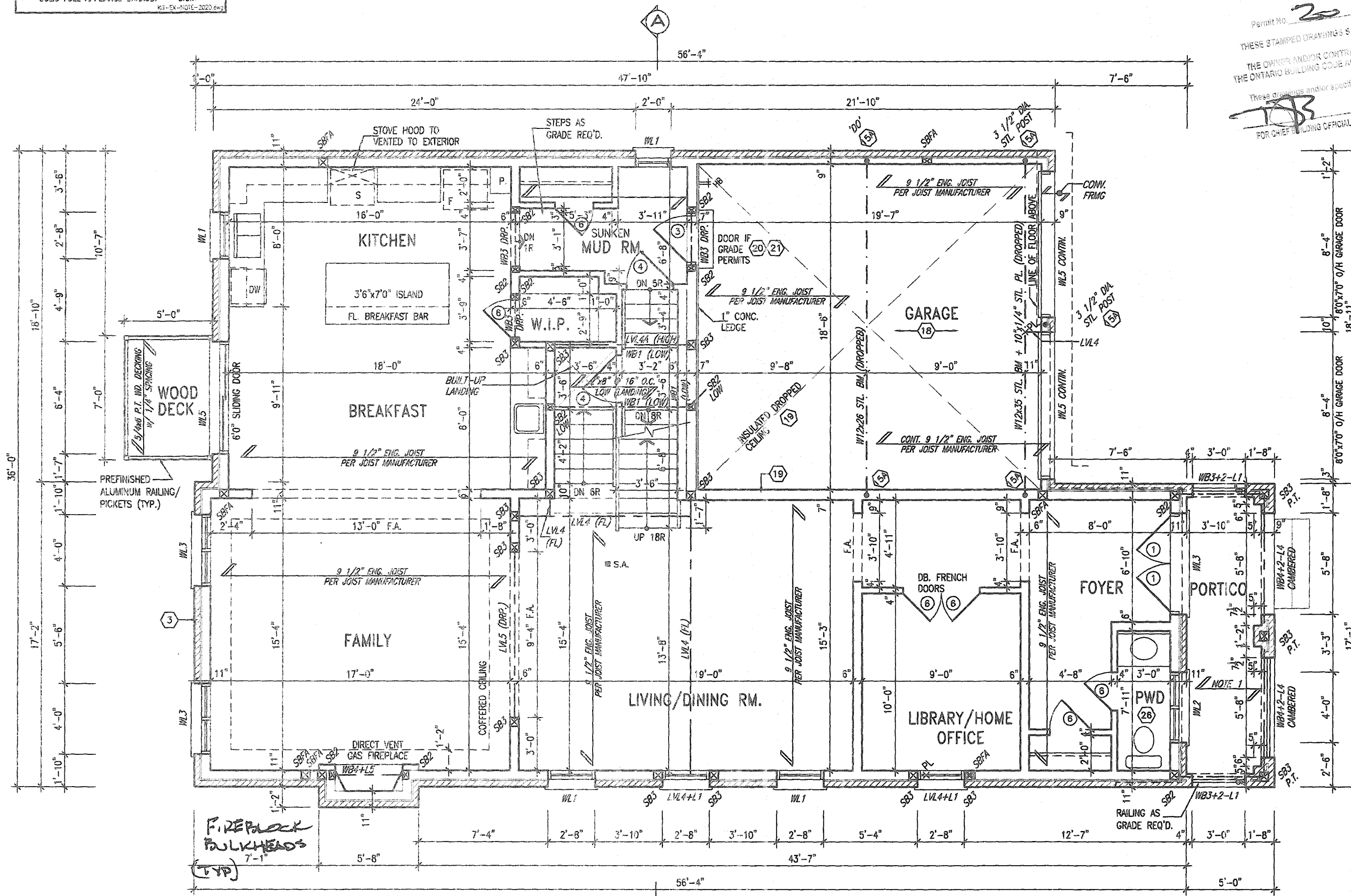
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NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
W/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
W/ 5/8" EXTERIOR GRADE SHEATHING + SINGLE PLY ROOF MEMBRANE (SLOPE TO DRAIN)

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: DEC 08, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



GROUND FLOOR PLAN '2'

MOUNTAINASH 5-019
COMPLIANCE PACKAGE 'A1'

