

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"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 = 26"x26"x12" CONCRETE PAD
 F5 = 16"x16"x8" CONCRETE PAD F5 = 16"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" (2-35x235) SPR. No.2
 WB4 = 3-2"x10" (3-35x235) SPR. No.2
 WB5 = 2-2"x12" (2-35x286) SPR. No.2
 WB6 = 3-2"x12" (3-35x286) SPR. No.2
 WB7 = 5-2"x12" (5-33x286) SPR. No.2
 WB11 = 4-2"x10" (4-38x235) SPR. No.2
 WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LOOSE STEEL LINTELS (L)

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

DOOR SCHEDULE

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

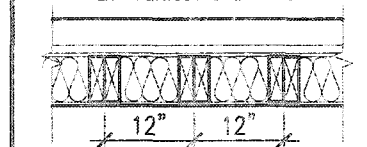
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 16'-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 of exterior walls
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	5" R22 BATT
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	95% Min.	NATURAL GAS
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWH-R)		Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.

ci- Denotes Continuous Insulation without framing interruption.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
VALLEYCREEK-11 ELEV. 1			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	689.77 S.F.	109.4 S.F.	15.86 %
LEFT SIDE	1034.78 S.F.	214.38 S.F.	20.72 %
RIGHT SIDE	1034.78 S.F.	50.83 S.F.	4.91 %
REAR	680.79 S.F.	139.61 S.F.	20.51 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3440.12 S.F.	514.22 S.F.	14.95 %
TOTAL SQ. M.	319.59 S.M.	47.77 S.M.	14.95 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
VALLEYCREEK-11 ELEV. 2			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	726.37 S.F.	140.67 S.F.	19.37 %
LEFT SIDE	1079.48 S.F.	242.89 S.F.	22.50 %
RIGHT SIDE	1064.06 S.F.	50.83 S.F.	4.78 %
REAR	681.56 S.F.	142.27 S.F.	20.87 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3551.47 S.F.	576.66 S.F.	16.24 %
TOTAL SQ. M.	329.94 S.M.	53.57 S.M.	16.24 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
VALLEYCREEK-11 ELEV. 3			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	678.56 S.F.	117.27 S.F.	17.28 %
LEFT SIDE	1064.29 S.F.	258.33 S.F.	24.27 %
RIGHT SIDE	1024.31 S.F.	50.83 S.F.	4.96 %
REAR	687.50 S.F.	142.27 S.F.	20.69 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3454.66 S.F.	552.70 S.F.	16.00 %
TOTAL SQ. M.	320.95 S.M.	51.35 S.M.	16.00 %

AREA CALCULATIONS		ELEV '1'
GROUND FLOOR AREA	1159 SF	
SECOND FLOOR AREA	1530 SF	
TOTAL FLOOR AREA	2689 SF	(249.81 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	2689 SF	(249.81 m2)
GROUND FLOOR COVERAGE	1165 SF	
GARAGE COVERAGE/AREA	389 SF	
PORCH COVERAGE/AREA	124 SF	
COVERAGE W/ PORCH	1678 SF	(155.89 m2)
COVERAGE W/O PORCH	1554 SF	(144.37 m2)

AREA CALCULATIONS		ELEV '2'
GROUND FLOOR AREA	1182 SF	
SECOND FLOOR AREA	1509 SF	
TOTAL FLOOR AREA	2691 SF	(250.00 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	2691 SF	(250.00 m2)
GROUND FLOOR COVERAGE	1188 SF	
GARAGE COVERAGE/AREA	389 SF	
PORCH COVERAGE/AREA	55 SF	
COVERAGE W/ PORCH	1632 SF	(151.61 m2)
COVERAGE W/O PORCH	1577 SF	(146.51 m2)

AREA CALCULATIONS		ELEV '3'
GROUND FLOOR AREA	1158 SF	
SECOND FLOOR AREA	1527 SF	
TOTAL FLOOR AREA	2685 SF	(249.44 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	2685 SF	(249.44 m2)
GROUND FLOOR COVERAGE	1165 SF	
GARAGE COVERAGE/AREA	389 SF	
PORCH COVERAGE/AREA	55 SF	
COVERAGE W/ PORCH	1609 SF	(149.48 m2)
COVERAGE W/O PORCH	1554 SF	(144.37 m2)

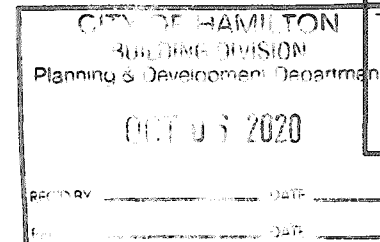
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

STRUDET INC.



FOR STRUCTURE ONLY



VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

18				9	
17				8	
16				7	
15				6	
14				5	
13				4	ISSUED FOR PERMIT
12				3	ISSUED FOR PERMIT
11				2	REVISED PER ENG & CLIENT COMMENTS.
10				1	REVISED AS PER ROOF AND FLOOR MANUF.
9				0	PRELIMINARY. ISSUED FOR CLIENT REVIEW.
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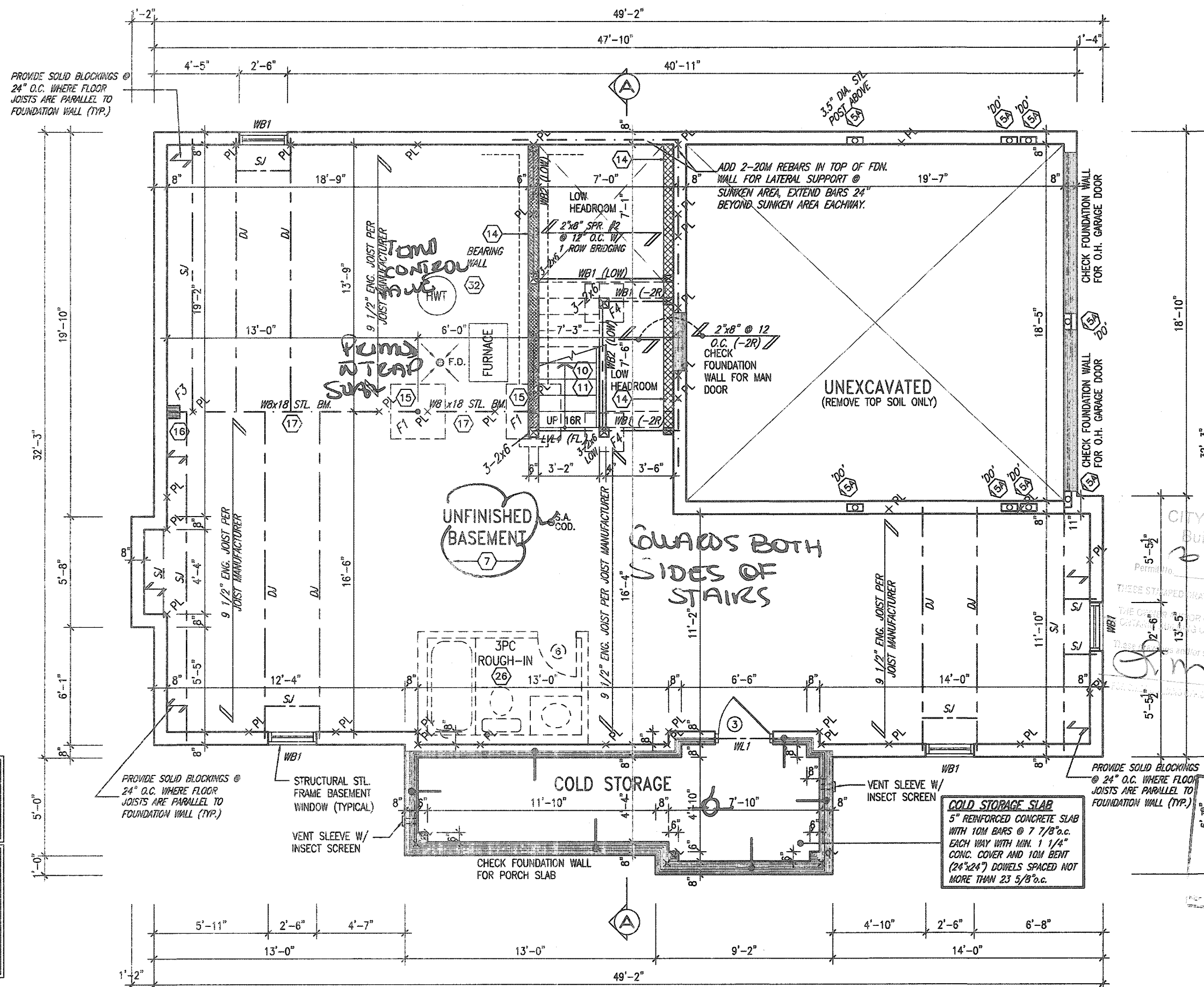
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Richard Vink
 design registration information
 VAS Design Inc.
 42653

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

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

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2689 SF.



BASEMENT PLAN ELEV. 1

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

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

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JOHN 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 only and does not constitute professional responsibility.

18		9	
17		8	
16		7	
15		6	
14		5	
13		4	ISSUED FOR PERMIT.
12		3	UPDATED PER ENG & CLIENT COMMENTS.
11		2	REVISED AS PER ROOF AND FLOOR MANUF.
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
signature
registration information
VA3 Design Inc.
42858

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

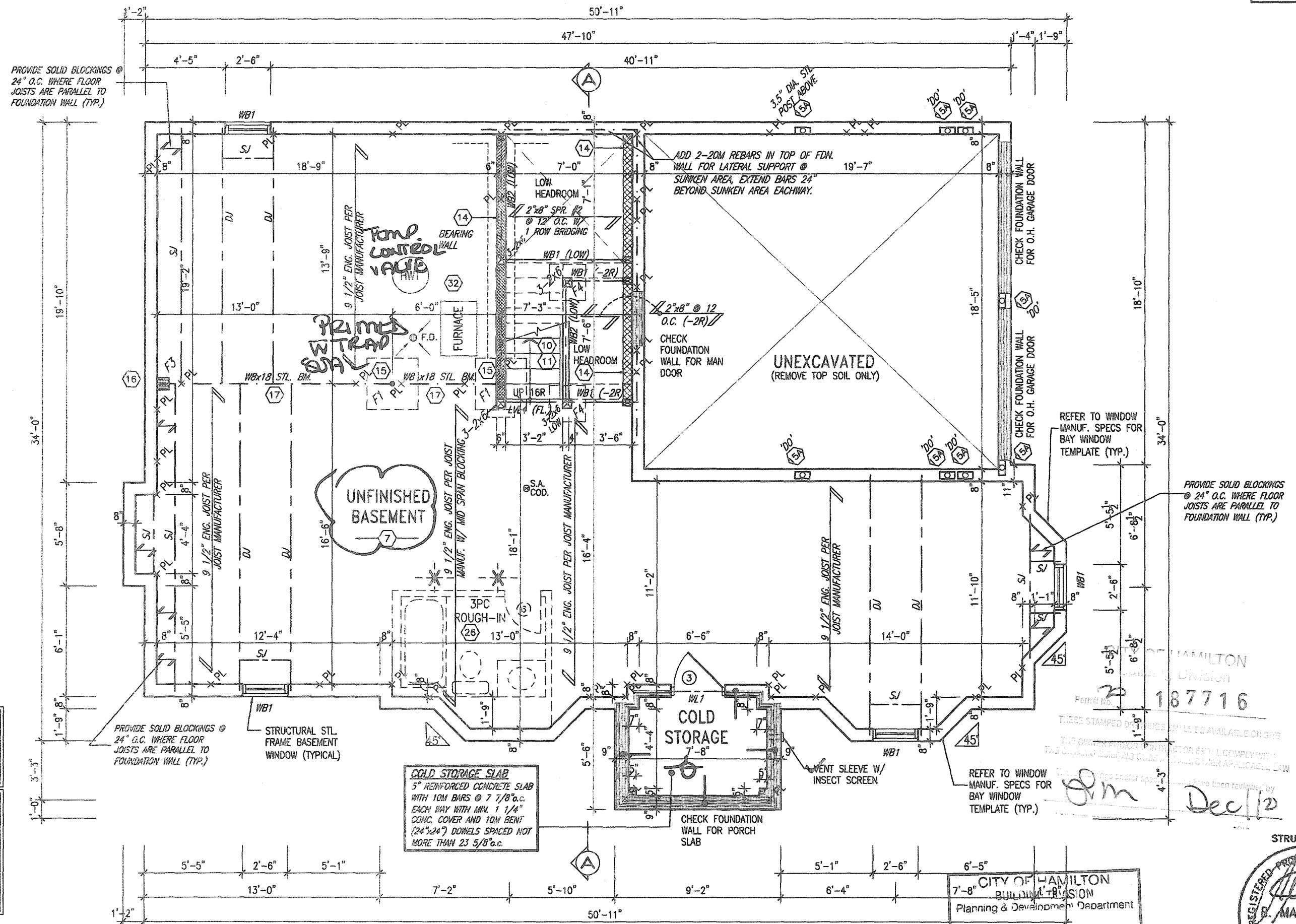
VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A1

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
Building Division
Permit No. 187716
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER OR CONTRACTOR SHALL COMPLY WITH
CONTRACT, BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
JAN 13 2020
DATE
STRUDET INC.
DATE
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 07, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

2689 SF.



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 AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 27, 2020
This stamp certifies compliance with the guidelines. Design Guidelines only and does not constitute a professional seal or stamp.

BASEMENT FLOOR PLAN ELEV. 2

18			9		
17			8		
16			7		
15			6		
14			5		
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

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
name
registration information
V3 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 sealed.

