

3189 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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (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" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

DOOR SCHEDULE

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

**CERAMIC TILE FOR CONVENTIONAL LUMBER
(OBC 9.30.6)**

SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0", 2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING

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

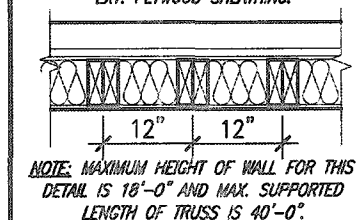
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

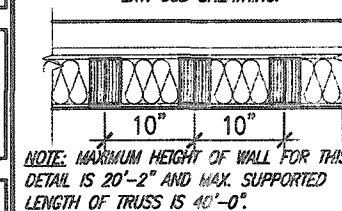
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

**TWO STOREY HEIGHT
WALL DETAIL**

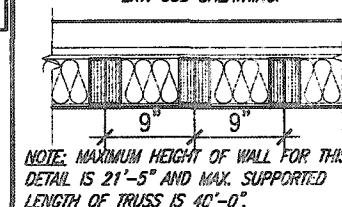
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.

**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.



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.



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	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
≤600mm below grade	(R10)	
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	Minimum 1 OR Maximum 2 Required.	
Recovery Unit (DWHR)	Dependent on number of showers installed.	
	Refer to SB12-3.1.1.12 for information	

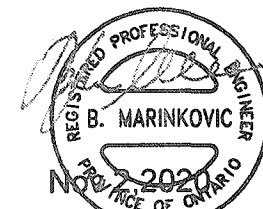
ci- Denotes Continuous Insulation without framing interruption.

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UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
MOUNTAINASH 4-282 EL. 3 (5 BED)		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	845.56 S.F.	201.56 S.F.	23.84 %
LEFT SIDE	1203.76 S.F.	95.644 S.F.	7.95 %
RIGHT SIDE	1210.63 S.F.	53.056 S.F.	4.39 %
REAR	805.56 S.F.	157.333 S.F.	19.53 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4065.51 S.F.	507.59 S.F.	12.49 %
TOTAL SQ. M.	377.70 S.M.	47.16 S.M.	12.49 %

CITY OF HAMILTON
Building Division
Permit No. 21-107155
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
DATE MAR 12/21
FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'

VAS DESIGN

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

Greenpark

project name
RUSSELL GARDENS PH. 3

HAMILTON, ON.

MOUNTAINASH 4
13.5m

project no.
19014

date
JAN. 2020

GENERAL NOTES & CHARTS

drawn by
N.HUR

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

19014-MOUNTAINASH-4-282

scale
3/16" = 1'-0"

drawing no.
A0

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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.

PROVIDE SOLID BLOCKINGS
@ 24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)

4x4 WOOD COLUMN UP
TO 4'-0" HEIGHT. 6x6
WOOD COLUMN FOR
HEIGHTS OVER 4'-0"
(PRESSURE TREATED)
ON 12" CONC. PIER

[illegible]

PROVIDE SOLID BLOCKINGS
@ 24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)

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

APPROVED BY: 
DATE: JAN 22, 2021

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

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

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

BASEMENT PLAN - ELEV. '3'

CITY OF HAMILTON
Building Division

PORTLAND
 THESE STAMPED DRAWINGS SHALL BE AVAILABLE TO THE PUBLIC
 THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
 THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
 These drawings and/or specifications have been reviewed by
 [Signature]
 DATE
 FOR CHIEF BUILDING OFFICER

2-20M REBARS IN TOP OF FDTN.
WALL FOR LATERAL SUPPORT @
STAIR OPENING, EXTEND BARS 24"
BEYOND STAIR OPENING EACHWAY.

MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 4
13.5m

Greenpark

BASEMENT PLAN - ELEV. 3

A1b



VA3
DESIGN

DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4
va3design.com


Greenpark

project name	RUSSELL GARDENS PH. 3	
date	JAN. 2020	
drawn by	N.HUR	checked by
		scale
		3/16" = 1'-0"

municipality HAMILTON, ON.	project 1901
drawing no. BASEMENT PLAN - ELEV. 3	title name 19014-MOUNTAINASH-4-282
A1b	19014-MOUNTAINASH-4-282.dwg - Wed., Oct 7 2009 6:51 PM

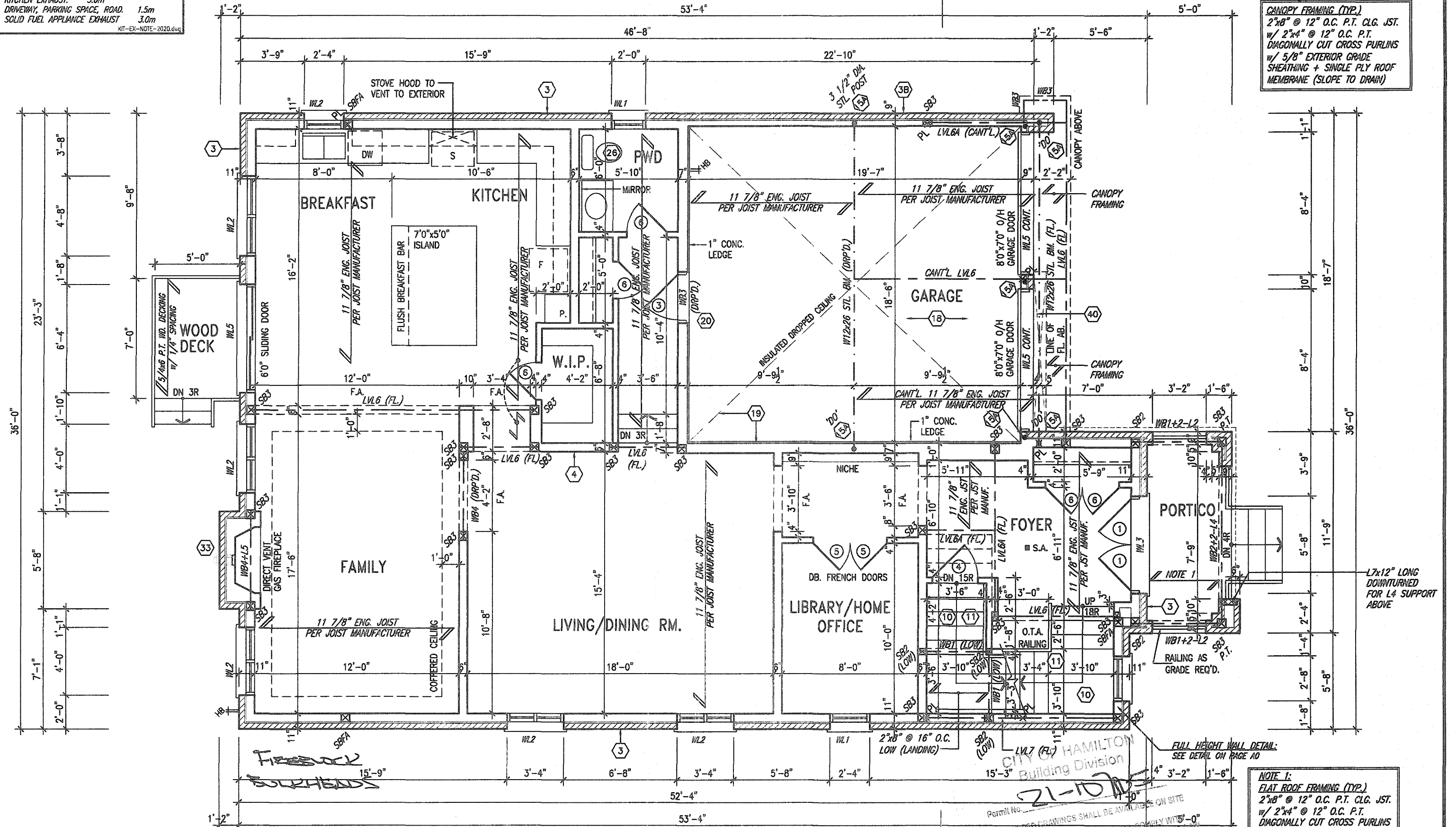
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OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

