

3086 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	HEIGHT	TYPE
		8'-9"	10" OR MORE	
		CEILING	CEILING	
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

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.

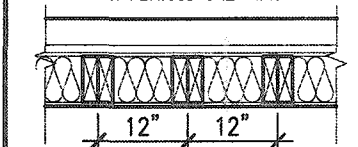
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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

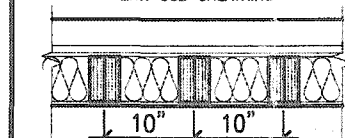
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, C/W SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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

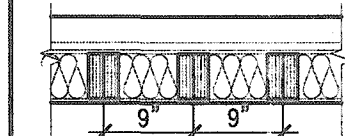
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, C/W SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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".

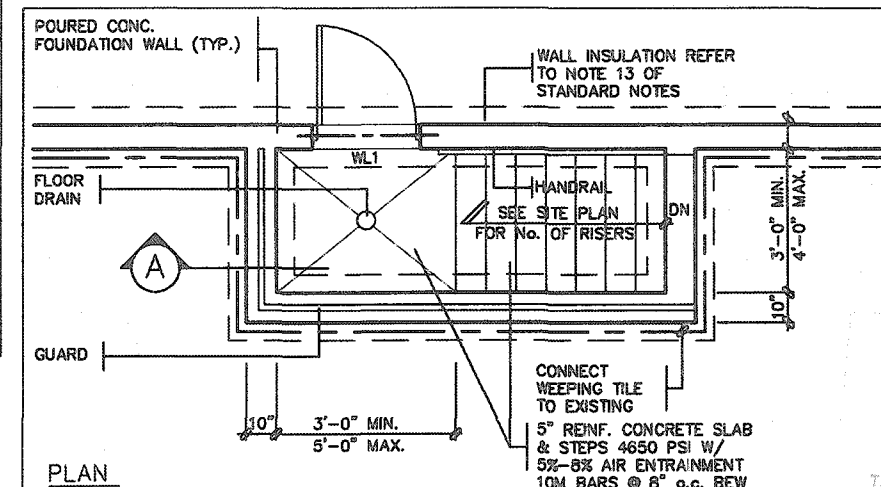
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

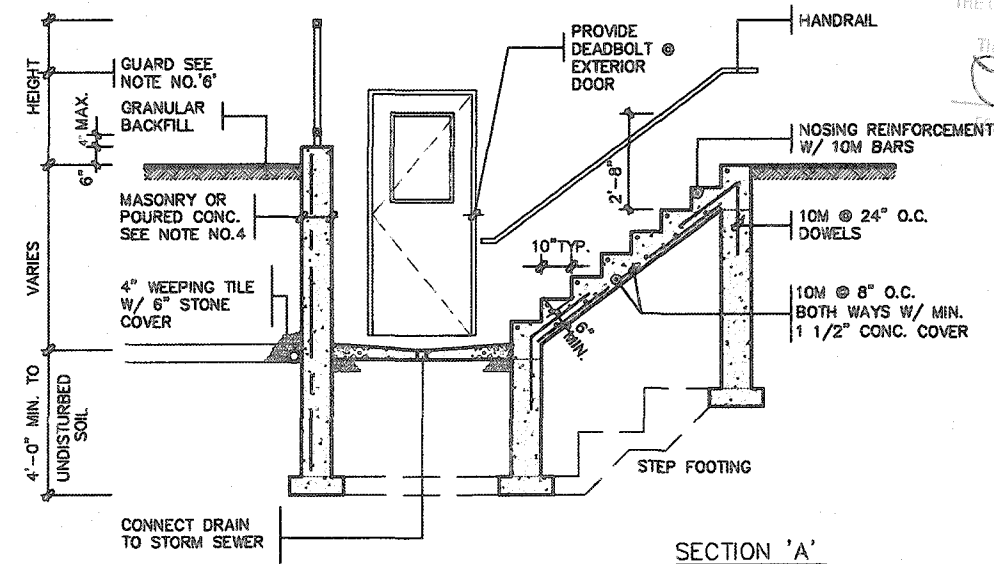
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Walls Above Grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value	0.28	
Windows & Sliding glass Doors	0.49	
Maximum U-value	96% Min.	NATURAL GAS
Space Heating Equipment	0.8	NATURAL GAS
Hot Water Heater	75%	-
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.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
MOUNTAINASH 3-284, ELEV. 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	799 S.F.	170.861 S.F.	21.38 %
LEFT SIDE	1187 S.F.	89.990 S.F.	7.58 %
RIGHT SIDE	1182 S.F.	20.167 S.F.	1.74 %
REAR	819 S.F.	180.944 S.F.	22.09 %
* 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.	3967.00 S.F.	461.96 S.F.	11.65 %
TOTAL SQ. M.	368.54 S.M.	42.92 S.M.	11.65 %



PLAN



SECTION 'A'

GENERAL NOTES

- FOOTINGS**
24"x8" 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
8 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM
- INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.
- 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 FROM 4'-8" TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" O.C. & 15M VERTICAL EACH FACE @ 12" O.C. FOR WALL HEIGHTS FROM 7'-0" TO 8'-6". 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.

