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

VENEER 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.

**Electrical
Safety
Authority**

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
esasafer.com or call 1-877-372-7233

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

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

SEPERATE PERMIT IS REQ'D
FOR DECK

SEPERATE PERMIT IS REQ'D TO FINISH BASEMENT.

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

APPROVED BY

The many centuries could stand with the applicant
On the Gallies and not have to further
professional responsibility

BASEMENT PLAN - ELEV. '3'
SINGLE FAMILY
DWELLING ONLY

CITY OF HAMILTON
Building Division

Permit No. 21-105903

THESE STAMPED DRAINS CAN BE USED ON SITE

4. THE OWNER AGREES TO COMPLY WITH THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAW.

These drawings and/or specifications have been furnished by

SAC Apr 20/21

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
December 15, 2022
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

MOUNTAINASH 6-216
COMPLIANCE PACKAGE 'A1'

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				qualification information
15			6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT	Richard Vink 2441
14			5	CUSTOM PER PURCHASER REQUEST.	NOV. 09/20	DB	name signature
13			4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW	registration information VAS Design Inc. 428
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 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.
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 28/20	GW	
	no. description	date	by	no. description	date	by	

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		MOUNTAINASH 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ONTARIO	
date JAN 2020		project 1901	
drawn by BD.BIM		checked by 3/16" = 1'-0"	
scale 3/16" = 1'-0"		title name BASEMENT PLAN - ELEV. '3'	
drawing no. 1901A-MOUNTAINASH-06-216		A1b	

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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. 6-9.5.2.3. 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). BATHTUB 3.8.3.13.(4)(a). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTICE 2020.dwg



**Electrical
Safety
Authority**

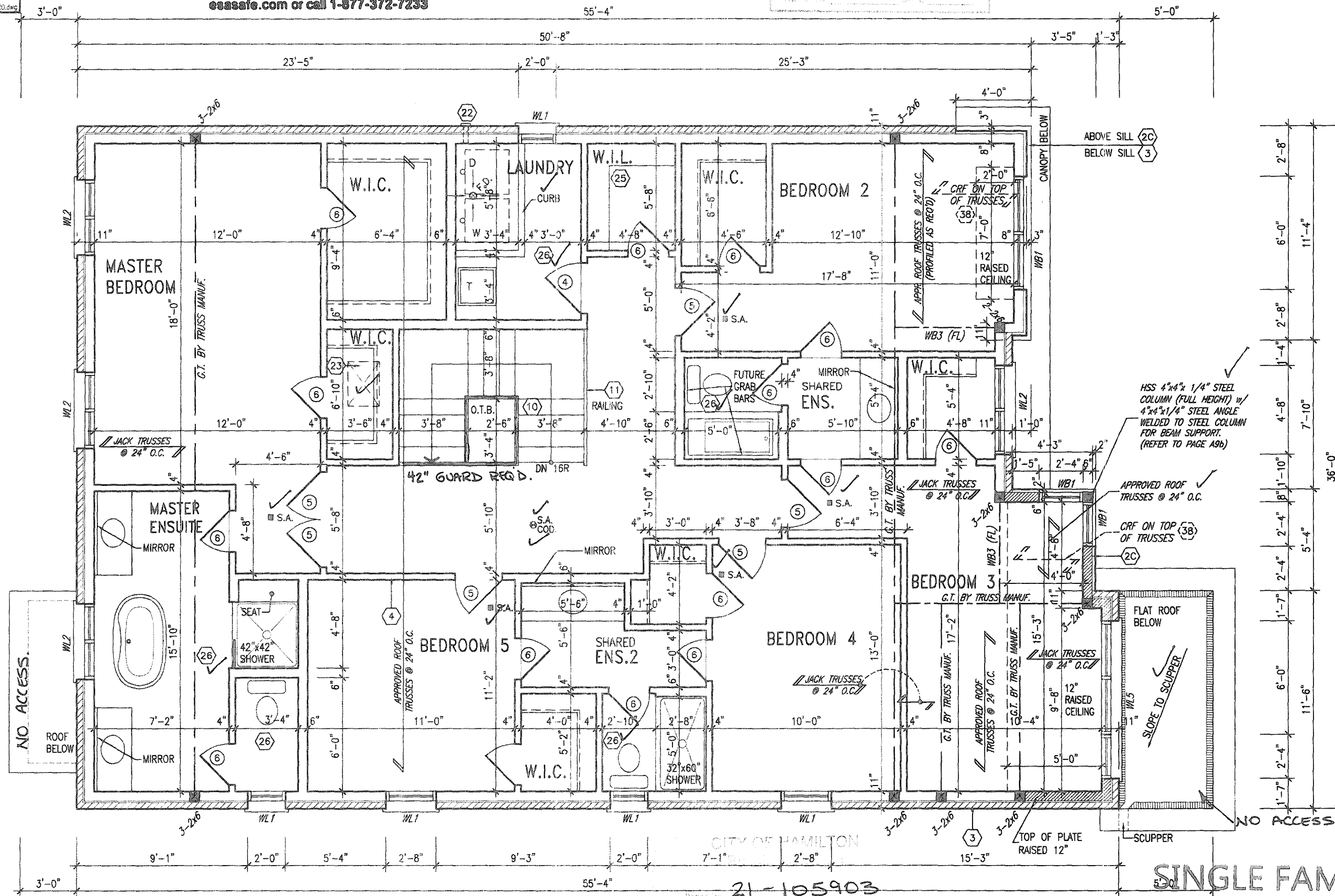
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CITY OF HOUSTON
BUILDING DEPARTMENT
Planning & Development Department

