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 CONCRETE STRIP FOOTINGS WITH REINFORCING. BELOW EXTERIOR WALLS.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING. BELOW PARTY WALLS (REFER TO ENGINEER FILL FOOTING DETAIL)

FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa

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

VENEER CUT

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

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

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

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) $=3-1 \ 3/4"x7 \ 1/4"$ LVL3 $=4-1 \frac{3}{4}$ "x7 $\frac{1}{4}$ " (4-45x184) =1-1 3/4 x/9 1/2" (1-45x240) =2-1 3/4"x9 1/2" (2-45x240) =3-1 3/4"x9 1/2" (3-45x240) =4-1 3/4"x9 1/2" (4-45x240) =1-1 3/4"x11 7/8" (1-45x300) =2-1 3/4"x11 7/8" (2-45x300) LVL4A LVL4 LVL5 LVL5A LVL6 $=3-1 \ 3/4$ "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) $L6 = 7" \times 4" \times 3/8"L (180 \times 100 \times 10.0L)$

DOOR SCHEDULE

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

CERAMIC TILE FOR CONVENTIONAL LUMBER

NOTE: ROOF FRAMING

FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

DETAILS. UNLESS OTHERWISE NOTED.

TWO STOREY HEIGHT

WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND

BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16"

EXT. PLYWOOD SHEATHING.

12" 12"

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED

LENGTH OF TRUSS IS 40'-0".

SPACED @ 12"o.c. FULL HEIGHT, c/w SOLID

NOTED.

(OBC 9.30.6) SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. SPACED MAX. @ 10"o.c. FULL HEIGHT. c/w SOLA PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0", BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" 2 ROWS FOR SPANS GREATER THAN 7'0".

ROOF FRAMING INFORMATION UNLESS OTHERWISE

REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL

ENGINEERED FLOOR FRAMING INFORMATION AND

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL 10" 10" NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO

TWO STOREY HEIGHT

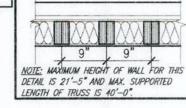
WALL DETAIL
2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E

STUD WALL GLUED & NAILED TOGETHER AND

EXT. OSB SHEATHING.

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.



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.

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)	Dependent on n	Maximum 2 Required. umber of showers installed. 3.1.1.12 for information

This is to certify that these plans comp

with the applicable Architectural Desig Guidelines approved by the City of HAMILTON



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) GRANDVILLE 3-593, EL. 3 ENERGY EFFICIENCY - 08C S812 WALL AREA S.F. OPENING S.F. PERCENTAGE ELEVATION 993.00 S.F. 268.17 S.F. 27.01 % FRONT LEFT SIDE 1721.04 S.F. 86.00 S.F. 5.00 % 1665.29 S.F. 51.00 S.F. 3.06 % RIGHT SIDE 1231.63 S.F. 263.61 S.F. 21.40 % REAR * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION 0.00 S.F. TOTAL SQ. FT. 5610.96 S.F. 668.78 S.F. 11.92 % TOTAL SQ. M. 521.27 S.M. 62.13 S.M. 11.92 %

AREA CALCULATIONS	ELEV '3'
GROUND FLOOR AREA SECOND FLOOR AREA	2154 SF 2425 SF
TOTAL FLOOR AREA	4579 SF (425.4 m2)
FIRST FLOOR OPEN AREA SECOND FLOOR OPEN AREA	0 SF 17 SF
ADD TOTAL OPEN AREAS ADD FINISHED BSMT AREA	+17 SF +0 SF
GROSS FLOOR AREA	4596 SF (427.0 m2)
GROUND FLOOR COVERAGE GARAGE COVERAGE/AREA PORCH COVERAGE/AREA	2161 SF 393 SF 52 SF
COVERAGE W/ PORCH	2606 SF (242.10 m2)
COVERAGE W/O PORCH	2554 SF (237.27 m2)

