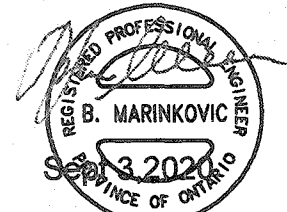


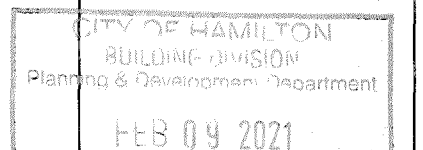
3288 SF.



STRUDET INC.
FOR STRUCTURE ONLY

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



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

UNINSULATED OPENINGS (PER OBC SB-12.1.1(7))			
	GROUND FLOOR AREA	SECOND FLOOR AREA	PERCENTAGE
FRONT	654 S.F.	120.00 S.F.	14.05 %
LEFT SIDE	1230 S.F.	93.33 S.F.	7.59 %
RIGHT SIDE	1230 S.F.	90.67 S.F.	4.61 %
REAR	608 S.F.	168.27 S.F.	20.83 %
* OPENINGS OMITTED AS PER SB-12.3.1.1.5(4) MAX 18.9 S.F. REFER TO ELEVATION FOR LOCATION			
	0.0 S.F.		
TOTAL SQ. FT.	4122.00 S.F.	438.28 S.F.	10.63 %
TOTAL SQ. M.	382.84 S.M.	40.72 S.M.	10.63 %

AREA CALCULATIONS		ELEV '3'
GROUND FLOOR AREA	1452 SF	
SECOND FLOOR AREA	1846 SF	
TOTAL FLOOR AREA	3298 SF	
	(306.39 m ²)	
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 m ²)	
GROUND FLOOR COVERAGE	1459 SF	
GARAGE COVERAGE/AREA	391 SF	
PORCH COVERAGE/AREA	85 SF	
COVERAGE W/ PORCH	1935 SF	
	(179.77 m ²)	
COVERAGE W/O PORCH	1850 SF	
	(171.87 m ²)	

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

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'-0" 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'-6"	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.

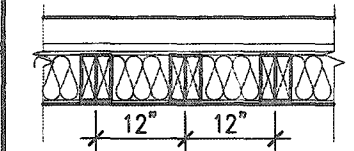
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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

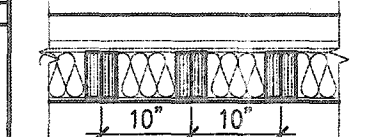
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, 1/4" SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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

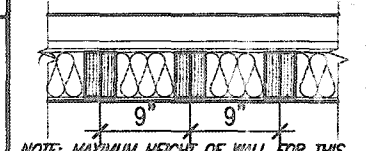
2-1 1/2" x 5 1/2" TIMBERSHED (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, 1/4" SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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" TIMBERSHED (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, 1/4" SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



