

3152 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS
2" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY
ASSUMED 120 KPa (16 p.s.f.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL TO BE VERIFIED ON SITE.

PAD FOOTINGS
120 KPa NATIVE SOIL **90 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" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (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" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

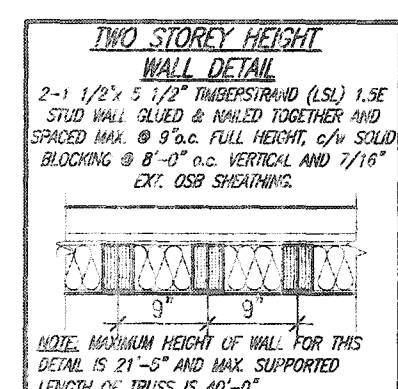
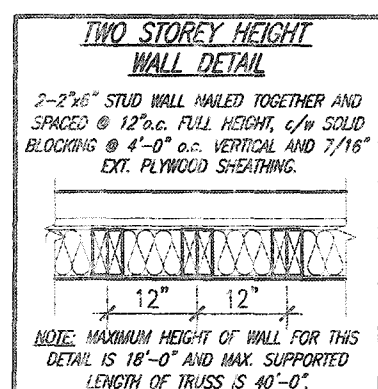
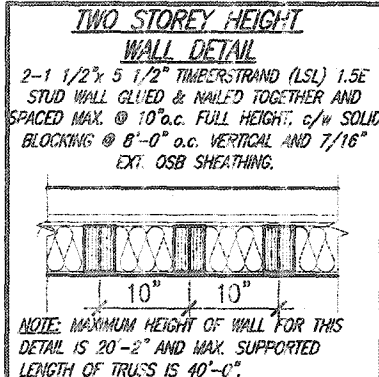
DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT 8'-9" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"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



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

ci- Denotes Continuous Insulation without framing interruption.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
MOUNTAINASH 7 ELEV. 1			
FRONT	784.00 S.F.	156.13 S.F.	19.91 %
LEFT SIDE	1180.94 S.F.	95.00 S.F.	8.04 %
RIGHT SIDE	1203.72 S.F.	26.33 S.F.	2.19 %
REAR	750.00 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.0 S.F.	
TOTAL SQ. FT.	3918.66 S.F.	423.74 S.F.	10.81 %
TOTAL SQ. M.	364.05 S.M.	39.37 S.M.	10.81 %

AREA CALCULATIONS		ELEV '1'
GROUND FLOOR AREA	1374 SF	
SECOND FLOOR AREA	1778 SF	
TOTAL FLOOR AREA	3152 SF	(292.83 m2)
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	3152 SF	(292.83 m2)
GROUND FLOOR COVERAGE	1380 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	74 SF	
COVERAGE W/ PORCH	1845 SF	(171.40 m2)
COVERAGE W/O PORCH	1771 SF	(164.53 m2)

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
MOUNTAINASH 7 ELEV. 2			
FRONT	776.00 S.F.	170.11 S.F.	21.92 %
LEFT SIDE	1180.94 S.F.	95.00 S.F.	8.04 %
RIGHT SIDE	1187.50 S.F.	26.33 S.F.	2.22 %
REAR	750.00 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.0 S.F.	
TOTAL SQ. FT.	3894.44 S.F.	437.72 S.F.	11.24 %
TOTAL SQ. M.	361.80 S.M.	40.67 S.M.	11.24 %

AREA CALCULATIONS		ELEV '2'
GROUND FLOOR AREA	1374 SF	
SECOND FLOOR AREA	1783 SF	
TOTAL FLOOR AREA	3157 SF	(293.29 m2)
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	3157 SF	(293.29 m2)
GROUND FLOOR COVERAGE	1380 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	74 SF	
COVERAGE W/ PORCH	1845 SF	(171.40 m2)
COVERAGE W/O PORCH	1771 SF	(164.53 m2)

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
MOUNTAINASH 7 ELEV. 3			
FRONT	778.33 S.F.	197.39 S.F.	25.36 %
LEFT SIDE	1175.40 S.F.	96.83 S.F.	8.24 %
RIGHT SIDE	1180.64 S.F.	40.33 S.F.	3.42 %
REAR	750.00 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.0 S.F.	
TOTAL SQ. FT.	3684.37 S.F.	474.83 S.F.	12.89 %
TOTAL SQ. M.	340.85 S.M.	44.12 S.M.	12.38 %

AREA CALCULATIONS		ELEV '3'
GROUND FLOOR AREA	1374 SF	
SECOND FLOOR AREA	1777 SF	
TOTAL FLOOR AREA	3151 SF	(292.73 m2)
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	3151 SF	(292.73 m2)
GROUND FLOOR COVERAGE	1380 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	74 SF	
COVERAGE W/ PORCH	1845 SF	(171.40 m2)
COVERAGE W/O PORCH	1771 SF	(164.53 m2)

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

STRUDET INC. Permit No. 20187709

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]* APR 23/21 FOR CHIEF BUILDING OFFICIAL DATE

FOR STRUCTURE ONLY

MOUNTAINASH 7 COMPLIANCE PACKAGE 'A1'

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

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

MOUNTAINASH 7
13.5m
project no. 19014
drawing no. AO

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

Richard Vink 24488
signature
VAS Design Inc. 42658

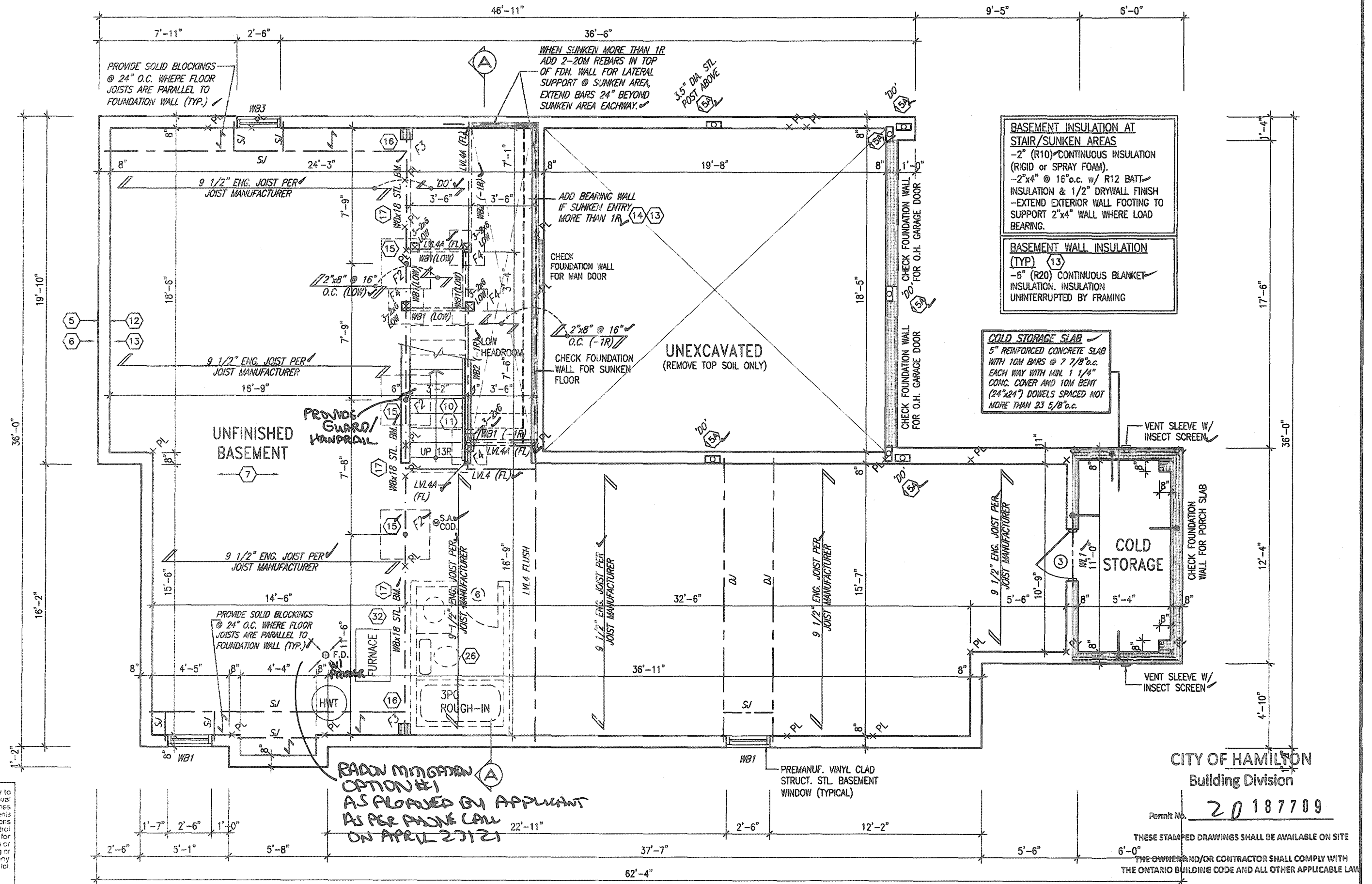
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APR 13/20 GW
MAR 24/20 GW
JAN 31/20 GW

1 ISSUED FOR PERMIT
2 UPDATED PER ENG. & CLIENT.
3 PRELIMINARY ISSUED FOR CLIENT REVIEW.

NOS.	DESCRIPTION	DATE	BY	NOS.	DESCRIPTION	DATE	BY
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11				2			
10				1			
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3152 SF.



BASEMENT PLAN ELEV. '1'

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 22, 2022
This stamp certifies compliance with the applicable Design Guidelines only and does not further guarantee any other responsibility.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
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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 24488
name
signature
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.

