

3" MIN. FILLING -
FOR SINKS & SINKS UP TO 2 STOREY

8" OR 12" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x6" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x6" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW EXTERIOR WALLS.
30"x6" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE
WHEN TWO CONDITIONS APPLY

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

PAD FOOTINGS

120 KPa NATIVE SOIL 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 = 18"x18"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC.
FOOTING WALL IS REQUIRED.

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC.
FLAT WORK) TO BE 32 MPa WITH 5-2% AIR ENTRAINMENT

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0) + 2-2"x8" SPR. No.2
WL2 = 4'-3/8"x1/2"x5/16" (100x40x8.0) + 2-2"x8" SPR. No.2
WL3 = 5'-3/8"x1/2"x5/16" (125x40x8.0) + 2-2"x10" SPR. No.2
WL4 = 6'-3/8"x1/2"x5/16" (150x40x10.0) + 2-2"x12" SPR. No.2
WL5 = 6'-3/8"x3/8" (150x100x10.0) + 2-2"x12" SPR. No.2
WL6 = 5'-3/8"x1/2"x5/16" (125x40x8.0) + 2-2"x12" SPR. No.2
WL7 = 5'-3/8"x1/2"x5/16" (125x40x8.0) + 3-2"x10" SPR. No.2
WL8 = 5'-3/8"x1/2"x5/16" (125x40x8.0) + 3-2"x12" SPR. No.2
WL9 = 6'-3/8"x3/8" (150x100x10.0) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-35x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-35x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-35x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-35x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-35x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-35x286 SPR. No.2)
WB7 = 5-2"x2" SPR. No.2 (5-35x286 SPR. No.2)
WB8 = 4-2"x10" SPR. No.2 (4-35x235 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-35x286 SPR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (4-45x184)
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" (4-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL6A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 16" (2-45x436)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0)
L2 = 4'-3/8"x1/2"x5/16" (100x40x8.0)
L3 = 5'-3/8"x1/2"x5/16" (125x40x8.0)
L4 = 6'-3/8"x1/2"x5/16" (150x40x10.0)
L5 = 6'-3/8"x3/8" (150x100x10.0)
L6 = 7'-3/8"x3/8" (175x100x10.0)

DOOR SCHEDULE

1 = 3'-0" x 6'-8" (914x2055) - INSULATED ENTRANCE DOOR
1a = 2'-10" x 7'-10" (813x2367) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (813x2055) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (813x2055x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (813x2055x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (762x2055x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2055x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2055x35) - INTERIOR SLAB DOOR
8 = 3'-0" x 6'-8" (914x2055) - BARRIER FREE ACCESS DOOR

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

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

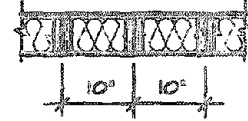
2-2"x8" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. FLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 10'-0"

TWO STORY HEIGHT WALL DETAIL

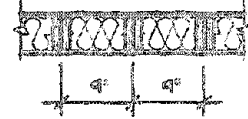
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) USE
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 30'-2" AND MAXIMUM WIDTH
IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) USE
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 21'-8" AND MAXIMUM WIDTH IS
40'-0"

TWO STORY HEIGHT WALL DETAIL

G1 = 4"x4"x1/4" H.S.S.
W/ 10"x8"x1/2" BASE PLATE & 2-3/4" DIA.
ANCHOR BOLTS
G2 = 5"x5"x1/4" H.S.S.
W/ 12"x12"x1/2" BASE PLATE & 4-3/4" DIA.
ANCHOR BOLTS

USE 4 BOLTS FOR MOMENT CONNECTION

"M" - MOMENT CONNECTION BEAM/COLUMN
= 35 kNm

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1158 Sq. Ft.
SECOND FLOOR AREA	=	1432 Sq. Ft.
TOTAL FLOOR AREA	=	2590 Sq. Ft.
		240.62 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2602 Sq. Ft.
		241.73 Sq. M.
GROUND FLOOR COVERAGE	=	1158 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	84 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1640 Sq. Ft.
		152.36 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1556 Sq. Ft.
		144.56 Sq. M.

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1158 Sq. Ft.
SECOND FLOOR AREA	=	1454 Sq. Ft.
TOTAL FLOOR AREA	=	2612 Sq. Ft.
		242.66 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2624 Sq. Ft.
		243.76 Sq. M.
GROUND FLOOR COVERAGE	=	1158 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	70 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1626 Sq. Ft.
		151.06 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1556 Sq. Ft.
		144.56 Sq. M.

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1158 Sq. Ft.
SECOND FLOOR AREA	=	1454 Sq. Ft.
TOTAL FLOOR AREA	=	2612 Sq. Ft.
		242.66 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2624 Sq. Ft.
		243.76 Sq. M.
GROUND FLOOR COVERAGE	=	1158 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	70 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1626 Sq. Ft.
		151.06 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1556 Sq. Ft.
		144.56 Sq. M.

VALLEYCREEK 2		ELEV. 1			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	643.20	64.40	77.11	7.16	11.12 %
LEFT SIDE	1026.58	95.37	60.00	5.58	5.35 %
RIGHT SIDE	1026.58	95.37	25.16	2.34	2.28 %
REAR	643.20	64.40	152.11	14.15	21.44 %
TOTAL	3439.56	319.55	354.38	31.06	9.72 %

VALLEYCREEK 2		ELEV. 2			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	643.20	64.40	84.56	7.80	12.04 %
LEFT SIDE	1026.58	95.37	70.39	6.53	6.35 %
RIGHT SIDE	1026.58	95.37	15.16	1.41	1.40 %
REAR	643.20	64.40	152.11	14.15	21.44 %
TOTAL	3439.56	319.55	326.46	30.30	9.51 %

VALLEYCREEK 2		ELEV. 3			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	643.20	64.40	121.76	11.31	17.57 %
LEFT SIDE	1026.58	95.37	70.39	6.53	6.35 %
RIGHT SIDE	1026.58	95.37	15.16	1.41	1.40 %
REAR	643.20	64.40	152.11	14.15	21.44 %
TOTAL	3439.56	319.55	359.58	33.39	10.45 %

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 Town of
HAMILTON

CITY OF HAMILTON
Building Division

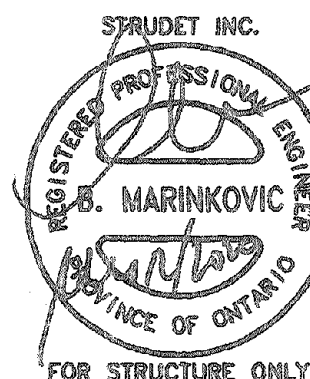
Permit No. 20-187704

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



FOR STRUCTURE ONLY

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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 SUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 680-0746



SHEET TITLE
GENERAL NOTES
& CHARTS

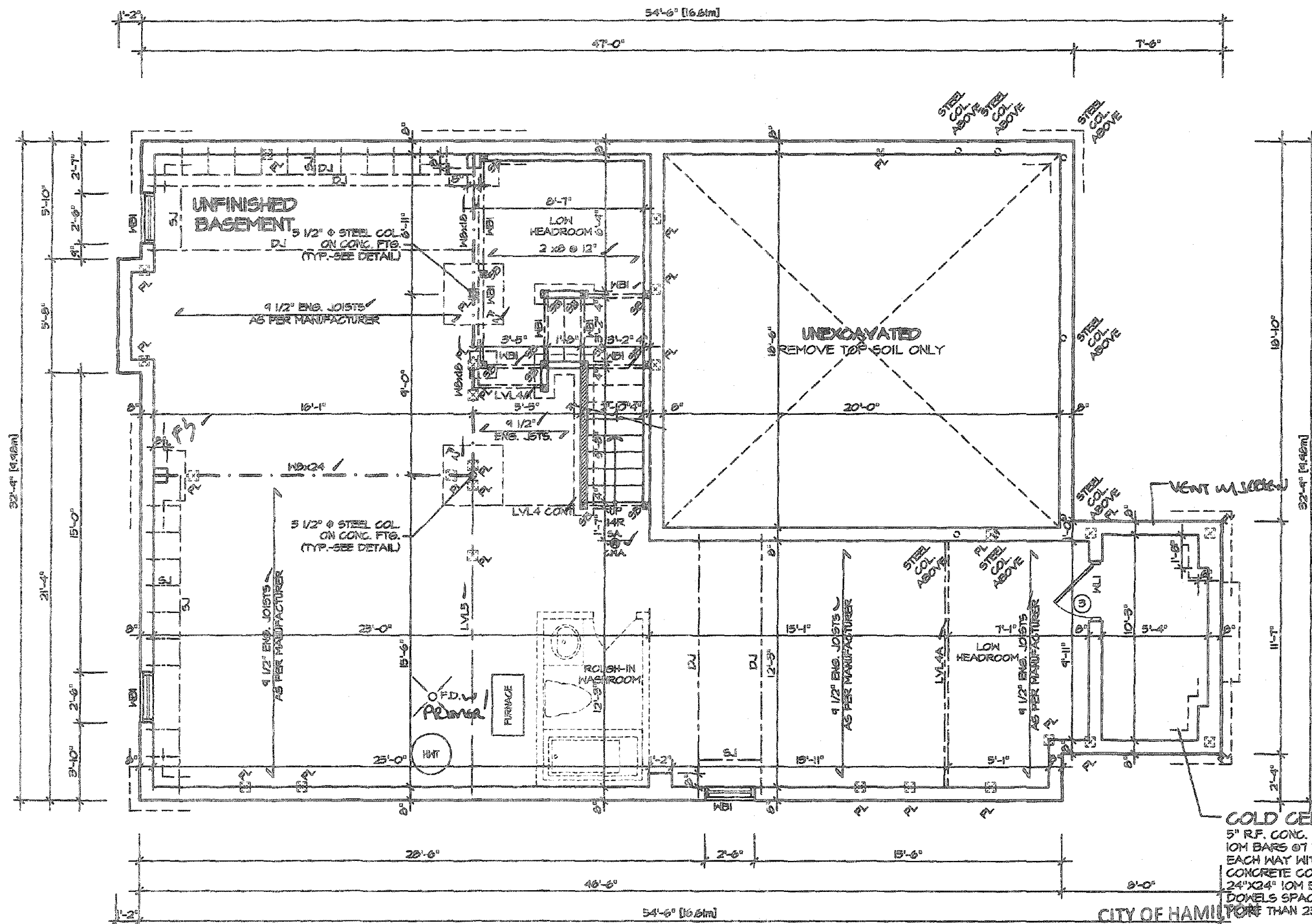
SCALE BY ZMP
DATE DEC 2019 AREA 2602

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

PAGE No. 0

NO.	REVISIONS	DATE
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020





BASEMENT PLAN 2

A SEPARATE BUILDING
PERMIT IS REQUIRED
TO FINISH THE BASEMENT

CITY OF HAMILTON
Building Division

Permit No. **20 187704**

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] **DEC 17/20**
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site (posting) 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 Town of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **SEP 21, 2020**
THIS REVIEW CERTIFICATE IS TO BE FILED WITH THE BUILDING DEPARTMENT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PURPOSE.

REVISIONS	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 GAJANI *[Signature]* **28770**
NAME SIGNATURE BCIN

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REGION DESIGN INC.

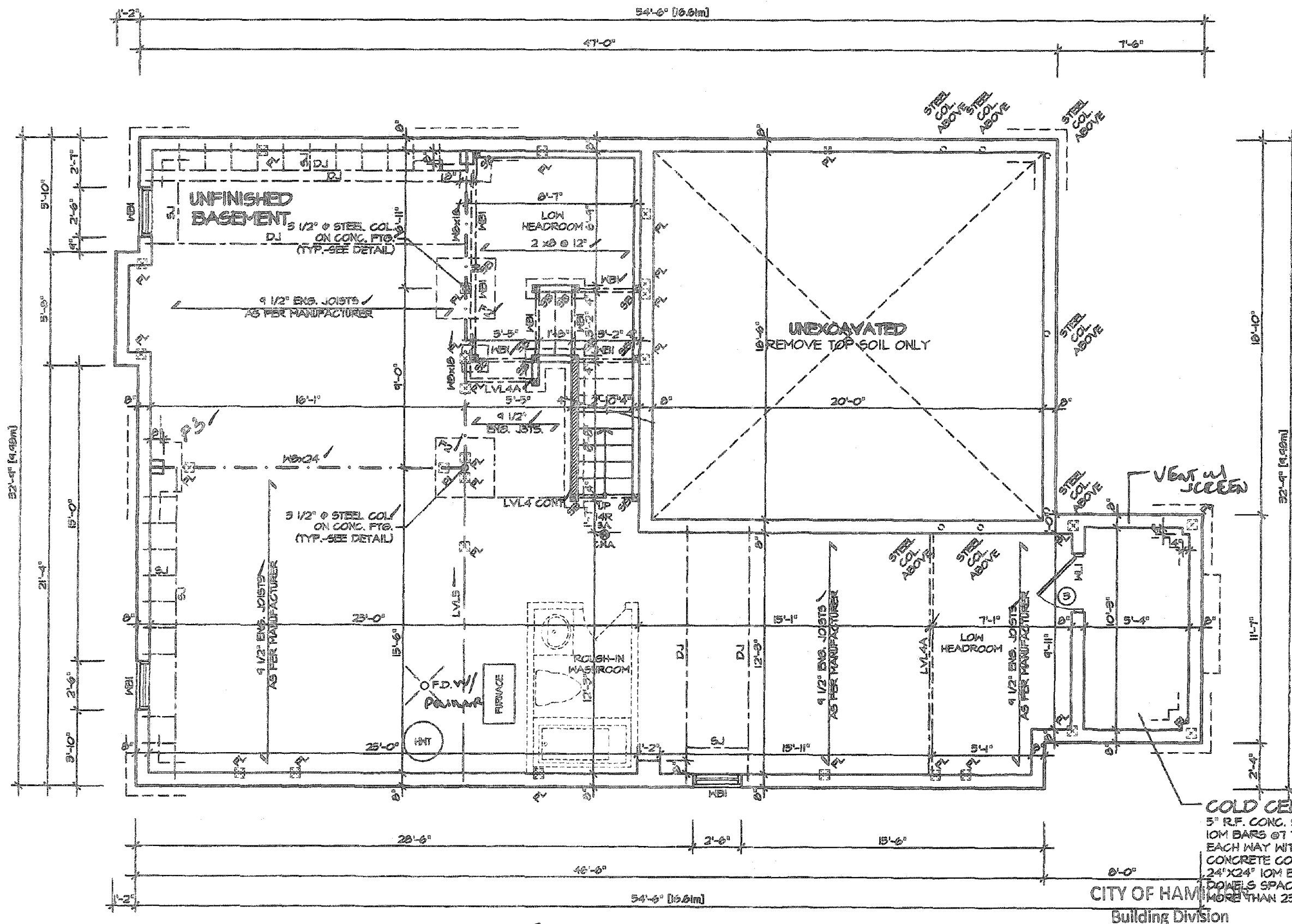
SHEET TITLE
BASEMENT PLAN 2
SCALE **3/16"=1'-0"**
DATE **DEC 2019**
BY **ZMP**
AREA **2802**

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

PAGE No.
1-2

Greenpark

PROJECT NAME
RUSSELL GARDENS III



BASEMENT PLAN 3

A SEPARATE BUILDING PERMIT IS REQUIRED TO FINISH THE BASEMENT

CITY OF HAMILTON
Building Division

Permit No. 20 187704

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

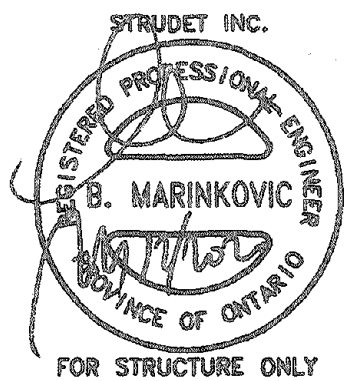
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] DEC 17/20
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



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

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY *[Signature]*
DATE 20 DEC 2020
This stamp certifies compliance with the applicable Design Guidelines only, and does not constitute a professional engineering review.

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 3.2.9 of the building code

VIKAS GAJAN *[Signature]* **28770**
NAME SIGNATURE BCIN

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REGION DESIGN INC.

