

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
JAN 19 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

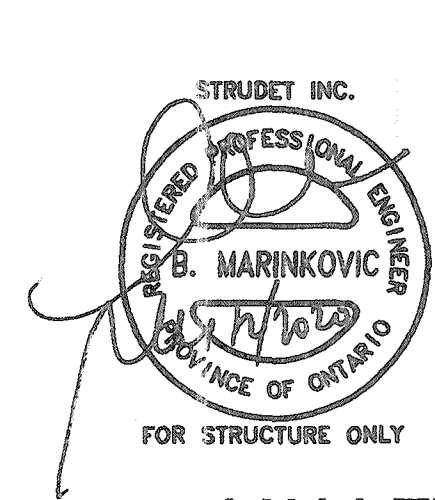
CITY OF HAMILTON
Building Division

Permit No. 21-102417

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
JDC ELO 2021
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2S		ELV. 3			
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	643.20	64.40	121.78	11.31	17.57 %
LEFT SIDE	1003.42	43.41	70.33	6.33	7.00 %
RIGHT SIDE	1003.42	43.41	15.16	1.41	1.51 %
REAR	643.20	64.40	152.11	14.13	21.44 %
TOTAL	3397.24	315.61	359.38	33.39	10.58 %

AREA CALCULATIONS		ELEV. 3	
GROUND FLOOR AREA	=	1124	Sq. Ft.
SECOND FLOOR AREA	=	1424	Sq. Ft.
TOTAL FLOOR AREA	=	2548	Sq. Ft.
		257.18	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	=	2560	Sq. Ft.
		238.30	Sq. M.
GROUND FLOOR COVERAGE	=	1124	Sq. Ft.
GARAGE COVERAGE / AREA	=	348	Sq. Ft.
PORCH COVERAGE / AREA	=	70	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1542	Sq. Ft.
		140.37	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1527	Sq. Ft.
		141.26	Sq. M.



MAR 12 2020

VALLEYCREEK 2S

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

STRIP FOOTINGS
FOR SINGLES & SEMIS UP TO 3 STOREY
8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
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 (16 psf) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS
120 KPa NATIVE SOIL
F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)
90 KPa ENGINEERED FILL SOIL
F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" 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.
FTDH. WALL IS REQUIRED.

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC.
FLAT WORK) TO BE 32 MPa WITH 3-8% AIR ENTRAINMENT

BRICK VENEER LINTELS
ML1 = 3'-1/2"x8'-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SFR. No.2
ML2 = 4'-3"x8'-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SFR. No.2
ML3 = 5'-3"x8'-1/2"x1/4" (125x90x6.0L) + 2-2"x10" SFR. No.2
ML4 = 6'-3"x8'-1/2"x1/4" (150x90x6.0L) + 2-2"x12" SFR. No.2
ML5 = 6'-3"x8'-1/2"x1/4" (150x100x6.0L) + 2-2"x12" SFR. No.2
ML6 = 5'-3"x8'-1/2"x1/4" (125x90x6.0L) + 2-2"x12" SFR. No.2
ML7 = 5'-3"x8'-1/2"x1/4" (125x90x6.0L) + 3-2"x10" SFR. No.2
ML8 = 5'-3"x8'-1/2"x1/4" (125x90x6.0L) + 3-2"x12" SFR. No.2
ML9 = 6'-3"x8'-1/2"x1/4" (150x100x6.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS
WB1 = 2-2"x8" SFR. No.2 (2-38x286 SFR. No.2)
WB2 = 3-2"x8" SFR. No.2 (3-38x286 SFR. No.2)
WB3 = 2-2"x10" SFR. No.2 (2-38x286 SFR. No.2)
WB4 = 3-2"x10" SFR. No.2 (3-38x286 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 (4-38x286 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" (1-45x184)
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" (1-45x240)
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" (1-45x300)
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" (2-45x413)

LOOSE STEEL LINTELS
L1 = 3'-1/2"x8'-1/2"x1/4" (90x90x6.0L)
L2 = 4'-3"x8'-1/2"x1/4" (100x90x6.0L)
L3 = 5'-3"x8'-1/2"x1/4" (125x90x6.0L)
L4 = 6'-3"x8'-1/2"x1/4" (150x90x6.0L)
L5 = 6'-3"x8'-1/2"x1/4" (150x100x6.0L)
L6 = 7'-3"x8'-1/2"x1/4" (175x100x6.0L)

DOOR SCHEDULE
1 = 3'-0" x 6'-8" (914x2033) - INSULATED ENTRANCE DOOR
1a = 2'-10" x 7'-10" (813x2381) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (813x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (813x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (813x2033x45) - INTERIOR SLAB DOOR
5 = 2'-8" x 6'-8" x 1-3/8" (760x2033x45) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x45) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x45) - INTERIOR SLAB DOOR
8 = 3'-0" x 6'-8" (914x2033) - BARRIER FREE ACCESS DOOR

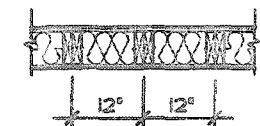
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

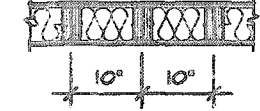
REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

2-2"x8" STUD WALL NAILED TOGETHER AND
SPACED @12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 1/16"
EXT. PLYWOOD SHEATHING.



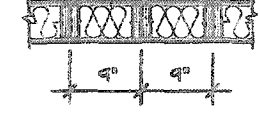
TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) USE
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. 9'-0" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/16" EXT. OSB SHEATHING.



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. 9'-0" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/16" EXT. OSB SHEATHING.



TWO STORY HEIGHT WALL DETAIL

C1 = 4"x4"x1/4" H.S.S.
W/ 10"x8"x1/2" BASE PLATE & 2-3/4" DIA.
ANCHOR BOLTS
C2 = 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

Note #39

NO.	REVISIONS	DATE
1.	ISSUED FOR COORDINATION	MAR 2020

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4B6
P (416) 736-4888
F (905) 660-0744

