

3189 SF.

# STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

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

## FOOTINGS ON ENGINEERED FILL

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

## ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

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

## PAD FOOTINGS

120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD  
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD  
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD  
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD  
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD

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

## VENEER CUT

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

## EXPOSED CONCRETE (FLATWORK)

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

## BRICK VENEER LINTELS (WL)

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

## WOOD LINTELS AND BEAMS (WB)

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

## LAMINATED VENEER LUMBER (LVL) BEAMS

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

## LOOSE STEEL LINTELS (L)

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

## DOOR SCHEDULE

| NOS. | WIDTH  | HEIGHT 8'-9" CEILING | HEIGHT 10' OR MORE CEILING | TYPE                    |
|------|--------|----------------------|----------------------------|-------------------------|
| 1    | 2'-10" | 6'-8"                | 8'-0"                      | INSULATED ENTRANCE DOOR |
| 1a   | 2'-8"  | 6'-8"                | 8'-0"                      | INSULATED FRONT DOORS   |
| 2    | 2'-8"  | 6'-8"                | 8'-0"                      | WOOD & GLASS DOOR       |
| 3    | 2'-8"  | 6'-8"                | 8'-0"                      | EXTERIOR SLAB DOOR      |
| 4    | 2'-8"  | 6'-8"                | 8'-0"                      | EXTERIOR SLAB DOOR      |
| 5    | 2'-6"  | 6'-8"                | 8'-0"                      | INTERIOR SLAB DOOR      |
| 6    | 2'-2"  | 6'-8"                | 8'-0"                      | INTERIOR SLAB DOOR      |
| 7    | 1'-6"  | 6'-8"                | 8'-0"                      | INTERIOR SLAB DOOR      |

# CERAMIC TILE FOR CONVENTIONAL LUMBER

(OBC 9.30.6)  
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.  
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-0"-7'-0", 2 ROWS FOR SPANS GREATER THAN 7'-0".

## NOTE: ROOF FRAMING

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

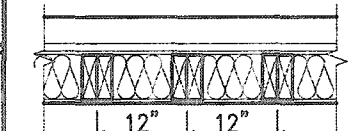
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

## NOTE: ENGINEERED FLOOR FRAMING

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

## TWO STOREY HEIGHT WALL DETAIL

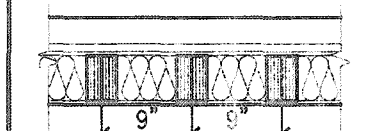
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

# TWO STOREY HEIGHT WALL DETAIL

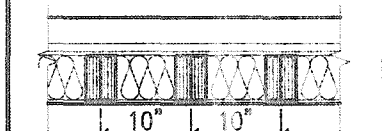
2-1 1/2" x 5 1/2" TIMBER-STRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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

# TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBER-STRAND (LSL) 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.



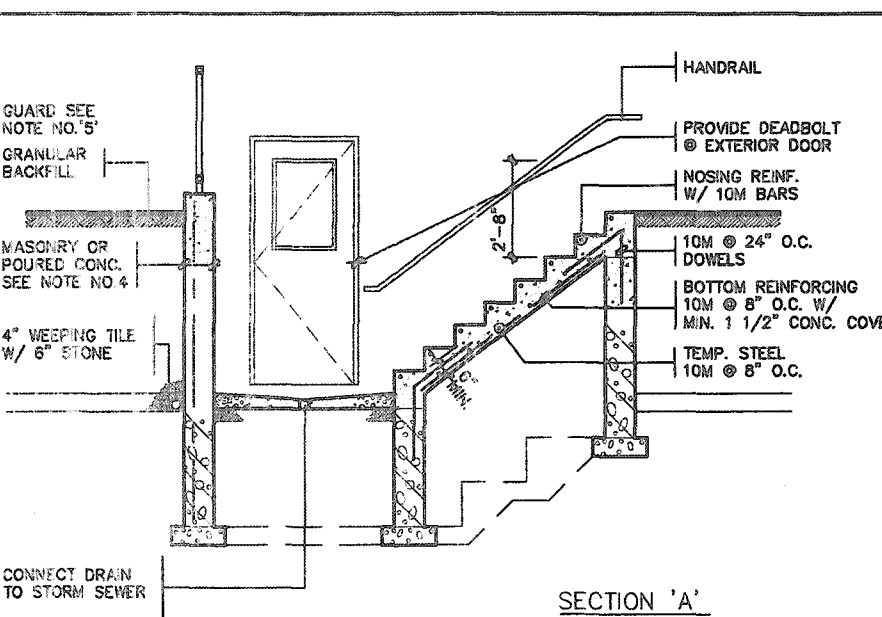
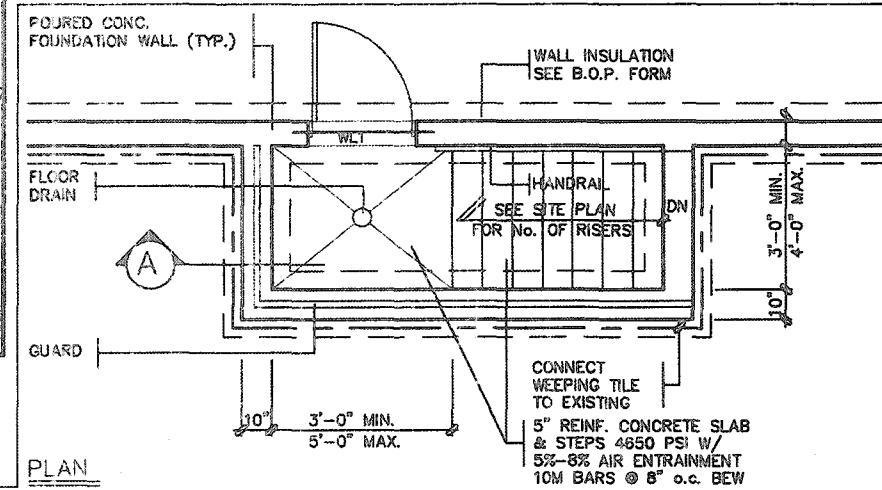
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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