V3 DESIGN
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v3design.com

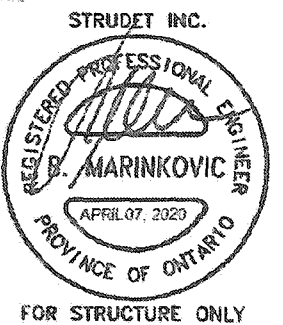
Greenpark.

project name
RUSSELL GARDENS PH. 3
municipality
HAMILTON, ON.
date
JANUARY 2020
checked by
[Signature]
scale
3/16" = 1'-0"
drawing no.
19014-VALLEYCREEK-011

VALLEYCREEK 11
12.5m

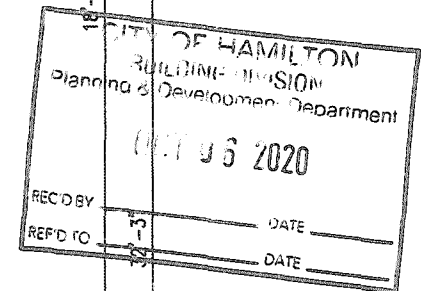
BASEMENT PLAN - ELEV. 2

A1a



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

PROVIDE SOLID BLOCKINGS @
24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)



PROVIDE SOLID BLOCKINGS
@ 24" O.C. WHERE FLOOR
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)

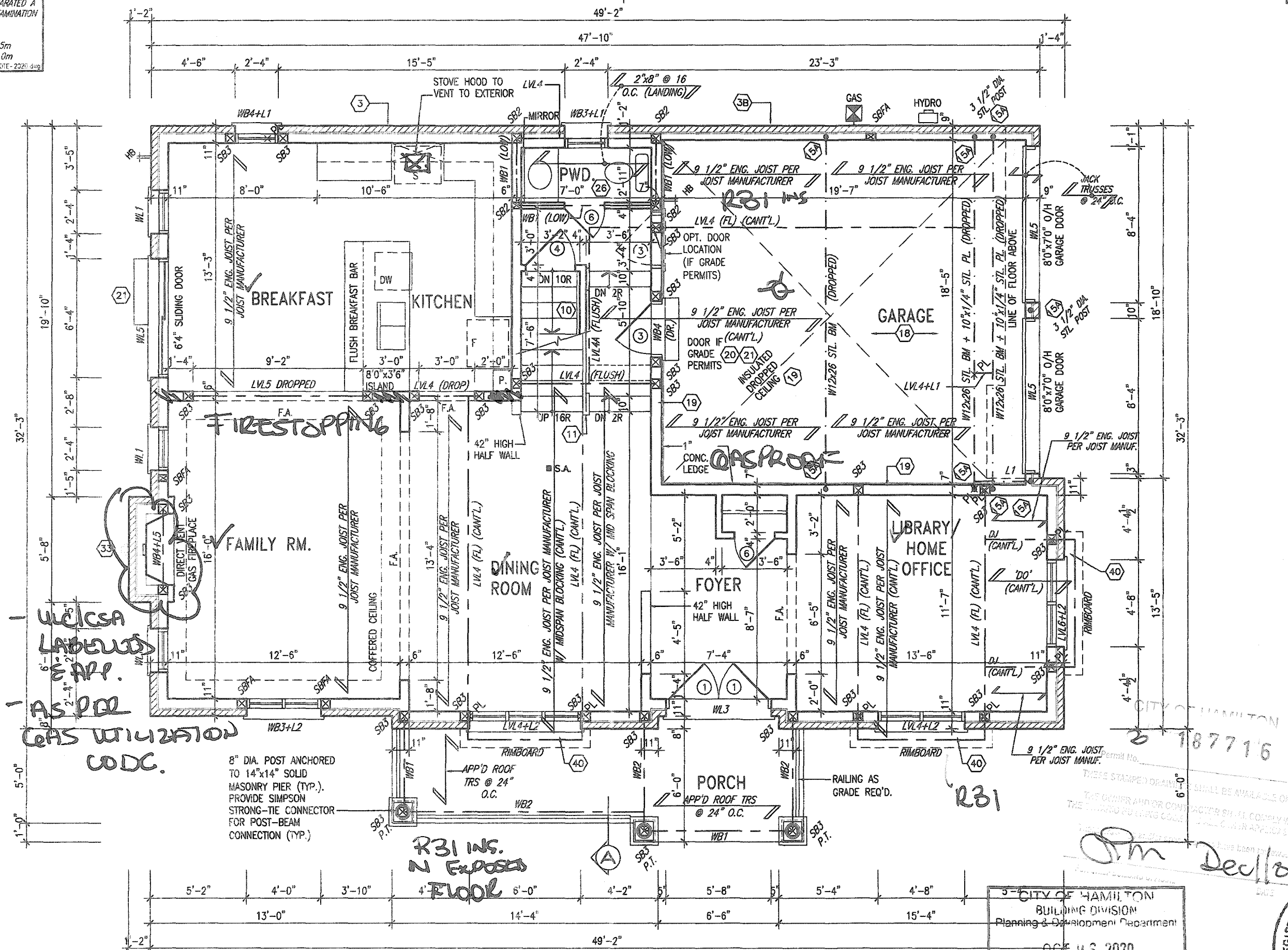
 Greenpark™		VALLEYCREEK 11 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by -		dressing no. A1b	
checked by -		BASEMENT PLAN - ELEV. 3	
scale 3/16" = 1'-0"		file name 19014-VALLEYCREEK-011	
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OUTDOOR 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

(17-EX-NOTE-2020.dwg)



3-2 CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

STRUDET INC.



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

FOR STRUCTURE ONLY

VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

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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
professional responsibility

18				9			
17				8			
16				7			
15				6			
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13				4	ISSUED FOR PERMIT.	APR 5/20	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

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

qualification information

Richard Vink		24488
name	signature	BCIN
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 drawings are not to be scaled.

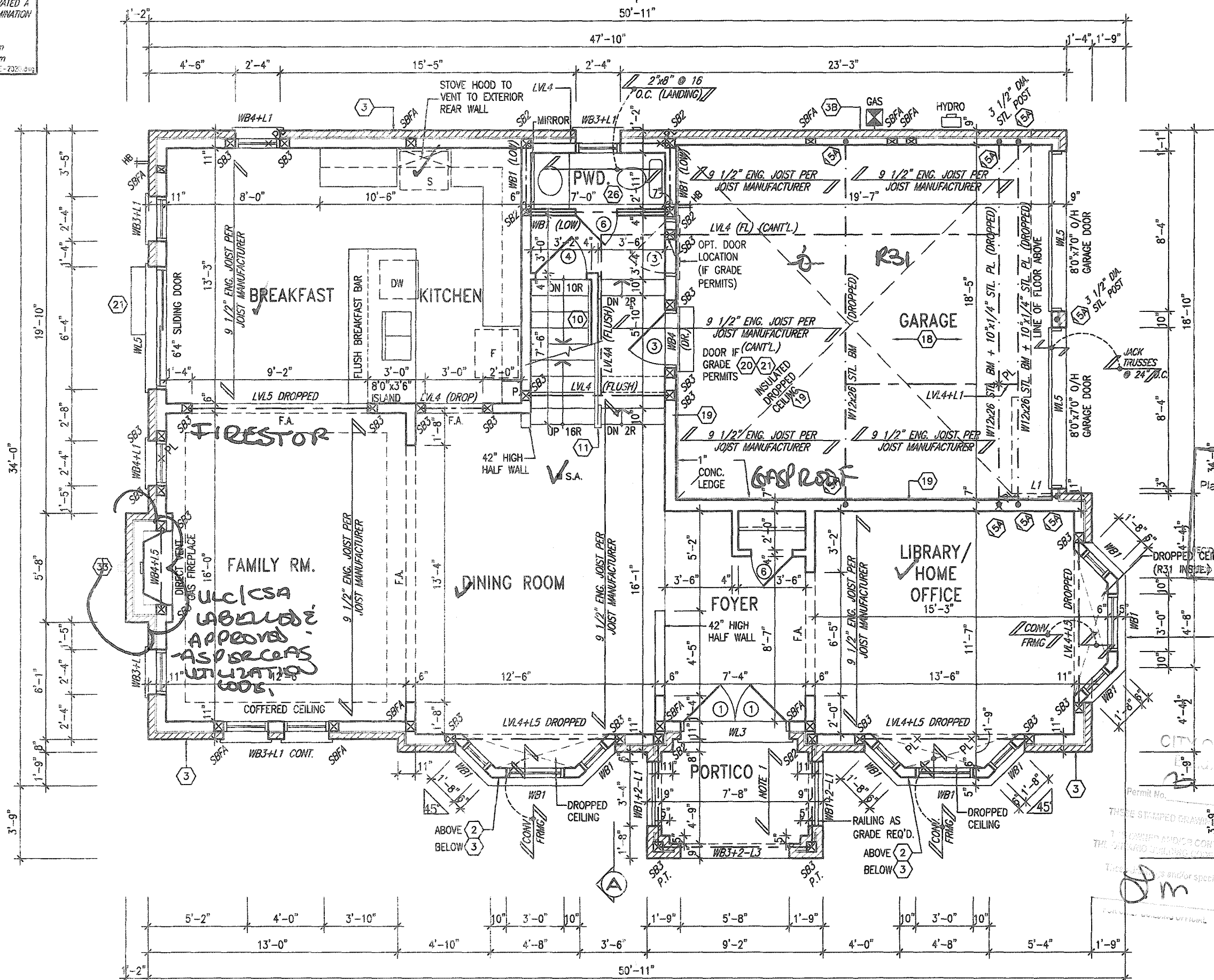
VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

 Greenpark.		VALLEYCREEK 11 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
data JANUARY 2020		drawing no. A2	
drawn by -		title GROUND FLOOR PLAN - ELEV. 1	
checked by -		file name 19014-VALLEYCREEK-011	
scale 3/16" = 1'-0"		date 19014-VALLEYCREEK-011.dwg - Mon - Apr 5 2020 - 10:44 AM	

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2689 SF.

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-FK-NOTE-2320.dwg



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 05 2020
DATE
DATE

CITY OF HAMILTON
BUILDING DIVISION
Permit No. 187716
DATE

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

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 11
COMPLIANCE PACKAGE 'A1'

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This statement certifies compliance with the applicable Design Guidelines and does not constitute a further endorsement or responsibility.

18			9		
17			8		
16			7		
15			6		
14			5		
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

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 24485
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.

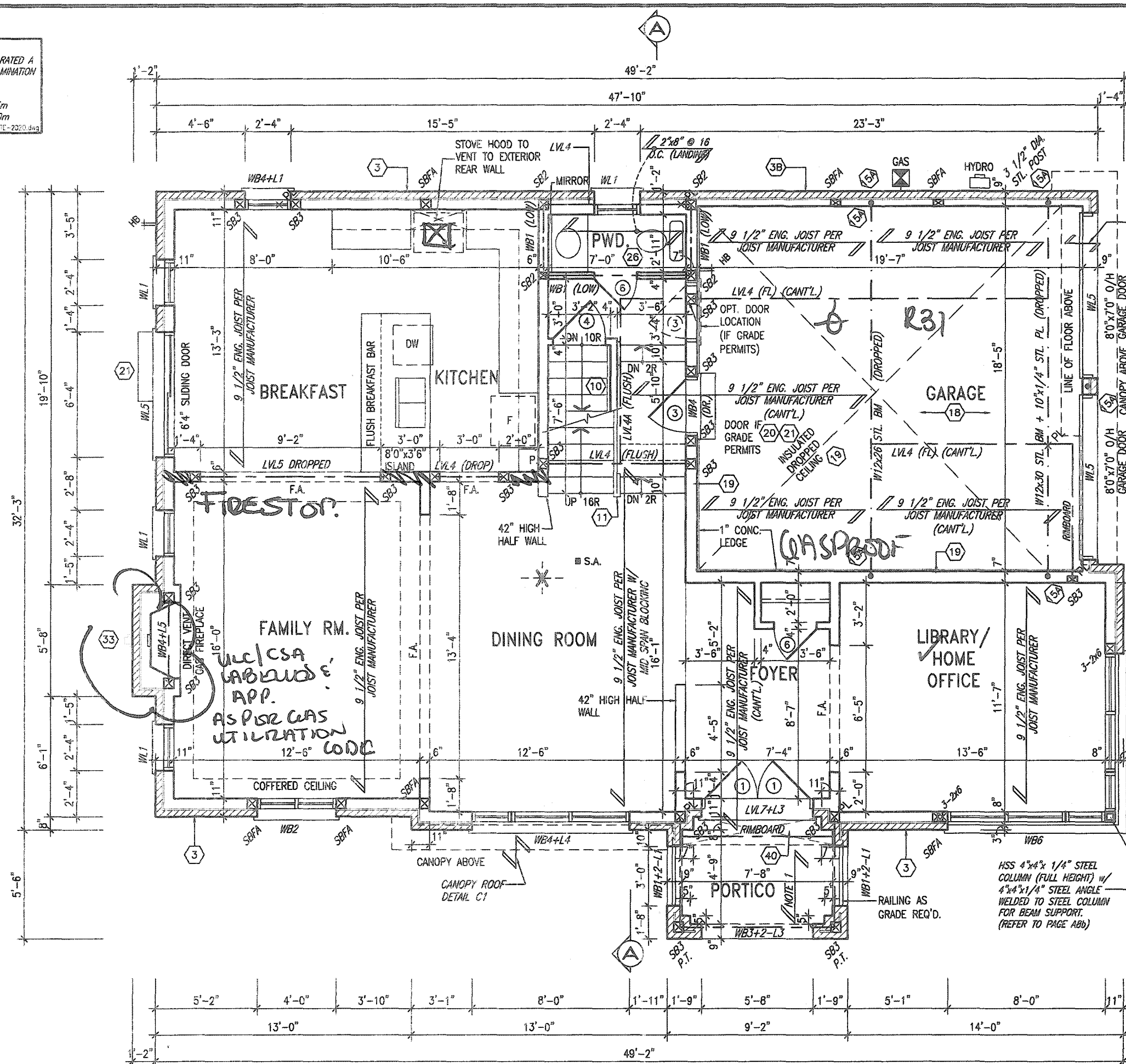
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark. VALLEYCREEK 11
12.5m
project name
RUSSELL GARDENS PH. 3 HAMILTON, ON.
project no.
19014
date
JANUARY 2020
GROUND FLOOR PLAN - ELEV. 2
drawn by
WT
checked by
3/16" = 1'-0"
scale
19014-VALLEYCREEK-011
drawing no.
A2a

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 - FK - NOT - 2020.doc



02
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 06 2020
REC'D BY _____ DATE _____
REC'D BY _____ DATE _____

CITY OF BOSTON
Engineering Department
20 187716
APR 11 1911
THESE STAMPED DRAWINGS SHALL BE VALID
THE CIVIL ENGINEER CONTRACTOR SHALL COMPLY
THE CITY BUILDING CODE AND ALL OTHER APPLICABLE
These drawings and specifications have been revised
Rm Dec 11
FOR OTHER DRAWINGS SEE

DATE **STRUDET INC**

FOR STRUCTURE ONLY

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 11
12.5m

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

date JANUARY 2020 GROUND FLOOR PLAN - ELEV. 3 drawing no. A 0 1

drawn by - checked by 3/16" = 1'-0" title name 19014-VALLEYCREEK-011
 DTG = 19014-VALLEYCREEK-011.dwg - Mon - Apr 5 2022 - 10:44 AM

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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: 
DATE: SEP 23, 2020

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

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)

18				9		
17				8		
16				7		
15				6		
14				5		
13				4	ISSUED FOR PERMIT	APR 8/20
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20
no.	description	date	by	no.	description	date

The undersigned has reviewed and takes responsibility for this drawing and hereby certifies that the design meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	24488
name	BCIN
signature	
VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the drawing are not to be scaled.	

