

3189 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

90 KPa ENGINEERED FILL SOIL

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

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

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa. WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB11 = 4-2"x10" (4-38x235) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

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

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-9" 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

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.

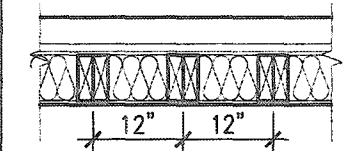
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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

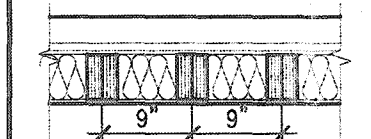
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, 1/4" SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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

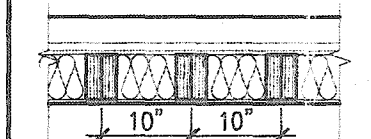
2-1 1/2" x 5 1/2" TIMBERSTRAND (L.S.L.) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, 1/4" SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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 (L.S.L.) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, 1/4" 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".

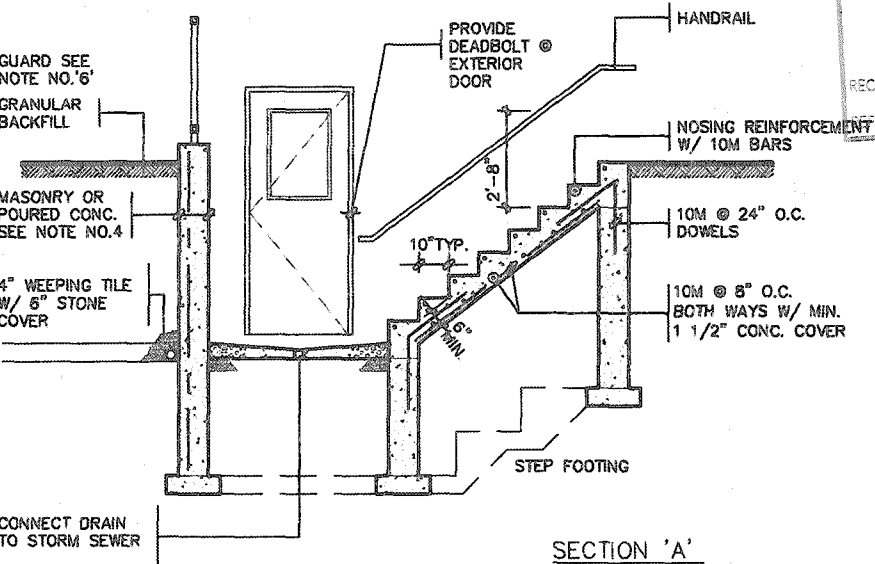
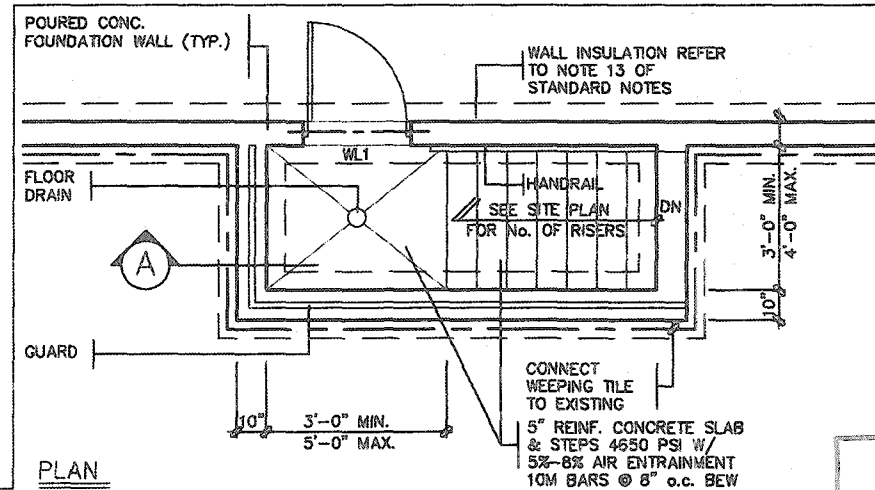
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
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
Minimum AFUE		
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.

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
MOUNTAINASH 4-338, EL. 3 (5 BED)			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	844.14 S.F.	201.560 S.F.	23.88 %
LEFT SIDE	1193.71 S.F.	95.644 S.F.	8.01 %
RIGHT SIDE	1223.23 S.F.	54.222 S.F.	4.43 %
REAR	888.06 S.F.	177.833 S.F.	20.02 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4149.14 S.F.	529.26 S.F.	12.76 %
TOTAL SQ. M.	385.46 S.M.	49.17 S.M.	12.76 %



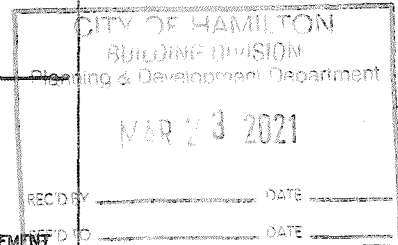
GENERAL NOTES

- 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

CITY OF HAMILTON
BUILDING DIVISION
BASEMENT WALK-UP
PLAN, SECTION & NOTES

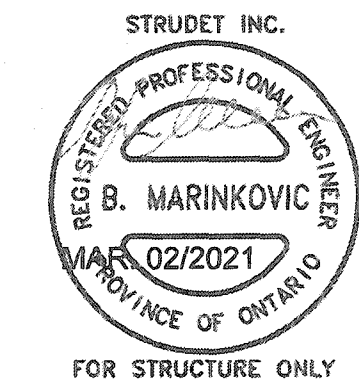
SCALE: N.T.S.

