

3189 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa
FOR ENGINEERED FILL TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa NATIVE SOIL 80 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x18" CONCRETE PAD F2 = 40"x40"x18" 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 25", A 10"
POURED CONCRETE FOUNDATION WALL IS REQUIRED.

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC.
FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x0.1) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x0.1) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x0.1) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" L (150x90x0.1) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" L (150x100x0.1) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x0.1) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x0.1) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x0.1) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (150x100x0.1) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB11 = 4-2"x10" (4-38x235) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x0.1)
L2 = 4" x 3-1/2" x 5/16" L (100x90x0.1)
L3 = 5" x 3-1/2" x 5/16" L (125x90x0.1)
L4 = 6" x 3-1/2" x 3/8" L (150x90x0.1)
L5 = 6" x 4" x 3/8" L (150x100x0.1)
L6 = 7" x 4" x 3/5" L (180x100x0.1)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT	HEIGHT	TYPE
		8'-3"	10' OR MORE	
		CEILING	CEILING	
1	2'-10"	8'-3"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	8'-3"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	8'-3"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	8'-3"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	8'-3"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	8'-3"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	8'-3"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	8'-3"	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" TO 7'-0".
2 ROWS FOR SPANS GREATER THAN 7'-0".

NOTE: ROOF FRAMING

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL
ROOF FRAMING INFORMATION UNLESS OTHERWISE
NOTED.

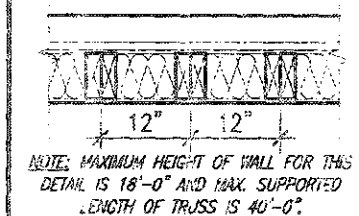
PLANS NOT DRAWN TO ACTUAL GRADE REFER TO
FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

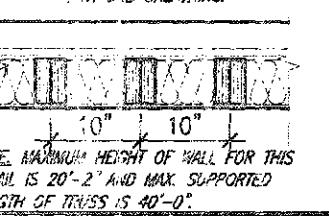
TWO STOREY HEIGHT WALL DETAIL

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

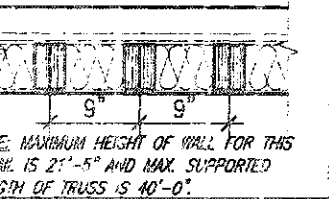


TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 10" O.C. FULL HEIGHT, C/H SOLID
BLOCKING @ 3'-0" O.C. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" O.C. FULL HEIGHT, C/H SOLID
BLOCKING @ 3'-0" O.C. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



THE MINIMAL THERMAL PERFORMANCE OF BUILDING
ENVELOPE AND EQUIPMENT SHALL CONFORM TO
THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS
PER OBC SUPPLEMENTARY STANDARD SB-12,
SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes
Ceiling with Attic Space	10.56 (R50)	R20 of inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52 (R20ci)	OPTION TO USE R12-R10ci
Minimum RSI (R) value		
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass		
Doors	0.28	
Maximum U-value		
Skylights		
Maximum U-value	0.49	
Space Heating Equipment		
Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater		
Minimum EF	0.3	NATURAL GAS
HRV		
Minimum Efficiency	75%	
Drain Water Heat		
Recovery Unit (DWHR)	Minimum 1 Or Maximum 2 Required. Dependent on number of showers installed. Refer to SB12 3.1.1.12 for information.	

ci-- Denotes Continuous Insulation without framing interruption.

20-187707

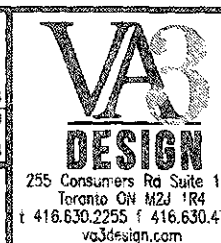
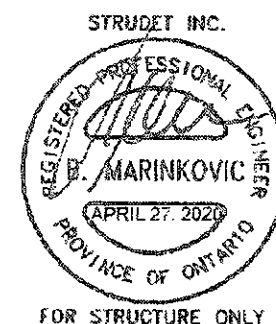
Ken Sisk Dec 16, 2020

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
MOUNTAINASH 4, EL. 2 (5 BED)		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776.46 S.F.	187.25 S.F.	24.12 %
LEFT SIDE	1121.08 S.F.	92.33 S.F.	8.24 %
RIGHT SIDE	1126.03 S.F.	34.50 S.F.	3.06 %
REAR	756.0 S.F.	158.94 S.F.	21.02 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3779.57 S.F.	473.02 S.F.	12.52 %
TOTAL SQ. M.	351.13 S.M.	43.94 S.M.	12.52 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
MOUNTAINASH 4, EL. 3 (5 BED)		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	773.75 S.F.	201.56 S.F.	26.05 %
LEFT SIDE	1121.0 S.F.	92.33 S.F.	8.24 %
RIGHT SIDE	1125.92 S.F.	51.39 S.F.	4.56 %
REAR	756.0 S.F.	158.94 S.F.	21.02 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3776.67 S.F.	504.22 S.F.	13.35 %
TOTAL SQ. M.	350.86 S.M.	46.84 S.M.	13.35 %

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 a zoning provision and any provisions in the subdivision agreement. The Council which 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 is 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.



MOUNTAINASH 4
13.5m

Project Name	RUSSELL GARDENS PH. 3	Location	HAMILTON, ON.	Project No.	19014
Date	JAN. 2020	Scale	3/16" = 1'-0"	Sheet No.	19014-MOUNTAINASH-04
Drawn by	N.MUR	Checked by		Rev.	AO

GENERAL NOTES & CHARTS

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3189 SF.

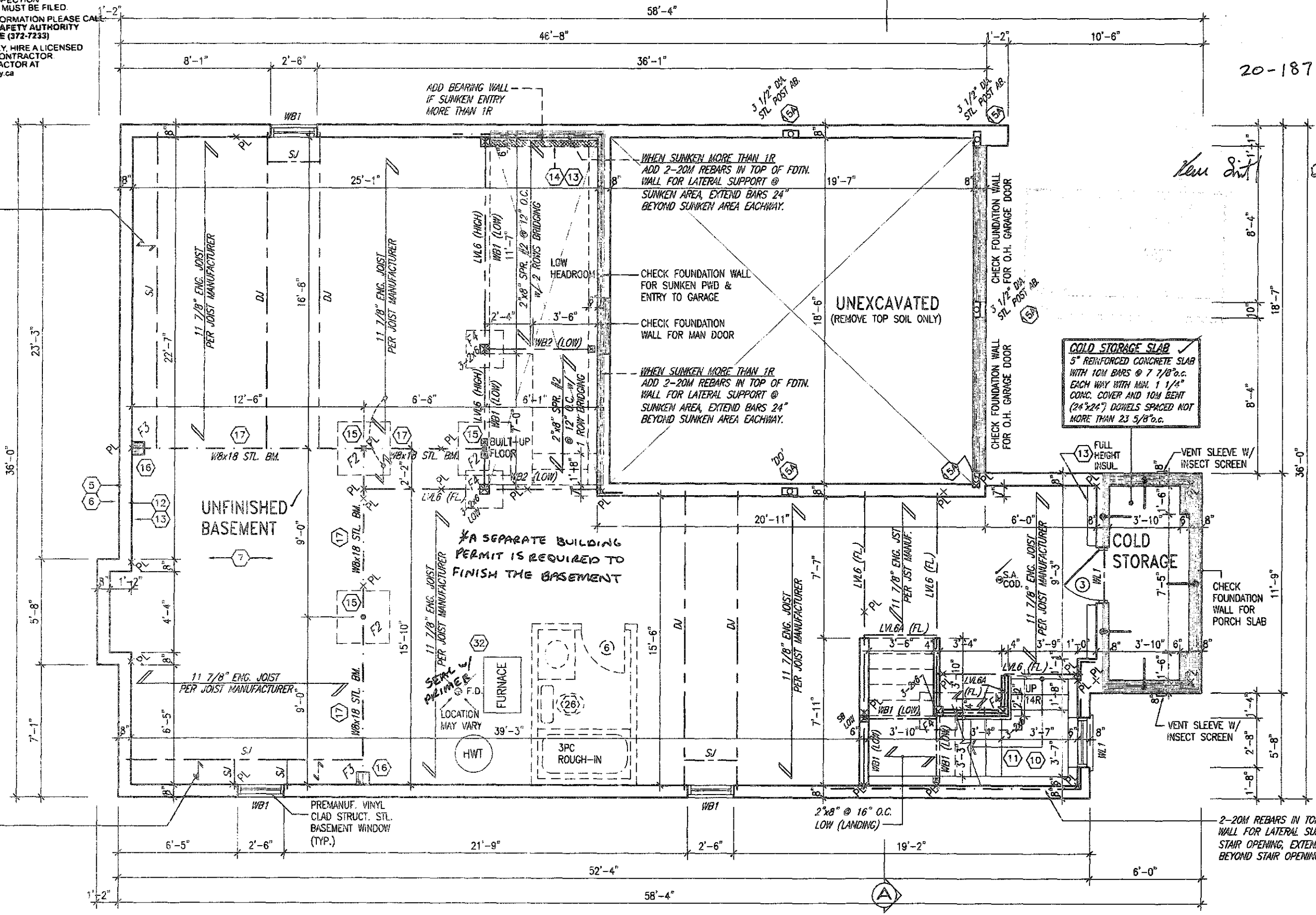


Electrical Contractor
Registration Agency
ALL ELECTRICAL INSTALLATIONS
MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED.
FOR MORE INFORMATION PLEASE CALL
ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY. HIRE A LICENSED
ELECTRICAL CONTRACTOR AT
www.plugsafely.ca

20-187767

Dec 16, 2020

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



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

2-20M REBARS IN TOP OF FDTN.
WALL FOR LATERAL SUPPORT @
STAIR OPENING. EXTEND BARS 24"
BEYOND STAIR OPENING EACHWAY.

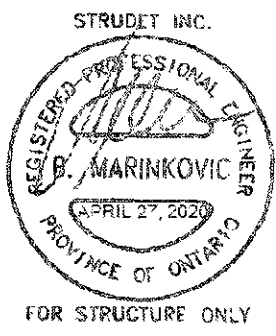
BASEMENT PLAN - ELEV. '1'

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

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

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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
houses can be properly built or located on the lot.

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 9/20	GW
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	JAN 28/20	GW
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.

qualification information
Richard Vink 24488
signature
name
registration information
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any
discrepancy to the Designer before proceeding with the work. All
drawings and specifications are instruments of service and the property
of the Designer which must be returned at the completion of the work.
Drawings are not to be scaled.

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

project name
RUSSELL GARDENS PH. 3

city
HAMILTON, ON.

project no.
19014

BASEMENT PLAN - ELEV. 1

file name
19014-MOUNTAINASH-04

date
JAN 2020

created by
NLHUR

scale
3/16" = 1'-0"

drawing no.
A1

MOUNTAINASH 4
13.5m

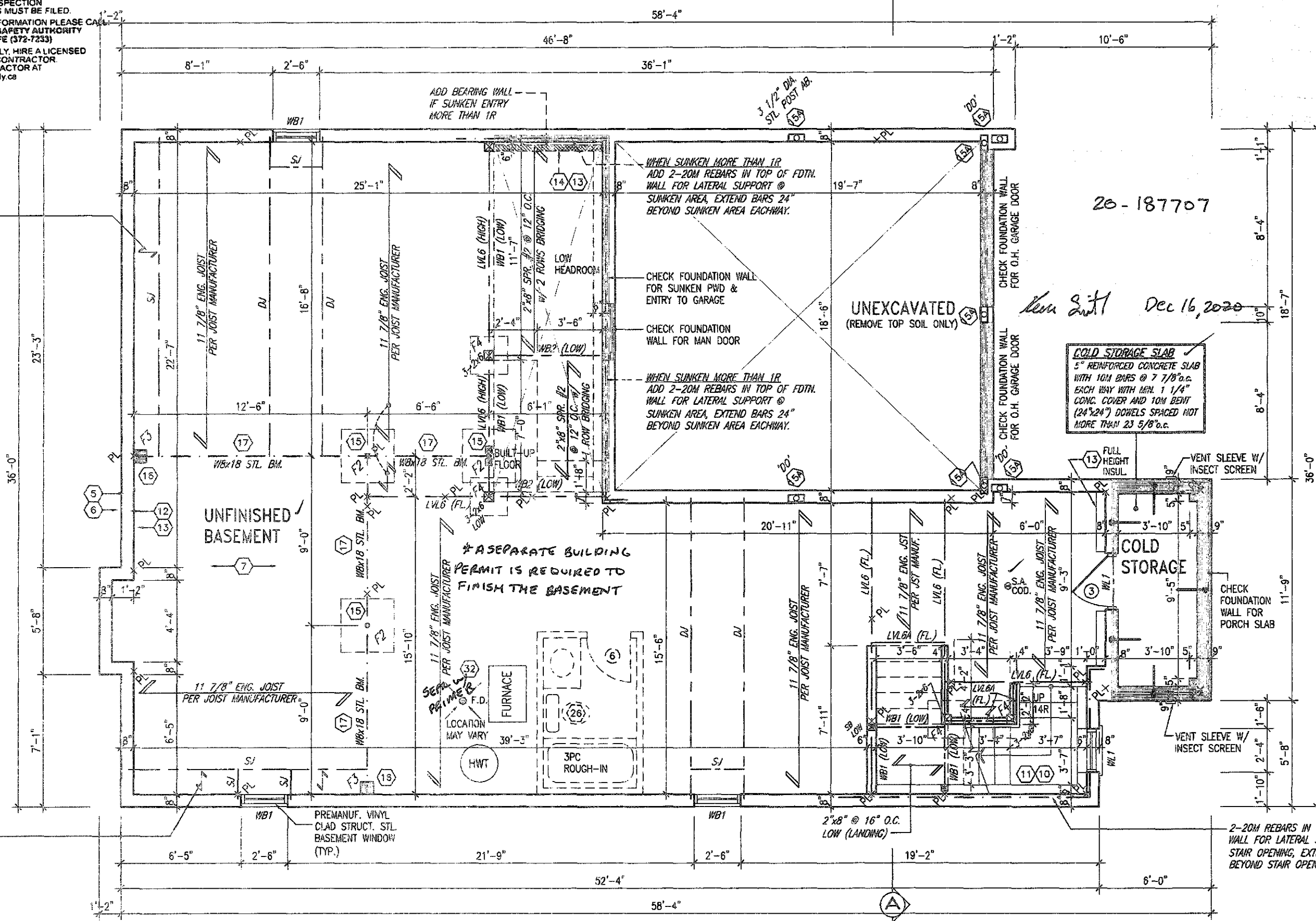
3189 SF.



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233). PLUG IN SAFELY: HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca

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

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



20-187707

Rev 2/11 Dec 16, 2020

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" x 24") DOUELS SPACED NOT MORE THAN 23 5/8" o.c.

*A SEPARATE BUILDING PERMIT IS REQUIRED TO FINISH THE BASEMENT

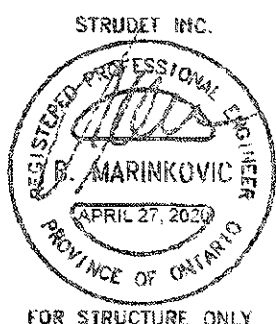
BASEMENT PLAN - ELEV. '2'

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

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

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FOR STRUCTURE ONLY

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

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 26488
name signature BCN
VIA Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

VIA DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
via3design.com

project name
RUSSELL GARDENS PH. 3

location
HAMILTON, ON.

date
JAN. 2020

drawn by
N.HUR

checked by
5/16" = 1'-0"

scale

MOUNTAINASH 4
13.5m

project no.
19014

drawing no.
A1a

BASEMENT PLAN - ELEV. 2

19014-MOUNTAINASH-04

Rev 2/11 Dec 16, 2020

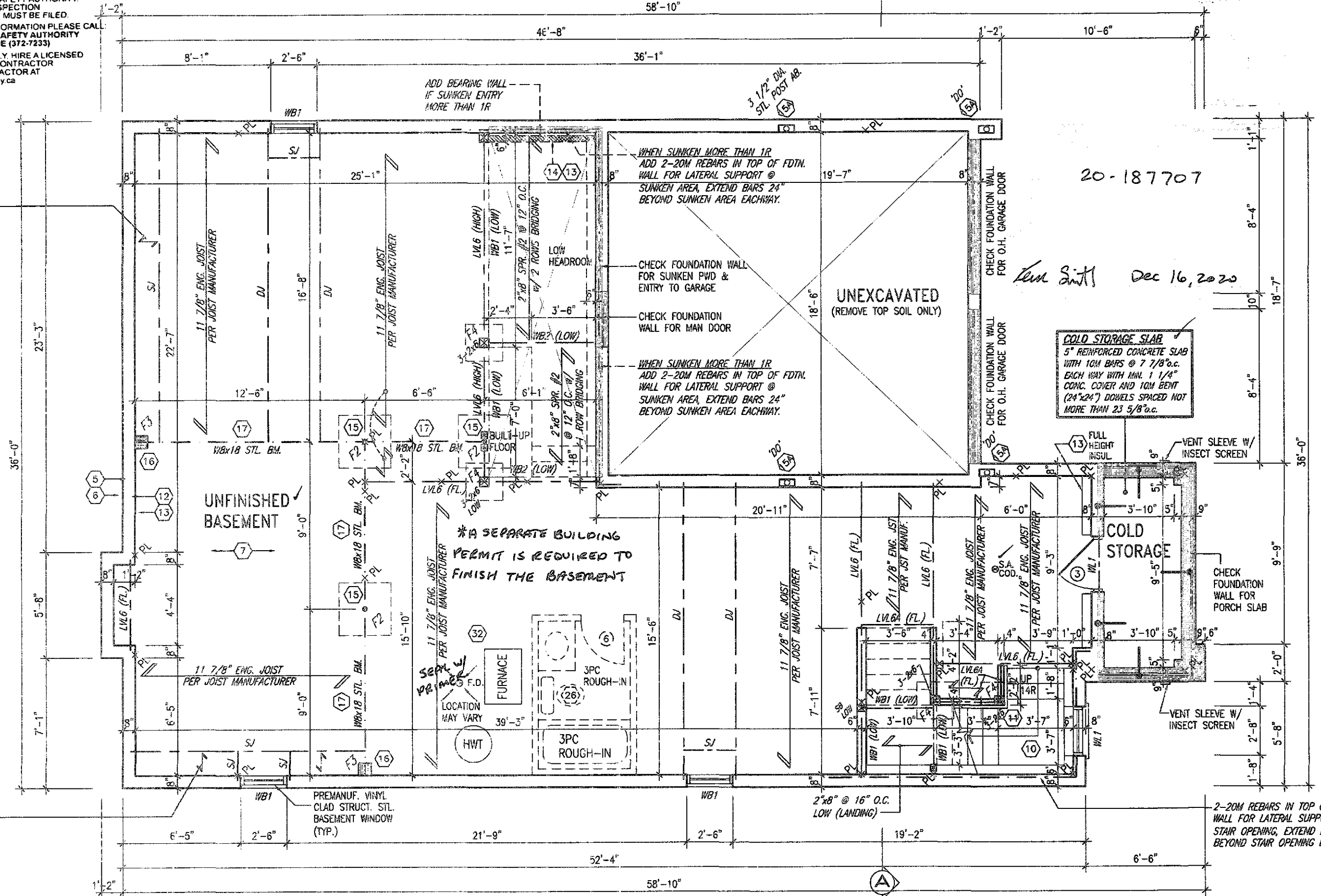
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PROVIDE SOLID BLOCKINGS @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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20-187707

Ken Smith Dec 16, 2020

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" x 24") DOVELS SPACED NOT MORE THAN 23 5/8" o.c.

