

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

PAD FOOTINGS
120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL

F1 = 42"x42"x18" CONCRETE PAD F2 = 48"x48"x20" CONCRETE PAD
F3 = 36"x36"x16" CONCRETE PAD F4 = 40"x40"x16" CONCRETE PAD
F5 = 30"x30"x12" CONCRETE PAD F6 = 34"x34"x14" CONCRETE PAD
F7 = 24"x24"x12" CONCRETE PAD F8 = 28"x28"x12" CONCRETE PAD
F9 = 16"x16"x8" CONCRETE PAD F10 = 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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4'-3"x3'-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5'-3"x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6'-3"x3'-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6'-3"x3'-1/2"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5'-3"x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5'-3"x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5'-3"x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6'-3"x3'-1/2"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)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0L)
L2 = 4'-3"x3'-1/2"x5/16" (100x90x8.0L)
L3 = 5'-3"x3'-1/2"x5/16" (125x90x8.0L)
L4 = 6'-3"x3'-1/2"x3/8" (150x90x10.0L)
L5 = 6'-3"x3'-1/2"x3/8" (150x100x10.0L)
L6 = 7'-3"x3'-1/2"x3/8" (175x100x10.0L)

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

REVISIONS	
5.	
4.	
3.	
2.	ISSUED FOR PERMIT MAY 2021
1.	ISSUED FOR COORDINATION FEB 2021

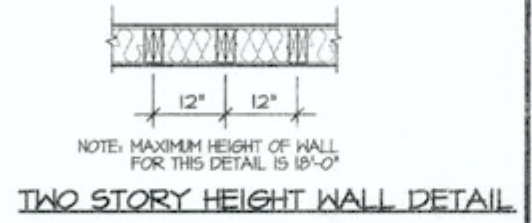
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

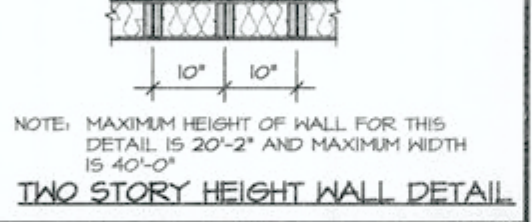
PLANS NOT DRAWN TO ACTUAL GRADE. REFER
TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

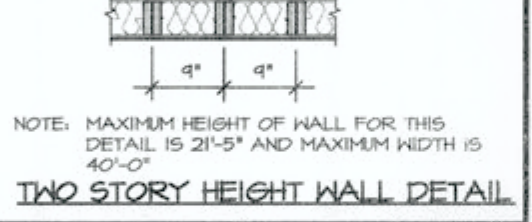
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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



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



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	=	1278 Sq. Ft.
SECOND FLOOR AREA	=	1641 Sq. Ft.
TOTAL FLOOR AREA	=	2919 Sq. Ft.
	=	271.18 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	11 Sq. Ft.
ADD TOTAL OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2930 Sq. Ft.
	=	272.21 Sq. M.
GROUND FLOOR COVERAGE	=	1278 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	69 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1744 Sq. Ft.
	=	162.02 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1675 Sq. Ft.
	=	155.61 Sq. m.

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1276 Sq. Ft.
SECOND FLOOR AREA	=	1646 Sq. Ft.
TOTAL FLOOR AREA	=	2922 Sq. Ft.
	=	271.46 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	11 Sq. Ft.
ADD TOTAL OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2933 Sq. Ft.
	=	272.48 Sq. M.
GROUND FLOOR COVERAGE	=	1276 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	58 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1731 Sq. Ft.
	=	160.82 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1673 Sq. Ft.
	=	155.43 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)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 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	=	1276 Sq. Ft.
SECOND FLOOR AREA	=	1646 Sq. Ft.
TOTAL FLOOR AREA	=	2922 Sq. Ft.
	=	271.46 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	11 Sq. Ft.
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	=	160.82 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1673 Sq. Ft.
	=	155.43 Sq. m.

VALLEYCREEK 5A		ELEV. 1			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	737.12	68.48	103.76	9.64	14.08 %
LEFT SIDE	1145.57	106.43	69.01	6.41	6.02 %
RIGHT SIDE	1145.57	106.43	47.96	4.46	4.19 %
REAR	682.29	63.39	147.42	13.70	21.61 %
TOTAL	3710.55	344.72	368.15	34.20	9.92 %

VALLEYCREEK 5A		ELEV. 2			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	748.37	69.53	115.22	10.70	15.48 %
LEFT SIDE	1145.57	106.43	69.01	6.41	6.02 %
RIGHT SIDE	1145.57	106.43	47.96	4.46	4.19 %
REAR	682.29	63.39	147.42	13.70	21.61 %
TOTAL	3721.80	345.77	379.61	35.27	10.20 %

VALLEYCREEK 5A		ELEV. 3			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	708.12	65.79	140.59	13.06	19.85 %
LEFT SIDE	1145.57	106.43	69.01	6.41	6.02 %
RIGHT SIDE	1145.57	106.43	47.96	4.46	4.19 %
REAR	682.29	63.39	147.42	13.70	21.61 %
TOTAL	3681.55	342.03	404.98	37.62	11.00 %

CITY OF HAMILTON
Building Division
Permit No. 21-150982
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 12/2021
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

