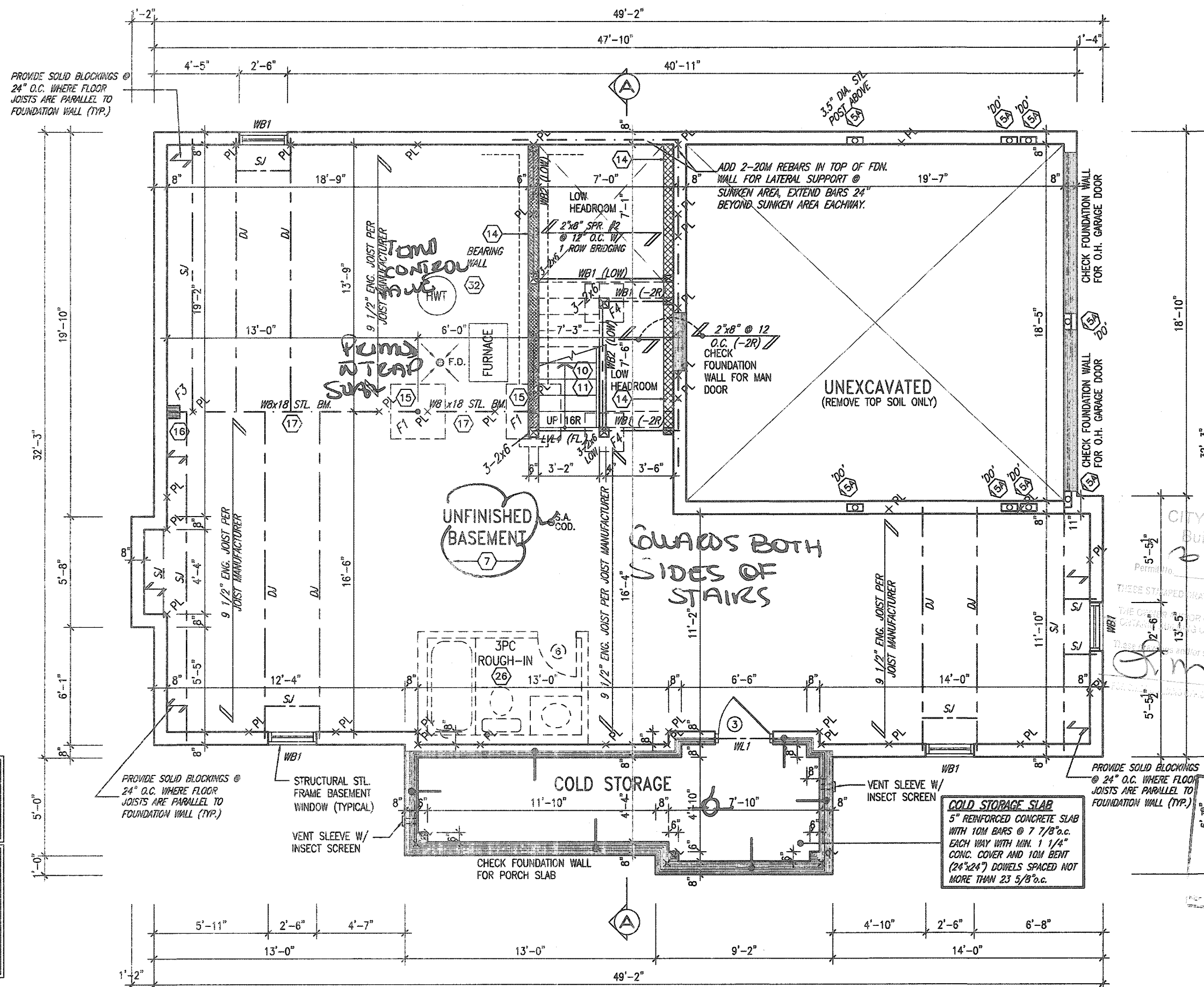


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2689 SF.



BASEMENT PLAN ELEV. 1

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

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.

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 riding 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
APPROVED BY: [Signature]
DATE: SEP 21, 2020

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

18		9	
17		8	
16		7	
15		6	
14		5	
13		4	ISSUED FOR PERMIT.
12		3	UPDATED PER ENG & CLIENT COMMENTS.
11		2	REVISED AS PER ROOF AND FLOOR MANUF.
10		1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.
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
signature
registration information
VA3 Design Inc.
42858

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
HAMILTON, ON.
drawing no.
19014-VALLEYCREEK-011

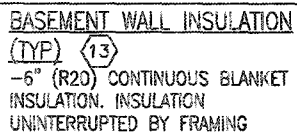
VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A1

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
Building Division
Permit No. 187716
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER OR CONTRACTOR SHALL COMPLY WITH
CONTRACT, BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
JAN 13 2020
DATE
STRUDET INC.
DATE
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 07, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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



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.

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 plotting, 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: 
DATE SEP 27 1990

This stamp certifies concurrence with the applicant.
Design Consultants only and does not further
professional responsibility.

BASEMENT FLOOR PLAN ELEV. 2

7-8" CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 6 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 11
12.5m



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

project name	municipality		project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date	BASEMENT PLAN - ELEV. 2		drawing no.
JANUARY 2020			A1a
drawn by	checked by	scale	file name
WT		5/16" = 1'-0"	19014 - VALLEYCREEK-011
2020 - 11 MAR 2020 WORKING 2020 11 MAR 2020 COMMENTS: SINC. EVST. VALLEYCREEK 19014 - VALLEYCREEK-011.dwg - Mon - Apr 6 2020 - 10:44 AM			

18			9			
17			8			
16			7			
15			6			
14			5			
13			4	ISSUED FOR PERMIT.	APR 8/20	CW
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	CW
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	CW
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.

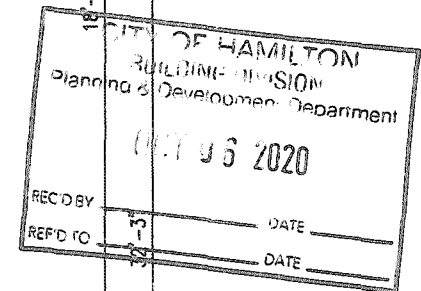
qualification information

Richard Vink	24488
name	BCON
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 payment of the fee does not constitute a warranty. The Designer's liability is limited to the design and the completion of the project. The Designer is not to be held responsible for any errors or omissions in the drawings or not to be applied.

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 permission.

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



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

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

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.

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: 
DATE: SEP. 1, 1977

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

BASEMENT FLOOR PLAN ELEV. 3

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

FOR STRUCTURE ONLY



VALLEYCREEK 11
12.5m

project name	city	municipality	project no
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date	BASEMENT PLAN - ELEV. 3		drawing no
JANUARY 2020			A1b
drawn by	checked by	scale	file name
WTC	-	3/16" = 1'-0"	19014-VALLEYCREEK-011
C:\Users\jvalley\OneDrive\Documents\19014-VALLEYCREEK\19014-VALLEYCREEK-011.dwg - Mon - Jan 6 2020 - 10:42 AM			

A1b



VA3
DESIGN

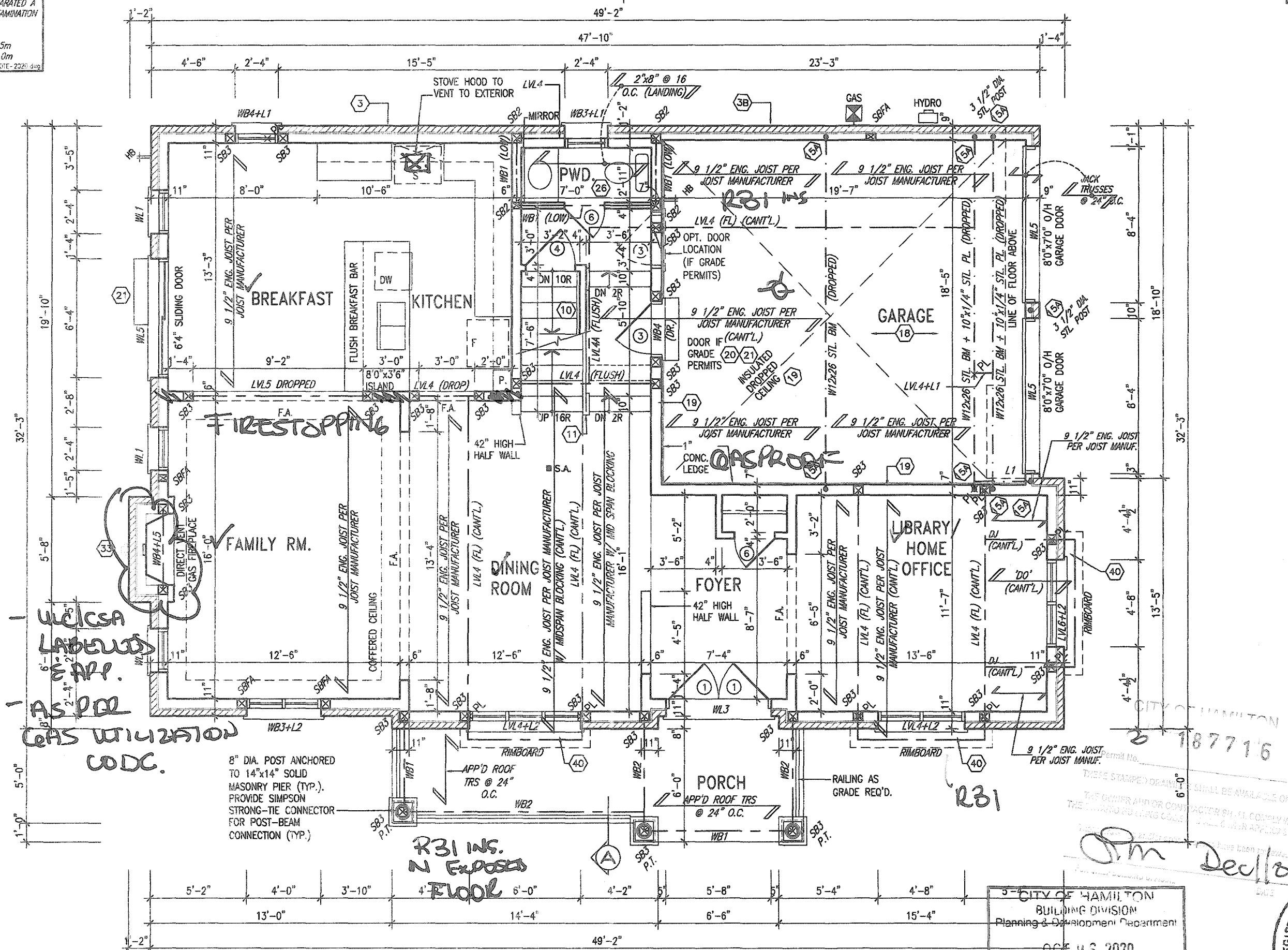
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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 permission.

