

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.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE

WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (16 psf) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD

F2 = 36"x36"x16" CONCRETE PAD

F3 = 30"x30"x12" CONCRETE PAD

F4 = 24"x24"x12" CONCRETE PAD

F5 = 18"x18"x8" CONCRETE PAD

90 KPa ENGINEERED FILL SOIL

F1 = 48"x48"x20" CONCRETE PAD

F2 = 40"x40"x16" CONCRETE PAD

F3 = 34"x34"x14" CONCRETE PAD

F4 = 28"x28"x12" CONCRETE PAD

F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4" (40x90x6.0L) + 2-2"x8" SPR. No.2

WL2 = 4"x3-1/2"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" (150x90x8.0L) + 2-2"x12" SPR. No.2

WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2

WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2

WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2

WL8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2

WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)

WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)

WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)

WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)

WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)

WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)

WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)

WB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)

WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)

LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)

LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)

LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)

LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)

LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)

LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)

LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)

LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)

LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)

LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)

LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)

LVL8 = 2-1 3/4" x 14" (2-45x356)

LVL9 = 3-1 3/4" x 14" (3-45x356)

LVL10 = 2-1 3/4" x 18" (2-45x456)

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

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (40x90x6.0L)

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" (150x90x8.0L)

L5 = 6"x4"x3/8" (150x100x10.0L)

L6 = 7"x4"x3/8" (175x100x10.0L)

DOOR SCHEDULE

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

SPACE CONVENTIONAL FLOOR JOISTS @ 12"

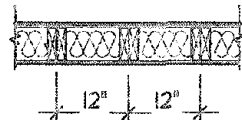
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

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



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

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL. GLUED AND NAILED TOGETHER
AND SPACED MAX. @10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



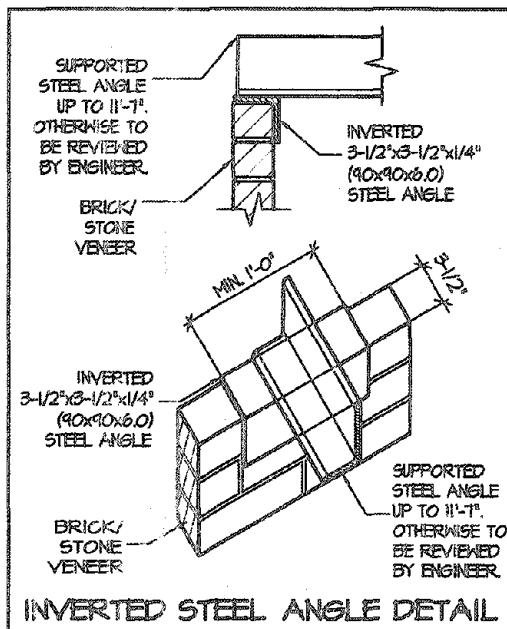
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAXIMUM WIDTH
IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

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

COMPLIANCE PACKAGE "A1"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (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 RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



INVERTED STEEL ANGLE DETAIL

AREA CALCULATIONS ELEV. 2

GROUND FLOOR AREA	=	1190	Sq. Ft.
SECOND FLOOR AREA	=	1280	Sq. Ft.
TOTAL FLOOR AREA	=	2470	Sq. Ft.
	=	229.47	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2480	Sq. Ft.
	=	230.40	Sq. M.
GROUND FLOOR COVERAGE	=	1190	Sq. Ft.
GARAGE COVERAGE / AREA	=	397	Sq. Ft.
PORCH COVERAGE / AREA	=	79	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666	Sq. Ft.
	=	154.78	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1587	Sq. Ft.
	=	147.44	Sq. m.

AREA CALCULATIONS ELEV. 3

GROUND FLOOR AREA	=	1190	Sq. Ft.
SECOND FLOOR AREA	=	1291	Sq. Ft.
TOTAL FLOOR AREA	=	2481	Sq. Ft.
	=	230.44	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2491	Sq. Ft.
	=	231.42	Sq. M.
GROUND FLOOR COVERAGE	=	1190	Sq. Ft.
GARAGE COVERAGE / AREA	=	397	Sq. Ft.
PORCH COVERAGE / AREA	=	79	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666	Sq. Ft.
	=	154.78	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1587	Sq. Ft.
	=	147.44	Sq. m.

AREA CALCULATIONS ELEV. 1

GROUND FLOOR AREA	=	1190	Sq. Ft.
SECOND FLOOR AREA	=	1280	Sq. Ft.
TOTAL FLOOR AREA	=	2470	Sq. Ft.
	=	229.47	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2480	Sq. Ft.
	=	230.40	Sq. M.
GROUND FLOOR COVERAGE	=	1190	Sq. Ft.
GARAGE COVERAGE / AREA	=	397	Sq. Ft.
PORCH COVERAGE / AREA	=	79	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666	Sq. Ft.
	=	154.78	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1587	Sq. Ft.
	=	147.44	Sq. m.

VALLEYCREEK I ELEV.1 COMPLIANCE PACKAGE "A1"

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	716.44	66.56	92.14	8.56	12.81 %
LEFT SIDE	1031.85	96.42	82.61	7.68	7.97 %
RIGHT SIDE	1031.82	96.42	43.00	3.99	4.14 %
REAR	674.56	63.13	134.95	13.00	20.54 %
TOTAL	3411.12	322.53	357.81	33.24	10.31 %

VALLEYCREEK I ELEV.2 COMPLIANCE PACKAGE "A1"

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	746.45	69.35	95.58	8.88	12.80 %
LEFT SIDE	1031.85	96.42	82.61	7.68	7.97 %
RIGHT SIDE	1031.82	96.42	43.00	3.99	4.14 %
REAR	674.56	63.13	134.95	13.00	20.54 %
TOTAL	3501.68	325.32	361.20	33.56	10.32 %

VALLEYCREEK I ELEV.3 COMPLIANCE PACKAGE "A1"

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	734.67	68.25	91.33	8.44	13.25 %
LEFT SIDE	1031.85	96.42	82.61	7.68	7.97 %
RIGHT SIDE	1031.82	96.42	43.00	3.99	4.14 %
REAR	674.56	63.13	134.95	13.00	20.54 %
TOTAL	3489.90	324.22	362.95	33.72	10.40 %

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. 20-10-7703

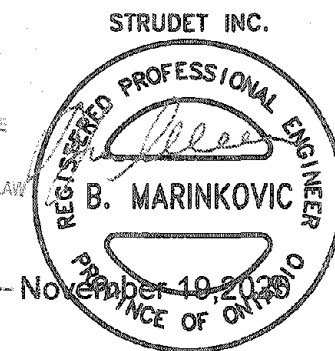
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE



FOR STRUCTURE ONLY

VALLEYCREEK 1 COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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 2,480
PAGE No. 0

AREA CHARTS

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4796
F (905) 880-0746



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

REVISIONS

5		
4		
3		
2	AS PER CITY COMMENTS	NOV 2020
1	ISSUED FOR REVIEW	MAR 2017

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.

ASSUMED 120 KPa (18 ps.f) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

120 KPa NATIVE SOIL	90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x12" 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 = 16"x16"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

WL1	=	3'-1/2"x3'-1/2"x1/4" (40x40x6.0L) + 2-2"x8" SPR	No.2
WL2	=	4"x3'-1/2"x3/16" (100x40x8.0L) + 2-2"x8" SPR	No.2
WL3	=	5"x3'-1/2"x3/16" (125x40x8.0L) + 2-2"x12" SPR	No.2
WL4	=	6"x3'-1/2"x3/8" (150x40x10.0L) + 2-2"x12" SPR	No.2
WL5	=	6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR	No.2
WL6	=	5"x3'-1/2"x3/16" (125x40x8.0L) + 2-2"x12" SPR	No.2
WL7	=	5"x3'-1/2"x3/16" (125x40x8.0L) + 3-2"x12" SPR	No.2
WL8	=	5"x3'-1/2"x3/16" (125x40x8.0L) + 3-2"x12" SPR	No.2
WL9	=	6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR	No.2

WB1	= 2-2"x8" SFR	No.2 (2-38x184 SFR, No.2)
WB2	= 3-2"x8" SFR	No.2 (3-38x184 SFR, No.2)
WB5	= 2-2"x10" SFR	No.2 (2-38x235 SFR, No.2)
WB4	= 3-2"x10" SFR	No.2 (3-38x235 SFR, No.2)
WB5	= 2-2"x12" SFR	No.2 (2-38x286 SFR, No.2)
WB6	= 3-2"x12" SFR	No.2 (3-38x286 SFR, No.2)
WB7	= 5-2"x12" SFR	No.2 (5-38x286 SFR, No.2)
WB11	= 4-2"x10" SFR	No.2 (4-38x235 SFR, No.2)
WB12	= 4-2"x12" SFR	No.2 (4-38x286 SFR, No.2)

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

$L_1 = 3 \cdot 1/2^3 x^3 - 1/2^4 x^1/4^L$ (90x90x6.0L)
 $L_2 = 4^3 x^3 - 1/2^5 x^5/16^L$ (100x90x8.0L)
 $L_3 = 5^3 x^3 - 1/2^6 x^6/16^L$ (125x90x8.0L)
 $L_4 = 6^3 x^3 - 1/2^7 x^3/8^L$ (150x90x10.0L)
 $L_5 = 6^3 x^4 x^3/8^L$ (150x100x10.0L)
 $L_6 = 7^3 x^4 x^3/8^L$ (175x100x10.0L)

NOS.	WIDTH	HEIGHT 8'-0" 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

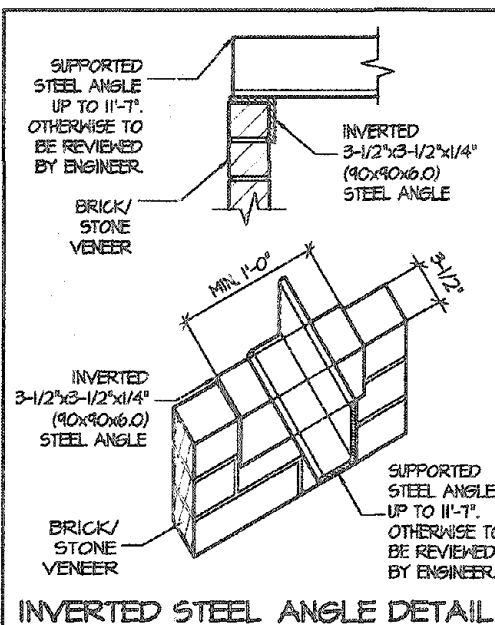
NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 18'-0"

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
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"

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

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATINGS = 25, MAX. U=0.20
SPACE HEATING EQUIPMENT MINIMUM AFUE	98%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



GROUND FLOOR AREA	=	1190	Sq. Ft.
SECOND FLOOR AREA	=	1280	Sq. Ft.
TOTAL FLOOR AREA	=	2470	Sq. Ft.
		229.47	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2480	Sq. Ft.
		230.40	Sq. M.
GROUND FLOOR COVERAGE	=	1190	Sq. Ft.
GARAGE COVERAGE / AREA	=	397	Sq. Ft.
PORCH COVERAGE / AREA	=	79	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666	Sq. Ft.
	=	154.78	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1587	Sq. Ft.
	=	147.44	Sq. m.

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SECOND FLOOR AREA	=	1291	Sq. Ft.
TOTAL FLOOR AREA	=	2481	Sq. Ft.
		230.44	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2491	Sq. Ft.
		231.42	Sq. M.
GROUND FLOOR COVERAGE	=	1190	Sq. Ft.
GARAGE COVERAGE / AREA	=	397	Sq. Ft.
PORCH COVERAGE / AREA	=	79	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666	Sq. Ft.
	=	154.78	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1587	Sq. Ft.
	=	147.44	Sq. m.

FOR CHIEF BUILDING OFFICIAL

February 11, 2021

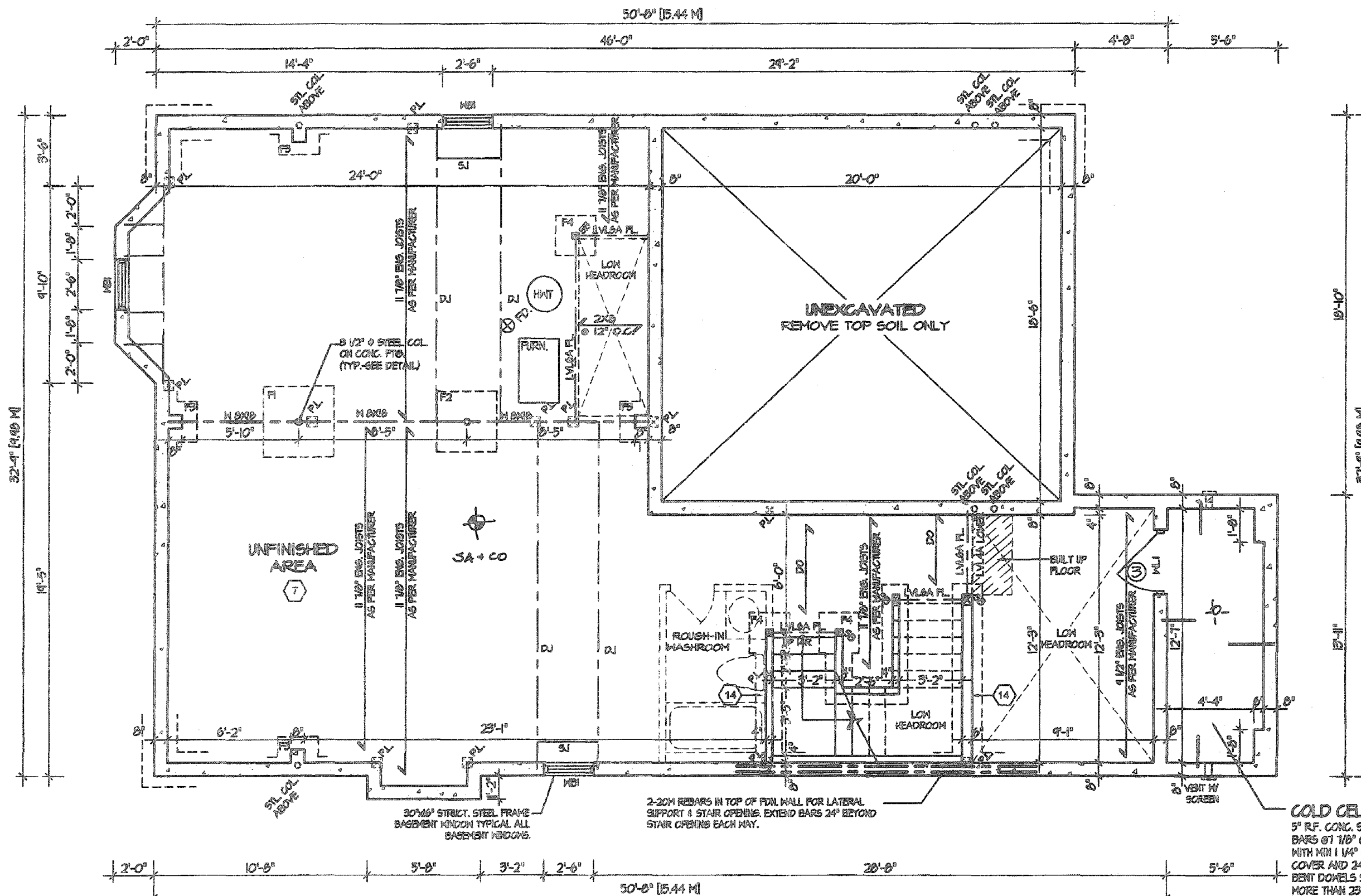
VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"

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5			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4						AREA CHARTS					PROJECT NAME
3						SCALE	BY	AREA	PAGE No.		
2	AS PER CITY COMMENTS	NOV 2020				3/16"=1'-0"	V.G.	2.480	0		
1	ISSUED FOR REVIEW	MAR 2017				DATE	TYPE	PROJECT			
REVISIONS											



BASEMENT FLOOR PLAN "1"

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

F1 = 42" x 42" x 18"
F2 = 36" x 36" x 16"
F3 = 30" x 30" x 12"
F4 = 24" x 24" x 12"

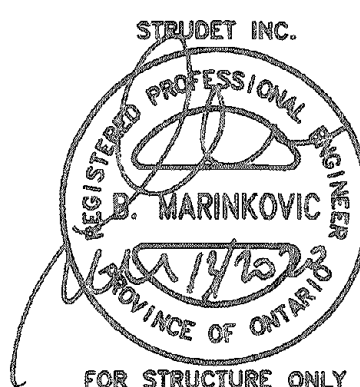
* A SEPARATE PERMIT IS REQ'D TO FINISH THE BASEMENT

COLD CELLAR
5" RF. CONC. SLAB WITH 10M BARS @ 18" O.C. EACH WAY WITH MIN 1 1/4" CONCRETE COVER AND 24"x24" 10M BENT DOWELS SPACED NOT MORE THAN 25 3/8" O.C.

