

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

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)

90 KPa ENGINEERED FILL SOIL

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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16" (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

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" (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (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

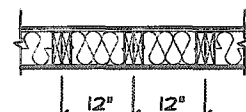
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

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

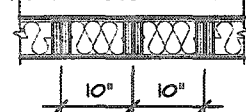
2-2"x8" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/W SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 1/16"
EXT. PLYWOOD SHEATHING.



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

TWO STORY HEIGHT WALL DETAIL

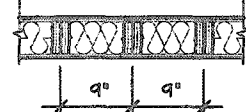
2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/W
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/16" EXT. OSB SHEATHING.



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

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
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 1/16" EXT. OSB SHEATHING.



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

TWO STORY HEIGHT WALL DETAIL

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

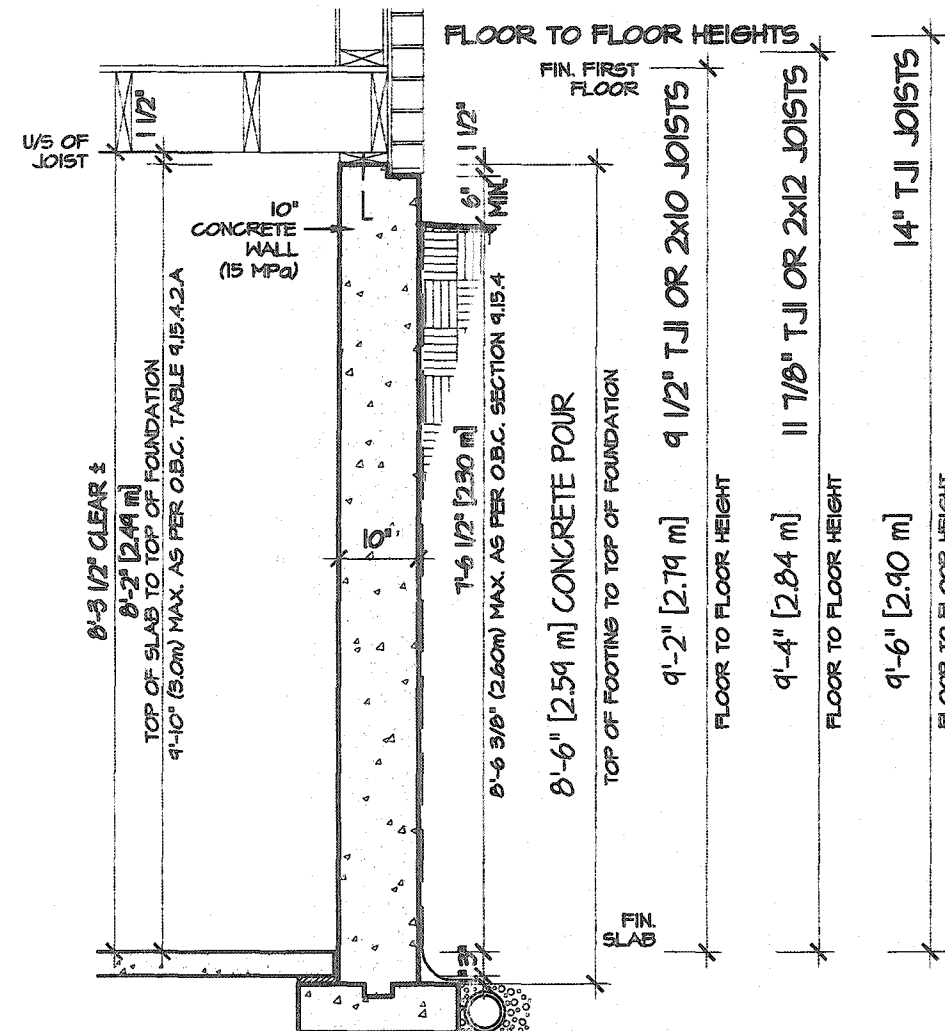
VALLEYCREEK 5		ELEV. 3			
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	807.40	75.02	116.55	10.83	14.43 %
LEFT SIDE	1265.43	117.56	77.42	7.19	6.12 %
RIGHT SIDE	1268.89	119.74	49.67	4.61	3.85 %
REAR	717.95	66.70	173.44	16.11	24.16 %
TOTAL	4079.75	379.02	417.08	38.75	10.22 %

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 MINIMUM RSI (R) VALUE	10.51 (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	3.07 (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 RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



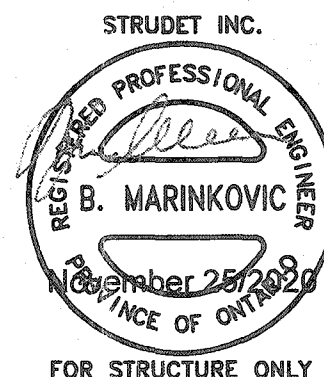
EXTENDED 8'-6" CONCRETE POUR FOUNDATION

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
21-107138

Permit No. 21-107138
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 12 2021
FOR CHIEF BUILDING OFFICIAL



FOR STRUCTURE ONLY

VALLEYCREEK 5-305

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

5		
4		
3		
2	UPDATED FOR LOT 305	SEP 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

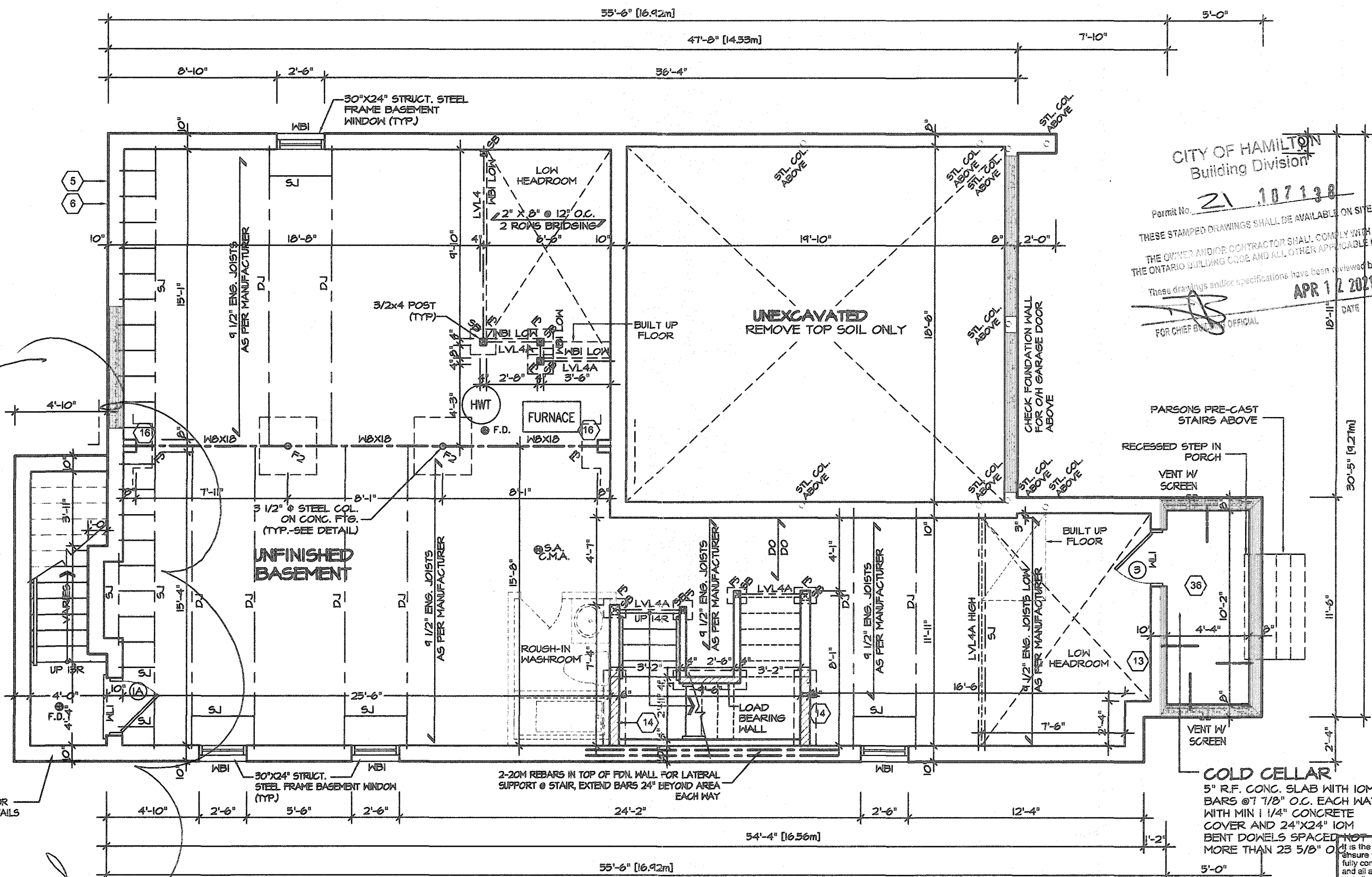
L4K 456
P (416) 736-4086
F (905) 680-0746

