3288 SF.

STRIP FOOTINGS – FOR SINGLES & SEMIS UP TO 2 STOREYS

8" 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 (18 p.s.i) 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 25", 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) + 3-2"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 =5" 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
1c	2'-8"	6'-3"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-3"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-3"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-3"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-3"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-3"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-3"	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".

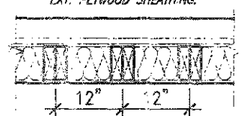
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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.

TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

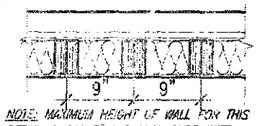
TWO STOREY HEIGHT WALL DETAIL

2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

TWO STOREY HEIGHT WALL DETAIL

2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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 Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling Without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	0.28	
Skylights Maximum U-value	0.49	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci– Denotes Continuous Insulation without framing interruption.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

MOUNTAINASH 5, ELEV 1 OPT 5 BED	ENERGY EFFICIENCY – OBC 2012		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	750 S.F.	111.817 S.F.	14.91 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	40.333 S.F.	3.50 %
REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT	3804.00 S.F.	388.43 S.F.	10.21 %
TOTAL SQ. M.	353.49 S.M.	36.09 S.M.	10.21 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

MOUNTAINASH 5, ELEV. 1	ENERGY EFFICIENCY – OBC 2012		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	750 S.F.	111.817 S.F.	14.91 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	47.333 S.F.	4.11 %
REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3804.00 S.F.	395.43 S.F.	10.40 %
TOTAL SQ. M.	353.40 S.M.	36.74 S.M.	10.40 %

AREA CALCULATIONS	ELEV '1'
GROUND FLOOR AREA	1451 SF
SECOND FLOOR AREA	1837 SF
TOTAL FLOOR AREA	**3288 SF** (305.47 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	**3288 SF** (305.47 m2)
GROUND FLOOR COVERAGE	1458 SF
GARAGE COVERAGE/AREA	391 SF
PORCH COVERAGE/AREA	85 SF
COVERAGE W/ PORCH	**1934 SF** (179.67 m2)
COVERAGE W/O PORCH	**1849 SF** (171.78 m2)

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

MOUNTAINASH 5, ELEV. 2 OPT 5 BED	ENERGY EFFICIENCY – OBC 2012		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776 S.F.	121.224 S.F.	15.62 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	40.333 S.F.	3.50 %
REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT	3830.00 S.F.	397.84 S.F.	10.39 %
TOTAL SQ. M	355.82 S.M.	36.96 S.M.	10.39 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

MOUNTAINASH 5, ELEV. 2	ENERGY EFFICIENCY – OBC 2012		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776 S.F.	121.224 S.F.	15.62 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	47.333 S.F.	4.11 %
REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3830.00 S.F.	404.84 S.F.	10.57 %
TOTAL SQ. M	355.82 S.M.	37.61 S.M.	10.57 %

AREA CALCULATIONS	ELEV '2'
GROUND FLOOR AREA	1459 SF
SECOND FLOOR AREA	1832 SF
TOTAL FLOOR AREA	**3291 SF** (305.74 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	**3291 SF** (305.74 m2)
GROUND FLOOR COVERAGE	1466 SF
GARAGE COVERAGE/AREA	391 SF
PORCH COVERAGE/AREA	85 SF
COVERAGE W/ PORCH	**1942 SF** (180.42 m2)
COVERAGE W/O PORCH	**1857 SF** (172.52 m2)

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))

MOUNTAINASH 5, ELEV. 3 OPT. 5 BED	ENERGY EFFICIENCY – OBC 2012		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	766 S.F.	120.00 S.F.	15.63 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	53.000 S.F.	4.60 %
REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3822.00 S.F.	409.28 S.F.	10.71 %
TOTAL SQ. M.	355.07 S.M.	38.02 S.M.	10.71 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))

MOUNTAINASH 5, ELEV. 3	ENERGY EFFICIENCY – OBC 2012		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	766 S.F.	120.00 S.F.	15.63 %
LEFT SIDE	1152 S.F.	90.000 S.F.	7.81 %
RIGHT SIDE	1152 S.F.	60.000 S.F.	5.21 %
REAR	750 S.F.	146.28 S.F.	19.50 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3822.00 S.F.	416.28 S.F.	10.89 %
TOTAL SQ. M.	355.07 S.M.	38.67 S.M.	10.89 %

AREA CALCULATIONS	ELEV '3'
GROUND FLOOR AREA	1452 SF
SECOND FLOOR AREA	1846 SF
TOTAL FLOOR AREA	**3298 SF** (306.39 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	**3298 SF** (306.39 m2)
GROUND FLOOR COVERAGE	1459 SF
GARAGE COVERAGE/AREA	391 SF
PORCH COVERAGE/AREA	85 SF
COVERAGE W/ PORCH	**1935 SF** (179.77 m2)
COVERAGE W/O PORCH	**1850 SF** (171.87 m2)

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

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit: 20-187748

DEC 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
4			
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 20/20	GW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 23/20	GW

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

qualification information
Richard Vink — signature — 24488 BCIN
firm name
registration information
VA3 Design inc. — 42658

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

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

Greenpark

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

MOUNTAINASH 5
13.5m
project no. 19014

date: JANUARY 2020
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no. A0

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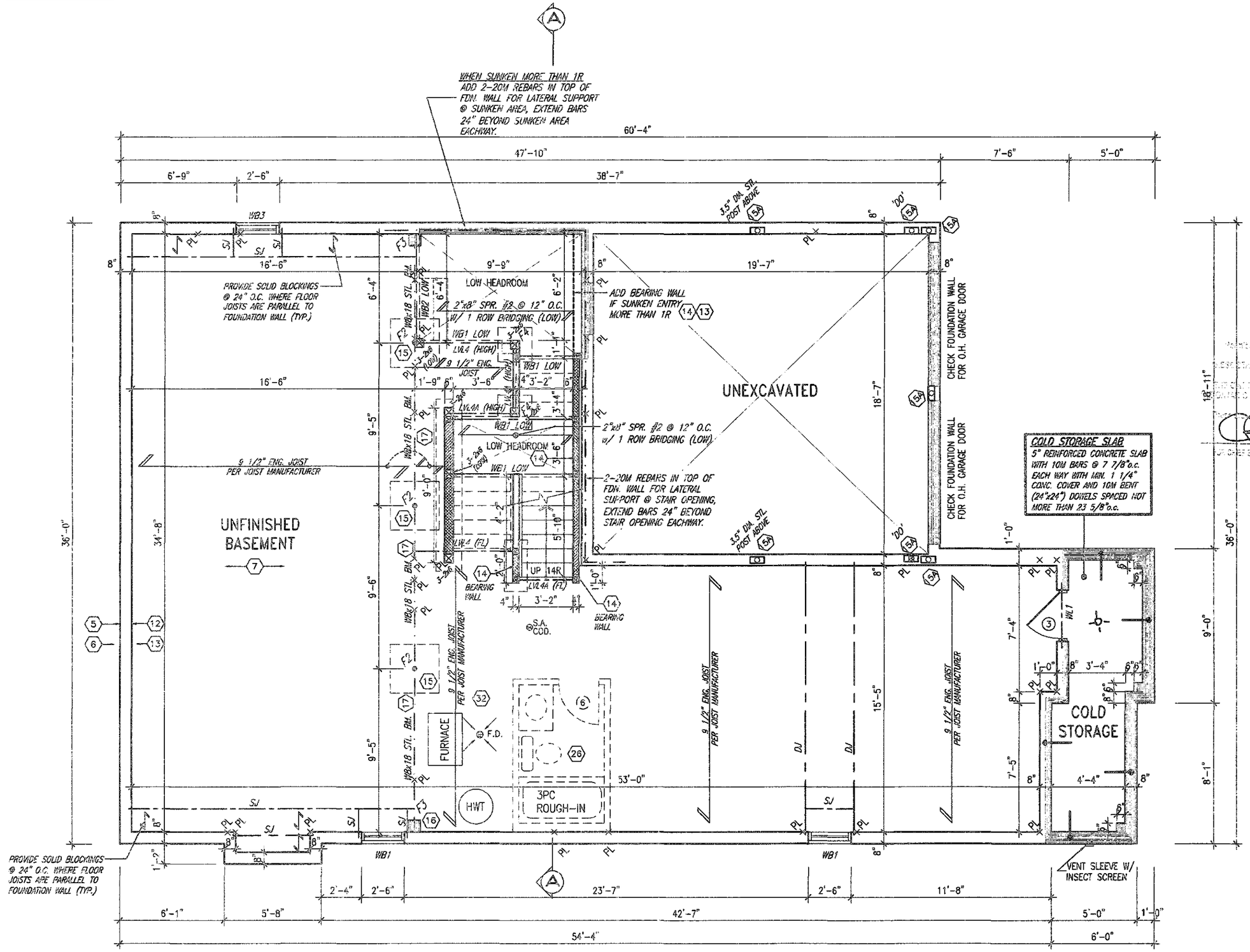
3288 SF.



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

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

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

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

ROBIN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
SAID APPROVAL
APPROVED BY
DATE

CITY OF HAMILTON
Building Division
APPROVED 20-187748
DEC 14/20

BASEMENT FLOOR PLAN '1'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
D. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink — R Vink — 24488 — BCIN
name — signature
registration information
VA3 Design Inc. — 42658

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

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

Greenpark
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
MOUNTAINASH 5
13.5m
project no. 19014
date: JANUARY 2020
BASEMENT PLAN – ELEV. 1
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no. A1

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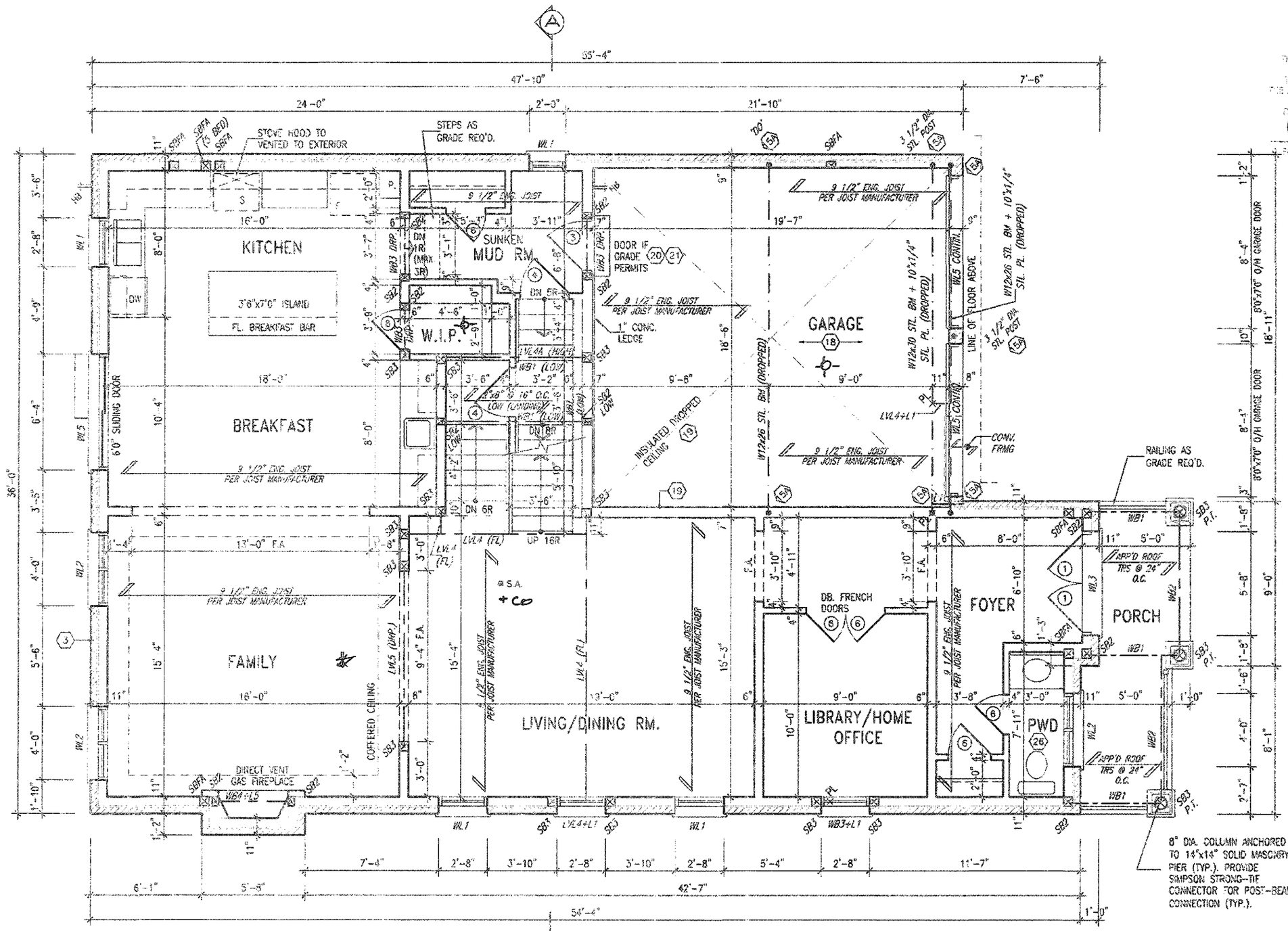
3288 SF.

CITY OF HAMILTON
Building Division
APPROVED 20-107746
Dec 14/20



* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES

GROUND FLOOR PLAN '1'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12
- KITCHEN EXHAUST 3.0m
- DRIVEWAY, PARKING SPACE, ROAD 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

rev	description	date	by
3	ISSUED FOR PERMIT	APR 15/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 28/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink — 24488
VA3 Design Inc. — 42658

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va3design.com

Greenpark
MOUNTAINASH 5 — 13.5m
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
project no: 19014
date: JANUARY 2020
GROUND FLOOR PLAN – ELEV. 1
drawn by: CL
checked by:
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no: A2

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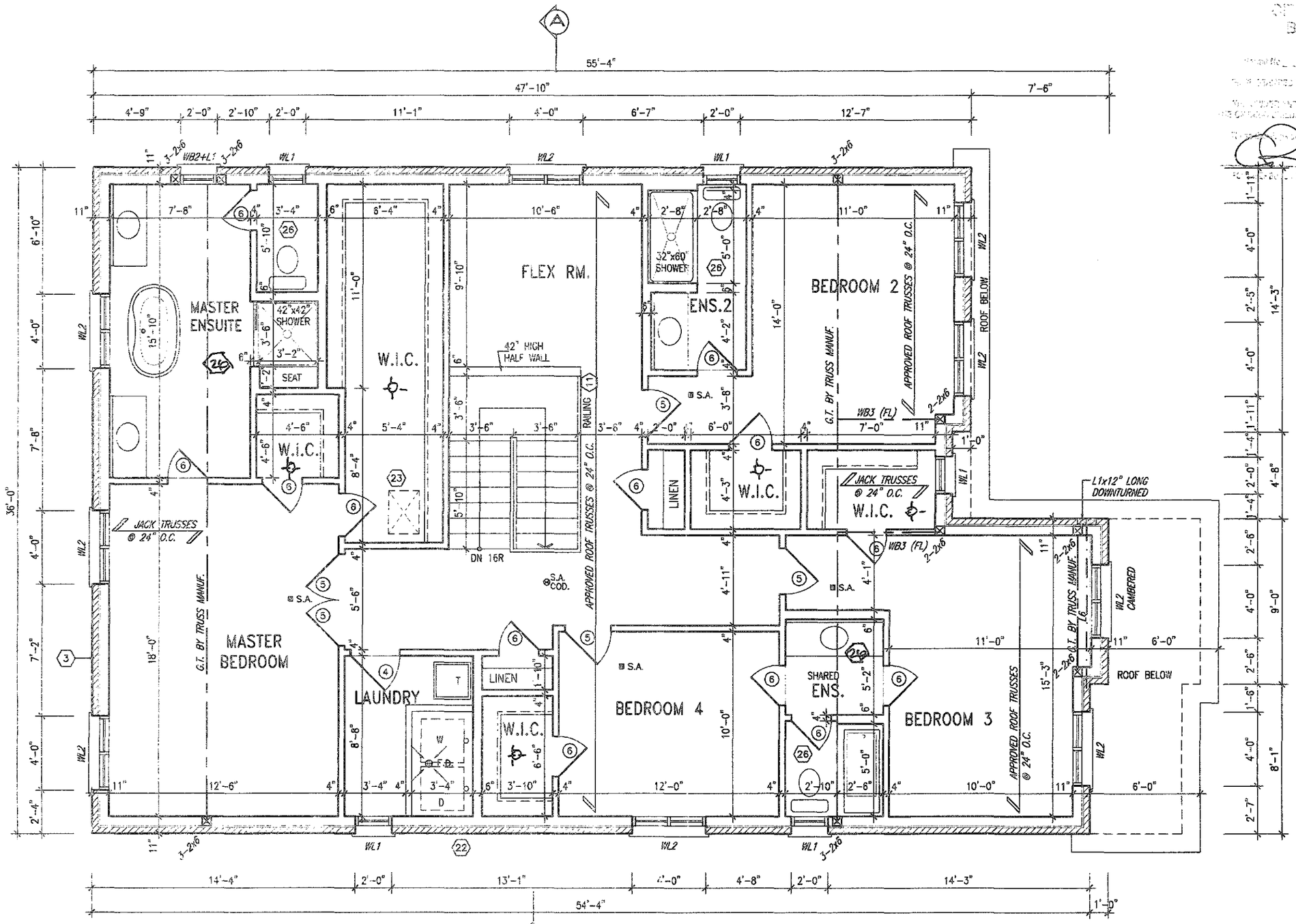
3288 SF.



SECOND FLOOR PLAN '1'

CITY OF HAMILTON
Building Division
Permit No. 20-187748
Oct 14/20

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

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

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	signature	
Richard Vink	R Vink	24488
name	signature	BCIN
registration information		
VA3 Design Inc.		42658

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

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

Greenpark

project name	RUSSELL GARDENS PH. 3
municipality	HAMILTON, ON
MOUNTAINASH 5	13.5m
project no.	19014
date	JANUARY 2020
SECOND FLOOR PLAN – ELEV. 1	
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	19014-KOUNTAINASH-05
drawing no.	A3

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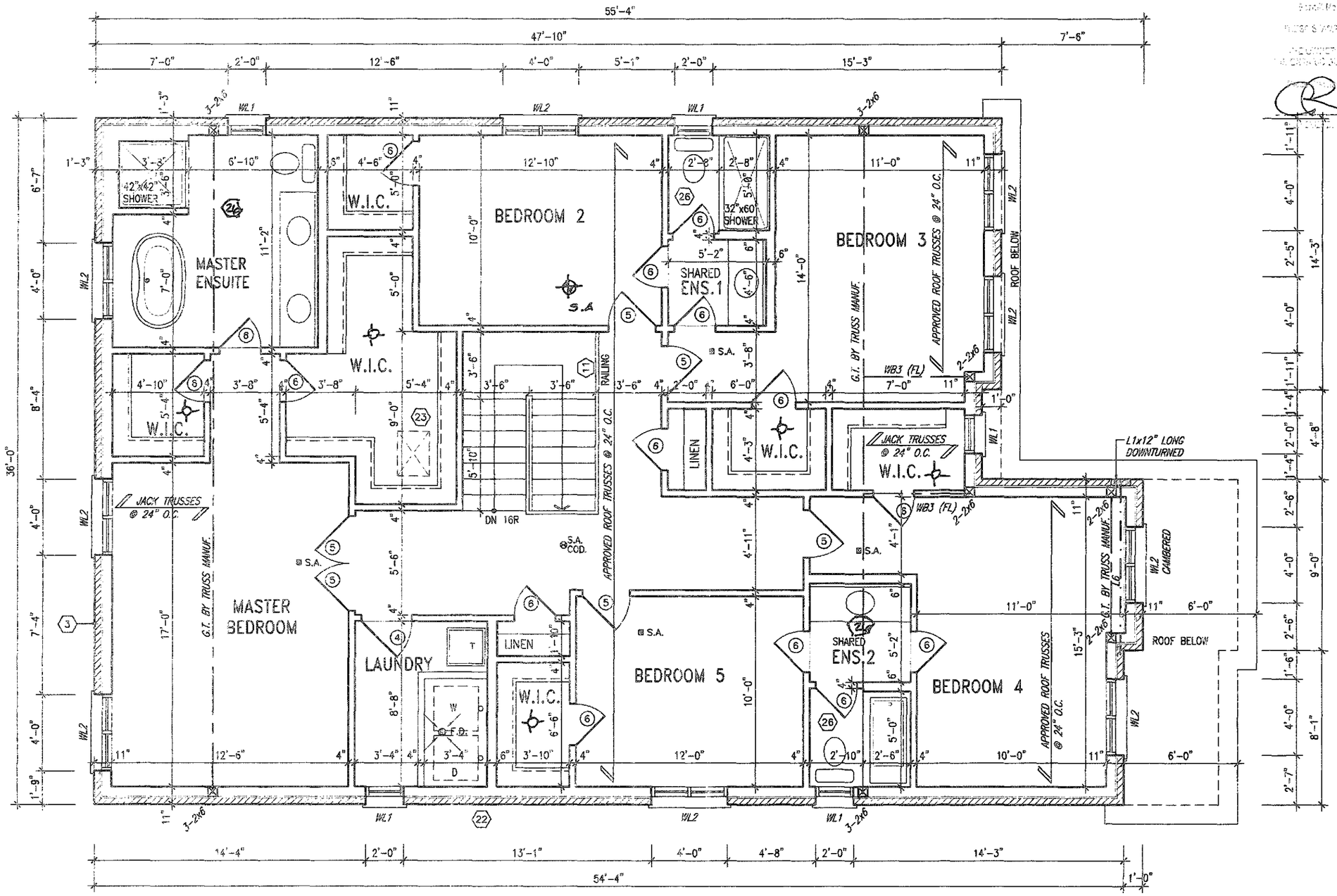
3288 SF.



