

# 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 psf) SOIL BEARING CAPACITY OR 90 KPa  
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

# PAD FOOTINGS

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL  
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD  
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD  
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD  
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD  
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD  
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

# BRICK VENEER LINTELS

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

# LINTELS AND BEAMS

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

# LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)  
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)  
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)  
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)  
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)  
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)  
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)  
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)  
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)  
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)  
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)  
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)  
LVL8 = 2-1 3/4" x 14" (2-45x356)  
LVL9 = 3-1 3/4" x 14" (3-45x356)  
LVL10 = 2-1 3/4" x 16" (2-45x456)

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

# LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (100x90x6.0L)  
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)  
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)  
L4 = 6"x3-1/2"x5/16" (150x90x10.0L)  
L5 = 6"x4"x3/8" (150x100x10.0L)  
L6 = 7"x4"x3/8" (175x100x10.0L)

# DOOR SCHEDULE

| NOS. | WIDTH  | HEIGHT<br>8'-4"<br>CEILING | HEIGHT<br>10' OR MORE<br>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      |

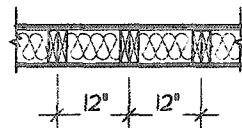
SPACE CONVENTIONAL FLOOR JOISTS @ 12"  
O.C. BELOW ALL CERAMIC TILE AREAS.  
PROVIDE 1 ROW BRIDGING FOR SPANS OF  
5'-1", 2 ROWS FOR SPANS GREATER THAN 7'

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

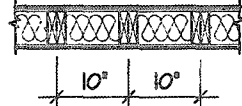
2-2"x6" STUD WALL NAILED TOGETHER AND  
SPACED @ 12" O.C. FULL HT C/W SOLID  
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"  
EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL  
FOR THIS DETAIL IS 13'-0"

# TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 15E  
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.



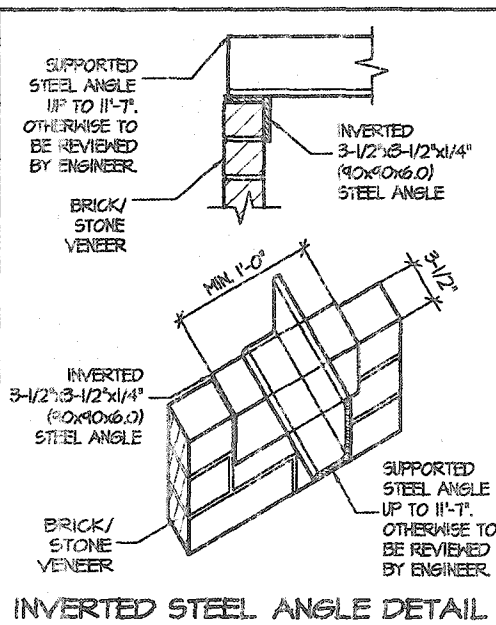
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS  
DETAIL IS 20'-2" AND MAXIMUM WIDTH  
IS 40'-0"

# TWO STORY HEIGHT WALL DETAIL

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

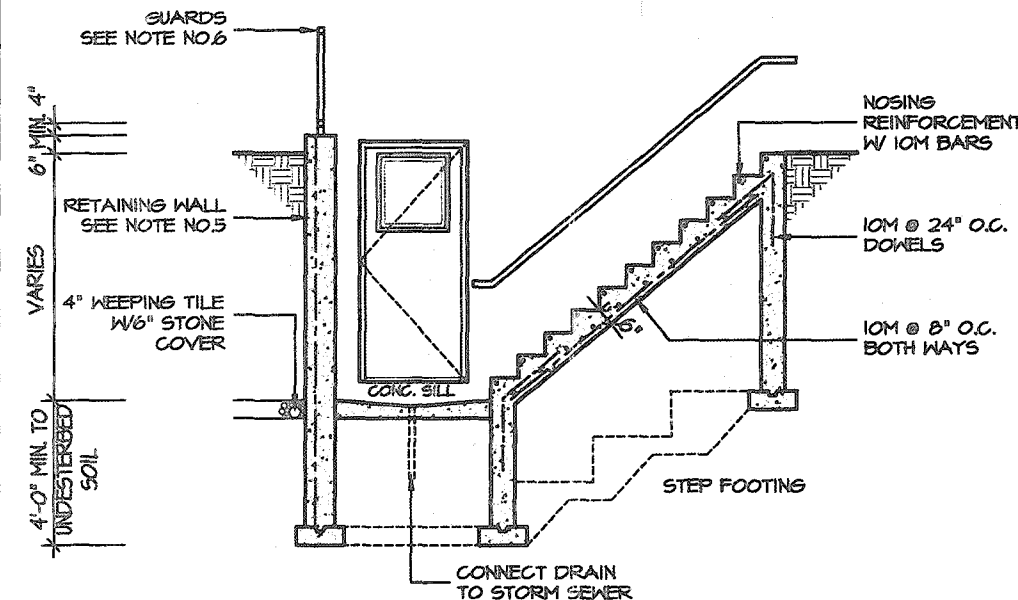
# COMPLIANCE PACKAGE "A1"