FEB 04 2021

3409 SF.



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
December 15, 2020

STRUDET INC.
FOR STRUCTURE ONLY

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

APPROVED BY _____
DATE JAN 28, 2021

This slat controls compliance with the symmetrical design guidelines and ensures no further conflict in design ability.

SECOND FLOOR PLAN (5 BDRM) - ELEV. '3'

THESE STUDIES HAVE BEEN SUPPORTED BY THE NATIONAL SCIENCE FOUNDATION

These diagrams also illustrate the following:

JDL Apr. 20/21
FOR CHIEF BUILDING OFFICIAL

15-5
5-0
SINGLE FAMILY
DWELLING ONLY

MOUNTAINASH 6-216
COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 6
13.5m

project name
RUSSELL GARDENS PH. 3

HAMILTON, ONTARIO municipality

SECOND FLOOR PLAN (5 BDRM) - ELEV. '3'

drawing no.

drawn by BD.BIM checked by - scale 3/16" = 1'-0"

file name
19014-MOUNTAINASH-06-216

A3b

OREG - H:\ARCHIVE\WORKING\2019\19014.ORE\UNITS\SINGLES\44' MOUNTAINASH\CUSTOMS\MOUNTAINASH-6-216\19014-MOUNTAINASH-06-216.dwg - Mon - Dec 14 2020 - 11:14 AM

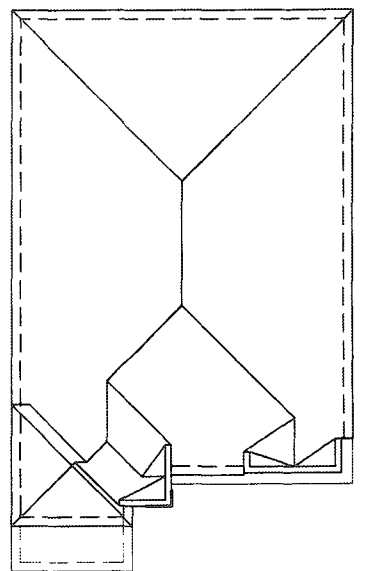
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18				9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.
17				8					
16				7					qualification information
15				6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT	Richard Vink	2448
14				5	CUSTOM PER PURCHASER REQUEST.	NOV. 09/20	DB	name	BR
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW	registration information	
12				3	ISSUED FOR PERMIT.	APR 13/20	GW	VAS Design Inc.	4265
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		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are 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.	

