

# 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 = 46"x46"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"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2  
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2  
WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2  
WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2  
WL8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2  
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

## 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)  
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)  
WB12 = 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<sub>b</sub>=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"x3/8" (150x90x10.0L)  
L5 = 6"x4"x3/8" (150x100x10.0L)  
L6 = 7"x4"x3/8" (175x100x10.0L)

## DOOR SCHEDULE

| NOS. | WIDTH  | HEIGHT<br>8'-0" OR<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      |

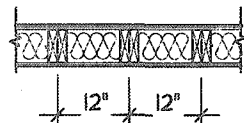
SPACE CONVENTIONAL FLOOR JOISTS @ 12"  
O.C. BELOW ALL CERAMIC TILE AREAS.  
PROVIDE 1 ROW BRIDGING FOR SPANS OF  
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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

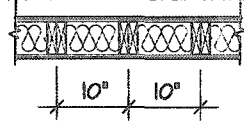
2-2"x6" STUD WALL NAILED TOGETHER AND  
SPACED @12" O.C. FULL HT C/M SOLID  
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"  
EXT. PLYWOOD SHEATHING.



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.



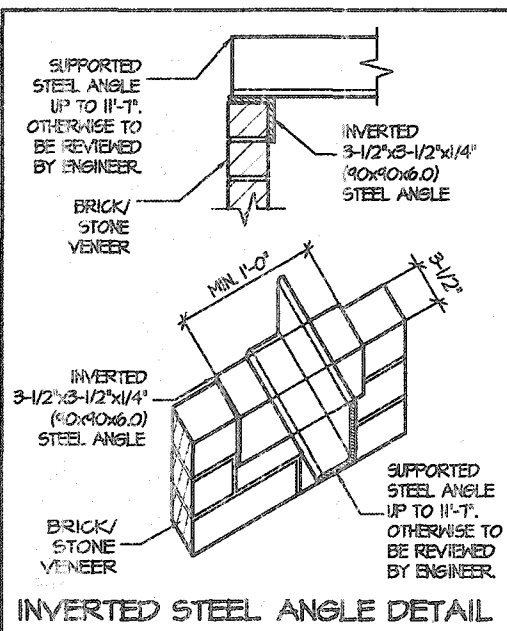
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS  
DETAIL IS 20'-2" AND MAXIMUM WIDTH  
IS 40'-0"

## TWO STORY HEIGHT WALL DETAIL

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

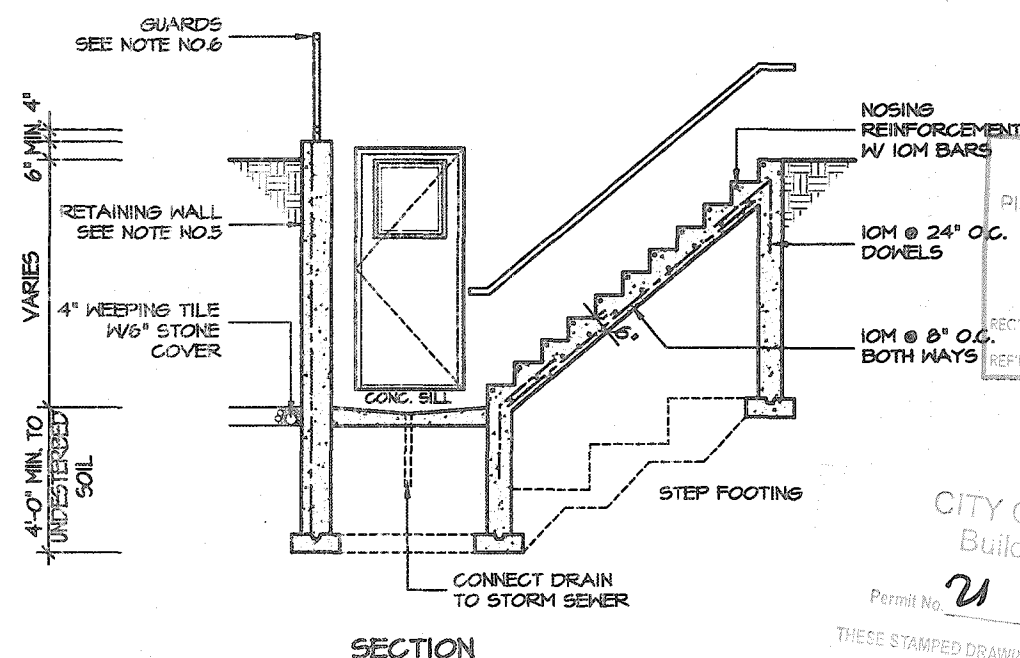
## COMPLIANCE PACKAGE "A1"