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



# INVERTED STEEL ANGLE DETAIL

# EXTERIOR WALKUP STAIRS DETAILS



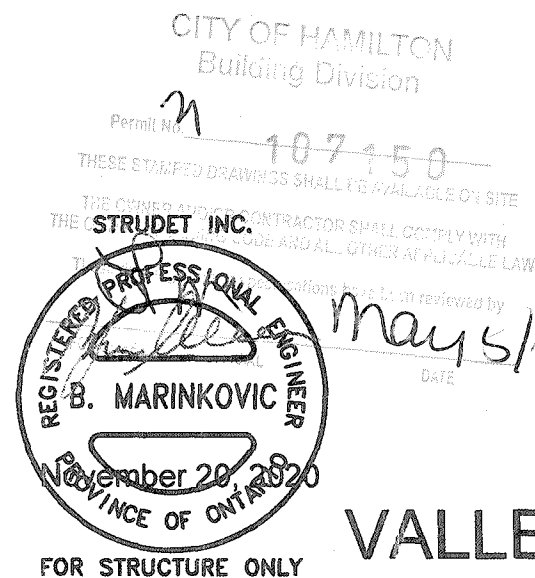
# SECTION

# 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 CBC DIVISION B SECTION 4.15.16.
- 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.

| AREA CALCULATIONS        | ELEV. 1         |
|--------------------------|-----------------|
| GROUND FLOOR AREA        | = 1237 Sq. Ft.  |
| SECOND FLOOR AREA        | = 1567 Sq. Ft.  |
| TOTAL FLOOR AREA         | = 2804 Sq. Ft.  |
|                          | = 260.50 Sq. M. |
| 1ST FLOOR OPEN AREA      | = 0 Sq. Ft.     |
| 2ND FLOOR OPEN AREA      | = 0 Sq. Ft.     |
| ADD TOTAL OPEN AREAS     | = 10 Sq. Ft.    |
| ADD FIN. BASEMENT AREA   | = 0 Sq. Ft.     |
| GROSS FLOOR AREA         | = 2814 Sq. Ft.  |
|                          | = 261.48 Sq. M. |
| GROUND FLOOR COVERAGE    | = 1237 Sq. Ft.  |
| GARAGE COVERAGE / AREA   | = 398 Sq. Ft.   |
| PORCH COVERAGE / AREA    | = 64 Sq. Ft.    |
| TOTAL COVERAGE W/ PORCH  | = 1699 Sq. Ft.  |
|                          | = 157.84 Sq. m. |
| TOTAL COVERAGE W/O PORCH | = 1635 Sq. Ft.  |
|                          | = 151.90 Sq. m. |

| VALLEYCREEK 4 | ELEV.1   | COMPLIANCE PACKAGE "A1" |             |             |            |
|---------------|----------|-------------------------|-------------|-------------|------------|
| ELEVATION     | WALL FT² | WALL MT²                | OPENING FT² | OPENING MT² | PERCENTAGE |
| FRONT         | 748.31   | 69.52                   | 68.18       | 6.34        | 9.14 %     |
| LEFT SIDE     | 1185.83  | 110.17                  | 62.00       | 5.76        | 5.23 %     |
| RIGHT SIDE    | 1251.70  | 116.24                  | 53.67       | 4.94        | 4.29 %     |
| REAR          | 824.34   | 76.58                   | 174.11      | 16.18       | 21.12 %    |
| TOTAL         | 4010.18  | 372.56                  | 358.56      | 33.31       | 8.94 %     |



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.

# VALLEYCREEK 4-270 COMPLIANCE PACKAGE "A1"

|   |                     |          |
|---|---------------------|----------|
| 5 |                     |          |
| 4 |                     |          |
| 3 |                     |          |
| 2 | UPDATED FOR LOT 270 | NOV 2020 |
| 1 | ISSUED FOR REVIEW   | JAN 2020 |

# REVISIONS

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

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

VIKAS GAJJAR  
NAME SIGNATURE BCIN 28770

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 680-0746

REGION  
DESIGN  
INC.

# SHEET TITLE

# AREA CHARTS

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

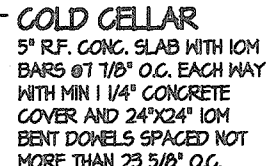
BY  
V.G.  
TYPE  
PROJECT

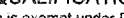
CONTRACTOR SHALL CHECK ALL  
DIMENSIONS & ELEVATIONS BEFORE  
COMMENCING WITH WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

