

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL

KL1	=	$3 \cdot 1/2^3 \cdot 3 \cdot 1/2^3 \cdot 4/4^4$	$100 \times 90 \times 0.0 \text{L}$	+ 2-2'x8" SFR	No.2
KL2	=	$4^3 \cdot 3 \cdot 1/2^3 \cdot 5/16^4$	$100 \times 90 \times 0.0 \text{L}$	+ 2-2'x8" SFR	No.2
KL3	=	$5^3 \cdot 3 \cdot 1/2^3 \cdot 3/8^4$	$125 \times 90 \times 0.0 \text{L}$	+ 2-2'x10" SFR	No.3
KL4	=	$6^3 \cdot 3 \cdot 1/2^3 \cdot 3/8^4$	$150 \times 90 \times 0.0 \text{L}$	+ 2-2'x12" SFR	No.2
KL5	=	$6^3 \times 3/8^3 \cdot 1/8$	$150 \times 100 \times 0.0 \text{L}$	+ 2-2'x12" SFR	No.2
KL6	=	$5^3 \cdot 3 \cdot 1/2^3 \cdot 3/16^4$	$125 \times 90 \times 0.0 \text{L}$	+ 2-2'x12" SFR	No.2
KL7	=	$5^3 \cdot 3 \cdot 1/2^3 \cdot 3/16^4$	$125 \times 90 \times 0.0 \text{L}$	+ 3-2'x10" SFR	No.2
KL8	=	$5^3 \cdot 3 \cdot 1/2^3 \cdot 3/16^4$	$125 \times 90 \times 0.0 \text{L}$	+ 3-2'x12" SFR	No.2
KL9	=	$6^3 \times 3/8^3 \cdot 1/8$	$150 \times 100 \times 0.0 \text{L}$	+ 3-2'x12" SFR	No.2

WB1	= 2-2"x8" SFR	No.2 (2-36"x184 SFR No.2)
WB2	= 5-2"x8" SFR	No.2 (3-36"x184 SFR No.2)
WB3	= 2-2"x10" SFR	No.2 (2-39"x235 SFR No.2)
WB4	= 3-2"x10" SFR	No.2 (3-39"x235 SFR No.2)
WB5	= 2-2"x12" SFR	No.2 (2-39"x286 SFR No.2)
WB6	= 3-2"x12" SFR	No.2 (3-39"x286 SFR No.2)
WB7	= 5-2"x12" SFR	No.2 (3-39"x286 SFR No.2)
WB8	= 4-2"x10" SFR	No.2 (4-39"x235 SFR No.2)
WB9	= 4-2"x12" SFR	No.2 (4-39"x286 SFR No.2)

LV1A = $1-1 \frac{3}{4} \times 1 \frac{1}{4}$ (1-45x184)
 LV1B = $2-1 \frac{3}{4} \times 1 \frac{1}{4}$ (2-45x184)
 LV2 = $3-1 \frac{3}{4} \times 1 \frac{1}{4}$ (3-45x184)
 LV3 = $4-1 \frac{3}{4} \times 1 \frac{1}{4}$ (4-45x184)
 LV4A = $1-1 \frac{3}{4} \times 9 \frac{1}{2}$ (1-45x240)
 LV4 = $2-1 \frac{3}{4} \times 9 \frac{1}{2}$ (2-45x240)
 LV5 = $3-1 \frac{3}{4} \times 9 \frac{1}{2}$ (3-45x240)
 LV5A = $4-1 \frac{3}{4} \times 9 \frac{1}{2}$ (4-45x240)
 LV6A = $1-1 \frac{3}{4} \times 11 \frac{7}{8}$ (1-45x300)
 LV6 = $2-1 \frac{3}{4} \times 11 \frac{7}{8}$ (2-45x300)
 LV7 = $3-1 \frac{3}{4} \times 11 \frac{7}{8}$ (3-45x300)
 LV7A = $4-1 \frac{3}{4} \times 11 \frac{7}{8}$ (4-45x300)
 LV8 = $2-1 \frac{3}{4} \times 14$ (2-45x356)
 LV9 = $3-1 \frac{3}{4} \times 14$ (3-45x356)
 LV10 = $2-1 \frac{3}{4} \times 18$ (3-45x356)

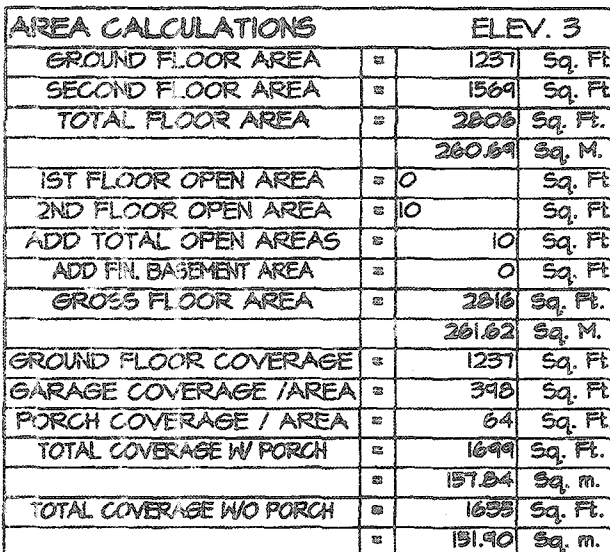
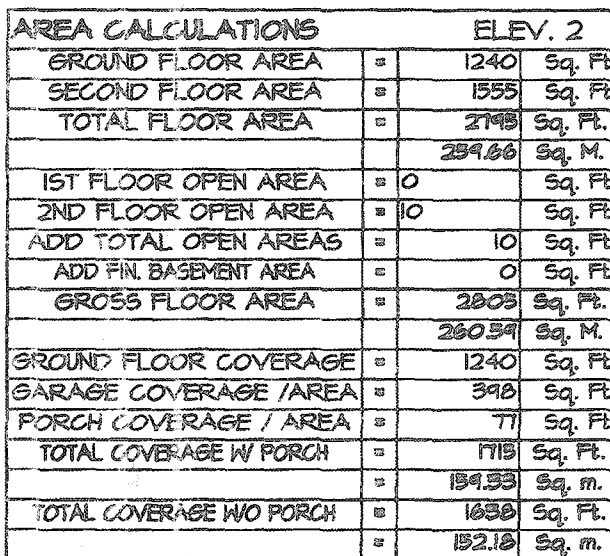
$L_1 = 3 \cdot \frac{1}{2} \cdot 3 \cdot \frac{1}{2} \cdot \pi \cdot 1/4'' \cdot (40 \times 40 \times 6.0L)$
 $L_2 = 4'' \cdot 3 \cdot \frac{1}{2} \cdot 5/16'' \cdot L \cdot (100 \times 40 \times 3.0L)$
 $L_3 = 5'' \cdot 3 \cdot \frac{1}{2} \cdot 3/16'' \cdot L \cdot (123 \times 40 \times 3.0L)$
 $L_4 = 6'' \cdot 3 \cdot \frac{1}{2} \cdot 3 \cdot 3/8'' \cdot L \cdot (150 \times 40 \times 10.0L)$
 $L_5 = 6'' \cdot 4 \cdot 3/8'' \cdot L \cdot (150 \times 100 \times 10.0L)$
 $L_6 = 7'' \cdot 4 \cdot 3/8'' \cdot L \cdot (173 \times 100 \times 10.0L)$

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"	5'-8"	5'-0"	INTERIOR SLAB DOOR

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LGL) 15#
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @10"O.C. FULL HT C/W
SOLID BLOCKING MAX. @1"O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.

TWO STORY HEIGHT WALL DETAIL

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	5.52 (R30 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.25
SPACE HEATING EQUIPMENT MINIMUM AFUE	85%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



VALLEYCREEK 4		ELEV. COMPLIANCE PACKAGE "A1"			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	714.20	66.35	74.45	6.92	10.42 %
LEFT SIDE	1131.83	105.15	63.67	5.92	5.63 %
RIGHT SIDE	1104.33	103.06	55.33	5.14	4.99 %
REAR	679.56	63.13	166.61	15.48	24.32 %
TOTAL	3634.92	337.70	360.06	33.45	9.41 %

VALLEYCREEK 4		ELEV.2		COMPLIANCE PACKAGE "A1"	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	728.95	61.12	97.38	9.05	13.36 %
LEFT SIDE	1131.83	105.15	63.67	5.92	5.63 %
RIGHT SIDE	1109.33	103.06	55.33	5.14	4.99 %
REAR	679.53	63.13	166.61	15.48	24.52 %
TOTAL	3649.67	339.07	382.99	35.58	10.44 %

VALLEYCREEK 4		ELEV 3 COMPLIANCE PACKAGE "A1"			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	124.93	61.35	99.94	9.26	13.74 %
LEFT SIDE	1131.83	103.15	63.67	5.92	5.63 %
RIGHT SIDE	1109.33	103.06	55.33	5.14	4.99 %
REAR	679.56	63.13	166.61	15.46	24.52 %
TOTAL	3645.65	380.69	385.55	35.82	10.56 %

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

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

MAY 2007

VALLEYCREEK 4

COMPLIANCE PACKAGE "A1"

SINGLE FAMILY
DWELLING ONLY

28770

VIKAS GAJJAR		20770
NAME	GRADUATE	PCIN

L4X 456

P (416) 736-4098

SCALE	BY
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3/16"=1'-0" V.G.

DATE	TYPE
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APR 24 1964

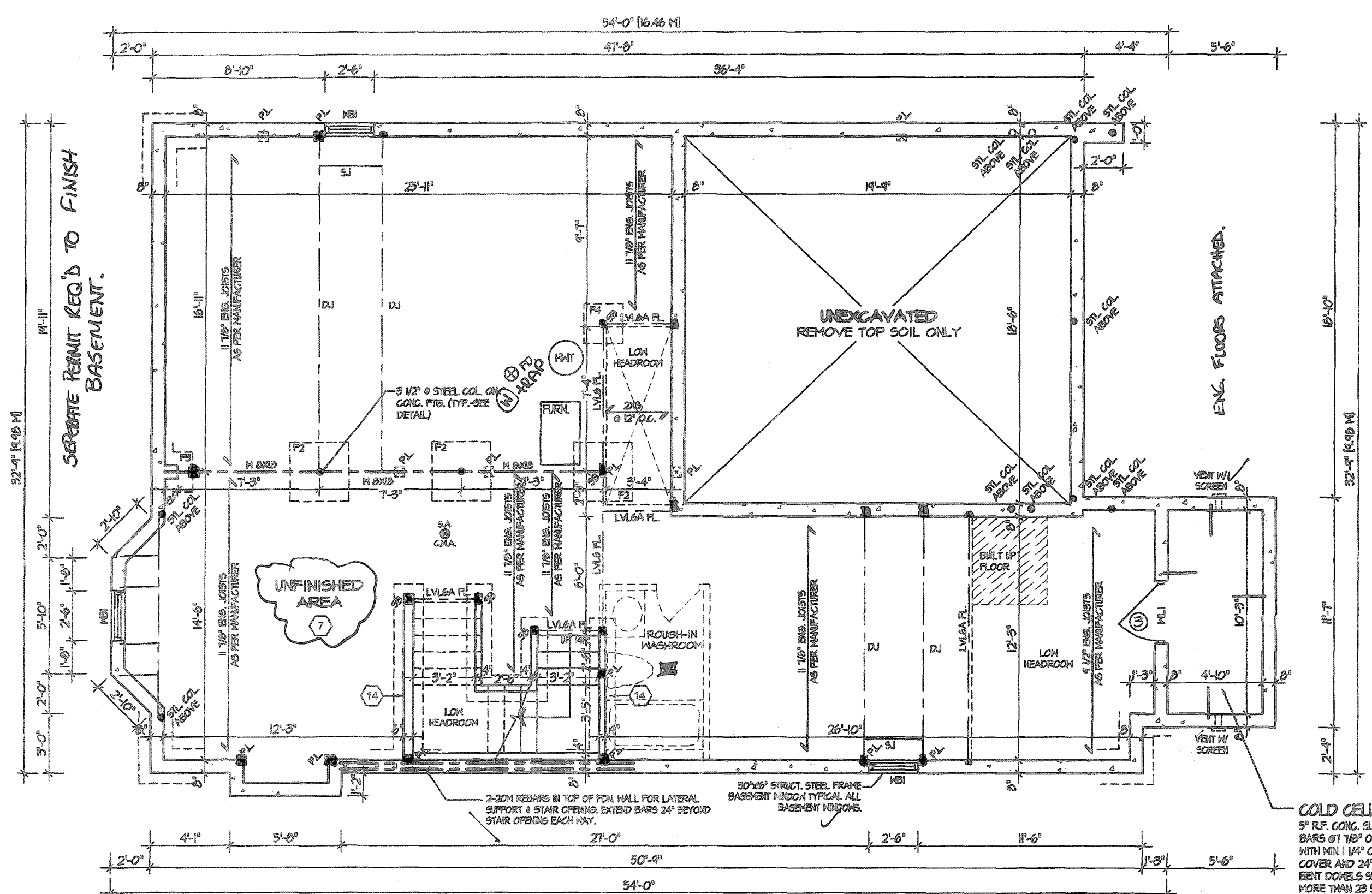
AREA 2,814 PAGE NO. 0

PROJECT	0
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Greenpark

PROJECT NAME _____

PROJECT NAME
RUSSELL GARDENS III



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 6 2020
REC BY: _____ DATE: _____
REF TO: _____ DATE: _____

BASEMENT FLOOR PLAN '1'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 5/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division
Permit No. 187682
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
NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
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.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: SEP 21 2020
This stamp certifies compliance with the Architectural Design Guidelines and the City of Hamilton's Official Development Plan.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

5	
4	
3	
2	
1	ISSUED FOR REVIEW JAN 2020
REVISIONS	

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 880-0748

REGION DESIGN INC.

