

3288 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

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

FOOTINGS ON ENGINEERED FILL

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

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUME 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"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD

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

VENEER CUT

WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

EXPOSED CONCRETE (FLATWORK)

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

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-36x84) SPR. No.2
WB2 = 3-2"x8" (3-36x84) 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" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	CEILING	TYPE
1	2'-10"	8'-0"	8'-0"	INSULATED ENTRANCE DOOR
1c	2'-8"	6'-3"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-3"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-3"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-3"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-3"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	5'-8"	8'-0"	INTERIOR SLAB DOOR

CERAMIC TILE FOR CONVENTIONAL LUMBER

(OBC 9.30.6)

SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0".
2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING

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

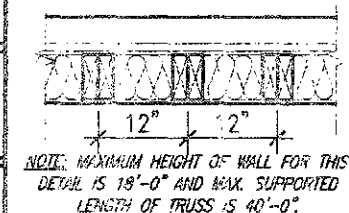
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

TWO STOREY HEIGHT WALL DETAIL

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



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.

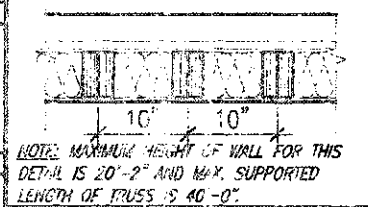
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes
Ceiling with Attic Space	10.56 (R63)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R-24 P10ci
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	0.49	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWH-R)	Minimum 1" OR Maximum 2" Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci - Denotes Continuous Insulation without framing interruption.

TWO STOREY HEIGHT WALL DETAIL

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



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

TWO STOREY HEIGHT WALL DETAIL

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



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

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	750 S.F.	111.817 S.F.	14.91 %	FRONT	750 S.F.	111.817 S.F.	14.91 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %	LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	40.333 S.F.	3.50 %	RIGHT SIDE	1152 S.F.	47.333 S.F.	4.11 %
REAR	750 S.F.	146.28 S.F.	19.50 %	REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3804.00 S.F.	388.43 S.F.	10.21 %	TOTAL SQ. FT.	3804.00 S.F.	388.43 S.F.	10.21 %
TOTAL SQ. M.	353.40 S.M.	36.08 S.M.	10.21 %	TOTAL SQ. M.	353.40 S.M.	36.08 S.M.	10.21 %

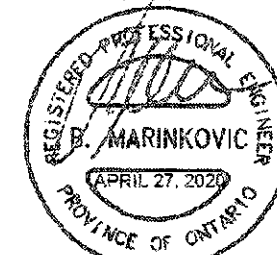
UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776 S.F.	121.224 S.F.	15.62 %	FRONT	776 S.F.	121.224 S.F.	15.62 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %	LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	40.333 S.F.	3.50 %	RIGHT SIDE	1152 S.F.	47.333 S.F.	4.11 %
REAR	750 S.F.	146.28 S.F.	19.50 %	REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3830.00 S.F.	397.84 S.F.	10.39 %	TOTAL SQ. FT.	3830.00 S.F.	397.84 S.F.	10.39 %
TOTAL SQ. M.	355.82 S.M.	36.96 S.M.	10.39 %	TOTAL SQ. M.	355.82 S.M.	36.96 S.M.	10.39 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	768 S.F.	120.00 S.F.	15.63 %	FRONT	768 S.F.	120.00 S.F.	15.63 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %	LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	53.000 S.F.	4.60 %	RIGHT SIDE	1152 S.F.	60.000 S.F.	5.21 %
REAR	750 S.F.	146.28 S.F.	19.50 %	REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.8(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3822.00 S.F.	409.28 S.F.	10.71 %	TOTAL SQ. FT.	3822.00 S.F.	416.28 S.F.	10.89 %
TOTAL SQ. M.	355.07 S.M.	38.02 S.M.	10.71 %	TOTAL SQ. M.	355.07 S.M.	38.67 S.M.	10.89 %

It is the builder's complete responsibility to ensure that all construction complies with the fully compliant with the Architectural Guidelines and all applicable codes, rules and regulations including zoning, provincial and any provisions in the building or applicable code. The Contractor is not responsible for any errors or omissions in the drawings or specifications or for any claims or damages arising from the use of these drawings or specifications. The Contractor shall be responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes, rules and regulations.

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

City of Hamilton
Building Division

Permit No. 20-187748

PROJECT: MOUNTAINASH 5, 13.5m, 19014

THE CLIENT: THE CITY OF HAMILTON, 1111 HAMILTON ST. W. 1ST FLOOR, HAMILTON, ONT. L8N 4A1

DATE: 14/12/20

FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

AREA CALCULATIONS		ELEV '1'
GROUND FLOOR AREA	1451 SF	
SECOND FLOOR AREA	1837 SF	
TOTAL FLOOR AREA	3288 SF	(305.47 m ²)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	3288 SF	(305.47 m ²)
GROUND FLOOR COVERAGE	1458 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	85 SF	
COVERAGE W/ PORCH	1934 SF	(179.67 m ²)
COVERAGE W/O PORCH	1849 SF	(171.78 m ²)

AREA CALCULATIONS		ELEV '2'
GROUND FLOOR AREA	1459 SF	
SECOND FLOOR AREA	1832 SF	
TOTAL FLOOR AREA	3291 SF	(305.74 m ²)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	3291 SF	(305.74 m ²)
GROUND FLOOR COVERAGE	1466 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	85 SF	
COVERAGE W/ PORCH	1942 SF	(180.42 m ²)
COVERAGE W/O PORCH	1857 SF	(172.52 m ²)

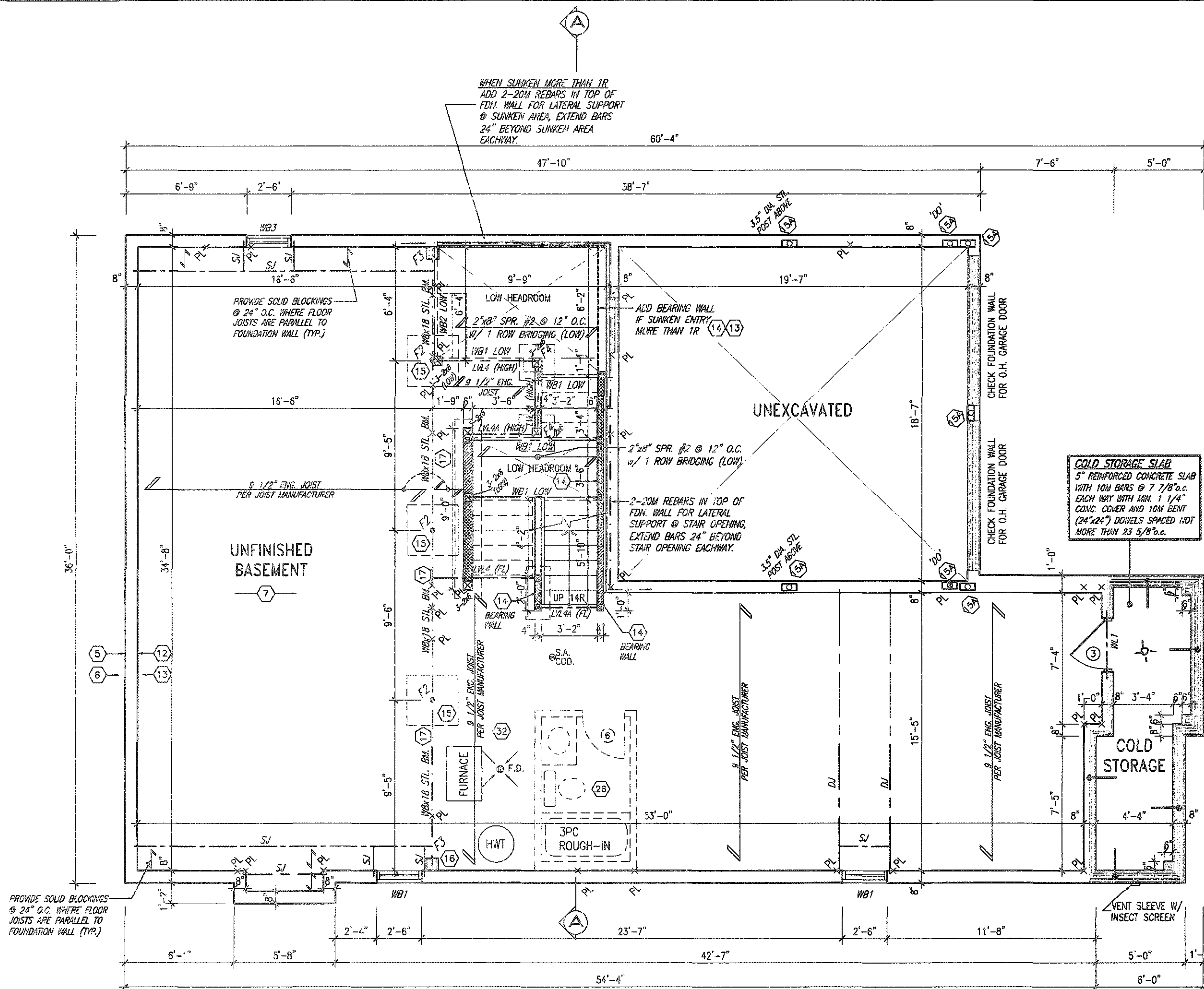
AREA CALCULATIONS		ELEV '3'
GROUND FLOOR AREA	1452 SF	
SECOND FLOOR AREA	1846 SF	
TOTAL FLOOR AREA	3298 SF	(306.39 m ²)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	3298 SF	(306.39 m ²)
GROUND FLOOR COVERAGE	1459 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	85 SF	
COVERAGE W/ PORCH	1935 SF	(179.77 m ²)
COVERAGE W/O PORCH	1850 SF	(171.87 m ²)

1	ISSUED FOR PERMIT	APR 13/20	24488
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 25/20	42658
3	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 23/20	
4	NO DESCRIPTION		

VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.636.2255 f 416.630.4782
vas3design.com

Greenpark	MOUNTAINASH 5 13.5m
project name RUSSELL GARDENS PH. 3	project no. 19014
date JANUARY 2020	drawing no. 19014-MOUNTAINASH-05
checked by 3/16" = 1'-0"	AO

3288 SF.



CITY OF HAMILTON
Building Division

20-187740

THIS STAMPED OR UNSTAMPED PLAN IS VALID FOR ONE
YEAR FROM THE DATE OF ISSUANCE. IT IS THE RESPONSIBILITY OF THE
OWNER TO ENSURE THAT THE PLAN IS USED IN ACCORDANCE WITH THE
CITY OF HAMILTON BUILDING BY-LAW AND ALL APPLICABLE REGULATIONS.

DATE: DEC 14/20
BY: [Signature]
FOR: [Signature]

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

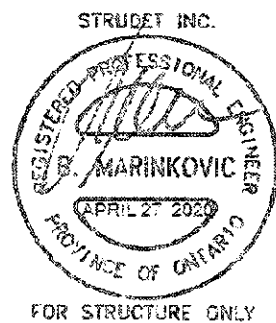
**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS**
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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

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

RYAN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN DIVISION
AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 14/20
This stamp certifies compliance with the Architectural
Design Guidelines and all applicable regulations and
requirements of the City of Hamilton.

BASEMENT FLOOR PLAN '1'



MOUNTAINASH 5 COMPLIANCE PACKAGE 'A1'

9				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488
6				signature
5				BCM
4				registration information
3	ISSUED FOR PERMIT	APR 13/20	GW	VAS Design Inc. 42658
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 25/20	GW	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW	
no. description		date	by	Comments 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 for any other purpose.



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



project name
RUSSELL GARDENS PH. 3

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

location
HAMILTON, ON

drawing no.
BASEMENT PLAN - ELEV. 1

MOUNTAINASH 5
13.5m

project no.
19014

file name
19014-MOUNTAINASH-05

drawing no.
A1

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3288 SF.

CITY OF HAMILTON
Building Division

20-107140

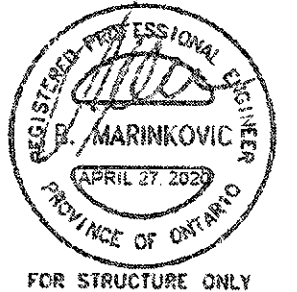
THESE PLANS AND SPECIFICATIONS SHALL BE USED TO CONSTRUCT THE HOUSE IN ACCORDANCE WITH THE CITY OF HAMILTON BUILDING CODE.

THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON BUILDING DIVISION.

DATE: 14/1/20

14/1/20

STRUDET INC.



FOR STRUCTURE ONLY

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

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: 14/1/2020
This is a preliminary drawing and is not to be used for construction without the approval of the architect.

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER ORC, DIV. 3- TABLE 6.0.3.12
• KITCHEN EXHAUST 3.0m
• DRIVEWAY PARKING SPACE ROAD 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m

1	ISSUED FOR PERMIT	MAY 13/2019
2	UPDATED PER ENG. & CLIENT COMMENTS	MAY 26/2019
3	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 28/2019
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

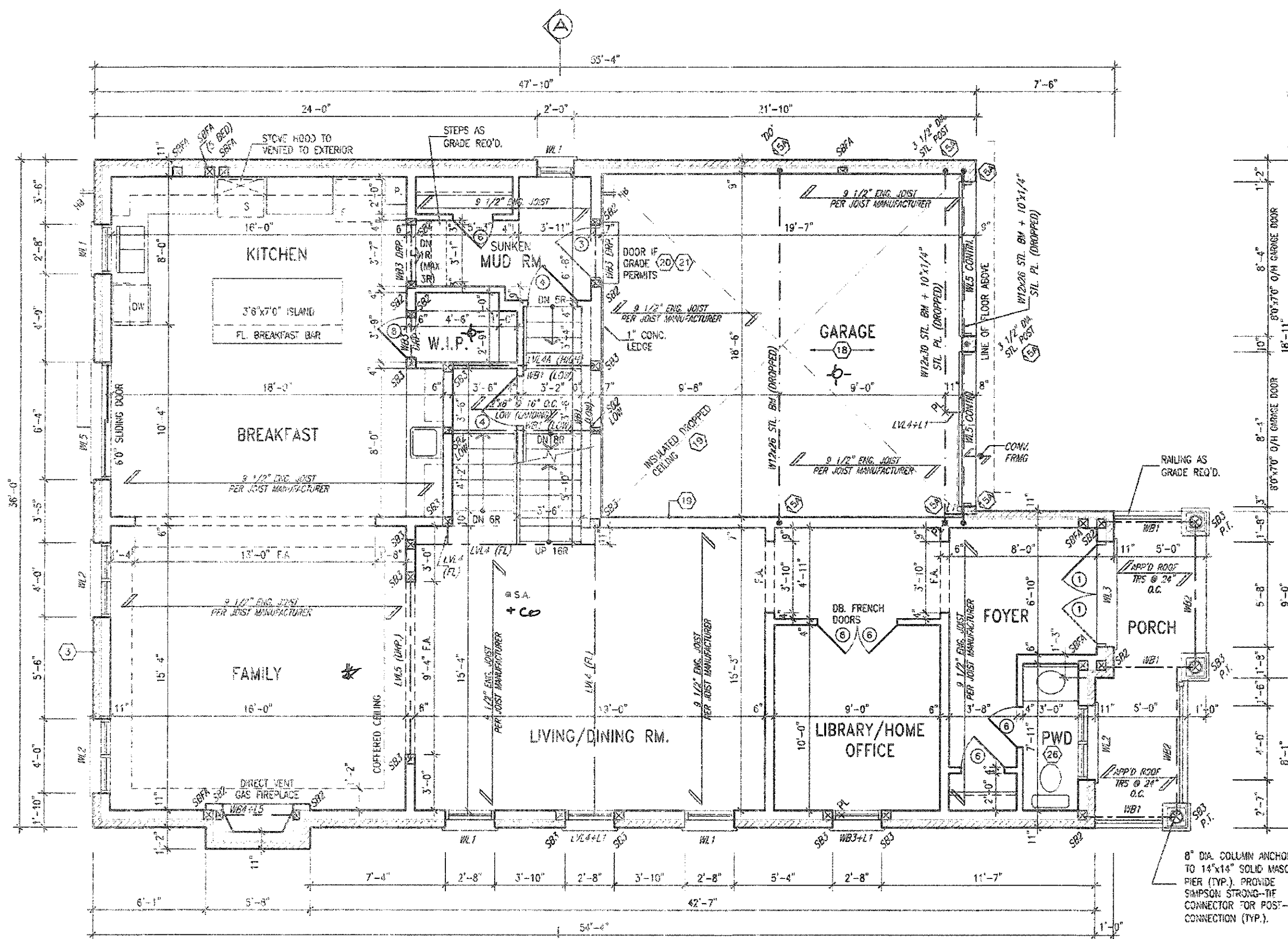
VA3 DESIGN
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Toronto, ON M2H 1R4
416.630.2255 | 416.630.4782
va3design.com

Greenpark

MOUNTAINASH 5
13.5m

PROJECT NAME	RUSSELL GARDENS PH. 3	MUNICIPALITY	HAMILTON, ON	PROJECT NO.	19014
DATE	JANUARY 2020	DRAWN BY	CL	SCALE	3/16" = 1'-0"
GROUND FLOOR PLAN - ELEV. 1		FILE NAME	19014-MOUNTAINASH-05	DRAWING NO.	A2

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* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES

GROUND FLOOR PLAN '1'

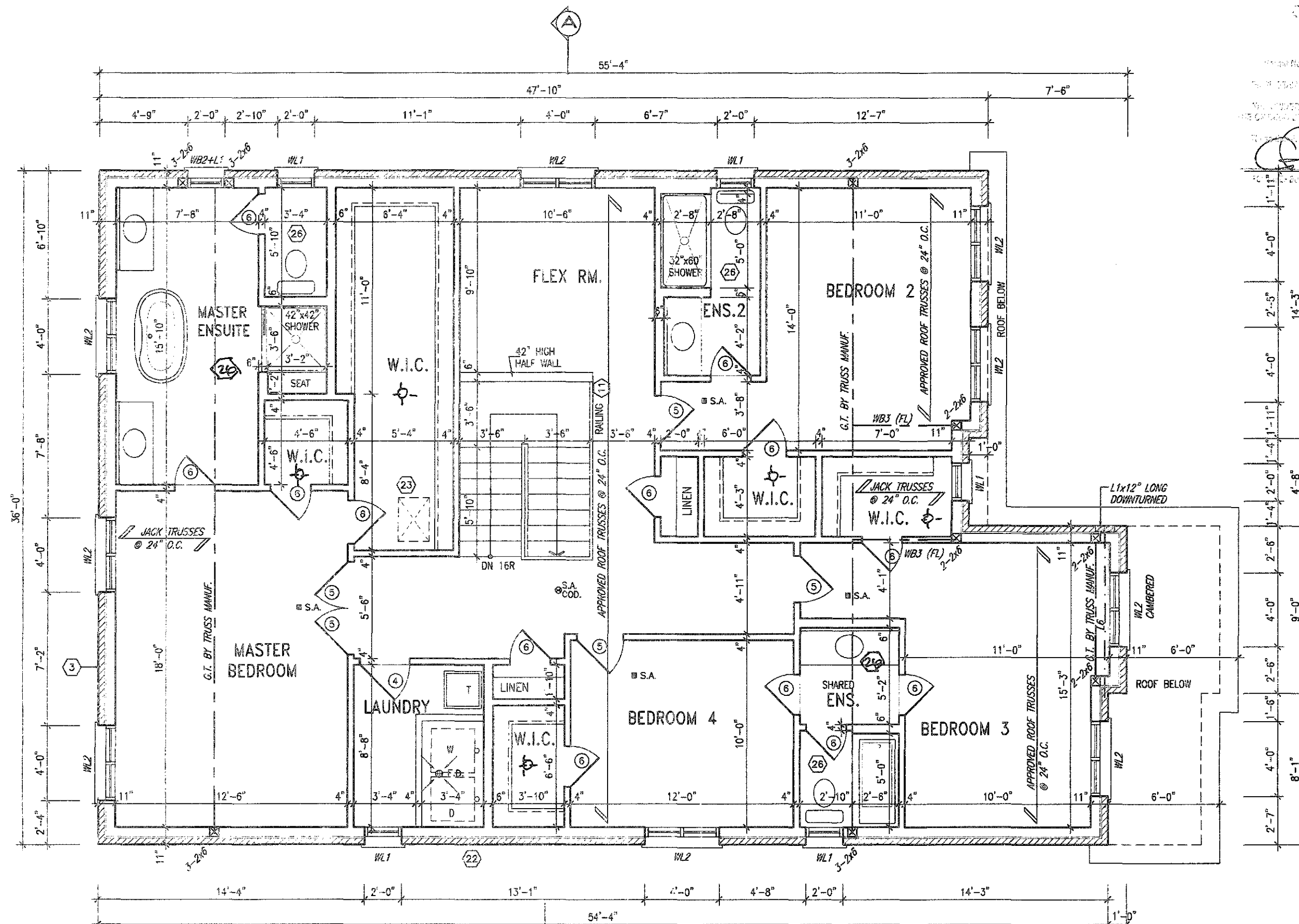
3288 SF.