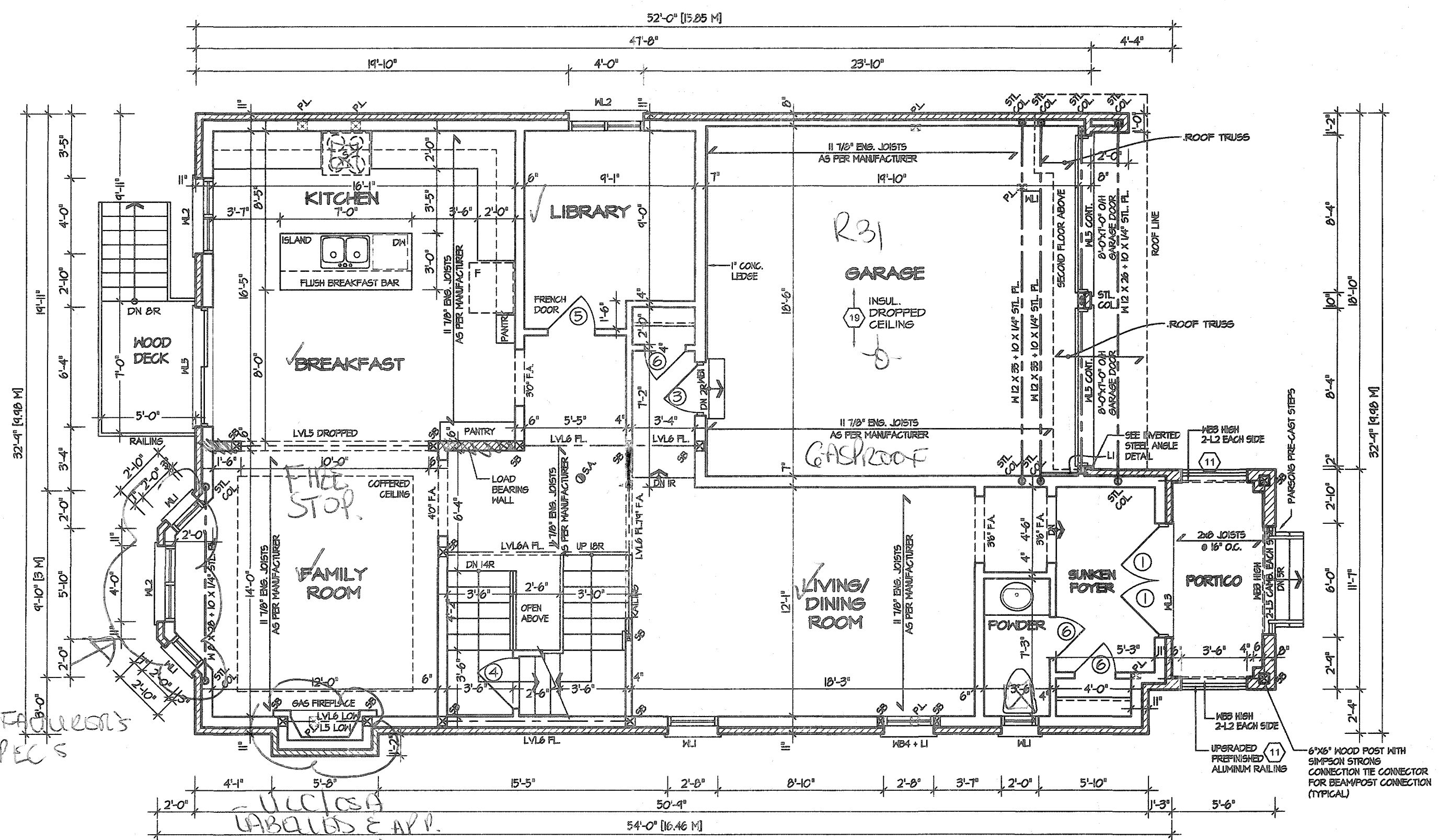
AREA  
2,814  
PAGE No.  
0

PROJECT NAME  
RUSSELL GARDENS III

PROJECT NAME  
RUSSELL GARDENS III



|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  |               |             |                                                                                                                                                                    |      |                                                                                       |         |                     |   |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------|---------|---------------------|---|
| 5         |                     | <p>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.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  <b>28770</b></p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p> | <p><b>REGION DESIGN INC.</b></p> | SHEET TITLE   |             | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> |      |  |         |                     |   |
| 4         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | BASEMENT PLAN |             |                                                                                                                                                                    |      |                                                                                       | ELEV. 1 |                     |   |
| 3         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | SCALE         | 3/16"=1'-0" | BY                                                                                                                                                                 | V.G. | AREA                                                                                  | 2,814   | PAGE No.            | 1 |
| 2         | UPDATED FOR LOT 270 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | NOV 2020      |             |                                                                                                                                                                    |      |                                                                                       |         |                     |   |
| 1         | ISSUED FOR REVIEW   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | JAN 2020      |             |                                                                                                                                                                    |      |                                                                                       |         |                     |   |
| REVISIONS |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | DATE          |             | JAN 2020                                                                                                                                                           |      | PROJECT                                                                               |         | RUSSELL GARDENS III |   |



FIRST FLOOR PLAN "1"

AS PER  
GAS  
UTILIZATION  
CODE

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON  
Building Division

Permit No. 107150

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

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
November 20, 2020  
PROVINCE OF ONTARIO  
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: [Signature]  
DATE: JAN 28, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

VALLEYCREEK 4-270  
COMPLIANCE PACKAGE "A1"

| REVISIONS |                              |
|-----------|------------------------------|
| 5         |                              |
| 4         |                              |
| 3         |                              |
| 2         | UPDATED FOR LOT 270 NOV 2020 |
| 1         | ISSUED FOR REVIEW JAN 2020   |

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

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

VIKAS GAJJAR  
NAME  
28770  
BCIN

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

REGION  
DESIGN  
INC.

SHEET TITLE  
FIRST FLOOR PLAN  
ELEV. 1

SCALE  
3/16"=1'-0"

DATE  
JAN 2020

BY  
V.G.