SHEET TITLE
BASEMENT PLAN ELEV. 1

SCALE 3/16"=1'-0"
DATE JAN 2020

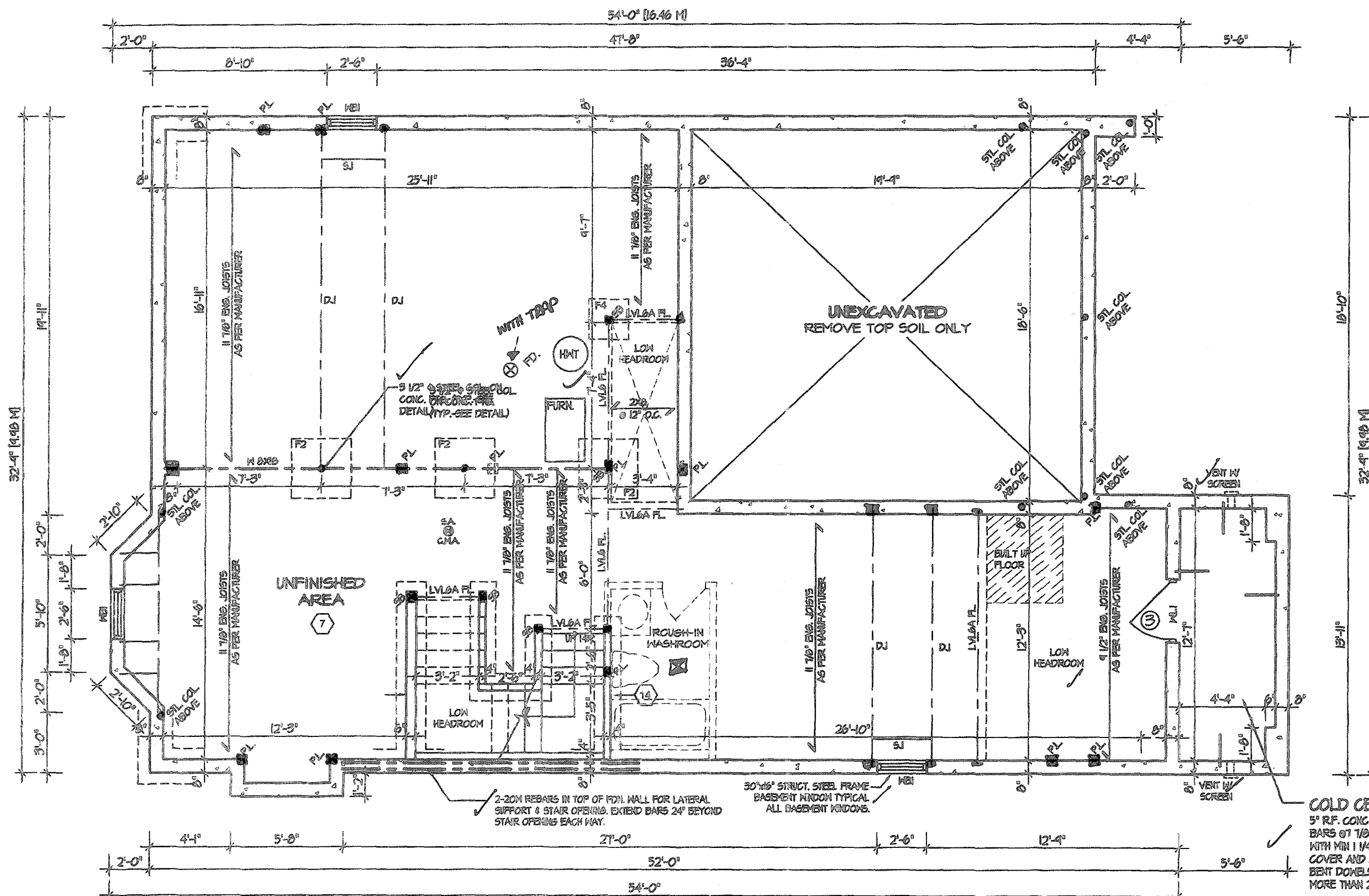
BY V.G.
TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA 2,814
PAGE No. 1

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



BASEMENT FLOOR PLAN '2'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGINS FOR SPANS OF 3'-1", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division
187682

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 *[Signature]* DATE *NOV 08 2020*

FOR CHIEF BUILDING OFFICIAL DATE _____

STRUDET INC.



FOR STRUCTURE ONLY

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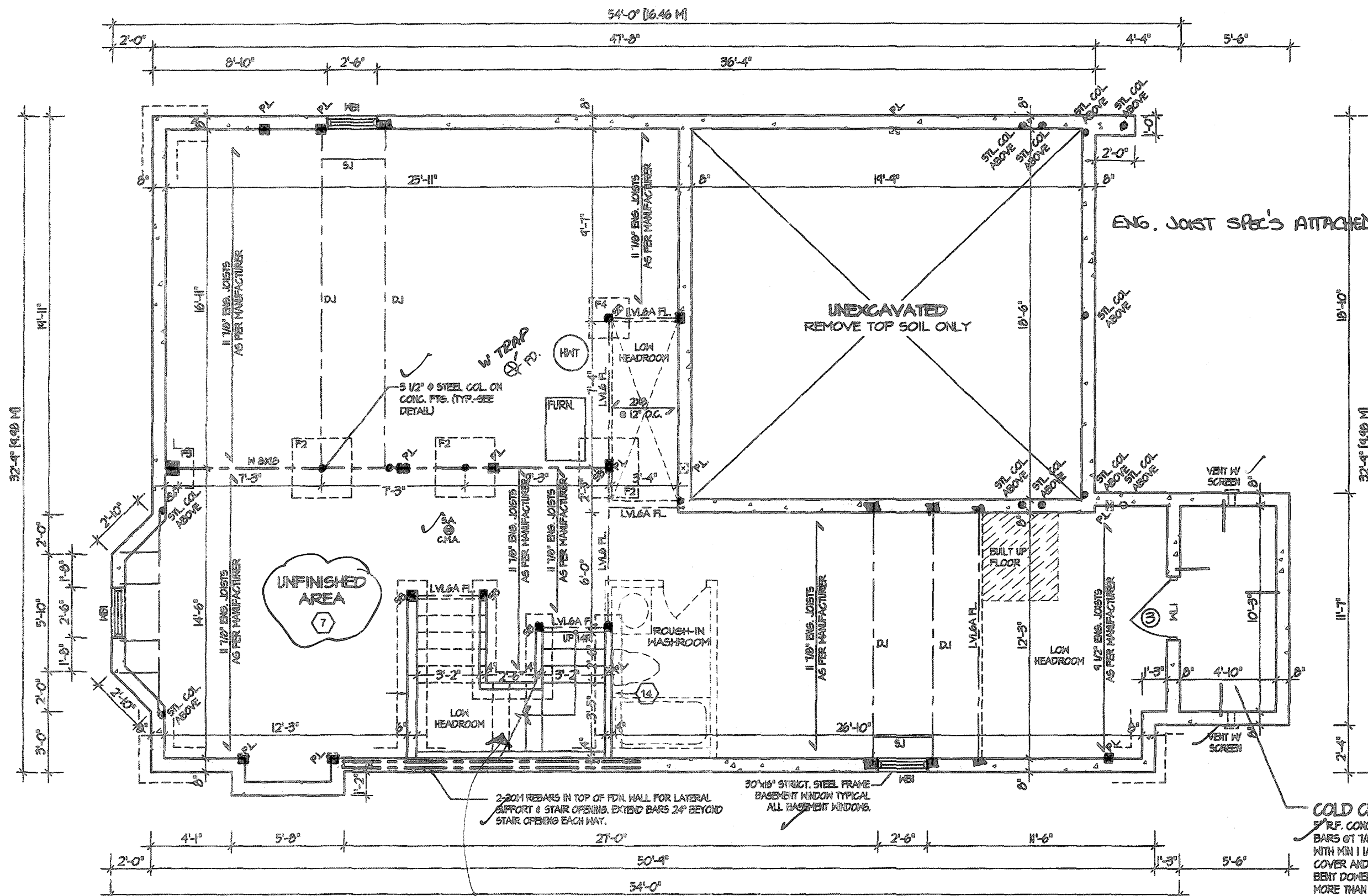
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY *[Signature]*
DATE *SEP 21 2020*

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

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW JAN 2020 REVISIONS	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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S3 P (416) 736-3093 F (805) 660-0743	REGION DESIGN INC. SHEET TITLE BASEMENT PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE JAN 2020 BY V.G. TYPE _____	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,814 PAGE No. 1-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

BASEMENT FLOOR PLAN 3

REFER TO SHEET NO. C FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

GUARD AND HANDRAIL SHALL BE CONTINUOUS

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR

SEPERATE PERMIT IS REQ'D TO FINISH BASEMENT.

CITY OF HAMILTON
Building Division

Permit No. 197682

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
NOV 06 2020

CHIEF BUILDING OFFICIAL

DATE

STRUDET INC.



FOR STRUCTURE ONLY

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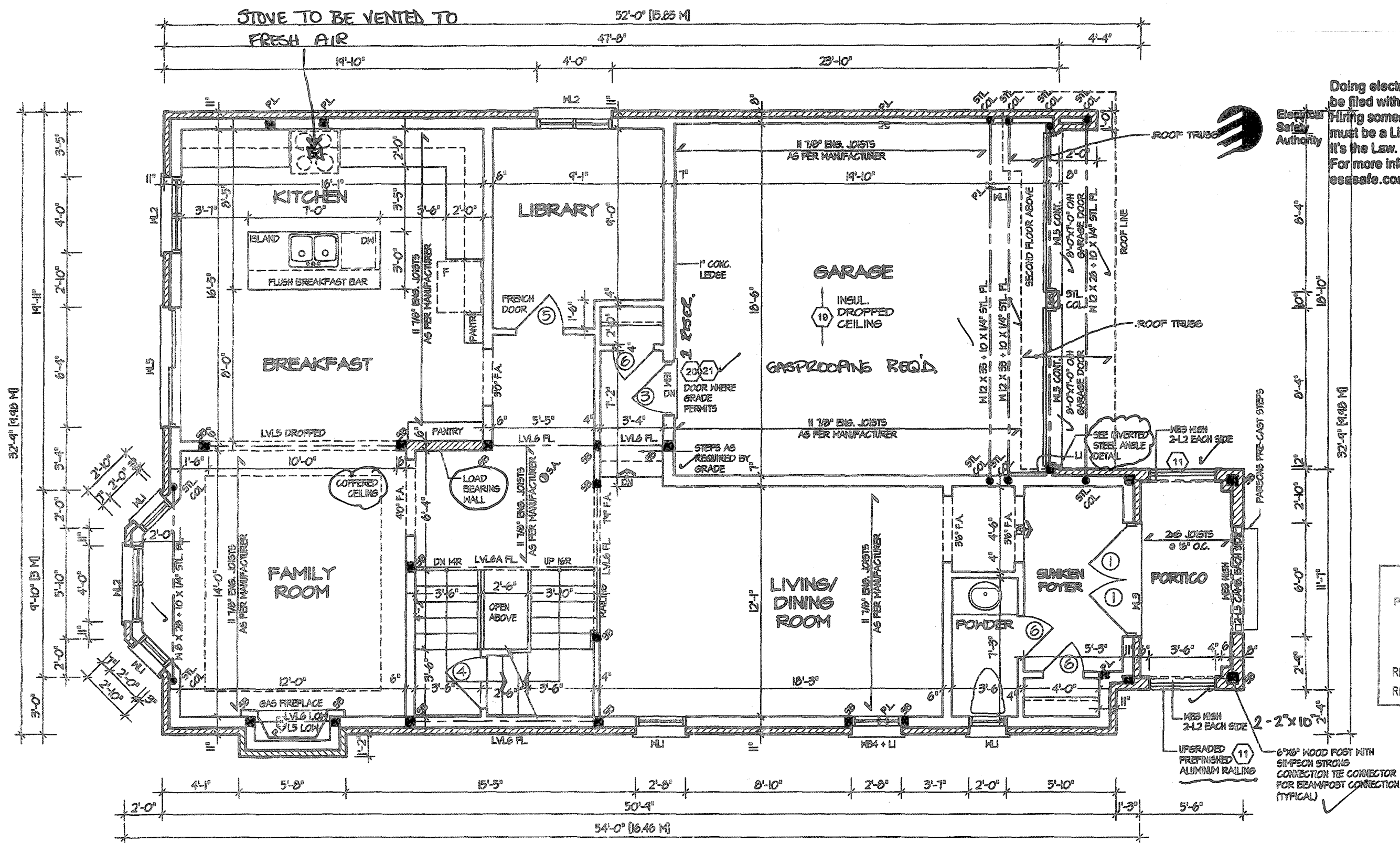
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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 limits no further professional responsibility.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

1. ISSUED FOR REVIEW JAN 2020 REVISIONS	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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S3 P (416) 736-4083 F (905) 880-0748	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE JAN 2020 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,814 PAGE No. 1-3	PROJECT NAME RUSSELL GARDENS III
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Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law. For more information go to esasafer.com or call 1-877-372-7233

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

FIRST FLOOR PLAN "1"

FIRE BLOCKING REQ'D IN ALL CONCEALED SPACES

GAS FIREPLACE: SHALL BE INSTALLED AS PER MANUFACTURES GUIDELINES AND GAS UTILIZATION CODE.

