

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
21"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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4' x 3'-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5' x 3'-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6' x 3'-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6' x 4' x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5' x 3'-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5' x 3'-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5' x 3'-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6' x 4' x 3/8" (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" (90x90x6.0L)
L2 = 4' x 3'-1/2" x 5/16" (100x90x8.0L)
L3 = 5' x 3'-1/2" x 5/16" (125x90x8.0L)
L4 = 6' x 3'-1/2" x 3/8" (150x90x10.0L)
L5 = 6' x 4' x 3/8" (150x100x10.0L)
L6 = 7' x 4' x 3/8" (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-0" 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

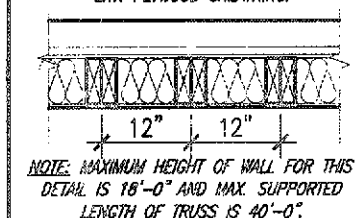
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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"x8" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, 3/4" SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD 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.

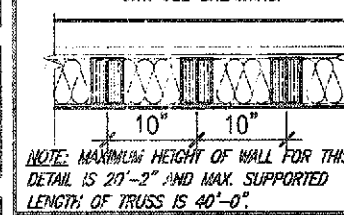
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	0.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	0.28	
Maximum U-value	0.49	
Skylights	0.49	
Maximum U-value	0.49	
Space Heating Equipment	96% Min.	NATURAL GAS
Hot Water Heater	0.8	NATURAL GAS
Minimum EF	75%	
HRV	75%	
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.

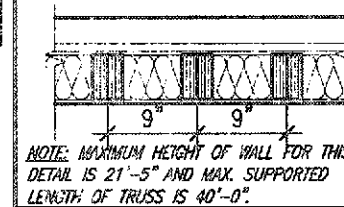
TWO STOREY HEIGHT WALL DETAIL

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, 3/4" 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 @ 9" O.C. FULL HEIGHT, 3/4" SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



CITY OF HAMILTON BUILDING DIVISION

OCT 6 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	787 S.F.	190.21 S.F.	24.17 %
LEFT SIDE	1157 S.F.	86.66 S.F.	7.49 %
RIGHT SIDE	1163 S.F.	18.50 S.F.	1.59 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3657.00 S.F.	454.32 S.F.	11.78 %
TOTAL SQ. M.	358.32 S.M.	42.21 S.M.	11.78 %
UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	787 S.F.	190.21 S.F.	24.17 %
LEFT SIDE	1157 S.F.	92.99 S.F.	8.04 %
RIGHT SIDE	1163 S.F.	18.50 S.F.	1.59 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3657.00 S.F.	460.65 S.F.	11.94 %
TOTAL SQ. M.	358.32 S.M.	42.80 S.M.	11.94 %

3086 SF.

AREA CALCULATIONS ELEV '1'	
GROUND FLOOR AREA	1378 SF
SECOND FLOOR AREA	1694 SF
TOTAL FLOOR AREA	3072 SF (285.39 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	14 SF
ADD TOTAL OPEN AREAS	+14 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3086 SF (286.69 m2)
GROUND FLOOR COVERAGE	1384 SF
GARAGE COVERAGE/AREA	390 SF
PORCH COVERAGE/AREA	57 SF
COVERAGE W/ PORCH	1831 SF (170.10 m2)
COVERAGE W/O PORCH	1774 SF (164.80 m2)

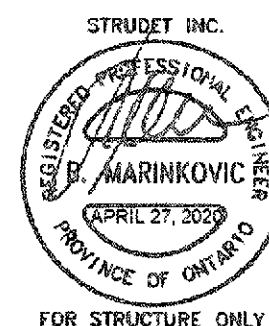
AREA CALCULATIONS ELEV '2'	
GROUND FLOOR AREA	1386 SF
SECOND FLOOR AREA	1674 SF
TOTAL FLOOR AREA	3060 SF (284.28 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	14 SF
ADD TOTAL OPEN AREAS	+14 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	3074 SF (285.58 m2)
GROUND FLOOR COVERAGE	1392 SF
GARAGE COVERAGE/AREA	389 SF
PORCH COVERAGE/AREA	56 SF
COVERAGE W/ PORCH	1781 SF (165.46 m2)
COVERAGE W/O PORCH	1837 SF (170.66 m2)

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	763 S.F.	190.21 S.F.	24.93 %
LEFT SIDE	1113 S.F.	92.99 S.F.	8.35 %
RIGHT SIDE	1113 S.F.	18.50 S.F.	1.66 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3739.00 S.F.	460.65 S.F.	12.32 %
TOTAL SQ. M.	347.36 S.M.	42.80 S.M.	12.32 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772 S.F.	212.89 S.F.	27.58 %
LEFT SIDE	1106 S.F.	92.99 S.F.	8.41 %
RIGHT SIDE	1128 S.F.	18.50 S.F.	1.64 %
REAR	750 S.F.	158.95 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3756.00 S.F.	483.33 S.F.	12.87 %
TOTAL SQ. M.	348.94 S.M.	44.90 S.M.	12.87 %

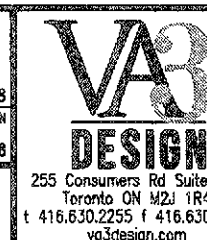
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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



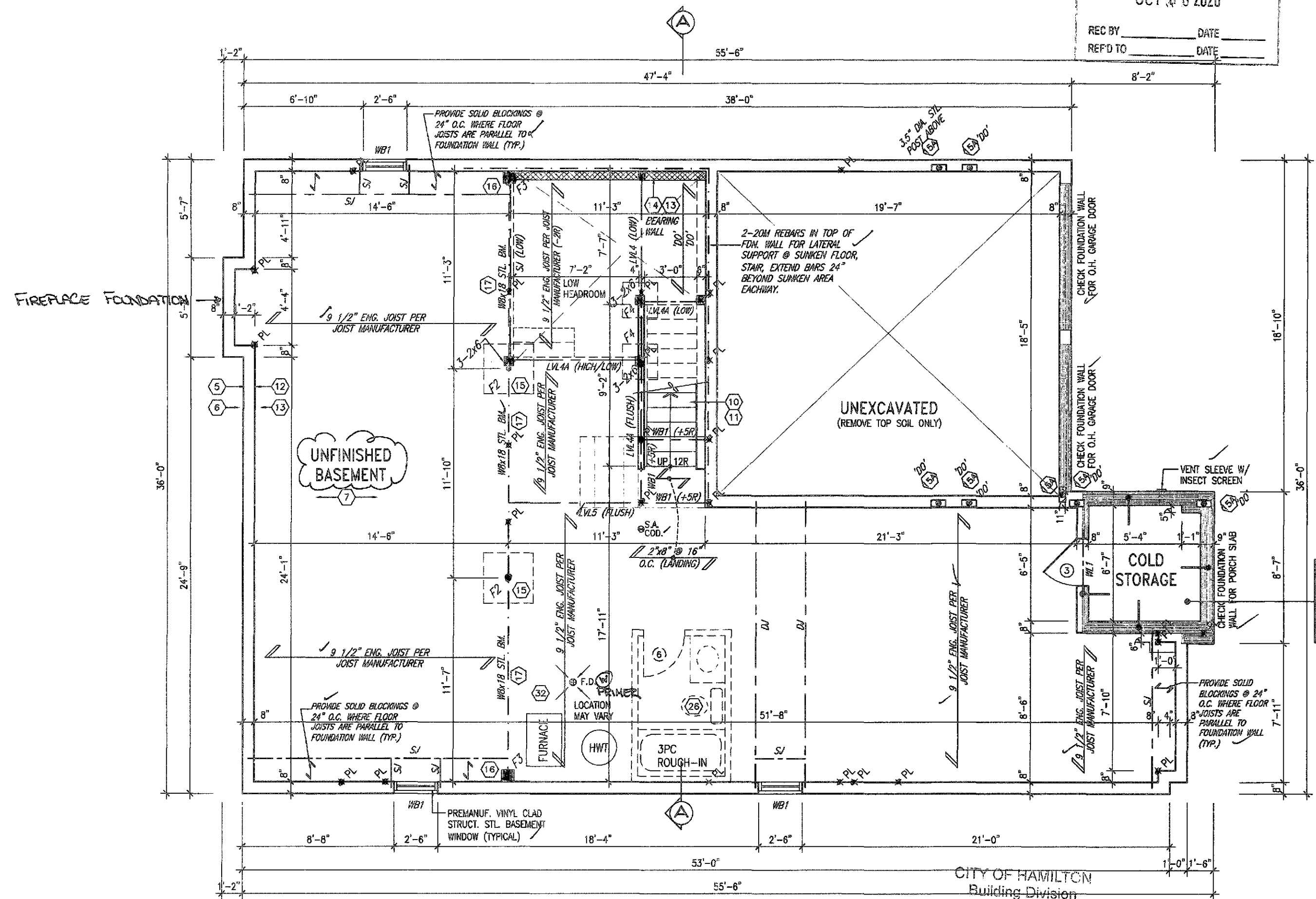
Permit No. 196110
THESE STAMPED DRAWINGS SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF HAMILTON BUILDING DIVISION
THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS.
DATE: Dec 15/20

MOUNTAINASH 3 COMPLIANCE PACKAGE 'A1'



project name	RUSSELL GARDENS PH. 3	project no.	19014
location	HAMILTON, ON.	drawing no.	A0
date	JANUARY 2020	checked by	3/16" = 1'-0"
drawn by	VA3 DESIGN	scale	18014-MOUNTAINASH-03

3086 SF.



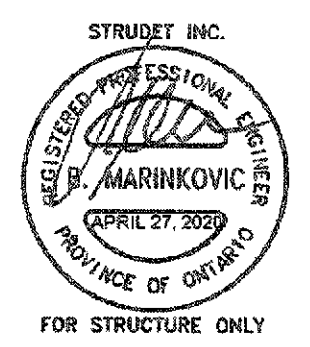
COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

BASEMENT PLAN ELEV. 2
A SEPARATE PERMIT IS REQ'D
TO FINISH THE BASEMENT

Permit No. 196110
CITY OF HAMILTON
Building Division

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

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'



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BASEMENT WALL INSULATION
(2/P) (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.

JOHN L. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL, INTERIOR DESIGN AND WRITING
APPROVED BY: [Signature]
DATE: SEP 2020
The seal and stamp of the architect are required on all drawings submitted for approval.

18				9					
17				8					
16				7					
15				6					
14				5					
13				4					
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		

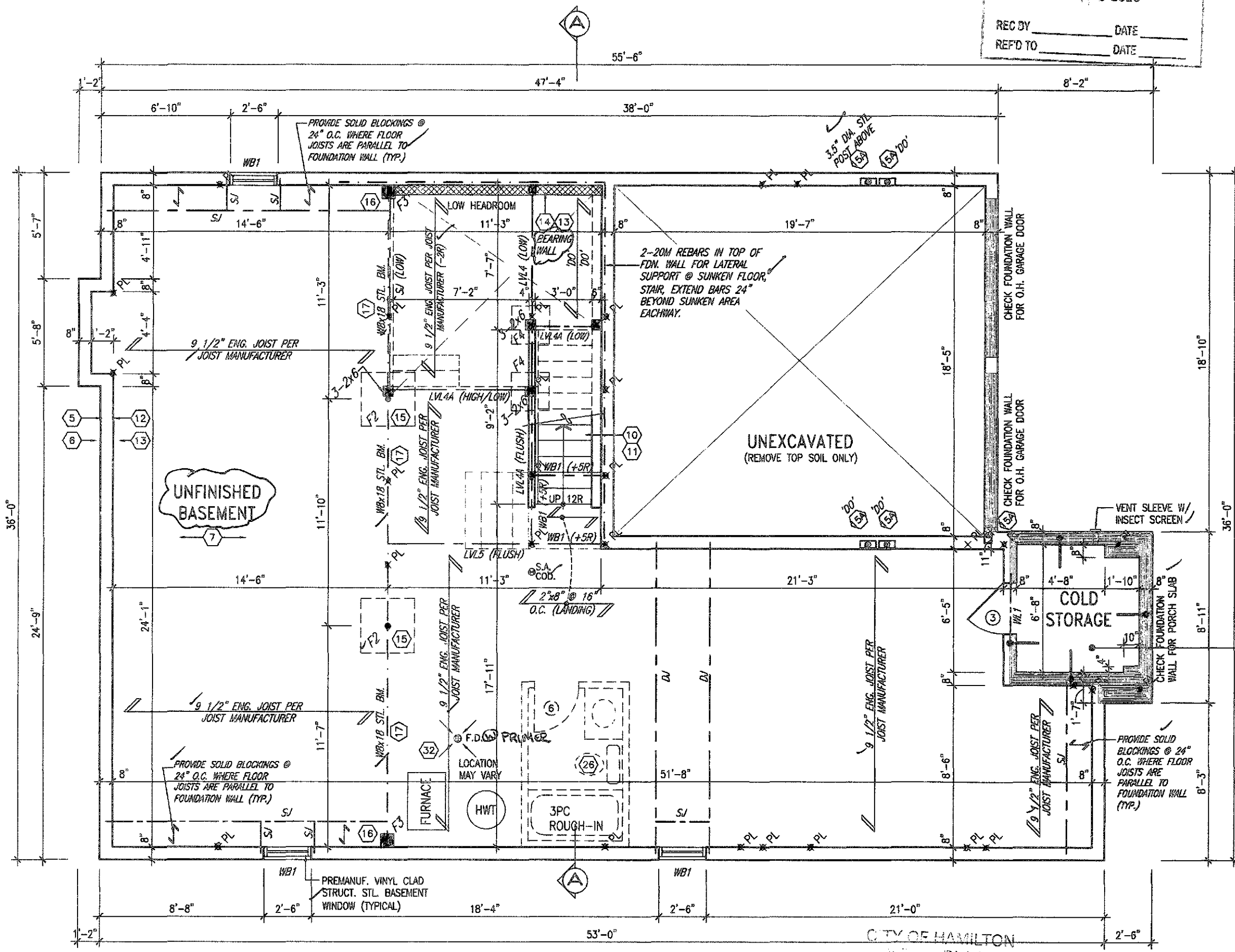
No undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BCO
42658
VA3 Design Inc.
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
JANUARY 2020
checked by
3/16" = 1'-0"
18014-MOUNTAINASH-03
18014-MOUNTAINASH-03.dwg - Thu - Apr 9 2020 - 9:51 AM

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A1a
BASEMENT PLAN - ELEV. 2

3086 SF.



COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4" CONG. COVER AND 10M BOLT (24"x24") DOBELS SPACED NOT MORE THAN 23 5/8" o.c.

BASEMENT PLAN ELEV. 3
A SEPERATE PERMIT IS REQ'D TO FINISH THE BASEMENT

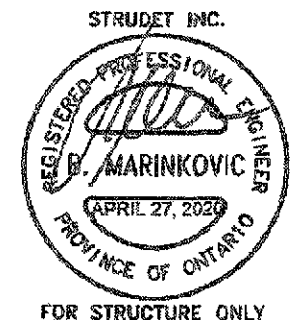
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BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

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.

Permit No. 196110
THIS IS A PRELIMINARY DRAWING. ANY CHANGES SHALL BE MADE BY THE OWNER OR ARCHITECT. THE OWNER OR ARCHITECT SHALL COMPLY WITH THE CITY OF HAMILTON'S BUILDING CODE AND ALL OTHER APPLICABLE LAWS.
These drawings and their contents have been reviewed by
Dec 15/20
DATE



MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ENGINEER
442-478-0000
APPROVED BY: *[Signature]*
DATE: 10/20/2020
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
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

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
name
registration information
VAS Design Inc.
42658

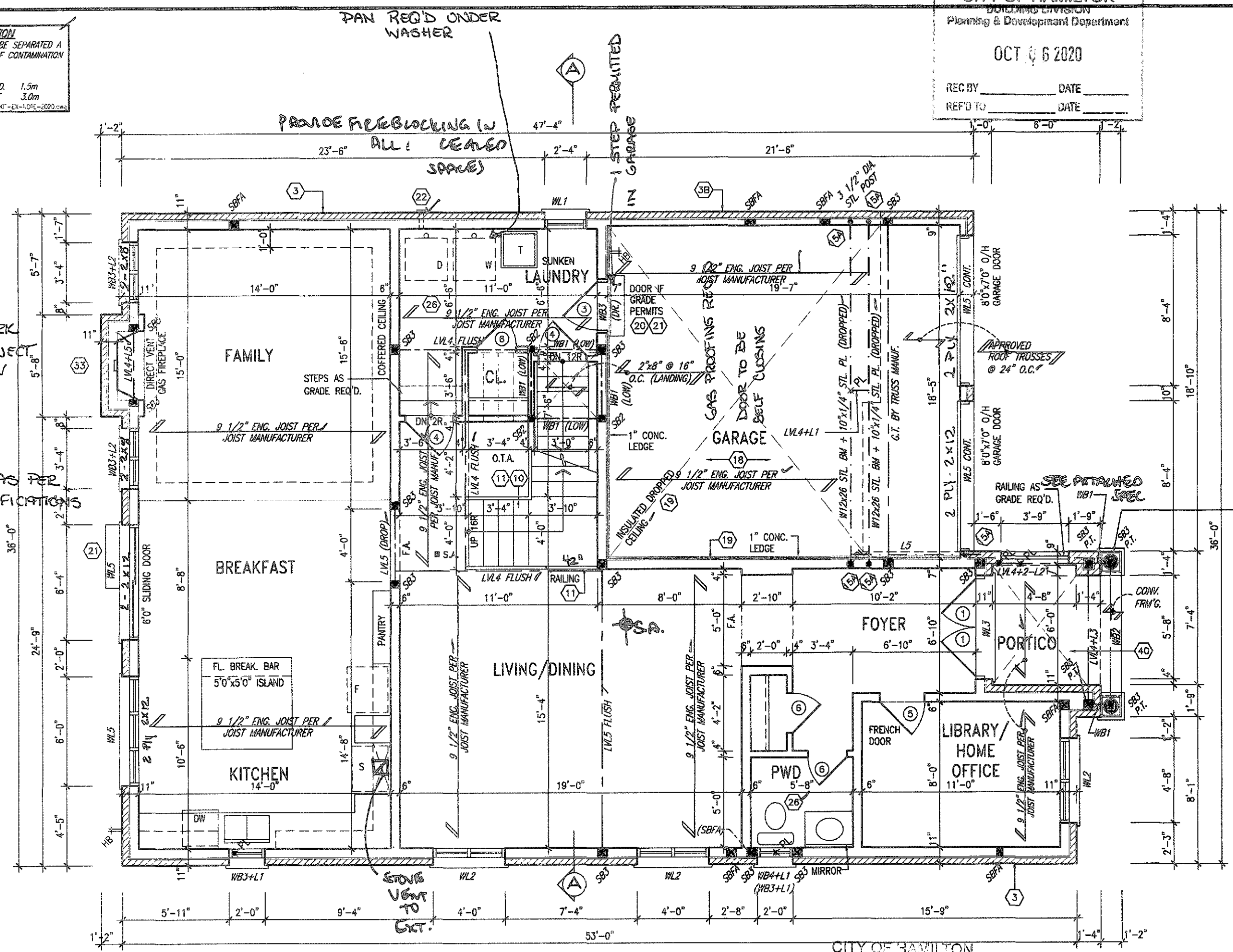
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark. MOUNTAINASH 3
13.5m
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON.
project no.: 19014
drawing no.: A1b
date: JANUARY 2020
drawn by: *[Signature]*
checked by: *[Signature]*
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-03.dwg
date: 10/20/2020 9:51 AM

3086 SF.

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OEC, DIV. B - TABLE 6.2.3.12.
• KITCHEN EXHAUST 3.0m
• DRIVEWAY, PARKING SPACE, ROAD 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
(KT-EX-101E-2020.CAD)

ALL PLUMBING WORK THROUGH-OUT IS SUBJECT TO FIELD INSPECTION AND APPROVAL
FIREPLACE INSTAL AS PER MANUFACTURES SPECIFICATIONS AND CAN/ULC.

