

3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-107196

THESE STAMPED DRAWINGS SHALL BE VALID AND ON SITE

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

These drawings and/or specifications are to be reviewed by

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
MOUNTAINASH 5-276, ELEV. 1		ENERGY EFFICIENCY - OBC 2012	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	780.97 S.F.	148.267 S.F.	18.98 %
LEFT SIDE	1183.35 S.F.	93.433 S.F.	7.90 %
RIGHT SIDE	1161.88 S.F.	48.00 S.F.	4.22 %
REAR	810.55 S.F.	168.278 S.F.	20.76 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3936.75 S.F.	458.98 S.F.	11.66 %
TOTAL SQ. M.	365.73 S.M.	42.64 S.M.	11.66 %

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)	

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****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 = 18"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.

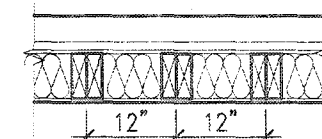
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

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**

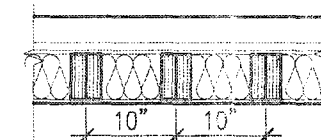
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HEIGHT, C/W SOLID
BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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**

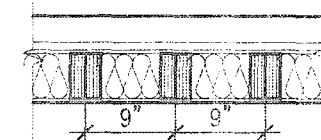
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" O.C. FULL HEIGHT, C/W SOLID
BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 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, C/W SOLID
BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



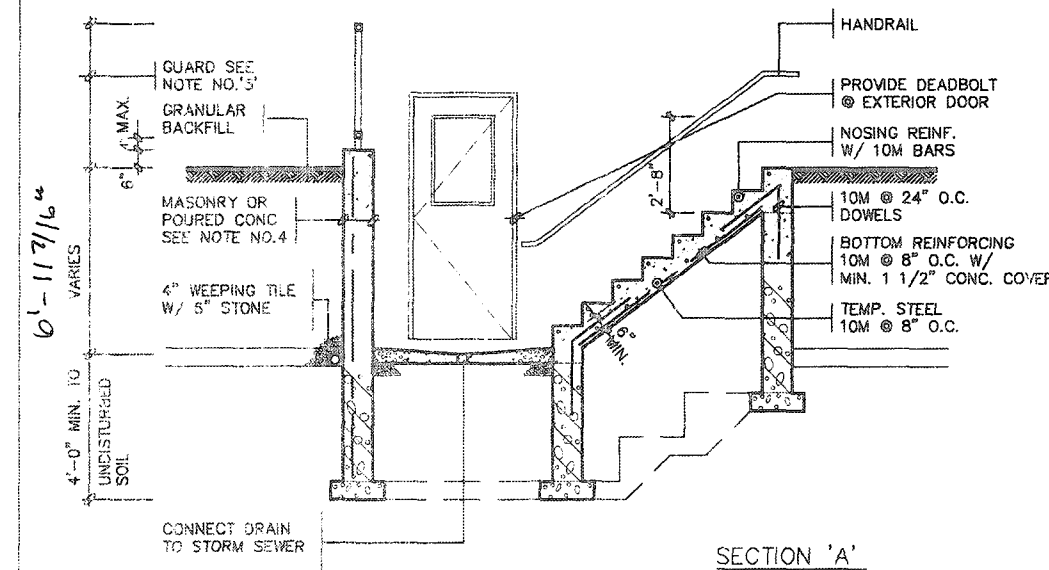
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 21'-5" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 40'-0".

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

**GENERAL NOTES**

- FOOTINGS**
16"x16" POURED CONCRETE FOOTING.
ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
1 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM
- RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7".
PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0".
WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11".
2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

**BASEMENT WALK-UP
PLAN, SECTION & NOTES**

SCALE: N.T.S.

MOUNTAINASH 5-276
COMPLIANCE PACKAGE 'A1'

9					
8					
7					
6					
5					
4	CUSTOM PER PURCHASER REQUEST.	OCT 23/20	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 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 'ink' 24482
signature

registration information
VA3 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.

