

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)

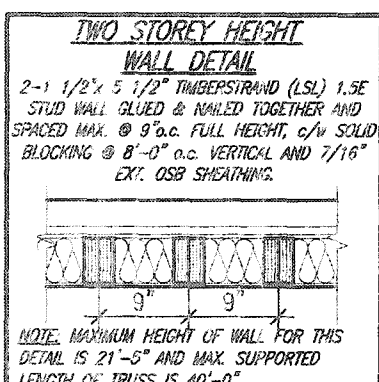
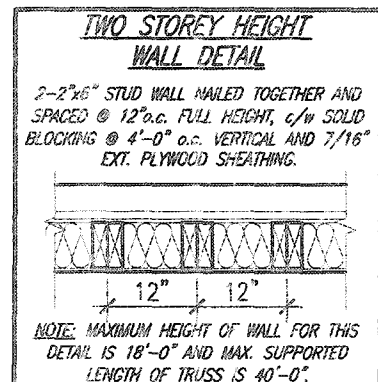
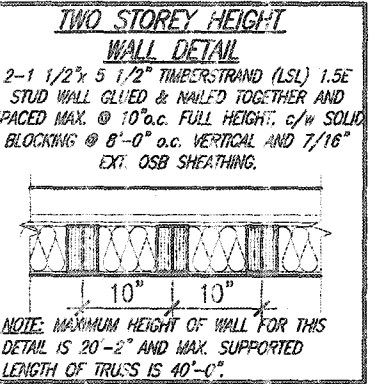
| DOOR SCHEDULE |        |                      |                            |                         |
|---------------|--------|----------------------|----------------------------|-------------------------|
| NOS.          | WIDTH  | HEIGHT 8'-9" CEILING | HEIGHT 10' OR MORE CEILING | TYPE                    |
| 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.

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| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))                                           |                |              |            |
|------------------------------------------------------------------------------------------|----------------|--------------|------------|
| MOUNTAINASH 7 ELEV. 1                                                                    |                |              |            |
| ELEVATION                                                                                | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| 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 |                |              |            |
| 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 %    |

| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))                                           |                |              |            |
|------------------------------------------------------------------------------------------|----------------|--------------|------------|
| MOUNTAINASH 7 ELEV. 2                                                                    |                |              |            |
| ELEVATION                                                                                | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| 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 |                |              |            |
| 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 %    |

| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))                                           |                |              |            |
|------------------------------------------------------------------------------------------|----------------|--------------|------------|
| MOUNTAINASH 7 ELEV. 3                                                                    |                |              |            |
| ELEVATION                                                                                | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| 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 |                |              |            |
| TOTAL SQ. FT.                                                                            | 3688.37 S.F.   | 480.83 S.F.  | 12.98 %    |
| TOTAL SQ. M.                                                                             | 360.85 S.M.    | 44.74 S.M.   | 12.38 %    |

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

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC APRIL 27, 2020 PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

| 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) |

| 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) |

| 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) |

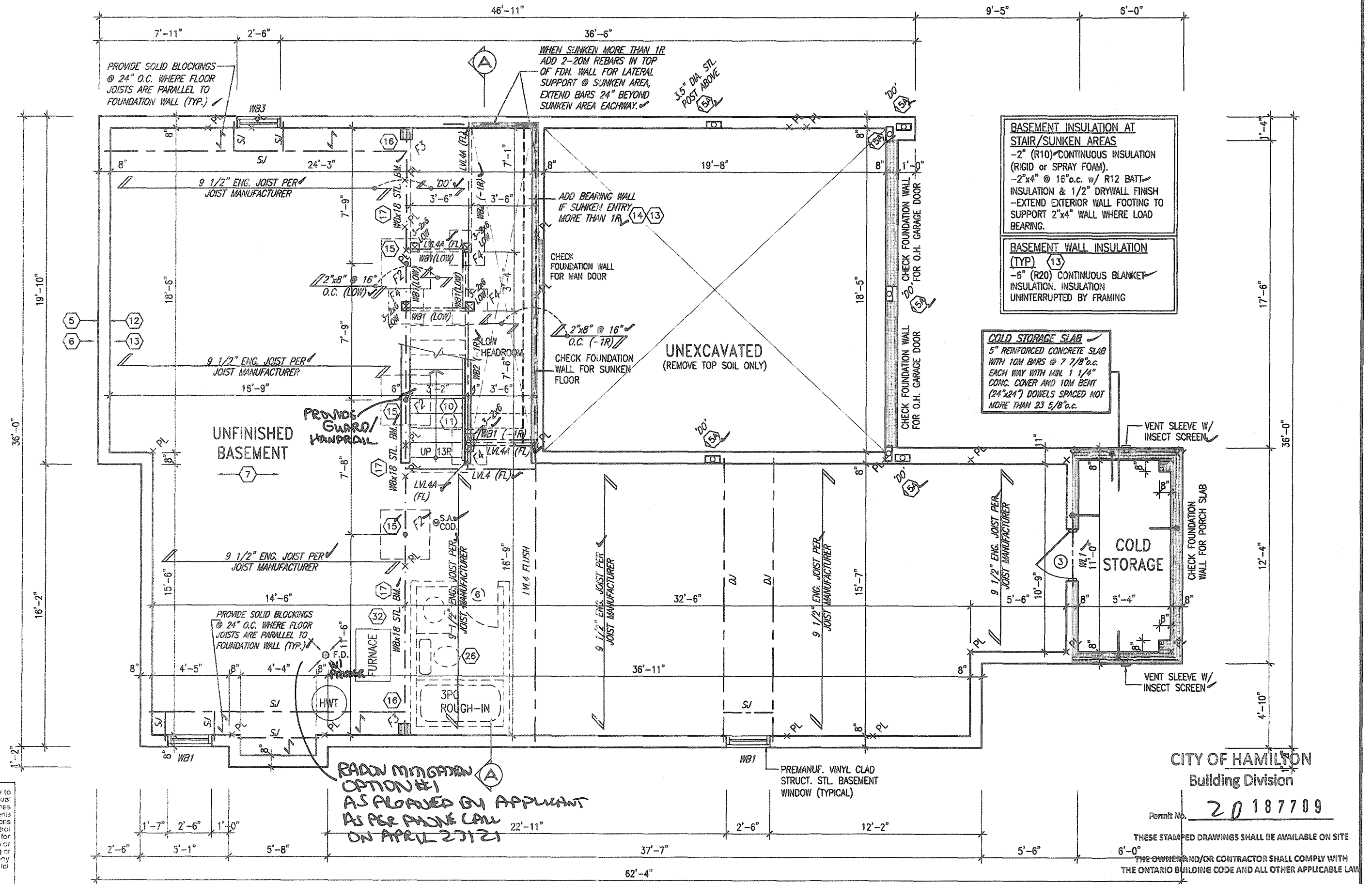
**MOUNTAINASH 7 COMPLIANCE PACKAGE 'A1'**

**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**  
drawing no.  
**19014-MOUNTAINASH-07**  
date  
**JANUARY 2020**  
checked by  
**3/16" = 1'-0"**  
scale  
**19014-MOUNTAINASH-07**

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

3152 SF.



BASEMENT 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: 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  
FOR STRUCTURE ONLY

|     |             |      |                                        |           |             |
|-----|-------------|------|----------------------------------------|-----------|-------------|
| 18  |             | 9    |                                        |           |             |
| 17  |             | 8    |                                        |           |             |
| 16  |             | 7    |                                        |           |             |
| 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 |

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 BCIN  
registration information  
VA3 Design Inc. 42658  
signature  
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  
416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.** MOUNTAINASH 7  
13.5m  
project name: RUSSELL GARDENS PH. 3 municipality: HAMILTON, ON.  
date: JANUARY 2020  
drawn by: [Signature] checked by: [Signature] scale: 3/16" = 1'-0"  
drawing no.: 19014-MOUNTAINASH-07  
BASEMENT PLAN - ELEV. 1  
file name: 19014-MOUNTAINASH-07  
drawing no.: A1

CITY OF HAMILTON  
Building Division

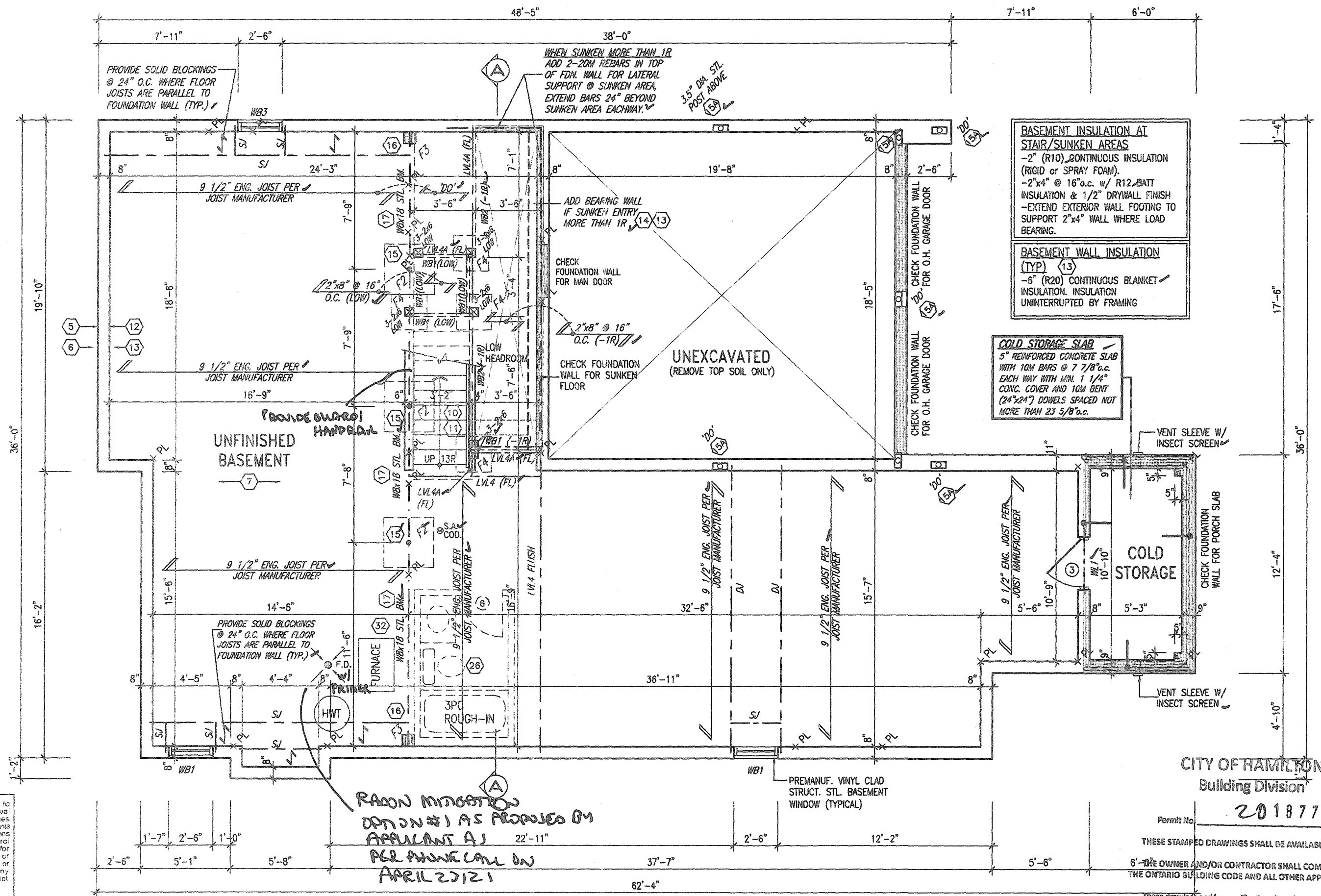
Permit No. 20187709

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



3152 SF.



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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: [Date]  
This stamp certifies compliance with the applicable Architectural 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   |                                        |           |    |
| 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   |             |      |    |     |                                        |           |    |

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  
VAK Design Inc.  
24488  
BCN  
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.

