

3" MIN FILLING -
FOR SINGLE & SEMI UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE
WHEN TWO CONDITIONS APPLY

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

PAD FOOTINGS

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL

F1 = 42"x42"x12" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC.
FOOTING WALL IS REQUIRED.

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

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" (40x40x6.0L) + 2-2"x8" SFR. No.2
WL2 = 4'-3/4"x1/2"x1/4" (100x40x6.0L) + 2-2"x8" SFR. No.2
WL3 = 5'-3/4"x1/2"x1/4" (125x40x6.0L) + 2-2"x10" SFR. No.2
WL4 = 6'-3/4"x1/2"x1/4" (150x40x10.0L) + 2-2"x12" SFR. No.2
WL5 = 6'-3/4"x3/8" (150x100x10.0L) + 2-2"x12" SFR. No.2
WL6 = 5'-3/4"x1/2"x1/4" (125x40x6.0L) + 2-2"x12" SFR. No.2
WL7 = 5'-3/4"x1/2"x1/4" (125x40x6.0L) + 3-2"x10" SFR. No.2
WL8 = 5'-3/4"x1/2"x1/4" (125x40x6.0L) + 3-2"x12" SFR. No.2
WL9 = 6'-3/4"x3/8" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
WB2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
WB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
WB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
WB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
WB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
WB7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
WB8 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
WB9 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (4-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (4-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (4-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 16" (2-45x456)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (40x40x6.0L)
L2 = 4'-3/4"x1/2"x1/4" (100x40x6.0L)
L3 = 5'-3/4"x1/2"x1/4" (125x40x6.0L)
L4 = 6'-3/4"x1/2"x1/4" (150x40x10.0L)
L5 = 6'-3/4"x3/8" (150x100x10.0L)
L6 = 7'-3/4"x3/8" (175x100x10.0L)

DOOR SCHEDULE

1 = 3'-0" x 6'-8" (914x2055) - INSULATED ENTRANCE DOOR
2 = 2'-10" x 7'-10" (515x2367) - INSULATED FRONT DOORS
3 = 2'-8" x 6'-8" (815x2055) - WOOD & GLASS DOOR
4 = 2'-8" x 6'-8" x 1-3/4" (815x2055x45) - EXTERIOR SLAB DOOR
5 = 2'-8" x 6'-8" x 1-3/8" (815x2055x35) - INTERIOR SLAB DOOR
6 = 2'-8" x 6'-8" x 1-3/8" (760x2055x35) - INTERIOR SLAB DOOR
7 = 2'-2" x 6'-8" x 1-3/8" (660x2055x35) - INTERIOR SLAB DOOR
8 = 1'-6" x 6'-8" x 1-3/8" (460x2055x35) - INTERIOR SLAB DOOR
9 = 3'-0" x 6'-8" (914x2055) - BARRIER FREE ACCESS DOOR

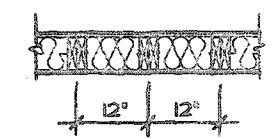
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-1", 2 ROWS FOR SPANS GREATER THAN 1'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

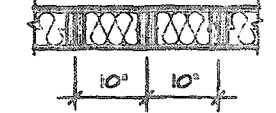
2-2"x8" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. FLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 10'-0"

TWO STORY HEIGHT WALL DETAIL

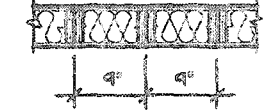
2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) USE
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAXIMUM WIDTH
IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) USE
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 21'-5" AND MAXIMUM WIDTH IS
40'-0"

TWO STORY HEIGHT WALL DETAIL

G1 = 4"x4"x1/4" H.S.S.
W/ 10"x8"x1/2" BASE PLATE & 2-3/4" DIA.
ANCHOR BOLTS
G2 = 5"x5"x1/4" H.S.S.
W/ 12"x12"x1/2" BASE PLATE & 4-3/4" DIA.
ANCHOR BOLTS

USE 4 BOLTS FOR MOMENT CONNECTION

"M" - MOMENT CONNECTION BEAM/COLUMN
= 35 kNm

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1158 Sq. Ft.
SECOND FLOOR AREA	=	1432 Sq. Ft.
TOTAL FLOOR AREA	=	2590 Sq. Ft.
		240.62 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2602 Sq. Ft.
		241.73 Sq. M.
GROUND FLOOR COVERAGE	=	1158 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	84 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1640 Sq. Ft.
		152.36 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1556 Sq. Ft.
		144.56 Sq. M.

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1158 Sq. Ft.
SECOND FLOOR AREA	=	1454 Sq. Ft.
TOTAL FLOOR AREA	=	2612 Sq. Ft.
		242.66 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2624 Sq. Ft.
		243.76 Sq. M.
GROUND FLOOR COVERAGE	=	1158 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	70 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1626 Sq. Ft.
		151.06 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1556 Sq. Ft.
		144.56 Sq. M.

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1158 Sq. Ft.
SECOND FLOOR AREA	=	1454 Sq. Ft.
TOTAL FLOOR AREA	=	2612 Sq. Ft.
		242.66 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2624 Sq. Ft.
		243.76 Sq. M.
GROUND FLOOR COVERAGE	=	1158 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	70 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1626 Sq. Ft.
		151.06 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1556 Sq. Ft.
		144.56 Sq. M.

VALLEYCREEK 2		ELEV. 1			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	643.20	64.40	71.11	7.16	11.12 %
LEFT SIDE	1026.58	95.37	80.00	7.43	7.14 %
RIGHT SIDE	1026.58	95.37	25.18	2.34	2.43 %
REAR	643.20	64.40	152.11	14.15	21.44 %
TOTAL	3439.56	319.55	334.38	31.06	9.72 %

VALLEYCREEK 2		ELEV. 2			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	643.20	64.40	84.56	8.30	12.84 %
LEFT SIDE	1026.58	95.37	70.33	6.53	6.85 %
RIGHT SIDE	1026.58	95.37	15.16	1.41	1.49 %
REAR	643.20	64.40	152.11	14.15	21.44 %
TOTAL	3439.56	319.55	326.96	30.38	9.51 %

VALLEYCREEK 2		ELEV. 3			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	643.20	64.40	121.78	11.31	17.57 %
LEFT SIDE	1026.58	95.37	70.33	6.53	6.85 %
RIGHT SIDE	1026.58	95.37	15.16	1.41	1.49 %
REAR	643.20	64.40	152.11	14.15	21.44 %
TOTAL	3439.56	319.55	359.38	33.39	10.45 %

CITY OF HAMILTON
Building Division

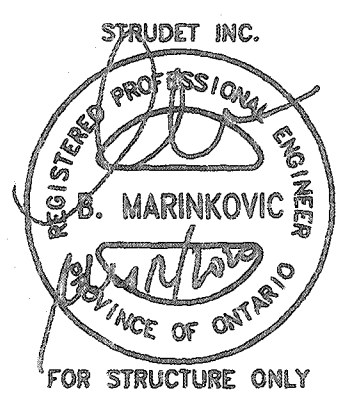
Permit No. 20-187704

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



VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 2.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

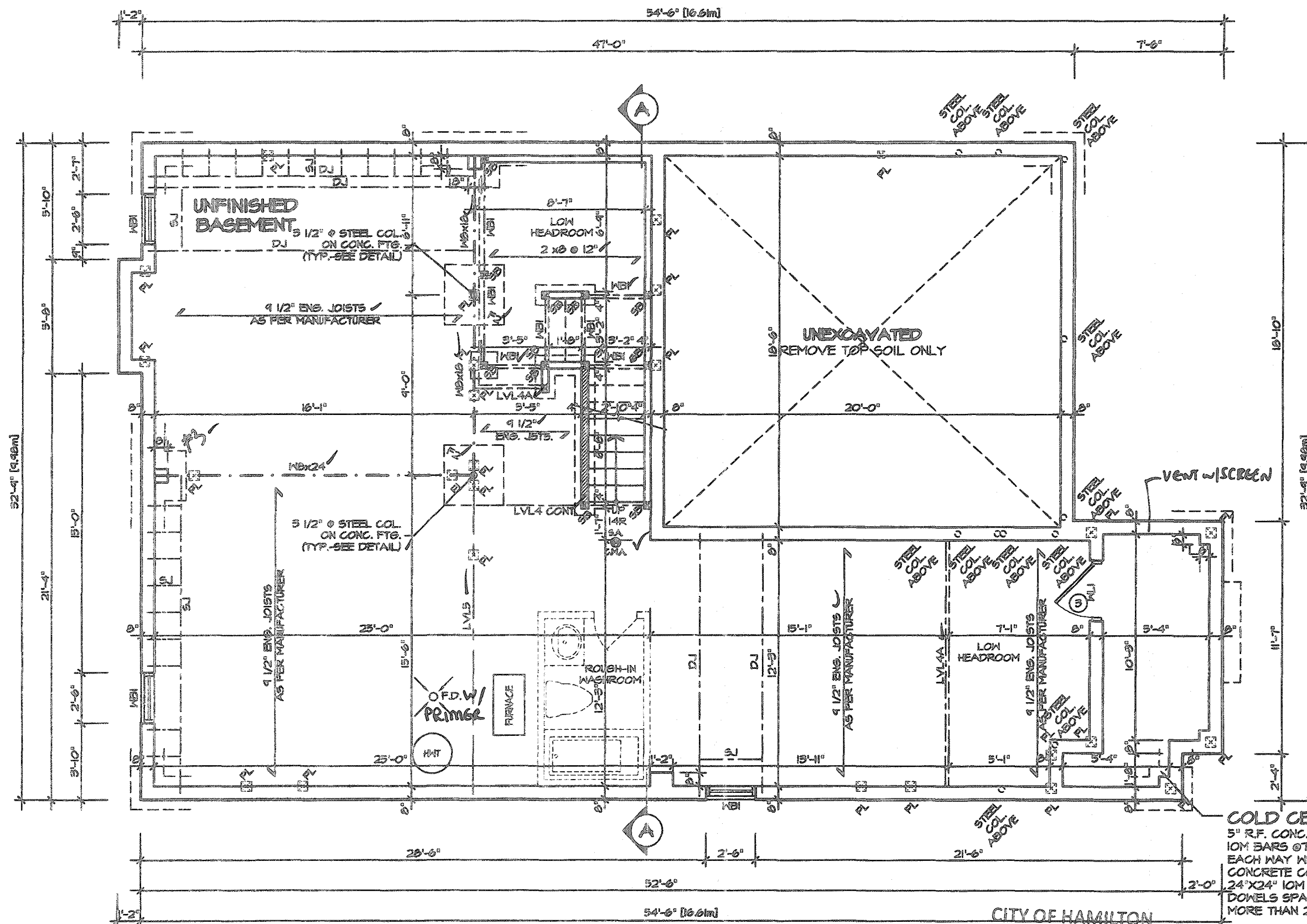
REGION DESIGN INC.
8700 SUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4076
F (905) 680-0748

SHEET TITLE
GENERAL NOTES & CHARTS

SCALE BY ZMP
DATE DEC 2019 AREA 2602

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

PAGE No. 0



BASEMENT PLAN 1

A SEPARATE
BUILDING PERMIT IS
REQUIRED TO
FINISH THE
BASEMENT

CITY OF HAMILTON
Building Division

Permit No. **20-187704**

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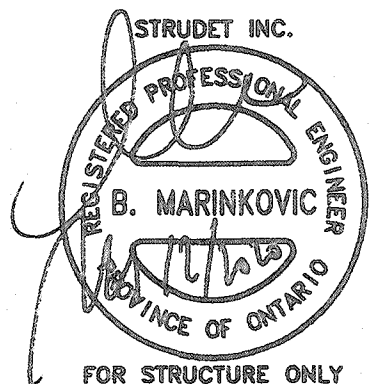
Those drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



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 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 master 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 Town 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 bears no further professional responsibility

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 3.2.9 of the building code

VIKAS GAJJAR *[Signature]* **28770**
NAME SIGNATURE BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
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REGION DESIGN INC.