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

municipality
HAMILTON, ON

MOUNTAINASH 5
13.5m

project no.
19014

date
JANUARY 2020

GENERAL NOTES & CHARTS

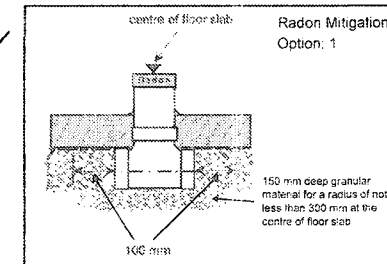
drawn by
CL

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

file name
19014-MOUNTAINASH-5-276

drawing no.
A0

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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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____
REC'D TO _____ DATE _____

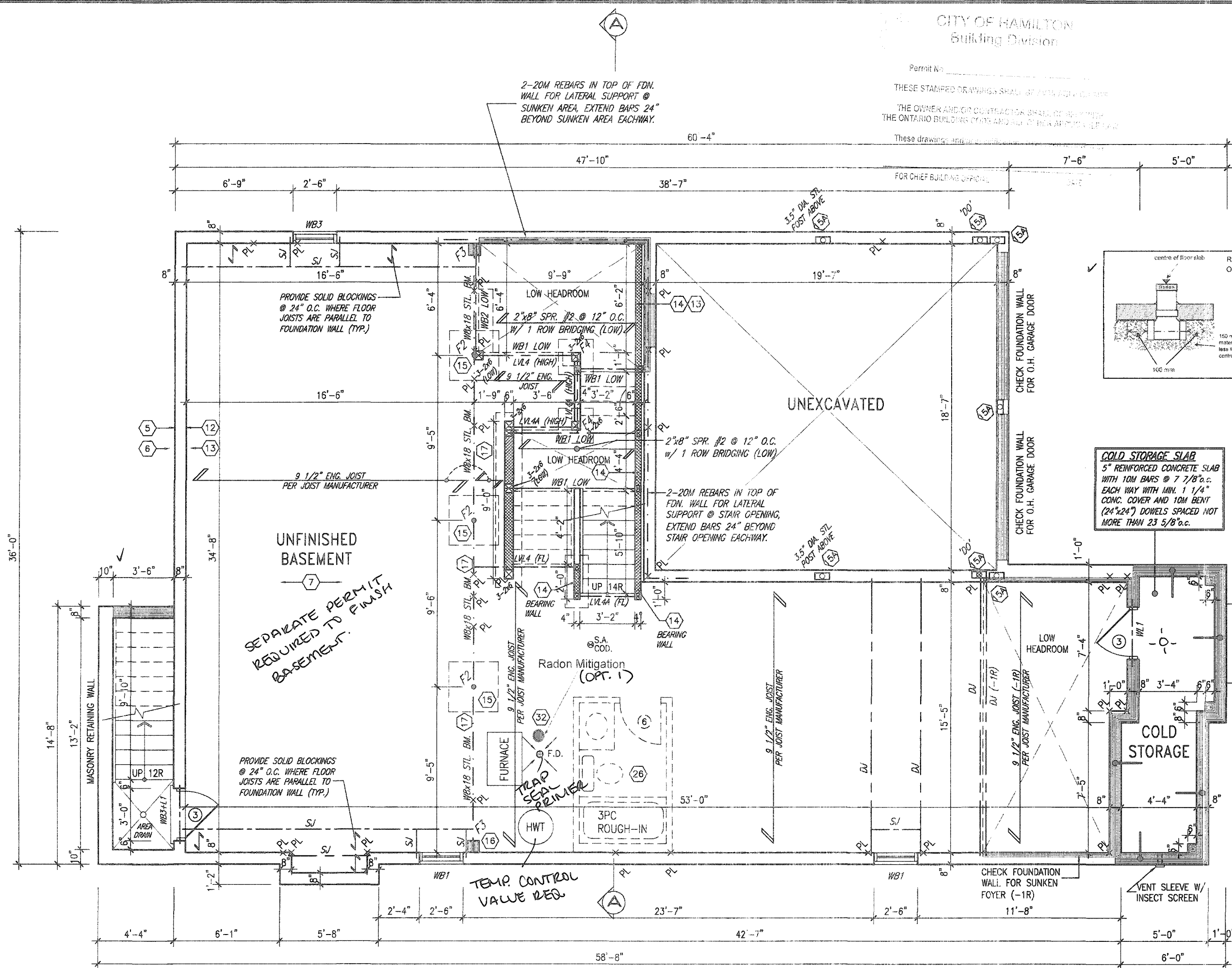
BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

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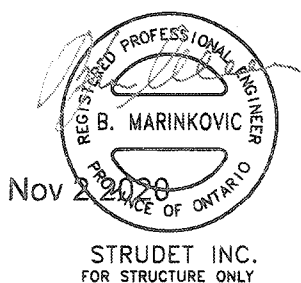
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: JAN 22, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.