SHEET TITLE
BASEMENT PLAN 3

SCALE 3/16"=1'-0" BY ZMP

DATE DEC 2019 AREA 2602

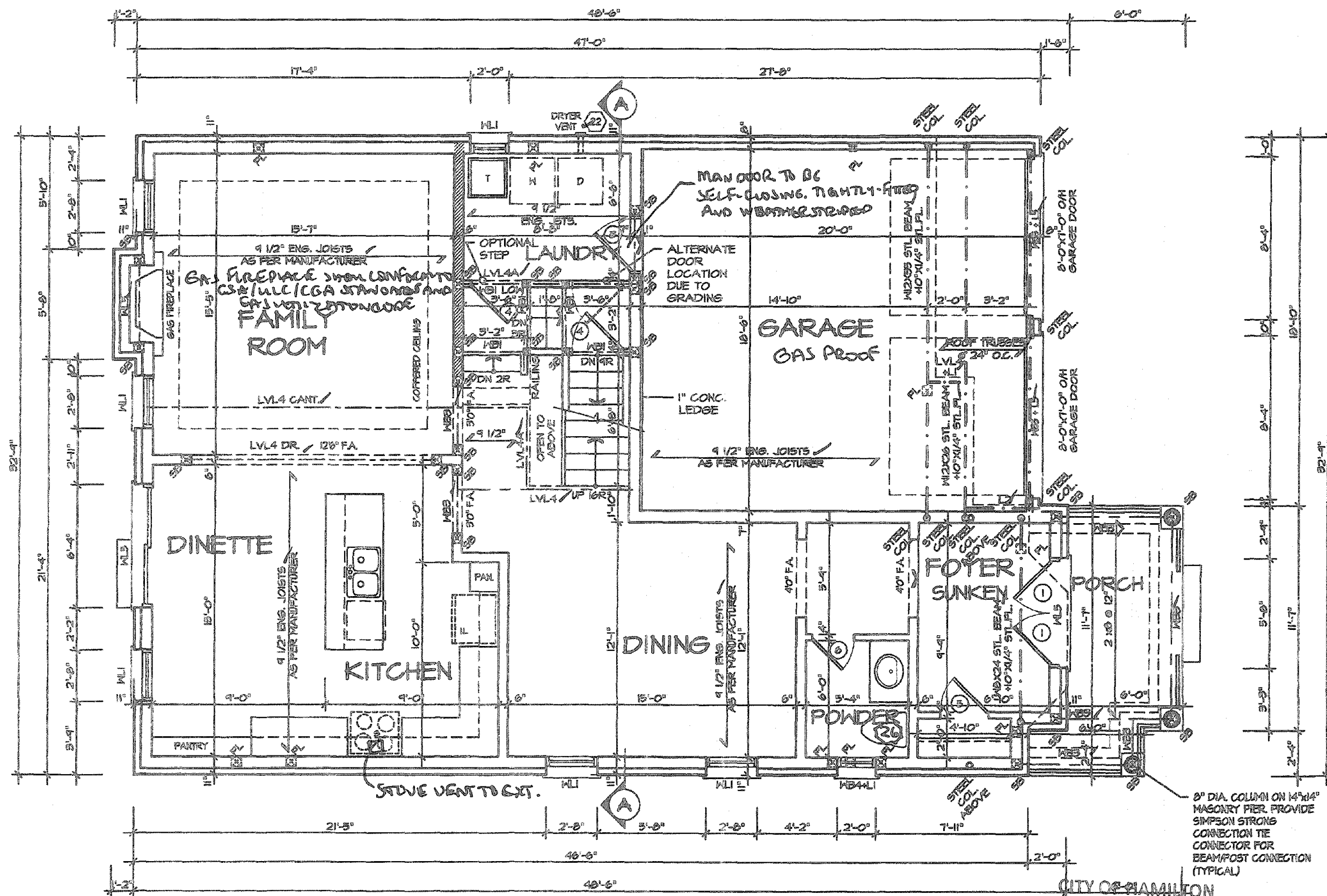
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. **1-3**

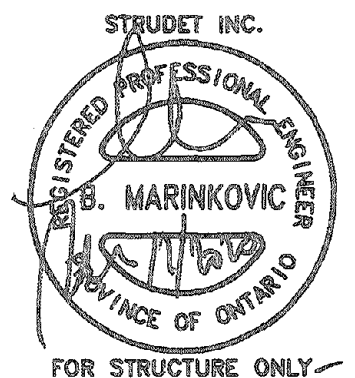
Greenpark.

PROJECT NAME
RUSSELL GARDENS III

PROVIDE FIRE BULKING
IN ALL CONCEALED SPACES



FIRST FLOOR PLAN I



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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: 12/11/2019
These drawings and/or specifications have been reviewed by [Signature] FOR CHIEF BUILDING OFFICIAL DATE: 12/11/2019

CITY OF HAMILTON
Building Division

Permit No. 20-187704

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] FOR CHIEF BUILDING OFFICIAL DATE: 12/11/2019

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 2.2.5 of the building code

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REGION
DESIGN
INC.

SHEET TITLE

FIRST
FLOOR PLAN 1

SCALE

3/16"=1'-0"

DATE

DEC 2019

BY

ZMP

AREA

2602

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

PAGE No.

2

Greenpark.

PROJECT NAME

RUSSELL GARDENS III

This is a detailed architectural floor plan for a single-story house. The plan includes the following rooms and features:

- Family Room:** Located on the left side, featuring a fireplace, a gas fireplace, and a gas vent. It has a corrugated ceiling and is labeled "LVL 4 CANT." and "LVL 4 DR. 12' FA".
- Dinette:** Adjacent to the family room, containing a sink and a stove.
- Kitchen:** Located at the bottom left, featuring a stove, a sink, and a pantry.
- Dining:** A central area labeled "DINING" with a "12' FA" dimension.
- Laundry:** A central room labeled "LAUNDRY" with a "1' CONC. LEDGE" and a "9 1/2' ENG. JOISTS AS PER MANUFACTURER" note.
- Garage:** A large room on the right side labeled "GARAGE GAS PROOF" with a "1' CONC. LEDGE" and a "9 1/2' ENG. JOISTS AS PER MANUFACTURER" note.
- Foyer:** A central area labeled "FOYER SUNKEN" with a "12' FA" dimension.
- Powder Room:** A small room labeled "POWDER (2b)" with a "12' FA" dimension.
- Porch:** A small room on the right side labeled "PORCH" with a "12' FA" dimension.
- Stairs:** A central staircase labeled "LVL 4 UP 18" and "LVL 4 DOWN 2R".
- Other Features:** A "MANHOLE SELF-CLOSING, HATCH-FITTED AND WEATHERSTRIPPED", a "DRYER VENT", and a "STOVE VENT TO EXT." are also shown.

The plan includes numerous dimensions for rooms and overall sections, as well as structural notes such as "9 1/2' ENG. JOISTS AS PER MANUFACTURER" and "LVL 4 CANT.". The overall dimensions of the house are 48'-6" wide by 32'-4" deep.

CITY OF HAMILTON
Building Division

FOR CHIEF BUILDING OFFICIAL DATE DEC 17/14

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

APPROVED BY: 
DATE: SEP 23 1980

This stamp certifies compliance with the applicable
Design Code(s) only and does not constitute
any assurance of responsibility.



PROJECT NAME
RUSSELL GARDENS III

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
3700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4088
F (905) 660-0746

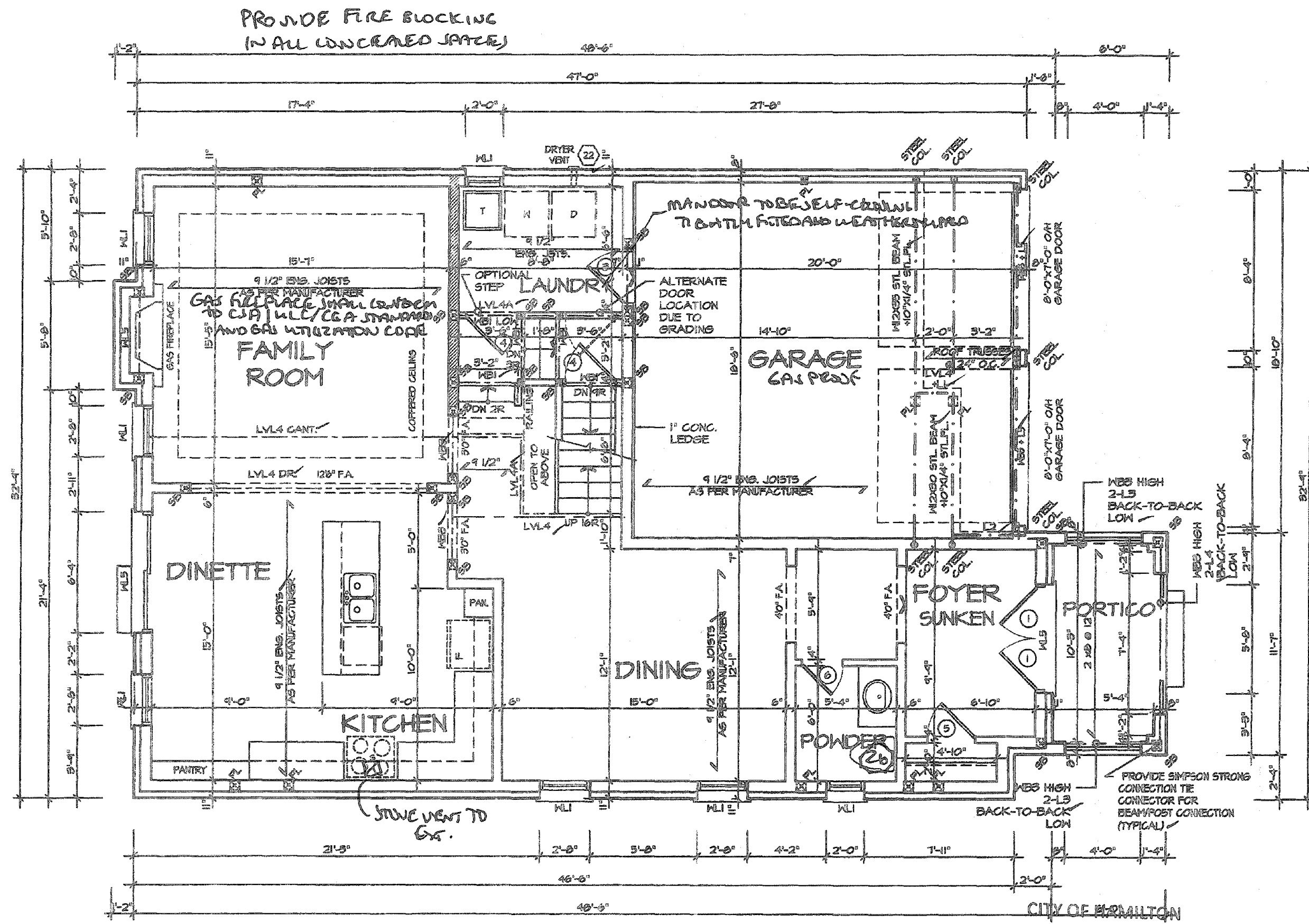
REGIONAL DESIGN INC.

AREA 2602

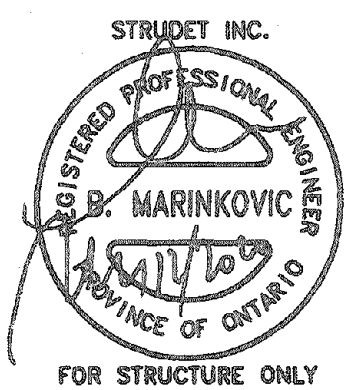
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2-2

PROJECT NAME
RUSSELL GARDENS III



FIRST FLOOR PLAN 3



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 Town of Hamilton.

CITY OF HAMILTON
Building Division

Permit No. **2-187704**

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] **DEC 17/20**
FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2.	ISSUED FINAL REFERENCE MAR 2020
1.	ISSUED FOR COORDINATION FEB 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 3.2.3 of the building code

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

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

SHEET TITLE
FIRST FLOOR PLAN 3

SCALE **3/16"=1'-0"**

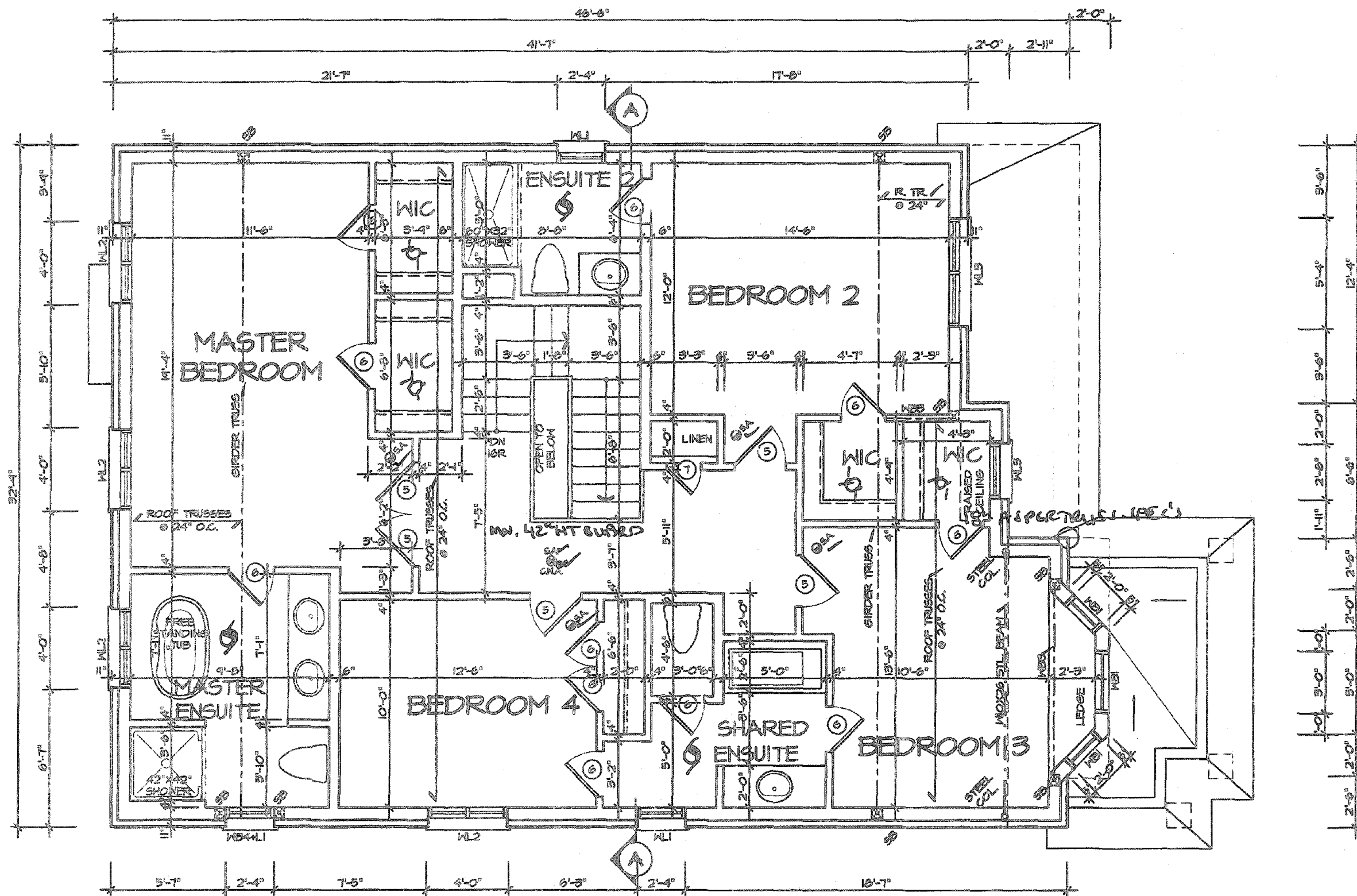
DATE **DEC 2019**

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

PAGE No. **2-3**

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN I

CITY OF HAMILTON
Building Division

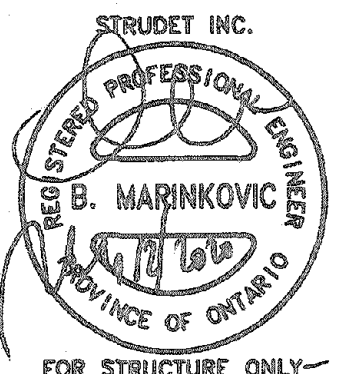
20 187704

THESE DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature] P&L 1720



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JOHN C. WILLEMAS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY *[Signature]*
DATE: SEP 21, 2020
This report contains confidential information and is for the use of the client only and is not to be further disseminated without the written consent of the architect.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 9.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

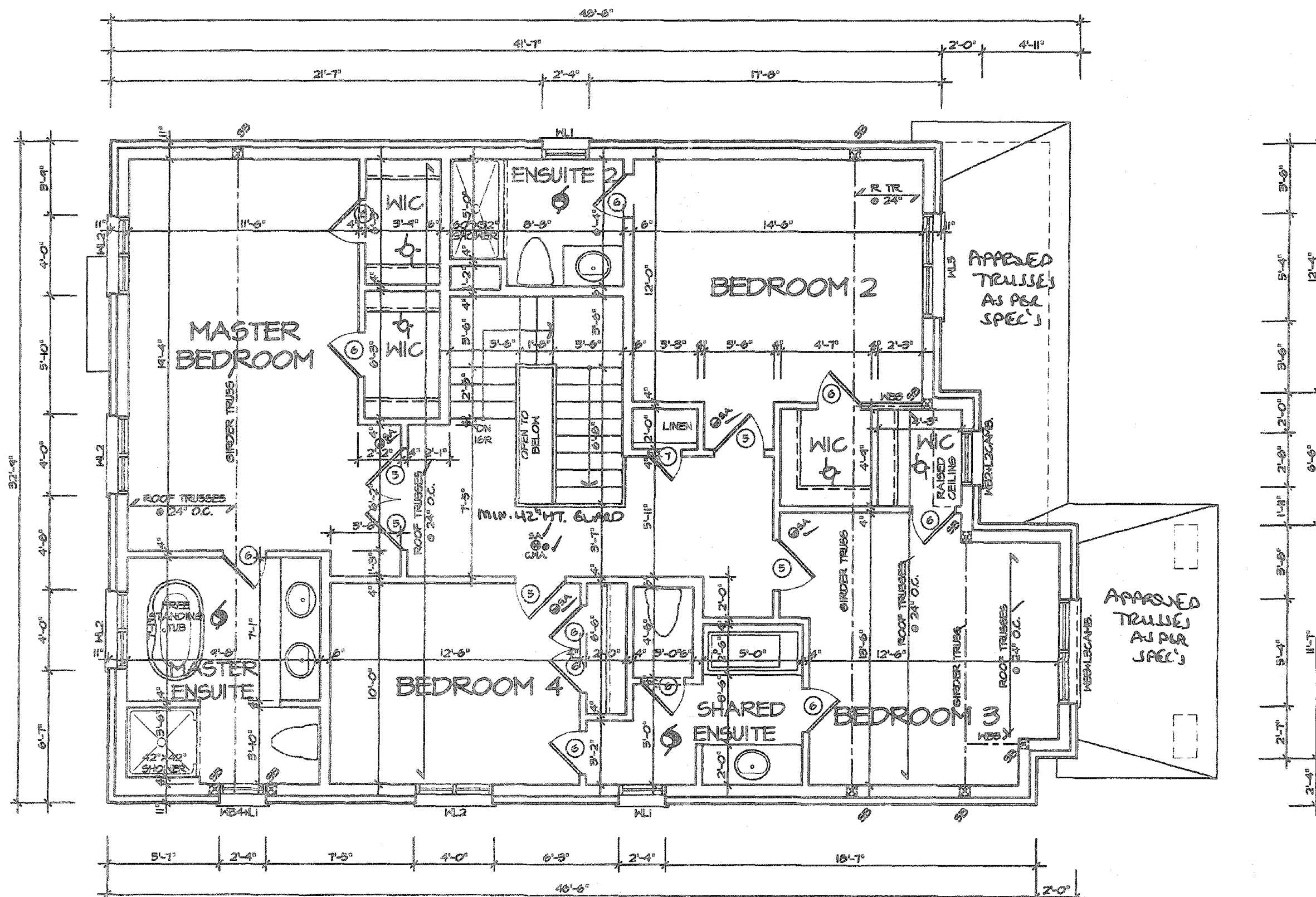
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 735-4098
F (905) 680-0748

REGION
DESIGN
INC.

