

2689 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"x16" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
 F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
 F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
 F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
 F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
 (REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

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

EXPOSED CONCRETE (FLATWORK)

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

BRICK VENEER LINTELS (WL)

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

WOOD LINTELS AND BEAMS (WB)

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

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LOOSE STEEL LINTELS (L)

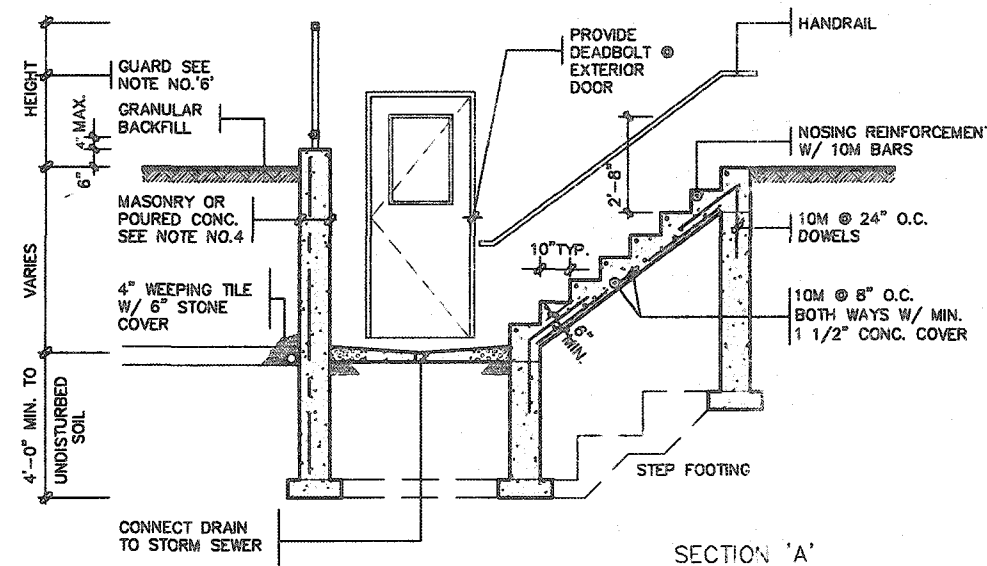
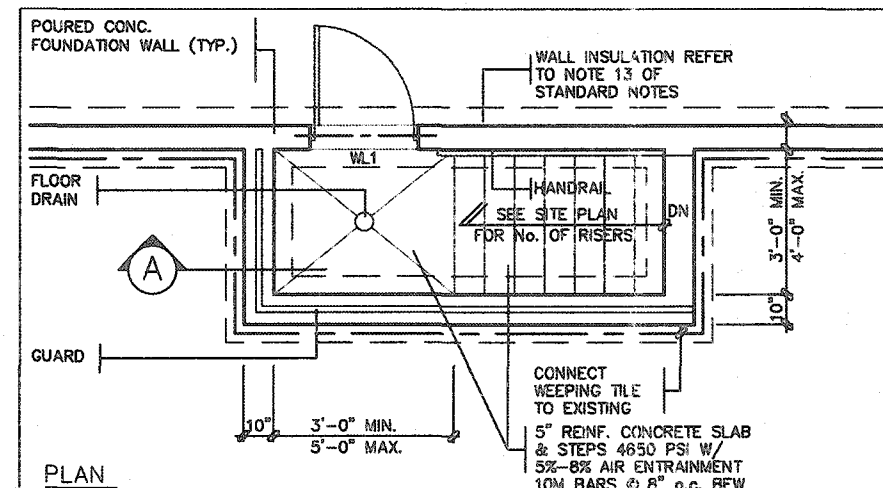
L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
 L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
 L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
 L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
 L5 = 6" x 4" x 3/8" L (150x100x10.0L)
 L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 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

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	750.12 S.F.	111.07 S.F.	14.81 %
LEFT SIDE	1130.46 S.F.	217.72 S.F.	19.26 %
RIGHT SIDE	1062.44 S.F.	52.50 S.F.	4.94 %
REAR	739.49 S.F.	160.11 S.F.	21.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3682.51 S.F.	541.40 S.F.	14.70 %
TOTAL SQ. M.	342.11 S.M.	50.30 S.M.	14.70 %

**GENERAL NOTES**

- FOOTINGS**
24"x8" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
8 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM
- INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.
- RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" O.C. & 15M VERTICAL EACH FACE @ 12" O.C. FOR WALL HEIGHTS FROM 7'-0" TO 8'-6". WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

BASEMENT WALK-UP
PLAN, SECTION & NOTES

SCALE: N.T.S.

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.

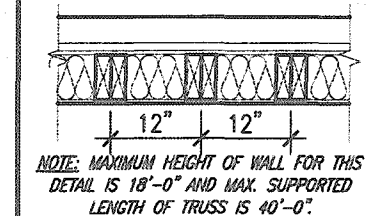
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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

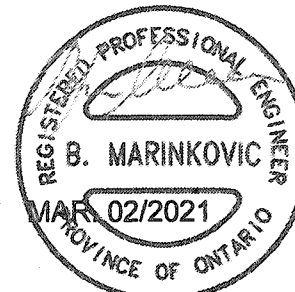
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, C/W SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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STRUDET INC.