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

 Greenpark.		VALLEYCREEK 11 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
date JANUARY 2020		project no. 19014	
drawn by WT		drawing no. A2b	
checked by -		scale 3/16" = 1'-0"	
title GROUND FLOOR PLAN - ELEV. 3		file name 19014-VALLEYCREEK-011	
C:\A\ARCHIT\WORK\19014\19014-011\19014-011.dwg Mon - Apr 6 2020 - 10:44 AM			

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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER CBC, DIV. 8-9.5.2.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.0.3.8.(3)(a) & 3.0.3.8.(3)(c).
SHOWER: 3.0.3.13.(2)(g). BATHTUB 3.0.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. CB-NOT-2020-03

This architectural floor plan depicts a residential building with the following features and specifications:

- Rooms and Dimensions:**
 - Master Bedroom:** 17'-0" x 11'-8"
 - Bedroom 2:** 12'-0" x 11'-8"
 - Bedroom 3:** 12'-0" x 11'-8"
 - Bedroom 4:** 11'-0" x 13'-3"
 - Master Suite:** Includes a 60x34 FREE STANDING TUB and a 42'x42" SHOWER.
 - Laundry:** Located between the Master Bedroom and Bedroom 2.
 - Ensuite (ENS.2):** 8'-8" x 5'-4"
 - Ensuite (ENS.3):** 5'-10" x 5'-4" (SHARED)
 - W.I.C. (Walk-In Closet):** 6'-2" x 12'-5"
- Structural and Ceiling Details:**
 - Trusses:** APPROVED ROOF TRUSSES @ 24" O.C. are specified throughout the plan.
 - Ceilings:** RAISED CEILING and WB1 DROPPED CEILING are indicated in various areas.
 - Manifolds:** G.T. BY TRUSS MANUF. (Gas Transfer by Truss Manufacture) is noted in several locations.
 - Windows:** WB3 (FL.) and WB4+L2 are labeled.
 - Doors:** DN 16R (Down 16 inches Right) is shown near the laundry.
- Other Features:**
 - 32'x60" SHOWER:** Located near Bedroom 2.
 - MIRRORS:** Located in the Master Suite, Bedroom 2, and Bedroom 3.
 - SEAT:** Located near the Master Suite shower.
 - RAILING:** Located near the laundry stairs.
 - WB1 DROPPED CEILING:** Located near the Master Suite and Bedroom 3.
- Dimensions and Layout:**
 - Overall Width:** 50'-2"
 - Overall Depth:** 31'-7"
 - Room Dimensions:** Various smaller dimensions are provided for walls, windows, and fixtures.

11' 0" 2'-10 3/4"

CITY OF HAMILTON
Building Division

Permit No. 187716

ALL SHIPPED DRAWINGS SHALL BE AT LEAST 10% OF SITE

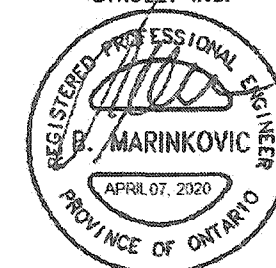
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CHURCH BUILDING CODE AND ALL OTHER APPLICABLE LAW

Drawings and/or specifications have been reviewed by

Jim Dec/10

FOR THE BUILDING DIVISION

DATE
STUDET INC



FOR STRUCTURE ONLY

SECOND FLOOR PLAN ELEV. 1

VALLEYCREEK 11

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

APPROVED BY: _____
DATE: SEP 27 2020

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
liability or 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				
16.				7				qualification information
15.				6				Richard Vink 2448B
14.				5				name signature BCIN
13.				4	ISSUED FOR PERMIT.	APR 5/20	CW	registration information
12.				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	VAS Design Inc. 4265B
11.				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM	
10.				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	JM	
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

name signature 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 dimensions 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.

VA3
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255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4777
va3design.com

 **Greenpark™**

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

into second floor
JANUARY 2020 **SECOND FLOOR**

drawn by checked by scale

_____ **3/16" = 1'-0"**

ITG = 14-ARCHIVE.WORKING\2019\19014-CREULUNTS\S\NG-F214 - VALID CREEK\19014-VALID CREEK-01K-01

VALLEYCREEK 11	
12.5m	
Equality ON.	project no. 19014
FLOOR PLAN ELEV. 1	drawing no.
file name 19014-VALLEYCREEK-011	A3
1:500 - Mon - Apr 6 2020 - 10:45 AM	

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GRAB BARS IN MAIN BATHROOM
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ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.3.(3)(c) & 3.8.3.3.(3)(c);
SHOWER 3.8.3.13.2.(4)(g); BATHTUB 3.8.3.13.(4)(e).
FREE STANDING BATHTUBS EXCLUDED. SEE DETAILS
PROVIDED. CS-457E-2020-26

[illegible]

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

SECOND FLOOR PLAN ELEV. 2

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

FOR STRUCTURE ONLY

Greenpark.		VALLEYCREEK 1	
		12.5m	
GARDENS PH. 3		HAMILTON, ON.	
		project 1901	
SECOND FLOOR PLAN ELEV. 2			
checked by	scale	file name	drawing no.
-	3/16" = 1'-0"	19014-VALLEYCREEK-011	A3c

18			9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements out in the Ontario Building Code to be a Designer.
17			8				
16			7				qualification information
15			6				Richard Vink
14			5				name
13			4	ISSUED FOR PERMIT.	APR 6/20	GW	signature
12			3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	GW	EC
11			2	REVISED /S PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM	4265
10			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	JAN. 30/20	GW	
9	description	date	by	no	description	date	by

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

[illegible]

VALLEYCREEK 1	
12.5m	
locality VN.	project 1901
DOOR PLAN ELEV. 2	drawing no.
file name 19014-VALLEYCREEK-011	A3c
Date: Mon Aug 6 2006 10:44 AM	

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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM PER CBC, DIV. 8-9.5.2.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.13(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-2023-03

MAIN BATH
REINFORCING FOR
FUTURE CRAB
BAR.

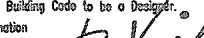
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

APPROVED BY:
DATE: SEP 21, 2020

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			
16				7			qualification information
15				6			Richard Vink 24488
14				5			 signature BCIN
13				4	ISSUED FOR PERMIT	APR 8/20 GW	name registration information YAS Design Inc. 42659
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 or as may be required.
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 meets the qualifications and meets the requirements as set out in the Ontario Building Code to be a Designer.

qualification information

Richard Vink 2448

name *R Vink* signature BC

registration information

VAS Design Inc. 4265

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 drawings and 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	city	municipality	project no.
RUSSELL GARDENS PH. 3	HAMILTON, ON.		1901
date	SECOND FLOOR PLAN ELEV. 3		drawing no.
JANUARY 2020			A36
drawn by	checked by	scale	file name
WFG	-	3/16" = 1'-0"	19014-VALLEYCREEK-011
C:\Users\WFG\Documents\19014-VALLEYCREEK\19014-VALLEYCREEK-011.dwg - Mon - Apr 6 2020 - 10:44 AM			

VALLEYCREEK 1
12.5m

SECOND FLOOR PLAN ELEV. 3

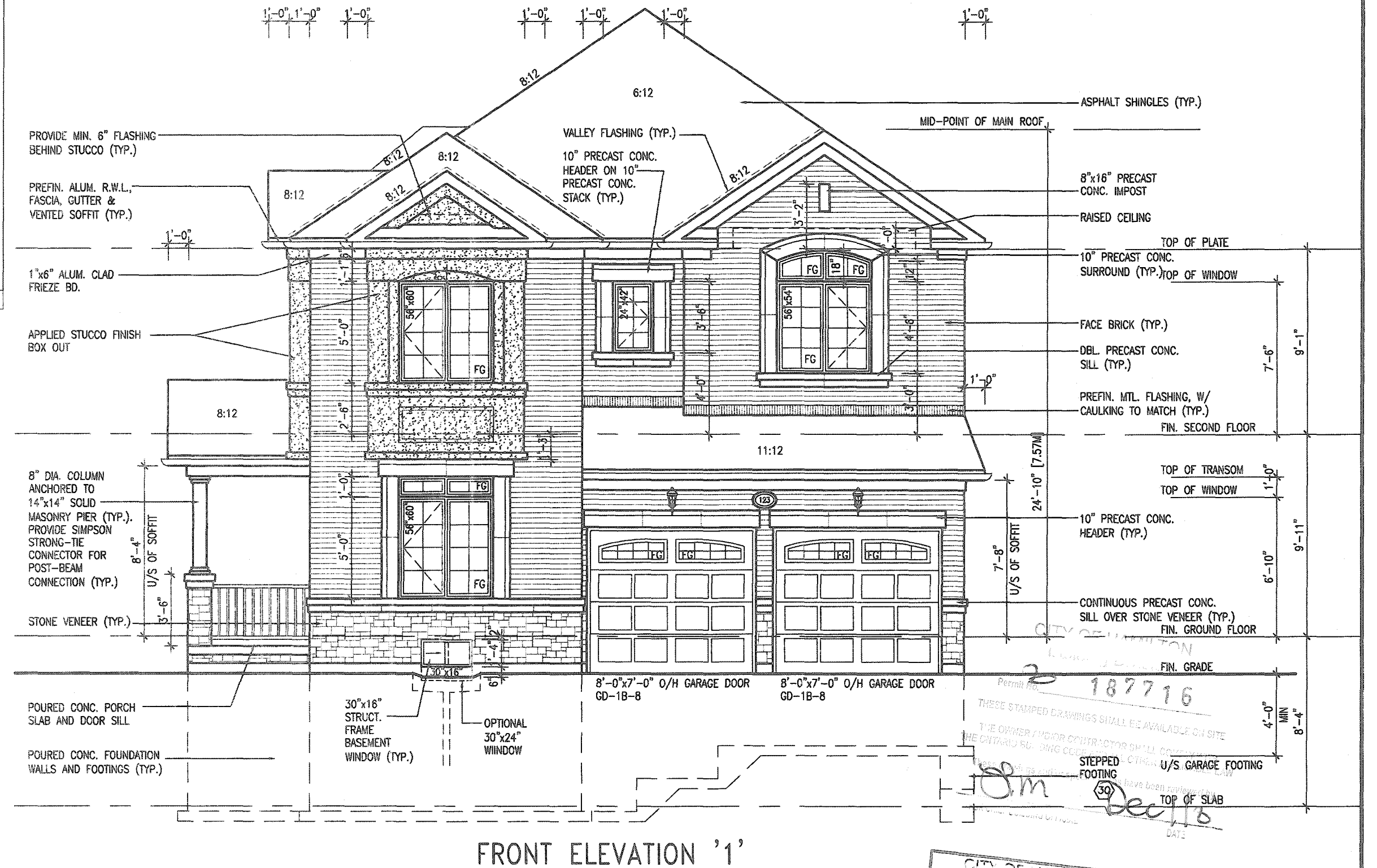
drawing no.

A3b

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2689 SF.

ROOF PLAN-1



FRONT ELEVATION '1'

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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 only and does not constitute professional responsibility.

18		9			
17		8			
16		7			
15		6			
14		5			
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

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 BCN
signature
Vink
42659
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OUT 03 2020
RECORDED
FILED

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

Greenpark.
project name: RUSSELL GARDENS PH. 3
municipality: HAMILTON, ON.
drawing no.: 19014
project no.: 19014
date: JANUARY 2020
drawn by: [Signature]
checked by: [Signature]
scale: 3/16" = 1'-0"
19014-VALLEYCREEK-011
A4
FRONT ELEVATION - ELEV. 1

[illegible]

2 CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 03 2020
RECORDY _____ DATE _____
REF ID: _____ DATE _____

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

APPROVED BY 

DATE SEP 21 2020

This stamp certifies compliance with the applicable
Design Guidelines and 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			
15			6			Richard Vink
14			5			<i>R Vink</i> 24458 signature BCN
13			4			name registration information 42658
12			3	ISSUED FOR PERMIT.	APR 8/20 GW	
11			2	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20 GW	
10			1	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20 JM	
9			0	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20 GW	
8	no. description	date	bv no.	description	date	bv

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 or destroyed if not returned by the contractor.