SHEET TITLE	
SECOND FLOOR PLAN 1	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	3

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN 2

CITY OF HAMILTON
Building Division

20-187704

Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

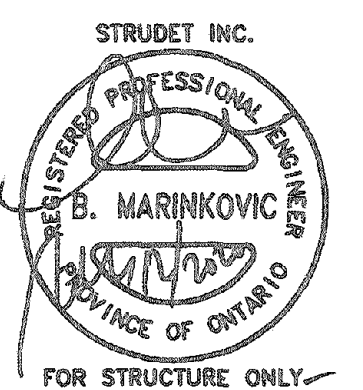
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE SEP 21 2020
This design and/or specification is the property of the architect and shall not be used for any other project without the architect's written consent.

REVISIONS	
5	
4	
3	
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1	ISSUED FOR COORDINATION FEB 2020

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BCIN

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8700 DUFFERIN ST.
CONCORD, ONTARIO
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P (416) 736-4038
F (905) 680-0746

REGION DESIGN INC.

SHEET TITLE
SECOND FLOOR PLAN 2

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

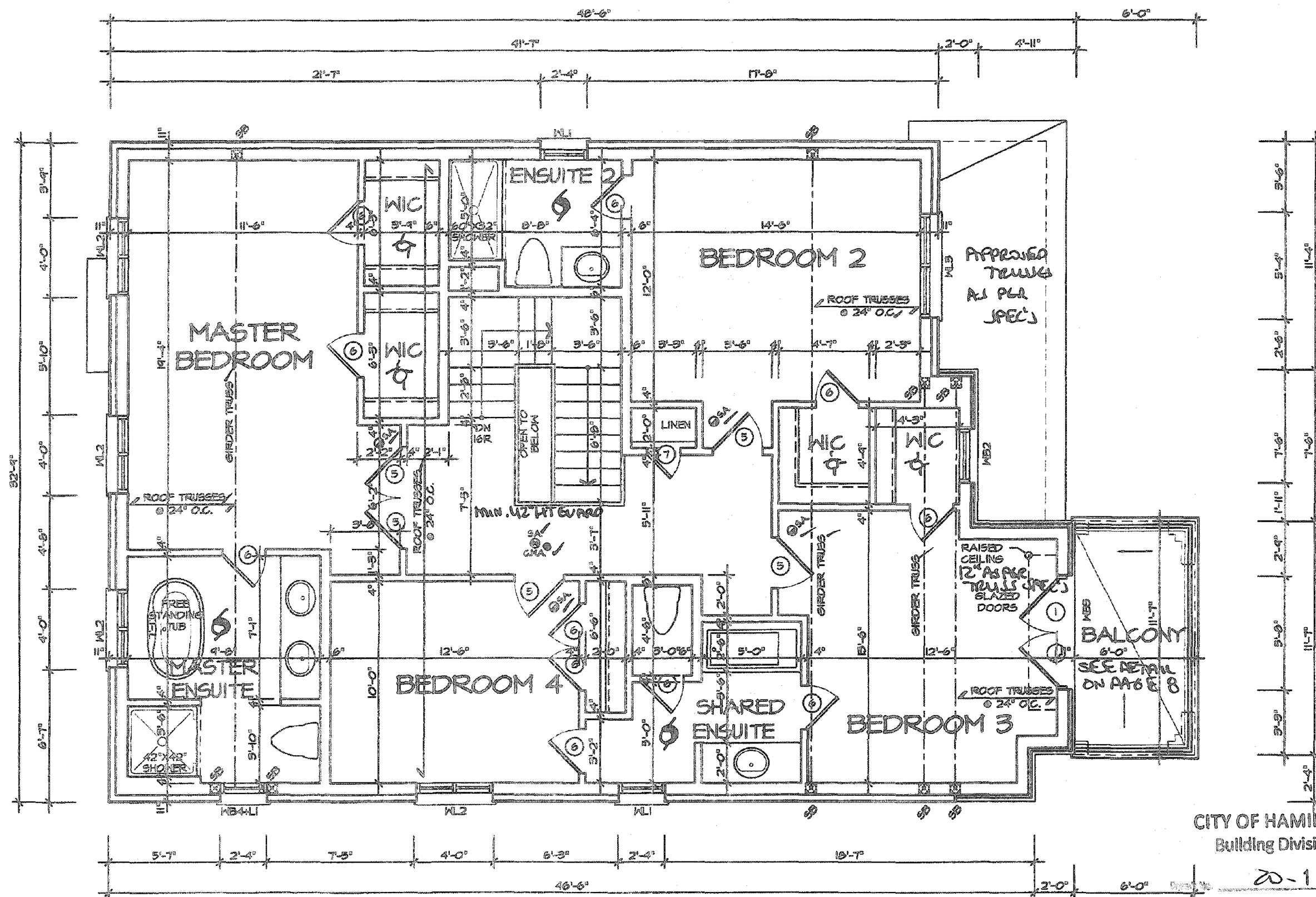
AREA
2602

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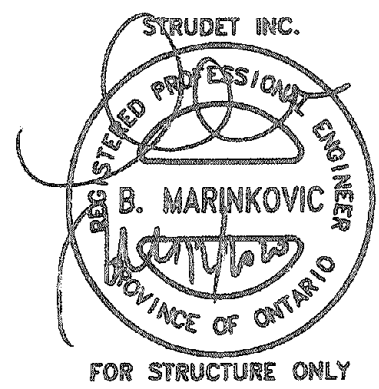
PAGE No.
3-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



SECOND FLOOR PLAN 3



CITY OF HAMILTON
Building Division

20-187704

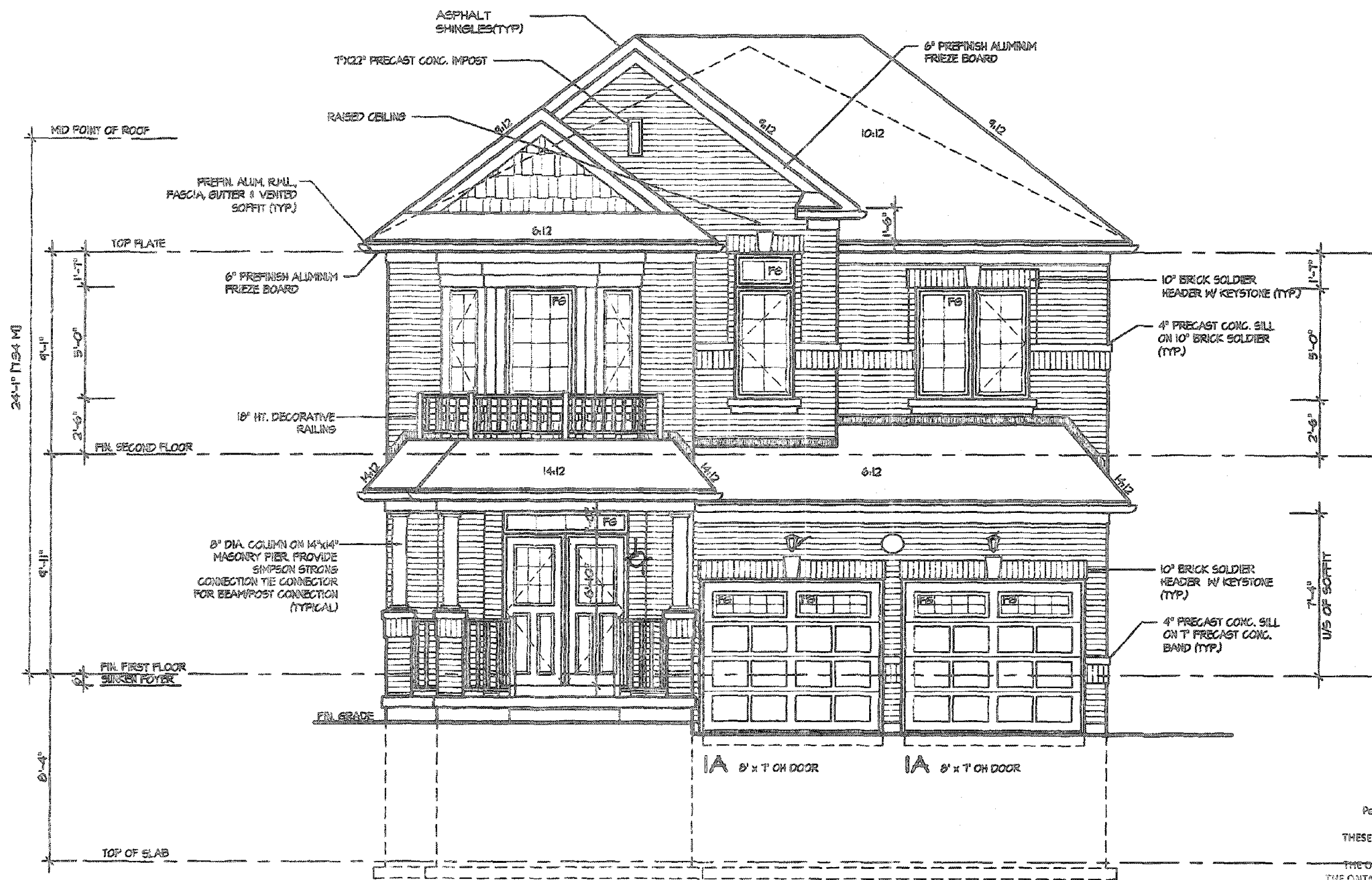
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 21 2019
FOR CHIEF BUILDING OFFICIAL

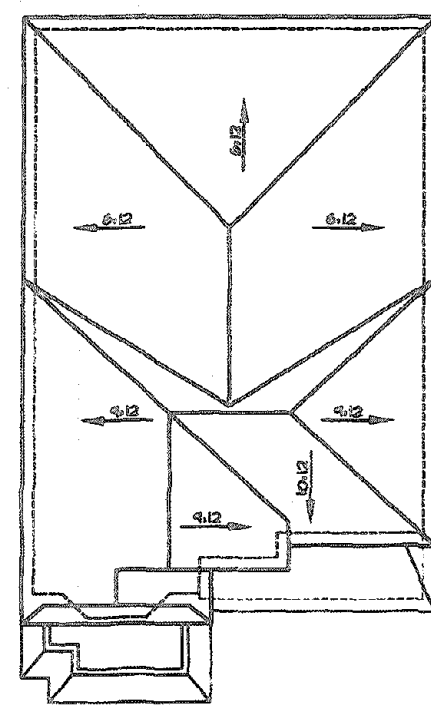
MAR 12 2020

VALLEYCREEK 2
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. ISSUED FINAL REFERENCE MAR 2020 1. ISSUED FOR COORDINATION FEB 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. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4038 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN 3 SCALE 3/16"=1'-0" DATE DEC 2019 BY ZMP AREA 2602	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 3-3	PROJECT NAME RUSSELL GARDENS III Greenpark.
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FRONT ELEVATION I



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

CITY OF HAMILTON
Building Division
Permit No. 20-187704

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 17/20
FOR CHIEF BUILDING OFFICIAL DATE

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 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.

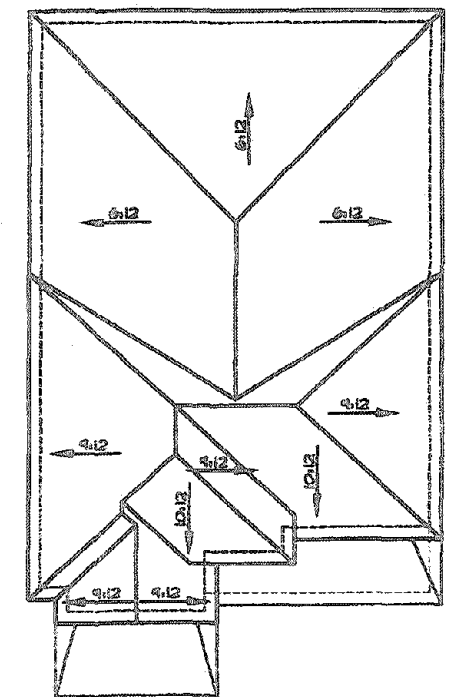
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Hamilton

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: SEP 21, 2020
This stamp is required on all drawings submitted for review. Design drawings only are not eligible for stamp. (Minimum 10mm x 10mm stamp)

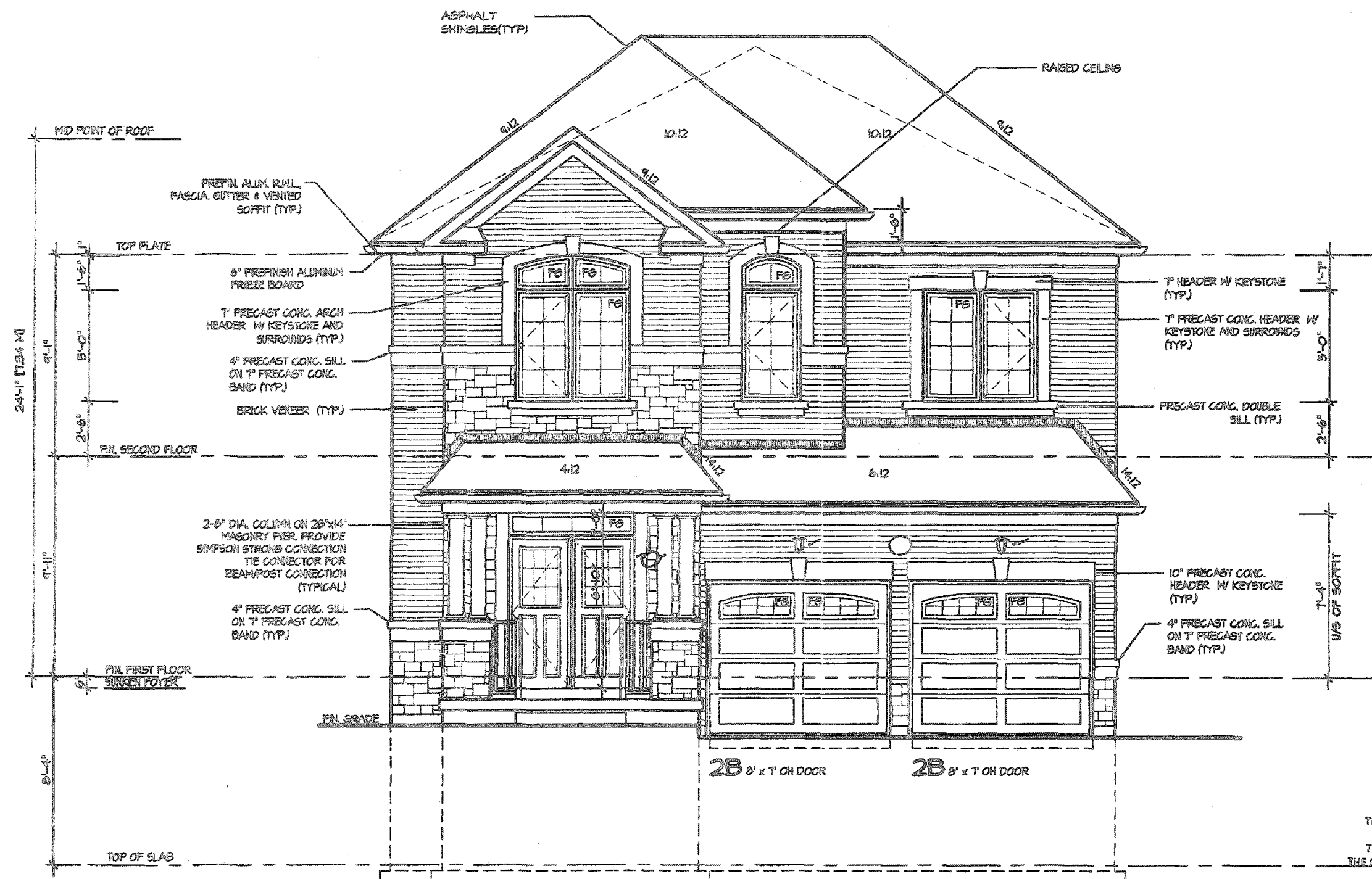
VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. ISSUED FINAL REFERENCE MAR 2020 1. ISSUED FOR COORDINATION FEB 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 2.2.5 of the building code VIKAS GAJJAR NAME 28770 SIGNATURE BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4G6 P (416) 738-4088 F (905) 860-0744	REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION 1 SCALE 3/16"=1'-0" BY ZMP DATE DEC 2019 AREA 2602	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 4	Greenpark. PROJECT NAME RUSSELL GARDENS III
--	---	--	--	---	--	---



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



FRONT ELEVATION 2

CITY OF HAMILTON
Building Division
20-187704

Permit No.

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DATE DEC 17/20
FOR CHIEF BUILDING OFFICIAL

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE DEC 17/20
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VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4638
F (905) 880-0748

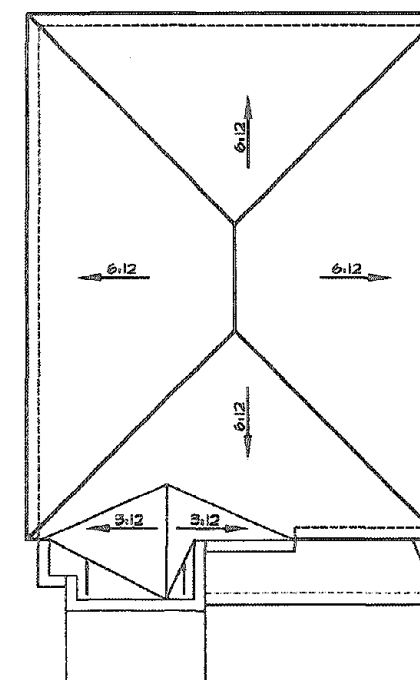
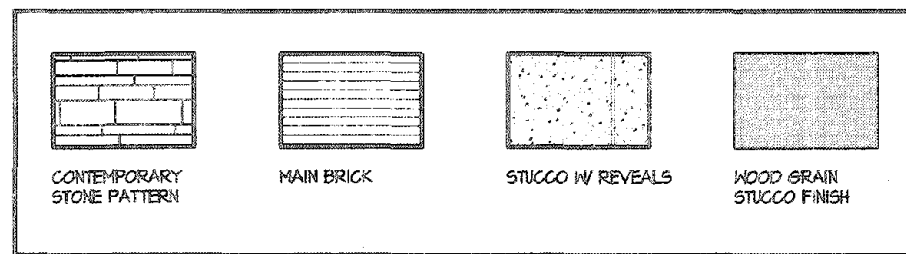
REGION
DESIGN
INC.

