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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" 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)

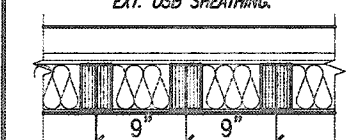
L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-9" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1	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

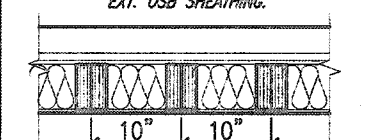
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



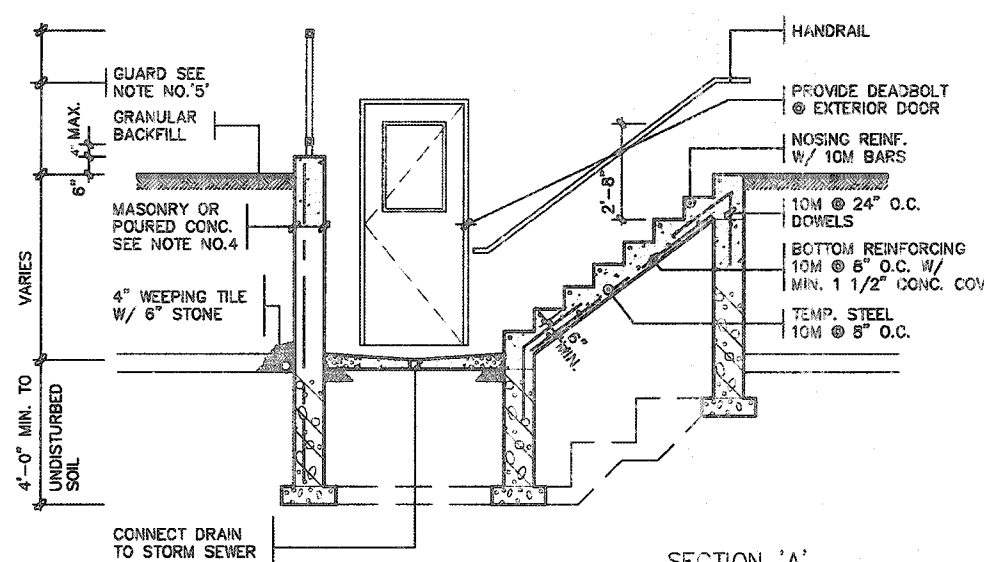
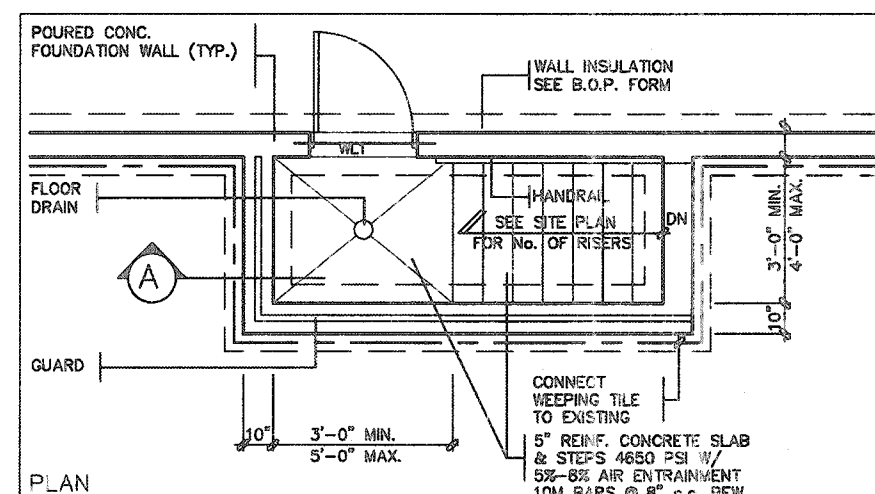
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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".



GENERAL NOTES

- FOOTINGS**
18"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 4.7.6.16.
- 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.

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 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))

MOUNTAINASH 6 ELEV. 2 LOT 264	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	865.22 S.F. 152.46 S.F. 17.62 %
LEFT SIDE	1470.80 S.F. 88.66 S.F. 6.03 %
RIGHT SIDE	1440.96 S.F. 53.58 S.F. 3.72 %
REAR	982.00 S.F. 172.91 S.F. 17.61 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION	
TOTAL SQ. FT.	4758.98 S.F. 467.61 S.F. 9.83 %
TOTAL SQ. M.	442.12 S.M. 43.44 S.M. 9.83 %

AREA CALCULATIONS ELEV '2' LOT 264

GROUND FLOOR AREA	1486 SF
SECOND FLOOR AREA	1907 SF
TOTAL FLOOR AREA	3393 SF
	(315.22 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	3403 SF
	(316.15 m ²)
GROUND FLOOR COVERAGE	1493 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	95 SF
COVERAGE W/ PORCH	1881 SF
	(184.04 m ²)
COVERAGE W/O PORCH	1686 SF
	(175.22 m ²)

CITY OF HAMILTON Building Division

Permit No. 21-107160
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
APR 20 2021
DATE

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.

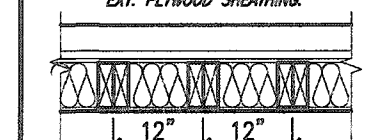
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

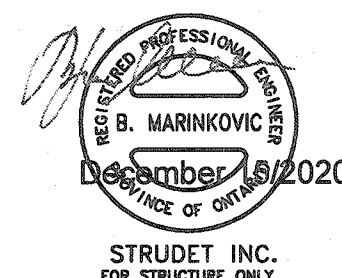
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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".



STRUDET INC. FOR STRUCTURE ONLY

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

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

MOUNTAINASH 6-264 COMPLIANCE PACKAGE 'A1'



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



MOUNTAINASH 6
13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ONTARIO	project no. 19014
date JAN 2020	checked by BD, BIM	file name 19014-MOUNTAINASH-06-264
drawing no. A0	scale 3/16" = 1'-0"	date DEC 14 2020

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3409 SF.