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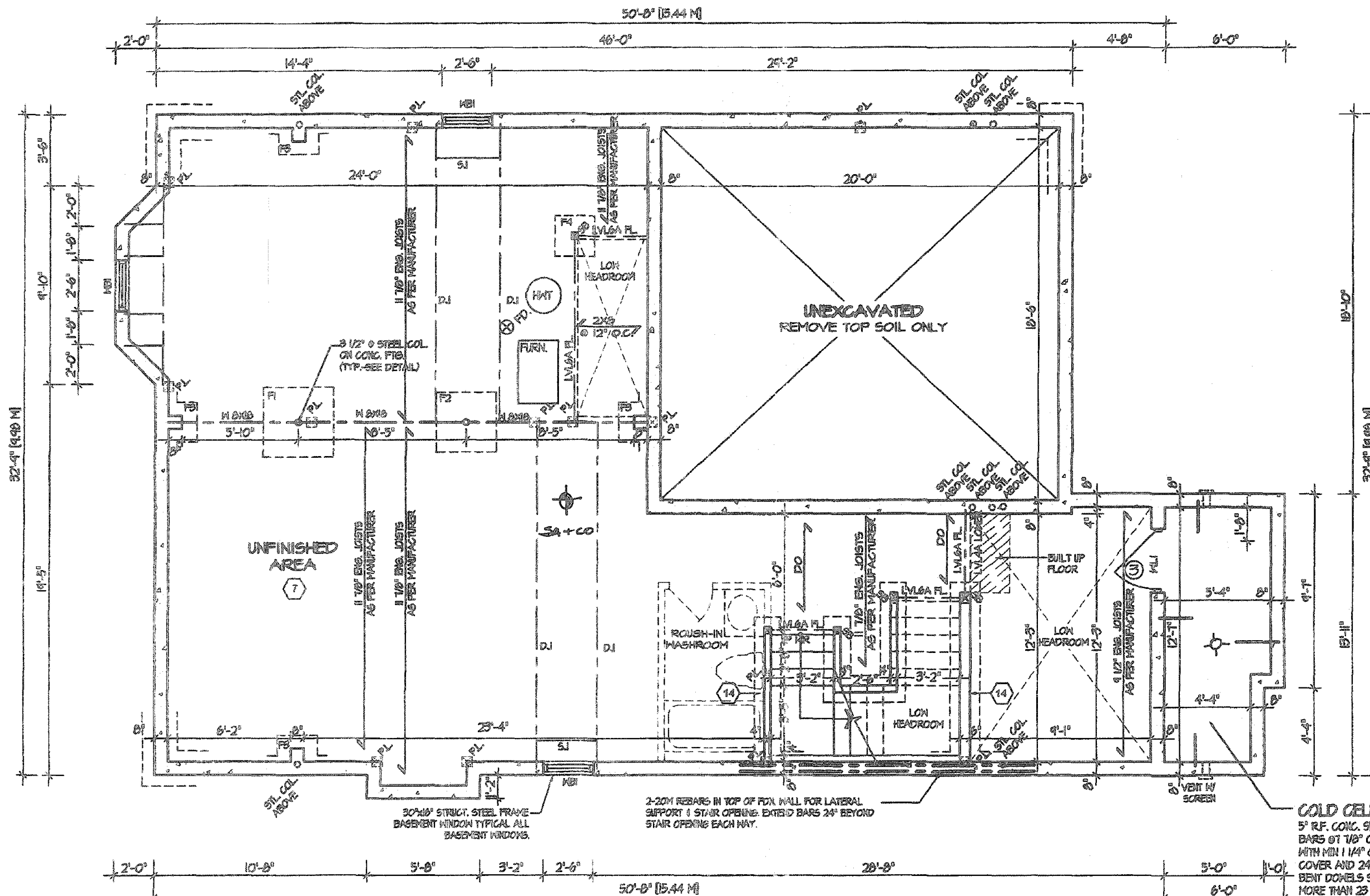
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute approval of the project.



MAR 17 2020

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5. [] 4. [] 3. [] 2. [] 1. ISSUED FOR REVIEW MAR 2017 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) 733-4099 F (905) 680-0746 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE FEB 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 2,480 PAGE NO. 1	Greenpark. PROJECT NAME RUSSELL GARDENS III
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BASEMENT FLOOR PLAN 2

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 BRIDGINS FOR SPANS OF 5'-1", 2 ROWS FOR SPANS GREATER THAN 7'

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.

IF A SEPARATE PERMIT IS REQ'D TO FINISH THE BASEMENT

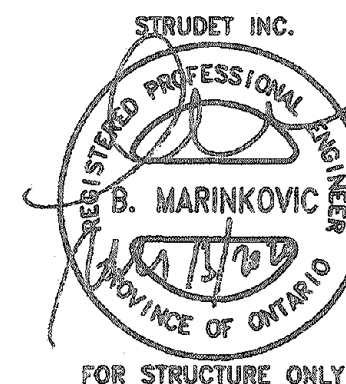
F1 = 42" x 42" x 18"
F2 = 30" x 30" x 16"
F3 = 30" x 30" x 12"
F4 = 24" x 24" x 12"

CITY OF HAMILTON
Building Division

Permit No. 20-187703

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



FOR STRUCTURE ONLY

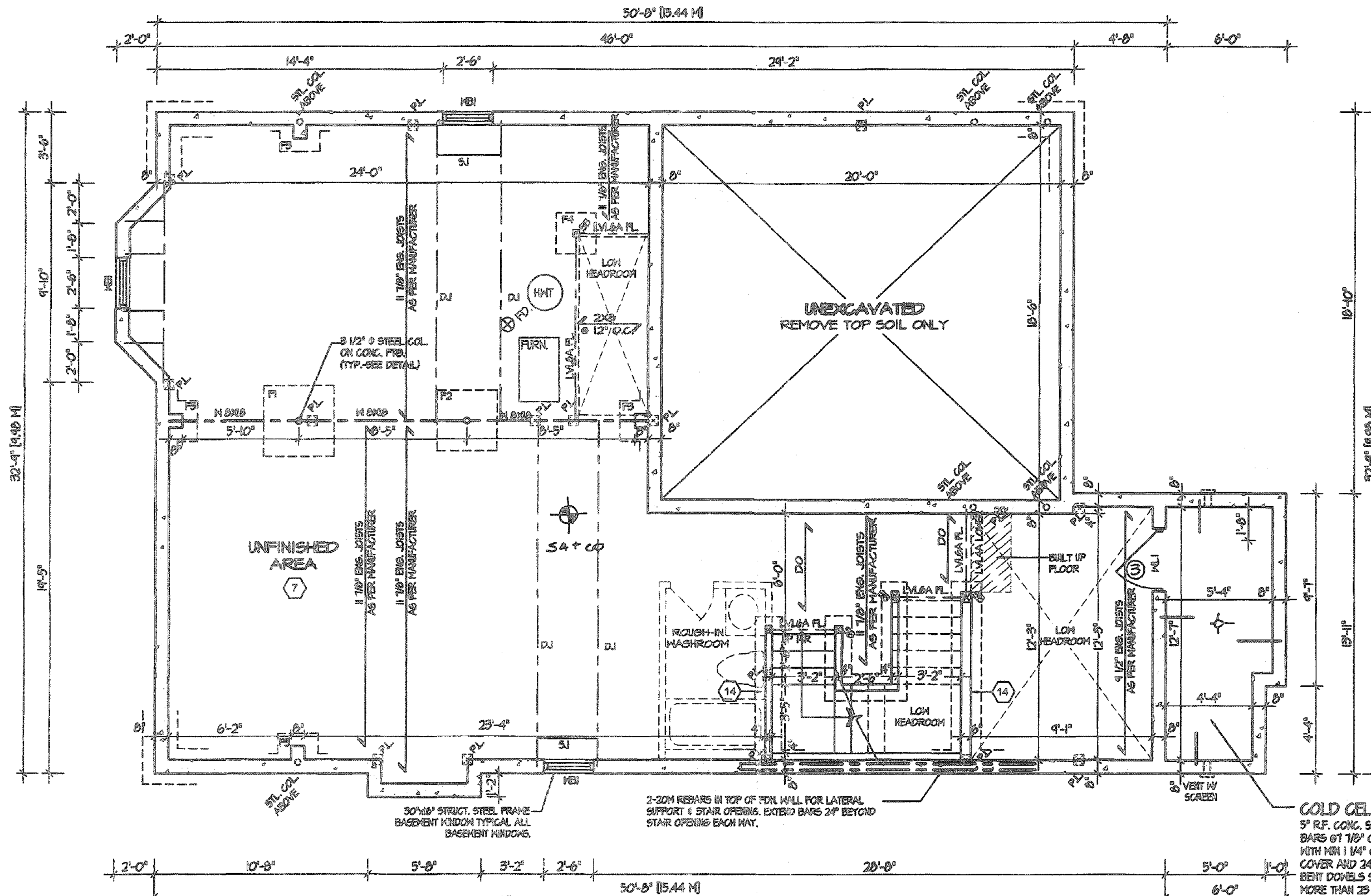
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 27, 2020
The above certifies that these plans comply with the applicable Architectural Design Guidelines and that the Architect is not responsible 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.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4096 F (905) 680-0746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		Greenpark.
4.					BASEMENT PLAN	AREA	2,480	
3.					ELEV. 2	SCALE	3/16"=1'-0"	
2.						BY	V.G.	
1.	ISSUED FOR REVIEW				MAR 2017	DATE	FEB 2020	
REVISIONS			TYPE	PROJECT	PAGE No.	1-2	PROJECT NAME	RUSSELL GARDENS III



BASEMENT FLOOR PLAN 3

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

SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

* A SEPARATE PERMIT IS REQ'D TO FINISH THE BASEMENT

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4\"/>

F1 = 42\"/>

F2 = 36\"/>

F3 = 30\"/>

F4 = 24\"/>

CITY OF HAMILTON
Building Division

Permit No. 20-187703

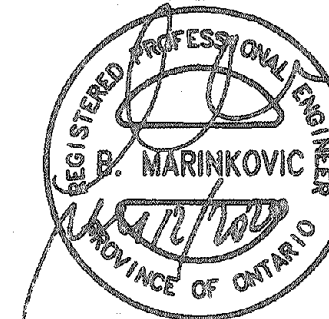
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

STRUDET INC.



FOR STRUCTURE ONLY

MAR 12 2020

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 Central 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.

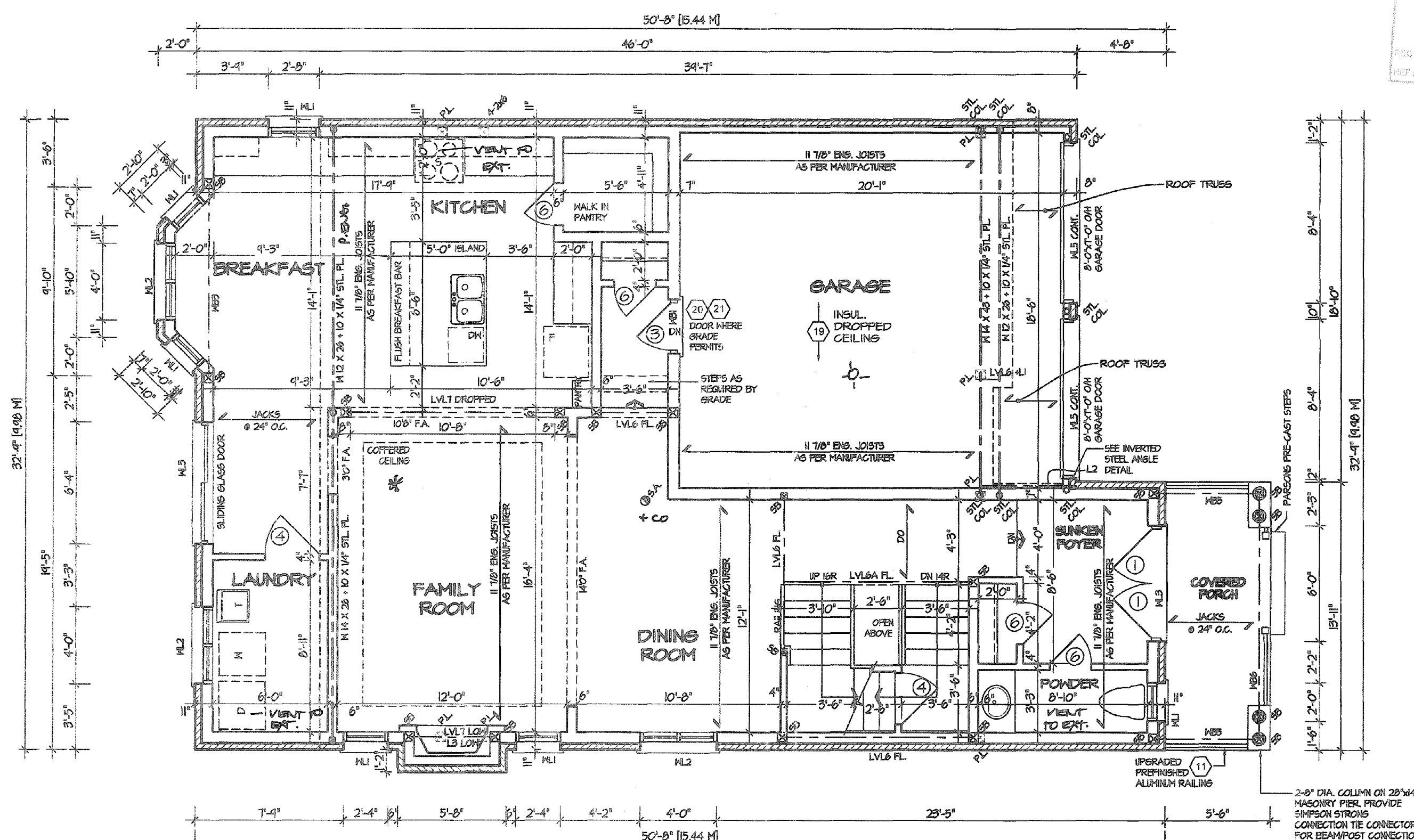
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGNER
AND APPROVING

APPROVED BY: [Signature]
DATE: FEB 22, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not assume professional responsibility.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR REVIEW MAR 2017 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 GAJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (800) 880-0748	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. & 3 SCALE 3/16"=1'-0" DATE FEB 2020	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2,480 PAGE No. 1-3	PROJECT NAME RUSSELL GARDENS III
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CITY OF HAMILTON
BUILDING DIVISION
Planning, Development & Environment
NOV 27 2020
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____



FIRST FLOOR PLAN "1"

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. 20-187703
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings and/or specifications have been reviewed by
[Signature] DGC 14/20
FOR CHIEF BUILDING OFFICIAL DATE

* FIREBLOCKING TO BE PROVIDED AT ALL CONCEALED SPACES

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
November 19 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

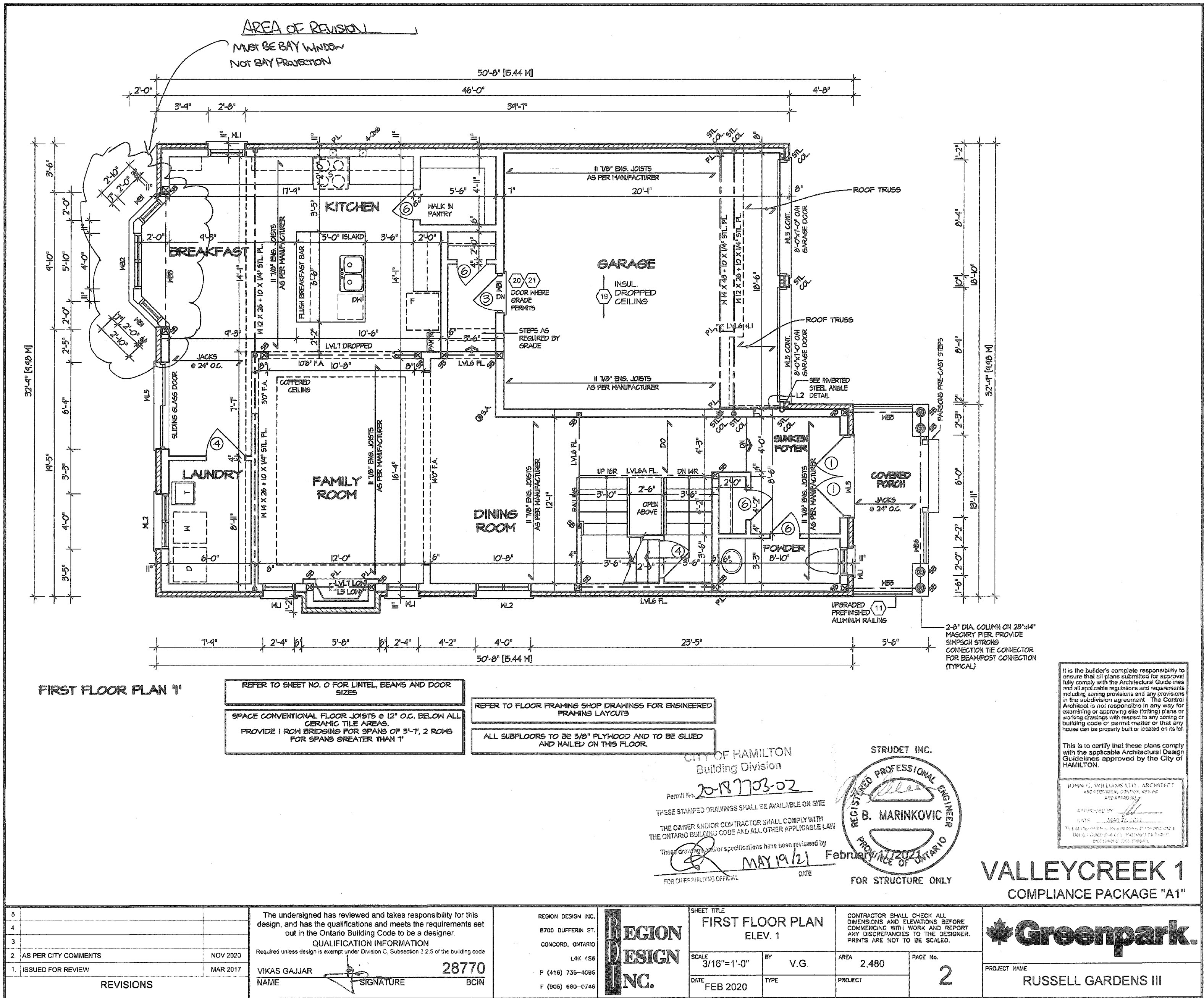
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