| COMPONENT                                                           | NOTE                               |
|---------------------------------------------------------------------|------------------------------------|
| CEILING WITH ATTIC SPACE<br>MINIMUM RSI (R) VALUE                   | 10.51<br>(R60)                     |
| CEILING WITHOUT ATTIC SPACE<br>MINIMUM RSI (R) VALUE                | 5.46<br>(R31)                      |
| EXPOSED 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%                                |
| HVAC<br>MINIMUM EFFICIENCY                                          | 75%                                |
| HOT WATER TANK                                                      | MIN. EF 0.80                       |



## INVERTED STEEL ANGLE DETAIL

## EXTERIOR WALKUP STAIRS DETAILS



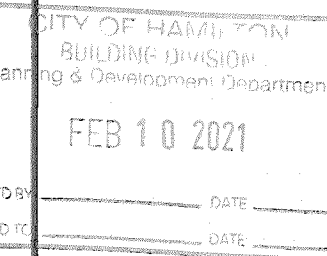
## SECTION

## GENERAL NOTES:

- FOOTINGS  
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  
ENTRAIMENT.
- 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 OGC DIVISION 3 SECTION 4.1.5.16.
- GUARDS  
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11". 2'-11" FOR  
LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

| 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      | = | 10 Sq. Ft.    |
| ADD TOTAL OPEN AREAS     | = | 10 Sq. Ft.    |
| ADD FIN. BASEMENT AREA   | = | 0 Sq. Ft.     |
| GROSS FLOOR AREA         | = | 2814 Sq. Ft.  |
|                          |   | 261.49 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         | 744.01   | 69.12    | 74.45                   | 6.92        | 10.01 %    |
| LEFT SIDE     | 1131.83  | 105.15   | 63.61                   | 5.92        | 5.63 %     |
| RIGHT SIDE    | 1104.33  | 103.06   | 55.33                   | 5.14        | 4.99 %     |
| REAR          | 679.56   | 63.13    | 166.61                  | 15.48       | 24.52 %    |
| TOTAL         | 3664.73  | 340.46   | 360.06                  | 33.45       | 9.83 %     |

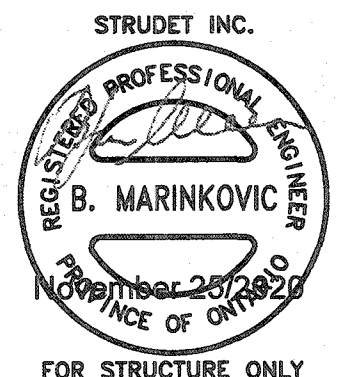


CITY OF HAMILTON  
Building Division

Permit No. 21

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  
AND/OR SPECIFICATIONS TO BE REVIEWED BY  
FOR CHIEF BUILDING OFFICIAL

DATE 2/26/21



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.

## VALLEYCREEK 4-306 COMPLIANCE PACKAGE "A1"

|   |                     |          |
|---|---------------------|----------|
| 5 |                     |          |
| 4 |                     |          |
| 3 |                     |          |
| 2 | UPDATED FOR LOT 306 | 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 1S6

