

2836 SF.

STRIP FOOTINGS — FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
 20"x8" 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

20"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
 BELOW PARTY WALLS

(REFER TO ENGINEER FILL FOOTING DETAILS)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (1.4 p.s.f.) 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 F2 = 48"x48"x20" CONCRETE PAD

F2 = 36"x36"x18" CONCRETE PAD F3 = 46"x46"x16" CONCRETE PAD

F3 = 30"x30"x12" CONCRETE PAD F4 = 34"x34"x16" CONCRETE PAD

F4 = 24"x24"x12" CONCRETE PAD F5 = 28"x28"x12" CONCRETE PAD

F5 = 16"x16"x8" CONCRETE PAD F6 = 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.
 FLATWORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT

BRICK VENEER LINTELS (WL)

WL1 = 3'-1 1/2" x 3'-1 1/2" x 1/4" (90x90x0.01) + 2-2"x8" SPR. No.2

WL2 = 4' x 3'-1 1/2" x 5/16" (100x90x0.01) + 2-1"x8" SPR. No.2

WL3 = 5' x 3'-1 1/2" x 5/16" (125x90x0.01) + 2-1"x10" SPR. No.2

WL4 = 6' x 3'-1 1/2" x 5/8" (150x90x0.01) + 2-2"x12" SPR. No.2

WL5 = 6' x 4' x 3/8" (150x100x0.01) + 2-2"x12" SPR. No.2

WL6 = 5' x 3'-1 1/2" x 5/16" (125x90x0.01) + 2-2"x12" SPR. No.2

WL7 = 5' x 3'-1 1/2" x 5/16" (125x90x0.01) + 3-2"x12" SPR. No.2

WL8 = 5' x 3'-1 1/2" x 5/16" (125x90x0.01) + 3-2"x10" SPR. No.2

WL9 = 6' x 4' x 3/8" (150x100x0.01) + 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

WB8 = 4'-2"x10" (4-38x235) SPR. No.2

WB9 = 4'-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1'-1 1/4" x 3/4" x 1/4" (1-45x184)

LVL1 = 2'-1 1/4" x 3/4" x 1/4" (2-45x184)

LVL2 = 3'-1 1/4" x 3/4" x 1/4" (3-45x184)

LVL3 = 4'-1 1/4" x 3/4" x 1/4" (4-45x184)

LVL4A = 1'-1 1/4" x 3/4" x 1/2" (1-45x240)

LVL4 = 2'-1 1/4" x 3/4" x 1/2" (2-45x240)

LVL5 = 3'-1 1/4" x 3/4" x 1/2" (3-45x240)

LVL5A = 4'-1 1/4" x 3/4" x 1/2" (4-45x240)

LVL6A = 1'-1 1/4" x 3/4" x 1/2" (1-45x300)

LVL6 = 2'-1 1/4" x 3/4" x 1/2" (2-45x300)

LVL7 = 3'-1 1/4" x 3/4" x 1/2" (3-45x300)

LVL8 = 2'-1 1/4" x 3/4" x 1/4" (2-45x355)

LVL9 = 3'-1 1/4" x 3/4" x 1/4" (3-45x355)

LOGSE STEEL LINTELS (L)

L1 = 3'-1 1/2" x 3'-1 1/2" x 1/4" (90x90x0.01)

L2 = 4' x 3'-1 1/2" x 5/16" (100x90x0.01)

L3 = 5' x 3'-1 1/2" x 5/16" (125x90x0.01)

L4 = 6' x 3'-1 1/2" x 3/8" (150x90x0.01)

L5 = 6' x 4' x 3/8" (150x100x0.01)

L6 = 7' x 4' x 3/8" (180x100x0.01)

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	HEIGHT	TYPE
		TO OR MORE	TO OR MORE	
		CEILING	CEILING	
1	2'-10"	8'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-5"	8'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	8'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	8'-8"	8'-0"	EXTERIOR SLAB DOOR
5	2'-6"	8'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	8'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	8'-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

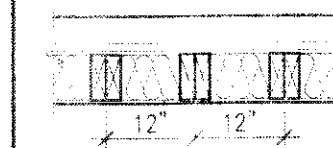
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
 FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

**TWO STOREY HEIGHT
WALL DETAIL**

2"x8" STUD WALL NAIL TOGETHER AND
 SPACED @ 12" O.C. FULL HEIGHT, 1/4" SOLID
 BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16"
 EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
 DETAIL IS 18'-0" AND MAX. SUPPORTED
 LENGTH OF TRUSS IS 40'-0".

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 at inner face at exterior walls
Minimum RSI (SI) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (SI) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (SI) value		
Walls Above Grade	3.87 (R22)	R" R22 BATT
Minimum RSI (SI) value		
Glazed Windows	3.52c (R20c)	OPTION TO USE R10 or R10c
Minimum RSI (SI) value		
Floor of Below Grade Slab	1.76 (R10)	R10 or INSUL.
Minimum RSI (SI) value		
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	90% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1.2K Maximum 3 Required Dependent on number of showers installed Refer to SB12 3.1.1.12 for information	

c = denotes continuous insulation without thermal interruption.

20-187715

Ken Swift Dec 17, 2020

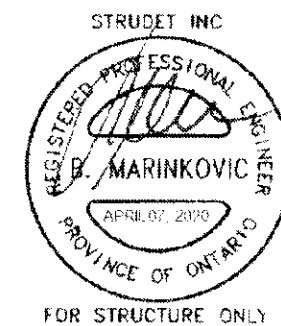
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 ensure that all plans submitted for approval
 fully comply with the Architectural Guidelines
 and all applicable regulations and requirements
 including zoning ordinances and any provisions
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 Architect is not responsible in any way for
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 Guidelines approved by the City of
 HAMILTON

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
VALLEYCREEK 6 ELEV. 1			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	809.44 S.F.	150.20 S.F.	19.79 %
LEFT SIDE	1016.75 S.F.	56.66 S.F.	5.57 %
RIGHT SIDE	1016.75 S.F.	40.33 S.F.	3.97 %
REAR	798 S.F.	126.95 S.F.	15.91 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.00 S.F.	
TOTAL SQ. FT.	3640.94 S.F.	384.14 S.F.	10.55 %
TOTAL SQ. M.	338.25 S.M.	35.69 S.M.	10.55 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
VALLEYCREEK 6 ELEV. 2			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	807.0 S.F.	157.56 S.F.	19.52 %
LEFT SIDE	1018.08 S.F.	56.66 S.F.	5.57 %
RIGHT SIDE	1018.97 S.F.	40.33 S.F.	3.96 %
REAR	798 S.F.	126.95 S.F.	15.91 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.00 S.F.	
TOTAL SQ. FT.	3642.05 S.F.	381.50 S.F.	10.47 %
TOTAL SQ. M.	338.35 S.M.	35.44 S.M.	10.47 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
VALLEYCREEK 6 ELEV. 3			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	822.56 S.F.	204.40 S.F.	24.85 %
LEFT SIDE	1016.10 S.F.	56.66 S.F.	5.58 %
RIGHT SIDE	1016.1 S.F.	40.33 S.F.	3.97 %
REAR	798 S.F.	126.95 S.F.	15.91 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.00 S.F.	
TOTAL SQ. FT.	3652.76 S.F.	428.34 S.F.	11.73 %
TOTAL SQ. M.	339.35 S.M.	39.79 S.M.	11.73 %



FOR STRUCTURE ONLY

**VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'**

AREA CALCULATIONS		ELEV '1'
GROUND FLOOR AREA	1215 SF	
SECOND FLOOR AREA	1621 SF	
TOTAL FLOOR AREA	2836 SF	(263.47 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2836 SF	(263.47 m2)
GROUND FLOOR COVERAGE	1222 SF	
GARAGE COVERAGE/AREA	393 SF	
PORCH COVERAGE/AREA	47 SF	
COVERAGE W/ PORCH	1662 SF	(154.40 m2)
COVERAGE W/O PORCH	1615 SF	(150.04 m2)

AREA CALCULATIONS		ELEV '2'
GROUND FLOOR AREA	1215 SF	
SECOND FLOOR AREA	1615 SF	
TOTAL FLOOR AREA	2830 SF	(262.91 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2830 SF	(262.91 m2)
GROUND FLOOR COVERAGE	1222 SF	
GARAGE COVERAGE/AREA	393 SF	
PORCH COVERAGE/AREA	47 SF	
COVERAGE W/ PORCH	1662 SF	(154.40 m2)
COVERAGE W/O PORCH	1615 SF	(150.04 m2)

AREA CALCULATIONS		ELEV '3'
GROUND FLOOR AREA	1215 SF	
SECOND FLOOR AREA	1615 SF	
TOTAL FLOOR AREA	2830 SF	(262.92 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2830 SF	(262.92 m2)
GROUND FLOOR COVERAGE	1222 SF	
GARAGE COVERAGE/AREA	393 SF	
PORCH COVERAGE/AREA	47 SF	
COVERAGE W/ PORCH	1662 SF	(154.40 m2)
COVERAGE W/O PORCH	1615 SF	(150.04 m2)

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 BCIN

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 work.

drawings are not to be scaled.

**VA3
DESIGN**

255 Consumers Rd. Suite 120
 Toronto, ON M2J 1R4
 1 416.630.2255 | 416.630.4782
 va3design.com

Greenpark™

Project name: **RUSSELL GARDENS PH. 3** Municipality: **HAMILTON, ON.**

Date: **JANUARY 2020** checked by: **—** scale: **3/16" = 1'-0"**

WT: **19014-VALLEYCREEK-06**

VALLEYCREEK 6
12.5m

project no. **19014**

drawing no. **A0**

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[illegible]

GOLD STORAGE SLAB ✓
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

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.

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 07, 2020

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

BASEMENT PLAN ELEV. 1

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

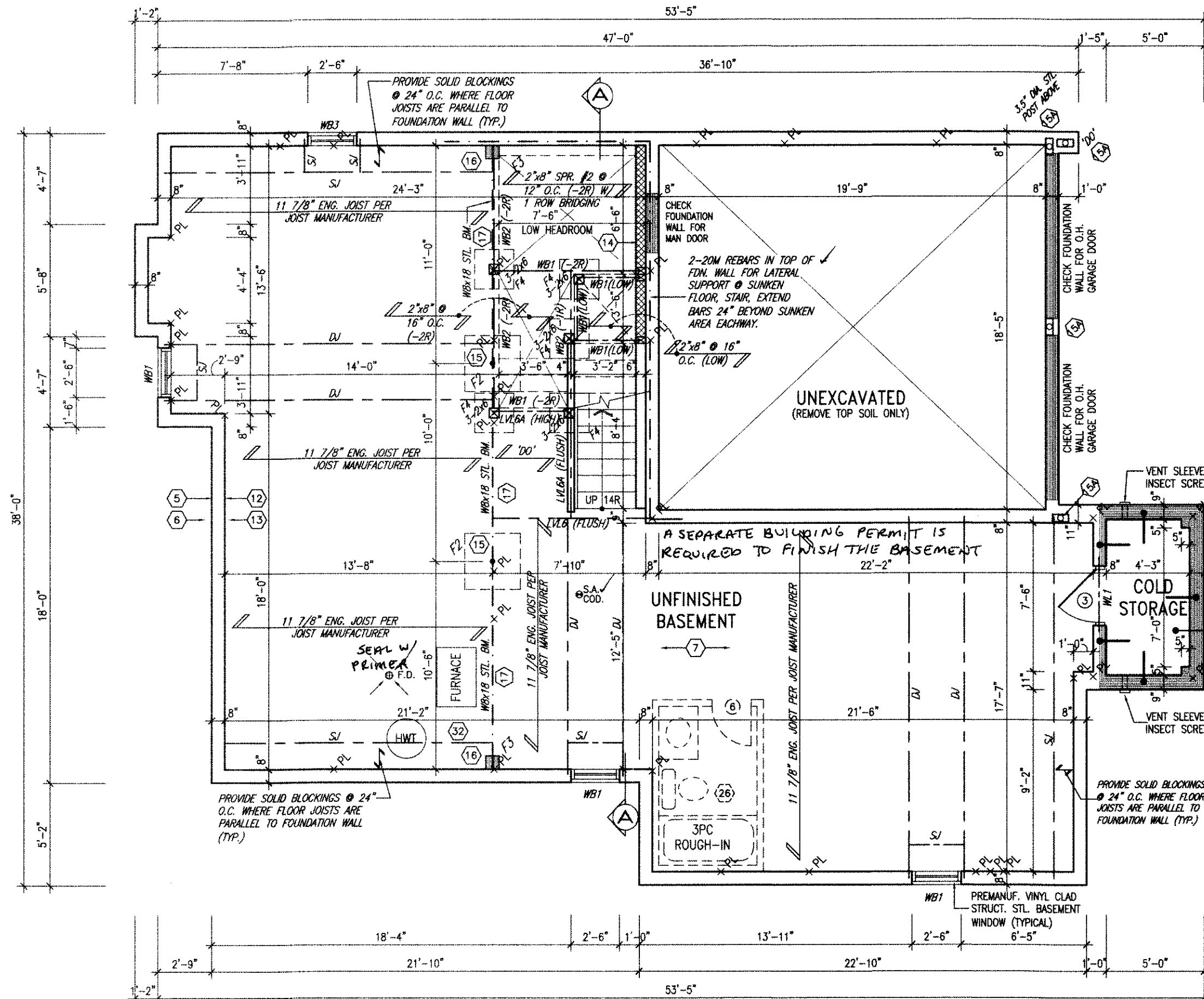
18			9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink name registration information VA3 Design Inc.  signature BCN 24488 42658
17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT	APR 02/20	GW	
11			2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG	MAR 27/20	JM	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW	
no.	description	date	by	no.	description	date	by

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

 Greenpark.		VALLEYCREEK 6 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		drawing no. 19014	
drawn by WT		checked by 3/16" scale 1'-0"	
title name BASEMENT PLAN - ELEV. 1		file name 19014-VALLEYCREEK-06	
A1		A1	

DIREC - H:\MACHINE\WORKING\2019\19014.DIR [UNITS\SINGLES]41 VALLEY CREEK \19014-VALLEY CREEK-US ONLY - ITW -- APR 2 2020 -- 5:21 PM

2836 SF.



CITY OF HALIFAX
20-187718

Dec 17, 2020

CIVIL ACTION NO. 154
 IN RE: THE ESTATE OF
 JAMES EARL RAY, JR.
 DECEASED
 MAY 15 2020

GOLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

BASEMENT WALL INSULATION
(TYP)
-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 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 does not further
constitute a representation.

STRUDET INC.

