

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 (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"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)

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC.
FDTN. 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" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD 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)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" L (150x90x10.0L)
L5 = 6"x4"x3/8" L (150x100x10.0L)
L6 = 7"x4"x3/8" L (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

NO.	REVISIONS	DATE
2	UPDATED FOR LOT 296	AUG 2020
1	ISSUED FOR COORDINATION	JAN 2020

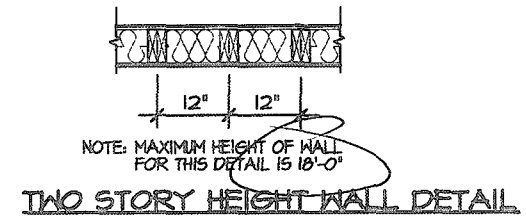
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

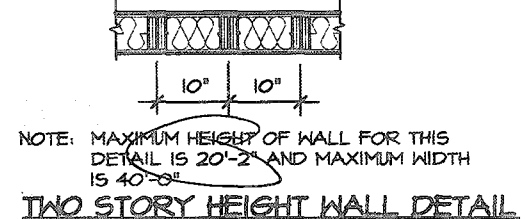
PLANS NOT DRAWN TO ACTUAL GRADE. REFER
TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

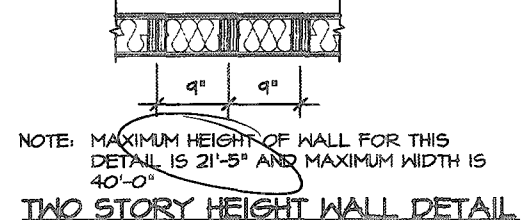
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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



2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) I SE
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @9" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



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

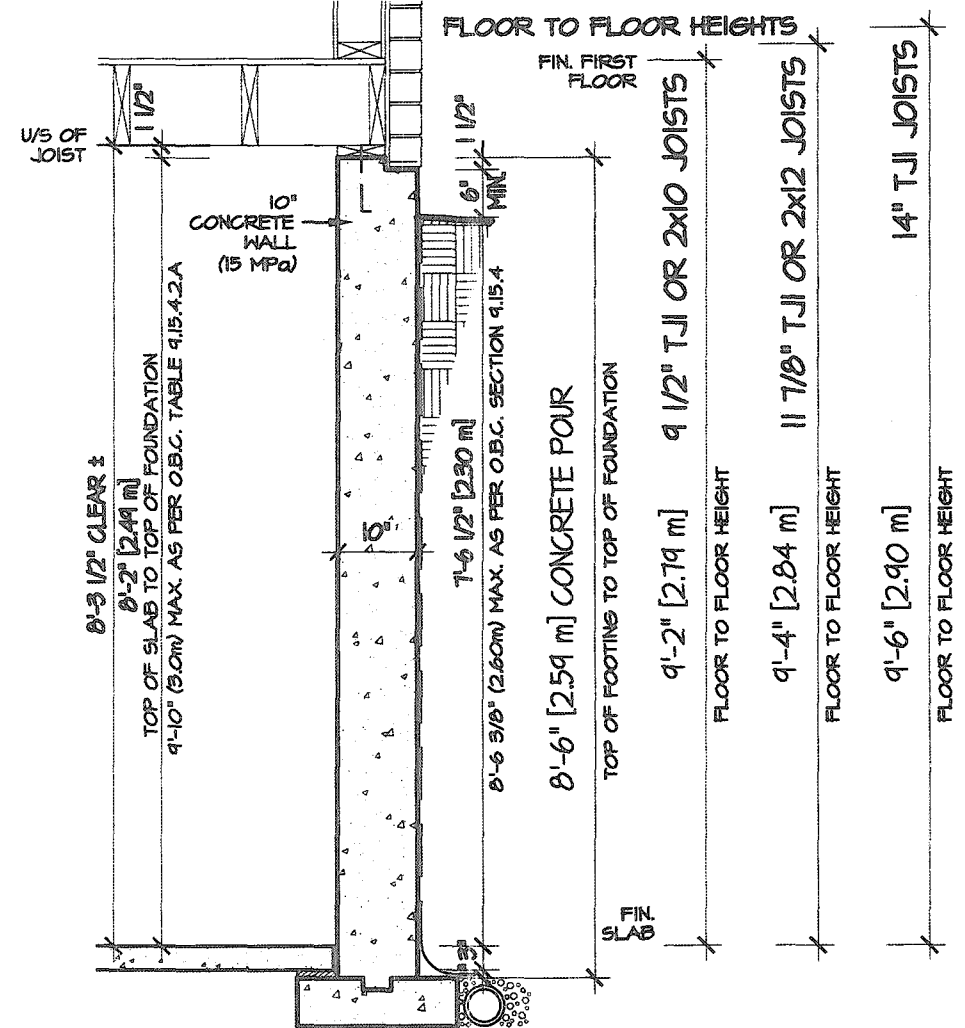
"M" - MOMENT CONNECTION BEAM/COULMN
= 35 kNm

VALLEYCREEK 5		ELEV. 3			
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	807.48	75.02	116.55	10.83	14.43 %
LEFT SIDE	1245.81	115.74	49.67	4.61	3.99 %
RIGHT SIDE	1319.99	122.63	77.42	7.19	5.57 %
REAR	717.95	66.70	173.44	16.11	24.16 %
TOTAL	4091.23	380.09	417.08	38.75	10.19 %

AREA CALCULATIONS		ELEV. 3	
GROUND FLOOR AREA	=	1276	Sq. Ft.
SECOND FLOOR AREA	=	1646	Sq. Ft.
TOTAL FLOOR AREA	=	2922	Sq. Ft.
	=	271.46	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	11	Sq. Ft.
ADD TOTAL OPEN AREAS	=	11	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2933	Sq. Ft.
	=	272.48	Sq. M.
GROUND FLOOR COVERAGE	=	1276	Sq. Ft.
GARAGE COVERAGE / AREA	=	397	Sq. Ft.
PORCH COVERAGE / AREA	=	58	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1731	Sq. Ft.
	=	160.82	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1673	Sq. Ft.
	=	155.43	Sq. m.

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

COMPLIANCE PACKAGE "A1"	
COMPONENT	NOTE
CEILING WITH ATTIC SPACE	10.57
MINIMUM RSI (R) VALUE	(R60)
CEILING WITHOUT ATTIC SPACE	5.46
MINIMUM RSI (R) VALUE	(R31)
EXPOSE FLOOR	5.46
MINIMUM RSI (R) VALUE	(R31)
WALLS ABOVE GRADE	3.87
MINIMUM RSI (R) VALUE	(R22)
BASEMENT WALLS	3.52
MINIMUM RSI (R) VALUE	(R20 BLANKET)
HEATED SLAB OR SLAB	1.76
≤ 600mm BELOW GRADE	(R10)
MINIMUM RSI (R) VALUE	
WINDOWS & SLIDING GLASS DOORS	ENERGY RATING = 25,
MAXIMUM U-VALUE	MAX. U=0.28
SPACE HEATING EQUIPMENT	96%
MINIMUM AFUE	
HRV	75%
MINIMUM EFFICIENCY	
HOT WATER TANK	MIN. EF 0.80



EXTENDED 8'-6" CONCRETE POUR FOUNDATION

CITY OF HAMILTON
Building Division

Permit No. 21-107112

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

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

VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

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

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

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

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

REGION DESIGN INC.

