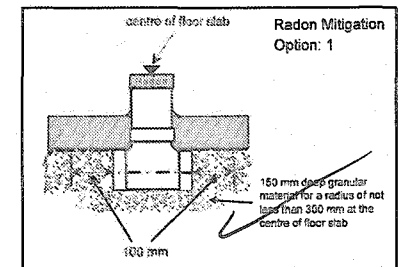


WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.

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



Notes:

- Footing / Foundation / Piers must bear on undisturbed soil.
- All plumbing is subject to field inspection by City of Hamilton.
- Separate building permit is required to finish basement space.
- Beam bearing min. $3\frac{1}{2}"$
- Joist bearing min. $1\frac{1}{2}"$
- Lintel bearing min. $1\frac{1}{2}"$

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.

STRUDET INC.
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.

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

APPROVED BY: _____
DATE: JAN 28, 2021

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

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

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

BASEMENT PLAN ELEV. 3

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 22 2021

FOUR-SHEEF BUILDING OFFICIAL

DATE
MOUNTAINASH 3-245
COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 3
13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JANUARY 2020	drawing no. BASEMENT PLAN - ELEV. 3	
drawn by WT	checked by 3/16" = 1'-0"	file name 19014-MOUNTAINASH-3-245
		A1b



VA3
DESIGN

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

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 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

RE-EX-NOTE-2020.000

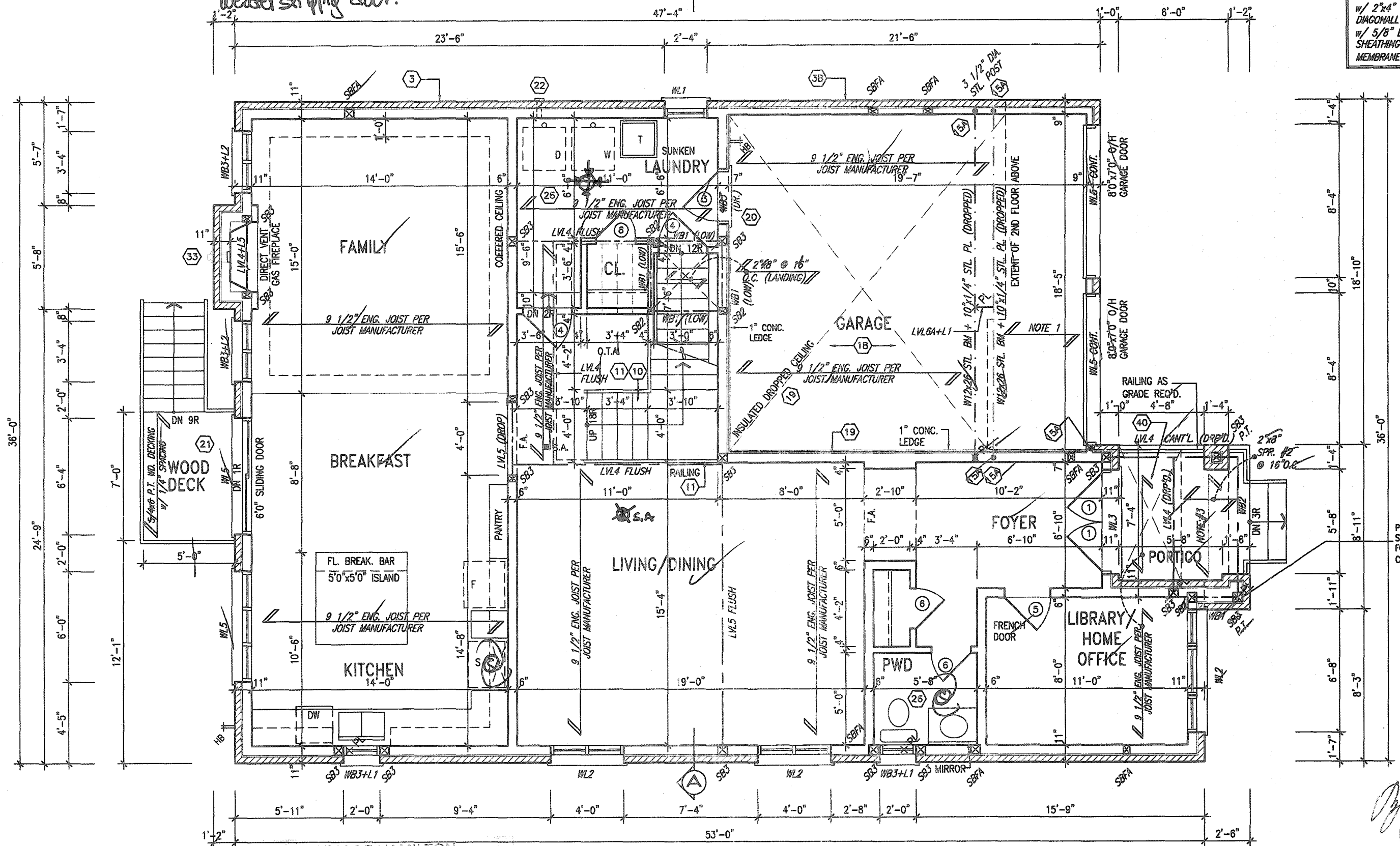
Notes:

