

STRIP FOOTINGS -
FOR SINGLES & SEMIS UP TO 2 STOREY

2" 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
50"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGEST 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"x18" CONCRETE PAD F2 = 40"x40"x18" 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

KL1 = 3-1/2"x3-1/2"x1/4" (40x40x6.0L) + 2-2"x8" SFR. No.2
KL2 = 4"x3-1/2"x1/4" (100x40x6.0L) + 2-2"x8" SFR. No.2
KL3 = 5"x3-1/2"x1/4" (125x40x6.0L) + 2-2"x10" SFR. No.2
KL4 = 6"x3-1/2"x1/4" (150x40x6.0L) + 2-2"x12" SFR. No.2
KL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SFR. No.2
KL6 = 5"x3-1/2"x1/4" (125x40x6.0L) + 2-2"x12" SFR. No.2
KL7 = 5"x3-1/2"x1/4" (125x40x6.0L) + 3-2"x10" SFR. No.2
KL8 = 5"x3-1/2"x1/4" (125x40x6.0L) + 3-2"x12" SFR. No.2
KL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

MB1 = 2-2"x6" SFR. No.2 (2-38x184 SFR. No.2)
MB2 = 3-2"x6" SFR. No.2 (3-38x184 SFR. No.2)
MB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
MB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
MB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
MB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
MB7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
MB8 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
MB9 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1/2"x4" x 7 1/4" (1-45x184)
LVL1 = 2-1/2"x4" x 7 1/4" (2-45x184)
LVL2 = 3-1/2"x4" x 7 1/4" (3-45x184)
LVL3 = 4-1/2"x4" x 7 1/4" (4-45x184)
LVL4A = 1-1/2"x4" x 9 1/2" (1-45x240)
LVL4 = 2-1/2"x4" x 9 1/2" (2-45x240)
LVL5 = 3-1/2"x4" x 9 1/2" (3-45x240)
LVL5A = 4-1/2"x4" x 9 1/2" (4-45x240)
LVL6A = 1-1/2"x4" x 11 1/8" (1-45x300)
LVL6 = 2-1/2"x4" x 11 1/8" (2-45x300)
LVL7 = 3-1/2"x4" x 11 1/8" (3-45x300)
LVL7A = 4-1/2"x4" x 11 1/8" (4-45x300)
LVL8 = 2-1/2"x4" x 14" (2-45x356)
LVL9 = 3-1/2"x4" x 14" (3-45x356)
LVL10 = 4-1/2"x4" x 18" (4-45x456)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (40x40x6.0L)
L2 = 4"x3-1/2"x1/4" (100x40x6.0L)
L3 = 5"x3-1/2"x1/4" (125x40x6.0L)
L4 = 6"x3-1/2"x1/4" (150x40x6.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

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

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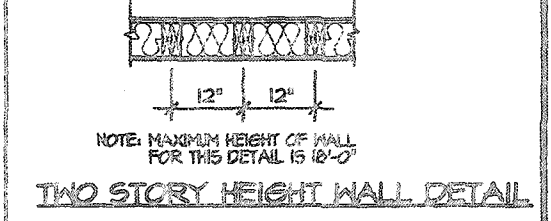
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGINS FOR SPANS OF
5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

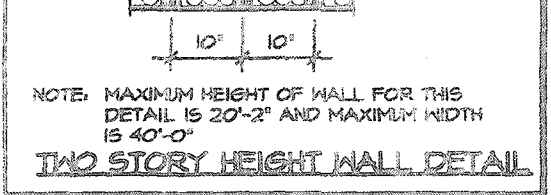
PLANS NOT DRAWN TO ACTUAL GRADE. REFER
TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

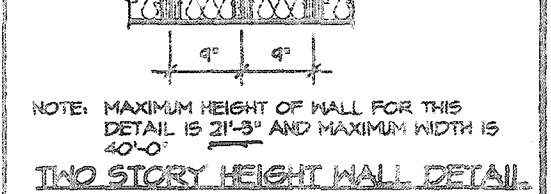
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT. C/W SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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



2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) USE
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT. C/W
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/COLUMN
= 35 kNm

Electrical Contractor
Registration Agency

ALL ELECTRICAL INSTALLATIONS
MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY.
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED
FOR MORE INFORMATION PLEASE CALL:
ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY. HIRE A LICENSED
ELECTRICAL CONTRACTOR
FIND A CONTRACTOR AT
www.plugin safely.ca

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1278 Sq. Ft.
SECOND FLOOR AREA	=	1641 Sq. Ft.
TOTAL FLOOR AREA	=	2919 Sq. Ft.
		271.18 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	=	2930 Sq. Ft.
		272.21 Sq. M.
GROUND FLOOR COVERAGE	=	1278 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	69 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1744 Sq. Ft.
		162.02 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1675 Sq. Ft.
		155.61 Sq. M.

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	=	1675 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 MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.78 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATINGS = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
AIR/ MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

AREA CALCULATIONS		ELEV. 2
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	=	1675 Sq. Ft.
		155.43 Sq. M.

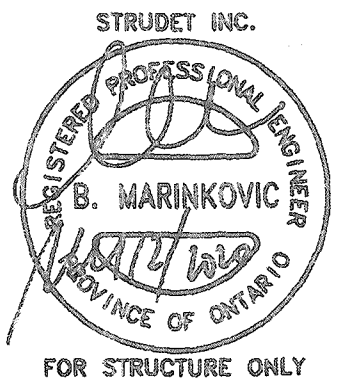
VALLEY CREEK 5		ELEV. 1		
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²
FRONT	157.12	68.48	103.76	9.64
LEFT SIDE	1145.57	106.43	69.01	6.41
RIGHT SIDE	1145.57	106.43	47.96	4.46
REAR	682.29	63.39	147.42	13.70
TOTAL	3710.55	344.72	368.15	34.20

VALLEYCREEK 5		ELEV. 2			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	148.57	69.53	113.22	10.70	13.40 %
LEFT SIDE	1145.57	106.43	69.01	6.41	6.02 %
RIGHT SIDE	1145.57	106.43	47.96	4.46	4.19 %
REAR	682.29	63.39	147.42	13.70	21.61 %
TOTAL	3721.80	345.71	379.61	35.27	10.20 %

VALLEYCREEK		ELEV. 3		
5				
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²
FRONT	108.12	63.79	140.39	13.06
LEFT SIDE	1145.57	106.43	69.01	6.41
RIGHT SIDE	1145.57	106.43	47.96	4.46
REAR	682.29	63.39	147.42	13.70
TOTAL	3681.55	342.03	404.98	37.62

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



CITY OF HAMILTON
Building Division

Permit No. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER APPROX CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

VALLEYCREEK 5

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
NAME SIGNATURE

28770
BCIN

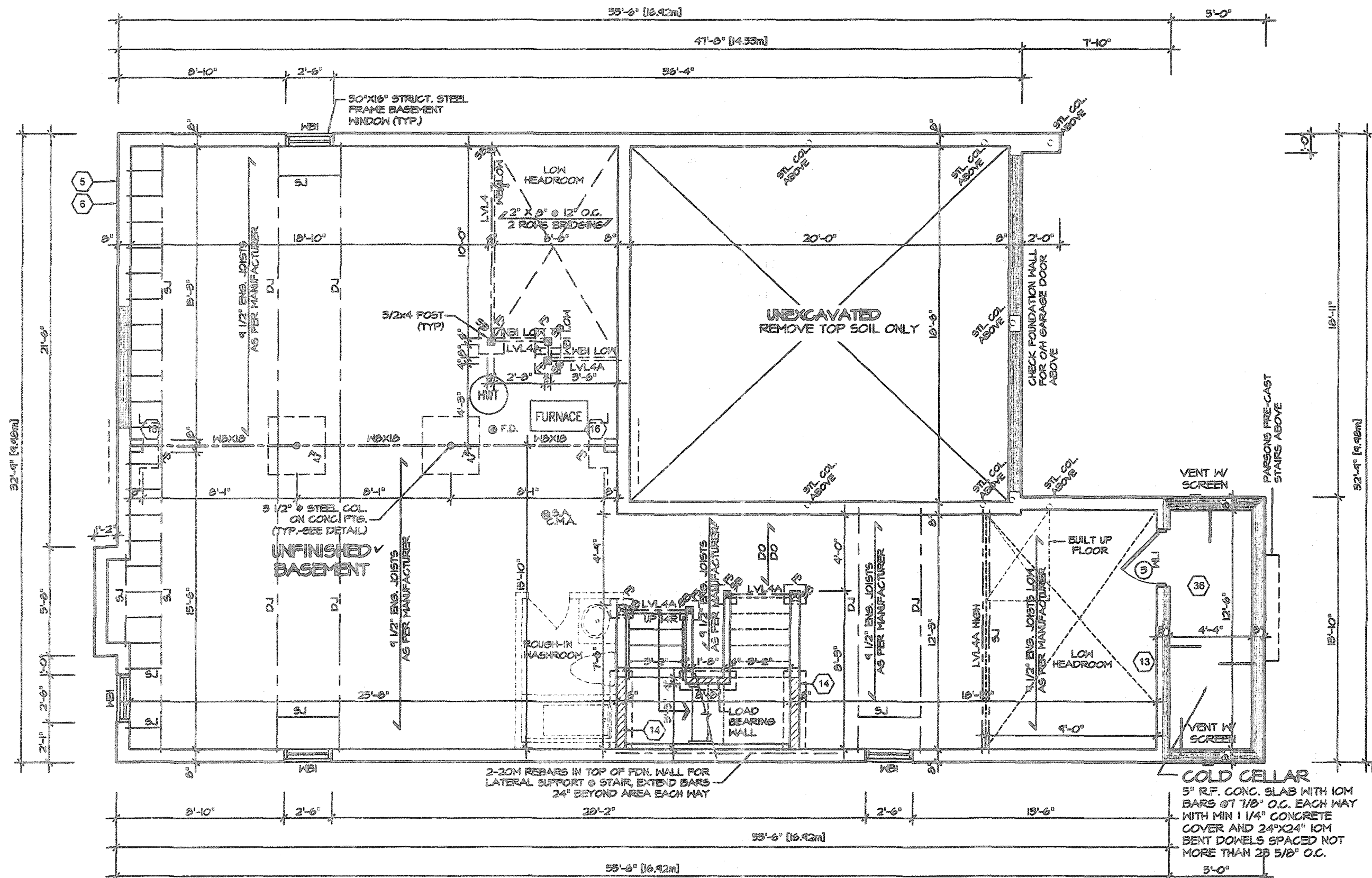
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 739-4098
F (905) 850-0748

SHEET TITLE		GENERAL NOTES & CHARTS	
SCALE	BY MB	AREA 2.930	PAGE No. 0
DATE DEC 2019	TYPE	PROJECT 12-04-19	

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

PROJECT NAME
RUSSELL GARDENS III





BASEMENT FLOOR PLAN I
 SEPARATE PERMIT REQ'D TO
 FINISH THE BASEMENT (TYP.)

REFER TO FLOOR FRAMING SHOP
 DRAWINGS FOR ENGINEERED FRAMING
 LAYOUTS

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

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'

CITY OF HAMILTON
 Building Division

Permit No. **20-187751**

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

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

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

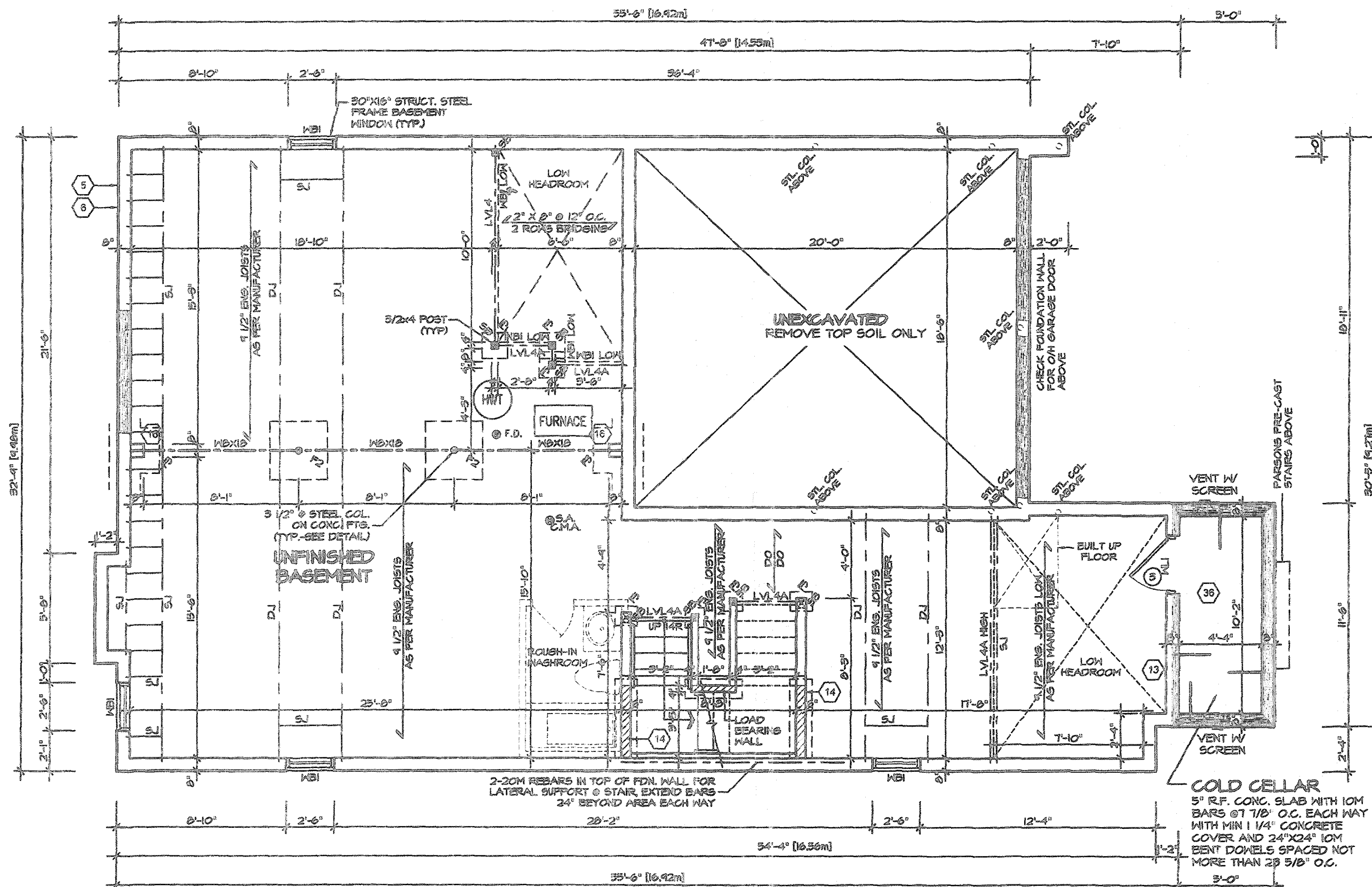
JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY **JD**
 DATE **SEP 11, 2020**
 These stamps and/or specifications shall be available
 on site for review only. They shall not be used for
 any other purpose.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR COORDINATION JAN 2020 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME 28770 BCIN SIGNATURE	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4G6 P (416) 736-4098 F (905) 660-0745 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEVATION 1 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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BASEMENT FLOOR PLAN 2

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 5/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

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'