SHEET TITLE
GENERAL NOTES
& CHARTS
SCALE BY VG
DATE MAR 2020 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

PROJECT NAME
RUSSELL GARDENS III

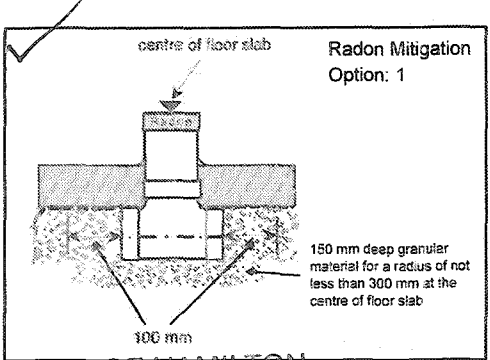
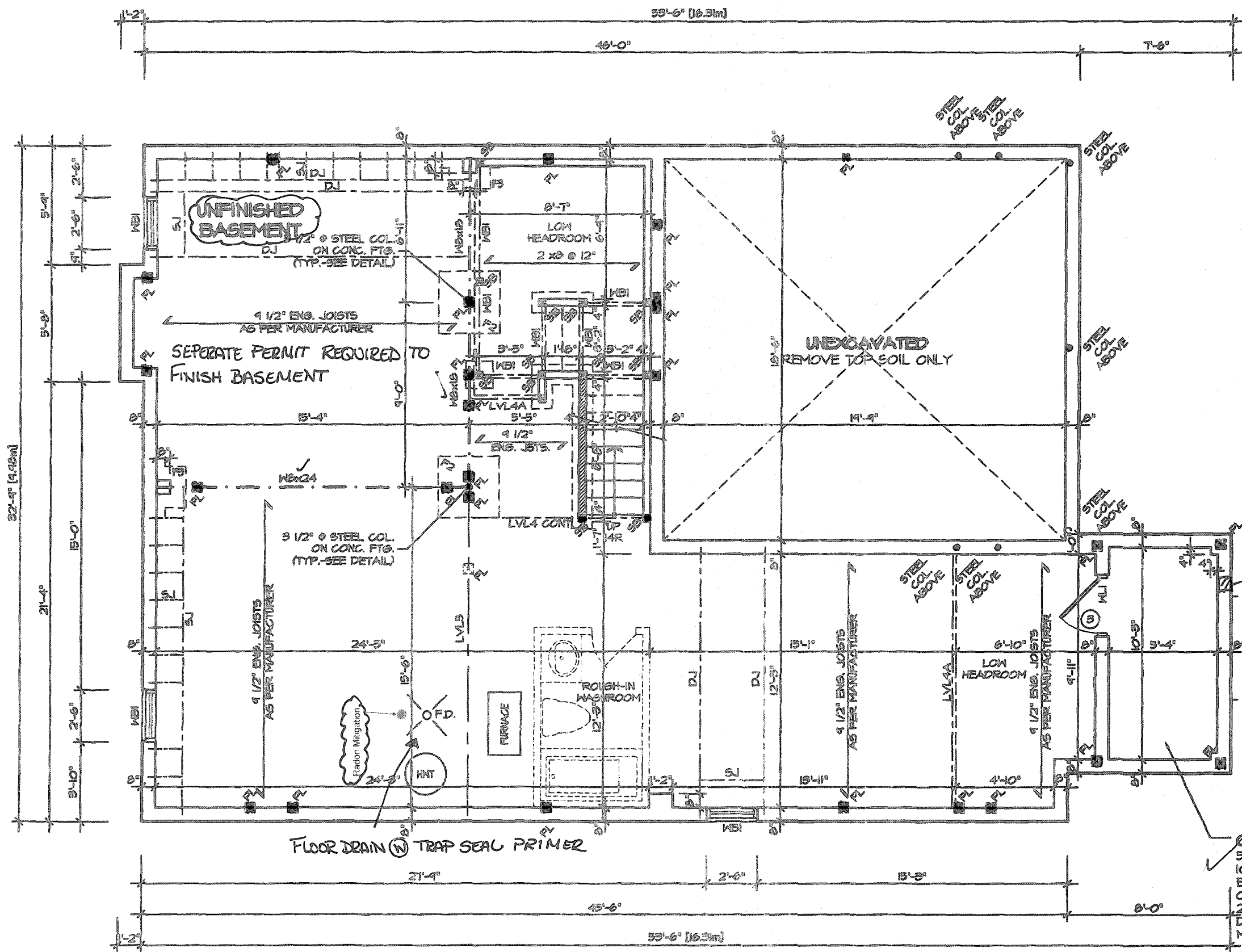
March 12, 2020 1:57:33 PM MAPROJECTSRUSSELL GARDENS INSTANDARDSVALLEYCREEK 2S - REG - VALLEYCREEK 2S MASTER.DWG

SINGLE FAMILY
DWELLING ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

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



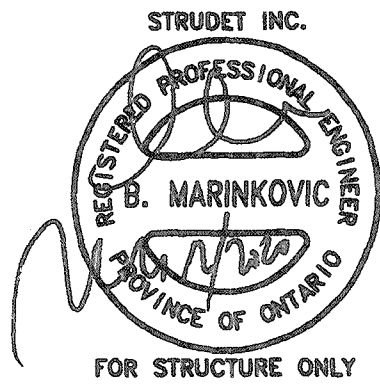
Permit No. **21-10247**

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These drawings and/or specifications have been reviewed by **JDL** on **Feb 2021**

