

3409 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

(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)

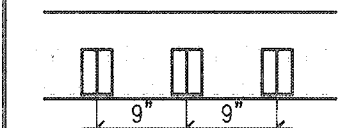
L1 = 3'-1/2" x 3'-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3'-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3'-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3'-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

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

**TWO STOREY HEIGHT
WALL DETAIL**

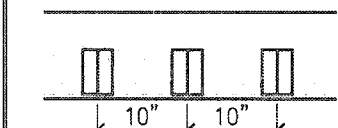
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



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
Minimum RSI (R) value		of exterior walls
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
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.

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	1486 SF
SECOND FLOOR AREA	1909 SF
TOTAL FLOOR AREA	3395 SF (315.41 m ²)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	10 SF
ADD TOTAL OPEN AREAS	+10 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	3405 SF (316.15 m ²)
GROUND FLOOR COVERAGE	1493 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	95 SF
COVERAGE W/ PORCH	1981 SF (184.04 m ²)
COVERAGE W/O PORCH	1886 SF (175.22 m ²)

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.

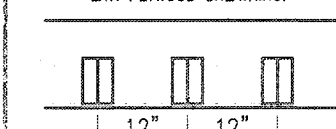
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
FINAL APPROVED GRADING PLAN.

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".

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
CITY OF HAMILTON
Building Division

Permit No. **21-105991**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

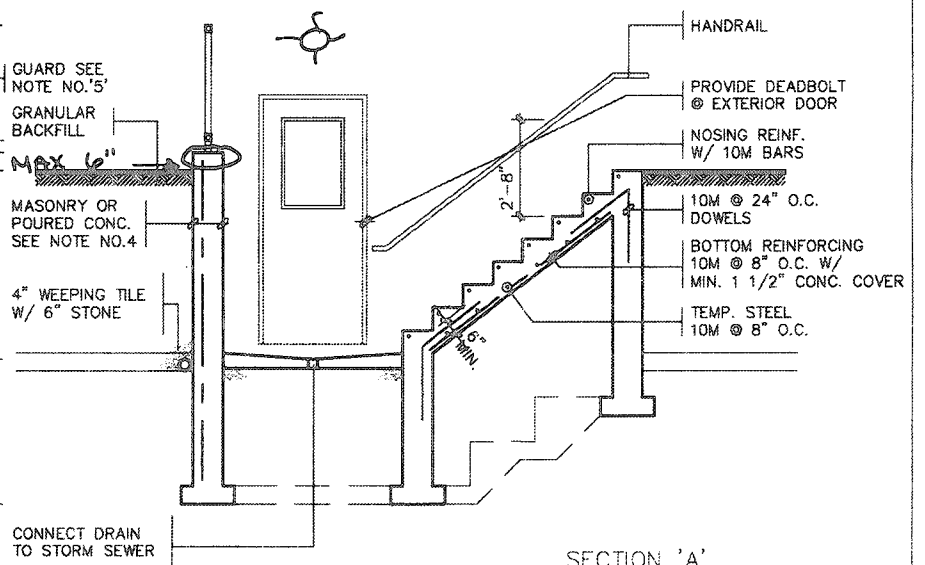
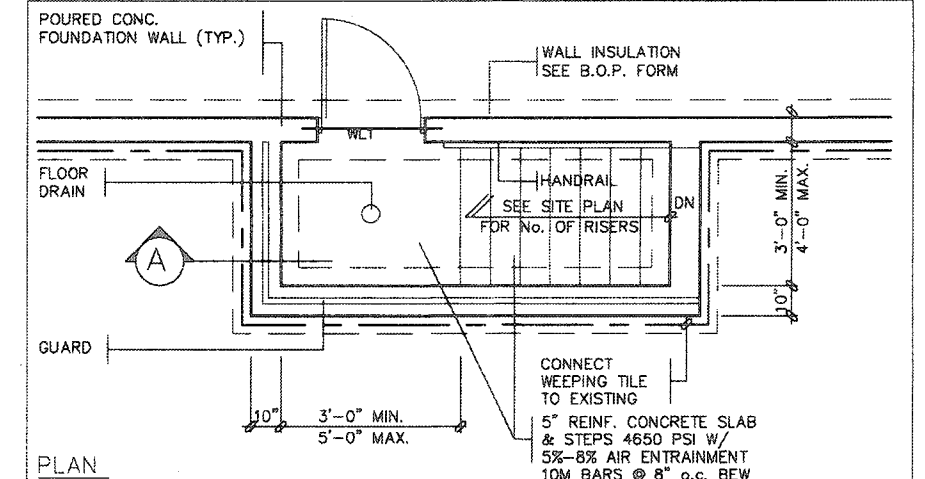
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