- Gas fire place must be CSA/VLC/CMC approved and installed in accordance to local Utilization code.
- Garage to be tight and gas proof with weathershipping door.

• All plumbing is subject to field inspection by City of Hamilton.

3086 SF.

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)



PROVIDE SIMPSON STRONG-TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)

CITY OF HAMILTON
Building Division

Permit No. **29-105900**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

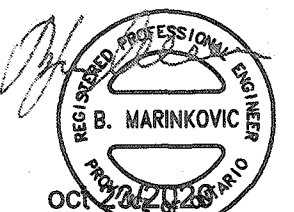
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
FEB 22 2021

DATE

GROUND FLOOR PLAN ELEV. 3

NOTE 3:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x6" PURLINS LAID PERP. TO JOISTS & SLOPED TO DRAINAGE ON 2"x8" SPR. FLR. JST. @ 16" O.C. W/ PREFIN ALUM. SOFFIT



STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 3-245 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: *[Signature]*
DATE: **JAN 28, 2021**
This stamp certifies compliance with the applicable Architectural Design Guidelines and bears no further responsibility.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	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	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
name registration information
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
city
HAMILTON, ON.
date
JANUARY 2020
checked by
3/16" = 1'-0"
19014-MOUNTAINASH-3-245

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A2b

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. CS-NOTE-2020.dwg

Architectural Floor Plan Details:

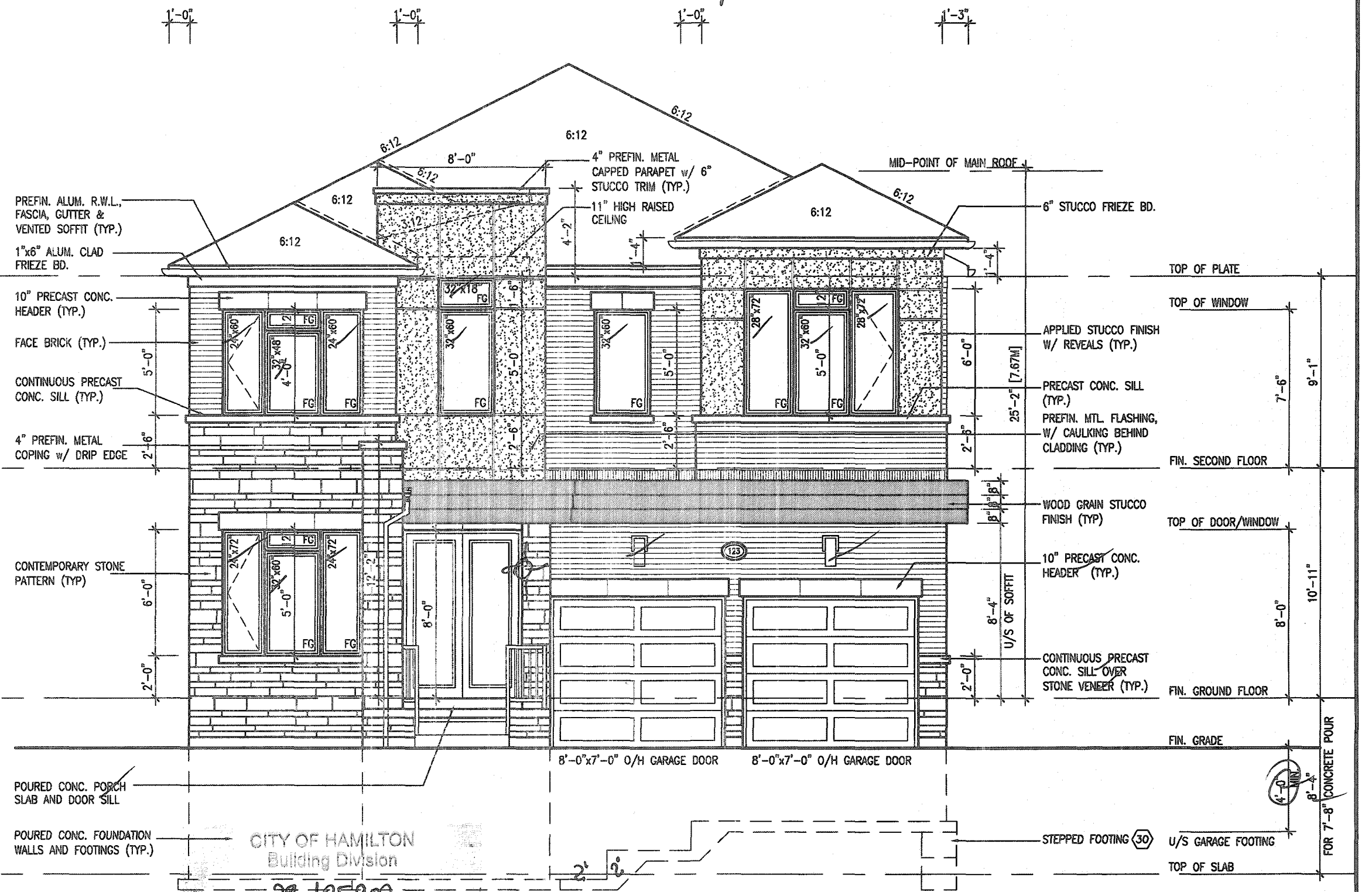
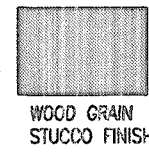
- Overall Dimensions:**
 - Horizontal: 54'-4" (Total), with segments of 22'-8", 2'-0", 17'-6", and 4'-3".
 - Vertical: 36'-0" (Total), with segments of 1'-9", 4'-0", 6'-4", 4'-0", 9'-4", 4'-0", 6'-7", and 1'-7".
- Rooms and Features:**
 - Master Bedroom:** 16'-0" x 12'-10". Includes a 32"x60" shower, mirror, and closet (CNS.2).
 - Master Ensuite:** 7'-0" x 4'-0". Includes a 60x34 free standing tub and a 42"x42" shower.
 - Bedroom 2:** 11'-0" x 13'-6". Includes a closet (CNS.2) and a mirror.
 - Bedroom 3:** 11'-8" x 11'-8". Includes a closet (CNS.3) and a mirror.
 - Bedroom 4:** 11'-0" x 12'-0". Includes a closet (CNS.4) and a mirror.
 - Bathrooms:** Includes a shared bathroom (CNS.1) and a master bedroom shower.
 - W.I.C. (Walk-In Closet):** Multiple locations throughout the plan.
 - Structural Elements:** Jack trusses @ 24" O.C., roof trusses, and various wall types (W.L.1, W.L.2).
- Notes and Annotations:**
 - "G.T. BY TRUSS MANUF." (General Tolerance by Truss Manufacturer)
 - "APPROVED ROOF TRUSSES @ 24" O.C."
 - "REFER TO GRAB BAR NOTE"
 - "SCUPPER"
 - "RAISED CEILING"
 - "FLAT ROOF BELOW"
 - "RAISED PLATE"
 - "PARAPET WALL ABOVE"
 - "SILL"
 - "RAILING"
 - "MIRROR"
 - "O.T.B." (Over-the-Tub Bench)
 - "S.A." (Shower Area)
 - "CNS.1" through "CNS.4" (Closets)
 - "WB3 (FL)" (Water Barrier)
 - "WB3+L4"

 Greenpark.		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		checked by 3/16" = 1'-0"	
title SECOND FLOOR PLAN - ELEV. 3		sheet name 19014-MOUNTAINASH-3-245	
sheet no. 3/16" = 1'-0"		sheet no. A3b	

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.