FOR STRUCTURE ONLY

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 255 Consumers Rd Suite 120
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 416.630.2255 / 416.630.4782
 vasdesign.com

21-107195
 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
 JUL 06 2021
 DATE

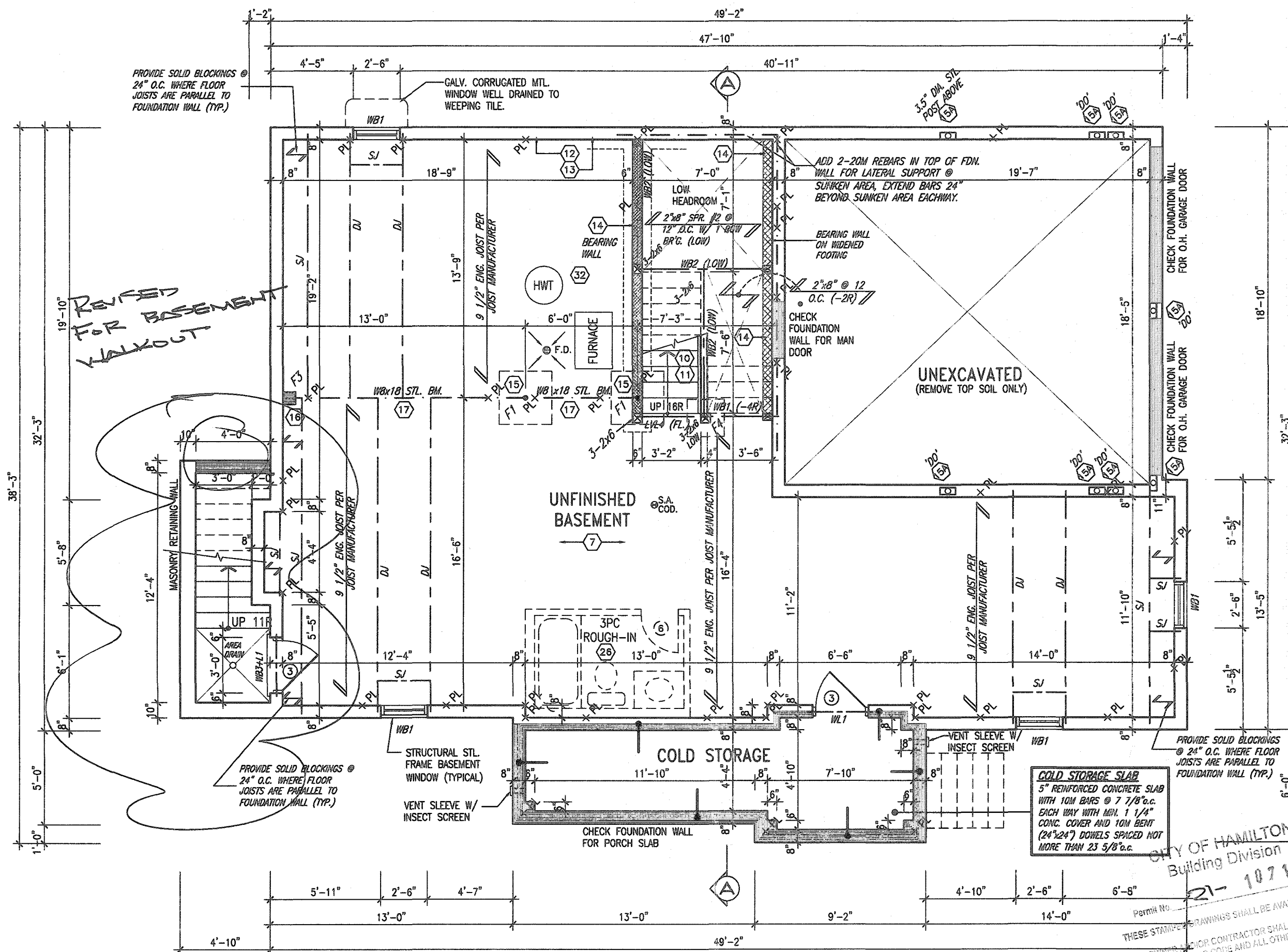
VALLEYCREEK 11-287
COMPLIANCE PACKAGE 'A1'

Greenpark. **VALLEYCREEK 11**
 12.5m
 project name **RUSSELL GARDENS PH. 3** municipality **HAMILTON, ON.** project no. **19014**
 date **JANUARY 2020** checked by **3/16" = 1'-0"** scale **19014-VALLEYCREEK-11-287.dwg** file name **AO**
 drawing no. **AO**

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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.



VALLEYCREEK 11-287
COMPLIANCE PACKAGE 'A1'

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ID 10M BENT
 5 SPACED NOT
 5/8" dia.

CITY OF HAMILTON
 Building Division

6'-8"

107195

Permit No.

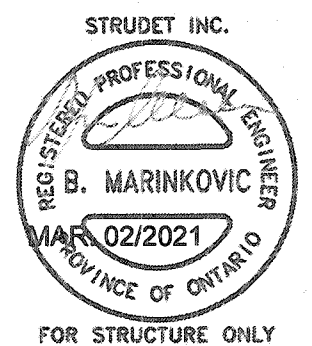
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These drawings and/or specifications have been reviewed by

JUL 06 2021
 DATE

FOR CHIEF BUILDING OFFICIAL



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	UPDATED WALKUP STAIR.	MAR. 01/21	GW	Richard Vink  244
14				5	CUSTOM DRAWING FOR PURCHASER REQUEST.	AUG. 24/20	DB	name registration information
13				4	ISSUED FOR PERMIT.	APR 6/20	GW	VA3 Design Inc. 426
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Drawings are not to be copied.
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	GW	
no. description		date by		no. description		date by		

