

3288 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**

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

90 KPa ENGINEERED FILL SOIL**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.

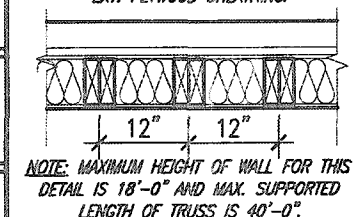
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

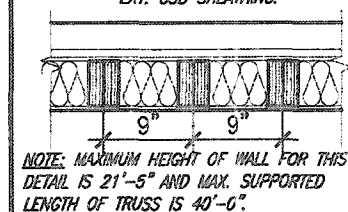
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL
ENGINEERED FLOOR FRAMING INFORMATION AND
DETAILS. UNLESS OTHERWISE NOTED.

**TWO STOREY HEIGHT
WALL DETAIL**

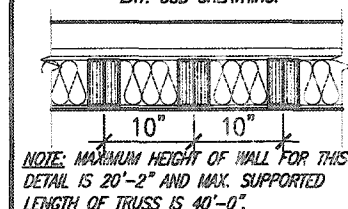
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HEIGHT, c/v SOLID
BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.

**TWO STOREY HEIGHT
WALL DETAIL**

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" O.C. FULL HEIGHT, c/v 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. @ 10" O.C. FULL HEIGHT, c/v 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 ≤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.

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
MOUNTAINASH 5-318, ELEV. 1			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	832 S.F.	111.817 S.F.	13.44 %
LEFT SIDE	1257 S.F.	90.000 S.F.	7.16 %
RIGHT SIDE	1243 S.F.	47.333 S.F.	3.81 %
REAR	780 S.F.	148.28 S.F.	18.75 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.5 S.F. REFER TO ELEVATION FOR LOCATION			
		0.0 S.F.	
TOTAL SQ. FT.	4112.00 S.F.	395.43 S.F.	9.62 %
TOTAL SQ. M.	382.01 S.M.	36.74 S.M.	9.62 %

AREA CALCULATIONS		ELEV '1'
GROUND FLOOR AREA	1451 SF	
SECOND FLOOR AREA	1837 SF	
TOTAL FLOOR AREA	3288 SF	
	(305.47 m ²)	
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	3288 SF	
	(305.47 m ²)	
GROUND FLOOR COVERAGE	1458 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	85 SF	
COVERAGE W/ PORCH	1934 SF	
	(179.67 m ²)	
COVERAGE W/O PORCH	1849 SF	
	(171.78 m ²)	

CITY OF HAMILTON
Building Division

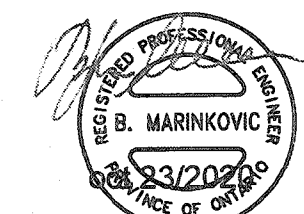
Permit No. **27 107137**

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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 **FEB 26 2021** 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
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HAMILTON



STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 5-318
COMPLIANCE PACKAGE 'A1'

**VAS3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	checked by CL	scale 3/16" = 1'-0"
GENERAL NOTES & CHARTS		
19014-MOUNTAINASH-5-318		
drawing no. A0		

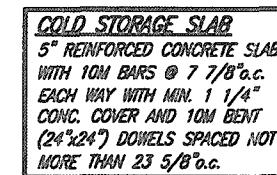
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Building Division

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FEB 26 2021
DATE



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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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.

MOUNTAINASH 5-318
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 5
13.5m

municipality	project no.
HAMILTON, ON	19014

BASEMENT PLAN - ELEV. 1

19014-MOUNTAINASH-5-318

drawing no.
A1

9						The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8						
7						qualification information
6						Richard Vink 24481
5	REAR UPGRADE REVISED PER A.C.	OCT 06/20	GW	name		861
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW	registration information	signature	
3	ISSUED FOR PERMIT.	APR 13/20	GW	VAS Design Inc.		42656
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no.	description	date				



VA3
DESIGN

DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

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Building Division

Permit No. 21-107130

Permit No. 2

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* Specifications have been reviewed by

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[Signature] DATE FEB 26 2021