BASEMENT FLOOR PLAN '1'

SUMP PUMP REQ.



1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	no. description	date	by
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5						
6						
7						
8						
9						

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	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	3/16" = 1'-0"	
drawn by	CL	checked by	scale	3/16" = 1'-0"	
file name	19014-MOUNTAINASH-5-276	drawing no.	A1		

Permit No. 21-107196

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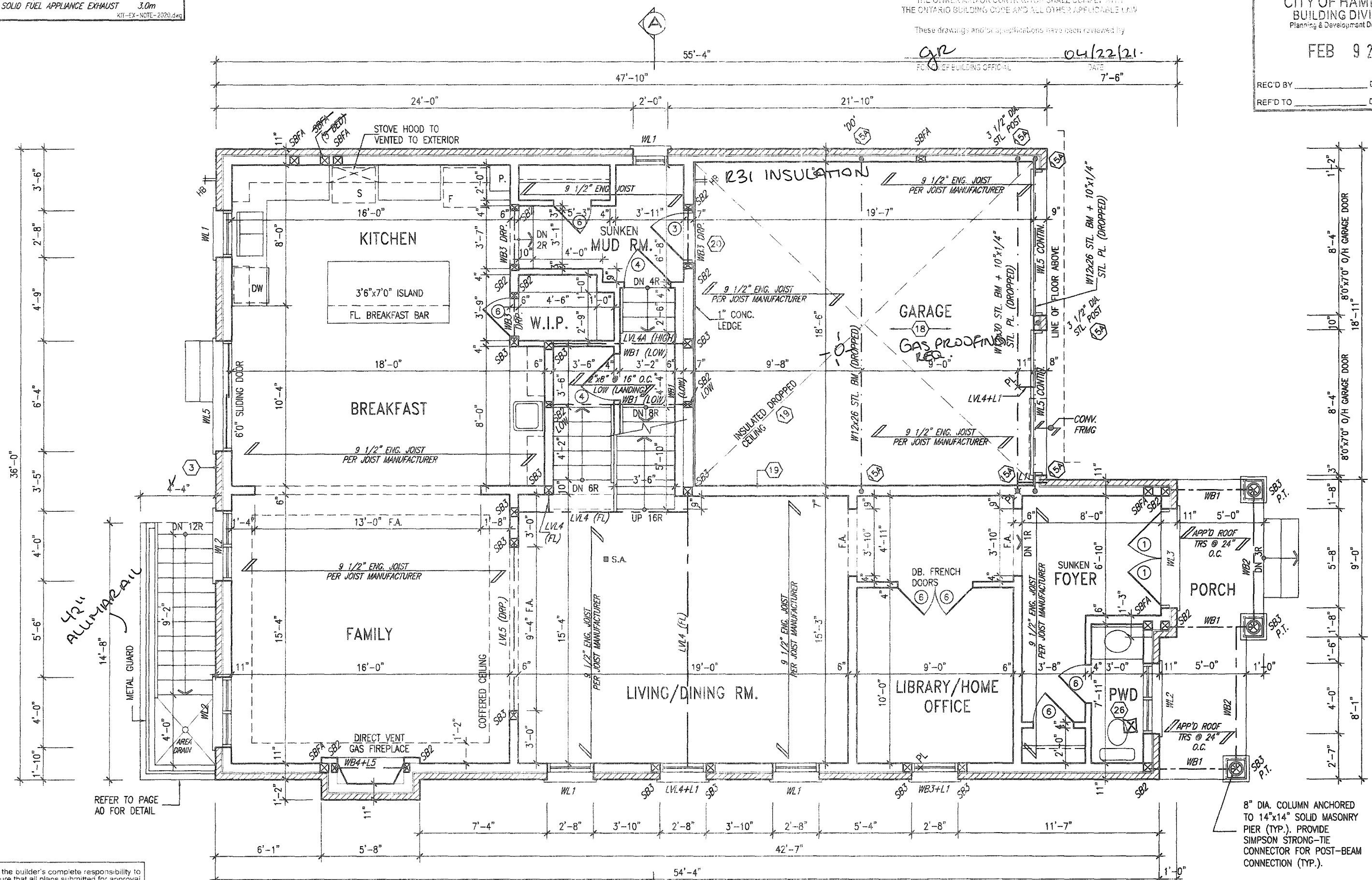
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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

