

2742 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS
8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY
ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL TO BE VERIFIED ON SITE.

PAD FOOTINGS
120 KPa NATIVE SOIL **90 KPa ENGINEERED FILL SOIL**
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

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

EXPOSED CONCRETE (FLATWORK)
ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)
WL1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)
WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB11 = 4-2"x10" (4-38x235) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)
L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

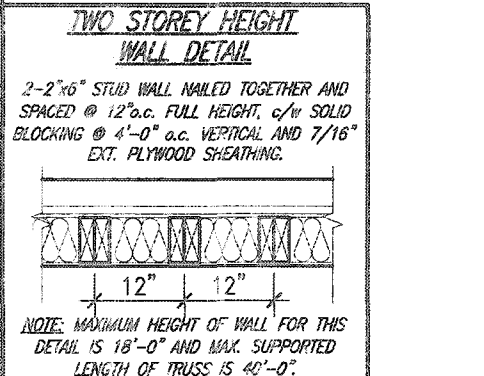
DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT	HEIGHT	TYPE
		8'-0" CEILING	10' OR MORE CEILING	
1	2'-10"	8'-0"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"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

CERAMIC TILE FOR CONVENTIONAL LUMBER (OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0".
2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

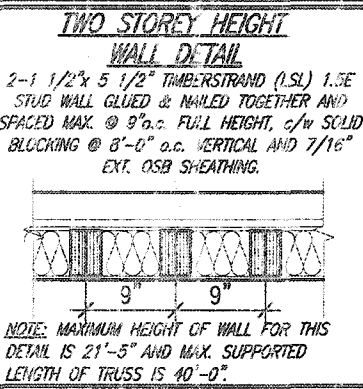
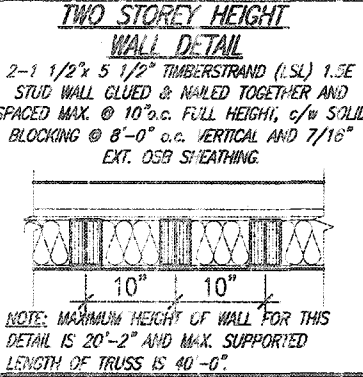


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 of inner face of exterior walls
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	0.28	
Skylights	0.49	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci- Denotes Continuous Insulation without framing interruption.



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
VALLEYCREEK 12, ELEV. 1		ENERGY EFFICIENCY - OBC 2012	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	756 S.F.	111.817 S.F.	14.79 %
LEFT SIDE	1162 S.F.	90.000 S.F.	7.75 %
RIGHT SIDE	1162 S.F.	47.333 S.F.	4.07 %
REAR	756 S.F.	144.944 S.F.	19.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3836.00 S.F.	394.09 S.F.	10.27 %
TOTAL SQ. M.	356.37 S.M.	36.61 S.M.	10.27 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
VALLEYCREEK 12, ELEV. 2		ENERGY EFFICIENCY - OBC 2012	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	782 S.F.	121.224 S.F.	15.50 %
LEFT SIDE	1162 S.F.	90.000 S.F.	7.75 %
RIGHT SIDE	1162 S.F.	47.333 S.F.	4.07 %
REAR	756 S.F.	144.944 S.F.	19.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3862.00 S.F.	403.50 S.F.	10.45 %
TOTAL SQ. M.	358.79 S.M.	37.49 S.M.	10.45 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
VALLEYCREEK 12, ELEV. 3		ENERGY EFFICIENCY - OBC 2012	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	774 S.F.	120.00 S.F.	15.50 %
LEFT SIDE	1162 S.F.	90.000 S.F.	7.75 %
RIGHT SIDE	1162 S.F.	60.000 S.F.	5.16 %
REAR	756 S.F.	144.944 S.F.	19.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3854.00 S.F.	414.94 S.F.	10.77 %
TOTAL SQ. M.	358.05 S.M.	38.53 S.M.	10.77 %

THIS 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.

Permit No. 187706

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

FOR CHIEF BUILDING OFFICIAL

STRUDET INC.



FOR STRUCTURE ONLY

AREA CALCULATIONS		FLEV '1'
GROUND FLOOR AREA	1177 SF	
SECOND FLOOR AREA	1562 SF	
TOTAL FLOOR AREA	2739 SF	(254.46 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	3 SF	
ADD TOTAL OPEN AREAS	+3 SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2742 SF	(254.74m2)
GROUND FLOOR COVERAGE	1184 SF	
GARAGE COVERAGE/AREA	389 SF	
PORCH COVERAGE/AREA	44 SF	
COVERAGE W/ PORCH	1617 SF	(150.22 m2)
COVERAGE W/O PORCH	1573 SF	(146.13 m2)

AREA CALCULATIONS		FLEV '2'
GROUND FLOOR AREA	1177 SF	
SECOND FLOOR AREA	1560 SF	
TOTAL FLOOR AREA	2737 SF	(254.28 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	3 SF	
ADD TOTAL OPEN AREAS	+3 SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2740 SF	(254.55m2)
GROUND FLOOR COVERAGE	1184 SF	
GARAGE COVERAGE/AREA	389 SF	
PORCH COVERAGE/AREA	99 SF	
COVERAGE W/ PORCH	1672 SF	(155.33 m2)
COVERAGE W/O PORCH	1573 SF	(146.13 m2)

AREA CALCULATIONS		FLEV '3'
GROUND FLOOR AREA	1179 SF	
SECOND FLOOR AREA	1547 SF	
TOTAL FLOOR AREA	2726 SF	(253.25 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	3 SF	
ADD TOTAL OPEN AREAS	+3 SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2729 SF	(253.53m2)
GROUND FLOOR COVERAGE	1186 SF	
GARAGE COVERAGE/AREA	388 SF	
PORCH COVERAGE/AREA	48 SF	
COVERAGE W/ PORCH	1622 SF	(150.69 m2)
COVERAGE W/O PORCH	1574 SF	(146.23 m2)

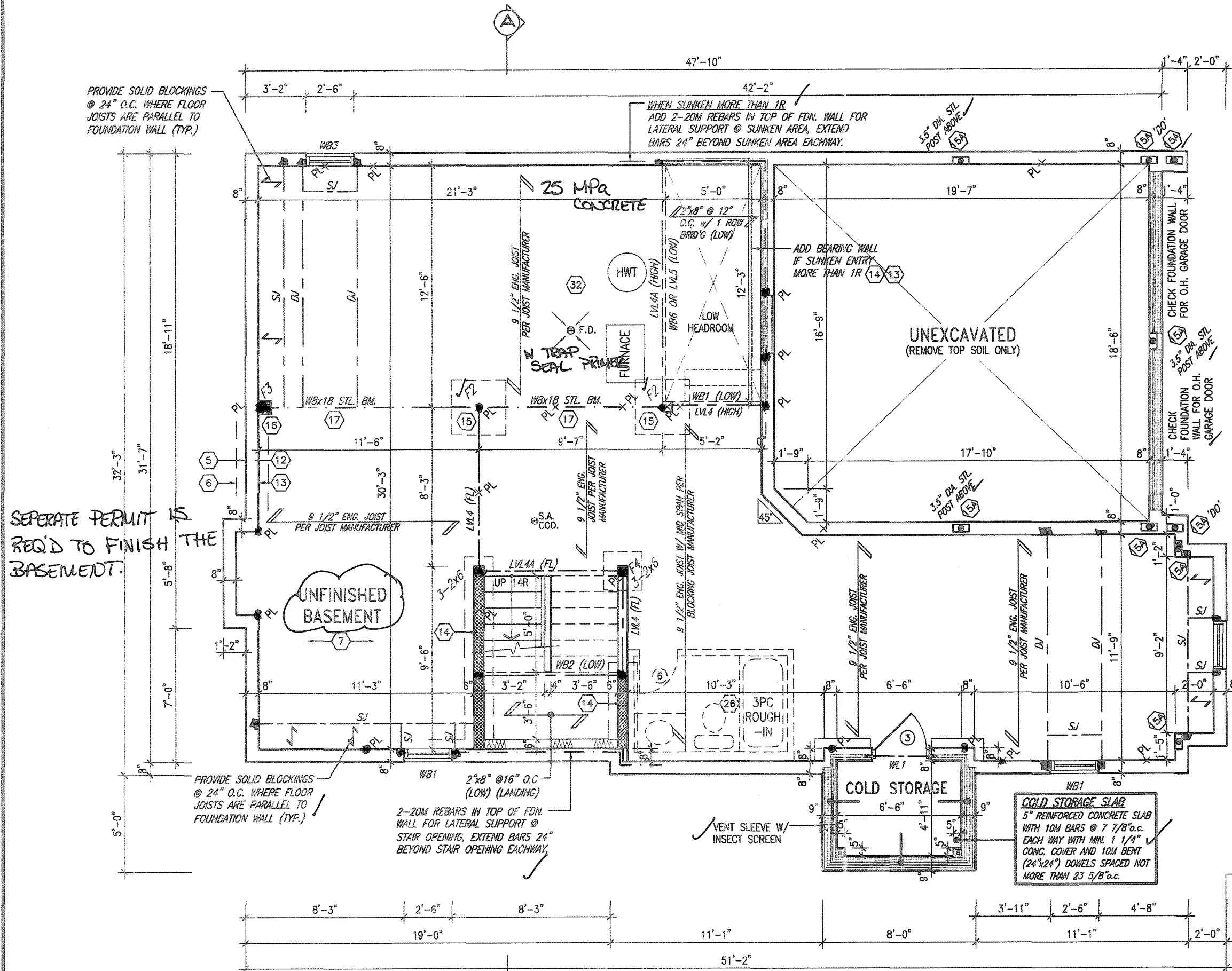
VALLEYCREEK 12 COMPLIANCE PACKAGE 'A1'

9			
8			
7			
6			
5			
4	ISSUED FOR PERMIT	APR 07/20	SW
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 09/20	JM
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 05/20	GW
no. description date by			

The undersigned has reviewed and takes responsibility for this design and is the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488 BCN
signature
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 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 12	
project name RUSSELL GARDENS PH. 3		project no. 19014	
date JANUARY 2020		drawing no. AO	
checked by 3/16" = 1'-0"		GENERAL NOTES & CHARTS	
scale		19014-VALLEYCREEK-012	
drawn by		19014-VALLEYCREEK-012	
date		19014-VALLEYCREEK-012	



SEPERATE PERMIT IS REQ'D TO FINISH THE BASEMENT.

CITY OF HAMILTON
Building Division
Permit No. 187706
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SDA NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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.

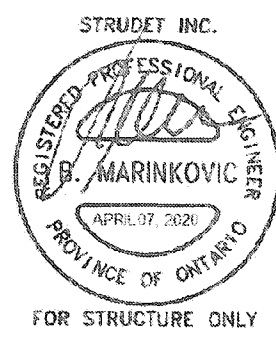
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

BASEMENT PLAN ELEV. 1



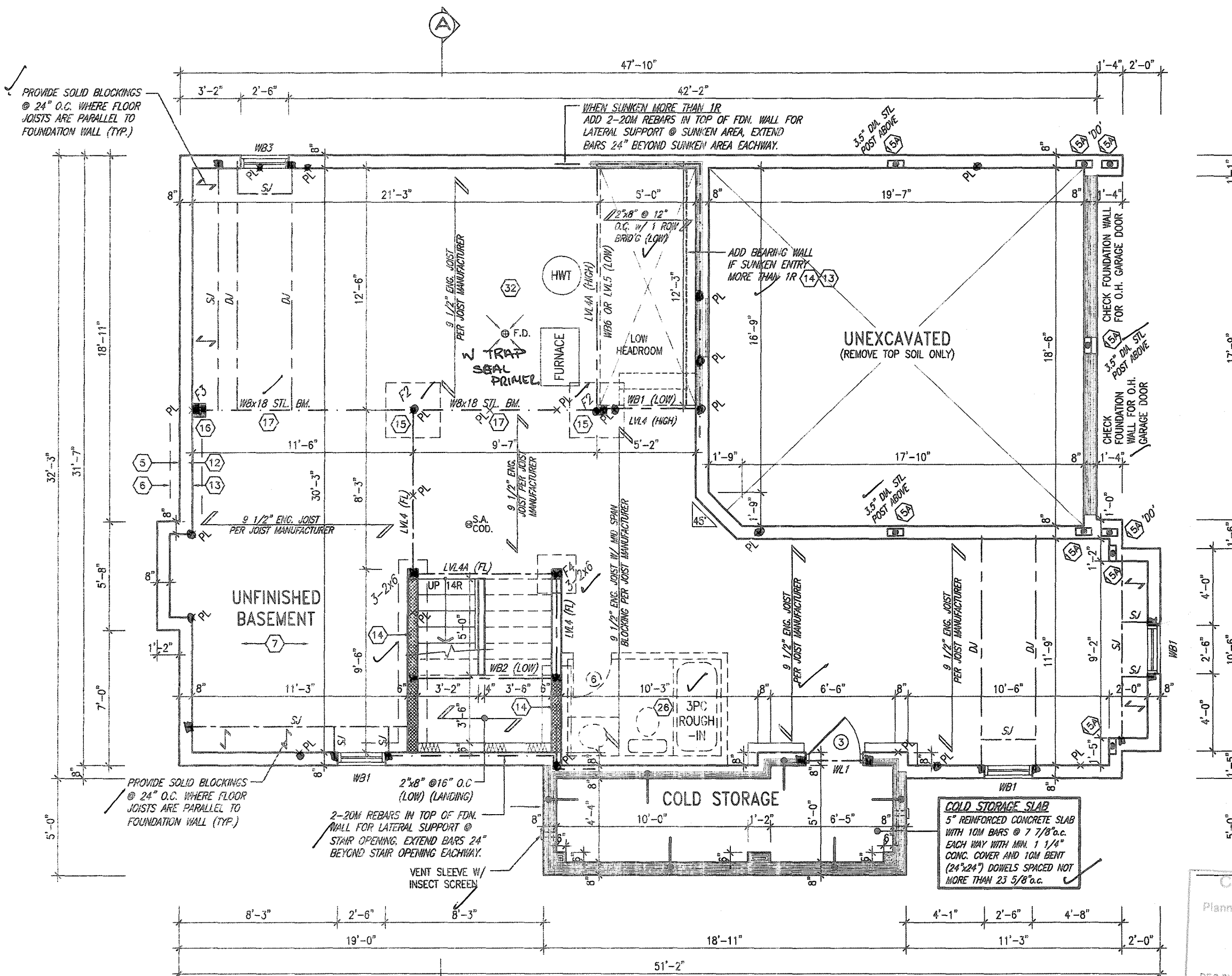
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488
6				name
5				registration information
4	ISSUED FOR PERMIT	APR 07/20	GW	VAS Design Inc. 42658
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW	
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 05/20	GW	
no.	description	date	by	