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  
2,814

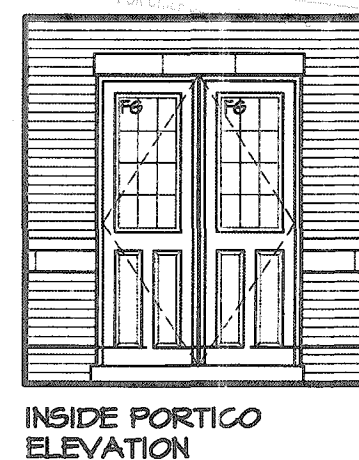
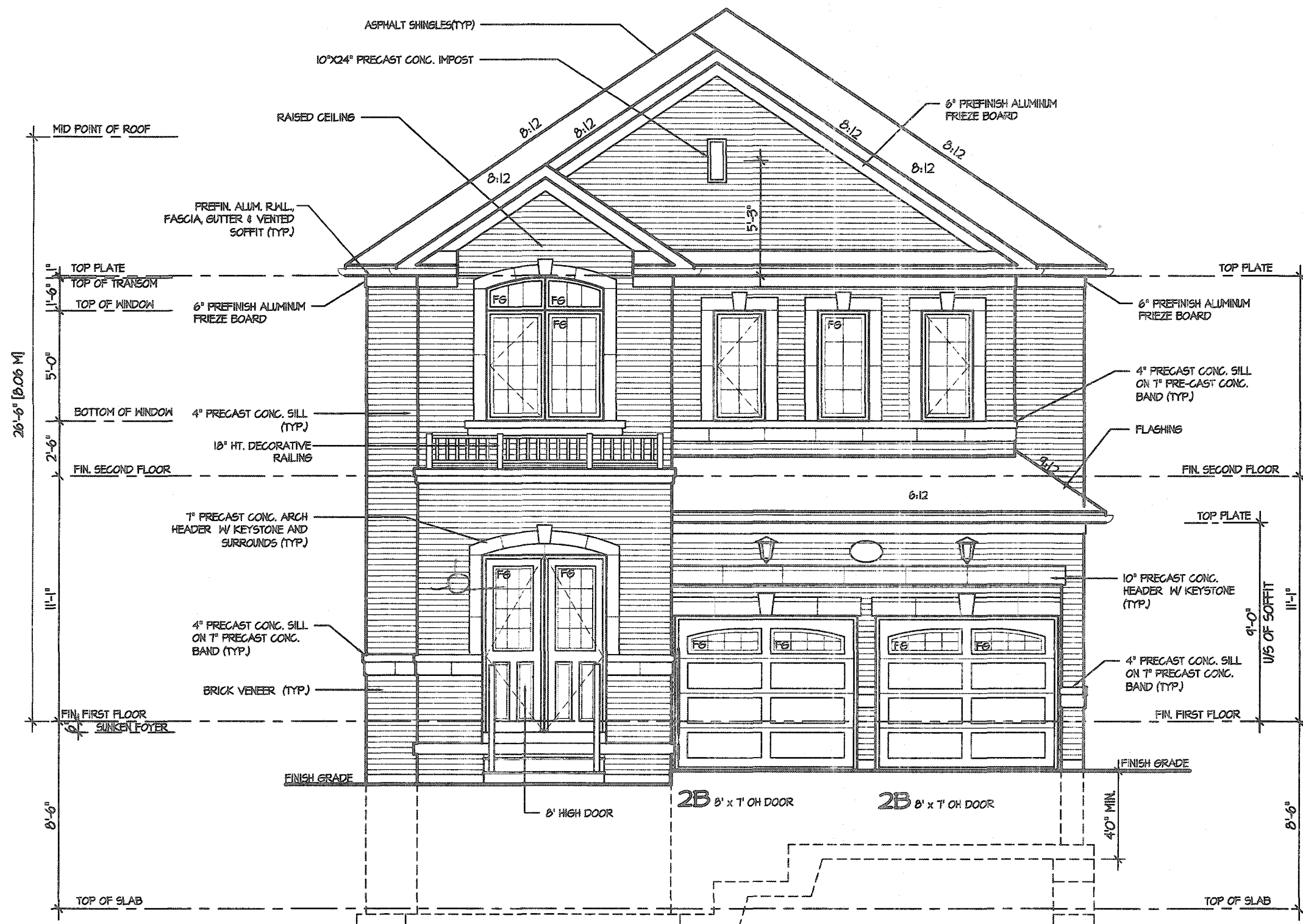
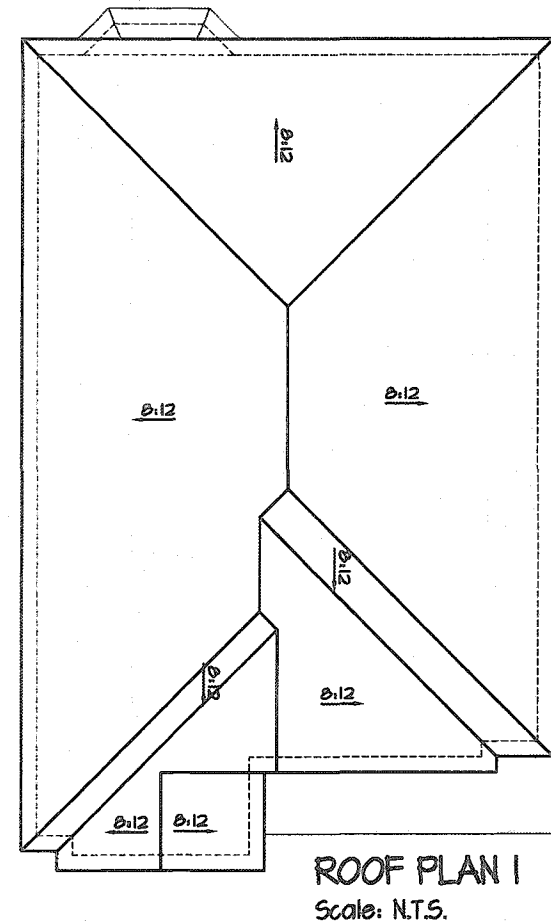
PAGE No.  
2