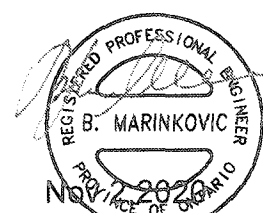


8" DIA. COLUMN ANCHORED
TO 14"x14" SOLID MASONRY
PIER (TYP.). PROVIDE
SIMPSON STRONG-TIE
CONNECTOR FOR POST-BEAM
CONNECTION (TYP.).

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE JAN 28, 2021
This stamp certifies compliance with the applicable
Architectural Guidelines and all applicable regulations
and requirements including zoning provisions and any
provisions in the subdivision agreement.



STRUDET INC.
FOR STRUCTURE ONLY

AS PER GAS UTILIZATION CODE
SHALL BE ULC/CSA LABELLED +
APPROVED.
SHALL CONFORM TO 9.21 + 9.22

GROUND FLOOR PLAN '1'

FIREBLOCK ALL BULKHEADS,
COFFERED CEILINGS AND CONCEALED
SPACES.

MOUNTAINASH 5-276
COMPLIANCE PACKAGE 'A1'

9					
8					
7					
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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
42656
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and has the qualifications and meets the requirements set out in the
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**VAS
DESIGN**

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

Greenpark

project name
RUSSELL GARDENS PH. 3

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

multi-city
HAMILTON, ON

GROUND FLOOR PLAN - ELEV. 1

19014-MOUNTAINASH-5-276

MOUNTAINASH 5
13.5m

project no.
19014

drawing no.
A2

3288 SF.

ALL PLUMBING SUBJECT
TO FIELD INSPECTION.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

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REF'D TO _____ DATE _____

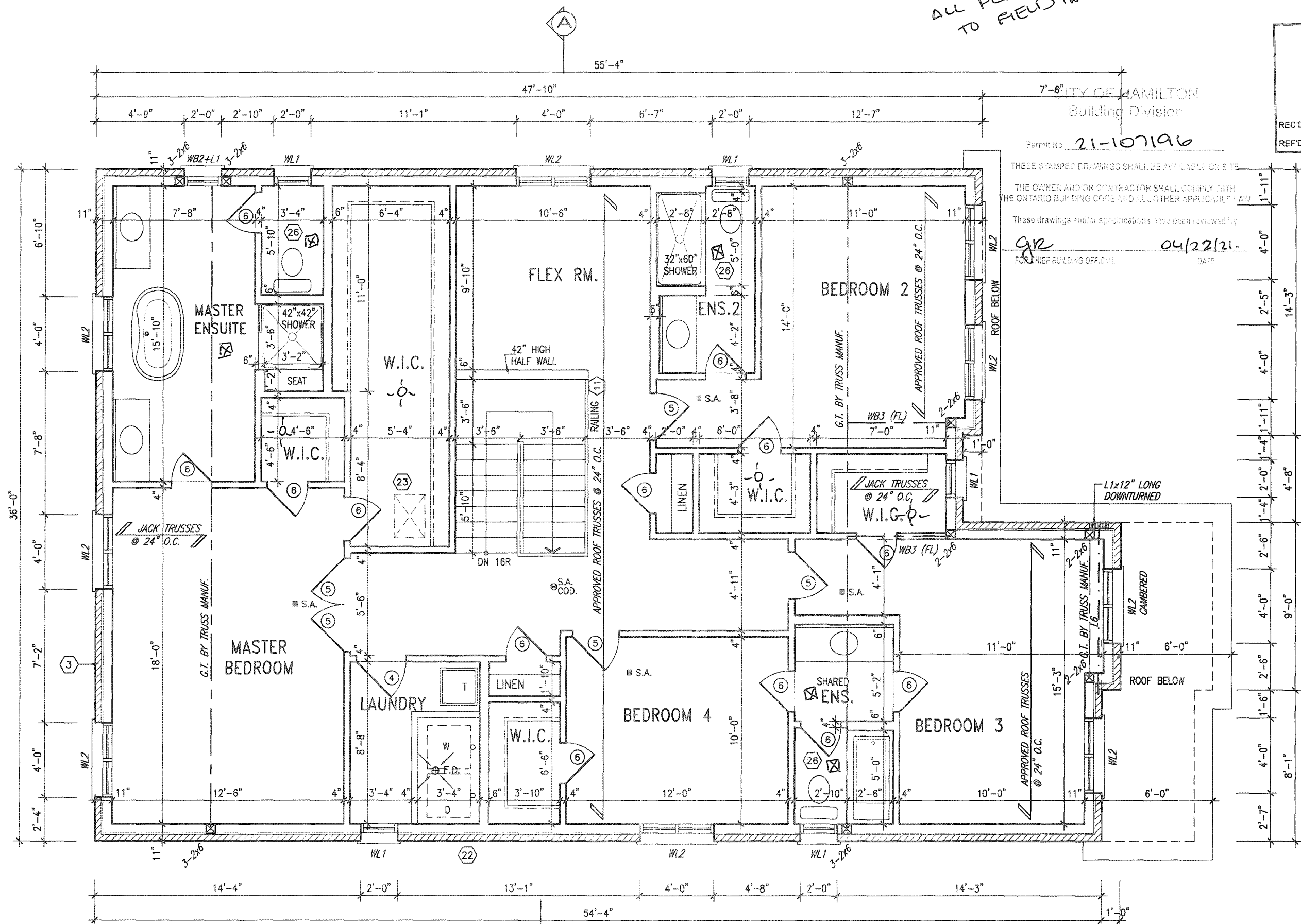
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These drawings and/or specifications have been reviewed by