AREA CALCULATIONS	ELEV '3'
GROUND FLOOR AREA	1398 SF
SECOND FLOOR AREA	1792 SF
TOTAL FLOOR AREA	3190 SF (296.36 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	6 SF
ADD TOTAL OPEN AREAS	+6 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	3196 SF (296.92 m2)
GROUND FLOOR COVERAGE	1405 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	59 SF
COVERAGE W/ PORCH	1857 SF (172.52 m2)
COVERAGE W/O PORCH	1798 SF (167.04 m2)



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 Guidelines approved by the City of HAMILTON



MOUNTAINASH 4-338
COMPLIANCE PACKAGE 'A1'



Greenpark.

MOUNTAINASH 4
13.5m

project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
project no.
19014

date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"
19014-MOUNTAINASH-4-338
file name
AO

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3189 SF.

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.

PROVIDE SOLID BLOCKINGS
@ 24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)

4x4 WOOD COLUMN
UP TO 4'-0" HEIGHT.
(PRESSURE TREATED)
ON 12" CONC. PIER

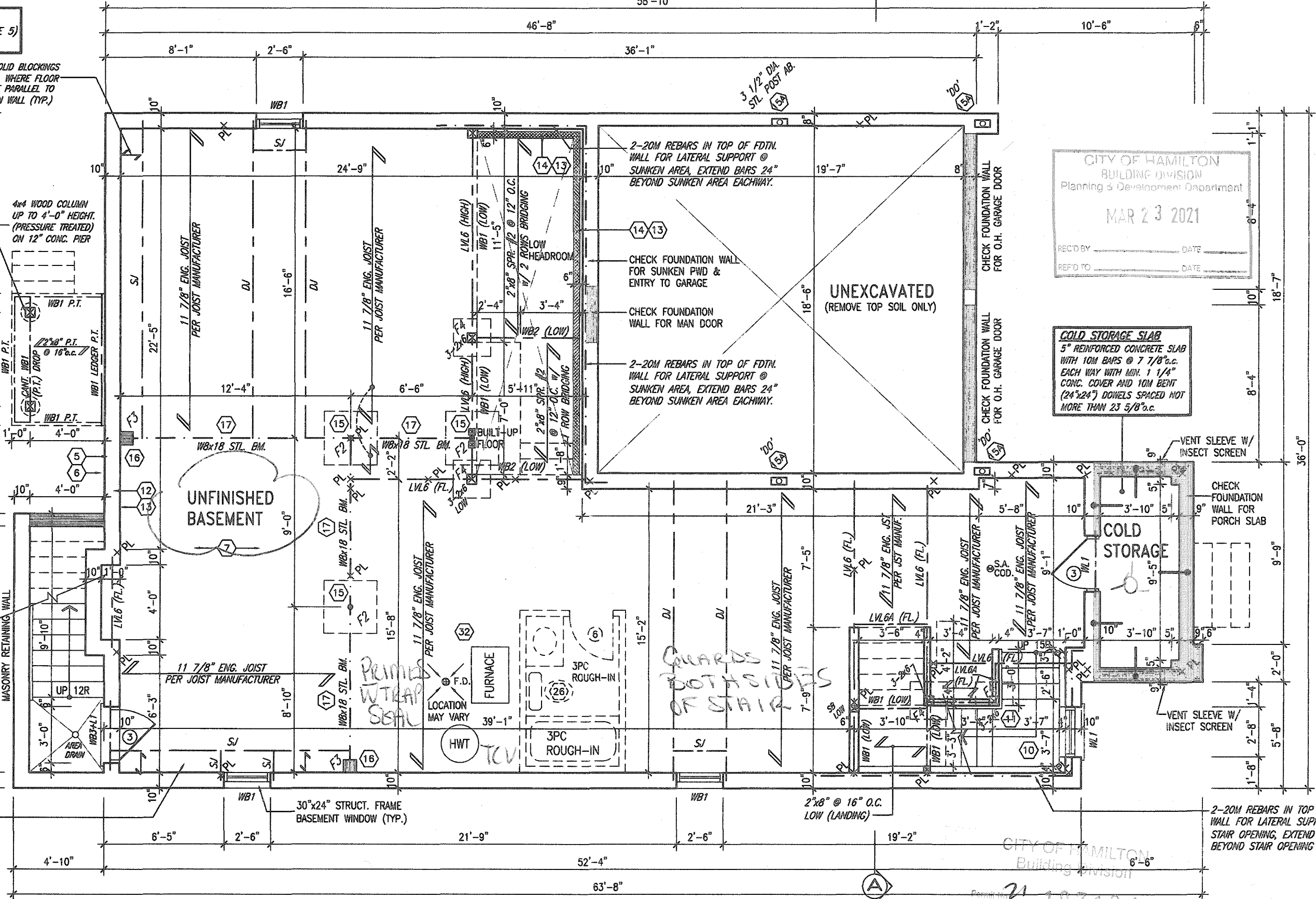
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 23 2021
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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.