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

Greenpark™

VALLEYCREEK 11
12.5m

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

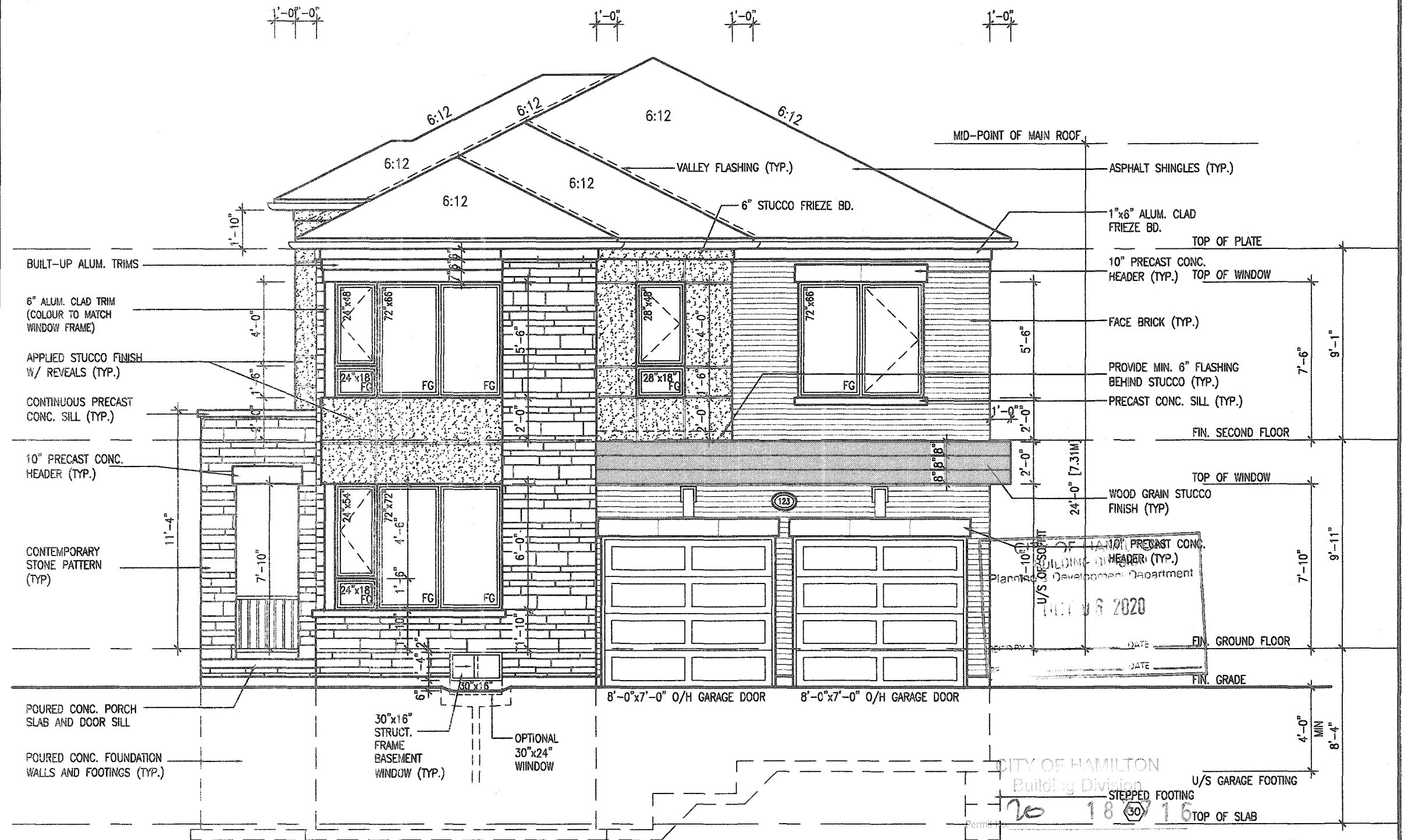
date: **JANUARY 2020** FRONT ELEVATION - ELEV. **2** drawing no.: **A4a**

drawn by: _____ checked by: _____ scale: **3/16" = 1'-0"** file name: **19014-VALLEYCREEK-011**

WTC - HATCHWAY (MORNING) 2016-12-01 12:04 PM COMMENTS: SUBMIT "VALLEYCREEK 19014-VALLEYCREEK-011.dwg" - Mon - Apr 6 2020 - 10:44 AM

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



THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CHICAGO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

Jim Decker

DATE: _____

VALLEYCREEK 11

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

APPROVED BY _____

DATE SEP 21, 2020
This stamp certifies compliance with the applicable
Design Qualities only and bears no further
professional responsibility.

							The undersigned has reviewed and takes responsibility for this design and sees the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17							qualification information
16							Richard Vink
15							<i>R Vink</i>
14						24488	signature
13							BON
12						42658	name registration information
11							VAS Design Inc.
10							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 to be signed.
9							drawing no.
8							
7							
6							
5							
4	ISSUED FOR PERMIT	APR 6/20	GW				
3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	JM				
2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JM				
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	GM				
no.	description	date	bv	no.	description	date	bv

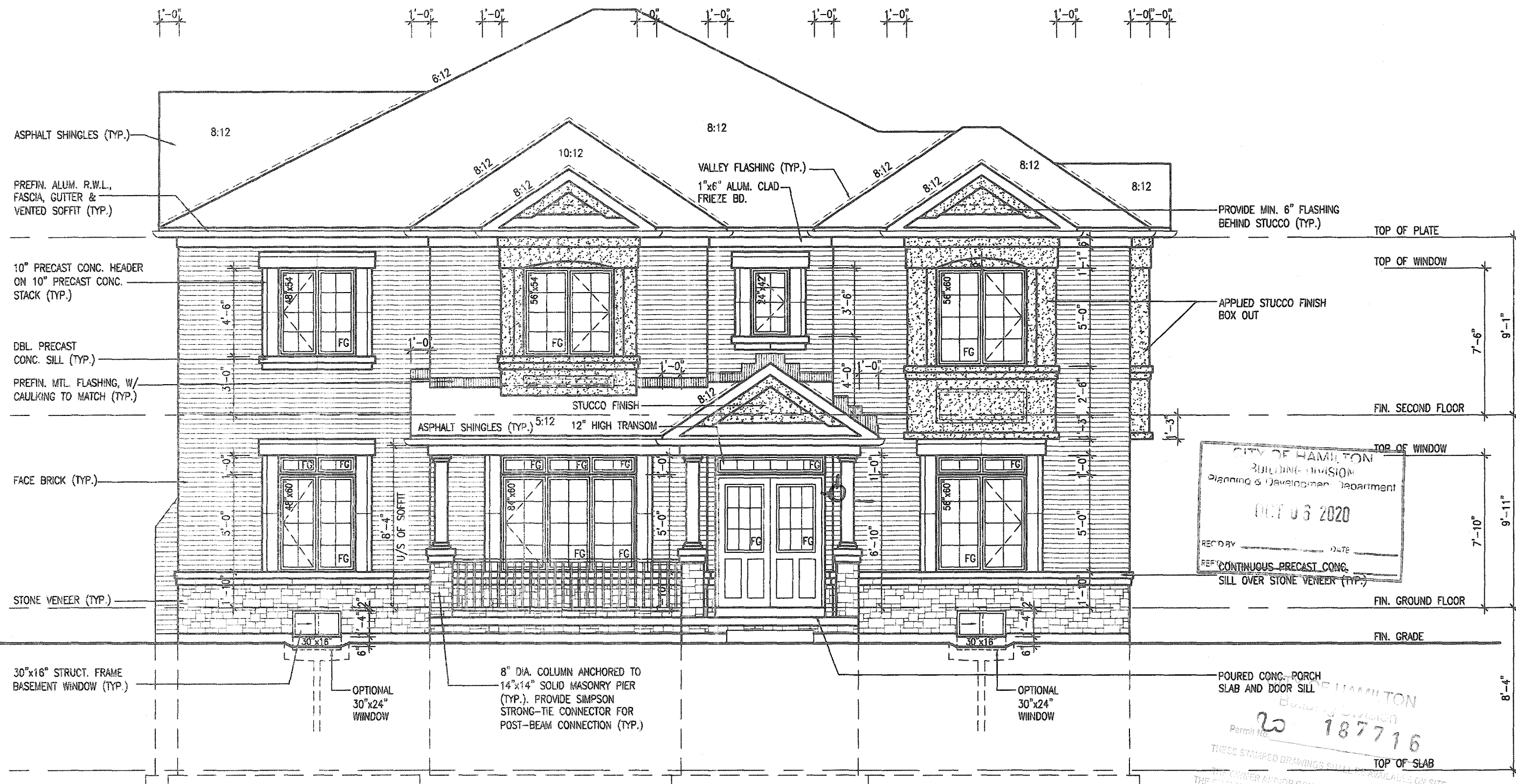
**VA3
DESIGN**

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

		VALLEYCREAK 11	
		12.5m	
project name	municipality	project no.	
RUSSELL GARDENS PH. 3	HAMILTON, ON.	19014	
date	elevation by	scales	file name
JANUARY 2020	-	3/16" = 1'-0"	19014-VALLEYCREAK-011
dwn by			A4b
WT MOZAMBEI - C:\Users\jmozi\Desktop\19014-GREENPARK\UNITS\19014-VALLEYCREAK-011.dwg	User - jmozi		6/20/2020 - 10:37 AM

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2689 SF.



FLANKAGE ELEVATION 1

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

18			9		
17			8		
16			7		
15			6		
14			5		
13			4	ISSUED FOR PERMIT	APR 5/20 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

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
BCIN 24488
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
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
JANUARY 2020
drawn by
WT
checked by
3/16" = 1'-0"
scale
19014-VALLEYCREEK-011.dwg - Mar - Apr 6 2020 - 10:44 AM

VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A5
FLANKAGE ELEVATION - ELEV. 1

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

2689 SF.



INSIDE PORTICO
ELEVATION 2

FLANKAGE 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 Architectural Design Guidelines, only and bears no further consequences or liability.

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

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

VALLEYCREEK 11
12.5m
project no.
19014
drawing no.
A5a
FLANKAGE ELEVATION - ELEV. 2
19014-VALLEYCREEK-011

2689 SF.



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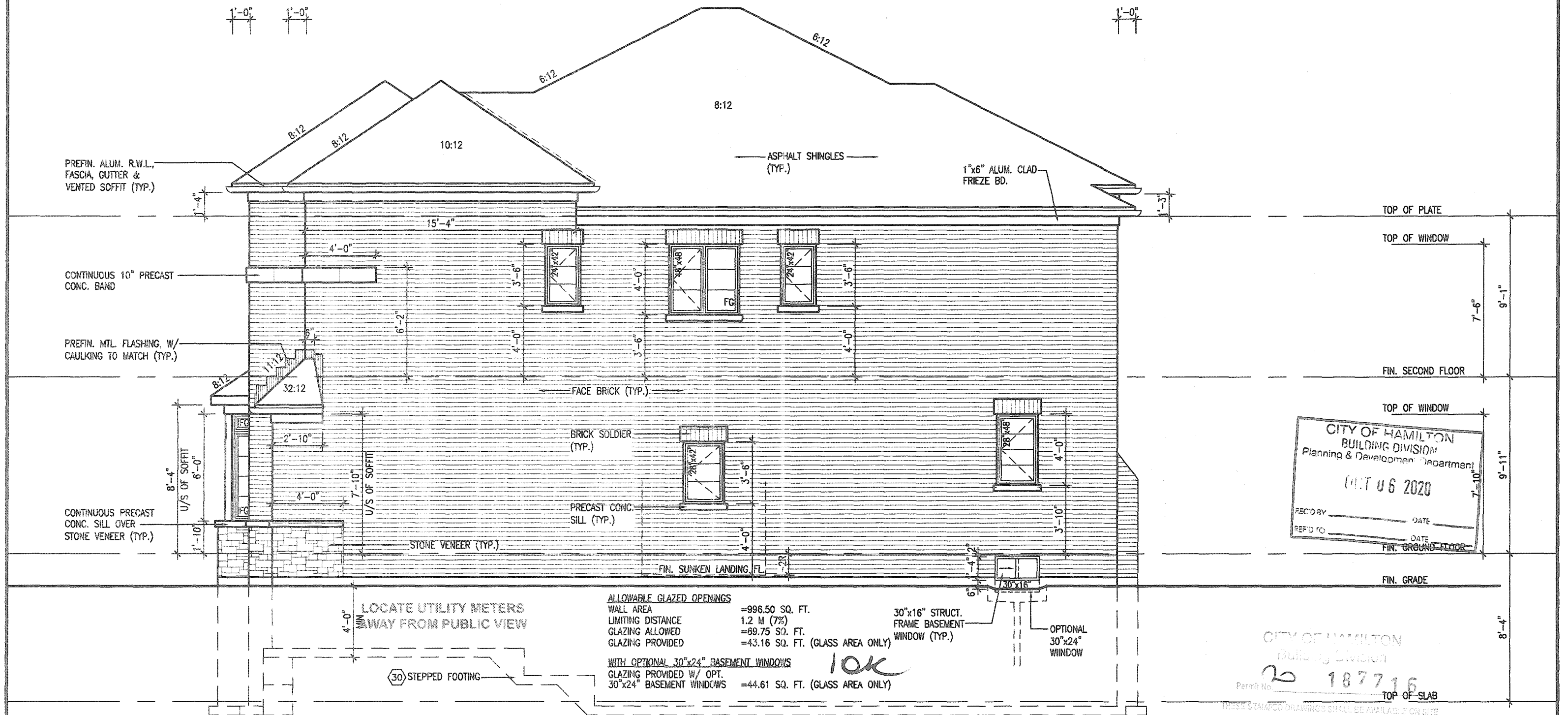
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: SEP 2, 2020
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[illegible]

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2689 SF.



RIGHT SIDE ELEVATION 2

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

APPROVED BY: _____
DATE: SEP 21, 2020
The stamp certifies concurrence with the applicable
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professional responsibility.