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255 Consumers Rd Suite 120
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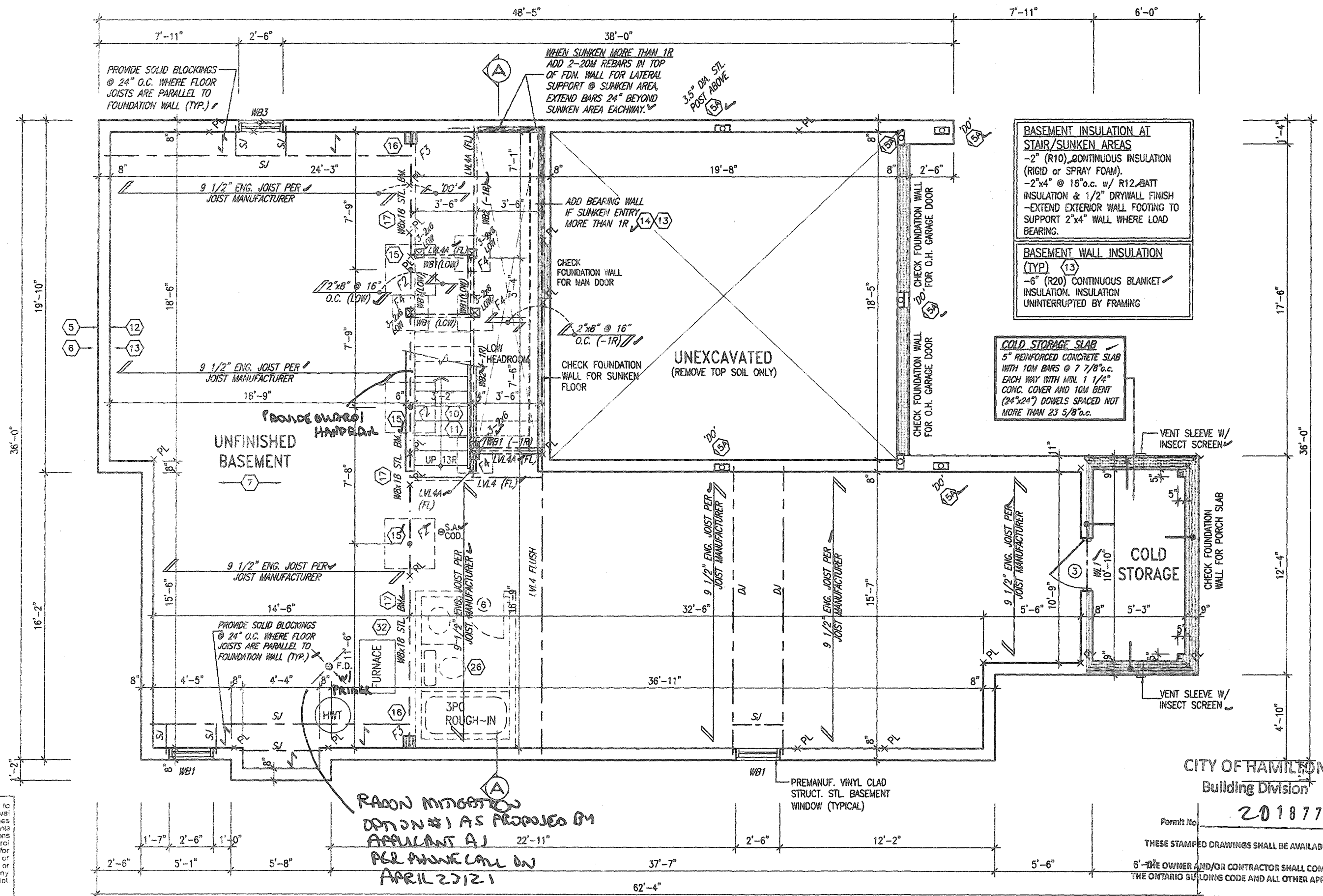
MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'
13.5m
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON.
project no.: 19014
drawing no.: A1
BASEMENT PLAN - ELEV. 1
date: JANUARY 2020
drawn by: [Signature]
checked by: [Signature]
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-07.dwg
date: Mon - Apr 13, 2020 - 2:55 PM

CITY OF HAMILTON
Building Division

Permit No. 20187709

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] APR 23/21
FOR CHIEF BUILDING OFFICIAL DATE



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: _____
DATE: SEP 21 2020

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no.	description	date	ty	no.	description	do'e 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	244
name	B
registration information	
VA3 Design Inc.	426
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 Greenpark.		MOUNTAINASH 7 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		checked by 3/16" = 1'-0"	
title BASEMENT PLAN - ELEV. 2		file name 19014-MOUNTAINASH-07	
drawing no. A1a		scale 3/16" = 1'-0"	

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name	signature		
registration information	VA3 Design Inc.		426
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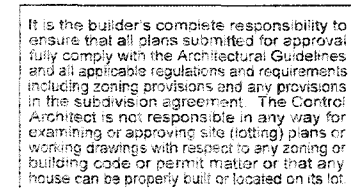
 Greenpark.		MOUNTAINASH 7 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		drawing no. A1b	
checked by -		BASEMENT PLAN - ELEV. 3	
scale 3/16" = 1'-0"		file name 19014-MOUNTAINASH-07	
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OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER CBC, DIV. B- TABLE 6.2.3.12.

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

KIT-EX-NOTE-2020.dwg



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: SEP 24 2002

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 27, 2020

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

GROUND FLOOR PLAN ELEV. '1'

Permit No. 20197700

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

*
These drawings and/or specifications have been reviewed by
[Signature] APR 27/21
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 7

COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 7
13.5m



Greenpark.

project name

RUSSELL GARDENS PH. 3

date

JANUARY 2020

drawn by

WT

checked by

-

scale

3/16" = 1'-0"

municipality

HAMILTON, ONT.

GROUND FLOOR

ANNEK MOZAMMEL - C:\Users\lpham\Documents\901014-GREENPARK\UNITS\9014-MOLINA\ASH-07.dwg

MOUNTAINASH 7	
13.5m	
project no.	19014
PLAN - ELEV. 1	dressing no.
19014-MOUNTAINASH-07	A2
Mon - Apr 13 2020 - 2:55 PM	

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10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 31/20	G
no. description			date	by	no. description	date	b

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	signature
registration information	BCIN
VAS Design Inc.	42658

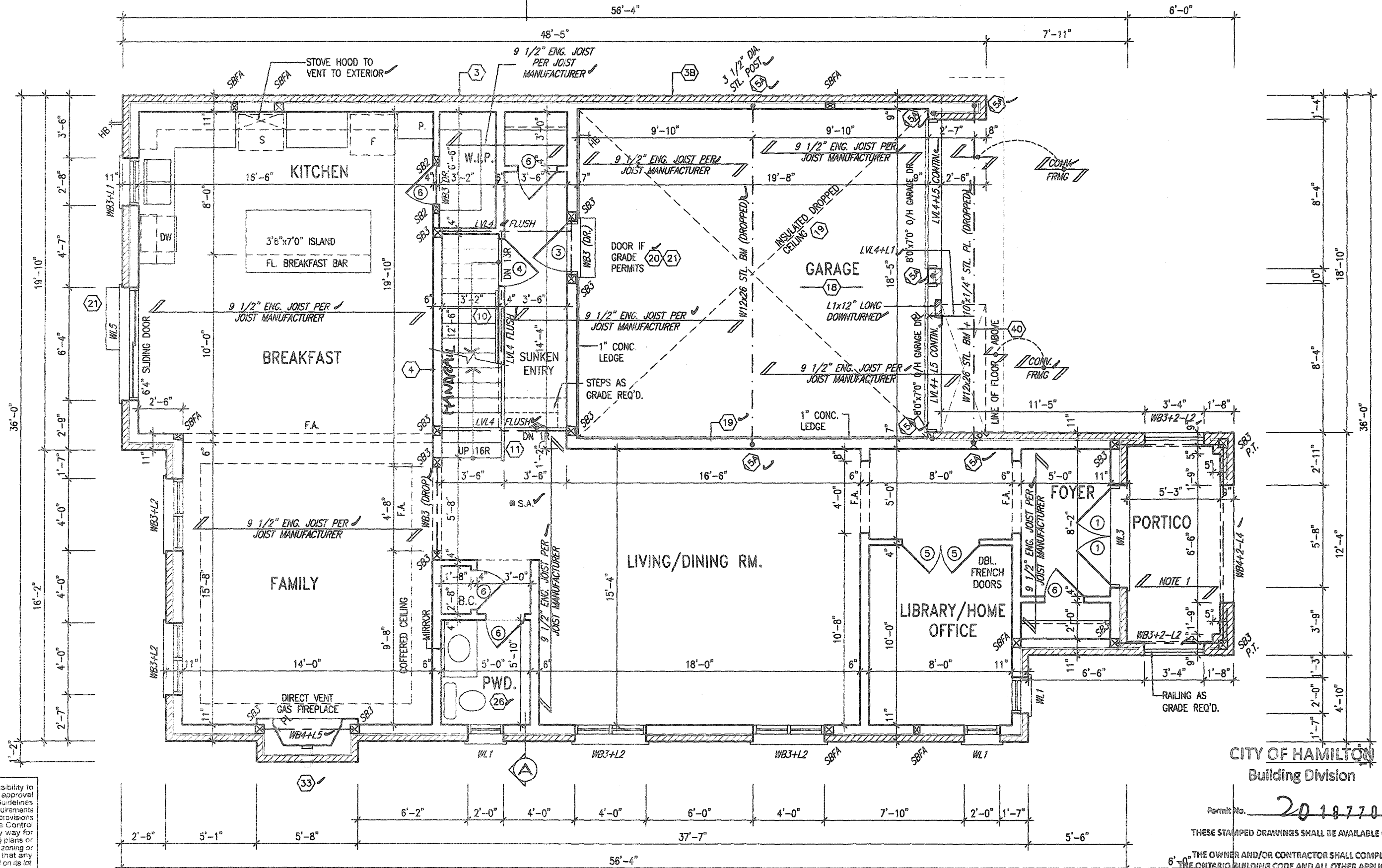
Contractor must verify all dimensions on the job and report any discrepancies to Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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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
KIT-EX-NOTE-2020.dwg

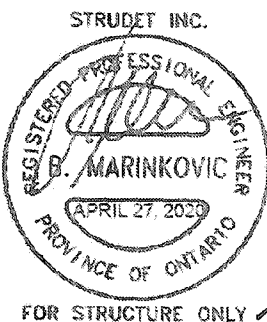
3152 SF.



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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: 2021.04.06
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FOR STRUCTURE ONLY

PROVIDE FIRE BLOCKING IN ALL CONCEALED SPACES

GROUND FLOOR PLAN ELEV. '2'

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 FURLINS
W/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN) ✓

BUILT-UP ROOF AS PER D.B.C. 9.2.6.11

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15			6		
14			5		
13			4		
12			3	ISSUED FOR PERMIT	APR 13/20 GW
11			2	UPDATED PER ENG. & CLIENT.	MAR. 24/20 GW
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 31/20 GW
no. description	date	by	no. description	date	by

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
same registration information
VAB Design Inc.
24488
42658

VAB DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vabdesign.com

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

MOUNTAINASH 7
13.5m
project no.
19014
drawing no.
A2a

Permit No. 20187709
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 CHIEF BUILDING OFFICIAL
DATE
APR 23/21

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

3152 SF.



20187709

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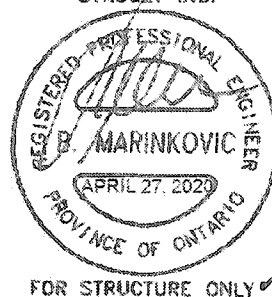
7'-0" THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
 APR 23/21
 FOR CHIEF BUILDING OFFICIAL DATE

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

APPROVED BY: [Signature]
DATE: SEP 21 2016
The stamp certifies compliance with the applicable Design Guidelines only and binds no further professional responsibility.

STRUDET INC.



GROUND FLOOR PLAN ELEV. '3'

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)

CANOPY ROOF NOTE:
P.T. 2"x8" CANT'L. ROOF JOIST @
16" O.C., 5/8" SHEATHING SLOPED
FORWARD WITH SINGLE PLY ROOF
MEMBRANE / BUILT-UP ROOF
AS PER O.B.C. 9.36.11.