JDL **Apr 2021**

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.9(4))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	866.64 S.F.	152.46 S.F.	17.59 %
LEFT SIDE	1417.58 S.F.	99.00 S.F.	6.98 %
RIGHT SIDE	1422.68 S.F.	33.33 S.F.	2.34 %
REAR	939.19 S.F.	173.41 S.F.	18.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 9.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4646.09 S.F.	458.20 S.F.	9.86 %
TOTAL SQ. M.	431.63 S.M.	42.57 S.M.	9.86 %



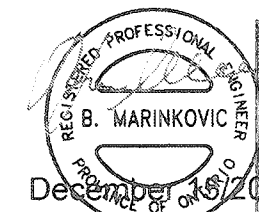
GENERAL NOTES

- 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
8 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

FROST PROTECTION REQ'D.

**BASEMENT WALK-UP
PLAN, SECTION & NOTES**

SCALE: N.T.S.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 09 2021

December 15, 2020

STRUDET INC.
FOR STRUCTURE ONLY

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

**MOUNTAINASH 6-154
COMPLIANCE PACKAGE 'A1'**



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



project name
RUSSELL GARDENS PH. 3

location
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

GENERAL NOTES & CHARTS

date
JAN 2020

checked by
BD.BM

scale
3/16" = 1'-0"

file name
19014-MOUNTAINASH-6-154

drawing no.
A0

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.

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

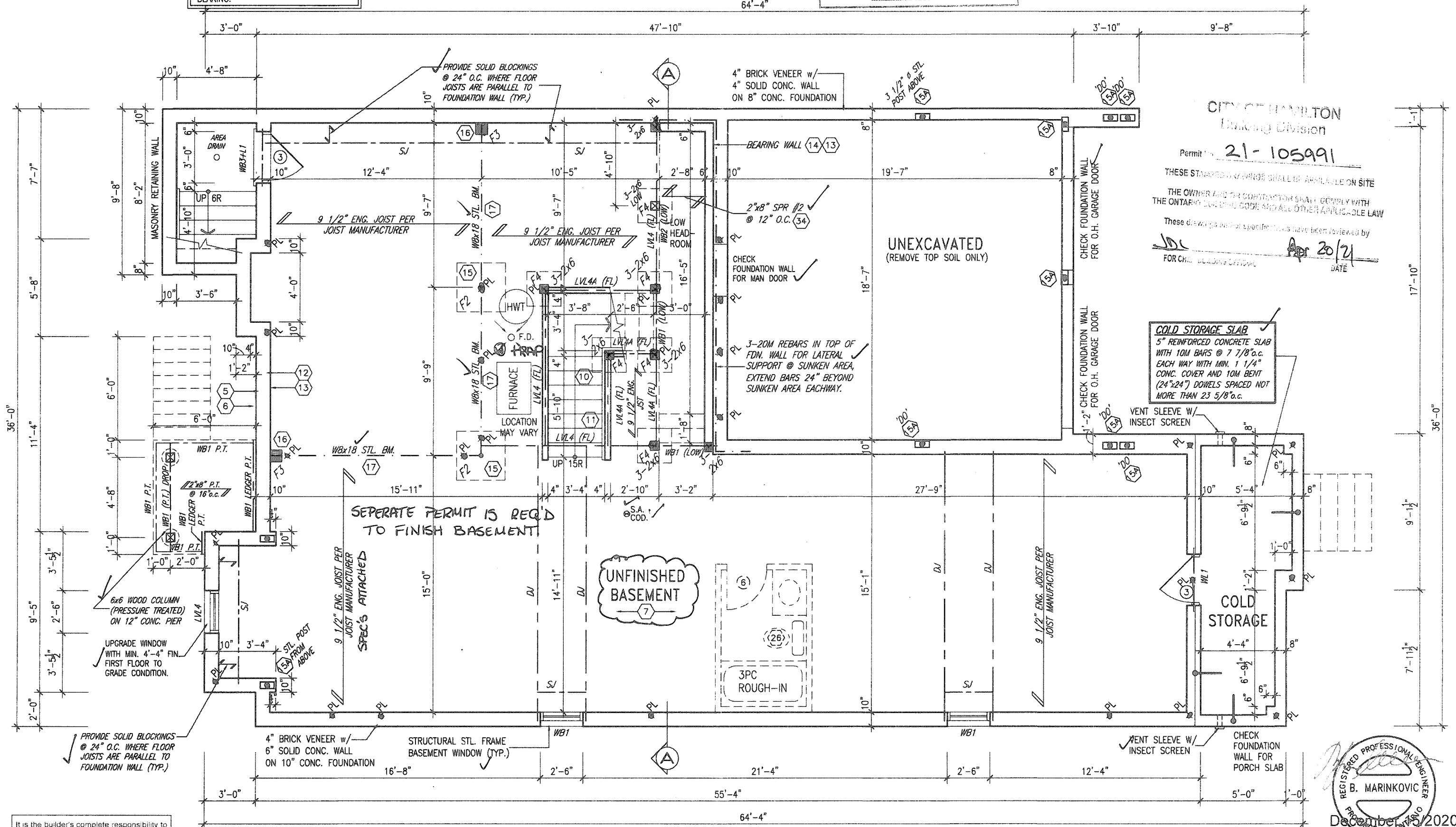
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5) FOR ADDITIONAL WOOD DECK INFORMATION.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 09 2021

