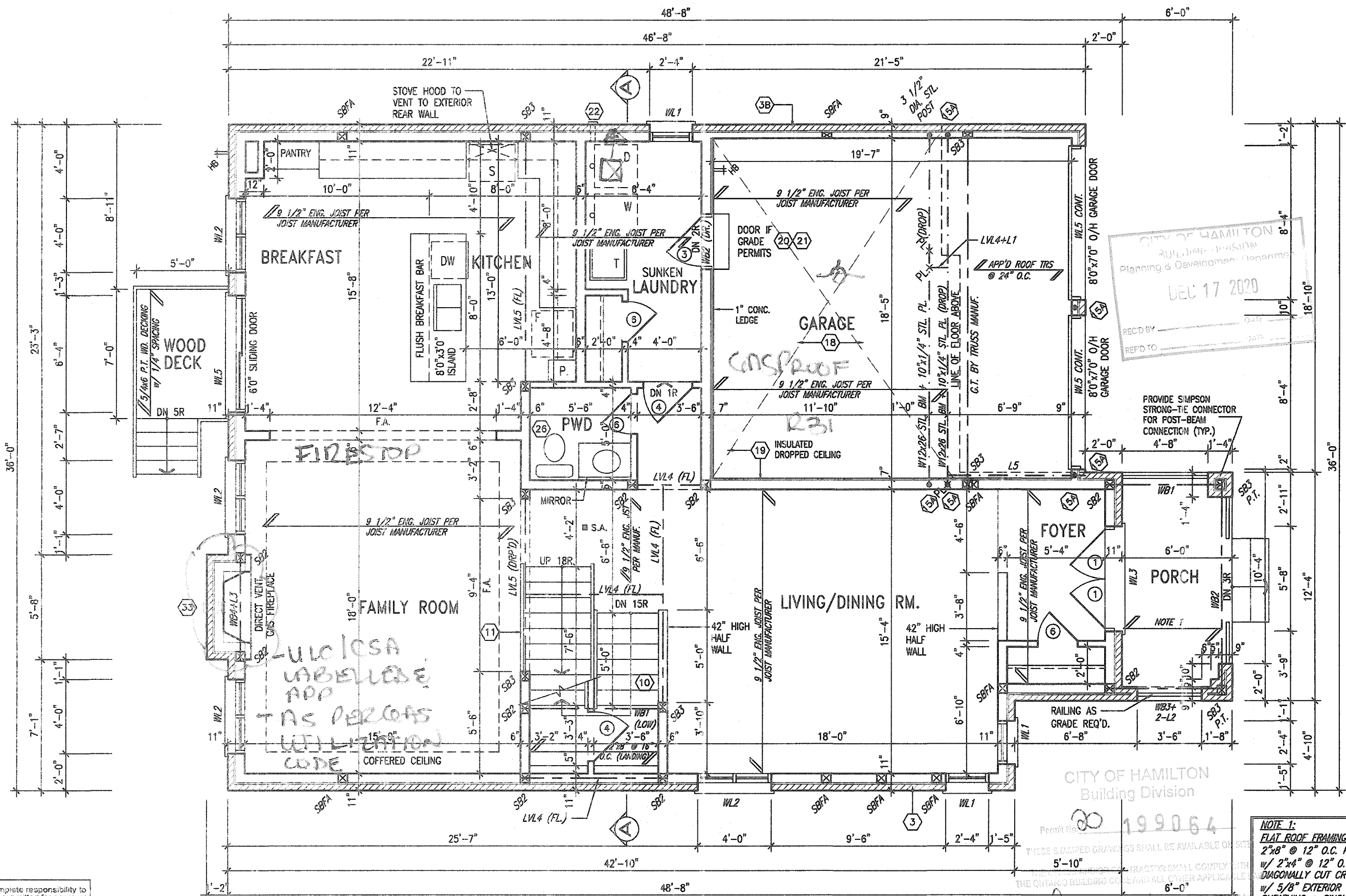


OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER CBC, DIV. B- TABLE 6.2.3.12.