P (416) 735-4096

F (905) 660-0746



SHEET TITLE

AREA CHARTS

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

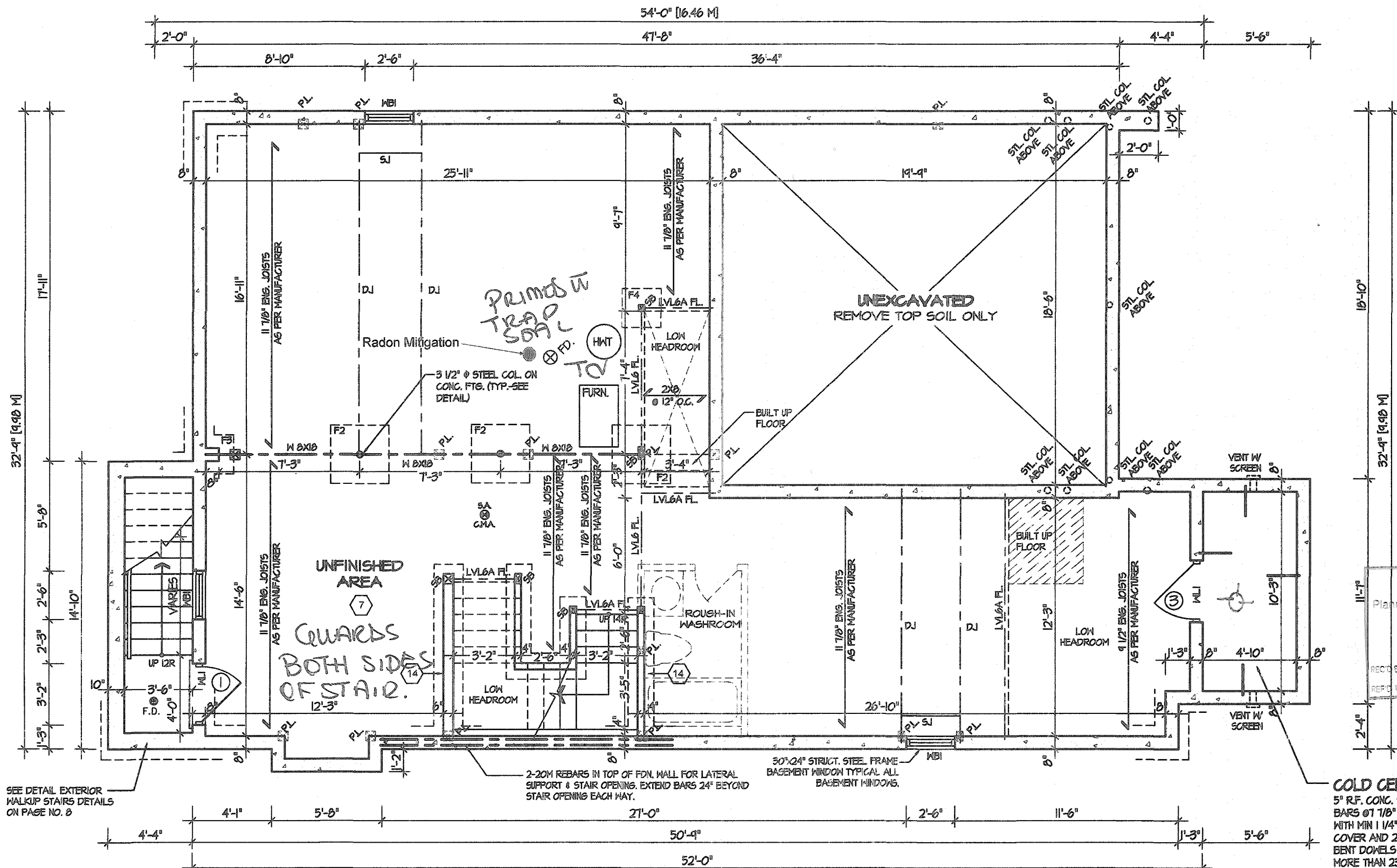
PAGE No.

0



PROJECT NAME

RUSSELL GARDENS III



CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

FEB 10 2021

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REF'D TO: \_\_\_\_\_ DATE: \_\_\_\_\_

**COLD CELLAR**  
5" R.F. CONC. SLAB WITH 10M BARS @ 1/8" O.C. EACH WAY WITH MIN 1 1/4" CONCRETE COVER AND 24"X24" 10M BENT DOWELS SPACED NOT MORE THAN 23 5/8" O.C.