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

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSELL GARDENS PH.4

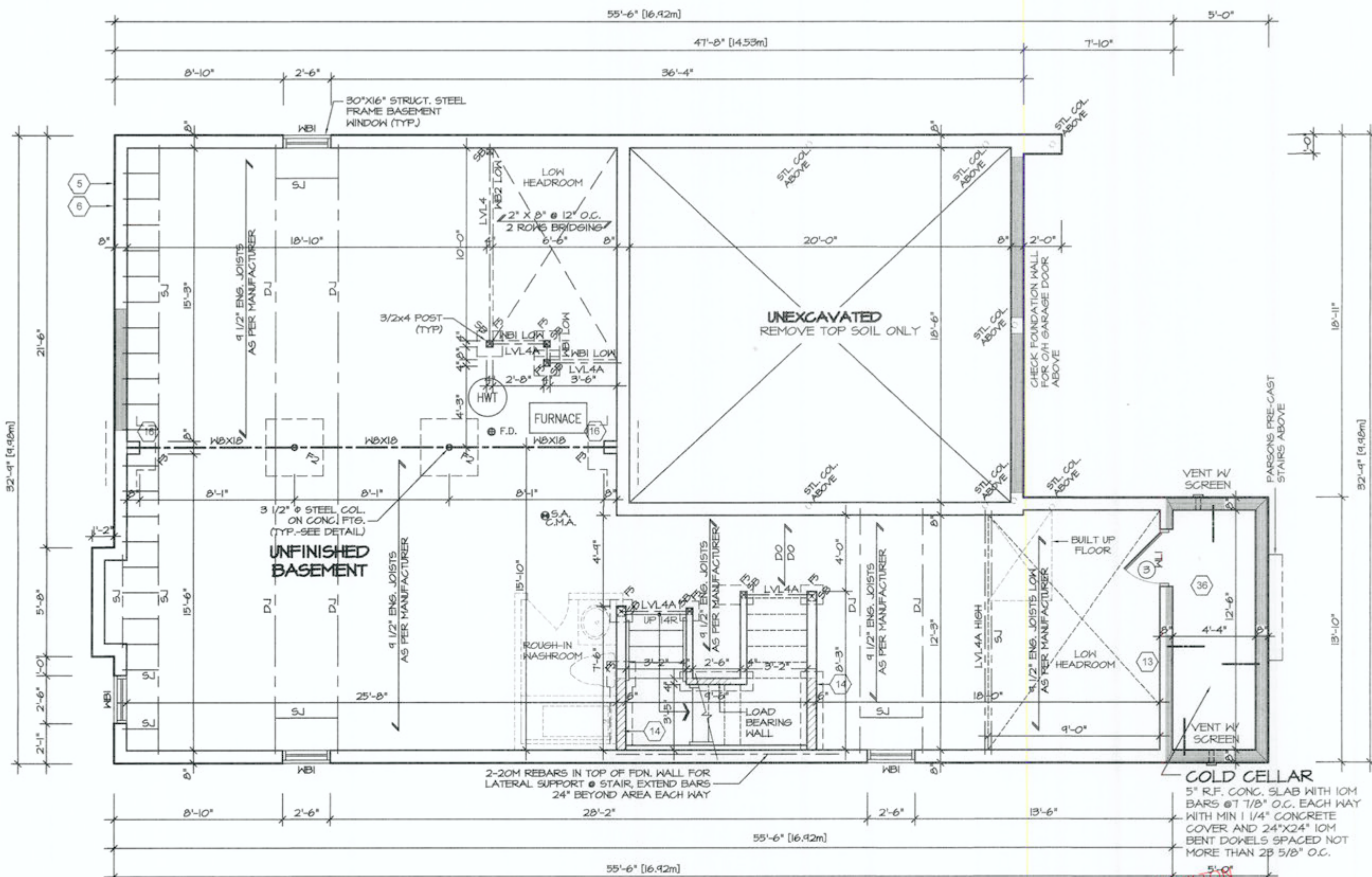
The undersigned has reviewed and takes responsibility for this
design, and has the qualifications and meets the requirements set
out in the Ontario Building Code to be a designer.

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.
COHOCOR, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 860-0746

SHEET TITLE
GENERAL NOTES
& CHARTS
SCALE
BY MB
DATE JAN 2021
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 2,930
PAGE No. 0
PROJECT 12-04-19



BASEMENT FLOOR 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'-7\", 2 ROWS FOR SPANS GREATER THAN 7'

CITY OF HAMILTON
Building Division
Permit No. **21-150982**
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These drawings and/or specifications have been reviewed by
OCT 04 2021
DATE
FOR CHIEF BUILDING OFFICIAL



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Guidelines approved by the City of
Hamilton

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **4/25/21**
These drawings comply with the applicable
Design Guidelines and all other applicable
regulations and requirements.

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. ISSUED FOR PERMIT MAY 2021 1. ISSUED FOR COORDINATION FEB 2021 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR <i>[Signature]</i> 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 JAN 2021	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 2,930 PAGE No. 1	Greenpark. PROJECT NAME RUSSELL GARDENS PH.4
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5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN 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 PH.4	
4.				SCALE 3/16"=1'-0"	BY MB	AREA 2,930	PAGE No. 1-2		
3.				DATE JAN 2021	TYPE	PROJECT 12-04-19			
2.	ISSUED FOR PERMIT MAY 2021								
1.	ISSUED FOR COORDINATION FEB 2021								
REVISIONS									



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

Building Division

Permit No. 21-150982

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature] OCT 04 2021
DATE

FBI CHIEF BUILDING OFFICIAL

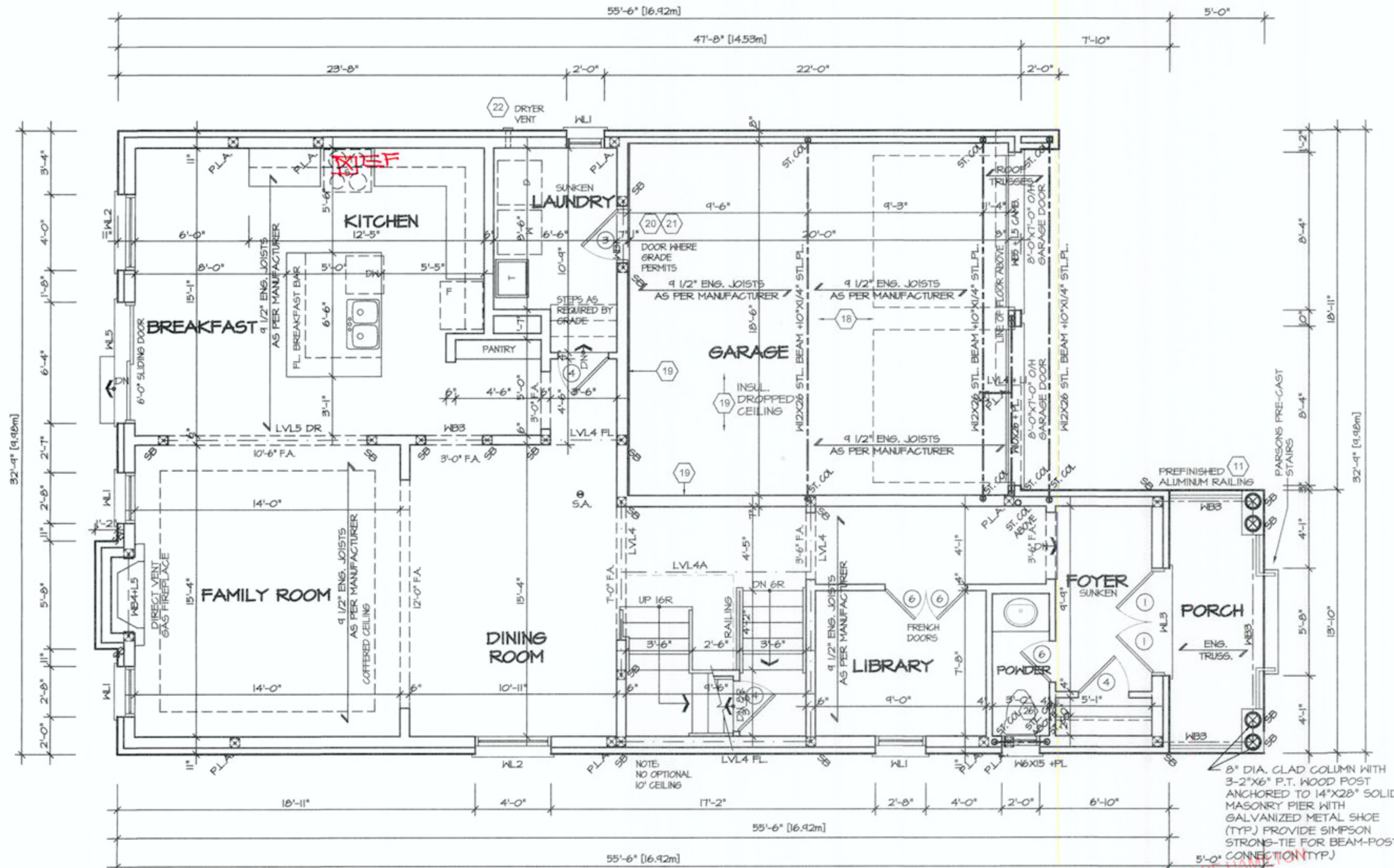
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: 04/03/17, 2022