SHEET TITLE
BASEMENT PLAN 1
SCALE: 3/16"=1'-0"
DATE: DEC 2019

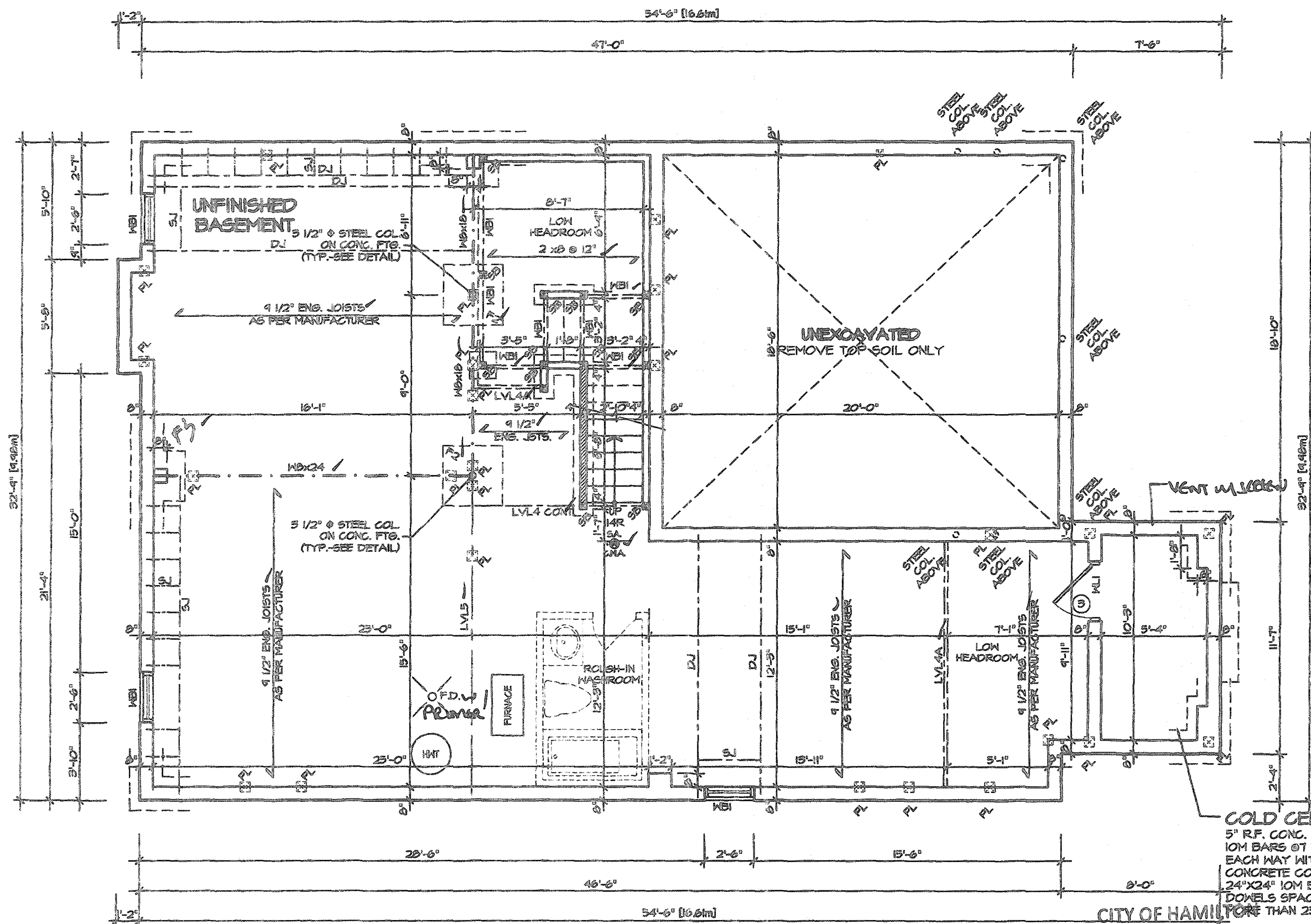
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PAGE No.

1

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



BASEMENT PLAN 2

A SEPARATE BUILDING
PERMIT IS REQUIRED
TO FINISH THE BASEMENT

CITY OF HAMILTON
Building Division

Permit No. **20 187704**

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These drawings and specifications have been reviewed by
[Signature] **DEC 17/20**
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **SEP 21 2020**
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REVISIONS	
5.	
4.	
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2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 GAJWAR *[Signature]* **28770**
NAME SIGNATURE BCIN

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REGION DESIGN INC.

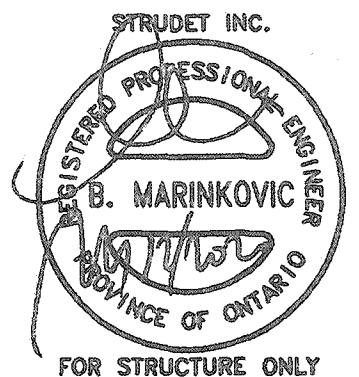
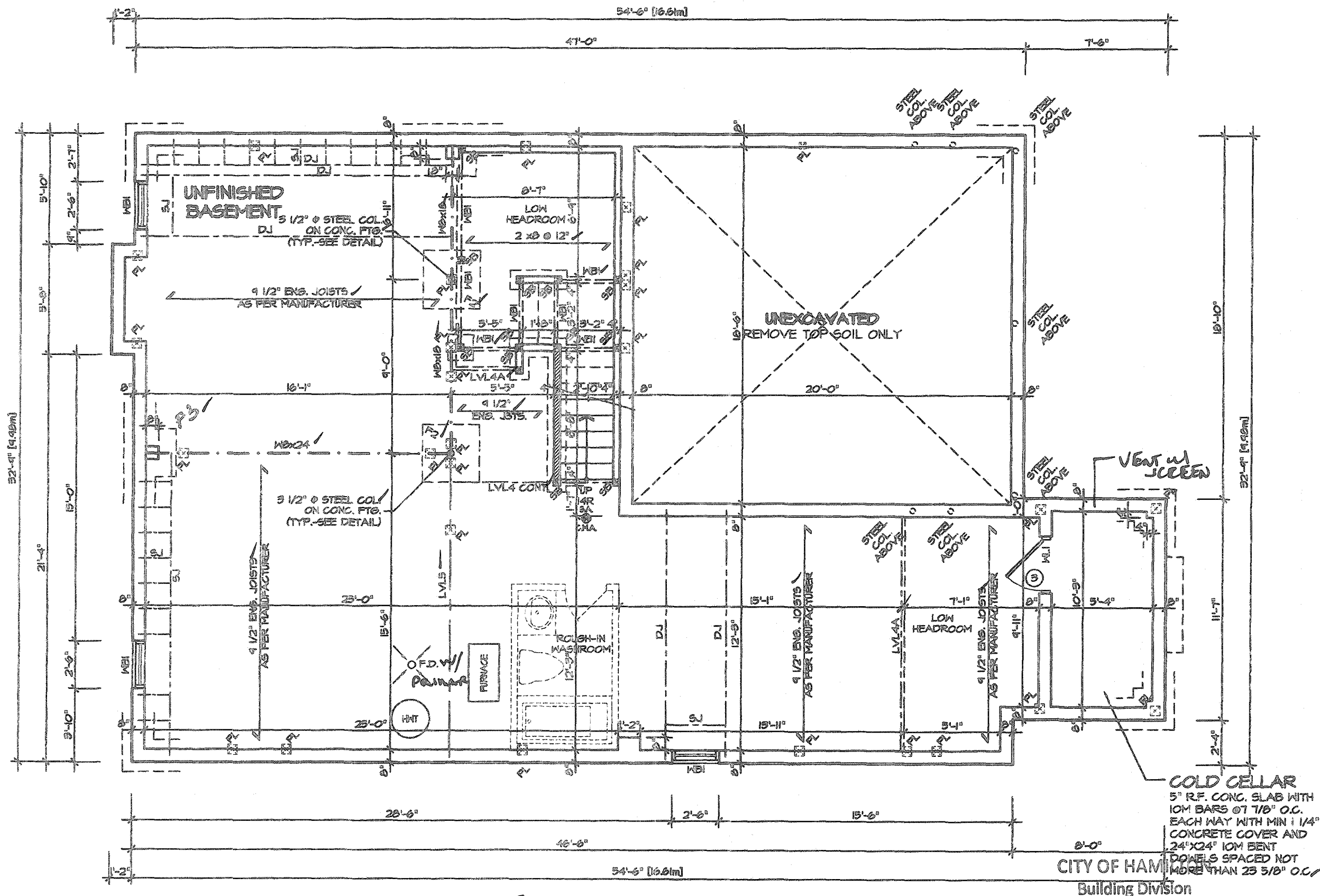
SHEET TITLE
BASEMENT PLAN 2
SCALE **3/16"=1'-0"**
DATE **DEC 2019**
BY **ZMP**
AREA **2602**

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

PAGE No. **1-2**

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



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

Permit No. 20 187704

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 17/20
FOR CHIEF BUILDING OFFICIAL DATE

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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QUALIFICATION INFORMATION
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REGION DESIGN INC.

SHEET TITLE
BASEMENT PLAN 3

SCALE
3/16"=1'-0"

BY
ZMP
DATE
DEC 2019
AREA
2602

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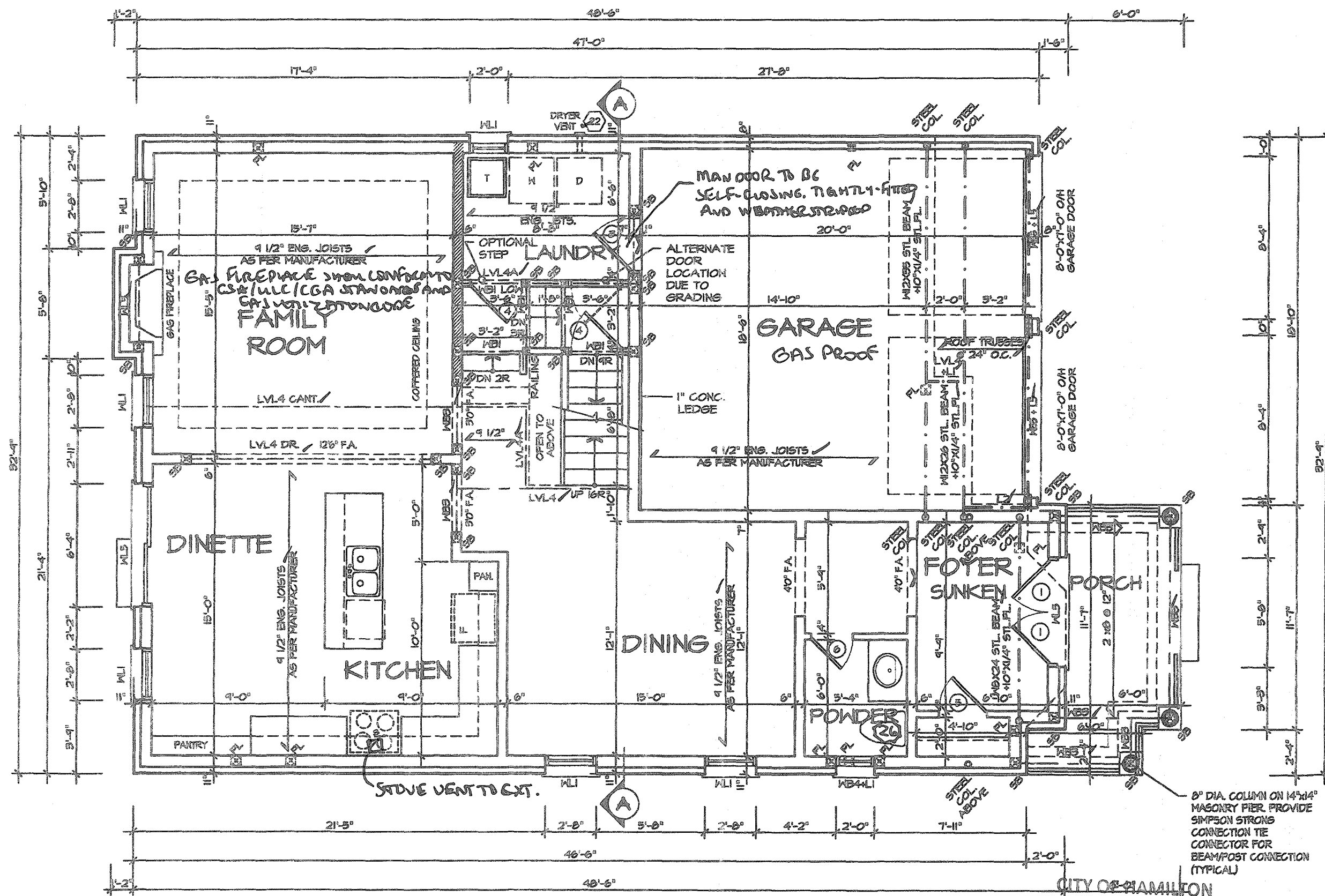
PAGE No.