FOR CHIEF BUILDING OFFICIAL



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: _____

DATE: JAN 28, 2021

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MOUNTAINASH 5
13.5m

GROUND FLOOR PLAN - ELEV. 1

file name
19014-MOUNTAINASH-5-318

A2

9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	REAR UPGRADE REVISED PER A.C.	OCT 06/20	GW
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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	24488
name	signature
registration information	BOC
VAS Design Inc.	42659
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
t 416.630.2255 f 416.630.478
va3design.com



project name
RUSSELL GARDENS PH. 3

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

GREG - H:\ARCHIVE\WORKING\2019\19014\GRE\UNIT5\SINGLES\41 MOUNTAINASH CUSTOMS MOUNTAINASH-5-31E\19014-MOUNTAINASH-5-31B.dwg - Tue - Oct 6 2020 - 4:40 PM

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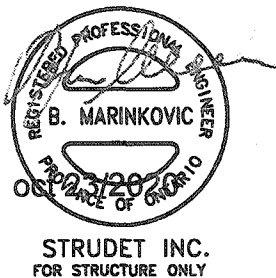
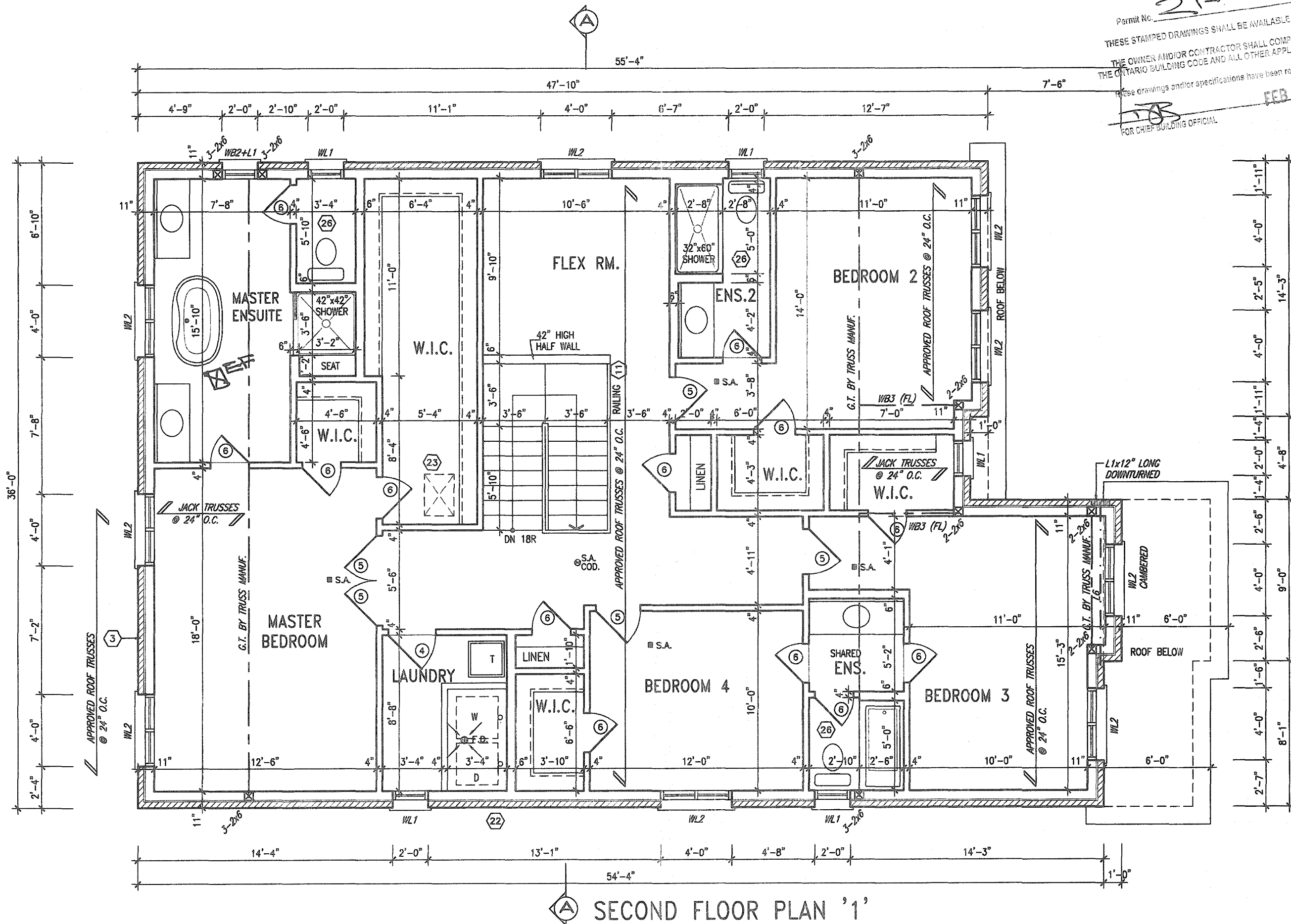
3288 SF.