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

FOR STRUCTURE ONLY

BASEMENT PLAN ELEV. 2

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

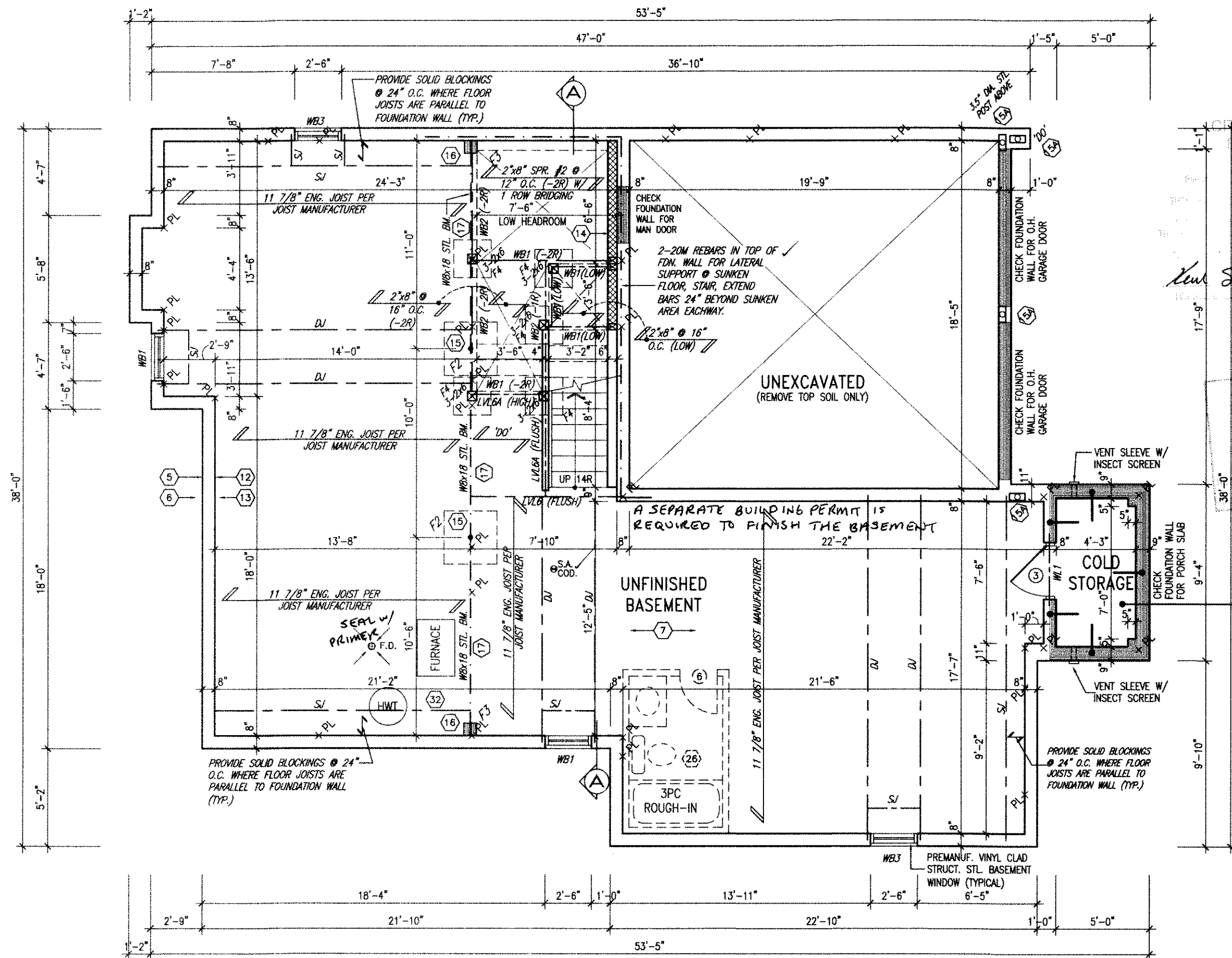
**VA3
DESIGN****Greenpark.**

VALLEYCREEK 12.5m

project name	project
RUSSELL GARDENS PH. 3	HAMILTON, ON.
1901	
date	drawing no.
JANUARY 2020	BASEMENT PLAN - ELEV. 2
drawn by	checked by
WT	3/16" = 1'-0"
	19014-VALLEYCREEK-06

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2836 SF.



BASEMENT WALL INSULATION
(TYP)

-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
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HAMILTON

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

APPROVED BY: 
DATE: 8/21/2020

DATE _____

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 07, 2020

PROVINCE OF ONTARIO

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BASEMENT PLAN ELEV. 3

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 6
12.5m



project name	municipality
RUSSELL GARDENS PH. 3	HAMILTON, ON.

date JANUARY 2020 BASEMENT P

BASEMENT PLAN - ELEV. 3

drawing no.

A1b

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.

signature

BCIN

24488

42658

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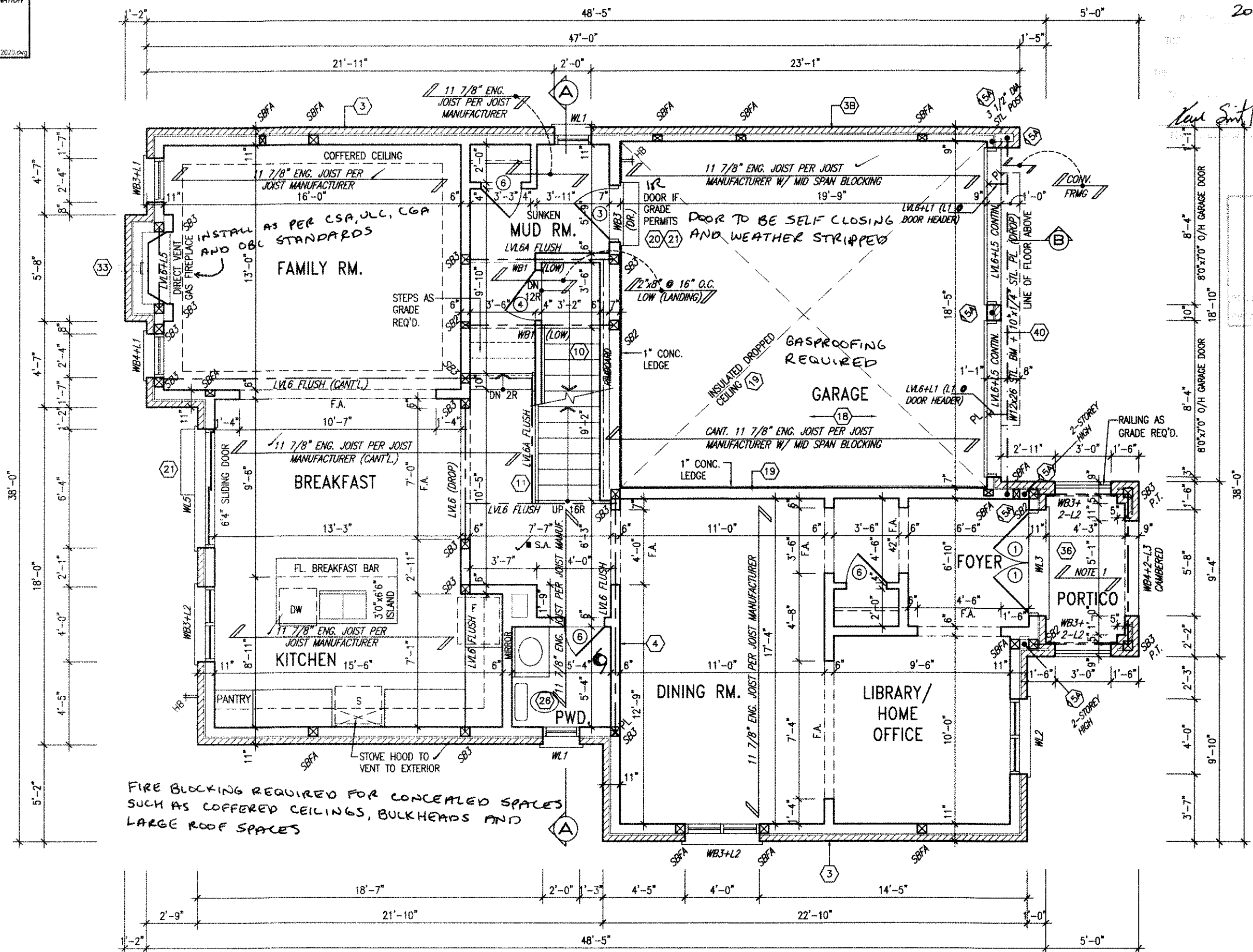
CITY OF HAMILTON

20-187718

Dec 17, 2020

RECEIVED BY
DATE
TIME

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
KIT-EX-NOTE-2020.dwg



GROUND FLOOR PLAN ELEV. 1

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 06
COMPLIANCE PACKAGE 'A1'

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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 does not constitute a professional engineering or architectural review.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 07 2023
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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11		2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG.
10		1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.
no. description	date	by	no. description
			APR 02/20 GW
			MAR 27/20 JM
			FEB 04/20 GW

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

qualification information
Richard Vink
signature [Signature]
name registration information
VAS Design Inc.
42658

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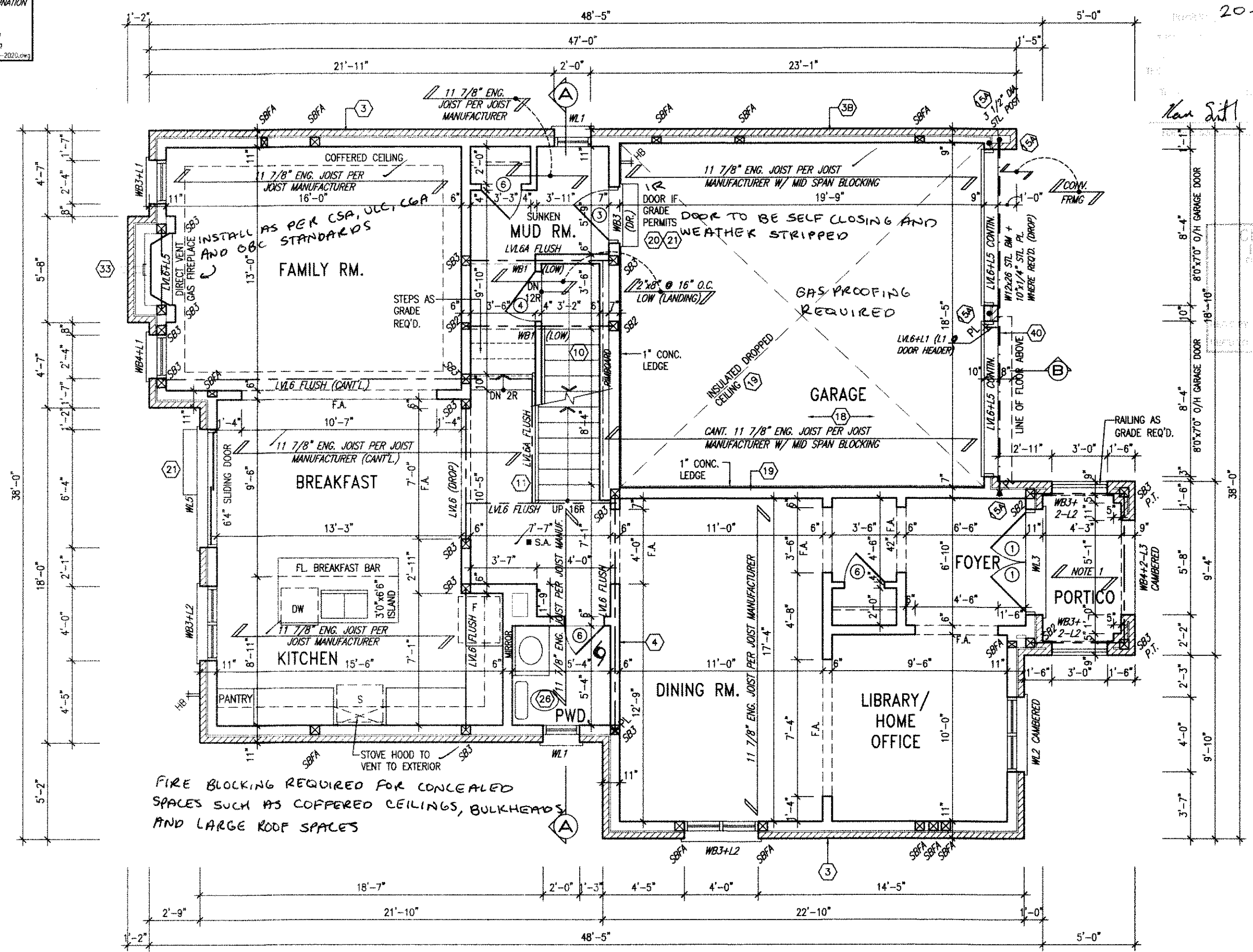
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
checked by
scale
3/16" = 1'-0"
date
JANUARY 2020
drawing no.
A2

VALLEYCREEK 6
12.5m
project no.
19014
drawing no.
A2

GROUND FLOOR PLAN - ELEV. 1
19014-VALLEYCREEK-06
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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
KIT-EX-NOTE-2020.dwg



FIRE BLOCKING REQUIRED FOR CONCEALED SPACES SUCH AS COFFERED CEILINGS, BULKHEADS AND LARGE ROOF SPACES

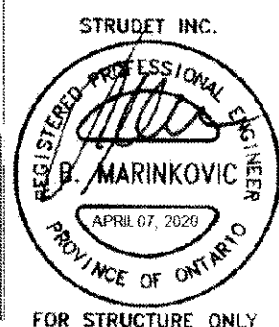
GROUND FLOOR PLAN ELEV. 2

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 06
COMPLIANCE PACKAGE 'A1'

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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 constitute a professional responsibility.

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no.	description	date	no.	description	date

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

Greenpark. VALLEYCREEK 6 12.5m
project name: RUSSELL GARDENS PH. 3 municipality: HAMILTON, ON.
date: JANUARY 2020
checked by: [Signature] scale: 3/16" = 1'-0"
drawing no.: 19014-VALLEYCREEK-06
A2a

2836 SF.

CITY OF HAMILTON

20-187718

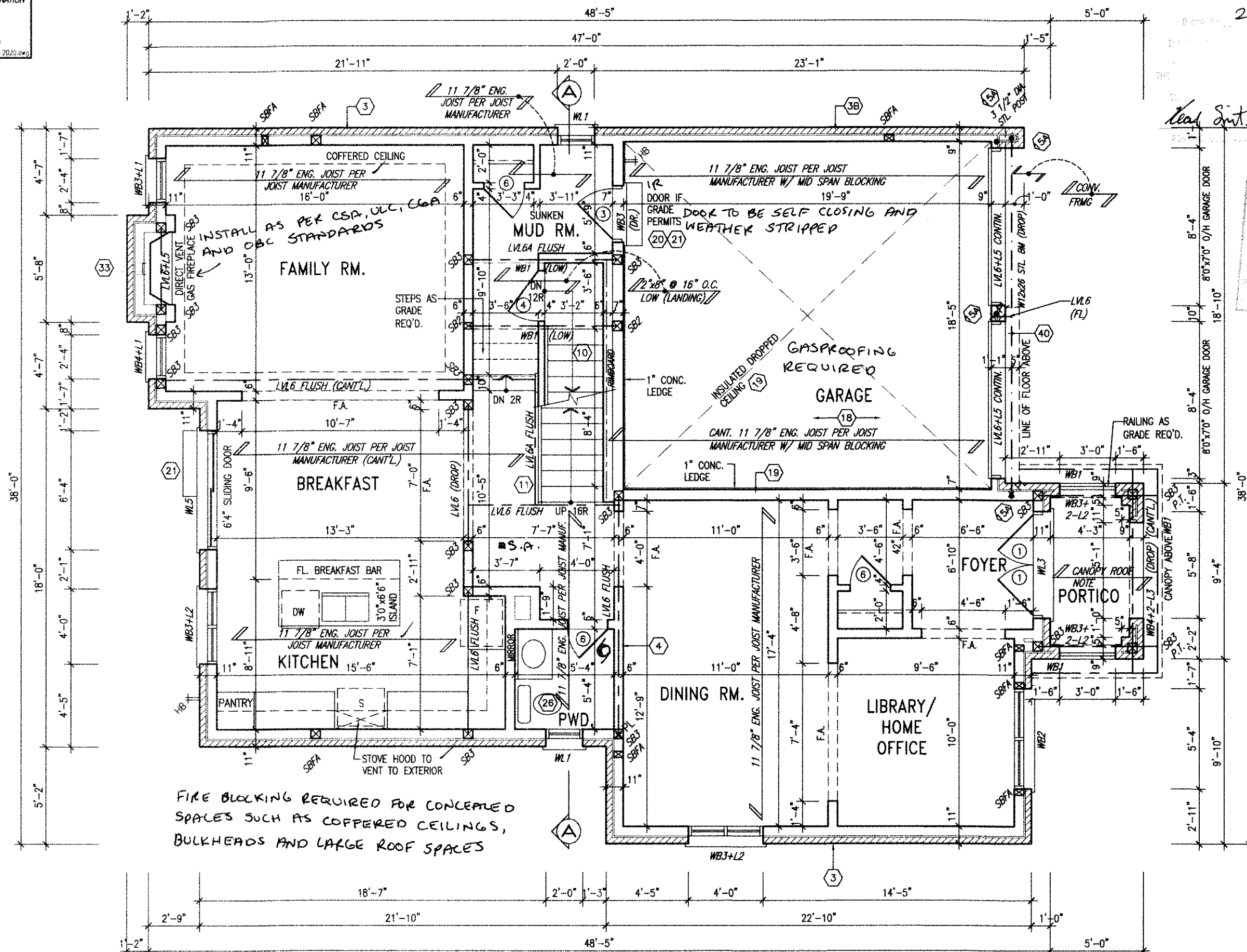
Lead Smith Dec 17, 2020

CITY OF HAMILTON
DESIGN
10/15/2020

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

NOTED: 2020.04.01



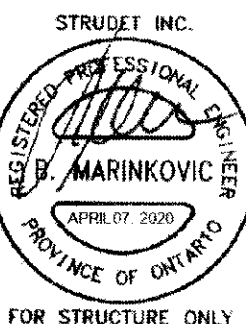
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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

This stamp certifies compliance with the applicable Design Guidelines and does not bear any further professional responsibility



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no.	description	date	by	no.	description

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qualification information
Richard Vink
name
registration information
VA3 Design Inc.
42658

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**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.