SHEET TITLE
GENERAL NOTES
& CHARTS

SCALE BY VG
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.

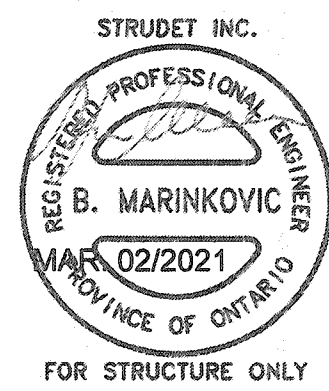
AREA 2,930
PAGE No. 0
PROJECT 12-04-19



BASEMENT FLOOR PLAN 3
8'6\"/>

REVISED

ALL SUBFLOORS TO BE 3/4\"/>



VALLEYCREEK 5-305
COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2.	UPDATED FOR LOT 305 SEP 2020
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) 735-4096
F (905) 963-0746



SHEET TITLE
BASEMENT PLAN
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

PAGE No.
1-3



PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
Building Division

Permit No. **21 107138**

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

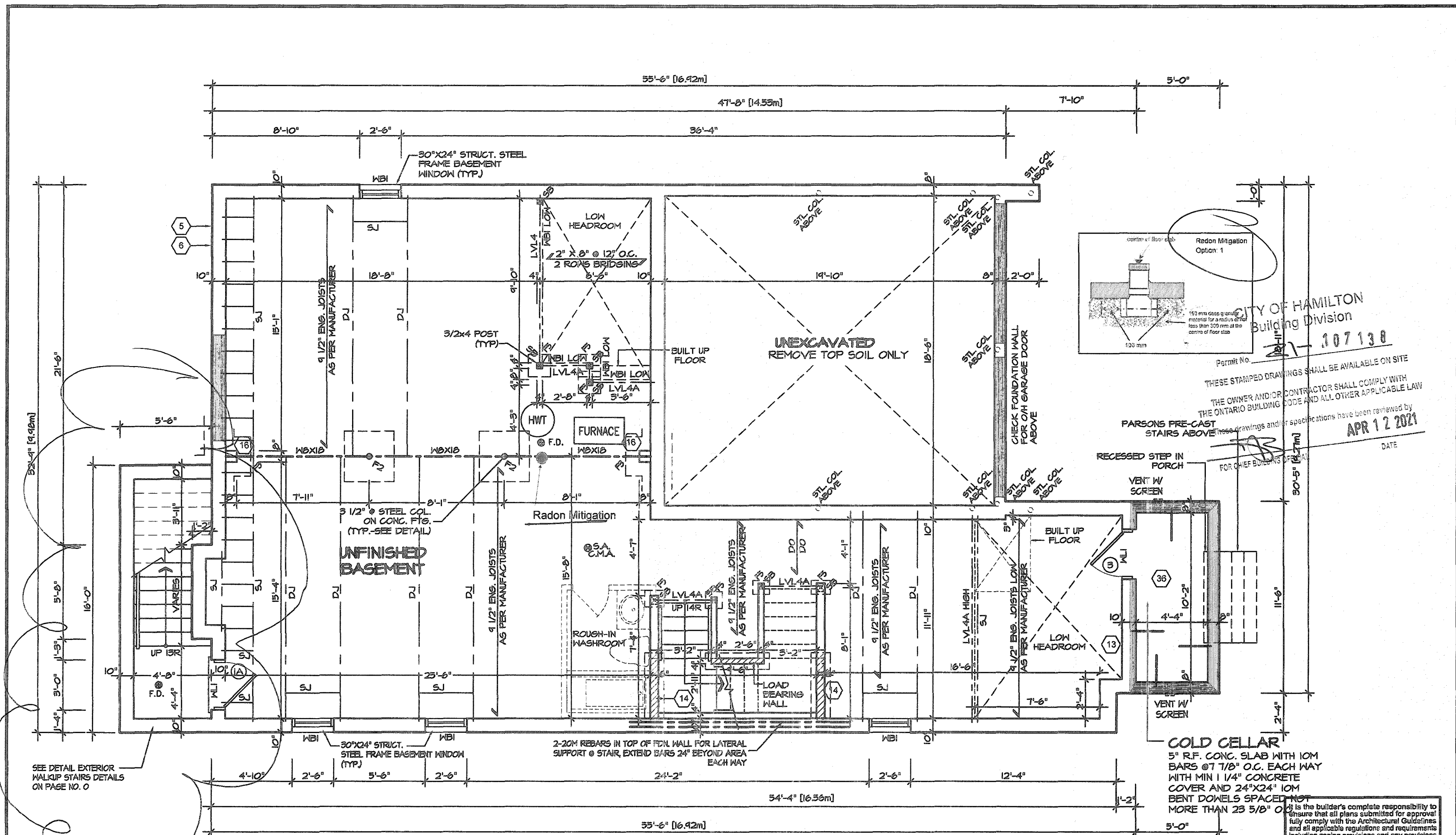
These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

APR 12 2021
DATE

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

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BASEMENT FLOOR PLAN 3
8'6" POUR

SEE
REVISED

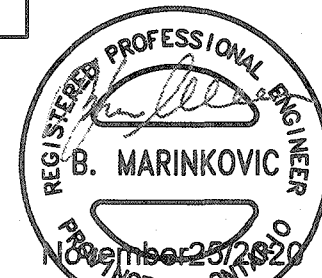
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

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

STRUDET INC.