CITY OF HAMILTON
Building Division

20-187748

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DATE: 02/14/20



SECOND FLOOR PLAN '1'



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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: 02/14/2020

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

1	ISSUED FOR PERMIT.	APR 13/20	GV
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GV
3	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GV
4	DESCRIPTION	DATE	BY
5	DESCRIPTION	DATE	BY
6	DESCRIPTION	DATE	BY
7	DESCRIPTION	DATE	BY
8	DESCRIPTION	DATE	BY
9	DESCRIPTION	DATE	BY

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
date: JANUARY 2020
drawn by: CL
checked by: 5/16" = 1'-0"

MOUNTAINASH 5
13.5m
project no. 19014
HAMILTON, ON
SECOND FLOOR PLAN - ELEV. 1
19014-MOUNTAINASH-05
drawing no. A3

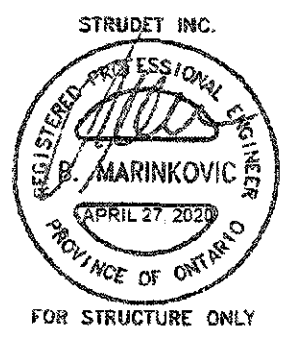
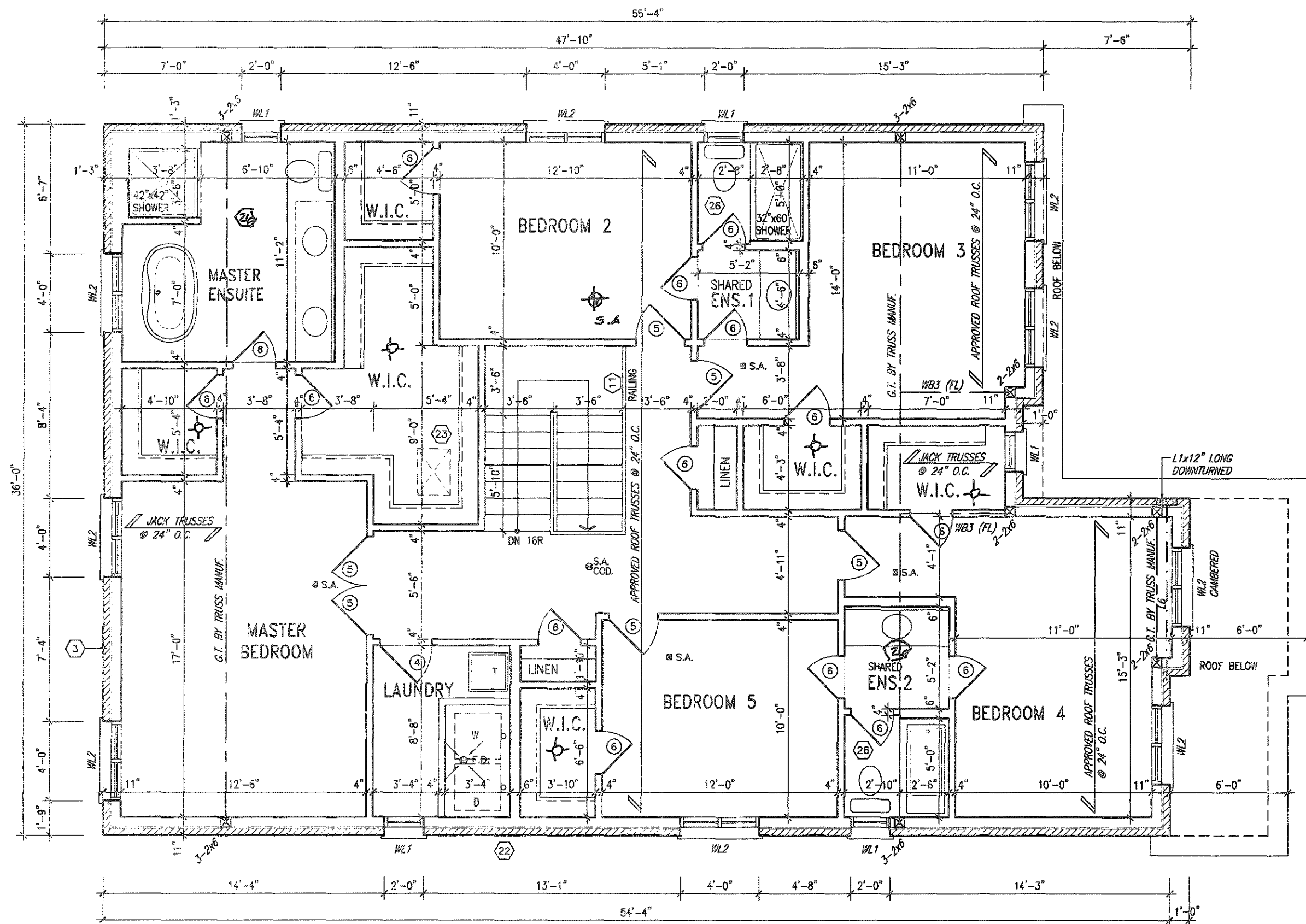
3288 SF.

CITY OF HAMILTON
Building Division

20-107748

THIS SET OF PLANS IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER MISUSED.

DEC 14/20



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
For use in obtaining a building permit, the applicant must provide a copy of this approval to the Building Department.

OPT. SECOND FLOOR PLAN
(5 BEDROOM PLAN) '1'

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. 8-9.5.2.3. 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.

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 23/20	GW		
0	DESCRIPTION	DATE	BY		

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	CITY	HAMILTON, ON	PROJECT NO.	19014
DATE	JANUARY 2020	SCALE	3/16" = 1'-0"	DRAWING NO.	19014-MOUNTAINASH-05
DRAWN BY	CL	CHECKED BY			

OPT. SECOND FLOOR PLAN - ELEV. 1

A4

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The drawing is a detailed architectural floor plan of a building. The main structure is a large rectangle with a hexagonal section cut out of its center. This hexagonal section is further divided into three trapezoidal areas. To the right of the main structure is a long, narrow corridor or hallway. At the bottom left, there is a small rectangular area, possibly a staircase or a small room, with a door leading into the main building. The drawing uses solid lines for walls and dashed lines for openings or specific architectural features. The overall layout suggests a complex, multi-roomed building, possibly a school or a government office.

[illegible]

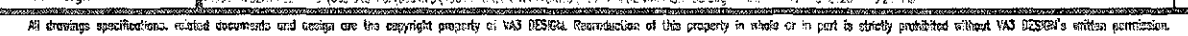
OK

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DATE OF MATRITION:
Building 21-100

THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE
THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE

Two copies of this application have been received by
 _____ Dec 14/20
 FOR INFO OF THE BOARD _____



3288 SF.



RIGHT SIDE ELEVATION '1'

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

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

JOHN C. HAMILTON LTD. ARCHITECT
100 HAMILTON ROAD
HAMILTON, ONTARIO L8N 3K1
TEL: 905.571.1111
WWW.JCHAMILLON.COM

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

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW		
0	DESCRIPTION	DATE	BY		

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

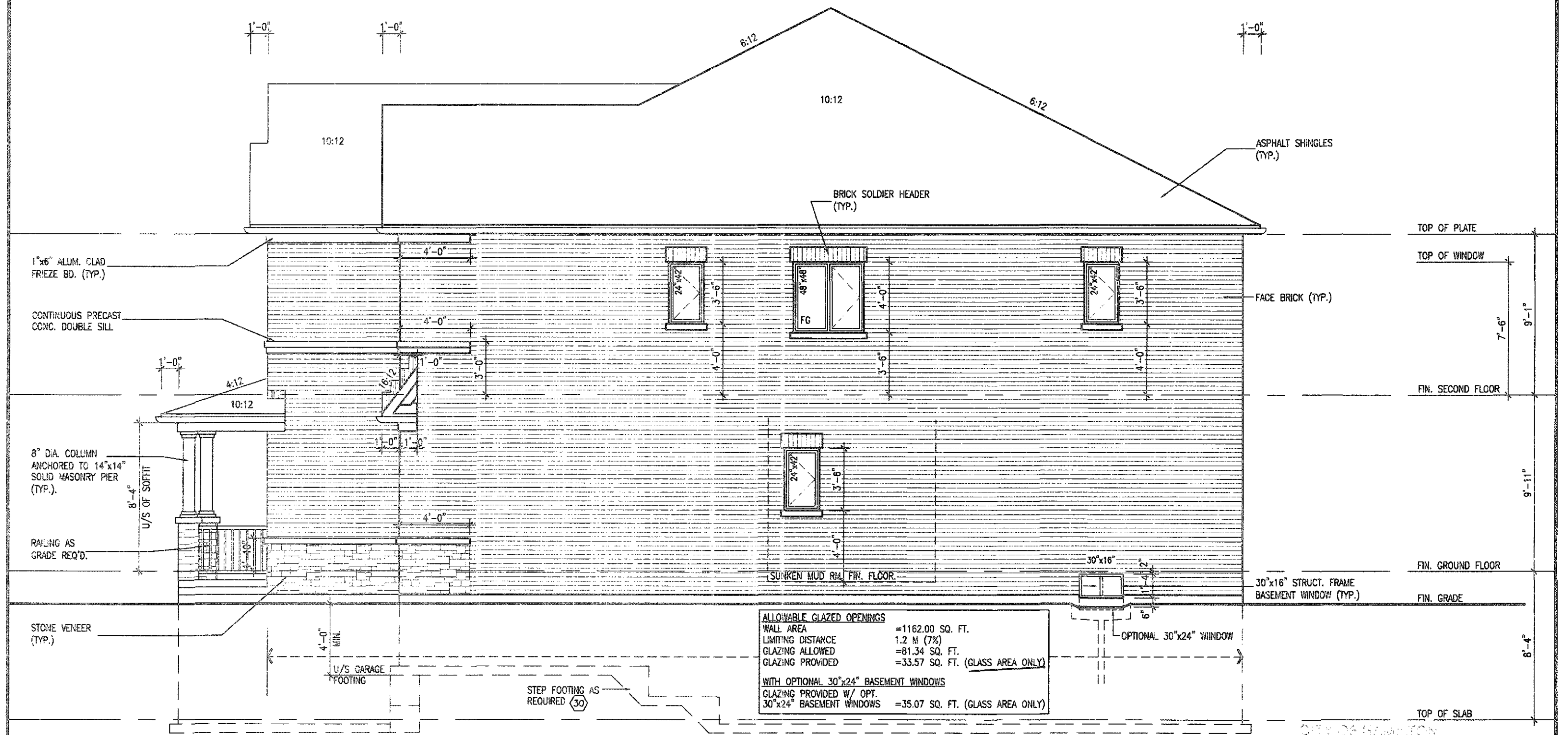
qualification information
Richard Vink 24488
signature
name
qualification information
V3 Design Inc. 42658

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 submitted as service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
v3design.com

Greenpark		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		drawing no. A7	
checked by 3/16" = 1'-0"		RIGHT SIDE ELEVATION - ELEV. 1	
scale		19014-MOUNTAINASH-05	

3288 SF.



RIGHT SIDE ELEVATION '1'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the International 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 evaluating 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 as is lot

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

[illegible]

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

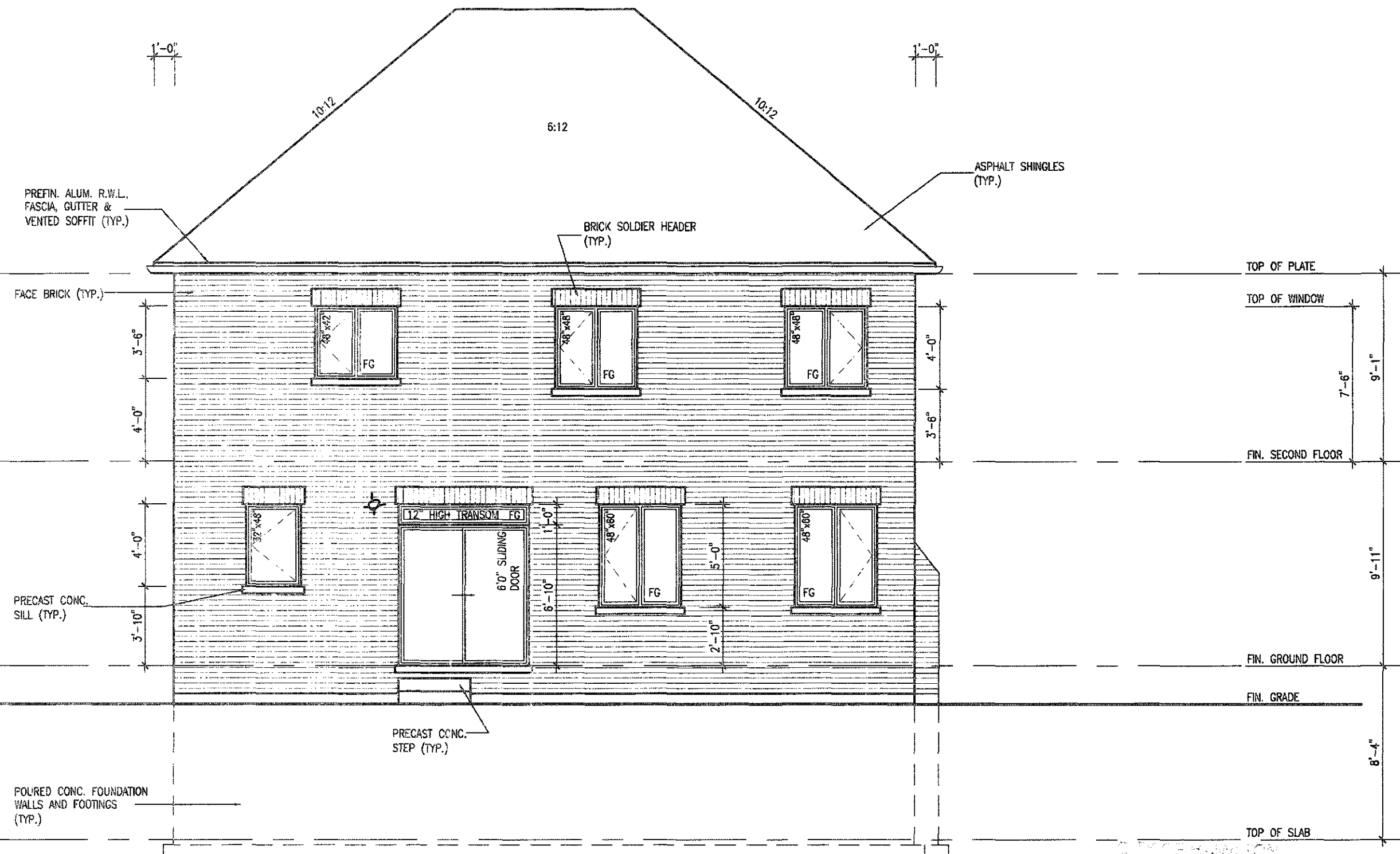
9					The Designer has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
8					qualification information	
7					Richard Vink	2448
6					name	SC
5					signature	
4					VAS Design Inc.	4265
3	ISSUED FOR PERMIT.	APR 13/20	GW			
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
0	no description	date	by			

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

 Greenpark INC.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
project no. 19014		drawing no. A8	
date JANUARY 2020		title RIGHT SIDE ELEVATION (OPT. 5 BEDROOM) - ELEV. 1	
drawn by CL		file name 19014-MOUNTAINASH-05	
checked by -		scale 3/16" = 1'-0"	

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3288 SF.



REAR ELEVATION '1'

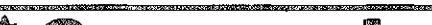
MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

It is the owner'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 setting 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]

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

9				This undersigned has reviewed and takes responsibility for this design and has the questions and made the requirements set out in the Ontario Building Code to be a design.			MOUNTAINASH 5 15.5m	project no 19014		
8				location information						
7				Richard Wink <i>R Wink</i> 24488 signature BCIN						
6				registration information VA3 Design Inc. 42658						
5										
4					255 Consumers Rd Suite 120 Toronto ON M2J 1G4 416.630.2255 / 416.630.4782 va3design.com	project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	drawing no. 19014-MOUNTAINASH-05		
3	ISSUED FOR PERMIT.	APR 13/20	GW			date JANUARY 2020	checked by	scale 1"=0'	title name REAR ELEVATION - ELEV. 1	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW							
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW							
no.	description	date	by							

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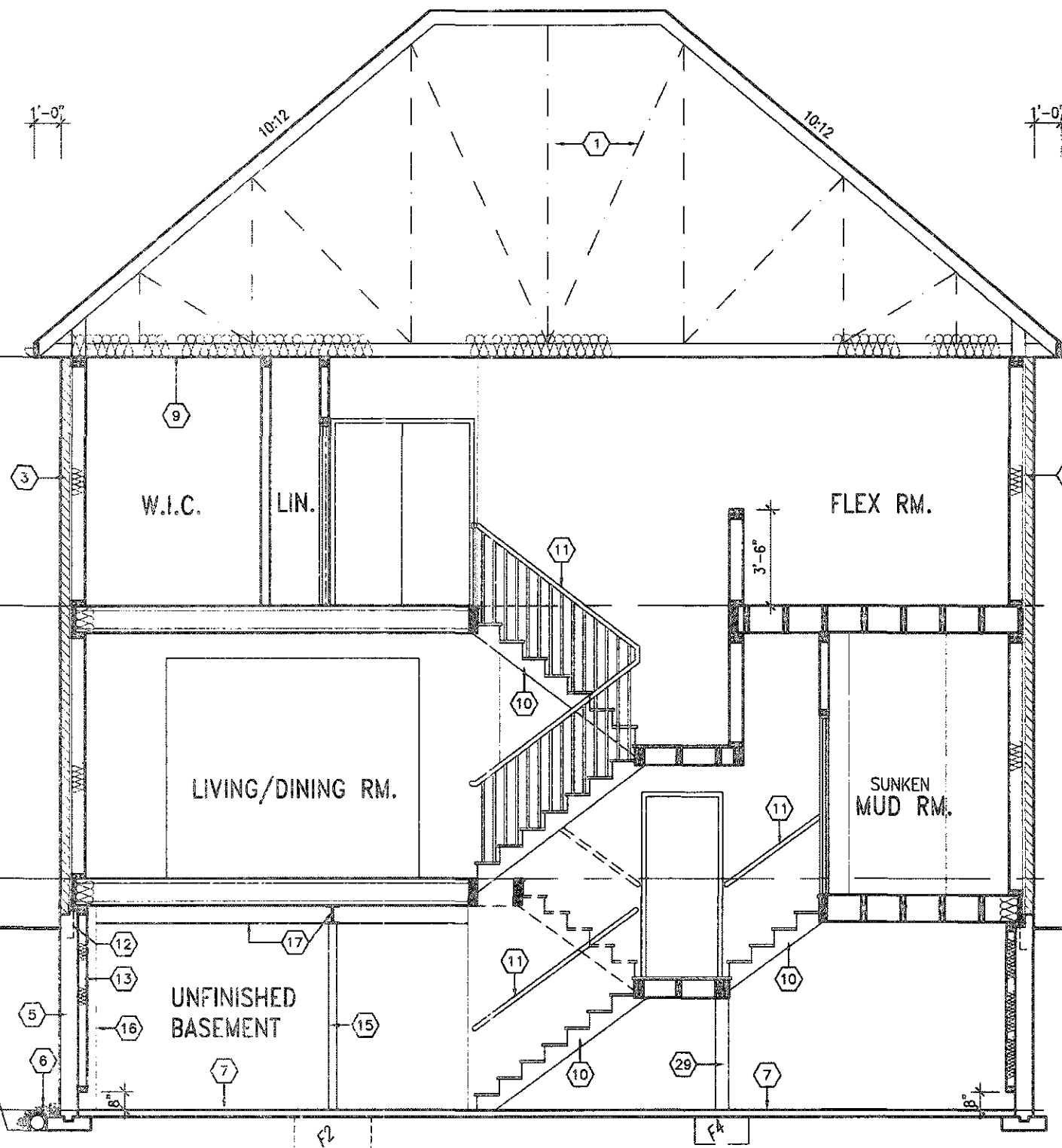
3288 SF.

CITY OF HAMILTON
BUILDING DEPT.

Permit No. 20-18774B

ISSUED FOR PERMIT - 1580 HILL BOULEVARD, HAMILTON, ONTARIO L8N 4K1
DESIGNED BY: VAS DESIGN INC. 1580 HILL BOULEVARD, HAMILTON, ONTARIO L8N 4K1
DRAWN BY: R. VINK
CHECKED BY: J. VINK
DATE: DEC 14/20

00014/20

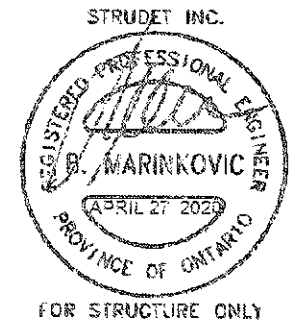


SECTION A-A ELEVATION '1'

1:0L

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site, lotting plans or 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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ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

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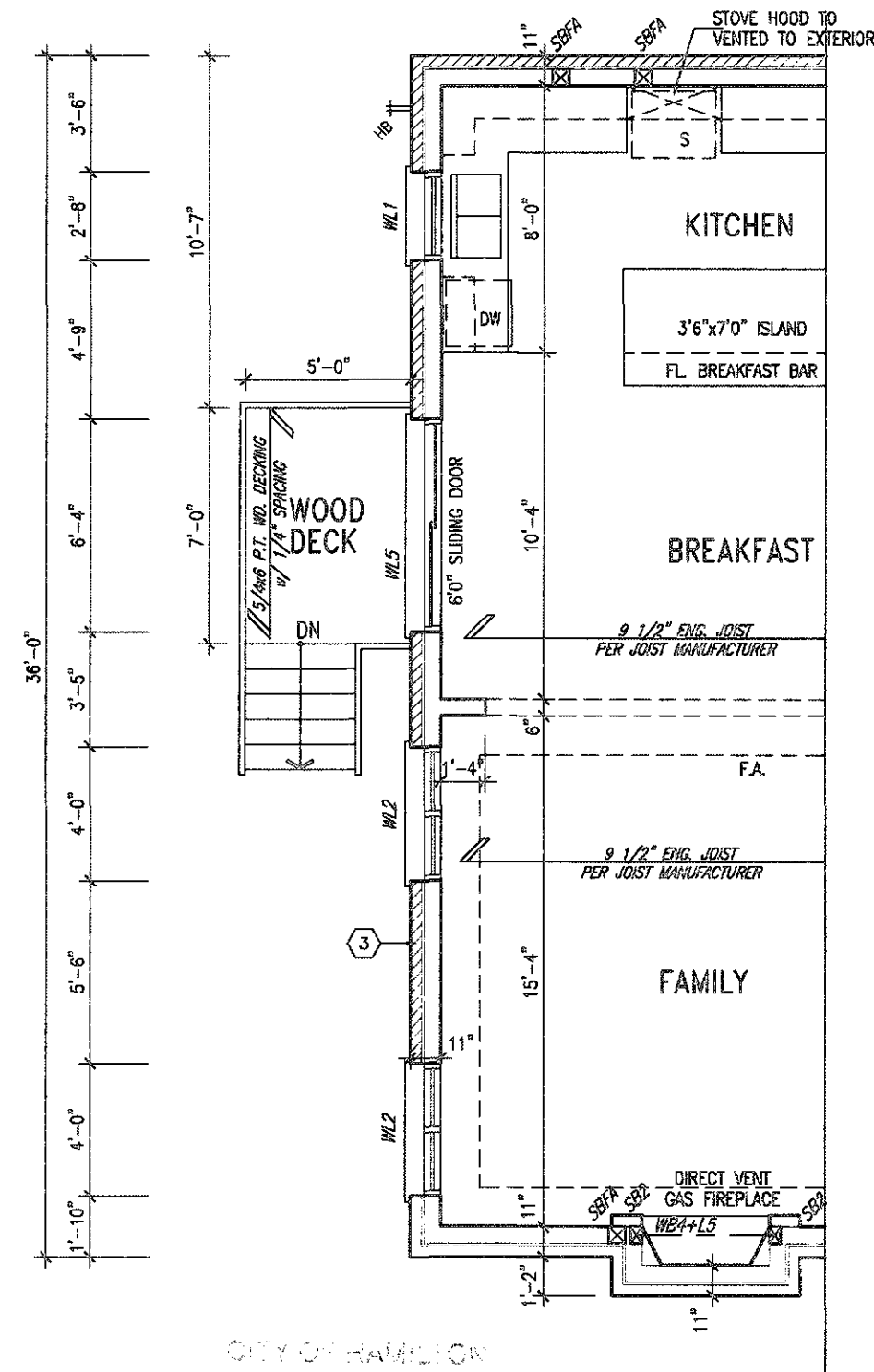
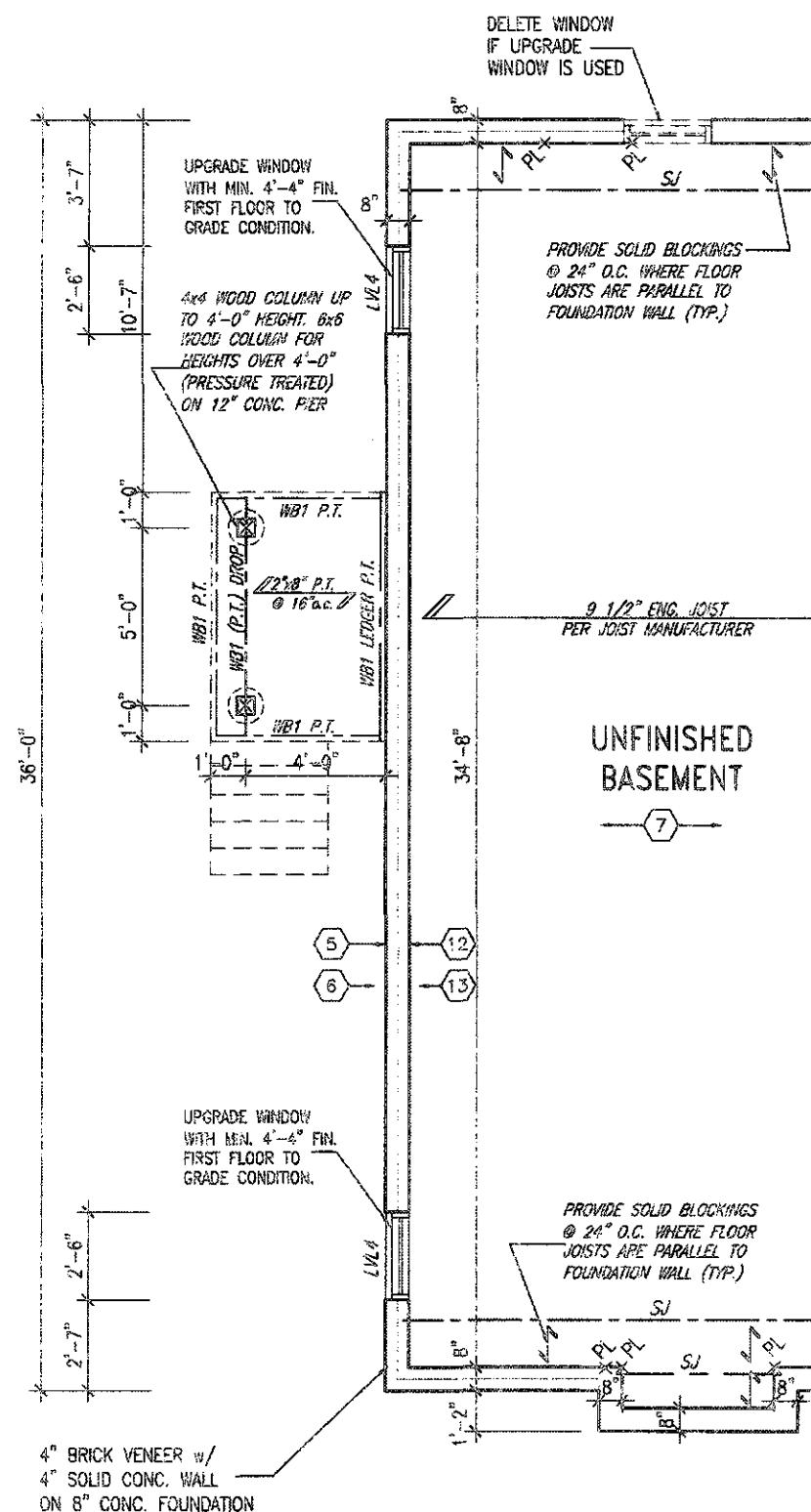
REFER TO STANDARD BASEMENT
PLAN FOR WINDOWS THAT MAY BE
ELIMINATED WITH UPGRADED REAR
WINDOWS OF DECK CONDITION.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

PLANS AND ELEVATION ILLUSTRATE DECK
CONDITIONS WHERE GRADE PERMITS. BASEMENT
WINDOWS APPLY TO CONDITIONS OF A MINIMUM
4'-4" FROM FINISHED FIRST FLOOR TO GRADE.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.