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

ALL PLUMBING WORK THROUGH OUT IS SUBJECT TO FIELD INSPECTION AND APPROVAL.

CITY OF HAMILTON
Building Division

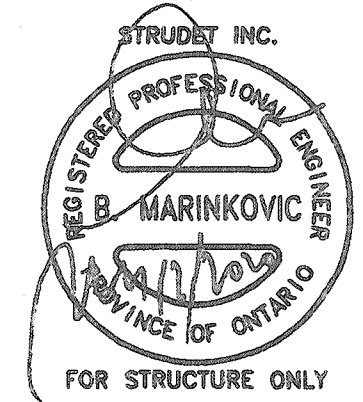
Permit No. 187682

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 *JDC* NOV 06 2020

FOR CHIEF BUILDING OFFICIAL DATE



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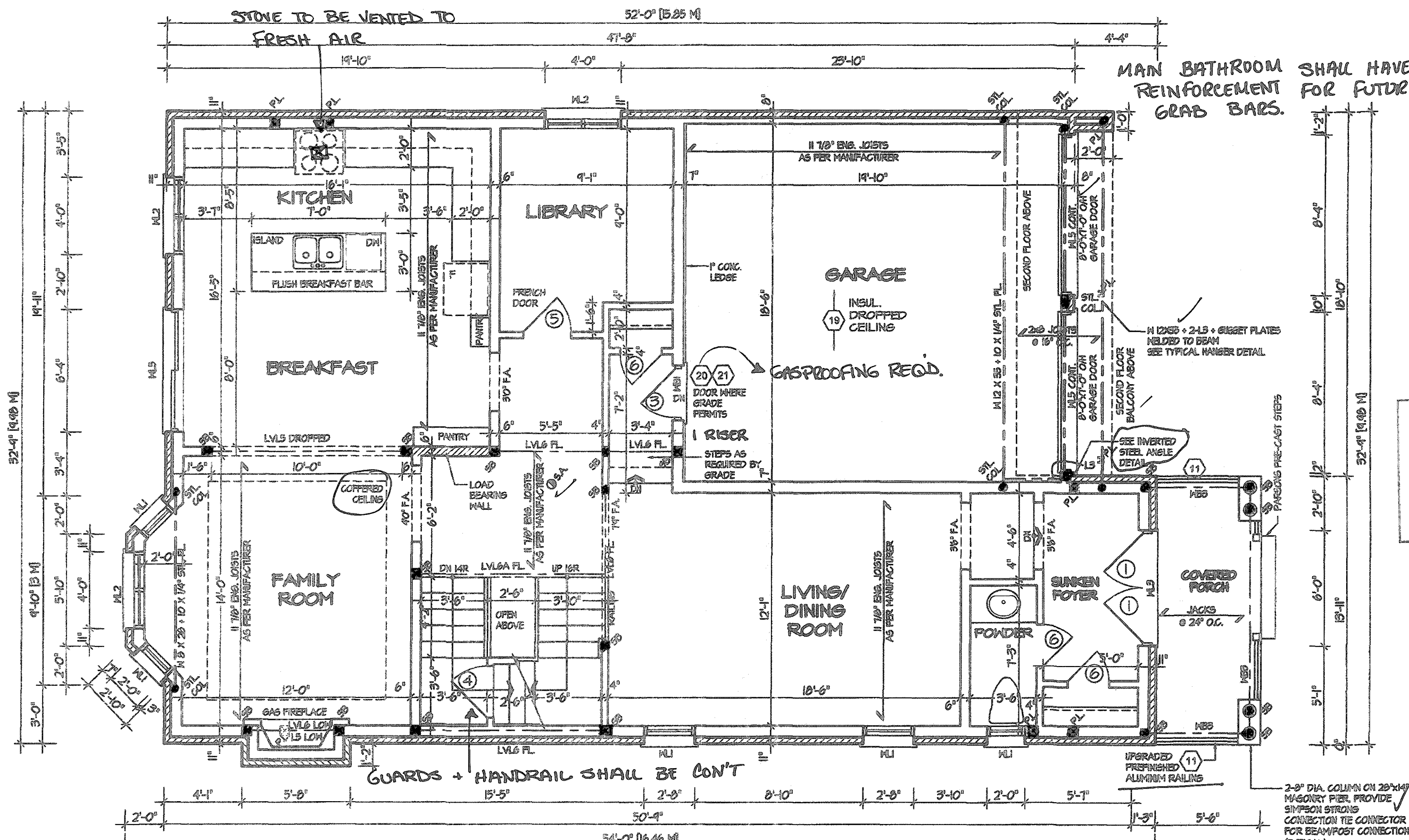
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL, REVIEW AND APPROVAL

APPROVED BY *[Signature]*
DATE SEP 22 2020

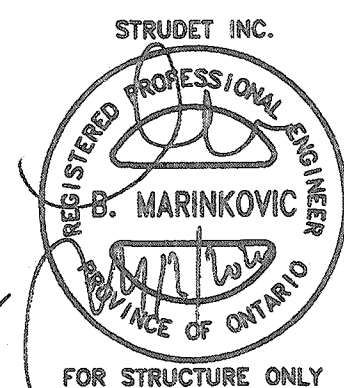
This stamp certifies compliance with the applicable Design Guidelines only and does not further impose any responsibility.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

5.			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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4088 F (905) 600-0748 REGION DESIGN INC.	SHEET TITLE FIRST FLOOR PLAN ELEV. 1		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814	PAGE No. 2	
3.					DATE JAN 2020	TYPE	PROJECT		
2.									
1.	ISSUED FOR REVIEW	JAN 2020							
REVISIONS									



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OC1 0 6 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



FIRST FLOOR PLAN '2'

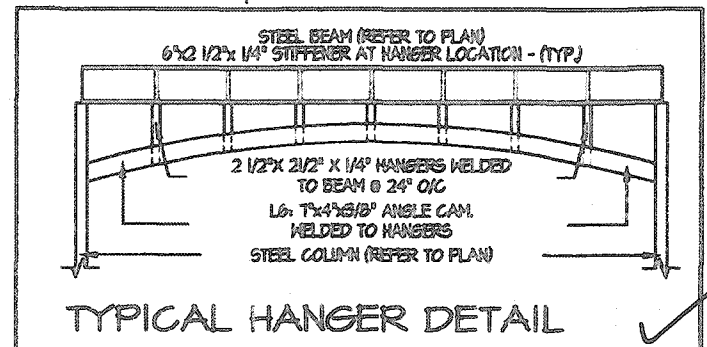
ALL JOINING WORK IS SUBJECT TO
FIELD INSPECTION AND APPROVAL

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR
SIZES
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL
CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-1", 2 ROWS
FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED
FRAMING LAYOUTS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED
AND NAILED ON THIS FLOOR.

FIRE BLOCKING: ALL CONCEALED SPACES
SHALL BE FIRE BLOCKED

CITY OF HAMILTON
Building Division
Permit No. 187682
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
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SDC NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 22, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"



NO.	REVISIONS	DATE
1.	ISSUED FOR REVIEW	JAN 2020

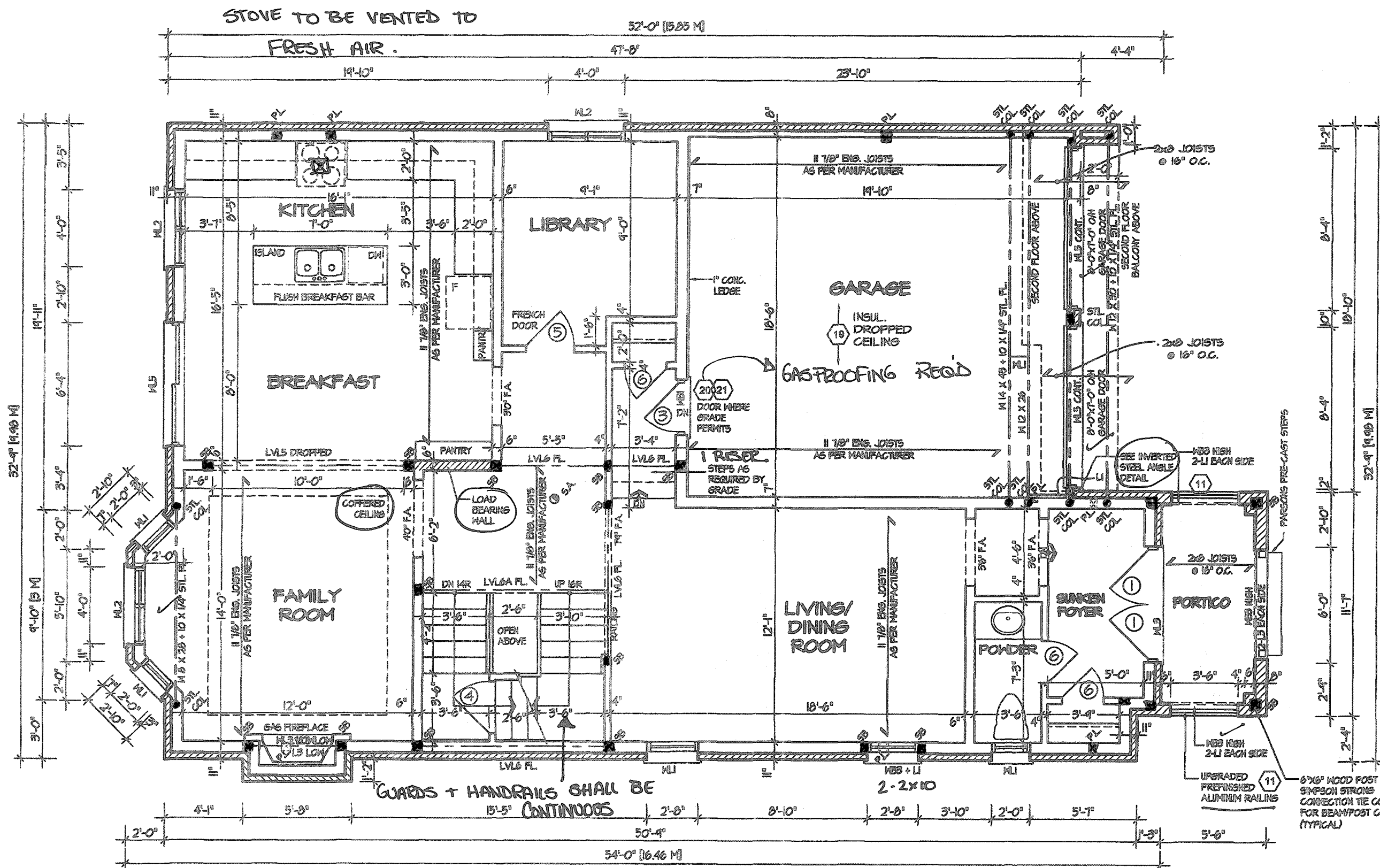
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
VIKAS GAJJAR
NAME
28770
BCIN
SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4098
F (905) 680-0746

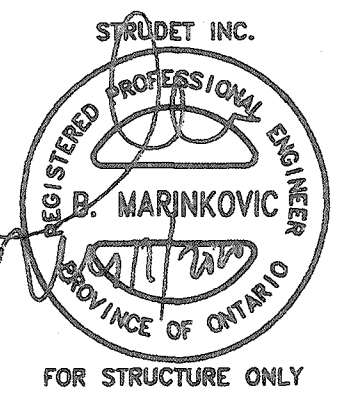
SHEET TITLE
FIRST FLOOR PLAN
ELEV. 2
SCALE 3/16"=1'-0"
DATE JAN 2020

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
AREA 2,814
PAGE No. 2-2
PROJECT

PROJECT NAME
RUSSELL GARDENS III



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



FIRST FLOOR PLAN 3

GAS FIREPLACE SHALL BE INSTALLED
AS PER MANUFACTURER'S SPEC'S AND
GAS UTILIZATION CODE.

ALL PLUMBING WORK IS SUBJECT
TO FIELD INSPECTION AND APPROVAL

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR
SIZES
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL
CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS
FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED
FRAMING LAYOUTS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED
AND NAILED ON THIS FLOOR.

MAIN BATHROOM SHALL HAVE
REINFORCEMENT FOR FUTURE
GRAB BARS.

FIRE BLOCKING
ALL CONCEALED SPACES SHALL BE
FIRE BLOCKED.

CITY OF HAMILTON
Building Division
187682

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
JD NOV 06 2020
FOR CHIEF BUILDING OFFICIAL 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
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.

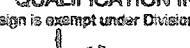
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.