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
date
JANUARY 2020
checked by
CL
scale
3/16" = 1'-0"
drawing no.
BASEMENT PLAN - ELEV. 1
19014-VALLEYCREEK-012
municipality
HAMILTON, ON
project no.
19014

VALLEYCREEK 12
12.5m
drawing no.
A1

2742 SF.



CITY OF HAMILTON
Building Division

Permit No. 187706

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These drawings and/or specifications have been reviewed by _____

100 NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: SEP 21 2020

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 12
12.5m

BASEMENT PLAN - ELEV. 2

file name
19014-VALLEYCREEK-012

A19

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and made the responsible call out in the Ontario Building Code to be a Designer.
8					qualification information
7					Richard Vink
6					name 24498
5					signature BC7
4	ISSUED FOR PERMIT	APR 07/20	GW		registration information: VAS Design Inc. 42658
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		
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 work. Drawings are not to be applied.

**VA3
DESIGN**

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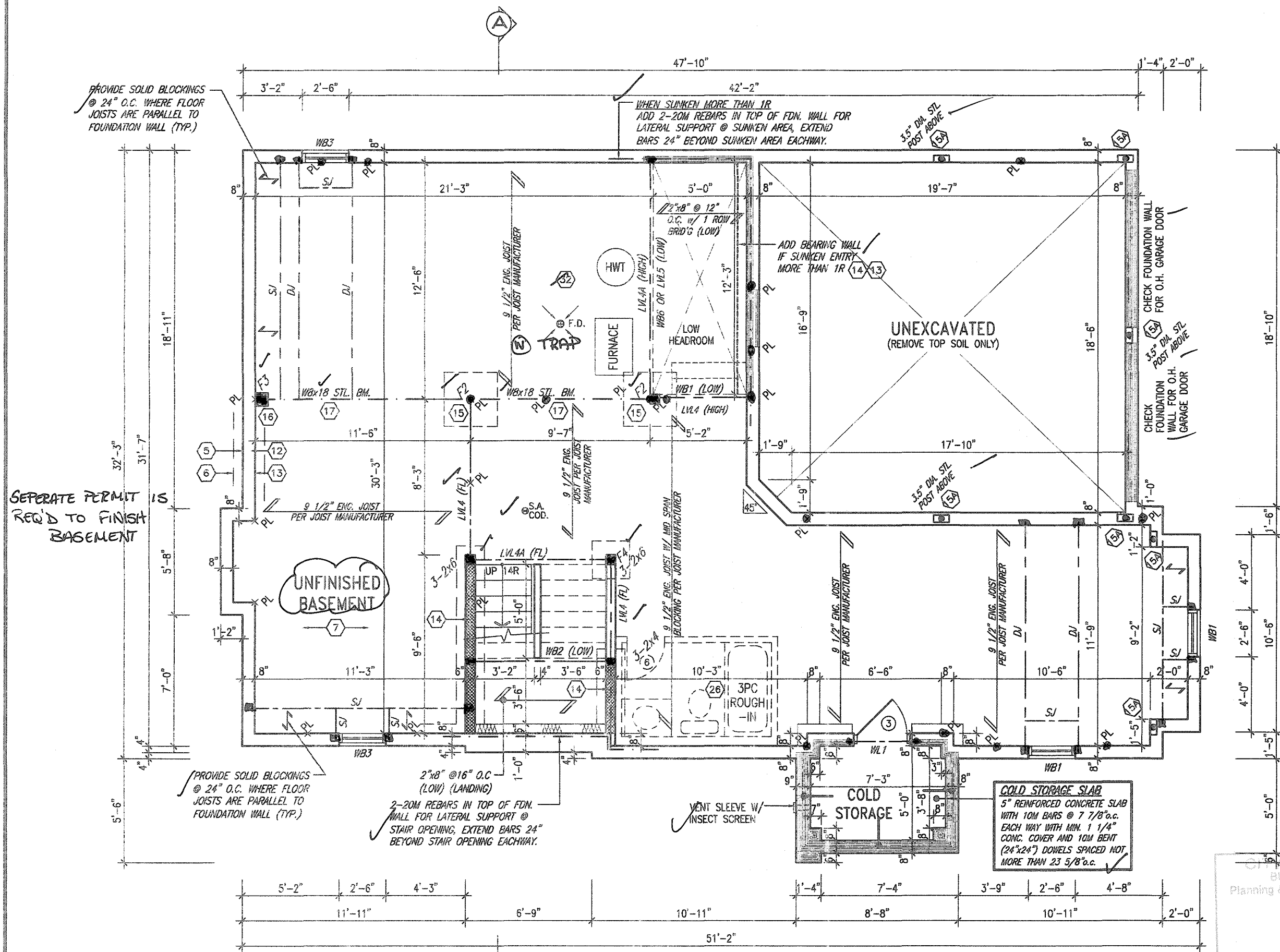
Greenpark.

project name
RUSSELL GARDENS PH. 3

date	JANUARY 2020	
drawn by	checked by	scale
CL	-	3/16" = 1'-0"
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2742 SF.



BASEMENT PLAN ELEV. 3

CITY OF HAMILTON
Building Division

Permit No. 187706

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NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

BASEMENT WALL INSULATION

(TYP) 13
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INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT
STAIR/SUNKEN AREAS

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INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
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Planning & Development Department

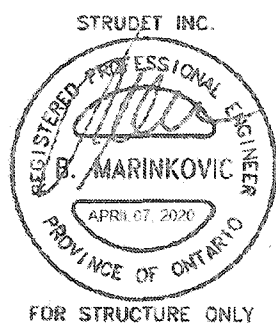
OCT 06 2020

REC BY _____ DATE _____
REF TO _____ DATE _____

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

APPROVED BY _____
DATE SEP 23 2020

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no.	description	date	by	

VAS
DESIGN

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
CL

Hamilton, ON

BASEMENT PLAN - ELEV. 3

19014-VALLEYCREEK-012

VALLEYCREEK 12
12.5m

project no.
19014

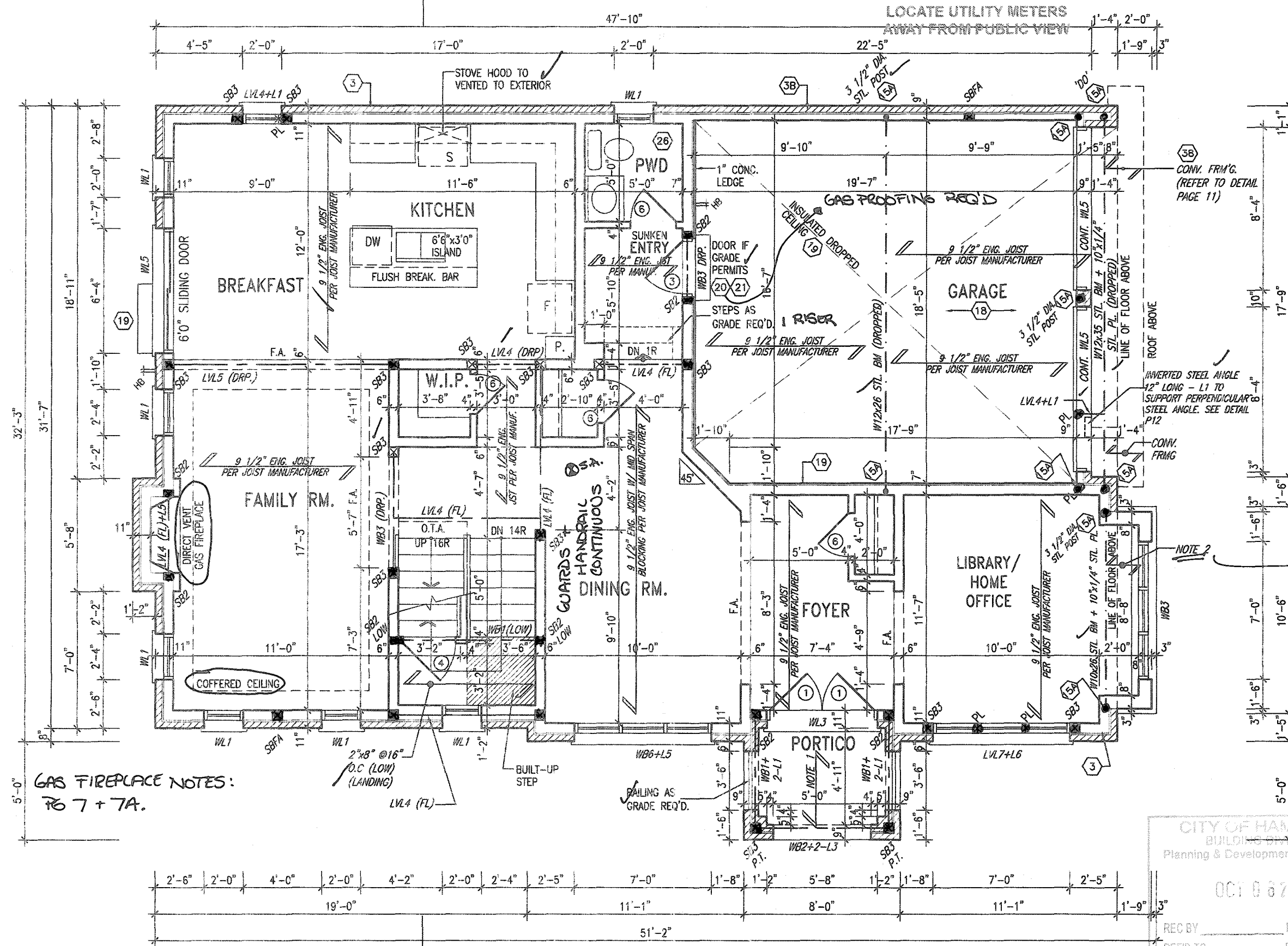
drawing no.
A1b

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2742 SF.

MAIN BATHROOM - REINFORCEMENT
NOTES PAGE # 8

ALL PLUMBING WORK IS SUBJECT
TO FIELD INSPECTION AND APPROVAL.



CITY OF HAMILTON
Building Division

Permit No. 187706

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
FOR CHIEF BUILDING OFFICIAL DATE

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)

NOTE 2: FLAT ROOF OVER LIVING SPACE
2"x4" @ 12" O/C DIAGONALLY CUT CROSS
PURLINS ON SINGLE PLY WATERPROOFING
MEMBRANE ON 5/8" EXTERIOR GRADE SHEATHING
ON 2"x4" CROSS PURLINS (CUT DIAGONALLY)
@ 12" O/C ON 2"x8" JOISTS @ 12" O/C. W/
BATT INSULATION (RSI 5.40 R31)

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
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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 21 2020

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 6 2020
REC BY DATE
REF'D TO DATE

GROUND FLOOR PLAN- ELEV. 1
FIRE BLOCKING REQ'D IN ALL
CONCEALED SPACES

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APR 07 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

9					
8					
7					
6					
5					
4	ISSUED FOR PERMIT	APR 07/20	GW		
3	UPDATED PER ENG. & CLIENT COMMENTS	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	AM		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW		
no.	description	date	by		

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

Greenpark
project name
RUSSELL GARDENS PH. 3
drawing no.
JANUARY 2020
checked by
3/16" = 1'-0"

VALLEYCREEK 12
12.5m
project no.
19014
municipality
HAMILTON, ON
drawing no.
A2
19014-VALLEYCREEK-012

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2742 SF.