## USE SB-12 COMPLIANCE PACKAGE (A1):

| COMPONENT                                   | A1                                                                                                                 | Notes:                              |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Ceiling with Attic Space                    | 10.56 (R60)                                                                                                        | R20 at inner face of exterior walls |
| Minimum RSI (R) value                       | 5.46 (R31)                                                                                                         | BATT or SPRAY                       |
| Ceiling without Attic Space                 | 5.46 (R31)                                                                                                         | BATT or SPRAY                       |
| Minimum RSI (R) value                       | 5.46 (R31)                                                                                                         | BATT or SPRAY                       |
| Exposed Floor                               | 5.46 (R31)                                                                                                         | BATT or SPRAY                       |
| Minimum RSI (R) value                       | 5.46 (R31)                                                                                                         | BATT or SPRAY                       |
| Walls Above Grade                           | 3.87 (R22)                                                                                                         | 6" R22 BATT                         |
| Minimum RSI (R) value                       | 3.52ci (R20ci)                                                                                                     | OPTION TO USE R12+R10ci.            |
| Basement Walls                              | 1.76 (R10)                                                                                                         | RIGID INSUL                         |
| Edge of Below Grade Slab ≤600mm below grade | 1.76 (R10)                                                                                                         | RIGID INSUL                         |
| Minimum RSI (R) value                       | 0.28                                                                                                               |                                     |
| Windows & Sliding glass Doors               | 0.28                                                                                                               |                                     |
| Maximum U-value                             | 0.49                                                                                                               |                                     |
| Skylights                                   | 0.49                                                                                                               |                                     |
| Maximum U-value                             | 96% Min.                                                                                                           | NATURAL GAS                         |
| Space Heating Equipment                     | 96% Min.                                                                                                           | NATURAL GAS                         |
| Minimum AFUE                                | 0.8                                                                                                                | NATURAL GAS                         |
| Hot Water Heater                            | 0.8                                                                                                                | NATURAL GAS                         |
| Minimum EF                                  | 75%                                                                                                                |                                     |
| HRV                                         | 75%                                                                                                                |                                     |
| Minimum Efficiency                          | Minimum 1 CR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information. |                                     |
| Drain Water Heat Recovery Unit (DWHR)       |                                                                                                                    |                                     |

ci- Denotes Continuous Insulation without framing interruption.



## GENERAL NOTES

- FOOTINGS**  
16"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  
6 1/4" RUN MINIMUM 14" MAXIMUM  
9 1/4" TREAD MINIMUM 14" MAXIMUM
- RETAINING WALL**  
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7" PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION 8 SECTION 4.1.5.16.
- GUARDS**  
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

## BASEMENT WALK-UP PLAN, SECTION & NOTES

SCALE: N.T.S.

| AREA CALCULATIONS         | ELEV '2'       |
|---------------------------|----------------|
| GROUND FLOOR AREA         | 1398 SF        |
| SECOND FLOOR AREA         | 1787 SF        |
| <b>TOTAL FLOOR AREA</b>   | <b>3185 SF</b> |
|                           | (295.90 m2)    |
| FIRST FLOOR OPEN AREA     | 0 SF           |
| SECOND FLOOR OPEN AREA    | 6 SF           |
| ADD TOTAL OPEN AREAS      | +6 SF          |
| ADD FINISHED BSMT AREA    | +0 SF          |
| <b>GROSS FLOOR AREA</b>   | <b>3191 SF</b> |
|                           | (296.45 m2)    |
| GROUND FLOOR COVERAGE     | 1405 SF        |
| GARAGE COVERAGE/AREA      | 393 SF         |
| PORCH COVERAGE/AREA       | 59 SF          |
| <b>COVERAGE W/ PORCH</b>  | <b>1857 SF</b> |
|                           | (172.52 m2)    |
| <b>COVERAGE W/O PORCH</b> | <b>1798 SF</b> |
|                           | (167.04 m2)    |

CITY OF HAMILTON Building Division  
21-105963  
Permit No. \_\_\_\_\_  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings and/or specifications have been reviewed by  
FOR CHIEF BUILDING OFFICIAL  
DATE JUN 28 2021

