

STRIP FOOTINGS

FOR SINGLES & SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

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

FOOTINGS ON ENGINEERED FILL

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

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE

WHEN TWO CONDITIONS APPLY

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

PAD FOOTINGS

120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD

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

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC.
FDTN. 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"x3-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6 = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6A = 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"x3-1/2"x1/4" (100x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

DOOR SCHEDULE

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

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

REVISIONS

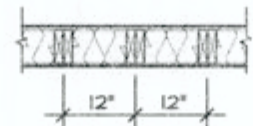
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

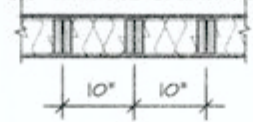
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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

TWO STORY HEIGHT WALL DETAIL

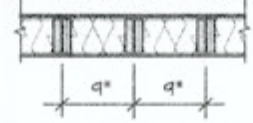
2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



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

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
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'-5" 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	=	1175	Sq. Ft.
SECOND FLOOR AREA	=	1420	Sq. Ft.
TOTAL FLOOR AREA	=	2595	Sq. Ft.
		241.08	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	=	2700	Sq. Ft.
		250.84	Sq. M.
GROUND FLOOR COVERAGE	=	1175	Sq. Ft.
GARAGE COVERAGE / AREA	=	347	Sq. Ft.
PORCH COVERAGE / AREA	=	54	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1626	Sq. Ft.
		151.06	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1572	Sq. Ft.
		146.04	Sq. M.

AREA CALCULATIONS

ELEV. 3

GROUND FLOOR AREA	=	1176	Sq. Ft.
SECOND FLOOR AREA	=	1438	Sq. Ft.
TOTAL FLOOR AREA	=	2614	Sq. Ft.
		242.85	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	=	2719	Sq. Ft.
		252.60	Sq. M.
GROUND FLOOR COVERAGE	=	1176	Sq. Ft.
GARAGE COVERAGE / AREA	=	347	Sq. Ft.
PORCH COVERAGE / AREA	=	73	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1646	Sq. Ft.
		152.92	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1573	Sq. Ft.
		146.14	Sq. M.

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

COMPLIANCE PACKAGE "A1"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 500mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATINGS = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

AREA CALCULATIONS

ELEV. 2

GROUND FLOOR AREA	=	1175	Sq. Ft.
SECOND FLOOR AREA	=	1421	Sq. Ft.
TOTAL FLOOR AREA	=	2596	Sq. Ft.
		241.18	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	=	2701	Sq. Ft.
		250.93	Sq. M.
GROUND FLOOR COVERAGE	=	1175	Sq. Ft.
GARAGE COVERAGE / AREA	=	347	Sq. Ft.
PORCH COVERAGE / AREA	=	54	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1626	Sq. Ft.
		151.06	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1572	Sq. Ft.
		146.04	Sq. M.

VALLEYCREEK

ELV. 1

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	670.59	62.30	42.73	8.61	13.83 %
LEFT SIDE	1059.86	98.46	86.47	8.03	8.16 %
RIGHT SIDE	1059.86	98.46	32.66	3.03	3.08 %
REAR	682.29	63.39	157.41	14.62	23.07 %
TOTAL	3472.60	322.62	369.27	34.31	10.63 %

VALLEYCREEK

ELV. 2

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	683.58	63.51	103.92	9.65	15.20 %
LEFT SIDE	1059.86	98.46	86.47	8.03	8.16 %
RIGHT SIDE	1059.86	98.46	32.66	3.03	3.08 %
REAR	682.29	63.39	157.41	14.62	23.07 %
TOTAL	3485.59	323.82	380.46	35.35	10.92 %

VALLEYCREEK

ELV. 3

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	691.75	64.27	119.86	11.14	17.33 %
LEFT SIDE	1059.86	98.46	86.47	8.03	8.16 %
RIGHT SIDE	1059.86	98.46	32.66	3.03	3.08 %
REAR	682.29	63.39	157.41	14.62	23.07 %
TOTAL	3493.76	324.58	396.40	36.83	11.35 %

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



FOR STRUCTURE ONLY

VALLEYCREEK 3A

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS IV

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4S6

P (416) 736-4099

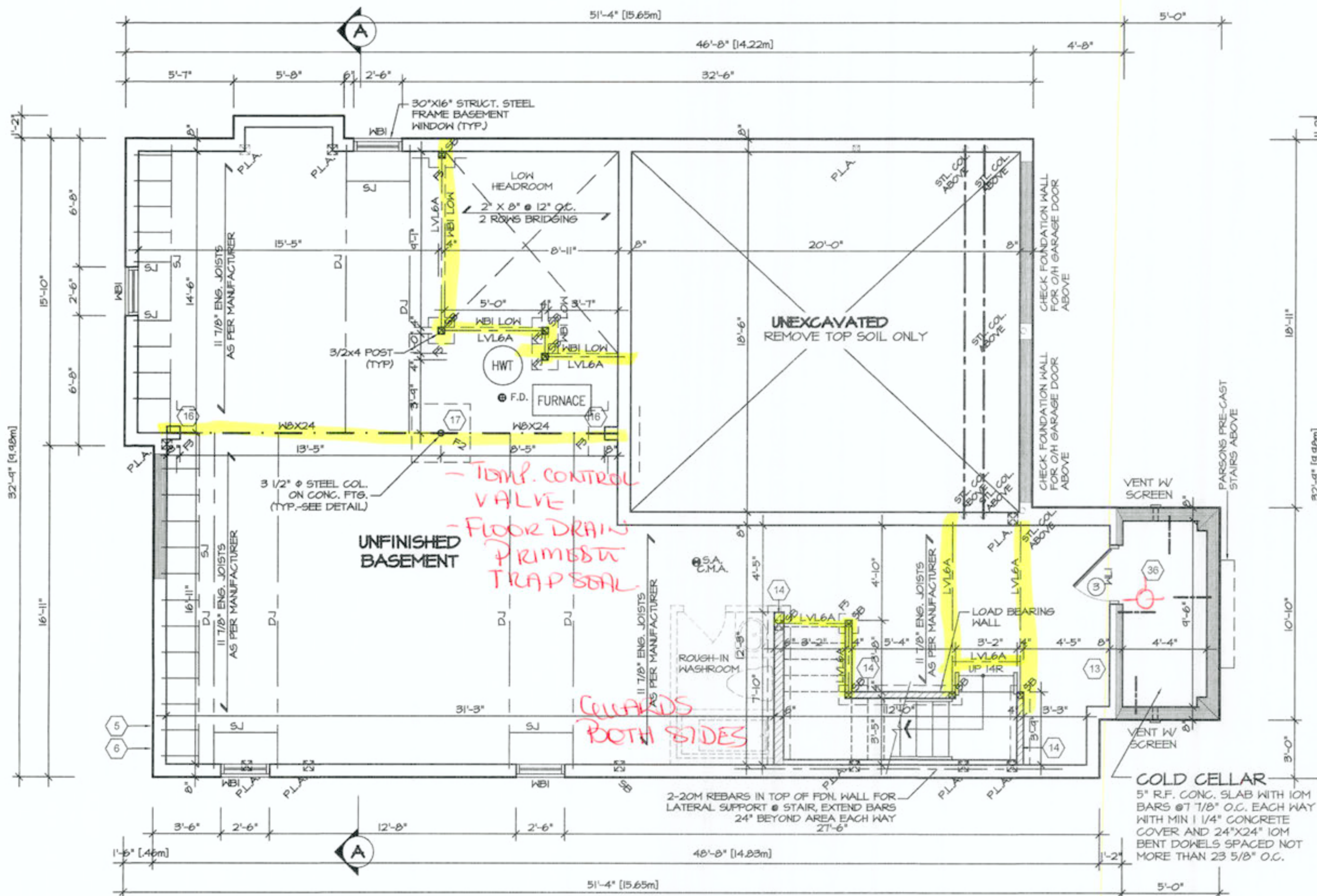
F (905) 660-0745

GENERAL NOTES
& CHARTS

SCALE	BY	MB	AREA	2,700	PAGE No.	0
DATE	DEC 2019	TYPE	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.

DATE	DEC 2019	TYPE	PROJECT	12-04-19
------	----------	------	---------	----------



BASEMENT PLAN I

REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERED FRAMING
LAYOUTS

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

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'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021