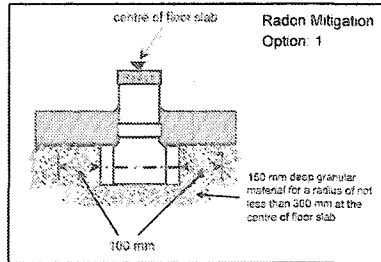
**BASEMENT FLOOR PLAN "1"**

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



CITY OF HAMILTON  
Building Division

Permit No. 21 107205

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

THESE SPECIFICATIONS HAVE BEEN REVIEWED BY

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
November 25/2020  
PROFESSOR OF ENGINEERING

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: \_\_\_\_\_  
DATE: JAN 28 2021

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

**VALLEYCREEK 4-306**  
COMPLIANCE PACKAGE "A1"



| REVISIONS |                              |
|-----------|------------------------------|
| 5         |                              |
| 4         |                              |
| 3         |                              |
| 2         | UPDATED FOR LOT 306 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

SIGNATURE

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO L4K 4S6  
P (416) 736-4336  
F (905) 660-0746

**REGION DESIGN INC.**

SHEET TITLE  
**BASEMENT PLAN ELEV. 1**

SCALE  
3/16"=1'-0"

DATE  
JAN 2020

BY  
V.G.