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

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
November 2020  
OF ONTARIO

STRUDET INC.  
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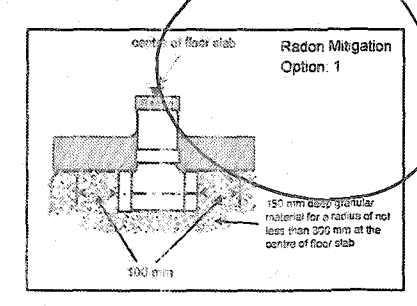
# MOUNTAINASH 4-191 COMPLIANCE PACKAGE 'A1'

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

Greenpark.  
MOUNTAINASH 4  
13.5m  
project name  
RUSSELL GARDENS PH. 3  
HAMILTON, ON.  
project no.  
19014  
date  
JAN. 2020  
drawn by  
H.HUR  
checked by  
3/16" = 1'-0"  
scale  
19014-MOUNTAINASH-4-191  
date  
JAN 13 2020 - 1:51 PM

GENERAL NOTES & CHARTS  
drawing no.  
A0





CITY OF HAMILTON  
Building  
2-2014 REBARS IN TOP OF FDTM.  
WALL FOR LATERAL SUPPORT @  
STAIR OPENING. EXTENDED BARS 24"  
BEYOND STAIR OPENING EACHWAY.  
6'-0" 2A  
Permitted  
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These drawings and/or specifications have been reviewed by  
JUN 28 2021  
DATE  
FOR CHIEF BUILDING OFFICIAL

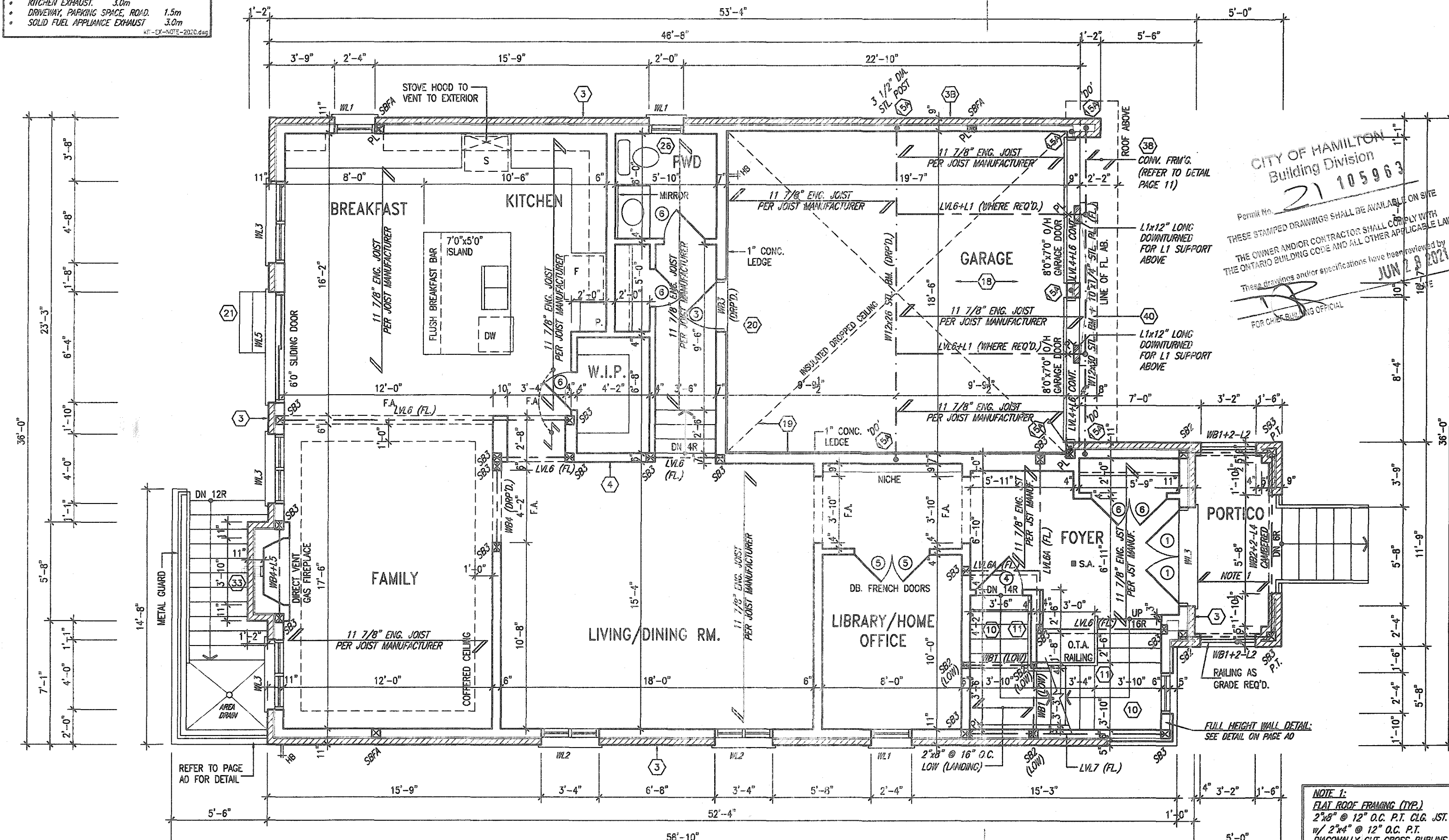
|                                                                                                                |                           |                             |
|----------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------|
| <b>MOUNTAINASH 4</b><br>13.5m                                                                                  |                           | project no.<br><b>19014</b> |
| <b>PLAN - ELEV. 2</b><br>file name<br><b>19014-MOUNTAINASH-4-191</b><br>t-13i.dwg - fi - Nov 13 2020 - 6:51 PM | drawing no.<br><b>A1a</b> |                             |