VALLEYCREEK 6
12.5m

project no.
19014

date
JANUARY 2020

GROUND FLOOR PLAN - ELEV. 3

drawn by
WT

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

file name
19014-VALLEYCREEK-06

drawing no.
A2b

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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.
 CB-NOTE-2020.000

2836 SF.

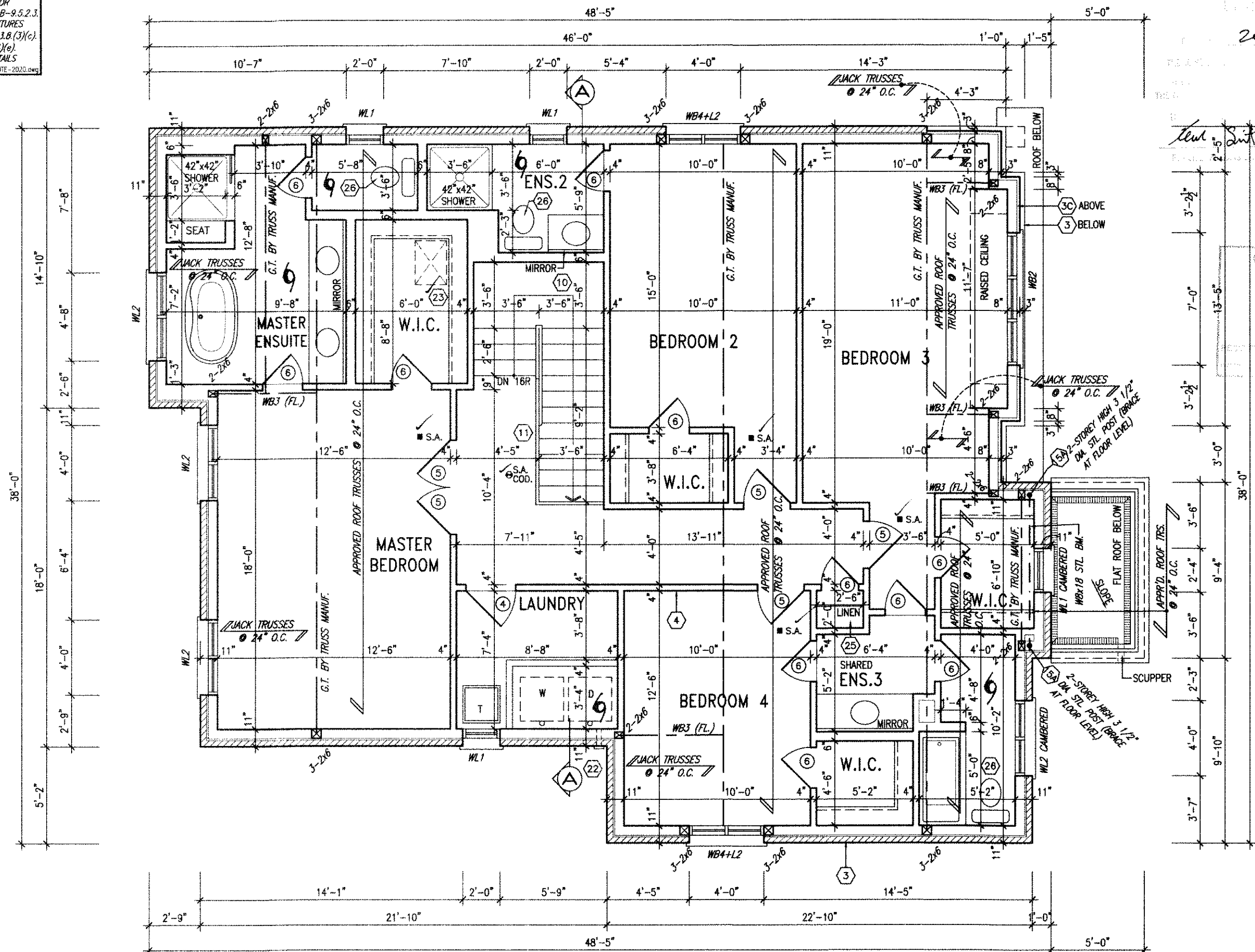
CITY OF HAMILTON
 Planning Division

20-187718

Dec 17, 2020

CITY OF HAMILTON
 Planning Division

NOV 15 2020



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. REFER TO OBC, 9.5.2.3, 3.8.3.8.(1)(a) & 3.8.3.13.(1)(i).

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JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL
 APPROVED BY: [Signature]
 DATE: SEP 23, 2020
 This stamp certifies compliance with the applicable Design Guidelines only and does not further certify the project's compliance with the City of Hamilton's Official Plan.



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no.	description	date	by	no.	description

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 qualification information
 Richard Vink
 name
 registration information
 VAS Design Inc.
 42658
 signature
 [Signature]
 24488
 BCN
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VA3 DESIGN
 255 Consumers Rd Suite 120
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 t 416.630.2255 f 416.630.4782
 va3design.com

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

VALLEYCREEK 06
 12.5m
 project no.
 19014
 municipality
 HAMILTON, ON.
 SECOND FLOOR PLAN ELEV. 1
 19014-VALLEYCREEK-06
 drawing no.
A3

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)(g). BATHTUB: 3.8.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. (GB-NOTE-2020.dwg)

2836 SF.

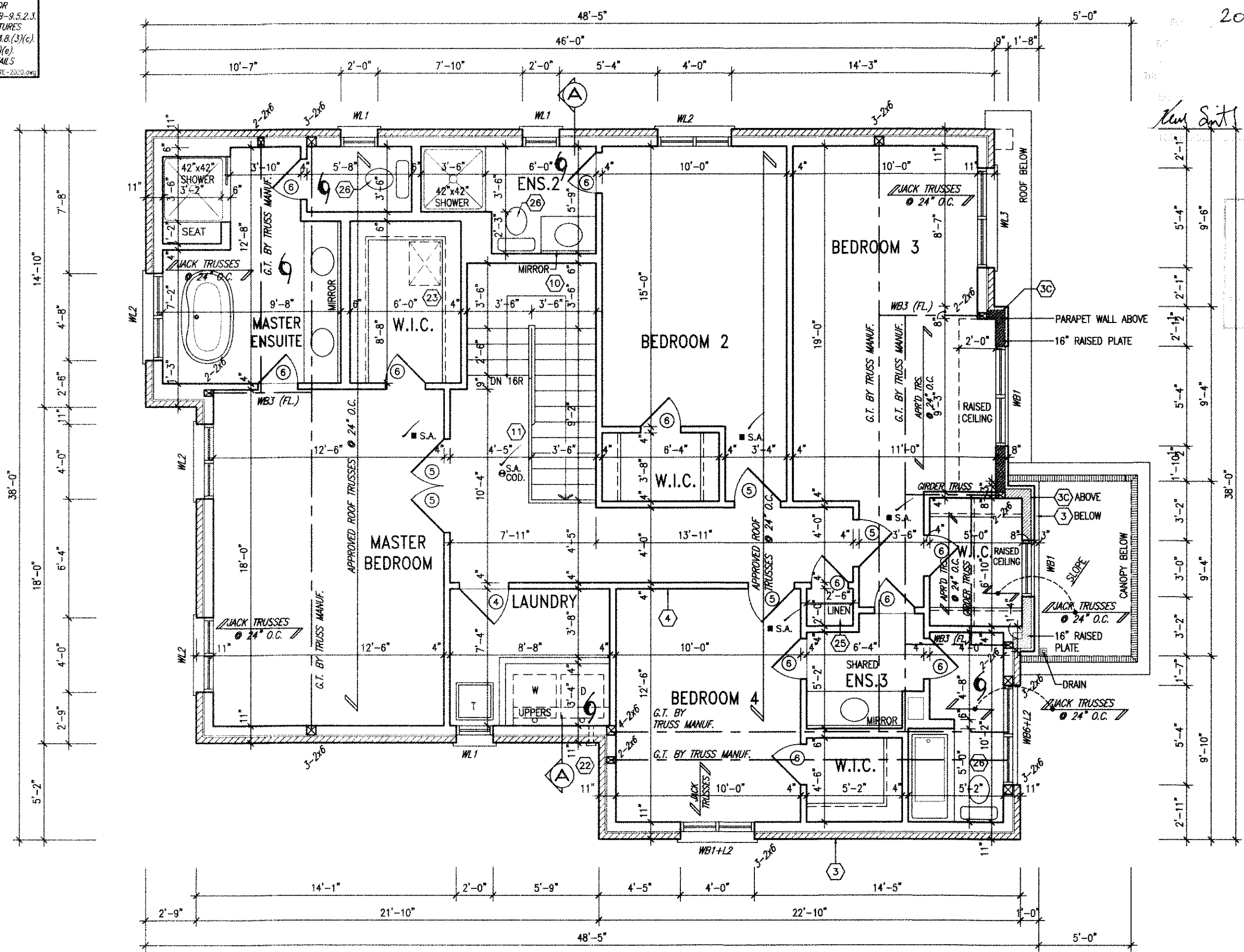
CITY OF HAMILTON

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Dec 17, 2020

CITY OF HAMILTON

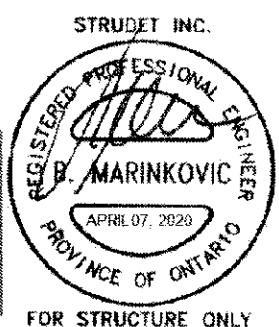
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SECOND FLOOR PLAN ELEV. 3

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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER OBC. 9.5.2.3,
3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 22, 2020
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Design Guidelines only and does not constitute
professional endorsement.

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registration information
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42658
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VA3 DESIGN
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Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
WT

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

scale
3/16" = 1'-0"

VALLEYCREEK 6
12.5m

project no.
19014

drawing no.
A3b

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
WT

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

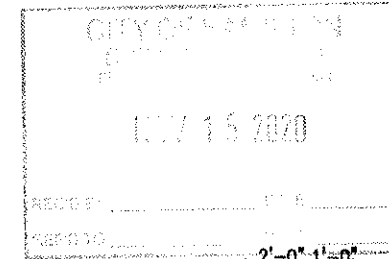
scale
3/16" = 1'-0"

VALLEYCREEK 6
12.5m

project no.
19014

drawing no.
A3b

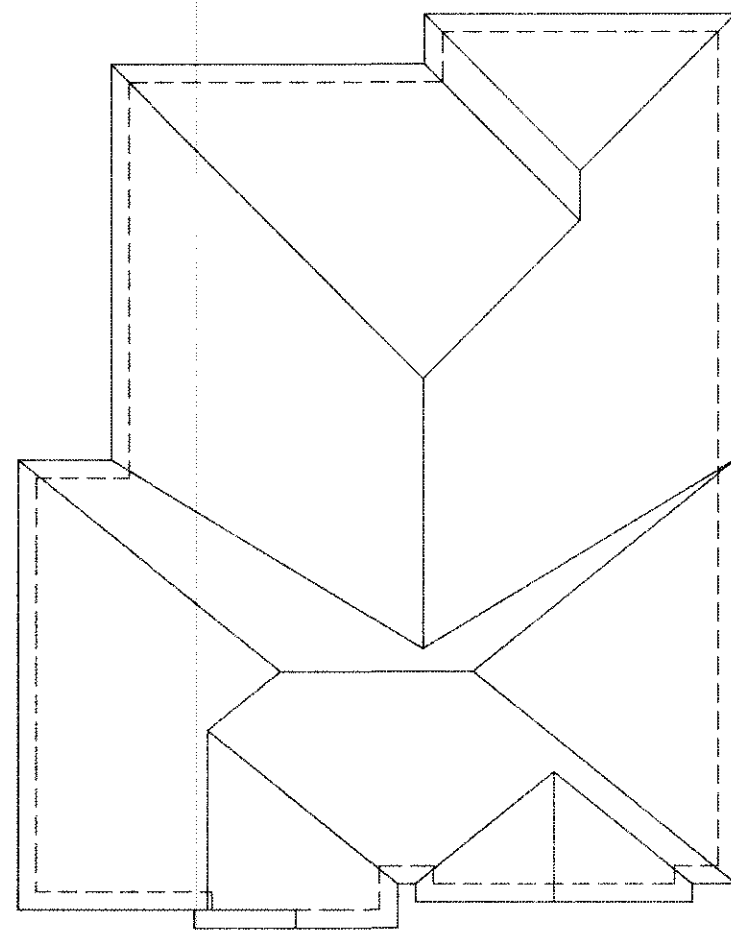
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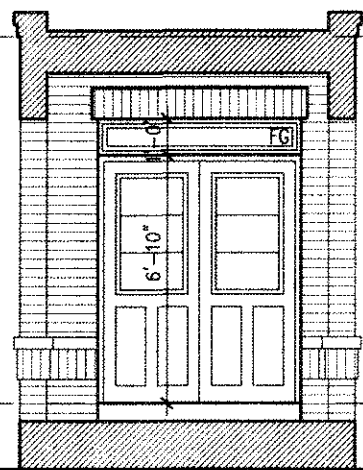
CITY OF HAMILTON
B. 10/17/15/2020

20-187718

Dec 17, 2020
Karl Smith



ROOF PLAN-1



INSIDE PORTICO
ELEVATION 1



FRONT ELEVATION 1

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
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Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658
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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
WT

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

scale

project no.
19014

municipality
HAMILTON, ON.

drawing no.
A4

VALLEYCREEK 6
12.5m

project no.
19014

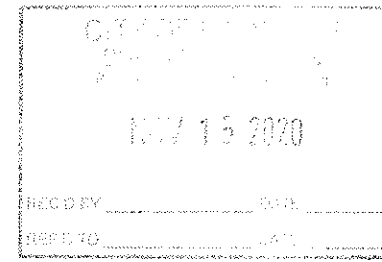
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FRONT ELEVATION - ELEV. 1

19014-VALLEYCREEK-06

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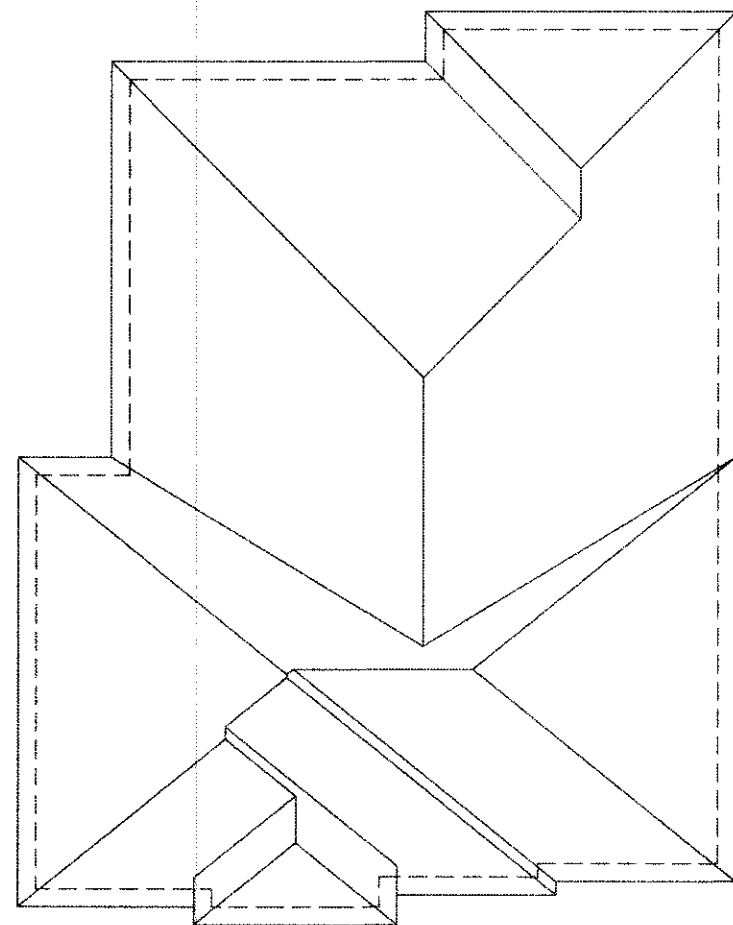
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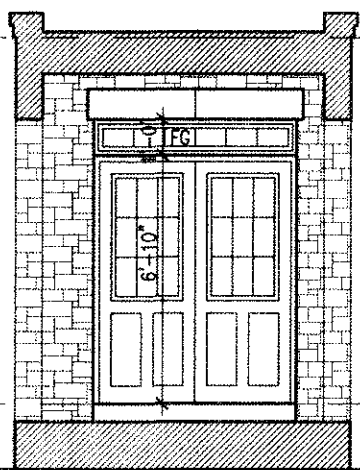
CITY OF HAMILTON

