

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**

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

90 KPa ENGINEERED FILL SOIL

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

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

EXPOSED CONCRETE (FLATWORK)

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

BRICK VENEER LINTELS (WL)

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

WOOD LINTELS AND BEAMS (WB)

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

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LOOSE STEEL LINTELS (L)

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

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-9"	HEIGHT 10' OR MORE	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.

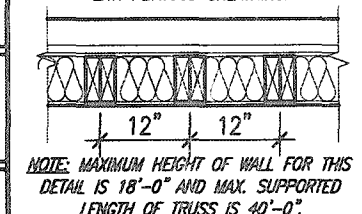
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

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**

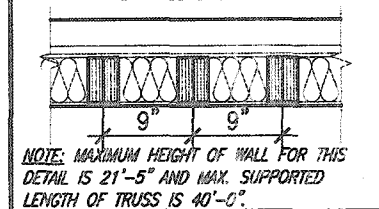
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID
BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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**

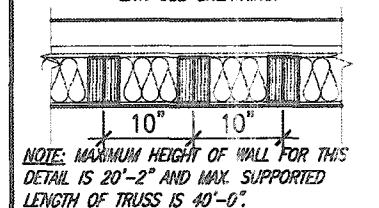
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" O.C. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



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'-2" 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.

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	854 S.F.	120.00 S.F.	14.05 %
LEFT SIDE	1258 S.F.	90.00 S.F.	7.15 %
RIGHT SIDE	1249 S.F.	60.00 S.F.	4.80 %
REAR	780 S.F.	146.28 S.F.	18.75 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4141.00 S.F.	416.28 S.F.	10.05 %
TOTAL SQ. M.	384.71 S.M.	38.67 S.M.	10.05 %

CITY OF HAMILTON
Building Division

Permit No. 107168

THREE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

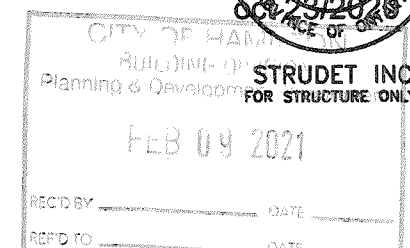
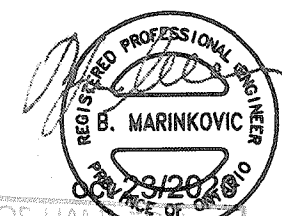
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] DATE

FOR CHIEF BUILDING OFFICIAL

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



MOUNTAINASH 5-317
COMPLIANCE PACKAGE 'A1'

