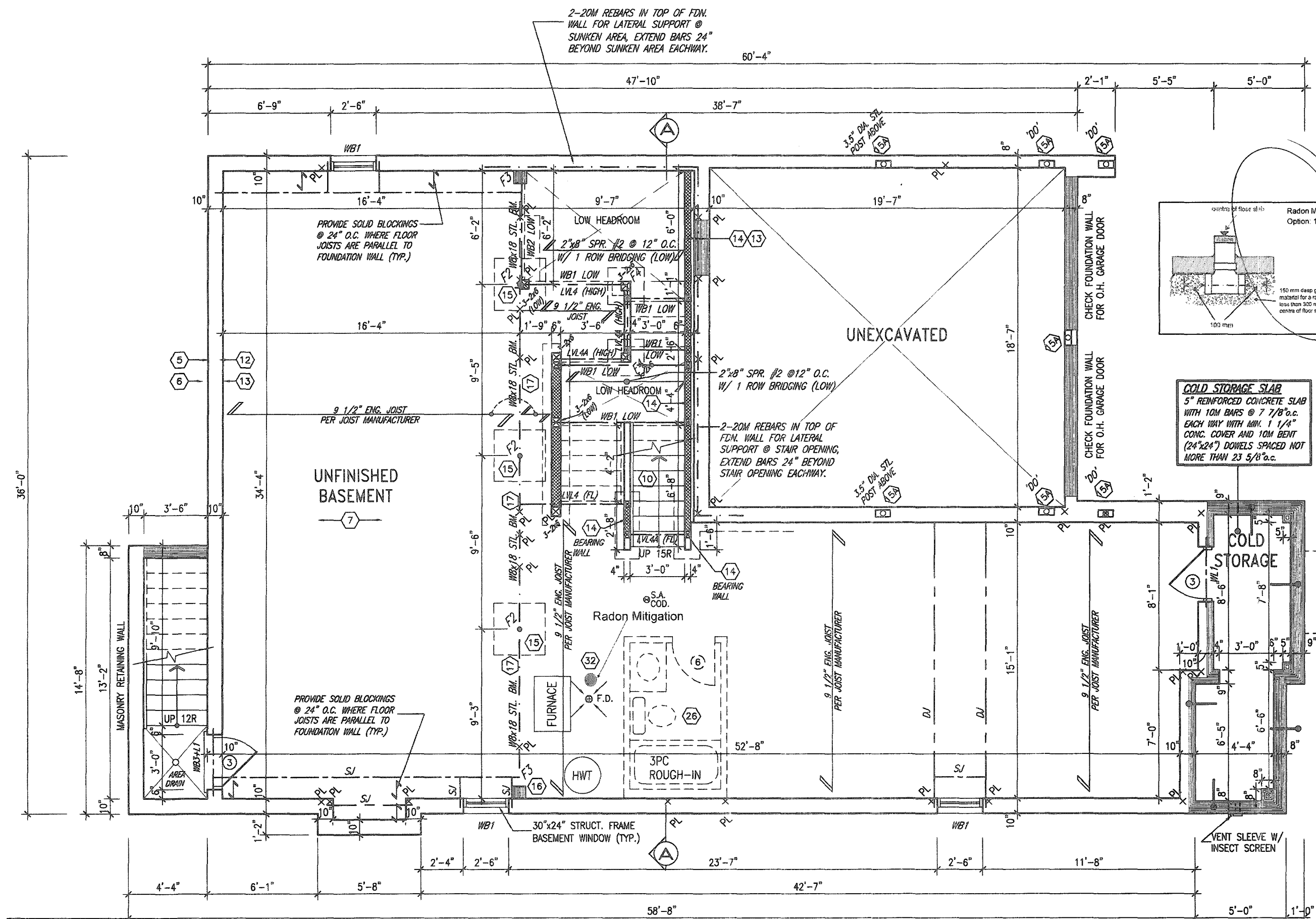


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3288 SF.