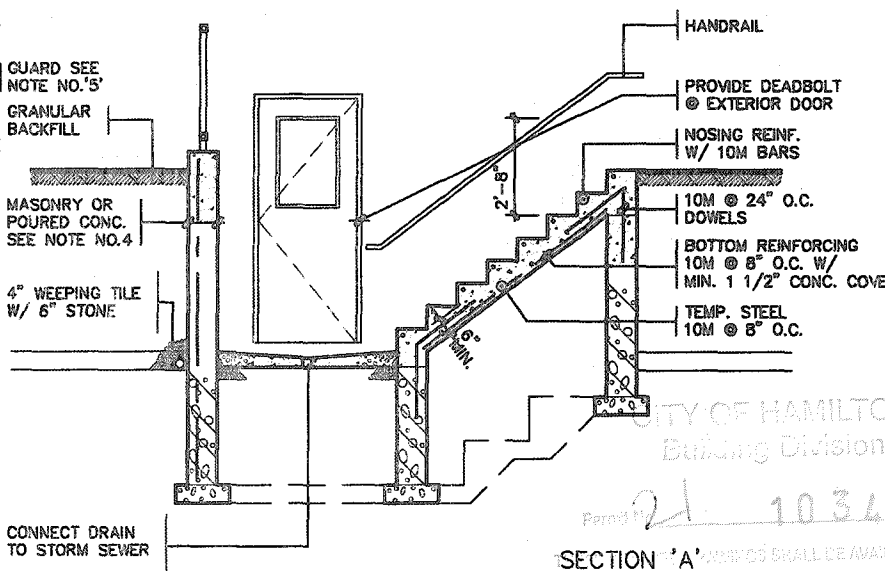
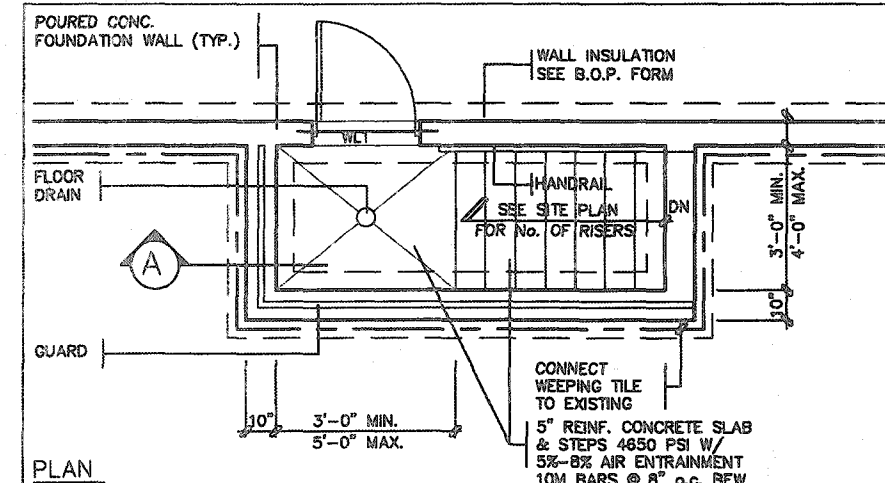
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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

ci- Denotes Continuous Insulation without framing interruption.



GENERAL NOTES

- FOOTINGS**
16"x6" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM 4 7/8" MINIMUM 9 1/4" RUN MINIMUM 14" MAXIMUM 9 1/4" TREAD MINIMUM 14" MAXIMUM
- 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 TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

BASEMENT WALK-UP PLAN, SECTION & NOTES

SCALE: N.T.S.

MOUNTAINASH 5-314 COMPLIANCE PACKAGE 'A1'