Note:

- Provide roof natural ventilation for every 1/300 sq. ft of the insulated roof attic space.



FRONT ELEVATION '3'

MOUNTAINASH 3-245
COMPLIANCE PACKAGE 'A1'

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
guarantee or warranty.

FOR CRAFT BUILDING OFFICIAL

4b

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.

CITY OF HAMILTON
Building Division

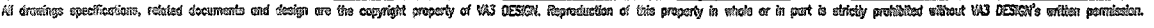
Permit No. 21-105900

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
MUNICIPALITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

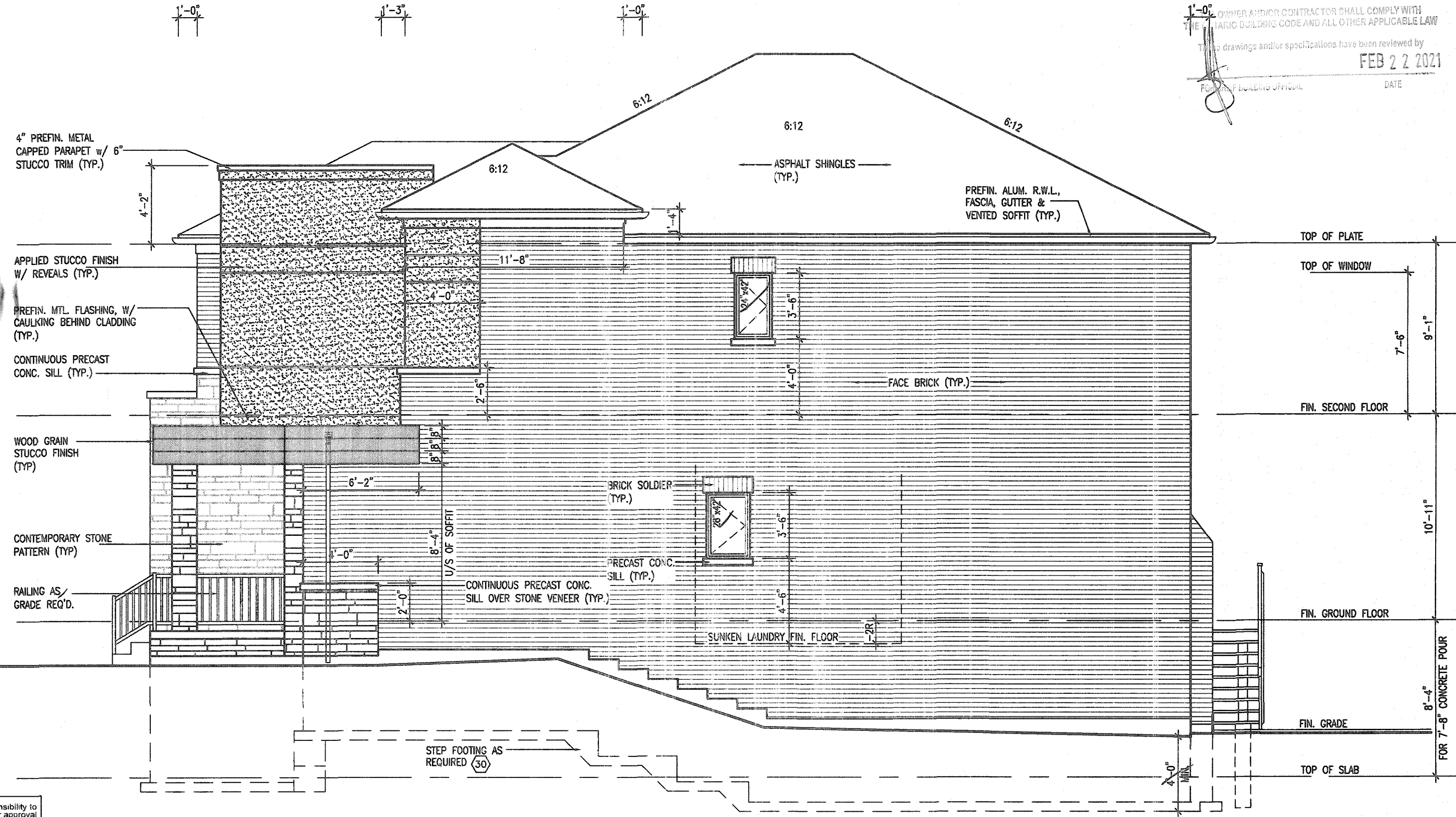
These drawings and/or specifications have been reviewed by
 FEB 22 2021
DATE