AREA CALCULATIONS		ELEV '1'
GROUND FLOOR AREA	1378 SF	
SECOND FLOOR AREA	1694 SF	
TOTAL FLOOR AREA	3072 SF	(285.39 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	14 SF	
ADD TOTAL OPEN AREAS	+14 SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	3086 SF	(286.69 m2)
GROUND FLOOR COVERAGE	1384 SF	
GARAGE COVERAGE/AREA	390 SF	
PORCH COVERAGE/AREA	57 SF	
COVERAGE W/ PORCH	1831 SF	(170.10 m2)
COVERAGE W/O PORCH	1774 SF	(164.80 m2)

CITY OF HAMILTON
Building Division
Permit No. 2107134

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 23 2021

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAR 02/2021
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

MOUNTAINASH 3-284 COMPLIANCE PACKAGE 'A1'

VA3
DESIGN

Greenpark.

MOUNTAINASH 3
13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JANUARY 2020	checked by WT	scale 3/16" = 1'-0"
drawn by WT	checked by 3/16" = 1'-0"	19014-MOUNTAINASH-3-284

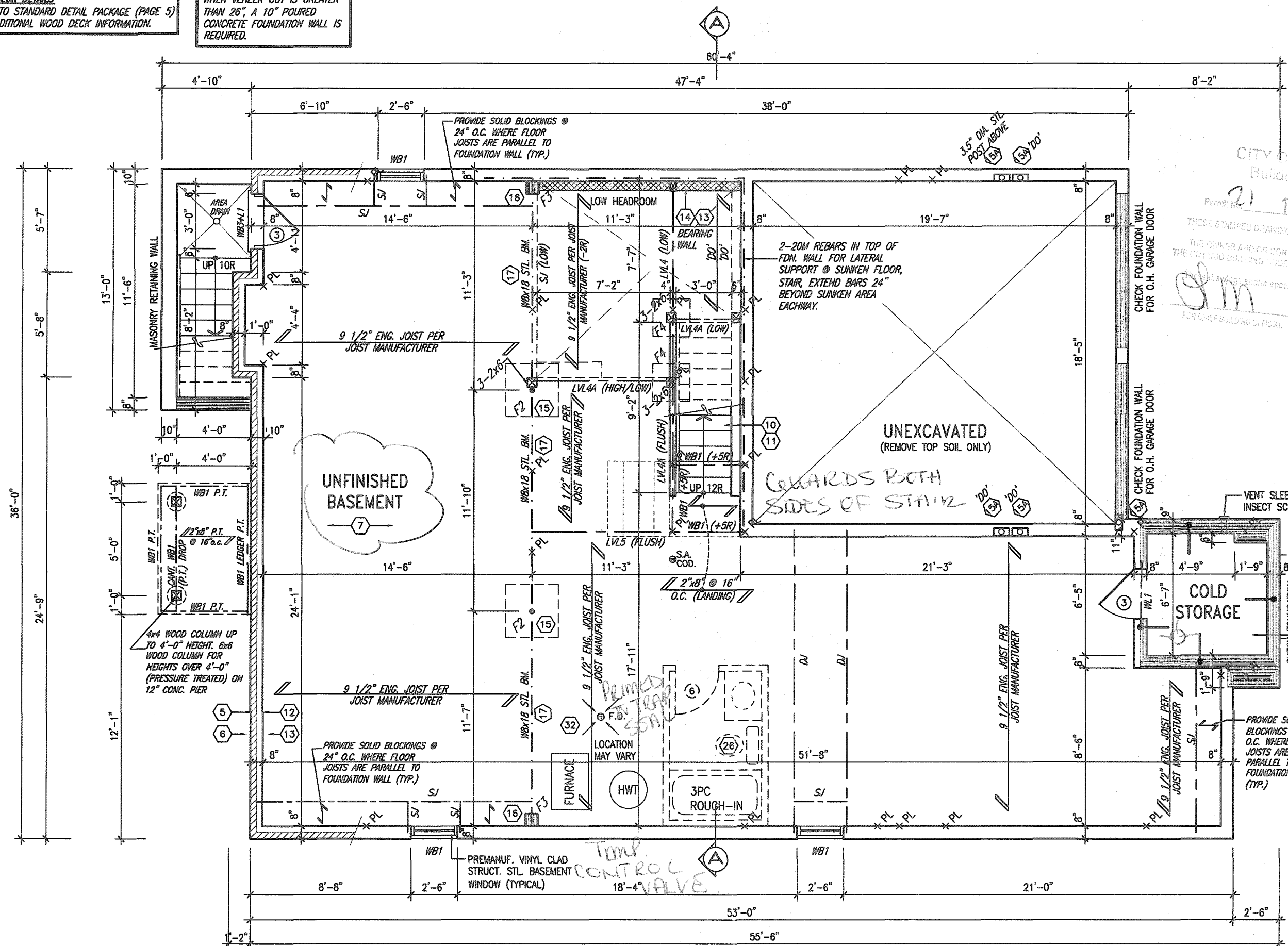
GENERAL NOTES & CHARTS

A0

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

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



CITY OF HAMILTON
Building Division

Permit No. 21 107136

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