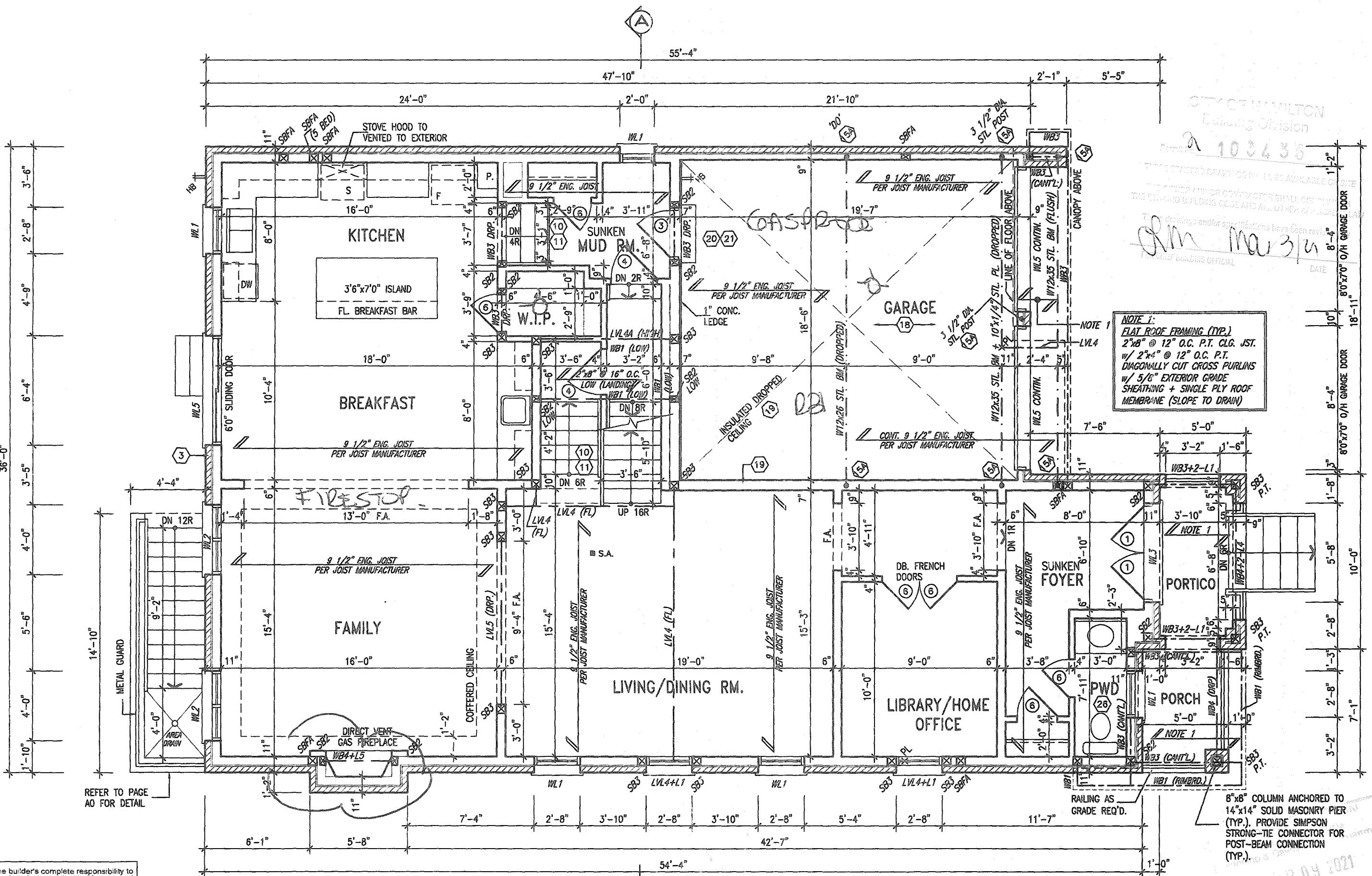
9.					
8.					
7.					
6.					
5.	REVISED PER CONTROL ARCHITECT.	AUG 28/20	GW	24488	
4.	CUSTOM DWG PER PURCHASER REQUEST.	AUG 24/20	GW	42659	
3.	ISSUED FOR PERMIT.	APR 13/20	GW		
2.	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BON
42659
VAS Design Inc.
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 416.530.2255 f 416.630.4782
va3design.com

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	3/16" = 1'-0"	
drawn by	CL	checked by	scale	3/16" = 1'-0"	
GENERAL NOTES & CHARTS					file name
19014-MOUNTAINASH-5-314					A0

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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.



STRUDET INC.
FOR STRUCTURE ONLY

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

KT-EX-NOTE-2020-02-09

9			
8			
7			
6			
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no.	description	date	by

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qualification information	
Richard Vink	244
name	B
signature	
registration information	
VAS Design Inc.	426
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GROUND FLOOR PLAN '3'



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



project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
CL

checked by
-

scale
3/16" = 1'-0"

OREG - 14\ARCHIVE\WORKING\2016\19014.ORE\UNITS\SINGLES\44" MOUNTAINASH\CUSTOMS\MOUNTAINASH-5-314\19014-MOUNTAINASH-5-314.dwg - Fri - Aug 28 2020 - 2:59 PM