MOUNTAINASH 7

COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 7
13.5m

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

date JANUARY 2020 drawing no. GROUND FLOOR PLAN - ELEV. 3

2 WT - 3/18" = 1'-0" 19014-MOUNTAINASH-07 A2b
 ARJAF MOZAMBE - C:\Users\johann\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-07.dwg - Mon - Apr 13 2020 - 2:58 PM

The undersigned has reviewed and taken responsibility for this design and has met the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	244
name	signature
registration information	
V&S 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 and requirements of services and the approval of the Designer which must be returned at the completion of the work. Drawings are not to be sealed.	



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va3design.com

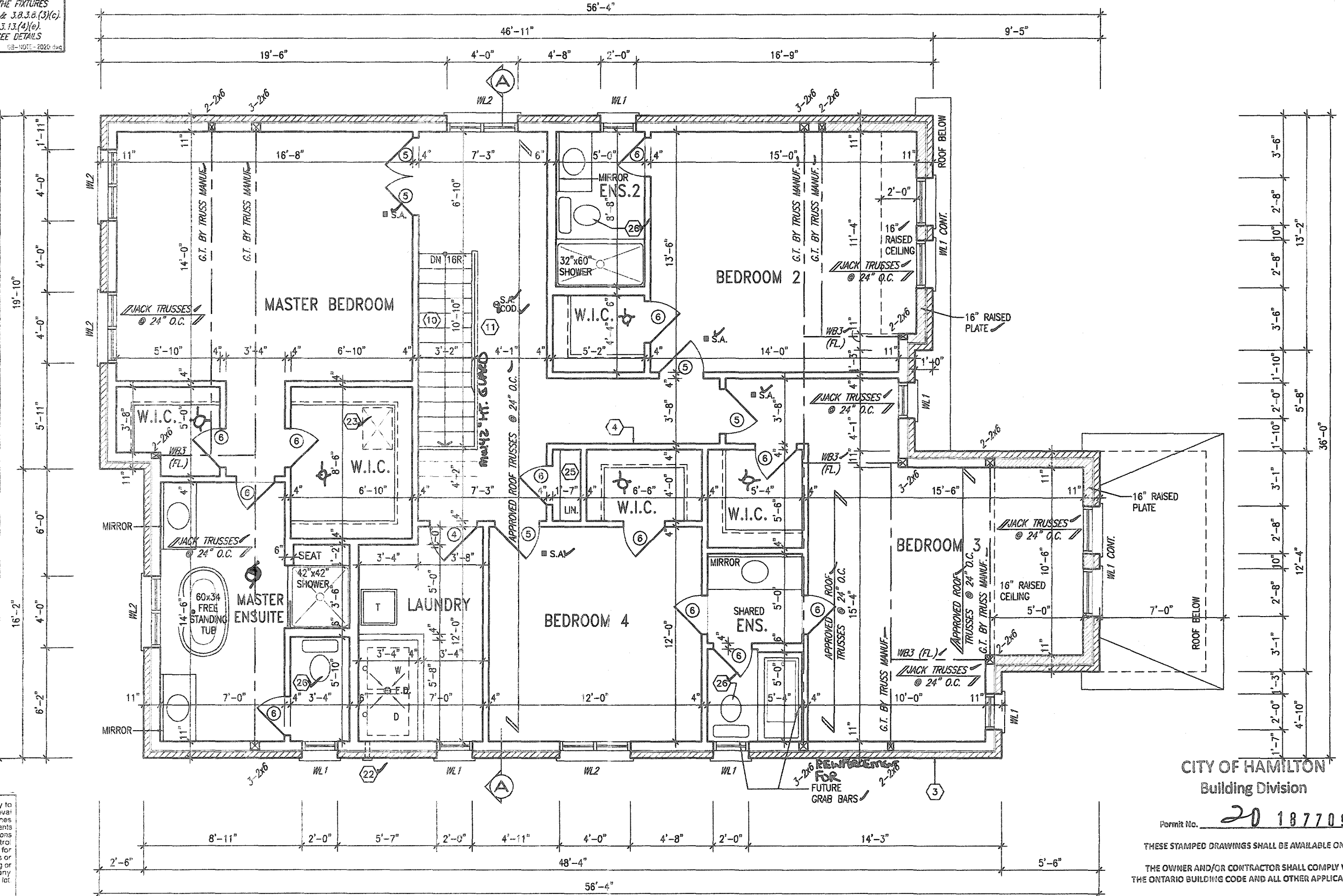
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3152 SF.

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. 8-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.3.(3)(a) & 3.8.3.3.(3)(c). SHOWER 3.8.3.13.(2)(g) BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED SEE DETAILS PROVIDED.



SECOND FLOOR PLAN ELEV. '1'

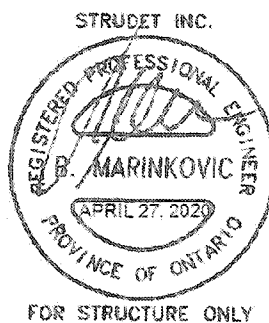
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

APPROVED BY: [Signature]
DATE: 5/22/2020

This stamp certifies compliance with the applicable Design Guidelines and all applicable regulations and requirements.



FOR STRUCTURE ONLY

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12		3	ISSUED FOR PERMIT.	APR 13/20	GW
11		2	UPDATED PER ENG. & CLIENT.	MAR. 24/20	GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 31/20	GW
9	description	date	by	description	date

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

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

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255 Consumers Rd Suite 120
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416.630.2255 | 416.630.4782
v3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
multiplicity
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
scale
3/16" = 1'-0"
file name
19014-MOUNTAINASH-07
drawing no.
A3

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'
13.5m
project no.
19014
drawing no.
A3

CITY OF HAMILTON
Building Division

Permit No. 20 187709

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] APR 23/20
FOR CHIEF BUILDING OFFICIAL DATE

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 CBH. DIV. 8-9.5.2.3 REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.2.(3)(a) & 3.8.3.3.(3)(c); SHOWER 3.8.3.13.(2)(g); BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED SEE DETAILS PROVIDED.

DATE: 01-01-2024 TIME: 09:00

[illegible]

WT - 3/16" = 1'-0" 19014-MOUNTAINASH-07

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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER UBC, DIV. 8-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.2.(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.

Architectural Floor Plan Details:

- Rooms and Features:**
 - Master Bedroom:** Includes a walk-in closet (W.I.C.), a bathroom with a 32"x60" shower, and a mirror.
 - Bedroom 2:** Includes a walk-in closet (W.I.C.), a bathroom with a 32"x60" shower, and a mirror.
 - Bedroom 3:** Includes a walk-in closet (W.I.C.), a bathroom with a mirror, and a shared ensuite.
 - Bedroom 4:** Includes a walk-in closet (W.I.C.), a bathroom with a mirror, and a shared ensuite.
 - Master Suite:** Includes a 60"x34" free standing tub, a 42"x42" shower, a seat, and a mirror.
 - Shared Ensuite:** Includes a mirror and a door.
 - Bathroom:** Includes a mirror and a door.
 - Laundry:** Includes a door.
- Structural and Construction Notes:**
 - Roof:** JACK TRUSSES @ 24" O.C.
 - Floors:** 16" RAISED PLATE, 16" RAISED SOFFIT, 16" RAISED CEILING.
 - Windows:** 16" RAISED PLATE, 16" RAISED SOFFIT, 16" RAISED CEILING.
 - Doors:** 16" RAISED PLATE, 16" RAISED SOFFIT, 16" RAISED CEILING.
 - Other:** CANOPY BELOW, SLOPE, FLAT ROOF BELOW, SCUPPER, 16" RAISED PLATE.
- Dimensions:**
 - Overall Dimensions:** 45'-11" (width), 56'-1" (depth).
 - Room Dimensions:** Master Bedroom (14'-0" x 11'-0"), Bedroom 2 (14'-0" x 11'-0"), Bedroom 3 (14'-0" x 11'-0"), Bedroom 4 (14'-0" x 11'-0"), Master Suite (14'-0" x 11'-0"), Shared Ensuite (14'-0" x 11'-0"), Bathroom (14'-0" x 11'-0"), Laundry (14'-0" x 11'-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 CONCEPT REVIEW
AND APPROVAL

APPROVED BY: 
DATE: SEP 22, 2000

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professional responsibility.

SECOND FLOOR PLAN ELEV. '3'

CITY OF HAMILTON
Building Division

Permit No. 20187709

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
 APR 23/12
 FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 7

COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 7
13.5m

Greenpark.

project name RUSSELL GARDENS PH. 3	city HAMILTON, ON.	project no. 19014
date JANUARY 2020	SECOND FLOOR PLAN ELEV. 3	
drawn by WT	checked by -	scale 3/16" = 1'-0"
file name 19014-MOUNTAINASH-07		A3b
ALHMF MZGAFMF - C:\Users\alhamf\OneDrive\19014-CRFP\2020\19014-MOUNTAINASH-07.dwg - Mon - Apr 13 2020 - 2:58 PM		

18				9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8			
16				7			qualification information
15				6			Richard Vink
14				5			name
13				4			signature <i>R Vink</i>
12				3	ISSUED FOR PERMIT	APR 15/20 GW	registration information
11				2	UPDATED PER ENG. & CLIENT.	MAR 24/20 GW	VAS Design Inc.
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 31/20 GW	426
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	<i>R Vink</i>	244
name	signature	B
registration information		
VA3 Design Inc.		426
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 project is not complete until the Designer has been notified of the completion of the work. Drawings are not to be signed.		

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va3design.com

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ROOF PLAN-1

[illegible]

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Architectural elevation drawing of a two-story house. The drawing includes detailed dimensions and material specifications for various components.

Roof: Asphalt shingles (TYP.), 8"x16" precast conc. impost, 6:12 pitch, valley flashing (TYP.), mid-point of main roof.

Second Floor: 7" precast conc. arch surround (TYP.), raised plate 16" as per truss spec's, 1"x6" alum. clad frieze bd., top of plate, top of window, 24'-11" [7.60m], 4'-6" height, 2'-10" width, 12:12 pitch.

First Floor: 20" high decorative railing (TYP.), 12" high transom, 10" precast conc. surround (TYP.), stone veneer (TYP.), 2'-4" height, 10'-9" width, 8'-0" x 7'-0" O/H garage door GD-1, 8'-0" x 7'-0" O/H garage door GD-1, recessed doors, 8'-0" height, 2'-4" width, 8'-4" height, 10" precast conc. header (TYP.), continuous precast conc. sill over stone veneer (TYP.), fin. ground floor, fin. grade.

Foundation: Poured conc. porch slab and door sill, poured conc. foundation walls and footings (TYP.), stepped footing (30), u/s garage footing, top of slab.

City of Hamilton Building Division

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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: SEP 21 2020

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

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12				3	ISSUED FOR PERMIT	APR 13/20	G
11				2	UPDATED PER ENG. & CLIENT.	MAR 24/20	G
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no.	description	date	by	no.	description	date	b

W	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
	qualification information	
	Richard Vink	244
	name	
	signature	
	registration information	
W	VA3 Design Inc.	428
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
V	Drawings are not to be copied.	