[illegible]

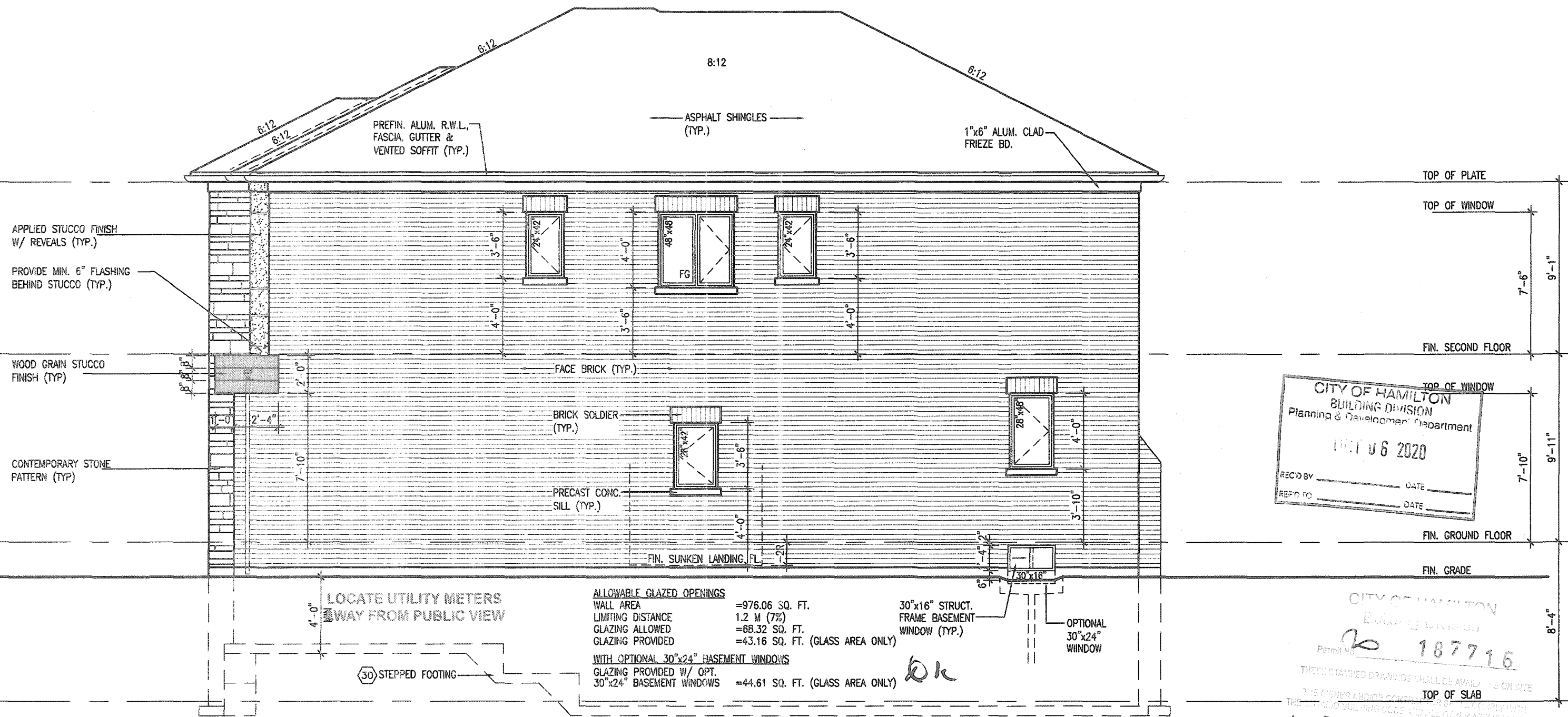
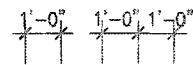
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CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS



RIGHT SIDE ELEVATION 3

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with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON

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

APPROVED BY: 
DATE: SEP 23, 2020

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

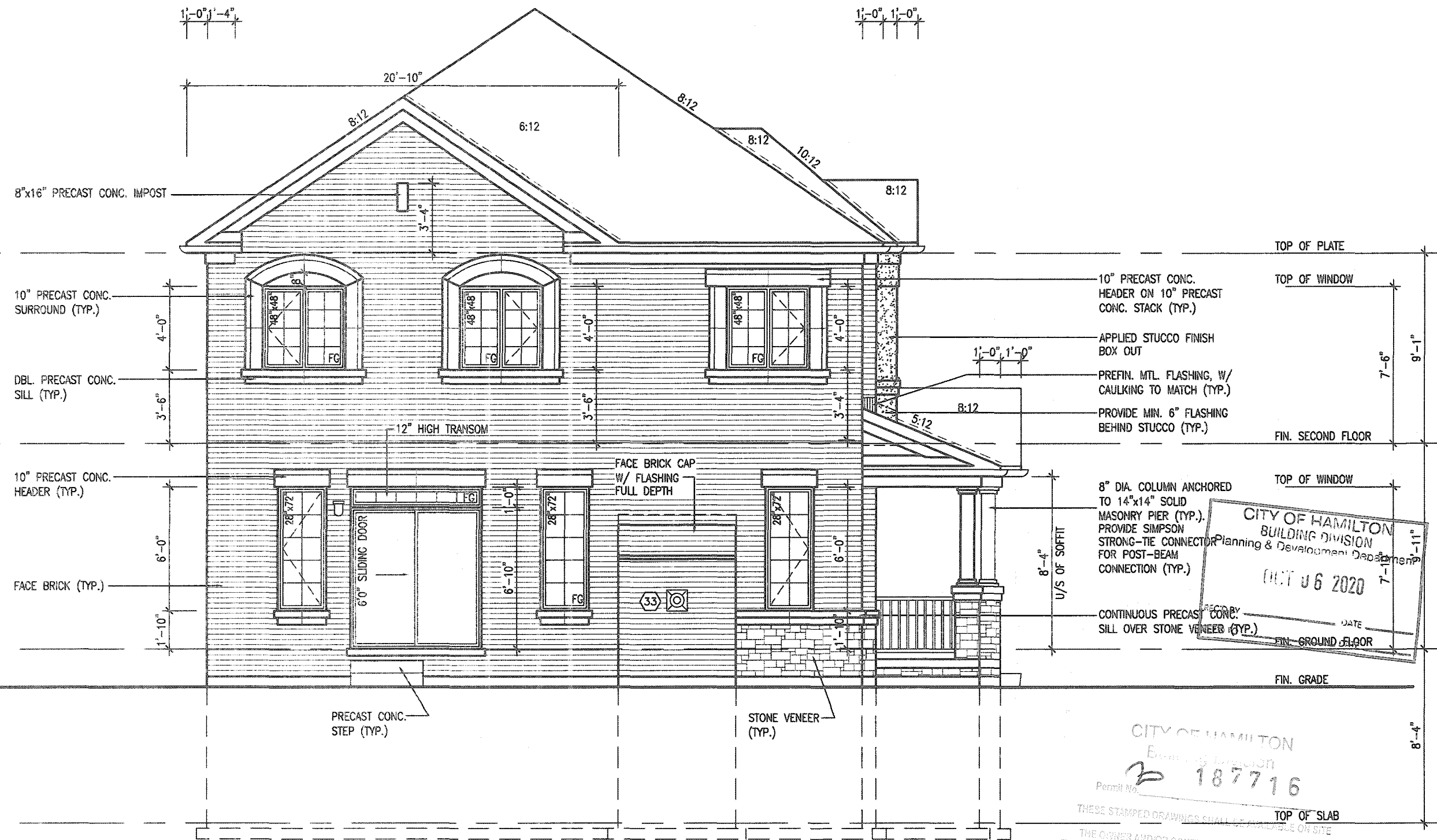
VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

[illegible]

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2689 SF.



REAR ELEVATION 1

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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 further professional responsibility.

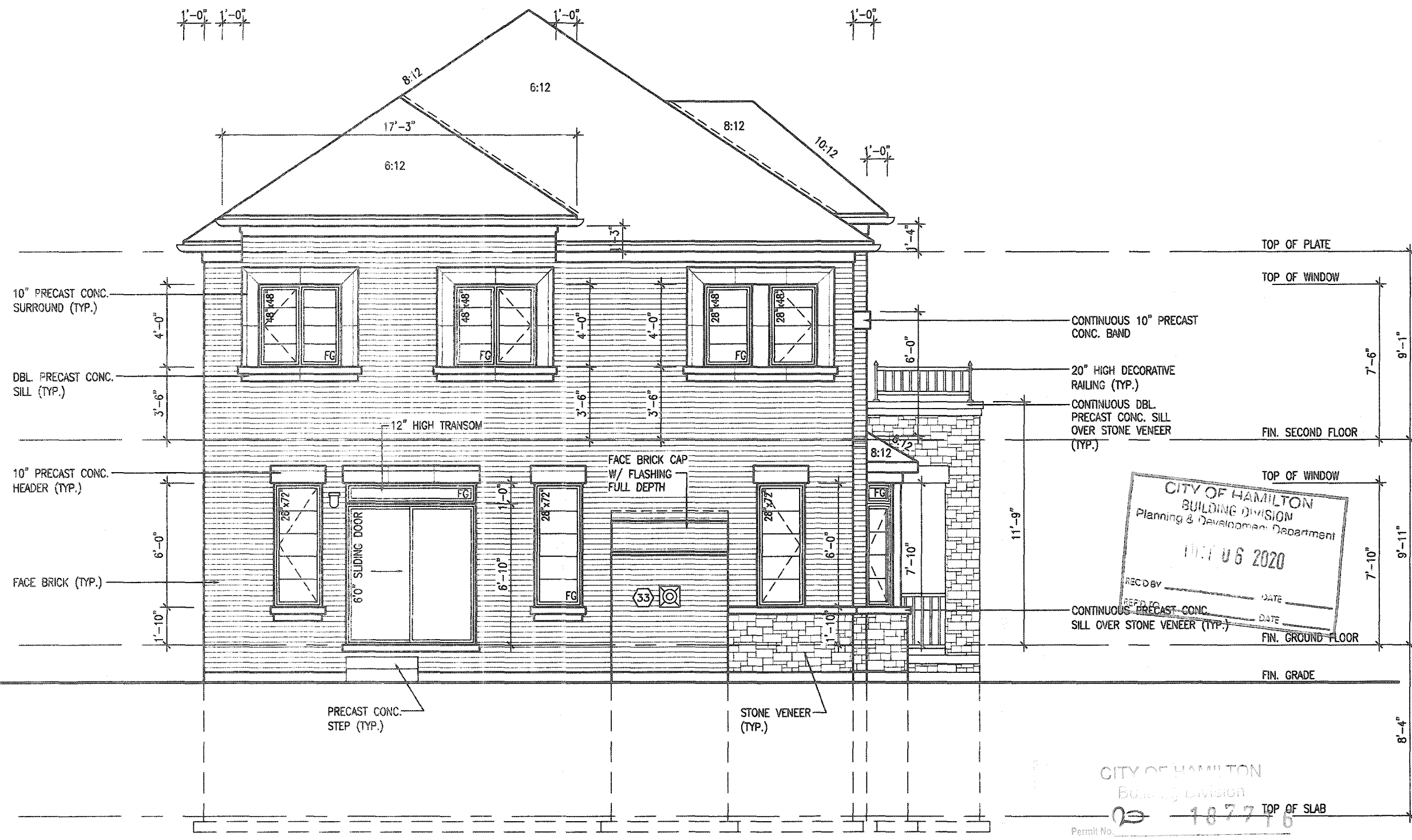
18			9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17			8				qualification information
16			7				Richard Vink
15			6				signature
14			5				42658
13			4	ISSUED FOR PERMIT.	APR 5/20	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
416.630.2255 / 416.630.4782
vasdesign.com

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

VALLEYCREEK 11
12.5m
project no. 19014
drawing no. A7
19014-VALLEYCREEK-011
DATE: APR 6 2020 - 10:44 AM

2689 SF.



REAR 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 only and does not further absolve the builder's responsibility.

18		9			
17		8			
16		7			
15		6			
14		5			
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

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 24468
signature
name registration information
VA3 Design Inc. 42653
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 | 416.630.4782
va3design.com

VALLEYCREEK 11
12.5m

project name
RUSSELL GARDENS PH. 3

municipality
HAMILTON, ON.

date
JANUARY 2020

drawn by
VT

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

scale

rear elevation - ELEV. 2

file name
19014-VALLEYCREEK-011

project no.
19014

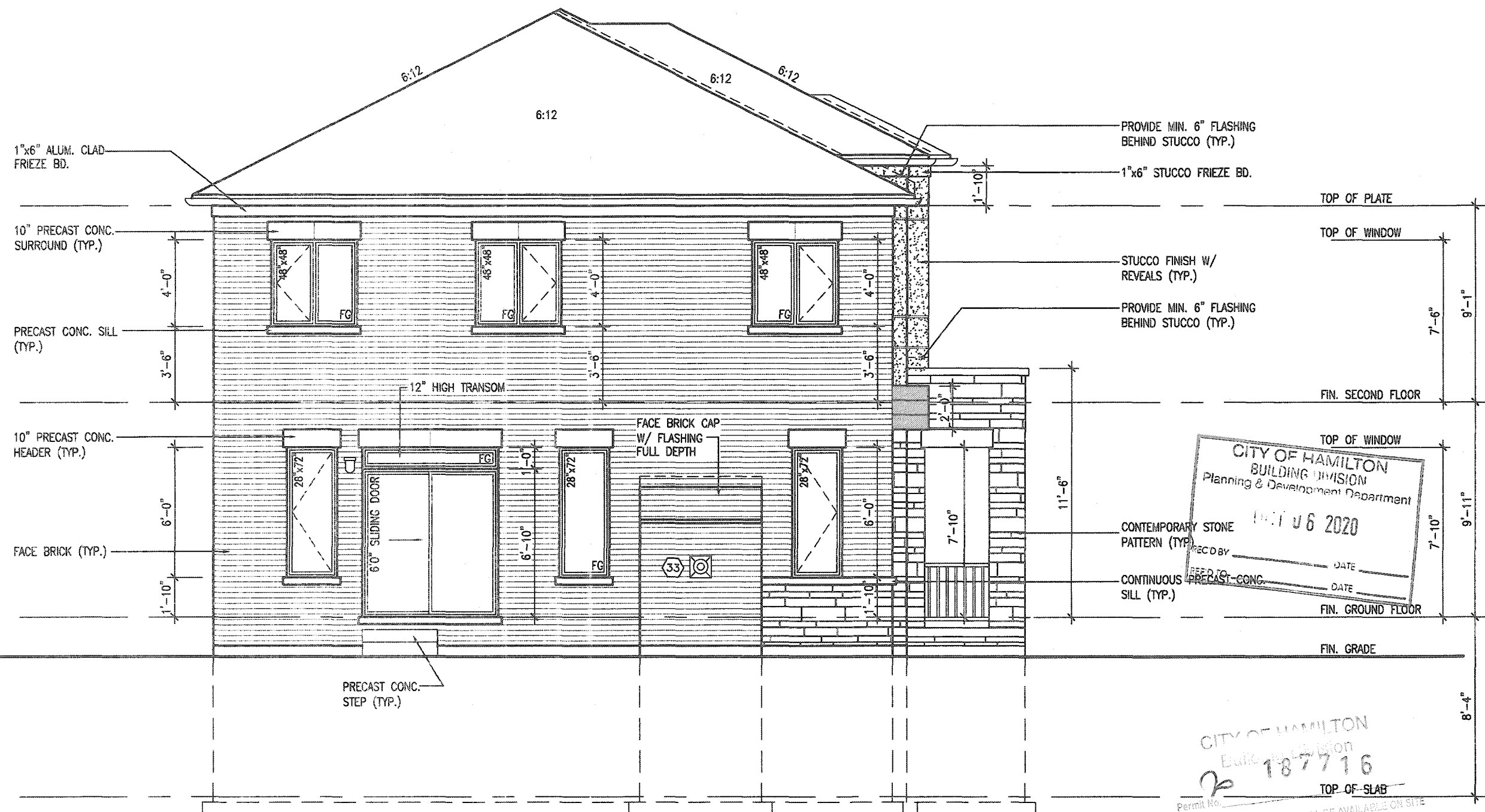
drawing no.
A7a

CONTEMPORARY
STONE PATTERN

MAIN BRICK

WOOD GRAIN
STUCCO FINISH

STUCCO W/
REVEALS



TEMPORARY STONE
TERN (TYP)

RECD BY _____ DATE _____

CONTINUOUS PRECAST CONC.