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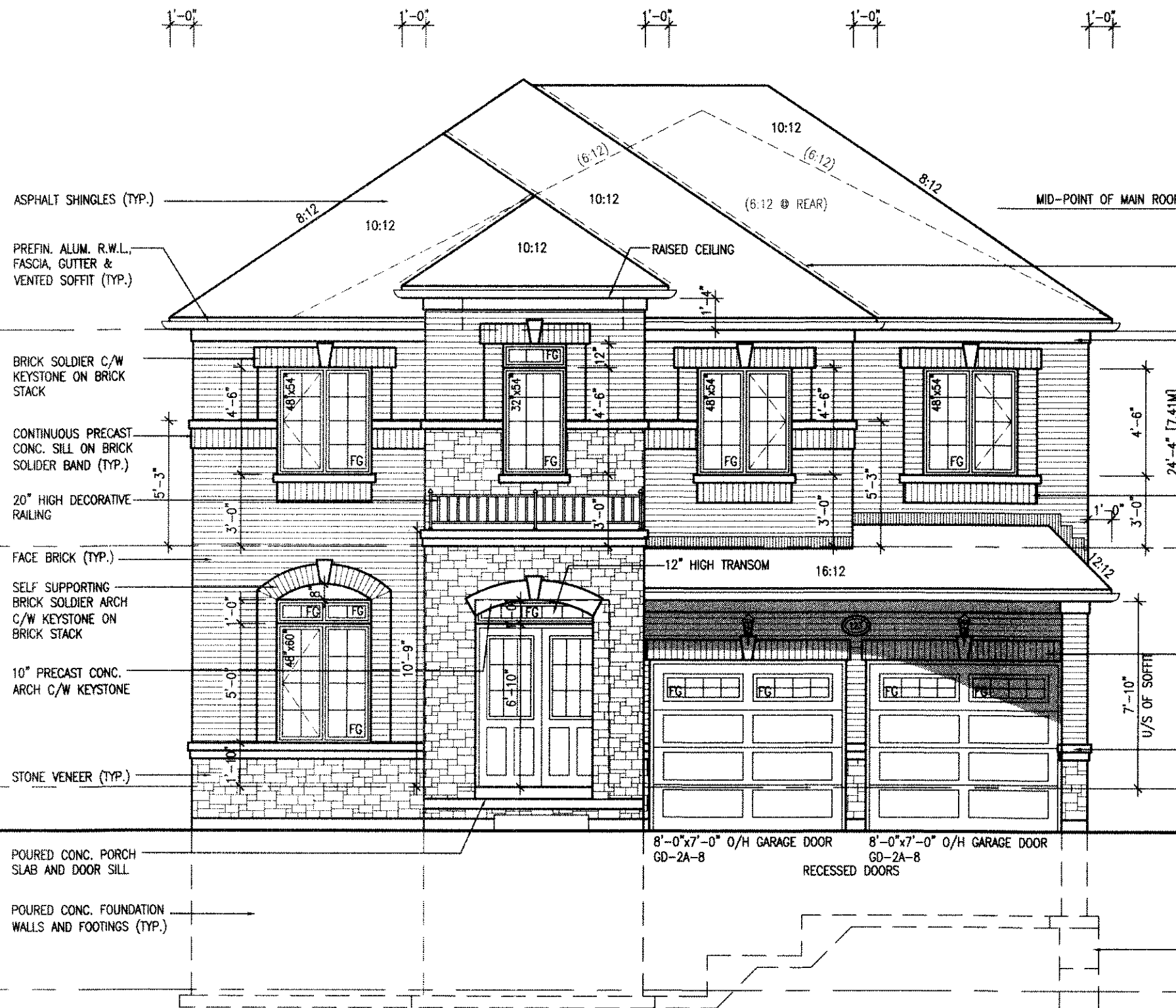
Dec 17, 2020



ROOF PLAN-2



INSIDE PORTICO ELEVATION 2



FRONT ELEVATION 2

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AND APPROVAL
APPROVED BY: [Signature]
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signature
name registration information BCIN 42658
VAS Design Inc.

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t 416.630.2255 f 416.630.4782
vasdesign.com

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

VALLEYCREEK 6
12.5m
project no.
19014
drawing no.
A4a
FRONT ELEVATION - ELEV. 2
19014-VALLEYCREEK-06
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CITY OF HUNTON
 MAY 15 2020

20-187718

20-187708

Leah Giff Dec 17, 2020

... ..

Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes the following details and dimensions:

- Roof:** Gabled roof with a 6:12 pitch. Ridge line labeled "MID-POINT OF MAIN ROOF".
- Exterior Materials:**
 - 6" STUCCO FRIEZE BD.
 - PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
 - APPLIED STUCCO FINISH W/ REVEALS (TYP.)
 - WOOD GRAIN STUCCO FINISH
 - CONTEMPORARY STONE PATTERN (TYP.)
 - POURED CONC. PORCH SLAB AND DOOR SILL
 - POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
- Windows:**
 - Top level: Three windows, each 64" x 60" (labeled FG).
 - Middle level: Two windows, each 64" x 60" (labeled FG).
 - Bottom level: Two windows, each 64" x 60" (labeled FG).
 - Dimensions: 5'-0" height for top windows, 2'-6" height for middle windows, 5'-0" height for bottom windows.
- Doors:**
 - Central entrance: 6'-10" wide door (labeled FG).
 - Garage: Two 8'-0" x 7'-0" O/H GARAGE DOOR RECESSED DOORS.
- Other Details:**
 - 10" PRECAST CONC. HEADER (TYP.)
 - 12" HIGH TRANSOM
 - PROVIDE MIN. 6" FLASHING BEHIND STUCCO (TYP.)
 - 6:12 roof pitch labels on multiple gables.
 - 5'-1" dimension for the upper section.
 - 2'-6" dimension for the middle section.
 - 1'-10" dimension for the lower section.
 - 7'-10" U/S OF SOFFIT dimension.
 - 23'-9" (7.25M) overall width dimension.

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

APPROVED BY _____
DATE SEP 21 2020

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VALLEYCREEK 6
COMPLIANCE PACKAGE 'A1'

Greenpark

VALLEYCREEK 6
12.5m

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

date JANUARY 2020 FRONT ELEVATION - ELEV. 3 drawing no. A4b
 drawn by WT checked by 3/16" = 1'-0" file name 19014-VALLEYCREEK-06
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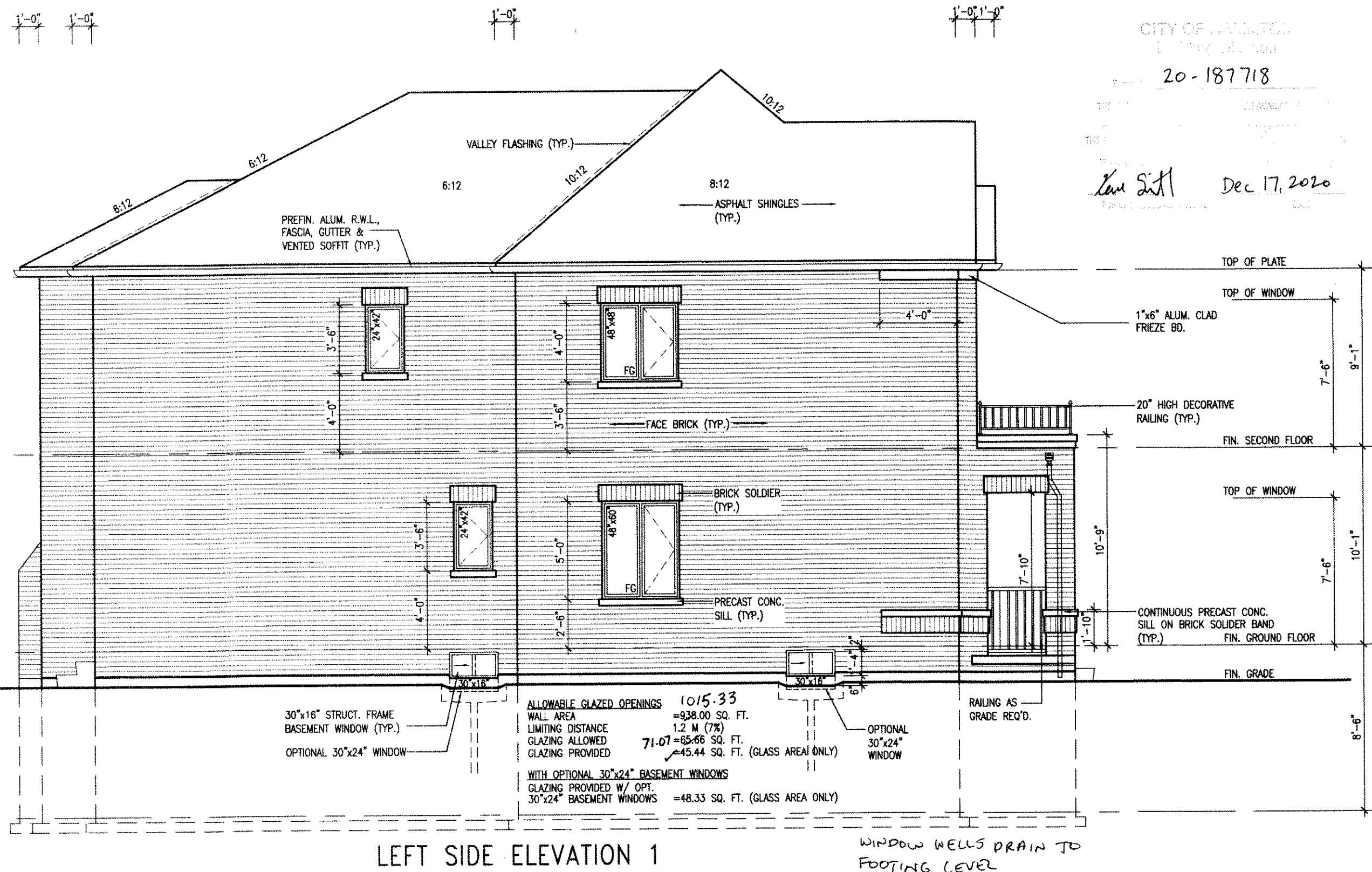
A4b

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[illegible]

20-187718

THE
FIRST
Page 1
Lore Sittl
Dec 17, 2020



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

APPROVED BY: 
DATE: SEP 11 2020

Your ongoing 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			
15				6			Richard Vink 24488
14				5			name signature BCIN
13				4			registration information VA3 Design Inc. 42658
12				3	ISSUED FOR PERMIT.	APR 02/20	GW
11				2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG	MAR 27/20	JM
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW
no.	description	date	by	no.	description	date	by

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qualification information

Richard Vink	24488
name	BCIN
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 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



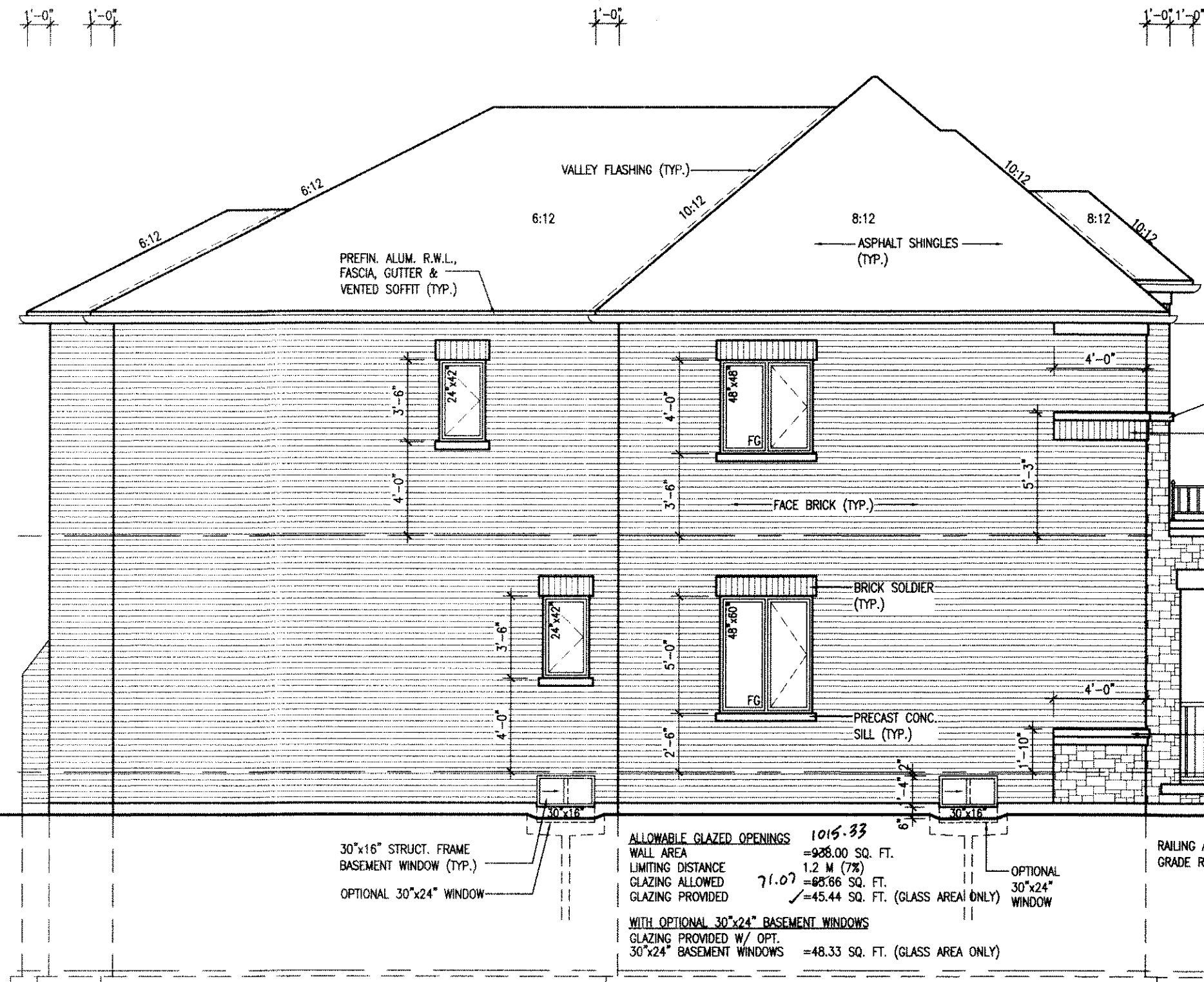
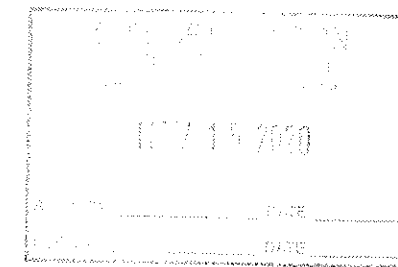
Greenpark™

VALLEYCREEK 6
12.5m

project name	municipality		project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		19014
date	LEFT SIDE ELEVATION - ELEV. 1		drawing no.
JANUARY 2020			A5
drawn by	checked by	scale	file name
WT	-	3/16" = 1'-0"	19014-VALLEYCREEK-06
C:\GRC - H\ARCHIVE\WORKING\2019\19014-GRE\UNITS\SINGLES\41 VALLEYCREEK\19014-VALLEYCREEK-DE.dwg - Thu - Apr 2 2020 - 5:21 PM			

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2836 SF.



CITY OF HAMILTON
Building Department
Project: 20-187718
Date: Dec 17, 2020

LEFT SIDE 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 and serves no further professional responsibility.

