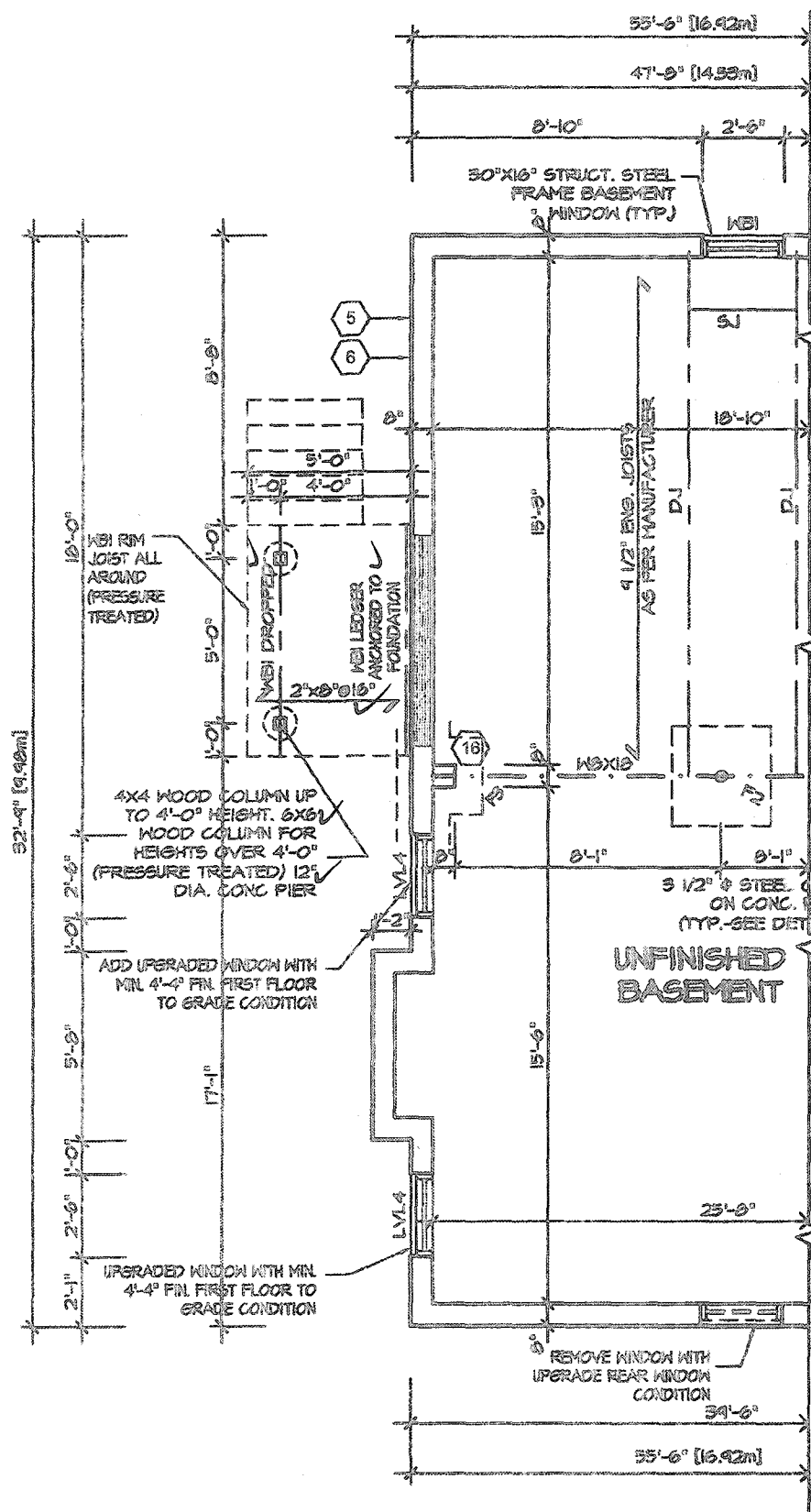
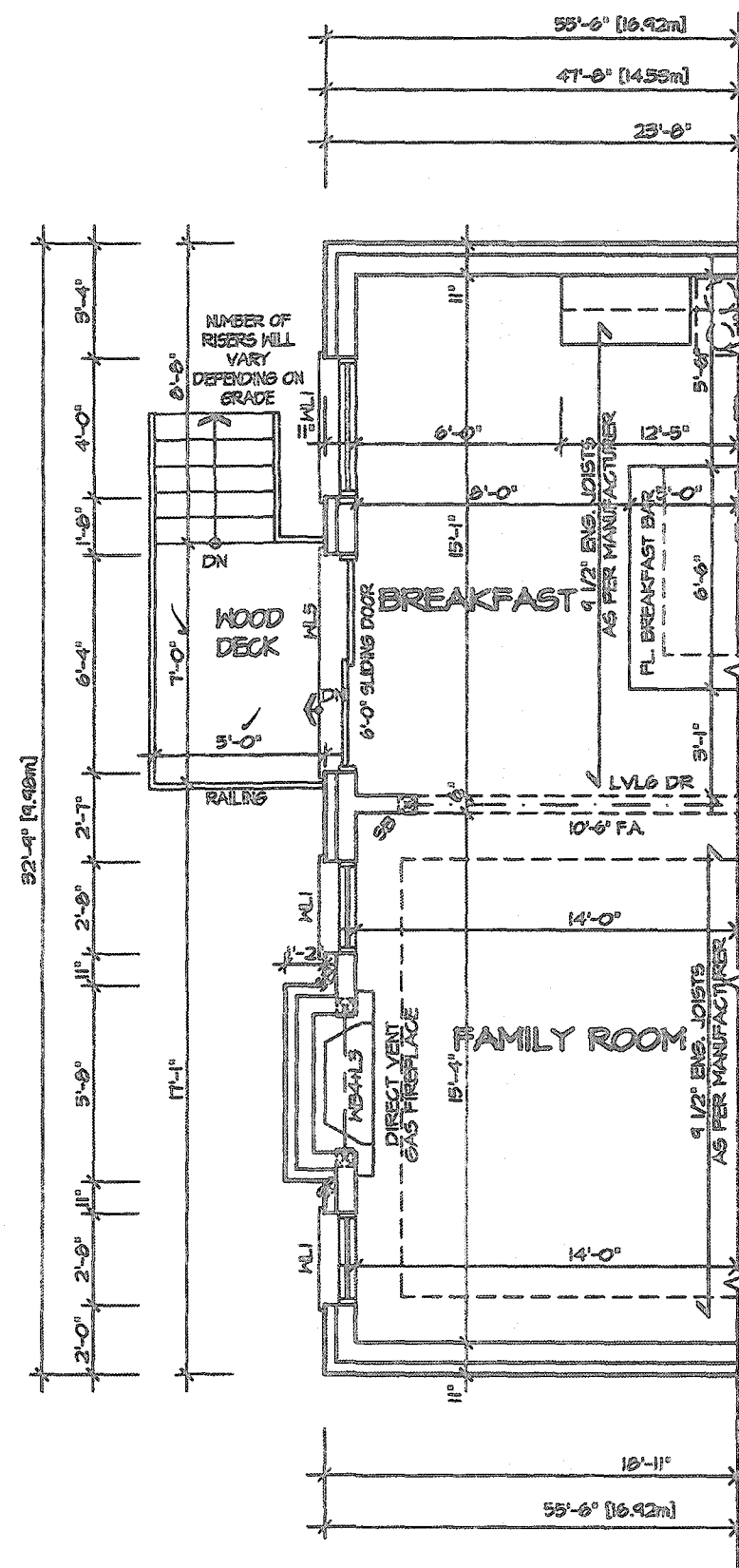


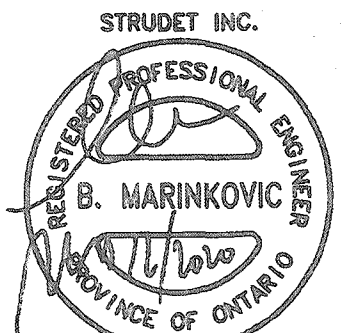


PARTIAL BASEMENT PLAN
FOR DECK CONDITION 1, 2 & 3



PARTIAL FIRST FLOOR
PLAN FOR DECK
CONDITION 1, 2 & 3

CITY OF HAMILTON
Building Division
Permit No. **20-187751**
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
DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE



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: **[Signature]**
DATE: **SEP 21 2020**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VAR 12 2020

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

5		
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1	ISSUED FOR COORDINATION	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 4S8
P (416) 736-4088
F (905) 680-0746

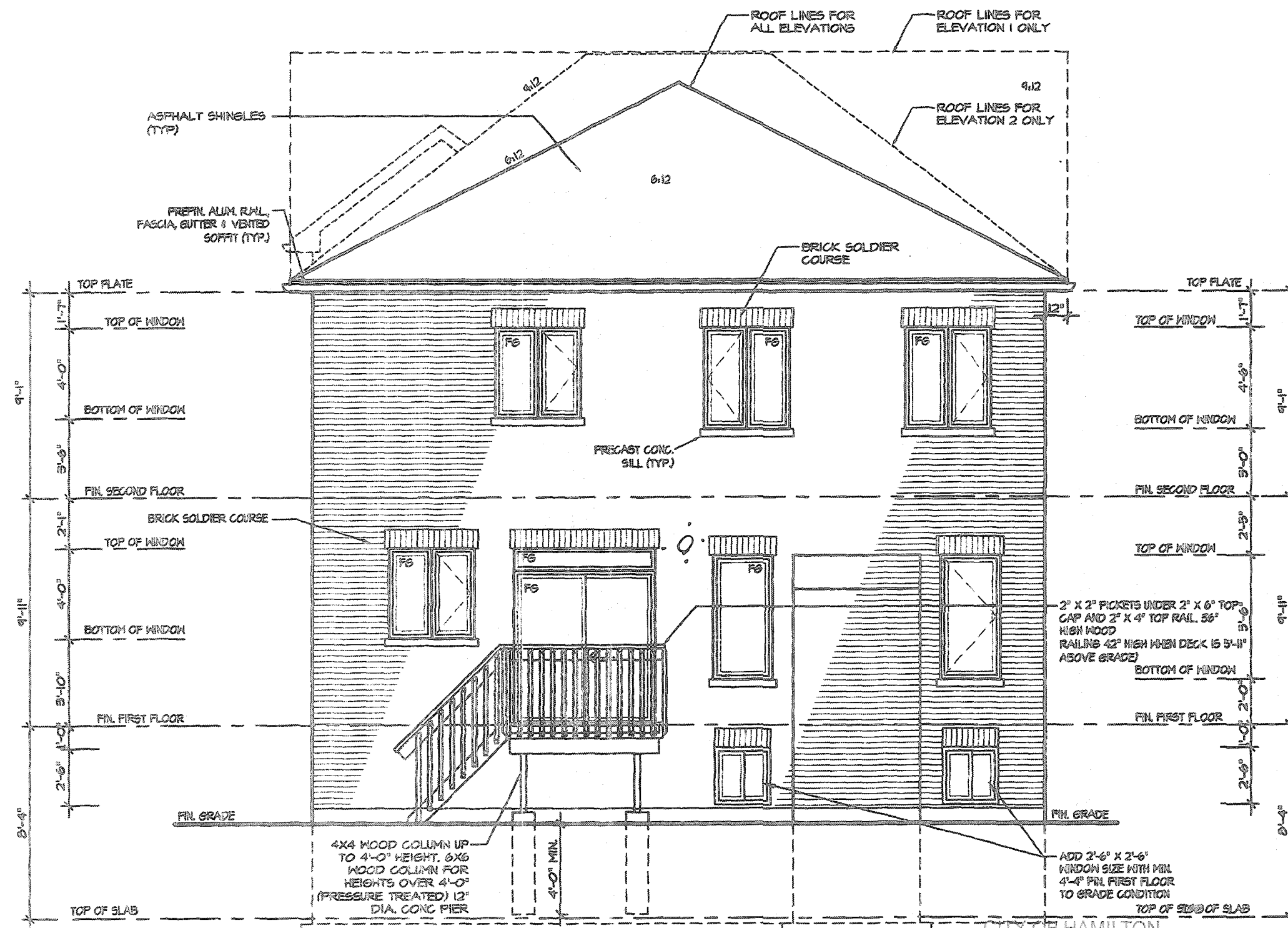


SHEET TITLE
**DECK PLANS
ELEV. 1, 2 & 3**

SCALE: 3/16"=1'-0"
DATE: DEC 2019

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: 2,930
PAGE No.: 9
PROJECT: 12-04-19