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**OUTDOOR AIR INTAKE SEPARATION**  
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A  
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION  
PER OBC, DIV. B- TABLE 6.2.3.12.

|                                  |      |
|----------------------------------|------|
| • KITCHEN EXHAUST.               | 3.0m |
| • DRIVEWAY, PARKING SPACE, ROAD. | 1.5m |
| • SOLID FUEL APPLIANCE EXHAUST   | 3.0m |

KT-FY-NOT-2020-2021



CITY OF HAMILTON  
Building Division  
21 105963  
Permit No. \_\_\_\_\_  
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These drawings and/or specifications have been reviewed by  
JUN 29 2021  
FOR CHIEF BUILDING OFFICIAL

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

~~FIREBLOCK~~  
BULKHEADS GROUND FLOOR PLAN - ELEV. '2'

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

APPROVED BY:   
DATE: Jan 22 2021

This stamp certifies compliance with the applicable  
Design Guidelines only and does not further  
professional responsibility.



STRUDET INC.  
FOR STRUCTURE ONLY

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

|                                                                                                                                                                                                                                                                                                                 |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                              |           |
| registration information                                                                                                                                                                                                                                                                                        |           |
| Richard Vink                                                                                                                                                                                                                                                                                                    | 244898    |
| name                                                                                                                                                                                                                                                                                                            | signature |
| registration information                                                                                                                                                                                                                                                                                        | BCR       |
| VAS Design Inc.                                                                                                                                                                                                                                                                                                 | 42658     |
| Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied. |           |

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

|                                                                                                                                                                                |                                      |                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------|
|  <span style="font-size: 2em; font-weight: bold; letter-spacing: -2px;">Greenpark.</span> |                                      |                                             |
| project name                                                                                                                                                                   | <b>RUSSELL GARDENS PH. 3</b>         |                                             |
|                                                                                                                                                                                | municipality<br><b>HAMILTON, ON.</b> |                                             |
| date                                                                                                                                                                           | <b>GROUND FLOOR P</b>                |                                             |
| <b>JAN. 2020</b>                                                                                                                                                               |                                      |                                             |
| drawn by                                                                                                                                                                       | checked by                           | scale                                       |
| <b>N.HUR</b>                                                                                                                                                                   |                                      | <b><math>\frac{3}{16}'' = 1'-0''</math></b> |
| sheet - R:\PROJECTS\HURON\PH.3\19TH FL\19TH FL\TYPICALS.dwg                                                                                                                    |                                      | 1901                                        |

|                                         |             |
|-----------------------------------------|-------------|
| <b>MOUNTAINASH 4</b>                    |             |
| 13.5m                                   |             |
| project no.<br><b>19014</b>             |             |
| PLAN - ELEV. 2                          | drawing no. |
| file name<br><b>4-MOUNTAINASH-4-191</b> | <b>A2a</b>  |
| 01.dwg - Fri - Nov 13 2020 - 6:51 PM    |             |