PROJECT NAME  
RUSSELL GARDENS III









THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR  
THE ONTARIO BUILDING CODE, 1997, AS AMENDED TO DATE  
OF THE DATE OF THE DRAWING.  
Date: May 5/20

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 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 4-270  
COMPLIANCE PACKAGE "A1"

|           |                     |          |
|-----------|---------------------|----------|
| 5.        |                     |          |
| 4.        |                     |          |
| 3.        |                     |          |
| 2.        | UPDATED FOR LOT 270 | NOV 2020 |
| 1.        | ISSUED FOR REVIEW   | JAN 2020 |
| REVISIONS |                     |          |

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

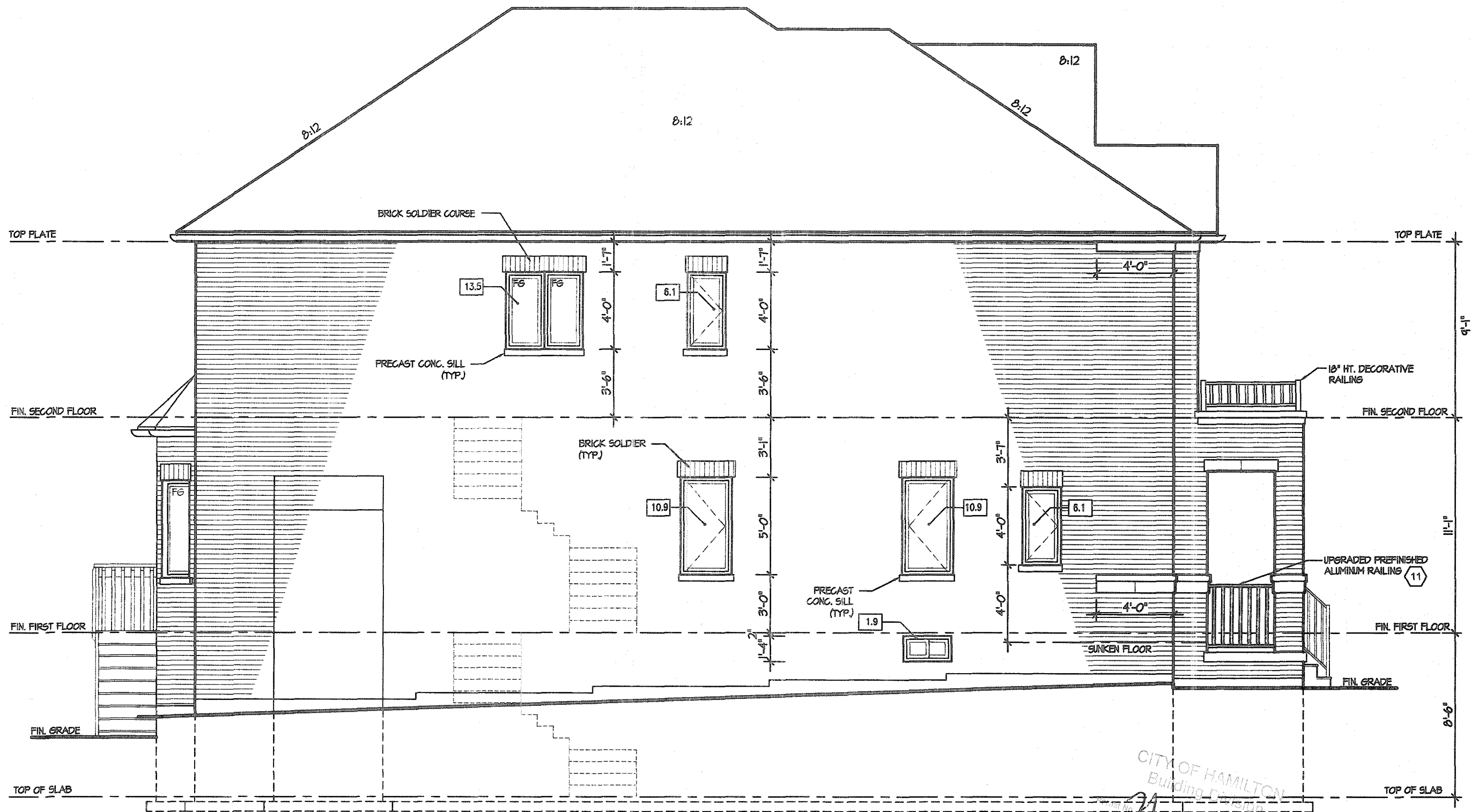
REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 738-4096  
F (905) 660-0748

REGION  
DESIGN  
INC.

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

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.  
AREA  
2,814  
PAGE No.  
4

PROJECT NAME  
RUSSELL GARDENS III



LEFT ELEVATION I

# ALLOWABLE GLAZING

## WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @

ACTUAL WINDOW AREA

1.00 % (1.2 M SIDEYARD)

1131.83

74.23

44.40

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  
The drawings and/or specifications have been reviewed by  
THE BUILDING OFFICIAL  
DATE

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

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

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

APPROVED BY

DATE: JAN 28, 2021

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

VALLEYCREEK 4-270  
COMPLIANCE PACKAGE "A1"

|           |                     |          |
|-----------|---------------------|----------|
| 5         |                     |          |
| 4         |                     |          |
| 3         |                     |          |
| 2         | UPDATED FOR LOT 270 | NOV 2020 |
| 1         | ISSUED FOR REVIEW   | JAN 2020 |
| REVISIONS |                     |          |

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

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

VIKAS GAJJAR

NAME

SIGNATURE

28770

BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO

L4K 4S6

P (416) 738-4096

F (905) 662-0748



SHEET TITLE

LEFT SIDE ELEVATION  
ELEV. 1

SCALE 3/16"=1'-0"

DATE JAN 2020

BY V.G.