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

(17-EX-NOTE-2220.dwg)



3-2 CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

FOR STRUCTURE ONLY

VALLEYCREEK 11

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

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

APPROVED BY: 

DATE: SEP 21 2010

This stamp certifies compliance with the applicable
Design Guidelines only and does not further
professional responsibility.

18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ISSUED FOR PERMIT.	APR 5/20	GW
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	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 criteria Building Code to be a Designer.

qualification information

Richard Vink		24488
name	signature	BCIN
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 drawings are not to be scaled.

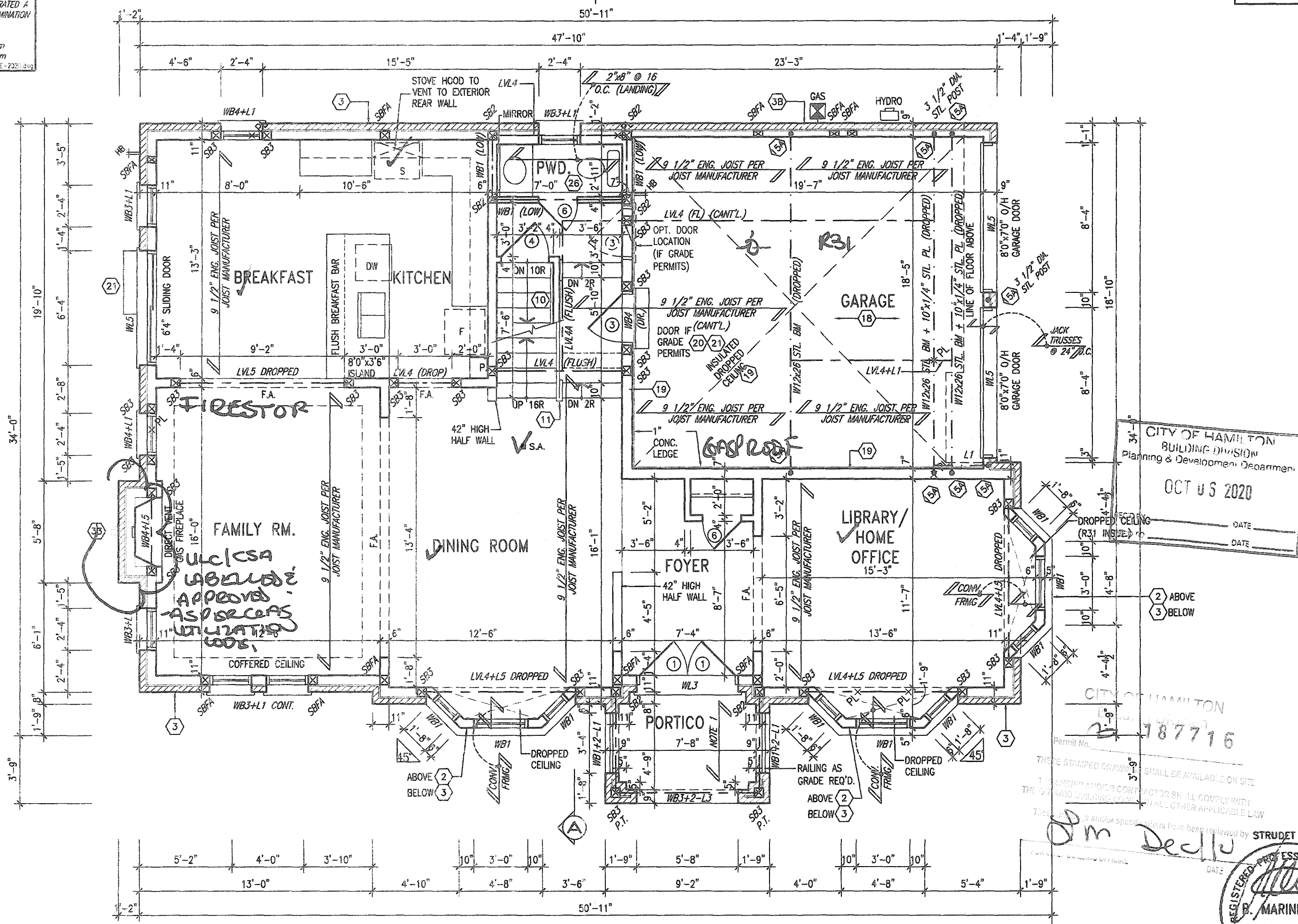
VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

 Greenpark.		VALLEYCREEK 11 12.5m	
job name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014	
date JANUARY 2020		drawing no. A2	
drawn by -	checked by -	scale 3/16" = 1'-0"	file name 19014-VALLEYCREEK-011
path: H:\ARCHIVE\WORKING\2019\19014-PRJ\UNITS\SINGLE\11 VALLEYCREEK\19014-VALLEYCREEK-011.dwg - Mon - Apr 6 2020 - 10:41 AM			

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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



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)

VALLEYCREEK 11
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

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

APPROVED BY: 
DATE: SEP 21 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further:

18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ISSUED FOR PERMIT		APR 6/20 G
12				3	UPDATED PER ENG & CLIENT COMMENTS.		MAR 27/20 G
11				2	REVISED AS PER ROOF AND FLOOR MANUF.		MAR. 9/20 J
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW.		JAN. 30/20 G
no.	description	date	by	no.	description	date	

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 2448

name signature BC

registration information

VAS Design Inc. 4265

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 price of the Designer which must be returned at the completion of the Drawings are not to be used.

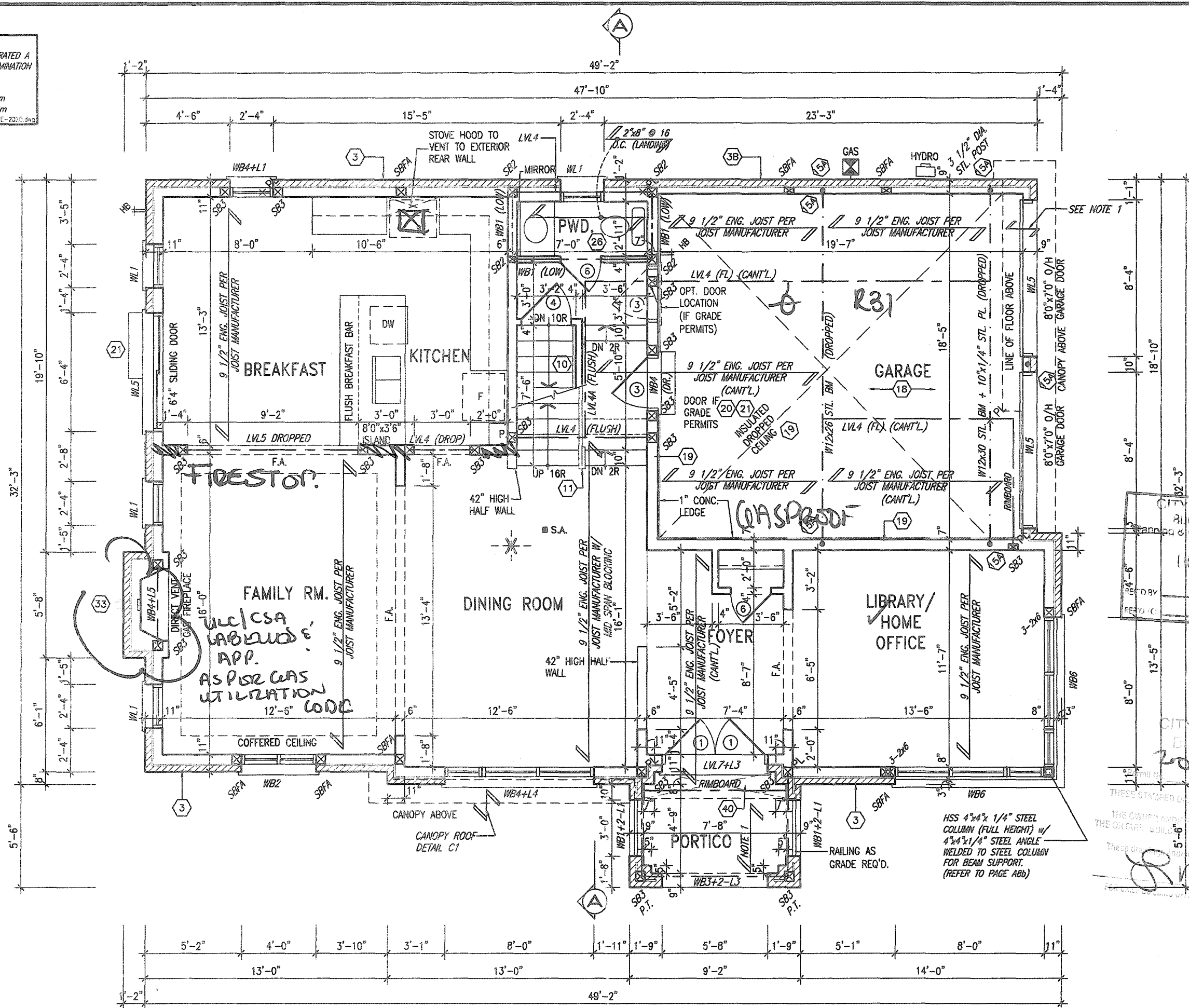
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		VALLEYCREEK 1 12.5m	
project name		municipality	project
RUSSELL GARDENS PH. 3		HAMILTON, ON.	1901
date JANUARY 2020		drawing no. A2α	
drawn by	checked by	scale	file name
IT	-	3/16" = 1'-0"	19014-VALLEYCREEK-011
(c:\h3\creek\WORKING\2019\19014-CREK\UNITS\INCL\3.41 VALLEYCREEK 19014-VALLEYCREEK-011.dwg) Mon - Apr 6 2020 - 10:44 AM			

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2689 SF.