VAS
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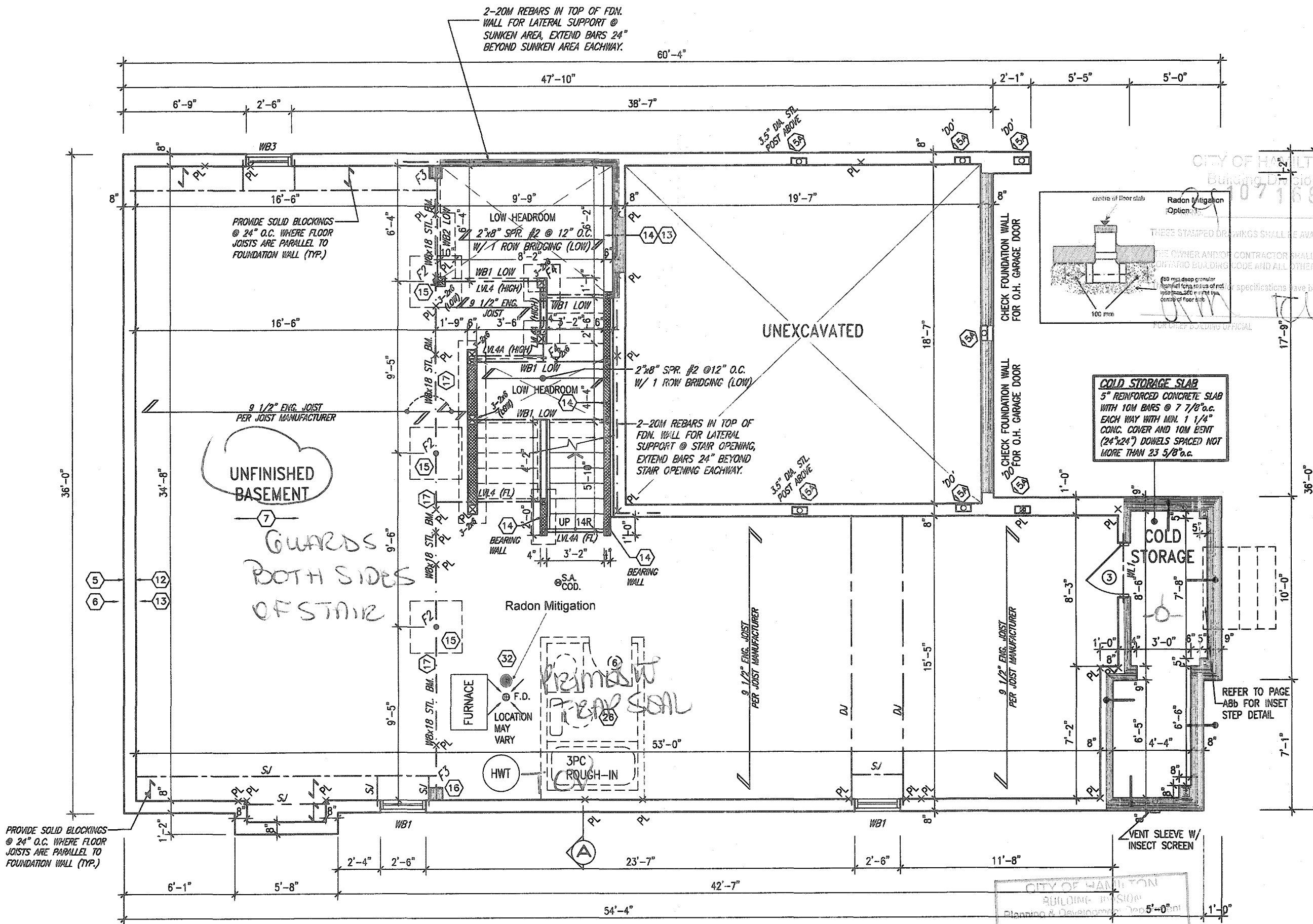
Greenpark.

MOUNTAINASH 5
13.5m

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	scale	drawing no.	A0
drawn by	CL	3/16" = 1'-0"	19014-MOUNTAINASH-5-317		
GENERAL NOTES & CHARTS					

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3288 SF.



BASEMENT FLOOR PLAN '3'



9					
8					
7					
6					
5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 06/20	GW		
4	CUSTOM PER PURCHASER REQUEST.	SEP 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		

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vasdesign.com

Greenpark.

