

SINGLE FAMILY DWELLING ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

3125 SF.

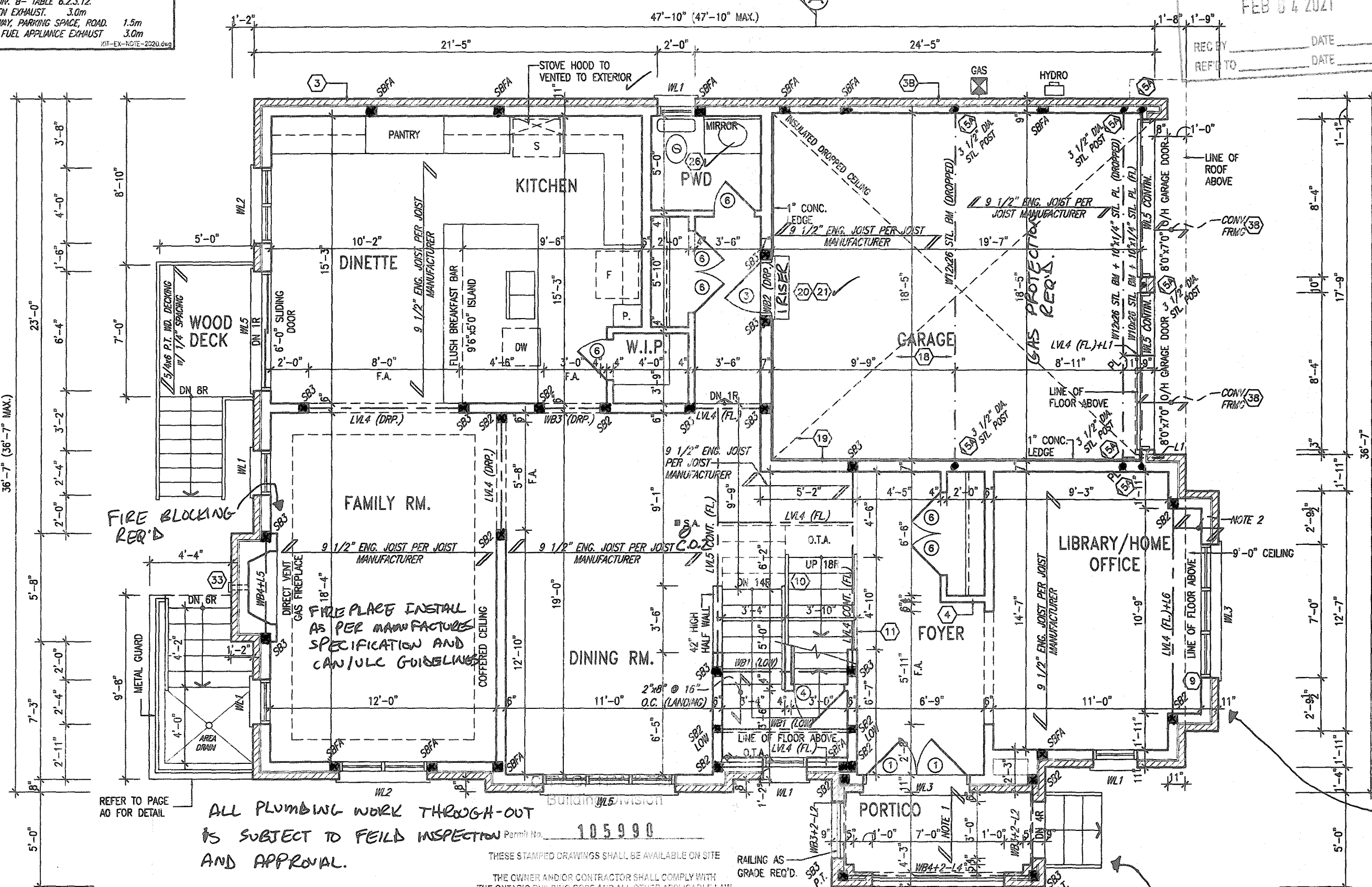
FEB 04 2021

REC BY _____ DATE _____
REF TO _____ DATE _____

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
(11-EX-NOTE-2020.dwg)



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



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)