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 Town of HAMILTON

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

APPROVED BY _____
DATE **DEC 08 2020**

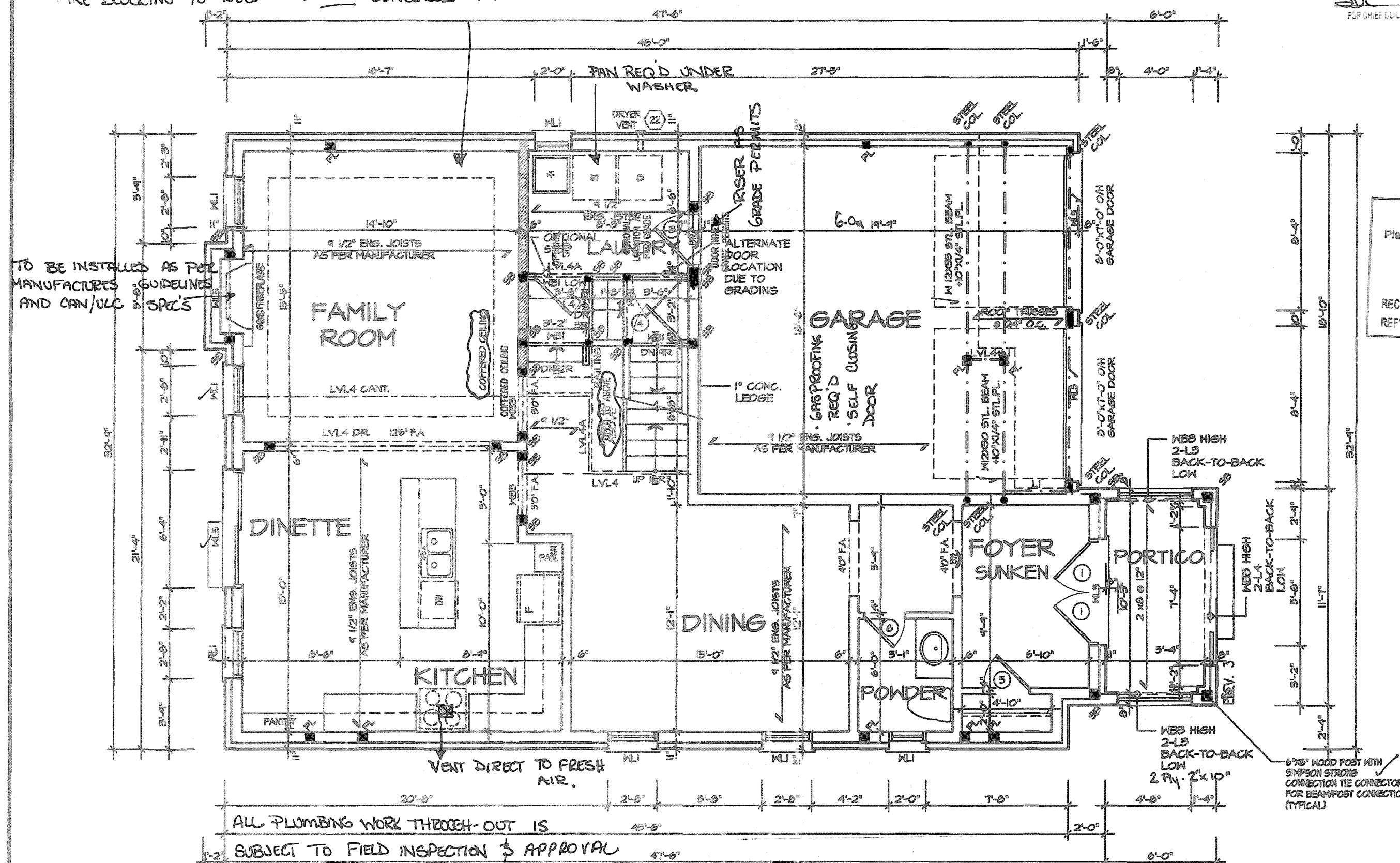
This stamp certifies compliance with the applicable Design Guidelines only and does not transfer professional responsibility.

BASEMENT PLAN 3

MAR 12 2020 VALLEYCREEK 2S
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4G5 P (416) 736-4098 F (905) 880-0748	SHEET TITLE BASEMENT PLAN 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.	Greenpark	
4.				SCALE 3/16"=1'-0"	BY VG			PAGE No. 1-3
3.				DATE MAR 2020	AREA 2602			
2.								
1.	ISSUED FOR COORDINATION			MAR 2020				
REVISIONS								

GUARDS AS PER ATTACHED P. ENG
SPECIFICATIONS



REC BY _____ DATE _____
REF'D TO _____ 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 Town of HAMILTON

APPROVED BY: [Signature]
DATE: DEC 08, 2020
This stamp certifies compliance with the applicable
Export Guidelines only and bears no further
responsibility.

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

MAR 2 2007

VALLEYCREEK 2S

COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSELL GARDENS III

SINGLE FAMILY
DWELLING ONLY



VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 880-0746

SCALE 3/16"=1'-0"	BY V
DATE MAR 2020	AREA 26

PAGE No. 2-3

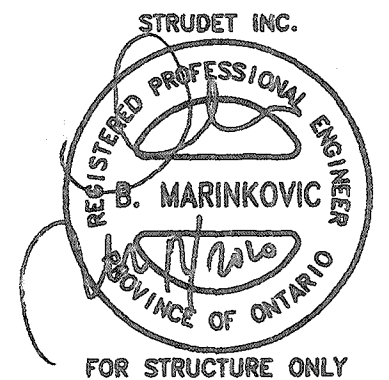
2-3

REVISIONS

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

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



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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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL, REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **DEC 15, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