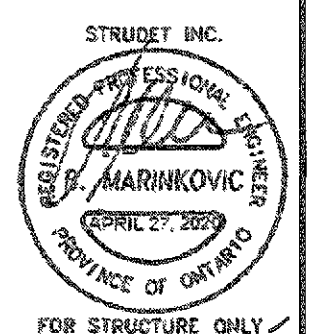


8" DIA. COLUMN ANCHORED TO 14"x14" SOLID MASONRY PIER (TYP.). PROVIDE SIMPSON STRONG-TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)

GROUND FLOOR PLAN
ELEV. 1

CITY OF HAMILTON
Building Division
Permit No. 196110

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications shall be reviewed by
JL Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE



MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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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. WILSONS LTD., ARCHITECT
ARCHITECTURAL CONSULTANTS
AND ASSOCIATES
DESIGNED BY: [Signature]
DATE: SEP 22, 2020
The owner certifies that this plan is a true and correct copy of the original plan as submitted to the City of Hamilton for approval.

18			9						
17			8						
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13			4						
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 24488
signature
name registration information
VAS Design Inc. 42858

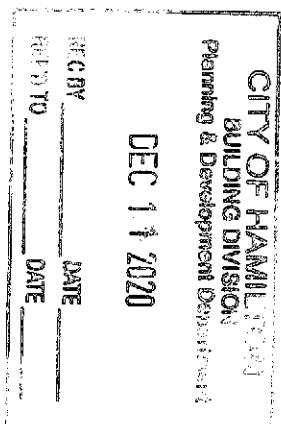
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 416.630.4782
vasdesign.com

Greenpark
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
date
JANUARY 2020
checked by
3/18" = 1'-0"
19014-MOUNTAINASH-03R
19014-MOUNTAINASH-03R.dwg - Thu, Apr 30 2020 - 12:03 PM

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A2

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CITY OF HALIFAX
Building Division
Permit No. 196110
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND THE CONTRACTOR SHALL COMPLY WITH
ALL APPLICABLE BUILDING CODES AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by:
JDU
FOR CHIEF BUILDING OFFICIAL
DEC 15 2020



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)



MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

[illegible]

18		8	The undersigned has reviewed and takes responsibility for this design and how the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.	2448
17		9	qualification information	
16		7		
15		6	Richard Vink	2448
14		5	same	
13		4	registration information	
12		3	VAS Design Inc.	265
11		2	ISSUED FOR PERMIT.	
10		1	UPDATED PER ENG & CLIENT COMMENTS.	
9		PRELIMINARY ISSUED FOR QUOTE REVIEW.		
8	date	by	no. description	
7	JAN. 1/20	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 copied.	
6	MAR. 13/20	GW		
5	JAN. 8/20	GW		
4				
3				
2				
1				

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

 Greenpark.		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		drawing no. A2a	
checked by 3/16" = 1'-0"		file name 19014-MOUNTAINASH-03	
title GROUND FLOOR PLAN - ELEV. 2			

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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)(g) & 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.

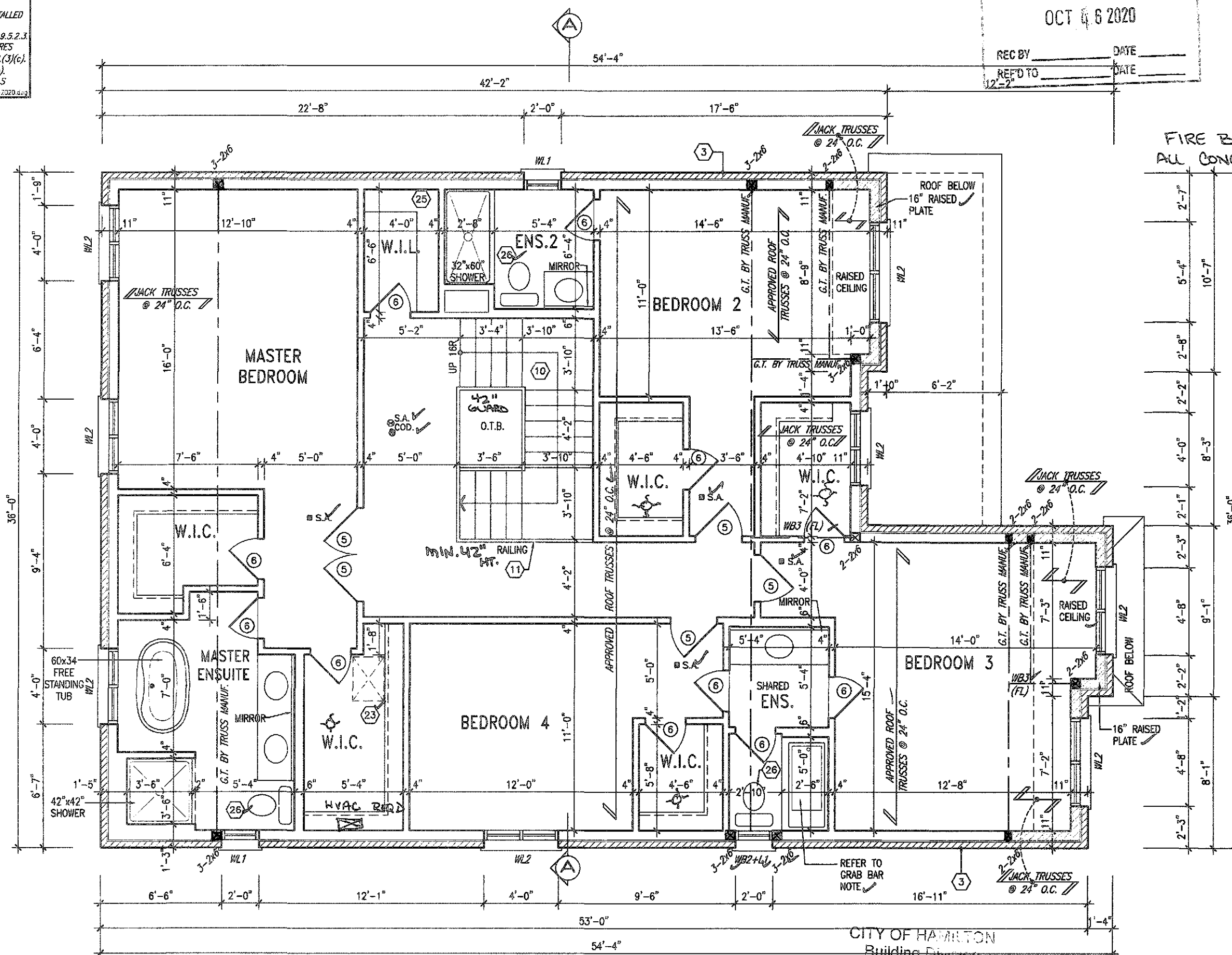
38-1-011-2320.6.03

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 6 2020

REC BY _____ DATE _____
REF TO _____ DATE _____

3086 SF.



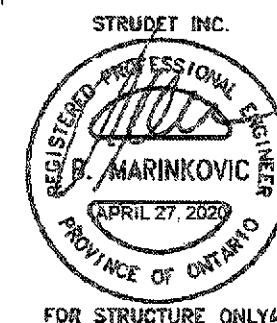
FIRE BLOCKING REQ'D IN ALL CONCEALED SPACES.

SECOND FLOOR PLAN ELEV. 1

Permit No. 196110

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 shall be reviewed by
FOR CHIEF BUILDING OFFICIAL

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'



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

KRISTIN G. WILLIAMS, LTD. ARCHITECT
ARCHITECT/JOAN COITZ, R.N. ENR
APPROVED BY: [Signature]
DATE: [Date]
For example: KRISTIN G. WILLIAMS, LTD. ARCHITECT
Design: KRISTIN G. WILLIAMS, LTD. ARCHITECT
010119 01/10/2020

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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
V&A Design Inc.
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

V&A 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
checked by
3/10" = 1'-0"

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A3

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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)(a) & 3.8.3.8.(3)(c); SHOWER: 3.8.3.13.(2)(g); BATHTUB: 3.8.3.13.(4)(a); FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

C8-NOTE-2020.dwg

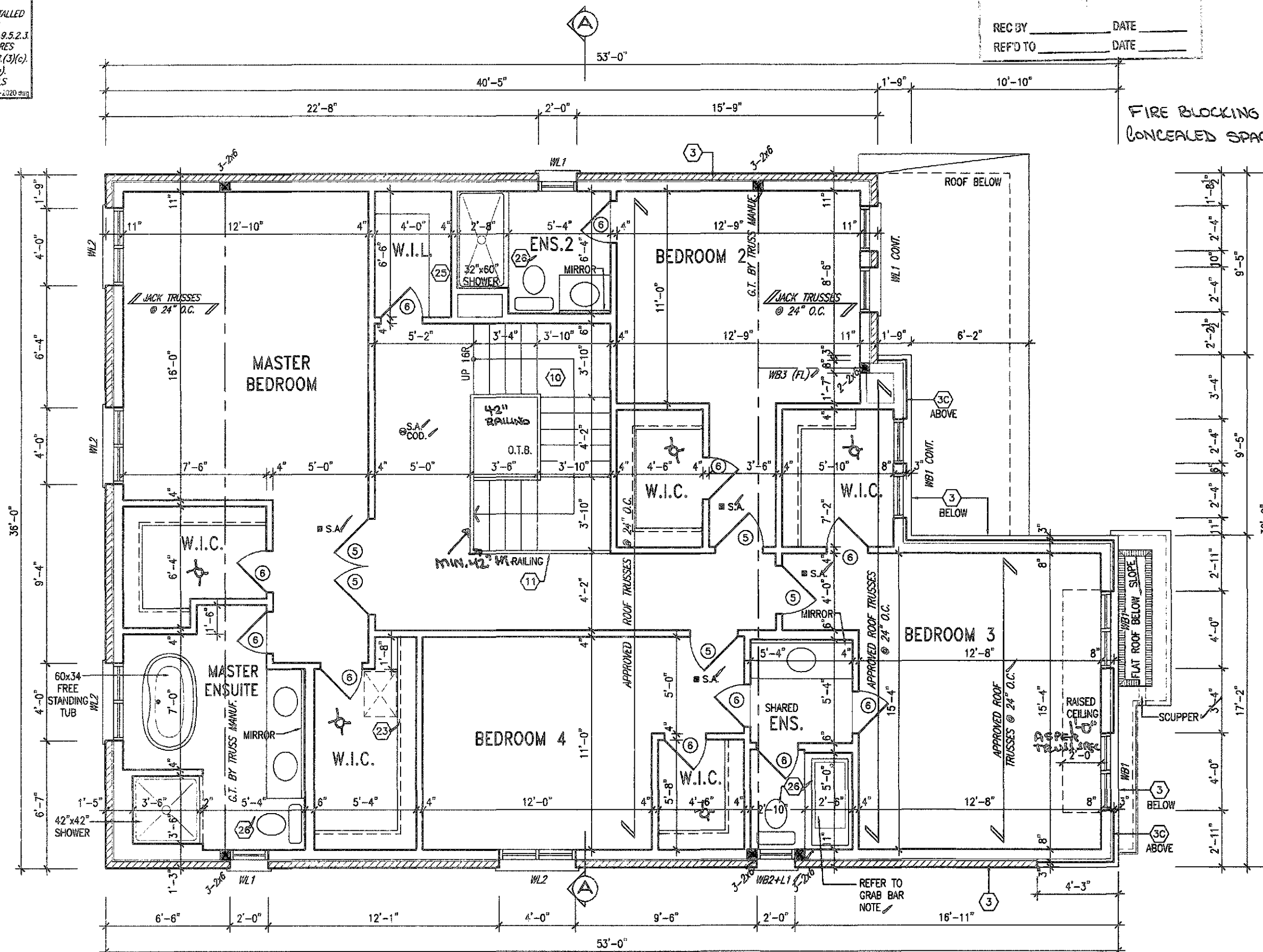
CITY OF HAMILTON
BUILDING DIVISION

Planning & Development Department

OCT 6 2020

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

3086 SF.

FIRE BLOCKING REQ'D IN ALL
CONCEALED SPACES.SECOND FLOOR PLAN
ELEV. 2CITY OF HAMILTON
Building Division

Permit No. 196110

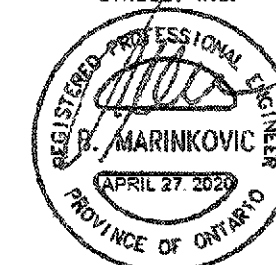
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

JDL Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



FOR STRUCTURE ONLY

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

BARRY G. VALLAAR, L.D. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: [Date]
This plan complies with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

The undersigned has reviewed and 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	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 returned at the completion of the work. Drawings are not to be scaled.	

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

Greenpark
 project name
 RUSSELL GARDENS PH. 3
 HAMILTON, ON.

MOUNTAINASH 3
 13.5m
 project no.
 19014

date
JANUARY 2020
drawn by
WT
checked by
scale
3/16" = 1'-0"
19014-MOUNTAINASH-03.dwg - 1st - Apr 9 2020 - 9:31 AM
drawing no.
A3a

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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. 03-MFT: 2020 dms

REC BY _____ DATE _____
REFD TO _____ DATE _____

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
easafe.com or call 1-877-372-7233



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
 ARCHITECTS, 100 MADISON AVENUE
 NEW YORK 17, N.Y.
 APPROVED: _____
 DATE: SEP 27 1977
 THIS AGREEMENT IS TO BE IN FULL PAYMENT OF
 THE FEE OF \$10,000.00 FOR THE DESIGN OF THE
 PROPOSED BRIDGE PROJECT.

[illegible]

 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		file no. 19014-MOUNTAINASH-03	
drawing no. A3b		scale 3/16" = 1'-0"	

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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

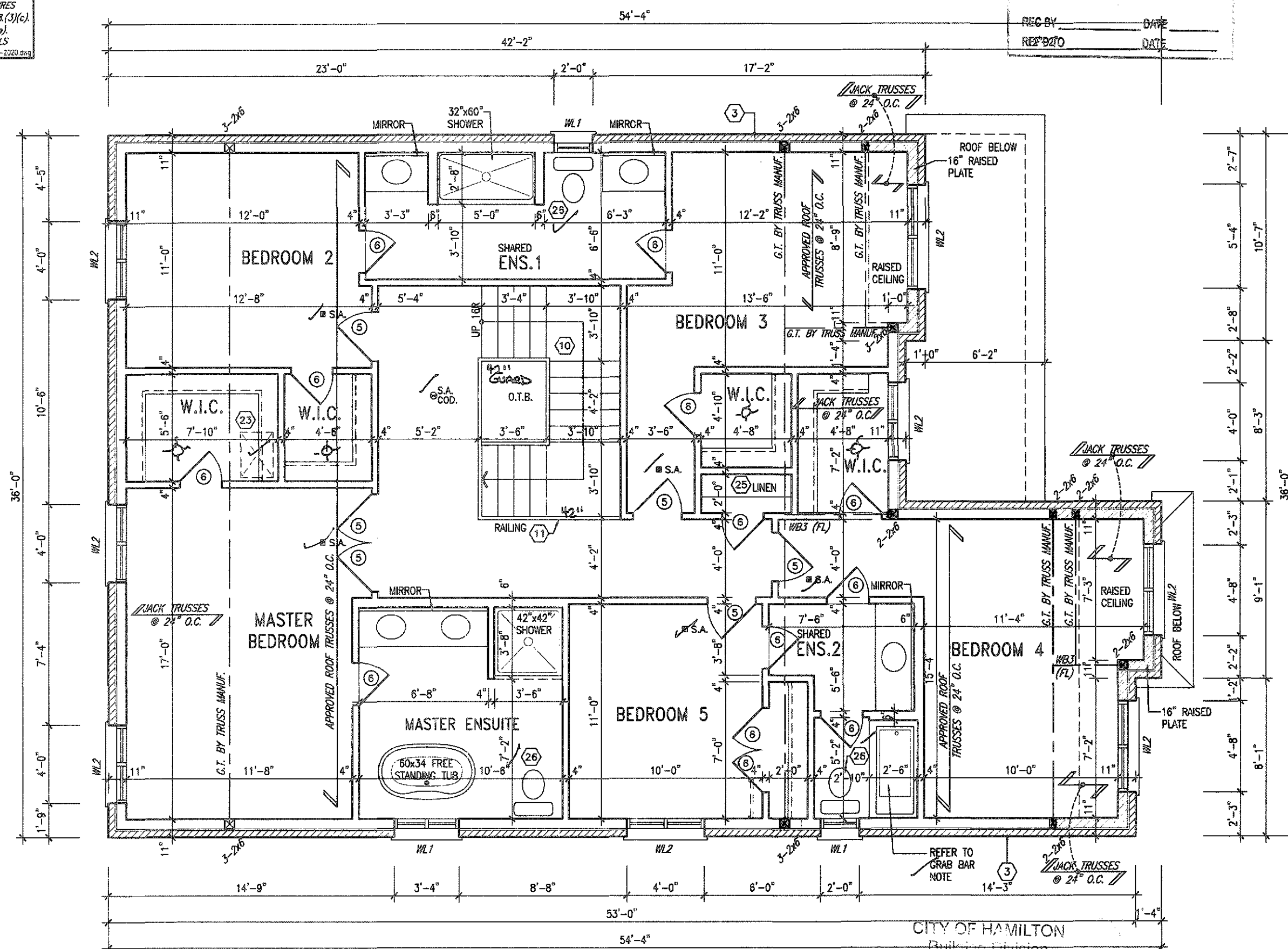
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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
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BATHTUB IN MAIN BATHROOM PER OBC, DIV. 8-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE 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. CR-ND E-2220.dwg

OCT 06 2020

REC BY _____ DATE _____
REF ID: A66020 DATE _____

3086 SF.



CITY OF HAMILTON
Building Division

Permit No. 196110

OPT. SECOND FLOOR PLAN,
(5 BED) ELEV. 1

IN 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 applications have been reviewed by

1DC
FOR CHIEF BUILDING OFFICIAL

Dec 15/20

MOUNTAINASH 3
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

KIMM G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL SYSTEMS

[Faint, illegible text from bleed-through]

STRUDET INC.