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.2256
va3design.com



project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JANUARY 2020	FRONT ELEVATION - ELEV. 2	
drawn by AW	checked by 3/16" ± 1'-0"	file name 19014-MOUNTAINASH-07
W:\HW_MCMZ\MH - C:\Users\h\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-07.dwg Mon - Apr 13 2020 - 2:57 PM		
		A4a

MOUNTAINASH 7
13.5m

project no.
19014

drawing no.

A4a

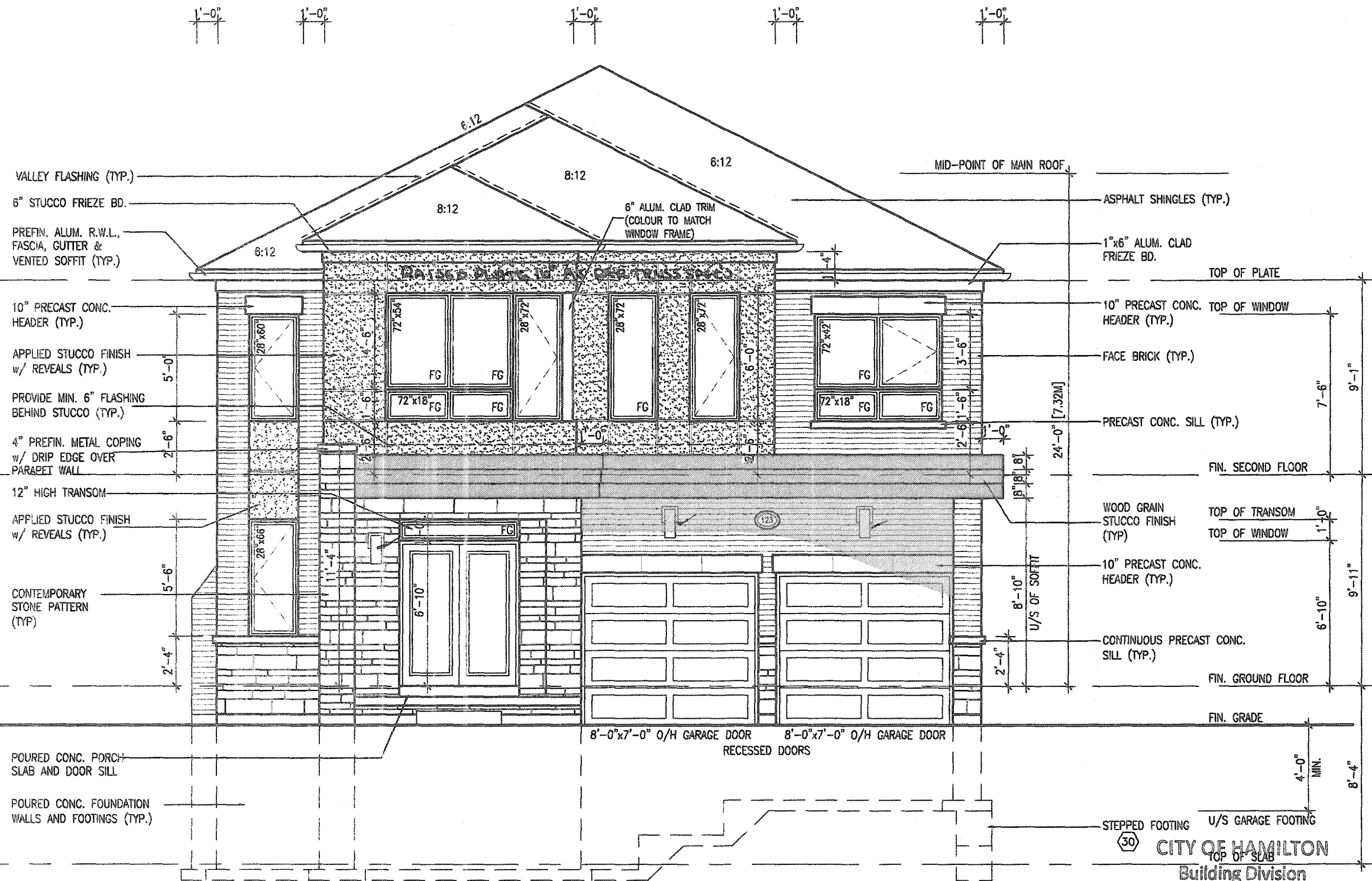
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CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS



FRONT ELEVATION '3'

Permit No. 20 187709

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 _____

MOUNTAINASH
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: [Signature]

DATE: SEP 21 2006

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

18				9		
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14				5		
13				4		
12				3	ISSUED FOR PERMIT	APR 13/20 G
11				2	UPDATED PER ENG. & CLIENT.	MAR 24/20 G
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no.	description	date	by	no.	description	date

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

qualification information

Richard Vink 244

name signature

registration information

VAS Design Inc. 428

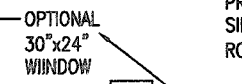
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications of instruments and services and the proper use of the Design which must be returned at the completion of the project.

Drawings are not to be scaled.

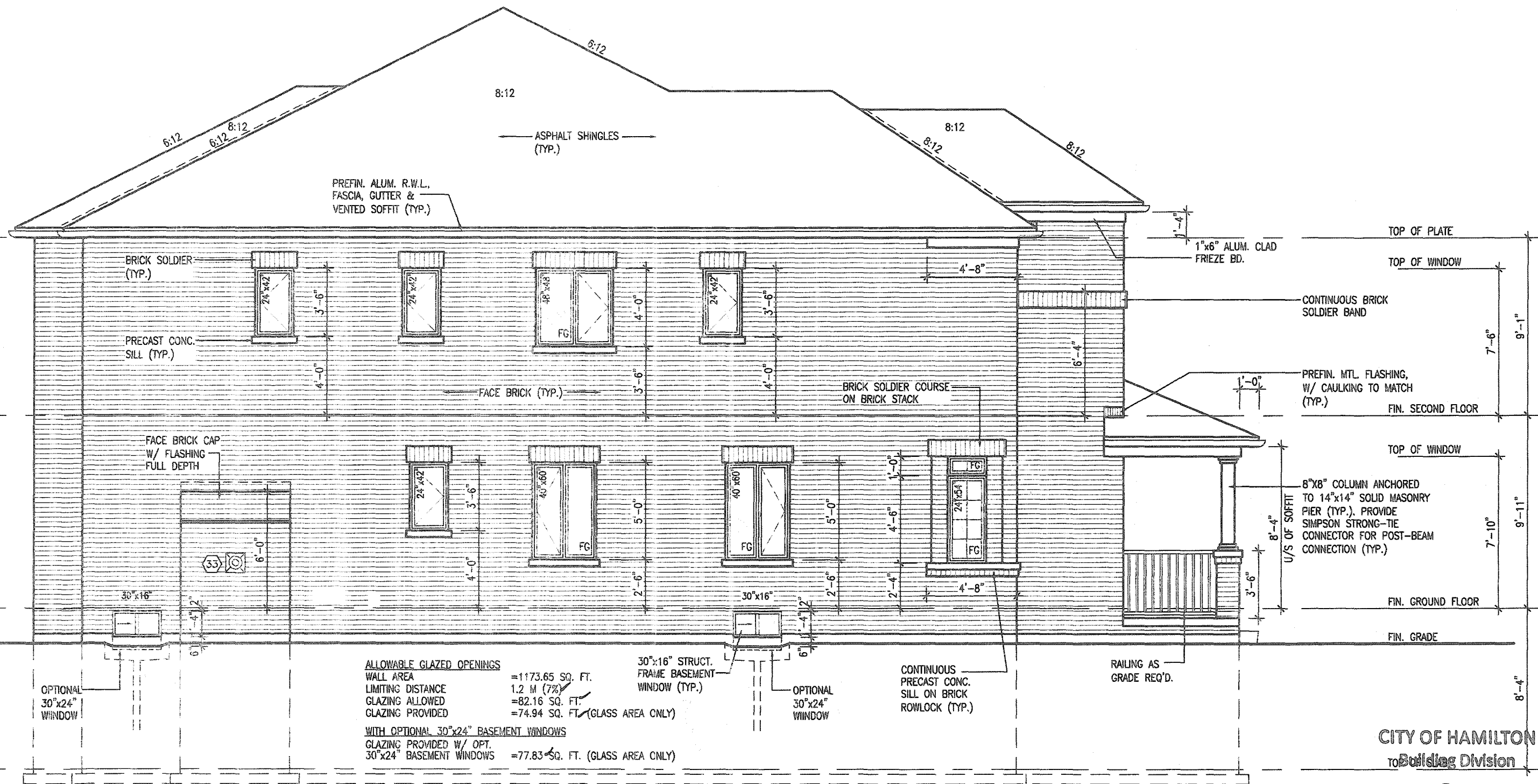
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4787
va3design.com

 Greenpark.		MOUNTAINASH 7 13.5m	
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014	
date 15 JANUARY 2020		drawing no. A4b	
checked by _____		scale 3/16" = 1'-0"	
file name 19014-MOUNTAINASH-07		date 19014-MOUNTAINASH-07	
user by AF MAMMEL - C (Users\afmamel)		date 19014-MOUNTAINASH-07	

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SEE REVISED ELEVATION
ATTACHED FOR CALCULATIONS FOR
WINDOW GLAZING AREAS

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 APR 23/24 DATE

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 7

COMPLIANCE PACKAGE 'A1'

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

APPROVED BY 
DATE: SEP 21 2000

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

				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	2448B
				5	-	signature	BCH
				4	-	registration information	
				3	ISSUED FOR PERMIT.	VAS Design Inc.	4265E
				2	UPDATED PER ENG. & CLIENT.	MAR. 24/20 GW	
				1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 31/20 GW	
no.	description	date	by	no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and 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	BCON
registration information	42656
VA3 Design Inc.	

**VA3
DESIGN**
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	municipality HAMILTON, ON.	project no. 19014
date JANUARY 2020		drawing no. A5
FLANKAGE ELEVATION - ELEV. 1		
drawn by WJT	checked by -	
scale 3/16" = 1'-0"		
file name 19014-MOUNTAINASH-07		
C:\Users\chadof\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-07.dwg - Mon - Apr 13 2020 - 2:56 PM		

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3152 SF.

1'-0"
1'-0"

1'-0"
1'-0"



ALLOWABLE GLAZED OPENINGS
WALL AREA = 1173.61 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 82.15 SQ. FT.
GLAZING PROVIDED = 74.94 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 77.83 SQ. FT. (GLASS AREA ONLY)

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

OPTIONAL
30"x24"
WINDOW

CONTINUOUS
PRECAST CONC.
SILL OVER STONE
VENEER (TYP.)

RAILING AS
GRADE REQ'D.