**VAK DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
416.630.2255 / 416.830.4782  
vakdesign.com

**Greenpark.** MOUNTAINASH 7  
13.5m  
project name  
RUSSELL GARDENS PH. 3  
HAMILTON, ON.  
project no.  
19014  
drawing no.  
A1a  
BASEMENT PLAN - ELEV. 2  
date  
JANUARY 2020  
drawn by  
VT  
checked by  
3/18" = 1'-0"  
scale  
19014-MOUNTAINASH-07  
date  
Apr 13, 2020 - 2:57 PM

CITY OF HAMILTON  
Building Division  
Permit No. 20187709  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
6'-10" 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]  
FOR CHIEF BUILDING OFFICIAL  
DATE  
APR 27/20

**MOUNTAINASH 7**  
COMPLIANCE PACKAGE 'A1'



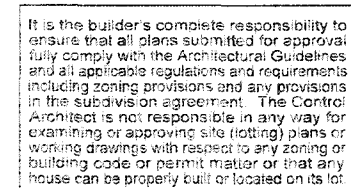


**OUTDOOR AIR INTAKE SEPARATION**

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



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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 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

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 27/21  
FOR CHIEF BUILDING OFFICIAL DATE

# MOUNTAINASH 7

## COMPLIANCE PACKAGE 'A1'

**MOUNTAINASH 7**  
13.5m

|                                                                                                         |                 |                               |  |
|---------------------------------------------------------------------------------------------------------|-----------------|-------------------------------|--|
|  <b>Greenpark.</b> |                 | municipality                  |  |
| project name<br><b>RUSSELL GARDENS PH. 3</b>                                                            |                 | <b>HAMILTON, ONT.</b>         |  |
| date<br><b>JANUARY 2020</b>                                                                             |                 | <b>GROUND FLOOR</b>           |  |
| drawn by<br><b>WT</b>                                                                                   | checked by<br>- | scale<br><b>3/16" = 1'-0"</b> |  |
| author: <b>MOZAMMEL - C:\Users\lpahm\OneDrive\190114-GREENPARK\UNITS\190114-MOLINA\ASH-07.dwg</b>       |                 |                               |  |

|                             |  |             |
|-----------------------------|--|-------------|
| y                           |  | project no. |
| .                           |  | 19014       |
| PLAN - ELEV. 1              |  | drawing no. |
| file name                   |  | A2          |
| 19014-MOUNTAINASH-07        |  |             |
| Mon - Apr 13 2020 - 2:55 PM |  |             |

|                 |  |  |      |    |                                        |            |   |
|-----------------|--|--|------|----|----------------------------------------|------------|---|
| 18              |  |  |      | 9  |                                        |            |   |
| 17              |  |  |      | 8  |                                        |            |   |
| 16              |  |  |      | 7  |                                        |            |   |
| 15              |  |  |      | 6  |                                        |            |   |
| 14              |  |  |      | 5  |                                        |            |   |
| 13              |  |  |      | 4  |                                        |            |   |
| 12              |  |  |      | 3  | ISSUED FOR PERMIT                      | APR 13/20  | G |
| 11              |  |  |      | 2  | UPDATED PER ENG. & CLIENT.             | MAR. 24/20 | G |
| 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.

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

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3152 SF.



|                      |                             |                        |                                   |
|----------------------|-----------------------------|------------------------|-----------------------------------|
| date<br>JANUARY 2020 | GROUND FLOOR PLAN - ELEV. 2 |                        | drawing no.                       |
| drawn by<br>WT       | checked by<br>-             | scale<br>3/16" = 1'-0" | file name<br>19014-MOUNTAINASH-07 |

A2a

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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

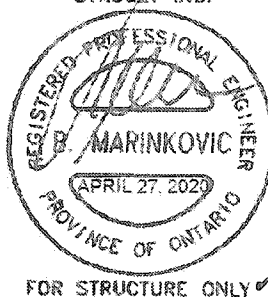
These drawings and/or specifications have been reviewed by  
 APR 23/21  
 FOR CHIEF BUILDING OFFICIAL DATE

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

APPROVED BY:   
DATE: SEP 21, 2016

The stamp certifies conformance 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

A2b

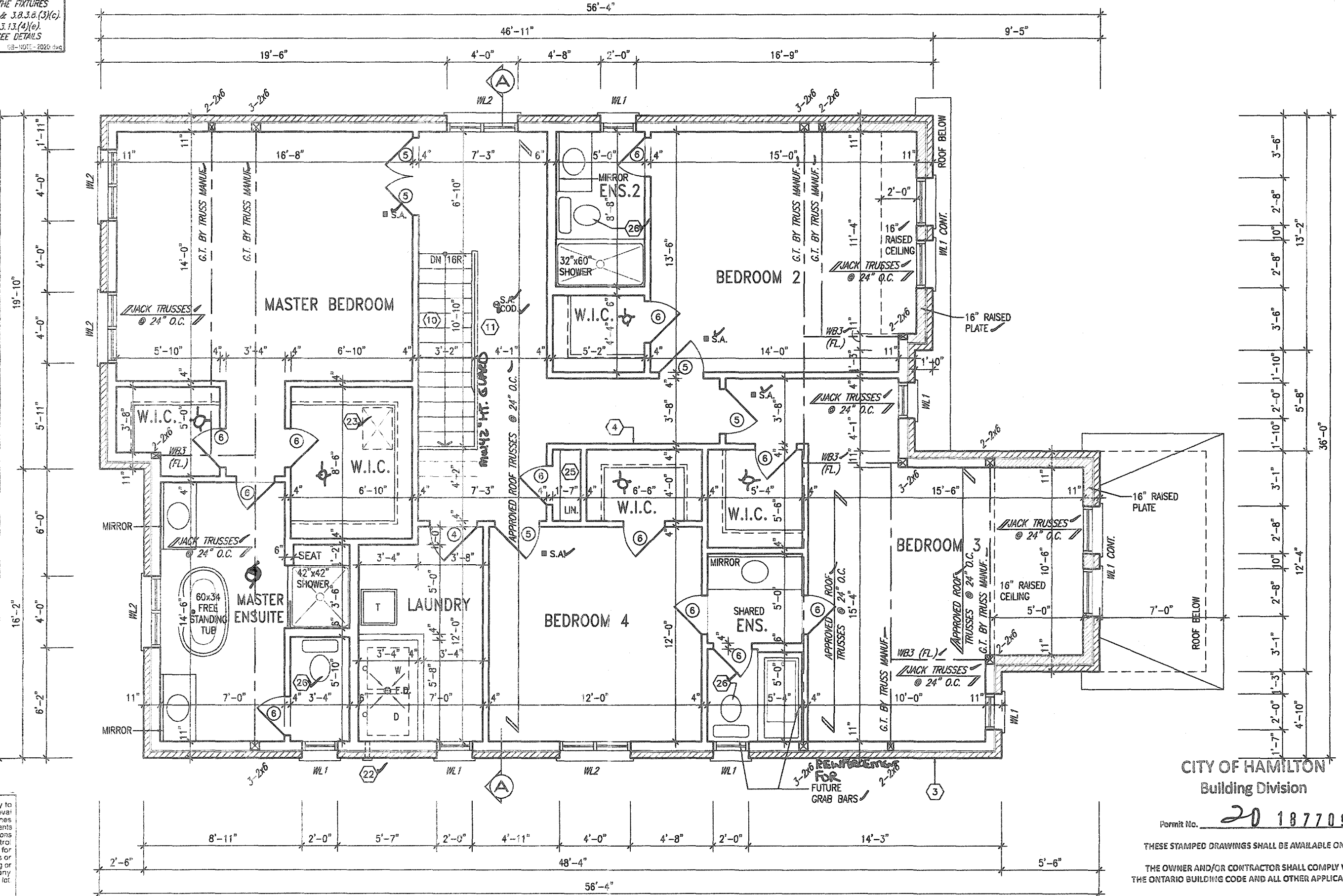
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3152 SF.

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'

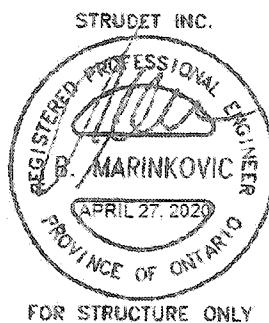
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

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

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

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a professional seal or endorsement.



FOR STRUCTURE ONLY

|    |             |      |                                        |             |      |
|----|-------------|------|----------------------------------------|-------------|------|
| 18 |             | 9    |                                        |             |      |
| 17 |             | 8    |                                        |             |      |
| 16 |             | 7    |                                        |             |      |
| 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   |
| 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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**V3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
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

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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  
[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 CIB. 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. (8-10-16-2024) dno

THE FIXTURES  
(a) & 3.8.3.8.(3)(c)  
3.8.3.13.(4)(e)  
ED. SEE DETAILS  
(8-10) 1-2021 TWO

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ements  
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that any

**Architectural Floor Plan Details:**

- Overall Dimensions:**
  - Top: 45'-11" (split into 19'-6", 4'-0", 4'-8", 2'-0", 15'-9", 2'-6", 7'-11", 6'-0")
  - Bottom: 56'-4" (split into 8'-11", 2'-0", 5'-7", 2'-0", 4'-11", 4'-0", 4'-8", 2'-0", 14'-3", 5'-6")
  - Left: 36'-0" (split into 19'-10", 4'-0", 4'-0", 4'-0", 4'-0", 5'-11", 6'-0", 6'-2", 6'-2", 16'-2")
  - Right: 36'-0" (split into 2'-4", 7'-0", 2'-4", 2'-5", 2'-4", 7'-2", 2'-8", 12'-4", 2'-8", 1'-3", 2'-0", 4'-10")
- Rooms and Features:**
  - Master Bedroom:** 16'-8" x 14'-0". Features: W.I.C., 60x34 FREE STANDING TUB, 42"x42" SHOWER, SEAT, T, LAUNDRY, MIRROR, APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
  - Bedroom 2:** 14'-0" x 13'-6". Features: W.I.C., 32"x60" SHOWER, MIRROR, ENS.2, APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
  - Bedroom 3:** 15'-6" x 10'-6". Features: W.I.C., 16" RAISED CEILING, 16" RAISED SOFFIT, 16" RAISED PLATE, APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF., SCUPPER, FLAT ROOF BELOW.
  - Bedroom 4:** 12'-0" x 12'-0". Features: W.I.C., 16" RAISED CEILING, 16" RAISED PLATE, APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
  - Master Ensuite:** 14'-6" x 14'-6". Features: 60x34 FREE STANDING TUB, MIRROR, APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
  - Shared Ensuite:** 5'-0" x 5'-0". Features: MIRROR, APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
  - Laundry:** 5'-0" x 5'-0". Features: T, W.I.C., APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
- Structural and Other Notes:**
  - WL1, WL2, WL3, WL4 (Wall Lines)
  - WB1, WB2, WB3, WB4 (Window/Break Lines)
  - REINFORCEMENT FOR FUTURE GRAB BARS
  - 16" RAISED CEILING, 16" RAISED SOFFIT, 16" RAISED PLATE
  - APPROVED ROOF TRUSSES @ 24" O.C., JACK TRUSSES @ 24" O.C., G.T. BY TRUSS MANUF.
  - FLAT ROOF BELOW, SCUPPER

CITY OF HAMILTON  
Building Division

Permit No. 201877

THESE STAMPED DRAWINGS SHALL BE AVAILABLE

6'-0" THE OWNER AND/OR CONTRACTOR SHALL

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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  
BATH/TUB IN MAIN BATHROOM PER OBC, DIV. 9-9.5.2.3.  
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES  
LISTED: WATER CLOSET: 3.8.2.2.(3)(a) & 3.8.3.8.(3)(c)  
SHOWER 3.8.1.3.(2)(g) BATH/TUB 3.8.1.3.(4)(f).  
FREE STANDING BATH/TUB EXCLUDED SEE DETAILS  
PROVIDED.