MOUNTAINASH 5
13.5m

municipality
 HAMILTON, ON

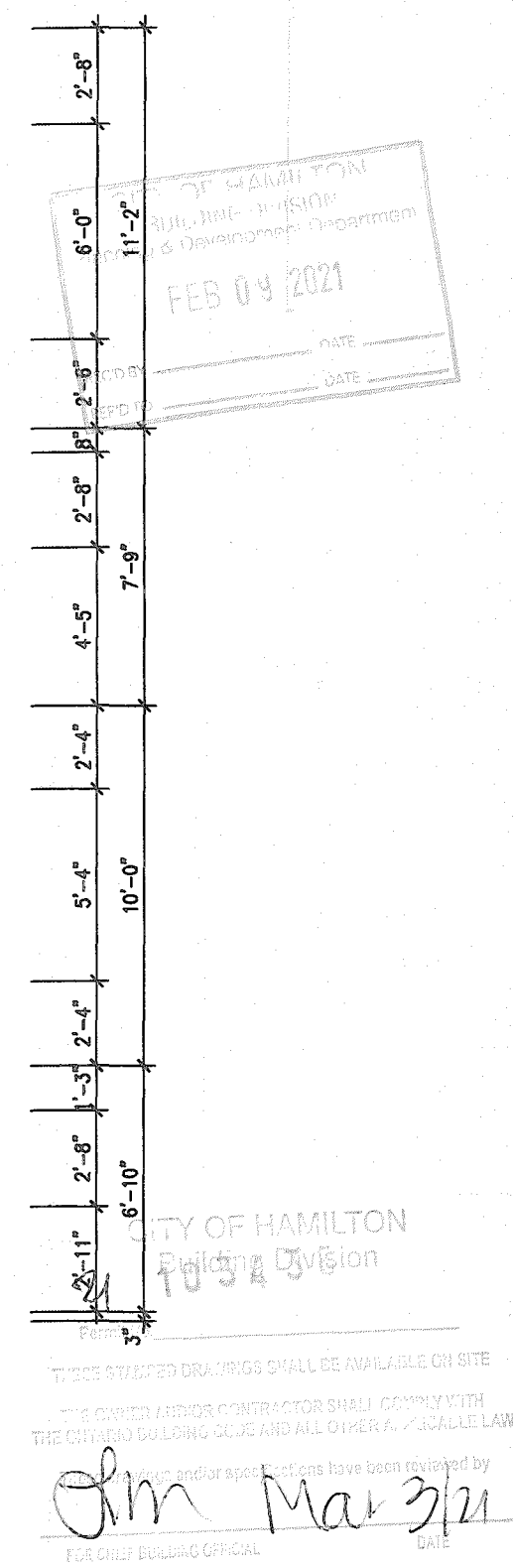
GROUND FLOOR PLAN - ELEV. 3

19014-MOUNTAINASH-5-314

drawing no.
426

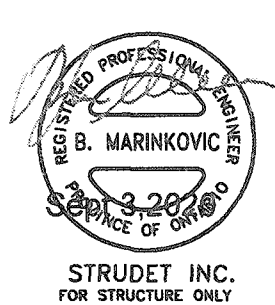
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GRAB BAR NOTE:
STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3 REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET. 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). 3.8.3.8.3.13.(4)(f). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. CB-NOTE-2020.dwg



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



9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24468  signature 601
8						
7						
6						
5	REVISED PER CONTROL ARCHITECT.	AUG 28/20	GW		name	
4	CUSTOM DWG PER PURCHASER REQUEST.	AUG 24/20	GW		registration information	
3	ISSUED FOR PERMIT.	APR 13/20	GW		VAS Design Inc.	42659
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no	description	date	by			



 Greenpark.		MOUNTAINASH 5 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by -		SECOND FLOOR PLAN - ELEV. 3	
checked by -		scale 3/16" = 1'-0"	
title name 19014-MOUNTAINASH-5-314		A3b	