CITY OF HAMILTON
BUILDING DIVISION

LEFT SIDE ELEVATION 2

SEE ATTACHED ELEVATION
FOR CALCULATIONS FOR
WINDOW GLAZING AREAS

Permit No. 21187709

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

APR 27/21

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (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
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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13		4			
12		3	ISSUED FOR PERMIT	APR 13/20	GW
11		2	UPDATED PER ENG. & CLIENT	MAR. 24/20	GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 31/20	GW
no.	description	date	by	no.	description

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

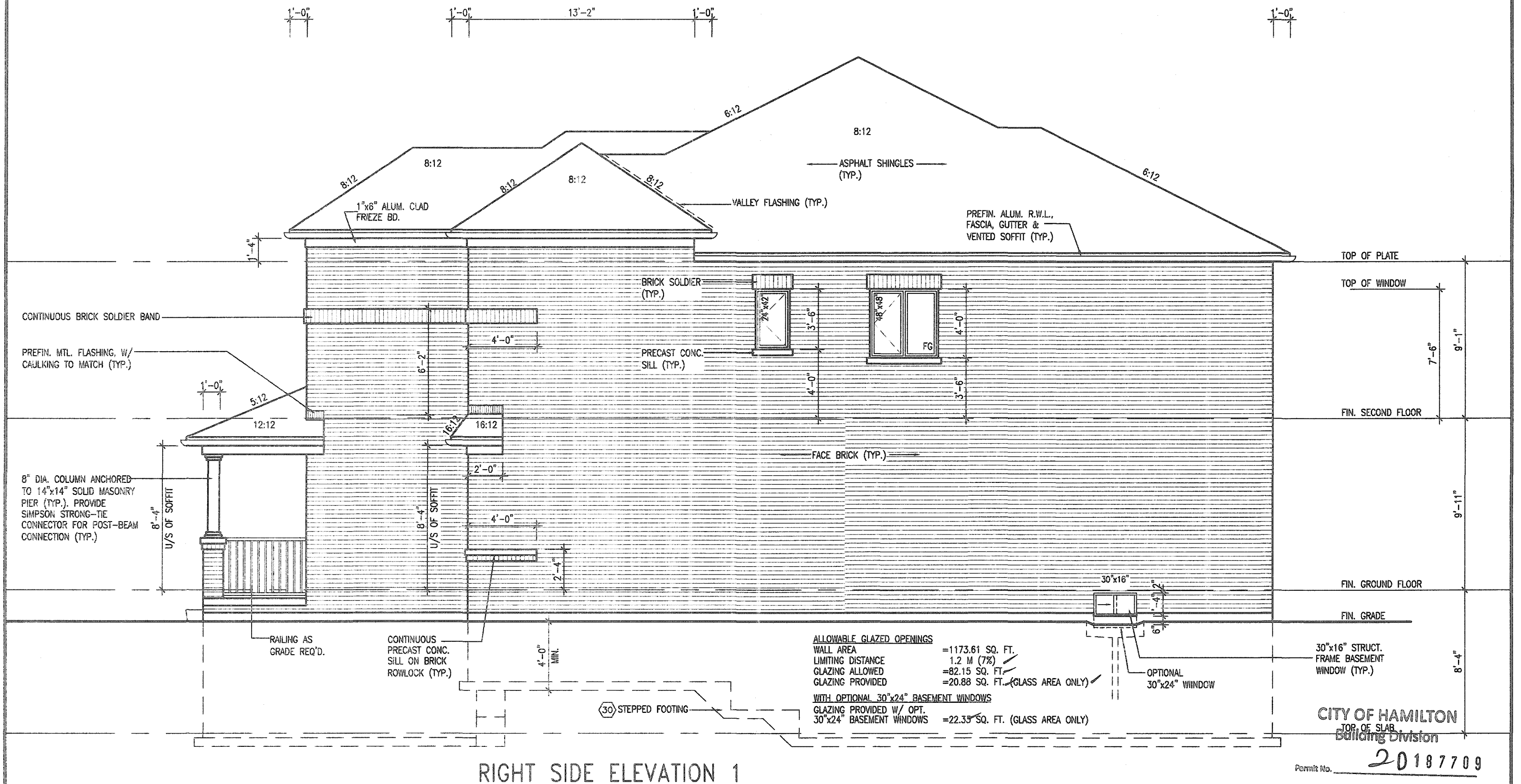
V3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
18014-MOUNTAINASH-07
MOUNTAINASH 7
13.5m
HAMILTON, ON.
FLANKAGE ELEVATION - ELEV. 2
drawing no.
A5a

MOUNTAINASH 7
13.5m
project no.
19014
drawing no.
A5a

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3152 SF.



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Guidelines approved by the City of
HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND AUDIT ONLY

APPROVED BY: [Signature]
DATE: SEP 21 2020
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Design Guidelines only and bears no further
professional responsibility.

18				9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.				
17				8			qualification information				
16				7							
15				6			Richard Vink	2448			
14				5			name	BC			
13				4			registration information				
12				3 ISSUED FOR PERMIT		APR 3/20 GW	VAK Design Inc.	4265			
11				2 UPDATED PER ENG. & CLIENT.		MAR. 24/20 GW					
10				1 PRELIMINARY. ISSUED FOR CLIENT REVIEW.		JAN. 31/20 GW					
no.	description	date	bv	no.	description	date	bv				

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 BC registration information VA3 Design Inc. 4265	
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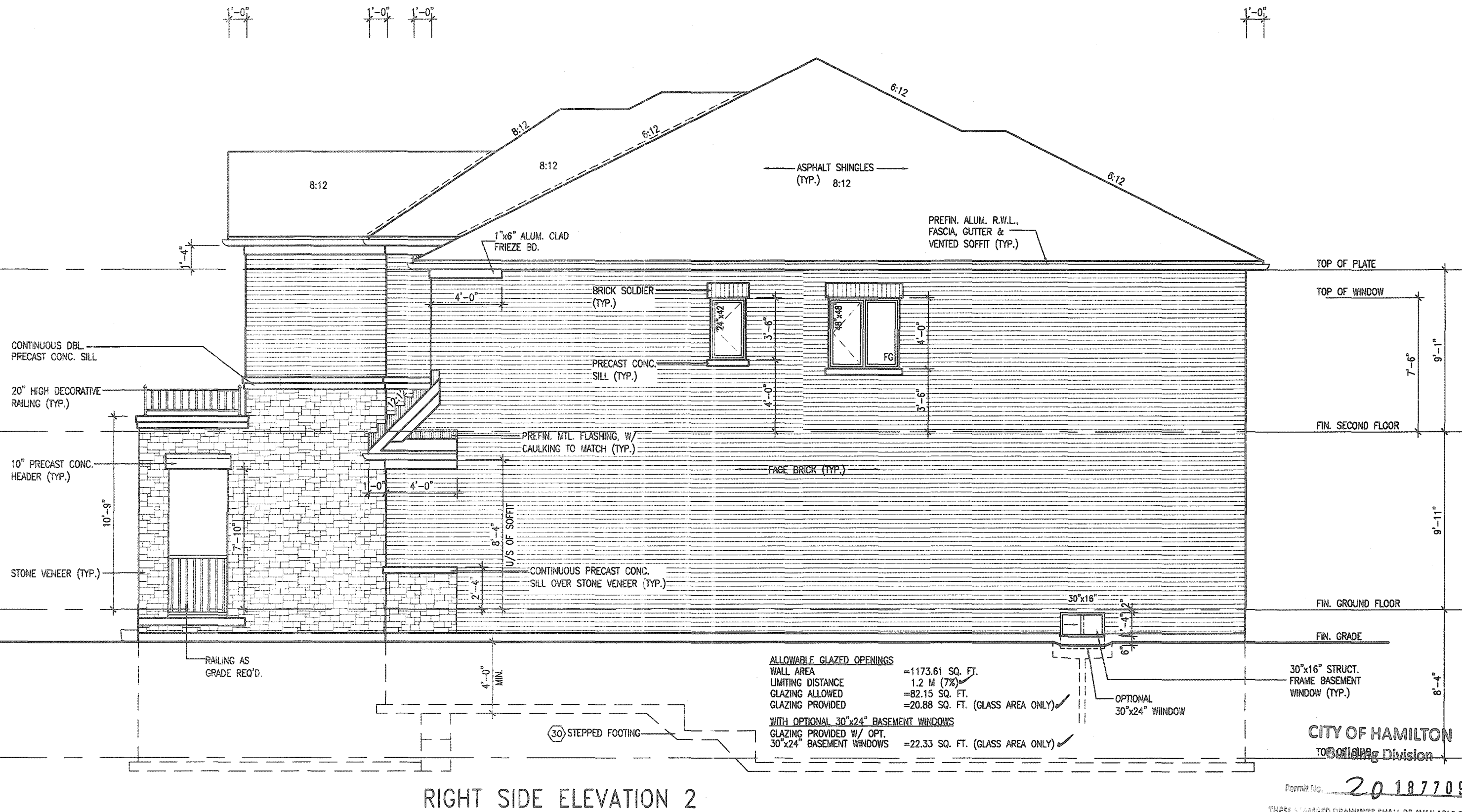
VA3
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark.

MOUNTAINASH 7 13.5m		project no. 19014
ATION - ELEV. 1 file name 19014-MOUNTAINASH-07 Mon - Apr 13 2023 - 2:45 PM	drawing no. A6	

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

APPROVED BY: 
DATE: SEP 21, 2020

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professional responsibility.

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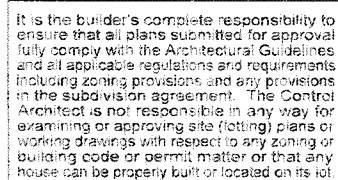
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CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

STUCCO w/ REVEALS



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: _____
DATE: SEP 21 2020

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12				3	ISSUED FOR PERMIT.	APR 15/20	G
11				2	UPDATED PER ENG. & CLIENT.	MAR 24/20	G
10	description	date	by	1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 31/20	G

W	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink <i>R. Vink</i> 244 name <i>signature</i> registration information VAS Design Inc. 428
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. www.ons.gov.on.ca/la/en/eng/la.html

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va3design.com



project name	manipulation		project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date	RIGHT SIDE ELEVATION - ELEV. 3		drawing no.
JANUARY 2020			A6b
drawn by	checked by	scale	file name
WAT	-	3/16" = 1'-0"	19014-MOUNTAINASH-07
A6b: MOUNTAINASH - C:\Users\mcham\Desktop\19014-CORPUSPARK\UNITS\19014-MOUNTAINASH-07.dwg - Mon Jul 6 22:29 - 10:07 AM			

MOUNTAINASH 7
13.5m

project no.	19014
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Permit No. 20 187709