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

VALLEYCREEK 5A

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.		 PROJECT NAME RUSSELL GARDENS PH.4	
4.						BASEMENT PLAN					1-3
3.						ELEVATION 3					
2.	ISSUED FOR PERMIT	MAY 2021				SCALE 3/16"=1'-0"	BY MB	AREA 2,930	PAGE No.		
1.	ISSUED FOR COORDINATION	FEB 2021				DATE JAN 2021	TYPE	PROJECT 12-04-19			
REVISIONS											



FIRST FLOOR PLAN I

**FIREBLOCK
BULKHEADS**



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

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

CITY OF HAMILTON
Building Division
Permit No. **21-150982**
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] **OCT 04 2021**
DATE
FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 5A COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS PH.4

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	MAY 2021
1.	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.6 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

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

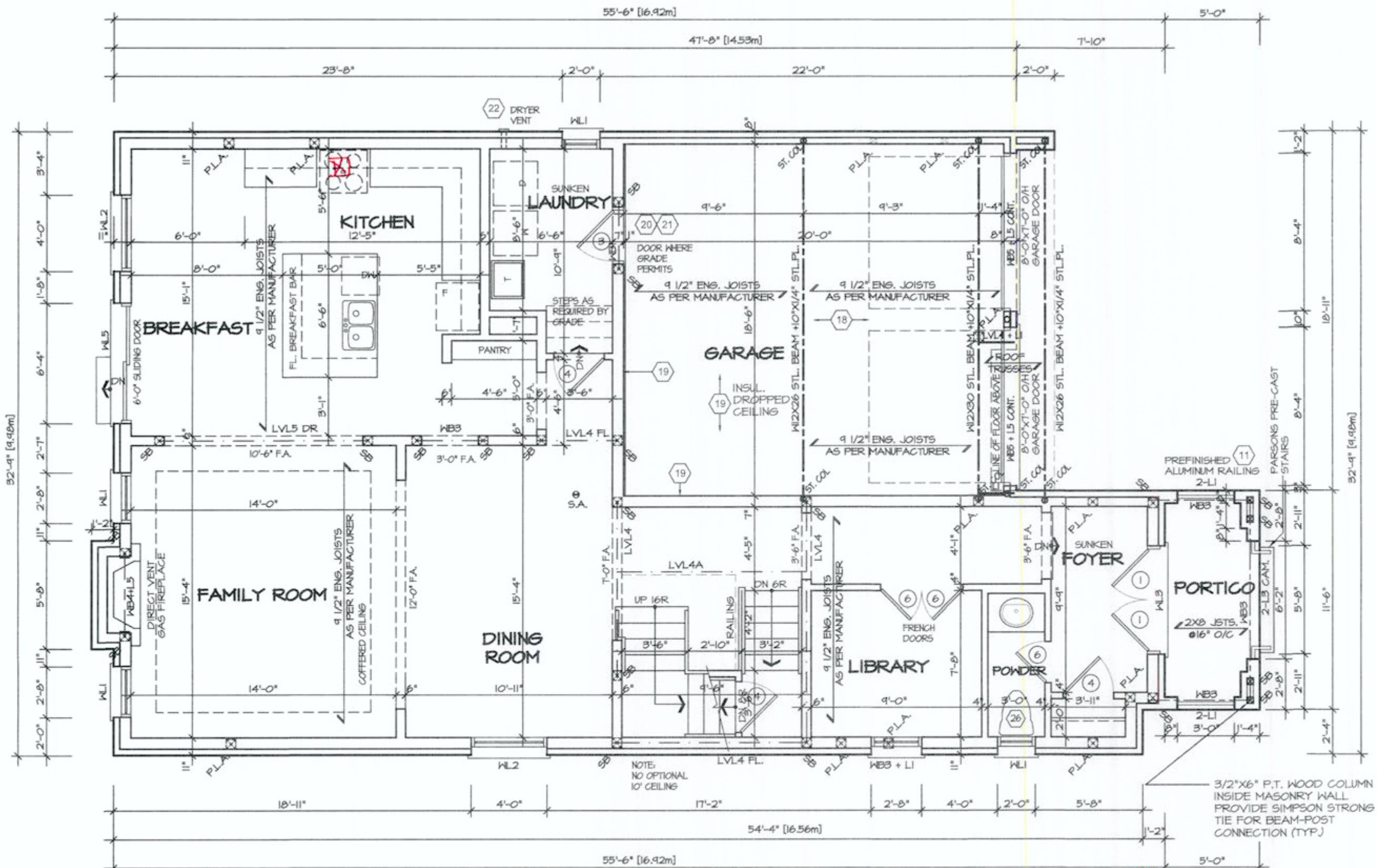
**REGION
DESIGN
INC.**

SHEET TITLE
FIRST FLOOR
ELEVATION 1
SCALE
3/16"=1'-0"
DATE
JAN 2021

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
2,930
PAGE No.
2



FIRST FLOOR PLAN 2

FIREBRICK
BULKHEADS

CITY OF HAMILTON
Building Division

Permit No. 21-150987
THESE STAMPED DRAWINGS SHALL BE KEPT 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
OCT 04 2021
DATE
FOR CHIEF BUILDING OFFICIAL

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 27/2021
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