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

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

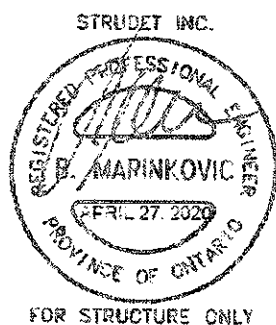
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONSULTANTS
AND ENGINEERS

APPROVED BY _____
DATE SEPT. 20, 1970

THIS IS A COPY OF THE ORIGINAL DRAWING
PREPARED BY THE ARCHITECT AND
FOR THE USE OF THE CLIENT.



CITY OF HAMILTON
Building Division

Permit No. 20-18774e

PROCEEDINGS OF THE 15TH ANNUAL CONFERENCE

THIS IS THE FIRST OF TWO PARTS OF THE CONFERENCE. THE OTHER PART WILL BE HELD ON THE 11TH OF OCTOBER, 1988, AT THE SAME VENUE.

The following are the collections in the Department of Zoology:

0014, 20

ACQUISITION INFORMATION	DATE
-------------------------	------

VAC

WAR

project name
RUSSELL GARRETT

558 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
Tel: 416 670-2255 Fax: 416 670-1799

va3design.com

All drawings, specifications, related documents and design are the

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

 **Greenpark.**

MOUNTAINASH 5
13.5m

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

date JANUARY 2020	PARTIAL PLANS - DECK CONDITION	drawing no.
drawn by	checked by	file name

CL - 3/16" = 1'-0" 19014-MOUNTAINASH-05
 MOUNTAINASH - C:\mountainash\19014-05\19014-MOUNTAINASH-05.dwg - Mon, Apr 1, 2002 - 3:21 PM

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

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3288 SF.

TRUSSES @ 24" O.C.

2" x 8" RIDGE BOARDS

— 8"x16" PRECAST
CONC. IMPOST

2"x6" @ 16" O.C.
RAFTERS

CITY OF HAMILTON
Building Division

Permit No. 20-187748-01

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

These drawings and their reproduction have been reviewed by

CR APR. 21/21

SUPERVISOR OF WORK DATE

TOP OF PLATE

TOP OF WINDOW

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

PRECAST CONC. SILL
— OVER 7" CONC. BAND
(4'0" RETURN ALONG
SIDES)

FIN SECOND FLOOR

FIN. GROUND FLOOR

ASPHALT SHINGLES
(TYP.)

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

FACE BRICK (TYP.)—

PRECAST CONC.
SILL (TYP.)

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

PRECAST CONC.
STEP (TYP.)

UPGRADED REAR ELEVATION '1'
(5 BEDROOM)
(FOR LOT 174)

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

[illegible]

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

6				
8				
7				
6				
5				
4				
3	ISSUED FOR PERMIT.	APR 13/20	CH	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	CH	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	CH	
0	description	date	by	

The undersigned has suffered no false responsibility for this organ and has no questions and meets the requirements set out in the Civil Rights Act of 1964.

Registration information:

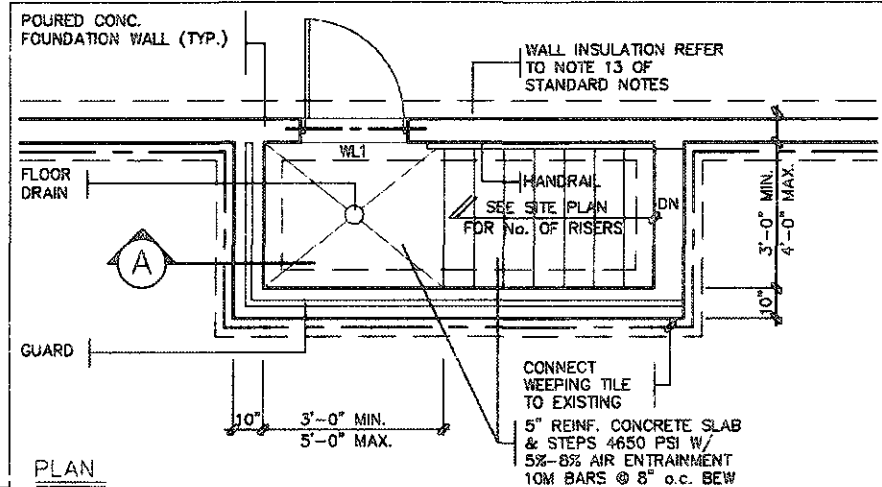
Richard Wink *R. Wink* 2448E
Name signature BC
Registration information
WAS Design, Inc. 4265E

Contractual work at all times on the job and report any change in the design or any proceeding with the work. If the design or specifications are instruments of review and the property of the design firm must be returned at the completion of the work.

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

 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		multiplicity HAMILTON, ON	
date JANUARY 2020		drawing no. 19014	
drawn by CL		title UPGRADED REAR ELEVATION - ELEV. 1	
checked by -		scale 3/16" = 1'-0"	
file name 19014-MOUNTAINASH-05		A13	

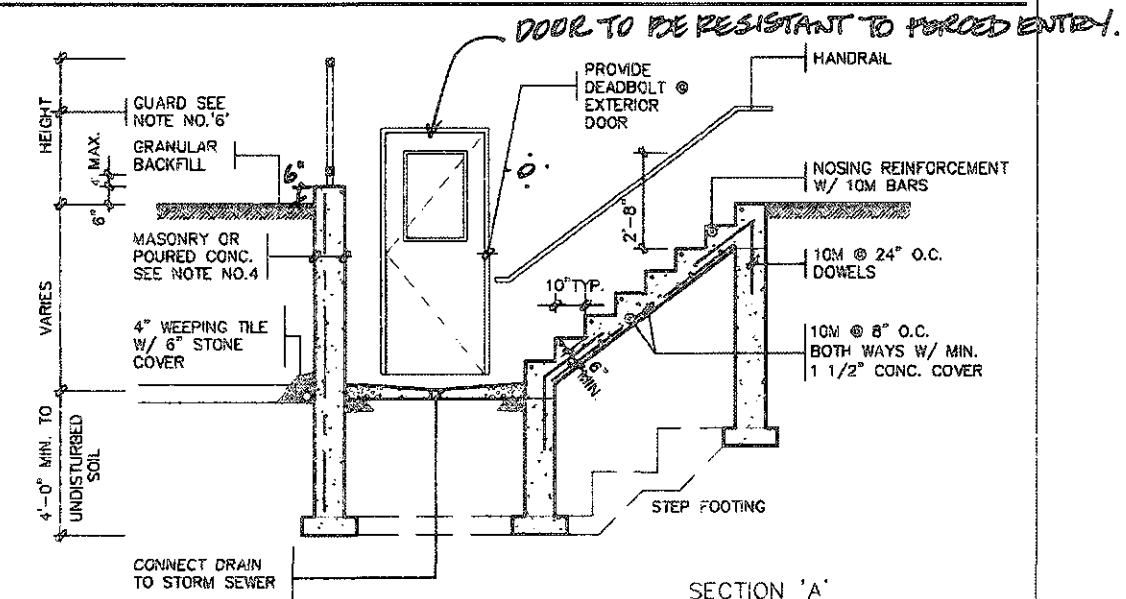
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BASEMENT INSULATION AT STAIR/SUNKEN AREAS
 -2" (R10) CONTINUOUS INSULATION (RIGID OR SPRAY FOAM).
 -2"x4" @ 16" o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
 -EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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

3288 SF.

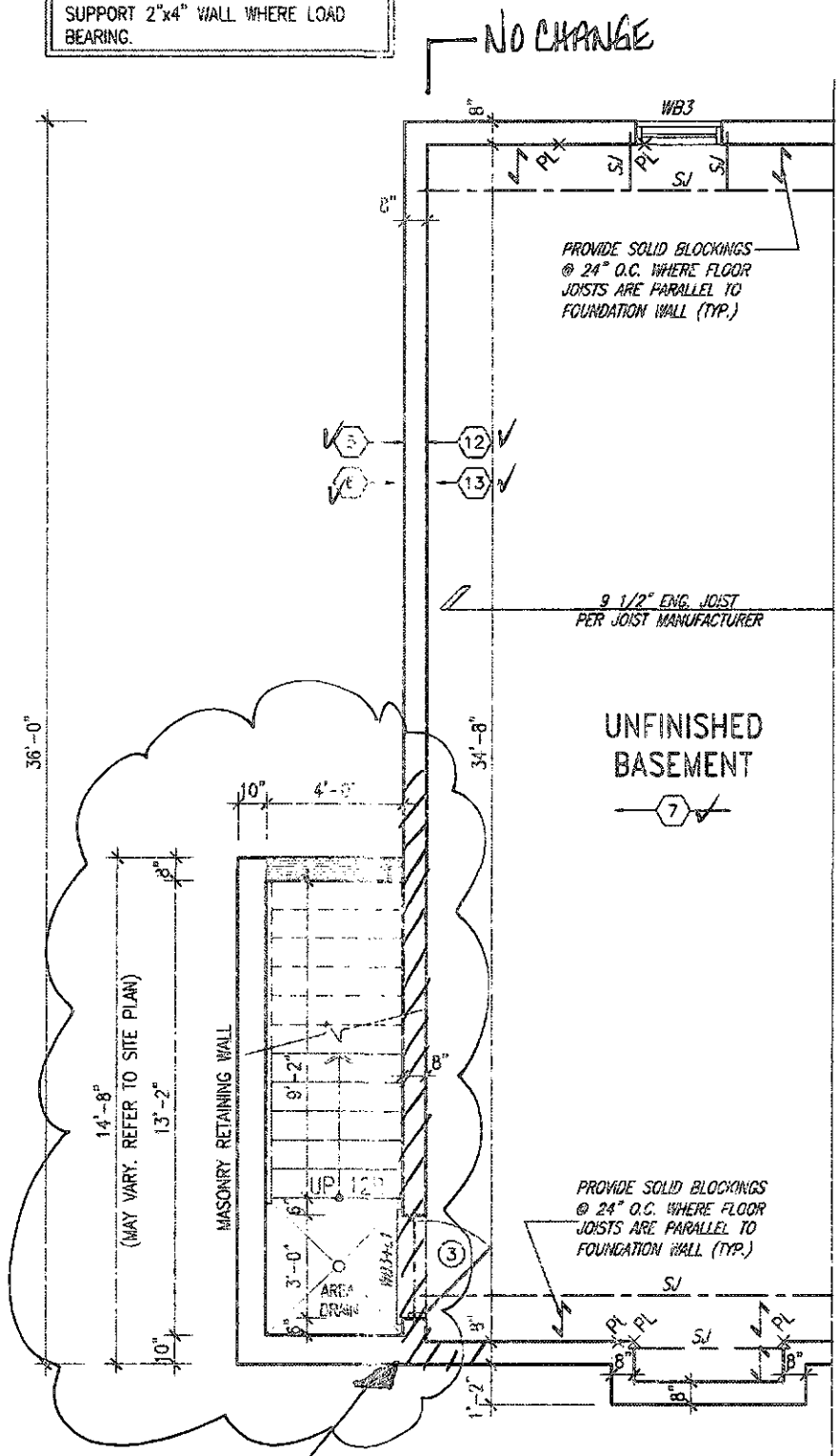


GENERAL NOTES

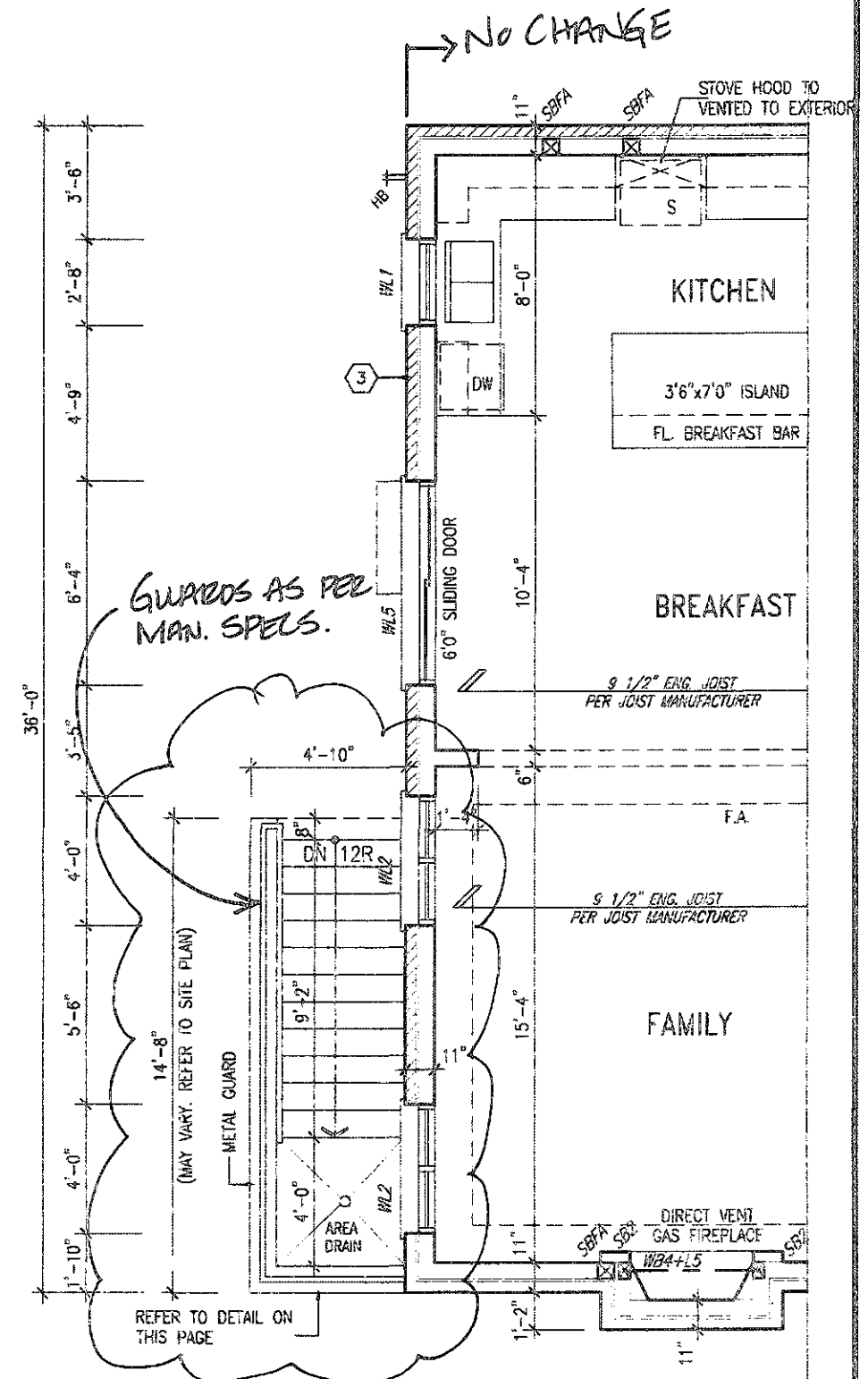
- FOOTINGS**
24"x8" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
8 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM
- INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.
- 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 B SECTION 4.1.5.16.
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALK-OUT EXCEEDS 5'-11", 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

BASEMENT WALK-UP
 PLAN, SECTION & NOTES

SCALE: N.T.S.



**PARTIAL BASEMENT PLAN
 W/ WALK-UP BASEMENT CONDITION**



**PARTIAL GROUND FLOOR PLAN
 W/ WALK-UP BASEMENT CONDITION**

NOTE:
 REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

FOUNDATION ADD TO BSMT WALK-UP TO BE STEPPED AS PER OBC 9.15.3.9. TO MIN. 4'-0" BELOW ADJ. GRADE.

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

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



STRUDET INC.
 FOR STRUCTURE ONLY

Signature of the Architect/Engineer and other relevant details for the permit application.

no.	description	date	by
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	CW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR. 26/20	GW
3	ISSUED FOR PERMIT.	APR. 13/20	GW
4	ADD WUB & WOB COND.	JUN 20/21	WT

The undersigned hereby certifies that he/she is responsible for this design and has the qualifications, training and experience to do so in the Ontario Building Code as a Designer.
 Signature: *R. Vink*
 Name: Richard Vink
 Registration Number: 24488
 Firm: VAS Design Inc.
 Address: 255 Consumers Rd Suite 120, Toronto ON M2S 1R4
 Phone: 416.630.2255 / 416.630.4782
 Website: vasdesign.com

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2S 1R4
 416.630.2255 / 416.630.4782
 vasdesign.com

CITY OF HAMILTON
 Building Division
 Permit No. **20-187148-02**
 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
 [Signature] **SEPT 22/21**
 FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 5
 COMPLIANCE PACKAGE 'A1'

project name: **RUSSELL GARDENS PH. 3**
 location: **HAMILTON, ON**
 date: **JANUARY 2020**
 drawn by: **CL**
 checked by: **3/16" = 1'-0"**

MOUNTAINASH 5
 13.5m
 project no: **19014**
 drawing no: **A13**

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

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

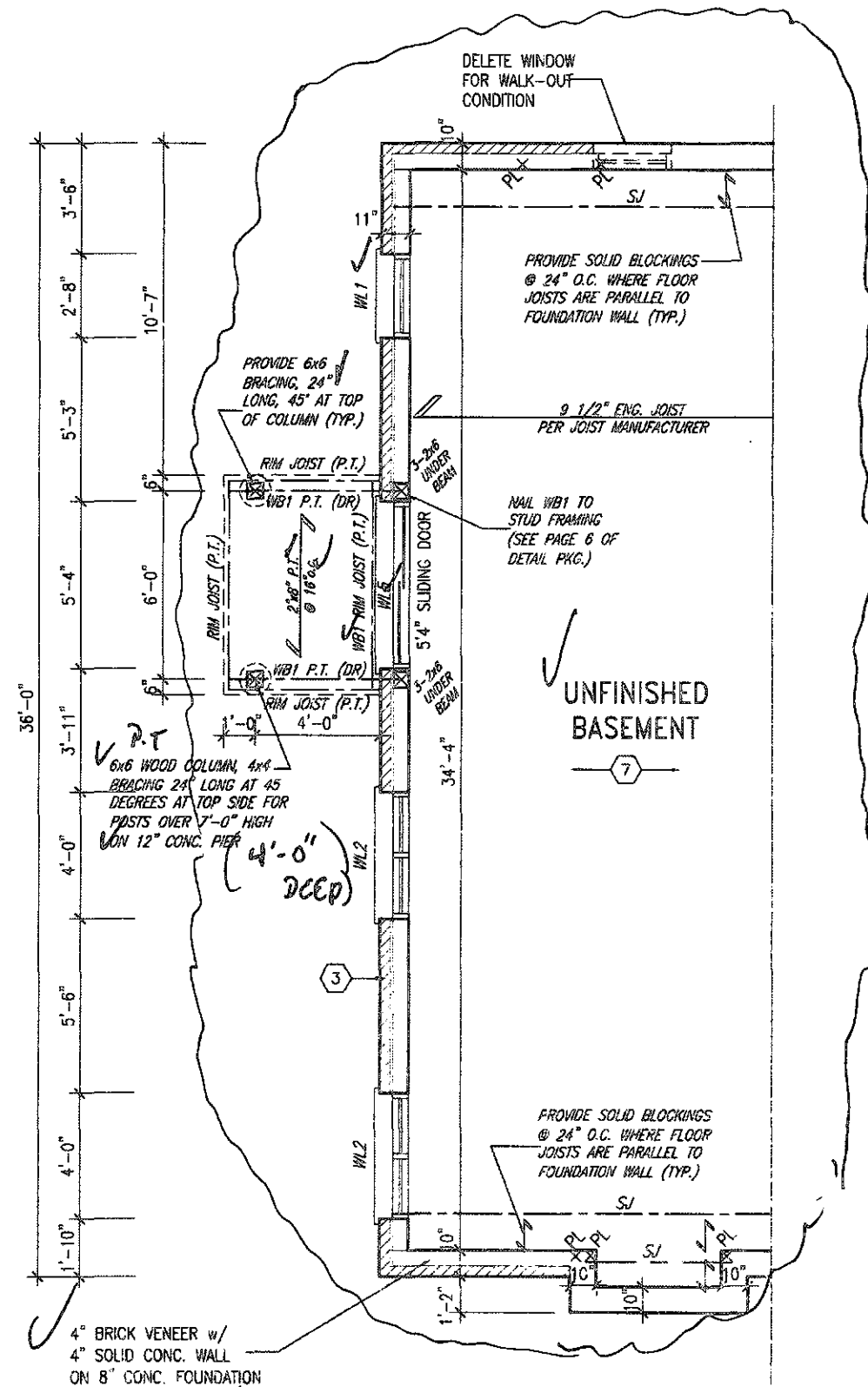
REFER TO STANDARD BASEMENT
PLAN FOR WINDOWS THAT MAY BE
ELIMINATED WITH UPGRADED REAR
WINDOWS OF DECK CONDITION.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

PLANS AND ELEVATION ILLUSTRATE DECK
CONDITIONS WHERE GRADE PERMITS. BASEMENT
WINDOWS APPLY TO CONDITIONS OF A MINIMUM
4'-6" FROM FINISHED FIRST FLOOR TO GRADE.