GR 04/22/21
FOR THE BUILDING OFFICIAL DATE



SECOND FLOOR PLAN '1'

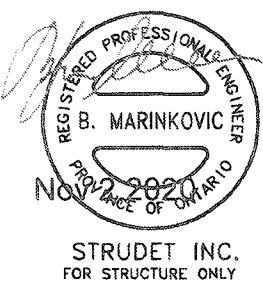
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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					
4	CUSTOM PER PURCHASER REQUEST.	OCT 23/20	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 24408
signature
names registration information
VA3 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 scaled.

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

Greenpark.

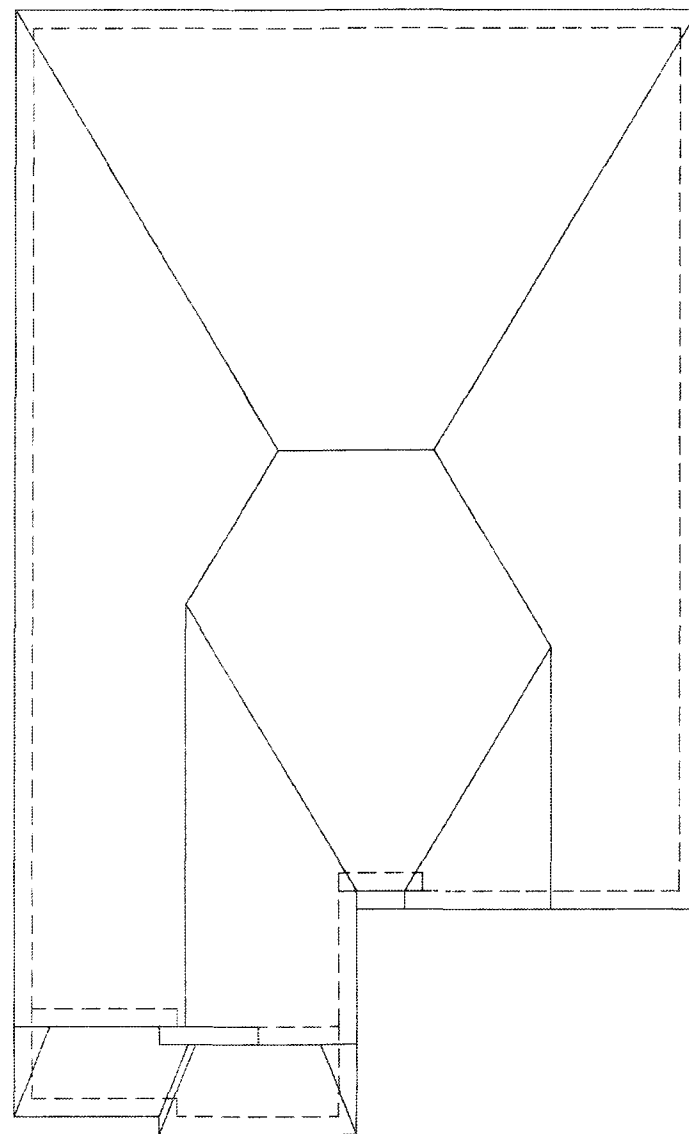
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	checked by CL	scale 3/16" = 1'-0"
SECOND FLOOR PLAN - ELEV. 1		drawing no. 19014-MOUNTAINASH-5-276
		file name A3