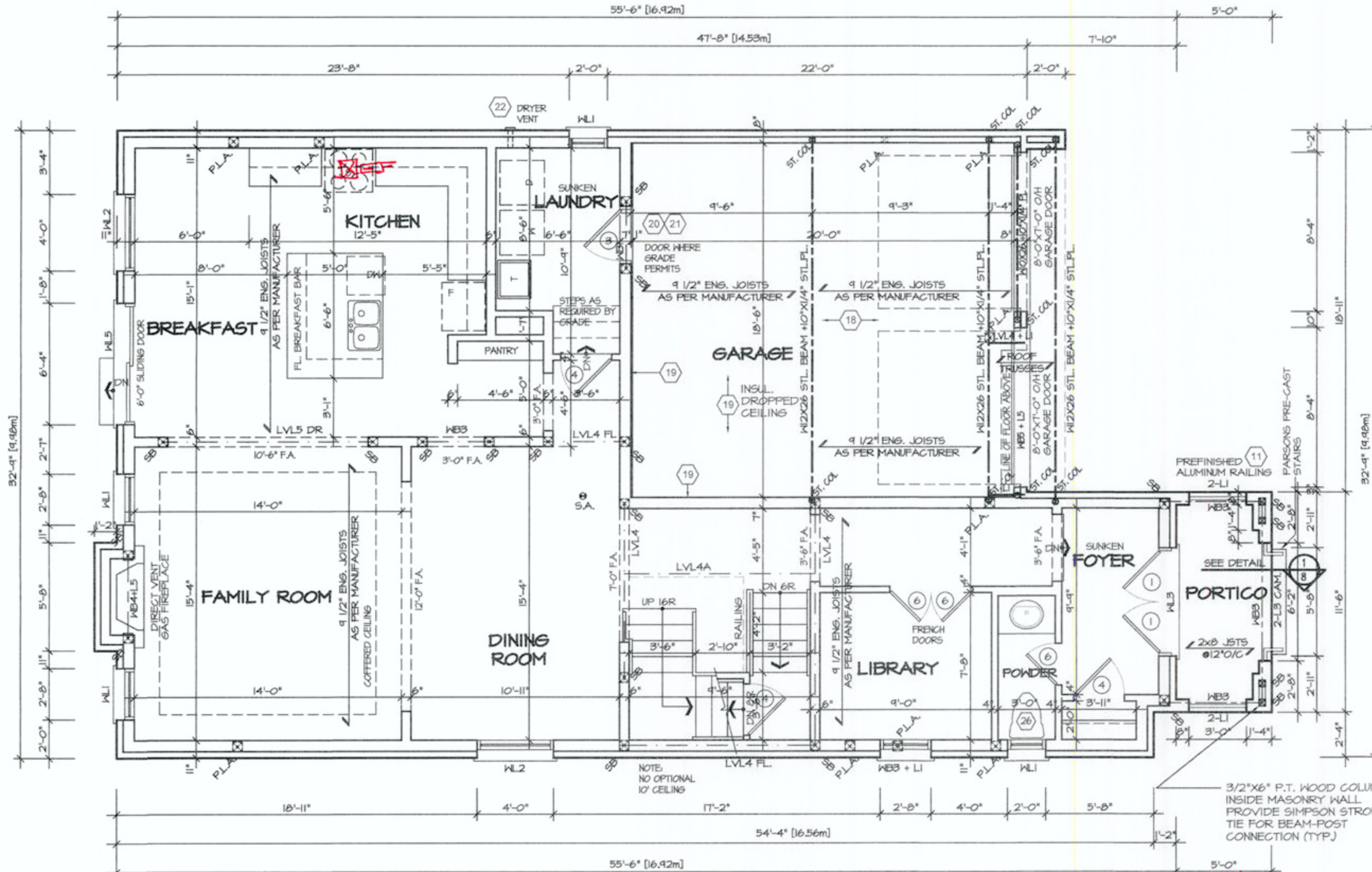
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN E. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE
This means compliance with the applicable Design Guidelines and any applicable building code and all other applicable laws.

VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5. ISSUED FOR PERMIT MAY 2021 1. ISSUED FOR COORDINATION FEB 2021 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) 860-0746	REGION DESIGN INC.	SHEET TITLE FIRST FLOOR ELEVATION 2 SCALE 3/16"=1'-0" DATE JAN 2021	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 2,930 PAGE No. 2-2	PROJECT NAME RUSSELL GARDENS PH.4
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FIRST FLOOR PLAN 3

**FIREBLOCK
BULKHEADS**



FOR STRUCTURE ONLY

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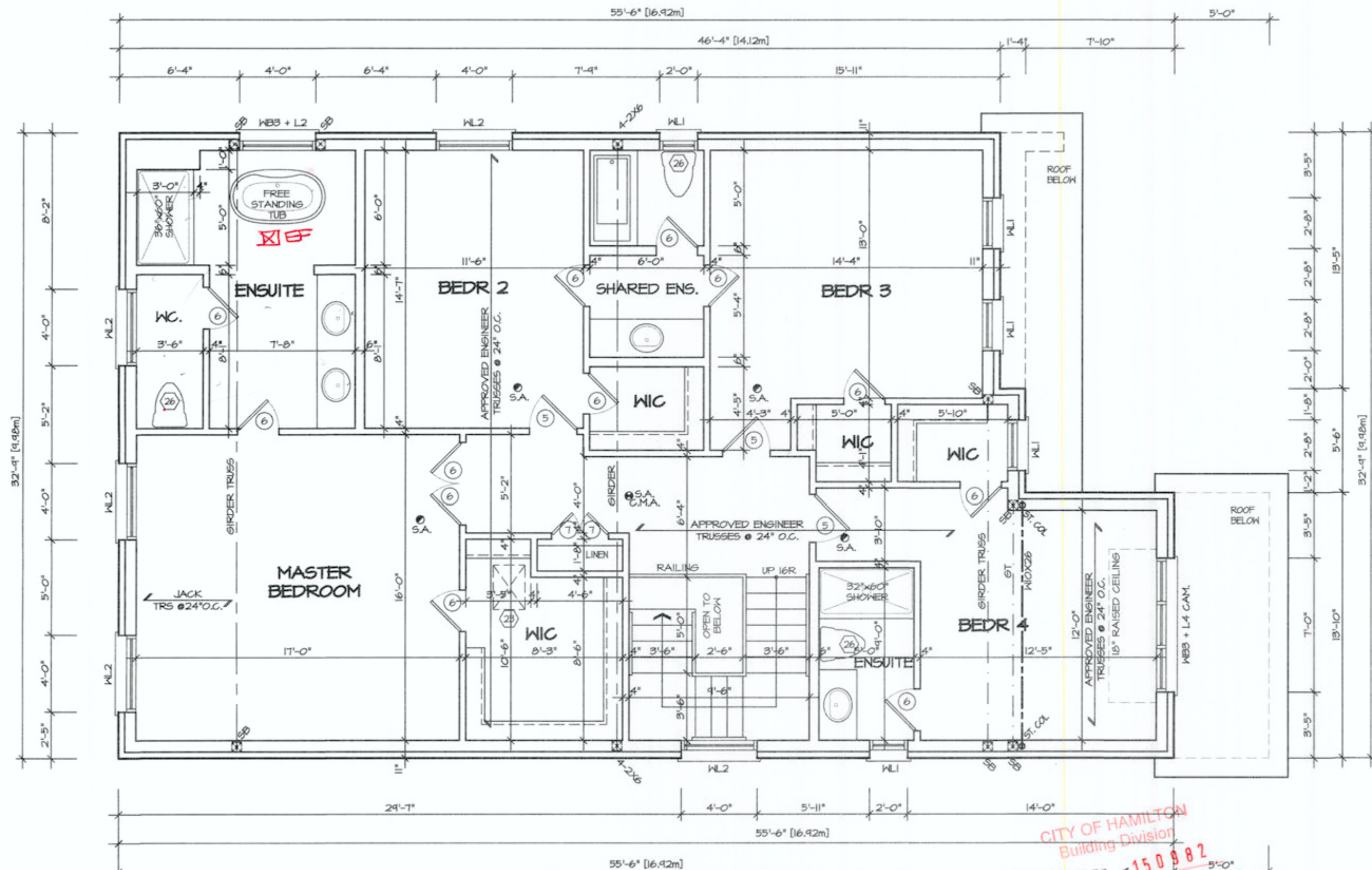
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