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

JOHN C. 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 5-305

COMPLIANCE PACKAGE "A1"

REVISIONS	
5	
4	
3	
2	UPDATED FOR LOT 305 SEP 2020
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) 733-6086
F (905) 880-0745

SHEET TITLE
BASEMENT PLAN
ELEVATION 3

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

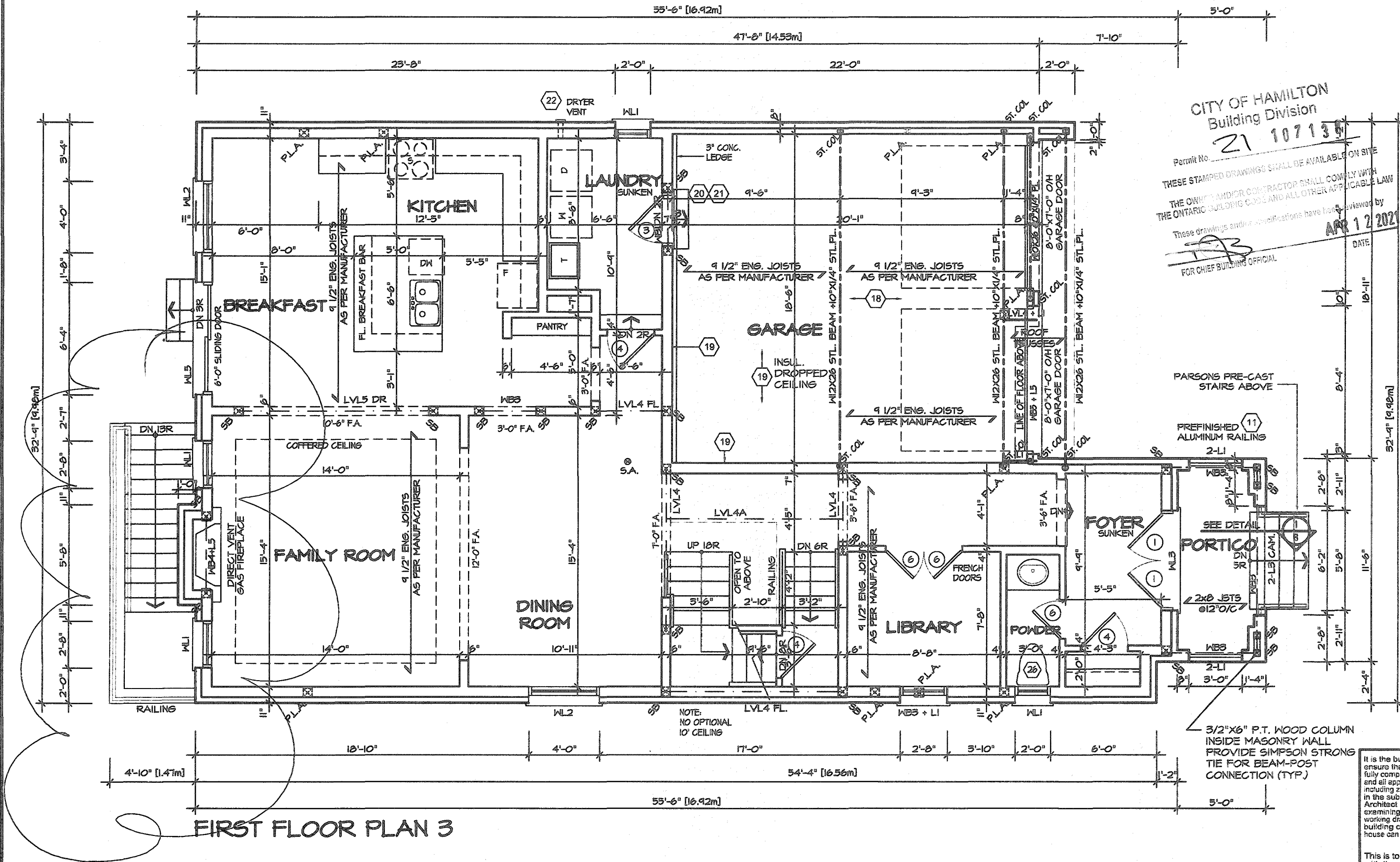
BY VG
TYPE

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

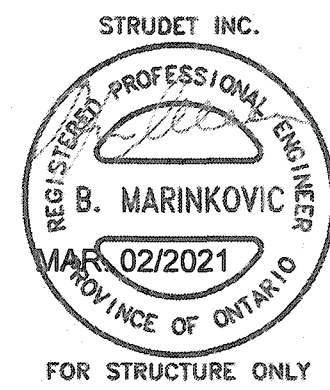
AREA 2,930
PAGE NO. 1-3
PROJECT 12-04-19

Greenpark

PROJECT NAME
RUSSELL GARDENS III



REVISED



VALLEYCREEK 5-305
COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2.	UPDATED FOR LOT 305 SEP 2020
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
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 860-0746