**MOUNTAINASH 4-191**  
**COMPLIANCE PACKAGE 'A1'**

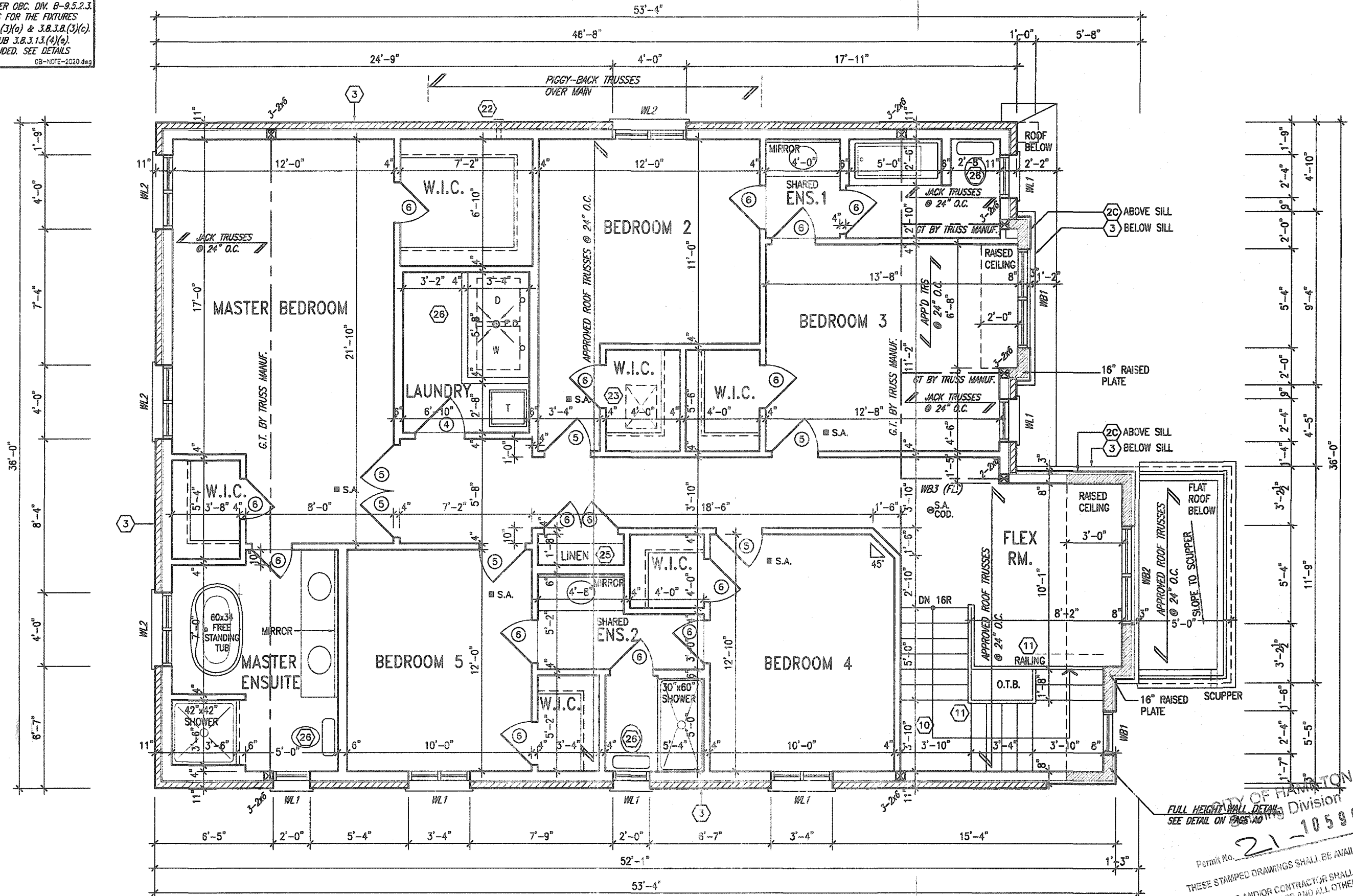
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3189 SF.

**GRAB BAR NOTE:**

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

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



SECOND FLOOR PLAN - ELEV. '2'  
(5 BEDROOM)

Permit No. 21-105963  
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  
JUN 28 2021  
DATE  
FOR CHIEF BUILDING OFFICIAL

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: JAN 20 2021  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
November 20, 2020  
PROVINCE OF ONTARIO  
STRUDET INC.  
FOR STRUCTURE ONLY

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
Richard Vink  
signature  
24488  
B001  
42858  
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

**Greenpark**  
MOUNTAINASH 4  
13.5m  
project name  
RUSSELL GARDENS PH. 3  
HAMILTON, ON.  
project no.  
19014  
date  
JAN. 2020  
drawn by  
NLHUR  
checked by  
3/16" = 1'-0"  
19014-MOUNTAINASH-4-191  
FILE NAME  
A3a