REC BY _____ DATE _____
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3409 SF.



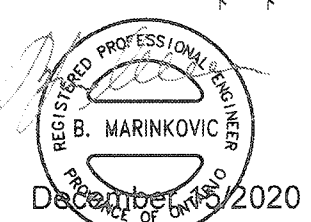
CITY OF HAMILTON
BUILDING DIVISION

Permit 21-105991

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 specifications have been reviewed by
[Signature] DATE *Apr 20/21*
FOR CH. BUILDING OFFICIAL

COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 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.



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BASEMENT PLAN - ELEV. '2'

MOUNTAINASH 6-154
COMPLIANCE PACKAGE 'A1'

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
DATE: *2020.04.23*
BY: *[Signature]*

18			9		
17			8		
16			7		
15			6	REVISED REAR BOX BAY PER CITY	DEC 11/20 WT
14			5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 07/20 GW
13			4	STAIRWAY WIDTH CORRECTED	AUG. 05/20 GW
12			3	ISSUED FOR PERMIT	APR 13/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20 GW
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	JAN. 26/20 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
name
signature
registration information
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
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ONTARIO	project no.	19014
date	JAN 2020	checked by	BD.BIM	scale	3/16" = 1'-0"
BASEMENT PLAN - ELEV. '2'				file name	19014-MOUNTAINASH-6-154
				drawing no.	A1a

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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. 8-9.5.2.3.
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.

