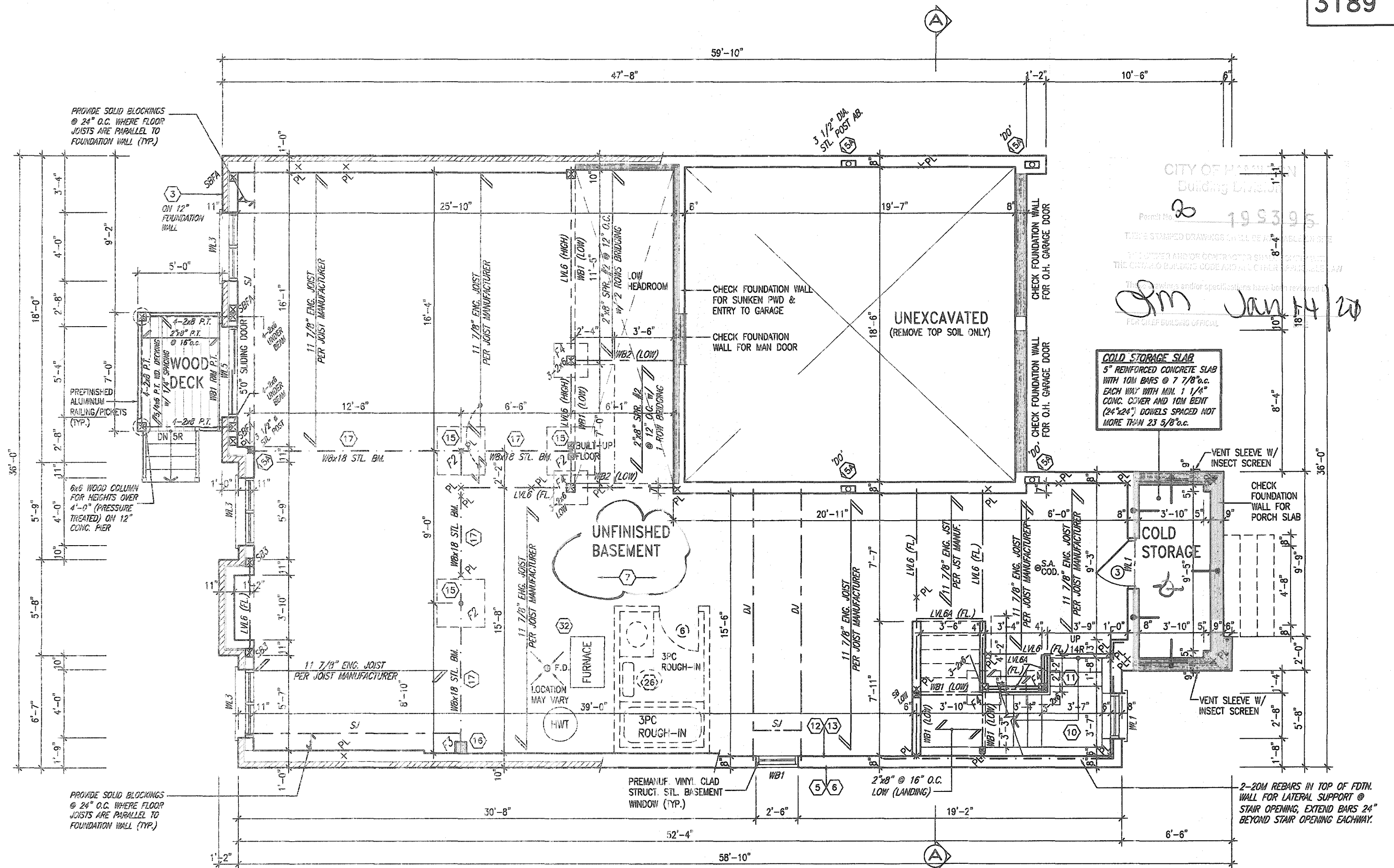


3189 SF.



CITY OF HAMILTON
Building Division
Permit No. 199395
JAN 14 2020

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

BASEMENT PLAN - ELEV. '3'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
DEC 17 2020
MOUNTAINASH 4-017
COMPLIANCE PACKAGE 'A1'