CITY OF HAMILTON
Building Division

21-107160

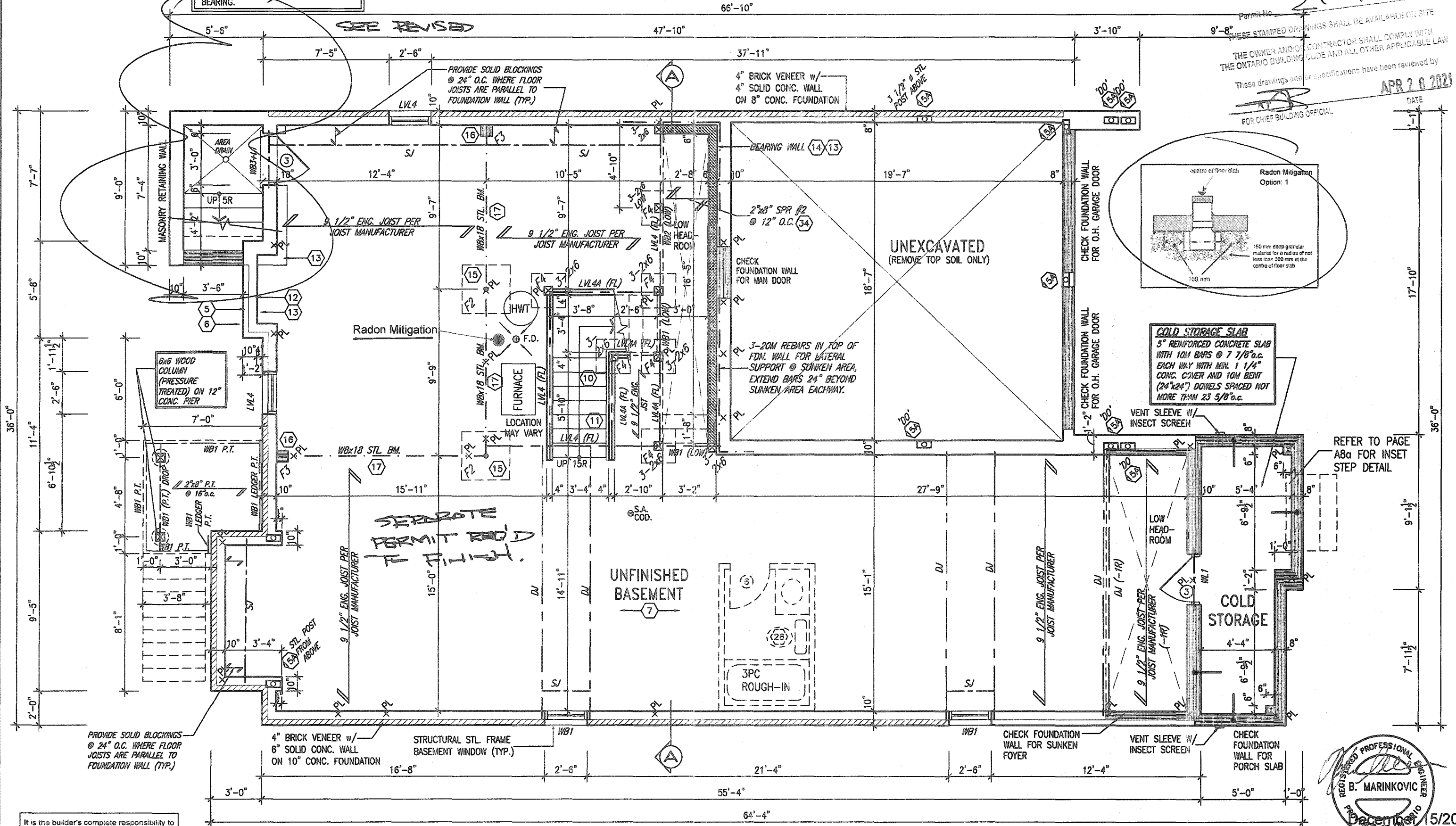
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL.

APR 26 2023

DATE

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. '2'

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

APPROVED BY
DATE JAN 28 2023

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

18			9			
17			8			
16			7			
15			6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14			5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
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

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.

VAS
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

BASEMENT PLAN - ELEV. '2'

drawing no.
A1a

date
JAN 2020

drawn by
BD.BIM

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

19014-MOUNTAINASH-06-264

19014-MOUNTAINASH-06-264

19014-MOUNTAINASH-06-264

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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.

City of Toronto
Building Division

Permit No. 21-107150

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

[Signature] **APR 26 2021**

DATE

FOR CHIEF BUILDING OFFICIAL

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.

REFER TO PAGE
— A8a FOR INSET
STEP DETAIL

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

MAR 02/2021

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'



MOUNTAINASH 6
13.5m

BASEMENT PLAN - ELEV. '2'

A1a

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BASEMENT PLAN - ELEV. '29

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 UPDATED WALKUP STAIR.	MAR. 01/21	GW	qualification information
15				6 REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT	Richard Vink 2440B name ECN
14				5 CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB	signature
13				4 STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW	VAS Design Inc. 4265B
12				3 ISSUED FOR PERMIT.	APR 13/20	GW	registration information
11				2 UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW	Contractor must verify all dimensions on the job end 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. Originals are not to be copied.
10				1 PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
no.	description	date	by	no.	description	date	by

