

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)

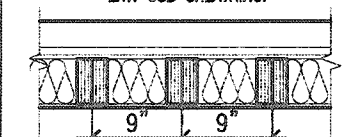
L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

DOOR SCHEDULE

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

TWO STOREY HEIGHT WALL DETAIL

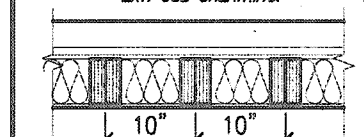
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL CLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



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 CLUED & 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.

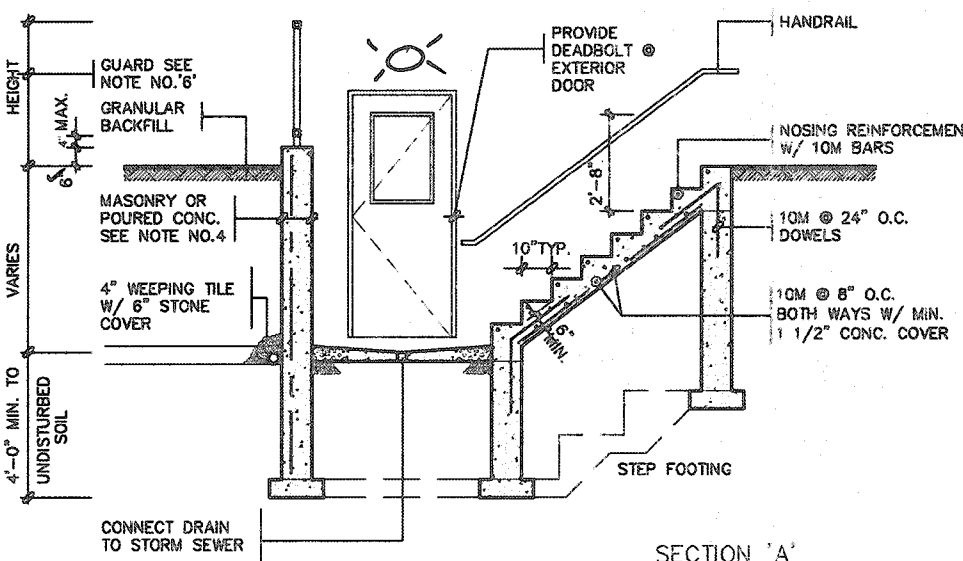
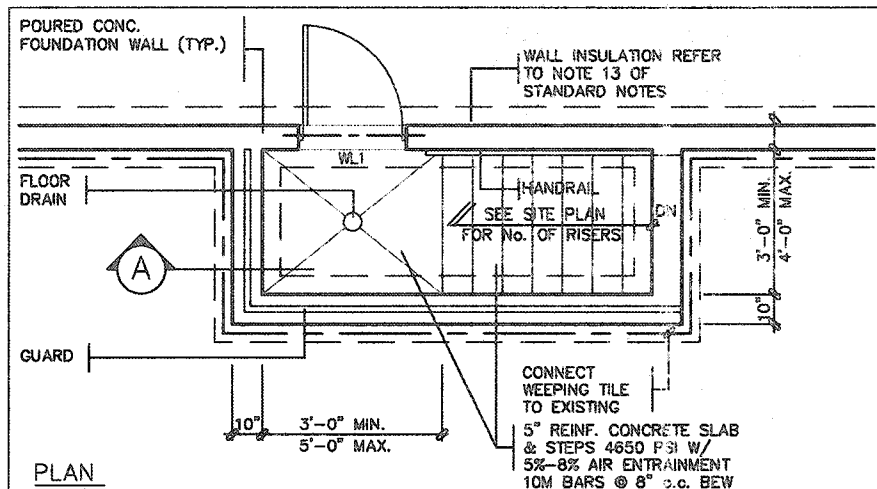


NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 40'-0".

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 23 2021

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



GENERAL NOTES

1. FOOTINGS

24"x8" POURED CONCRETE FOOTING.
ALL FOOTINGS SHALL REST ON
NATURAL UNDISTURBED SOIL OR
COMPACTED ENGINEERED FILL

2. CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF
(32MPa) 4650 PSI @ 28 DAYS W/
5% TO 8% AIR ENTRAINMENT

3. 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

4. INSULATION

FOR INSULATION VALUE & VAPOUR BARRIER LOCATION,
REFER TO NOTE 13 OF STANDARD NOTES.

5. 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 8 SECTION 4.1.5.16.

6. 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.

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. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.