18-1001-2020 (2020)

[illegible]

JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: SEP 11 2000  
This stamp certifies compliance with the applicable  
Design Guidelines only and does not further  
professional responsibility.

# MOUNTAINASH 7

## COMPLIANCE PACKAGE 'A1'

**MOUNTAINASH 7**  
13.5m


**Greenpark.**

|                                                                                                                                    |                           |               |                      |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|----------------------|
| project name                                                                                                                       | city                      | municipality  | project no.          |
| RUSSELL GARDENS PH. 3                                                                                                              | HAMILTON, ON.             |               | 19014                |
| date                                                                                                                               | SECOND FLOOR PLAN ELEV. 3 |               | drawing no.          |
| JANUARY 2020                                                                                                                       |                           |               | A3b                  |
| drawn by                                                                                                                           | checked by                | scale         | file name            |
| WTF                                                                                                                                | -                         | 3/16" = 1'-0" | 19014-MOUNTAINASH-07 |
| <small>WTF: MOUNTAINASH - C:\Users\michael.martin\OneDrive\19014-07\19014-MOUNTAINASH-07.dwg - Mon - Apr 13 2020 - 2:58 PM</small> |                           |               |                      |

|     |             |      |    |     |                                        |              |                                                                                                                                                                                    |      |
|-----|-------------|------|----|-----|----------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 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   |                                        |              | qualification information                                                                                                                                                          |      |
| 16  |             |      |    | 7   |                                        |              |                                                                                                                                                                                    |      |
| 15  |             |      |    | 6   |                                        |              | Richard Vink                                                                                                                                                                       | 2448 |
| 14  |             |      |    | 5   |                                        |              | name                                                                                                                                                                               | BCH  |
| 13  |             |      |    | 4   |                                        |              | signature                                                                                                                                                                          |      |
| 12  |             |      |    | 3   | ISSUED FOR PERMIT                      | APR 13/20 GW | registration information                                                                                                                                                           | 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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**DESIGN**  
255 Consumers Rd Suite 120  
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t 416.630.2255 f 416.630.478  
va3design.com

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ROOF PLAN-1

Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes detailed annotations for materials, dimensions, and construction details.

**Annotations (Left Side):**

- ASPHALT SHINGLES (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- BRICK SOLDIER HEADER ON BRICK STACK
- FACE BRICK (TYP.)
- PRECAST CONC. SILL ON BRICK ROWLOCK
- 12" HIGH TRANSOM
- 4" BRICK STACK
- 8" DIA. COLUMN ANCHORED TO 14"x14" SOLID MASONRY PIER (TYP.). PROVIDE SIMPSON STRONG-TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)
- POURED CONC. PORCH SLAB AND DOOR SILL
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

**Annotations (Right Side):**

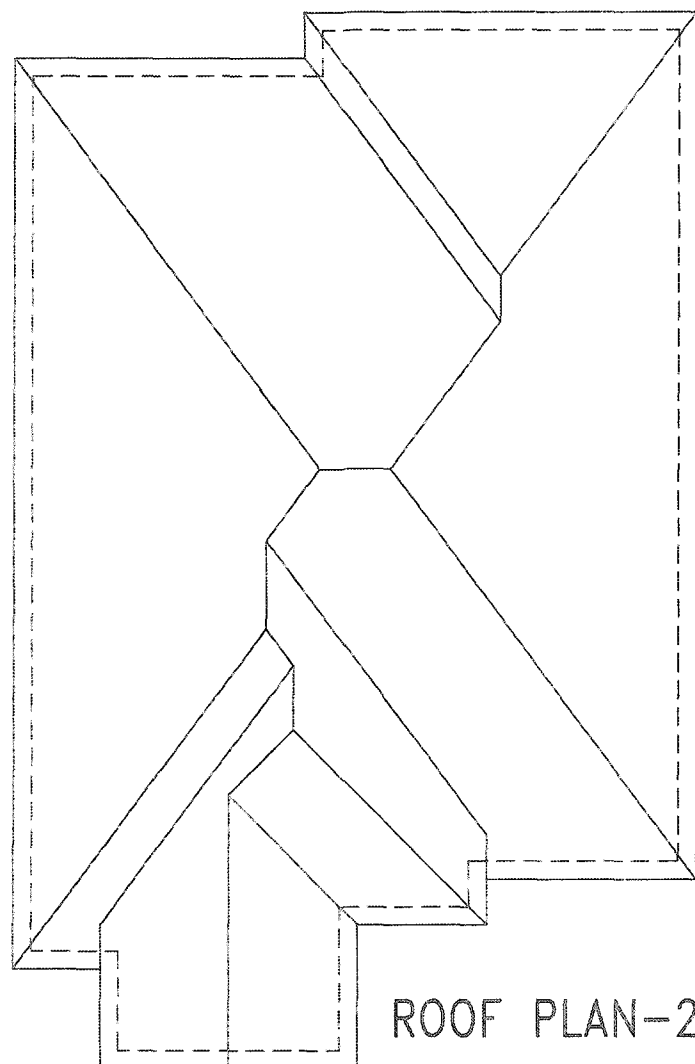
- MID-POINT OF MAIN ROOF
- RAISED CEILING
- TOP OF PLATE
- 1"x6" ALUM. CLAD FRIEZE BD.
- TOP OF WINDOW
- CONTINUOUS BRICK SOLDIER BAND
- 24'-11" [7.60M]
- PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
- FIN. SECOND FLOOR
- TOP OF TRANSOM
- TOP OF WINDOW
- BRICK SOLDIER HEADER
- U/S OF SOFFIT
- CONTINUOUS PRECAST CONC. SILL ON BRICK ROWLOCK (TYP.)
- FIN. GROUND FLOOR
- FIN. GRADE
- 8'-0"x7'-0" O/H GARAGE DOOR GD-2A-8
- 8'-0"x7'-0" O/H GARAGE DOOR GD-2A-8
- RECESSED DOORS
- STEPPED FOOTING (30)
- U/S GARAGE FOOTING
- CITY OF HAMILTON Building Division

**Dimensions:**

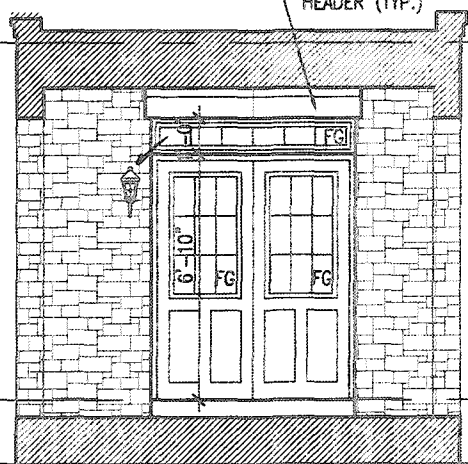
- Roof pitches: 8:12, 6:12, 8:12, 8:12, 5:12, 16:12
- Vertical dimensions: 4'-6", 2'-10", 1'-0", 4'-6", 2'-4", 8'-4", 6'-10", 9'-11", 7'-6", 9'-1", 4'-0" MIN., 8'-4"
- Horizontal dimensions: 1'-0", 1'-0", 1'-0", 1'-0", 4'-6", 6'-2", 2'-0", 2'-10", 1'-0", 2'-4"

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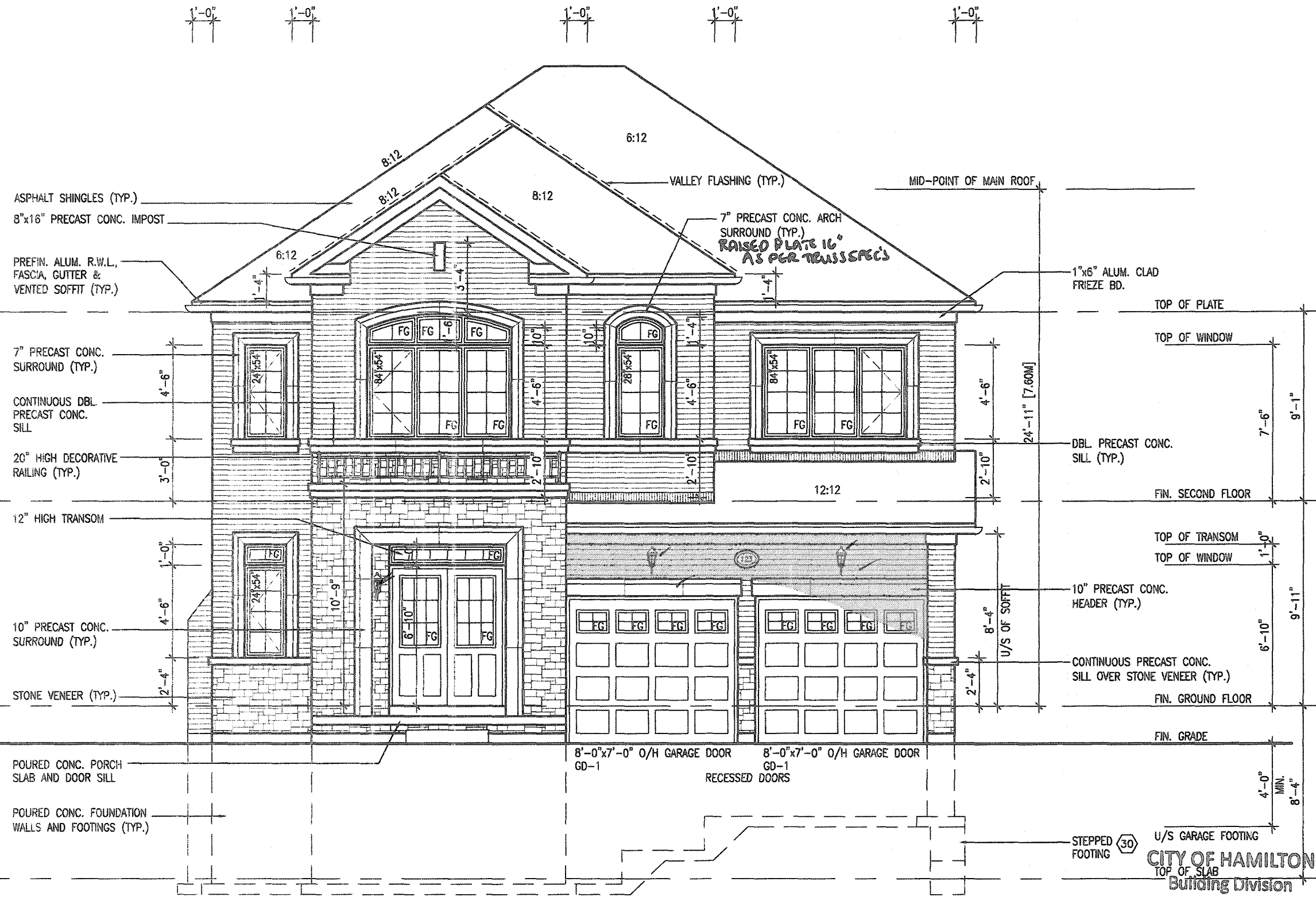
3152 SF.



