

3409 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 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa, WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2
 WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
 WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
 WL4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
 WL5 = 6" x 4" x 3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
 WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
 WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
 WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
 WL9 = 6" x 4" x 3/8" L (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-38x184) SPR. No.2
 WB2 = 3-2"x8" (3-38x184) SPR. No.2
 WB3 = 2-2"x10" (2-38x235) SPR. No.2
 WB4 = 3-2"x10" (3-38x235) SPR. No.2
 WB5 = 2-2"x12" (2-38x286) SPR. No.2
 WB6 = 3-2"x12" (3-38x286) SPR. No.2
 WB7 = 5-2"x12" (5-38x286) SPR. No.2
 WB11 = 4-2"x10" (4-38x235) SPR. No.2
 WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
 LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
 LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
 LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
 LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
 LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
 LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
 LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
 LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
 LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
 LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
 LVL8 = 2-1 3/4"x14" (2-45x356)
 LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

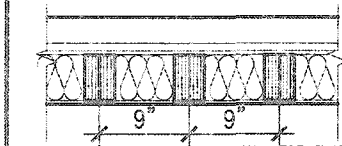
L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
 L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
 L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
 L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
 L5 = 6" x 4" x 3/8" L (150x100x10.0L)
 L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT	HEIGHT	TYPE
		8'-9"	10" OR MORE	
		CEILING	CEILING	
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

TWO STOREY HEIGHT WALL DETAIL

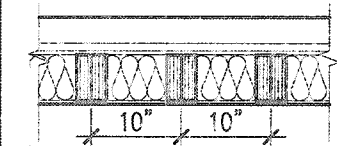
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
 STUD WALL GLUED & NAILED TOGETHER AND
 SPACED MAX. @ 9" o.c. FULL HEIGHT, c/w SOLID
 BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
 EXT. OSB SHEATHING.



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

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'-3" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0"

CERAMIC TILE FOR CONVENTIONAL LUMBER

(OBC 9.30.9)
 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.

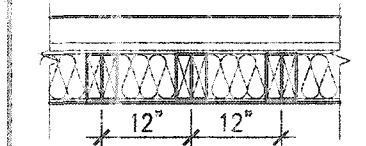
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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.



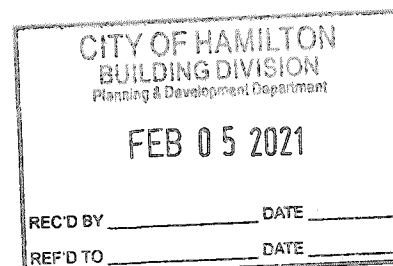
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0"

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)		Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information

ci- Denotes Continuous Insulation without framing interruption.



CITY OF HAMILTON
 Building Division

Permit No. 21-102430

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

Ken Smith Feb. 24, 2021
 FOR CHIEF BUILDING OFFICIAL DATE

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

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STRUDET INC.
 FOR STRUCTURE ONLY

MOUNTAINASH 6-007

COMPLIANCE PACKAGE 'A1'

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 6-007, ELEV. 3	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	849.50 S.F.	165.36 S.F.	19.47 %
LEFT SIDE	1326.47 S.F.	91.68 S.F.	6.91 %
RIGHT SIDE	1254.22 S.F.	76.17 S.F.	6.07 %
REAR	1056.00 S.F.	245.68 S.F.	23.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4486.19 S.F.	578.89 S.F.	12.90 %
TOTAL SQ. M.	416.78 S.M.	53.78 S.M.	12.90 %

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 3/20	GW
12				3	ISSUED FOR PERMIT	MAR 27/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW

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

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

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

MOUNTAINASH 6
 13.5m
 project no.
 19014
 drawing no.
A0
GENERAL NOTES & CHARTS
 19014-MOUNTAINASH-6-007

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3409 SF.