OPT. SECOND FLOOR PLAN
(5 BEDROOM PLAN) '1'

CITY OF HAMILTON
Building Division
Permit No. 20-107748
DEC 14/20

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
R. B. MARINKOVIC
APRIL 27 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE 30 JUL 2020

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e) FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

no	description	date	by
9			
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4			
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

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

qualification information
Richard Vink — 24488
name — signature — BCIN
registration information
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	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	OPT. SECOND FLOOR PLAN – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A4	

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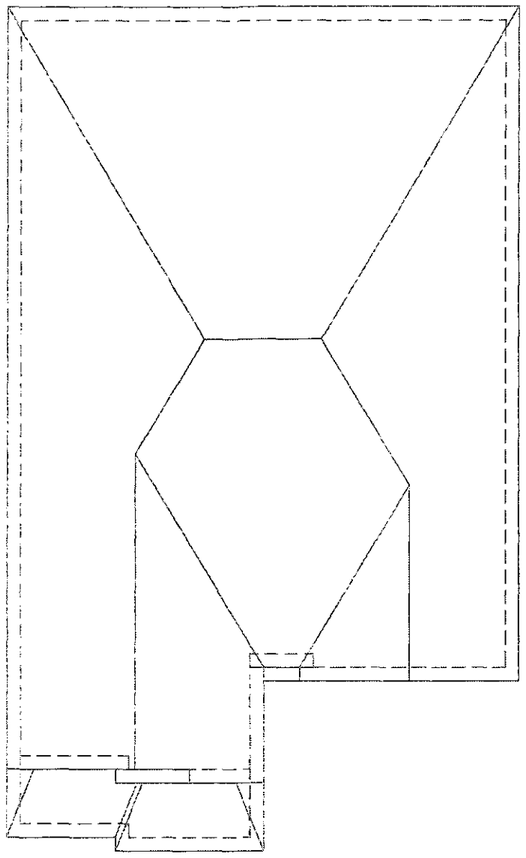
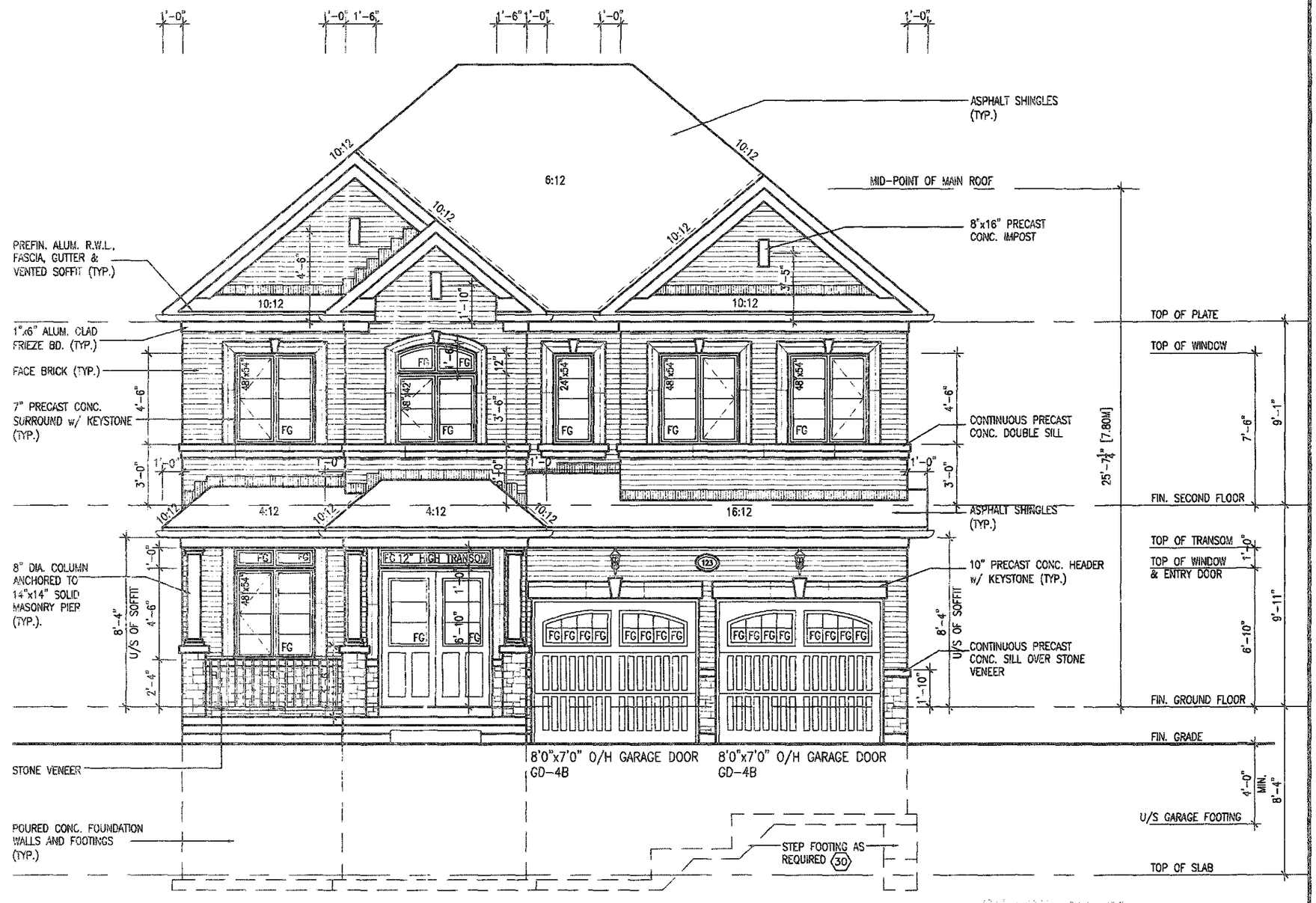
3288 SF.



ROOF PLAN-1



FRONT ELEVATION '1'

OK

CITY OF HAMILTON
Building Division
Permit No. 20-187748
Date Issued: Dec 14/20

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JOHN G. WEEMAN CITY ARCHITECT
REGISTERED ARCHITECT, ONTARIO

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

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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
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7			
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4			
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name: Richard Vink — signature: R Vink — BCIN 24488
registration information: VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	FRONT ELEVATION – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A5	

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3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748

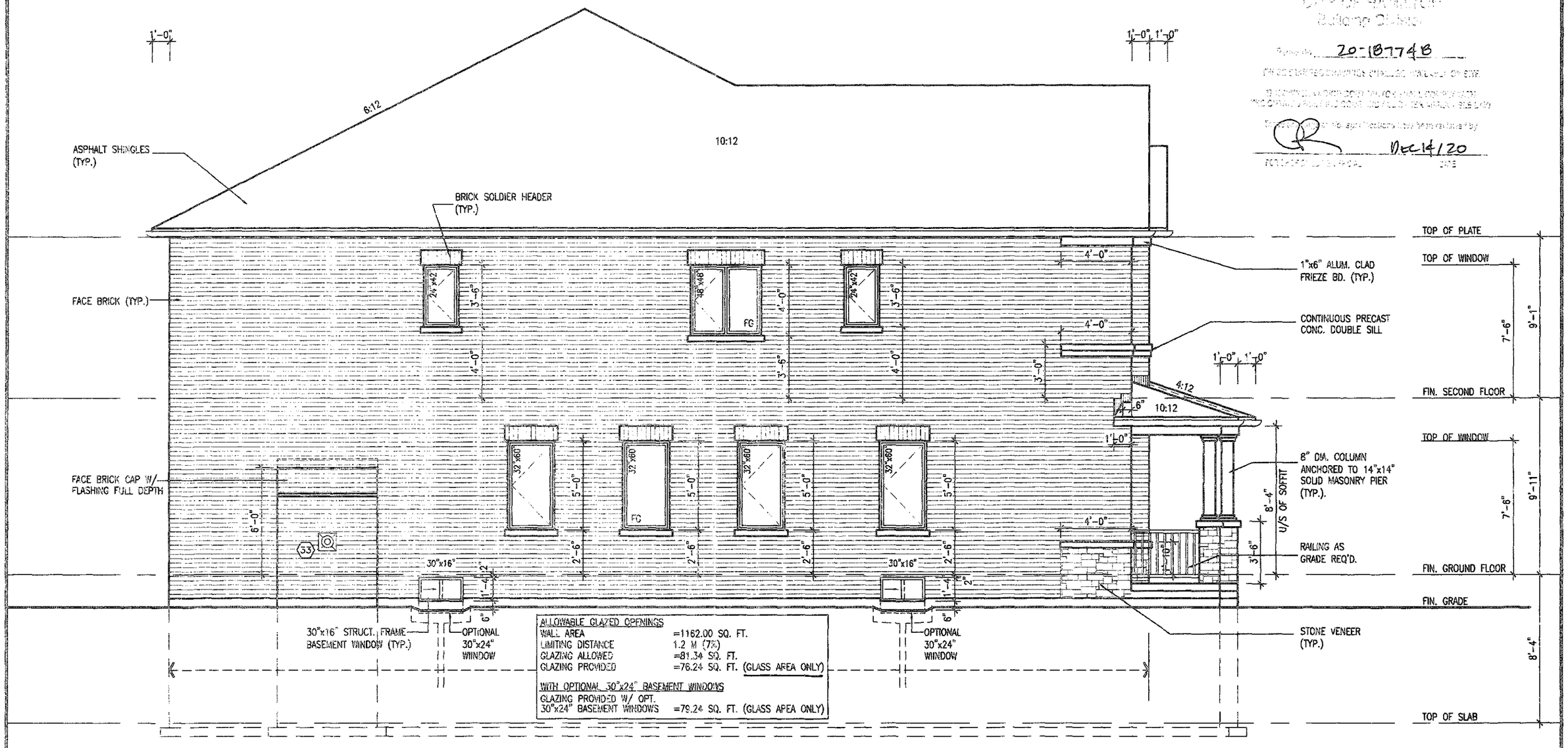
PROCESSED DRAWINGS SHALL BE KEPT ON SITE

THE CONTRACTOR MUST ENSURE HIMSELF/HERSELF THAT THE CONTRACT PLAN PROCESSED AND PUBLISHED BY THE CITY OF HAMILTON IS THE SAME AS THE PLAN UNDER WHICH THE PERMIT IS ISSUED

Approved for application of zoning regulations by

Dec 14/20

FOR DIRECTOR OF BUILDING DATE



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=76.24 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=79.24 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION '1'

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink
signature: R Vink
registration information: 24468
VA3 Design Inc. BCIN 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	LEFT SIDE ELEVATION – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A6	

AutoCAD MODEL NAME: C:\Users\gwest\Desktop\19014-PROJ\PARKS\UNITS\19014-MOUNTAINASH-05.dwg - Mon - Apr 13 2020 - 5:21 PM

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3288 SF.

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=39.26 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=40.76 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION '1'

Only for review on Building Division

PERMIT No. 20-187748

THESE DRAWINGS MAY NOT BE MODIFIED OR REPRODUCED EXCEPT AS PERMITTED BY THE COPYRIGHT ACT OF CANADA OR BY THE TERMS OF A LICENCE GRANTED BY THE ARCHITECT / PROFESSIONAL ENGINEER IN CONNECTION WITH A PROJECT.

PROVIDED THESE DRAWINGS ARE NOT TO BE SCALED

DEC 14/20

FOR CHIEF BUILDING OFFICIAL DATE

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CONTROL ARCHITECT
R. VINK ARCHITECT
R. VINK ARCHITECT
REGISTERED

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 — signature — 24488

name — registration information — BCIN

VA3 Design Inc. — 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name	RUSSELL GARDENS PH. 3
municipality	HAMILTON, ON
MOUNTAINASH 5	13.5m
project no.	19014
date	JANUARY 2020
drawing title	RIGHT SIDE ELEVATION – ELEV. 1
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	19014-MOUNTAINASH-05
drawing no.	A7

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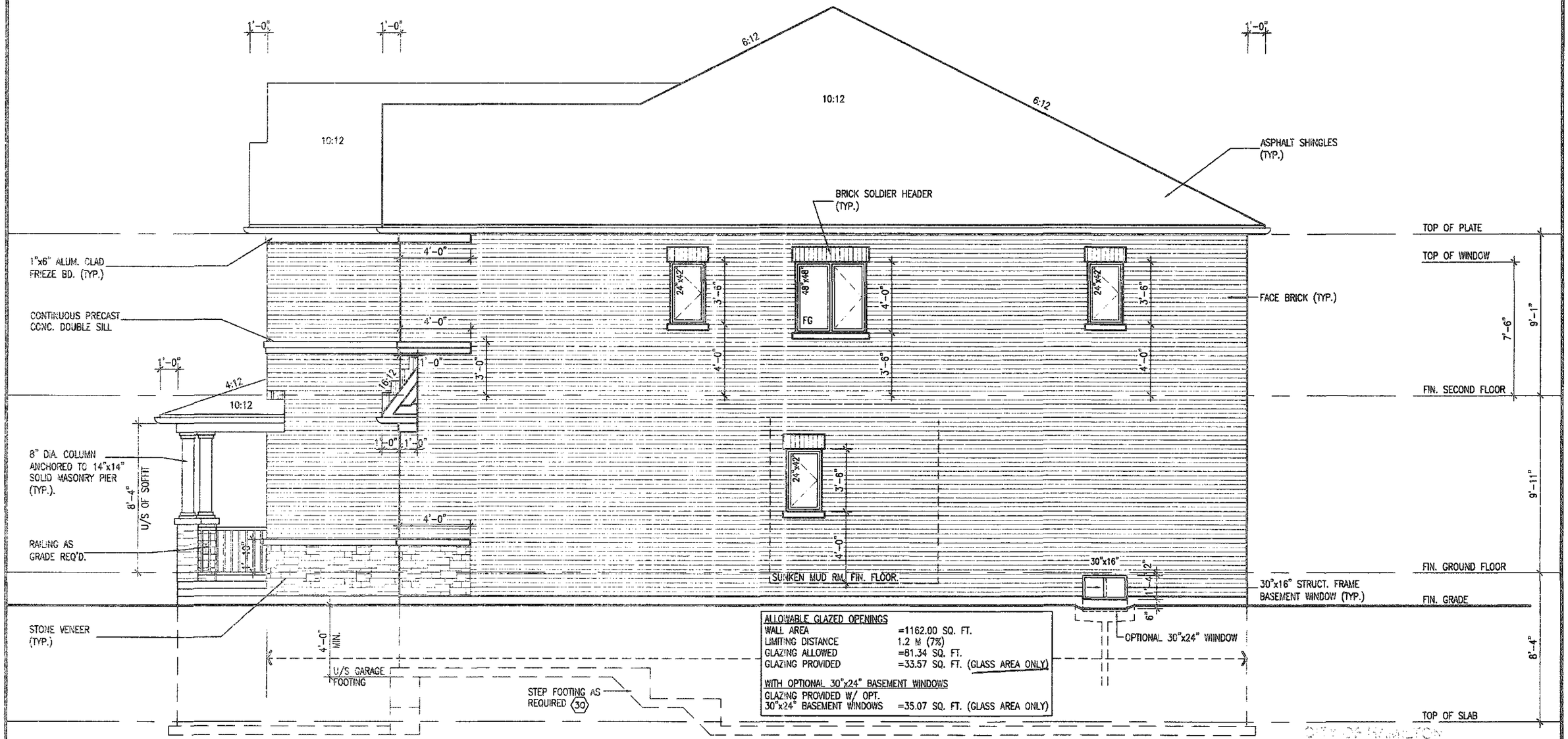
3288 SF.



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=33.57 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=35.07 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION '1'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

CITY OF HAMILTON
Building Division

APPROVAL 20-187748

THIS PLAN IS NOT VALID UNTIL PLANCHECK IS COMPLETE

THE BUILDING PERMIT WILL BE ISSUED WHEN ALL OUTSTANDING FEES ARE PAID

THE BUILDING PERMIT IS ISSUED PRIMARILY FOR STRUCTURE AND ZONING ONLY

Dec 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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TOWNSCAPE DESIGNS FOR ARCHITECT
ARCHITECTURAL CONTROL DESIGN
GIL CASCIO

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

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 — BCIN
registration information
VA3 Design Inc. — 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name	RUSSELL GARDENS PH. 3
municipality	HAMILTON, ON
MOUNTAINASH 5	13.5m
project no.	19014
date	JANUARY 2020
	RIGHT SIDE ELEVATION (OPT. 5 BEDROOM)– ELEV. 1
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	19014–MOUNTAINASH–05
drawing no.	A8

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3288 SF.

REAR ELEVATION '1'

OK

20-187748

DEC 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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

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qualification information

Richard Vink — signature — 24488 BCIN

name — registration information

VA3 Design Inc. — 42659

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEVATION – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A9	

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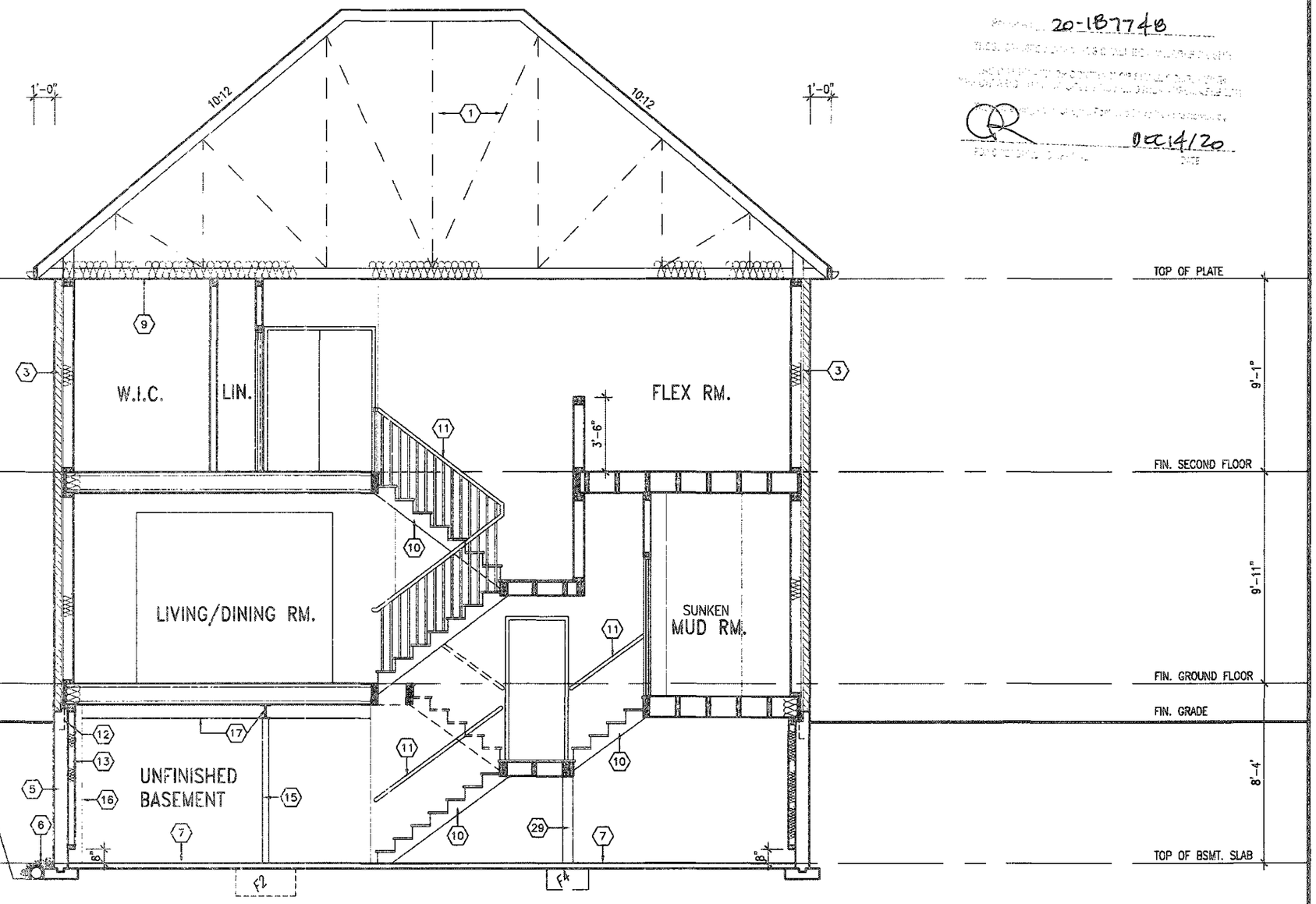
3288 SF.

20-187748

DEC 14/20



SECTION A-A ELEVATION '1'

1:02

STRUDET INC.

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

FOR STRUCTURE ONLY

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
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qualification information
name: Richard Vink — signature — 24488 BCIN
registration information
VA3 Design Inc. — 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	SECTION A-A – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A10	

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3288 SF.

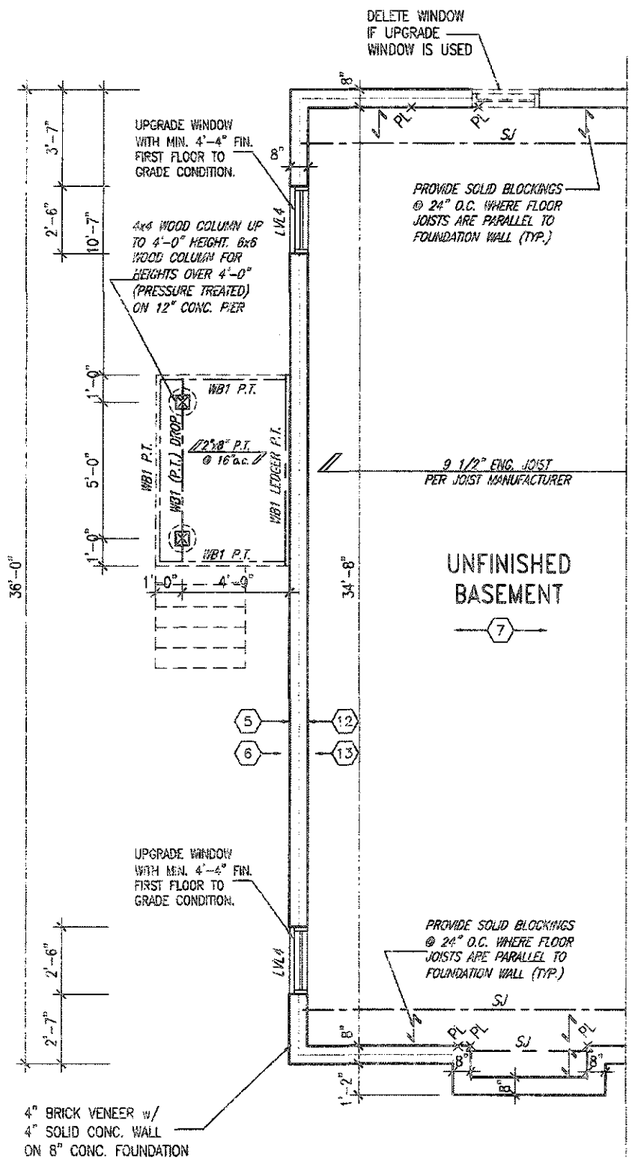
REFER TO STANDARD BASEMENT PLAN FOR WINDOWS THAT MAY BE ELIMINATED WITH UPGRADED REAR WINDOWS OF DECK CONDITION.