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 15, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



BASEMENT INSULATION AT STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID OR SPRAY FOAM).
-2"x4" @ 15" o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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

18		9			
17		8			
16		7			
15		6			
14		5			
13		4	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 21/20	GW
12		3	ISSUED FOR PERMIT.	MAR 31/20	GW
11		2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 13/20	GW
10		1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN 28/20	GW
9	no. description	date	by	no. description	date

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink
signature
24488
BCO
42658
V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

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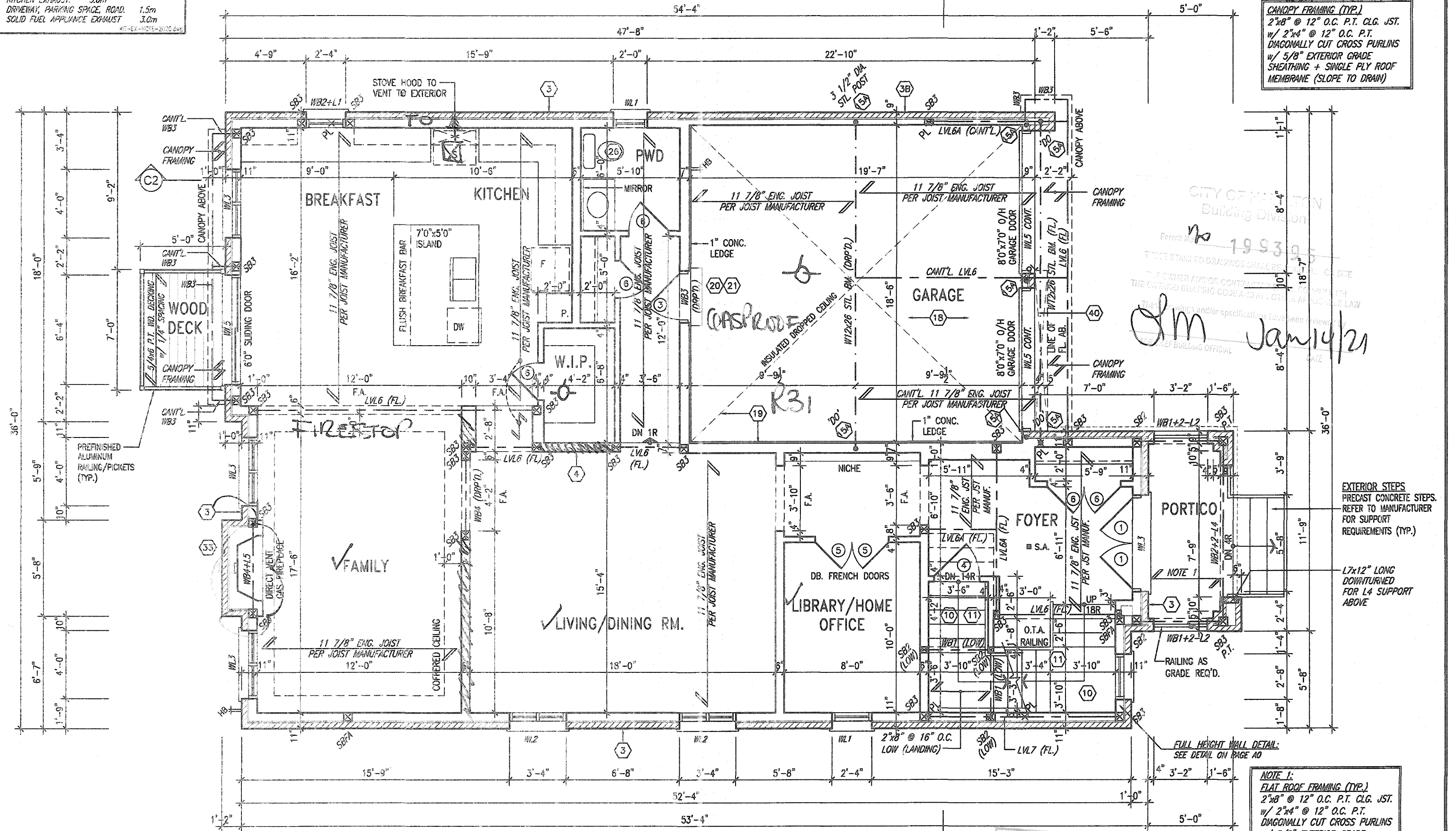
Greenpark.
MOUNTAINASH 4
13.5m
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON.
project no.: 19014
drawing no.: A2b
BASEMENT PLAN - ELEV. 3
date: JAN. 2020
drawn by: N.HUR
checked by: [Signature]
scale: 3/16" = 1'-0"
19014-MOUNTAINASH-4-017
CITY OF HAMILTON BUILDING DIVISION