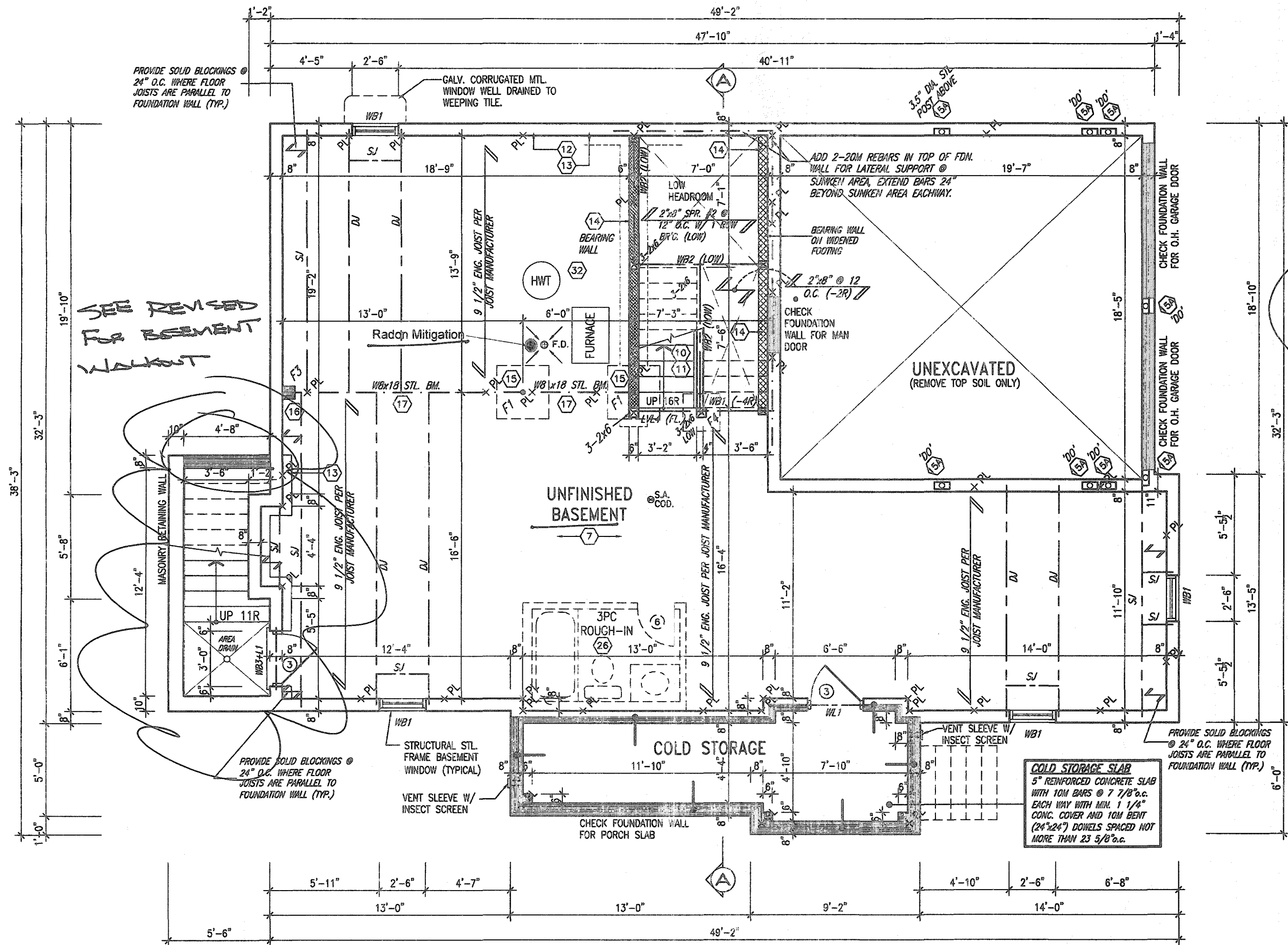
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	<i>R. Vink</i>
name	signature
registration information	244
VAS Design Inc.	428
Contractor must 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.	



 Greenpark.		VALLEYCREEK 11 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		checked by -	
scale 3/16" = 1'-0"		title name BASEMENT PLAN - ELEV. 1	
19014-VALLEYCREEK-011-287		19014-VALLEYCREEK-011-287	

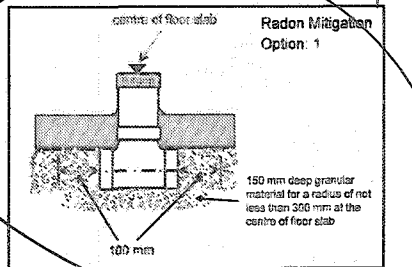
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2689 SF.



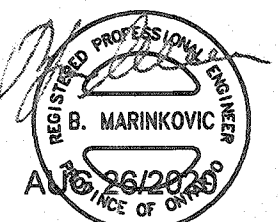
BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION UNINTERRUPTED BY FRAMING

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.



CITY OF HAMILTON
Building Division
21-107195

Permit No. 21-107195
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JUL 06 2021
DATE
FOR CHECKING OFFICIAL



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BASEMENT PLAN ELEV. 1

VALLEYCREEK 11-287
COMPLIANCE PACKAGE 'A1'

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JAN 26 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18				9					
17				8					
16				7					
15				6					
14				5	CUSTOM DRAWING FOR PURCHASER REQUEST.	AUG. 24/20 DB			
13				4	ISSUED FOR PERMIT.	APR 6/20 GW			
12				3	UPDATED PER ENG. & CLIENT COMMENTS.	MAR 27/20 GW			
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JM			
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 GW			
no.	description	date	by	no.	description	date	by	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
24486
BCN
name
registration information
VAS Design Inc.
42658
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VAS DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
HAMILTON, ON.
city
JANUARY 2020
drawn by
WT
scale
3/16" = 1'-0"
19014-VALLEYCREEK-011-287
GEO - HAYDON/WORKMAN/REYNOLDS/VALLEYCREEK VALLEYCREEK-011-287/19014-VALLEYCREEK-011-287.dwg - Top - Aug 25 2020 - 1220 PL