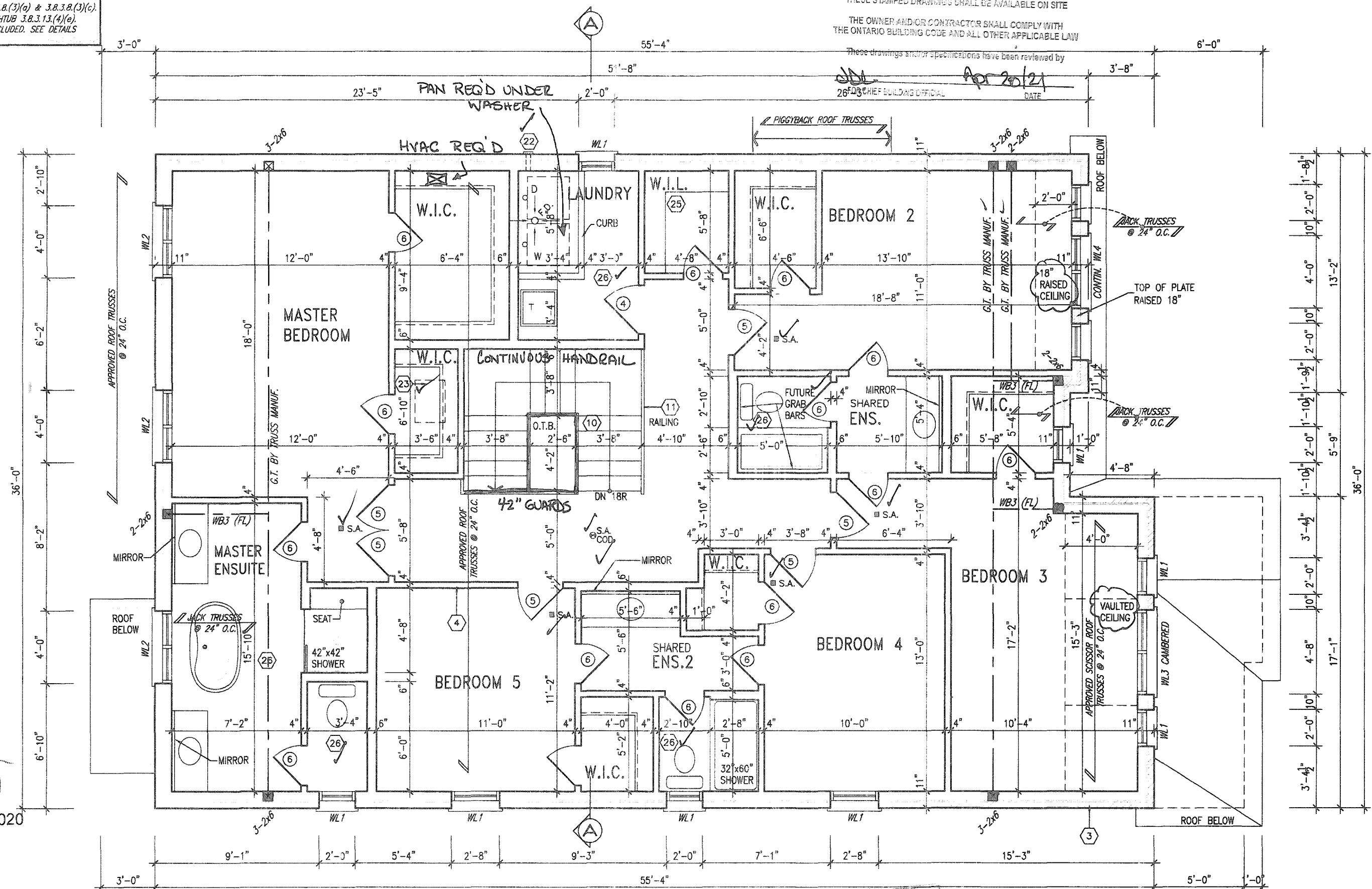
3409 SF.

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These drawings and/or specifications have been reviewed by

26 FOR CHIEF BUILDING OFFICIAL APR 20/21
DATE



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

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 does not constitute
professional responsibility.

SECOND FLOOR PLAN (5 BDRM) - ELEV. '2'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

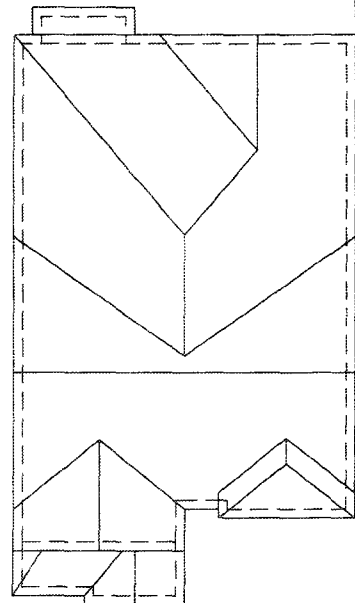
APR 09 2021

REC BY _____ DATE _____
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MOUNTAINASH 6-154
COMPLIANCE PACKAGE 'A1'

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ROOF PLAN-2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 09 2021
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

3409 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-105991

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

for CHIEF BUILDING OFFICIAL DATE



FRONT ELEVATION - ELEV. '2'

SINGLE FAMILY
DWELLING ONLY

MOUNTAINASH 6-154
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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: JAN 28 2021
This is on condition that the applicant agrees to indemnify and hold the City of Hamilton harmless from and against all claims, damages, costs and expenses, including legal fees, which may be incurred by the City of Hamilton as a result of the use of these plans.

MAX 3 STOREY. HT.

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.