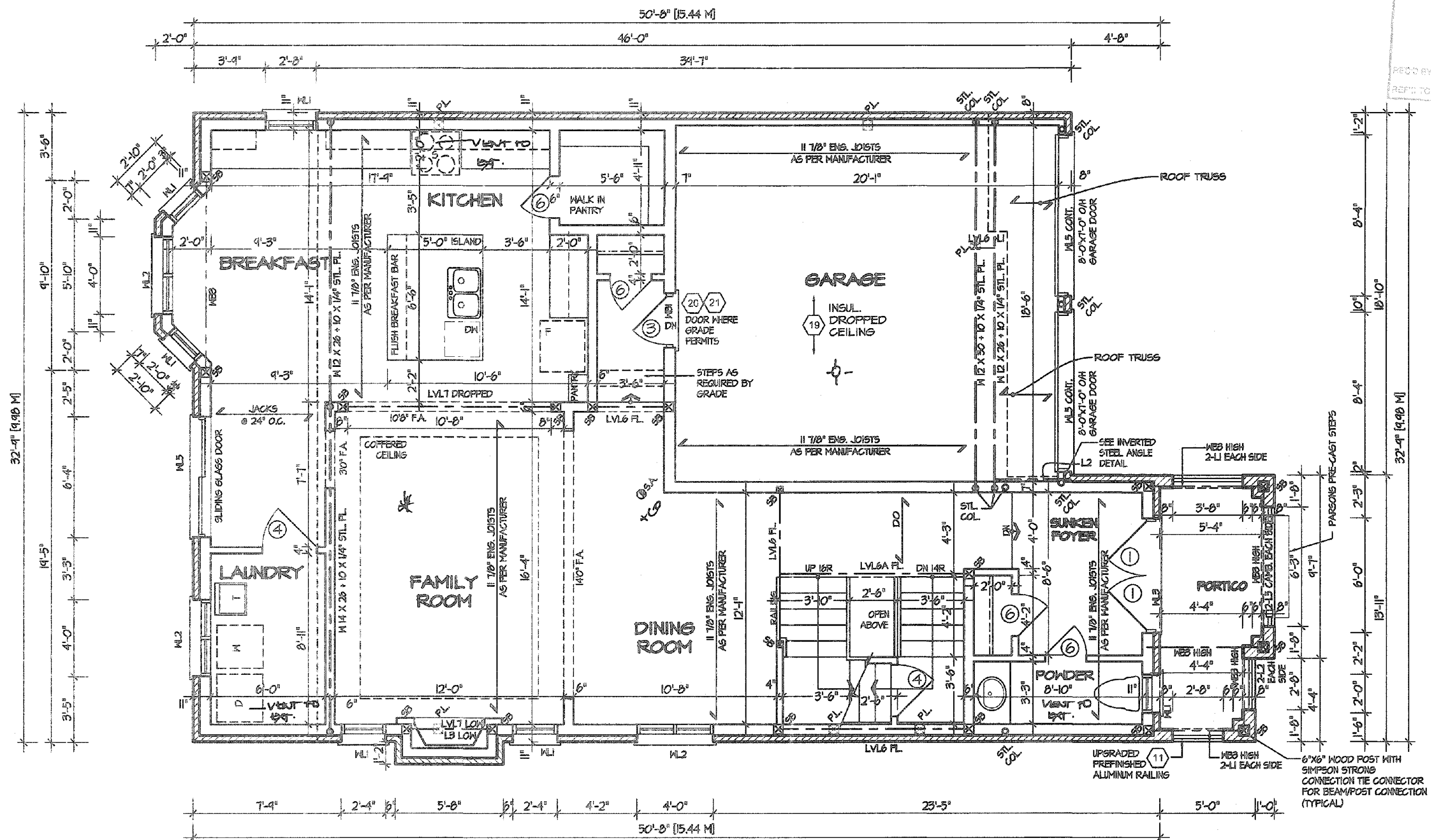
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: NOV 19 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a professional responsibility.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME 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 FIRST FLOOR PLAN ELEV. 1 <table><tr><td>SCALE</td><td>3/16"=1'-0"</td><td>BY</td><td>V.G.</td><td>AREA</td><td>2,480</td><td rowspan="2">PAGE No. 2</td></tr><tr><td>DATE</td><td>FEB 2020</td><td>TYPE</td><td></td><td>PROJECT</td><td></td></tr></table>	SCALE	3/16"=1'-0"	BY	V.G.	AREA	2,480	PAGE No. 2	DATE	FEB 2020	TYPE		PROJECT		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	 PROJECT NAME RUSSELL GARDENS III
SCALE	3/16"=1'-0"	BY				V.G.	AREA	2,480	PAGE No. 2											
DATE	FEB 2020	TYPE					PROJECT													
4.																				
3.																				
2.	AS PER CITY COMMENTS	NOV 2020																		
1.	ISSUED FOR REVIEW	MAR 2017																		
REVISIONS																				



REC-9 OF 10
DATE: 10/10/10
BY: 10/10/10
10/10/10



FIRST FLOOR PLAN 2

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. 20-167703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

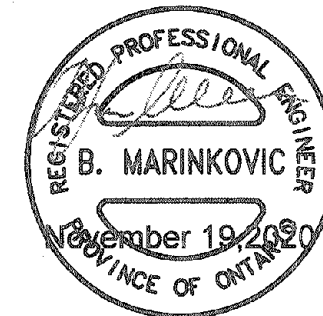
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW.

~~These drawings and/or specifications have been reviewed by~~

FOR CHIEF BUILDING OFFICIAL DATE DEC. 14/20

* FIREBLOCKING TO BE PROVIDED
AT ALL CONCEALED SPACES

STRUDET INC.



FOR STRUCTURE ONLY

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

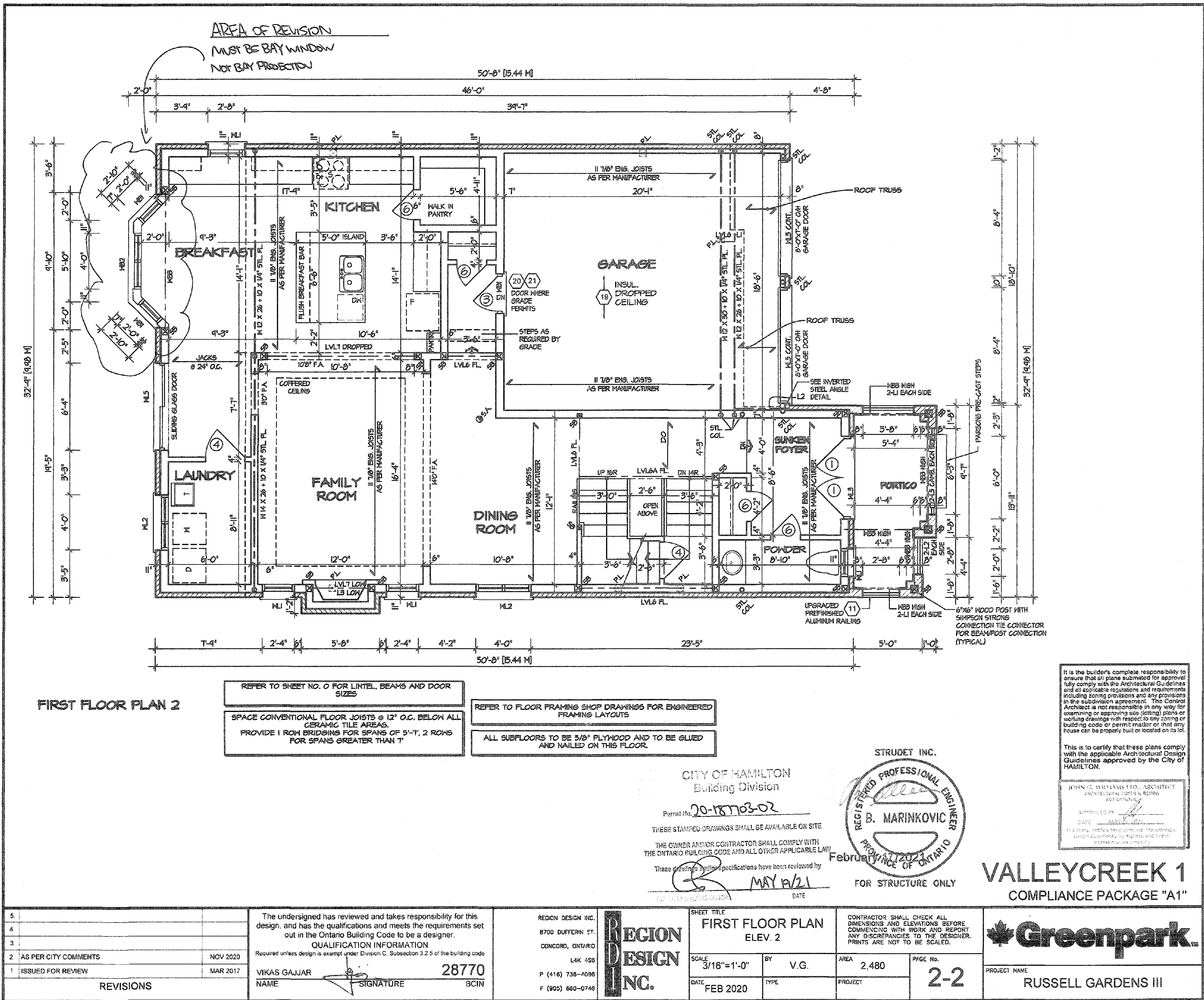
APPROVED BY: [Signature]
DATE: NOV 19 2020

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

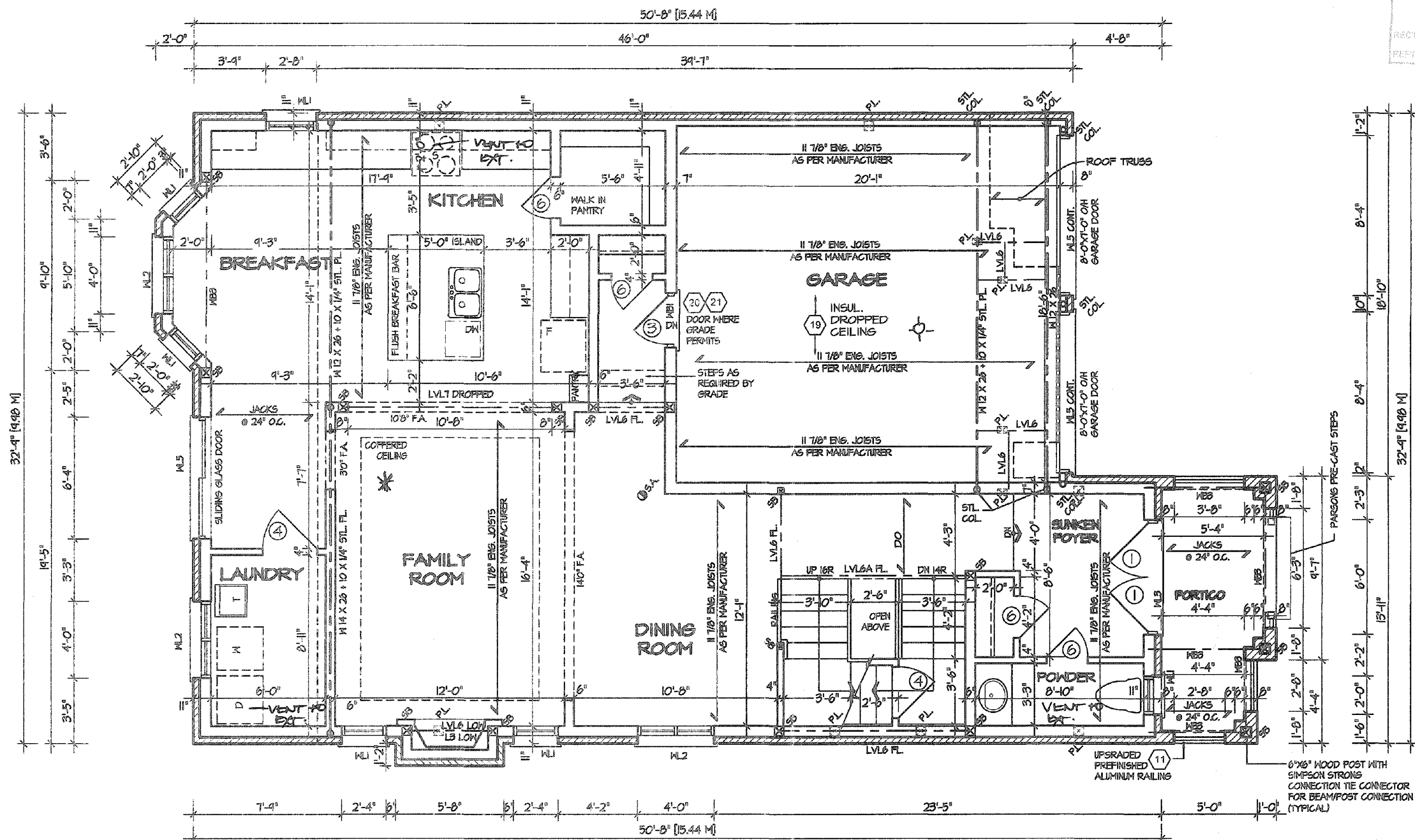
VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"

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4					FIRST FLOOR PLAN						PROJECT NAME RUSSELL GARDENS III
3					ELEV. 2						
2	AS PER CITY COMMENTS				NOV 2020	SCALE	BY	AREA		PAGE No.	
1	ISSUED FOR REVIEW				MAR 2017	3/16"=1'-0"	V.G.	2,480		2-2	
REVISIONS					DATE		PROJECT				
					FEB 2020						



RECD BY _____ DATE _____
 RECD TO _____ DATE _____



FIRST FLOOR PLAN 3

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.

* FILEBUCKING TO BE PROVIDED AT ALL CONCEALED SPACES

CITY OF HAMILTON
Building Division

Permit No. 20-187703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

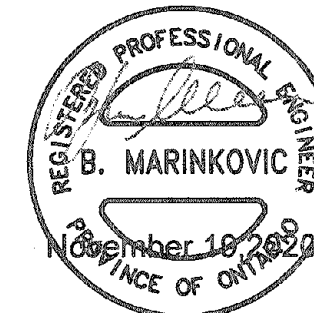
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by _____

FOR CHIEF BUILDING OFFICIAL

DEC 14 / 20

STRUDET INC.



FOR STRUCTURE ONLY

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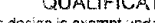
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: NOV 18 2011

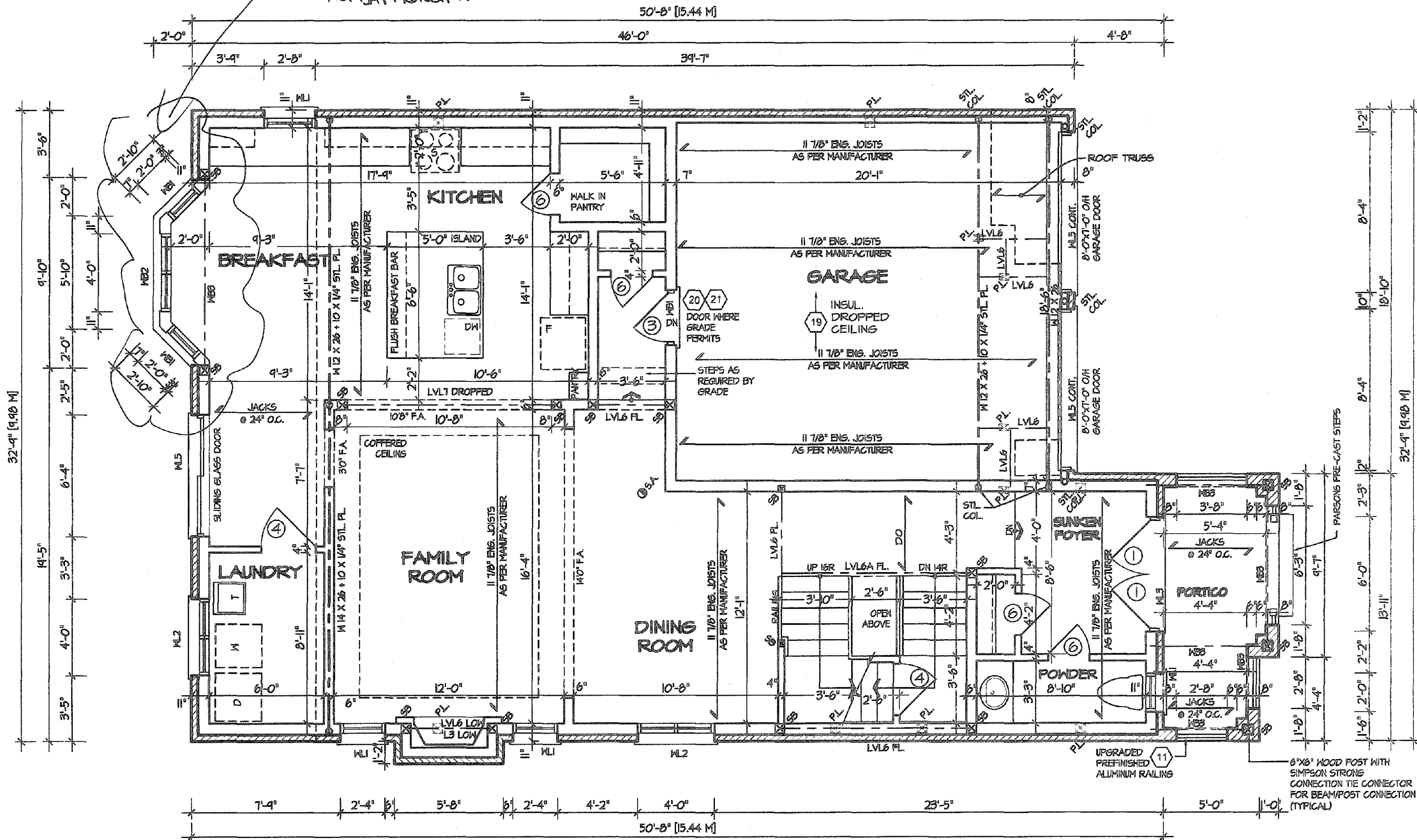
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"

5			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 360-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4						FIRST FLOOR PLAN		ELEV. 1 & 2			PAGE No.
3						SCALE	BY	AREA	2-3		
2	AS PER CITY COMMENTS	NOV 2020				3/16"=1'-0"	V.G.	2,480			
1	ISSUED FOR REVIEW	MAR 2017				DATE	TYPE	PROJECT			
REVISIONS			FEB 2020						PROJECT NAME		
									RUSSELL GARDENS III		

AREA OF REVISION
MUST BE BAY WINDOW
NOT BAY PROTECTION



FIRST FLOOR PLAN 3

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. 22-18770302

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

MAY 11/21
DATE

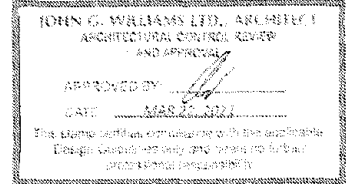
STRUDET INC.



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.



VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

5		
4		
3		
2	AS PER CITY COMMENTS	NOV 2020
1	ISSUED FOR REVIEW	MAR 2017

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) 736-4095
F (905) 660-0748



SHEET TITLE
FIRST FLOOR PLAN
ELEV. 2

SCALE
3/16"=1'-0"

DATE
FEB 2020

BY
V.G.