CITY OF HAMILTON
Building Division
Permit No. **21-150902**
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
OCT 04 2021
DATE

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

5. [] 4. [] 3. [] 2. ISSUED FOR PERMIT MAY 2021 1. ISSUED FOR COORDINATION FEB 2021 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 FIRST FLOOR ELEVATION 3 SCALE 3/16"=1'-0" DATE JAN 2021	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 2,930 PAGE No. 2-3	Greenpark PROJECT NAME RUSSELL GARDENS PH.4
--	--	--	--	---	--	--



SECOND FLOOR PLAN I



FOR STRUCTURE ONLY

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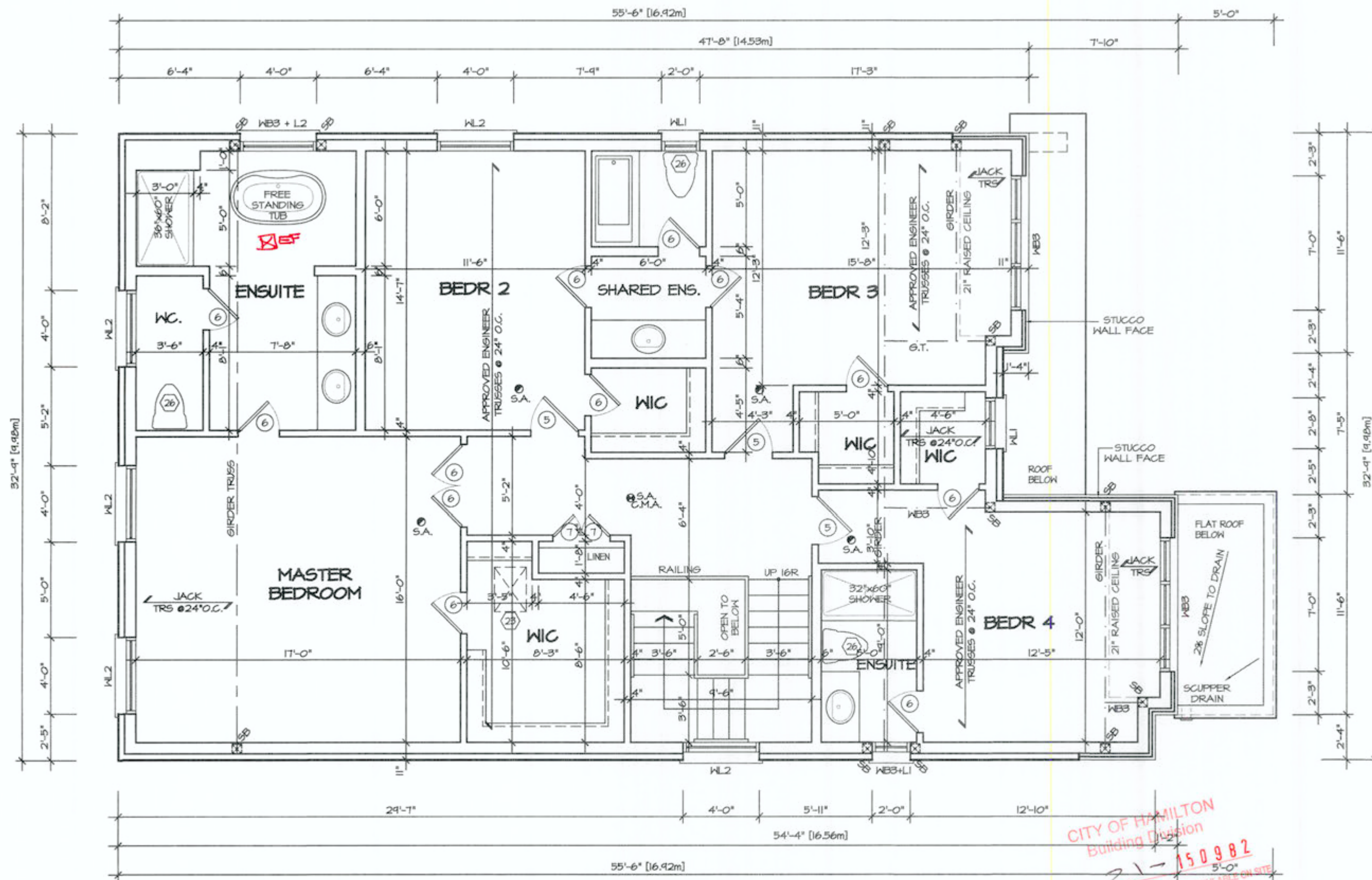
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: 11/22/2021
This stamp certifies compliance with the applicable Design Guidelines, only and does not constitute professional responsibility.

CITY OF HAMILTON
Building Division
Permit No. 21-150982
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
[Signature]
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

VALLEYCREEK 5A
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) 736-4098 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark PROJECT NAME RUSSELL GARDENS PH.4
4					SECOND FLOOR ELEVATION 1				
3					SCALE	BY	AREA	PAGE No.	
2	ISSUED FOR PERMIT				3/16"=1'-0"	MB	2,930	3	
1	ISSUED FOR COORDINATION				DATE	TYPE	PROJECT		
REVISIONS		JAN 2021		12-04-19					



SECOND FLOOR PLAN 2



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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: MAY 17, 2021
This stamp certifies compliance with the applicable Architectural Design Guidelines only and does not constitute professional responsibility.

CITY OF HAMILTON
Building Division
Permit No. 21-150982
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
[Signature] OCT 04 2021
FOR CHIEF BUILDING OFFICIAL

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS PH.4

REVISIONS	
5.	
4.	
3.	
2.	ISSUED FOR PERMIT MAY 2021
1.	ISSUED FOR COORDINATION FEB 2021

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

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

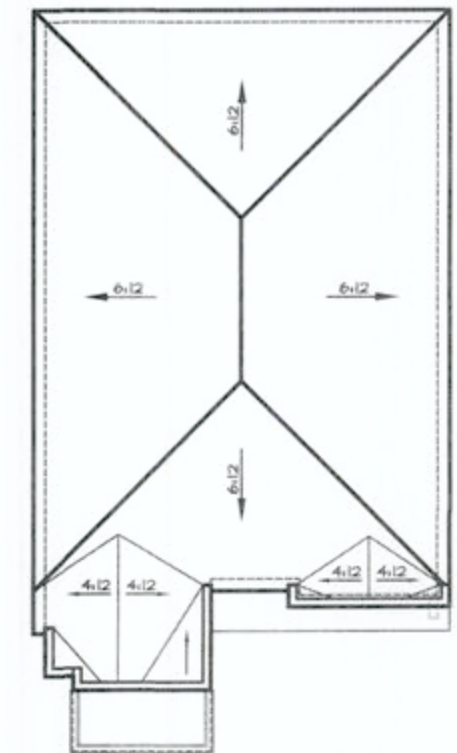
VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

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

REGION DESIGN INC.