MOUNTAINASH 5-317
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 5
13.5m

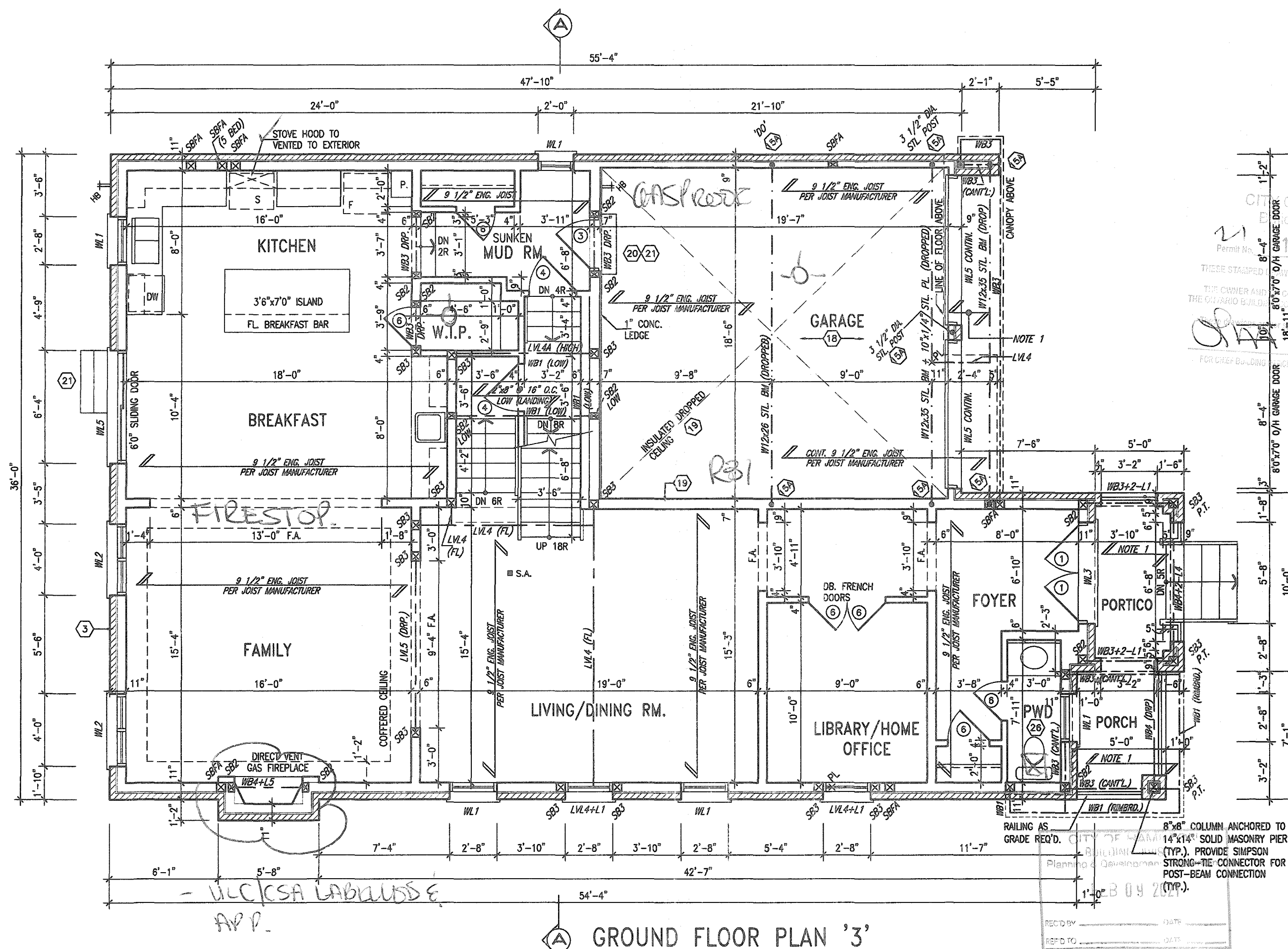
project no. 19014
drawing no. A1b

BASEMENT PLAN - ELEV. 3

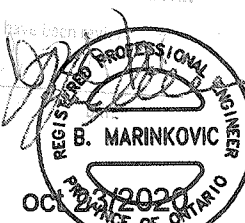
18014-MOUNTAINASH-5-317

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3288 SF.



CITY OF HAMILTON
Building Division
Permit No. 107168
8'-0" 0/4 CHARGE BOOK
THESE STAMPED COPIES SHALL BE AVAILABLE ON SITE
THE OWNER AND THE CONTRACTOR SHALL COMPLY WITH
THE CHARGES BUILDING AND ALL OTHERS APPLICABLE



STRUDET INC.
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: [Signature]
DATE: JAN 28, 2021
This stamp certifies compliance with the applicable
Design Guidelines only and does not constitute
professional responsibility.