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
107-EX-NOTE-2020.dwg



GROUND FLOOR PLAN ELEV. 3

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)

VALLEYCREEK 11
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
APPROVED BY: [Signature]
DATE: SEP 22, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional endorsement.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	ISSUED FOR PERMIT	APR 6/20 GW
12			3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20 GW
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20 JM
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 made the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
signature
24488
BCIN
42658
name
VA3 Design Inc.
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.

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

Greenpark. VALLEYCREEK 11
12.5m
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
project no.
19014
date
JANUARY 2020
drawing no.
GROUND FLOOR PLAN - ELEV. 3
drawn by
WT
checked by
3/16" = 1'-0"
19014-VALLEYCREEK-011
A2b

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
101 06 2020
RECEIVED
DATE

CITY OF HAMILTON
BUILDING DIVISION
187716
THESE STAMPED DRAWINGS SHALL BE AVAILABLE TO THE OWNER AND CONTRACTOR BY 11:00 AM THE DAY AFTER THE DATE OF THE STAMPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND ALL OTHER APPLICABLE TO THE PROJECT.
DATE
18 Dec 16
FOR STRUCTURE ONLY

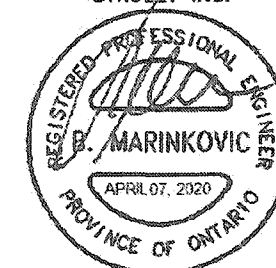
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 07, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.0.3.8.(3)(a) & 3.0.3.8.(3)(c).
SHOWER: 3.0.3.13.(2)(g). BATHTUB 3.0.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. CB-NOT-2020-03

[illegible]

CITY OF HAMILTON
 Building Division
 Permit No. 187716
 ALL SUBMITTED DRAWINGS SHALL BE IN ACCORDANCE WITH
 THE ZONING BY-LAW AND ALL OTHER APPLICABLE LAWS
 OF THE CITY OF HAMILTON.
 If the drawings and/or specifications have been reviewed by
 the Building Division and approved, the City of Hamilton
 is not responsible for the accuracy of the information provided
 on this permit. The permit holder is responsible for the accuracy
 of the information provided on this permit.

DATE
STUDET INC



FOR STRUCTURE ONLY

SECOND FLOOR PLAN ELEV. 1

VALLEYCREEK 11

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

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

APPROVED BY: DATE: SEP 21 2020

This stamp certifies compliance with the required Design Guidelines only and bears no further structural 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				
15				6				qualification information
14				5				Richard Vink VAS Design Inc. 2448B
13				4	ISSUED FOR PERMIT.	APR 5/20	CW	name signature BCIN
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	registration information
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM	VAS Design Inc. 4285B
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	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 project. Drawings are not to be used.
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 Interior Building Code to be a Designer.

qualification information

Richard Vink 24488

name signature ECN

registration information

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 drawings are not to be used.

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R1
t 416.630.2255 f 416.63
vo3design.com

 Greenpark		
plot name		
RUSSELL GARDENS PH. 3		HAMILTON
date	checked by	scale
JANUARY 2020		3/16" = 1'-0"
drawn by		

VALLEYCREEK 11	
12.5m	
utility	project no.
ON.	19014
DOOR PLAN ELEV. 1	drawing no.
File name	A3
19014-VALLEYCREEK-011	
two - Mon - Apr 6 2020 - 10:44 AM	

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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: 3.8.3.8 (3)(c) & 3.8.3.8 (3)(c);
SHOWER 3.8.3.13.2 (2)(g); BATHTUB 3.8.3.13.4 (c);
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.

MAIN BATH

REINFORCING

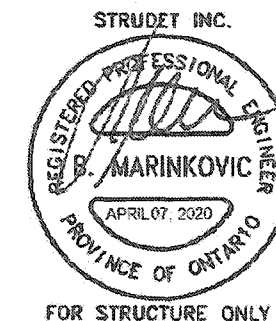
2'-4" 10" 2'-4" 3'-7" 3'-6"

FOR FUTURE

GRAB BAR

SECOND FLOOR PLAN ELEV. 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



VALLEYCREEK 11
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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: SEP 21 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
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			
16				7			
15				6			qualification information
14				5			Richard Vink <i>R. Vink</i> signature
13				4	ISSUED FOR PERMIT.	APR 6/20 GW	name registration information VA3 Design Inc. EC 4265
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 GW	
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 3/20 JM	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 pur- pose of the Designer which must be returned at the completion of the drawing and used by its owner.
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 GW	
no.	description	date	by	no.	description	date	by

VA3
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
† 416.630.2255 † 416.630.478
va3design.com

 Greenpark.		VALLEYCREEK 1914 12.5m	
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014	
date JANUARY 2020	SECOND FLOOR PLAN ELEV. 2		drawing no. A3a
drawn by T	checked by -	scale 3/16" = 1'-0"	file name 19014-VALLEYCREEK-011

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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 CBC, DIV. B-9.5.2.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.0.3.3.(3)(a) & 3.0.3.2.(3)(c).
SHOWER 3.0.3.13.(2)(g). BATHTUB 3.0.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. GB-NOTE-2023-03

[illegible]

MAIN BATH
REINFORCING FOR
FUTURE CRAB
BAR.

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: SEP 21 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
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				
16			7				qualification information
15			6				Richard Vink 24480
14			5				signature R Vink BCI
13			4	ISSUED FOR PERMIT.	APR 5/20	CW	name registration information YA3 Design Inc. 42655
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	CW	
11			2	REVISED AS PER INFO AND FLOOR MANUF.	MAR. 9/20	JM	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 product of the Designer which must be returned at the completion of the project and may not be re-used without written consent.
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 30/20	CW	
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 name <i>R Vink</i> signature BCI registration information V43 Design Inc. 42655	
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 pro of the Designer which must be returned at the completion of the drawings are not to be used.	

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Toronto ON M2J 1R4
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va3design.com


Greenpark.

project name	municipality		project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		1901
date	SECOND FLOOR PLAN ELEV. 3		drawing no.
JANUARY 2020			A3b
drawn by	checked by	scale	file name
WT	-	3/16" = 1'-0"	1901A-VALLEYCREEK-011
C:\Users\HARRISON\Documents\1901A-VALLEYCREEK\1901A-VALLEYCREEK-011.dwg - Mon - Apr 6 2020 - 10:44 AM			