REAR ELEVATION 1, 2 & 3
DECK CONDITION

Permit No. 20-187751

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

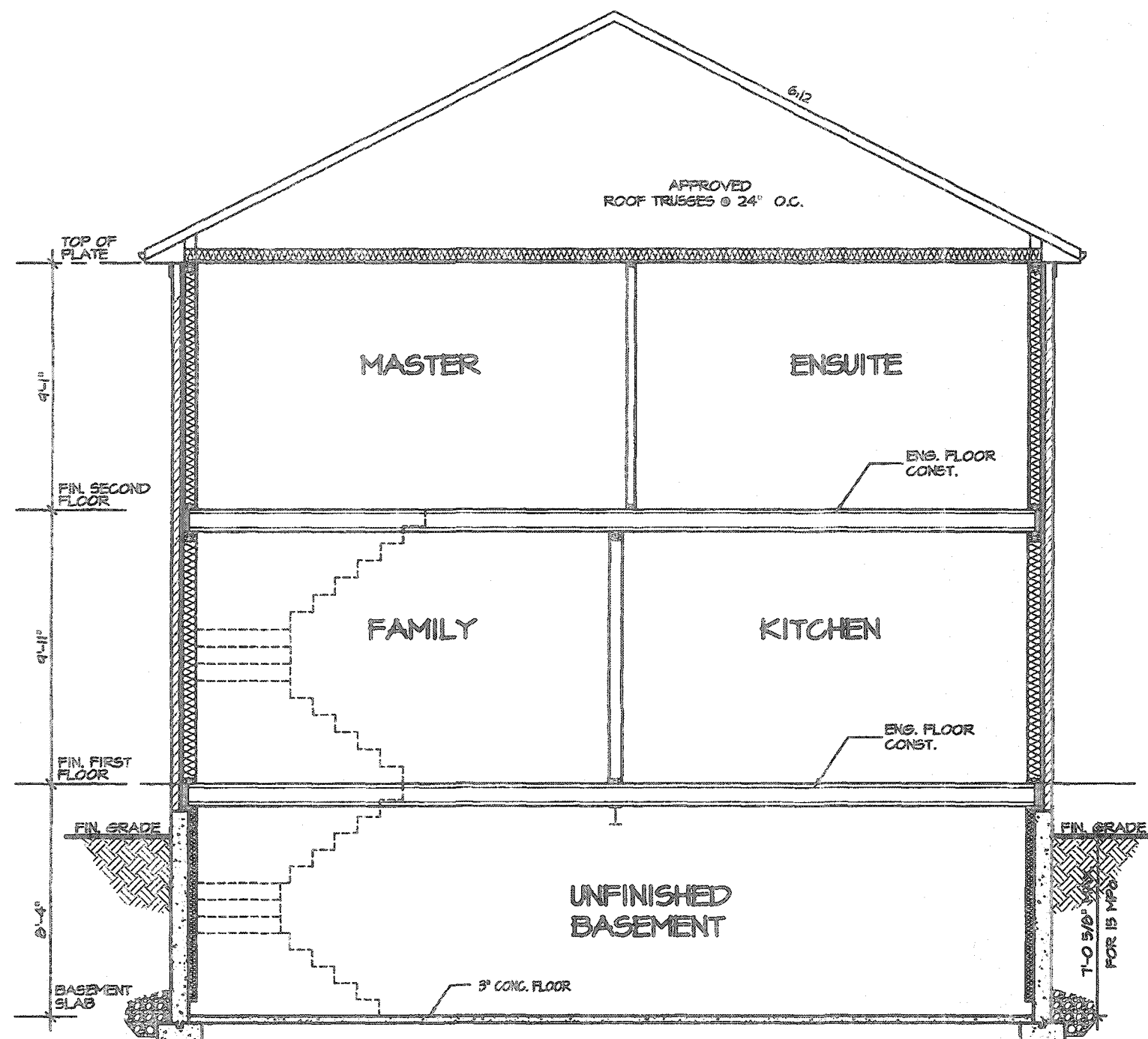
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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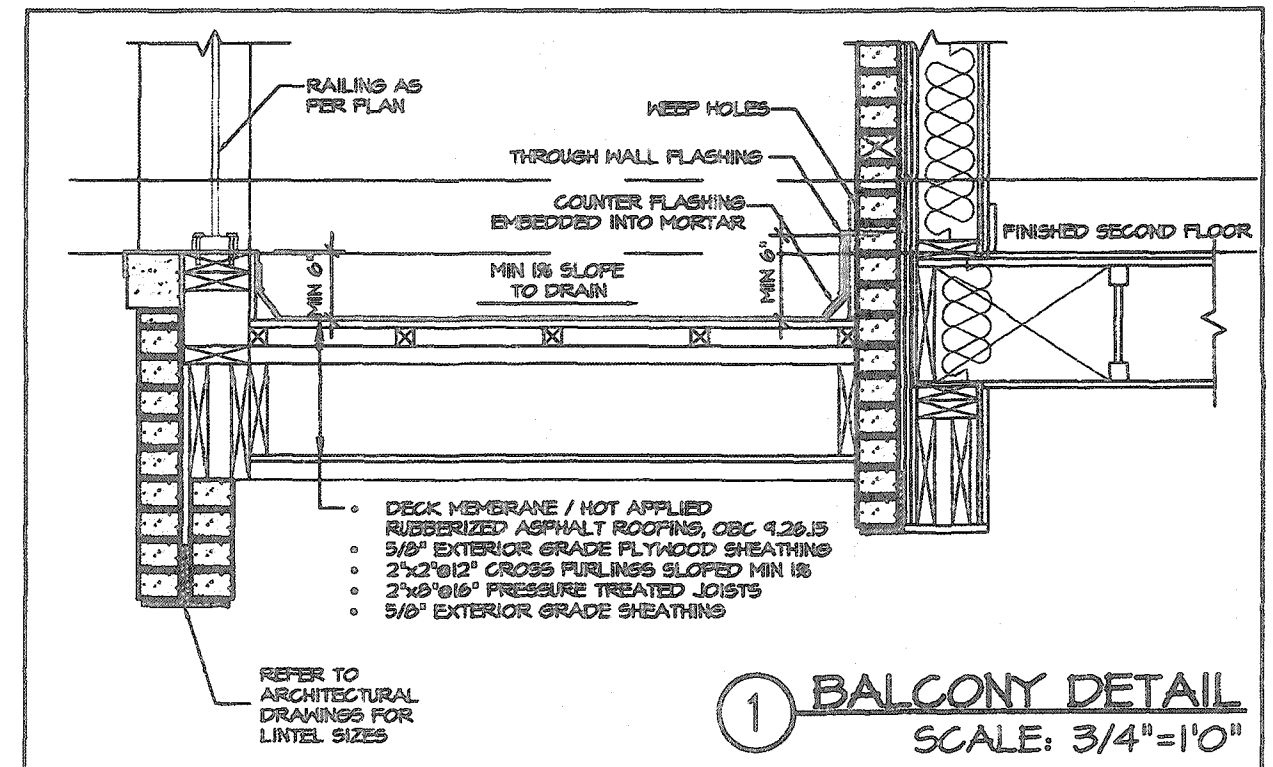
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not bear any further professional responsibility.

COMPLIANCE PACKAGE "A1"

5 4 3 2 1 ISSUED FOR COORDINATION 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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-4098 F (905) 890-0746 REGION DESIGN INC.	SHEET TITLE REAR DECK ELEV. 1, 2 & 3 SCALE 3/16"=1'-0" DATE DEC 2019 BY MB TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PAGE No. 9-2 PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS III Greenpark
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CROSS SECTION



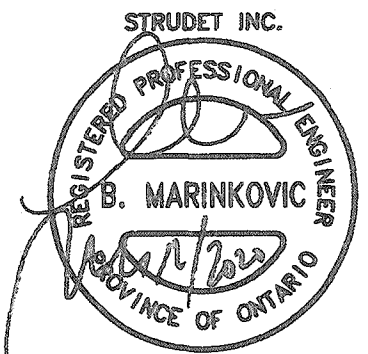
1 BALCONY DETAIL
SCALE: 3/4"=1'0"

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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
CR DEC. 14/20
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

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* ALL INSULATION AS PER
SELECTED 'A1' COMPLIANCE
PKG.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5.		
4.		
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2.		
1.	ISSUED FOR COORDINATION	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.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4094
F (905) 880-0749

REGION
DESIGN
INC.

SHEET TITLE
CROSS SECTION
ELEV. 1, 2 & 3

SCALE
3/16"=1'-0"
DATE
DEC 2019

BY
MB
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
2,930
PROJECT
12-04-19

PAGE No.
8

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

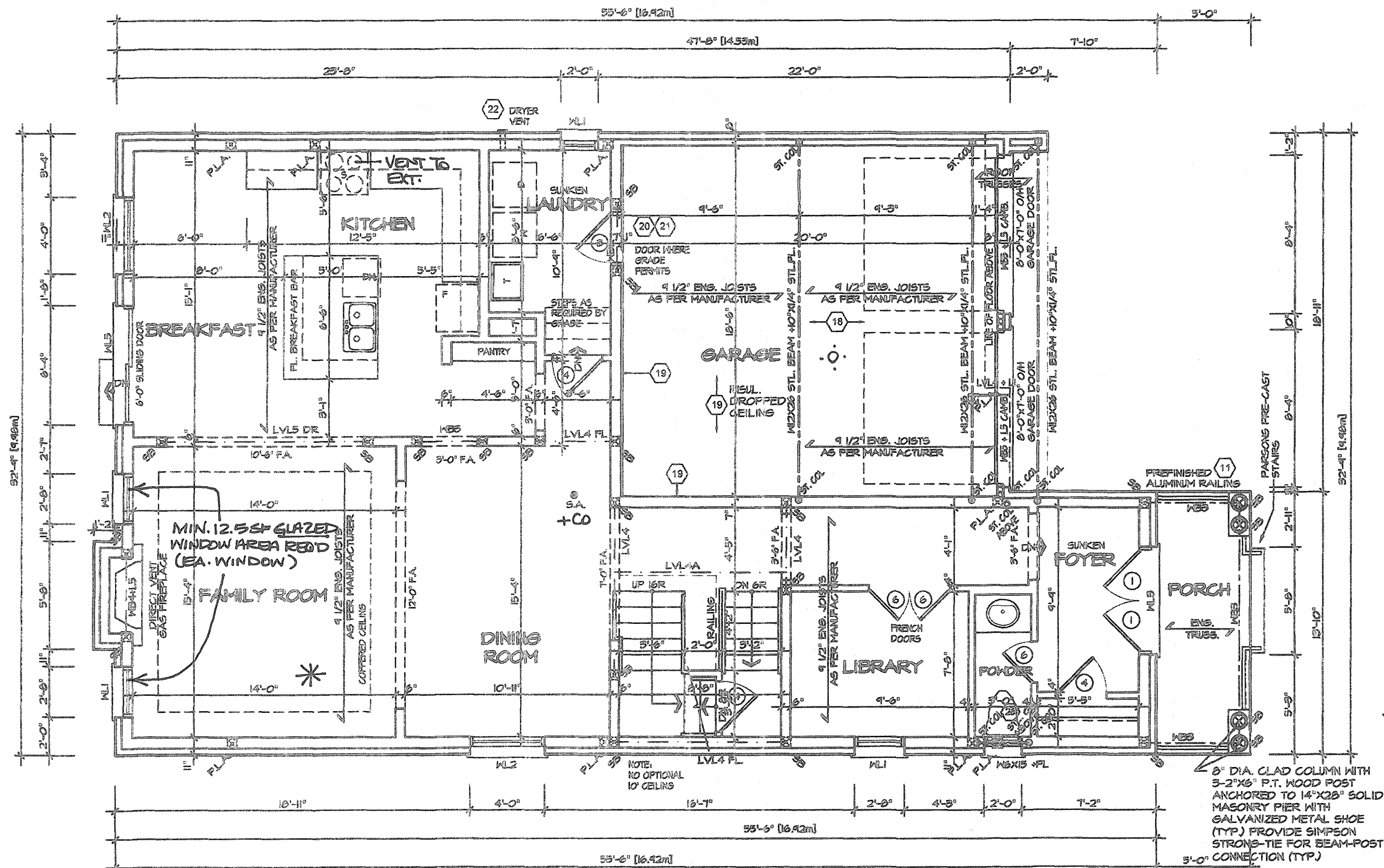


JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL: REVIEW
AND APPROVAL

APPROVED BY: 
DATE: SEP 24 2020

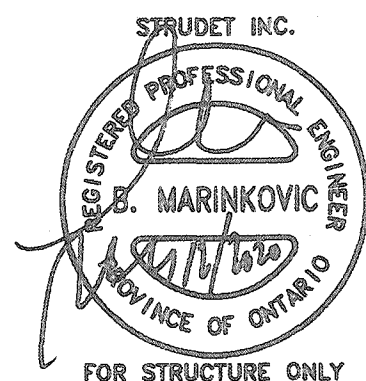
This stamp certifies compliance with the applicable
Design Guidelines only and means no further
architectural responsibility.

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 4E8 P (416) 736-9058 F (905) 660-0745	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEVATION 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 MB	AREA 2,930		PAGE No. 1
3.					DATE DEC 2019		TYPE	PROJECT 12-04-19		
2.										
1.	ISSUED FOR COORDINATION				JAN 2020					
REVISIONS										



FIRST FLOOR PLAN I

* FIRE BLOCKING TO BE PROVIDED
AT ALL CONCEALED SPACES.



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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.

