

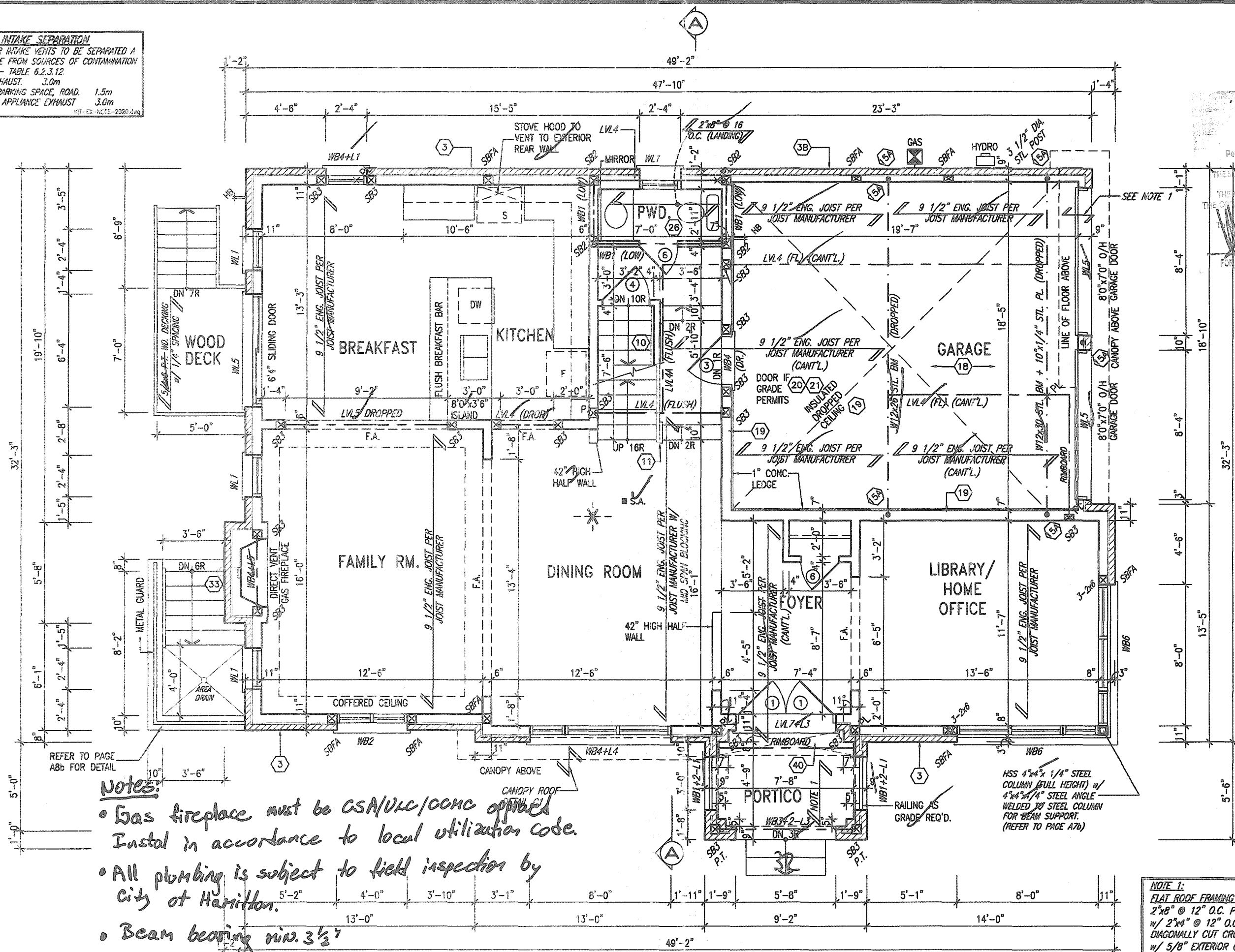
OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER CBC DIV. B- TABLE 6.2.3.12

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

PGT-EX-NCNE-2020.dwg

Permit No. 20-199041

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
JAN 15 2021
FOR THE BUILDING OFFICIAL DATE