CHECK FOUNDATION
WALL FOR PORCH SLAB

VENT SLEEVE W/
INSECT SCREEN

2-20M REBARS IN TOP OF FDTN.
WALL FOR LATERAL SUPPORT @
STAIR OPENING, EXTEND BARS 24"
BEYOND STAIR OPENING EACHWAY.



PROVIDE SOLID BLOCKINGS
@ 24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)

30"x24" STRUCT. FRAME
BASEMENT WINDOW (TYP.)

2"x8" @ 16" O.C.
LOW (LANDING)

BASEMENT PLAN - ELEV. '3'

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

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

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
MOUNTAINASH 4-338
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

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

18.				9.					
17.				8.					
16.				7.					
15.				6.					
14.				5.	UPDATE WALKUP STAIR.	MAR. 01/21	GW		
13.				4.	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 13/20	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 has the qualifications and meets the requirements set out in the
Ontario Building Code to be a Designer.

qualification information
Richard Vink 24488
signature
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 copied.

**VAS3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

Greenpark. MOUNTAINASH 4
13.5m

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

date
JAN. 2020
checked by
N.HUR
3/16" = 1'-0"

BASEMENT PLAN - ELEV. 3
19014-MOUNTAINASH-4-338
drawing no.
A1b

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

REF-EX-NOTE-2020.dwg

CANOPY FRAMING (TYP.)
 2"x8" @ 12" O.C. P.T. CLG. JST.
 w/ 2"x4" @ 12" O.C. P.T.
 DIAGONALLY CUT CROSS PURLINS
 w/ 5/8" EXTERIOR GRADE
 SHEATHING + SINGLE PLY ROOF
 MEMBRANE (SLOPE TO DRAIN)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 23 2021
RECD BY _____ DATE _____
RECD TO _____ DATE _____

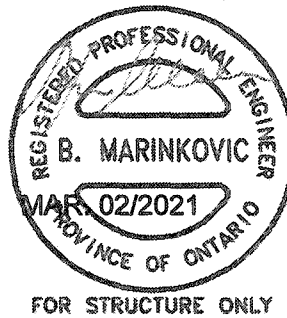
—L7x12" LONG
DOWNTURNED
FOR L4 SUPPORT
ABOVE

NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
w/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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

STRUDET INC.



FOR STRUCTURE ONLY

18				9	-	-	The undersigned here 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	-	-	
14				5	UPDATE WALKUP STAIR.	MAR. 01/21 GW	R Vink 2448B signature BCI
13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 13/20 GW	name registration information VA3 Design Inc. 4265E
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 work. 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 taken 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 BCR

registration information

VAS Design Inc. 42656

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DATE: _____
VA3
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va3design.com

Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JAN. 2020	drawing no. GROUND FLOOR PLAN - ELEV. 3	
drawn by N.HUR	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-4-338