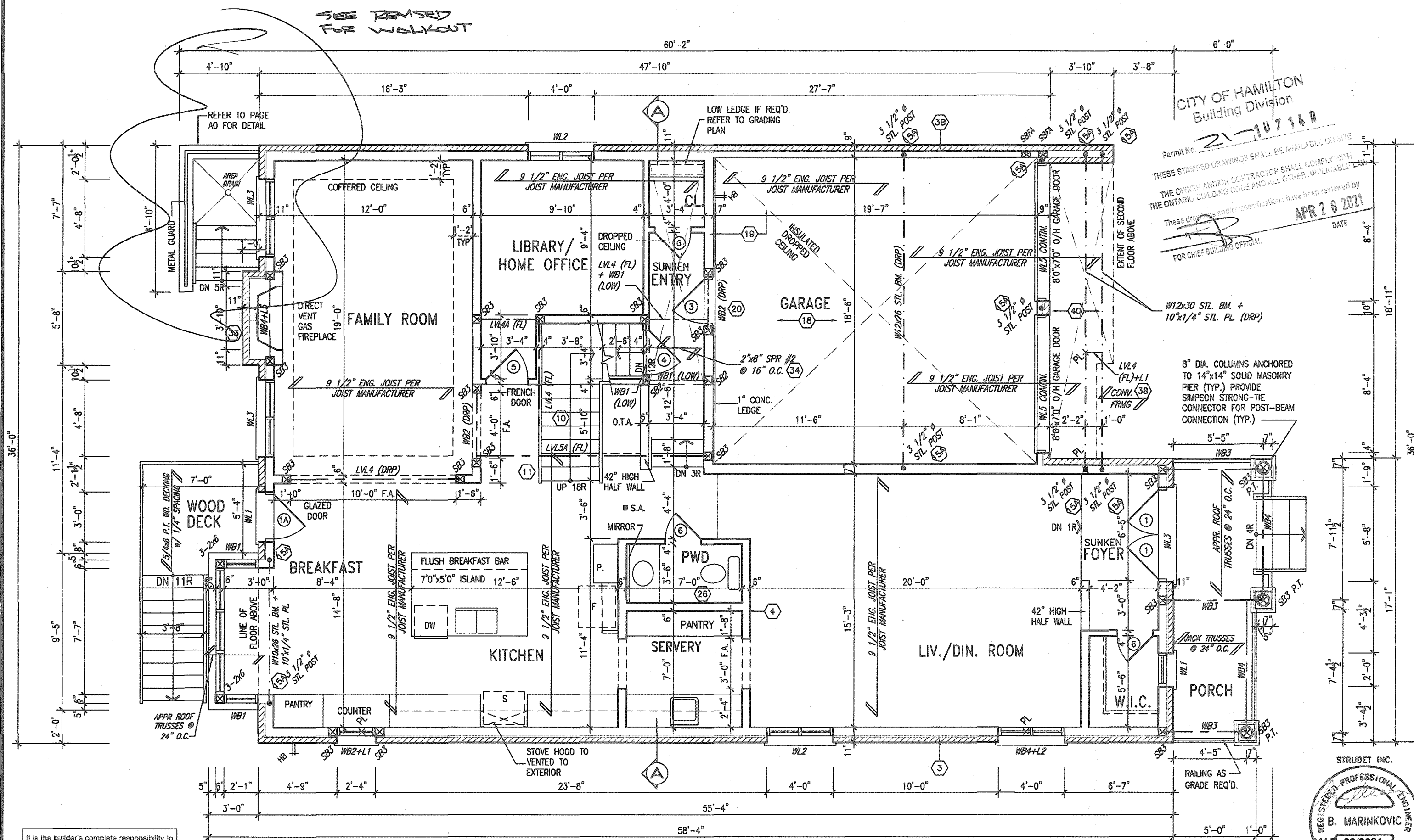
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Richard Vink		24488
name	signature	BCN
registration information		
VAS Design Inc.		42658
Contractor 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 used.		

VA3
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va3design.com

 Greenpark.		MOUNTAINASH 6 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ONTARIO	
date JAN 2020		project no 19014	
drawing no. BASEMENT PLAN - ELEV. '2'		title name 19014-MOUNTAINASH-08-264	
drawn by BD,BHM		checked by -	
scale 3/16" = 1'-0"		file name 19014-MOUNTAINASH-08-264	
AUTHOR: MICHAEL - C:\bentham\michael\19014-GREENPARK\UNITS\CUSTOMER\MOUNTAINASH-264\19014-MOUNTAINASH-08-264.dwg - Mon - Mar 1 2021 - 1:51 PM			

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3409 SF.



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GROUND FLOOR PLAN - ELEV. '2'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OEC. DIV. B- TABLE 6.2.3.12.

• KITCHEN EXHAUST	3.0m
• DRIVEWAY, PARKING SPACE, ROAD	1.5m
• SOLID FUEL APPLIANCE EXHAUST	3.0m

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Interior Design Code to be a Designer.	
qualification information	
Richard Vink	24498
name	signature
registration information	BCIN
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 copied.	

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va3design.com

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 6
13.5m

GROUND FLOOR PLAN - ELEV. '2'

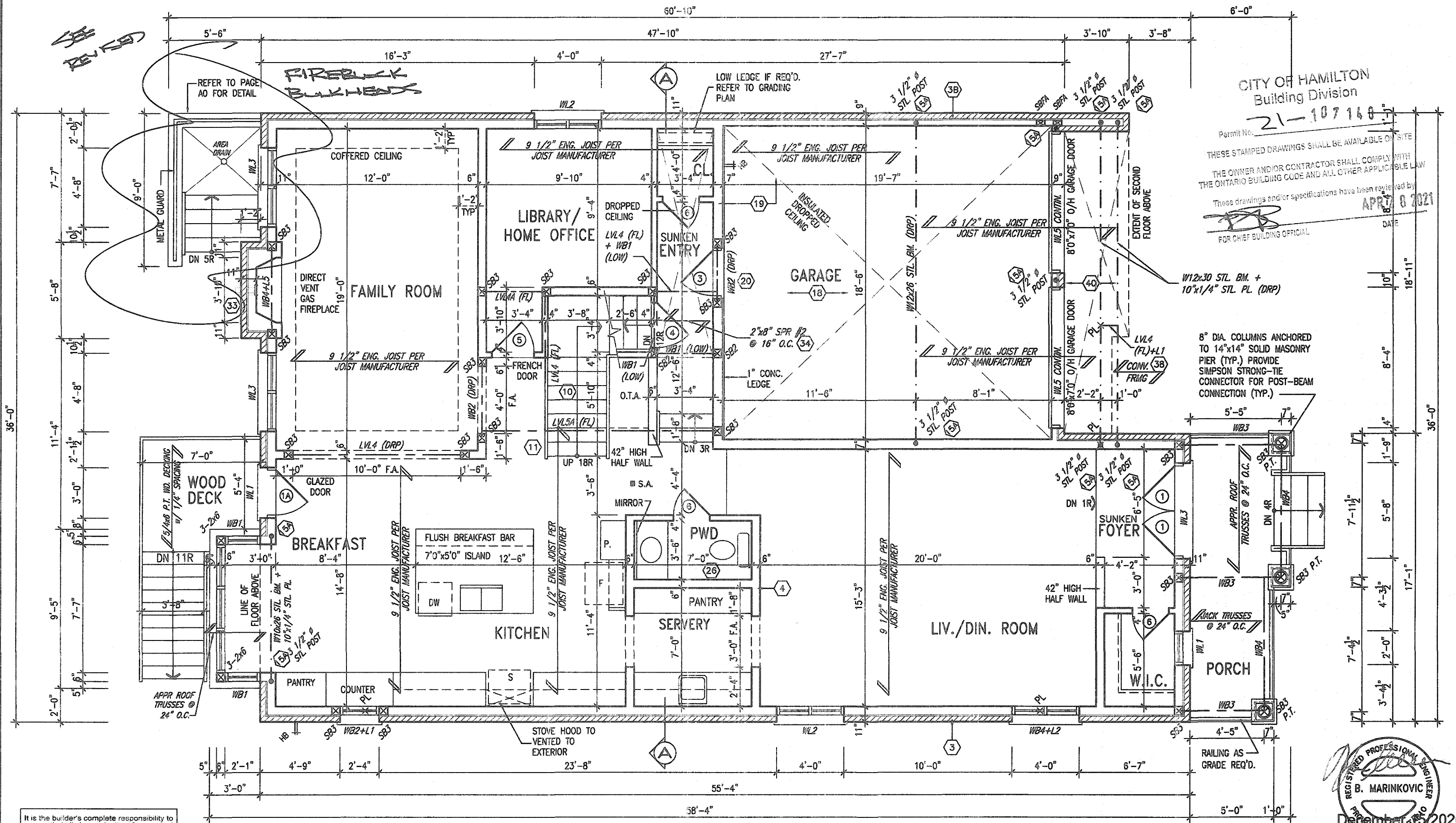
drawing no.

