

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.

<u>AREA CALCULATIONS</u>	<u>FLEV '3'</u>
GROUND FLOOR AREA	1398 SF
SECOND FLOOR AREA	1792 SF
TOTAL FLOOR AREA	3190 SF (296.36 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	6 SF
ADD TOTAL OPEN AREAS	+6 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	3196 SF (296.92 m2)
GROUND FLOOR COVERAGE	1405 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	59 SF
COVERAGE W/ PORCH	1857 SF (172.52 m2)
COVERAGE W/O PORCH	1798 SF (167.04 m2)

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

These drawings and/or specifications have been reviewed by
 FEB 23/21

 FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 4-232
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 4
13.5m

HAMILTON, ON.

project no.
19014

ring no.

A0

100

	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	<i>R Vink</i>	2448
	name	signature	BC
GW	registration information		
GW	VAK Design Inc.		4265
GW	Contractor must verify 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 traced.		
by			



VA3
DESIGN

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



MOUNTAINASH 4
13.5m

project name
RUSSELL GARDENS PH. 3

HAMILTON, ON.

GENERAL NOTES & CHARTS

project no.
19014

file name
19014-MOUNTAINASH-4-232

ring no.

-232\19014-UCSFJANUS-1-232.docg - Mon - Sep 28 2020 - 6:51 PM

100

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MAXIMUM 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-2020.6w

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

21-105913

CANOPY FRAMING

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

These drawings and/or specifications have been reviewed

FEB 23

FOR CHIEF BUILDING OFFICIAL

DATE

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

* FIRE BLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.

MOUNTAINASH 4-232
COMPLIANCE PACKAGE 'A1'

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

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

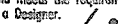
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: JAN 28, 2021

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

STRUDET INC.
FOR STRUCTURE ONLY

18				9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to use as a Designer.	
17				8					
16				7				qualification information	
15				6					
14				5				Richard Vink	2448
13				4	CUSTOM PER PURCHASER REQUEST.	SEP 28/20	GW	name	signature
12				3	ISSUED FOR PERMIT.	MAR 31/20	GW	registration information	BC
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW	V&3 Design Inc.	4263
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW		
no. description		date	by	no. description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Drawings are not to be copied.		

A	The undersigned has reviewed and takes responsibility for this design and has verified the specifications and made the requirements set out in the Ontario Building Code to use a Designer.	
B	qualification information	
C	Richard Vink 	244
D	name signature	
E	qualification information	
F	V&S Design Inc.	428
G	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 responsibility of the Designer which must be returned at the completion of the no Drawings are not to be used.	

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
City **HAMILTON,**
Date **2020** Ground Floor
Drawn by _____ Scale
Checked by _____ Scale
Title **3/16" = 1'-0"**
Notes
1 - PLANT REVISIONS 2018 1504 401111 SURVEY OF WILSONS RD CORUS HWY 4-23/18 1504 401111

MOUNTAINASH 4
13.5m

project no.
19014

LAN - ELEV. 3
file name
-MOUNTAINASH-4-232

drawing no.
A2b

2000 - Mon - Sep 23 2020 - 6:51 PM

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

GRAB BAR NOTE:

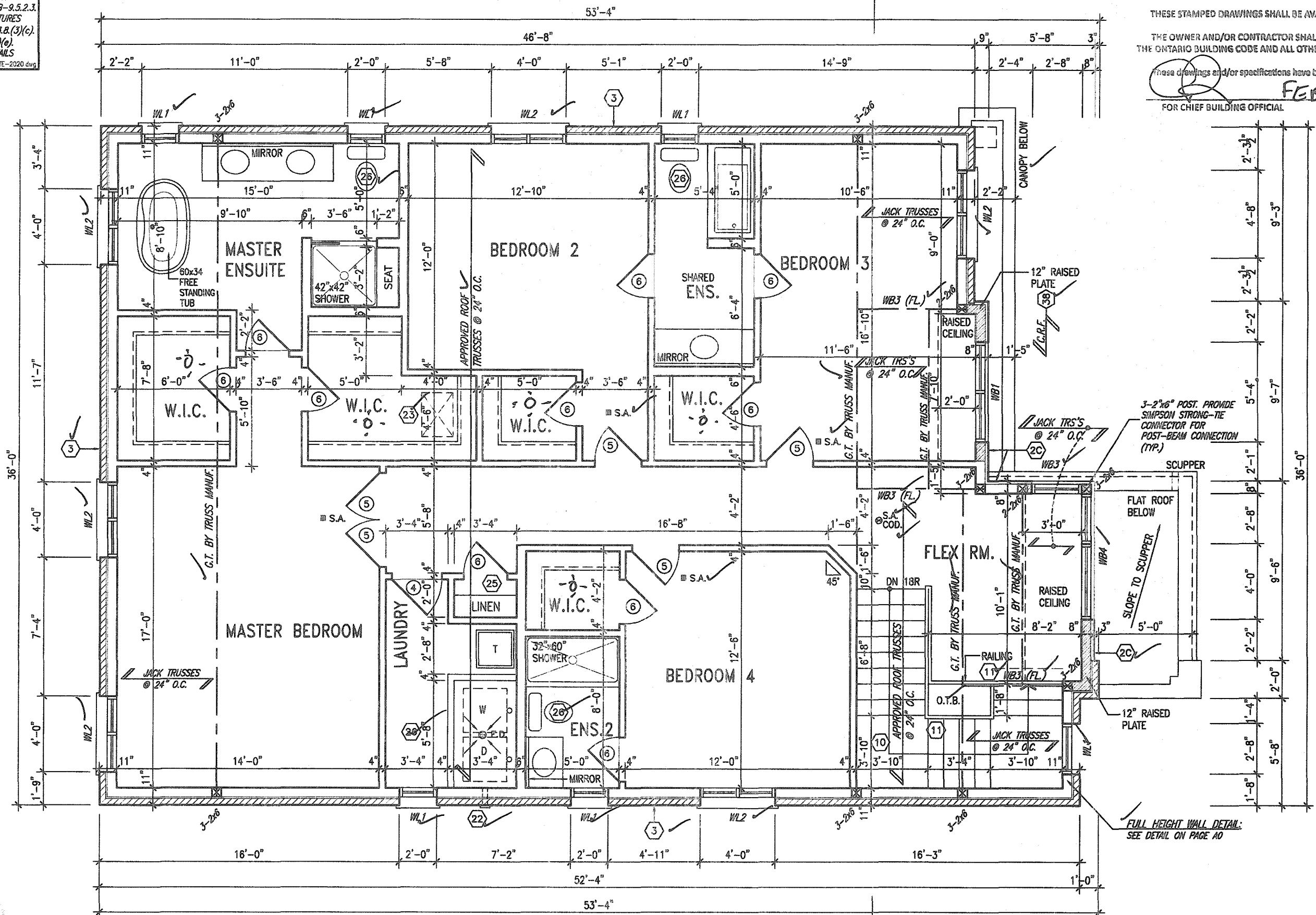
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. 8-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. CB-NOTE-2020.dwg

CITY OF HAMILTON
Building Division 3189 SF.

Permit No. 21-105913

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
FEB 23/21
FOR CHIEF BUILDING OFFICIAL DATE



SECOND FLOOR PLAN - ELEV. '3'

MOUNTAINASH 4-232
COMPLIANCE PACKAGE 'A1'