L (TYP)

FIN. GROUND FLOOR

CITY OF HAMILTON
Building Division
187716
TOP OF SLAB
Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
Jm Dec/10
DATE
FOR INFORMATION ONLY

VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

VALLEYCREEK 11	
12.5m	
project no.	19014
drawing no.	A7b
TITLE - ELEV. 3 file name 19014-VALLEYCREEK-011 Mon - Jul 5 2020 - 10:37 AM	

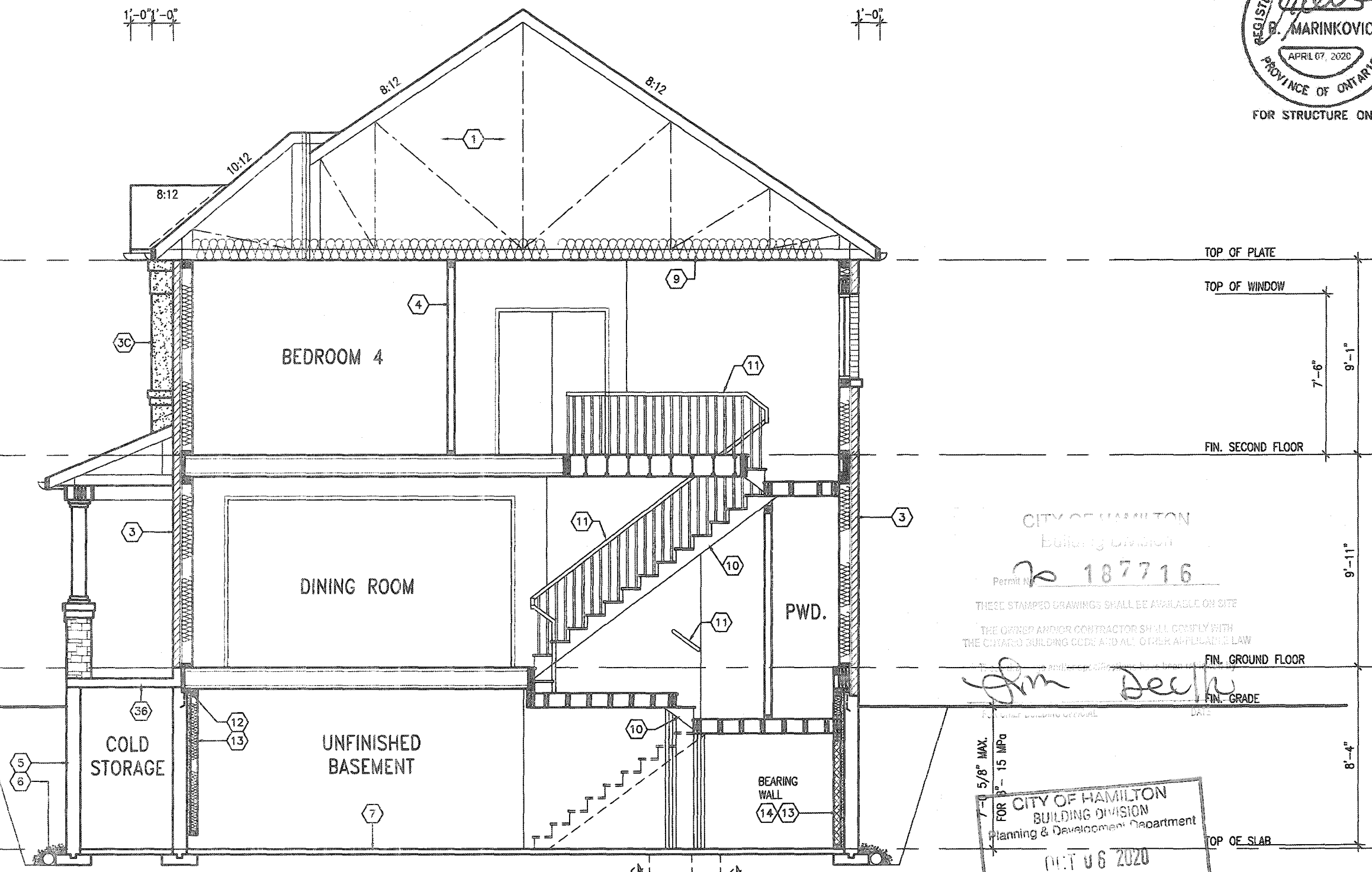
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STRUDET INC.



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

FOR STRUCTURE ONLY



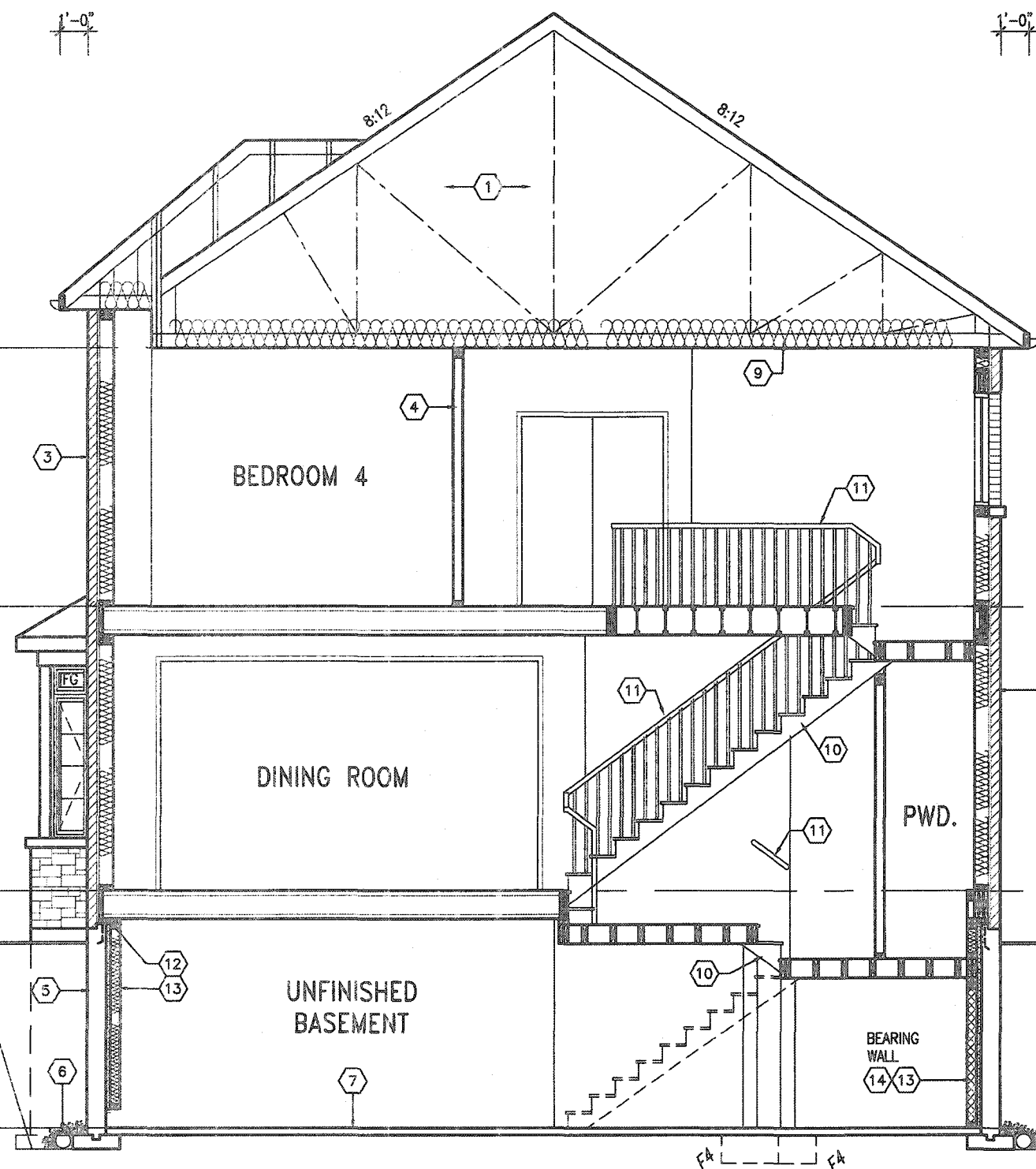
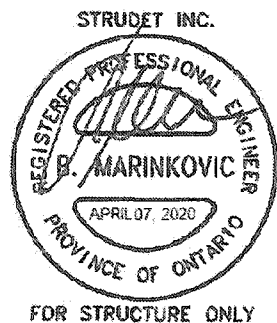
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

[illegible]

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2689 SF.



SECTION A-A ELEVATION 2

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

CITY OF HAMILTON
Building Division
Permit No. **B 187716**

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

[Signature] *[Signature]*
DATE

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

10/10/2020

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements 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.

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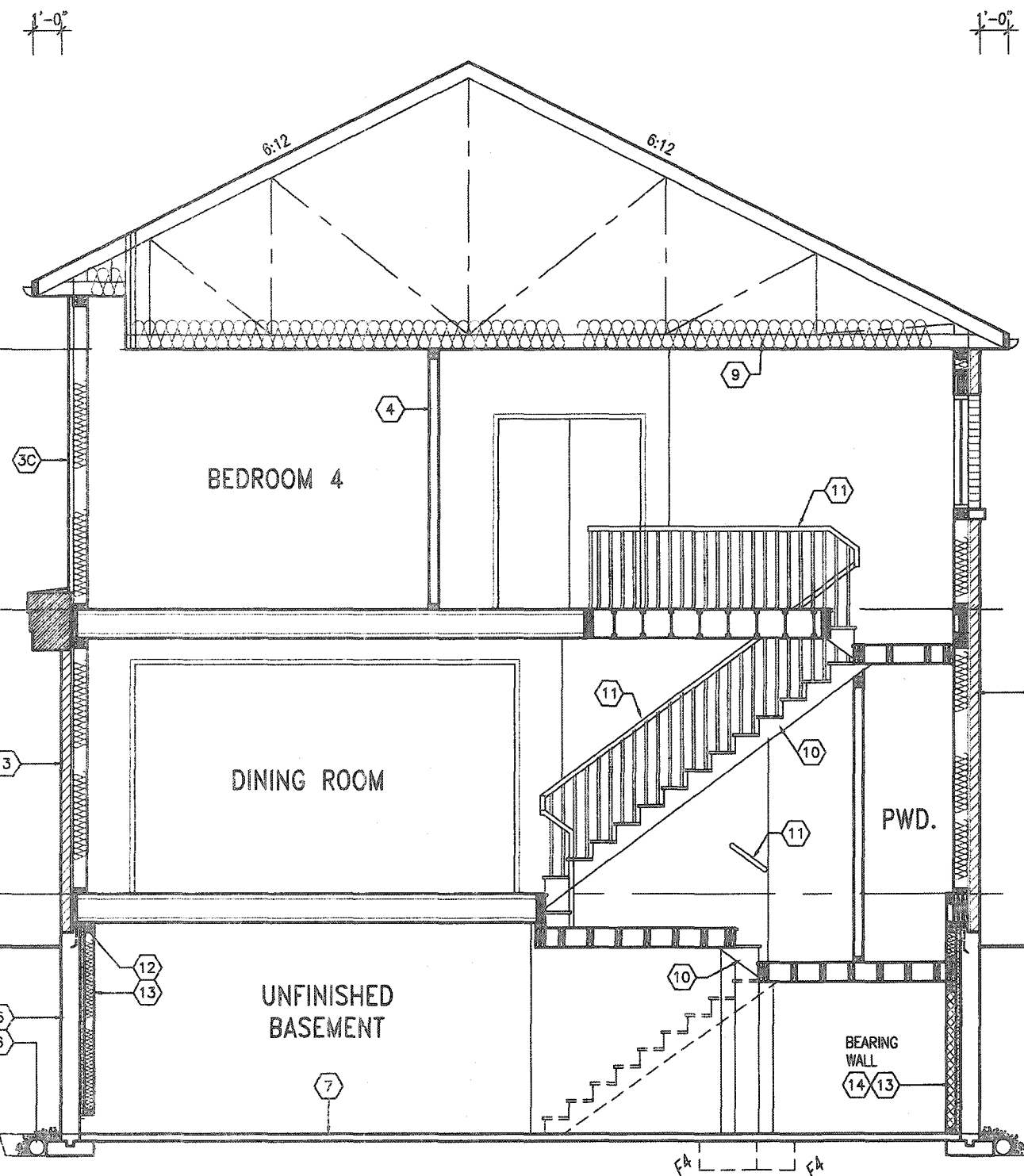
VALLEYCREEK 11

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. signature BCIN 42658 Richard Vink 24488	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark	VALLEYCREEK 11 12.5m	project no. 19014	drawing no. A8a
17		8									
16		7									
15		6									
14		5									
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				

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FOR STRUCTURE ONLY



CITY OF HAMILTON
BUILDING DIVISION
Permit No. 2 187716

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON FIN. GROUND FLOOR
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CITY OF HAMILTON CODE AND ALL OTHER APPLICABLE FIN. GRADE
Drawings under specification has been reviewed by
Dech
DATE _____

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

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

VALLEYCREEK 11
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			
15		6			Richard Vink
14		5			signature 24498 BCIN
13		4	ISSUED FOR PERMIT	APR 6/20	GW registration information 42658 VA3 Design Inc.
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
9	no. description	date	by	no. description	date by