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-FY-NOT-2020 der)

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.			 signature 2446
8	-	-	qualification information			
7	-	-	Richard Vink			
6	-	-	signature			
5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 06/20	GW	registration information	60	
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW	VAS Design Inc.	4265	
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			

VA3
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va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

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

MOUNTAINASH 5
13.5m

HAMILTON, ON

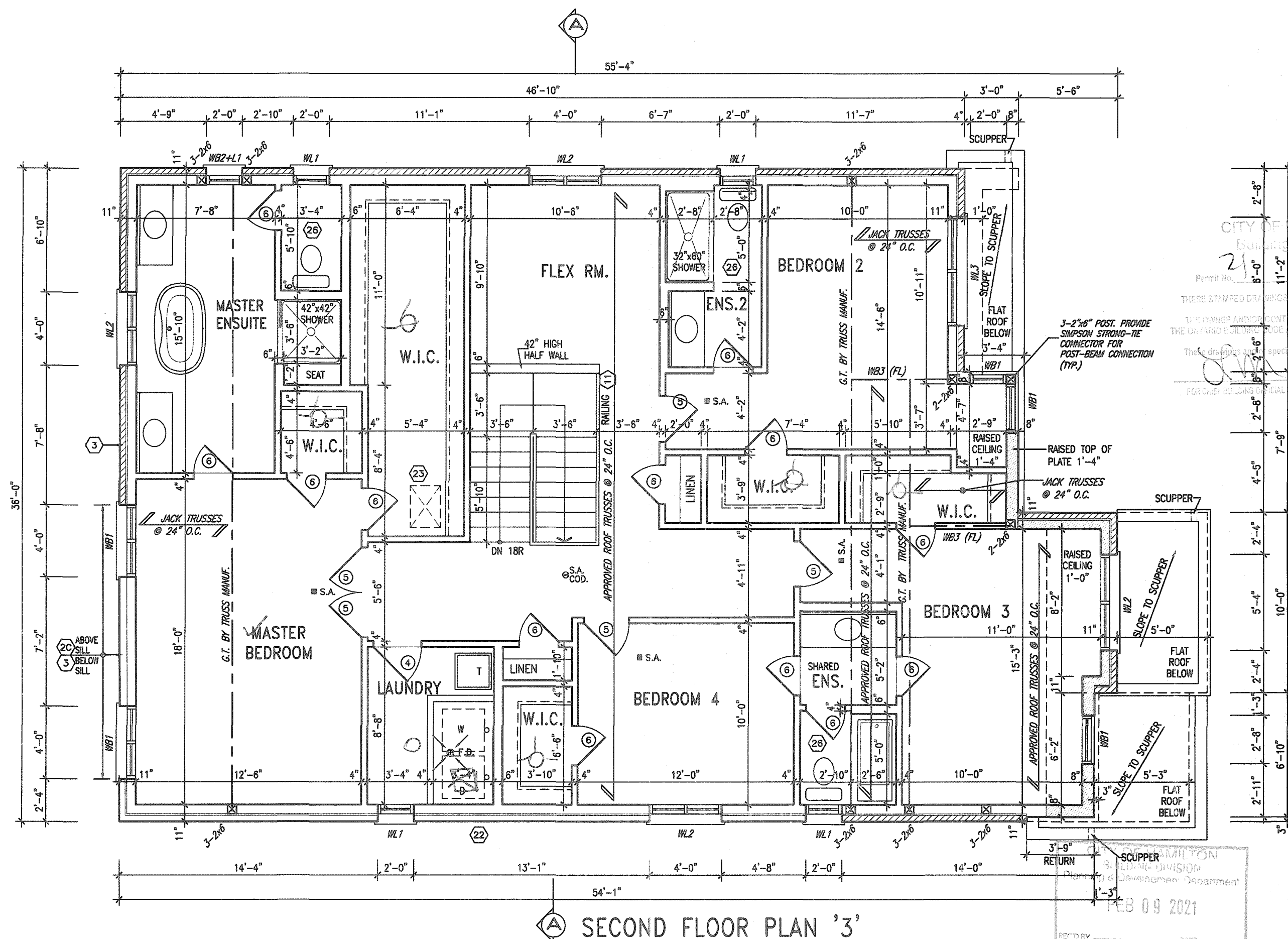
GROUND FLOOR PLAN - ELEV. 3

drawing no.

A2b

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3288 SF.



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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.

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 BATHUB IN MAIN BATHROOM PER OBC. DIV. 8-9.5.2.3. 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) & BATHUB 3.8.3.13.(4)/(g). FREE STANDING BATHUB EXCLUDED. SEE DETAILS PROVIDED.

GS -NOTO -2020.dwg

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							
7						qualification information	
6						Richard Vink	24488
5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 06/20	GW			signature	BCN
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW			YAS Design inc.	42658
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				



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va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

JANUARY 2020

drawn by CL checked by -- scale $3/16" = 1'-0"$

CEEG - 101402-01 WORKING 2010 10014 CEEG LONES SPRINGS 144* MOUNTAINASH CUSTOMS MOUNTAINASH-5-31710014-MOUNTAINASH-5-317 dep - Tue - Oct 6 2020 - 4:42 PM

MOUNTAINASH 5
13.5m

municipality
HAMILTON, ON

SECOND FLOOR PLAN - ELEV. 3

file name
19014-MOUNTAINASH-5-317

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A3b

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A diagram of a double door set. The doors are labeled 'FG' at the bottom. A vertical dimension line on the right side of the doors indicates a height of 8'-0".

INSIDE PORTICO
ELEVATION '3'



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

APPROVED BY 

DATE: JAN 25, 2021

This stamp certifies compliance with the applicable Design Guidelines; any and bears no further 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.