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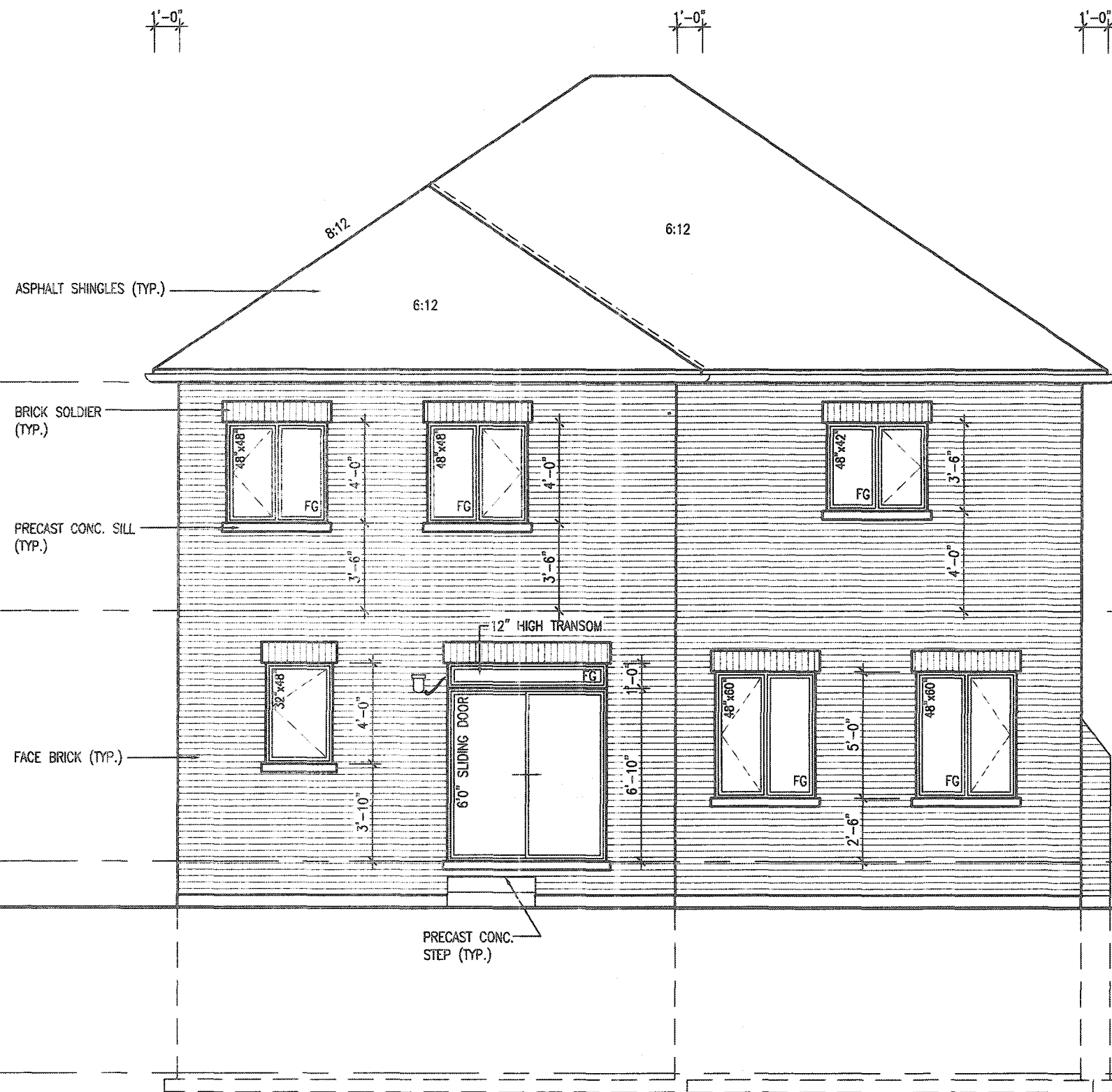
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MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

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3152 SF.



REAR ELEVATION 1

CITY OF HAMILTON
Building Division

Permit No. **20 187709**

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These drawings and/or specifications have been reviewed by

MOUNTAINASH
COMPLIANCE PACKAGE 'A1'

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

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12			3	ISSUED FOR PERMIT.	APR 13/20	GW
11			2	UPDATED PER ENG. & CLIENT.	MAR 24/20	GW
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 31/20	GW
9	no.	description	date	by	no.	description

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink *[Signature]* 24488
name
registration information
VA3 Design Inc. 42658
signature
BCIN
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
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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
drawn by
checked by
scale
3/16" = 1'-0"
date
JANUARY 2020
municipality
HAMILTON, ON.
19014-MOUNTAINASH-07
19014-MOUNTAINASH-07.dwg - Mon - Apr 13 2020 - 2:55 PM
file name
drawing no.
A7

MOUNTAINASH 7
13.5m
project no.
19014

Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 6:12 pitch on both sides. The facade features several windows and a central sliding door. Dimensions are provided for the roof, windows, and door. The drawing is oriented with the gable end on the left.

Roof Dimensions:

- Gable End (Left): 8:12 Pitch
- Main Body (Right): 6:12 Pitch

Window and Door Details:

- Top Left Window:** 48" x 48" FG, 4'-0" high, 3'-6" wide.
- Top Middle Window:** 48" x 48" FG, 4'-0" high, 3'-6" wide.
- Top Right Window:** 48" x 48" FG, 4'-0" high, 3'-6" wide.
- Bottom Left Window:** 32" x 48" FG, 4'-0" high, 3'-10" wide.
- Central Door:** 6'0" SLIDING DOOR, 6'-10" high, 1'-0" wide. Includes a 12" HIGH TRANSOM.
- Bottom Right Window 1:** 48" x 60" FG, 5'-0" high, 2'-6" wide.
- Bottom Right Window 2:** 48" x 60" FG, 5'-0" high, 2'-6" wide.

Other Labels:

- PRECAST CONC. STEP (TYP.)

CITY OF SEASIDE
CITY OF HAMILTON
Building Division

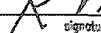
MOUNTAINASH
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: _____
DATE: SEP 21, 2020

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architectural responsibility

18				9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17				8				
16				7			qualification information	
15				6			Richard Vink	2448
14				5			name	80
13				4			signature	
12				3	ISSUED FOR PERMIT	APR 13/20	GW	4265
11				2	UPDATED PER ENG. & CLIENT.	MAR 24/20	GW	
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 31/20	GW	
no.	description	date	by	no.	description	date	by	

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qualification information		
Richard Vink		2448
name	signature	BC
registration information		
VA3 Design Inc.		4265
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 **Greenpark.**

plot name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON

MOUNTAINASH 7	
13.5m	
	project no. 19014

date JANUARY 2020		REAR ELEVATION - ELEV. 2		drawing no.
drawn by WT	checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-07	A7a
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3152 SF.



REAR ELEVATION 3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21/20
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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no.	description	date	by	no.	description

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qualification information
Richard Vink
signature
24488
BCIN
42658
name
registration information
VA3 Design Inc.
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va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
drawn by
JANUARY 2020
checked by
scale
3/16" = 1'-0"
file name
19014-MOUNTAINASH-07
drawing no.
A7b

MOUNTAINASH 7
13.5m
project no.
19014
drawing no.
A7b

Permit No. 20187709

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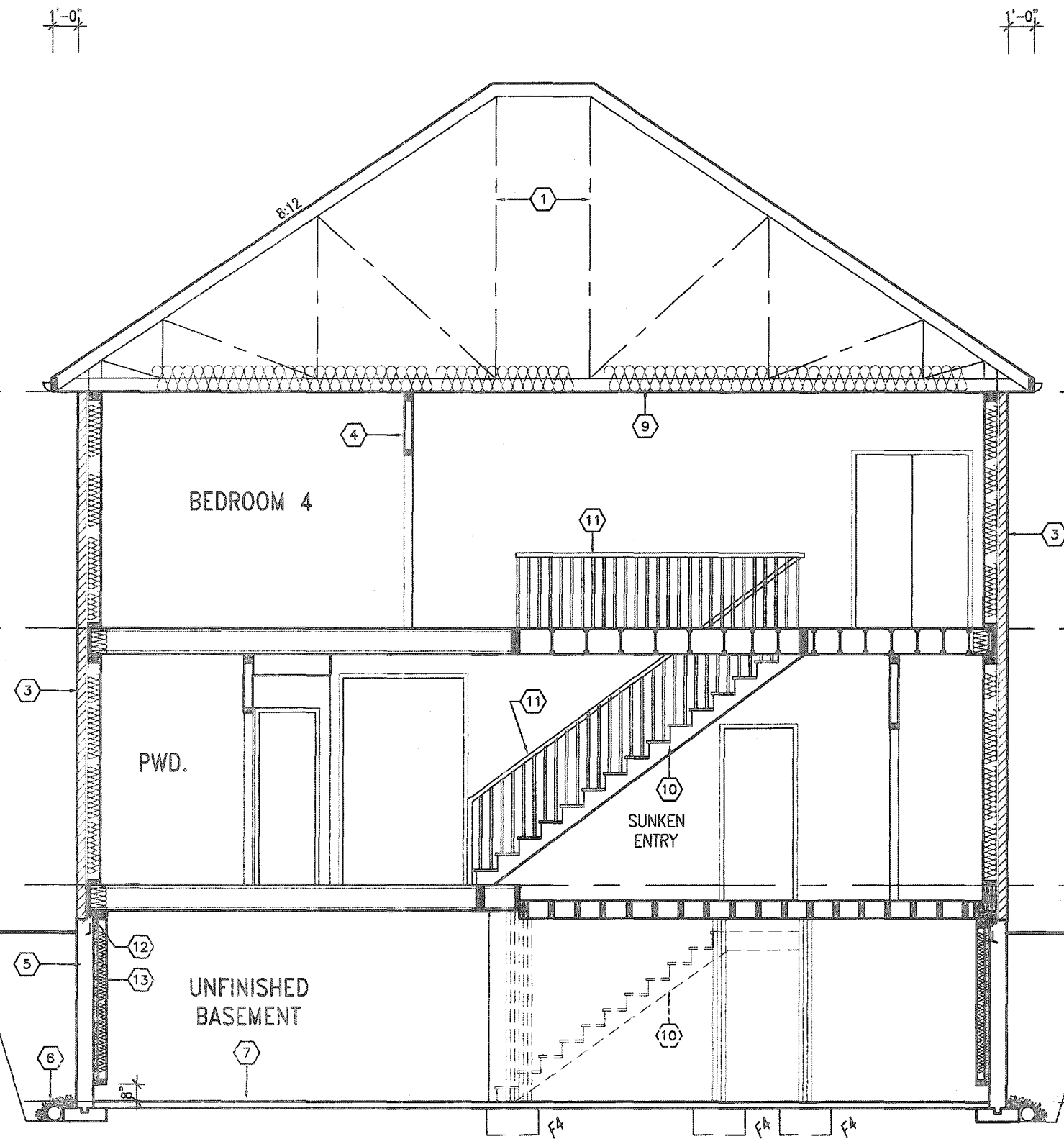
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

APR 22/20
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

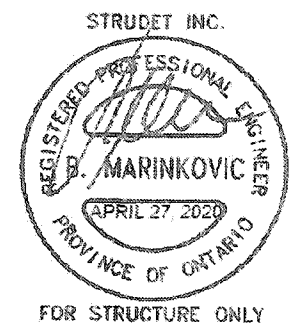
3152 SF.