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

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED REAR BOX BAY PER CITY	DEC 11/20	WT
14				5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 07/20	GW
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW
12				3	ISSUED FOR PERMIT.	APR 13/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				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
signature
24488
name
VA3 Design Inc.
42658
registration information
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 416.630.2255 f 416.630.4782
va3design.com

project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ONTARIO		project no. 19014	
date JAN 2020		checked by 3/16" = 1'-0"		scale	
drawn by BD.BIM		19014-MOUNTAINASH-6-154		drawing no. A4a	

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These drawings and/or specifications have been reviewed by

SDC Apr 20/21
DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 09 2021

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

3409 SF.



SINGLE FAMILY
DWELLING ONLY

MOUNTAINASH 6-154
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY _____
DATE JAN 28 1971

THIS stamp certifies compliance with the applicable
Design/Construction and quality control
requirements of the contract.

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			
16				7			qualification information
15				6	REVISED REAR BOX BAY PER CITY	DEC 11/20	WT
14				5	CUSTOM DRAWING PER PURCHASER REQUEST.	OCT 07/20	GW
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW
12				3	ISSUED FOR PERMIT.	APR 13/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW
no.	description	date	by	no.	description	date	by

signature  2448 BC

registration information
VA3 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 drawings of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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. / s /

qualification information
Richard Vink  24
name signature

registration information
V43 Design Inc. 42

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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

date
JAN 2020

drawn by
BD.BIM

checked by
-

scale
 $3/16'' = 1'-0''$

municipality
HAMILTON, ONTARIO

LEFT SIDE ELEVATION - ELEV '2'

MOUNTAINASH 6
13.5m

city	project no.
ARIO	19014

LEFT SIDE ELEVATION - ELEV '2'

ATION - ELEV '2'	drawing no.
------------------	-------------

drawing no.

A5a

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 09 2021

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

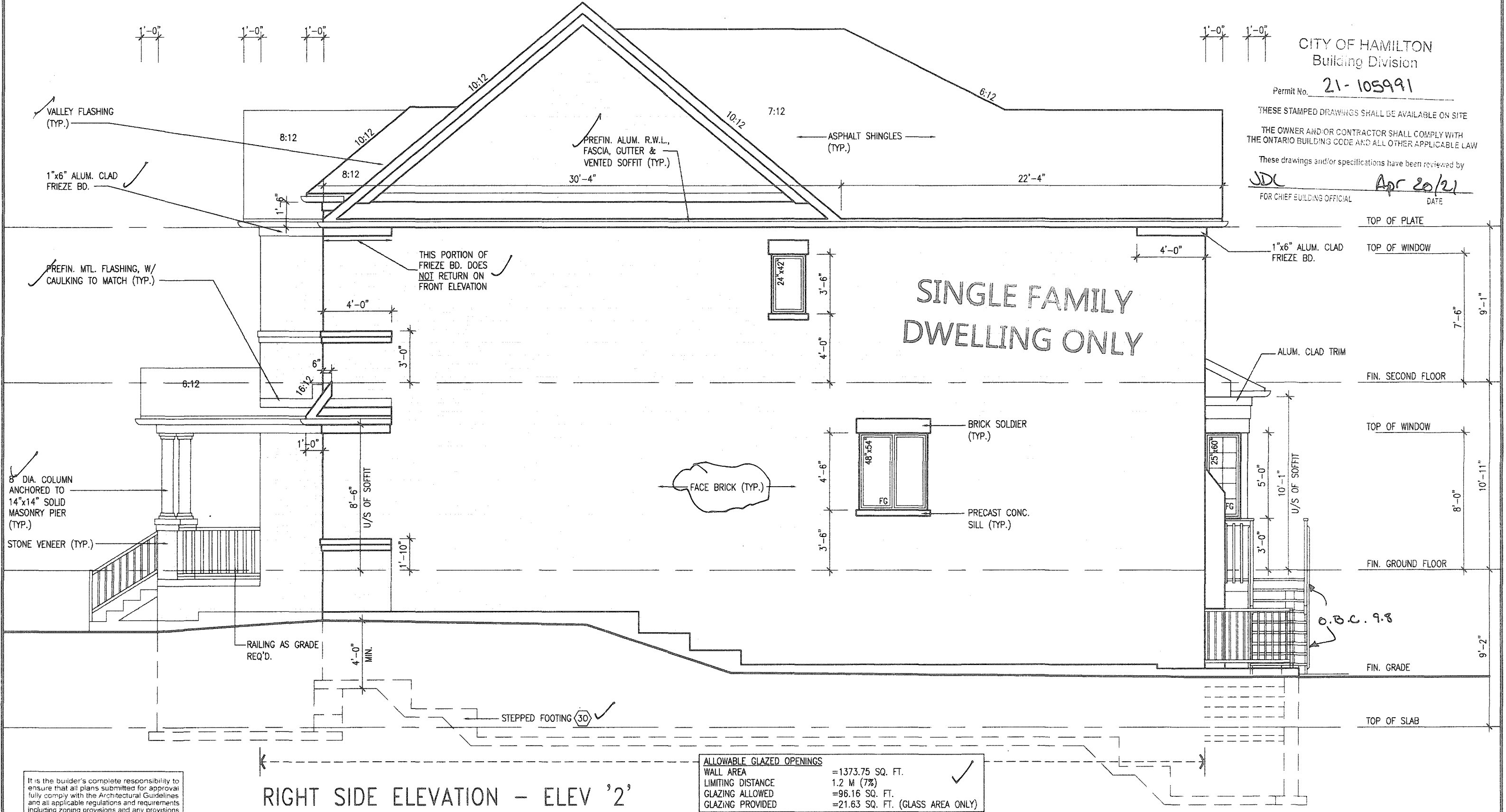
3409 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-105991