NOTE 2: FLAT ROOF OVER LIVING SPACE
2"x4" @ 12" O/C DIAGONALLY CUT CROSS
PURLINS ON SINGLE PLY WATERPROOFING
MEMBRANE ON 5/8" EXTERIOR GRADE SHEATHING
ON 2"x4" CROSS PURLINS (CUT DIAGONALLY)
@ 12" O/C ON 2"x8" JOISTS @ 12" O/C. W/
BATT INSULATION (RSI 5.40 R31)

GROUND FLOOR PLAN - ELEV. 2

MOUNTAINASH 12-256 COMPLIANCE PACKAGE 'A1'

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

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
OCT 28 2020
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

18				9					
17				8					
16				7					
15				6					
14				5					
13				4	CUSTOM PER PURCHASER REQUEST	SEP 25/20	GW		
12				3	ISSUED FOR PERMIT	APR 08/20	GW		
11				2	UPDATED PER ENG & CLIENT COMMENTS	APR 06/20	GW		
10				1	PRELIMINARY, ISSUED FR CLIENT REVIEW	JAN 23/20	GW		
no.	description	date	by	no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
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. Vents must be returned at the completion of the work. Drawings are not to be used.

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON
date
JANUARY 2020
drawn by
DB
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-12-256
file name
19014-MOUNTAINASH-12-256
drawing no.
A2a

MOUNTAINASH 12
13.5m
project no.
19014
drawing no.
A2a

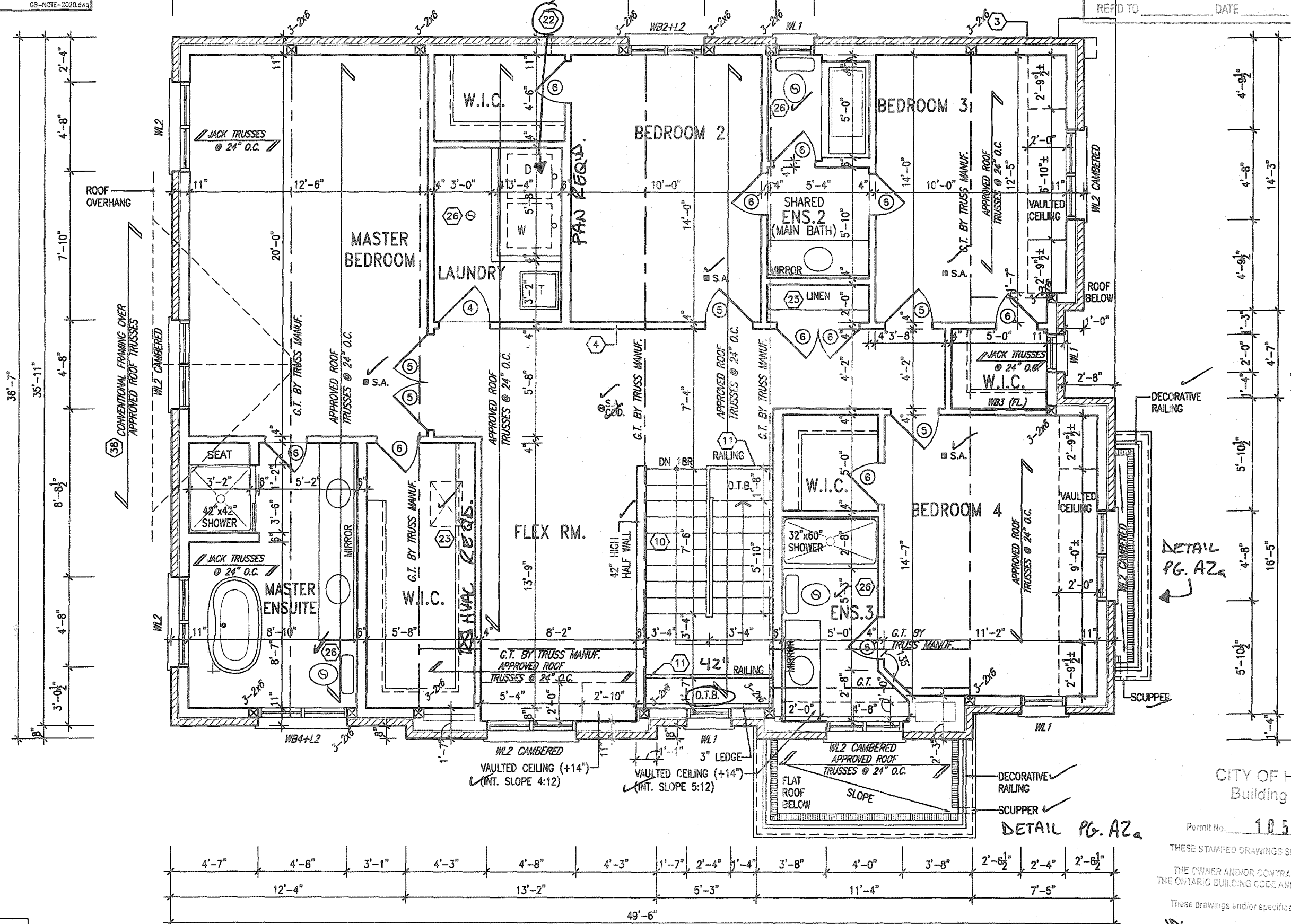
STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER OBC, DIV. 8-9.5.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.6.(3)(a) & 3.8.3.8.(3)
SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(g).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. GS-NOTE-2020