FOR THE BUILDING OFFICIAL



3086 SF.

CITY OF HAMILTON
Building Division
Permit No. **21-105900**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FEB 22 2021
DATE
FOR THE BUILDING OFFICIAL



RIGHT SIDE ELEVATION '3'

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1107.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=77.50 SQ. FT.
GLAZING PROVIDED	=12.40 SQ. FT. (GLASS AREA ONLY)

MOUNTAINASH 3-245
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: *[Signature]*
DATE: **JAN 28 2021**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further responsibility.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	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 26/20	GW

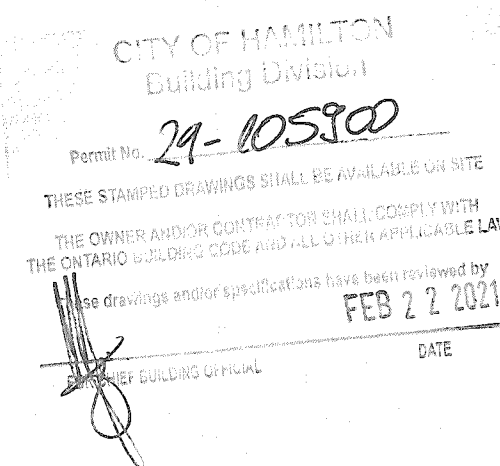
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink *[Signature]* 24488 BCN
name
registration information
VAS Design Inc. 42858
Contractor must notify of circumstances 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.

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

Greenpark.	MOUNTAINASH 3 13.5m	project no. A7b
project name RUSSELL GARDENS PH. 3	location HAMILTON, ON.	drawing no. A6b
date JANUARY 2020	checked by 3/16" = 1'-0"	scale
drawn by WT	19014-MOUNTAINASH-3-245	file name
CITY OF HAMILTON (MOUNTAINASH PHASE 3) 13.5m (41' x 13.5m) MOUNTAINASH-3-245 (MOUNTAINASH-3-245) - 1st - Sep 24 2020 - 5:40 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.

3086 SF.



REAR ELEVATION '3'

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

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

JOHN G. 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 further certify or guarantee any aspect of the project.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20 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	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
BCIN
42658
VA3 Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A7b
19014-MOUNTAINASH-3-245
DATE: REVISED: 2020-01-28
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 2020-01-28
SCALE: 3/16" = 1'-0"