ROOF PLAN-2



INSIDE PORTICO  
ELEVATION 2



FRONT ELEVATION '2'

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: [Signature]  
DATE: SEP 11, 2020  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

|     |             |      |    |     |                                        |           |    |  |  |
|-----|-------------|------|----|-----|----------------------------------------|-----------|----|--|--|
| 18  |             |      |    | 9   |                                        |           |    |  |  |
| 17  |             |      |    | 8   |                                        |           |    |  |  |
| 16  |             |      |    | 7   |                                        |           |    |  |  |
| 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 24488  
signature  
VA3 Design Inc. 42658  
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**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  
date  
JANUARY 2020  
drawn by  
WT  
checked by  
scale  
3/16" = 1'-0"

**MOUNTAINASH 7**  
13.5m  
project no.  
19014  
drawing no.  
A4a  
MOUNTAINASH 7  
FRONT ELEVATION - ELEV. 2  
19014-MOUNTAINASH-07  
APR 13 2020 - 2:57 PM

Permit No. 20197709

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These drawings and/or specifications have been reviewed by

APR 27/20

**MOUNTAINASH 7**  
COMPLIANCE PACKAGE 'A1'



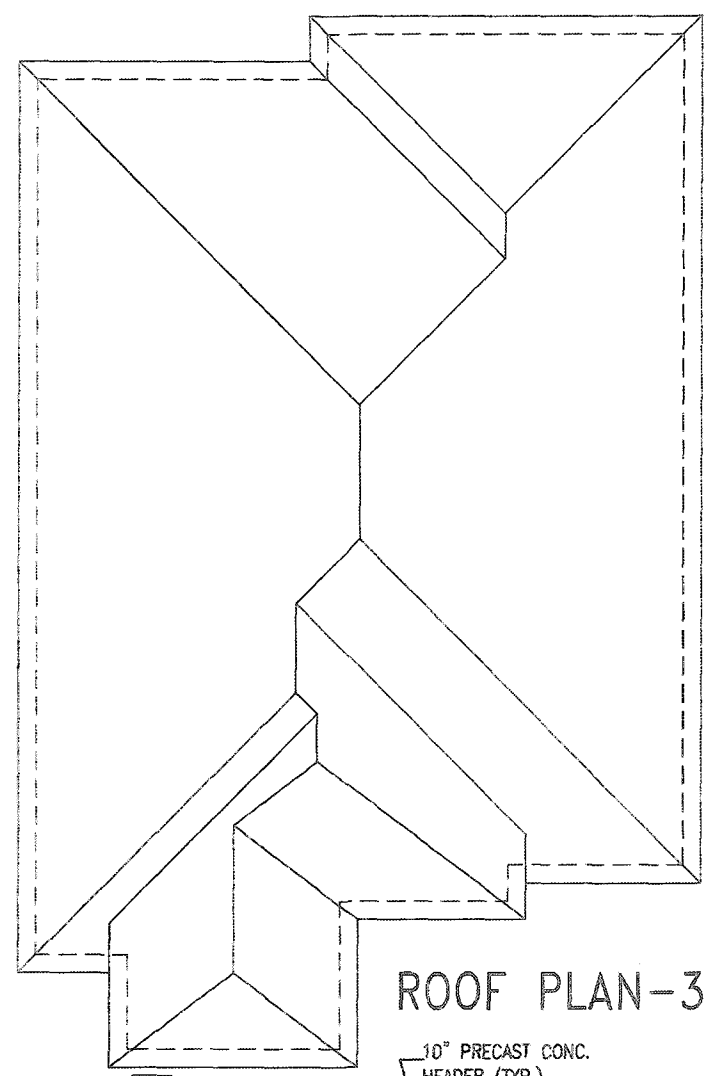
3152 SF.

CONTEMPORARY STONE PATTERN

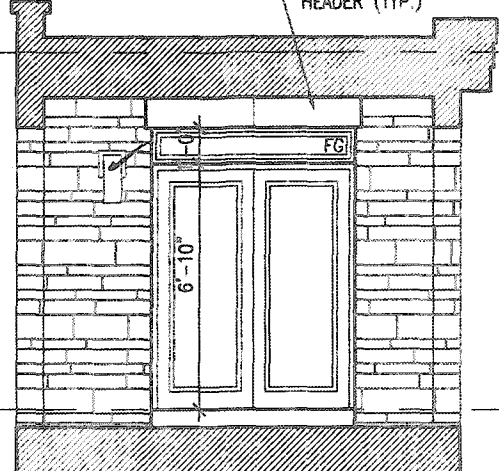
MAIN BRICK

WOOD GRAIN STUCCO FINISH

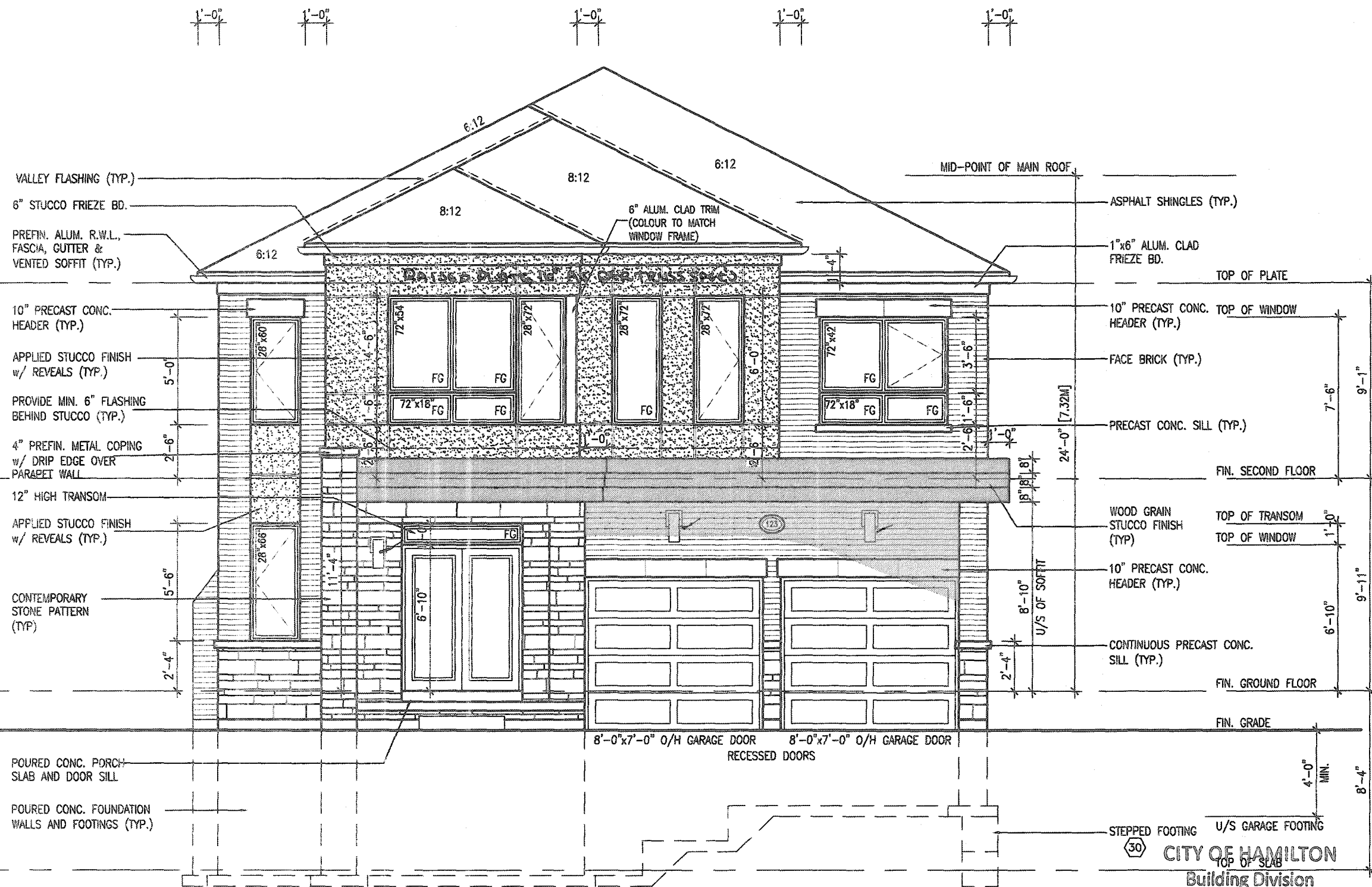
STUCCO W/ REVEALS



ROOF PLAN-3



INSIDE PORTICO ELEVATION 3



FRONT ELEVATION '3'

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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 constitute professional responsibility.

|     |             |      |    |     |                                        |           |   |
|-----|-------------|------|----|-----|----------------------------------------|-----------|---|
| 18  |             |      |    | 9   |                                        |           |   |
| 17  |             |      |    | 8   |                                        |           |   |
| 16  |             |      |    | 7   |                                        |           |   |
| 15  |             |      |    | 6   |                                        |           |   |
| 14  |             |      |    | 5   |                                        |           |   |
| 13  |             |      |    | 4   |                                        |           |   |
| 12  |             |      |    | 3   | ISSUED FOR PERMIT                      | APR 13/20 | G |
| 11  |             |      |    | 2   | UPDATED PER ENG. & CLIENT.             | MAR 24/20 | G |
| 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 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  
416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.** MOUNTAINASH 7  
13.5m  
project name  
RUSSELL GARDENS PH. 3  
HAMILTON, ON.  
project no.  
19014  
drawing no.  
A4b  
date  
JANUARY 2020  
drawn by  
WT  
checked by  
3/16" = 1'-0"  
scale  
19014-MOUNTAINASH-07  
10'0" x 10'0"

Permit No. 20197709  
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 CITY BUILDING OFFICIAL DATE