These drawings and/or specifications have been reviewed by
J.M. [Signature] M.A. 30/12
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 23 2021
REC'D - 06-06-2021
W/ N REFERENCE
DATE
DATE

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.

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

MAR 02/2021

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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

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

BASEMENT PLAN ELEV. 1

MOUNTAINASH 3-284
COMPLIANCE PACKAGE 'A1'

18		-	-	9		-	-
17		-	-	8		-	-
16		-	-	7		-	-
15		-	-	6		-	-
14		-	-	5	UPDATED WALKUP STAIR.	MAR. 01/21	GW
13		-	-	4	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 27/20	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		date	by

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

qualification information

Richard Vink		24488
name	signature	BDN
registration information		
VAS 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
Toronto ON M2J 1R4
t: 416.630.2255 f: 416.630.4782
va3design.com

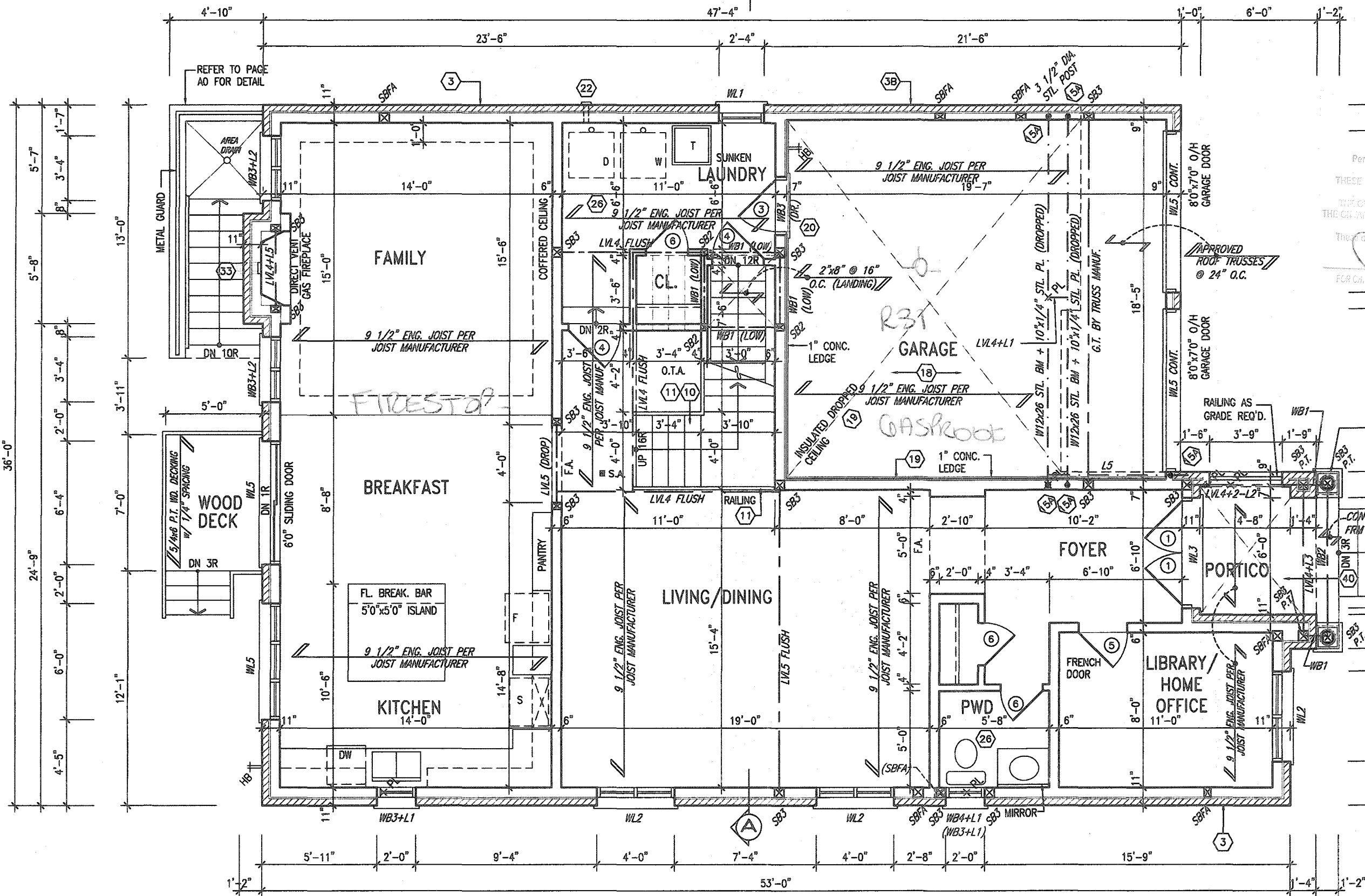
 Greenpark™		municipality HAMILTON, ON.	
project name RUSSELL GARDENS PH. 3		BASEMENT	
date JANUARY 2020		19014	
drawn by WY	checked by .	scale 3/16" = 1'-0"	19014