SHEET TITLE FRONT ELEVATION 2		
SCALE 3/16"=1'-0"	BY ZMP	PAGE No. 4-2
DATE DEC 2019	AREA 2802	

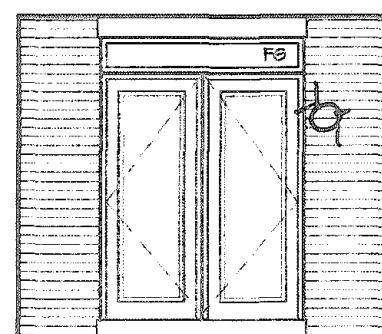
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

Greenpark

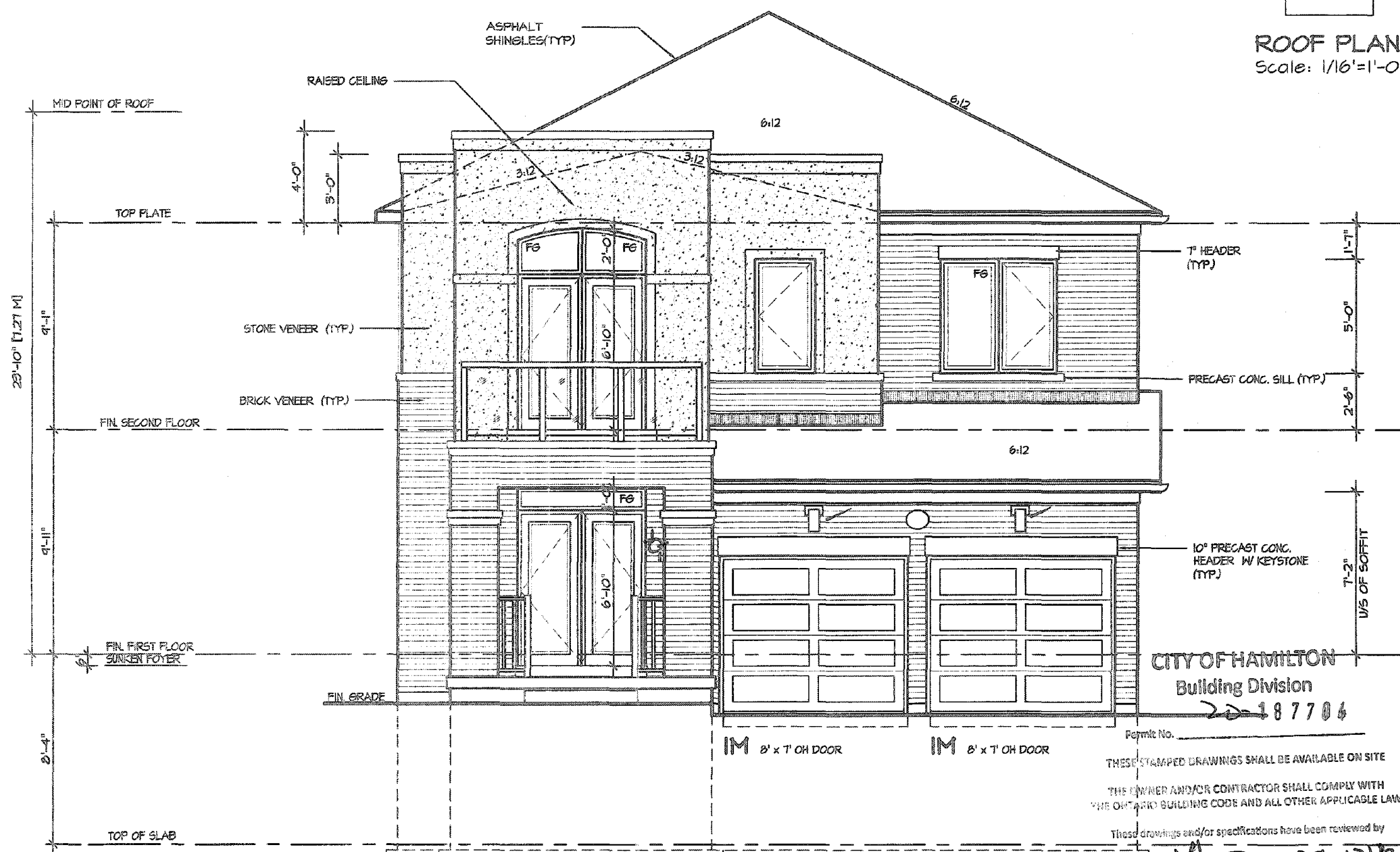
PROJECT NAME
RUSSELL GARDENS III



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



INSIDE PORTICO
ELEVATION 3



FRONT ELEVATION 3

CITY OF HAMILTON
Building Division

20-187704

Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL
DATE DEC 17/19

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: SEP 21, 2022
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VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 650-0746

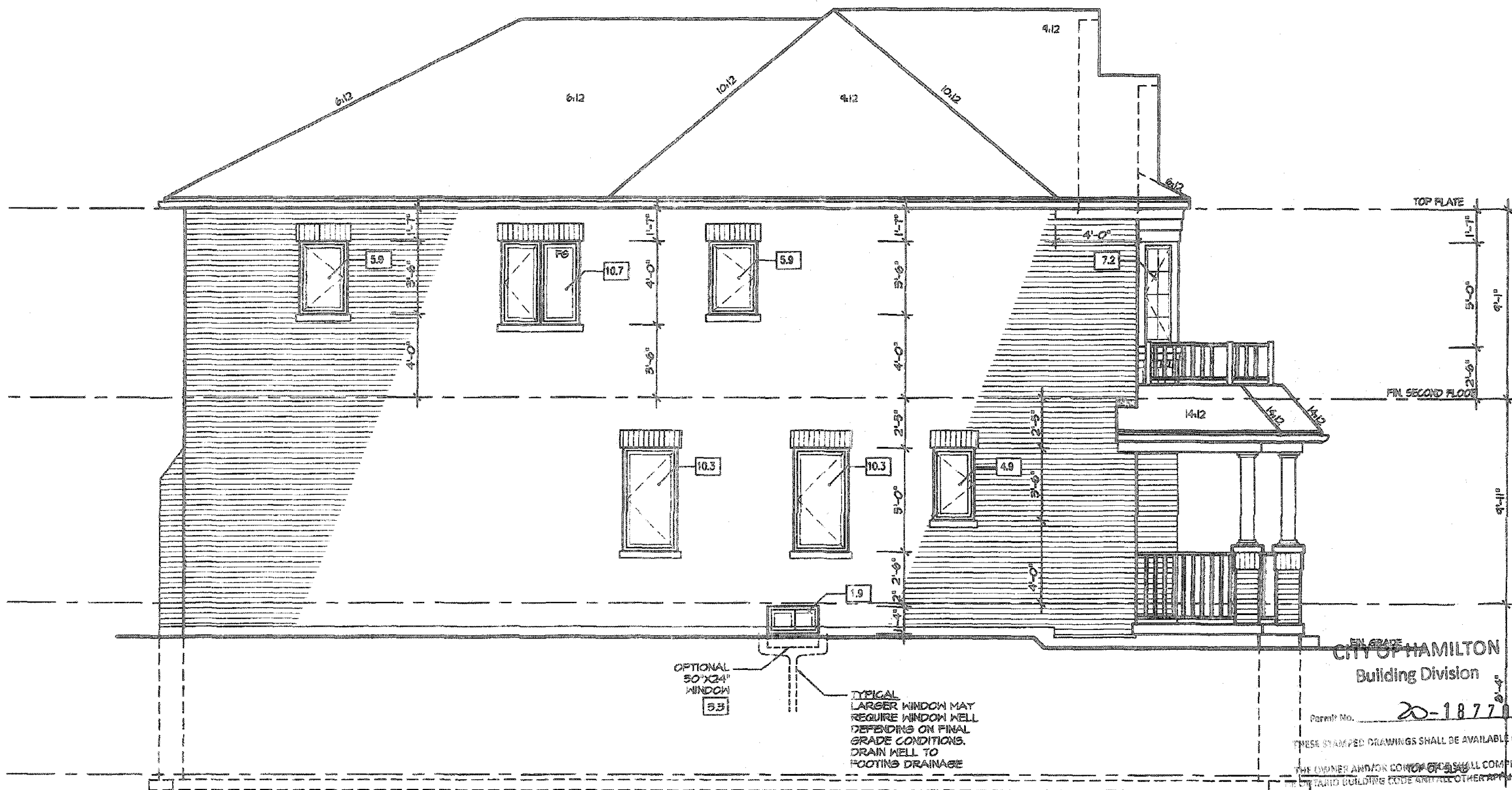
REGION
DESIGN
INC.

SHEET TITLE FRONT ELEVATION 3			
SCALE 3/16"=1'-0"	BY ZMP		
DATE DEC 2019	AREA 2602		

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	4-3

PROJECT NAME RUSSELL GARDENS III	
-------------------------------------	--





ALLOWABLE GLAZING

WALL AREA

WALL AREA	1026.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	71.82
ACTUAL WINDOW AREA	57.10
WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA	56.50

SEE ATTACHED ELEVATION LEFT ELEVATION
FOR CALCULATIONS FOR
WINDOW GLAZING AREA

CITY OF HAMILTON
Building Division

Permit No. 20-187714

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

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

MAR 12 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
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4	
3	
2. ISSUED FINAL REFERENCE	MAR 2020
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VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

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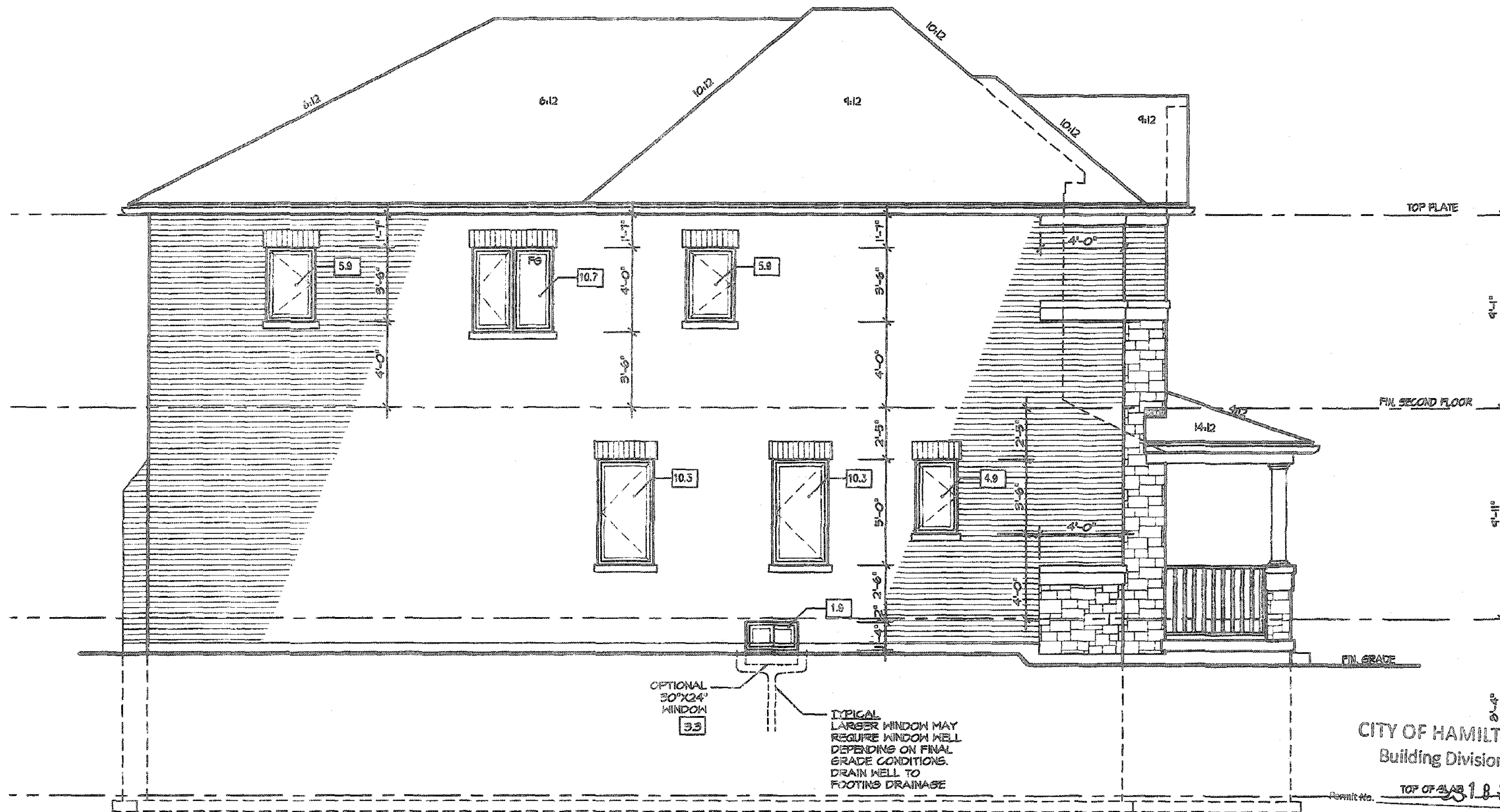


SHEET TITLE	
LEFT SIDE ELEVATION 1	
SCALE	3/16"=1'-0"
DATE	DEC 2019
BY	ZMP
AREA	2602

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PAGE No.	5

PROJECT NAME	
RUSSELL GARDENS III	





ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @ 700 % (1.2 M SIDEYARD)

ACTUAL WINDOW AREA

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

1025.00

71.92

44.90

51.30

SEE ATTACHED ELEVATION
FOR CALCULATIONS FOR
WINDOW GLAZING AREA

CITY OF HAMILTON
Building Division

Permit No. 187704

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: DEC 21, 2019

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

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F (800) 690-0746

REGION
DESIGN
INC.

SHEET TITLE
LEFT
SIDE ELEVATION 2

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

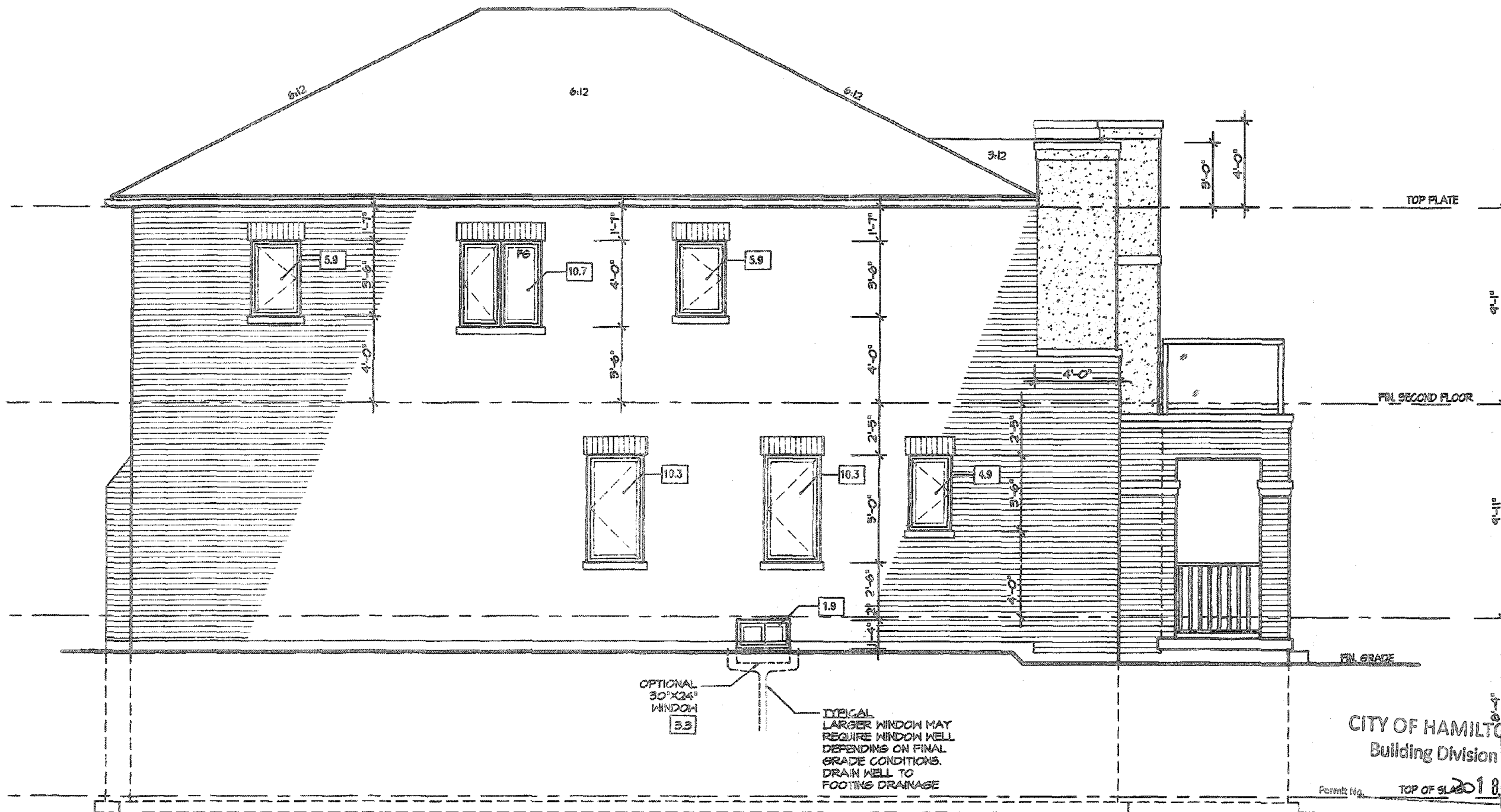
AREA
2602

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PAGE No.
5-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



ALLOWABLE GLAZING

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

1026.00 ✓

71.82 ✓

44.90 ✓

51.30 ✓

SEE ATTACHED ELEVATION
FOR CALCULATION FOR
WINDOW GLAZING AREA

LEFT ELEVATION 3

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FOR CHIEF BUILDING OFFICIAL DATE

MAR 12 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE SEP 21 2020
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5.	
4.	
3.	
2.	ISSUED FINAL REFERENCE MAR 2020
1.	ISSUED FOR COORDINATION FEB 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 GAJWAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4058
F (905) 690-0746

REGION
DESIGN
INC.