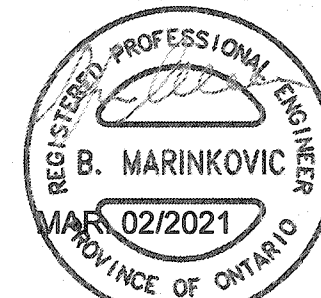
UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	853.62 S.F.	137.36 S.F.	16.09 %
LEFT SIDE	1261.85 S.F.	99.000 S.F.	7.85 %
RIGHT SIDE	1243.72 S.F.	58.000 S.F.	4.66 %
REAR	856.50 S.F.	172.375 S.F.	20.13 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4215.69 S.F.	466.74 S.F.	11.07 %
TOTAL SQ. M.	391.65 S.M.	43.36 S.M.	11.07 %

AREA CALCULATIONS

GROUND FLOOR AREA	1480 SF
SECOND FLOOR AREA	1880 SF
TOTAL FLOOR AREA	3360 SF (312.15 m2)
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	3370 SF (313.08 m2)
GROUND FLOOR COVERAGE	1487 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	58 SF
COVERAGE W/ PORCH	1938 SF (180.05 m2)
COVERAGE W/O PORCH	1880 SF (174.66 m2)

STRUDET INC.



FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit No. 21-107204

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

FOR CHIEF BUILDING OFFICIAL DATE

MOUNTAINASH 6-277
COMPLIANCE PACKAGE 'A1'



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

MOUNTAINASH 6
13.5m

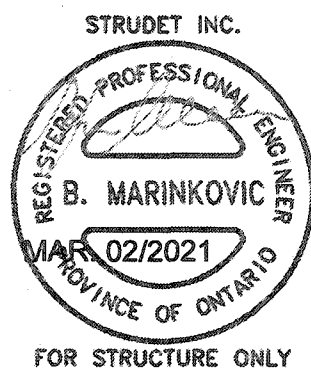
GENERAL NOTES & CHARTS

19014-MOUNTAINASH-6-277

drawing no.
A0

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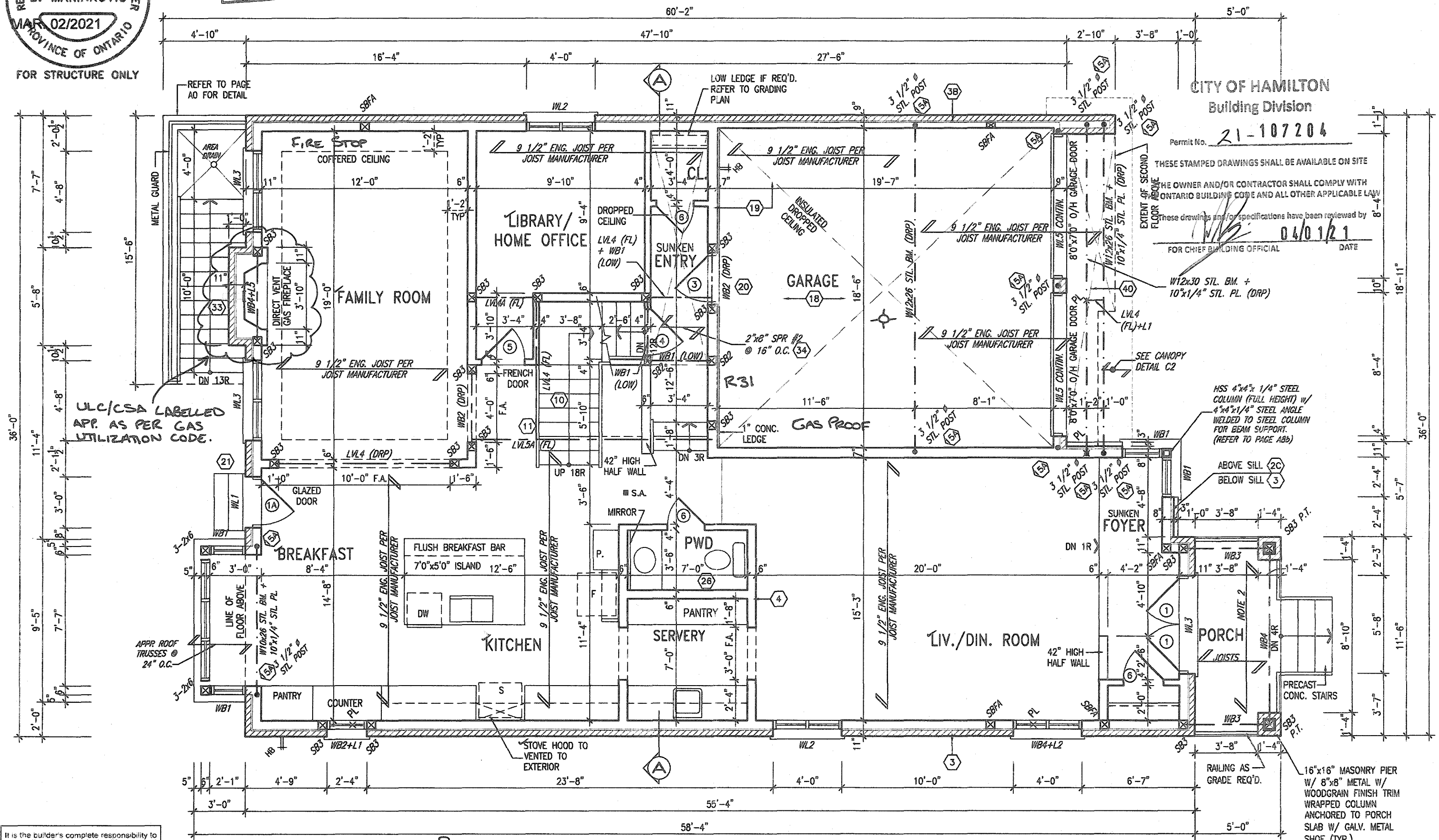


CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 23 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



Doing electrical work? A notification must be filed with the Electrical Safety Authority.
Hiring someone to do electrical work? They must be a Licensed Electrical Contractor.
It's the Law.
For more information go to
easafe.com or call 1-877-372-7233

3409 SF.



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GROUND FLOOR PLAN - ELEV. '3'

PLUMBING SUBJECT TO FIELD INSPECTION.

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

NOTE 2: BALCONY OVER PORCH
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

18		9			
17		8			
16		7	UPDATED WALKUP STAIR.	MAR. 01/21	GW
15		6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14		5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 23/20	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
9					
8					
7	UPDATED WALKUP STAIR.	MAR. 01/21	GW		
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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
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

date
JAN 2020

checked by
3/18" = 1'-0"

main locality
HAMILTON, ONTARIO

drawing no.
19014

file name
19014-MOUNTAINASH-6-277

A2b

MOUNTAINASH 6
13.5m

MOUNTAINASH 6-277
COMPLIANCE PACKAGE 'A1'

GROUND FLOOR PLAN - ELEV. '3'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 10 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



WOOD GRAIN
STUCCO FINISH

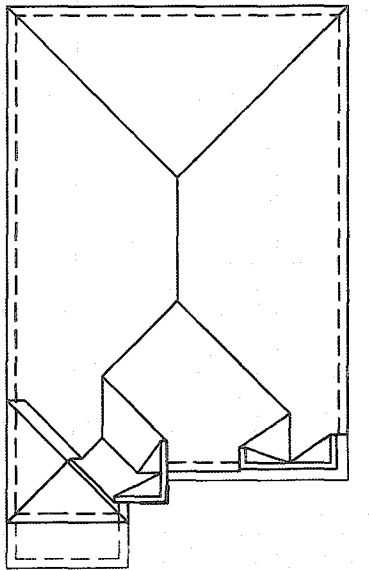
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

1. 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] 04/01/21

FOR CHIEF BUILDING OFFICIAL DATE



		MOUNTAINASH 6
		13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ONTARIO	project no. 19014
dts JAN 2020	FRONT ELEVATION - ELEV. '3'	
drawn by BD.SIM	checked by - scale 3/16" = 1'-0"	title name 19014-MOUNTAINASH-6-277
©2015 - H&B ENGINEERING INC., 2771 BROADVIEW AVE., SUITE 101, SCARBOROUGH, ONTARIO M1S 5Y7 T414-MOUNTAINASH-6-277.dwg - Mon - Dec 14 2020 - 4:55 PM		A4b

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BUILDING DIVISION
Planning & Development Department