MOUNTAINASH 3	
13.5m	
project no. 19014	
PLAN - ELEV.1	drawing no. A1
file name -MOUNTAINASH-3-284	
day - Mon - Mar - 2021 - 12:11 PM	

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3086 SF.

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



GROUND FLOOR PLAN
ELEV. 1

MOUNTAINASH 3-284
COMPLIANCE PACKAGE 'A1'

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18.			9.		
17.			8.		
16.			7.		
15.			6.		
14.			5.	UPDATED WALKUP STAIR.	MAR. 01/21 GW
13.			4.	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 27/20 GW
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10.			1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20 GW
no. description	date	by	no. description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name registration information BDN
VAS Design Inc. 42658
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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.
date
JANUARY 2020
checked by
3/16" = 1'-0"

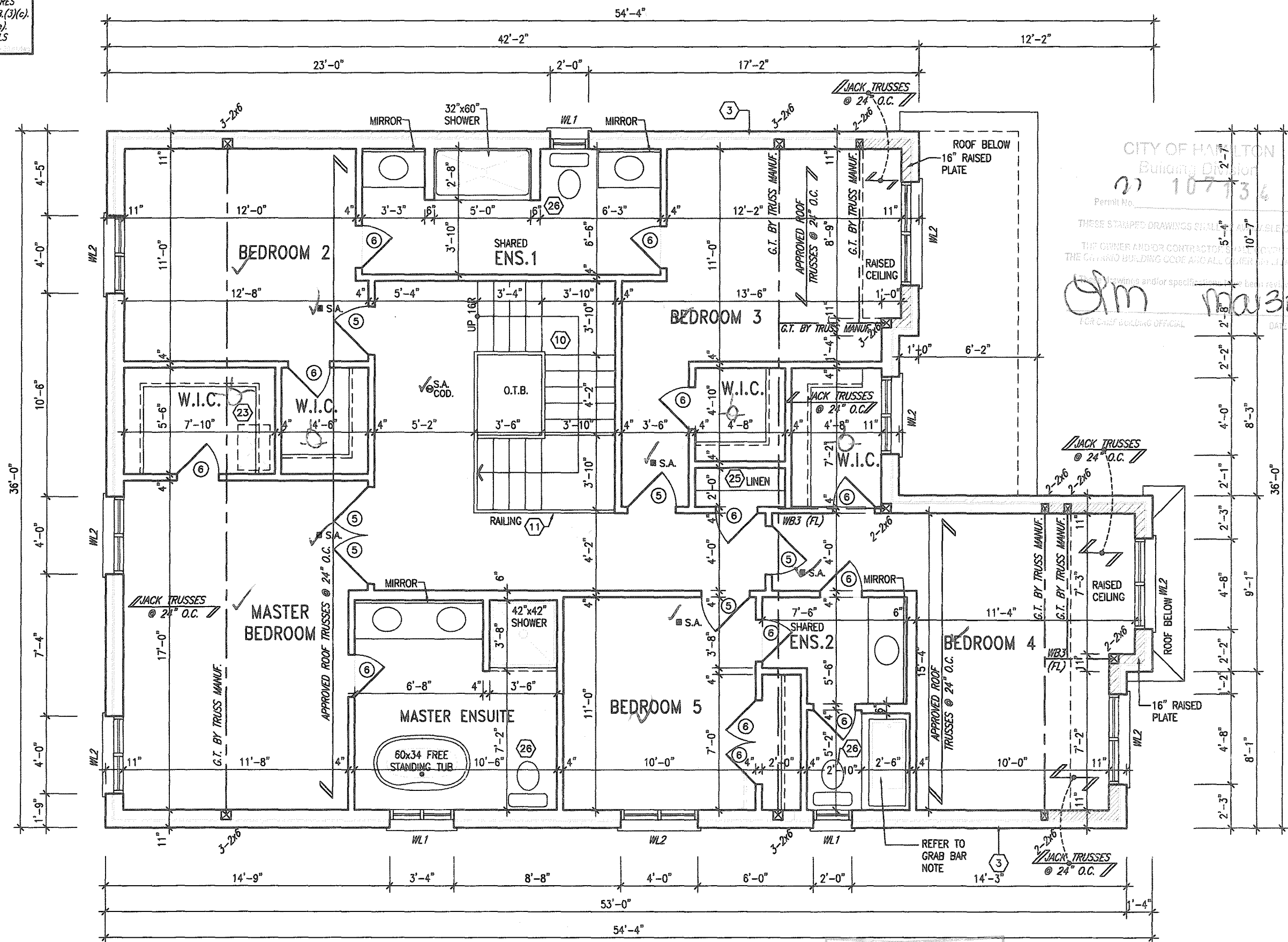
MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A2
19014-MOUNTAINASH-3-284
MAR 1 2021