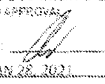


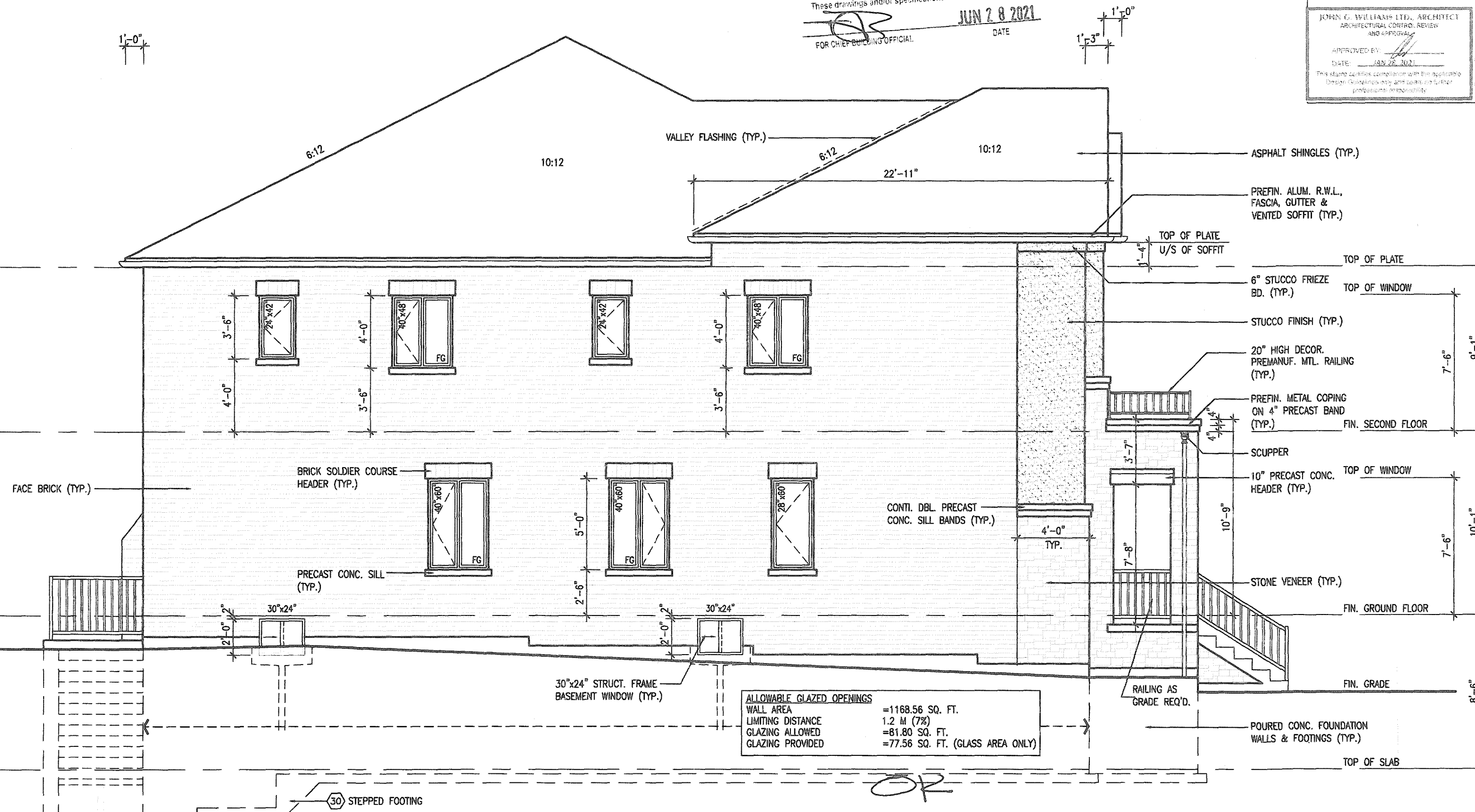
3189 SF.

CITY OF HAMILTON  
Building Division  
Permit No. **21 105963**  
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  
 DATE **JUN 28 2021**  
FOR CHIEF BUILDING OFFICIAL

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

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

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



ALLOWABLE GLAZED OPENINGS  
WALL AREA = 1168.56 SQ. FT.  
LIMITING DISTANCE = 1.2 M (7%)  
GLAZING ALLOWED = 81.80 SQ. FT.  
GLAZING PROVIDED = 77.56 SQ. FT. (GLASS AREA ONLY)

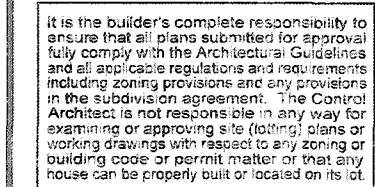
LEFT SIDE ELEVATION - ELEV. '2'

# MOUNTAINASH 4-191

## COMPLIANCE PACKAGE 'A1'

|     |             |      |                                        |                                                                                                                                                                                    |                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                    |
|-----|-------------|------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 18. |             | 9.   |                                        | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | <br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <br>project name<br><b>RUSSELL GARDENS PH. 3</b><br>date<br><b>JAN. 2020</b><br>drawn by<br><b>N.HUR</b> | MOUNTAINASH 4<br>13.5m<br>project no.<br><b>19014</b><br>drawing no.<br><b>A5a</b> |
| 17. |             | 8.   |                                        | qualification information<br><b>Richard Vink</b> 24488<br>name<br>signature<br>BCIN<br>42658                                                                                       |                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                    |
| 16. |             | 7.   |                                        | registration information<br><b>VA3 Design Inc.</b>                                                                                                                                 |                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                    |
| 15. |             | 6.   |                                        |                                                                                                                                                                                    |                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                    |
| 14. |             | 5.   |                                        |                                                                                                                                                                                    |                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                    |
| 13. |             | 4.   | CUSTOM DRAWING PER PURCHASER REQUEST   | NOV 13/20                                                                                                                                                                          | GW                                                                                                                                                                                          |                                                                                                                                                                                               |                                                                                    |
| 12. |             | 3.   | ISSUED FOR PERMIT.                     | MAR 31/20                                                                                                                                                                          | GW                                                                                                                                                                                          |                                                                                                                                                                                               |                                                                                    |
| 11. |             | 2.   | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20                                                                                                                                                                          | GW                                                                                                                                                                                          |                                                                                                                                                                                               |                                                                                    |
| 10. |             | 1.   | PRELIMINARY. ISSUED FOR CLIENT REVIEW. | JAN. 28/20                                                                                                                                                                         | GW                                                                                                                                                                                          |                                                                                                                                                                                               |                                                                                    |
| no. | description | date | by                                     | no.                                                                                                                                                                                | description                                                                                                                                                                                 | date                                                                                                                                                                                          | by                                                                                 |

CITY OF HAMILTON  
Building Division  
21- 105963  
Permit No. \_\_\_\_\_  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings and/or specifications have been reviewed by  
JUN 26 2011  
DATE  
1'-0" \_\_\_\_\_  
FOR THE BUILDING OFFICIAL



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

APPROVED BY: [Signature]  
DATE: JAN 22, 2021

This stamp certifies compliance with the applicable  
Design Guidelines only and does not further  
professional responsibility.