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

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.	24488
8	qualification information	60N
7	Richard Vink	42658
6	name	
5	registration information	
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20 WT
3	ISSUED FOR PERMIT	APR 15/20 GW
2	UPDATED PER ENG. & CLIENT COMMENTS	MAR 26/20 GW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 25/20 GW
no.	description	date by

VAS DESIGN
255 Consumers Rd Suite 120
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vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON
date
JANUARY 2020
checked by
CL
scale
3/16" = 1'-0"
file name
19014-MOUNTAINASH-5-019

MOUNTAINASH 5
13.5m
project no.
19014
drawing no.
A2a

3288 SF.

CITY OF HAMILTON
Building Division

Permit No. **24 199366**

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

These drawings and specifications have been reviewed by
JAN 06 2021
DATE
FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

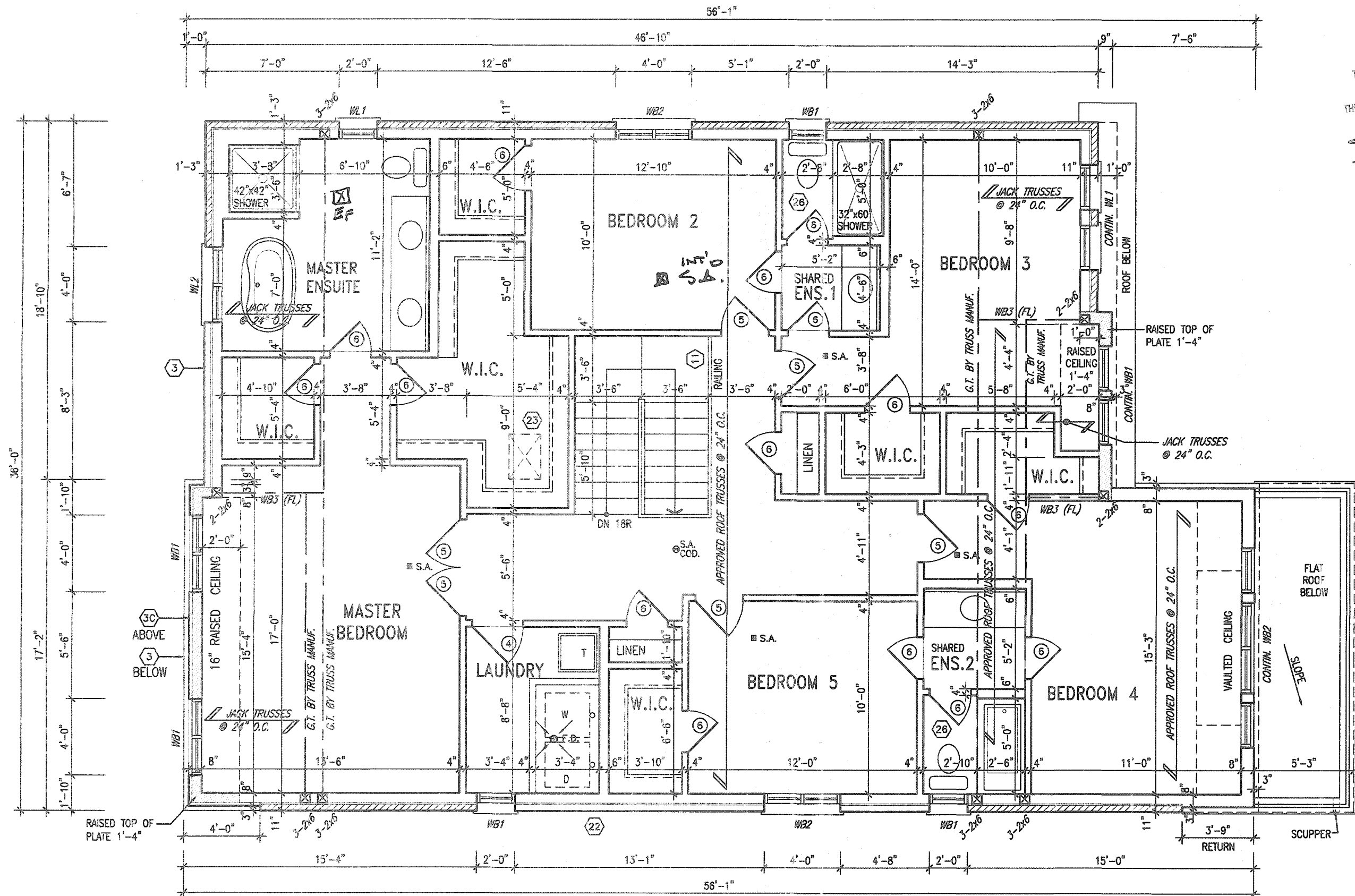
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: **[Signature]**
DATE: **DEC 05 2020**