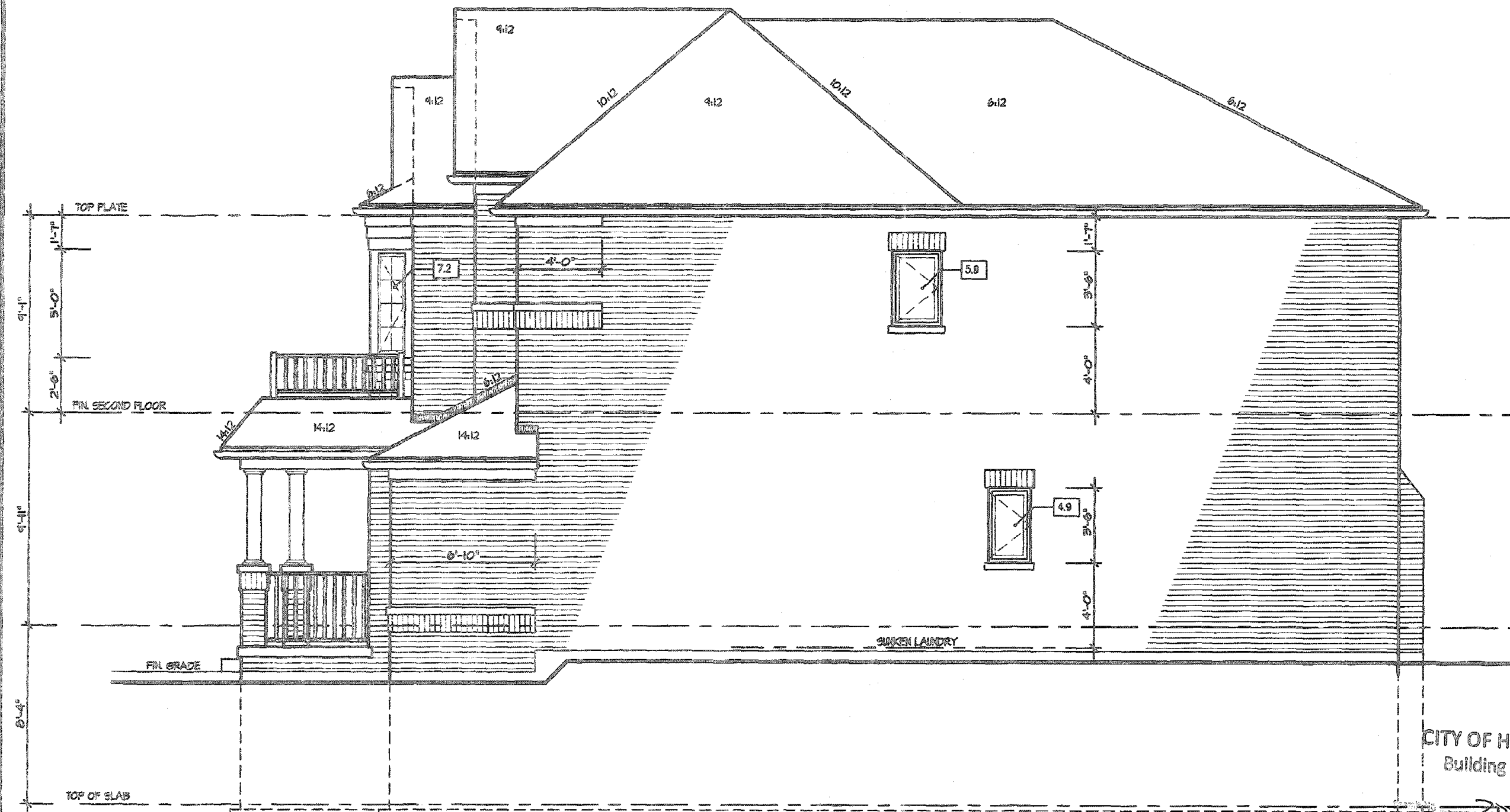
SHEET TITLE
LEFT
SIDE ELEVATION 3
SCALE 3/16"=1'-0"
BY ZMP
DATE DEC 2019
AREA 2602

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

PAGE No.
5-3

PROJECT NAME
RUSSELL GARDENS III

Greenpark



RIGHT ELEVATION I

ALLOWABLE GLAZING

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

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 Town of HAMILTON

THESE 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

1026.00
71.22
19.00
19.00

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: SEP 21 2020
FOR SHEET BUILDING OFFICIAL

MAR 9 2 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4006
F (905) 680-0746

REGION
DESIGN
INC.

SHEET TITLE
RIGHT
SIDE ELEVATION 1

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

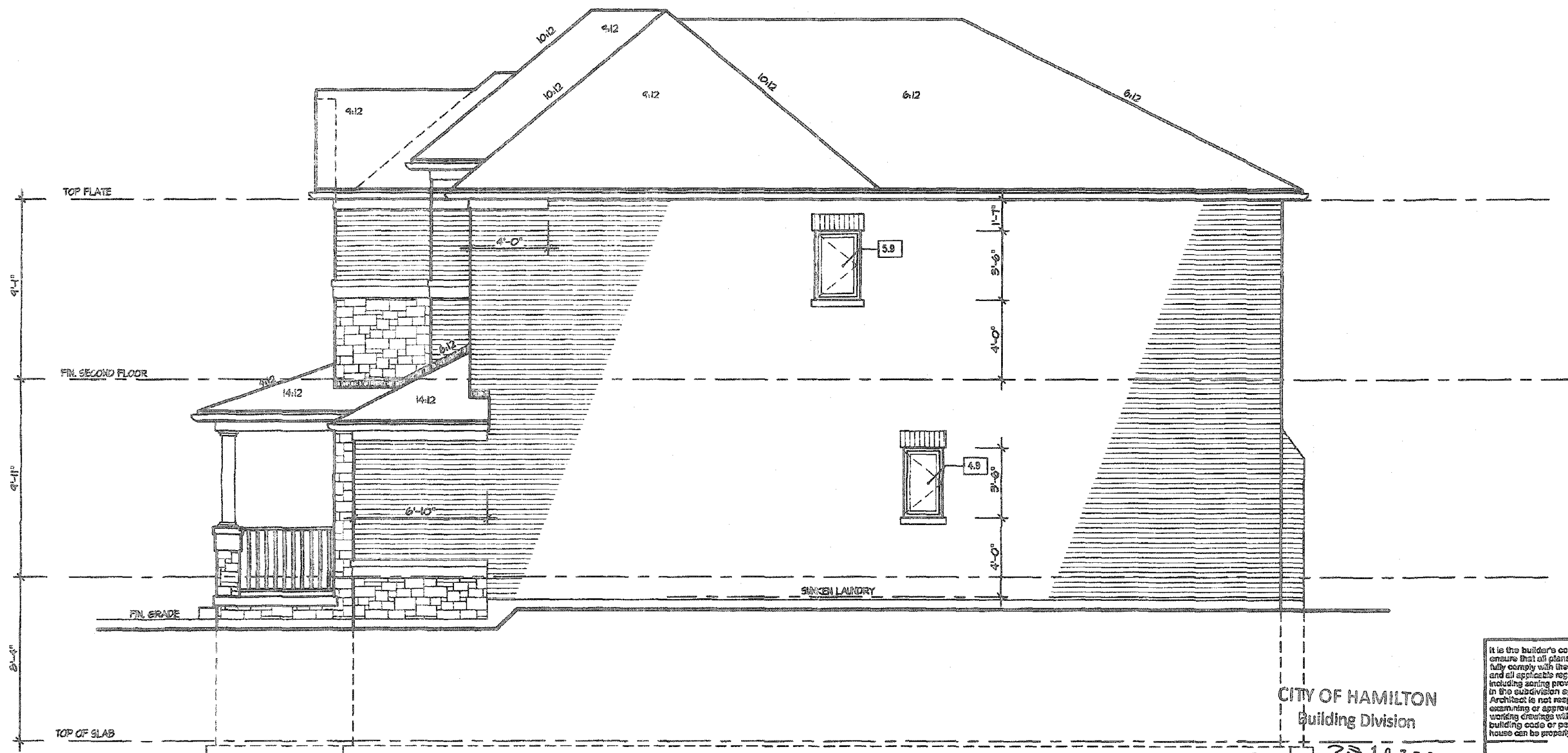
AREA
2602

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

PAGE No.
6

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDERYARD)

ACTUAL WINDOW AREA

WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA

CITY OF HAMILTON
Building Division

Permit No. 23187704

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

1028.00 These drawings and/or specifications have been reviewed by

11.02 10.00 10.00

10.00

MAR 12 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 24 2019
This stamp certifies that the plans have been approved by the Architectural Control Review Officer and that the plans comply with the applicable Architectural Design Guidelines.

5.	
4.	
3.	
2.	ISSUED FINAL REFERENCE
1.	ISSUED FOR COORDINATION
REVISIONS	

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

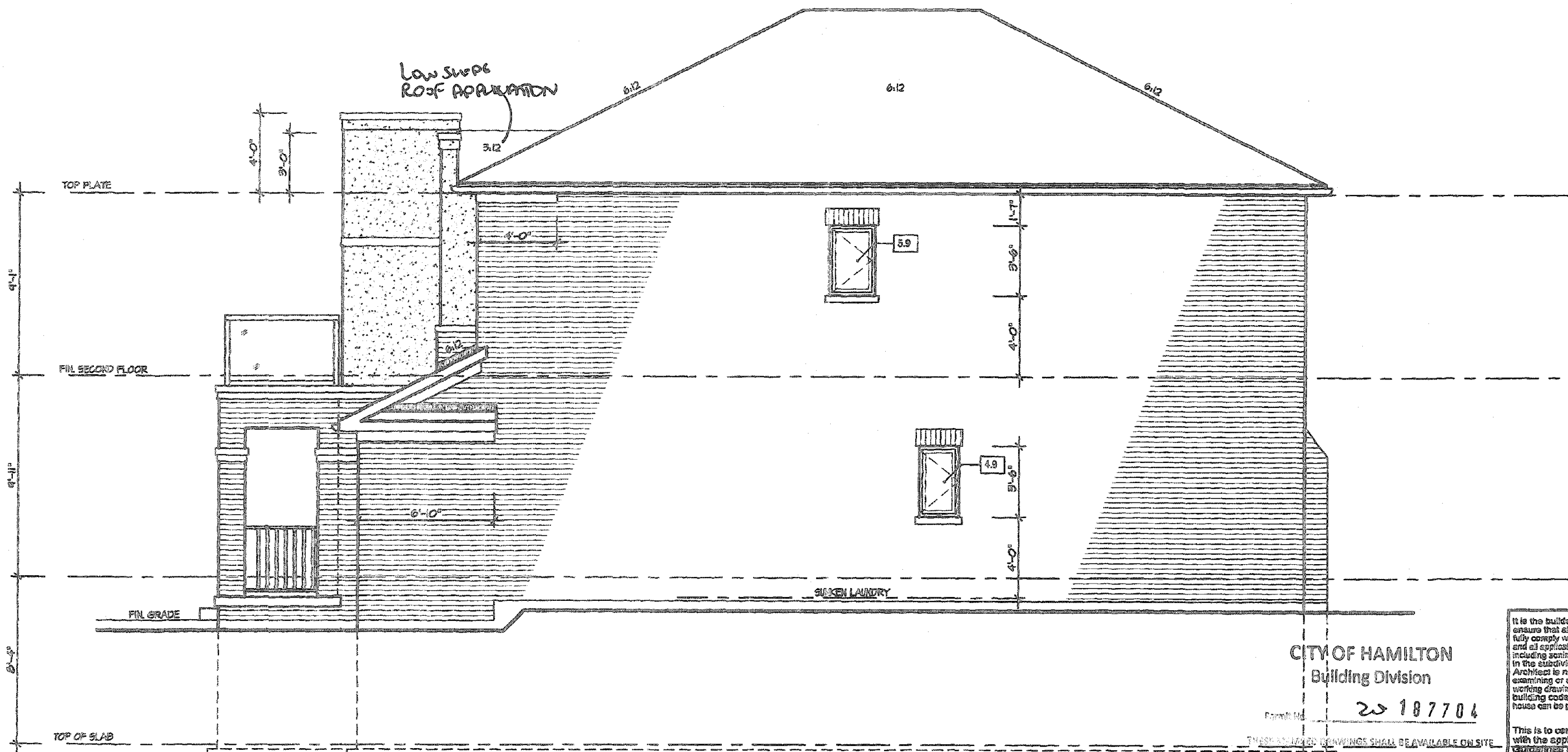
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4038
F (905) 680-0746



SHEET TITLE	
RIGHT SIDE ELEVATION 2	
SCALE	3/16"=1'-0"
DATE	DEC 2019
BY	ZMP
AREA	2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	6-2

PROJECT NAME	
RUSSELL GARDENS III	



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA
WALL AREA
ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDERYARD) /
ACTUAL WINDOW AREA
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

CITY OF HAMILTON
Building Division
20187704
These drawings and/or specifications have been reviewed by
DATE DEC 11/12
1026.00
11.02
1080
1080

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 Town of HAMILTON

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE SEP 21, 2020

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 2.2.9 of the Building Code

VIKAS GAJJAR
NAME
28770
SIGNATURE
ECIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4036
F (905) 680-0746

SHEET TITLE
RIGHT
SIDE ELEVATION 3

SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

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

PAGE No.
6-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION I

CITY OF HAMILTON
Building Division

Form No. 20 187706

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

20 DEC 17/20

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

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

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

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

This stamp certifies compliance with the guidelines. Design the owner and contractor are responsible for the work on the site.

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4056
F (905) 880-0746

REGION
DESIGN
INC.

SHEET TITLE REAR ELEVATION 1	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

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

PAGE No.	7
----------	---

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 20 187704

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 17/19

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 (posting) 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 Town of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE SEP 11, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a warranty or representation.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

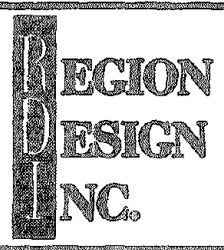
REVISIONS	
5.	
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2.	ISSUED FINAL REFERENCE MAR 2020
1.	ISSUED FOR COORDINATION FEB 2020

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

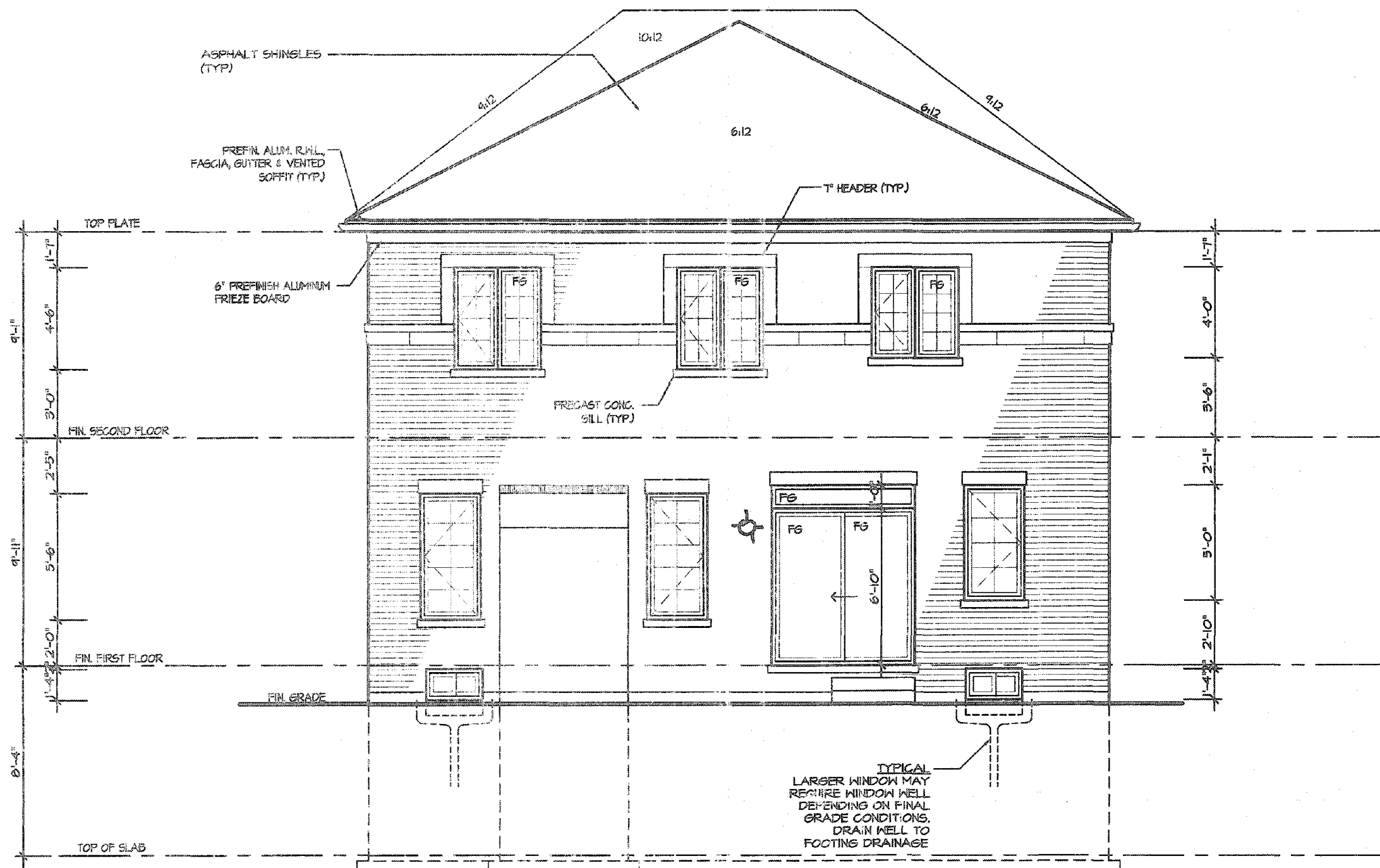
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4X 4S6
P (416) 736-4098
F (805) 680-0748



SHEET TITLE
REAR ELEVATION 2
SCALE 3/16"=1'-0"
DATE DEC 2019
BY ZMP
AREA 2602

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

PAGE No.
7-2



UPGRADE REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. **20-187704-01**

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

John G. Williams **Feb 3/21**

FOR OWNER BUILDING OFFICER 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 Town of HAMILTON

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

APPROVED BY *John G. Williams*
DATE **18/01/21**

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

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 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 *[Signature]* **28770**
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4636
F (905) 860-0748

REGION DESIGN INC.