MOUNTAINASH 4-191  
COMPLIANCE PACKAGE 'A1'

|                 |  |      |                                        |           |             |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
|-----------------|--|------|----------------------------------------|-----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------|--------------------------------------|-----------------------------|---------------------------|
| 16              |  |      | 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.                                                                                                                            | <br><b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2L 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <br><b>Greenpark</b> | <b>MOUNTAINASH 4</b><br>13.5m | project name<br><b>RUSSELL GARDENS PH. 3</b> | municipality<br><b>HAMILTON, ON.</b> | project no.<br><b>19014</b> | drawing no.<br><b>A6a</b> |
| 17              |  | 8    |                                        |           |             |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 16              |  | 7    |                                        |           |             |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 15              |  | 6    |                                        |           |             |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 14              |  | 5    |                                        |           |             |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 13              |  | 4    | CUSTOM DRAWING PER PURCHASER REQUEST   | NOV 13/20 | GW          | Richard Vink <i>R Vink</i> 24488<br>signature BCIN                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 12              |  | 3    | ISSUED FOR PERMIT.                     | MAR 31/20 | GW          | name<br>registration information<br>VA3 Design Inc. 42658                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 11              |  | 2    | UPDATED PER ENG & CLIENT COMMENTS.     | MAR 19/20 | GW          | Considered must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied. |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| 10              |  | 1    | PRELIMINARY, ISSUED FOR CLIENT REVIEW. | JAN 26/20 | GW          |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                           |                               |                                              |                                      |                             |                           |
| no. description |  | date | by                                     | no.       | description | date                                                                                                                                                                                                                                                                                                          | by                                                                                                                                                                                                               |                                                                                                           |                               |                                              |                                      |                             |                           |

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3189 SF.

CITY OF HAMILTON  
Building Division  
Permit No. 21-105963  
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These drawings and/or specifications have been reviewed by  
JUN 28 2021  
DATE  
FOR CHIEF BUILDING OFFICIAL



REAR ELEVATION - ELEV. '2'  
(5 BED)

MOUNTAINASH 4-191  
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: JAN 28 2021  
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|     |             |      |    |                                        |              |
|-----|-------------|------|----|----------------------------------------|--------------|
| 18. |             |      | 9. |                                        |              |
| 17. |             |      | 8. |                                        |              |
| 16. |             |      | 7. |                                        |              |
| 15. |             |      | 6. |                                        |              |
| 14. |             |      | 5. |                                        |              |
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| no. | description | date | by | no.                                    | description  |

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Richard Vink  
signature  
24488  
BCO  
name  
registration information  
VAS Design Inc.  
42658  
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**VAS DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782  
vasdesign.com

|                                              |                                    |                                             |                           |
|----------------------------------------------|------------------------------------|---------------------------------------------|---------------------------|
| <b>Greenpark.</b>                            |                                    | <b>MOUNTAINASH 4</b><br>13.5m               |                           |
| project name<br><b>RUSSELL GARDENS PH. 3</b> | city<br><b>HAMILTON, ON.</b>       | project no.<br><b>19014</b>                 | drawing no.<br><b>A7a</b> |
| date<br><b>JAN. 2020</b>                     | scale<br><b>3/16" = 1'-0"</b>      | file name<br><b>19014-MOUNTAINASH-4-191</b> |                           |
| drawn by<br><b>NJHUR</b>                     | checked by<br><b>3/16" = 1'-0"</b> | date<br><b>JAN 13 2020 - 6:51 PM</b>        |                           |

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3189 SF.