MOUNTAINASH 5
13.5m

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



ROOF PLAN-1

Doing electrical work? **A notification must be filed with the Electrical Safety Authority.**
Hiring someone to do electrical work? **They must be a Licensed Electrical Contractor.**
It's the Law
For more information go to
sasafe.com or call 1-877-372-7233

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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 REVIEW
AND APPROVAL

APPROVED BY 
DATE 12/28/2017

This statement conforms with the applicable
Design/Construct contract and is based on the
contract documents and the information
provided by the contractor.

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 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					
7					qualification information
6					Richard Vink 2448
5					name signature BC
4	CUSTOM PER PURCHASER REQUEST.	OCT 23/20	GW		registration information: VAS 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 end report and 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.
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

		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
stream by -		FRONT ELEVATION - ELEV. 1 19014-MOUNTAINASH-5-276	
checked by -		scale 3/16" = 1'-0"	
file name 19014-MOUNTAINASH-5-276		drawing no. A4	
C:\G - H:\WORK\WORKING\19014-02\LANDSCAPE\SHGLES\A4 MOUNTAINASH 5\276\1914-MOUNTAINASH-5-276.dwg - Mod - Oct 28 2020 - 4:53 PM			

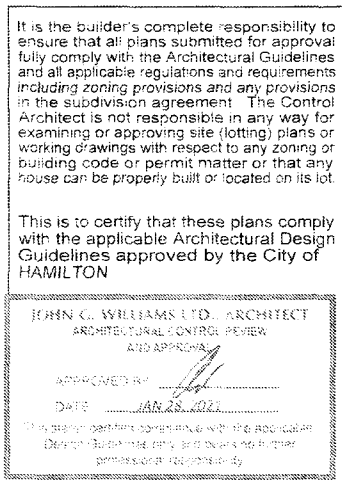
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BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____

REF'D TO _____ DATE _____

[illegible]

