

2667 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"	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.

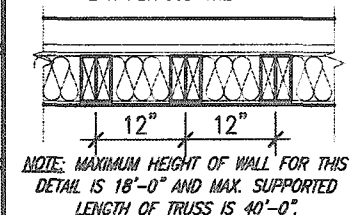
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

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.



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

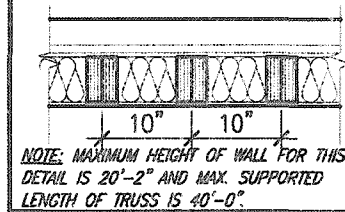
USE SB-12 COMPLIANCE PACKAGE (A1):

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

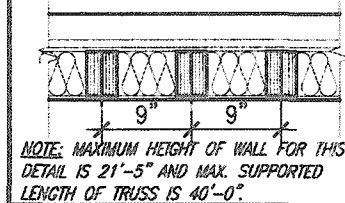
ci - Denotes Continuous Insulation without framing interruption.

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.

**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.



ELEVATION 3 ONLY
CITY OF HAMILTON
Building Division

Permit No. 21-111561

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.
THE OWNER AND CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
LEGISLATION.

These drawings and specifications have been reviewed by
gm/ MARCH 30/21
FOR CHIEF BUILDING OFFICIAL DATE

It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and 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

UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
MOUNTAINASH 1, ELEV. 1			
FRONT	761.49 S.F.	167.86 S.F.	22.04 %
LEFT SIDE	1006.94 S.F.	70.95 S.F.	7.05 %
RIGHT SIDE	1006.94 S.F.	35.66 S.F.	3.54 %
REAR	750 S.F.	145.13 S.F.	19.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3525.37 S.F.	419.60 S.F.	11.90 %
TOTAL SQ. M.	327.51 S.M.	38.98 S.M.	11.90 %

UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
MOUNTAINASH 1, ELEV. 2			
FRONT	765.75 S.F.	158.34 S.F.	20.68 %
LEFT SIDE	1015.94 S.F.	71.10 S.F.	7.00 %
RIGHT SIDE	1016.57 S.F.	35.66 S.F.	3.51 %
REAR	750 S.F.	145.13 S.F.	19.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3548.26 S.F.	410.23 S.F.	11.56 %
TOTAL SQ. M.	329.64 S.M.	38.11 S.M.	11.56 %

UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
MOUNTAINASH 1, ELEV. 3			
FRONT	775.38 S.F.	218.90 S.F.	28.23 %
LEFT SIDE	1019.19 S.F.	73.82 S.F.	7.24 %
RIGHT SIDE	1018.76 S.F.	66.00 S.F.	6.48 %
REAR	750 S.F.	145.13 S.F.	19.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3563.33 S.F.	503.85 S.F.	14.14 %
TOTAL SQ. M.	331.04 S.M.	46.81 S.M.	14.14 %

AREA CALCULATIONS

GROUND FLOOR AREA	1227 SF
SECOND FLOOR AREA	1440 SF
TOTAL FLOOR AREA	2667 SF (247.8 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	0 SF
ADD FINISHED BSMT AREA	0 SF
GROSS FLOOR AREA	2667 SF (247.8 m2)
GROUND FLOOR COVERAGE	1237 SF
GARAGE COVERAGE/AREA	389 SF
FRONT PORCH COVERAGE/AREA	62 SF
COVERAGE W/ FRONT PORCH	1688 SF (156.8 m2)
COVERAGE W/O FRONT PORCH	1626 SF (151.1 m2)

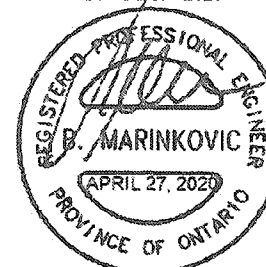
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FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	0 SF
ADD FINISHED BSMT AREA	0 SF
GROSS FLOOR AREA	2667 SF (247.8 m2)
GROUND FLOOR COVERAGE	1237 SF
GARAGE COVERAGE/AREA	389 SF
FRONT PORCH COVERAGE/AREA	62 SF
COVERAGE W/ FRONT PORCH	1688 SF (156.8 m2)
COVERAGE W/O FRONT PORCH	1626 SF (151.1 m2)

AREA CALCULATIONS

GROUND FLOOR AREA	1227 SF
SECOND FLOOR AREA	1440 SF
TOTAL FLOOR AREA	2667 SF (247.8 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	0 SF
ADD FINISHED BSMT AREA	0 SF
GROSS FLOOR AREA	2667 SF (247.8 m2)
GROUND FLOOR COVERAGE	1237 SF
GARAGE COVERAGE/AREA	389 SF
FRONT PORCH COVERAGE/AREA	65 SF
COVERAGE W/ FRONT PORCH	1691 SF (157.1 m2)
COVERAGE W/O FRONT PORCH	1626 SF (151.1 m2)

STRUDET INC.



FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

REC'D BY _____ DATE _____
REP'D TO _____ DATE _____

MOUNTAINASH 1
COMPLIANCE PACKAGE 'A1'

9					
8					
7					
6					
5					
4					
3	ISSUED FOR PERMIT.	APR 08/20	GW		
2	UPDATED TO ENG & CLIENT COMMENTS.	MAR 20/20	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 24488
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 copied.

VA3
DESIGN

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

Greenpark

project name
RUSSELL GARDENS PH.3

municipality
HAMILTON

MOUNTAINASH 1
13.5m

project no.
19014

date
JAN. 2020

GENERAL NOTES & CHARTS

drawn by
NC

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

scale
15014-MOUNTAINASH-01

date
Mar 8 2020 - 12:00 PM

drawing no.
A0

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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

CLEARING SPACE, MIN.: 1.5m
 APPLIANCE EXHAUST 3.0m
 NOT-EX-10TE-2020.dwg

FIREPLACE SHALL CONFORM TO
 9.2.1 + 9.2.2
 AS PER GAS UTILIZATION
 CODE SHALL BE ULC/CSA
 LABELLED + APPROVED

1'-2"
 2'-6"
 2'-8"
 2'-5"

CITY OF HAMILTON
Building Division

Permit No. 21-111561

Permit No. 21

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

Have been reviewed by _____

These drawings and/or specimens are the property of the U.S. Forest Service and are to be returned to the Forest Service upon request.

Cjn **MARCH 30/21**
DATE

FOR CHIEF BUILDING OFFICIAL

FIREBLOCK ALL BULKHEADS,
COFFERED CEILINGS AND CONCEALED
SPACES.

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

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

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

APPROVED BY: 
DATE: FEB 17, 2021

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

STRUDET INC.



FOR STRUCTURE ONLY

GROUND FLOOR PLAN
ELEV. 3

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)

6'-1" CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

MOUNTAINASH 1
COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 1
13.5m

project name	municipality	project no.
RUSSELL GARDENS PH.3	HAMILTON	19014

date	GROUND FLOOR PLAN FLEV 3	drawing no.
------	--------------------------	-------------

JAN. 2020 GROUND FLOOR PLAN ELEV. 3

2 NC 3/16th = 1'-0" 19014-MOUNTAINASH-01 A2D

ARHUF MOZAMMEL - C:\Users\ahmof\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-01.dwg - Wed - Apr 8 2020 - 2:27 PM

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9					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.
8					
7					qualification information
6					Richard Vink  244
5					name
4					signature
3	ISSUED FOR PERMIT.	APR 08/20	GW		VAS Design Inc. 428
2	UPDATED TO ENG & CLIENT COMMENTS.	MAR 20/20	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 proper use of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 26/20	GW		
no.	description	date	by		

VA3
DESIGN

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

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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)(g) & 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-NOTE-2020.dwg



2667 SF.

CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

STUCCO W/ REVEALS

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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: FEB 12, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. 21-111561