**MOUNTAINASH 7**  
COMPLIANCE PACKAGE 'A1'



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

SEE ATTACHED SCHEDULE  
LEFT SIDE ELEVATION 1

CITY OF HAMILTON  
Building Division

Permit No. 20-187709

**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

Shu APR 23/14

FOR CABLE CUTTING OFFICIAL DATE

TOP OF SLAB

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

NOV 27 2020

REC'D BY \_\_\_\_\_ DATE \_\_\_\_\_

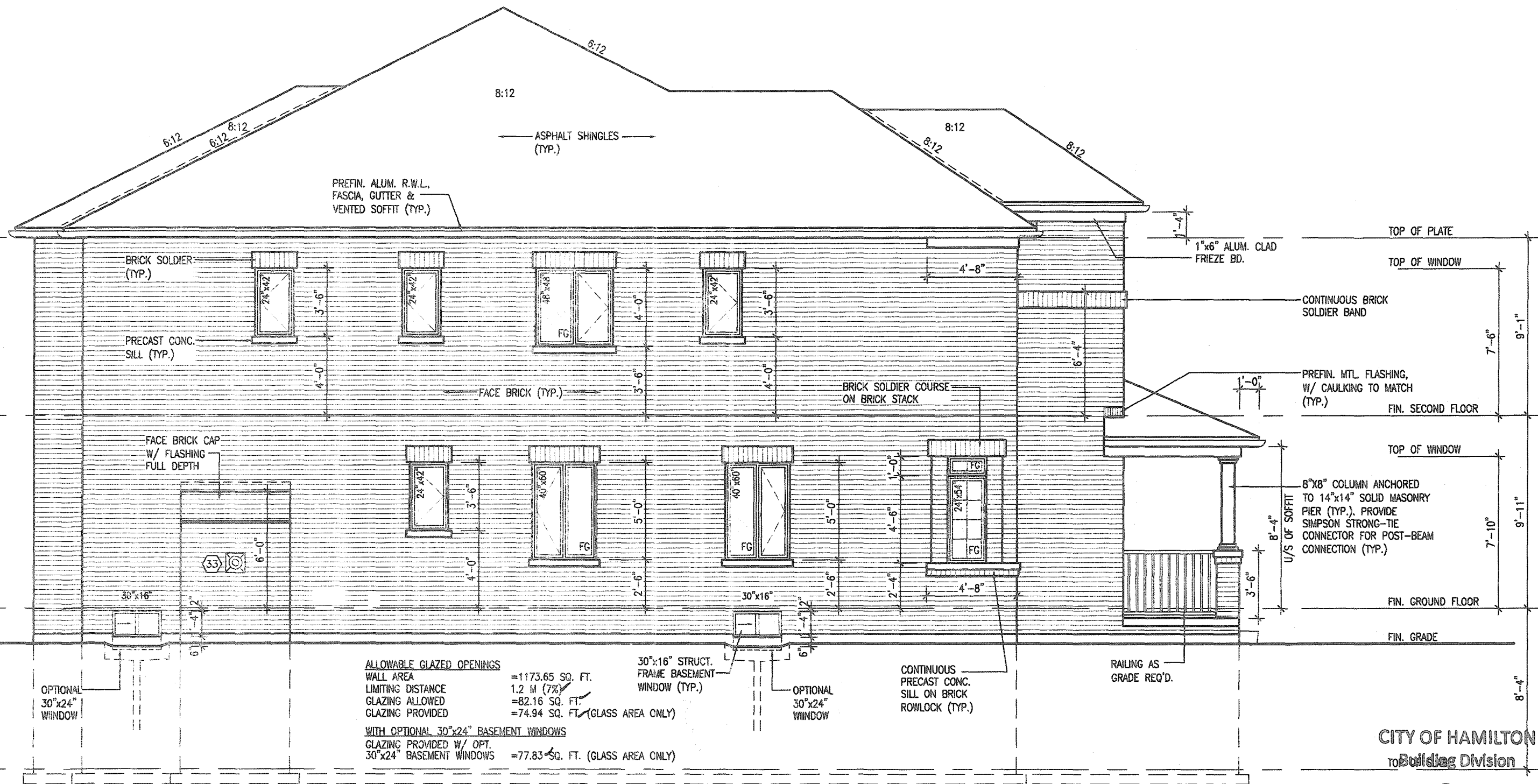
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

# MOUNTAINASH 7

## COMPLIANCE PACKAGE 'A1'

[illegible]

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SEE REVISED ELEVATION  
ATTACHED FOR CALCULATIONS FOR  
WINDOW GLAZING AREAS

FOR CHILD BUILDING OFFICIAL DATE

FOR CHIEF BUILDING OFFICIAL DATE

**MOUNTAINASH 7**  
**COMPLIANCE PACKAGE 'A1'**

JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY [Signature]  
DATE: APR 22 1991  
This stamp certifies compliance with the applicable  
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 the Ontario Building Code to be a Designer.                                                                                                                               |
| 17              |      |    |                 | 8    |                                       | qualification information                                                                                                                                                                                                                                                                                        |
| 16              |      |    |                 | 7    |                                       |                                                                                                                                                                                                                                                                                                                  |
| 15              |      |    |                 | 6    |                                       | Richard Vink                                                                                                                                                                                                                                                                                                     |
| 14              |      |    |                 | 5    |                                       | name signature                                                                                                                                                                                                                                                                                                   |
| 13              |      |    |                 | 4    |                                       | registration information BC                                                                                                                                                                                                                                                                                      |
| 12              |      |    |                 | 3    | ISSUED FOR PERMIT.                    | VAS Design Inc. 2465                                                                                                                                                                                                                                                                                             |
| 11              |      |    |                 | 2    | UPDATED PER ENG. & CLNT.              |                                                                                                                                                                                                                                                                                                                  |
| 10              |      |    |                 | 1    | PRELIMINARY ISSUED FOR CLIENT REVIEW. |                                                                                                                                                                                                                                                                                                                  |
| no. description | date | bv | no. description | date | bv                                    | 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.<br>[printing area not to be used] |

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 416.630.478  
[va3design.com](http://va3design.com)



|                                                                                                                                      |                                                    |                                          |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------|
| project name<br><b>RUSSELL GARDENS PH. 3</b>                                                                                         | municipality<br><b>HAMILTON, ON.</b>               | project no.<br><b>19014</b>              |
| date<br><b>JANUARY 2020</b>                                                                                                          | drawing no.<br><b>FLANKAGE ELEVATION - ELEV. 1</b> |                                          |
| drawn by<br><b>WT</b>                                                                                                                | checked by<br><b>3/16" = 1'-0"</b>                 | file name<br><b>19014-MOUNTAINASH-07</b> |
| <small>status: MOZMAMEL C:\Users\chad\Desktop\19014-ORPHEUS\PROJECTS\19014-MOUNTAINASH-07.dwg - Mon - Apr 13, 2020 - 2:55 PM</small> |                                                    |                                          |

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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'

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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.

|     |             |      |                                       |            |             |
|-----|-------------|------|---------------------------------------|------------|-------------|
| 18  |             | 9    |                                       |            |             |
| 17  |             | 8    |                                       |            |             |
| 16  |             | 7    |                                       |            |             |
| 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 |

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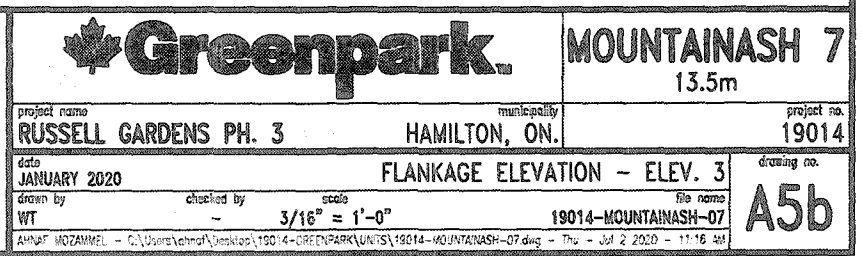
V3  
DESIGN  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

Greenpark.  
project name  
RUSSELL GARDENS PH. 3  
date  
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drawn by  
WT  
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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

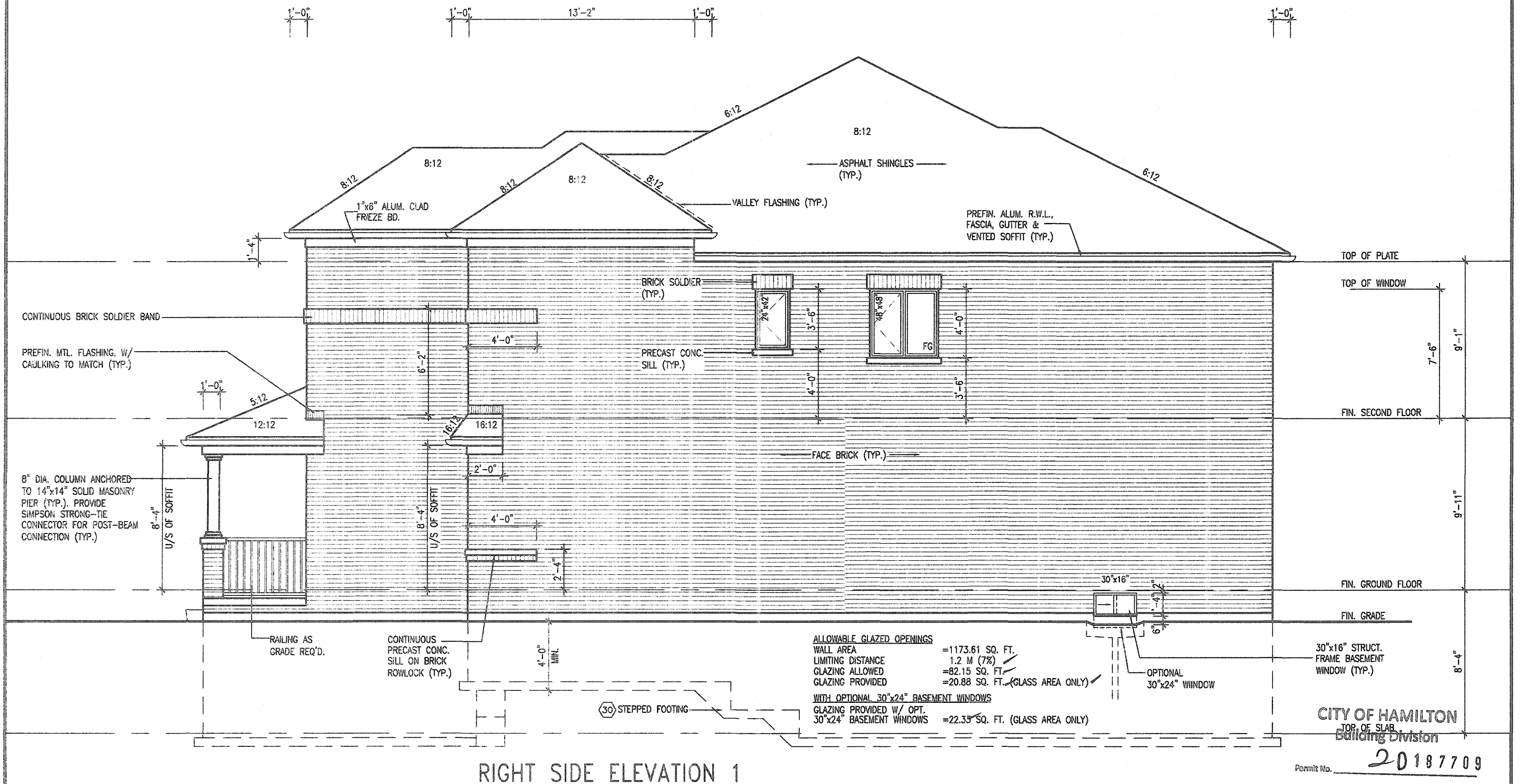
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|                               |                                                                                     |                      |                                                                                     |
|-------------------------------|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|
| CONTEMPORARY<br>STONE PATTERN |  | MAIN BRICK           |  |
| WOOD GRAIN<br>STUCCO FINISH   |  | STUCCO W/<br>REVEALS |  |



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3152 SF.