1-3

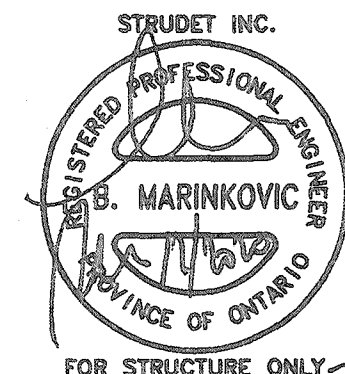
Greenpark.

PROJECT NAME
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PROVIDE FIRE BULKING
IN ALL CONCEALED SPACES



FIRST FLOOR PLAN I



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Building Division

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FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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

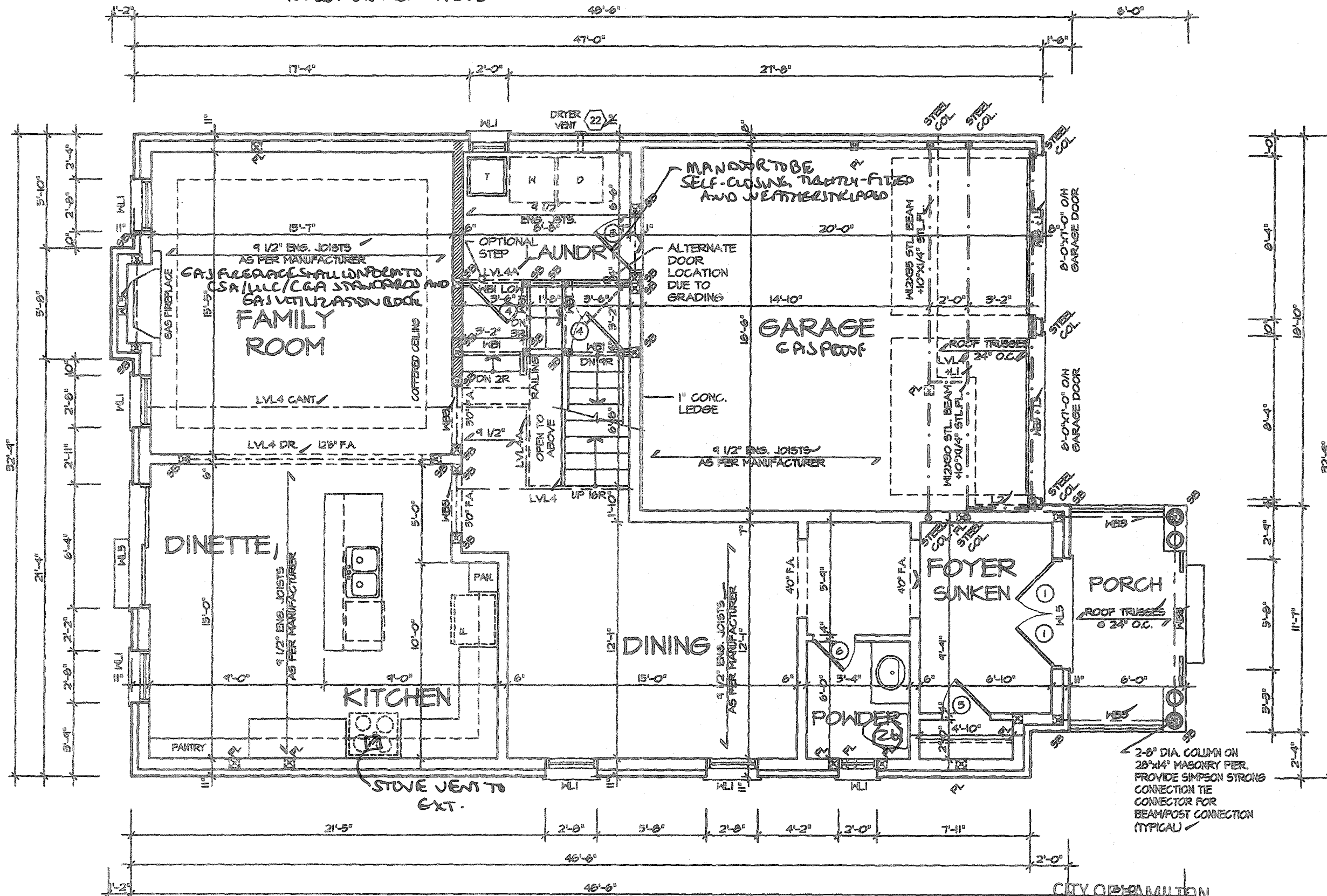
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

SHEET TITLE
FIRST FLOOR PLAN 1
SCALE 3/16"=1'-0"
DATE DEC 2019
BY ZMP
AREA 2602

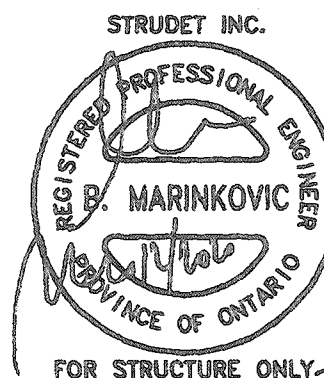
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.
2

PROVIDE FIRE BLOCKING IN
ALL PENETRATED WALLS



FIRST FLOOR PLAN 2



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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2019
This stamp certifies compliance with the applicable Design Guidelines only and does not transfer professional responsibility.

Permit No. 20-187704

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 17/19
FOR SHEET BUILDING OFFICIAL DATE

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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) 660-0746

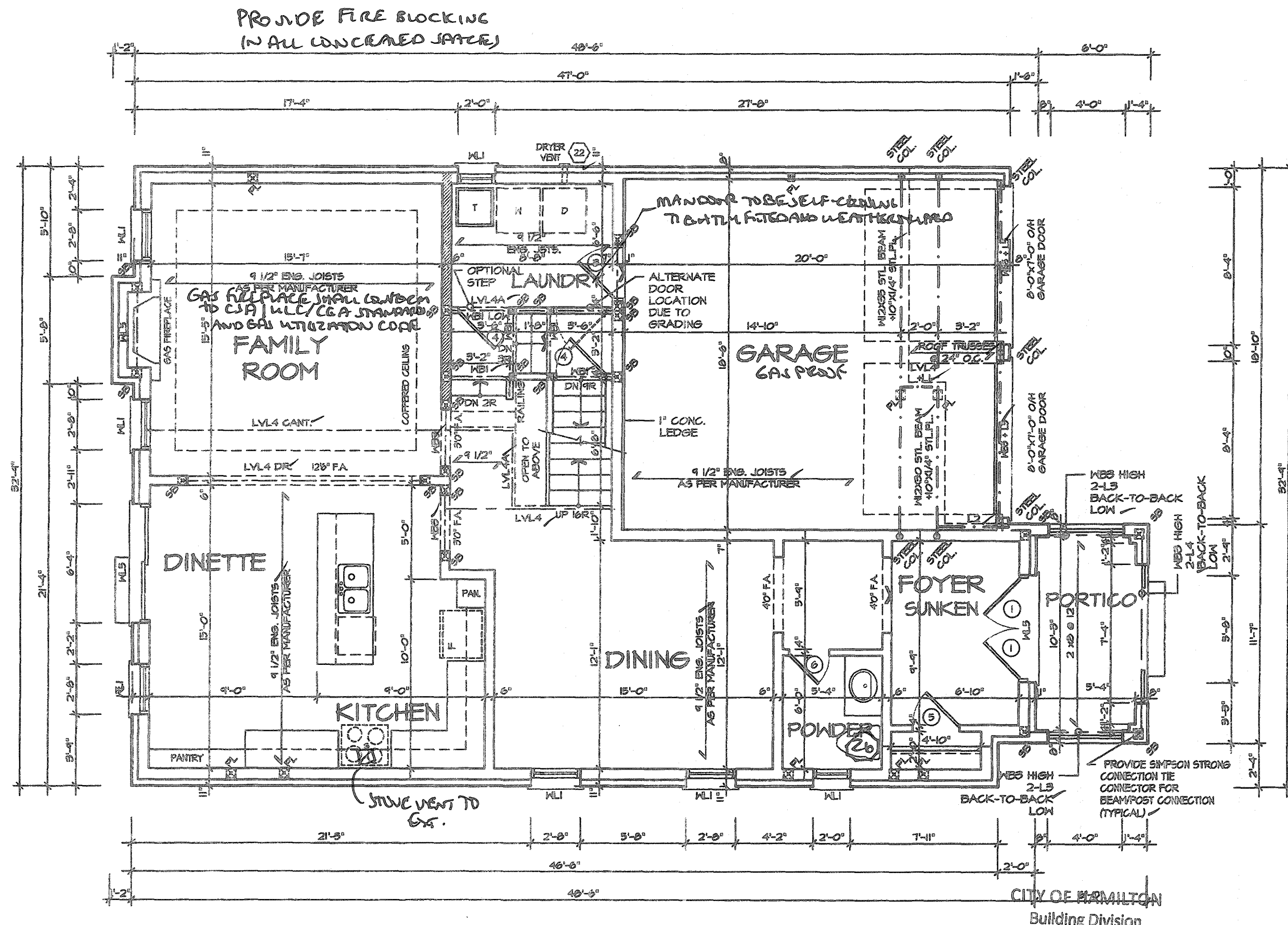
REGION
DESIGN
INC.