SINGLE FAMILY
DWELLING ONLY

FEB 04 2021

3125 SF.

RECEIVED BY	DATE
RECEIVED TO	DATE



**Electrical
Safety
Authority**

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 For more information go to esaseafe.com or call 1-877-372-7233

CITY OF HAMILTON
Building Division

Permit No. 105990

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
 FEB 26 2021

FOR CHIEF BUILDING OFFICIAL

047

SECOND FLOOR PLAN - ELEV. 2

MOUNTAINASH 12-256
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: [Signature]
DATE: JAN 28 2021

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROV. 2020
OCT 2020
ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

18	-	-	9	-	-	The undersigned has reviewed and taken responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer.	
17	-	-	8	-	-	qualification information	
16	-	-	7	-	-	Richard Wink	
15	-	-	6	-	-	signature	
14	-	-	5	-	-	name	
13	-	-	4	CUSTOM PER PURCHASER REQUEST	SEP 25/20	GW	
12	-	-	3	ISSUED FOR PERMIT.	APR 03/20	GW	
11	-	-	2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20	GW	
10	-	-	1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 23/20	GW	
no	description	date	by	no	description	date	by

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VA3

DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3lesian.com

Greenpark

project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON

date
JANUARY 2020
drawn by checked by notes

2 DB - 3/16" = 1'-0"

MOUNTAINASH 12
13.5m

project n
1901.