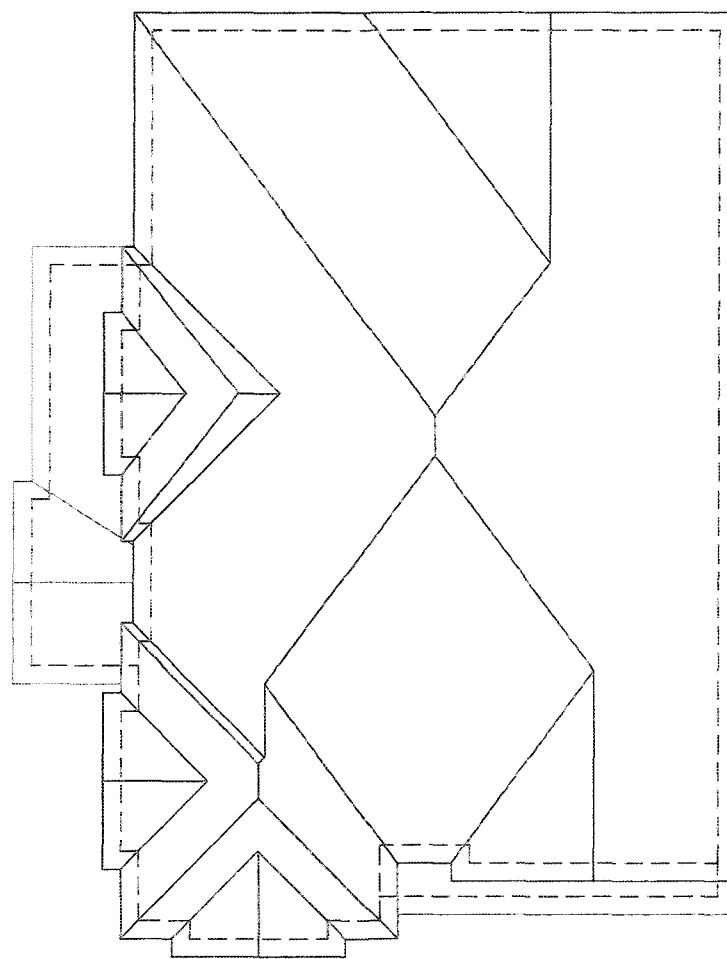
VALLEYCREEK 1
12.5m

locality	project no.
ON.	19014

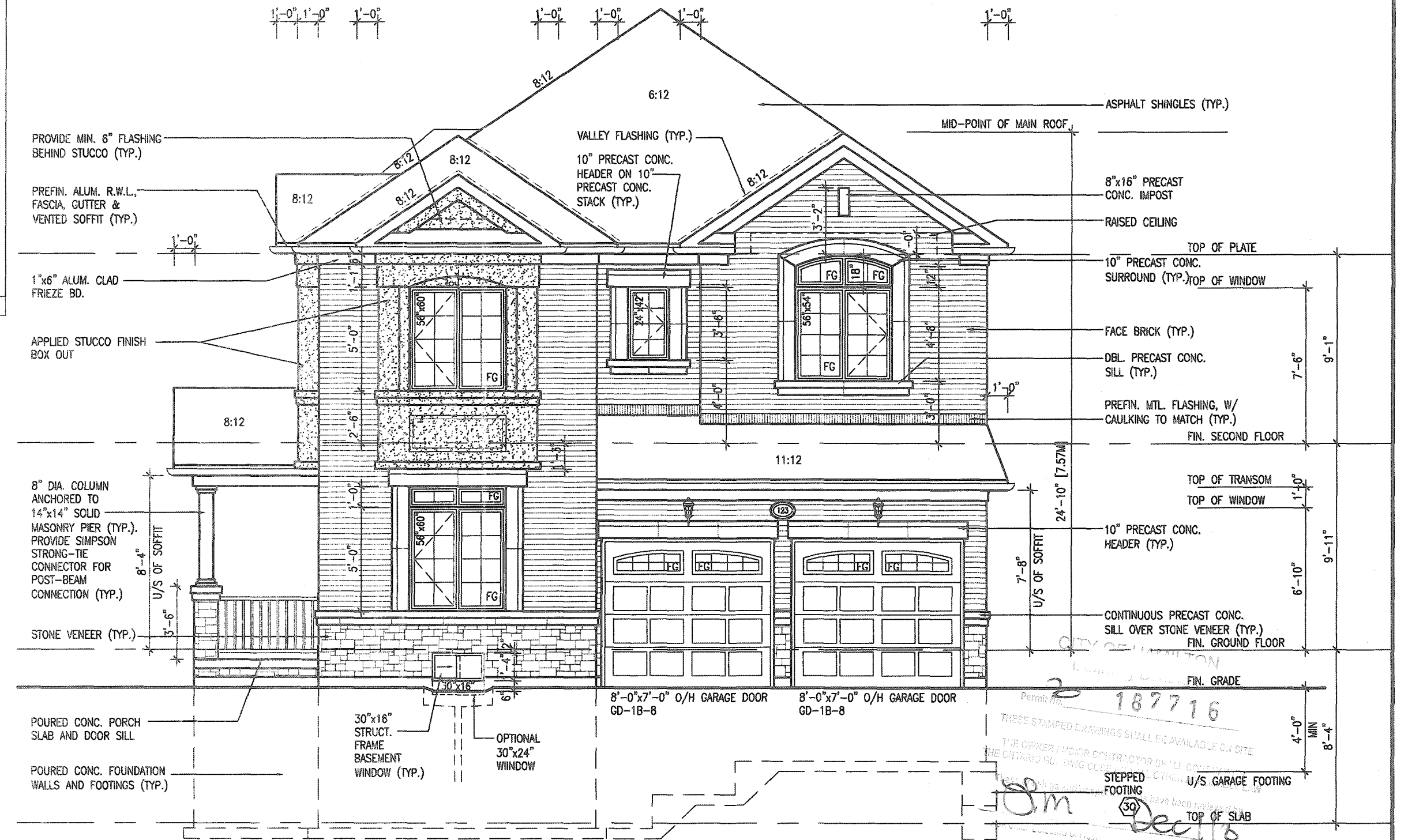
drawing no.
A3b

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2689 SF.



ROOF PLAN-1



FRONT ELEVATION '1'

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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

APPROVED BY: _____
DATE: SEP 31 2020

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

18				9		
17				8		
16				7		
15				6		
14				5		
13				4	ISSUED FOR PERMIT	APR 8/20 G
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 G
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JH
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 G
no.	description		date	by	no.	description
						date

W	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	BCIN
	name signature registration information VA3 Dealan 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.



VA3
DESIGN

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4781
va3design.com



Greenpark.

project name	location
RUSSELL GARDENS PH. 3	HAMILTON,

DATE JANUARY 2020 FRONT ELEVATION

drawn by checked by scale

WT - 3/16" = 1'-0"

REF - H:\ARCHIVE\WORKING\2019\19014 DRY UNITS\SINGLES\41" VALLEY\CRFK\19014-VALLEYCRFK-01

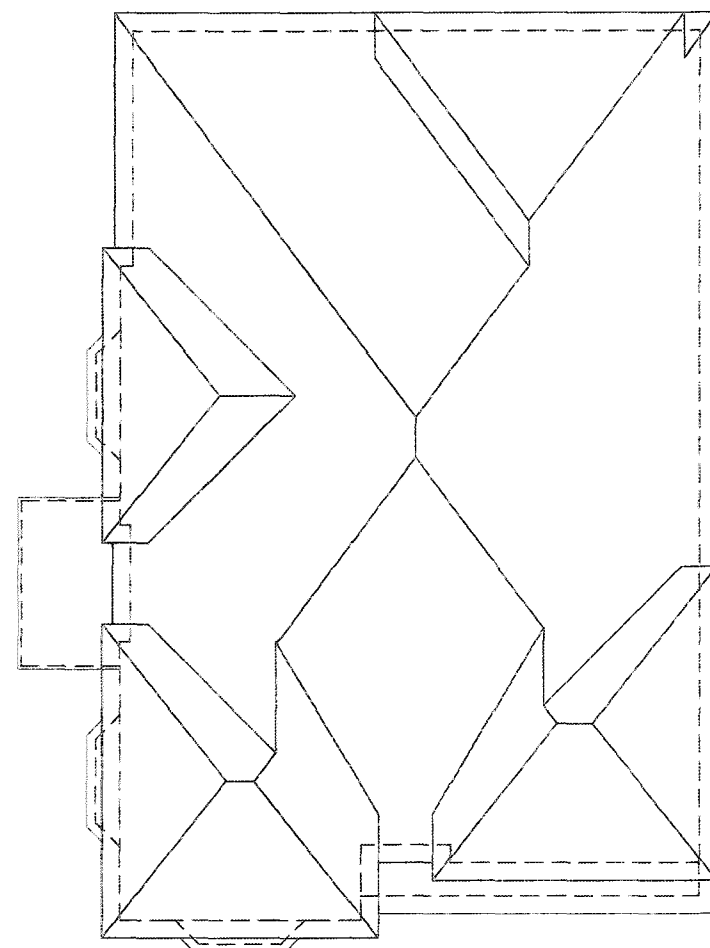
VALLEYCREEK 11
12.5m

	project no. 19014
--	----------------------

ATION - ELEV. 1
file name
9014-VALLEYCREEK-011
- Mon - Apr 6 2020 - 10:44 AM

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ROOF PLAN-2



FRONT ELEVATION 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
RECD BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

CITY OF HAMILTON
BUILDING DIVISION
Permit No. 187716
TOP OF SLAB

VALLEYCREEK 11
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 waiting 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

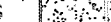
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: SEP 21 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

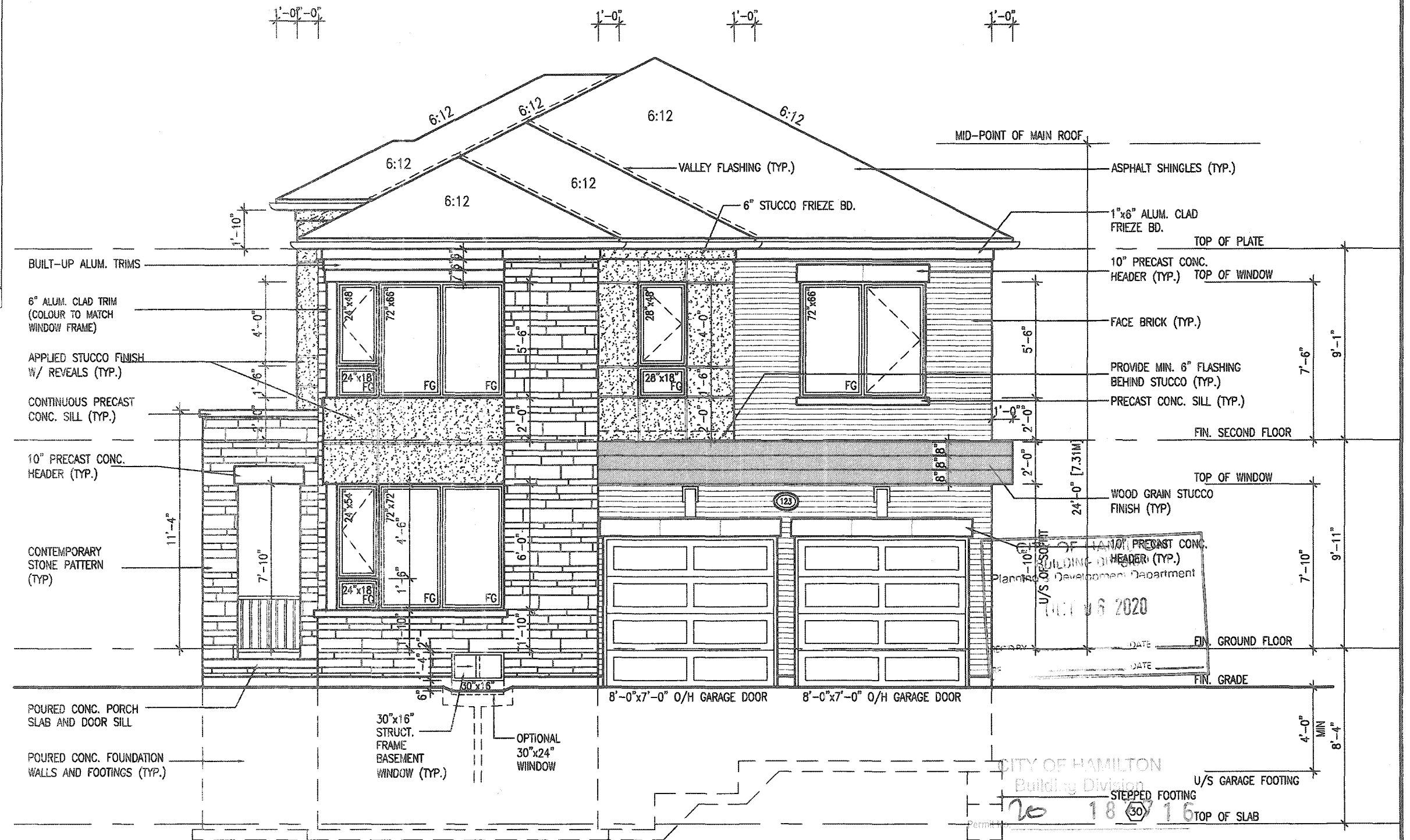
18			9						
17			8						
16			7						
15			6						
14			5						
13			4	ISSUED FOR PERMIT.	APR 6/20	GW			
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW			
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM			
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 30/20	GW			
no.	description	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
signature [Signature]
name registration information
VAS Design Inc.
BCN 24488
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.