SHEET TITLE
GENERAL NOTES & CHARTS

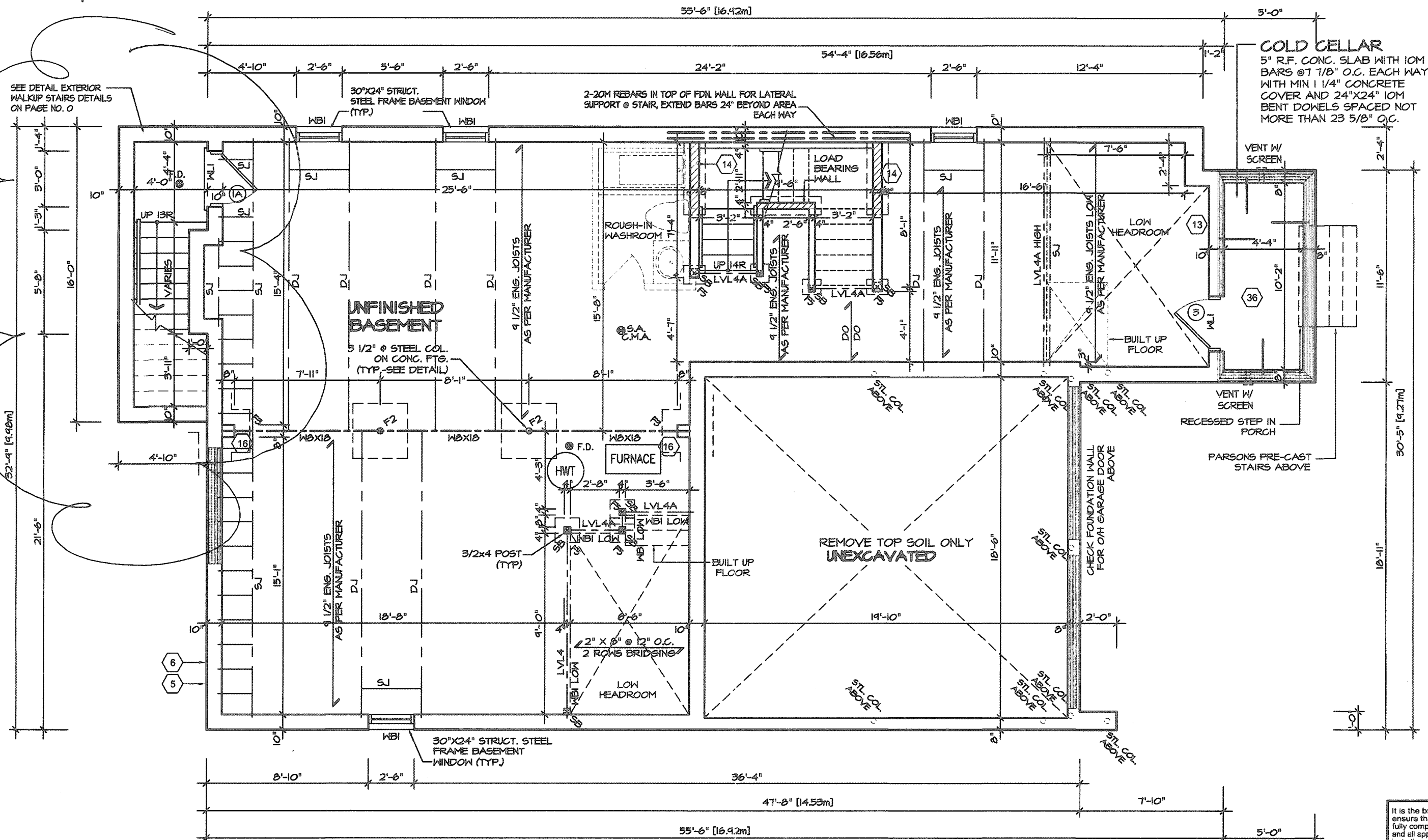
SCALE BY VG
DATE DEC 2019 TYPE

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

AREA 2,930 PAGE No. 0
PROJECT 12-04-19

Greenpark.
PROJECT NAME
RUSSELL GARDENS III

SEE DETAIL EXTERIOR --
WALKUP STAIRS DETAILS
ON PAGE NO. 0



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

REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERED FRAMING
LAYOUTS

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 SHEET NO. 0 FOR LINTEL, BEAMS
AND DOOR SIZES

CITY OF HAMILTON
Building Division
107112

Permit No. 24

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

CONTRACTOR SHALL COMPLY WITH

APPLICABLE LAW

THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
The specifications have been reviewed by

These drawings and/or specifications have been reviewed by the Ontario Building Code Officer and are in compliance with the Ontario Building Code.

MAR 30 2021

DATE

STRUDET INC.



FOR STRUCTURE ONLY

VALLEYCREEK 5 - 296

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.

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

5.		
4.		
3.		
2.	UPDATED FOR LOT 296	AUG 2020
1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR  28770
NAME SIGNATURE BCIN

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

REGION
DESIGN
INC.

SHEET TITLE	BASEMENT PLAN ELEVATION 3
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SCALE 3/16"=1'-0"	BY VG
DATE DEC 2019	TYPE