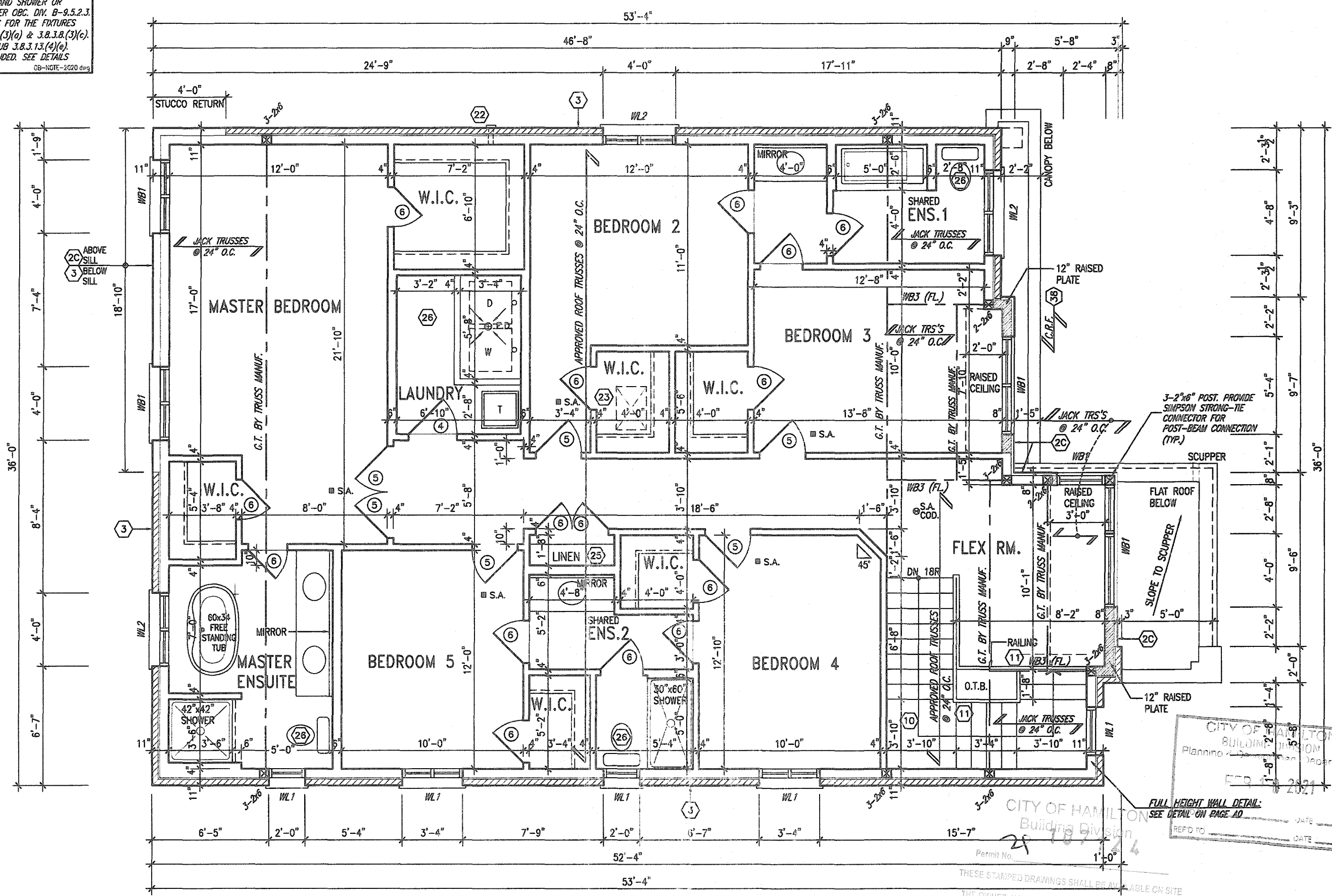
A2b

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3189 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)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(a). BATHTUB 3.8.3.13.(4)(a). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
CB-NOTE-2020.dwg



SECOND FLOOR PLAN
5 BEDROOM PLAN - ELEV. '3'

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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 CONSULT REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 26, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 13/20 GW
12			3	ISSUED FOR PERMIT	MAR 31/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS	MAR 13/20 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 from the specifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

Greenpark.

project name
RUSSELL GARDENS PH. 3

city
HAMILTON, ON.

project no.
19014

drawing no.
A3b

MOUNTAINASH 4
13.5m

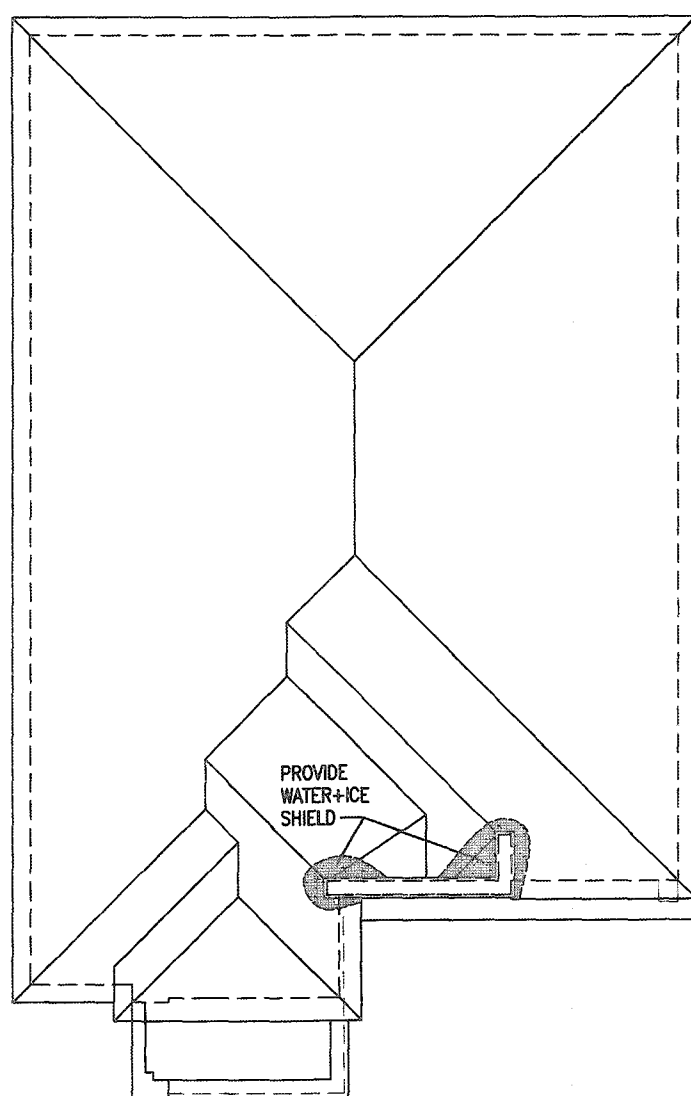
SECOND FLOOR PLAN - ELEV. 3

19014-MOUNTAINASH-4-358

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

MOUNTAINASH 4-338
COMPLIANCE PACKAGE 'A1'

