

3189 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 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"x6" (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	10' OR MORE	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1c	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.

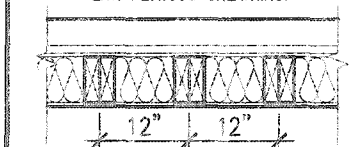
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

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 NAIL TOGETHER AND
SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID
BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD 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**

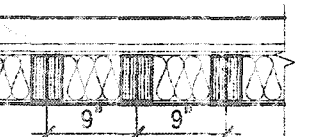
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAIL TOGETHER AND
SPACED MAX. @ 10" O.C. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



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 & NAIL TOGETHER AND
SPACED MAX. @ 9" O.C. FULL HEIGHT, c/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	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
≤600mm below grade	(R10)	
Minimum RSI (R) value		
Windows & Sliding glass		
Doors	0.28	
Maximum U-value		
Skylights		
Maximum U-value	0.49	
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.

It is the builder's complete responsibility to
ensure that all plans submitted for approval
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
vertical 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

MOUNTAINASH 4-006
COMPLIANCE PACKAGE 'A1'



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2235 f 416.630.4782
va3design.com



project name
RUSSELL GARDENS PH. 3

city
HAMILTON, ON.

MOUNTAINASH 4
13.5m

project no.
19014

drawn by
JAN. 2020

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

scale
19014-MOUNTAINASH-4-006

drawing no.
A0

GENERAL NOTES & CHARTS

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

- Piers / Footing / Foundation must bear on undisturbed soil.
- Separate building permit is required to finish basement space.
- All plumbing is subject to field inspection by City of ⁵⁹Hamilton.
47-8

- Beam bearing min. $3\frac{1}{2}''$
- Joist bearing min. $1\frac{1}{2}''$
- Lintel bearing min. $1\frac{1}{2}''$
- Rafter bearing min. $1\frac{1}{2}''$

10'-6"

CITY OF MAMILTON

Building Division

Permit No. 20 - 189379

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

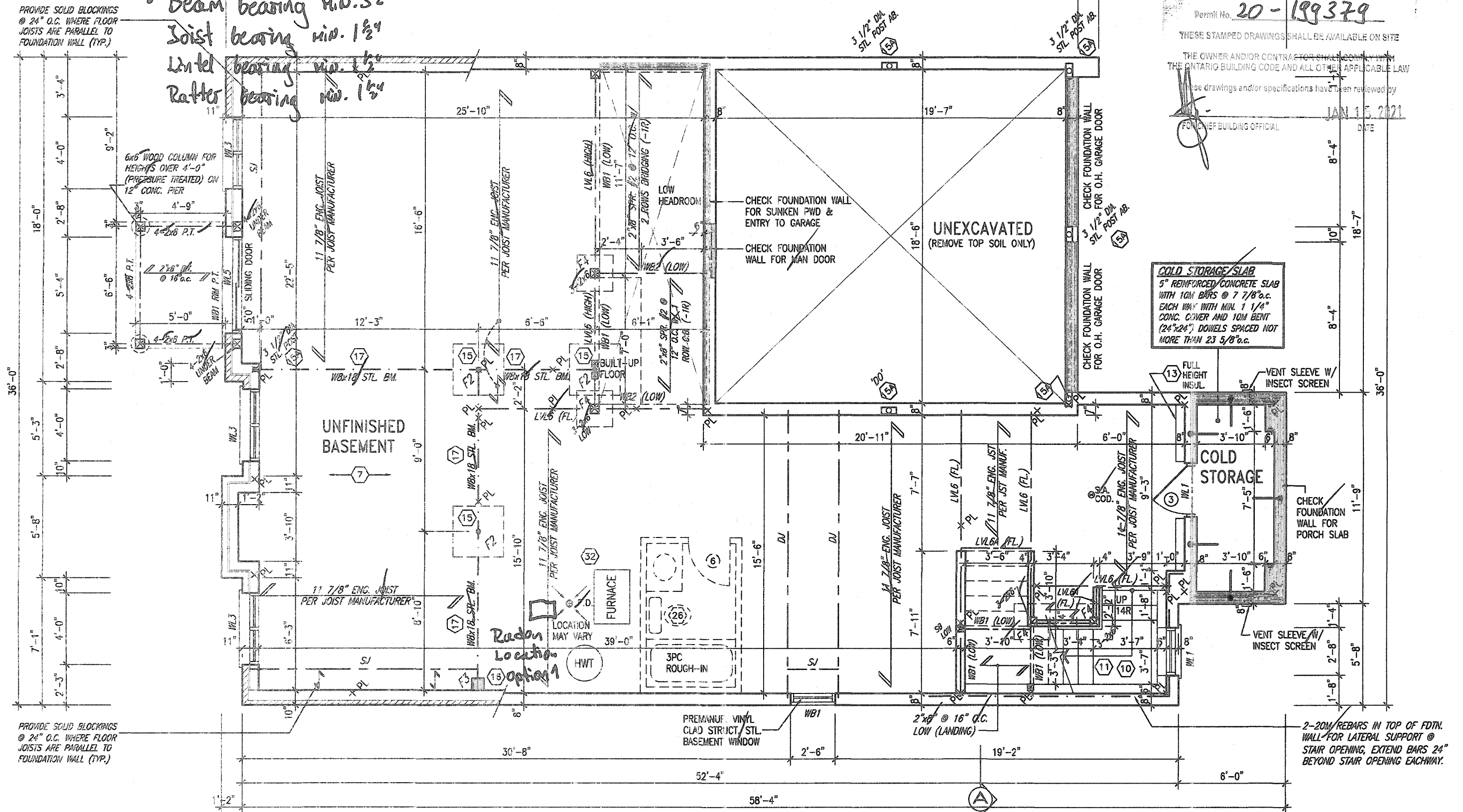
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