A2a

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 DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
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

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3409 SF.



CITY OF HAMILTON
Building Division

21-107160-3

Permit No. 21-107160-3
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
APR 8 2021
FOR CHIEF BUILDING OFFICIAL

W12x30 STL. BM. +
10'x1/4" STL. PL. (DRP)

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

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-HQ(E)-2020.dwg

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
December 15, 2020

STRUDET INC.
FOR STRUCTURE ONLY

Greenpark.

MOUNTAINASH 6
13.5m

project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ONTARIO
date: JAN 2020
drawn by: BD, JHM
checked by: 3/16" = 1'-0"
scale: 3/16" = 1'-0"
drawing no.: 19014-MOUNTAINASH-05-264
drawing no.: A2a

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

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14				5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
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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VAS3 DESIGN
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t 416.630.2255 f 416.630.4782
vas3design.com

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3409 SF.

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)(c) & 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.

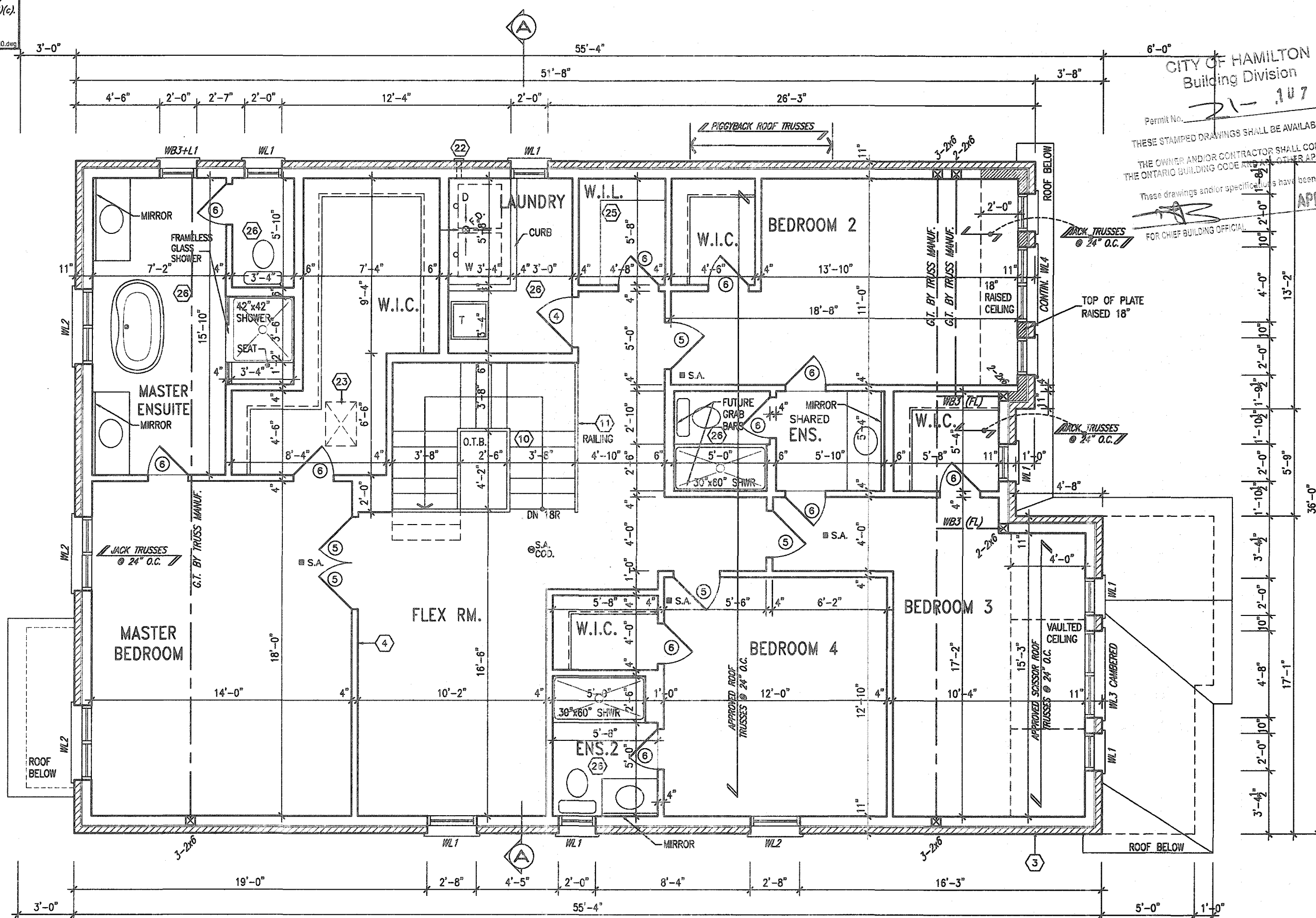
GB-NOTE-2320.dwg

CITY OF HAMILTON
Building Division

Permit No. 21-107160

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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE APR 28 2021