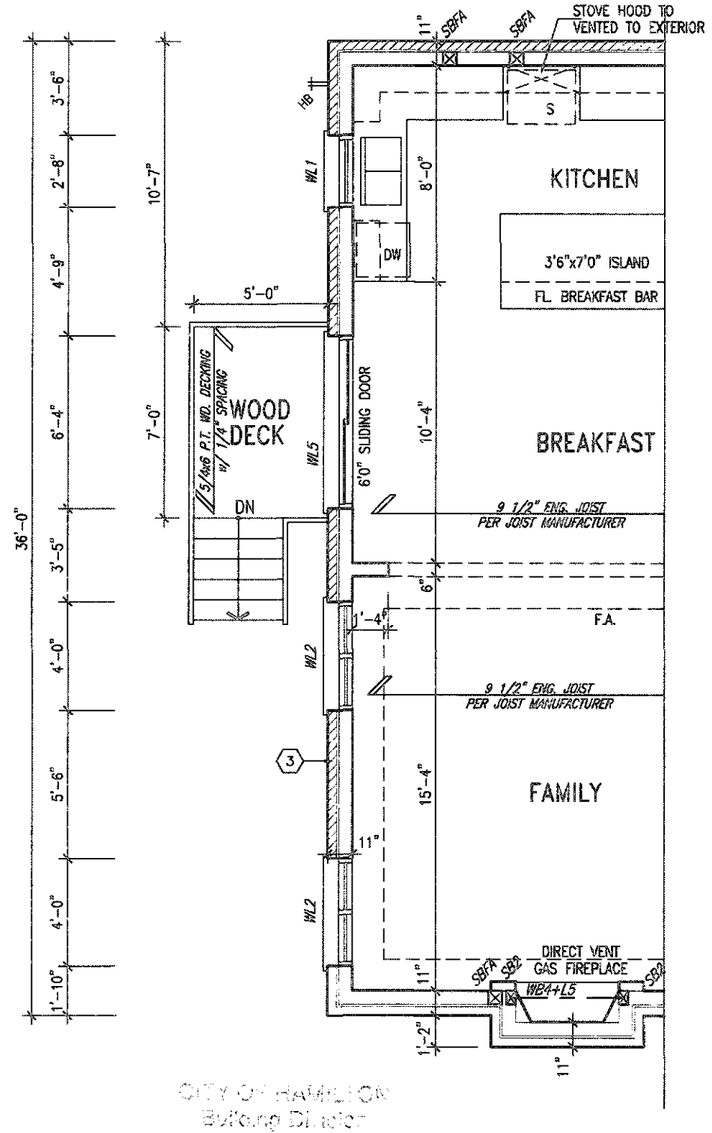
NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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.





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

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

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 ARCHITECT
APPROVED BY
DATE SEPT 2020

CITY OF HAMILTON
Building Division
Permit No. 20-187748
PROCESSED FOR ISSUANCE OF PERMIT
THIS IS TO CERTIFY THAT THE CONSTRUCTION HAS BEEN INSPECTED FOR THE STAGE OF CONSTRUCTION AS DESCRIBED IN THE BUILDING CODE ACT AND REGULATIONS
The [illegible] drawing [illegible] has been [illegible]
POINTER OF BUILDING DATE
DOC 4/20

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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 — signature — 24488
name — registration information — BCIN
VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	PARTIAL PLANS – DECK CONDITION
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A11	

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3288 SF.

CITY OF HAMILTON
Building Division
Permit: 20-187748
Date: Dec 14/20

REAR ELEVATION '1'- DECK CONDITION

It's 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 fitting 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. STEWART, ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
DATE

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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT.	APR 13/20	CW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	CW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	CW

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
name: Richard Vink — signature — BCIN: 24488
registration information
name: VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEV. 1 - DECK CONDITION
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A12	

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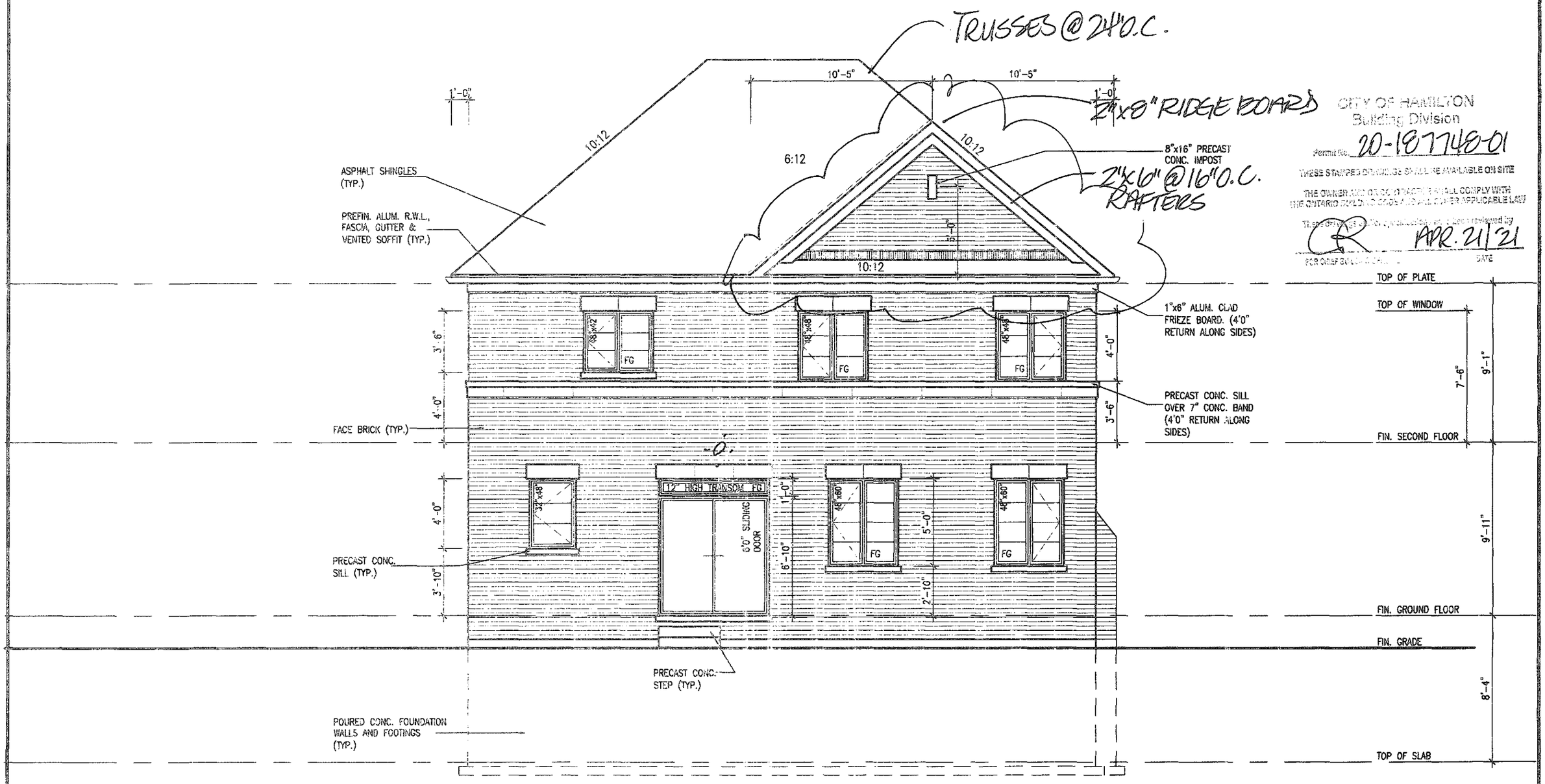
3288 SF.



CITY OF HAMILTON
Building Division
Permit No. 20-187748-01
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
This set of drawings has been reviewed by
APR. 21/21
FOR CHIEF BUILDING OFFICIAL
DATE

UPGRADED REAR ELEVATION '1'
(5 BEDROOM)
(FOR LOT 174)

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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 — 24486
name — signature — BCIN
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. Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark

MOUNTAINASH 5
13.5m

project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
project no.: 19014
date: JANUARY 2020
UPGRADED REAR ELEVATION – ELEV. 1
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no.: A13

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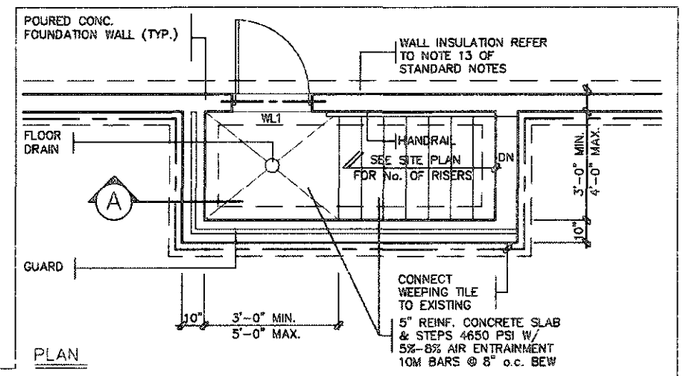
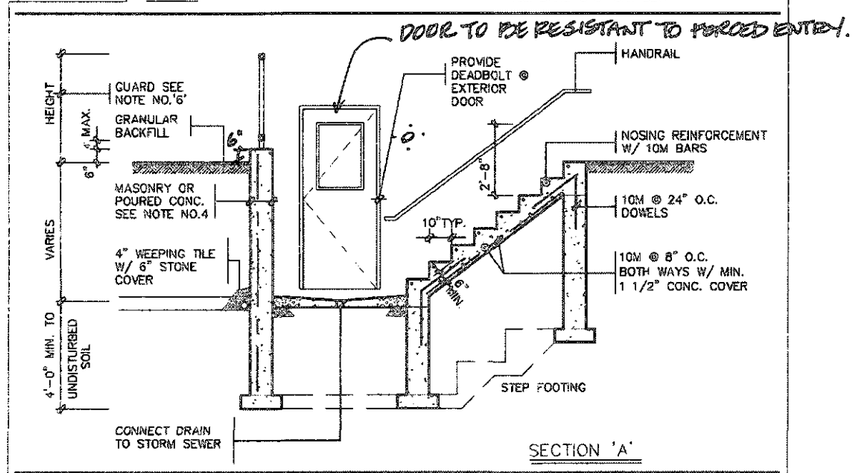
3288 SF.



PLAN



SECTION 'A'

GENERAL NOTES

1. FOOTINGS

   24"x8" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL

2. CONCRETE

   MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT

3. EXTERIOR STAIRS

   7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
   8 1/4" RUN MINIMUM 14" MAXIMUM
   9 1/4" TREAD MINIMUM 14" MAXIMUM

4. INSULATION

   FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.

5. RETAINING WALL

   10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" o.c. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" o.c. & 15M VERTICAL EACH FACE @ 12" o.c. FOR WALL HEIGHTS FROM 7'-0" TO 8'-6". WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.

6. GUARDS

   3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALK-OUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

✓BASEMENT WALK-UP

PLAN, SECTION & NOTES

SCALE: N.T.S.

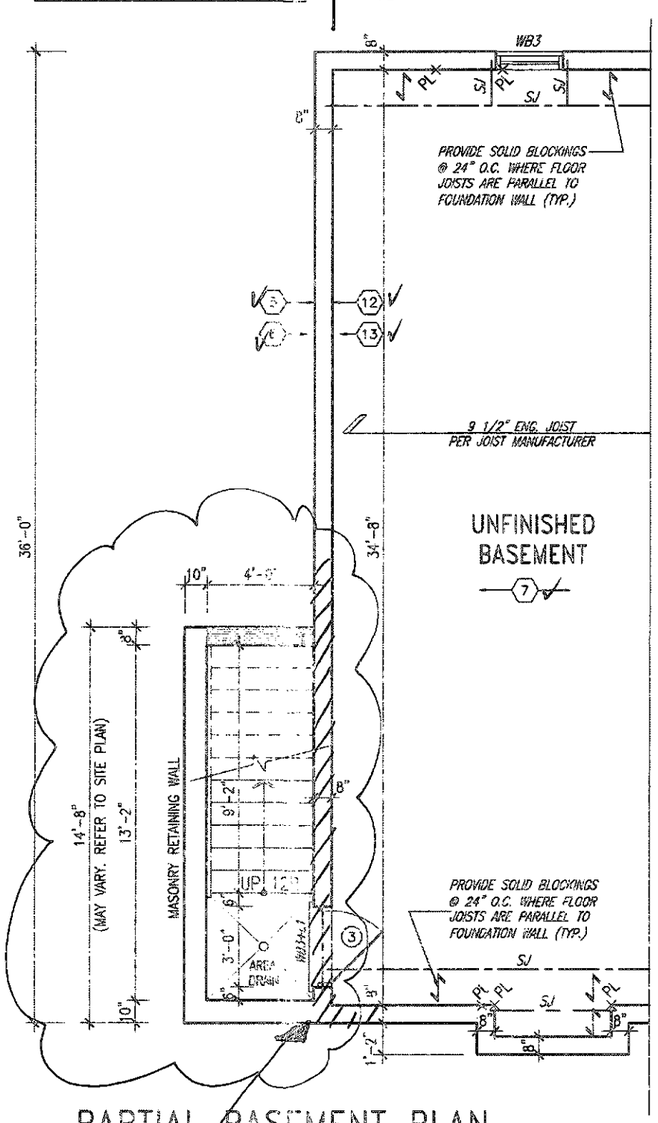
BASEMENT INSULATION AT STAIR/SUNKEN AREAS

-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.)

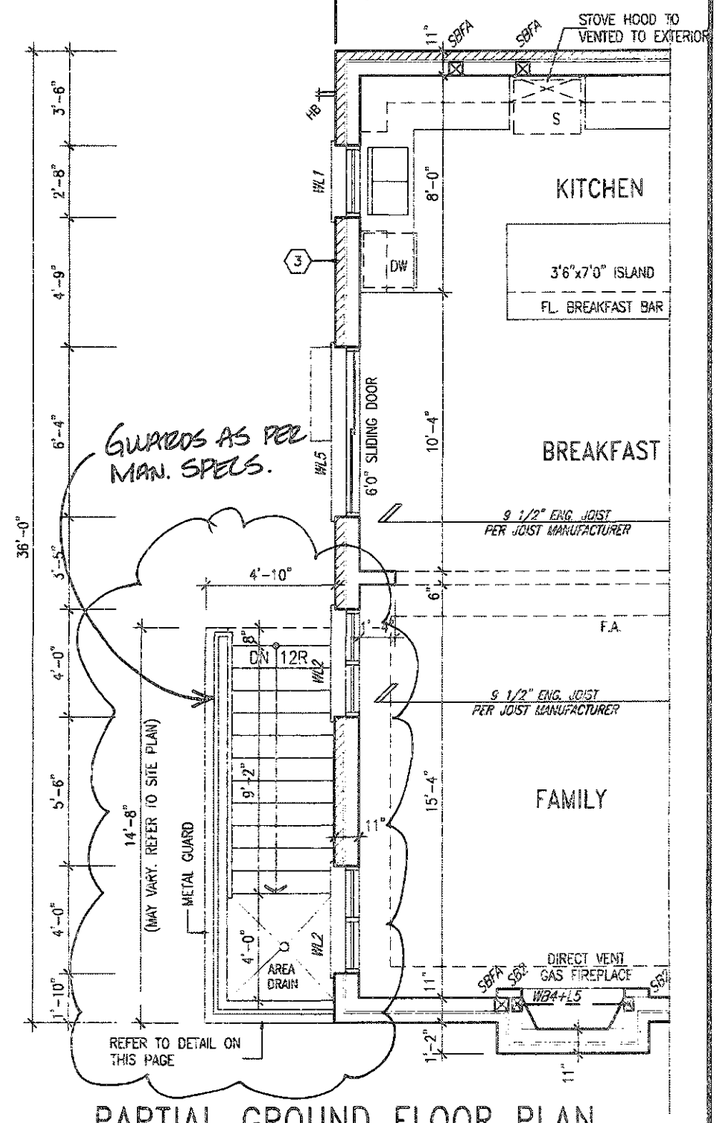
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

NO CHANGE



PARTIAL BASEMENT PLAN
W/ WALK-UP BASEMENT CONDITION

NO CHANGE



PARTIAL GROUND FLOOR PLAN
W/ WALK-UP BASEMENT CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

FOUNDATION ADJ TO BSMT WALK-UP TO BE STEPPED AS PER OBC 9.15.3.9. TO MIN. 4'-0" BELOW ADJ. GRADE.

CITY OF HAMILTON
Building Division
Permit No. 20-187148-02
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
SEPT 22/21
FOR CHIEF BUILDING OFFICIAL DATE

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

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
june 10/20

STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

The undersigned has the qualifications 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
name: Richard Vink — signature — 24488
registration information: VA3 Design Inc — 42658

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

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2258 / 416.630.4782
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	PARTIAL PLANS – WALK-UP CONDITION
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A13	

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3288 SF.

* NOTE:
NO CHANGE TO FRONT OR SIDE ELEVATIONS.

FOUNDATION ADJ. TO BEMT WALK-UP TO BE STEPPED AS PER OBC 9.15.3.9. TO MIN. 4'-0" BELOW ADJ GRADE.

REAR ELEVATION '1'
WALK-UP BASEMENT CONDITION

CITY OF HAMILTON
Building Division
Permit No. 20-187218-02
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
SEPT. 22/21
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature: R Vink — BCIN: 24488
registration information
VA3 Design Inc. — BCIN: 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark
project name: RUSSELL GARDENS PH. 3 — municipality: HAMILTON, ON
MOUNTAINASH 5 — 13.5m — project no. 19014
date: JANUARY 2020 — REAR ELEVATION '1' – WALK-UP CONDITION
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 19014-MOUNTAINASH-05
drawing no. A14

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3288 SF.

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

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

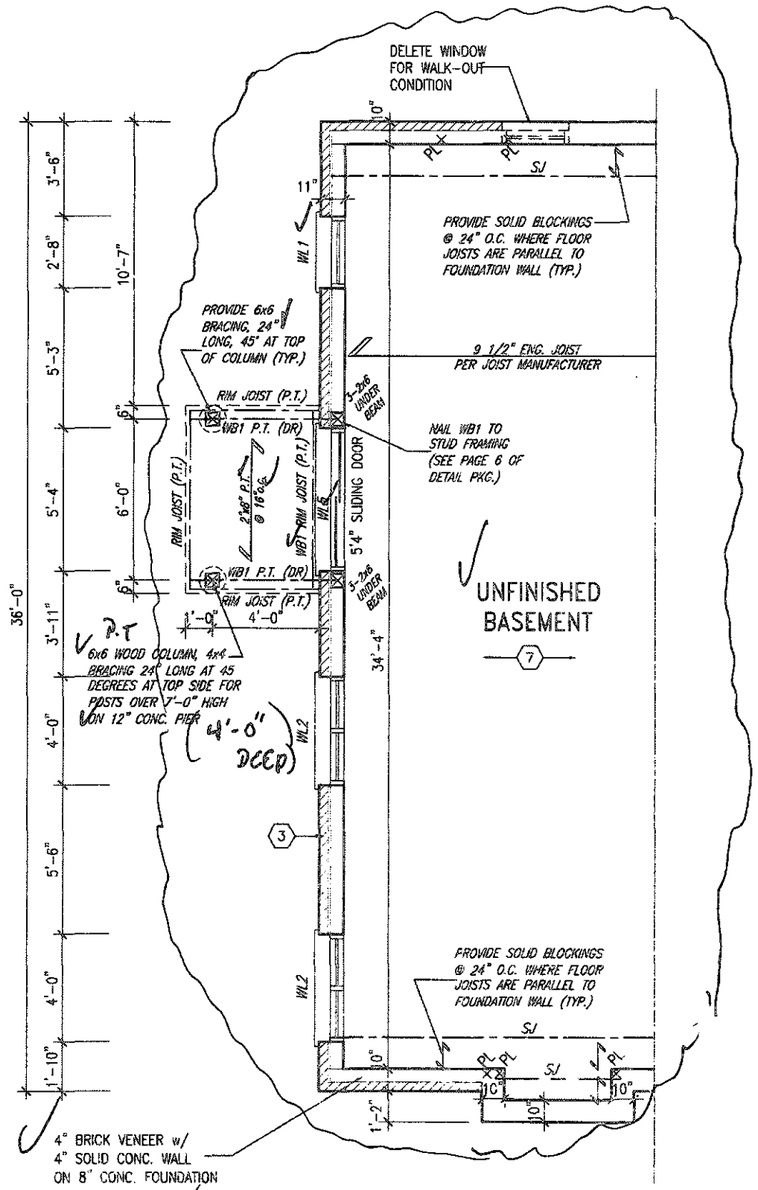
REFER TO STANDARD BASEMENT PLAN FOR WINDOWS THAT MAY BE ELIMINATED WITH UPGRADED REAR WINDOWS OF DECK CONDITION.

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'-6" FROM FINISHED FIRST FLOOR TO GRADE.

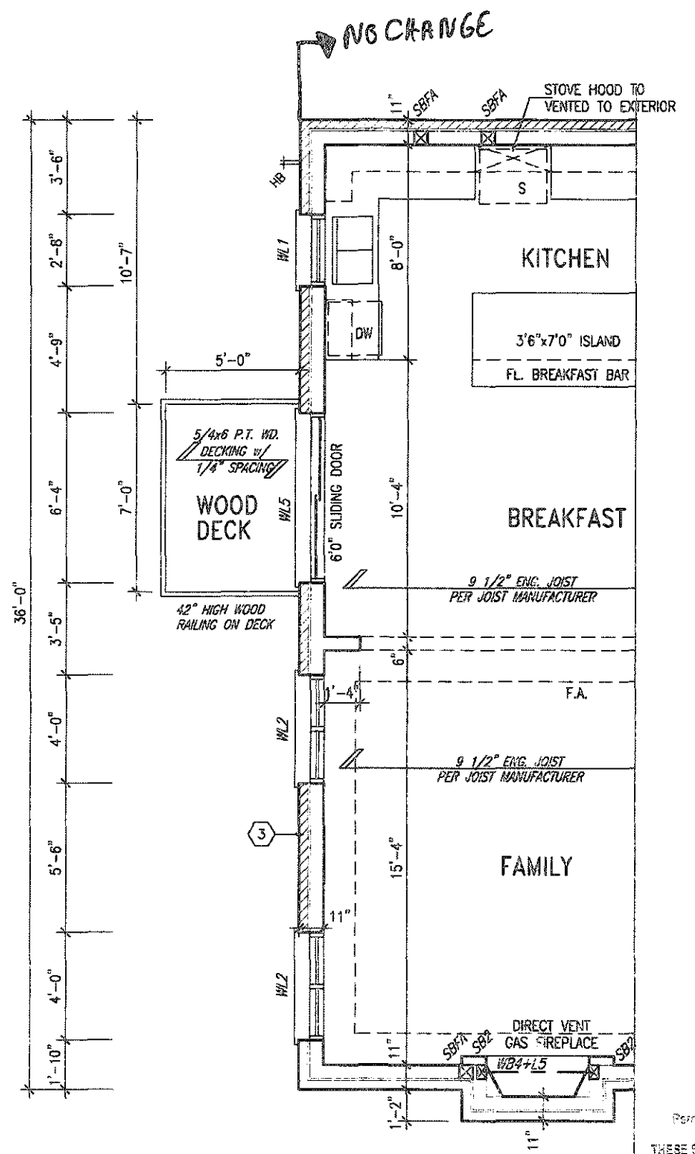
VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

WOOD DECK AT WALK-OUT DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6) FOR ADDITIONAL INFORMATION.