9					
8					
7					
6					
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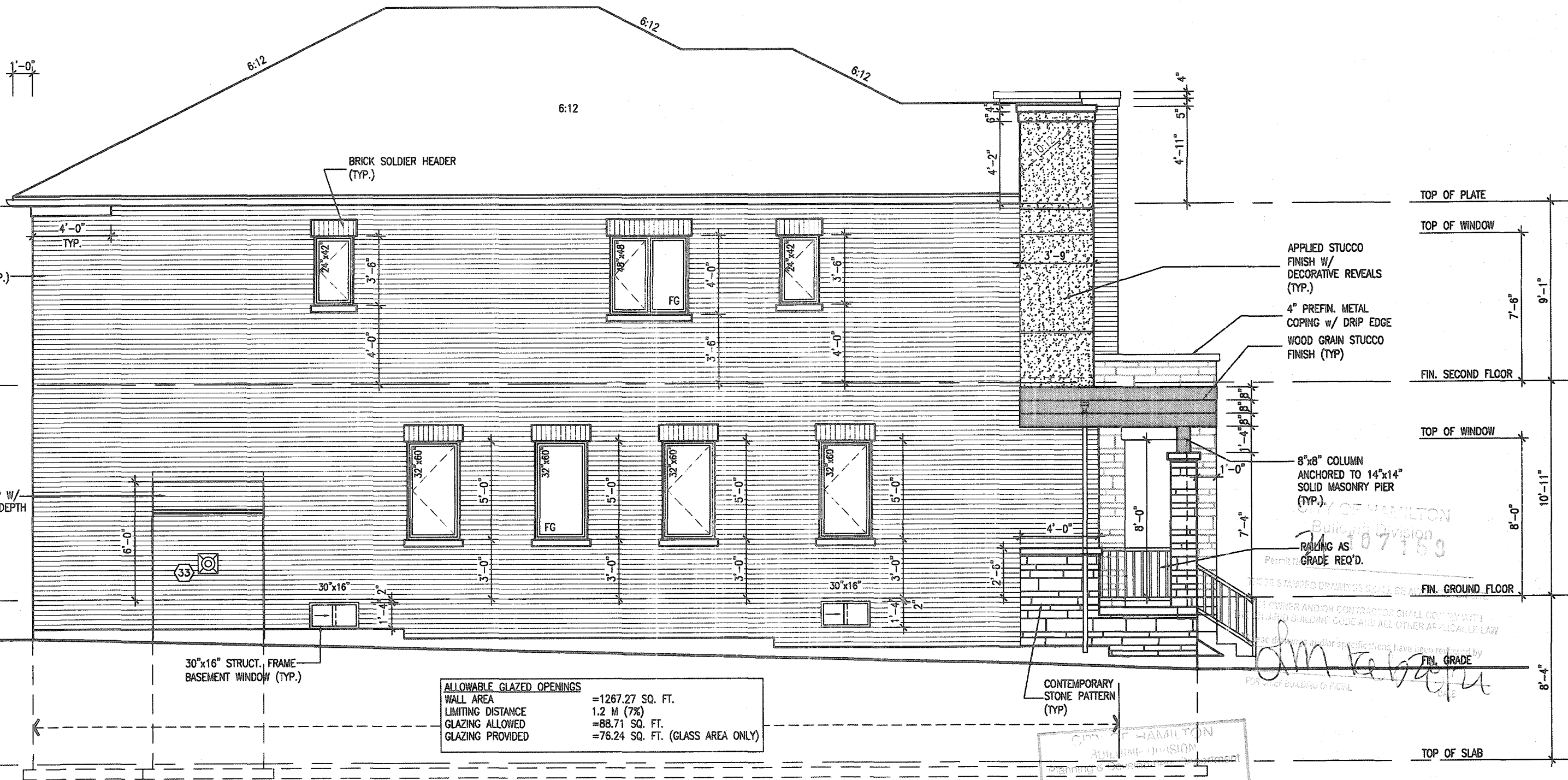
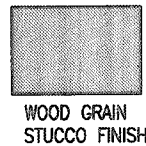
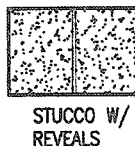
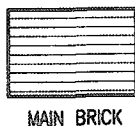
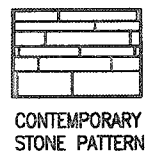
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	2448
name	signature
registration information	BC
VAS Design Inc.	4265
Contractor must 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 this work. Drawings are not to be copied.	

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va3design.com

 Greenpark.		municipality HAMILTON, ON
project name RUSSELL GARDENS PH. 3		FRONT ELEVATION
date JANUARY 2020	checked by _____	scale 3/16" = 1'-0"
drawn by CL		1901

MOUNTAINASH 5	
13.5m	
project no. 19014	
TION - ELEV. 3	drawing no.
file name 4-MOUNTAINASH-5-317	A4b

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LEFT SIDE ELEVATION '3'

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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 and does not bear any further professional responsibility.

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8			
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5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 06/20	GW
4	CUSTOM PER PURCHASER REQUEST.	SEP 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

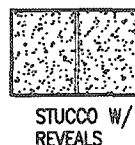
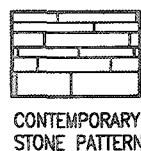
The undersigned has reviewed and takes responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer.
signature: [Signature]
qualification information: Richard Vink, 24488, BCL, 42658
Contractor must verify all dimensions on 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.