CITY OF HAMILTON
Building Division

Permit No. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER / BIDDER CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS

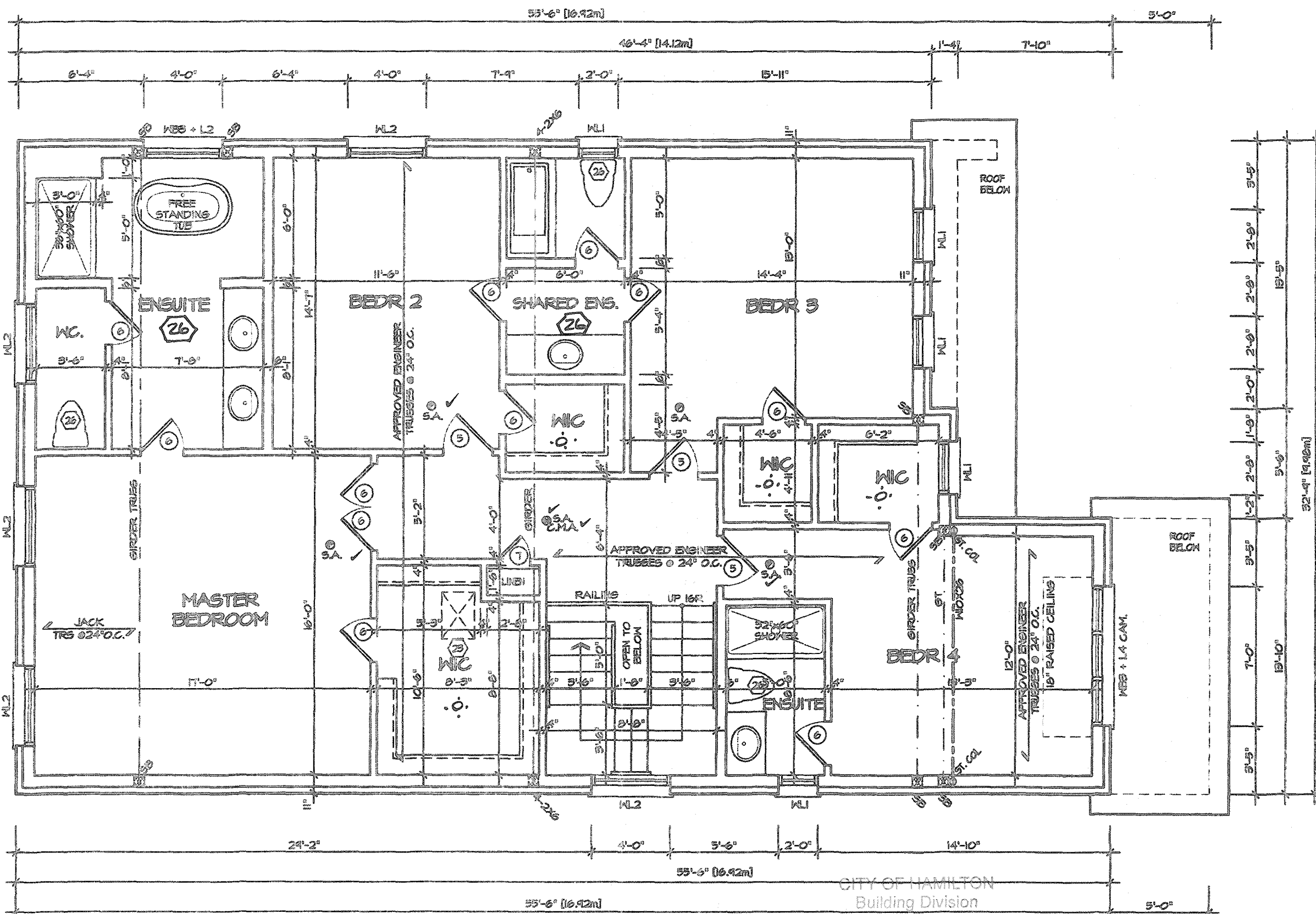
These drawings and/or specifications have been reviewed by

[Signature] DEC 14/20
FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR COORDINATION 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. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4G3 P (416) 736-4039 F (905) 880-0748	SHEET TITLE FIRST FLOOR ELEVATION 1 SCALE 3/16"=1'-0" DATE DEC 2019	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 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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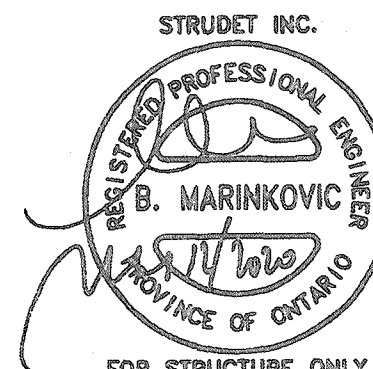


SECOND FLOOR PLAN I

Permit No. **20-187751**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
 **DEC. 14/20**
FOR CHIEF BUILDING OFFICIAL DATE

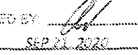


FOR STRUCTURE ONLY

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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 constitute professional responsibility.

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"

REVISIONS	
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1	ISSUED FOR COORDINATION JAN 2020

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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 4S5
P (416) 736-4088
F (905) 650-0743

REGION DESIGN INC.

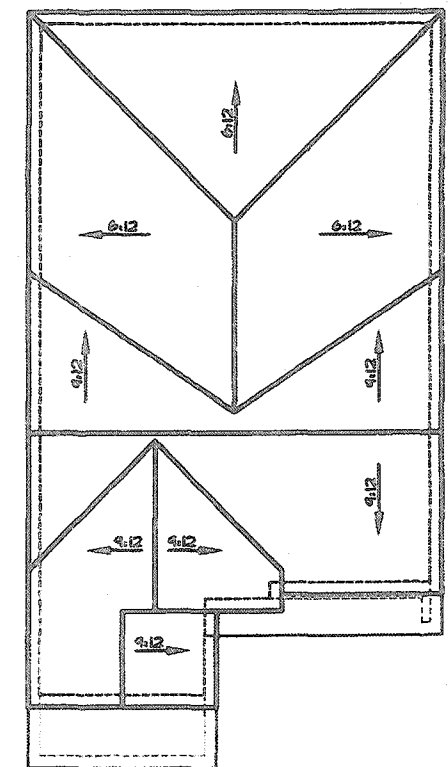
SHEET TITLE
SECOND FLOOR ELEVATION 1

SCALE **3/16"=1'-0"** BY **MB** AREA **2,930** PAGE No. **3**

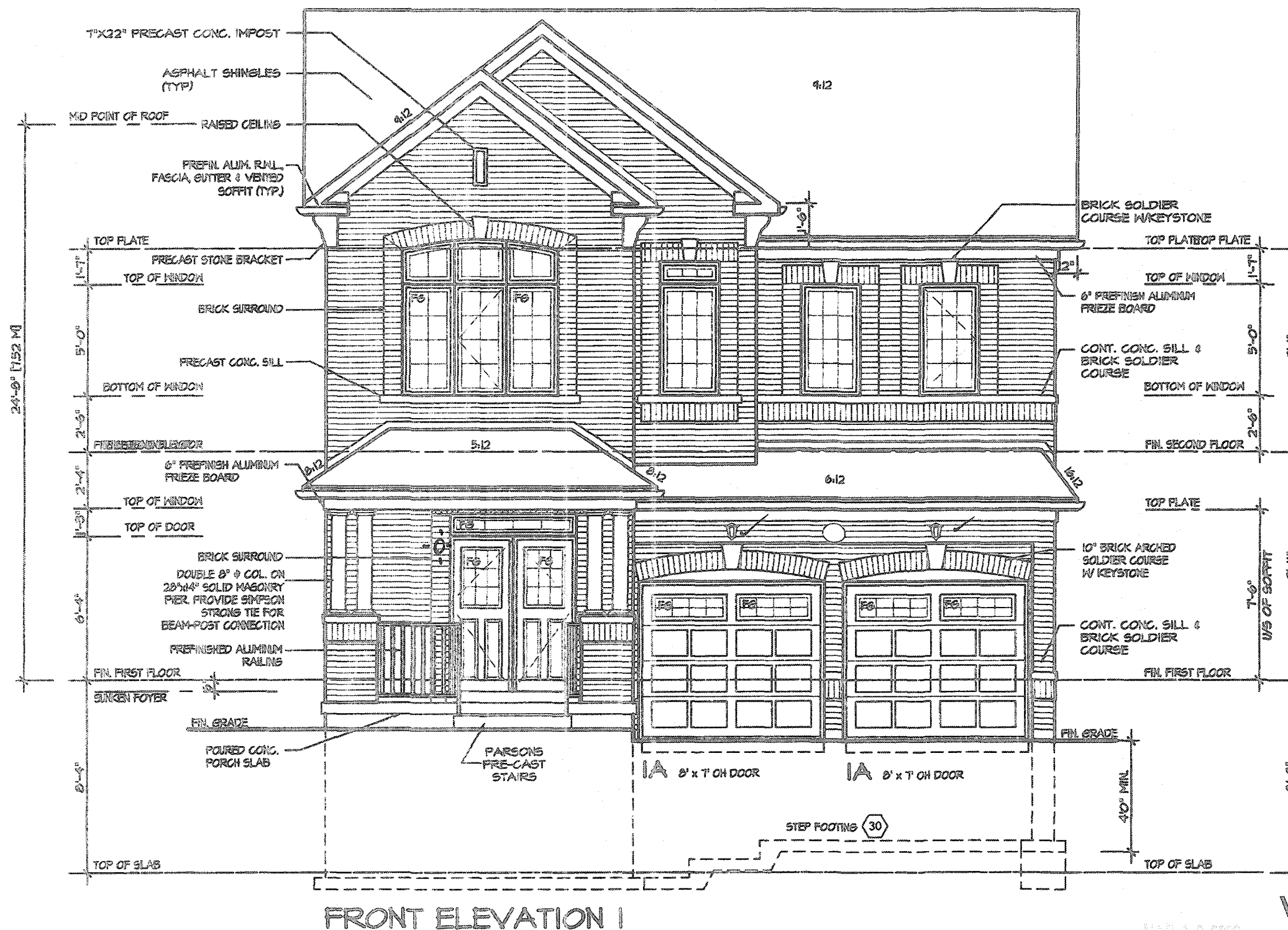
DATE **DEC 2019** TYPE PROJECT **12-04-19**

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



ROOF PLAN 1
Scale: 1/16"=1'-0"



CITY OF HAMILTON
Building Division
Permit No. **20-187751**
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These drawings and specifications have been reviewed by
GR **DEC 14/20**
FOR CHIEF BUILDING OFFICIAL DATE

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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 5
COMPLIANCE PACKAGE "A1"

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1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR **28770**
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4038
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
FRONT ELEVATION 1

SCALE 3/16"=1'-0"

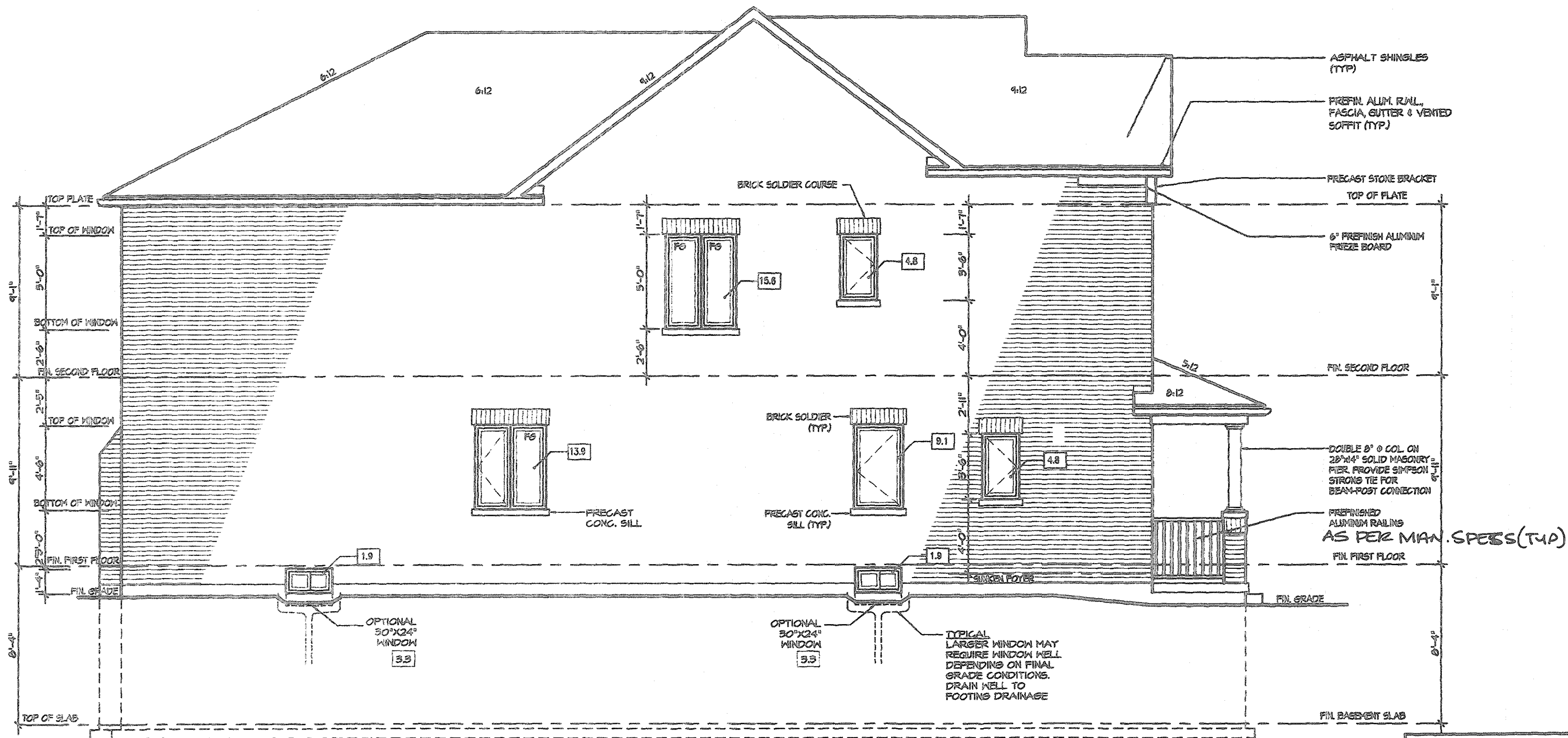
DATE DEC 2019

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AREA 2,930
PAGE No. 4

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION I

ALLOWABLE GLAZING

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDERYARD)	80.15
ACTUAL WINDOW AREA	52.00
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	54.80