PARTIAL BASEMENT PLAN – WALK-OUT CONDITION

*MAX 1.4m BACKFILL FOR ANY LATERALLY UNSUPPORTED FOUNDATION WALL



PARTIAL GROUND FLOOR PLAN – WALK-OUT CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-187748-02
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE Sept 22/21

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 fitting 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

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO
june 10/2021
STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

The undersigned has 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
name: Richard Wink — signature — 24488 BCIN
registration information
VA3 Design Inc. — 42658

Contractor must verify all dimensions on this 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 and 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 416.630.4762
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 3 — municipality: HAMILTON, ON
MOUNTAINASH 5 — 13.5m — project no. 19014
date: JANUARY 2020 — PARTIAL PLANS – WALK-OUT CONDITION
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 19014-MOUNTAINASH-05
drawing no. A15

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3288 SF.

REAR ELEVATION '1' - WALK-OUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21-187748-02
THESE DRAWINGS & SPECIFICATIONS 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 specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
SEPT 22/21
DATE

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

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

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

GUARDS AS PER OBC 9.8 + 3B.7 OR MAN. SPEC'S

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 24498
signature
name: 80N
registration information: VA3 Design inc. 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEV. 1 – WALK-OUT CONDITION
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A16	

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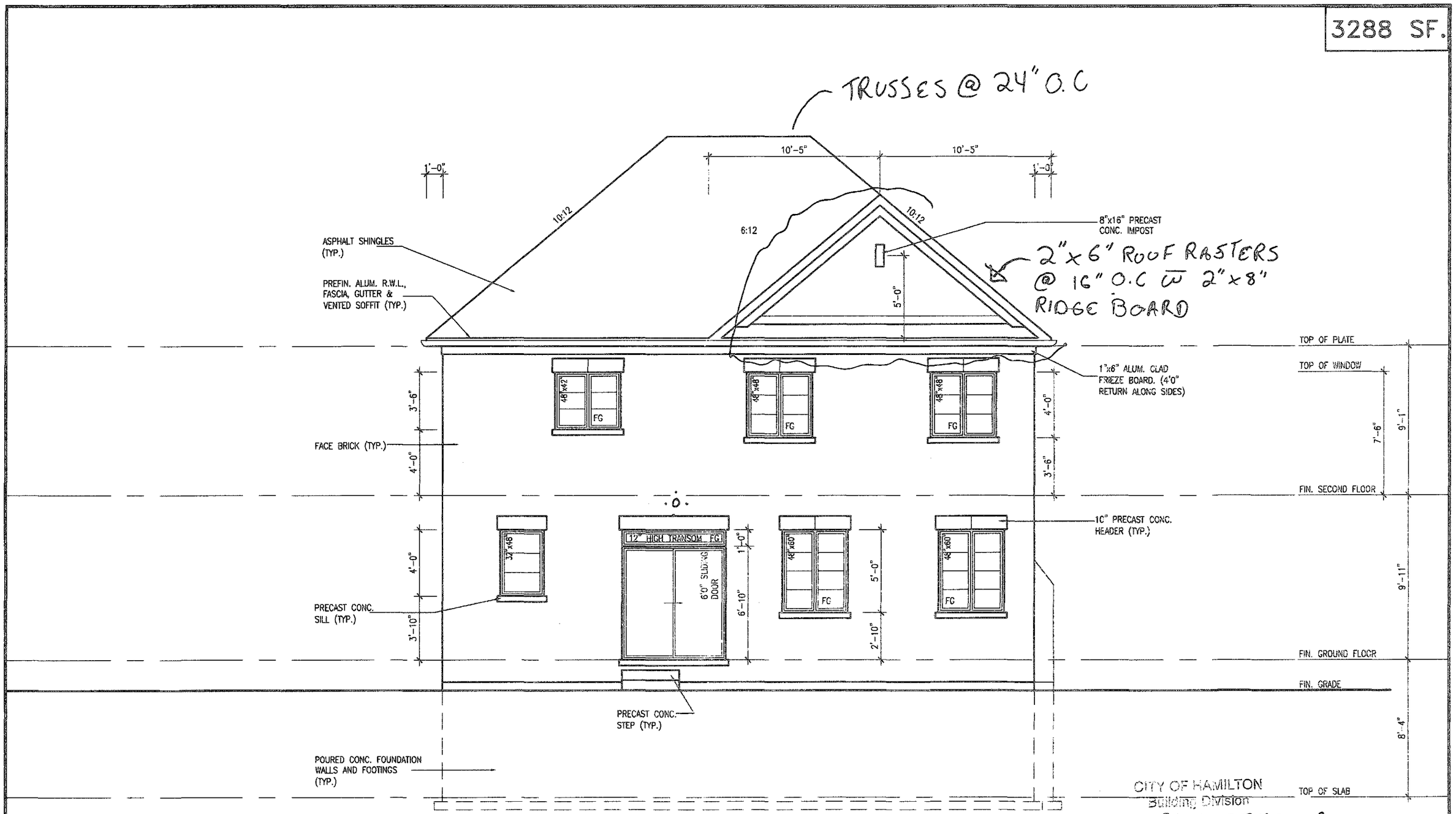
3288 SF.



UPGRADED REAR ELEVATION '1'

CITY OF HAMILTON
Building Division
Permit No. 21-187748-02
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
SEPT 22\21
FOR CHIEF BUILDING OFFICIAL DATE

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

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

no.	description	date	by
9	.	.	.
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5	.	.	.
4	ADD WUB & WOB COND.	JUN 20/21	VT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature — BCIN 24488
registration information: VA3 Design Inc. — 42658

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

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

Greenpark

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

MOUNTAINASH 5
13.5m
project no. 19014

date: JANUARY 2020
UPGRADED REAR ELEV. '1'
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no. A18

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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3288 SF.

UPGRADED REAR ELEVATION '1' – WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21-188748-02
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
FOR CHIEF BUILDING OFFICIAL — DATE SEPT 22/21

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CONTROL ARCHITECT

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

rev.	description	date	by
9			
8			
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5			
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature: R Vink — registration information: 24468 OQN
VA3 Design Inc. — 42658

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

Greenpark

MOUNTAINASH 5
13.5m

project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
project no. 19014
date: JANUARY 2020
UPGRADED REAR ELEV. 1 – WALKOUT COND.
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no. A20

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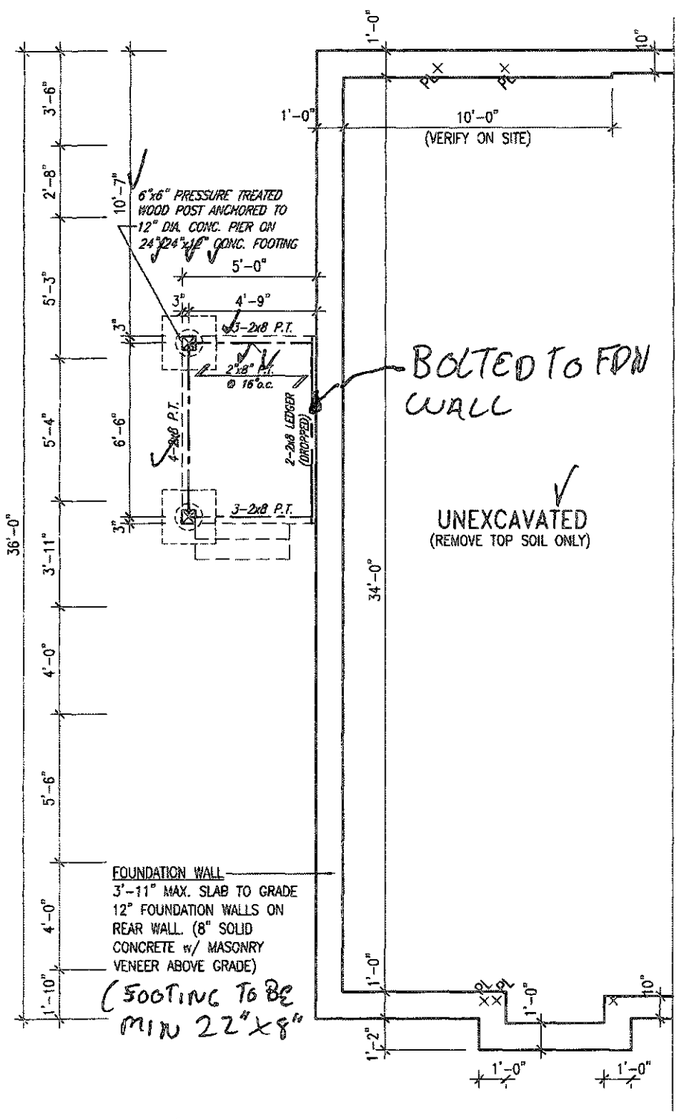
MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

3288 SF.

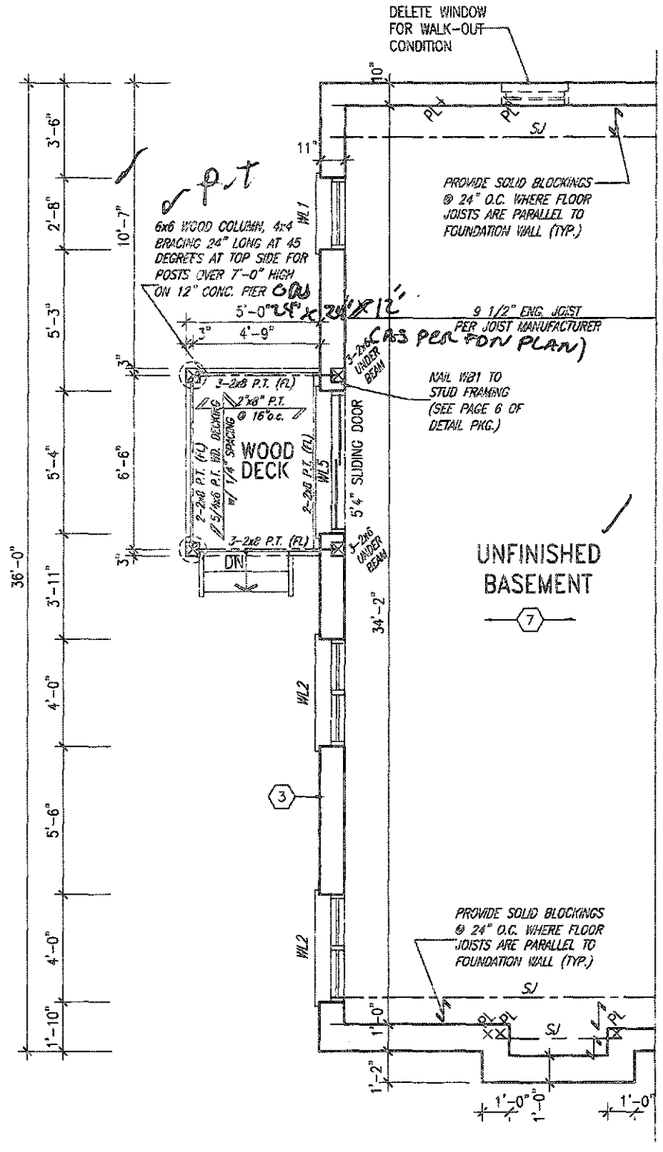
VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

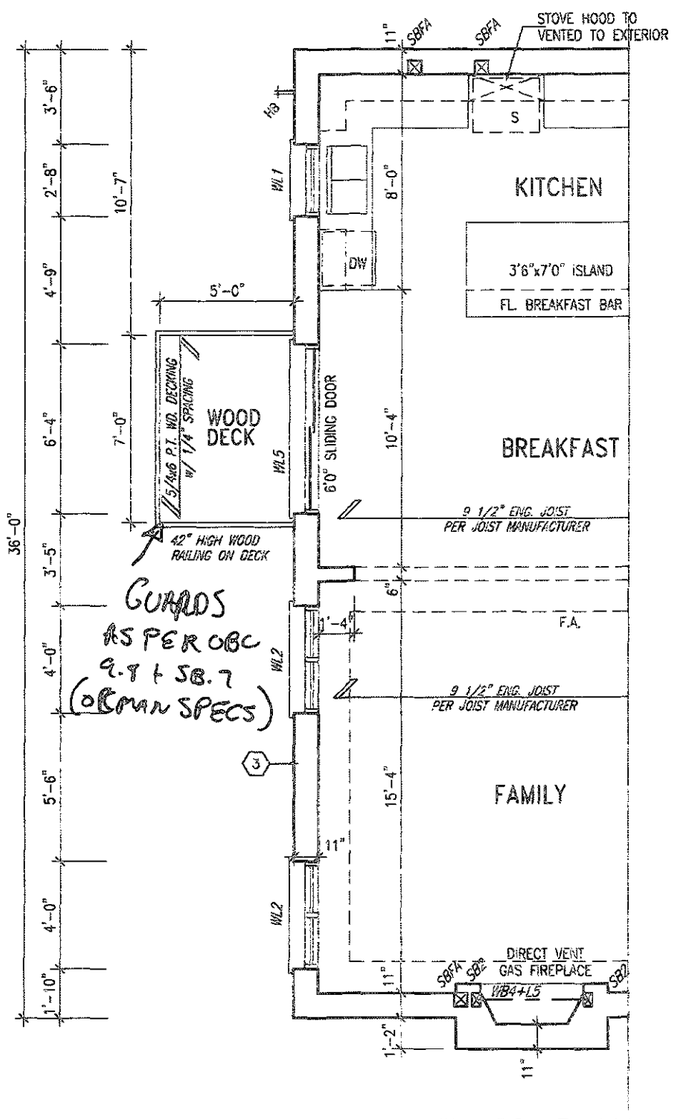
WOOD DECK AT WALKOUT DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6-2) FOR ADDITIONAL INFORMATION.



PARTIAL FOUNDATION PLAN – WALKOUT w/ DECK CONDITION



PARTIAL BASEMENT PLAN – WALKOUT w/ DECK CONDITION



PARTIAL GROUND FLOOR PLAN – WALKOUT w/ DECK CONDITION

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 city provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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JOHN E. WILLIAMS LTD., ARCHITECT

FOUNDATION WALL THICKNESS:
- 4'-7" MAX. FROM GRADE TO SLAB FOR 10" UNSUPPORTED SOLID CONC. WALL (14" WITH VENEER).
- 3'-11" MAX. FROM GRADE TO SLAB FOR 8" UNSUPPORTED SOLID CONC. WALL (12" WITH VENEER).
- 2'-7" MAX. FROM GRADE TO SLAB FOR 6" UNSUPPORTED SOLID CONC. WALL (10" WITH VENEER).

(AS PER O.B.C. 9.15.4.2)

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
July 2, 2021
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
Permit No. 21-187748-0L
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 specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
SEPT 22/21
DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4	ADD WUB & WOB COND.	JUN 20/21	VT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENC & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name registration information signature BCIN
VA3 Design Inc. 42659
firm registration information

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

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

Greenpark.

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	PARTIAL PLANS – WALKOUT/DECK COND.
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A21	

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3288 SF.

PENG

SEE P.ENG NOTES ON DWG A21 (ATTACHED TO THIS REVISION)

UPGRADED REAR ELEVATION '1' – WALKOUT w/ DECK CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21-182748-02
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 have been reviewed for compliance with the building code
FOR CHIEF BUILDING OFFICIAL
SEPT 22/21
DATE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (footing) 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 E. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
APPROVED
SIGNATURE
DATE

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

	description	date	by
9			
8			
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4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature: R Vink — BCIN: 24488
registration information
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
municipality: HAMILTON, ON
MOUNTAINASH 5 — 13.5m
project no. 19014
date: JANUARY 2020
UPGRADED REAR ELEV. 1 – WALKOUT/DECK COND.
drawn by: CL — checked by: – — scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no. A22

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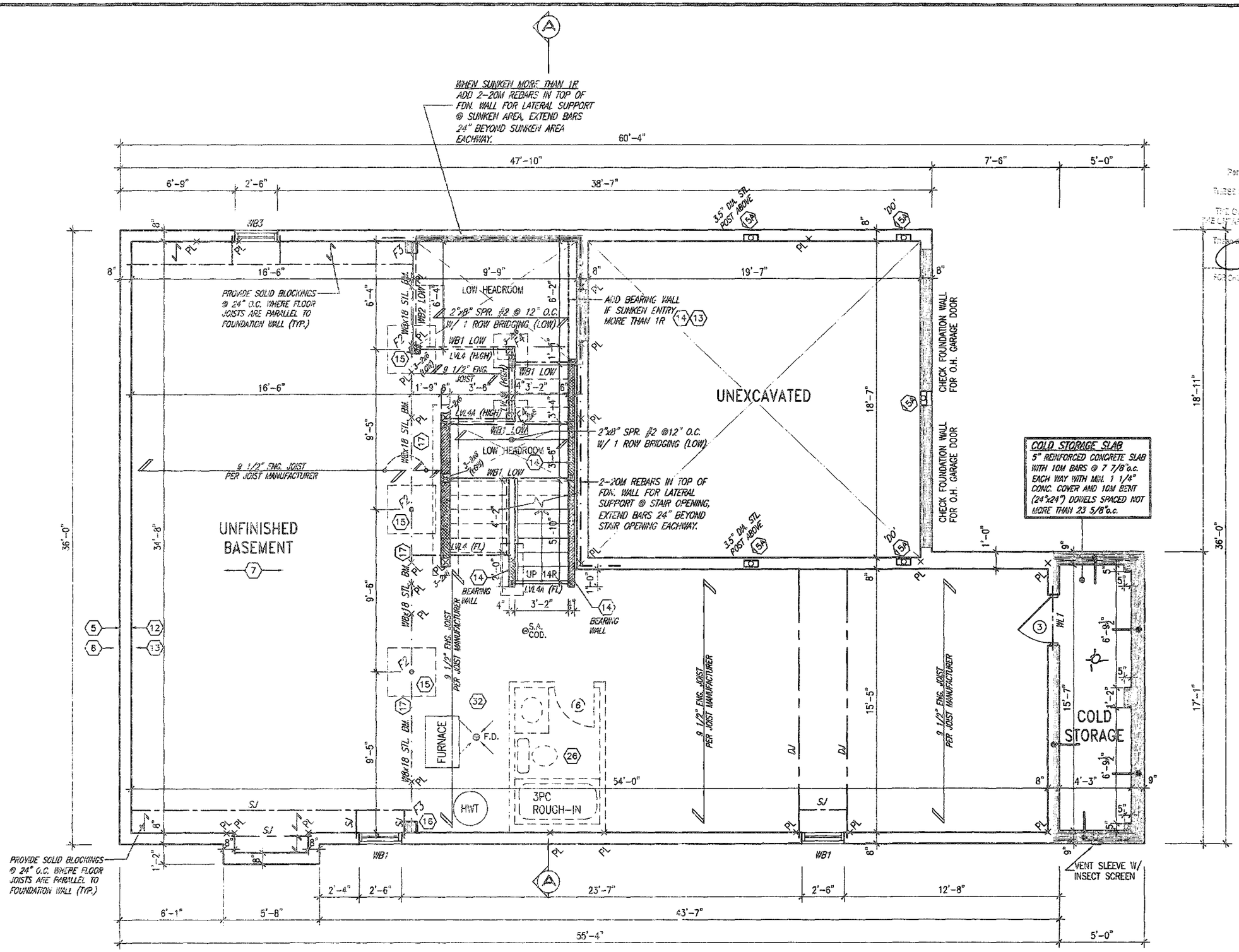
3288 SF.



BASEMENT FLOOR PLAN '2'

CITY OF HAMILTON
Building Division
Permit No. 20-187748
Dec 14/20

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

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

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JOHN D. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
APPROVED BY
DATE SEP 3, 2020

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 25/20	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
qualification information
name: Richard Vink — signature — BCIN: 24468
registration information
VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	BASEMENT PLAN – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	drawing no. A1a
file name: 19014-MOUNTAINASH-05	

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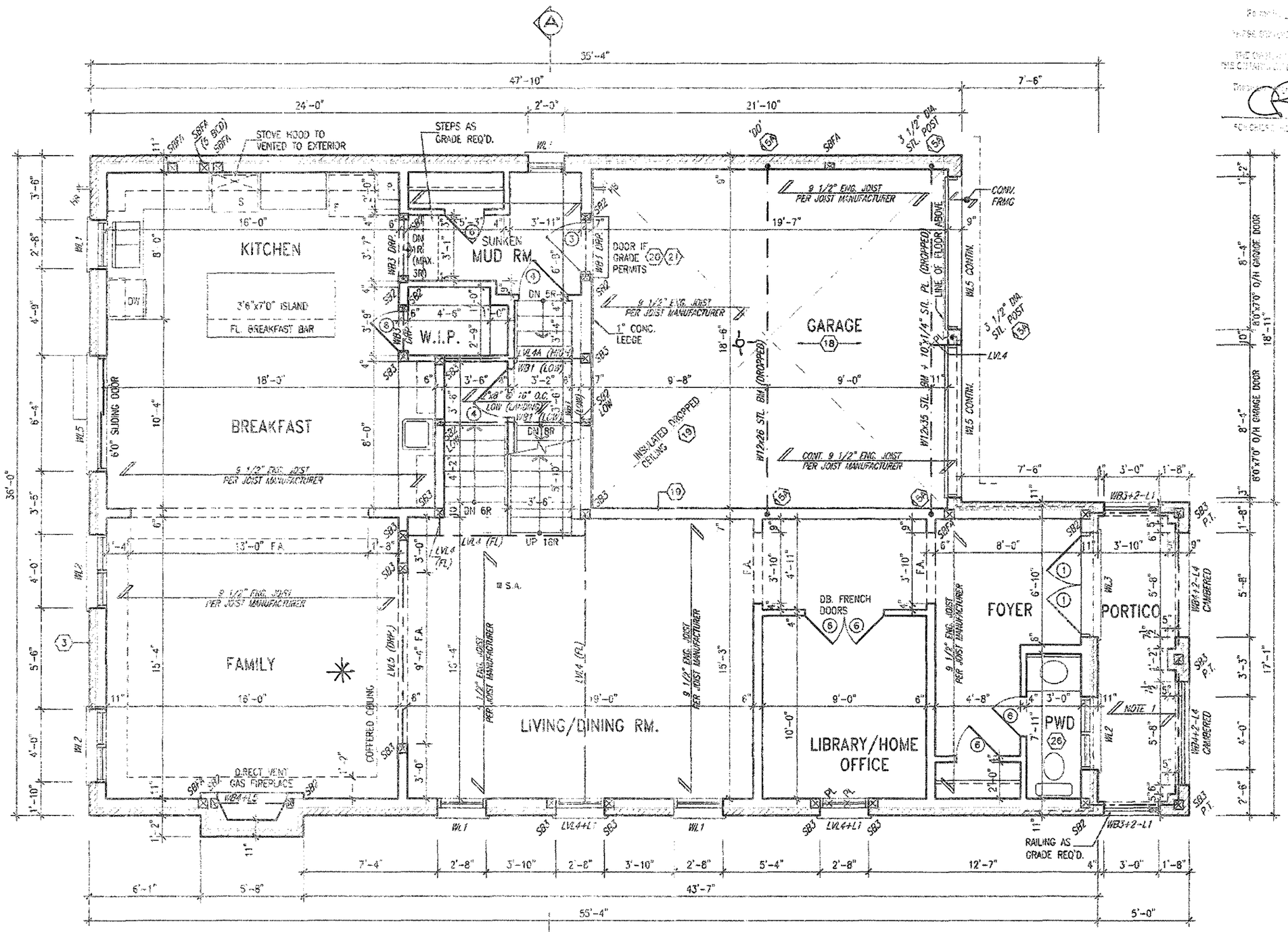
3288 SF.



* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.

Ⓐ GROUND FLOOR PLAN '2'

Permit No. 20-187148

Dec 14/20

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
R. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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)

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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 DEC 21, 2020

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B– TABLE 6.2.3.12.
- KITCHEN EXHAUST 3.0m
- DRIVEWAY, PARKING SPACE, ROAD 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

no	description	date	by
9			
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4			
3	ISSUED FOR PERMIT	APR. 3/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS	MAR 26/20	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 29/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer
Registration Information
Richard Vink — signature — 24488 BCIN
Registration Information — VA3 Design Inc. — 42658

Contractor must verify all dimensions on the job and report any discrepancies 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 416.630.4762
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	GROUND FLOOR PLAN – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A2a	

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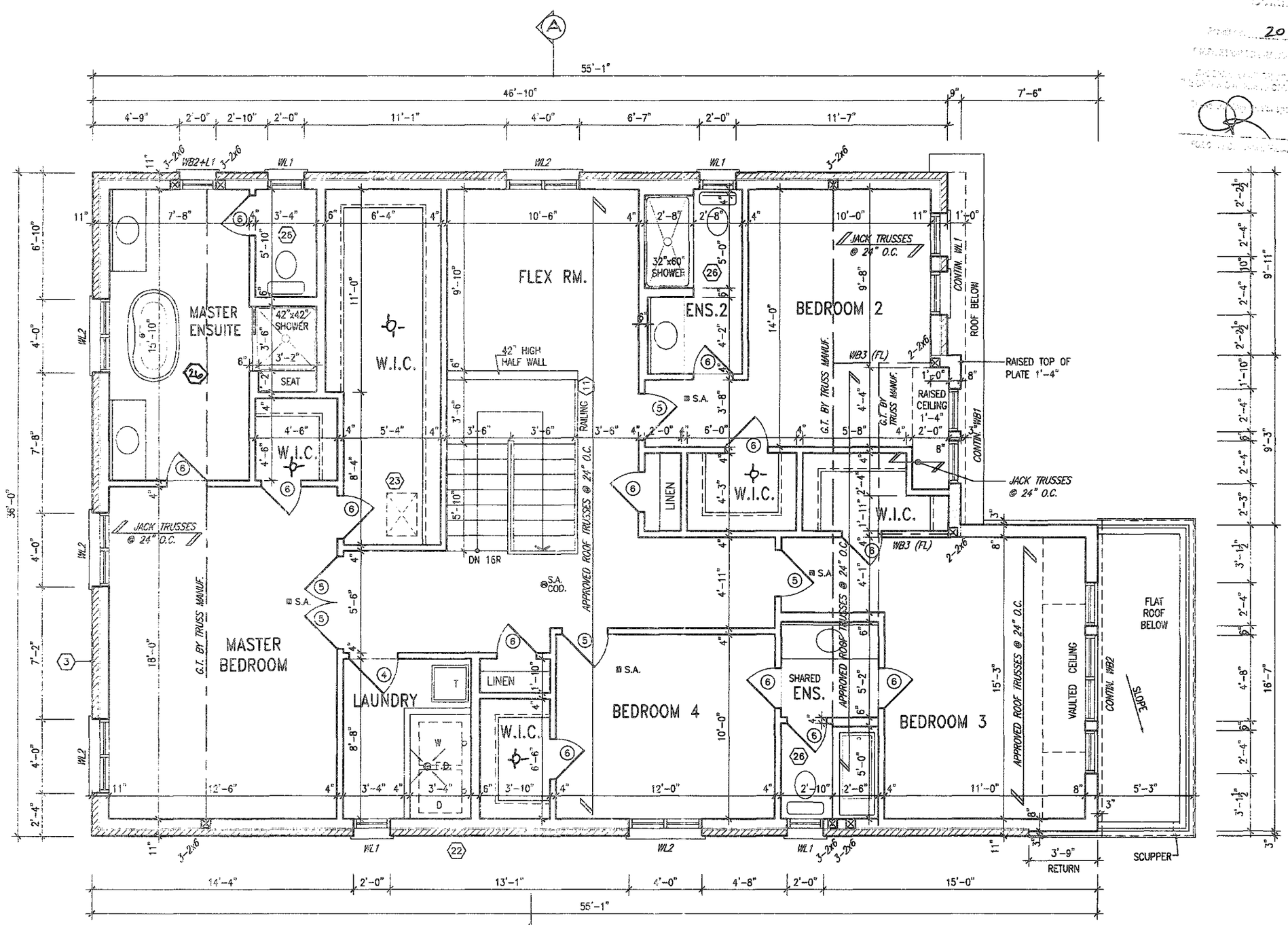
3288 SF.



SECOND FLOOR PLAN '2'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c) SHOWER 3.8.3.13.(2)(g), BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 — signature — 24488
name — registration information — BCIN
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
municipality	HAMILTON, ON
MOUNTAINASH 5	13.5m
project no.	19014
date	JANUARY 2020
title	SECOND FLOOR PLAN – ELEV. 2
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	19014–MOUNTAINASH–05
drawing no.	A3a

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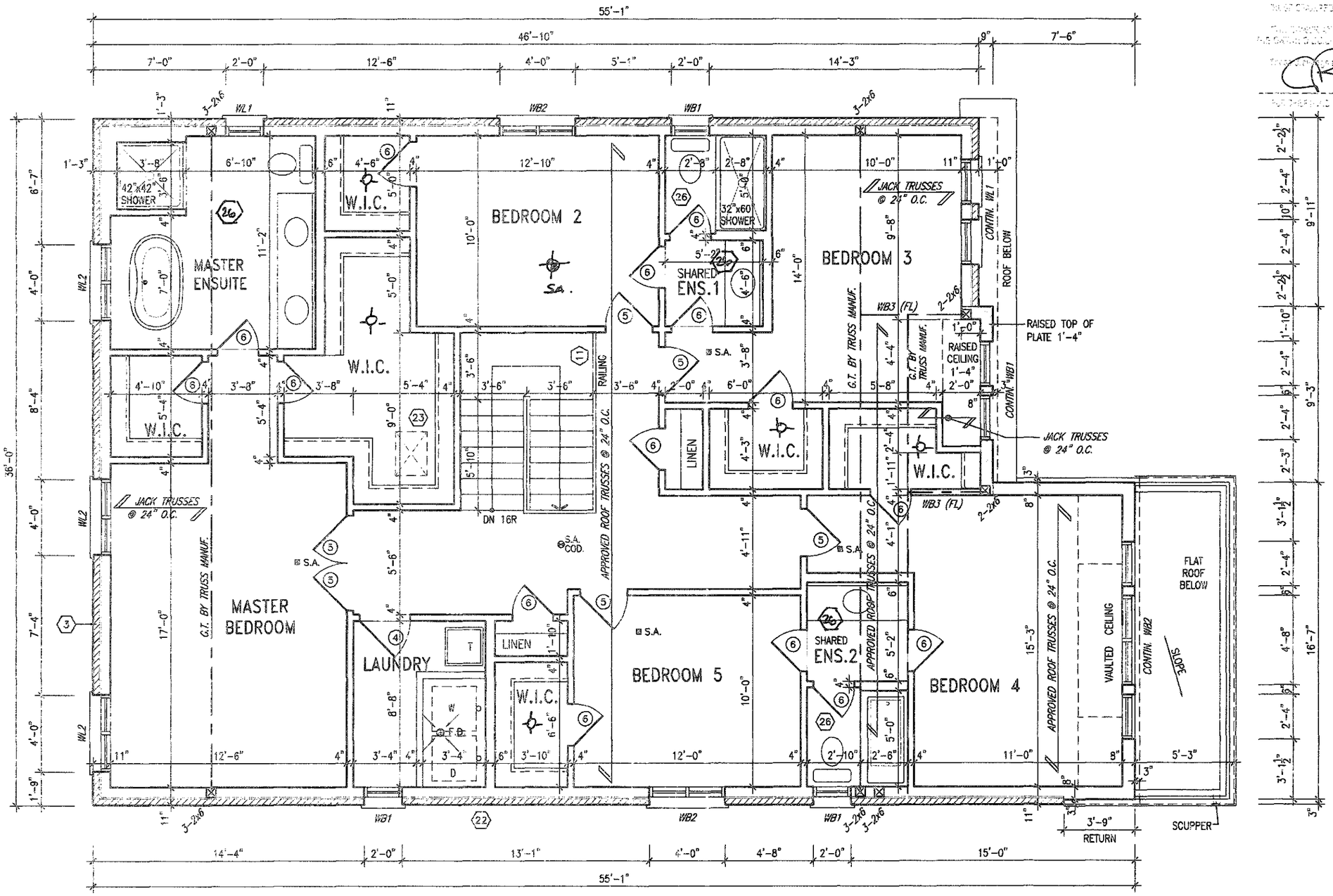
3288 SF.

CITY OF HAMILTON
Building Division
Permit No. 20-187748
Dec 14/20



OPT. SECOND FLOOR PLAN
(5 BEDROOM PLAN) '2'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.6.(3)(a) & 3.8.3.6.(3)(c) SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

GB-NOTE-2020.dwg

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW

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
name: Richard Vink — signature: R Vink — BCIN: 24488
registration information
name: VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	OPT. SECOND FLOOR PLAN – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A4a	

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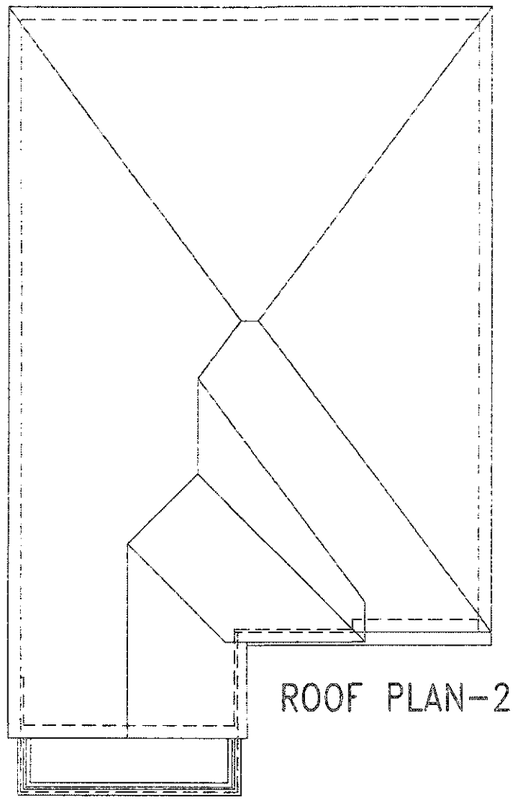
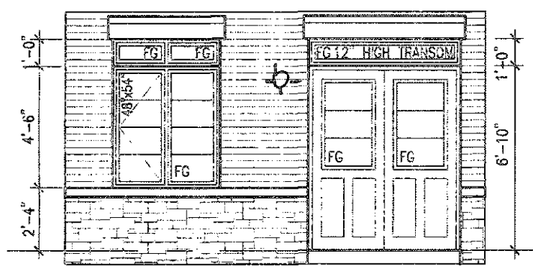
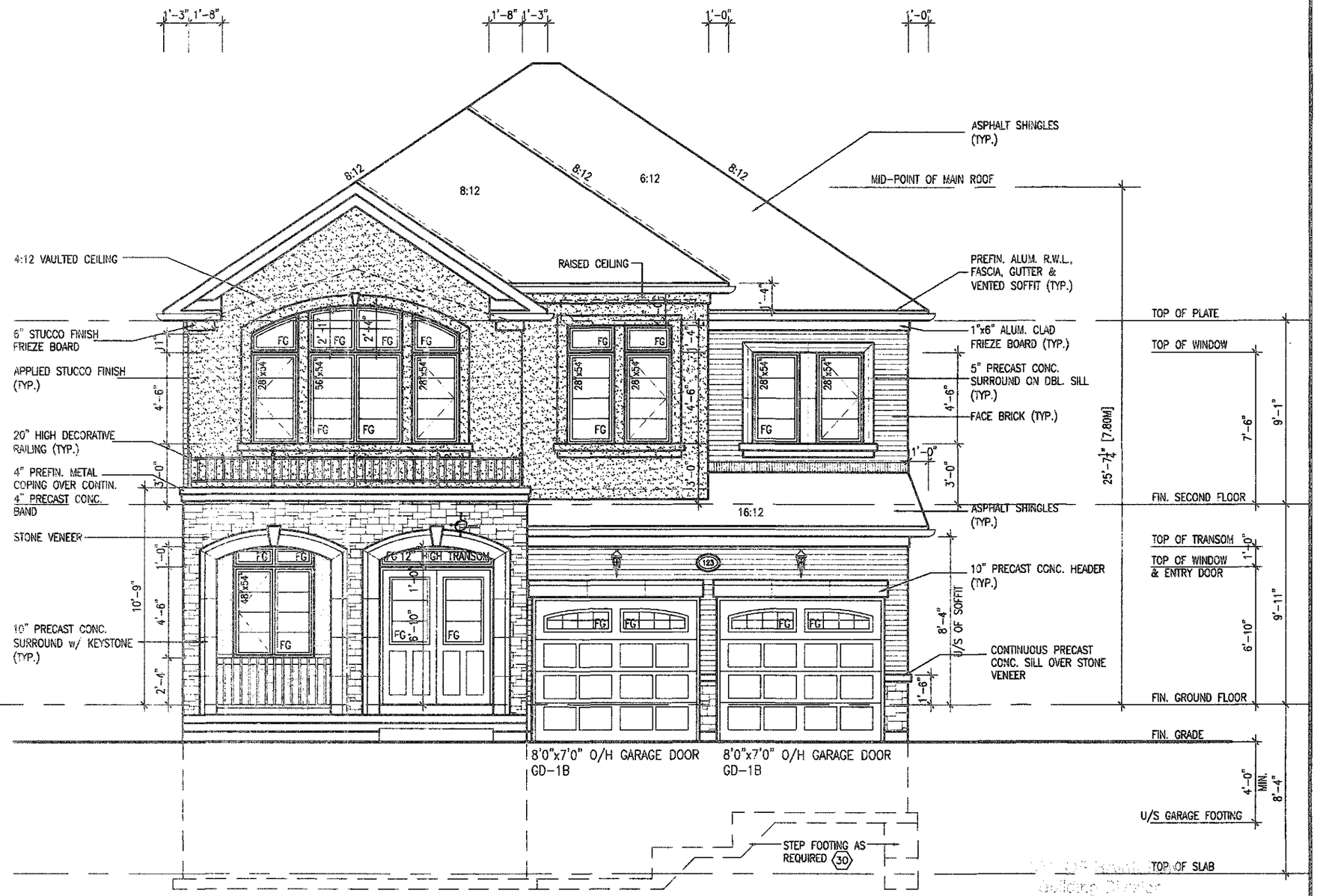
3288 SF.



ROOF PLAN-2



INSIDE PORTICO
ELEVATION '2'



FRONT ELEVATION '2'

Building Division
20-187748
Dec 14/20

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

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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
qualification information — name: Richard Vink — signature: R Vink — BCIN 24488
registration information — VA3 Design Inc. — 42658

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

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

Greenpark.

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	FRONT ELEVATION – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A5a	

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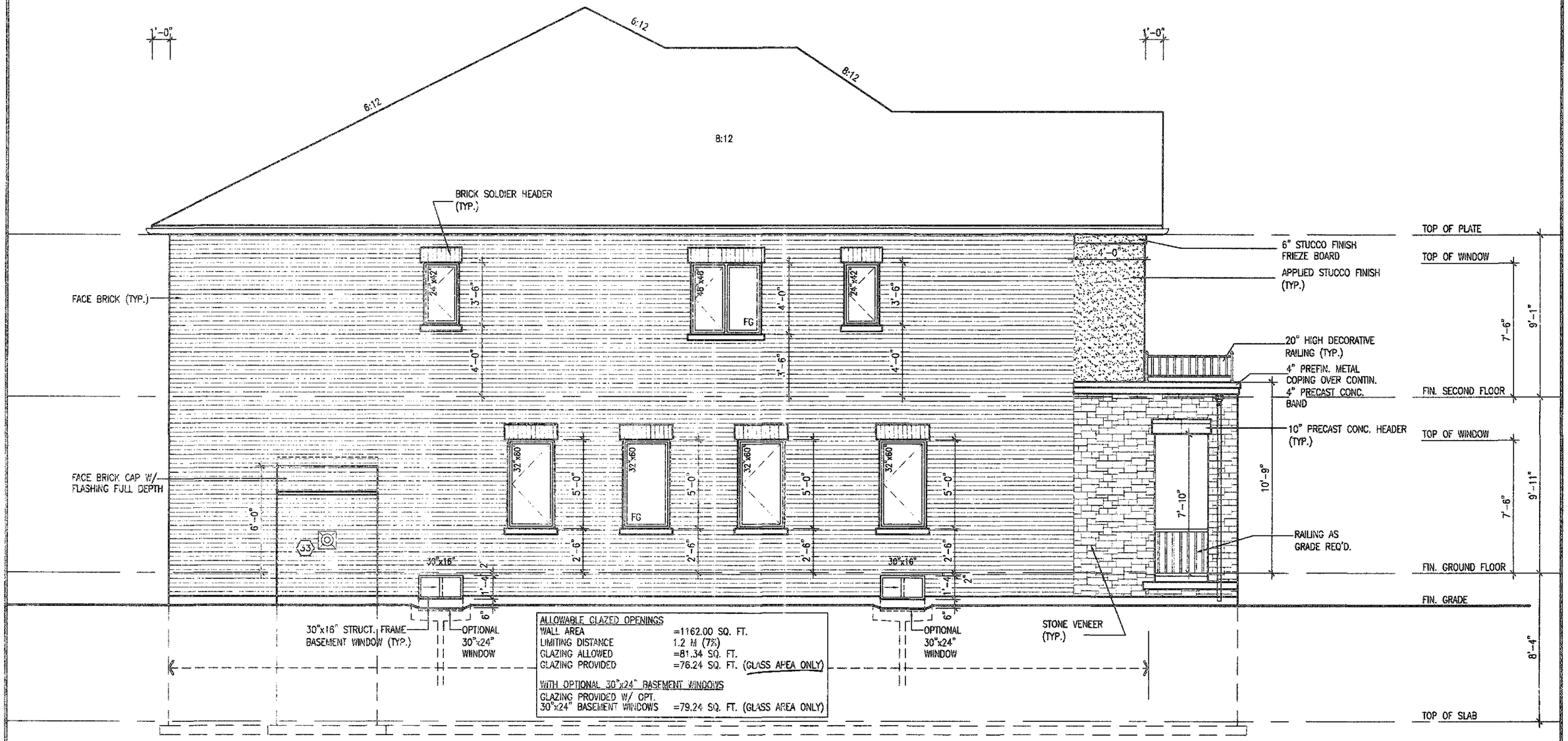
3288 SF.



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=76.24 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=79.24 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION '2'

CITY OF HAMILTON
Building Division

Permit No. 20-187748

Dec 14/20

MOUNTAINASH 5
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

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

no.	description	date	by
9			
8			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 — BCIN
registration information
VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	LEFT SIDE ELEVATION – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A6a	

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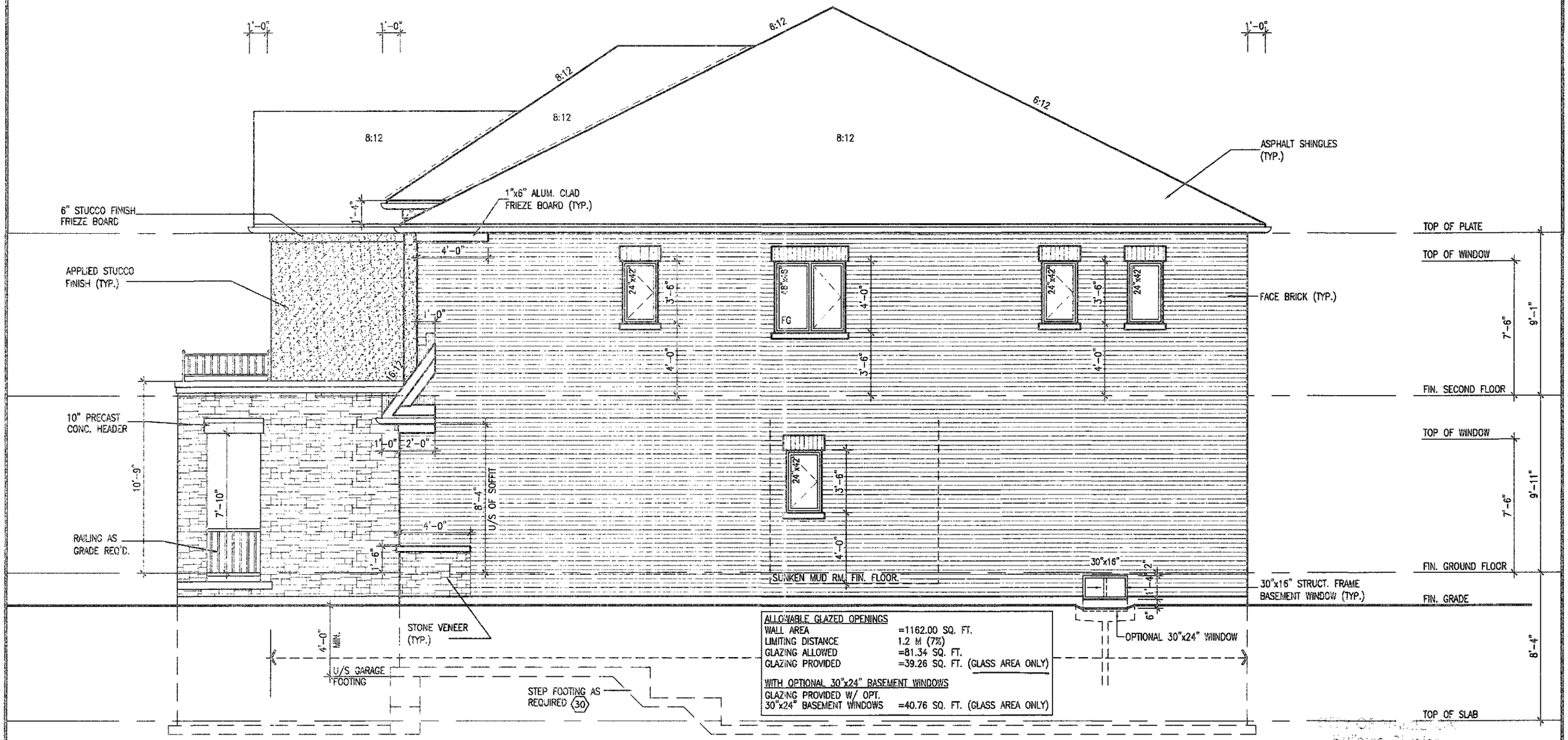
3288 SF.