SHEET TITLE	
FIRST FLOOR PLAN 2	
SCALE	3/16"=1'-0"
DATE	DEC 2019
BY	ZMP
AREA	2602

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

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



FIRST FLOOR PLAN 3



FOR STRUCTURE ONLY

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Permit No. 2-187704

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by [Signature] DEC 17/20 DATE

FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 3.2.3 of the building code

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 680-0746

SHEET TITLE
FIRST FLOOR PLAN 3

SCALE
3/16"=1'-0"

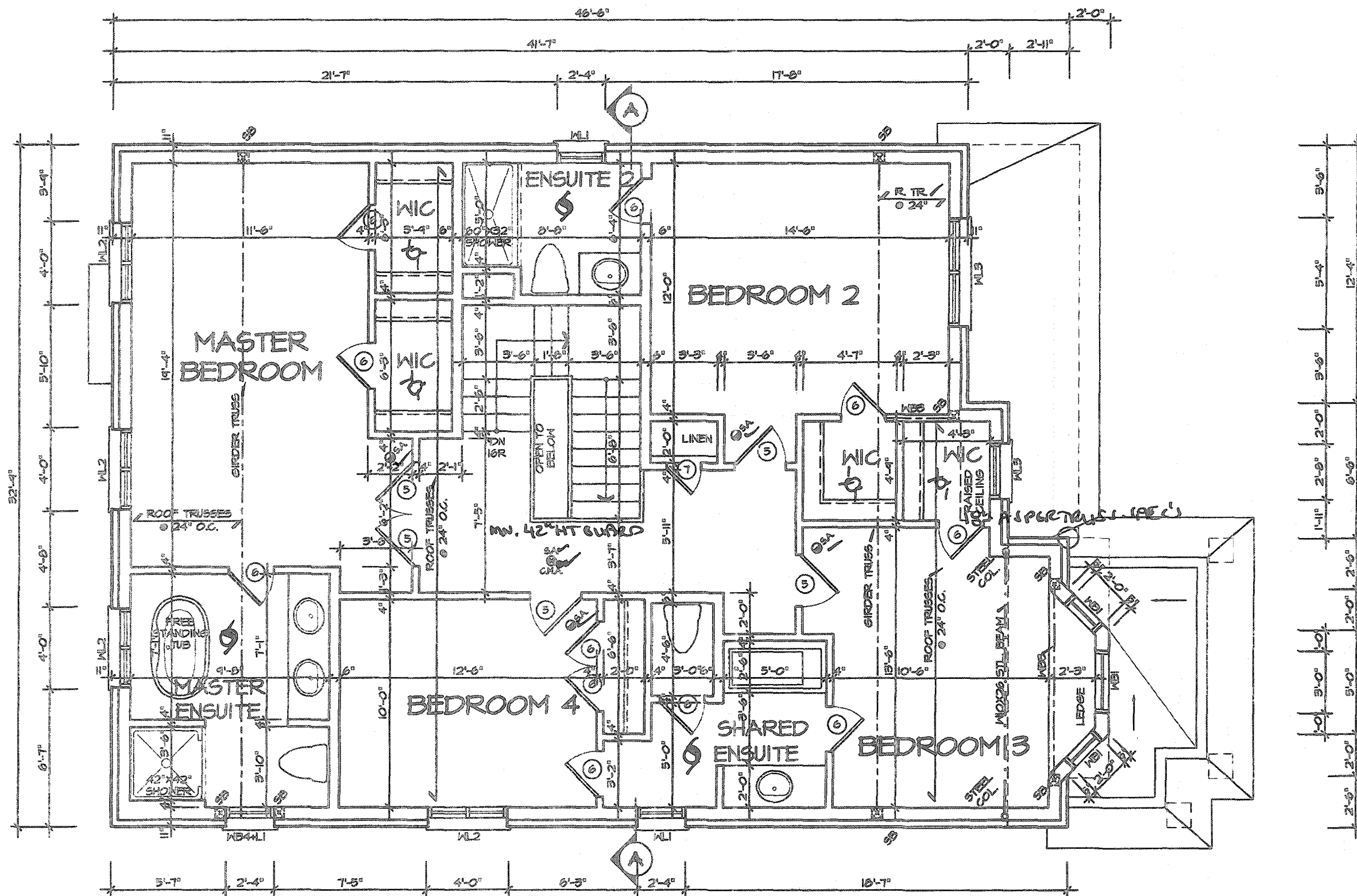
DATE
DEC 2019

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

PAGE No.
2-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN I

CITY OF HAMILTON
Building Division

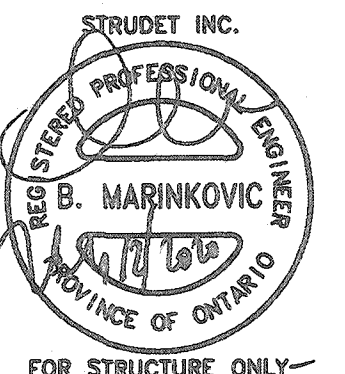
20 187704

THESE DRAWINGS SHALL BE AVAILABLE ON SITE

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ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] PCL 1720



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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 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 GAJAR
NAME
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 735-4098
F (905) 680-0748

REGION
DESIGN
INC.

SHEET TITLE
SECOND
FLOOR PLAN 1

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

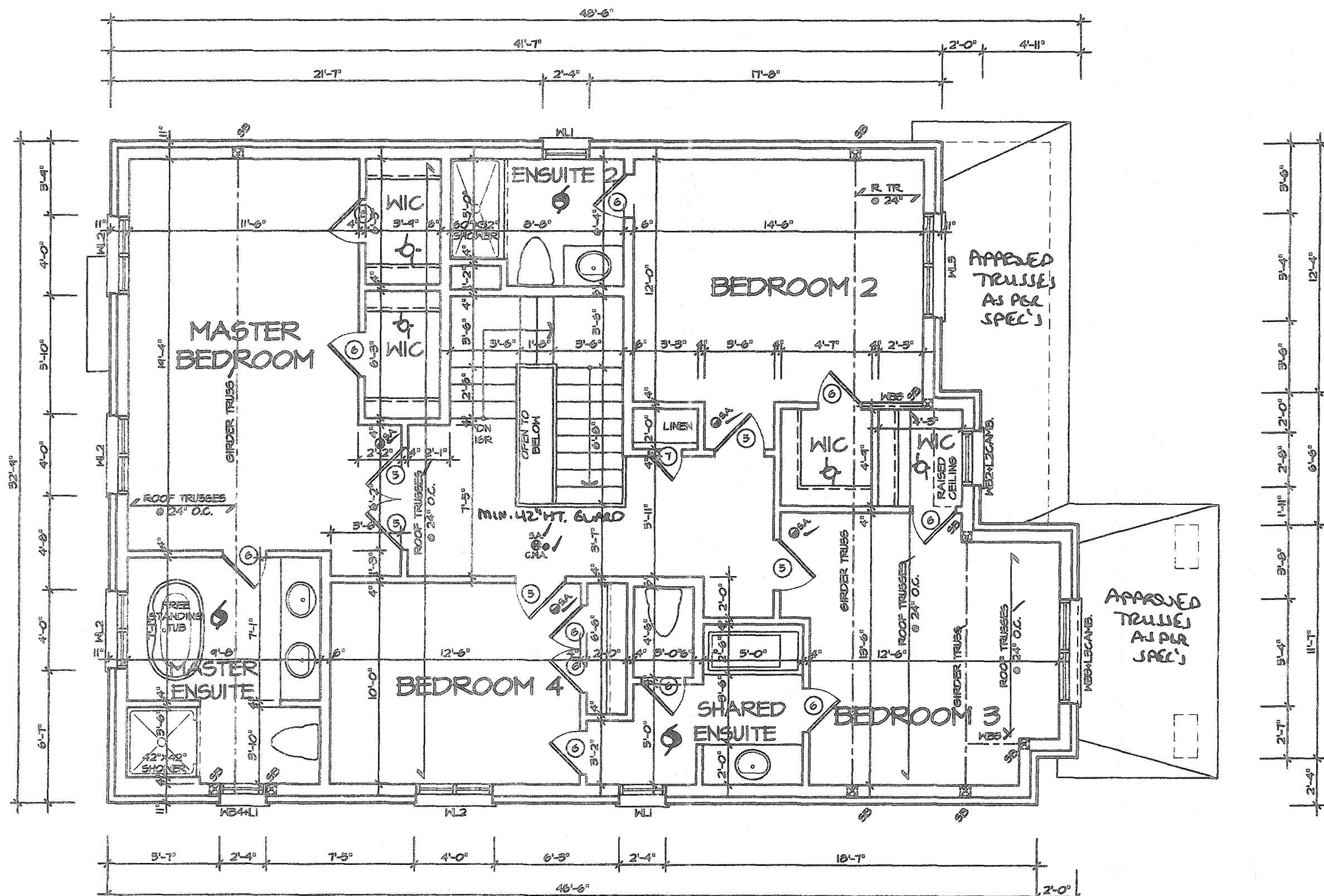
AREA
2602

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

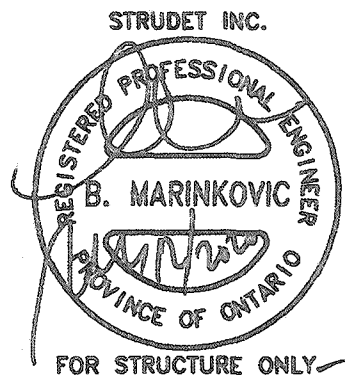
PAGE No.
3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN 2



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This design certifies compliance with the applicable Design Guidelines only and does not further protect the homeowner's liability.

CITY OF HAMILTON
Building Division

20-187704

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 LAWS

These drawings and/or specifications have been reviewed by

[Signature] FOR CHIEF BUILDING OFFICIAL DATE: DEC 17, 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2.	ISSUED FINAL REFERENCE MAR 2020
1.	ISSUED FOR COORDINATION FEB 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
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4036
F (905) 690-0746

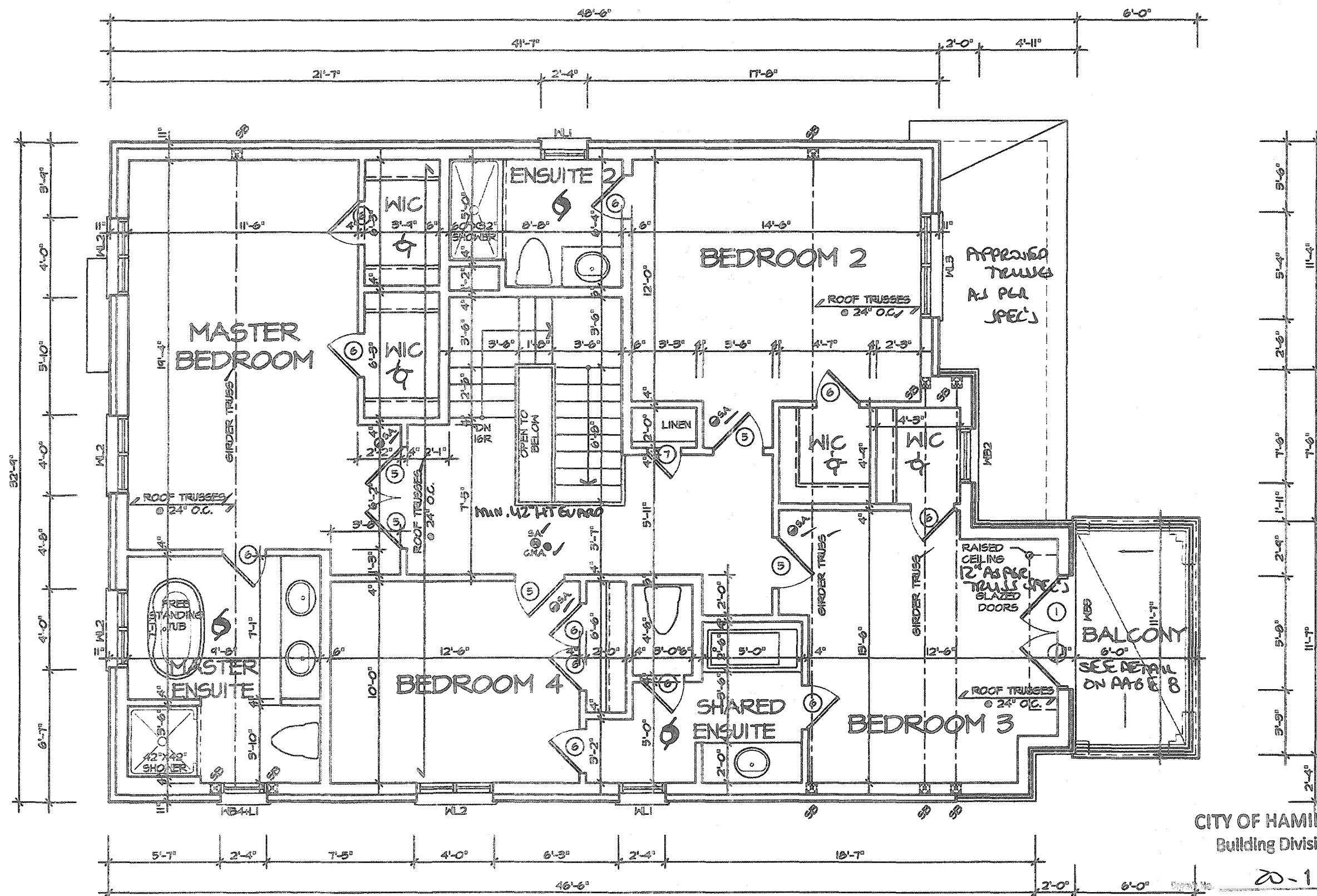
REGION
DESIGN
INC.