ALLOWABLE GLAZED OPENINGS 1015.33
WALL AREA = 938.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 71.07 = 65.66 SQ. FT.
GLAZING PROVIDED ✓ = 45.44 SQ. FT. (GLASS AREA ONLY)
WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT.
30"x24" BASEMENT WINDOWS = 48.33 SQ. FT. (GLASS AREA ONLY)

VALLEYCREEK 06 COMPLIANCE PACKAGE 'A1'

18. []		9. []		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17. []		8. []		qualification information	
16. []		7. []		Richard Vink	
15. []		6. []		signature	
14. []		5. []		BCIN	
13. []		4. []		42658	
12. []		3. ISSUED FOR PERMIT.		APR 02/20 GW	
11. []		2. REV. AS PER ROOF/FLR. TRUSS MANUF. DWG		MAR 27/20 JM	
10. []		1. PRELIMINARY. ISSUED FOR CLIENT REVIEW.		FEB. 04/20 GW	
no. description		date by		no. description	

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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
municipality: HAMILTON, ON.
date: JANUARY 2020
drawn by: []
checked by: []
scale: 3/16" = 1'-0"
file name: 19014-VALLEYCREEK-06
drawing no. A5a

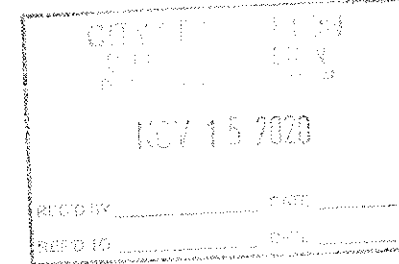
VALLEYCREEK 6
12.5m
project no. 19014

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

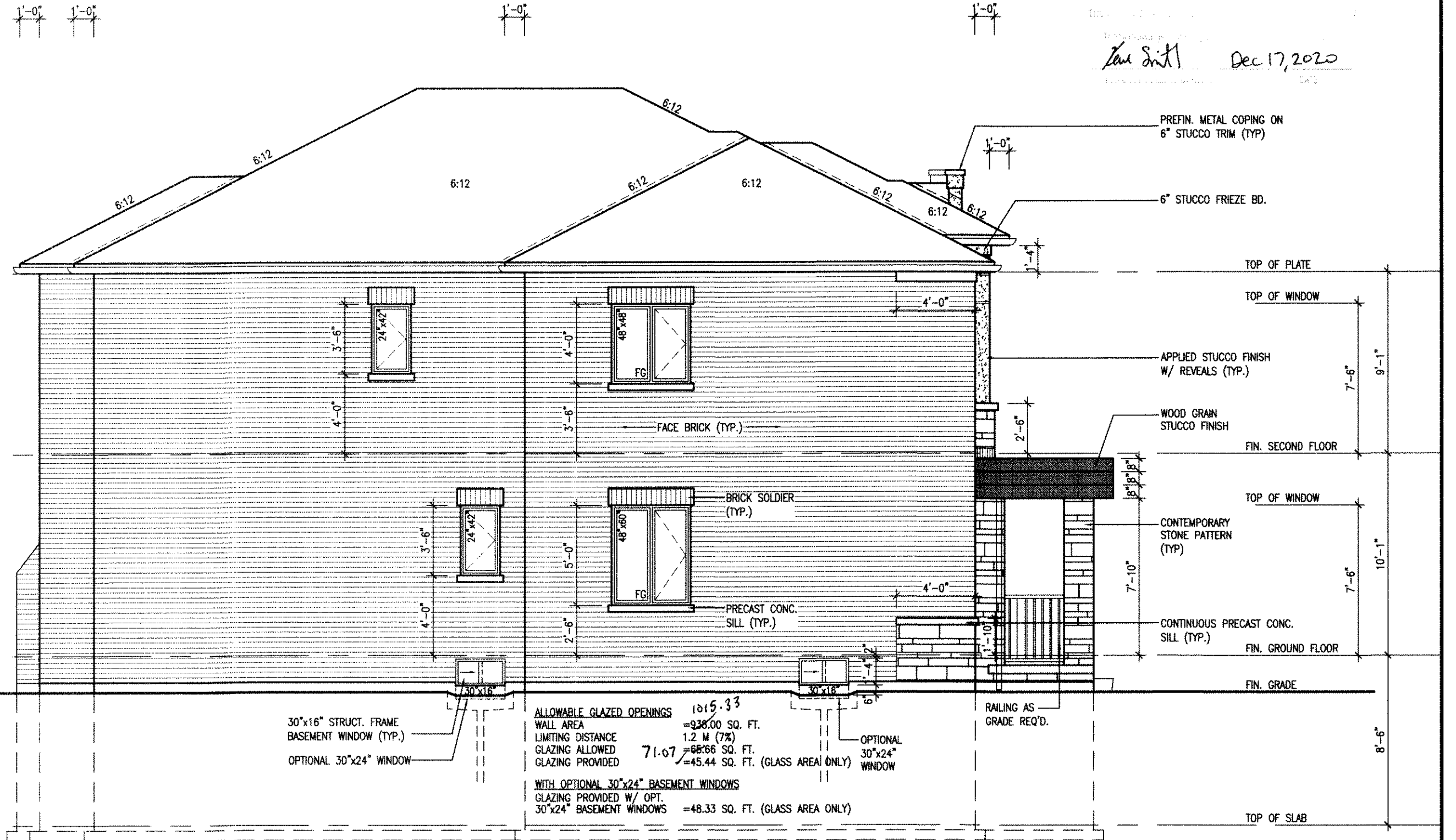
STUCCO W/
REVEALS



CITY OF HAMILTON
PERMIT NO.

20-187718

Dec 17, 2020



LEFT SIDE ELEVATION 3

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 17, 2020
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WALL AREA = 938.00 SQ. FT.
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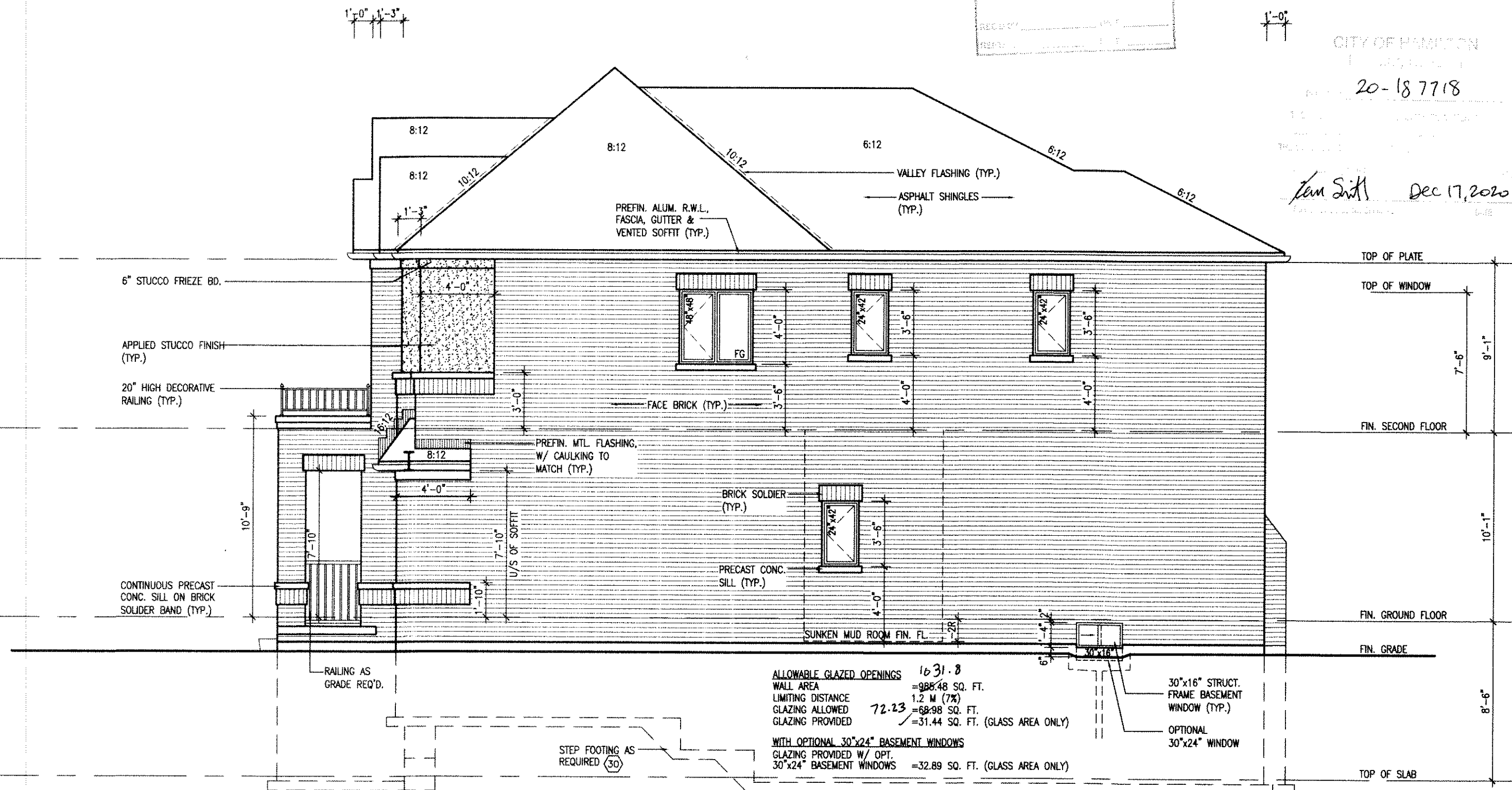
VALLEYCREEK 6 COMPLIANCE PACKAGE 'A1'

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REC-107 107-15 1070

20-187718

Sam Smith *Dec 17, 2020*



RIGHT SIDE ELEVATION 1

WINDOW WELLS DRAIN TO FOOTING LEVEL

VALLEYCREEK 06
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 that specify a 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  _____
DATE SEP 21 1990

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Design Guidelines only and does not further
professional responsibility.

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10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20
no.	description	date	by	no.	description	date

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qualification information

Richard Vink		24488
name	signature	BCIN
registration information		
VA3 Design Inc.		42658

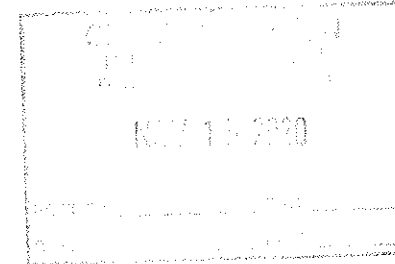
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VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.		VALLEYCREEK 6 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
project no. 19014		drawing no. A6	
date JANUARY 2020			
title RIGHT SIDE ELEVATION - ELEV. 1			
drawn by WT		checked by -	
scale 3/16" = 1'-0"		file name 19014-VALLEYCREEK-06	

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2836 SF.



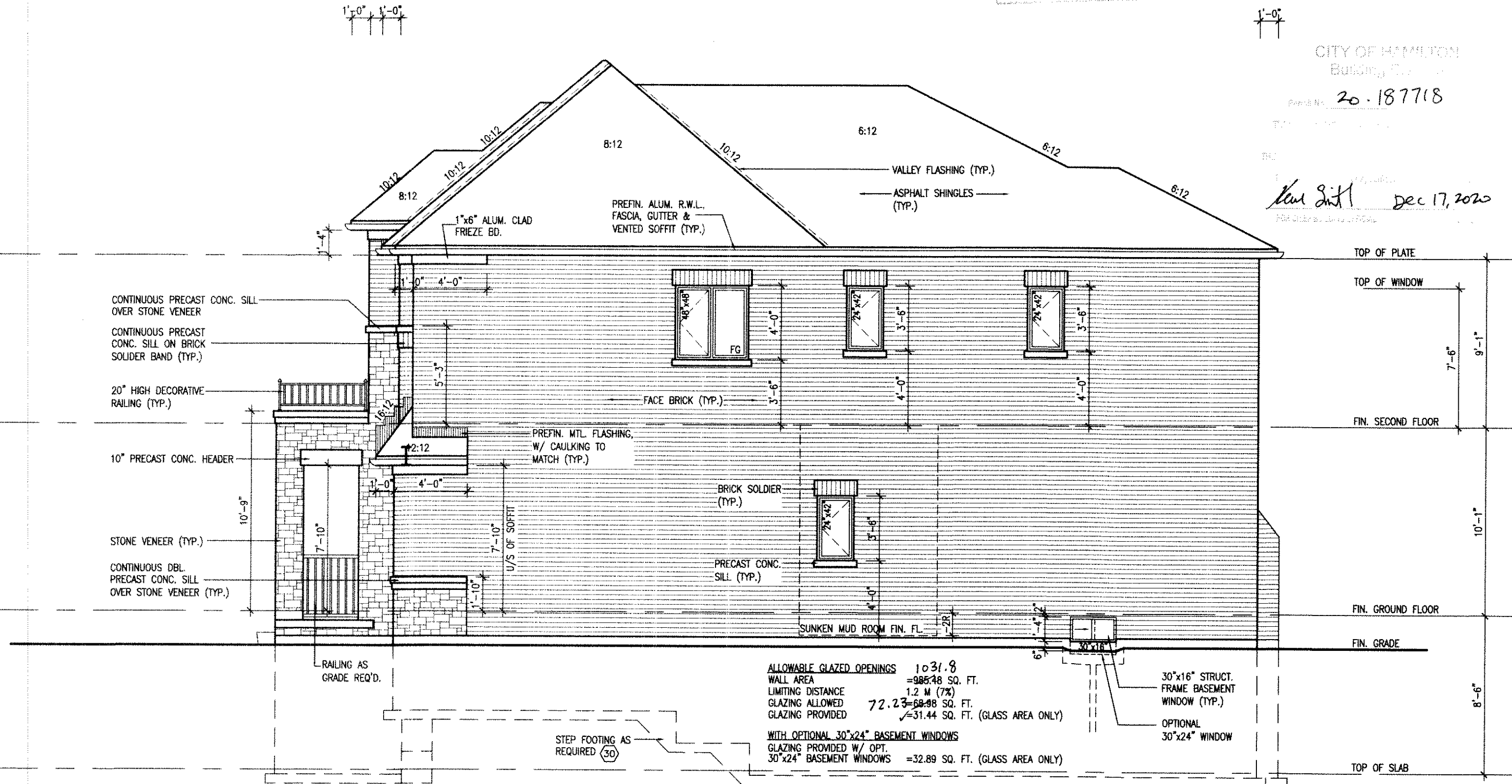
CITY OF HAMILTON
Building Code

Permit No. 20-187718

DATE: 10/11/2020

BY: [Signature]

Dec 17, 2020



RIGHT SIDE ELEVATION 2

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, TOWNERS, REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
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responsibility.

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12			3	ISSUED FOR PERMIT.	APR 02/20 GW
11			2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG.	MAR 27/20 JM
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20 GW
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1					
no.	description	date	by	no.	description

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qualification information
Richard Vink
signature
name
registration information
VA3 Design Inc.
42658
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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
WT

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

scale
3/16" = 1'-0"

file name
19014-VALLEYCREEK-06

date
Apr 2 2020 - 5:22 PM

VALLEYCREEK 6
12.5m

project no.
19014

drawing no.
A6a

RIGHT SIDE ELEVATION - ELEV. 2

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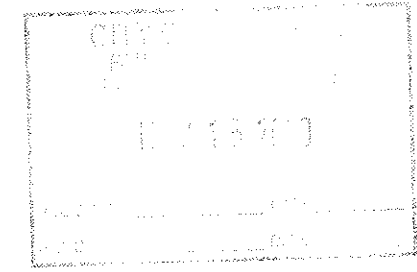
2836 SF.

CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

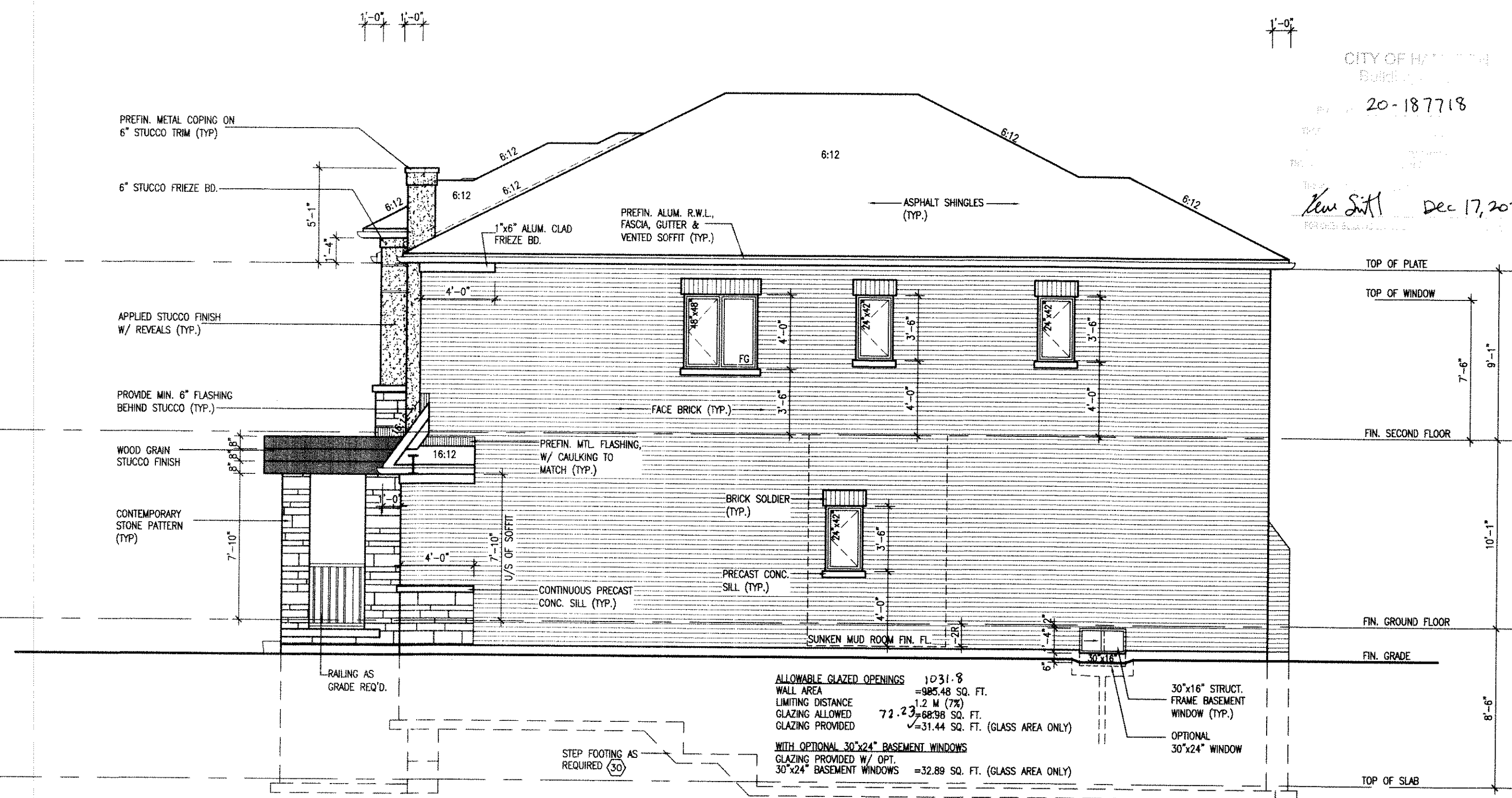
STUCCO W/ REVEALS



CITY OF HAMILTON
Building Department

20-187718

Kew Sitt Dec 17, 2020



RIGHT SIDE ELEVATION 3

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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.

ALLOWABLE GLAZED OPENINGS 1031.8
WALL AREA =985.48 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 72.23=68.98 SQ. FT.
GLAZING PROVIDED =31.44 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS =32.89 SQ. FT. (GLASS AREA ONLY)

VALLEYCREEK 6 COMPLIANCE PACKAGE 'A1'

18				9			
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12				3	ISSUED FOR PERMIT.	APR 02/20	GW
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no.	description	date	by	no.	description	date	by

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qualification information
Richard Vink
signature
name registration information
VA3 Design Inc.
24488 BCN
42658

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VA3 DESIGN

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

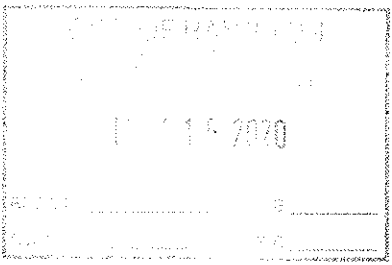
Greenpark.

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

date
JANUARY 2020
drawn by
WT
checked by
-
scale
3/16" = 1'-0"
file name
19014-VALLEYCREEK-06
drawing no.
A6b

RIGHT SIDE ELEVATION - ELEV. 3

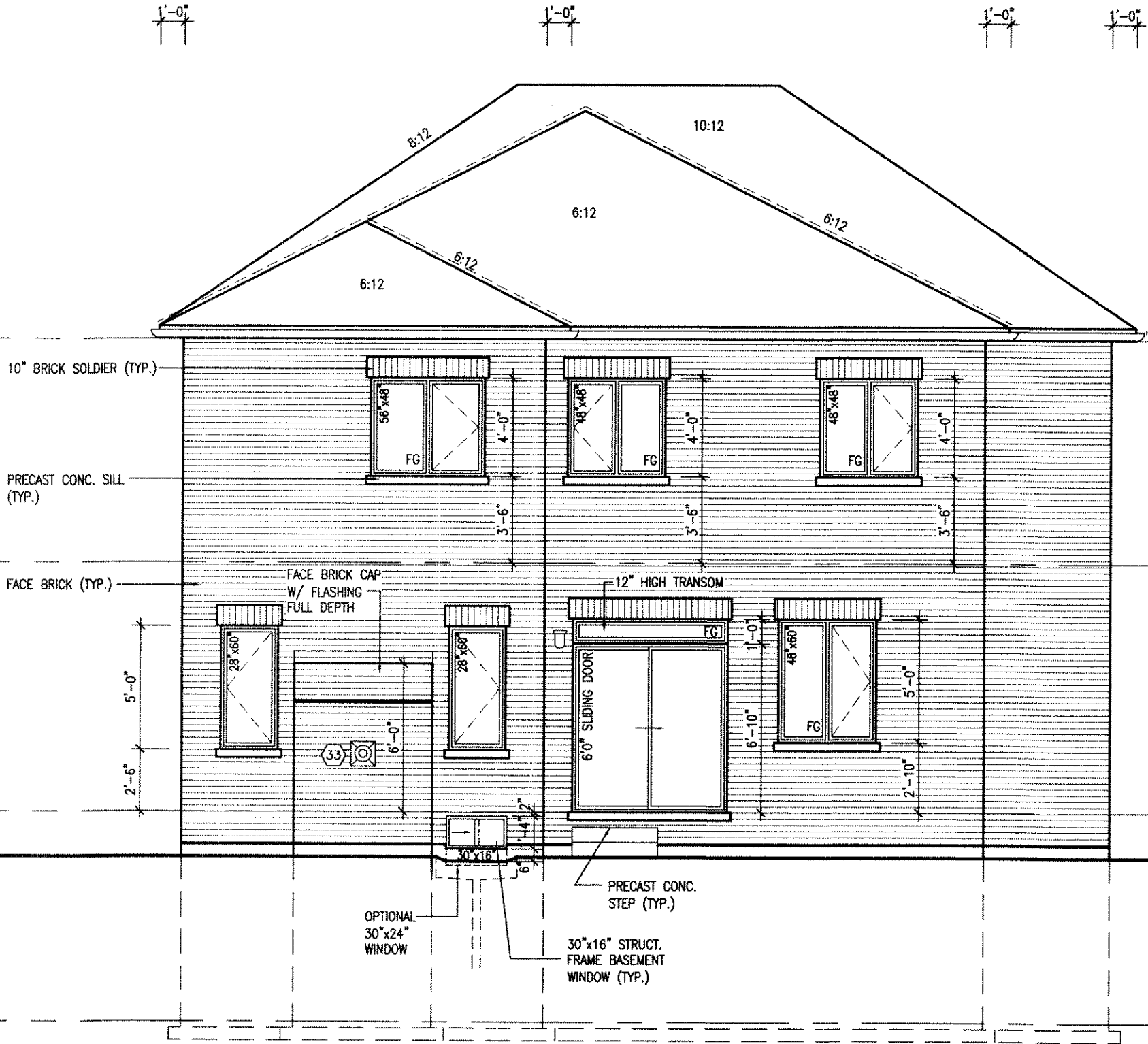
2836 SF.



CITY OF HAMILTON
BUILDING DEPARTMENT

20-187718

Kenn Smith Dec 17, 2020



REAR ELEVATION 1

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 21, 2020
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18		9	
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qualification information
Richard Vink 24488
name
registration information
VA3 Design Inc. 42658
signature
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VA3
DESIGN

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

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

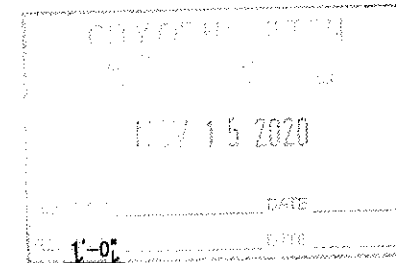
Greenpark.

project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.

VALLEYCREEK 6
12.5m

date
JANUARY 2020
drawn by
WT
checked by
scale
3/16" = 1'-0"
file name
19014-VALLEYCREEK-06
drawing no.
A7

2836 SF.

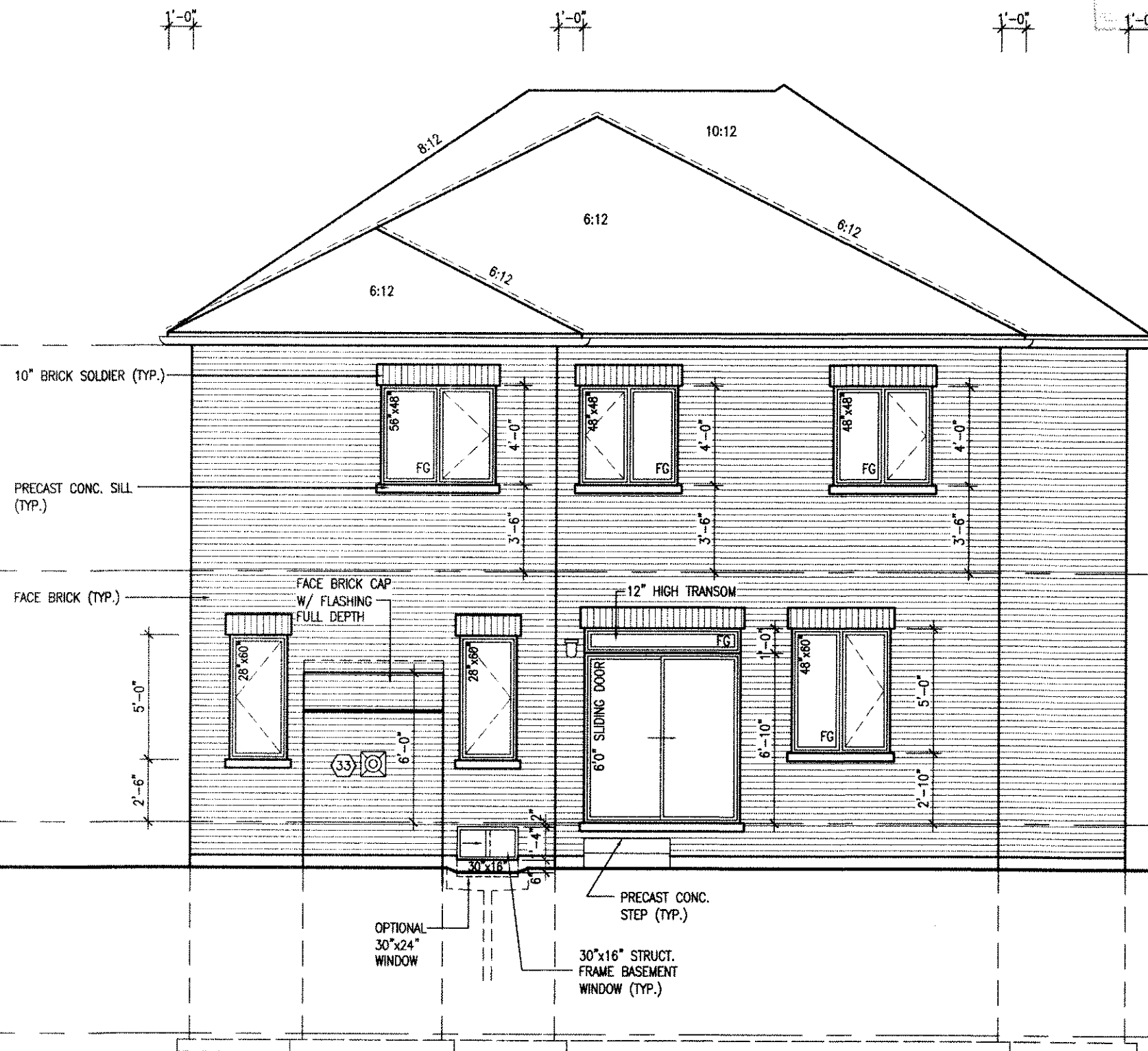


CITY OF HAMILTON
Building Department

20-187718

DATE: DEC 17, 2020
BY: [Signature]

FOR: [Signature]



REAR ELEVATION 2

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 21, 2020
The plan complies with the applicable Architectural Design Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement.

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signature
name
registration information
VA3 Design Inc.
BCN
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 / 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.

date
JANUARY 2020
checked by
scale
3/16" = 1'-0"

VALLEYCREEK 6
12.5m

project no.
19014

REAR ELEVATION - ELEV. 2

drawing no.
A7a

[illegible]

Page: 20-187718

Kem Smith Dec 17, 2020



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

APPROVED BY [Signature]

DATE SEP 21 1996

This approval certifies compliance with the applicable
Design Guidelines only and does not further
profession or responsibility.

18				9	-	-	The undersigned has reviewed and takes responsibility for this design and how 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 2448
15				6	-	-	name signature BCI
14				5	-	-	registration information VA3 Design Inc. 4265
13				4	-	-	
12				3	ISSUED FOR PERMIT.	APR 02/20 GW	
11				2	REV. AS PER ROOF/F.L.R. TRUSS MANUF. DWG	MAR 27/20 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.
10				1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 04/20 GW	
no. description date by no. description date by							

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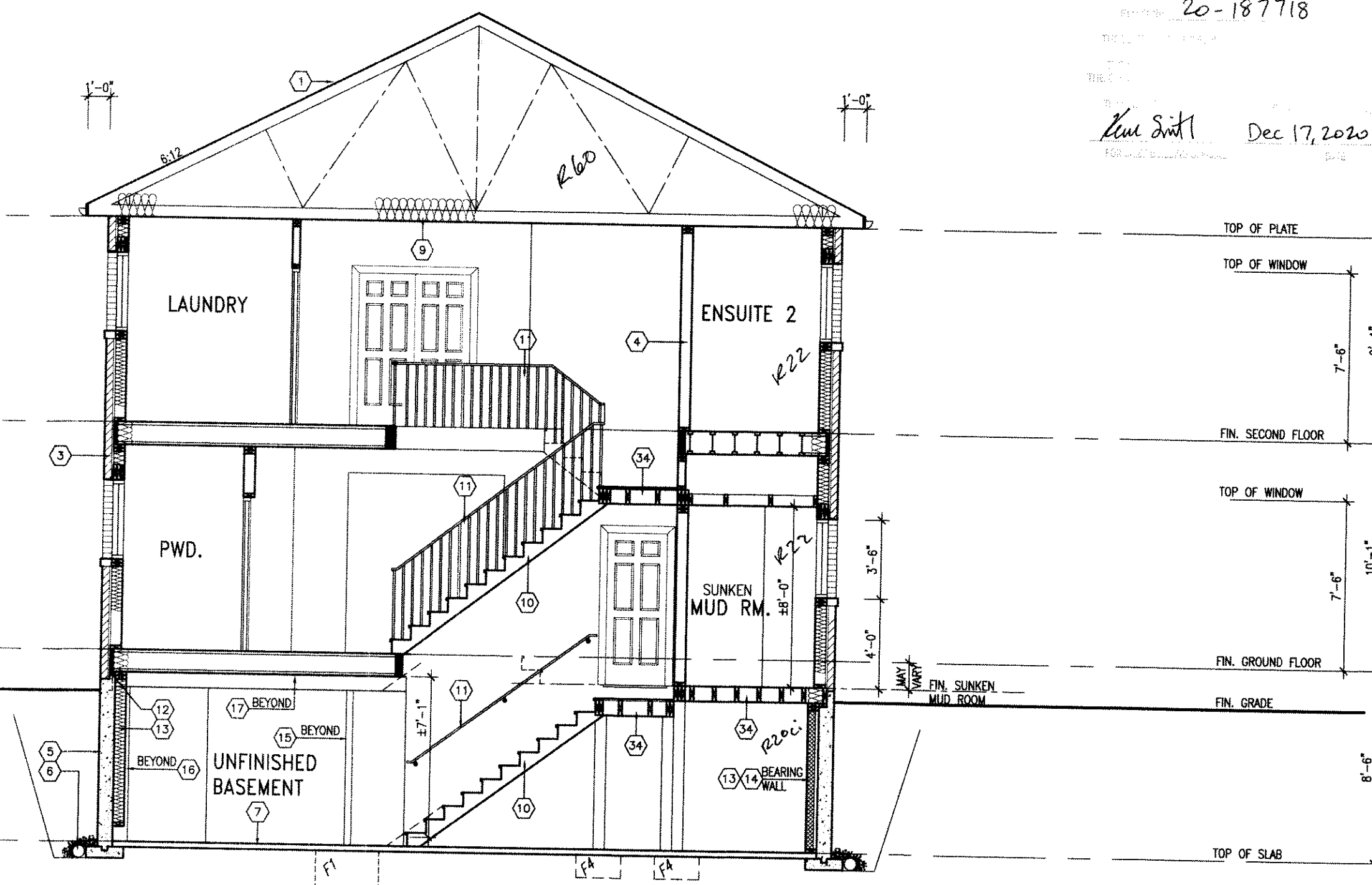
project name	municipality	project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.	19014
date		drawing no.
JANUARY 2020		19014
drawn by		file name
WT	3/16" = 1'-0"	19014-VALLEYCREEK-06
checked by		
scale		
19014-VALLEYCREEK-06.dwg - Thu - Jul 2 2020 - 1:46 PM		A7b

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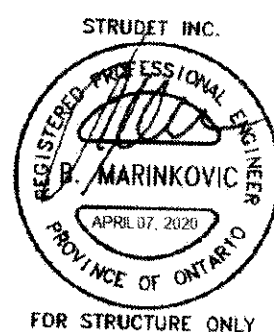
This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some minor discoloration and faint smudges, characteristic of old paper. The left edge of the page shows the binding structure, including what appears to be stitching or staples. The page is set against a dark background, which makes the lighter color of the paper stand out. There is no text or other markings on the page.