COLD STORAGE

BASEMENT PLAN - ELEV. '3'

MOUNTAINASH 4 COMPLIANCE PACKAGE 'A1'

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

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

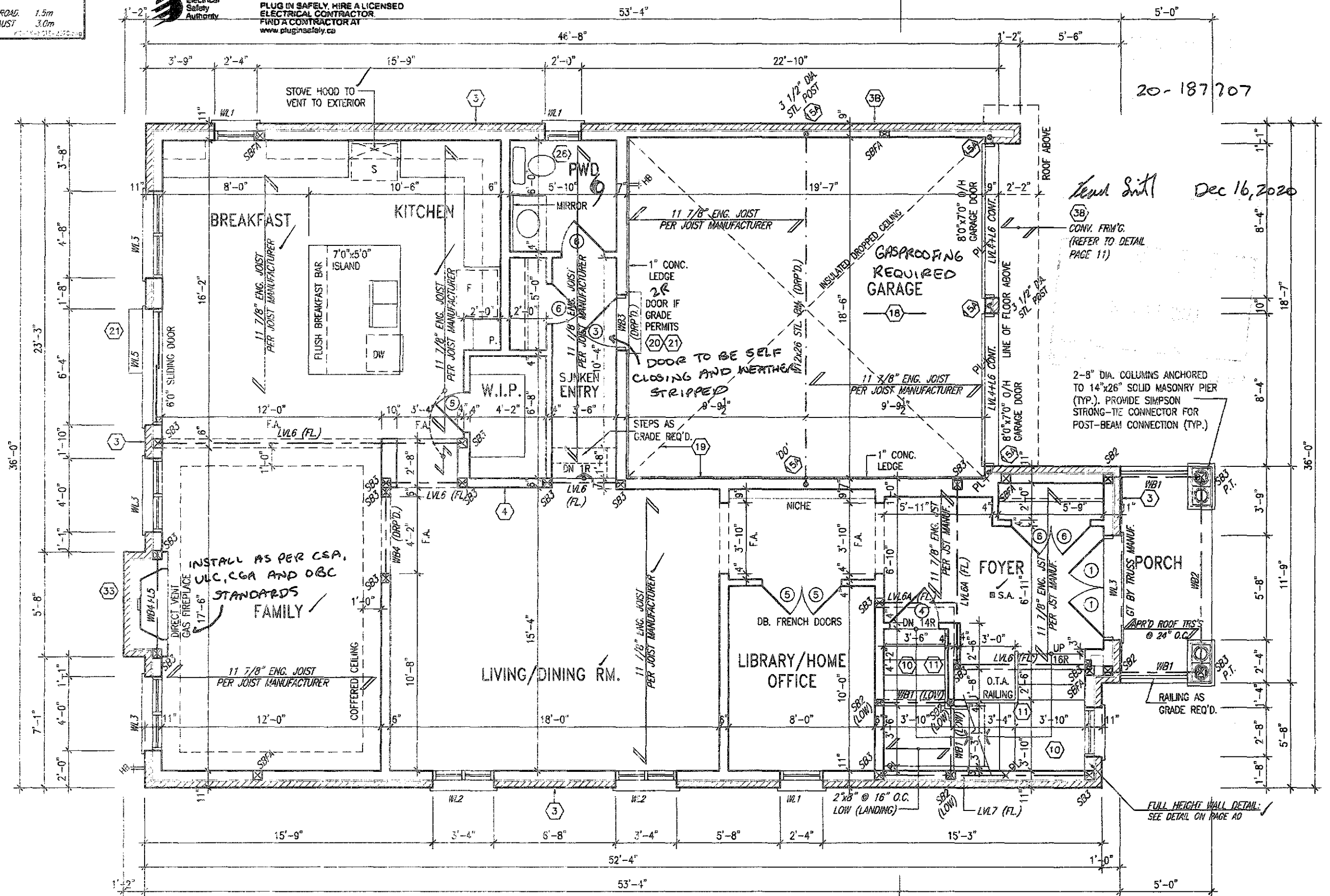
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signature
Vink
registration information
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VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark MOUNTAINASH 4 13.5m
project name: RUSSELL GARDENS PH. 3 HAMILTON, ON. project no. 19014
date: JAN. 2020
drawn by: N.M.H. checked by: 3/16" = 1'-0" scale
drawing no. 19014-MOUNTAINASH-04
this name: A1b

3189 SF.



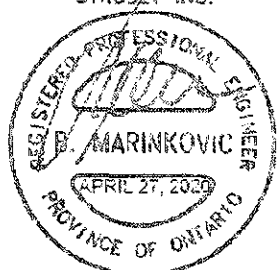
GROUND FLOOR PLAN - ELEV. '1'

FIRE BLOCKING REQUIRED FOR CONCEALED SPACES SUCH AS COFFERED CEILINGS, BULKHEADS AND LARGE ROOF SPACES

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

STRIDE, INC.



FOR STRUCTURE ONLY

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12				3	ISSUED FOR PERMIT	MAR 31/20 G
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 9/20 G
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 28/20 G
9	description	date	by	no.	description	date

The undersigned has reviewed and takes responsibility for this design and has the manufacturer make the requirements set out in line 6 of the R/S/ing Code to be a Designer.		
qualification information		
Richard Vink	<i>R. Vink</i> signature	24488
name	signature	BCIN
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.		
Design responsibility		

**VA3
DESIGN**
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark™		MOUNTAINASH 4 13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JAN. 2020		drawing no. A2
designed by N.HUR		checked by 3/16" = 1'-0"
scale 19014-MOUNTAINASH-04		

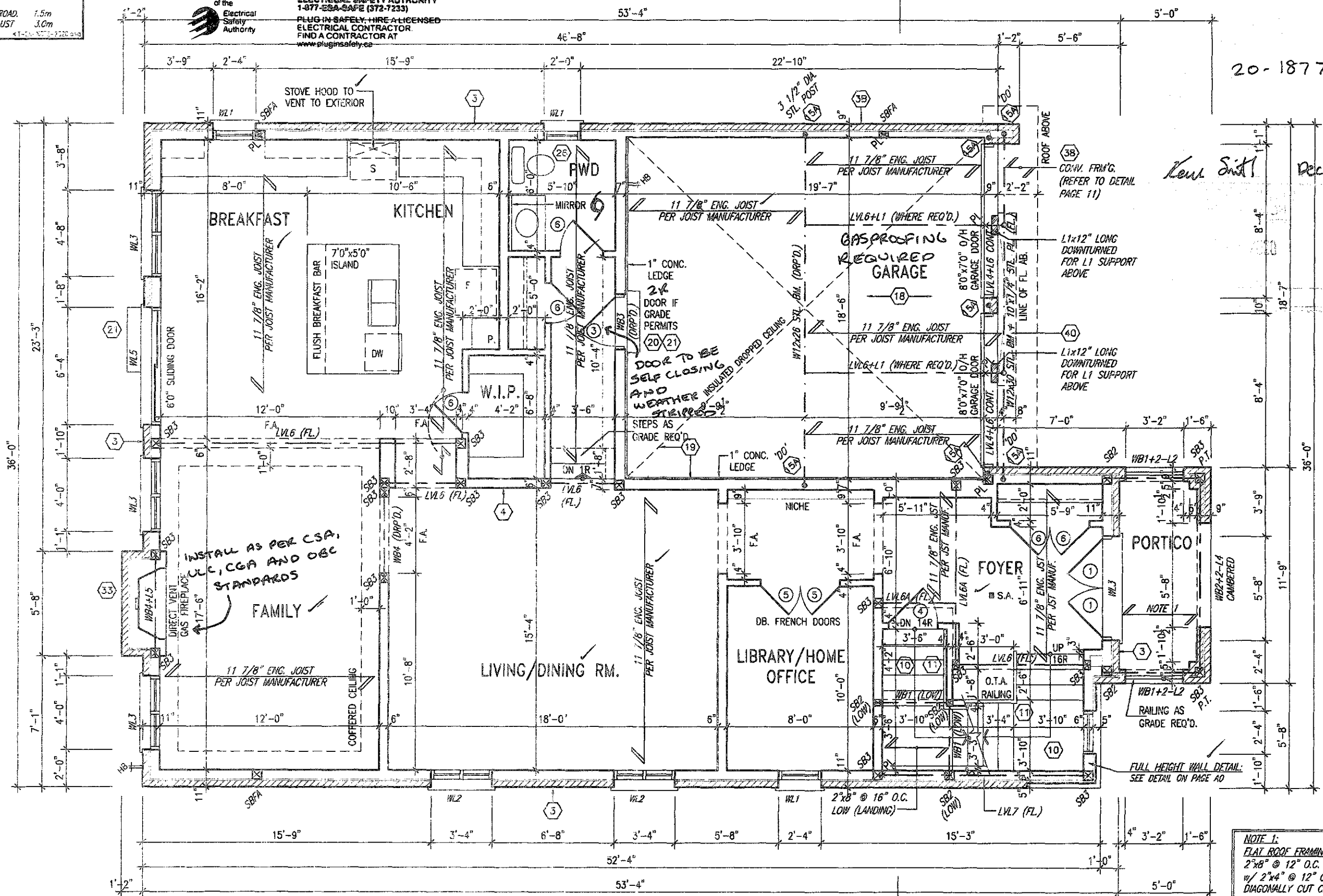
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OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER CBC, DIV. B- TABLE 6.2.3.12.
* KITCHEN EXHAUST 3.0m
* DRIVEWAY, PARKING SPACE, ROAD 1.5m
* SOLID FUEL APPLIANCE EXHAUST 3.0m



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED.
FOR MORE INFORMATION PLEASE CALL:
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1-877-238-2466 (372-7233)
PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR.
FIND A CONTRACTOR AT
www.plugsafely.ca

3189 SF.



20-187707

Low Silt

Dec 16, 2020

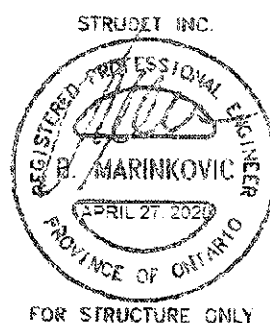
GROUND FLOOR PLAN - ELEV. '2'

FIRE BLOCKING REQUIRED FOR CONCEALED SPACES
SUCH AS COFFERED CEILINGS, BULKHEADS AND
LARGE ROOF SPACES

NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
11/2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
11/2"x8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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

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FOR STRUCTURE ONLY

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18				9			
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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 26/20	GW

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

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

project no.: **19014**

date: **JAN. 2020** checked by: **3/18" = 1'-0"** scale: **19014-MOUNTAINASH-04**

drawing no.: **A2a**

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

13.5m

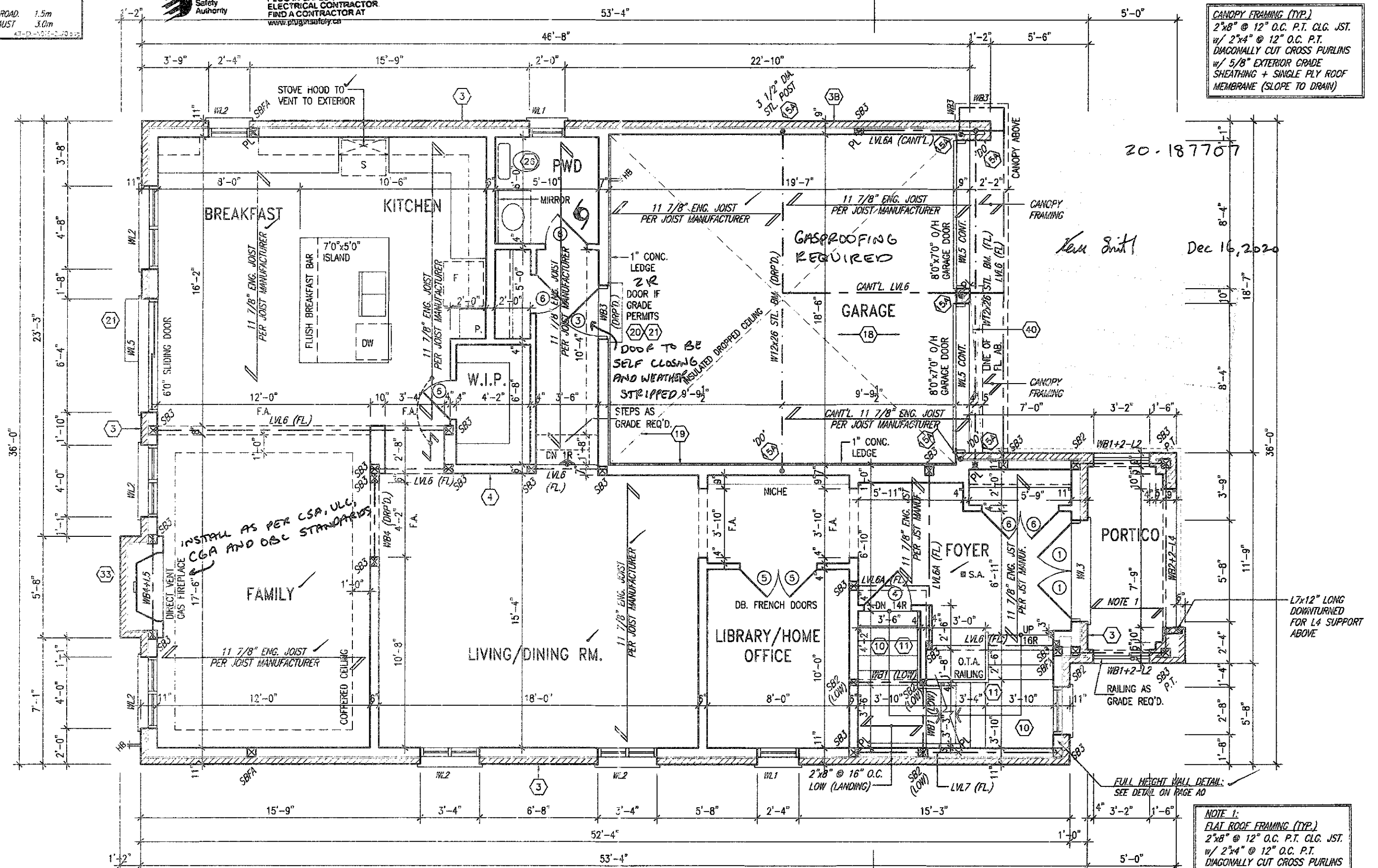
GROUND FLOOR PLAN - ELEV. 2

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER CBC, DIV. B - TABLE 6.2.3.12.
• KITCHEN EXHAUST: 3.0m
• DRIVEWAY, PARKING SPACE, ROAD: 1.5m
• SOLID FUEL APPLIANCE EXHAUST: 3.0m



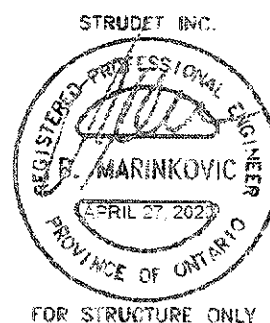
ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (972-7233) PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT: www.plugin safely.ca

3189 SF.



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 plans, 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



GROUND FLOOR PLAN - ELEV. '3'
FIRE BLOCKING REQUIRED FOR CONCEALED SPACES SUCH AS COFFERED CEILINGS, BULKHEADS AND LARGE ROOF SPACES

no.	description	date	by	no.	description	date	by
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12				3	ISSUED FOR PERMIT	MAR 11/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 9/20	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 qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 Richard Vink
 signature
 24488
 BCIN
 42658
 name
 registration information
 VAS Design Inc.

VA3 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.
 13.5m
 project no.
 19014
 drawing no.
 A2b

MOUNTAINASH 4
 COMPLIANCE PACKAGE 'A1'
 13.5m
 project no.
 19014-MOUNTAINASH-04
 date
 JAN. 2020
 scale
 3/16" = 1'-0"

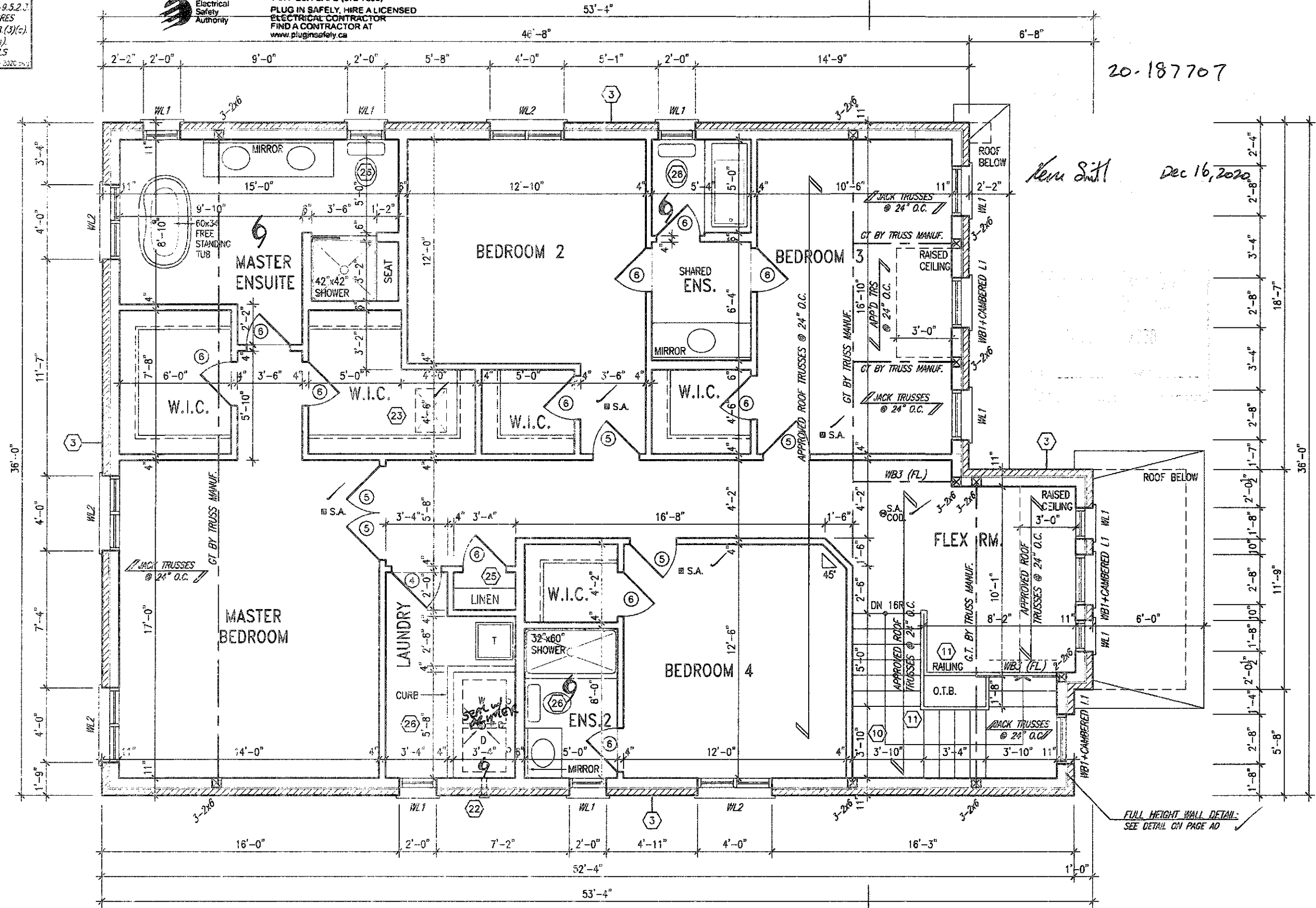
GRAB BAR NOTE:

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 OSC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8 (3)(c) & 3.8.3.8 (3)(c). SHOWER: 3.8.3.13 (2)(g). BATHTUB: 3.8.3.13 (4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233). PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugin safely.ca

3189 SF.



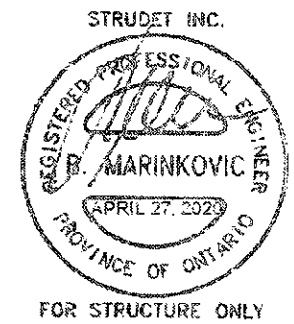
20-187707

Ken Smith Dec 16, 2020

SECOND FLOOR PLAN - ELEV. '1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The 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 a lot.