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

CITY OF HAMILTON
Building Division
187706

Permit No. 107700

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
 NOV 06 2020
 JDC

 FOR CHIEF BUILDING OFFICIAL DATE

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)

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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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

VALLEYCREEK 12

COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 12
12.5m

GROUND FLOOR PLAN - ELEV. 2

File name
19014-VALLEYCREEK-012 A2a

drawing no.

AD

A2a1

GROUND FLOOR PLAN- ELEV. 2

MAIN BATHROOM REINFORCEMENT
NOTES PG #8

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC, DIV. 8- TABLE 6.2.3.12.

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

9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Order Building Code to be a Designer.	
8		-	-		
7		-	-	qualification information	
6		-	-	(Richard Vink)	2448
5		-	-	name:	BC
4	ISSUED FOR PERMIT	APR 07/20	GW	registration information VAS Design Inc.	4265
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	JM		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 6/20	GJ	Contractor must verify all dimensions on the job and report any discrepancies 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.	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		
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

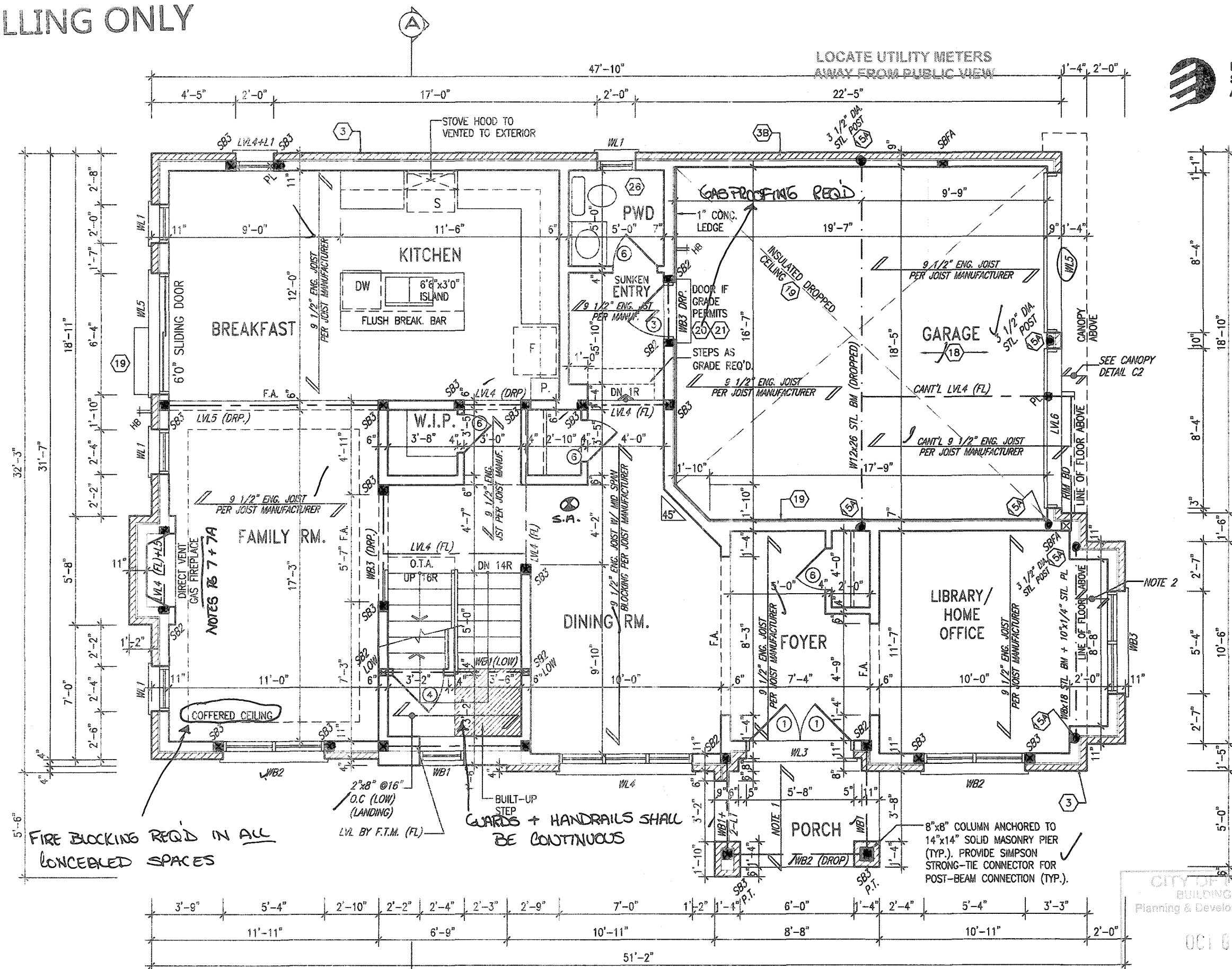
			
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ONTARIO	
date JANUARY 2020		GROUND FLOOR	
drawn by CL	checked by -	scale $\frac{3}{16"} = \frac{1'-0"}{}$	
AUTOCAD: W07407401 - C:\Users\ahad\Desktop\10116-02\GREENPARK\W07407401.dwg - Plot Date: 2/2/2020 - 11:12 AM			

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2742 SF.



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

CITY OF HAMILTON
Building Division

Permit No. 187706

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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

FOR CHIEF BUILDING OFFICIAL DATE NOV 06 2020

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)

NOTE 2: FLAT ROOF OVER LIVING SPACE
2"x4" @ 12" O.C. DIAGONALLY CUT CROSS
PURLINS ON SINGLE PLY WATERPROOFING
MEMBRANE ON 5/8" EXTERIOR GRADE
SHEATHING ON 2"x4" CROSS PURLINS (CUT DIAGONALLY)
@ 12" O.C. ON 2"x8" JOISTS @ 12" O.C. W/
BATT INSULATION (RSI 5.40 R31)

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

061 06 2020

REC BY DATE
REF'D TO DATE

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 and does not bear any further professional responsibility.

GROUND FLOOR PLAN- ELEV. 3



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
NIT-EX-NOTE-2013.0m

9					
8					
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6					
5					
4	ISSUED FOR PERMIT	APR 07/20	GV		
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GV		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GV		
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
signature
VA3 Design Inc. 42658
name
registration information
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

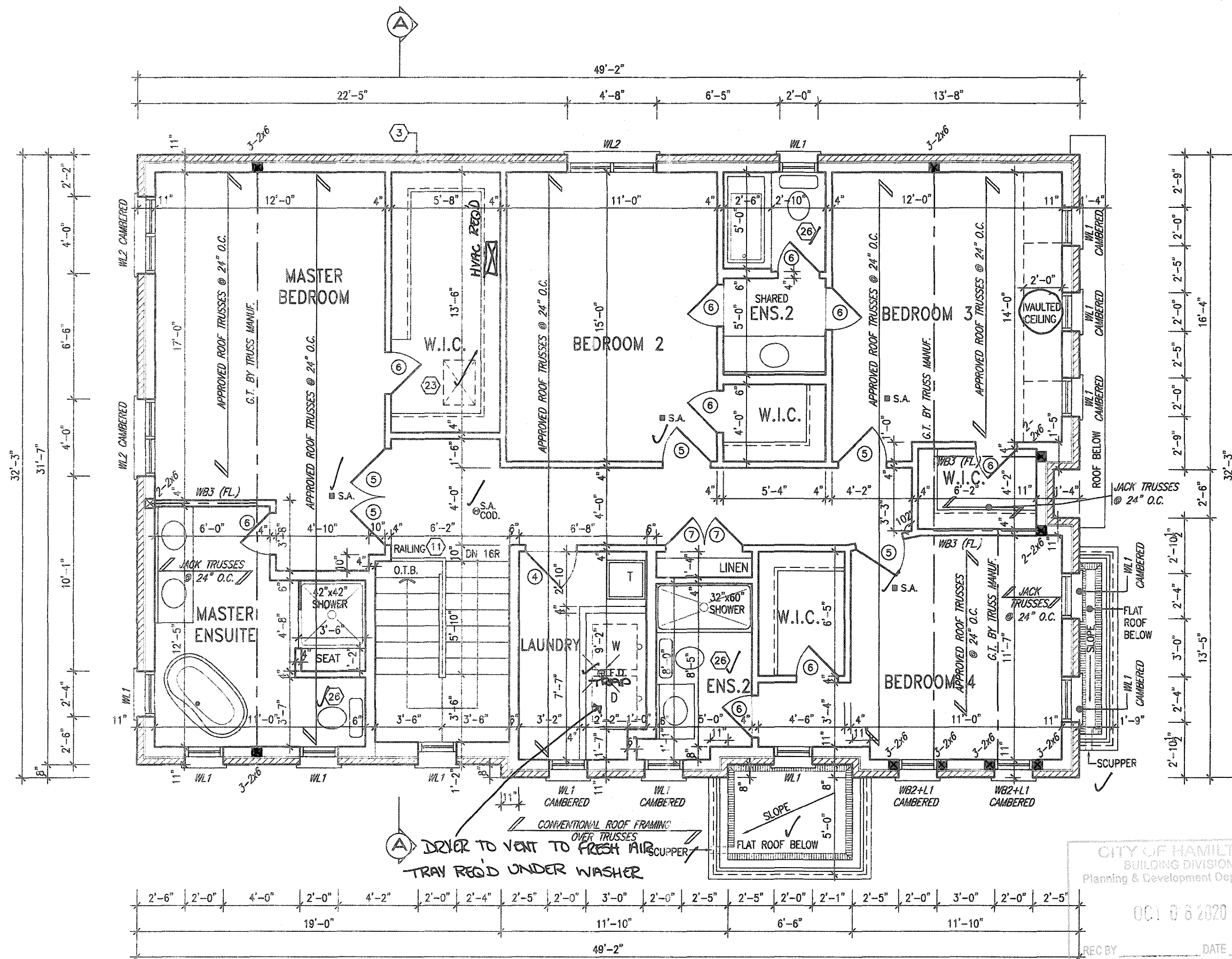
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020	checked by 3/16" = 1'-0"	scale
drawn by CL	date JAN 7 2020	time 11:18 AM
file name 19014-VALLEYCREEK-012	drawing no. A2b	

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2742 SF.



FIRE BLOCKING REQ'D.

CITY OF HAMILTON
Building Division
187706

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[Signature] NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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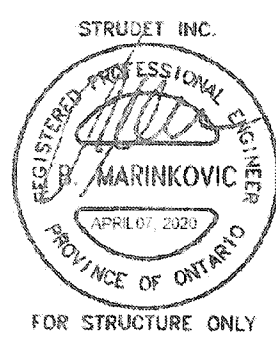
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY *[Signature]*
DATE SEP 21, 2020
This version certifies compliance with the applicable Design Guidelines and all applicable regulations and requirements.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

SECOND FLOOR PLAN - ELEV. 1

GRAB BAR NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c); SHOWER 3.8.3.13.(2)(a); BATHTUB 3.8.3.13.(4)(a). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-NOTE-2020.dwg



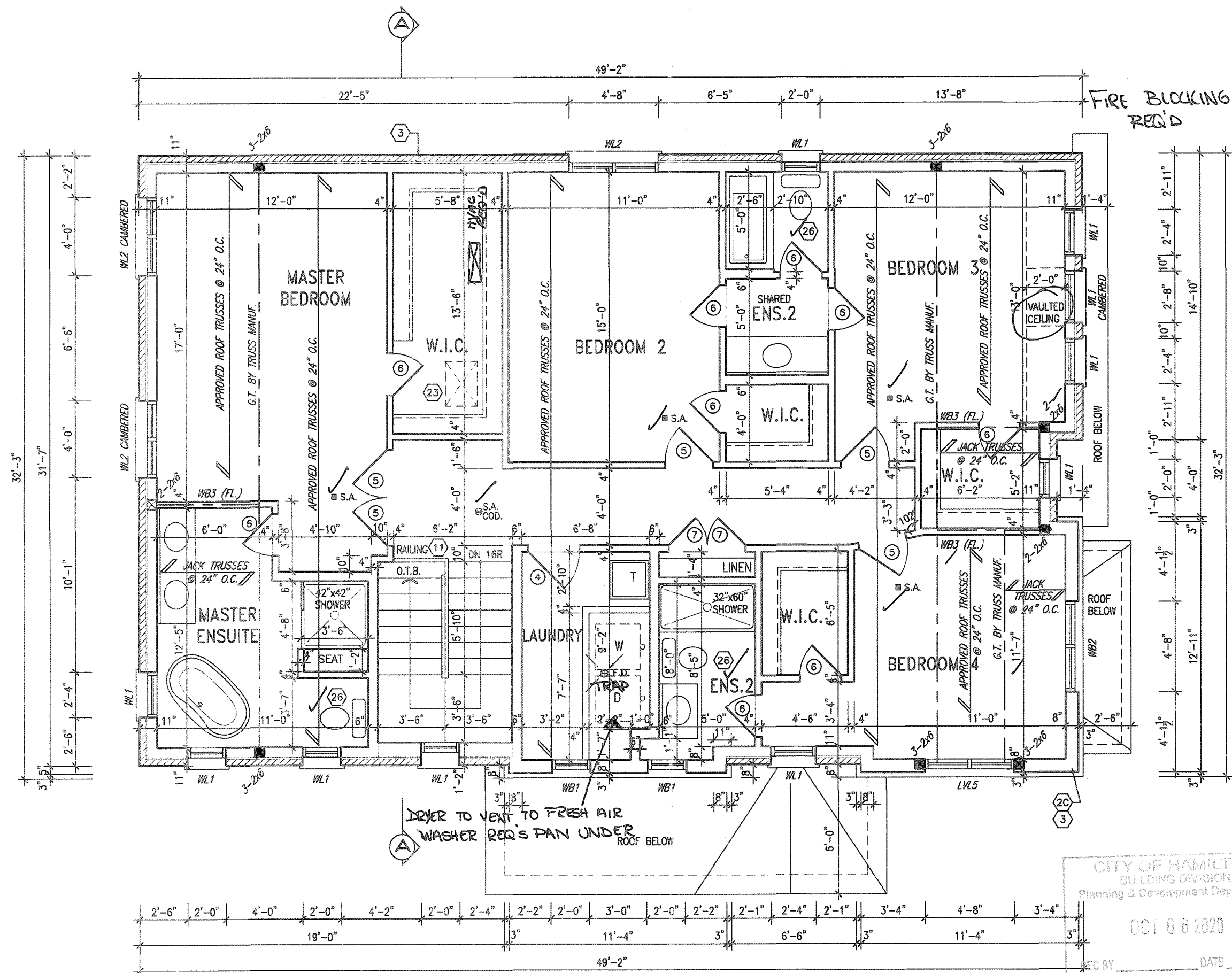
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488 BCIN
6				name registration information VAS Design Inc. 42658
5				
4	ISSUED FOR PERMIT	APR 07/20	GW	
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW	
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM	
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW	
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 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.