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

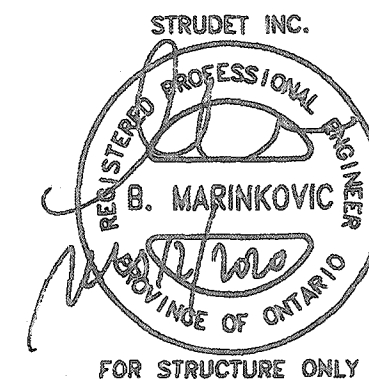
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

CR **DEC. 14/20**

FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

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

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

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

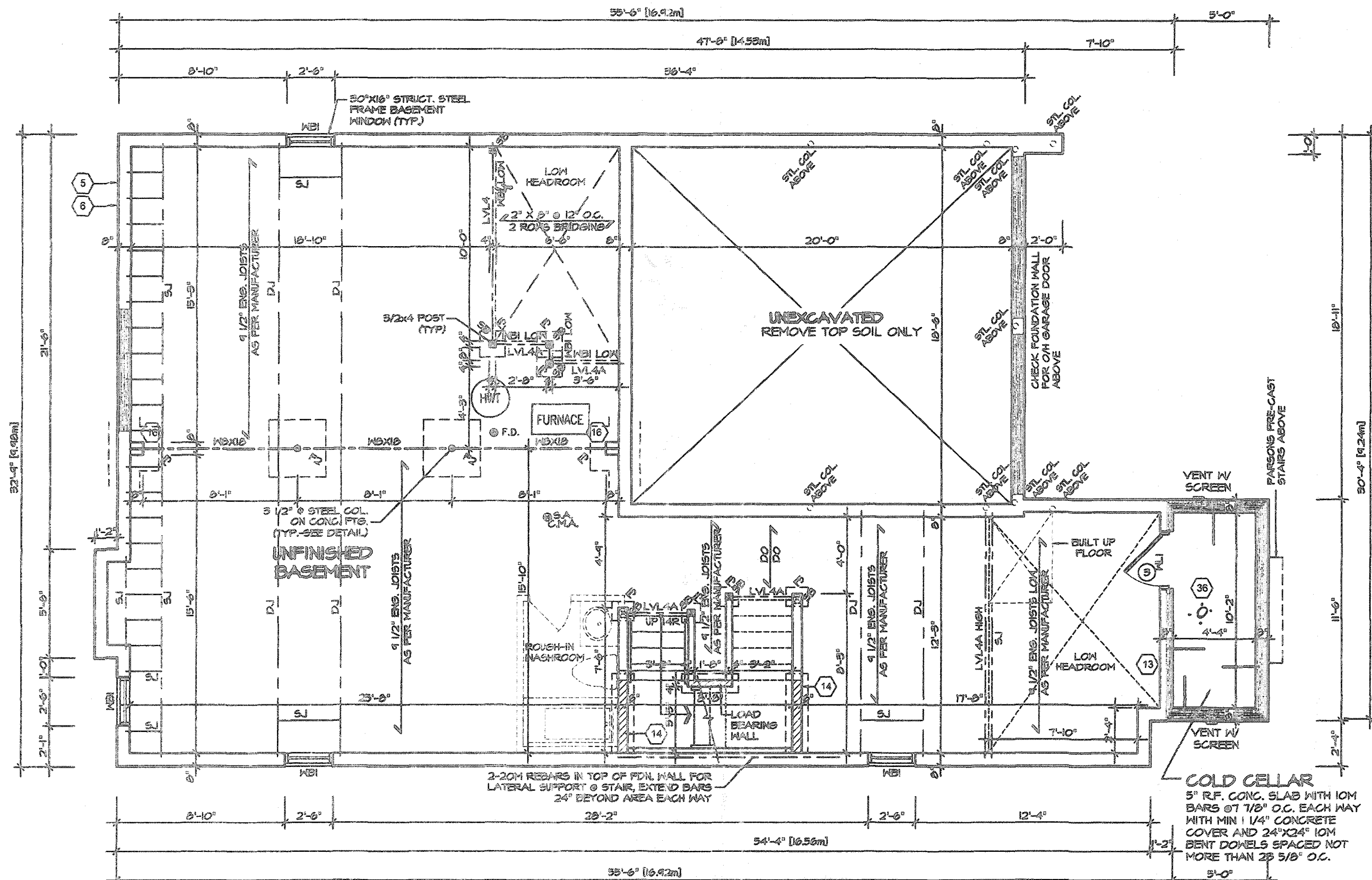
APPROVED BY **[Signature]**
DATE **SEP 21, 2020**

This attests to compliance with the applicable Design Guidelines only and does not further professional responsibility.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5 4 3 2 1 ISSUED FOR COORDINATION JAN 2020 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-1026 F (800) 630-0745	SHEET TITLE BASEMENT PLAN ELEVATION 2 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PAGE No. 1-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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BASEMENT FLOOR PLAN 3
(PROPOSED LOT)

REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERED FRAMING
LAYOUTS

ALL SUBFLOORS TO BE 5/4\" PLYWOOD AND
TO BE GLUED AND NAILED ON THIS FLOOR.

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'

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

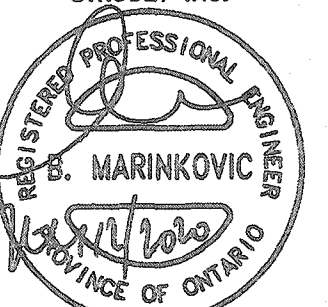
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL **DEC 14/20** 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
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 **SEP 21, 2020**
DATE

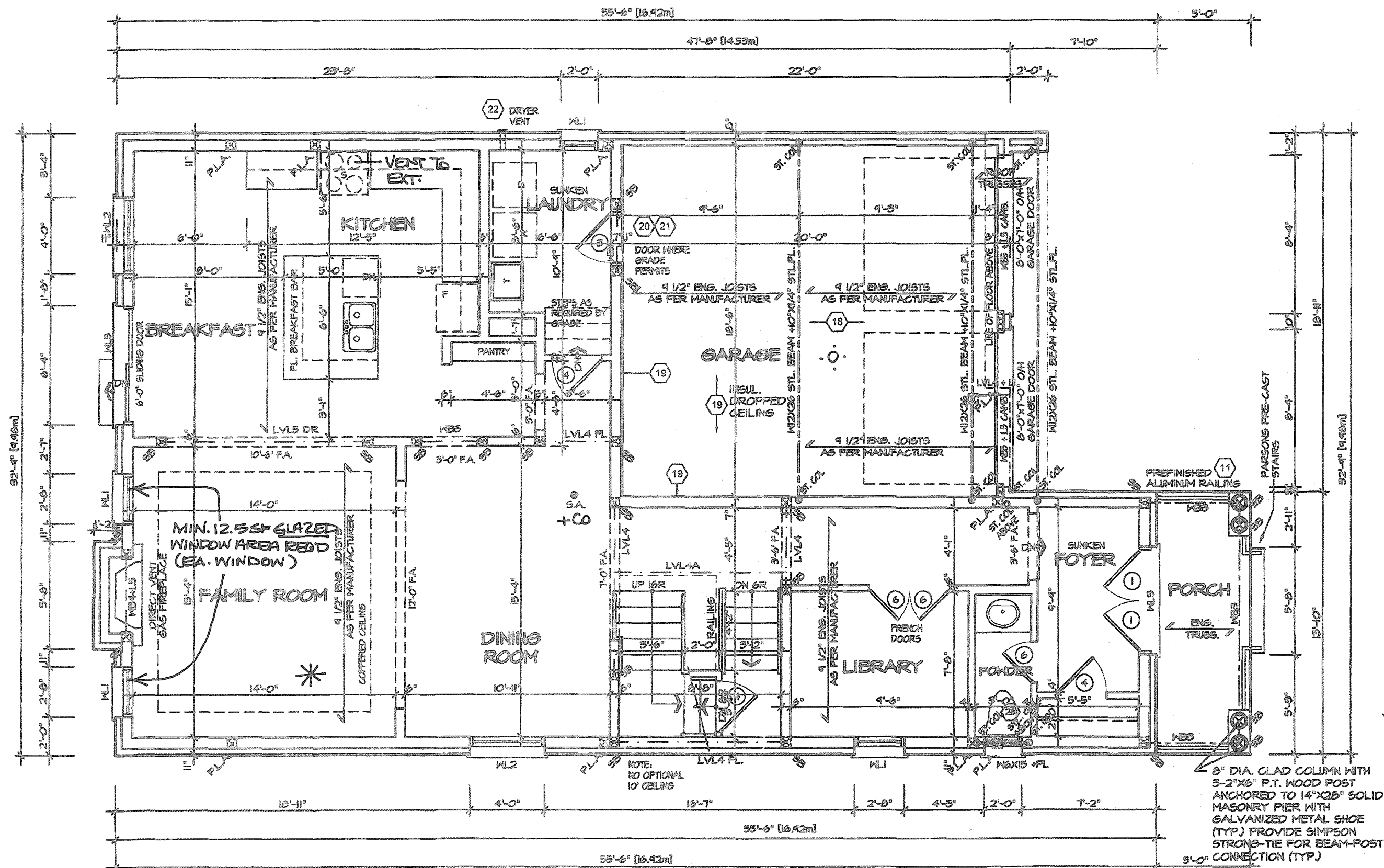
This stamp certifies compliance with the applicable
Design Guidelines. It is not a seal of professional
responsibility.

MAR 12 2020

VALLEYCREEK 5

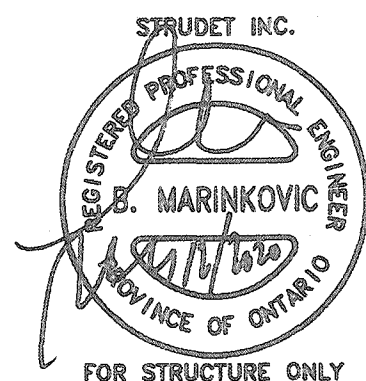
COMPLIANCE PACKAGE "A1"

REVISIONS 1 ISSUED FOR COORDINATION JAN 2020	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4036 F (905) 360-0746 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEVATION 3 SCALE 3/16"=1'-0" DATE DEC 2019 BY MB TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PROJECT 12-04-19 PAGE No. 1-3	Greenpark. PROJECT NAME RUSSELL GARDENS III
--	---	---	---	--	---



FIRST FLOOR PLAN I

* FIRE BLOCKING TO BE PROVIDED
AT ALL CONCEALED SPACES.



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

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

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

CITY OF HAMILTON
Building Division

Permit No. 20-187751

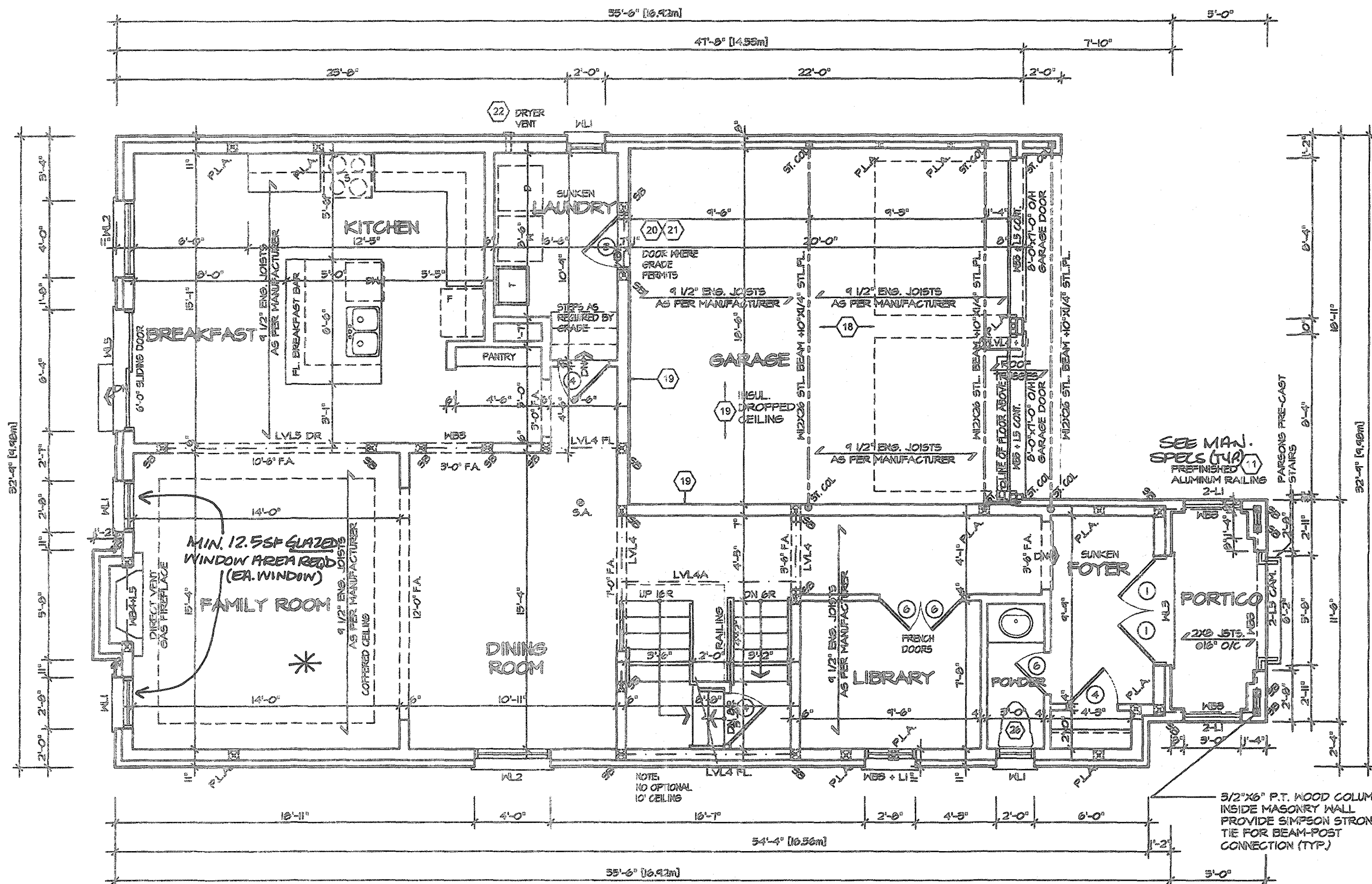
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER / BIDDER CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS

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

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR COORDINATION JAN 2020	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4G3 P (416) 736-4039 F (905) 880-0748	SHEET TITLE FIRST FLOOR ELEVATION 1 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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FIRST FLOOR PLAN 2

* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.