FEB 10 2021

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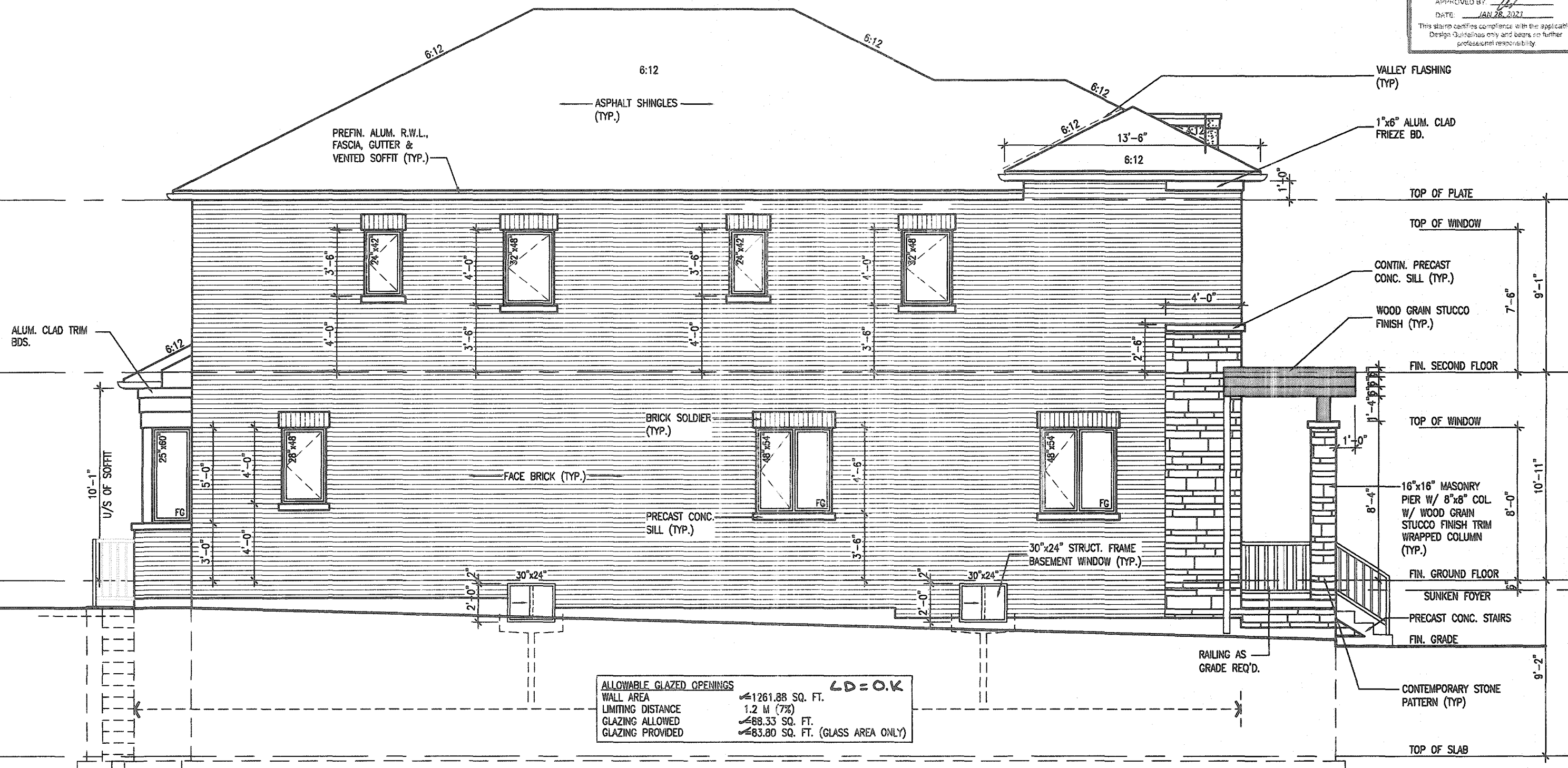
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

APPROVED BY: [Signature]
DATE: JAN 28, 2021

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MOUNTAINASH 6-277
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FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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W.B. 04/01/21

FOR CHIEF BUILDING OFFICIAL DATE



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ARCHITECTURAL CONTROL REVIEW
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MOUNTAINASH 6-277
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18				9				The undersigned has received 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.	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 no. 19014 project no. 19014
17				8							
16				7			qualification information				
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12				3	ISSUED FOR PERMIT.	APR. 13/20	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	REAR ELEVATION - ELEV '3'	drawing no. A7b	
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						

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ELEV.
WOOD LINTEL AT STEEL COLUMN
SCALE: NOT TO SCALE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 10 2021