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



FOR STRUCTURE ONLY

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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.
 Richard Vink
 24488
 B.O.N.
 VAS Design Inc.
 42658

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: JAN. 2020
 drawn by: N.KUR
 checked by: 3/16" = 1'-0"

MOUNTAINASH 4
 13.5m
 project no: 19014
 SECOND FLOOR PLAN - ELEV. 1
 19014-MOUNTAINASH-04
 A3

GRAB BAR NOTE:

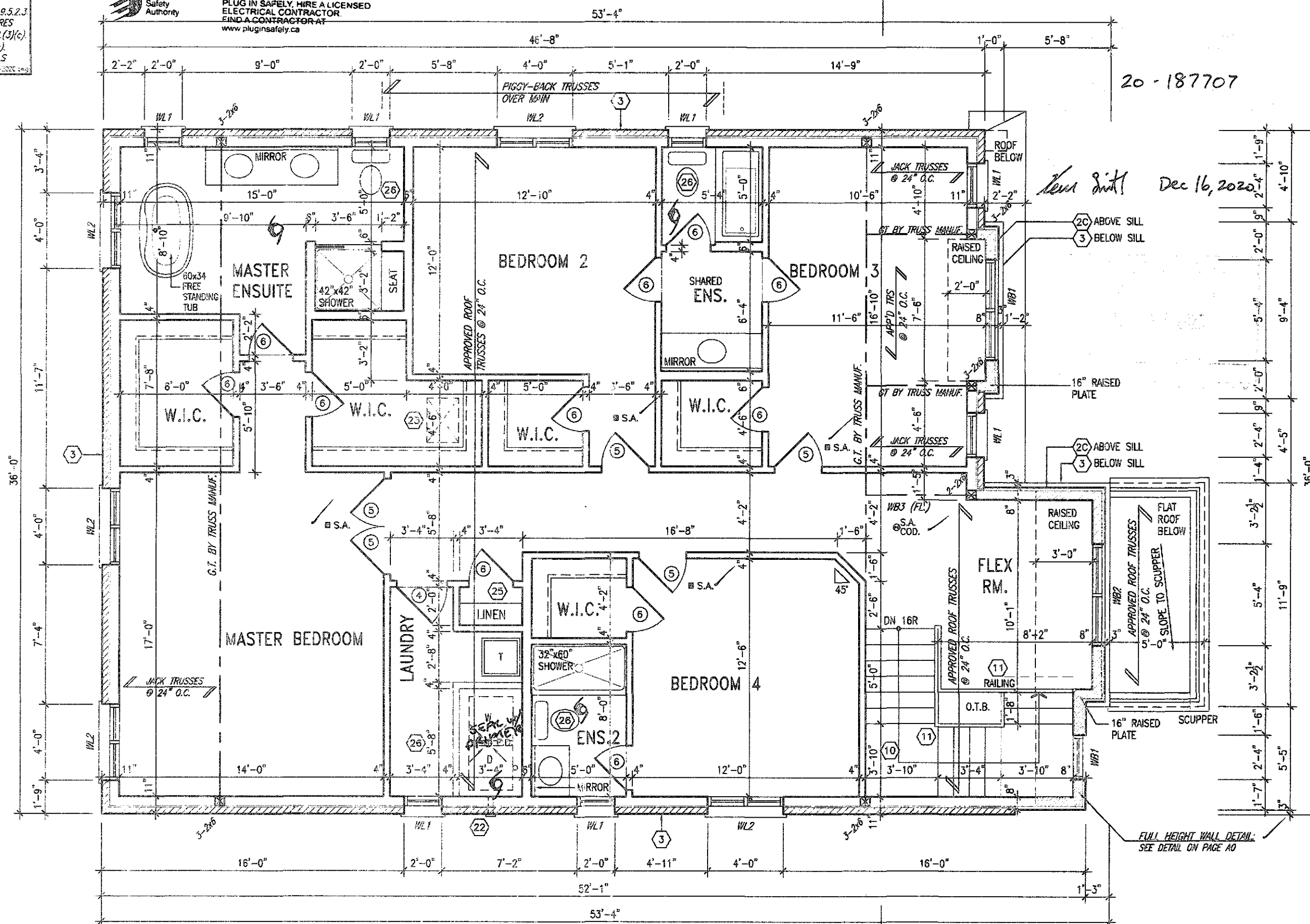
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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)(a); BATHTUB 3.8.3.13.(4)(b); FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.



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3189 SF.

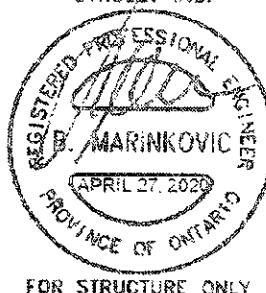


SECOND FLOOR PLAN - ELEV. '2'

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 existing or approved zoning plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on this lot.

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

STRUDET INC.



FOR STRUCTURE ONLY

no.	description	date	by	no.	description	date	by
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13				4			
12				3	ISSUED FOR PERMIT	MAR 11/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 9/20	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.

Richard Vink
signature
24485
BON
42638

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
+ 416.630.2255 f. 416.630.4782
vo3design.com



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Toronto ON M2J 1R4
+ 416.630.2255 f. 416.630.4782
vo3design.com

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'MOUNTAINASH 4
13.5mproject name: RUSSELL GARDENS PH. 3
location: HAMILTON, ON.
project no.: 19014date: JAN. 2020
checked by: N.HUR
scale: 3/16" = 1'-0"drawing no.: 19014-MOUNTAINASH-04
drawing title: SECOND FLOOR PLAN - ELEV. 2
drawing scale: 3/16" = 1'-0"

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 CBC, DIV. 8-9.5.2.
REFER TO FOLLOWING SPECIFICATIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.8.(3)/(g) & 3.8.3.8.(3)/(g)
SHOWER 3.8.3.13.(2)/(g). BATHTUB 3.8.3.13.(4)/(g)
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.



Electrical Contractor
Registration Agency

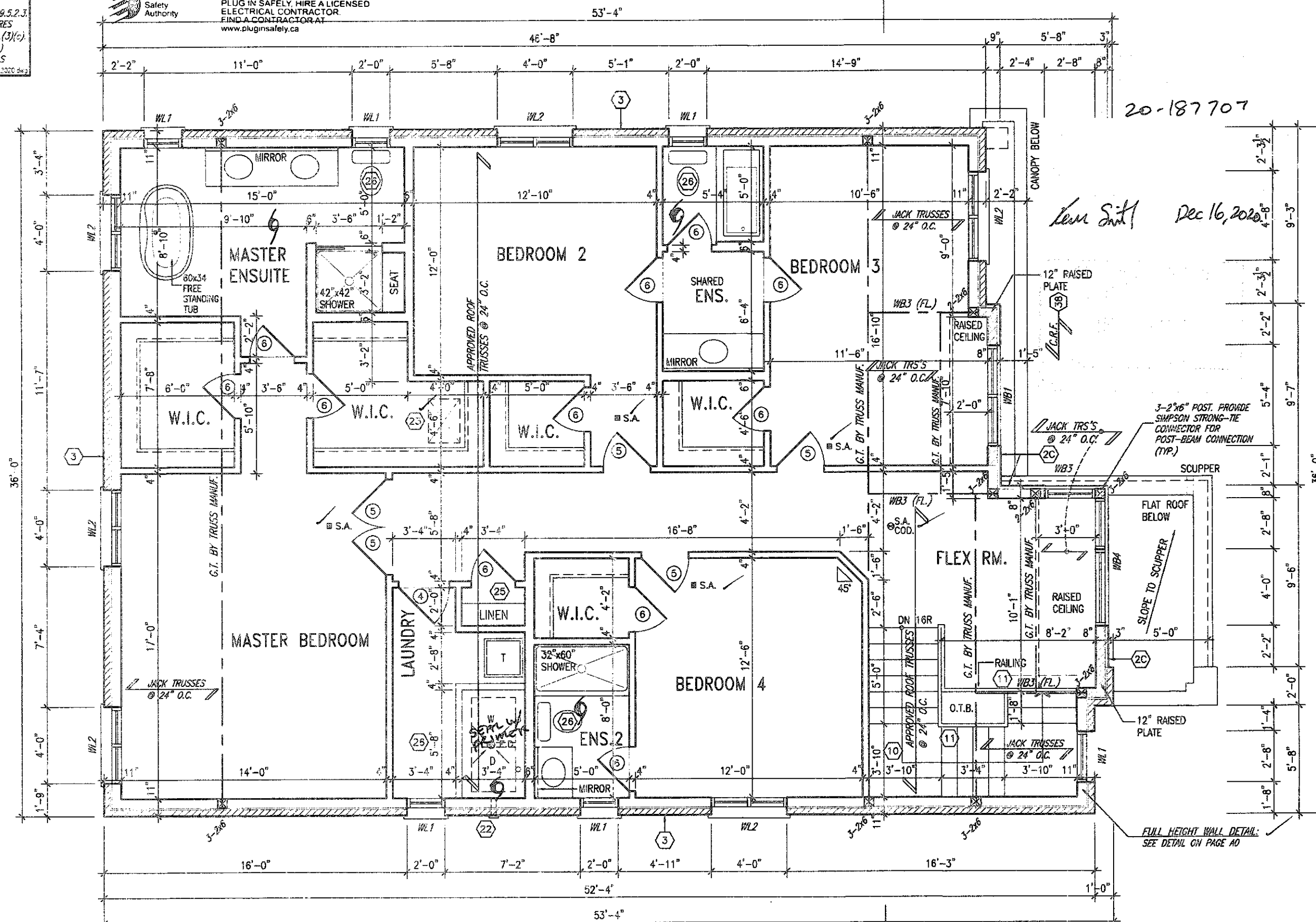
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Electrical
Safety
Authority

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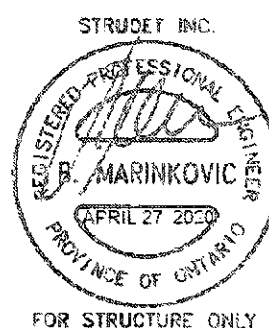
3189 SF.



SECOND FLOOR PLAN - ELEV. '3'

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



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12				3	ISSUED FOR PERMIT.	MAR 21/20
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 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	<i>R. Vink</i>		
name	signature		
registration information			
VAS Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Drawings are not to be copied.			



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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
info@decision.com

Greenpark

project name	RUSSELL GARDENS PH. 3		municipality	HAMILTON, ON
date	JAN. 2020		SECOND FLOOR	
drawn by	checked by	scale		
N. HUR		3/16" = 1'-0"		

MOUNTAINASH 4
13.5m

SECOND FLOOR PLAN - ELEV. 3

file name
10014 MOUNTAIN 04

drawing no.

A3b

ADD

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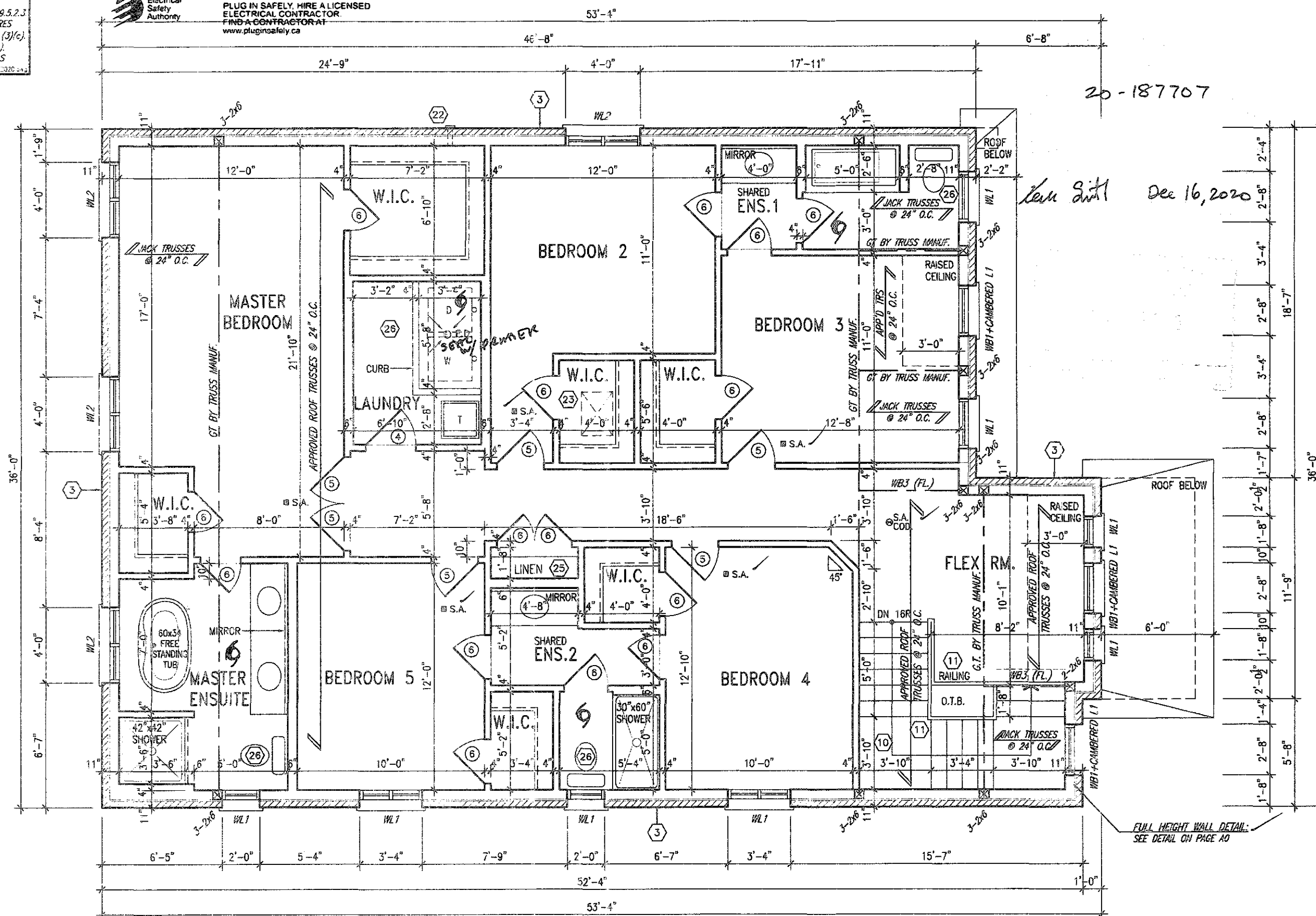
STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER DBC, DIV. 8-9.5.2.
REFER TO FOLLOWING SECTIONS FOR THE FUTURES
LISTED. WATER CLOSET: 3.8.2.8(3)(c) & 2.8.3.5(3)(c);
SHOWER 3.8.3.13(2)(g); BATHTUB 3.8.3.13(4)(c).
FREE STANDING BATHTUB EXCLUDED; SEE DETAILS
PROVIDED.

**Electrical Contractor
Registration Agency**

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Electrical
Safety
Authority**

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MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY.
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED.
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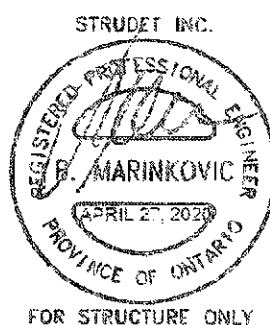
3189 SF.



OPT. SECOND FLOOR PLAN
5 BEDROOM PLAN - ELEV. '1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The 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 directly 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



18			0		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.	2448	
17			8		qualification information	BC	
16			7				
15			6		Richard Vink		
14			5		<i>R Vink</i>	signature	
13			4		name registration information		
12			3	ISSUED FOR PERMIT	VAS Design Inc.		6265
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 31/20 GW		
10			1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	MAR 9/20 GW		
9	no. description:	date by no. description:			JAN 28/20 GW	d.c.e by	

The undersigned has reviewed and takes responsibility for this design and the quantities and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	2448
name	signature BC
registration information	
VAS Design Inc.	6265
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 the property of the Designer and must be returned at the completion of the work. Drawings are not to be copied.	

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

Greenpark.

RUSSELL GARDENS PH. 3 **HAMILTON,**

OPT. SECOND FLO.

3/16" = 1'-0"

MOUNTAINASH 4 13.5m		project no. 19014
PLAN - ELEV. 1	(file name) 19014-MOUNTAINASH-04	drawing no. A4
Tue - Apr 21, 2020 - 5:57 PM		

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**STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM**

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WALL CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER CBC DIV. B-9.5.2.3
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES

LISTED: WATER CLOS. TO: 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)(f)
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.