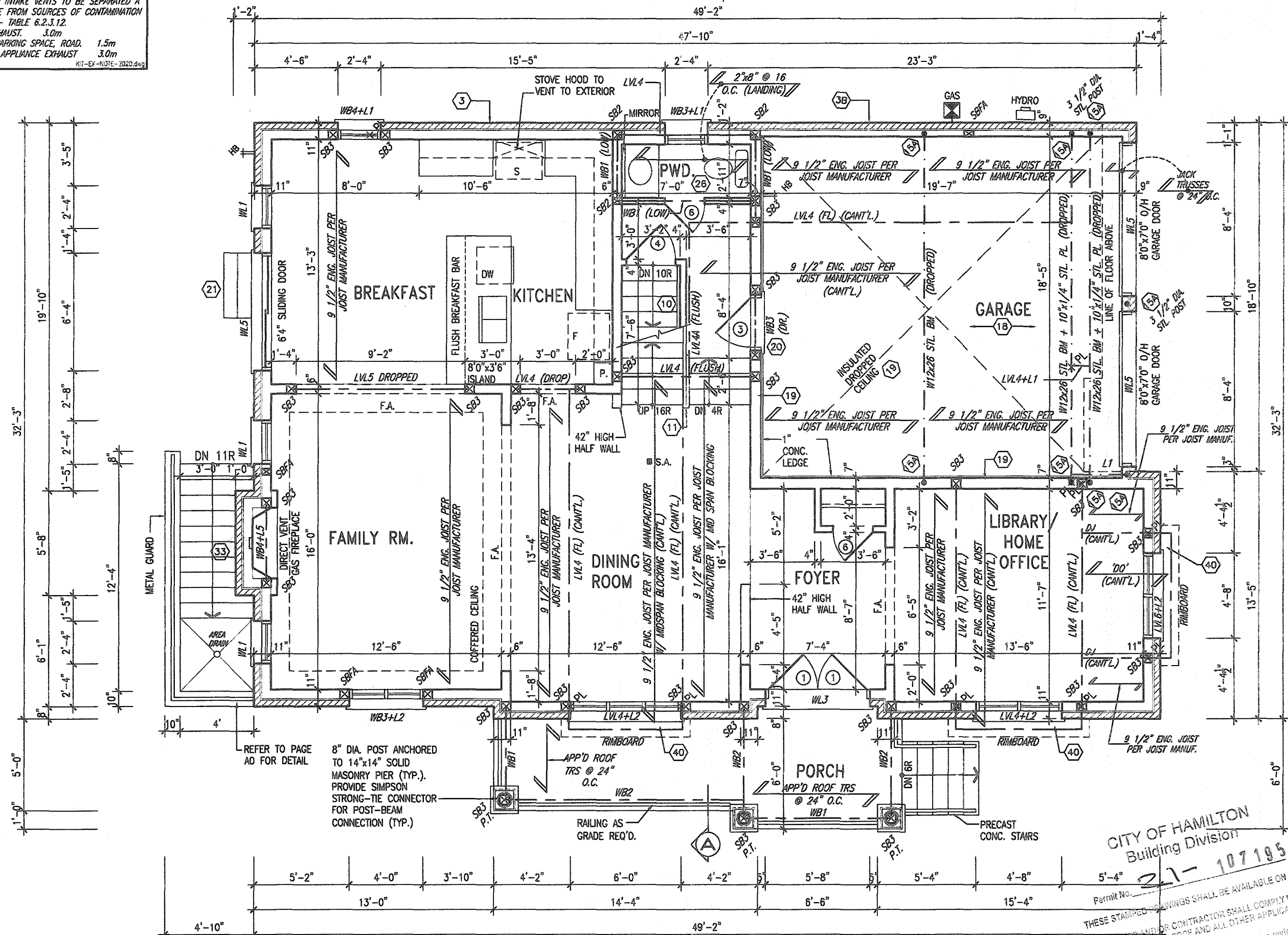
VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A1

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

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

KIT-EX-NOTE-2020.dwg



FIREBLOCK BULKHEADS

GROUND FLOOR PLAN ELEV. 1

WRS

CITY OF HAMILTON
Building Division

8" 5'-4" 21- 107195

4"

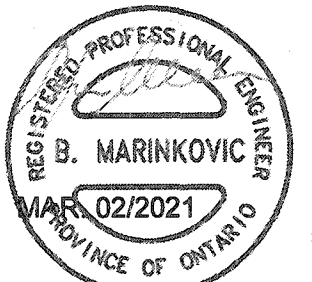
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DATE

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VALLEYCREEK 11-287
COMPLIANCE PACKAGE 'A1'

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17		-	-	8	-	-	
16		-	-	7	-	-	qualification information
15		-	-	6	UPDATED WALKUP STAIR.	MAR. D1/21 GW	Richard Vink <i>R Vink</i> signature 240
14		-	-	5	CUSTOM DRAWING FOR PURCHASER REQUEST.	ALG. 24/20 DB	name registration information
13		-	-	4	ISSUED FOR PERMIT.	APR 6/20 GW	VAS Design Inc. 420
12		-	-	3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 GW	
11		-	-	2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JM	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the user 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.	JAN. 30/20 GW	
no. description		date	by	no. description	date	by	

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qualification information

Richard Vink 244

name signature

registration information

VA3 Design Inc. 428

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All 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
va3design.com

 **Greenpark™**

Project name **RUSSELL GARDENS PH. 3** municipality **HAMILTON,**

JANUARY 2020 **GROUND FLOOR**

Drawn by **_____** checked by **_____** scale **3/16" = 1'-0"** 19**_____**

City of Hamilton - Planning and Development Department, 1201-1204 GREENPARK DRIVE, CANTONVILLE, ONTARIO L1M 1B7, TEL: 905-541-4400

VALLEYCREEK 11	
12.5m	
project no. 19014	
PLAN - ELEV. 1	drawing no.
file name -VALLEYCREEK--011-257	A2
07/09 - Mon - Mar 1 2001 - 545 PM	