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

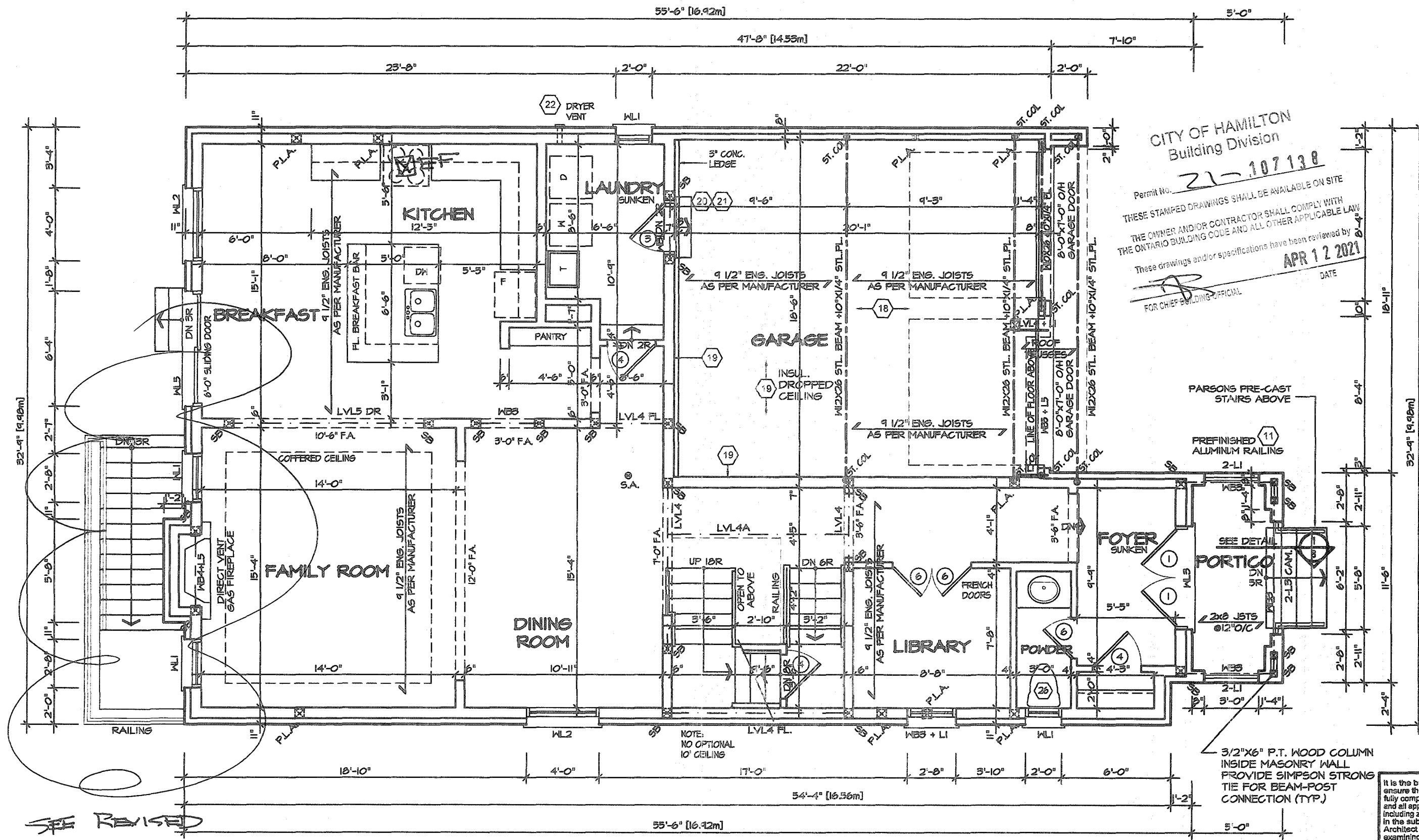
PAGE No.
2-3

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



CITY OF HAMILTON
Building Division
Permit No. **21-107138**
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 12 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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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.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
[Signature]
B. MARINKOVIC
PROVINCE OF ONTARIO
NOVEMBER 25/2010
FOR STRUCTURE ONLY

VALLEYCREEK 5-305
COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2.	UPDATED FOR LOT 305 SEP 2020
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]
SIGNATURE
28770
BCIN

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CONCORD, ONTARIO
L4K 4S6
P (416) 736-4036
F (905) 680-0746

SHEET TITLE
FIRST FLOOR ELEVATION 3
SCALE: 3/16"=1'-0"
DATE: DEC 2019
BY: VG
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.: **2-3**

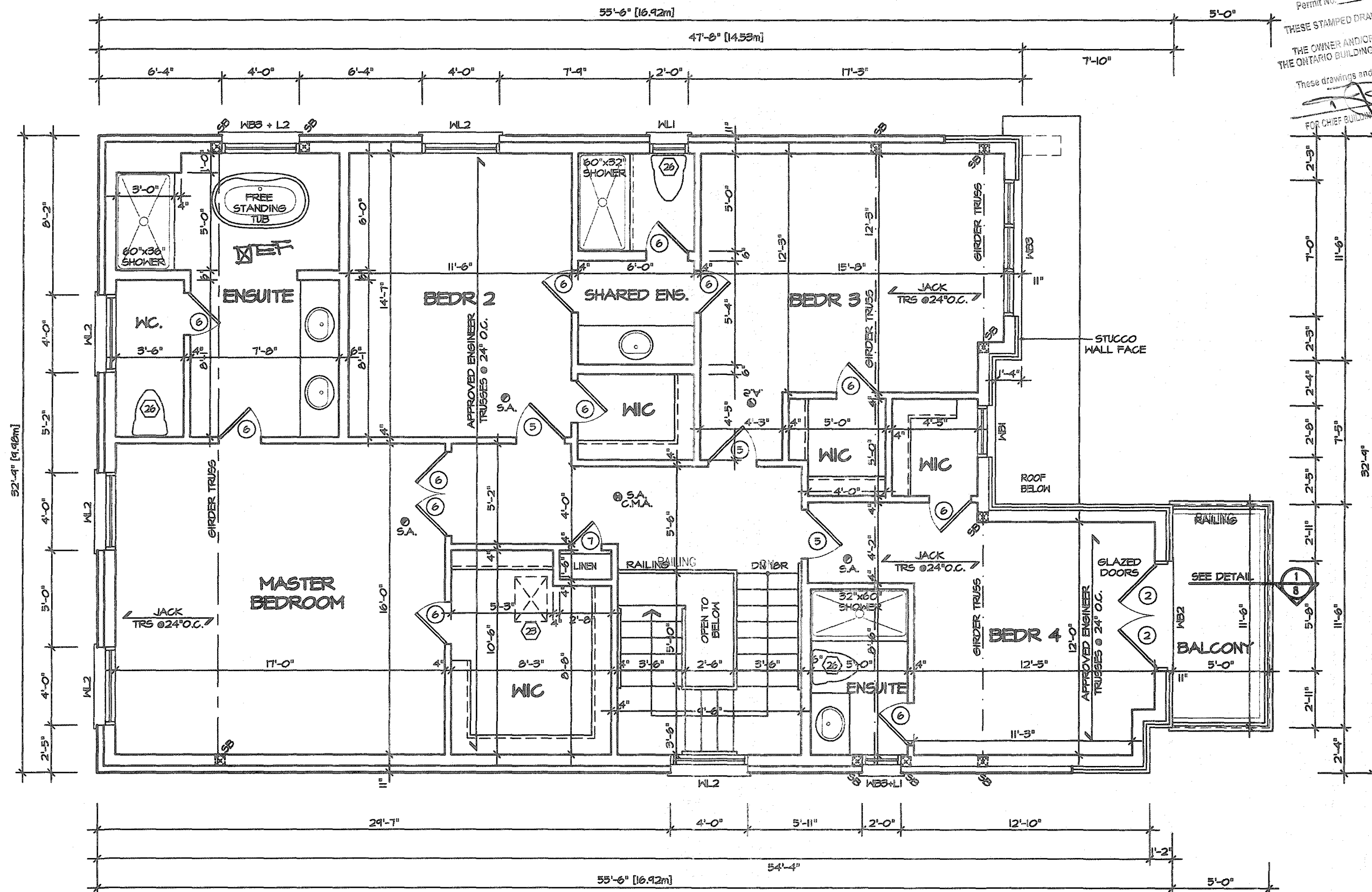
Greenpark.
PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
Building Division

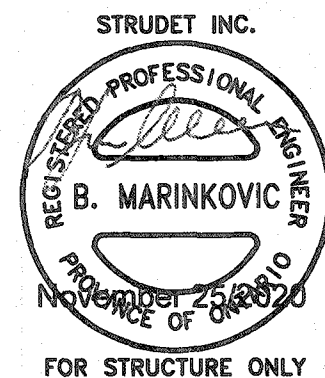
21-107138

Permit No. THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
APR 12 2021
DATE

FOR CHIEF BUILDING OFFICIAL



SECOND FLOOR PLAN 3



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JOHN C. 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 5-305

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
5.	
4.	
3.	
2.	UPDATED FOR LOT 305 SEP 2020
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
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4038
F (905) 680-0746