FOR STRUCTURE ONLY

18		9			This 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.		
17		8			qualification information		
16		7			Richard Vink	24688	
15		6			<i>R Vink</i>	BCO	
14		5			signature	42658	
13		4			name		
12		3	ISSUED FOR PERMIT	MAR 31/20	VAS Design Inc.		
11		2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20			
10		1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 28/20			
no.	description	date	by no.	no.	description	date	by no.

VAS

DESIGN

255 Glenview Rd Suite 120
Toronto ON M2H 1R4
t 416.630.2255 f 416.630.4782
va3design.com

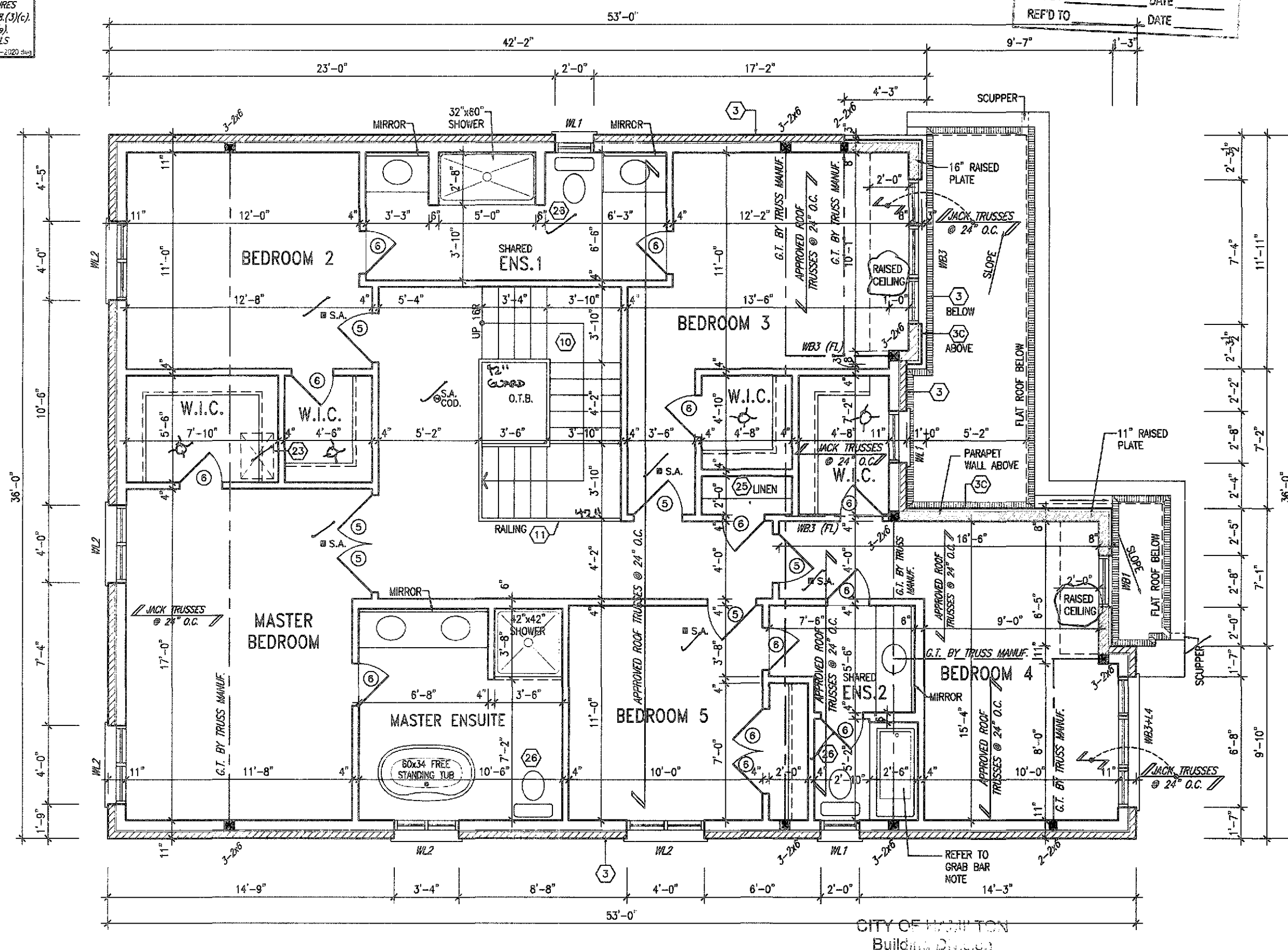
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**STUD WALL REINFORCEMENT FOR FUTURE
GIRAR BARS IN MAIN BATHROOM**
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER OBC DIV. 8-9.5.2.3
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).
SHOWER 3.8.3.13.(2)(a). BATHTUB 3.8.3.13.(4)(a).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. 38-NOTE-2020

OCT 06 2020

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

3086 SF.



OPT. SECOND FLOOR PLAN
(5 BED) ELEV. 3

Permit No. 196110

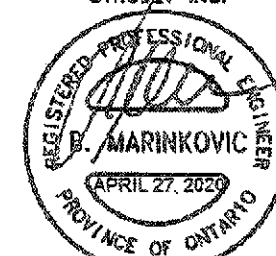
THESE STAMPED DRAWINGS ARE THE PROPERTY OF THE U.S. DEPARTMENT OF COMMERCE

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

These drawings and/or sections shall be prepared and checked by:

FOR CHIEF BUILDING OFFICIAL

STRUDET INC.



FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD. ARCHITECTS
1400 CALIFORNIA DRIVE, KENNESAW
ANDERSON, WASH.

APPROVED BY [Signature]
DATE SEP 22 1949

EXPIRES: 12 MONTHS FROM DATE OF ISSUANCE
SINGLE COPIES \$5.00 PER COPY
FIVE COPIES \$20.00

18				9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
17				8					
16				7			qualification information		
15				6			Richard Vink	2440	
14				5			name		
13				4			signature	BC	
12				3	ISSUED FOR PERMIT	MAR 31/20	VAS Design Inc.	4263	
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20			
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 28/20			
no.	description	date	by	no.	description	date	by		



VA3
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vg3design.com

 **Greenpark.**

project name **RUSSELL GARDENS PH. 3** municipality **HAMILTON, ON**

date ORT SECOND FLOOR PLAN FLEV 7

JANUARY 2020 OPT. SECOND FLOOR PLAN - ELEV. S

19014-MOUNTAINASH-03

MOUNTAINASH 3
13.5m

13.51

project no.

19014

drawing no.

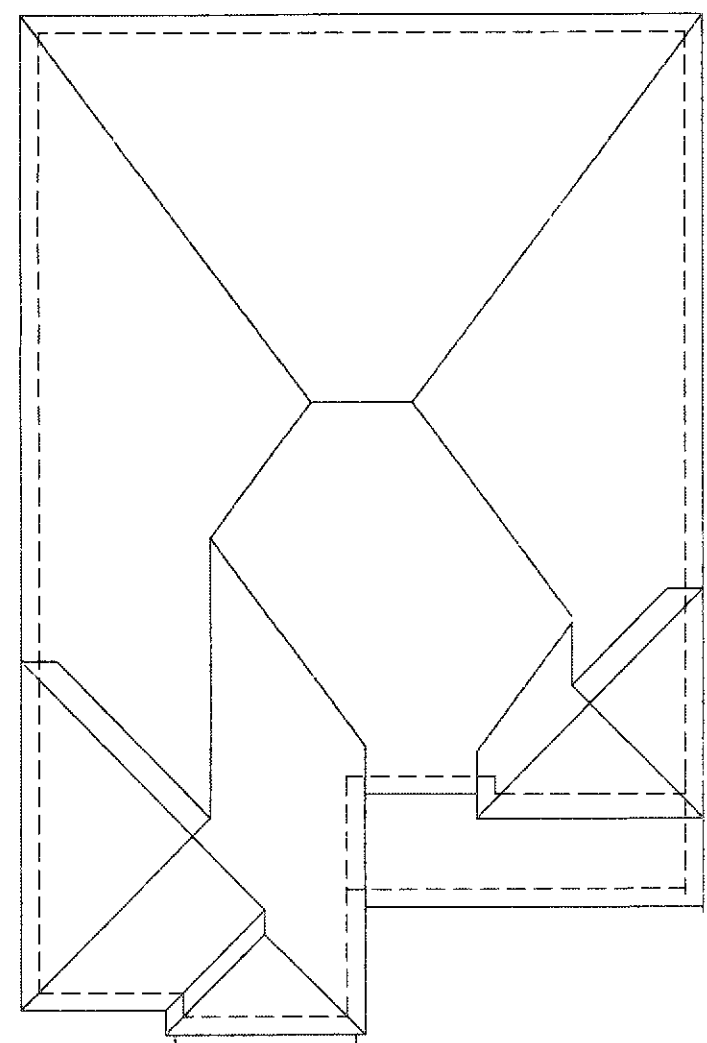
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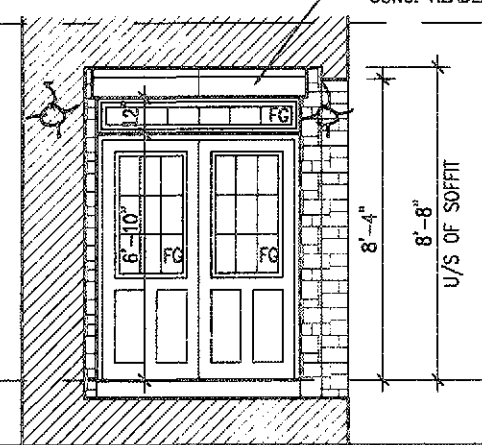
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3086 SF.

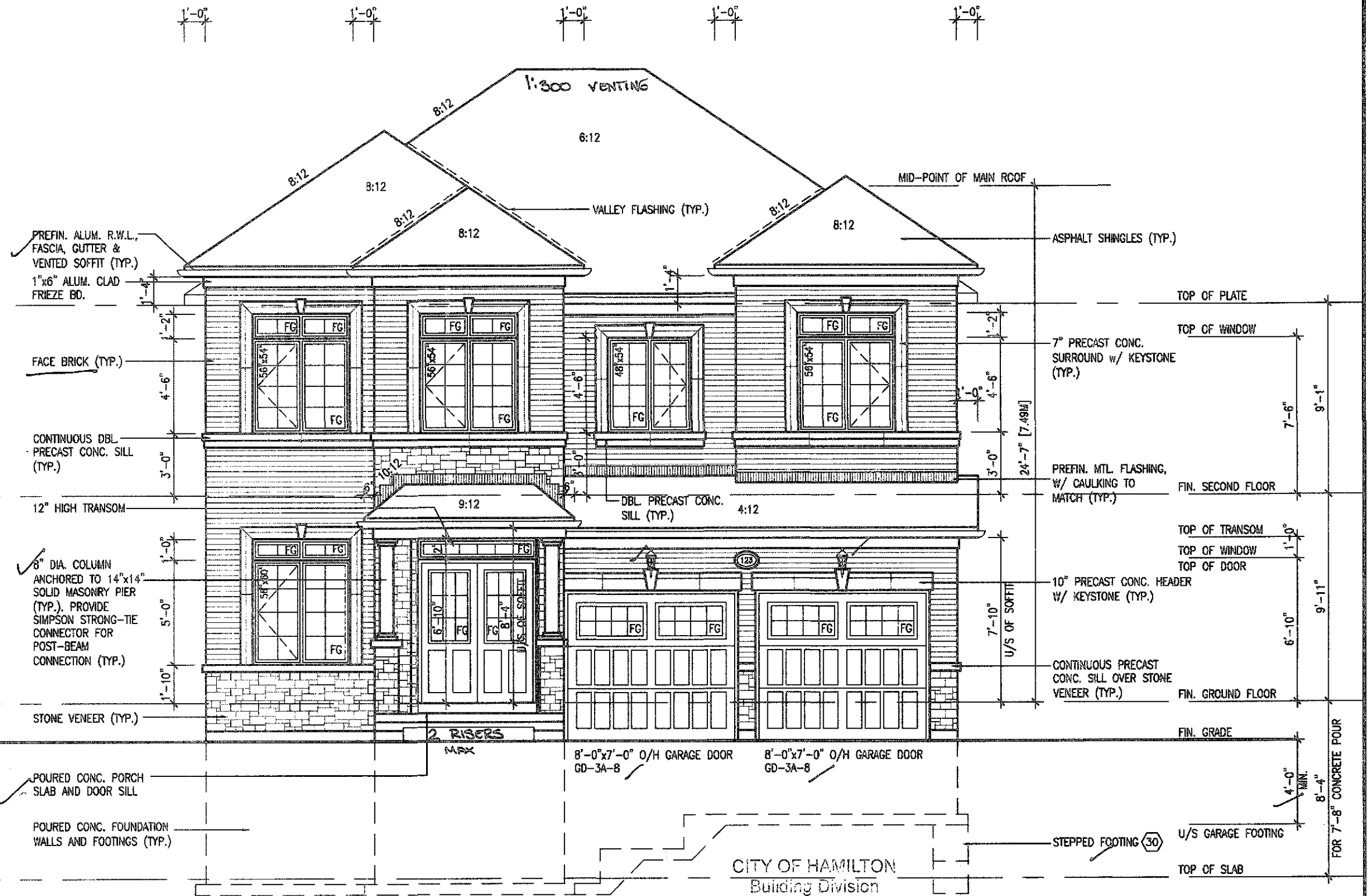
Doing electrical work? A notification must be filed with the Electrical Safety Authority.
Hiring someone to do electrical work? They must be a Licensed Electrical Contractor.
It's the Law
For more information go to
esasafe.com or call 1-877-372-7233



ROOF PLAN-1



INSIDE PORCH ELEVATION 1



FRONT ELEVATION 1

196110

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
SD *Dec 15/20*
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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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 CONSULTANTS
AND ENGINEERS
APPROVED BY
DATE
The design of this building is the responsibility of the Architect. The builder is responsible for the construction of the building in accordance with the approved plans and specifications.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

no.	description	date	by	no.	description	date	by
18				9			
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15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT.	MAR 31/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW
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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
signature
name
registration information
VAS Design Inc. 42658
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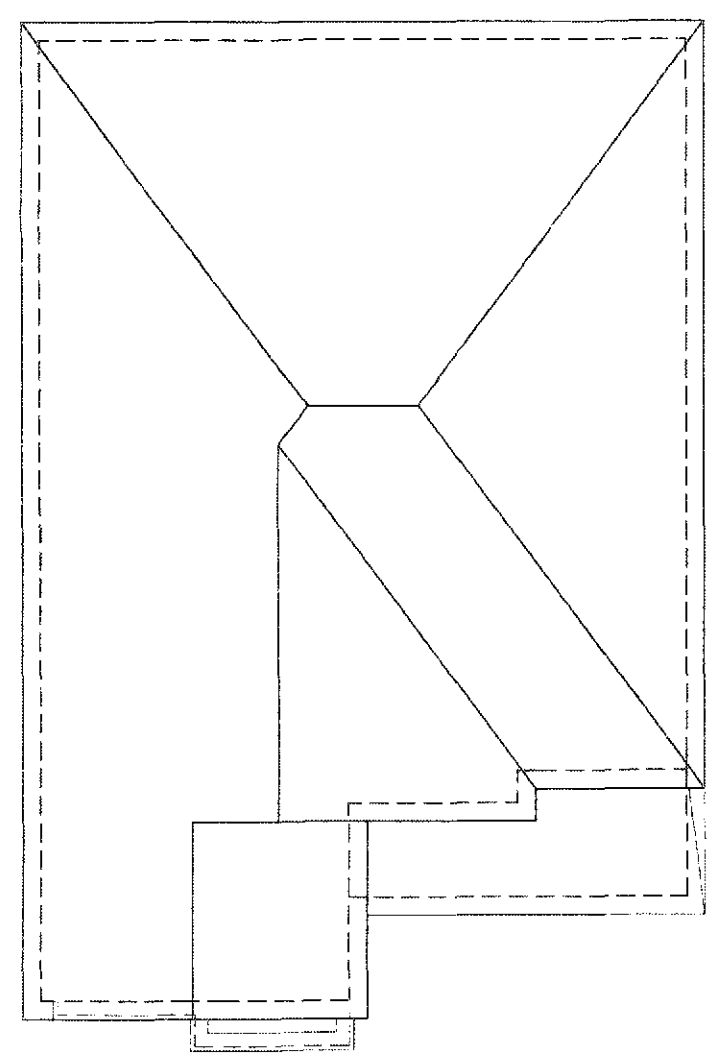
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 / 416.630.4782
vasdesign.com

Greenpark. **MOUNTAINASH 3**
13.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
date
JANUARY 2020
drawn by
checked by
scale
3/16" = 1'-0"
19014-MOUNTAINASH-03
drawing no.
A5

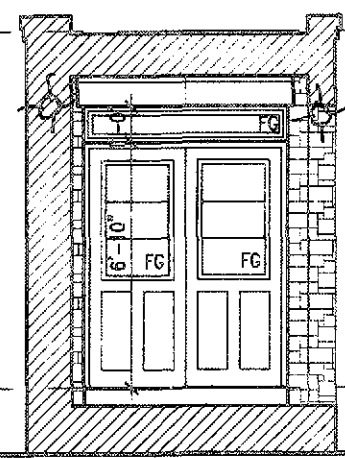
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

3086 SF.

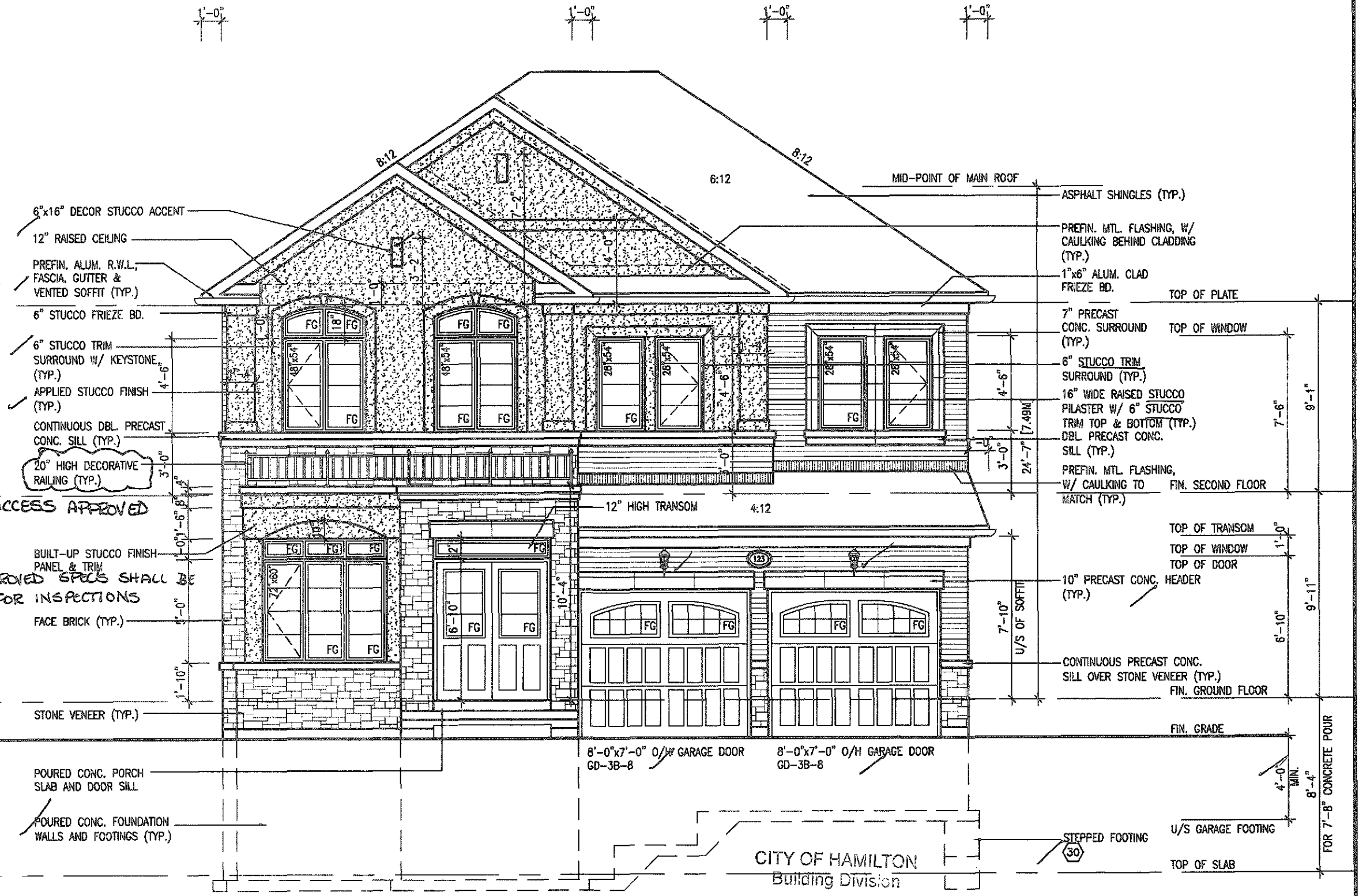
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Hiring someone to do electrical work? They must be a Licensed Electrical Contractor.
It's the Law.
For more information go to esasafer.com or call 1-877-372-7233



ROOF PLAN-2



INSIDE PORTICO ELEVATION 2



FRONT ELEVATION '2'

Permit No. 198110
THESE STAGED 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 were last reviewed by
JD Dec 18/20
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
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 planning 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. WILKINS LTD. ARCHITECTS
ARCHITECTURAL CONTROL AND SEAL
DATE: 2020.10.06
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and makes the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink
signature
24488
42658
VA3 Design Inc.