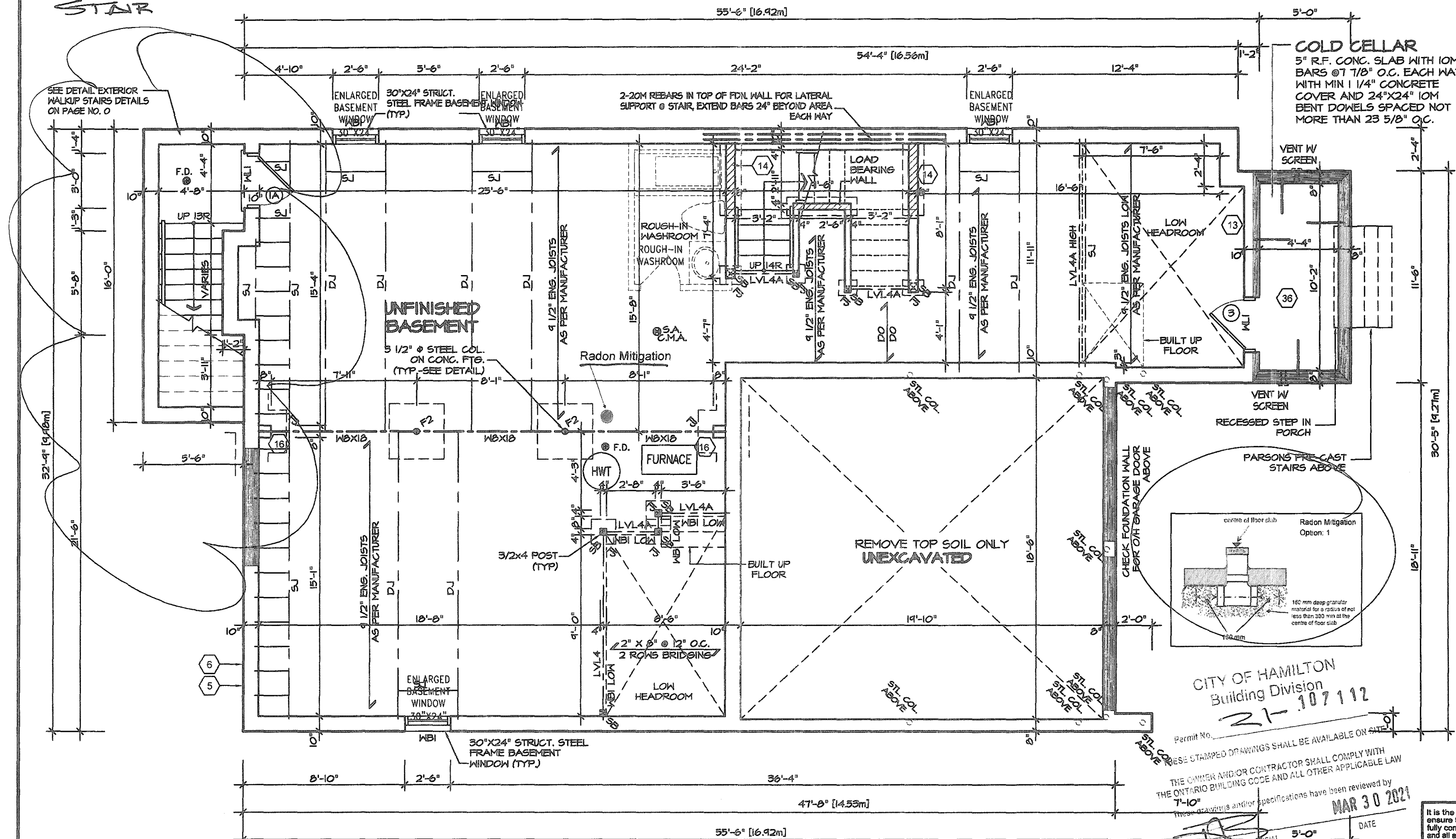
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PRINTS ARE NOT TO BE SCALED.

AREA 2,930	PAGE No. 1-3
PROJECT 12-04-19	

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

SEE REVISED
BASEMENT
STAIR



BASEMENT FLOOR PLAN 3
8'6" POUR

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

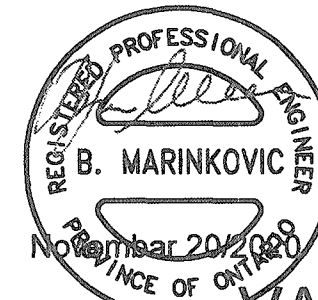
REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERING FRAMING
LAYOUTS

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 SHEET NO. 0 FOR LINTEL, BEAMS
AND DOOR SIZES

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
7-10"
These drawings and/or specifications have been reviewed by
FOR CHIEF ENGINEER'S OFFICIAL
DATE

STRUDET INC.



FOR STRUCTURE ONLY

VALLEYCREEK 5 - 296

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.

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.

5		
4		
3		
2	UPDATED FOR LOT 296	AUG 2020
1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

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

**REGION
DESIGN
INC.**

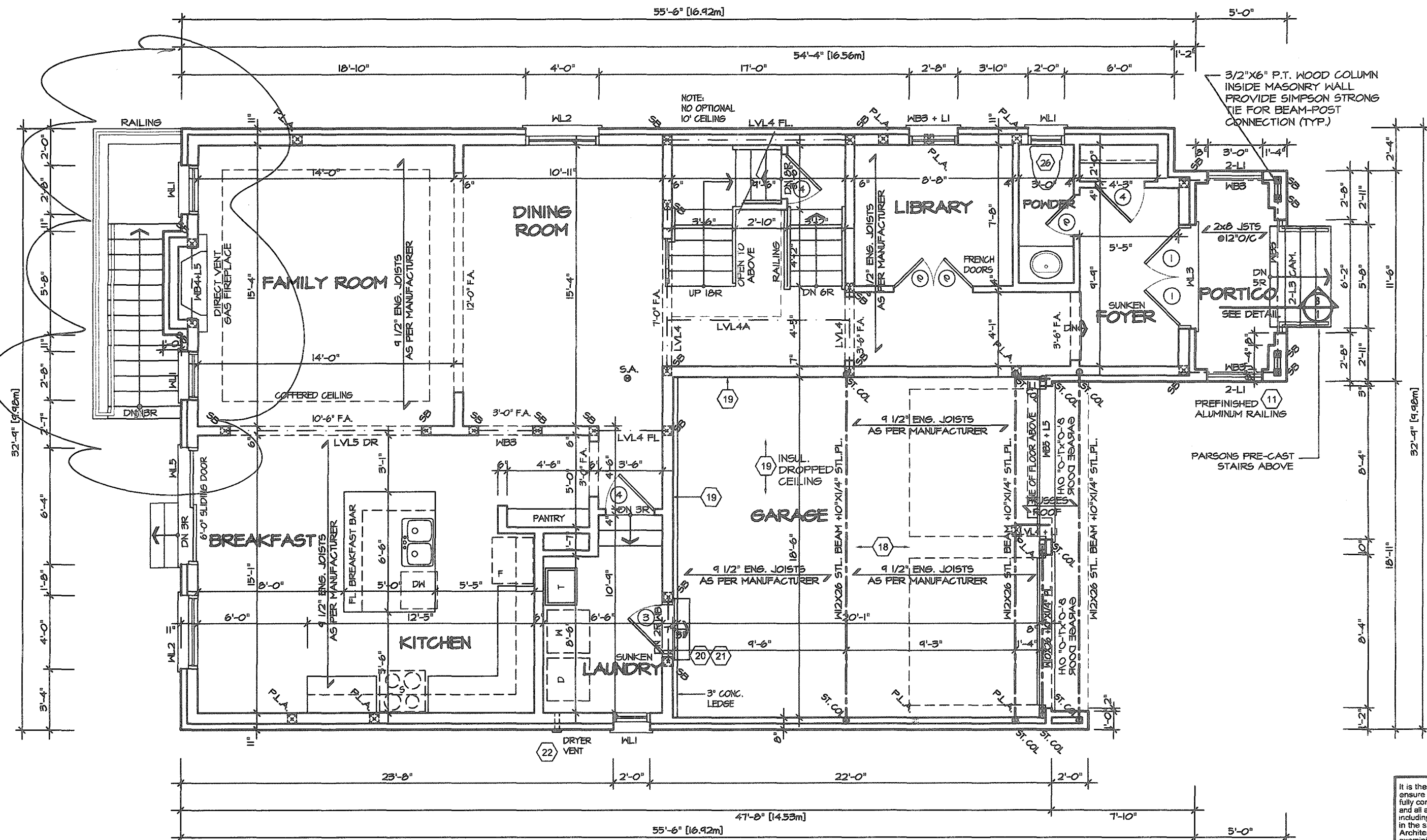
SHEET TITLE
**BASEMENT PLAN
ELEVATION 3**
SCALE 3/16"=1'-0"
BY VG
DATE DEC 2019
TYPE

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
AREA 2,930
PAGE No. 1-3
PROJECT 12-04-19

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

REVISED FOR
BASEMENT
STAIRS.