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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.

3086 SF.



CITY OF HAMILTON
Building Division
Permit No. 107136
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CANADIAN BUILDING CODE AND ALL OTHER CITY, PROV. & FEDERAL LAWS
DATE: MAR 30/21
FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

SECOND FLOOR PLAN (5 BED) ELEV. 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 09 2021
RECEIVED BY: [Signature]
DATE: [Date]
RECEIVED TO: [Date]

MOUNTAINASH 3-284 COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 02 2021
These stamped guidelines, compliance with the applicable Design Guidelines may, and users are further professional responsibility.

18		9			
17		8			
16		7			
15		6			
14		5			
13		4			
12		3	ISSUED FOR PERMIT.	MAR 31/20	GW
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no.	description	date	by	no.	description

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name
signature
VA3 Design Inc. 42658
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vo3design.com

Greenpark.	MOUNTAINASH 3 13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.
date JANUARY 2020	project no. 19014
drawn by WT	drawing no. A3
checked by 3/16" = 1'-0"	title name 19014-MOUNTAINASH-3-284
SECOND FLOOR PLAN (5 BED) - ELEV. 1	

Diagram illustrating the elevation view of a window unit. The window is set within a wall. Key dimensions and components are labeled:

- 10" PRECAST CONC. HEADER**: Dimensioned across the top of the window frame.
- 8'-4"**: Dimensioned vertically on the right side, indicating the height of the window unit.
- 8'-8"**: Dimensioned vertically on the right side, indicating the height of the unit below the window.
- U/S OF SOFFIT**: Label indicating the underside of the soffit.
- 6'-10"**: Dimensioned vertically on the left side, indicating the height of the window unit.
- FC**: Label indicating the frame or casing.

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

APPROVED BY [Signature]
DATE FEB 04, 2021

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

Architectural elevation drawing of a two-story house with a garage. The drawing includes detailed dimensions, material specifications, and construction notes.

Roof and Gables:

- Roof pitch: 8:12
- Valley flashing (TYP.)
- Mid-point of main roof

Second Floor:

- Windows: 7" precast conc. surround w/ keystone (TYP.)
- Transom: 12" high transom
- Fin. second floor

First Floor:

- Windows: 10" precast conc. header w/ keystone (TYP.)
- Garage: 8'-0"x7'-0" O/H garage door (GD-3A-8)
- Fin. ground floor

Foundation and Details:

- Stone veneer (TYP.)
- Poured conc. porch slab and door sill
- Poured conc. foundation walls and footings (TYP.)
- Stepped footing (30)
- U/S garage footing
- Top of slab

Notes and Specifications:

- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 1"x6" ALUM. CLAD FRIEZE BD.
- FACE BRICK (TYP.)
- CONTINUOUS DBL. PRECAST CONC. SILL (TYP.)
- 8" DIA. COLUMN ANCHORED TO 14"x14" SOLID MASONRY PIER (TYP.). PROVIDE SIMPSON STRONG-TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)
- STONE VENEER (TYP.)
- POURED CONC. PORCH SLAB AND DOOR SILL
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
- DBL. PRECAST CONC. SILL (TYP.)
- PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
- CONTINUOUS PRECAST CONC. SILL OVER STONE VENEER (TYP.)

