

2836 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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (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" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-9" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	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.

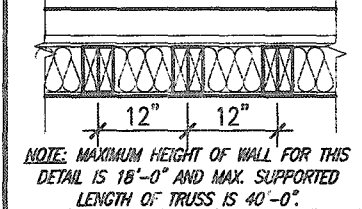
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/u SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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 of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
≤600mm below grade		
Minimum RSI (R) value		
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	96% 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 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.

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

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	926.99 S.F.	160.20 S.F.	17.28 %
LEFT SIDE	1089.00 S.F.	56.66 S.F.	5.20 %
RIGHT SIDE	1148.11 S.F.	40.33 S.F.	3.51 %
REAR	843.88 S.F.	126.95 S.F.	15.04 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4007.98 S.F.	384.14 S.F.	9.58 %
TOTAL SQ. M.	372.35 S.M.	35.69 S.M.	9.58 %



CITY OF HAMILTON Building Division

Permit No. 21-105908

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 2/19/21 DATE



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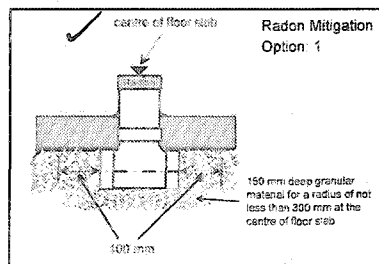
VALLEYCREEK 6-248 COMPLIANCE PACKAGE 'A1'

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. drawing no. 19014		VALLEYCREEK 6 12.5m project no. 19014	
date JANUARY 2020 drawn by WT checked by 3/16" = 1'-0" scale 19014-VALLEYCREEK-6-248 file name 19014-VALLEYCREEK-6-248.dwg date Feb 23 2023 - 3:28 PM		drawing no. A0			

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BUILDING DIVISION
Planning & Development Department

FEB 04 2021

REC'D BY _____ DATE _____
REF'D TO _____ 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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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
C/O L. A. STERN

APPROVED BY: [Signature]
DATE: JAN 28 2021

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professional responsibility.



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BASEMENT PLAN ELEV. 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			
16			7			qualification information
15			6			Richard Vink 24
14			5			 signature
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 25/20 GW	nme registration information V&S Design Inc. 42
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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project name RUSSELL GARDENS PH. 3	jurisdiction HAMILTON, ON.	project no. 19014
date JANUARY 2020		drawing no. A1
BASEMENT PLAN - ELEV. 1		
drawn by WT	checked by 3/16" = 1'-0"	file name 19014-VALLEYCREEK-6-248

VALLEYCREEK 6
12.5m

project no.
19014

AN - ELEV. 1	drawing no.
file name	A1
VALLEYCREEK-6-248	
- Fr - Sun 25 2000 - 1:35 PM	

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

KIT-EX-NOTE-2020.dwg

FEB 04 2021

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

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

APPROVED BY: [Signature]
DATE: JAN 28 2021

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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)

CITY OF HAMILTON
Building Division

Permit No. 21-105408

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WJ 2/19/21

FOR CHIEF BUILDING OFFICIAL DATE

ALLEY CREEK 6-248
COMPLIANCE PACKAGE 'A1'

2836 SF.

**Electrical Contractor
Registration Agency**

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**Electrical
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13	.	.	.	4	CUSTOM PER PURCHASER REQUEST.	SEP 25/20	G
12	.	.	.	3	ISSUED FOR PERMIT.	APR 02/20	G
11	.	.	.	2	REV. AS PER ROOF/FLR. TRUSS MANUF. DWG	MAR 27/20	J
10	.	.	.	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 04/20	G
no.	description	date	by	no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and meets the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	244
name	B
signature	
registration information	
VA3 Design Inc.	426
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 for information only. The Designer and the Designer's firm shall not be responsible for the accuracy of the drawings which must be returned at the completion of the work. Drawings are not to be copied.	