FIRST FLOOR PLAN 3

CITY OF HAMILTON
Building Division
21-107112
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
MAR 30 2021



VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	UPDATED FOR LOT 296	AUG 2020
1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0748

REGION
DESIGN
INC.

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

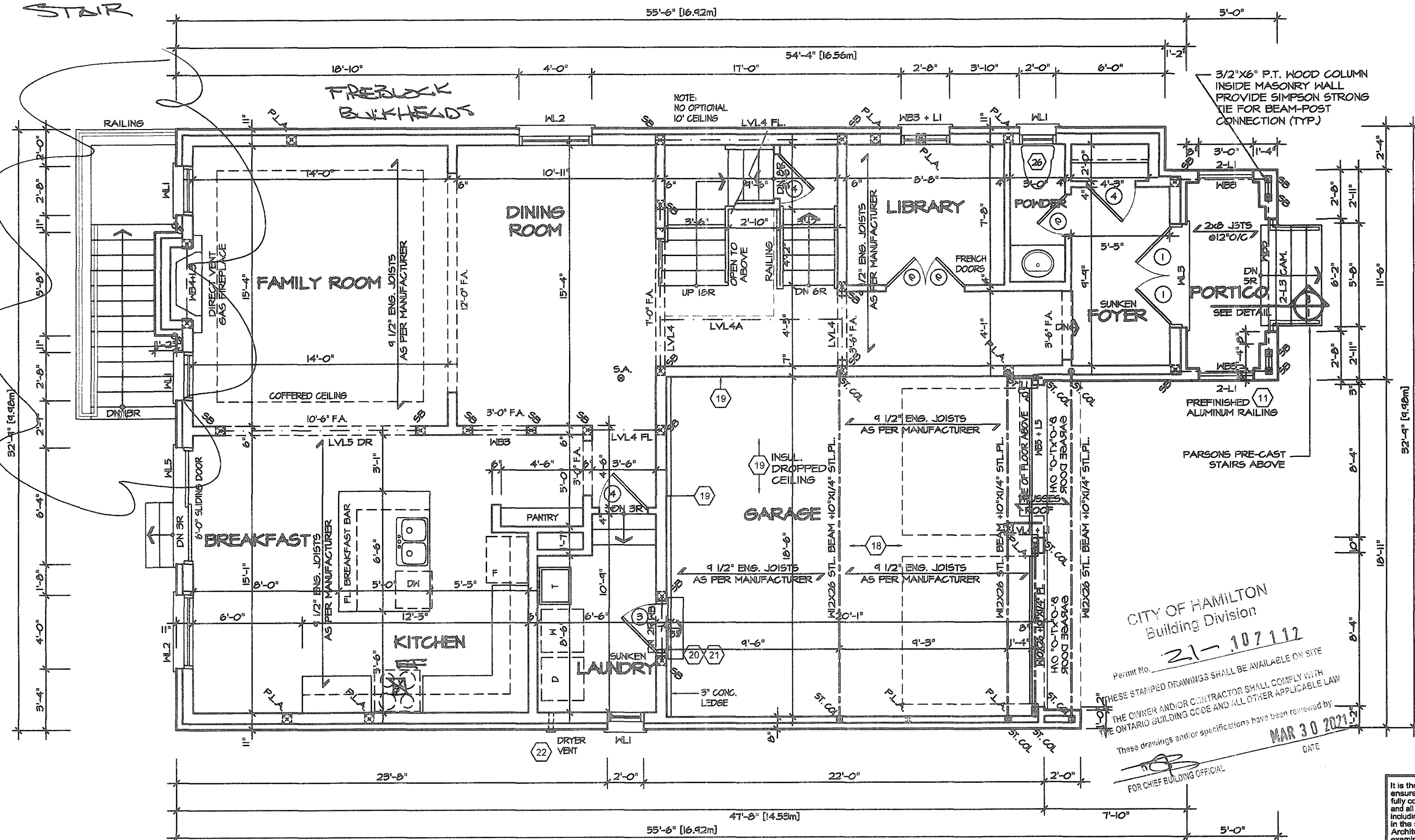
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA 2,930	PAGE No. 2-3
PROJECT 12-04-19	

Greenpark.
PROJECT NAME
RUSSELL GARDENS III

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

SEE REVISED
BASEMENT
STAIR



FIRST FLOOR PLAN 3

W2020M

CITY OF HAMILTON
Building Division

Permit No. 21-107112

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] **MAR 30 2021**
DATE

FOR CHIEF BUILDING OFFICIAL

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

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

APPROVED BY: 
DATE: 10/28/2021

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

STRUDET INC.



FOR STRUCTURE ONLY

26 VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	UPDATED FOR LOT 296	AUG 2020
1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR		28770
NAME	SIGNATURE	BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
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P (416) 736-4096
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R D I REGION DESIGN INC.

SHEET TITLE
FIRST FLOOR
ELEVATION 3

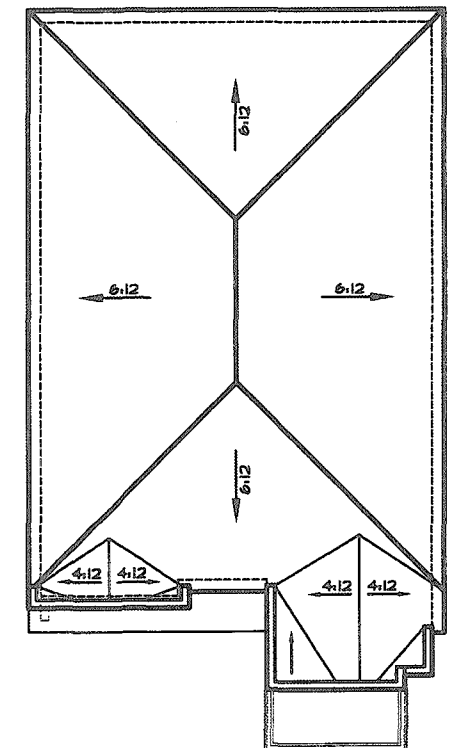
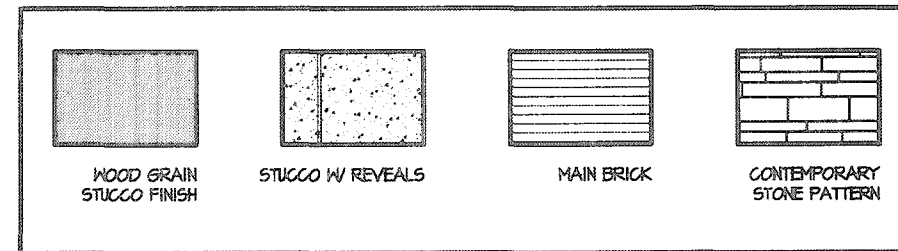
SCALE 3/16"=1'-0"	BY VC
DATE DEC 2019	TYPE

CONTRACTOR SHALL CHECK ALL
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ANY DISCREPANCIES TO THE DESIGNER
PRINTS ARE NOT TO BE SCALED.