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

KG-Ex-NOTE-2020.cdw



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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: _____
DATE: DEC 08, 2020

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

MOUNTAINASH 2-100
COMPLIANCE PACKAGE 'A1'

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)

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
AUG 18/2020
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

16				9			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.	
17				8				
16				7			qualification information:	
15				6			Richard Vink	2448
14				5			name	B
13				4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 14/20	TP	
12				3	ISSUED FOR PERMIT.	APR 09/20	GW	4263
11				2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 18/20	GW	
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 30/20	GW	
no.	description	date	by	no.	description	date	by	

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t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.		MOUNTAINASH 2 13.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by NS		checked by 3/16" = 1'-0"	
scale 3/16" = 1'-0"		file name 19014-MOUNTAINASH-2-100	
title GROUND FLOOR PLAN - ELEV. 3		drawing no. A2b	

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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. 8-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.6.3.8.(3)(c) & 3.6.3.8.(3)(c). SHOWER 3.2.3.13.(2)(g). BATHTUB 3.2.3.13.(4)(c). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. CR-NOTE-2020.dwg

Architectural floor plan of a residential building, likely a townhouse or duplex, showing four bedrooms, a master bedroom, and a master ensuite. The plan includes detailed dimensions, room labels, and structural notes.

Rooms and Features:

- Bedroom 2:** Located in the upper left, featuring a mirror and a window.
- Bedroom 3:** Located in the upper right, featuring a mirror and a window.
- Bedroom 4:** Located in the lower right, featuring a mirror and a window.
- Master Bedroom:** Located in the lower left, featuring a mirror and a window.
- Master Ensuite:** Located in the upper left, featuring a mirror and a window.
- Ensuite 2 (ENS.2):** Located in the lower right, featuring a mirror and a window.
- W.I.C. (Walk-In Closet):** Multiple locations throughout the plan.
- Shower:** 42" x 42" shower in the Master Ensuite and 32" x 60" shower in the Master Bedroom.
- Stairs:** DN 18R (Down 18 inches) located in the Master Bedroom.
- Structural Notes:**
 - JACK TRUSSES @ 24" O.C.
 - APPROVED ROOF TRUSSES @ 24" O.C.
 - G.T. BY TRUSS MANUF.
 - 12" RAISED CEILING
 - 10'9" TOP OF PLATE
 - 5'6" HIGH PARAPET SCUPPER WALL ABOVE TOP PLATE
 - FLAT ROOF BELOW
 - SLOPE

Permit Stamp:

CITY OF HAMILTON
Building Division
Permit No. 1999064
DEC 17 2020

MOUNTAINASH 2-100
COMPLIANCE PACKAGE 'A1'

This stamp certifies compliance with the applicable Design Guidelines, only and bears no further environmental 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				
16			7				qualification information
15			6				Richard Vink
14			5				signature 2448
13			4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 14/20	TP	name 4265
12			3	ISSUED FOR PERMIT.	APR 08/20	GW	VA3 Design Inc.
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 15/20	GW	
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 30/20	GW	
no.	description	date	by	no.	description	date	by

date JANUARY 2020	SECOND FLOOR PLAN (4 BEDROOM) - ELEV. 3		drawing no.
drawn by NS	checked by -	scale 3/16" = 1'-0"	file name A3b
19014-MOUNTAINASH-2-100			