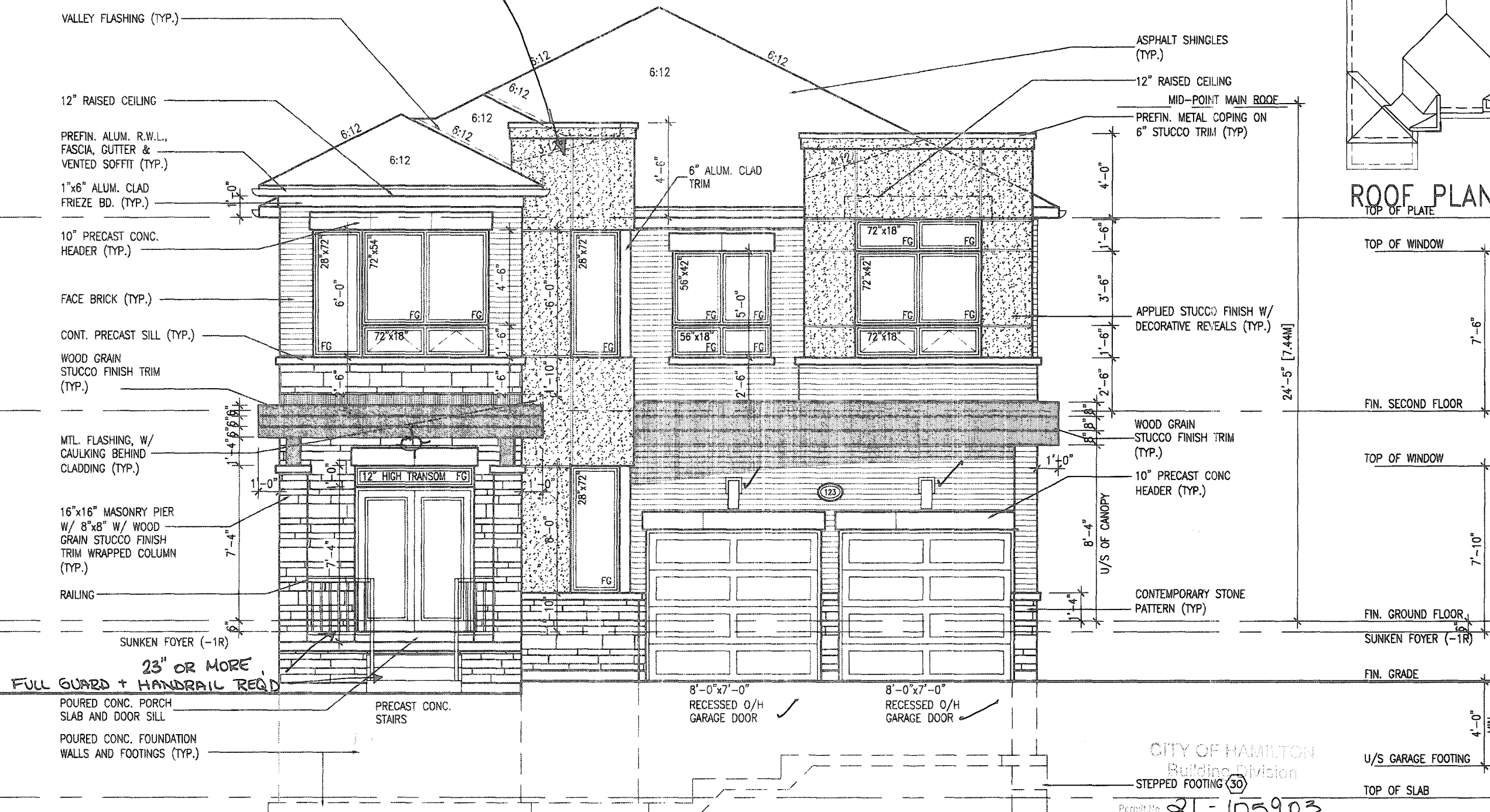
VA
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255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
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CAN/ULC APPROVED STUCCO SPEC'S SHALL BE
ON SITE FOR INSPECTIONS



FRONT ELEVATION - ELEV. '3'

SINGLE FAMILY
DWELLING ONLY

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

JDC Apr 20/21
FOR CHIEF BUILDING OFFICIAL
MOUNTAINASH 6-216
COMPLIANCE PACKAGE 'A1'

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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.