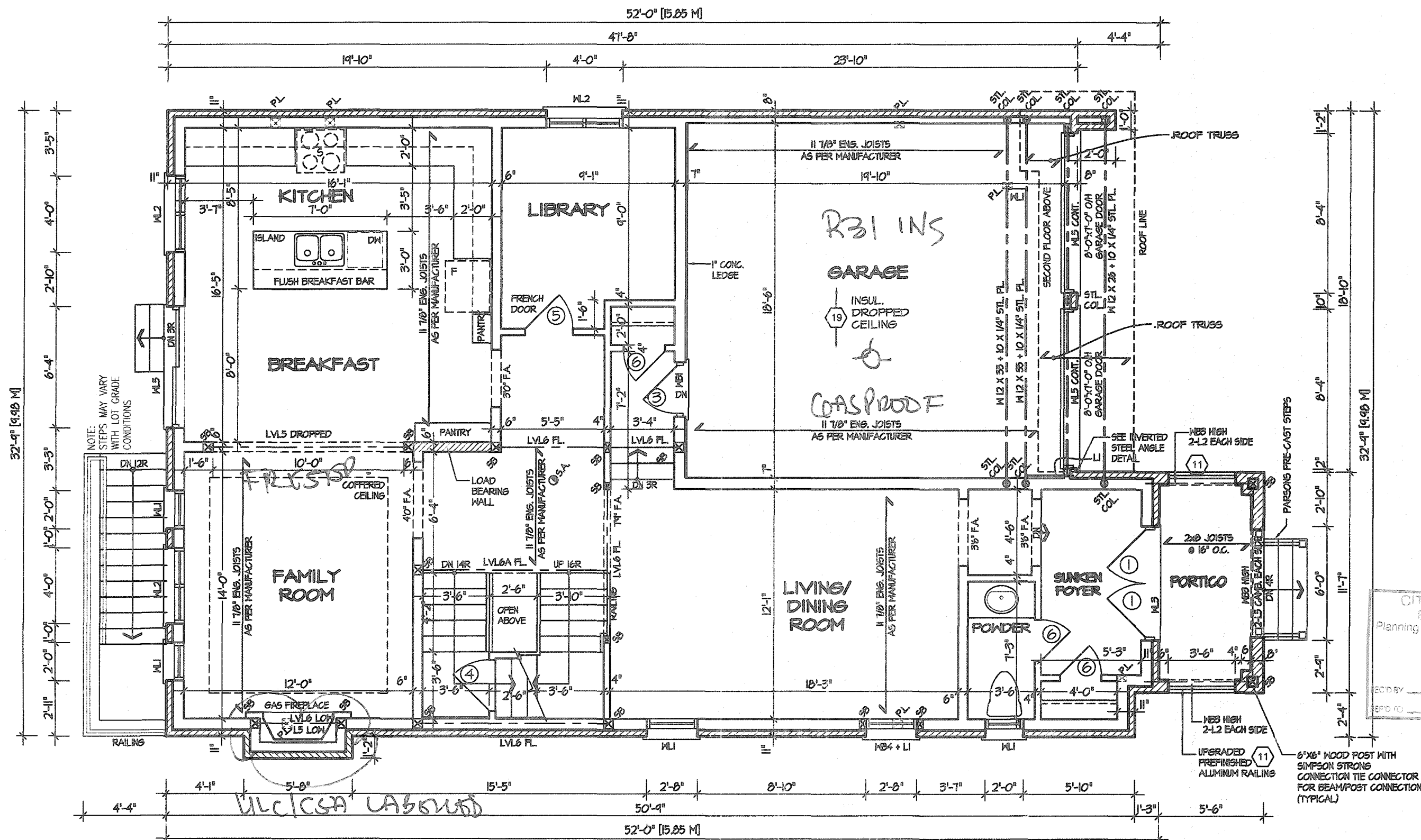
TYPE

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.  
1

PROJECT NAME  
**RUSSELL GARDENS III**



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. 21107205

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

November 25, 2020

PROF. OF ONT.

FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]

DATE: JAN 28 2021

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

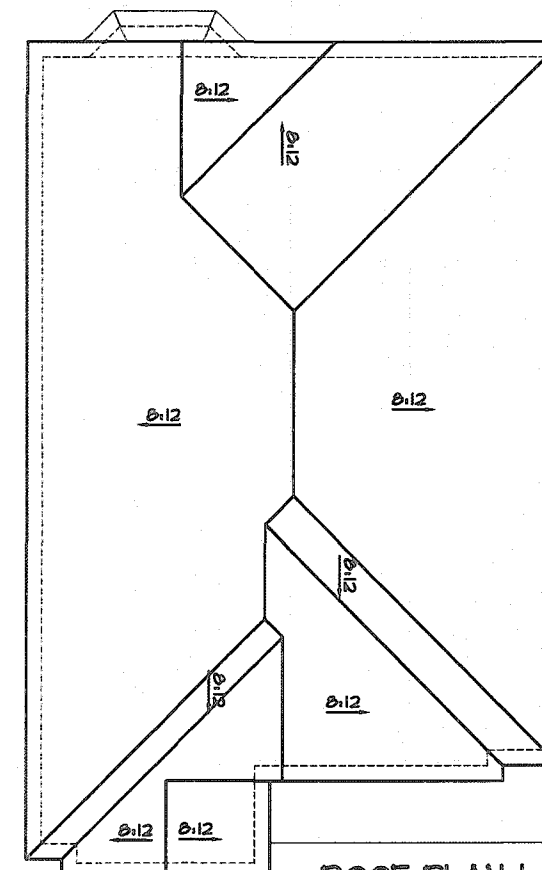
VALLEYCREEK 4-306

COMPLIANCE PACKAGE "A1"

|                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                                                                                                                                                     |                                                                                                                                                                                      |                                                |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <p>5</p> <p>4</p> <p>3</p> <p>2. UPDATED FOR LOT 306 NOV 2020</p> <p>1. ISSUED FOR REVIEW JAN 2020</p> <p>REVISIONS</p> | <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 28770</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) 738-4096</p> <p>F (805) 660-0748</p> | <p>SHEET TITLE</p> <p>FIRST FLOOR PLAN</p> <p>ELEV. 1</p> <p>SCALE 3/16"=1'-0"</p> <p>DATE JAN 2020</p> <p>BY V.G.</p> <p>TYPE</p> <p>AREA 2,814</p> <p>PROJECT</p> | <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> <p>PAGE No. 2</p> | <p>PROJECT NAME</p> <p>RUSSELL GARDENS III</p> |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|







ROOF PLAN I  
Scale: N.T.S.