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OPT. SECOND FLOOR PLAN
(5 BEDROOM PLAN) '2'

MOUNTAINASH 5-019
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

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

9				
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5				
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20	WT	
3	ISSUED FOR PERMIT	APR 15/20	GW	
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW	
no.	description	date	by	

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qualification information
Richard Vink
signature
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V3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
v3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON
date
JANUARY 2020
drawn by
CL
checked by
3/16" = 1'-0"
scale
18014-MOUNTAINASH-5-019
drawing no.
A3a

MOUNTAINASH 5
13.5m
project no.
19014
drawing no.
A3a

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Building Division

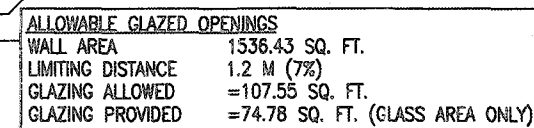
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by:

JAN 06 1971

FOR CHIEF BUILDING OFFICIAL. DATE



MOUNTAINASH 5
13.5m

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

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.	
8				qualification information	
7					
6				Richard Vink	2448
5				signature	BCE
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20	WT	registration information VA3 Design Inc.	4265
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	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.	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW		
no	description	into	bu		

VA3

DESIGN

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

project name
RUSSELL GARDENS PH. 3

date JANUARY 2020		
drawn by CL	checked by -	scale 3/16" = 1'-0"

LEFT SIDE ELEVATION - ELEV. 2

file name
19014-MOUNTAINASH-5-019

A5a

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Building Division

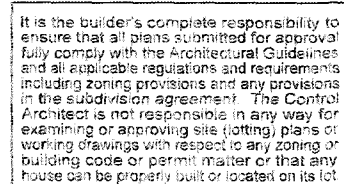
Permit No. 20 199366

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE JAN 06 2021



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 05/08/2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

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.	
8		qualification information	
7		Richard Vink	2448
6		<i>R. Vink</i>	
5		signature	BC
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20 WT	
3	ISSUED FOR PERMIT.	APR 13/20 GH	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20 GW	
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 28/20 GW	
no.	description	date by	

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1175.79 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=82.31 SQ. FT.
GLAZING PROVIDED	=31.13 SQ. FT. (GLASS AREA ONLY)



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

date
JANUARY 2020

drawn by checked by scale

CL - - 3/16" = 1'-0"

C:\PG - 18 MAR 2020 10:09 AM C:\PG\18 MAR 2020 10:09 AM C:\PG\18 MAR 2020 10:09 AM C:\PG\18 MAR 2020 10:09 AM

MOUNTAINASH 5
13.5m

HAMILTON, ON

RIGHT SIDE ELEVATION (5 BEDROOM) - ELEV. 2

file name
19014-MOUNTAINASH-5-019

drawing no.

A6a

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Building Division

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

These drawings and/or specifications have been reviewed by

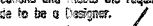
 JAN 06 2021

FOR CHIEF BUILDING OFFICIAL DATE



MOUNTAINASH 5-019
COMPLIANCE PACKAGE 'A1'

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

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.		
8					qualification information		
7					Richard Vink		24485
6					name	signature	BOM
5					registration information VAS Design Inc.		42658
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20	WT				
3	ISSUED FOR PERMIT.	APR 13/20	GW				
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW				
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW				
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. (This form tied to be sealed)		

		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	project no. 19014
date JANUARY 2020		drawing no. A7a	
drawn by CL		UPGRADED REAR ELEVATION - ELEV. 2	
checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-5-019	
010 - J:\ARCH\2020\19014\MOUNTAINASH\CONTRACT\DRAWINGS-5-019.dwg - Wed - Aug 12 2020 - 5:28 PM			