BASEMENT WALL INSULATION

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

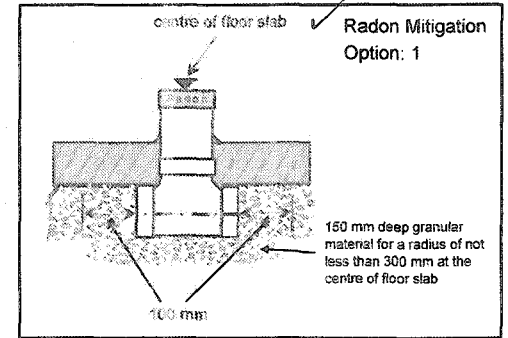
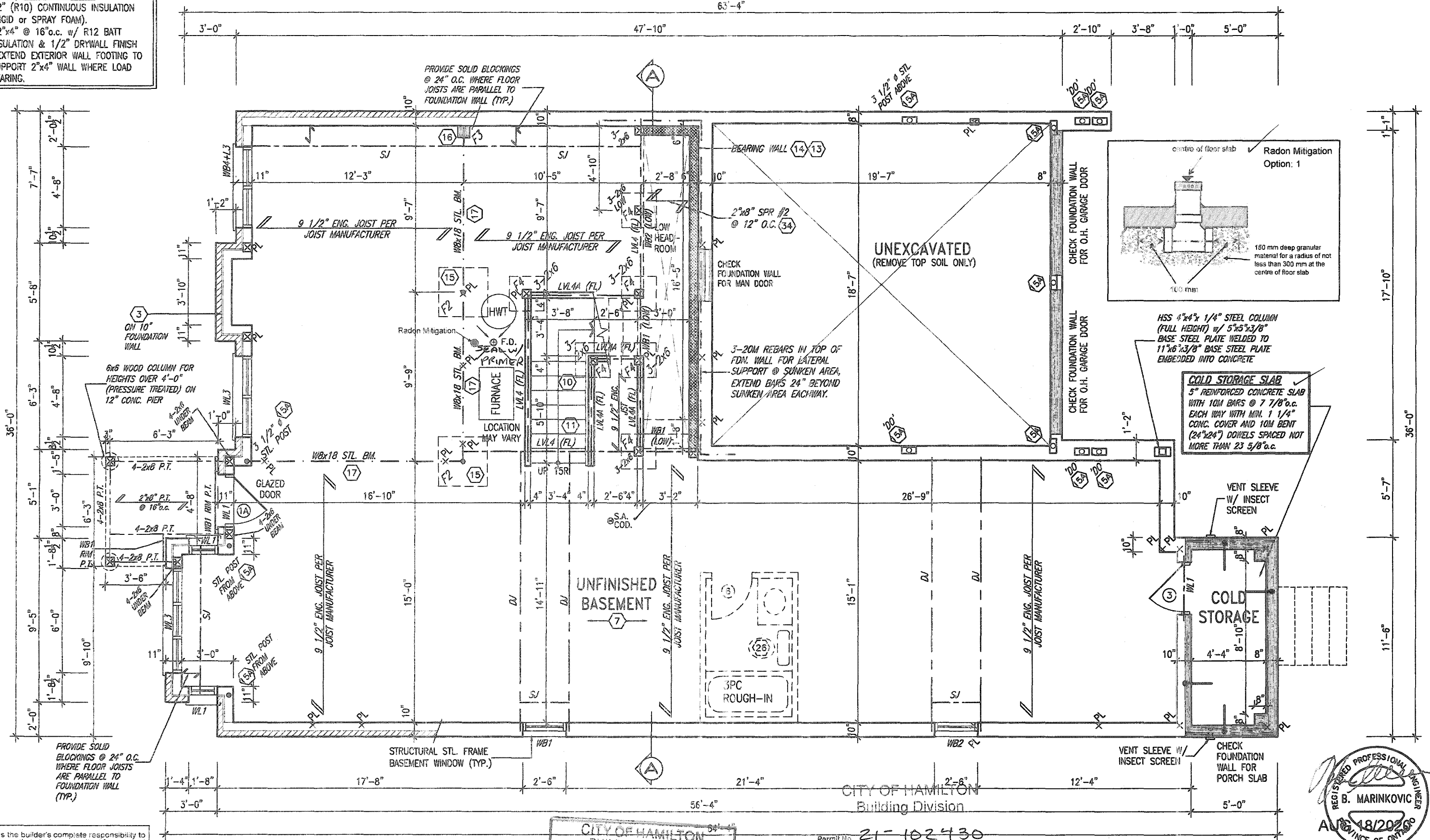
BASEMENT INSULATION AT STAIR/SUNKEN AREAS

-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.