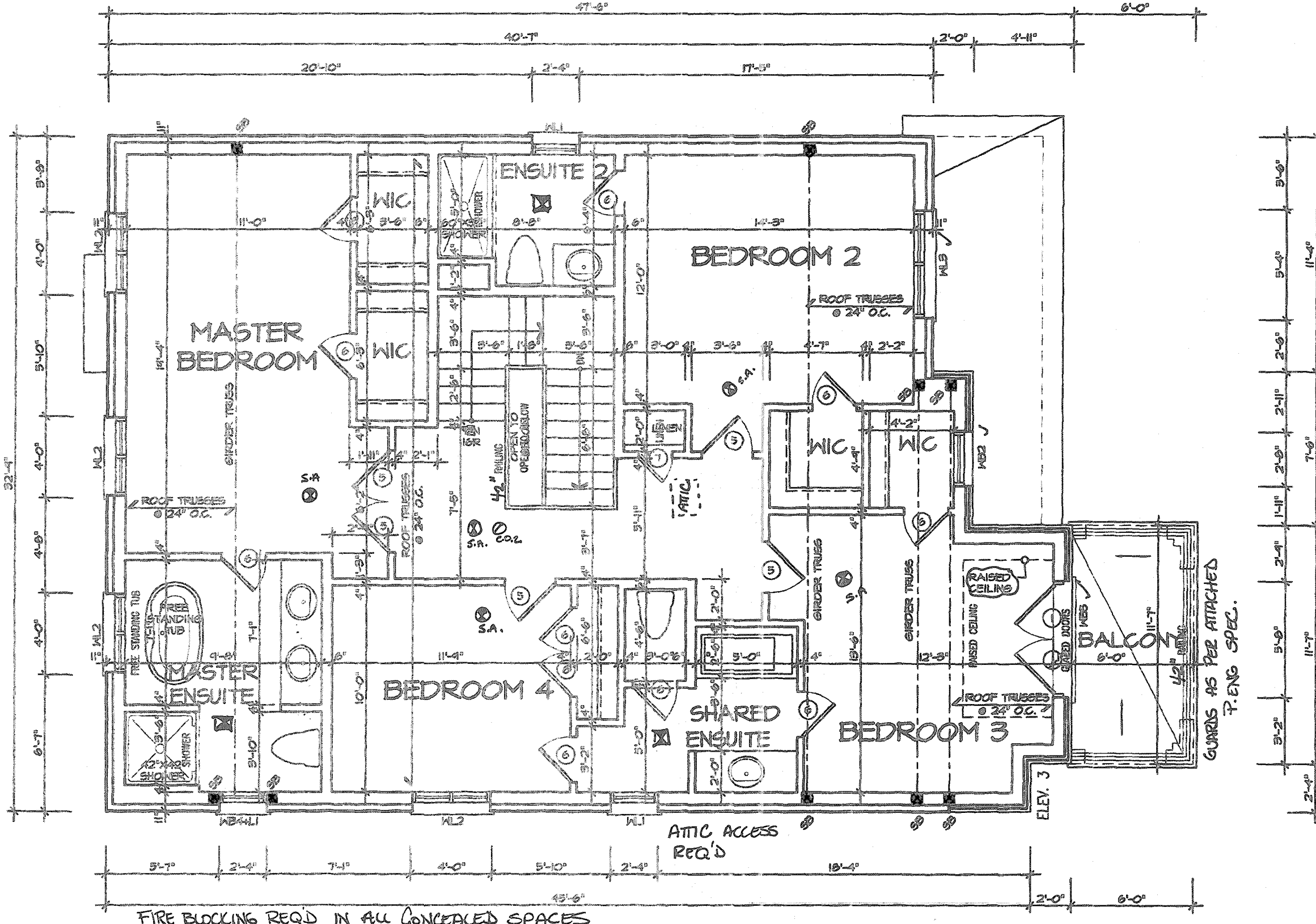
VALLEYCREEK 2S

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

- EXHAUST FAN REQ'D
TO BE VENTED DIRECTLY TO FRESH AIR



FIRE BLOCKING REQ'D IN ALL CONCEALED SPACES

SECOND FLOOR PLAN 3

ALL PLUMBING WORK SUBJECT TO FIELD INSPECTION
AND APPROVAL



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MAR 12 2020

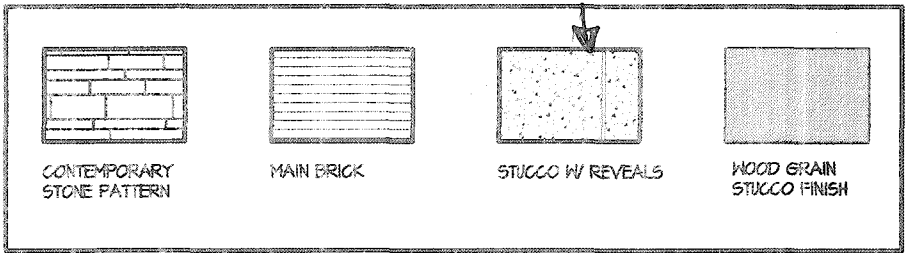
REVISIONS 1. ISSUED FOR COORDINATION MAR 2020	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, 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) 736-4006 F (905) 680-0746	SHEET TITLE SECOND FLOOR PLAN 3 SCALE 3/16"=1'-0" DATE MAR 2020 BY VG 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	PROJECT NAME RUSSELL GARDENS III
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SINGLE FAMILY
DWELLING ONLY

1:57:27 PM MAPROJECTSRUSSELL GARDENS III STANDARD VALLEYCREEK 2S - REG - VALLEYCREEK 2S MASTER.DWG March 12, 2020

SINGLE FAMILY DWELLING ONLY

CMHC APPROVED STUCCO SPEC'S SHALL BE ON SITE FOR INSPECTIONS



CITY OF HAMILTON Building Division

Permit No. 21-102417

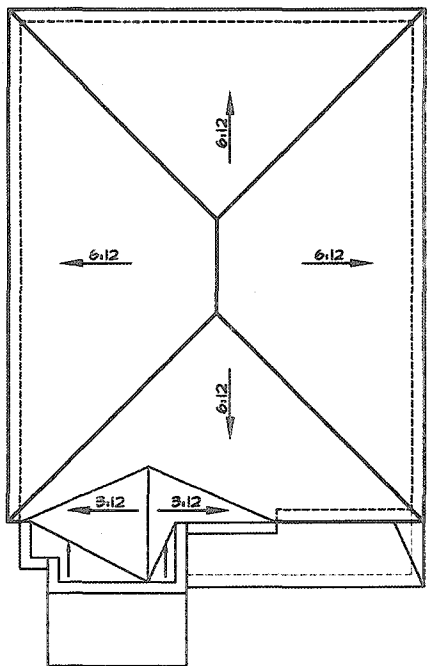
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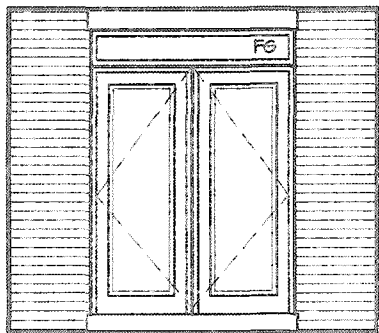
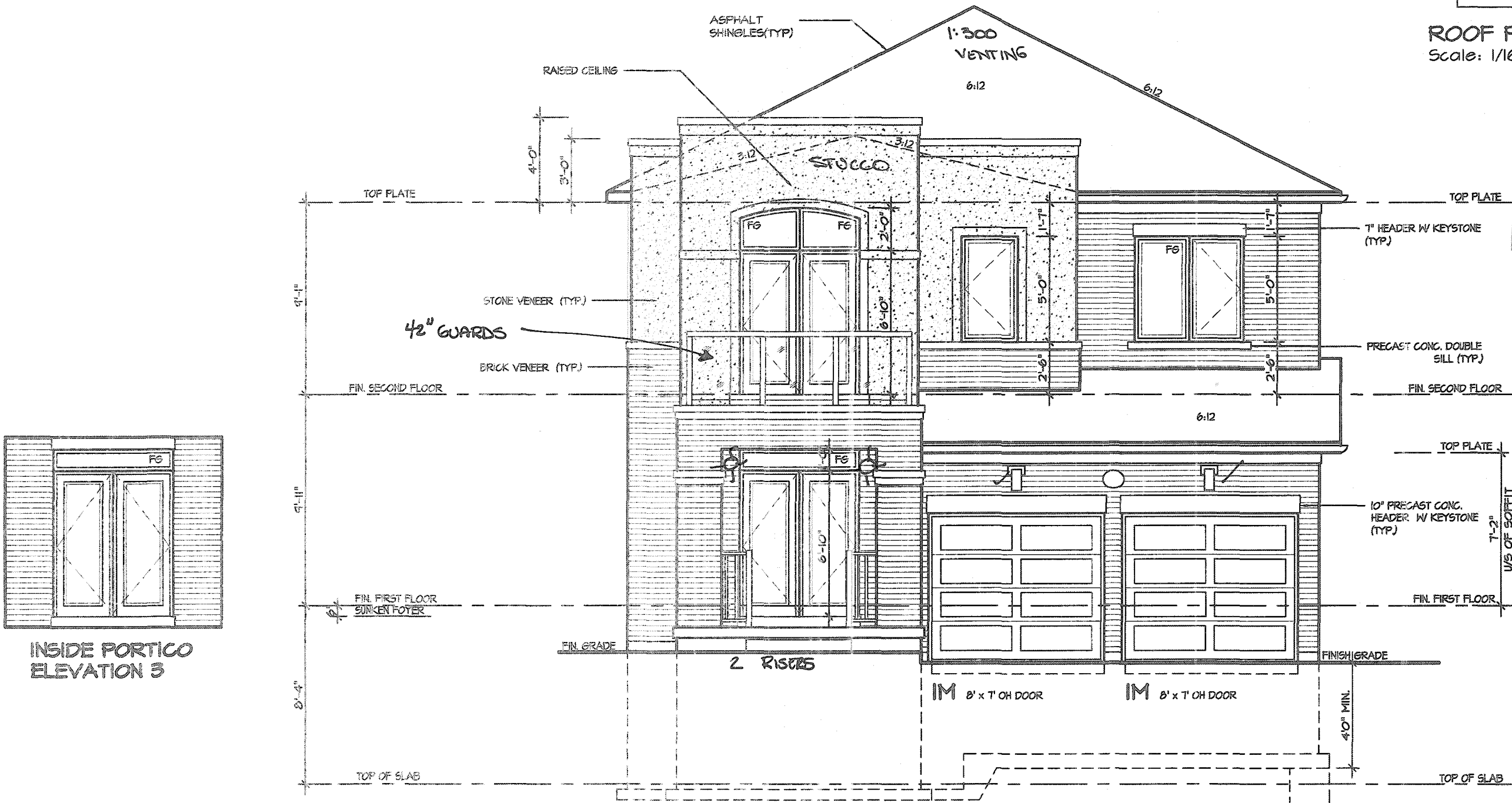
FOR CHIEF BUILDING OFFICIAL