SHEET TITLE
SECOND FLOOR
ELEVATION 2
SCALE 3/16"=1'-0"
DATE JAN 2021
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 2,930
PROJECT 12-04-19
PAGE No. 3-2



ASPHALT SHINGLES (TYP)

MID POINT OF ROOF

6:12

6:12

4:12

4:12

ALUM. FLASHING CAP

STUCCO FRIEZE BOARD

TOP PLATE

TOP OF WINDOW

6" STUCCO FRIEZE BOARD

PRECAST CONC. SILL

PREFINISHED ALUMINUM POSTS WITH GLASS PANELS

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF DOOR

PRECAST SURROUND

CONTEMPORARY STONE PATTERN

GLASS RAILING

FIN. FIRST FLOOR

SUNKEN FOYER

FIN. GRADE

POURED CONC. PORCH SLAB

PARSONS PRE-CAST STAIRS

10" PRECAST CONC. HEADER

CONT. CONC. SILL

FIN. FIRST FLOOR

FIN. GRADE

4'0" MIN.

TOP OF SLAB

STEP FOOTING 30

FRONT ELEVATION 3

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

APPROVED BY 
DATE AUG 22, 2021

This stamp certifies compliance with the applicable
Design Code/Drawings only and waives no further
professional responsibility

COMPLIANCE PACKAGE "A1"

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4.						SCALE: 3/16"=1'-0"		BY MB	AREA 2,930	PAGE No.		
3.						DATE JAN 2021		TYPE	PROJECT 12-04-19	4-3		
2.	ISSUED FOR PERMIT	MAY 2021										
1.	ISSUED FOR COORDINATION	FEB 2021										
REVISIONS												



OK

Permit No. 21-1500

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

 OCT 04 2021

DATE

FOR CHIEF BUILDING OFFICIAL

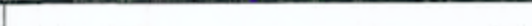
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

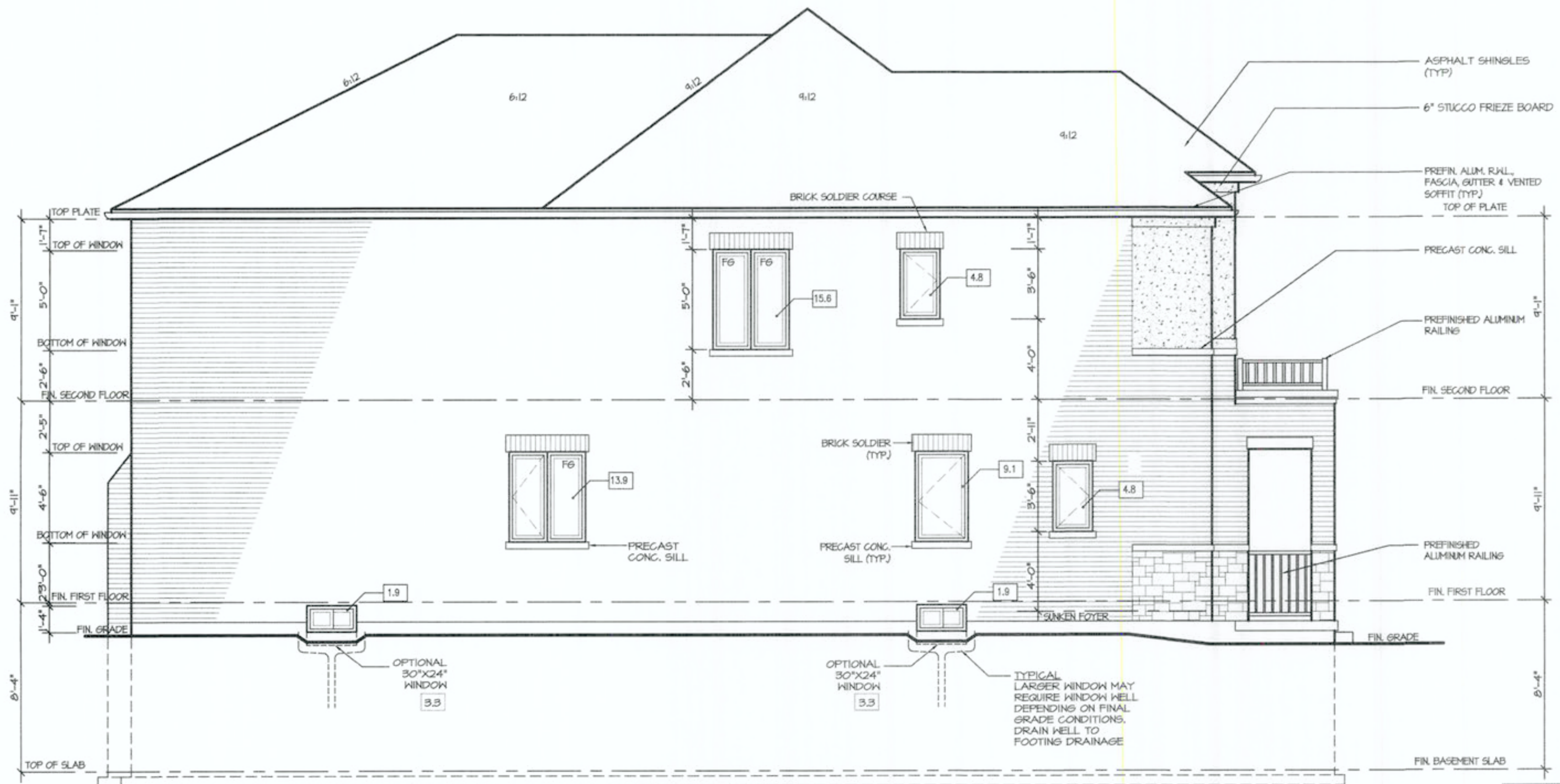
APPROVED BY 

DATE AUG 17, 2021

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Design Guidelines only and does not constitute
professional responsibility.

