

STRIP FOOTINGS
FOR RIBBLE & SPANS UP TO 2 STOREY

2" OR 10" FOUNDATION WALLS WITH 25#4 / 2"X10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW EXTERIOR WALLS
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE
WHEN TWO CONDITIONS APPLY

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

FAD FOOTINGS
120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x18" CONCRETE PAD F2 = 40"x40"x18" 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 5-8% AIR ENTRAINMENT

BRICK VENEER LINTELS

WL1 = 3-1/2"x5-1/2"x1/4" (100x90x6.0) + 2-2"x8" SPR. No.2
WL2 = 4"x5-1/2"x5/16" (125x90x8.0) + 2-2"x8" SPR. No.2
WL3 = 5"x5-1/2"x5/16" (125x90x8.0) + 2-2"x10" SPR. No.2
WL4 = 6"x5-1/2"x5/16" (150x90x10.0) + 2-2"x12" SPR. No.2
WL5 = 6"x5-1/2"x5/16" (150x100x10.0) + 2-2"x12" SPR. No.2
WL6 = 5"x5-1/2"x5/16" (125x90x8.0) + 2-2"x12" SPR. No.2
WL7 = 5"x5-1/2"x5/16" (125x90x8.0) + 3-2"x10" SPR. No.2
WL8 = 5"x5-1/2"x5/16" (125x90x8.0) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" (150x100x10.0) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-35x104 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-35x104 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-35x125 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-35x125 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-35x125 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-35x125 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-35x125 SPR. No.2)
WB8 = 4-2"x10" SPR. No.2 (4-35x125 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-35x125 SPR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (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" (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" (45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

LOOSE STEEL LINTELS

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

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

REVISIONS	
2. ISSUED FINAL REFERENCE	MAR 2020
1. ISSUED FOR COORDINATION	JAN 2020

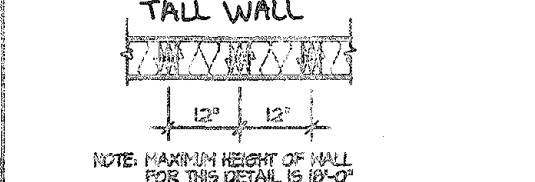
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

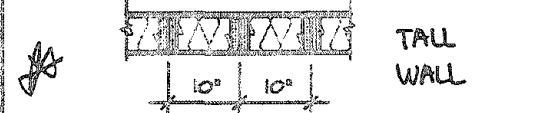
REFER TO ROOF FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

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. PLYWOOD SHEATHING.



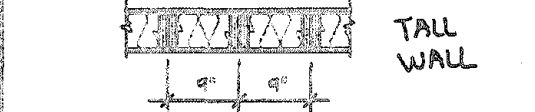
TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (L.S.) USE
STUD WALL, GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT. C/M
SOLID BLOCKING MAX. @ 4'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (L.S.) USE
STUD WALL, GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT. C/M
SOLID BLOCKING MAX. @ 4'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



TWO STORY HEIGHT WALL DETAIL

C1 = 4"x4"x1/4" H.S.S.
W/ 10"x8"x1/2" BASE PLATE & 2-3/4" DIA.
ANCHOR BOLTS
C2 = 5"x5"x1/4" H.S.S.
W/ 12"x12"x1/2" BASE PLATE & 4-3/4" DIA.
ANCHOR BOLTS

USE 4 BOLTS FOR MOMENT CONNECTION

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REF TO _____ DATE _____

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
GCIN

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1215 Sq. Ft.
SECOND FLOOR AREA	=	1452 Sq. Ft.
TOTAL FLOOR AREA	=	2667 Sq. Ft.
		247.11 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	105 Sq. Ft.
ADD TOTAL OPEN AREAS	=	105 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2772 Sq. Ft.
		257.53 Sq. M.
GROUND FLOOR COVERAGE	=	1215 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	54 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666 Sq. Ft.
		154.78 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1612 Sq. Ft.
		149.76 Sq. m.

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1215 Sq. Ft.
SECOND FLOOR AREA	=	1458 Sq. Ft.
TOTAL FLOOR AREA	=	2673 Sq. Ft.
		246.47 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	105 Sq. Ft.
ADD TOTAL OPEN AREAS	=	105 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2778 Sq. Ft.
		256.23 Sq. M.
GROUND FLOOR COVERAGE	=	1215 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1685 Sq. Ft.
		156.54 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1612 Sq. Ft.
		149.76 Sq. m.

THE MINIMUM THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING	
COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	1051 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	546 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	546 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	387 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	352 (R20 BLANKET)
HEATED SLAB OR SLAB ± 600mm BELOW GRADE MINIMUM RSI (R) VALUE	176 (R10)
SLIDING & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATIO = 25, MAX. U=0.20
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
NEW MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

CITY OF HAMILTON
Building Division
Permit No. 197710

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
SDC Dec 10/2020
FOR CHIEF BUILDING OFFICIAL DATE

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1215 Sq. Ft.
SECOND FLOOR AREA	=	1453 Sq. Ft.
TOTAL FLOOR AREA	=	2668 Sq. Ft.
		247.07 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	105 Sq. Ft.
ADD TOTAL OPEN AREAS	=	105 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2773 Sq. Ft.
		257.62 Sq. M.
GROUND FLOOR COVERAGE	=	1215 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	54 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1666 Sq. Ft.
		154.78 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1612 Sq. Ft.
		149.76 Sq. m.

VALLEYCREEK 3		ELEV. 1		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²
FRONT	670.54	62.50	92.75	8.61
LEFT SIDE	1059.86	98.46	86.47	8.03
RIGHT SIDE	1059.86	98.46	32.66	3.03
REAR	682.24	63.34	157.41	14.62
TOTAL	3472.60	322.62	369.27	34.31

VALLEY CREEK 3		ELEV. 2		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²
FRONT	685.58	63.91	103.92	9.65
LEFT SIDE	1039.86	98.46	86.47	8.03
RIGHT SIDE	1039.86	98.46	32.66	3.03
REAR	682.24	63.39	157.41	14.62
TOTAL	3485.54	323.82	380.46	35.33

VALLEYCREEK 3		ELEV. 3		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²
FRONT	641.75	64.27	119.26	11.14
LEFT SIDE	1059.86	98.46	86.47	8.03
RIGHT SIDE	1059.86	98.46	32.66	3.03
REAR	682.24	63.34	157.41	14.62
TOTAL	3493.76	324.58	396.40	36.83

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

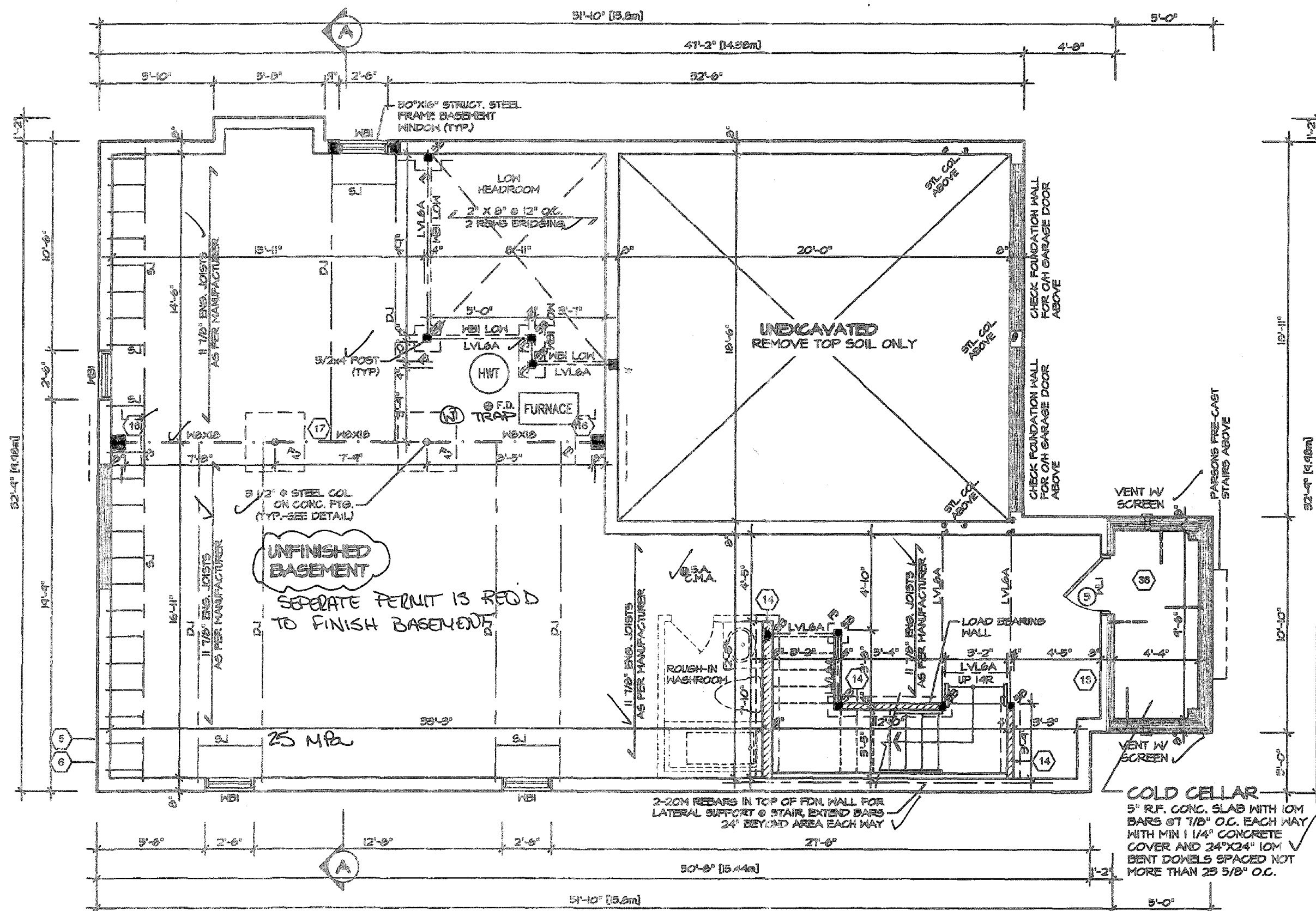
FOR STRUCTURE ONLY

VALLEYCREEK 3
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 City of
HAMILTON

REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4029 F (905) 960-0745	SHEET TITLE GENERAL NOTES & CHARTS		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
	SCALE	BY MB	AREA 2,772	PAGE No. 0
	DATE DEC 2019	TYPE	PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS III



BASEMENT PLAN I

REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERED FRAMING
LAYOUTS

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

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'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. **197710**

THREE 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 drawings and/or specifications have been reviewed by

[Signature] **Dec 10/20**
FOR CHIEF BUILDING OFFICIAL DATE **MAR 12 2020**

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

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ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
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existing drawings with respect to any zoning or
building code or permit matter or that any
house can be properly built or located on its lot.

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

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

APPROVED BY *[Signature]*
DATE **SEP 21 2020**

This stamp certifies compliance with the applicable
Design Guidelines and all other applicable
professional regulations.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"



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

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the building code

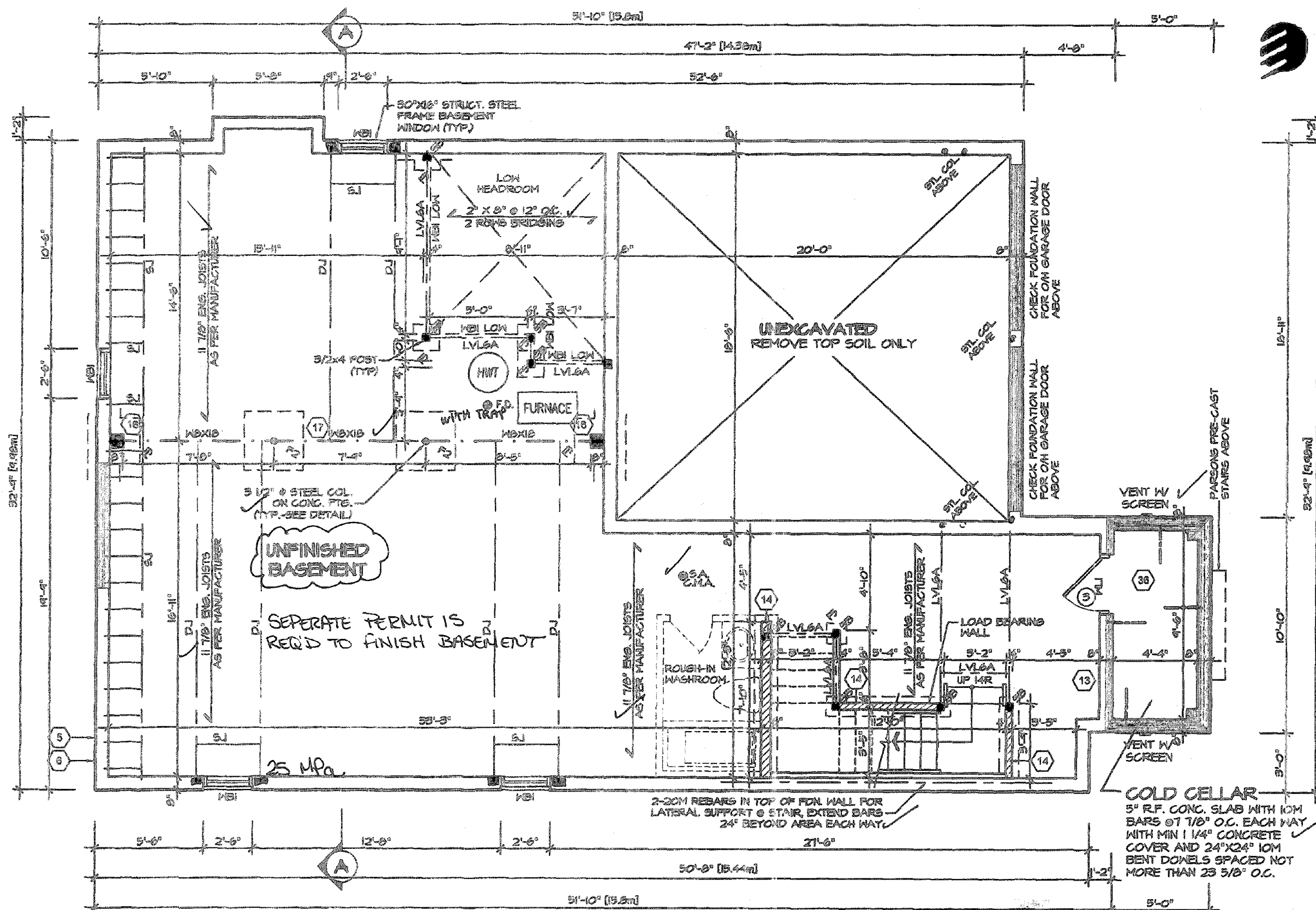
VIKAS GAJJAR
NAME SIGNATURE **28770**
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G6
P (416) 736-4018
F (905) 600-0746



SHEET TITLE	
BASEMENT PLAN ELEVATION 1	
SCALE 3/16"=1'-0"	BY MB
DATE DEC 2019	TYPE
AREA 2,772	PAGE No. 1
PROJECT 12-04-19	

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



BASEMENT PLAN 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REF'D TO _____ DATE _____

REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERED FRAMING
LAYOUTS

ALL SUBFLOORS TO BE 5/4" PLYWOOD AND
TO BE GLED AND NAILED ON THIS FLOOR.

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

COLD CELLAR
5" R.F. CONG. SLAB WITH 10M
BARS @ 17/8" 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.

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
IDL **Dec 10/20**
FOR CHIEF BUILDING OFFICIAL DATE

MAR 12 2020

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

REVISIONS	
1. ISSUED FOR COORDINATION	JAN 2020
2. ISSUED FINAL REFERENCE	MAR 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 5.2.5 of the building code

VIKAS GAJWANI
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4B6
P (416) 736-4096
F (905) 880-0746

**REGION
DESIGN
INC.**

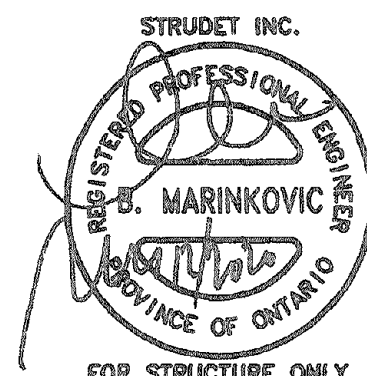
SHEET TITLE
**BASEMENT PLAN
ELEVATION 2**
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE
PROJECT 12-04-19

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
AREA 2,772
PAGE NO. 1-2

Greenpark.
PROJECT NAME
RUSSELL GARDENS III



Doing electrical work? A notification must
be filed with the Electrical Safety Authority.
Hiring someone to do electrical work? They
must be a Licensed Electrical Contractor.
For more information go to
esa.on.ca or call 1-877-372-7233



FOR STRUCTURE ONLY

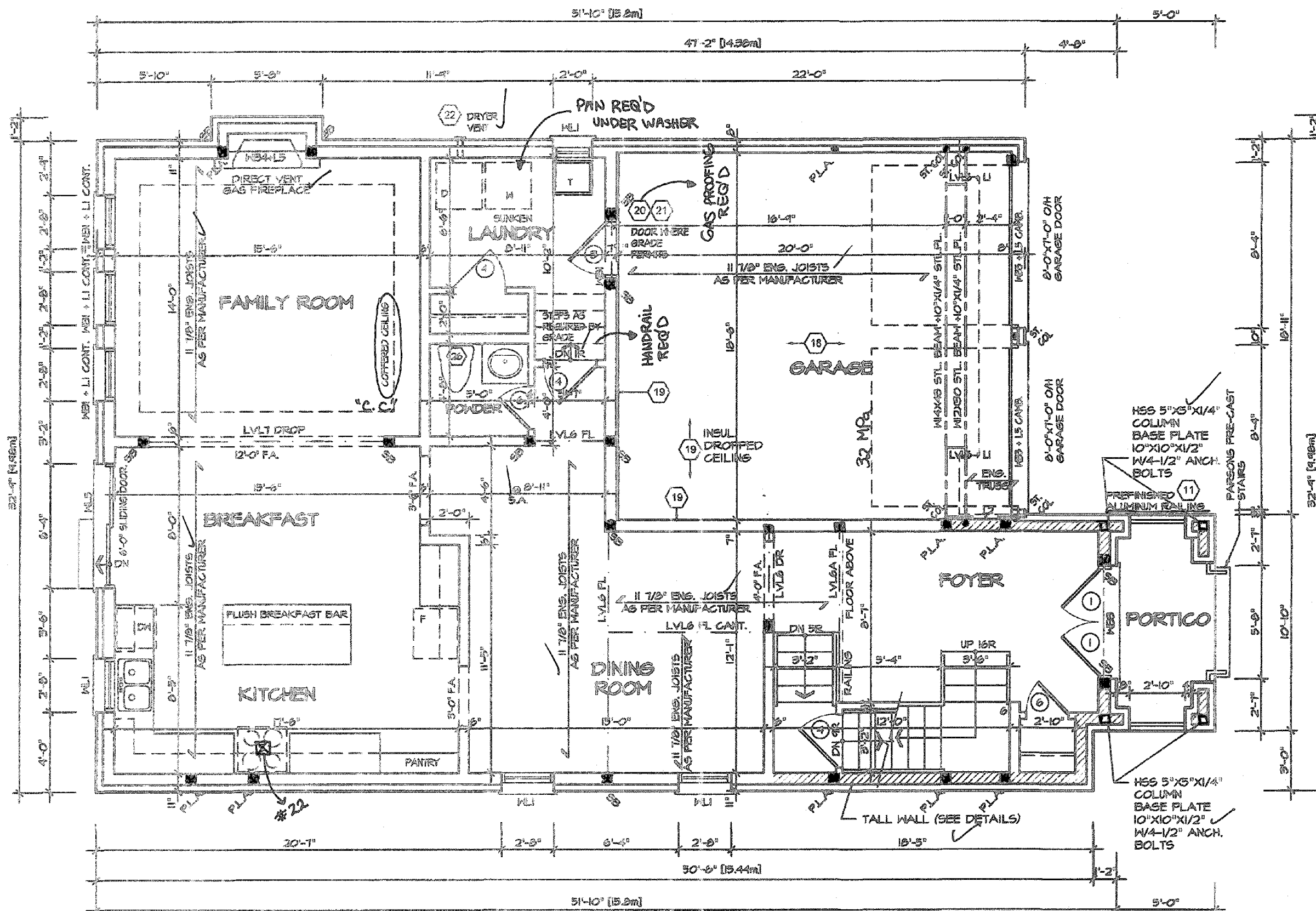
It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible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

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

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



GAS FIRE PLACE TO BE INSTALLED
AS PER MANUFACTURES GUIDELINES
AND GAS UTILIZATION CODE.



FIRST FLOOR PLAN 1

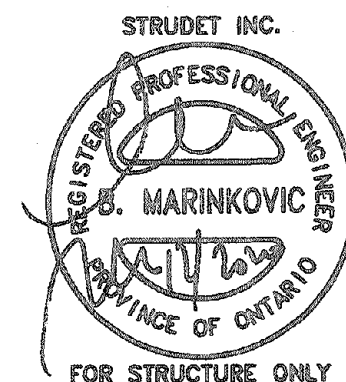
ALL PLUMBING IS SUBJECT TO
FIELD INSPECTION AND APPROVAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

FIRE BLOCKING IS REQ'D
IN ALL CONCEALED SPACES. "C.C."

CITY OF HAMILTON
Building Division
197710

Permit No. _____
THIS STAMPED DRAWING SHALL BE AVAILABLE ON SITE
THE OWNER/ARCHITECT/CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
JDL Dec 10/20
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 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 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 professional responsibility.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
9700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G8
P (416) 736-4036
F (905) 660-0746



SHEET TITLE	
FIRST FLOOR PLAN ELEVATION 1	
SCALE 3/16"=1'-0"	BY MB
DATE DEC 2019	TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA 2,772	PAGE No. 2
PROJECT 12-04-19	

This architectural floor plan shows a single-story house with the following rooms and features:

- Family Room:** Located at the rear left, featuring a direct vent gas fireplace, 11 7/8" eng. joists, and a coffered ceiling.
- Breakfast Room:** Adjacent to the family room, containing a flush breakfast bar.
- Kitchen:** Includes a stove to be direct vented to fresh air, a pantry, and 11 7/8" eng. joists.
- Dining Room:** Features 11 7/8" eng. joists and a central staircase.
- Laundry:** Includes a sink, dryer vent, and a note: "PAN REQ'D UNDER WASHER".
- Garage:** A large 20'-0" wide space with 32 MPa concrete, insulated dropped ceiling, and 11 7/8" eng. joists.
- Foyer:** Contains a staircase and a note: "TALL WALL (SEE DETAILS)".
- Portico:** An exterior covered area with pre-cast stairs and aluminum railing.