4598 SF



GRANDVILLE 3-593 COMPLIANCE PACKAGE 'A1

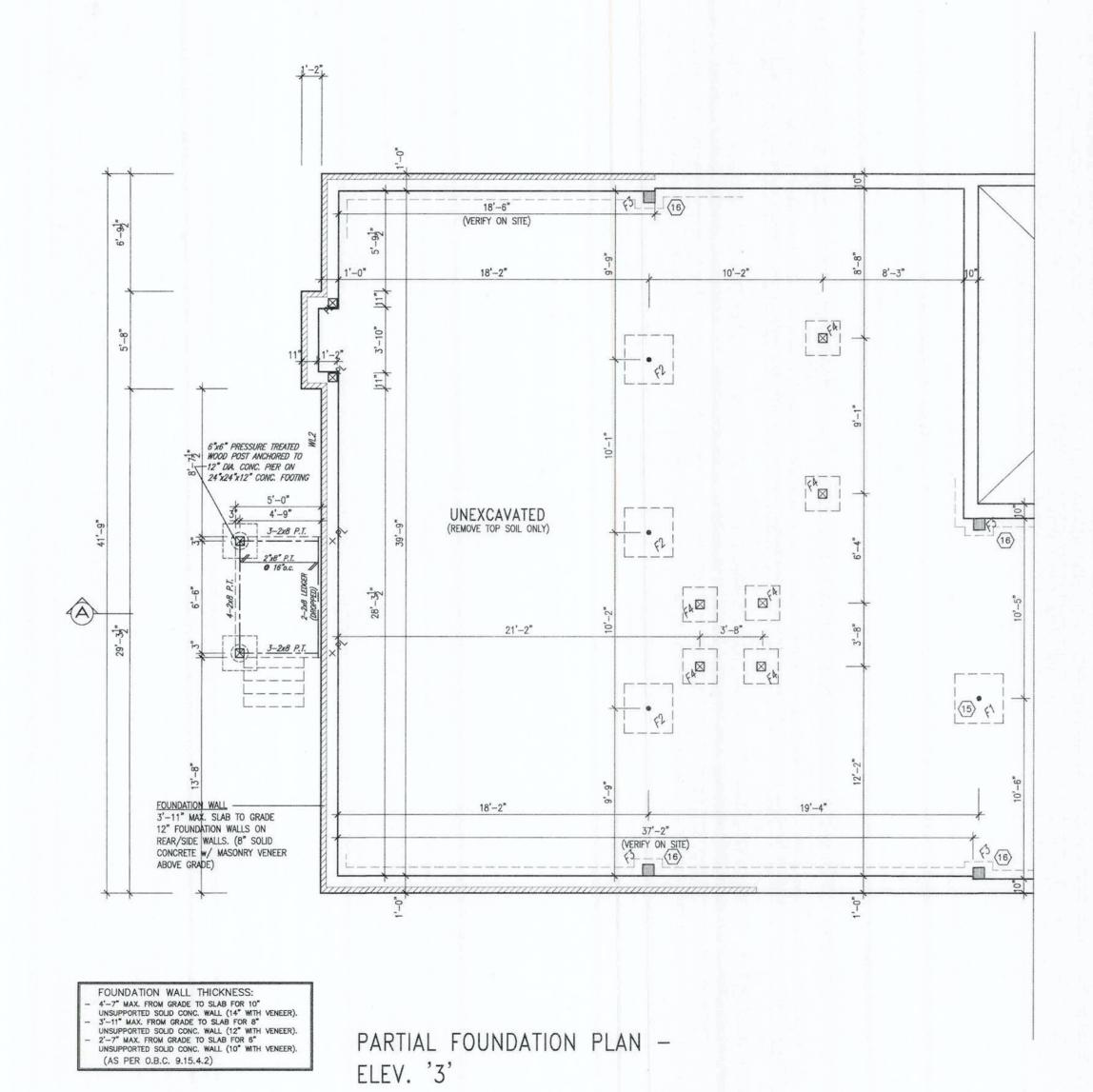
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ŝ	*			7					qualification information
7				8					Ontario Building Code to be a Designer.
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*	Gr		2
project name RUSSELL	GARDENS	PH.	4
date FEB 2021			
drawn by	check	ed by	