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Building Division

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DATE FEB 26 2021



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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 28, 2021
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SECOND FLOOR PLAN '1'

MOUNTAINASH 5-318
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 BATHTUB 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)(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.
GB-NOTE-2020.dwg

9					
8					
7					
6					
5	REAR UPGRADE REVISED PER A.C.	OCT 06/20	GW	Richard Vink	244EB
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no.	description	date	by		

VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

project name	MOUNTAINASH 5-318	manipulation	19014
location	RUSSELL GARDENS PH. 3	project no.	19014
date	JANUARY 2020	location	HAMILTON, ON
drawn by	CL	project name	SECOND FLOOR PLAN - ELEV. 1
checked by		location	19014-MOUNTAINASH-5-318
scale	3/16" = 1'-0"	drawing no.	A3

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This technical drawing shows a side view of a mechanical component. It features a vertical rectangular section on the left, a horizontal base, and a slanted section on the right. A dashed line indicates a hidden edge or a break in the object. The drawing is a line sketch with no shading.

Architectural drawing of a two-story house with a garage, showing elevations, dimensions, and material specifications.

Roof: Asphalt shingles (typ.). Pitch: 10:12. Mid-point of main roof.

Second Floor: 8"x16" precast conc. impost. Continuous precast conc. double sill. 7" precast conc. surround w/ keystone (typ.).

First Floor: 8" dia. column anchored to 14"x14" solid masonry pier (typ.). 10" precast conc. header w/ keystone (typ.). Continuous precast conc. sill over stone veneer. Stone veneer.

Garage: 8'0"x7'0" O/H garage door GD-4B. 8'0"x7'0" O/H garage door GD-4B.

Foundation: Poured conc. foundation walls and footings (typ.).

Dimensions: 26'-7 1/2" [8.11m] (Total height), 26'-0" (Fin. second floor), 8'-0" (Top of transom & entry door), 10'-11" (Top of slab), 8'-4" (U/S garage footing), 4'-0" (Min. height).

Materials: Prefin. alum. r.w.l., fascia, gutter & vented soffit (typ.). 1"x6" alum. clad frieze bd. (typ.). Face brick (typ.).

City of Hamilton Building Division

Permit No. 21-107132

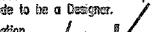
STEP FOOTING AS REQUIRED

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

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.

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						
7						qualification information
6						Richard Vink  244B Eglinton Ave. W. Toronto, Ont. M6G 1B5
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 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		FRONT ELEVATION - ELEV. 1 file name 19014-MOUNTAINASH-5-318	
checked by -		drawing no. A4	
scale 3/16" = 1'-0"			
©2020 - HAMILTON MOUNTAINASH 5 (13.5M) GARDENS PH. 3 (13.5M) - 19014-MOUNTAINASH-5-318.dwg - Top - Oct 6 2020 - 4:03 PM			

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3288 SF.

CITY OF HAMILTON
Building Division

Permit No. **21-107137**
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 26 2021
DATE
FOR CHIEF BUILDING OFFICIAL



LEFT SIDE 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.

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 professional responsibility.

9					
8					
7					
6					
5	REAR UPGRADE REVISED PER A.C.	OCT 08/20	GW		
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW		
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		

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 2448B
signature
registration information
VAS Design Inc. 4265B
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.