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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THE CITY OF HAMILTON CODE AND ALL OTHER APPLICABLE LAWS

FOR CHIEF BUILDING OFFICIAL
DATE DEC 14 20

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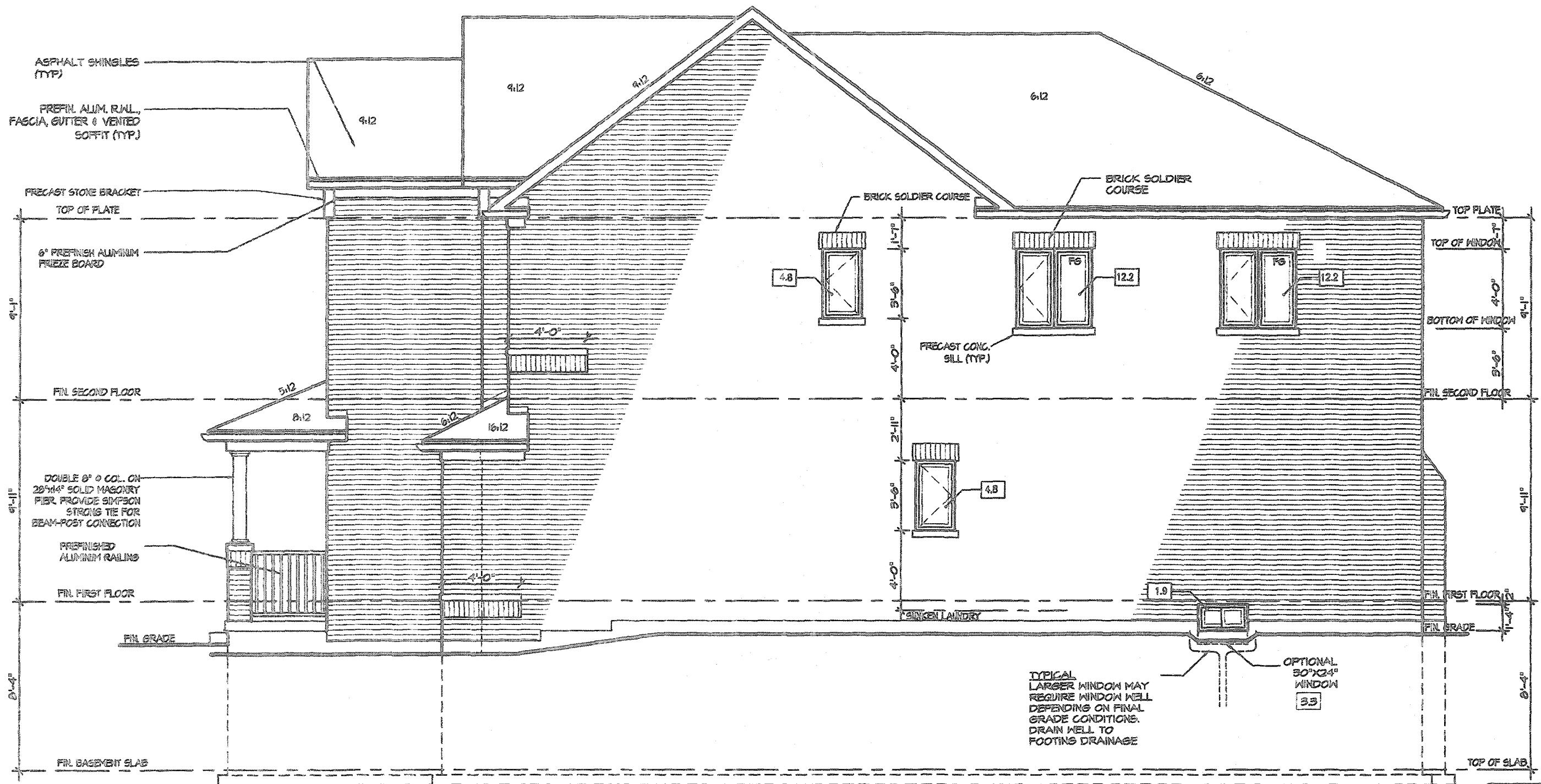
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
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 5

COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR COORDINATION 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 4S6 P (416) 736-4095 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE LEFT SIDE ELEVATION 1 SCALE 3/16"=1'-0" DATE DEC 2019	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 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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RIGHT ELEVATION 1

ALLOWABLE GLAZING

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	35.90
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	31.30

CITY OF HAMILTON
Building Division

Project No. **20-187751**

THIS SET OF DRAWINGS SHALL BE AVAILABLE ON SITE

THESE DRAWINGS SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE, OR ALL OTHER APPLICABLE LAW

These drawings have been reviewed by

DEC 14/20
DATE

FOR CHIEF BUILDING OFFICIAL

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **SEP 21, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a building code or permit matter.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

5.	
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1.	ISSUED FOR COORDINATION
REVISIONS	
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

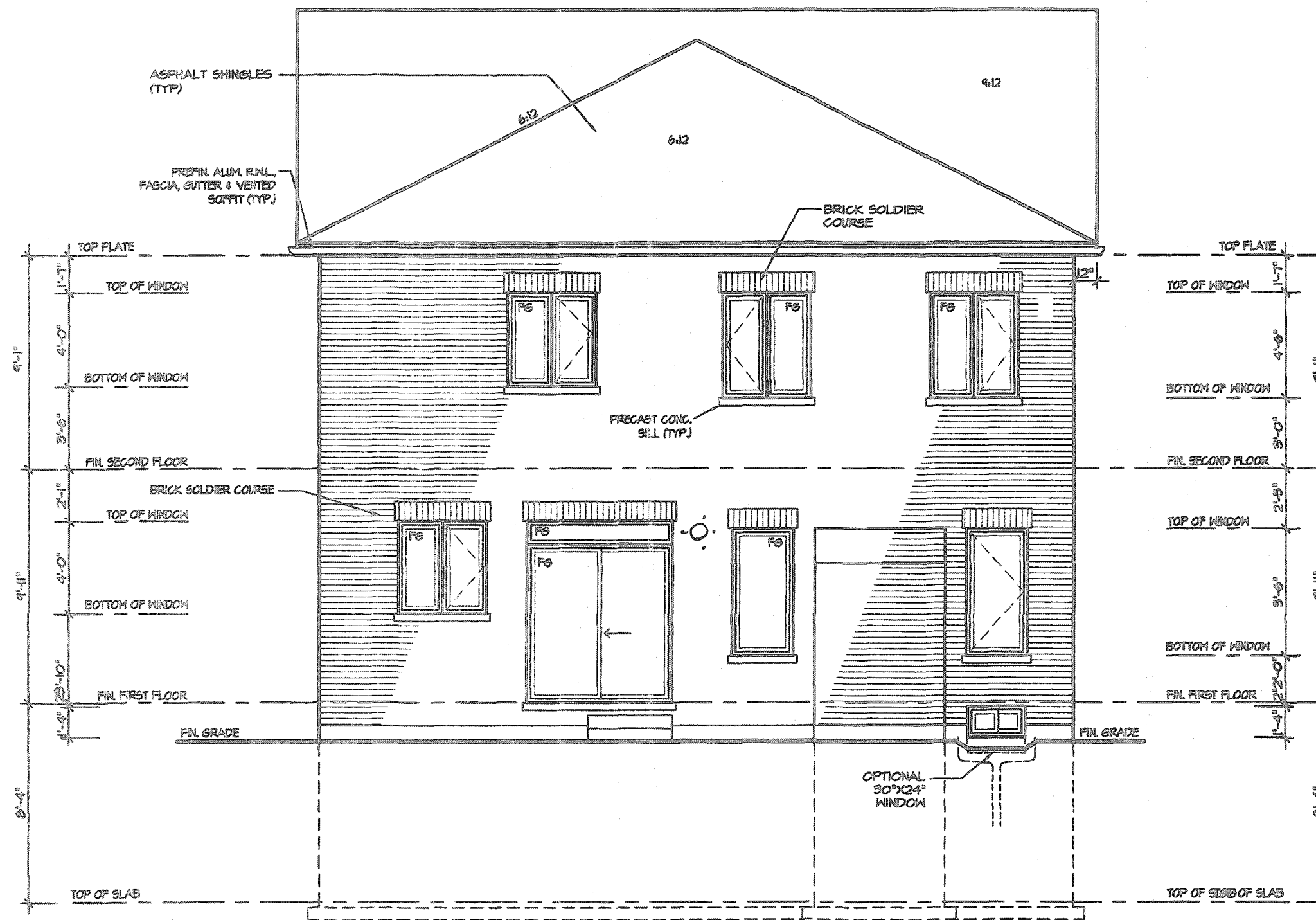
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4099
F (905) 680-0746

REGION DESIGN INC.

SHEET TITLE
RIGHT SIDE ELEVATION 1
SCALE: 3/16"=1'-0"
DATE: DEC 2019
BY: MB
TYPE: PROJECT
12-04-19

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: 2,930
PAGE No. 6
PROJECT: 12-04-19



REAR ELEVATION 1

CITY OF HAMILTON
Building Division

File No. 20-187751

THESE STATED DRAWINGS SHALL BE AVAILABLE ON SITE

THE DESIGN ARCHITECT CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

The specifications have been reviewed by
CR DEC 14/20
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
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VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5.		
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1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

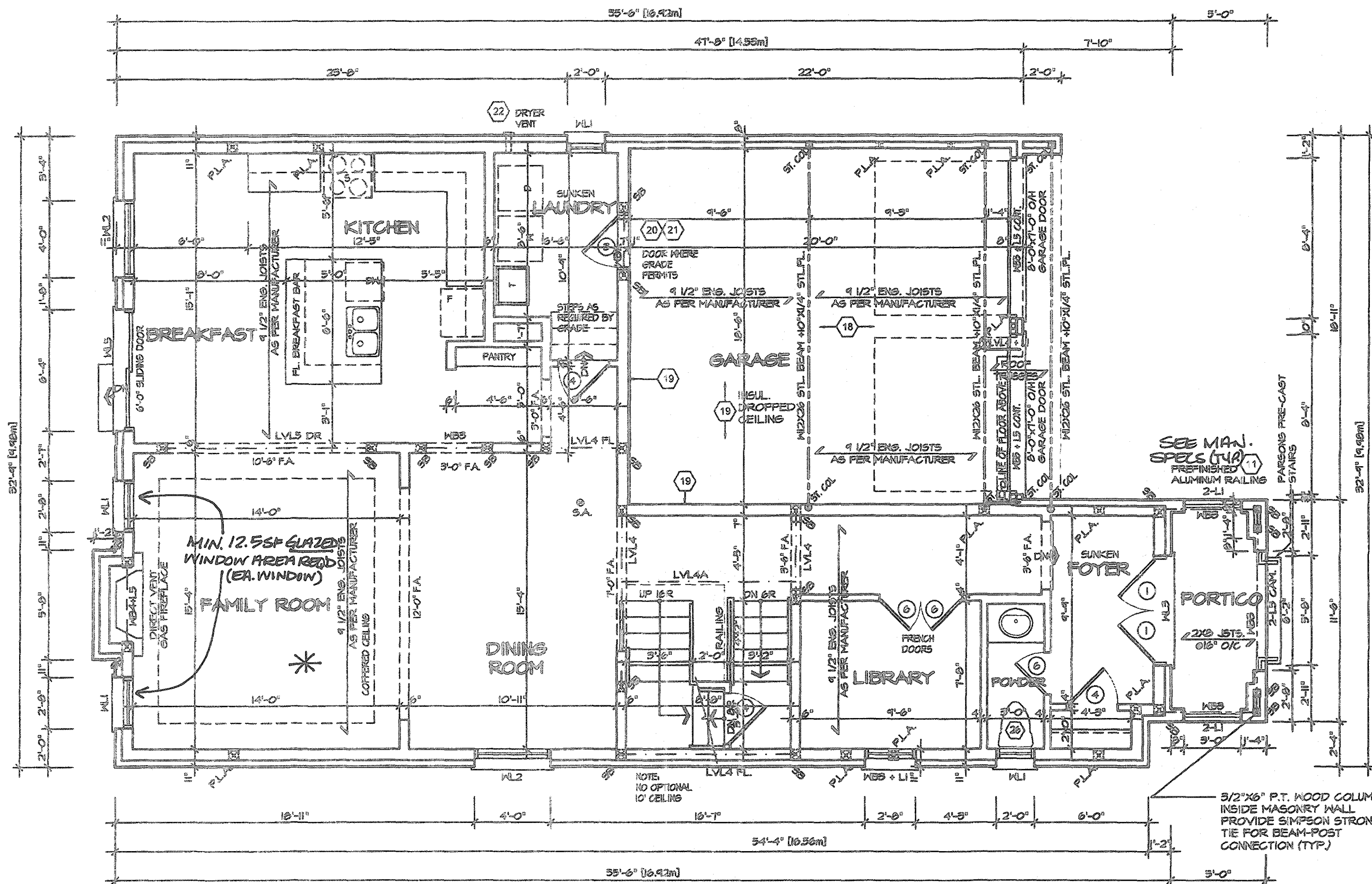
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 738-4088
F (905) 880-0748

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 1
SCALE 3/16"=1'-0"
BY MB
DATE DEC 2019
TYPE PROJECT
12-04-19

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 2,930
PAGE No. 7
PROJECT 12-04-19

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



FIRST FLOOR PLAN 2

* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.