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=39.26 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=40.76 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION '2'

Building Division

Permit No. 20-187748

DEC 14/20

MOUNTAINASH 5
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 (lot/block) 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

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

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature: R Vink — 24488 BCIN
registration information
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	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	RIGHT SIDE ELEVATION – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A7a	

A-WAF NOZAHMEL - C:\Users\shared\Desktop\19014-GREENPARK\Units\19014-MOUNTAINASH-05.dwg - Mon - Apr 13, 2020 - 3:21 PM

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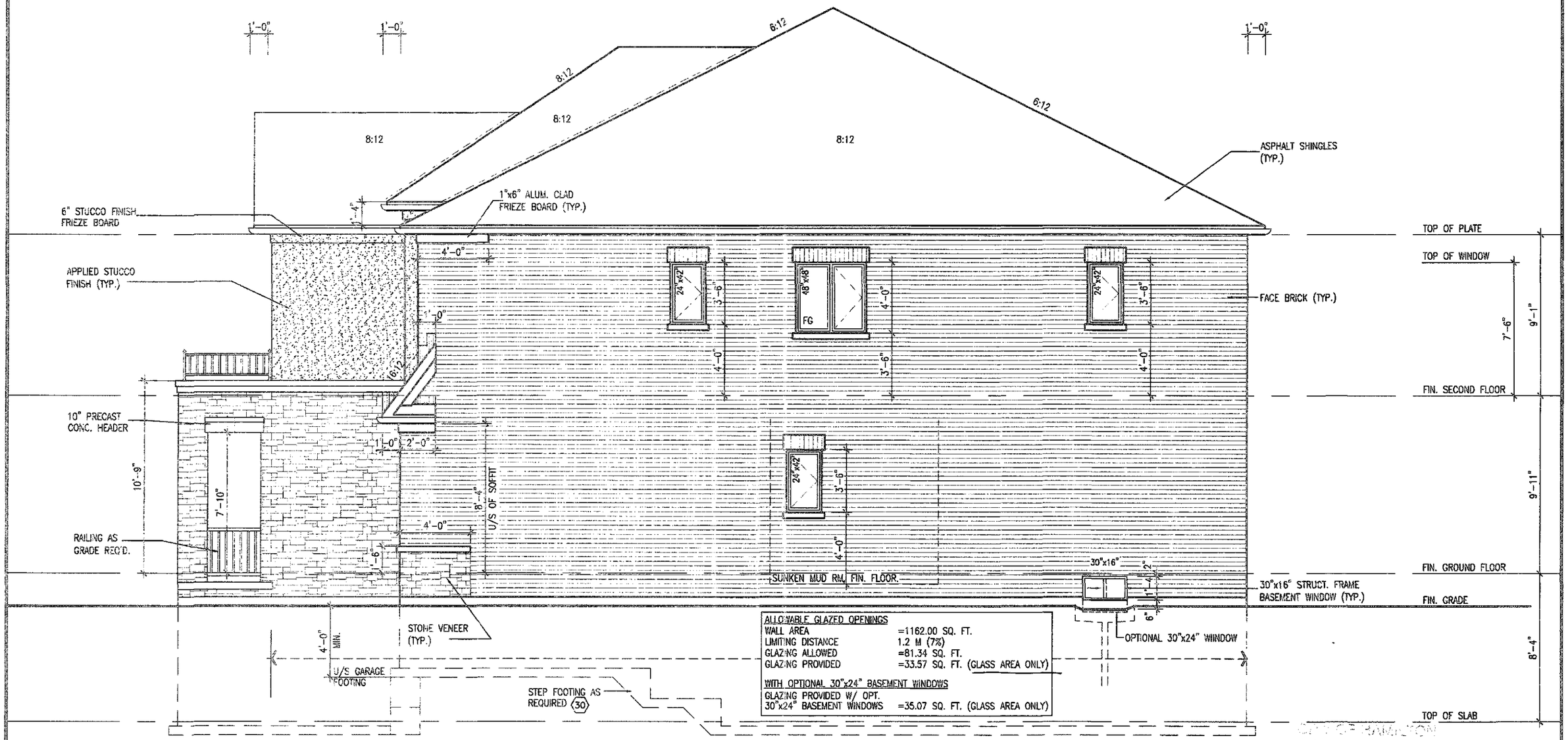
3288 SF.



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=33.57 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=35.07 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION '2'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

CITY OF HAMILTON
Building Division

Permit No. 20-187748

PRELIMINARY STORM DRAINAGE AVAILABLE ON SITE

PRELIMINARY GRADING PLAN APPROVED FOR ROUGHING IN

R. Vink Dec 14/20
PROFESSIONAL ENGINEER DATE

MOUNTAINASH 5
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. MCCLEMENT LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER

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

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

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
name: Richard Vink — signature: R Vink — registration: 24488 BCIN
registration information: VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	RIGHT SIDE ELEVATION (OPT. 5 BEDROOM) – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no.	A8a

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3288 SF.

REAR ELEVATION '2'

∴ OK

PERMIT No. 20-187740

Dec 14/20

DATE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site, grading 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

DATE

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 29/20	GW

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

qualification information

Richard Vink — signature — 24468

name — registration information — BCIN

VA3 Design Inc. — 42658

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

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

Greenpark.

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEVATION – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A9a	

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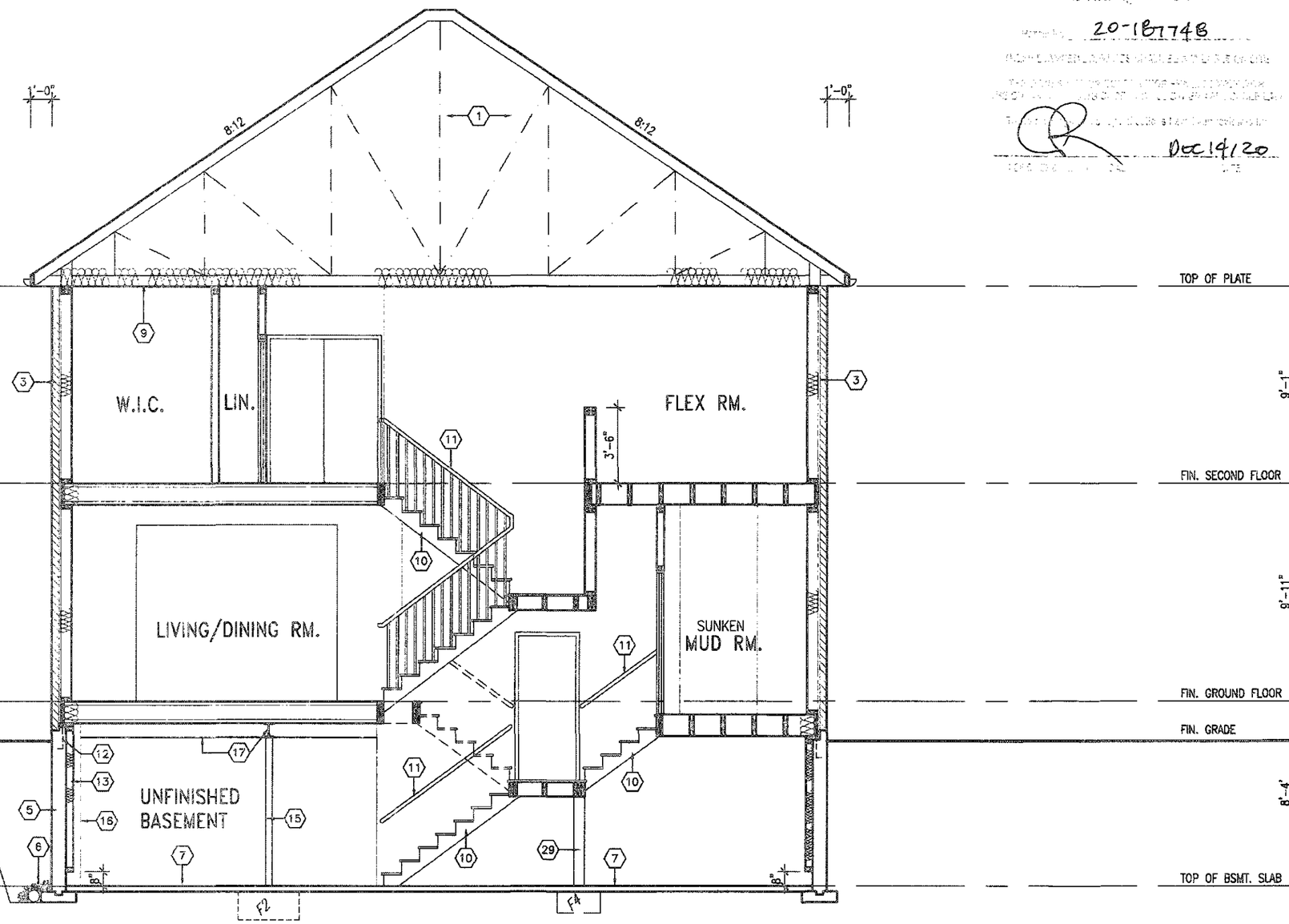
3288 SF.

CITY OF HAMILTON
Building Division

20-187748

Dec 14/20



SECTION A-A ELEVATION '2'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 21, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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.

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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 — BCIN
registration information
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
municipality: HAMILTON, ON

MOUNTAINASH 5
13.5m

project no. 19014

date: JANUARY 2020
SECTION A-A - ELEV. 2

drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05

drawing no. A10a

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3288 SF.

CITY OF HAMILTON
Building Division

PERMIT No. 20-187748

Dec 14/20

REAR ELEVATION '2'- DECK CONDITION

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

BRIAN C. WILLIAMS LTD. ARCHITECT

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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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 — BCIN
registration information
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
municipality: HAMILTON, ON
MOUNTAINASH 5 — 13.5m
project no. 19014
date: JANUARY 2020
REAR ELEV. 2 - DECK CONDITION
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no. A12a

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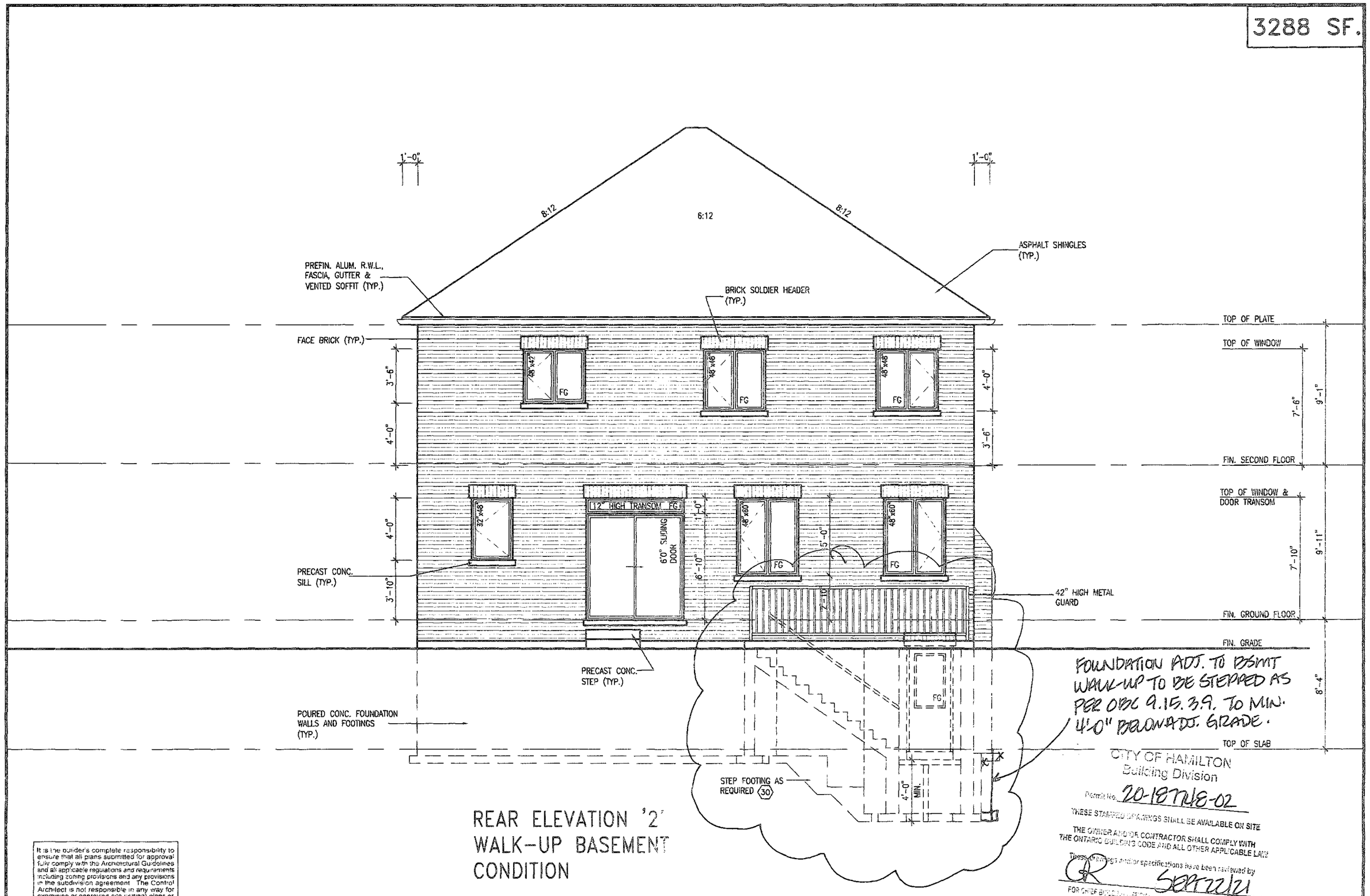
3288 SF.



FOUNDATION ADJ. TO BSMT WALK-UP TO BE STEPPED AS PER OBC 9.15.3.9. TO MIN. 4'0" BELOW ADJ. GRADE.

REAR ELEVATION '2'
WALK-UP BASEMENT
CONDITION

CITY OF HAMILTON
Building Division
Permit No. 20-187248-02
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
SEPT 22/21
DATE

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

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BARRY C. WILLIAMS LTD. ARCHITECT

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9	.	.	.
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6	.	.	.
5	.	.	.
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENC & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink — 24488
name — signature — BCIN
registration information:
VA3 Design Inc. — 42658

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

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

Greenpark.

MOUNTAINASH 5
13.5m

project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
project no.: 19014
date: JANUARY 2020
REAR ELEVATION '2' – WALK-UP CONDITION
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05
drawing no.: A14a

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3288 SF.

CITY OF HAMILTON
Building Division
Permit No. 21-187748-02
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
SEPT 22/21
FOR CHIEF BUILDING OFFICIAL DATE

REAR ELEVATION '2' - WALK-OUT CONDITION

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

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

GUARDS AS PER OBC 9.8 + SB7 OR MAN SPEC'S

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 BCIN
registration information
VA3 Design Inc. 42658

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VA3 DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEV. 2 - WALK-OUT CONDITION
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A16a	

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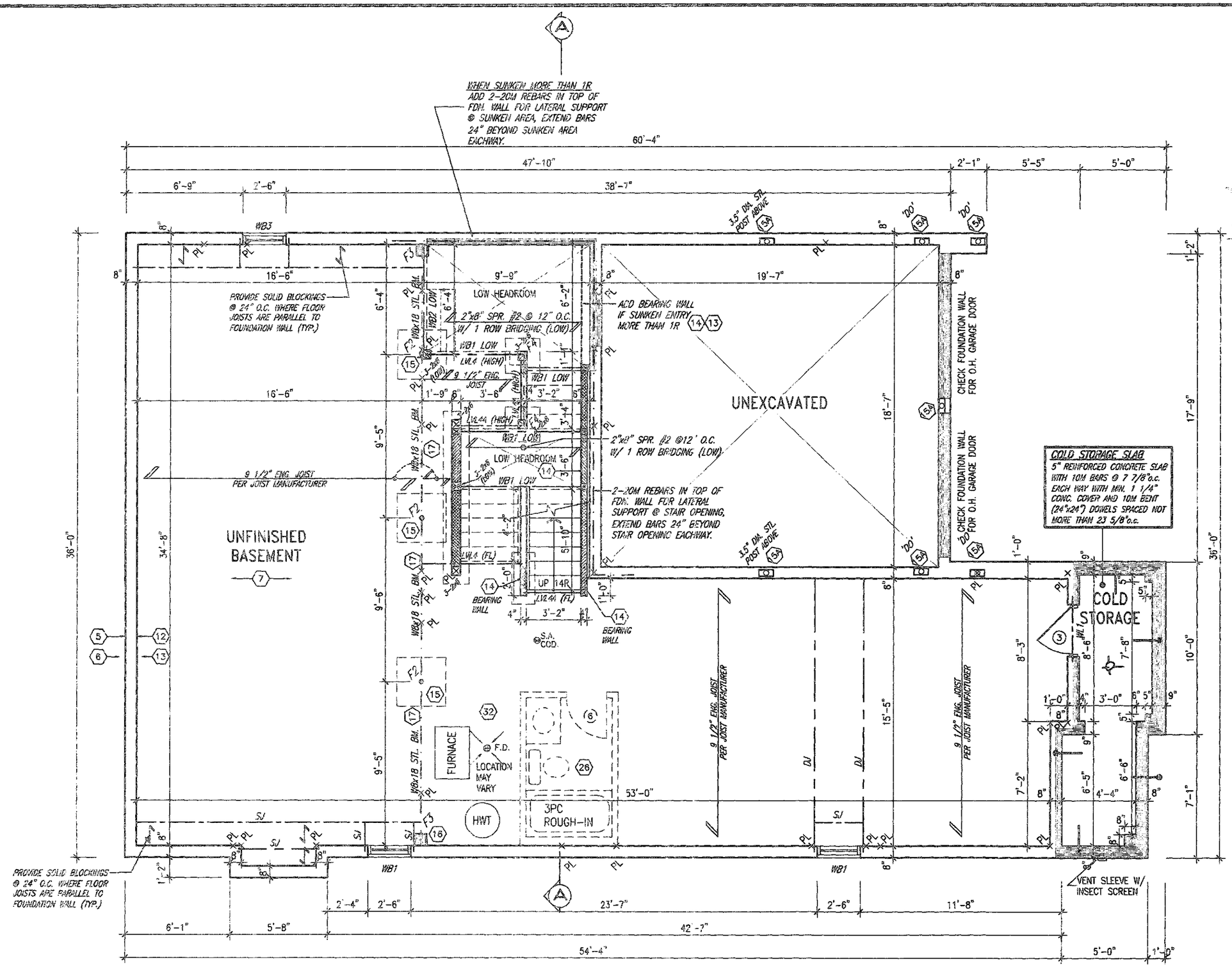
3288 SF.

CITY OF HAMILTON
Building Division
Permit No. 20-187748
DEC 14/20



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

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

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

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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

BASEMENT FLOOR PLAN '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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
name: Richard Vink signature: R Vink
registration information: BCIN 24488
firm: VA3 Design Inc. 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	BASEMENT PLAN - ELEV. 3
drawn by: CL	checked by: -
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A1b	

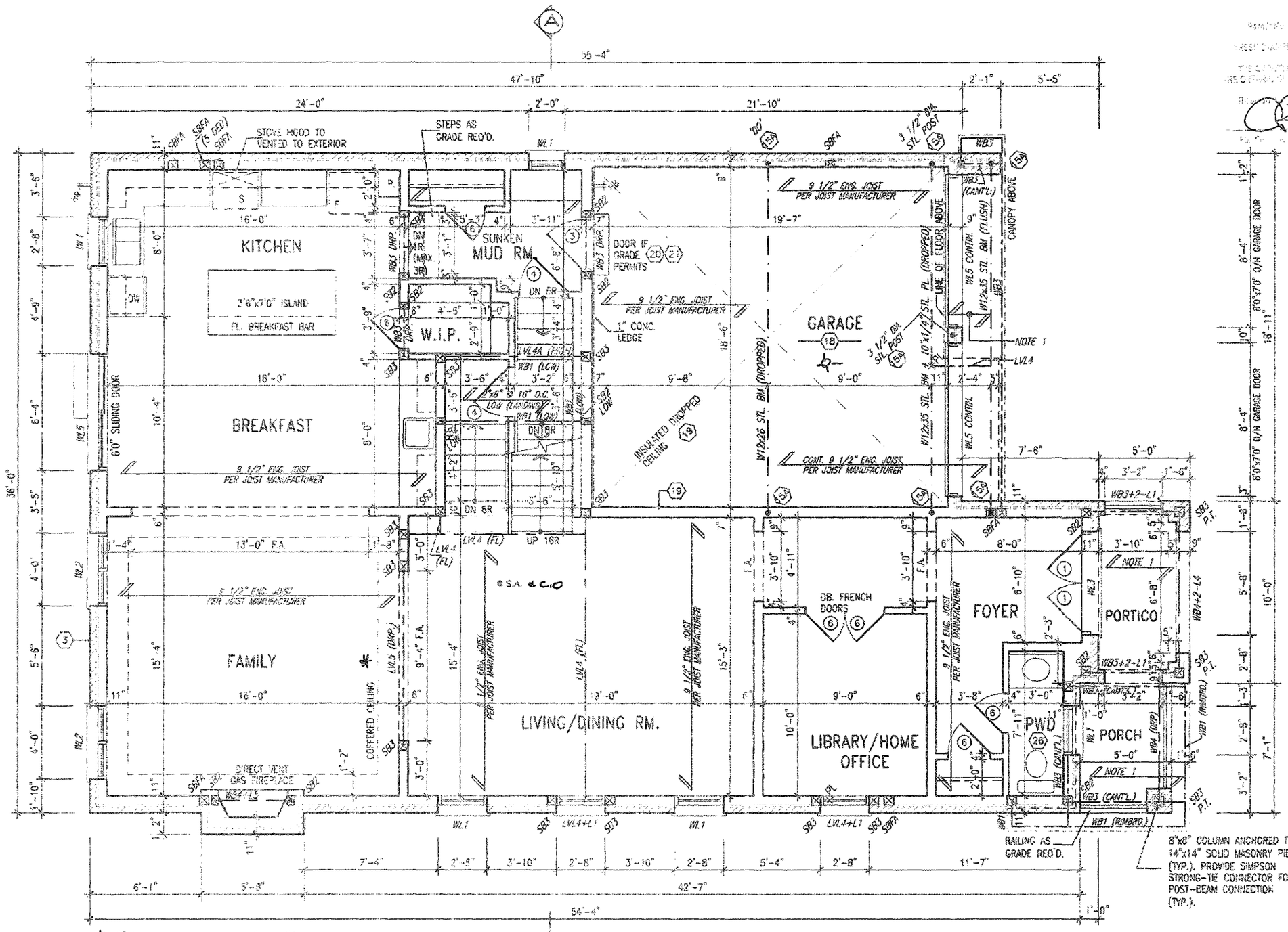
All drawings specifications, related documents and designs are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