CITY OF HAMILTON  
Building Division

Permit No. **4 107205**

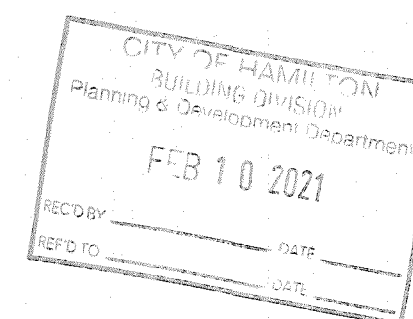
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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



INSIDE PORTICO  
ELEVATION

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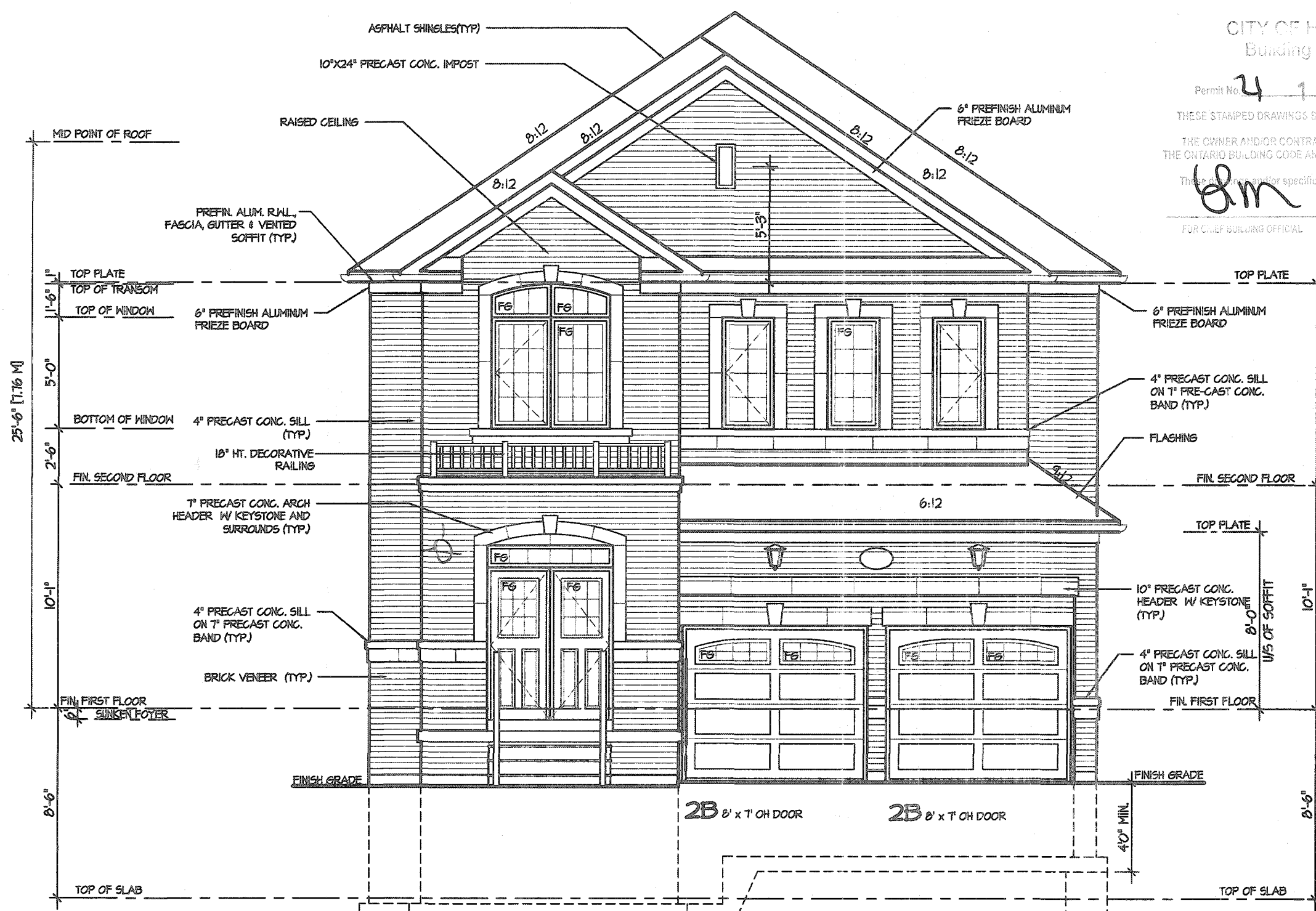
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