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

 Greenpark.		VALLEYCREEK 6 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		checked by WT	
scale 3/16" = 1'-0"		file name 19014-VALLEYCREEK-6-248	
A2		A2	

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STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. 8-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8(3)(a) & 3.8.3.8(3)(c). SHOWER 3.8.3.13(2)(g). BATHTUB 3.8.3.13(4)(g). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. CB-NOTE-26230.cdw

FEB 04 2021

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

PLUMBING SUBJECT TO
FIELD INSPECTION

**Electrical Contractors
Registration Agency**

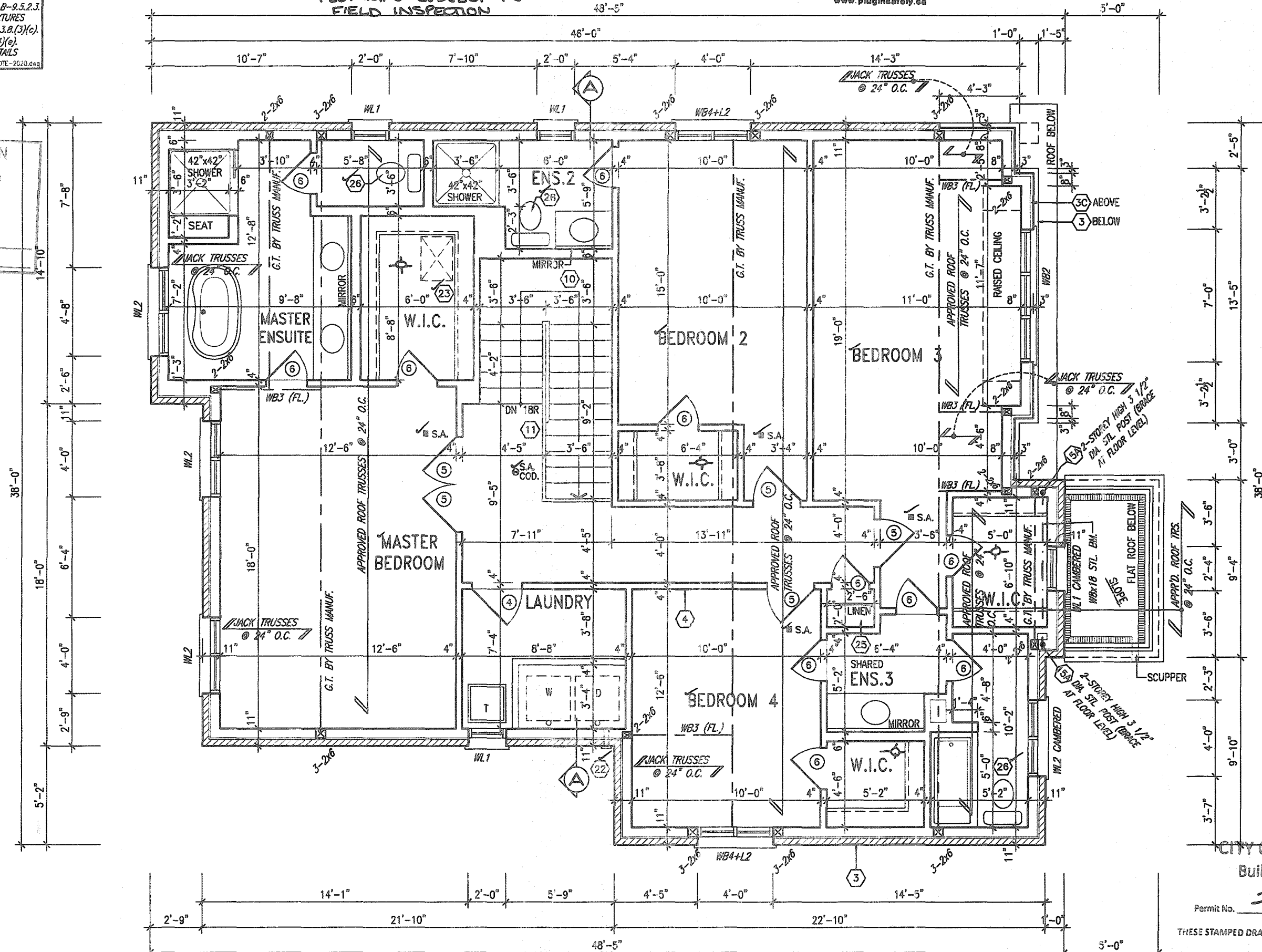
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2836 SF.