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255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
vasdesign.com

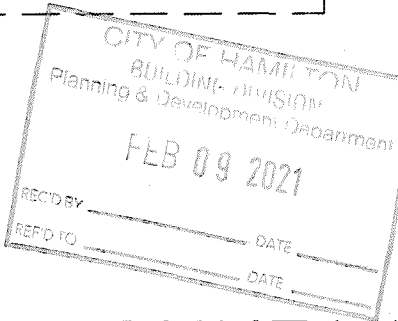
Greenpark.		MOUNTAINASH 5 13.5m	
project name: RUSSELL GARDENS PH. 3		project no.: 19014	
date: JANUARY 2020		drawing no.: A5b	
drawn by: CL		LEFT SIDE ELEVATION - ELEV. 3	
checked by: [Signature]		19014-MOUNTAINASH-5-317	
scale: 3/16" = 1'-0"		file name: 19014-MOUNTAINASH-5-317	
GEO - HAMILTON WORKS 2019/01/24/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100			

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3288 SF.



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 18, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute any further professional responsibility.

no.	description	date	by
9			
8			
7			
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5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 08/20	GW
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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 24458
signature
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JANUARY 2020
drawn by
checked by
scale
3/16" = 1'-0"
CL
19014-MOUNTAINASH-S-317
19014-MOUNTAINASH-S-317

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

3288 SF.



UPGRADED REAR ELEVATION '3'

MOUNTAINASH 5-317
COMPLIANCE PACKAGE 'A1'

 **Greenpark.**

MOUNTAINASH 5
13.5m

UPGRADED REAR ELEVATION - ELEV. 3

file name
19014-MOUNTAINASH-5-317

drawing no.

A7b

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

APPROVED BY: [Signature]
DATE: JAN 28, 2021
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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		-	-	
7		-	-	qualification information
6		-	-	Richard Vink  24481
5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 06/20	GW	name signature
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW	WA3 Design Inc. 42655
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		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 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by CL checked by -

CREG - (H:\ATC\THE WORKING\2010\10014.CREG\UNITS\SAMPLES\4)

UPGRADED REAR ELEVATION - ELEV. 3

checked by scale file name
 - 3/16" = 1'-0" 19014-MOUNTAINASH-5-317

0014 (C:\UNITS\SONES\44) ACQUITAUSH\CUSTOMS\ACQUITAUSH-5-317\10014-ACQUITAUSH-5-317.doc - Tue - Oct 6 2020 - 4:42 PM

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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.

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

4'-0" (1220) MIN.

FIN. GROUND FLOOR

COLD CELLAR

23 5/8"x23 5/8" (600x600) 10M DOWELS @ 23 5/8" (600) O.C.

23 5/8"