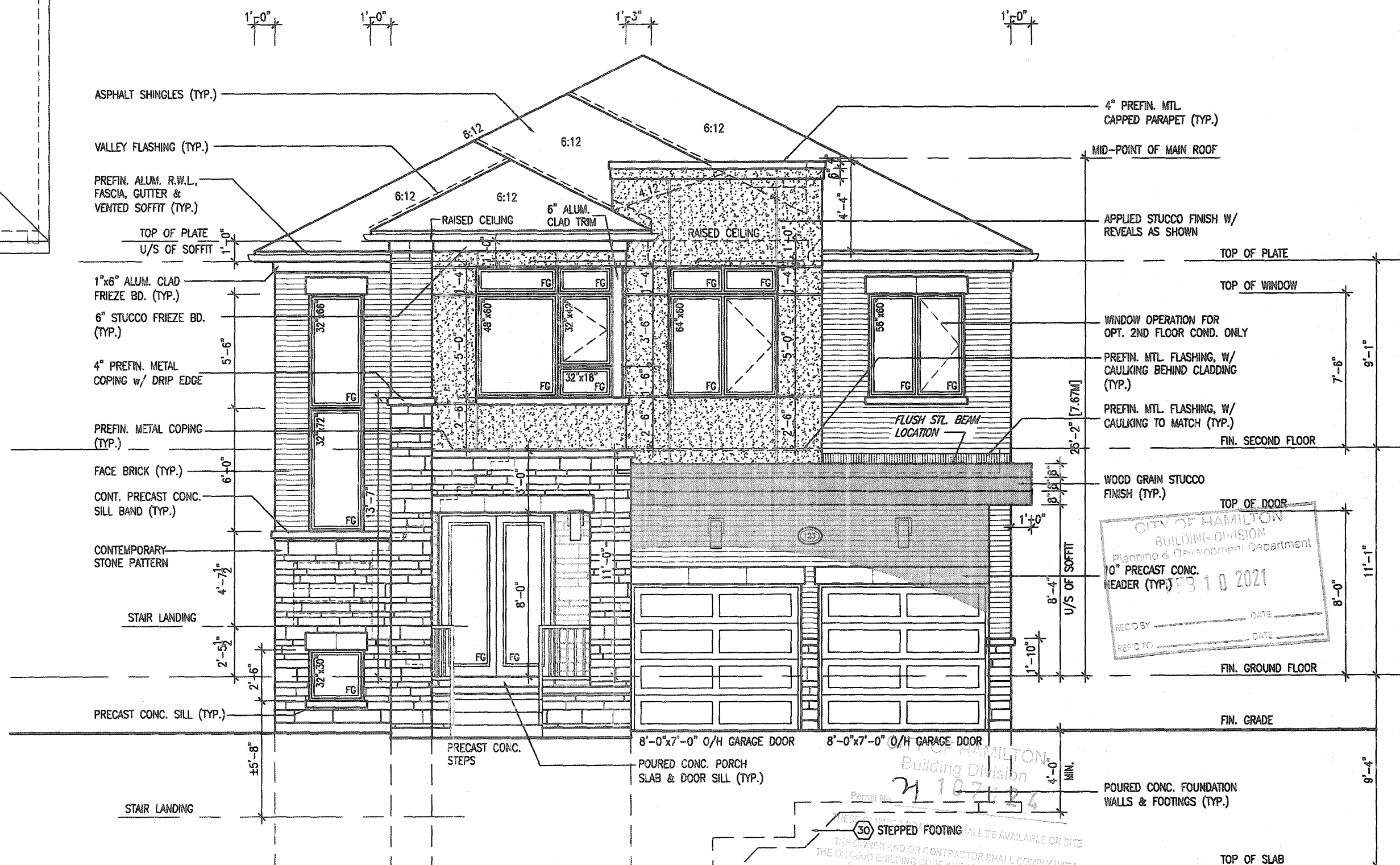
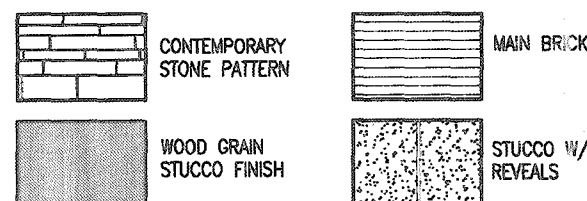
3189 SF.



ROOF PLAN - ELEV. '3'



INSIDE PORTICO
ELEVATION '3'



FRONT ELEVATION - ELEV. '3'

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

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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.