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

Greenpark
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
DATE
JANUARY 2020
drawn by
checked by
3/18" = 1'-0"

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A5a
19014-MOUNTAINASH-03
DATE: 2020.10.06
FILE: 19014-MOUNTAINASH-03.dwg
THU - APR 9 2020 - 9:51 AM

CITY OF HAMILTON
BUILDINGS DIVISION
Planning & Development Department

DEC 11 2020

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

SINGLE FAMILY
WELLING ONLY

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1127 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=78.89 SQ. FT.
GLAZING PROVIDED (4 BED)	=89.43 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED (5 BED)	=75.36 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT.			
30"x24" BASEMENT WINDOWS	=72.32 SQ. FT.	(GLASS AREA ONLY)	4 BED
	=78.06 SQ. FT.	(GLASS AREA ONLY)	5 BED

FOR CHIEF BUILDING OFFICIAL

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans are suitable for approval by the authority with the Architect. Guidelines for a suitable regulatory and requirements for building regulations and any other provisions in the submission agreement. The Control Architect is not responsible in any way for providing or providing any building plans or drawings. It is the responsibility of any building or construction work to be carried out in any building or construction work or permit or other that any building or construction work is properly built and located on the site.

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18				8
17				8
16				7
15				6
14				5
13				4
12				3 ISSUED FOR PERMIT.
11				2 UPDATED PER ENG & CLIENT COMMENTS.
10				1 PRELIMINARY ISSUED FOR CLIENT REVIEW.
9	description	date	by	no. description

The undersigned has reviewed and takes responsibility for this design and plans for the Contractor and meets the requirements set out in the Ontario Building Code to be a Designer.		
confidential information		
Richard Vink	<i>R. Vink</i>	244
name	signature	B
registration information		
VAS Design, Inc.		426
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All changes and modifications to drawings of various and the property of the Designer shall not be returned at the completion of the drawings or not to be made.		

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

 **Greenpark.**

Project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ON.

DATE
JANUARY 2026

Revised
LEFT SIDE ELEVATION

drawn by _____ checked by _____ scale _____

VT **3/16" = 1'-0"** 1'

NOTES - REVISIONS TO BE MADE BY THE CLIENTS SOLELY FOR THE PURPOSES OF THE PROJECT AND NOT FOR ANY OTHER USE.

MOUNTAINASH 3 13.5m		project no. 19014
ON - ELEV. 1 file name 14-MOUNTAINASH-03 Mon - Dec 7 2020 - 9:41 AM	drawing no. A6	

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1'-0 7/8

8:12

8:12

1'-3"

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

ASPHALT SHINGLES
(TYP.)

FACE BRICK (TYP.)

BRICK SOLDIER
(TYP.)

PRECAST CONC.
SILL (TYP.)

OPTIONAL
30"x24"
WINDOW

30"x16" STRUCT. FRAME
BASEMENT WINDOW (TYP.)

OPTIONAL
30"x24"
WINDOW

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1120 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=78.40 SQ. FT.
GLAZING PROVIDED (4 BED)	=69.43 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED (5 BED)	=75.30 SQ. FT. (GLASS AREA ONLY)

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1120 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=78.40 SQ. FT.
GLAZING PROVIDED (4 BED)	=69.43 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED (5 BED)	=75.30 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT.		
30"x24" BASEMENT WINDOWS	=72.32 SQ. FT. (GLASS AREA ONLY)	(4 BED)
	=78.06 SQ. FT. (GLASS AREA ONLY)	(5 BED)

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

 Greenpark.		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by checked by scale 3/16" = 1'-0"		title name LEFT SIDE ELEVATION - ELEV. 2	
dwg no. - H4406455/0002/01/001		19014 - MOUNTAINASH-03 10814/19014/19014-02/03 - Mon - Dec 7 2020 - 3:41 AM	

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Building Division

OPT LEFT SIDE ELEVATION '3'- 5 BED

SINGLE FAMILY
DWELLING ONLY

LEFT SIDE ELEVATION '3'

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1117 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=78.19 SQ. FT.
GLAZING PROVIDED (4 BED)	=69.43 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED (5 BED)	=75.30 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT.			
30"x24" BASEMENT WINDOWS	=72.32 SQ. FT.	(GLASS AREA ONLY)	(4 BED)
	=78.06 SQ. FT.	(GLASS AREA ONLY)	(5 BED)

L.D. - OKAY

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 11 2020

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

It is the builders' collective responsibility to ensure that all plans submitted for approval fully comply with this International Guidelines and all applicable regulatory 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 planning, planning drawings or any related site plan or building code or permit matter or that any notice can be properly filed or located on site.

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

8			8		
7			7		
6			6		
5			5		
4			4		
3			3		
2			2	ISSUED FOR PERMIT.	MAR 31/20
1			1	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20
0			0	PERMITTINGWAY. ISSUED FOR CLIENT REVIEW.	JAN 28/20
description	date	by	description	date	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Criteria Building Code to be a Designer.	
qualification information	
Richard Vink	24
name	
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 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 416.630.478
va3design.com

 **Greenpark.**[™]

Project name recorded by
RUSSELL GARDENS PH. 3 **HAMILTON, ON**

Date Left side elevation
1 JANUARY 2020

Drawn by Scale
JT **3/16" = 1'-0"**

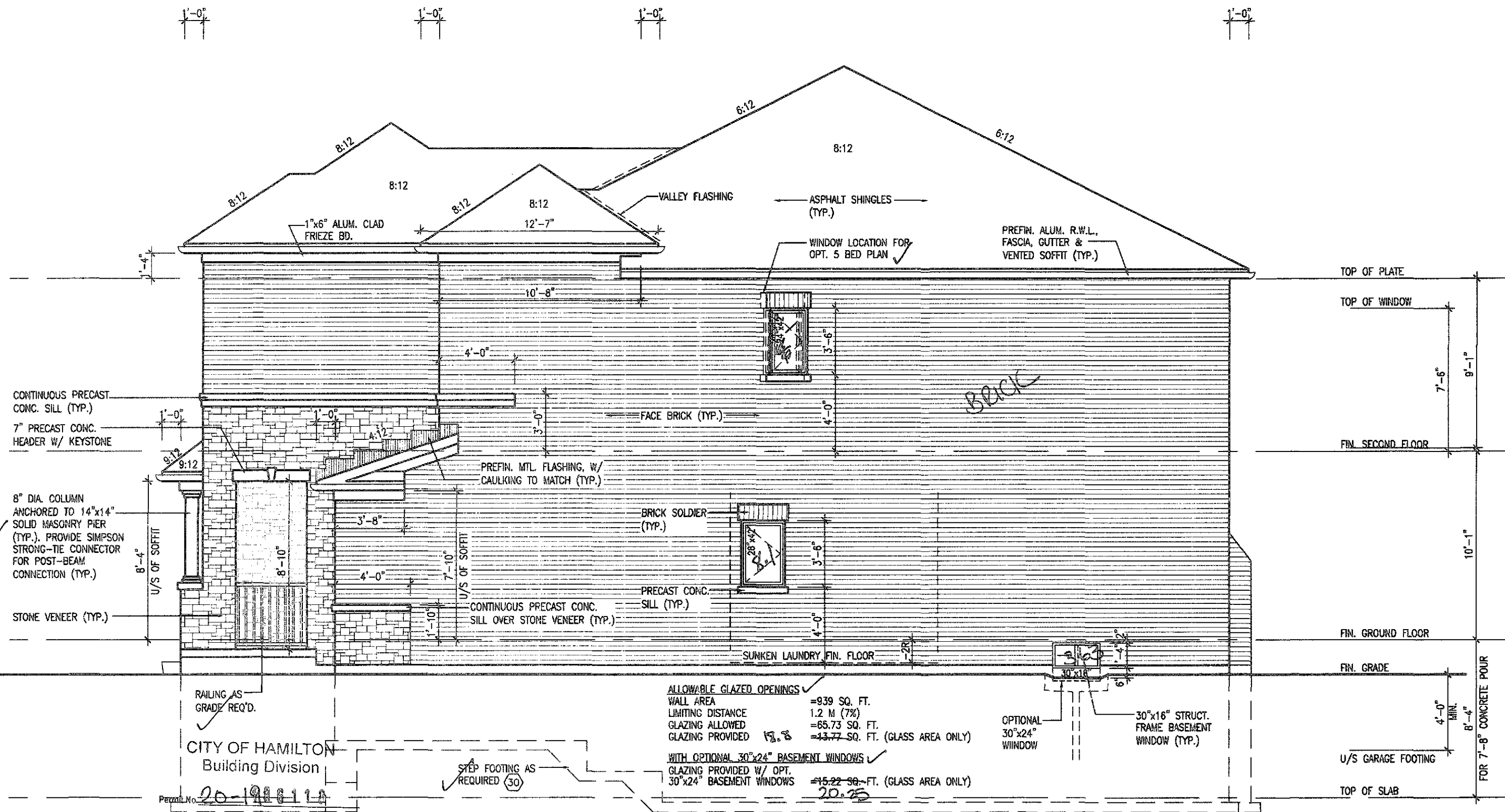
Copyright © 2019 Greenpark Inc. All rights reserved. Greenpark Inc. is a registered trademark of Greenpark Inc. in the Province of Ontario. Greenpark Inc. is a registered trademark of Greenpark Inc. in the Province of Ontario.

MOUNTAINASH 3	
13.5m	
project no. 19014	
LOCATION - ELEV. 3	drawing no.
file name 19014-MOUNTAINASH-03	A6b
- Mon - Dec 7 2020 - 9:41 AM	

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

3086 SF.



RIGHT 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 G. WILKINS LTD. ARCHITECT
ARCHITECTURAL CONTROL POWER
AND WRITING
DATE: 10/1/2020
PROJECT: 19014-MOUNTAINASH-03

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
[Signature] DATE: DEC 15/20
FOR CHIEF BUILDING OFFICIAL

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

ALLOWABLE GLAZED OPENINGS
WALL AREA = 939 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 65.73 SQ. FT.
GLAZING PROVIDED 13.8 = 43.77 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 15.22 SQ. FT. (GLASS AREA ONLY)
20.25

OPTIONAL 30"x24" WINDOW
30"x16" STRUCT. FRAME BASEMENT WINDOW (TYP.)

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

L.D - OKAY

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
42858
VAS Design Inc.

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

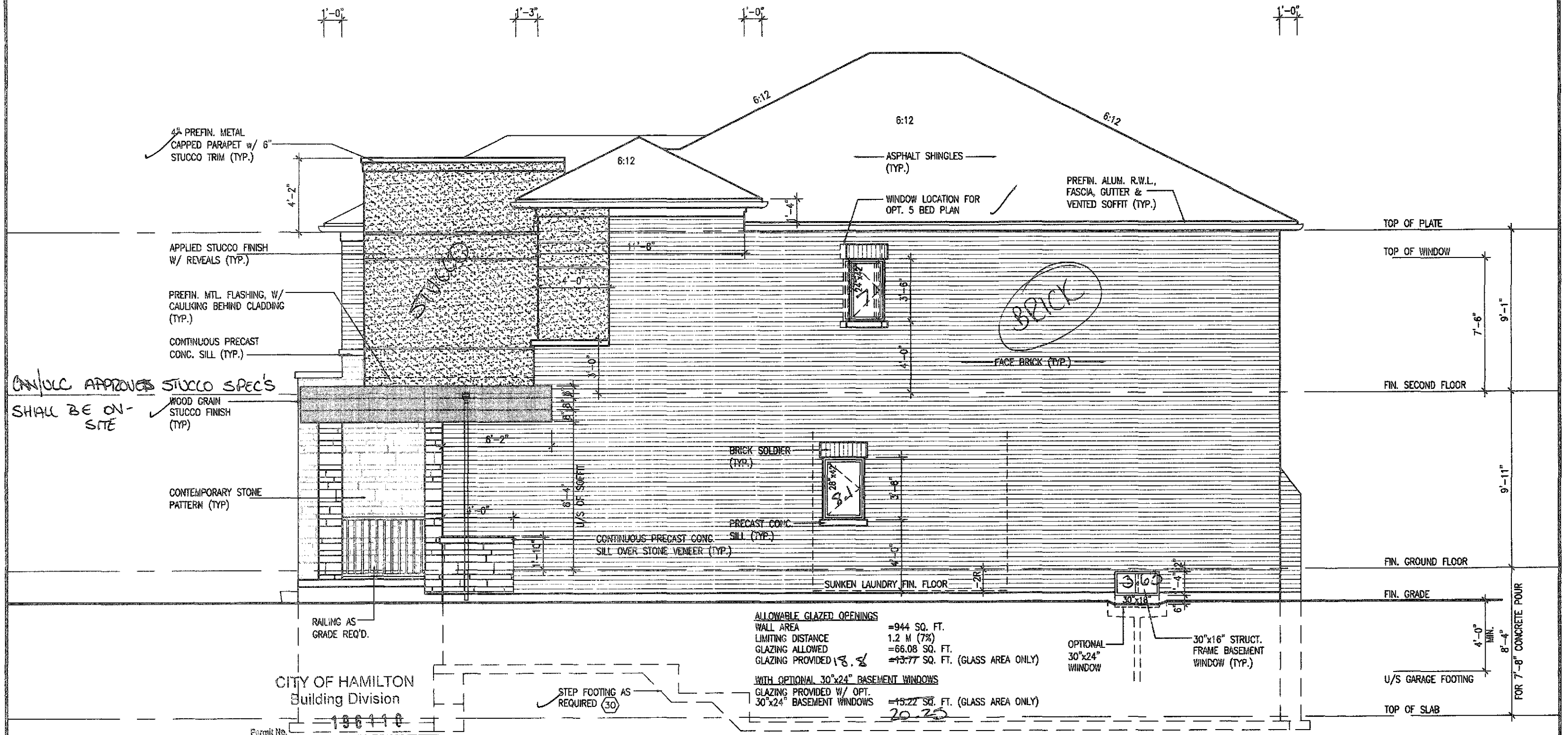
Greenpark
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
drawing no.
A7

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A7

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

3086 SF.



RIGHT SIDE 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

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

FOR CHIEF BUILDING OFFICIAL

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

L.D. OKAY

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

18				9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8			
16				7			qualification information
15				6			Richard Vink
14				5			signature
13				4			name
							registration information
							VAS Design Inc.
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			



VA3
DESIGN

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



project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON.

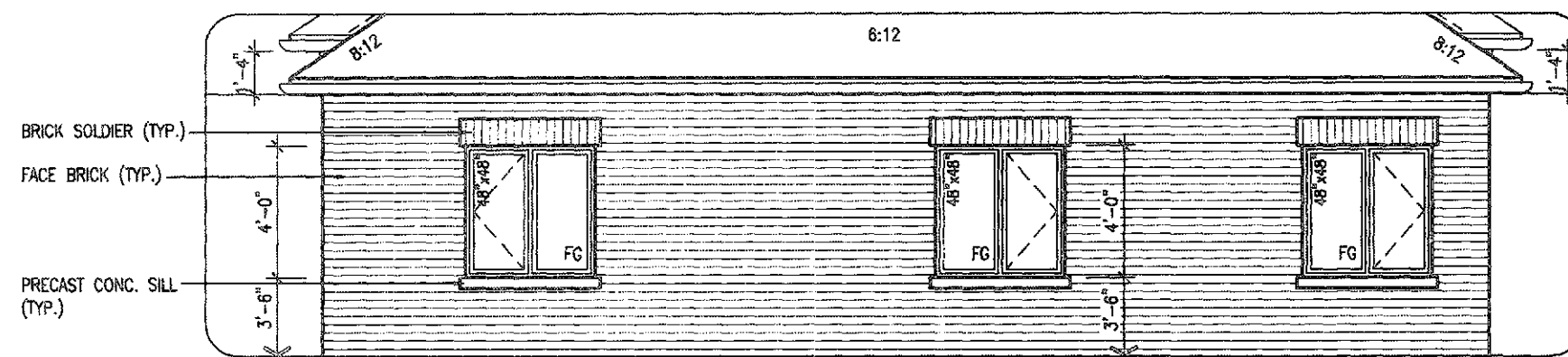
date JANUARY 2020 RIGHT SIDE ELEVATION - ELEV. 3

drawn by: WT checked by: 3/16" = 1'-0" date: 19014-MOUNTAINASH-03 file name:

MOUNTAINASH 3
13.5m

Subject no.
A7b

drawing no.
A7b



PARTIAL REAR ELEVATION 1 - 5 BED



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 6 6 2020

REC BY _____ DATE _____

REF'D TO _____ DATE _____

3086 SF.

REAR ELEVATION '1'

Permit No. 196110

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

JD 15/20

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3 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. ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY _____

DATE: 15/20

This stamp certifies compliance 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.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

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

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

Richard Vink 24488 BCN

signature

registration information

VAS Design Inc. 4285B

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.