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON	project no.	19014
date	JANUARY 2020	checked by	3/16" = 1'-0"	drawing no.	A3
drawn by	CL	scale			
author	MUZANWEL - C:\Users\chm\Desktop\19014-GREENPARK\AUTOS\19014-VALLEYCREEK-012.dwg - Tue - Apr 7 2020 - 11:17 AM				

2742 SF.



CITY OF HAMILTON
Building Division
187706

Permit No.

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NOV 06 2020

FOR CHIEF BUILDING OFFICIAL DATE

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY DATE
REP'D TO DATE

SECOND FLOOR PLAN - ELEV. 2

GRAB BAR NOTE:

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



9					
8					
7					
6					
5					
4	ISSUED FOR PERMIT	APR 07/20	GW		
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW		
no.	description	date	by		

VA3 DESIGN
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Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.

VALLEYCREEK 12
12.5m

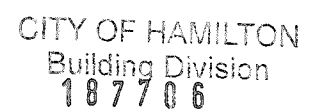
RUSSELL GARDENS PH. 3
HAMILTON, ON

SECOND FLOOR PLAN - ELEV. 2

19014-VALLEYCREEK-012

A3a

ALL GUARDS AND HANDRAILS
SHALL BE CONTINUOUS.



Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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JOHN G. 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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

GRAB BAR NOTE:

**STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM**

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER DEC. DIV. 8-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED: WATER CLOSET: 3.8.3.8.3(f)(c) & 3.8.3.8.3(f)(c).
SHOWER 3.8.3.13.2(f)(c) & BATHTUB 3.8.3.13.4(f)(c).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. 12-NOV-2025

STRUDET INC.



FOR STRUCTURE ONLY

SECOND FLOOR PLAN - ELEV. 3

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.	
8					qualification information	
7					Richard Vink	2448
6					names	BC
5					signature	
4	ISSUED FOR PERMIT	APR 07/20	GW		registration information	
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW		VAS Design Inc.	4265
2	REVISED AS PER ROOF AND FLOOR MANUF	MAR 9/20	JM			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW			
	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 work. Drawings and files to be supplied.	

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


Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

JANUARY
drown by

checked by _____ scale _____
 - $3/16'' = 1'-0''$

- 3/16" = 1'-0"

municipality
HAMILTON, ON

SECOND FLOOR PLAN - ELEV. 3

VALLEYCREEK 12
12.5m

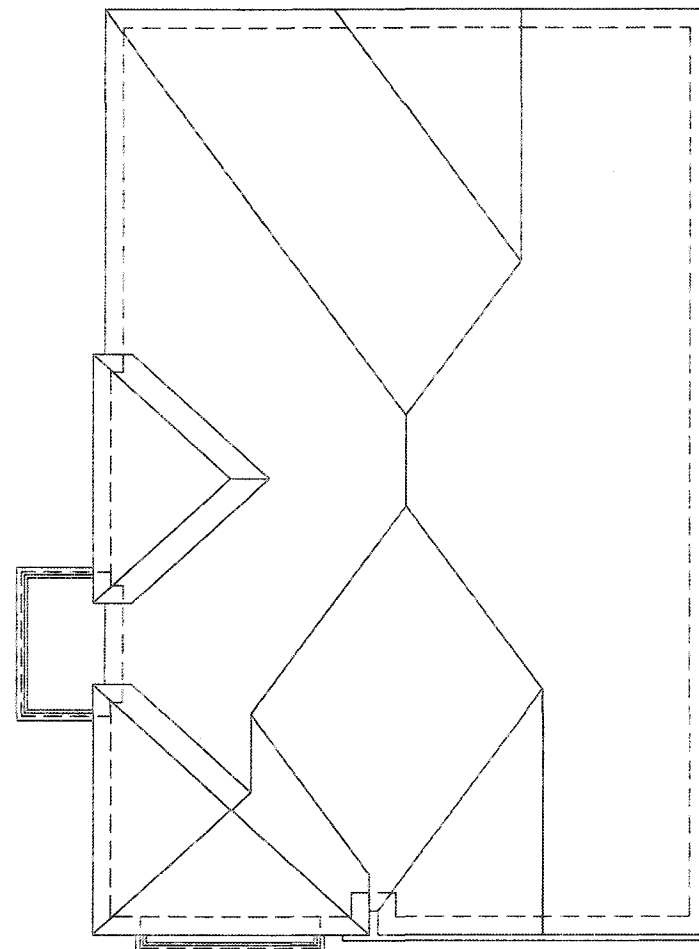
NO.

36

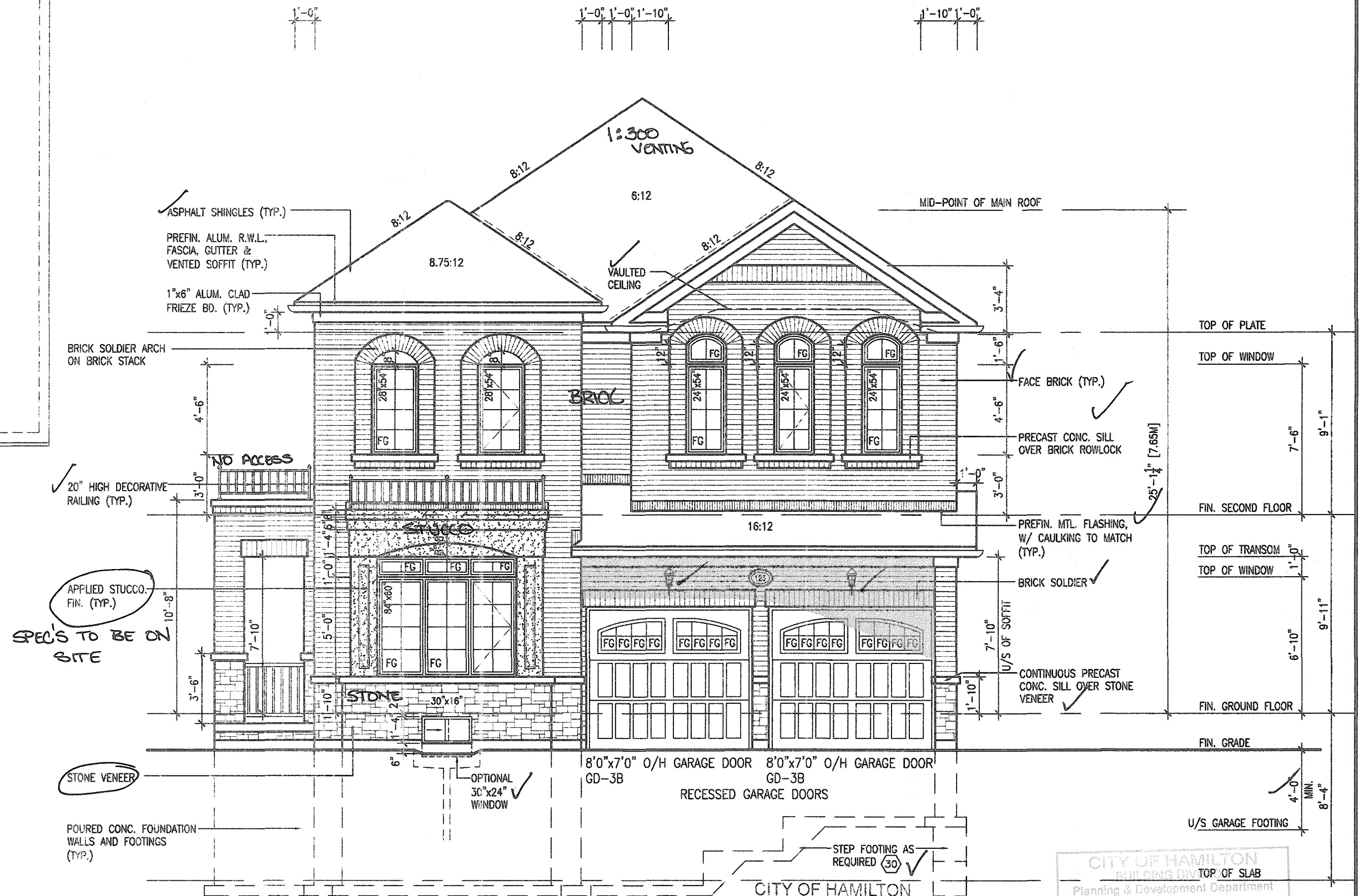
350

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2742 SF.



ROOF PLAN-1



FRONT ELEVATION '1'

Building Division
187706

Permit No.

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

for Chief Building Official
FOR CHIEF BUILDING OFFICIAL

DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEWER

APPROVED BY _____
DATE: SEP 2020

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

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

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.

9					
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5					
4	ISSUED FOR PERMIT	APR 07/20	GW		
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
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no.	description	date	by		

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qualification information
Richard Vink 24488
name
registration information
VA3 Design Inc. 42658
signature
The undersigned 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
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
CL

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

ANNA MOZANIEL - C:\Users\valm\Documents\19014-VALLEYCREEK\19014-VALLEYCREEK-012.dwg - Tue - Apr 7 2020 - 11:17 AM

VALLEYCREEK 12
12.5m

municipality
HAMILTON, ON

project no.
19014

FRONT ELEVATION - ELEV. 1

file name
19014-VALLEYCREEK-012

drawing no.
A4

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STOOD SPECS TO BE
ON SITE

STUCCO PILASTER -
(TYP.)
6" STUCCO TRIM ON
16" WIDE, 1" RAISED
STUCCO PILASTER
ON 6" STUCCO TRIM

APPLIED STUCCO-
FINISH & 6"
FRIEZE BOARD
(TYP.)

8" DIA. COLUMN
ANCHORED TO 14"
SOLID MASONRY F
(TYP.).

 STONE VENEER

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

FRONT ELEVATION

Permit No. 187706

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 _____

NOV 06 2020

FOR CHIEF BUILDING OFFICIAL

DATE _____

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____

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 21, 2021

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

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

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.

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.
8					
7					qualification information
6					
5					Richard Vink 24486 name signature
4	ISSUED FOR PERMIT.	APR 07/20	GW		registration information VAS Design Inc. 42656
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW		
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 work.
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		
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



project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

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

ARNAME MOZAMBEI - C:\Users\Johnna\Desktop\18014-DEEDUPARK\UNITS\

VALLEYCREEK 12
12.5m

municipality	project no.
HAMILTON, ON	19014

FRONT ELEVATION - ELEV. 2	drawing no.
file name	A4a
19014-VALLEYCREEK-012	
20 - 11:47 AM	

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2742 SF.



FLANKAGE ELEVATION '25

Permit No. 187706

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

JDL NOV 06 2020

FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 12
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 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., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: SEP 21 1990

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

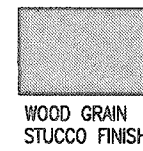
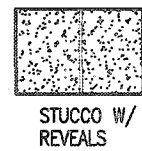
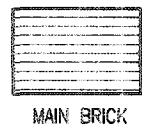
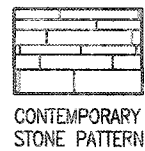
	9	-	-	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
	8	-	-	qualification information
	7	-	-	Richard Vink <i>R Vink</i> signature
	6	-	-	B01-2445B
	5	-	-	nro registration information WA3 Design Inc.
	4	ISSUED FOR PERMIT APR 07/20 GW	GW	CERTIFICATOR 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 can be kept to be copied.
	3	UPDATED PER ENG & CLIENT COMMENTS MAR 27/20 GW	GW	
	2	REVISED AS PER ROOF AND FLOOR MANUF. MAR 9/20 JM	JM	
	1	PRELIMINARY DESIGNER CLIENT REVIEW FEB. 05/20 GW	GW	
no.	Description	Date by	by	

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

 Greenpark.		VALLEYCREEK 12 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		checked by -	
scale 3/16" = 1'-0"		title name FLANKAGE ELEVATION - ELEV. 2	
A5a\AT\MOZAMMEL - C:\Users\mozam\Desktop\19014-GREENPARK\UNITS\19014-VALLEYCREEK-012.dwg - Tue - Apr 7 2020 - 11:17 AM		19014-VALLEYCREEK-012	
		A5a	

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2742 SF.