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
JDL Apr 20/21
FOR CHIEF BUILDING OFFICIAL DATE



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1373.75 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=96.16 SQ. FT.
GLAZING PROVIDED	=21.63 SQ. FT. (GLASS AREA ONLY)

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: 04/20/21
This section certifies compliance with the requirements of the Architectural Guidelines and Building Code of the City of Hamilton.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED REAR BOX BAY PER CITY	DEC 11/20	WT
14				5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 07/20	GW
13				4	STAIRWAY WIDTH CORRECTED	AUG. 05/20	GW
12				3	ISSUED FOR PERMIT	APR 13/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				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 24488
name registration information BOCN
VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

MOUNTAINASH 6
13.5m

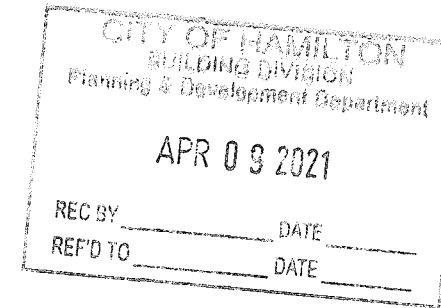
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ONTARIO
project no.: 19014

date: JAN 2020
drawn by: BD.BIM
checked by: 3/16" = 1'-0"

RIGHT SIDE ELEVATION - ELEV '2'