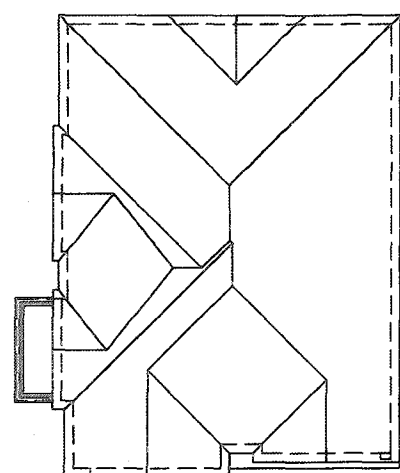
drawing no.
17--

A5d

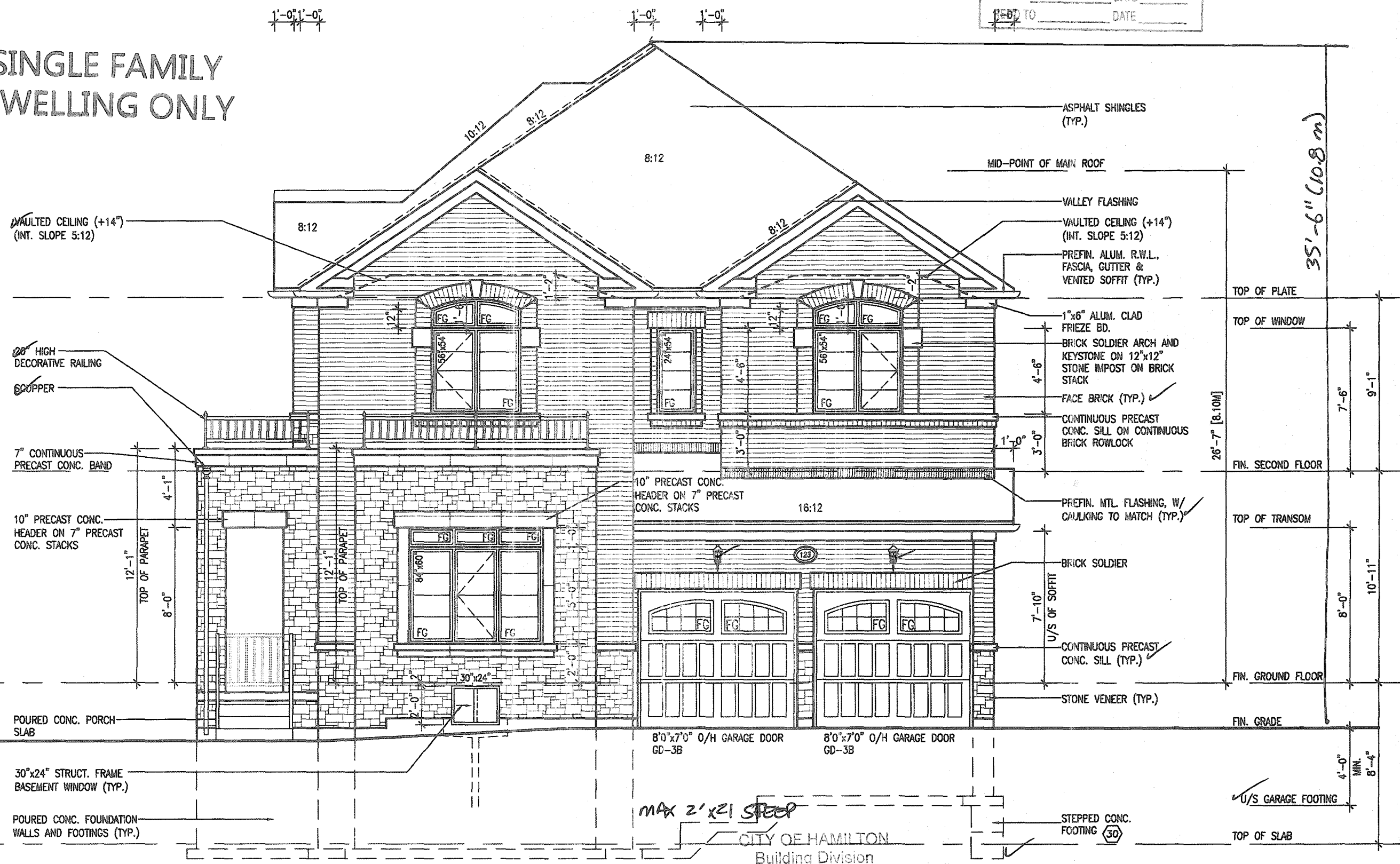
FEB 04 2021

REC BY _____ DATE _____
 1-67 TO _____ DATE _____

SINGLE FAMILY
DWELLING ONLY



ROOF PLAN 2



FRONT ELEVATION 2

Permit No. 105990

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 _____

DATE MOUNTAINASH 12-256
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY [Signature]
DATE 10M28, 2022

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Design Guidelines only and bears no further
professional responsibility.



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17		-	8			qualification information	
16		-	7			Richard Vink	
15		-	6			signature	
14		-	5			name	
13		-	4	CUSTOM PER PURCHASER REQUEST	SEP 25/20	registration information	
12		-	3	ISSUED FOR PERMIT.	APR 09/20	VAB Design Inc.	
11		-	2	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20		
10		-	1	PRELIMINARY, ISSUED FR CLIENT REVIEW.	JAN 23/20		
no.	description	date	bv	no.	description	date	bv

VA3

DESIGN

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

Greenpark.

project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON

date
JANUARY 2020

drawn by
DB

checked by

scale
 $3/16" = 1'-0"$

FRONT ELEVATION - ELEV. 2

file name
19014-MOUNTAINASH-12-256

MOUNTAINASH 12
13.5m

project n
1901

ආයතනික අං.
A40

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3125 SF.