City of Hamilton Building Division Stamp:

CITY OF HAMILTON
Building Division
Permit No. 21 107134
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE CONTRACTOR SHALL COMPLY WITH THE CITY AND BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications were reviewed by
[Signature] ASPHALT SHINGLES (TYP.)
[Signature] CHIEF BUILDING OFFICIAL
DATE: Mar 30/21

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 09 2021

VA3 DESIGN

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	municipality	HAMILTON, ON.
--------------	-----------------------	--------------	---------------

date
JANUARY 2020

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

FRONT ELEVATION - ELEV. 1

	MOUNTAINASH 3
	13.5m

ject no.
014

no.

A4

18	.	.	.	9	.	.	.
17	.	.	.	8	.	.	.
16	.	.	.	7	.	.	.
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14	.	.	.	5	.	.	.
13	.	.	.	4	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 27/20	GH
12	.	.	.	3	ISSUED FOR PERMIT.	MAR 31/20	GH
11	.	.	.	2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	GH
10	.	.	.	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GH
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	<i>R. Vink</i>
Richard Vink	244
name	signature
registration information	8
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 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 sealed.	

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CITY OF HAMILTON
Economic Development

These drawings and/or specifications have been reviewed by
 ma 130/21

 1"x6" ALUM. CLAD _____ DATE _____
 _____ OFFICIAL _____

TOP OF PLATE

TOP OF WINDOW

—CONTINUOUS DBL PRECAST
CONC. SILL (TYP.)

FIN. SECOND FLOOR

—STONE VENEER (TYP.)

TOP OF WINDOW

8" DIA. COLUMN ANCHORED
TO 14"x14" SOLID
MASONRY PIER (TYP.).
PROVIDE SIMPSON
STRONG-TIE CONNECTOR
FOR POST-BEAM
CONNECTION (TYP.)

— CONTINUOUS PRECAST CONC.
SILL OVER STONE VENEER (TYP.)
FIN. GROUND

FIN. GROUND FLOOR

FIN. GRADE

- STONE VENEER (TYP.)

TOP OF SLAB

Planning & Development Department

FEB 09 2021

PRO'D BY _____ DATE _____

REC'D _____ DATE _____

MOUNTAINASH 3-284
COMPLIANCE PACKAGE 'A1'

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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 _____
DATE FEB 04, 2023

This stamp verifies compliance with the applicable
Design Guidelines only and does not further
assume any responsibility.

LEFT SIDE ELEVATION '1'

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1157.79 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.05 SQ. FT.
GLAZING PROVIDED	=78.06 SQ. FT. (GLASS AREA ONLY)

lok

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	24488
name	BCO
signature	
registration information	
VA3 Design Inc.	42655
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va3design.com

 Greenpark™		MOUNTAINASH 3 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		checked by 3/16" = 1'-0"	
file name 19014-MOUNTAINASH-3-264		drawing no. A5	