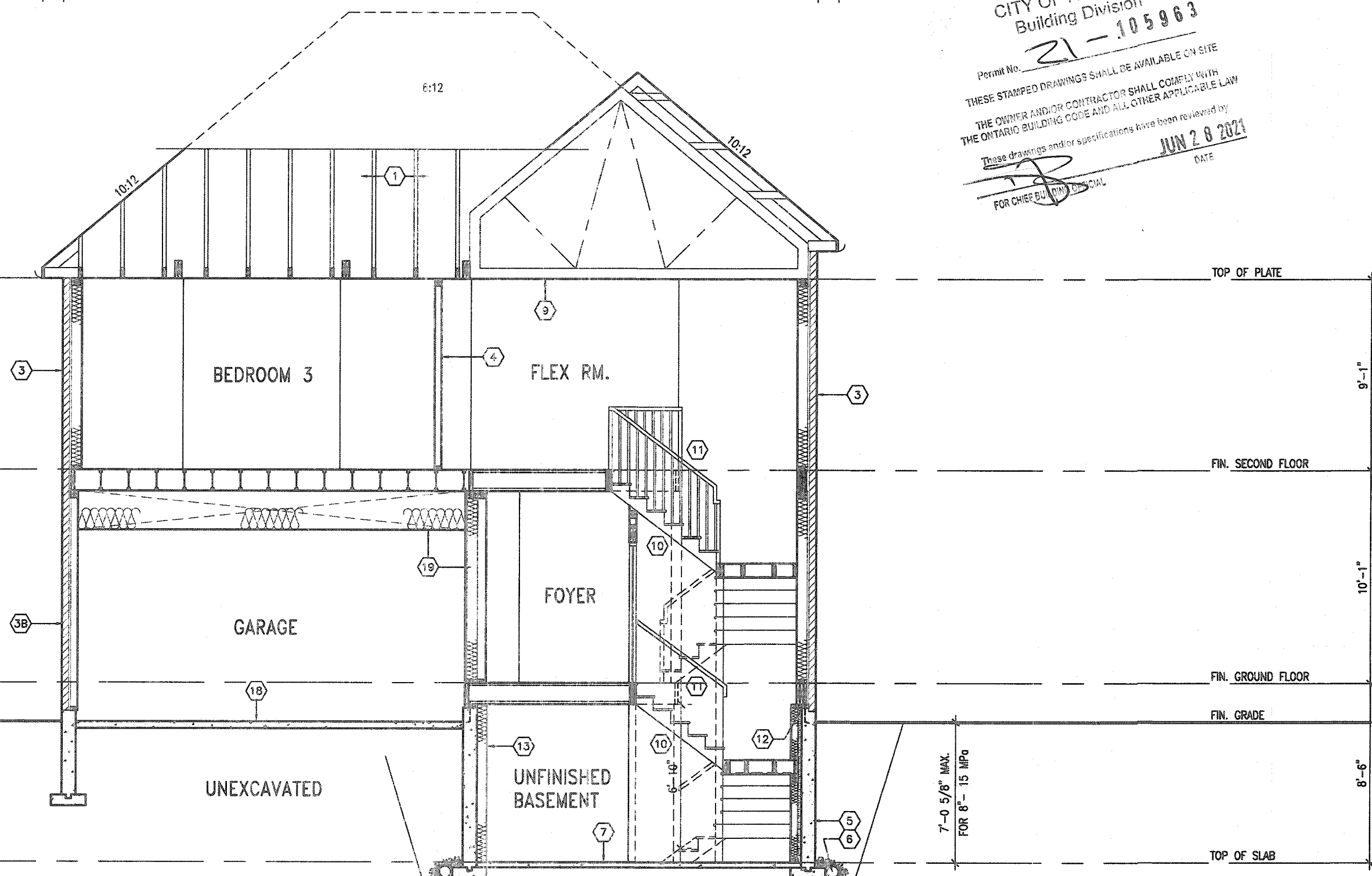
1/2"=0'

1/2"=0'

CITY OF HAMILTON  
Building Division  
Permit No. **21-105963**

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These drawings and/or specifications have been reviewed by  
**JUN 28 2021**  
DATE

FOR CHIEF BUILDING OFFICIAL



CROSS SECTION A-A - ELEV. '2'

**MOUNTAINASH 4-191**  
COMPLIANCE PACKAGE 'A1'

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STRUDET INC.  
FOR STRUCTURE ONLY

| no. | description | date | by | no. | description                            | date      | by |
|-----|-------------|------|----|-----|----------------------------------------|-----------|----|
| 18  |             |      |    | 9   |                                        |           |    |
| 17  |             |      |    | 8   |                                        |           |    |
| 16  |             |      |    | 7   |                                        |           |    |
| 15  |             |      |    | 6   |                                        |           |    |
| 14  |             |      |    | 5   |                                        |           |    |
| 13  |             |      |    | 4   | CUSTOM DRAWING PER PURCHASER REQUEST   | NOV 13/20 | GW |
| 12  |             |      |    | 3   | ISSUED FOR PERMIT.                     | MAR 31/20 | GW |
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signature *R Vink*  
Richard Vink 24488  
name registration information  
VAS Design Inc. 42638  
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Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782  
vasdesign.com

**Greenpark.**

|                                                                                      |                                      |                                             |
|--------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------|
| project name<br><b>RUSSELL GARDENS PH. 3</b>                                         | municipality<br><b>HAMILTON, ON.</b> | project no.<br><b>19014</b>                 |
| date<br><b>JAN. 2020</b>                                                             | drawing no.<br><b>A8a</b>            |                                             |
| drawn by<br><b>N.HUR</b>                                                             | checked by<br><b>3/16" = 1'-0"</b>   | file name<br><b>19014-MOUNTAINASH-4-191</b> |
| 2020 - 11/13/2020 (2020/11/13) 11:13 AM (2020/11/13) 11:13 AM - 11/13/2020 - 6:51 PM |                                      |                                             |

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