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16				7				qualification information
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	name BO
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW	signature 4265
12				3	ISSUED FOR PERMIT.	APR 13/20	GW	registration information VA3 Design Inc.
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20	GW	
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 26/20	GW	
no.	description	date	by	no.	description	date	by	

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qualification information

Richard Vink *R. Vink* 2448

name signature BC

registration information

YA3 Design Inc. 4265

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VA3
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vg3design.com

project name
RUSSELL GARDENS PH. 3

date JAN 2020		
drawn by BD.BIM	checked by -	scale $3/16'' = 1'-0''$

 **Greenpark.**

MOUNTAINASH 6
13.5m

HAMILTON, ONTARIO municipality

FRONT ELEVATION - ELEV. '3'

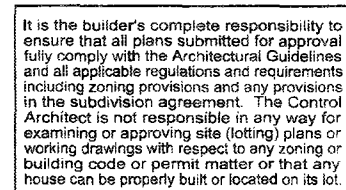
file name
19014-MOUNTAINASH-06-216

project no.
19014

4b

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OFFICE OF THE COMMISSIONER
 STATE OF NEW YORK
 Planning & Development Department
 FEB 04 2021
 REC'D _____ DATE _____
 REC'D TO _____ DATE _____



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: 

DATED: JAN 28, 2011

This stamp certifies compliance with the applicable
Design Compliance and Safety and Health Engineering
Professional Liability

Permit No. 21-105903

THESE STAMPED DRAWINGS ARE THE PROPERTY OF THE U.S. ARMY

THE OWNER AND OCCUPANT OF THE BUILDING ARE:
THE ONTARIO BUILDING CO. LIMITED, 100 KING STREET WEST, TORONTO, ONT.

These drawings and/or photographs are a best estimate of the

JDL Apr 20/21

MOUNTAINASH 6-216
COMPLIANCE PACKAGE 'A1'

Greenpark.

MOUNTAINASH 6
13.5m

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

date JAN 2020 LEFT SIDE ELEVATION - ELEV '3' OPT. 5 BED drawing no. 156

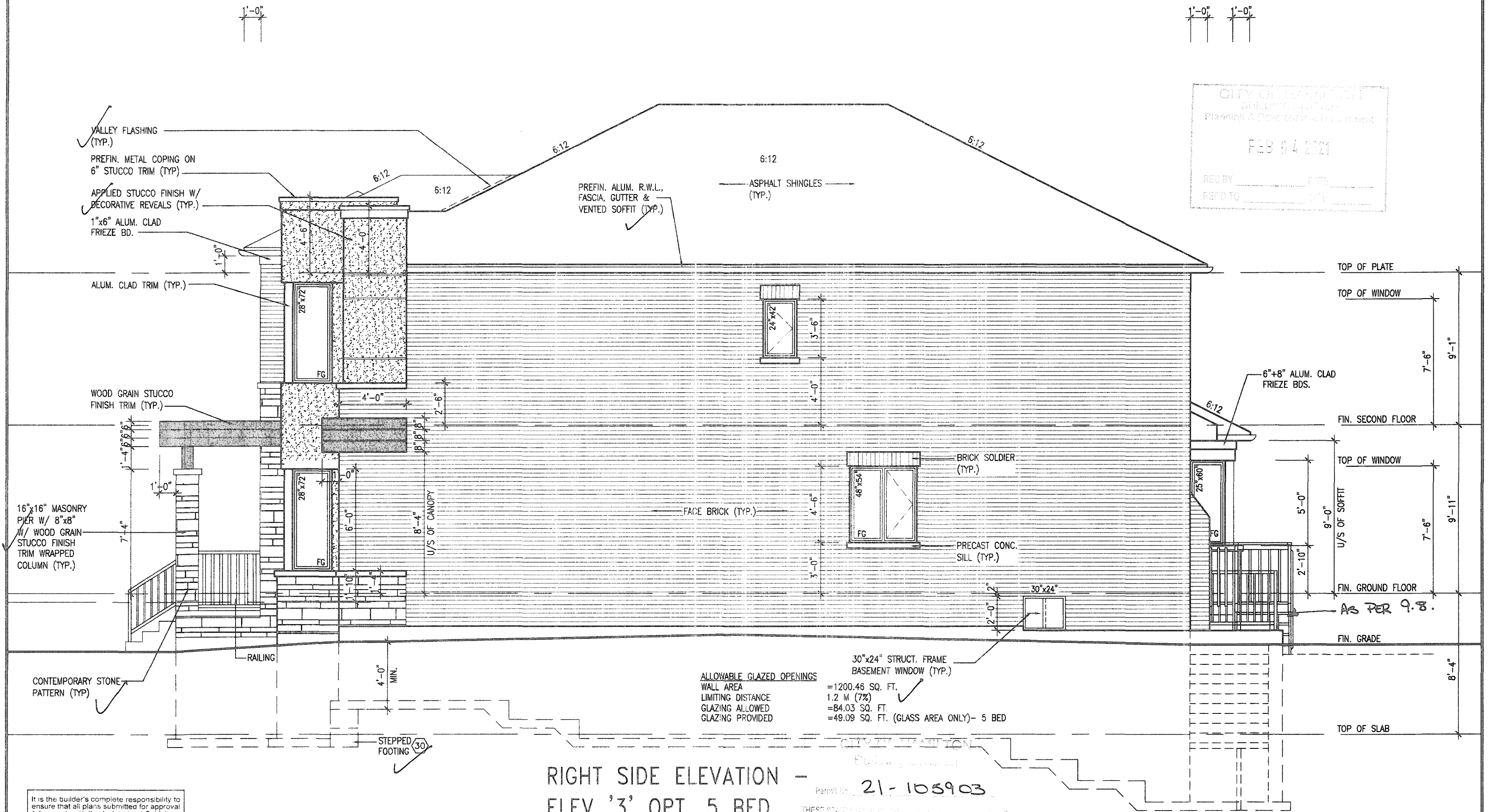
2 80.8MM - 3/16" = 1'-0" 19014-MOUNTAINASH-06-216 ASD