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

VAS
DESIGN

Greenpark

project name
RUSSELL GARDENS PH. 3

location
HAMILTON, ON.

date
JANUARY 2020

drawn by
WT

checked by
3/18" = 1'-0"

scale

19014-MOUNTAINASH-03

18 MAY 14 2020 - 2:47 PM

MOUNTAINASH 3
13.5m

project no.
19014

drawing no.
A8

REAR ELEVATION - ELEV. 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

6:12

8'-12"

4'-0"

3'-6"

48" x 48"

FG

4'-0"

3'-6"

48" x 48"

FG

48" x 48"

FG

PARTIAL REAR
ELEVATION 2
- 5 BED

ASPHALT SHINGLES -
(TYP.)

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

BRICK SOLDIER (TYP.)

PRECAST CONC. SILL -
(TYP.)

FACE BRICK (TYP.)

SET BACK MEASURED TO
FIREPLACE BUMP-OUT
DUE TO FULL
FOUNDATION

2. RISES MAR. 02 DOOR TO BE
PRECAST CONC.
STEP (TYP.) MECHANICALLY SECURED
CLOSED UNTIL FUTURE DECK PERMIT IS ISSUED.

CITY OF HAMILTON
Building Division

Permit No. 196110

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
JDC Dec 15/00
 FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 3
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

L.D. OKAY

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

18				9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and merits to regularly and not act in Ontario Building Code to be a Designer.
17				8					
16				7					
15				6					
14				5					
13				4					
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 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 name signature registration information VAS Design Inc.		24 42
--	--	---------------------

**VA3
DESIGN**

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



project name	relationship
RUSSELL GARDENS PH. 3	HAMILTON, ON.

0
32

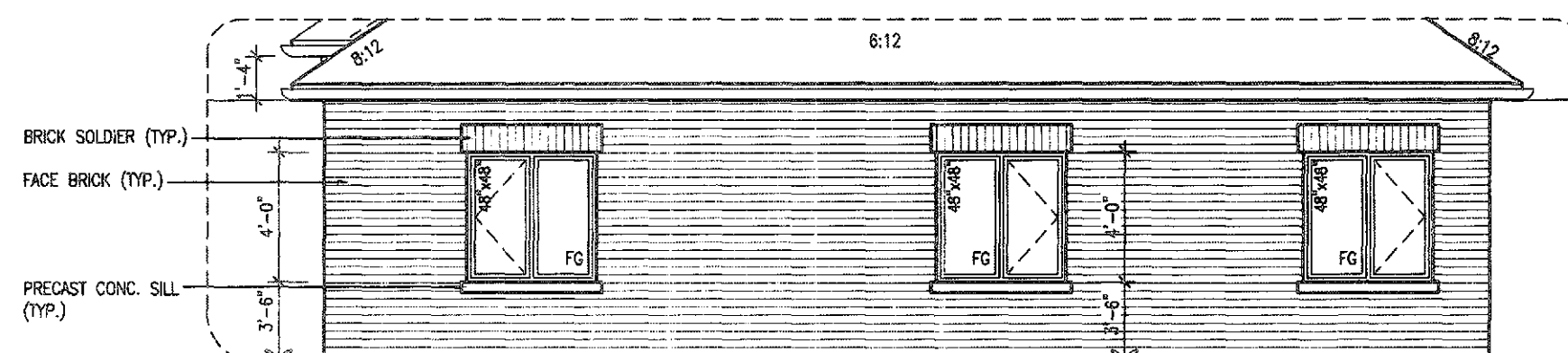
date JANUARY 2020		
drawn by WT	checked by	scale 3/16" = 1'-0"
DWG - H:\ARCHIVE\WORK\HCA\2019\16014-00\PROJECTS\SANDPESV44_MOUA.dwg		

MOUNTAINASH 3
13.5m

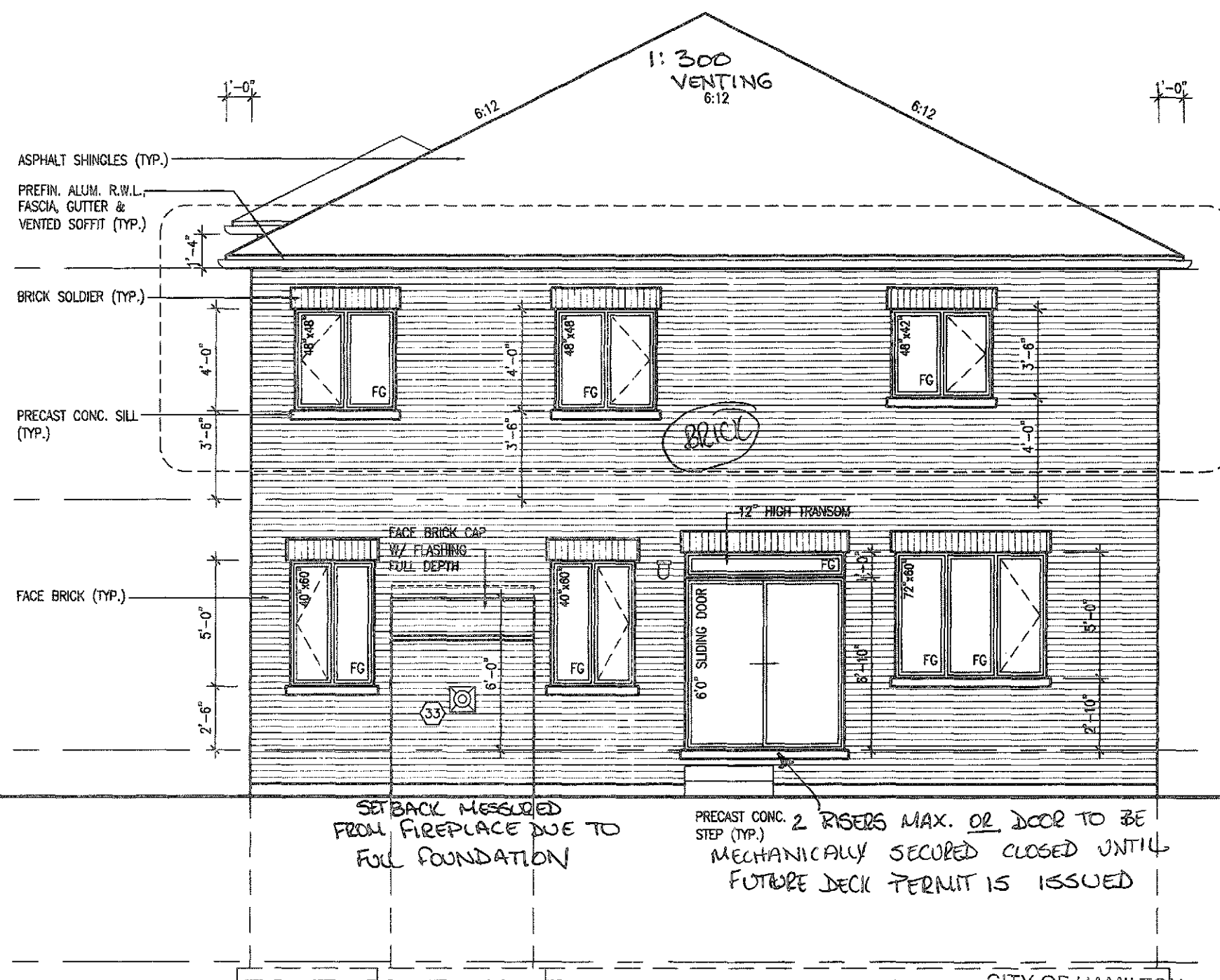
REAR ELEVATION - ELEV. 2

File name: **A8a**
9014-MOUNTAINASH-03
- Thu - May 14 2020 - 2:47 PM

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PARTIAL REAR ELEVATION 3 - 5 BED



REAR ELEVATION '3'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REP'D TO _____ DATE _____

3086 SF.

TOP OF PLATE
TOP OF WINDOW
7'-6"
9'-1"
FIN. SECOND FLOOR
9'-11"
FIN. GROUND FLOOR
FIN. GRADE
8'-4"
TOP OF SLAB
FOR 7'-8" CONCRETE POUR

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 plotting 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 L. WILKINS LTD., ARCHITECT
ARCHITECTURAL, ENGINEERING, INTERIOR DESIGN
DATE: SEP 17, 2020
This plan is subject to the City of Hamilton's Building Code and the Ontario Building Code.

L.D. - OKAY

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

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
JDL Dec 15/20

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink
name
VA3 Design Inc.
signature
42858
BOB

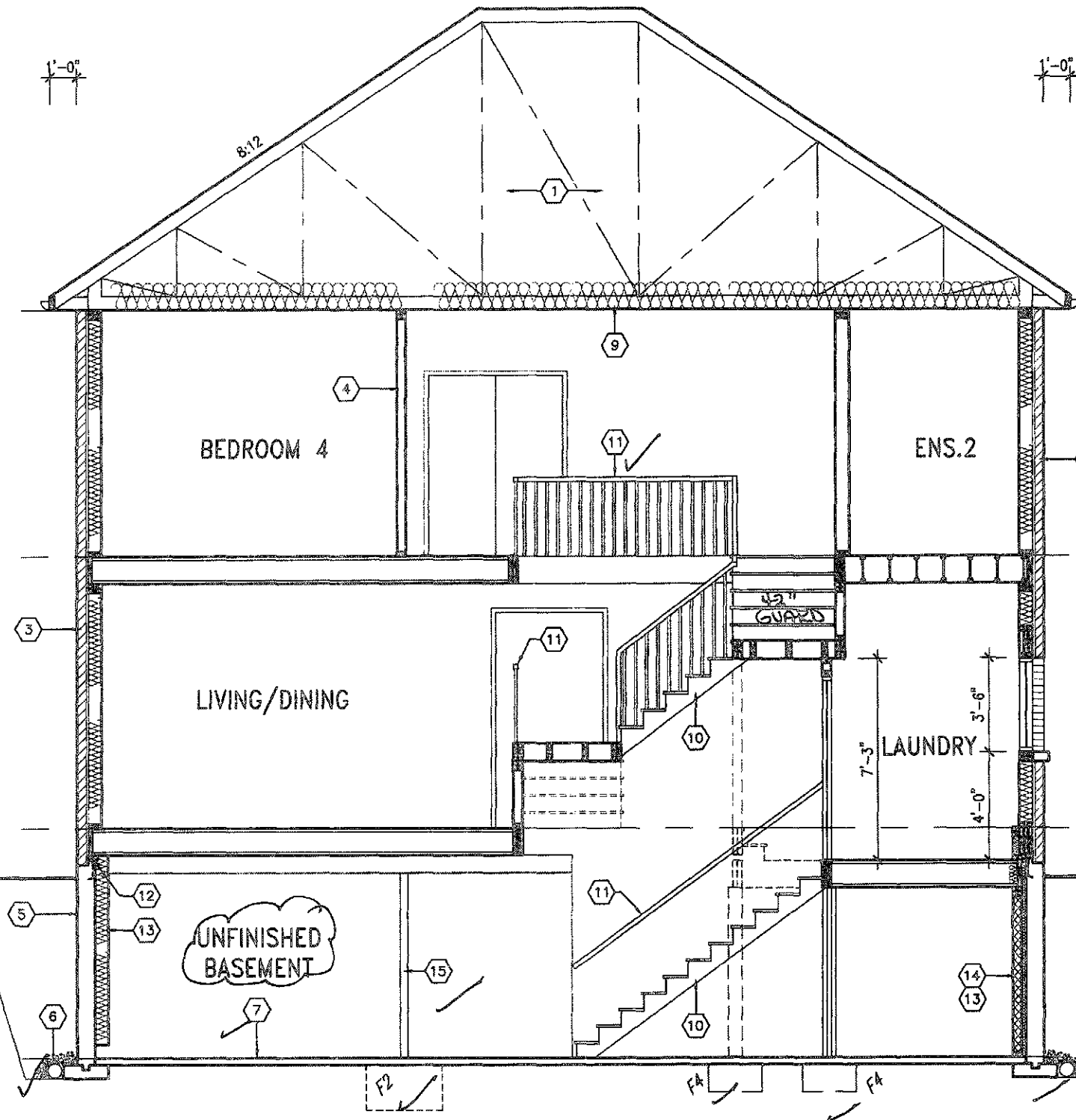
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
MOUNTAINASH 3
13.5m
project no. 19014
drawing no. A8b
REAR ELEVATION - ELEV. 3
DATE: JANUARY 2020
drawn by: WT
checked by: 3/16" = 1'-0"
scale: 19014-MOUNTAINASH-03
DATE: MAY 14 2020 - 2:47 PM

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 6 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



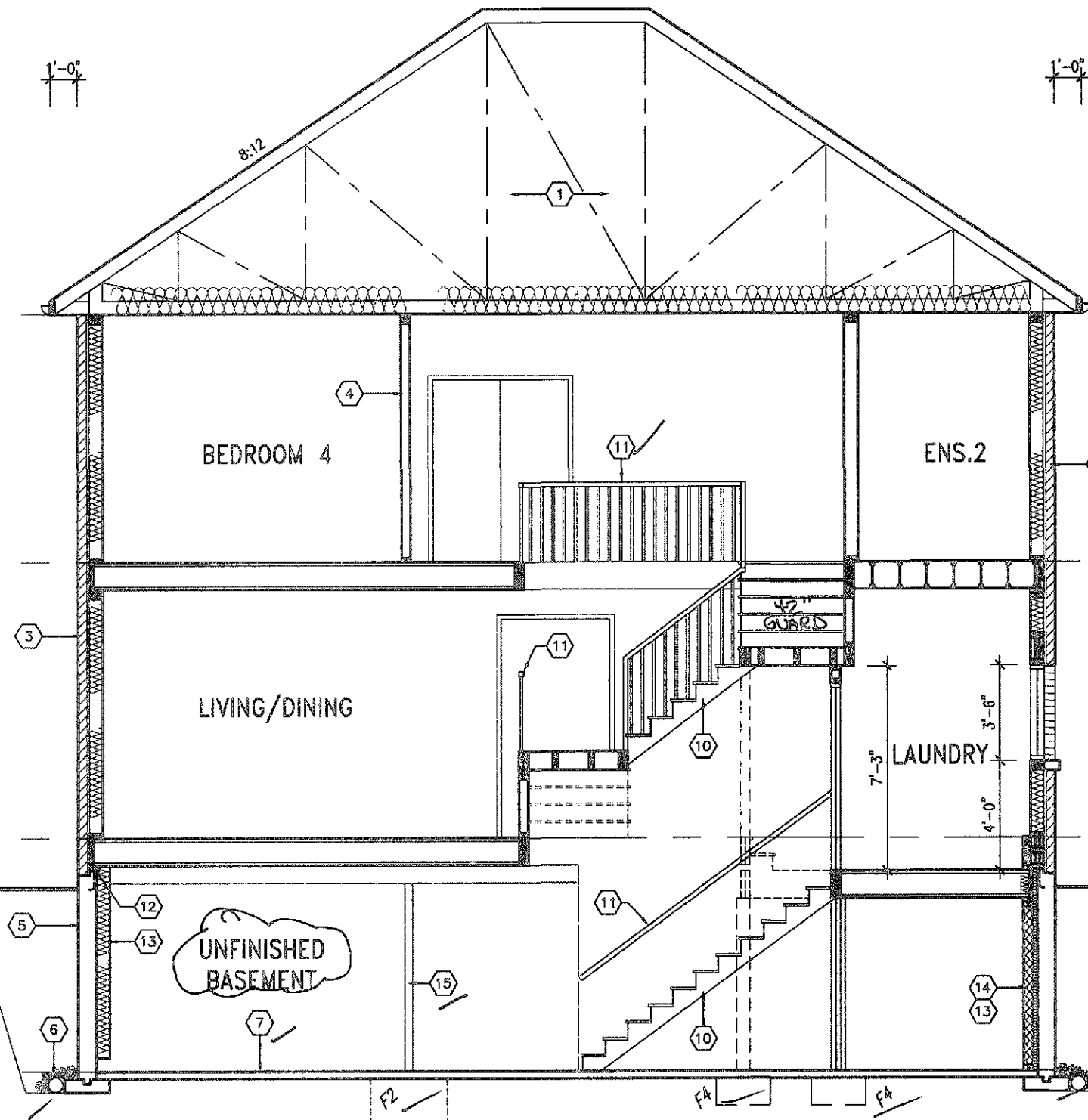
 Greenpark		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		section A-A ELEV. 1	
checked by 3/16" = 1'-0"		title name 19014-MOUNTAINASH-03R	
A9		A9	

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



These drawings and/or specifications have been reviewed by
LDL Dec 15/20
 FOR CHIEF BUILDING OFFICIAL DATE

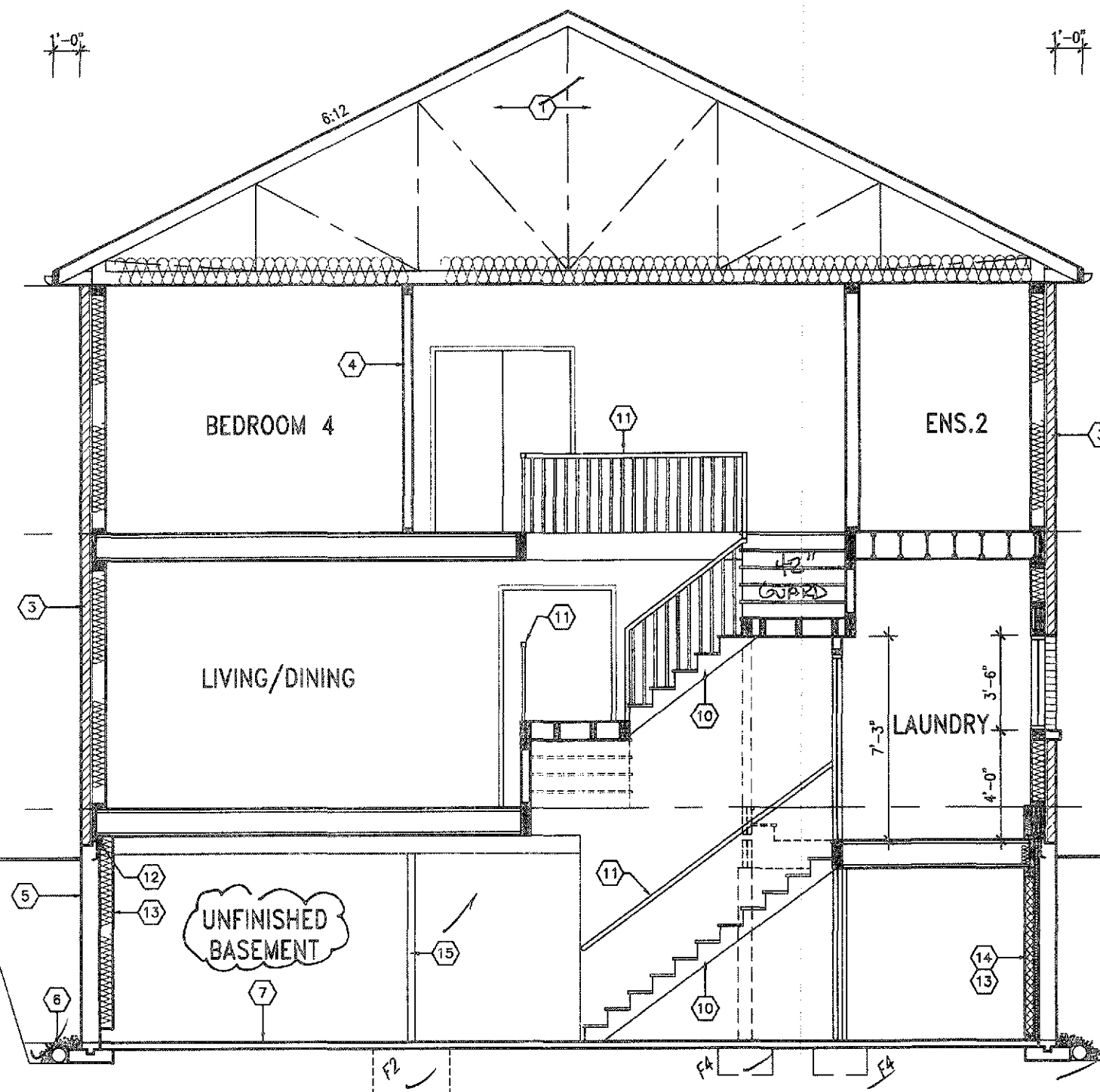
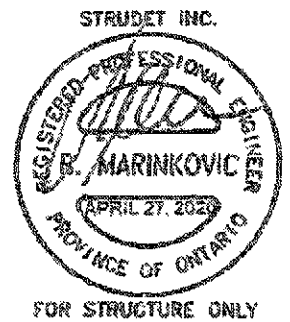
		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		checked by 3/16" = 1'-0"	
scale 19014-MOUNTAINASH-Q3R		file name A9a	