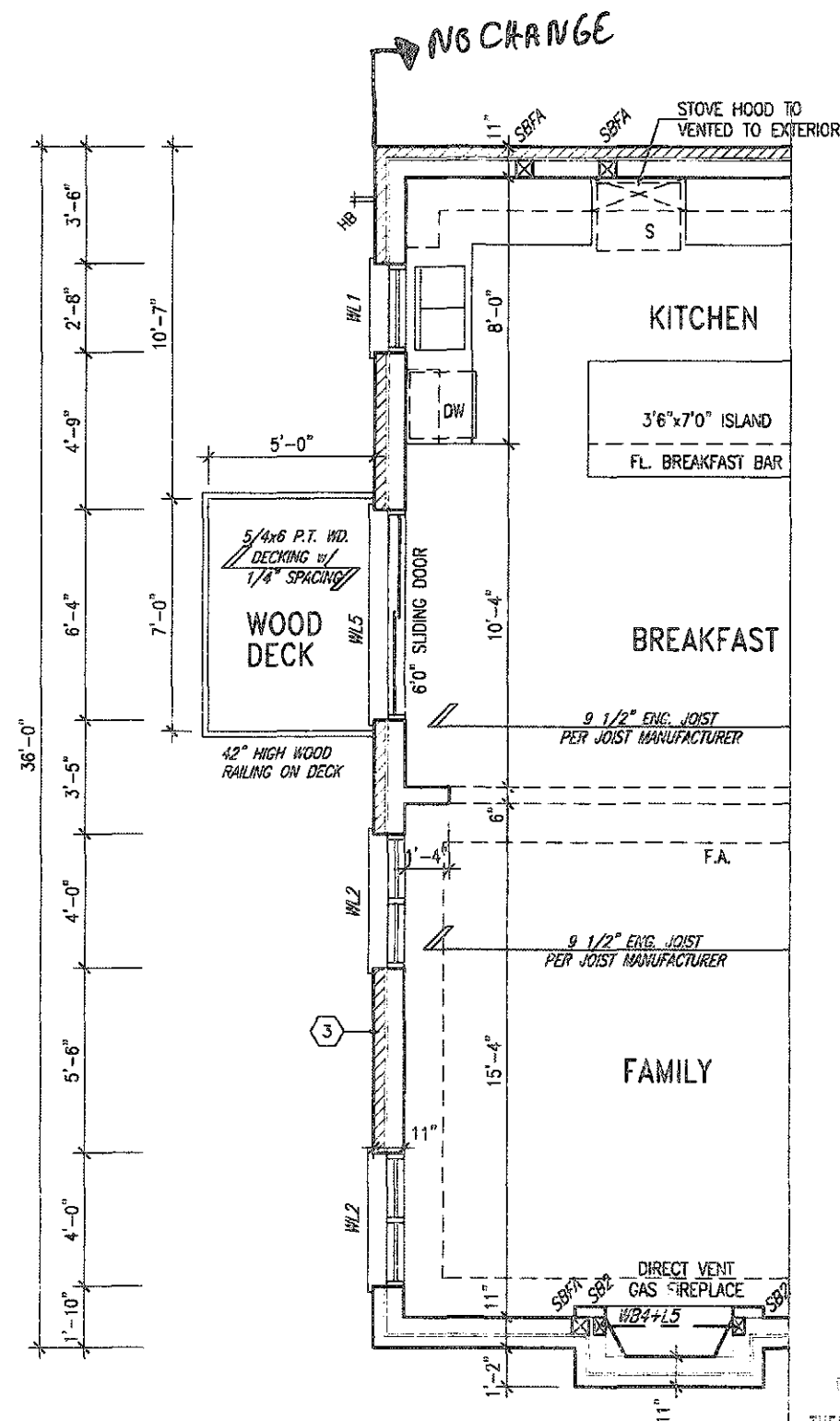
VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

WOOD DECK AT WALK-OUT DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6)
FOR ADDITIONAL INFORMATION.



✓ PARTIAL BASEMENT PLAN -
WALK-OUT CONDITION

* MAX 1.4 m BACKFILL FOR ANY Laterally UNSUPPORTED FOUNDATION WALL



PARTIAL GROUND FLOOR PLAN -
WALK-OUT CONDITION

CITY OF HAMILTON
Building Division

Permit No. 21-197748-02

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
 Sept 22/21
 FOR APPROVING OFFICIAL DATE

MOUNTAINASH 5
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. WILSON, JR., 3500 WILSON
ST. N.W., WASHINGTON, D.C. 20007
202-338-1100

1. The first group of authors (e.g., [1, 2]) considers the problem of the stability of the motion of a system of particles in the field of a central body. The problem is solved by the method of the variation of constants. The results are obtained in the form of a series of powers of the perturbation parameter. The first group of authors also considers the problem of the stability of the motion of a system of particles in the field of a central body. The problem is solved by the method of the variation of constants. The results are obtained in the form of a series of powers of the perturbation parameter.



STRUDET INC.
FOR STRUCTURE ONLY

9						The undersigned acknowledges and takes responsibility for this design and has the authority and meets the requirements set out in the Uniform Building Code to be a Designer.	
8							
7						specification information	
6						Richard Vink	2448
5						same	
4	ADD WRUB & WOB COND.		JUN 20/21	WT	registration information	signature	
3	ISSUED FOR PERMIT		APR 13/20	SW	VA3 Design, Inc.		4265
2	UPDATED PER ENG & CLIENT COMMENTS.		MAR 26/20	GW			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.		JAN. 28/20	GW			
no.	description		date	by			

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



MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON		project no. 19014
date JANUARY 2020		drawing title PARTIAL PLANS - WALK-OUT CONDITION		drawing no. A15
drawn by CL	checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-05	

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3288 SF.



REAR ELEVATION '1' - WALK-OUT CONDITION

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

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
 **SEPT 22/**

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

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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.

GUARDS AS PER OBC
9.8 + SB.7 OR MAN. SPEC'S

9				The undersigned has received and taken responsibility for this design and has the qualifications and means the requirements set out in the Uniform Building Code to be a Designer.	
8				qualification information	
7				Richard Vink	24481
6				signature	
5				registration information WA3 Design Inc.	42551
4	ADD WUB & WOB CONDO.	JUN 20/21	WT		
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/26	CW		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	CW		
no.	description	date	bz		



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com



project name
RUSSELL GARDENS PH. 3

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

REAR ELEV. 1 - WALK-OUT CONDITION

MOUNTAINASH 5
13.5m

Doc. no.
014

16

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TRUSSES @ 24" O.C



Permit No. 21-187748-02

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


 5EPT 22/21

 FOR CHIEF BUILDING OFFICER DATE

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3288 SF.



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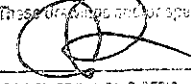
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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.

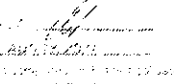
UPGRADED REAR ELEVATION 1 - WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. **21-189748-02**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by
 **SEPT 22/21**
DATE
FOR CHIEF BUILDING OFFICIAL

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

JOHN C. WILKINSON, P. ENG., ARCHITECT
AND THE CITY OF HAMILTON REVIEWED
AND APPROVED
DATE: **SEPT 22/21**
BY: 

no.	description	date	by
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW
2	UPDATED PER ENG. & CLIENT COMMENTS	MAR 26/20	GW
3	ISSUED FOR PERMIT.	APR 13/20	GW
4	ADD WUB & WOB COND.	JUN 20/21	WT

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 copied.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R6
416.630.2255 • 416.630.4782
va3design.com

Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	drawn by CL	checked by 3/16" = 1'-0"
drawing no. A20		19014-MOUNTAINASH-05

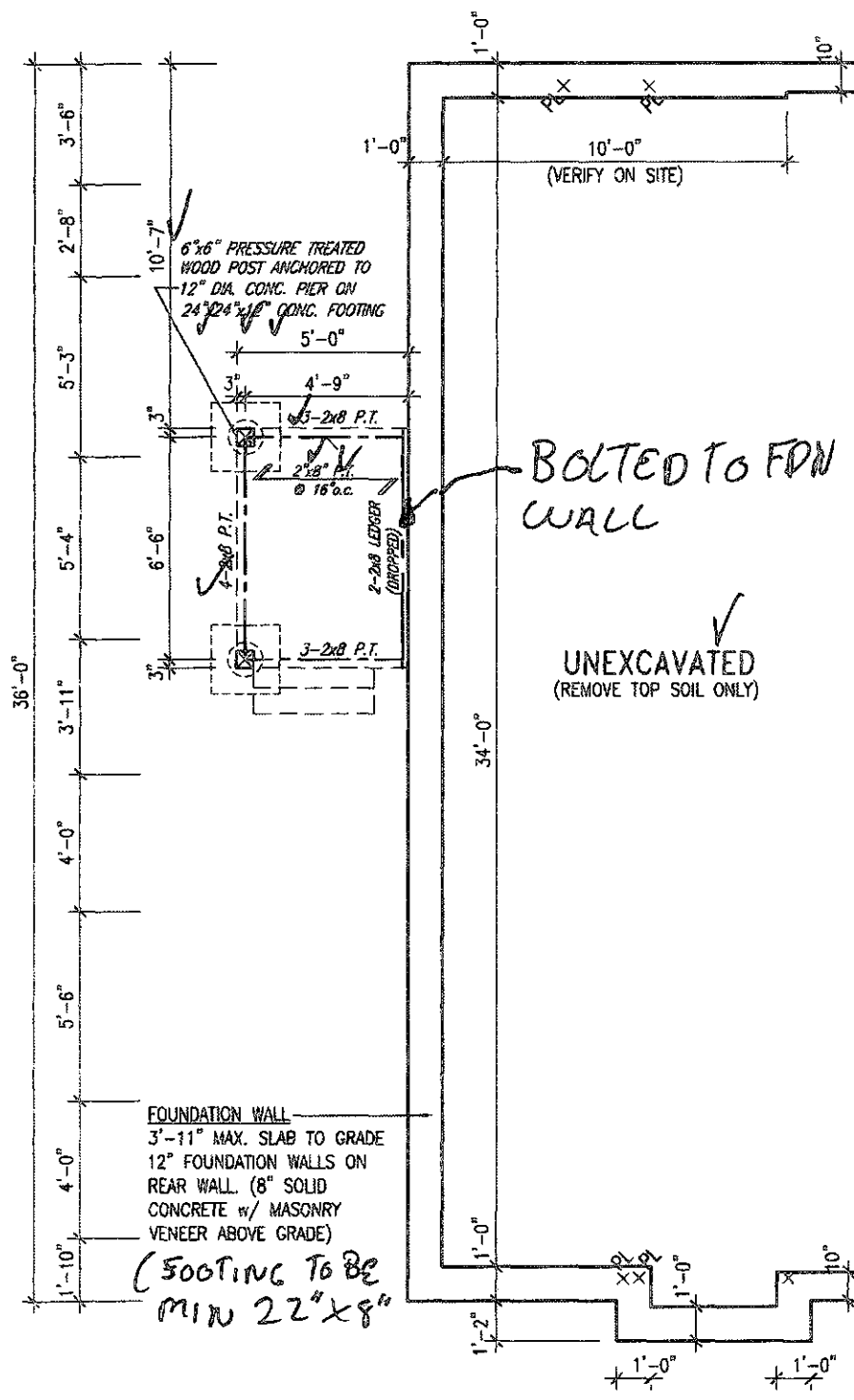
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3288 SF.

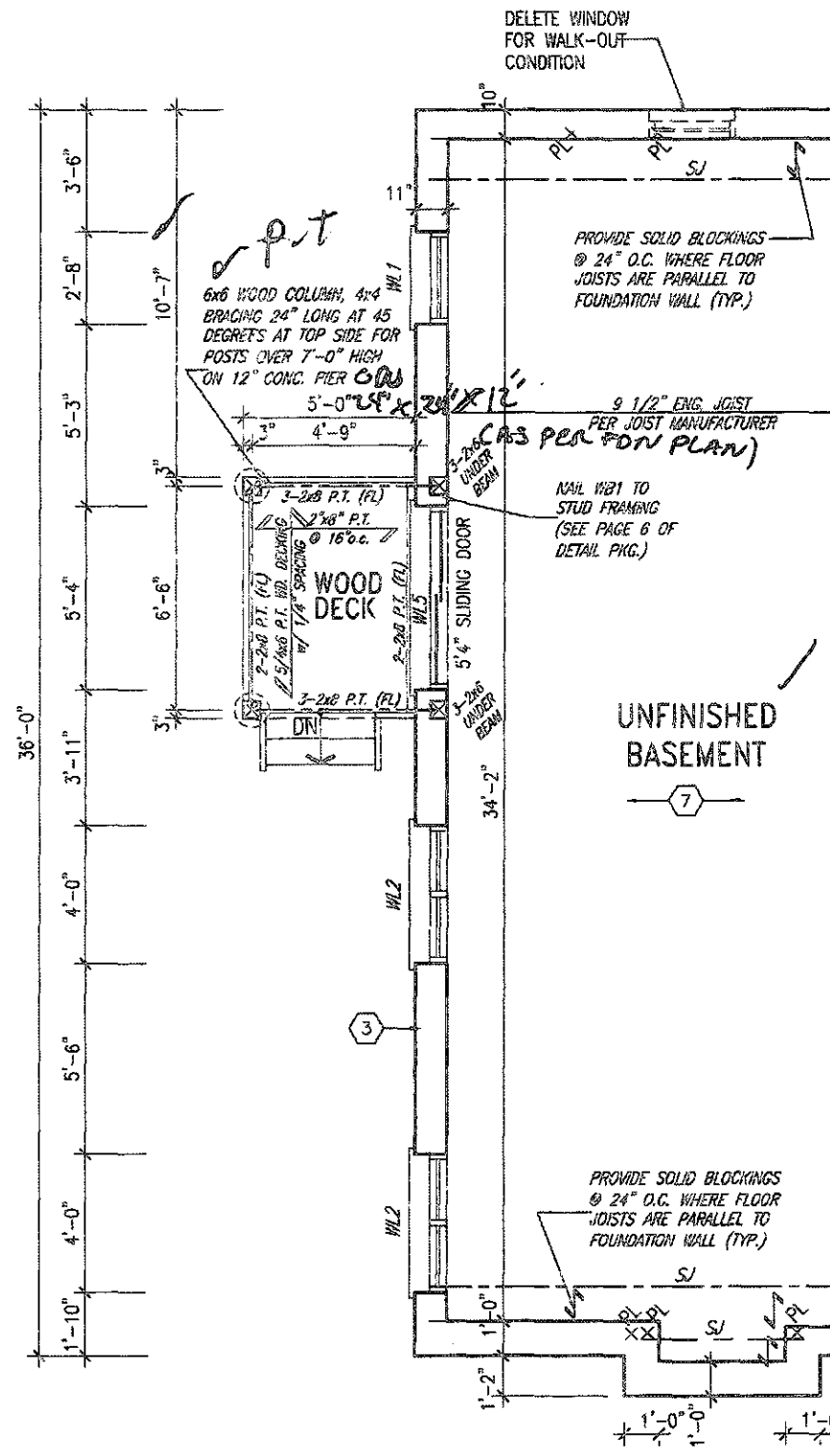
VEENER CUT
WHEN VEENER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

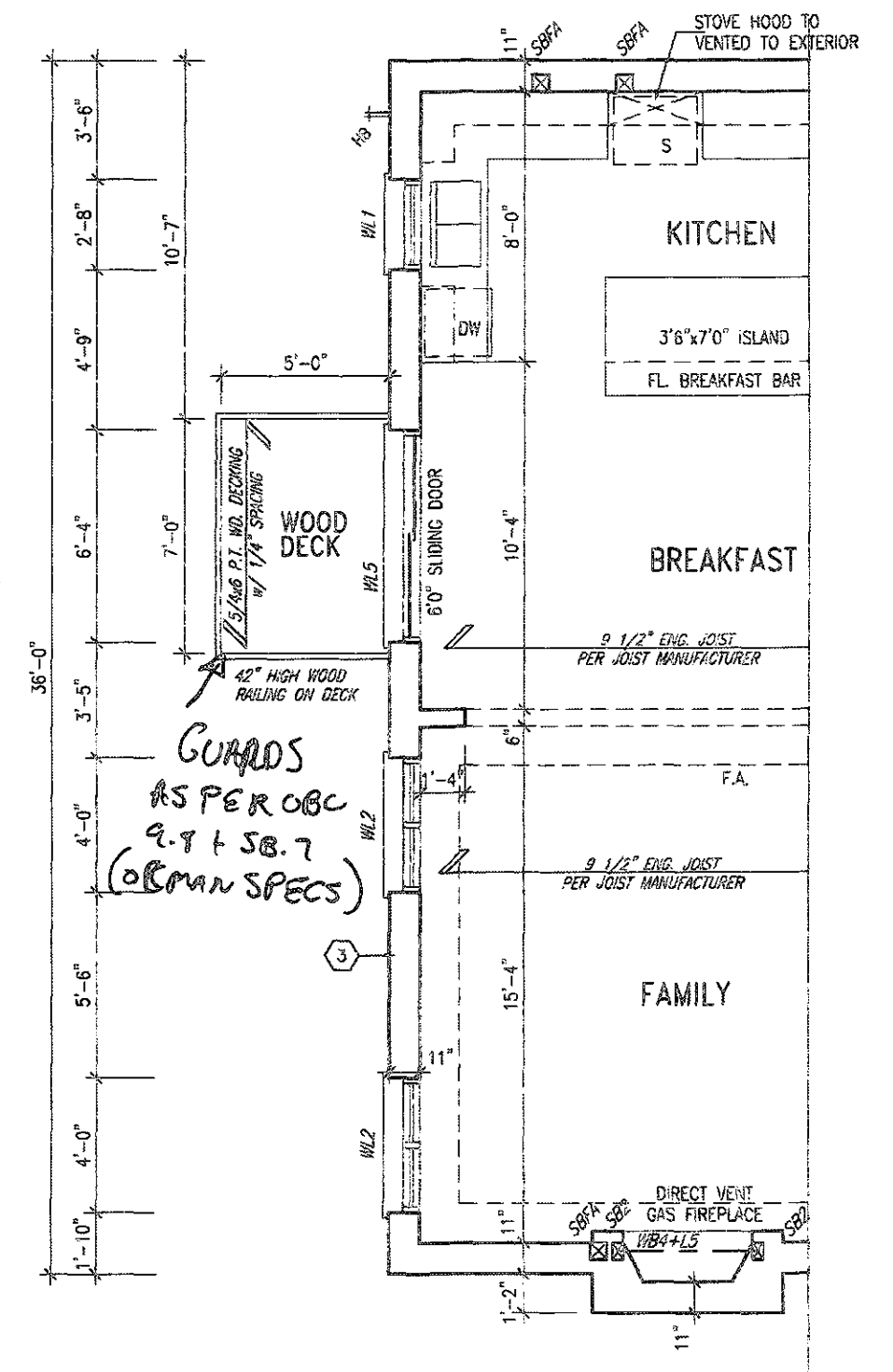
WOOD DECK AT WALKOUT DETAILS
REFER TO STANDARD DETAIL PACKAGE
(PAGE 6-2) FOR ADDITIONAL INFORMATION.



✓ PARTIAL FOUNDATION PLAN -
WALKOUT w/ DECK CONDITION



PARTIAL BASEMENT PLAN -
WALKOUT w/ DECK CONDITION



PARTIAL GROUND FLOOR PLAN -
WALKOUT w/ DECK CONDITION

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FOR STRUCTURE ONLY

FOUNDATION WALL THICKNESS:
4'-7" MAX. FROM GRADE TO SLAB FOR 10"
UNSUPPORTED SOLID CONC. WALL (14" WITH VEENER).
3'-11" MAX. FROM GRADE TO SLAB FOR 8"
UNSUPPORTED SOLID CONC. WALL (12" WITH VEENER).
2'-7" MAX. FROM GRADE TO SLAB FOR 6"
UNSUPPORTED SOLID CONC. WALL (10" WITH VEENER).
(AS PER O.B.C. 9.15.4.2)

no.	description	date	by
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GN
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR. 26/20	GN
3	ISSUED FOR PERMIT.	APR. 13/20	GN
4	ADD WUB & WOB COND.	JUN. 20/21	VT

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
BCN
42658
VA3 Design Inc.
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f. 416.630.4782
va3design.com

VA3 DESIGN

Permit No. 21-187748-02

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

SEPT 22/21

DATE

Greenpark.

MOUNTAINASH 5
13.5m

project name
RUSSELL GARDENS PH. 3

city
HAMILTON, ON

project no.
19014

date
JANUARY 2020

PARTIAL PLANS - WALKOUT/DECK COND.

drawn by
CL

scale
3/16" = 1'-0"

sheet no.
19014-MOUNTAINASH-05

A21

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Technical drawing of a roof cross-section showing a gable roof. The drawing includes the following details:

- Roof Slopes:** The main roof slope is 10:12. The gable end slope is 6:12.
- Dimensions:**
 - Horizontal distance from the left edge to the gable peak: 10'-5"
 - Horizontal distance from the gable peak to the right edge: 10'-5"
 - Vertical height of the gable end: 1'-0"
 - Vertical height of the main roof: 1'-0"
- Materials:**
 - 8" x 16" PRECAST CONC. IMPOST
 - ASPHALT SHINGLES (TYP.)

FACE BRICK (TYP.)-

— ASPHALT SHINGLES
(TYP.)

—10" PRECAST CONC.
HEADER (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

SEE: PENG
NOTES ON
DWG A21

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These documents are being reviewed by

1st CA SEPT 22

FOR CHIEF BUILDING OFFICER _____ DATE _____

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

(ATTACHED
TO THIS REVISION)

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

9					The designer has reviewed our plans responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8					Design Information	
7					Richard Vink	2448
6					name	
5					signature	86
4	ADD WUB & WOB COND.	JUN 20/21	WT		registration information	
3	ISSUED FOR PERMIT	APR 13/20	WT		VAS Design Inc.	4265
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
	description		date	by		



VA3
DESIGN

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

 **Greenpark.**

project name
RUSSELL GARDENS PH. 3

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

MOUNTAINASH 5
13.5m

HAMILTON, ON

UPGRADED REAR ELEV. 1 - WALKOUT/DECK COND.