SECTION A-A ELEVATION 1

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no.	description	date	by	no.	description	date	by

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Richard Vink 24488 BCN
signature
42658

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MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

project name: **RUSSELL GARDENS PH. 3**
municipality: **HAMILTON, ON.**
drawing no.: **A8**

SECTION A-A ELEV. 1
19014-MOUNTAINASH-07
APR 13 2020 - 2:55 PM

13.5m
project no.: 19014

CITY OF HAMILTON
Building Division

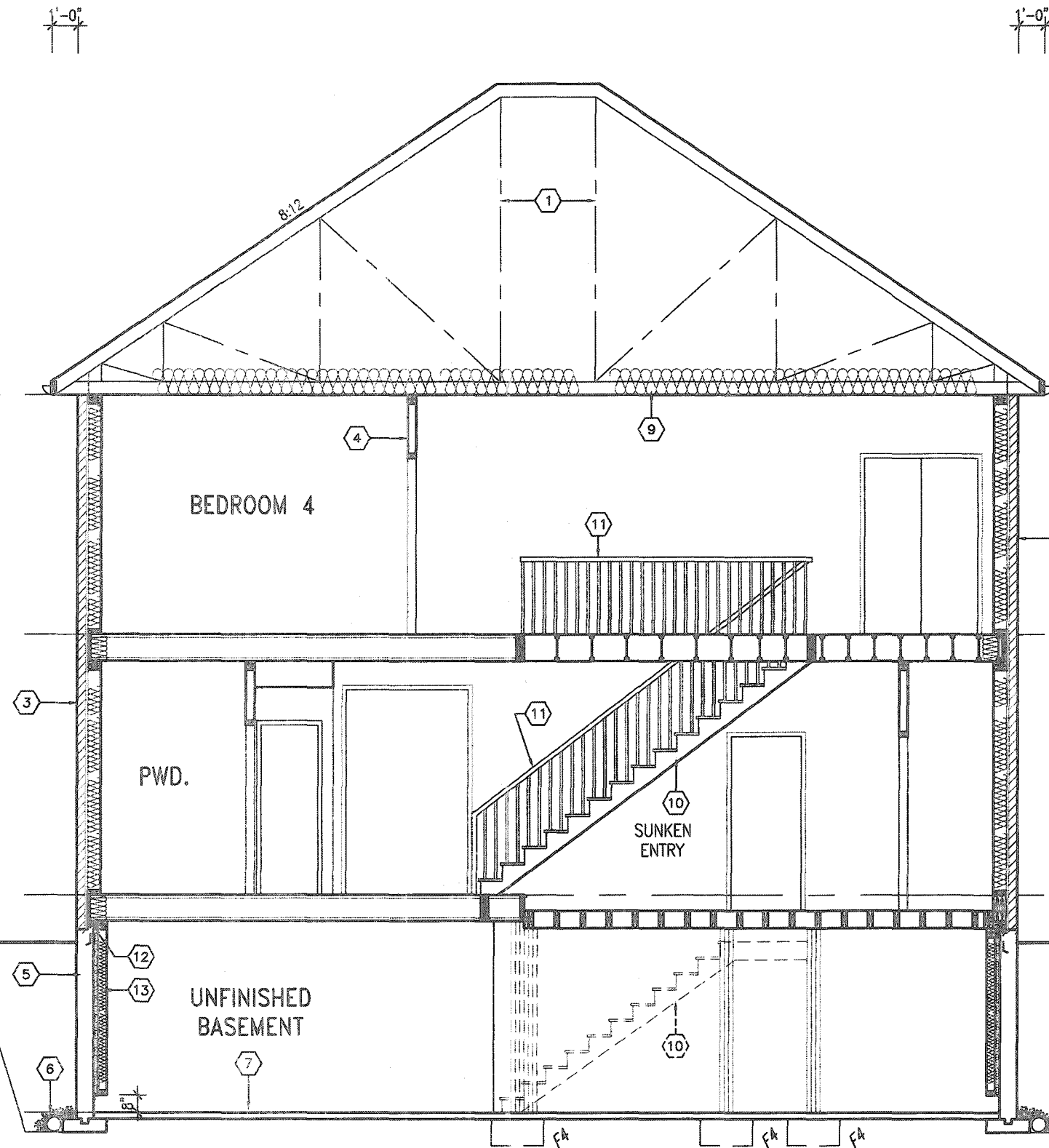
Permit No. 20187709

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by
[Signature] **APR 22/20**
FOR CHIEF BUILDING OFFICIAL DATE

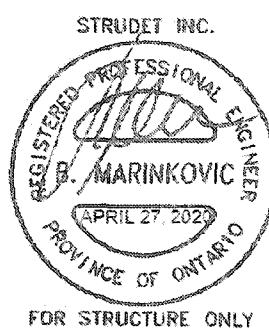
3152 SF.



SECTION A-A ELEVATION 2

It is the builder's complete responsibility to ensure that all elements are fitted 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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no.	description	date	by	no.	description	date	by

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qualification information
Richard Vink 24486
BCIN
signature
VAS Design Inc. 42658

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va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
WT

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

scale
19014-MOUNTAINASH-07

MOUNTAINASH 7
13.5m

project no.
19014

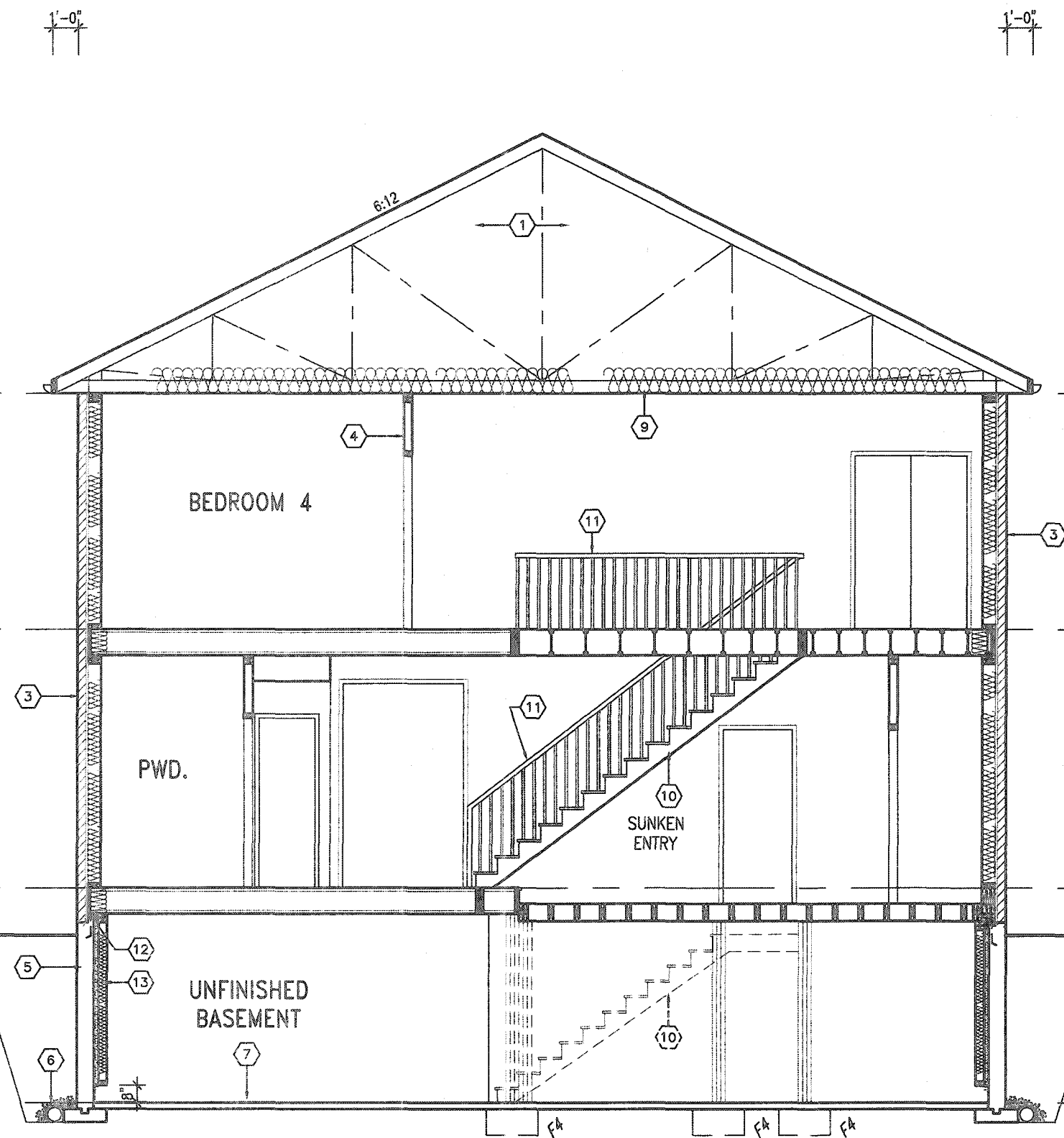
drawing no.
A8a

SECTION A-A ELEV. 2

19014-MOUNTAINASH-07

DATE
APR 13 2020 - 2:57 PM

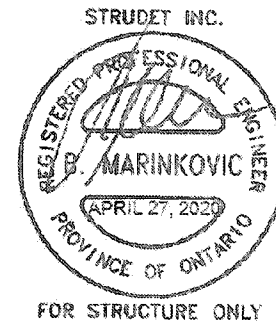
3152 SF.



SECTION A-A ELEVATION 3

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qualification information
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name
registration information
VA3 Design Inc. 42658

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VA3 DESIGN
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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
municipality
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
-
scale
3/16" = 1'-0"
19014-MOUNTAINASH-07

MOUNTAINASH 7
13.5m
project no.
19014
drawing no.
A8b

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
Building Division

Permit No. 20-187709

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

APR 23/20

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

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

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.