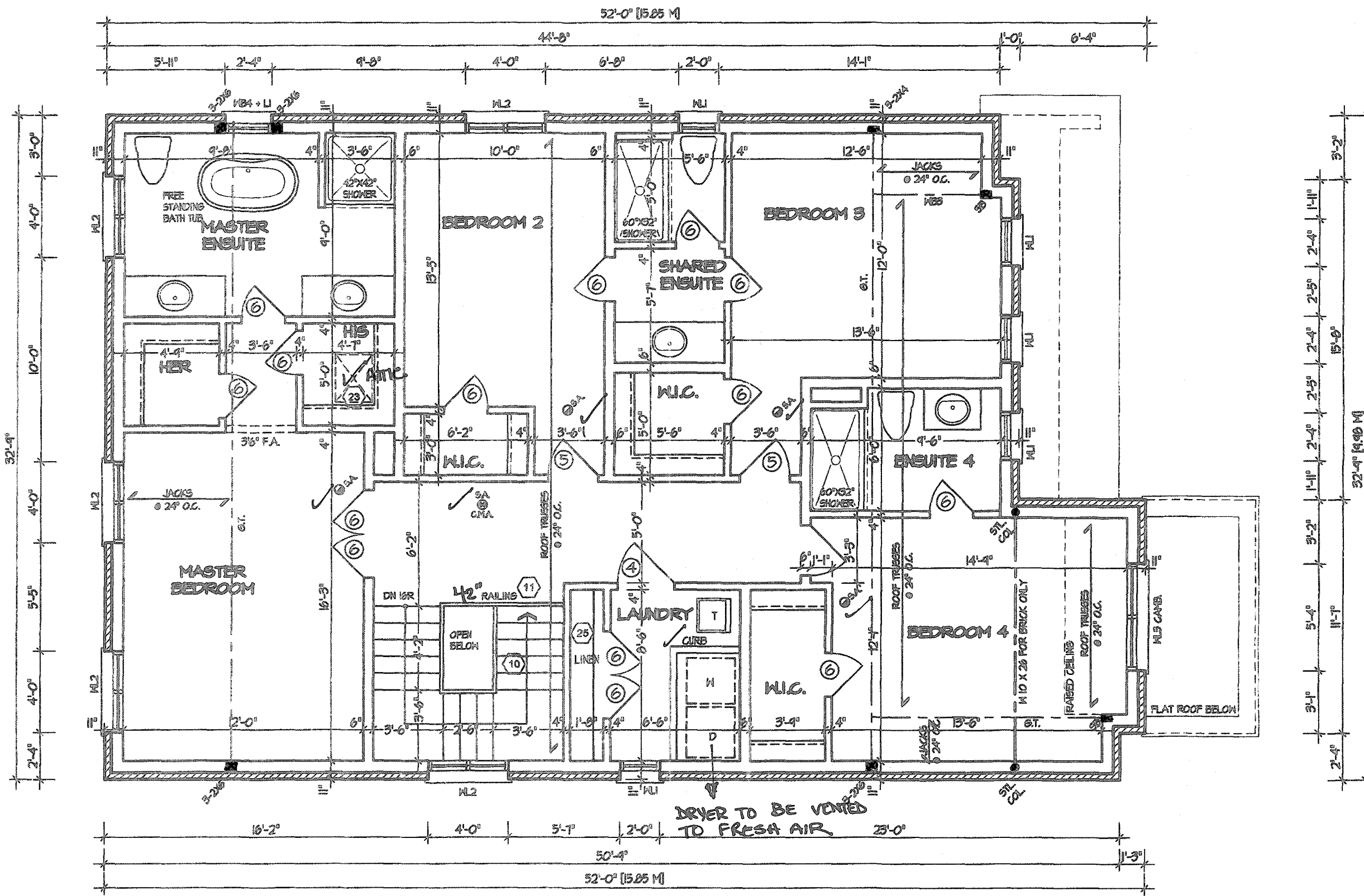
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 22 2020
This stamp certifies compliance with the Architectural
Design Guidelines only and does not further
professional responsibility.

MAR 12 2020

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"



5.		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJAR NAME  SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S4 P (416) 738-4085 F (905) 880-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III
4.					FIRST FLOOR PLAN				
3.					ELN. 3				
2.					SCALE	BY	AREA	PAGE No.	
1.	ISSUED FOR REVIEW				3/16"=1'-0"	V.G.	2,814	2-3	
REVISIONS		DATE		PROJECT					
		JAN 2020							



SECOND FLOOR PLAN "1"

PLUMBING IS SUBJECT TO FIELD.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

UC1 0 6 2020

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



CITY OF HAMILTON
Building Division
187682

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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These drawings and/or specifications have been reviewed by
JDL NOV 0 6 2020
FOR CHIEF BUILDING OFFICIAL DATE

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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

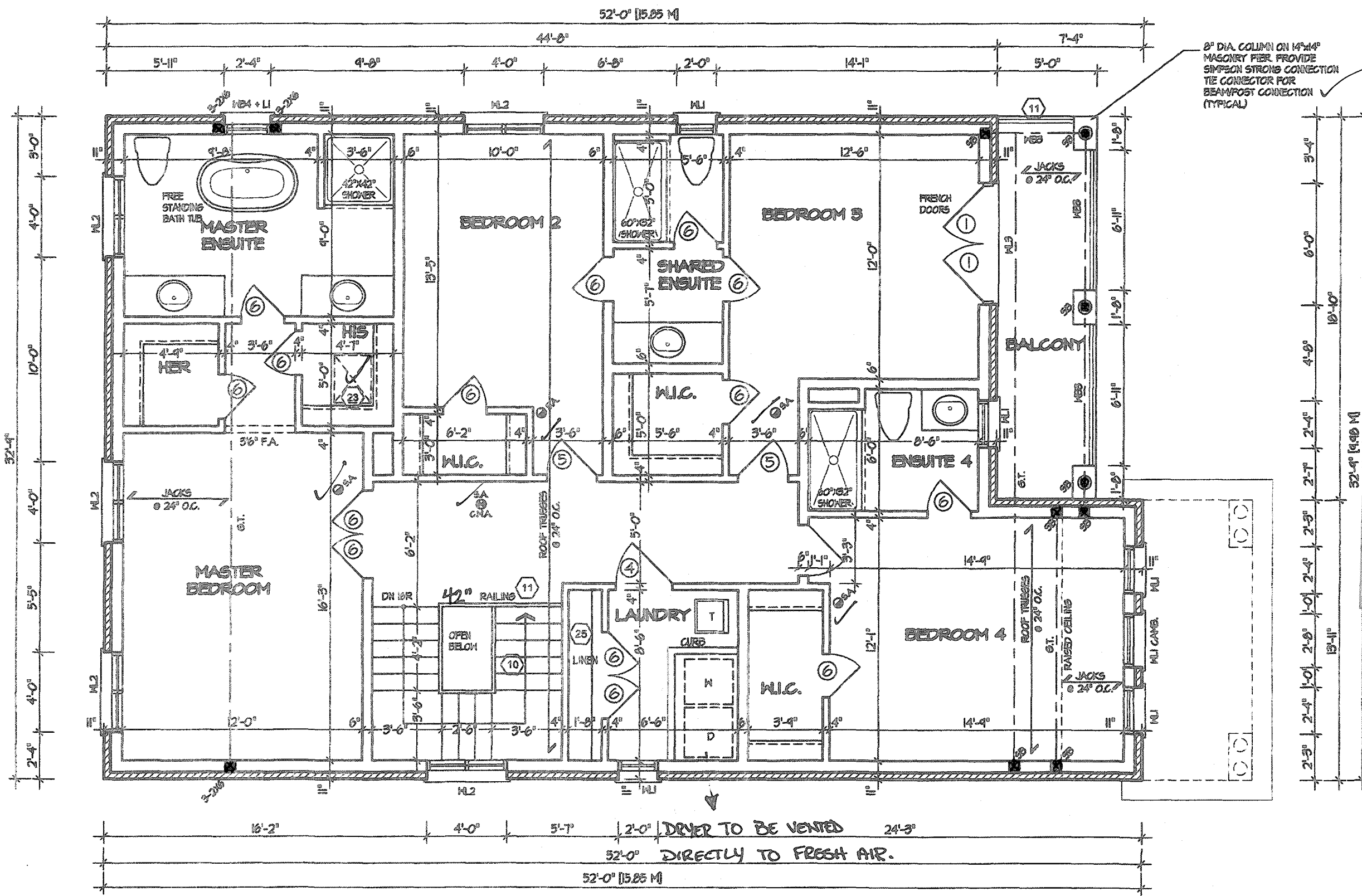
This stamp certifies compliance with the applicable Design Guidelines only and does not further certify any other responsibility.

VALLEYCREEK 4

COMPLIANCE PACKAGE "A1"



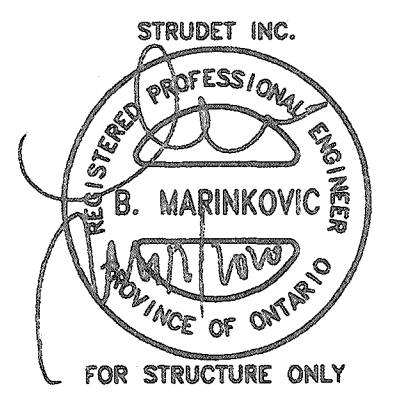
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 9700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-4098 F (905) 880-0748	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 1		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814	PAGE No. 3	
3.					DATE JAN 2020	TYPE	PROJECT		
2.									
1.	ISSUED FOR REVIEW				JAN 2020				
REVISIONS									



SECOND FLOOR PLAN '2'

PUMPING SUBJECT TO FIELD

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

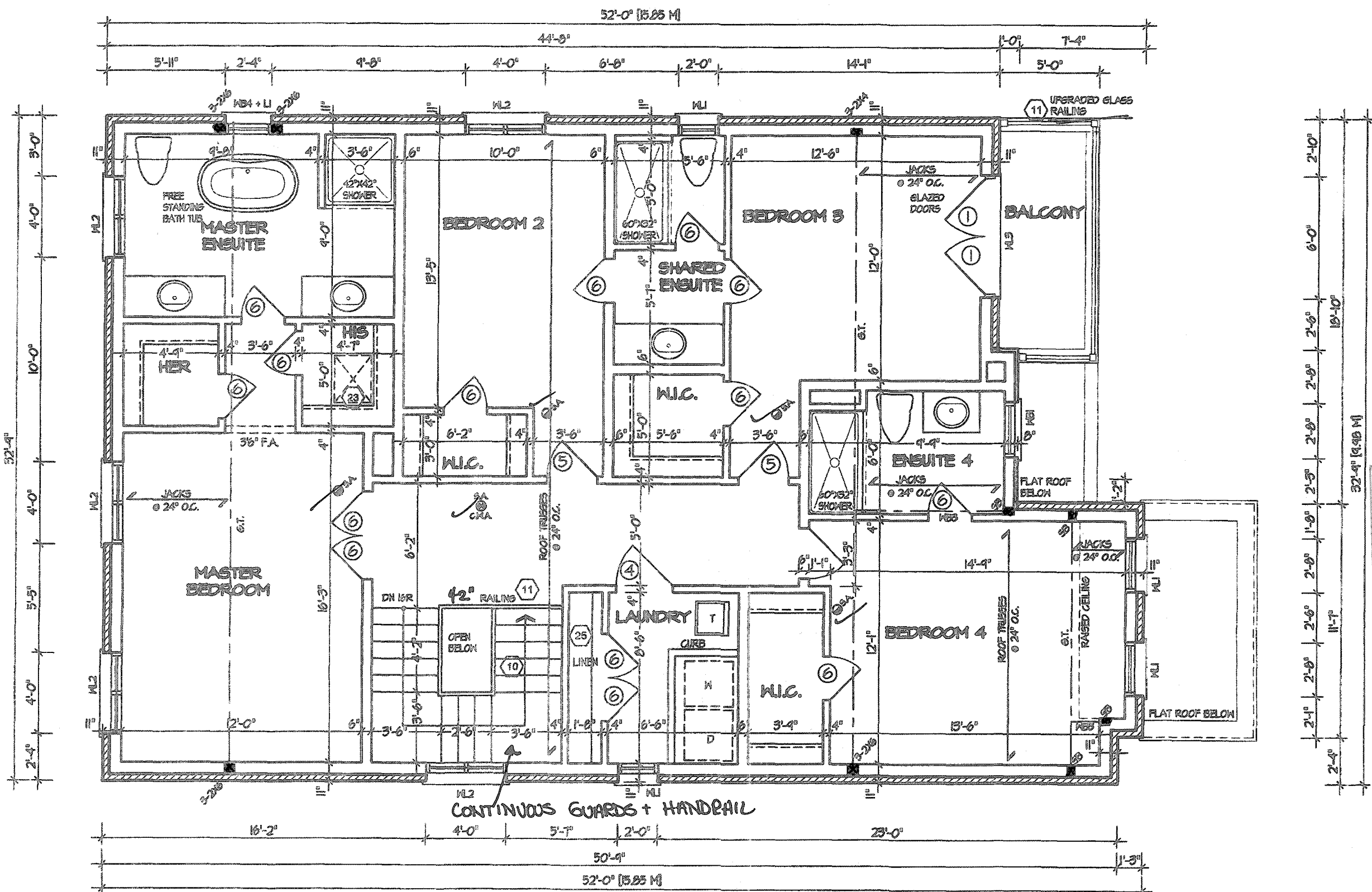


CITY OF HAMILTON
Building Division
Permit No. 197682
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
JDL FOR CHIEF BUILDING OFFICIAL
DATE NOV 06 2020

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 (feeling) 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 25 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not further constitute any responsibility.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

5.		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-4083 F (805) 660-0743	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 2		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814	PAGE No. 3-2	
3.					DATE JAN 2020	TYPE	PROJECT		
2.									
1.	ISSUED FOR REVIEW				JAN 2020				
REVISIONS									



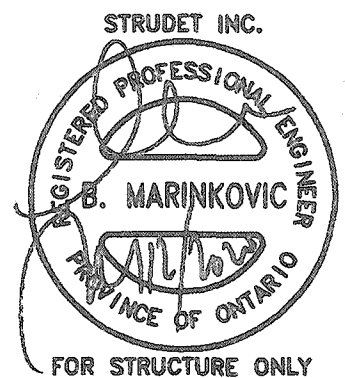
SECOND FLOOR PLAN '3'

PUMPING SUBJECT TO FIELD

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



CITY OF HAMILTON
Building Division

Permit No. 187682

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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These drawings and/or specifications have been reviewed by
JDL NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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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 does not further warrant any quality of work.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