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 2.814

PROJECT

PAGE No.

5

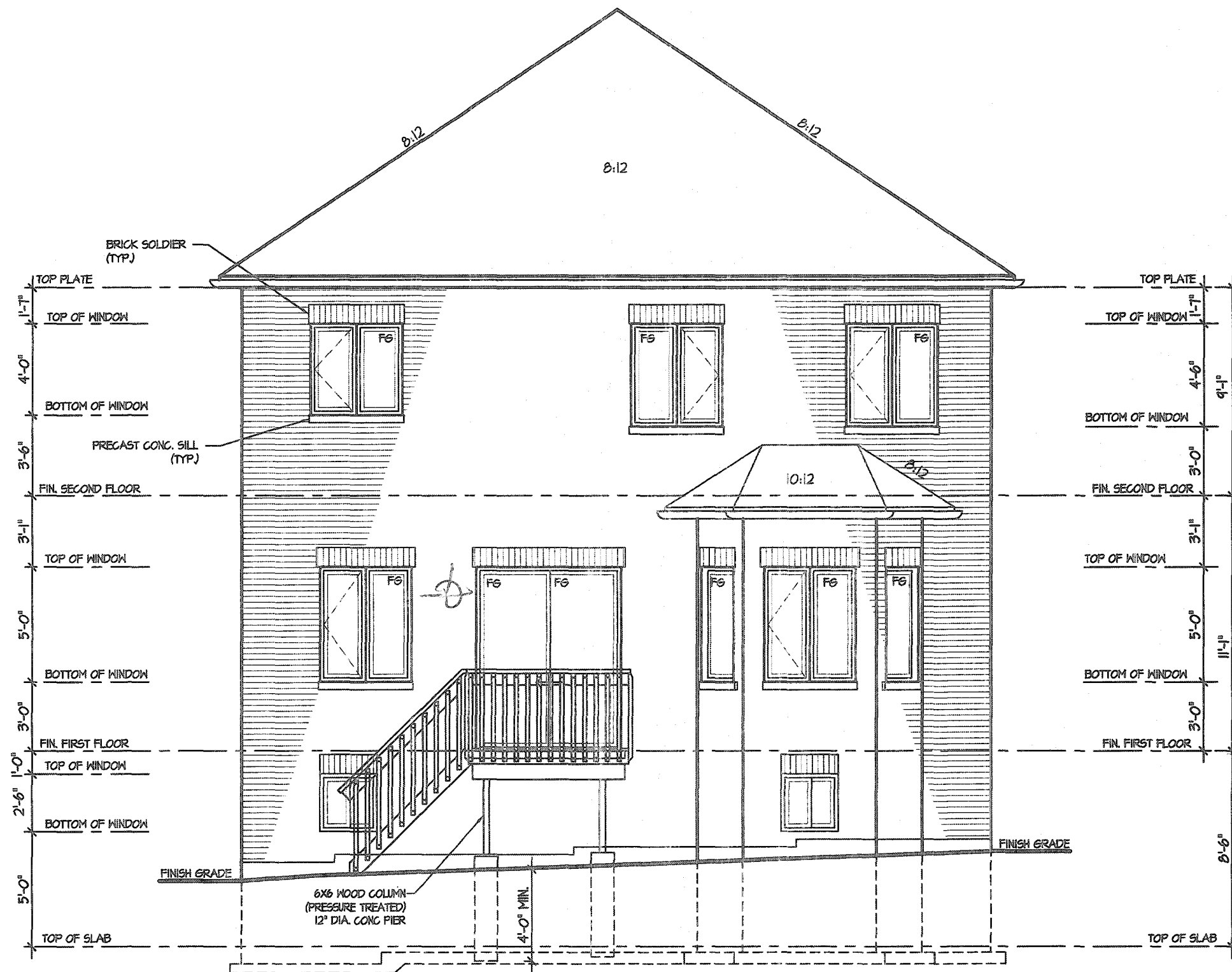


PROJECT NAME

RUSSELL GARDENS III







REAR ELEVATION I - 270  
DECK CONDITION

CITY OF HAMILTON  
Building Division  
Permit No. 2 107150  
THESE STAMPED DRAWINGS SHALL BE A SCALE OF SITE  
THE OWNER UNDER CONTRACTOR SHALL BE RESPONSIBLE  
FOR OBTAINING ALL NECESSARY PERMITS AND ALL OTHER APPLICABLE LAW  
DATE: MAY 5, 2021  
FOR CITY BUILDING OFFICIAL