SHEET TITLE
SECOND FLOOR
ELEVATION 3

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

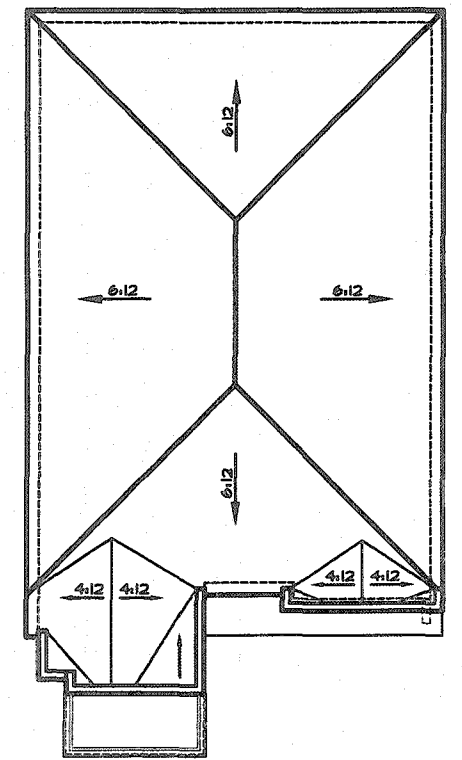
BY
VG
TYPE

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.
3-3

November 18, 2020 9:51:21 AM M:\PROJECTS\RUSSELL GARDENS III\CUSTOM\VALLEYCREEK 5 LOT 305.DWG



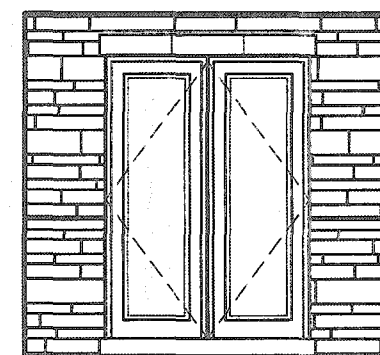
ROOF PLAN 3
Scale: 1/16"=1'-0"

CITY OF HAMILTON
Building Division

Permit No. **21-107138**

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 12 2021
FOR CHIEF BUILDING OFFICIAL DATE



**INSIDE PORTICO
ELEVATION 3**

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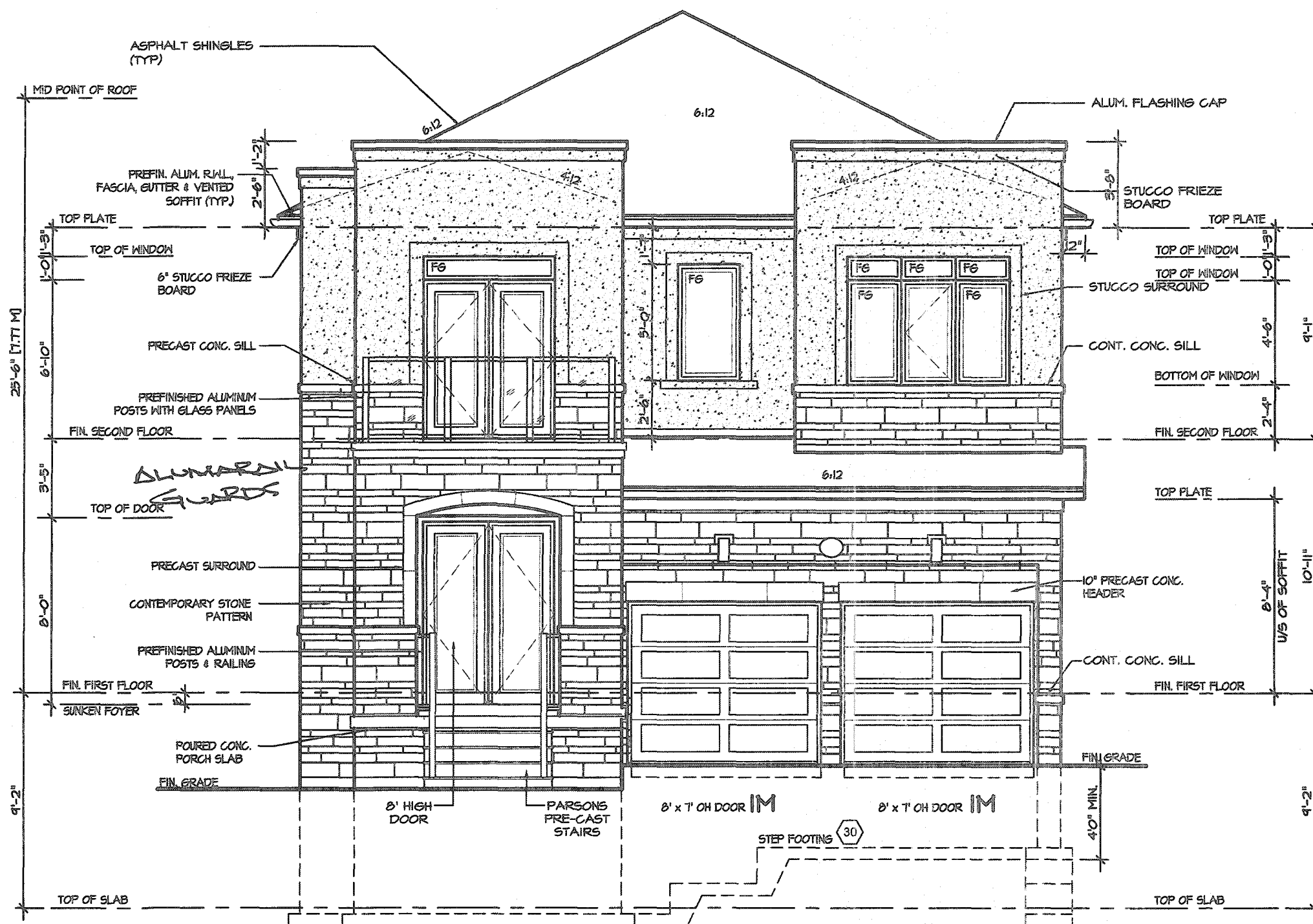
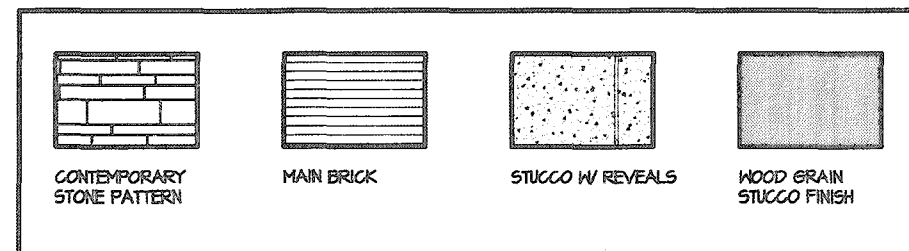
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **18/02/2021**
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

VALLEYCREEK 5-305

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III



FRONT ELEVATION 3

5		
4		
3		
2	UPDATED FOR LOT 305	SEP 2020
1	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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VIKAS GAJJAR
NAME SIGNATURE
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BCIN