Structural and Construction Notes:

- Gas proofing required in the garage.
- Handrail required for the stairs.
- 11 7/8" eng. joists as per manufacturer throughout the main living areas.
- 12x12 steel beam and 10x10 steel beam for the garage door opening.
- 8'-0" x 1'-0" OH garage doors.
- 6'-0" sliding door between the breakfast room and family room.
- 22' dryer vent.
- 20' x 7' HSS 5" x 5" x 1/4" column base plate with 10" x 10" x 1/2" W4-1/2" anch. bolts.

Dimensions:

- Overall width: 51'-0" (15.2m)
- Overall depth: 32'-0" (9.8m)
- Room dimensions include 15'-6", 14'-0", 13'-6", 12'-0", 11'-6", 10'-0", 9'-0", 8'-0", 7'-6", 6'-0", 5'-0", 4'-0", 3'-0", 2'-0", 1'-0", 1'-2", 1'-4", 1'-6", 1'-8", 2'-2", 2'-4", 2'-6", 2'-8", 3'-2", 3'-4", 3'-6", 3'-8", 4'-2", 4'-4", 4'-6", 4'-8", 5'-2", 5'-4", 5'-6", 5'-8", 6'-2", 6'-4", 6'-6", 6'-8", 7'-2", 7'-4", 7'-6", 7'-8", 8'-2", 8'-4", 8'-6", 8'-8", 9'-2", 9'-4", 9'-6", 9'-8", 10'-2", 10'-4", 10'-6", 10'-8", 11'-2", 11'-4", 11'-6", 11'-8", 12'-2", 12'-4", 12'-6", 12'-8", 13'-2", 13'-4", 13'-6", 13'-8", 14'-2", 14'-4", 14'-6", 14'-8", 15'-2", 15'-4", 15'-6", 15'-8", 16'-2", 16'-4", 16'-6", 16'-8", 17'-2", 17'-4", 17'-6", 17'-8", 18'-2", 18'-4", 18'-6", 18'-8", 19'-2", 19'-4", 19'-6", 19'-8", 20'-2", 20'-4", 20'-6", 20'-8", 21'-2", 21'-4", 21'-6", 21'-8", 22'-2", 22'-4", 22'-6", 22'-8", 23'-2", 23'-4", 23'-6", 23'-8", 24'-2", 24'-4", 24'-6", 24'-8", 25'-2", 25'-4", 25'-6", 25'-8", 26'-2", 26'-4", 26'-6", 26'-8", 27'-2", 27'-4", 27'-6", 27'-8", 28'-2", 28'-4", 28'-6", 28'-8", 29'-2", 29'-4", 29'-6", 29'-8", 30'-2", 30'-4", 30'-6", 30'-8", 31'-2", 31'-4", 31'-6", 31'-8", 32'-2", 32'-4", 32'-6", 32'-8".

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

[illegible]

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

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

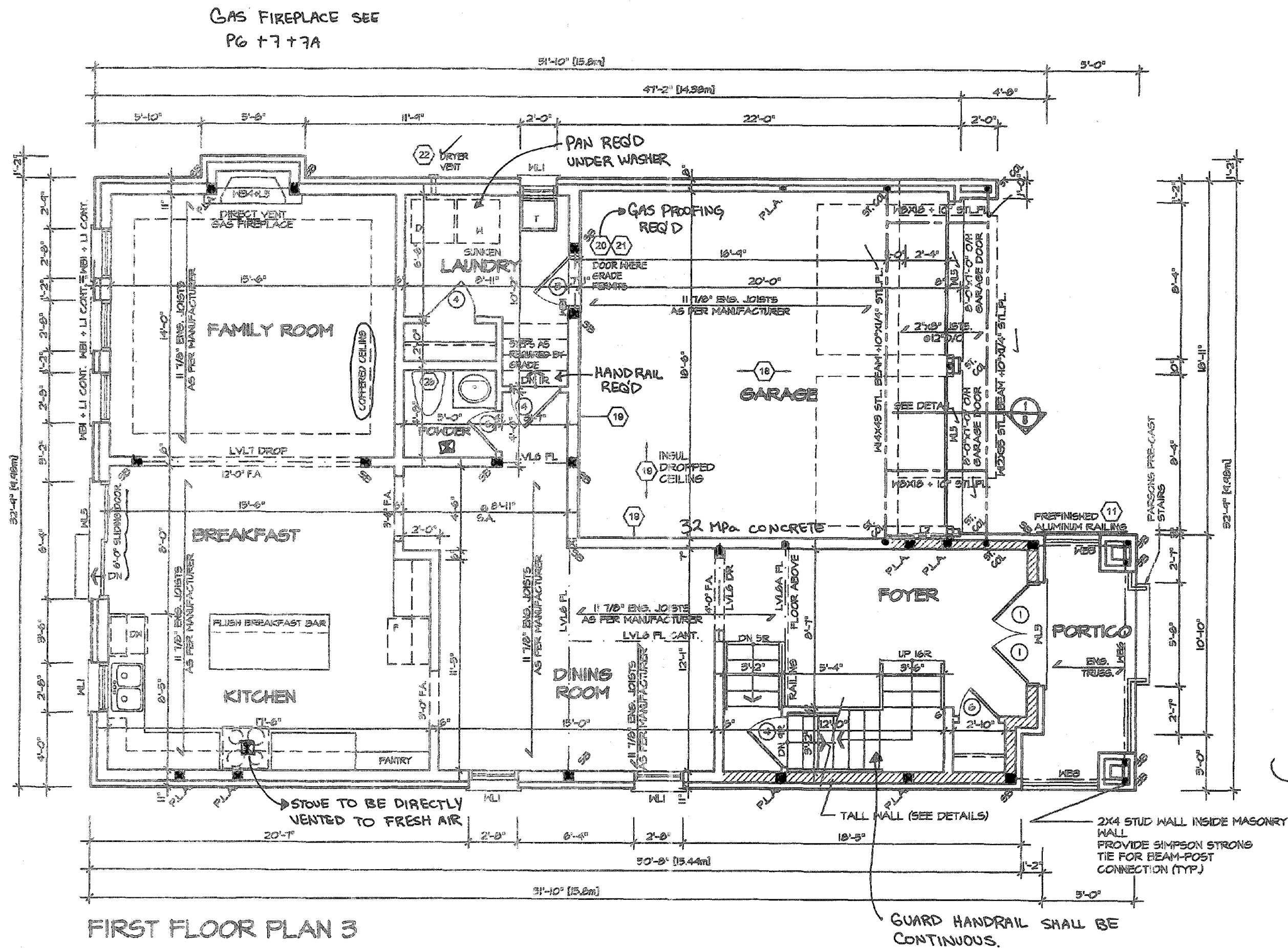
VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4090
F (905) 860-0748

TYPE	
------	--

PROJECT
12-04-1

2-2



FIRST FLOOR PLAN 3
 FIRE BLOCKING IS REQ'D IN ALL CONCEALED SPACES

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
 REF'D TO _____ DATE _____

CITY OF HAMILTON
 Building Division

Permit No. **197710**

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
DL **Dec 10/20**
 FOR CHIEF BUILDING OFFICIAL DATE



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 **SEP 21 2020**

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

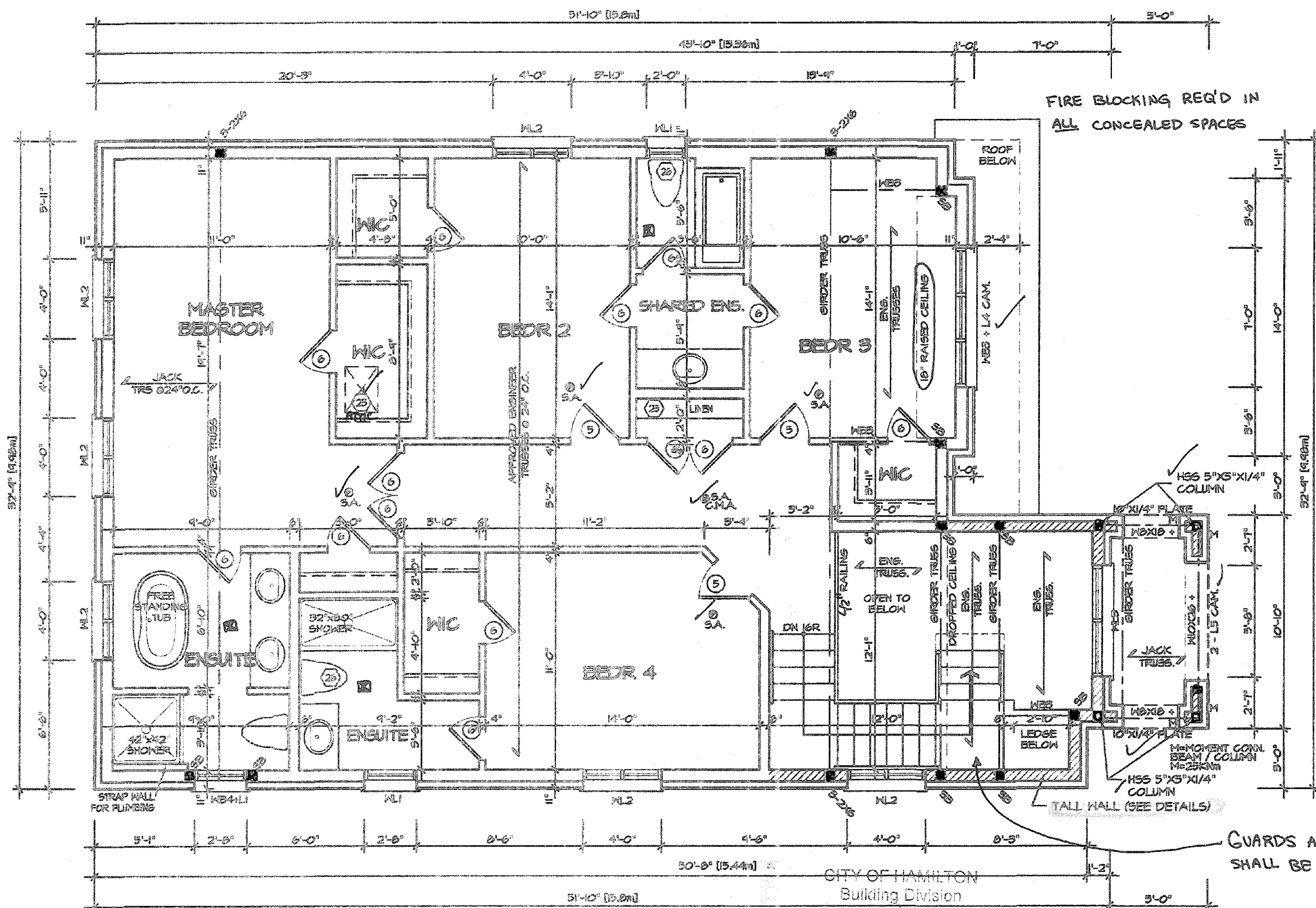
VALLEYCREEK 3
 COMPLIANCE PACKAGE "A1"

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4088 F (800) 682-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III
4.						FIRST FLOOR PLAN ELEVATION 3				
3.						SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 2-3	
2.	ISSUED FINAL REFERENCE	MAR 2020				DATE DEC 2019	TYPE	PROJECT 12-04-19		
1.	ISSUED FOR COORDINATION	JAN 2020								
REVISIONS										



Electrical
Safety
Authority

Doing electrical work? A notification must
be filed with the Electrical Safety Authority.
Hiring someone to do electrical work? They
must be a Licensed Electrical Contractor.
It's the Law.
For more information go to
esasafe.com or call 1-877-372-7233



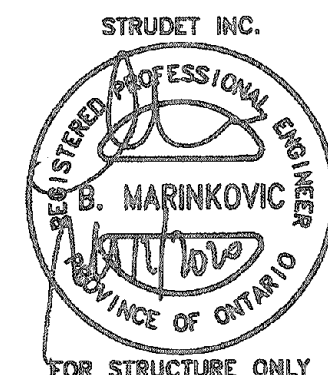
SECOND FLOOR PLAN 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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FOR CHIEF BUILDING OFFICIAL DATE



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

APPROVED BY: _____
DATE: **SEP 22 2020**
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VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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

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VIKAS GAJJAR **28770**
NAME SIGNATURE BCN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4099
F (905) 660-0746



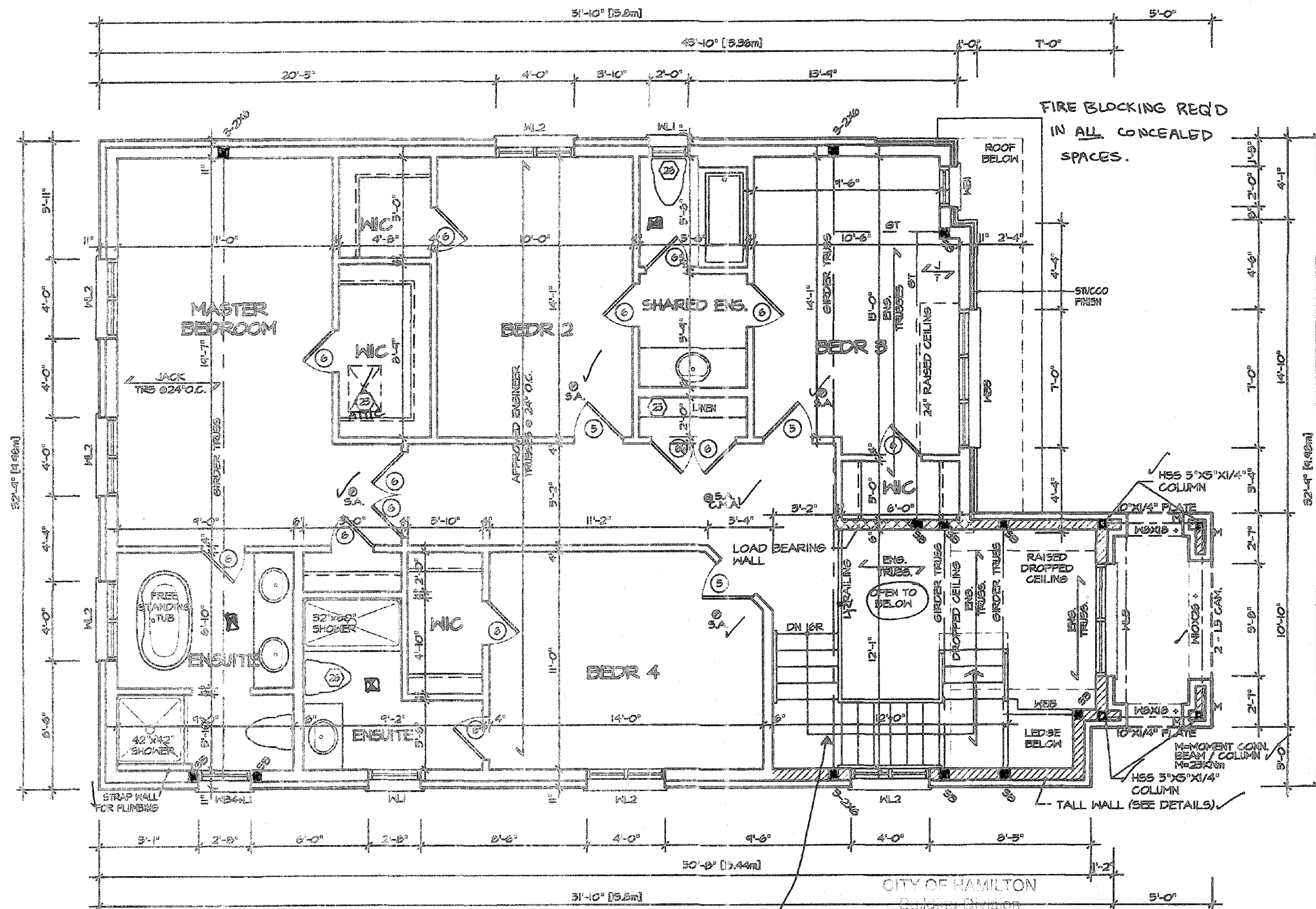
SHEET TITLE	SECOND FLOOR PLAN ELEVATION 1
SCALE	3/16"=1'-0"
DATE	DEC 2019
BY	MB
TYPE	

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	2,772
PAGE No.	3
PROJECT	12-04-19



Electrical
Safety
Authority

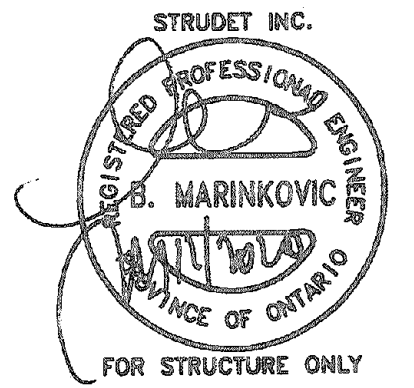
Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law. For more information go to easafe.com or call 1-877-372-7233



SECOND FLOOR PLAN
CITY OF HAMILTON
Planning & Development Department
NOV 27 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

GUARDS AND
HANDRAILS SHALL BE
CONTINUOUS.

Permit No. 197710
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
SDC Dec 10/20
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 a professional liability.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

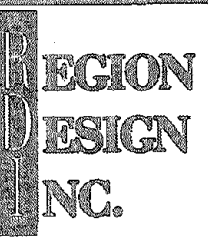


PROJECT NAME
RUSSELL GARDENS III

REVISIONS	
2 ISSUED FINAL REFERENCE	MAR 2020
1 ISSUED FOR COORDINATION	JAN 2020

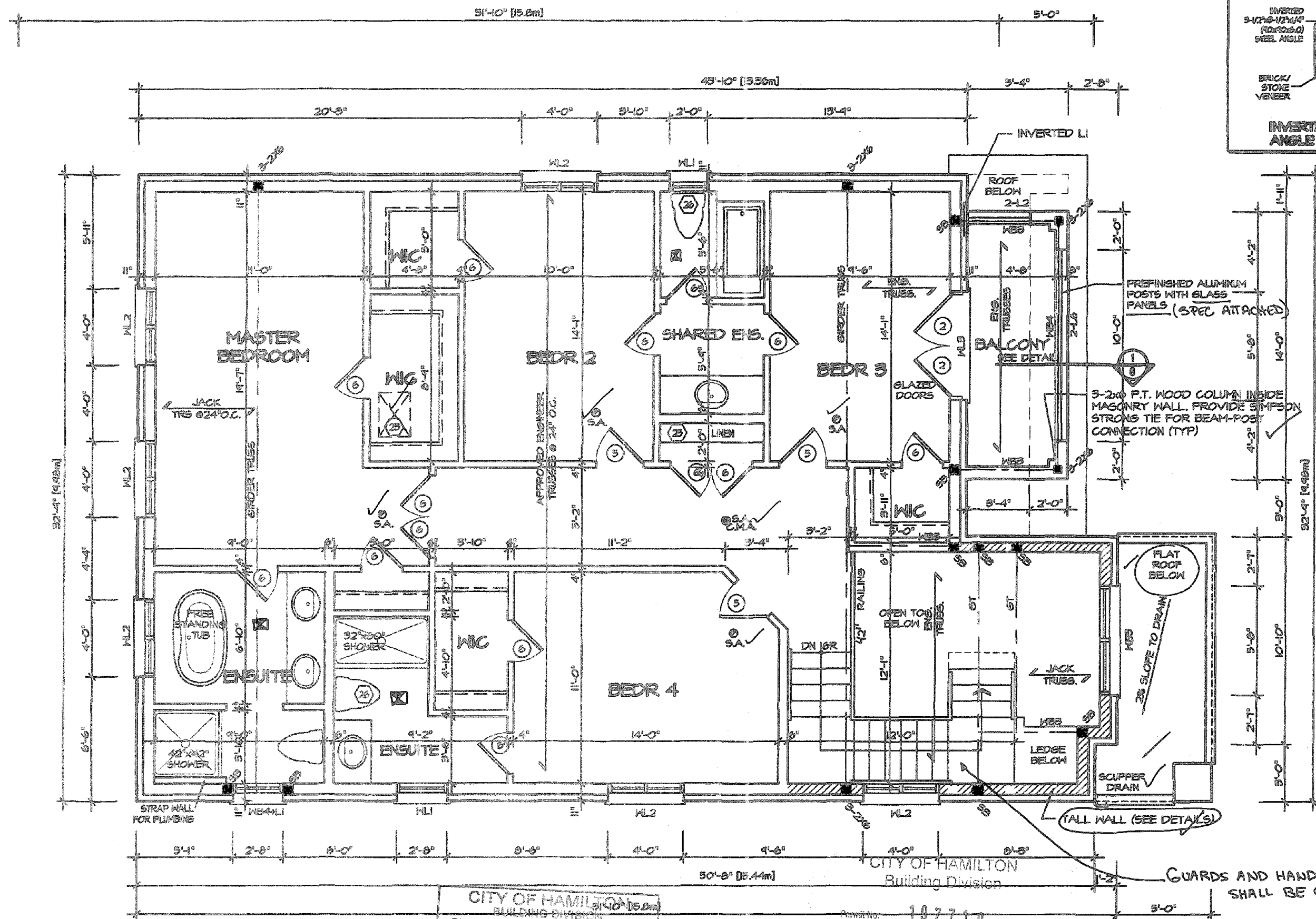
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VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4K5
P (416) 738-4C38
F (905) 660-0716



SHEET TITLE
SECOND FLOOR PLAN
ELEVATION 2
SCALE 3/16"=1'-0"
BY MB
DATE DEC 2019
TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA 2,772
PAGE No. 3-2
PROJECT 12-04-19



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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: SEP 21 2020
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SECOND FLOOR PLAN 3

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

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These drawings and/or specifications have been reviewed by
JDL Dec 10/20
FOR CHIEF BUILDING OFFICIAL

MAR 12 2020

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"

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

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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

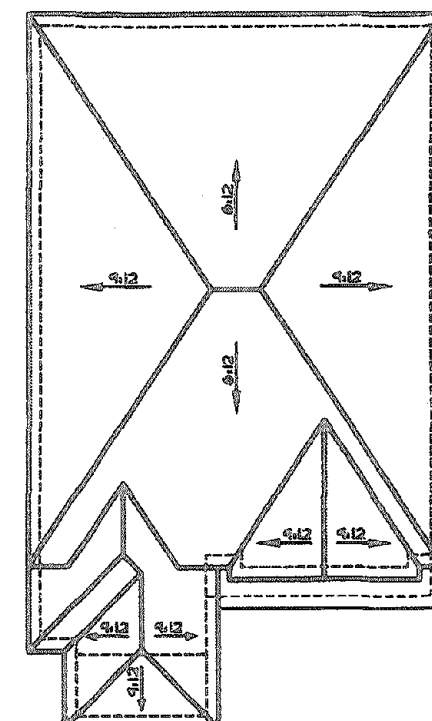
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 758-4091
F (805) 960-0740

REGION DESIGN INC.