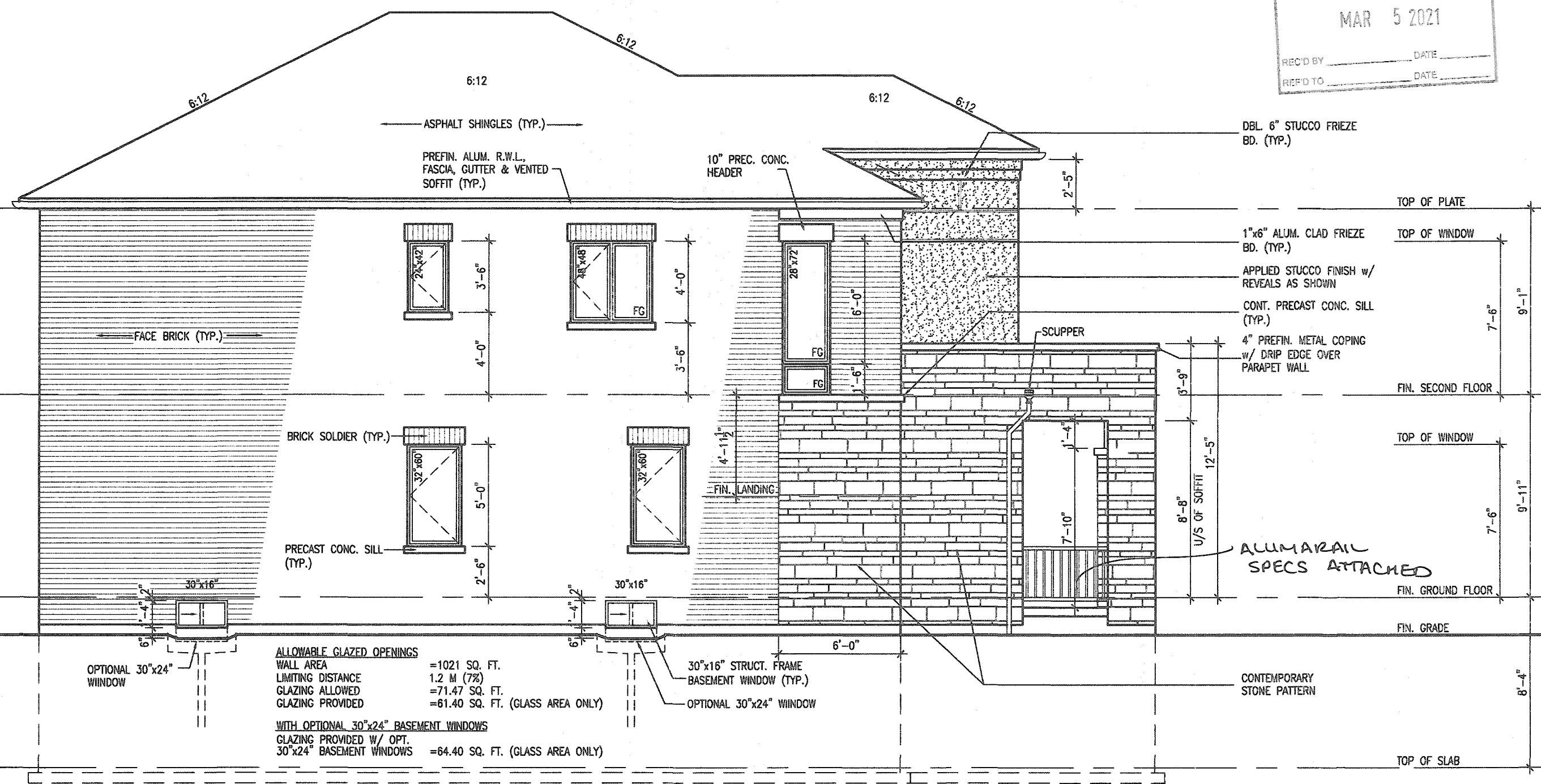
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

[Signature] DATE: MARCH 30/21
FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 5 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____



ALLOWABLE GLAZED OPENINGS
WALL AREA = 1021 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 71.47 SQ. FT.
GLAZING PROVIDED = 61.40 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 64.40 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 3

MOUNTAINASH 1
COMPLIANCE PACKAGE 'A1'

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.		<i>[Signature]</i> Richard Vink signature 24488 BCN 42658	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark.	MOUNTAINASH 1 13.5m	project name RUSSELL GARDENS PH.3	municipality HAMILTON	project no. 19014	drawing no. A5b
3 ISSUED FOR PERMIT. APR 08/20 GW									
2 UPDATED TO ENG & CLIENT COMMENTS. MAR 29/20 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.					

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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 REVIEW
AND APPROVAL

APPROVED BY  _____
DATE APR 17 1981

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professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. 21-111561

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These drawings and/or specifications have been reviewed by

Cpw MARCH 30/21.
FOR CHIEF BUILDING OFFICIAL. DATE

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

TOP OF PLATE

— BRICK SOLDIER (TYP.)

TOP OF WINDOW

—PRECAST CONC. SILL
(TYP.)

FIN. SECOND FLOOR.

TOP OF WINDOW

—FACE BRICK (TYP.)

FIN. GROUND FLOOR.

FIN. GRADE

30"x16" STRUCT. FRAME
BASEMENT WINDOW (TYP.)