46 -

JAN 15 2021

FOR CHIEF BUILDING OFFICIAL DATE



MOUNTAINASH 4-006
COMPLIANCE PACKAGE 'A1'

All domain 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.

- Gas fireplace must be CSA/VLC/CMC approved
Installed in accordance to local Utilization code

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-NCM-2020.GWT

Permit No. 20-199379

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

 JAN 15 2021

FOR ONE BUILDING OFFICIAL DATE

GROUND FLOOR PLAN - ELEV. '1'

It is the cullders 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: DEC. 2, 2011

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



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13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	JUL 31/20	GI
12				3	ISSUED FOR PERMIT	MAR 31/20	GI
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GI
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 28/20	GI
no.	description	date	by	no.	description	date	by

N	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> 244 name signature registration information VAS Design Inc. 428
W	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 responsibility of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3resign.com

 **Greenpark.**

Project name municipality
RUSSELL GARDENS PH. 3 **HAMILTON,**

to **N. 2020** **GROUND FLOOR**

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

DATE **MAR 1982** **10014-MOUNTAINASH-4**

© 1982 HAMILTON - C. Williams/Urban Design Inc. 10014-GREENPARK, UNIVERSITY CUSTOMS, 10014-MOUNTAINASH-4

MOUNTAINASH 4 13.5m		project no. 19014
LAN - ELEV. 1 file name -MOUNTAINASH-4-006 Fri - Jul 31 2020 - 6:51 PM	drawing no. A2	

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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 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)(c) & 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.