STRUDET INC.
FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

SECOND FLOOR PLAN - ELEV. '2'

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

18			9		
17			8		
16			7		
15			6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20 WT
14			5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20 DB
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

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VAS DESIGN
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t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name RUSSELL GARDENS PH. 3	location HAMILTON, ONTARIO	project no. 19014
date JAN 2020	checked by BD.BIM	scale 3/16" = 1'-0"
SECOND FLOOR PLAN - ELEV. '2' STD.		file name 19014-MOUNTAINASH-03-264
		drawing no. A3a

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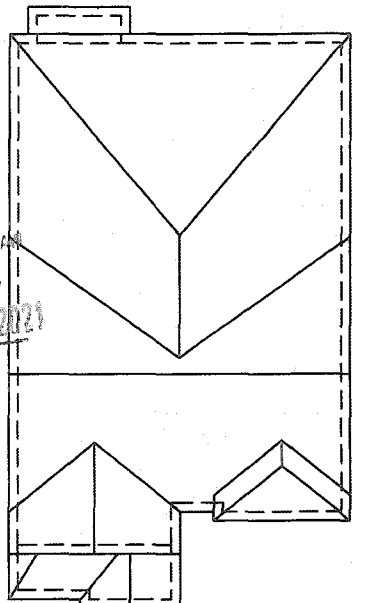
3409 SF.

CITY OF HAMILTON
Building Division

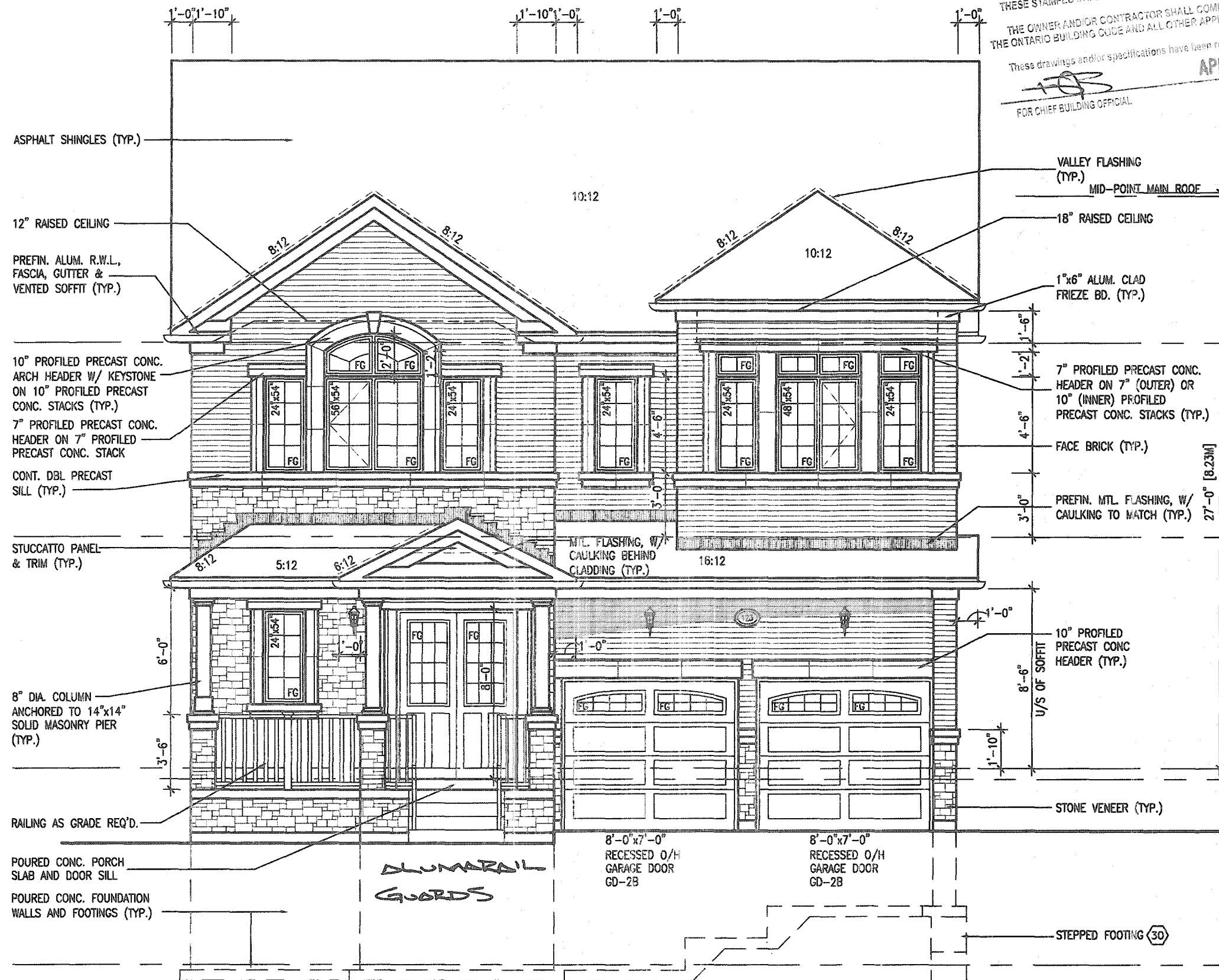
Permit No. **21-107160**

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These drawings and/or specifications have been reviewed by
APR 28 2021
FOR CHIEF BUILDING OFFICIAL



ROOF PLAN-2



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

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.

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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
verifying 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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **JAN 28 2021**
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

FRONT ELEVATION - ELEV. '2'

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

18		9			
17		8			
16		7			
15		6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14		5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
13		4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW
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no.	description	date	by	no.	description

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Drawings are not to be copied.

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

Greenpark.

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

drawn by
BD, BIM

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

FRONT ELEVATION - ELEV. '2'

file name
19014-MOUNTAINASH-08-264

drawing no.
A4a

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3409 SF.