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

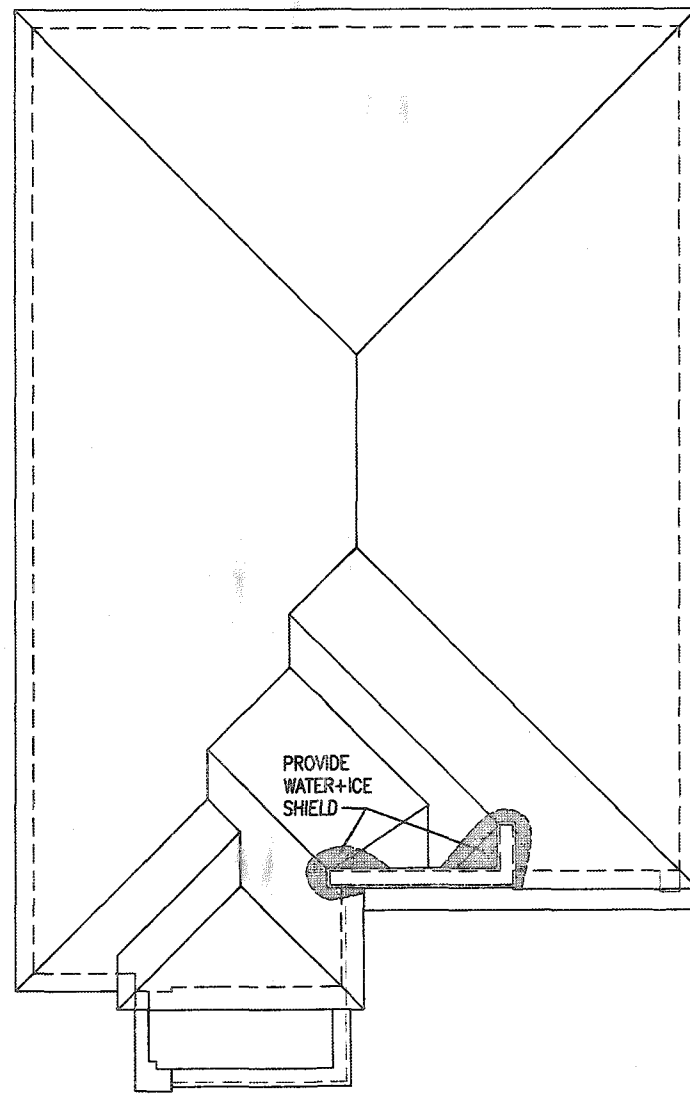
18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 23/20 GW
12			3	ISSUED FOR PERMIT.	MAR 31/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 GW
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20 GW
no.	description	date	by	no.	description

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

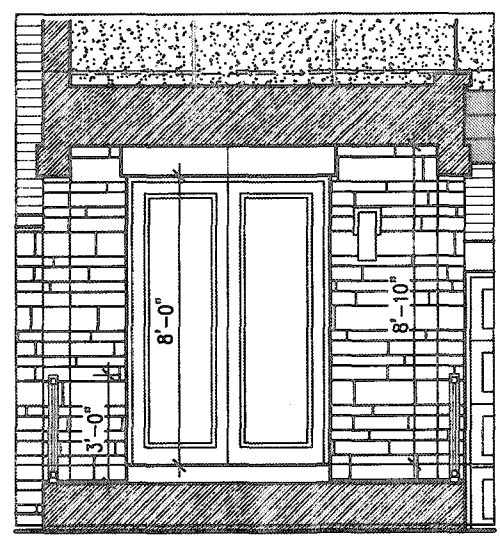
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
date
JAN. 2020
drawn by
H.MUR
checked by
3/16" = 1'-0"

MOUNTAINASH 4
13.5m
project no.
19014
drawing no.
A3b



ROOF PLAN - ELEV. '3'



INSIDE PORTICO ELEVATION '3'