SECOND FLOOR PLAN ELEV. 1

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)(d) & 3.8.3.13.(1)(f).

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

APPROVED BY: [Signature]
DATE: JAN 28, 2021

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROV. OF QUEBEC
OCT 28 2020

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~~CITY OF HAMILTON~~
Building Division

Permit No. 21-105908

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W.B. 2/19/21

FOR CHIEF BUILDING OFFICIAL

DATE

VALLEYCREEK 6-248
COMPLIANCE PACKAGE 'A1'

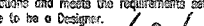


Greenpark.

VALLEYCREEK 6
12.5m

project name	RUSSELL GARDENS PH. 3		municipality	HAMILTON, ON.		project no.	19014	
date	JANUARY 2020		SECOND FLOOR PLAN ELEV. 1				drawing no.	A3
drawn by	checked by	scale	file name					
WT	-	3/16" = 1'-0"	19014-VALLEYCREEK-6-248					

A3

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17				8			
16				7			qualification information
15				6			Richard Vink  2448
14				5			name
13				4	CUSTOM PER PURCHASER REQUEST.	SEP 23/20	signature BC
12				3	ISSUED FOR PERMIT.	APR 02/20	4265
11				2	REV. AS PER RCOF/FLR. TRUSS MANUF. DWG.	MAR 27/20	
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 04/20	
no. description				date	by	no. description	date by

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qualification information

Richard Vink	<i>R Vink</i>	2448
name	signature	EC
registration information		
WA3 Design Inc.		4265

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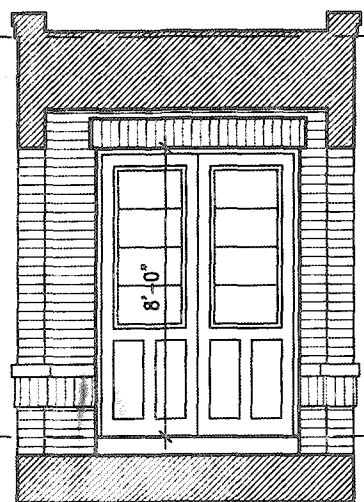
2836 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

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

ROOF PLAN-1



INSIDE PORTICO
ELEVATION 1

ASPHALT SHINGLES (TYP.)

8"x16" PRECAST
CONC. IMPOST

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

1"x6" ALUM. CLAD
FRIEZE BD.

SELF SUPPORTING
BRICK SOLDIER ARCH
C/W KEYSTONE ON
BRICK STACK (TYP.)

PRECAST CONC. SILL
ON BRICK SOLDIER
(TYP.)

20" HIGH DECORATIVE
RAILING

FACE BRICK (TYP.)

BRICK SOLDIER C/W
KEYSTONE ON BRICK
STACK

POURED CONC. PORCH
SLAB AND DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

10:12

(6:12 @ REAR)

VALLEY FLASHING (TYP.)

MID-POINT OF MAIN ROOF

RAISED CEILING

TOP OF PLATE

6" STUCCO FRIEZE

BD.

TOP OF WINDOW

6" STUCCO TRIM SURROUND

W/ KEYSTONE (TYP.)

APPLIED STUCCO FINISH

(TYP.)

FIN. SECOND FLOOR

PREFIN. MTL. FLASHING,

W/ CAULKING TO TOP OF DOOR

MATCH (TYP.)

TOP OF WINDOW

BRICK SOLDIER C/W

KEYSTONE

CONTINUOUS PRECAST CONC.

SILL ON BRICK SOLDIER BAND

(TYP.)

FIN. GRADE

CITY OF HAMILTON

STEPPED U/S GARAGE FOOTING

TOP OF SLAB

Permit No. 21-105908

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 specifications have been reviewed by

VALLEYCREEK 6-248
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: JAN 28, 2021
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.