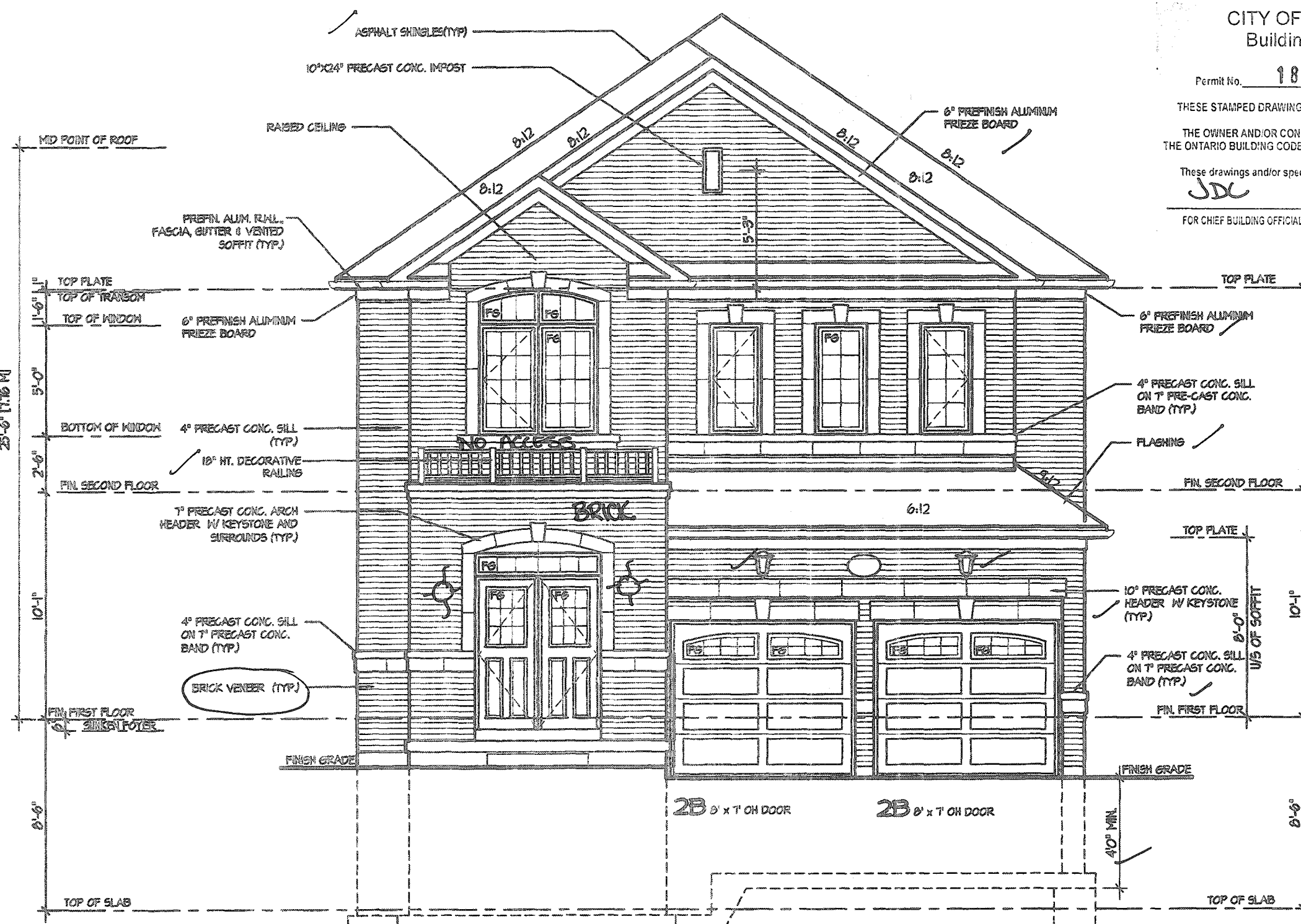
REVISIONS 1. ISSUED FOR REVIEW JAN 2020	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4086 F (905) 663-0746	SHEET TITLE SECOND FLOOR PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE JAN 2020	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,814 PAGE No. 3-3	PROJECT NAME RUSSELL GARDENS III
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VALLEYCREEK 4

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

[illegible]

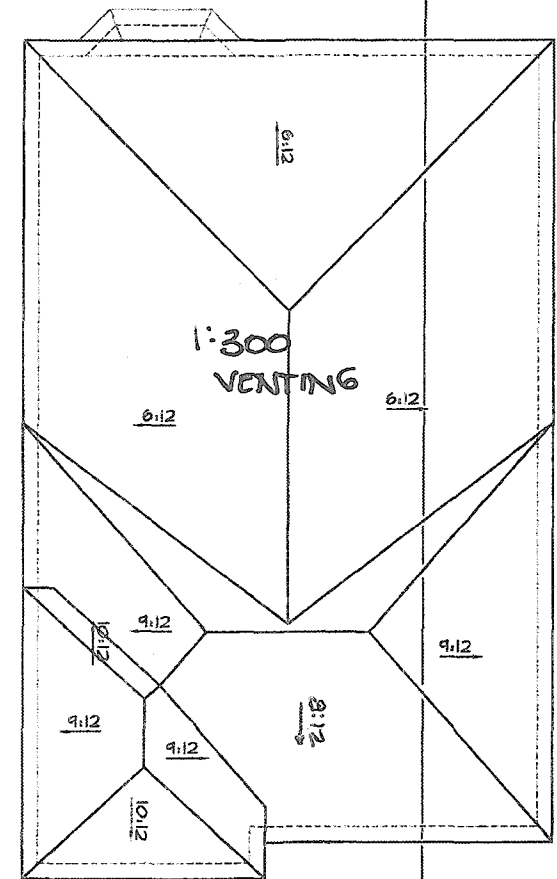
FRONT ELEVATION

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4.					FRONT ELEVATION					PAGE No. 4	PROJECT NAME RUSSELL GARDENS III
3.					ELEV. 1						
2.					SCALE	BY	AREA				
1.	ISSUED FOR REVIEW				3/16"=1'-0"	V.G.	2,814				
		DATE	TYPE	PROJECT							
		JAN 2020									
REVISIONS											

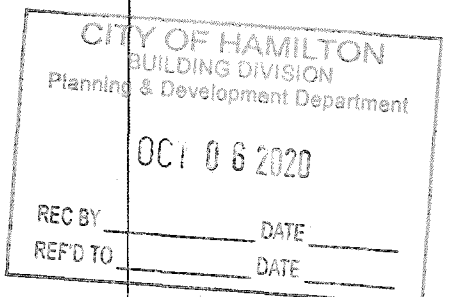


Electrical
Safety
Authority

Doing electrical work? A notification must
be filed with the Electrical Safety Authority.
Hiring someone to do electrical work? They
must be a Licensed Electrical Contractor.
It's the Law.
For more information go to
esasafe.com or call 1-877-372-7233



ROOF PLAN 2
Scale: N.T.S.



CITY OF HAMILTON
Building Division
Permit No. 187682

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These drawings and/or specifications have been reviewed by
JDL NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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Hamilton.

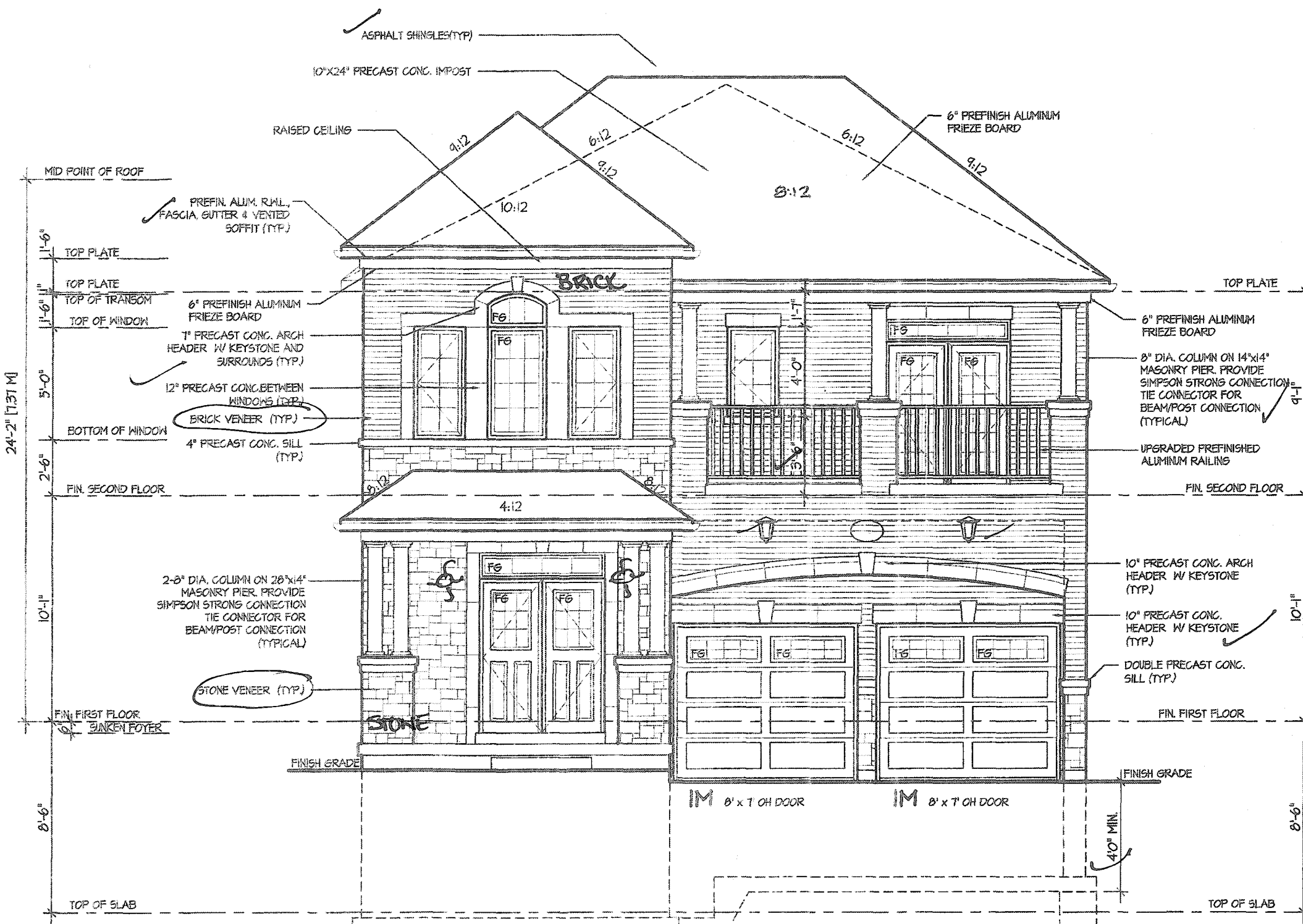
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: SEP 27, 2020

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

MAR 12 2020

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"



FRONT ELEVATION 2

5.		
4.		
3.		
2.	ROOF PITCH AS 8:12 NOT 10:12 AS LABEL	APRIL 20
1.	ISSUED FOR REVIEW	JAN 2020

REVISIONS

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 660-0746

REGION
DESIGN
INC.

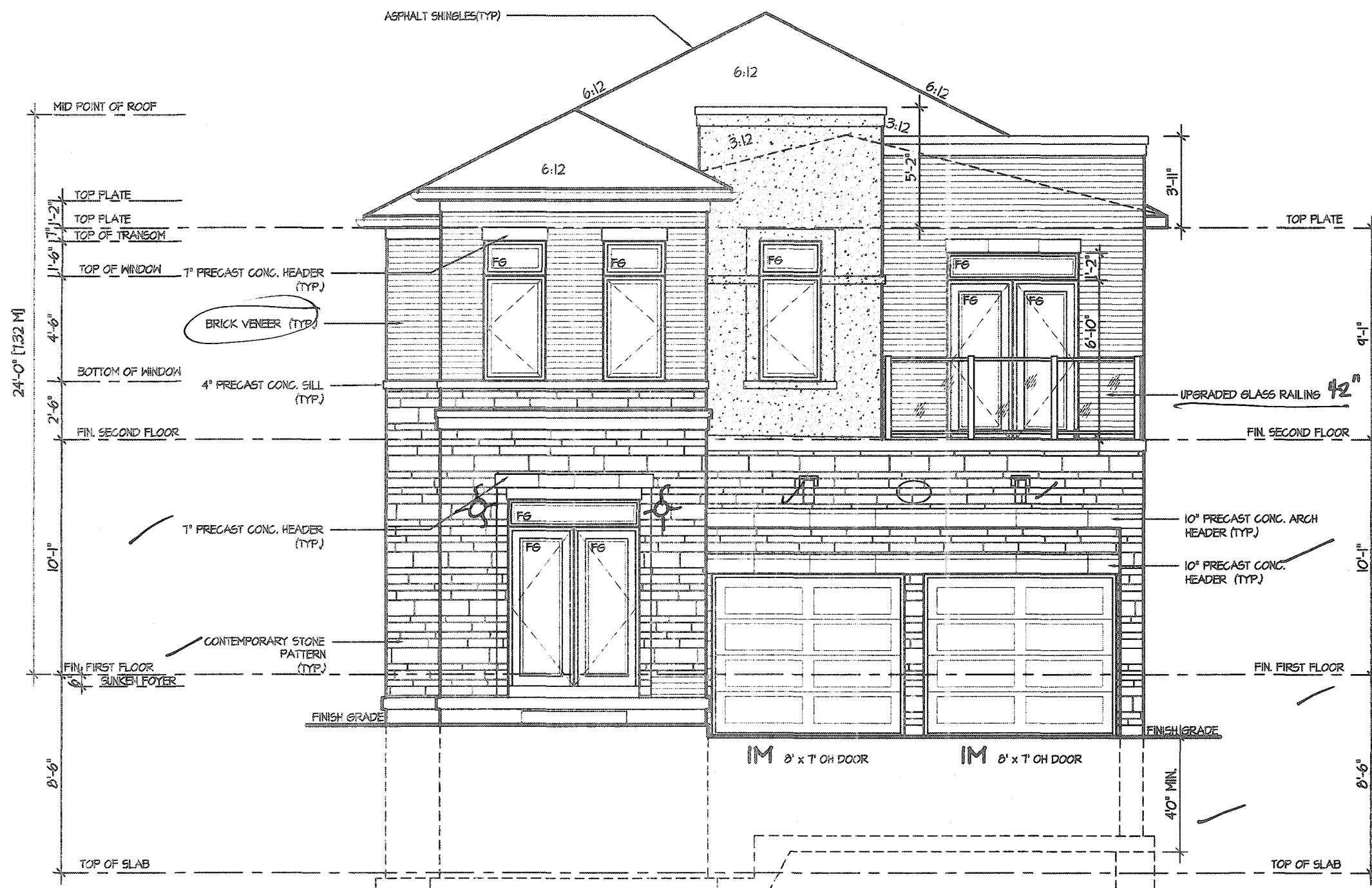
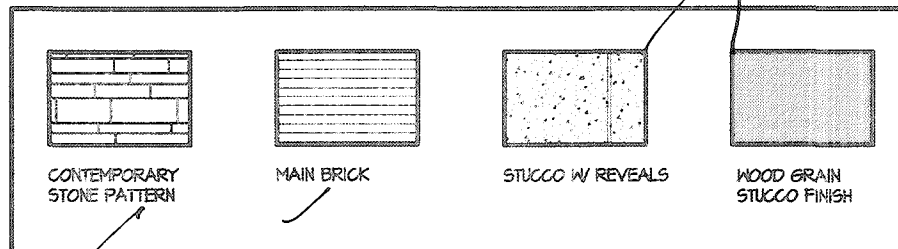
SHEET TITLE
FRONT ELEVATION
ELEV. 2
SCALE 3/16"=1'-0"
DATE JAN 2020
BY V.G.
TYPE PROJECT