SHEET TITLE
SECOND FLOOR PLAN 2
SCALE 3/16"=1'-0"
DATE DEC 2019
BY ZMP
AREA 2602

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

PAGE No.
3-2

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN 3

CITY OF HAMILTON
Building Division

20-187704

THESE DRAWINGS SHALL BE AVAILABLE ON SITE

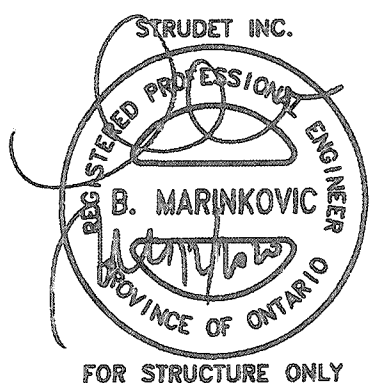
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] REC 11/20
FOR CHIEF BUILDING OFFICIAL DATE

MAR 12 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



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

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

APPROVED BY
DATE SEP 21 2019
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility

5.	
4.	
3.	
2.	ISSUED FINAL REFERENCE MAR 2020
1.	ISSUED FOR COORDINATION FEB 2020
REVISIONS	

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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 4S6
P (416) 736-4036
F (905) 680-0746

REGION
DESIGN
INC.

SHEET TITLE SECOND FLOOR PLAN 3	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	3-3

Greenpark.

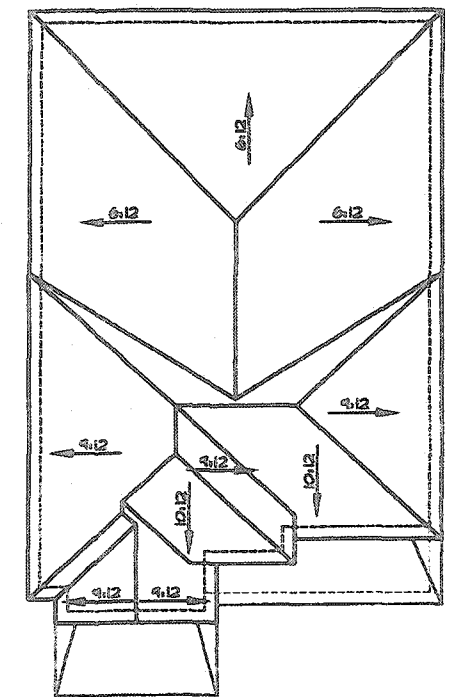
PROJECT NAME
RUSSELL GARDENS III

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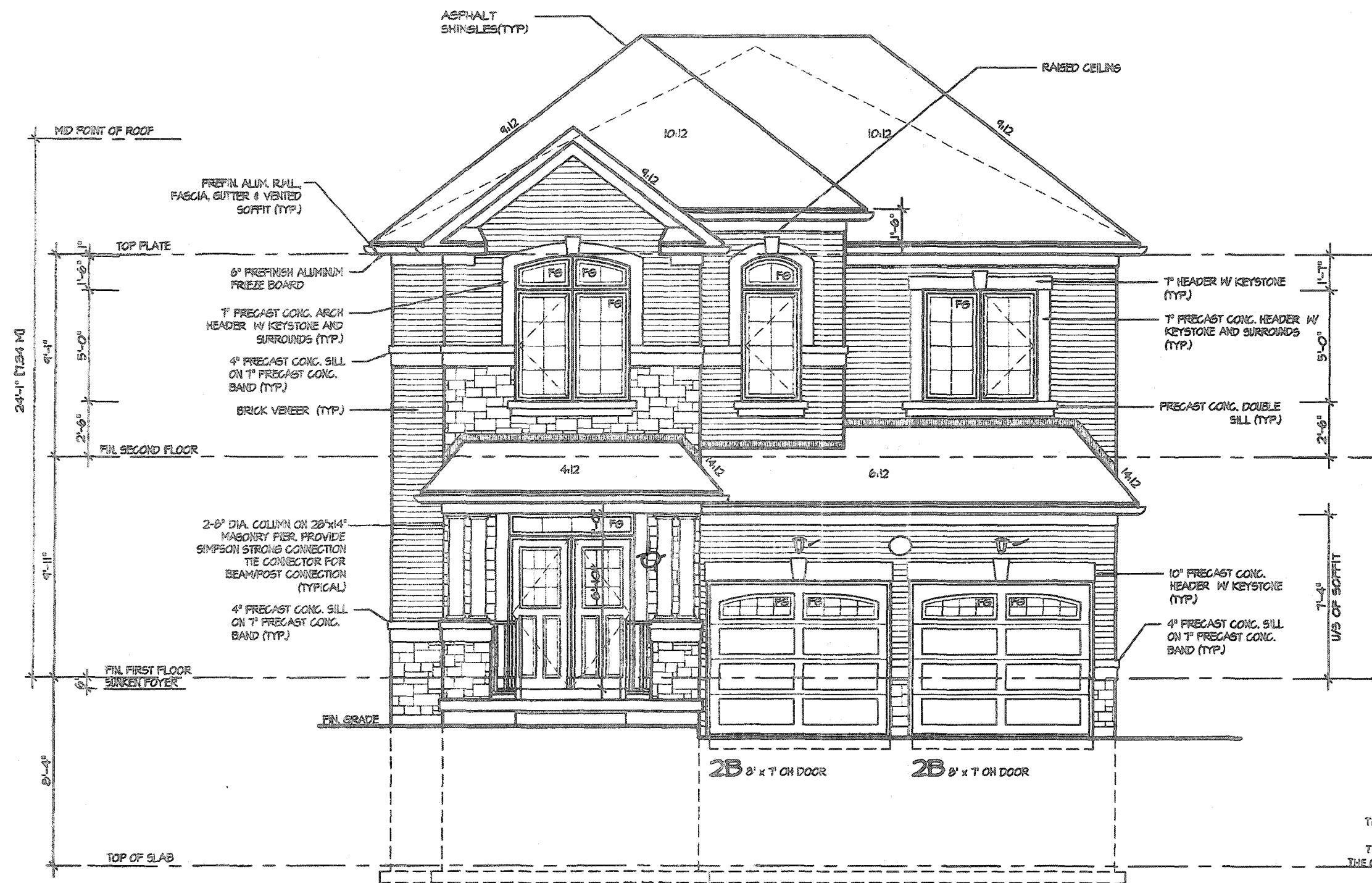
APPROVED BY 
DATE SEP 21, 2020
This stamp certifies compliance with the official
Design Guidelines only and bears no further
professional responsibility.

COMPLIANCE PACKAGE "A1"

March 12 2020	11:48:27 AM	M:PROJECTSIRUSSEL	GARDENS INSTANDA	BSIVAL I	EVYBEEK 2	MASTER RWC
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ROOF PLAN 2
Scale: 1/16"=1'-0"



FRONT ELEVATION 2

CITY OF HAMILTON
Building Division
20-187704

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

FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE
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VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 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 4S6
P (416) 739-4036
F (905) 880-0748

REGION
DESIGN
INC.

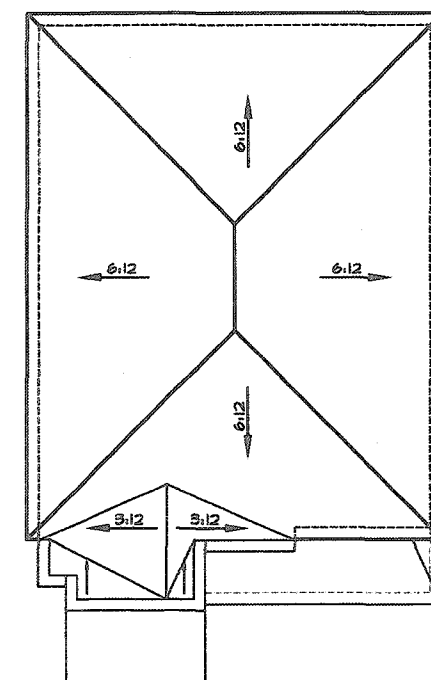
SHEET TITLE FRONT ELEVATION 2	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

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

4-2

PROJECT NAME
RUSSELL GARDENS III

Greenpark



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

MID POINT OF ROOF

RAISED CEILING

ASPHALT SHINGLES(TYP)

6:12

TOP PLATE

STONE VENEER (TYP.)

BRICK VENEER (TYP.)

FIN SECOND FLOOR

FIN FIRST FLOOR
SUNKEN FOYER

FIN GRADE

TOP OF SLAB

6:12

6:12

6'-0" x 8'-0"

6'-0" x 6'-10"

8' x 7' OH DOOR

8' x 7' OH DOOR

1" HEADER (TYP.)

PRECAST CONC. SILL (TYP.)

10" PRECAST CONC. HEADER W KEYSTONE (TYP.)