Notes:

- Gas fireplace must be CSA/ULC/CCC approved
Install in accordance to local utilization code.
- All plumbing is subject to field inspection by
City of Hamilton.
- Beam bearing min. $3\frac{1}{2}''$
- Joist bearing min. $1\frac{1}{2}''$
- Lintel bearing min. $1\frac{1}{2}''$
- Rafter bearing min. $1\frac{1}{3}''$

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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)



STRUDET INC.
FOR STRUCTURE ONLY

GROUND FLOOR PLAN ELEV. 3

VALLEYCREEK 11-087
COMPLIANCE PACKAGE 'A1'

18				9			
17				8			
16				7			
15				6			
14				5	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 13/20	
13				4	ISSUED FOR PERMIT.	APR 6/20	C
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	J
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR 9/20	J
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 30/20	C
9	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	<i>R Vink</i>
Richard Vink	2448
name	signature
registration information	BC
V&3 Design Inc.	4265
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions 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 416.630.478
vo3design.com

Greenpark.

Project name: **MUSSELL GARDENS PH. 3** **HAMILTON, ONTARIO**

to: **JANUARY 2020** **GROUND FLOOR**

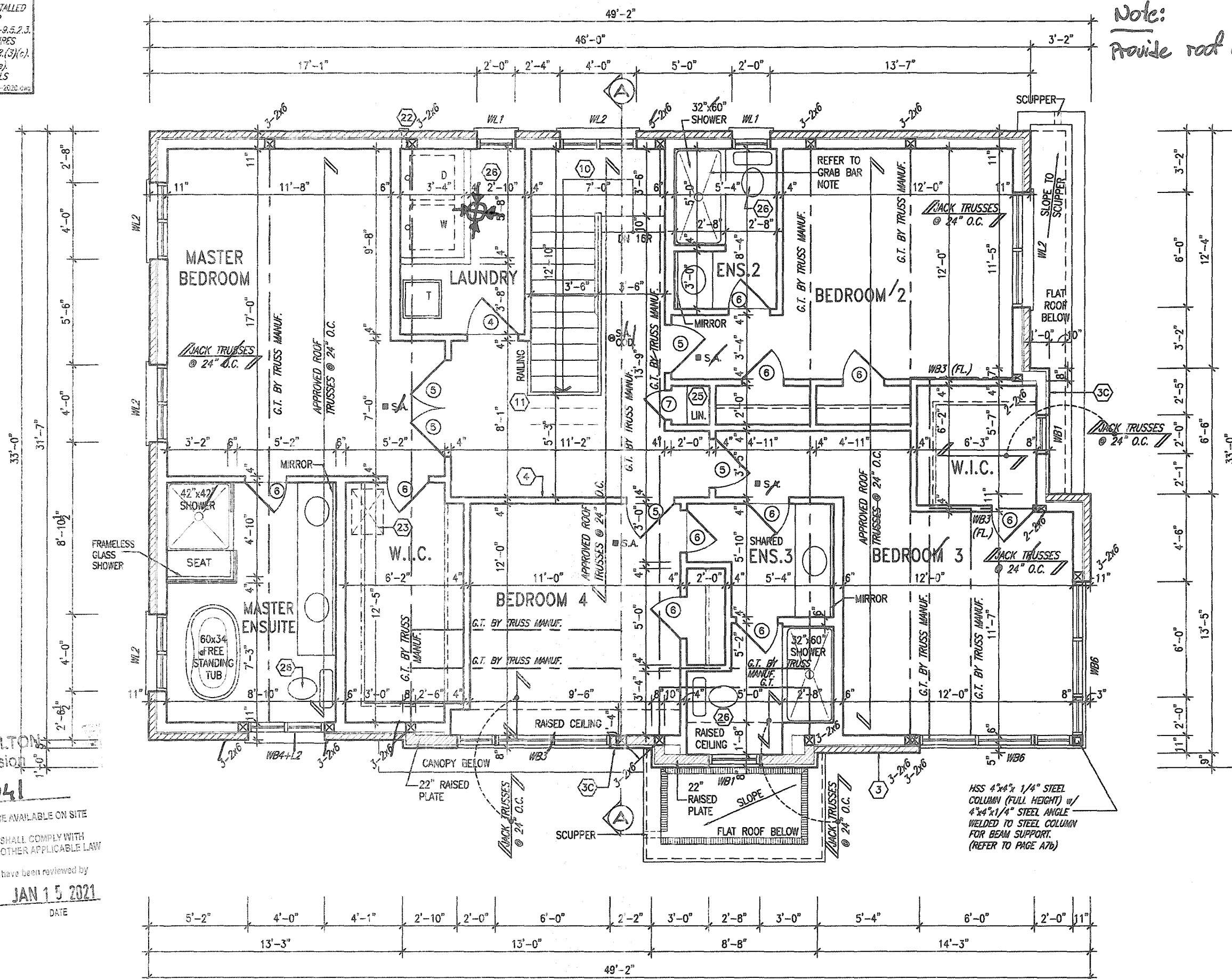
drawn by: **3/16" = 1'-0"**

VALLEYCREEK 11	
12.5m	
project no. 19014	
PLAN - ELEV. 3	drawing no.
(file name 1-VALLEYCREEK-11-087	A2b
057.dwg - Mon - Aug 17 2020 - 2:11 PM	

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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: 3.0,3.8 (3)(c) & 3.8,3.2,3(3)(c).
SHOWER 3.0,3.13,2(g); BATHTUB 3.0,3.13,4(f)(c).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. GS-NOTE-6026 GC

Note:
Provide roof attic access.



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These drawings and/or specifications have been reviewed by

JAN 15 2021

DATE

FIRE & BUILDING OFFICIAL

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

APPROVED BY: 
DATE: DEC 08, 2020

This simple cartoon corresponds with the ambivalent Design Guidelines only and bears no further professional responsibility.

SECOND FLOOR PLAN ELEV. 3

STRUDET INC.
FOR STRUCTURE ONLY

VALLEYCREEK 11-087
COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 1
12.5m

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

SECOND FLOOR PLAN ELEV. 3

drawing no.
A 76

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

19014-VALLEYCREEK-11-087

A3D



VA3
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Toronto ON M2J 1R4
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va3design.com

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- Approved CSA/CMC stucco system specifications must be on-site prior installation.

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

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CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS

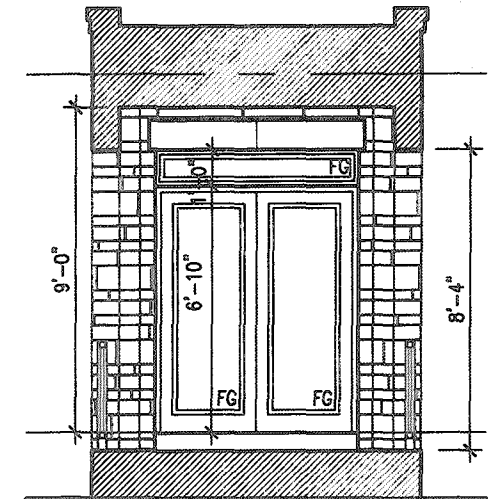
Permit No. 20-199041

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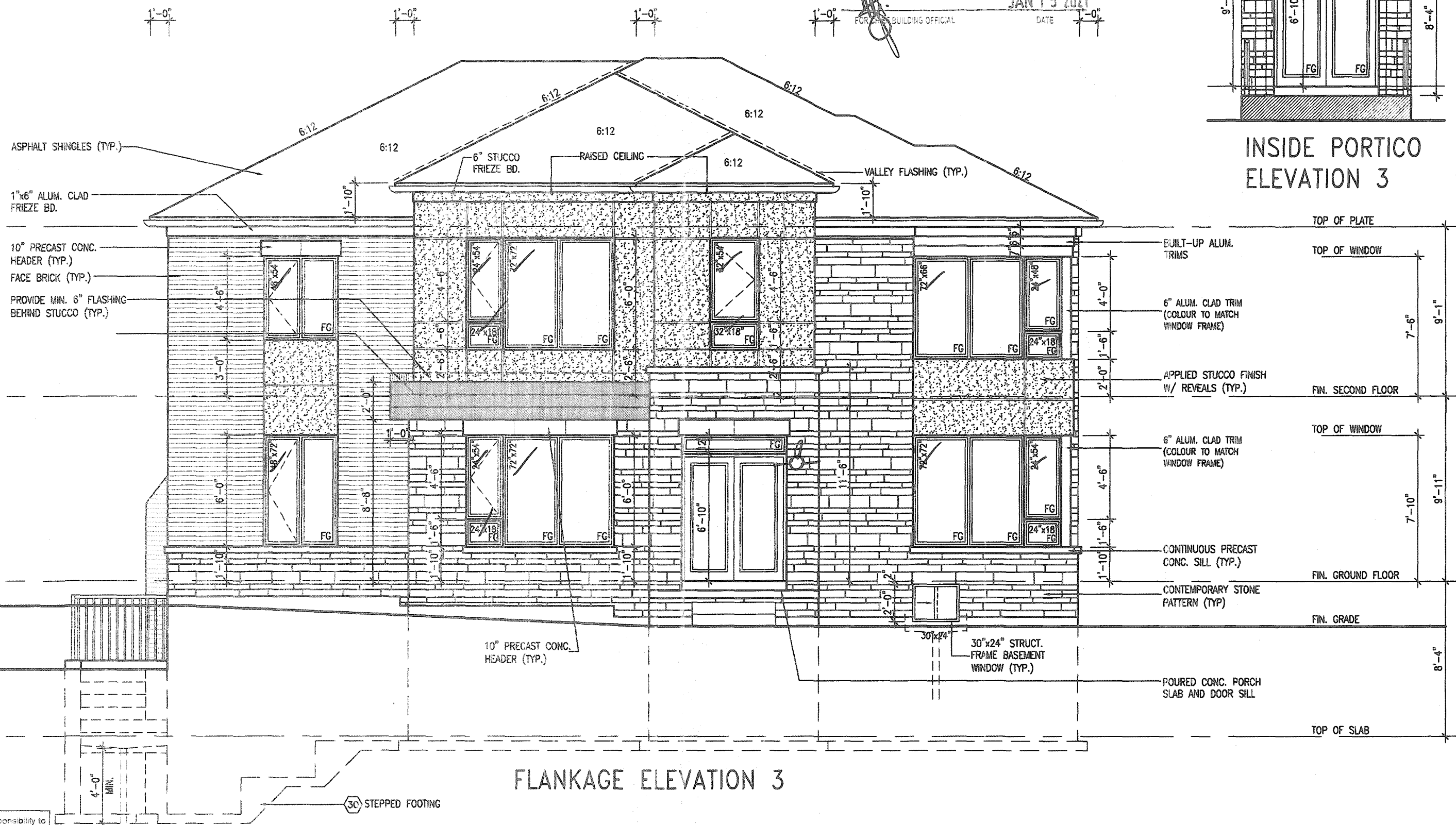
JAN 15 2021

FOR CHIEF BUILDING OFFICIAL

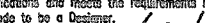
DA



INSIDE PORTICO
ELEVATION 3



This stamp certifies compliance with the guidelines.
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 Ontario Building Code to be a Designer.
17				8				
16				7				qualification information
15				6				Richard Vink  24
14				5	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 13/20	TP	name
13				4	ISSUED FOR PERMIT	APR 6/20	GW	registration information
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	VAS Design Inc. 42
11				2	REVISED AS PER FLOOR 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 property of the Designer which must be returned at the completion of the project. Drawings are not to be used for other projects without written permission.
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 work. Dimensions are not to be scaled.

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GREG - W/MAR/JRC/WORKING/2014; 19014 GREG - JAMES/SNDS/ES/LA/17 WWW.PDPTX.COM/STMS/VOL/8

DD

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2689 SF.