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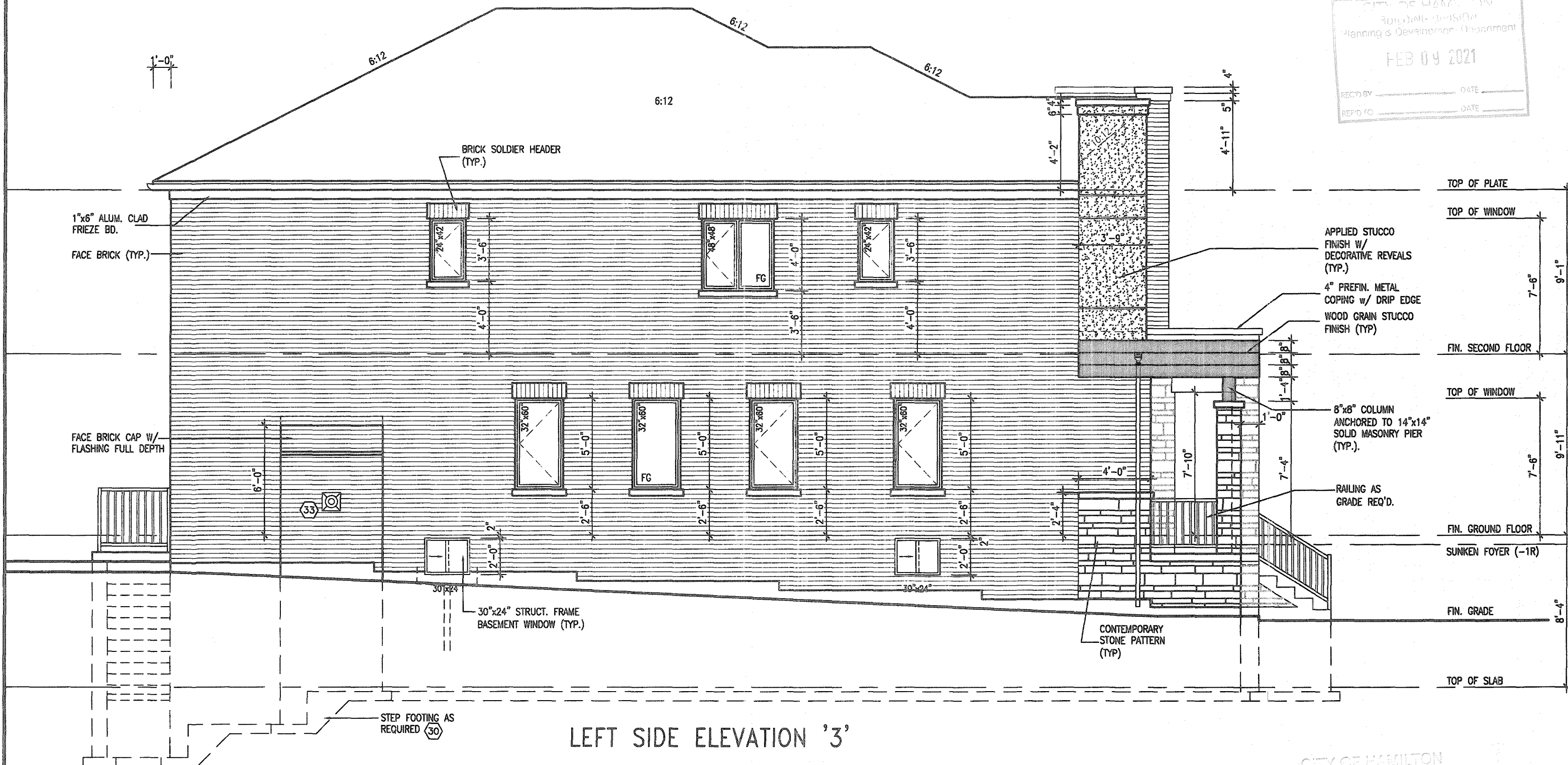
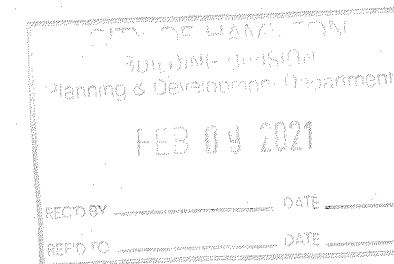
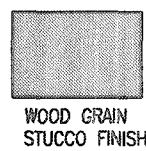
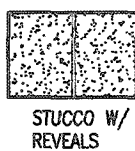
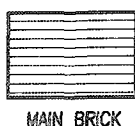
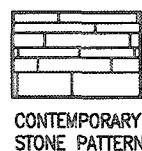
CITY OF WASHINGTON
ADULTS - POSSIBLE
Planning & Development Department

FEB 04 2021

SHINGLES

REF ID: A67890 DATE: 02/04/2021





LEFT SIDE ELEVATION '3'

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1230.05 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=83.33 SQ. FT.
GLAZING PROVIDED	=79.24 SQ. FT. (GLASS AREA ONLY)

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JOHN G. 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.