CITY OF HAMILTON
Building Division

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
DATE


 REGISTERED PROFESSIONAL ENGINEER
 B. MARINKOVIC
 STATE OF OHIO
 No. 152020

STRUDET INC.
FOR STRUCTURE ONLY

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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 23, 2021

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

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

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

BASEMENT FLOOR PLAN '3'

MOUNTAINASH 5-332
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 5
13.5m

municipality	project no.
HAMILTON, ON	19014

BASEMENT PLAN - ELEV. 3	drawing no.
-------------------------	-------------

file name
19014-MOUNTAINASH-5-332

9					The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8						
7					qualification information	
6					Richard Vink	24488
5					name	BOJ
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 10/20	GW		registration information	
3	ISSUED FOR PERMIT.	APR 13/20	GW		V43 Design Inc.	42658
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		Contractor must verify all dimensions on the job end report any discrepancy in the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no.	description	date	by			

VA3
DESIGN

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

date
JANUARY 2020

drawn by
CL

checked by
-

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

OREG - H:\ARCHIVE\WORKING\2019\19014.CRE\UNITS\SINGLES\44' MOUNTAINASH\CUSTOMS\MOUNTAINASH-5-332\19014-MOUNTAINASH-5-332.dwg - Tue - Nov 10 2020 - 3:08 PM

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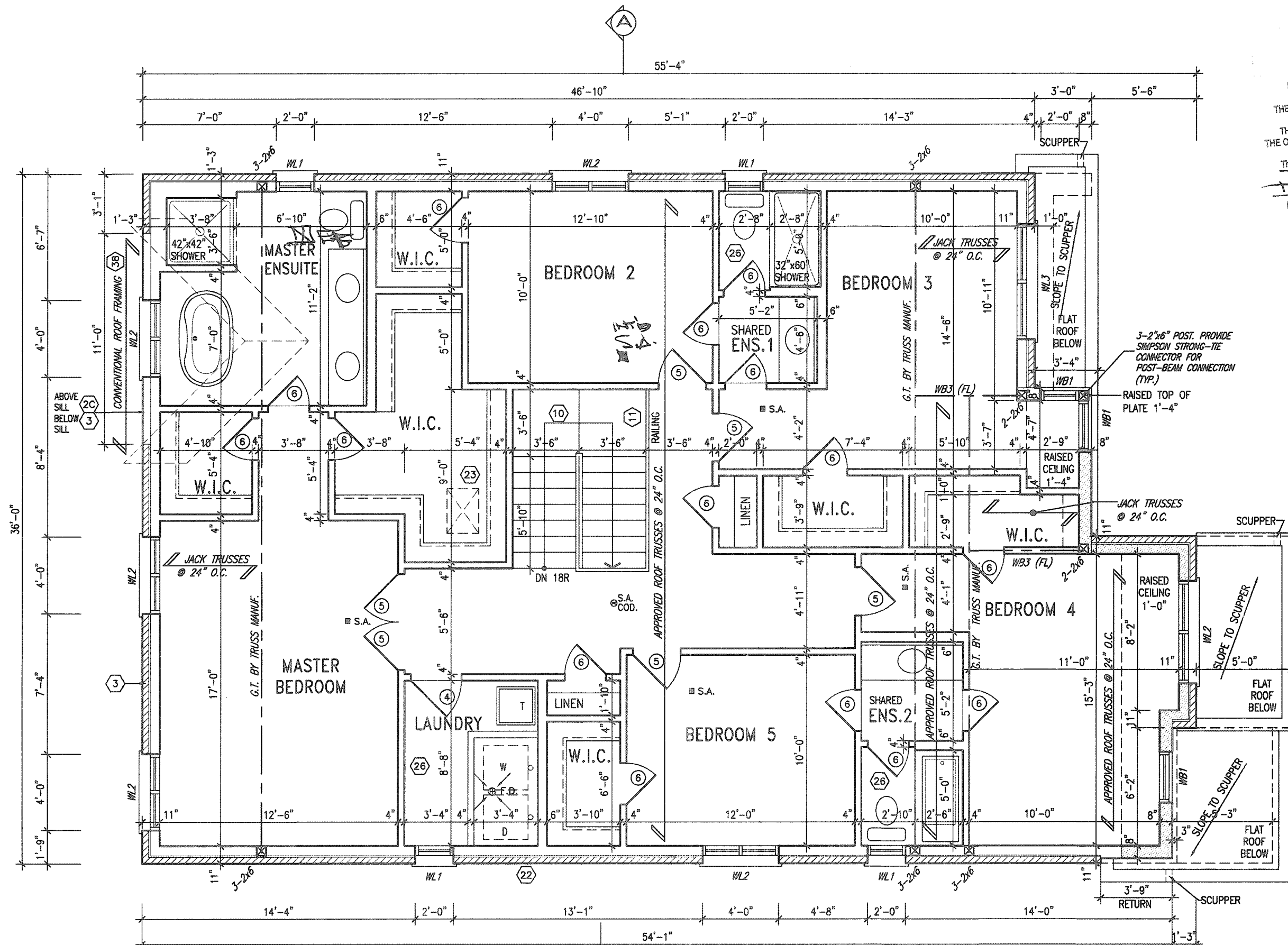
3288 SF.

