

STRIP FOOTINGS -

FOR SINGLES & SEMIS 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 (16 psf) 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"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4" (40x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x3/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x3/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
WB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. 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 18" (2-45x456)

LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN.) OR EQUIVALENT.

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (40x90x6.0L)
L2 = 4"x3-1/2"x3/16" (100x90x8.0L)
L3 = 5"x3-1/2"x3/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-4" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

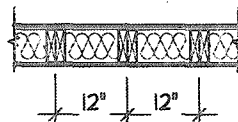
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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

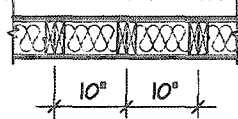
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 18'-0"

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
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.



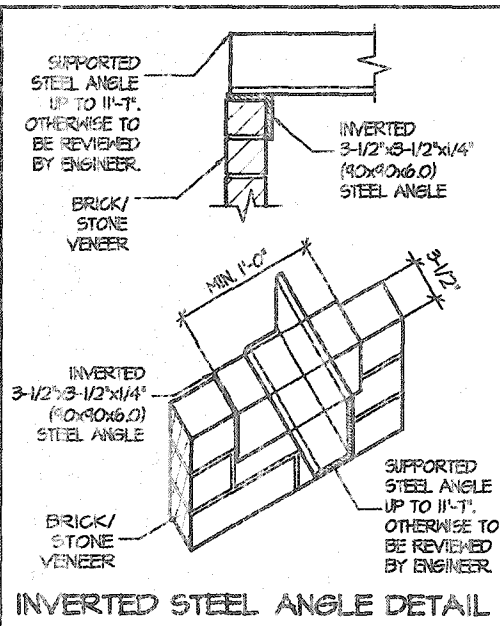
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAXIMUM WIDTH
IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

THE MINIMUM THERMAL PERFORMANCE OF BUILDING
ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE
FOLLOWING

COMPLIANCE PACKAGE "A1"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.51 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATINGS = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



INVERTED STEEL ANGLE DETAIL

CITY OF HAMILTON
Building Division

Permit No. 106030

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

FEB 26 2021

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1226 Sq. Ft.
SECOND FLOOR AREA	=	1567 Sq. Ft.
TOTAL FLOOR AREA	=	2793 Sq. Ft.
	=	259.48 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	10 Sq. Ft.
ADD TOTAL OPEN AREAS	=	10 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2803 Sq. Ft.
	=	260.41 Sq. M.
GROUND FLOOR COVERAGE	=	1226 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	64 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1688 Sq. Ft.
	=	156.82 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1624 Sq. Ft.
	=	150.87 Sq. M.

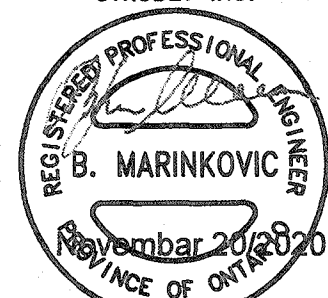
VALLEYCREEK 4		ELEV.1	COMPLIANCE PACKAGE "A1"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	714.20	66.35	74.45	6.92	10.42 %
LEFT SIDE	1131.83	105.15	63.67	5.92	5.63 %
RIGHT SIDE	1109.33	103.06	55.33	5.14	4.99 %
REAR	679.56	63.13	166.61	15.48	24.52 %
TOTAL	3634.92	337.70	360.06	33.45	9.91 %