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
AREA 2,814
PAGE No. 4-2

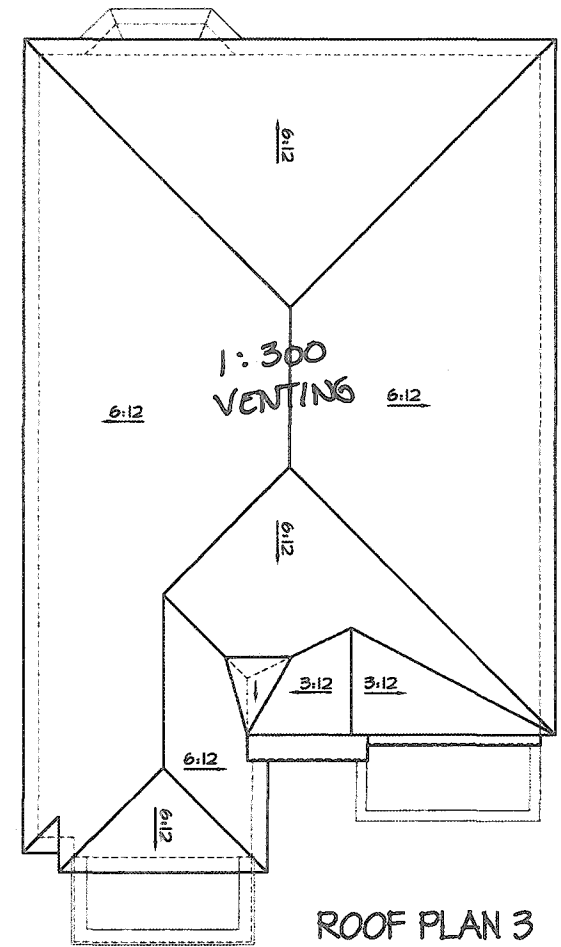
PROJECT NAME
RUSSELL GARDENS III

Greenpark.

STUCCO SHALL CONFORM TO CAN/ULC
STANDARDS, SPEC'S SHALL BE
ON-SITE FOR INSPECTIONS.



FRONT ELEVATION 3



ROOF PLAN 3
Scale: N.T.S.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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

CITY OF HAMILTON
Building Division

Permit No. 187682

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
JD
FOR CHIEF BUILDING OFFICIAL

NOV 06 2020
DATE

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

APPROVED BY: *[Signature]*
DATE: SEP 25 2020

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

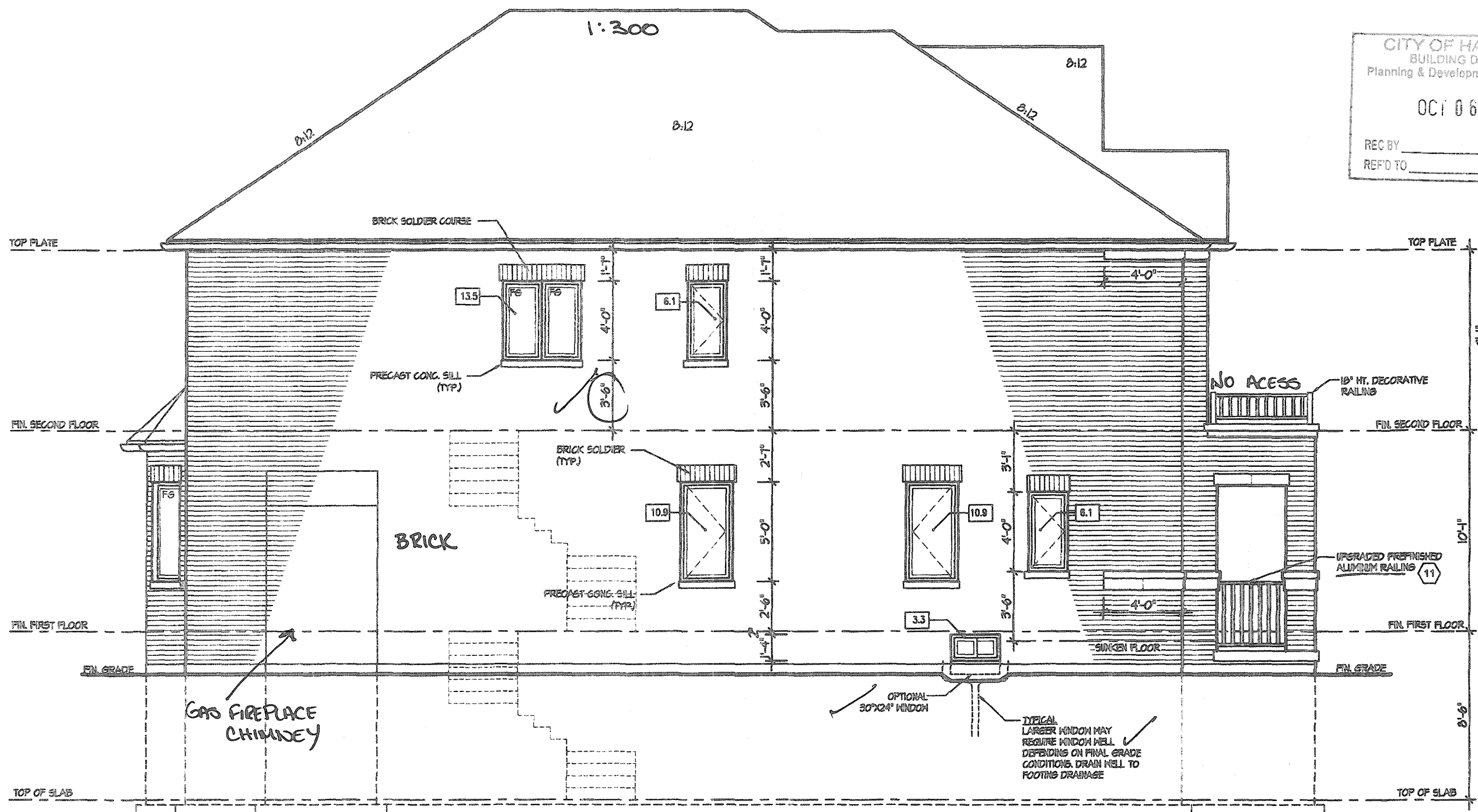
VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

5 4 3 2 1. ISSUED FOR REVIEW JAN 2020 REVISIONS	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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME 28770 BCIN SIGNATURE	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION ELEV. 2 SCALE 3/16"=1'-0" DATE JAN 2020 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2.814 PAGE No. 4-3	Greenpark. PROJECT NAME RUSSELL GARDENS III
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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



LEFT ELEVATION I

ALLOWABLE GLAZING

WALL AREA		1131.83
ALLOWABLE WINDOW AREA @ 700 % (12 M SIDEYARD)		79.23
ACTUAL WINDOW AREA		49.40
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA		50.80

L.D. OKAY.

CITY OF HAMILTON
Building Division

Permit No. 197682

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

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

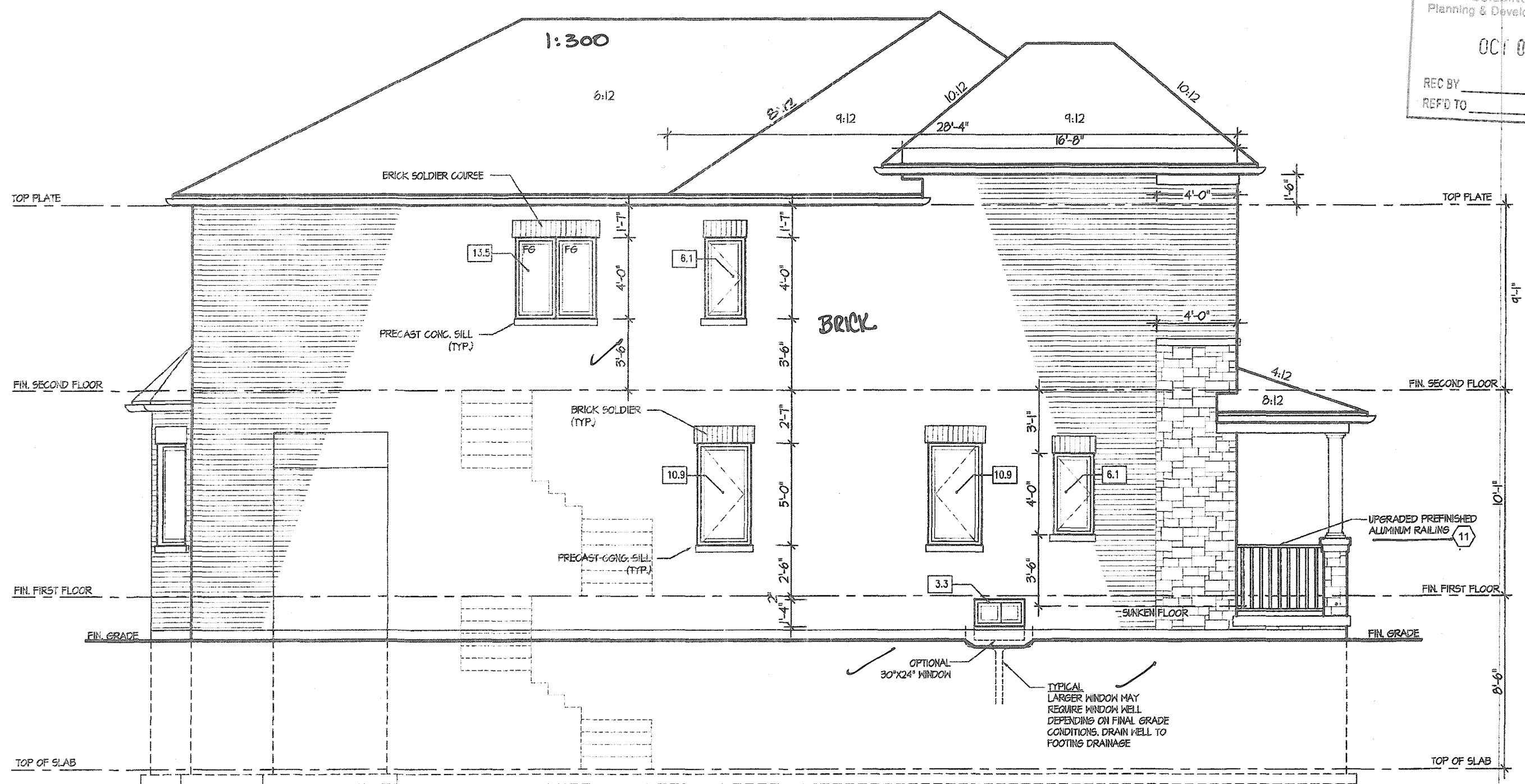
APPROVED BY: _____
DATE: SEP 27, 2020

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a building permit.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

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4.					SCALE	3/16"=1'-0"	BY	V.G.		AREA	2,814
3.					DATE	JAN 2020	TYPE			PROJECT	
2.					PAGE No.	5					
1.	ISSUED FOR REVIEW				JAN 2020						
REVISIONS											

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



LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA		
WALL AREA		1131.83
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)		79.23
ACTUAL WINDOW AREA		49.40
WITH OPTIONAL 30'X24' BASEMENT WINDOWS ACTUAL OPENING AREA		50.80

L.D. OKAY

CITY OF HAMILTON
Building Division

Permit No. **187682**
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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
ADL FOR CHIEF BUILDING OFFICIAL
DATE **NOV 06 2020**
MAR 12 2020

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE **SEP 21 2020**
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VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