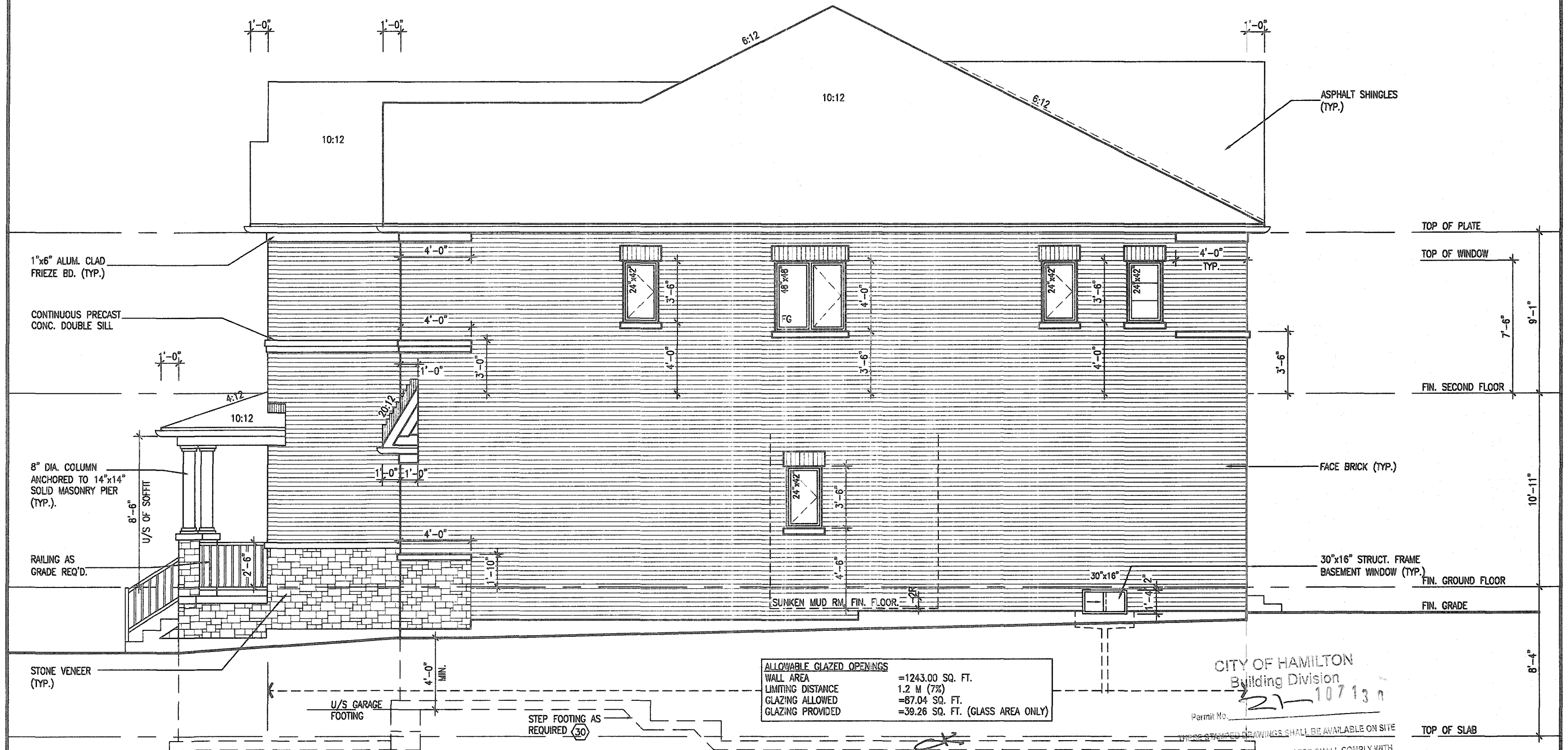
VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2L 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name RUSSELL GARDENS PH. 3	location HAMILTON, ON	project no. 19014
date JANUARY 2020	checked by CL	scale 3/16" = 1'-0"
LEFT SIDE ELEVATION - ELEV. 1		drawing no. A5
19014-MOUNTAINASH-5-318		