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 city provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 22, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not limit professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

CR DEC 14/20

FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

REVISIONS	
5	
4	
3	
2	
1	ISSUED FOR COORDINATION JAN 2020

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

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

SHEET TITLE
FIRST FLOOR
ELEVATION 2

SCALE
3/16"=1'-0"

DATE
DEC 2019

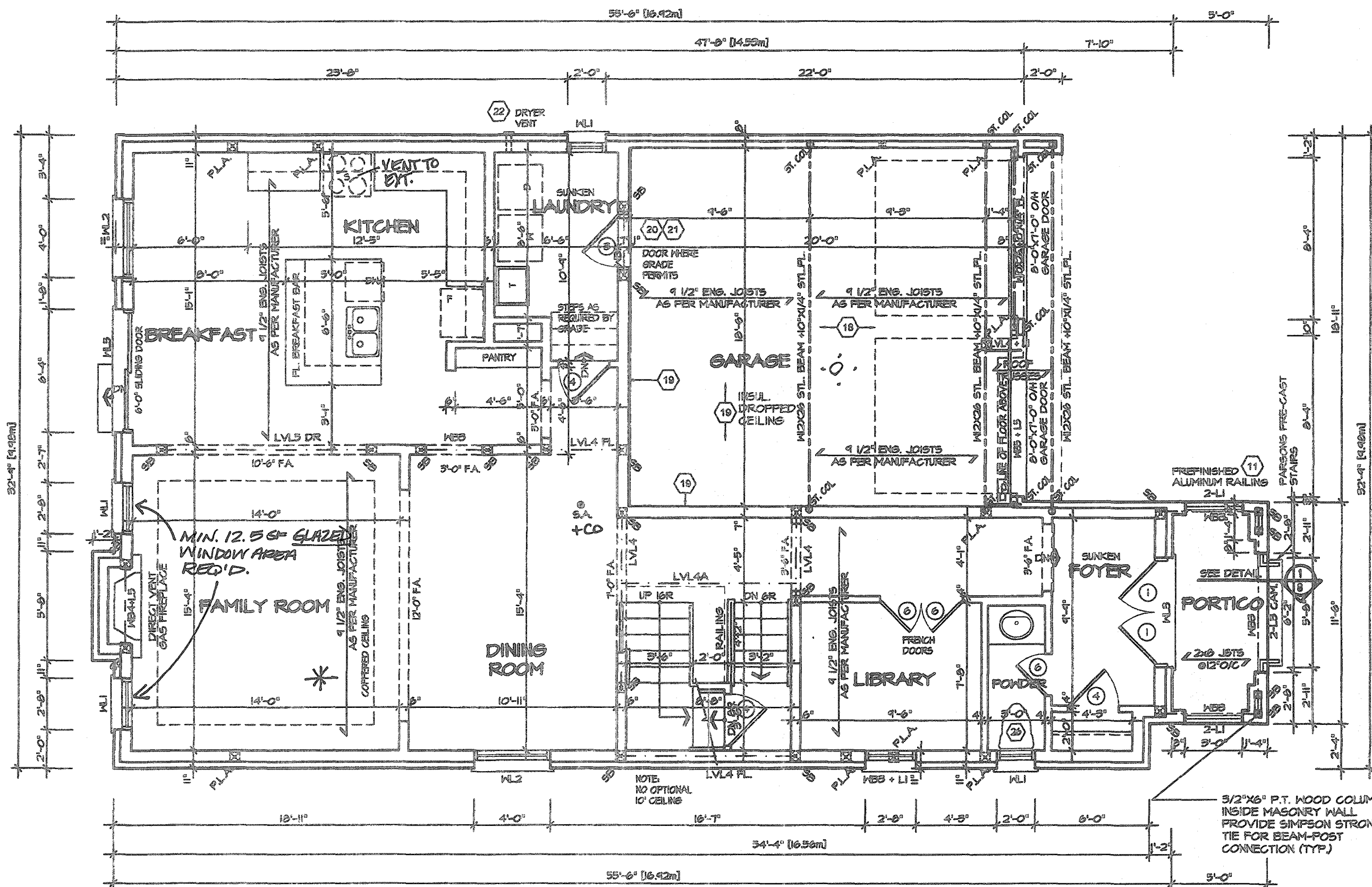
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
2 930

PAGE No.
2-2

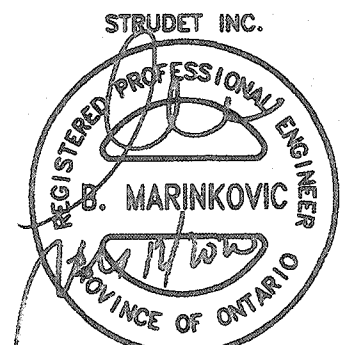
PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS III



FIRST FLOOR PLAN 3

* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES.



FOR STRUCTURE ONLY

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

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

DEC 14/20 DATE

FOR CHIEF BUILDING OFFICIAL

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

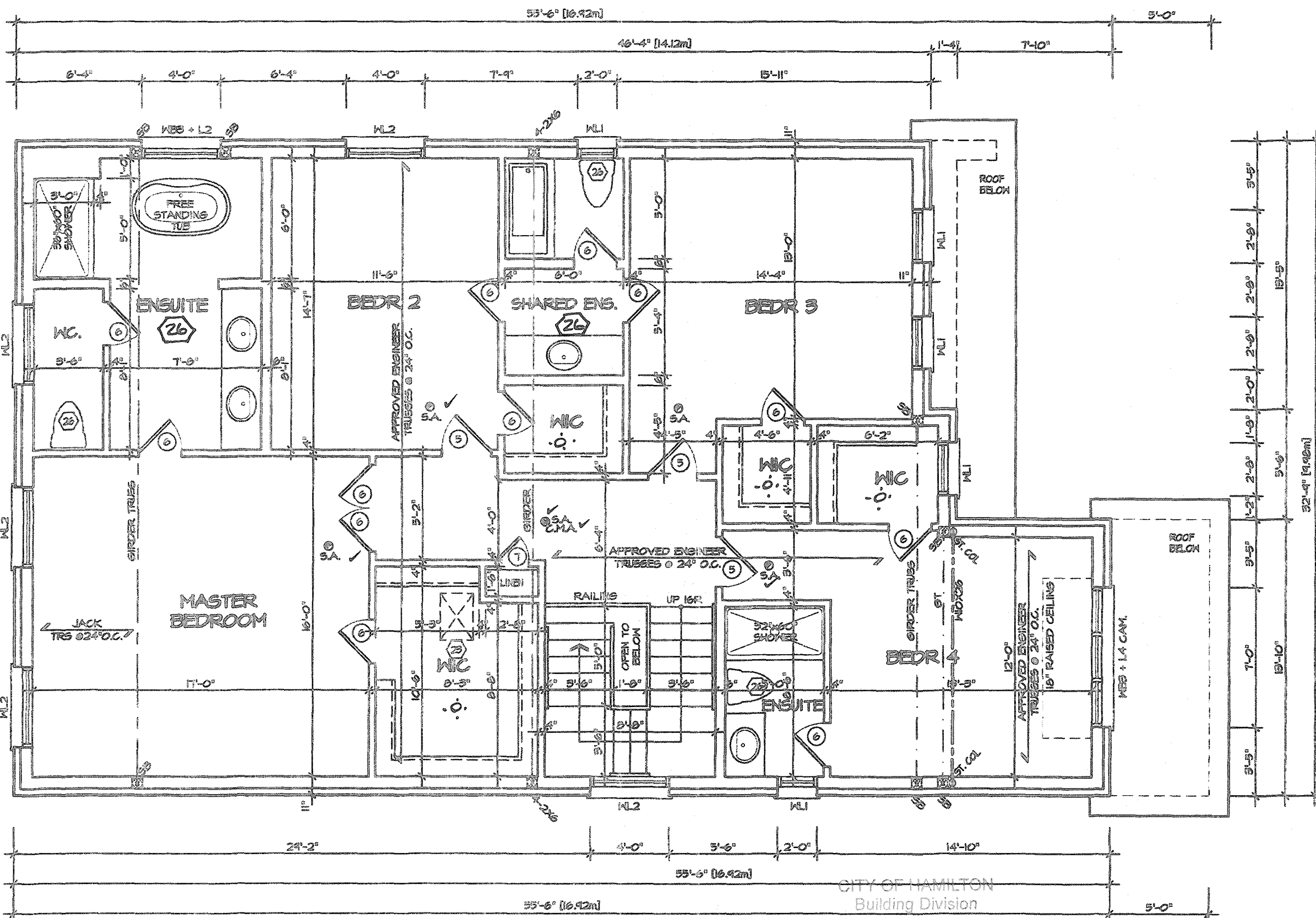
APPROVED BY: *[Signature]*
DATE: **SEP 21, 2020**

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

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR COORDINATION REVISIONS JAN 2020	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME <i>[Signature]</i> SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S9 P (416) 736-4059 F (905) 680-0745	REGION DESIGN INC.	SHEET TITLE FIRST FLOOR ELEVATION 3 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
--	--	--	----------------------------------	---	--	---



SECOND FLOOR PLAN I

Permit No. **20-187751**

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

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

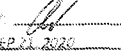


FOR STRUCTURE ONLY

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

APPROVED BY: 
DATE: **SEP 21 2020**
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VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
1. ISSUED FOR COORDINATION	JAN 2020

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
5700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-4088
F (905) 550-0743

REGION DESIGN INC.

SHEET TITLE
SECOND FLOOR ELEVATION 1

SCALE
3/16"=1'-0"

DATE
DEC 2019

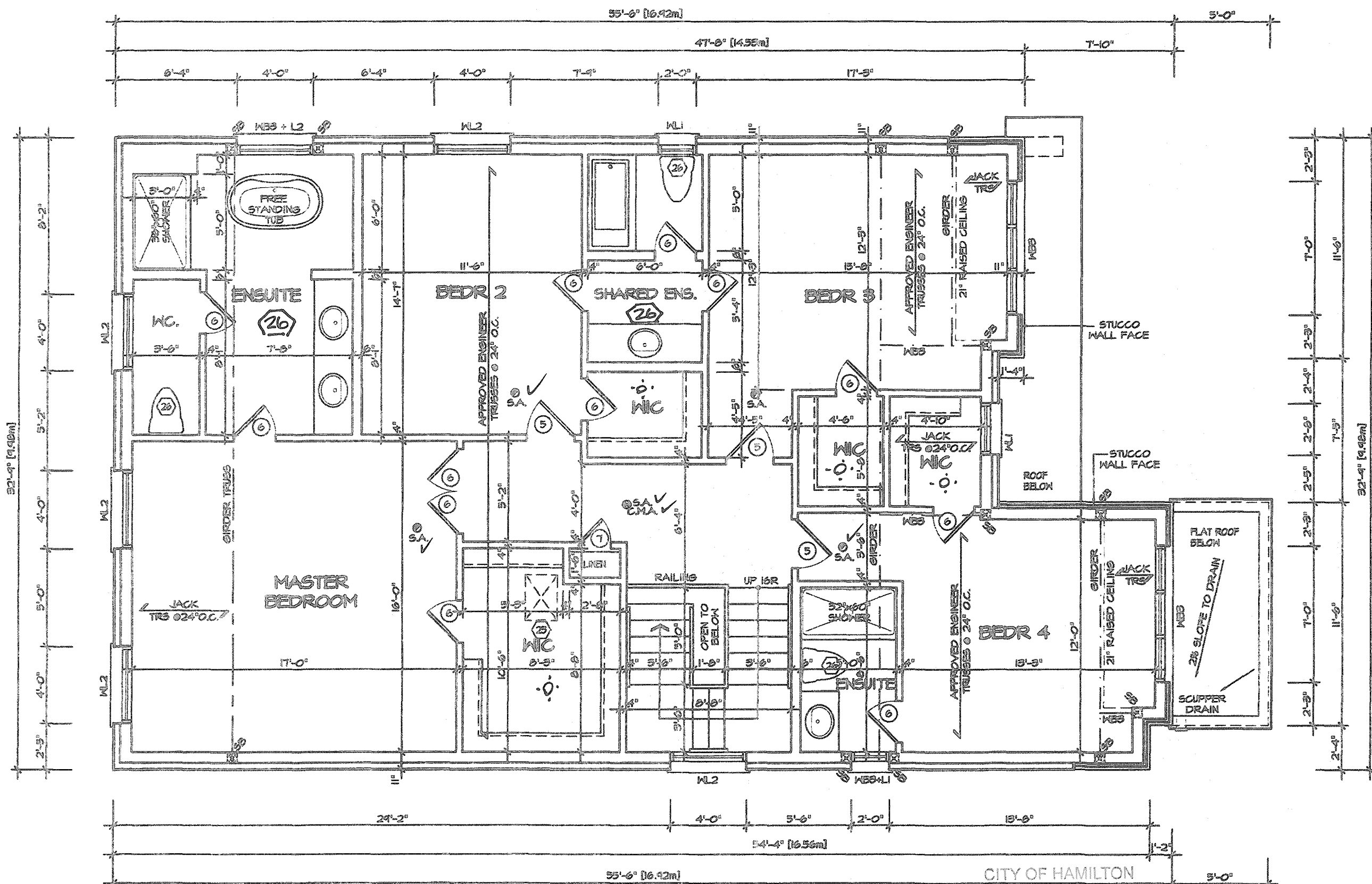
BY
MB

TYPE
PROJECT

AREA
2,930

PAGE No.
3

PROJECT
12-04-19



SECOND FLOOR PLAN 2

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

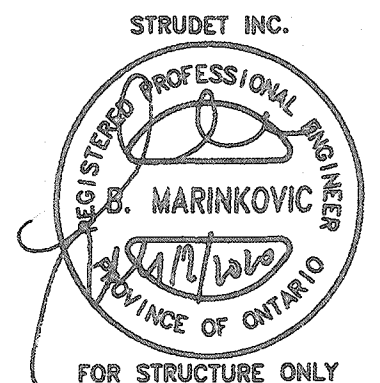
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

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

DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"



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

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

APPROVED BY: **[Signature]**
DATE: **SEP 22, 2020**

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REVISIONS	
5	
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1	ISSUED FOR COORDINATION JAN 2020

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

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



SHEET TITLE
**SECOND FLOOR
ELEVATION 2**

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

BY
MB
TYPE

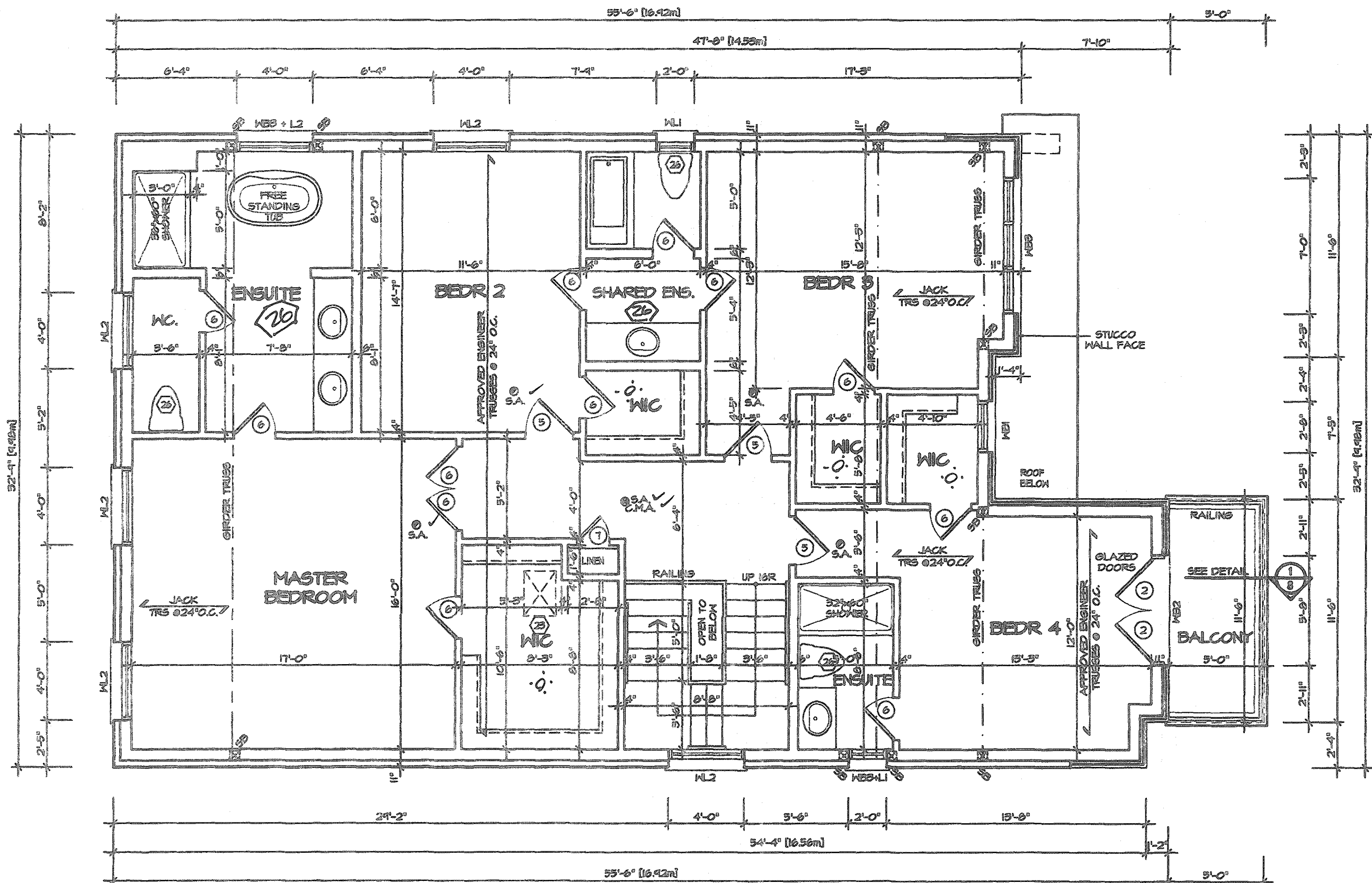
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

AREA
2,930
PROJECT
12-04-19

PAGE No.
3-2



PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN 3

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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



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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **SEP 21, 2020**
The stamp certifies compliance with the applicable Design Guidelines and all other applicable professional responsibility.