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



FLANKAGE ELEVATION '3'

CITY OF HAMILTON
Building Division
Permit No. 187706

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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

JDL
FOR CHIEF BUILDING OFFICIAL NOV 06 2020 DATE

VALLEYCREEK 12
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 AND APPROVAL
APPROVED BY: _____
DATE: SEP 23 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute an endorsement or approval of the project.

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.	
8				qualification information	
7				Richard Vink	24488
6				signature	BCIN
5				name	
4	ISSUED FOR PERMIT	APR 07/20	GW	registration information	42658
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	VAS Design Inc.	
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB 05/20	GW		
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 work. Drawings are not to be scaled.	

VAS
DESIGN

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

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

checked by
CL

scale
3/16" = 1'-0"

FLANKAGE ELEVATION - ELEV. 3

19014-VALLEYCREEK-012

VALLEYCREEK 12
12.5m

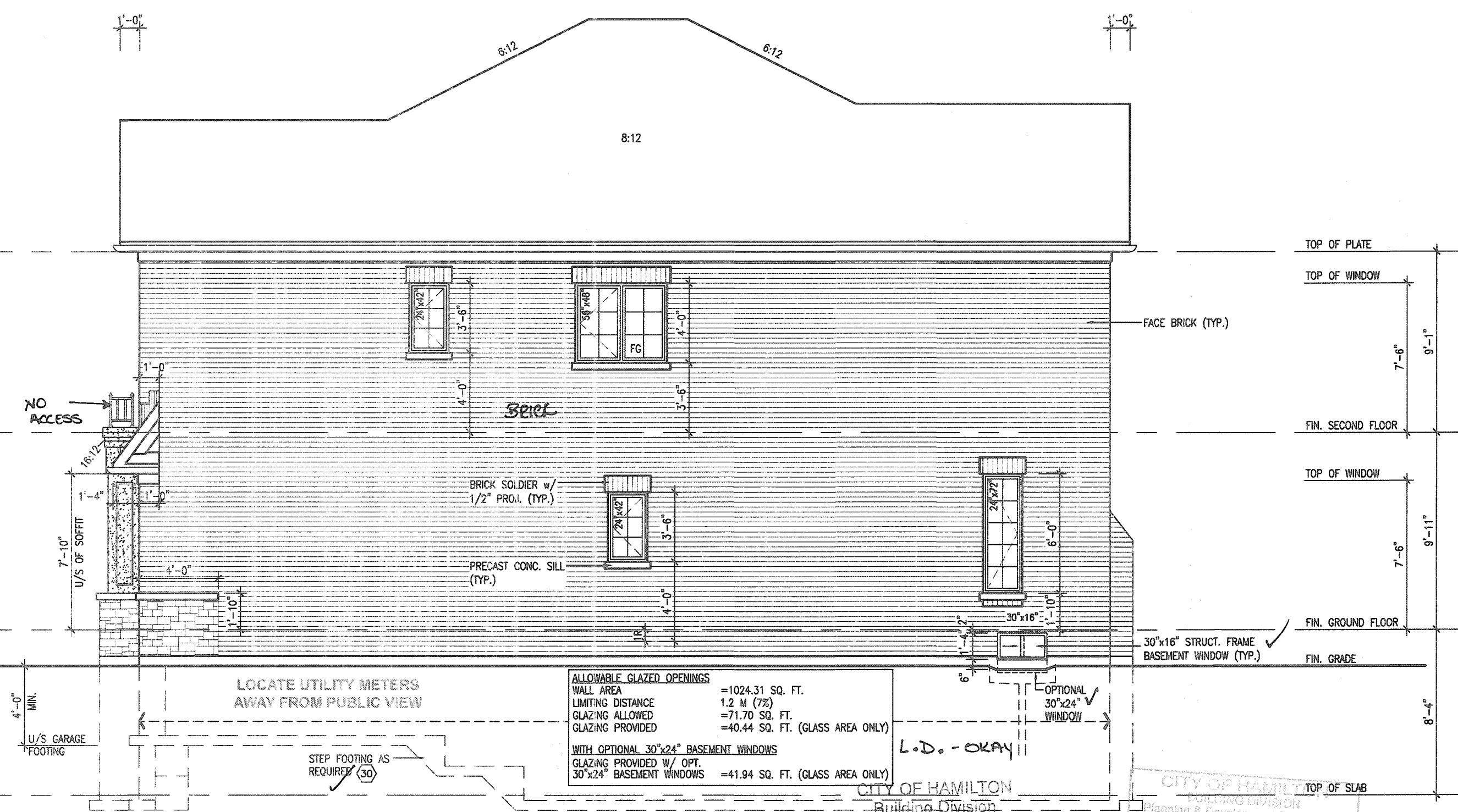
municipality
HAMILTON, ON

project no.
19014

drawing no.
A5b

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2742 SF.



RIGHT SIDE ELEVATION '1'

Permit No. 187706

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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
J.D. NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

VALLEYCREEK 12
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 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.

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

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.
8				qualification information
7				Richard Vink 24488 BCIN
6				signature
5				name
4	ISSUED FOR PERMIT	APR 07/20	GW	registration information
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	VA3 Design Inc. 42658
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 work. Drawings are not to be scaled.
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW	
no.	description	date	by	

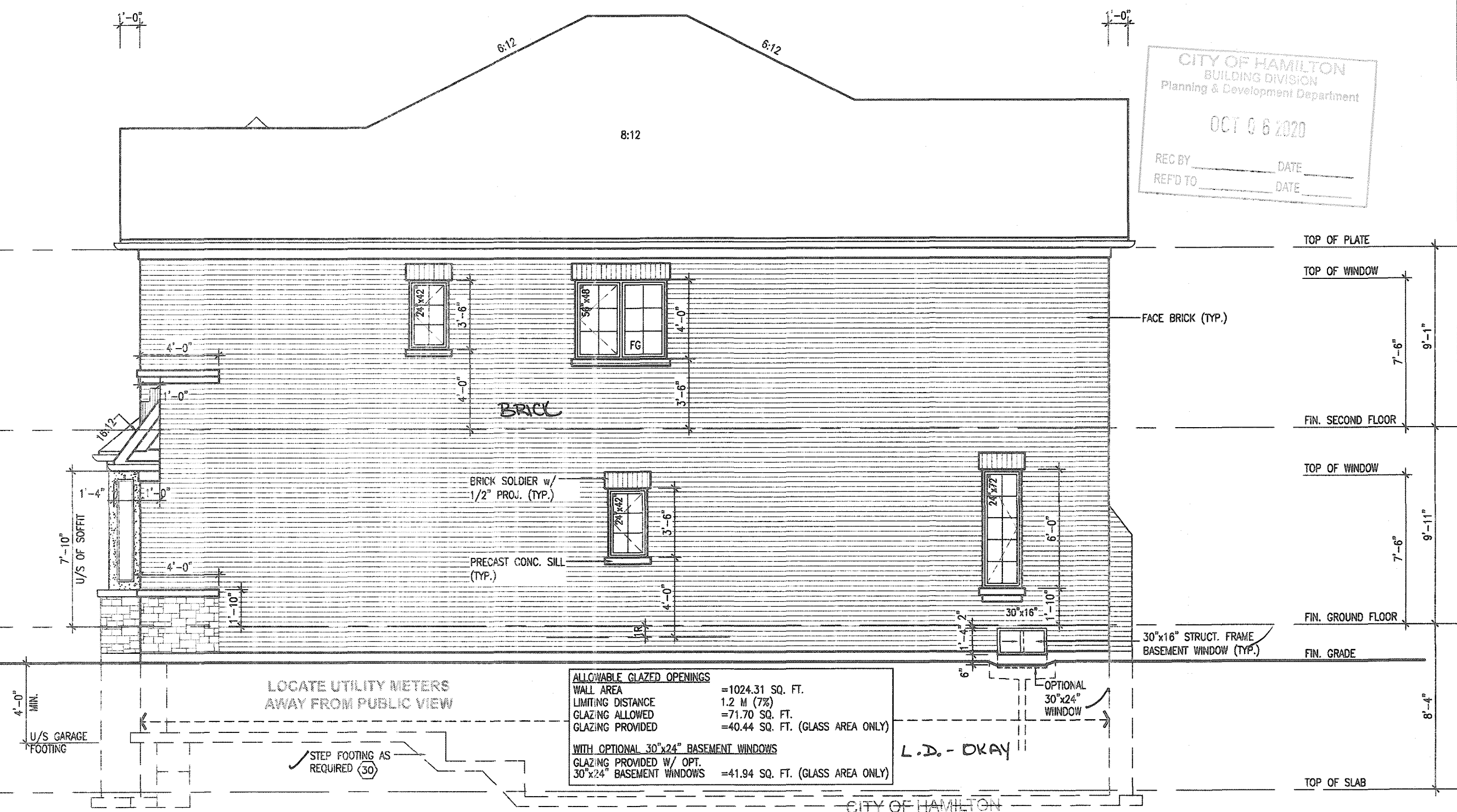
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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

VALLEYCREEK 12
12.5m
project no.
19014
RIGHT SIDE ELEVATION - ELEV. 1
19014-VALLEYCREEK-012
drawing no.
A6

2742 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



RIGHT SIDE ELEVATION '2'

CITY OF HAMILTON
Building Division
187706

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
JDL **NOV 06 2020**
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 12
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 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.

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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.

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

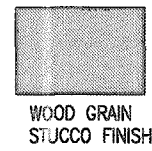
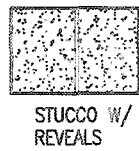
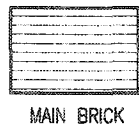
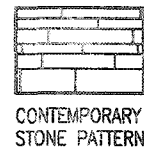
9					
8					
7					
6					
5					
4	ISSUED FOR PERMIT	APR 07/20	GW		
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW		
no.	description	date	by		

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
signature
home 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 copied.

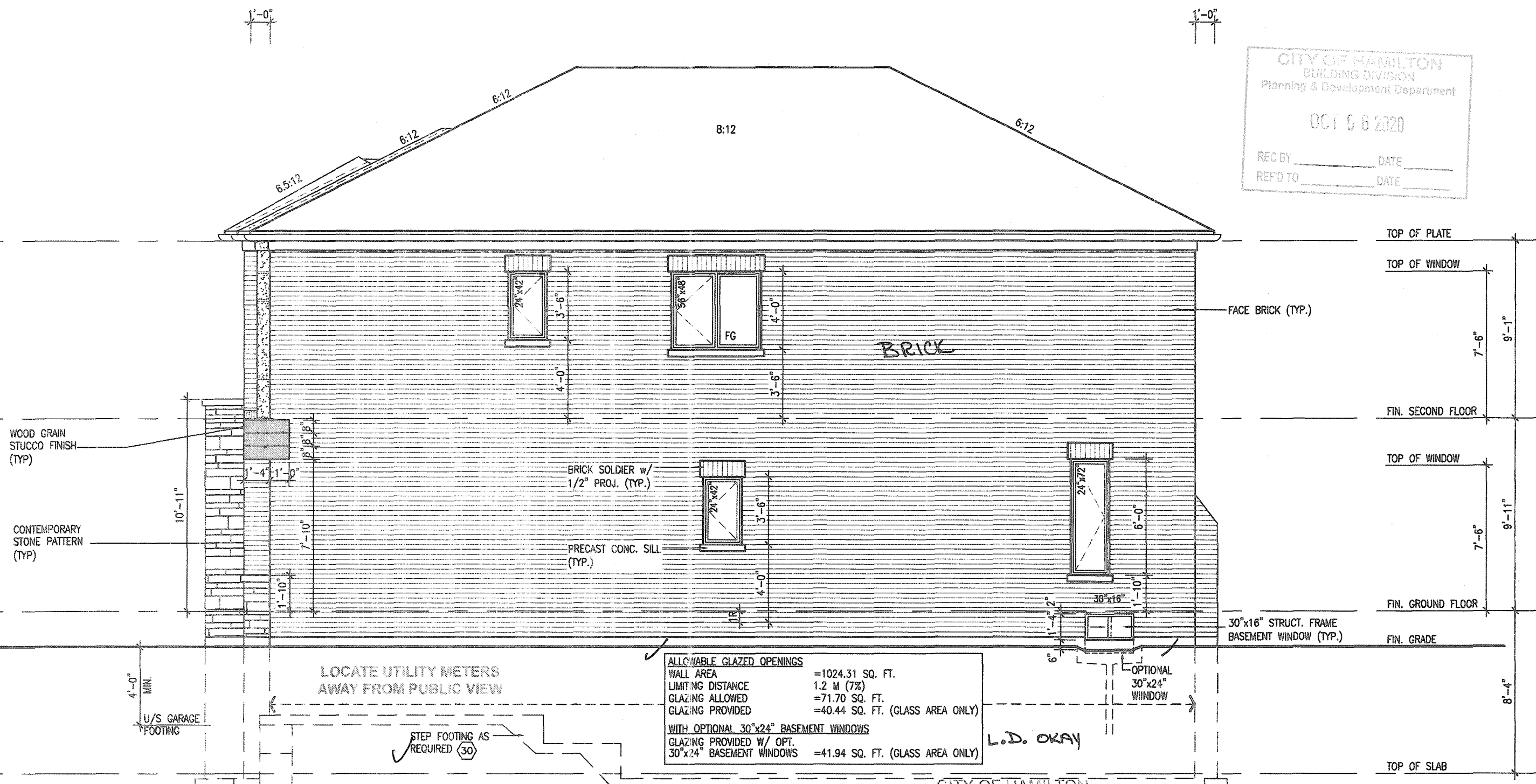
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JANUARY 2020
drawn by
CL
checked by
-
scale
3/16" = 1'-0"
municipality
HAMILTON, ON
project no.
19014
drawing no.
A6a
19014-VALLEYCREEK-012
DATE: **Apr 7 2020 - 11:18 AM**

VALLEYCREEK 12
12.5m
RIGHT SIDE ELEVATION - ELEV. 2
19014-VALLEYCREEK-012
drawing no.
A6a



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



RIGHT SIDE ELEVATION '3'

~~CITY OF HAMILTON~~
Building Division

Permit No. 187706

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

NDL NOV 06 2020

FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 12
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., ARCHITECTS
ARCHITECTURAL CONFERENCE REVIEW
AND APPROVAL

APPROVED BY: 

DATE: SEP 21, 1970

This drawing certifies compliance with the applicable
Building Code(s) only and does not bear the further
professional responsibility.