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

CITY OF HAMILTON
Building Division

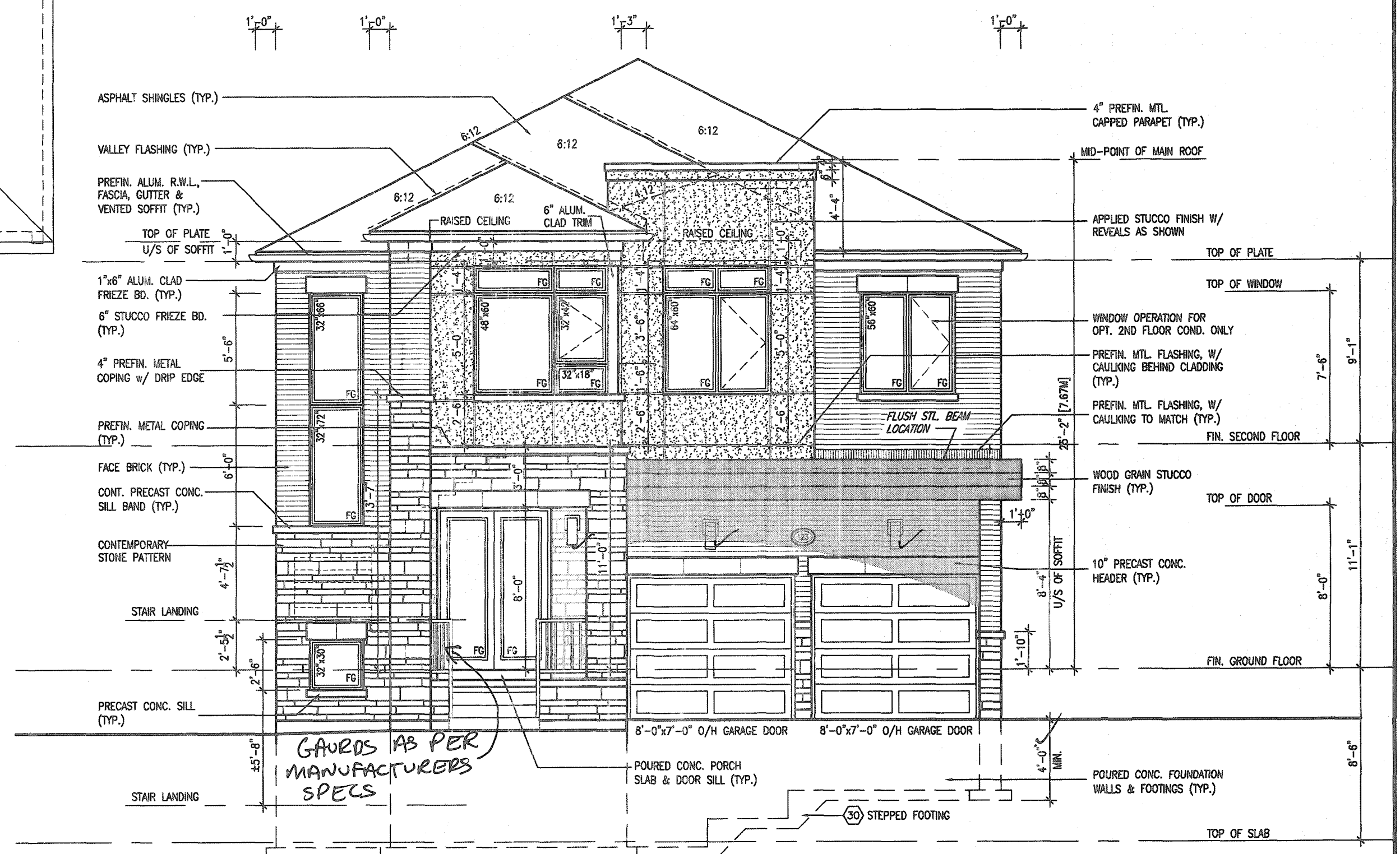
3189 SF.

Permit No. **21-105913**

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
FCD 23121
FOR CHIEF BUILDING OFFICIAL DATE



FRONT ELEVATION - ELEV. '3'

OK

MOUNTAINASH 4-232
COMPLIANCE PACKAGE 'A1'

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: JAN 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 23/20 GW
12			3	ISSUED FOR PERMIT.	MAR 31/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 13/20 GW
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 28/20 GW
no.	description	date	by	no.	description

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Viik
signature *[Signature]* 24488
BOH
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 scaled.