CITY OF HAMILTON
Building Division

Permit No. 29-105900

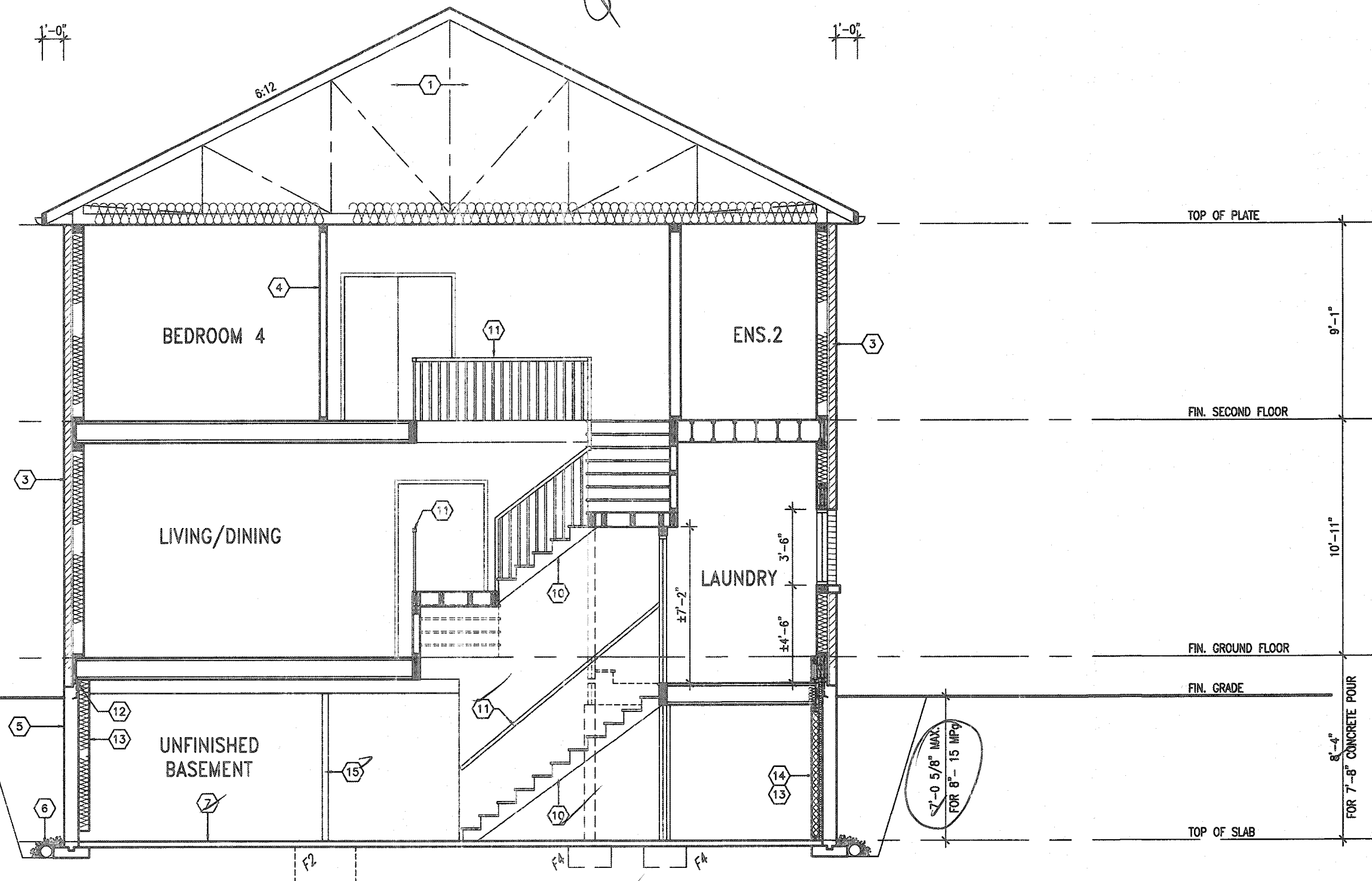
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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
Feb 22 1971

 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

18				9			The undersigned has reviewed and takes responsibility for this design and here the specifications and meets the requirements set out in the Order Building Case to be a Designer.	
17				8				
16				7			qualification information	
15				6			Richard Vink	244
14				5			name	signature
13				4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW	426
12				3	ISSUED FOR PERMIT.	MAR 31/20	GW	
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW	
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	no.	description	date	by	

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

Qualification Information

Richard Vink *R. Vink* 24

name signature

registration information

VAS Design Inc. 42

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the approval of the Designer shall must be returned at the completion of the drawings or not to be used.

VA3
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com

[illegible]

MOUNTAINASH 3	
13.5m	
project no. 19014	
—	drawing no.
file name	A8b
1-MOUNTAINASH-3-245	
5.dwg - Thu - Sep 24 2020 - 5:40 PM	

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.