1'-2" US OF SOFFIT

CITY OF HAMILTON
Building Division
22-187706

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

CITY OF HAMILTON
Building Division

These drawings and/or specifications have been reviewed by _____

FOR CHIEF BUILDING OFFICIAL
DATE DEC 17 1980

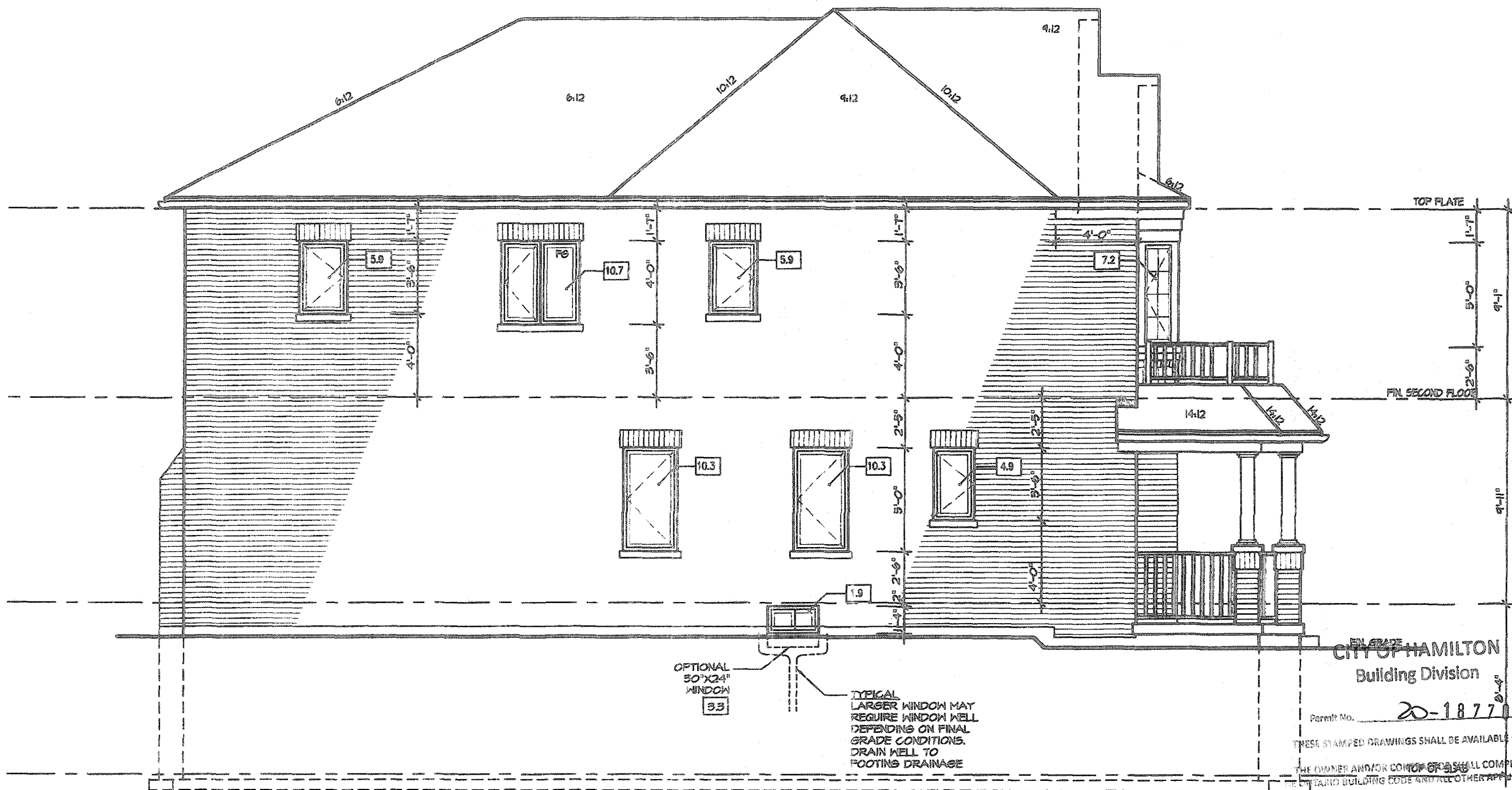
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
official or legal responsibility.

VALLEYCREEK 2

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) 736-4096 F (905) 860-0746	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						FRONT ELEVATION 3				
3						SCALE	BY			PAGE No.
2	ISSUED FINAL REFERENCE	MAR 2020				3/16"=1'-0"	ZMP			
1	ISSUED FOR COORDINATION	FEB 2020				DATE	AREA			
REVISIONS							4-3		PROJECT NAME	
									RUSSELL GARDENS III	



ALLOWABLE GLAZING

WALL AREA

WALL AREA	1026.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	71.82
ACTUAL WINDOW AREA	57.10
WITH OPTIONAL 30\"X24\" BASEMENT WINDOWS ACTUAL OPENING AREA	56.50

SEE ATTACHED ELEVATION LEFT ELEVATION
FOR CALCULATIONS FOR
WINDOW GLAZING AREA

CITY OF HAMILTON
Building Division

Permit No. 20-187714

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

These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE
MAR 12 2020

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
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VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5	
4	
3	
2	ISSUED FINAL REFERENCE MAR 2020
1	ISSUED FOR COORDINATION FEB 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

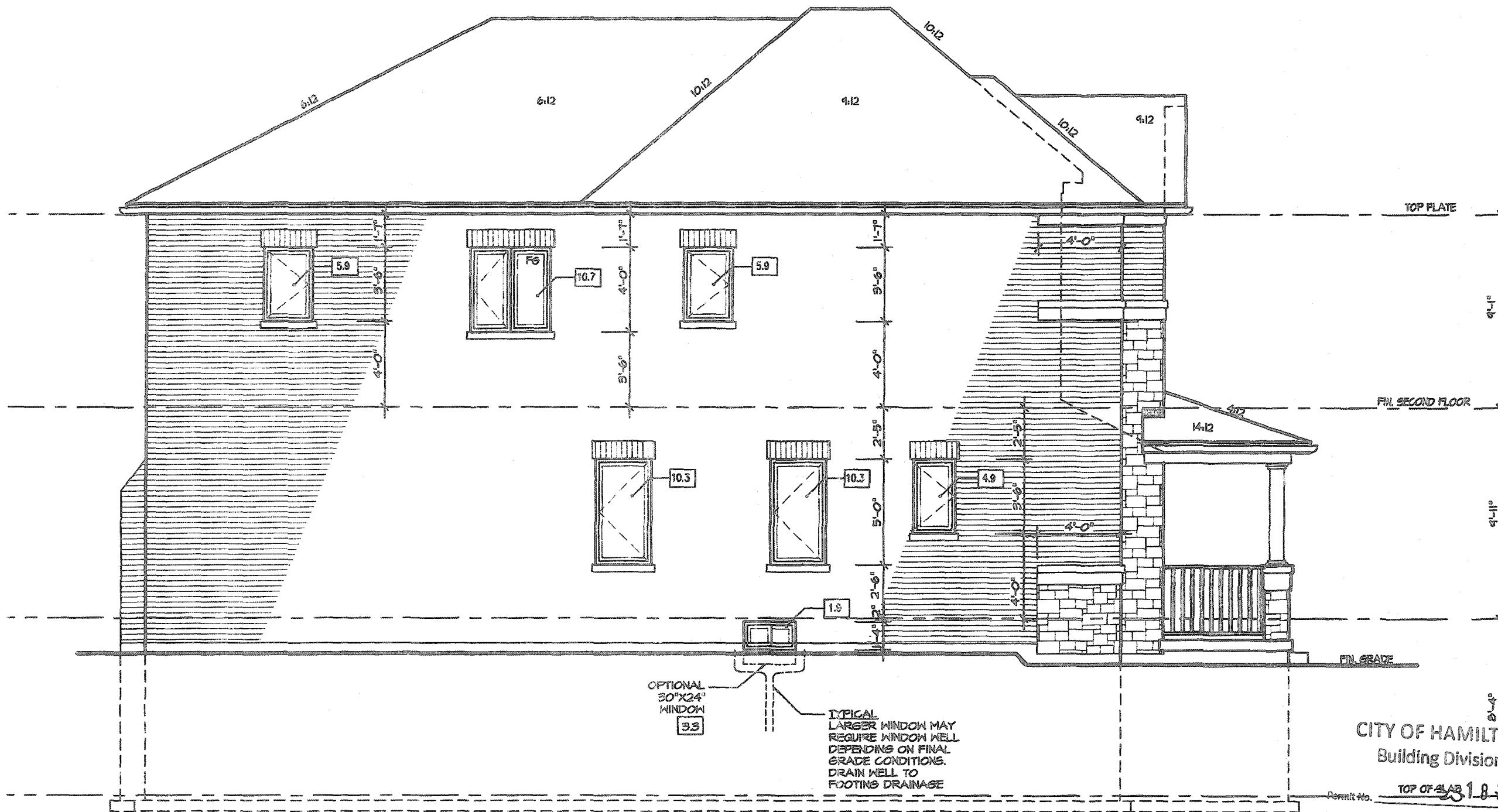
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 680-0746



SHEET TITLE LEFT SIDE ELEVATION 1	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	5

PROJECT NAME RUSSELL GARDENS III	



ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @ 700 % (12 M SIDEYARD)

ACTUAL WINDOW AREA

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

1026.00

71.82

44.90

51.30

SEE ATTACHED ELEVATION
FOR CALCULATIONS FOR
WINDOW GLAZING AREA

LEFT ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. TOP OF SLAB 187704

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE
This stamp certifies compliance with the applicable Design Guidelines only and shall not further professional responsibility

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	ISSUED FINAL REFERENCE MAR 2020
1.	ISSUED FOR COORDINATION FEB 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 9.2.6 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4036
F (808) 680-0746

REGION
DESIGN
INC.

SHEET TITLE
LEFT
SIDE ELEVATION 2

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

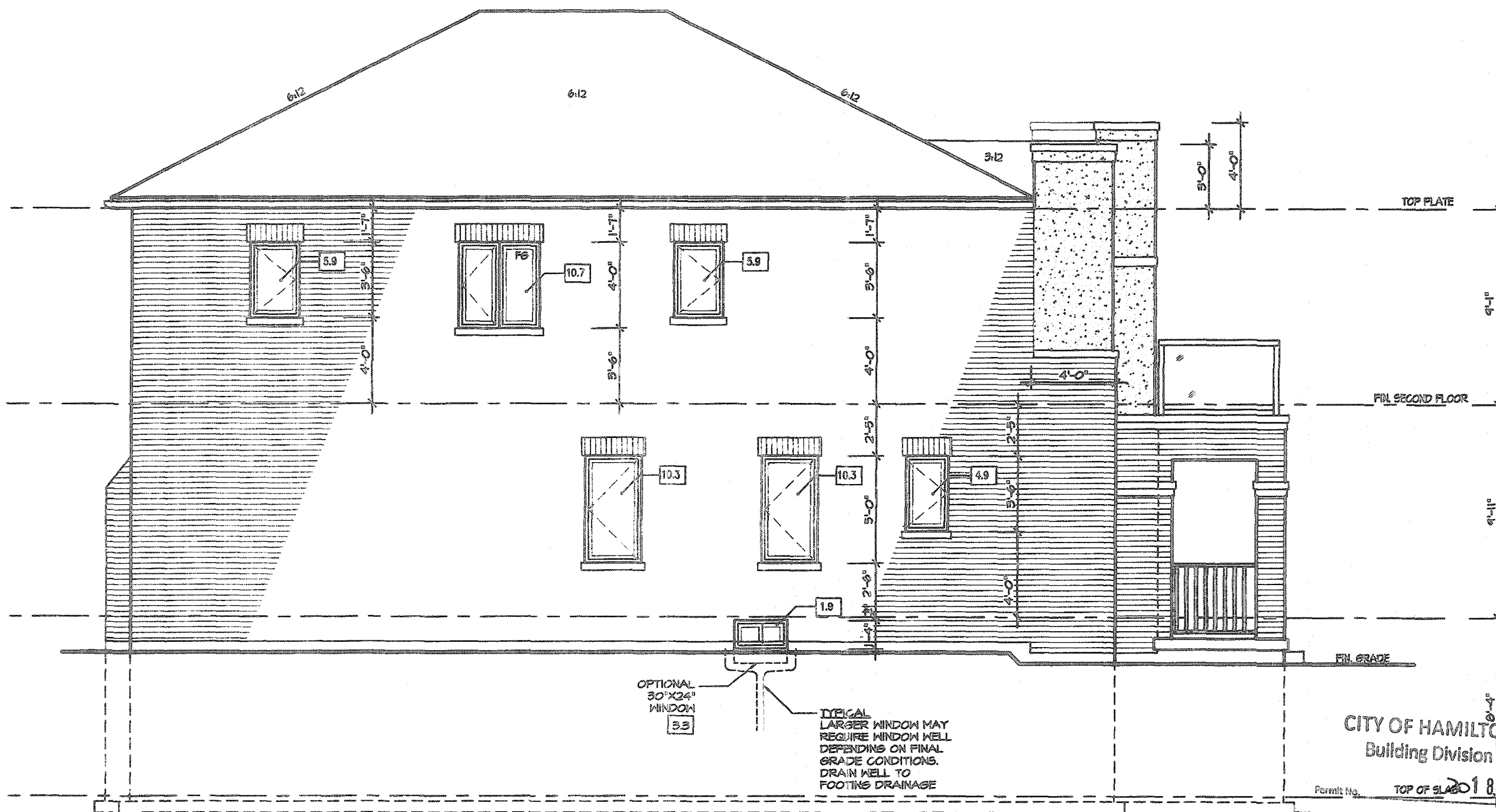
AREA
2602

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PAGE No.
5-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD) ✓

ACTUAL WINDOW AREA

WITH OPTIONAL 30'X24' BASEMENT WINDOWS ACTUAL OPENING AREA

1026.00 ✓

71.82 ✓

44.90 ✓

51.30 ✓

SEE ATTACHED ELEVATION
FOR CALCULATION FOR
WINDOW GLAZING AREA

LEFT ELEVATION 3

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

MAR 12 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

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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 has no further professional responsibility.