SHEET TITLE
SECOND FLOOR PLAN
ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE
AREA 2.772
PAGE No. 3-3
PROJECT 12-04-19

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Greenpark
PROJECT NAME
RUSSELL GARDENS III



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

CITY OF HAMILTON
Building Division

Permit No. 197710
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DC Dec 10/20
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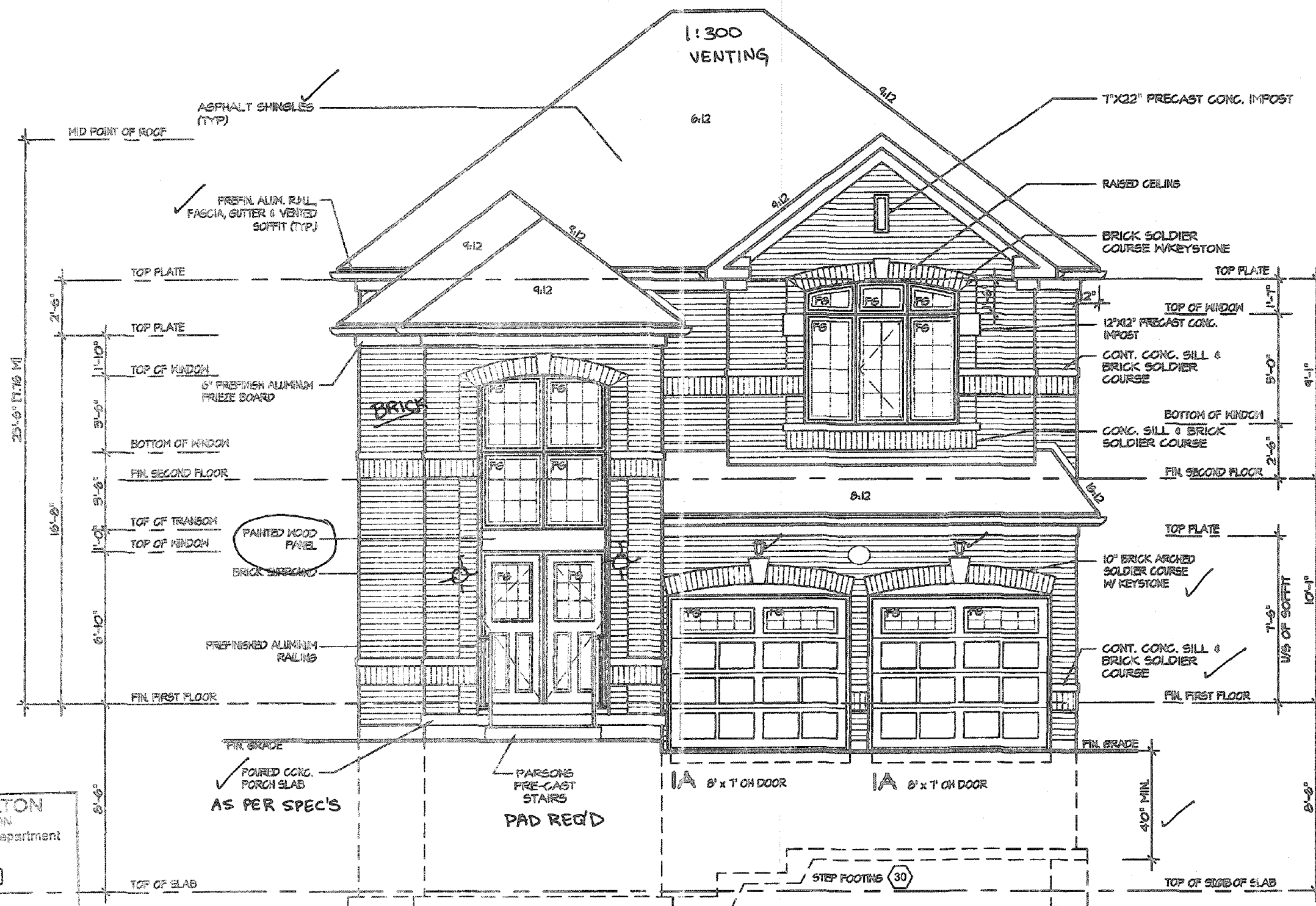
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY [Signature]
DATE SEP 21, 2020
This stamp certifies compliance with the applicable Design Guidelines only and does not further protect the builder's responsibility.

VALLEYCREEK 3

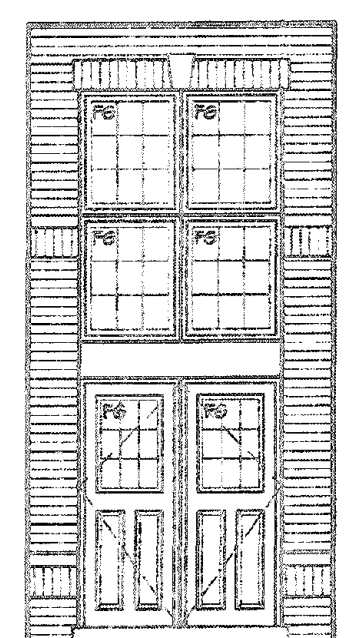
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III



FRONT ELEVATION 1



INSIDE PORTICO ELEVATION 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020
REC BY _____ DATE _____
REFD TO _____ DATE _____

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

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.5 of the building code.

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4B8
P (416) 736-4035
F (905) 680-0748

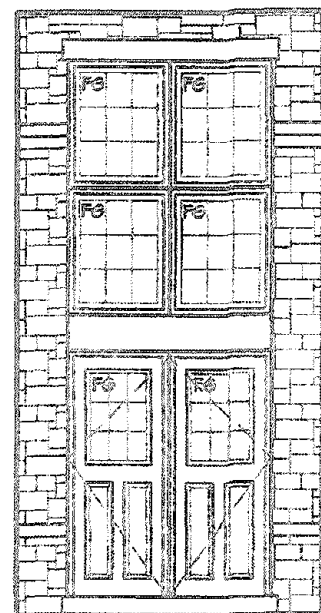
REGION DESIGN INC.

SHEET TITLE
FRONT ELEVATION 1

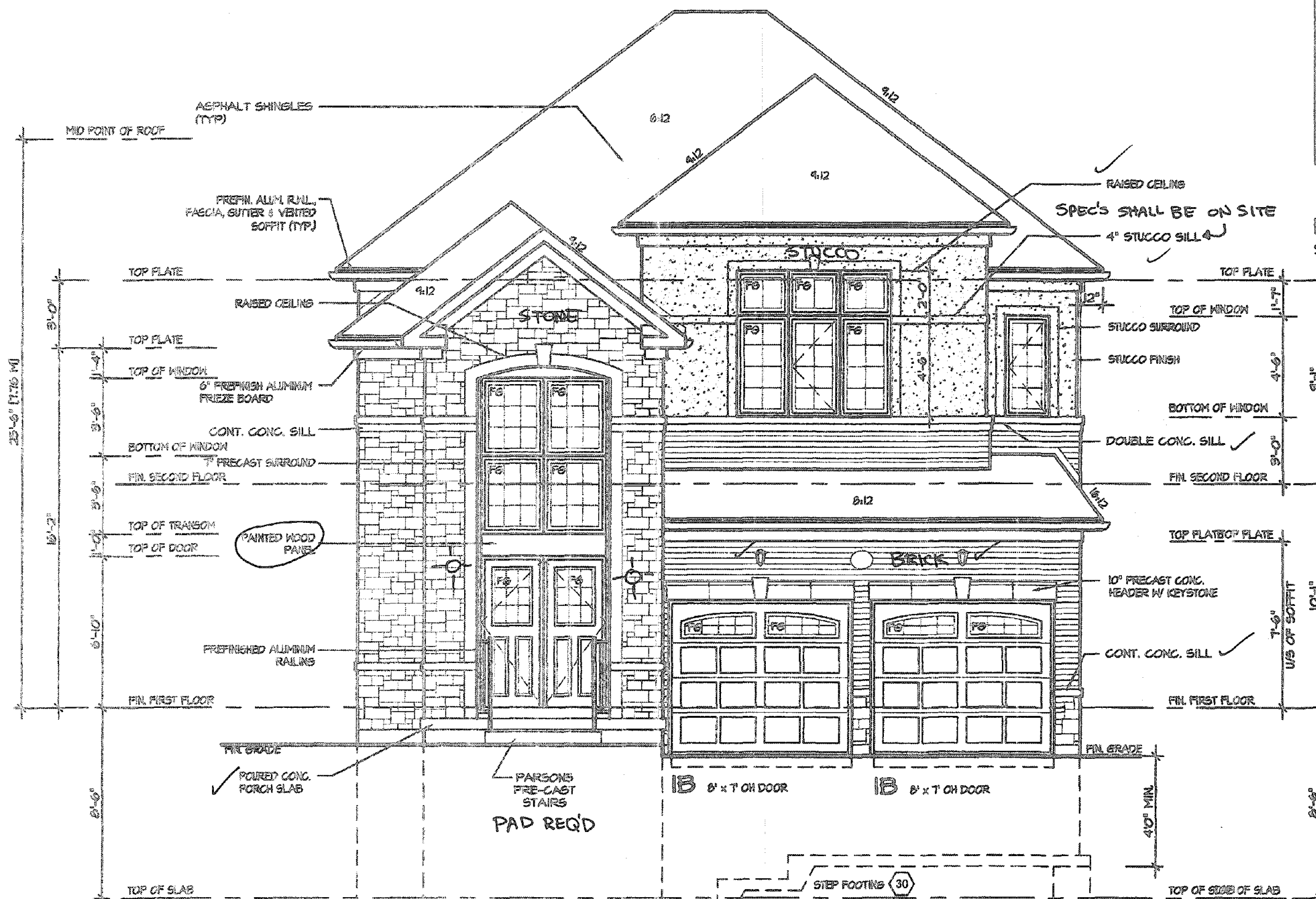
SCALE 3/16"=1'-0"
DATE DEC 2019

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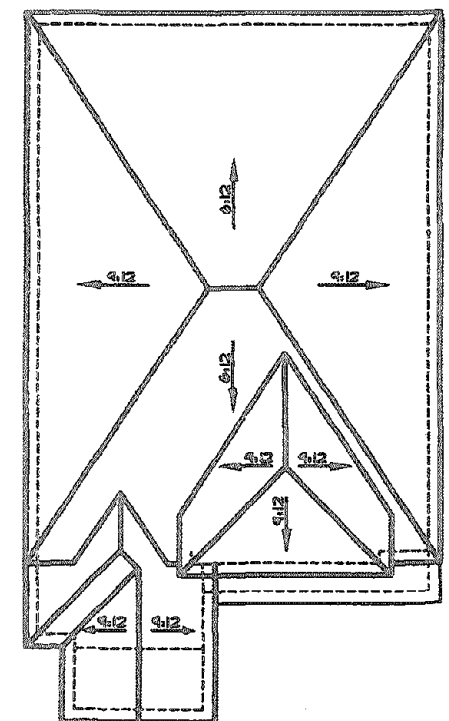
BY MB
TYPE
AREA 2,772
PAGE No. 4
PROJECT 12-04-19



INSIDE PORTICO
ELEVATION 2



FRONT ELEVATION 2



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

CITY OF HAMILTON
Building Division

Permit No. 197710

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Guidelines approved by the City of
HAMILTON

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

APPROVED BY
DATE SEP 21 2020

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

MAR 12 2020

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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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 4S5
P (416) 736-4088
F (800) 560-0745



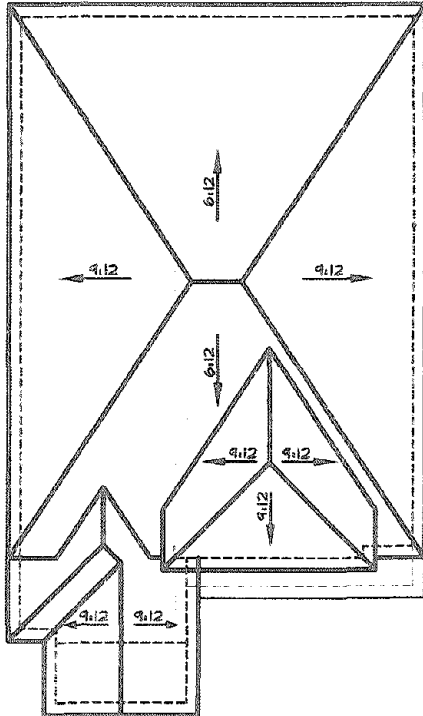
SHEET TITLE
FRONT ELEVATION 2
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE
AREA 2,772
PAGE No. 4-2
PROJECT 12-04-19

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



PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REF'D TO _____ DATE _____

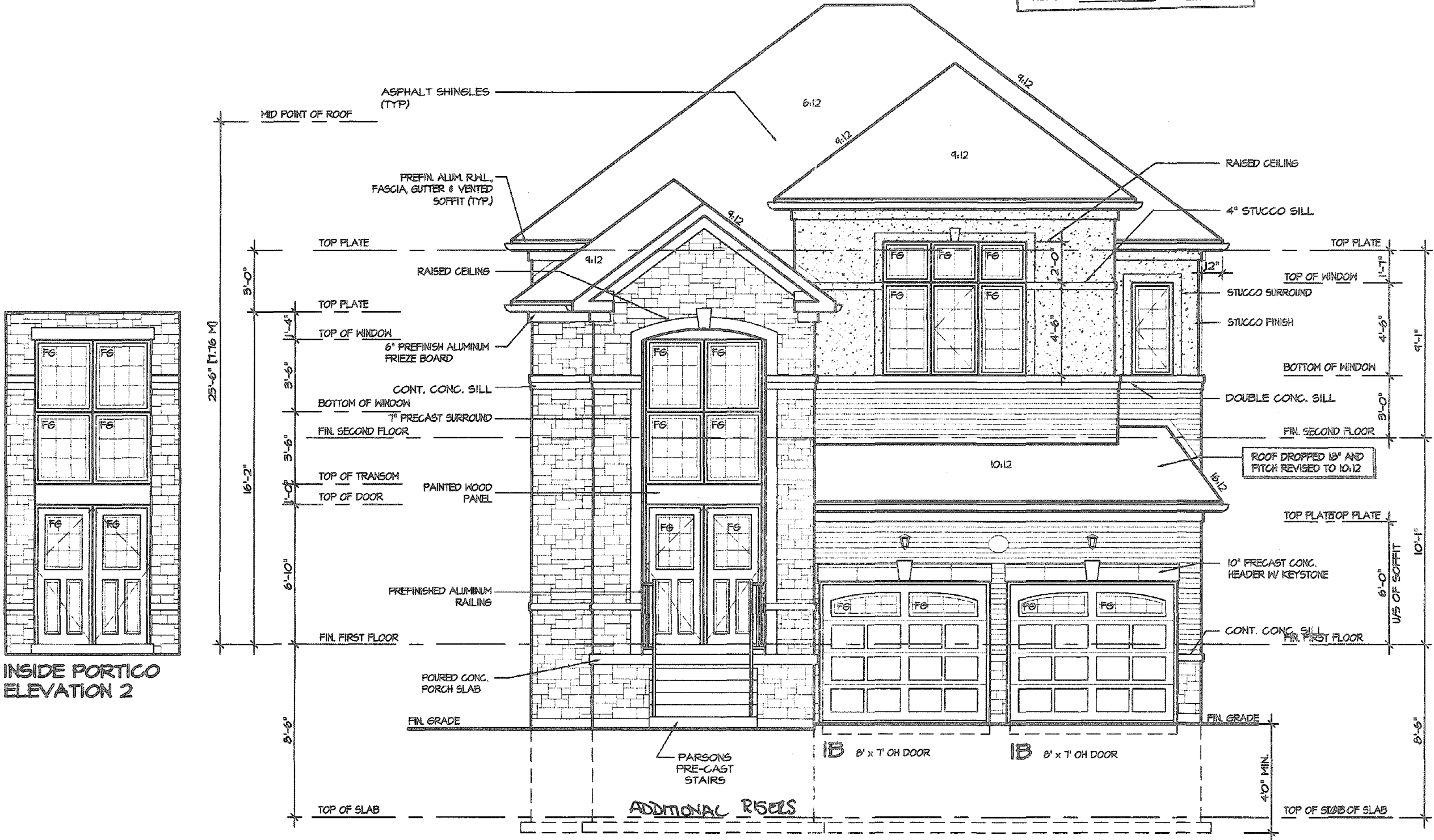


ROOF PLAN 2
Scale: 1/16"=1'-0"

CITY OF HAMILTON
Building Division
Permit No. 20-187710-01
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
SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

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FRONT ELEVATION 2
MULTI-RISER FOR LOT 539

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.	MULTI-RISER FOR LOT 539	AUG 2021
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	JAN 2020

REVISIONS

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VIKAS GAJJAR
NAME
28770
SIGNATURE
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CONCORD, ONTARIO
L4K 4S6
P (416) 736-4035
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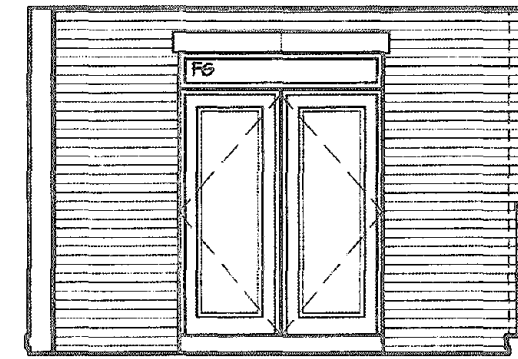
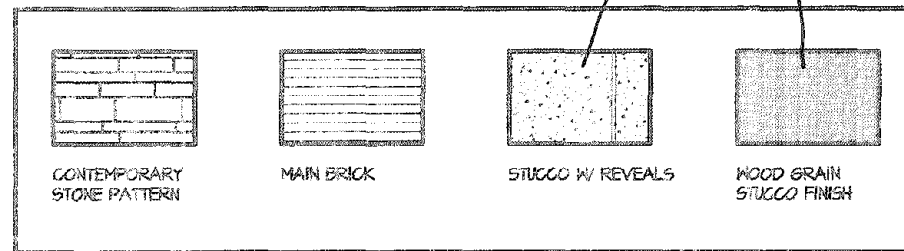
REGION
DESIGN
INC.

SHEET TITLE
FRONT ELEVATION 2
FOR LOT 539
SCALE
3/16"=1'-0"
BY
MB
DATE
DEC 2019
TYPE

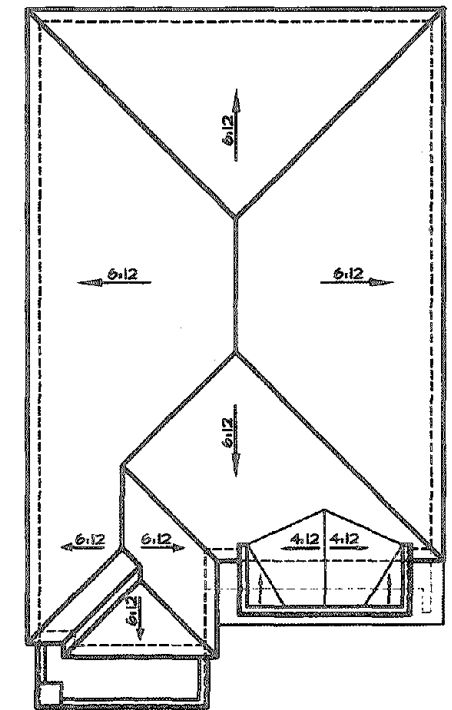
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AREA
2,772
PAGE No.
4-2A
PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS III

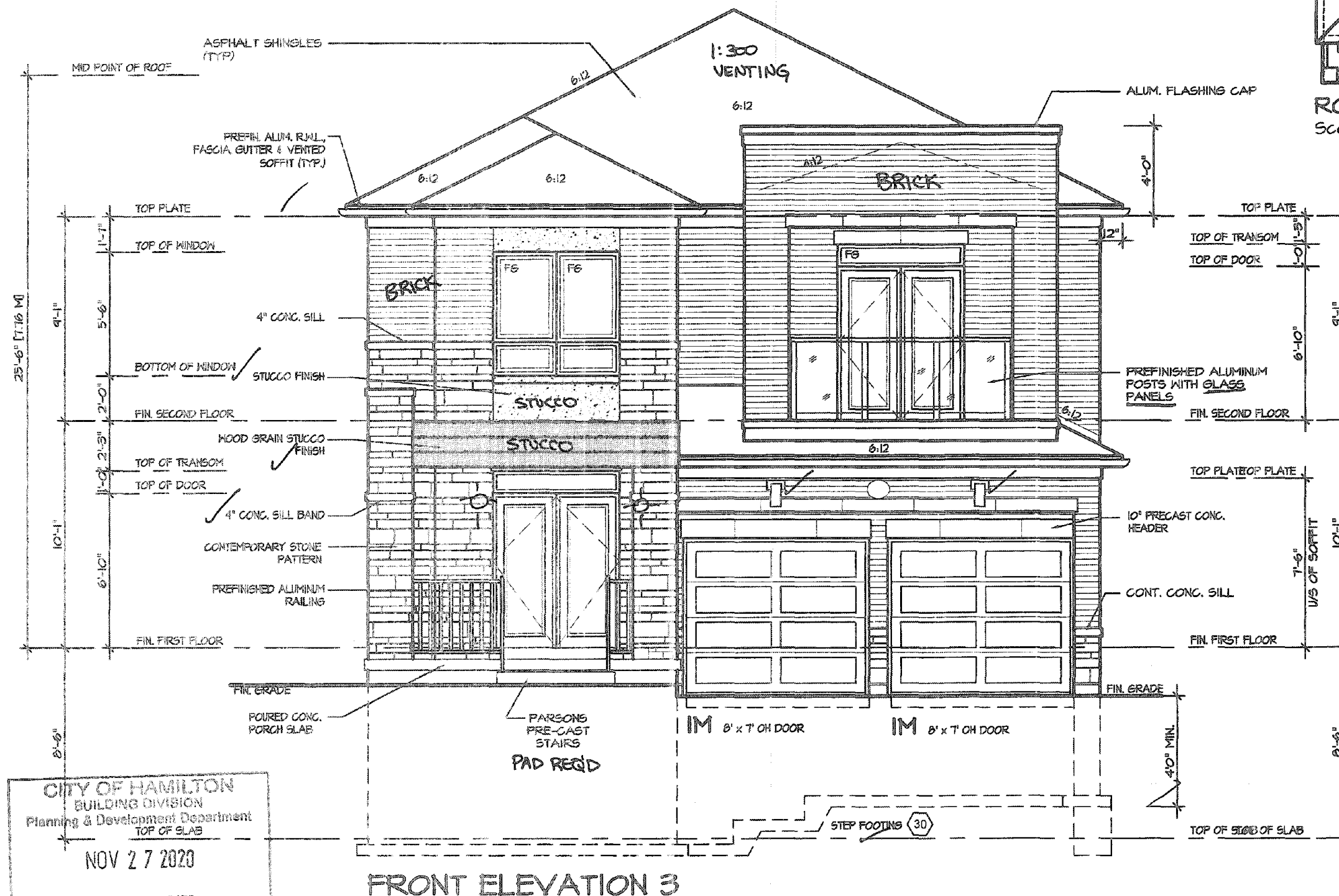
STUCCO NOTE: CAN/ULC APPROVED
SPEC'S SHALL BE ON SITE
FOR INSPECTION



INSIDE PORTICO
BALCONY ELEVATION



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



FRONT ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. 197710

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
DL Dec. 10/20
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 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 C. 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.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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

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

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4196
F (905) 860-0746

REGION
DESIGN
INC.