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 BCN
15			6			home registration information
14			5			VAS Design Inc. 42658
13			4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 13/20 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

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
Hamilton, ON.
date
JAN. 2020
drawn by
N.HUR
checked by
3/16" = 1'-0"

MOUNTAINASH 4-338
COMPLIANCE PACKAGE 'A1'
MOUNTAINASH 4
13.5m
project no.
19014
drawing no.
A4b
FRONT ELEVATION - ELEV. 3

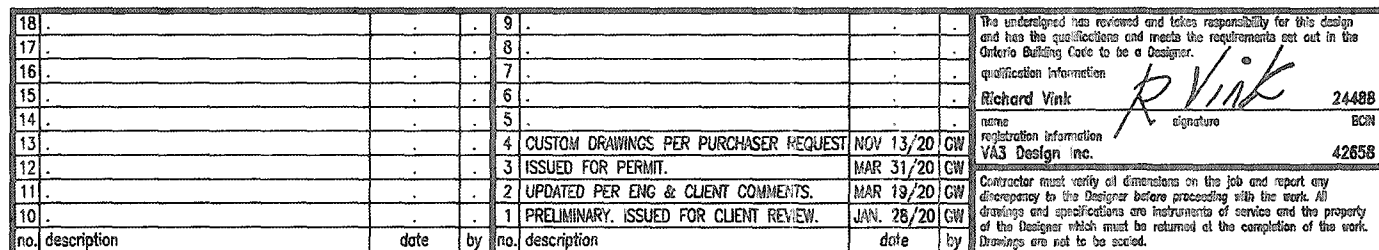
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY _____
DATE: JAN 28, 2021

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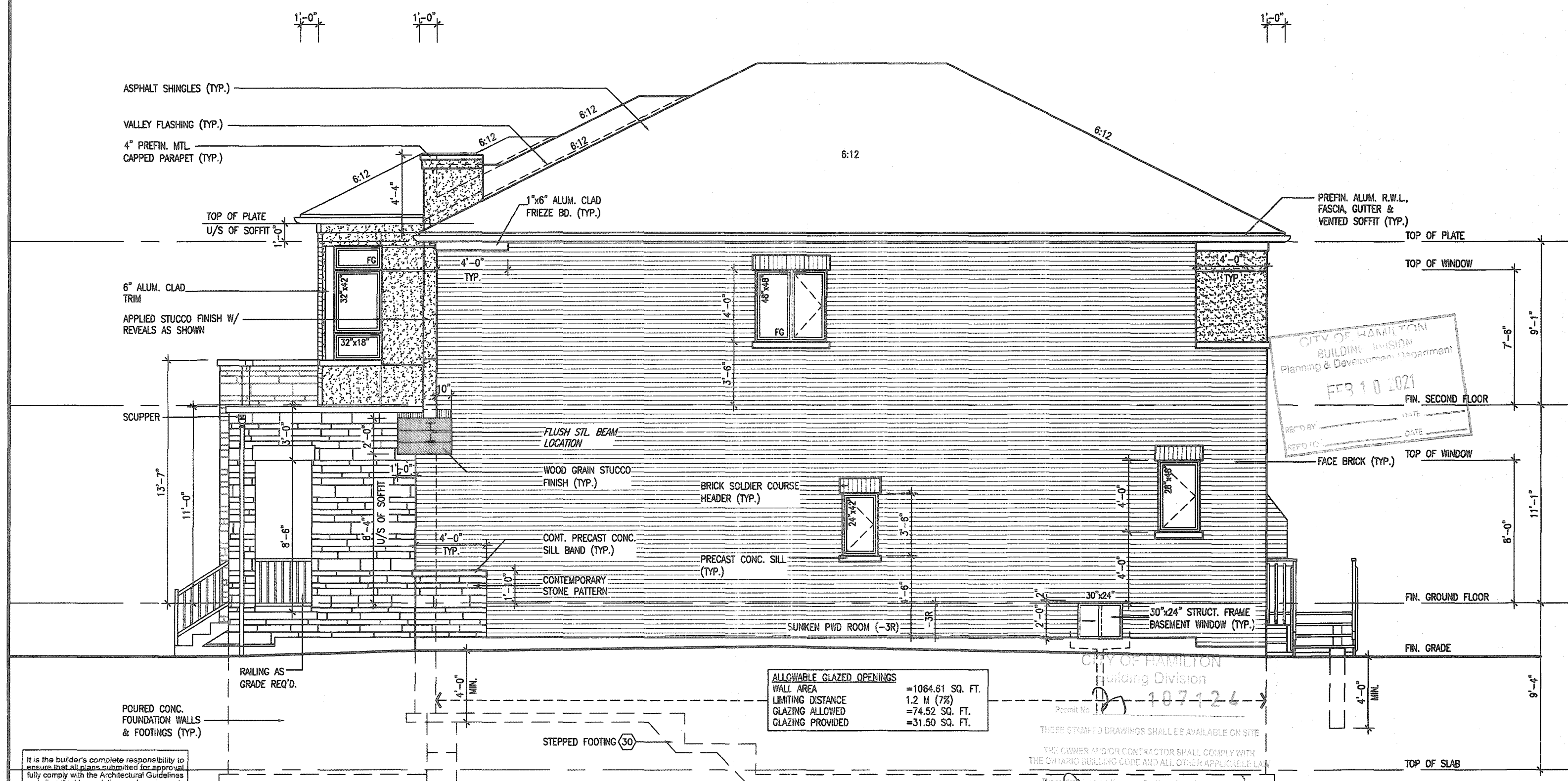


**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.		MOUNTAINASH 4 13.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JAN. 2020		drawing no. A5b
LEFT SIDE ELEVATION - ELEV. 3		
drawn by N.HUR	checked by 3/16" = 1'-0"	file name 19014-MOUNTAINASH-4-338
COPY - H:\PROJECTS\WORKING\2019\19014-03\115\SITES\A5_19014\MOUNTAINASH-4-338.dwg - Fri - Nov 13 2020 - 6:51 PM		

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3189 SF.