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

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.	
8					qualification information	
7					Richard Vink	2448
6					name	
5					signature	4265
4	ISSUED FOR PERMIT	APR 07/20	GW		registration information	
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW		VAS Design Inc.	
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM			
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW			
	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



VALLEYCREEK 12
12.5m

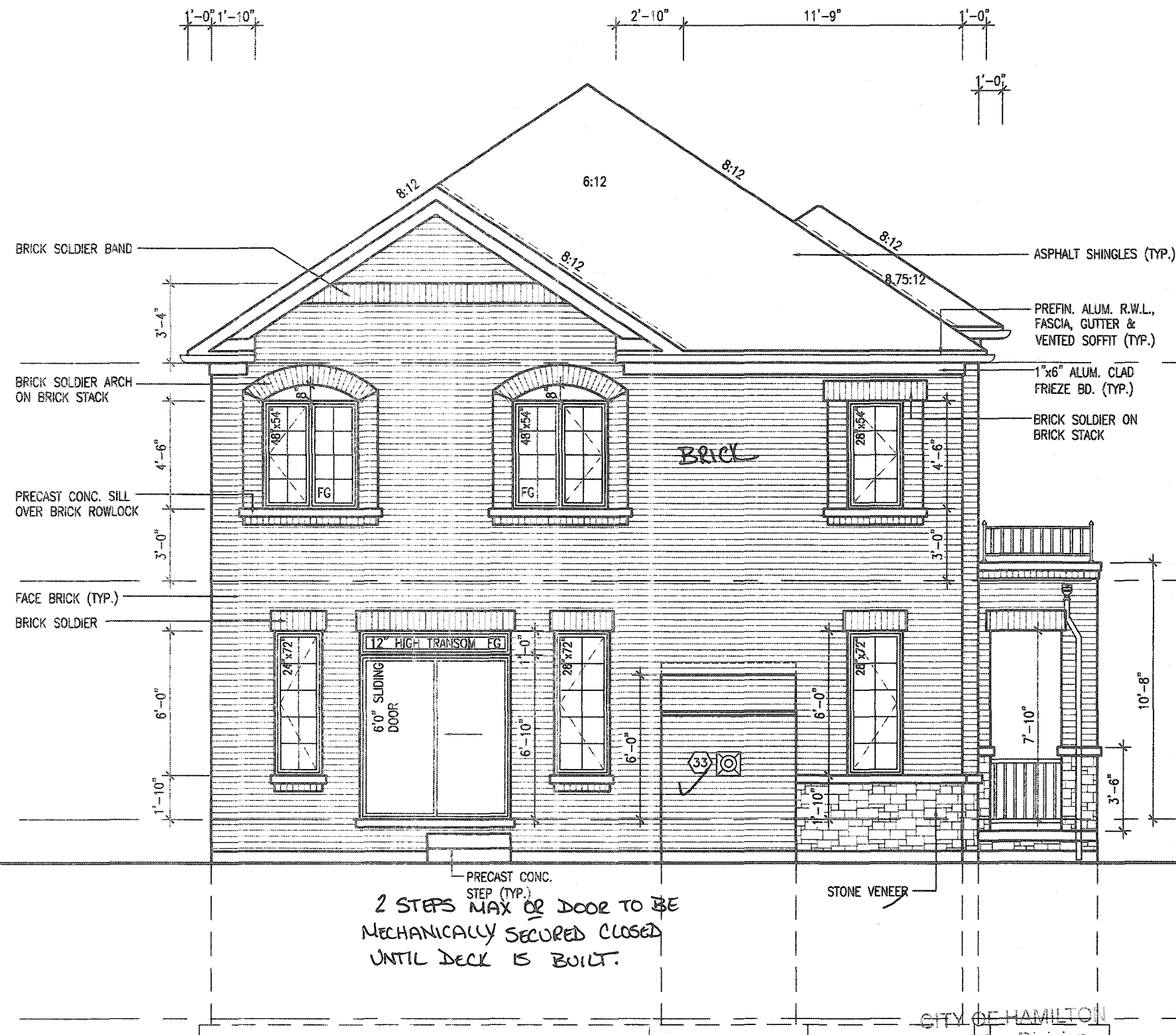
project name RUSSELL GARDENS PH. 3	jurisdiction HAMILTON, ON	project no. 19014
date JANUARY 2020	RIGHT SIDE ELEVATION - ELEV. 3	drawing no. A6b
drawn by CL	checked by -	scale 3/16" = 1'-0"
file name 19014-VALLEYCREEK-012		
A6b.dwg - NOZAMUW - C:\Users\johnd\Desktop\18014-PRTR\18014-PRTR\18014-VALLEYCREEK-012.dwg - Mon - Jul 6 2020 - 10:39 AM		

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



REAR ELEVATION '1'

Permit No. 187706

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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
 JDL NOV 06 2020

 FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

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

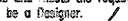
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY 

DATE SEP 2, 2020

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

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

9					The undersigned has reviewed and takes responsibility for this design and that the qualifications and needs the requirements set out in the Ontario Building Code to be a Designer.
8					qualification information
7					Richard Vink  2448/
6					name signature BCN
5					registration information VA3 Design Inc. 4265/
4	ISSUED FOR PERMIT	APR 07/20	GW		
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		
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



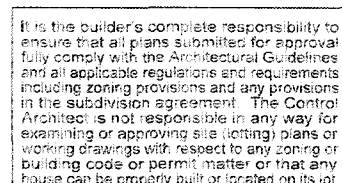
Greenpark™

VALLEYCREEK 12
12.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON	project no. 19014
date JANUARY 2020		drawing no. A7
drawn by CL checked by - scale 3/16" = 1'-0"		REAR ELEVATION - ELEV. 1 19014-VALLEYCREEK-012
ALMAY MOZAFAR - C:\Users\almay\Desktop\19014 - GREEN PARK/LOTS/19014-VALLEYCREEK-012.dwg - Tue - Apr 7 2020 - 11:17 AM		

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



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 27 2000
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

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

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.	
8						
7					qualification information	
6					Richard Vink	24488
5					name:  signature	BCD
4	ISSUED FOR PERMIT	APR 07/20	GW		registration information VAS Design Inc.	42656
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW			
2	REVISED AS PER ROOF AND FLOOR MANUF	MAR. 9/20	JM			
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW			
	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 work. Engineer's seal and to be applied.	

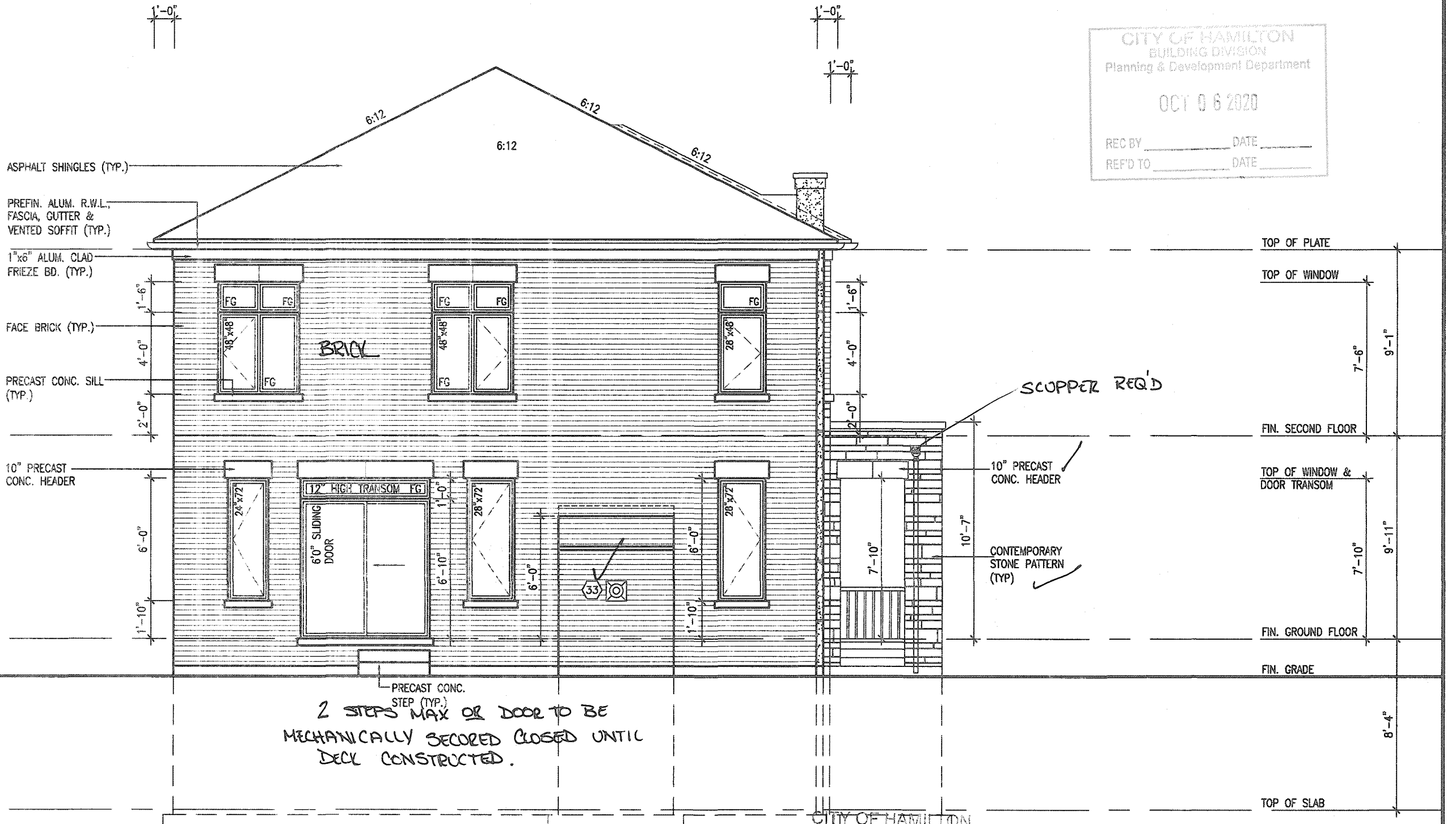
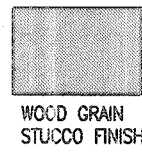
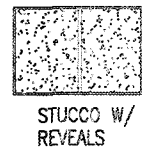
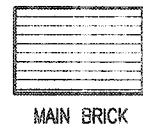
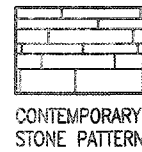
**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		municipal HAMILTON, ON
project name	RUSSELL GARDENS PH. 3	
date	JANUARY 2020	
drawn by	checked by	scale
CL	-	3/16" = 1'-0"
ALMAF MOZAMBEI - C:\Users\almaf\Desktop\16014-GREENPARK\UNITS\13014-WALL\GREENK-012.dwg - Tue - Aug 7 2020 - 11:13 AM		

VALLEYCREEK 12	
12.5m	
project no.	19014
drawing no.	A7a
ATION - ELEV. 2	
file name	
19014-VALLEYCREEK-012	

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2742 SF.



REAR ELEVATION '3'

CITY OF HAMILTON
Building Division
187706

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
SDC NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 12
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. SYLVESTER 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 assume any other professional responsibility.