CITY OF HAMILTON
Building Division

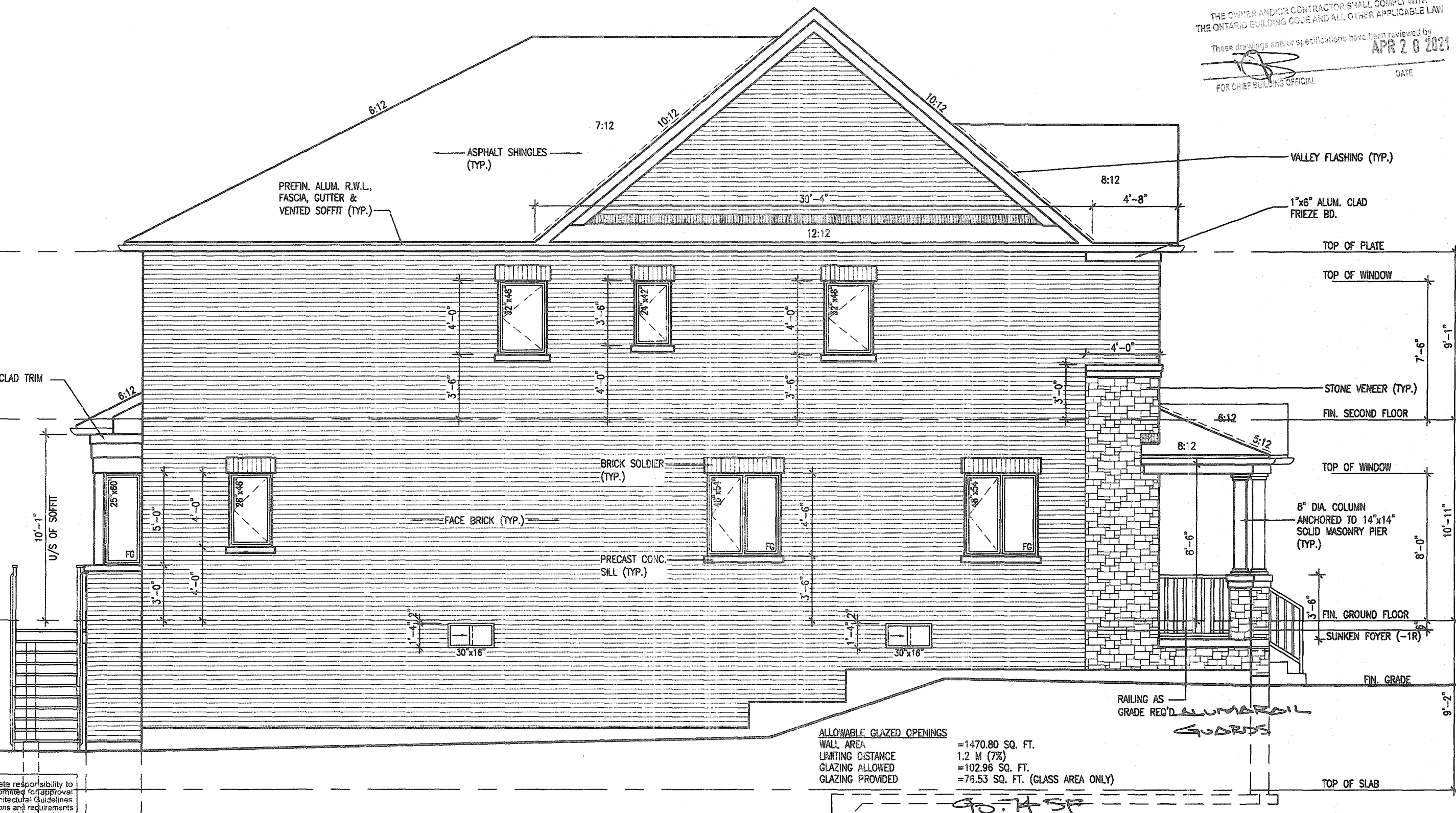
Permit No. **150-21-107140**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
APR 20 2021
DATE
FOR CHIEF BUILDING OFFICIAL

1'-0"
1'-0"

1'-0"



LEFT SIDE ELEVATION - ELEV '2'

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: **JAN 28, 2021**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18		9			
17		8			
16		7			
15		6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14		5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
13		4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW
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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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t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