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



Permit No. 188110

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

WCE *Dec 15/2*

FOR CHIEF BUILDING OFFICIAL DATE

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

SECTION A-A ELEVATION 3

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

18			9				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in
17			8				Ordinance Building Code to be a Designer.
16			7				qualification information
15			6				Richard Vink
14			5				name
13			4				registration information
12			3	ISSUED FOR PERMIT	MAR 31/20	GW	VAS Design Inc.
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		

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

 Greenpark™		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		drawing no. A9b	
drawn by WT		file name 19014-MOUNTAINASH-03R	
checked by 3/16" = 1'-0"		title 19014-MOUNTAINASH-03R	
APPENDIX A - C:\Users\lamb\Desktop\19014-GREENPARK\WPS\19014-MOUNTAINASH-03R.dwg - Thu - Apr 30 2020 - 12:03 PM			

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC'D _____ DATE _____
REF'D _____ DATE _____

Architectural elevation drawing of a building facade. The drawing shows three windows, each with a height of 4'-0" and a width of 3'-6". The windows are labeled "FG" (Fixed Glass) and "8:12" (Pitch). The roofline is indicated by a dashed line with a pitch of 8:12. The drawing includes dimension lines and labels for the window sizes and the roof pitch.

ASPHALT SHINGLES -
(TYP.)

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

BRICK SOLDIER (TYP.)

PRECAST CONC. SILL-
(TYP.)

~~FACE BRICK (TYP.)~~

UPGRADE BASEMENT
WINDOWS ON REAR WALL
WITH MIN. 4'-4" FIN.—
FIRST FLOOR TO GRADE
CONDITION.

✓ 3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

KOBIN G. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL FIRM OF RECORD
AND APPROVAL

APPROVED BY _____
DATE MAY 2, 1980

This document is hereby certified as a true and
correct copy of the original record of
the project.

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

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.

qualifications information

Richard Vink 2448

sema signature BC

registration information

VAS Design Inc. 4285

Contractor must verify all dimensions on the job and report any discrepancies to 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.

**V3
DESIGN**
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com



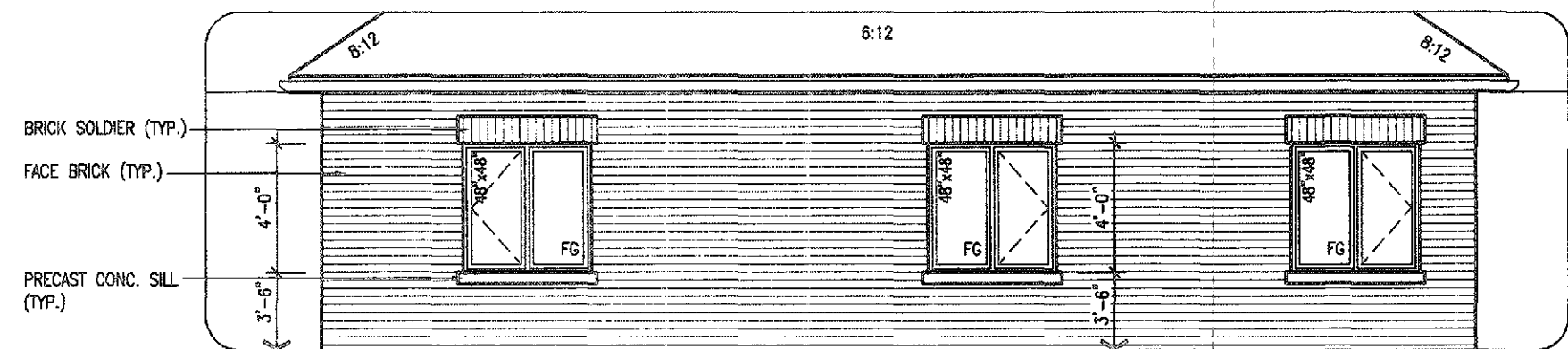
Greenpark.

MOUNTAINASH 3
13.5m

project name RUSSELL GARDENS PH. 3	project no. 19014
municipality HAMILTON, ON.	
date JANUARY 2020	
drawing no. REAR ELEV. 1 - DECK CONDITION	
drawn by WT	checked by 3/16" = 1'-0"
scale 19014-MOUNTAINASH-03	
title name A11	

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3086 SF.



PARTIAL REAR
ELEVATION 2
- 5 BED



REAR ELEVATION '2'-
DECK CONDITION

CITY OF HAMILTON
Building Division

Permit No. 198710
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
102 Dec 15/20
FOR CHIEF BUILDING OFFICIAL DATE

NO ATTACHMENT TO OR
THROUGH BRICK VENEER PERMITTED

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 16 2020
REC BY _____ DATE _____
REF'D TO _____ 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 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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

18			9		
17			8		
16			7		
15			6		
14			5		
13			4		
12			3	ISSUED FOR PERMIT.	MAR 31/20 CW
11			2	UPDATED PER ENG. & CLIENT COMMENTS.	MAR 19/20 CW
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 24488
signature
name
residential information
VAS Design Inc. 42858

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
t 416.630.2255 f 416.630.4782
vasdesign.com

	MOUNTAINASH 3 13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON
date JANUARY 2020	drawing no. 19014
drawn by WT	checked by 3/16" = 1'-0"
REAR ELEV. 2 - DECK CONDITION	
19014-MOUNTAINASH-03	

JOHN G. MULLIGAN LTD., ARCHITECT
ARCHITECTURAL DESIGN, REVIEW
& SUPERVISION
DATE: SEP 22, 2020
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton

Architectural elevation drawing of a building facade. The drawing shows three windows, each labeled "48\" x 48\" FG". The windows are set into a wall. To the left of the wall, there are three horizontal lines with corresponding labels: "BRICK SOLDIER (TYP.)", "FACE BRICK (TYP.)", and "PRECAST CONC. SILL (TYP.)". Vertical dimensions on the left indicate a height of "4'-0\" for the brickwork and "3'-6\" for the precast concrete sill. The roof is shown with a pitch of "6:12". A vertical dimension of "1'-4\" is shown for the roof overhang. The overall height of the building is indicated as "4'-0\" on the right side.

ELEVATION 3
- 5 BED

1'. 300

6:12 6:12 8:12

ASPHALT SHINGLES (TYP.)

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

BRICK SOLDIER (TYP.)

PRECAST CONC. SILL (TYP.)

FACE BRICK (TYP.)

FACE BRICK CAP W/ FLASHING FULL DEPTH

12" HIGH TRANSOM

SLIDING DOOR

CONTINUOUS BOARD + HANDRAIL

UPGRADE BASEMENT WINDOWS ON REAR WALL WITH MIN. 4'-4" FIN. FIRST FLOOR TO GRADE CONDITION.

4x4 WOOD COLUMN UP TO 4'-0" HEIGHT. 6x6 WOOD COLUMN FOR HEIGHTS OVER 4'-0" (PRESSURE TREATED) ON 12" CONC. PIER

No B

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

DE 15/20 JDL

FOR CHIEF BUILDING OFFICIAL DATE

NO ATTACHMENT TO OR THROUGH
BRICK VENEER PERMITTED

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

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

ROBIN C. WILLIAMS (D.O. ARCHITECT)
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY 

DATE SEP 21 2001

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original documents and will not be used for
purposes other than those intended.

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

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

 Greenpark™		MOUNTAINASH 3 13.5m	
plant name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014	
to JANUARY 2020		REAR ELEV. 3 - DECK CONDITION	
drawn by checked by scale 3/16" = 1'-0"	(job name) 19014-MOUNTAINASH-03		drawing no. A11b
(job title) ALUMINUM VINYL CLAD WALLS FOR EXTERIOR WALLS OF PHASE 3 OF RUSSELL GARDENS PHASE 3 - 19014-MOUNTAINASH-03.dwg - Thu - Nov 14 2020 - 2:47 PM			

18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT.	MAR 31/20	G
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	G
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	G
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 Wink <i>R. Wink</i> 244 personal registration information VAS Design Inc. 428	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 preparation of the Designer which must be retained until the completion of the work. The Designer does not do the work.
---	--

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.476
va3design.com

Greenpark™

MOUNTAINASH 3
13.5m

project name	location	jurisdiction	project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date JANUARY 2020	REAR ELEV. 3 - DECK CONDITION		drawing no. A11b
drawn by WT	checked by 3/16" = 1'-0"	file name 19014-MOUNTAINASH-03	

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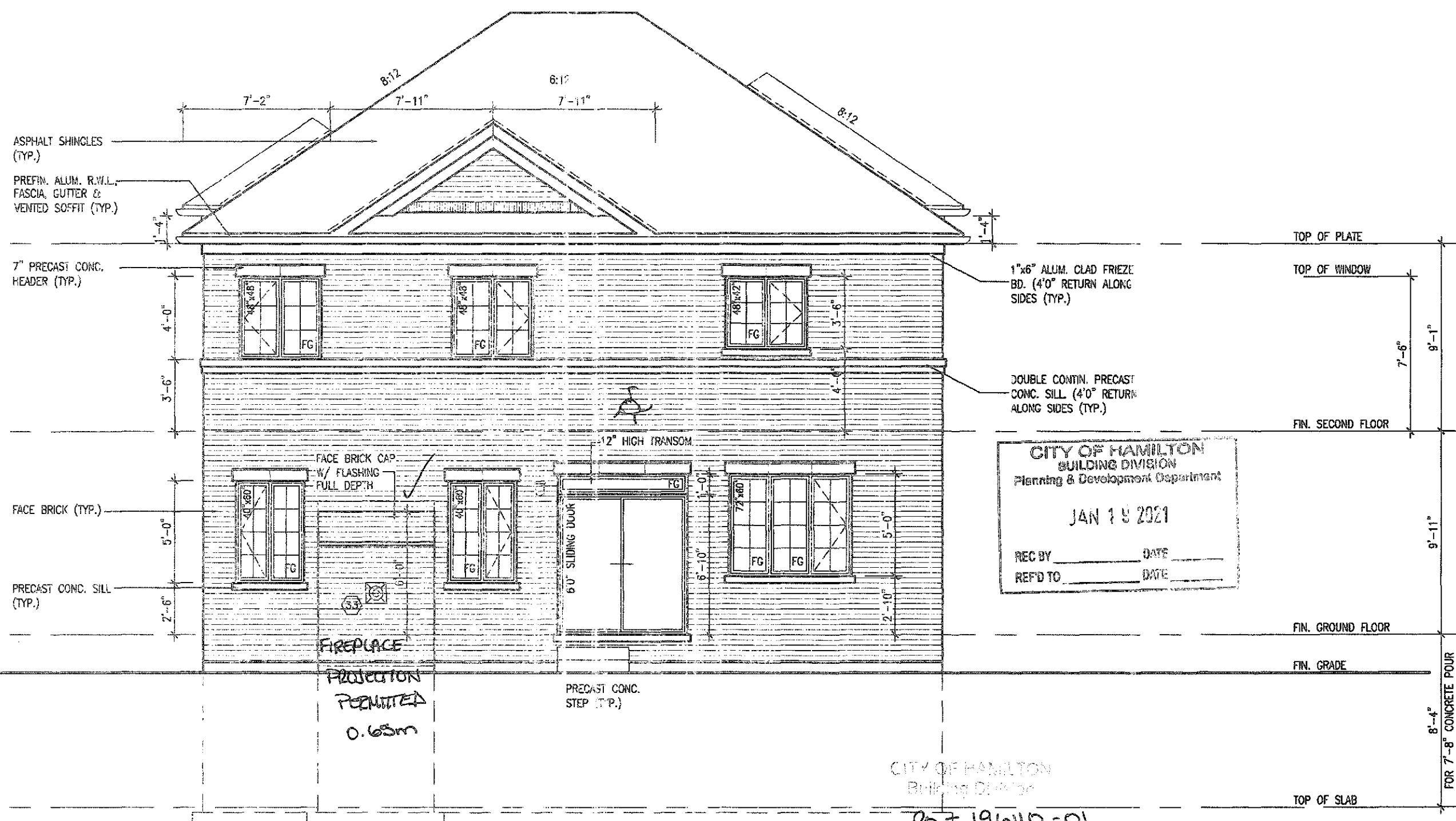
SINGLE FAMILY
DWELLING ONLY



**Electrical
Safety
Authority**

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
esasafer.com or call 1-877-372-7233



UPGRADED REAR ELEVATION
(4 BED)

70-196110-01

9 THRESON, JOHN 1954 1955

THEORY OF THE EARTH AND ITS HISTORY

These findings suggest that the use of a single, low-dose, short-term treatment may be sufficient to achieve a significant reduction in the risk of relapse in patients with a history of alcohol use disorder.

100-443888-100
 FBI - NEW YORK
 MAY 9 1964
 MAY 9 1964

Mar 9/2

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architect's 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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18				9			The undersigned has reviewed and takes responsibility for this design and has checked the sections and made the measurements set cut in the Contract Billings Road to 30 ft Designer.
17				8			
16				7			specification information
15				6			Richard Vink 2446
14				5			R.Vink B
13				4			signature
12				3			VAS Design inc. 4263
11				2	MAR-31/20	CW	Distructors 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 conclusion of the project. Drawings are not to be copied.
10				1	MAR-31/20	CW	
no.	description	date	by	description	date	by	
9				PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN-28/20	CW	



VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t: 416.630.2255 f: 416.630.478
vq3design.com



project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON
--------------	-----------------------	--------------	--------------

date JANUARY 2020
 drawn by [signature] checked by [signature] scale 3/16" = 1'-0"
 title 19014-MOUNTAINASH-03-16

MOUNTAINASH 3
13.5m

city	project c
N.	1901.

ELEV. 1 (4 BED)	drawing no.
file name 19014-MOUNTAINASH-03	A12

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3086 SF.

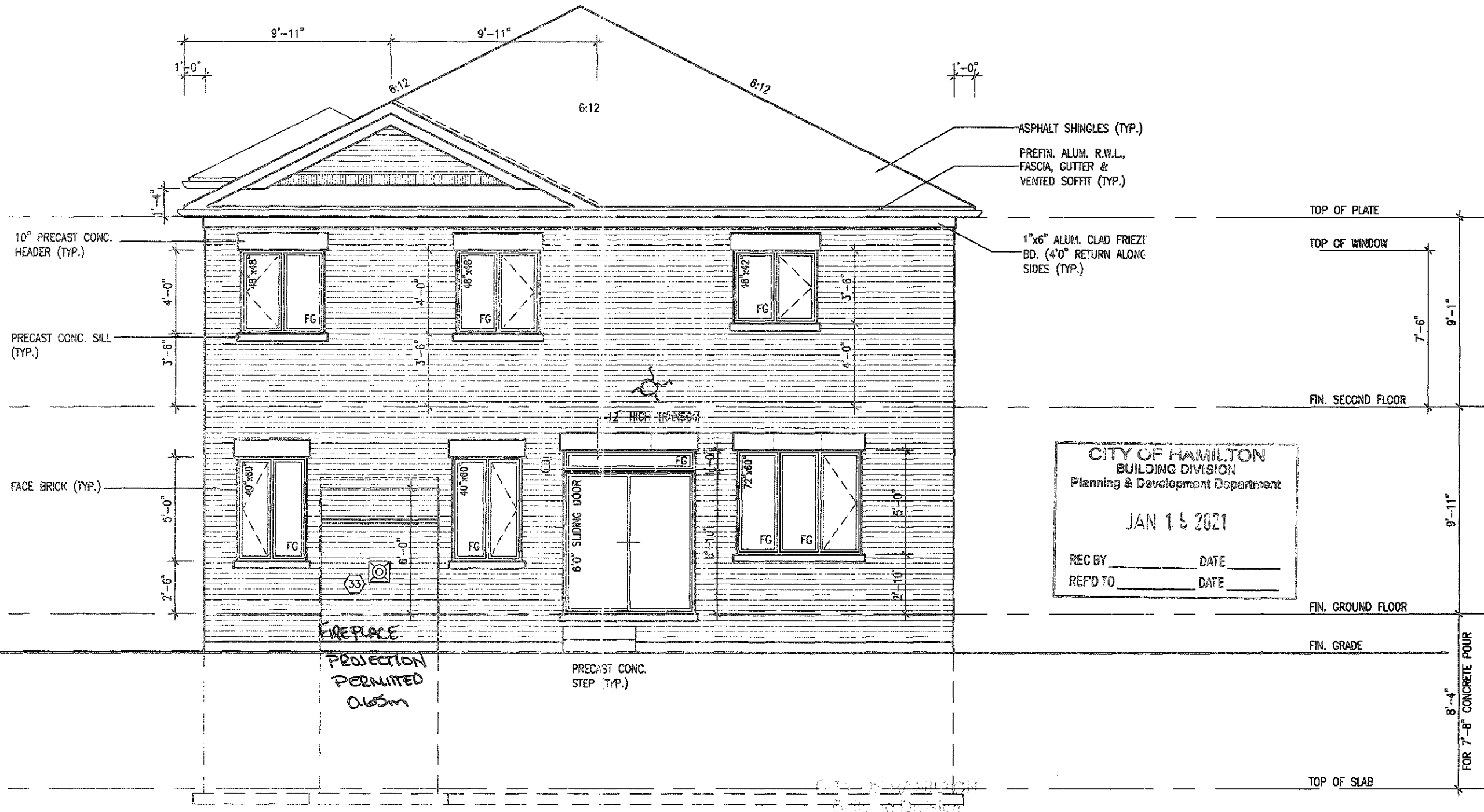
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DWELLING ONLY