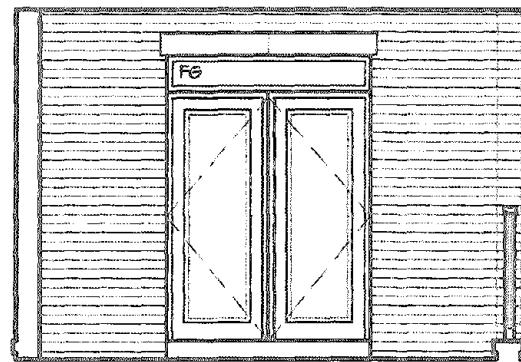
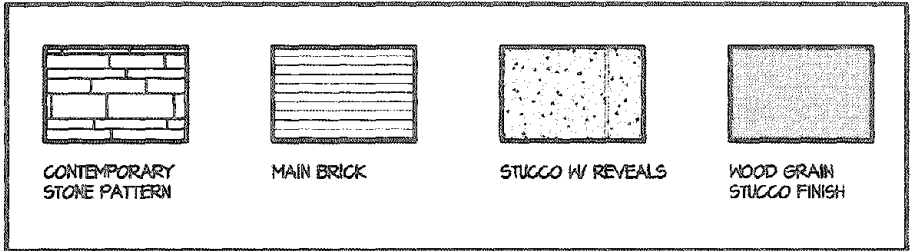
SHEET TITLE
FRONT ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE

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

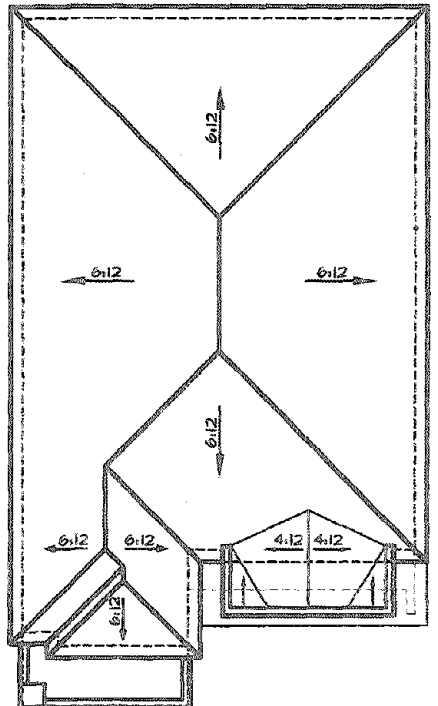
AREA 2,772
PAGE No. 4-3
PROJECT 12-04-19

Greenpark.
PROJECT NAME
RUSSELL GARDENS III

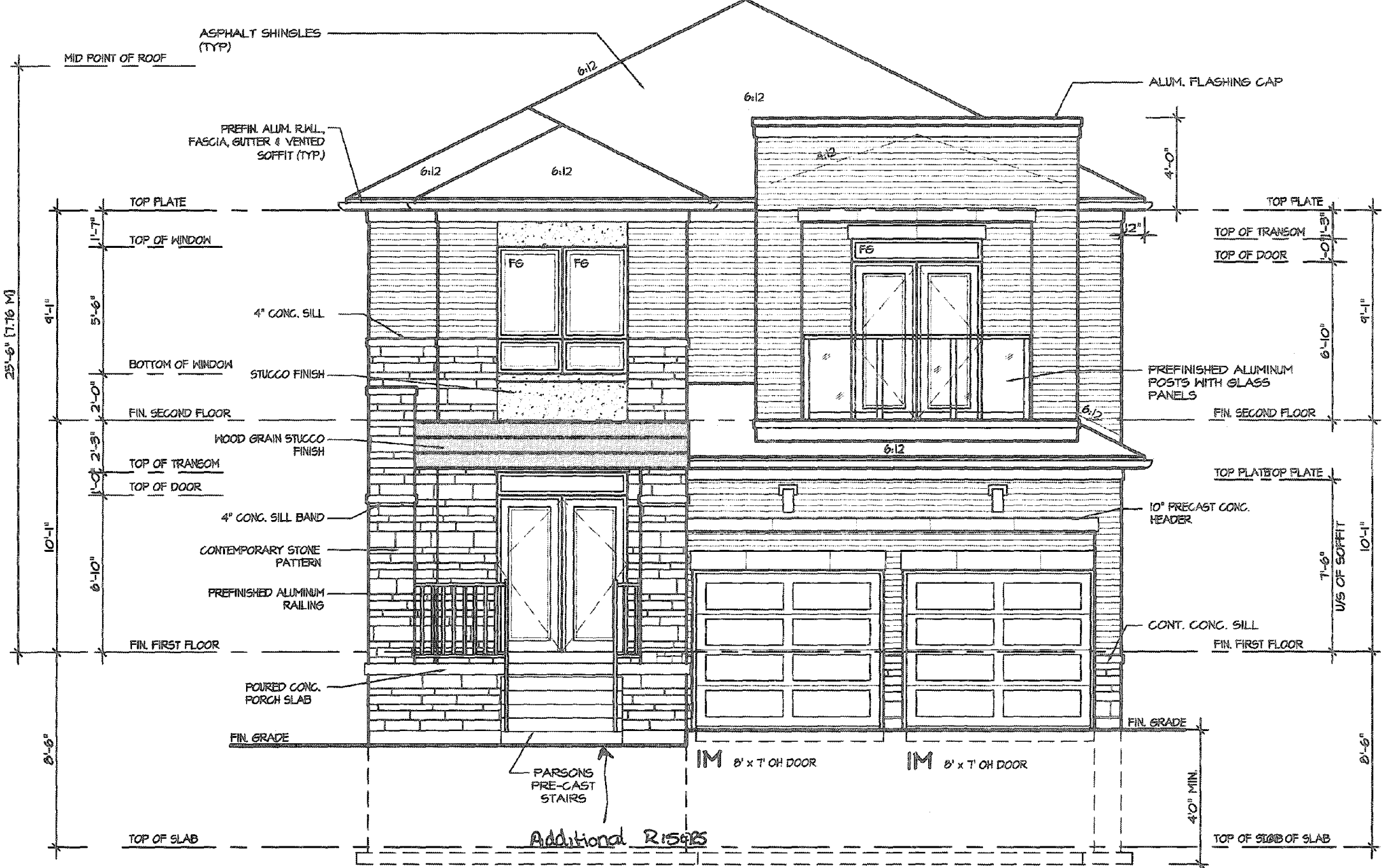
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



INSIDE PORTICO
BALCONY ELEVATION



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



FRONT ELEVATION 3
MULTI-RISER FOR LOT 344

CITY OF HAMILTON
Building Division
Permit No. 20-187710-01
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
SEP 28 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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

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

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.	MULTI-RISER LOT 344	AUG 2021
2.	ISSUED FINAL REFERENCE	MAR 2020
1.	ISSUED FOR COORDINATION	JAN 2020
REVISIONS		

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

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

VIKAS GAJJAR
NAME
28770
BCIN

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

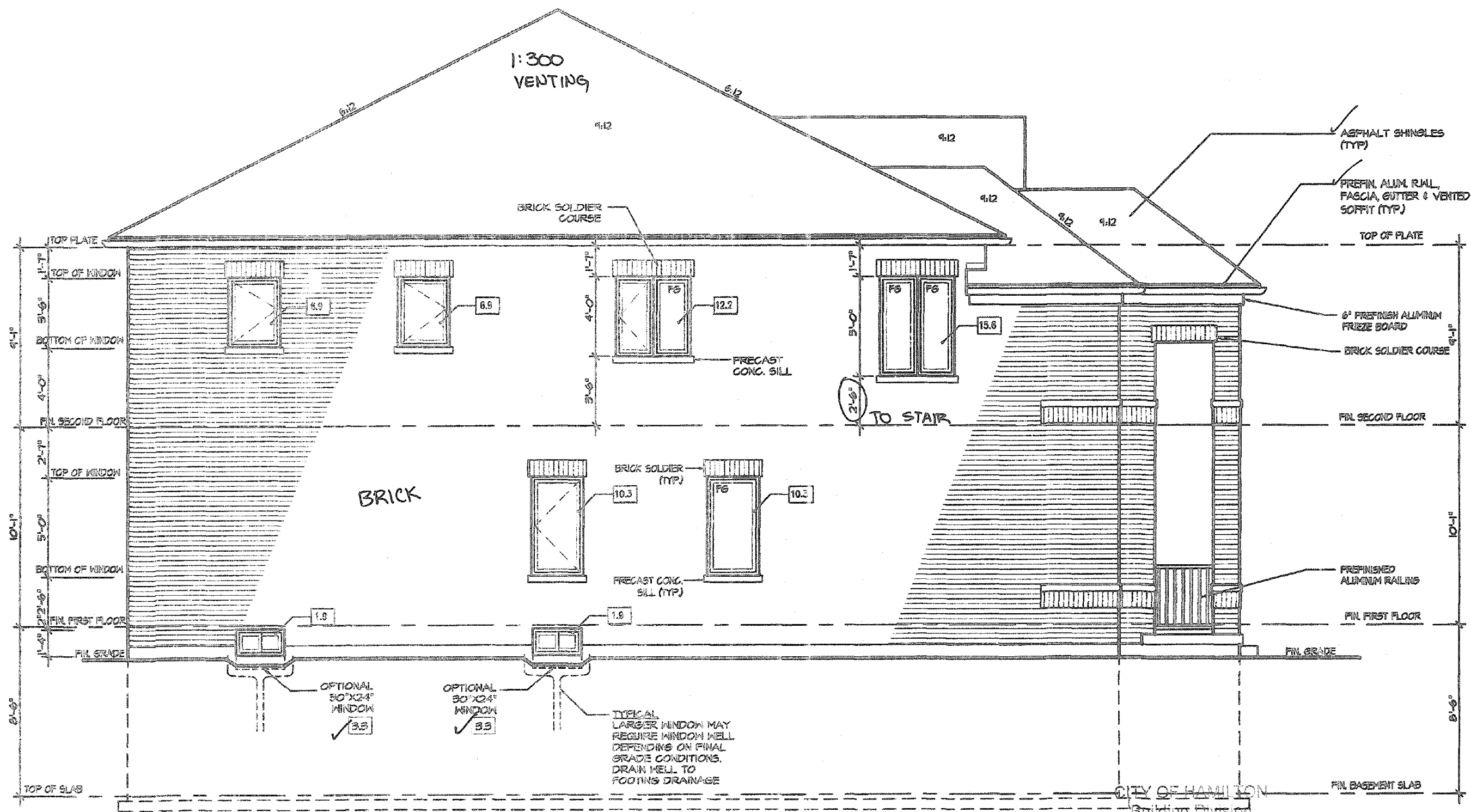


SHEET TITLE
FRONT ELEVATION 3
FOR LOT 344
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE

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 2,772
PAGE No. 4-3A
PROJECT 12-04-19

Greenpark
PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REF'D TO _____ DATE _____

ALLOWABLE GLAZING

WALL AREA
WALL AREA
ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDEYARD)
ACTUAL WINDOW AREA
WITH OPTIONAL 30'X24' BASEMENT WINDOWS ACTUAL OPENING AREA

1039.86
74.19
66.00
66.20 ✓

L.D. OKAY

Permit No. 197710

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

Dec. 10/20

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: DEC 21, 2020
This stamp certifies compliance with the applicable Design Guidelines as only and solely on further professional responsibility.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

REVISIONS

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4036
F (905) 880-0748

REGION
DESIGN
INC.

SHEET TITLE

LEFT SIDE
ELEVATION 1

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

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.

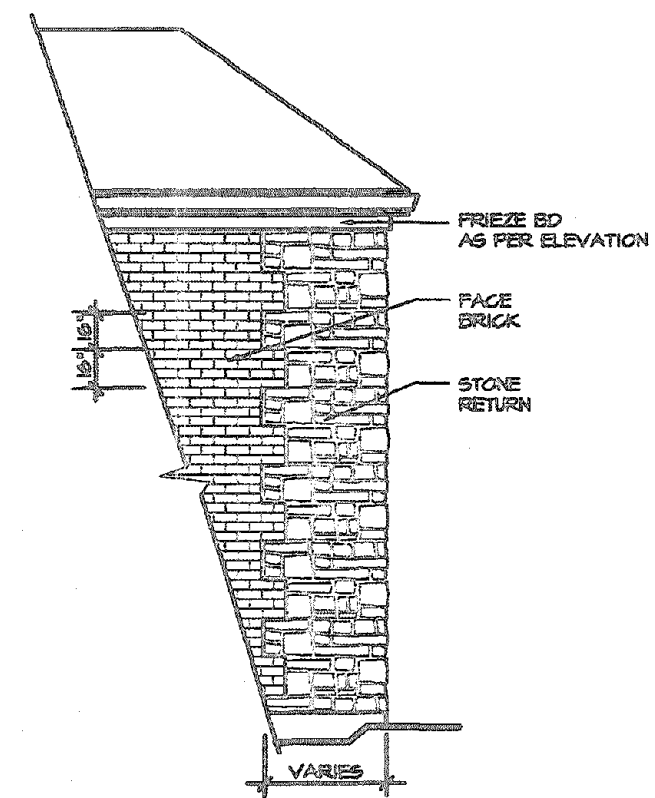
AREA
2,772

PROJECT
12-04-19

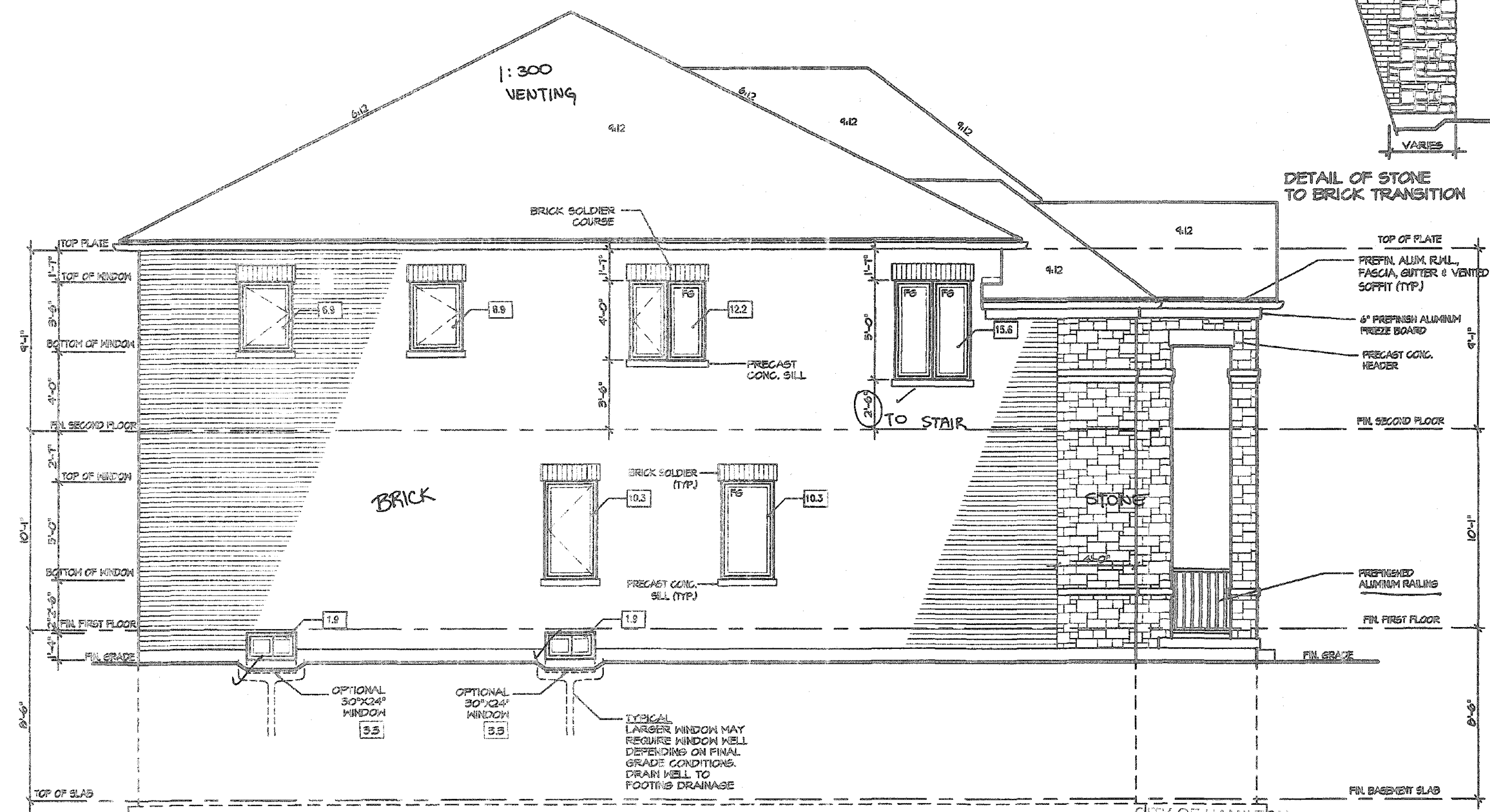
PAGE No.
5

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



DETAIL OF STONE TO BRICK TRANSITION



LEFT ELEVATION 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____

REFD TO _____ DATE _____

ALLOWABLE GLAZING

WALL AREA

WALL AREA 1035.86

ALLOWABLE WINDOW AREA @ 1.00 % (12 M SIDEYARD) 79.91

ACTUAL WINDOW AREA 66.00

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA 66.00

L.D. OKAY

CITY OF HAMILTON
Building Division

Permit No. 197710

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

SDC Dec 10/2020

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 _____

DATE: SEP 21 2020

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

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.7.5 of the building code

VIKAS GAJJAR
NAME

[Signature]
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-4038
F (905) 660-0716

REGION DESIGN INC.

SHEET TITLE

LEFT SIDE ELEVATION 2

SCALE 3/16"=1'-0"

DATE DEC 2019

BY MB

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.

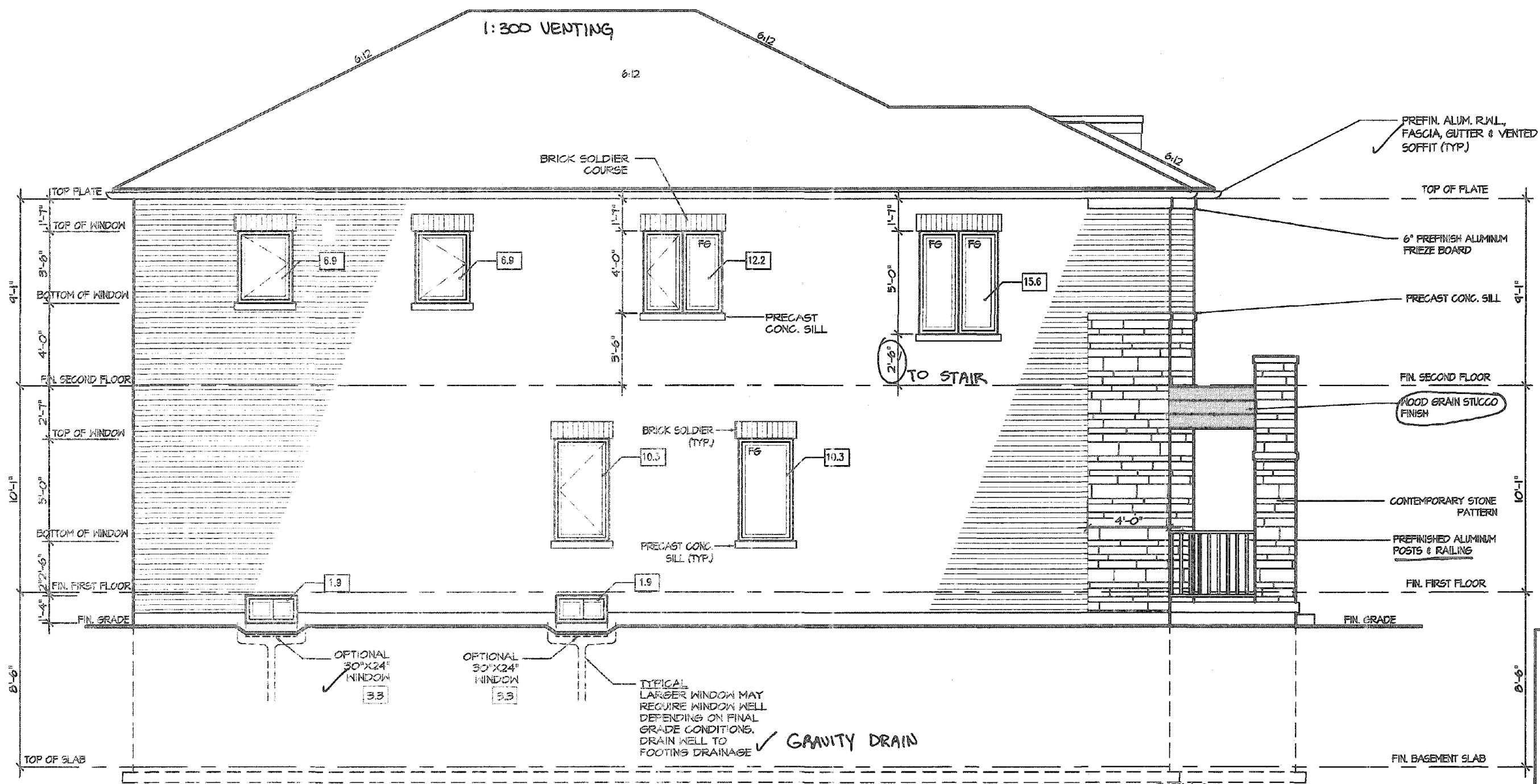
AREA 2.772

PROJECT 12-04-19

PAGE No. 5-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



LEFT ELEVATION 3

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

ALLOWABLE GLAZING

WALL AREA
ALLOWABLE WINDOW AREA @ 70.0 % (1.2 M SIDEYARD)
ACTUAL WINDOW AREA
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

1055.86
73.91
66.00
68.80

L.O. OKAY

CITY OF HAMILTON
Building Division

Permit No. 197710

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

JDL DEC 10/20

FOR CHIEF BUILDING OFFICIAL

DATE

VALLEYCREEK 3

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.