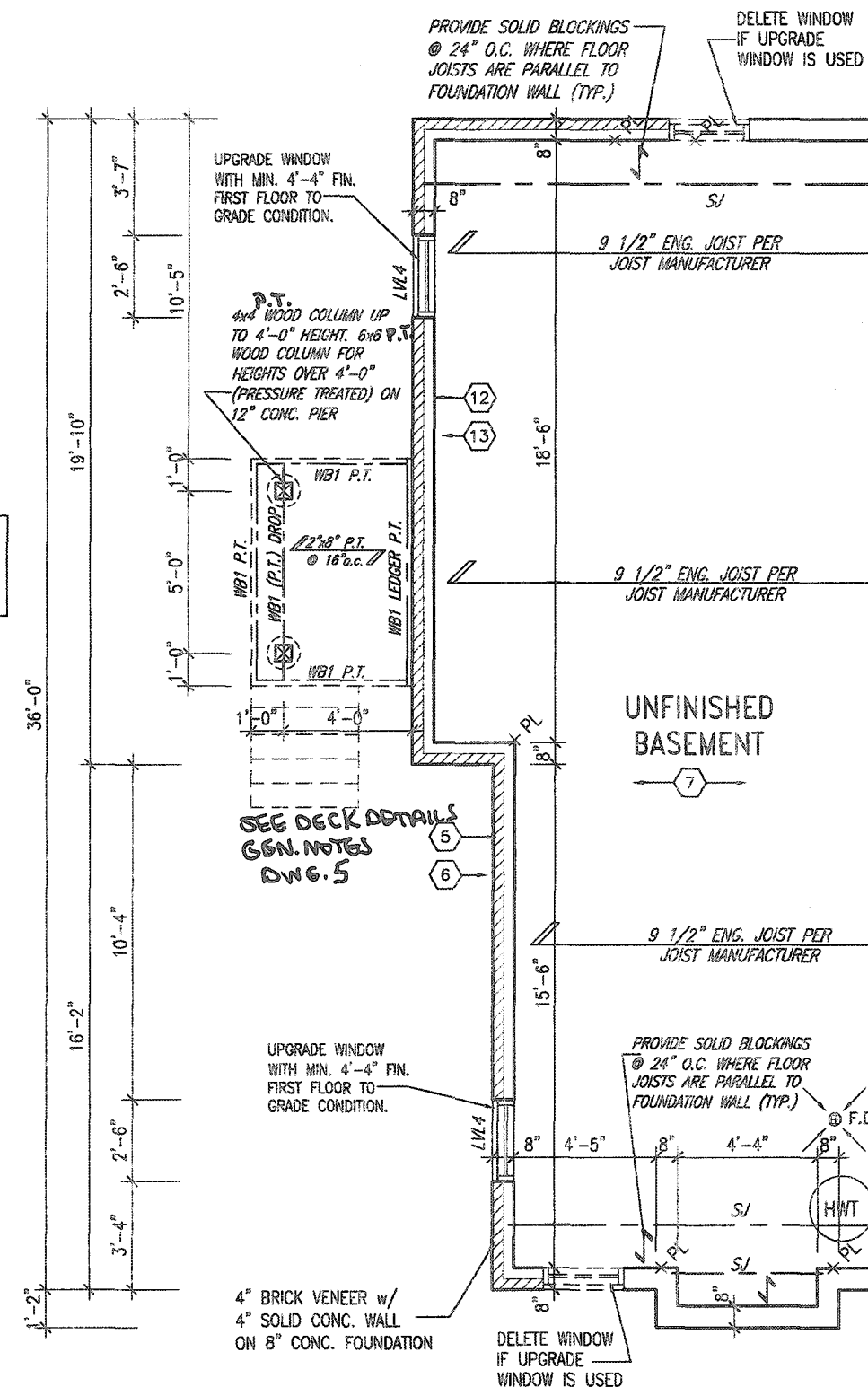
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.

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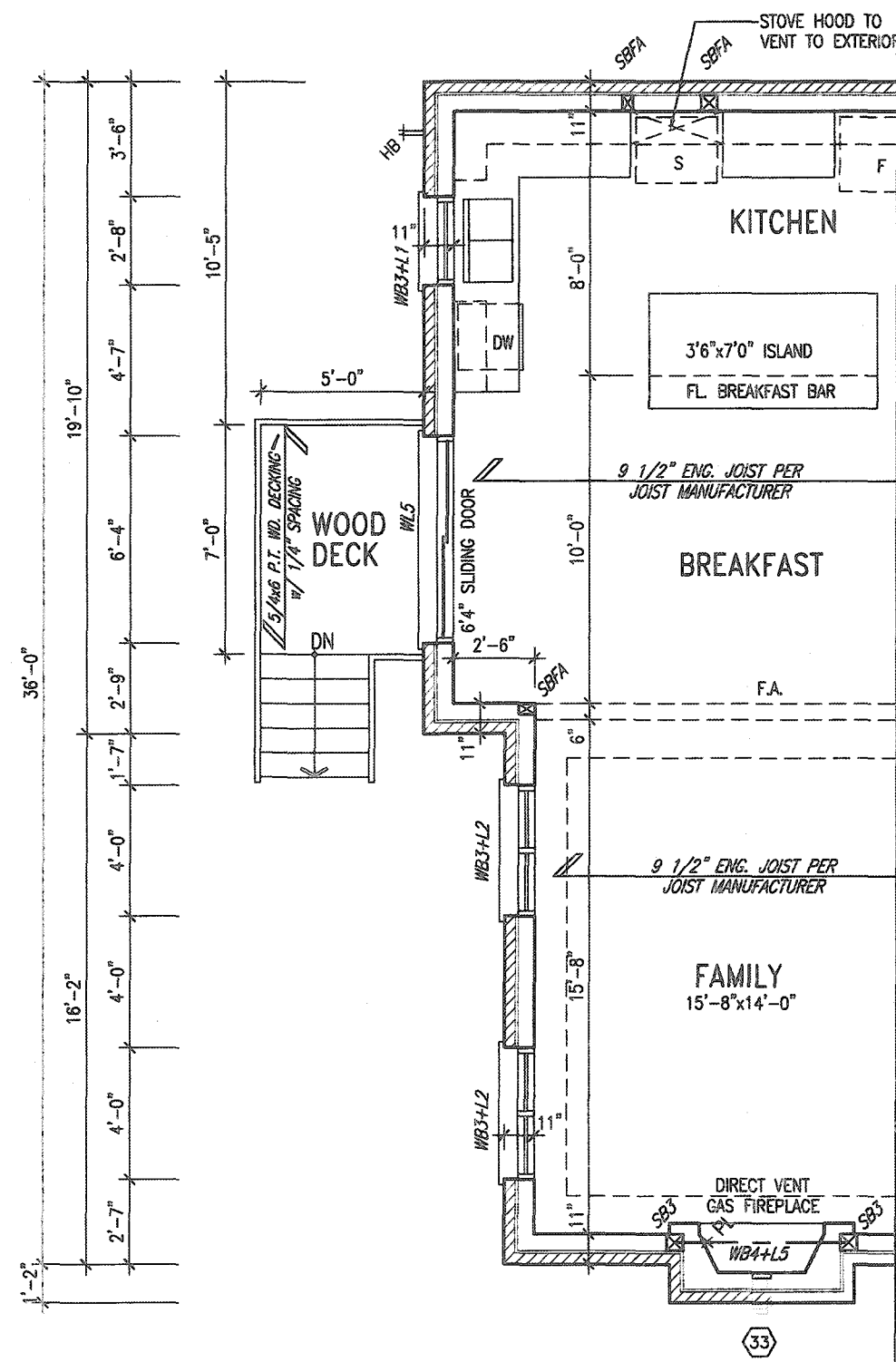
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON

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

APPROVED BY: 
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.



PARTIAL BASEMENT PLAN
DECK CONDITION



PARTIAL GROUND FLOOR PLAN
DECK CONDITION

CITY OF HAMILTON
Building Division

Permit No. 20 187709

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 APR 23/21

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 7

COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 7
13.5m

Greenpark.

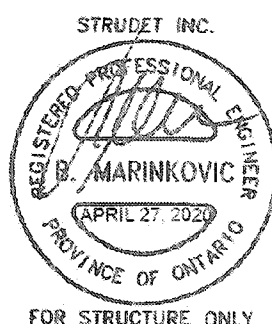
project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON.

date JANUARY 2020 PARTIAL PLANS- DECK CONDITION

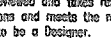
2 WT - 3/16" = 1'-0" 19014-MOUNTAINASH-07

drawing no.

A9



18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT.	APR 13/20	GI
11				2	UPDATED PER ENG. & CLIENT.	MAR 24/20	GI
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 31/20	GI
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 name registration information VA3 Design Inc.	 signature	244 428
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 project. Drawings are not to be copied.		

VA3

DESIGN

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, ON.

date JANUARY 2020 PARTIAL PLANS- DECK CONDITION

2 WT - 3/16" = 1'-0" 19014-MOUNTAINASH-07

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Architectural elevation drawing of a house. The roof is gabled with a pitch of 8:12 on the left and 6:12 on the right. The main walls are finished with horizontal siding. The elevation features several windows and a central door:

- Windows:**
 - Top left: Two 48" x 48" windows, each with a 4'-0" height and 3'-6" width.
 - Top center: Two 48" x 48" windows, each with a 4'-0" height and 3'-6" width.
 - Top right: One 48" x 42" window with a 3'-6" height and 4'-0" width.
 - Middle left: One 30" x 48" window with a 4'-0" height and 3'-10" width.
 - Middle right: Two 48" x 60" windows, each with a 5'-0" height and 2'-6" width.
 - Bottom left: One 30" x 30" window with a 2'-6" height and 1'-0" width.
 - Bottom right: One 30" x 30" window with a 2'-6" height and 1'-0" width.
- Door:**
 - Center: A 6'-0" sliding door with a 12" high transom window above it. The door is 6'-10" wide and 1'-10" high. The transom is 1'-10" high.
- Roof:**
 - Left side: 8:12 pitch.
 - Right side: 6:12 pitch.
- Foundation:**
 - 4x4 wood column up to 4'-0" height. 6x6 wood column for heights over 4'-0" (pressure treated) on 12" conc. pier.
- Other Details:**
 - 4'-0" MIN. clearance at the base of the door.
 - Labels for window and door sizes (e.g., 48" x 48", 6'-0" SLIDING DOOR).
 - Labels for heights and widths (e.g., 4'-0", 3'-6", 6'-10").

MOUNTAINASH 7	
13.5m	
	project no. 19014
DECK CONDITION	drawing no.
file name 19014-MOUNTAINASH-07	A10
Mon - Apr 13 2020 - 2:55 PM	

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3152 SF.



REAR ELEVATION '2'-
DECK CONDITION

SEE ATTACHED PECK
DETAILS - GEN NOTES
DWG 5

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not bear any further professional responsibility.

18				9					
17				8					
16				7					
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14				5					
13				4					
12				3	ISSUED FOR PERMIT.	APR 13/20	GW		
11				2	UPDATED PER ENG. & CLIENT.	MAR. 24/20	GW		
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 31/20	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 BCN
signature
name registration information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-07
date
Apr 13 2020 - 2:57 PM

MOUNTAINASH 7
13.5m
project no.
19014
drawing no.
A10a

Permit No. 20187709

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

DATE

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

3152 SF.



REAR ELEVATION '3'-
DECK CONDITION

SEE ATTACHED DECK
DETAILS - (SEE NOTES)
DWG 5

CITY OF HAMILTON
Building Division

Permit No. 20-187709

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

John Apperly
Professional Engineer

MOUNTAINASH 7
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 22, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

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

18.				9.					
17.				8.					
16.				7.					
15.				6.					
14.				5.					
13.				4.					
12.				3.	ISSUED FOR PERMIT.	APR 13/20	GW		
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vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
project no.
19014
drawing no.
A10b
date
JANUARY 2020
drawn by
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checked by
3/18" = 1'-0"
scale
19014-MOUNTAINASH-07
date
Mon - Apr 13 2020 - 2:58 PM

MOUNTAINASH 7
13.5m
REAR ELEV. 3 - DECK CONDITION
drawing no.
A10b