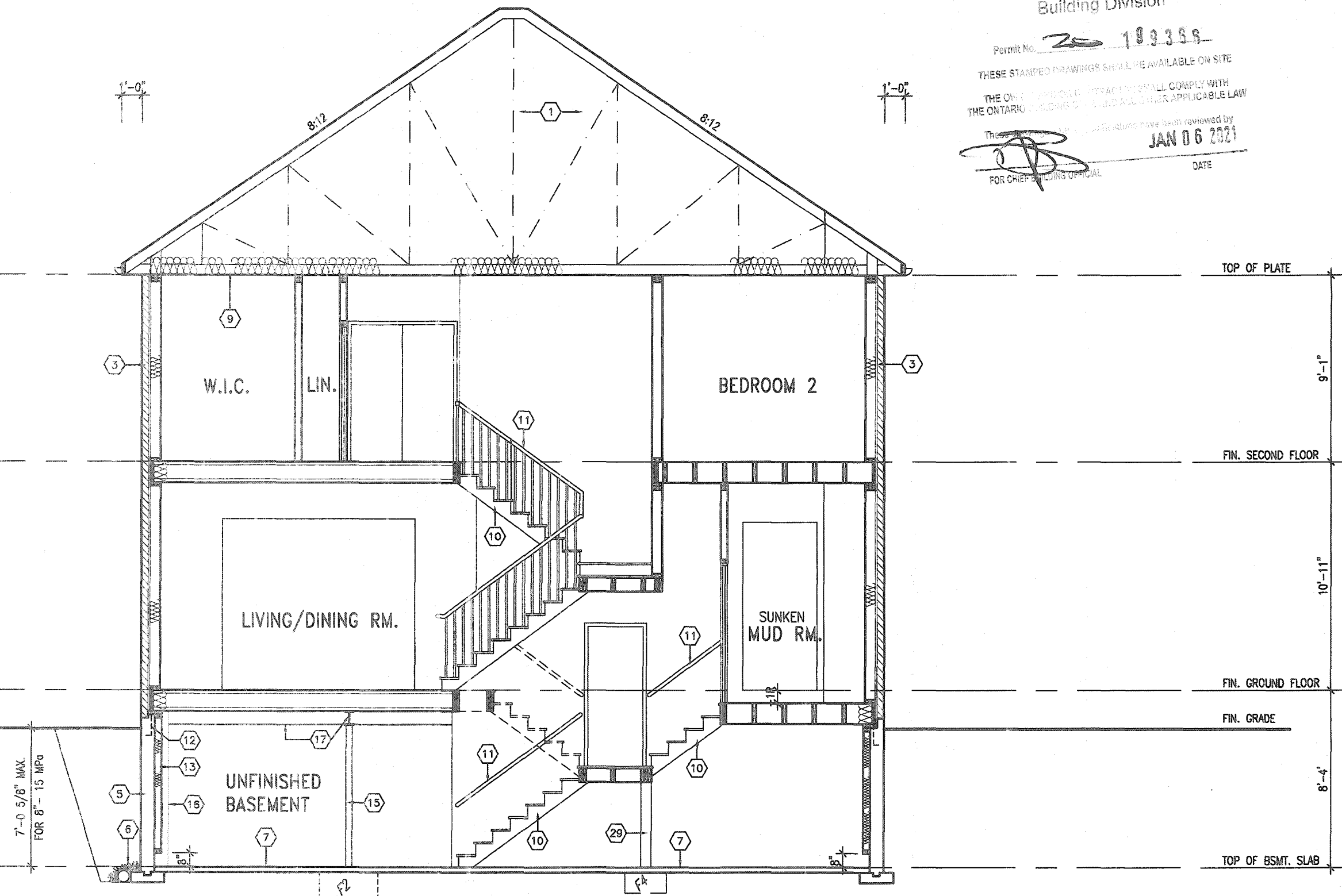
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Building Division

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

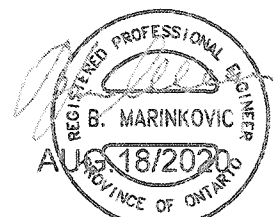
THE OWNERS AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

THE ONTARIO
These documents have been reviewed by
JAN 06 2021
DATE
FOR CHIEF BUILDING OFFICIAL



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



STRUDET INC.
FOR STRUCTURE ONLY

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

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.	
8			qualification information	
7			Richard Vink	signature
6			name	2448 BC
5			registration information	
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 07/20 WT	VAS Design Inc.	4265
3	ISSUED FOR PERMIT:	APR 13/20 GW		
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no.	description	date	by	

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



MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	SECTION A-A - ELEV. 2	drawing no.
drawn by CL	checked by - scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-5-019

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