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
1. ISSUED FOR COORDINATION	JAN 2020

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4085
F (905) 880-0745

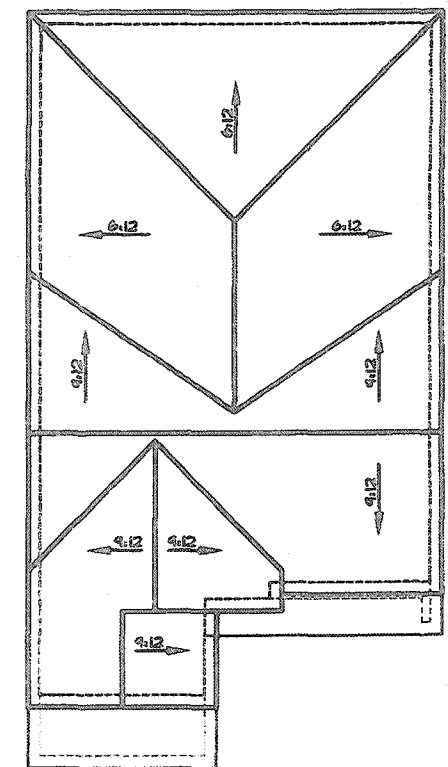
REGION DESIGN INC.

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

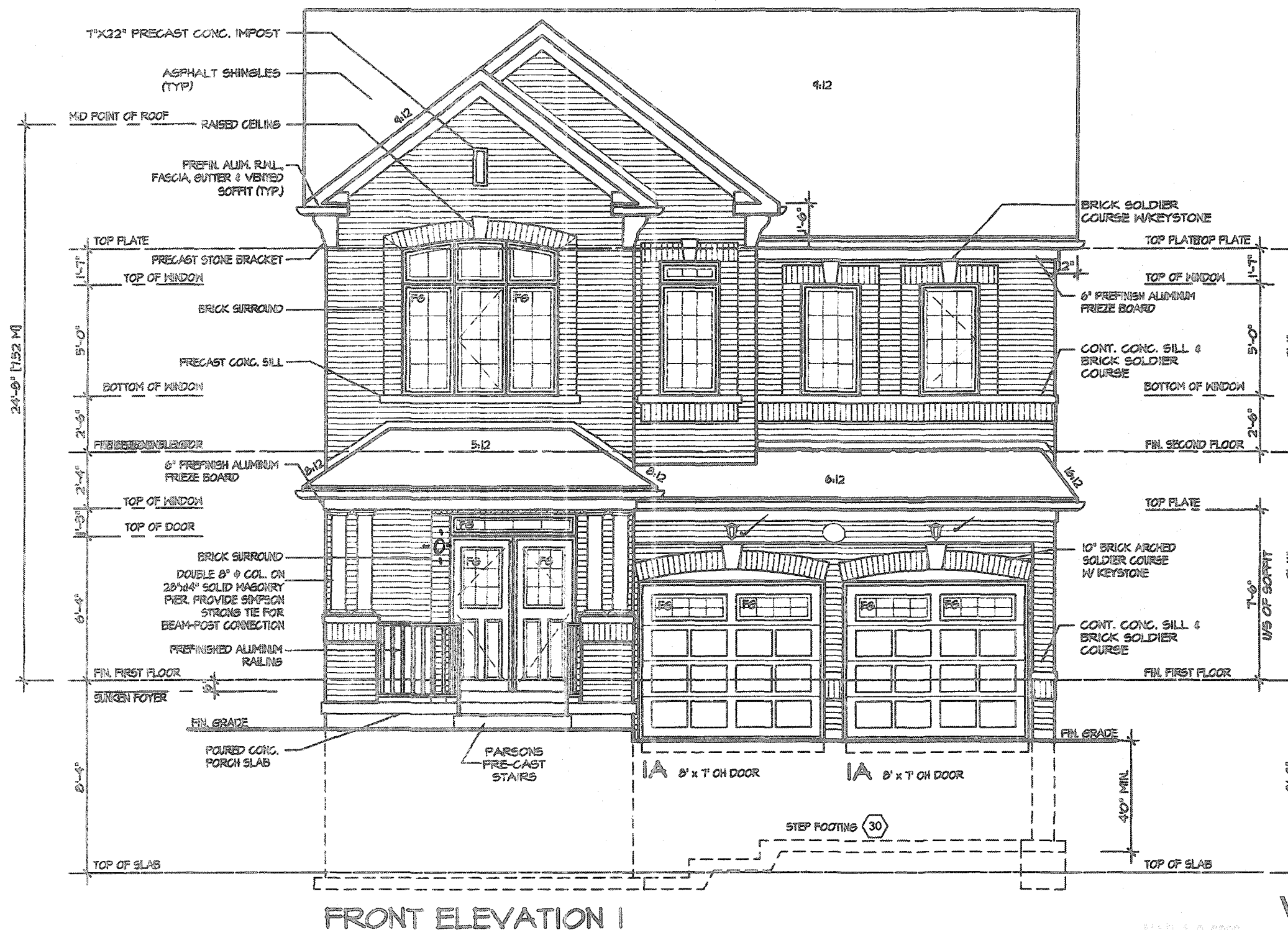
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA **2,930**
PROJECT **12-04-19**

PAGE No.
3-3



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



CITY OF HAMILTON
Building Division
Permit No. **20-187751**
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by

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

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: **SEP 21 2020**
This stamp certifies compliance with the applicable Design Guidelines, only and bears no further professional responsibility.

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"

5		
4		
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1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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

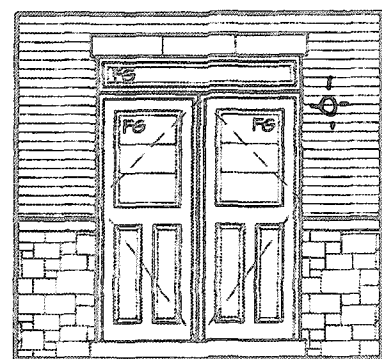
REGION DESIGN INC.

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

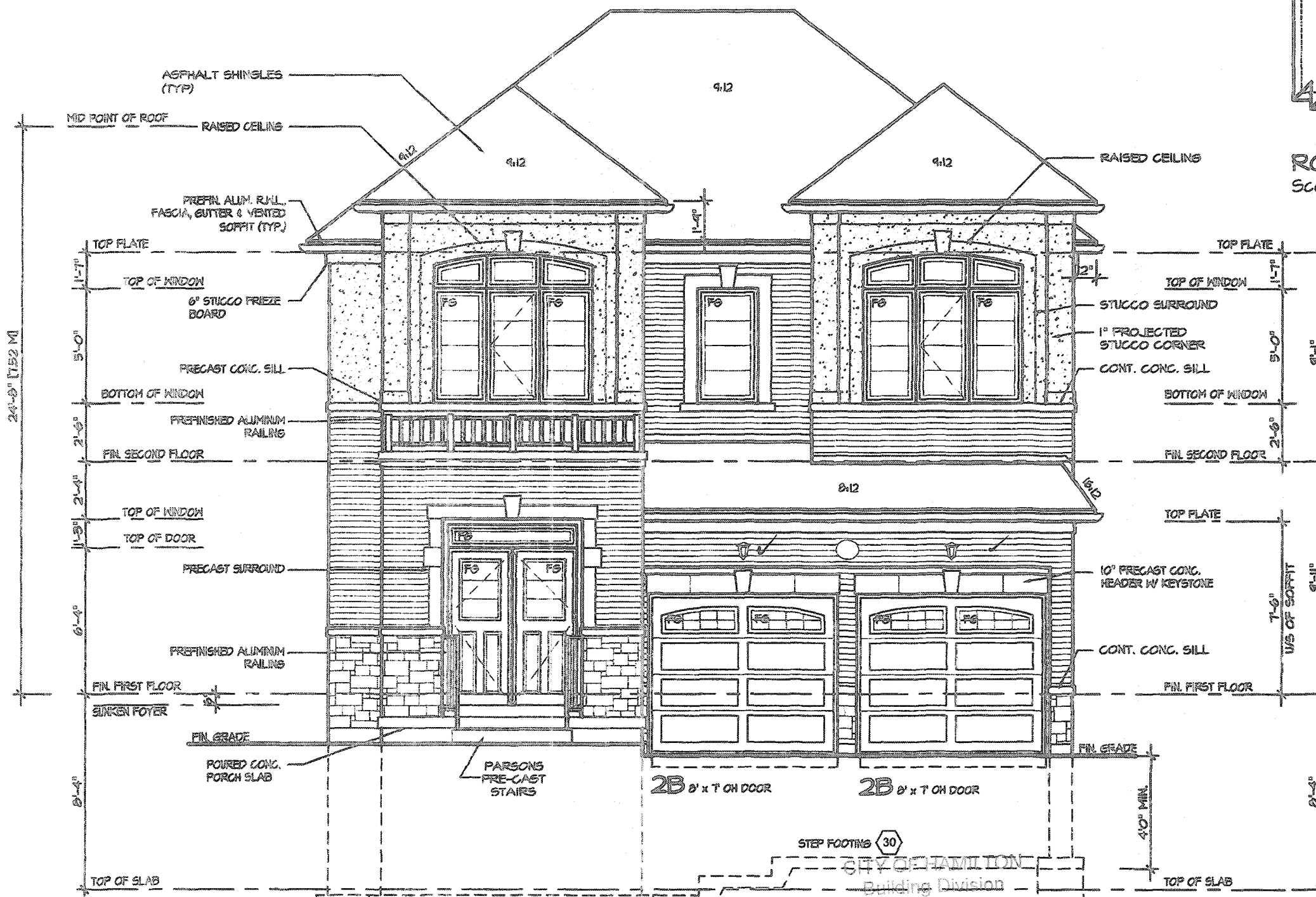
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

BY MB
TYPE
AREA 2,930
PROJECT 12-04-19
PAGE No. 4

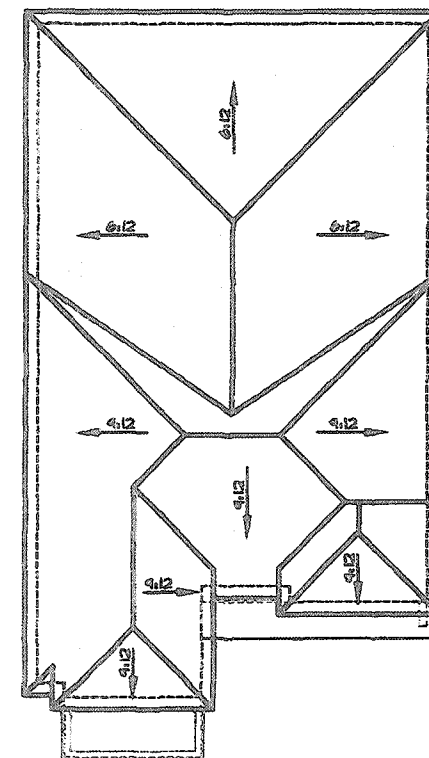
Greenpark.
PROJECT NAME
RUSSELL GARDENS III



INSIDE PORTICO
ELEVATION 2



FRONT ELEVATION 2



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

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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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Permit No. 20-187751
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by [Signature] FOR CHIEF BUILDING OFFICIAL
DATE: DEC. 14/20

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"

5		
4		
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2		
1	ISSUED FOR COORDINATION	JAN 2020