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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

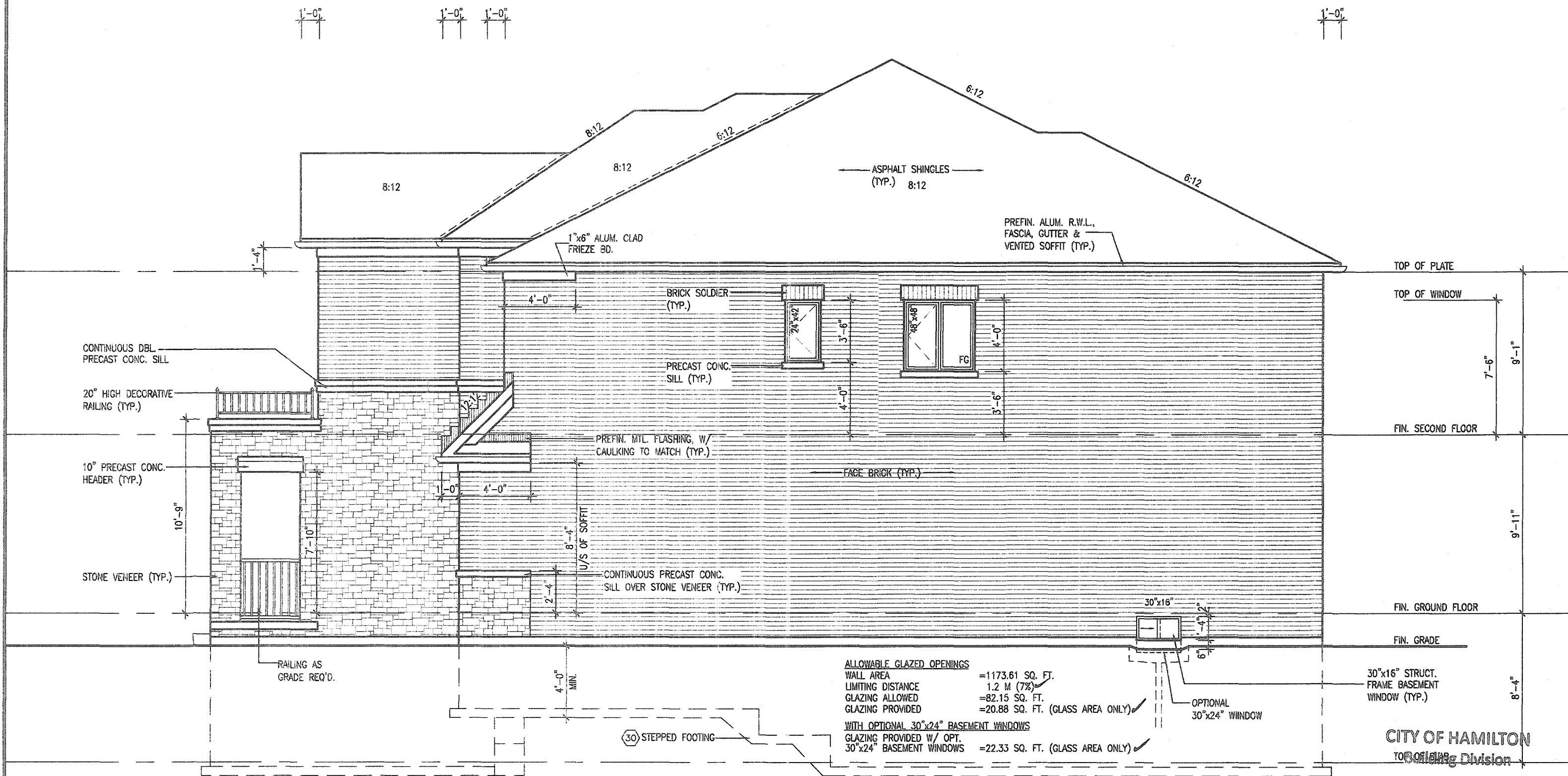
APPROVED BY: [Signature]  
DATE: SEP 21 2020  
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professional responsibility.

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3152 SF.



RIGHT SIDE ELEVATION 2

ALLOWABLE GLAZED OPENINGS  
WALL AREA = 1173.61 SQ. FT.  
LIMITING DISTANCE = 1.2 M (7%)  
GLAZING ALLOWED = 82.15 SQ. FT.  
GLAZING PROVIDED = 20.88 SQ. FT. (GLASS AREA ONLY) ✓  
WITH OPTIONAL 30"x24" BASEMENT WINDOWS  
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 22.33 SQ. FT. (GLASS AREA ONLY) ✓

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

*Shad* APR 27/20

CITY CHIEF BUILDING OFFICIAL

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 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 *[Signature]*  
DATE: SEP 22, 2020  
This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

|     |             |      |    |                                        |             |      |    |
|-----|-------------|------|----|----------------------------------------|-------------|------|----|
| 18  |             |      | 9  |                                        |             |      |    |
| 17  |             |      | 8  |                                        |             |      |    |
| 16  |             |      | 7  |                                        |             |      |    |
| 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 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  
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  
416.630.2255 / 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  
drawing no.  
A6a

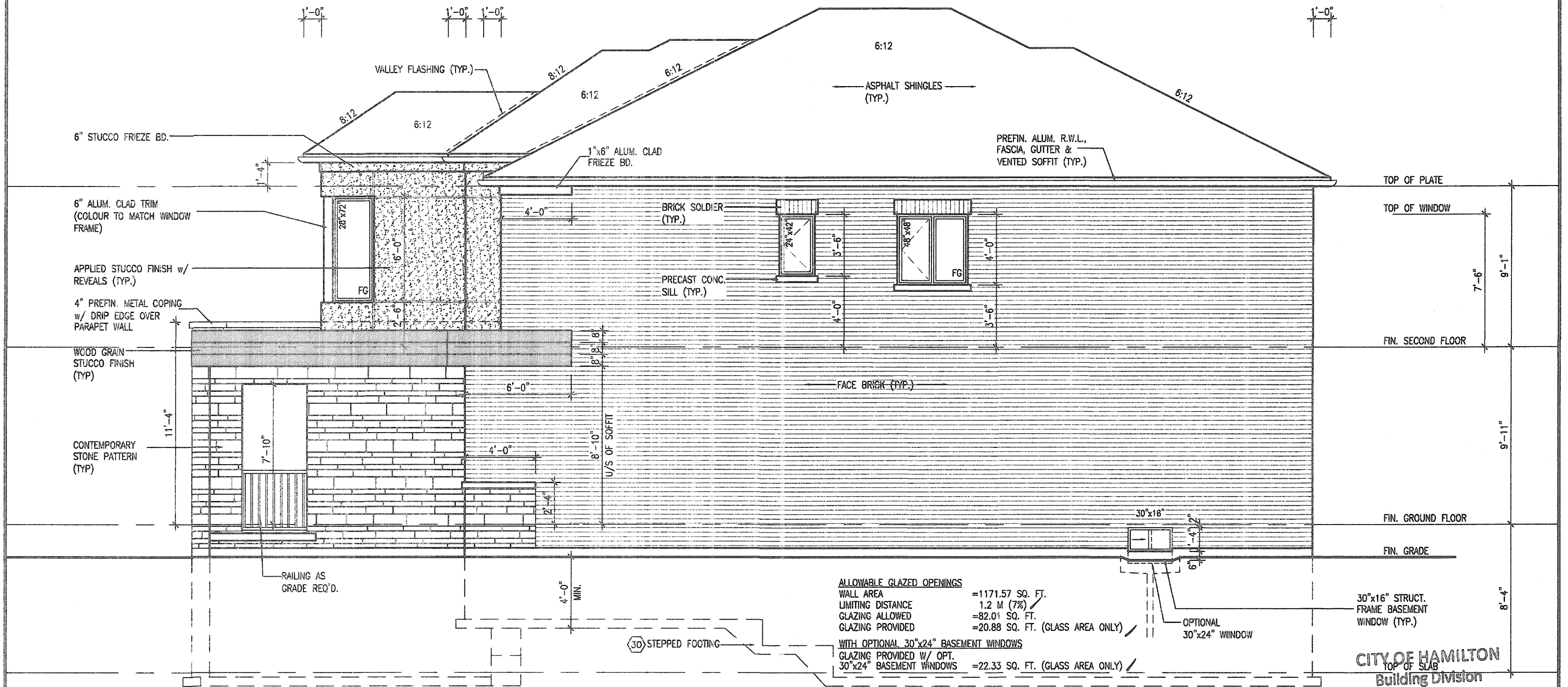
MOUNTAINASH 7  
13.5m  
project no.  
19014  
drawing no.  
A6a

CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

STUCCO w/ REVEALS



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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

APPROVED BY: \_\_\_\_\_  
DATE: SEP 21 2020

This stamp certifies compliance with the original Design Guidelines only and leaves no further professional responsibility.

ALLOWABLE GLAZED OPENINGS

|                   |                                  |
|-------------------|----------------------------------|
| WALL AREA         | =1171.57 SQ. FT.                 |
| LIMITING DISTANCE | 1.2 M (7%)                       |
| GLAZING ALLOWED   | =82.01 SQ. FT.                   |
| GLAZING PROVIDED  | =20.88 SQ. FT. (GLASS AREA ONLY) |

WITH OPTIONAL 30"x24" BASEMENT WINDOWS  
GLAZING PROVIDED W/ OPT.  
30"x24" BASEMENT WINDOWS = 22.33 SQ. FT. (GLASS AREA ONLY)

CITY OF HAMILTON  
TOP OF SLAB  
Building Division

Permit No. 22 187709

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

**MOUNTAINASH 7**  
**COMPLIANCE PACKAGE 'A1'**

[illegible]

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Diagram of a window with a 48 x 48 pane and a frame labeled FG.

32" x 48"

6'0" SLIDING DOOR

Diagram showing a 6'0" sliding door with a handle and a lock mechanism.

48" x 60"

FG

TOP OF WINDOW

7'-6"

FIN. SECOND FLOOR

9'-11"

FIN. GROUND FLOOR

FIN. GRADE

8'-4"

**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'

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

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

JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: \_\_\_\_\_  
DATE: SEP 22 2020  
This stamp certifies compliance with the applicable  
Design Guidelines only and bears no further  
professional responsibility.

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 |
| Richard Vink              | signature     | E   |
| name                      |               |     |
| 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 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 |

|                                                                                            |              |               |           |
|--------------------------------------------------------------------------------------------|--------------|---------------|-----------|
| date                                                                                       | JANUARY 2020 |               | REAR ELEV |
| drawn by                                                                                   | checked by   | scale         |           |
| WT                                                                                         | -            | 3/16" = 1'-0" |           |
| AHUAF MOUNTAIN - C:\Users\ahnaof\Desktop\19014-GREENPARK\LIMITS\19014-MOUNTAINASH-07.dwg - |              |               |           |