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14			5	CUSTOM PER PURCHASER REQUEST.	NOV. 09/20	DB	name registration information signature
13			4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW	V&S Design Inc. 4265
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	bv	no.	description	date	bv

3409 SF.



RIGHT SIDE ELEVATION -
ELEV '3' OPT. 5 BED

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

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
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no.	description	date	by	no.	description

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qualification information
Richard Vink
signature
24488
name
registration information
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 statements 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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t 416.630.2253 f 416.630.4782
v3design.com

Greenpark.

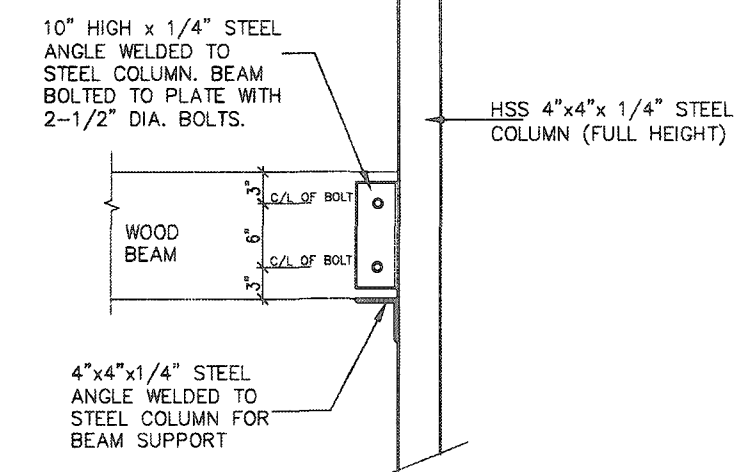
project name	RUSSELL GARDENS PH. 3	city	HAMILTON, ONTARIO	project no.	19014
date	JAN 2020	checked by	3/16" = 1'-0"	drawing no.	A6b
drawn by	BO.BIM	scale	3/16" = 1'-0"	19014-MOUNTAINASH-06-216	

MOUNTAINASH 6
13.5m

MOUNTAINASH 6-216
COMPLIANCE PACKAGE 'A1'

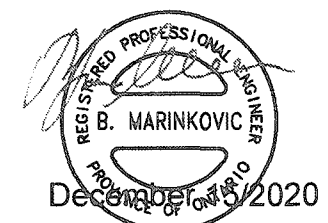
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3409 SF.

