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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.

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

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.

- Notes:**
- Footing / Foundation / Piers must bear on undisturbed soil.
 - All plumbing is subject to field inspection by City of Hamilton.
 - Separate building permit is required to finish basement space.

• Beam bearing $\text{H.W. } 3\frac{1}{2}"$
• Joist bearing $\text{H.W. } 1\frac{1}{2}"$
• Lintel bearing $\text{H.W. } 1\frac{1}{2}"$

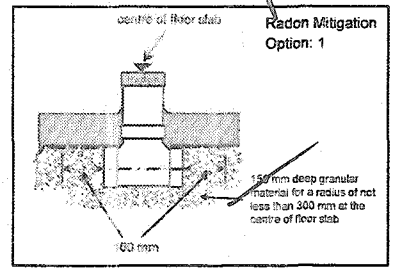
3409 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-105988

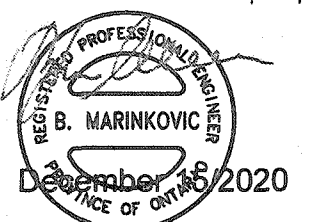
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by

DATE FEB 17 2021



HSS 4"x4"x1/4" STEEL COLUMN (FULL HEIGHT) w/ 5"x5"x3/8" BASE PLATE WELDED TO 11"x6"x3/8" BASE PLATE EMBEDDED INTO CONCRETE

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.



STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 6-204 COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 6
13.5m

project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ONTARIO
drawing no.: 19014-MOUNTAINASH-06-204
drawing title: BASEMENT PLAN - ELEV. '3'

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 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

BASEMENT PLAN - ELEV. '3'

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 PER PURCHASER REQUEST.	NOV. 09/20	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

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
BCH
V3 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.

V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.632.2255 f 416.630.4782
v3design.com

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CITY OF HAMILTON
Building Division

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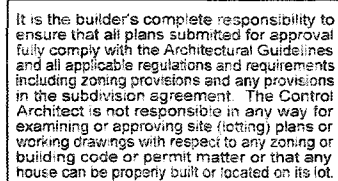
These drawings and/or specifications have been reviewed by

FEB 17 2021

FOR CHIEF BUILDING OFFICIAL

DATE 7/1/77

- Gas fireplace must be CSA/VLC/CCNC approved and be installed in accordance to local Utilization code.
- All plumbing is subject to field inspection by City of Hamilton.



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

APPROVED BY: _____
DATE: JAN 28, 2021
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(Design Guidelines only and bears no further
professional responsibility)

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

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

RIT-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

MOUNTAINASH 6-204
COMPLIANCE PACKAGE 'A1'

 **Greenpark.**

MOUNTAINASH 6
13.5m

HAMILTON, ONTARIO

GROUND FLOOR PLAN - ELEV. '3'

project no.
19014

Drawing no.

A2b |

VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

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CITY OF HAMILTON
Building Division

Permit No. **21-105988**

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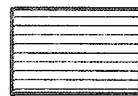
These drawings and/or specifications have been reviewed by

FOR THE BUILDING OFFICIAL

DATE



CONTEMPORARY
STONE PATTERN



MAIN BRICK



STUCCO W/
REVEALS



WOOD GRAIN
STUCCO FINISH

Notes:

• Approved CSA/CCMC stucco system must be on-site prior installation.

• Provide roof natural ventilation for every 1/300sq.ft. of the insulated roof attic space.

3409 SF.

VALLEY FLASHING (TYP.)

12" RAISED CEILING

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

10" PRECAST CONC.
HEADER (TYP.)

FACE BRICK (TYP.)

CONT. PRECAST SILL (TYP.)

WOOD GRAIN
STUCCO FINISH TRIM
(TYP.)

MTL. FLASHING, W/
CAULKING BEHIND
CLADDING (TYP.)

16"x16" MASONRY PIER
W/ 8"x8" W/ WOOD
GRAIN STUCCO FINISH
TRIM WRAPPED COLUMN
(TYP.)

RAILING

SUNKEN FOYER (-1R)

POURED CONC. PORCH
SLAB AND DOOR SILL
POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

PRECAST CONC.
STAIRS

8'-0"x7'-0"
RECESSED O/H
GARAGE DOOR

8'-0"x7'-0"
RECESSED O/H
GARAGE DOOR

ASPHALT SHINGLES
(TYP.)

12" RAISED CEILING

MID-POINT MAIN ROOF
PREFIN. METAL COPING ON
6" STUCCO TRIM (TYP.)