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

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

REVISIONS

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.5 of the building code

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 735-4086
F (905) 860-0746

REGION
DESIGN
INC.

SHEET TITLE

LEFT SIDE
ELEVATION 3

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

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
2.772

PROJECT
12-04-19

PAGE No.

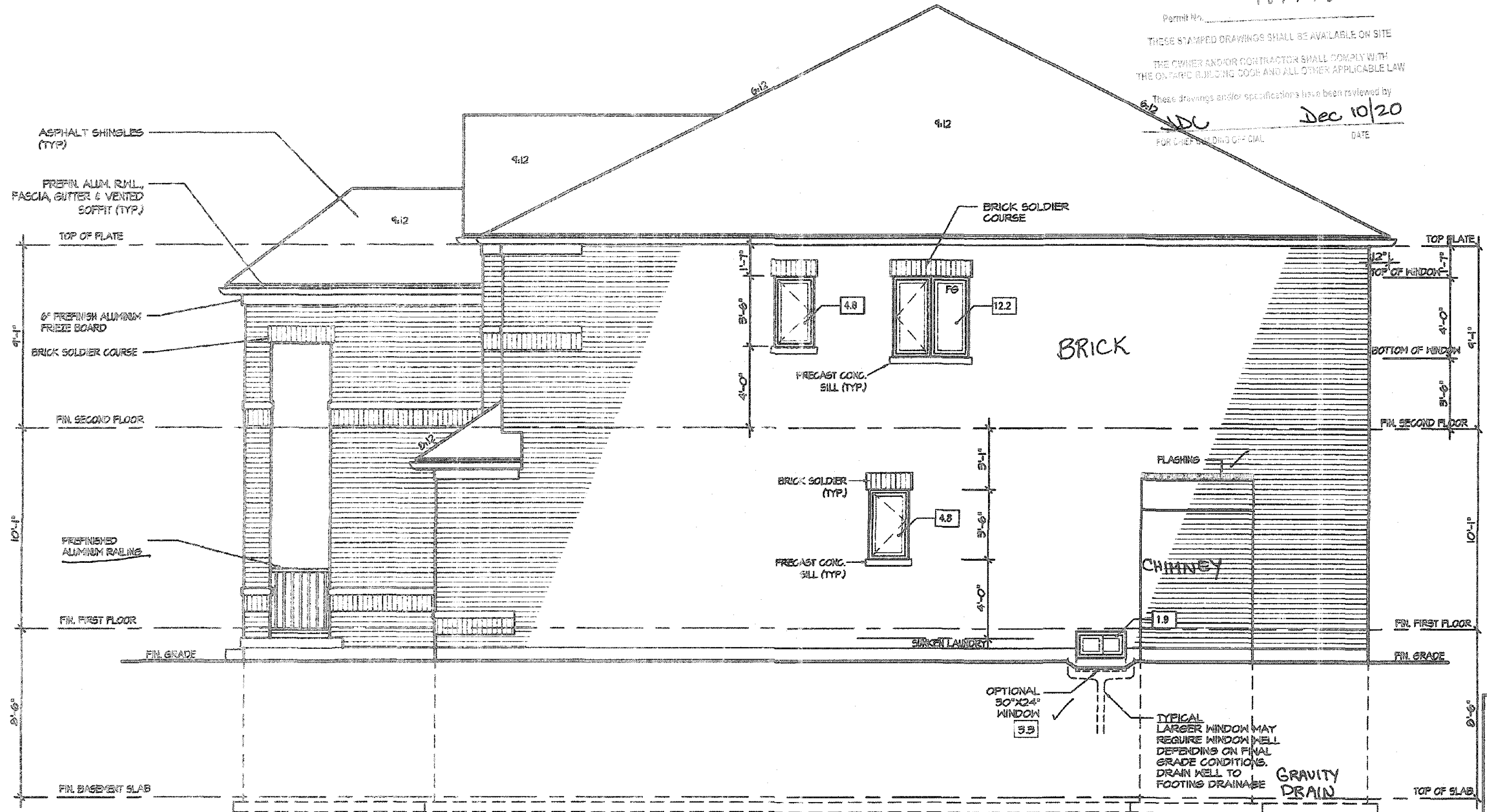
5-3

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
Building Division
197710

Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
SDC **Dec 10/20**
FOR CHIEF BUILDING OFFICIAL DATE



RIGHT ELEVATION I

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

ALLOWABLE GLAZING

WALL AREA	1039.86
WALL AREA	
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDERYARD)	74.19
ACTUAL WINDOW AREA	23.70
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	25.10

L.D. OKAY

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

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

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 1B8 P (416) 736-4198 F (905) 960-0745	RIGHT SIDE ELEVATION 1	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	AREA 2,772	PAGE No. 6	PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS III
4.									
3.									
2.	ISSUED FINAL REFERENCE MAR 2020								
1.	ISSUED FOR COORDINATION JAN 2020								
REVISIONS									

CITY OF HAMILTON
Building Division

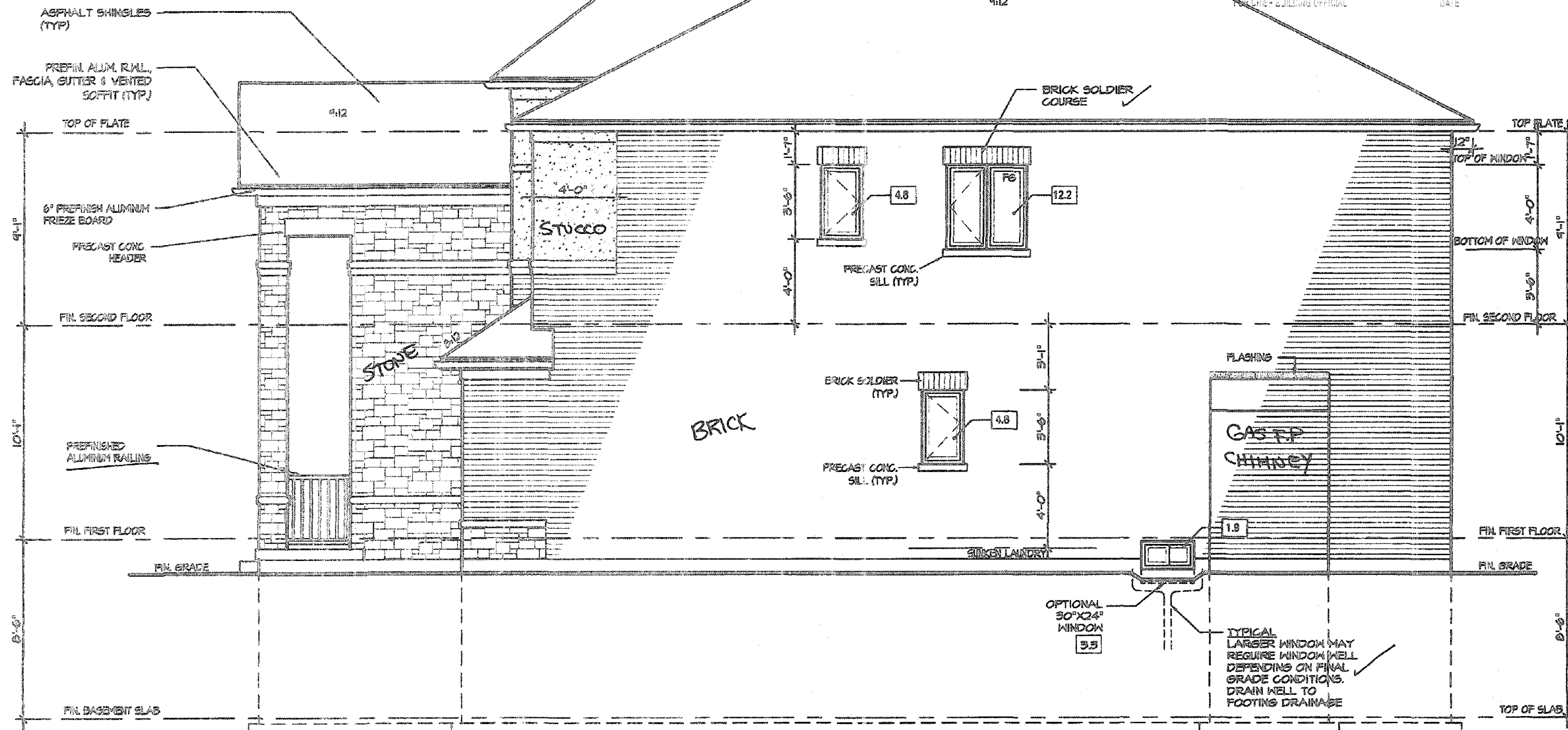
Permit No. 187710

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

Dec 10/20
JDL
FOR CHIEF BUILDING OFFICIAL DATE



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1034.86
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	74.19
ACTUAL WINDOW AREA	25.70
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	25.10

L.D. OKAY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REP'D TO _____ 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 (siting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY _____
DATE: DEC 27, 2020

This stamp certifies compliance with the regulations. Design/Builder has only 30 days to change or withdraw the stamp.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-8086 F (905) 860-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					RIGHT SIDE ELEVATION 2				
3.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 6-2	
2.	ISSUED FINAL REFERENCE MAR 2020				DATE DEC 2019	TYPE	PROJECT 12-04-19		
1.	ISSUED FOR COORDINATION JAN 2020								
REVISIONS									



CITY OF HAMILTON
Building Division

Permit No. 197710

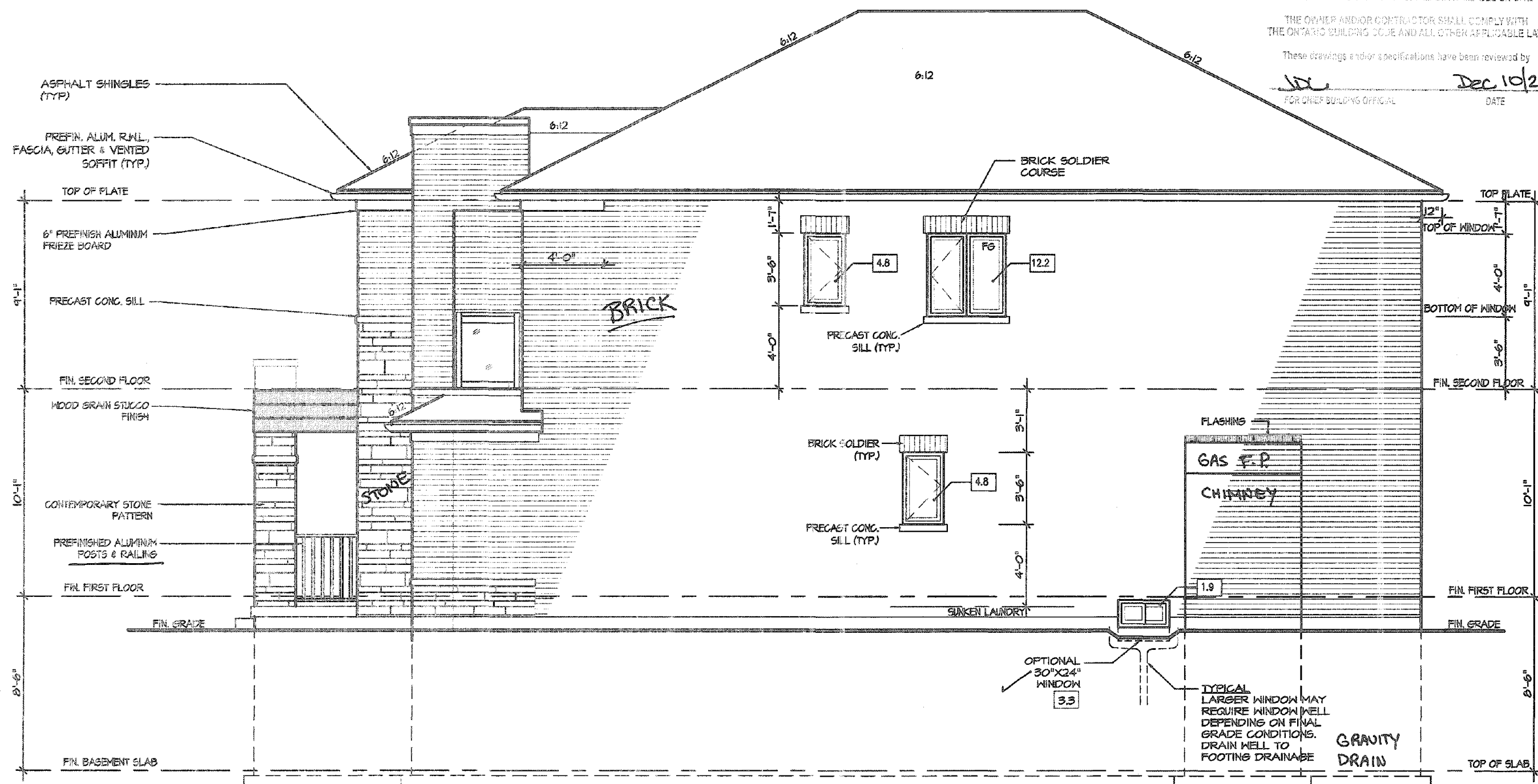
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

100
FOR CHIEF BUILDING OFFICIAL

Dec 10/20
DATE



RIGHT ELEVATION 3

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REF'D TO _____ DATE _____

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1059.86
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	74.19
ACTUAL WINDOW AREA	23.70
WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA	25.10

L.D.-OKAY

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

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

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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

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

VIKAS GAJJAR
NAME SIGNATURE 28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4196
F (905) 880-0746

REGION
DESIGN
INC.

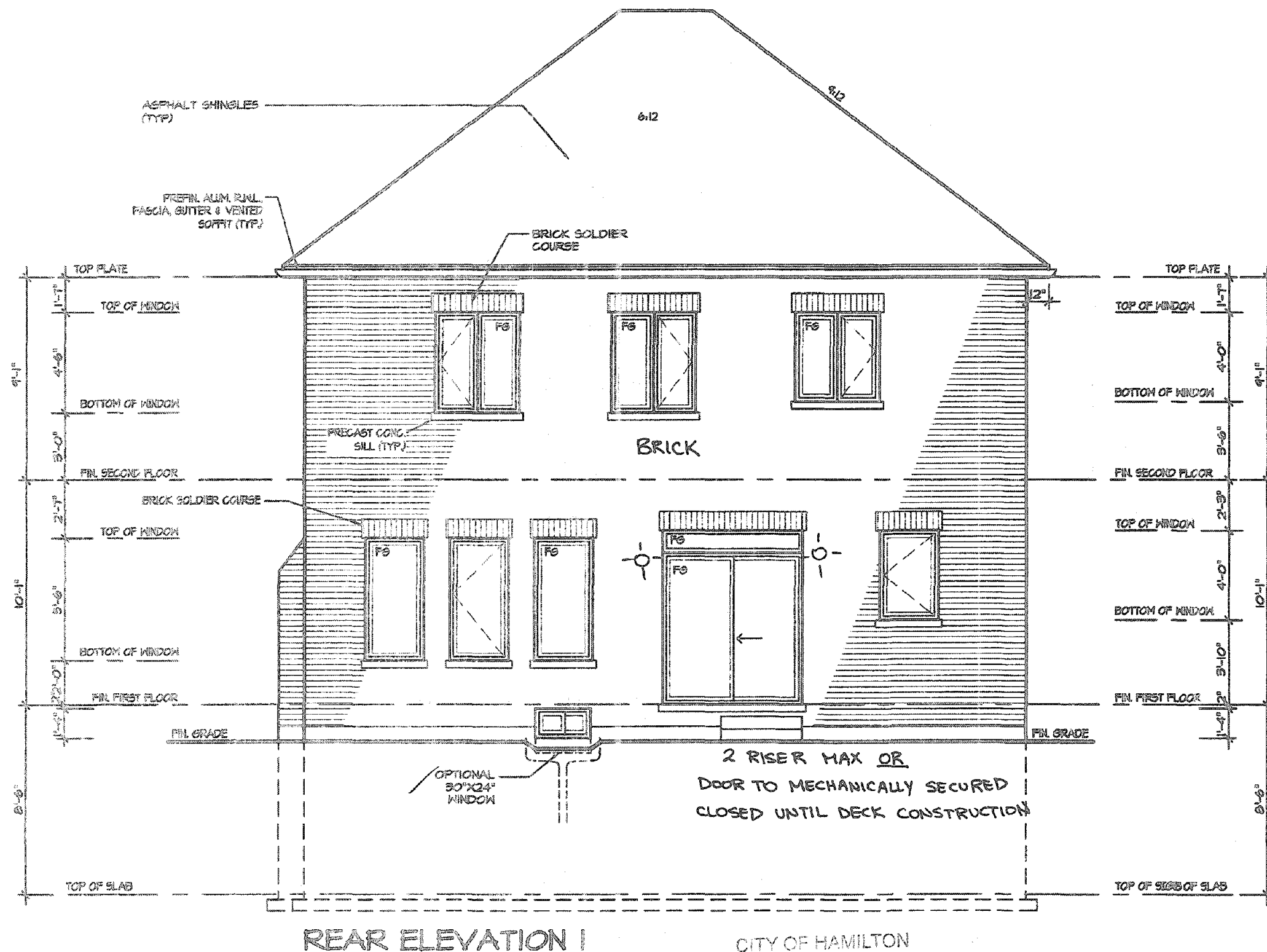
SHEET TITLE
RIGHT SIDE
ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE

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

AREA 2,772
PAGE No. 6-3
PROJECT 12-04-19

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 197710

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

DL Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE

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

APPROVED BY: *[Signature]*
DATE: SEP 24, 2020

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

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"

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

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

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

VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-1038
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 1

SCALE 3/16"=1'-0"

DATE DEC 2019

BY MB

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.