CITY OF HAMILTON
Building Division

Permit No. **21-16727**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE **APR 28 2021**



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
November 16, 2020
STRUDET INC.
FOR STRUCTURE ONLY

OPT. SECOND FLOOR PLAN
(5 BEDROOM PLAN) '3'

MOUNTAINASH 5-332
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE **JAN 23, 2021**
This stamp certifies compliance with the applicable Design Guidelines only and is not to be further used for any other purpose.

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)(a). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

9.					
8.					
7.					
6.					
5.					
4.	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 10/20	GW		
3.	ISSUED FOR PERMIT	APR 13/20	GW		
2.	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW		
1.	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488 BCIN
name
registration information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

VA3
DESIGN

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

Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	checked by CL	scale 3/16" = 1'-0"
SECOND FLOOR PLAN - ELEV. 3		drawing no. A3b
19014-MOUNTAINASH-5-332		

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3288 SF.

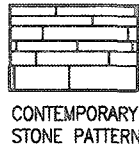
CITY OF HAMILTON
Building Division

Permit No. **21-157129**

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APR 29 2021

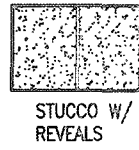
ASPHALT SHINGLES
(TYP.) FOR CHIEF BUILDING OFFICIAL



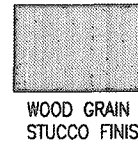
CONTEMPORARY
STONE PATTERN



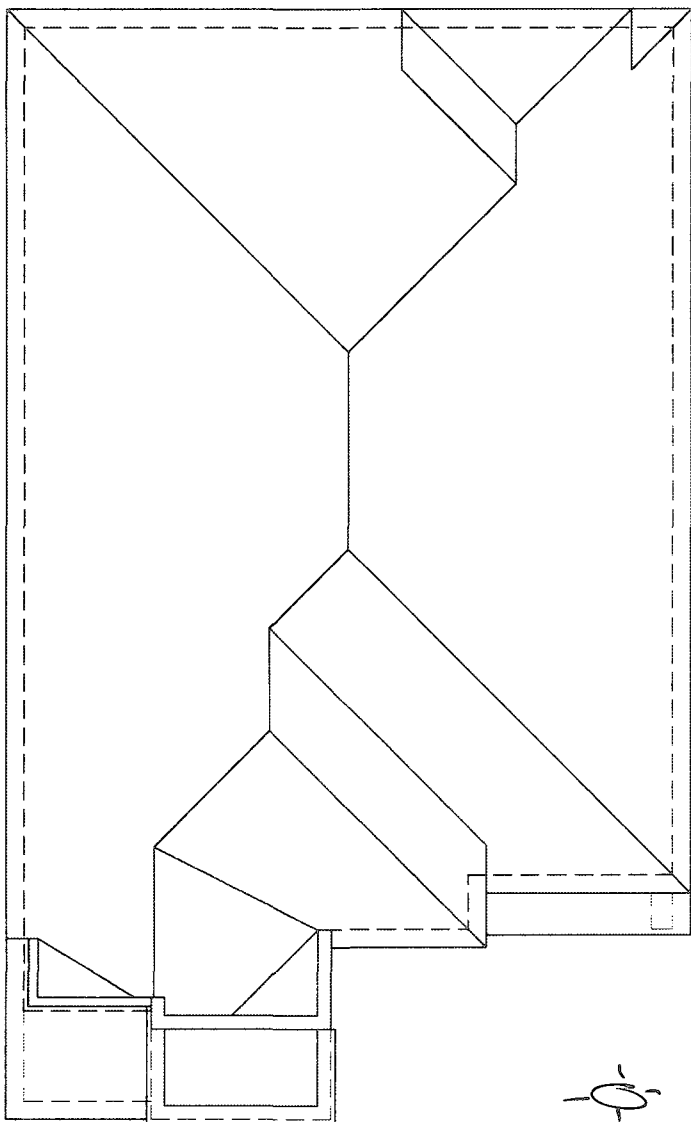
MAIN BRICK



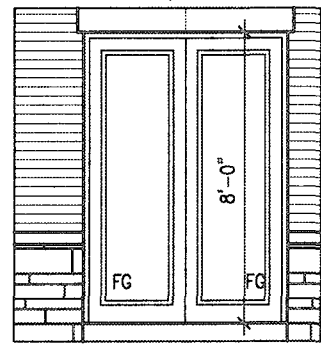
STUCCO W/
REVEALS



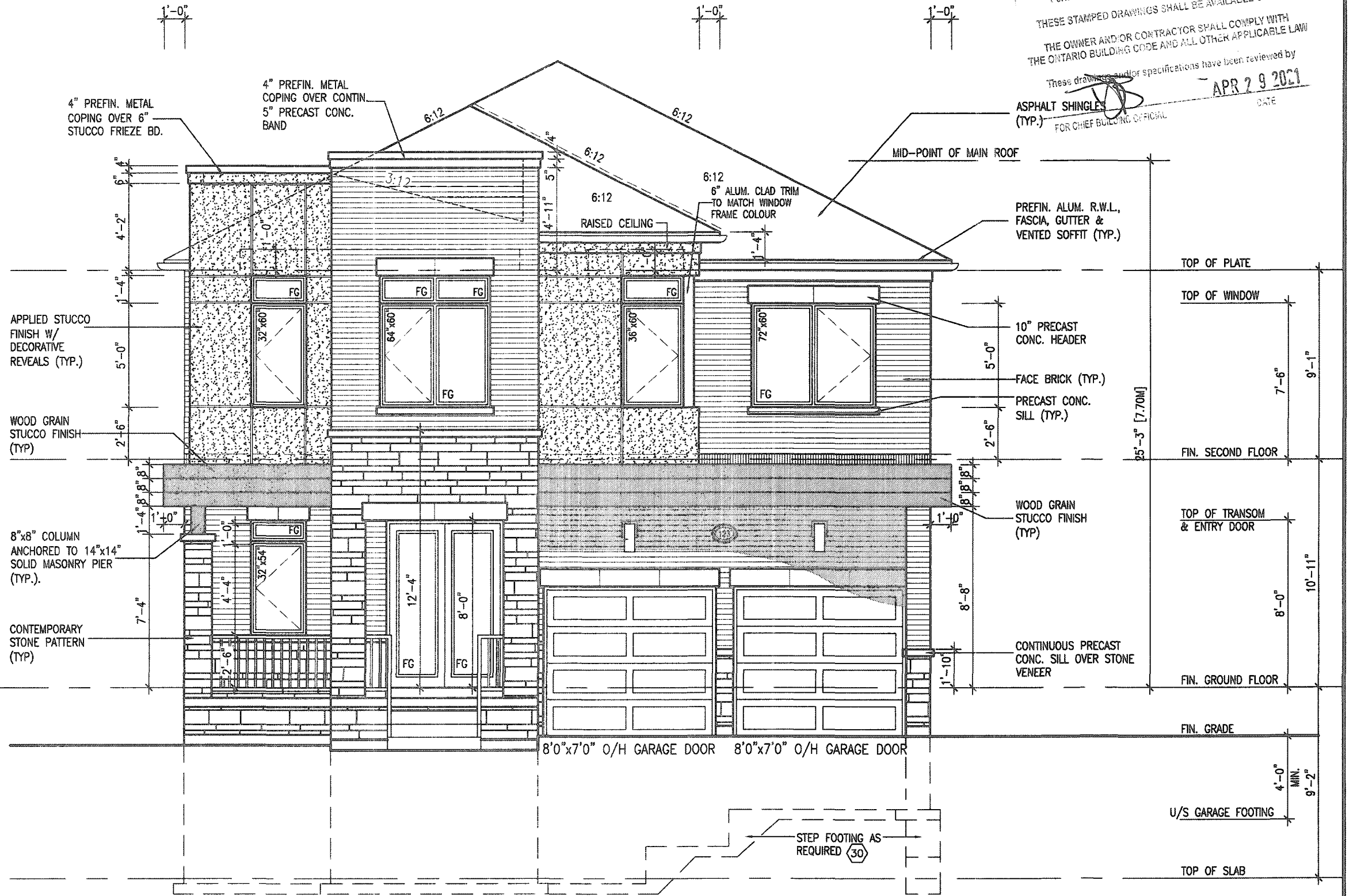
WOOD GRAIN
STUCCO FINISH



ROOF PLAN-3



INSIDE PORTICO
ELEVATION '3'



FRONT ELEVATION '3'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: **JAN 28 2021**
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PORCH STEPS (TYP.)
PRECAST CONCRETE STEPS
w/ MASONRY INSERTS WHERE
GRADE REQUIRES.