20-187718

Kim Smith Dec 17, 2020



CROSS SECTION 'A-A'
ELEVATION '1'



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 24488
15				6			name
14				5			signature
13				4			BCIN
12				3	ISSUED FOR PERMIT.	APR 02/20 GW	registration information VA3 Design Inc. 42658
11				2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG.	MAR 27/20 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 completion of the project.
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20 GW	
no.	description	date	by	no.	description	date	by

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qualification information	
Richard Vink	24488
name	signature
registration information	BCIN
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 service.	

**VA3
DESIGN**

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	municipality	HAMILTON, ON
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JANUARY 2020

drawn by

2 WT

CHIC - E:\ARCHIVE\WORKING\2019\19014.GRE\UNITS\SINGLES\41 VALLEY

SECTION A A FLEV. 4

VALLEYCREEK 6
12.5m

project no.
19014

drawing no.

40

A8

710

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2836 SF.

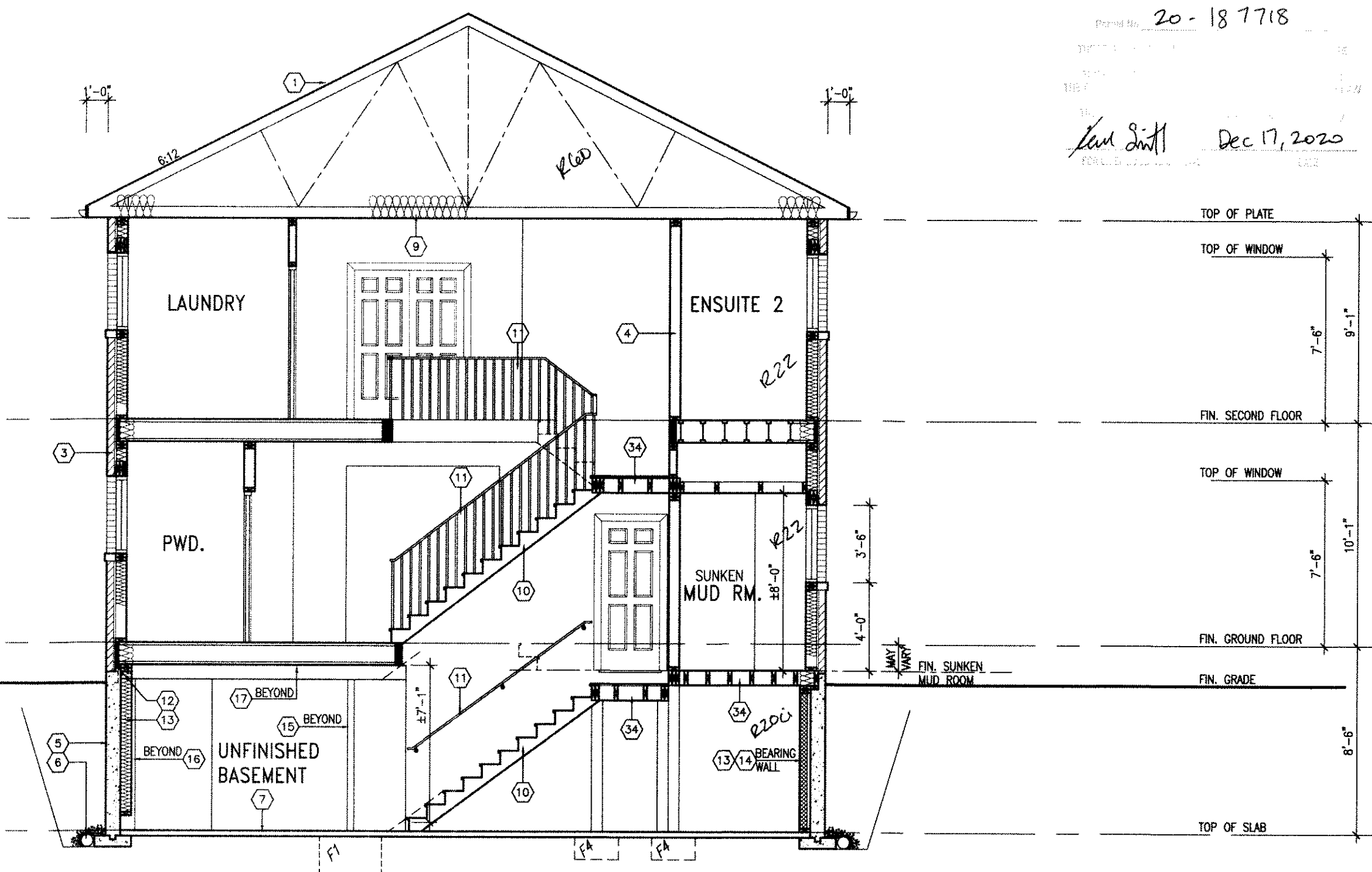


CITY OF HAMILTON
BUILDING DEPARTMENT

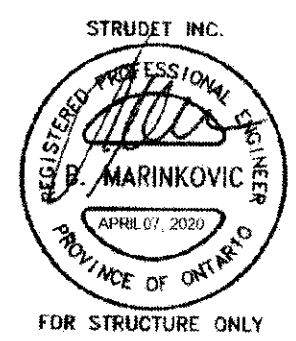
Permit No. 20-187718

Project Name: VALLEYCREEK 06
Address: RUSSELL GARDENS PH. 3
City: HAMILTON, ON.

Drawn by: *Ken Smith*
Date: Dec 17, 2020



CROSS SECTION 'A-A'
ELEVATION '2'



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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
same registration information
VA3 Design Inc.
42658

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

VALLEYCREEK 06 COMPLIANCE PACKAGE 'A1'

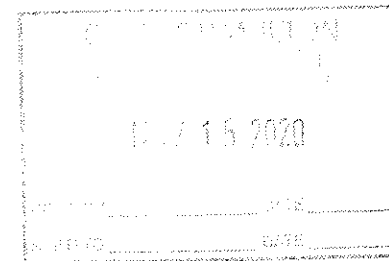


VALLEYCREEK 6
12.5m

project name	RUSSELL GARDENS PH. 3	municipality	HAMILTON, ON.	project no.	19014
date	JANUARY 2020	checked by	scale	SECTION A-A ELEV. 2	drawing no.
drawn by	WT	3/16" = 1'-0"		19014-VALLEYCREEK-06	A8a
CRG	H:\ARCHIVE\WORKING\2019\19014 GRE\UNITS\SINGLES\A1 VALLEYCREEK\19014-VALLEYCREEK-06.dwg - Thu Apr 2 2020 - 5:22 PM				

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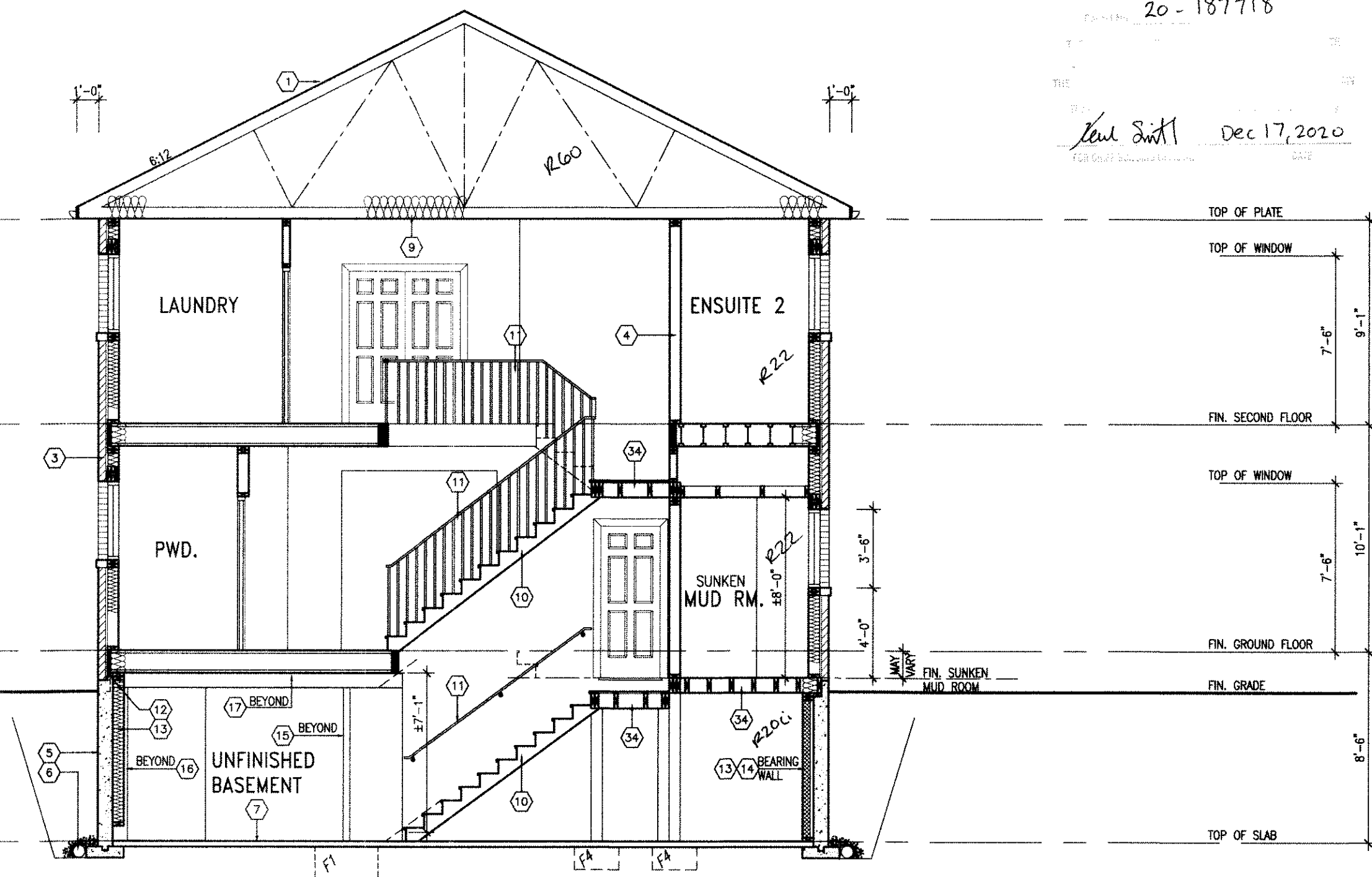
2836 SF.



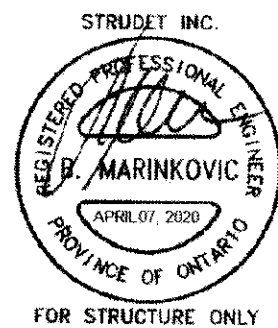
CITY OF HAMILTON
BUILDING

20-187718

Paul Smith
Dec 17, 2020



CROSS SECTION 'A-A'
ELEVATION '3'



VALLEYCREEK 06 COMPLIANCE PACKAGE 'A1'

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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'-6" 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

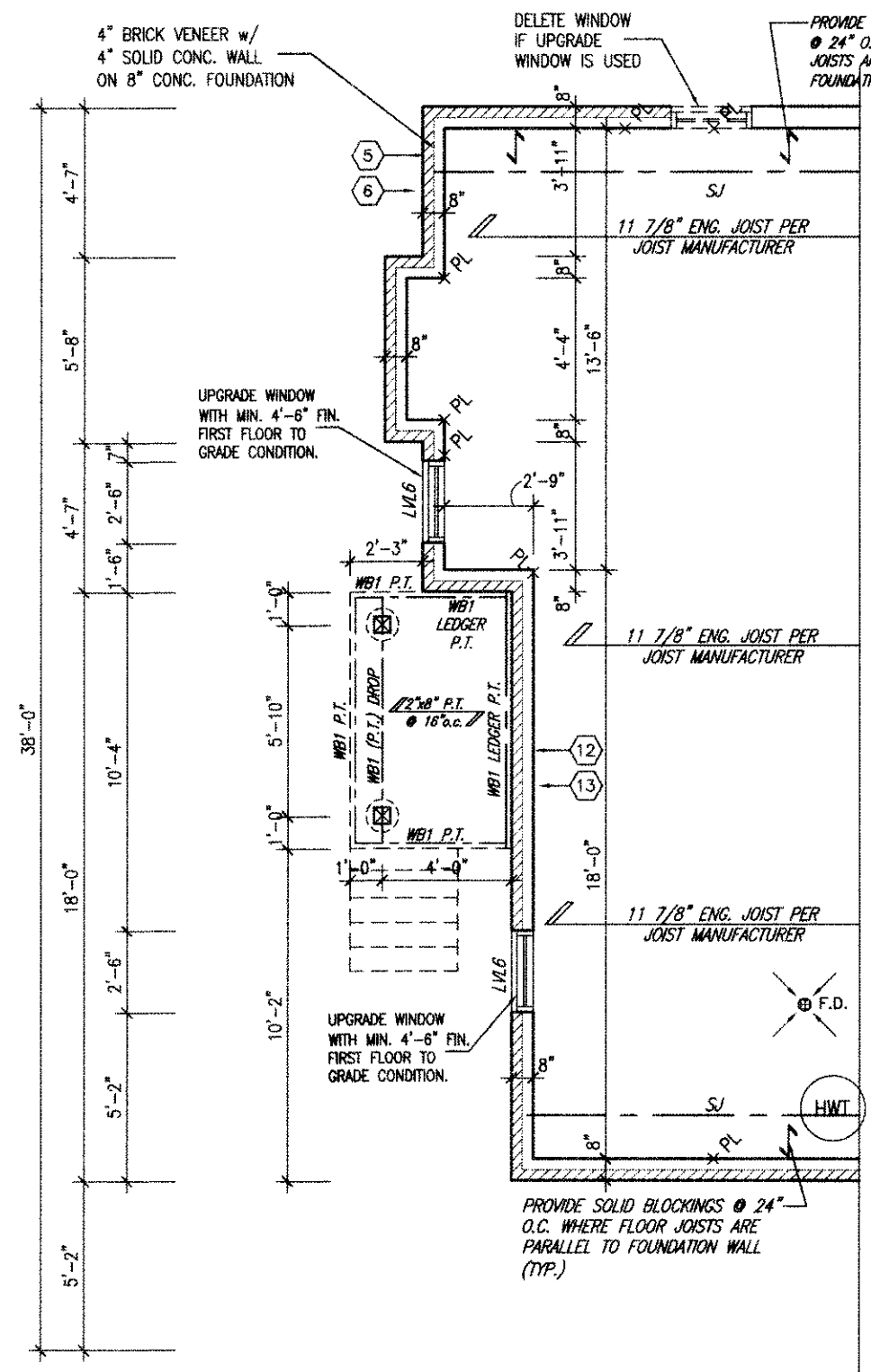
BASEMENT INSULATION AT STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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.