FEB 04 2021

REC BY _____ DATE _____
1'-0" _____ DATE _____
REF TO _____

10" PRECAST CONC. HEADER

STONE VENEER

FIN. GROUND FLOOR

FIN. GRADE

2'-6"

8'-0"

8'-10"

10'-0"

U/S OF SOFFIT

FG

FG

INTERIOR PORTICO ELEV. 2

SINGLE FAMILY
DWELLING ONLY

BRICK SOLDIER—
ARCH AND
KEYSTONE ON
12"x12" STONE
IMPOST ON BRICK
STACK

—ASPHALT SHINGLES
(TYP.)

—VALLEY FLASHING

— VAULTED CEILING (+14th)
(INT. SLOPE 5:12)

TOP OF PLATE

TOP OF WINDOW

—FACE BRICK (TYP.)

PRECAST CONC. SILL ON
BRICK ROWLOCK (TYP.)

FIN. SECOND FLOOR

SCUPPER ✓
10" BRICK SOLDIER

TOP OF DOOR ENT
WINDOW TRANSOM

—CONTINUOUS PRECAST
CONC. SILL (TYP.)

FIN. GROUND FLOOR

—STONE VENEER (TYP.)

FIN. GRADE

POURED CONC. PORCH
SLAB AND DOOR SILL

TOP OF SLAB

FLANKAGE ELEVATION 2
(LEFT SIDE YARD)

CITY OF HAMILTON
Building Division

Permit No. 105990

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These drawings and/or specifications have been reviewed by **FEB 26 2021**
IDL FOR CHIEF BUILDING OFFICIAL DATE

BUILDING OFFICIAL _____ DATE _____
MOUNTAINASH 12-256
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY _____

DATE: JAN 23, 2021

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professional responsibility.

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

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. qualification information Richard Vink <i>R Vink</i> 2448 name signature BO registration information V&S Design Inc. 4265 Designer must certify 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.
17	-	-	8	-	-	
16	-	-	7	-	-	
15	-	-	6	-	-	
14	-	-	5	-	-	
13	-	-	4	CUSTOM PER PURCHASER REQUEST	SEP 25/20 GW	
12	-	-	3	ISSUED FOR PERMIT.	APR 09/20 GW	
11	-	-	2	UPDATED PER ENG & CLIENT COMMENTS.	APR 06/20 GW	
10	-	-	1	PRELIMINARY. ISSUED FR CLIENT REVIEW.	JAN 23/20 GW	
no. description	date	by	no. description	date	by	

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qualification information

Richard Vink *R Vink* 244

name signature

registration information

V43 Design Inc. 428

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

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

 Greenpark	
Project name	RUSSELL GARDENS PH. 3
into	HAN
JANUARY 2020	FLANKAGE
from by	
DB	
checked by	3/16" = 1'-0"

MOUNTAINASH 12	
13.5m	
city UN	project n 1901
ATION - ELEV. 2	drawing no.
14-MOUNTAINASH-12-256	file name
12-256.m - E - Sep 25 2010 - 12:08 PM	A5a