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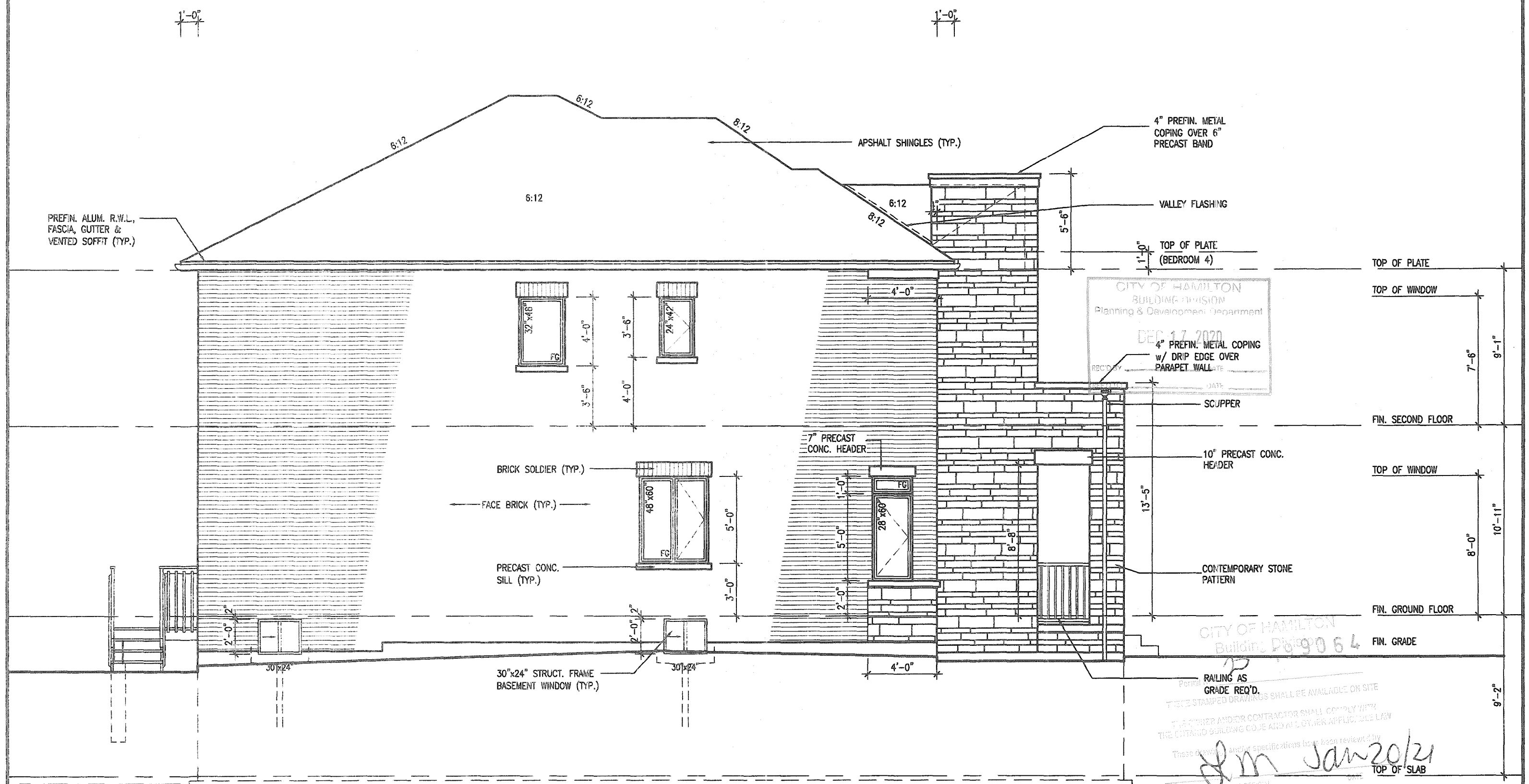
2848 SF.

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS



LEFT SIDE ELEVATION '3'

ALLOWABLE GLAZED OPENINGS	=956.16 SQ. FT.
WALL AREA	1.2 M (7%)
LIMITING DISTANCE	=66.93 SQ. FT.
GLAZING ALLOWED	=30.47 SQ. FT. (GLASS AREA ONLY)
GLAZING PROVIDED	

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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 CONTROL REVIEW
AND APPROVAL
DATE: DEC 16 2020
This stamp certifies compliance with the applicable Design Guidelines only, and does not confer 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	AUG 14/20	TP
12				3	ISSUED FOR PERMIT	APR 08/20	GW
11				2	UPDATED PER ENG & CLIENT COMMENTS	MAR 16/20	GW
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW	JAN 30/20	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.

Richard Vink
signature
24488
BCIN
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 scaled.

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Greenpark.