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

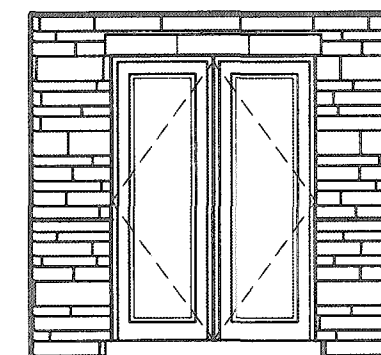


PROJECT NAME
RUSSELL GARDENS III



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

CITY OF HAMILTON
Building Division
Permit No. **21-107112**
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
DB **MAR 30 2021**
FOR CHIEF BUILDING OFFICIAL DATE



INSIDE PORTICO
ELEVATION 3

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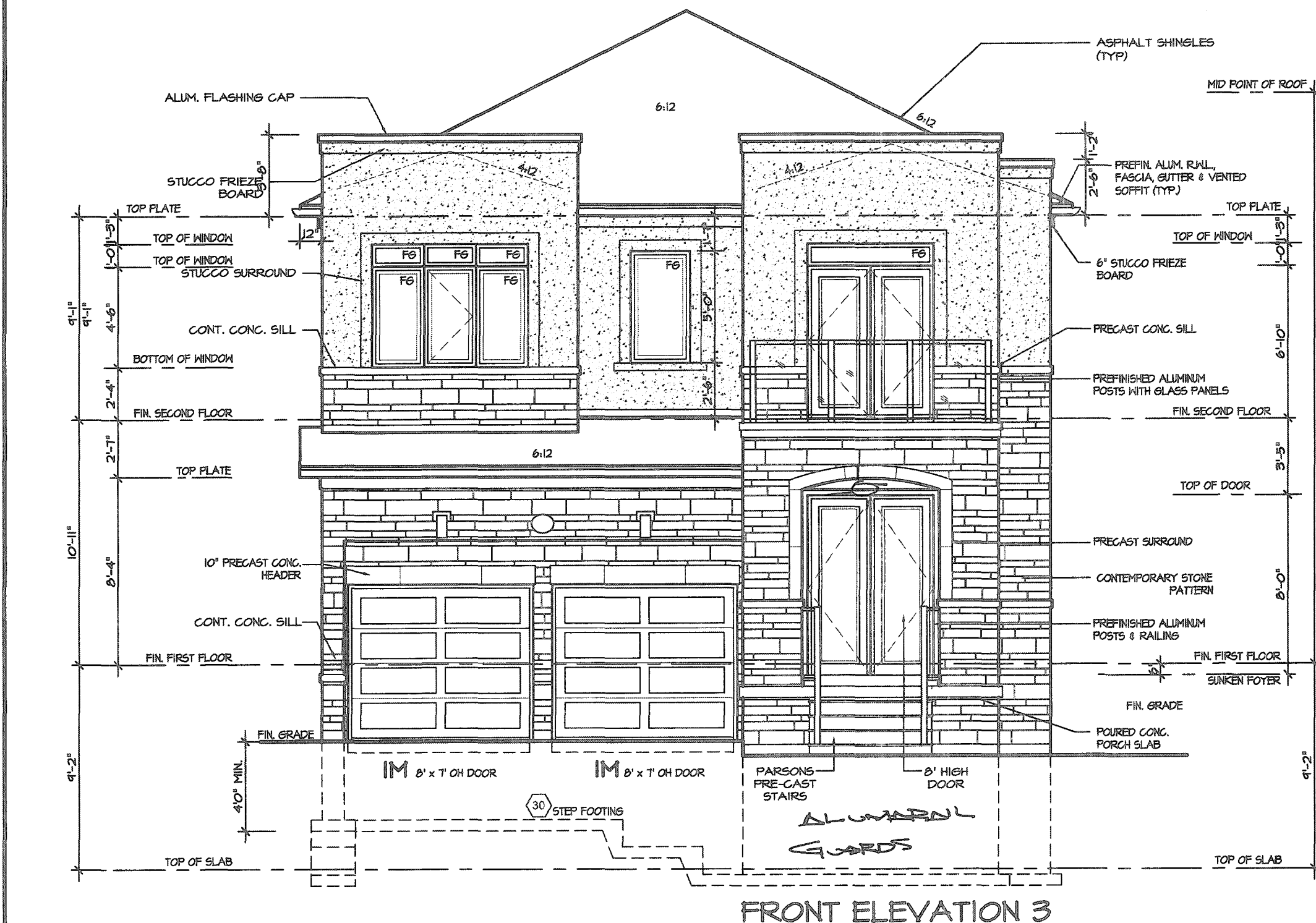
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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

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

VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"



FRONT ELEVATION 3

5		
4		
3		
2	UPDATED FOR LOT 296	AUG 2020
1	ISSUED FOR COORDINATION	JAN 2020

REVISIONS

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 860-0746

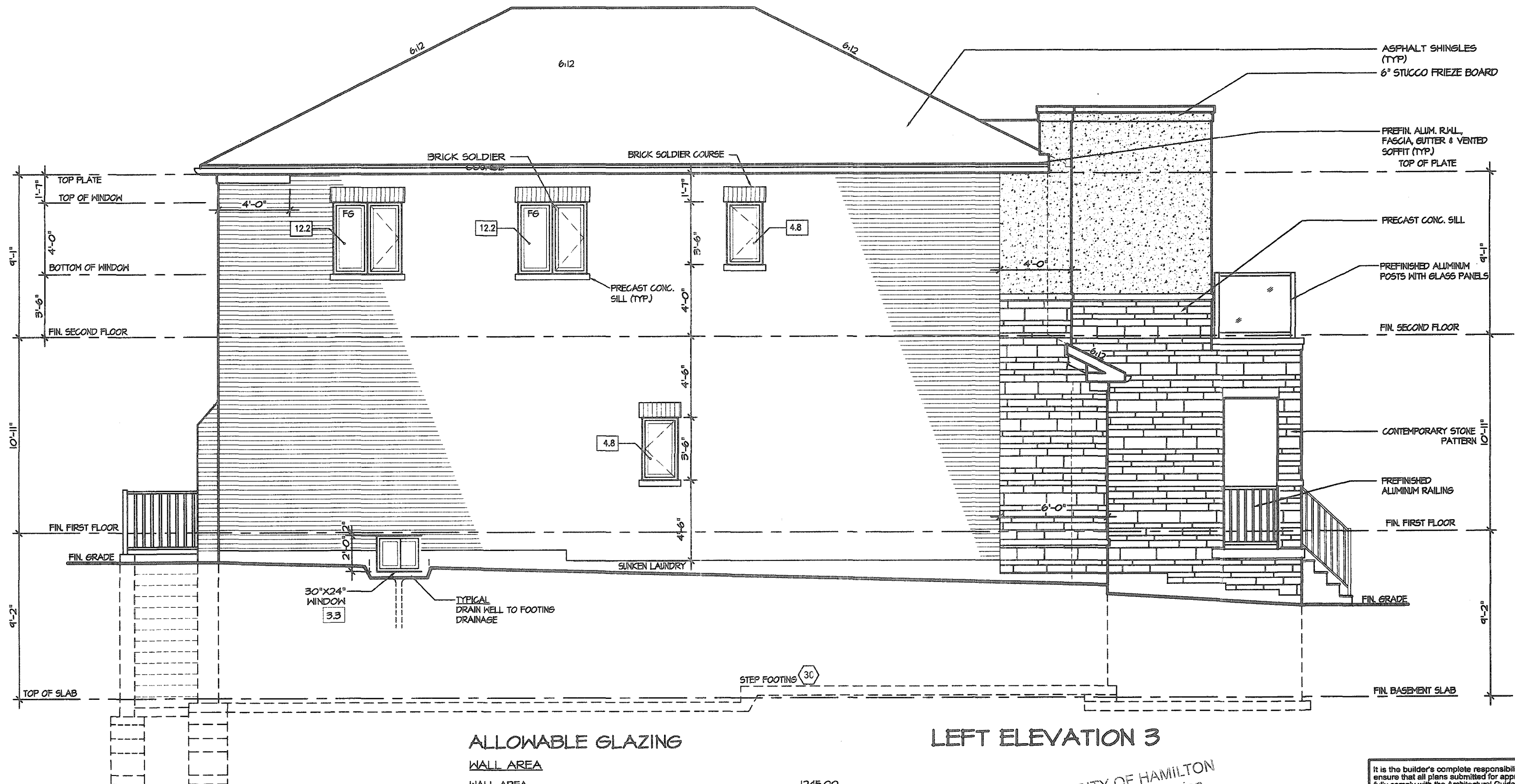
REGION
DESIGN
INC.