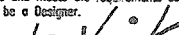
— OPTIONAL 30"x24" WINDOW

TOP OF SLAB

RIGHT SIDE ELEVATION 3

MOUNTAINASH 1

COMPLIANCE PACKAGE 'A1'

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  name signature registration information V&S Design Inc.	24488	BCR
8								
7								
6								
5								
4								
3	ISSUED FOR PERMIT.		APR 05/20	GW				
2	UPDATED TO ENG & CLIENT COMMENTS.		MAR 20/20	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.		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.		JAN. 28/20	GW				
no.	description		date					

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com



MOUNTAINASH 1
13.5m

project name	RUSSELL GARDENS PH.3		municipality	HAMILTON	project no.	19014
date	JAN. 2020		RIGHT SIDE ELEVATION 3		drawing no.	
drawn by	checked by	scale	file name		A6b	
NC		3/16" = 1'-0"	19014-MOUNTAINASH-01			
A6b6f: MOUNTAINASH-01: C:\Users\luciano\Documents\19014 - GREEN PARK UNIT\19014-MOUNTAINASH-01.dwg - Mon Jul 6 2020 - 9:44 AM						

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

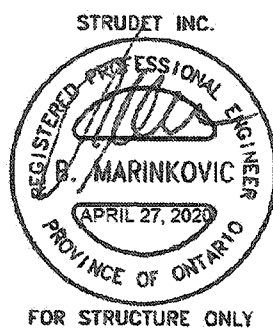
These drawings and/or specifications have been reviewed by _____

CPW march 30/21.
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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



MOUNTAINASH 1

COMPLIANCE PACKAGE 'A1'

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 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 JAN. 2020 drawn by NC checked by scale 3/16" = 1'-0" ALVIN MOZMANN - C:\Users\alvin\Desktop\19014-GREENPARK\UNITS\19014-MOUNTAINASH-01.dwg wed - Apr 8 2020 - 2:37 PM	MOUNTAINASH 1 13.5m municipality HAMILTON section A-ELEV. 3 file name 19014-MOUNTAINASH-01	project no. 19014 drawing no. A8b
8		-	-	qualification information				
7		-	-	Richard Vink 24488 <i>R Vink</i> signature BCPH				
6		-	-	name 42658				
5		-	-	registration information				
4		-	-	VA3 Design Inc.				
3	ISSUED FOR PERMIT.	APR 08/20	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 TO ENG & CLIENT COMMENTS.	MAR 20/20	GW					
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 26/20	GW					
no.	description	date	by					

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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

PLANS AND ELEVATION ILLUSTRATE DECK CONDITIONS WHERE GRADE PERMITS. BASEMENT WINDOWS APPLY TO CONDITIONS OF A MINIMUM 4'-4" FROM FINISHED FIRST FLOOR TO GRADE.

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

WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5) FOR ADDITIONAL WOOD DECK INFORMATION.

BASEMENT 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 UNINTERRUPTED BY FRAMING

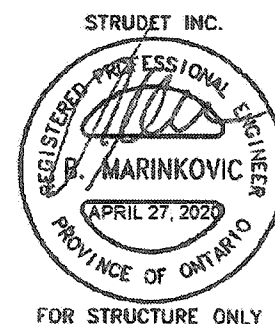
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