TYPE

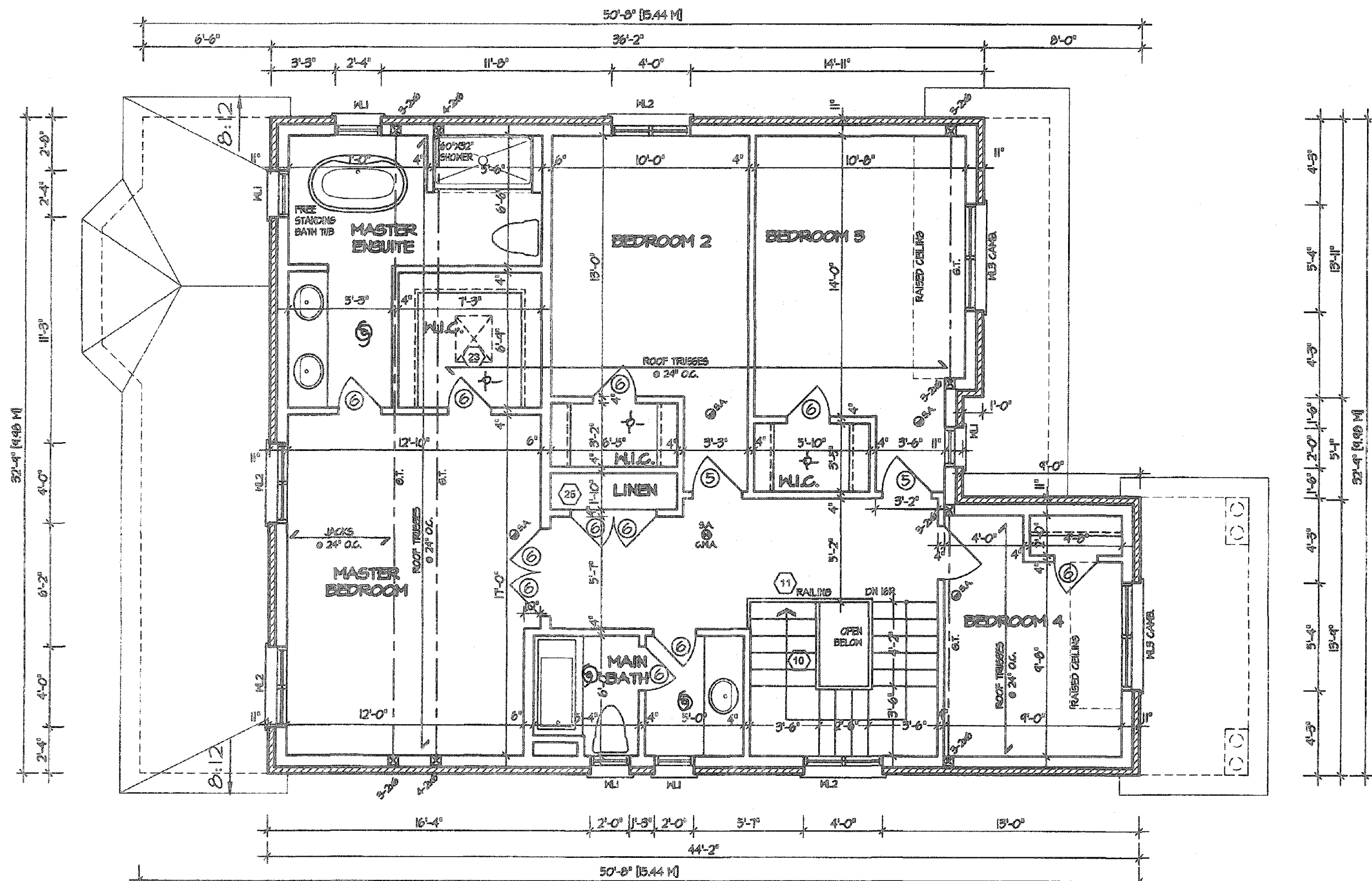
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
2,480

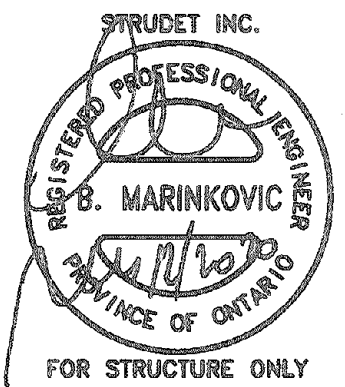
PROJECT

PAGE No.

2-3



SECOND FLOOR PLAN "1"



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

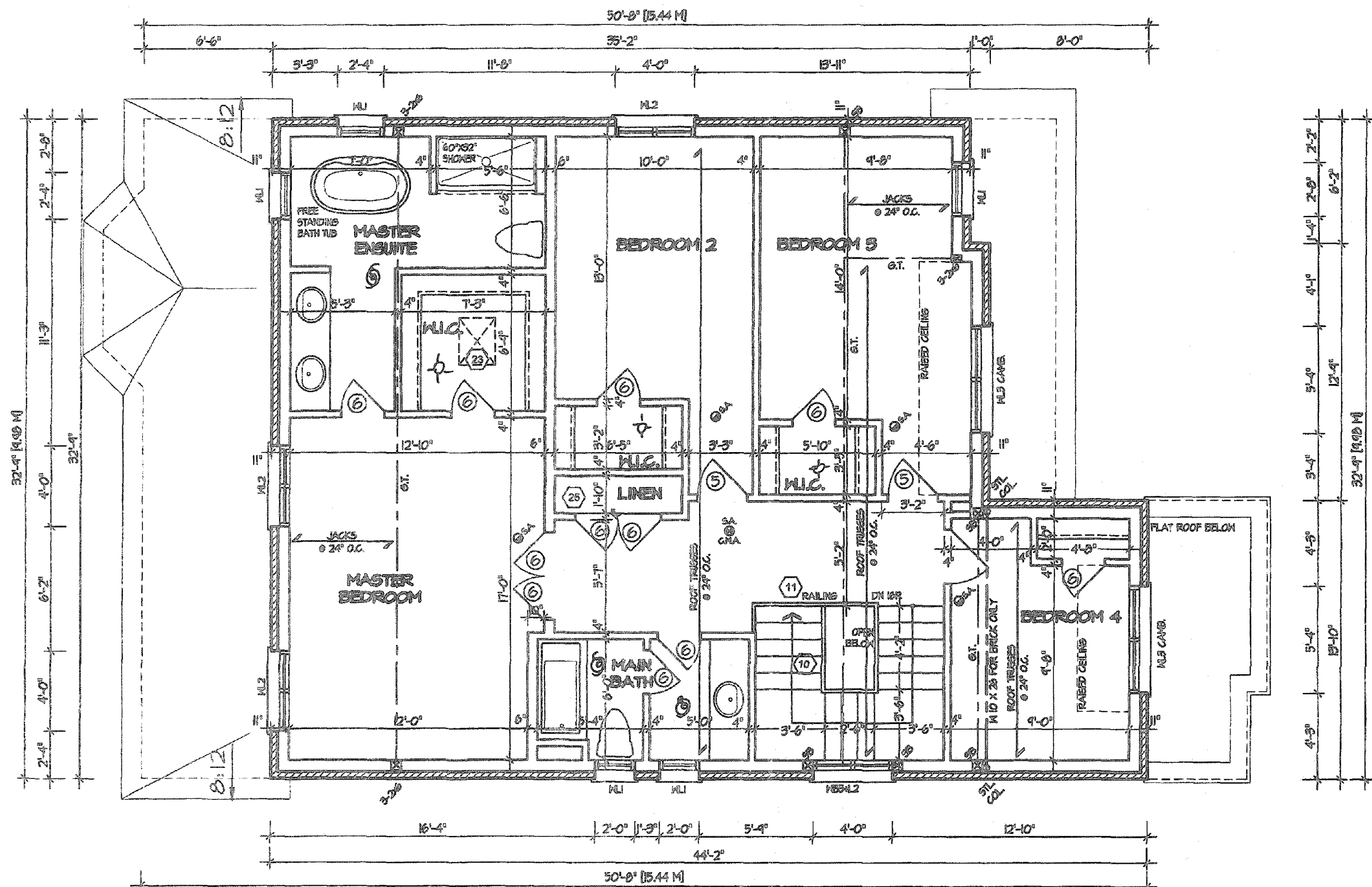
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
(S&S APPROVAL)
APPROVED BY: [Signature]
DATE: APR 21 2020
This stamp certifies compliance with the applicable Design Guidelines and that the Architect has no further professional responsibility.

CITY OF HAMILTON
Building Division
Permit No. 20-187703
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] DATE DEC 14 / 20
FOR CHIEF BUILDING OFFICIAL

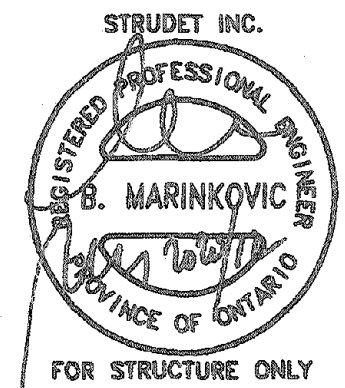
MAR 12 2020
VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code. VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S5 P (416) 738-6086 F (905) 680-0748	SHEET TITLE SECOND FLOOR PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE FEB 2020	BY V.G. TYPE PROJECT	AREA 2,480 PAGE NO. 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.	PROJECT NAME RUSSELL GARDENS III
4.								
3.								
2.								
1. ISSUED FOR REVIEW	MAR 2017							
REVISIONS								





SECOND FLOOR PLAN 2



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 (plotting) 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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CITY OF HAMILTON
Building Division

Permit No. **20-187703**

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

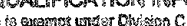
[Signature]
FOR CHIEF BUILDING OFFICIAL

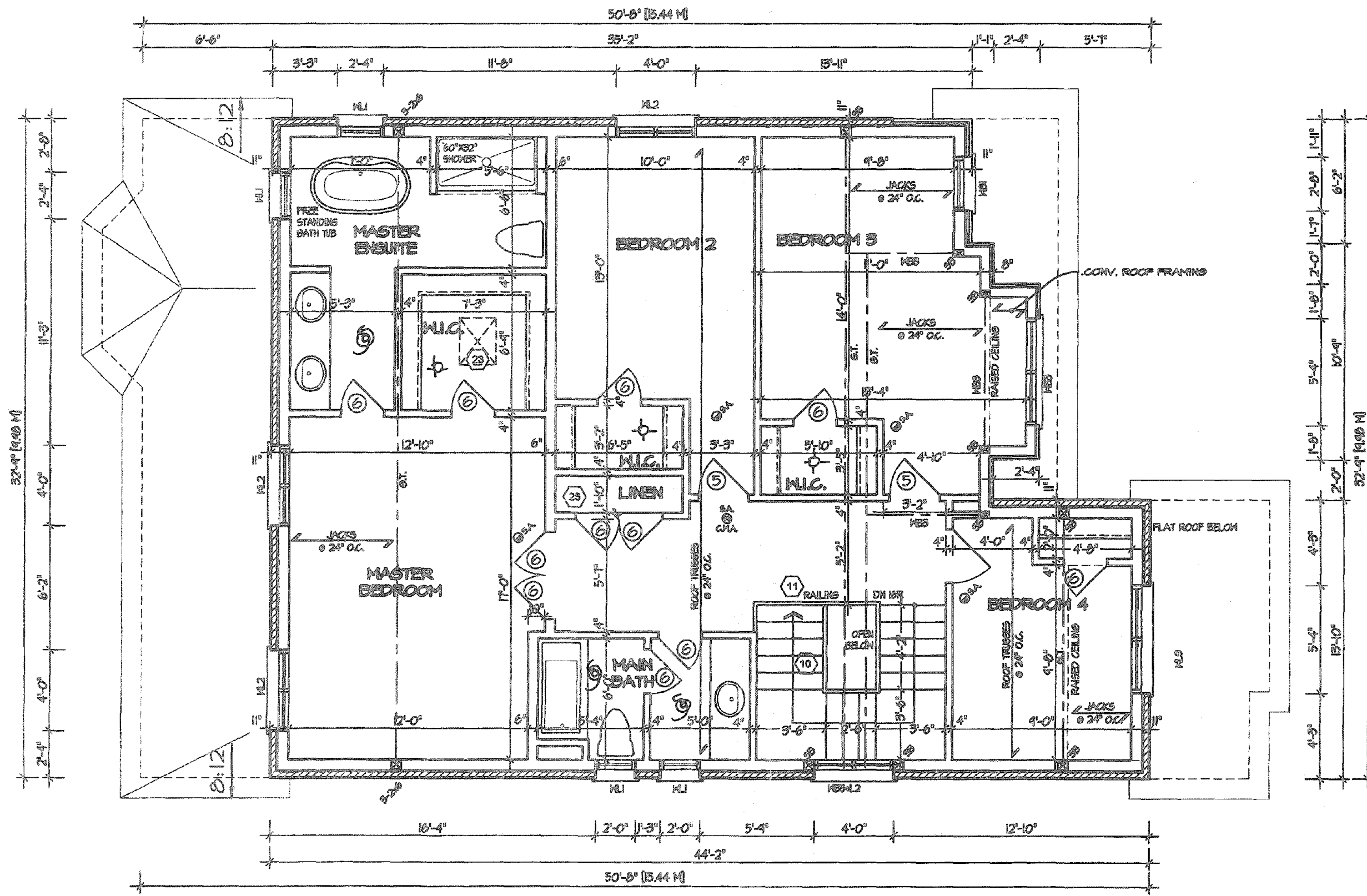
DATE **DEC 14 2020**

MAR 1 2 2020

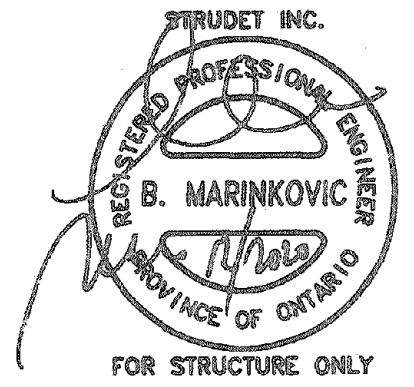
VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"



5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-0096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.				
4.					SECOND FLOOR PLAN					PROJECT NAME	
3.					ELEV. 2						RUSSELL GARDENS III
2.					SCALE	BY	AREA	PAGE No.			
1.	ISSUED FOR REVIEW				3/16"=1'-0"	V.G.	2,480	3-2			
REVISIONS		DATE		TYPE		PROJECT					
		FEB 2020									



SECOND FLOOR PLAN 3



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 zoning 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.

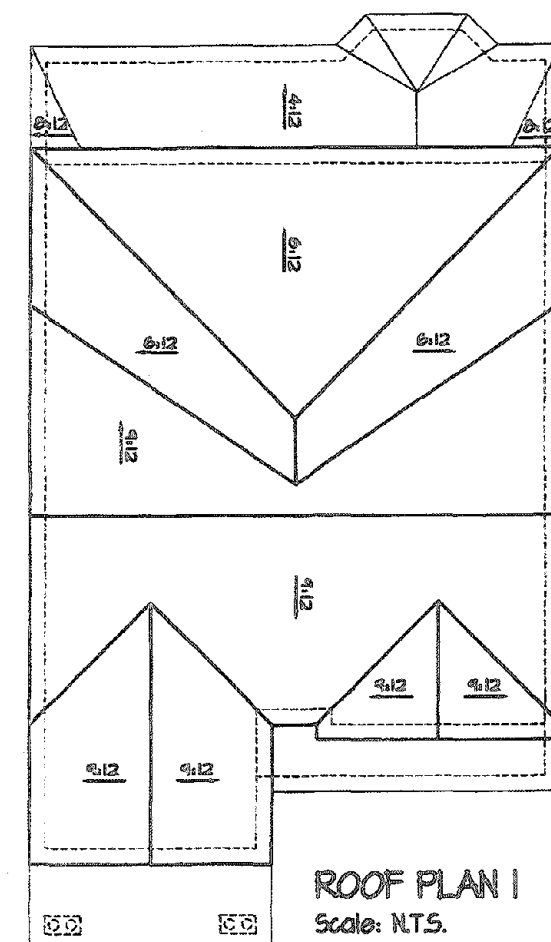
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL, REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

CITY OF HAMILTON
Building Division
Permit No. 20-107703
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 [Signature]
FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

MAR 7 2020

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4066 F (905) 680-0746	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark. PROJECT NAME RUSSELL GARDENS III	
4.				SECOND FLOOR PLAN					
3.				ELEV. # 3					
2.				SCALE	BY	AREA	PAGE No.		
1.	ISSUED FOR REVIEW			3/16"=1'-0"	V.G.	2,480	3-3		
REVISIONS		DATE		TYPE	PROJECT				
	MAR 2017	FEB 2020							



CITY OF HAMILTON
Building Division

Permit No. 20-187703

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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

FOR CHIEF BUILDING OFFICIAL

DATE

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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

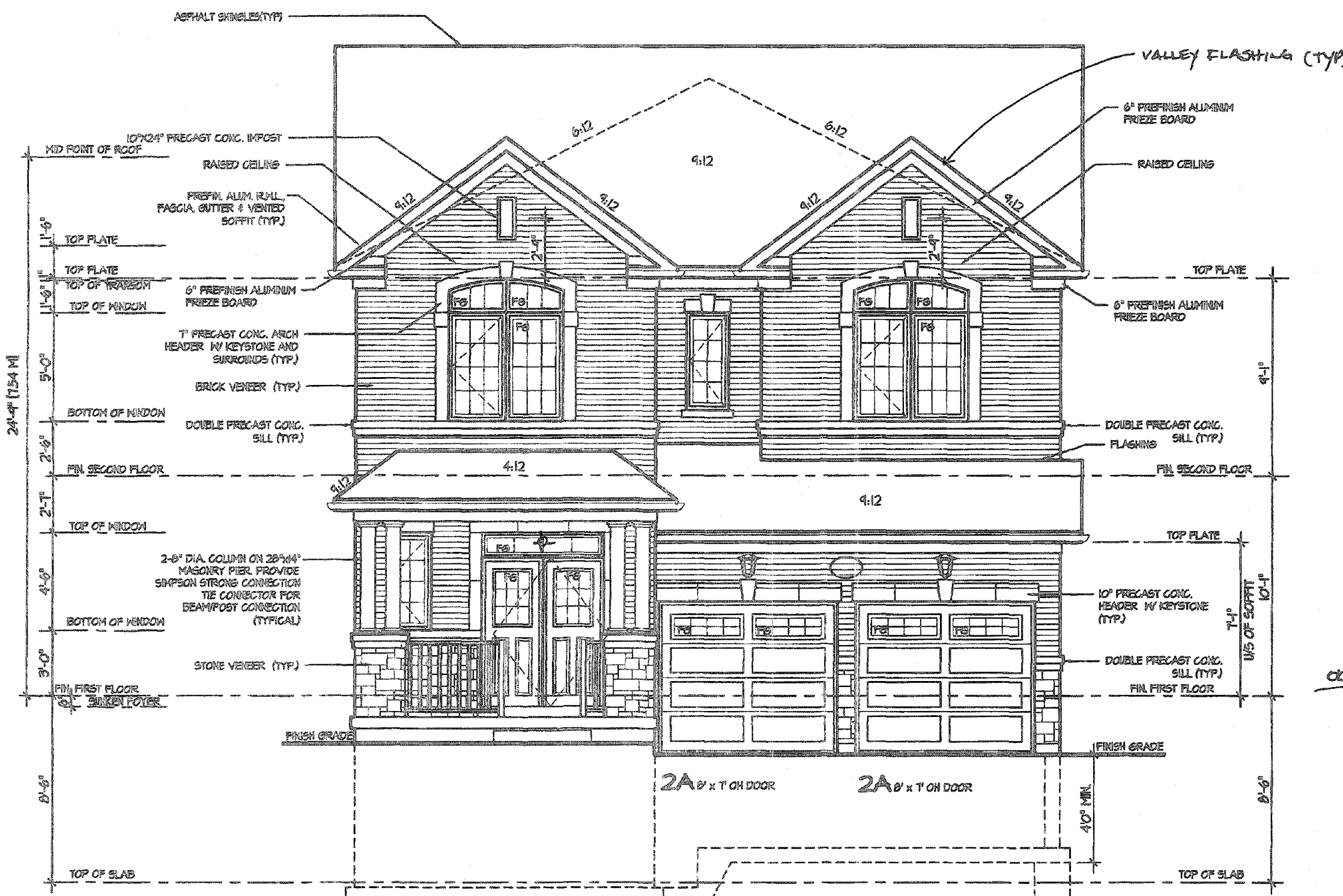
APPROVED BY

DATE

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

MAR 12 2020

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"



FRONT ELEVATION I

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	MAR 2017
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 4S5

P (416) 739-4080

F (905) 880-0745

REGION DESIGN INC.