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11/23/2017/01/20/2019/01/24/2020/01/24/2021/01/24/2022/01/24/2023/01/24/2024/01/24/2025/01/24/2026/01/24/2027/01/24/2028/01/24/2029/01/24/2030/01/24/2031/01/24/2032/01/24/2033/01/24/2034/01/24/2035/01/24/2036/01/24/2037/01/24/2038/01/24/2039/01/24/2040/01/24/2041/01/24/2042/01/24/2043/01/24/2044/01/24/2045/01/24/2046/01/24/2047/01/24/2048/01/24/2049/01/24/2050/01/24/2051/01/24/2052/01/24/2053/01/24/2054/01/24/2055/01/24/2056/01/24/2057/01/24/2058/01/24/2059/01/24/2060/01/24/2061/01/24/2062/01/24/2063/01/24/2064/01/24/2065/01/24/2066/01/24/2067/01/24/2068/01/24/2069/01/24/2070/01/24/2071/01/24/2072/01/24/2073/01/24/2074/01/24/2075/01/24/2076/01/24/2077/01/24/2078/01/24/2079/01/24/2080/01/24/2081/01/24/2082/01/24/2083/01/24/2084/01/24/2085/01/24/2086/01/24/2087/01/24/2088/01/24/2089/01/24/2090/01/24/2091/01/24/2092/01/24/2093/01/24/2094/01/24/2095/01/24/2096/01/24/2097/01/24/2098/01/24/2099/01/24/2100/01/24/2101/01/24/2102/01/24/2103/01/24/2104/01/24/2105/01/24/2106/01/24/2107/01/24/2108/01/24/2109/01/24/2110/01/24/2111/01/24/2112/01/24/2113/01/24/2114/01/24/2115/01/24/2116/01/24/2117/01/24/2118/01/24/2119/01/24/2120/01/24/2121/01/24/2122/01/24/2123/01/24/2124/01/24/2125/01/24/2126/01/24/2127/01/24/2128/01/24/2129/01/24/2130/01/24/2131/01/24/2132/01/24/2133/01/24/2134/01/24/2135/01/24/2136/01/24/2137/01/24/2138/01/24/2139/01/24/2140/01/24/2141/01/24/2142/01/24/2143/01/24/2144/01/24/2145/01/24/2146/01/24/2147/01/24/2148/01/24/2149/01/24/2150/01/24/2151/01/24/2152/01/24/2153/01/24/2154/01/24/2155/01/24/2156/01/24/2157/01/24/2158/01/24/2159/01/24/2160/01/24/2161/01/24/2162/01/24/2163/01/24/2164/01/24/2165/01/24/2166/01/24/2167/01/24/2168/01/24/2169/01/24/2170/01/24/2171/01/24/2172/01/24/2173/01/24/2174/01/24/2175/01/24/2176/01/24/2177/01/24/2178/01/24/2179/01/24/2180/01/24/2181/01/24/2182/01/24/2183/01/24/2184/01/24/2185/01/24/2186/01/24/2187/01/24/2188/01/24/2189/01/24/2190/01/24/2191/01/24/2192/01/24/2193/01/24/2194/01/24/2195/01/24/2196/01/24/2197/01/24/2198/01/24/2199/01/24/2200/01/24/2201/01/24/2202/01/24/2203/01/24/2204/01/24/2205/01/24/2206/01/24/2207/01/24/2208/01/24/2209/01/24/2210/01/24/2211/01/24/2212/01/24/2213/01/24/2214/01/24/2215/01/24/2216/01/24/2217/01/24/2218/01/24/2219/01/24/2220/01/24/2221/01/24/2222/01/24/2223/01/24/2224/01/24/2225/01/24/2226/01/24/2227/01/24/2228/01/24/2229/01/24/2230/01/24/2231/01/24/2232/01/24/2233/01/24/2234/01/24/2235/01/24/2236/01/24/2237/01/24/2238/01/24/2239/01/24/2240/01/24/2241/01/24/2242/01/24/2243/01/24/2244/01/24/2245