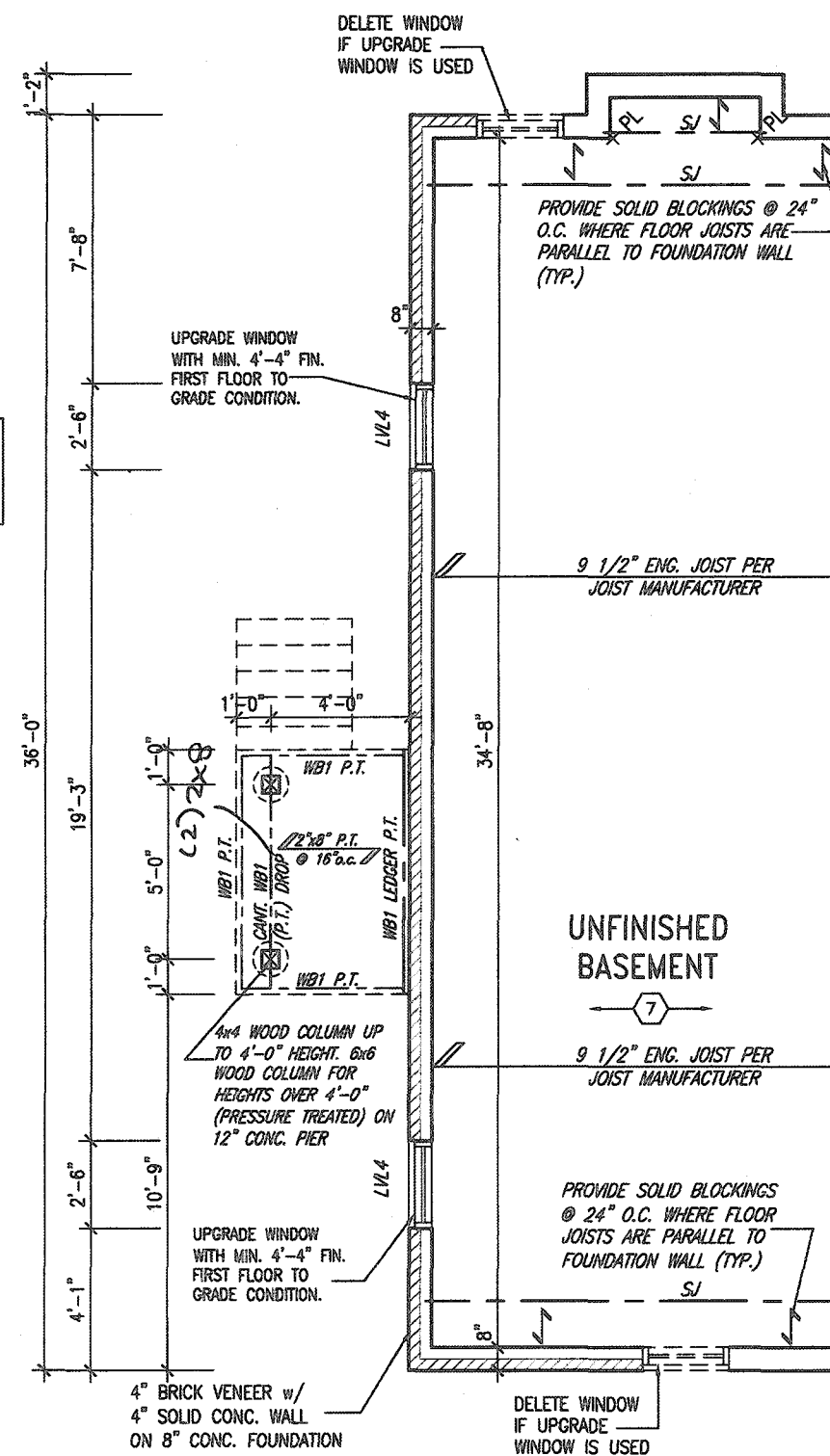
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: FEB 17, 2021