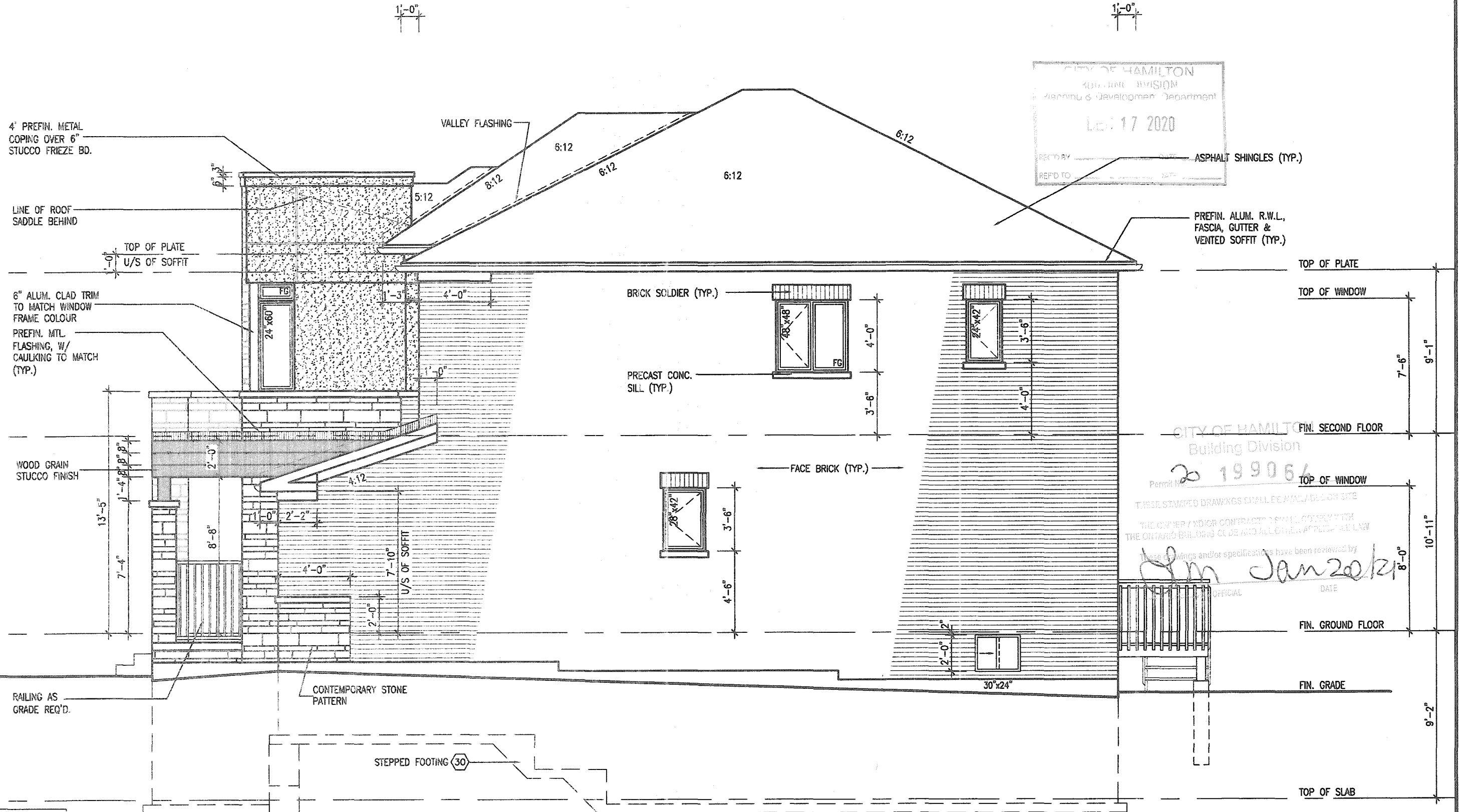
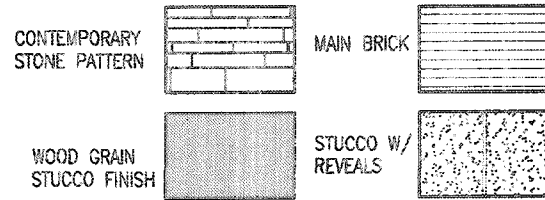
MOUNTAINASH 2-100
COMPLIANCE PACKAGE 'A1'

project name: **RUSSELL GARDENS PH. 3**
date: **JANUARY 2020**
drawn by: **NS**
checked by: **3/16" = 1'-0"**
scale: **3/16" = 1'-0"**