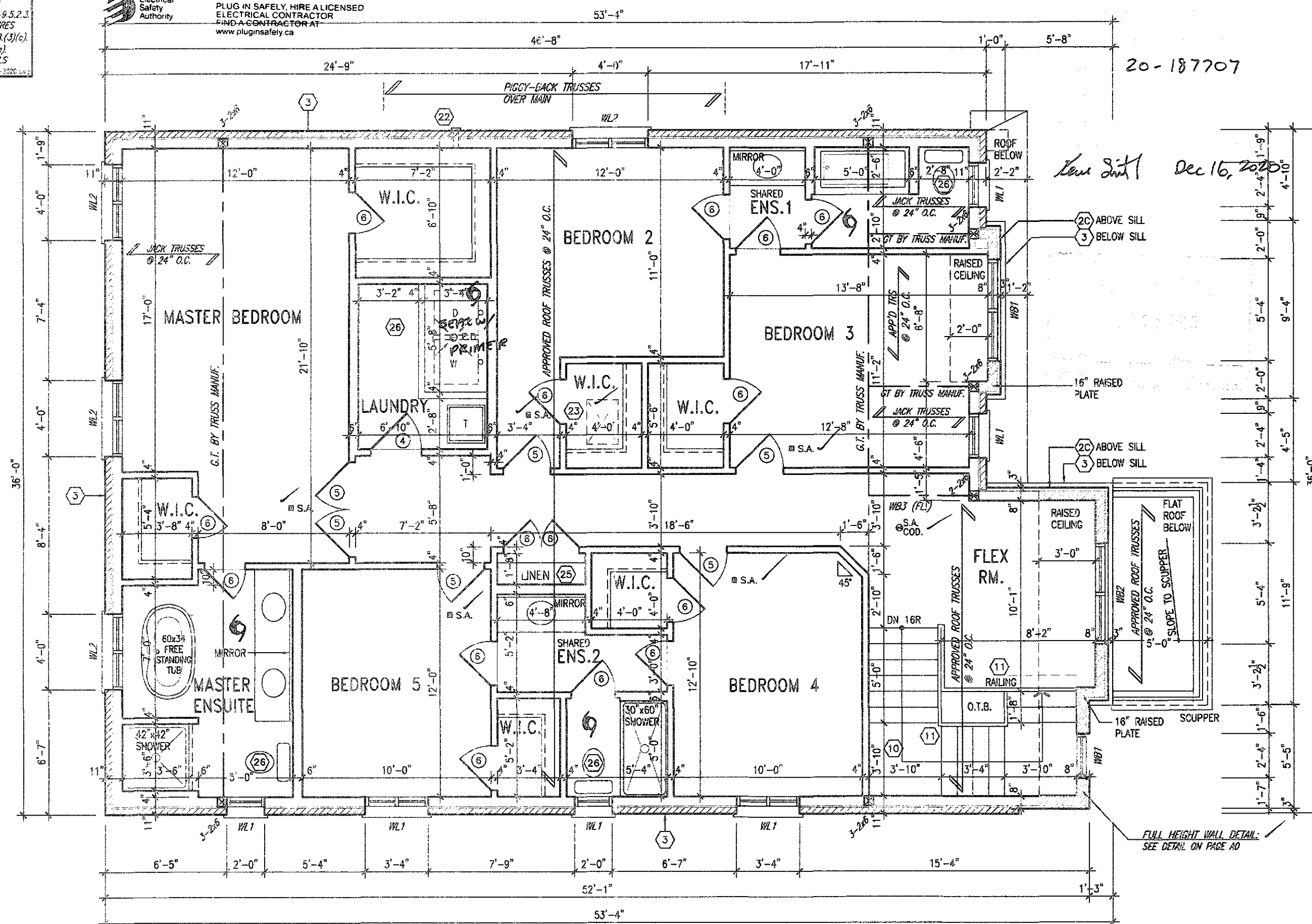
02-10-13-1000-00

**Electrical Contractor
Registration Agency**

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MUST BE INSPECTED BY THE
ELECTRIC SAFETY AUTHORITY.
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED.
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1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY, HIRE A LICENSED
ELECTRICAL CONTRACTOR
AND A CONTRACTOR AT
www.pluginsafely.ca**

3189 SF.

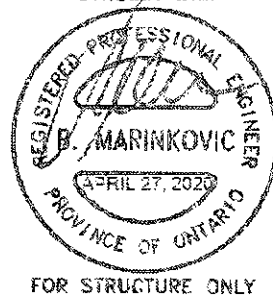


OPT. SECOND FLOOR PLAN
5 BEDROOM PLAN - ELEV. '2'

It is the builders 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, lot, plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

STRUDET INC



18			9				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17			8				
16			7				qualification information
15			6				Richard Vink
14			5				name
13			4				signature
12			3	ISSUED FOR PERMIT	MAR 31/20	GW	registration information
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW	VAS Design Inc.
10			1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW	4265
no.	description	date	by	no.	description	do	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	<i>R Vink</i>	24
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 scaled.



VA3
DESIGN

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



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

4499 JAN. 2020 OPT. SECOND FLOOR PLAN - ELEV. 2 05/20/2020

2. **N.HUR** drawn by **3/16" = 1'-0"** checked by **19014-MOUNTAINASH-04** **A4a**
 AHNAT 127474 - C:\Users\jehna\Documents\19014-ORFEBRARI\19014-MOUNTAINASH-04.dwg - Pl. - Apr 27 2020 - 5:51 PM

A4a

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STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO MAIN CLOSETS AND SHOWER OR BATHUB IN MAIN BATHROOM PER CBC DIV. 8-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOS. TO 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g) BATHUB 3.8.3.13.(4)(f). FREE STANDING BATHUB EXCLUDED. SEE DETAILS PROVIDED.

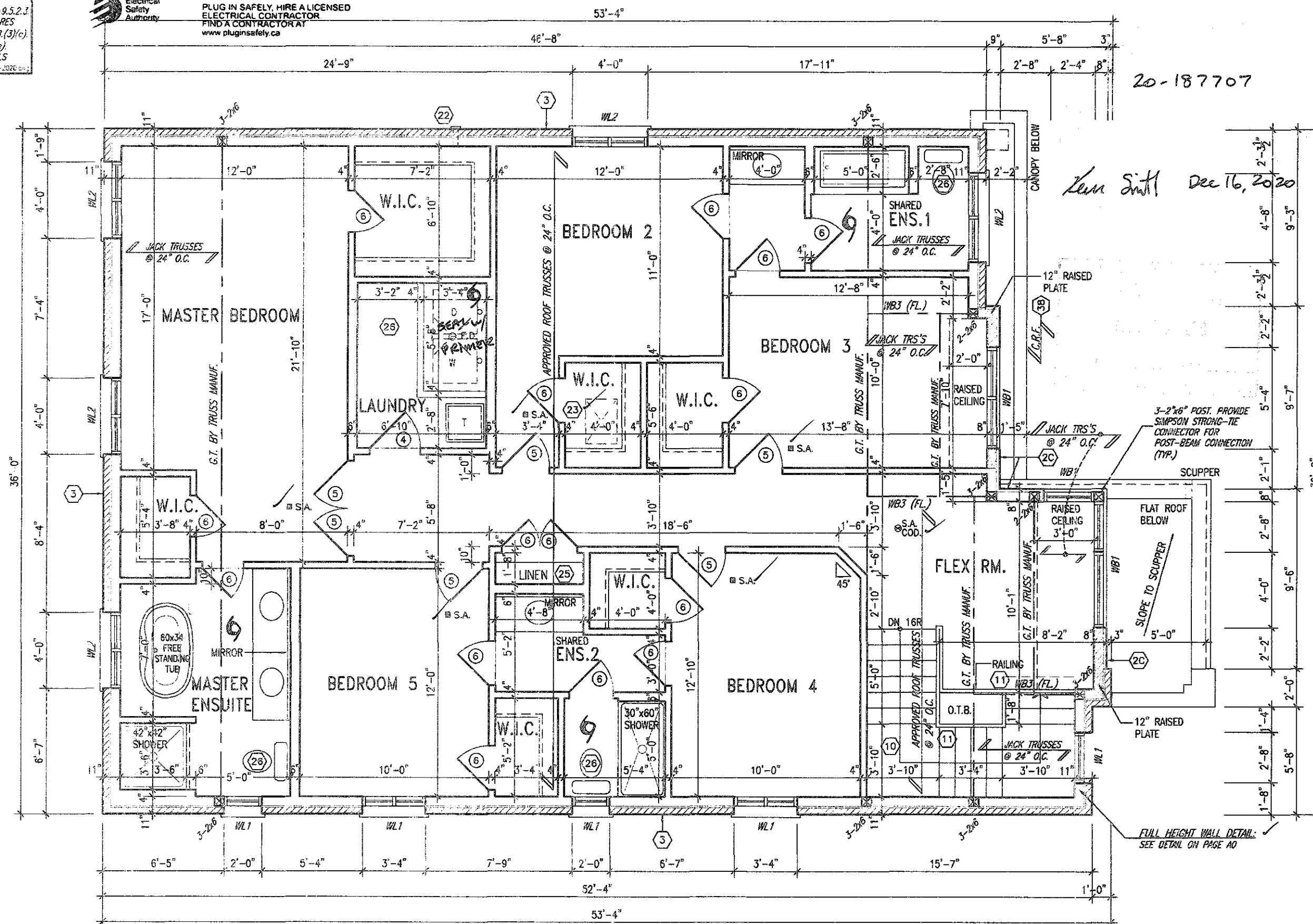
03-01-2020

**Electrical Contractor
Registration Agency**

**of the
Electrical
Safety
Authority**

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MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY.
SEPARATE INSPECTION
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FIND A CONTRACTOR AT
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3189 SF.



OPT. SECOND FLOOR PLAN
5 BEDROOM PLAN - ELEV. '3'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architecture 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 a lot.

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

JOHN C. WILLIAMS LTD. ARCHITECT
 1400 LEXINGTON AVENUE
 NEW YORK 17, N.Y.
 TELEPHONE BR 3-6600
 CABLE WILLAR 1-2
 WASHINGTON 25, D.C.

FOR STRUCTURE ONLY

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			qualification information	
16					7			Richard Vink	24
15					6			signature	
14					5			same as qualification information	
13					4			VAS Design Inc.	42
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	no.	date	by	description	date	by	Contractors 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 services. Breaching any ret to be sealed.	

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	<i>R. Vink</i>	244
Richard Vink	signature	
name		
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 to be used for the service and the proper use of the Designer which must be returned at the completion of the service. Any use of drawings any not to be used.

VA3
DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4
vo3design.com

Greenpark

Project name
RUSSELL GARDENS PH. 3

City
HAMILTON

Open by
OPT. SECOND FLOOR

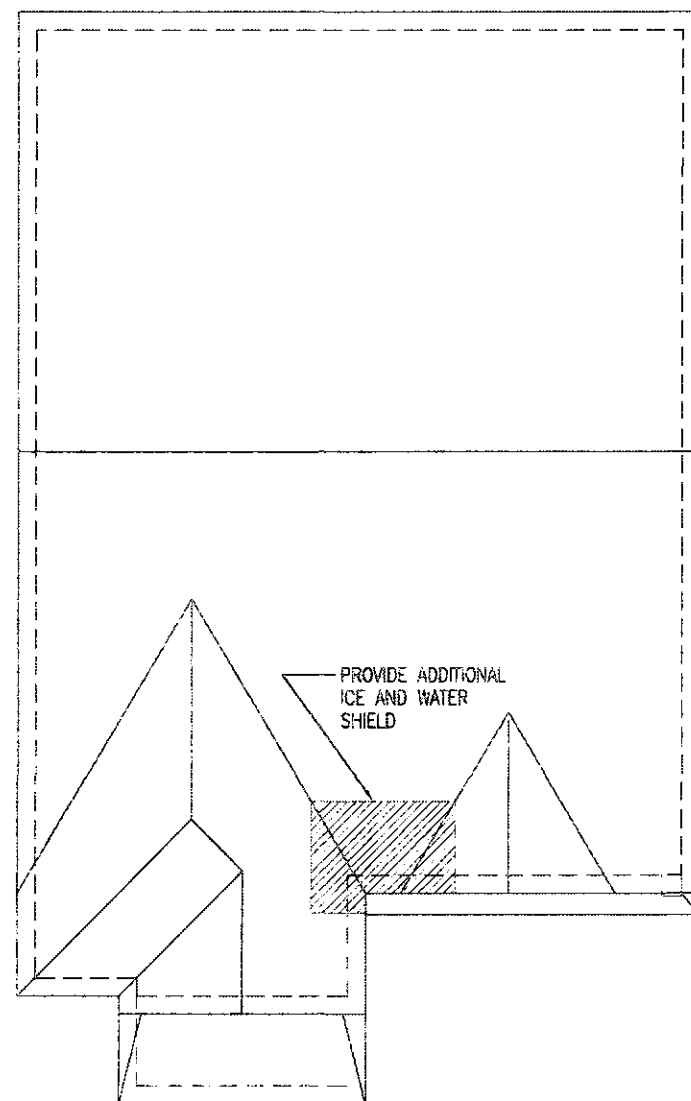
Drawn by
J.M.HUR

Scale
3/16" = 1'-0"

MOUNTAINASH 4	
13.5m	
city N.	project no. 19014
PLAN - ELEV. 3	drawing no.
(to name) 19014-MOUNTAINASH-04	A4b
- 1st - Dec 21 2023 - 5:51 PM	

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Ken Smith Dec 16, 2020



ROOF PLAN - ELEV. '1'



FRONT ELEVATION - ELEV. '1'

MOUNTAINASH 4

COMPLIANCE PACKAGE 'A1'

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

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[illegible]

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20-187707

Kenn Smith Dec 16, 2020

[illegible]

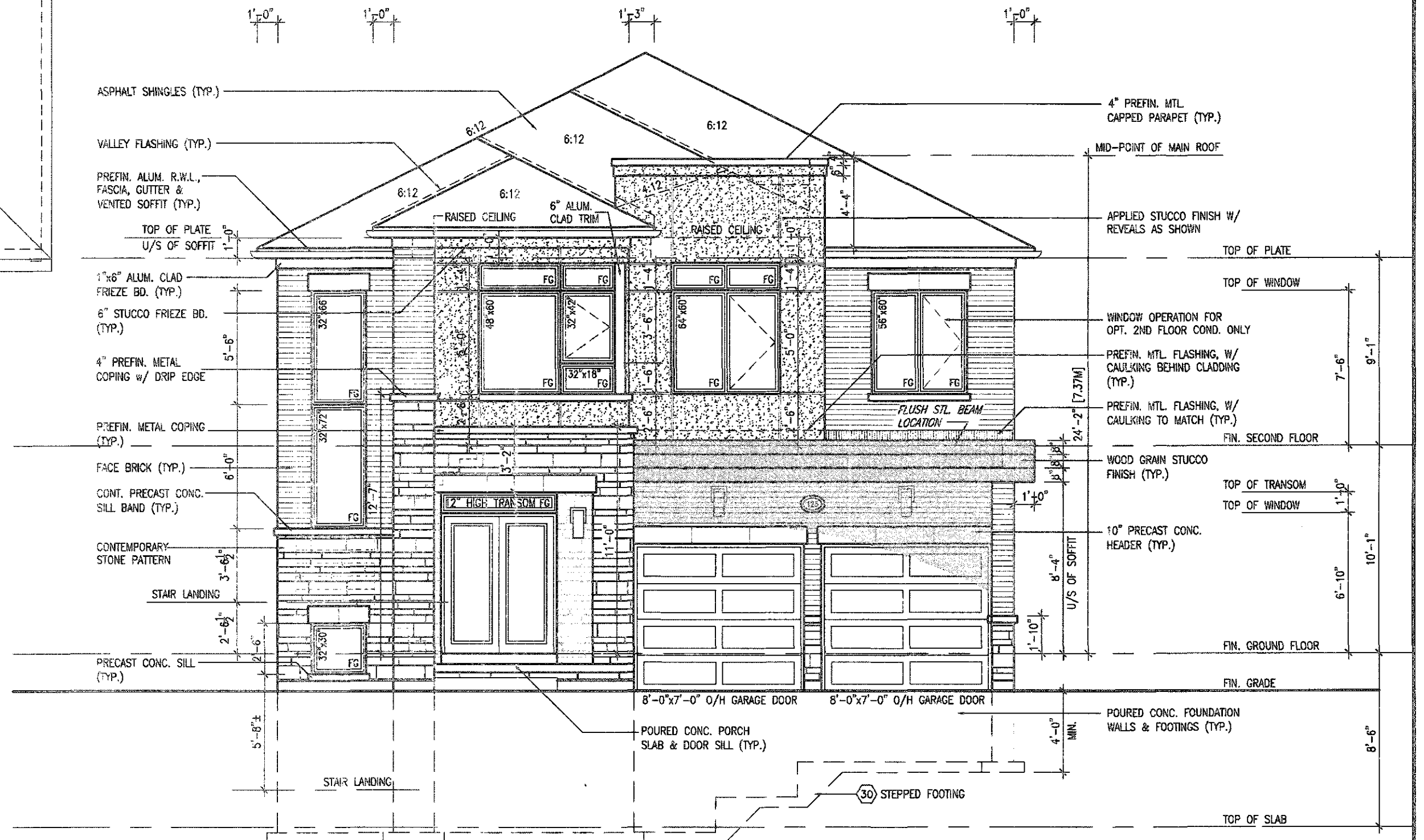
MOUNTAINASH 4

COMPLIANCE PACKAGE 'A1'

[illegible]

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Levi Smith Dec 16, 2020

[illegible]

FRONT ELEVATION - ELEV. '3'

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

[illegible]

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3189 SF.

PARTIAL SIDE
ELEVATION '1'
W/ OPT. 2ND FL.
PLAN (5 BED)

20-187707

Rev Smtl Dec 16, 2020

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

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

FACE BRICK (TYP.)

BRICK SOLDIER
HEADER (TYP.)

PRECAST CONC. SILL
(TYP.)

CONT. PRECAST CONC.
BAND ON BRICK
SOLDIER (TYP.)

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

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

TOP OF PLATE

TOP OF WINDOW

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

FIN. SECOND FLOOR

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

TOP OF WINDOW

2-8" DIA. COLUMNS ANCHORED
TO 14"x26" SOLID MASONRY
PIER (TYP.). PROVIDE SIMPSON
STRONG-TIE CONNECTOR FOR
POST-BEAM CONNECTION (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF SLAB

RAILING AS
GRADE REQ'D.

ALLOWABLE GLAZED OPENINGS 1142.96 SQ. FT.
WALL AREA = 1420 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 80 = 78.40 SQ. FT.
GLAZING PROVIDED = 65.67 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT.
30"x24" BASEMENT WINDOWS = 68.55 SQ. FT. (GLASS AREA ONLY)

ALLOWABLE GLAZED OPENINGS WITH OPT. 2ND FLOOR PLAN
WALL AREA = 1420 SQ. FT. 1142.96
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 80 = 78.40 SQ. FT.
GLAZING PROVIDED = 74.23 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT.
30"x24" BASEMENT WINDOWS = 77.11 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION - ELEV. '1'

18		9			
17		8			
16		7			
15		6			
14		5			
13		4			
12		3	ISSUED FOR PERMIT	MAR 21/20	GW
11		2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 9/20	GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW
9					
8					
7					
6					
5					
4					
3					
2					
1					
0					

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 BCN
signature
VA3 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 scaled.

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

Greenpark.

MOUNTAINASH 4
13.5m

project name
RUSSELL GARDENS PH. 3
city
JAN 2020
checked by
3/16" = 1'-0"
drawing no.
19014-MOUNTAINASH-04
date
Apr 21 2020 - 5:31 PM

A6

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 a lot.

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

APPROVED BY
DATE
DESIGNER'S SIGNATURE
DATE

3189 SF.

PARTIAL SIDE
ELEVATION '2'
W/ OPT. 2ND FL.
PLAN (5 BED)

20-187207

Ken Smith Dec 16, 2020

FACE BRICK (TYP.)

BRICK SOLDIER COURSE
HEADER (TYP.)

PRECAST CONC. SILL
(TYP.)

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

CONTI. DBL. PRECAST
CONC. SILL BANDS (TYP.)

VALLEY FLASHING (TYP.)

ASPHALT SHINGLES (TYP.)