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 6 4 2021

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

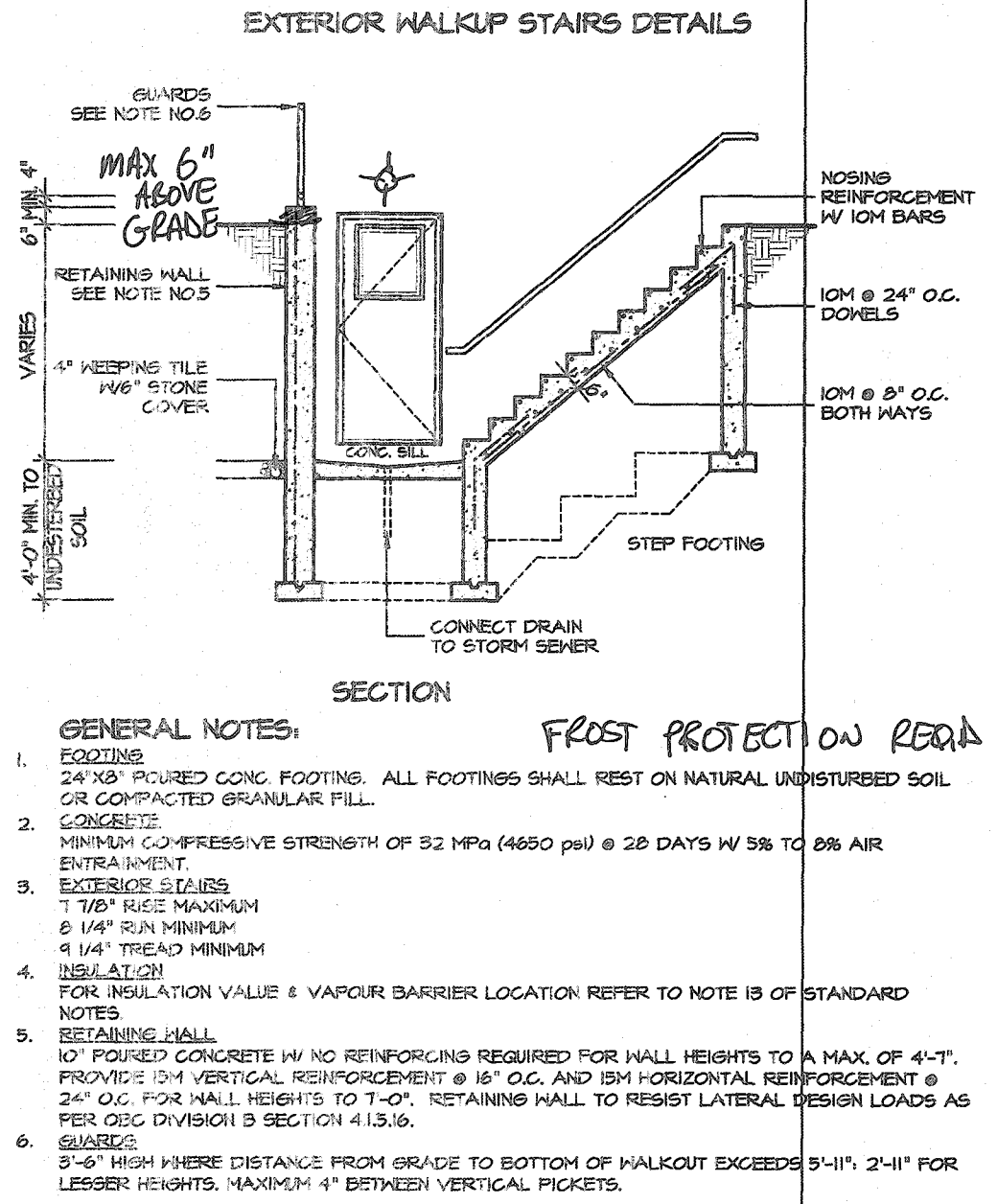
STRUDET INC.



FOR STRUCTURE ONLY

It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
working drawings with respect to any zoning or
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This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.



GENERAL NOTES:

- FOOTING
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL
OR COMPACTED GRANULAR FILL.
- CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR
ENTRAINMENT.
- EXTERIOR STAIRS
7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- INSULATION
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD
NOTES.
- RETAINING WALL
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7".
PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @
24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS
PER OBC DIVISION 8 SECTION 4.13.16.
- GUARDS
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11", 2'-11" FOR
LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

FROST PROTECTION REQUIRED

VALLEYCREEK 4-251

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	UPDATED FOR LOT 251	SEP 2020
1	ISSUED FOR REVIEW	JAN 2020

REVISIONS

The undersigned has reviewed and takes responsibility for this
design, and has the qualifications and meets the requirements set
out in the Ontario Building Code to be a designer.