SHEET TITLE

FRONT ELEVATION ELEV. 1

SCALE

3/16"=1'-0"

BY

V.G.

DATE

FEB 2020

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

2,480

PAGE No.

4

PROJECT

PROJECT NAME

RUSSELL GARDENS III

Greenpark.

10-08-01-01 AM MARIAN ICHTARSKI / CARRIERS INSTANTANEOUS / FV-REF 1 - REQ. 1 VALLEYCREEK 1 MASTER PLAN

Permit No. 20-187703

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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

FOR CHIEF BUILDING OFFICIAL

DATE 05.14/20



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

APPROVED BY _____
DATE 26.11.2026

This design interface compares with the applicable Design Guidelines very and bears no further professional responsibility.

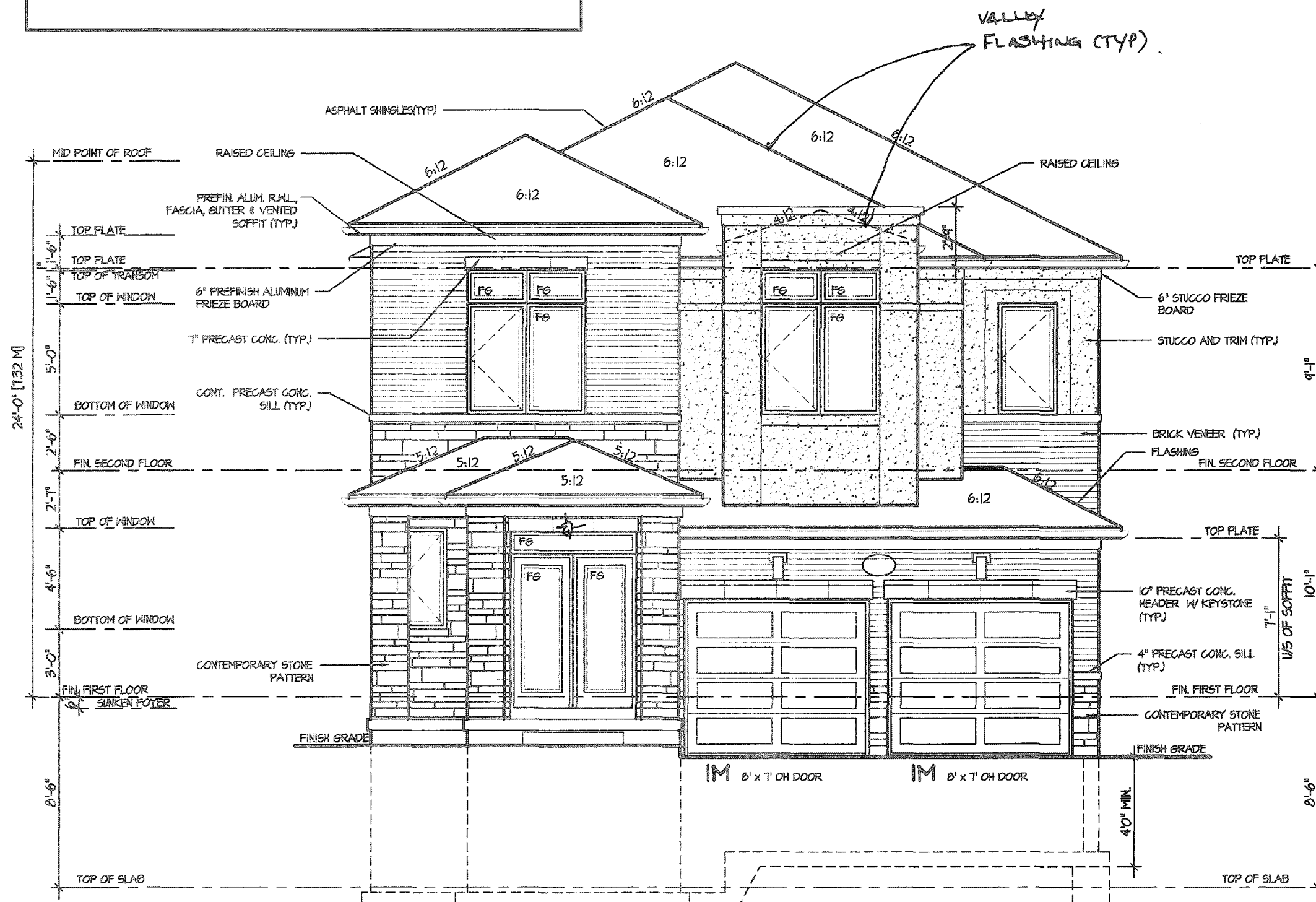
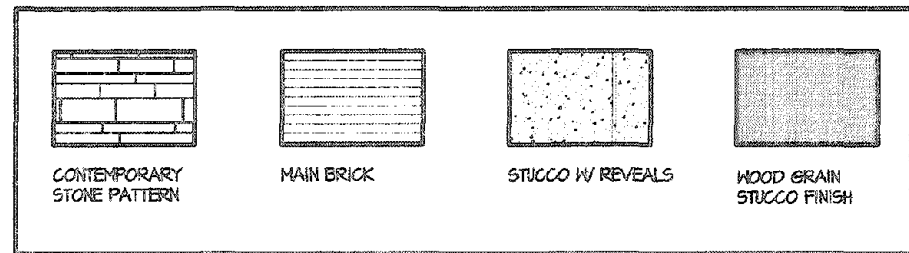
REVISED 2/2022

VALLEYCREEK 1

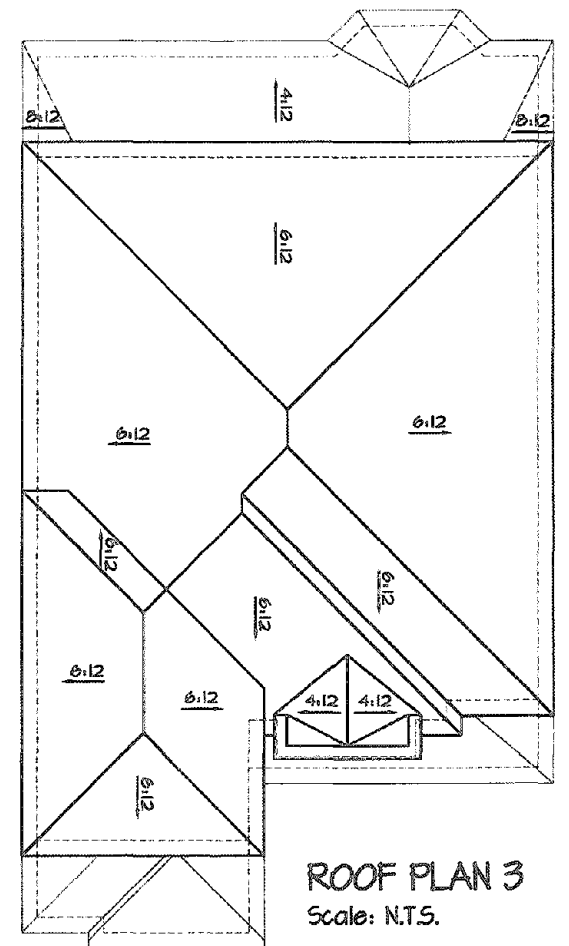
COMPLIANCE PACKAGE "A1"

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GALLIAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4H 4S6 P (416) 738-4088 F (805) 660-0746	REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION ELEV. 2	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		PROJECT NAME RUSSELL GARDENS III
4.									
3.									
2.									
1.	ISSUED FOR REVIEW	MAR 2017							
REVISIONS									

March 12 2024
10:00 AM WEDNESDAY
INDEPENDENT
CAMPUS ORGANIZATION
STUDENT COUNCIL
OFFICE - 1000
1000 UNIVERSITY AVE
ANN ARBOR MI 48106-1000



FRONT ELEVATION 3



ROOF PLAN 3
Scale: N.T.S.

CITY OF HAMILTON
Building Division

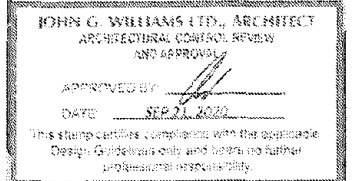
Permit No. 20-187703

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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
 DATE DEC 14/20
FOR CHIEF BUILDING OFFICIAL

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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 1
COMPLIANCE PACKAGE "A1"

REVISIONS	DATE
1. ISSUED FOR REVIEW	MAR 2017

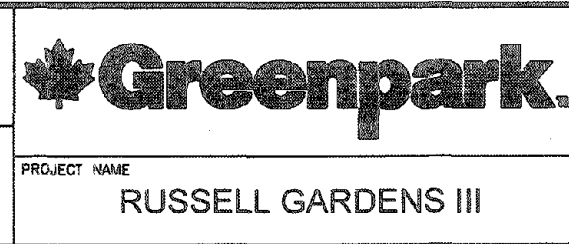
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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
VIKAS GAJJAR
NAME
28770
BCIN
SIGNATURE

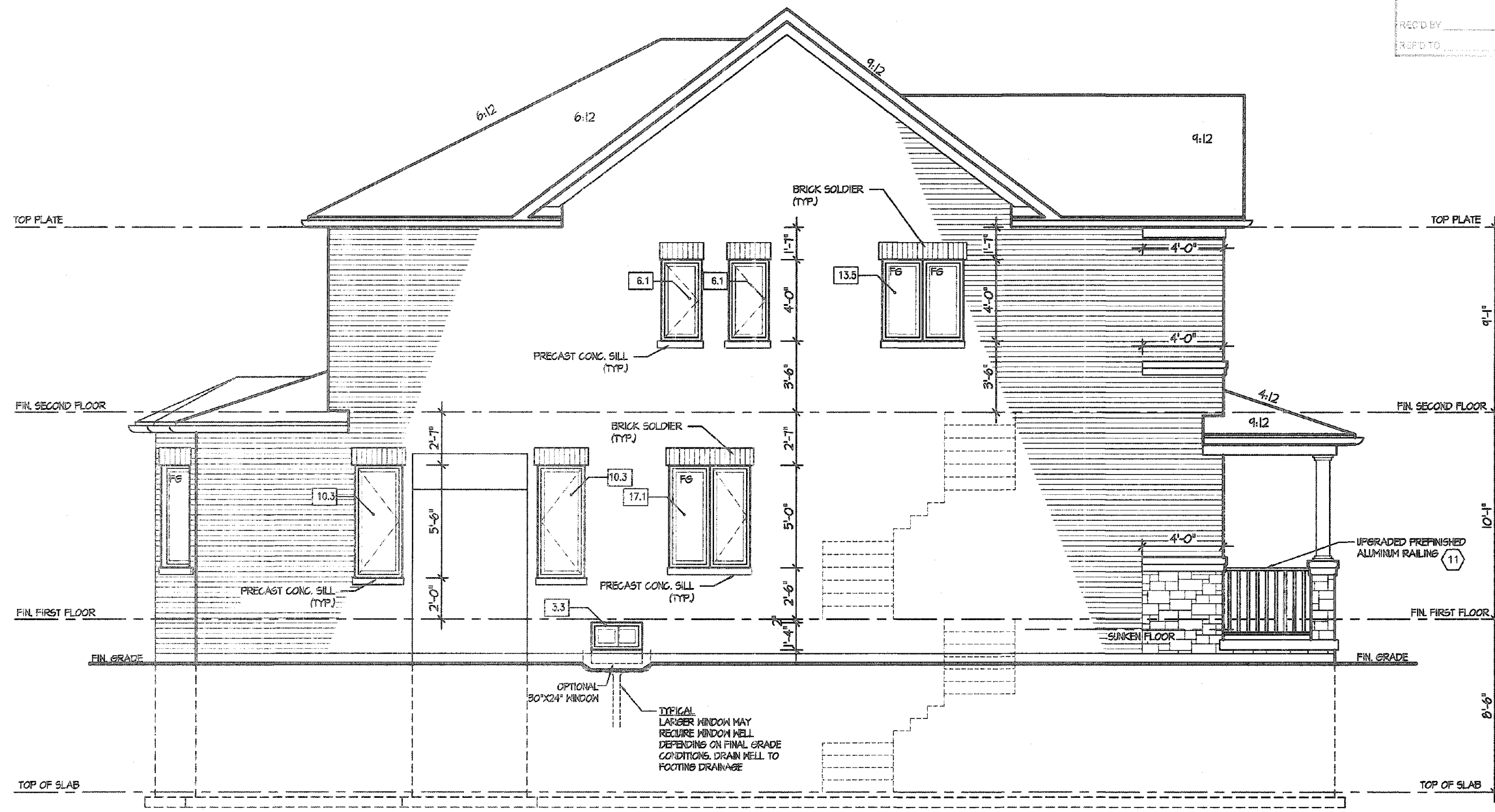
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 738-4096
F (905) 860-0746

REGION
DESIGN
INC.

SHEET TITLE
FRONT ELEVATION
ELEV. # 3
SCALE 3/16"=1'-0"
DATE FEB 2020
BY V.G.
TYPE
AREA 2,480
PAGE No. 4-3
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.


PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION I

ALLOWABLE GLAZING

WALL AREA		
WALL AREA		1015.35
ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDEYARD)		11.01
ACTUAL WINDOW AREA		65.30
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA		66.70

∴ OK

CITY OF HAMILTON
Building Division

Permit No. 20-187703

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

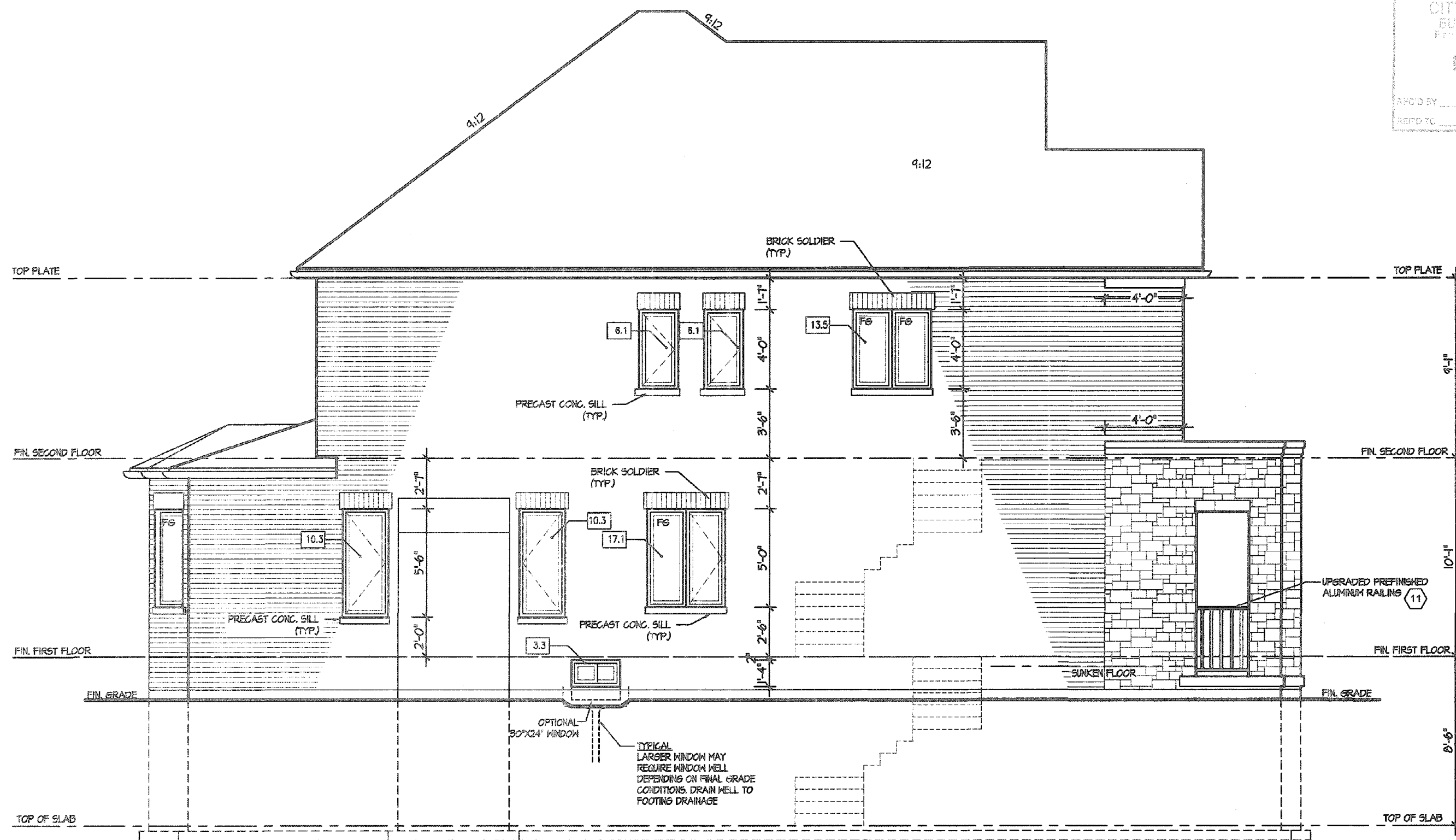
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: NOV 19, 2020
This stamp certifies compliance with the Architectural Design Guidelines only and does not further professional responsibility.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5 4 3 2 AS PER CITY COMMENTS 1 ISSUED FOR REVIEW	NOV 2020 MAR 2017	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) 738-4088 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE LEFT SIDE ELEVATION ELEV. 1		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. SCALE 3/16"=1'-0" DATE FEB 2020	BY V.G. TYPE AREA 2,480 PAGE No. 5	PROJECT RUSSELL GARDENS III