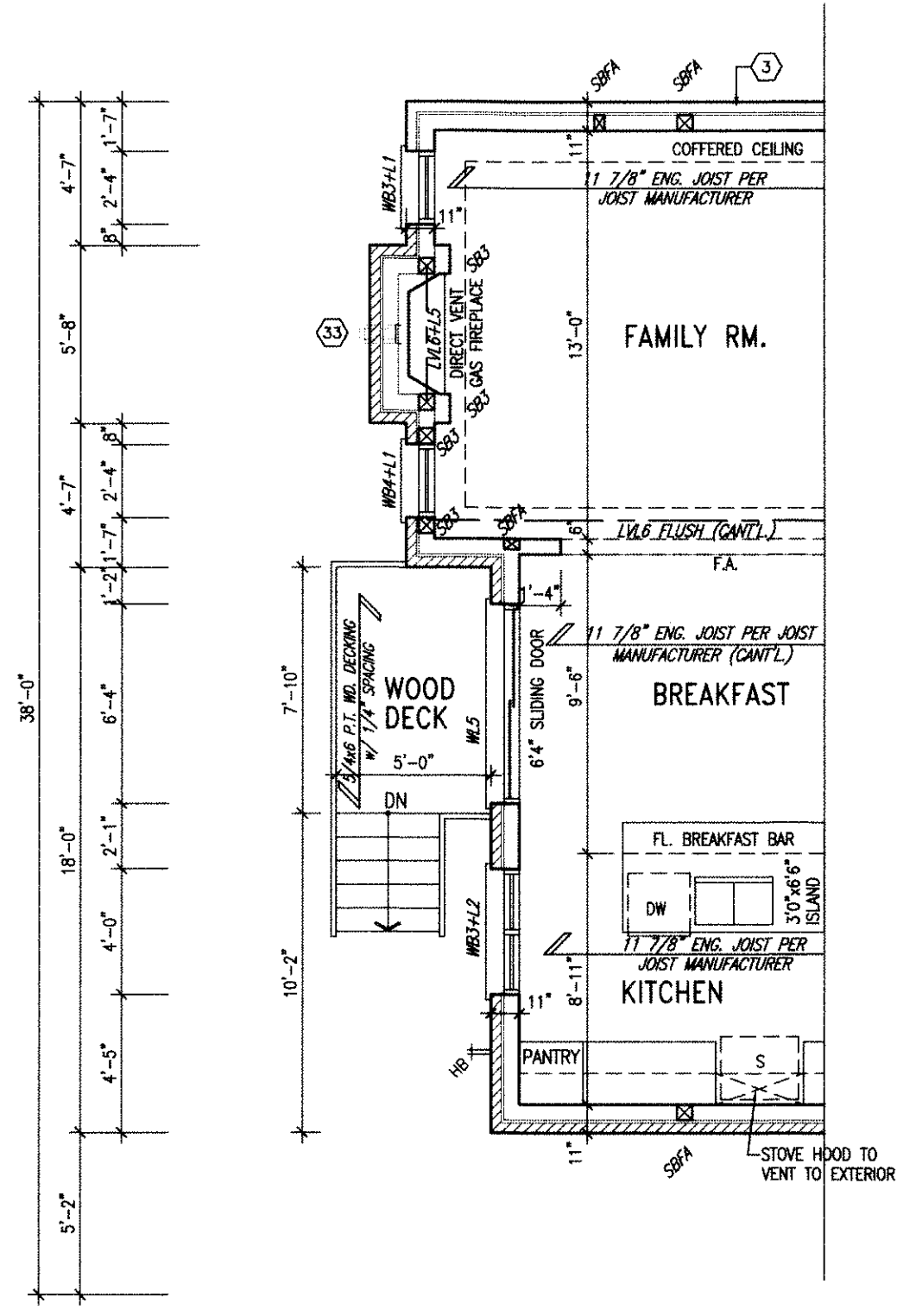
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

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



PARTIAL BASEMENT PLAN
DECK CONDITION



PARTIAL GROUND FLOOR PLAN
DECK CONDITION

CITY OF HAMILTON
20-187718

CITY OF HAMILTON
20-187718
REV 15 1330

Dec 17, 2020

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

18		9	
17		8	
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12		3	ISSUED FOR PERMIT.
11		2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG
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 24488
signature
name registration information
VA3 Design Inc. 42658

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

	VALLEYCREEK 6 12.5m
project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.
date JANUARY 2020	project no. 19014
drawn by WT	checked by 3/16" = 1'-0"
PARTIAL PLANS - DECK CONDITION	
19014-VALLEYCREEK-06	
drawing no. A9	

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2836 SF.

REV 15 2020

CITY OF HAMILTON
BUILDING DEPARTMENT

20-187718

Paul Smith Dec 17, 2020



REAR ELEV. 1-
DECK CONDITION

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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 and is not to be further professional responsibility.

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

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

18			9		
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13			4		
12			3	ISSUED FOR PERMIT.	APR 02/20 GW
11			2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG	MAR 27/20 JM
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no.	description	date	by	no.	description

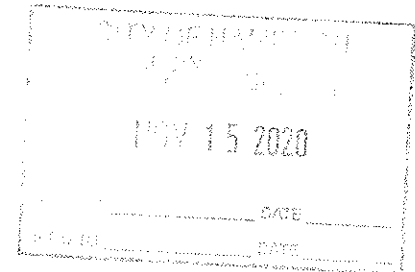
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V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
19014-VALLEYCREEK-06
drawing no.
A10

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'
12.5m
VALLEYCREEK 6
12.5m
project no.
19014
drawing no.
A10

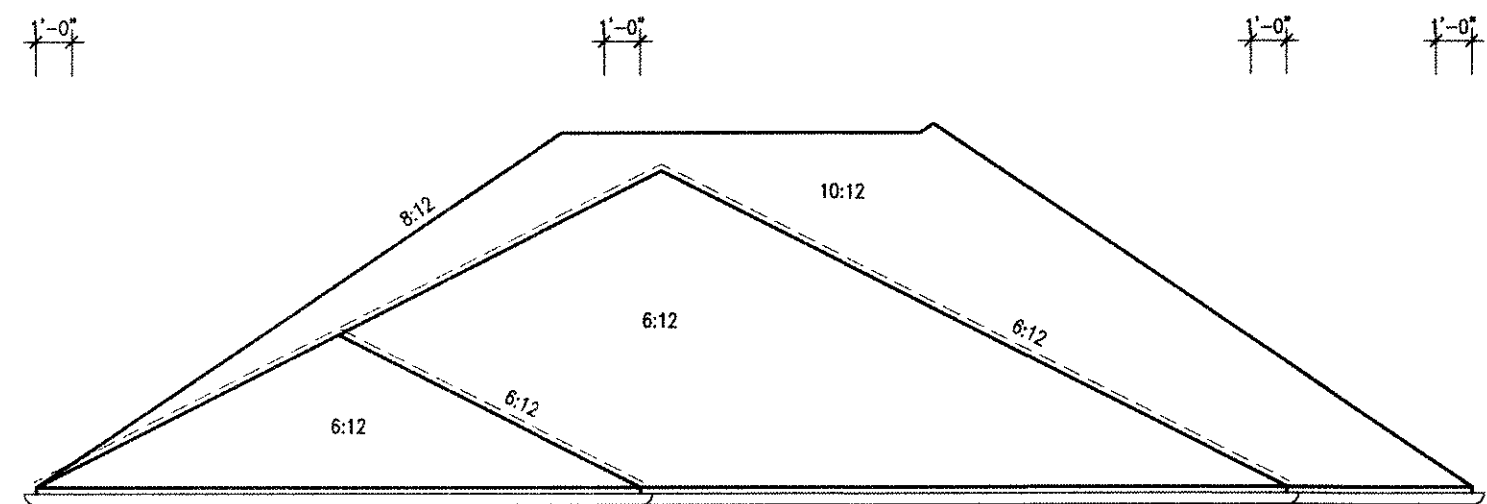
2836 SF.



CITY OF HAMILTON
Building Department

20-187718

Ken Smith Dec 17, 2020



10" BRICK SOLDIER (TYP.)

PRECAST CONC. SILL (TYP.)

FACE BRICK (TYP.)

FACE BRICK CAP W/ FLASHING FULL DEPTH

12" HIGH TRANSOM

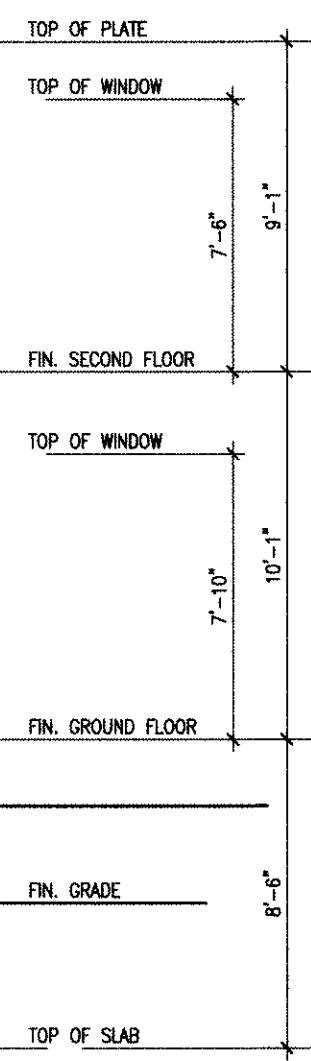
6" SLIDING DOOR

4'-6" MIN. FOR WIN. UPGRADE

2'-6" 1'-2"

4x4 WOOD COLUMN UP TO 4'-0" HEIGHT, 6x6 WOOD COLUMN FOR HEIGHTS OVER 4'-0" (PRESSURE TREATED) ON 12" CONC. PIER

UPGRADE BASEMENT WINDOWS ON REAR WALL WITH MIN. 4'-6" FIN. FIRST FLOOR TO GRADE CONDITION.



UPGRADE BASEMENT WINDOWS ON REAR WALL WITH MIN. 4'-6" FIN. FIRST FLOOR TO GRADE CONDITION.

REAR ELEV. 2-
DECK CONDITION

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

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

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING IS LESS THAN 5'-11" ABOVE ADJACENT FINISHED GRADE.

18			9				
17			8				
16			7				
15			6				
14			5				
13			4				
12			3	ISSUED FOR PERMIT	APR 02/20	GW	
11			2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG.	MAR 27/20	JM	
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 04/20	GW	
9							
8							
7							
6							
5							
4							
3							
2							
1							
no.	description	date	by	no.	description	date	by

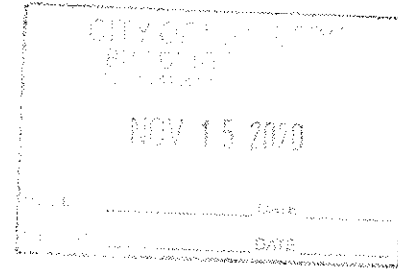
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature [Signature]
name registration information BCN
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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
HAMILTON, ON.
date
JANUARY 2020
drawn by
WT
checked by
-
scale
3/16" = 1'-0"
file name
19014-VALLEYCREEK-06
drawing no.
A10a

VALLEYCREEK 6
12.5m
project no.
19014
drawing no.
A10a

2836 SF.



CITY OF HAMILTON
BUILDING DEPARTMENT

20-187718
DATE: Dec 17, 2020
Signature: [Handwritten Signature]

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



TOP OF PLATE
TOP OF WINDOW
7'-6"
9'-1"
FIN. SECOND FLOOR
TOP OF WINDOW
7'-10"
10'-1"
FIN. GROUND FLOOR
FIN. GRADE
8'-6"
TOP OF SLAB

REAR ELEV. 3-
DECK CONDITION

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 21, 2020

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

EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN LANDING IS LESS THAN 5'-11" ABOVE ADJACENT FINISHED GRADE.

18		9	
17		8	
16		7	
15		6	
14		5	
13		4	
12		3	ISSUED FOR PERMIT
11		2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG.
10		1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.
no.	description	date	by
18		APR 02/20	GW
11		MAR 27/20	JM
10		FEB. 04/20	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
signature
name
registration information
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

VALLEYCREEK 6
12.5m

project name
RUSSELL GARDENS PH. 3

date
JANUARY 2020

drawn by
WT

checked by
-

scale
3/16" = 1'-0"

project no.
19014

drawing no.
A10b

VALLEYCREEK 06
COMPLIANCE PACKAGE 'A1'

REAR ELEV. 3- DECK CONDITION

19014-VALLEYCREEK-06

DATE: APR 2 2020 5:23 PM

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS

FEB 03 2021

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

PARTIAL SECOND FLOOR PLAN ELEV. 3 (UPGRADE)

Permit No. 20-187718-01

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
Ken Smith Feb 09/2021
 FOR CHIEF BUILDING OFFICIAL DATE

1"x6" ALUM. CLAD
FRIEZE BD. RETURN
F.B. 4'0" ALONG
SIDE

APPLIED STUCCO FINISH
W/ REVEALS (TYP.). _____
RETURN STUCCO &
REVEALS 4'0" ALONG SIDE.

CONTINUOUS PRECAST
CONC. SILL (TYP.)

FACE BRICK (TYP.)

CONTINUOUS PRECAST
CONC. SILL (TYP.)

30"x16" STRUCT. FRAME
BASEMENT WINDOW (TYP.)
OPTIONAL 30"x24" WINDOW

ALLOWABLE GLAZED OPENINGS 1015.329²

WALL AREA = 236.00 SQ. FT.

LIMITING DISTANCE 1.2 M (7%)

GLAZING ALLOWED 71.07 = 88.66 SQ. FT.

GLAZING PROVIDED = 45.44 SQ. FT. (GLASS AREA ONLY)

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 48.33 SQ. FT. (GLASS AREA ONLY)

RAILING AS —
GRADE REQ'D.

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 Contractor/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 NOV 16, 2020

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

UPGRADED LEFT SIDE ELEVATION 3
(FOR LOT 297)

WINDOW WELLS DRAIN
TO FOOTING LEVEL

VALLEYCREEK 6

COMPLIANCE PACKAGE 'A1'

18.				9				The undersigned has reviewed and takes responsibility for this design and sets the conditions and meets the requirements set out in the Ontario Building Code as a Designer.
17.				8				certification information
16.				7				Richard Vink 2440 name <i>R Vink</i> signature
15.				6				registration information
14.				5				VAS Design Inc. 4263
13.				4				
12.				3	ISSUED FOR PERMIT.	APR 02/20	GW	
11.				2	REV. AS PER RCOF/YLR. TRUSS MANUF. EAC	MAR 27/20	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 or destroyed if not to be used.
10.				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW	
no.	description	date	by	no.	description	date	by	

**VA3
DESIGN**
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com



Greenpark™

VALLEYCREEK 6
12.5m

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JANUARY 2020	UPGRADED LEFT SIDE ELEVATION - ELEV. 3'	drawing no.
drawn by WT	checked by - scale 3/16" = 1'-0"	file name 19014-VALEECREEK-06
sheet - 1 of 8 C:\Users\jworkman\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\FXGK7C6G\19014-VALEECREEK-06.dwg - Mon - Oct 26, 2020 - 12:08 PM		

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

FEB 03 2021

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

Permit No. 20-187718-01

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
Kenn Smith *Feb 09, 2021*

 FOR CHIEF BUILDING OFFICIAL DATE

ASPHALT SHINGLES (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD. RETURN
F.B. 4'0" ALONG
SIDE

APPLIED STUCCO FINISH
W/ REVEALS (TYP.). _____
RETURN STUCCO &
REVEALS 4'0" ALONG SIDE.

CONTINUOUS PRECAST
CONC. SILL (TYP.)

FACE BRICK (TYP.)

10" PRECAST CONC.
HEADER (TYP.)

PRECAST CONC.
SILL (TYP.)

FACE BRICK CAP
W/ FLASHING

12^D HIGH TRANSOM

A simple line drawing of a door. It is a vertical rectangle with a horizontal line near the top, representing a handle or a lock mechanism. The word "DOOR" is written vertically along the left edge of the rectangle.

APPLIED STUCCO FINISH
W/ REVEALS (TYP.)

CONTINUOUS PRECAST
CONC. SILL (TYP.)

CONTINUOUS PRECAST
CONC. SILL (TYP.)

TOP OF PLATE

TOP OF WINDOW

7 ¹ -6 ²²	9 ¹ -1 ²²
---------------------------------	---------------------------------

FIN. SECOND FLOOR

TOP OF WINDOW

10^{-10}	10^{-1}
------------	-----------

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: 
DATE: NOV 16, 2022

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

UPGRADED REAR ELEVATION 3
(FOR LOT 297)

VALLEYCREEK 6
COMPLIANCE PACKAGE 'A1'

[illegible]

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