19014-MOUNTAINASH-05 **A22**

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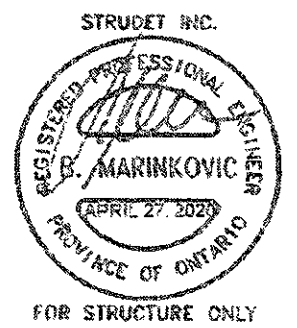
3288 SF.

City of Hamilton
Building Division

Permit No. 20-18748

These drawings were prepared in accordance with the Ontario Building Code and the City of Hamilton Building Code and all applicable laws.

Drawn by: [Signature] Date: Dec 14/20
For Client: [Signature]

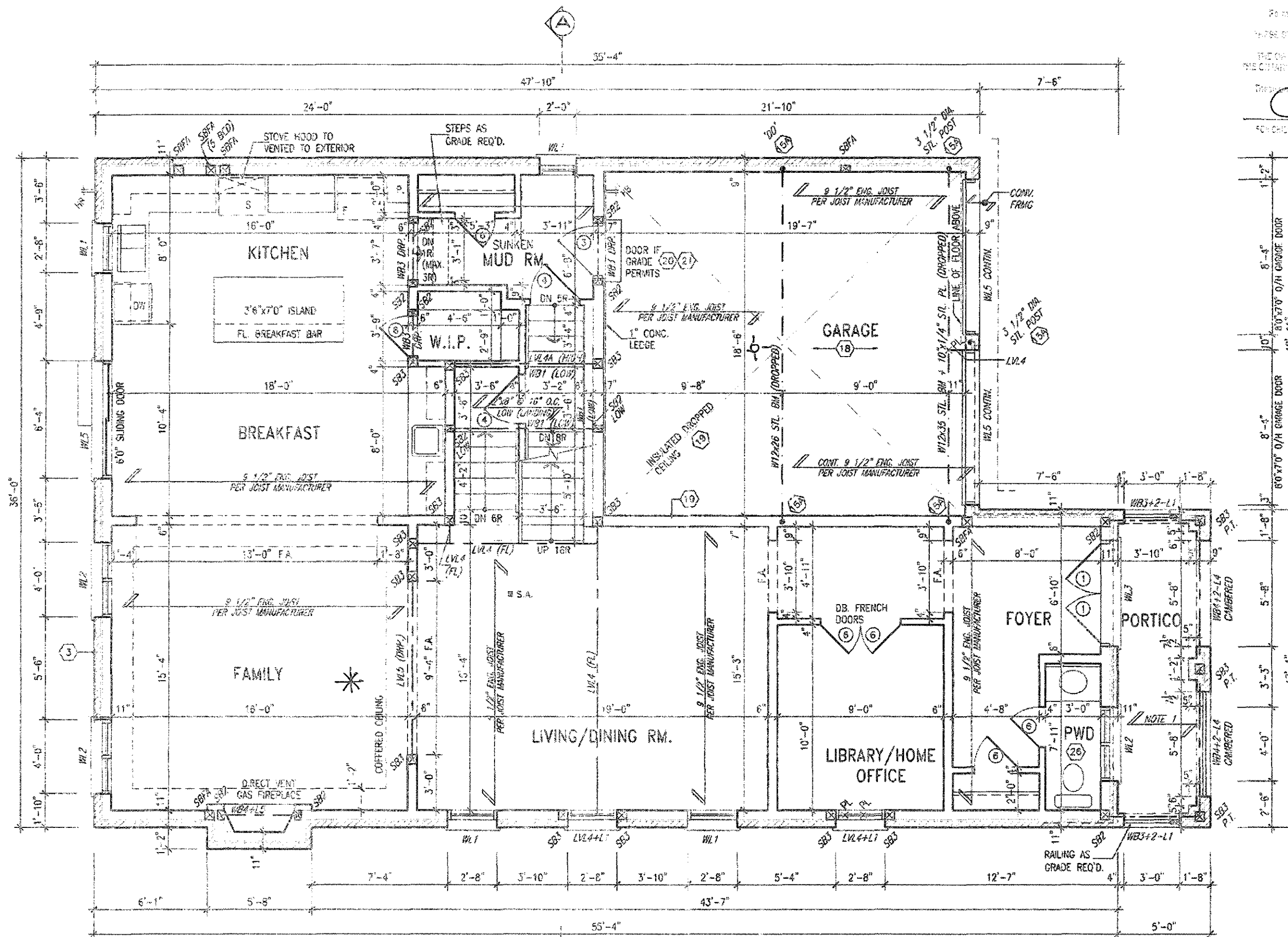


NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
4" 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
4" 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This plan, and the building code and zoning by-law, are subject to the City of Hamilton's Building Code and Zoning By-law.



* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.

GROUND FLOOR PLAN '2'

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE DEVICES TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OS1 DIV. 8- TABLE A3.1.2.
• KITCHEN EXHAUST: 1.0m
• DRAINAGE PUMPING SPACE, RESID.: 1.5m
• SOLID FUEL APPLIANCE EXHAUST: 3.0m

1	ISSUED FOR PERMIT	APR 3/26/20	24488
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	24488
3	PRELIMINARY ISSUED FOR CLIENT REVIEW	MAR 28/20	42658
4	NO DESCRIPTION		

VAS DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.633.2255 • 416.630.4782
vasdesign.com

Greenpark.

RUSSELL GARDENS PH. 3

DATE: JANUARY 2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 3/16" = 1'-0"

MOUNTAINASH 5
13.5m

HAMILTON, ON

GROUND FLOOR PLAN - ELEV. 2

19014-MOUNTAINASH-05

A2a

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3288 SF.

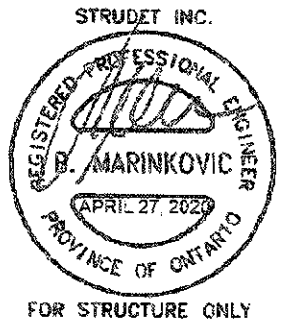
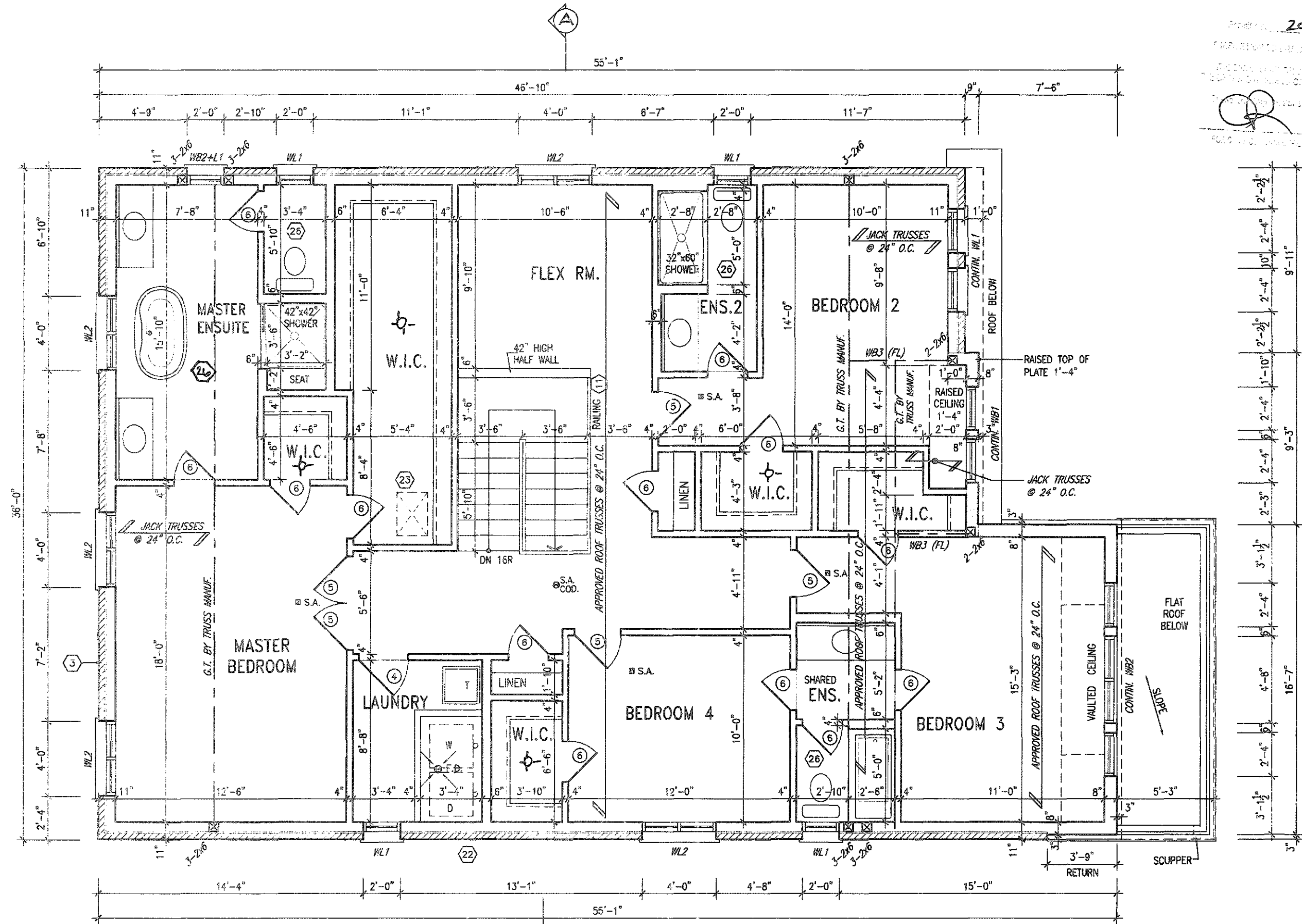
City of Hamilton
Building Division

Project: 20187748

Drawn by: [Signature]

Checked by: [Signature]

Date: DEC 14/20



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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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: [Date]

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 DEC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIGURES LISTED: WATER CLOSET: 3.8.3.6.(3)(g) & 3.8.3.8.(3)(g) SHOWER: 3.8.3.13.(2)(g), BATHTUB: 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT	APR 13/20	GW		
2	UPDATED PER ENG. & CLIENT COMMENTS	MAR 25/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW		
no.	description	date	by		

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Toronto, ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

MOUNTAINASH 5
13.5m

project name: **RUSSELL GARDENS PH. 3**
city: **HAMILTON, ON**
project no.: **19014**
drawing no.: **A3a**

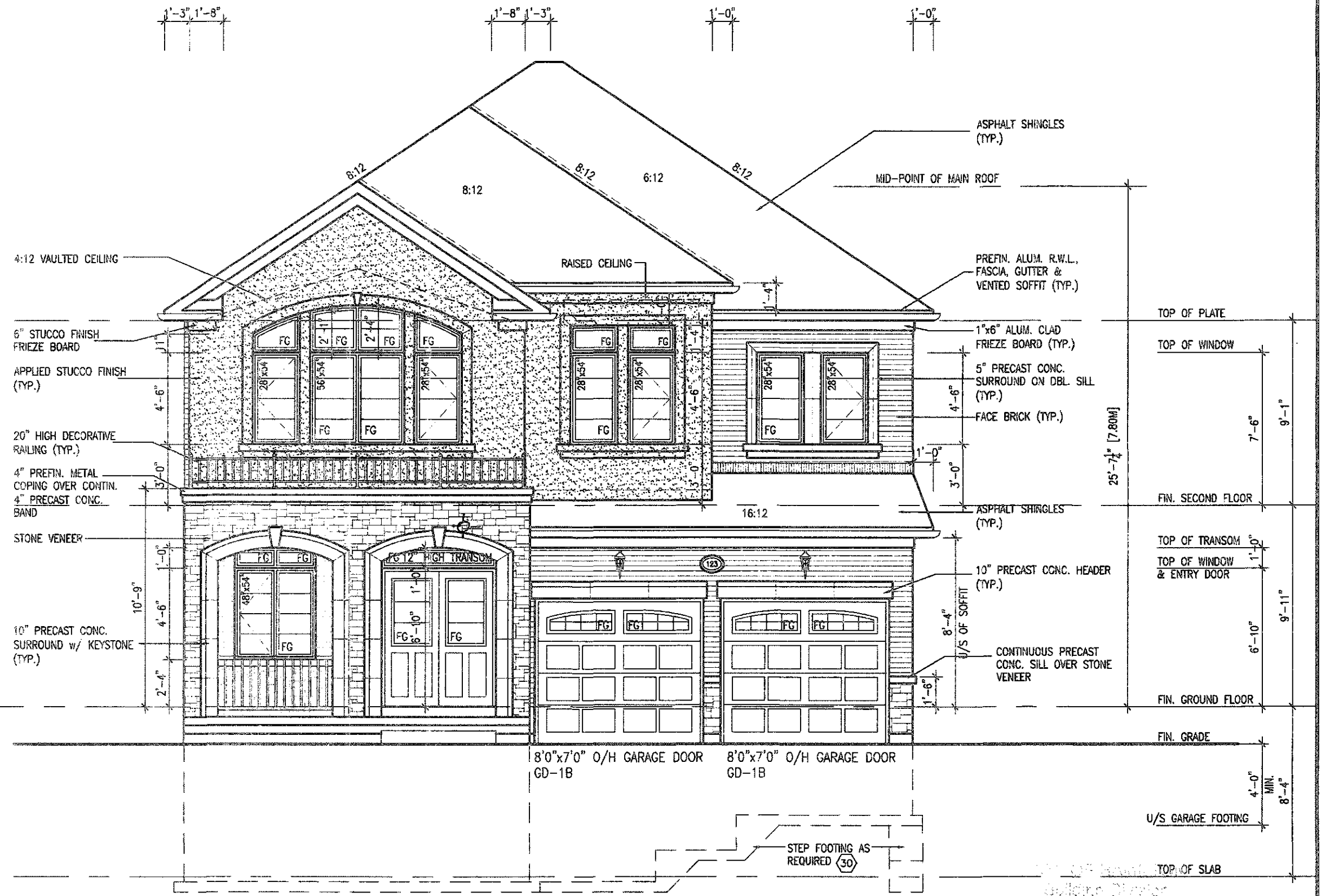
date: **JANUARY 2020**
checked by: [Signature]
scale: **3/16" = 1'-0"**

SECOND FLOOR PLAN - ELEV. 2
19014-MOUNTAINASH-05

ROOF PLAN-

Architectural elevation drawing of a building facade. The drawing includes a window on the left and a door on the right, both set against a brick wall. The window is labeled 'FG' in its top and bottom panes and has a vertical dimension of '4'-6" on its left side. The door is labeled 'FG 12 HIGH TRANSOM' above it and 'FG' on its lower panels. A vertical dimension of '2'-4"' is shown on the left side of the door. A small circular detail is located between the window and the door.

INSIDE PORTICO
ELEVATION '2'



FRONT ELEVATION '2'

[illegible]

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

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order's Building Code to be a signator.	
8				qualification information	
7				Richard Vink	244B
6				name	EC
5				registration information	
4				VAS Design Inc.	42655
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	JAN. 23/20	GW		
	no. description	date	by	Drawings must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with this work. All drawings and specifications are instruments of service and the property of VAS Design Inc. They shall not be returned at the completion of this work. Drawings may not be copied or reproduced without written permission from VAS Design Inc.	

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AKB 107

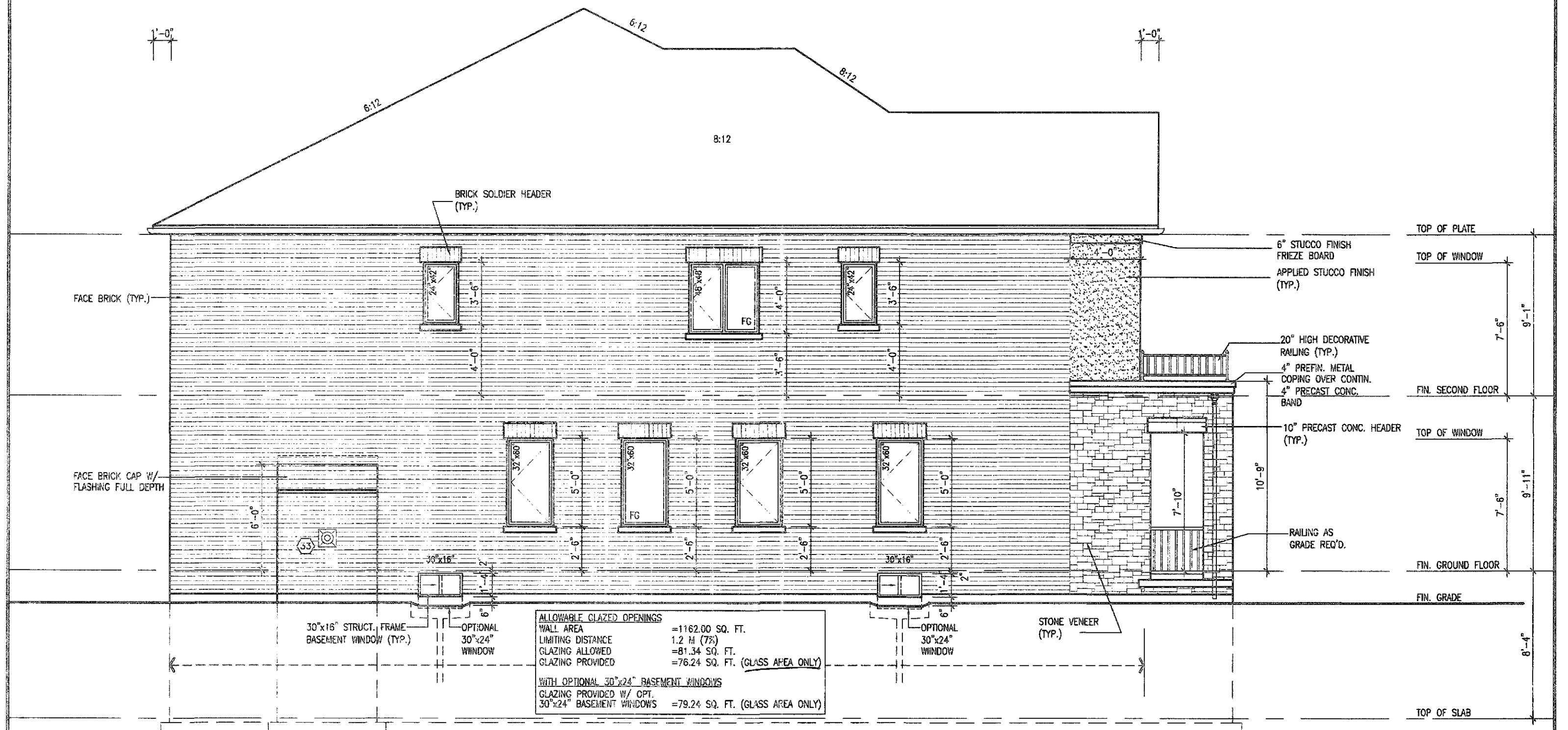
12.0 - 3.2 PM

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

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3288 SF.



LEFT SIDE ELEVATION '2'

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[illegible]

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

9				The undersigned has reviewed and takes responsibility for this design and the information and plans the requirements set out in the Order's Building Code to be a system.	
8				qualification information	
7				Richard Vink	2448
6				signature	BC
5				registration information	4262
4				VAS Design Inc.	
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no	description	date			

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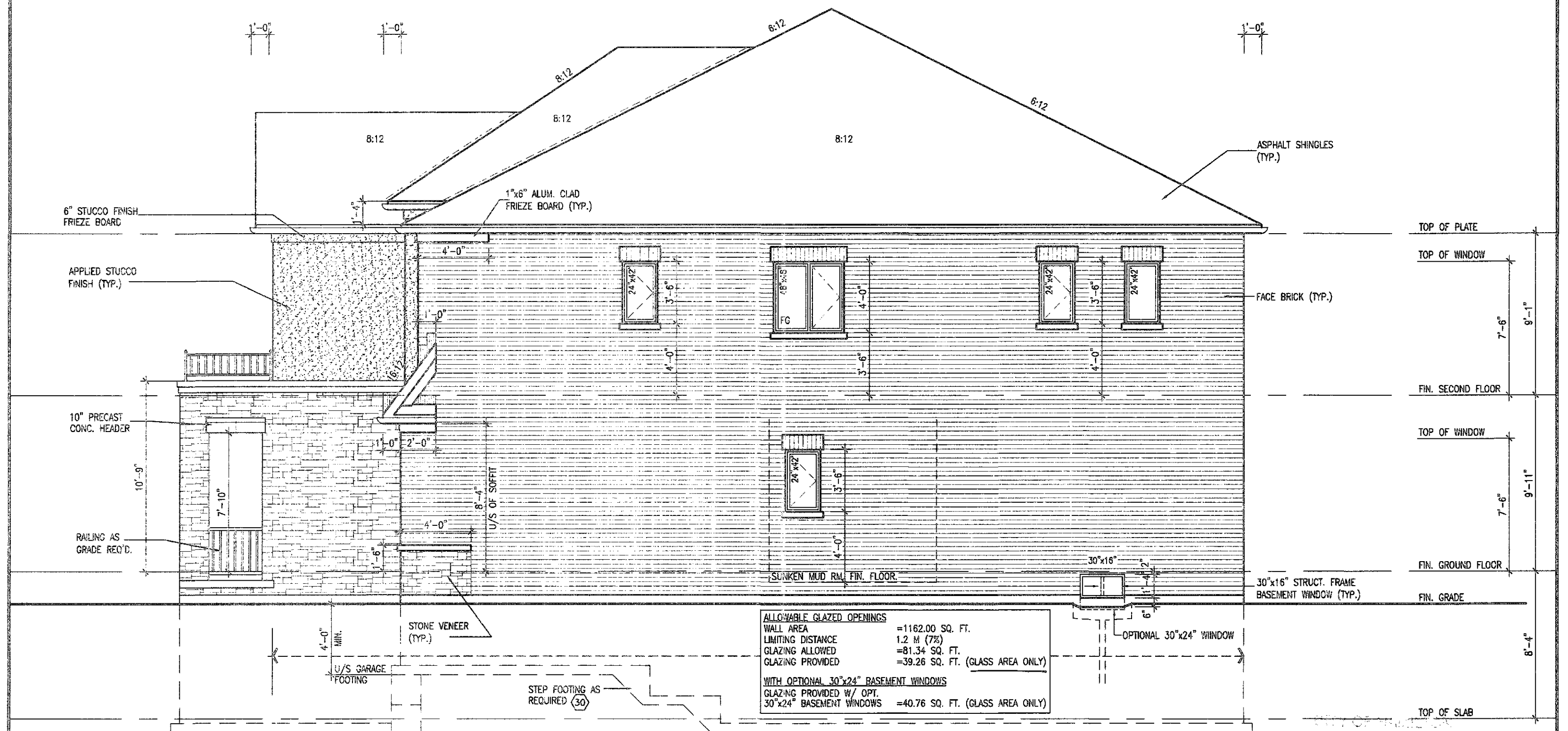


MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3	city HAMILTON, ON	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	drawing title LEFT SIDE ELEVATION - ELEV. 2		drawing no. A6a
drawn by CL	checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-05
SAMPLE INSURANCE - C:\Users\michael\Documents\3014-05FP\3014-05FP\3014-05FP\3014-05FP.dwg - Plot - Jan 15, 2020 - 3:27 PM			

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3288 SF.