**MOUNTAINASH 7**  
13.5m

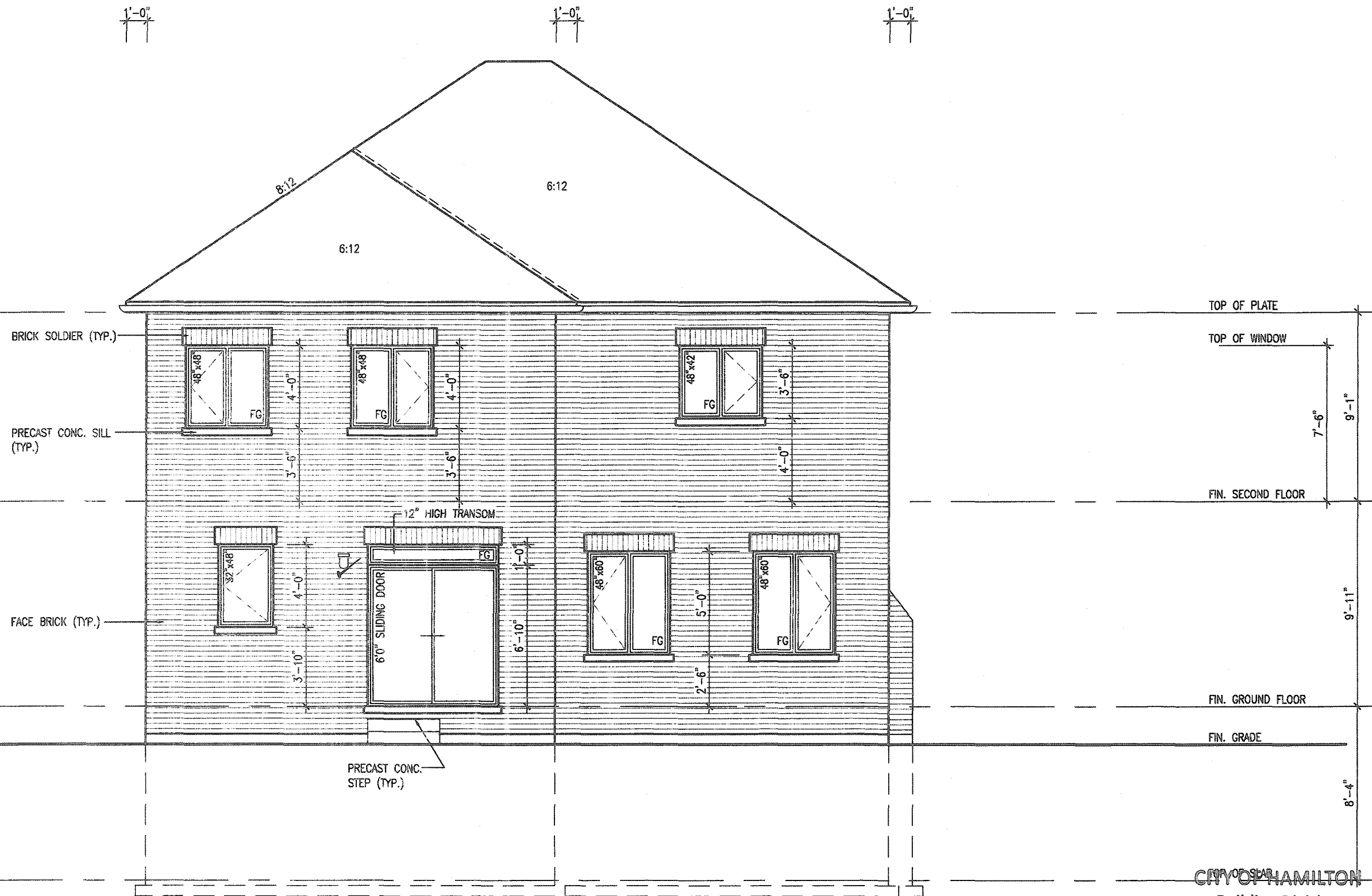
|             |       |
|-------------|-------|
| project no. | 19014 |
|-------------|-------|

ATION - ELEV. 1  
 file name  
 19014-MOUNTAINASH-07  
 Mon - Apr 13 2020 - 2:58 PM

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3152 SF.



REAR ELEVATION 2

CITY OF HAMILTON  
Building Division

Permit No. 20 187709

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

These drawings and specifications have been reviewed by

**MOUNTAINASH**  
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

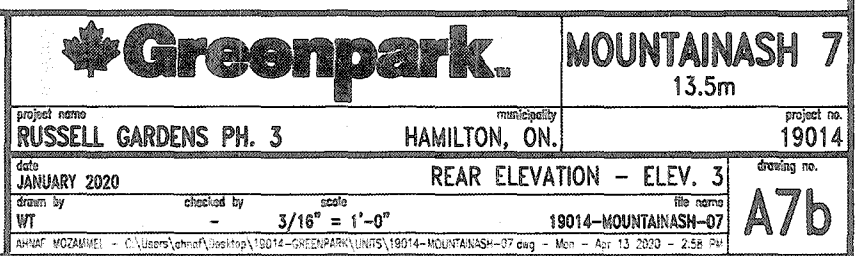
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: SEP 21, 2020  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a building code or permit matter.

|     |             |      |    |                                       |             |      |    |
|-----|-------------|------|----|---------------------------------------|-------------|------|----|
| 18  |             |      | 9  |                                       |             |      |    |
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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 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 24488  
name registration information BCIN  
VA3 Design Inc. 42858  
signature  
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.

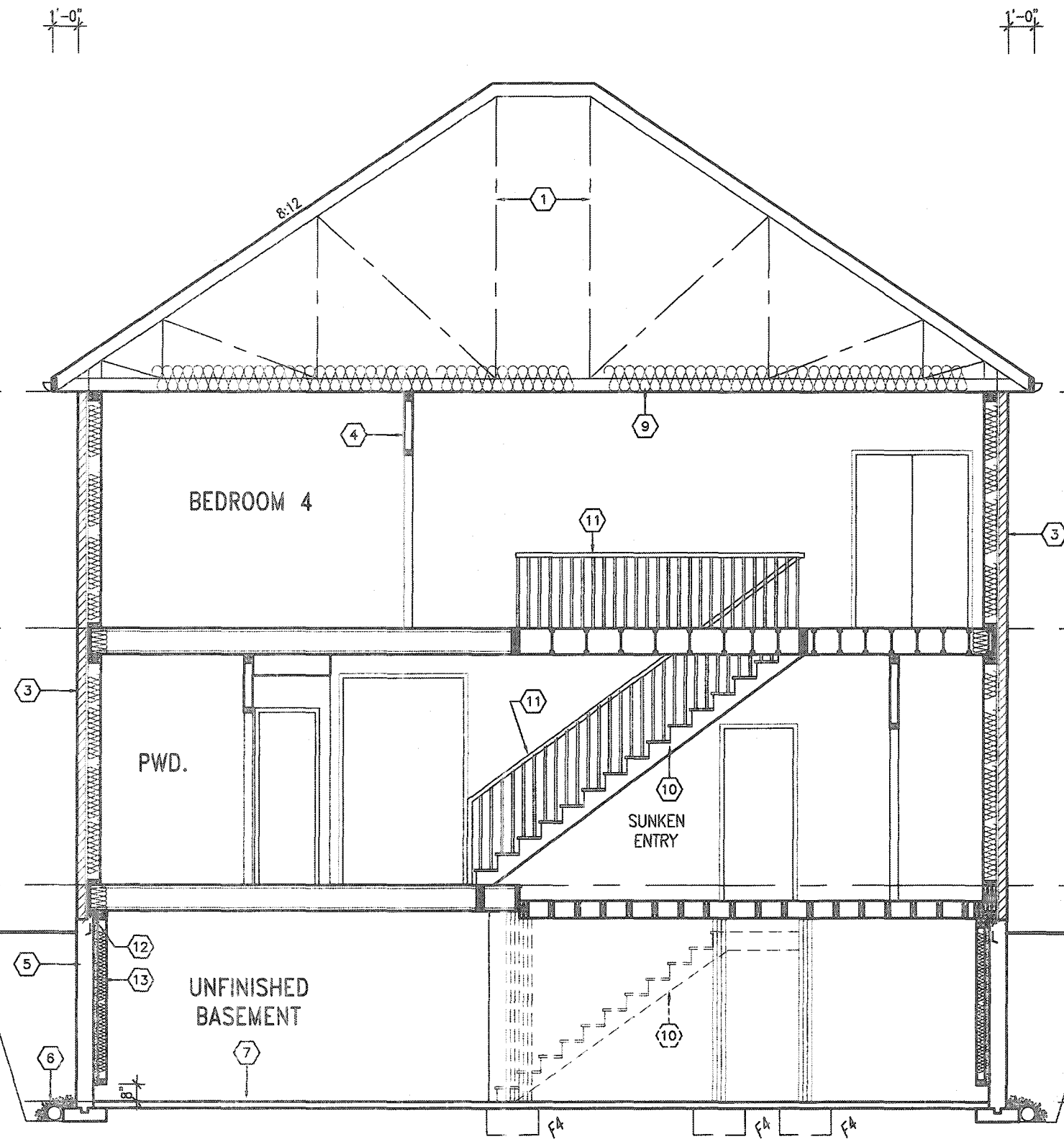
**VA3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

|                                              |                                          |                                              |                                             |
|----------------------------------------------|------------------------------------------|----------------------------------------------|---------------------------------------------|
| <b>Greenpark.</b>                            |                                          | <b>MOUNTAINASH 7</b><br>13.5m                |                                             |
| project name<br><b>RUSSELL GARDENS PH. 3</b> | municipality<br><b>HAMILTON, ON.</b>     | project no.<br><b>19014</b>                  |                                             |
| date<br><b>JANUARY 2020</b>                  | checked by<br><b>3/16" = 1'-0"</b>       | scale<br><b>REAR ELEVATION - ELEV. 2</b>     | drawing no.<br><b>A7a</b>                   |
| drawn by<br><b>WT</b>                        | signature<br><b>19014-MOUNTAINASH-07</b> | file name<br><b>19014-MOUNTAINASH-07.dwg</b> | date<br><b>Mon - Apr 13, 2020 - 2:57 PM</b> |

$$1^2 - 0^2$$


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SECTION A-A ELEVATION 1

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CITY OF HAMILTON  
Building Division

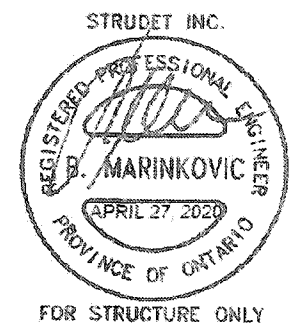
Permit No. 20187709

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

These drawings and/or specifications have been reviewed by  
[Signature] APR 22/20  
CITY CHIEF BUILDING OFFICIAL DATE

**MOUNTAINASH 7**  
COMPLIANCE PACKAGE 'A1'



|     |             |      |                                        |            |             |
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| 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 |

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qualification information  
Richard Vink 24488  
signature  
BCO  
registration information  
VA3 Design Inc. 42858  
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255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com