SHEET TITLE FRONT ELEVATION 3	
SCALE 3/16"=1'-0"	BY VG
DATE DEC 2019	TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA 2,930	PAGE No. 4-3
PROJECT 12-04-19	

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



ALLOWABLE GLAZING

WALL AREA

WALL AREA

1245.00

ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)

87.15

ACTUAL WINDOW AREA

35.90

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

31.30

LEFT ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. 21-107111
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MAR 30 2021

FOR CHIEF BUILDING OFFICIAL

DATE

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

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VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	UPDATED FOR LOT 296	AUG 2020
1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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REGION
DESIGN
INC.

SHEET TITLE
LEFT SIDE
ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
VG

TYPE

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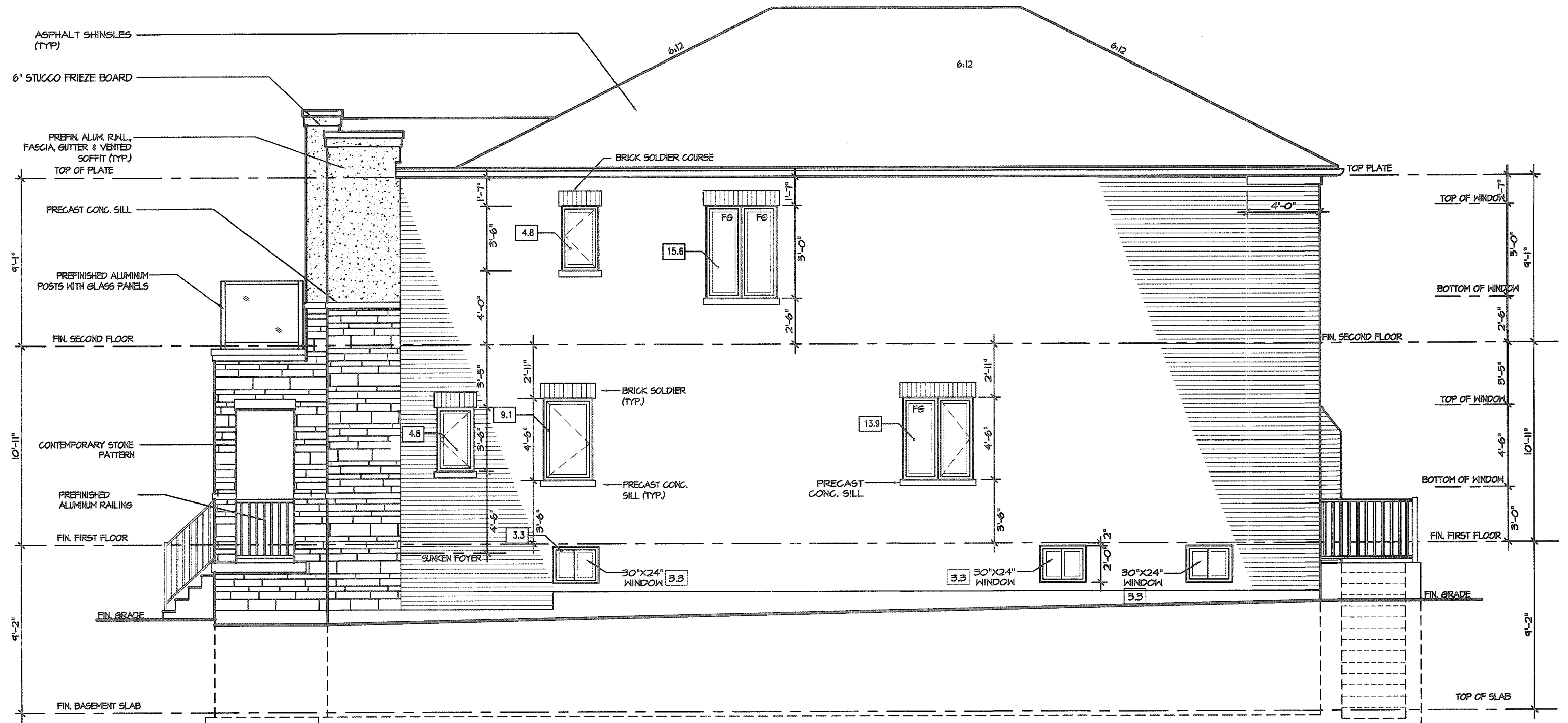
AREA
2,930

PAGE No.
5-3

PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS III

Greenpark



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA	1292.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	90.44
ACTUAL WINDOW AREA	52.00
WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA	54.80 ✓

CITY OF HAMILTON
Building Division

Permit No. **21-107112**
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VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

5		
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3		
2	UPDATED FOR LOT 296	AUG 2020
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P (416) 738-4036
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REGION
DESIGN
INC.

SHEET TITLE
RIGHT SIDE
ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
VG

TYPE

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AREA
2,930

PROJECT
12-04-19

PAGE No.