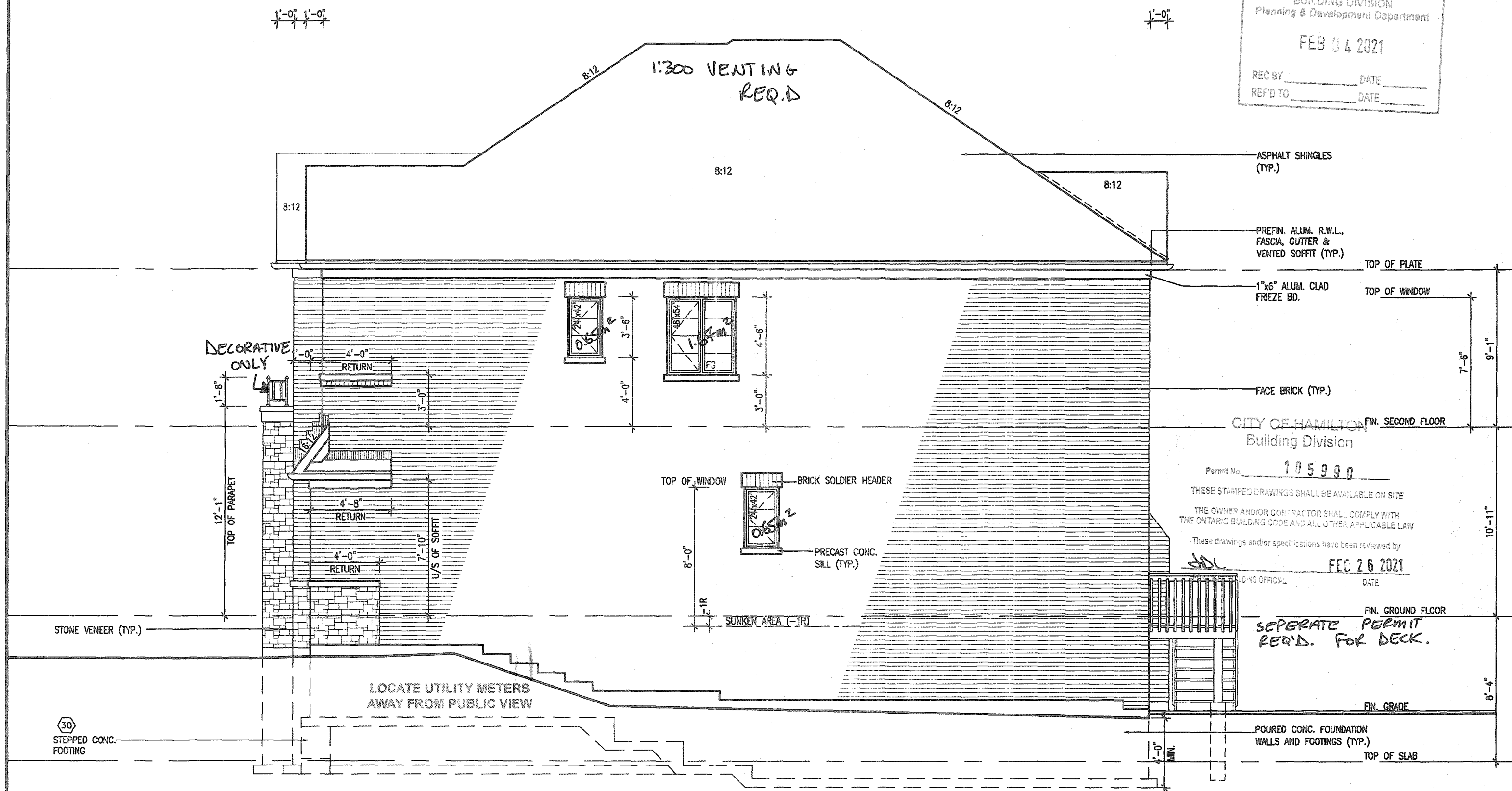
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3125 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

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



RIGHT SIDE ELEVATION 2

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1215.92 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=785.11 SQ. FT.
GLAZING PROVIDED	=26.26 SQ. FT. (R.S.O.)

30.9 soft

62.97 m
L.D. OKAY

MOUNTAINASH 12-256
COMPLIANCE PACKAGE 'A1'

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: JAN 28 2021

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17.			8.				
16.			7.			qualification information	
15.			6.			Richard Vink 2448B	
14.			5.			name signature BCIN	
13.			4.	CUSTOM PER PURCHASER REQUEST	SEP 25/20 GW	registration information	
12.			3.	ISSUED FOR PERMIT.	APR 09/20 GW	VAS Design Inc. 4265B	
11.			2.	UPDATED PER ENG & CLIENT COMMENTS.	APR 05/20 GW		
10.			1.	PRELIMINARY ISSUED FR CLIENT REVIEW.	JAN 23/20 GW		
no.	description	date	by	no.	description	date	by

VAS

DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.830.2235 f 416.830.4782
vas3design.com