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO

L1K 436

P (416) 735-4038

F (905) 660-0746



AREA CHARTS

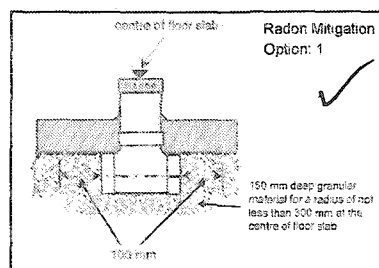
SCALE	3/16"=1'-0"
DATE	JAN 2020

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

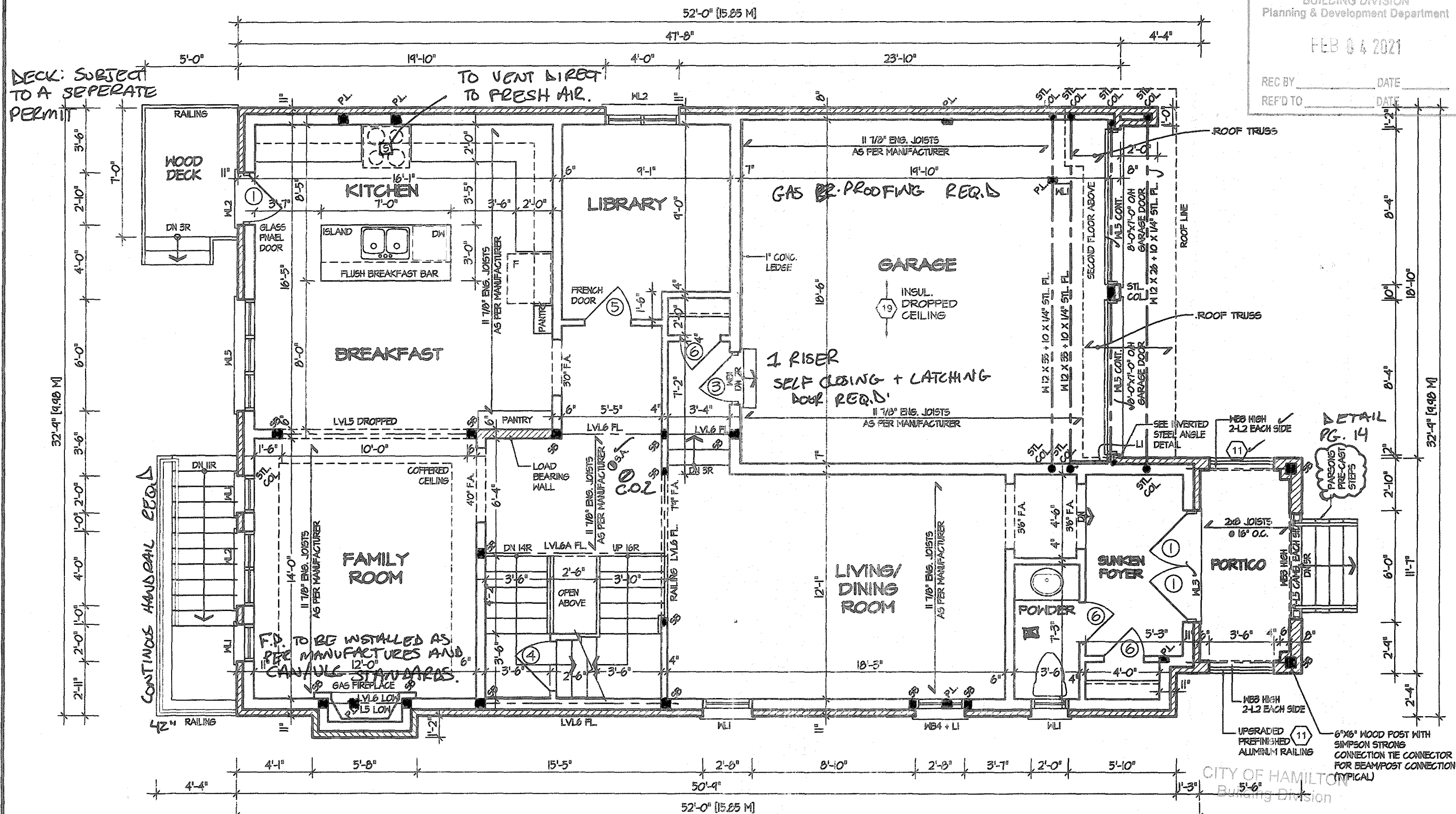
AREA	2,814
PAGE No.	0
PROJECT	RUSSELL GARDENS III



PROJECT NAME
RUSSELL GARDENS III



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. OXFORD, ONTARIO L4K 4S6 P (416) 736-8396 F (905) 860-0749	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.		Greenpark. PROJECT NAME RUSSELL GARDENS III
4						BASEMENT PLAN				
3						ELEV. 1				
2	UPDATED FOR LOT 251	SEP 2020				SCALE	BY	AREA	PAGE No.	
1	ISSUED FOR REVIEW	JAN 2020				3/16"=1'-0"	V.G.	2,814	1	
REVISIONS			DATE	TYPE	PROJECT					
			JAN 2020							



FIRST FLOOR PLAN "1"

FIRE BLOCKING REQ'D IN
ALL CONCEALED SPACES.

MAIN BATH SHOULD HAVE REINFORCEMENT
FOR FUTURE GRAB BARS.

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

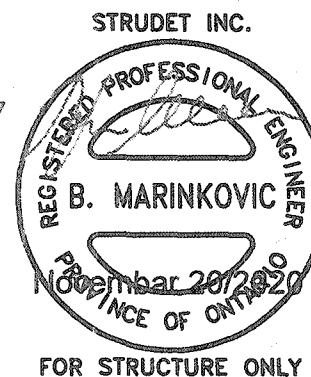
REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED
FRAMING LAYOUTS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED
AND NAILED ON THIS FLOOR.



Electrical
Safety
Authority

Doing electrical work? A notification n
be filed with the Electrical Safety Auth
Hiring someone to do electrical work? T
must be a Licensed Electrical Contractor.
It's the Law.
For more information go to
esasafer.com or call 1-877-372-7233

SINGLE FAMILY
DWELLING ONLY



FOR STRUCTURE ONLY

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FEB 26 2021
DATE

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: JAN 28 2021
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility

VALLEYCREEK 4-251
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
5	
4	
3	
2	UPDATED FOR LOT 251 SEP 2020
1	ISSUED FOR REVIEW JAN 2020