3189 SF.

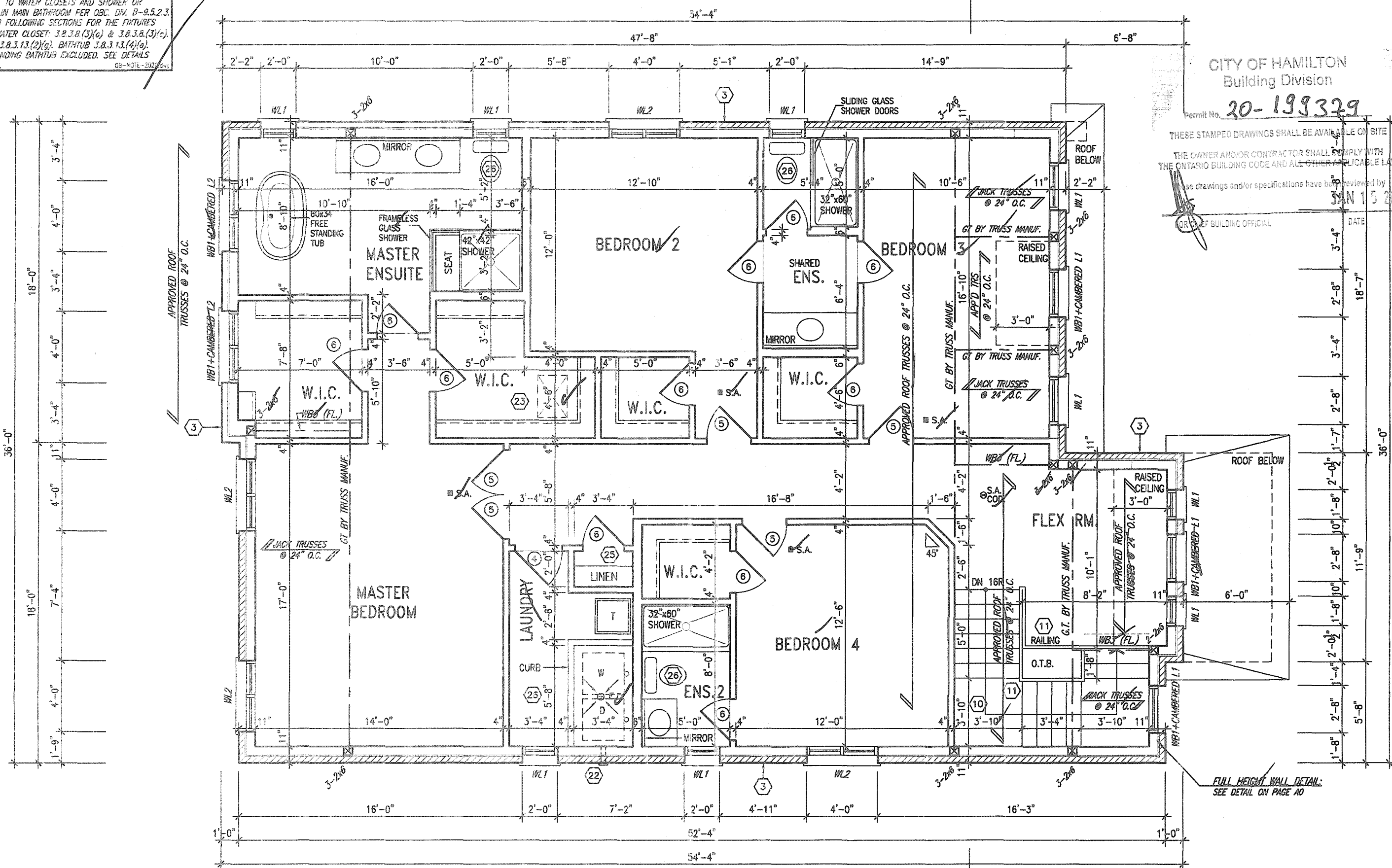
CITY OF HAMILTON
Building Division

Permit No. **20-199329**

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FOR THE BUILDING OFFICIAL

DATE



SECOND FLOOR PLAN - ELEV. '1'

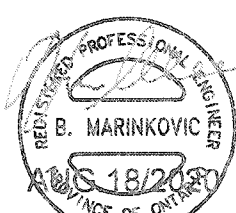
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in 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: DEC 2020

This stamp certifies compliance with the applicable Design Guidelines and is not a substitute for professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

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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
BCIN
42658
CUSTOM DRAWINGS PER PURCHASER REQUEST: JUL 31/20 GW
ISSUED FOR PERMIT: MAR 31/20 GW
UPDATED PER ENG & CLIENT COMMENTS: MAR 19/20 GW
PRELIMINARY, ISSUED FOR CLIENT REVIEW: JAN 28/20 GW

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

Greenpark.