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Permit No. 21-107196

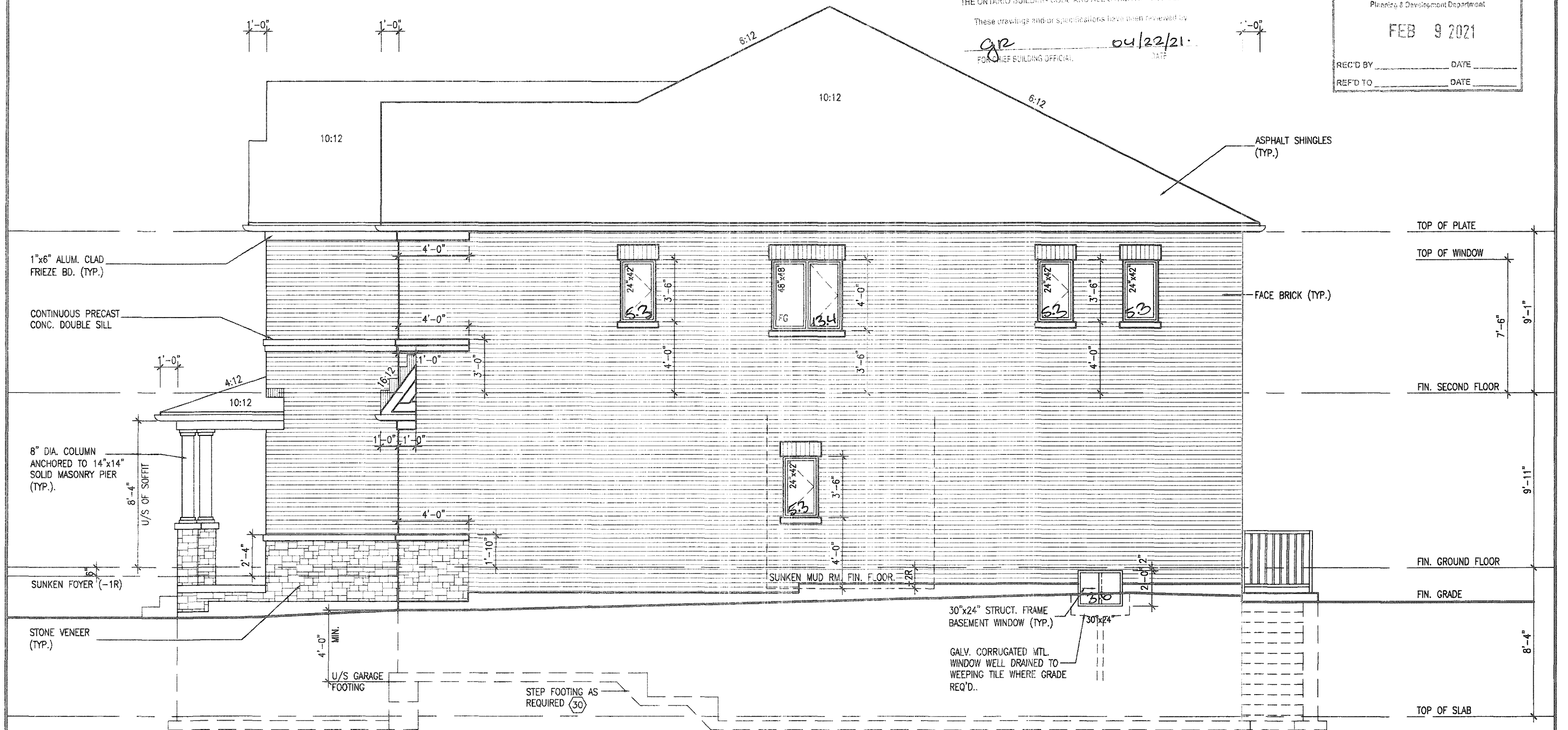
THESE STAMPED DRAWINGS SHALL BE AVAILABLE FOR REVIEW
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
GR FOR CHIEF BUILDING OFFICIAL, 04/22/21, DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



RIGHT SIDE ELEVATION '1'

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1161.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.33 SQ. FT.
GLAZING PROVIDED	=40.76 SQ. FT. (GLASS AREA ONLY)

UNPROTECTED OPENINGS OK

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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
DATE 1/28/2021
Drawing is for the use only and does not constitute professional responsibility

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				Richard Vink 24488
6				signature
5				name registration information VAS Design Inc. 42658
4	CUSTOM PER PURCHASER REQUEST.	OCT 23/20	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 26/20	GW	
no.	description	date	by	

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.		MOUNTAINASH 5 13.5m	
project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON
date	JANUARY 2020	checked by	scale 3/16" = 1'-0"
drawn by		scale	
CL		19014-MOUNTAINASH-5-276	A6

3288 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 9 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



MOUNTAINASH 5-276
COMPLIANCE PACKAGE 'A1'

JOHN L. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL FLOOR PLAN
AND APPROVAL

APPROVED BY 

DATE JAN 28, 2011

This stamp renders compliance with the application
Design Guidelines and standards for 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 act as a Designer.	
8				qualification information	
7				Richard Vink	2448
6				BC	
5				name registration information	
4	CUSTOM PER PURCHASER REQUEST.	OCT 23/20	GW	VAX Design Inc.	4265
3	ISSUED FOR PERMIT.	APR 13/20	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.	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY. DRAWS 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 416.630.4783
va3design.com