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488
6				signature
5	REVISED PER CONTROL ARCHITECT.	AUG 28/20	GW	24488
4	CUSTOM DWG PER PURCHASER REQUEST.	AUG 24/20	GW	42658
3	ISSUED FOR PERMIT.	APR 13/20	GW	
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no. description		date	by	

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

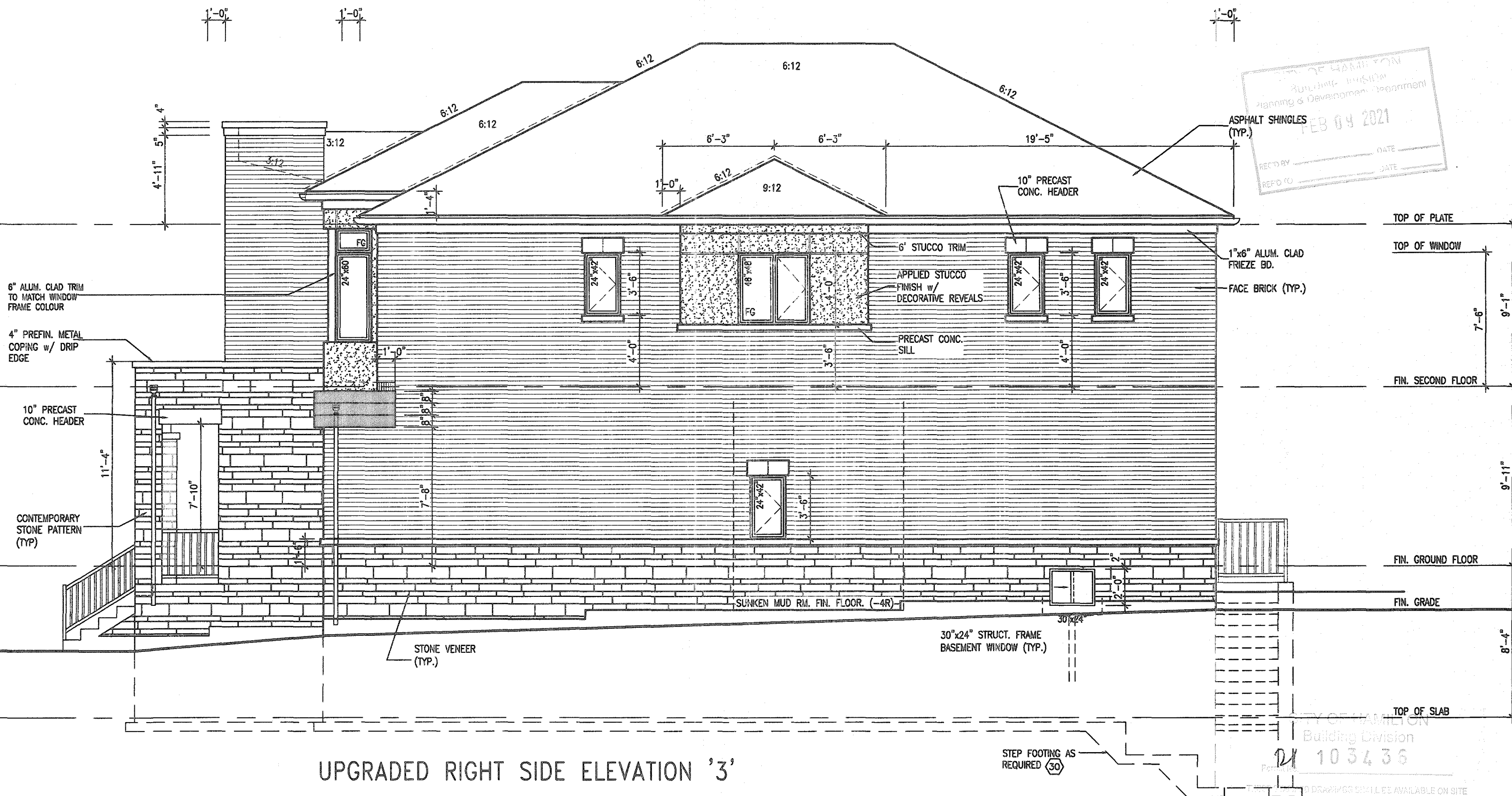
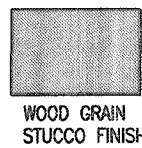
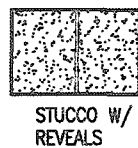
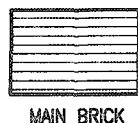
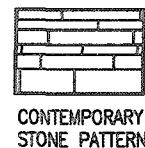
Greenpark.