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

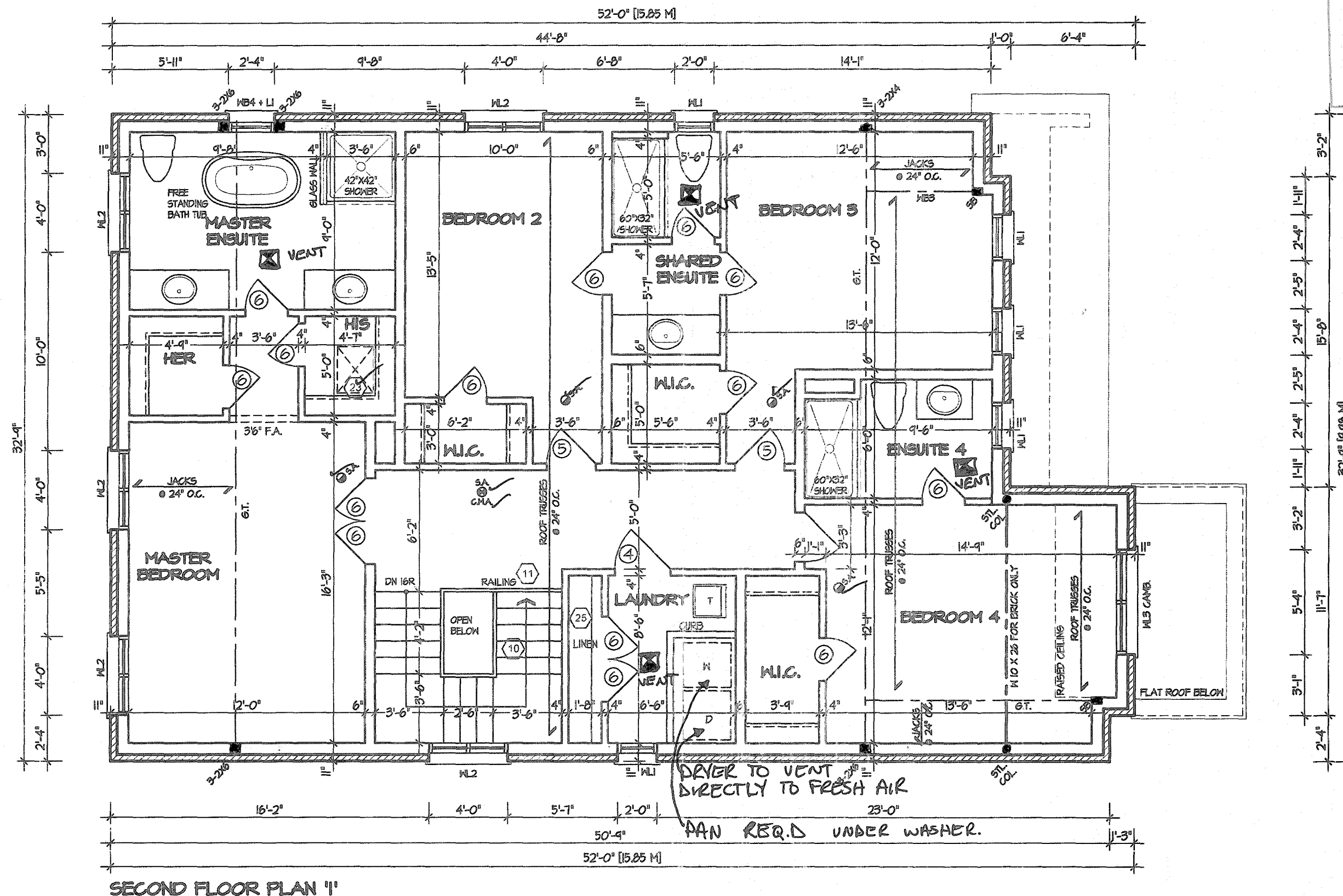
REGION DESIGN INC.
8700 DUFFERIN ST.
CUNCOORD, ONTARIO
L4K 4S8
P (416) 733-4096
F (905) 660-0746

REGION
DESIGN
INC.

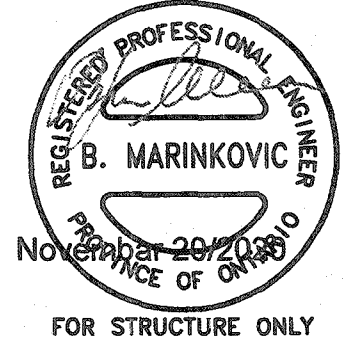
SHEET TITLE
FIRST FLOOR PLAN
ELEV. 1
SCALE
3/16"=1'-0"
BY
V.G.
AREA
2,814
PAGE No.
2
DATE
JAN 2020
TYPE
PROJECT

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

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



STRUDET INC.



FOR STRUCTURE ONLY

SECOND FLOOR PLAN "1"

ALL PLUMBING WORK SUBJECT TO FIELD
INSPECTION AND APPROVAL

CITY OF HAMILTON
Building Division

Permit No. 106030

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
 FEB 26 2021

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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

APPROVED BY: [Signature]
DATE: JAN 28, 2023
This stamp certifies compliance with the special Design Guidelines only and bears no further professional responsibility.

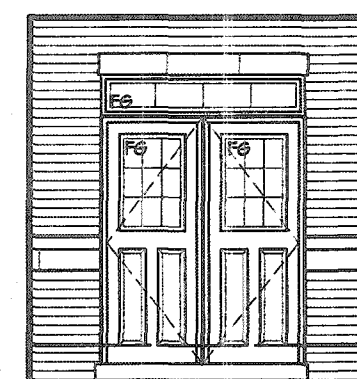
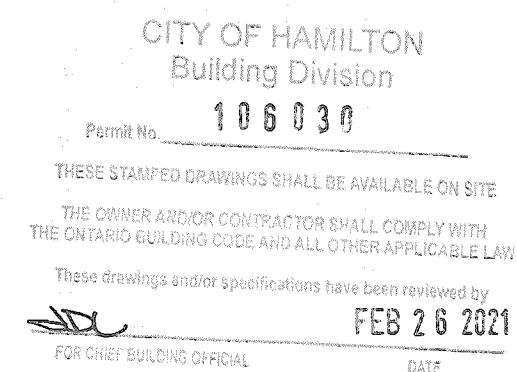