GRANDVILLE 3

HAMILTON, ON. GENERAL NOTES & CHARTS file name 20027-GRANDVILLE-3-593



CITY OF HAMILTON Building Division Permit No. 21-14711

GRANDVILLE 3-593

COMPLIANCE PACKAGE 'A1' **GRANDVILLE 3**

SW 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. 4 UPDATED PER PURCHASER REQUEST. SEP 21/21
3 ISSUED FOR PERMIT. MAY 28/21
2 REV. PER CLIENT/ROOF/FL/ENG. COMMENTS AP 26/21 PRELIMINARY. ISSUED FOR REVIEW,

DESIGN

*Greenpark. RUSSELL GARDENS PH. 4 HAMILTON, ON. BASEMENT PLAN - ELEV. '3' drawing no. 20027-GRANDVILLE-3-593
E-3-593dwg - Fri - Sep 24 2021 - 9:15 AM

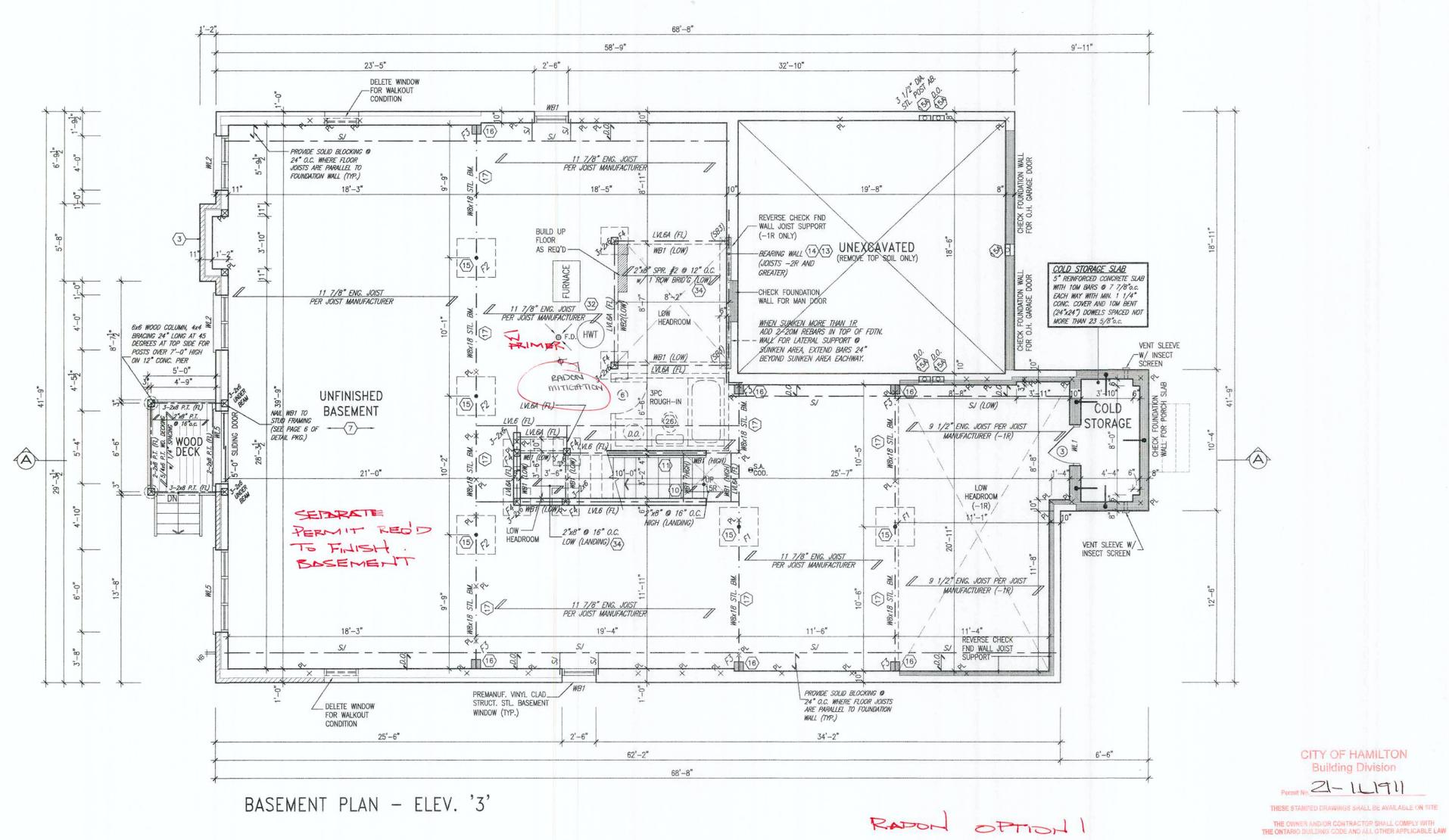
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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision 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