REVISIONS

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4088
F (905) 880-0746

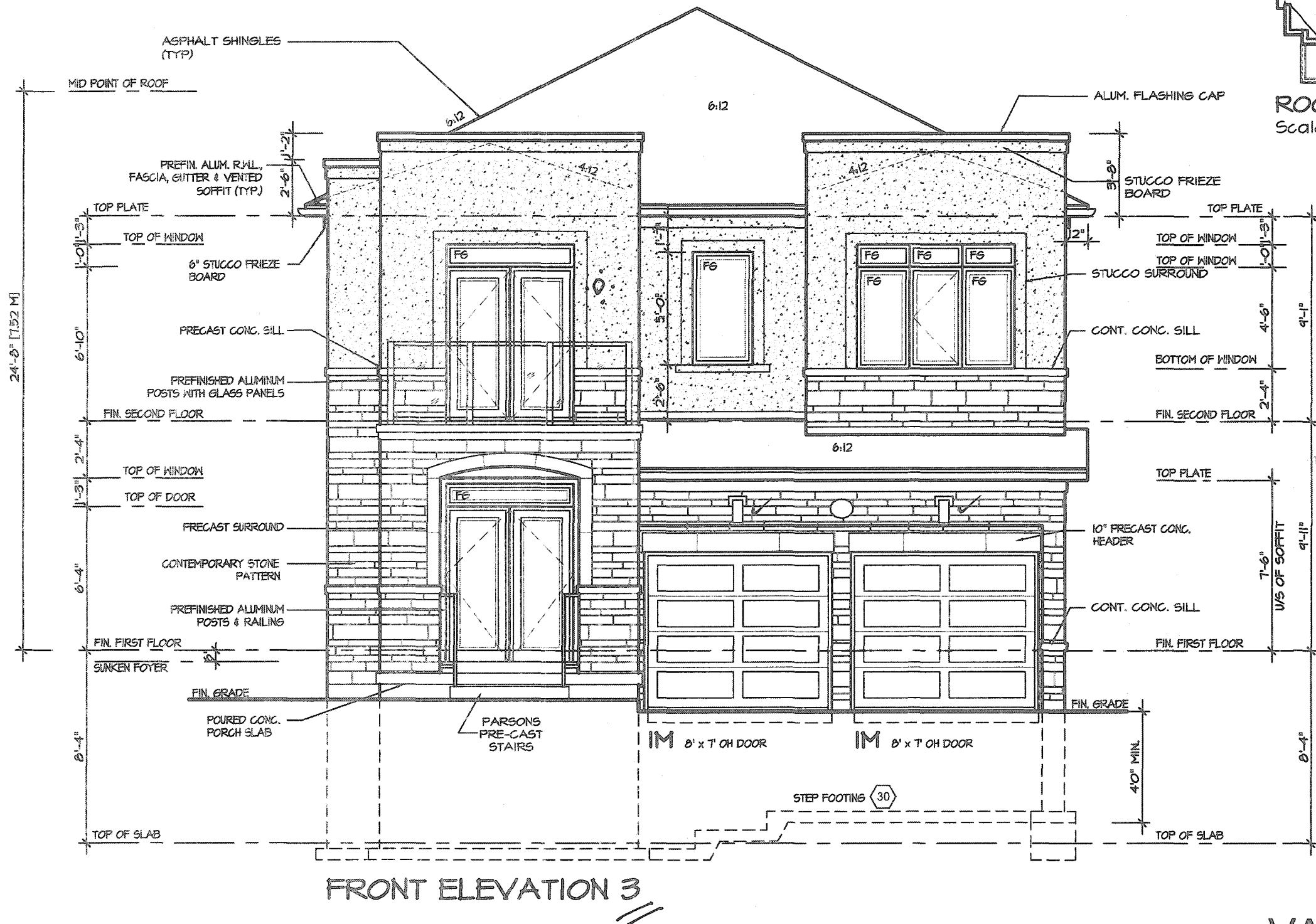
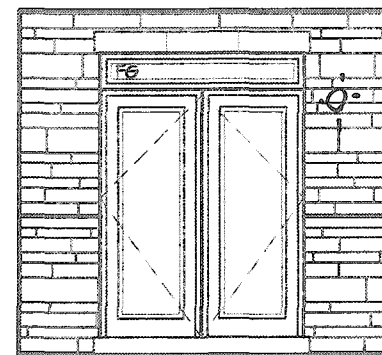
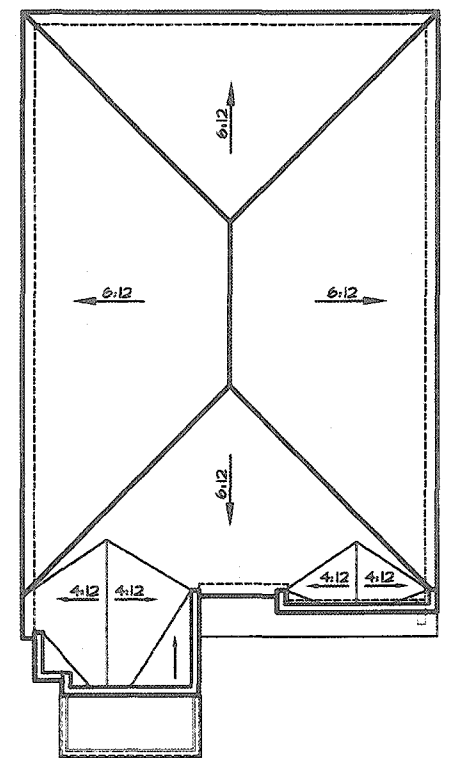
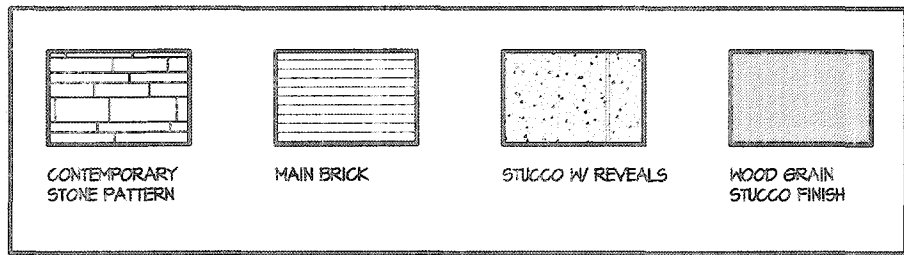
REGION
DESIGN
INC.

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

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

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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

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

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

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4		
3		
2		
1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division G, 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) 860-0746

REGION DESIGN INC.

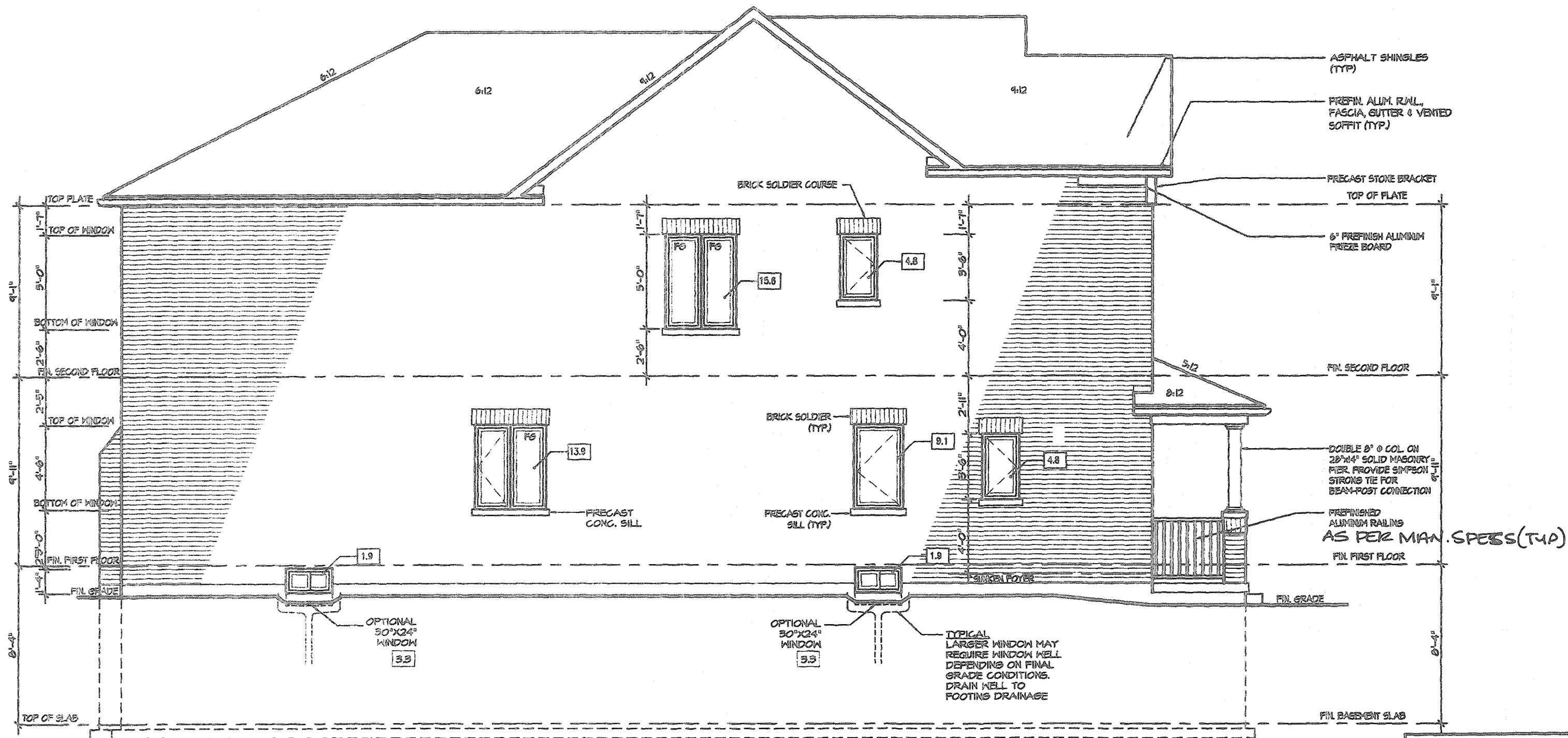
SHEET TITLE FRONT ELEVATION 3	
SCALE 3/16"=1'-0"	BY MB
DATE DEC 2019	TYPE

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

AREA 2,930	PAGE No. 4-3
PROJECT 12-04-19	

Greenpark

PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION I

ALLOWABLE GLAZING

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

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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THE CITY OF HAMILTON CODE AND ALL OTHER APPLICABLE LAW

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

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

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

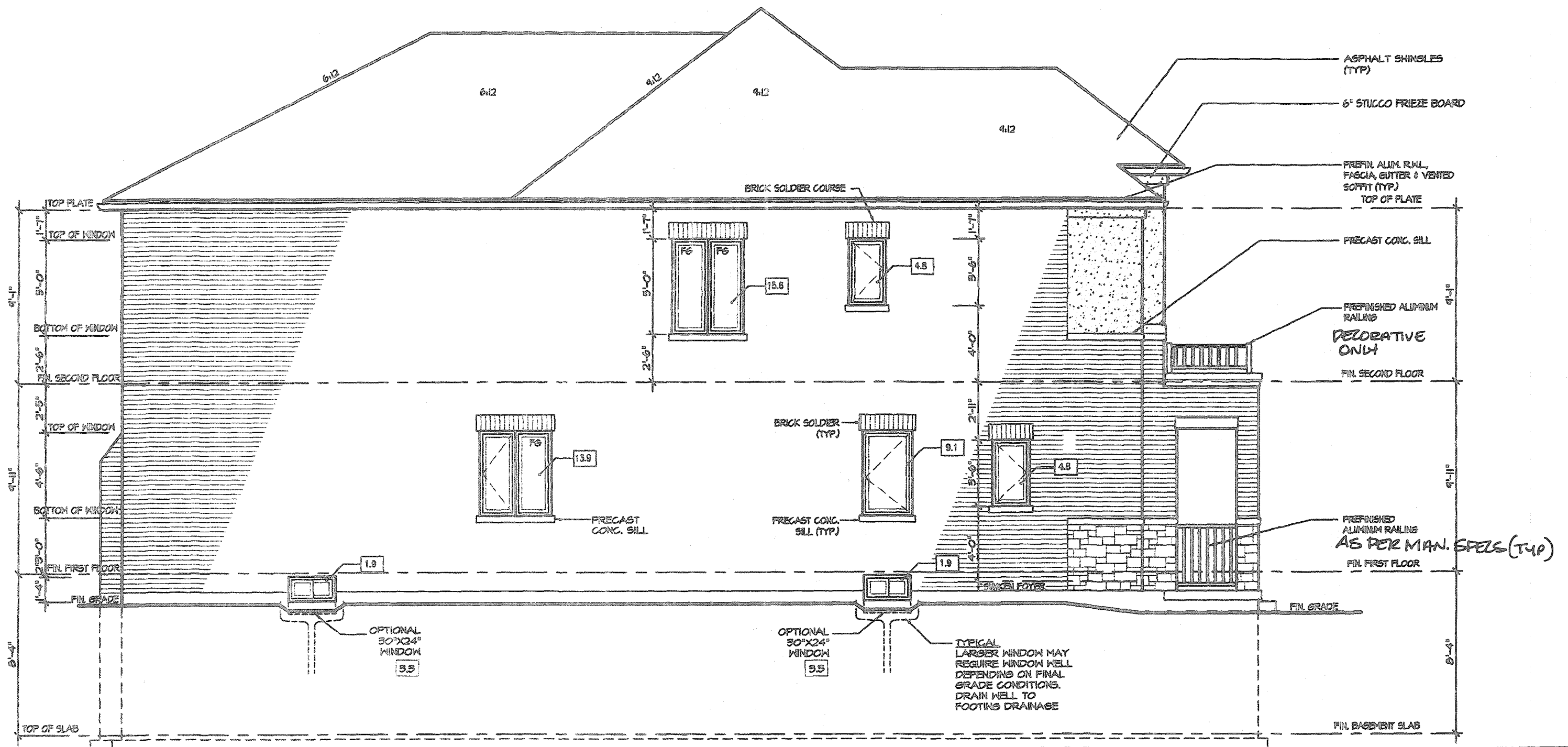
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **SEP 21, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

MAR 12 2020

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5. 4. 3. 1. ISSUED FOR COORDINATION JAN 2020		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4095 F (905) 660-0746		SHEET TITLE LEFT SIDE ELEVATION 1 SCALE 3/16"=1'-0" BY MB DATE DEC 2019 TYPE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PAGE No. 5 PROJECT 12-04-19			
REVISIONS		PROJECT NAME RUSSELL GARDENS III									



LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

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

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

CR

DEC 14/20

FOR CHIEF BUILDING OFFICIAL

DATE

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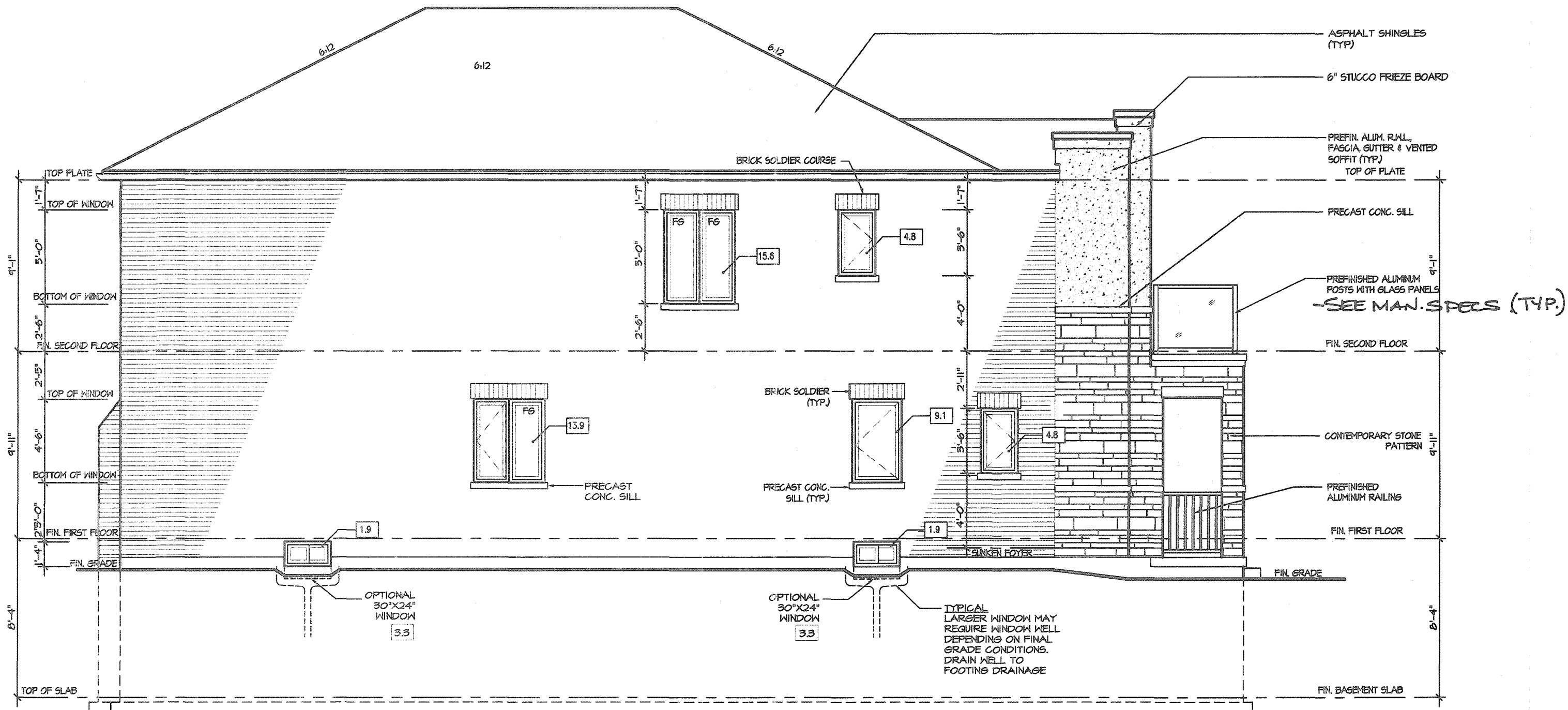
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **SEP 21, 2020**
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VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5 4 3 2 1. ISSUED FOR COORDINATION JAN 2020 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-0098 F (905) 680-0748	REGION DESIGN INC.	SHEET TITLE LEFT SIDE ELEVATION 2 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
---	---	--	----------------------------------	---	--	---



LEFT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

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

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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These drawings and specifications have been reviewed by
CR
FOR CHIEF BUILDING OFFICIAL

DEC 14/20
DATE

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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 does not constitute professional responsibility.