FOR STRUCTURE ONLY

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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 further professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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

CR DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
5	
4	
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1	ISSUED FOR COORDINATION 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

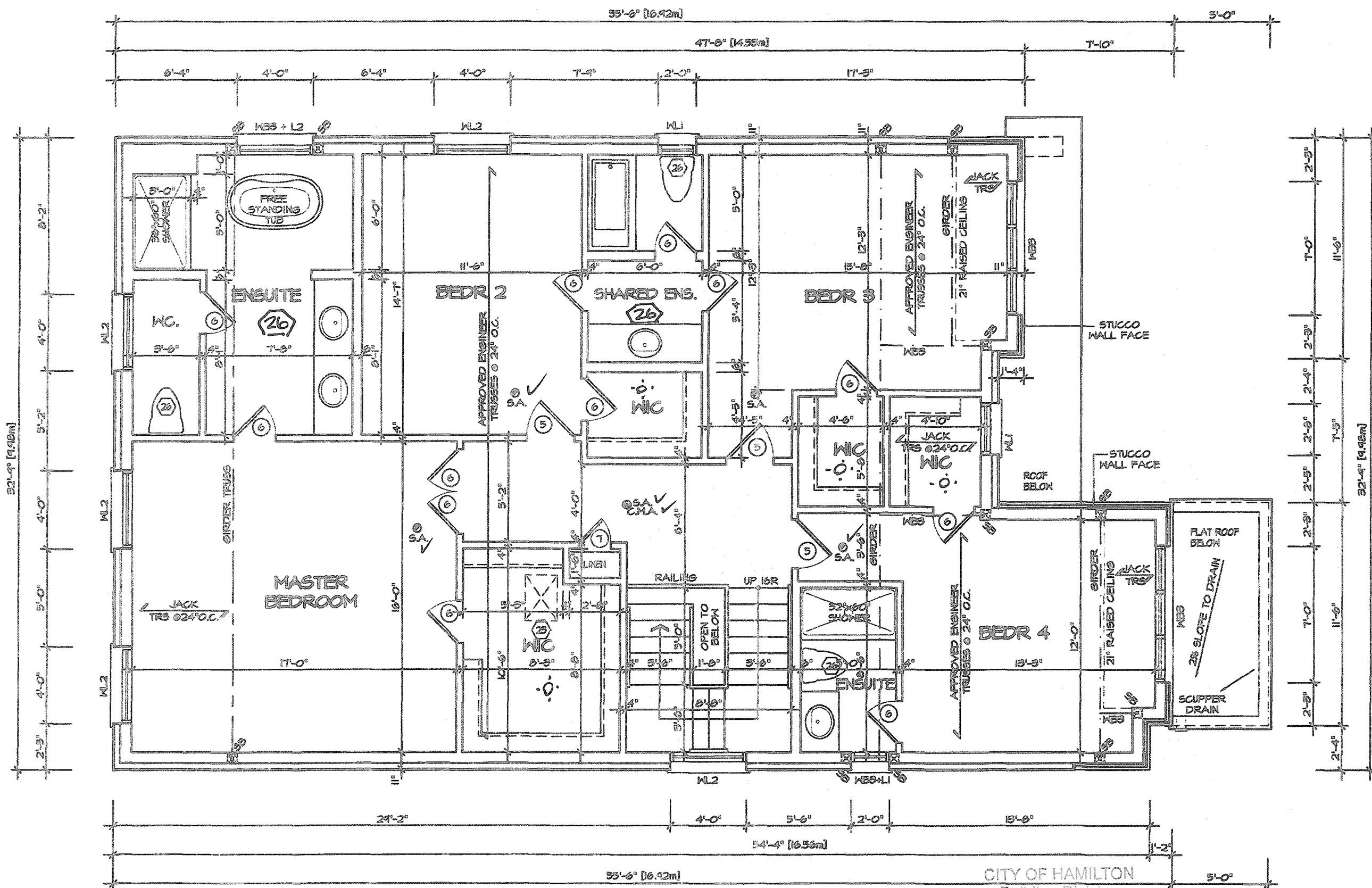
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G6
P (416) 738-6098
F (905) 860-0748

REGION DESIGN INC.

SHEET TITLE
FIRST FLOOR ELEVATION 2
SCALE 3/16"=1'-0"
DATE DEC 2019

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 2 930
PAGE No. 2-2
PROJECT 12-04-19



SECOND FLOOR PLAN 2

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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

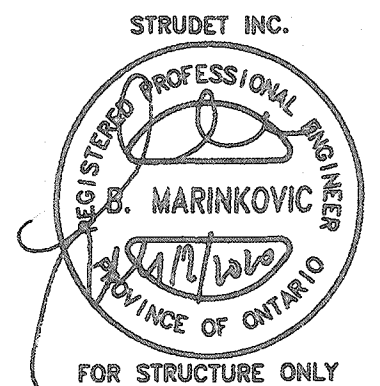
These drawings and/or specifications have been reviewed by **11/12/2020**

CR
FOR CHIEF BUILDING OFFICIAL

DEC 14/20
DATE

VALLEYCREEK 5

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 listing 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 applicable Design Guidelines only and does not constitute professional responsibility.

REVISIONS	DATE
1. ISSUED FOR COORDINATION	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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4038
F (905) 660-0748



SHEET TITLE
**SECOND FLOOR
ELEVATION 2**

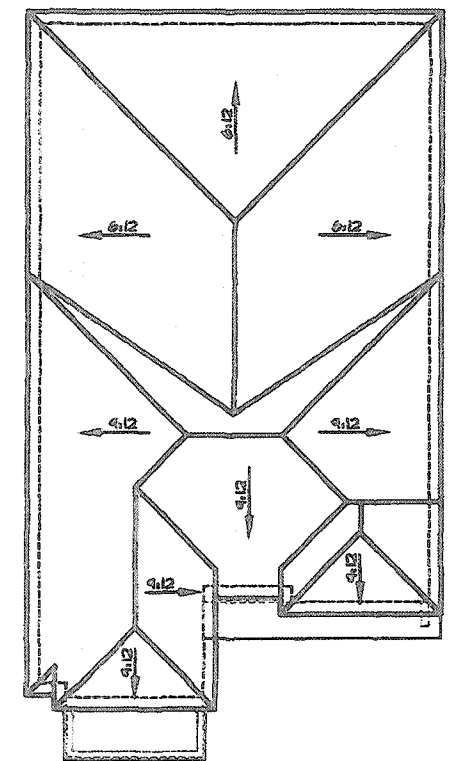
SCALE
3/16"=1'-0"
DATE
DEC 2019

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

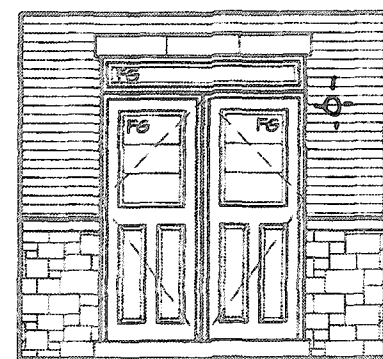
BY
MB
TYPE
PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS III

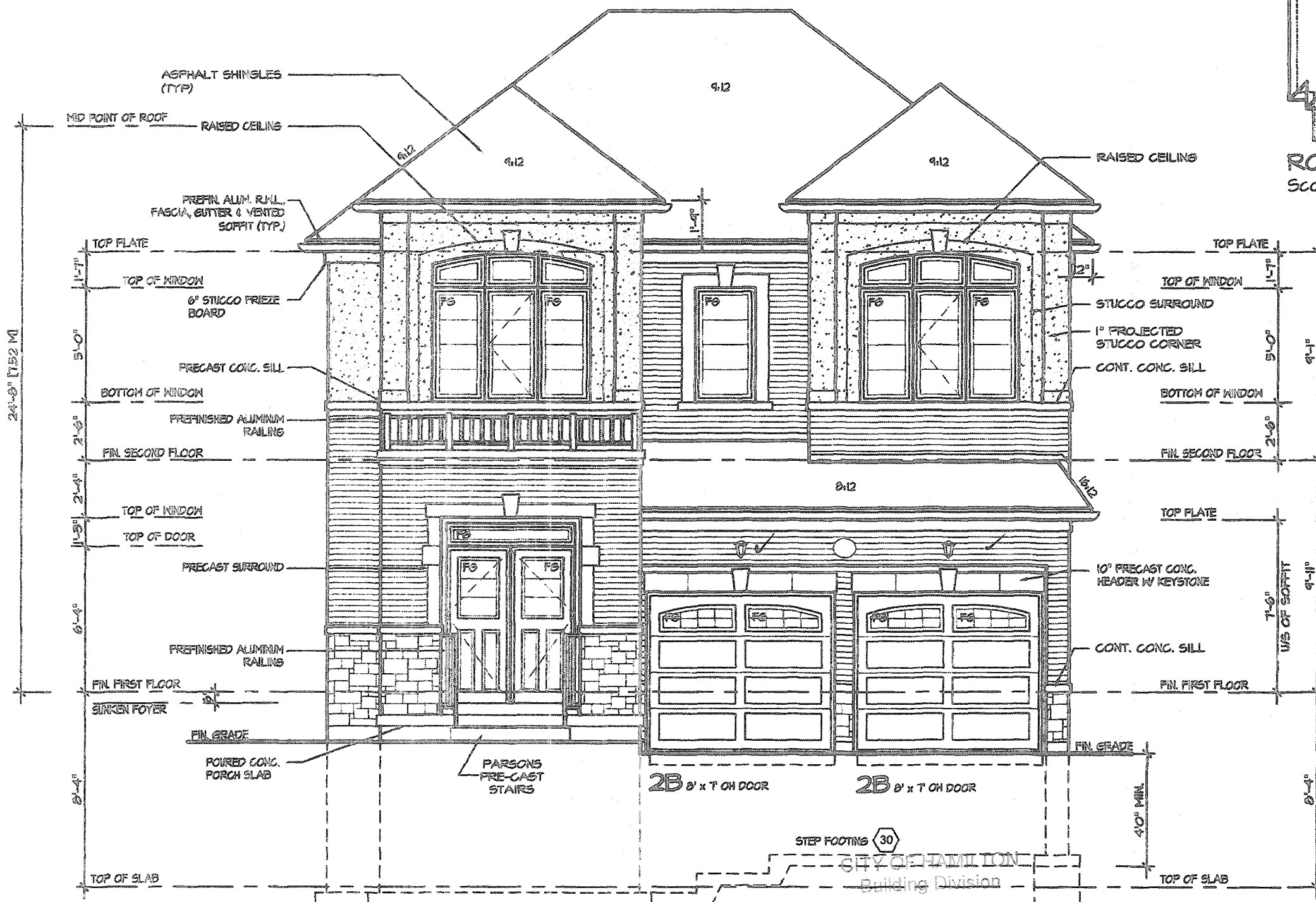




ROOF PLAN 2
Scale: 1/16"=1'-0"



**INSIDE PORTICO
ELEVATION 2**



FRONT ELEVATION 2

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.

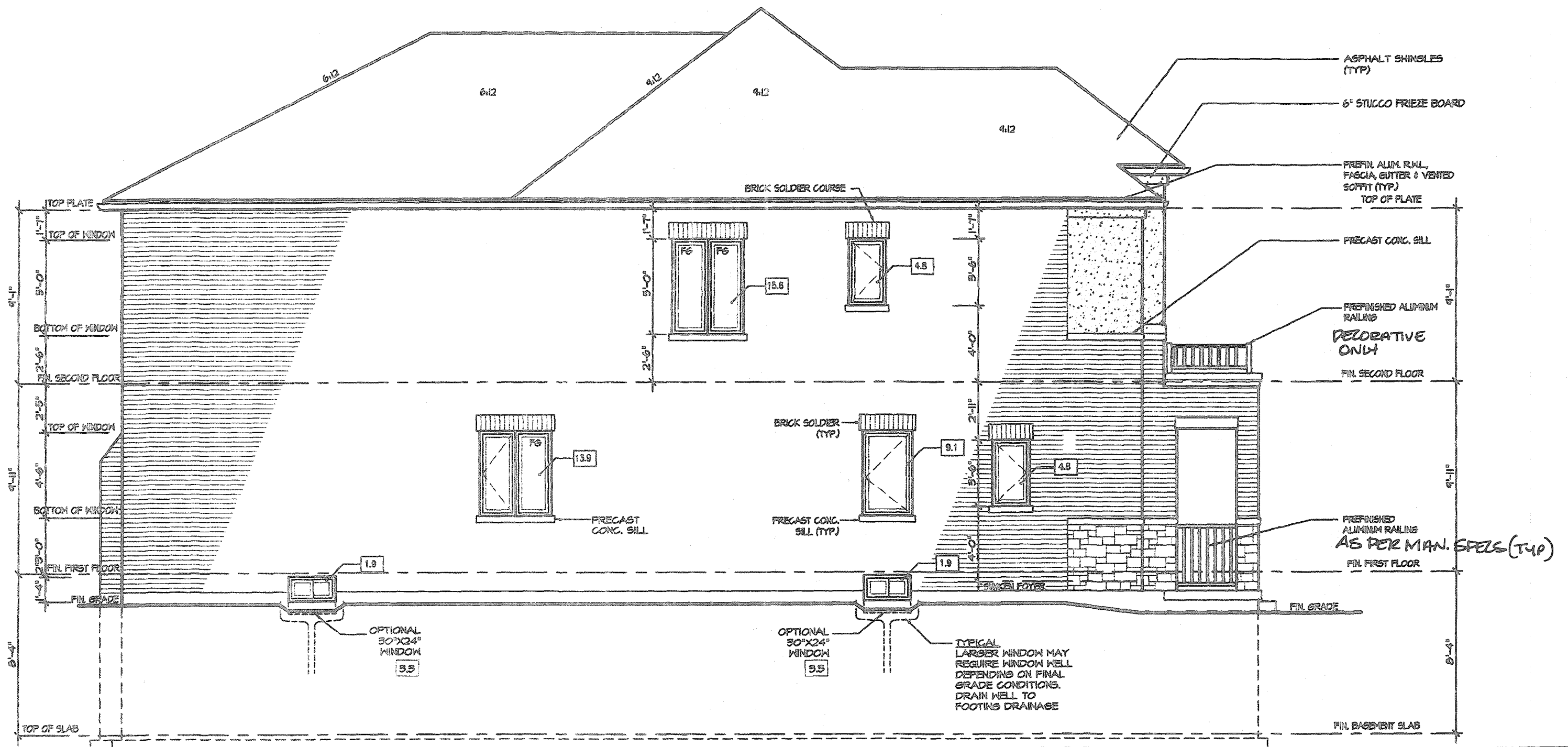
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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

Permit No. **20-187751**
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] **DEC. 14/20** DATE
FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"

5 4 3 2 1 ISSUED FOR COORDINATION 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] SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4088 F (905) 880-0746	REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION 2 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY MB AREA 2,930 PAGE No. 4-2	PROJECT NAME RUSSELL GARDENS III
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LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDERYARD)	80.15
ACTUAL WINDOW AREA	52.00
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	54.80

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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

CR

DEC 14/20

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.