3288 SF.

City of Hamilton
Building Division

Permit No. 20-187748

Dec 14/20



* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES

(A) GROUND FLOOR PLAN '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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)

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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
AP PROVED BY
DATE

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.
- KITCHEN EXHAUST 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

no	description	date	by
9			
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7			
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4			
3	ISSUED FOR PERMIT	APR 15/20	GP
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	MAR 23/20	GW

The undersigned has keeped and takes responsibility for this design as per the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink — signature — 24486
name — registration information
VA3 Design Inc. — 42658

Contractor must verify all dimensions on the job and report any discrepancies 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. Revisions are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.633.2255 f 416.630.4762
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3 — municipality: HAMILTON, ON	MOUNTAINASH 5 13.5m — project no. 19014
date: JANUARY 2020 — GROUND FLOOR PLAN - ELEV. 3	drawing no. A2b
drawn by: CL — checked by: — scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-C5

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3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748

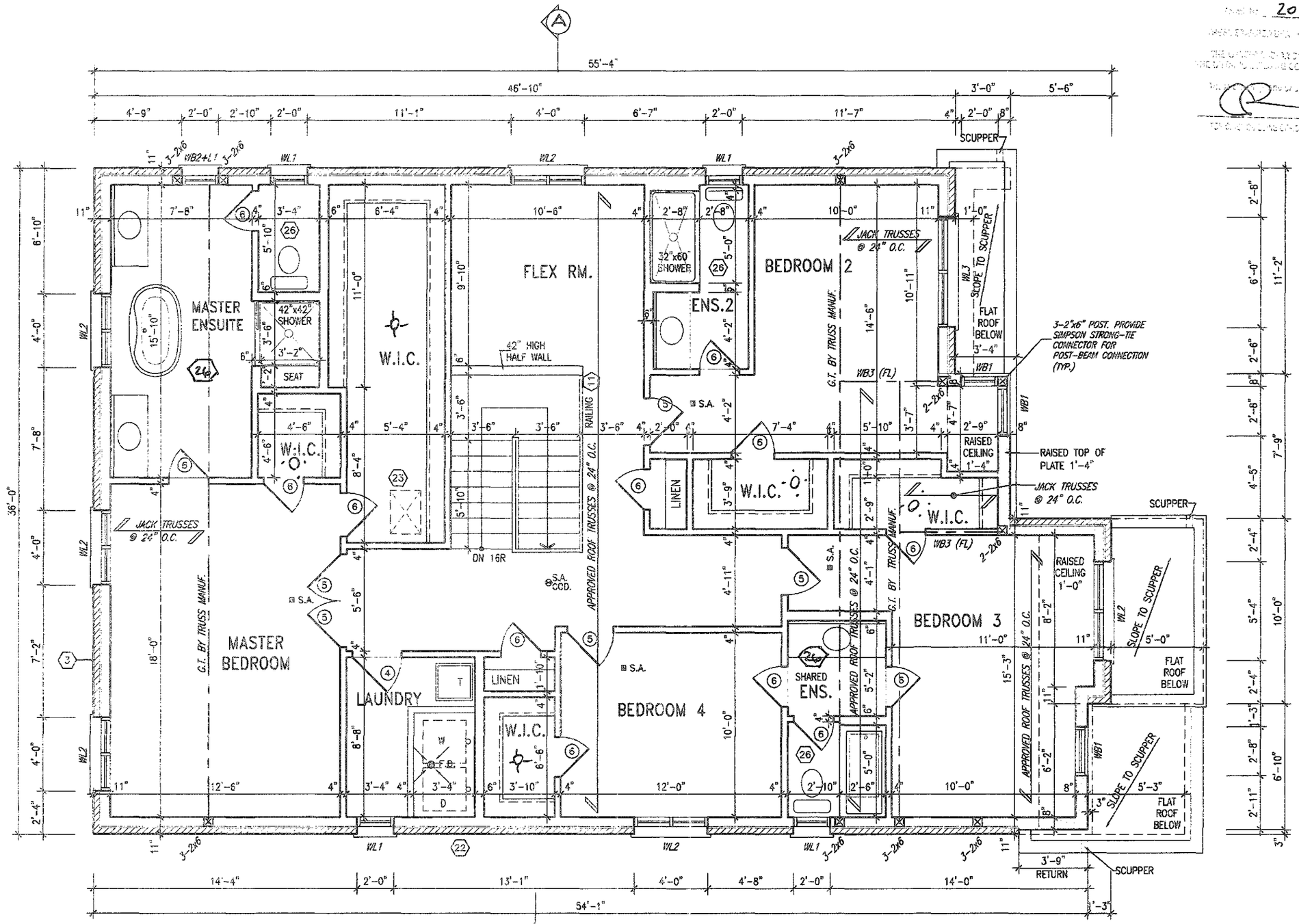
THE APPROVED DRAWINGS MUST BE AVAILABLE ON SITE

THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LAWS

THIS PERMIT MAY BE REVOKED IF CARRIED OUT CONTRARY TO ANY APPLICABLE PROVISIONS OF LAW

Dec 14/20

TOP OF BUILDING OFFICIAL — DATE



SECOND FLOOR PLAN '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3 REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER: 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e) FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

no.	description	date	by
9			
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3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 25/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

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

qualification information
Richard Vink — signature — 24488
name — registration information — BCIN
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	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	SECOND FLOOR PLAN – ELEV. 3
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A3b	

AutoCAD 2020 Desktop\19014-GREENPARK(GTA)\19014-MOUNTAINASH-05.dwg - Mar - Apr 13, 2020 - 3:22 PM

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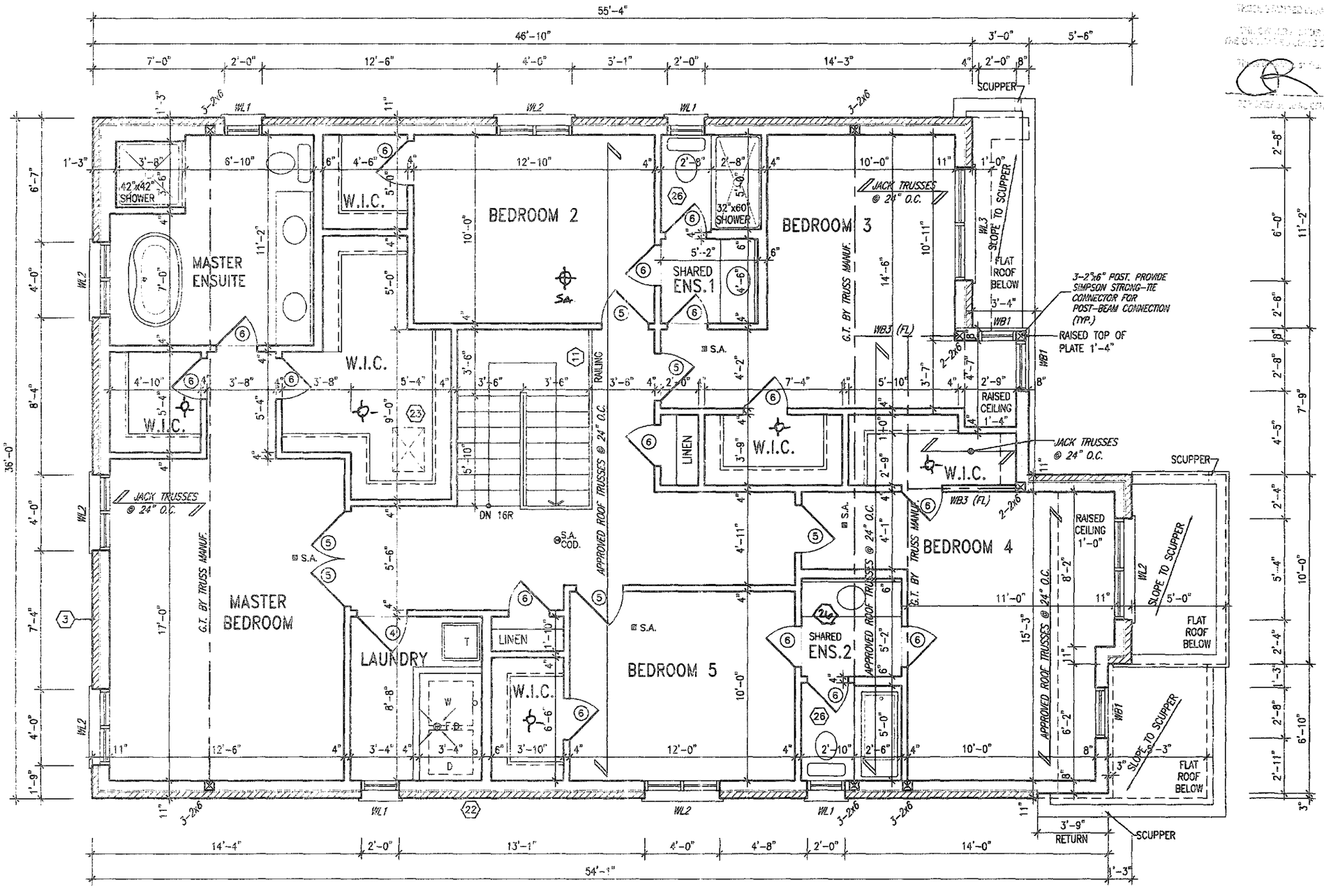
3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 20-187748

Dec 14/20



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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE FEB 21, 2020

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

no.	description	date	by
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4			
3	ISSUED FOR PERMIT	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

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

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

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	OPT. SECOND FLOOR PLAN – ELEV. 3
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A4b	

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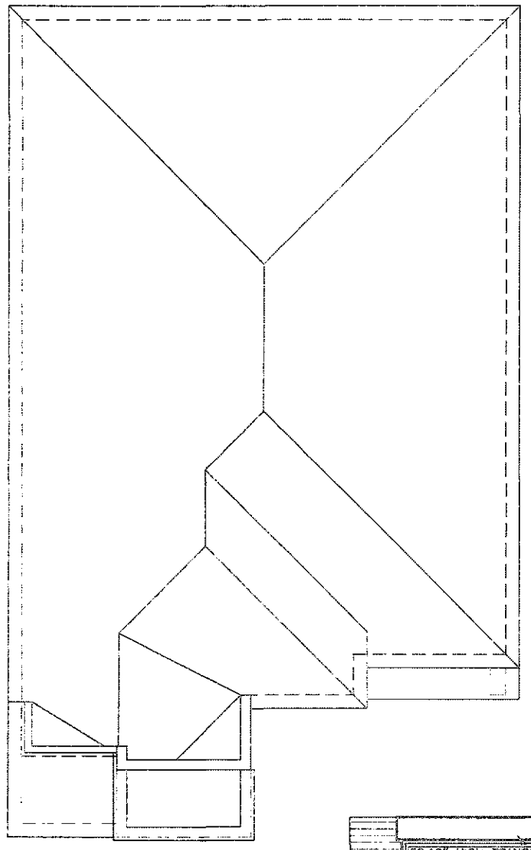
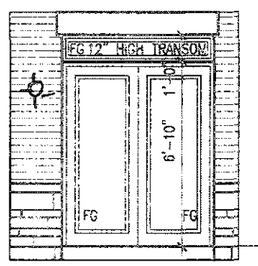
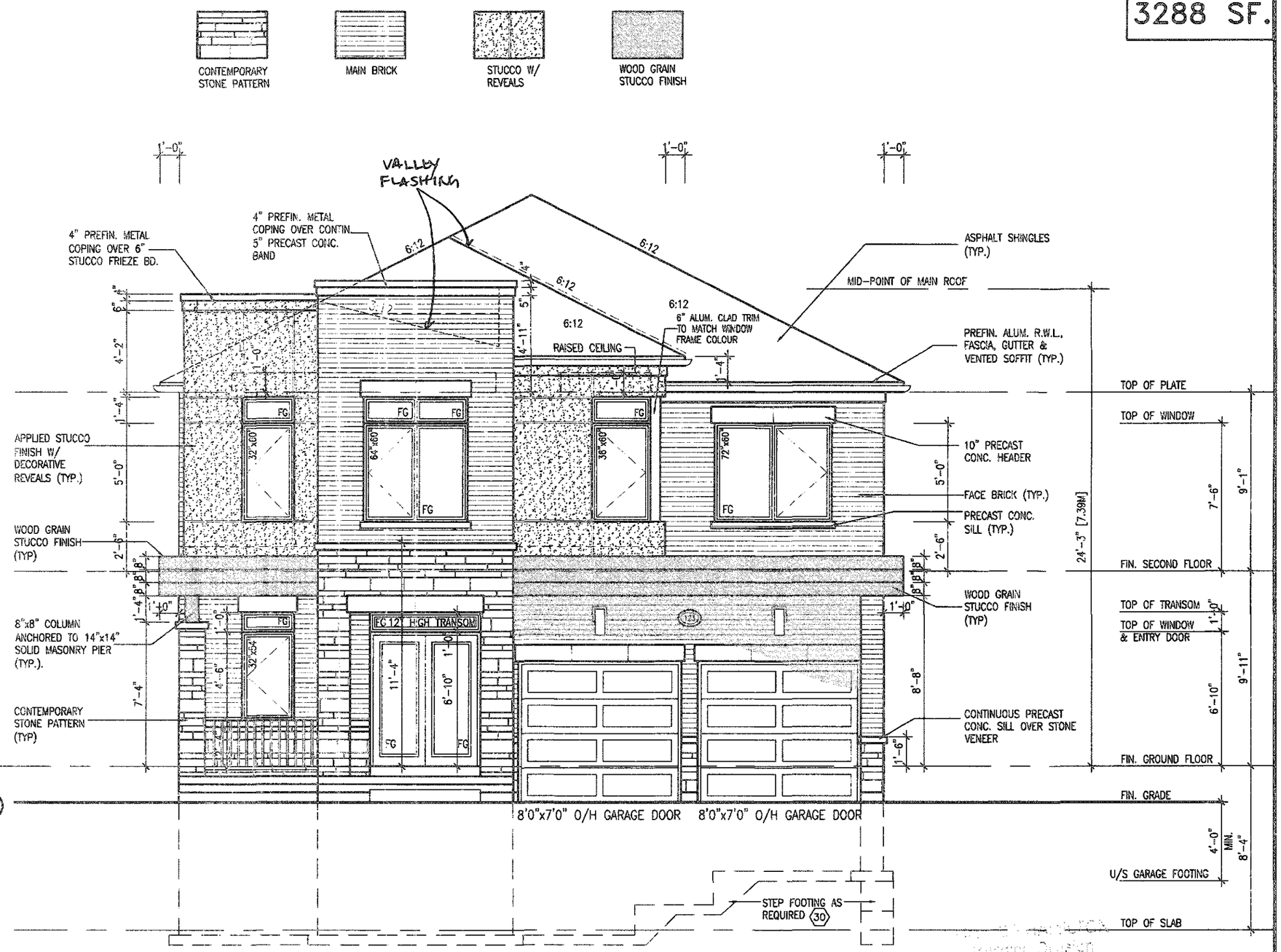
3288 SF.



ROOF PLAN-3



INSIDE PORTICO
ELEVATION '3'



FRONT ELEVATION '3'

20-187748

Dec 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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

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

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 25/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

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qualification information
name: Richard Vink — signature — BCIN: 24488
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	FRONT ELEVATION – ELEV. 3
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A5b	

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CONTEMPORARY STONE PATTERN | MAIN BRICK | STUCCO W/ REVEALS | WOOD GRAIN STUCCO FINISH

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=76.24 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=79.24 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION '3'

CITY OF HAMILTON
Building Division
Permit: 20-187748
Dec 14/20

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
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registration information
VA3 Design Inc. 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

MOUNTAINASH 5
13.5m

project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
project no. 19014
date: JANUARY 2020
LEFT SIDE ELEVATION – ELEV. 3
drawing no. A6b
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05

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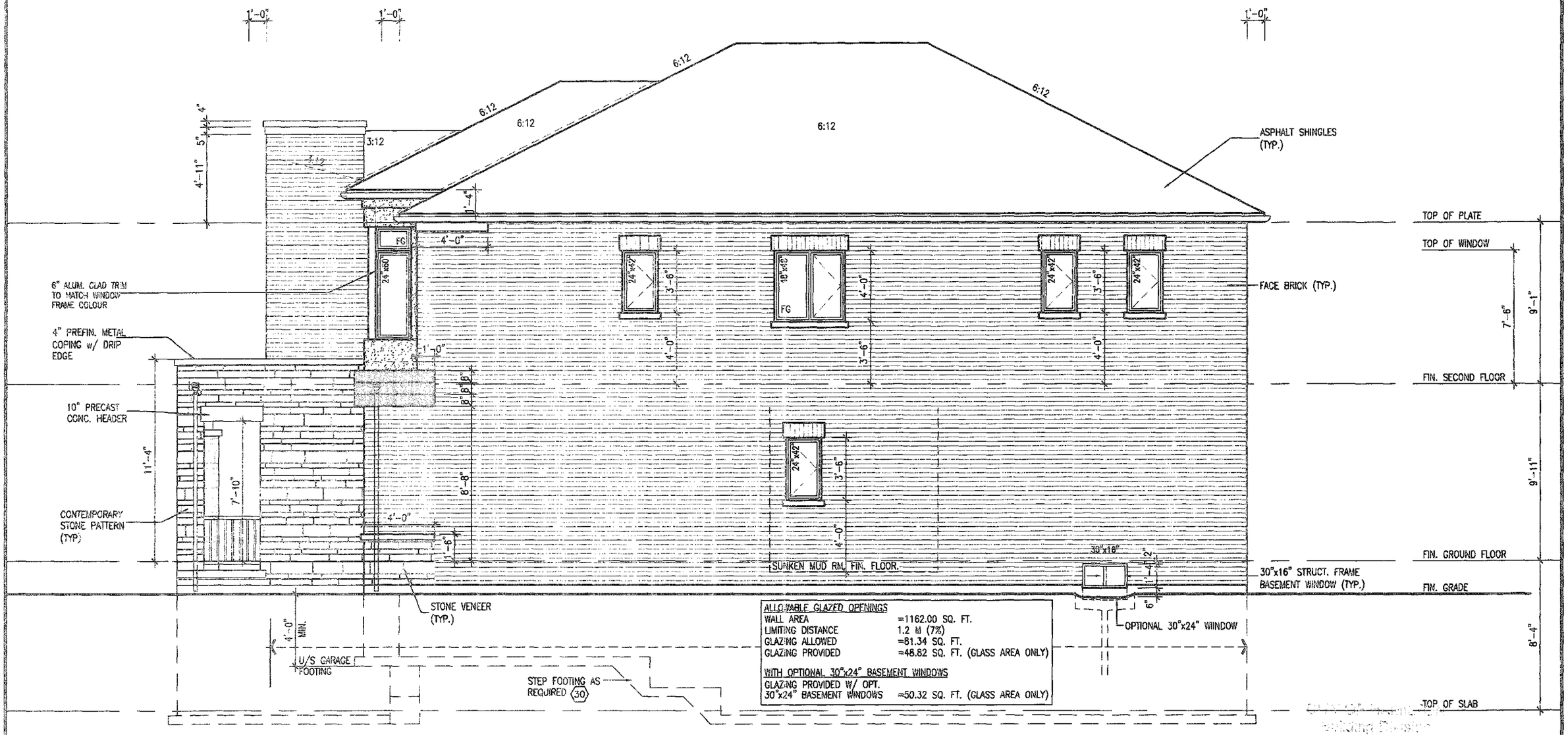
3288 SF.

CONTEMPORARY STONE PATTERN | MAIN BRICK | STUCCO W/ REVEALS | WOOD GRAIN STUCCO FINISH



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=48.82 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=50.32 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION '3'

Building Division
File No. 20-187748
PLANS MUST BE ON SITE
PERMIT NUMBER MUST BE POSTED ON SITE
THIS PERMIT IS ISSUED BASED ON PLANS AND SPECIFICATIONS REVIEWED BY THE BUILDING CODE ACT, 1992 AND APPLICABLE LAW
Dec 14/20
DATE

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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature — 24488
registration information: BCIN
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
municipality	HAMILTON, ON
MOUNTAINASH 5	13.5m
project no.	19014
date	JANUARY 2020
drawing	RIGHT SIDE ELEVATION – ELEV. 3
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	19014-MOUNTAINASH-05
drawing no.	A7b

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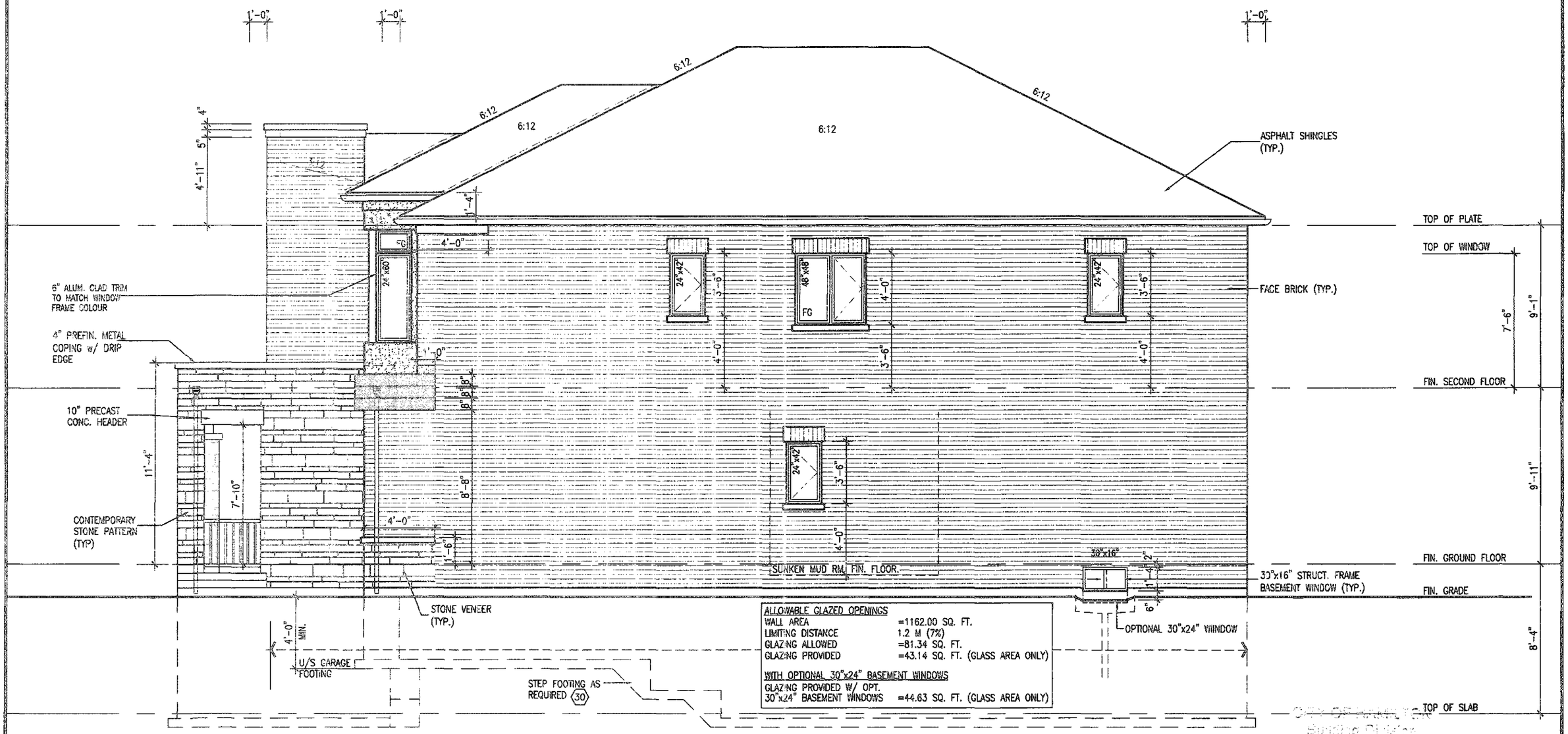
3288 SF.