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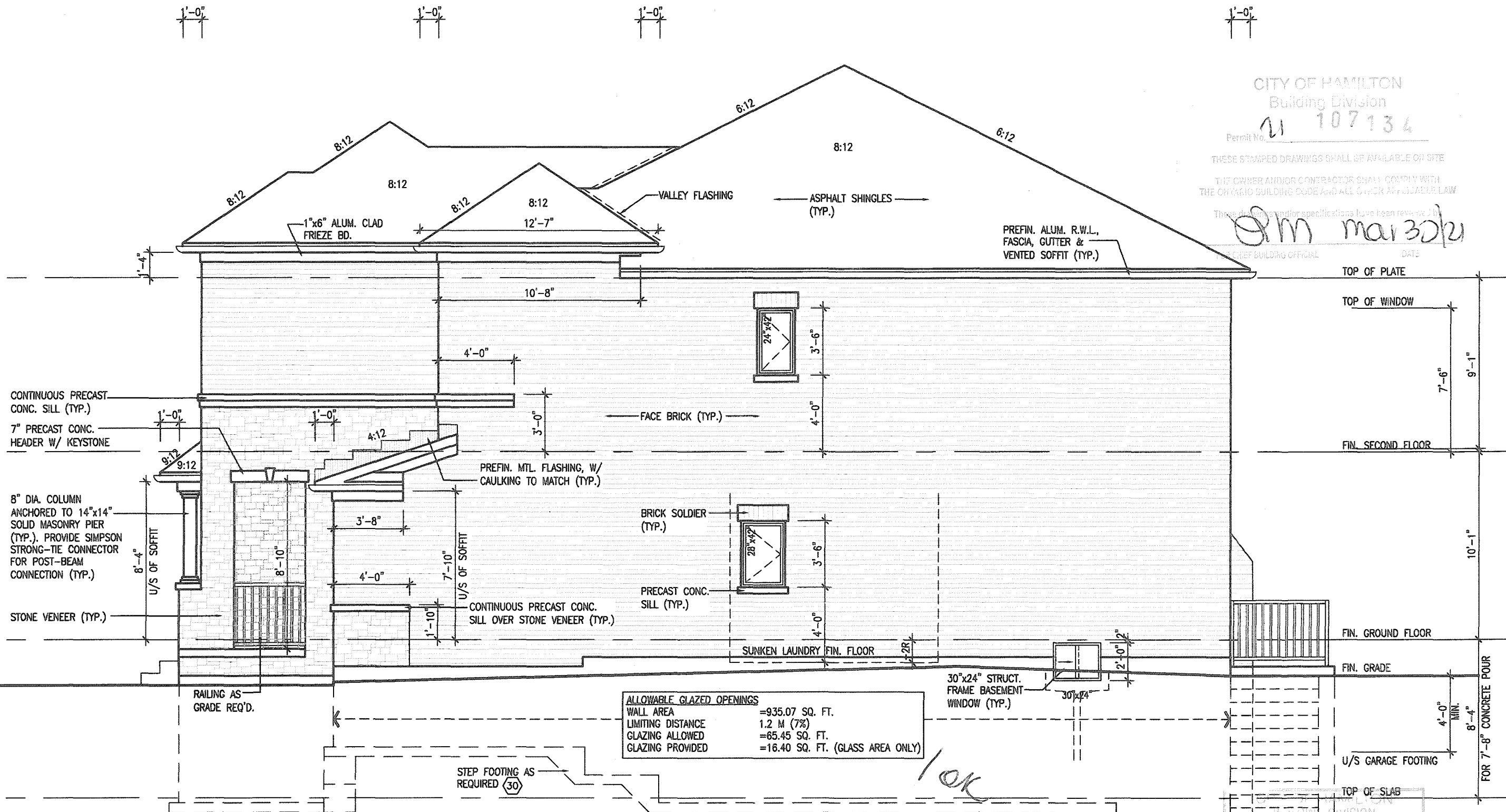
3086 SF.

CITY OF HAMILTON
Building Division

Permit No. 21 107134

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 specifications have been reviewed by
[Signature] DATE: MAR 30/21
[Signature] CHIEF BUILDING OFFICIAL



RIGHT SIDE ELEVATION '1'

MOUNTAINASH 3-284
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 09, 2021
This stamp certifies compliance with the applicable Design Guidelines only, and does not confer professional responsibility.

18.			9.		
17.			8.		
16.			7.		
15.			6.		
14.			5.		
13.			4.	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 27/20 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 24488
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.

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
scale
3/16" = 1'-0"
file name
19014-MOUNTAINASH-3-284

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A6

CITY OF HAMILTON
Building Division

Perrell No. 21 10713

The following building code and/or standard has been reviewed by
 [Signature] mar 30/21
 FOR EACH BUILDING OFFICIAL DATE

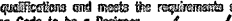


MOUNTAINASH 3-284
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: [Signature]
DATE: FEB 04 2021

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Design Guidelines only and bears no further
professional responsibility.

18	-	-	9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.
17	-	-	8	-	-	-	
16	-	-	7	-	-	-	qualification information
15	-	-	6	-	-	-	Richard Vink
14	-	-	5	-	-	-	name  signature 244
13	-	-	4	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 27/20	GW	registration information VA3 Design Inc. 428
12	-	-	3	ISSUED FOR PERMIT.	MAR 31/20	GW	
11	-	-	2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	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 project. Drawings are not to be scaled.
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 qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information	
Richard Vink	244
name	signature
registration information	
VA3 Design Inc.	428