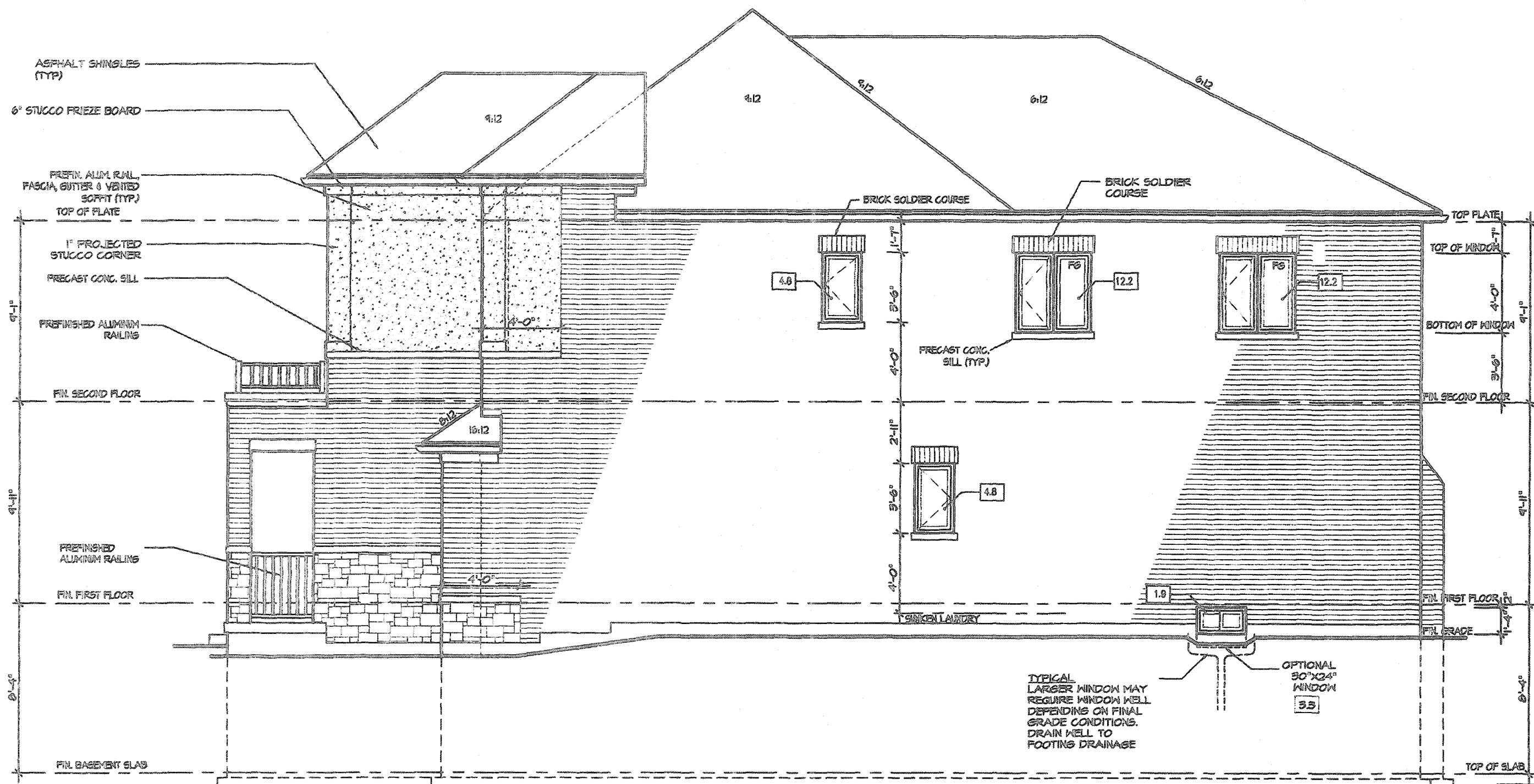
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN 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 further constitute any responsibility.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5 4 3 2 1. ISSUED FOR COORDINATION 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 4S8 P (416) 738-0098 F (905) 680-0748	REGION DESIGN INC.	SHEET TITLE LEFT SIDE ELEVATION 2 SCALE 3/16"=1'-0" DATE DEC 2019	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 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	35.90
WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA	31.50

CITY OF HAMILTON Building Division

Permit No. **20-187751**

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

GR **DEC. 14/20**
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

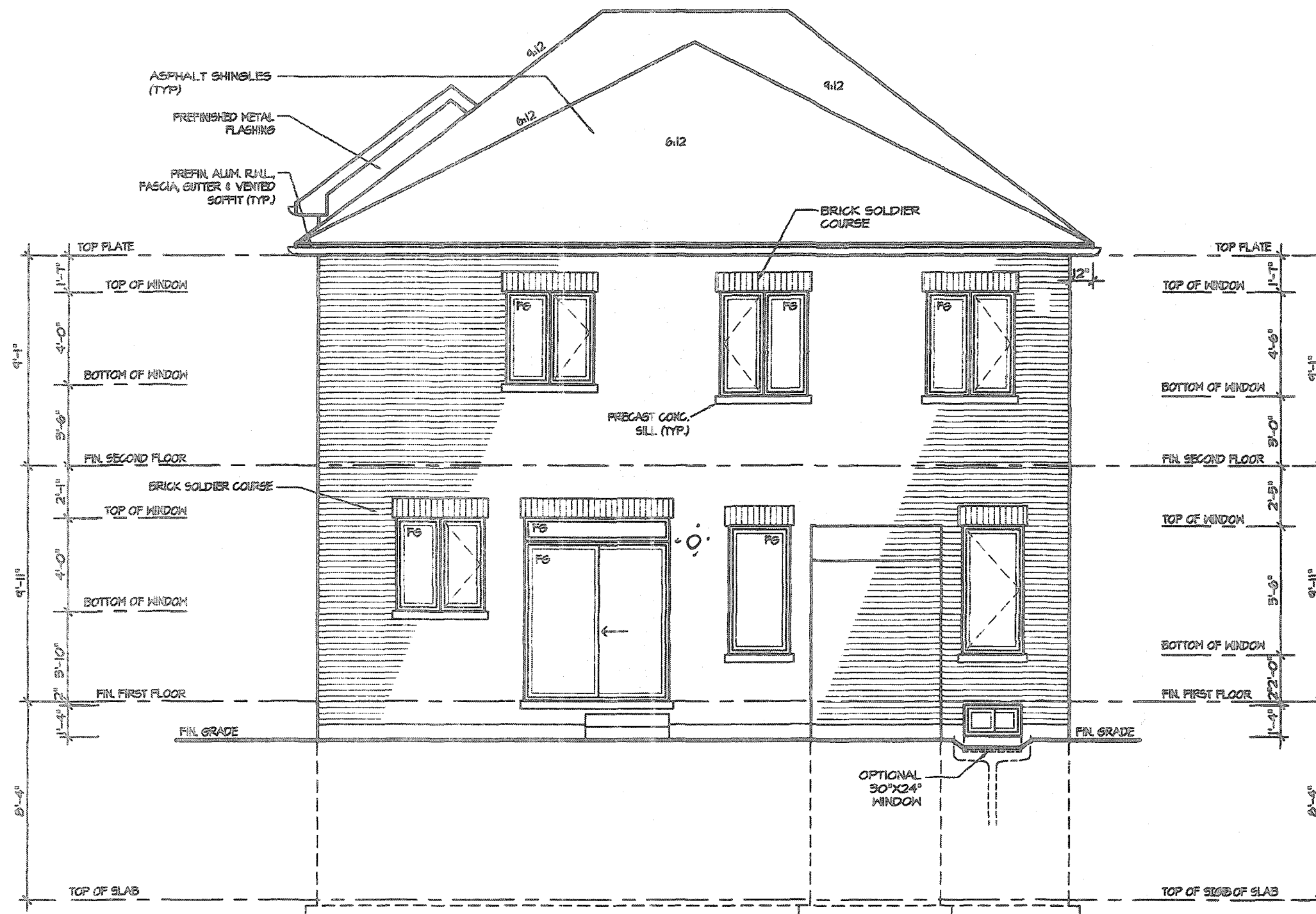
APPROVED BY **JP**
DATE **SEP 21, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a building permit or any other regulatory approval.

MAR 12 2020

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR COORDINATION 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 BCIN 28770	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4088 F (905) 680-0746	REGION DESIGN INC.	SHEET TITLE RIGHT SIDE ELEVATION 2 SCALE 3/16"=1'-0" BY MB DATE DEC 2019 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 2,930 PAGE No. 6-2 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING ACT AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by
[Signature] DEC. 14/20
FOR CHIEF BUILDING OFFICIAL DATE

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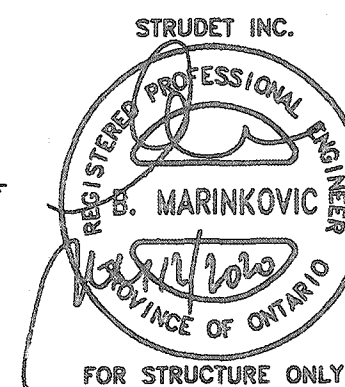
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

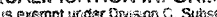
5 4 3 2 1 ISSUED FOR COORDINATION JAN 2020 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME [Signature] SIGNATURE 28770 BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4099 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE REAR ELEVATION 2 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY MB AREA 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III PAGE No. 7-2
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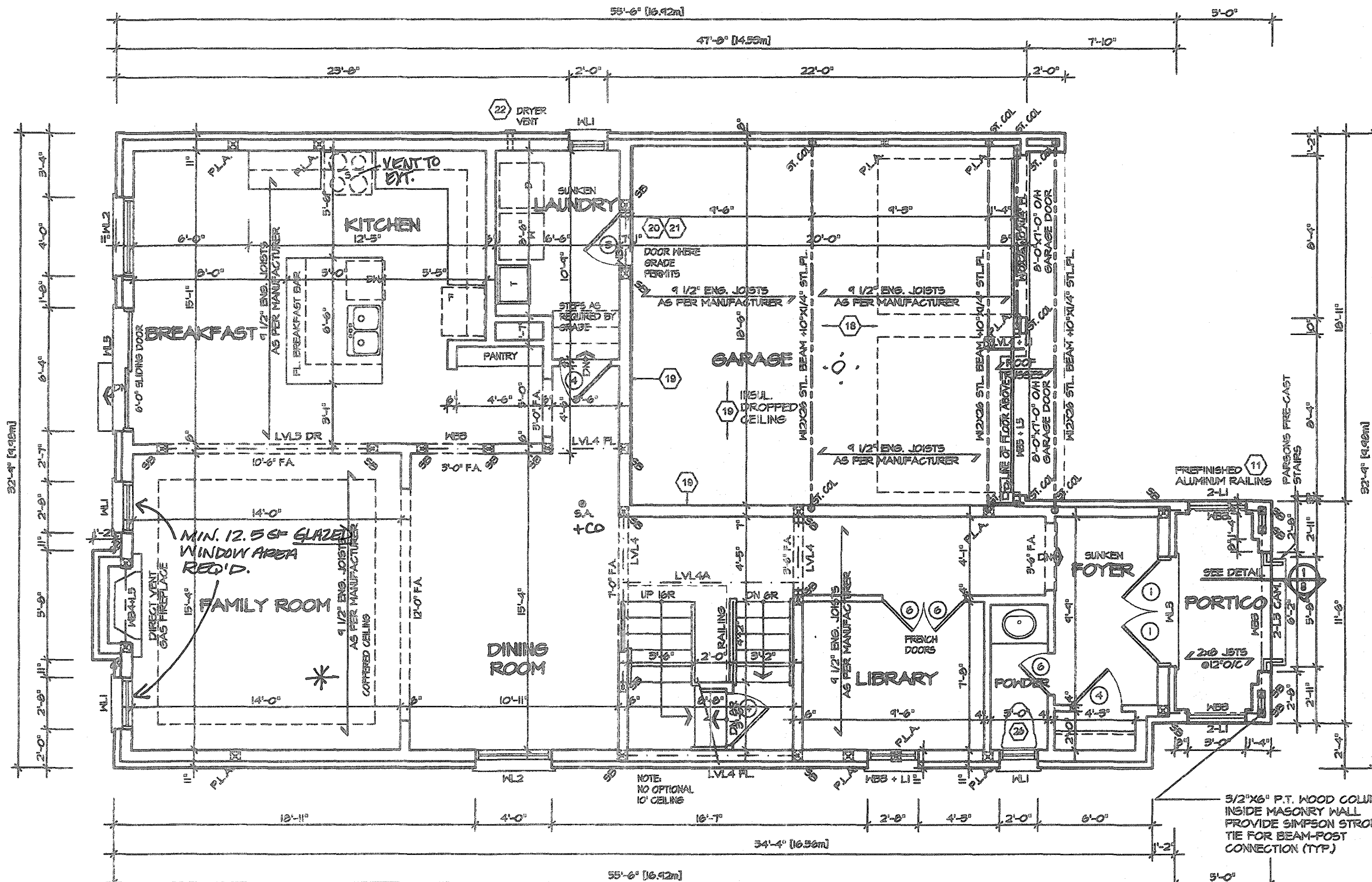