MOUNTAINASH 2
13.5m
project no. **19014**
drawing no. **A5b**

LEFT SIDE ELEVATION '3'
18014-MOUNTAINASH-2-100

2848 SF.



RIGHT SIDE ELEVATION '3'

ALLOWABLE GLAZED OPENINGS
WALL AREA =970.25 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =67.92 SQ. FT.
GLAZING PROVIDED =30.46 SQ. FT. (GLASS AREA ONLY)

MOUNTAINASH 2-100
COMPLIANCE PACKAGE 'A1'

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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 CONTROL REVIEW
AND APPROVAL

DATE: DEC 08 2020

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional liability.

18		9			
17		8			
16		7			
15		6			
14		5			
13		4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 14/20	TP
12		3	ISSUED FOR PERMIT	APR 08/20	GW
11		2	UPDATED PER ENG & CLIENT COMMENTS	MAR 16/20	GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 30/20	GW
no.	description	date	by	no.	description

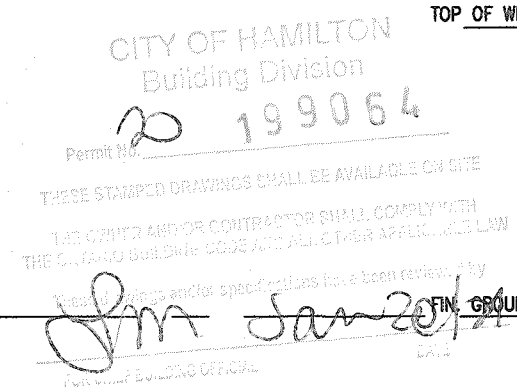
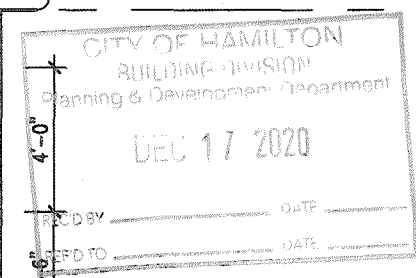
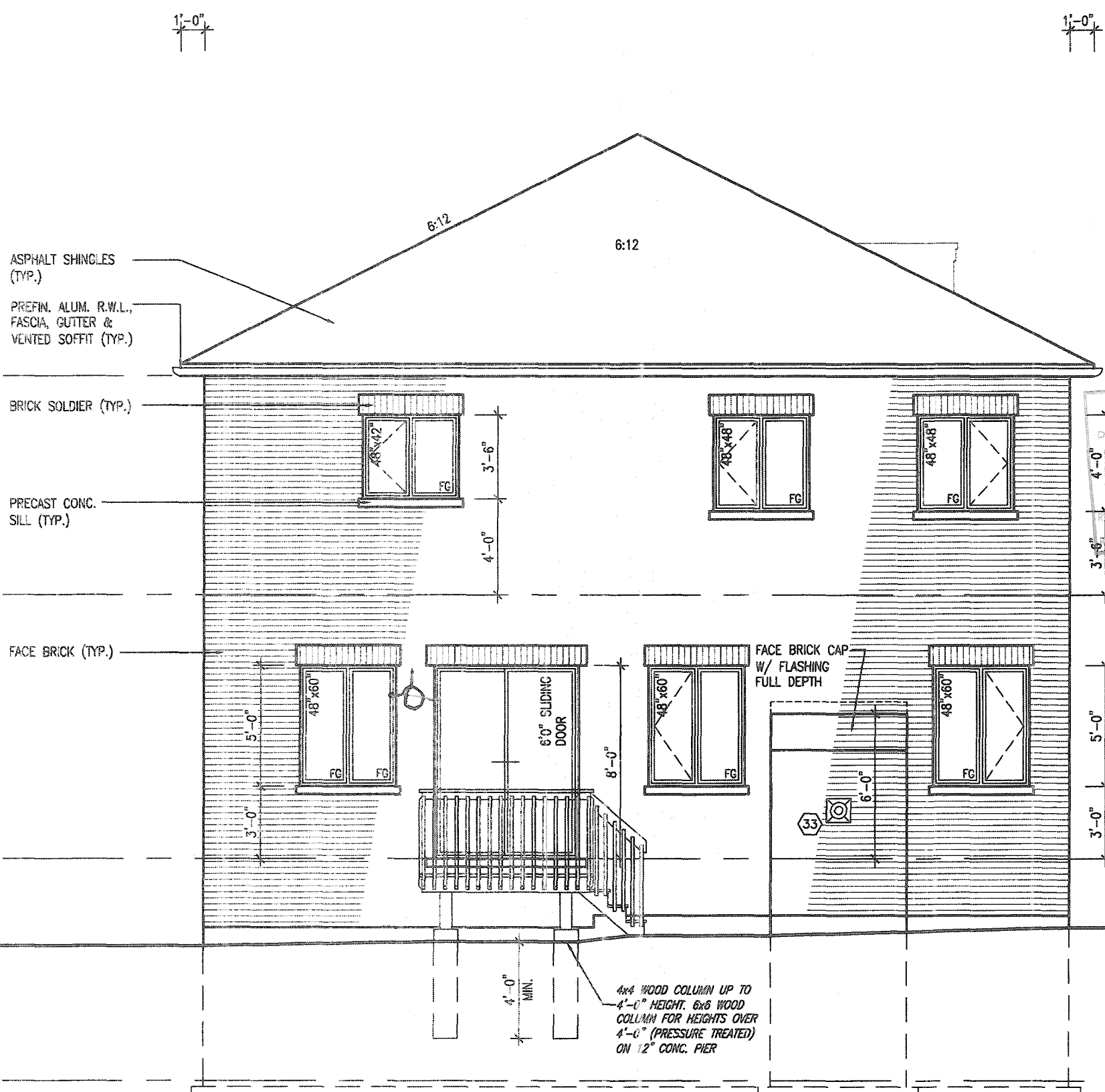
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	24488
signature	BON
registration information	
VAS Design Inc.	42658
Contractor must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