6-3

Greenpark

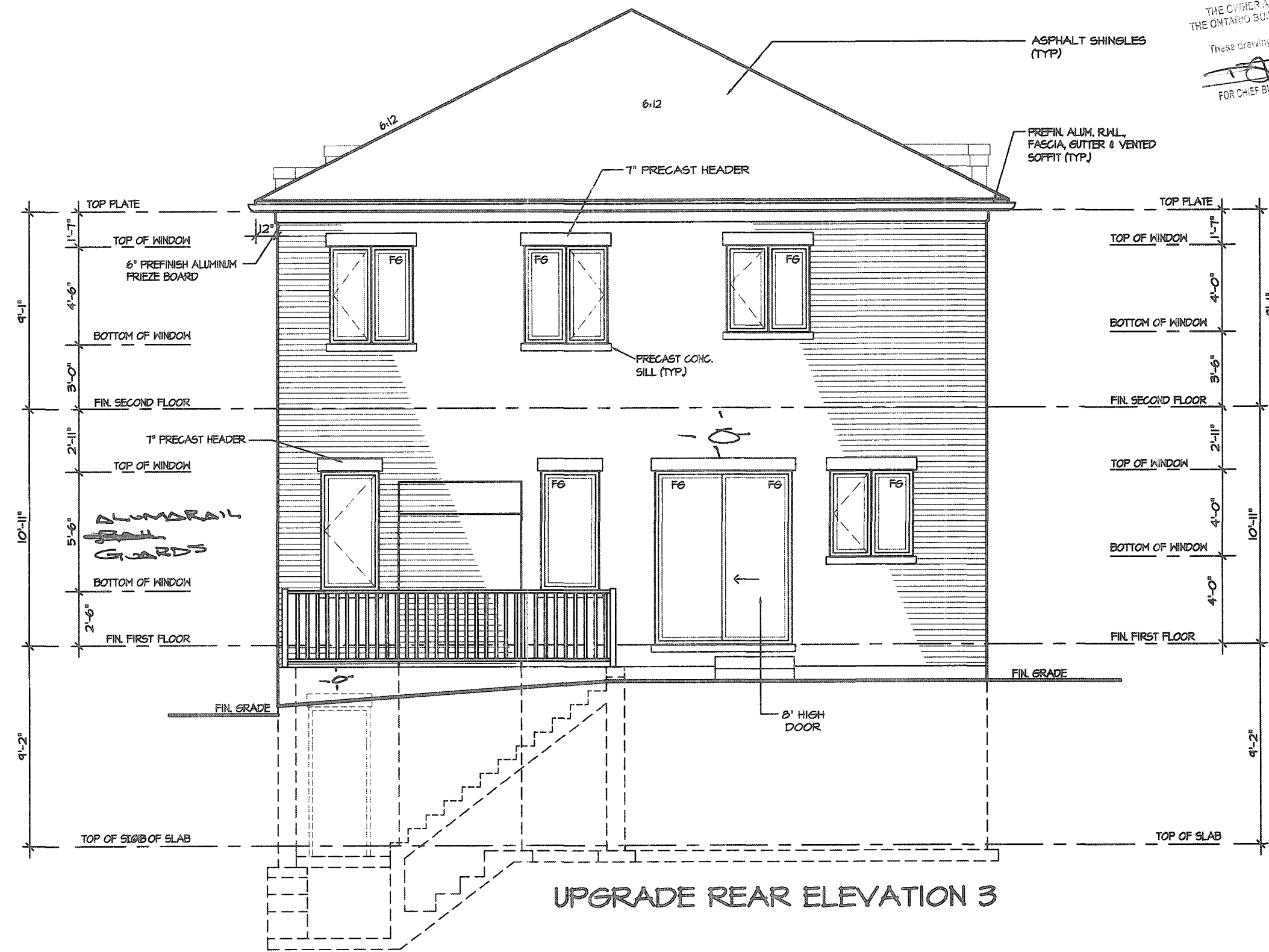
PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
Building Division

Permit No. **21-107112**

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DATE
FOR CHIEF BUILDING OFFICIAL



UPGRADE REAR ELEVATION 3

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: **[Signature]**
DATE: **JAN 28 2021**
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VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	UPDATED FOR LOT 296	AUG 2020
1	ISSUED FOR COORDINATION	JAN 2020

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F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
REAR ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
VG

TYPE

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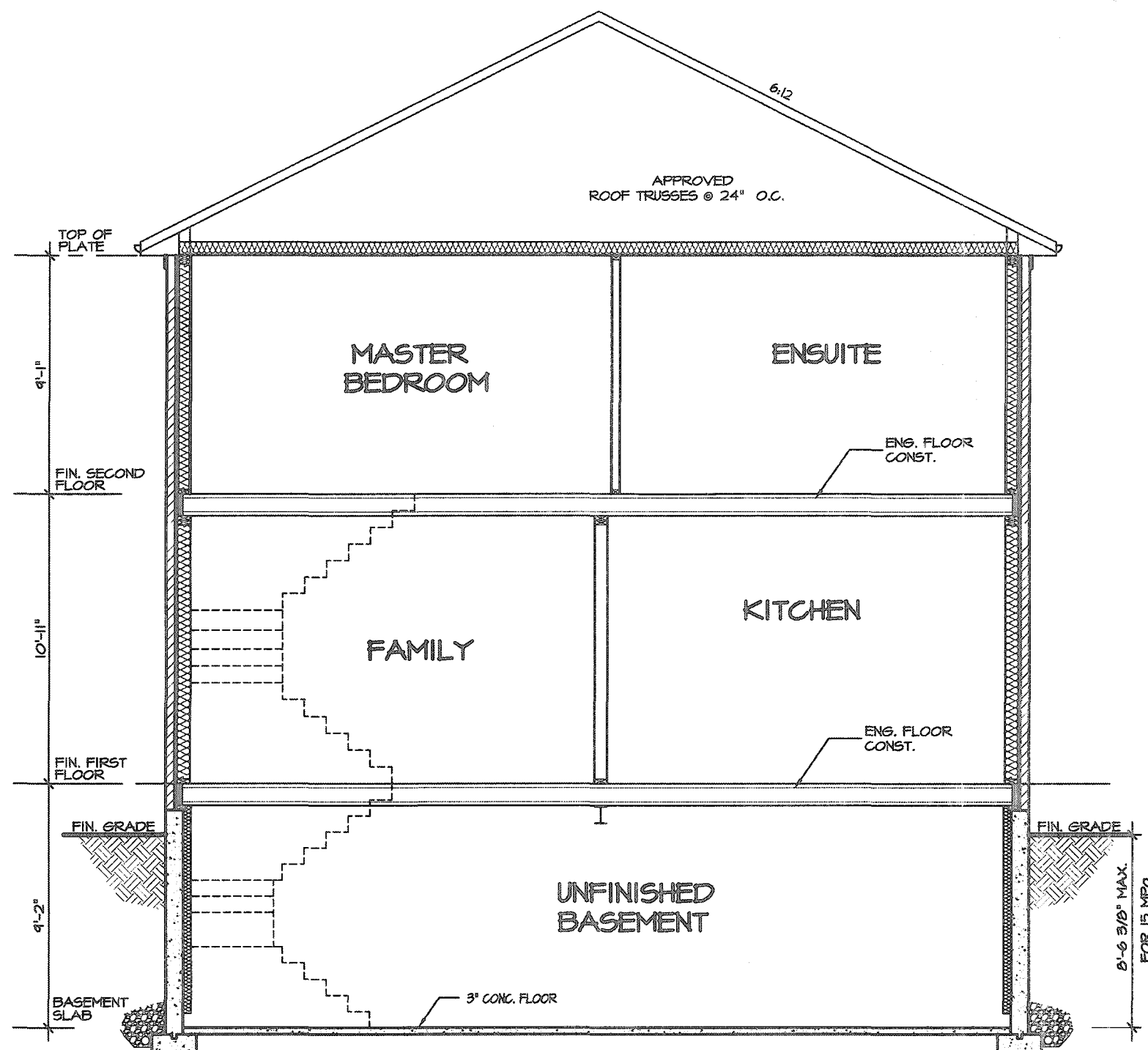
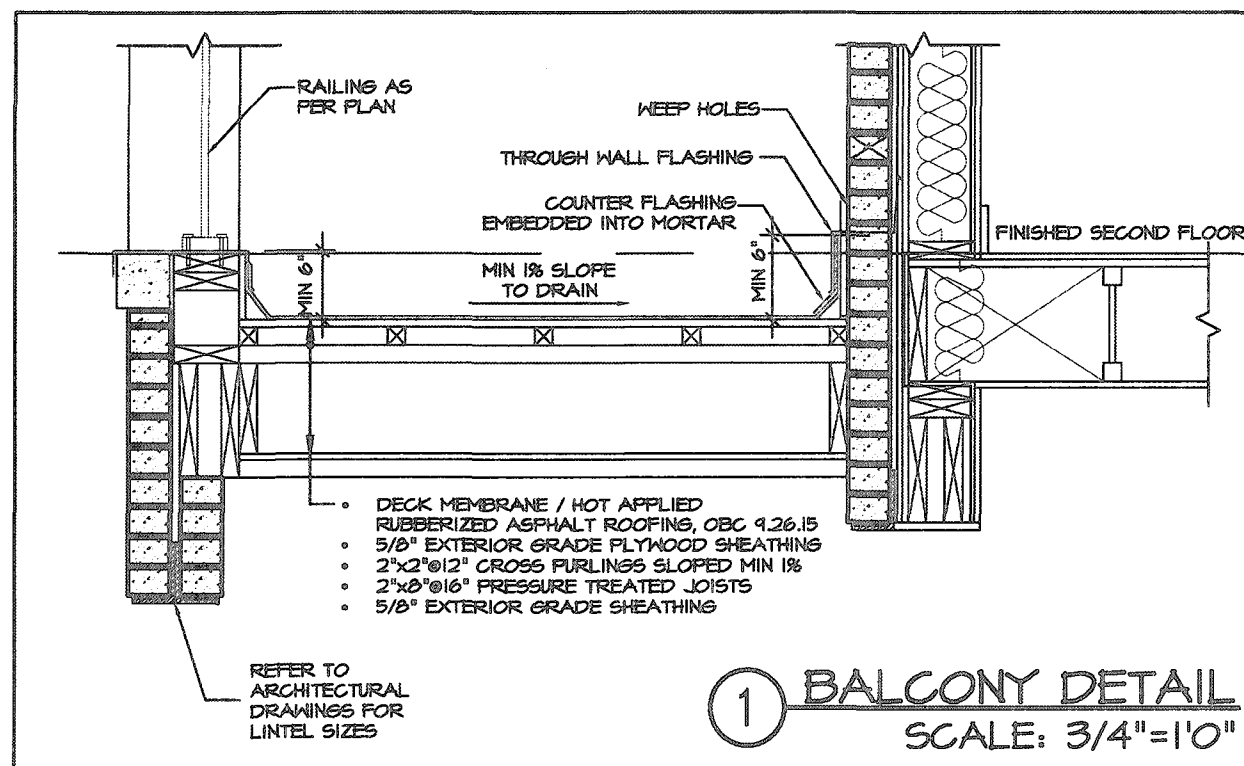
AREA
2,930