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

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.
8				qualification information
7				Richard Vink <i>[Signature]</i> 24488 BCN
6				name
5				registration information
4	ISSUED FOR PERMIT	APR 07/20	GW	VAS Design Inc. 42658
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW	
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM	
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 05/20	GW	
no.	description	date	by	

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

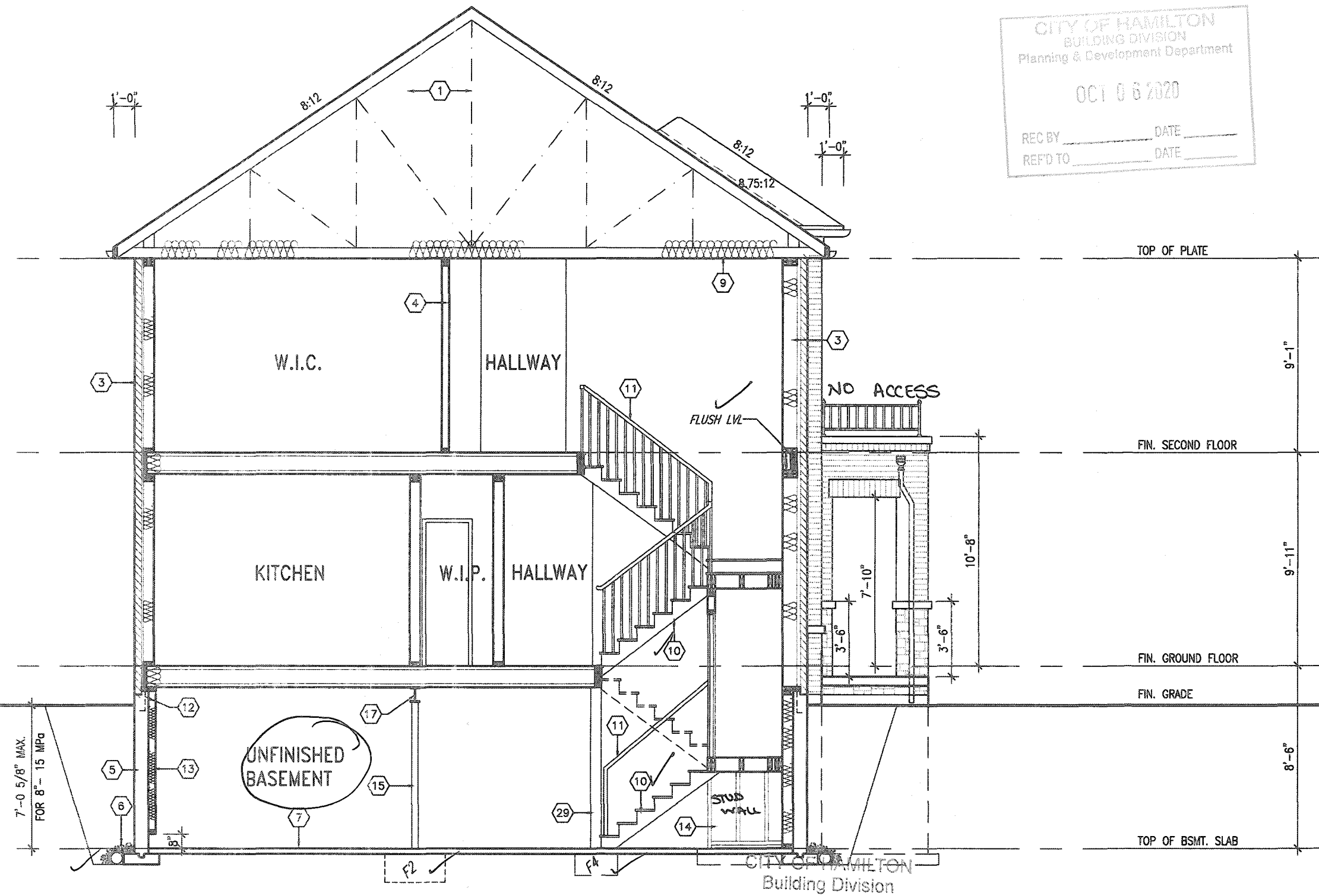
Greenpark.	VALLEYCREEK 12 12.5m
project name RUSSELL GARDENS PH. 3	project no. 19014
date JANUARY 2020	drawing no. A7b
checked by CL	scale 3/16" = 1'-0"
drawn by CL	rear elevation - ELEV. 3
ANNA MOHAMMED - C:\Users\anna\Documents\19014-GREENPARK\UNITS\19014-VALLEYCREEK-012.dwg - Thu - Jul 2 2020 - 1:53 PM	19014-VALLEYCREEK-012

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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



Permit No. 187706

SDC NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 12

COMPLIANCE PACKAGE 'A1'

STUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 07, 2020

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

9					The undersigned has reviewed and takes responsibility for this design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8					qualification information
7					Richard Vink
6					 24488
5					name signature BOT
4	ISSUED FOR PERMIT	APR 07/20	GW		YAS Design Inc. 42655
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW		
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		
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 work. Drawings are not to be copied.

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va3design.com



VALLEYCREEK 12
12.5m

project name
RUSSELL GARDENS PH. 3

HAMILTON, ON

Project no.
9014

date
JANUARY 2020

SECTION A-A - ELEV. 1

drawn by

checked by _____

scale

16" = 1'-0"

	file name
001-111-107874-010	

විෂයාංශ නං.

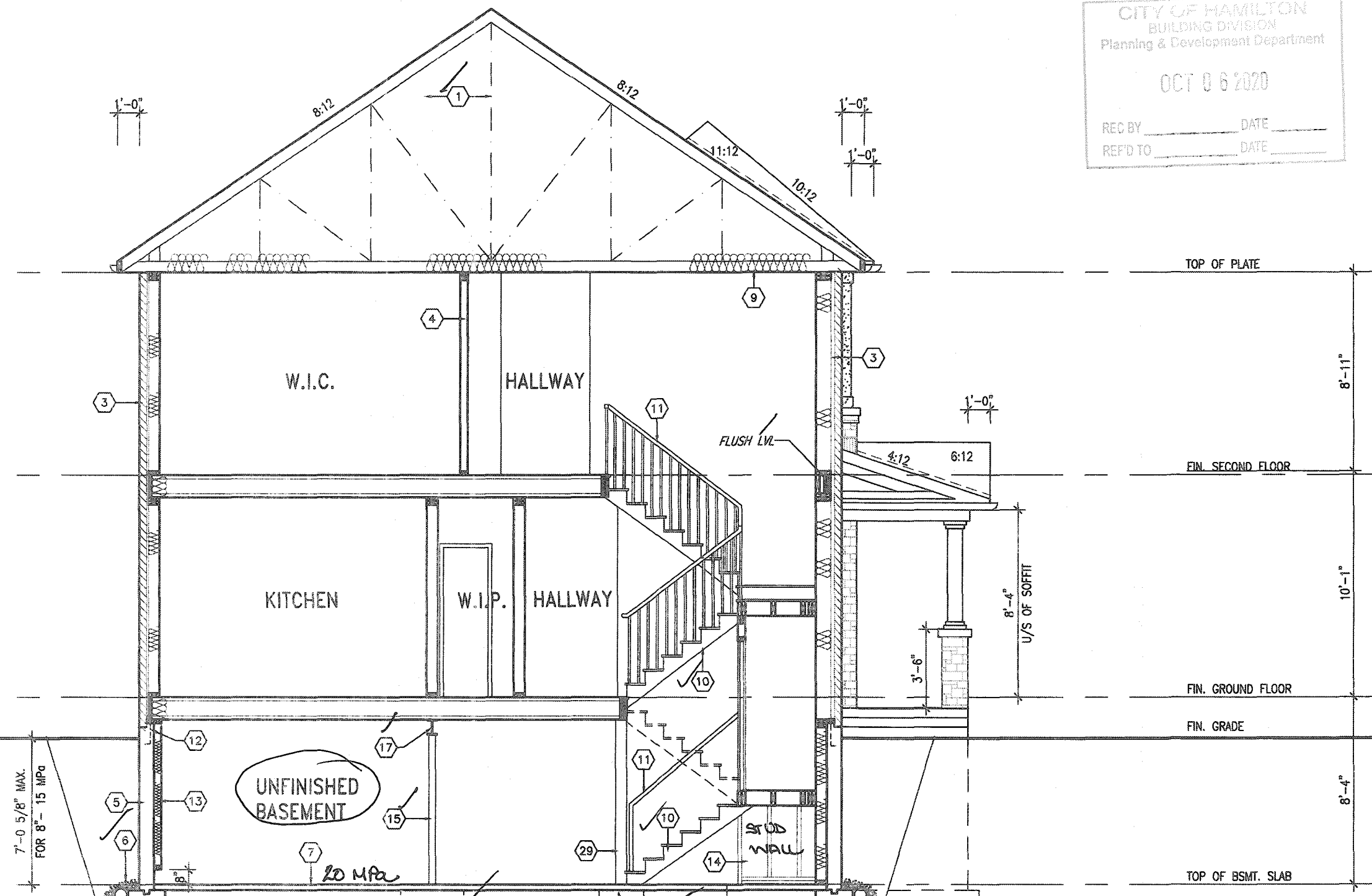
A8

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 8 6 2020

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



SECTION A-A ELEVATION '2'

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

[Signature]

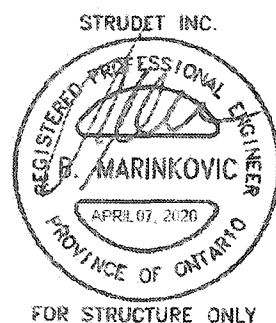
FOR CHIEF BUILDING OFFICIAL

NOV 05 2020

DATE

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

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



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

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.	
8					qualification information	
7					Richard Vink	24488
6					 signature	BCD
5					registration information	
4	ISSUED FOR PERMIT.	APR 07/20	GW		VAS Design Inc.	42658
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW			
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM			
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW			
no. description		date by		Designer 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.		

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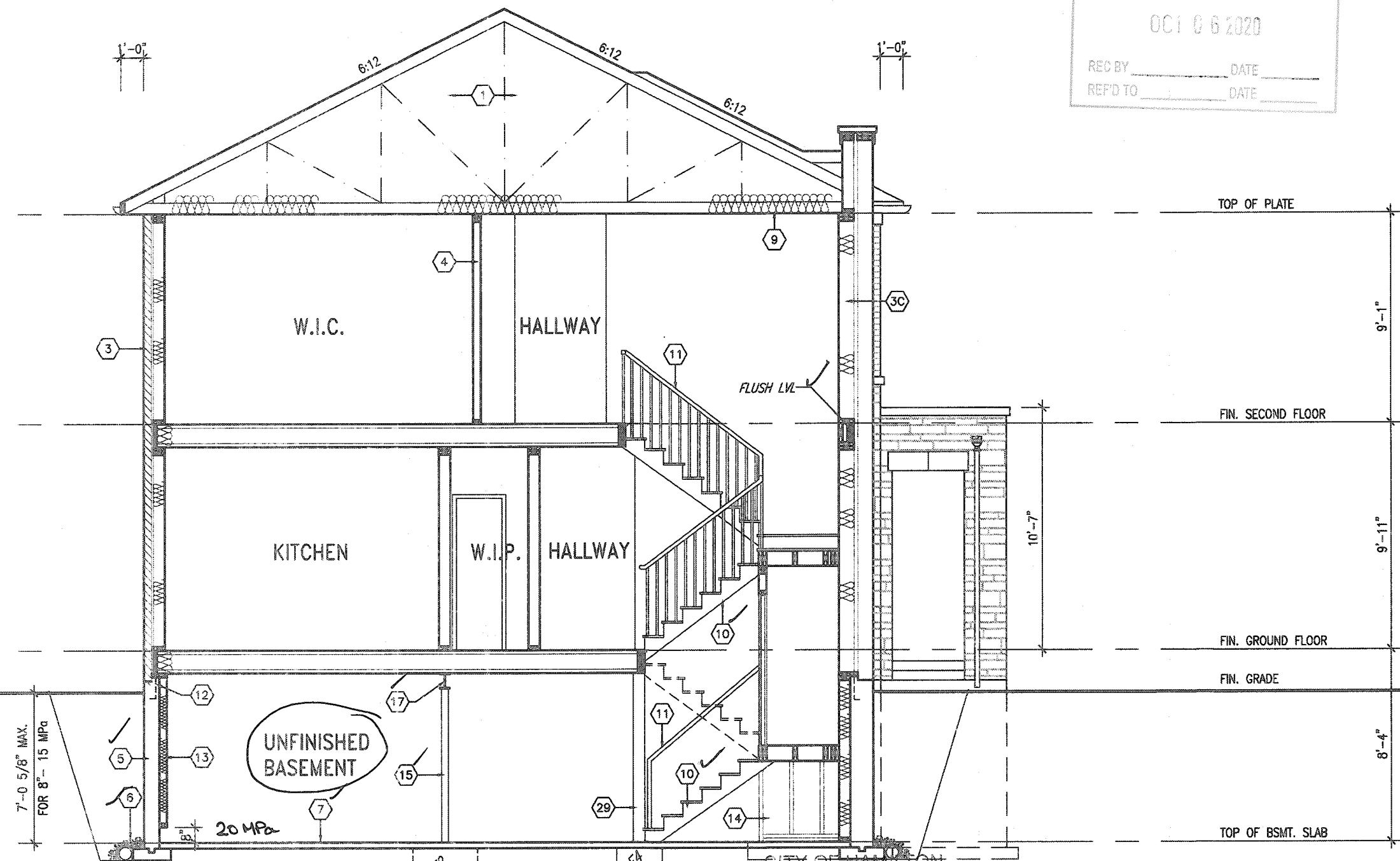
VALLEYCREEK 12	
12.5m	
	project no. 19014
A-A - ELEV. 2	drawing no.
file name 19014-VALLEYCREEK-012	A8a

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

001 0 6 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



Permit No. _____

1DC
FOR CHIEF BUILDING OFFICIAL

06/2020

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

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.
8					
7					qualification information
6					Richard Vink 24481
5					name signature BC
4	ISSUED FOR PERMIT	APR 07/20	GW		registration information VAS Design Inc.
3	UPDATED PER ENG & CLIENT COMMENTS	MAR 27/20	GW		
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 work. Drawings are not to be copied.
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		
	no. description	date	by		

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project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by

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

3/10 = 1-3

2014-04-07 11:18 AM

VALLEYCREEK 12
12.5m

	municipality
HAMILTON, ON	

SECTION A-A - ELEV. 3

file name
19014-VALLEYCREEK-012

විෂයය no.