file name: 19014-MOUNTAINASH-6-154
drawing no.: A6a

3409 SF.



CITY OF HAMILTON
Building Division

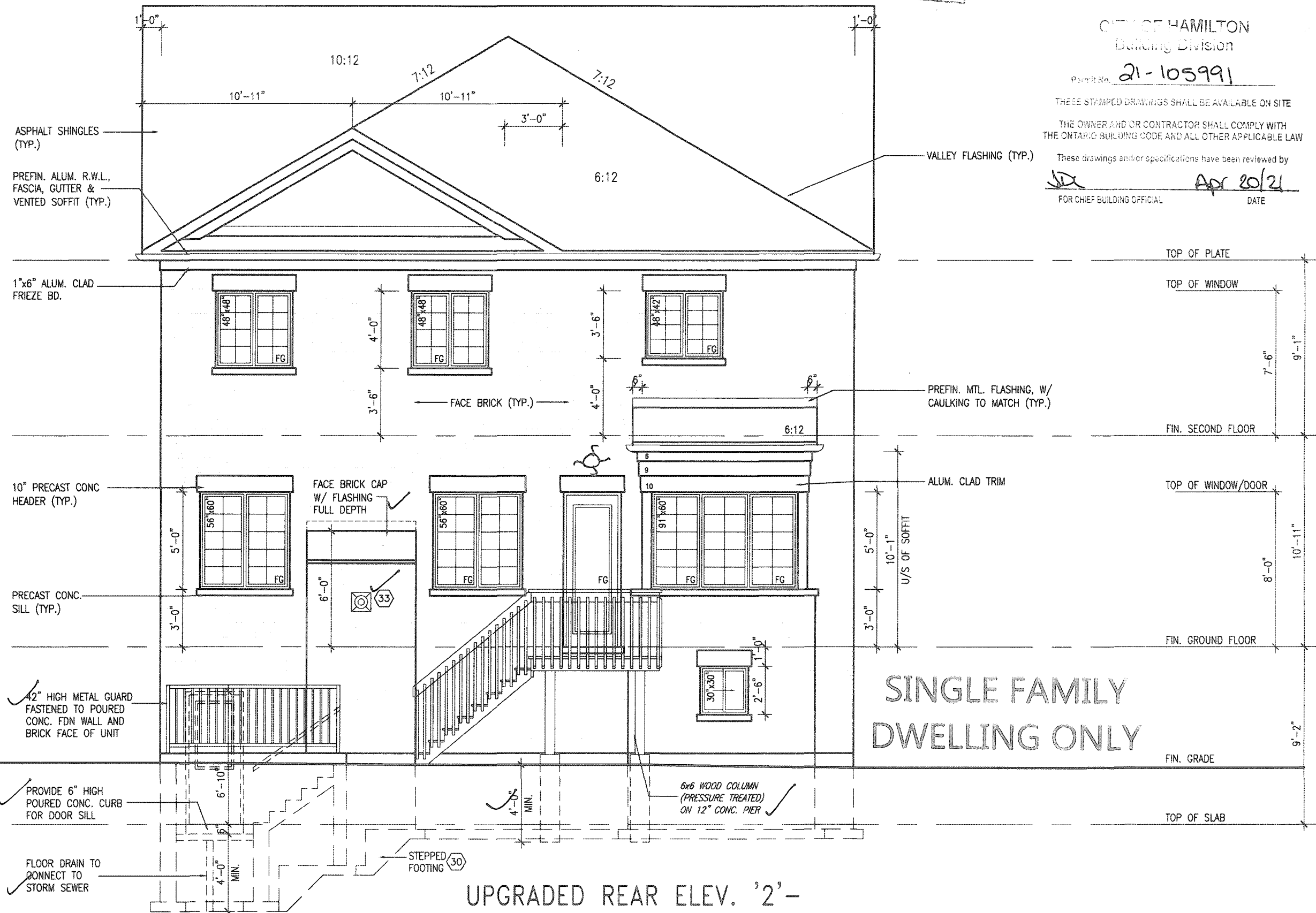
Permit No. 21-105991

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] Apr 20/21
FOR CHIEF BUILDING OFFICIAL DATE



SINGLE FAMILY
DWELLING ONLY

UPGRADED REAR ELEV. '2'-
DECK CONDITION
(5 BED)

MOUNTAINASH 6-154
COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 6
13.5m

project name: RUSSELL GARDENS PH. 3
date: JAN 2020
checked by: _____ scale: 3/16" = 1'-0"
drawn by: BD.BIM
municipality: HAMILTON, ONTARIO
project no.: 19014
drawing no.: A7a
file name: 19014-MOUNTAINASH-6-154

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED REAR BOX BAY PER CITY	DEC 11/20	WT
14				5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 07/20	GW
13				4	STAIRWAY WIDTH CORRECTED	AUG. 05/20	GW
12				3	ISSUED FOR PERMIT	APR 13/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN. 28/20	GW