150863

8m Nov 1/21



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

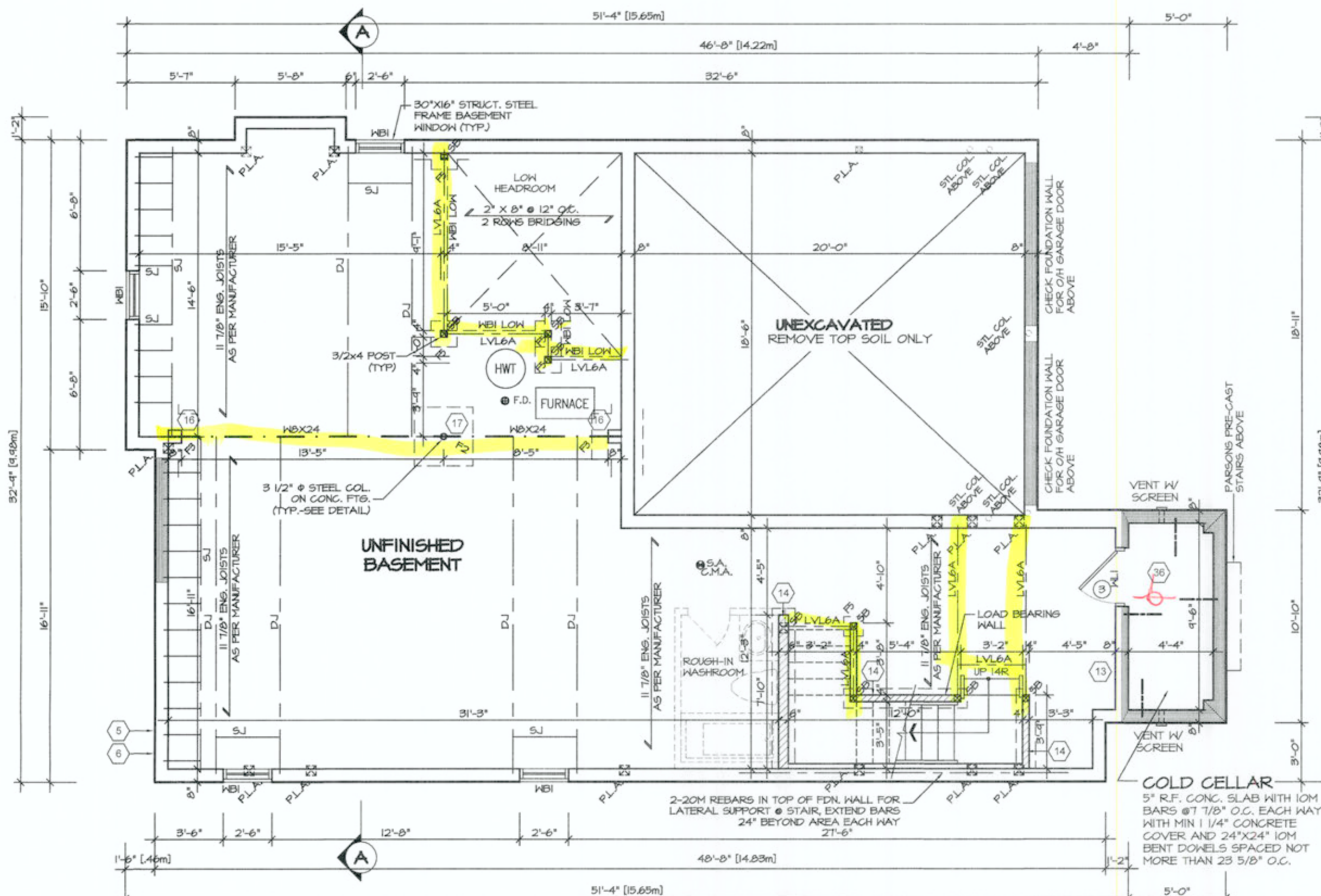
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

APPROVED BY: [Signature]
DATE: [Blank]
This stamp certifies compliance with the applicable Design Guidelines and does not constitute professional responsibility.

VALLEYCREEK 3A COMPLIANCE PACKAGE "A1"

5. [Blank] 4. [Blank] 3. [Blank] 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) 660-0746 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN 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. DIMENSIONS ARE NOT TO BE SCALED. AREA 2,772 PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS IV Greenpark
---	--	---	---	--	---



BASEMENT PLAN 2

REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR ENGINEERED FRAMING
LAYOUTS

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

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'



FOR STRUCTURE ONLY

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: 09/17/2021
This stamp certifies compliance with the applicable Design Guidelines and does not constitute a professional responsibility.

VALLEYCREEK 3A

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) 736-4096
F (905) 660-0746

**REGION
DESIGN
INC.**

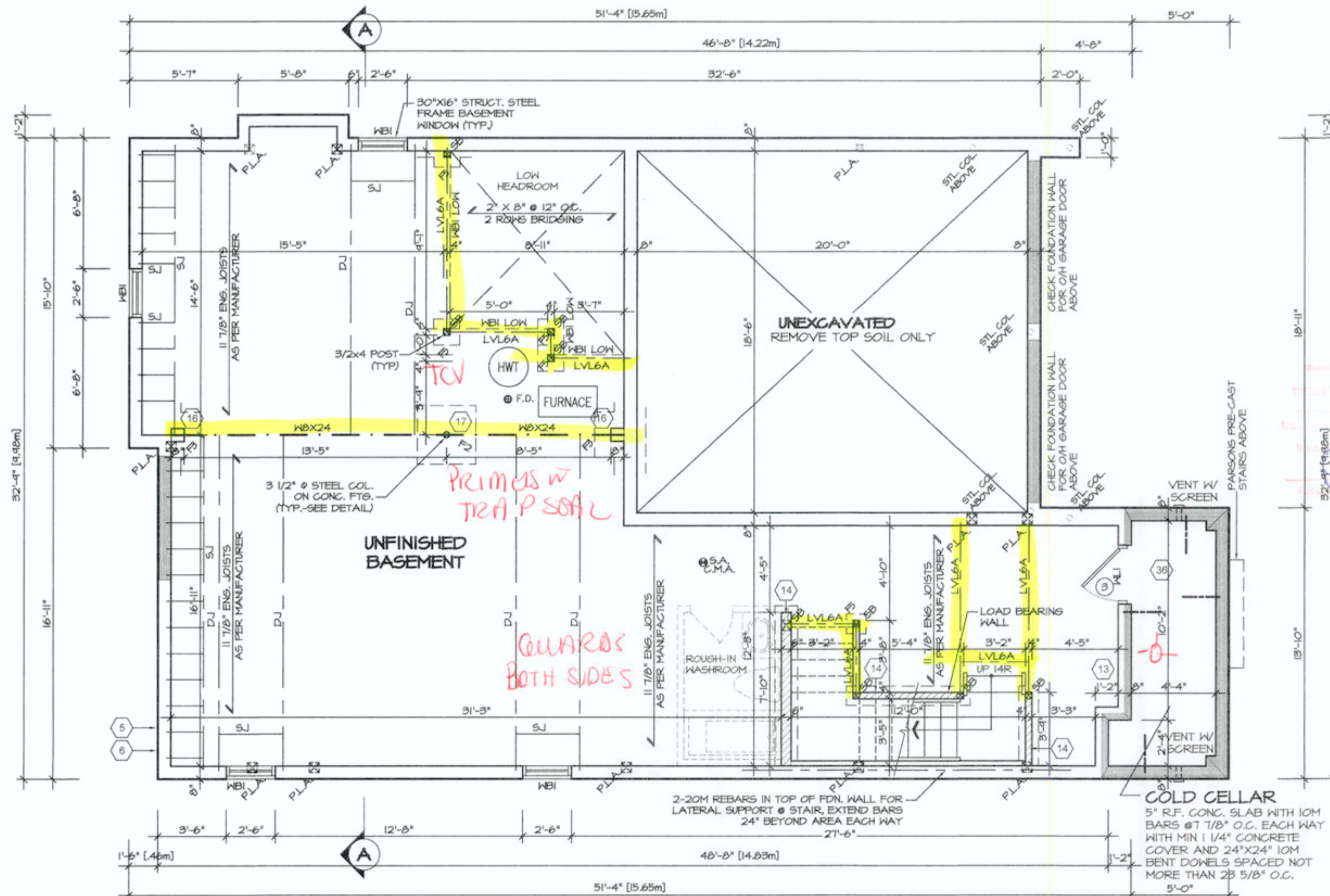
SHEET TITLE
**BASEMENT PLAN
ELEVATION 2**
SCALE
3/16"=1'-0"
DATE
DEC 2019

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

AREA
2,772
PAGE No.
1-2
PROJECT
12-04-19

Greenpark.

PROJECT NAME
RUSSELL GARDENS IV



BASEMENT PLAN 3

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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 1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROV. NO. 2021
JUNE 12 2021
FOR STRUCTURE ONLY

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines, only and bears no further professional responsibility.

VALLEYCREEK 3A

COMPLIANCE PACKAGE "A1"

5. [Blank] 4. [Blank] 3. [Blank] 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 SIGNATURE	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN 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. 1-3 PROJECT 12-04-19	Greenpark PROJECT NAME RUSSELL GARDENS IV
---	--	---	--	---	--



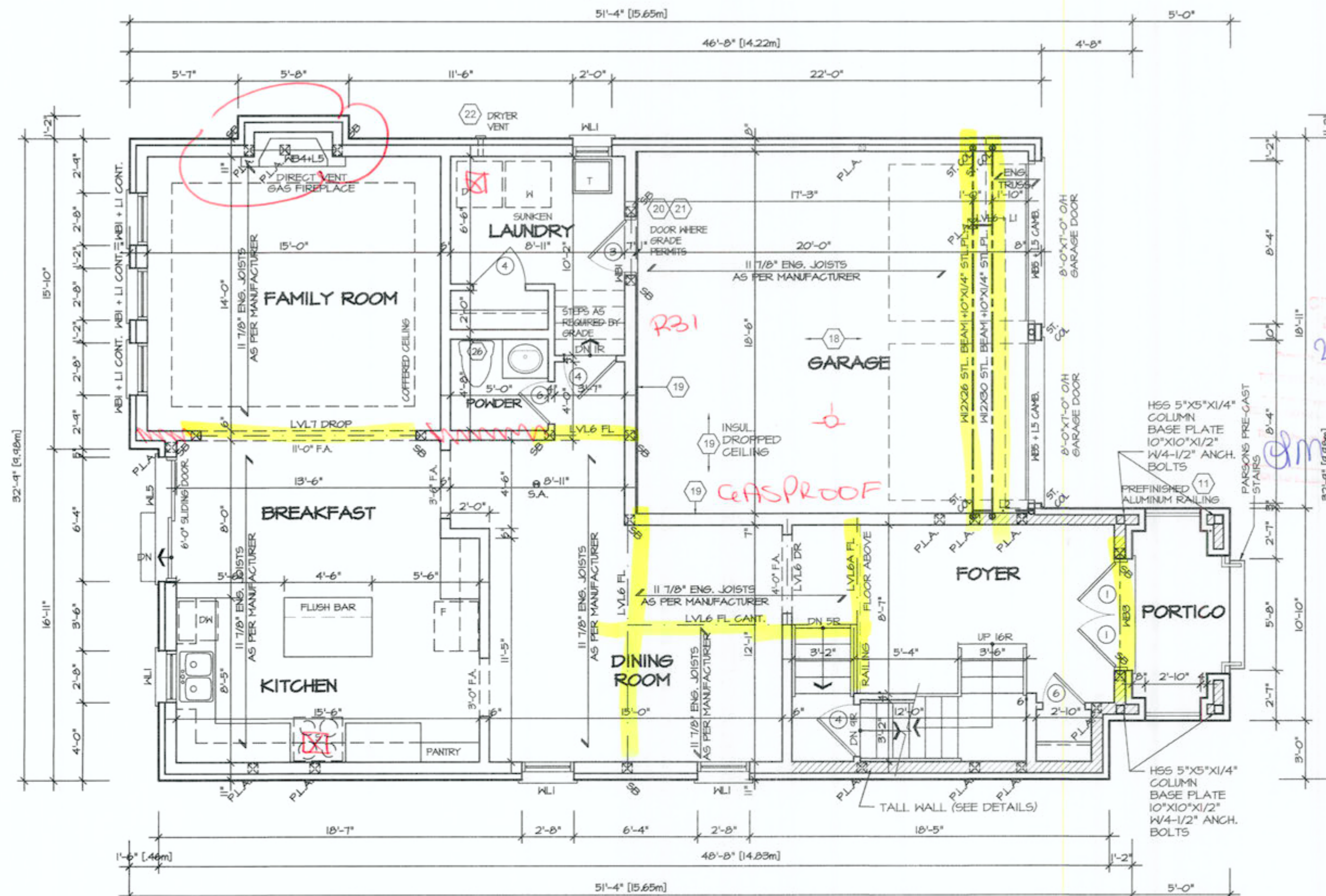
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL REVIEW
AND APPROVAL