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



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugsafely.ca



HSS 4"x4" x 1/4" STEEL COLUMN (FULL HEIGHT) w/ 5"x5"x3/8" BASE STEEL PLATE WELDED TO 11"x6"x3/8" BASE STEEL PLATE EMBEDDED INTO CONCRETE

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.

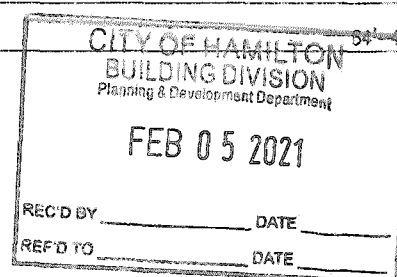
COLD STORAGE

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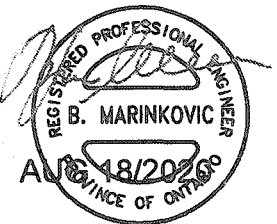
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
DATE: DEC 11, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

BASEMENT PLAN - ELEV. '3'
*A SEPARATE BUILDING PERMIT IS REQUIRED TO FINISH THE BASEMENT



Permit No. 21-102430
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These drawings and/or specifications have been reviewed by
Ken Smith Feb. 24, 2021
FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 6-007
COMPLIANCE PACKAGE 'A1'



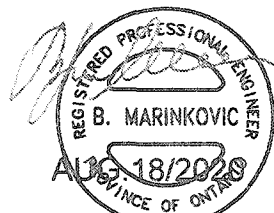
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no.	description	date	by	no.	description	date	by
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12				3	ISSUED FOR PERMIT	APR 13/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW
9							

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer qualification information
Richard Wink 2448E
signature
VA3 Design Inc. 4265B
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 conclusion of the work. Drawings are not to be copied.

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

Greenpark. MOUNTAINASH 6 13.5m
project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ONTARIO
drawing no. 19014
date: JAN 2020
checked by: 3/16" = 1'-0"
scale: 3/16" = 1'-0"
drawing no. 19014-MOUNTAINASH-6-007
drawing no. A1b



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SEPARATE INSPECTION
APPLICATIONS MUST BE FILED.
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Building Division

Permit No. 21-102430

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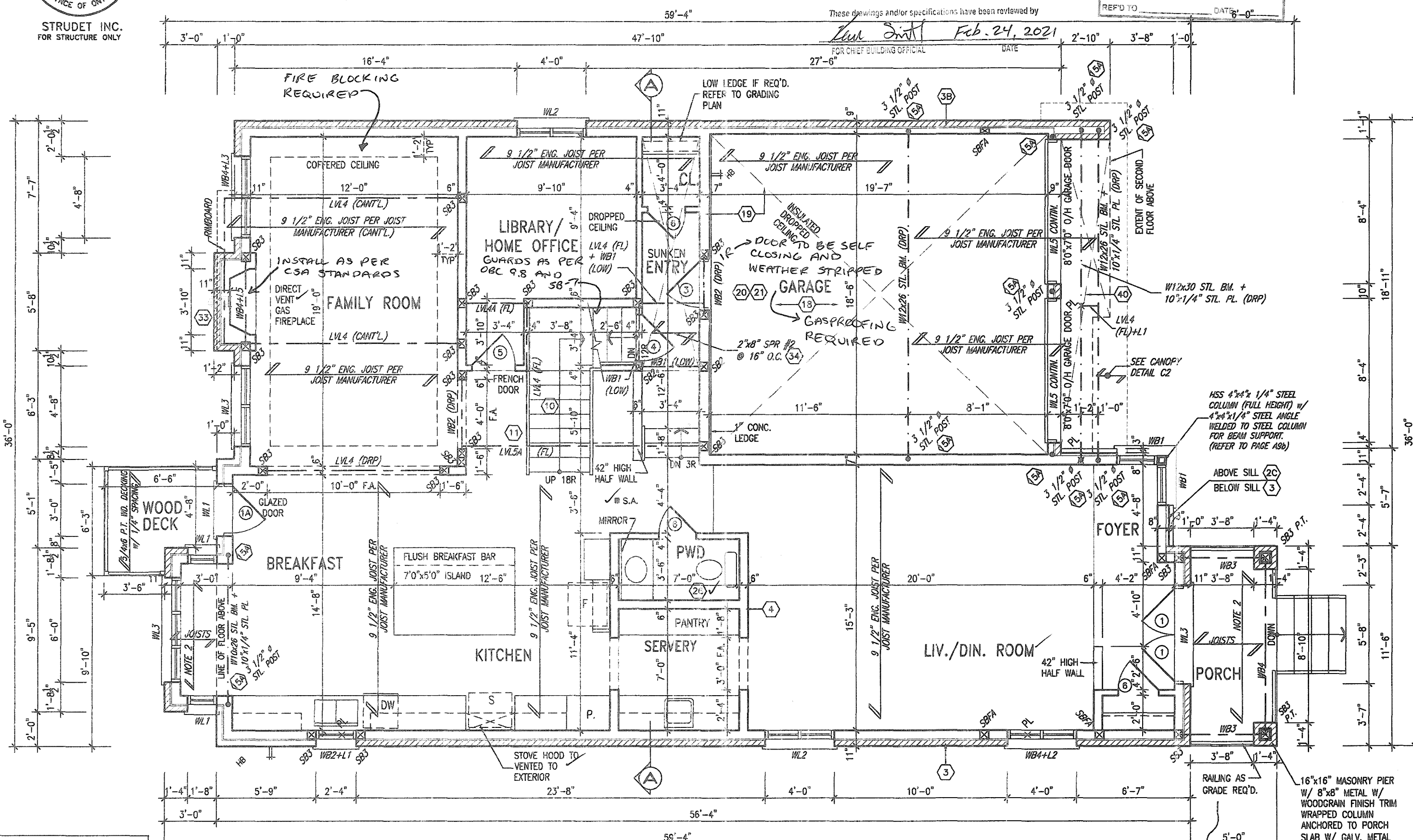
For Chief Building Official
DATE Feb. 24, 2021