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC, DIV. 5- TABLE 6.2.3.1.2.

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

KIT-EX-NOIS-2020.0m

CANOPY 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)



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 17 2020

MOUNTAINASH 4-017
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY:
DATE: DEC 08 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

.....

STRUDET INC.
FOR STRUCTURE ONLY

18			9				The undersigned has performed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17			8				qualification information	
16			7					
15			6				Richard Vink	24488
14			5				name signature	BCIN
13			4	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 21/20	GW	registration information	42658
12			3	ISSUED FOR PERMIT	MAR 31/20	GW	VAS Design, Inc.	
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GW		
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by	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 Criteria Building Code to be a Designer.		
qualification information	<i>R Vink</i>	24488
name	signature	BCIN
registration information	WAS Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		

VA3
DESIGN

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



project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON

data	JAN. 2020	
drawn by	checked by	scale
N.HUR		3/16" = 1'-

MOUNTAINASH 4
13.5m

by	project no.
1.	19014

PLAN - ELEV. 3	drawing no.
file name	A3b
14-MOUNTAINASH-4-017	

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Diagram illustrating a roof-to-wall connection. The diagram shows a cross-section of a roof structure meeting a vertical wall. A horizontal line indicates the roof surface, and a vertical line indicates the wall. A dashed line represents the roof's edge. A label with arrows pointing to a curved, shaded area on the roof surface reads: "PROVIDE WATER+ICE SHIELD".

Architectural drawing showing a door and window assembly. The door is labeled "8'-0\"/>

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

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

APPROVED BY 
DATE DEC 18 2020

The stamp certifies compliance with the applicable Design Guidelines and does not bear any further professional responsibility.

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS

[illegible]

FRONT ELEVATION - ELEV. '3'

MOUNTAINASH 4-017
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY:

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
DEC 17 2020
RECEIVED DATE
REFD TO DATE