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

CITY OF HAMILTON
Building Division

3409 SF.

Permit No. 21-107204

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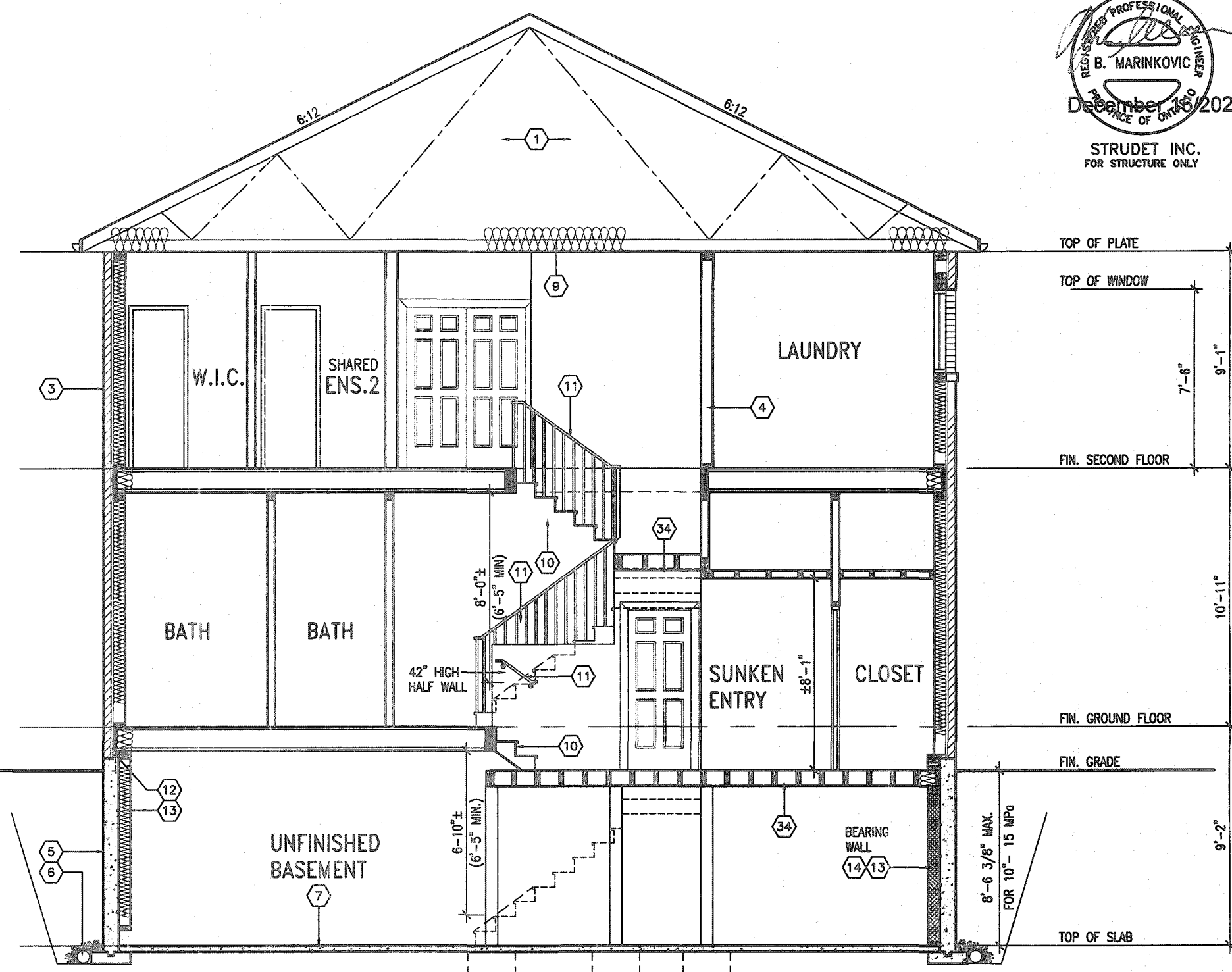
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL 1/21 1/21

December 15/2020

STRUDET INC.
FOR STRUCTURE ONLY



CROSS SECTION 'A-A'
(ELEV. '3')

MOUNTAINASH 6-277
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

18			9	.	.	.	The undersigned has reviewed and taken responsibility for this design and has the qualifications and moral bio requirements set out in Ontario Building Code to be a Designer.
17			8	.	.	.	
16			7	.	.	.	qualification information
15			6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT	Richard Vink 244
14			5	CUSTOM DRAWING PER PURCHASER REQUEST	OCT 23/20	GW	name signature B
13			4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW	registration information VA3 Design Inc. 426
12			3	ISSUED FOR PERMIT.	APR 13/20	GW	
11			2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	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 statements of service and the work of the Designer which must be subsistent at the completion of the project. Drawings are not to be copied.
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no. description			date	by	no. description	date	by

VA3
DESIGN

DESIGN
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va3design.com

Greenpark.

MOUNTAINASH 6
13.5m

project name
RUSSELL GARDENS PH. 3

HAMILTON, ONTARIO

project no.
19014

date 1 JAN 2020

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

CROSS SECTION 'A-A'

19014-MOUNTAINASH-6-277

A8b

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