PROJECT
12-04-19

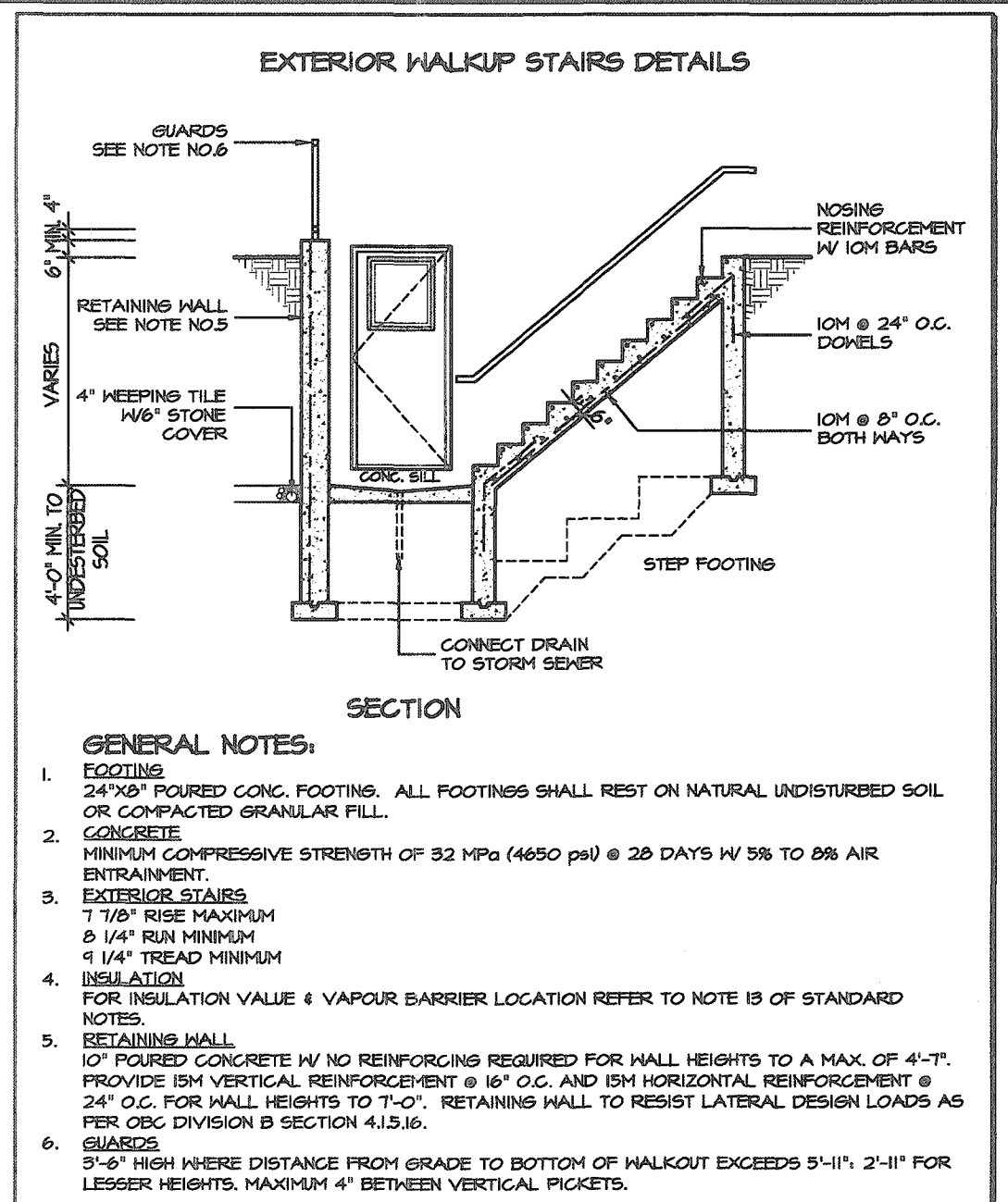
PAGE No.
7-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



CROSS SECTION



CITY OF HAMILTON
Building Division
Permit No. 21-107112
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FOR CHIEF BUILDING OFFICIAL
DATE MAR 30 2021



FOR STRUCTURE ONLY

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VALLEYCREEK 5 - 296

COMPLIANCE PACKAGE "A1"

5		
4		
3		
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F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
CROSS SECTION
ELEV. 1, 2 & 3

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

BY
VG
TYPE

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AREA
2,930
PROJECT
12-04-19

PAGE No.
8

Greenpark

PROJECT NAME
RUSSELL GARDENS III