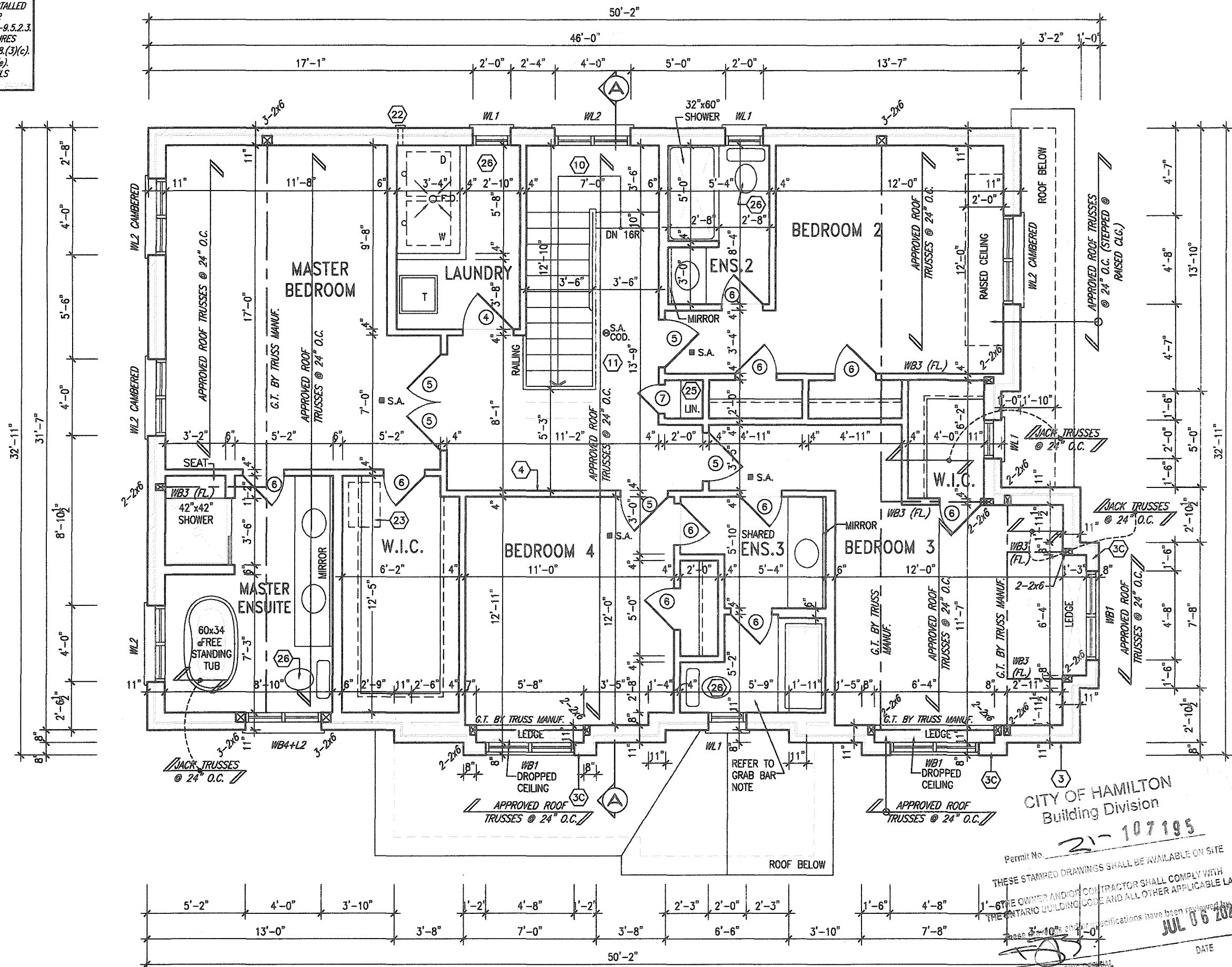
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2689 SF.

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)(c). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.



SECOND FLOOR PLAN ELEV. 1

VALLEYCREEK 11-287
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16.			7.		
15.			6.	UPDATED WALKUP STAIR.	MAR. 01/21 GW
14.			5.	CUSTOM DRAWING FOR PURCHASER REQUEST.	AUG. 24/20 DB
13.			4.	ISSUED FOR PERMIT.	APR. 06/20 GW
12.			3.	UPDATED PER ENG & CLIENT COMMENTS.	MAR. 27/20 GW
11.			2.	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 09/20 JM
10.			1.	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 GW
no.	description	date	by	no.	description

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

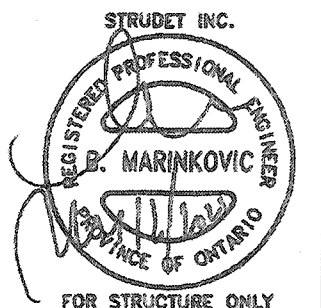
qualification information
Richard Vink
signature
24488
BOC
42658

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.

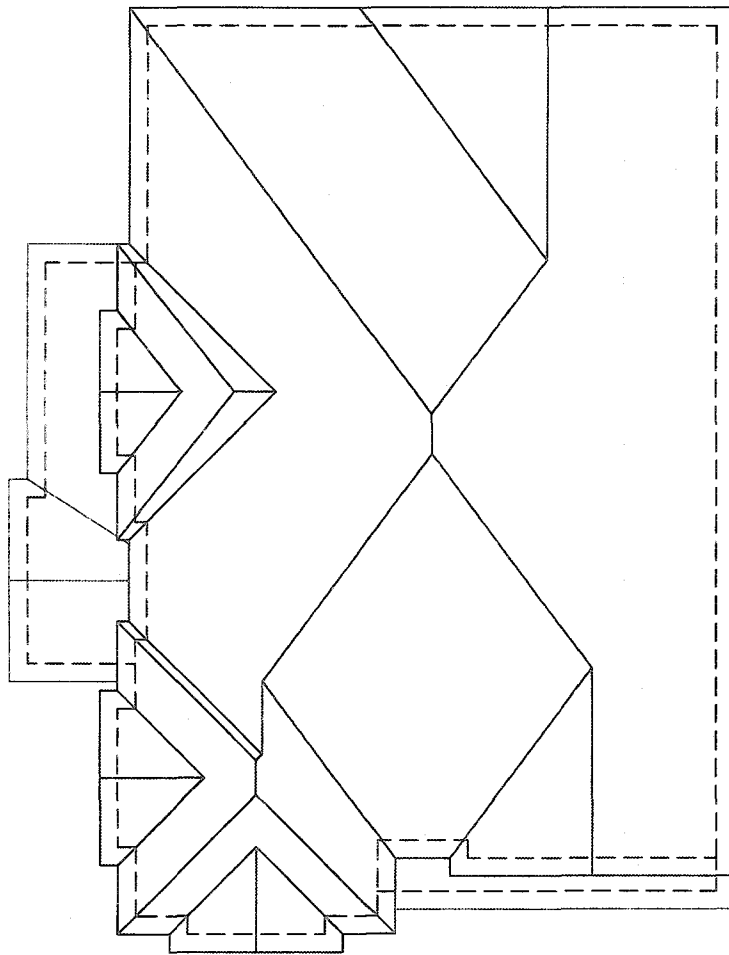
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