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

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

**VALLEYCREEK 4-306**  
COMPLIANCE PACKAGE "A1"



FRONT ELEVATION I

| REVISIONS |                              |
|-----------|------------------------------|
| 5         |                              |
| 4         |                              |
| 3         |                              |
| 2         | UPDATED FOR LOT 306 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  
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  
**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**

**Greenpark.**  
PROJECT NAME  
**RUSSELL GARDENS III**



WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA ©

7.00 % (1.2 M SIDEYARD)

ACTUAL WINDOW AREA

WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA

CITY OF HAMILTON  
Building Division  
107205

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 June 28/22  
FOR CHIEF BUILDING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

APPROVED BY: [Signature]  
DATE: JAN 28 2021  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 4-306

|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  |                                                              |  |                                                                                                                                                                    |                          |                                                                                                                                             |                          |  |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--|
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| 4         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | <p>SCALE</p> <p>3/16"=1'-0"</p>                              |  | <p>BY</p> <p>V.G.</p>                                                                                                                                              | <p>AREA</p> <p>2,814</p> |                                                                                                                                             | <p>PAGE No.</p> <p>5</p> |  |
| 3         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | <p>DATE</p> <p>JAN 2020</p>                                  |  | <p>TYPE</p>                                                                                                                                                        | <p>PROJECT</p>           |                                                                                                                                             |                          |  |
| 2         | UPDATED FOR LOT 306 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | NOV 2020                                                     |  |                                                                                                                                                                    |                          |                                                                                                                                             |                          |  |
| 1         | ISSUED FOR REVIEW   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  | JAN 2020                                                     |  |                                                                                                                                                                    |                          |                                                                                                                                             |                          |  |
| REVISIONS |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |                                  |                                                              |  |                                                                                                                                                                    |                          |                                                                                                                                             |                          |  |

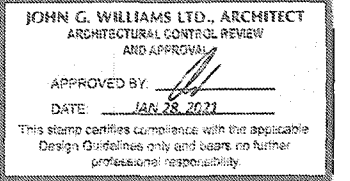


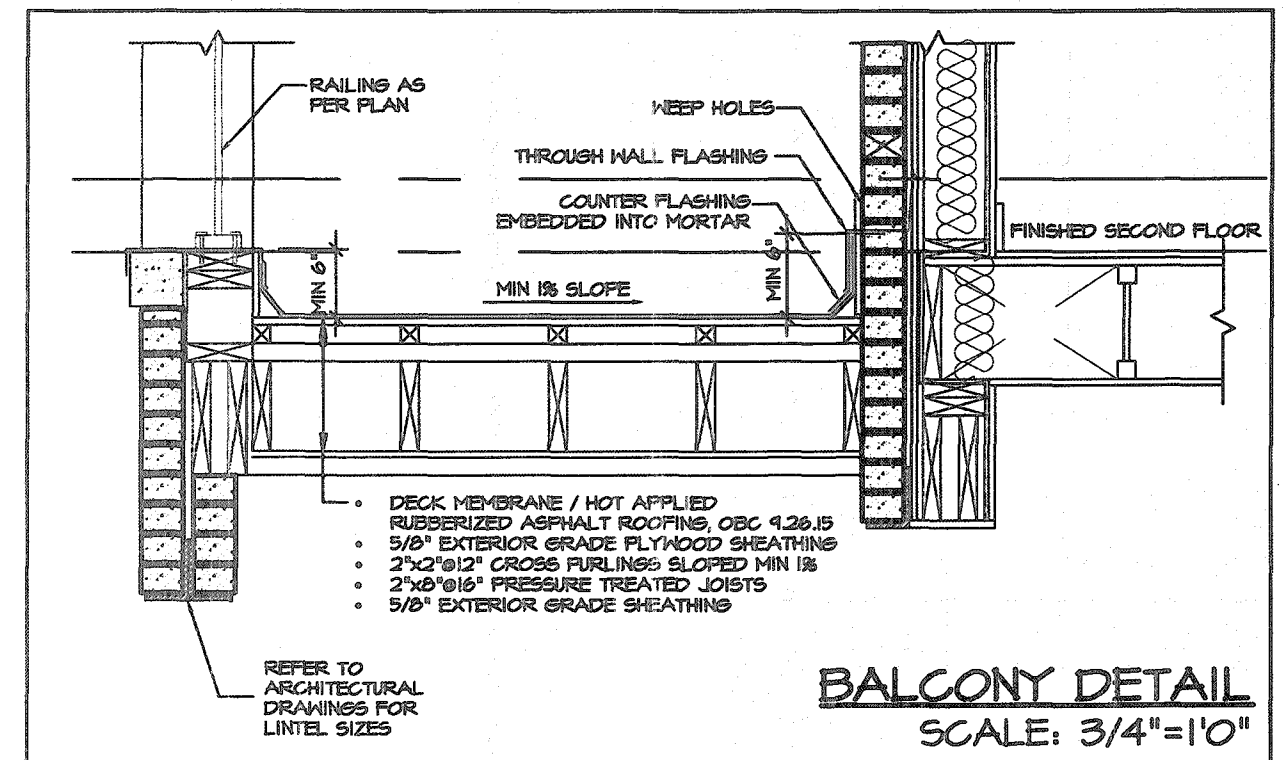
|                                               |                        |        |
|-----------------------------------------------|------------------------|--------|
| <u>WALL AREA</u>                              |                        |        |
| WALL AREA                                     |                        | 983.88 |
| ALLOWABLE WINDOW AREA @                       | 7.00 % (12 M SIDEYARD) | 68.87  |
| ACTUAL WINDOW AREA                            |                        | 43.20  |
| <u>WITH OPTIONAL 30"x24" BASEMENT WINDOWS</u> |                        |        |
| ACTUAL OPENING AREA                           |                        | 44.60  |