Feb 2021 DATE



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

CITY OF HAMILTON BUILDING DIVISION Planning & Development Department
JAN 19 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____



INSIDE PORTICO ELEVATION 3

FRONT ELEVATION 3

VALLEYCREEK 2S

COMPLIANCE PACKAGE "A1"

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

REVISIONS	
5	
4	
3	
2	
1	ISSUED FOR COORDINATION MAR 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) 738-4096
F (905) 960-0746



SHEET TITLE
FRONT ELEVATION 3

SCALE 3/16"=1'-0"	BY VG
DATE MAR 2020	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.
4-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

SINGLE FAMILY DWELLING ONLY

CITY OF HAMILTON
Building Division

Permit No. **21-102417**

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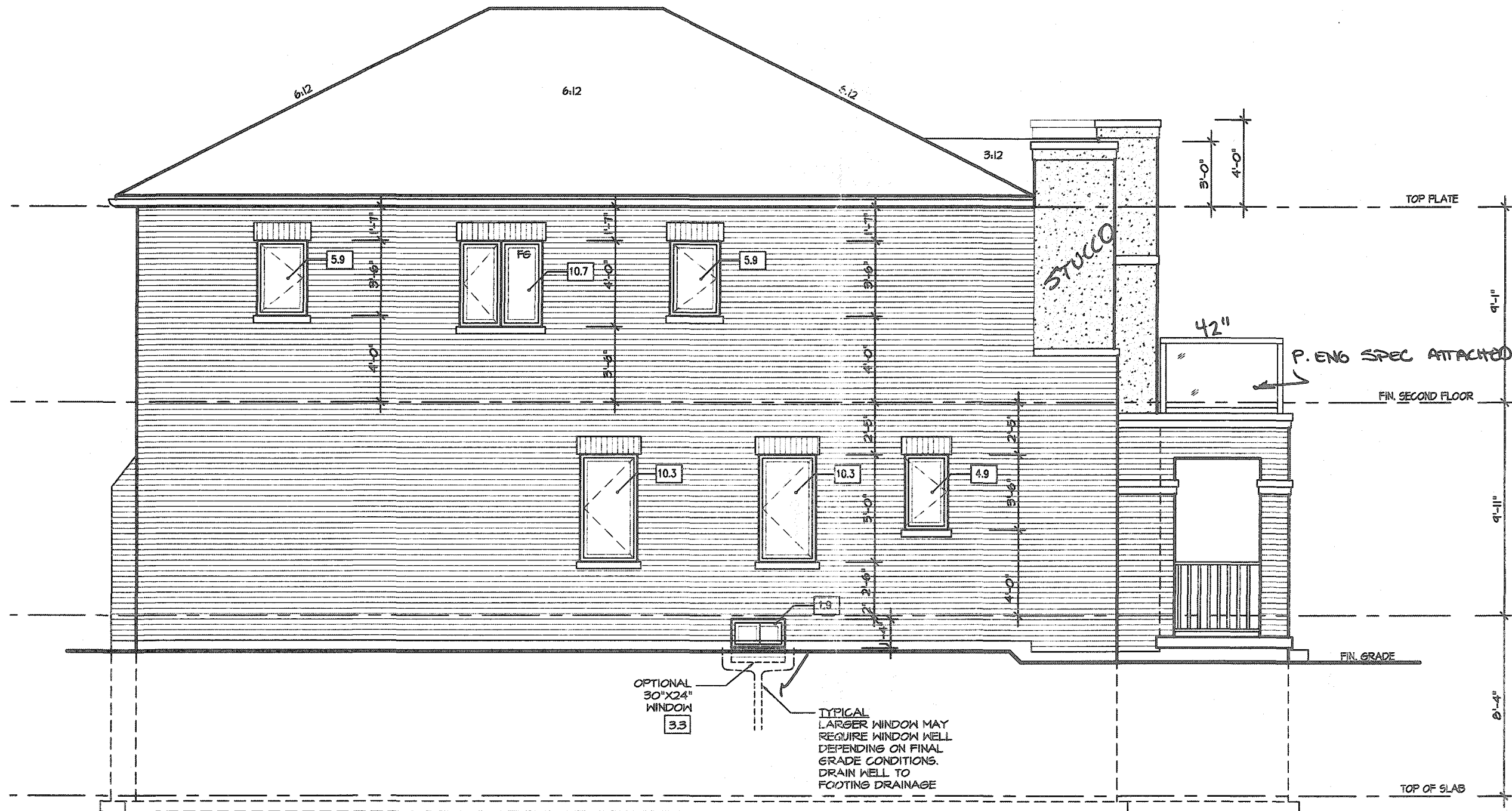
These drawings and/or specifications have been reviewed by