RIGHT SIDE ELEVATION '2'

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

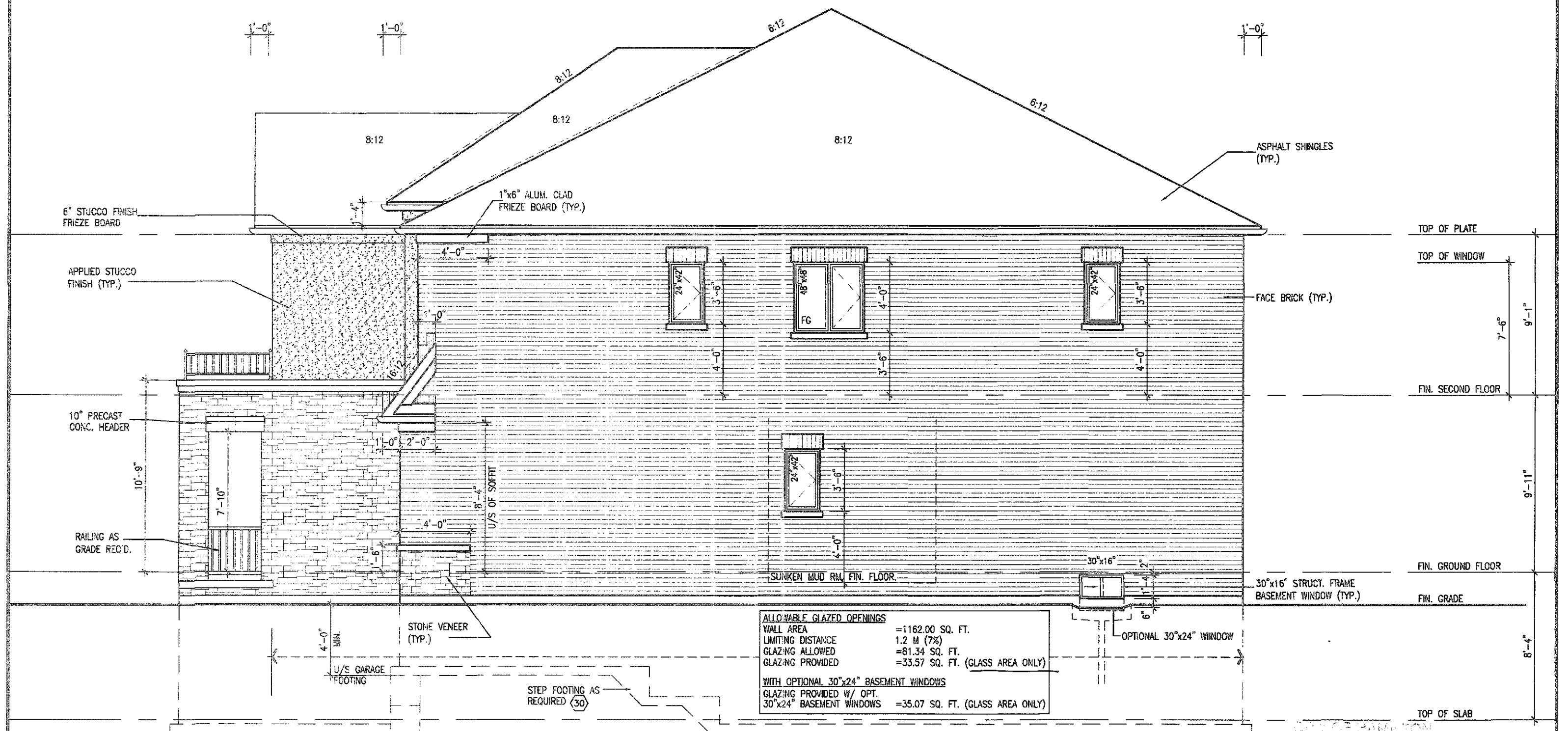
MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

[illegible]

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3288 SF.



RIGHT SIDE ELEVATION '2'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

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Guidelines approved by the City of
HAMILTON

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

20-187748

DOI: 10.1002/eqe.2322

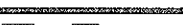
2007-08-01 00:00:00

THE UNIVERSITY OF CHICAGO PRESS

12

DEC 14/60

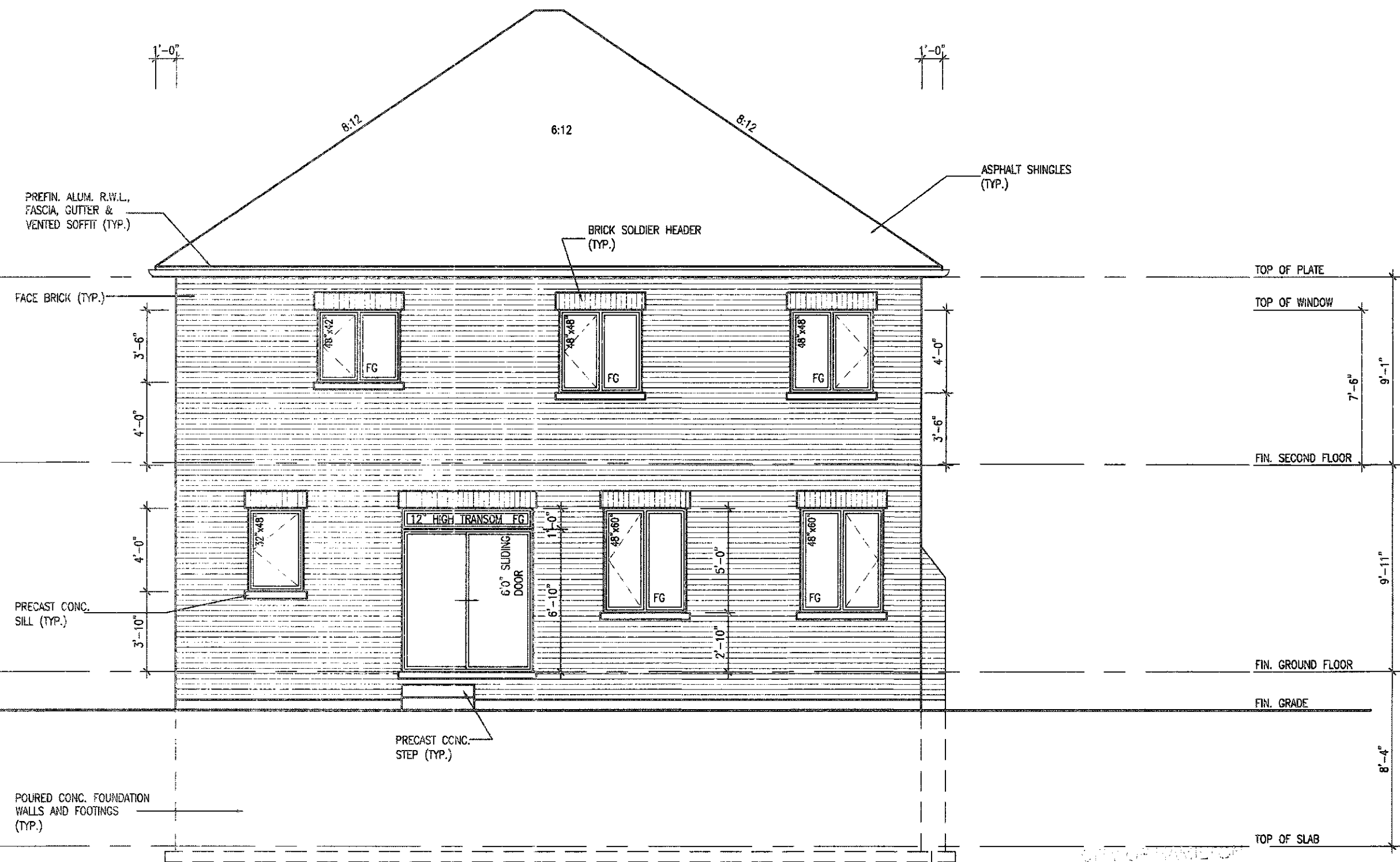
A B C D E F G H I J K L M N

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.	 255 Consumers Rd. Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH. 3	maniplicity HAMILTON, ON	project no. 19014
8								
7								
6								
5								
4								
3	ISSUED FOR PERMIT	APR 13/20	GW					
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 25/20	GW					
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW					
no.	description	date	by					

drawing no.	
19014-MOUNTAINASH-05	
A8a	

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3288 SF.



REAR ELEVATION '2'

∴ ok

20-187740

PROSODY AND LINGUISTIC PROCESSING

THE OFFICIAL RECORD OF THE UNITED STATES GOVERNMENT


 The intersection of two sets A and B is denoted by $A \cap B$.

Dec 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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[illegible]

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

9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order-Bidding Data to be a Designer.	
8			qualification information	
7			Richard Vink	24450
6			name	SCB
5			signature	
4			registration information	
3			VAS Design Inc.	42655
2	ISSUED FOR PERMIT.	APR 13/20	GW	
1	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
0	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 29/20	GW	
no.	description	date	bv	

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t 416.630.2255 f 416.630.478
va3design.com



MOUNTAINASH 5
13.5m

project name	location	project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON	19014
date	drawing no.	
JANUARY 2020	REAR ELEVATION - ELEV. 2	
drawn by	checked by	scale
-	-	3/16" = 1'-0"
file name		A9a
19014-MOUNTAINASH-05		

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0070 - 4441101
Building 01, 7th

[illegible]

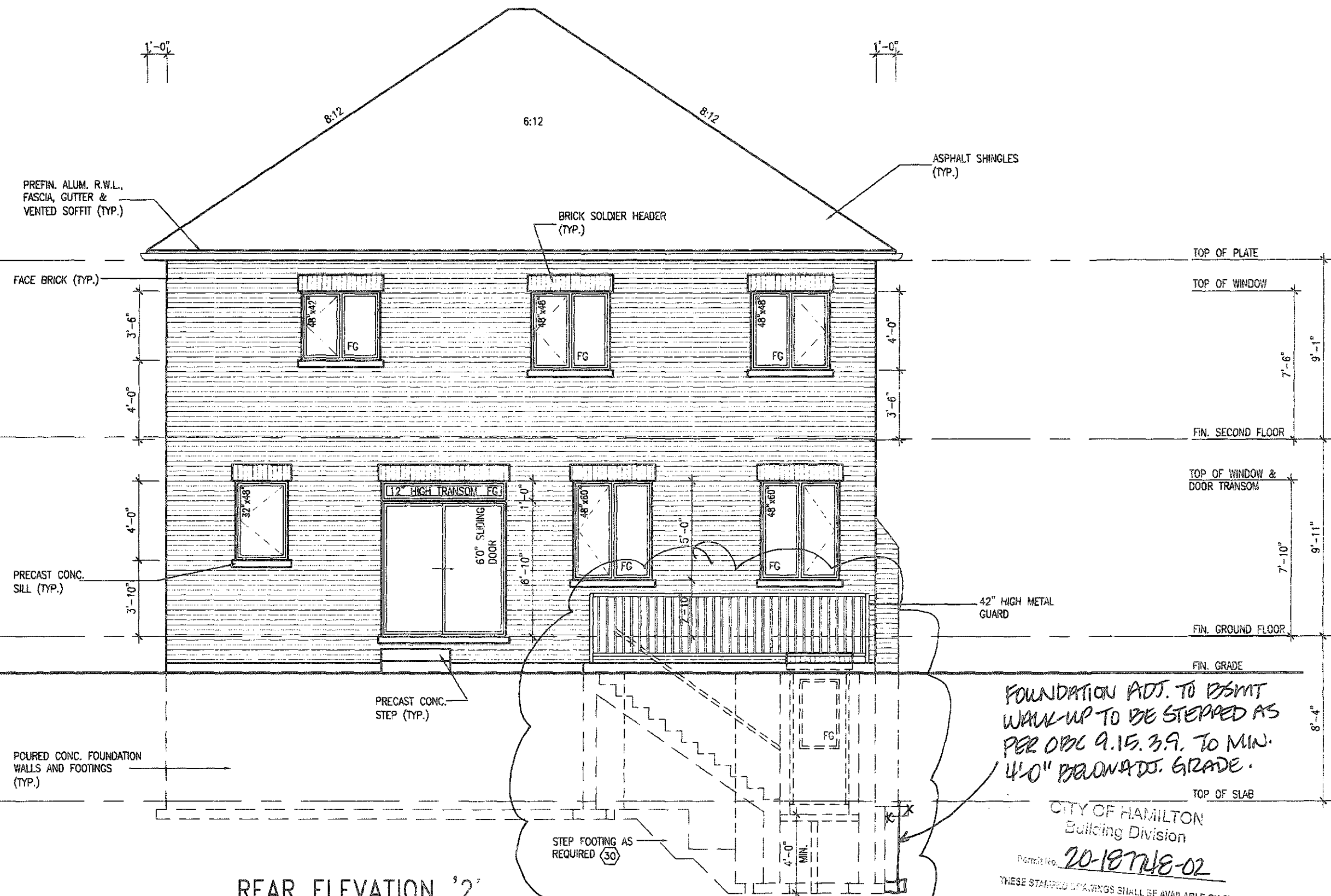
02/14/20



 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		sheet REAR ELEV. 2 - DECK CONDITION	
checked by -		(to name) 19014-MOUNTAINASH-05	
scale 3/16" = 1'-0"		drawing no. A12a	

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3288 SF.



FOUNDATION ADJ. TO BSMT
WALK-UP TO BE STEPPED AS
PER OBC 9.15.3.9. TO MIN.
/ 4'-0" BELOW ADJ. GRADE.

CITY OF HAMILTON
Building Division

Permit No. 20-18774E-02

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE SEPT 22/21

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

onpark™	MOUNTAINASH 5 13.5m
----------------	-------------------------------

client	project no.
HAMILTON, ON	19014
PEAR ELEVATION '2' - WALK-UP CONDITION	drawing no.

13014-MOUNTAINASH-G5 A14a

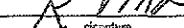
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REAR ELEVATION '2'
WALK-UP BASEMENT
CONDITION

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9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink name  signature 24488 BCIN
8						
7						
6						
5						
4	ADD WUB & WOB COND.		JUN 20/21	WT		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.
3	ISSUED FOR PERMIT.		APR 13/20	GV		
2	UPDATED PER ENG & CLIENT COMMENTS.		MAR 26/20	GV		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.		JAN. 28/20	GV		
no.	description		date	by		

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

 Greenpark™	
project name RUSSELL GARDENS PH. 3	our office HAMILTON, ON
date JANUARY 2020	
REAR ELEVATION '2' - WALL	
drawn by CL	checked by - $3/16" = 1'-0"$
3/16" = 1'-0" (1/8" = 1'-0") 1/8" = 1'-0" (1/16" = 1'-0") 1/16" = 1'-0" (1/32" = 1'-0") 1/32" = 1'-0" (1/64" = 1'-0") 1/64" = 1'-0" (1/128" = 1'-0") 1/128" = 1'-0" (1/256" = 1'-0") 1/256" = 1'-0" (1/512" = 1'-0") 1/512" = 1'-0" (1/1024" = 1'-0") 1/1024" = 1'-0" (1/2048" = 1'-0") 1/2048" = 1'-0" (1/4096" = 1'-0") 1/4096" = 1'-0" (1/8192" = 1'-0") 1/8192" = 1'-0" (1/16384" = 1'-0") 1/16384" = 1'-0" (1/32768" = 1'-0") 1/32768" = 1'-0" (1/65536" = 1'-0") 1/65536" = 1'-0" (1/131072" = 1'-0") 1/131072" = 1'-0" (1/262144" = 1'-0") 1/262144" = 1'-0" (1/524288" = 1'-0") 1/524288" = 1'-0" (1/1048576" = 1'-0") 1/1048576" = 1'-0" (1/2097152" = 1'-0") 1/2097152" = 1'-0" (1/4194304" = 1'-0") 1/4194304" = 1'-0" (1/8388608" = 1'-0") 1/8388608" = 1'-0" (1/16777216" = 1'-0") 1/16777216" = 1'-0" (1/33554432" = 1'-0") 1/33554432" = 1'-0" (1/67108864" = 1'-0") 1/67108864" = 1'-0" (1/134217728" = 1'-0") 1/134217728" = 1'-0" (1/268435456" = 1'-0") 1/268435456" = 1'-0" (1/536870912" = 1'-0") 1/536870912" = 1'-0" (1/1073741824" = 1'-0") 1/1073741824" = 1'-0" (1/2147483648" = 1'-0") 1/2147483648" = 1'-0" (1/4294967296" = 1'-0") 1/4294967296" = 1'-0" (1/8589934592" = 1'-0") 1/8589934592" = 1'-0" (1/17179869184" = 1'-0") 1/17179869184" = 1'-0" (1/34359738368" = 1'-0") 1/34359738368" = 1'-0" (1/68719476736" = 1'-0") 1/68719476736" = 1'-0" (1/137438953472" = 1'-0") 1/137438953472" = 1'-0" (1/274877906944" = 1'-0") 1/274877906944" = 1'-0" (1/549755813888" = 1'-0") 1/549755813888" = 1'-0" (1/1099511627776" = 1'-0") 1/1099511627776" = 1'-0" (1/2199023255552" = 1'-0") 1/2199023255552" = 1'-0" (1/4398046511104" = 1'-0") 1/4398046511104" = 1'-0" (1/8796093022208" = 1'-0") 1/8796093022208" = 1'-0" (1/17592186044416" = 1'-0") 1/17592186044416" = 1'-0" (1/35184372088832" = 1'-0") 1/35184372088832" = 1'-0" (1/70368744177664" = 1'-0") 1/70368744177664" = 1'-0" (1/140737488355328" = 1'-0") 1/140737488355328" = 1'-0" (1/281474976710656" = 1'-0") 1/281474976710656" = 1'-0" (1/562949953421312" = 1'-0") 1/562949953421312" = 1'-0" (1/1125899906842624" = 1'-0") 1/1125899906842624" = 1'-0" (1/2251799813685248" = 1'-0") 1/2251799813685248" = 1'-0" (1/4503599627370496" = 1'-0") 1/4503599627370496" = 1'-0" (1/9007199254740992" = 1'-0") 1/9007199254740992" = 1'-0" (1/18014398509481984" = 1'-0") 1/18014398509481984" = 1'-0" (1/36028797018963968" = 1'-0") 1/36028797018963968" = 1'-0" (1/72057594037927936" = 1'-0") 1/72057594037927936" = 1'-0" (1/144115188075855872" = 1'-0") 1/144115188075855872" = 1'-0" (1/288230376151711744" = 1'-0") 1/288230376151711744" = 1'-0" (1/576460752303423488" = 1'-0") 1/576460752303423488" = 1'-0" (1/1152921504606846976" = 1'-0") 1/1152921504606846976" = 1'-0" (1/2305843009213693952" = 1'-0") 1/2305843009213693952" = 1'-0" (1/4611686018427387904" = 1'-0") 1/4611686018427387904" = 1'-0" (1/9223372036854775808" = 1'-0") 1/9223372036854775808" = 1'-0" (1/18446744073709551616" = 1'-0") 1/18446744073709551616" = 1'-0" (1/36893488147419103232" = 1'-0") 1/36893488147419103232" = 1'-0" (1/73786976294838206464" = 1'-0") 1/73786976294838206464" = 1'-0" (1/147573952589676412928" = 1'-0") 1/147573952589676412928" = 1'-0" (1/295147905179352825856" = 1'-0") 1/295147905179352825856" = 1'-0" (1/590295810358705651712" = 1'-0") 1/590295810358705651712" = 1'-0" (1/1180591620717411303424" = 1'-0") 1/1180591620717411303424" = 1'-0" (1/2361183241434822606848" = 1'-0") 1/2361183241434822606848" = 1'-0" (1/4722366482869645213696" = 1'-0") 1/4722366482869645213696" = 1'-0" (1/9444732965739290427392" = 1'-0") 1/9444732965739290427392" = 1'-0" (1/18889465931478580854784" = 1'-0") 1/18889465931478580854784" = 1'-0" (1/37778931862957161709568" = 1'-0") 1/37778931862957161709568" = 1'-0" (1/755578	

MOUNTAINASH 5	
13.5m	
project no. 19014	
K-UP CONDITION	drawing no.
file name 3014-MOUNTAINASH-05	A14a

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3288 SF.



REAR ELEVATION '2' - WALK-OUT CONDITION

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

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature]

FOR THE BUILDING OFFICIAL DATE

SEPT 22/2

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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

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.

GUARDS AS PER OBC
9.8 + 587 OR MAN
SPEC'S

9						The undersigned has received the fees responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8						
7						qualification information
6						Richard Vink 2441
5						name <i>R. Vink</i> signature
4	ADD WUB & WOB COND.	JUN 20/21	WT			regulation information V&B Design Inc. 4262
3	ISSUED FOR PERMIT.	APR 13/20	GW			
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW			
no	description	date	by			

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



MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3		main locality HAMILTON, ON		project no. 19014
date JANUARY 2020		REAR ELEV. 2 - WALK-OUT CONDITION		drawing no. A16a
drawn by CL	checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-05	

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3288 SF.

CITY OF HAMILTON
Building Division

Project No. 20-107746

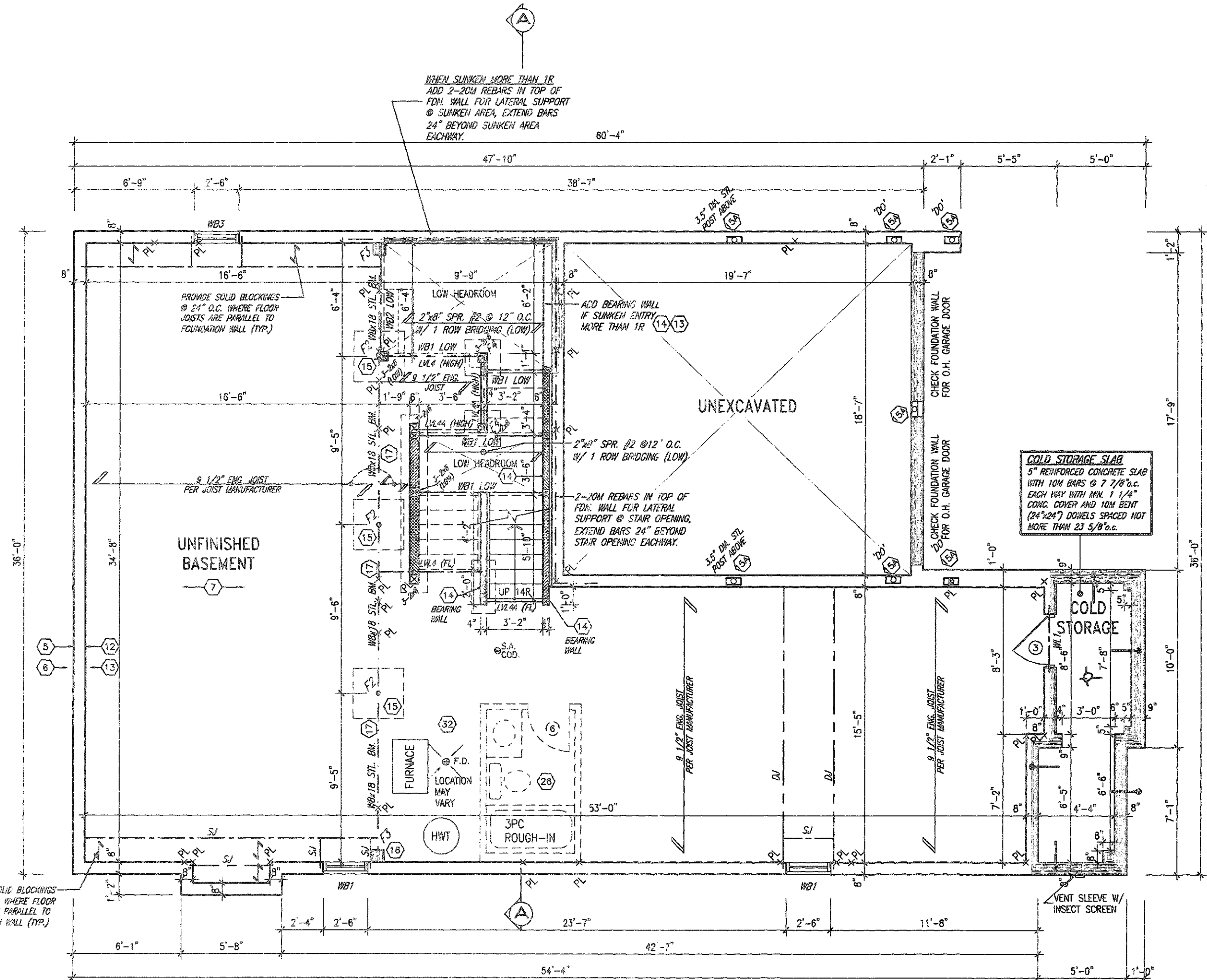
These drawings are prepared in accordance with the Ontario Building Code and the City of Hamilton Building By-Laws.