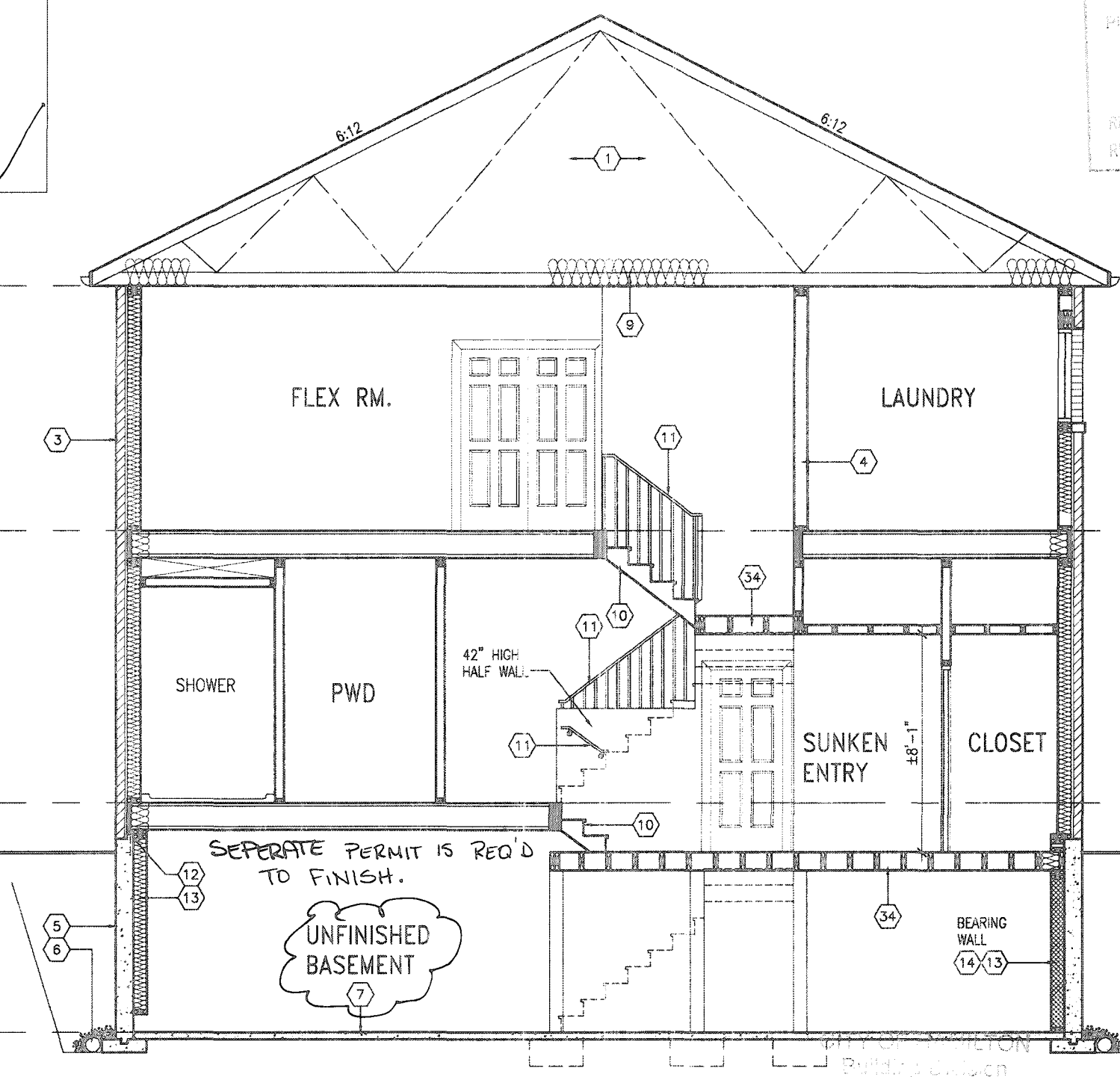


SINGLE FAMILY DWELLING ONLY

ONTARIO
BUILDING DEPARTMENT
Planning & Development
FEB 04 2021
REC BY: DATE:
REF TO: DATE:



STRUDET INC.
FOR STRUCTURE ONLY



* RADON OPTION 1 *

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

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21-105903
FOR CHIEF BUILDING OFFICIAL
DATE: Apr 20/21

MOUNTAINASH 6-216 COMPLIANCE PACKAGE 'A1'

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BCO
VA3 Design Inc.
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Greenpark.
project name
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municipality
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date
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scale
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drawn by
BD,BIM
drawing no.
19014-MOUNTAINASH-06-216

MOUNTAINASH 6
13.5m
project no.
19014
drawing no.
A8b