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 25/20 GW
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 CW
no.	description	date	by	no.	description

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
signature
24488
ECN
42658
name
registration information
VA3 Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

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

VALLEYCREEK 6
12.5m
project no.
19014
drawing no.
A4
FRONT ELEVATION - ELEV. 1
19014-VALLEYCREEK-6-248
DATE: 19014-VALLEYCREEK-6-248.dwg - 16 - Sep 25 2020 - 3:53 PM

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2836 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

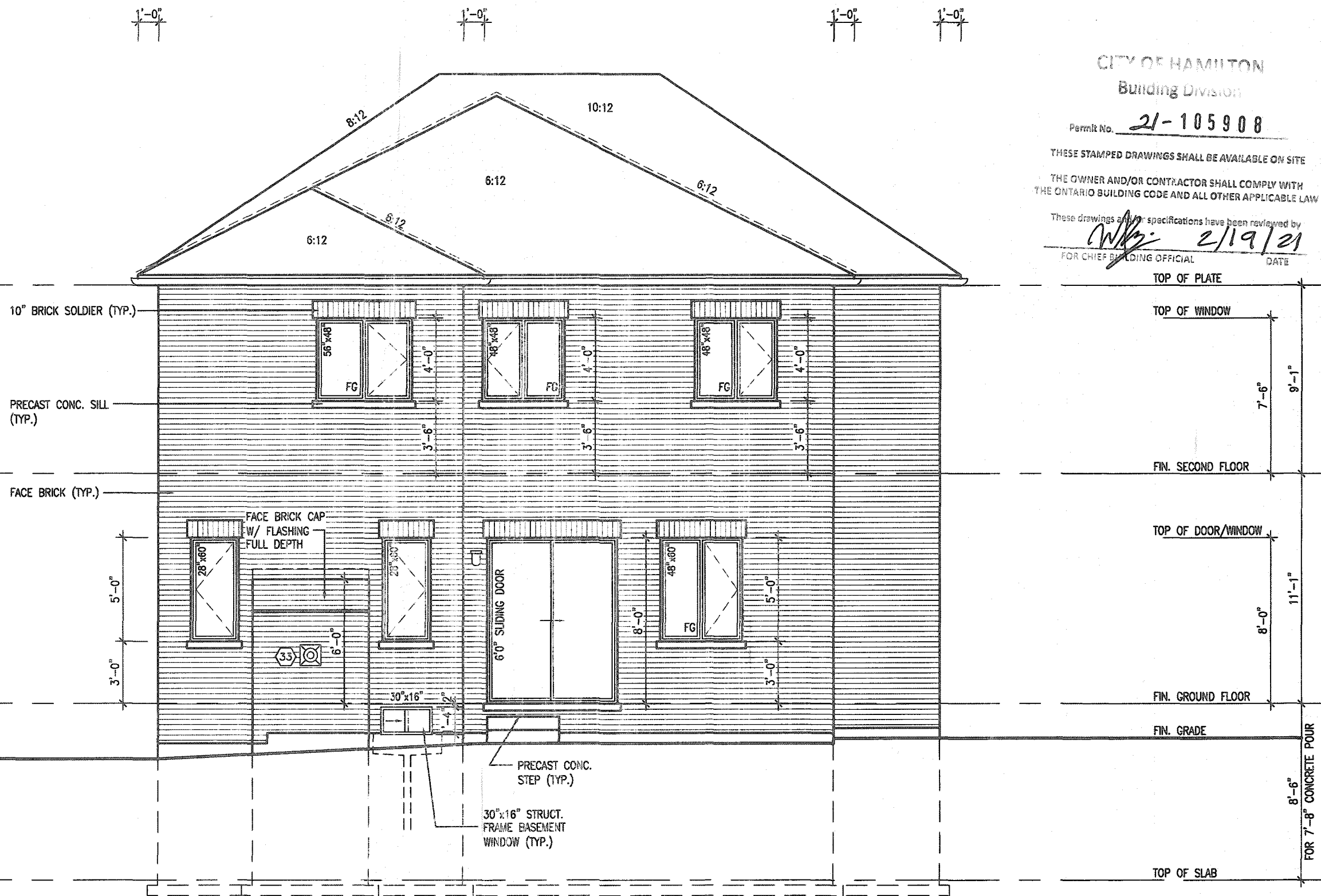
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. **21-105908**