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

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

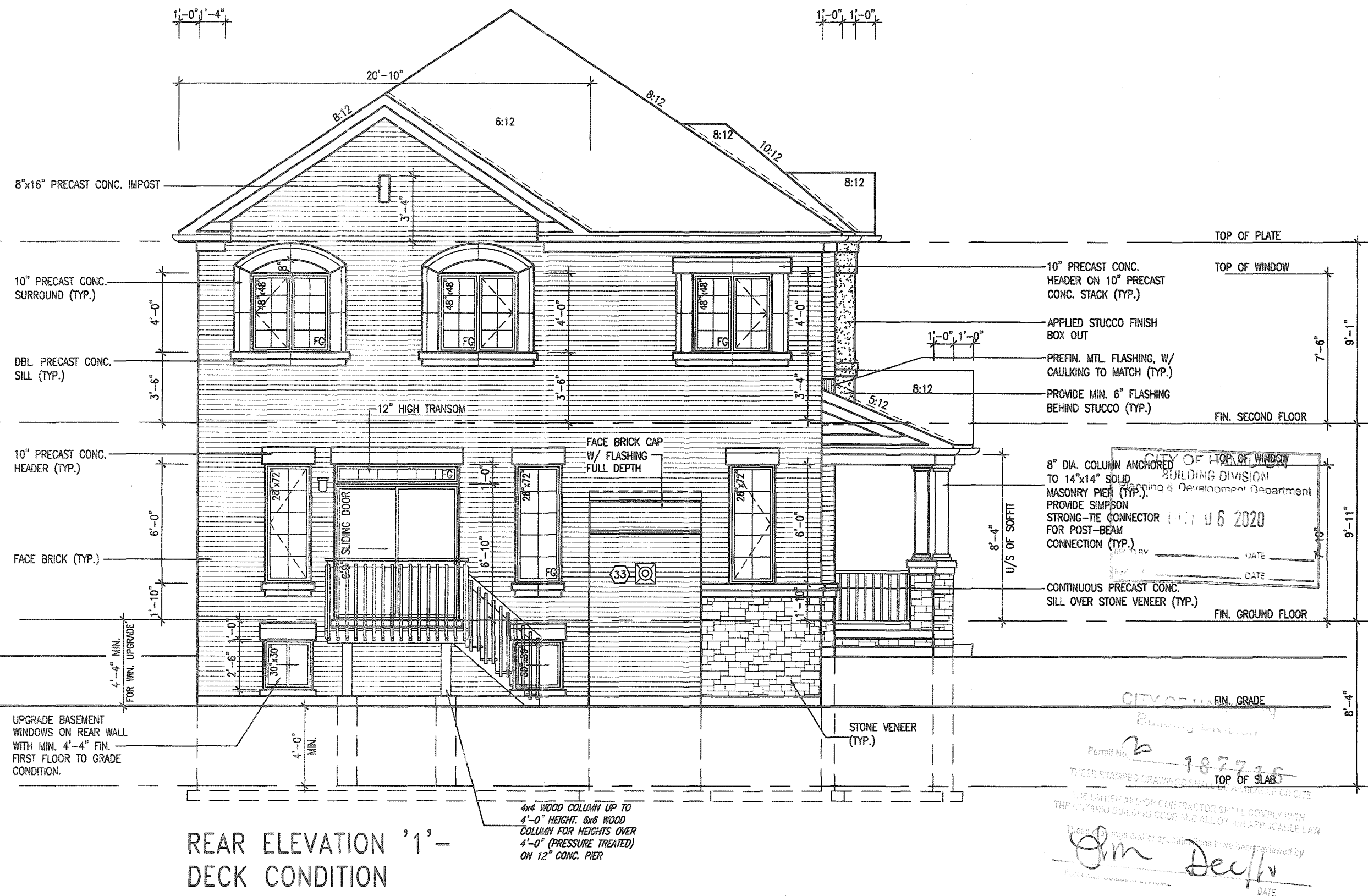
date: **JANUARY 2020** SECTION: **A-A** ELEV. **3**

drawn by: **WT** checked by: **-** scale: **3/16" = 1'-0"** file name: **19014-VALLEYCREEK-011**

drawing no. **A8b**

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

APPROVED BY: 
DATE: SEP 27, 2022

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

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

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

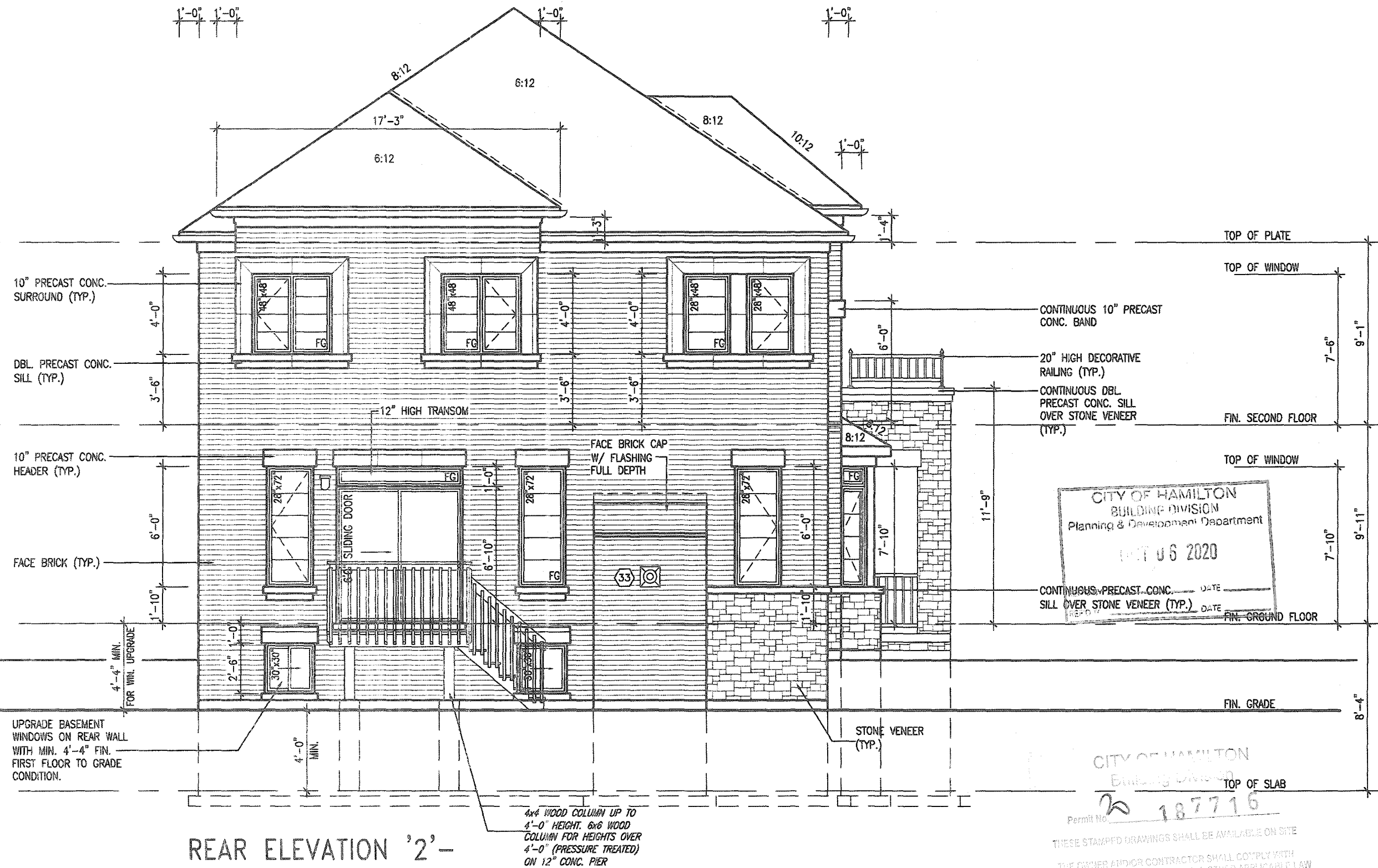
18				9			
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15				6			
14				5			
13				4	ISSUED FOR PERMIT.	APR 8/20	G
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	G
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	JL
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	G
no.	description	date	by	no.	description	date	by

W	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.	
W	qualification information Richard Vink	24458
W	name registration information VAS Design Inc.	signature BCIN 42658
W	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 proper use of the drawings which must be returned at the completion of the job.	
W	Drawings are not to be copied.	

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 Greenpark™		VALLEYCREEK 11 12.5m	
project name RUSSELL GARDENS PH. 3		municipality HAMILTON, ON.	
drawing no. 19014		project no. 19014	
date JANUARY 2020		REAR ELEV. 1 - DECK CONDITION	
drawn by WTC		checked by 3/16" = 1'-0"	
scale 3/16" = 1'-0"		file name 19014-VALLEYCREEK-011	
title REAR ELEV. 1 - DECK CONDITION		A10	

2689 SF.



REAR ELEVATION '2'-
DECK CONDITION

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

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

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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 20 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
certification or endorsement.

18				9			
17				8			
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15				6			
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13				4	ISSUED FOR PERMIT	APR 6/20	6
12				3	UPDATED PER ENG & CLIENT COMMENTS.	MAR 27/20	6
11				2	REVISED AS PER ROOF AND FLOOR MANUF.	MAR. 9/20	J
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN. 30/20	G
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>	2448
name	registration information	signature	BC
VA3 Design Inc.			4265
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 price of the Designer which must be returned at the completion of the drawings may not be used.			



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

date JANUARY 2020 REAR ELEV. 2 - D

2 WT - 3/16" = 1'-0" 190

VALLEYCREEK 11
12.5m

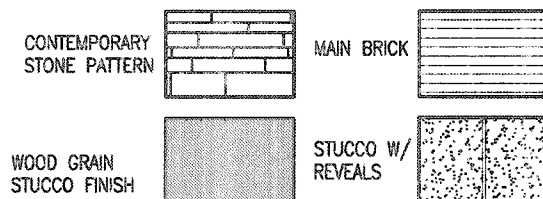
	project no. 19014
--	----------------------

DECK CONDITION	drawing no.
file name	A10

9014-VALLEYCREEK-011 A 10d
- Mon - Apr 6 2020 - 10:44 AM

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2689 SF.



VALLEYCREEK 11

COMPLIANCE PACKAGE 'A1'

Greenpark.		VALLEYCREEK 11	
12.5m		19014	
project name		project no.	
RUSSELL GARDENS PH. 3		19014	
municipality		project no.	
HAMILTON, ON.		19014	
date		file name	
JANUARY 2020		19014-VALLEYCREEK-011	
drawn by		drawing no.	
WT		A10b	
checked by		scale	
3/16" = 1'-0"		19014-VALLEYCREEK-011	
date		date	
JAN 6 2020		JAN 6 2020	

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE
10/1/2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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

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

18		9	
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15		6	
14		5	
13		4	ISSUED FOR PERMIT.
12		3	UPDATED PER ENG & CLIENT COMMENTS.
11		2	REVISED AS PER ROOF AND FLOOR MANUF.
10		1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.
no.	description	date	by
18			
17			
16			
15			
14			
13		APR 6/20	GW
12		MAR 27/20	GW
11		MAR 9/20	JM
10		JAN 30/20	GW
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

BCN

registration information

VAS Design Inc.

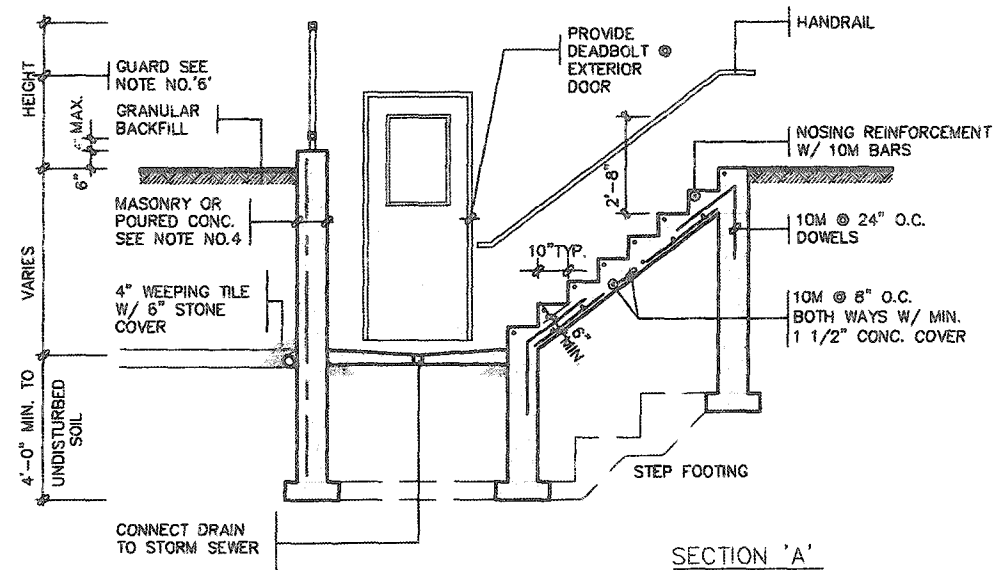
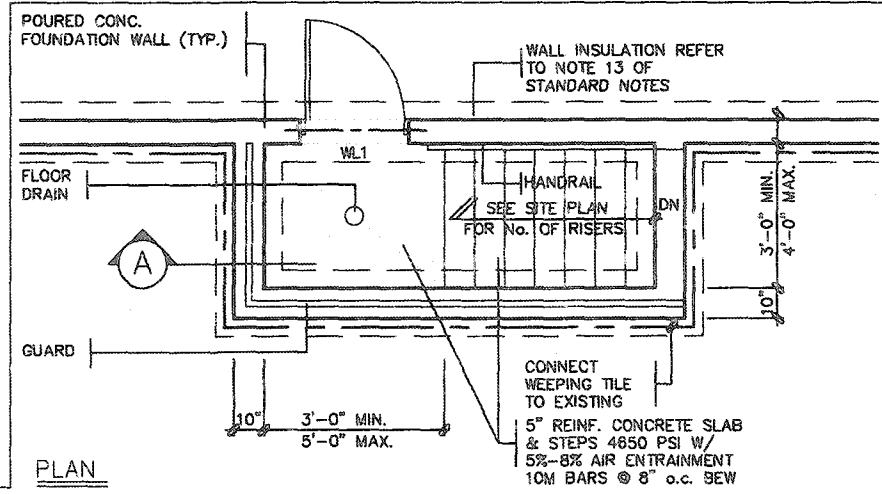
42658

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416.630.2255 f 416.630.4782
vasdesign.com

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2689 SF.