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

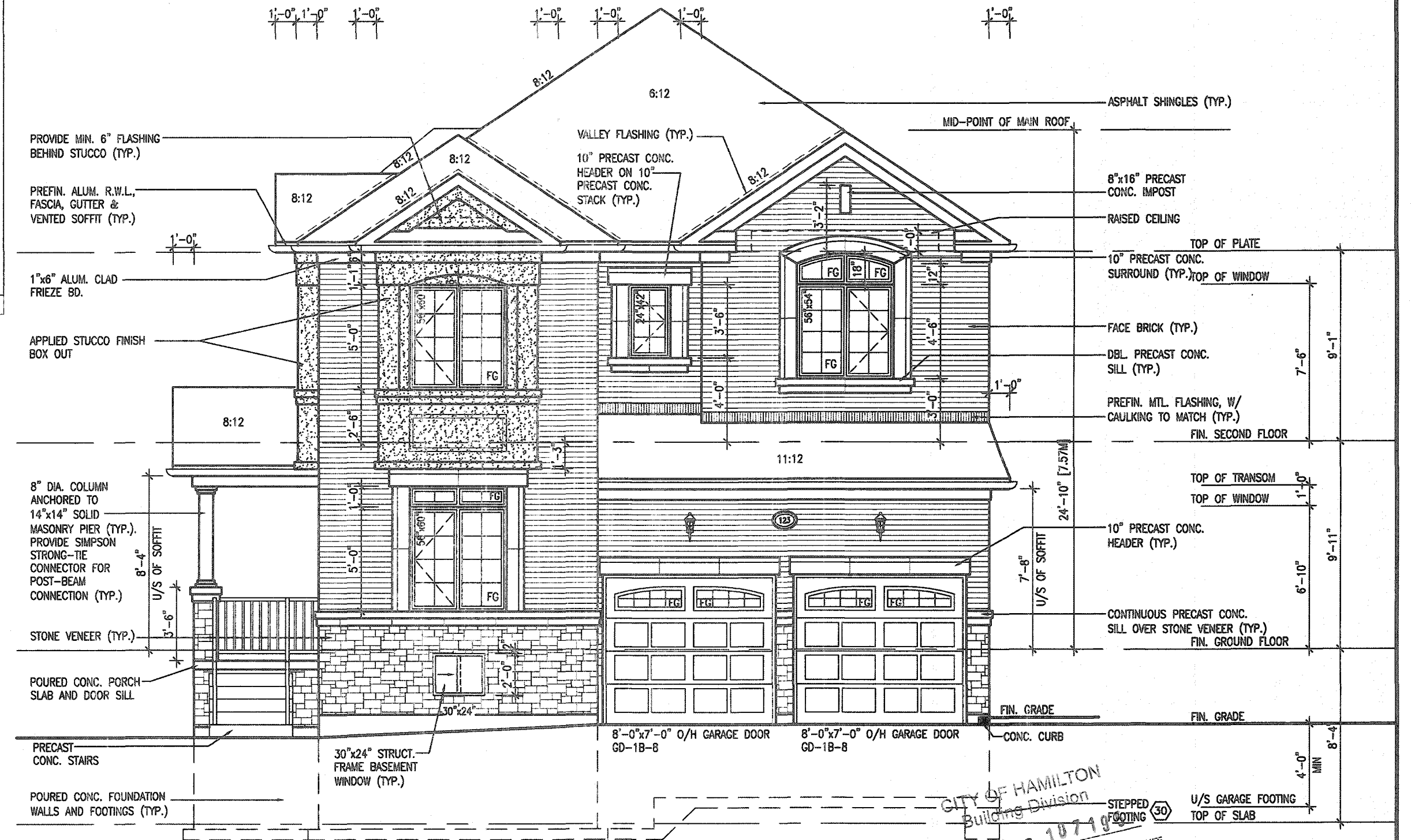
VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A3
19014-VALLEYCREEK-011-237-REV



2689 SF.



ROOF PLAN-1



FRONT ELEVATION '1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY: [Signature]
DATE: JAN 22, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18	-	-	9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	-	-	8	-	-	qualification information
16	-	-	7	-	-	Richard Vink <i>R Vink</i> 2448B
15	-	-	6	-	-	signature BC01
14	-	-	5	CUSTOM DRAWING FOR PURCHASER REQUEST.	AUG. 24/20	DB 4265B
13	-	-	4	ISSUED FOR PERMIT.	APR. 6/20	GW
12	-	-	3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW
11	-	-	2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM
10	-	-	1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	GW
no. description		date	by	no. description	date	by

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

VA3 DESIGN

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 can not be copied.

VA3

Greenpark.