SINGLE FAMILY
DWELLING ONLY



Electrical
Safety
Authority

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
easafe.com or call 1-877-372-7233



UPGRADED REAR ELEVATION '3'
(4 BEDROOMS)

20-196110-01

THE CITY OF HAMILTON BUILDING DIVISION
PLANNING & DEVELOPMENT DEPARTMENT

REC'D BY: [Signature] DATE: [Date]
REF'D TO: [Signature] DATE: [Date]

MOUNTAINASH 3
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

ROBIN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL DESIGNER
AND APPROVER
APPROVED: [Signature]
DATE: [Date]

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADDED UPGRADE REAR ELEV.	CCT 15/20 GW	
12				3	ISSUED FOR PERMIT	MAR 11/20 GW	
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 11/20 GW	
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20 GW	

The undersigned has reviewed and taken responsibility for this design
and has the necessary qualifications and experience to do so.
The undersigned is a member of the Ontario Association of Architects.
Richard Vink
24488
signature
Vink
24488
signature
Vink
24488
signature

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

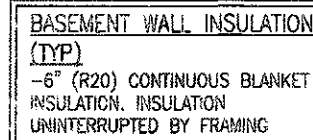
Greenpark
MOUNTAINASH 3
13.5m
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
project no.
19014
date
JANUARY 2020
drawing no.
A12b
drawn by
checked by
code
3/15" = 1'-0"
19014-MOUNTAINASH-03-01
DATE: 15/01/2020 10:00:00 AM
FILE: 19014-MOUNTAINASH-03-01.dwg
PLOT: 19014-MOUNTAINASH-03-01.dwg
PLOT DATE: 15/01/2020 10:00:00 AM
PLOT SCALE: 3/15" = 1'-0"

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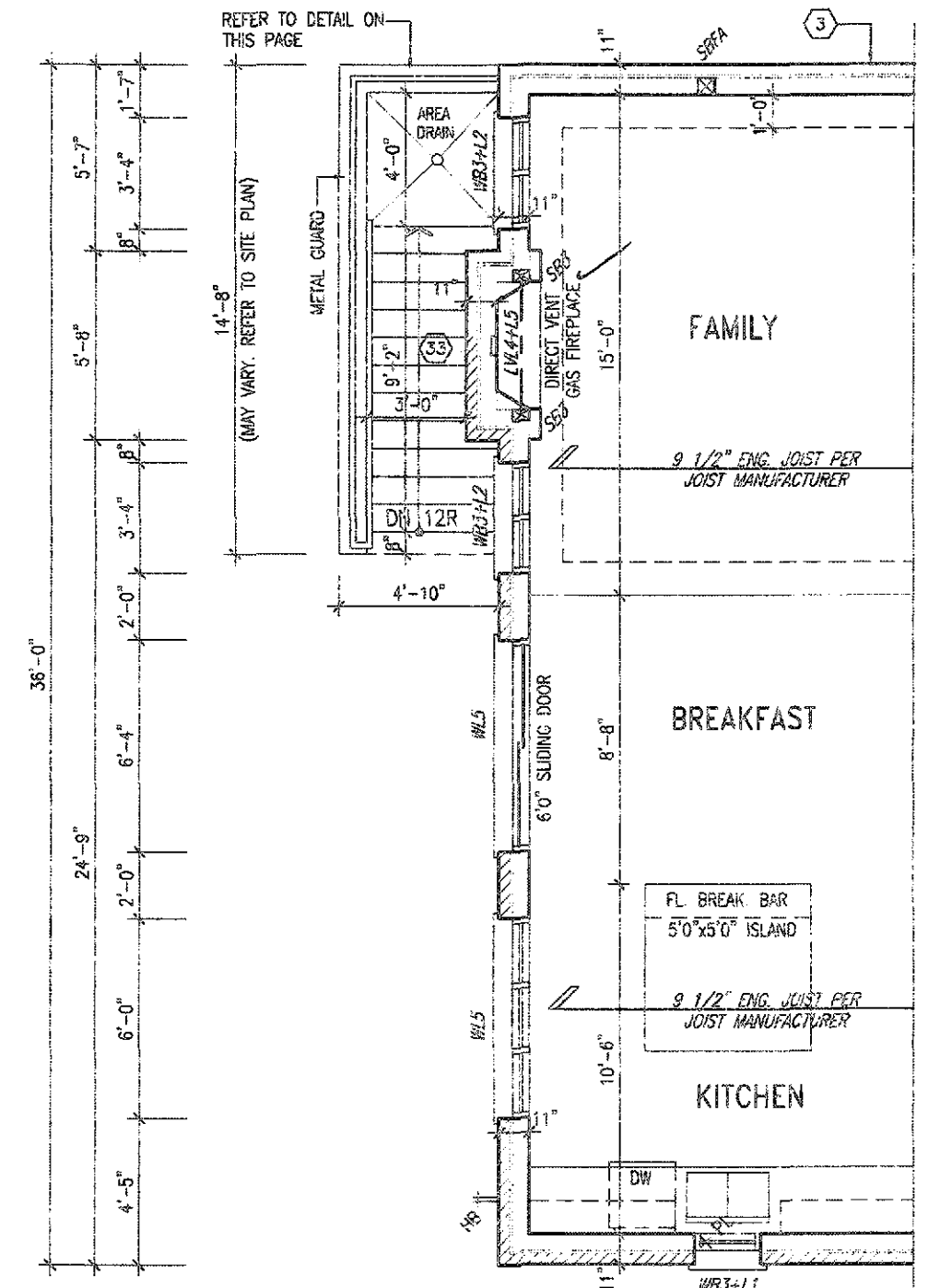
These drawings and/or specifications have been approved by:

SDC SEP 21 1991

FOR CHIEF BUILDING OFFICIAL



PROVIDE SOLID BLOCKING
24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)



PARTIAL GROUND FLOOR PLAN
W/ WALK-UP BASEMENT CONDITION

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

PARTIAL BASEMENT PLAN
W/ WALK-UP BASEMENT CONDITION

NOTE: FIREPLACE PROJECTION
REDUCED TO 12" FOR WALK-UP CONDITION ONLY ✓

18		9		The undersigned has released and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.				
17		8		qualification information				
16		7		Richard Vink				
15		6		R Vink 24				
14		5		name signature				
13		4	ADD VAUB COND.	registration information VAS Design Inc. 42				
12		3	ISSUED FOR PERMIT.	JUN 01/20 WI MAR 31/20 GW				
11		2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 LW				
10		1	PRELIMINARY - ISSUED FOR CLIENT REVIEW.	MAY 29/20 GW				
no.	description	date	by	inc.	description	date	by	inc.

The undersigned has released 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		<i>R. Vink</i>	24
name	Richard Vink	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. Any drawings and specifications are instruments of service and the project is the sole Designer which must be returned on the completion of the project.			
Design Inc. or its authorized agent.			

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

		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		drawing no. 19C14	
drawn by WT		checked by 3/16" = 1'-0"	
title PARTIAL PLANS - WALK-UP BASEMENT CONDITION		file name 19014-MOUNTAINASH-03	
scale 3/16" = 1'-0"		A12	

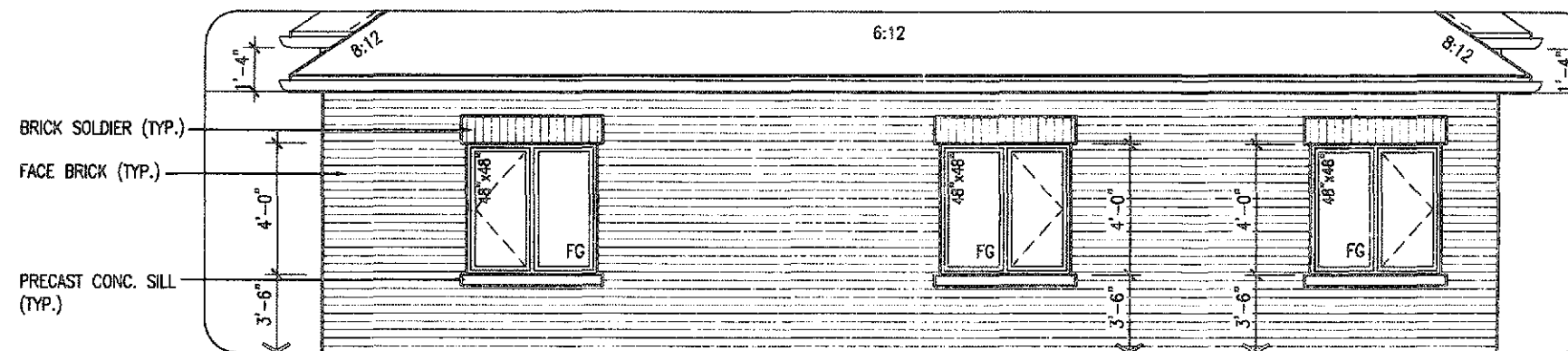
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3086 SF.

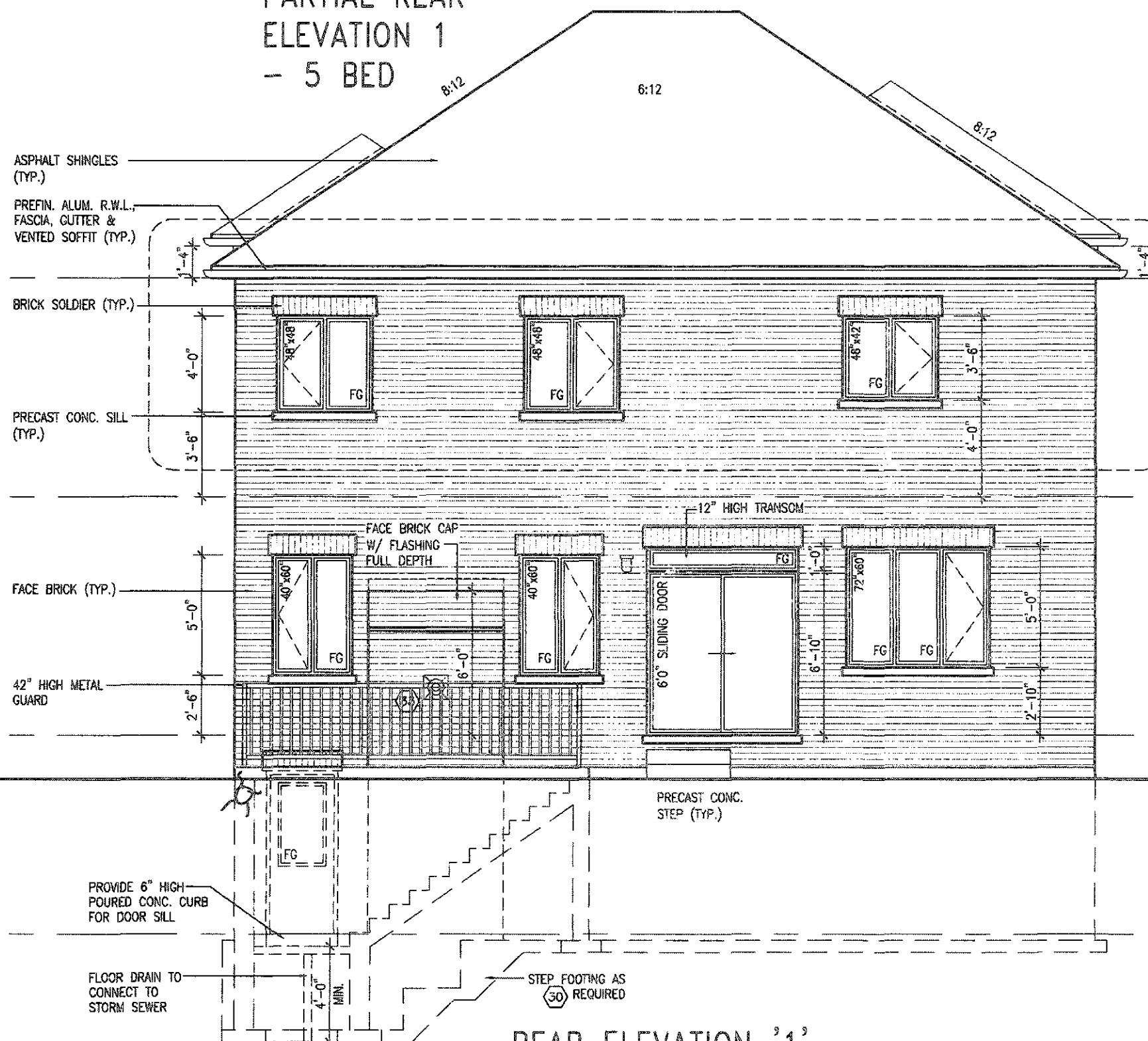
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

AUG 25 2021

REC BY: _____ DATE: _____
REFD TO: _____ DATE: _____



PARTIAL REAR
ELEVATION 1
- 5 BED



CITY OF HAMILTON
Building Division

Permit No. 26-198110-02

THESE DRAWINGS AND SPECIFICATIONS 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
FOR CHIEF BUILDING OFFICIAL SEP 28 2021 DATE

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

7'-6"

9'-11"

8'-4"

FOR 7'-8" CONCRETE POUR

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., ARCHITECTS
ARCHITECTURAL CONSULTANTS
DESIGN GROUP

DATE: 08/25/21

BY: [Signature]

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '1'
WALK-UP BASEMENT
CONDITION

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADD WUB COND.	JUN 01/21	WT
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

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
BVN
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 used.

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

location
HAMILTON, ON.

date
JANUARY 2020

drawn by
WT

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

MOUNTAINASH 3
13.5m

project no.
19014

drawing no.
A13

19014-MOUNTAINASH-03

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2001
REC'D _____ DATE _____
REF'D TO _____ DATE _____

BRICK SOLDIER (TYP.)

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)

4'-0"

3'-6"

48" x 48"

FG

6:12

4'-0"

3'-6"

48" x 48"

FG

4'-0"

3'-6"

48" x 48"

FG

ELEVATION 2
- 5 BED

8:12

8:12

8:12

ASPHALT SHINGLES (TYP.)

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

BRICK SOLDIER (TYP.)

4'-0"

3'-6"

PRECAST CONC. SILL (TYP.)

FACE BRICK (TYP.)

5'-0"

42" HIGH METAL GUARD

2'-6"

48" x 48" FG

48" x 48" FG

48" x 62" FG

3'-6"

4'-0"

40" x 60" FG

FACE BRICK CAP W/ FLASHING FULL DEPTH

6'-0"

40" x 60" FG

12" HIGH TRANSOM

6'-0" SLIDING DOOR

72" x 60" FG

5'-0"

2'-10"

PRECAST CONC. STEP (TYP.)

FG

PROVIDE 6" HIGH POURED CONC. CURB FOR DOOR SILL

CITY OF HAMILTON
Building Division

Permit No. 20-198716-02

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONSTRUCTION SHALL COMPLY WITH
THE ONTARIO BUILDING CODE ACT AND ALL OF THE APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

W.C. SEP 28 2020 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 (plotting) 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, INC., ARCHITECT
ARCHITECTURAL CENTER, NEW YORK
ENGINEERING

RECEIVED BY _____
DATE DEC 15 1961

THIS IS TO CERTIFY THAT THE ABOVE-NAMED FIRM HAS BEEN
QUALIFIED TO ACT AS ARCHITECT FOR THE PROJECT OF
RECONSTRUCTION OF THE NEW YORK STATE TOLSON BUILDING

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '2'
WALK-UP BASEMENT
CONDITION

18			9				Has undersigned has reviewed and takes responsibility for this design and has the questions and meets the requirements set out in the Ontario Building Code to be a Designer.	
17			8				qualification information:	
16			7				Richard Wink	24488
15			6				<i>R. Wink</i>	signature
14			5				extra registration information	8004
13			4	ADD. WORK COND.	JUN 01/21	WF	VAS Design Inc.	42655
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	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.	

VAD3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vad3design.com

 Greenpark ™		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. A8a	
drawn by WY		checked by 3/16" = 1'-0"	
title REAR ELEV. '2' - WALK-UP CONDITION		file name 19014-MOUNTAINASH-03	
scale 3/16" = 1'-0"		drawing no. A13a	

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

AUG 25 2021

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

Permit No. 28-196119-02

THESE STANDARD DRAWINGS SHALL BE AVAILABLE ON SITE.

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CHARTER BUILDING CODE, LOCAL AND OTHER APPLICABLE LAW.

These drawings and/or specifications have been reviewed by

SEP 28 2021

FOR CHIEF BUILDING OFFICIAL DATE

PARTIAL REAR ELEVATION 3 - 5 BED

REAR ELEVATION '3'
WALK-UP BASEMENT
CONDITION

MOUNTAINASH 3

COMPLIANCE PACKAGE 'A1'

18				9		
17				8		
16				7		
15				6		
14				5		
13				4	ADD WUB COND.	JUN 01/21 Y
12				3	ISSUED FOR PERMIT.	MAR 31/20 G
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 G
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20 G
no.	description	date	by	no.	description	date

	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	24
	name	
	signature	
	registration information	
	VAS Design Inc.	62
	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project.	
	Consenters are not to be copied.	