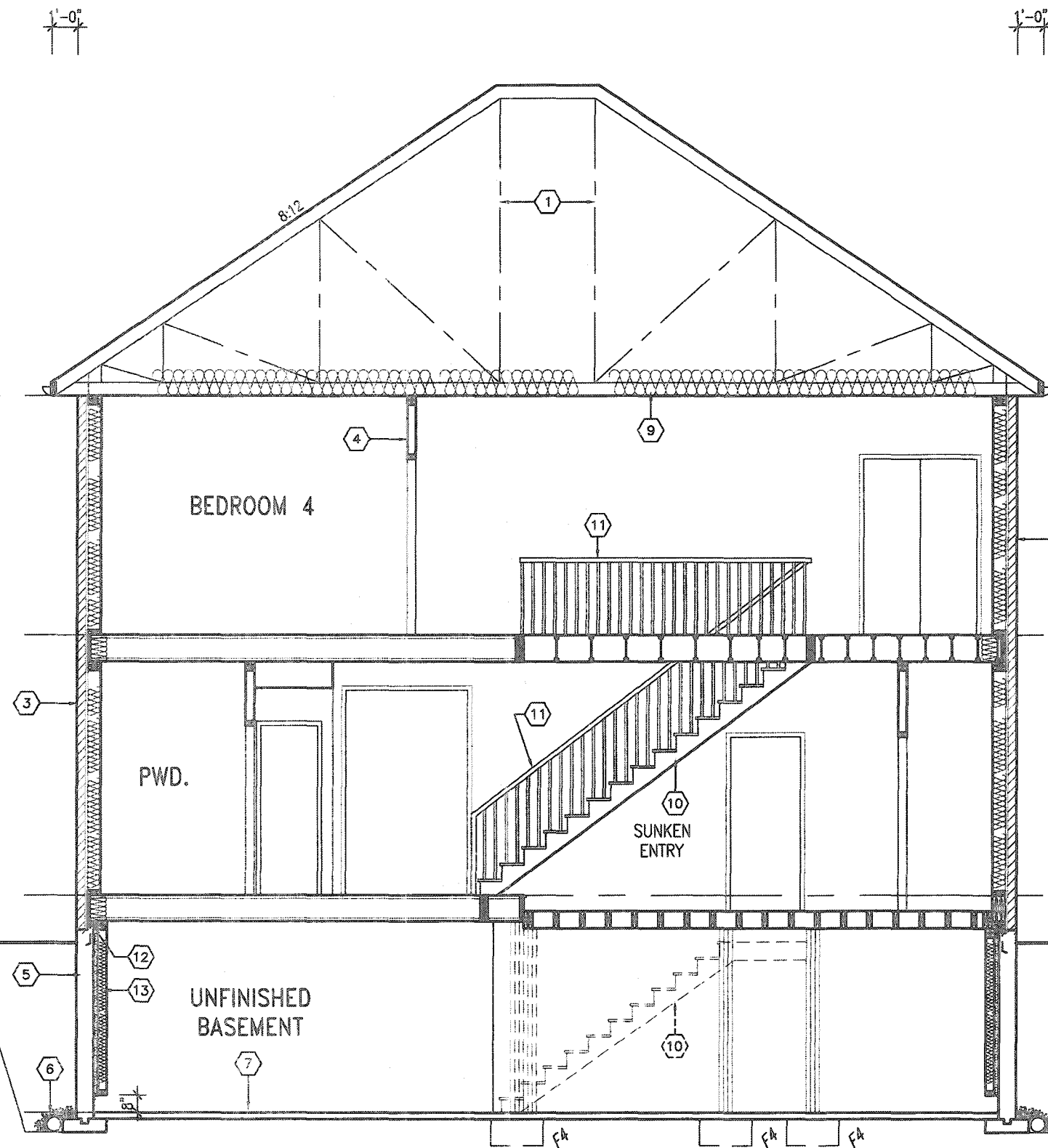
**MOUNTAINASH 7**  
13.5m

|                                              |                                      |                                          |
|----------------------------------------------|--------------------------------------|------------------------------------------|
| project name<br><b>RUSSELL GARDENS PH. 3</b> | municipality<br><b>HAMILTON, ON.</b> | project no.<br><b>19014</b>              |
| date<br><b>JANUARY 2020</b>                  | checked by<br><b>3/16" = 1'-0"</b>   | file name<br><b>19014-MOUNTAINASH-07</b> |
| drawing no.<br><b>A8</b>                     |                                      |                                          |

AKHUF MOZAMMEL - C:\Users\ahmadh\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-07.dwg - Mon - Apr 13 2020 - 2:55 PM



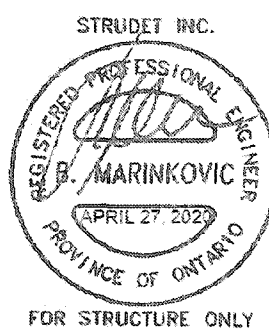
3152 SF.



SECTION A-A ELEVATION 2

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

This 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 24486  
BCIN  
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 scaled.

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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**

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**

file name  
**19014-MOUNTAINASH-07**

date  
**Apr 13 2020 - 2:57 PM**

Permit No. 20 187709

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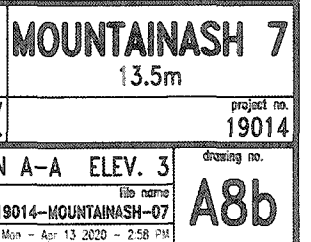
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

*[Signature]* **APR 23/20**

DATE

**MOUNTAINASH 7**  
COMPLIANCE PACKAGE 'A1'

$$1 - 0.19$$


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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

**KITCHEN**  
 3'6"x7'0" ISLAND  
 FL. BREAKFAST BAR  
 STOVE HOOD TO VENT TO EXTERIOR  
 S  
 F  
 SBFA  
 11"

**BREAKFAST**  
 9 1/2" ENG. JOIST PER JOIST MANUFACTURER  
 10'-0"  
 8'-0"  
 5'-0"  
 10'-5"  
 7'-0"  
 6'-4"  
 4'-7"  
 2'-8"  
 3'-6"  
 19'-10"  
 36'-0"  
 1'-2"

**WOOD DECK**  
 5/16" P.T. WLD. DECKING w/ 1/4" SPACING  
 DN  
 HB  
 WB3+L1  
 11"

**FAMILY**  
 15'-8"x14'-0"  
 9 1/2" ENG. JOIST PER JOIST MANUFACTURER  
 15'-8"  
 6"  
 11"  
 11"  
 WB3+L2  
 WB3+L2  
 WB4+L5  
 DIRECT VENT GAS FIREPLACE  
 SBFA  
 SBFA

**STRUCTURAL DETAILS:**  
 6"4" SLIDING DOOR  
 2'-6"  
 11"  
 11"  
 11"

PARTIAL GROUND FLOOR PLAN  
DECK CONDITION

**CITY OF HAMILTON**  
**Building Division**

Permit No. 20 187709

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These drawings and/or specifications have been reviewed by

 APR 23/21

FOR CHIEF BUILDING OFFICIAL DATE

# MOUNTAINASH 7

## COMPLIANCE PACKAGE 'A1'

**MOUNTAINASH 7**  
13.5m



|                                                                                                                                        |               |               |                                |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|--------------------------------|
| project name                                                                                                                           | municipality  |               | project no.                    |
| RUSSELL GARDENS PH. 3                                                                                                                  | HAMILTON, ON. |               | 19014                          |
| date                                                                                                                                   |               |               | drawing no.                    |
| JANUARY 2020                                                                                                                           |               |               | PARTIAL PLANS- DECK CONNECTION |
| drawn by                                                                                                                               | checked by    | scale         | file name                      |
| WT                                                                                                                                     | -             | 3/16" = 1'-0" | 19014-MOUNTAINASH-07           |
| A9<br>A9014 MOUNTAINASH - Calligraphic Architectural 19014 - GREENBRIAR UNITS 19014-MOUNTAINASH-07.dwg - Mod - Aug. 13, 2020 - 2:56 PM |               |               |                                |

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 27, 2021

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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

|   |                                                                                                                                                                                                                                                                                |     |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 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.                                                                                             |     |
| W | qualification information                                                                                                                                                                                                                                                      |     |
| W | Richard Vink                                                                                                                                                                                                                                                                   | 244 |
| W | name registration information                                                                                                                                                                                                                                                  |     |
| W | signature                                                                                                                                                                                                                                                                      |     |
| W | VAS Design Inc.                                                                                                                                                                                                                                                                | 426 |
| 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 professional Designer which must be returned at the completion of the project. |     |

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

|                                                                                                         |  |                                               |  |
|---------------------------------------------------------------------------------------------------------|--|-----------------------------------------------|--|
|  <b>Greenpark.</b> |  | <b>MOUNTAINASH 7</b><br>13.5m                 |  |
| project name<br><b>RUSSELL GARDENS PH. 3</b>                                                            |  | municipality<br><b>HAMILTON, ON.</b>          |  |
| drawing no.<br><b>19014</b>                                                                             |  | project no.<br><b>19014</b>                   |  |
| date<br><b>JANUARY 2020</b>                                                                             |  | title<br><b>PARTIAL PLANS- DECK CONDITION</b> |  |
| drawn by<br>-                                                                                           |  | checked by<br>-                               |  |
| scale<br><b>3/16" = 1'-0"</b>                                                                           |  | title name<br><b>19014-MOUNTAINASH-07</b>     |  |
| file name<br><b>07_MOUNTAINASH-07.dwg</b>                                                               |  | date<br><b>Mon - Aug 31 2020 - 2:56:24</b>    |  |

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3152 SF.



REAR ELEVATION '1'-  
DECK CONDITION

SEE ATTACHED DECK  
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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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.

|     |             |      |    |                                        |             |      |    |  |  |
|-----|-------------|------|----|----------------------------------------|-------------|------|----|--|--|
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| 15  |             |      | 6  |                                        |             |      |    |  |  |
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| no. | description | date | by | no.                                    | description | date | by |  |  |

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Richard Vink 24488  
signature  
name registration information  
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VA3  
DESIGN  
255 Consumers Rd Suite 120  
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t 416.630.2255 f 416.630.4782  
va3design.com

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

MOUNTAINASH 7  
13.5m  
project no.  
19014  
drawing no.  
A10  
MOUNTAINASH 7  
COMPLIANCE PACKAGE 'A1'

Permit No. 20 187709

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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 23/21

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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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.

|     |             |      |    |     |                                        |            |    |  |  |
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| 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 416.630.4782  
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  
REAR ELEV. 2 - DECK CONDITION

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

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.

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: *[Signature]*  
DATE: SEP 22, 2020  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

|                 |      |    |                 |                                        |               |
|-----------------|------|----|-----------------|----------------------------------------|---------------|
| 18.             |      |    | 9.              |                                        |               |
| 17.             |      |    | 8.              |                                        |               |
| 16.             |      |    | 7.              |                                        |               |
| 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 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  
signature  
registration information  
VAS 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.

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

**Greenpark.**  
project name  
RUSSELL GARDENS PH. 3  
municipality  
HAMILTON, ON.  
project no.  
19014  
drawing no.  
A10b

**MOUNTAINASH 7**  
13.5m  
REAR ELEV. 3 - DECK CONDITION  
JANUARY 2020  
drawn by  
WT  
checked by  
3/18" = 1'-0"  
scale  
19014-MOUNTAINASH-07  
date  
Mon - Apr 13 2020 - 2:58 PM

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

*[Signature]* **APPROVED**

**MOUNTAINASH 7**  
COMPLIANCE PACKAGE 'A1'



3152 SF.

CITY OF HAMILTON  
Building Division

Permit No. 20-187709-01

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] JUL 16/21  
FOR CHIEF BUILDING OFFICIAL DATE



UPGRADED REAR ELEVATION 3

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  
DATE: MAY 13, 2021  
THIS stamp certifies compliance with applicable design guidelines and does not constitute a professional responsibility.

|     |             |      |    |                                       |
|-----|-------------|------|----|---------------------------------------|
| 18  |             |      | 9  |                                       |
| 17  |             |      | 8  |                                       |
| 16  |             |      | 7  |                                       |
| 15  |             |      | 6  |                                       |
| 14  |             |      | 5  |                                       |
| 13  |             |      | 4  | ADDED UPGRADE REAR ELEV.              |
| 12  |             |      | 3  | ISSUED FOR PERMIT.                    |
| 11  |             |      | 2  | UPDATED PER ENG. & CLIENT.            |
| 10  |             |      | 1  | PRELIMINARY, ISSUED FOR CLIENT REVIEW |
| 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  
signature  
V.A. Design Inc. 42658  
registration information  
OCT 03/20 GW  
APR 13/20 GW  
MAR 14/20 GW  
JAN 11/20 GW  
date by

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

**MOUNTAINASH 7**  
13.5m

project name  
**RUSSELL GARDENS PH. 3**

city  
HAMILTON, ON.

project no.  
19014

drawing no.  
**A11b**

date  
JANUARY 2020

drawn by  
WT

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

scale  
19014-MOUNTAINASH-07

file name  
19014-MOUNTAINASH-07.dwg

date  
JAN 11/20

author  
JAN 11/20