/01/24/2246/01/24/2247/01/24/2248/01/24/2249/01/24/2250/01/24/2251/01/24/2252/01/24/2253/01/24/2254/01/24/2255/01/24/2256/01/24/2257/01/24/2258/01/24/2259/01/24/2260/01/24/2261/01/24/2262/01/24/2263/01/24/2264/01/24/2265/01/24/2266/01/24/2267/01/24/2268/01/24/2269/01/24/2270/01/24/2271/01/24/2272/01/24/2273/01/24/2274/01/24/2275/01/24/2276/01/24/2277/01/24/2278/01/24/2279/01/24/2280/01/24/2281/01/24/2282/01/24/2283/01/24/2284/01/24/2285/01/24/2286/01/24/2287/01/24/2288/01/24/2289/01/24/2290/01/24/2291/01/24/2292/01/24/2293/01/24/2294/01/24/2295/01/24/2296/01/24/2297/01/24/2298/01/24/2299/01/24/2300/01/24/2301/01/24/2302/01/24/2303/01/24/2304/01/24/2305/01/24/2306/01/24/2307/01/24/2308/01/24/2309/01/24/2310/01/24/2311/01/24/2312/01/24/2313/01/24/2314/01/24/2315/01/24/2316/01/24/2317/01/24/2318/01/24/2319/01/24/2320/01/24/2321/01/24/2322/01/24/2323/01/24/2324/01/24/2325/01/24/2326/01/24/2327/01/24/2328/01/24/2329/01/24/2330/01/24/2331/01/24/2332/01/24/2333/01/24/2334/01/24/2335/01/24/2336/01/24/2337/01/24/2338/01/24/2339/01/24/2340/01/24/2341/01/24/2342/01/24/2343/01/24/2344/01/24/2345/01/24/2346/01/24/2347/01/24/2348/01/24/2349/01/24/2350/01/24/2351/01/24/2352/01/24/2353/01/24/2354/01/24/2355/01/24/2356/01/24/2357/01/24/2358/01/24/2359/01/24/2360/01/24/2361/01/24/2362/01/24/2363/01/24/2364/01/24/2365/01/24/2366/01/24/2367/01/24/2368/01/24/2369/01/24/2370/01/24/2371/01/24/2372/01/24/2373/01/24/2374/01/24/2375/01/24/2376/01/24/2377/01/24/2378/01/24/2379/01/24/2380/01/24/2381/01/24/2382/01/24/2383/01/24/2384/01/24/2385/01/24/2386/01/24/2387/01/24/2388/01/24/2389/01/24/2390/01/24/2391/01/24/2392/01/24/2393/01/24/2394/01/24/2395/01/24/2396/01/24/2397/01/24/2398/01/24/2399/01/24/2400/01/24/2401/01/24/2402/01/24/2403/01/24/2404/01/24/2405/01/24/2406/01/24/2407/01/24/2408/01/24/2409/01/24/2410/01/24/2411/01/24/2412/01/24/2413/01/24/2414/01/24/2415/01/24/2416/01/24/2417/01/24/2418/01/24/2419/01/24/2420/01/24/2421/01/24/2422/01/24/2423/01/24/2424/01/24/2425/01/24/2426/01/24/2427/01/24/2428/01/24/2429/01/24/2430/01/24/2431/01/24/2432/01/24/2433/01/24/2434/01/24/2435/01/24/2436/01/24/2437/01/24/2438/01/24/2439/01/24/2440/01/24/2441/01/24/2442/01/24/2443/01/24/2444/01/24/2445/01/24/2446/01/24/2447/01/24/2448/01/24/2449/01/24/2450/01/24/2451/01/24/2452/01/24/2453/01/24/2454/01/24/2455/01/24/2456/01/24/2457/01/24/2458/01/24/2459/01/24/2460/01/24/2461/01/24/2462/01/24/2463/01/24/2464/01/24/2465/01/24/2466/01/24/2467/01/24/2468/01/24/2469/01/24/2470/01/24/2471/01/24/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3288 SF.