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

KIT-EX-NOTE-2020.dwg

CANOPY 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)



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

APPROVED BY _____
DATE 1/14/28/2021

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
NO. 22020
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

GROUND FLOOR PLAN - ELEV. '3'

21-10-1720

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH "O" APPLICABLE LAW

THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] *[Signature]* / 21

DATE

FOR CHIEF BUILDING OFFICIAL

MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 4
13.5m

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON.	project no.	19014
date	JAN. 2020	GROUND FLOOR PLAN - ELEV. 3			drawing no.
drawn by	N.HUR	checked by	scale	file name	A2b
			3/16" = 1'-0"	19014-MOUNTAINASH-4-282	
C:\P\A\PROJECTS\WORKING\19014\MOUNTAINASH\STUDIOS\MOUNTAINASH-4-282.dwg - last - Oct 7 2020 - 651 K					

18.	.	.	9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17.	.	.	8.	.	.	qualification information	
16.	.	.	7.	.	.	Richard Vink	
15.	.	.	6.	.	.	signature	
14.	.	.	5.	.	.	name	
13.	.	.	4.	CUSTOM PER PURCHASER REQUEST.	OCT 07/20 GW	registration information	
12.	.	.	3.	ISSUED FOR PERMIT.	MAR 31/20 GW	VA3 Design Inc.	
11.	.	.	2.	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 GW	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with any work.	
10.	.	.	1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20 GW	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.	
no.	description	date	by	no.	description	date	by

VA3
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255 Consumers Rd Suite 120
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va3design.com

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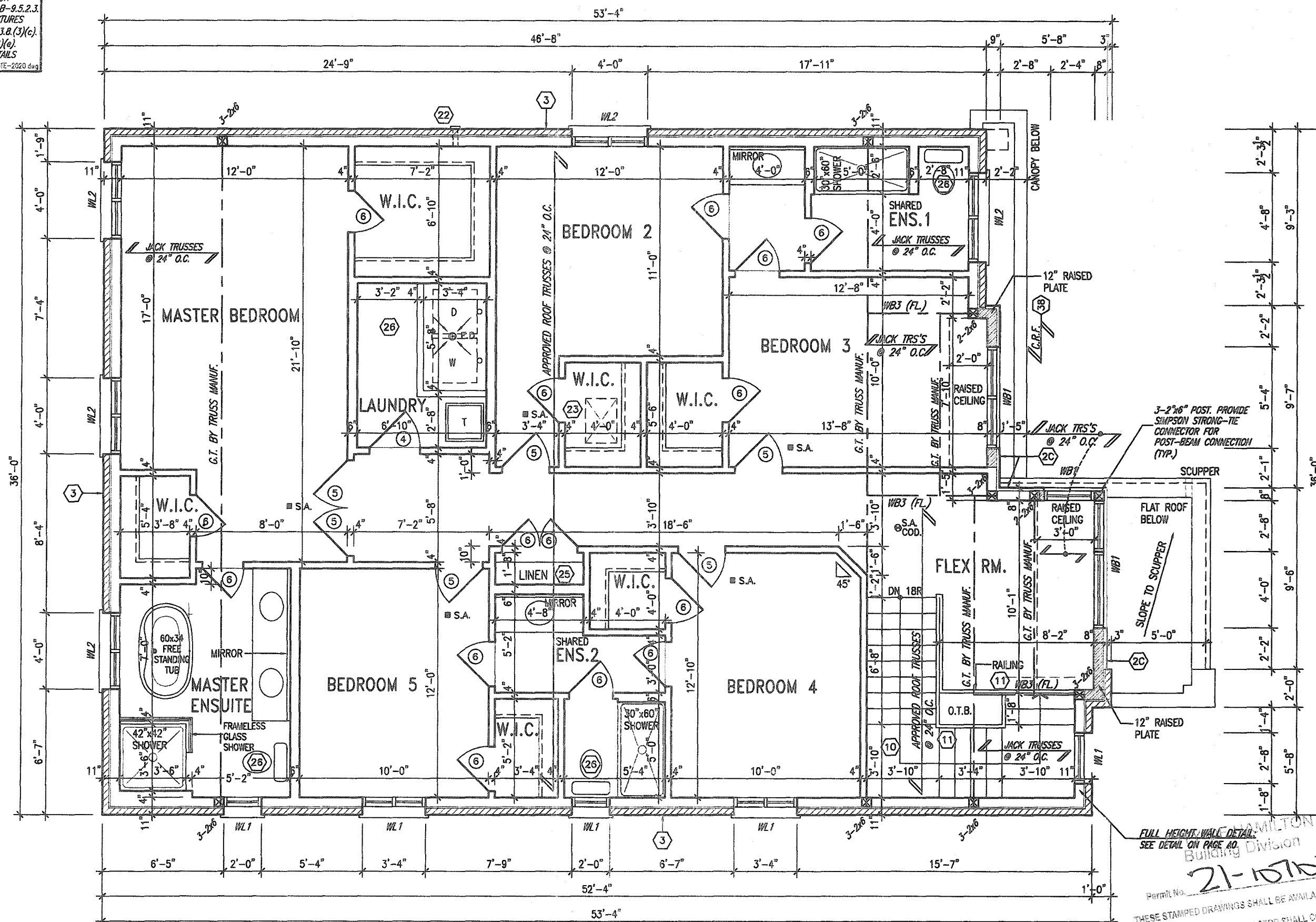
GRAB BAR NOTE:

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.

CB-NOTE-2020.dwg

3189 SF.

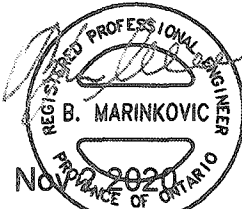


SECOND FLOOR PLAN
5 BEDROOM PLAN - ELEV. '3'

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



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FOR STRUCTURE ONLY

18.			9.		
17.			8.		
16.			7.		
15.			6.		
14.			5.		
13.			4.	CUSTOM PER PURCHASER REQUEST.	OCT 07/20 GW
12.			3.	ISSUED FOR PERMIT.	MAR 31/20 GW
11.			2.	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20 GW
10.			1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 28/20 GW
no.	description	date	by	no.	description

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

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

Greenpark.

project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ON.
date: JAN. 2020
checked by: N.HUR
scale: 3/16" = 1'-0"
drawing no.: 19014-MOUNTAINASH-4-282
title: SECOND FLOOR PLAN - ELEV. 3
drawing no.: A3b

MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'

Permit No. 21-10705
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: 1/21

CITY OF HAMILTON
Building Division

Permit No. 21-104

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

and/or specifications have been reviewed by 12/12/21

FOR CHIEF BUILDING OFFICIAL
4th PREFIN. MTL
CAPPED PARAPET (TYP.)

MID-POINT OF MAIN ROOF

— APPLIED STUCCO FINISH W/
REVEALS AS SHOWN

TOP OF PLATE

TOP OF WINDOW

— WINDOW OPERATION FOR
OPT. 2ND FLOOR COND. ONLY

— PREFIN. MTL. FLASHING, W/
CAULKING BEHIND CLADDING
(TYP.)

PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

FIN. SECOND FLOOR

WOOD GRAIN STUCCO
FINISH (TYP.)

TOP OF DOOR

10" PRECAST CONC.
HEADER (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF SLAB

A technical drawing of a double door set. The door is shown in a closed position. The height of the door is labeled as 8'-0". The width of the door is labeled as 3'-0". The width of the door frame is labeled as 8'-10". The door is set into a wall with a brick pattern. The floor is shown with a diagonal hatching pattern.