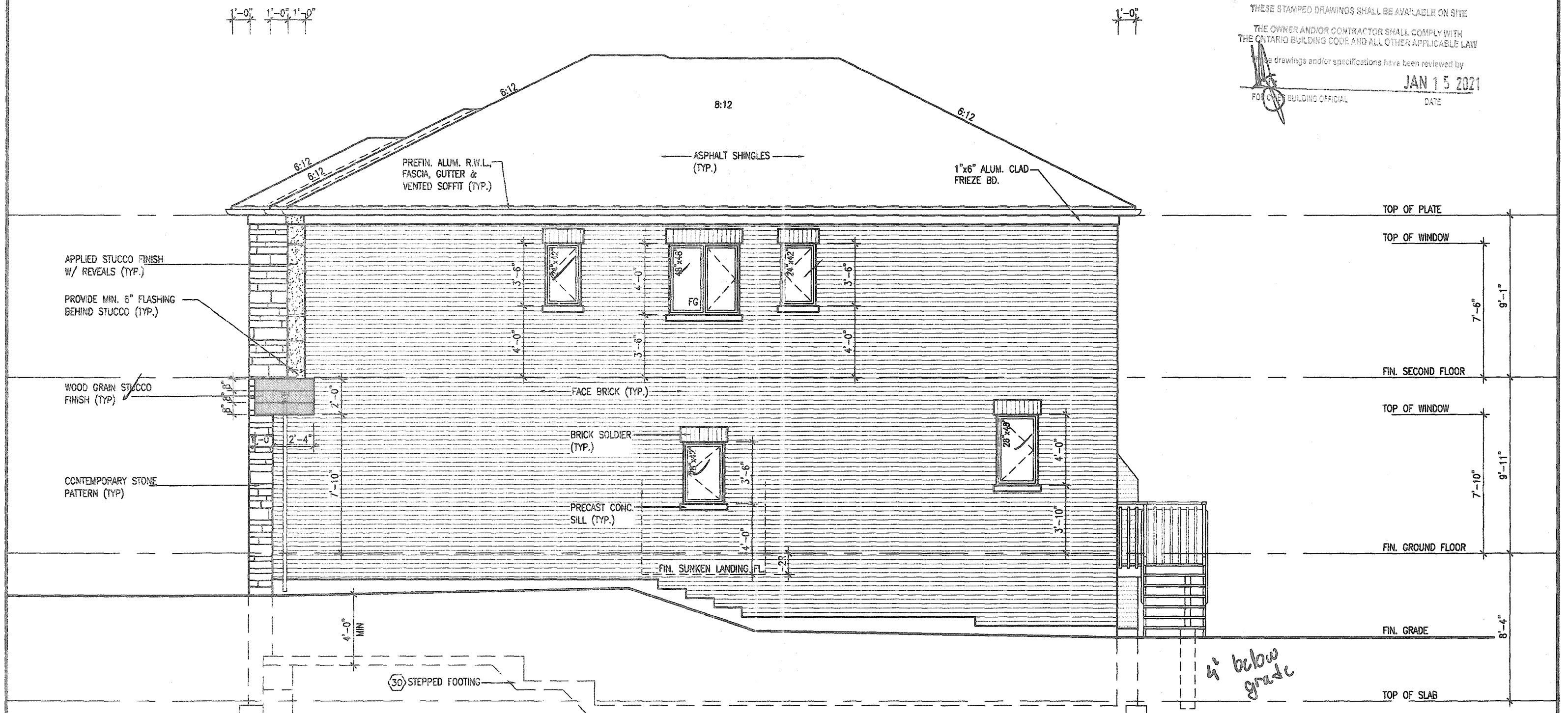
CITY OF HAMILTON
Building Division

Permit No. 20-199041

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 JAN 15 2021
 FOR CITY BUILDING OFFICIAL DATE



RIGHT SIDE ELEVATION 3

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<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1049.46 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=73.46 SQ. FT.
GLAZING PROVIDED	=40.02 SQ. FT.

VALLEYCREEK 11-087
COMPLIANCE PACKAGE 'A1'

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