RIGHT SIDE ELEVATION - ELEV. '3'

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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.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	NOV 13/20	GW
12				3	ISSUED FOR PERMIT.	MAR 31/20	GW
11				2	UPDATED PER ENG. & CLIENT COMMENTS.	MAR 13/20	GW
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW

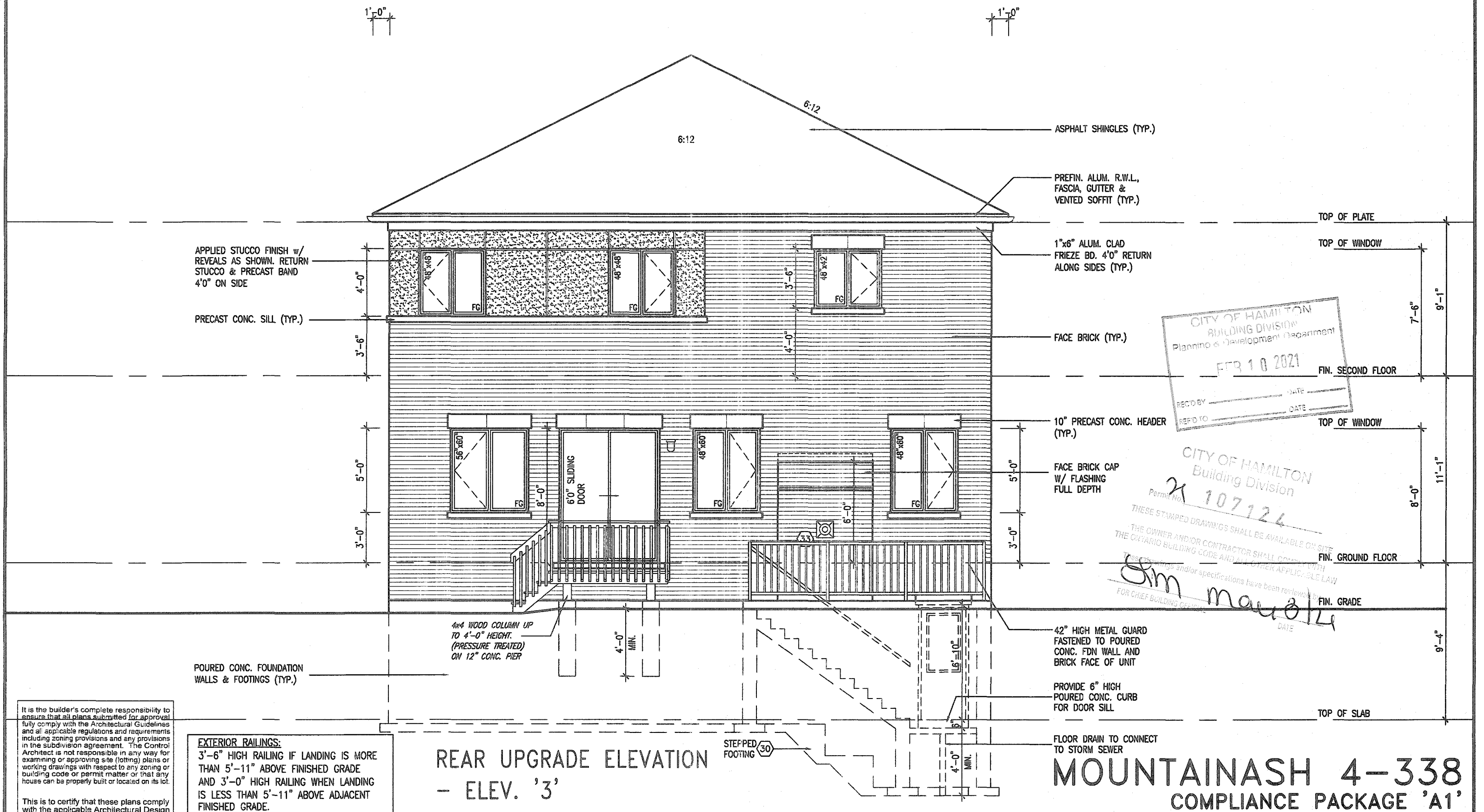
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BCN
42658
V3 DESIGN
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va3design.com

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va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
drawing no.
19014
MOUNTAINASH 4
13.5m
19014-MOUNTAINASH-4-338
A6b

MOUNTAINASH 4
13.5m
19014
drawing no.
19014
A6b

3189 SF.



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

APPROVED BY: 
DATE: JAN 28, 2021

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Design Guidelines only and does not further
professional responsibility.

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.

REAR UPGRADE ELEVATION
- ELEV. '3'

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order Bidding Note to be a Designer.

qualification information

Richard Vink *R Vink* 244

name signature

registration information

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 copied.