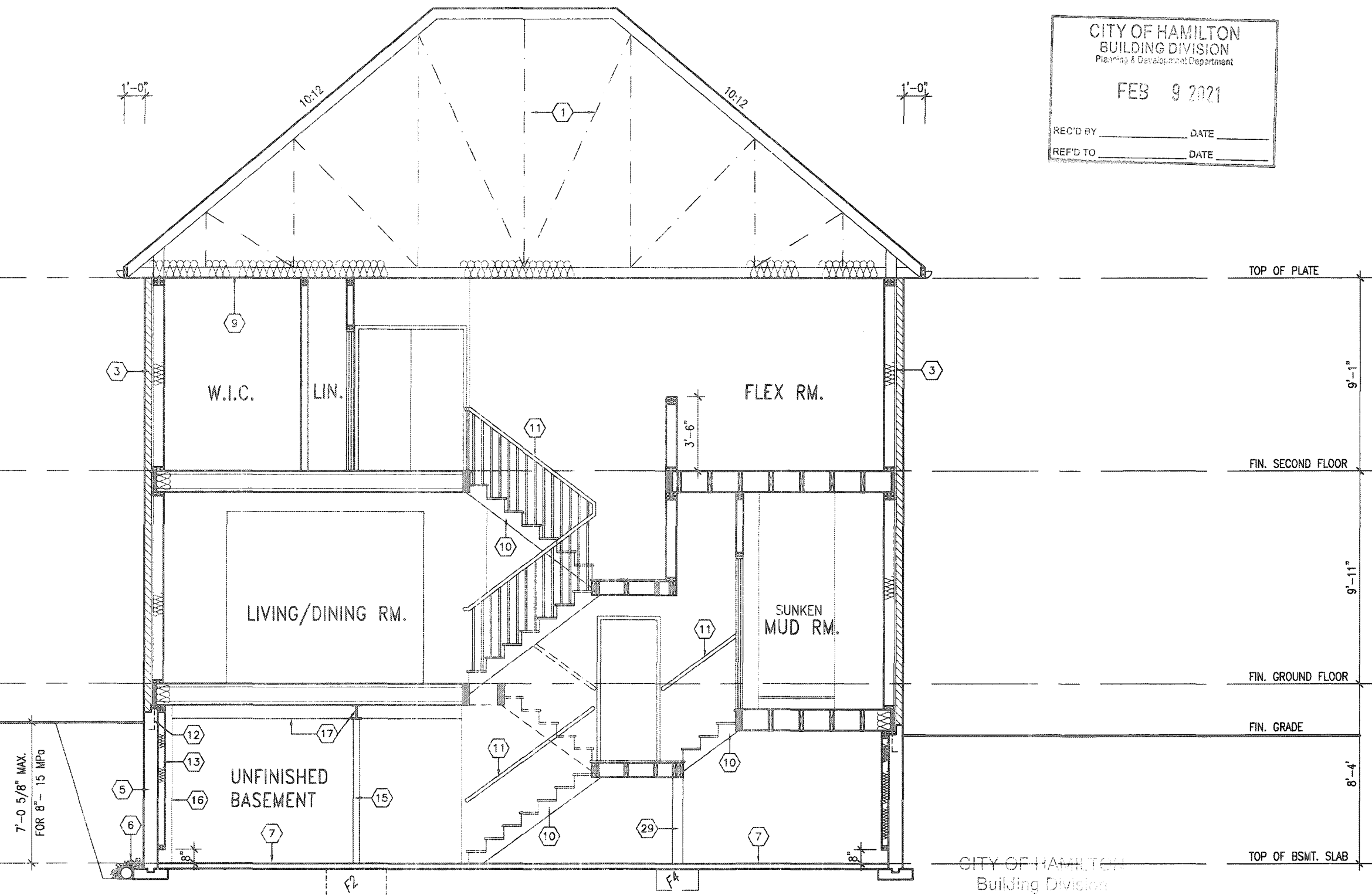
 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		REAR ELEVATION - ELEV. 1	
checked by -		title name 19014-MOUNTAINASH-5-276	
scale 3/16" = 1'-0"		A7	

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 9 2021

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



Permit No. 21-107196

THESE STAMPED DRAWINGS SHALL BE AVAILABLE FOR

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

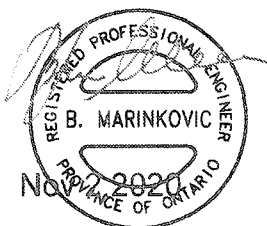
These drawings and/or specifications have been approved by:

CJR 04/22/21.
FOR CHIEF BUILDING OFFICIAL

MOUNTAINASH 5-276
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.

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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 2448
5					name signature BC
4	CUSTOM PER PURCHASER REQUEST.	OCT 23/20	GW		registration information VAS 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. Drawings are not to be used.
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 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

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

DRFG - H:\ARCHIVE\AORR NG\2019\19014.DWG (UNITS) SINGLES\44' MOUNTAIN WASH (CRESTON).DWG

MOUNTAINASH 5
13.5m

	municipality
HAMILTON, ON	

SECTION A-A - ELEV. 1

file name
19014-MOUNTAINASH-5-276

branching no.

A8

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