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

TOP OF PLATE
U/S OF SOFFIT

TOP OF PLATE

6" STUCCO FRIEZE
BD. (TYP.)

TOP OF WINDOW

STUCCO FINISH (TYP.)

20" HIGH DECOR.
PREMANUF. MTL. RAILING
(TYP.)

PREFIN. METAL COPING
ON 4" PRECAST BAND
(TYP.)

FIN. SECOND FLOOR

SCUPPER

10" PRECAST CONC.
HEADER (TYP.)

TOP OF WINDOW

STONE VENEER (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

RAILING AS
GRADE REQ'D

TOP OF SLAB

ALLOWABLE GLAZED OPENINGS 1142.96 sq. ft.
WALL AREA = 1225 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 80 = 78.64 SQ. FT.
GLAZING PROVIDED = 65.67 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT.
30"x24" BASEMENT WINDOWS = 68.55 SQ. FT. (GLASS AREA ONLY)

ALLOWABLE GLAZED OPENINGS WITH OPT. 2ND FLOOR PLAN
WALL AREA = 1225 SQ. FT. 1142.96 sq. ft.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 80 = 78.64 SQ. FT.
GLAZING PROVIDED = 74.23 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT.
30"x24" BASEMENT WINDOWS = 77.11 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION - ELEV. '2'

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 layout plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

VA3 DESIGN INC. 42658
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

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.
qualifications information
Richard Vink 24488 BCIN
name
VA3 Design Inc. 42658
registration information

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

Greenpark.

MOUNTAINASH 4
13.5m

project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"

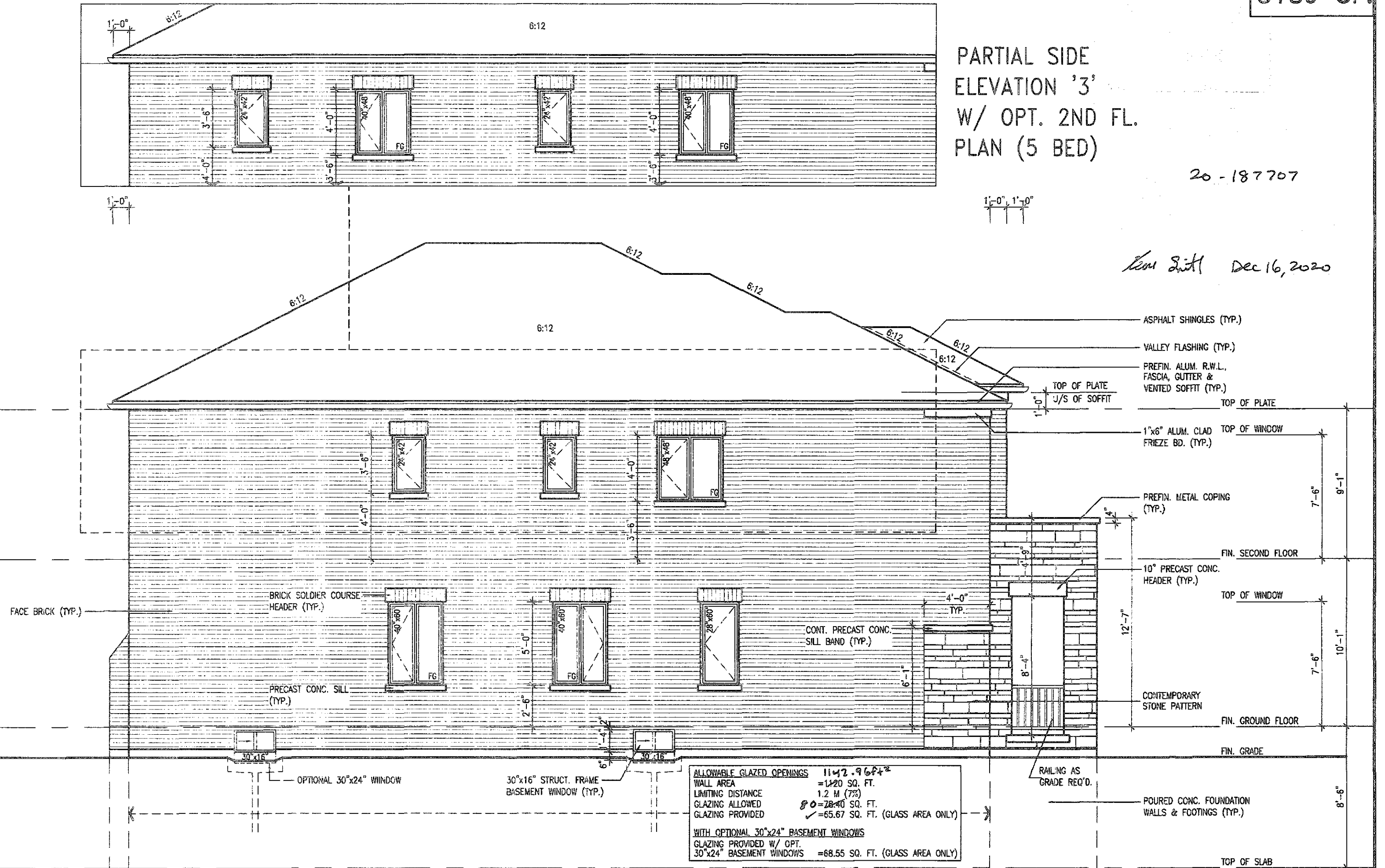
project no.
19014
drawing no.
A6a
LEFT SIDE ELEVATION - ELEV. 2
19014-MOUNTAINASH-04
date
Apr 27 2020 6:51 PM

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 9/20	GW
10		1	PRELIMINARY: ISSUED FOR CLIENT REVIEW.	JAN 8/20	GW
9					
no.	description	date	by	no.	description

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PARTIAL SIDE
ELEVATION '3'
W/ OPT. 2ND FL.
PLAN (5 BED)

Ken Smith Dec 16, 2020

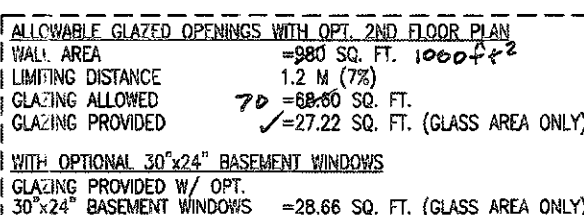


MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

 Greenpark.		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JAN. 2020		project no. 19014	
drawn by N.MUR		drawing no. A6b	
checked by 3/16" = 1'-0"		title 19014-MOUNTAINASH-04	
project location 19014-CRITCHFIELD AVE. S. 19014-MOUNTAINASH-34 Ave. S. W. 19014-2 2220 - 651 PH			

PARTIAL SIDE
ELEVATION '1'
W/ OPT. 2ND FL.
PLAN (5 BED)

Ken Zintl Dec 16, 2020



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WINDOW WELLS DRAIN TO
FOOTING LEVEL

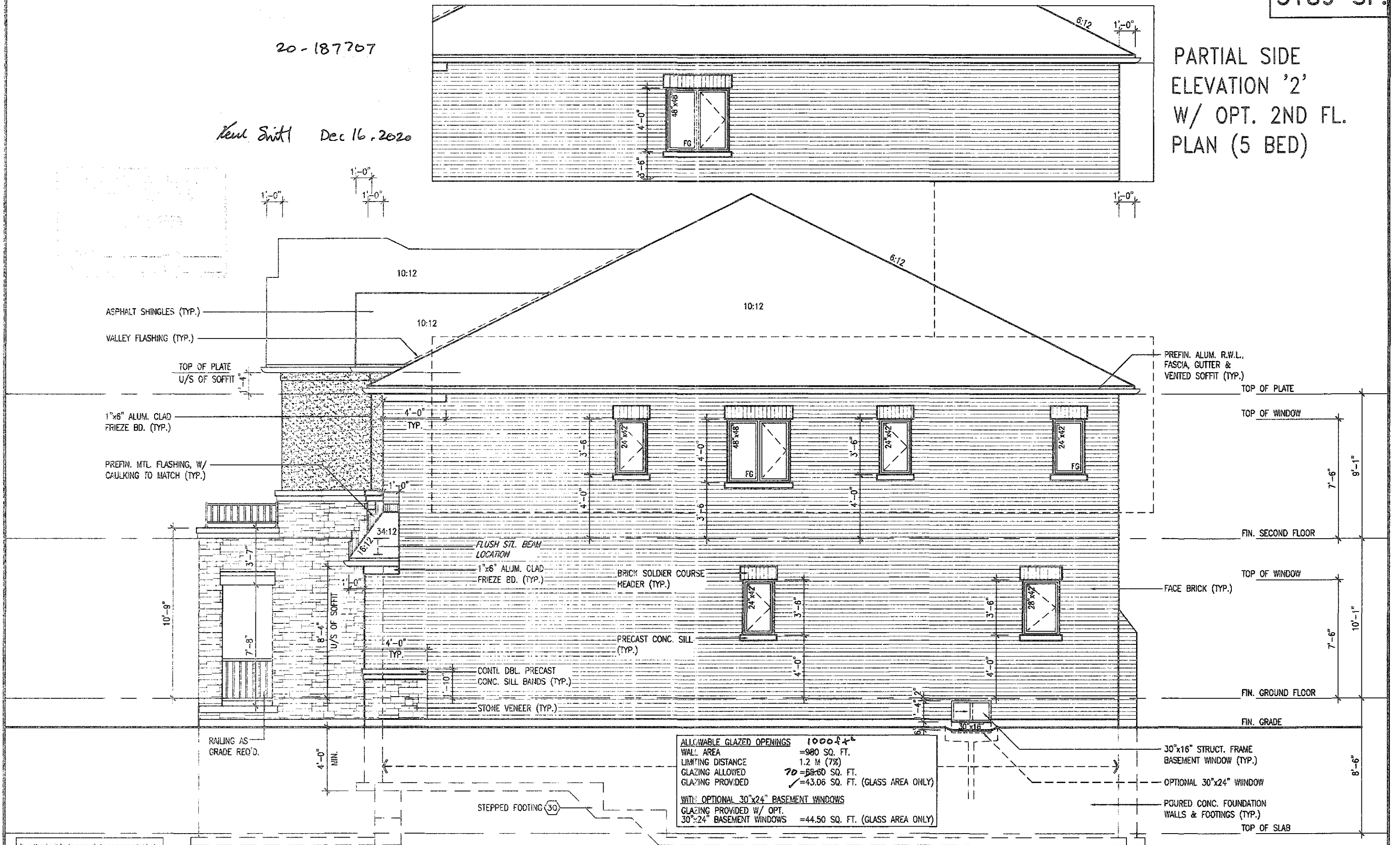
MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

18			9		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2H 1R4 T 416.630.2255 F 416.630.4782 va3design.com	 Greenpark project name RUSSELL GARDENS PH. 3 municipality HAMILTON, ON.	MOUNTAINASH 4 13.5m project no. 19014 drawing no. A7
17		8		qualification information				
16		7		Richard Vink	24488			
15		6		signature	BCN			
14		5		registration information				
13		4		VA3 Design Inc.	42658			
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			
9	description:	date	by	no.	discipline	drawn by	checked by	scale
8								
7								
6								
5								
4								
3								
2								
1								

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PARTIAL SIDE
ELEVATION '2'
W/ OPT. 2ND FL.
PLAN (5 BED)

Kenn Schnitt Dec 16, 2020



ALLOWABLE GLAZED OPENINGS 1000 sq. ft.
WALL AREA = 980 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 70' = 68.60 SQ. FT.
GLAZING PROVIDED ✓ = 43.06 SQ. FT. (GLASS AREA ONLY)

WITH: OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 44.50 SQ. FT. (GLASS AREA ONLY)

ALLOWABLE GLAZED OPENINGS WITH OPT. 2ND FLOOR PLAN
 WALL AREA = 980 SQ. FT. 1000 ft²
 LIMITING DISTANCE 1.2 M (7%)
 GLAZING ALLOWED 70 = 68.60 SQ. FT.
 GLAZING PROVIDED ✓ = 27.22 SQ. FT. (GLASS AREA ONLY)

W/TH: OPTIONAL 30"x24" BASEMENT WINDOWS
 GLAZING PROVIDED W/ OPT.
 30"x24" BASEMENT WINDOWS = 28.66 SQ. FT. (GLASS AREA ONLY)

MOUNTAINASH 4

COMPLIANCE PACKAGE 'A1'

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[illegible]

W	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.	
W	Qualification information	
W	Richard Wink	248
W	name	
W	signature	
W	registration information	
W	VAS Design Inc.	428
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are instruments of service and the project is the Designer which must be returned at the completion of the work.	
W	Drawings are not to be copied	



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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com



project name	project no.
RUSSELL GARDENS PH. 3	19014
drawing no.	
A7a	

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3189 SF.

PARTIAL REAR
ELEVATION '1'
W/ OPT. 2ND FL.
PLAN (5 BED)

20-187707

Ken Smith Dec 16, 2020



REAR ELEVATION - ELEV. '1'

MOUNTAINASH 4
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 Contractor is not responsible in any way for examining or approving site, zoning, plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on a lot.

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

TONN G. WILKINS LTD. ARCHITECT
400, TESSERA, 2ND FL. 1A
HAMILTON, ONT. L8N 4K1
416.630.4782
www.vad3design.com

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
9	no.	description	date	by	ann.

1	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.
2	qualification information
3	Richard Vink 24488
4	name
5	signature
6	BCN
7	registration information
8	VAS Design Inc. 42658
9	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.

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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 1 416.630.4782
vas3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JAN. 2020
drawn by
H.HUR
checked by
3/18" = 1'-0"
scale
19014-MOUNTAINASH-04
date
Jan 27, 2020 - 5:51 PM

MOUNTAINASH 4
13.5m
project no.
19014
drawing no.
A8

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PARTIAL REAR
ELEVATION '2'
W/ OPT. 2ND FL.
PLAN (5 BED)

Kenn Smith Dec 16, 2020

TOP OF SLAB

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

[illegible][illegible]

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PARTIAL REAR
ELEVATION '3'
W/ OPT. 2ND FL.
PLAN (5 BED)

Ken Smith Dec 16, 2020

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

TOP OF PLATE

TOP OF WINDOW

9-6

FIN. SECOND FLOOR

10'-1"

FIN. GROUND FLOOR

FIN. GRADE

8-9

MOUNTAINASH 4

COMPLIANCE PACKAGE 'A1'

Greenpark

MOUNTAINASH 4
13.5m

project name	municipality	project
RUSSELL GARDENS PH. 3	HAMILTON, ON.	190

date JAN. 2020 REAR ELEVATION - ELEV. 3
 drawn by N.HUR checked by 3/16" = 1'-0" lbb name 19014-MOUNTAINASH-04

ANALOG MODAYMEI - L:\[srs\analog]\analog\9304-CRCCNPAR\ANALOG\9304-MOUNTAINASH-04.jpg - Tue - Apr 21 2020 - 6:51 PM

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REAR ELEVATION - ELEV. '3'

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HAMILTON

[illegible]

8		9			The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the
7		8			Ordinance Parking Deck to be a Designer.
6		7			qualification information
5		6			Richard Vink
4		5			name
3		4			signature
					qualification information
					VAS Design Inc.
2		3	ISSUED FOR PERMIT.	MAR 31/20	GW
1		2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 9/20	GW
0		1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 30/20	GW
no	description	date	by	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		24
name registration information VAS Design Inc.	signature	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. Penalties are not to be assessed.



VA3
DESIGN

255 Consumers Rd Suite
Toronto ON M2J 1R
t 416.630.2255 f 416.630.2255
va3design.com

 Greenpark.		MOUNTAINASH 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JAN. 2020		project 19014	
drawn by N.HUR		drawing no. A8b	
checked by N.HUR		rear elevation - elev. 3 19014 - MOUNTAINASH-04	
scale 3/16" = 1'-0"		job name 19014 - MOUNTAINASH-04	

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3189 SF.

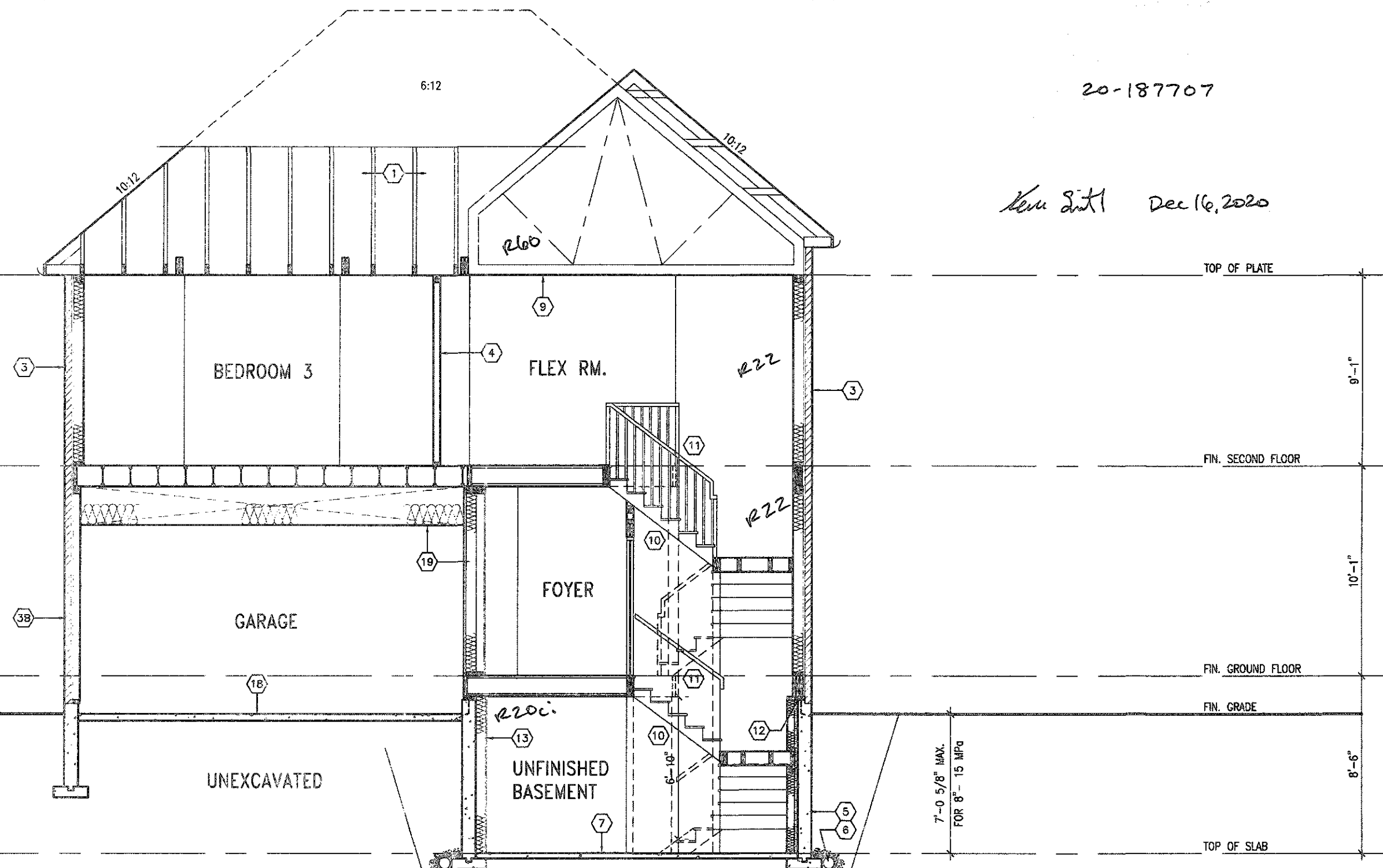
1'-0"

1'-0"

6:12

20-187707

Rev 2/1 Dec 16, 2020

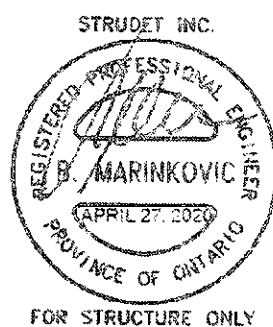


CROSS SECTION A-A - ELEV. '2'

MOUNTAINASH 4
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 in 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.