date
JAN 2020

drawn by
BD.BIM

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

LEFT SIDE ELEVATION - ELEV '2' STD

file name
19014-MOUNTAINASH-06-264

drawing no.
A5a

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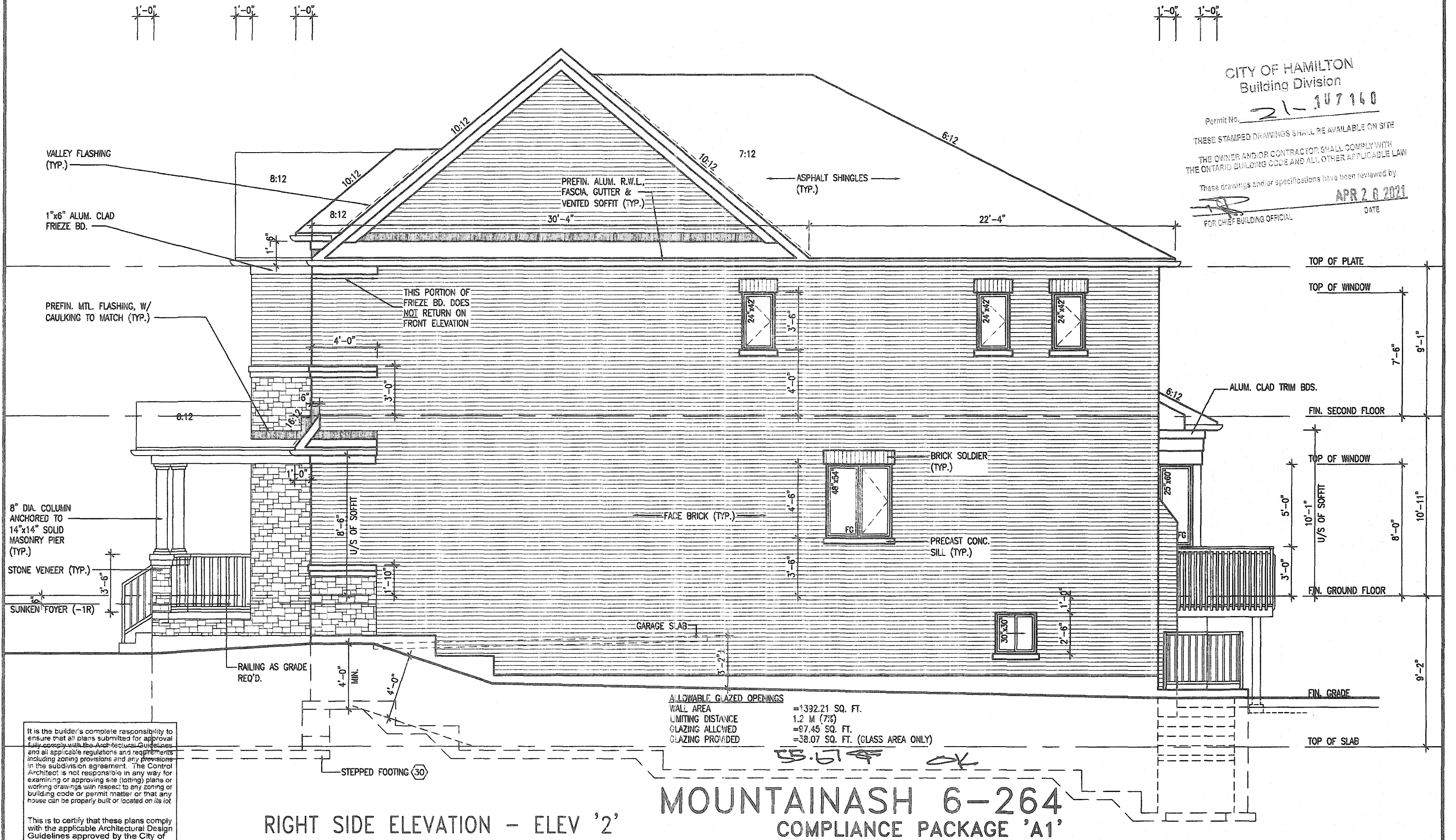
3409 SF.

CITY OF HAMILTON
Building Division

Permit No. **21-107160**

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These drawings and/or specifications have been reviewed by
APR 28 2021
DATE
FOR CHIEF BUILDING OFFICIAL



RIGHT SIDE ELEVATION - ELEV '2'

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **JAN 28 2021**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

ALLOWABLE GLAZED OPENINGS
WALL AREA = 1392.21 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED = 87.45 SQ. FT.
GLAZING PROVIDED = 38.07 SQ. FT. (GLASS AREA ONLY)

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14				5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
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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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name: **RUSSELL GARDENS PH. 3**
location: **HAMILTON, ONTARIO**
date: **JAN 2020**
drawn by: **BD, BIM**
checked by: **3/16" = 1'-0"**
scale: **3/16" = 1'-0"**
date: **Dec 14 2020 - 4:59 PM**

MOUNTAINASH 6
13.5m
project no. **19014**
drawing no. **A6a**
title name: **RIGHT SIDE ELEVATION - ELEV '2' STD**
file name: **19014-MOUNTAINASH-06-264**

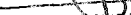
CITY OF HAMILTON
Building Division

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

THE ONTARIO BUILDING CODE

These drawings and/or specifications have been reviewed by

 APR 20 2021

FOR CHIEF BUILDING OFFICIAL DATE



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.

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

APPROVED BY: 

DATE: JAN 25, 2021

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Design Guidelines only and bears no further
professional responsibility.

18				9			
17				8			
16				7			
15				6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
14				5	CUSTOM DRAWINGS FOR PURCHASER REQUEST	AUG. 21/20	DB
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GN
12				3	ISSUED FOR PERMIT.	APR. 13/20	GN
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR. 24/20	GN
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GN
no.	description		date	by	no.	description	date by

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REAR ELEVATION '2'-
DECK CONDITION

MOUNTAINASH 6-264
COMPLIANCE PACKAGE 'A1'