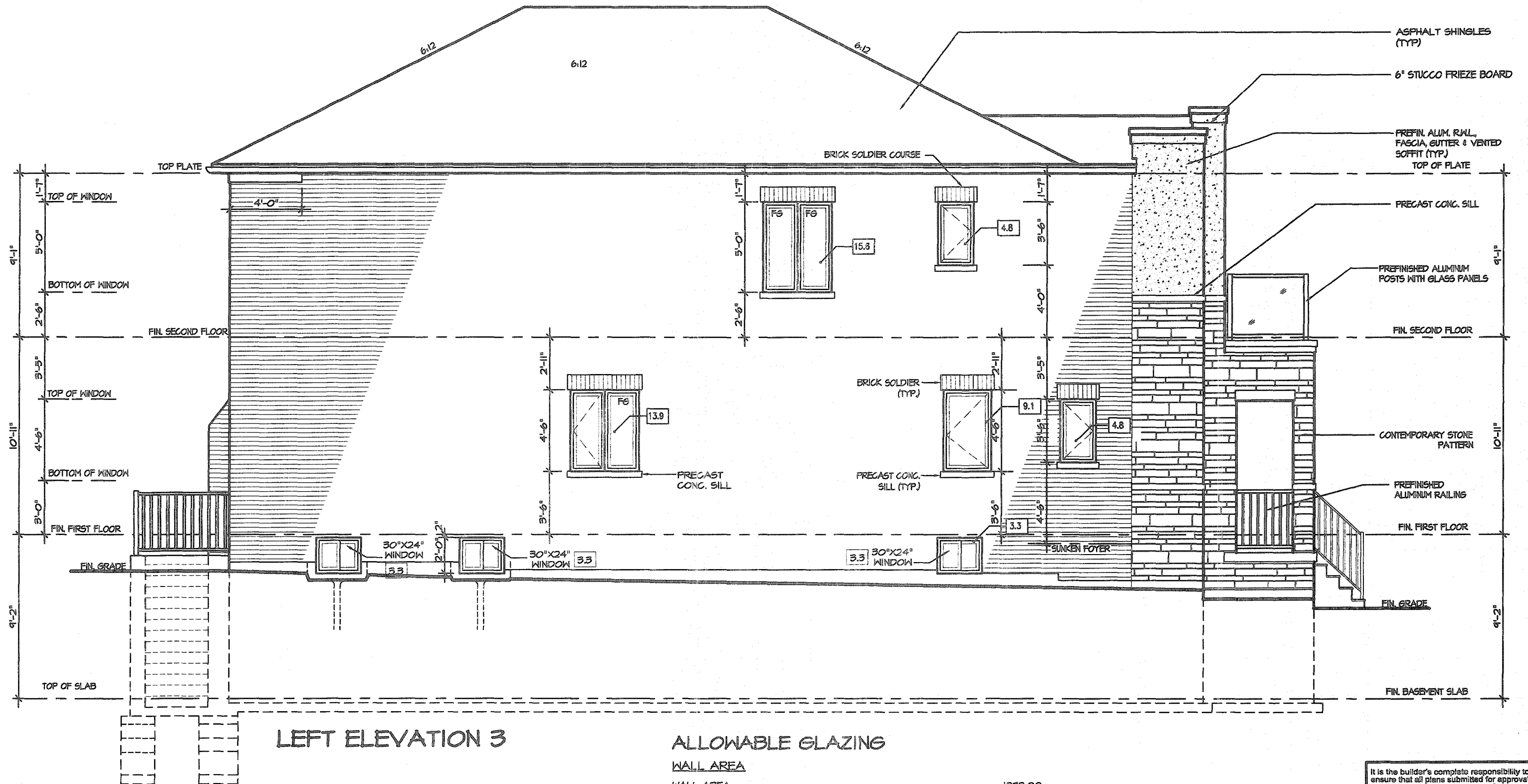
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO

L4K 4S6
P (416) 735-4096
F (905) 660-0746



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	



LEFT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

WALL AREA 1292.00
 ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD) 90.44
 ACTUAL WINDOW AREA 58.1

CITY OF HAMILTON
 Building Division

Permit No. 27-107138

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 APR 12 2021

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

APPROVED BY DATE JAN 28 2021

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VALLEYCREEK 5-305

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	UPDATED FOR LOT 305	SEP 2020
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 28770
 NAME SIGNATURE BCIN

REGION DESIGN INC.
 6700 DUFFERIN ST.
 CONCORD, ONTARIO
 L4K 4S6
 F (416) 738-4086
 F (905) 660-0746

REGION
 DESIGN
 INC.

SHEET TITLE
 LEFT SIDE
 ELEVATION 3

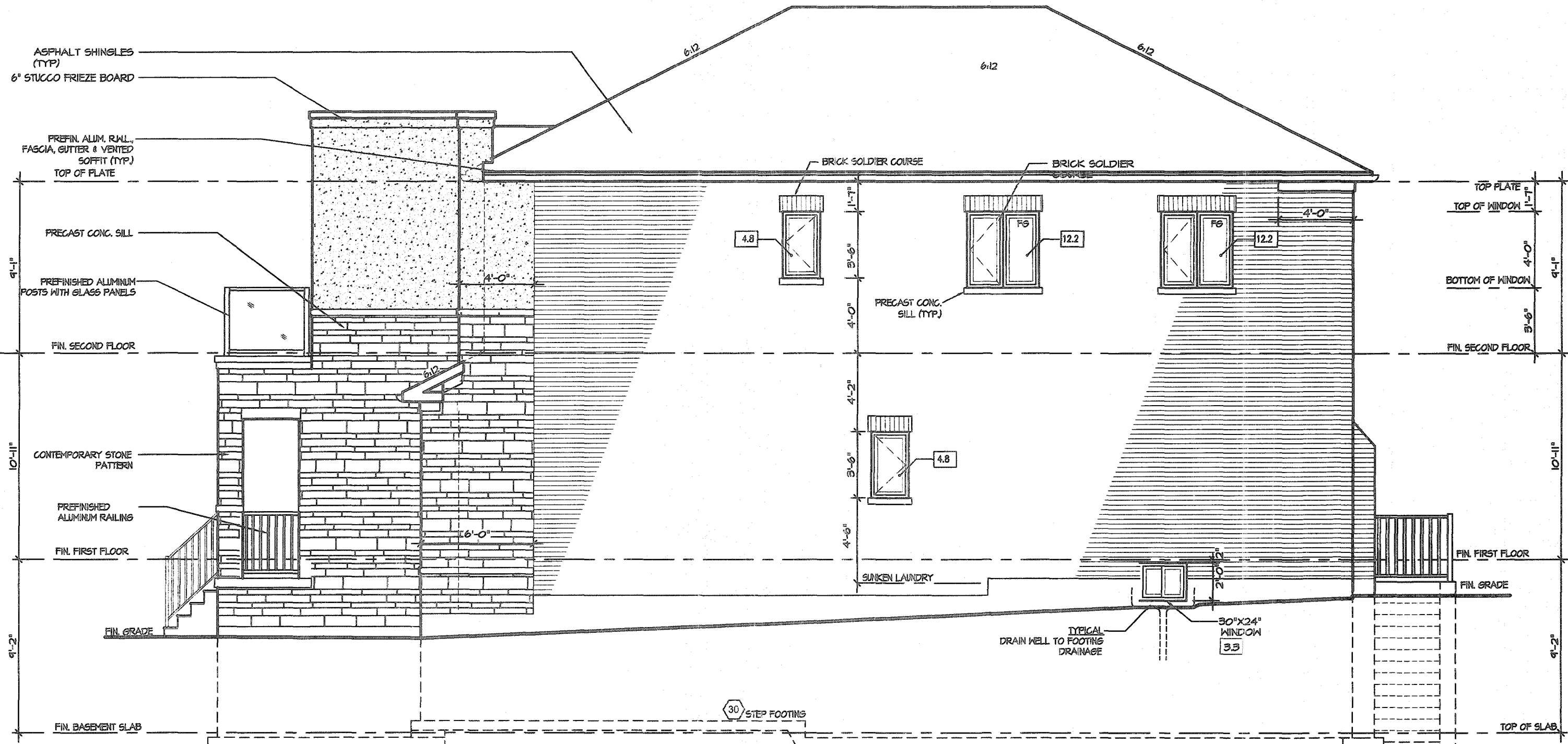
SCALE 3/16"=1'-0"
 BY VG
 DATE DEC 2019
 TYPE

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AREA 2,930
 PAGE No. 5-3
 PROJECT 12-04-19

Greenpark

PROJECT NAME
 RUSSELL GARDENS III



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA	1245.00
WALL AREA	87.15
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	31.30
ACTUAL WINDOW AREA	

CITY OF HAMILTON
Building Division
Permit No. 21-107138
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APR 12 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 2021
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VALLEYCREEK 5-305

COMPLIANCE PACKAGE "A1"

5		
4		
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F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
RIGHT SIDE ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY VG
TYPE
AREA 2,930
PAGE No. 6-3
PROJECT 12-04-19

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Greenpark.