B. MARINKOVIC STRUDET INC.



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

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JAN 522. GRANDVILLE 3-593 COMPLIANCE PACKAGE 'A1

CITY OF HAMILTON

Building Division

MAY 28/21 GW

APR 26/21 WT

General 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. REV. PER CLIENT/ROOF/FL./ENG. COMMENTS APR 26/ PRELIMINARY. ISSUED FOR REVIEW. FEB 09/21 G va3design.com

DESIGN 255 Consumers Rd Suite 120 FEB 20, Toronto ON M2J 1R4 drawn by 416.630.2255 f 416.630.4782 BD.BIM

GRANDVILLE 3 RUSSELL GARDENS PH. 4 HAMILTON, ON.

BASEMENT PLAN - ELEV. '3' 20027-GRANDVILLE-3-593 A1b All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permissi

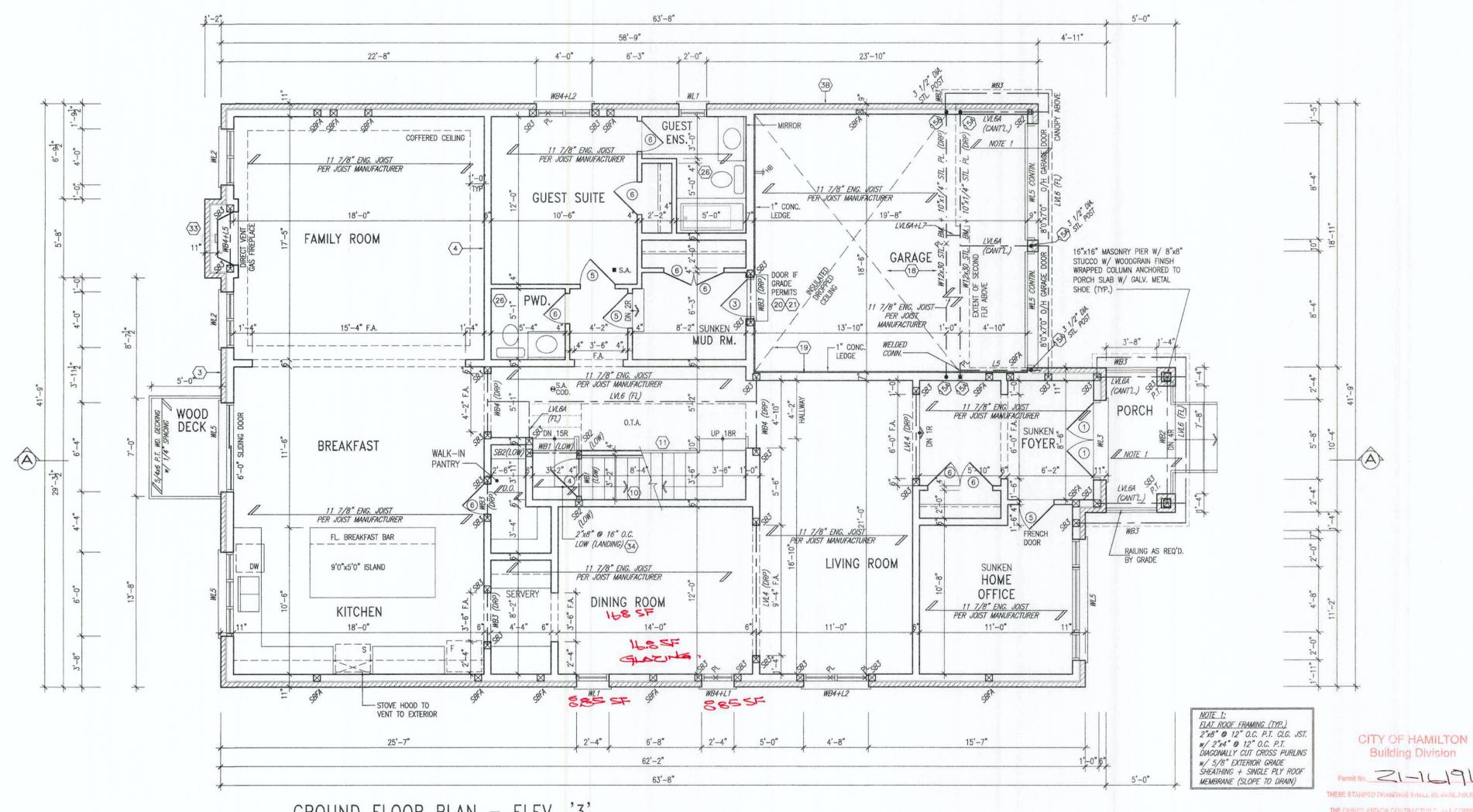
OUTDOOR AIR INTAKE SEPARATION ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DN. B. TABLE 6.2.3.12.

KITCHEN EXHAUST. 3.0m

DRIVEWAY, PARKING SPACE, ROAD. 1.5m

SOLID FUEL APPLIANCE EXHAUST. 3.0m

> FIREBLOCK BULKHEADS



GROUND FLOOR PLAN - ELEV. '3'