**Electrical
Safety
Authority**

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

VALLEYCREEK 4-251
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) 660-0746	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.		 PROJECT NAME RUSSELL GARDENS III
4.						SECOND FLOOR PLAN				
3.						ELEV. 1				
2.	UPDATED FOR LOT 251	SEP 2020				SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814	PAGE No. 3	
1.	ISSUED FOR REVIEW	JAN 2020				DATE JAN 2020	TYPE	PROJECT		
REVISIONS										



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

APPROVED BY: 

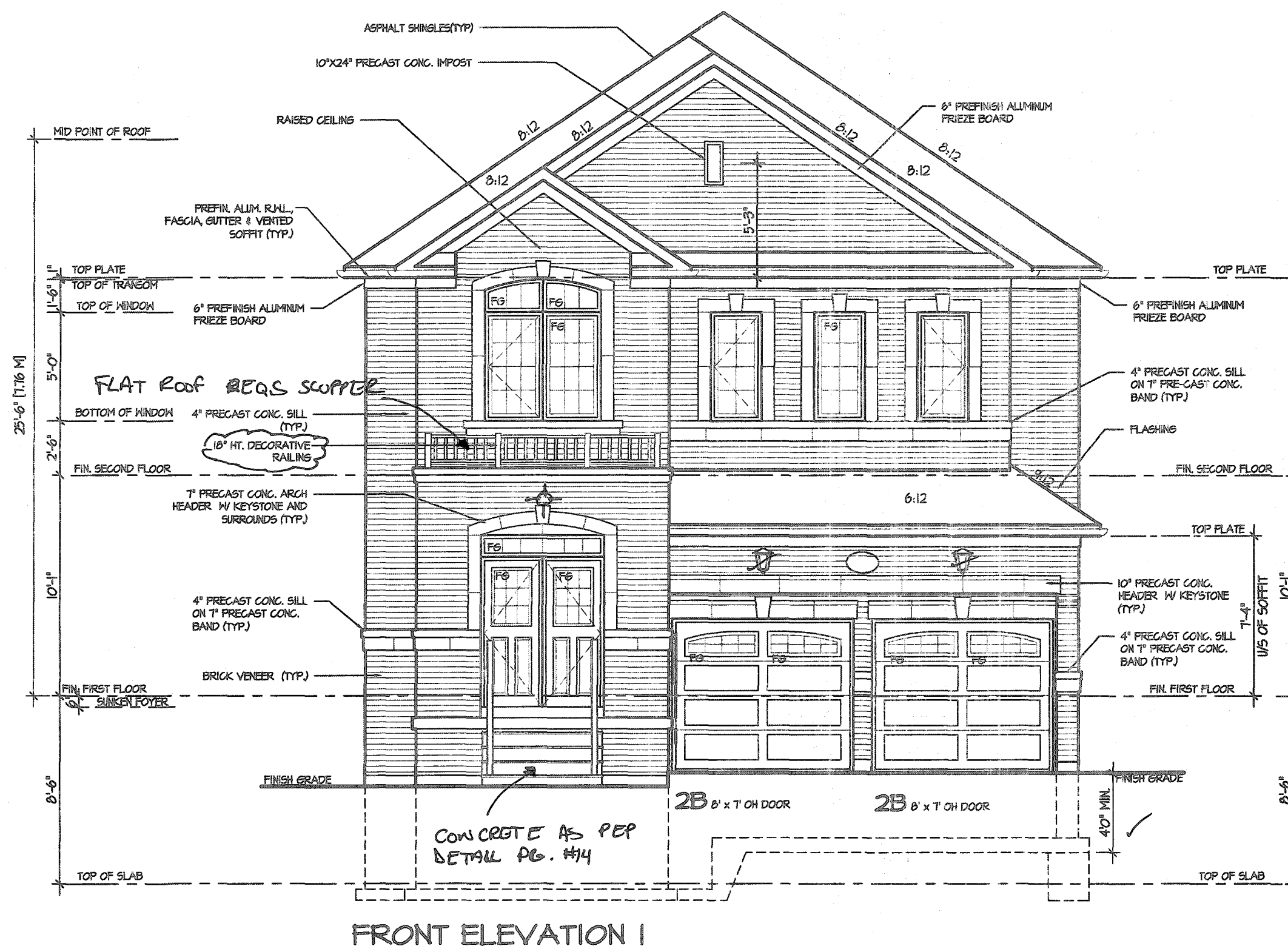
DATE: JAN 28, 2022

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Design Guidelines only and bears no further
professional responsibility.