VALLEYCREEK 11

project name
RUSSELL GARDENS PH. 3

project no.
19014

date
JANUARY 2020

drawing no.
A4

drawn by
WT

front elevation - elev. 1

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

19014-VALLEYCREEK-011-287

scale
1/8" = 1'-0"

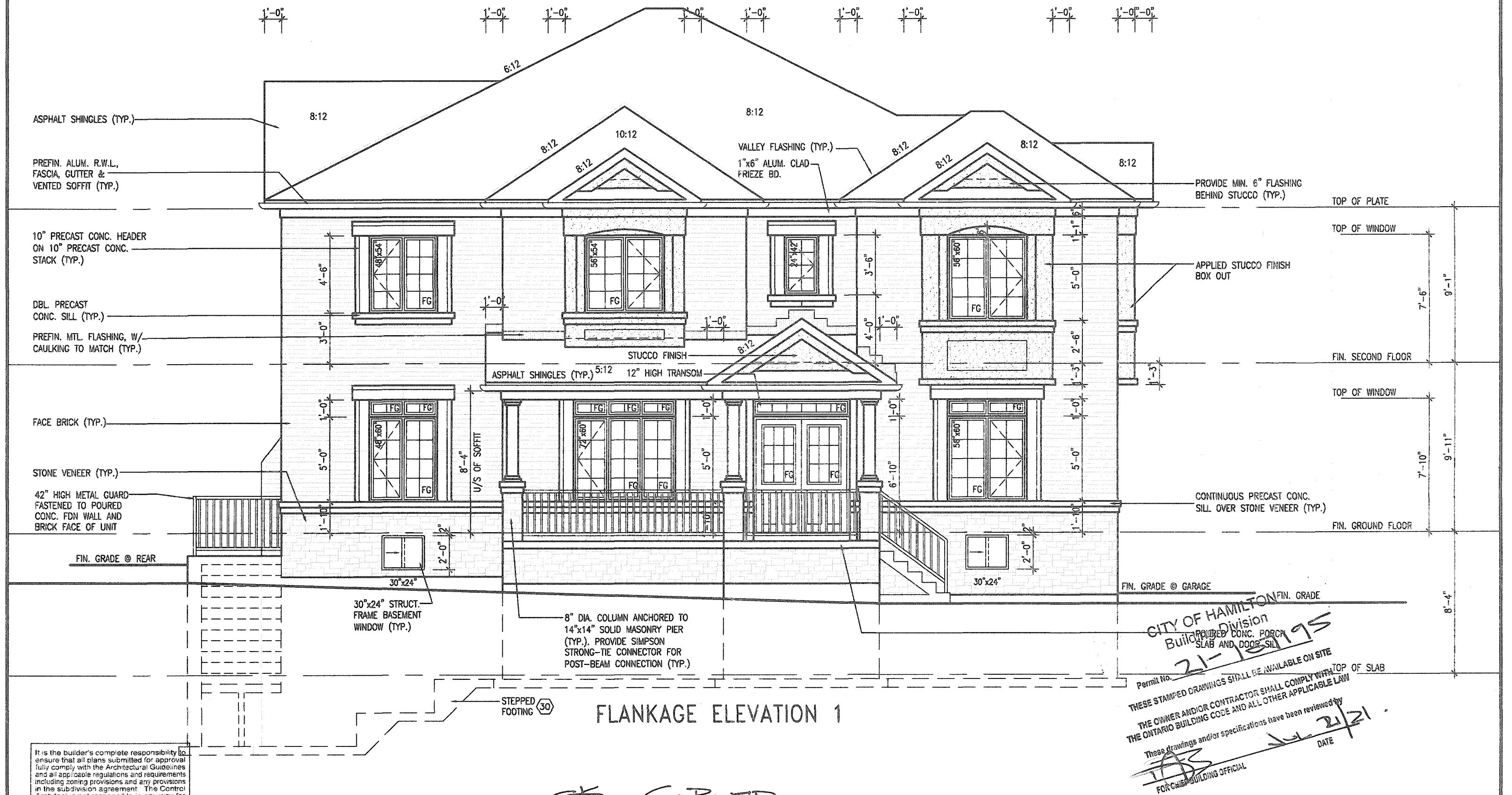
19014-VALLEYCREEK-011-287

date
11-28/19

11-28/19

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2689 SF.



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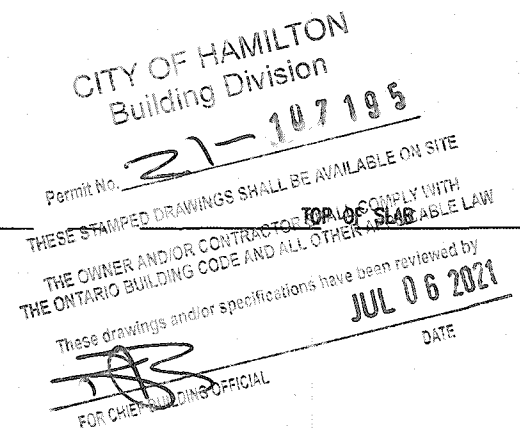
FLANKAGE ELEVATION 1

OK CORNER

VALLEYCREEK 11-287
COMPLIANCE PACKAGE 'A1'