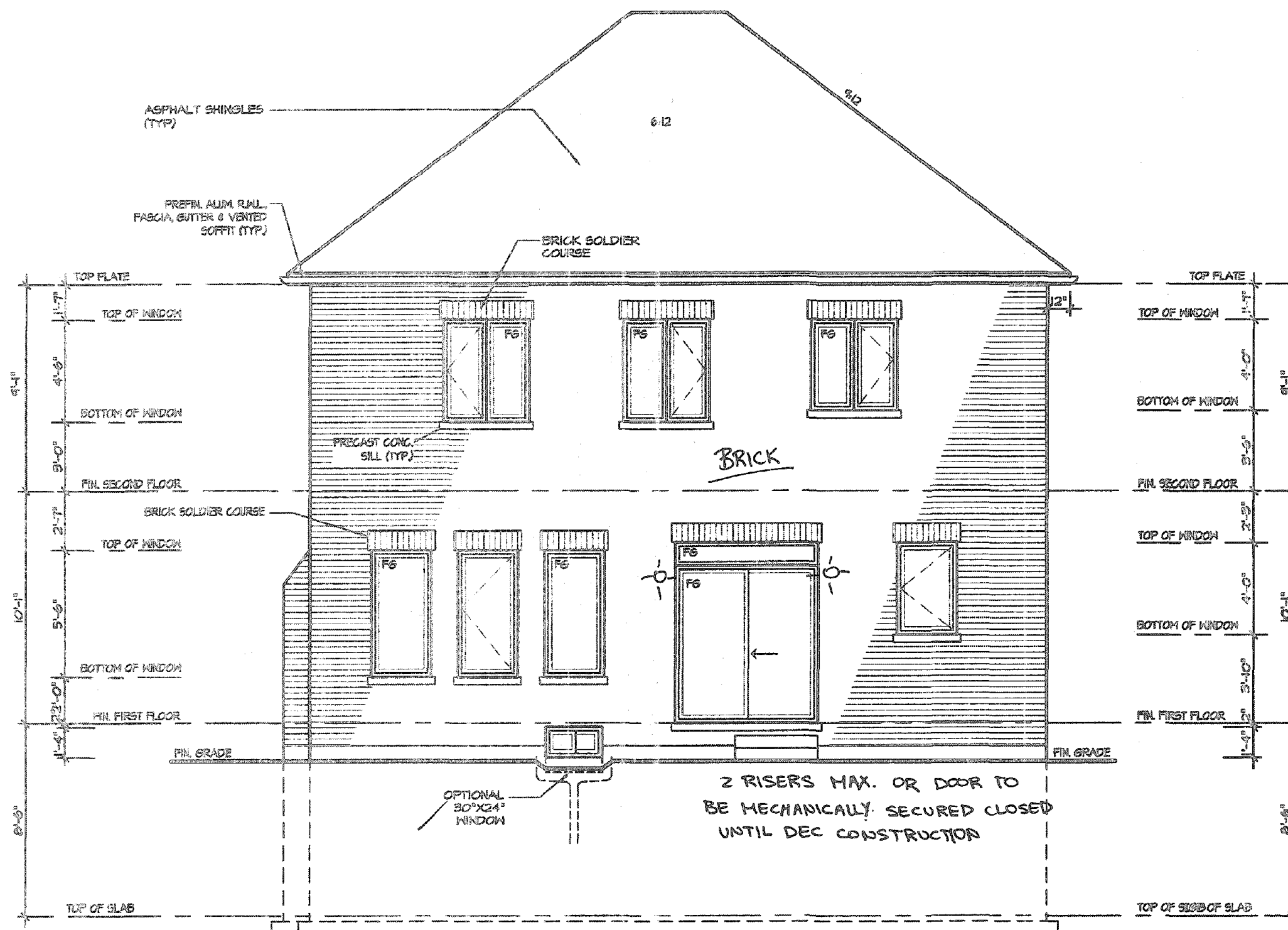
AREA 2772

PAGE No. 7

PROJECT 12-04-19

Greenpark

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 197710

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
DL Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
REC BY _____ DATE _____
REF'D TO _____ DATE _____

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

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

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

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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

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

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S9
P (416) 738-4186
F (905) 860-0746

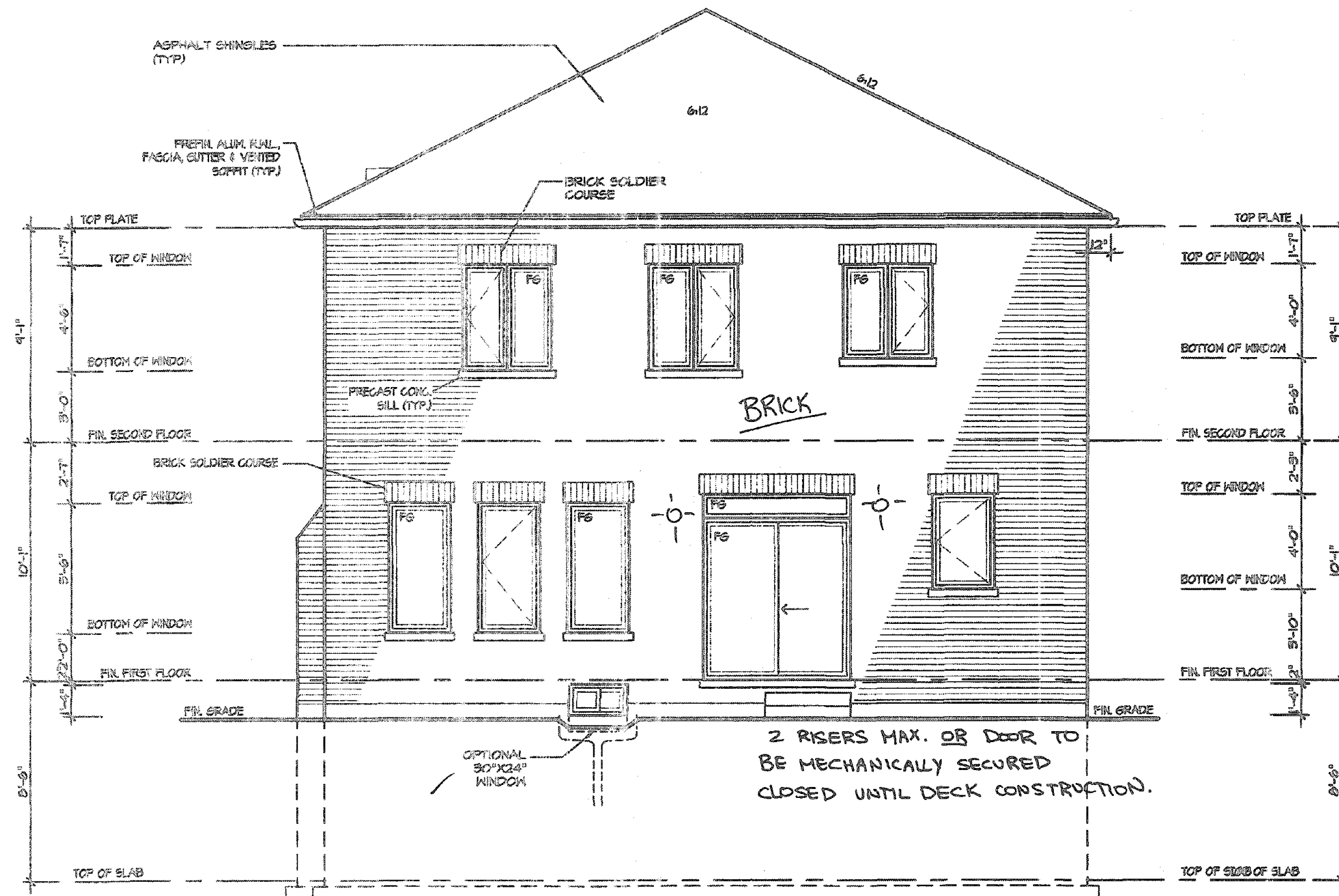
REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 2
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
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 2,772
PAGE No. 7-2
PROJECT 12-04-19

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



REAR ELEVATION 3

CITY OF HAMILTON
Building Division

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____

Permit No. 197710

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

JDL Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE

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

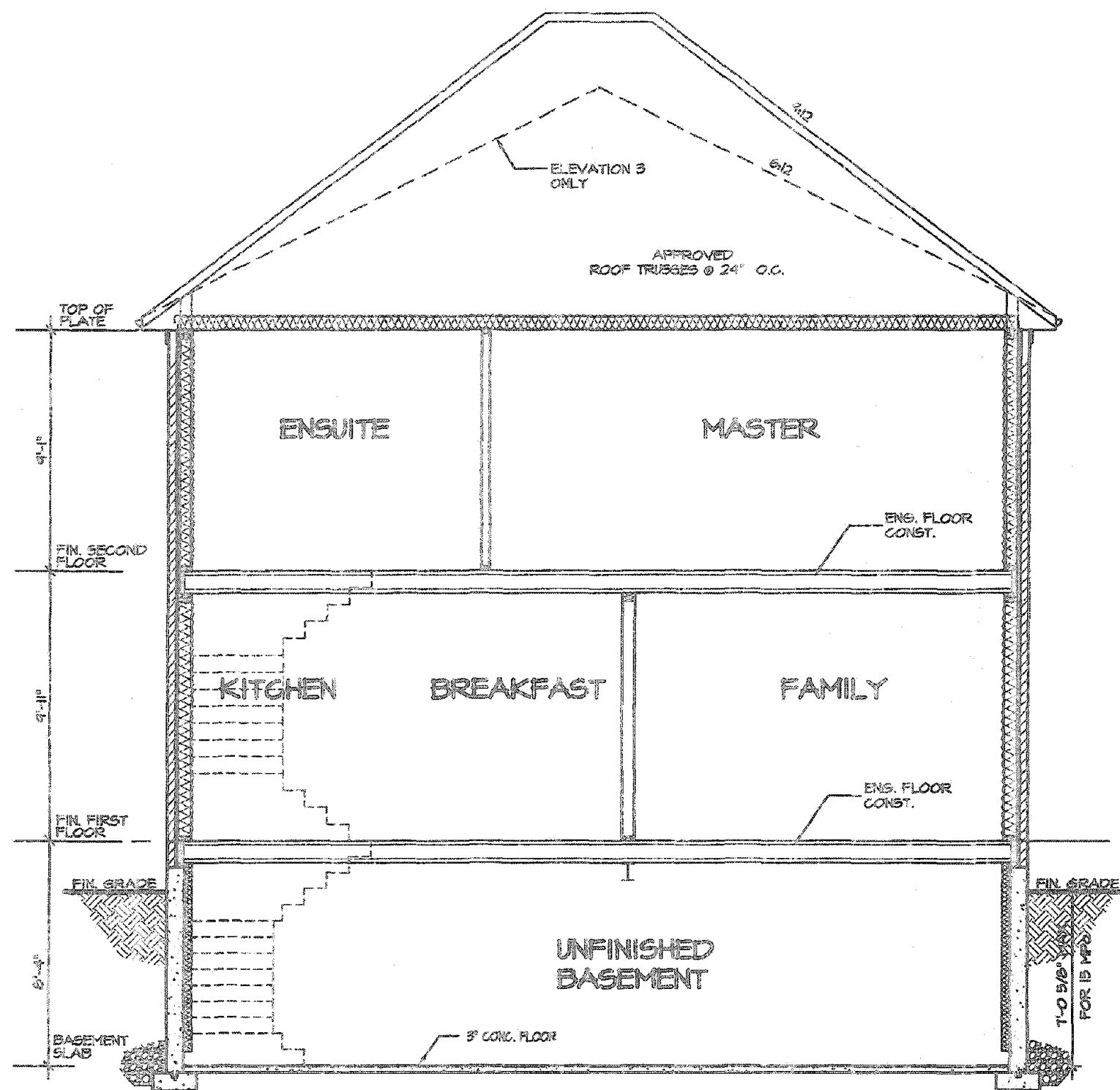
APPROVED BY: [Signature]
DATE: SEP 11 2020

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

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 CLIFFERIN ST. CONCORD, ONTARIO L4K 1S6 P (416) 738-4098 F (905) 960-0746	REGION DESIGN INC.	SHEET TITLE REAR ELEVATION 3	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME RUSSELL GARDENS III			
2. ISSUED FINAL REFERENCE	MAR 2020				SCALE 3/16"=1'-0"			BY MB	AREA 2,772	PAGE No. 7-3
1. ISSUED FOR COORDINATION	JAN 2020				DATE DEC 2019			TYPE	PROJECT 12-04-19	
REVISIONS										



CROSS SECTION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 197710

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
JDC Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE

SHEET TITLE
CROSS SECTION
ELEV. 1, 2 & 3

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

BY
MB
TYPE

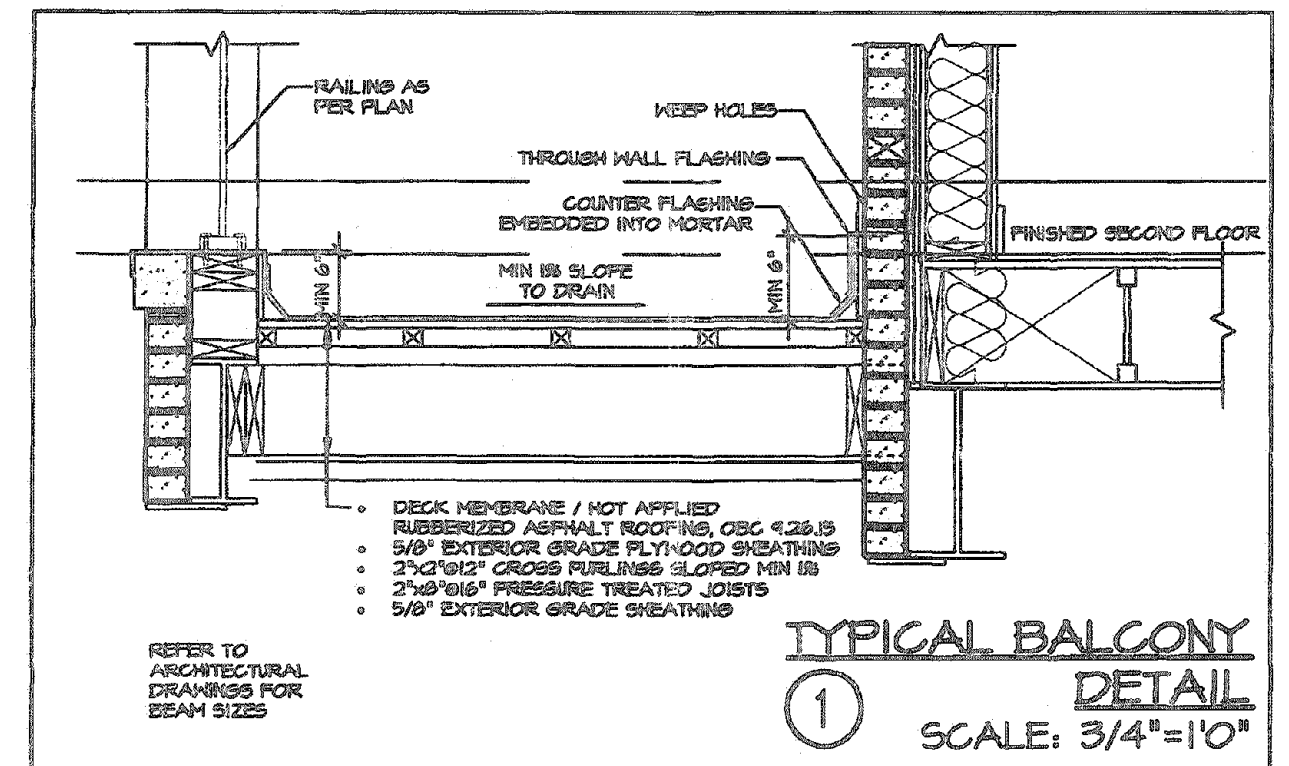
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

AREA
2772
PROJECT
12-04-19

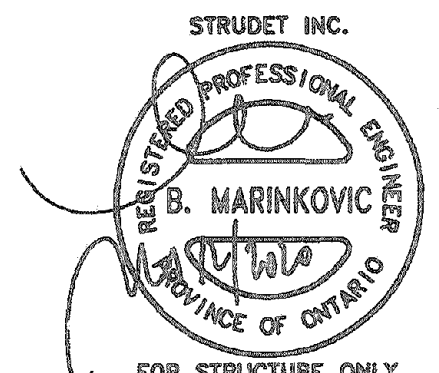
PAGE No.
8

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



TYPICAL BALCONY
DETAIL
1 SCALE: 3/4"=1'-0"



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VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION
Received unless design is exempt under Division C, Subsection 2.2.5 of the Building Code

VIKAS GAJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 758-4036
F (805) 680-0746

**REGION
DESIGN
INC.**

CITY OF HAMILTON
Building Division

197710

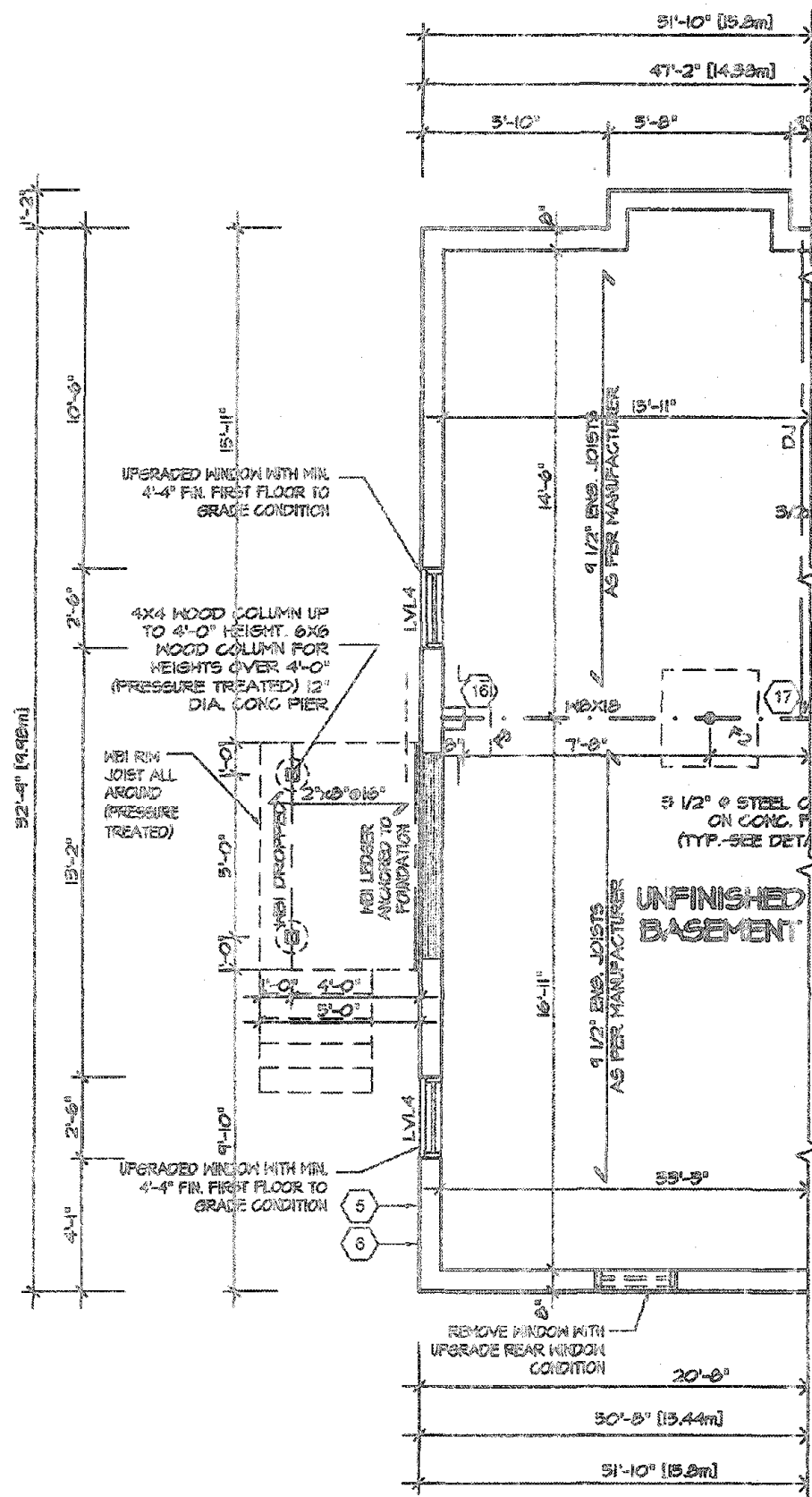
Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

JDL Dec 10/20
FOR THE BUILDING OFFICIAL DATE

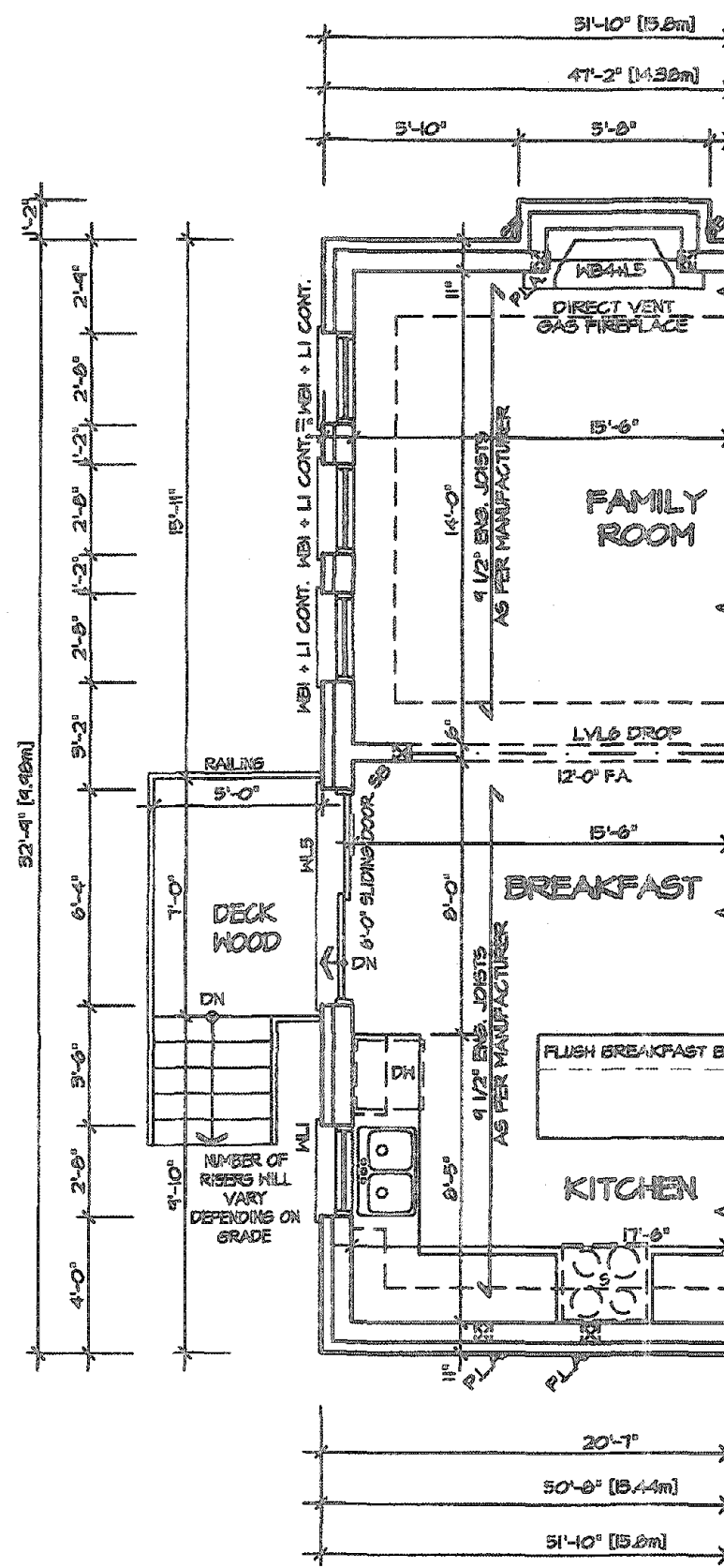


PARTIAL BASEMENT PLAN
FOR DECK CONDITION 1, 2
& 3

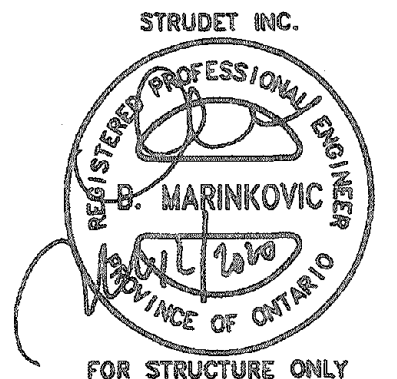
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____



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



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

APPROVED BY _____
DATE SEP 21 2020

This stamp replaces any stamp with the applicable Design Guidelines only and bears no further professional responsibility.