RIGHT SIDE ELEVATION '1'

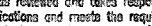
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY 
DATE JAN 28, 2021

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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		-	-		signature
5	REAR UPGRADE REVISED PER A.C.	OCT 06/20	GW	name	80
4	CUSTOMER PURCHASER REQUEST.	SEP 24/20	GW	registration information	4265
3	ISSUED FOR PERMIT.	APR 13/20	GW	VAS Design Inc.	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

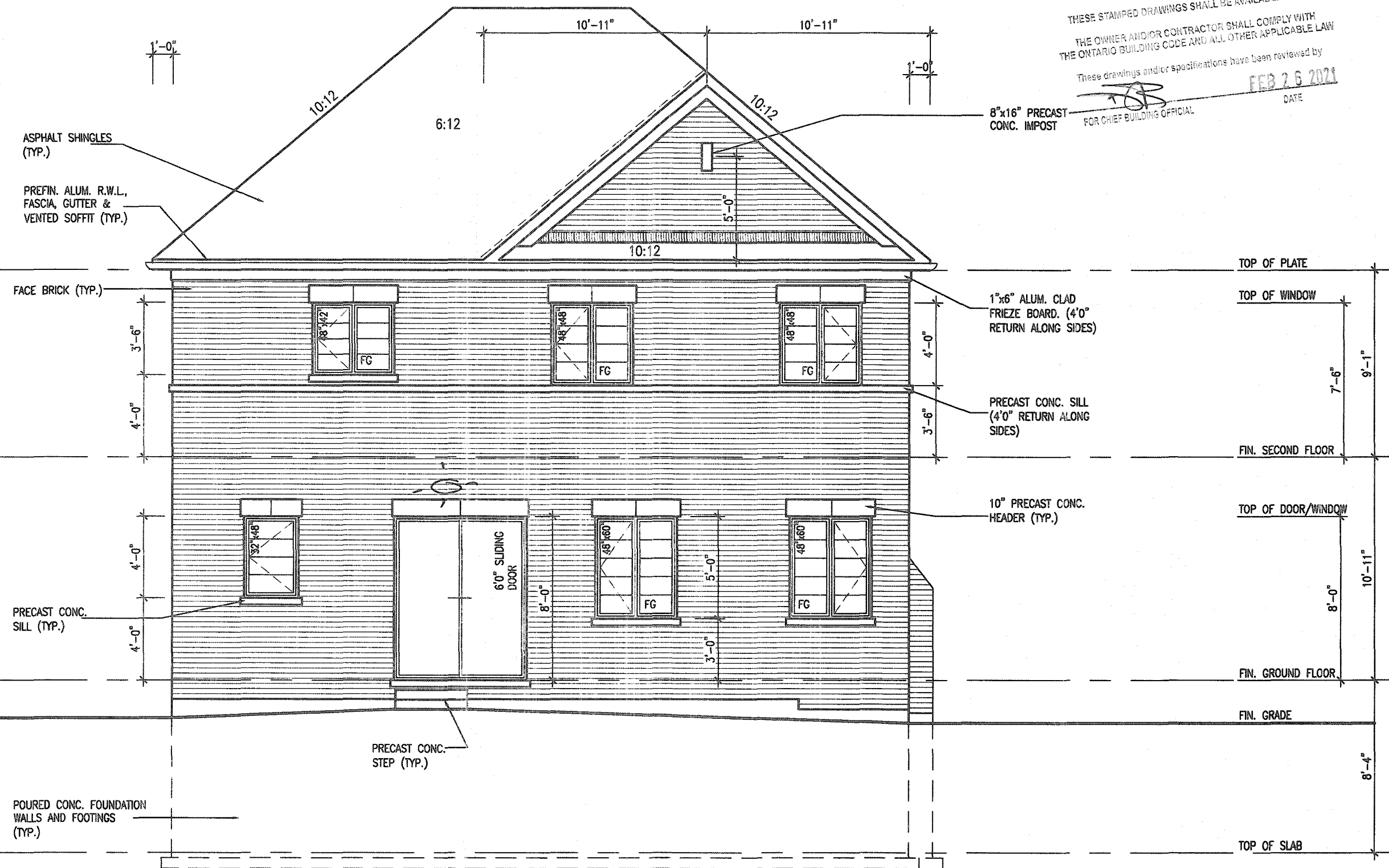
**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		drawing no. 19014-MOUNTAINASH-5-318	
checked by -		title name RIGHT SIDE ELEVATION - ELEV. 1	
scale 3/16" = 1'-0"		A6	

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CITY OF HAMILTON
Building Division
21-107130
Permit No. _____
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

FOR CHIEF BUILDING OFFICIAL
DATE FEB 26 2021



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 professional responsibility.

9			The undersigned has reviewed and takes responsibility for this design and then his qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8			qualification information		
7					
6			Richard Virke	P. Virke	244801
5	REAR UPGRADE REVISED PER A.C.	OCT 06/20	GW	name	BOC
4	CUSTOMER PURCHASER REQUEST.	SEP 24/20	GW	registration information	
3	ISSUED FOR PERMIT.	APR 13/20	GW	VAS Design Inc.	42650
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 26/20	GW		
no.	description	date by		Order-drawn 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	

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project name
RUSSELL GARDENS PH. 3

date _____

JANUARY
drawn by

2 CL

CREG - H:\ARCHIVE\WORKING\2019\19014\GRE\UNITS\SINGLES\44 MOUNTAINASH\CUSTOMS\MOUNTAINASH-5-318\19014-MOUNTAINASH-5-318.dwg - Tue - Oct 8 2020 - 4:40 PM

HAMILTON, ON

REAR ELEVATION — ELEV 1

REAR ELEVATION - ELEV. 1

19014-MOUNTAINASH-5-318

MOUNTAINASH 5
13.5m

project no.
9014

ing no.