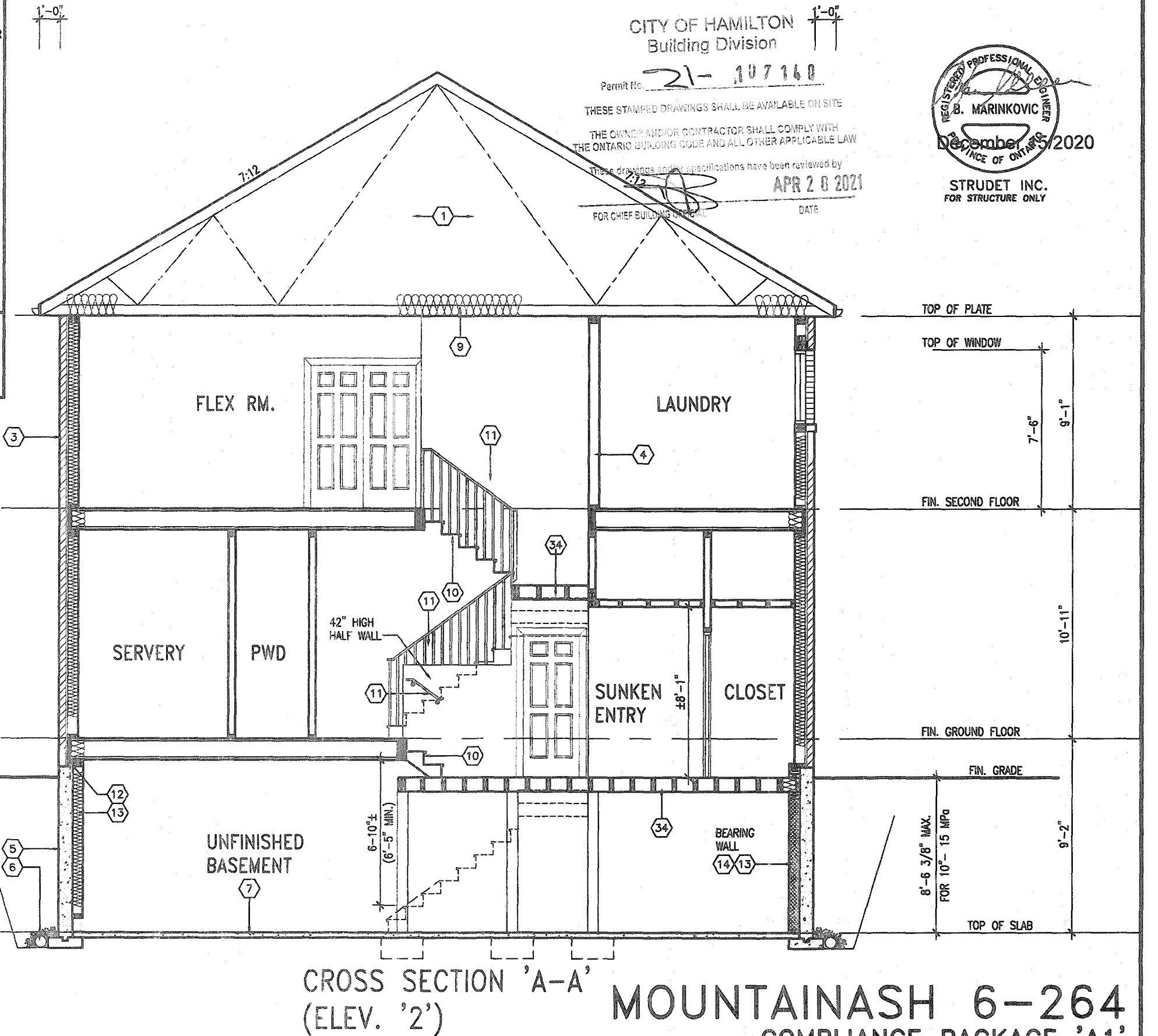
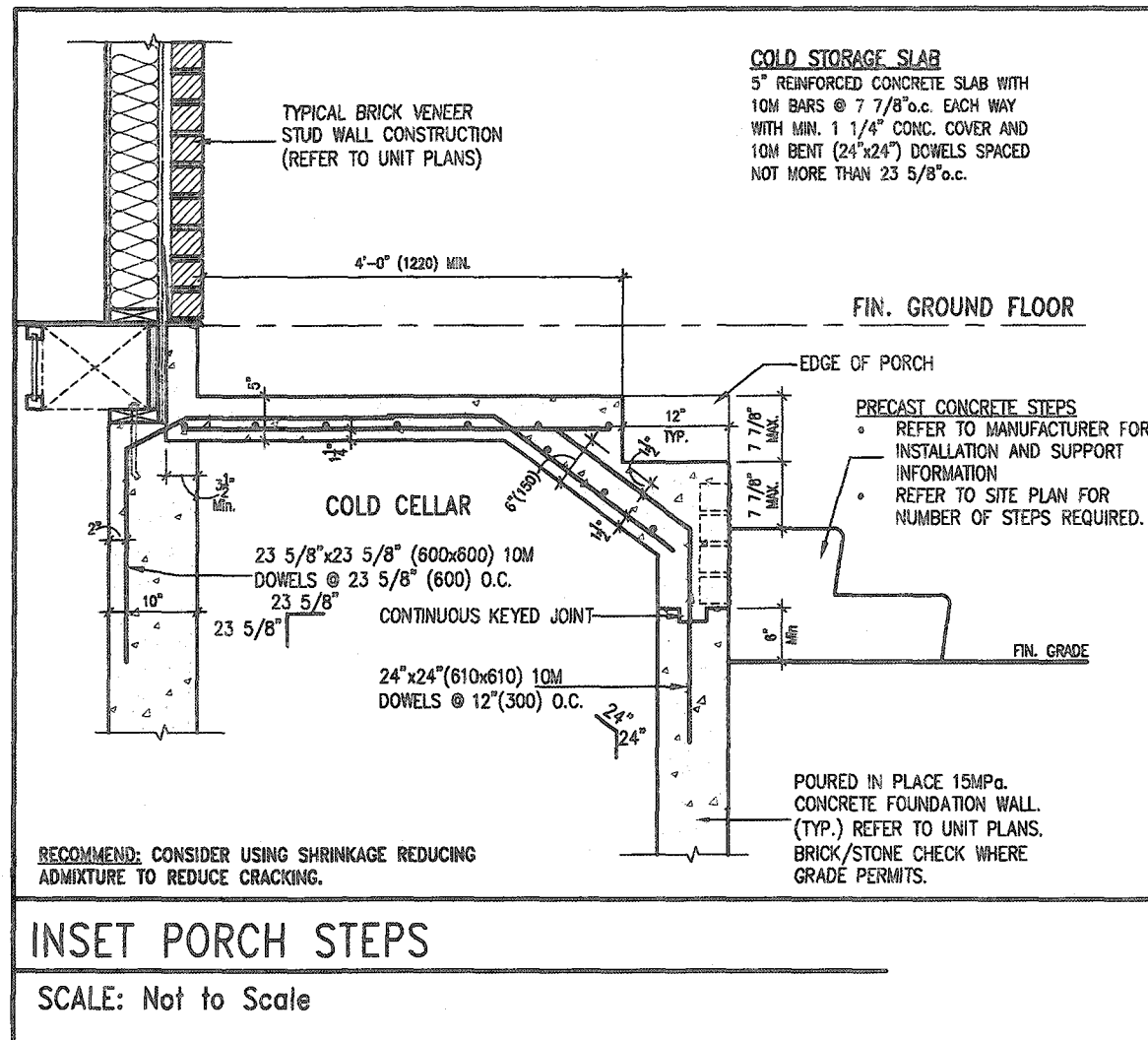
 **Greenpark.**

MOUNTAINASH 6
13.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ONTARIO	project no. 19014
date JAN 2020	drawing no. REAR ELEV '2' STD- DECK COND.	
drawn by B.O.B.M	checked by -	scale 3/16" = 1'-0"
file name 19014-MOUNTAINASH-06-264		A7a

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3409 SF.



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17		8			
16		7			
15		6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT
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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

date
JAN 2020

checked by
BO.EIM

scale
3/16" = 1'-0"

city
HAMILTON, ONTARIO

drawing no.
19014-MOUNTAINASH-06-264

MOUNTAINASH 6
13.5m

project no.
19014

drawing no.
A8a

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