SEE PLANS

CONTINUOUS KEYED JOINT

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

EDGE OF PORCH

PRECAST CONCRETE STEPS

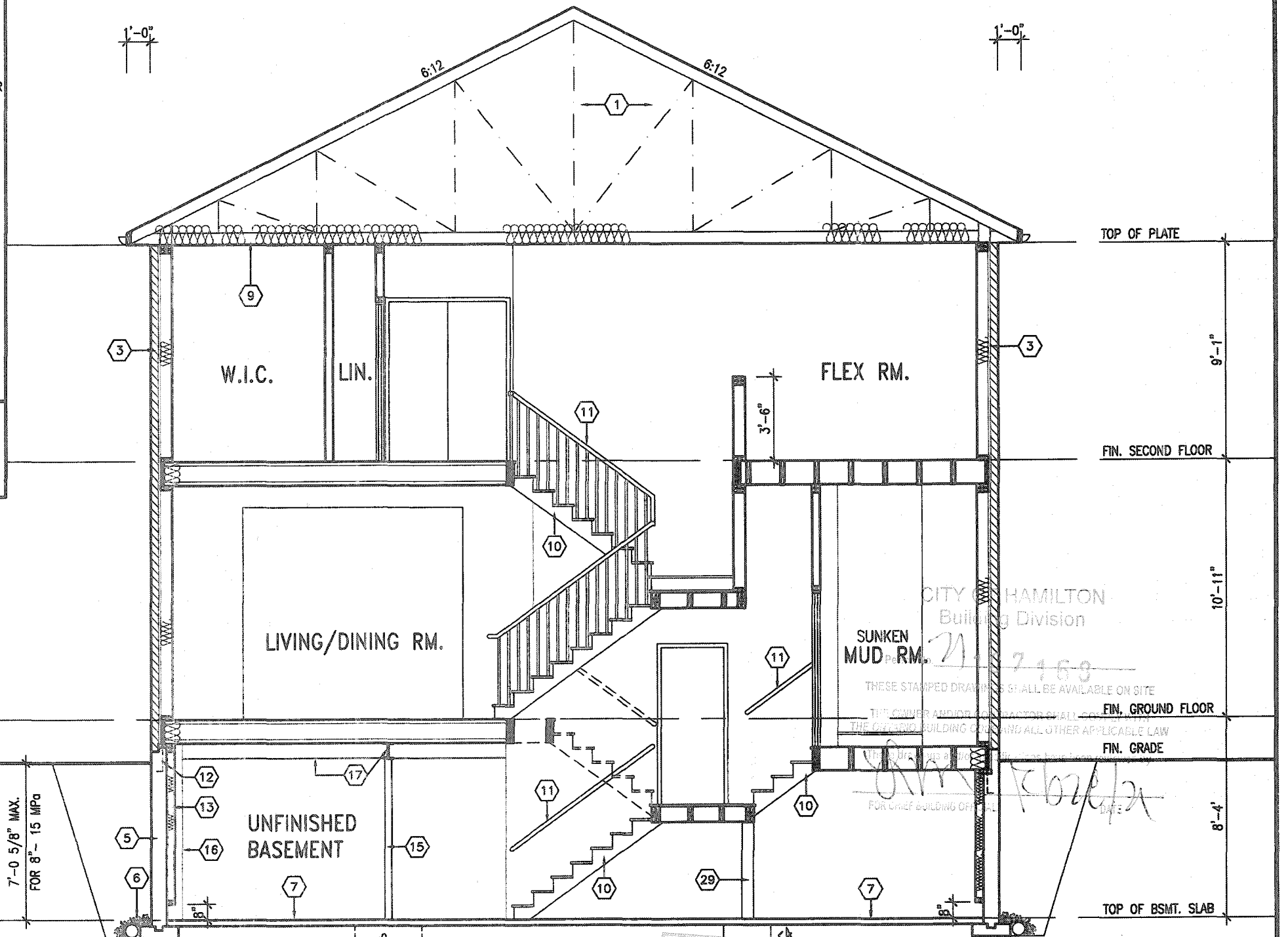
- REFER TO MANUFACTURER FOR INSTALLATION AND SUPPORT INFORMATION
- REFER TO SITE PLAN FOR NUMBER OF STEPS REQUIRED.

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



3' Planning & Development Department
FEB 04 2021
RECEIVED _____ DATE _____
REPOIC _____ DATE _____

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STRUDET INC.
FOR STRUCTURE ONLY

9		-	-	The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		-	-	qualification information	
7		-	-		
6		-	-	Richard Vink	24481
5	UPGRADED REAR ELEVATION REVISED PER A.C.	OCT 06/20	GW	nemo signature	BCL
4	CUSTOM PER PURCHASER REQUEST.	SEP 24/20	GW	VAS Design Inc.	42656
3	ISSUED FOR PERMIT.	APR 13/20	GW		
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1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 26/20	GW		
no	description	date	bv		

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

qualification information
Richard Vink 244
name signature
registration information
VAS Design Inc. 420

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va3design.com



project name
RUSSELL GARDENS PH. 3

JANUARY 2020

drawn by

2	CL
	CRIG - H/V

municipality
HAMILTON, ON

SECTION A-A - ELEV. 3

	file name
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19014-MOUNTAINASH-5-317
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MOUNTAINASH 5
13.5m

Project no.	0014
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9014

g no.

b6
b7C
b7D

DD

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