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2		
1	ISSUED FOR COORDINATION	JAN 2020

REVISIONS

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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

REGION
DESIGN
INC.

SHEET TITLE

LEFT SIDE
ELEVATION 3

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

BY
MB
TYPE

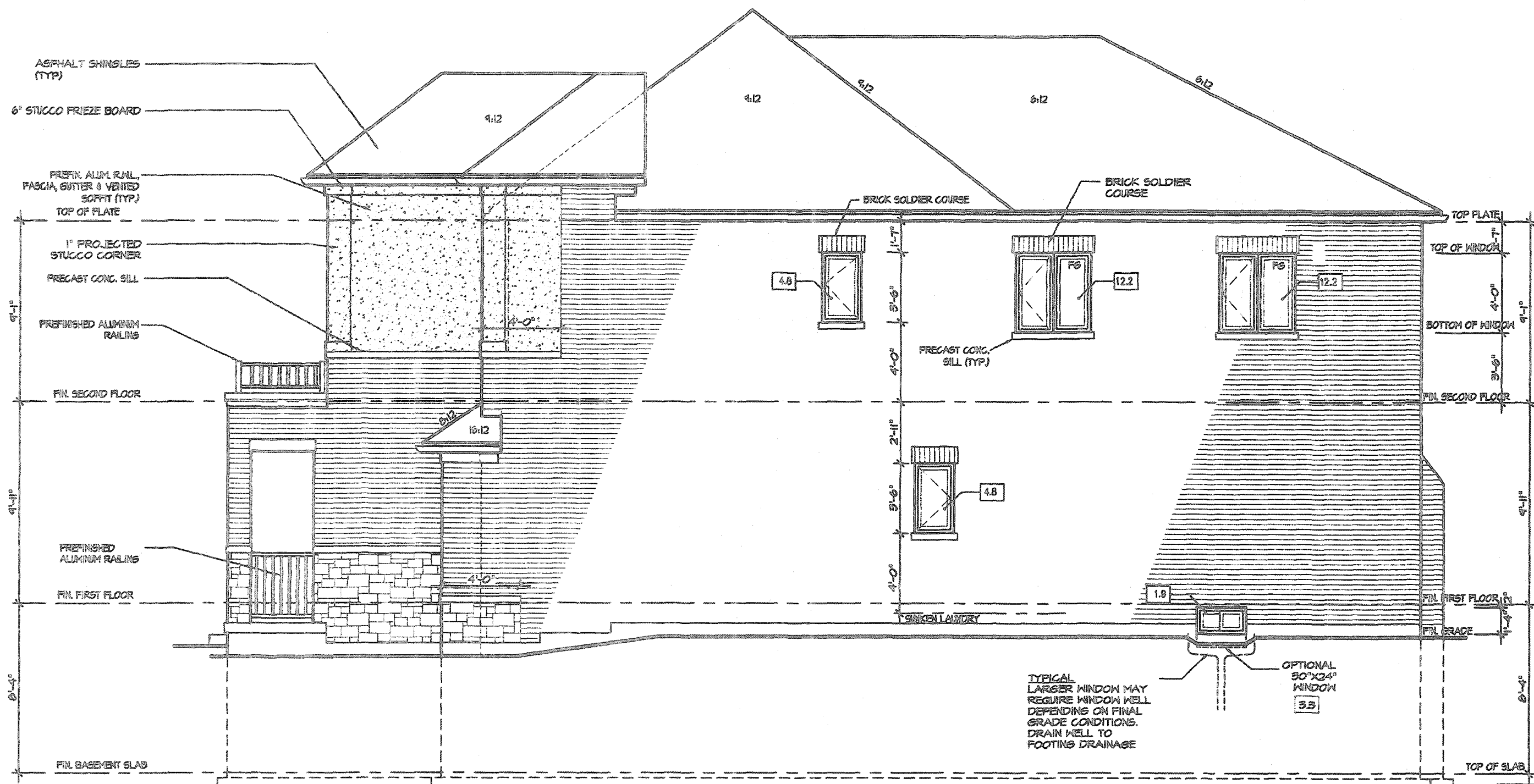
AREA
2.930
PROJECT
12-04-19

PAGE No.
5-3

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.

PROJECT NAME
RUSSELL GARDENS III



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	35.90
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	31.50

CITY OF HAMILTON Building Division

Permit No. **20-187751**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

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

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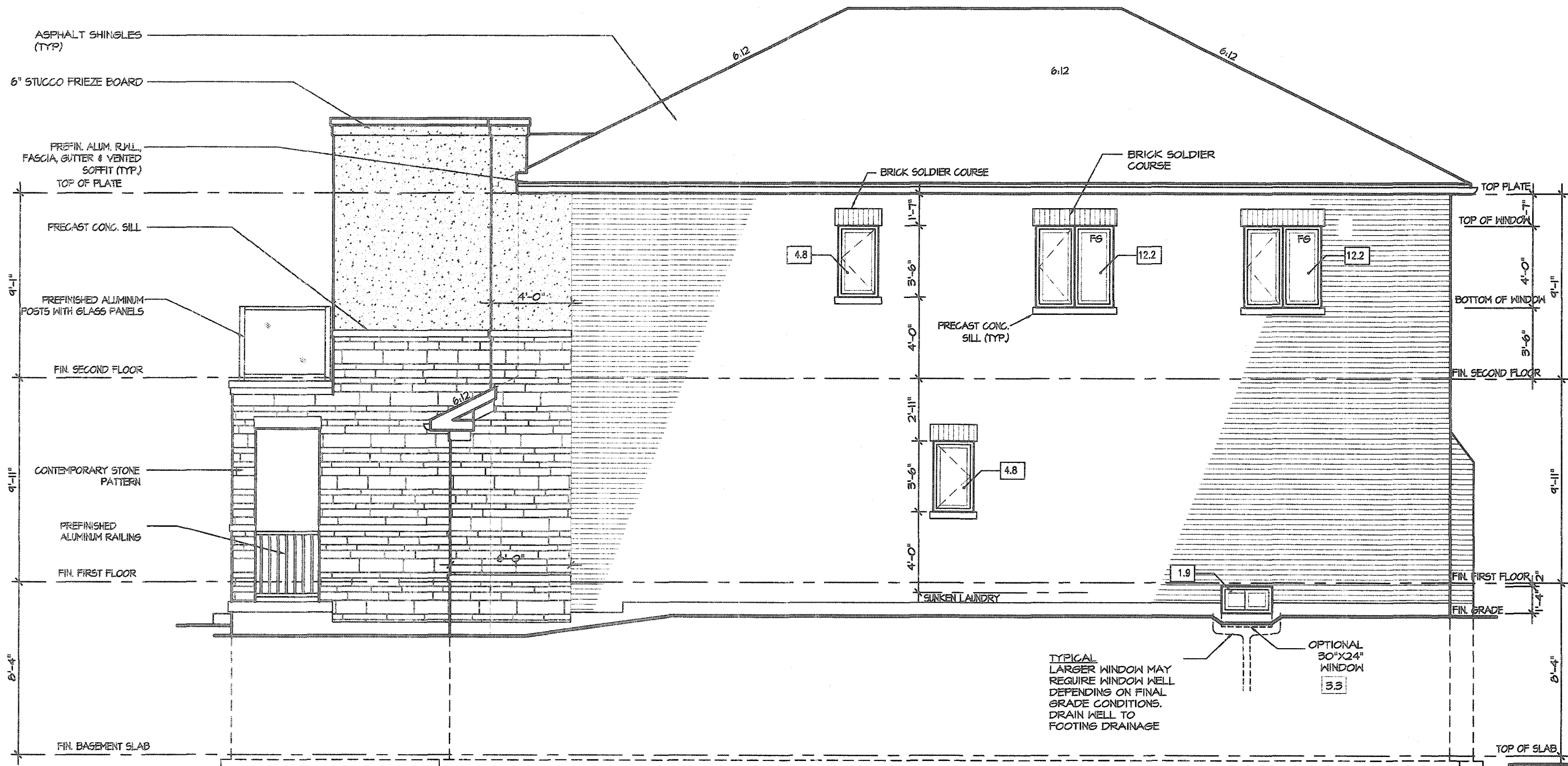
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY **[Signature]**
DATE **SEP 21, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not further guarantee the results of the building process.

MAR 12 2020

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR COORDINATION JAN 2020 REVISIONS	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME [Signature] 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4088 F (905) 680-0746	REGION DESIGN INC.	SHEET TITLE RIGHT SIDE ELEVATION 2 SCALE 3/16"=1'-0" BY MB DATE DEC 2019 TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,930 PAGE No. 6-2 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
---	--	--	----------------------------------	---	---	--



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

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

CITY OF HAMILTON
Building Division

Permit No. **20-107751**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

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

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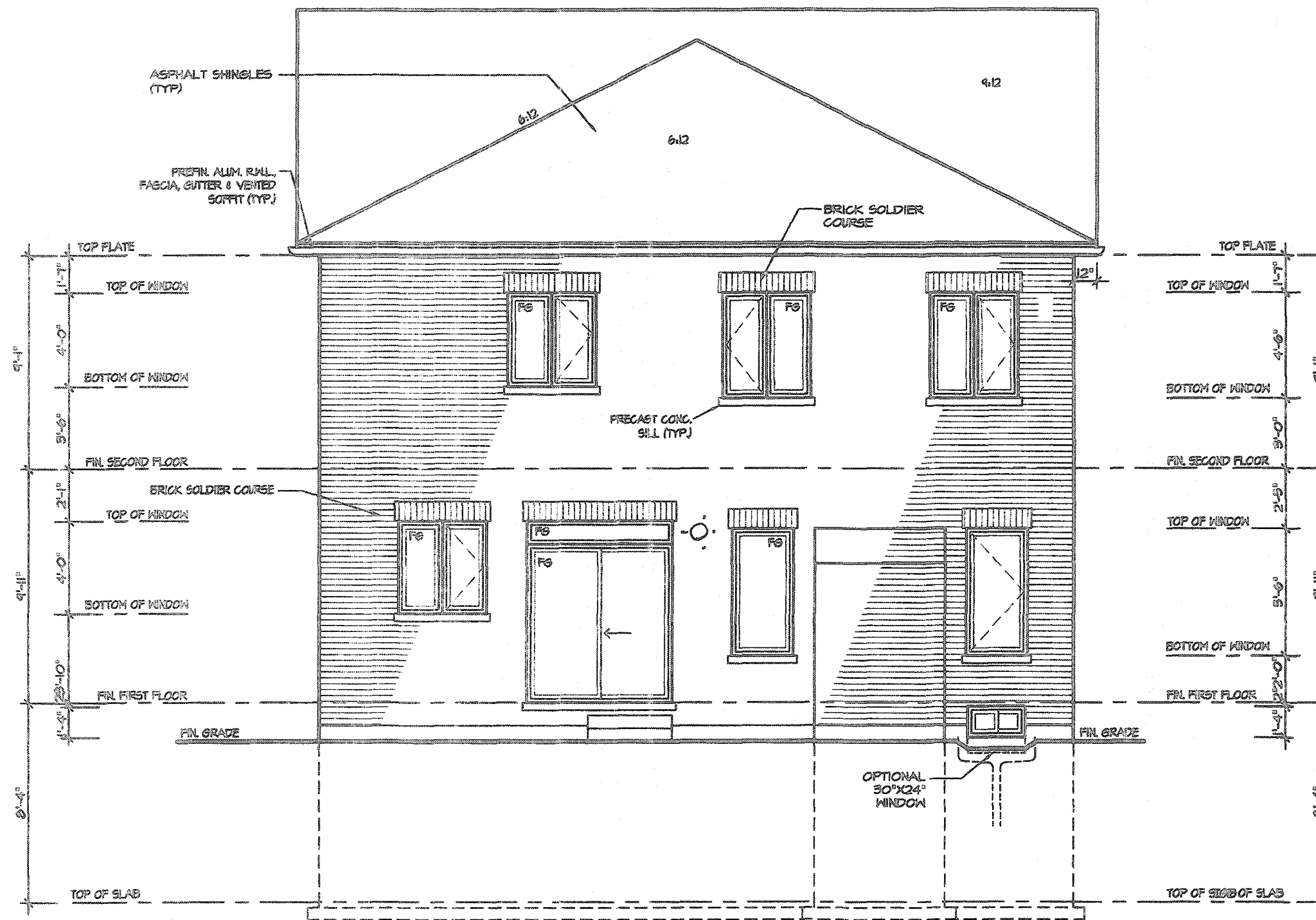
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **SEP 21, 2020**
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VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5 4 3 2 1. ISSUED FOR COORDINATION JAN 2020 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME 28770 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 RIGHT SIDE ELEVATION 3 SCALE 3/16"=1'-0" DATE DEC 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY MB AREA 2.930 PAGE No. 6-3 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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REAR ELEVATION 1

CITY OF HAMILTON
Building Division

File No. 20-187751

THESE DRAWINGS SHALL BE AVAILABLE ON SITE

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

CR DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
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VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

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

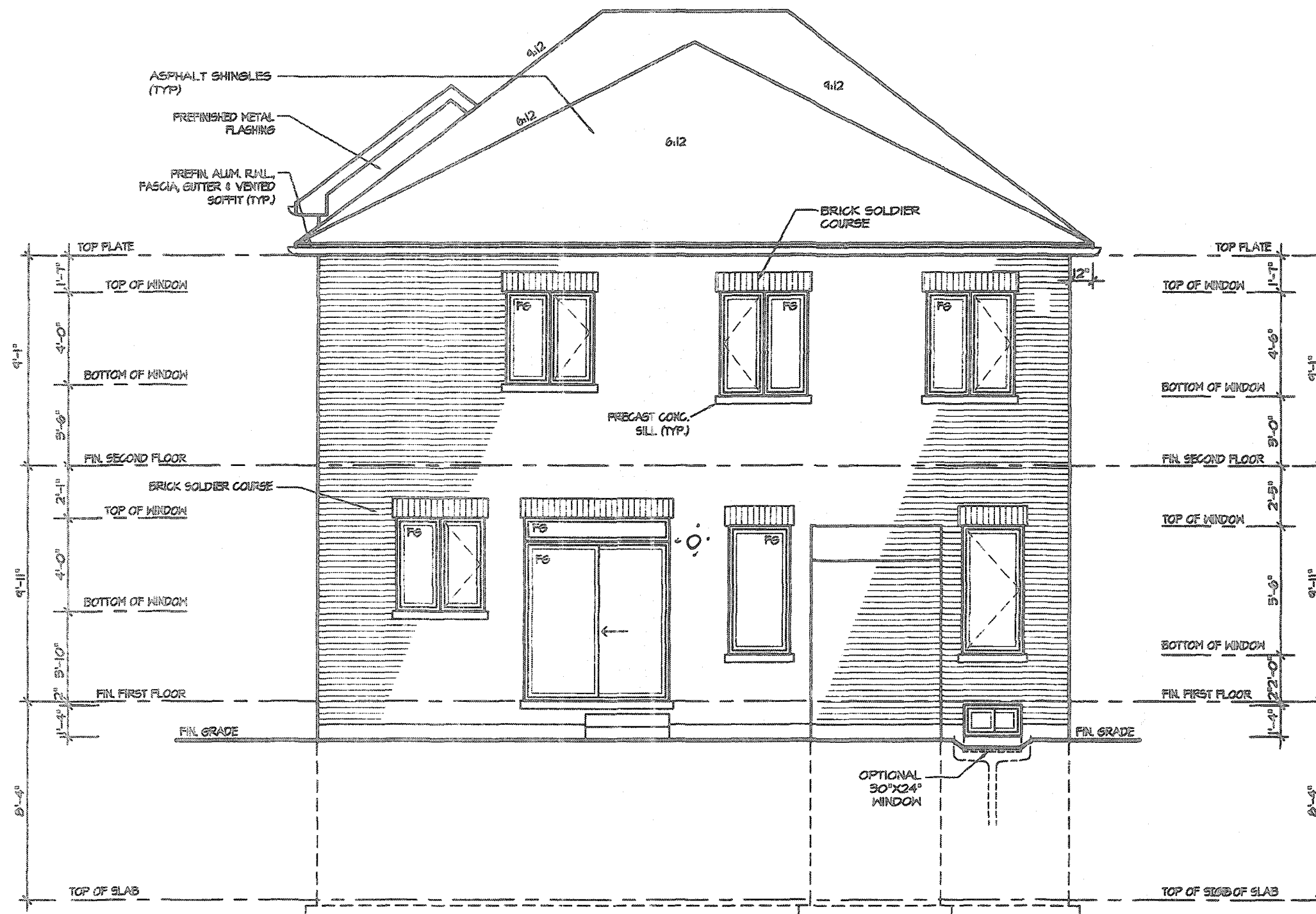
REGION
DESIGN
INC.