APPROVED BY 
DATE AUG 12 2001

This stamp is to meet compliance with the American
Design Guidelines only and bears no further
professional responsibility.

COMPLIANCE PACKAGE "A1"

5		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4					FIRST FLOOR PLAN ELEVATION 1					PAGE No. 2
3					SCALE 3/16"=1'-0"	BY MB	AREA 2,772			
2	ISSUED FINAL REFERENCE				MAR 2020	DATE DEC 2019	TYPE	PROJECT 12-04-19		
1	ISSUED FOR COORDINATION				JAN 2020					
REVISIONS			PROJECT NAME RUSSELL GARDENS IV							



FIRST FLOOR PLAN 2



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

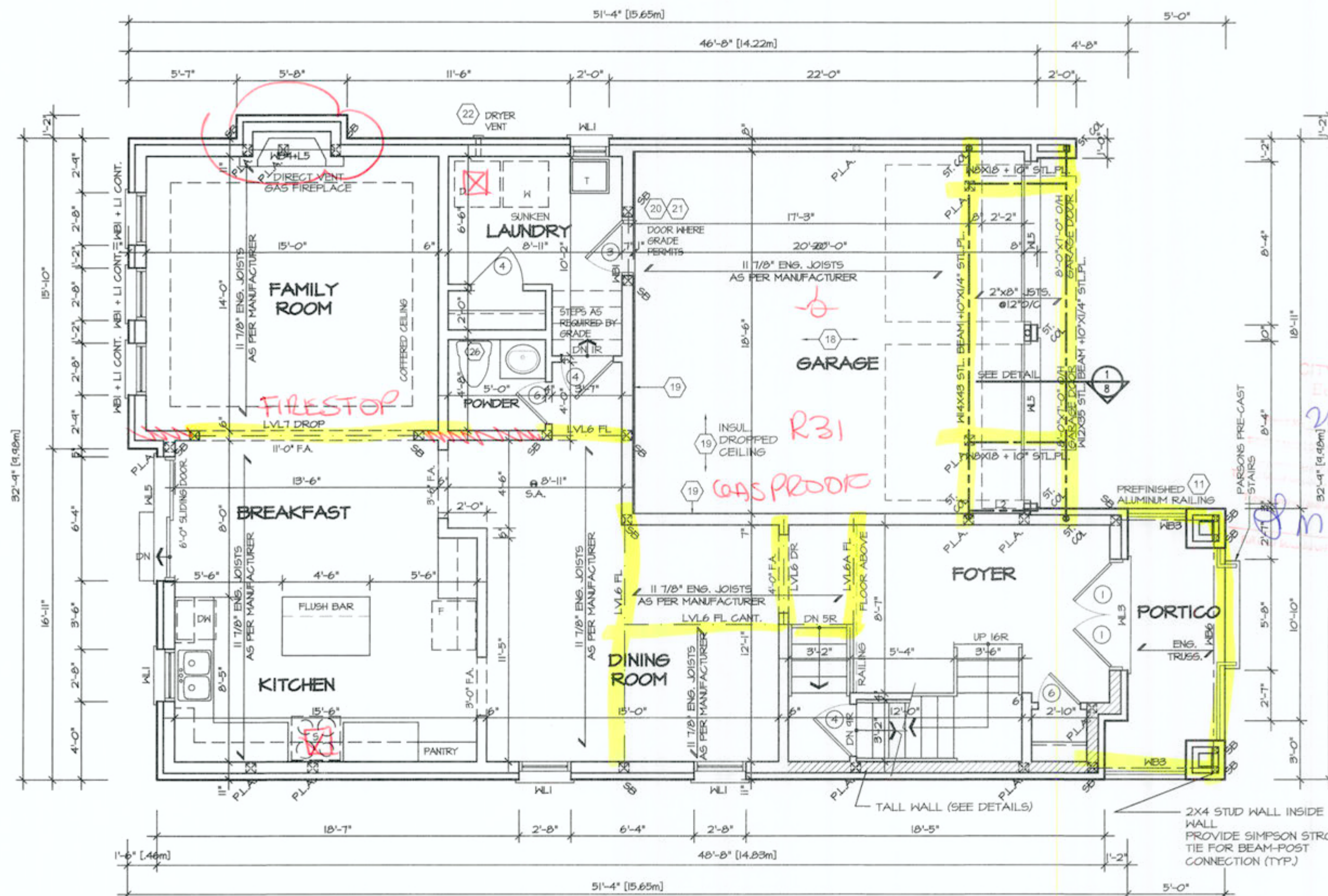
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL, REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: SEP 15, 2021
The stamp certifies compliance with the applicable Design Guidelines and does not constitute professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021

VALLEYCREEK 3A

COMPLIANCE PACKAGE "1A"

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] SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE FIRST FLOOR PLAN 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. 2-2 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS IV
---	--	---	--	--	---



FIRST FLOOR PLAN 3



FOR STRUCTURE ONLY

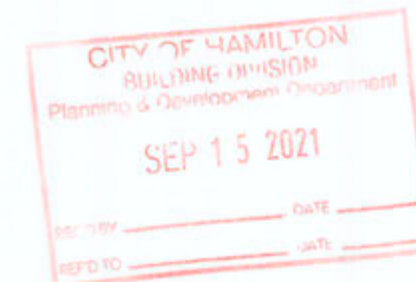
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

APPROVED BY: [Signature]
DATE: JUN 17, 2021

This stamp certifies compliance with the applicable Design Guidelines, and does not bear any further professional responsibility.



VALLEYCREEK 3A

COMPLIANCE PACKAGE "A1"

NO.	REVISIONS	DATE
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) 660-0746

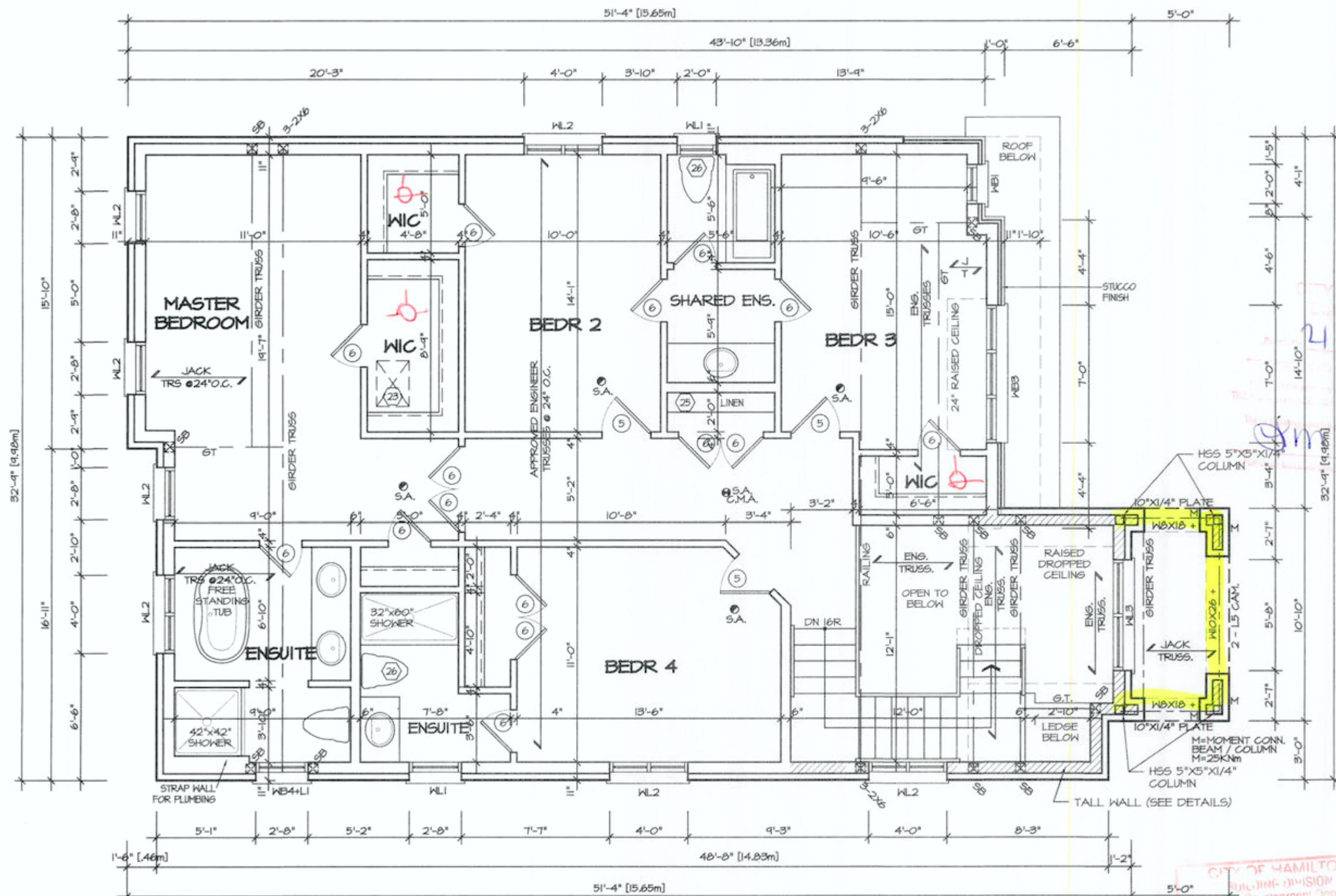
REGION DESIGN INC.