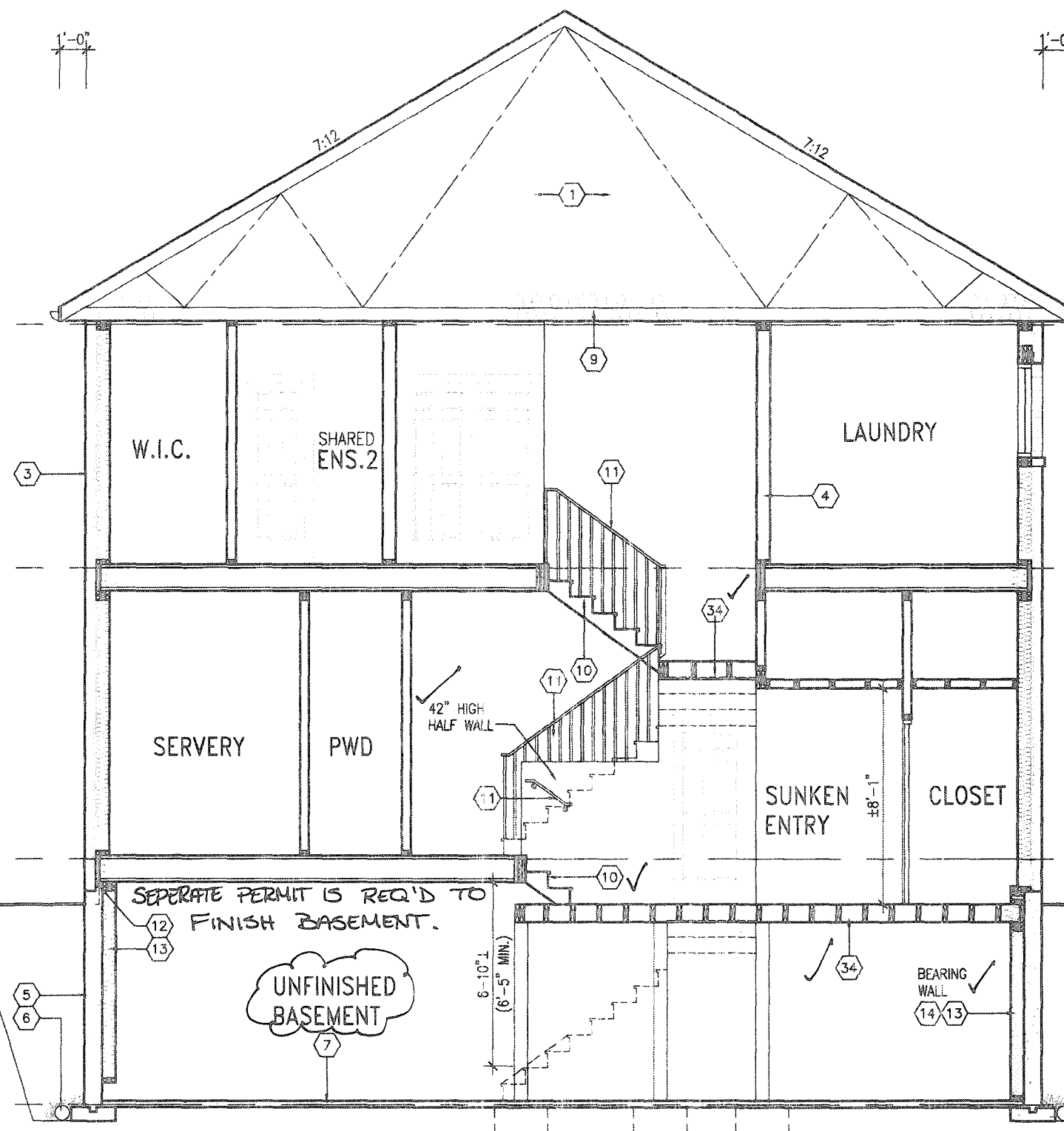
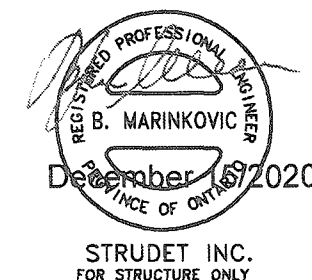
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qualification information
Richard Vink 24488
signature
VA3 Design Inc. 42658
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t 416.630.2255 f 416.630.4782
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 09 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____

3409 SF.



TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB
8'-6 3/8" MAX.
FOR 10' - 15 MPa

CITY OF HAMILTON
Building Division
Permit No. 21-105991
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
JDL Apr 20/21
FOR CHIEF BUILDING OFFICIAL DATE

CROSS SECTION 'A-A'
(ELEV. '2')
SINGLE FAMILY
DWELLING ONLY

MOUNTAINASH 6-154
COMPLIANCE PACKAGE 'A1'

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18				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.	
17				8						qualification information	
16				7							
15				6	REVISED REAR BOX BAY PER CITY	DEC 11/20	WT		Richard Vink		24488
14				5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 07/20	GW		name registration information	signature	42658
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW		VA3 Design Inc.		
12				3	ISSUED FOR PERMIT.	APR 13/20	GW				
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW				
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW				
no.	description		date	by	no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with this 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
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.		MOUNTAINASH 6 13.5m	
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ONTARIO	project no. 19014	drawing no. A8a
date JAN 2020	checked by BD.BIM	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-6-154