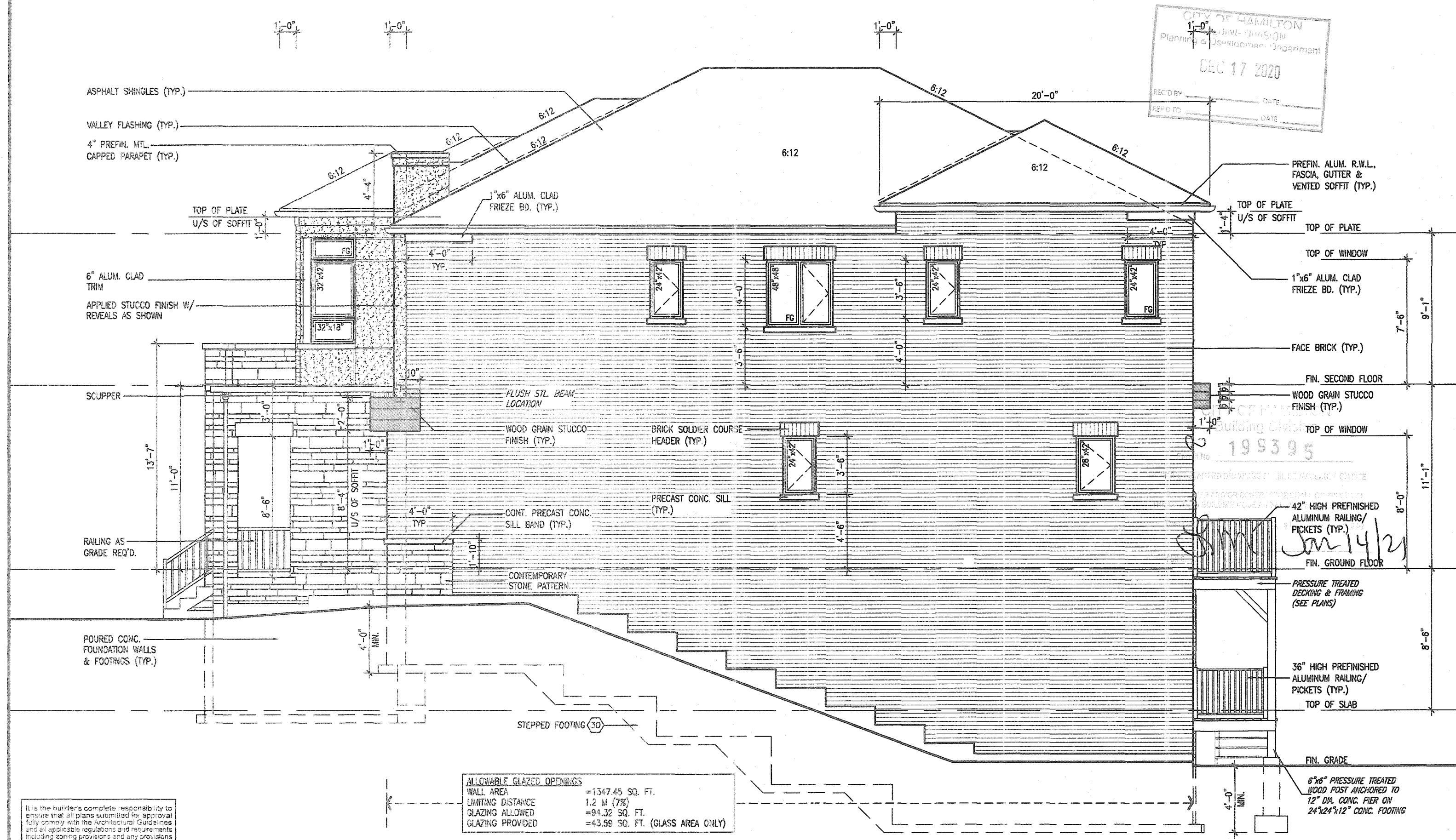


MOUNTAINASH 4-017
COMPLIANCE PACKAGE 'A1'

[illegible]

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3189 SF.



ALLOWABLE GLAZED OPENINGS			
WALL AREA	=	1347.45 SQ. FT.	
LIMITING DISTANCE	=	1.2 M (7%)	
GLAZING ALLOWED	=	94.32 SQ. FT.	
GLAZING PROVIDED	=	43.59 SQ. FT. (GLASS AREA ONLY)	

RIGHT SIDE ELEVATION - ELEV. '3'

MOUNTAINASH 4-017
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 17 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	CUSTOM DWGS. PER PURCHASER REQUEST	AUG 21/20	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