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	3/16" = 1'-0"	drawing no.	A5b
drawn by	CL	scale			
LEFT SIDE ELEVATION - ELEV. 3					
19014-MOUNTAINASH-5-314					

MOUNTAINASH 5-314
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 5
13.5m

3288 SF.



UPGRADED RIGHT SIDE ELEVATION '3'

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 26, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not limit professional responsibility.

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1229.35 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=86.05 SQ. FT.
GLAZING PROVIDED	=50.32 SQ. FT. (GLASS AREA ONLY)

MOUNTAINASH 5-314 COMPLIANCE PACKAGE 'A1'

9					
8					
7					
6					
5	REVISED PER CONTROL ARCHITECT.	AUG 28/20	GW		
4	CUSTOM DWG PER PURCHASER REQUEST.	AUG 24/20	GW		
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

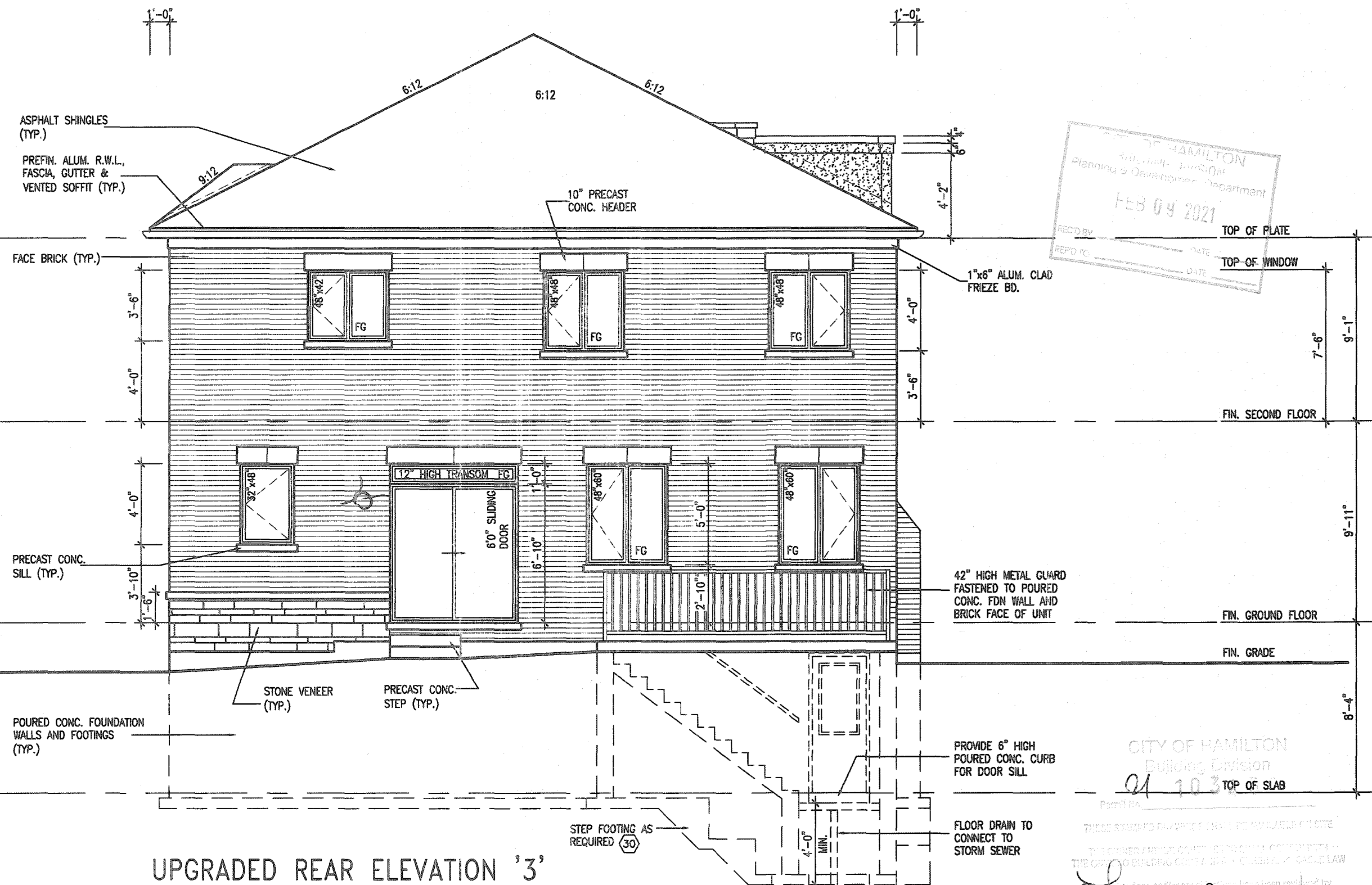
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