These drawings and/or specifications have been reviewed by  
 Jm June 28/74  
 FOR CITY BUILDING OFFICIAL

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.

|           |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                      |         |                                                                                                                                                             |          |                                                                                                                |                                                       |
|-----------|---------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
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| 4         |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | RIGHT SIDE ELEVATION |         |                                                                                                                                                             |          |                                                                                                                | <p>PROJECT NAME</p> <p><b>RUSSELL GARDENS III</b></p> |
| 3         |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | ELEV. 1              |         |                                                                                                                                                             |          |                                                                                                                |                                                       |
| 2         | UPDATED FOR LOT 306 | NOV 2020 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | SCALE                | BY      | AREA                                                                                                                                                        | PAGE No. |                                                                                                                |                                                       |
| 1         | ISSUED FOR REVIEW   | JAN 2020 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | 3/16"=1'-0"          | V.G.    | 2,814                                                                                                                                                       | 6        |                                                                                                                |                                                       |
| REVISIONS |                     |          | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                           | TYPE                             |                      | PROJECT |                                                                                                                                                             |          |                                                                                                                |                                                       |
|           |                     |          | JAN 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                           |                                  |                      |         |                                                                                                                                                             |          |                                                                                                                |                                                       |





## CROSS SECTION

**STRUDET INC.**

FOR STRUCTURE ONLY

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

# VALLEYCREEK 4-306

## COMPLIANCE PACKAGE "A1"

|           |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |               |      |                                                                                                                                                             |          |                                                                                       |                                            |
|-----------|---------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------|--------------------------------------------|
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| 4         |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | CROSS SECTION |      |                                                                                                                                                             |          |                                                                                       | PROJECT NAME<br><b>RUSSELL GARDENS III</b> |
| 3         |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | SCALE         | BY   | AREA                                                                                                                                                        | PAGE No. |                                                                                       |                                            |
| 2         | UPDATED FOR LOT 306 | NOV 2020 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | 3/16"=1'-0"   | V.G. | 2,814                                                                                                                                                       | 8        |                                                                                       |                                            |
| 1         | ISSUED FOR REVIEW   | JAN 2020 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | DATE          | TYPE | PROJECT                                                                                                                                                     |          |                                                                                       |                                            |
| REVISIONS |                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |               |      |                                                                                                                                                             |          |                                                                                       |                                            |