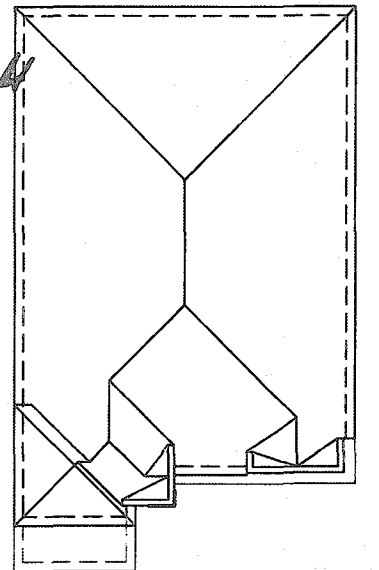
APPLIED STUCCO FINISH W/
DECORATIVE REVEALS (TYP.)

WOOD GRAIN
STUCCO FINISH TRIM
(TYP.)

10" PRECAST CONC
HEADER (TYP.)

CONTEMPORARY STONE
PATTERN (TYP.)

STEPPED FOOTING (30)



ROOF PLAN-3

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

SUNKEN FOYER (-1R)

FIN. GRADE

U/S GARAGE FOOTING

TOP OF SLAB

FRONT ELEVATION - ELEV. '3'

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

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

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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.

MOUNTAINASH 6-204
COMPLIANCE PACKAGE 'A1'

18			9		
17			8		
16			7		
15			6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20 WT
14			5	CUSTOM PER PURCHASER REQUEST.	NOV. 09/20 DB
13			4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20 GW
12			3	ISSUED FOR PERMIT.	APR 13/20 GW
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10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 28/20 GW
no.	description	date	no.	description	date

The undersigned has reviewed and taken responsibility for the 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	ECN
registration information	VAS Design Inc.	42659
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.		

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

municipality
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

date
JAN 2020

drawn by
BD.SIM

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

FRONT ELEVATION - ELEV. '3'

19014-MOUNTAINASH-06-204

drawing no.
A4b

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3409 SF.

CITY OF HAMILTON
Building Division

Permit No. 24-105988

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These drawings and/or specifications have been reviewed by

FOR THE BUILDING OFFICIAL DATE FEB 17 2021

VALLEY FLASHING
(TYP.)

PREFIN. METAL COPING ON
6" STUCCO TRIM (TYP.)

APPLIED STUCCO FINISH W/
DECORATIVE REVEALS (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.

ALUM. CLAD TRIM (TYP.)

WOOD GRAIN STUCCO
FINISH TRIM (TYP.)

16"x16" MASONRY
PIER W/ 8"x8"
W/ WOOD GRAIN
STUCCO FINISH
TRIM WRAPPED
COLUMN (TYP.)

CONTEMPORARY STONE
PATTERN (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

6:12

ASPHALT SHINGLES
(TYP.)

FACE BRICK (TYP.)

BRICK SOLDIER
(TYP.)

PRECAST CONC.
SILL (TYP.)

30"x16" STRUCT. FRAME
BASEMENT WINDOW (TYP.)

ALLOWABLE GLAZED OPENINGS
WALL AREA =1266.42 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =84.45 SQ. FT.
GLAZING PROVIDED =59.11 SQ. FT. (GLASS AREA ONLY)- 4 BED

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

U/S OF SOFFIT

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

RIGHT SIDE ELEVATION - ELEV '3' STD.

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY
DATE: JAN 28 2021

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Richard Vink
signature
24488
BCA
42658

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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

municipality
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

date
JAN 2020

drawn by
BDJHM

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

RIGHT SIDE ELEVATION - ELEV '3'

file name
19014-MOUNTAINASH-06-204

drawing no.
A6b

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10" HIGH x 1/4" STEEL
ANGLE WELDED TO
STEEL COLUMN. BEAM
BOLTED TO PLATE WITH
2-1/2" DIA. BOLTS.

HSS 4" x 4" x 1/4" STEEL
COLUMN (FULL HEIGHT)