SHEET TITLE REAR ELEVATION 2 UPGRADE	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	7A-2



REAR ELEVATION 3

CITY OF HAMILTON
Building Division
Permit No. 20 187704

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] DEC 17/19
FOR CITY 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 Town of HAMILTON

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

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	FEB 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 2.2.5 of the building code

VIKAS GAJJAR
NAME
[Signature]
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4056
F (805) 690-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

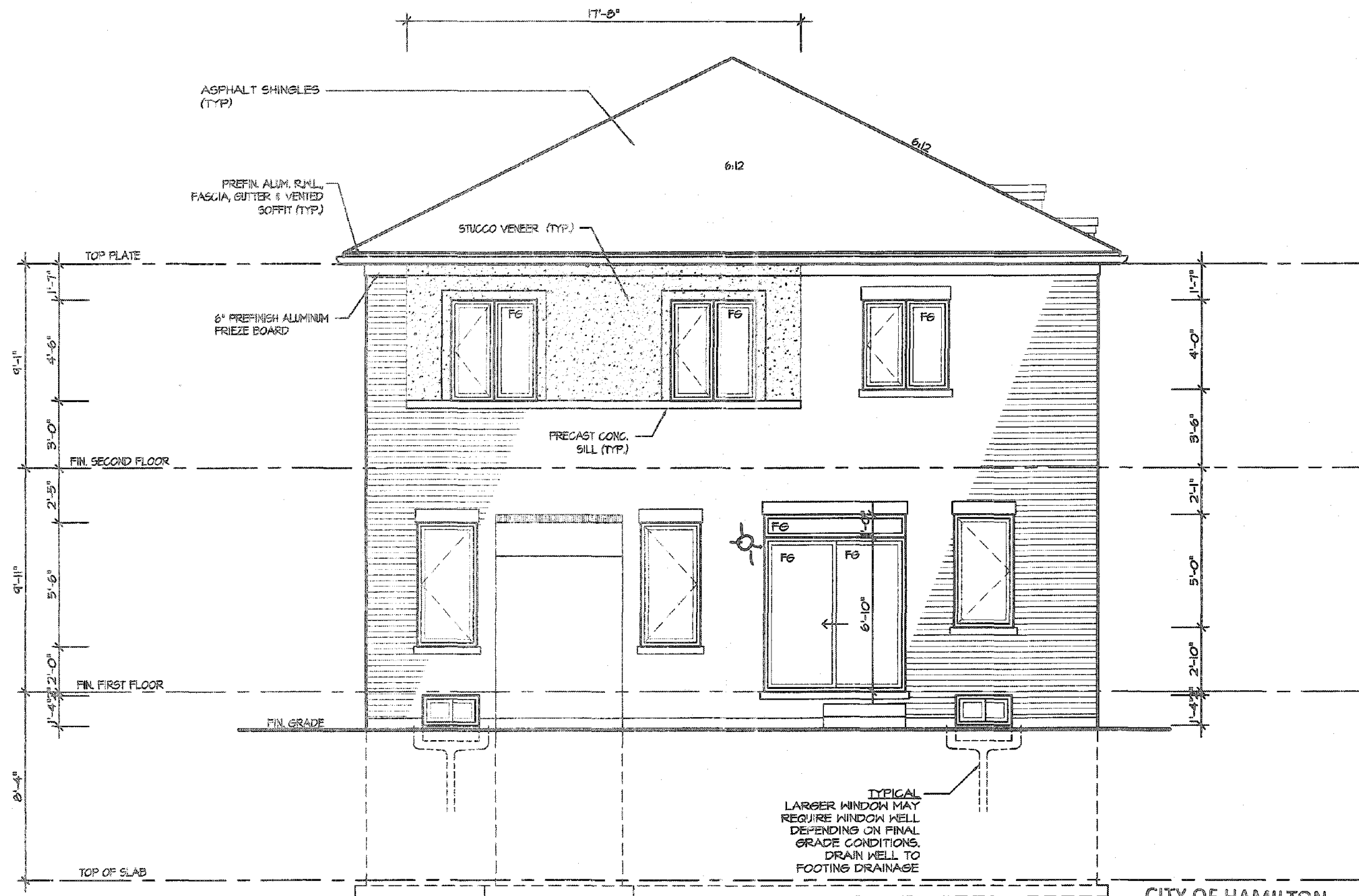
AREA
2802

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

PAGE No.
7-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



UPGRADE REAR ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. **20-187704-01**

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
Shirley Feb 3/21
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 Town of HAMILTON

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

APPROVED BY
DATE **NOV 23 2020**

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

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4036
F (905) 360-0746

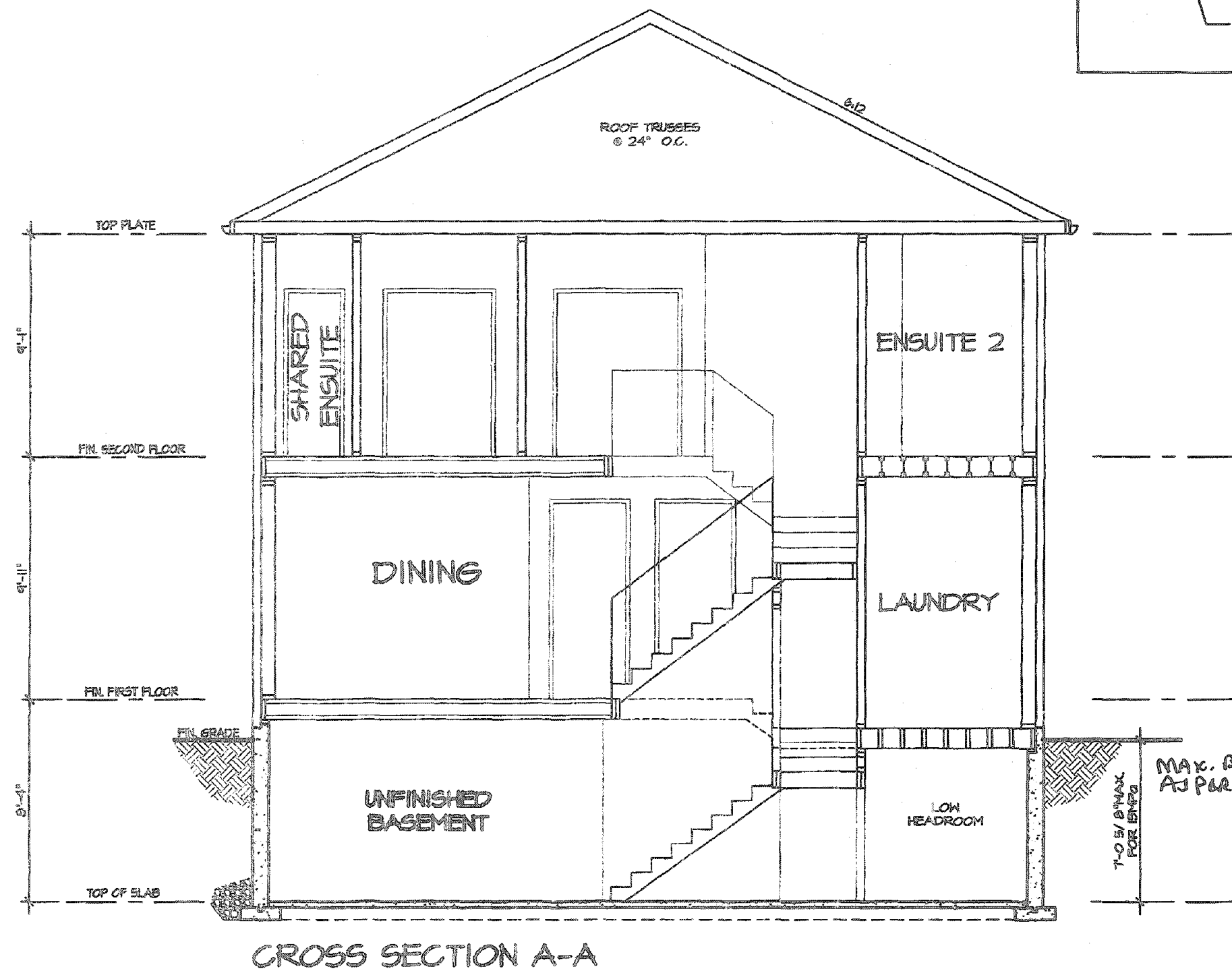
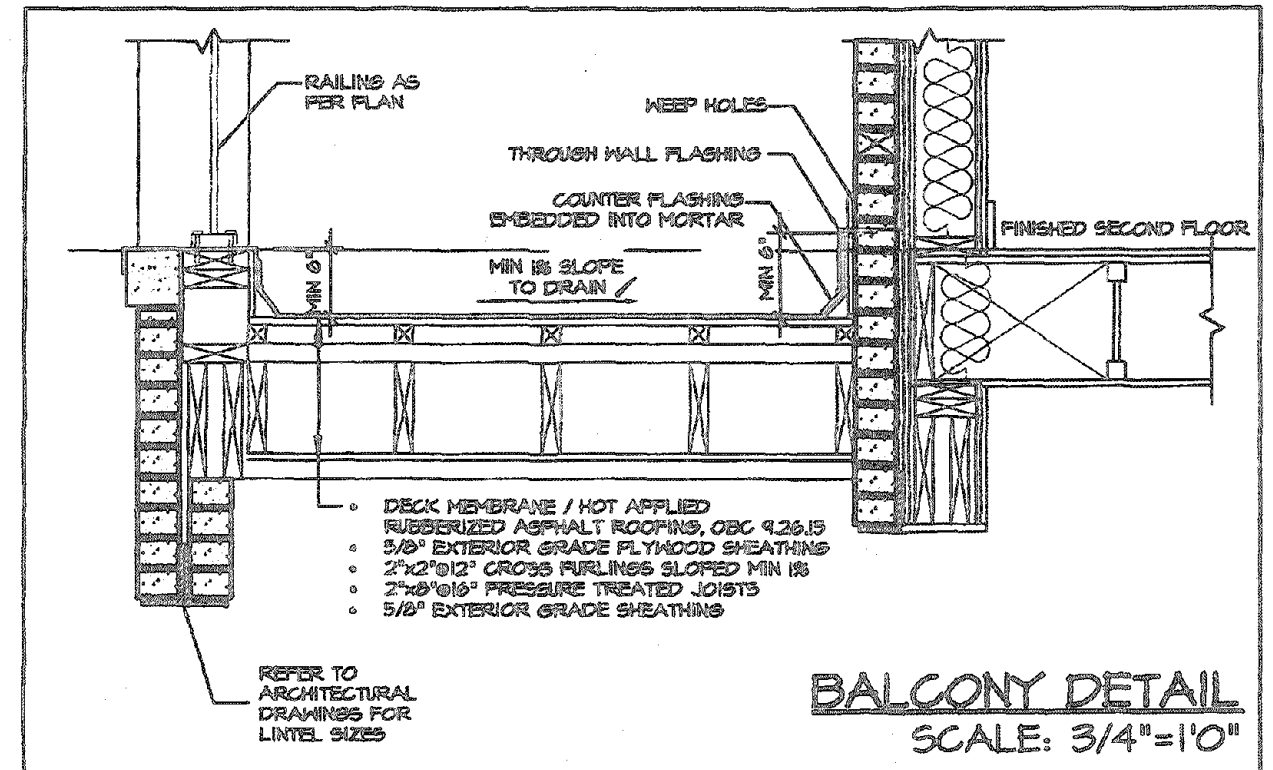
**REGION
DESIGN
INC.**

SHEET TITLE REAR ELEVATION 3 UPGRADE	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

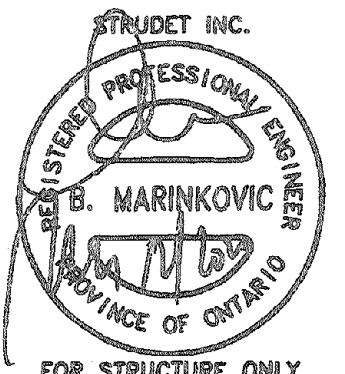
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

PAGE No.
7A-3

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



CROSS SECTION A-A



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 (or failing) 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 Town of Hamilton.

MAX. BACKFILL HEIGHT AS PER O.B.C. 7.5.4.2

CITY OF HAMILTON
Building Division

20187704

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 LAWS

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 2.2.6 of the building code

VIKAS GAJJAR
NAME

28770
BCIN

SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4006
F (905) 880-0716

REGION
DESIGN
INC.

SHEET TITLE
CROSS SECTION A-A

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
ZMP

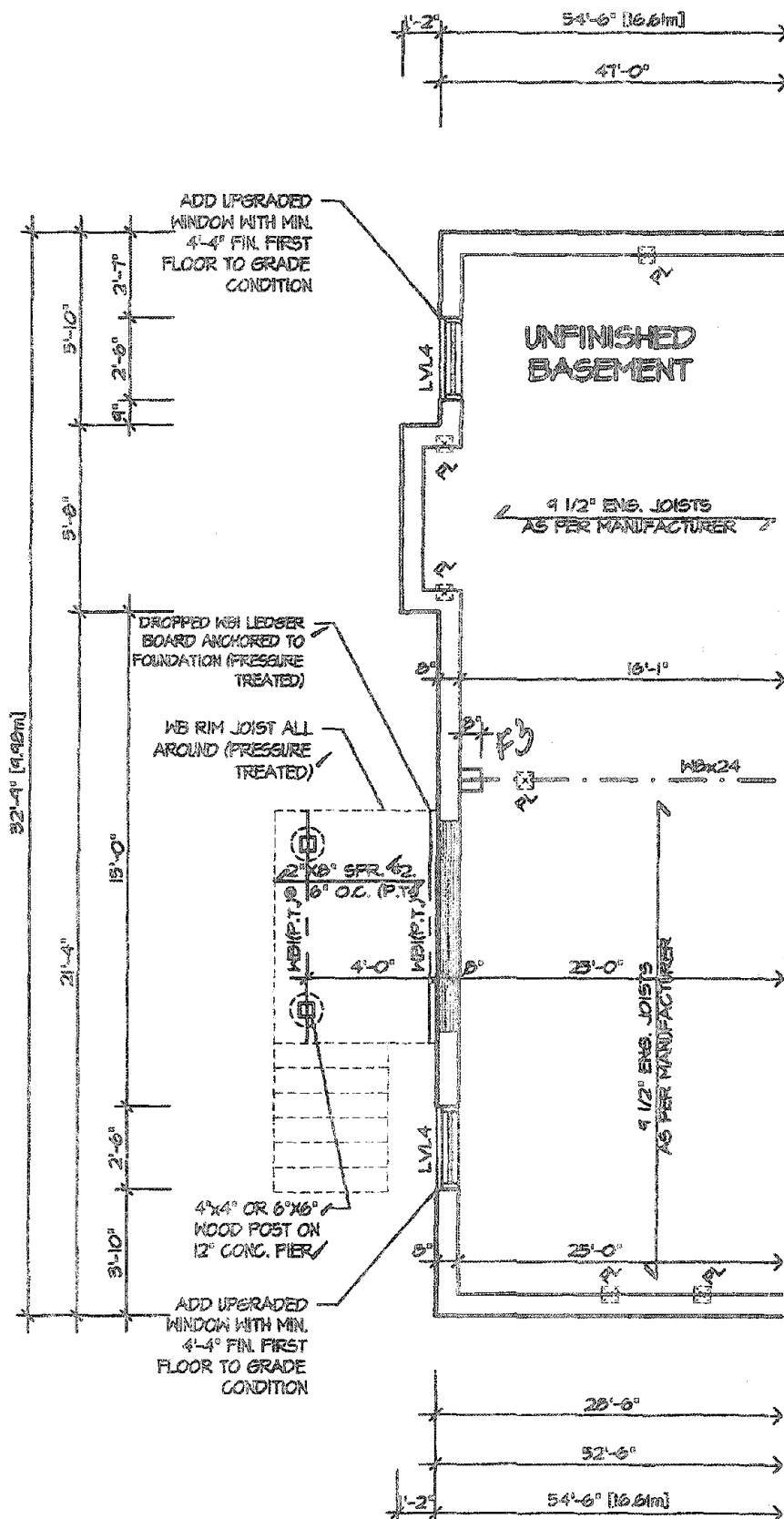
AREA
2602

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

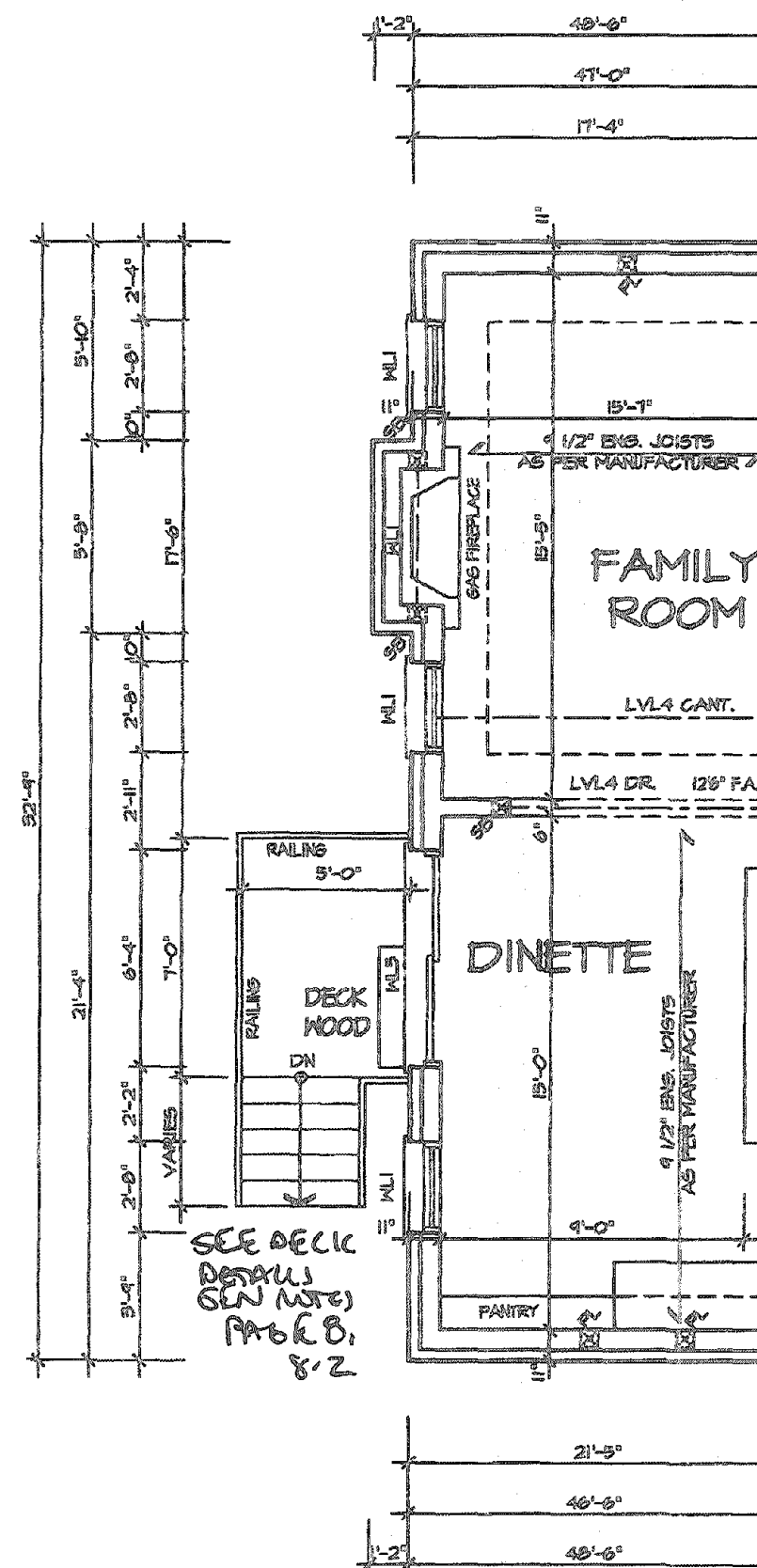
PAGE No.
8

Greenpark.