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 05 2021

REC'D BY DATE
REF'D TO DATE

3409 SF.



*FIRE BLOCKING REQUIRED FOR CONCEALED SPACES SUCH
AS BULKHEADS AND COFFERED CEILINGS

GROUND FLOOR PLAN - ELEV. '3'

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

NOTE 2:
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)

SEE ATTACHED
GUARD SPEC

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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
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examining or approving site (existing) 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

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

APPROVED BY
DATE DEC 17, 2020

This stamp certifies compliance with the applicable
Design Guidelines; only with results no further
designated (date, revision, etc.)

18				9					
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14				5					
13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 6/20	GW		
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10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW		
no. description				date	by	no. description	date	by	

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

**VA3
DESIGN**

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

Greenpark.

project name
RUSSELL GARDENS PH. 3

city/township
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

drawing no.
GROUND FLOOR PLAN - ELEV. '3'

file name
19014-MOUNTAINASH-6-007

A2b

date
JAN 2020
checked by
BO, BIM
scale
3/16" = 1'-0"

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3409 SF.

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. 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. GS-107E-2020.dwg

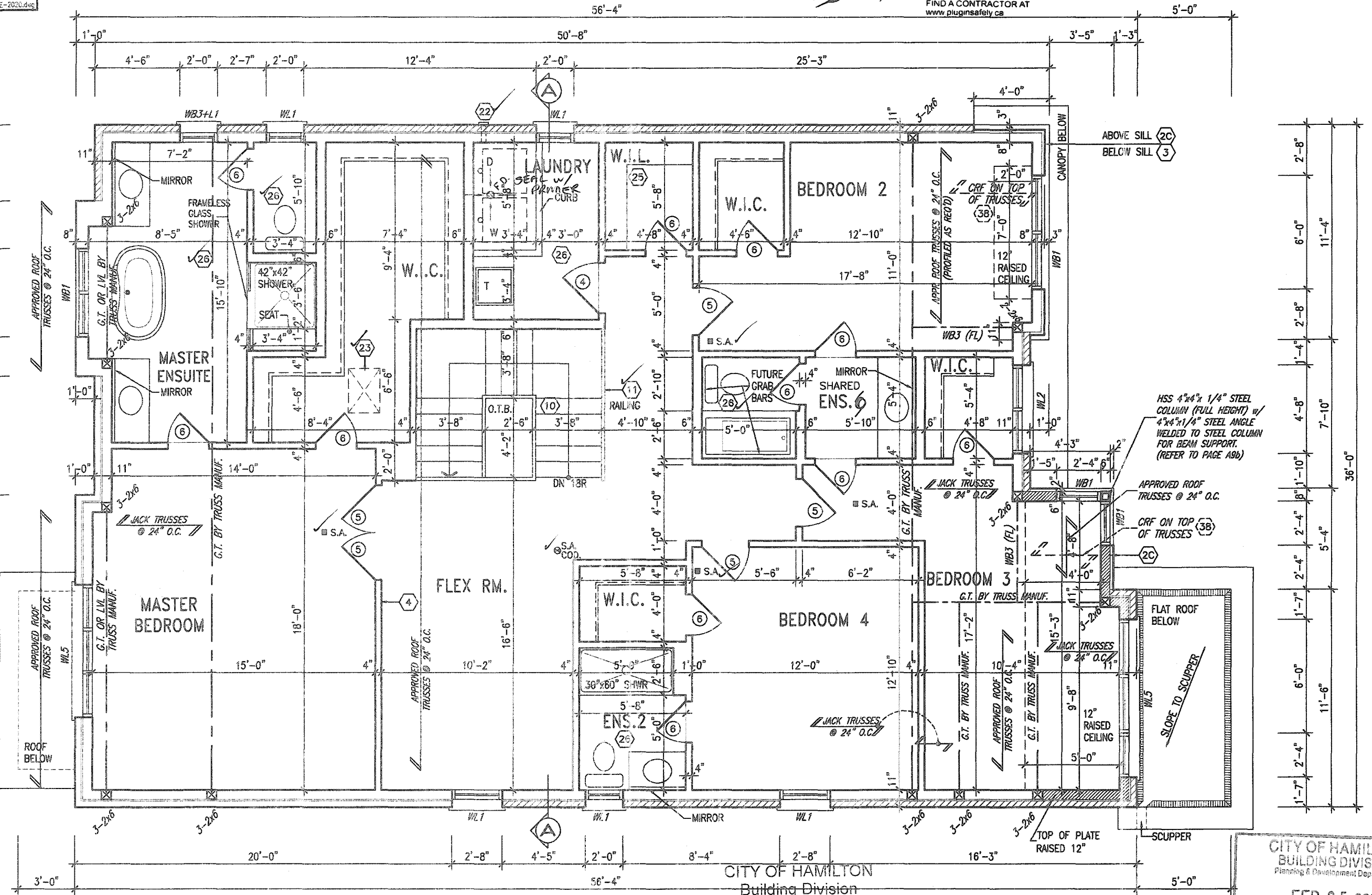


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JOHN C. WELLS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: DEC 15, 2021
This drawing certifies compliance with the applicable Design Guidelines, only and does not constitute a professional recommendation.



CITY OF HAMILTON
Building Division

Permit No. 21-102430

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

Ken Smith Feb. 24, 2021

FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 05 2021

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

MOUNTAINASH 6-007
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG. 6/20	GW
12				3	ISSUED FOR PERMIT	APR 13/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW

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

Richard Vink 24488
signature
name registration information VAS Design Inc. 42656

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 6
13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ONTARIO	project no. 19014
date JAN 2020	checked by BD/EM	scale 3/16" = 1'-0"
drawn by BD/EM	checked by 3/16" = 1'-0"	file name 19014-MOUNTAINASH-6-007
drawing no. A3b		

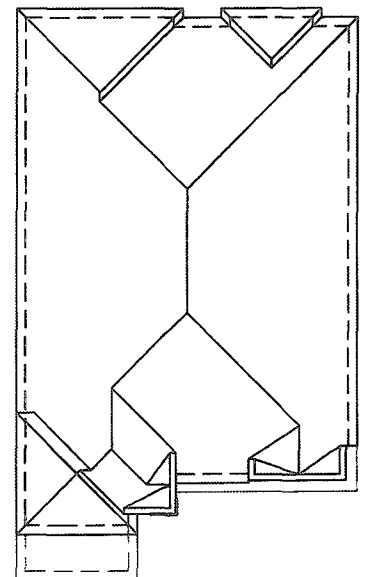
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WOOD GRAIN
STUCCO FINISH

3409 SF.

These drawings and/or specifications have been reviewed by
Tim Smith Feb. 24, 2021
 FOR CHIEF BUILDING OFFICER DATE



TOP OF SLAB

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

Annotations (Left Side):