MAR 4 2 2020

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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

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

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

VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

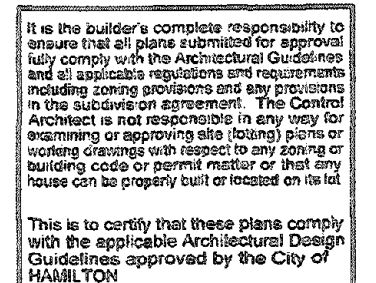
REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S0
P (416) 720-4090
F (905) 360-0745



SHEET TITLE DECK PLANS ELEV. 1, 2 & 3	
SCALE 3/16"=1'-0"	BY MB
DATE DEC 2020	TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA 2,772	PAGE NO. 9
PROJECT 12-04-19	

These drawings and/or specifications have been reviewed by
WDL Dec. 10/20
 FOR CHIEF OF LONG BEACH OFFICIAL DATE



JOHN C. 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 bears no further professional responsibility.

REC BY _____ DATE _____
REF'D TO _____ DATE _____

DESIGN INC.
UFFERIN ST.
D, ONTARIO
L4K 4G6
735-4035
933-0748

9-2

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

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

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

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

March 4, 2020 1:54:16 PM M:\PROJECTS\RUSSELL GARDENS III\STANDARD\VALLEYCREEK 3 - REG\VALLEYCREEK 3 MASTER.DWG

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

AUG 25 2021

REC BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
26-187710-01

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

 SEP 28 2021

FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. Marinkovic

B. MARINKOVIC

PROM 10/2021

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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.

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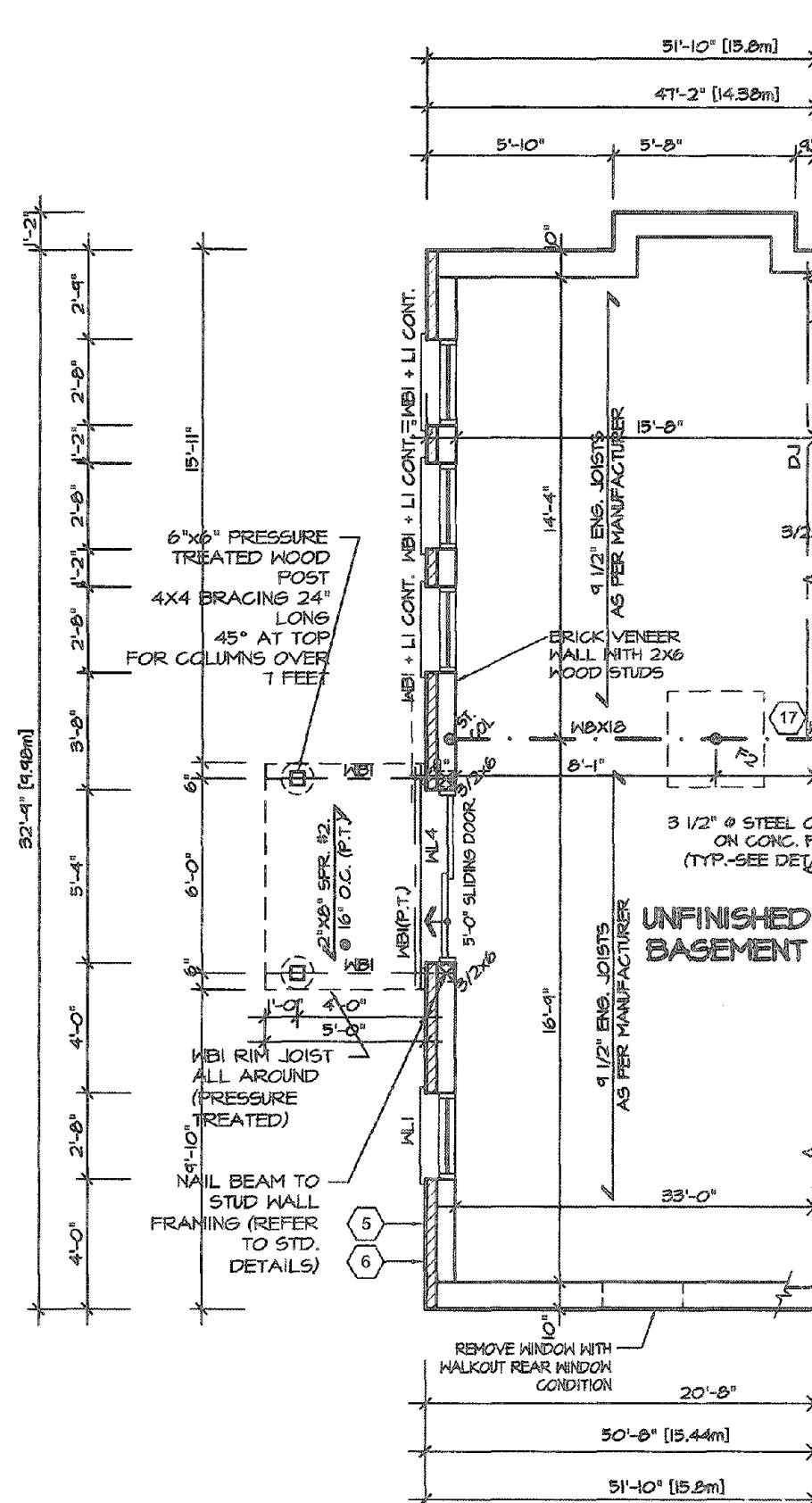
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL FIRM REVIEW
AND APPROVAL
APPROVED BY _____
DATE: 6/11/2002
The owner of these plans agrees with the approval
being furnished and hereby certifies
that the same are correct.

VALLEYCREEK 3

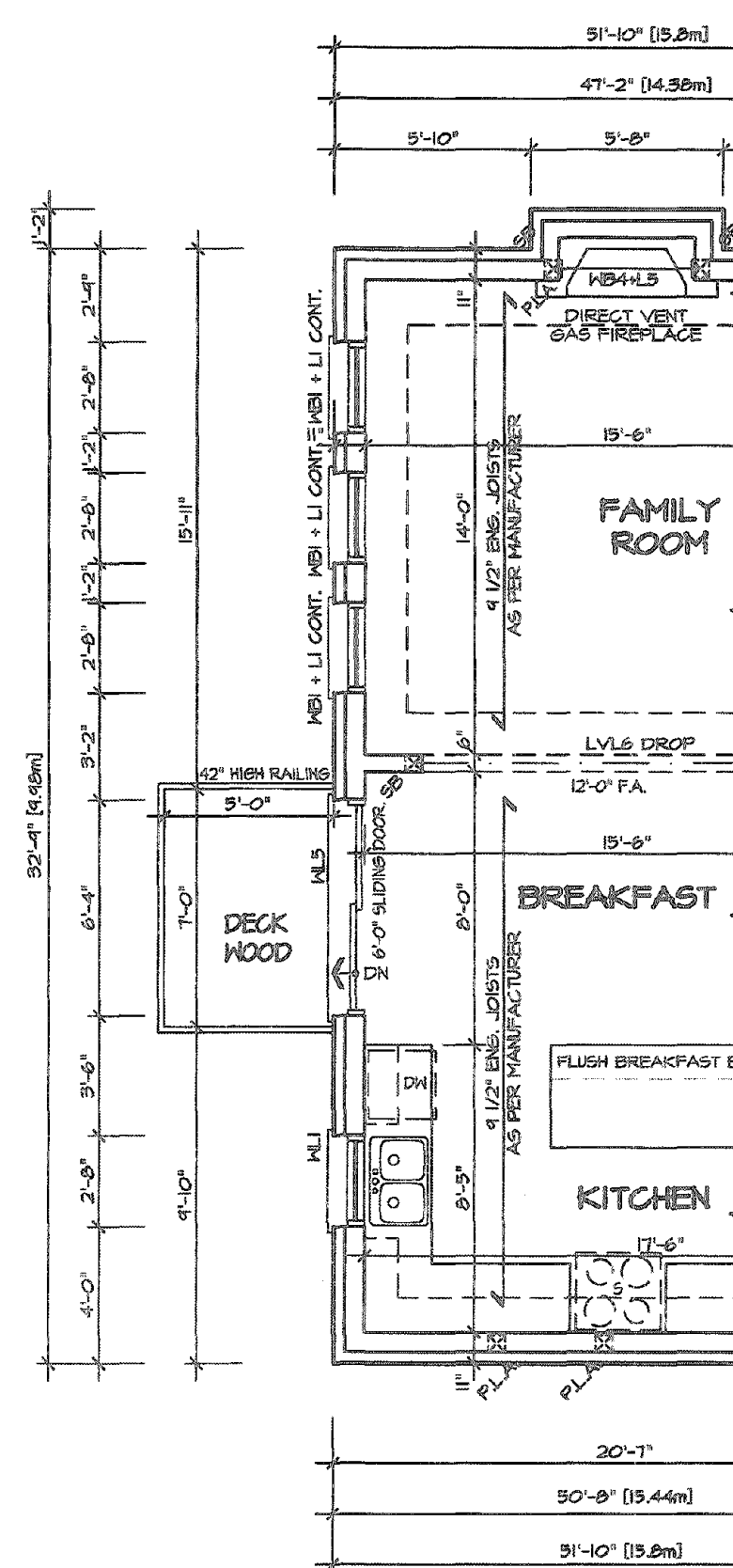
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III



PARTIAL BASEMENT PLAN
FOR WALKOUT CONDITION
1, 2 & 3



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

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.				
4.					WALKOUT PLANS					10	
3.					ELEV. 1, 2 & 3						
2.	ISSUED FINAL REFERENCE				MAR 2020	SCALE	BY	AREA			PAGE No.
1.	ISSUED FOR COORDINATION				JAN 2020	3/16"=1'-0"	MB	2,772			
REVISIONS				DATE	TYPE	PROJECT		PROJECT NAME			
				DEC 2020		12-04-19		RUSSELL GARDENS III			



Electrical
Safety
Authority

Doing electrical work? A notification must be filed with the Electrical Safety Authority. For more information, visit www.esa.on.ca or call 1-877-372-7233.

Call 1-877-372-7233

CITY OF HAMILTON BUILDING DIVISION Planning & Development Department	
AUG 25 2021	
REC BY _____	DATE _____
REF'D TO _____	DATE _____



REAR ELEVATION 1, 2 & 3
WALKOUT CONDITION

CITY OF HAMILTON Building Division	
Permit No. 20-197710-01	
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 JDL SEP 28 2021 FOR CHIEF BUILDING OFFICIAL DATE	

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

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY _____ DATE: AUG 25 2021
This stamp certifies compliance with the Architectural Design Guidelines approved by the City of HAMILTON

VALLEYCREEK 3

SEPARATE DECK PERMIT IS REQD.

COMPLIANCE PACKAGE "A1"

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

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

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

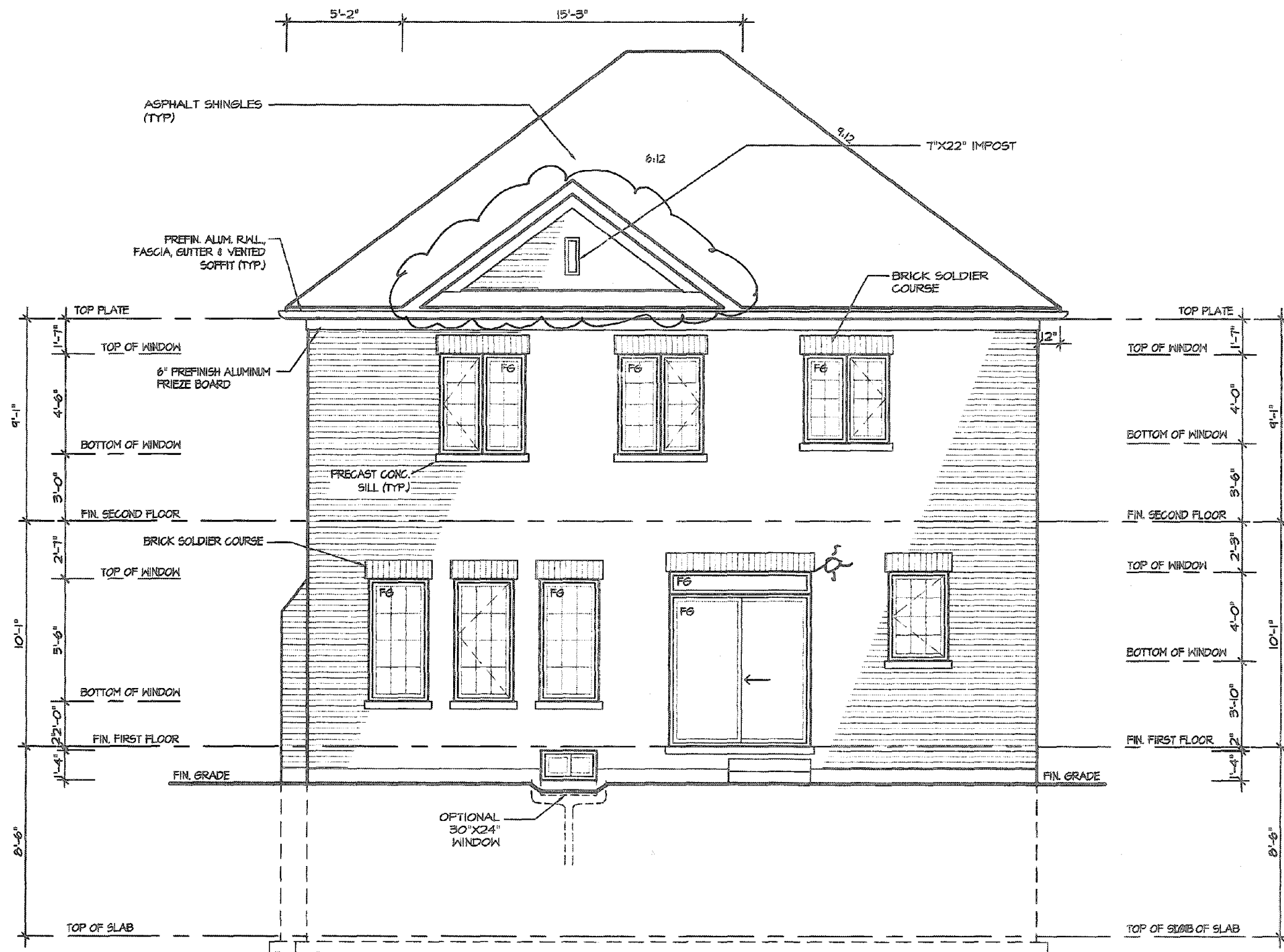
SHEET TITLE REAR WALKOUT ELEV. 1, 2 & 3	
SCALE 3/16"=1'-0"	BY MB
DATE DEC 2019	TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA 2,772	PAGE No. 10-2
PROJECT 12-04-19	



PROJECT NAME RUSSELL GARDENS III

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____



CITY OF HAMILTON
Building Division
Permit No. 20-187710-01
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
JDC SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTANTS
AND APPROVAL
APPROVED BY
DATE
This stamp is to be placed on the approved design. Guidelines with this stamp are to be placed on the approved design.

UPGRADE REAR ELEVATION I



Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law.
For more information go to esasafo.com or call 1-877-372-7233

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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



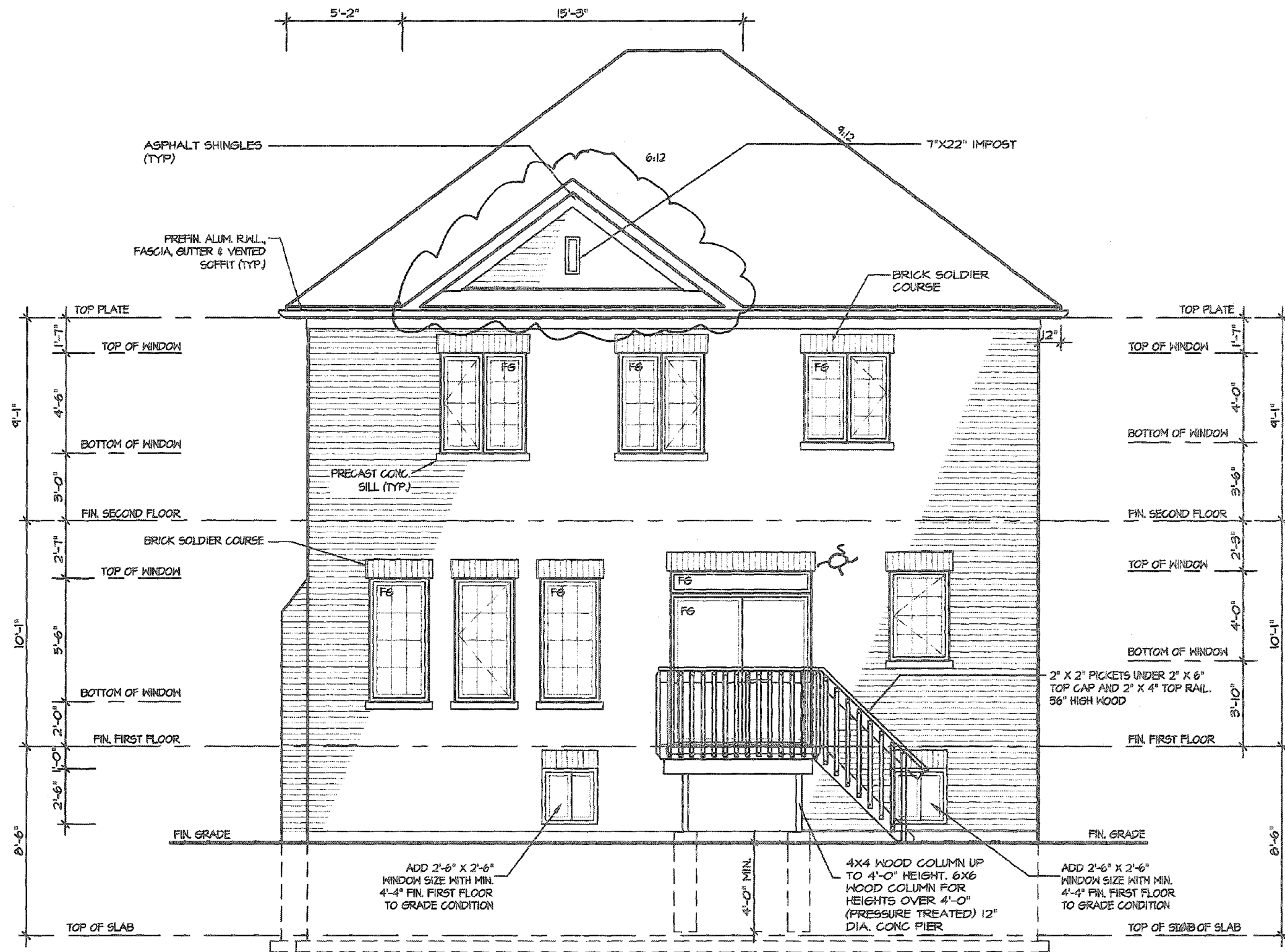
SHEET TITLE
REAR UPGRADE
ELEVATION 1
SCALE 3/16"=1'-0"
DATE DEC 2019

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

SY MB
TYPE
AREA 2,772
PROJECT 12-04-19
PAGE No. 11A

PROJECT NAME
RUSSELL GARDENS III

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REF'D TO _____ DATE _____



UPGRADE REAR ELEVATION 1
DECK CONDITION

SEP. DECK PERMIT IS REQ'D.

CITY OF HAMILTON
Building Division
Permit No. 20 187710-01
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
SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND APPROVAL
APPROVED BY _____
DATE _____
The stamped plans must be used with the stamped Design Guidelines and the stamped Building Code.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

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

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 560-0748

**REGION
DESIGN
INC.**

SHEET TITLE
REAR UPGRADE
DECK ELEVATION 1

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

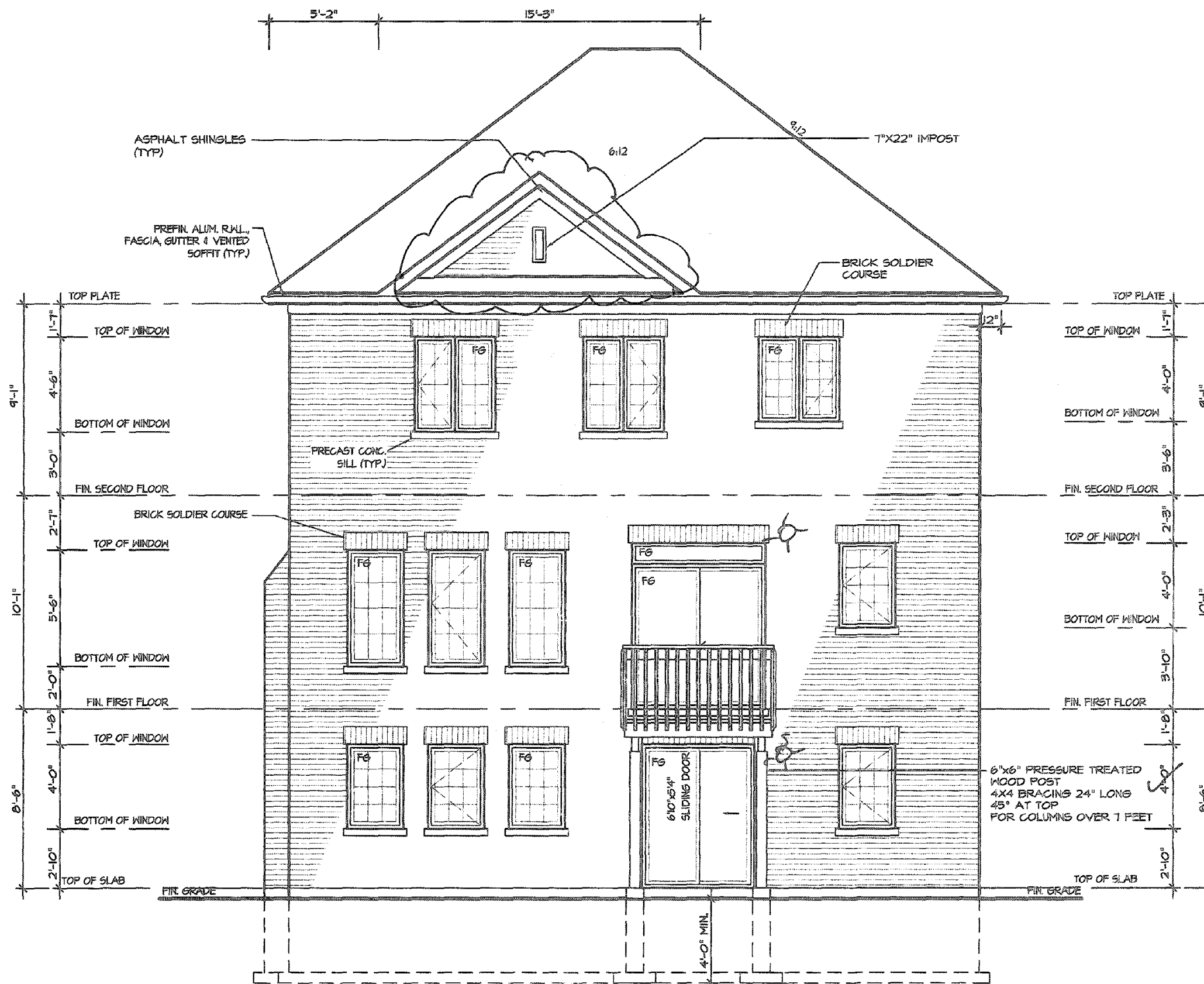
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

BY
MB
TYPE
PROJECT
12-04-19

AREA
2,772
PAGE NO.
11B

343.98 PM 11/19/2021 M:\PROJECTS\RUSSELL GARDENS 3\STANDARD\VALLEYCREEK 3 - REG\VALLEYCREEK 3 MASTER.DWG

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REF'D TO _____ DATE _____



Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law.
For more information go to esasafe.com or call 1-877-372-7233

CITY OF HAMILTON
Building Division
Permit No. **20-187710-01**
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 **SEP 28 2021**
FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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ROBIN D. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONSULTANT
2021 APPROVAL
DATE: **SEP 28 2021**
BY: **ANDREW**
The undersigned hereby certifies that the above plans comply with the applicable Architectural Design Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement.