SHEET TITLE
FIRST FLOOR PLAN
ELEVATION 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.
AREA 2,772
PAGE No. 2-3
PROJECT 12-04-19

PROJECT NAME
RUSSELL GARDENS IV

PROJECT NAME
RUSSELL GARDENS IV



SECOND FLOOR PLAN 2 MAIN



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
This stamp reflects compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

VALLEYCREEK 3A
COMPLIANCE PACKAGE "A1"

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021
RECD NO. _____ DATE _____

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
BCIN

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

REGION
DESIGN
INC.

SHEET TITLE
SECOND FLOOR PLAN
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.

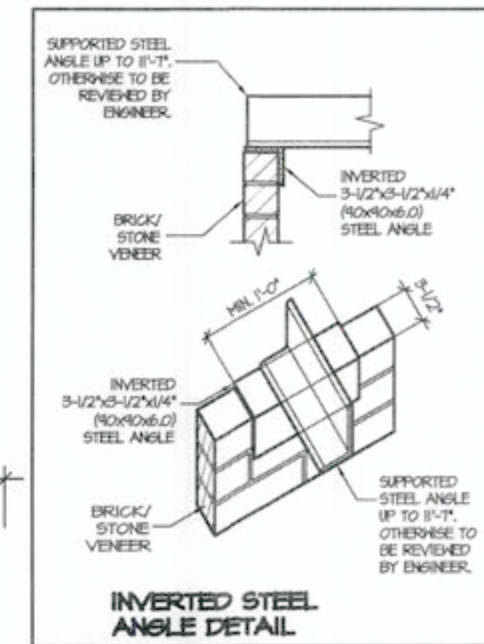
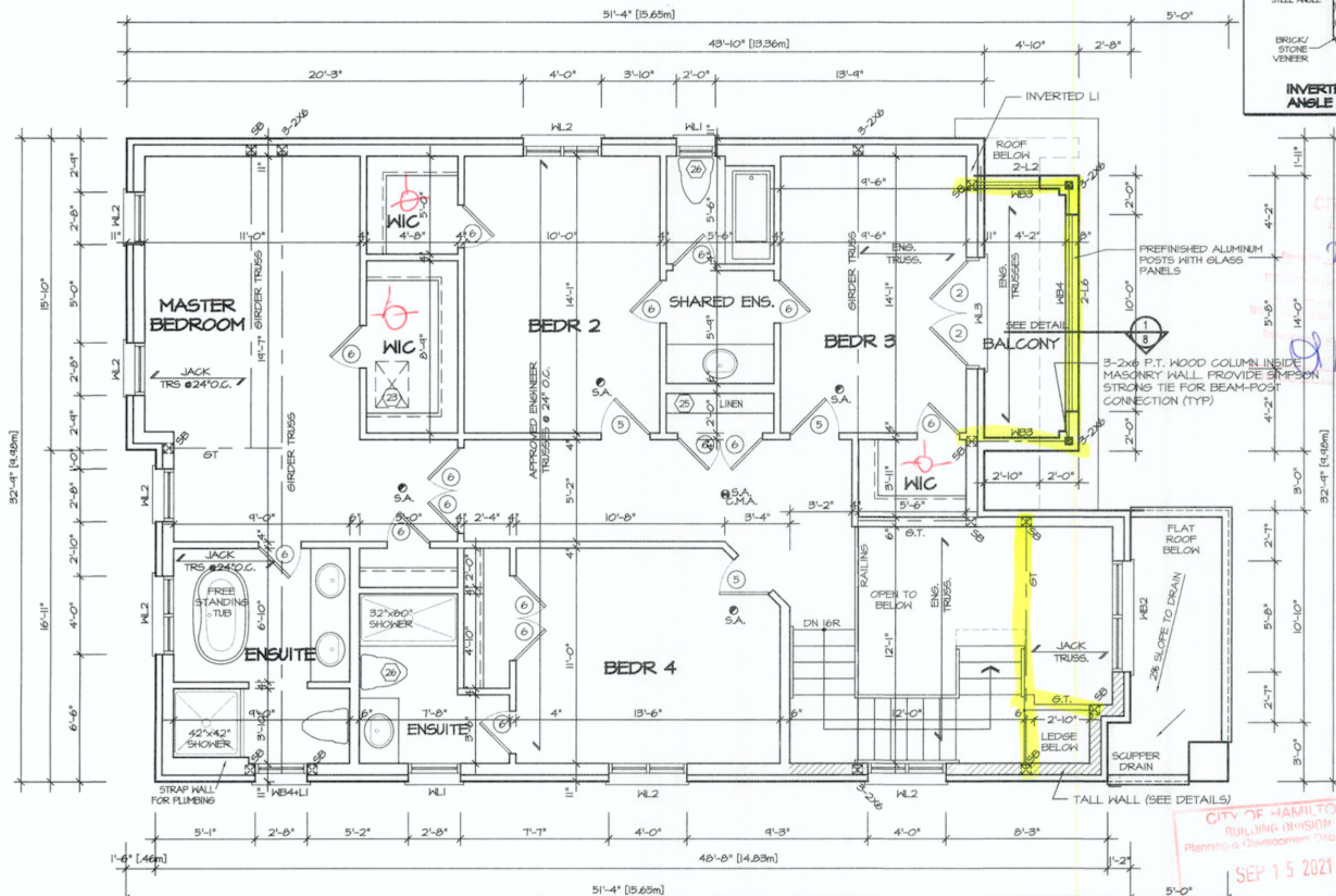
AREA
2,772

PAGE No.
3-2

PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS IV

Greenpark.



FOR STRUCTURE ONLY

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines and has no further professional responsibility.

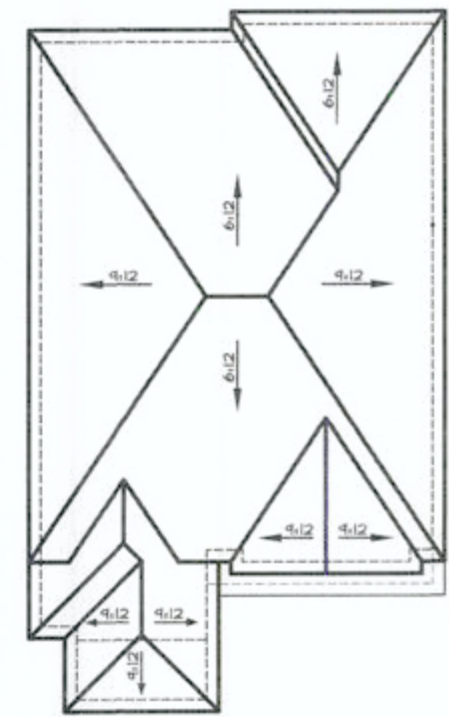
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021
RECD BY: [Signature]
REFD TO: [Signature]

SECOND FLOOR PLAN 3

VALLEYCREEK 3A

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 28770 BCIN SIGNATURE	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 660-0748 REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN 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. 3-3 PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS IV Greenpark
--	--	--	---	--	---



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

CITY OF HAMILTON
BUILDING DIVISION
150363
1300 1/21

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

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: AUG 17, 2021
This stamp certifies compliance with the applicable "Design" Guidelines, only and does not constitute professional responsibility.

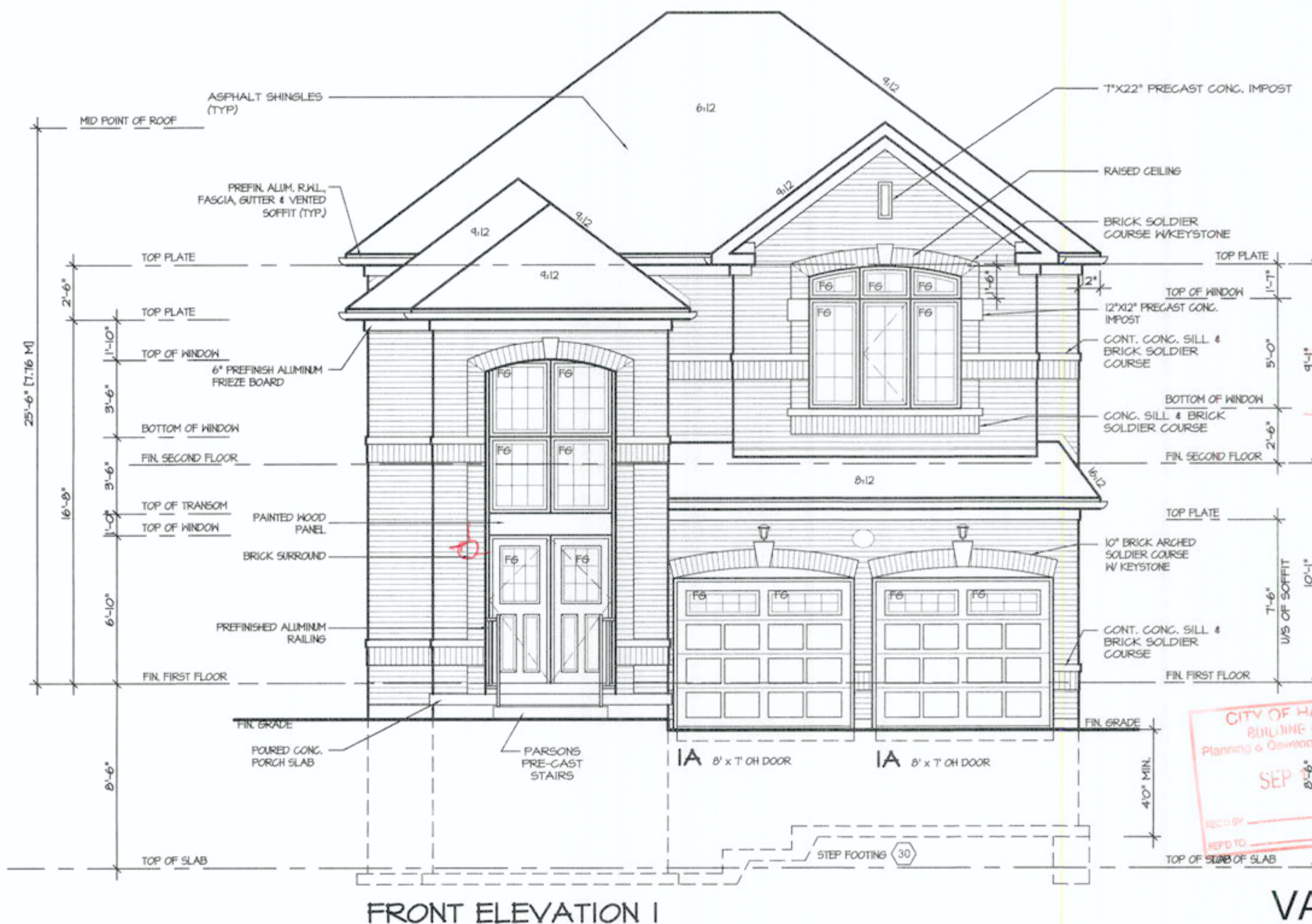
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 5 2021
RECD BY: [Signature]
RECD TO: [Signature]
DATE: [Blank]
DATE: [Blank]