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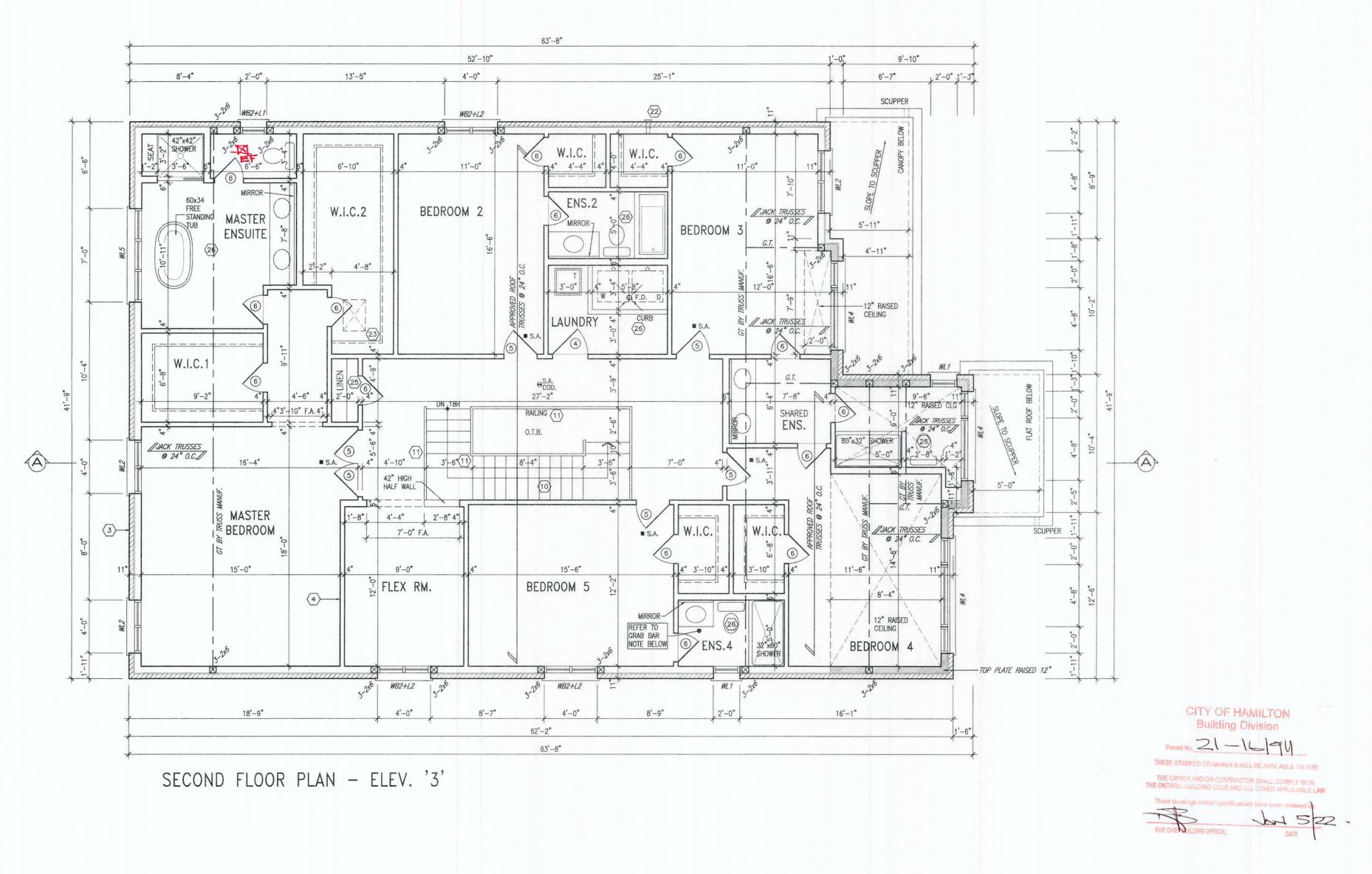
GRANDVILLE 3-593 COMPLIANCE PACKAGE 'A1' **Greenpark GRANDVILLE 3**

THE ONTARIO BUILDING GODE AND ALL OTHER APPLICABLE LAW

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021				GROUND	FLOOR	PLAN	-	ELEV.	'3'	drawing no.
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GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHRUB IN MAIN BATHROOM PER OBC. DN. B-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).
SHOWER 3.8.3.13.(2)(g). BATHRUB 3.8.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.



It is the builder's complete responsibility to ensure that all plans submitted for approve fully comply with the Architectural Guideline and all applicable regulations and requirement including zoning provisions and any provision in the subdivision agreement. The Contro Architect is not responsible in any way fo examining or approving site (lotting) plans oworking drawings with respect to any zoning obuilding code or permit matter or that am house can be properly built or located on its lo

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

OHN C. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL APPROVED BY DATE OCT. 12. 2021

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GRANDVILLE 3-593 COMPLIANCE PACKAGE 'A1'

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USSELL GARDENS PH. 4 HAMIL

GRANDVILLE 3
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project n

LL GARDENS PH. 4 HAMILTON, ON. 20027

SECOND FLOOR PLAN — ELEV. '3'

checked by scale

3/16" = 1'-0" 20027—GRANDVILLE—3-593

NCHIPLE WIRKHIND 2020 20027 GRE UNITS (SINGLES CRANDVILLE 20027—GRANDVILLE 3-593-693-699) Fri — Sup 24 2021 — 9:15 AM