VA3
DESIGN
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416.630.2255 f 416.630.4782
va3design.com

Greenpark. VALLEYCREEK 11
12.5m
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
drawing no.
19014
date
JANUARY 2020
drawn by
WT
checked by
[Signature]
scale
3/16" = 1'-0"
front elevation - ELEV. 2
19014-VALLEYCREEK-011
1044 AM

CONTEMPORARY STONE PATTERN		MAIN BRICK	
WOOD GRAIN STUCCO FINISH		STUCCO W/ REVEALS	



THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CHICAGO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

Jim Decker

DATE

VALLEYCREEK 11

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY _____
DATE SEP 27 2022
This stamp certifies compliance with the applicable
Design Qualifies only and bears no further
professional responsibility.

[illegible]

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2689 SF.



FLANKAGE ELEVATION 1

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: SEP 22, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	ISSUED FOR PERMIT	APR 5/20 GW
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 GW
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20 JM
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
name
registration information
VA3 Design Inc.
BCIN
24488
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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416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JANUARY 2020
checked by
3/16" = 1'-0"
scale
FILE NAME
19014-VALLEYCREEK-011
drawing no.
A5

VALLEYCREEK 11
12.5m
project no.
19014
municipality
HAMILTON, ON.
FLANKAGE ELEVATION - ELEV. 1
19014-VALLEYCREEK-011
DATE
Mon - Apr 6 2020 - 10:44 AM

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
RECORD BY
DATE
REF: CONTINUOUS PRECAST CONC.
SILL OVER STONE VENEER (TYP.)
HAMILTON
Building Division
Permit No. 20-187716
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CHARGED BUILDING CODE AND ALL OTHER APPLICABLE LAW
The drawings and/or specifications have been reviewed by
[Signature] Dec 10
DATE

2689 SF.



FLANKAGE ELEVATION 2

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

APPROVED BY _____
DATE: SEP 21 2020

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

18				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			qualification information
16				7			
15				6			Richard Vink
14				5			name signature BDN
13				4	ISSUED FOR PERMIT.	APR 6/20 GW	registration information VA3 Design Inc. 42658
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 GW	
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JM	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 project. If return can not be made, a copy must be provided.
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 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 BCIN

registration information

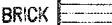
VAS Design Inc. 42658

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. Originals are not to be copied.

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark™		VALLEYCREEK 11 12.5m	
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014	
into JANUARY 2020		drawing no. A5a	
from by WT		file name 19014-VALLEYCREEK-011.dwg	
checked by --	scale 3/16" = 1'-0"	date Mon - Apr 6 2020 - 10:44 AM	

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CONTEMPORARY STONE PATTERN		MAIN BRICK	
WOOD GRAIN STUCCO FINISH		STUCCO W/ REVEALS	



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 _____

The strong, uniform compliance with the applicable Design Guidelines only and poses no further

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

Greenpark.

VALLEYCREEK 11
12.5m

project name
RUSSELL GARDENS PH. 3

HAMILTON, ON.

9014

date	JANUARY 2020
drawn by	

checked by _____ scale _____

FLANKAGE ELEVATION - ELEV. 3

raising no.

2	WT
---	----

$$3/16'' = 1'-0''$$

19014-VALLEYCREEK-011

1501

AHNAF MOZAMMEL —

ers\ahnaf\Desktop\19014-GREENPARK\UNITS\

Wed - Mon - Jul 6 2020 - 10:37 AM

111

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17				8			
16				7			
15				6			
14				5			
13				4	ISSUED FOR PERMIT	APR 5/20	G
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	G
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	J
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	G
no.	description	date	by	no.	description	date	by

W	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the General Building Code to be a Designer.	
W	qualification information	
W	Richard Vink	24
W	name	
W	signature	
W	VA3 Design Inc.	42
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All revisions and specifications are instruments of service and the responsibility of the Designer which must be returned at the completion of the service. Drawings are not to be copied.	



VA3
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.			min	
object name RUSSELL GARDENS PH. 3			HAMILTON,	
to 1 JANUARY 2020			FLANKAGE EL	
given by --		checked by --	date 3/16" = 1'-0"	
TAF MOZAMBEI C:\Users\charl\desktop\18014-GREENPARK\UNITS\18014-VALLEYCREEK-011				

VALLEYCREEK 11	
12.5m	
project no.	19014
drawing no.	A5b
ELEV. 3	
file name	
19014-VALLEYCREEK-011	
Mon - Jul 6 2020 - 10:37 AM	

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1'-0" 1'-0" 1'-0"

8:12 6:12 8:12 6:12

ASPHALT SHINGLES (TYP.)

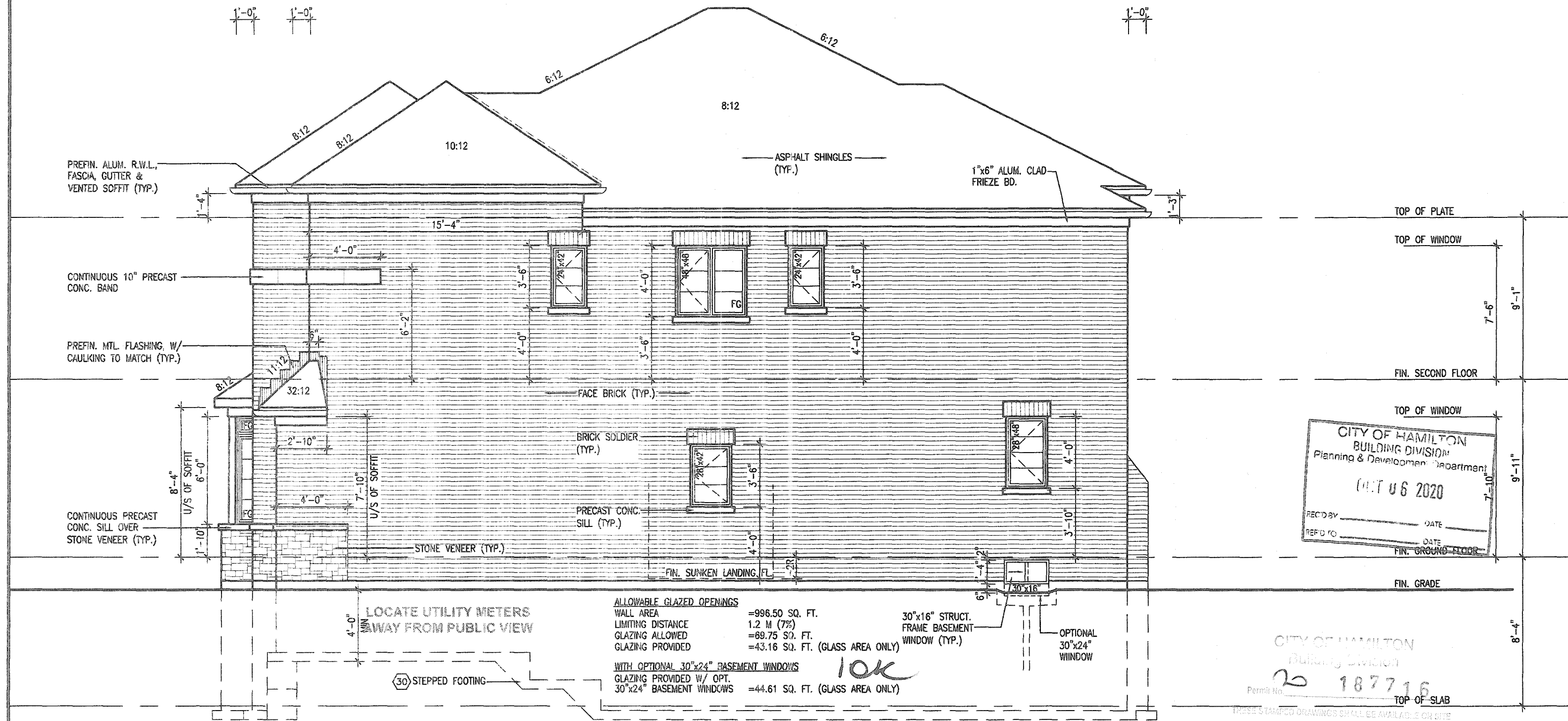
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD FRIEZE BD.

VALLEYCREEK 11		12.5m	
project no.		19014	
drawing no.		A6	
19014-VALLEYCREEK-011		file name	
- Mon - Apr 6 2020 - 10:44 AM			

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2689 SF.