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ON.

MOUNTAINASH 4
13.5m

project no.
19014

date
JAN. 2020

checked by
N.HUR

SECOND FLOOR PLAN - ELEV. 1

scale
3/16" = 1'-0"

drawing no.
A3

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3189 SF.

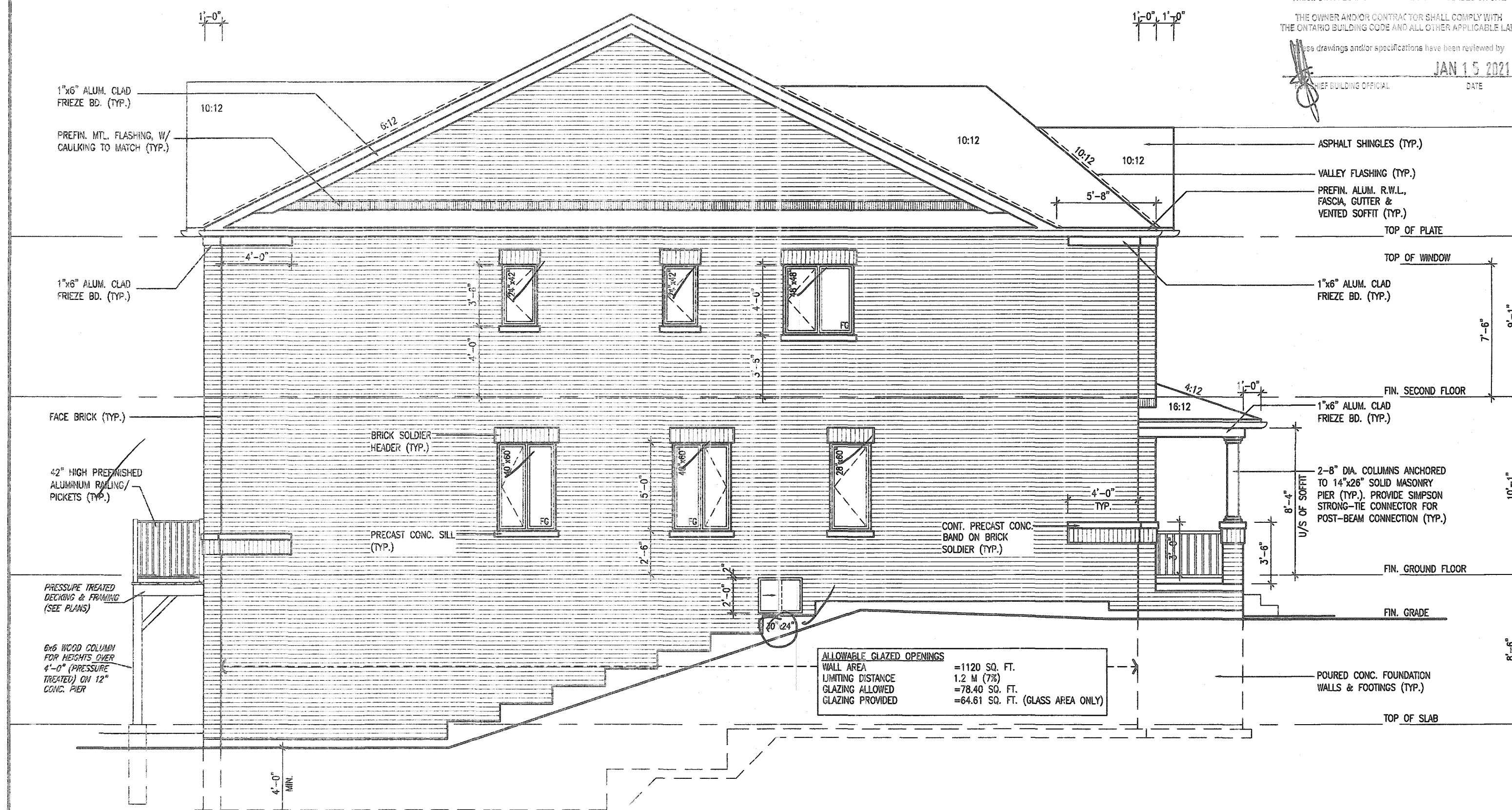
CITY OF HAMILTON
Building Division

Permit No. **20-199379**

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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 15 2021
DATE

[Signature]
CHIEF BUILDING OFFICIAL



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1120 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=78.40 SQ. FT.
GLAZING PROVIDED	=64.61 SQ. FT. (GLASS AREA 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 layout 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: **DEC 08 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not further certify the quality of the work.