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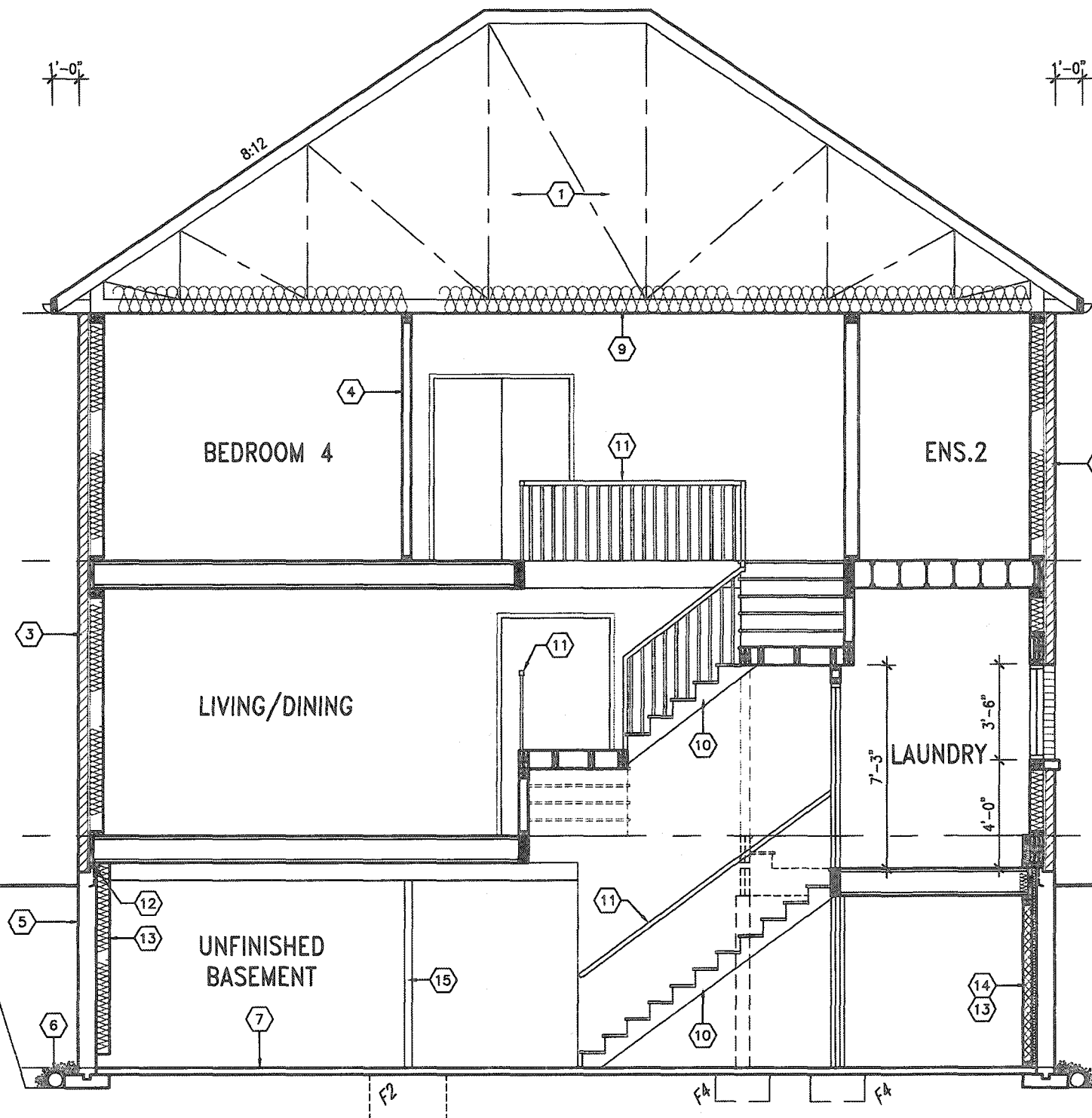
project name RUSSELL GARDENS PH. 3	project no. 19014
location HAMILTON, ON.	
date JANUARY 2020	drawing no. A7
drawn by WT	checked by .
scale 3/16" = 1'-0"	
file name 19014-MOUNTAINASH-3-284	

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3086 SF.



STRUDET INC.
FOR STRUCTURE ONLY



CITY OF HAMILTON
Building Division
Permit No. 21 107134
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
FOR 7'-8" CONCRETE POUR
8'-4" MAX.
7'-0" 5/8" MAX.
FOR 8" - 15 MPa

SECTION A-A ELEVATION 1

MOUNTAINASH 3-284
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 09 2021

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

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 24488
15.				6.				signature
14.				5.				name
13.				4.	CUSTOM DWGS. PER PURCHASER REQUEST.	AUG 27/20	GW	registration information
12.				3.	ISSUED FOR PERMIT.	MAR 31/20	GW	VAS Design Inc. 42658
11.				2.	UPDATED PER ENG & CLIENT COMMENTS.	MAR 19/20	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.
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no. description	date	by	no. description	date	by			

VAS DESIGN
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vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
date
JANUARY 2020
checked by
3/16" = 1'-0"
file name
19014-MOUNTAINASH-3-284

MOUNTAINASH 3
13.5m
project no.
19014
drawing no.
A8

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