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

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				qualification information
7				Richard Vink 24488
6				signature
5				BOH
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 10/20	GW	name registration information
3	ISSUED FOR PERMIT.	APR 13/20	GW	VA3 Design Inc. 42658
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	

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Greenpark.

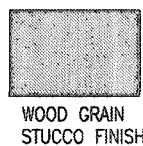
project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	drawing no.	A4b
drawn by	CL	3/16" = 1'-0"			
19014-MOUNTAINASH-5-332					

MOUNTAINASH 5-332
COMPLIANCE PACKAGE 'A1'

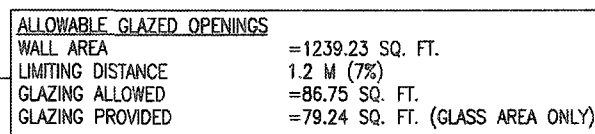
MOUNTAINASH 5
13.5m

FRONT ELEVATION - ELEV. 3

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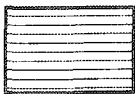


project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	LEFT SIDE ELEVATION - ELEV. 3	drawing no.
drawn by CL	checked by -	scale 3/16" = 1'-0"
file name 19014-MOUNTAINASH-S-332		A5b

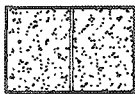
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CONTEMPORARY
STONE PATTERN



MAIN BRICK



STUCCO W/
REVEALS



WOOD GRAIN
STUCCO FINISH

3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-107129

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APR 29 2021
DATE

FOR CHIEF BUILDING OFFICIAL

ASPHALT
SHINGLES
(TYP.)

FACE BRICK (TYP.)

6" ALUM. CLAD TRIM
TO MATCH WINDOW
FRAME COLOUR

4" PREFIN. METAL
COPING w/ DRIP
EDGE

8" PRECAST
CONC. HEADER

CONTEMPORARY
STONE PATTERN
(TYP.)

STONE VENEER
(TYP.)

SUNKEN MUD RM. FIN. FLOOR. (-2R)

30"x24" STRUCT. FRAME
BASEMENT WINDOW (TYP.)

ALLOWABLE GLAZED OPENINGS
WALL AREA =1210.98 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =84.77 SQ. FT.
GLAZING PROVIDED =44.63 SQ. FT. (GLASS AREA ONLY)

U/S GARAGE
FOOTING

STEP FOOTING AS
REQUIRED (30)

RIGHT SIDE ELEVATION '3'

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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 bears no 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 use a Designer.
8				qualification information
7				Richard Vink 24488 BCN
6				signature
5				name registration information VAS Design Inc. 42658
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 10/20	GW	
3	ISSUED FOR PERMIT	APR 13/20	GW	
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20	GW	
no.	description	date	by	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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t 416.630.2255 f 416.630.4782
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project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	RIGHT SIDE ELEVATION - ELEV. 3	drawing no.
drawn by	CL	3/16" = 1'-0"		19014-MOUNTAINASH-5-332	A6b
19014-MOUNTAINASH-5-332					

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CITY OF HAMILTON
Building Division

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These drawings and/or specifications have been reviewed by

 APR 29 2021

FOR CHIEF BUILDING OFFICIAL DATE



MOUNTAINASH 5-332
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: JAN 28, 2021
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Design Guidelines only and bears no 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
5					<i>R Vink</i> 2408
4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 10/20	GW		name registration information VA3 Design Inc. 4265
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



MOUNTAINASH 5
13.5m

project name RUSSELL GARDENS PH. 3	city HAMILTON, ON	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	drawing no. REAR ELEVATION - ELEV. 3		drawing no. A7b
drawn by CL	checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-S-332

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These drawings and/or specifications have been reviewed by

 APR 29 2021

FOR CHIEF BUILDING OFFICIAL DATE



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
November 16/2020

MOUNTAINASH 5-332
COMPLIANCE PACKAGE 'A1'

[illegible]

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