CONTEMPORARY STONE PATTERN | MAIN BRICK | STUCCO W/ REVEALS | WOOD GRAIN STUCCO FINISH



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1162.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.34 SQ. FT.
GLAZING PROVIDED	=43.14 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=44.63 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION '3'
(FOR OPT. SECOND FLOOR 5 BEDROOM)

Building Division
20-187748
Dec 14/20

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

no.	description	date	by
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3	ISSUED FOR PERMIT.	APR 13/20	GW
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1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 23/20	GW

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qualification information
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name signature BCIN
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Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	RIGHT SIDE ELEVATION (OPT. 5 BEDROOM) - ELEV. 3
drawn by: CL	checked by: -
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A8b	

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3288 SF.

REAR ELEVATION '3'

CITY OF HAMILTON
Building Division
Permit No. 20-187748
THIS PLAN IS NOT VALID UNTIL ELECTRONICALLY
THE CORRECTIONS HAVE BEEN MADE AS NOTED
THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE
THE APPROVAL OF ANY OTHER PART OF THE BUILDING
PLAN EXAMINER
DEC 14/20.
PLAN EXAMINER DATE

It is the builders 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 of 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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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 — signature — 24498
name — registration information — BCIN
VA3 Design Inc. — 42658

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

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

Greenpark

project name	RUSSELL GARDENS PH. 3
municipality	HAMILTON, ON
MOUNTAINASH 5	13.5m
project no.	19014
date	JANUARY 2020
	REAR ELEVATION – ELEV. 3
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	19014-MOUNTAINASH-05
drawing no.	A9b

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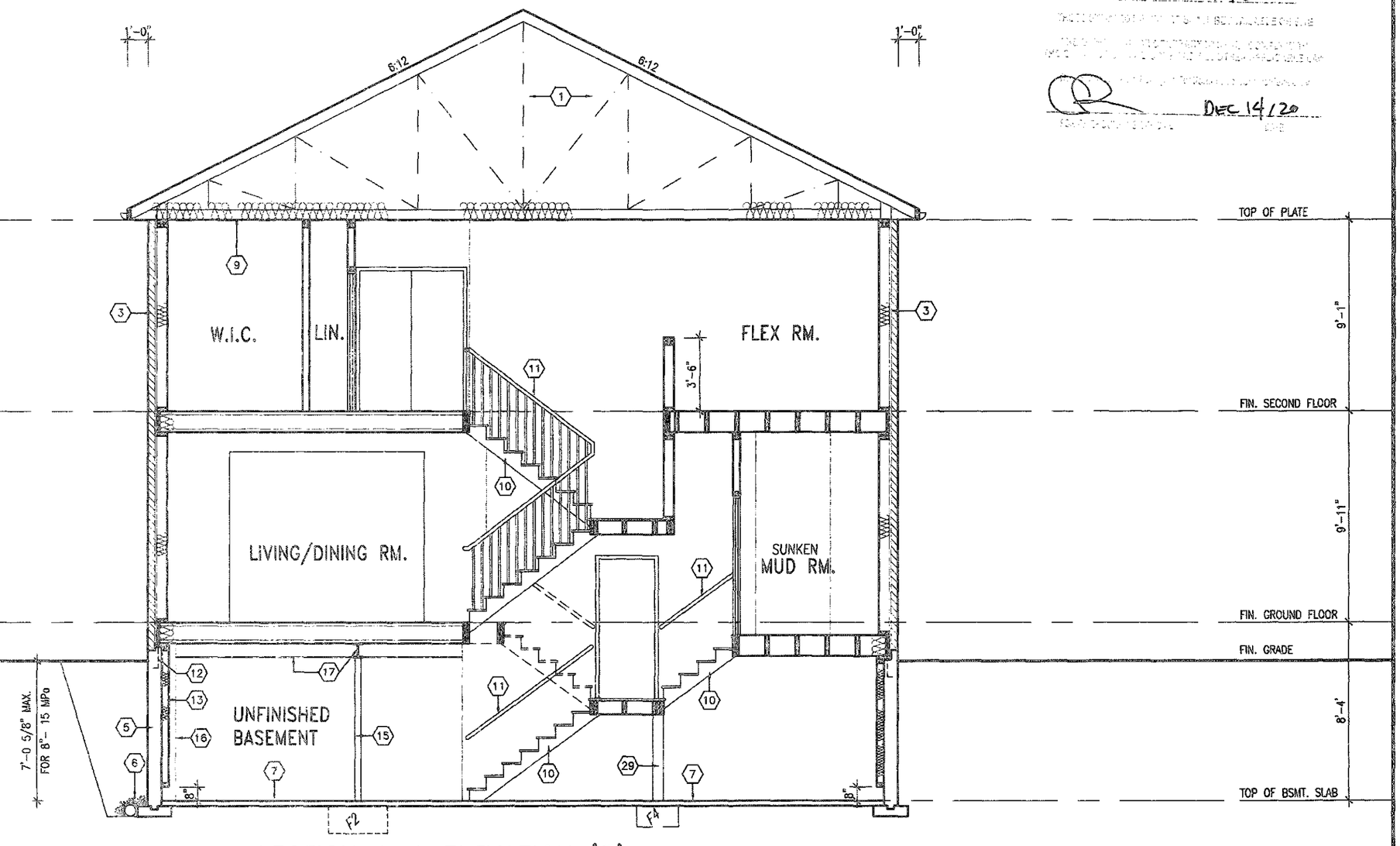
3288 SF.

CITY OF HAMILTON
Building Division
PERMIT 20-187748
DEC 14/20
DATE



SECTION A-A ELEVATION '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 27, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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 fitting plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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 — signature — 24488
name — registration information
VA3 Design Inc. — BCIN — 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON
MOUNTAINASH 5
13.5m
project no. 19014
date: JANUARY 2020
SECTION A-A – ELEV. 3
drawing no. A10b
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 19014-MOUNTAINASH-05

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3288 SF.

REAR ELEVATION '3'-
DECK CONDITION

CITY OF HAMILTON
building Division
PERMIT No. 20-187748
DEC 14/20.
DATE

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

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

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

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

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

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEV. 3 - DECK CONDITION
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A12b	

A4VAF MOZAMVEL - C:\Users\chris\Desktop\19014-GREENPARK_RUSS\19014-MOUNTAINASH-05.dwg - Wed - Apr 15 2020 - 3:22 PM

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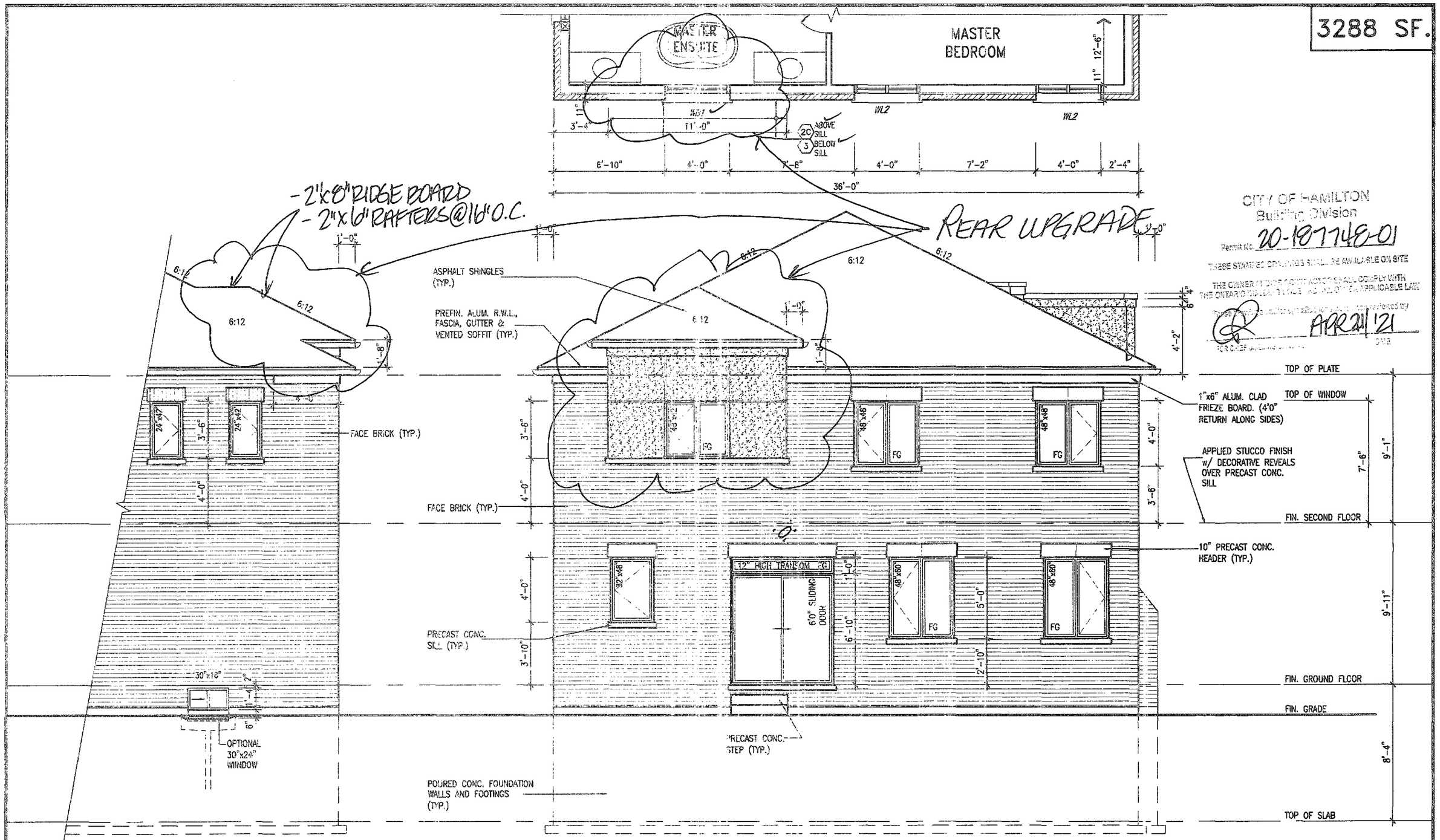
3288 SF.



CITY OF HAMILTON
Building Division
Permit No. 20-187748-01
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER / CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
APPROVED by
APR 21 '21
DATE

PARTIAL RIGHT SIDE ELEVATION '3' (4 BED)

UPGRADED REAR ELEVATION '3' (4 BEDROOM) (FOR LOTS 171 & 177)

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. WEALDS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND INSPECTION

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

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9			
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4			
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 as a Designer.
qualification information
name: Richard Vink signature: BCIN 24486
registration information
VA3 Design Inc. 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	UPGRADED REAR ELEVATION – ELEV. 3
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A13b	

GFD - H:\ARD-JE KORRING\2019\19014 GRELUV\DWGS\SHEETS\A1 MOUNTAINASH 19014-MOUNTAINASH-05.dwg - Tue, Nov 5, 2020 - 8:34 AM

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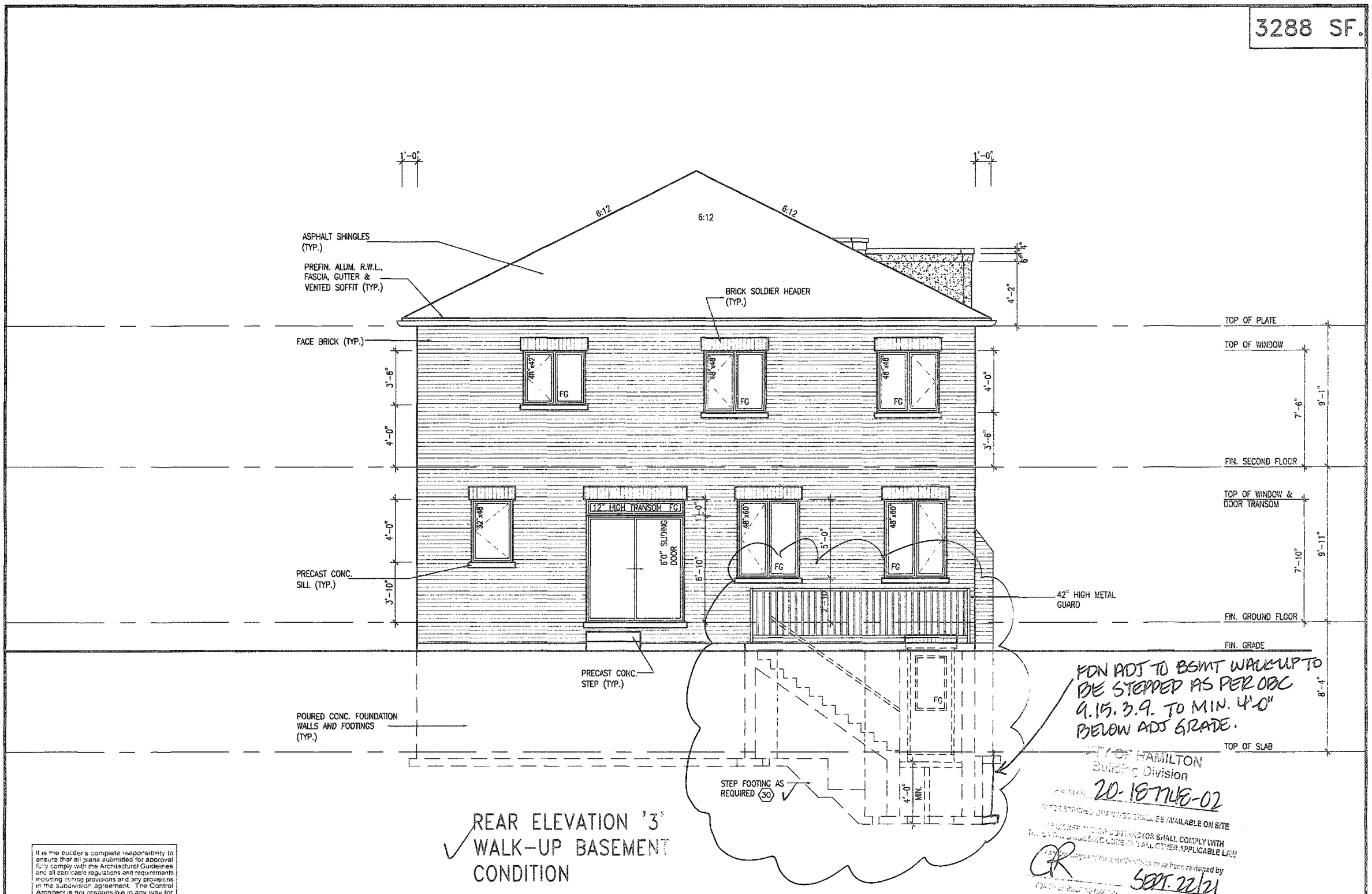
3288 SF.



FDN ADJ TO BSMT WALKUP TO BE STEPPED AS PER OBC 9.15.3.9. TO MIN. 4'-0" BELOW ADJ GRADE.

CITY OF HAMILTON
Building Division
APPROVED 20-187148-02
APPROVED STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
Plans and other specifications have been reviewed by
SEPT. 22/21
DATE

REAR ELEVATION '3'
WALK-UP BASEMENT
CONDITION

MOUNTAINASH 5
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 TEAM
APPROVED BY
DATE

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

no.	description	date	by
9	.	.	.
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5	.	.	.
4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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
name: Richard Vink — signature: R Vink — BCIN: 24488
registration information
VA3 Design Inc. — 42658

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

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

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	REAR ELEVATION '3' - WALK-UP CONDITION
drawn by: CL	checked by: -
scale: 3/16" = 1'-0"	file name: 19014-MOUNTAINASH-05
drawing no. A14b	

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3288 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-187748-02

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE SEPT 22/21

REAR ELEVATION '3' - WALK-OUT CONDITION

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

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GUARDS AS PER 9.8 + 3B.7 OF MAN SPEC'S.

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
9	.	.	.
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5	.	.	.
4	ADD WUB & WOB COND.	JUN 20/21	VT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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

name: Richard Vink — registration information: 2448B (BCIN)

signature: R Vink

VA3 Design Inc. — 42658

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

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

MOUNTAINASH 5 — 13.5m — project no. 19014

date: JANUARY 2020 — REAR ELEV. 3 – WALK-OUT CONDITION — drawing no. A16b

drawn by: CL — checked by: - — scale: 3/16" = 1'-0" — file name: 19014-MOUNTAINASH-05

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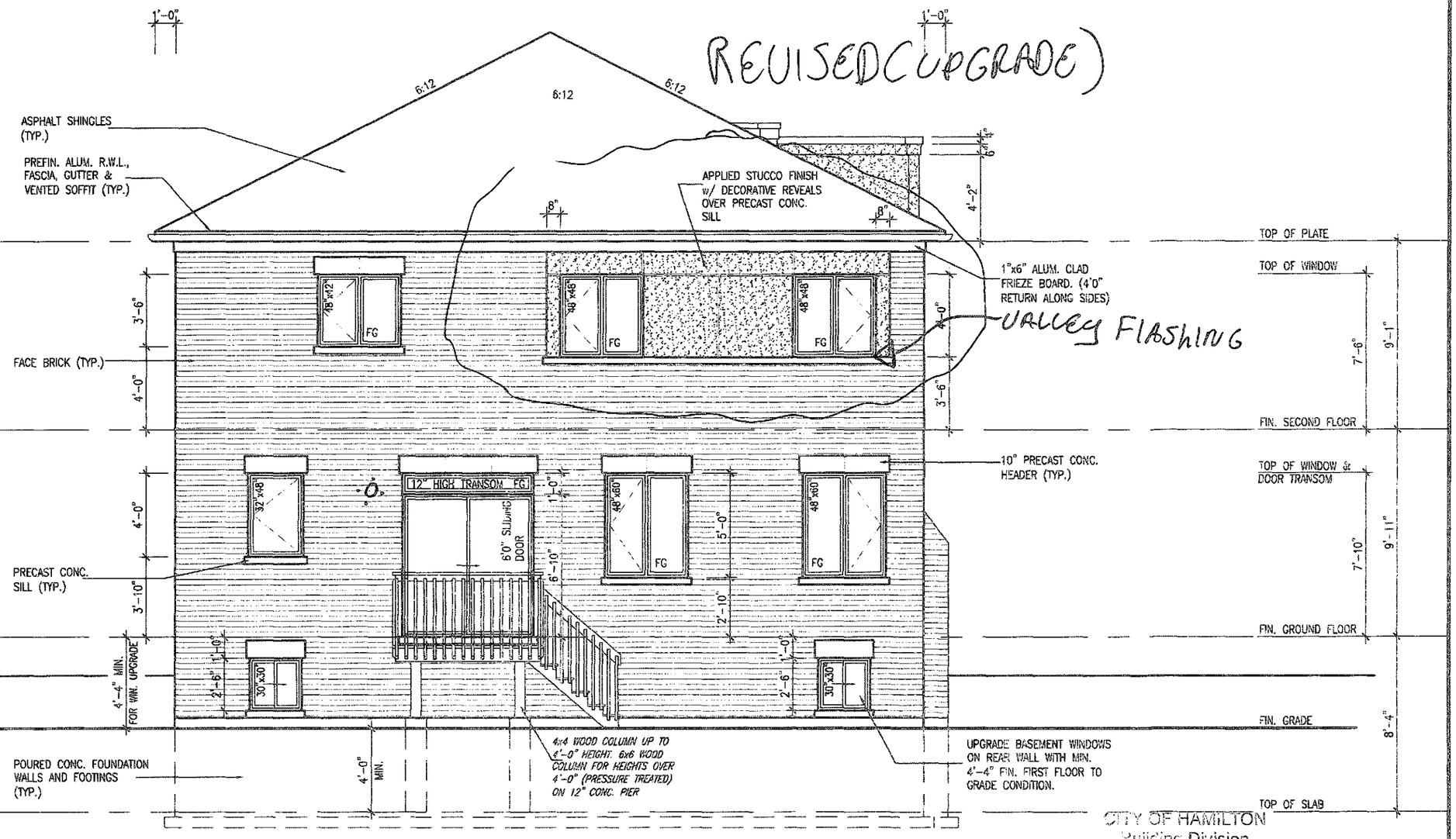
3288 SF.



UPGRADED REAR ELEVATION '3' – DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-187748-02
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 plans and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE Sept 22/21

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.

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JOHN E. WEISTEN, OAA, AIA, MRAIC
CONTROL ARCHITECT
APPROVED

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

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

no.	description	date	by
9			
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4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

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 — signature — 2448B
name — registration information — BCIN
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
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 3	municipality: HAMILTON, ON
MOUNTAINASH 5 13.5m	project no. 19014
date: JANUARY 2020	UPGRADED REAR ELEV. 3 – DECK COND.
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	drawing no. A19b
file name: 19014-MOUNTAINASH-05	

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MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

3288 SF.

UPGRADED REAR ELEVATION '3' – WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21-187248-GL
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
SEPT 22/21
DATE

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JOHN D. ARBUCKLE, ARCHITECT

MOUNTAINASH 5
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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4	ADD WUB & WOB COND.	JUN 20/21	WT
3	ISSUED FOR PERMIT.	APR 13/20	GW
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qualification information
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registration information
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va3design.com

Greenpark.

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

MOUNTAINASH 5
13.5m

project no. 19014

date: JANUARY 2020 — UPGRADED REAR ELEV. 3 – WALKOUT COND.

drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 13014-MOUNTAINASH-05

drawing no. A20b

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