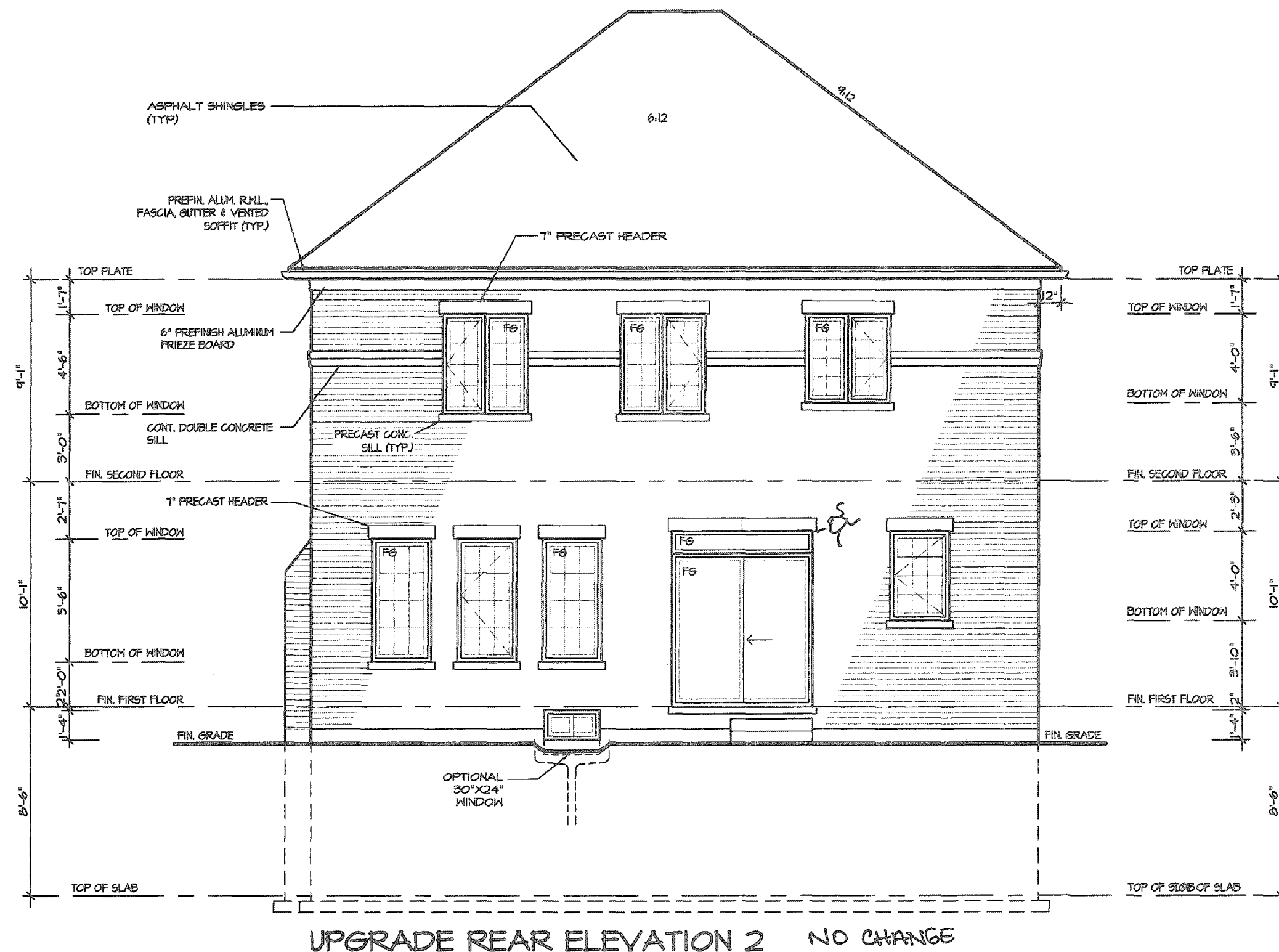
UPGRADE REAR ELEVATION 1
WALKOUT CONDITION

SEP. DECK PERMIT IS REQ'D.

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4095 F (905) 880-0746	REGION DESIGN INC.	SHEET TITLE REAR UPGRADE WALKOUT ELEVATION 1		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 11C	
3.					DATE DEC 2019	TYPE	PROJECT 12-04-19		
2. ISSUED FINAL REFERENCE	MAR 2020								
1. ISSUED FOR COORDINATION	JAN 2020	REVISIONS							

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____



CITY OF HAMILTON
Building Division
Permit No. 20-187710-01
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
JDL SEP 28 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.

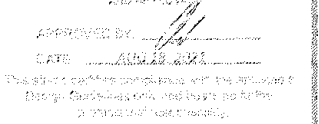
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY _____
DATE: AUG 18 2021
To ensure compliance, please refer to the applicable Design Guidelines and Building Code before professional review.

VALLEYCREEK 3
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 860-0746	REGION DESIGN INC.	SHEET TITLE REAR UPGRADE ELEVATION 2		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 12A	
3.					DATE DEC 2019	TYPE	PROJECT 12-04-19		
2. ISSUED FINAL REFERENCE	MAR 2020								
1. ISSUED FOR COORDINATION	JAN 2020	VIKAS GAJJAR NAME	28770 BCIN						
REVISIONS									

3/24/21 PM M:\PROJECTS\RUSSELL GARDENS 3\STANDARDS\VALLEYCREEK 3 - REG\VALLEYCREEK 3 MASTER.DWG July 19, 2021



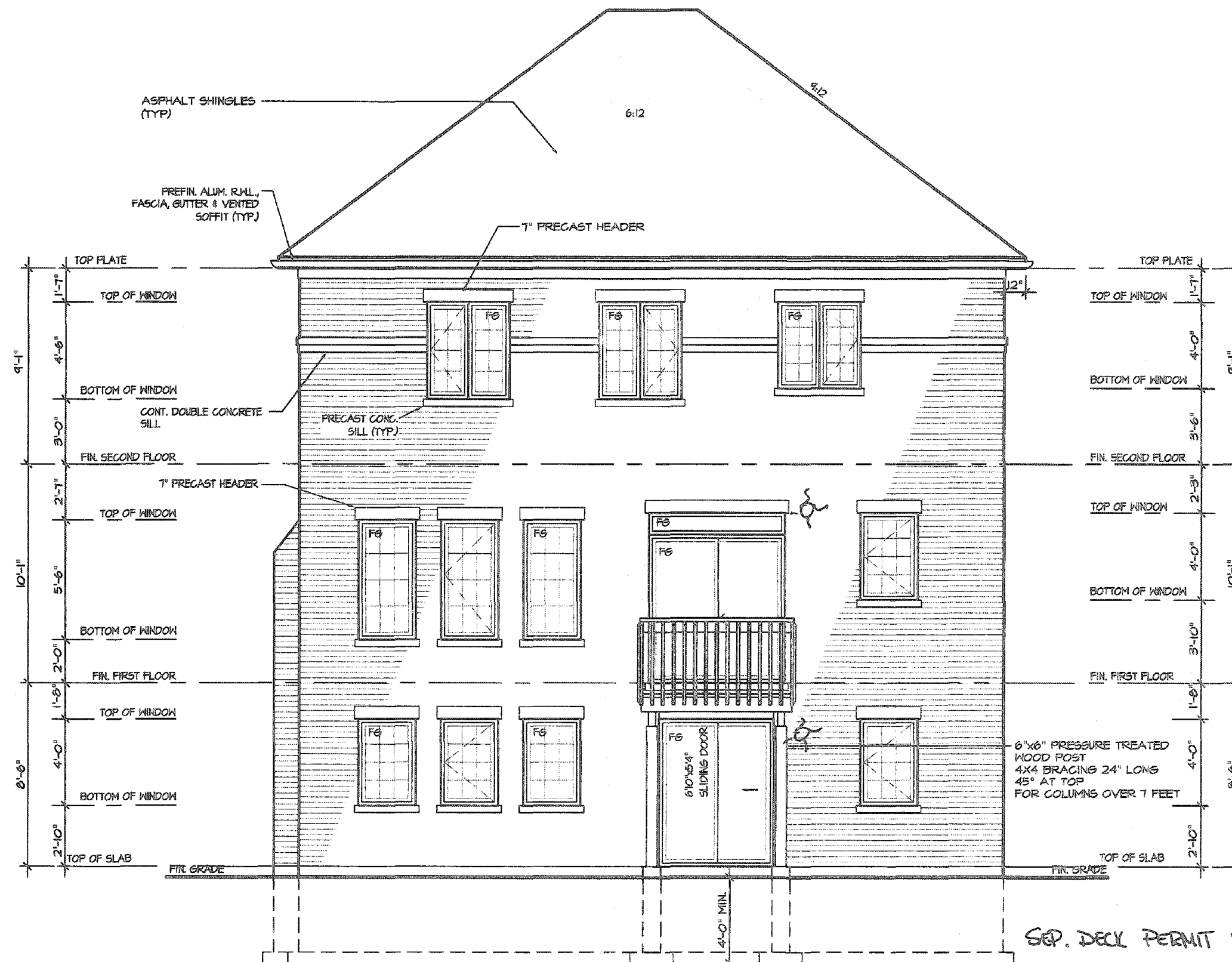
5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE BCIN 28770	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4088 F (905) 560-0745	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSELL GARDENS III				
4.						REAR UPGRADE DECK ELEVATION 2					SCALE 3/16"=1'-0" DATE DEC 2019	BY MB TYPE 	AREA 2,772 PROJECT 12-04-19	PAGE No. 12B
3.														
2.	ISSUED FINAL REFERENCE	MAR 2020												
1.	ISSUED FOR COORDINATION	JAN 2020												
REVISIONS														

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 26 2021
REC BY _____ DATE _____
REF'D TO _____ DATE _____



Electrical
Safety
Authority

Verification must
be provided by the Electrical Safety Authority.
Do not attempt to do electrical work? They
must be a Licensed Electrical Contractor.
For more information go to
esasafer.com or call 1-877-372-7233



UPGRADE REAR ELEVATION 2
WALKOUT CONDITION

CITY OF HAMILTON
Building Division

Permit No. 20-187710-01

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
JDL SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

It is the builder's complete responsibility to
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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
AND ELECTRICAL DESIGN REVIEW
AND APPROVAL
DATE AUG 26 2021
By _____
For _____

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"



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

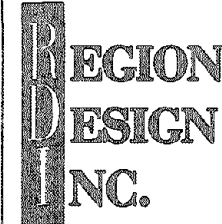
REVISIONS

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

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

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

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



SHEET TITLE
REAR UPGRADE
WALKOUT ELEVATION 2
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE
AREA 2,772
PAGE No.
12C
PROJECT 12-04-19

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

PROJECT NAME
RUSSELL GARDENS III

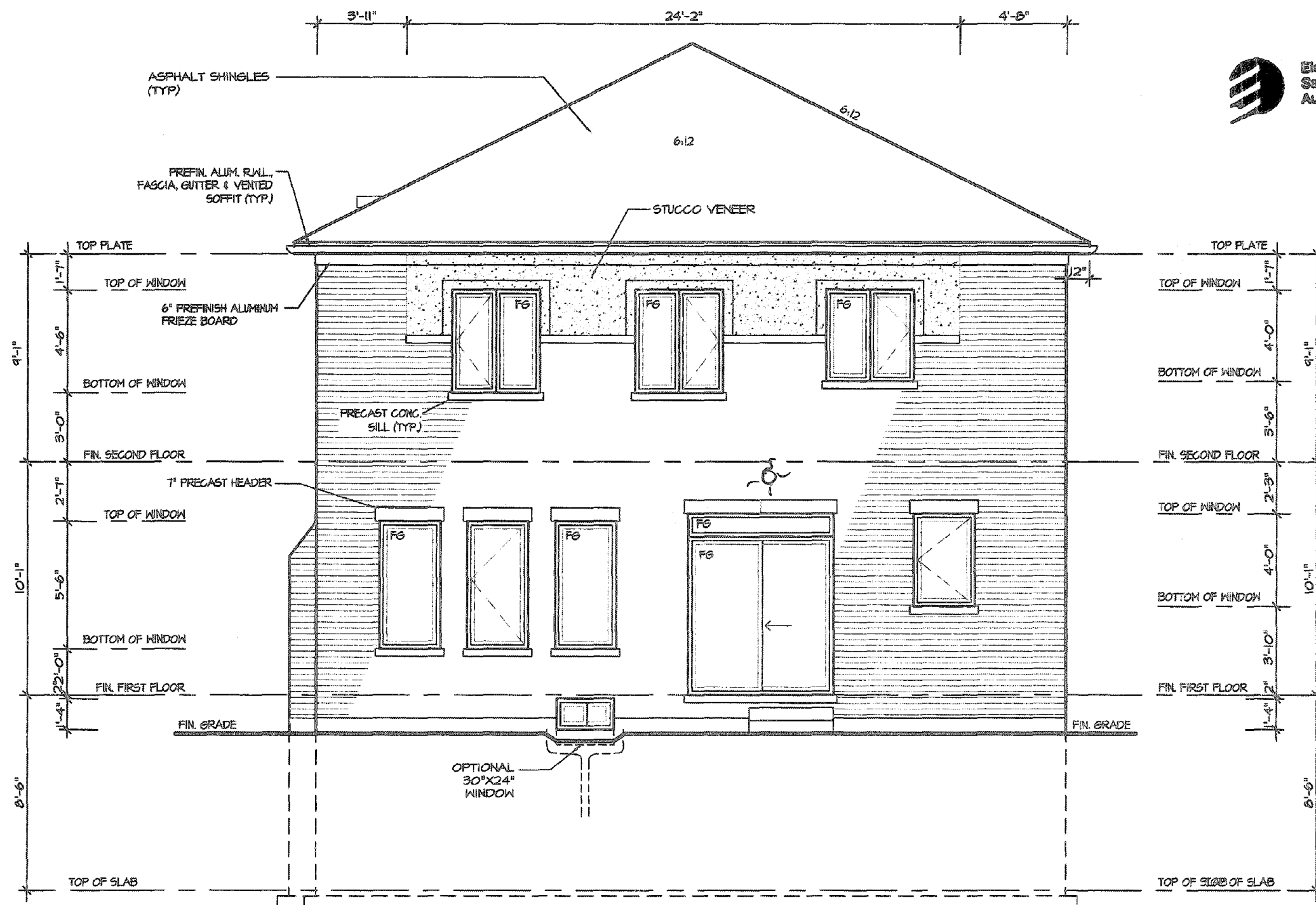
3:45:21 PM M:\PROJECTS\RUSSELL GARDENS 3\STANDARD\VALLEYCREEK 3 - REG\VALLEYCREEK 3 MASTER.DWG July 19, 2021

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 25 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



Electrical
Safety
Authority

Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the Law. For more information go to easafe.com or call 1-877-372-7233



UPGRADE REAR ELEVATION 3 NO CHANGE

CITY OF HAMILTON
Building Division
Permit No. 20-187710-01
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
JDL SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: _____
DATE: _____
This stamp certifies compliance with the applicable Architectural Guidelines and Part 3 of the Building Code of Ontario.

VALLEYCREEK 3

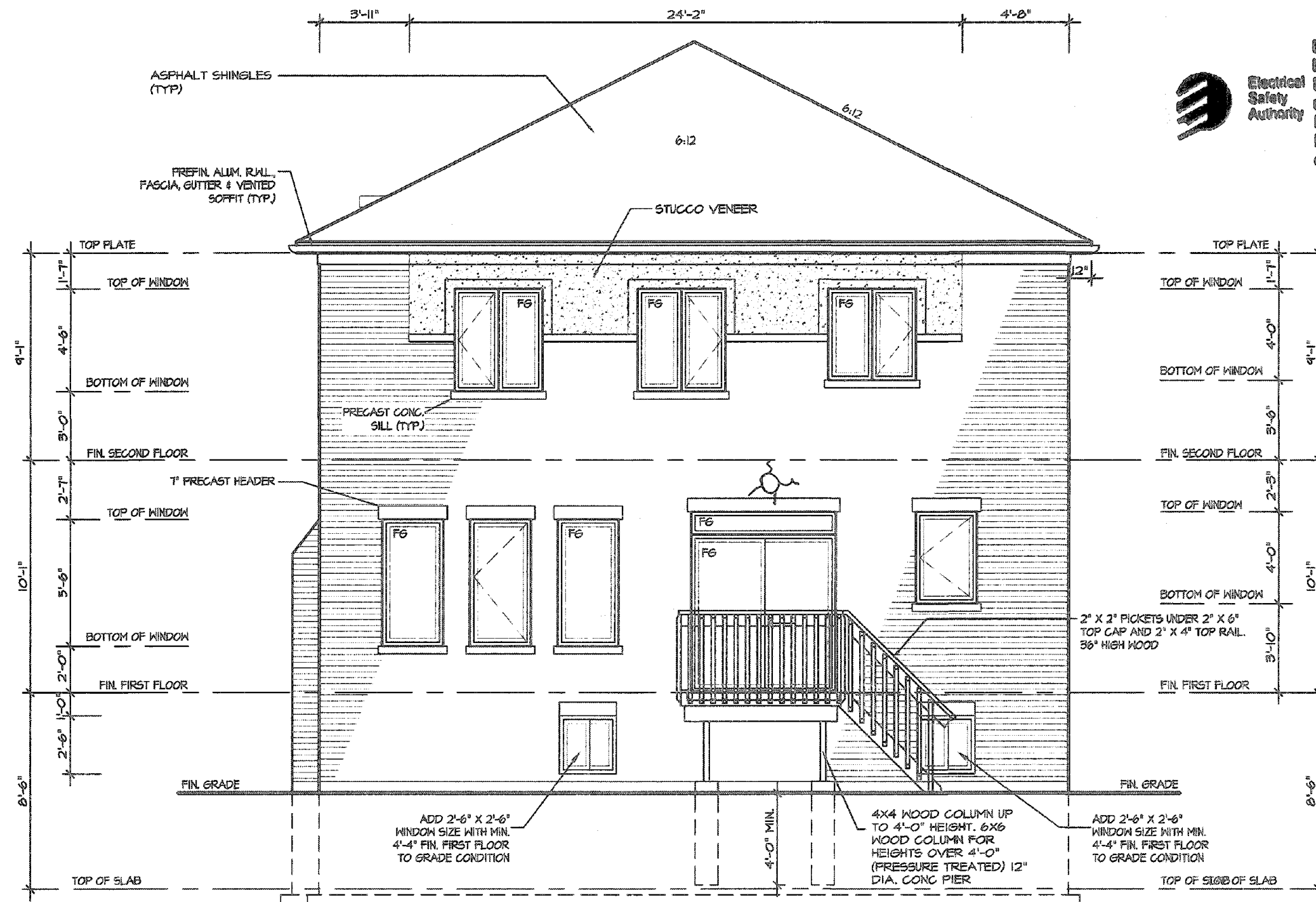
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 960-0746	REGION DESIGN INC.	SHEET TITLE REAR UPGRADE ELEVATION 3		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE NO. 13A	
3.					DATE DEC 2019	TYPE	PROJECT 12-04-19		
2.	ISSUED FINAL REFERENCE	MAR 2020	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.					
1.	ISSUED FOR COORDINATION	JAN 2020							
REVISIONS									



Electrical
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Authority

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UPGRADE REAR ELEVATION 3
DECK CONDITION

SEP. DECK PERMIT IS REQ'D.

CITY OF HAMILTON
Building Division

Permit No. 20-187710-01

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
SEP 28 2021

FOR CHIEF BUILDING OFFICIAL DATE

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, GENERAL, DESIGN
AND CONSTRUCTION

APPROVED BY: [Signature]
DATE: [Date]

The above certificate is valid only when the Design Guidelines and/or Building Code are followed in the construction of the building.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

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

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 560-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR UPGRADE
DECK ELEVATION 3

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

BY
MB
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
2,772
PROJECT
12-04-19

PAGE No.
13B



CITY OF HAMILTON
Building Division

Permit No. 20-187710-01
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
DL SEP 28 2021
FOR CHIEF BUILDING OFFICIAL DATE

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Guidelines approved by the City of
HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 16 2021
This stamp certifies compliance with the applicable
Design Guidelines only. It does not guarantee
compliance with the Building Code.

VALLEYCREEK 3

COMPLIANCE PACKAGE "A1"

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

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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.
9700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR UPGRADE
WALKOUT ELEVATION 3
SCALE 3/16"=1'-0"
DATE DEC 2019
BY MB
TYPE
AREA 2,772
PAGE No.
13C
PROJECT 12-04-19

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

PROJECT NAME
RUSSELL GARDENS III
Greenpark.