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

MOUNTAINASH 5
13.5m
project no.
19014
drawing no.
A6b

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3288 SF.



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

APPROVED BY 

DATE JAN 28, 2021

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

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8					qualification information	
7					Richard Vink	2448
6					<i>R Vink</i> signature	EC
5	REVISED PER CONTROL ARCHITECT.	AUG 28/20	GW		name registration information VAS Design Inc.	4265
4	CUSTOM DWG PER PURCHASER REQUEST.	AUG 24/20	GW			
3	ISSUED FOR PERMIT.	APR 13/20	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW			
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW			
no.	description		date	by		



VA3
DESIGN

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

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project name
RUSSELL GARDENS PH. 3

date JANUARY 2020		
drawn by CL	checked by -	scale 3/16" = 1'-0"

municipality
HAMILTON, ON

REAR ELEVATION - ELEV 3

MOUNTAINASH 5
13.5m

Project no.
9014

g no.

A7b

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 FEB 09 2021
 REC'D BY _____ DATE _____
 REC'D BY _____ DATE _____

TYPICAL BRICK VENEER
STUD WALL CONSTRUCTION
(REFER TO UNIT PLANS)

FIN. GROUND FLOOR

E OF PORCH

PRECAST CONCRETE STEPS

- REFER TO MANUFACTURER FOR INSTALLATION AND SUPPORT INFORMATION
- REFER TO SITE PLAN FOR NUMBER OF STEPS REQUIRED.

COLD CELLAR

23 5/8" x 23 5/8" (600x600) 10M
DOWELS @ 23 5/8" (600) O.C.

CONTINUOUS KEYED JOIN

24"x24"(610x610) 10M
DOWELS @ 12"(300) O.C.

POURED IN PLACE 15MPa.
CONCRETE FOUNDATION WALL.
(TYP.) REFER TO UNIT PLANS.
BRICK/STONE CHECK WHERE
GRADE PERMITS.

RECOMMEND: CONSIDER USING SHRINKAGE REDUCING ADMIXTURE TO REDUCE CRACKING.

INSET PORCH STEPS

SCALE: Not to Scale

W.I.C.

LN.

FLEX RM.

LIVING/DINING RM.

SUNKEN
MUD RM.

UNFINISHED
BASEMENT

SECTION A-A ELEVATION '3'

CITY OF HAMILTON
Building Division

103436

MOUNTAINASH 5-314
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 5
13.5m

municipality
HAMILTON, ON

SECTION A-A - ELEV. 3

project no.
9014

drawing no.

AOL

A8801

100

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

STRUDET INC.
FOR STRUCTURE ONLY

9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		-	-	qualification information	
7		-	-	Richard Vink	2448
6		-	-	name	signature
5	REVISED PER CONTROL ARCHITECT.	AUG 28/20	GW	registration information	BC
4	CUSTOM DWG PER PURCHASER REQUEST.	AUG 24/20	GW	VAS3 Design Inc.	4265
3	ISSUED FOR PERMIT.	APR 13/20	GW		
2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 26/20	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. As drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW		
no.	description	date	by		

**VA3
DESIGN**
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t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		municipality	
project name RUSSELL GARDENS PH. 3		HAMILTON, ON	
date JANUARY 2020		SECTION	
drawn by CL	checked by -	scale 3/16" = 1'-0"	1801

MOUNTAINASH 5	
13.5m	
project no.	19014
drawing no.	A8b
A-A - ELEV. 3	file name
14-MOUNTAINASH-5-314	

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