LEFT ELEVATION 2

ALLOWABLE GLAZING

<u>WALL AREA</u>		
WALL AREA		1015.35
ALLOWABLE WINDOW AREA @	7.00 % (12 M SIDEYARD)	71.01
ACTUAL WINDOW AREA		65.30
WITH OPTIONAL 30"x24" BASEMENT WINDOWS		
ACTUAL OPENING AREA		66.70

CITY OF HAMILTON
Building Division

Permit No. 20-187703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE Dec 14/20

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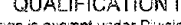
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

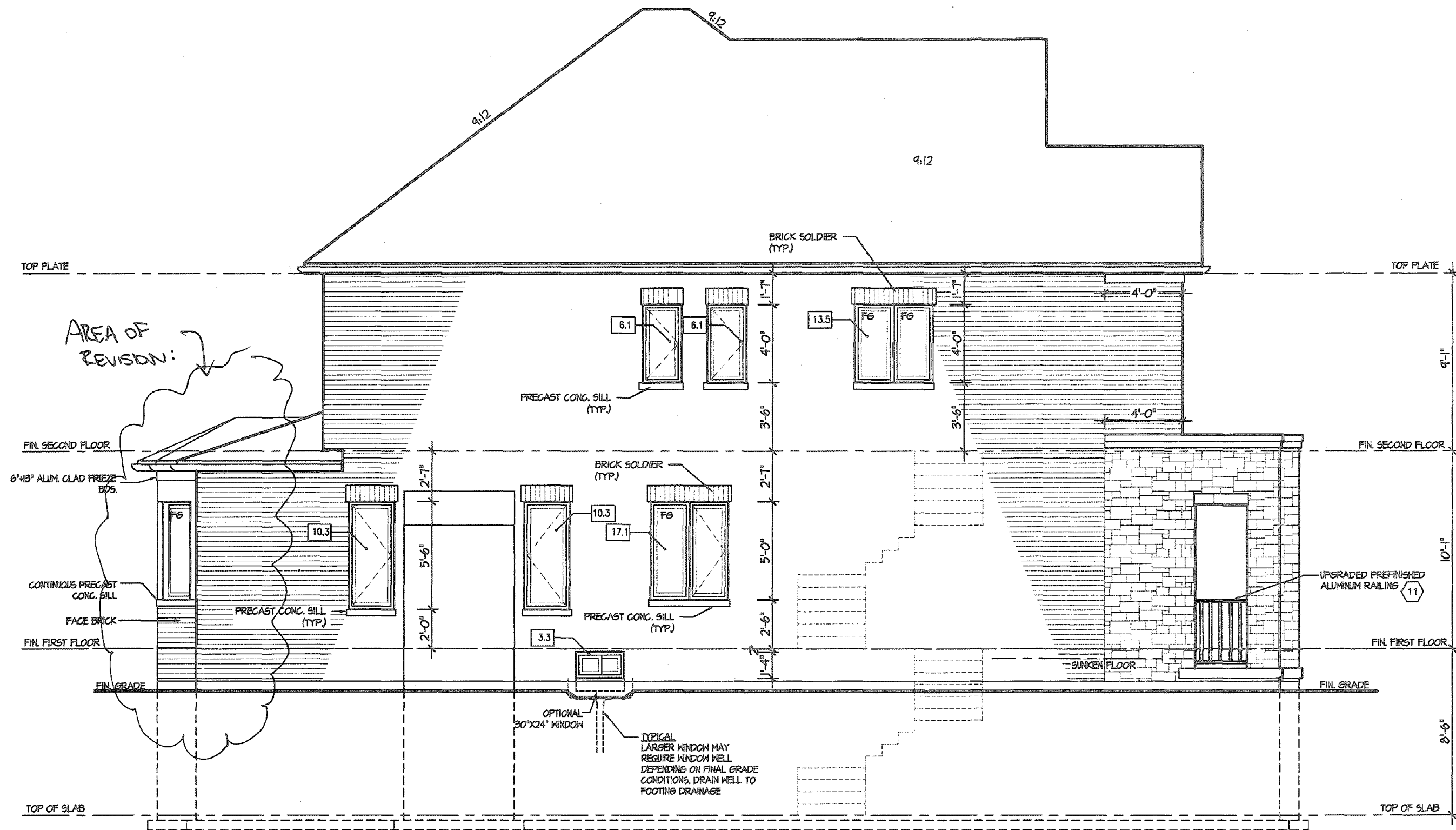
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: NOV 19 2020
This stamp certifies compliance with the applicable
Design Guidelines only and does not further
professional responsibility.

VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"

6			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. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 860-0746	REGION DESIGN INC.	SHEET TITLE		LEFT SIDE ELEVATION		ELEV. 2		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III
4						SCALE	3/16"=1'-0"	BY	V.G.	AREA	2,480	PAGE No.	5-2	
3						DATE	FEB 2020	TYPE		PROJECT				
2	AS PER CITY COMMENTS	NOV 2020												
1	ISSUED FOR REVIEW	MAR 2017												
REVISIONS														



LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA		
WALL AREA		1015.35
ALLOWABLE WINDOW AREA @	7.00 % (1.2 M SIDEYARD)	71.07
ACTUAL WINDOW AREA		65.30
WITH OPTIONAL 30"x24" BASEMENT WINDOWS, ACTUAL OPENING AREA		66.70

CITY OF HAMILTON
Building Division

Permit No. 2018703-02

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] MAY 19/21
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.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, OVERSEER REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: MAY 19, 2021
This stamp certifies compliance with the applicable Design Guidelines and does not constitute professional consultation.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	AS PER CITY COMMENTS	NOV 2020
1	ISSUED FOR REVIEW	MAR 2017
REVISIONS		

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

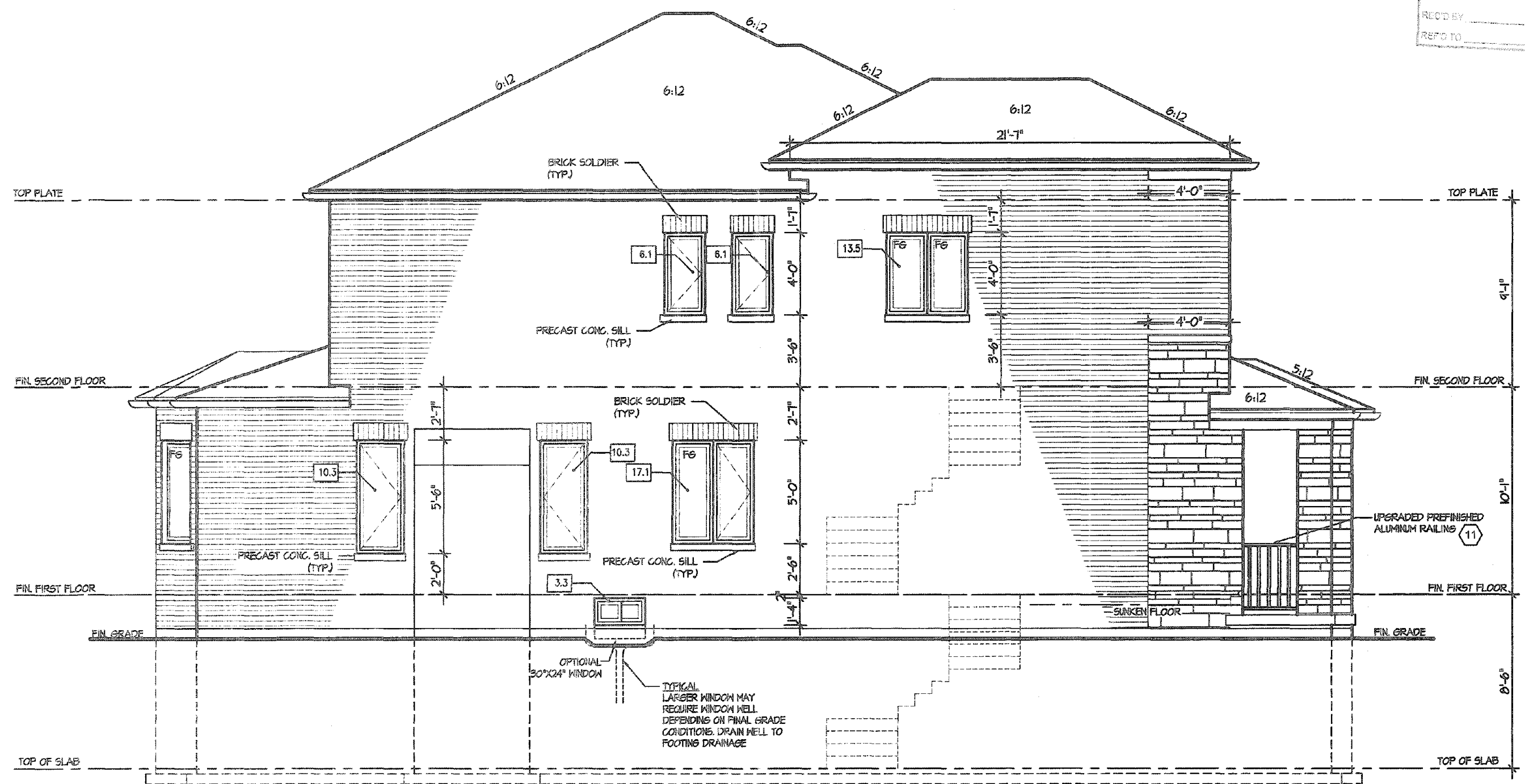
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
LEFT SIDE ELEVATION
ELEV. 2
SCALE 3/16"=1'-0"
DATE FEB 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 2,480
PAGE No. 5-2

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA		1015.35	
ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDEYARD)		71.01	OK
ACTUAL WINDOW AREA		65.30	
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA		66.70	

CITY OF HAMILTON
Building Division

Permit No. **20-1877 03**
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**

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: **NOV 18, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	AS PER CITY COMMENTS	NOV 2020
1.	ISSUED FOR REVIEW	MAR 2017
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

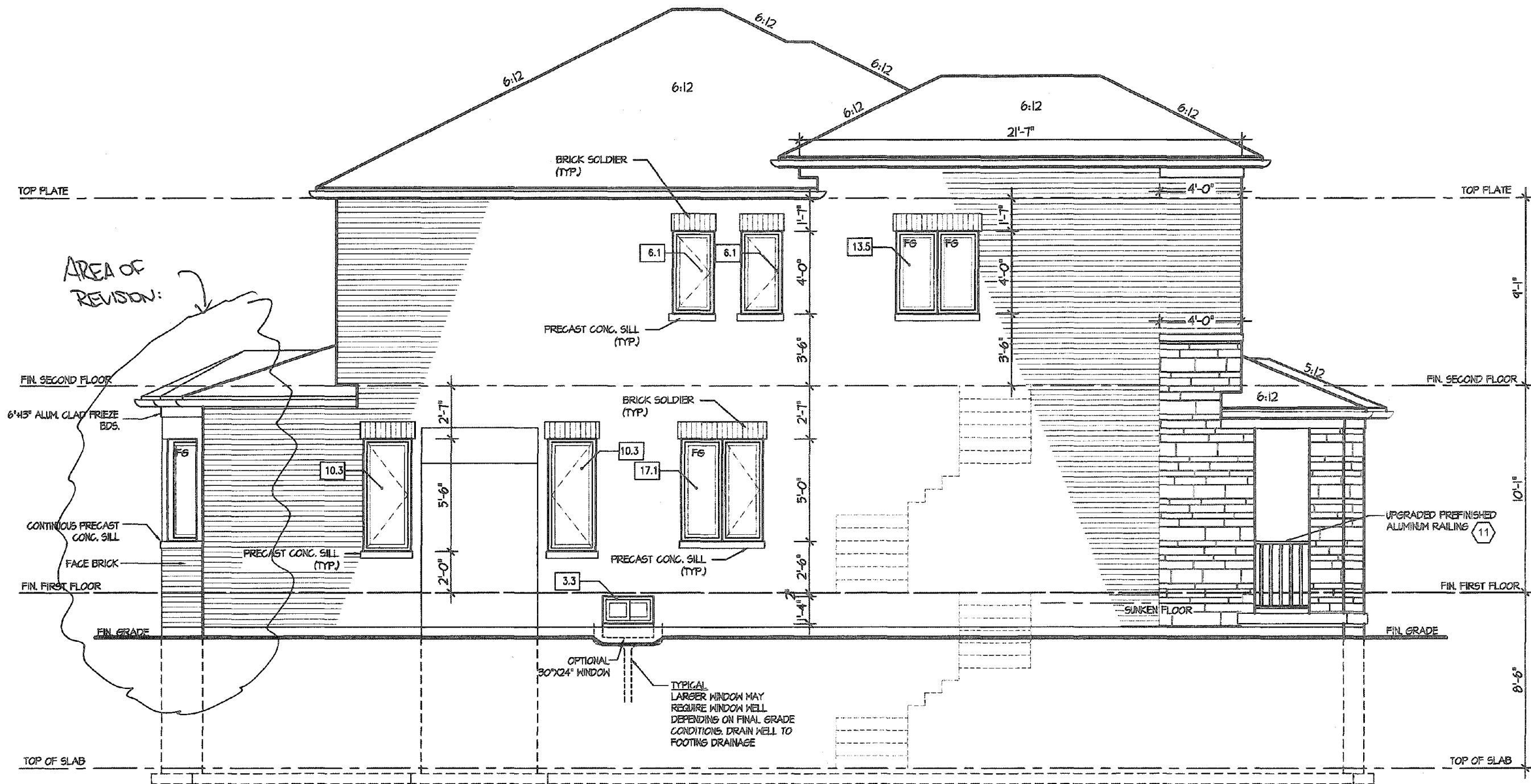
REGION DESIGN INC.
8700 DU-FERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 680-0748

REGION DESIGN INC.

SHEET TITLE
LEFT SIDE ELEVATION ELEV. 3
SCALE 3/16"=1'-0"
DATE FEB 2020
BY V.G.
TYPE
AREA 2.480
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.
PROJECT
RUSSELL GARDENS III

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION 3

ALLOWABLE GLAZING

<u>WALL AREA</u>	2218703-02	
WALL AREA		1015.35
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)		71.07
ACTUAL WINDOW AREA		65.30
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA		66.70

CITY OF HAMILTON
Building Division

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature] MAY 11/21

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.

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JOHN L. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN REVIEW

APPROVED BY *[Signature]*
DATE *[Date]*
The owner certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
4.			QUALIFICATION INFORMATION
3.			Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
2.	AS PER CITY COMMENTS	NOV 2020	
1.	ISSUED FOR REVIEW	MAR 201	VIKAS GAJJAR NAME 28770 SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 860-0746

**REGION
DESIGN
INC.**

SHEET TITLE
LEFT SIDE ELEVATION
ELEV. 2

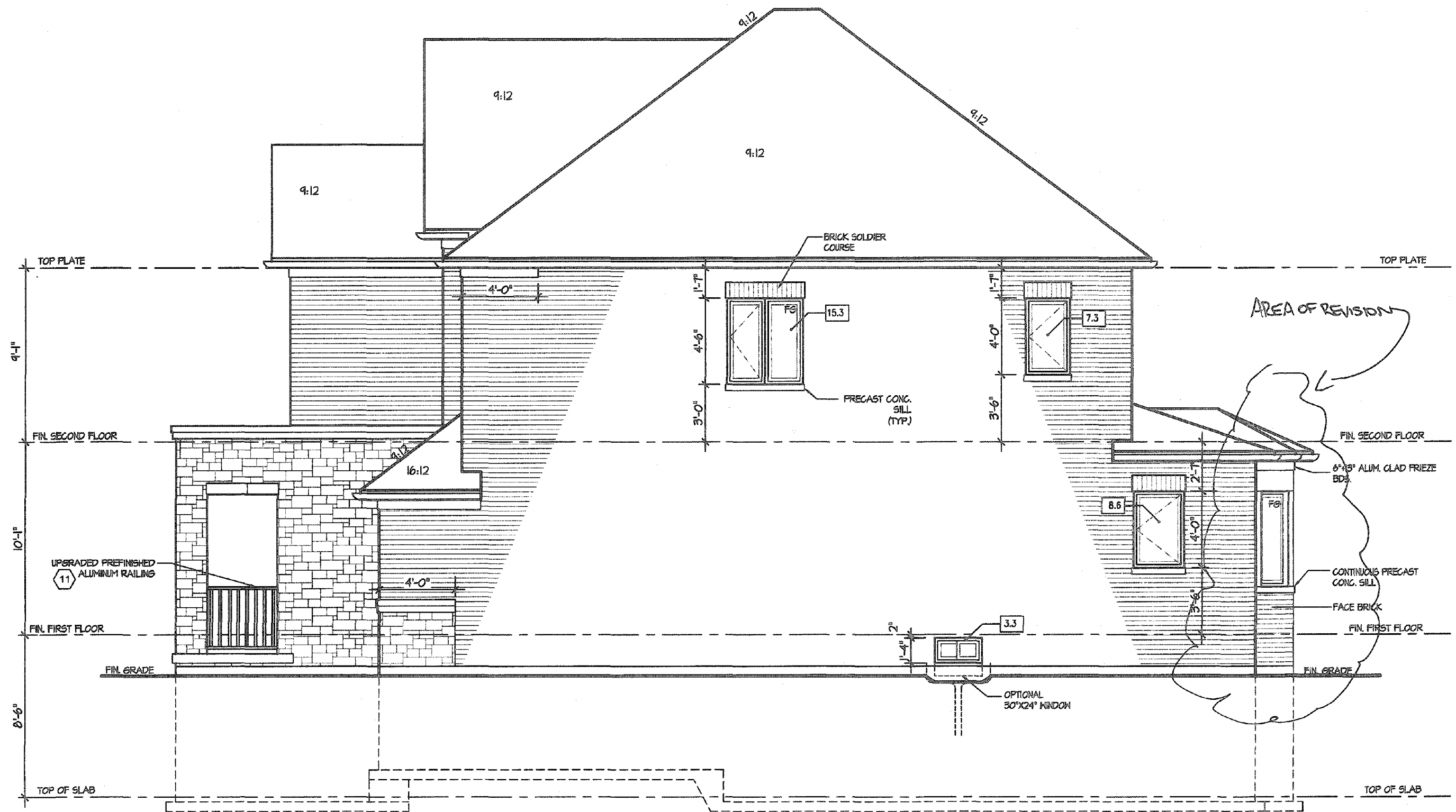
SCALE
3/16"=1'-0"
DATE
FEB 2020

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
2,480
PROJECT

PAGE No.
5-3



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA		875.42
ALLOWABLE WINDOW AREA @	7.00 % (1.2 M SIDEYARD)	61.28
ACTUAL WINDOW AREA		33.10
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA		34.50

CITY OF HAMILTON
Building Division

Permit No. 20-187703-02

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] MAY 19/21
FOR CITY ENGINEER/CLERK DATE

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

APPROVED BY

DATE MAR 22 2021

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a professional seal or stamp.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		RIGHT SIDE ELEVATION		ELEV. 2		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.				
4.						SCALE	3/16"=1'-0"	BY	V.G.	AREA	2,480			PAGE No.	6-2	
3.						DATE	FEB 2020	TYPE		PROJECT				PROJECT NAME		RUSSELL GARDENS III
2.																
1.	ISSUED FOR REVIEW	MAR 2017														
REVISIONS																



MALL AREA		888.54
ALLOWABLE WINDOW AREA @	7.00 % (1.2 M SIDEYARD)	62.20
ACTUAL WINDOW AREA		33.10
WITH OPTIONAL 30'X14' BASEMENT WINDOWS ACTUAL OPENING AREA		34.50

FOR CHIEF BUILDING OFFICIAL

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

APPROVED BY: 
DATE: SEP 27, 2020

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



WALL AREA

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.