The drawings shall be used for the construction of the building and shall not be used for any other purpose without the written consent of the architect.

These drawings are prepared in accordance with the Ontario Building Code and the City of Hamilton Building By-Laws.

FOR OFFICIAL USE ONLY

DATE: DEC 14/20



BASEMENT FLOOR PLAN '3'

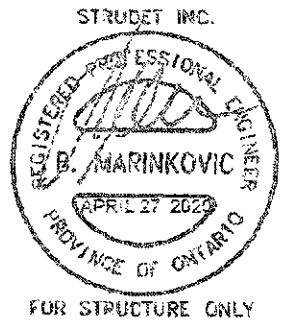
BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS
(TYP) (13)
-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.

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

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

JOHN G. WELLS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: [Blank] SPECIAL REVIEW
This is to certify that the drawings of this building comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON



1	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW
3	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 23/20	GW
4	DESCRIPTION	DATE	BY
5	DESCRIPTION	DATE	BY
6	DESCRIPTION	DATE	BY
7	DESCRIPTION	DATE	BY
8	DESCRIPTION	DATE	BY
9	DESCRIPTION	DATE	BY

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vas3design.com



MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

Project Name: RUSSELL GARDENS PH. 3
City: HAMILTON, ON
Project No.: 19014
Drawing No.: 19014-MOUNTAINASH-05
Drawing Title: BASEMENT PLAN - ELEV. 3
Scale: 1/16" = 1'-0"

Project No.: 19014
Drawing Title: BASEMENT PLAN - ELEV. 3
Scale: 1/16" = 1'-0"

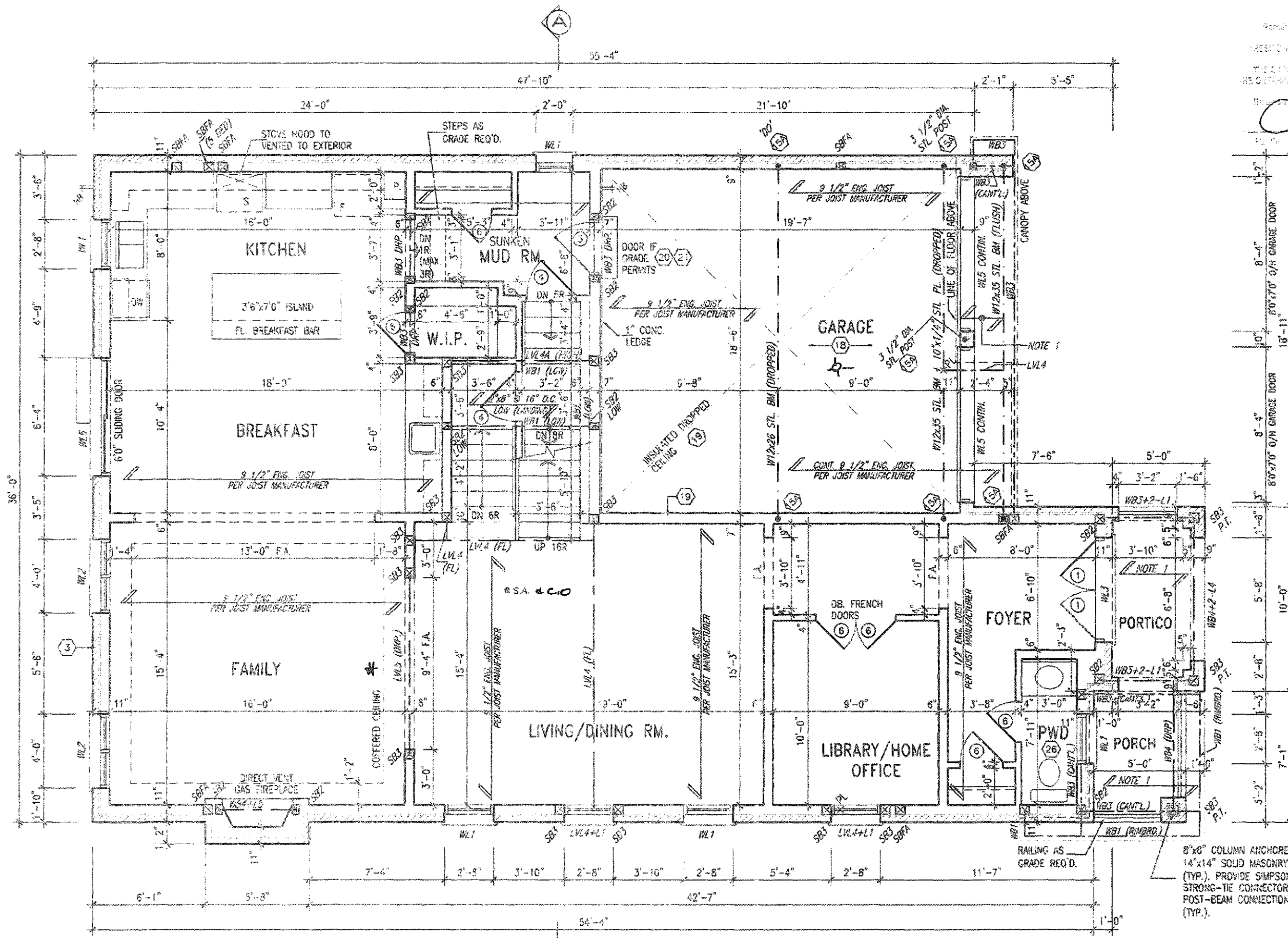
3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748

BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CITY OF HAMILTON. THE CITY OF HAMILTON DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

DATE: DEC 14/20



NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JOIST
1/2" x 4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
1/2" x 8" 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 Contractor is not responsible in any way for examining or approving site setting 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 lot.

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

JOHN C. WILKINSON LTD. ARCHITECT
ARCHITECTURAL DESIGNER
AND CONSULTANT
APPROVED BY: [Signature]
DATE: DEC 14/20

* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES

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

9	ISSUED FOR PERMIT	10/13/20	GP
8	ISSUED FOR PERMIT	10/13/20	GP
7	ISSUED FOR PERMIT	10/13/20	GP
6	ISSUED FOR PERMIT	10/13/20	GP
5	ISSUED FOR PERMIT	10/13/20	GP
4	ISSUED FOR PERMIT	10/13/20	GP
3	ISSUED FOR PERMIT	10/13/20	GP
2	ISSUED FOR PERMIT	10/13/20	GP
1	ISSUED FOR PERMIT	10/13/20	GP
0	ISSUED FOR PERMIT	10/13/20	GP

VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.633.2255 / 416.630.4782
vasdesign.com

Greenpark.
project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ON
date: JANUARY 2020
drawing by: [Signature]
checked by: [Signature]
scale: 3/16" = 1'-0"

MOUNTAINASH 5
13.5m
project no. 19014
drawing no. A2b
GROUND FLOOR PLAN - ELEV. 3
19014-MOUNTAINASH-05

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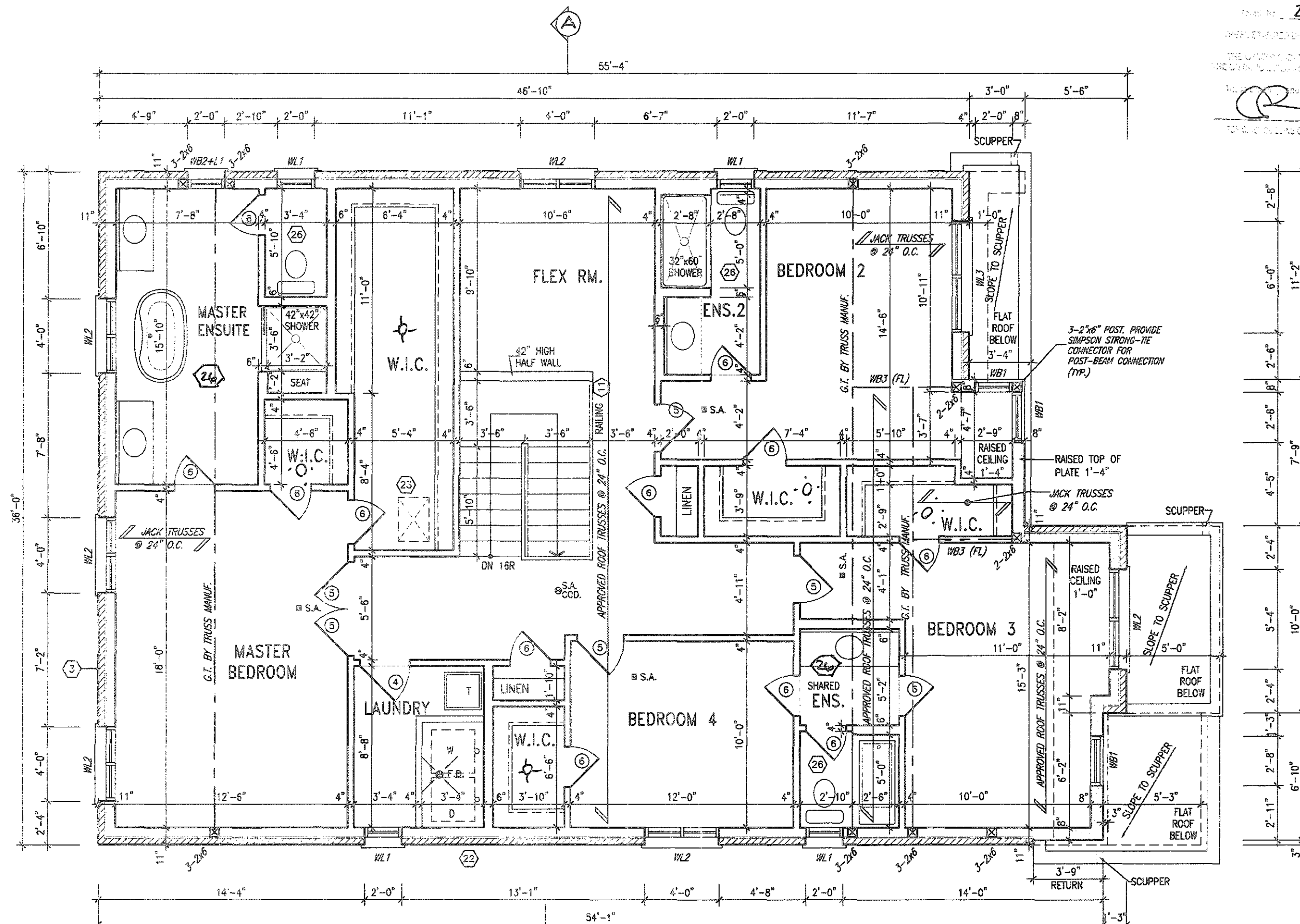
3288 SF.

CITY OF HAMILTON
Building Division

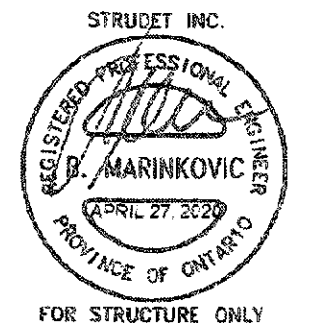
Drawn: 20-187748

REVISIONS: 1. 11/11/2020 - 11/11/2020 - 11/11/2020
THE CITY OF HAMILTON BUILDING DIVISION IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

DATE: DEC 4/20
FOR STRUCTURE ONLY



SECOND FLOOR PLAN '3'



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

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONSULTING
AND DESIGN
DATE: SEP 11/2020
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Blank]

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

1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 25/20	GW
3	ISSUED FOR PERMIT	APR 13/20	GW
4			
5			
6			
7			
8			
9			

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
date: JANUARY 2020
drawn by: [Blank]
checked by: [Blank]
scale: 3/16" = 1'-0"

MOUNTAINASH 5
13.5m
Municipality: HAMILTON, ON
project no.: 19014
drawing no.: A3b

CITY OF HAWAII
Building 21 901

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY:

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

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

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

APPROVED BY [Signature]
DATE FEB 21 1990

THIS DRAWING IS LOANED TO YOU BY THE
DRAWING DEPARTMENT OF THE
BUREAU OF LAND MANAGEMENT

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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 OEC. DA 8-9.5.2.3
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED: WATER CLOST: 3.8.3.8 (3)(c) & 3.8.3.8 (3)(c);
SHOWER 3.8.3.13 (2)(g); BATHUB 3.8.3.13 (4)(c).
FREE STANDING BATHUB EXCLUDED. SEE DETAILS
PROVIDED.

9					the undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order's Bidding Coss to be a designer.
8					
7					qualification information
6					Richard Vink
5					name
4					signature
3	ISSUED FOR PERMIT	APR 13/20	GW		VA3 Design Inc.
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN. 23/20	GW		
no	description	note			

**VA3
DESIGN**
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.639.2255 f 416.630.4787
va3design.com

		MOUNTAINASH 5
		13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020		drawing no.
description OPT. SECOND FLOOR PLAN - ELEV. 3		
drawn by CL	checked by scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-05
NOT TO SCALE - CONSULT ARCHITECT FOR DETAILS. THIS DRAWING IS THE PROPERTY OF GREENPARK 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 INC. DATE: JAN 15, 2020 BY: JLD		

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CONTEMPORARY
STONE PATTERN

MAIN BRICK

STUCCO W/
REVEALS

WOOD GRAIN
STUCCO FIN

ROOF PLAN-3

INSIDE PORTICO
ELEVATION '3'

FRONT ELEVATION '3'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving sale, lotting, plans of zoning drawings with respect to any zoning or building code or permit matter. If 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

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

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

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

9						The undersigned has reviewed and takes responsibility for this design and it's the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.
8						
7						qualification information
6						Richard Vink
5						name
4						signature
3	ISSUED FOR PERMIT.	APR 13/20	GW			VA3 Design Inc.
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 25/20	GW			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW			
no.	description	date	by			



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

date JANUARY 2020		
drawn by CL	checked by -	ratio $3/16" = 1'-0"$

ANNEX 107401051 - C:\journ\journ\Despatch\1016 GREENPAPER\1074-10-27401051-05.doc - Mon - 11: 6: 2020 - 10:01 AM

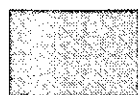
MOUNTAINASH 5
13.5m

municipality	project no.
HAMILTON, ON	19014

FRONT ELEVATION - ELEV. 3

19014-MOUNTAINASH-05 A5b

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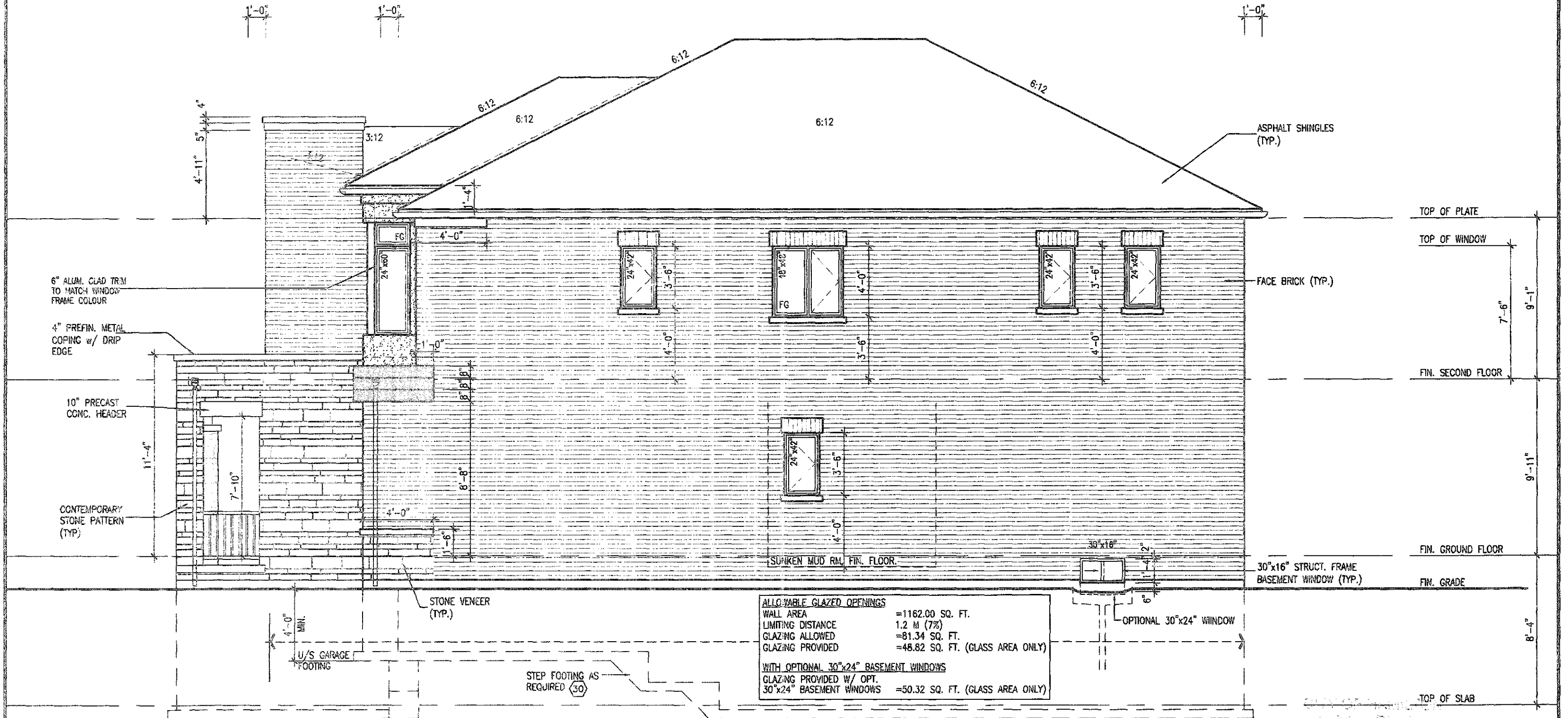
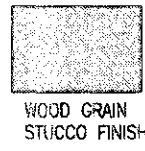
WOOD GRAIN
STUCCO FINISH

[Faint, illegible handwritten notes]



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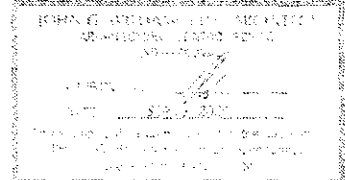
3288 SF.



RIGHT SIDE ELEVATION '3'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the Suburban Agreement. The Contractor is not responsible in any way for examining or approving site location 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 its lot.

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



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

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=48.82 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT.	
30"x24" BASEMENT WINDOWS	=50.32 SQ. FT. (GLASS AREA ONLY)

20-187748
THIS SET OF PLANS IS THE PROPERTY OF V&A DESIGN INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOT SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF V&A DESIGN INC.

MOUNTAINASH 5

COMPLIANCE PACKAGE 'A1'

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.		V&A DESIGN		Greenpark.		MOUNTAINASH 5	
8		Richard Vink		24488		HAMILTON, ON		13.5m	
7		Signature		42658		project name		project no.	
6		V&A Design Inc.		255 Consumers Rd Suite 120		RUSSELL GARDENS PH. 3		19014	
5		date		date		date		date	
4		31 ISSUED FOR PERMIT		APR 13/20		JANUARY 2020		RIGHT SIDE ELEVATION - ELEV. 3	
3		21 UPDATED PER ENG & CLIENT COMMENTS		MAR 26/20		checked by		19014-MOUNTAINASH-05	
2		11 PRELIMINARY, ISSUED FOR CLIENT REVIEW		JAN 28/20		scale		A7b	
1		no. description		date		3/16" = 1'-0"			

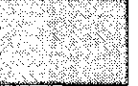
All drawings, specifications, related documents and design are the copyright property of V&A DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&A DESIGN's written permission.

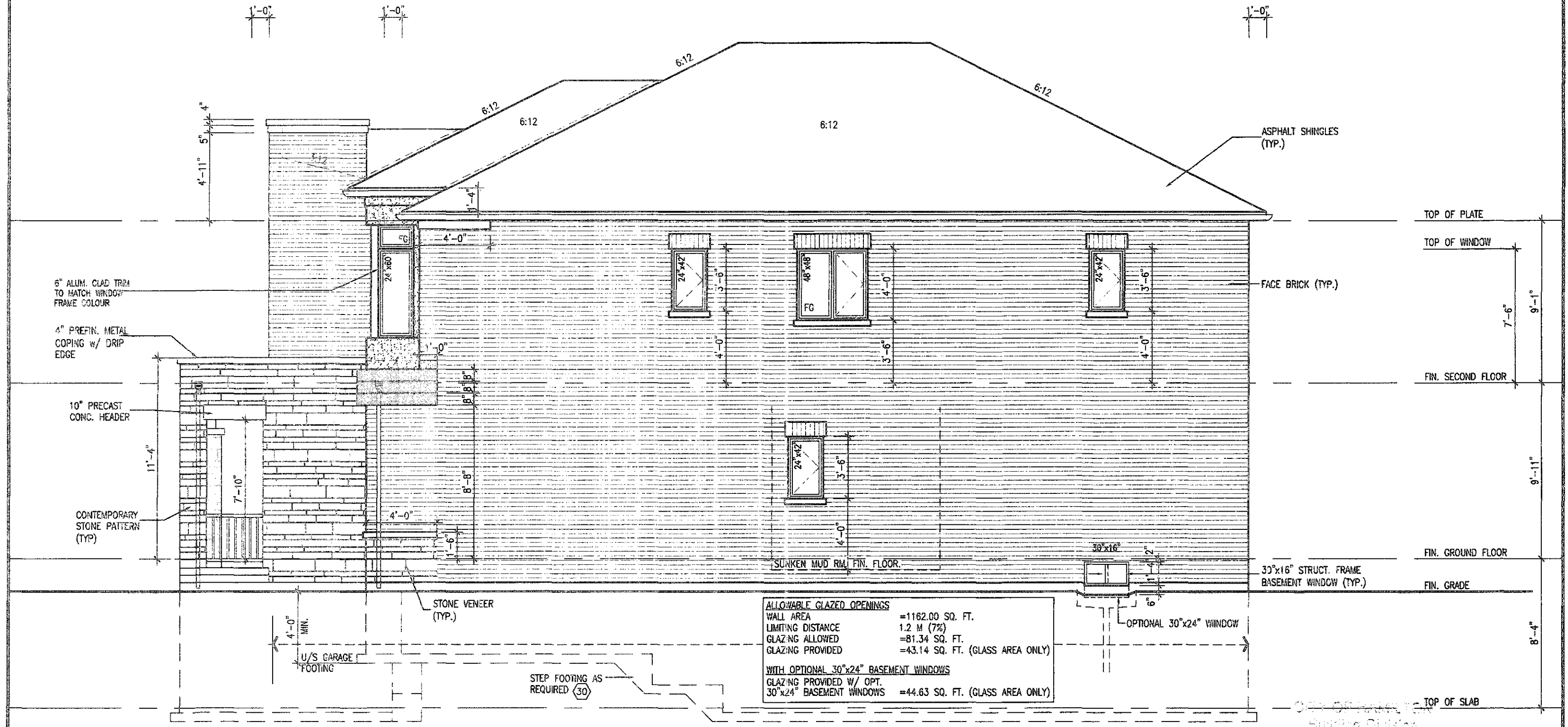
3288 SF.