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 specifications have been reviewed by
WJG **2/19/21**
FOR CHIEF BUILDING OFFICIAL DATE



REAR ELEVATION 1

VALLEYCREEK 6-248
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY *[Signature]*
DATE **JAN 28, 2021**

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

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	CUSTOM PER PURCHASER REQUEST.	SEP 23/20 CW
12			3	ISSUED FOR PERMIT.	APR 02/20 CW
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

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 BCIN
registration information
VA3 Design Inc. 42658

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VA3 DESIGN

255 Consumers Rd Suite 120
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va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

location
HAMILTON, ON.

project no.
19014

date
JANUARY 2020

drawn by
WT

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

scale
19014-VALLEYCREEK-6-248

drawing no.
A7

VALLEYCREEK 6
12.5m

REAR ELEVATION - ELEV. 1

CITY OF HAMILTON
Building Division

Permit No. 21-105908

These drawings and/or specifications have been reviewed by
WPK TOP OF PLATE 2/19/81
 FOR CHIEF BUILDING OFFICIAL TOP OF WINDOW DATE

Architectural cross-section drawing of a two-story house with a basement. The drawing shows the interior layout including a laundry room, a private workshop (P.W.D.), an ensuite bathroom, a sunken mud room, and an unfinished basement. Key features include a gabled roof with a 6:12 pitch, a central staircase, and various structural elements like walls, floors, and foundations. Callouts 1 through 17 identify specific components. Dimensions for heights and widths are provided on the right side of the drawing.

Dimensions (Right Side):

- 9'-1" (Total height to top of plate)
- 7'-6" (Height from top of plate to top of window)
- 11'-1" (Height from top of window to top of slab)
- 8'-0" (Height from top of window to top of slab)
- 3'-6" (Height from top of window to top of slab)
- ±4'-6" (Height from top of window to top of slab)
- ±9'-0" (Height from top of window to top of slab)
- 8'-6" (Height from top of window to top of slab)

Room Labels:

- LAUNDRY
- P.W.D.
- UNFINISHED BASEMENT
- ENSUITE 2
- SUNKEN MUD RM.
- FIN. SUNKEN MUD ROOM

Callouts:

- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

Other Labels:

- 6:12 (Roof pitch)
- 1'-0" (Width dimension)
- FIN. SECOND FLOOR
- FIN. GROUND FLOOR
- FIN. GRADE
- TOP OF SLAB
- TOP OF WINDOW
- TOP OF PLATE
- BEARING WALL
- BEYOND

VALLEYCREEK 6-248
COMPLIANCE PACKAGE 'A1'

	18.									The undersigned has reviewed and takes responsibility for this design
	17.									and has the qualifications and meets the requirements set out in the Ontario Building Code as a Designer.
	16.									qualification information
	15.									Richard Vink <i>R Vink</i> signature 2440B BGN
	14.									name registration information VA3 Design Inc. 426SB
	13.				4.	CUSTOM PER PURCHASER REQUEST	SEP 23/20	GW		
	12.				3.	ISSUED FOR PERMIT.	APR 02/20	GW		
	11.				2.	REV. AS PER ROOF/FLOOR TRUSS MANUF. DIVG	MAR 27/20	LIM		
	10.				1.	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 04/20	GW		
	no.	description	date	bv	no.	description	date	bv		

255 Consumers Rd Suite 120
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t 416.630.2235 f 416.630.4792
va3design.com

Greenpark.

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

dets JANUARY 2020 SECTION A-A ELEV. 1 drawing no. **A8**

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

WT 19014-VALLEYCREEK-C-2-PH 19014-VALLEYCREEK-C-2-PH - R1 - Sep 25 2020 - 338 PM

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