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.

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.

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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

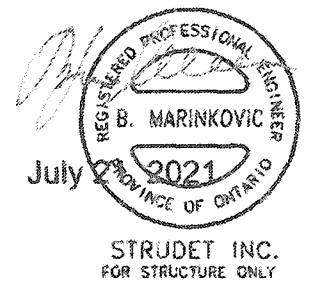
VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

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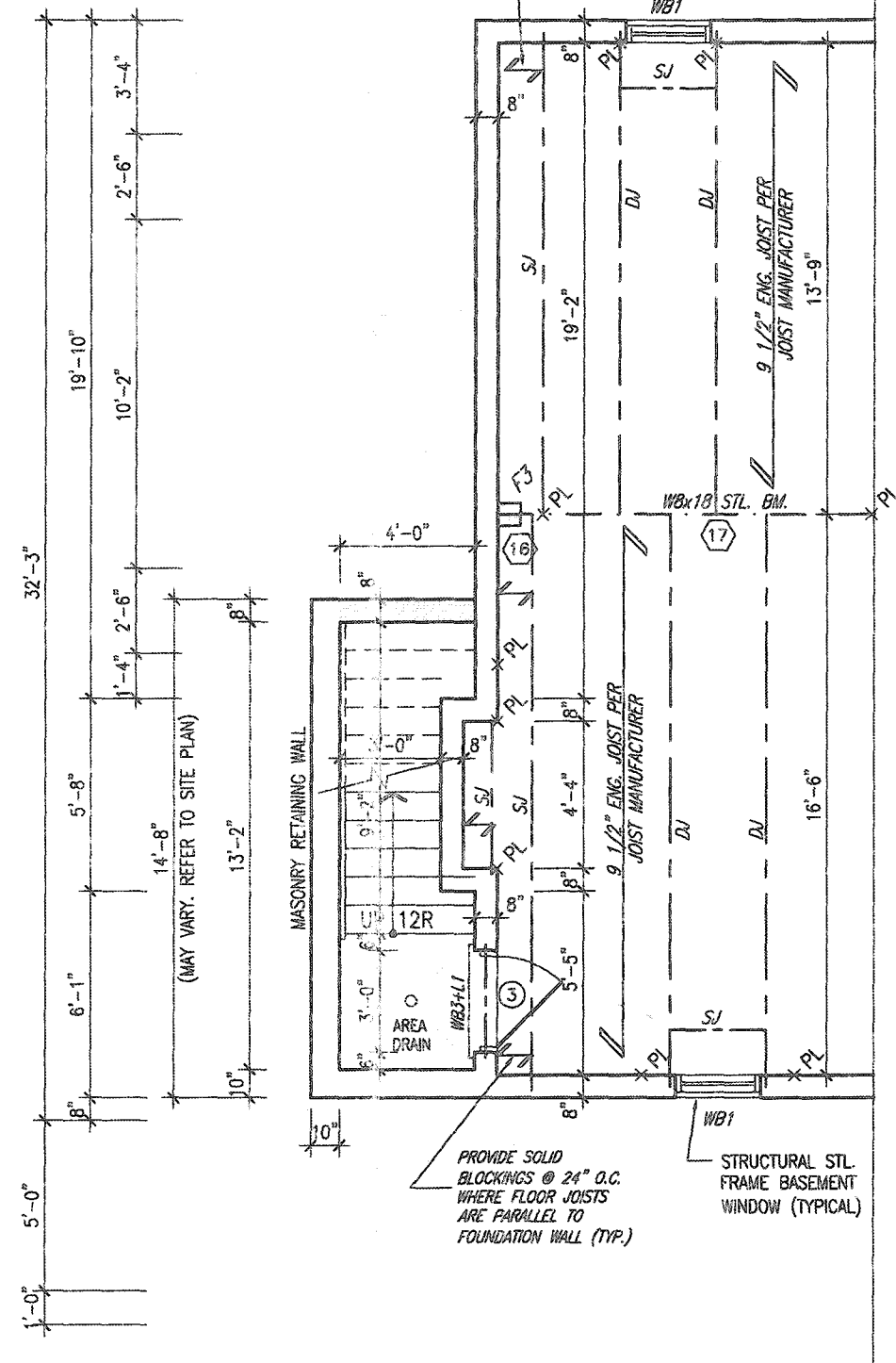
JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]
DATE: [Date]



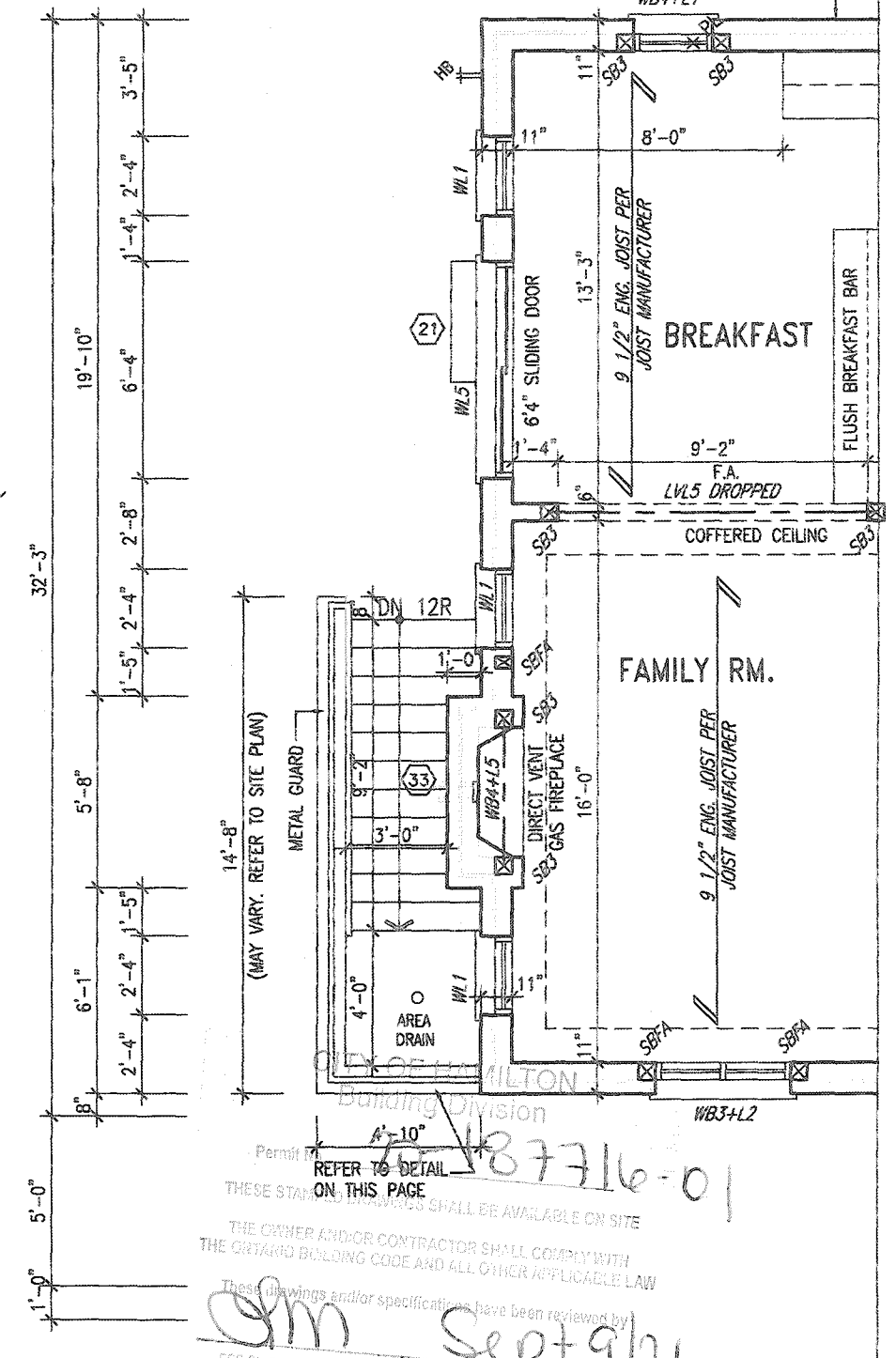
STRUDET INC.
FOR STRUCTURE ONLY

PROVIDE SOLID BLOCKINGS @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)



PARTIAL BASEMENT PLAN
w/ WALK-UP BASEMENT
CONDITION

NOTE: FIREPLACE PROJECTION
REDUCED TO 12" FOR
WALK-UP CONDITION ONLY



PARTIAL GROUND FLOOR PLAN
w/ WALK-UP BASEMENT
CONDITION

Permit to Build
REFER TO DETAIL ON THIS PAGE
THESE STANDARDS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] Sept. 9/21
FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 11
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5	ADDED WUB.	AUG 9/21	GW
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	GW
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	JAN 30/20	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 2448B
signature
VAS Design Inc. 42658
name
registration information
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

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

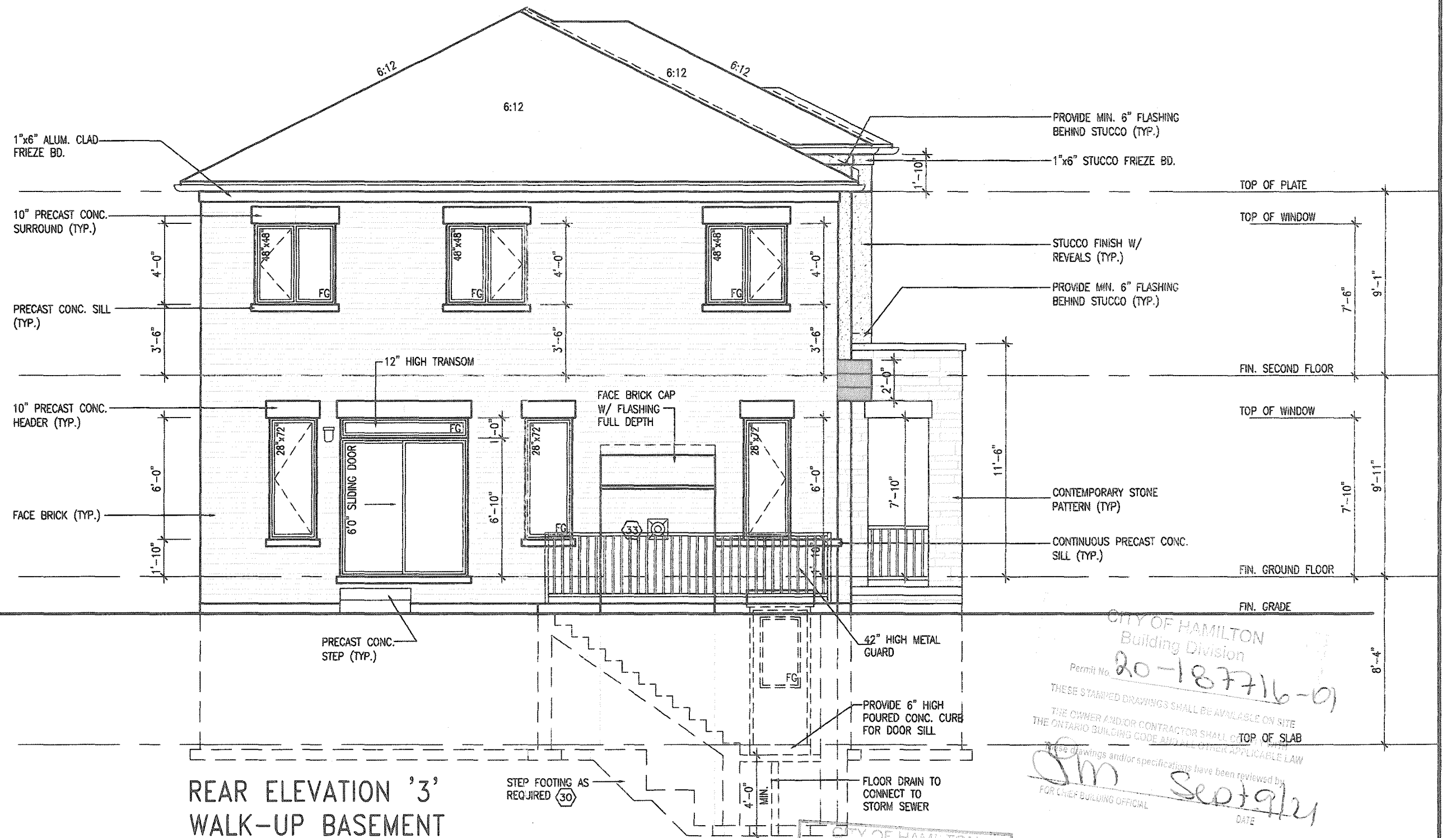
Greenpark. VALLEYCREEK 11
12.5m
project name: RUSSELL GARDENS PH. 3 municipality: HAMILTON, ON. project no.: 19014
date: JANUARY 2020 drawing no.: A11
drawn by: [Name] checked by: [Name] scale: 3/16" = 1'-0"
19014-VALLEYCREEK-011

CONTEMPORARY STONE PATTERN

MAIN BRICK

WOOD GRAIN STUCCO FINISH

STUCCO W/ REVEALS



REAR ELEVATION '3'
WALK-UP BASEMENT
CONDITION

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

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with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON

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

APPROVED BY _____
DATE AUG 13 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					
16				7					qualification information
15				6					Richard Vink  24
14				5	ADDED WUB.		AUG 9/21	GW	name
13				4	ISSUED FOR PERMIT.		APR 6/20	GW	registration information
12				3	UPDATED PER ENG & CLIENT COMMENTS.		MAR 27/20	GW	VAS Design Inc. 42
11				2	REVISED AS PER ROOF & FLOOR MANUF.		MAR. 9/20	JMI	
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.		JAN. 30/20	GW	
no. description				date	bw	no. description	date	bw	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 work of the Designer which must be returned at the completion of the work. Drawings are not to be used for any other purpose.

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 *R. Vink* 24

name signature

registration information

VA3 Design Inc. 42

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project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ON.	project no. 19014
date JANUARY 2020		drawing no. A12b
description REAR ELEV. 3- WALK-UP CONDITION		
drawn by WT	checked by -	scale 3/16" = 1'-0"
file name 19014-VALLEYCREEK-011		

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