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

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA 2,930
PAGE No. 7
PROJECT 12-04-19

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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

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

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

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

5		
4		
3		
2		
1	ISSUED FOR COORDINATION	JAN 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] SIGNATURE
28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
REAR ELEVATION 2

SCALE 3/16"=1'-0"

DATE DEC 2019

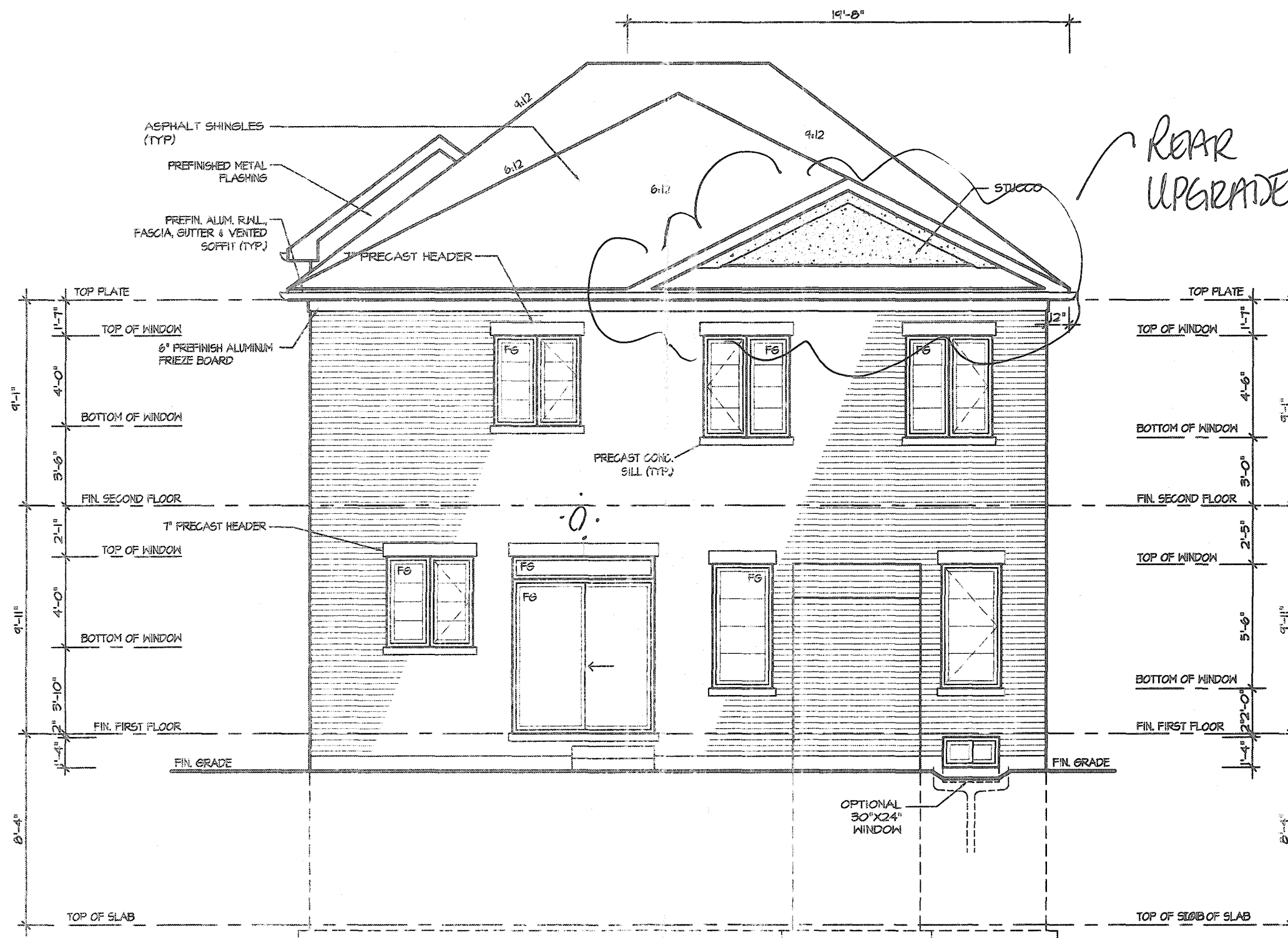
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

BY MB

AREA 2,930

PAGE No. 7-2

PROJECT 12-04-19



UPGRADE REAR ELEVATION 2

CITY OF HAMILTON
Building Division
Permit No. **20-187751-01**
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
APR 21/21
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY **[Signature]**
DATE **DEC 17, 2020**
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VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2		
1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 5.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 733-4090
F (905) 663-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**REAR ELEVATION 2
UPGRADE**

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

TYPE

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

AREA
2,930

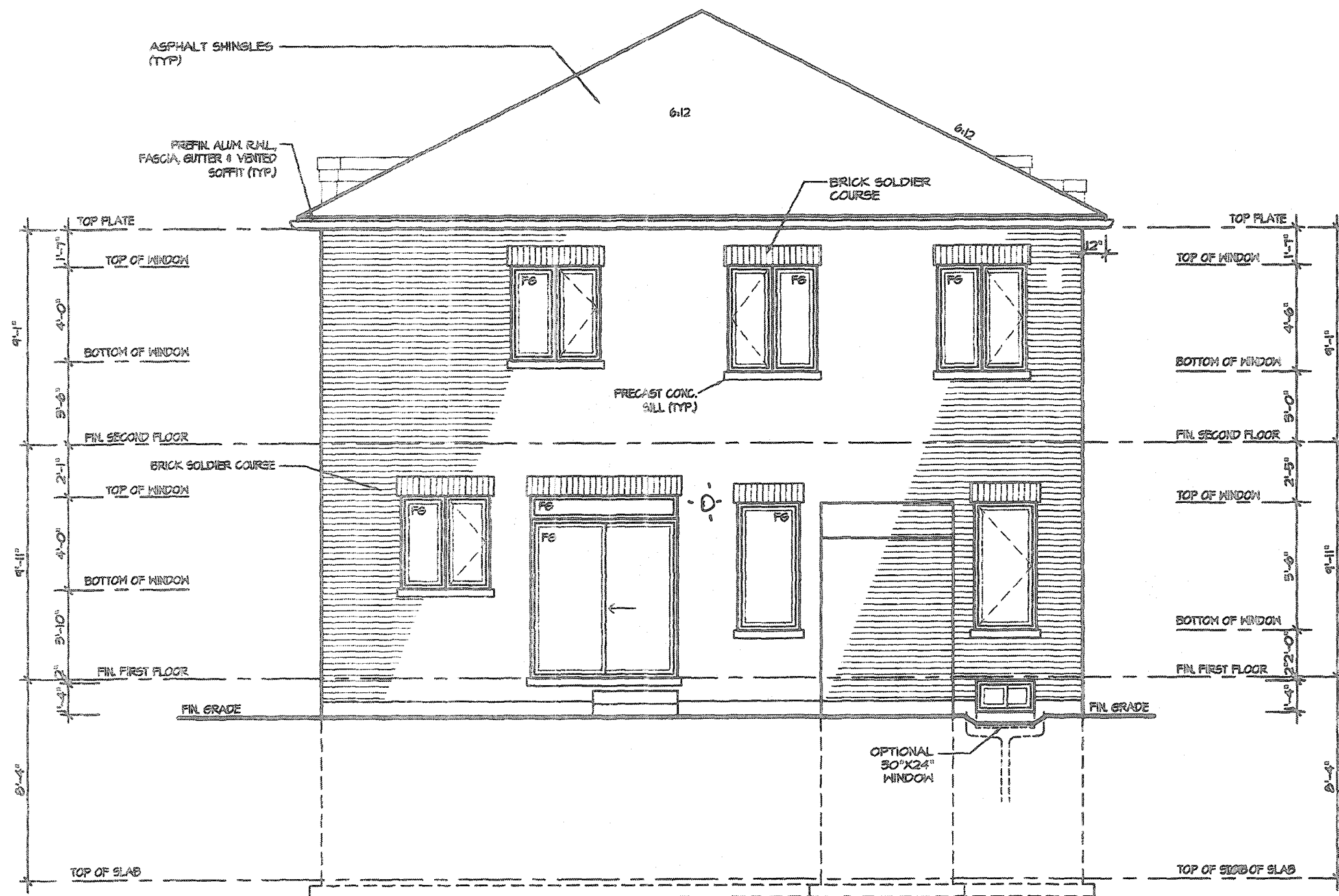
PROJECT
12-04-19

PAGE No.

7A-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 3

CITY OF HAMILTON
Building Division

PERMIT NO. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

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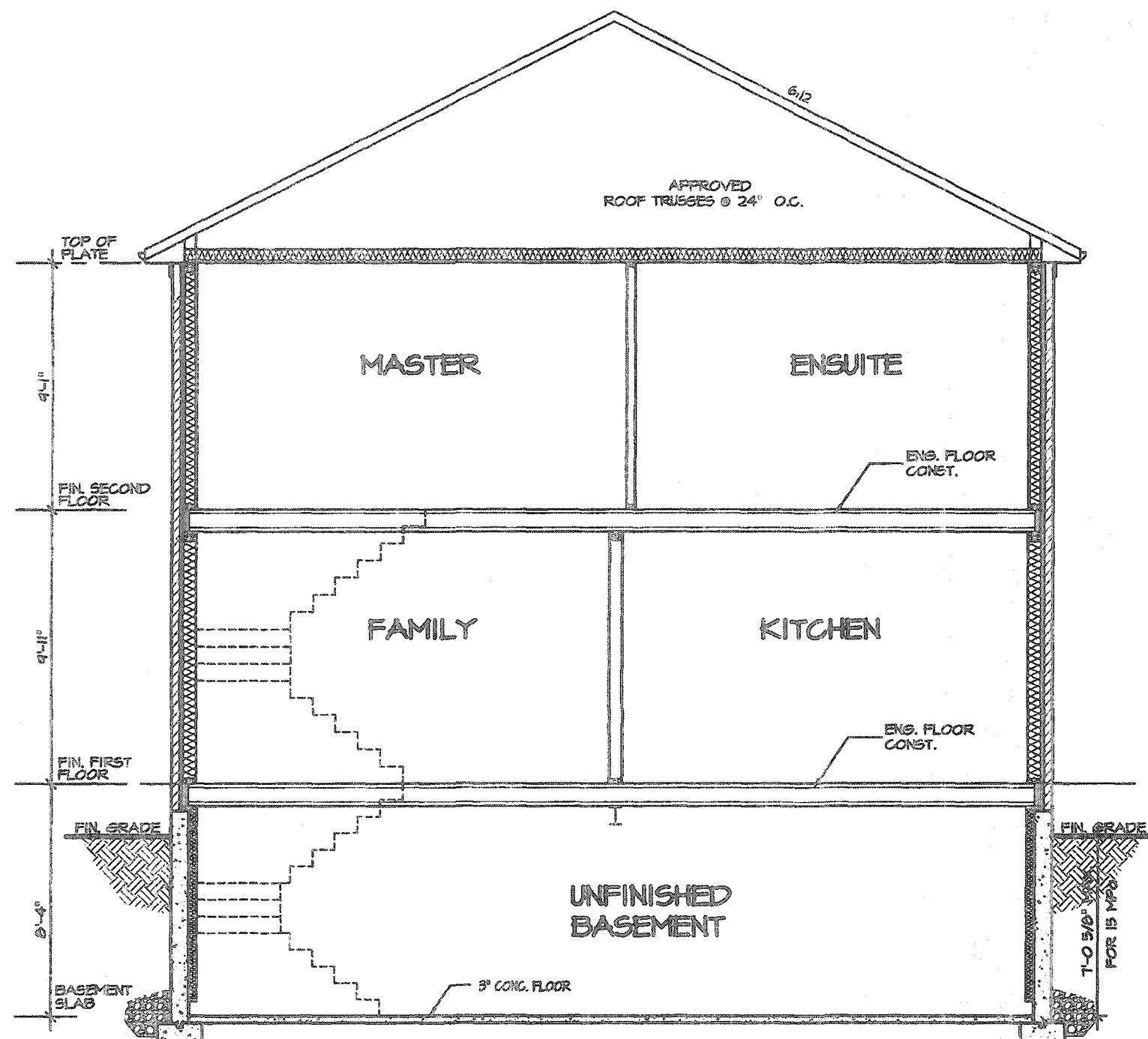
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
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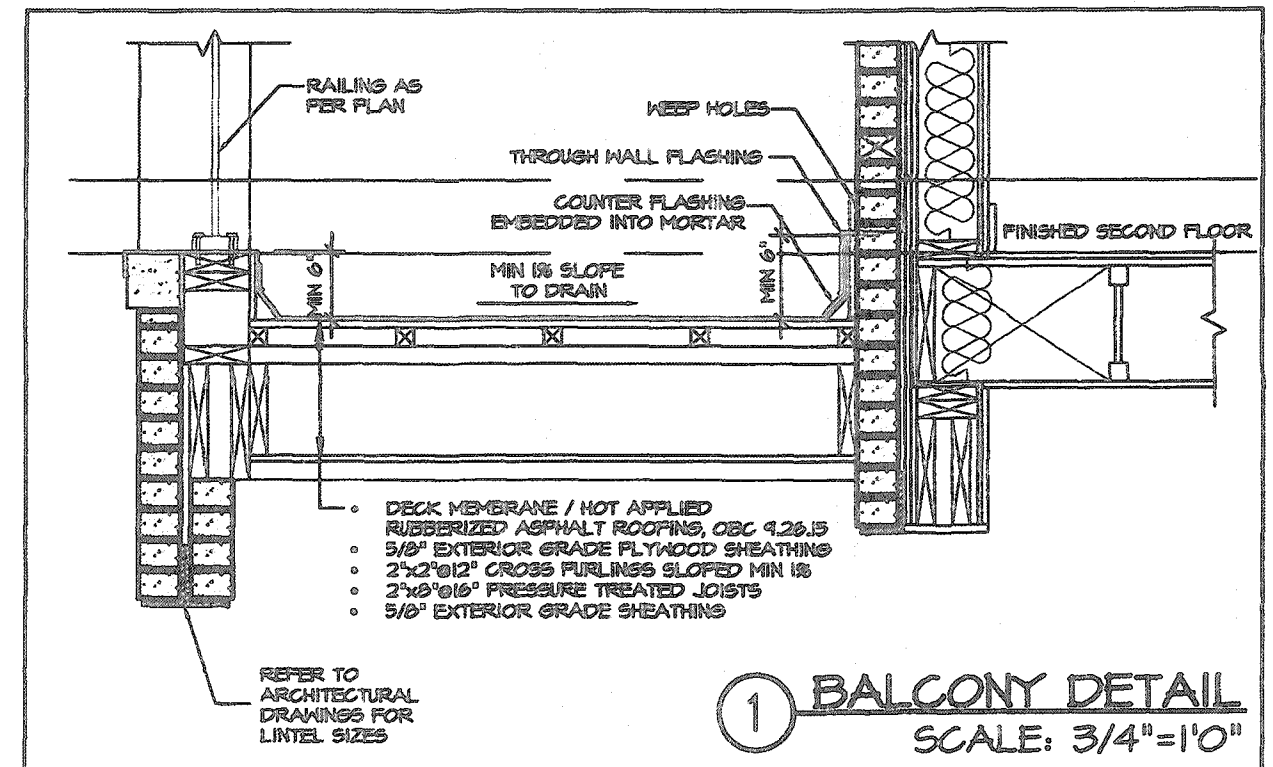
VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"