A8b

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2742 SF.

REFER TO STANDARD BASEMENT
PLAN FOR WINDOWS THAT MAY BE
ELIMINATED WITH UPGRADED REAR
WINDOWS OF DECK CONDITION.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

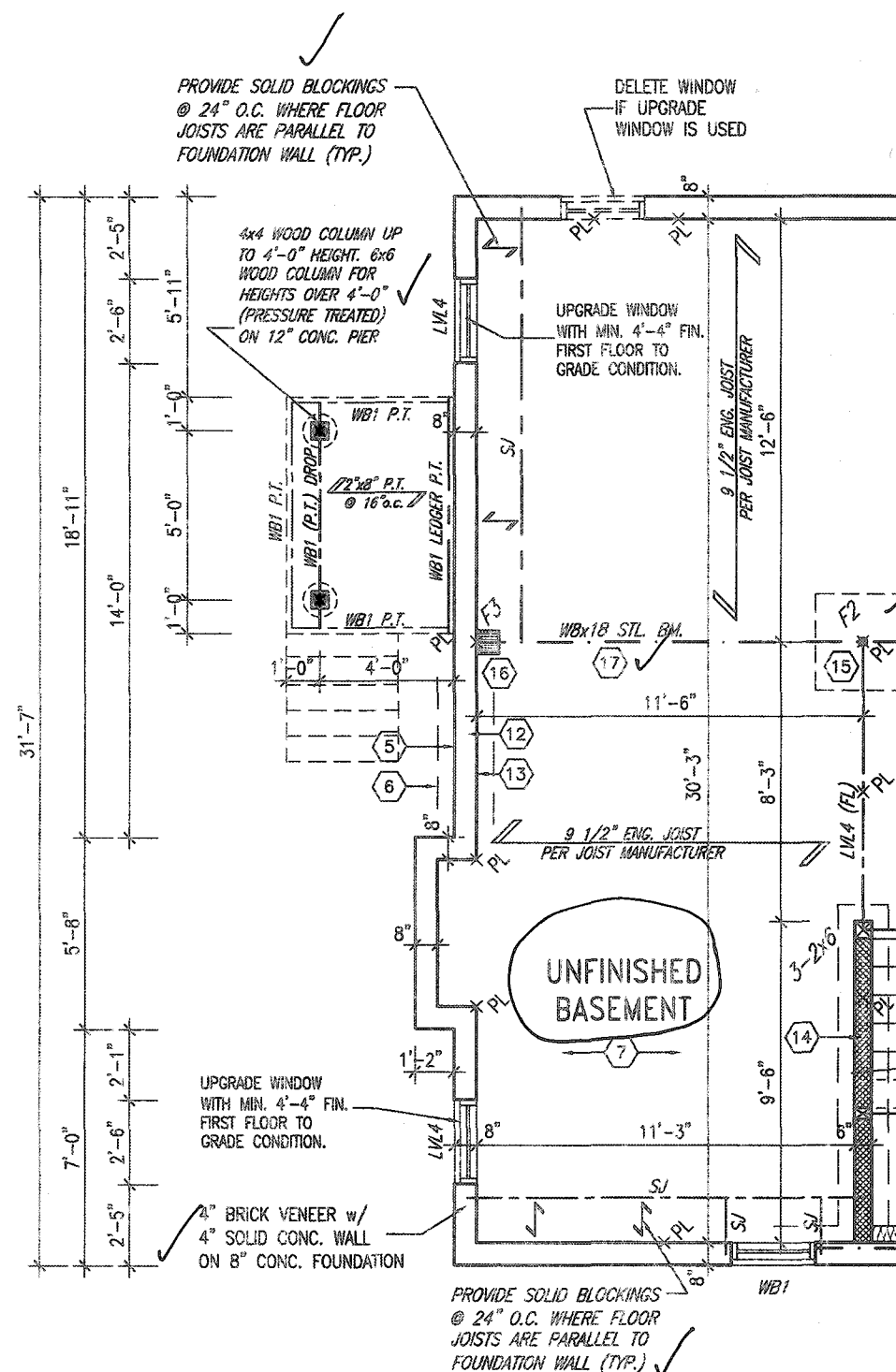
PLANS AND ELEVATION ILLUSTRATE DECK
CONDITIONS WHERE GRADE PERMITS. BASEMENT
WINDOWS APPLY TO CONDITIONS OF A MINIMUM
4'-4" FROM FINISHED FIRST FLOOR TO GRADE.

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

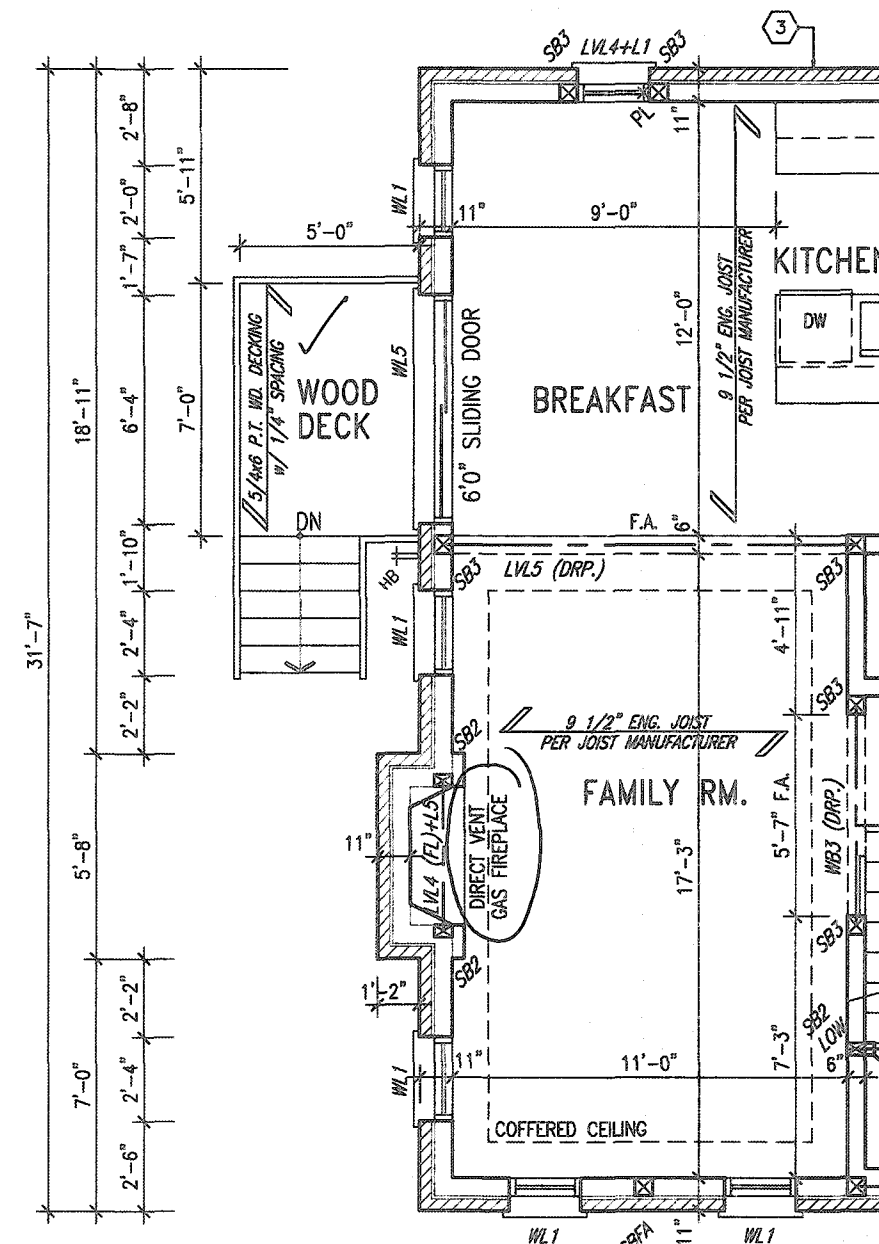
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.

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.



PARTIAL BASEMENT PLAN
DECK CONDITION
NO ATTACHMENT TO OR THROUGH
BRICK VENEER IS PERMITTED



PARTIAL GROUND FLOOR PLAN
DECK CONDITION
CITY OF HAMILTON
Building Division

Permit No. 187706

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

JDL NOV 06 2020

FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

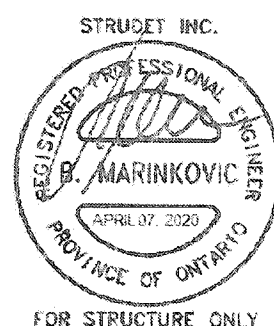
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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

APPROVED BY _____
DATE SEP 21, 2020 _____

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



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.
8					
7					qualification information
6					Richard Vink
5					2488-1010
4	ISSUED FOR PERMIT	APR 07/20	GW		signature
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW		BCI
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	JM		registration information
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 05/20	GW		VAS Design Inc. 42655
no	description	date	by		



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va3design.com



project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

2	CL	checked by	3
AHNAF MOZAMMEI - C:\Users\ahnaf\Desktop\18014			

VALLEYCREEK 12
COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 12
12.5m

municipality
HAMILTON, ON

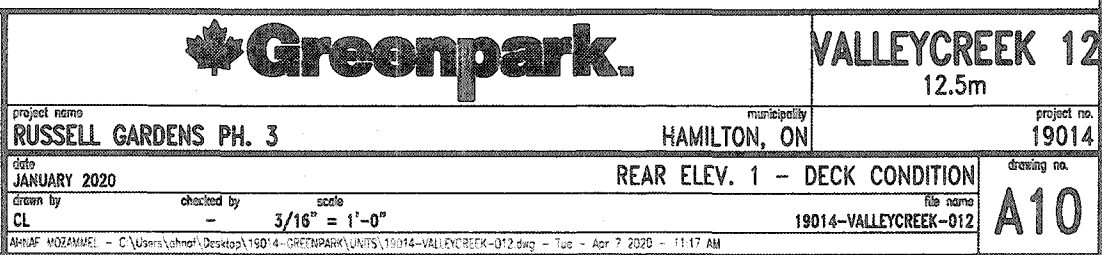
PARTIAL PLANS - DECK CONDITION

19014-VALLEYCREEK-012

drawing no.
A9

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BUILDING DIVISION
Planning & Development Department
OCT 06 2020
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BUILDING DIVISION
Planning & Development Department

001 0 6 2020

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



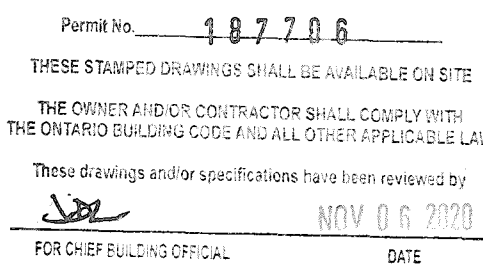
 Greenpark.		VALLEYCREEK 12 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		rear elev. 2 - DECK CONDITION REAR ELEV. 2 - DECK CONDITION	
checked by -		scale 3/16" = 1'-0"	
drawing no. 19014-VALLEYCREEK-012		A10a	

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BUILDING DIVISION
Planning & Development Department

OCT 6 2020

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



Greenpark.

REAR ELEV. 3 - DECK CONDITION 19014-VALLEYCREEK-012		drawing no. A10b
--	--	----------------------------

 Greenpark.		VALLEYCREEK 12 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON	
date JANUARY 2020		project no. 19014	
drawn by CL		drawing no. A10b	
checked by -		REAR ELEV. 3 - DECK CONDITION	
scale 3/16" = 1'-0"		file name 19014-VALLEYCREEK-012	
*NAME MOZAMMEL - C:\Users\ahmad\Desktop\19014-GREENPARK\WITS\19014-VALLEYCREEK-012.dwg - Thu - Jul 2 2020 - 1:53 PM			

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