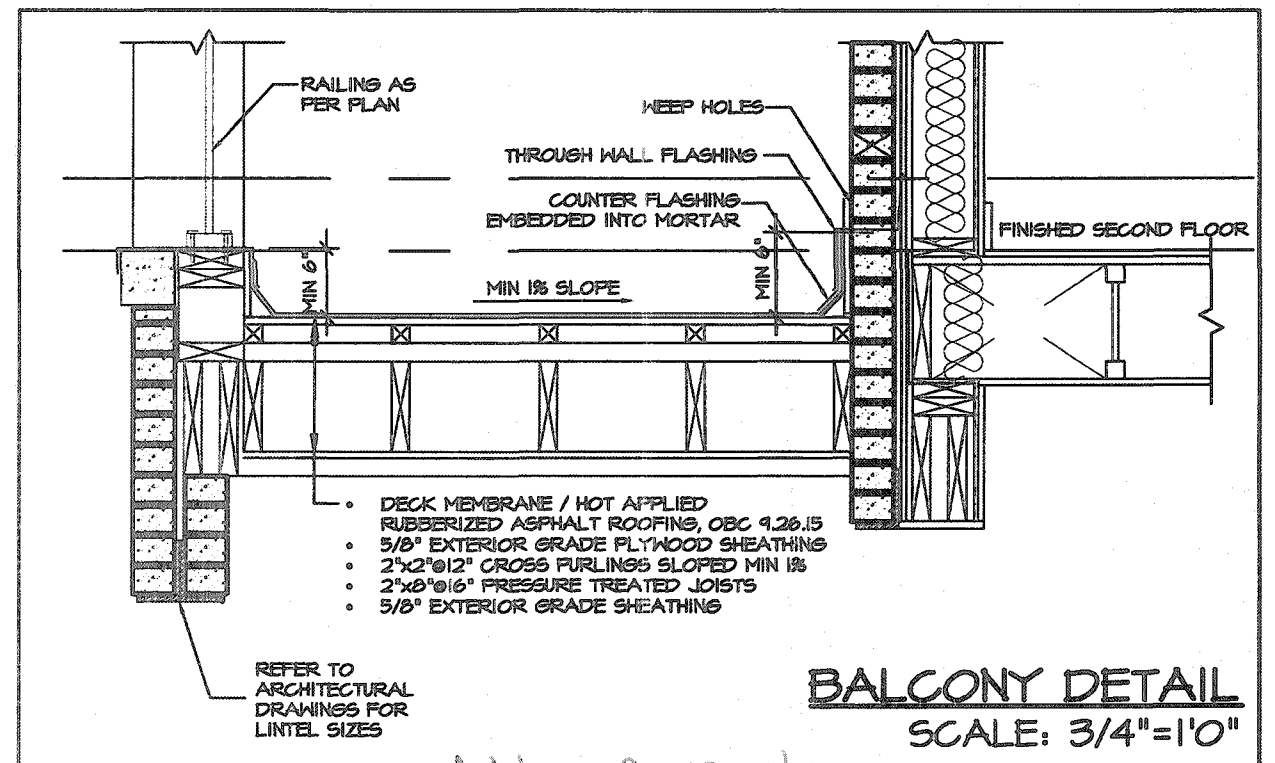
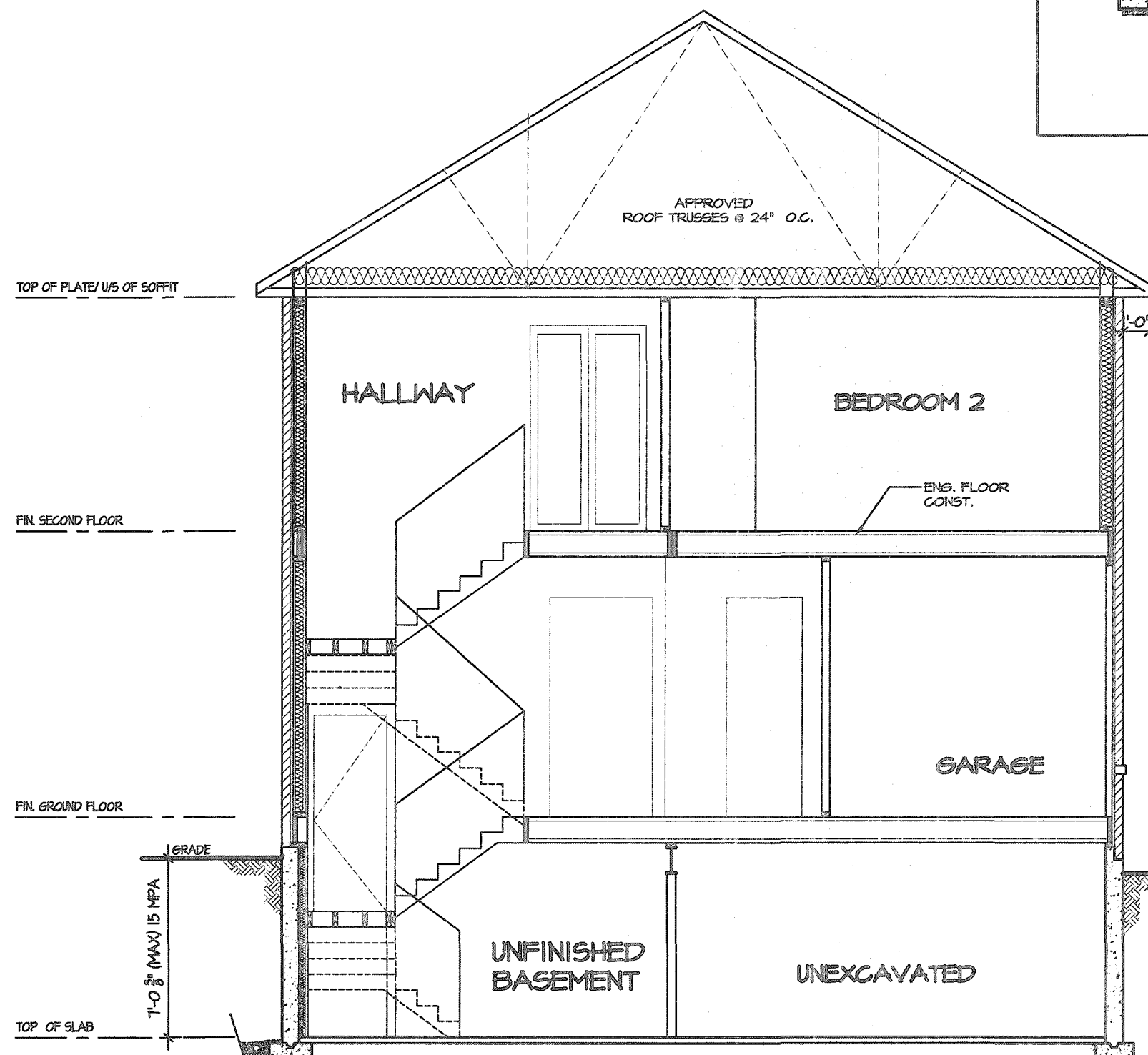
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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.