- VALLEY FLASHING (TYP.)
- 12" RAISED CEILING
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
- 10" PRECAST CONC. HEADER (TYP.)
- FACE BRICK (TYP.)
- CONT. PRECAST SILL (TYP.)
- WOOD GRAIN STUCCO FINISH TRIM (TYP.)
- MTL. FLASHING, W/ CAULKING BEHIND CLADDING (TYP.)
- 16"x16" MASONRY PIER W/ 8"x8" W/ WOOD GRAIN STUCCO FINISH TRIM WRAPPED COLUMN (TYP.)
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

Annotations (Right Side):

- ASPHALT SHINGLES (TYP.)
- 12" RAISED CEILING
- MID-POINT MAIN ROOF
- PREFIN. METAL COPING ON 6" STUCCO TRIM (TYP.)
- APPLIED STUCCO FINISH W/ DECORATIVE REVEALS (TYP.)
- WOOD GRAIN STUCCO FINISH TRIM (TYP.)
- 10" PRECAST CONC. HEADER (TYP.)
- CONT. PRECAST SILL (TYP.)
- CONTEMPORARY STONE PATTERN (TYP.)
- STEPPED FOOTING (30)

Dimensions and Notes:

- Roof pitch: 6:12
- Window sizes: 28"x72", 72"x54", 72"x18", 56"x42", 56"x18", 72"x18", 72"x18"
- Door sizes: 8'-0"x7'-0" RECESSED O/H GARAGE DOOR
- Foundation: STEPPED FOOTING (30)
- Overall height: 25'-5" [7.75m]

project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ONTARIO		project no. 19014
date JAN 2020		FRONT ELEVATION - ELEV. 3'		drawing no.
drawn by BD.BIM	checked by -	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-6-007	A5b
CDS - H:\PROJECTS\2019\19014\MOUNTAINASH\DWG\19014-MOUNTAINASH-6-007.dwg - Thu - Aug 8 2020 - 2:35 PM				

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3409 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
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REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



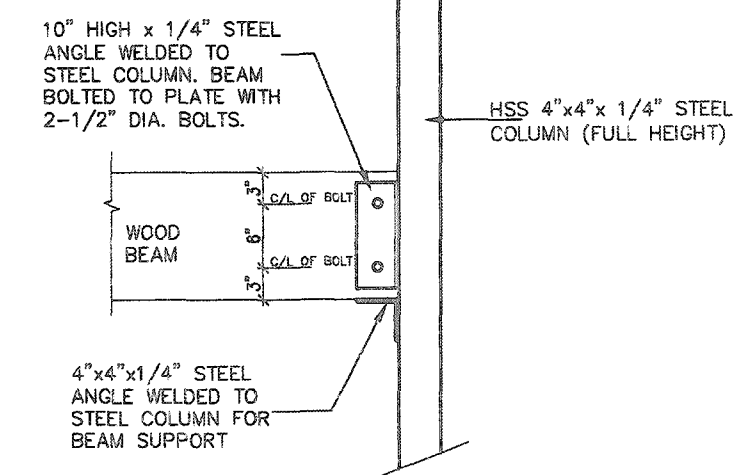
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit No. 21-102430