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
BON
42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

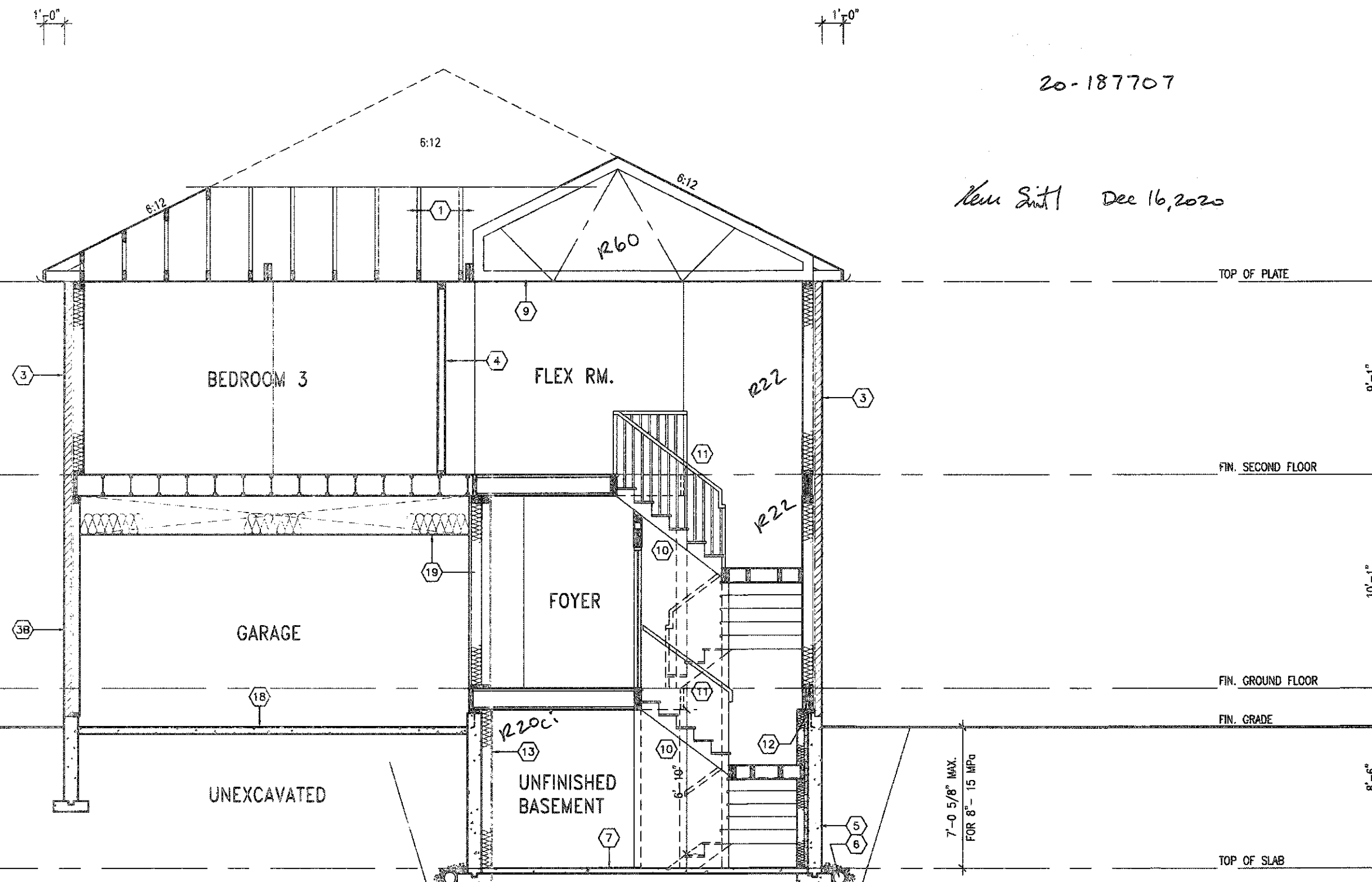
Greenpark
project name
RUSSELL GARDENS PH. 3
date
JAN. 2020
drawn by
N.M.H.R.
checked by
scale
3/16" = 1'-0"

MOUNTAINASH 4
13.5m
project no.
19014
drawing no.
A9a
CROSS SECTION A-A - ELEV. 2
19014-MOUNTAINASH-04
JAN 27 2020 6:51 PM

3189 SF.

20-187707

New Split Dec 16, 2020

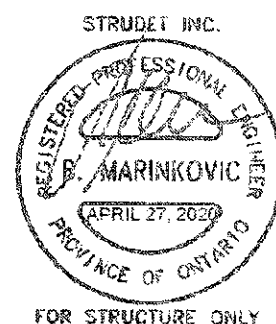


CROSS SECTION A-A - ELEV. '3'

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

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

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 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
Vink
renewal information
VA3 Design Inc. 42658

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

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
drawn by
JAN. 2020
checked by
N.HUR
scale
3/16" = 1'-0"

MOUNTAINASH 4
13.5m
project no.
19014
drawing no.
A9b
CROSS SECTION A-A - ELEV. 3
19014-MOUNTAINASH-04
Rev: Apr 27, 2020 - 6.5' PM

Kenn Smith Dec 16, 2020

PARTIAL REAR
ELEVATION '1'
W/ OPT. 2ND FL.
PLAN (5 BED)

20-187707

Kene Smith Dec 16, 2020

— ASPHALT SHINGLES (TYP.)

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

TOP OF PLATE

TOP OF WINDOW

— BRICK SOLDIER COURSE
HEADER (TYP.)

— PRECAST CONC. SILL
(TYP.)

FIN. SECOND FLOOR

FACE BRICK CAP
W/ FLASHING
FULL DEPTH

— FACE BRICK (TYP.)

FIN. GROUND FLOOR

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF SLAB

UPGRADE BASEMENT WINDOWS
ON REAR WALL WITH MIN. —
4'-5" 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

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

DECK NOT REQUIRED

REAR ELEVATION '1'-
DECK CONDITION

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

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/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

[illegible]

8			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 R Vink 2448 BC
13			4		name registration information VA3 Design Inc. 4265
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. descriptor date by					

The undersigned has reviewed and takes responsibility for this design and
meets the qualifications and meets the requirements set out in the
Ontario Building Code to be a Designer.
qualification information
Richard Vink 244
name signature
registration information
VA3 Design Inc. 428
Contractor must verify all dimensions on the job and report any
discrepancy to the Designer before proceeding with the work. All
materials and specifications are to be submitted for service and the approval
of the Designer which must be returned at the completion of the project.
Drawing 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



project name RUSSELL GARDENS PH. 3	city HAMILTON, ON.	project no. 19014
date JAN. 2020		drawing no. A11
description REAR ELEV. 1- DECK CONDITION		
drawn by N.HUR	checked by 3/16/20	file name 19014-MOUNTAINASH-04

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3189 SF.

PARTIAL REAR
ELEVATION '2'
W/ OPT. 2ND FL.
PLAN (5 BED)

20-187707

Ken Smith Dec 16, 2020

UPGRADE BASEMENT WINDOWS
ON REAR WALL WITH MIN.
4'-6" 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. PER

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 Council Architect is not responsible in any way for examining or approving any (existing) plans or working drawings with respect to any zoning or building code or permit matter of this 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.

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

REAR ELEVATION '2'-
DECK CONDITION

DECK NOT REQUIRED

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

MOUNTAINASH 4
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 13/20	GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW
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8					
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6					
5					
4					
3					
2					
1					
0					
no description		date	by	no description	date

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	
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	municipality	HAMILTON, ON.	project no.	19014
date	JAN. 2020	drawn by	N.HUR	checked by	5/16" = 1'-0"
rear elev. 2- DECK CONDITION		19014-MOUNTAINASH-04			
drawing no.	A11a				

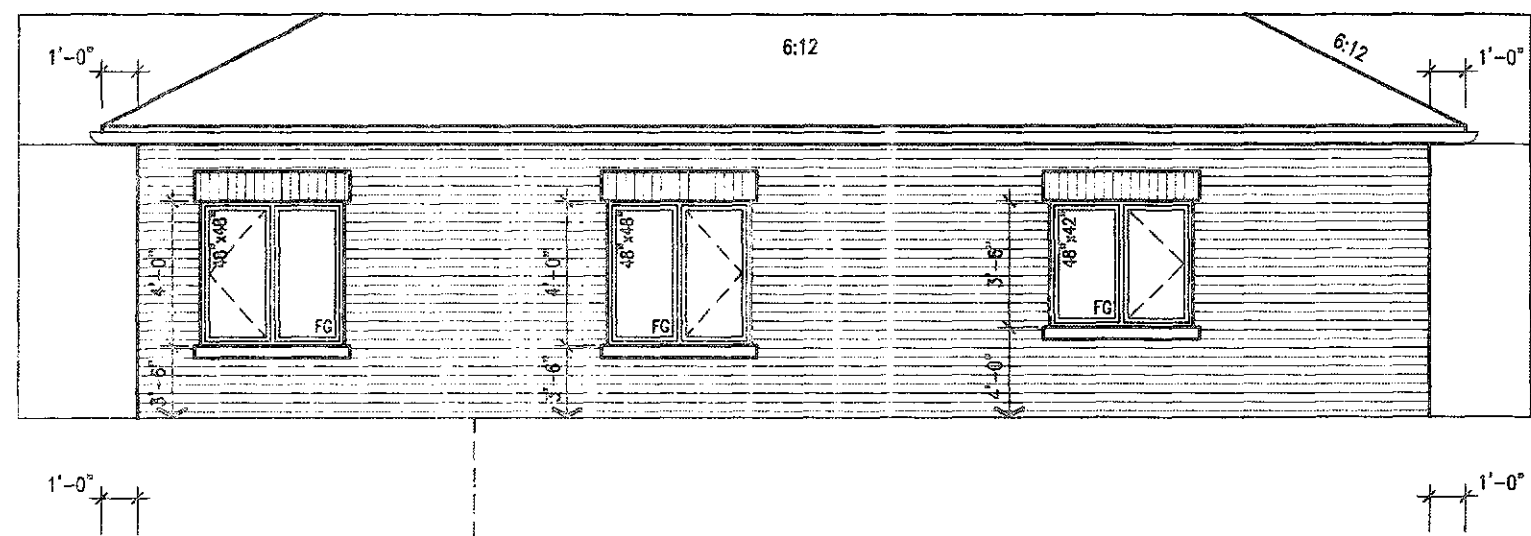
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3189 SF.

PARTIAL REAR
ELEVATION '3'
W/ OPT. 2ND FL.
PLAN (5 BED)

26-187707

Rev 3.11 Dec 16, 2020



ASPHALT SHINGLES (TYP.)

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

BRICK SOLDIER COURSE
HEADER (TYP.)

PRECAST CONC. SILL
(TYP.)

FACE BRICK CAP
W/ FLASHING
FULL DEPTH

FACE BRICK (TYP.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

UPGRADE BASEMENT WINDOWS
ON REAR WALL WITH MIN.
4'-6" 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

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

DECK NOT REQUIRED
REAR ELEVATION '3'-
DECK CONDITION

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

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/Architect is not responsible in any way for exceeding or applying site zoning plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

DEAN G. WELSHAM LTD. ARCHITECT
ARCHITECTURAL DESIGN REVIEW
1000 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6
TEL: (416) 291-1111
WWW.DGWLH.COM

no.	description	date	by
18			
17			
16			
15			
14			
13			
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
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8			
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6			
5			
4			
3			
2			
1			

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
42658

name
qualification information
VA3 Design Inc.

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
drawing no.
19014
project no.
19014
drawing no.
19014
date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"
19014-MOUNTAINASH-04
A11b

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'
13.5m
REAR ELEV. 3- DECK CONDITION

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CITY OF HAMILTON
BUILDING DEPT.
RECEIVED FOR THE CITY OF HAMILTON

FEB 05 2021

REC'D BY _____ DATE _____

REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 20-187707

THESE STARTER DRAWINGS SHALL BE AVAILABLE ON SITE

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

These and the other specifications have been reviewed by

Ken Smith Feb 18, 2021
FOIA REQUESTER'S NAME DATE

FOR OR-ED-ALL C-070-04L DATE

ASPHALT SHINGLES (TYP.)

— VALLEY FLASHING (TYP.)

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

TOP OF PLATE	FASCIA, GUTTER & VENTED SOFFIT (TYP.)	TOP OF PLATE
U/S OF SOFFIT		

— 1"x6" ALUM. CLAD TOP OF WINDOW
FRIEZE BD. (TYP.)

— PREFIN. METAL COPING
(TYP.)

FIN. SECOND FLOOR

— 10" PRECAST CONC.
HEADER (TYP.)

TOP OF WINDOW

— CONTEMPORARY
STONE PATTERN

FIN. GROUND FLOOR

FIN. GRADE

—POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF SLAB

UPGRADED LEFT SIDE ELEVATION - 1794 315 ₁₀₇₅
ELEV. '3' (5 BED PLAN)

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

18							
17							
16							
15							
14							
13							
12					3	ISSUED AIR PERMIT	MAR 31/20
11					2	UPDATED PER ENG & CLIENT COMMENTS	MAR 19/20
10					1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 28/20
9	no. description	date	by	inc.	description		dc c

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

qualification information

Richard Vink	<i>R Vink</i>	24488
name	signature	BCO
registration information		
VA3 Design, Inc.		42658
firm name		

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

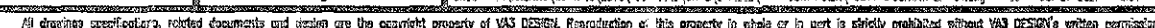
 Greenpark.		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JAN. 2020		project no. 19014	
drawn by N.HUR		drawing no. A12b	
title UPGRADED LEFT SIDE ELEVATION - ELEV. 3			
scale 3/16" = 1'-0"			
notes 19014-MOUNTAINASH-04.dwg - Dec 21 2020 - 6:51 PM			

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CITY OF SALT LAKE
BUILDING DEPARTMENT
CITY CLERK
FEB 05 2021

REC'D BY _____ DATE _____
REMOVED _____ DATE _____

Kenn Smith Feb 18, 2021
 RECEIVED BY: JACQUES 041 DATE



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 05 2021
REC'D BY _____ DATE _____
REF'D TO _____

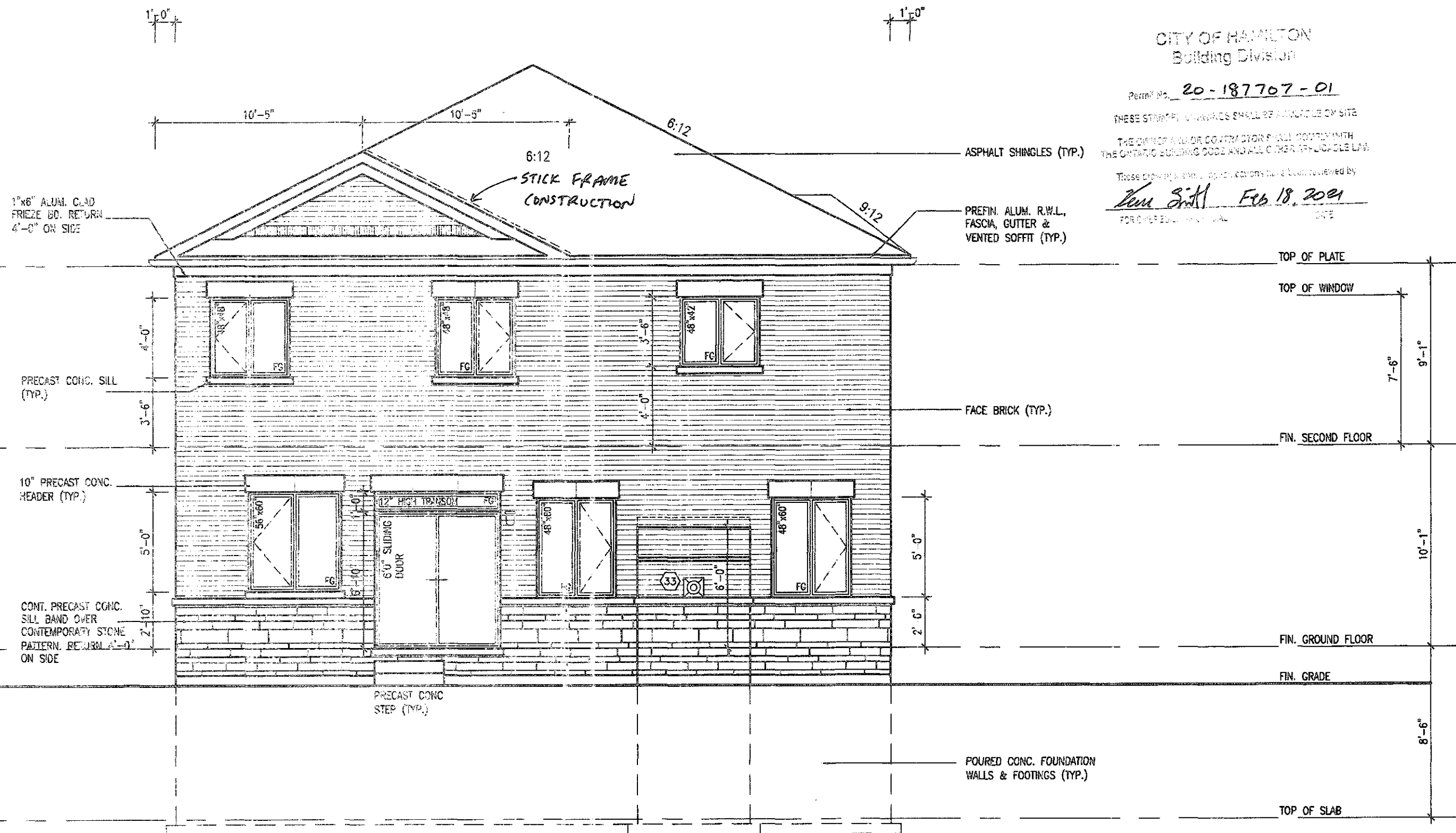
Perm# No. 20-187707-01

THESE STAFFS, UNLESS SHOWN BY A SIGNATURE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE OSHA 10 AND 30 HOUR COURSE AND ALL OTHER APPLICABLE LAW.