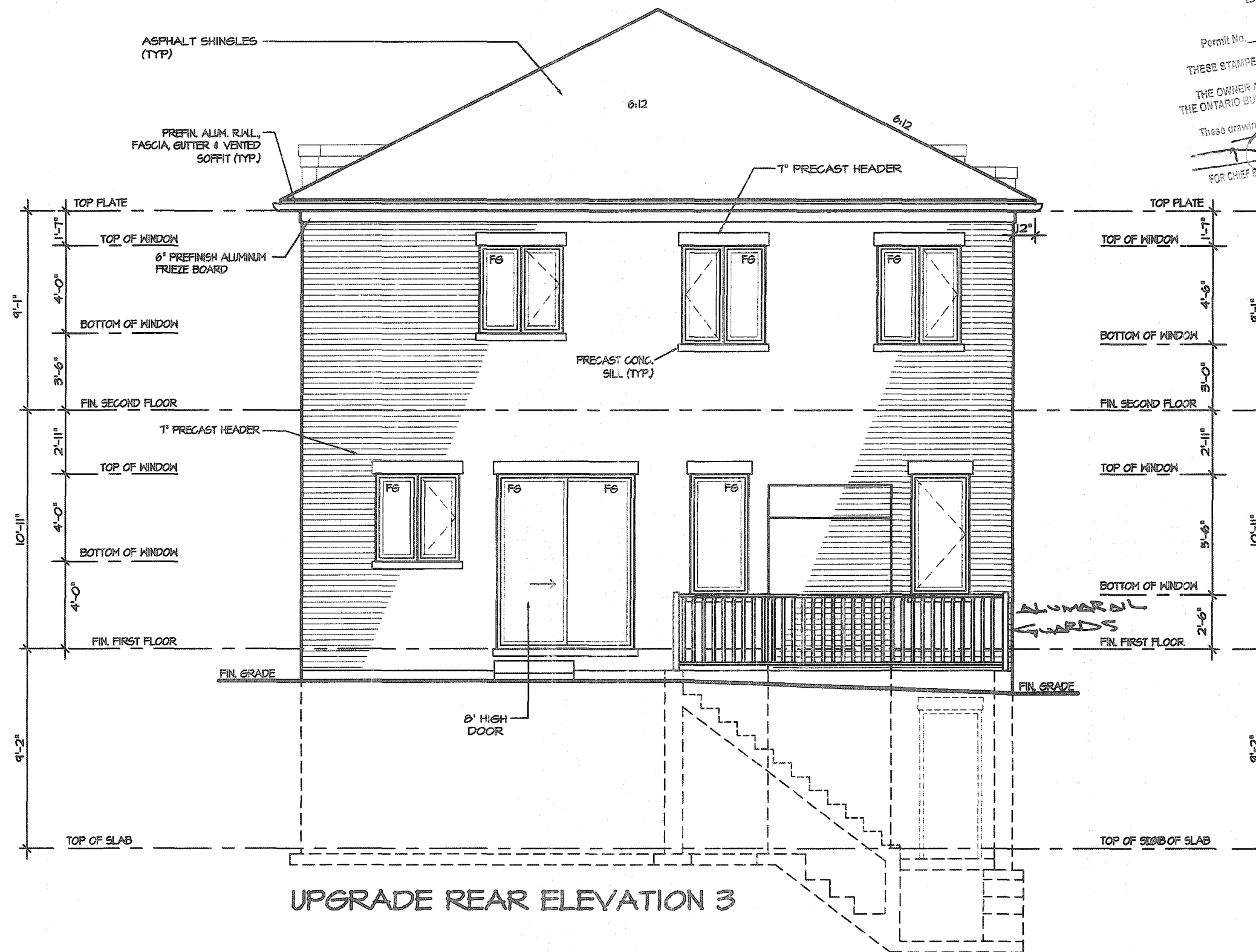
PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
Building Division

Permit No. **21-107138**

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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 5-305

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	UPDATED FOR LOT 305	SEP 2020
1	ISSUED FOR COORDINATION	JAN 2020

REVISIONS

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO

L4K 4S8

P (416) 738-4096

F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
REAR ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
VG

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.