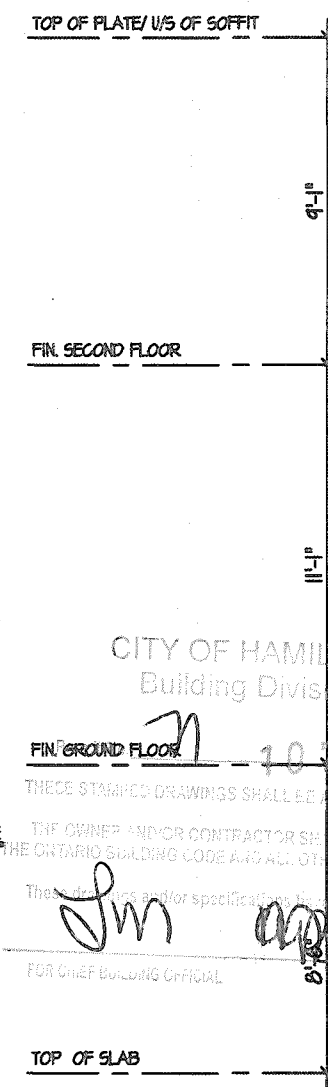
VALLEYCREEK 4-270  
COMPLIANCE PACKAGE "A1"

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                |                                            |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                       |                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <div> <div>5</div> <div>4</div> <div>3</div> <div>2. UPDATED FOR LOT 270</div> <div>1. ISSUED FOR REVIEW</div> </div> <div> <div>NOV 2020</div> <div>JAN 2020</div> </div> <div> <div>REVISIONS</div> </div> | <div> <div>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.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div>VIKAS GAJJAR</div> <div>NAME</div> <div>28770</div> <div>SIGNATURE</div> <div>BCIN</div> </div> | <div> <div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 736-4096</div> <div>F (905) 660-0746</div> </div> | <div> <div>REGION DESIGN INC.</div> </div> | <div> <div>SHEET TITLE</div> <div>REAR ELEVATION</div> <div>ELEV., 1, 2 &amp; 3</div> <div>SCALE</div> <div>3/16"=1'-0"</div> <div>DATE</div> <div>JAN 2020</div> <div>BY</div> <div>V.G.</div> <div>TYPE</div> </div> | <div> <div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div> <div>AREA</div> <div>2,814</div> <div>PAGE No.</div> <div>7</div> </div> | <div> <div>PROJECT NAME</div> <div>RUSSELL GARDENS III</div> </div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|

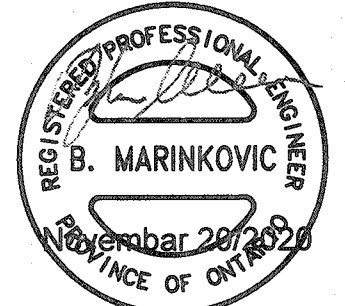




~~NO ATTACHMENT~~  
TO OR THEIR  
BRICK



**STRUDET INC.**



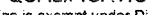
FOR STRUCTURE ONLY

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.

## CROSS SECTION

**VALLEYCREEK 4-270**  
**COMPLIANCE PACKAGE "A1"**

|           |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |               |      |                                                                                                                                                             |                     |                                                                                       |              |
|-----------|---------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|--------------|
| 5         |                     |          | <p>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.</p> <p><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  <b>28770</b></p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4G9</p> <p>P (416) 738-4096</p> <p>F (905) 660-0746</p> | <p><b>REGION DESIGN INC.</b></p> | SHEET TITLE   |      | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. |                     |  | PROJECT NAME |
| 4         |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | CROSS SECTION |      |                                                                                                                                                             |                     |                                                                                       |              |
| 3         |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | SCALE         | BY   | AREA                                                                                                                                                        | PAGE No.            |                                                                                       |              |
| 2         | UPDATED FOR LOT 270 | NOV 2020 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | 3/16"=1'-0"   | V.G. | 2,814                                                                                                                                                       | 8                   |                                                                                       |              |
| 1         | ISSUED FOR REVIEW   | JAN 2020 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | DATE          | TYPE | PROJECT                                                                                                                                                     |                     |                                                                                       |              |
| REVISIONS |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |               |      |                                                                                                                                                             | RUSSELL GARDENS III |                                                                                       |              |