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

VIKAS GAJWAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 680-0746

REGION
DESIGN
INC.

SHEET TITLE
LEFT
SIDE ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

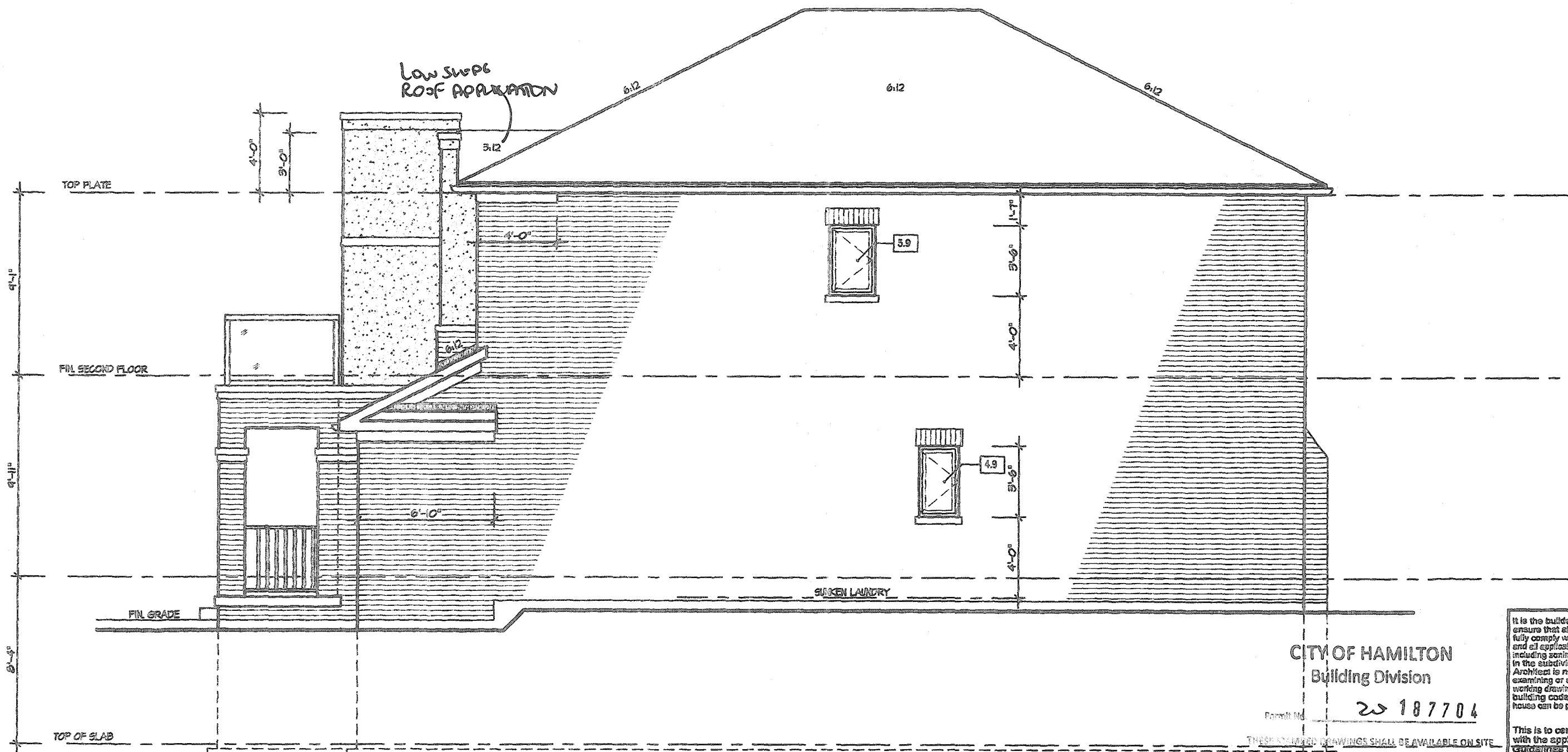
AREA
2602

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

PAGE No.
5-3

PROJECT NAME
RUSSELL GARDENS III

Greenpark



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDERYARD) /
ACTUAL WINDOW AREA

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

CITY OF HAMILTON
Building Division

20 187704

Permit No.

THESE 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

1026.00
11.02
10.80
10.80

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 Town of HAMILTON

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 21, 2019
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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.

Required unless design is exempt under Division C, Subsection 3.2.9 of the building code

QUALIFICATION INFORMATION
VIKAS GAJJAR
NAME
28770
ECIN
SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4036
F (800) 680-0746

REGION
DESIGN
INC.

SHEET TITLE RIGHT SIDE ELEVATION 3	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No. 6-3	

PROJECT NAME RUSSELL GARDENS III	



REAR ELEVATION I

CITY OF HAMILTON
Building Division

Form No. 20 187704

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 17/20

COMPLIANCE PACKAGE "A1"

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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 any other responsibility.

VALLEYCREEK 2

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 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) 738-4056
F (905) 680-0745

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 1

SCALE
3/16"=1'-0"

DATE
DEC 2019

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

BY
ZMP

AREA
2602

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. **20 187704**

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 17/19**
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 IS VALID FOR ONE YEAR FROM THE DATE OF APPROVAL
DESIGNER'S RESPONSIBILITY

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
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2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 *[Signature]* **28770**
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 680-0748

REGION DESIGN INC.

SHEET TITLE
REAR ELEVATION 2

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

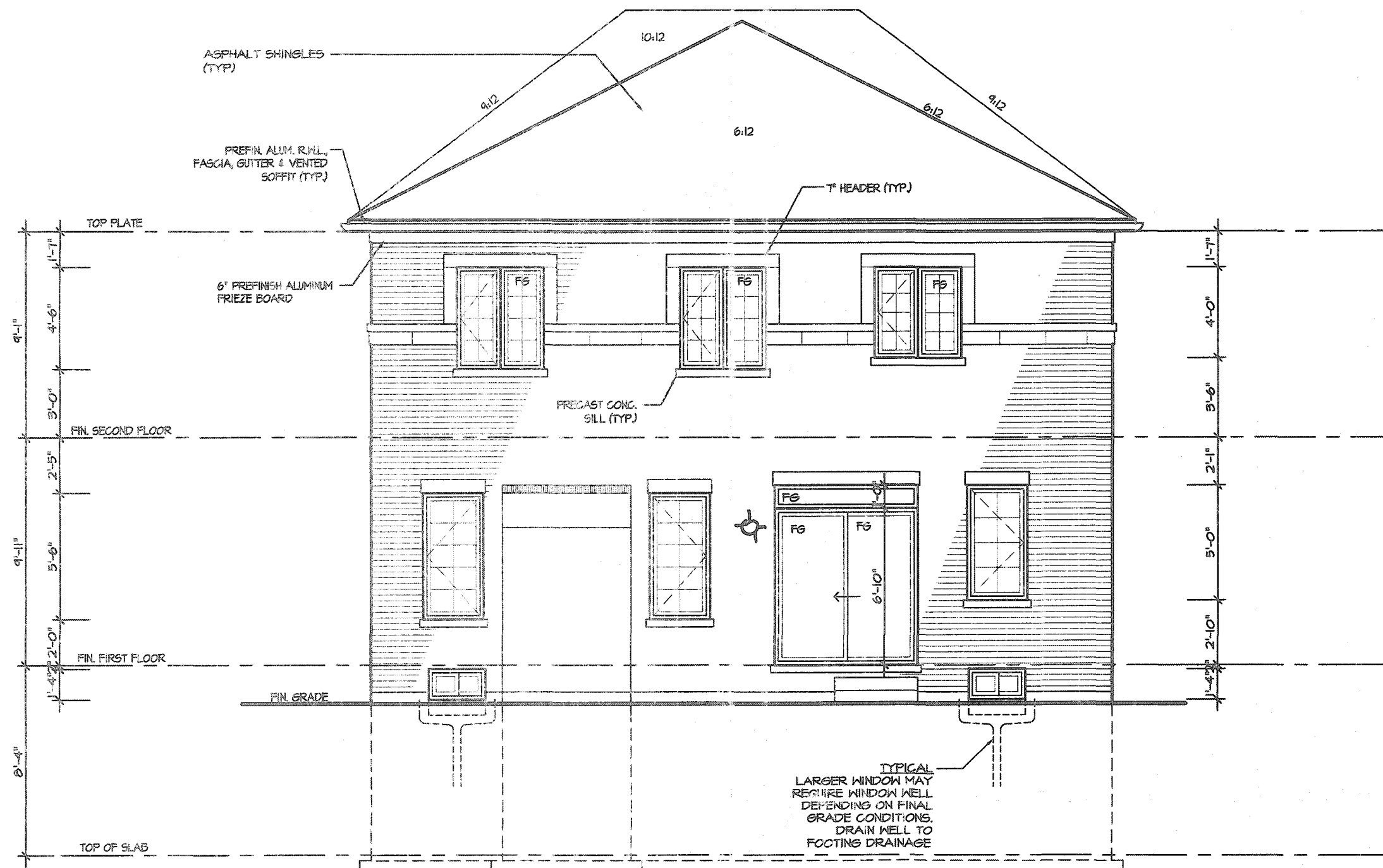
DATE **DEC 2019** AREA **2602**

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

PAGE No. **7-2**

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



UPGRADE REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 20-187704-01

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

John G. Williams **John G. Williams** **Feb 3/21**

FOR CHIEF BUILDING OFFICER

DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY *John G. Williams*
DATE: NOV 25, 2020
This stamp certifies compliance with the applicable Design Guidelines only, and bears no further professional responsibility.