VALLEYCREEK 3A

COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS IV



FRONT ELEVATION I



INSIDE PORTICO ELEVATION I

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]
SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 880-0746

REGION DESIGN INC.

SHEET TITLE
FRONT ELEVATION 1

SCALE
3/16"=1'-0"

DATE
DEC 2019

BY
MB

TYPE

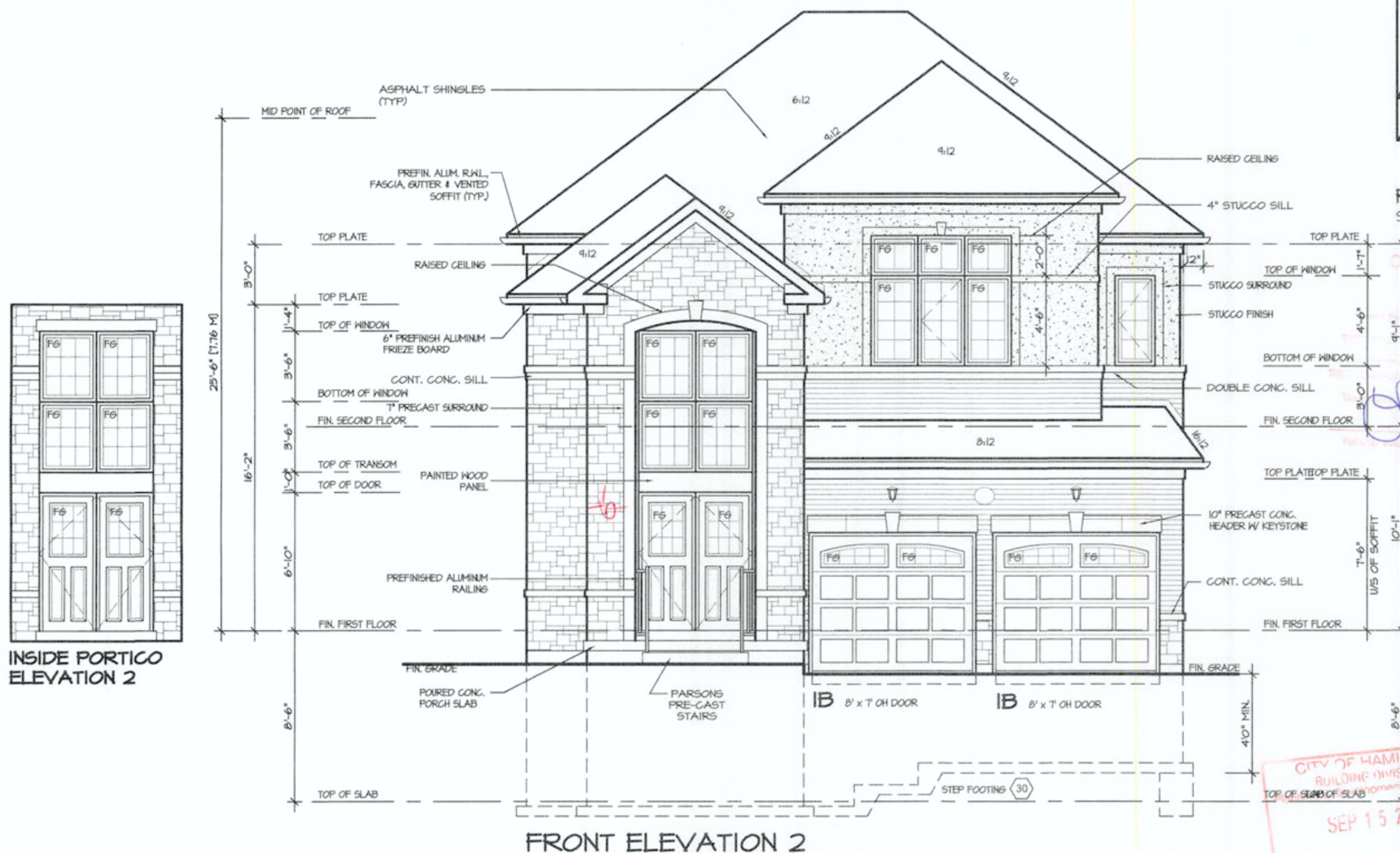
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
2,772

PAGE No.
4

PROJECT
12-04-19

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



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
1000 WEST 10TH AVE., S.W. CALGARY, ALBERTA

ARCHITECTURAL CONTROL REVIEW
AND APPROVAL: *[Signature]*

APPROVED BY:

DATE: AUG 17 2021

This stamp renders compliance with the applicable Design Guidelines only and bears no further

performance of responsibility

GREENGLASS

CREEK 3A

STREET OF

ANCE PACKAGE "A1"

100

Annar

STIPA

100

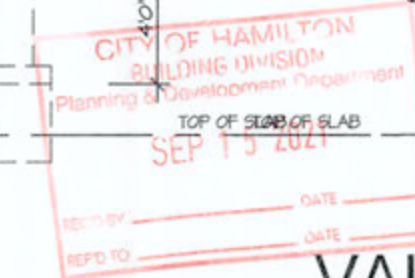
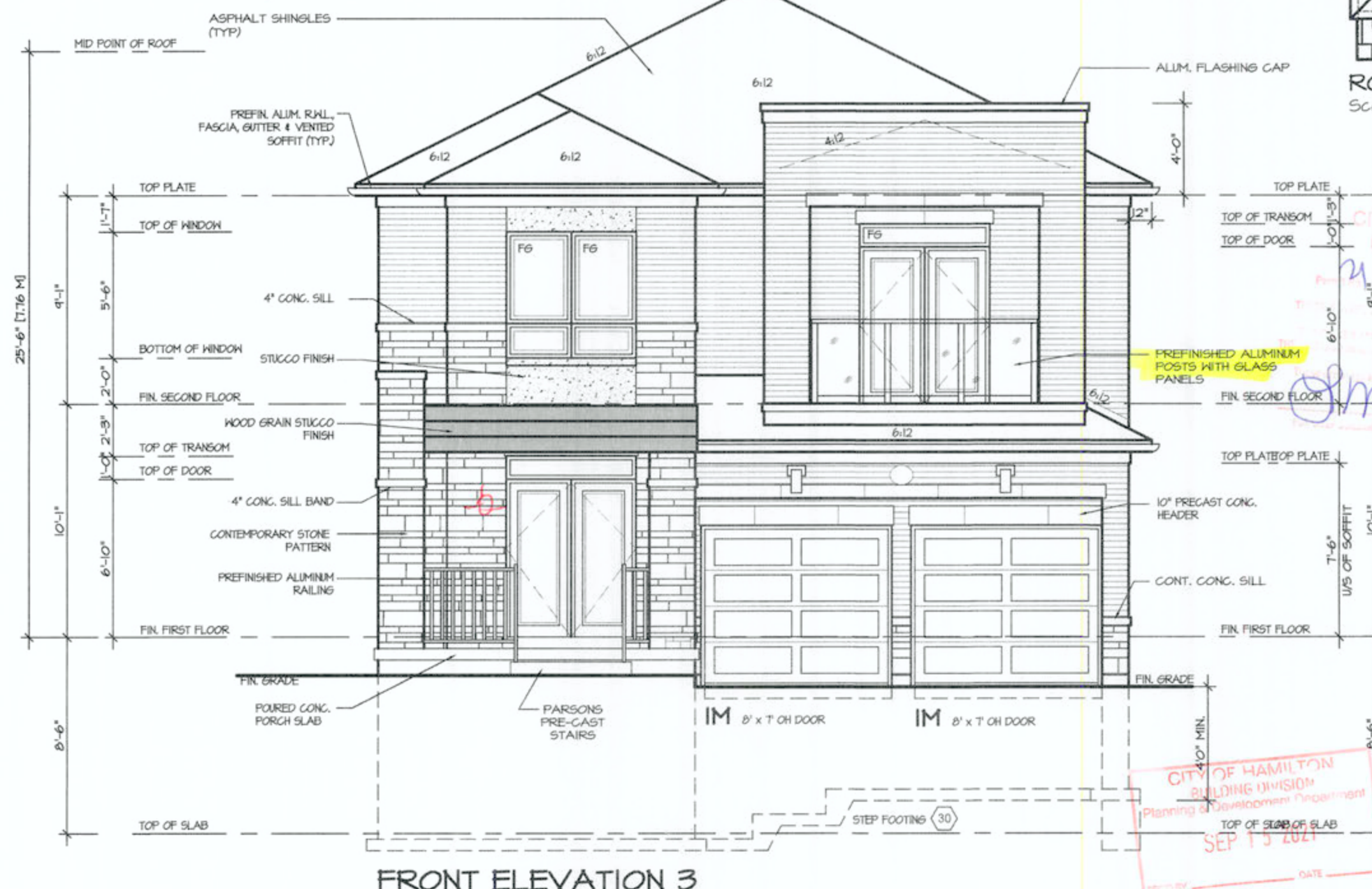
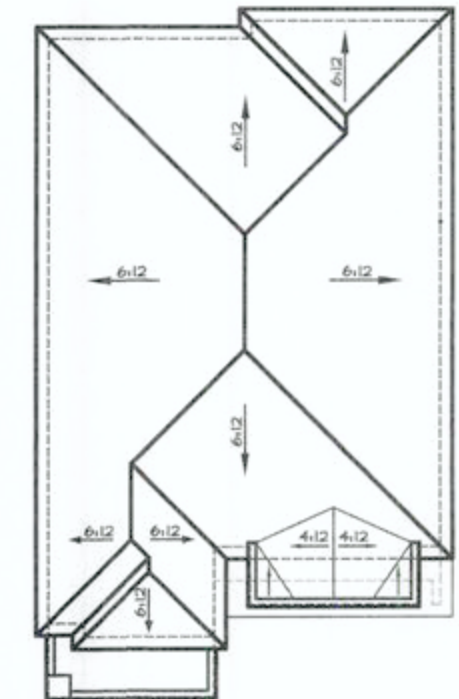
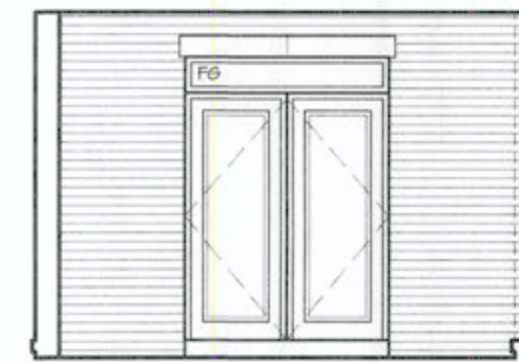
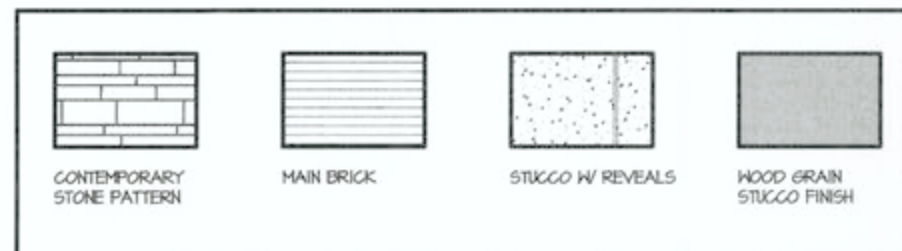
ELL GARDENS IV