IDL **Mar 9/21**
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 26 2021

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



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

L.B. - OLAY

LEFT ELEVATION 3

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 26 2021

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

APPROVED BY: **[Signature]**
DATE: **FEB 15 2021**

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

VALLEYCREEK 2S

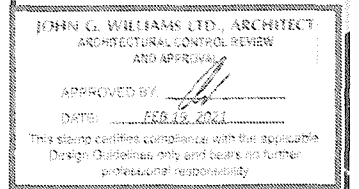
COMPLIANCE PACKAGE "A1"

5 4 3 2 1. ISSUED FOR COORDINATION MAR 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 MAR 2020 BY VG 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	Greenpark. PROJECT NAME RUSSELL GARDENS III
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These drawings and/or specifications have been reviewed by

JDL Mac 9/21

FOR CHIEF BUILDING OFFICIAL DATE



Liv. OKD

COMPLIANCE PACKAGE "A1"

5		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME  SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 660-0749	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4					RIGHT SIDE ELEVATION 3				PAGE No. 6-3	PROJECT NAME RUSSELL GARDENS III
3					SCALE 3/16"=1'-0"	BY VG				
2					DATE MAR 2020	AREA 2602				
1	ISSUED FOR COORDINATION				MAR 2020					
REVISIONS										

February 16, 2021 3:03:08 PM M:\PROJECTS\RUSSELL GARDENS 3\STANDARD\VALLEYCREEK 2S - REG - VG\VALLEYCREEK 2S MASTER DWG

CITY OF HAMILTON
Building Division

Permit No. **21-102417**

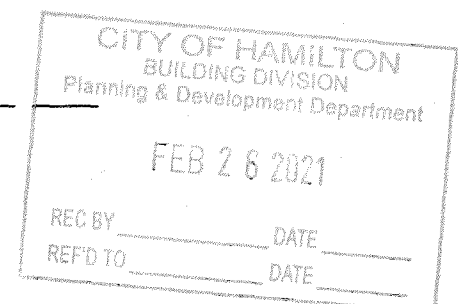
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
JDL **Mar 9/21**
FOR CHIEF BUILDING OFFICIAL DATE



Electrical
Safety
Authority

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



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

APPROVED BY **[Signature]**
DATE **FEB 26 2021**

This stamp certifies compliance with the applicable
Design Guidelines only and does not further
guarantee construction quality.



REAR ELEVATION 3
L.D. - CLAY @ 7m

SINGLE FAMILY
DWELLING ONLY

VALLEYCREEK 2S

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2		
1	ISSUED FOR COORDINATION	MAR 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 4S5
P (416) 736-4096
F (905) 660-0746



SHEET TITLE REAR ELEVATION 3	
SCALE 3/16"=1'-0"	BY VG
DATE MAR 2020	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	

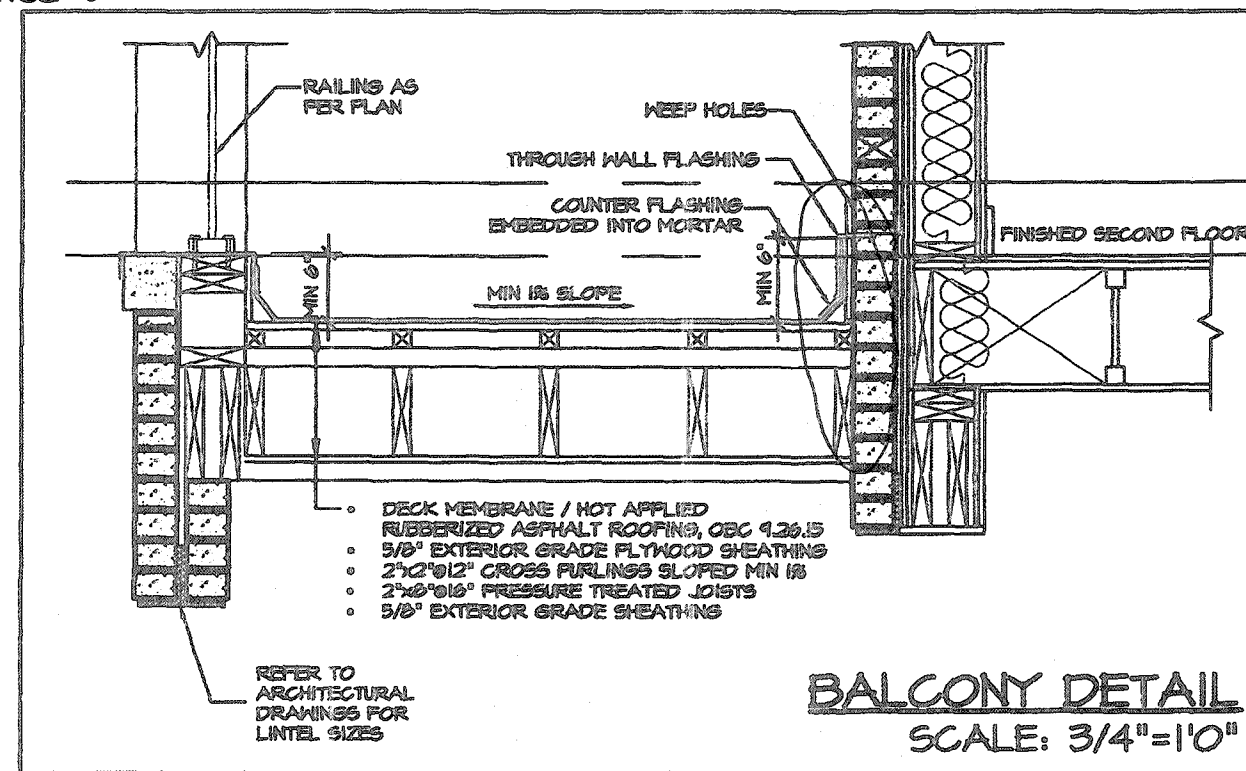


PROJECT NAME
RUSSELL GARDENS III

SINGLE FAMILY
DWELLING ONLY

FRONT SECOND STOREY BALCONY IS NOT PERMITTED TO BE
CONNECTED TO OR THROUGH BRICK VENEER.