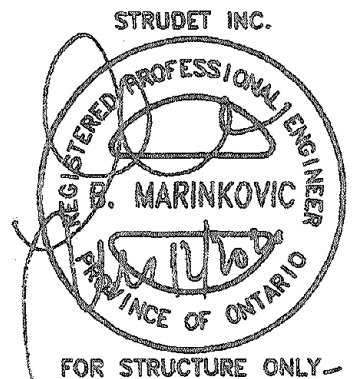
PROJECT NAME
RUSSELL GARDENS III



PARTIAL BASEMENT PLAN
FOR DECK CONDITION



PARTIAL FIRST FLOOR PLAN
FOR DECK CONDITION



has 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 (staking) 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 Town of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE: SEP 21, 2019
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 3.2.3 of the building code

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4036
F (805) 680-0746

REGION DESIGN INC.

SHEET TITLE
DECK PLANS
ELEV. 1, 2 & 3
SCALE
3/16"=1'-0"
DATE
DEC 2019

FOR CHIEF ENGINEER'S REVIEW
SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
BY
ZMP
AREA
2602
PAGE No.
9

PROJECT NAME
RUSSELL GARDENS III

Greenpark.



REAR ELEVATION 1

CITY OF HAMILTON
Building Division

Permit No. **20-187704**

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] **DEC 17/20**
FOR CHIEF BUILDING OFFICIAL DATE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council 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 Town of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY *[Signature]*
DATE **SEP 21, 2020**
This stamp is their compliance with the applicable Design Guidelines only and does not constitute a professional seal or signature.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 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 3.2.6 of the building code
VIKAS GAJJAR *[Signature]* **28770**
NAME SIGNATURE ECIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4056
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE REAR DECK ELEV. 1, 2 & 3	
SCALE 3/16"=1'-0"	BY ZMP
DATE DEC 2019	AREA 2602

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
PAGE No
9-2



CITY OF HAMILTON
Building Division

Permit No. 20187704-02

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

Shirley Skot 2019
FOR CHIEF BUILDING OFFICIAL DATE

6"x6" PRESSURE TREATED
WOOD POST
4X4 BRACING 24" LONG
45° AT TOP
FOR COLUMNS OVER 7 FEET

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 Town of
HAMILTON

KEVIN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONSULTANTS
AND DESIGNERS
APPROVED BY: Shirley Skot
DATE: 2019
This stamp certifies that the plans have been
checked for compliance with the Architectural
Guidelines and the Building Code.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

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

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO

L4K 4S6

P (416) 736-4096

F (905) 860-0746

REGION
DESIGN
INC.

SHEET TITLE
WALKOUT ELEVATION
ELEV. 1, 2 & 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

AREA
2602

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

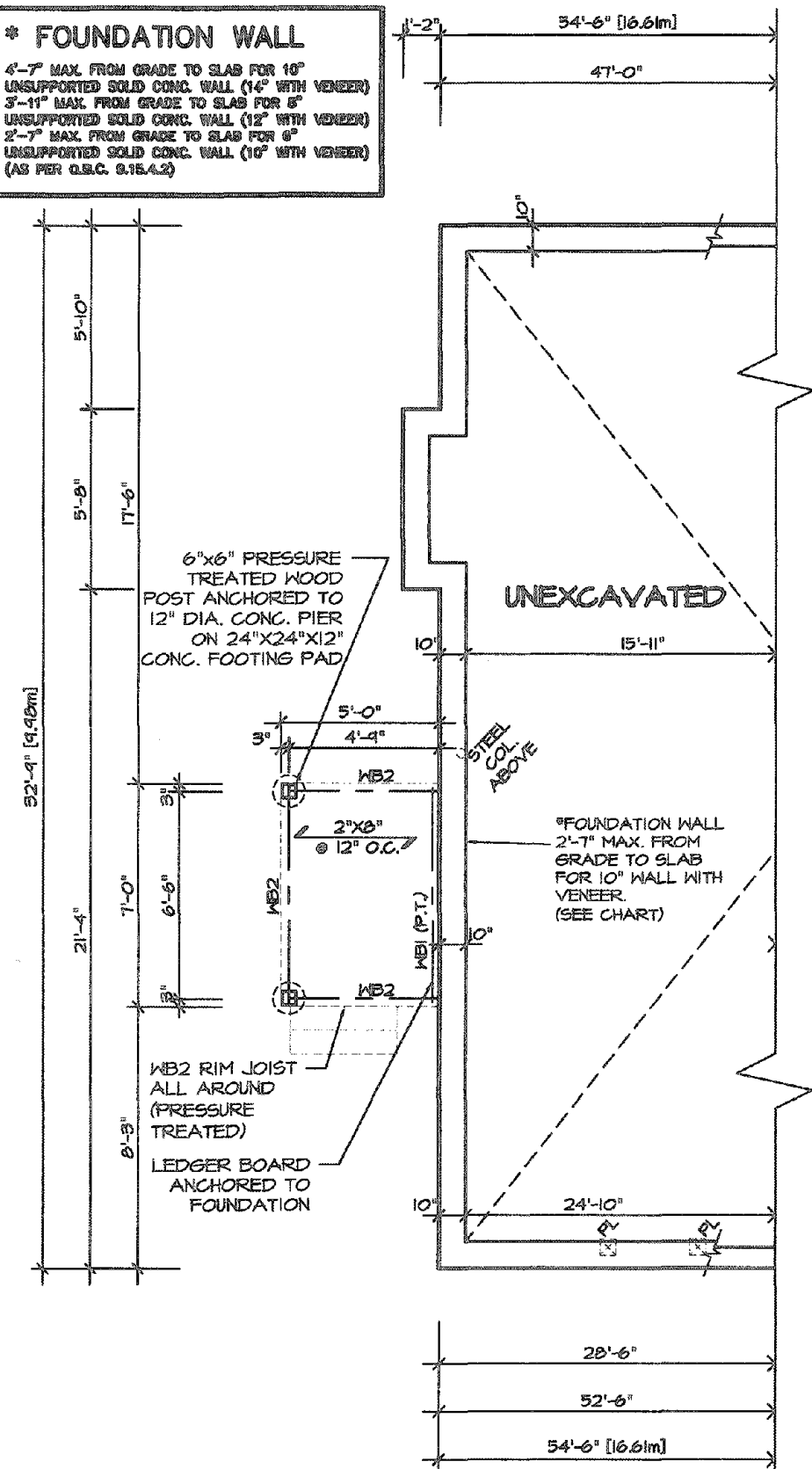
PAGE No.

10-2

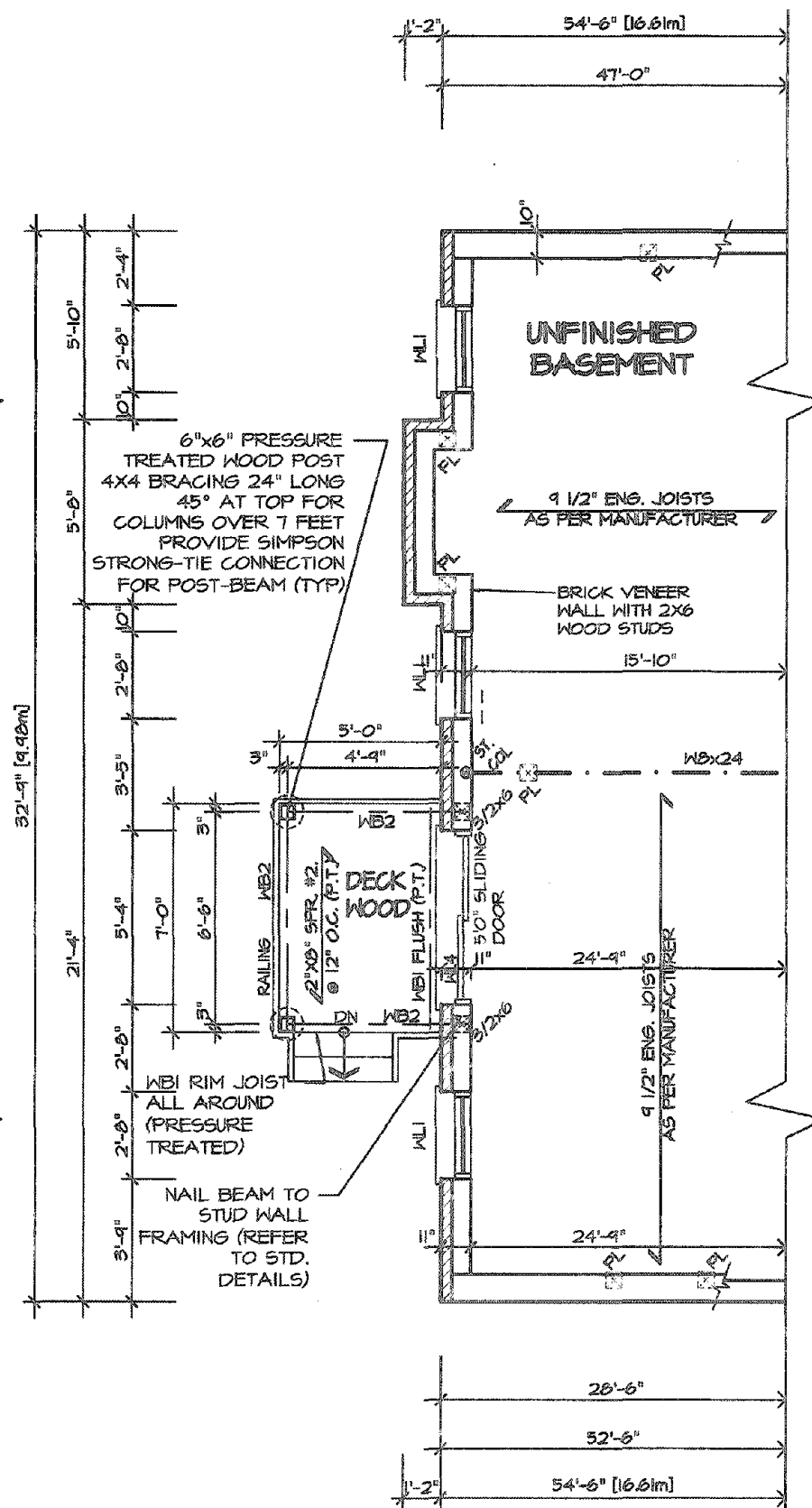
Greenpark.

PROJECT NAME
RUSSELL GARDENS III

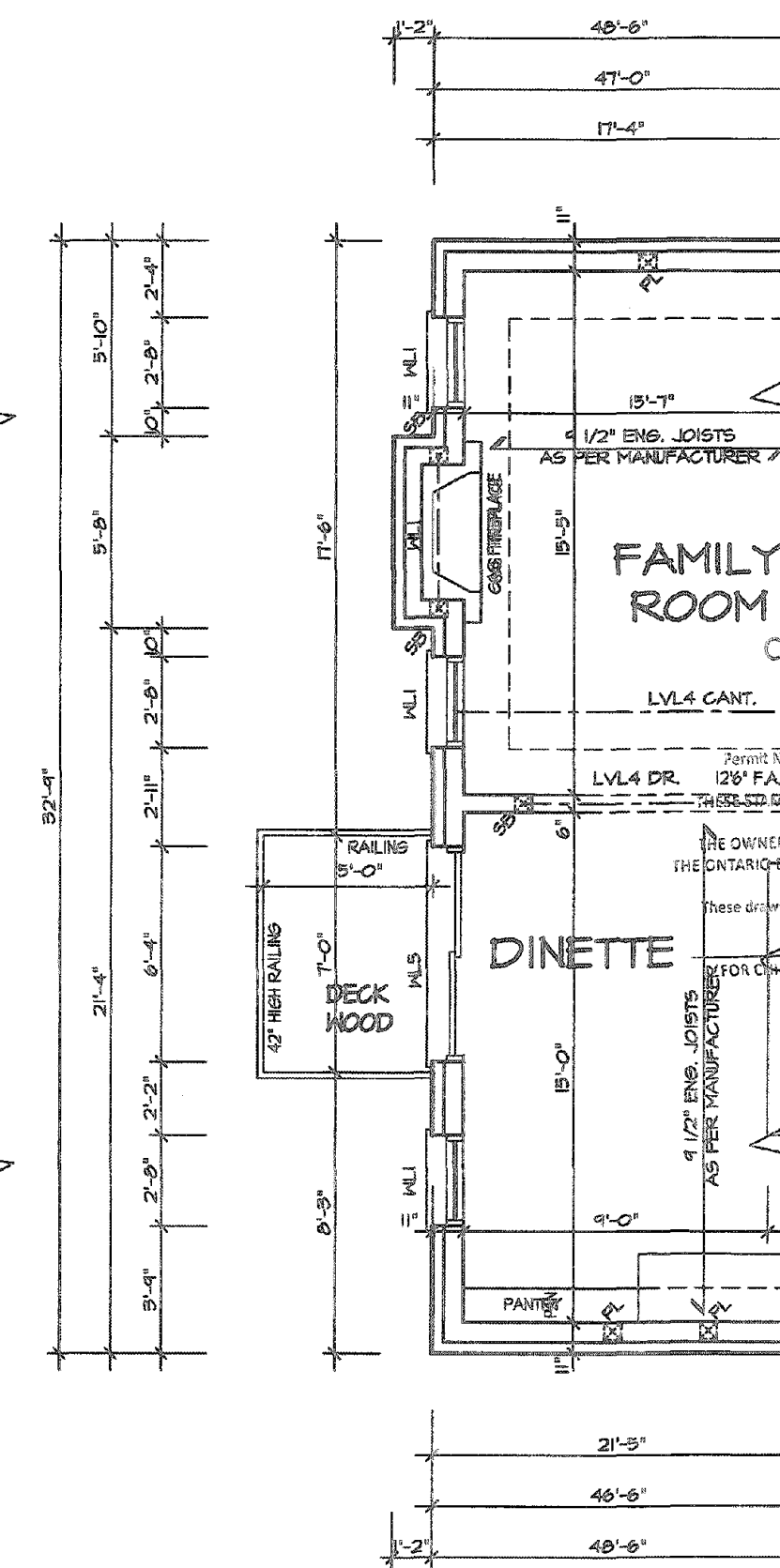
*** FOUNDATION WALL**
4'-7" MAX. FROM GRADE TO SLAB FOR 10" UNSUPPORTED SOLID CONC. WALL (14" WITH VENEER)
3'-11" MAX. FROM GRADE TO SLAB FOR 8" UNSUPPORTED SOLID CONC. WALL (12" WITH VENEER)
2'-7" MAX. FROM GRADE TO SLAB FOR 6" UNSUPPORTED SOLID CONC. WALL (10" WITH VENEER)
(AS PER O.B.C. 9.15.4.2)



PARTIAL FOUNDATION PLAN
FOR WALKOUT DECK
CONDITION



PARTIAL BASEMENT PLAN
FOR WALKOUT DECK
CONDITION



PARTIAL FIRST FLOOR PLAN
FOR WALKOUT DECK
CONDITION

CITY OF HAMILTON
Building Division
Permit No. 2018-7-786-02
THESE 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 ONE BUILDING OFFICIAL DATE 10/10/2014
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUNE 16/2021
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

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

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020

REVISIONS

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

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

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
WALKOUT DECK
ELEV. 1, 2 & 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

AREA
2602

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

PAGE No.
11

PROJECT NAME
RUSSELL GARDENS III

Greenpark.



REAR ELEVATION
FOR WALKOUT DECK
CONDITION

CITY OF HAMILTON
Building Division

Permit No. 20187704-02
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
Shirley Sept 2021
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 Town of HAMILTON

KARIN L. WILLIAMS LTD. ARCHITECT
AND APPROVAL
DATE Aug 15, 2021
This stamp certifies compliance with the applicable Architectural Design Guidelines approved by the Town of HAMILTON

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

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

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION
DESIGN
INC.