ELL GARDENS IV

VALLEYCREEK 3A

COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE FRONT 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.			
4.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 4-2		PROJECT NAME RUSSELL GARDENS IV
3.					DATE DEC 2019	TYPE	PROJECT 12-04-19			
2.	ISSUED FINAL REFERENCE				MAR 2020					
1.	ISSUED FOR COORDINATION				JAN 2020					
REVISIONS										



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17 2021
This stamp certifies compliance with the applicable Design Guidelines, only and does not constitute professional responsibility.

VALLEYCREEK 3A

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]
SIGNATURE

28770
BCIN

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

**REGION
DESIGN
INC.**

SHEET TITLE
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.

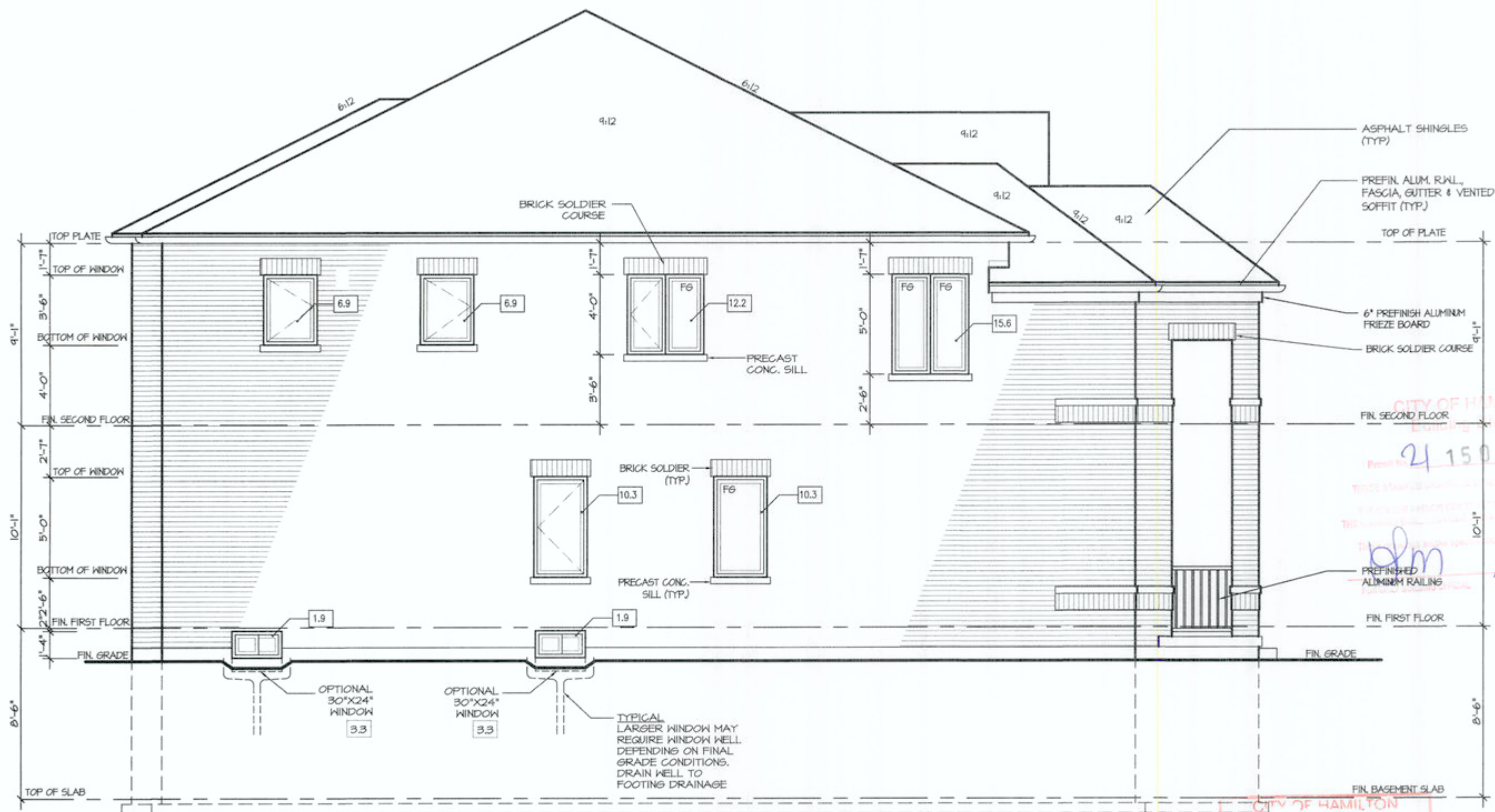
AREA
2,772

PAGE No.
4-3

PROJECT
12-04-19

Greenpark.

PROJECT NAME
RUSSELL GARDENS IV



LEFT ELEVATION I

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

1059.86

74.19

66.00

68.80



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 3A

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]
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 660-0746