VALLEYCREEK 4-251



PROJECT NAME	RUSSELL GARDENS III
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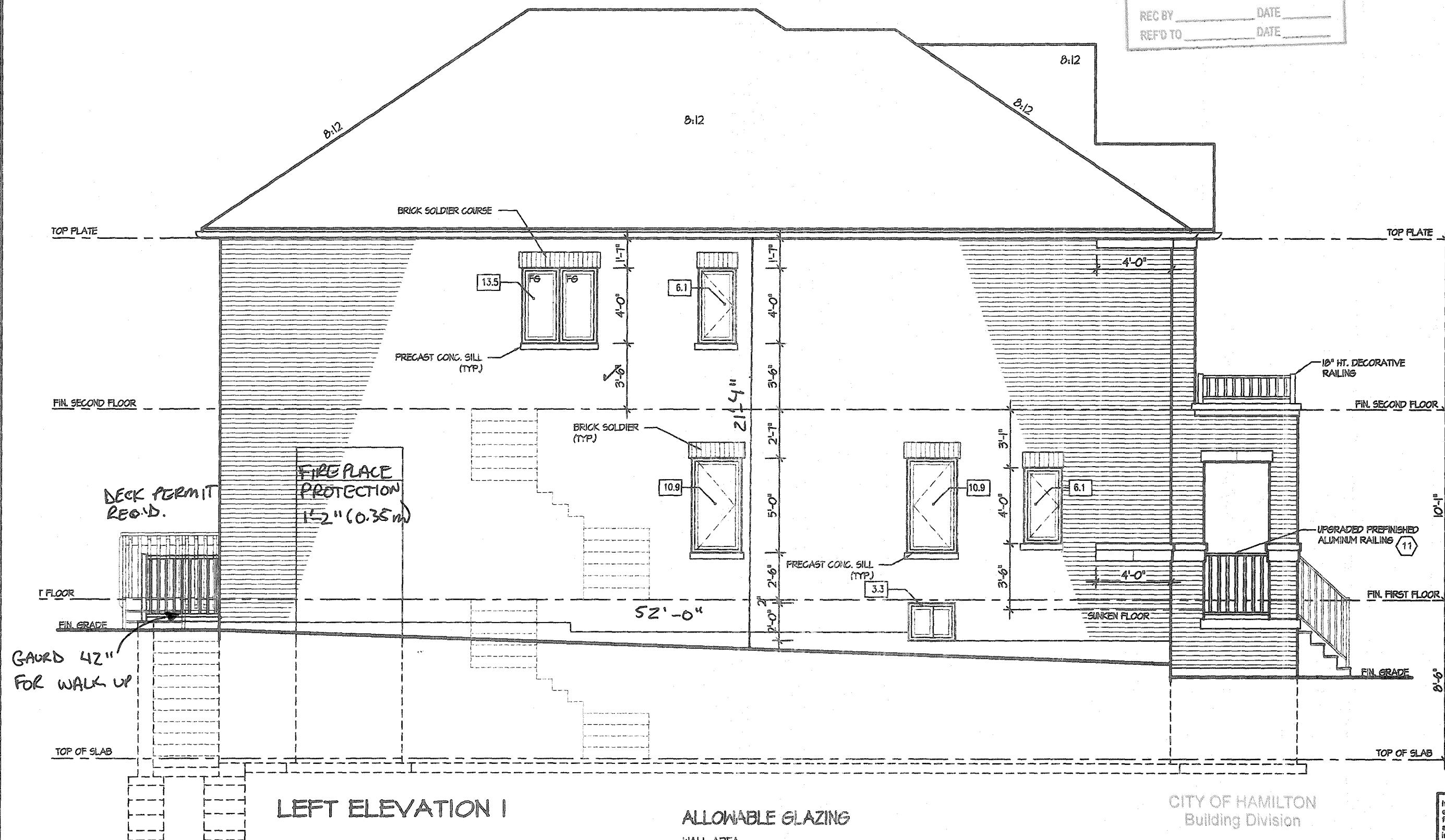


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4						FRONT ELEVATION					PAGE No. 4	PROJECT NAME RUSSELL GARDENS III
3						ELEV. 1						
2	UPDATED FOR LOT 251	SEP 2020				SCALE 3/16"=1'-0"	BY V.G.	AREA 2,814				
1	ISSUED FOR REVIEW	JAN 2020				DATE JAN 2020	TYPE	PROJECT				
REVISIONS			DATE		PROJECT							
			JAN 2020									

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

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



LEFT ELEVATION I

ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA 0

ACTUAL WINDOW AREA

7.00 % (1.2 M SIDEYARD)

1142.91 ft²

80.00

50.80 ✓

L.D. OKAY

CITY OF HAMILTON
Building Division

Permit No. 106030

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
FEB 26 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 City of HAMILTON.

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

APPROVED BY
DATE JAN 28 2021

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

VALLEYCREEK 4-251
COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	UPDATED FOR LOT 251	SEP 2020
1	ISSUED FOR REVIEW	JAN 2020
REVISIONS		

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 753-4096
F (905) 860-0746

REGION
DESIGN
INC.