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

APPROVED BY: [Signature]
DATE: SEP 21, 2022
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

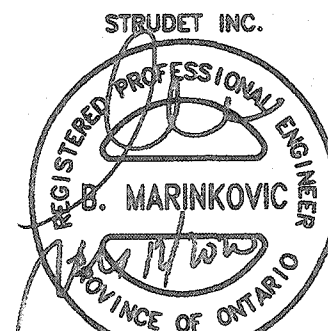
COMPLIANCE PACKAGE "A1"

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 3.2.6 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4036 F (800) 880-0748	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEVATION 3		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					SCALE 3/16"=1'-0"		BY MB	AREA 2,930		PAGE No. 1-3	PROJECT NAME RUSSELL GARDENS III	
3					DATE DEC 2019		TYPE	PROJECT 12-04-19				
2												
1	ISSUED FOR COORDINATION				JAN 2020							
REVISIONS												



FIRST FLOOR PLAN 3

* FIREBLOCKING TO BE PROVIDED
AT ALL CONCEALED SPACES.



FOR STRUCTURE ONLY

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

CITY OF HAMILTON
Building Division

Permit No. 20-187751

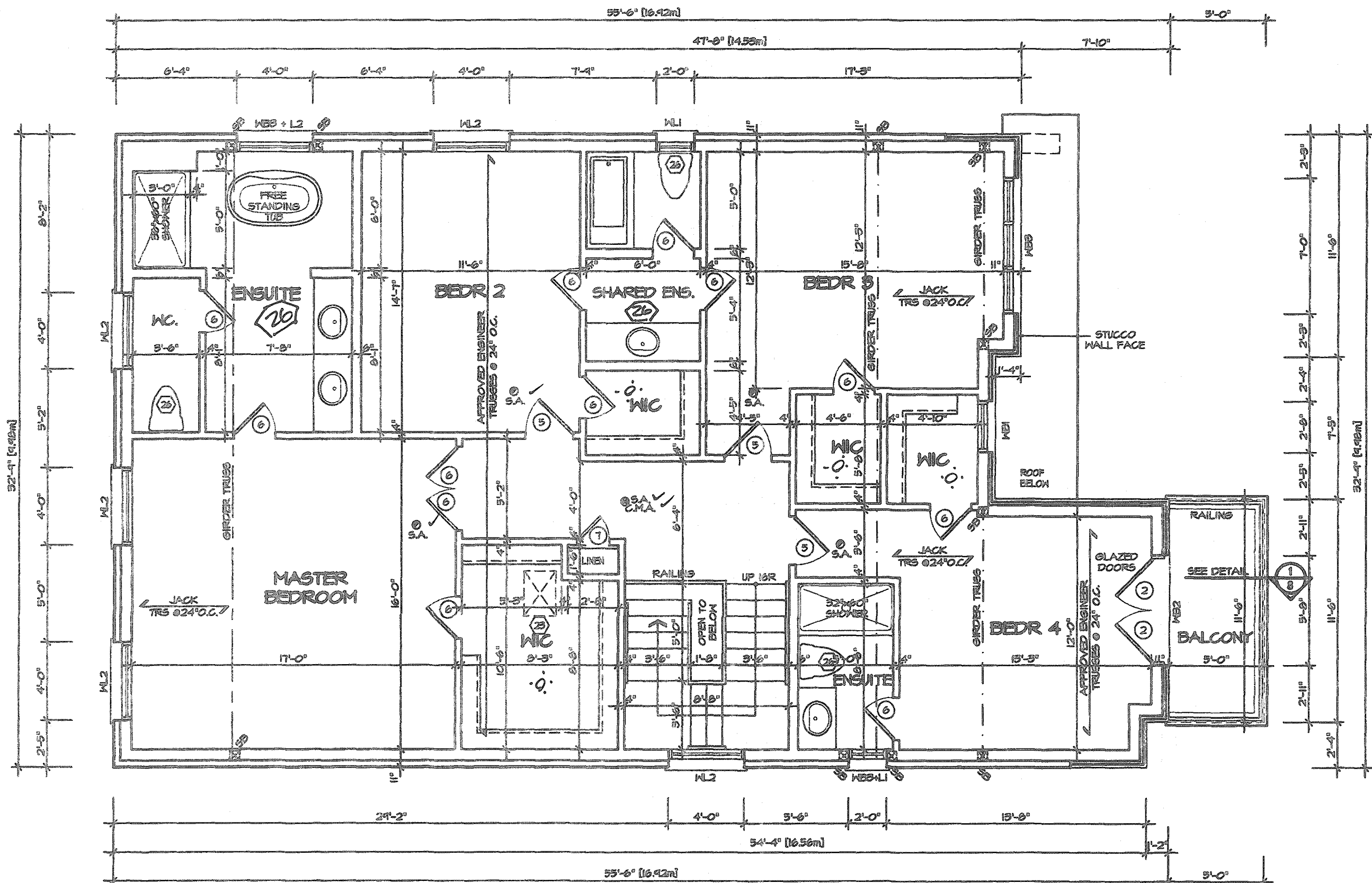
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR COORDINATION 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] SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S9 P (416) 736-4059 F (905) 680-0745	SHEET TITLE FIRST FLOOR ELEVATION 3 SCALE 3/16"=1'-0" DATE DEC 2019	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 2,930 PROJECT 12-04-19	Greenpark PROJECT NAME RUSSELL GARDENS III
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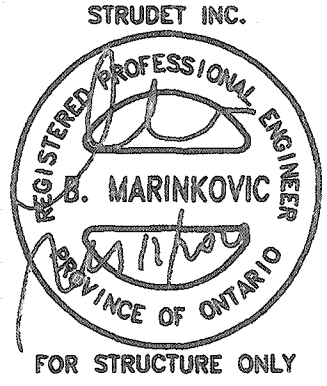
SECOND FLOOR PLAN 3

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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

APPROVED BY:
DATE: **DEC 14/20**
FOR CHIEF BUILDING OFFICIAL



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 (plotting) 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:
DATE: **SEP 21 2020**
The stamp certifies compliance with the applicable Design Guidelines and all other applicable professional responsibility.

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
1. ISSUED FOR COORDINATION	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.

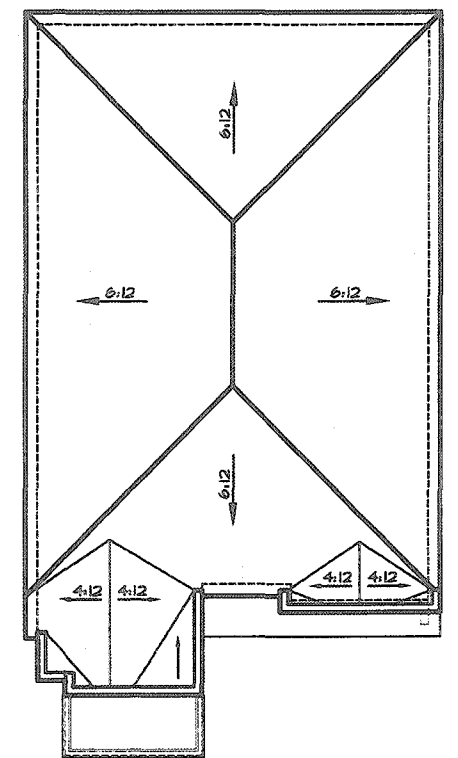
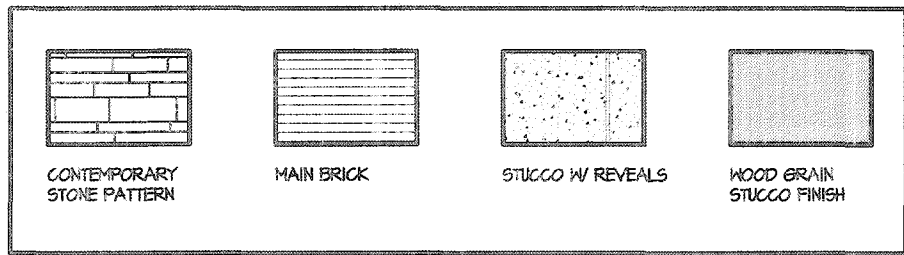
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.6 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

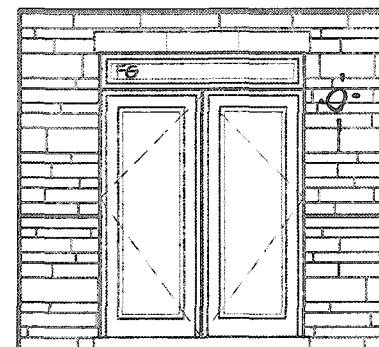
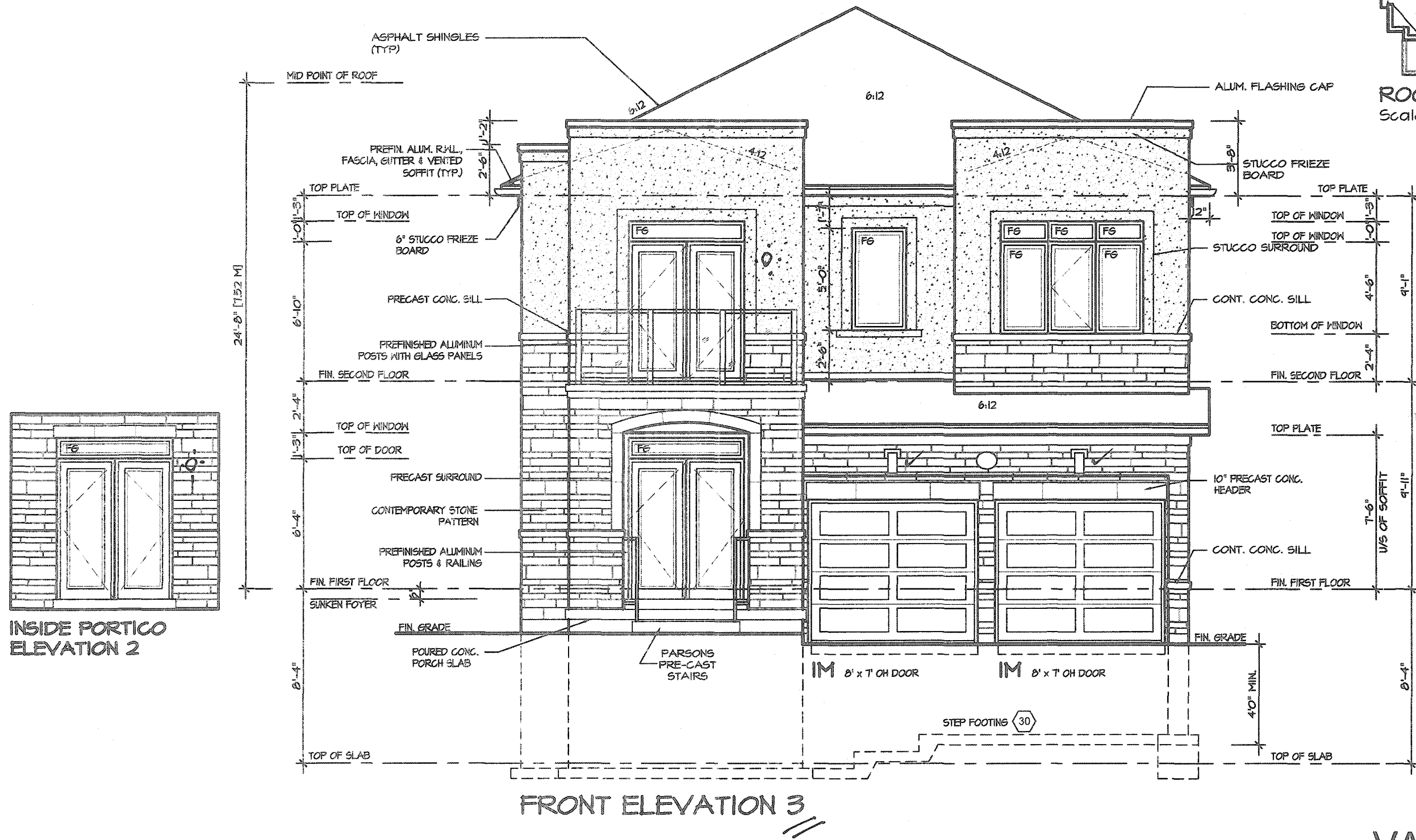
REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S9
P (416) 736-4055
F (905) 880-0745

SHEET TITLE SECOND FLOOR ELEVATION 3			
SCALE 3/16"=1'-0"	BY MB	AREA 2,930	PAGE No. 3-3
DATE DEC 2019	TYPE	PROJECT 12-04-19	

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



ROOF PLAN 3
Scale: 1/16"=1'-0"



CITY OF HAMILTON
Building Division
Permit No. **20-187751**

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
CR **DEC 14/20**
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY **[Signature]**
DATE **SEP 21, 2020**
This stamp certifies compliance with the applicable Design Guidelines and does not constitute an endorsement or approval.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

REVISIONS	
1. ISSUED FOR COORDINATION	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 G, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME

[Signature]
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 860-0746

REGION DESIGN INC.