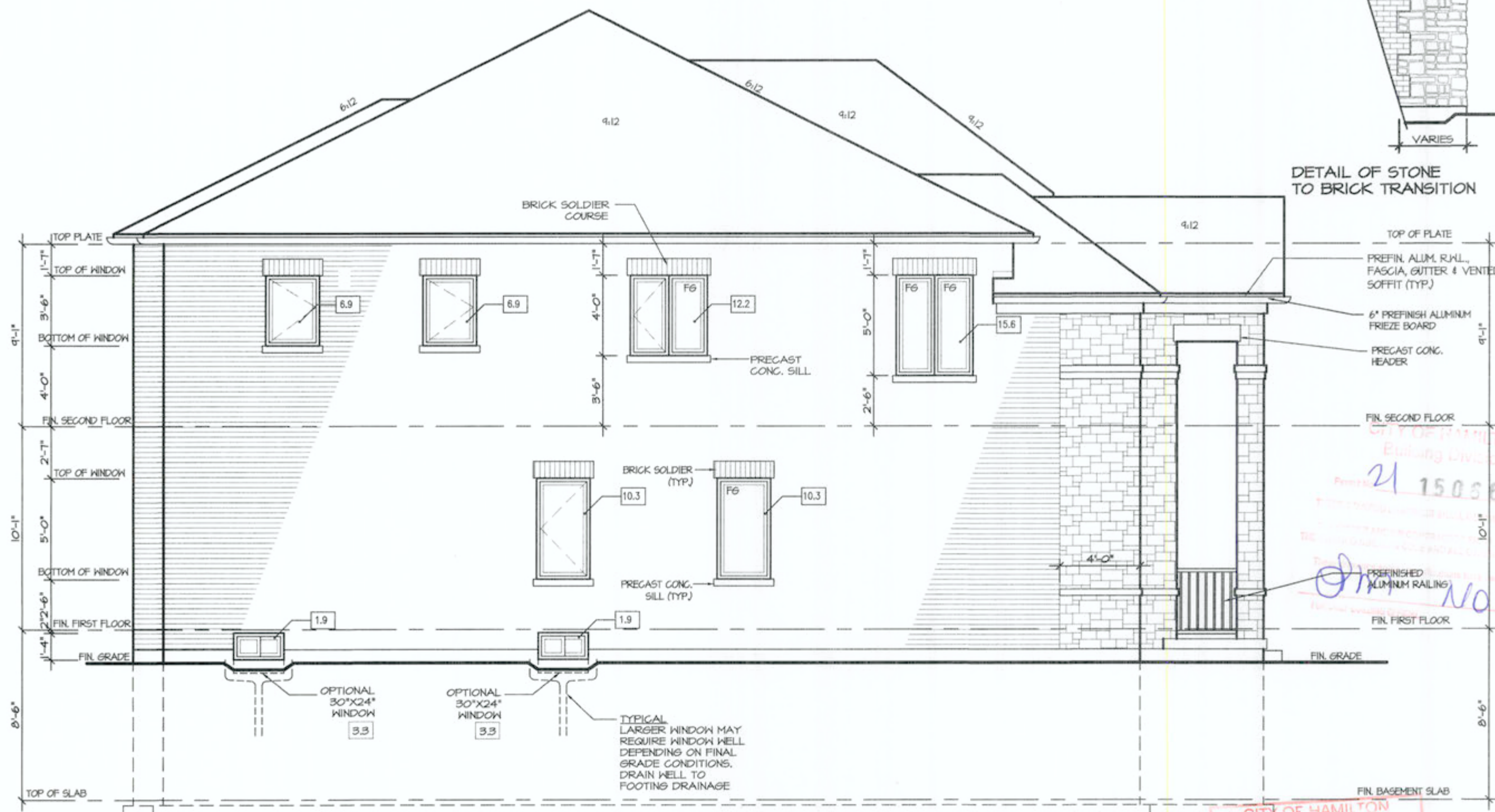
**REGION
DESIGN
INC.**

SHEET TITLE LEFT SIDE 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. 5
PROJECT 12-04-19	

Greenpark.

PROJECT NAME
RUSSELL GARDENS IV



DETAIL OF STONE TO BRICK TRANSITION

LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA 1055.86
 ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD) 73.91
 ACTUAL WINDOW AREA 66.00
 WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL OPENING AREA 60.80

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 SEP 15 2021
 RECD BY: _____ DATE: _____
 RECD 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: AUG 17 2021
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

VALLEYCREEK 3A

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
 28770
 BCIN

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

SHEET TITLE
 LEFT SIDE ELEVATION 2

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.

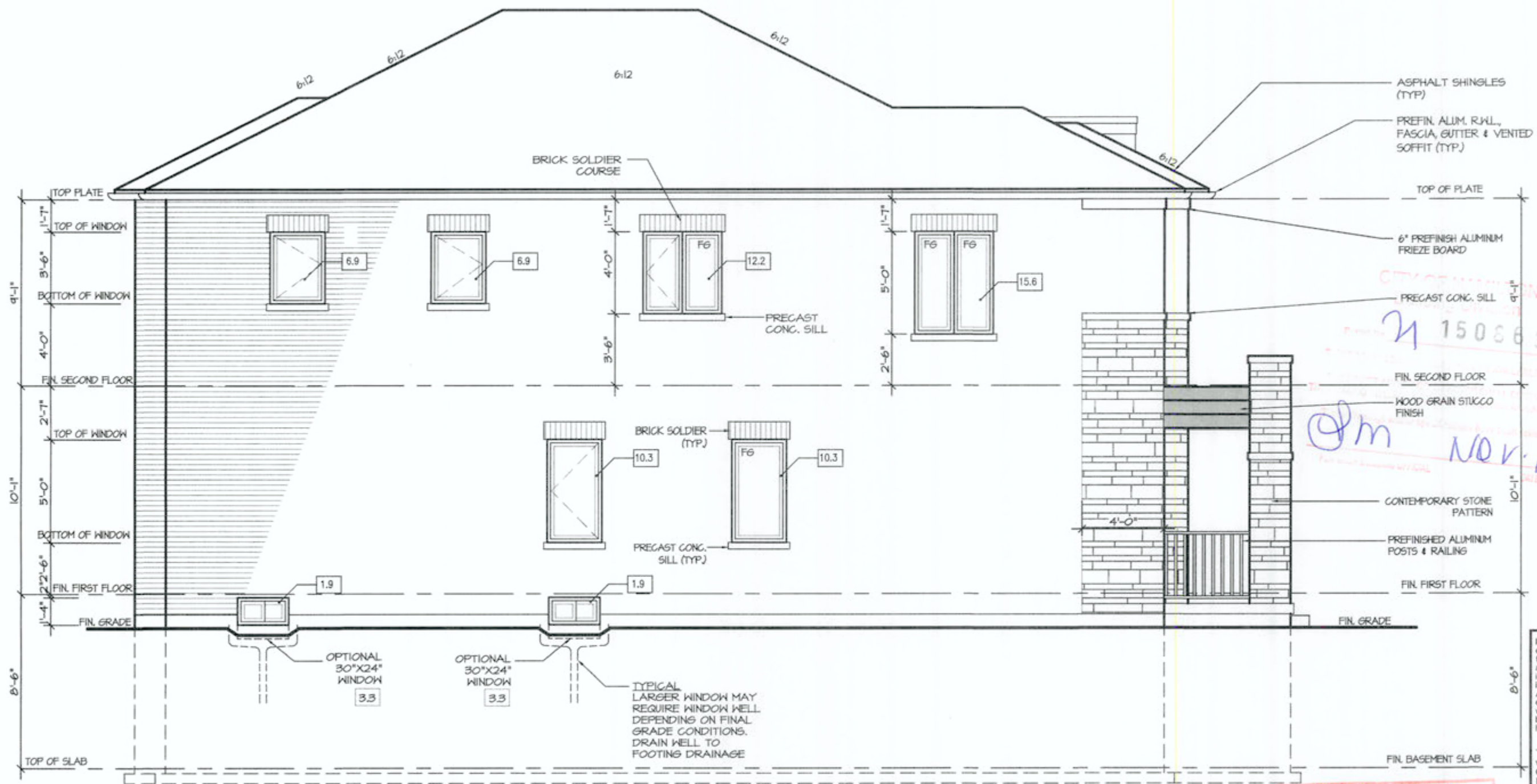
AREA
 2,772

PAGE No.
 5-2

PROJECT
 12-04-19

Greenpark

PROJECT NAME
 RUSSELL GARDENS IV



LEFT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

WALL AREA 1055.86
 ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD) 73.91
 ACTUAL WINDOW AREA 66.00
 WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA 68.80



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 3A

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) 736-4096
 F (905) 660-0746

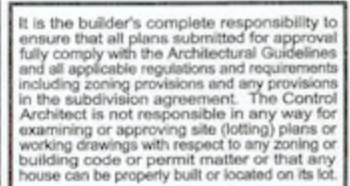
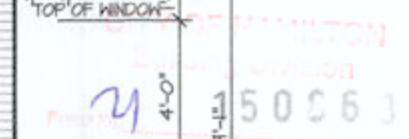


SHEET TITLE LEFT SIDE ELEVATION 3	
SCALE 3/16"=1'-0"	BY MB
DATE DEC 2019	TYPE

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. 5-3
PROJECT 12-04-19	

PROJECT NAME RUSSELL GARDENS IV	
------------------------------------	--





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

APPROVED BY: 

DATE: SEP 17, 2021

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

min 45mins
FR2 For
BUILDING
FACES LESS
THAN 1.2m

COMPLIANCE PACKAGE "A1"

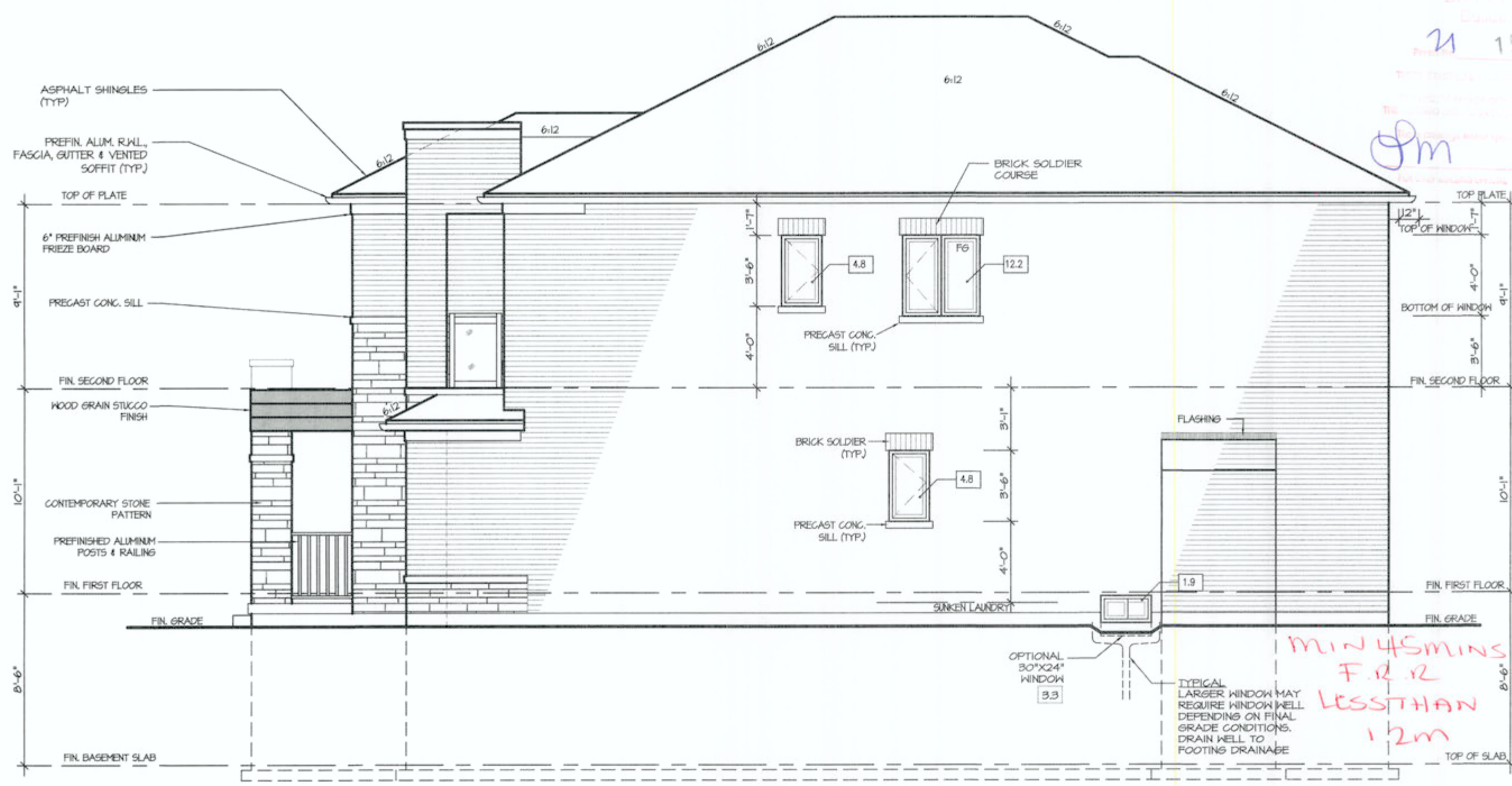
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		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 1					PROJECT NAME RUSSELL GARDENS IV
3.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 6		
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 Department