LEFT SIDE ELEVATION - ELEV. '1'

MOUNTAINASH 4-006

COMPLIANCE PACKAGE 'A1'

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

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
BCO
42658
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VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f. 416.630.4782
vasdesign.com

project name
RUSSELL GARDENS PH. 3

date
JAN. 2020

drawn by
N.HUR

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

scale
3/16" = 1'-0"

file name
19014-MOUNTAINASH-4-006

date
JAN 31 2020

project no.
19014

city
HAMILTON, ON.

drawing no.
A5

MOUNTAINASH 4
13.5m

CITY OF HAMILTON
Building Division

Permit No. 20-199379

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

JAN 15 2021

1" x 6" ALUM. CLAD
FRIEZE BD. (TYP.)

PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

TOP OF PLATE

TOP OF WINDOW

9

FIN. SECOND FLOOR

—FACE BRICK (TYP.)

42" HIGH PREFINISHED
ALUMINUM RAILING/
PICKETS (TYP.)

FIN. GROUND FLOOR

PRESSURE TREATED
DECKING & FRAMING
(SEE PLANS)

6x6 WOOD COLUMN
FOR HEIGHTS OVER
4'-0" (PRESSURE
TREATED) ON 12"
CONC. PIER

TOP OF SLAB

RIGHT SIDE ELEVATION - ELEV. '1'

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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. WILBANKS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: 08/04/2002

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

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=980 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=68.60 SQ. FT.
GLAZING PROVIDED	=40.62 SQ. FT. (GLASS AREA ONLY)

MOUNTAINASH 4-006
COMPLIANCE PACKAGE 'A1'



VA3
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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va3design.com

Greenpark

project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON

0 JAN. 2020 RIGHT SIDE ELEVATION - ELEV. 1
 82 drawn by checked by scale file name
 N.HUR 3/16" = 1'-0" 19014-MOUNTAINASH-4-006

MOUNTAINASH 4
13.5m

drawing no.
A6

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3189 SF.

CITY OF HAMILTON
Building Division
Permit No. **20-199379**
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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
[Signature]
PERMITTING BUILDING OFFICIAL
DATE **JAN 15 2021**



UPGRADED REAR ELEVATION -
ELEV. '1'

MOUNTAINASH 4-006
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, zoning 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 **DEC 28 2020**
This stamp is to be placed on the professional Design Guidelines only and does not constitute professional responsibility.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM DRAWINGS PER PURCHASER REQUEST	JUL 31/20 GW
12			3	ISSUED FOR PERMIT	MAR 11/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS	MAR 19/20 GW
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20 GW
9	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
BCO
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 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 / 416.630.4782
vasdesign.com

Greenpark. MOUNTAINASH 4
13.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
project no.
19014
date
JAN. 2020
drawing no.
A7
drawn by
N.HUR
checked by
3/16" = 1'-0"
19014-MOUNTAINASH-4-006
file name
REAR ELEVATION - ELEV. 1
date
JAN 31 2020 - 6:51 PM