RIGHT SIDE ELEVATION 2

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, ENGINEERING, REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	ISSUED FOR PERMIT	APR 8/20 GW
12			3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20 GW
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JM
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
BCIN 24488
42658
name
registration information
VA3 Design Inc.
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.
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
RIGHT SIDE ELEVATION - ELEV. 2
file name
19014-VALLEYCREEK-011
drawing no.
A6a

VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A6a

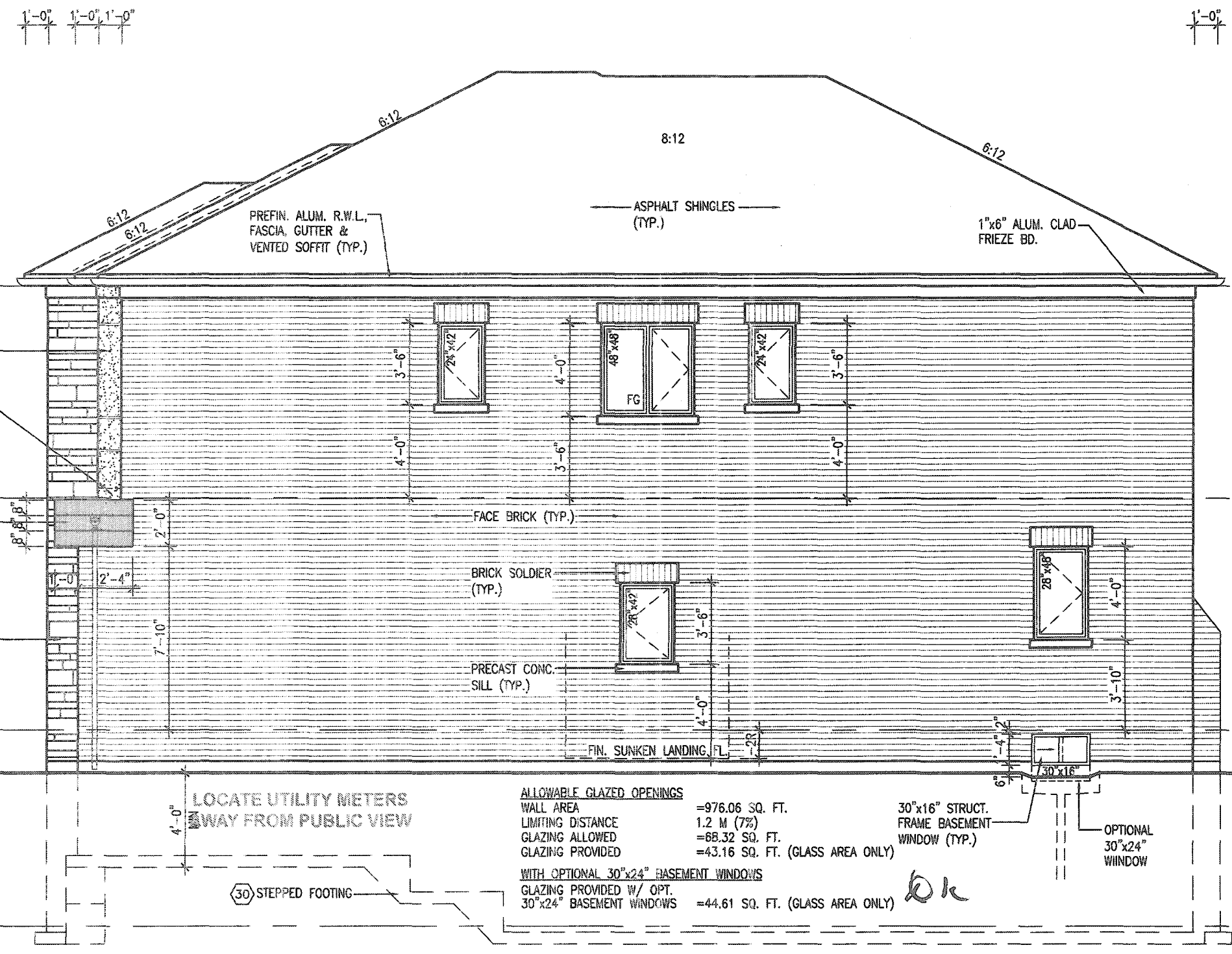
2689 SF.

CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

STUCCO W/ REVEALS



TOP OF PLATE

TOP OF WINDOW

7'-6"

9'-1"

FIN. SECOND FLOOR

TOP OF WINDOW

7'-10"

9'-11"

FIN. GROUND FLOOR

FIN. GRADE

8'-4"

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

101106 2020

REC'D BY _____ DATE _____

REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 187716

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY AND BUILDING CODES AND ALL OTHER APPLICABLE LAW

Drawings and/or specifications have been reviewed by

[Signature] Dec 10

DATE

RIGHT SIDE ELEVATION 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., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*

DATE: SEP 27, 2020

This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

ALLOWABLE GLAZED OPENINGS

WALL AREA = 976.06 SQ. FT.

LIMITING DISTANCE 1.2 M (7%)

GLAZING ALLOWED = 68.32 SQ. FT.

GLAZING PROVIDED = 43.16 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 44.61 SQ. FT. (GLASS AREA ONLY)

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

OPTIONAL 30"x24" WINDOW

18				9					
17				8					
16				7					
15				6					
14				5					
13				4	ISSUED FOR PERMIT.	APR 6/20	GW		
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW		
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN 30/20	GW		
9									
8									
7									
6									
5									
4									
3									
2									
1									
no.	description	date	by	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

[Signature] Richard Vink 24488

name registration information BCIN 42658

VAS Design Inc.

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.

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

city: HAMILTON, ON.

project no.: 19014

drawing no.: A6b

RIGHT SIDE ELEVATION - ELEV. 3

scale: 3/16" = 1'-0"

date: JANUARY 2020

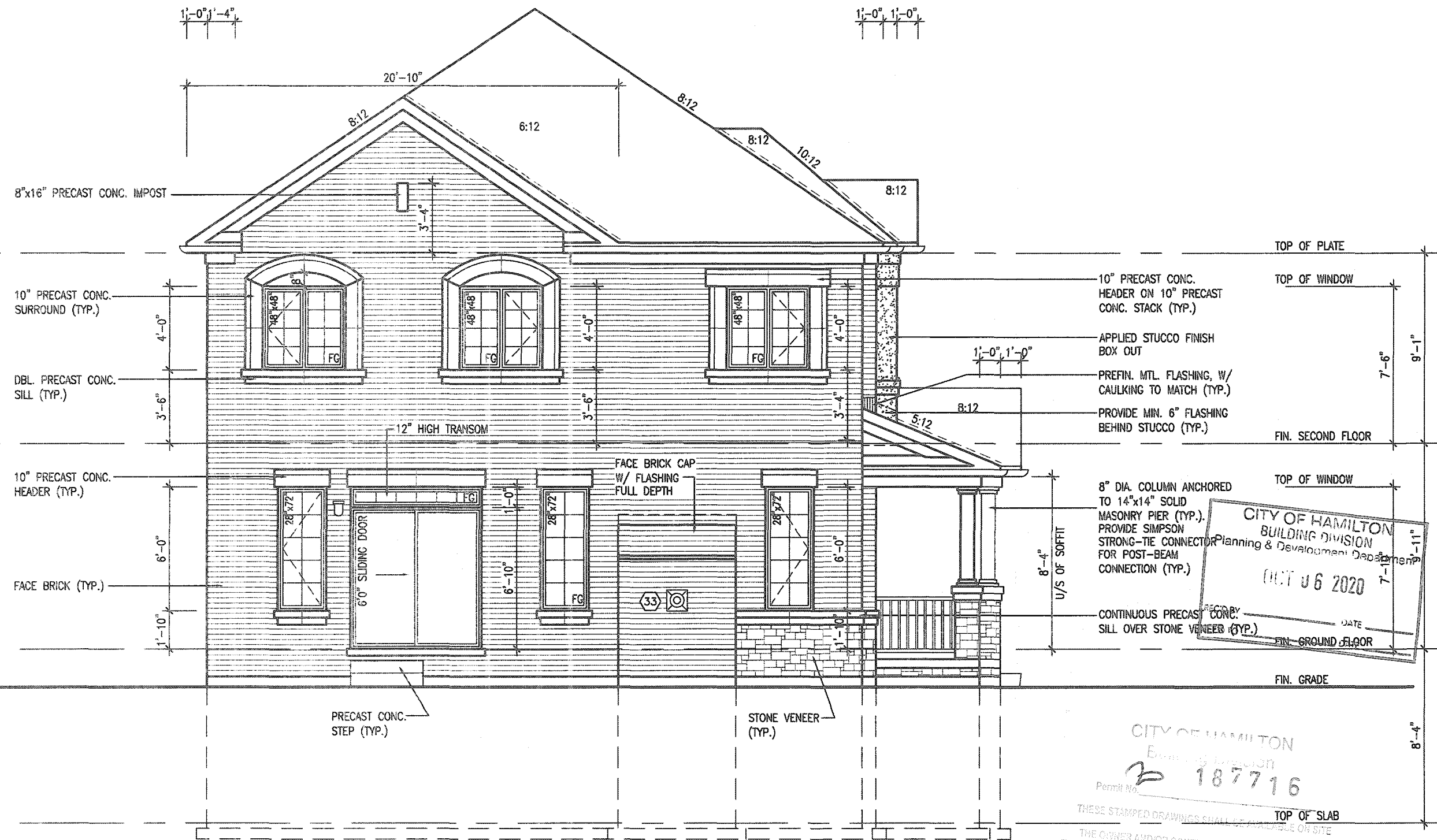
checked by: *[Signature]*

drawn by: WT

19014-VALLEYCREEK-011.dwg

10:37 AM

2689 SF.



REAR ELEVATION 1

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: SEP 21 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not further 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
15				6						signature
14				5						BCN
13				4	ISSUED FOR PERMIT.	APR 5/20	GW			42658
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW			
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM			
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 30/20	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 and specifications are instruments of service and the property of the Designer which must be returned at the completion of the job. Drawings are not to be copied.	