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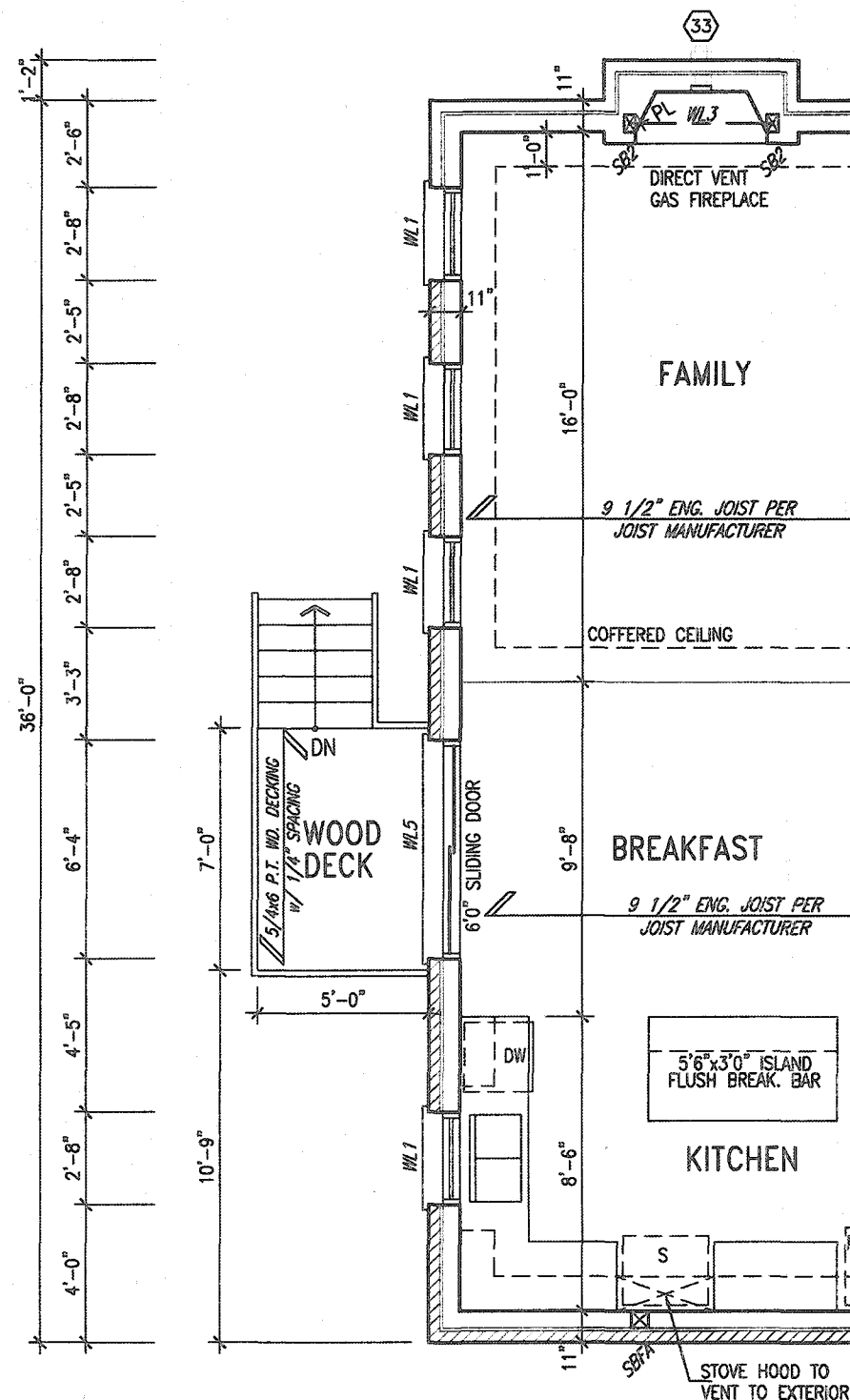


FOR STRUCTURE ONLY



1 1/2" BEARING FOR JOISTS
3/2" BEARING FOR BEAMS

PARTIAL BASEMENT PLAN DECK CONDITION



PARTIAL GROUND FLOOR PLAN DECK CONDITION



CITY OF HAMILTON
Building Division

Permit No. 21-111561

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These drawings and/or specifications have been reviewed by
[Signature] **MARCH 30/21**
FOR CHIEF BUILDING OFFICIAL

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
6				signature
5				24488
4				BCN
3	ISSUED FOR PERMIT.	APR 09/20	GW	42656
2	UPDATED TO ENG & CLIENT COMMENTS.	MAR 20/20	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

RUSSELL GARDENS PH.3

HAMILTON

MOUNTAINASH 1
13.5m

project no. 19014

date JAN. 2020
drawn by NC
checked by 3/16" = 1'-0"
scale 19014-MOUNTAINASH-01
drawing no. A9

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.

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

APPROVED BY: 
DATE: FEB. 12, 2021

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professional responsibility.

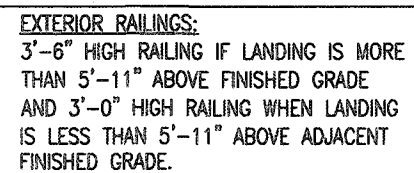
Permit No. 21-111561

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These drawings and/or specifications have been reviewed by

CJN MARCH 30/21.
FOR CHIEF BUILDING OFFICIAL. DATE



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

MOUNTAINASH 1

COMPLIANCE PACKAGE 'A1'

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 † 416.630.2255 † 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH.3 drawing no. 19014	MOUNTAINASH 13.5m project no. 19014
8							
7				qualification information			
6				Richard Vink <i>R Vink</i> 24486 name signature BCN			
5				registration information VA3 Design Inc. 42658			
4							
3	ISSUED FOR PERMIT.	APR 08/20	GW				
2	UPDATED TO ENG & CLIENT COMMENTS.	MAR 20/20	GW				
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW				
no.	description	date	by				

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date JAN. 2020		checked by NC		scale 3/16" = 1'-0"		title name 19014-MOUNTAINASH-01		drawing no. 10b
ALIAS: MOUNTAINASH - CA (owner: Greenpark, 10014-0001) (REV: 1) (19014-MOUNTAINASH-01) (19014 - Rev. 9.2020) - 2/27.20								

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