INSIDE PORTICO
ELEVATION '3'

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

APPROVED BY _____
DATE 11/14/14

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

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

FRONT ELEVATION - ELEV. '3'

MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'

18	.	.	.	9	.	.	.
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14	.	.	.	5	.	.	.
13	.	.	.	4	CUSTOM PER PURCHASER REQUEST.	CCT 07/20	GU
12	.	.	.	3	ISSUED FOR PERMIT.	MAR 31/20	GU
11	.	.	.	2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GU
10	.	.	.	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GU
no	description	date	by	no	description	date	by

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

qualification information

Richard Vink *R. Vink* 244

name signature

registration information

VA3 Design Inc. 426

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions 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 416.630.478
va3design.com

 **Greenpark.**

Project name number
RUSSELL GARDENS PH. 3 **HAMILTON,**

to FRONT EL
in **2020**

drawn by checked by scale
HUR **3/16" = 1'-0"**

© - PLANS REPRODUCED BY 2018/10/14 08:10:15 TS/SIOUX/CMC WORKSPACE/SIOUX/CMC/2018/10/14 08:10:15
4-228-10014-10014

MOUNTAINASH 4
13.5m

project no.
19014

ION - ELEV. 3
file name
-MOUNTAINASH-4-282

drawing no.
A44b

2.dwg - Wed - Oct 7 2020 - 6:51 PM

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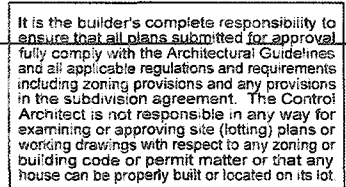
CITY OF HAMILTON
Building Division

Permit No. 21-15105

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

These drawings and/or specifications have been reviewed by
MSR 1/21 -
DATE

FOR CHIEF BUILDING OFFICIAL



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

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

APPROVED BY [Signature]
DATE JAN 28, 2021

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

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1203.33 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=84.23 SQ. FT.
GLAZING PROVIDED	=81.58 SQ. FT.



MOUNTAINASH 4
13.5m

project name	municipality		project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date	LEFT SIDE ELEVATION - ELEV. 3		drawing no.
JAN. 2020			
drawn by	checked by	scale	file name
N.HUR		3/16" = 1'-0"	19014-MOUNTAINASH-4-282

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

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CITY OF HAMILTON
Building Division
21-157105
Permit No. _____
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These drawings and/or specifications have been reviewed by
DATE
FOR CITY BUILDING OFFICIAL
- PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)



MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'

18.			9.			The undersigned has reviewed and takes responsibility for this design and has the specifications and made the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink <i>R Vink</i> 24489 BCN name registration information VA3 Design Inc. 4265B	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t +16.630.2255 f +16.630.4782 va3design.com	Greenpark project name RUSSELL GARDENS PH. 3 checked by N.HUR scale 3/16" = 1'-0" drawing no. 19014-MOUNTAINASH-4-282 SEC - HAMILTON, ONTARIO 2020/04/01/2020/04
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3189 SF.

1'-0"

1'-0"

6:12

6:12

ASPHALT SHINGLES (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

BRICK SOLDIER COURSE
HEADER (TYP.)

PRECAST CONC. SILL
(TYP.)

FACE BRICK CAP
W/ FLASHING
FULL DEPTH

FACE BRICK (TYP.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

CITY OF HAMILTON
Building Division

Permit No. **21-107105**
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FOR CHIEF BUILDING OFFICIAL

MAR 1/21
DATE

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

REAR ELEVATION '3'-
DECK CONDITION

MOUNTAINASH 4-282
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **JAN 20, 2021**
This stamp certifies compliance with the applicable Design Guidelines and does not constitute a professional responsibility.

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.

4x4 WOOD COLUMN UP TO
4'-0" HEIGHT. 6x6 WOOD
COLUMN FOR HEIGHTS OVER
4'-0" (PRESSURE TREATED)
ON 12" CONC. PIER

18			9				
17			8				
16			7				
15			6				
14			5				
13			4	CUSTOM PER PURCHASER REQUEST.	OCT 07/20	GW	
12			3	ISSUED FOR PERMIT.	MAR 31/20	GW	
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 13/20	GW	
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 *[Signature]* 24486
name
signature
BCN
42658
name
registration information
V&A Design Inc.
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
drawing no.
19014
date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"
scale
19014-MOUNTAINASH-4-282
drawing no.
A7b

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