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va3design.com

 **Greenpark.**

Project name RUSSELL GARDENS PH. 3 number

in HAMILTON,

on 2020

drawn by REAR ELEV. 3

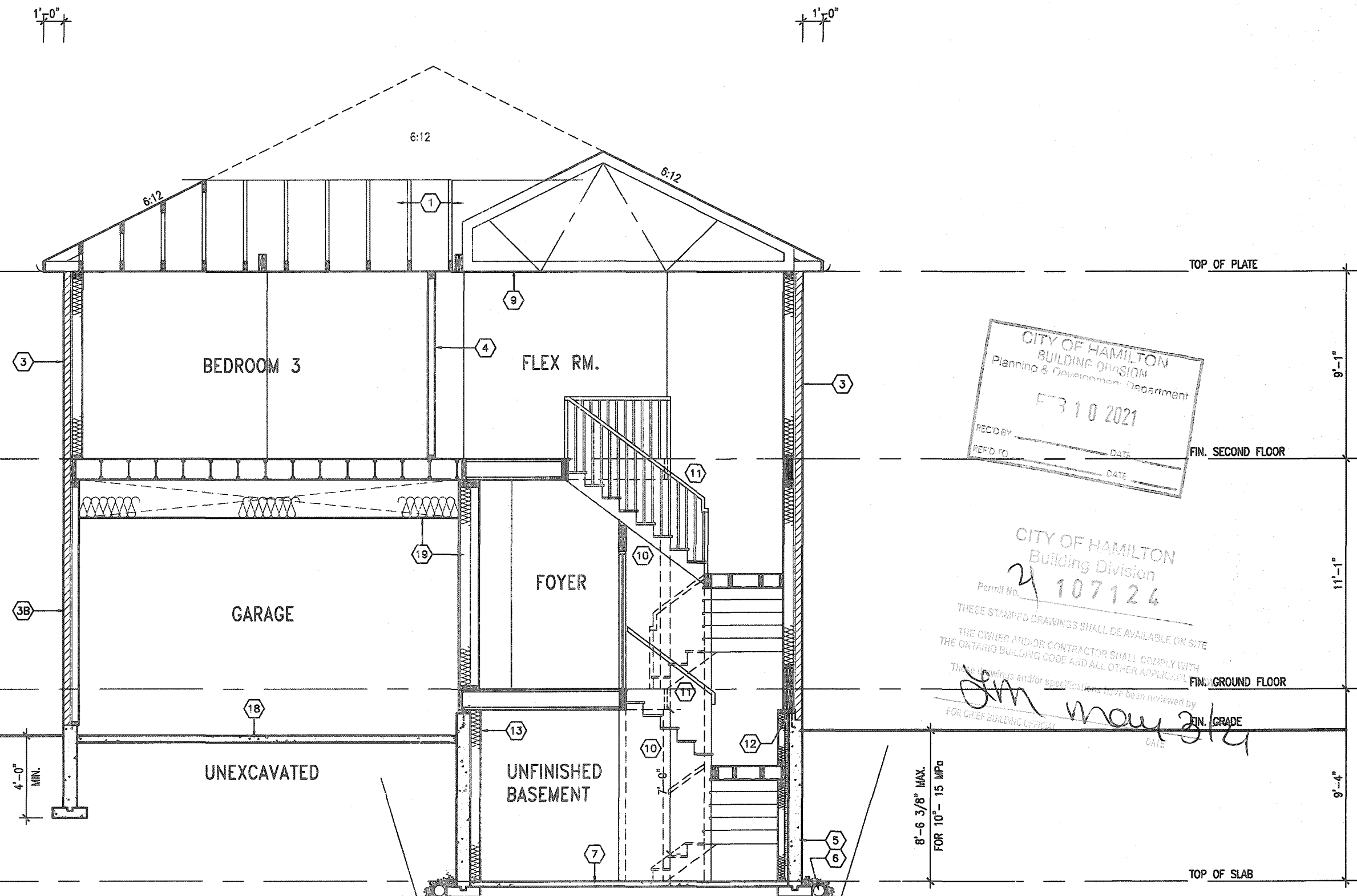
checked by HUR scale 3/16" = 1'-0"

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MOUNTAINASH 4 13.5m		project no. 19014
HECK CONDITION file name MOUNTAINASH-4-338 date - Fri - Nov 13 2003 - 6:51 PM	drawing no. A7b	

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3189 SF.



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CROSS SECTION A-A - ELEV. '3'

MOUNTAINASH 4-338
COMPLIANCE PACKAGE 'A1'


 B. MARINKOVIC
 PROFESSIONAL ENGINEER
 STATE OF OHIO
 No. 10542
 Expires 11/30/2020

STRUDET INC.
FOR STRUCTURE ONLY

[illegible]

**V3
DESIGN**
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
v33design.com



MOUNTAINASH 4
13.5m

project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.		project no. 19014
date JAN. 2020		CROSS SECTION A-A - ELEV. 3		
drawn by N.HUR	checked by	scale 3/16" = 1'-0"	file name 19014-MOUNTAINASH-4-338	drawing no. A8b
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