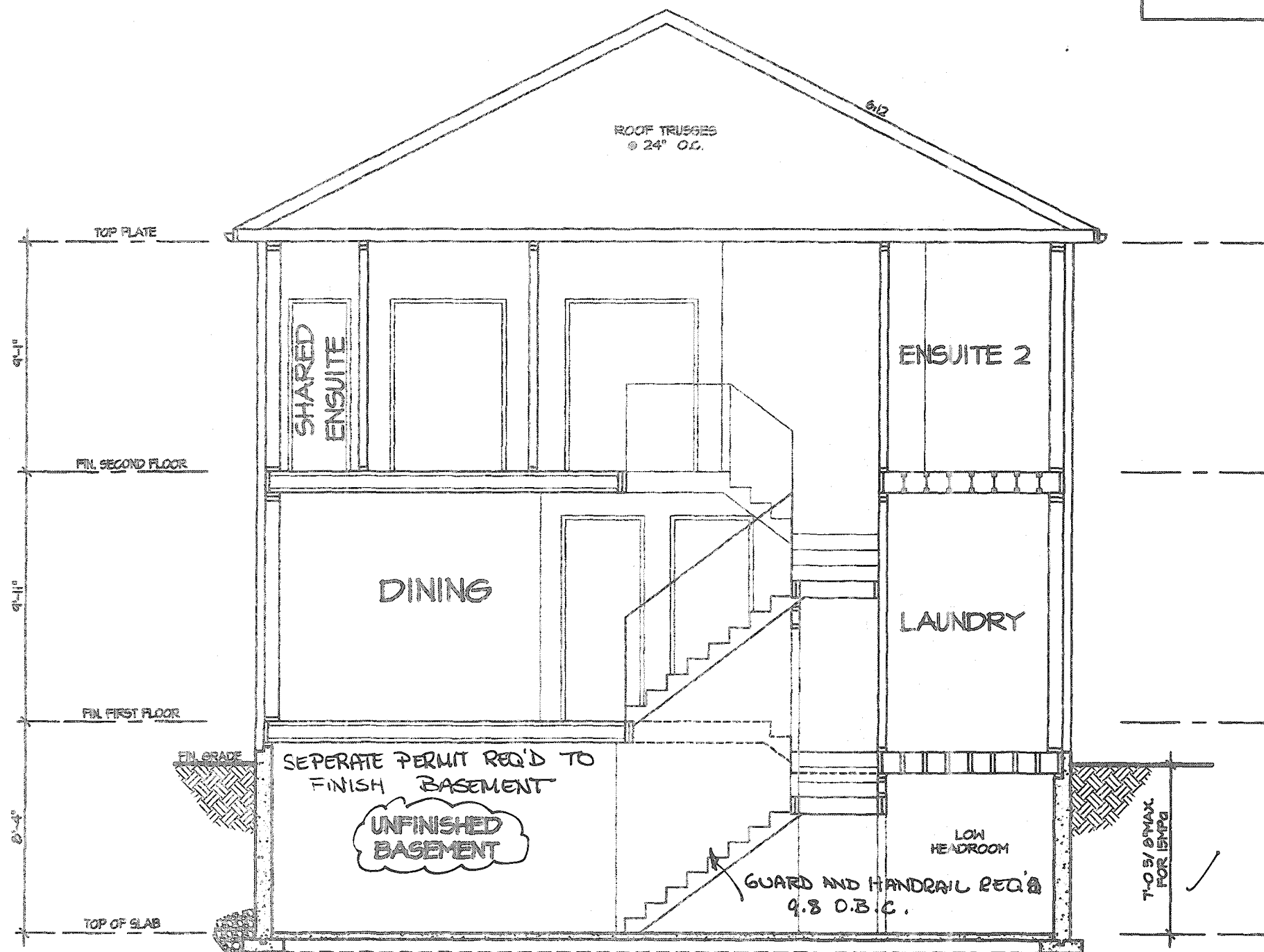
PG. 4-3 INDICATES STUCCO



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

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



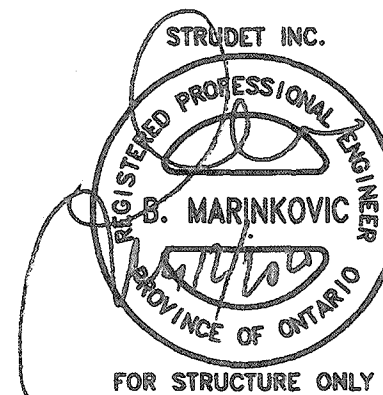
CROSS SECTION A-A

CITY OF HAMILTON
Building Division

Permit No. 21-102417

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
ADC FOR CHIEF BUILDING OFFICIAL
Feb 2021 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 (lot) 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

VALLEYCREEK 2S

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 9.2.5 of the Building Code VIKAS GAJWAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4036 F (905) 660-0716	REGION DESIGN INC.	SHEET TITLE CROSS SECTION A-A		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 VG			PAGE No. 8
3					DATE MAR 2020	AREA 2602			
2									
1	ISSUED FOR COORDINATION				MAR 2020				
REVISIONS									