CONTEMPORARY
STONE PATTERN


MAIN BRICK


STUCCO w/
REVEALS


WOOD GRAIN
STUCCO FINISH



RIGHT SIDE ELEVATION '3'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

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 endorsing site setting 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.

DATE: 2020-11-11
BY: [Signature]
FOR: [Signature]
PROJECT: 20-187748
DRAWING: 19014-MOUNTAINASH-05

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

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=43.14 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT.	
30"x24" BASEMENT WINDOWS	=44.63 SQ. FT. (GLASS AREA ONLY)

20-187748
MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'
DATE: DEC 14/20

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f. 416.630.4782 va3design.com		Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON		project no. 19014	
date JANUARY 2020		checked by CL		drawing no. A8b	
scale 3/16" = 1'-0"		RIGHT SIDE ELEVATION (OPT. 5 BEDROOM) - ELEV. 3			
11/24/2020		19014-MOUNTAINASH-05			

3288 SF.



REAR ELEVATION '3'

CITY OF HAMILTON
Building Division

Permit No. 20-187748

THIS PERMIT IS VALID FOR THE USE OF THE PROJECT ONLY.

THE OPERATIONS OF THE PROJECT MUST BE IN ACCORDANCE WITH THE CITY OF HAMILTON ACT AND ALL OTHER APPLICABLE LAWS.

THIS PERMIT IS VALID FOR THE USE OF THE PROJECT ONLY.

DEC 14/20

FOR THE CITY OF HAMILTON

MOUNTAINASH 5

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

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

ARCHITECTURAL DESIGN
DATE: 12/12/20
BY: [Signature]
CHECKED: [Signature]
DATE: 12/12/20

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

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
	no. description	date	by		

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

Designer Information
Richard Vink 24408
Signature
V3 Design Inc. 42658
Address
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 416.630.4782
va3design.com

V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 416.630.4782
va3design.com

Greenpark.		MOUNTAINASH 5 13.5m	
Project name RUSSELL GARDENS PH. 3	Location HAMILTON, ON	Project no. 19014	Drawing no. A9b
Date JANUARY 2020	Drawn by CL	Scale 3/16" = 1'-0"	REAR ELEVATION - ELEV. 3
NOT TO SCALE - 19014-MOUNTAINASH-05.dwg - 12/12/20 - 12:22 PM			

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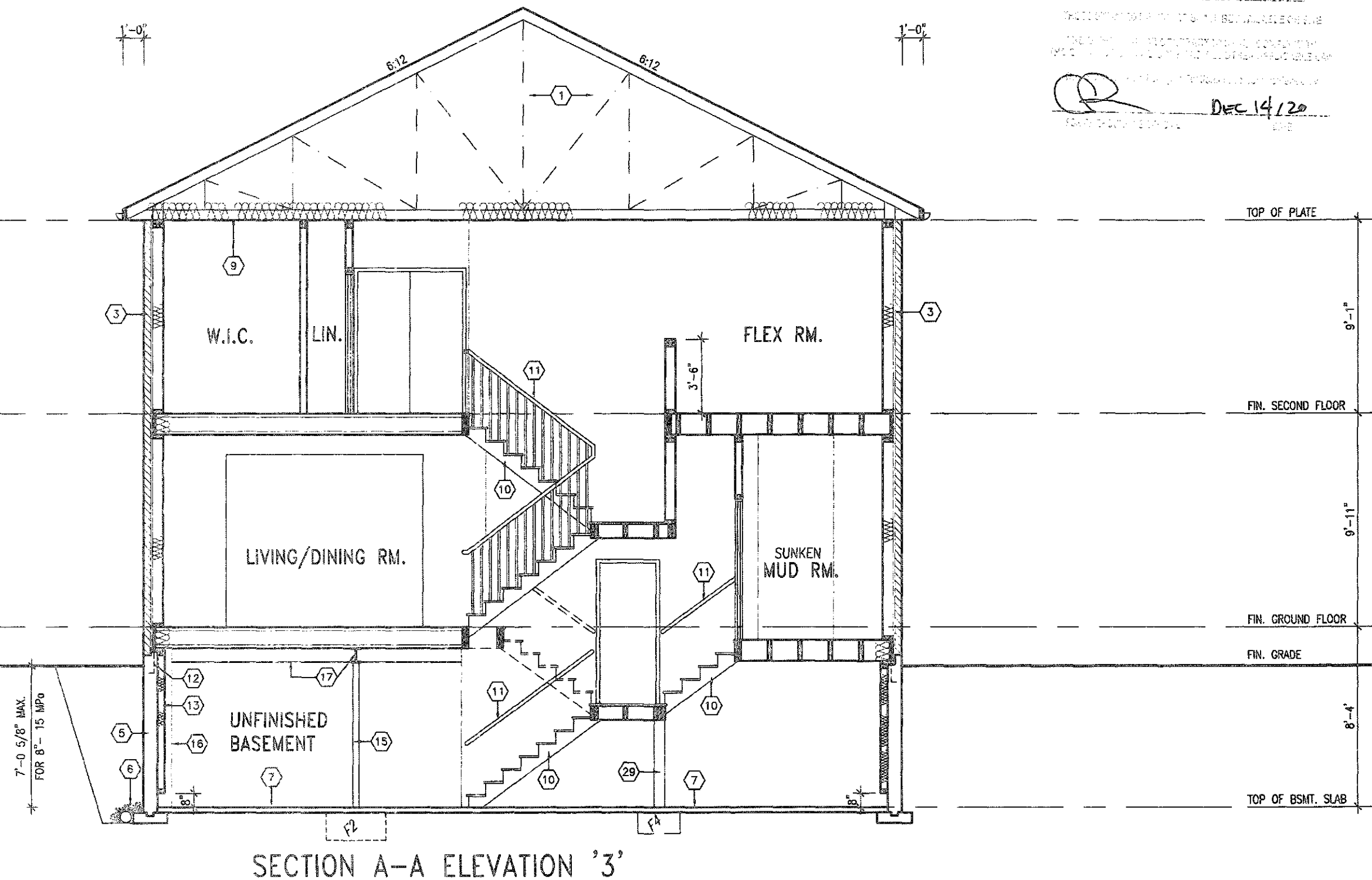
3288 SF.

CITY OF HAWAII
Building Division

Page 20, 20-167748

DECLASSIFIED BY 60321 SED/ALM/ELC/ML
ON 09-11-2013 BY 60321 SED/ALM/ELC/ML

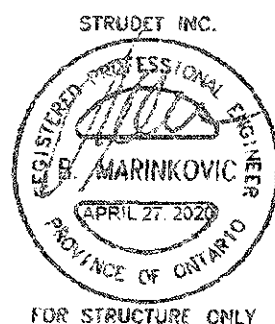
DEC 14/20



SECTION A-A ELEVATION '3'

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

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



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

9					The undersigned has released and holds responsible for this design and has the qualifications and meets the requirements set out in the	
8					Ontario Building Code to be a designer.	
7					qualification information	
6					Richard Vink	24481
5					name	BO
4					qualification information	
3	ISSUED FOR PERMIT.	APR 13/20	GW		VAS Design Inc.	42555
2	UPDATE PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are returned at service and the property to be designed which must be returned at the completion of the work.	
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW		Drawings are not to be used	
no	description	date by				



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

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

MOUNTAINASH 5
13.5m

municipality
HAMILTON, ON

SECTION A-A - ELEV. 3

19014-MOUNTAINASH-05

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THE UNIVERSITY OF
Building Studies

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473

* 00000000000000000000000000000000

DEC 14/20.

Diagram illustrating vertical levels and heights:

- TOP OF PLATE
- TOP OF WINDOW (7'-6" above FIN. SECOND FLOOR)
- FIN. SECOND FLOOR
- TOP OF WINDOW & DOOR TRANSOM (7'-10" above FIN. GROUND FLOOR)
- FIN. GROUND FLOOR
- FIN. GRADE (8'-4" above FIN. GROUND FLOOR)
- TOP OF SLAB

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/city 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

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.

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

9				
8				
7				
6				
5				
4				
3	ISSUED FOR PERMIT.	APR 13/20	GW	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	



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

AKUAF MOZAMBEQUE - C:\Users\chiro\Desktop\2014-ORFENBERG\NOTES\2014-MOZAMBEQUE-55.dwg - User - Apr 13 2020 - 3:22 PM

MOUNTAINASH 5
13.5m

HAMILTON, ON

REAR ELEV. 3 - DECK CONDITION

19014-MOUNTAINASH-05 A 1201

drawing no.

12b

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3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748-01

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT REFERENCED BY

APR 21/21

FOR CHIEF BUILDING OFFICER

TOP OF PLATE

1"x6" ALUM. CLAD
FRIEZE BOARD (4'-0")
RETURN ALONG SIDES

APPLIED STUCCO FINISH
w/ DECORATIVE REVEALS
OVER PRECAST CONC.
SILL

FIN. SECOND FLOOR

10" PRECAST CONC.
HEADER (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

PARTIAL RIGHT SIDE
ELEVATION '3'
(4 BED)

UPGRADED REAR ELEVATION '3'
(4 BEDROOM)
(FOR LOTS 171 & 177)

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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

JOHN L. WILKINSON, ARCHITECT
ARCHITECTURAL DESIGN, REVIEW
AND APPROVAL
DATE: 2020.04.21
This plan, when approved, shall be the approved design and shall be used for the purpose of building the project.
2020.04.21

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

9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT	APR 13/20:GW	
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20:GW	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20:GW	
0	DESCRIPTION	DATE	BY

The undersigned has prepared and taken responsibility for this design and has the qualifications and experience to ensure the requirements set out in the Ontario Building Code are met as a designer.

Richard Vink 24488
signature: [Signature]
registration information: 42650
VAB Design Inc.

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are for reference only and are not to be used for construction without the approval of the Designer. Drawings are not to be used for any other purpose.

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

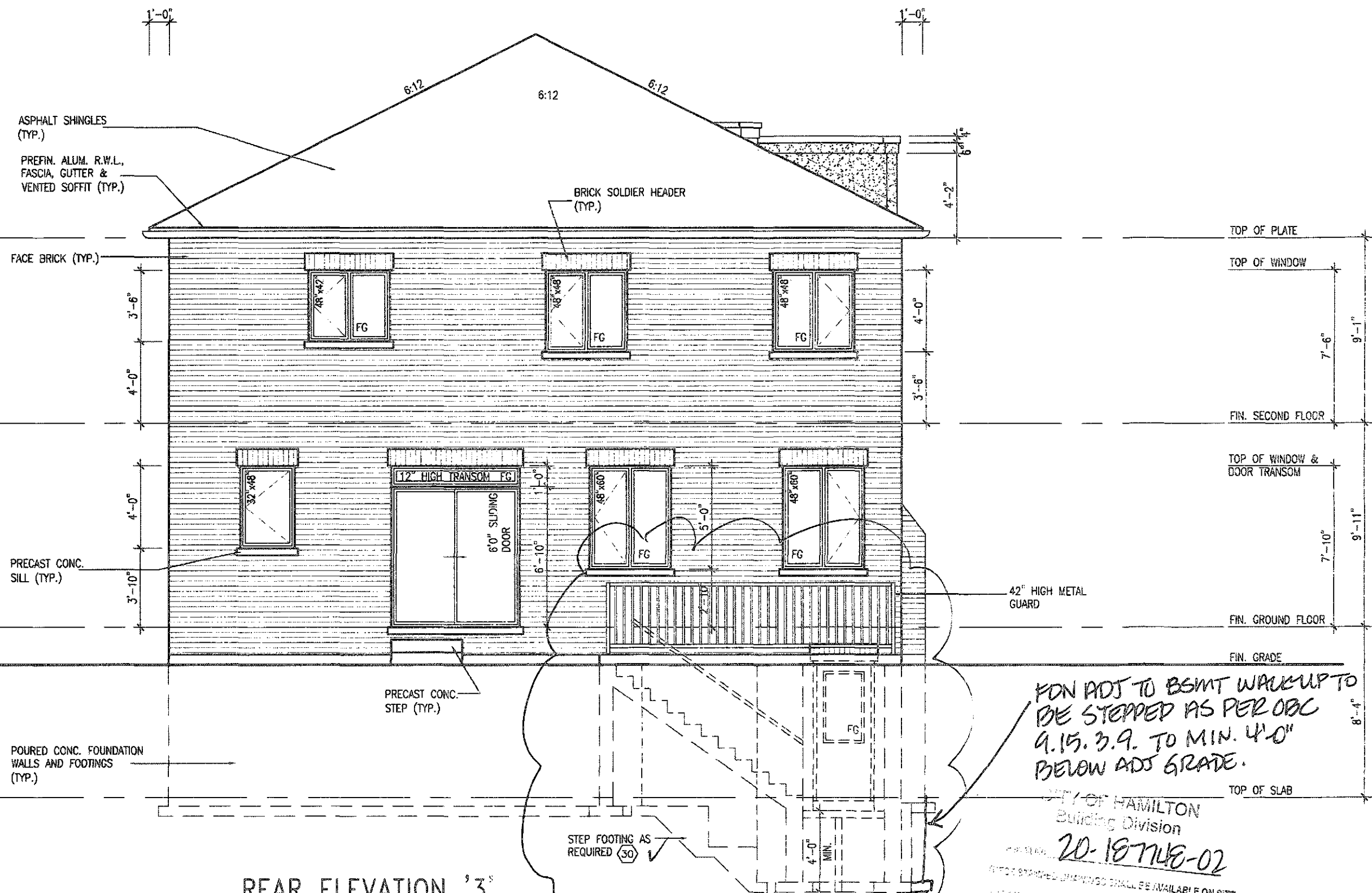
Greenpark.
project name: RUSSELL GARDENS PH. 3
date: JANUARY 2020
checked by: [Signature]
CL: 3/16" = 1'-0"

Hamilton, ON
UPGRADED REAR ELEVATION - ELEV. 3
19014-MOUNTAINASH-05

MOUNTAINASH 5
13.5m
project no. 19014
drawing no. A13b

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3288 SF.



✓ REAR ELEVATION '3'
WALK-UP BASEMENT
CONDITION

MOUNTAINASH 5

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. ARCHITECTS
 2141 LEXINGTON AVENUE, NEW YORK 17, N.Y.
 AND OFFICES
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 ADVERTISED BY
 DATE 11-25-52
 BY REPUBLICAN, NEW YORK, N.Y. 11-25-52
 THIS IS A FULL PAGE ADVERTISEMENT
 ORDER NO. 100-100000

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

9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and must be registered and set out in the Ontario Building Code to be a Designer.
8						
7						
6						qualification information
5						Richard Vink  24186 BCI
4	ADD WUB & WOB COND.	JUN 20/21	WT			name signature
3	ISSUED FOR PERMIT.	APR 13/20	GW			VAS Design Inc. 42655
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no.	description		date	by		

VA3
DESIGN

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



project name
RUSSELL GARDENS PH. 3

DATE: JANUARY 2020
DRAWN BY: CL CHECKED BY: - DATE: 3/16" = 1'-0"

HAMILTON, ON

REAR ELEVATION '3' - WALK-UP CONDITION

MOUNTAINASH 5
13.5m

Project no.
9014

drawing no.
A 1 4 b

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3288 SF.



REAR ELEVATION '3' - WALK-OUT CONDITION

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

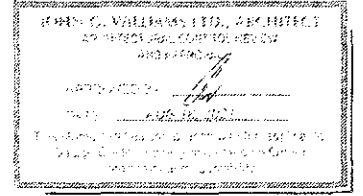
CITY OF HAMILTON
Building Division
Permit No. 21-187748-02
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings and/or specifications have been reviewed by
[Signature] SEPT 22/21
FOR CHIEF BUILDING OFFICER DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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

GUARDS AS PER
9.8 + SB.7 OF MAN
SPEC'S.



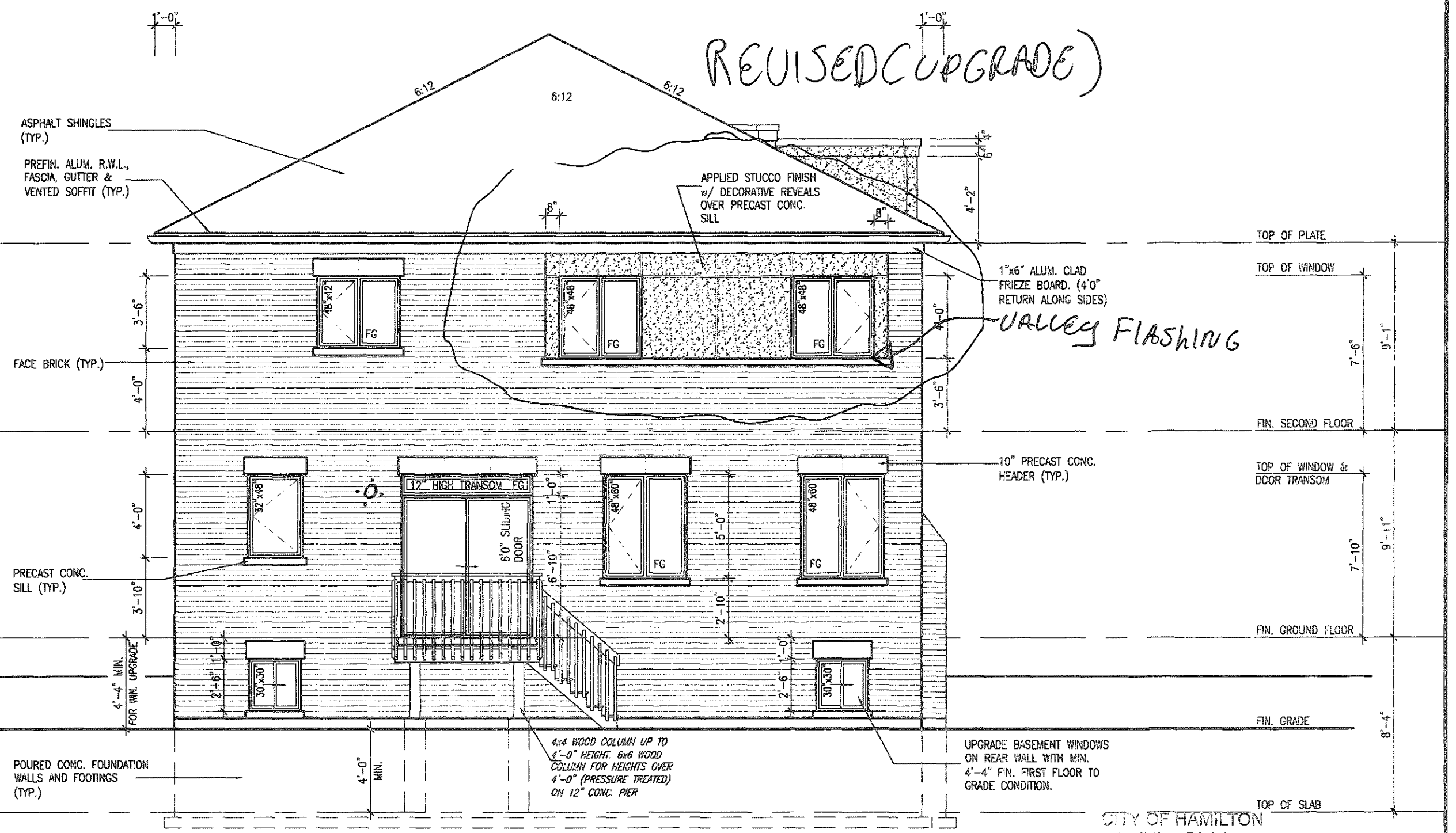
9				The undersigned has retained and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8				qualification information	
7				Richard Vink	24488
6				signature	42656
5				name	
4	ADD WUB & WOB COND.	JUN 20/21	VT	registration information	
3	ISSUED FOR PERMIT.	APR 13/20	GW	VA3 Design Inc.	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

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

Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3	city HAMILTON, ON	project no. 19014	drawing no. A16b
date JANUARY 2020	drawn by CL	checked by 3/16" = 1'-0"	scale REAR ELEV. 3 - WALK-OUT CONDITION
19014-MOUNTAINASH-05			

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3288 SF.



UPGRADED REAR ELEVATION '3' -
DECK 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 examining or approving site (plotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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.

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

CITY OF HAMILTON
Building Division
Drawing No. **21-187748-02**

THESE DRAWING/WORKINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and specifications have been reviewed by
 **SEPT 22/21**
DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

9					
8					
7					
6					
5					
4	ADD WUB & WOB COND	JUN 20/21	WT		
3	ISSUED FOR PERMIT	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20	SW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information:
Richard Vink 24488
signature
name
registration information:
VAS Design Inc. 42659

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
vasdesign.com

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	3/16" = 1'-0"	sheeting no.	A19b
drawn by	CL	scale		19014-MOUNTAINASH-05	

Greenpark.

MOUNTAINASH 5
13.5m

3288 SF.



UPGRADED REAR ELEVATION '3' —
WALKOUT CONDITION

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

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

These drawings and/or specifications have been reviewed by

SEP 22 1981

FOR CHIEF ENGINEER DATE

MOUNTAINASH 5
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 (plotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN J. WILLIAMS, JR., ATTORNEY
 AUGUST 1974, CHINA PAPER
 42-1077-9
 146
 10-15-74

9					The undersigned has reviewed the latest responsibility for the design and has the undersigned and made the requirements set out in the George Building Code to be a Designer	
8					specification information	
7						
6					Richard Vink	24488
5					name	signature
4	ADD VUB & WOB COND.	JUN 20/21	WT		VA3 Design Inc.	42658
3	ISSUED FOR PERMIT.	APR 13/20	GH			
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GH			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GH			
no	description	date	by			

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vc3design.com

 Greenpark.		MOUNTAINASH 5 13.5m	
Project Name RUSSELL GARDENS PH. 5		Municipality HAMILTON, ON	
Date JANUARY 2020		Project No. 19014	
Drawn by CL		Checking by 3/16" = 1'-0"	
Description UPGRADED REAR ELEV. 3 - WALKOUT COND.		Drawing No. 13014-MOUNTAINASH-05	

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