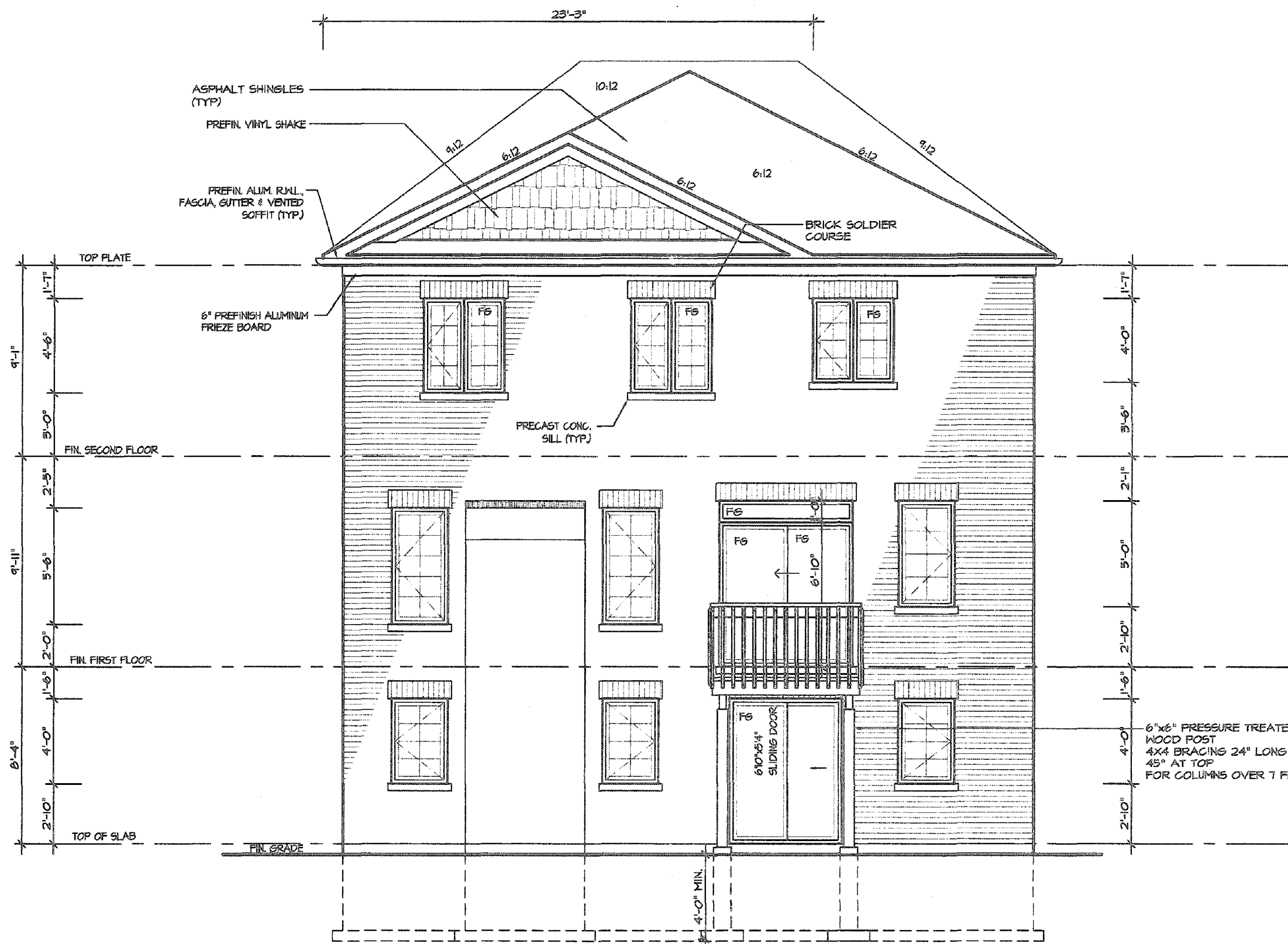
SHEET TITLE
WALKOUT DECK ELEV.
ELEV. 1, 2 & 3
SCALE
3/16"=1'-0"
DATE
DEC 2019
BY
MB
AREA
2602

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

PAGE No.
11-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



UPGRADED REAR
ELEVATION I FOR
WALKOUT CONDITION

CITY OF HAMILTON
Building Division

Permit No. 22-187704-02

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] 16/03/2024
FOR CHIEF BUILDING OFFICIAL DATE

6"x6" PRESSURE TREATED
WOOD POST
4X4 BRACING 24" LONG
45° AT TOP
FOR COLUMNS OVER 7 FEET

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
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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 Town of
HAMILTON

JOHN C. WILLIAMS, LTD., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
APPROVED BY [Signature]
DATE 16/03/2024
THESE DRAWINGS ARE TO BE USED IN CONJUNCTION
WITH THE ARCHITECTURAL DESIGN GUIDELINES
APPROVED BY THE TOWN OF HAMILTON

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 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 [Signature] 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
WALKOUT REAR ELEV.
UPGRADED ELEV. 1

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

BY MB
AREA 2602

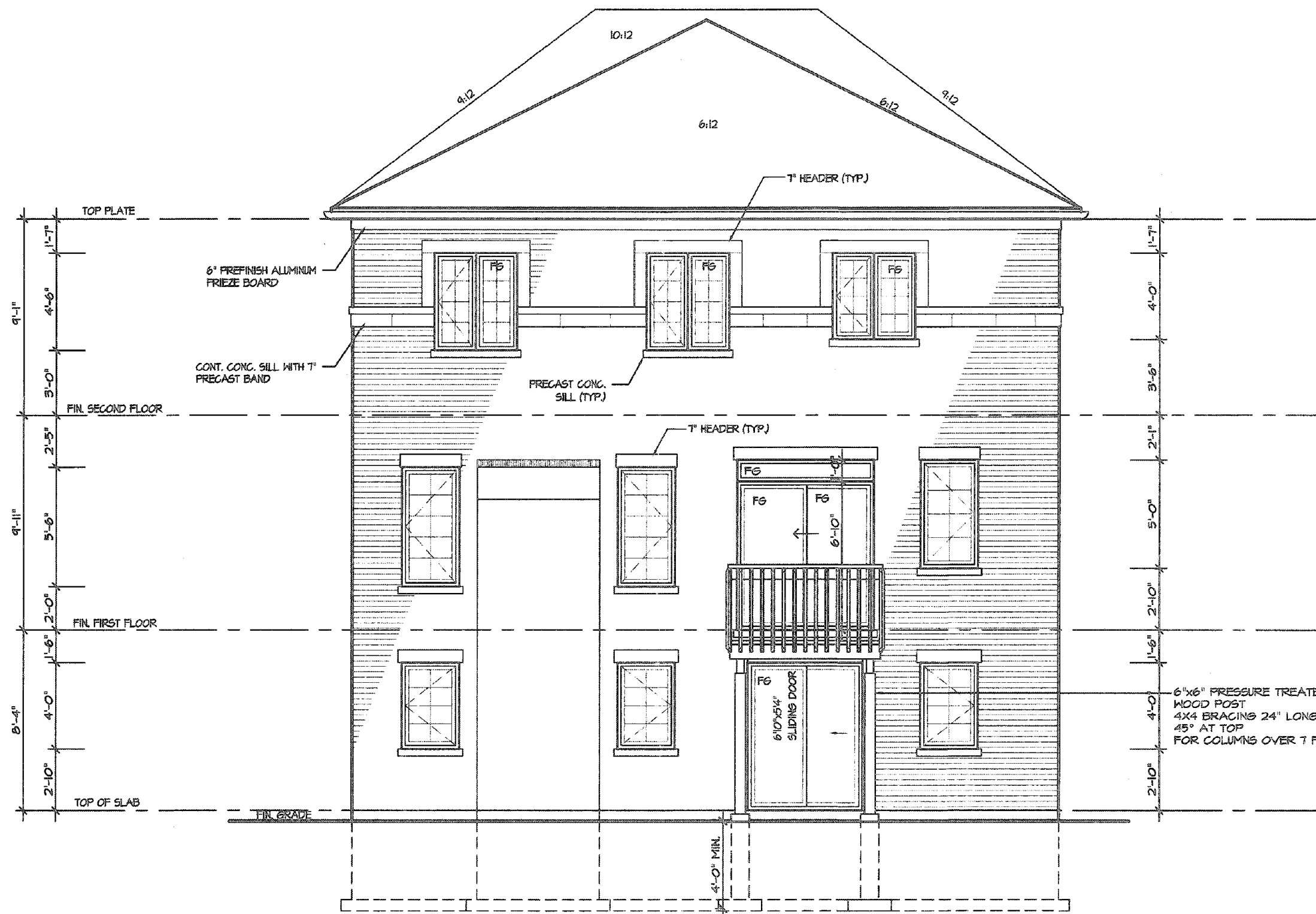
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

PAGE NO.

12

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



UPGRADE REAR
ELEVATION 2 FOR
WALKOUT CONDITION

CITY OF HAMILTON
Building Division

Permit No. 20-187704-2

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] SLG/wha
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 Town of HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY [Signature]
DATE APR 20, 2021
This stamp is to be used with the architect's design for the building and is not to be used for any other purpose.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

VIKAS GAJJAR [Signature] 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4098
F (905) 660-0745

REGION
DESIGN
INC.

SHEET TITLE
WALKOUT REAR ELEV.
UPGRADED ELEV. 2
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
AREA 2602

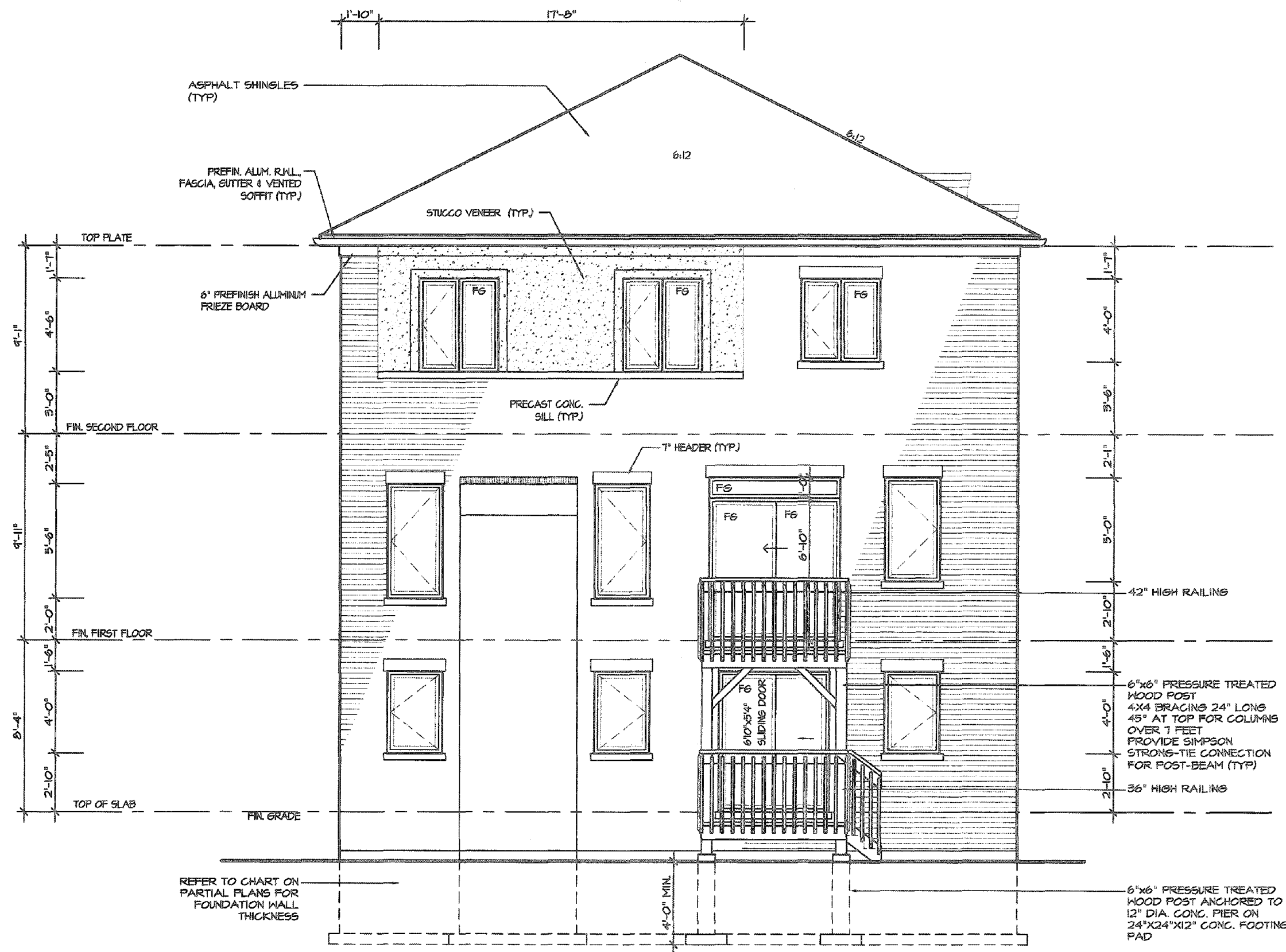
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

PAGE No.

13

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



UPGRADE REAR
ELEVATION 3 FOR
WALKOUT DECK
CONDITION

CITY OF HAMILTON
Building Division

Permit No. 20187704-2

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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]
FOR CHIEF BUILDING OFFICIAL DATE

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and all applicable regulations and requirements
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building code or permit matter or that any
house can be properly built or located on its lot

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with the applicable Architectural Design
Guidelines approved by the Town of
HAMILTON

APPROVED BY
DATE
This stamp certifies compliance with the Architectural
Design Guidelines and any other applicable
regulations and requirements

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	FEB 2020

REVISIONS

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

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

VIKAS GAJJAR
NAME
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4088
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
WALKOUT DECK ELEV.
UPGRADED ELEV 3

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

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

BY
MB
AREA
2602

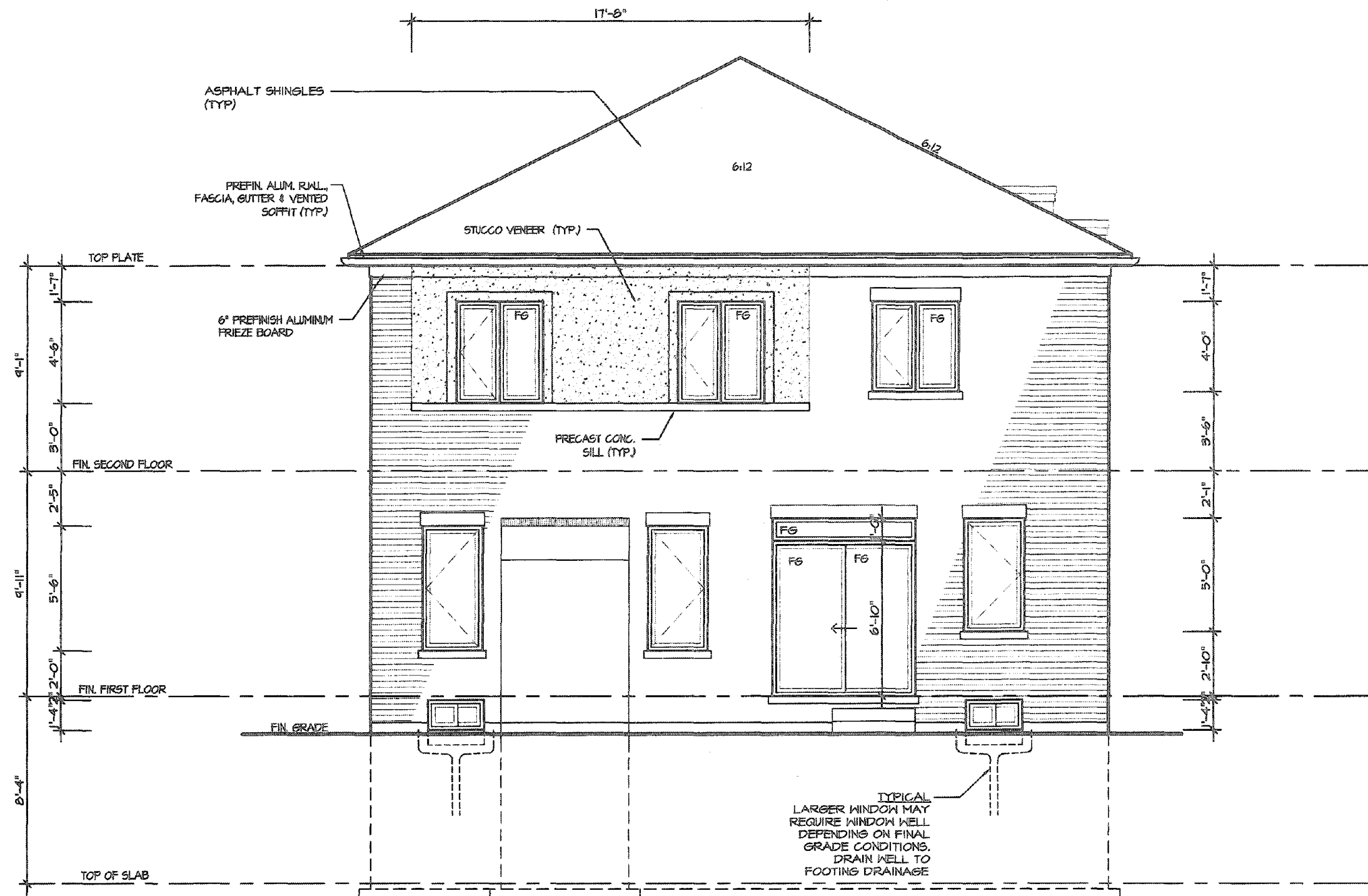
PAGE No.

15

Greenpark

PROJECT NAME
RUSSELL GARDENS III

July 13, 2021 9:56:25 AM M:\PROJECTS\RUSSELL GARDENS\STANDARD\VALLEYCREEK 2 - REG\VALLEYCREEK 2 MASTER.DWG



UPGRADE REAR ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. 20187784-02

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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FOR CHIEF BUILDING OFFICIAL DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
4000 FETTER LANE, SUITE 100
SCARBOROUGH, ONTARIO M1V 4Y4
APPROVED BY
DATE
This stamp is required for all plans submitted to the City of Hamilton for review and approval.

VALLEYCREEK 2

COMPLIANCE PACKAGE "A1"

5		
4		
3		
2	ISSUED FINAL REFERENCE	MAR 2020
1	ISSUED FOR COORDINATION	FEB 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 880-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION
UPGRADED ELEV. 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

AREA
2602

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

PAGE No.
16

PROJECT NAME
RUSSELL GARDENS III

Greenpark