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416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

VALLEYCREEK 11
12.5m

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ON.

project no.
19014

date
JANUARY 2020

drawn by
WT

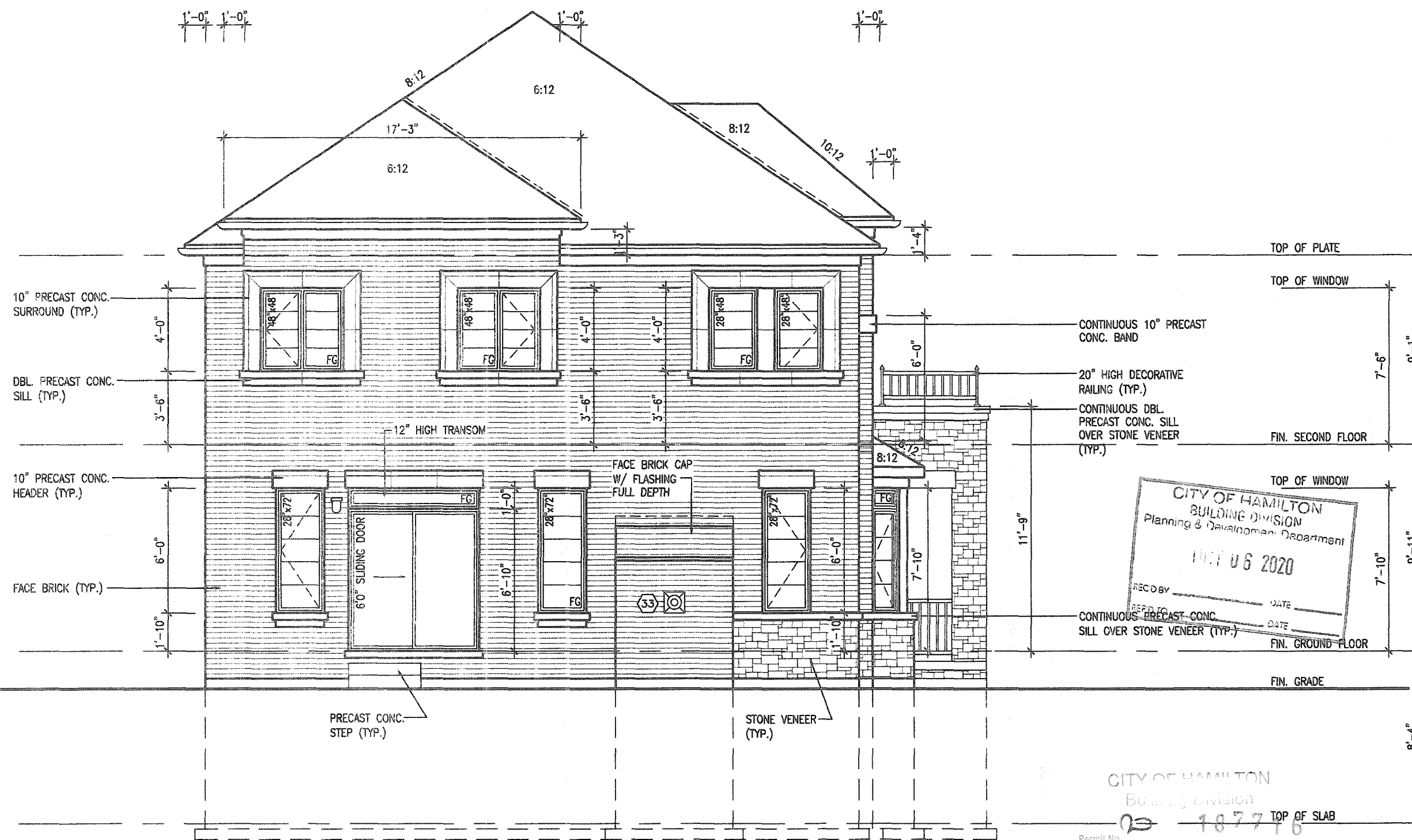
checked by
3/16" = 1'-0"

scale
19014-VALLEYCREEK-011

file name
A7

drawing no.
A7

2689 SF.



REAR ELEVATION 2

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

APPROVED BY: *[Signature]*
DATE: SEP 21, 2020

This stamp certifies compliance with the applicable Design Guidelines only and does not further absolve the builder's responsibility.

18		9			
17		8			
16		7			
15		6			
14		5			
13		4	ISSUED FOR PERMIT.	APR 6/20	GW
12		3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW
11		2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM
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
BCO
24468
42653

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.

VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"

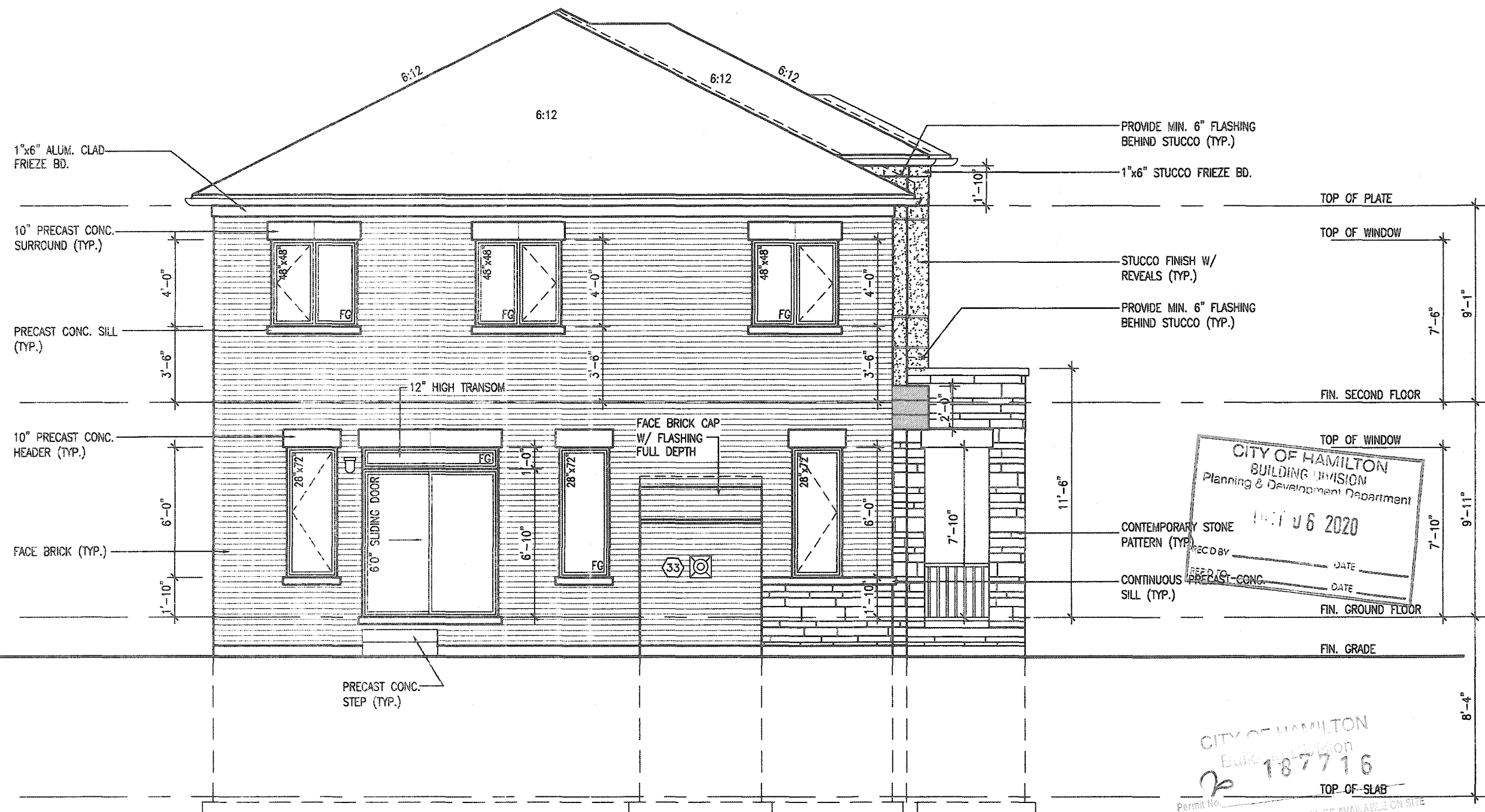
VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A7a
REAR ELEVATION - ELEV. 2
19014-VALLEYCREEK-011
DATE - 19014-VALLEYCREEK-011.dwg - Mon - Apr 6 2020 - 10:44 AM

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS



TEMPERARY STONE
TERN (TYP)

RECD BY _____ DATE _____

CONTINUOUS PRECAST CONC.