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

APPROVED BY:
DATE: MAR 12 1936

This system provides compliance with notifiable
Control Orders only and does not fulfil
propositional security

CITY OF HAMILTON
Building Division

Permit No. 20-187703-02

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

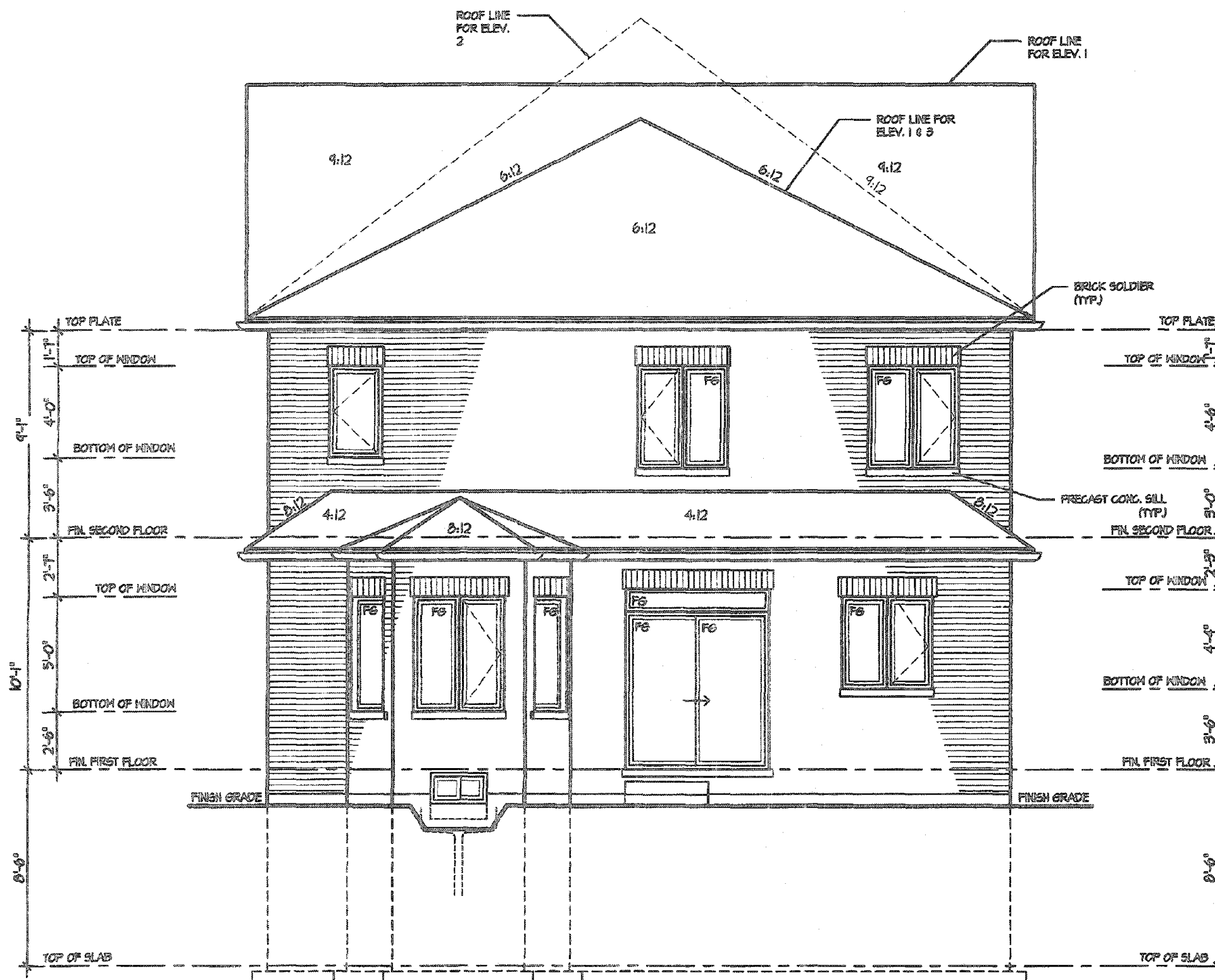
 MAY 19/21

FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"

February 17, 2021 10:56:50 AM M:\PROJECTS\RUSSELL GARDENS 3\STANDARD\VALLEYCREEK 1 - REG - VG\VALLEYCREEK 1 MASTER.DWG



REAR ELEVATION 1, 2 & 3

CITY OF HAMILTON
Building Division
Permit No. 20-107703
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.

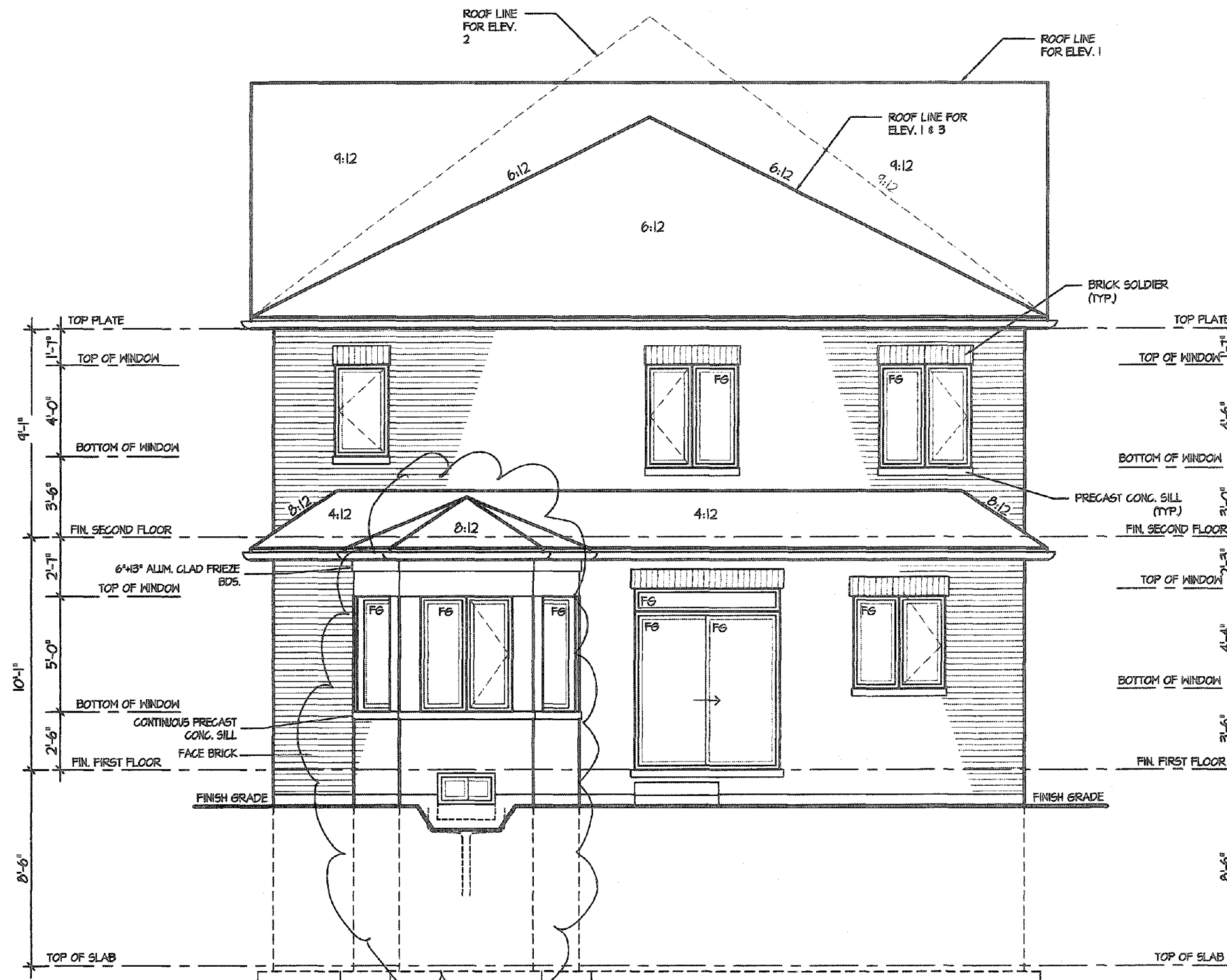
JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

MAR 2 2020

VALLEYCREEK 1
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.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S3 P (416) 736-4099 F (905) 860-0740	SHEET TITLE REAR ELEVATION ELEV. 2	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME RUSSELL GARDENS III
4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		SCALE 3/16"=1'-0"	AREA 2,480	
3.		VIKAS GAJJAR NAME		BY V.G.	PAGE No. 7	
2.		28770 BCIN		DATE FEB 2020		
1.	ISSUED FOR REVIEW	MAR 2017				
REVISIONS						

Greenpark.



REAR ELEVATION 1, 2 & 3

AREA OF REVISION
MUST BE BAY WINDOW
NOT BAY PROJECTION

CITY OF HAMILTON
Building Division

Permit No. 2018003-02

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 May 19/21

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.

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

APPROVED BY

DATE MAR 22, 2021

The stamp on this sheet must be used in accordance with the applicable Architectural Guidelines and all other applicable laws.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5		
4		
3		
2		
1	ISSUED FOR REVIEW	MAR 2017
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) 736-4086
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION
ELEV., 2

SCALE 3/16"=1'-0"

DATE FEB 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 2,480

PROJECT

PAGE No.

7

Greenpark.

PROJECT NAME

RUSSELL GARDENS III



CITY OF HAMILTON
Building Division

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

... hardware and/or specifications have been reviewed by

FOR CHIEF MAILING OFFICIAL May 19/21 DATE

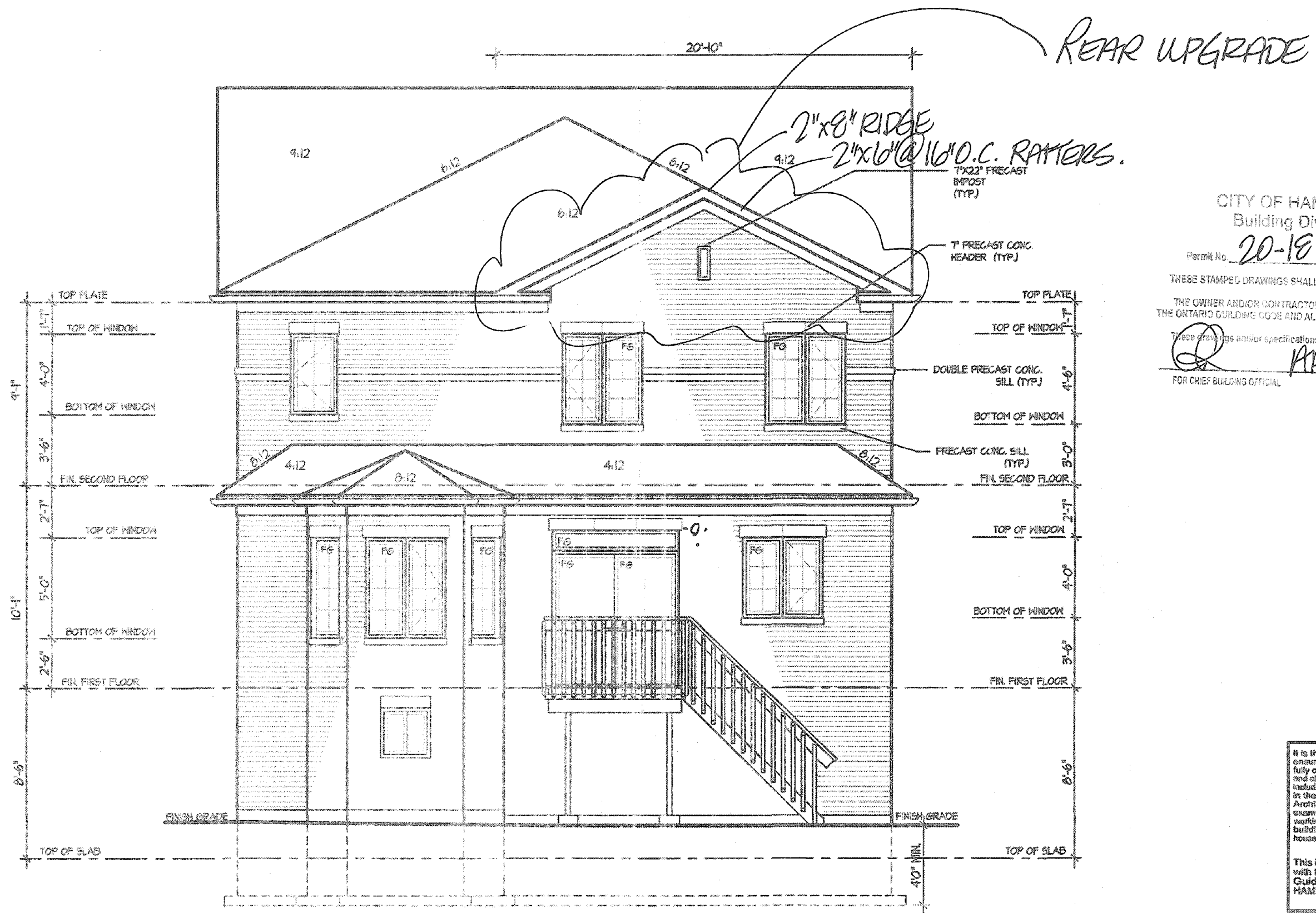
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

APPROVED BY [Signature]
DATE MAR 22 2013
The above certifies compliance with the a-
Bioscience Resource Project, Inc. (Bioscience Resource Project, Inc.)
Bioscience Resource Project, Inc.

VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"





UPGRADED
REAR ELEVATION I- LOT 327

CITY OF HAMILTON
Building Division

Permit No. **20-187703-01**

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
[Signature] **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 **NOV 24, 2020**
This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR REVIEW 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 SCIN	REGION DESIGN INC. 8703 DUFFERIN ST. CONCORD, ONTARIO L4K 4B8 P (416) 736-4086 F (905) 886-0746	REGION DESIGN INC.	SHEET TITLE REAR ELEVATION ELEV. 1 (UPGRADED) SCALE 3/16"=1'-0" DATE FEB 2020	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY V.G. AREA 2,480 PAGE No. 7A-1	Greenpark PROJECT NAME RUSSELL GARDENS III
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UPGRADED
REAR ELEVATION 1- LOT 327

AREA OF REVISION

CITY OF HAMILTON
Building Division

Permit No. 22-187703-02

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 MAY 19/21

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTING REVIEW
AND APPROVAL
DATE MAY 19/21
The undersigned hereby certifies that the applicable Design Guidelines and all other applicable laws and regulations have been reviewed and approved.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

5		
4		
3		
2		
1	ISSUED FOR REVIEW	MAR 2017

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) 860-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION
ELEV. 1 (UPGRADED)

SCALE
3/16"=1'-0"

DATE
FEB 2020

BY
V.G.