5		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR NAME  SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4086 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE REAR ELEVATION 3		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 MB	AREA 2,930	PAGE No. 7-3		PROJECT NAME RUSSELL GARDENS III
3					DATE DEC 2019	TYPE	PROJECT 12-04-19			
2										
1	ISSUED FOR COORDINATION				JAN 2020					
REVISIONS										

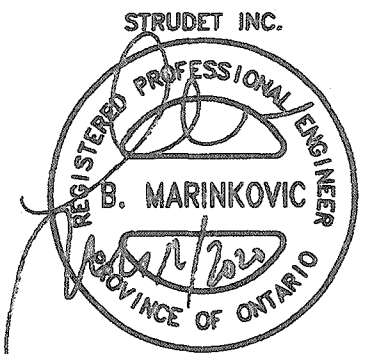




CROSS SECTION



CITY OF HAMILTON
Building Division
Permit No. **20-187751**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
CR **DEC. 14/20**
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

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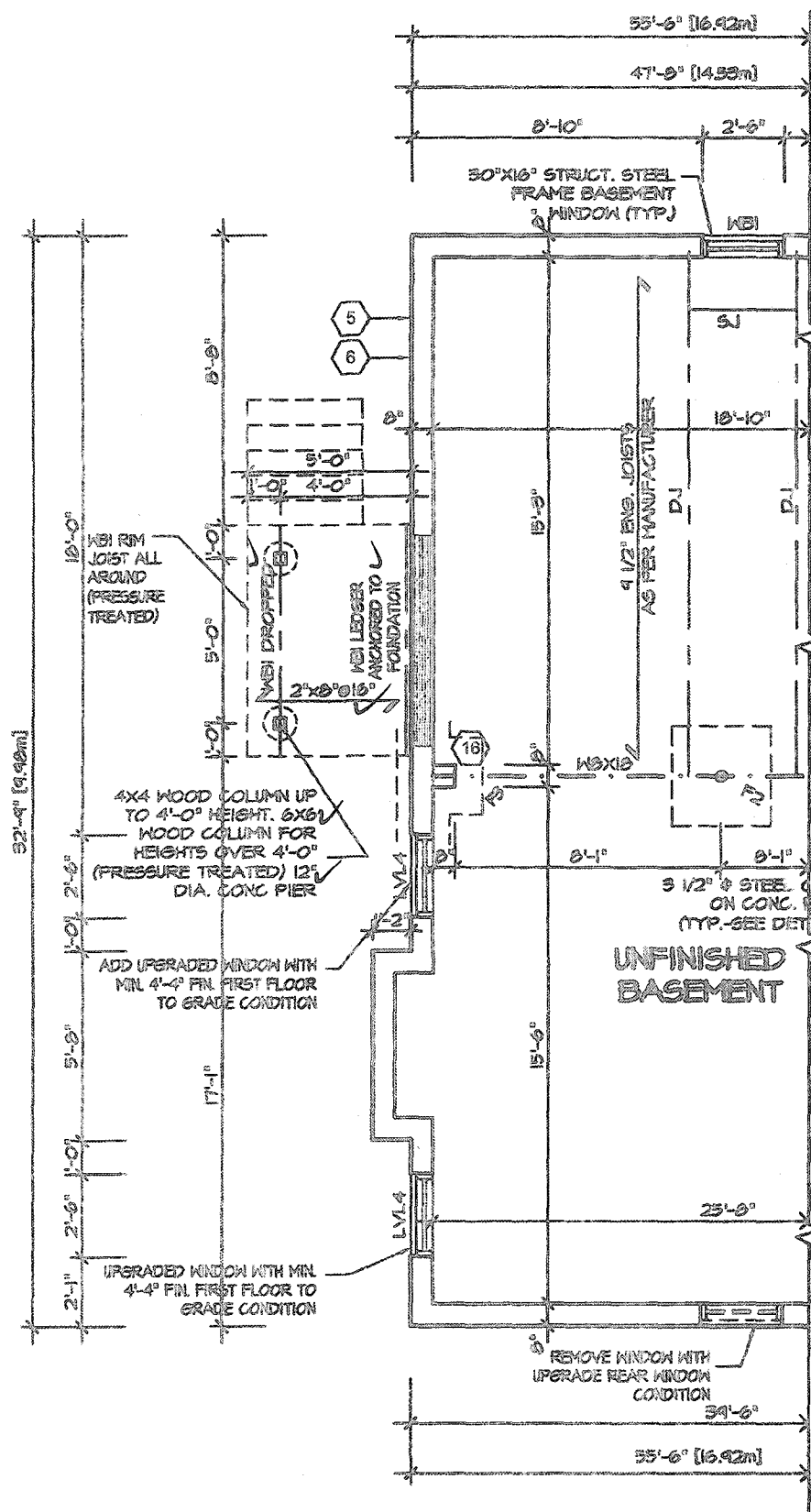
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

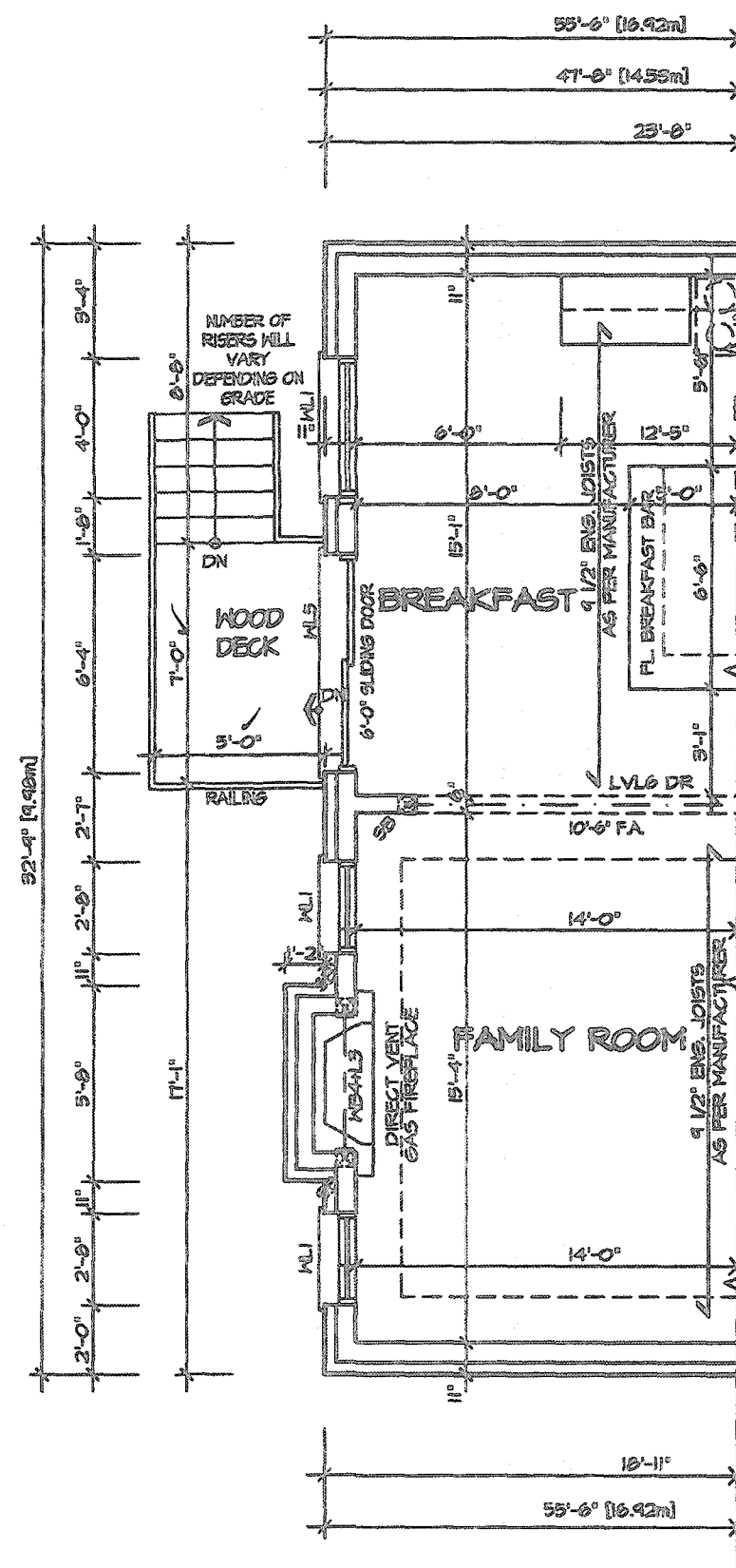
VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR COORDINATION JAN 2020		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4094 F (905) 880-0749		REGION DESIGN INC.		SHEET TITLE CROSS SECTION ELEV. 1, 2 & 3 SCALE 3/16"=1'-0" BY MB AREA 2,930 PAGE No. 8 DATE DEC 2019 TYPE PROJECT 12-04-19		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. Greenpark. PROJECT NAME RUSSELL GARDENS III	
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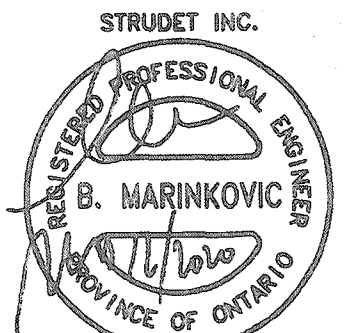


PARTIAL BASEMENT PLAN
FOR DECK CONDITION 1, 2 & 3



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

CITY OF HAMILTON
Building Division
Permit No. **20-187751**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **SEP 21 2020**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VAR 12 2020

VALLEYCREEK 5
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

5		
4		
3		
2		
1	ISSUED FOR COORDINATION	JAN 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
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4088
F (905) 680-0746

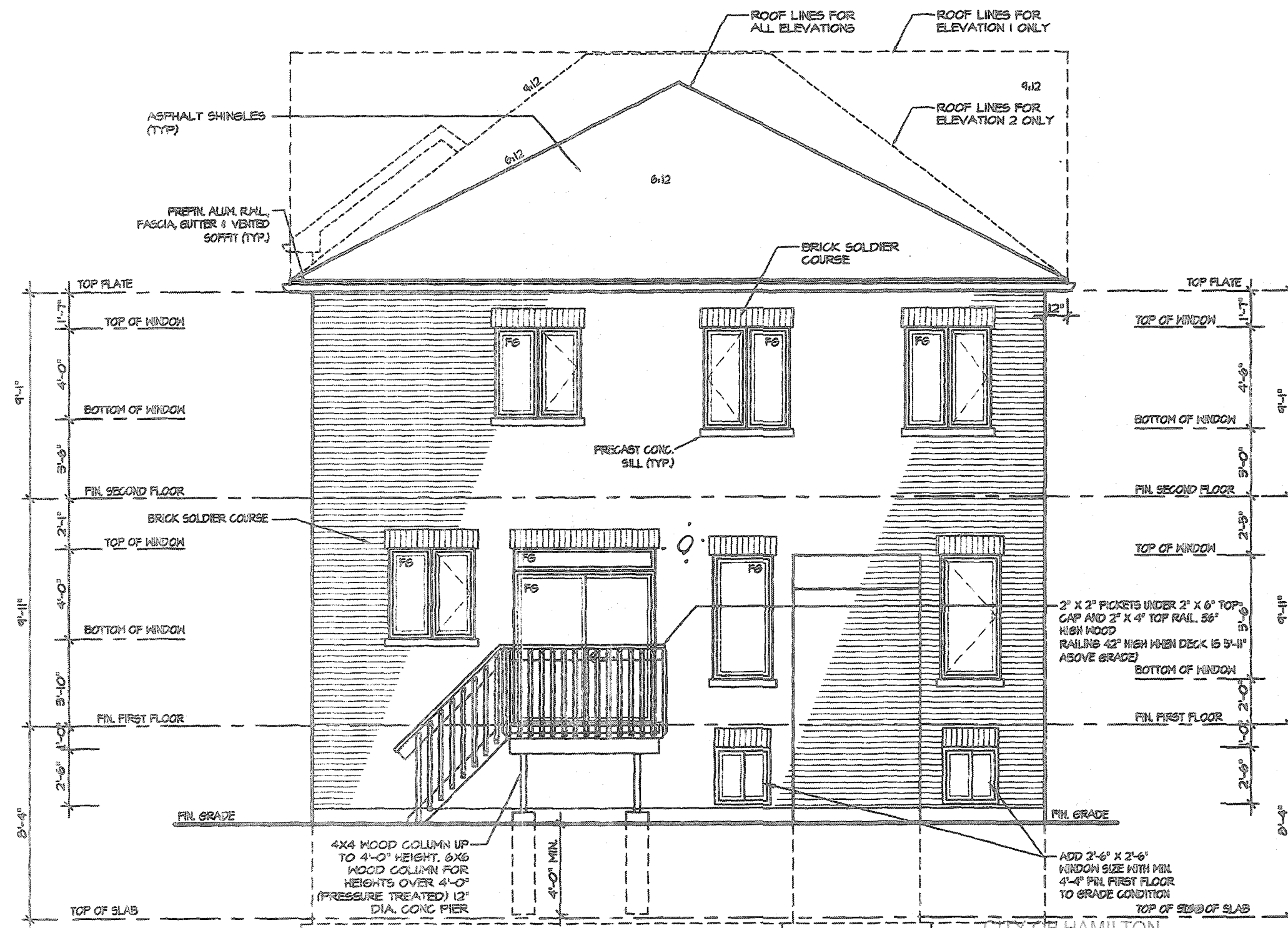


SHEET TITLE
**DECK PLANS
ELEV. 1, 2 & 3**

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

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

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



REAR ELEVATION 1, 2 & 3
DECK CONDITION

CITY OF HAMILTON
Building Division

Permit No. 20-187751

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

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

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

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

APPROVED BY DATE SEP 21, 2020

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

VALLEYCREEK 5

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2		
1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME SIGNATURE BCIN 28770

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 738-4098
F (905) 890-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR DECK
ELEV. 1, 2 & 3

SCALE
3/16"=1'-0"

DATE DEC 2019

BY MB

TYPE

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

AREA 2,930

PROJECT 12-04-19

PAGE No.

9-2

Greenpark

PROJECT NAME
RUSSELL GARDENS III