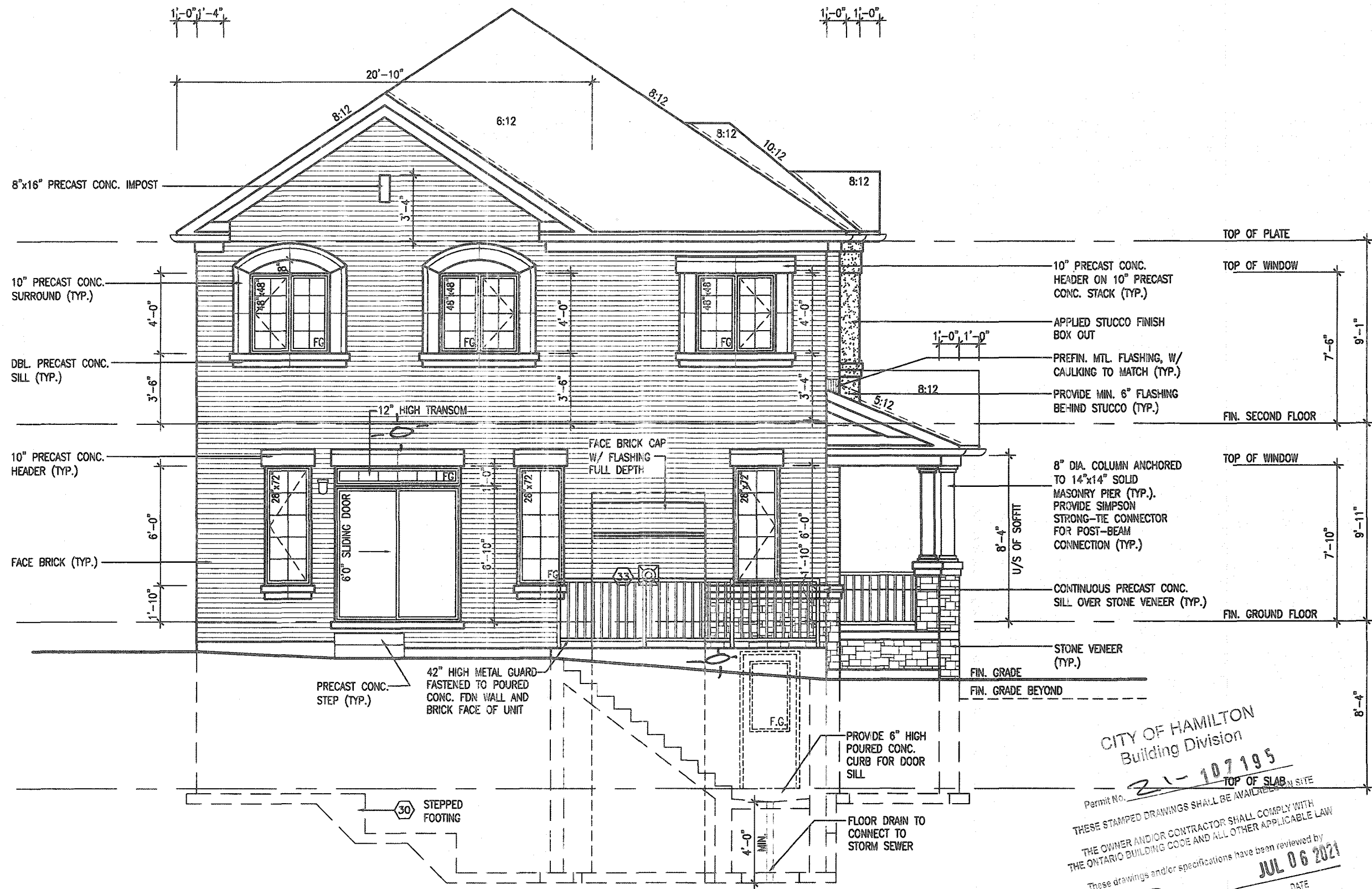
[illegible]

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$$1 - 0$$


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2689 SF.



REAR ELEVATION 1

CITY OF HAMILTON
Building Division
Permit No. 21-107195
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
JUL 06 2021
DATE
FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 11-287
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 20, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18			9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer.	
17			8			qualification information	
16			7			Richard Vink 24488 BCN	
15			6			signature	
14			5	CUSTOM DRAWING FOR PURCHASER REQUEST.	AUG. 24/20 DB	42659	
13			4	ISSUED FOR PERMIT.	APR 6/20 GW		
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 GW		
11			2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JM		
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 GW		
no.	description	date	by	no.	description	date	by

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
checked by
scale
3/16" = 1'-0"
19014-VALLEYCREEK-011-287

VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A7
REAR ELEVATION - ELEV. 1
19014-VALLEYCREEK-011-287.dwg - Tue - Aug 25 2020 - 12:21 PM

Architectural section drawing of a two-story house with a basement. The drawing shows the interior layout including a Bedroom 4, Dining Room, Unfinished Basement, Cold Storage, and a PWD (Pond Water Drain) area. The roof is gabled with a pitch of 8:12. The drawing includes various callouts and dimensions.

Dimensions:

- Roof pitch: 8:12
- Roof pitch: 10:12
- Roof pitch: 8:12
- Roof pitch: 8:12

Rooms and Features:

- Bedroom 4:** Located on the second floor, featuring a door and a window.
- Dining Room:** Located on the first floor, featuring a large window.
- Unfinished Basement:** Located below the first floor, featuring a staircase and a cold storage area.
- Cold Storage:** Located in the basement, featuring a door and a window.
- PWD (Pond Water Drain):** Located on the right side of the basement, featuring a staircase and a window.
- Bearing Wall:** Located on the right side of the basement, featuring a door and a window.

Callouts and Details:

- 1: Roof truss/rafter
- 2: Roof truss/rafter
- 3: Wall
- 4: Window
- 5: Door
- 6: Staircase
- 7: Staircase
- 8: Staircase
- 9: Staircase
- 10: Staircase
- 11: Staircase
- 12: Staircase
- 13: Staircase
- 14: Staircase
- 15: Staircase
- 16: Staircase
- 17: Staircase
- 18: Staircase
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- 36: Staircase
- 37: Staircase
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- 39: Staircase
- 40: Staircase
- 41: Staircase
- 42: Staircase
- 43: Staircase
- 44: Staircase
- 45: Staircase
- 46: Staircase
- 47: Staircase
- 48: Staircase
- 49: Staircase
- 50: Staircase

7-0 5/8" MAX.
FOR 8" - 15 MPa

CITY OF HAMILTON
Building Division

21-107195

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE KEPT ON SITE
OF SLAB

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
JUL 06 2021

DATE

FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 11	
12.5m	
project no. 19014	
N A-A ELEV. 1	drawing no.
file name -VALLEYCREEK-011-287	A8
1974m - Jan - Apr 25 2010 - 12:21 PM	

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