L (TYP)

FIN. GROUND FLOOR

CITY OF HAMILTON
Building Division
187716
TOP OF SLAB
Permit No. _____
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
Jm Dec/10
DATE
FOR INFORMATION ONLY

VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 11	
12.5m	
project no.	19014
drawing no.	A7b
TITLE - ELEV. 3 file name 19014-VALLEYCREEK-011 Mon - Jul 5 2020 - 10:37 AM	

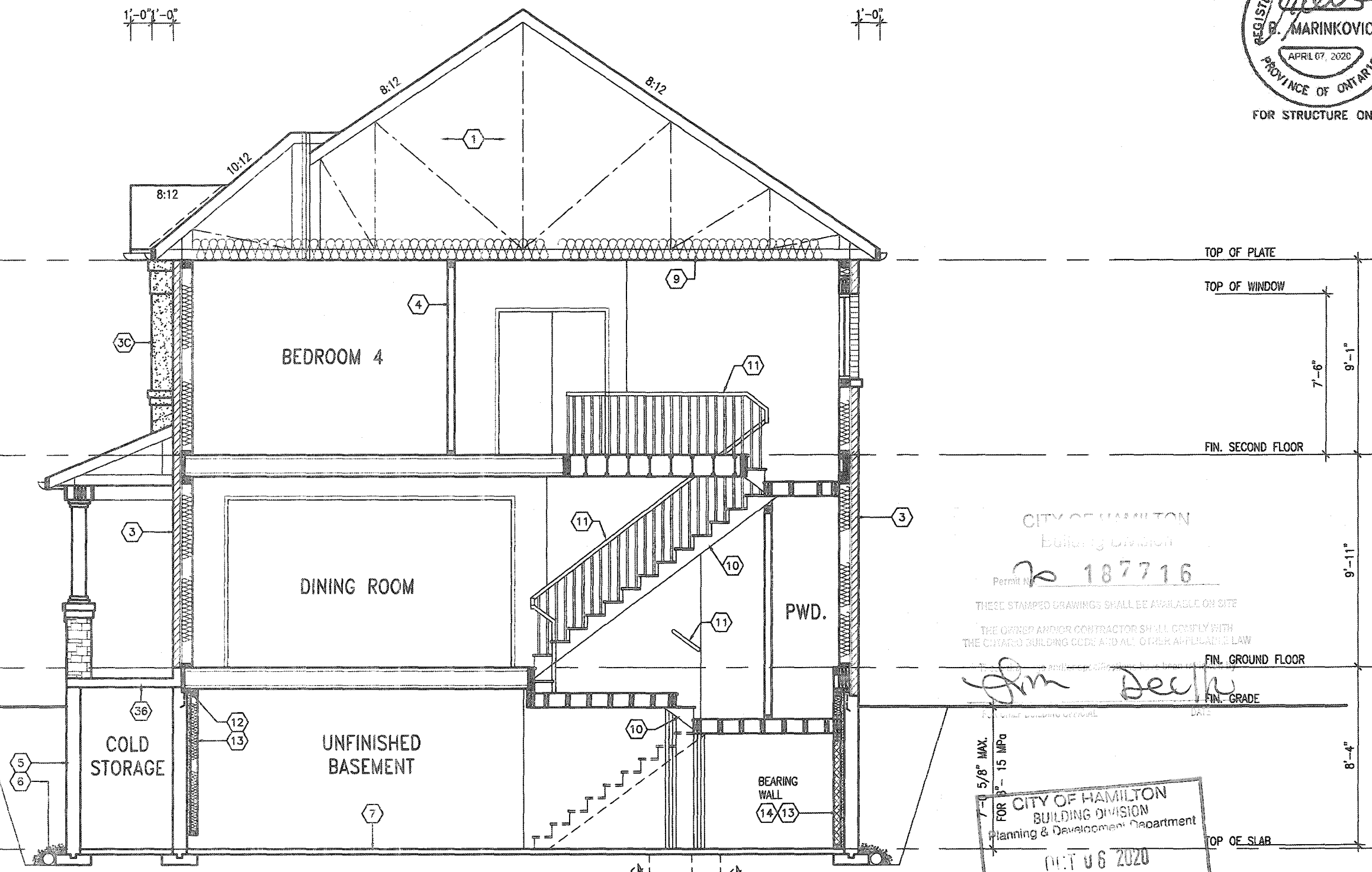
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

STRUDET INC.



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 07, 2020
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY



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[illegible]

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

SECTION A-A ELEVATION 2

VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

[illegible]

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FOR STRUCTURE ONLY

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2689 SF.



REAR ELEVATION '1'-
DECK CONDITION

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JOHN C. WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: SEP 21 1979

This stamp certifies compliance with the applicable Design Guidelines only, and bears no 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.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18				9			
17				8			
16				7			
15				6			
14				5			
13				4	ISSUED FOR PERMIT.	APR 0/20	G
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	G
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	J
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	JAN 30/20	G
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 2448 name <i>R. Vink</i> signature registration information VA3 Design Inc. 4268	
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 drawings or not to be used.	

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R1
t 416.630.2255 f 416.631
va3design.com

 **Greenpark.**

project name
RUSSELL GARDENS PH. 3

location
HAMILTON

date
JANUARY 2020

drawn by
WT

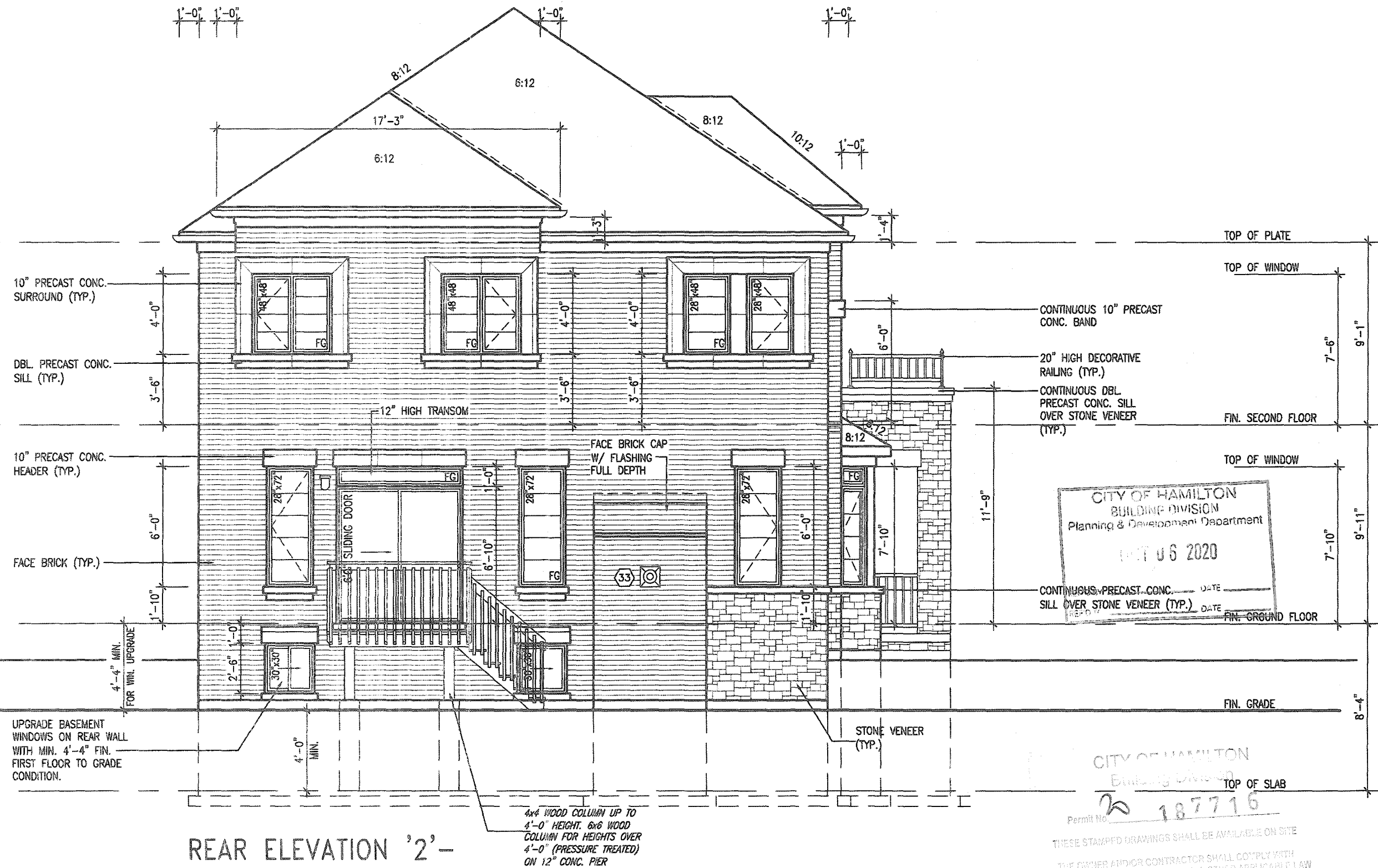
checked by
-

scale
3/16" = 1'-0"

rear elev.

VALLEYCREEK 1	
12.5m	
city VN.	project no. 19014
- DECK CONDITION	drawing no.
file name 19014-VALLEYCREEK-011	A10
Mon - Mon - Apr 6, 2020 - 10:44 AM	

2689 SF.



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

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

APPROVED BY: _____
DATE: SEP 23, 2020
The stamp certifies compliance with the applicable
Design Guidelines only and does not confer
unrestricted 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.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

The undersigned has reviewed and takes responsibility for this document and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Richard Vink 2448

name

signature

BC

registration information

V3 Design Inc. 4263

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 drawings and not be copied.

VA3
DESIGN

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



project name	municipality		project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date	drawing no.		
JANUARY 2020	REAR ELEV. 2 - DECK CONDITION		
drawn by	checked by	scale	file name
WTC	-	3/16" = 1'-0"	19014-VALLEYCREEK-011
UT - H:\ARCHIVE\WORKING\2019\19014 PRELIMINARY\SLIGHTS\1" VALLEYCREEK\19014-VALLEYCREEK-011.dwg Mon - Apr 6 2020 - 10:44 AM			

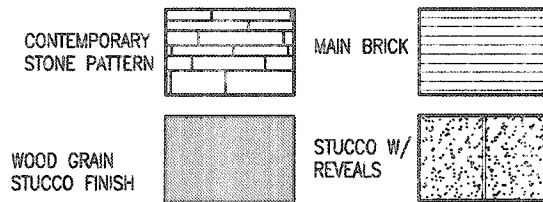
VALLEYCREEK 11
12.5m

REAR ELEV. 2 - DECK CONDITION

file name: A10a1

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2689 SF.



VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: *[Signature]*
DATE: SEP 2020

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

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18			9				
17			8				
16			7				
15			6				
14			5				
13			4	ISSUED FOR PERMIT.	APR 6/20	GW	
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 30/20	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
BCN
registration information
VAS Design Inc. 42658

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VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark. VALLEYCREEK 11
12.5m

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

date
JANUARY 2020 checked by
drawn by
WT scale
3/16" = 1'-0" file name
19014-VALLEYCREEK-011 drawing no.
A10b

REAR ELEV. 3 - DECK CONDITION

DATE: JUL 6 2020 - 10:37 AM