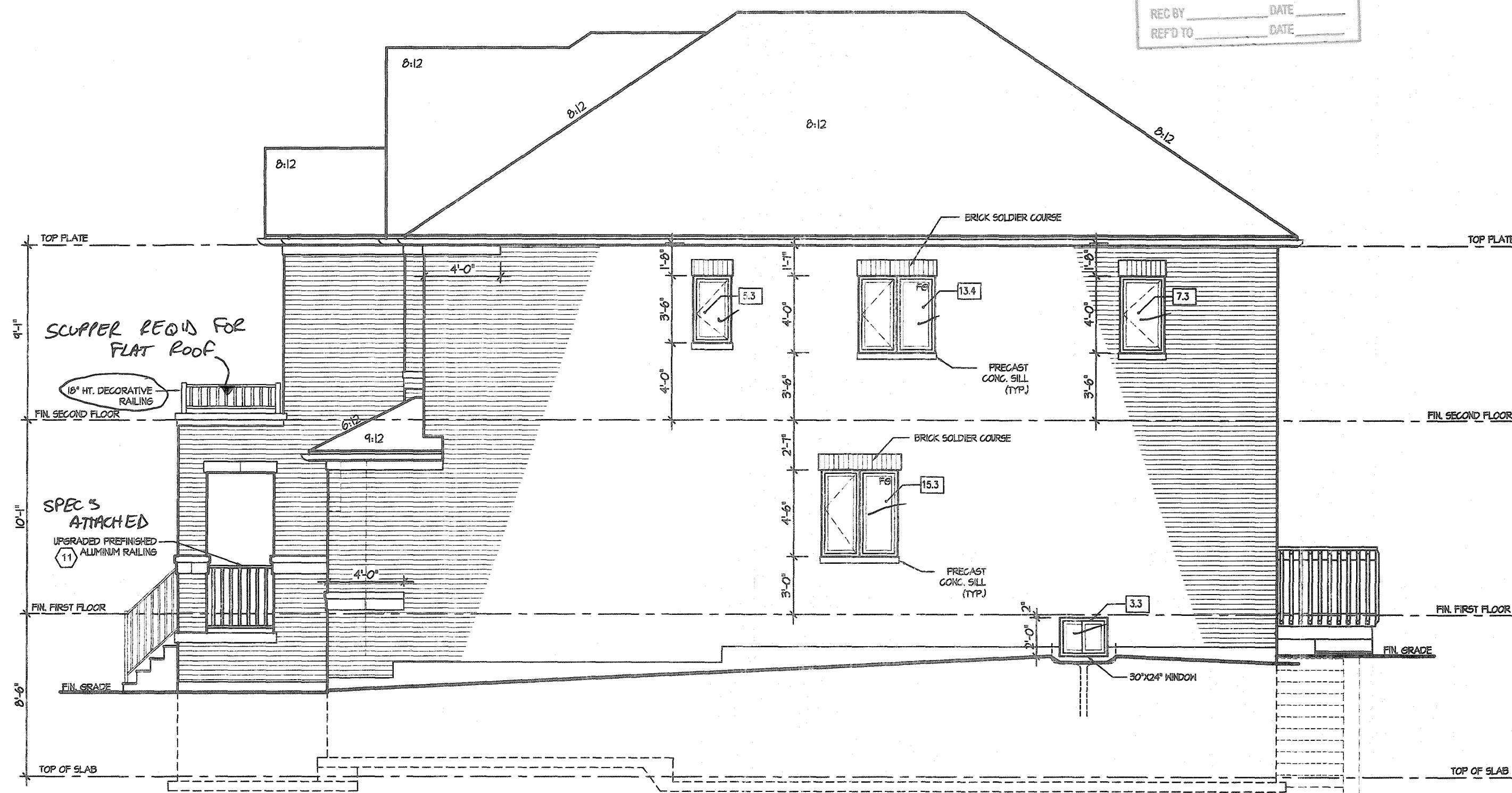
SHEET TITLE LEFT SIDE ELEVATION ELEV. 1	
SCALE 3/16"=1'-0"	BY V.G.
DATE JAN 2020	TYPE PROJECT

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	AREA 2,814	PAGE No. 5
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PROJECT NAME
RUSSELL GARDENS III

Greenpark.

M:\PROJECTS\RUSSELL GARDENS III\CUSTOM\VALLEYCREEK 4 ET LOT 251.DWG



RIGHT ELEVATION 1

<u>ALLOWABLE GLAZING</u>		
<u>WALL AREA</u>		
WALL AREA		933.28
ALLOWABLE WINDOW AREA @	1.00 % (12 M SIDEYARD)	93.32 ✓
ACTUAL WINDOW AREA		44.60

L.D OKAY

CITY OF HAMILTON
Building Division
106030

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 FEB 26 2021

FOR OMER BUILDING OFFICIAL DATE

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: JAN 28 2021

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VALLEYCREEK 4-251
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 DUFRERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4086 F (905) 960-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.				
4					RIGHT SIDE ELEVATION					PAGE No. 6	PROJECT NAME RUSSELL GARDENS III
3					ELEV. 1						
2	UPDATED FOR LOT 251				SEP 2020	SCALE 3/16"=1'-0"	BY V.G.	AREA 2.814			
1	ISSUED FOR REVIEW				JAN 2020	DATE JAN 2020	TYPE	PROJECT			
REVISIONS											