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vasdesign.com

Greenpark.		MOUNTAINASH 2 13.5m	
project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON.
date	JANUARY 2020	checked by	scale
drawn by	NS	3/16" = 1'-0"	
RIGHT SIDE ELEVATION '3'		19014-MOUNTAINASH-2-100	
drawing no.		A6b	

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2848 SF.



REAR ELEVATION '3'-
DECK CONDITION

MOUNTAINASH 2-100
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 08, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a professional recommendation.

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.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 14/20 TP
12			3	ISSUED FOR PERMIT	APR 08/20 GW
11			2	UPDATED PER ENG & CLIENT COMMENTS	MAR 16/20 GW
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 30/20 GW
no.	description	date	by	no.	description

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
BOCN
42658
VA3 Design Inc.
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va3design.com

		MOUNTAINASH 2 13.5m	
project name RUSSELL GARDENS PH. 3	city HAMILTON, ON.	project no. 19014	drawing no. A7b
date JANUARY 2020		REAR ELEV. '3' - DECK CONDITION	
drawn by NS	checked by 3/16" = 1'-0"	19014-MOUNTAINASH-2-100	
NOTES - 1. VAS DESIGN HAS REVIEWED AND APPROVED THE DRAWINGS FOR COMPLIANCE WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW. 2. THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CANADIAN BUILDING CODE AND ALL OTHER APPLICABLE LAW. 3. THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.			

Architectural cross-section drawing of a two-story building. The drawing shows the interior layout with rooms labeled "BEDROOM 2" and "PWD". A staircase is located on the left side. The drawing includes various dimensions and annotations. Key features include:

- A gabled roof with 6:12 pitch.
- A front porch area labeled "15 BEYOND".
- A staircase with dimensions 4'-10", 8'-3", 10'-4", and 7'-1".
- Room dimensions for Bedroom 2 (9'-1" wide) and PWD (10'-11" wide).
- Annotations: "TOP OF PLATE", "FIN. SECOND FLOOR", "FIN. GROUND FLOOR", "FIN. GRADE", and "TOP OF SLAB".
- A permit stamp from the City of Hamilton Building Division, dated DEC 17 2020, with permit number 20199064.
- The drawing is signed "Jm Jan 20/21".

[illegible]

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