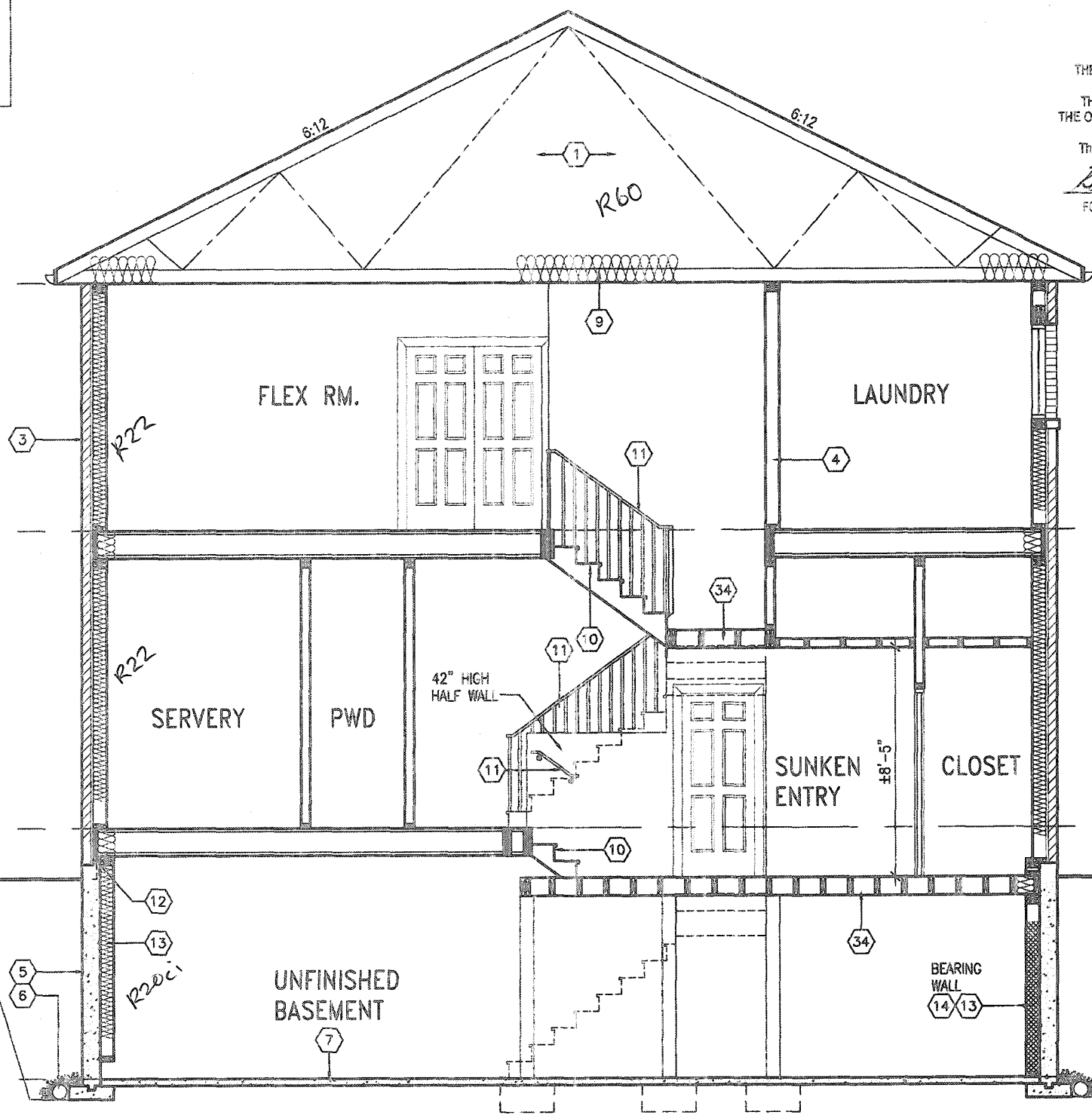
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These drawings and/or specifications have been reviewed by
Lu Siu Feb. 24, 2021
FOR CHIEF BUILDING OFFICIAL DATE



1'-0"

1'-0"



CROSS SECTION 'A-A'
(ELEV. '3')

MOUNTAINASH 6-007
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

16		9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		Greenpark.		MOUNTAINASH 6	
17		8		Richard Vink 24488		255 Consumers Rd Suite 120		RUSSELL GARDENS PH. 3		13.5m	
16		7		VA3 Design Inc. 42658		Toronto ON M2J 1R4		HAMILTON, ONTARIO		project no. 19014	
15		6		name registration information		t 416.630.2255 f 416.630.4782		date JAN 2020		drawing no. CROSS SECTION 'A-A'	
14		5		signature		va3design.com		drawn by BD.SIM		this name 19014-MOUNTAINASH-6-007	
13		4		CUSTOM DRAWINGS PER PURCHASER REQUEST		AUG. 6/20 GW		checked by		scale 3/16" = 1'-0"	
12		3		ISSUED FOR PERMIT.		APR 13/20 GW		date		drawing no. A9b	
11		2		UPDATED PER ENG & CLIENT COMMENTS		MAR 24/20 GW		date		drawing no. CROSS SECTION 'A-A'	
10		1		PRELIMINARY. ISSUED FOR CLIENT REVIEW.		JAN. 26/20 GW		date		drawing no. 19014-MOUNTAINASH-6-007	
no. description		date		by		no. description		date		by	

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