71

/ /

Permit No. 2

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

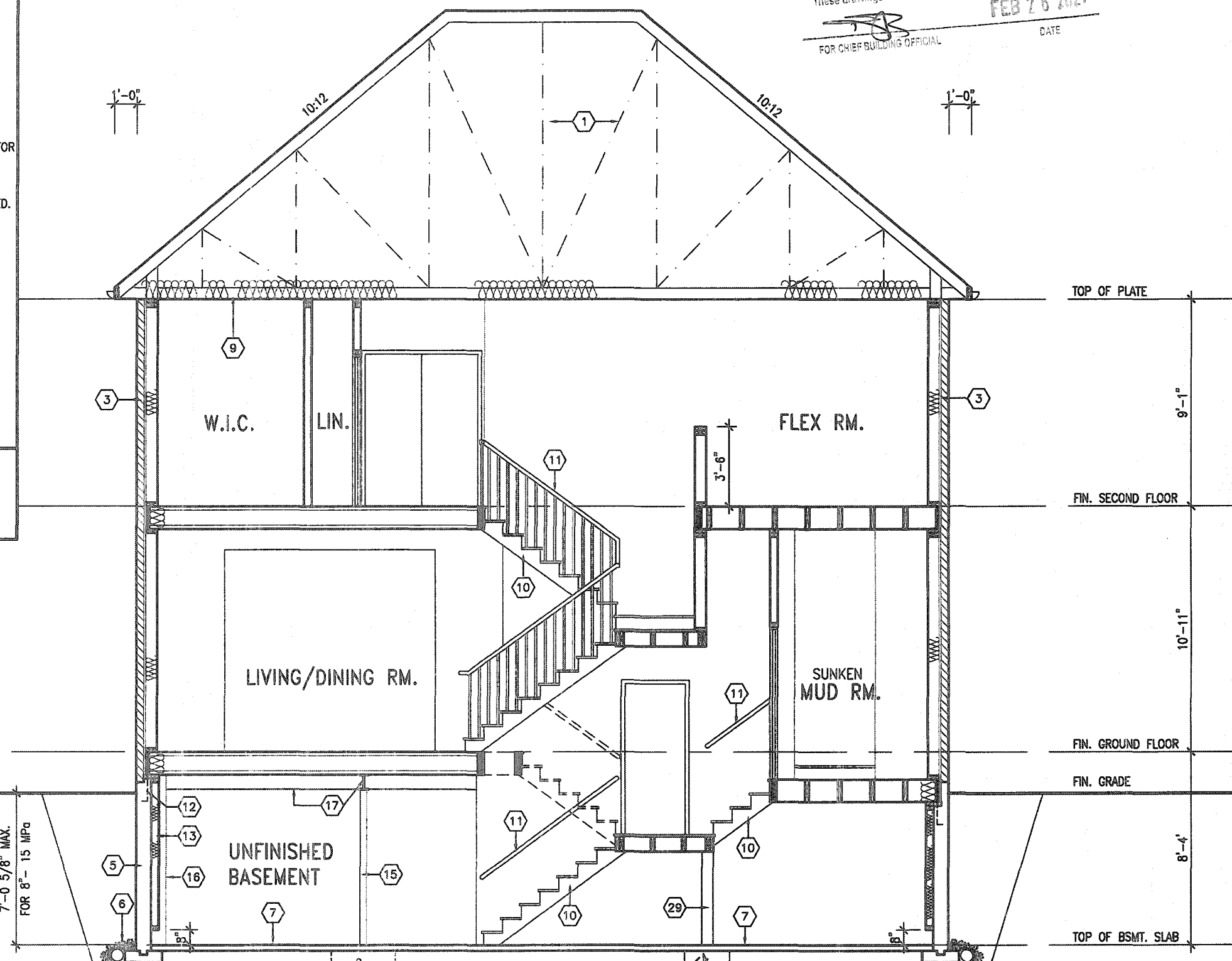
 FEB 26 2021

FOR CHIEF BUILDING OFFICIAL DATE



INSET PORCH STEPS

SCALE: Not to Scale



SECTION A-A ELEVATION '1'

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

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		-	-		
7		-	-	qualification information	
6		-	-	Richard Vink	24481
5	REAR UPGRADE REVISED PER A.C.	OCT 06/20	GW	name	BOL
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW	registration information WAS Design Inc.	42855
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. Drawings and info to be retained by owner.	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 26/20	GW		
no.	description	date	by		



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



project name
RUSSELL GARDENS PH. 3

JANUARY 1990

JANUAR
drawn by

2	CL
	CRFG - REV

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

OTFG - 16-APR-2020 10:03:19.19214 C:\P\INTS\SMILES\A* MOUNTAINVIEW_CUSTOMS\NO-INTAINSM-5-31611014-MOUNTAINVIEW-5-31611014 - Tue - Oct 6 2020 - 4:40 PM

MOUNTAINASH 5
13.5m

municipality
HAMILTON, ON

SECTION A-A - ELEV. 2

file name

19014-MOUNTAINASH-5-318

project no.
19014

drawing no.

A8

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