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4.					LEFT SIDE ELEVATION		AREA 2,814	
3.					ELEV. 2		PAGE No. 5-2	
2.					SCALE 3/16"=1'-0"	BY V.G.	PROJECT	
1.	ISSUED FOR REVIEW				DATE JAN 2020	TYPE	PROJECT	
REVISIONS				PROJECT NAME RUSSELL GARDENS III				



March 12 2020 10:51:22 AM MDRP.D:\PROJECTS\RUSSELL GARDENS III\MASTER PLAN\VALLEYCREEK 4 - REG. - VALLEYCREEK 4 MASTER PLAN

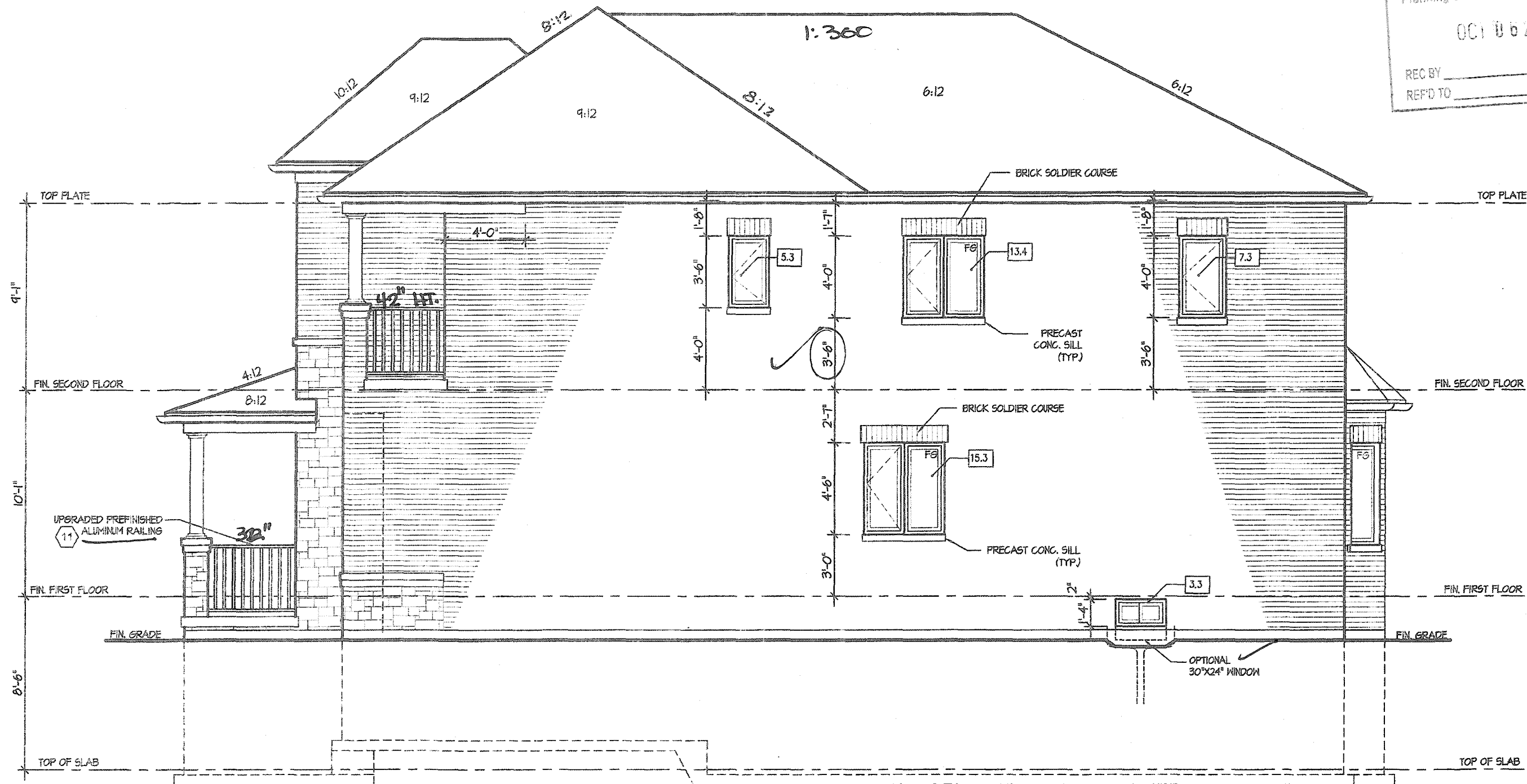
Architectural elevation drawing of a building facade. The drawing shows a brick chimney on the left side, with a "NO ACCESS" note and "18" HT. DECORATIVE RAILING" callout. The main facade features several windows: a small window labeled "5.3", a double window labeled "13.4" with a "BRICK SOLDIER COURSE" detail, a single window labeled "7.3", another double window labeled "15.3" with a "BRICK SOLDIER COURSE" detail, and a small window labeled "3.3" with an "OPTIONAL 30"X24" WINDOW" note. The drawing includes dimensions for window heights and widths, and a large "BRICK" label indicating the chimney material. The drawing is oriented with "TOP PLATE" at the top and "FIN. GRADE" at the bottom. A scale of 1:300 is indicated at the top right. A stamp in the top right corner reads "CITY OF BURLINGTON Planning & Development REC'D BY REF'D TO".

5. 4. 3. 2. 1.	ISSUED FOR REVIEW JAN 2020	REVISIONS	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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-6036 F (905) 660-0746	R D I EGION DESIGN NC.	SHEET TITLE RIGHT SIDE ELEVATION ELEV. 1 SCALE 3/16"=1'-0" BY V.G. DATE JAN 2020 TYPE PROJECT	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,814 PAGE No. 6	Greenpark. PROJECT NAME RUSSELL GARDENS III
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 06 2020

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



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA		989.64
ALLOWABLE WINDOW AREA @ 700 % (1.2 M SIDEYARD)		69.21
ACTUAL WINDOW AREA		43.20
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA		44.60

L.D. OKAY

CITY OF HAMILTON
Building Division

Permit No. 187682

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE NOV 06 2020

MAR 12 2020

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

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

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

APPROVED BY DATE SEP 21 2020

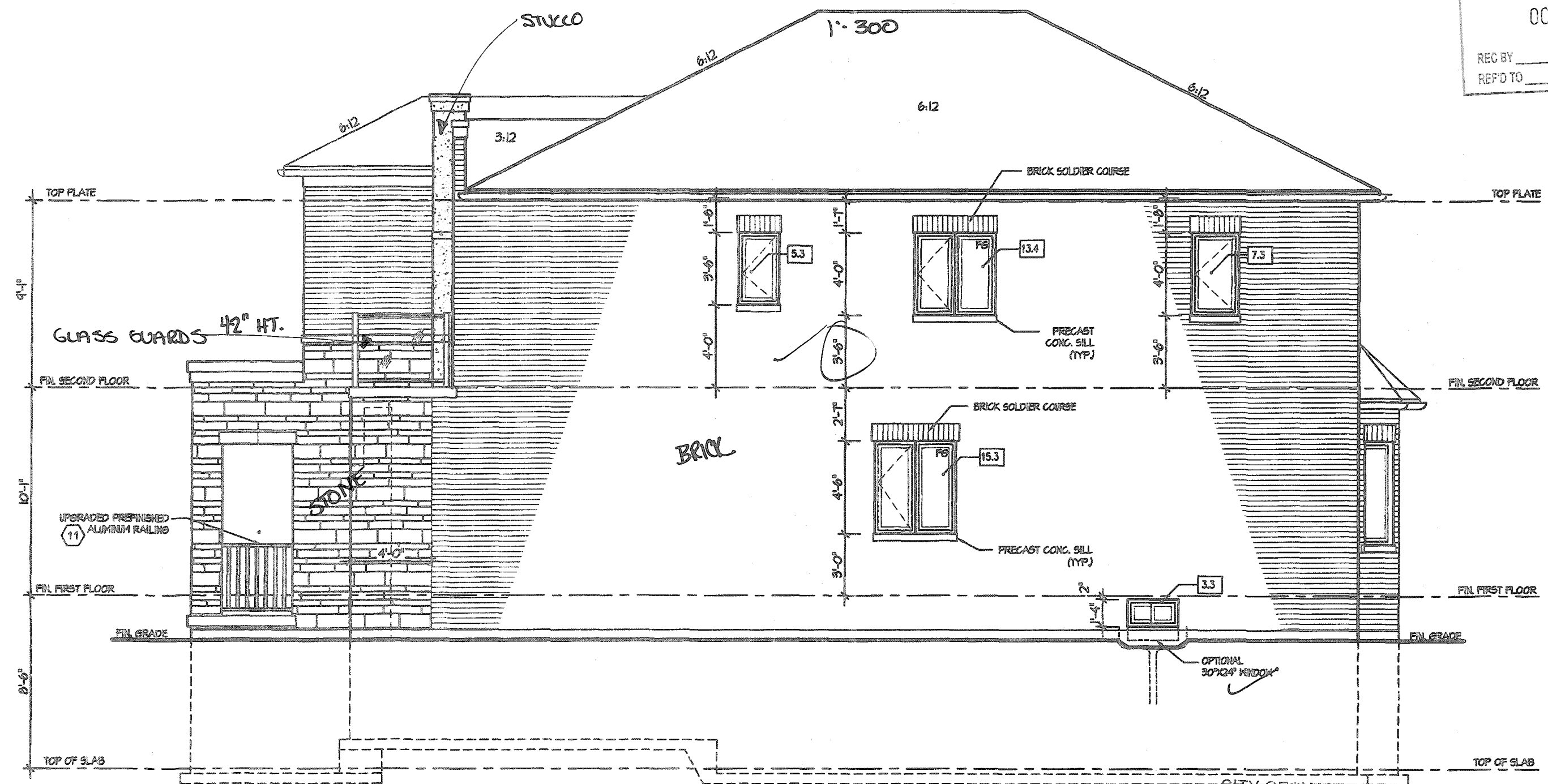
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

5.		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 560-0746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.					RIGHT SIDE ELEVATION	AREA	2,814
3.					ELEV. 2	PAGE No.	6-2
2.					SCALE 3/16"=1'-0"	BY	V.G.
1.	ISSUED FOR REVIEW				JAN 2020	DATE	JAN 2020
REVISIONS				PROJECT NAME		RUSSELL GARDENS III	

Greenpark.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA		483.88
ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDEYARD)		68.87
ACTUAL WINDOW AREA		43.20
WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA		44.60

L.D. OKAY

CITY OF HAMILTON
Building Division

Permit No. 187682
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NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE SEP 22 2020
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VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814	PAGE No. 6-3
3.					DATE JAN 2020	TYPE	PROJECT	
2.								
1.	ISSUED FOR REVIEW				JAN 2020			
REVISIONS						PROJECT NAME RUSSELL GARDENS III		

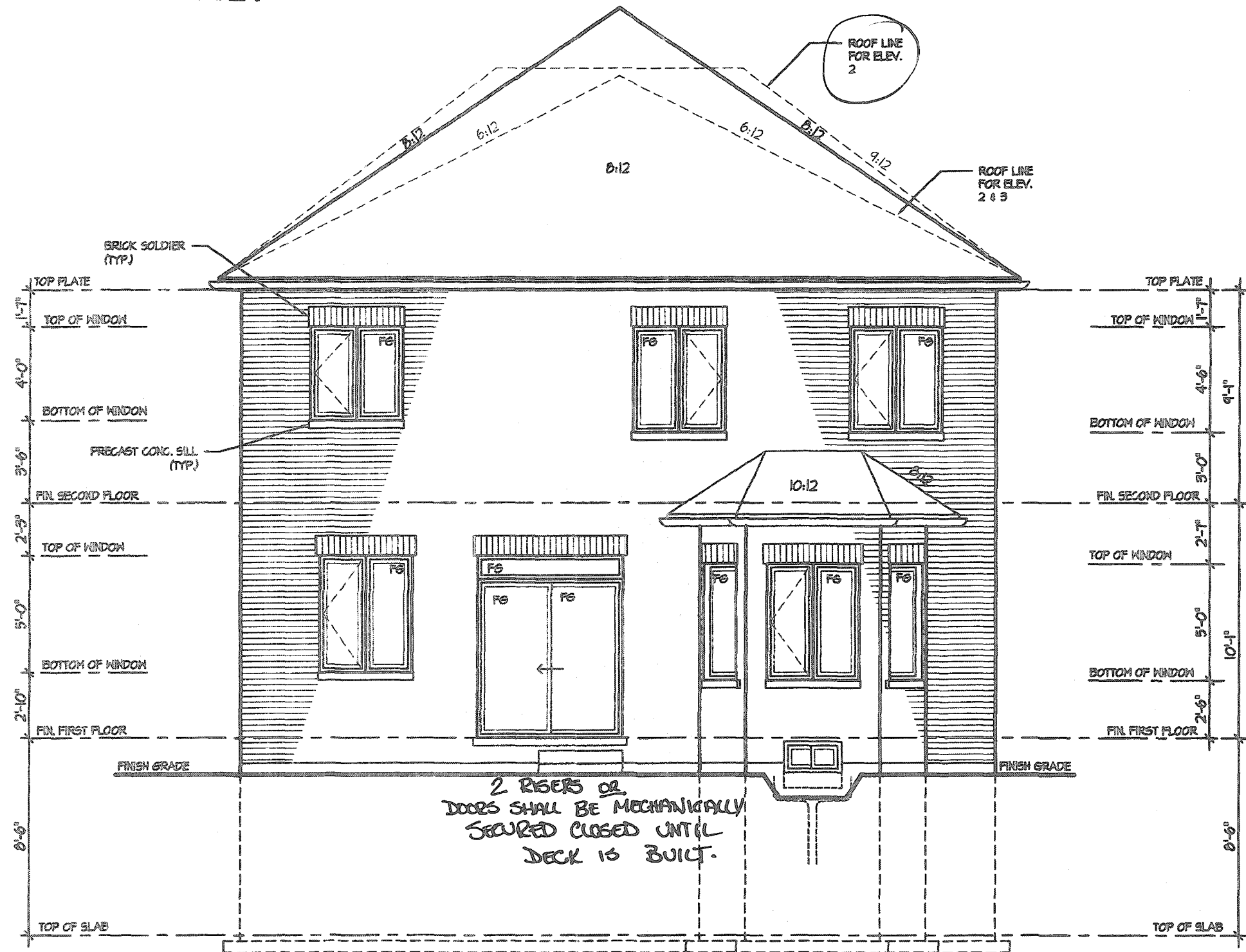


SINGLE FAMILY
DWELLING ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

UCI 062020

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



REAR ELEVATION 1, 2 & 3
L.D. OKAY

CITY OF HAMILTON
Building Division

Permit No. 187682

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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IDL NOV 06 2020
FOR CHIEF BUILDING OFFICIAL DATE