These drawings and calculations have been reviewed by

Ken Gill Feb 18, 2021



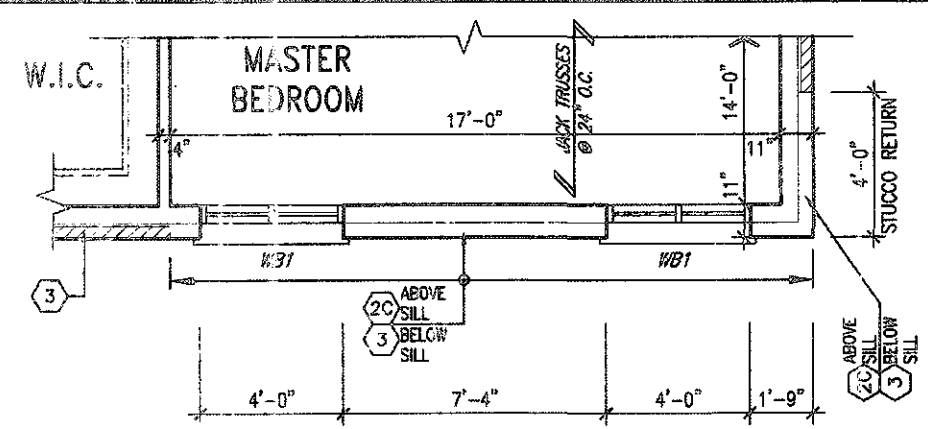
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

[illegible]

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3189 SF.



PARTIAL SECOND FLOOR PLAN
4 BED PLAN - ELEV. '3'

CITY OF HAMILTON
BUILDING DIVISION
180 King Street West, 4th Floor
FEB 05 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

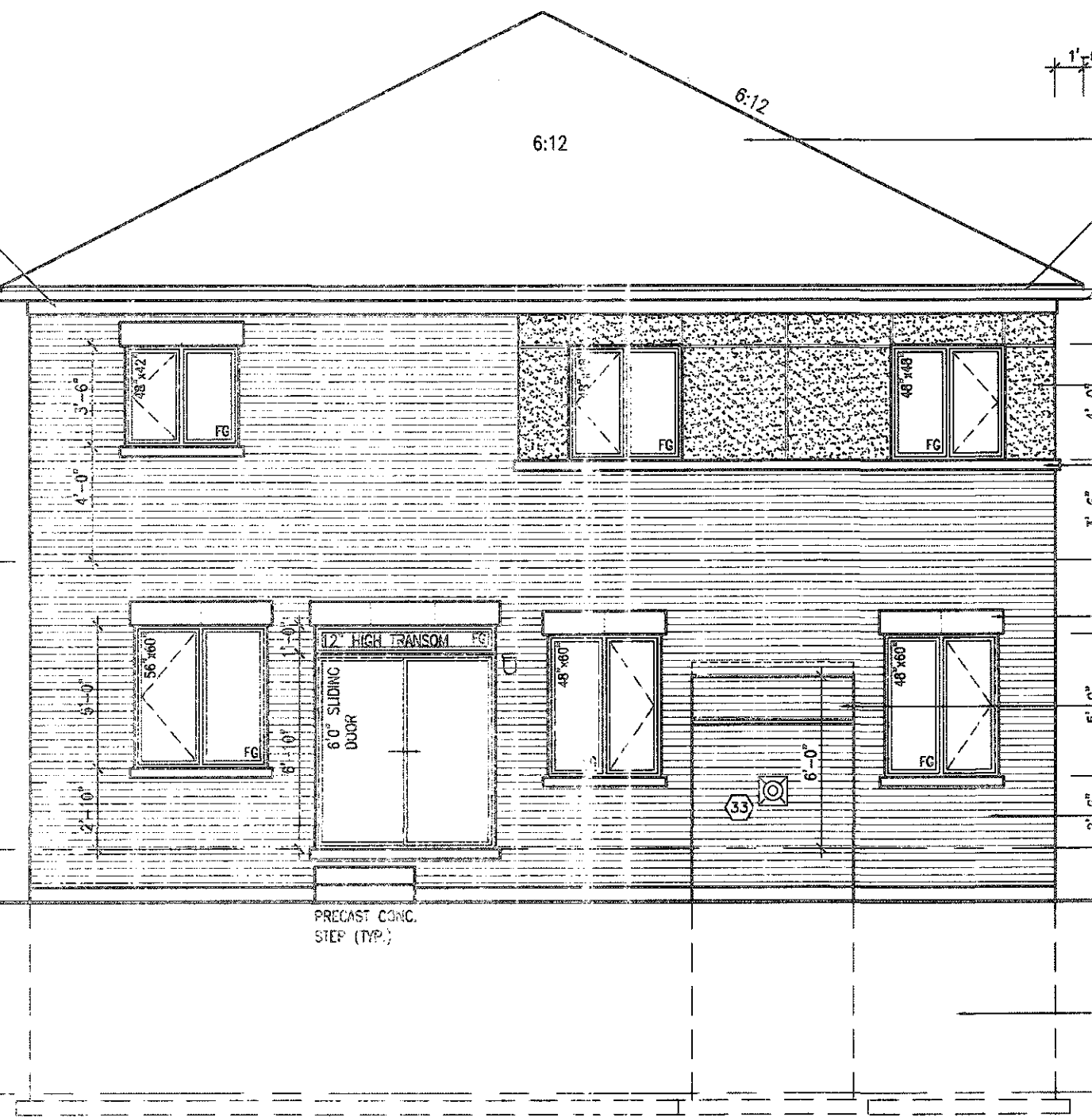
Permit No. 20-187707-01

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
Kevin Smith FEB 18, 2021
FOR THE BUILDING OFFICIAL DATE

1'-0"

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



ASPHALT SHINGLES (TYP.)

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

APPLIED STUCCO FINISH w/
REVEALS AS SHOWN.
RETURN STUCCO &
PRECAST BAND 4'0" ON
SIDE

PRECAST CONC. SILL
(TYP.)

10" PRECAST CONC. HEADER
(TYP.)

FACE BRICK CAP
w/ FLASHING
FULL DEPTH

FACE BRICK (TYP.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW/DOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

UPGRADED REAR ELEVATION - ELEV. '3' Lot 319
(4 BED PLAN)

This 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 location, plans or working drawings with respect to any zoning or building code or permit matter for 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.

APPROVED FOR THE CITY OF HAMILTON
BUILDING DIVISION
180 King Street West, 4th Floor
HAMILTON, ONTARIO L8N 3K5
FEB 05 2021

no.	description	date	by
18			
17			
16			
15			
14			
13			
12			
11			
10			
9			
8			
7			
6			
5	REAR UPGRADE REVISED PER A.C.	CCT 03/20	GW
4	CUSTOM DWG FOR PURCHASER REQUEST.	SEP 01/20	DB
3	ISSUED FOR PERMIT	MAR 31/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 3/20	GW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

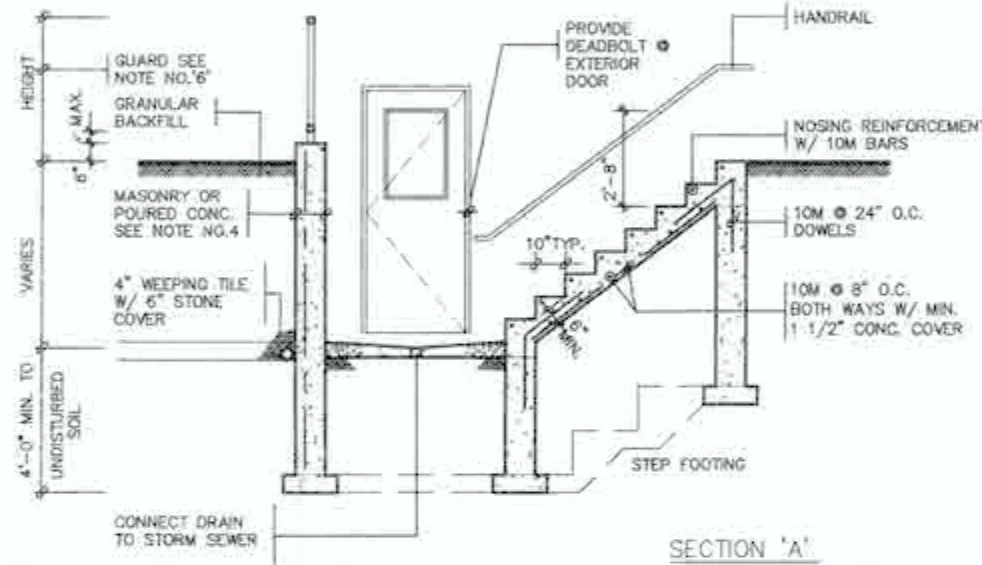
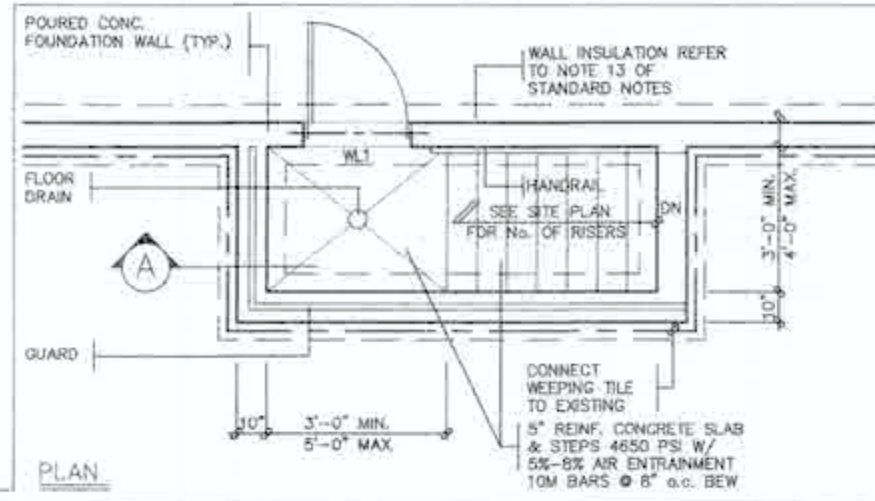
This undersigned has reviewed and takes responsibility for this design and has the confidence and meets the requirements set out in the Ontario Building Code to be a Designer.
Qualification Information
Richard Vink 24488
name
signature
registration information
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

Greenpark. MOUNTAINASH 4
13.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
drawing no. 19014
date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"
19014-MOUNTAINASH-04
A14b

SEP 14 2021

RECEIVED BY: _____ DATE: _____
RECEIVED BY: _____ DATE: _____



GENERAL NOTES

1. FOOTINGS

24"x8" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

2. CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF (3300 PSI) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT

3. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
8 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM

4. INSULATION

FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.

5. RETAINING WALL

10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" O.C. & 15M VERTICAL EACH FACE @ 12" O.C. FOR WALL HEIGHTS FROM 7'-0" TO 8'-6". WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION 9 SECTION 4.1.5.16.

6. GUARDS

3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

BASEMENT WALK-UP PLAN, SECTION & NOTES

SCALE: N.T.S.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

CITY OF HAMILTON
Building Division

Permit No. 20-187707-02

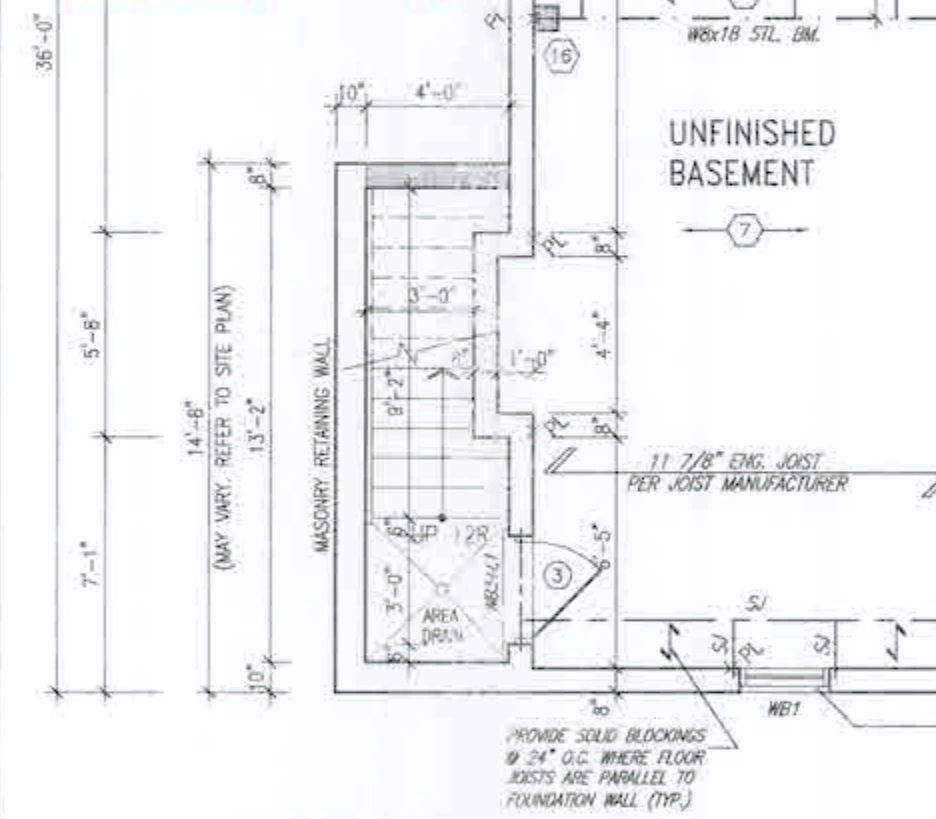
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

Karin Smith Oct. 8, 2021

FOR CHIEF BUILDING OFFICIAL DATE



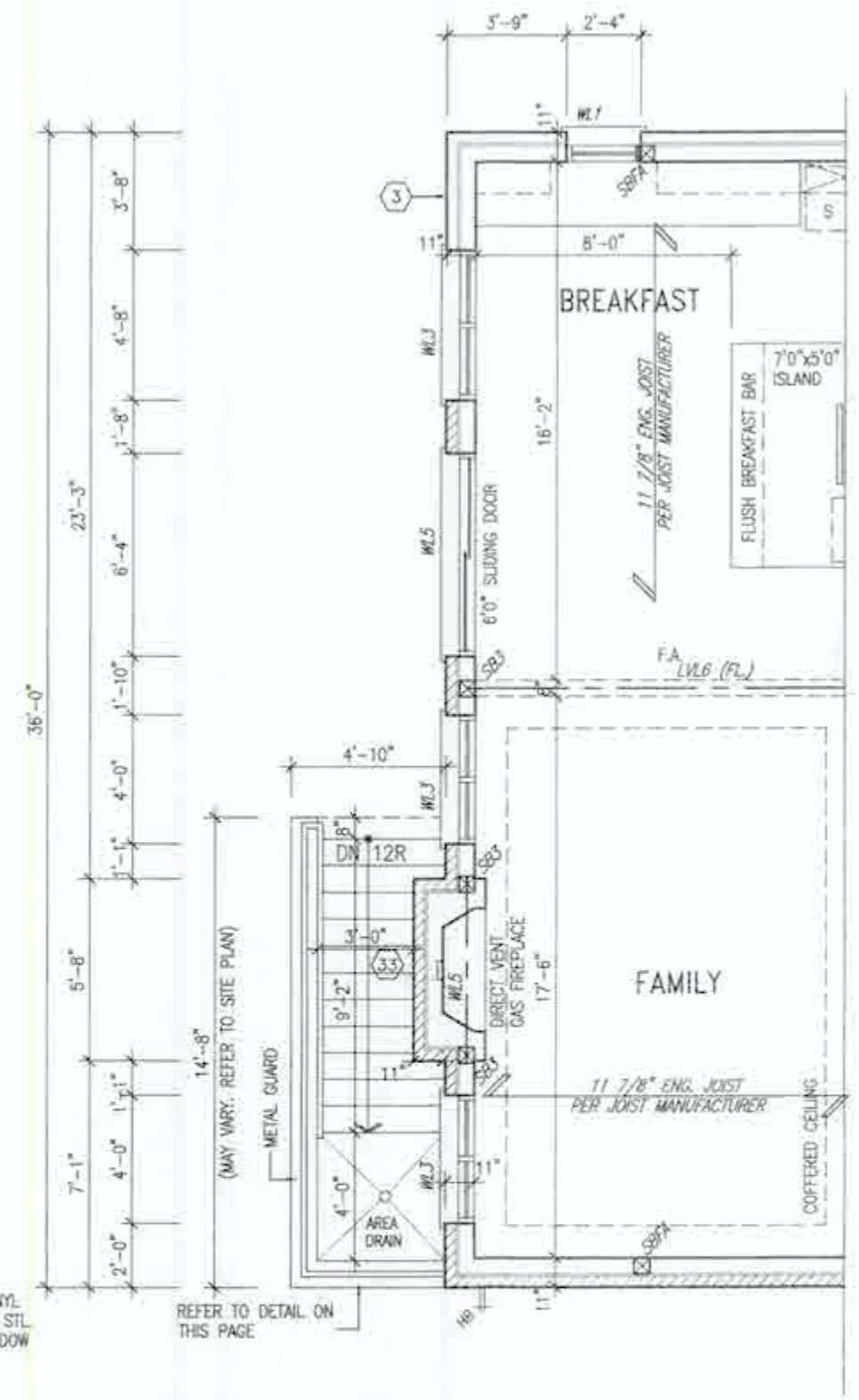
PARTIAL BASEMENT PLAN
W/ WALK-UP BASEMENT CONDITION

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

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

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

3189 SF.



PARTIAL GROUND FLOOR PLAN
W/ WALK-UP BASEMENT CONDITION

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 existing or approved (or holding) plans of 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.

BUREAU OF BUILDING DESIGN
ARCHITECTURAL DESIGN
DESIGNER
DATE: 10/20/2021
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



STRUDET INC.
FOR STRUCTURE ONLY

No.	Description	Date	By	No.	Description	Date	By
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADD WUB & WUB COND	JUN 02/21	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 25/20	GW
9							

The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
name
registration information
VA3 Design Inc.
24488
42558
Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
1 416.830.2255 • 416.830.4762
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

city/township
HAMILTON, ON.