COMPLIANCE PACKAGE "A1"

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4.						SCALE 3/16"=1'-0"	BY MB	AREA 2,930	PAGE No. 5	PROJECT NAME RUSSELL GARDENS PH.4		
3.						DATE JAN 2021	TYPE	PROJECT 12-04-19				
2.	ISSUED FOR PERMIT	MAY 2021										
1.	ISSUED FOR COORDINATION	FEB 2021										
REVISIONS												



LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA

1145.00

ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)

80.15

ACTUAL WINDOW AREA

52.00

WITH OPTIONAL 30" X 24" BASEMENT WINDOWS ACTUAL OPENING AREA

54.80

CITY OF HAMILTON
Building Division

Permit No. 21-150982

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FOR CHIEF BUILDING OFFICIAL
DATE OCT 04 2021

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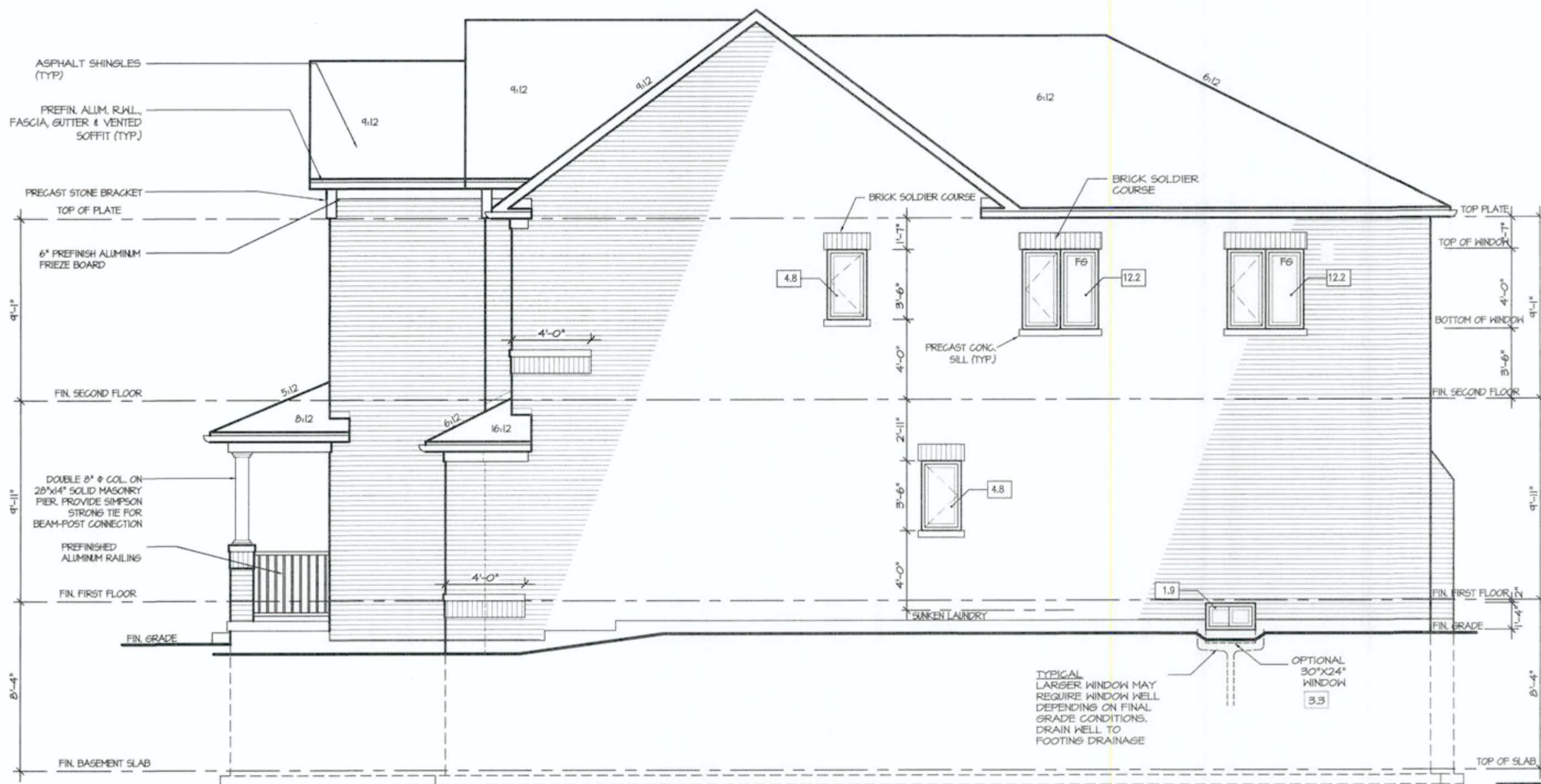
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
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VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5. [] 4. [] 3. [] 2. ISSUED FOR PERMIT MAY 2021 1. ISSUED FOR COORDINATION FEB 2021 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 LEFT SIDE ELEVATION 2 SCALE 3/16"=1'-0" DATE JAN 2021 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 2,930 PROJECT 12-04-19 PAGE No. 5-2	Greenpark PROJECT NAME RUSSELL GARDENS PH.4
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4.						LEFT SIDE ELEVATION 3					
3.						SCALE 3/16"=1'-0"	BY MB	AREA 2,930	PAGE No. 5-3		
2.	ISSUED FOR PERMIT	MAY 2021				DATE JAN 2021	TYPE	PROJECT 12-04-19			
1.	ISSUED FOR COORDINATION	FEB 2021									
REVISIONS											



RIGHT ELEVATION I

ALLOWABLE GLAZING

WALL AREA

WALL AREA

ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDERYARD)

ACTUAL WINDOW AREA

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

1145.00

80.15

35.90

31.30

CITY OF HAMILTON
Building Division

Permit No. 21-150982

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These drawings and/or specifications have been reviewed by OCT 04 2021

FOR CHIEF BUILDING OFFICIAL

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

APPROVED BY: [Signature]
DATE: AUG 12 2021

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

VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSELL GARDENS PH.4

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	MAY 2021
1.	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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