<

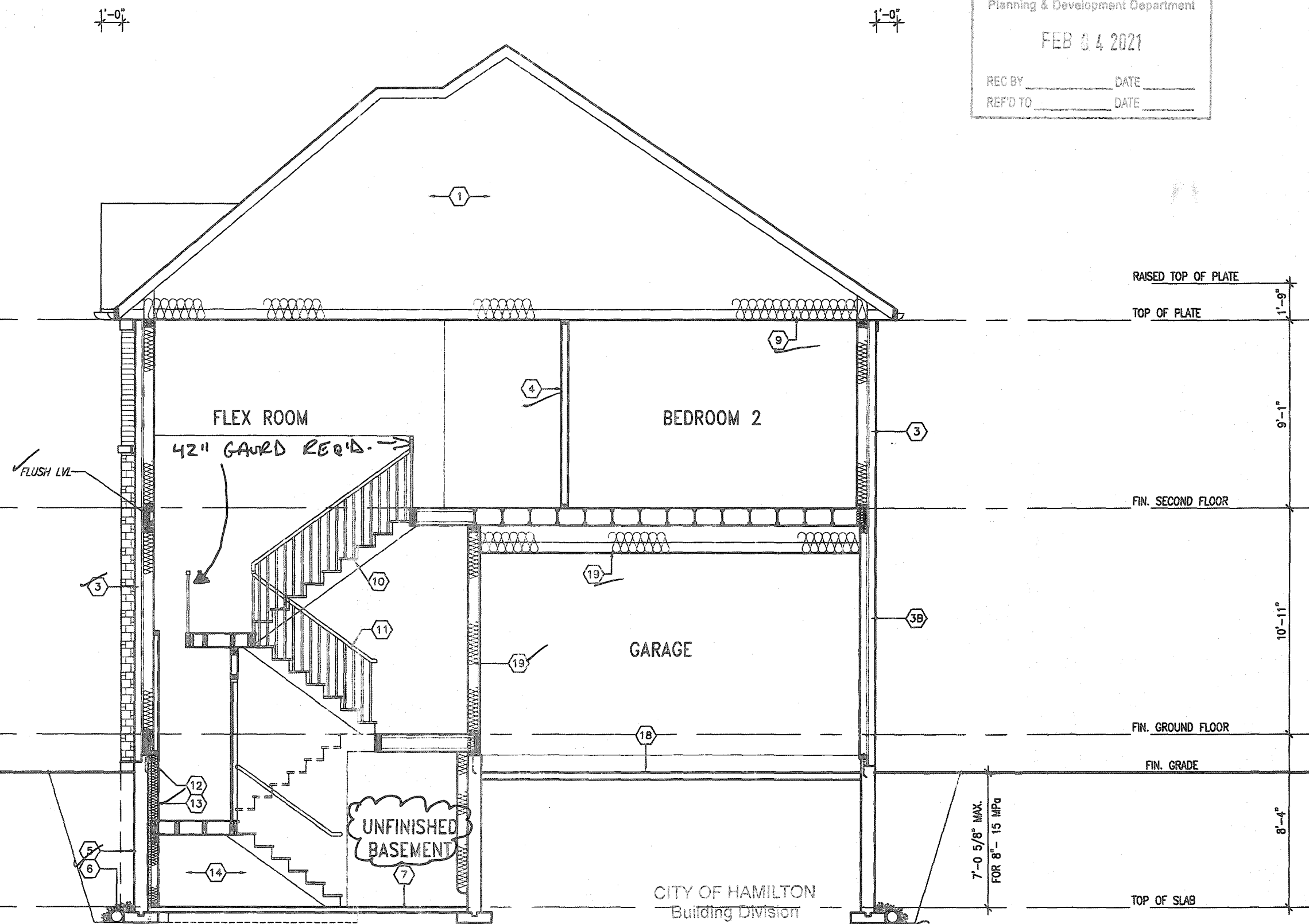
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

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CITY OF HAMILTON
Building Division
105990

Permit No. _____

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[Signature] **FEB 26 2021**
FOR CHIEF BUILDING OFFICIAL DATE

DATE

MOUNTAINASH 12-256

COMPLIANCE PACKAGE 'A1'

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STRUDET INC.
FOR STRUCTURE ONLY

18		9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 + 416.630.2255 F 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 426 JANUARY 2020 drawn by DB checked by 3/16" = 1'-0" scale 19014-MOUNTAINASH-12-256 DATE OF WORKING DRAWING: 2020-01-16 09:00:00 DATE OF LAST MODIFICATION: 2020-01-16 09:00:00 DATE OF LAST MODIFICATION: 2020-01-16 09:00:00	MOUNTAINASH 12 13.5m project no. 19014 drawing no. A8a
17		8								
16		7								
15		6								
14		5								
13		4	CUSTOM PER PURCHASER REQUEST	SEP 23/20	GW					
12		3	ISSUED FOR PERMIT.	APR 09/20	GW					
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no.	description	date	bv	no.	description	date	bv			

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