MOUNTAINASH 4
13.5m

project no.
19014

drawn by
JAN 2020

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

drawing no.
19014-MOUNTAINASH-04

scale
A12

3189 SF.

PARTIAL REAR
ELEVATION '2'
W/ OPT. 2ND FL.
PLAN (5 BED)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Permitting Department

SEP 14 2021

RECEIVED BY _____ DATE _____
 PAID TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 20-187707-02

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/or specifications have been reviewed by
Ken S. J. Oct. 8, 2021
 FOR CHIEF BUILDING OFFICIAL DATE

TOP OF PLATE

TOP OF WINDOW

$7^{\circ}-6^{\circ}$	$9^{\circ}-1^{\circ}$
-----------------------	-----------------------

FIN. SECOND FLOOR

 10^{-1}

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

REAR ELEVATION '2'
WALK-UP BASEMENT
CONDITION

STEP FOOTING
REQUIRED

FLOOR DRAIN
CONNECT TO
STORM SEWER

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

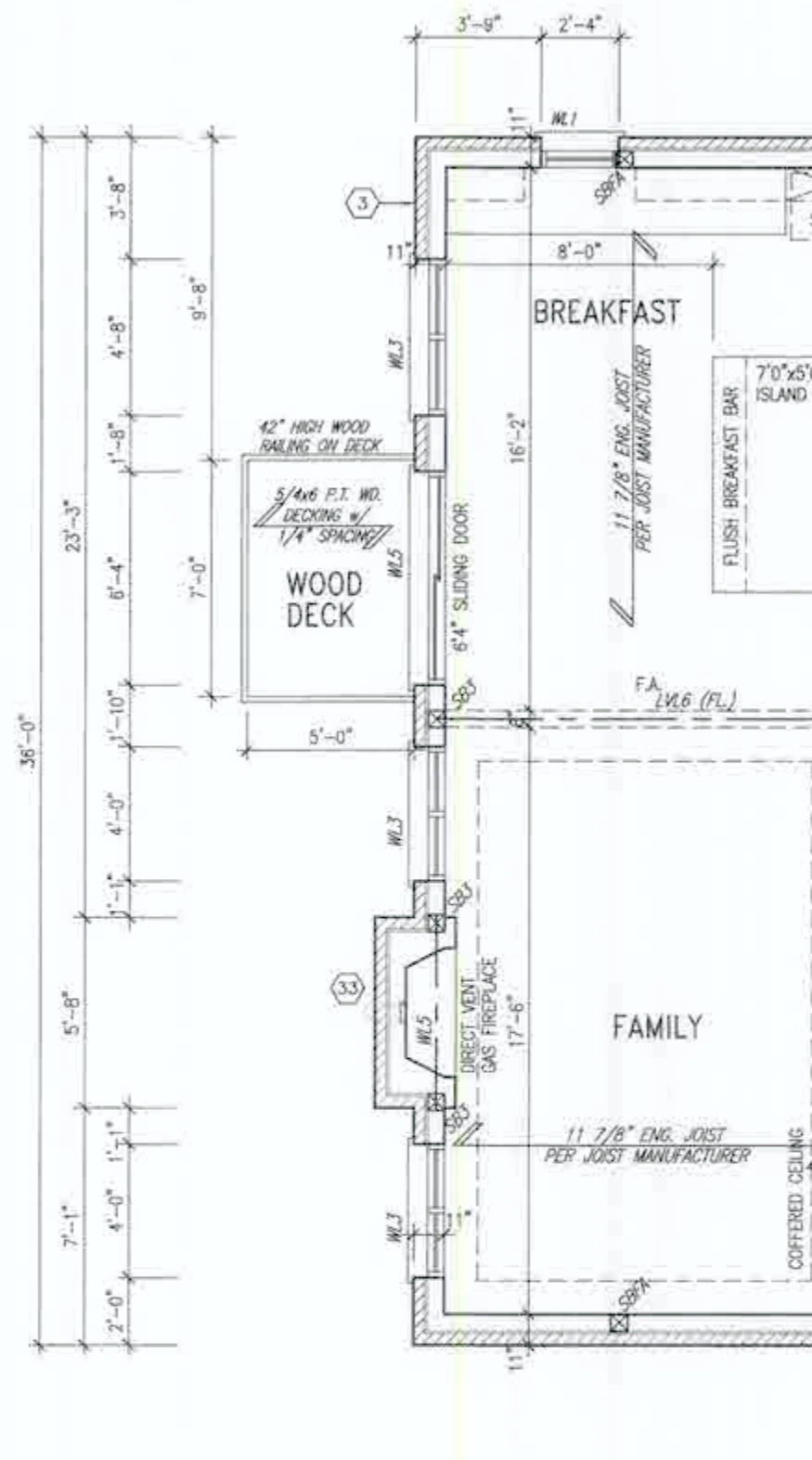
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CENTRAL OFFICE
C/O PROCON
APPROVED BY: 
DATE: AUG 15 2011
We hereby warrant, signatory and his authorized
Design Consultant and Architect, under
professional responsibility.

[illegible]

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 Greenpark.		MOUNTAINASH 4 13.5m	
project name	township	project no.	
RUSSELL GARDENS PH. 3	HAMILTON, ON.	19014	
date		drawing no.	
JAN. 2020		14	
PARTIAL PLANS - WALK-OUT CONDITION			
drawn by	checked by	scale	file name
N.HUR		3/16" = 1'-0"	19014-MOUNTAINASH-04
© 2019 GREENPARK LANDSCAPE ARCHITECTS INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF GREENPARK LANDSCAPE ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GREENPARK LANDSCAPE ARCHITECTS INC.			

PARTIAL REAR
ELEVATION '1'
W/ OPT. 2ND FL.
PLAN (5 BED)



Page No. 20-187707-02

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 findings and/or specifications have been reviewed by
Tim Smith Oct. 8, 2021
 FOREMAN BUILDING OFFICIAL DATE

FIN. GRADE @ REAR

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

 Greenpark™		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JAN. 2020		project no. 19014	
drawn by N.HJR		checked by scale	
date 3/16" = 1'-0"		file name 19014-MOUNTAINASH-04	
title REAR ELEV. 1- WALK-OUT CONDITION		drawing no. A15	

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3189 SF.

PARTIAL REAR
ELEVATION '2'
W/ OPT. 2ND FL.
PLAN (5 BED)



CITY OF HAMILTON
Building Division

Permit No. 20-187707-02

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These drawings and/or specifications have been reviewed by

Mr. Smith Oct. 8, 2024
FOR CHIEF BUILDING OFFICIAL DATE

TOP OF PLATE

TOP OF WINDOW

FIN, SECOND FLOOR

TOP OF WINDOW

THE COMPANY

1000

TOP OF WINDOW

TOP OF SLAB

FIN. GRADE © RE

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

REAR ELEVATION '2' - WALK-OUT CONDITION

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

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

JERRY L. WILLIAMS LTD., ARCHITECTS
ARCHITECTS (FIRM) 200 N. W. 85 ST.
MIAMI BEACH, FLA. 33139
ATTACHED IS: _____
DATE: AUG 15 1987

"We submit herewith a copy of our fee schedule for your information."
Please acknowledge receipt and return it by following:
(enclosure of acknowledgment)

18	-	9			The undersigned has reviewed and takes responsibility for this design and has the specifications and inserts the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.478 va3design.com	
17	-	8			qualification information		
16	-	7					
15	-	6					
14	-	5					
13	-	4	ADD WUB & WGB COND.	JUN 02/21	WT		
12	-	3	ISSUED FOR PERMIT	MAR 31/20	GW		
11	-	2	UPDATED PER ENG & CLIENT COMMENTS	MAR 19/20	GWR		
10	-	1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20	GW		
no.	description	date	by	to	description	date	by

Richard Vink



24488 BCN

42658

name
registration information
VA3 Design Inc.

Outdoors 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.



Greenpark.

MOUNTAINASH 4
13.5m

project name	RUSSELL GARDENS PH. 3		municipality	HAMILTON, ON.	project no.	19014
date	JAN. 2020		REAR ELEV. 2- WALK-OUT CONDITION		drawing no.	A15a
drawn by	N.HUR	checked by	scale	19014-MOUNTAINASH-D4		
			$5/16" = 1'-0"$			

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3189 SF.

PARTIAL REAR
ELEVATION '3'
W/ OPT. 2ND FL.
PLAN (5 BED)



CITY OF HAMILTON
Building Division

Permit No. 20-187707-02

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/or specifications have been reviewed by:

New Sign Oct. 8, 2021
FOR CHIEF BUILDING OFFICIAL DATE

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOW

TOP OF WINDOW

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

107 OF 115000

TOP OF SLAB

FIN. GRADE: 0 REA

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

REAR ELEVATION '3' - WALK-OUT CONDITION

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTS, 10701, SUITE 100
AND ASSOCIATES
[Signature]
DATE: 06-18-2021
The above contract complies with R & A Book #11
Change Order No. _____
Contract No. _____

18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ADD WUB & WOB COND.		JUN 02/21 W
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 CA
no.	description	date	by	no.	description	date	

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 name <i>signature</i> registration (optional) VAS Design Inc. 425	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are instruments in service (in the presence 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 12
Toronto ON M2J 1R4
| 416.630.2255 | 416.630.47
va3design.com

 **Greenpark™**

project name
RUSSELL GARDENS PH. 3

location
HAMILTON,

date
JAN. 2020

drawn by
N.HUR

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

rear elev. 3- WA

DESIGN BY: JELLYMAN L'AMOREUX 2019.12.01 4. 2020.01.02 SCALE: 3/16" = 1'-0" MODIFICATIONS: 100% RECORDING

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3189 SF.



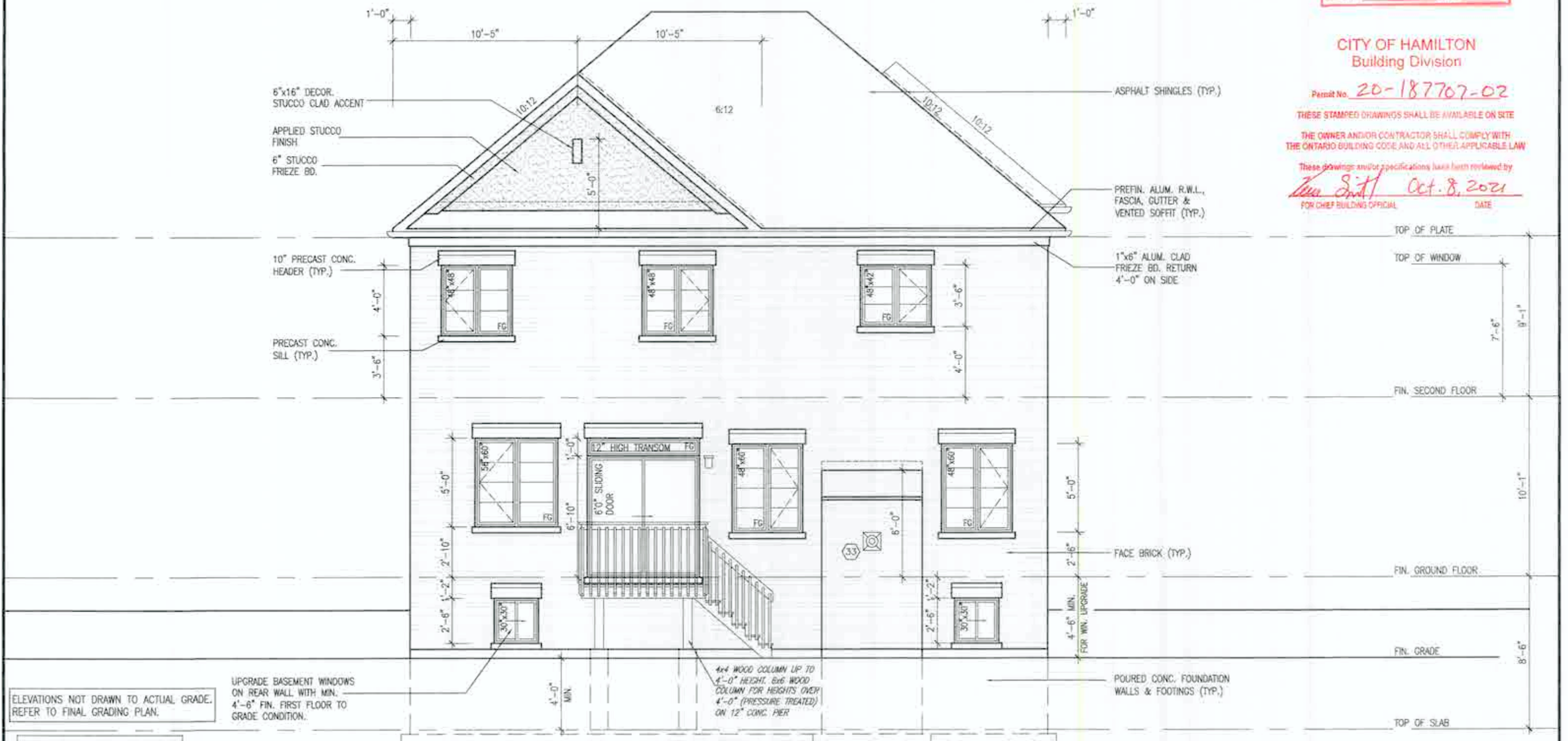
CITY OF HAMILTON
Building Division

Permit No. 20-187707-02

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These drawings and/or specifications have been reviewed by
Ken Smith Oct. 8, 2021
 FOR CHIEF BUILDING OFFICIAL DATE



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

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KIM C. WILKINS, LTD., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: AUG 18 2007
See the following documents and the applicable
General Conditions of the contract for details.
KIMC-WILKINS-2007-0001

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

UPGRADED REAR ELEVATION - ELEV. '2'
DECK CONDITION (5 BEDROOM)

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

[illegible]

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3189 SF.



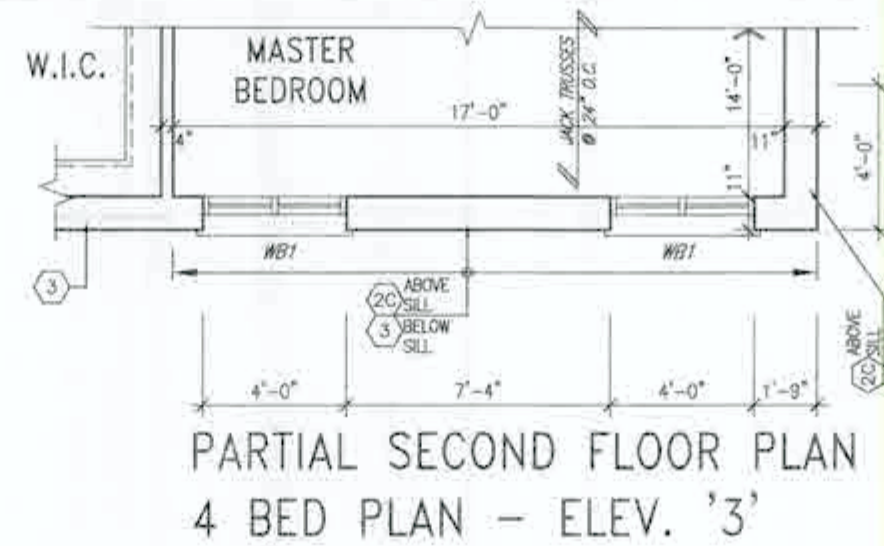
CITY OF HAMILTON
Building Division

Permit No. 20-187707-02

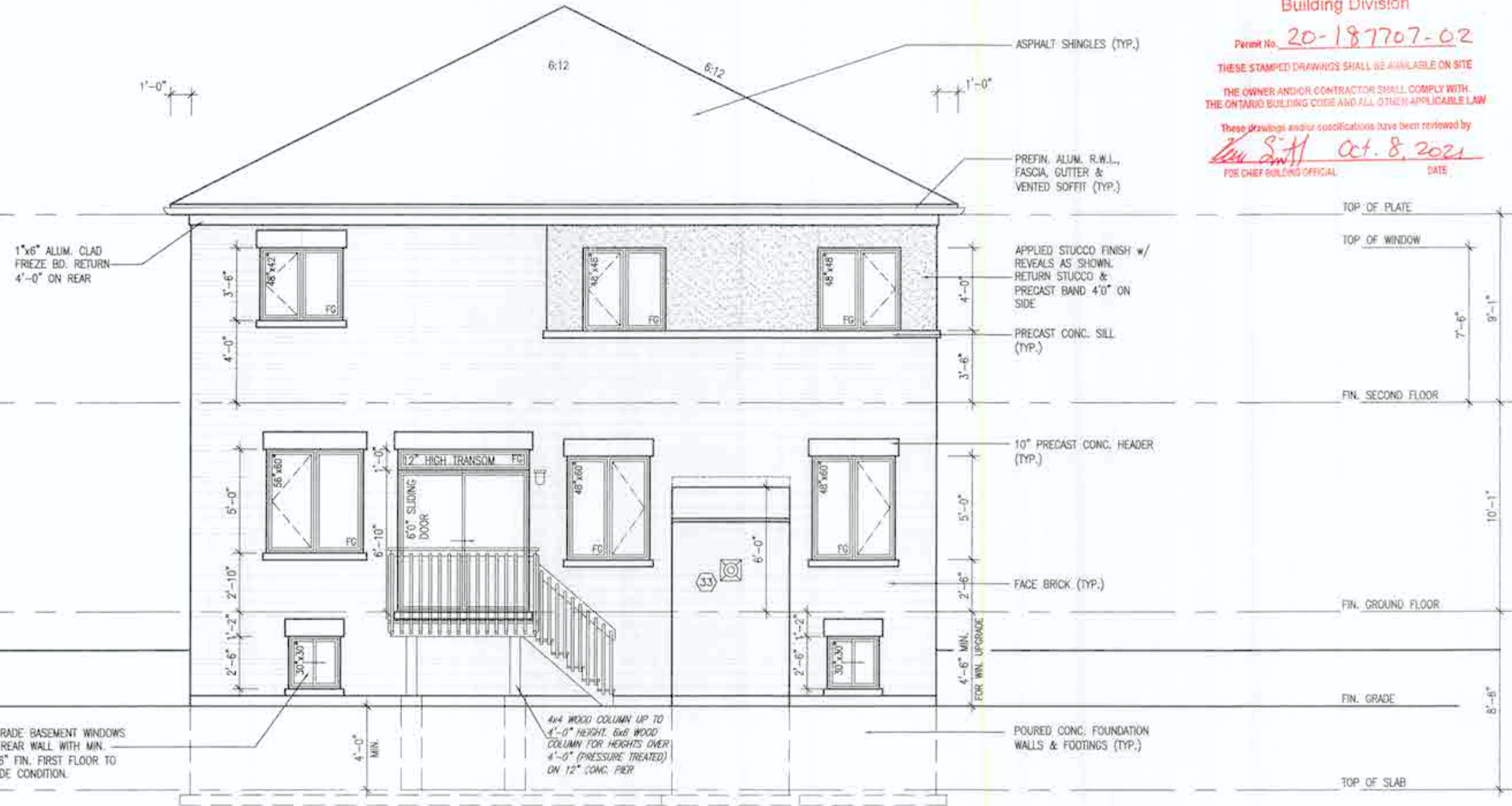
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] Oct. 8, 2021
FOR CHIEF BUILDING OFFICIAL DATE



PARTIAL SECOND FLOOR PLAN
4 BED PLAN - ELEV. '3'



UPGRADED REAR ELEVATION - ELEV. '3'
DECK CONDITION (4 BEDROOM)

MOUNTAINASH 4
COMPLIANCE PACKAGE 'A1'

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JOHN G. WELTAM, LTD., ARCHITECT
4410 DUNDAS STREET WEST, SUITE 100
TORONTO, ONTARIO M3J 1K4
TEL: (416) 630-2255
FAX: (416) 630-4782
www.vasdesign.com

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN LANDING IS LESS THAN 5'-11" ABOVE ADJACENT FINISHED GRADE.

18		9			
17		8			
16		7			
15		6			
14		5			
13		4	ADD WUB & WOH COND.	JUN 02/21	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
BCIN
signature
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

Greenpark. MOUNTAINASH 4
13.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
project no.
19014
date
JAN. 2020
checked by
N.HUR
scale
3/16" = 1'-0"
drawing no.
19014-MOUNTAINASH-04
A19b

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