SHEET TITLE
FRONT ELEVATION 3

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

DATE **DEC 2019**

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

BY **MB**

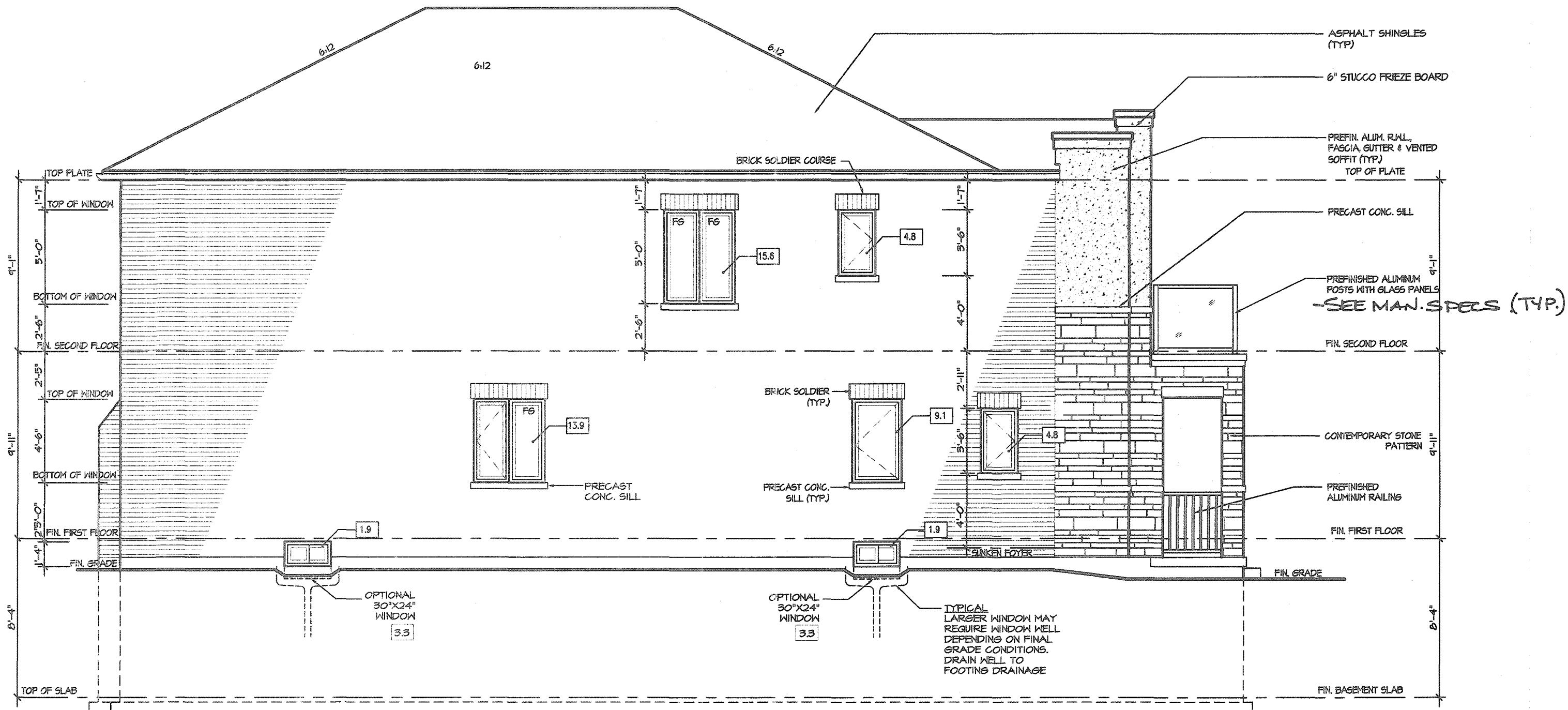
AREA **2,930**

PAGE No. **4-3**

PROJECT **12-04-19**

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	52.00
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	54.80

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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These drawings and/or specifications have been reviewed by
CR FOR CHIEF BUILDING OFFICIAL
DATE DEC 14/20

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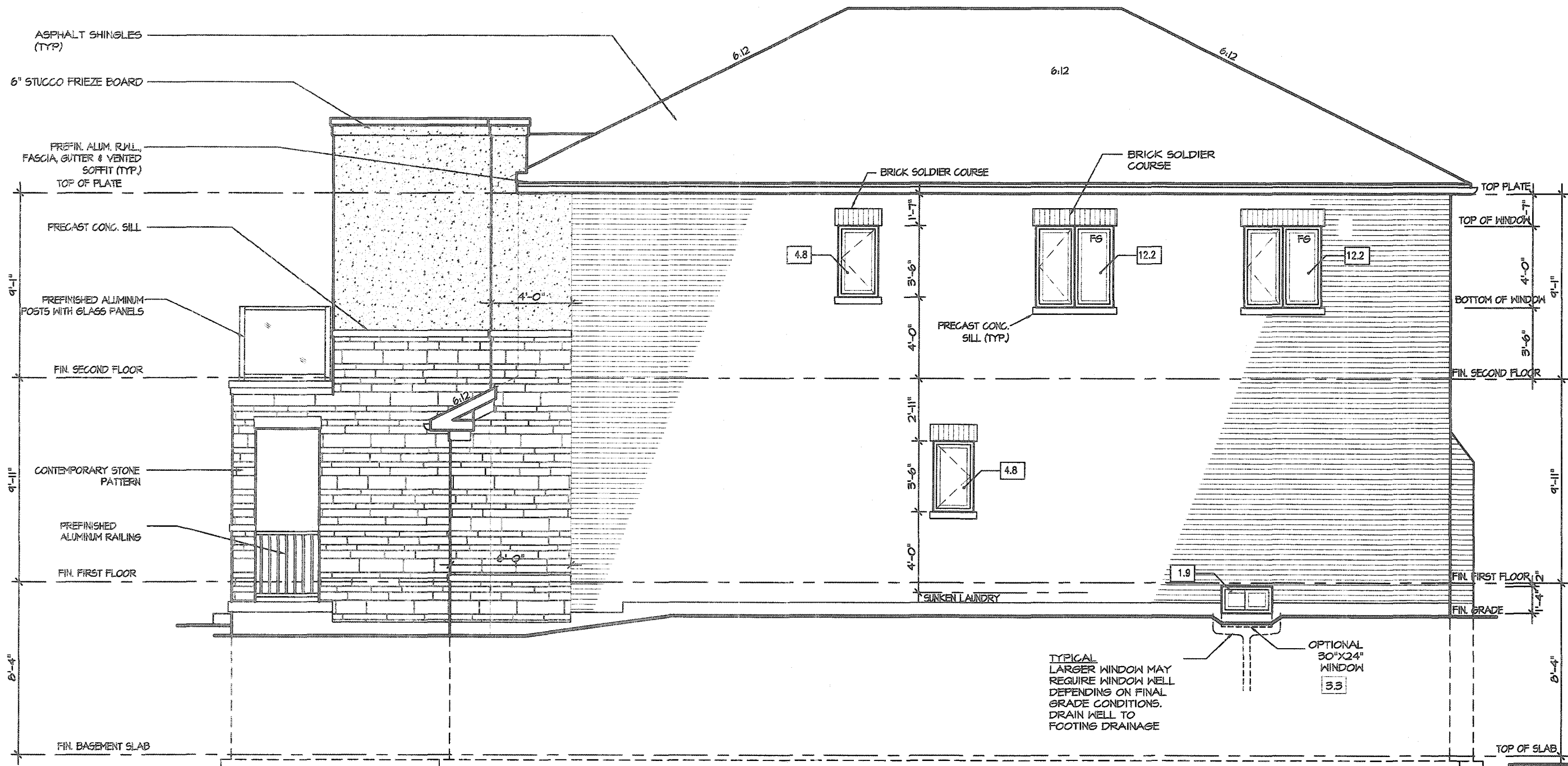
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: DEC 14/20
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5 4 3 2 1 ISSUED FOR COORDINATION 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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE LEFT SIDE ELEVATION 3 SCALE 3/16"=1'-0" DATE DEC 2019 BY MB 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 2.930 PAGE No. 5-3 PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS III
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RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	35.90
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	31.30

CITY OF HAMILTON
Building Division

Permit No. **20-107751**

THESE STAMPED DRAWINGS 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

FOR CHIEF BUILDING OFFICIAL **DEC. 14/20** 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.

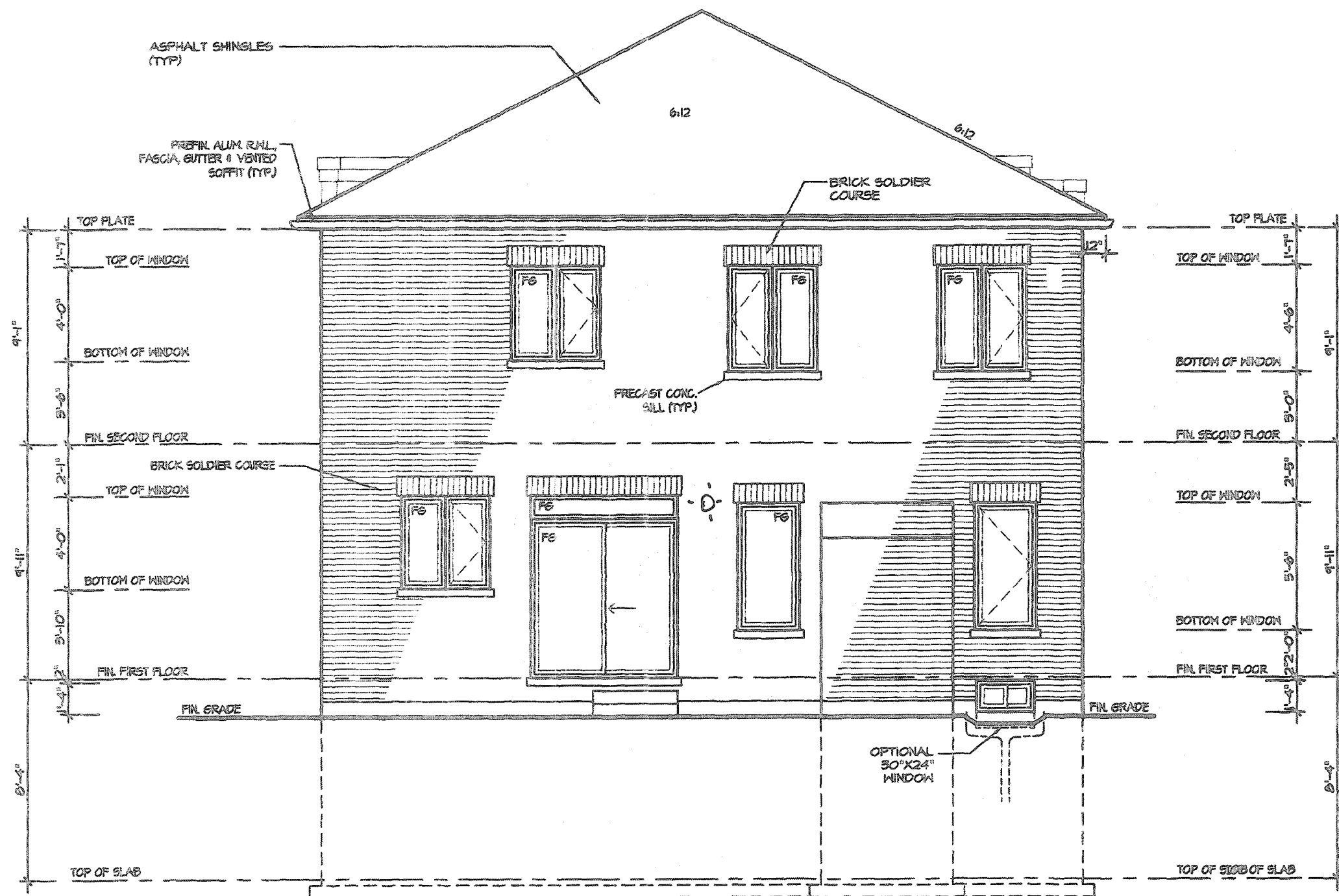
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN 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 further guarantee responsibility.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5 4 3 2 1. ISSUED FOR COORDINATION 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 <i>[Signature]</i> SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE RIGHT SIDE ELEVATION 3 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY MB AREA 2.930 PAGE No. 6-3 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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REAR ELEVATION 3

CITY OF HAMILTON
Building Division

PERMIT NO. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THESE DRAWINGS SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

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

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"

5	
4	
3	
2	
1	ISSUED FOR COORDINATION 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 3.2.6 of the building code

VIKAS GAJJAR
NAME
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019

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 2,930
PAGE No. 7-3
PROJECT 12-04-19

Greenpark.
PROJECT NAME
RUSSELL GARDENS III