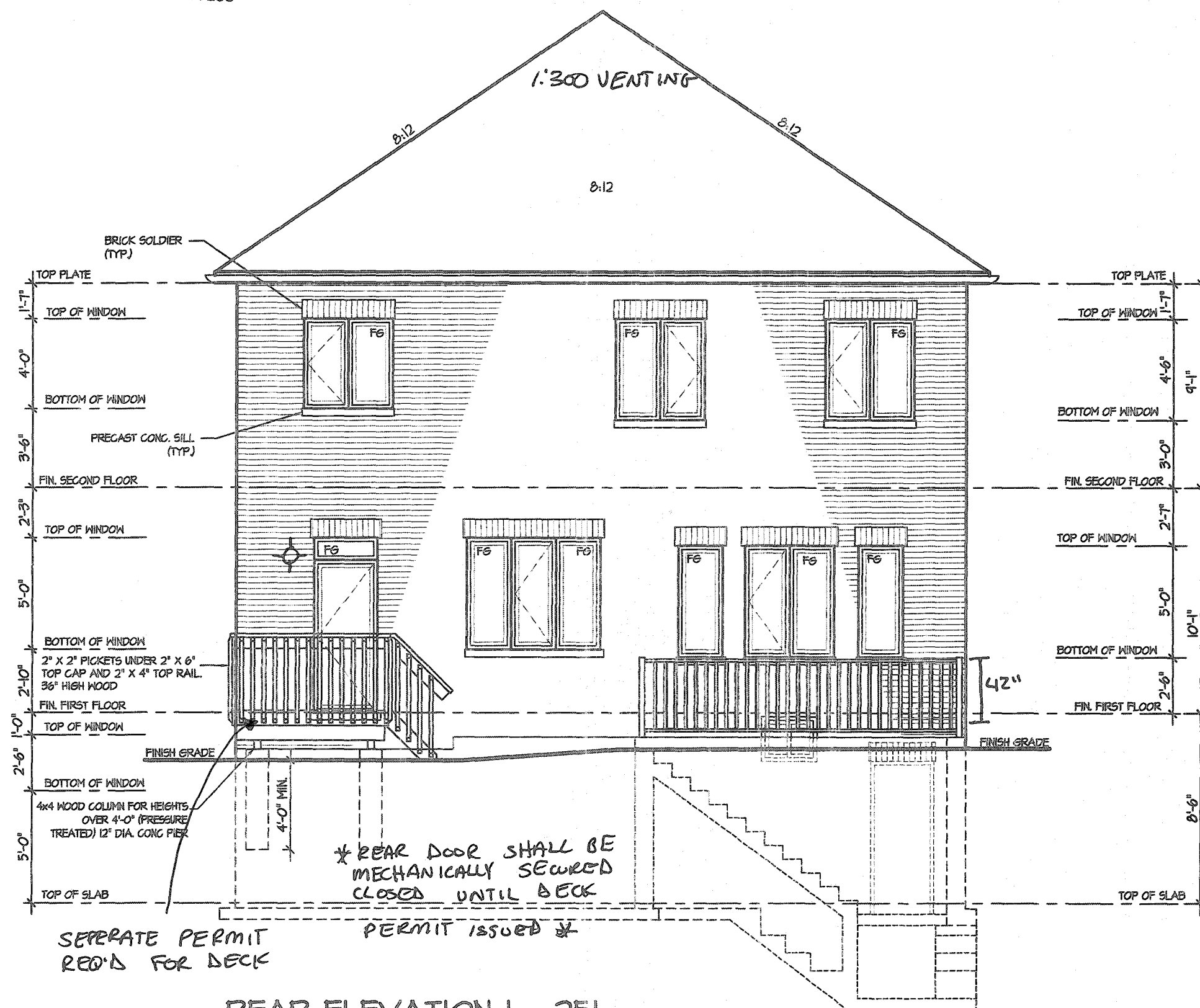


Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law. For more information go to esasafe.com or call 1-877-372-7233

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

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



SEPERATE PERMIT
REQ'D FOR DECK

PERMIT ISSUED *

REAR ELEVATION 1 - 251
DECK CONDITION

CITY OF HAMILTON
Building Division

106030

Permit No. _____

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

These drawings and/or specifications have been reviewed by JAL **FEB 26 2021**
FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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

APPROVED BY: [Signature]
DATE: JAN 28, 2021

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VALLEYCREEK 4-251

COMPLIANCE PACKAGE "A1"

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4				SCALE		3/16"=1'-0"	BY	V.G.	AREA	2,814	PAGE No.		7
3				DATE		JAN 2020	TYPE		PROJECT				
2	UPDATED FOR LOT 251	SEP 2020											
1	ISSUED FOR REVIEW	JAN 2020											
REVISIONS													

November 18, 2020 9:58:53 AM M:\PROJECTS\RUSSELL GARDENS II\CUSTOM\VALLEYCREEK 4 E1 LOT 251.DWG

CITY OF HAMILTON
Building Division

Permit No. 106030

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JSL FEB 26 2021

FOR CHIEF ENGINEER DATE

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
November 20, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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TOP OF PLATE/ W/S OF SOFFIT

FIN. SECOND FLOOR

FIN. GROUND FLOOR

GRADE

TOP OF SLAB

9'-1"

10'-1"

8'-6"

CROSS SECTION

VALLEYCREEK 4-251
COMPLIANCE PACKAGE "A1"

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4.						
3.						
2.	UPDATED FOR LOT 251	SEP 2020				
1.	ISSUED FOR REVIEW	JAN 2020				
REVISIONS					SCALE 3/16"=1'-0" BY V.G. AREA 2,814 PAGE No. 8 DATE JAN 2020 TYPE PROJECT	PROJECT NAME RUSSELL GARDENS III