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

		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3	city HAMILTON, ON.	project no. 19014	drawing no. A4b
date JAN. 2020	drawn by N.HUR	checked by 3/16" = 1'-0"	scale 19014-MOUNTAINASH-4-232
FRONT ELEVATION - ELEV. 3			

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

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

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

3189 SF.

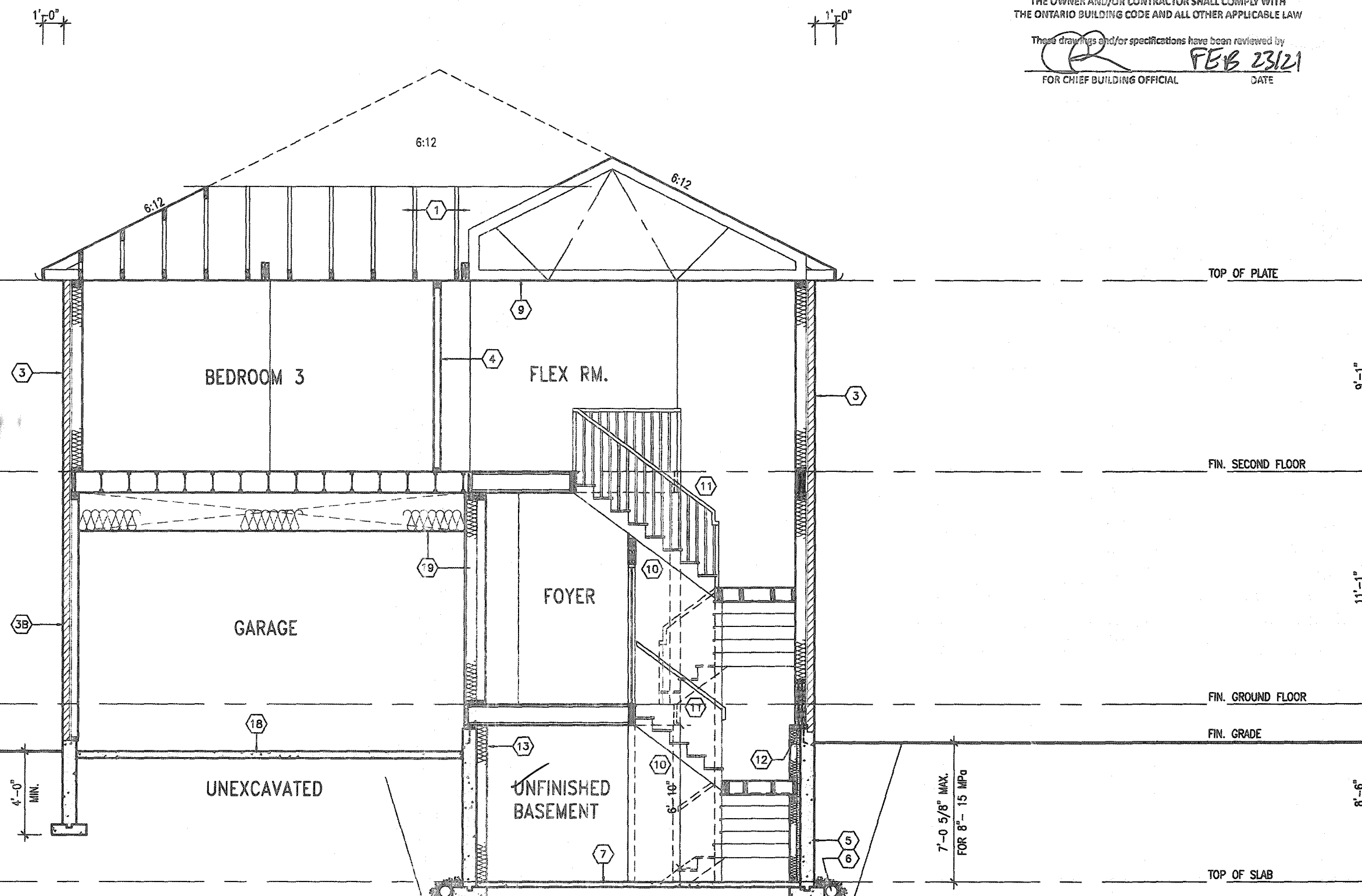
CITY OF HAMILTON
Building Division

Permit No. 21-105913

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
 FEB 23/21
 FOR CHIEF BUILDING OFFICIAL DATE



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

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

CROSS SECTION A-A - ELEV. '3'

MOUNTAINASH 4-232
COMPLIANCE PACKAGE 'A1'

[illegible]

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