21 150363

THIS DRAWING IS THE PROPERTY OF THE CITY OF HAMILTON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE PERMIT. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CITY OF HAMILTON. DATE: Nov. 1/21



RIGHT ELEVATION 3

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021
RECD BY: _____ DATE: _____
REFD 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: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines, only and bears no further professional responsibility.

VALLEYCREEK 3A
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME  28770 SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		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 IV
4.					RIGHT SIDE ELEVATION 3				
3.					SCALE 3/16"=1'-0"	BY MB	AREA 2,772	PAGE No. 6-3	
2.	ISSUED FINAL REFERENCE MAR 2020				DATE DEC 2019	TYPE	PROJECT 12-04-19		
1.	ISSUED FOR COORDINATION JAN 2020								
REVISIONS									

June 21, 2021 1:31:02 PM M:\PROJECTS\RUSSELL GARDENS IV\VALLEYCREEK 3A MASTER.DWG



REAR ELEVATION I

CITY OF HAMILTON
Building Division
Permit No. 150183
DATE: Nov. 1/21

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

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: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021

VALLEYCREEK 3A

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 28770 SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE 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 2,772 PAGE No. 7 PROJECT 12-04-19	Greenpark. PROJECT NAME RUSSELL GARDENS IV
---	--	---	--	--	---



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

150869
Permit No. 150869
Date: Nov. 1/21

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

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: AUG 12, 2021
The stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021
RECEIVED BY: [Signature] DATE: [Blank]
REF TO: [Blank] DATE: [Blank]

VALLEYCREEK 3A

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
28770
BCIN

[Signature]
SIGNATURE

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

**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 IV



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

APPROVED BY: 
DATE: 11/20/2021

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

VALLEYCREEK 3A

COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME  28770 SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFRIN 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.		 PROJECT NAME RUSSELL GARDENS IV
4.					REAR ELEVATION 3				
3.					SCALE	BY	AREA	PAGE No.	
2.	ISSUED FINAL REFERENCE MAR 2020				3/16"=1'-0"	MB	2,772	7-3	
1.	ISSUED FOR COORDINATION JAN 2020				DATE DEC 2019	TYPE	PROJECT 12-04-19		
REVISIONS									

Diagram illustrating the cross-section of a retaining wall and stairs assembly, showing various components and dimensions:

- GUARDS** (SEE NOTE NO.6)
- 6" MIN. 4"** (Vertical dimension for guard height)
- RETAINING WALL** (SEE NOTE NO.5)
- 4" WEEPING TILE W/6" STONE COVER**
- CONC. SILL** (Concrete sill for the door)
- STAIRS** (Including **NOSING REINFORCEMENT W/ 10M BARS**)
- 10M @ 24" O.C. DOWNELS** (Reinforcement for stairs)
- 10M @ 8" O.C. BOTH WAYS** (Reinforcement for stairs)
- STEP FOOTING**
- CONNECT DRAIN TO STORM SEWER**
- 4'-0" MIN. TO UNDISTURBED SOIL** (Vertical dimension for foundation depth)

GENERAL NOTES:

1. FOOTING
24"X8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
3. EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
4. INSULATION
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
5. RETAINING WALL
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-1". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER CBC DIVISION B SECTION 4.1.5.16.
6. GUARDS
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11", 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

CITY OF HAMILTON
CIVIL SERVICE COMMISSION

21 15076

FRONTIER CARD

RECEIVED

NOV 11 1981

DATE

SEP 15 2021

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
June 3/2021
PROVINCE OF ONTARIO

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

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

APPROVED BY 

DATE 4/26/97 3/2/97

This stamp certifies compliance with the applicable
Design Guidelines and will bear no further
professional responsibility

COMPLIANCE PACKAGE "A1"



PROJECT NAME	RUSSELL GARDENS IV
--------------	--------------------



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

VIKAS GAJJAR  28770
NAME SIGNATURE BCIN

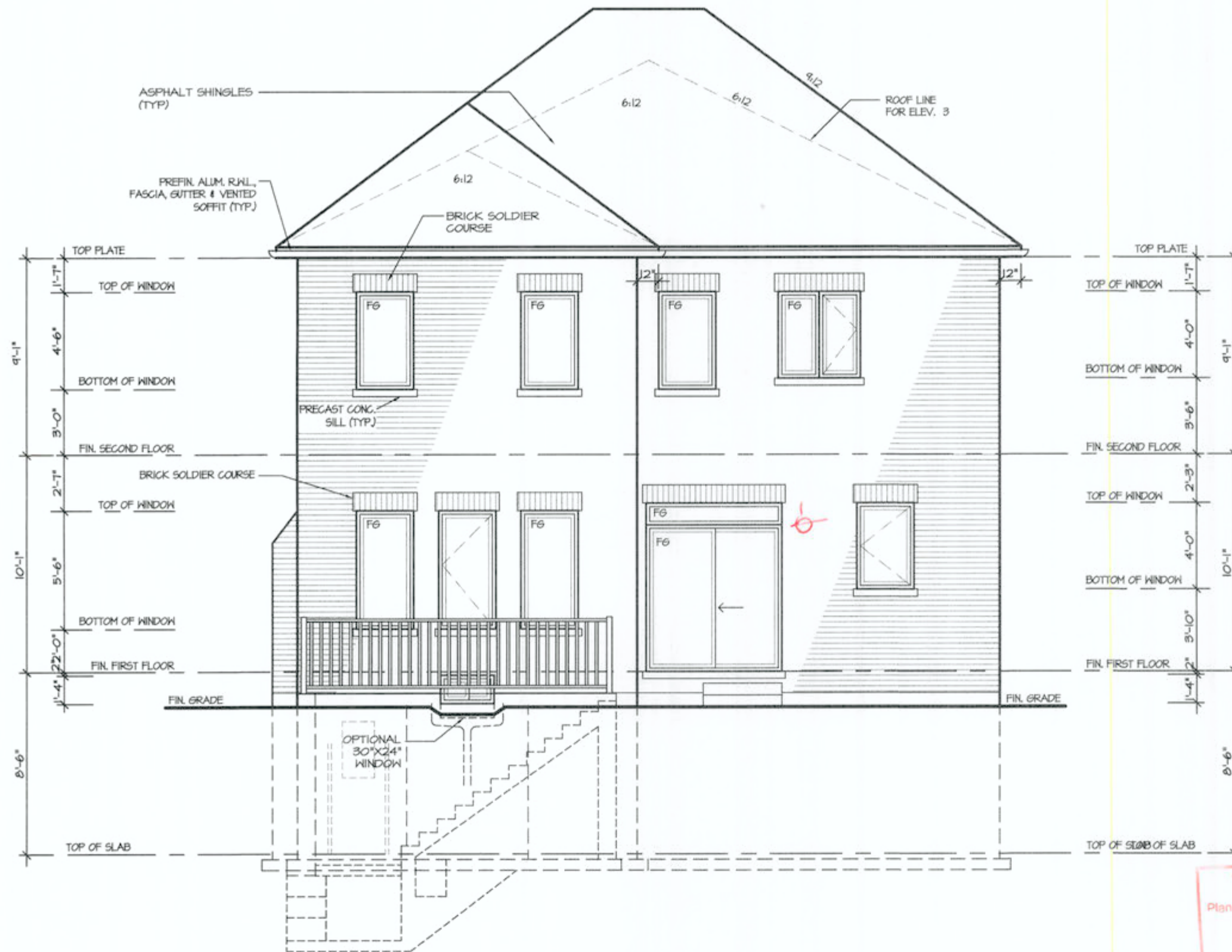
REGIONAL DESIGN INC.

SCALE 3/16"=1'-0"	BY VG
DATE DEC 2020	TYPE

AREA 2,772	PAGE No. 10
PROJECT 12-04-19	

PROJECT NAME
RUSSELL GARDENS IV

June 21, 2021 1:31:10 PM M:\PROJECTS\RUSSELL GARDENS 4\VALLEYCREEK 3A MASTER DWG



REAR ELEVATION 1, 2 & 3
WALK UP CONDITION

21 150868

9m Nov. 1/21

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
SEP 15 2021

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 3A
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
28770
BCIN

SIGNATURE

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

REGION
DESIGN
INC.

SHEET TITLE
WALK UP ELEVATION
ELEV. 1, 2 & 3

SCALE
3/16"=1'-0"

DATE
DEC 2020

BY
VG

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 IV

Greenpark™