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AND APPROVAL

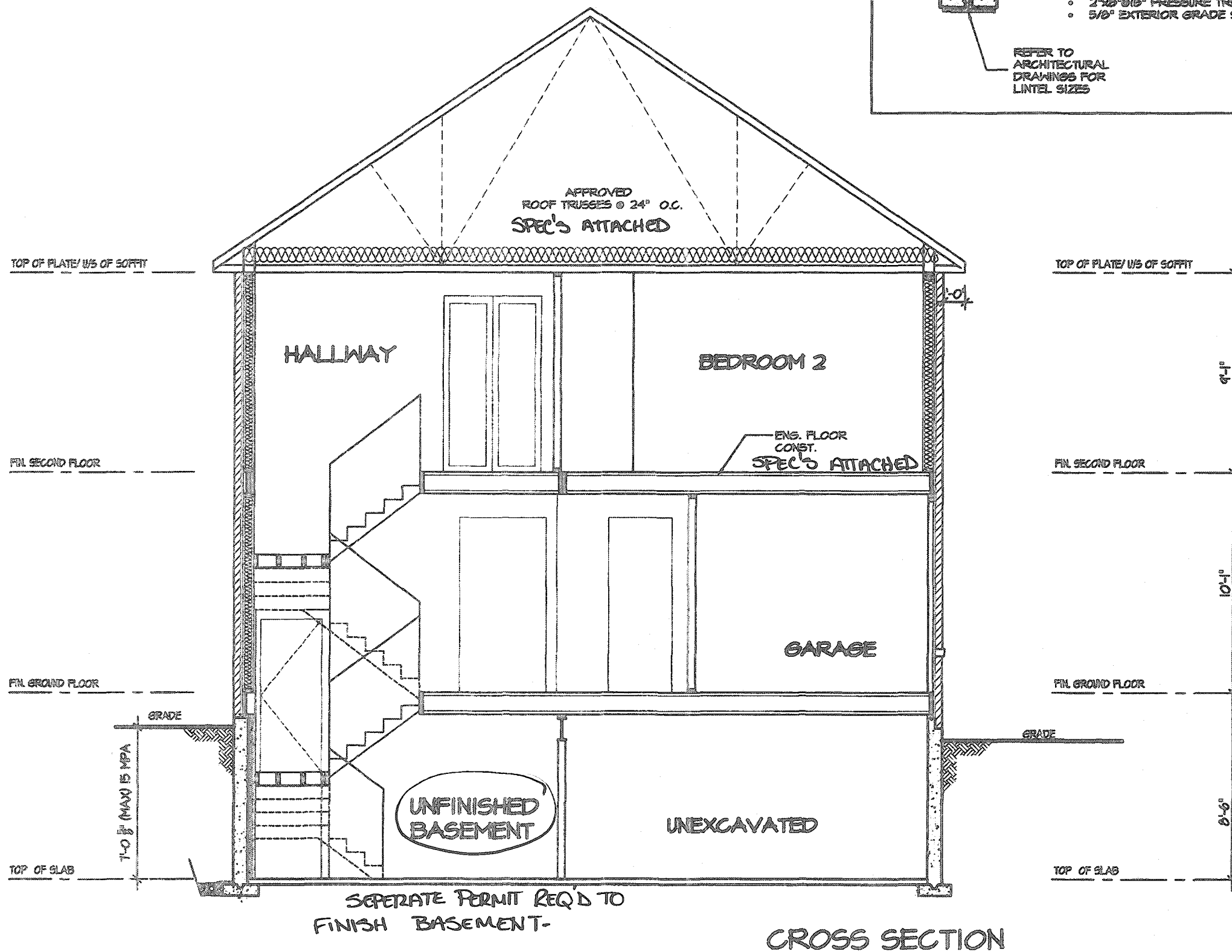
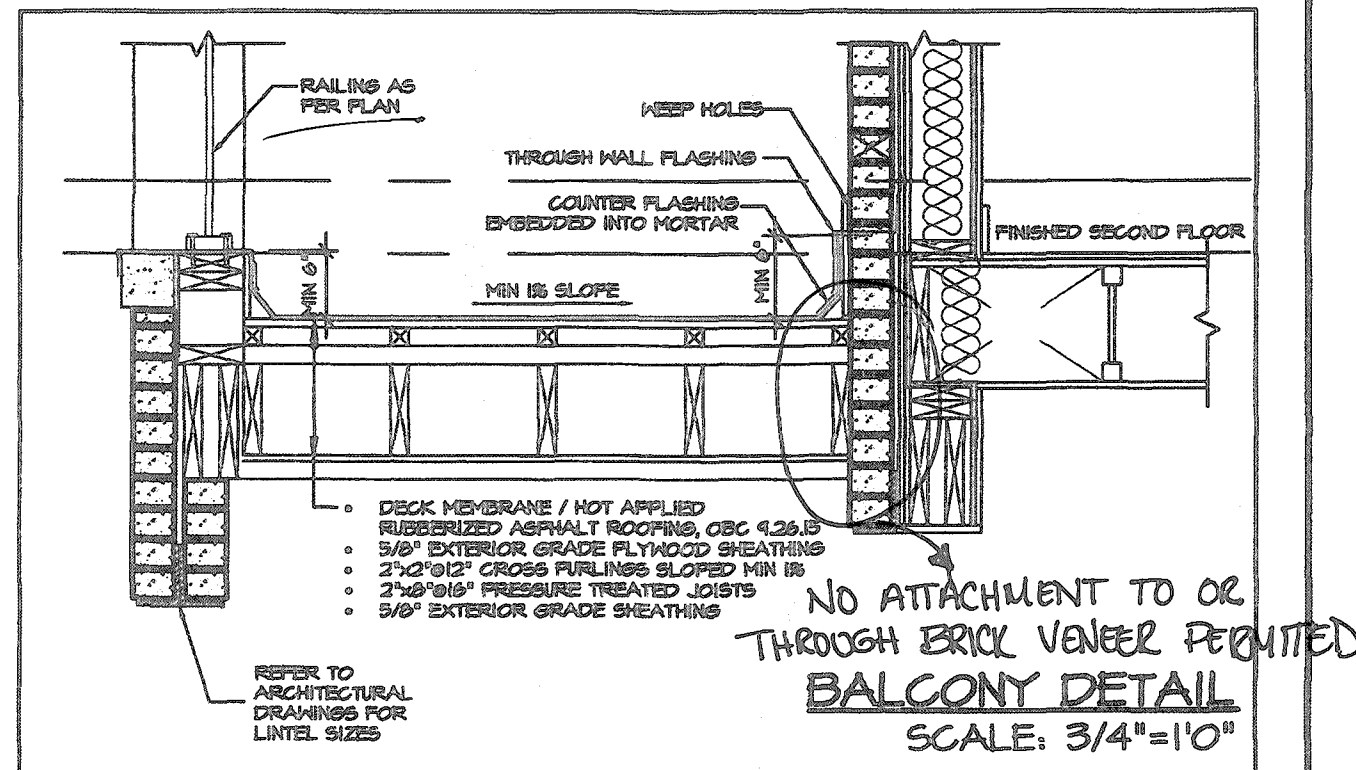
APPROVED BY _____
DATE SEP 23 2020

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

VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814	PAGE No. 7	
3.					DATE JAN 2020	TYPE	PROJECT		
2.									
1.	ISSUED FOR REVIEW				JAN 2020				
REVISIONS									

CITY OF HAMILTON
Building Division
187682
Permit No.
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
NOV 06 2020
DATE



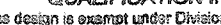
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
OCT 06 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____



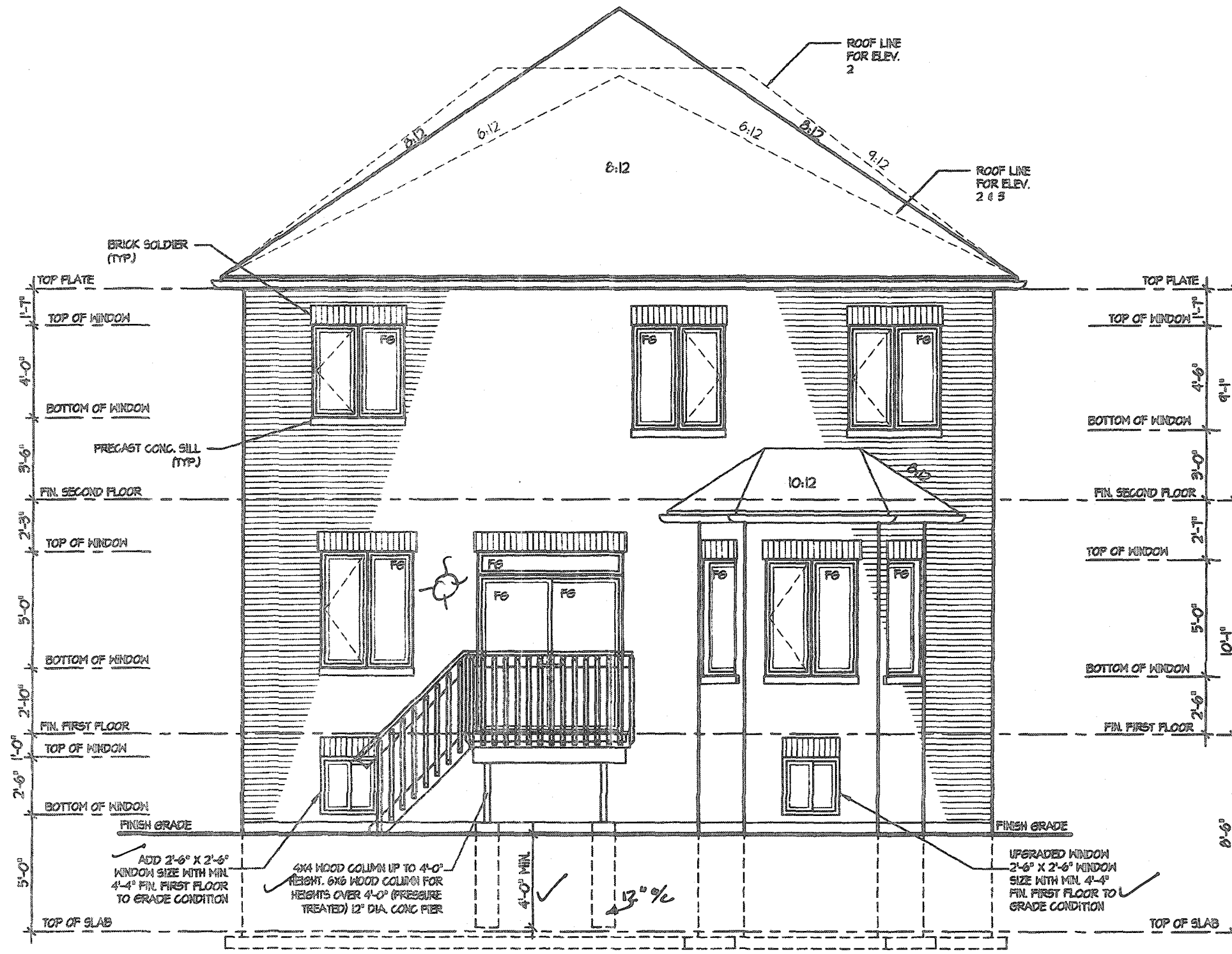
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MAR 12 2020
VALLEYCREEK 4
COMPLIANCE PACKAGE "A1"

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4.						CROSS SECTION				
3.				SCALE	BY	AREA	PAGE No.			
2.				3/16"=1'-0"	V.G.	2,814	8			
1.	ISSUED FOR REVIEW			JAN 2020	DATE	TYPE	PROJECT	PROJECT NAME		
REVISIONS			JAN 2020			RUSSELL GARDENS III				

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



REAR ELEVATION 1, 2 & 3
DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. 187682
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
NOV 05 2020

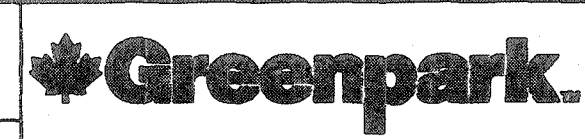
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE SEP 22 2020
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MAR 12 2020

VALLEYCREEK 4 COMPLIANCE PACKAGE "A1"



5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	JAN 2020

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4J6
P (416) 736-4036
F (905) 360-0746



SHEET TITLE
DECK ELEVATION
SCALE 3/16"=1'-0"
BY V.G.
DATE JAN 2020
TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA 2,814
PAGE No. 9-2
PROJECT

PROJECT NAME
RUSSELL GARDENS III