WOOD BEAM

3"
C/L OF BOLT

6"
C/L OF BOLT

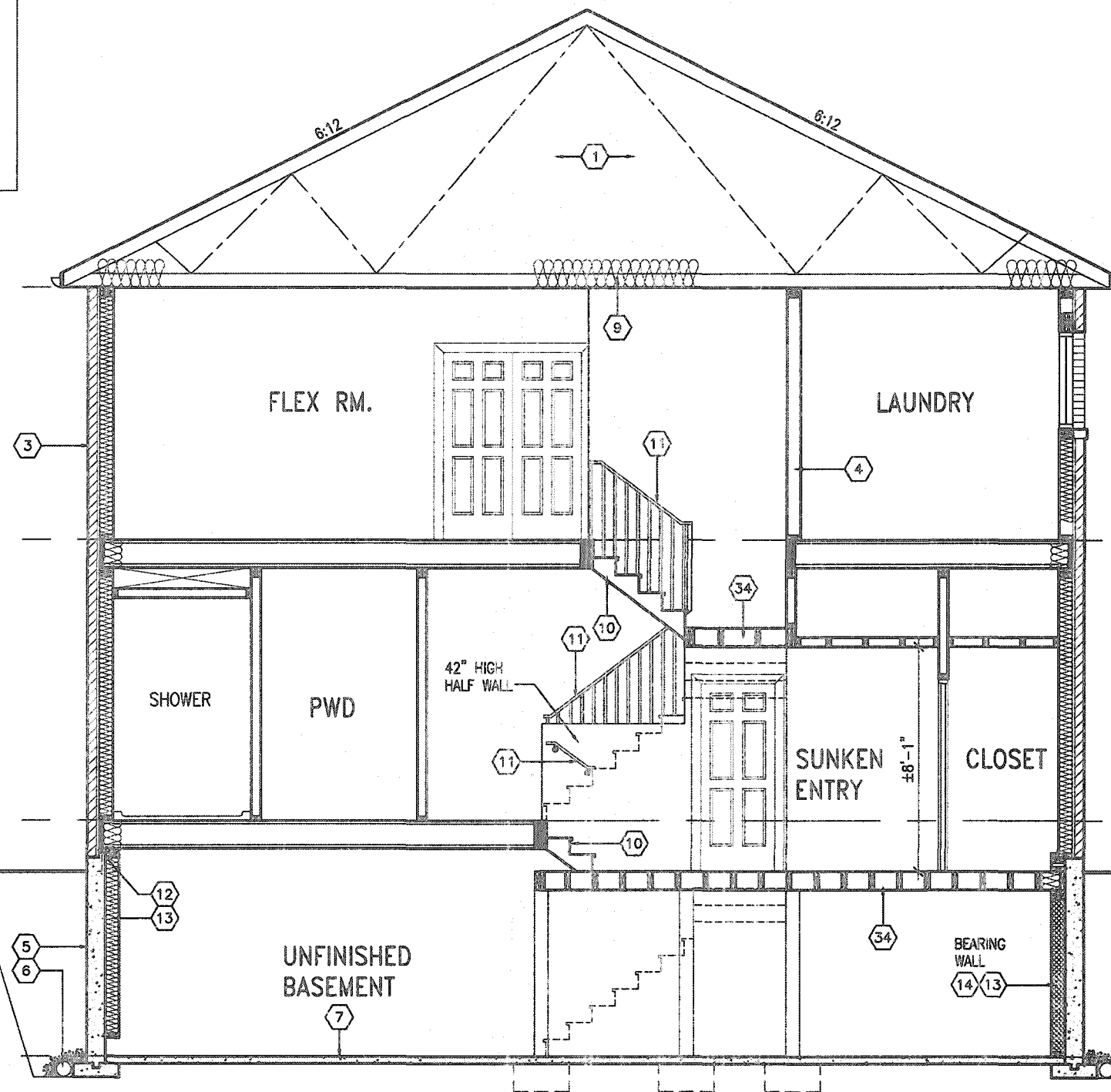
3"

4" x 4" x 1/4" STEEL
ANGLE WELDED TO
STEEL COLUMN FOR
BEAM SUPPORT

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



 December 15/2020
 STRUDET INC.
 FOR STRUCTURE ONLY



TOP OF PLATE

TOP OF WINDOW

7-6¹³

FIN. SECOND FLOOR

110

FIN. GROUND FLOOR

FIN. GRADE

5

TOP OF SLAB

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

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18				9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order of Building Code to act as a Designer.
17				8	.	.	qualification information
16				7	.	.	
15				6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT Richard Vink 2448
14				5	CUSTOM PER PURCHASER REQUEST.	NOV. 09/20	DB none signature EC
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW registration information VA3 Design Inc. 4265
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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark™

project name
RUSSELL GARDENS PH. 3

date _____

JAN 2 1966

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

FILE - H:\WORKING\WORKING\2019\15014\CH\OUT\5\SINGLE\11 - MONTANASHA\CLUSTERS\MONTANASHA-6-204\10011 - MONTANASHA-05-204.dwg - Mon - Dec 14 2020 - 10:29 AM

MOUNTAINASH 6
13.5m

municipality
HAMILTON, ONTARIO

CROSS SECTION 'A-A'

19014-MOUNTAINASH-06-204

Using no.

8b

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