157-70 PM MAPPROJECT/RUSSELL GARDENS INSTANDARD/VALLEYCREEK 2S - REG - VALLEYCREEK 2S MASTER.DWG
March 12, 2020

CITY OF HAMILTON
Building Division

Permit No. 21-104203

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

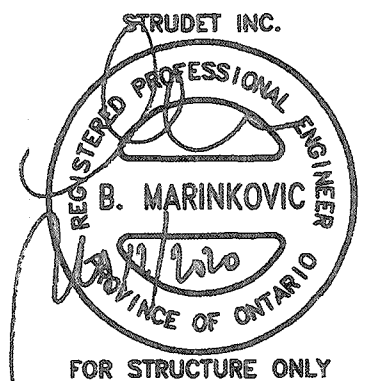
[Signature] Nov 9/2021

FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

REC BY _____ DATE _____
REP'D TO _____ DATE _____



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

APPROVED BY 

DATE DEC 08, 2022

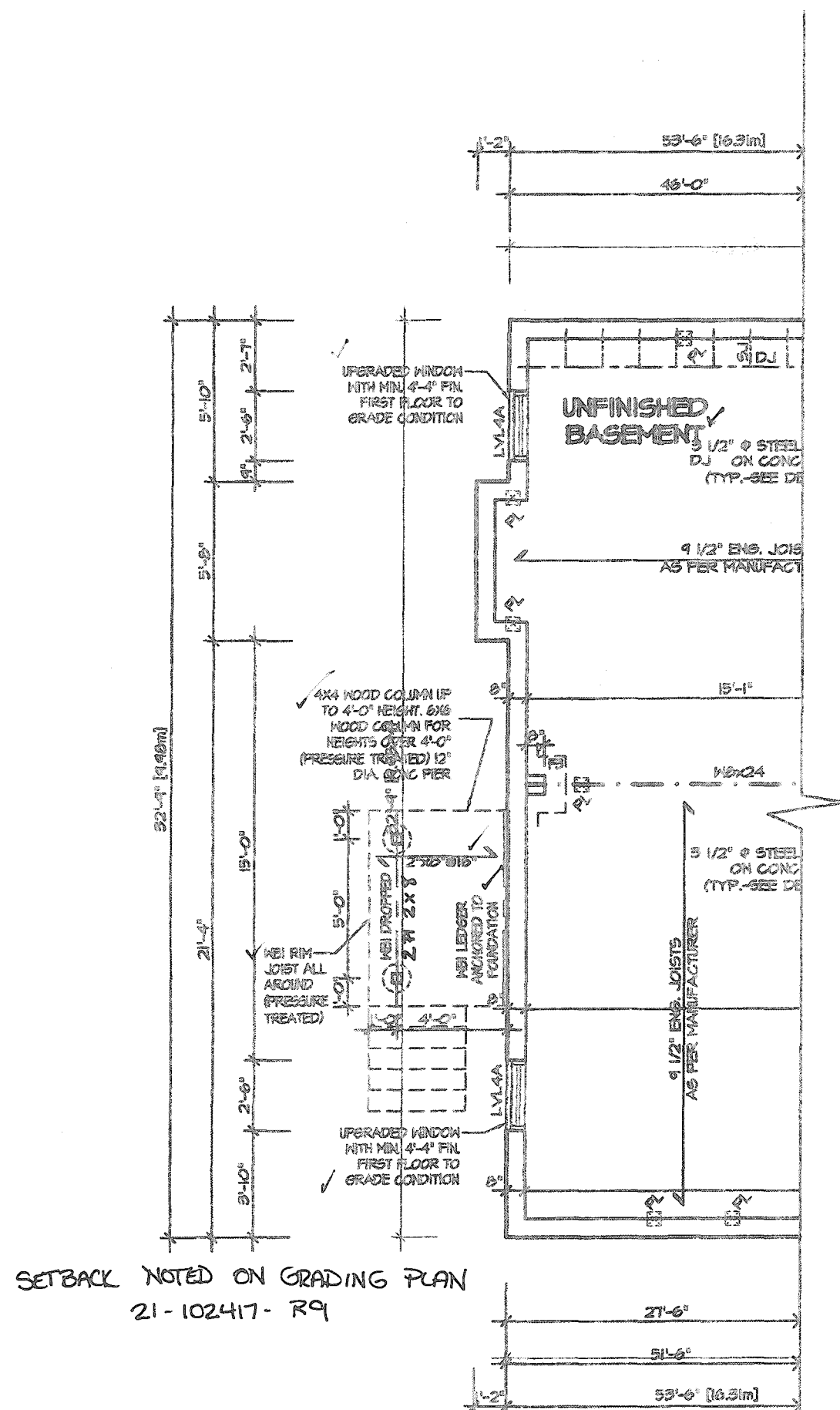
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VALLEYCREEK 2S

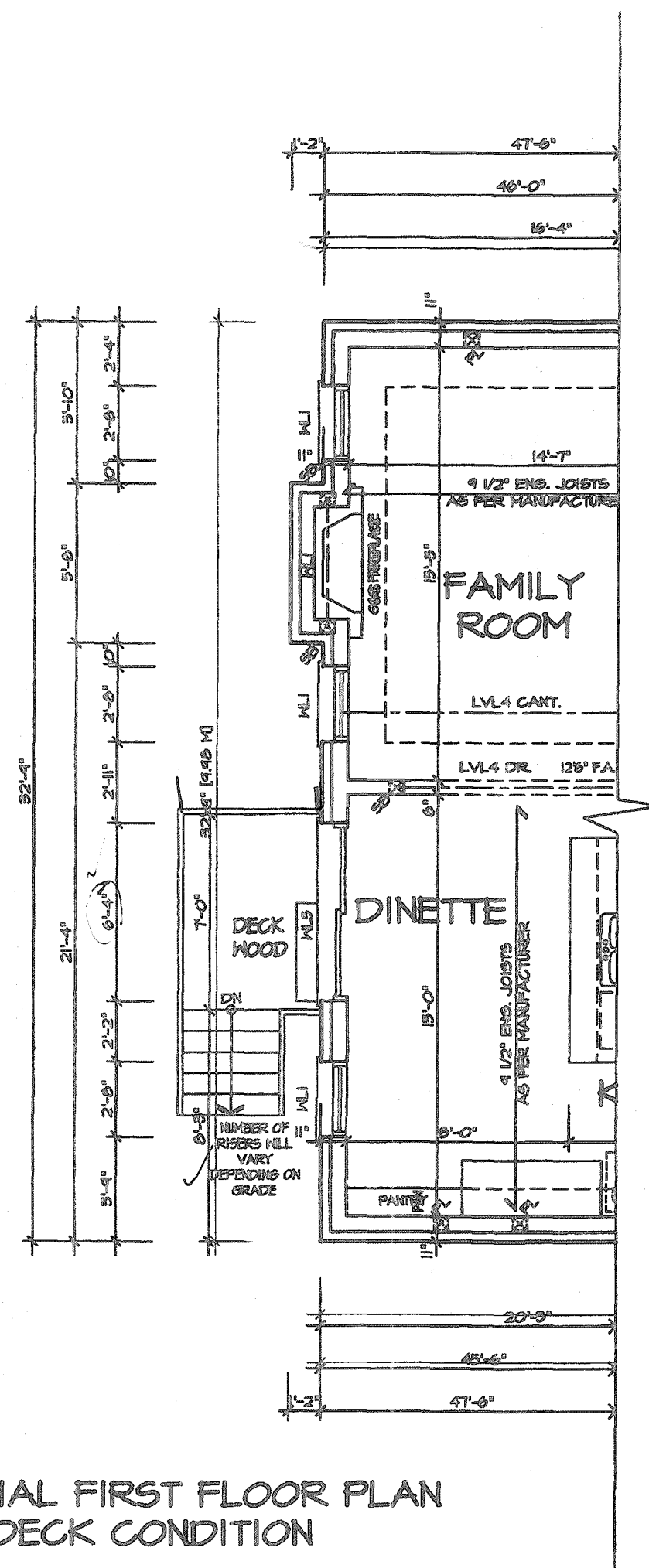
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III



PARTIAL BASEMENT PLAN FOR DECK CONDITION



PARTIAL FIRST FLOOR PLAN FOR DECK CONDITION

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. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-0398 F (905) 680-0746	REGION DESIGN INC.	SHEET TITLE DECK PLANS ELEV. 1, 2 & 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. PAGE No. 9	 PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY VG		
3.					DATE MAR 2020	AREA 2602		
2.								
1.	ISSUED FOR COORDINATION				MAR 2020			
REVISIONS								

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