TYPE

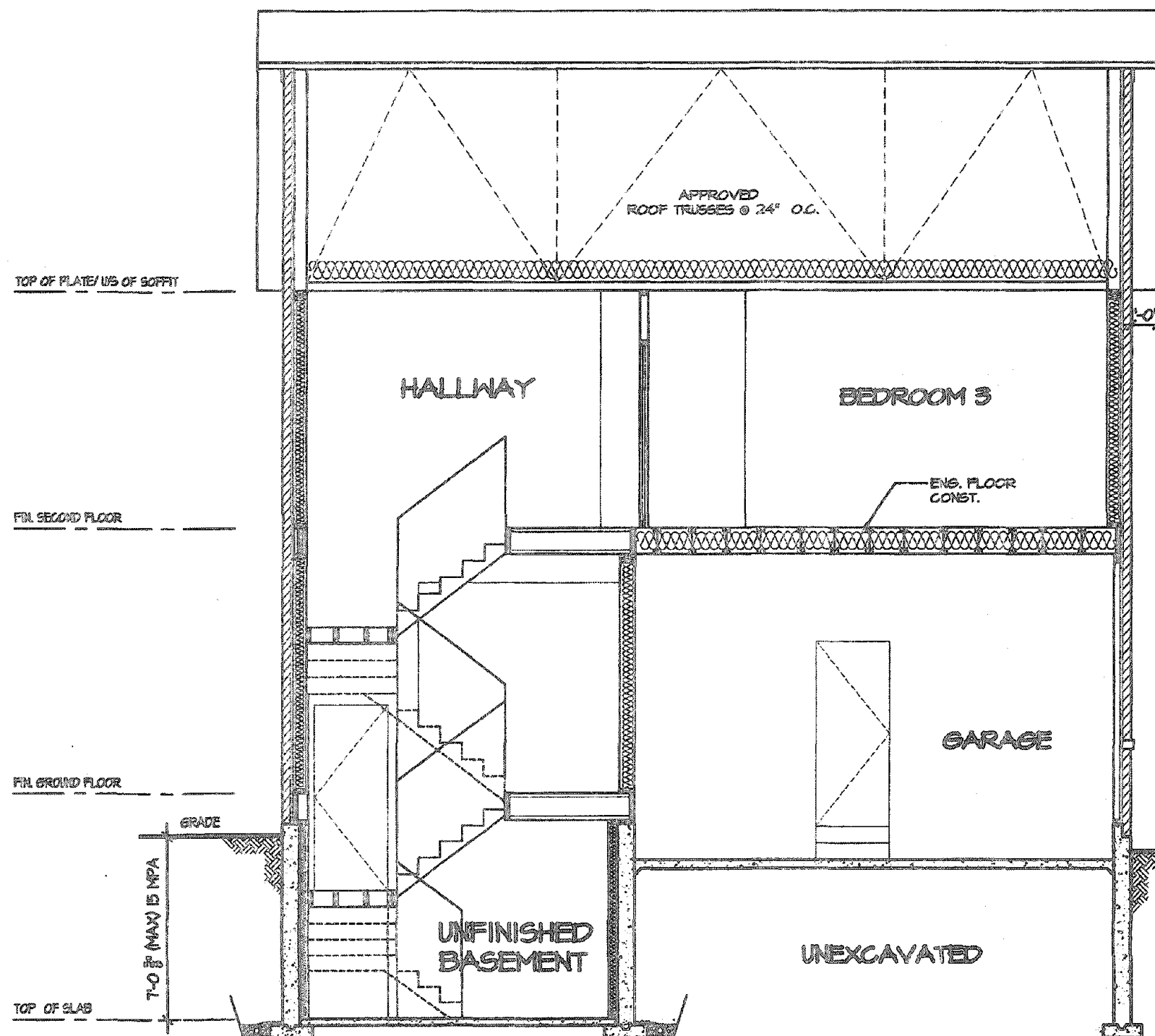
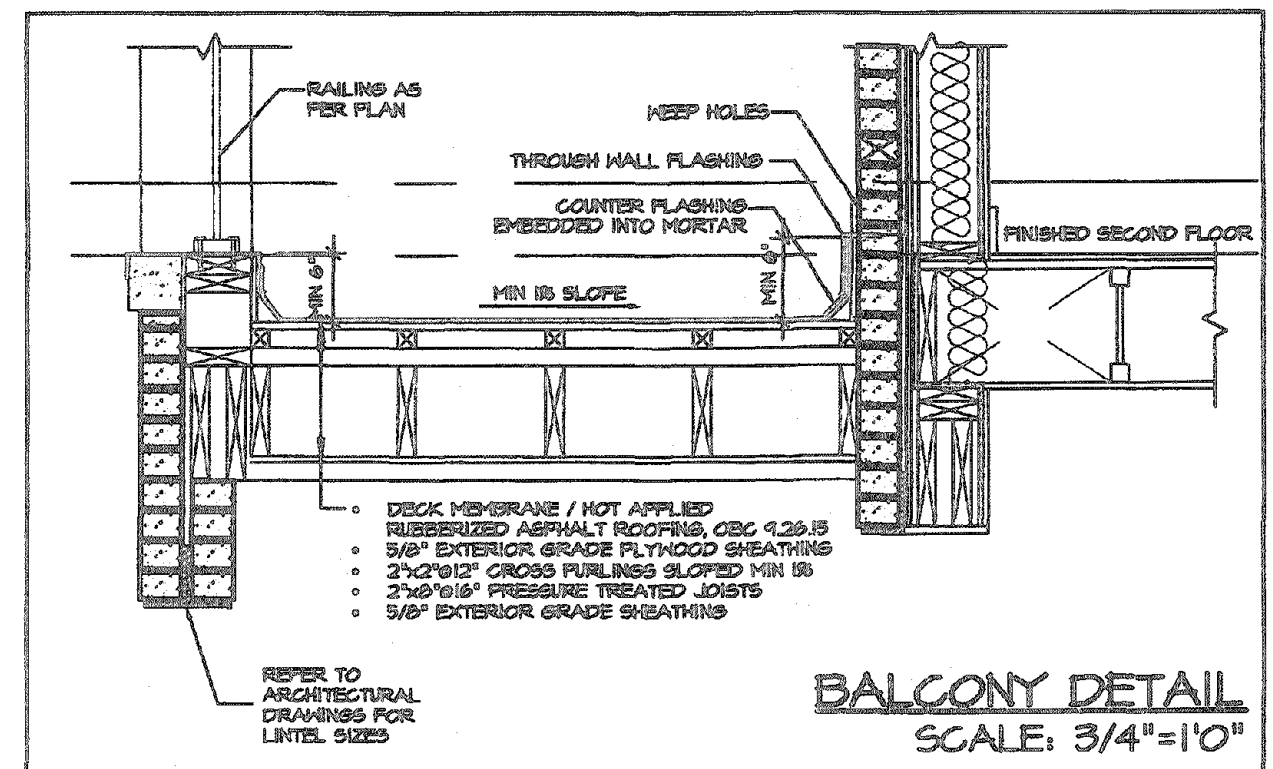
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

AREA
2,480

PROJECT

PAGE No.

7A-1



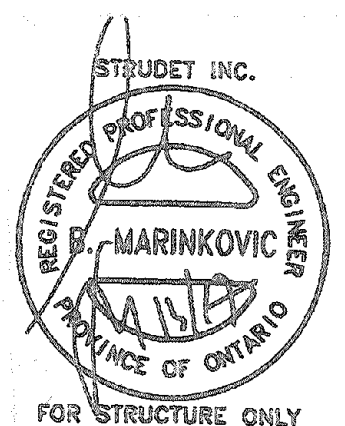
CROSS SECTION

CITY OF HAMILTON
Building Division

Permit No. **20-187703**

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



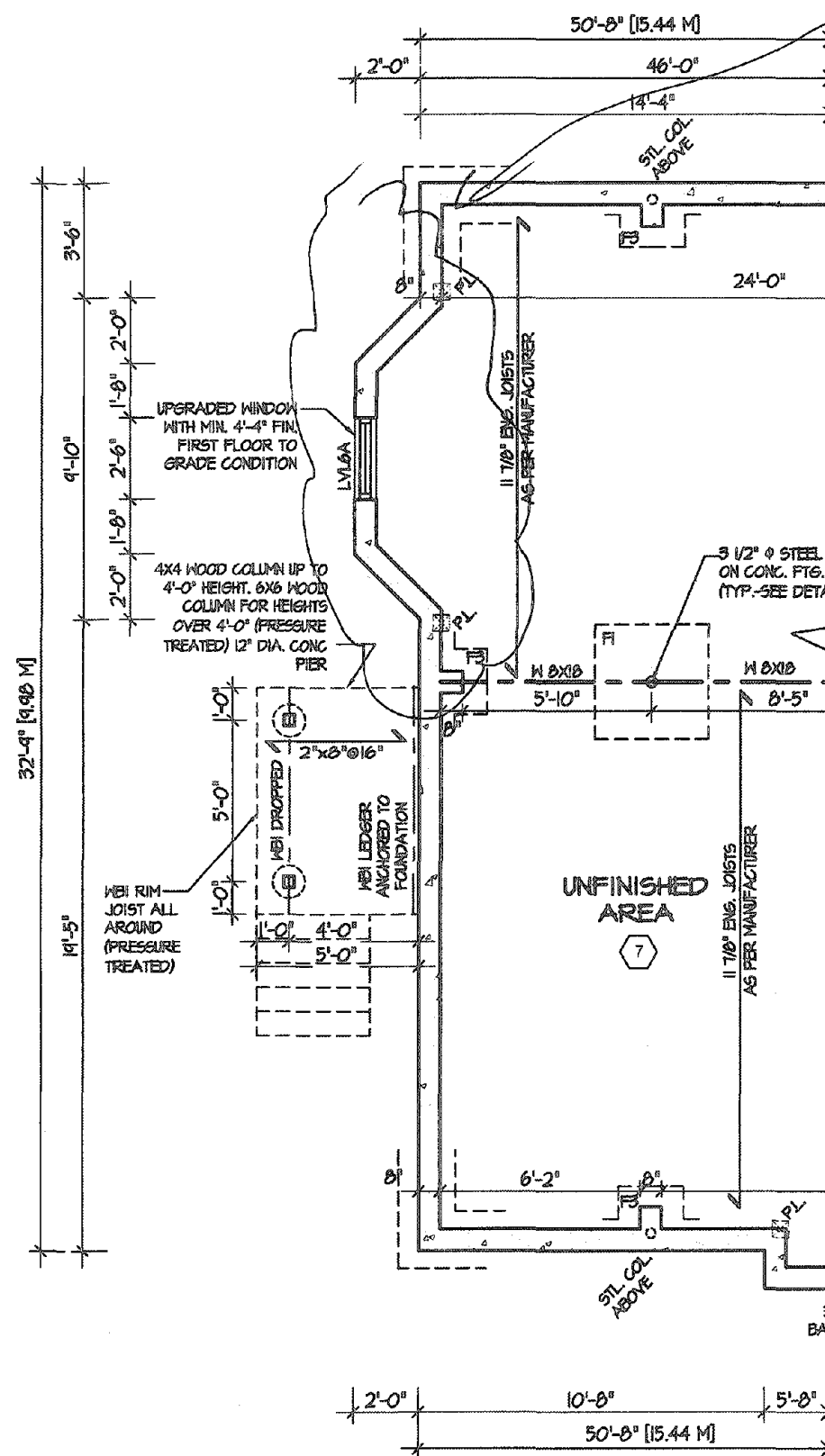
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MAR 9 2 2020

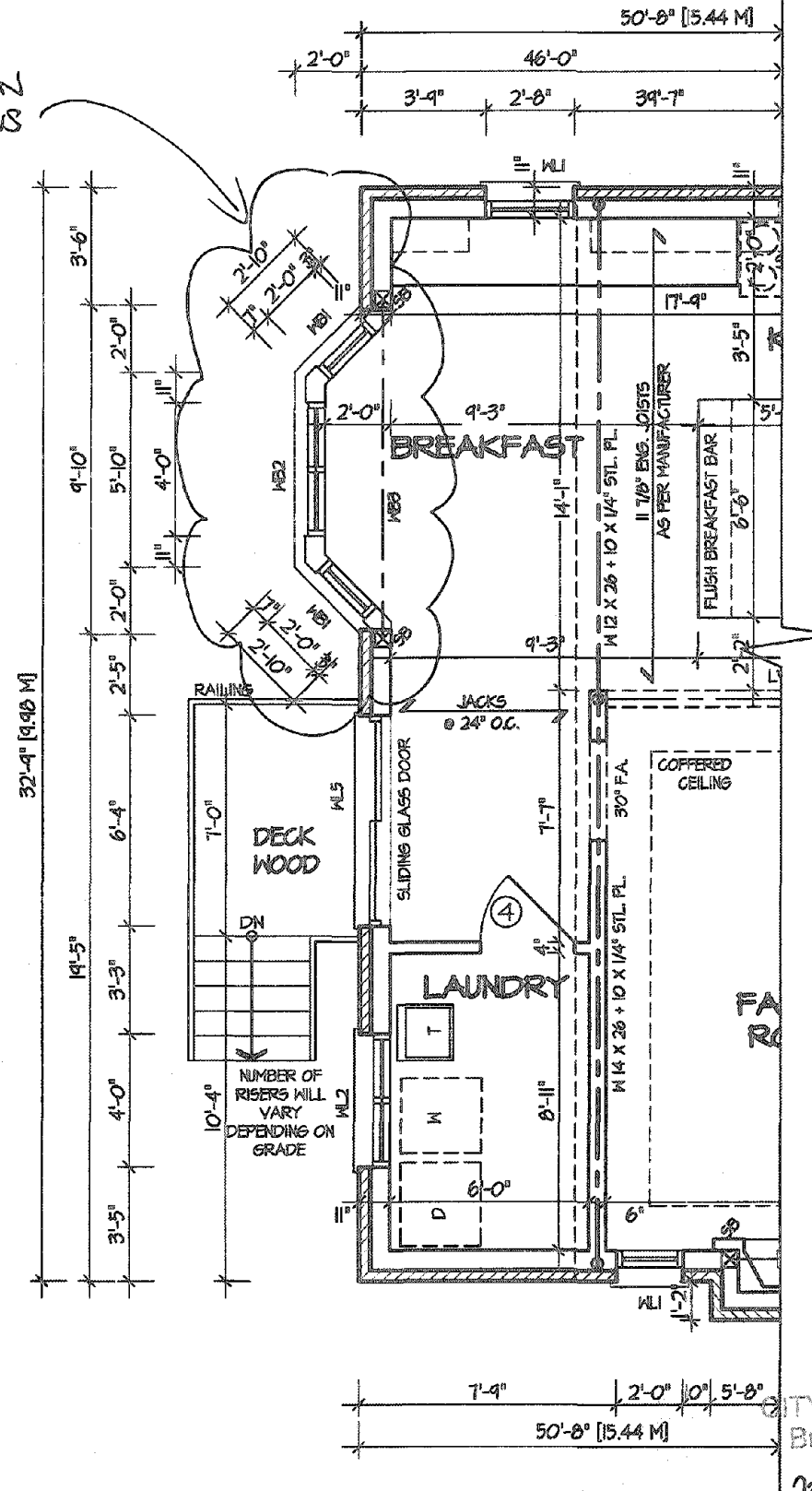
VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAR 2017 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 2.2.5 of the building code VIKAS GAJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S3 P (416) 738-4098 F (905) 860-0746	REGION DESIGN INC.	SHEET TITLE CROSS SECTION SCALE 3/16"=1'-0" DATE FEB 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 2,480 PAGE No. 8	Greenpark PROJECT NAME RUSSELL GARDENS III
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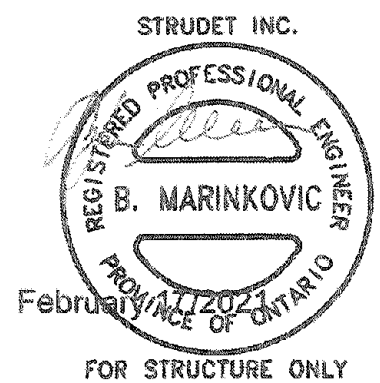


PARTIAL BASEMENT PLAN
FOR DECK CONDITION
1, 2 & 3

AREAS OF REVISION
MUST BE BAY WINDOWS
NOT BAY PROJECTIONS



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



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CITY OF HAMILTON
Building Division
Permit No. 20-18703-02

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 May 19/21

VALLEYCREEK 1
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.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4086 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE DECK PLANS	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		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	AREA 2,480	PROJECT NAME RUSSELL GARDENS III
3					BY V.G.	PAGE No. 9	
2					DATE FEB 2020		
1	ISSUED FOR REVIEW	MAR 2017	VIKAS GAJJAR NAME SIGNATURE 28770 BCIN				
REVISIONS							

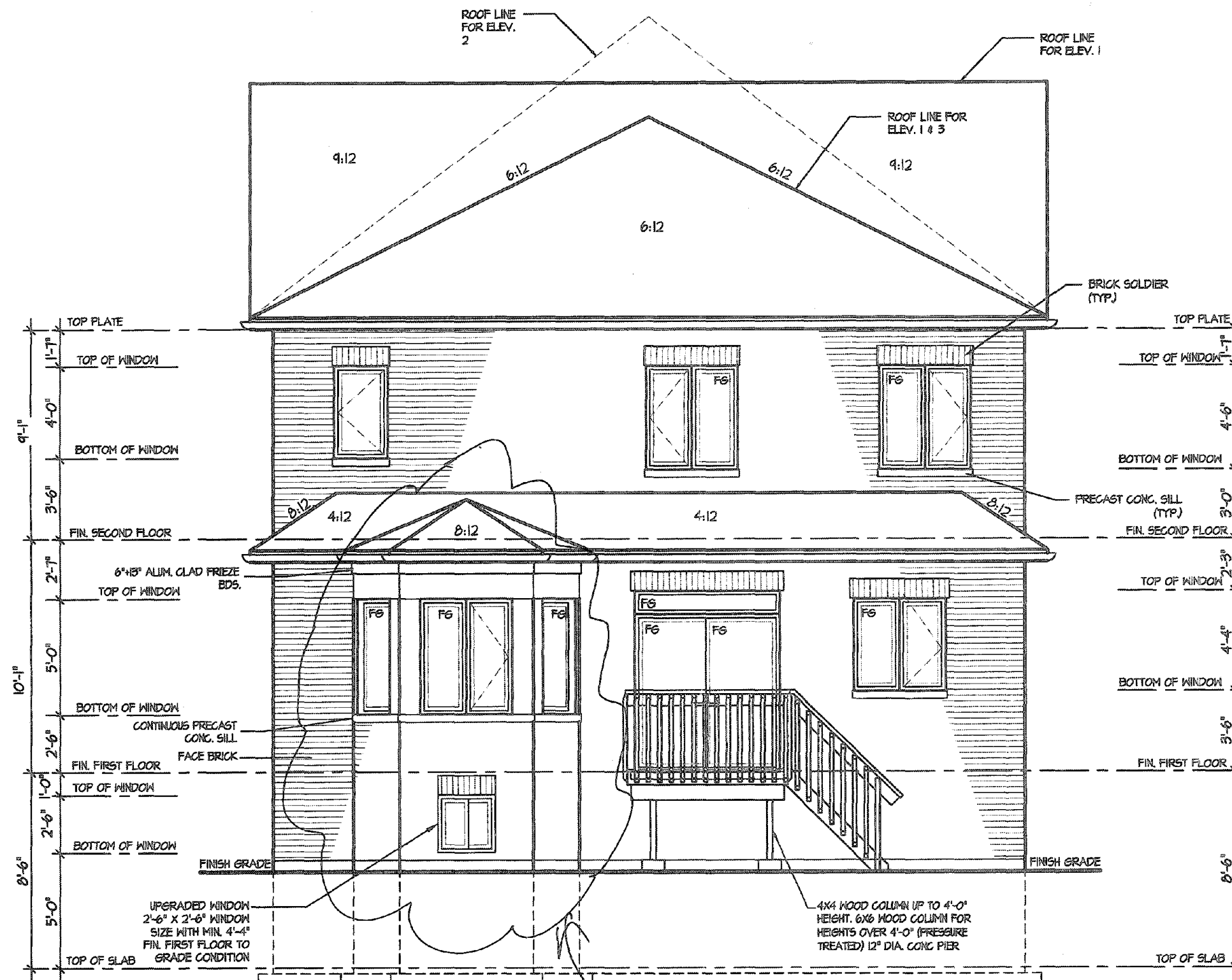


VALLEYCREEK 1

COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 1, 2 & 3
DECK CONDITION

AREA OF REVISION

CITY OF HAMILTON
Building Division

Permit No. 201770302

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] May 19/21
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY *[Signature]*
DATE MAY 19, 2021
This stamp certifies compliance with the applicable
Ontario Building Code and all other applicable laws
and regulations of the City of Hamilton.

VALLEYCREEK 1
COMPLIANCE PACKAGE "A1"

5		
4		
3		
2		
1	ISSUED FOR REVIEW	MAR 2017
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
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
DECK ELEVATION

SCALE
3/16"=1'-0"

DATE
FEB 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
2.480

PAGE No.
9-2

PROJECT

PROJECT NAME
RUSSELL GARDENS III

Greenpark