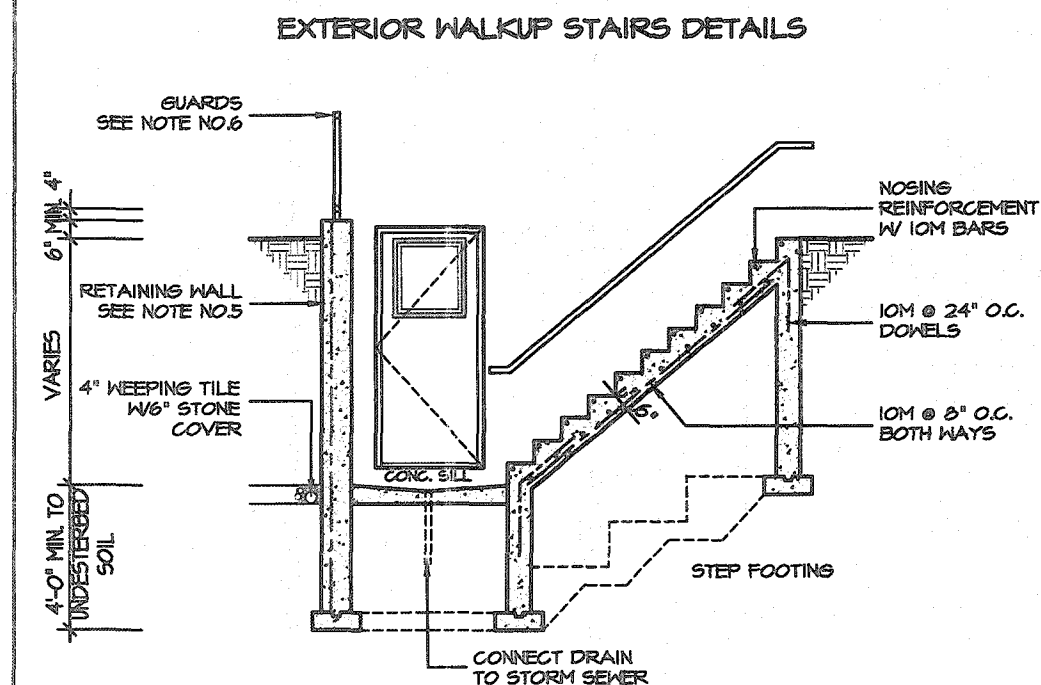
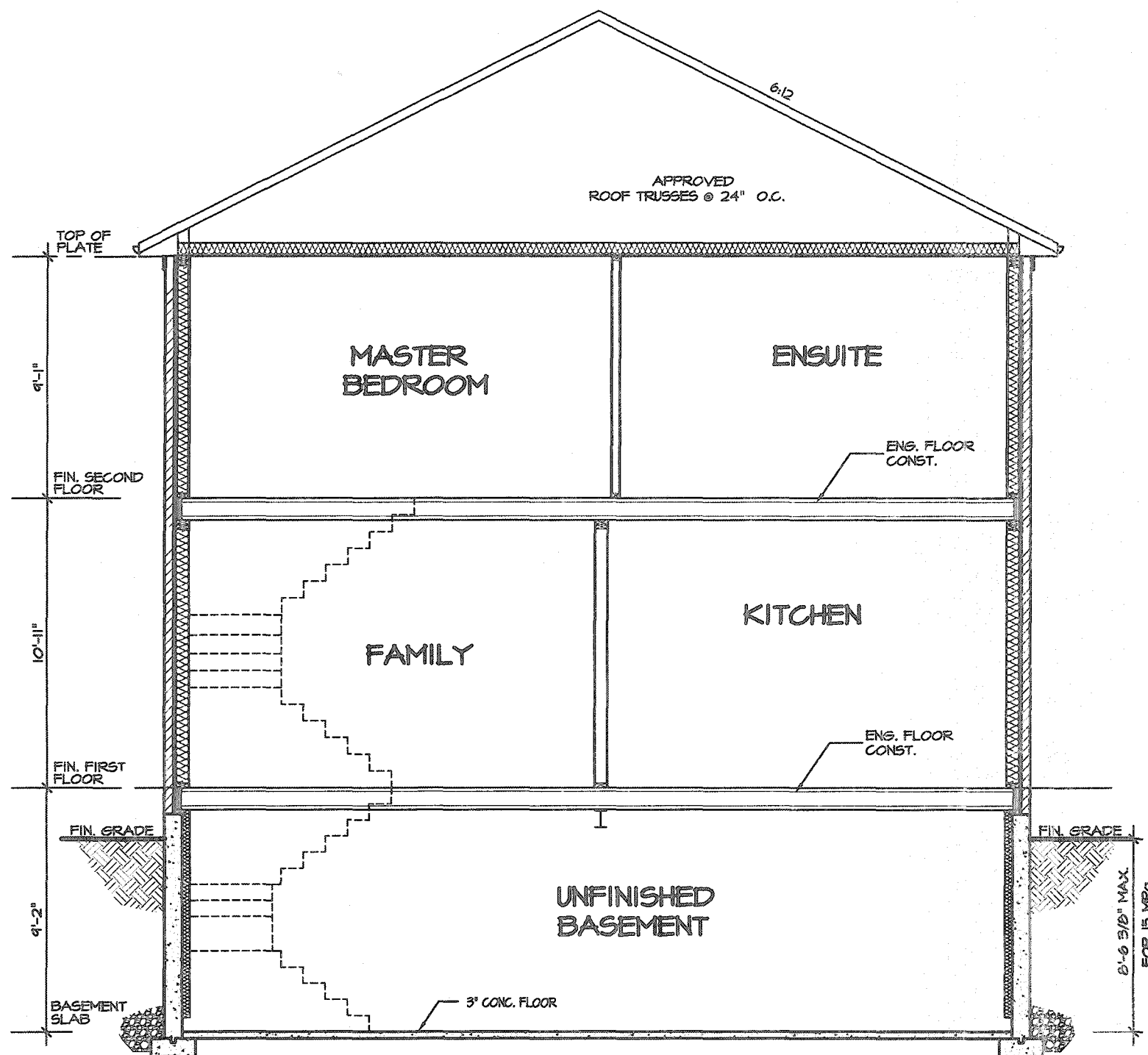
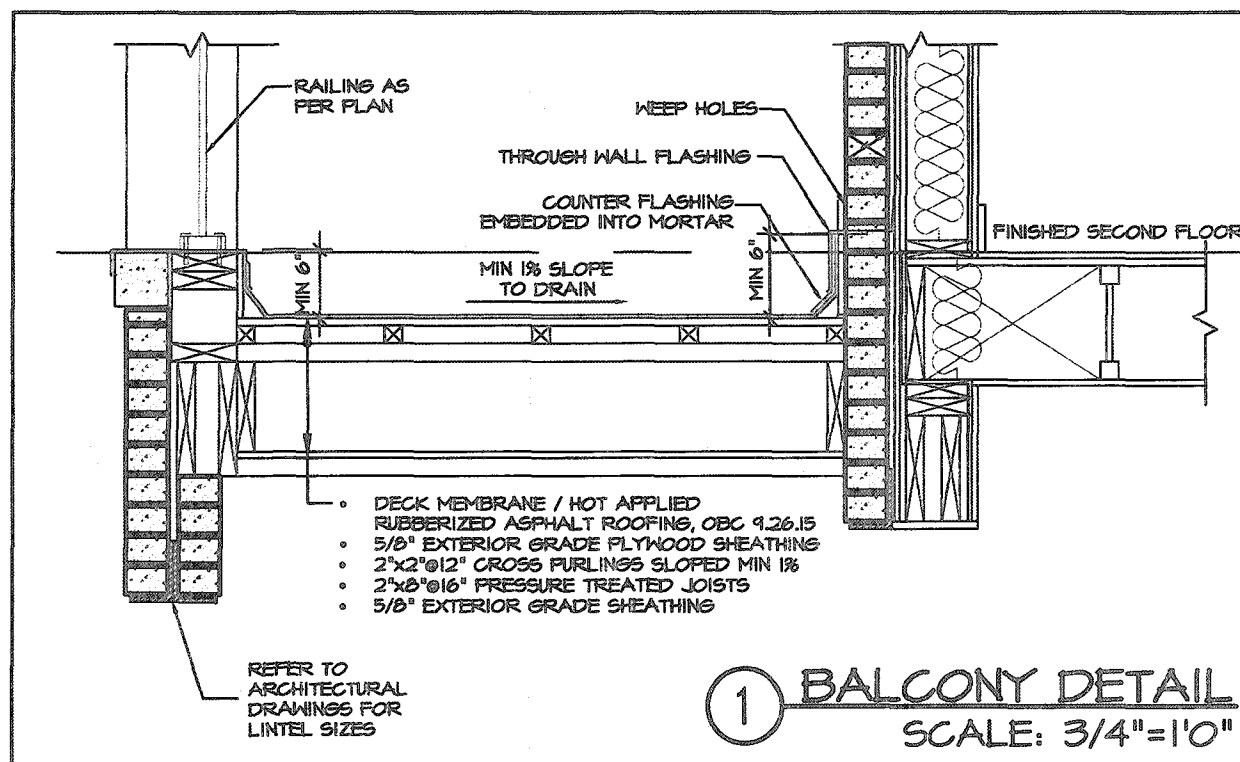
AREA
2,930

PROJECT
12-04-19

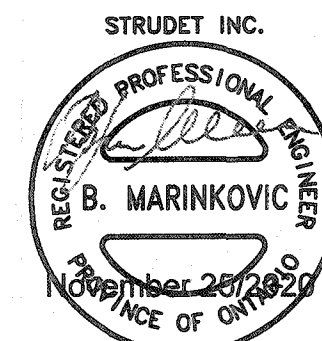
PAGE No.
7-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



- 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 B SECTION 4.1.5.16.
 - 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.



CITY OF HAMILTON
Building Division
21-107138
Permit No.
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APR 12 2021
DATE
FOR CHIEF BUILDING OFFICIAL

FOR STRUCTURE ONLY

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VALLEYCREEK 5-305

COMPLIANCE PACKAGE "A1"

5 4 3 2. UPDATED FOR LOT 305 SEP 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) 736-4098 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	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. 8 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS III
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