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

 **Greenpark.**

lot name: **MUSSELL GARDENS PH. 3** city: **HAMILTON, ONT.**

lot: **JANUARY 2020** rear elev. **'3' - W**

lot by: _____ created by: _____

3/16" = 1'-0"

MOUNTAINASH 3	
13.5m	
	product no. 19014
K-UP CONDITION	drawing no.
19014-MOUNTAINASH-03	A13b

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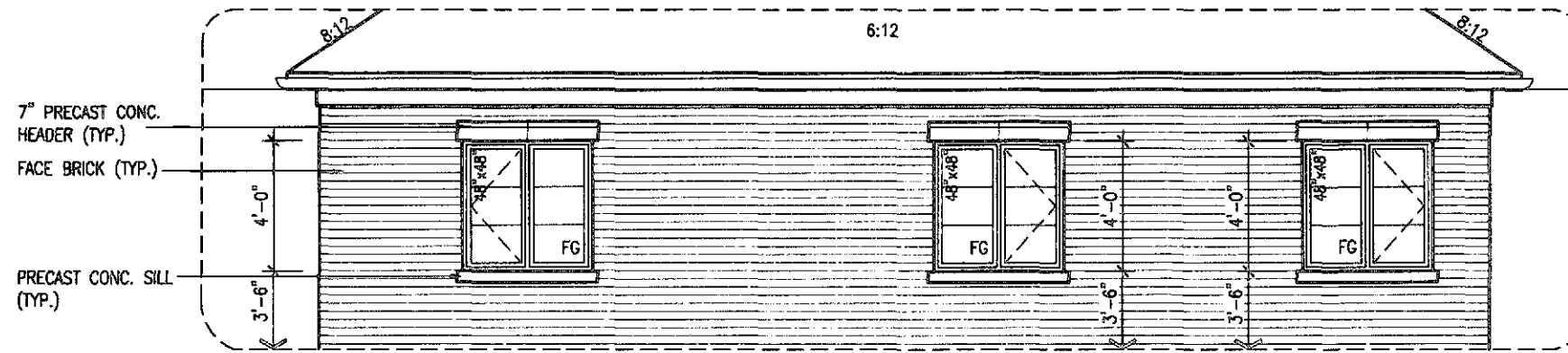
3086 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

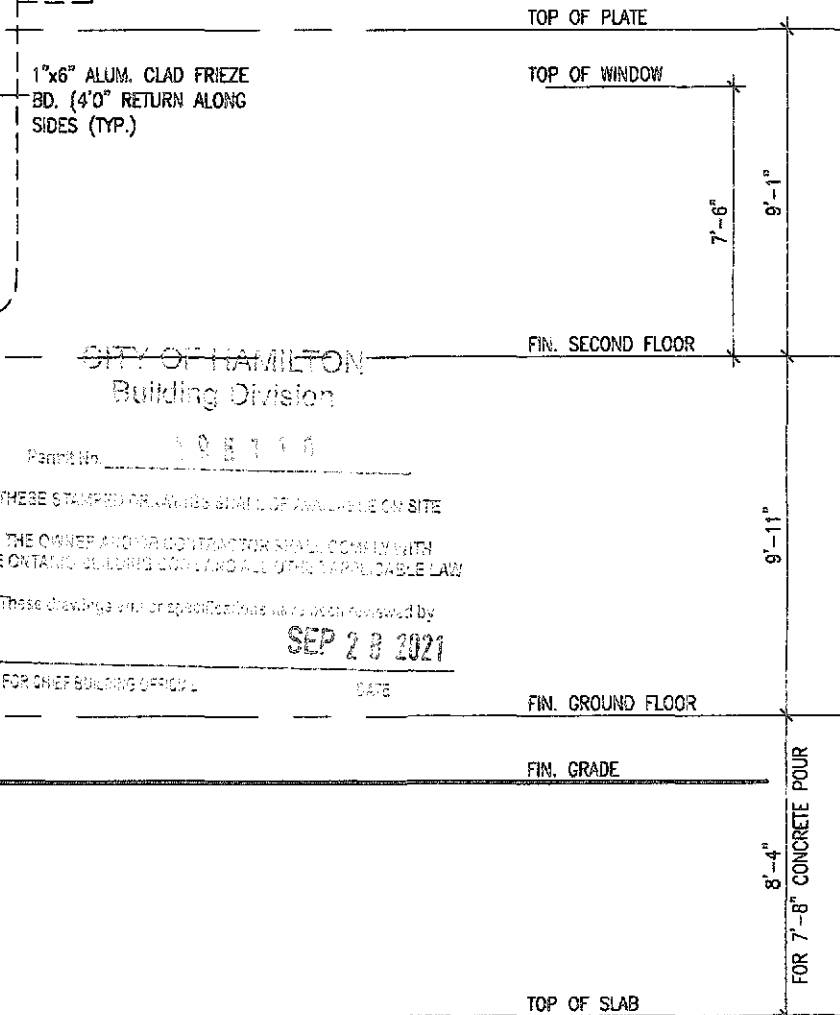
AUG 25 2021

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

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 esasa.com or call 1-877-372-7233



PARTIAL REAR
ELEVATION 2
- 5 BED



UPGRADED REAR ELEVATION '2'

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADD WUB COND.	JUN 01/21	WT
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 24488
signature
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 sealed.

VAS DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.830.4782
vasdesign.com

Greenpark. MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3 municipality
HAMILTON, ON.

date
JANUARY 2020

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

drawing no.
19014-MOUNTAINASH-03
A14c

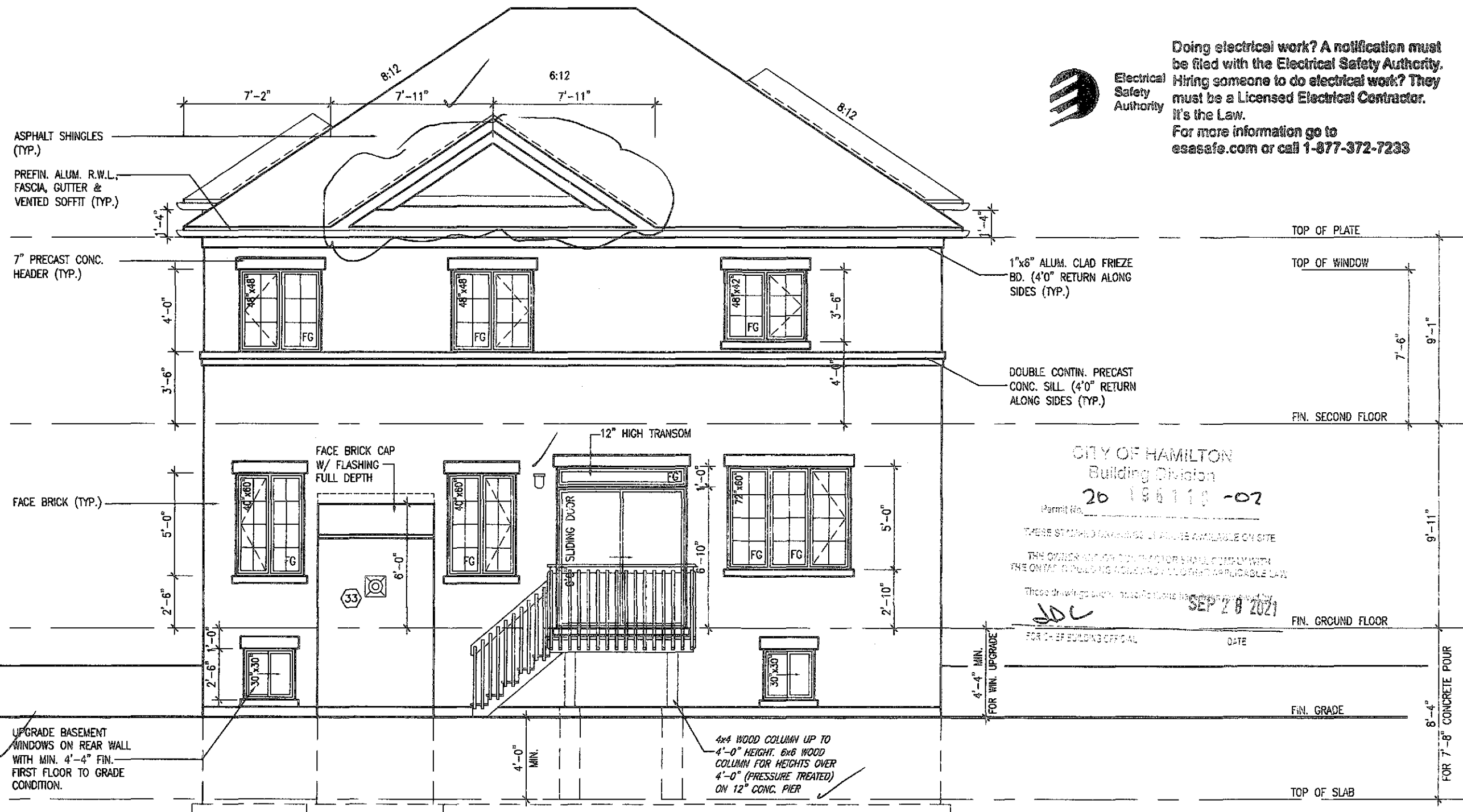
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____



**Electrical
Safety
Authority**

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 esaseafe.com or call 1-877-372-7233



UPGRADED REAR ELEVATION '1'-
DECK CONDITION (4 BED)

DECL REQ SEP. PERMIT

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

18.			9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer	
17.			8					
16.			7				qualification information	
15.			6				Richard Vink	2448
14.			5				signature <i>R Vink</i>	BC
13.			4	ADD VUB COND.	JUN 01/21	WT	registration information	
12.			3	ISSUED FOR PERMIT.	MAR 31/20	GW	VAS Design Inc.	4265
11.			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	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 copied.	
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

Richard Vink	<i>R Vink</i>	244
name	signature	

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.



VA
DESIGN

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

 **Greenpark™**

project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON.

date JANUARY 2020		UPGRADED REAR ELEV. 1	
drawn by WT	checked by .	scale 3/16" = 1'-0"	

MOUNTAINASH 3
13.5m

project no.	19014
-------------	-------

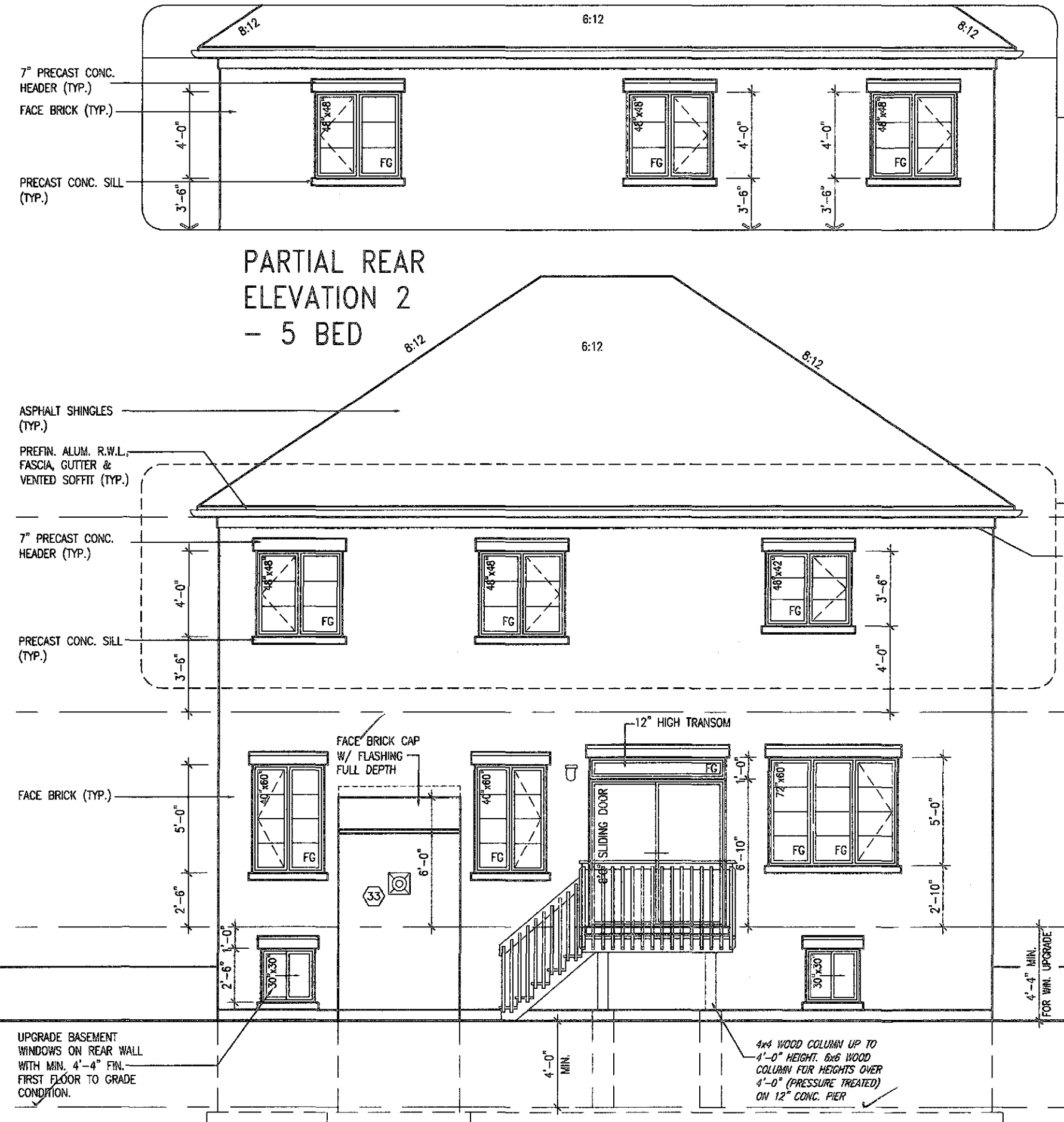
- DECK COND. file name 9014-MOUNTAINASH-03	drawing no. A16
--	---------------------------

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3086 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____

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 esasafe.com or call 1-877-372-7233



TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB
FOR 7'-8" CONCRETE POUR
FOR 4'-4" MIN. UPGRADE

CITY OF HAMILTON
Building Division
Permit No. 20-185110-02
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 specifications have been reviewed by
SDU SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

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

UPGRADED REAR ELEVATION '2' - DECK CONDITION

DECK SUBJECT TO SEP. PERMIT.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

18.			9		
17.			8		
16.			7		
15.			6		
14.			5		
13.			4	ADD WUB COND.	JUN 01/21 WT
12.			3	ISSUED FOR PERMIT.	MAR 31/20 GW
11.			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 GW
10.			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20 GW
no.	description	date	by	no.	description

The undersigned has reviewed and 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 24488
signature
name registration information
VA3 Design Inc. 42638

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 sealed.

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

Greenpark MOUNTAINASH 3
13.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
multiplicity
19014
date
JANUARY 2020
UPGRADED REAR ELEV. 2 - DECK COND.
drawn by
checked by
scale
3/16" = 1'-0"
drawing no.
19014-MOUNTAINASH-03
A16a

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

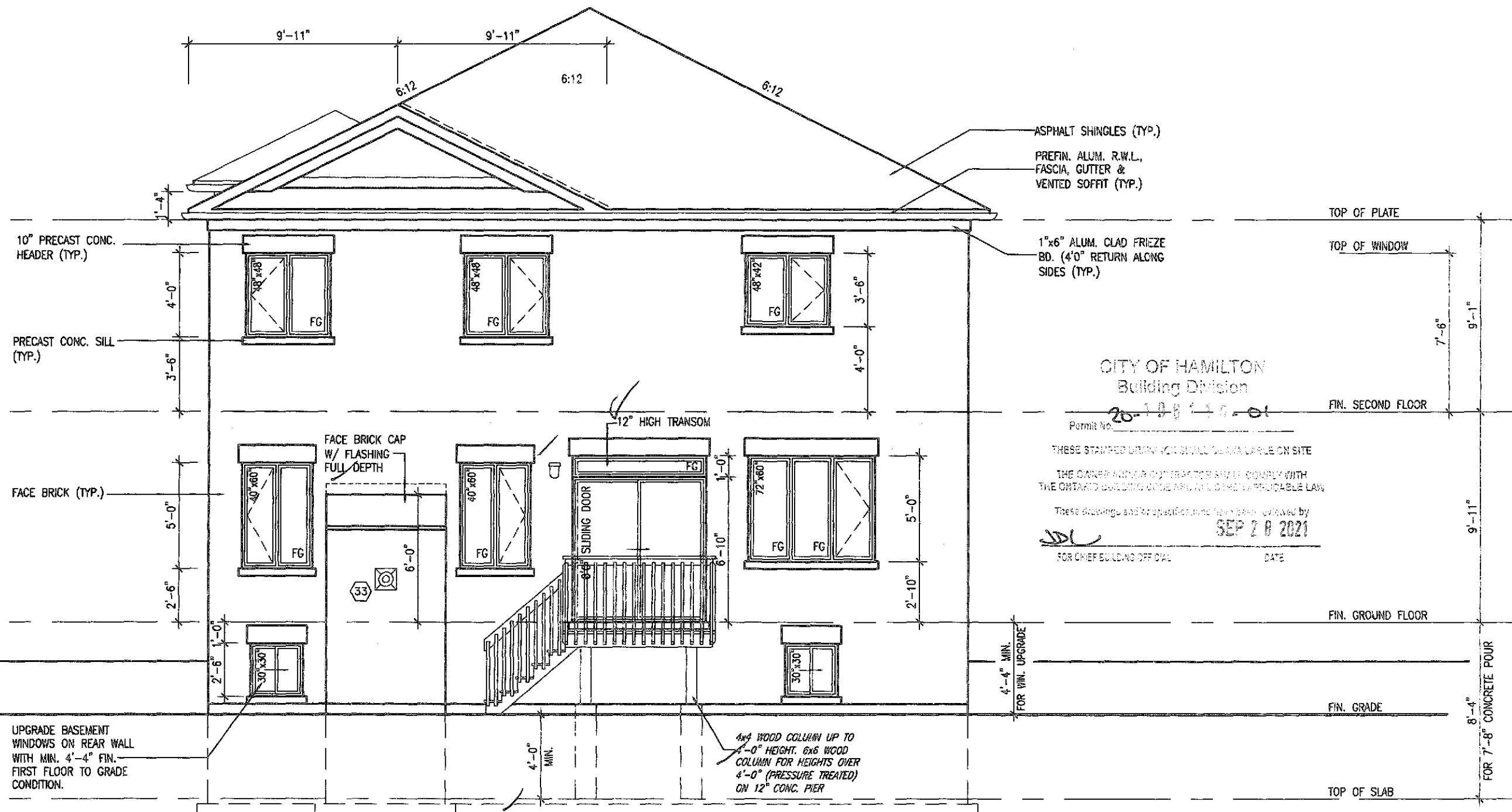
AUG 25 2021

REC BY _____ DATE _____
REFD TO _____ DATE _____



**Electrical
Safety
Authority**

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 esasafe.com or call 1-877-372-7233



UPGRADED REAR ELEVATION '3'-
DECK CONDITION (4 BED)

DECK REQ'S SEP. PERMIT.

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADD WUB COND.		JUN 01/21
12				3	ISSUED PER PERMIT.		MAR 31/20
11				2	UPDATED PER ENG & CLIENT COMMENTS.		MAR 19/20
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.		JAN. 28/20
no.	description	date	by	no.	description	date	

The undersigned has reviewed and accepts 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	
registration information	signature
VAS Design Inc.	42656
The undersigned has reviewed and accepts 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	
name	
registration information	signature
The undersigned has reviewed and accepts 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	
name	
registration information	signature

VA
DESIGN
255 Consumers Rd Suite 12G
Toronto ON M2V 1R4
t 416.630.2255 f 416.630.4762
va3design.com

 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 UPGRADED REAR ELEV. 3 - DECK COND.		sheet no. 19014-MOUNTAINASH-03	
		A16b	

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3086 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

AUG 2 5 2021

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



TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

1"x6" ALUM. CLAD FRIEZE
BD. (4'0" RETURN ALONG
SIDES (TYP.))

CITY OF HAMILTON
Building Division

Permit No. 20-108110-02

THESE STANDARD CONDITIONS APPLY TO ALL PERMITS ON SITE

THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE APPLICABLE LAW

These drawings shall comply with the following conditions:

DDC SEP 2 8 2021
FOR CHIEF BUILDING OFFICIAL DATE

4'-4" MIN.
FOR WIN. UPGRADE

8'-4" MIN.
FOR 7'-8" CONCRETE POUR

UPGRADED REAR ELEVATION '3'
DECK CONDITION (5 BEDROOMS)

DECK REQ'S SEP. PERMIT.

MOUNTAINASH 3
COMPLIANCE PACKAGE 'A1'

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	ADD WUB COND.	JUN 01/21 WT
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
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 24488
signature
Vink Design Inc. 42658

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VA DESIGN

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

Greenpark. MOUNTAINASH 3
13.5m

project name
RUSSELL GARDENS PH. 3 HAMILTON, ON. project no.
19014

date
JANUARY 2020

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

19014-MOUNTAINASH-C3

A17b