3189 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-199378

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

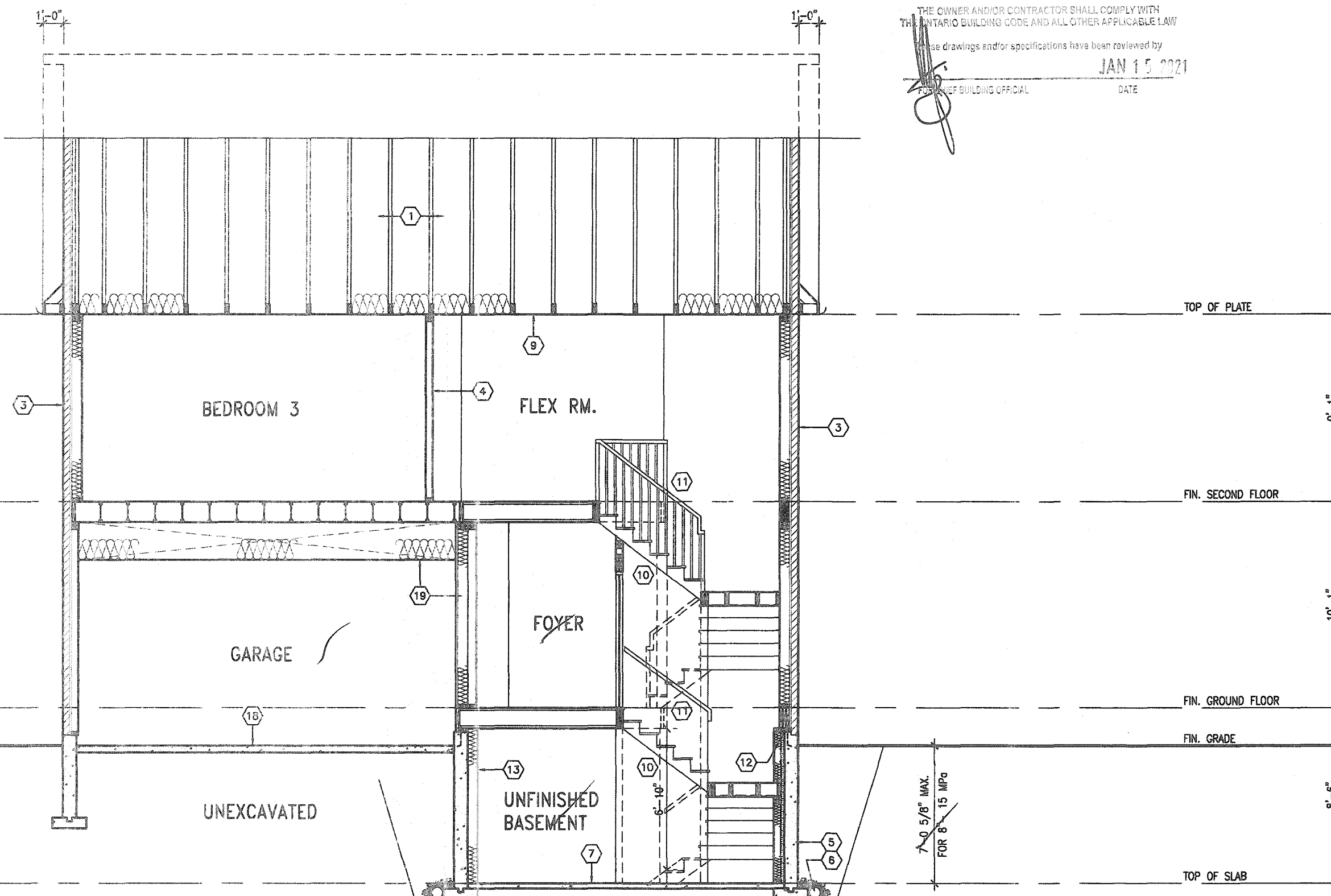
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

JAN 15 2021

FOR CHIEF BUILDING OFFICIAL

DATE



CROSS SECTION A-A - ELEV. '1'

MOUNTAINASH 4-006
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 (flooding) 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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18		9			
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14		5			
13		4	CUSTOM DRAWINGS PER PURCHASER REQUEST	JUL 31/20	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 Vink
name registration information 24488 BCIN
signature 42658
VA3 Design Inc.
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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
date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"

MOUNTAINASH 4
13.5m
project no.
19014
drawing no.
A8
CROSS SECTION A-A - ELEV. 1
19014-MOUNTAINASH-4-006
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