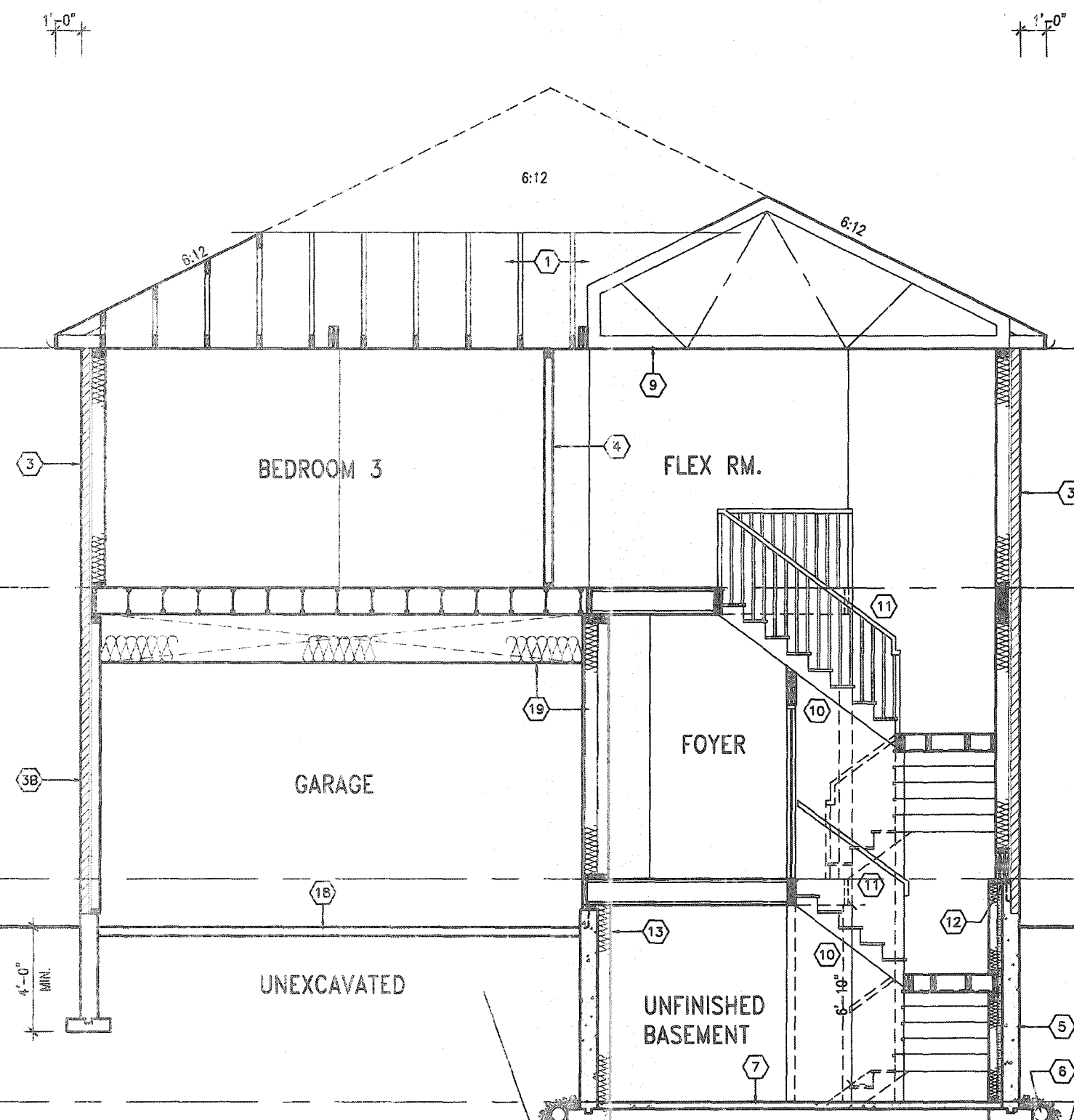
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488 BCN
[Signature]
V&S Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark.		MOUNTAINASH 4 13.5m	
project name RUSSELL GARDENS PH. 3		project no. 19014	
date JAN. 2020		drawing no. A7b	
designed by N.NUR		this name 19014-MOUNTAINASH-4-017	
scale 3/16" = 1'-0"		date DEC 17 2020	

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3189 SF.



CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 DEC 17 2020
 REC'D BY _____ DATE _____
 REC'D TO _____ DATE _____

CITY OF HAMILTON
Building 1983-95
Permit No. 20
THREE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CHICAGO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
Jim Jan 14/20
Faint Building Official DATE

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STRUDET INC
FOR STRUCTURE ONLY

CROSS SECTION A-A - ELEV. '3'

MOUNTAINASH 4-017
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 4
13.5m

Greenpark.

project name	municipality	project number
RUSSELL GARDENS PH. 3	HAMILTON, ON.	1901

date JAN. 2020 CROSS SECTION A-A - ELEV. 3 drawing no. A01

32 **N.HUR** **3/16"** = **1'-0"** **19D14-MOUNTAINASH-4-017** **A9b**
 CRED - HANDBOOK WORKING 2/20/01 25014 (GRT) LINES 44' MOUNTAINASH CUSTOMS AND TRADING 4-017 19D14-MOUNTAINASH-4-017.dwg - Mon Aug 24 2020 - 6:51 PM

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 *R Vink* 24

name registration information VA3 Design Inc. 42

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are instruments of service and the proper

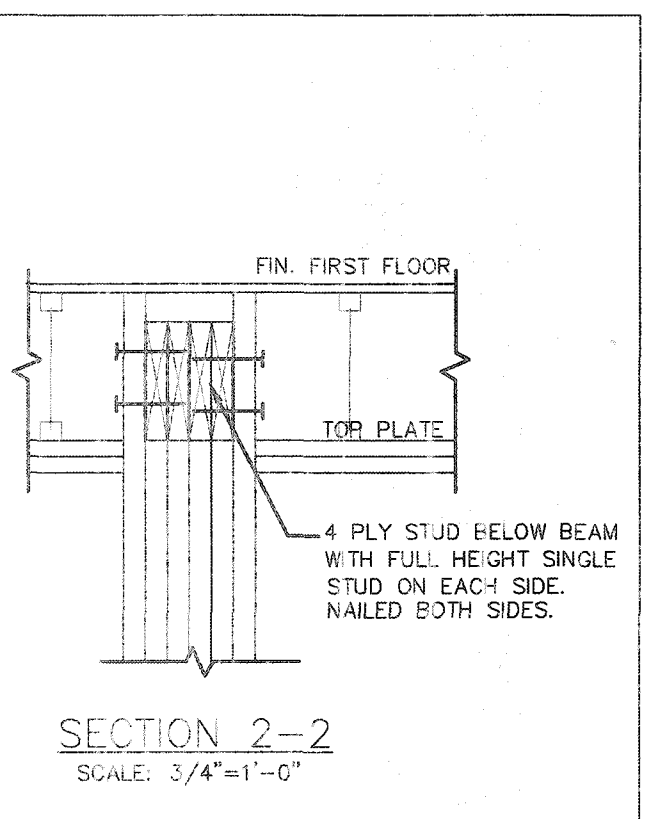
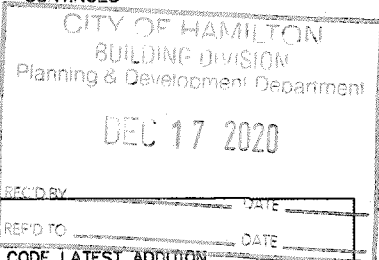
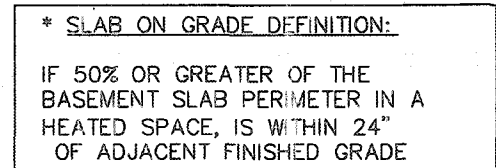
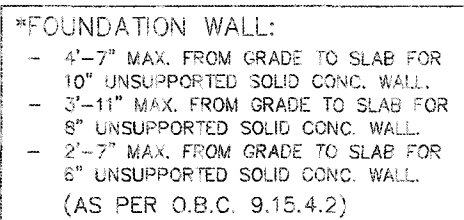
Drawings are not to be sealed.

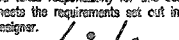
VA3

DESIGN

255 Consumers Rd Suite
Toronto ON M2J 1R
t 416.630.2255 f 416.63
va3design.com

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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.
8					
7					qualification information
6					Richard Vink 24489
5					name  signature BCIN
4					registration information 42658
3					VAS Design Inc.
2					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	ISSUED FOR PERMIT.	AUG. 07/20	GW		
	no. description	date	by		

 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com															
	project name RUSSELL GARDENS PHASE 3		municipality WATERDOWN												
	project no. 19014														
	drawing no. D1														
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