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2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 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 *[Signature]* **28770**
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 739-4036
F (905) 560-0746

**REGION
DESIGN
INC.**

SHEET TITLE REAR ELEVATION 2 UPGRADE	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

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

PAGE NO.
7A-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 3

CITY OF HAMILTON
Building Division
Permit No. 20 187704

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings and/or specifications have been reviewed by
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 professional responsibility.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
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2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 GAJAR
NAME SIGNATURE 28770
BCIN

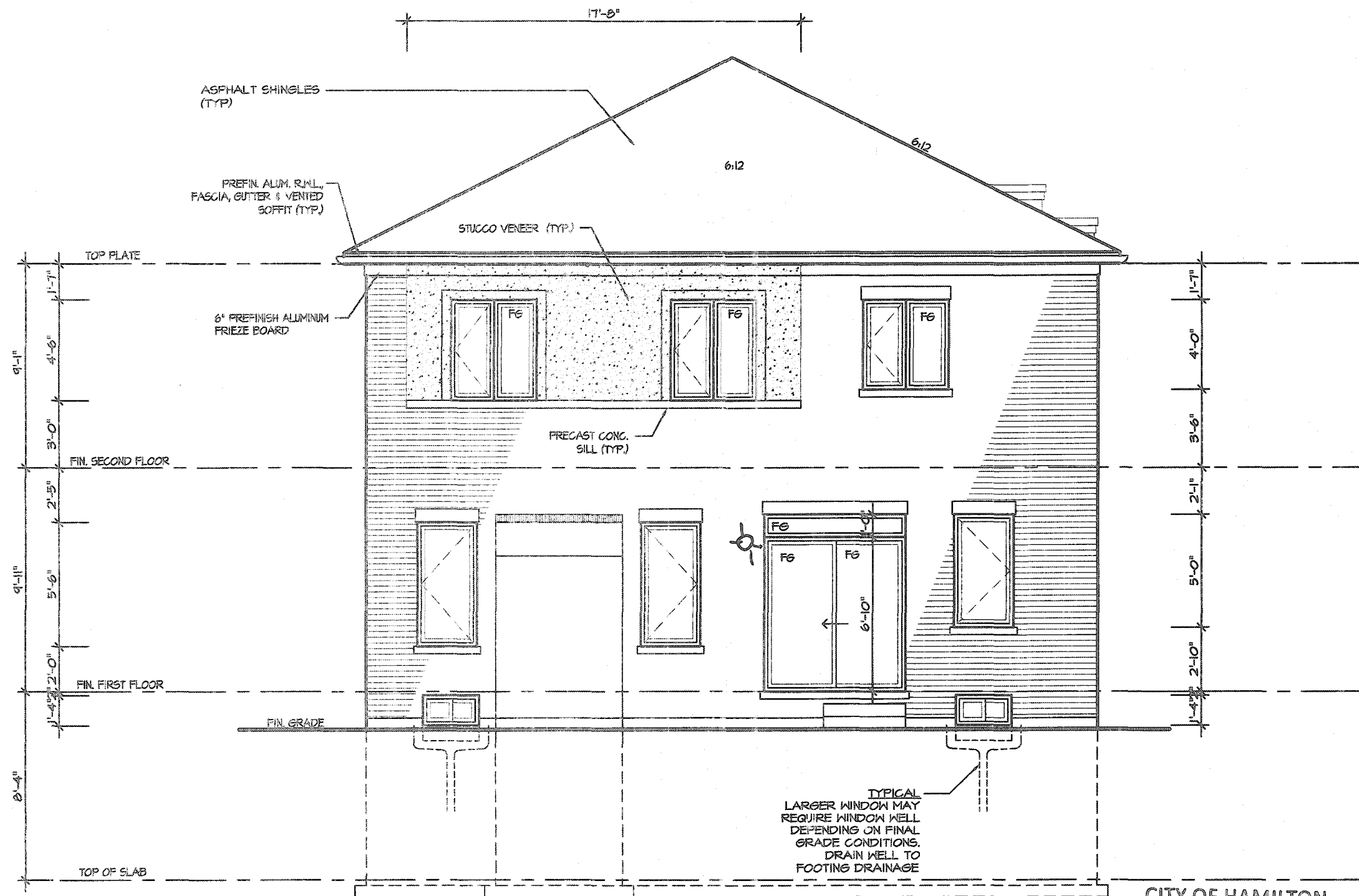
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4056
F (805) 690-0746

SHEET TITLE
REAR ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY ZMP
AREA 2602

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

PAGE No. 7-3

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



UPGRADE REAR ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. 20-187704-01

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
Shirley Feb 3/21
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY [Signature]
DATE NOV 24, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 2
COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 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 [Signature] 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4036
F (905) 360-0746

REGION
DESIGN
INC.

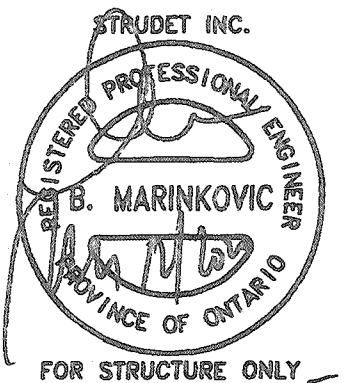
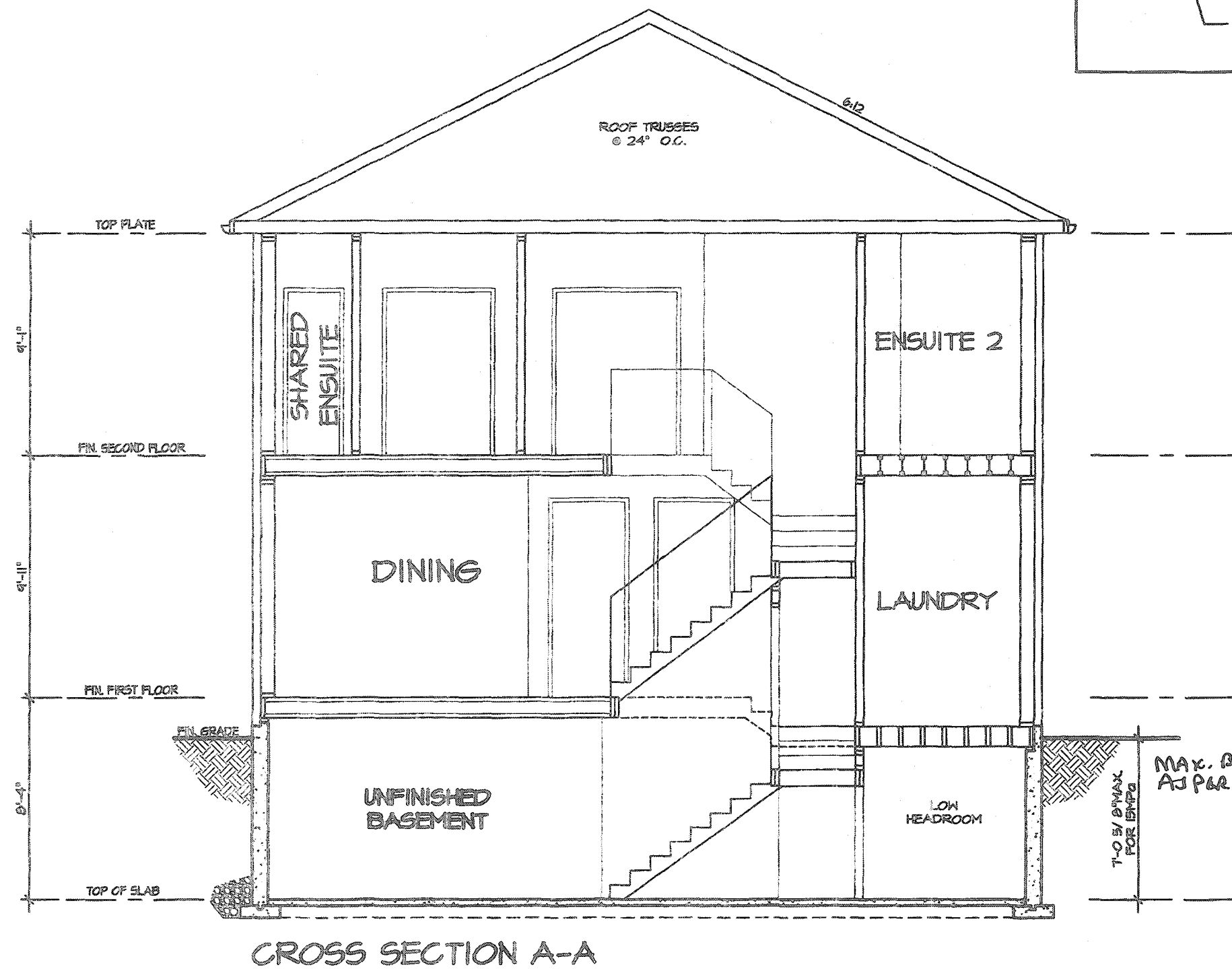
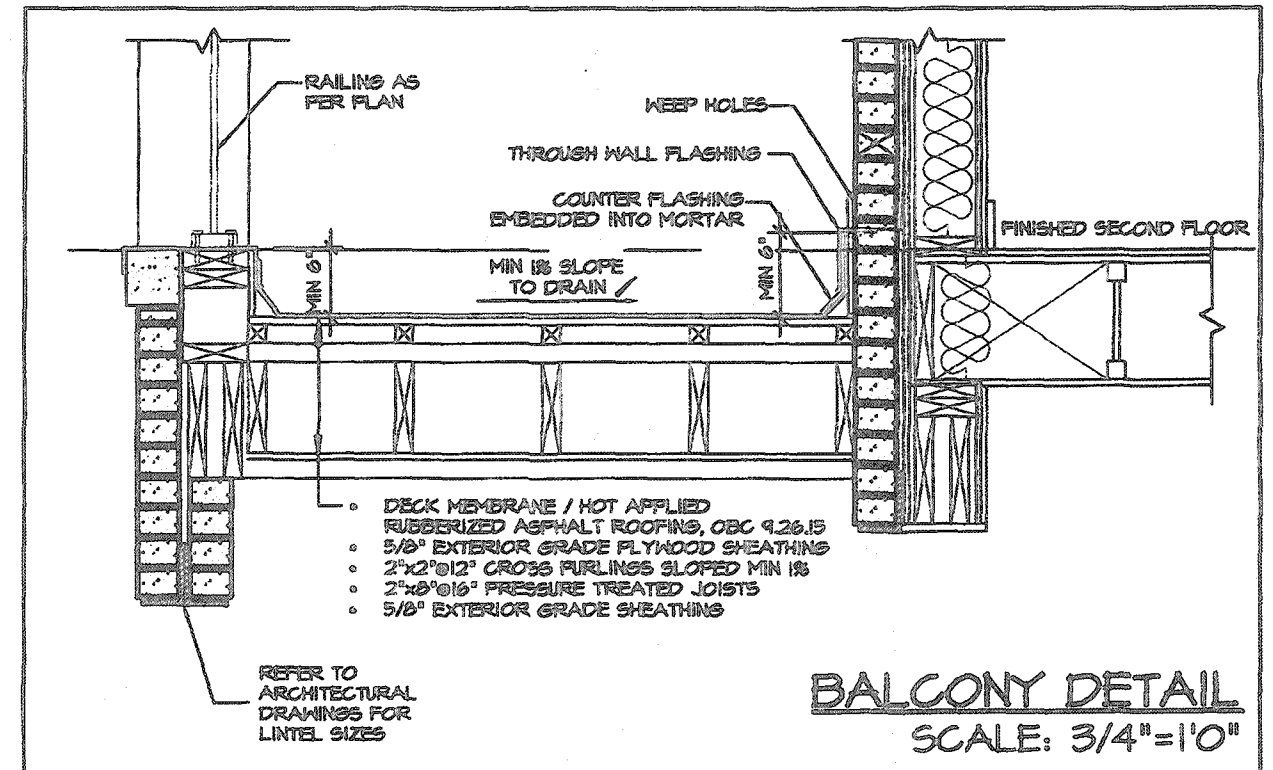
SHEET TITLE REAR ELEVATION 3 UPGRADE	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

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

PAGE No.
7A-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



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MAX. BACKFILL HEIGHT
AS PER O.B.C. 7.5.4.2

CITY OF HAMILTON
Building Division
20187704

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 LAWS

These drawings and/or specifications have been reviewed by
J. [Signature] DEC 17/19
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2
COMPLIANCE PACKAGE "A1"

5.		
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2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 2.2.5 of the building code

VIKAS GAJJAR
NAME
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 680-0746

REGION DESIGN INC.

SHEET TITLE
CROSS SECTION A-A

SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

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

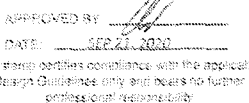
PAGE No.
8

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

VIKAS GAJJAR 28770
NAME SIGNATURE RCIN

REGION
DESIGN
INC.

SCALE 3/16"=1'-0"	SY ZM
DATE DEC 2019	AREA 260

PAGE No. 9



REAR ELEVATION I

CITY OF HAMILTON
Building Division
20 187704

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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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 responsibility.

VALLEYCREEK 2
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 2020

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME SIGNATURE
28770
ECIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4056
F (905) 680-0748

REGION DESIGN INC.
SHEET TITLE
REAR DECK
ELEV. 1, 2 & 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY ZMP
AREA 2602

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