**REGION
DESIGN
INC.**

SHEET TITLE
RIGHT SIDE
ELEVATION 1

SCALE
3/16"=1'-0"
DATE
JAN 2021

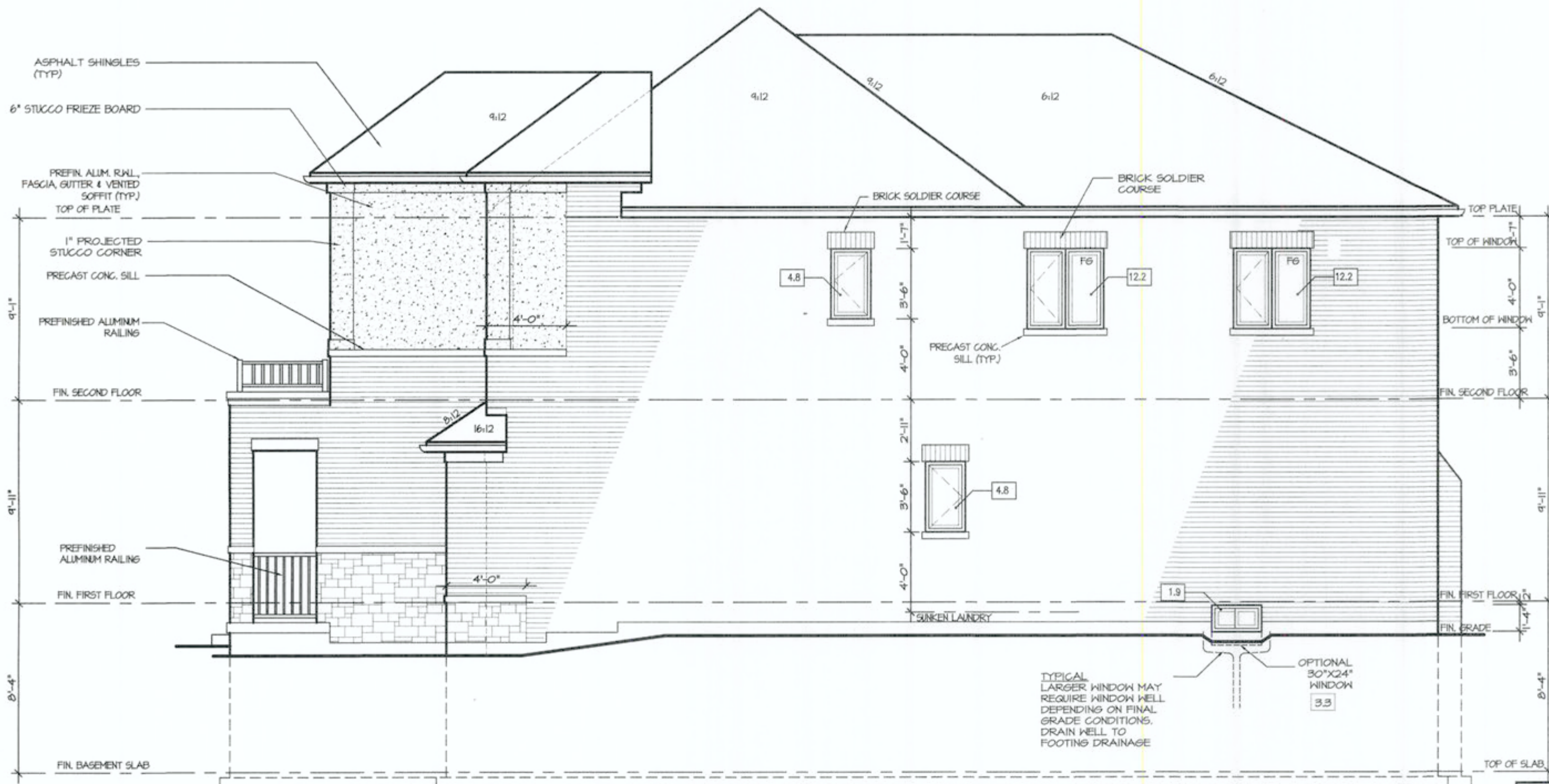
BY
MB

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
2,930
PAGE No.
6
PROJECT
12-04-19

10:10:04 AM M:\PROJECTS\RUSSELL GARDENS PH.4\VALLEYCREEK 5A.DWG



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	35.90
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA	37.30

CITY OF HAMILTON
Building Division

Permit No. 21-150982

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FOR CHIEF BUILDING OFFICIAL

OCT 04 2021

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE
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VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5.		
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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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

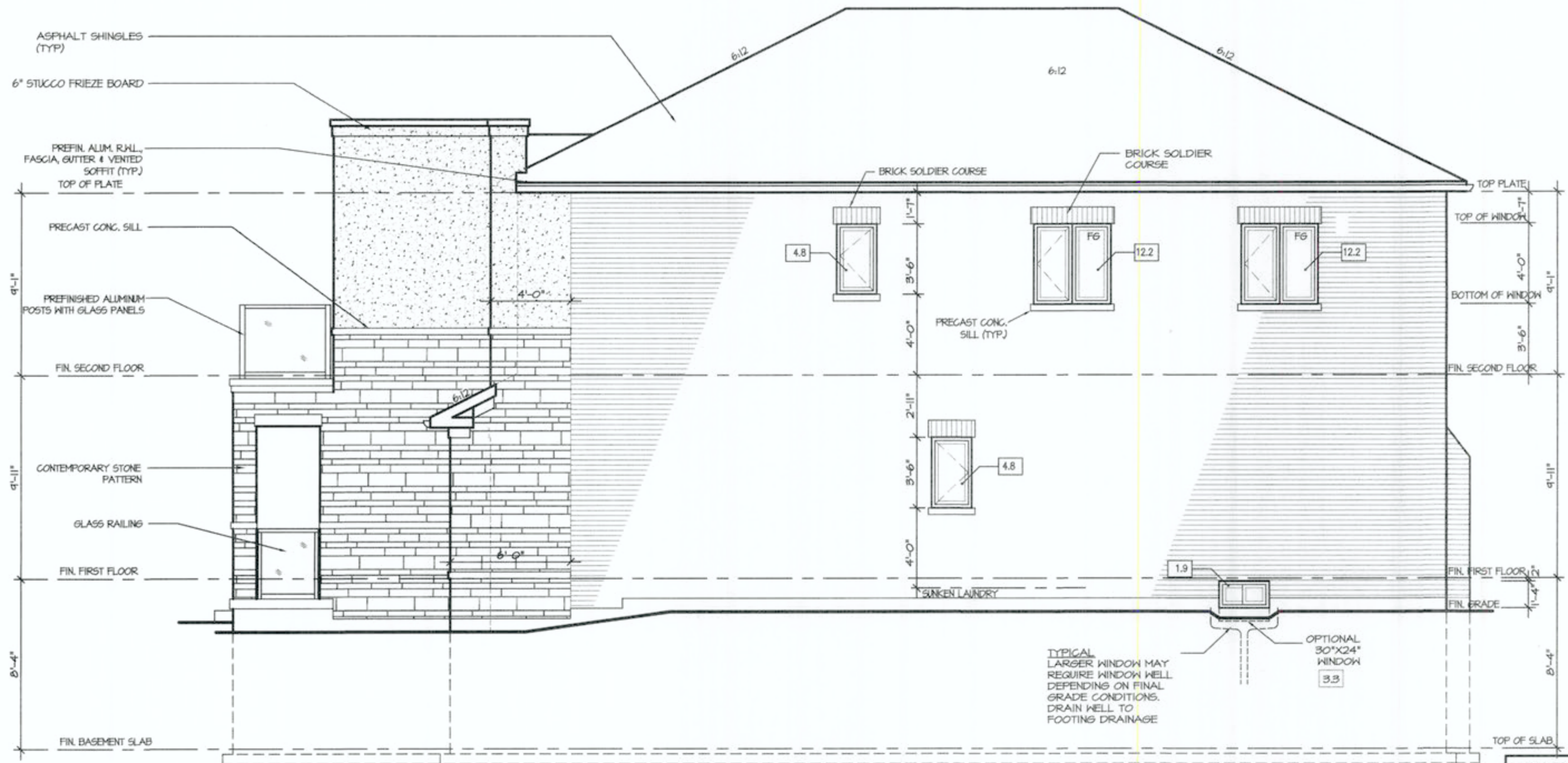
REGION
DESIGN
INC.

SHEET TITLE
RIGHT SIDE
ELEVATION 2
SCALE
3/16"=1'-0"
DATE
JAN 2021
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
2,930
PAGE No.
6-2
PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS PH.4

Greenpark



RIGHT ELEVATION 3

ALLOWABLE GLAZING

WALL AREA

WALL AREA	1145.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	80.15
ACTUAL WINDOW AREA	35.90
WITH OPTIONAL 30\"X24\" BASEMENT WINDOWS ACTUAL OPENING AREA	37.30

CITY OF HAMILTON
Building Division

Permit No. 21-150902

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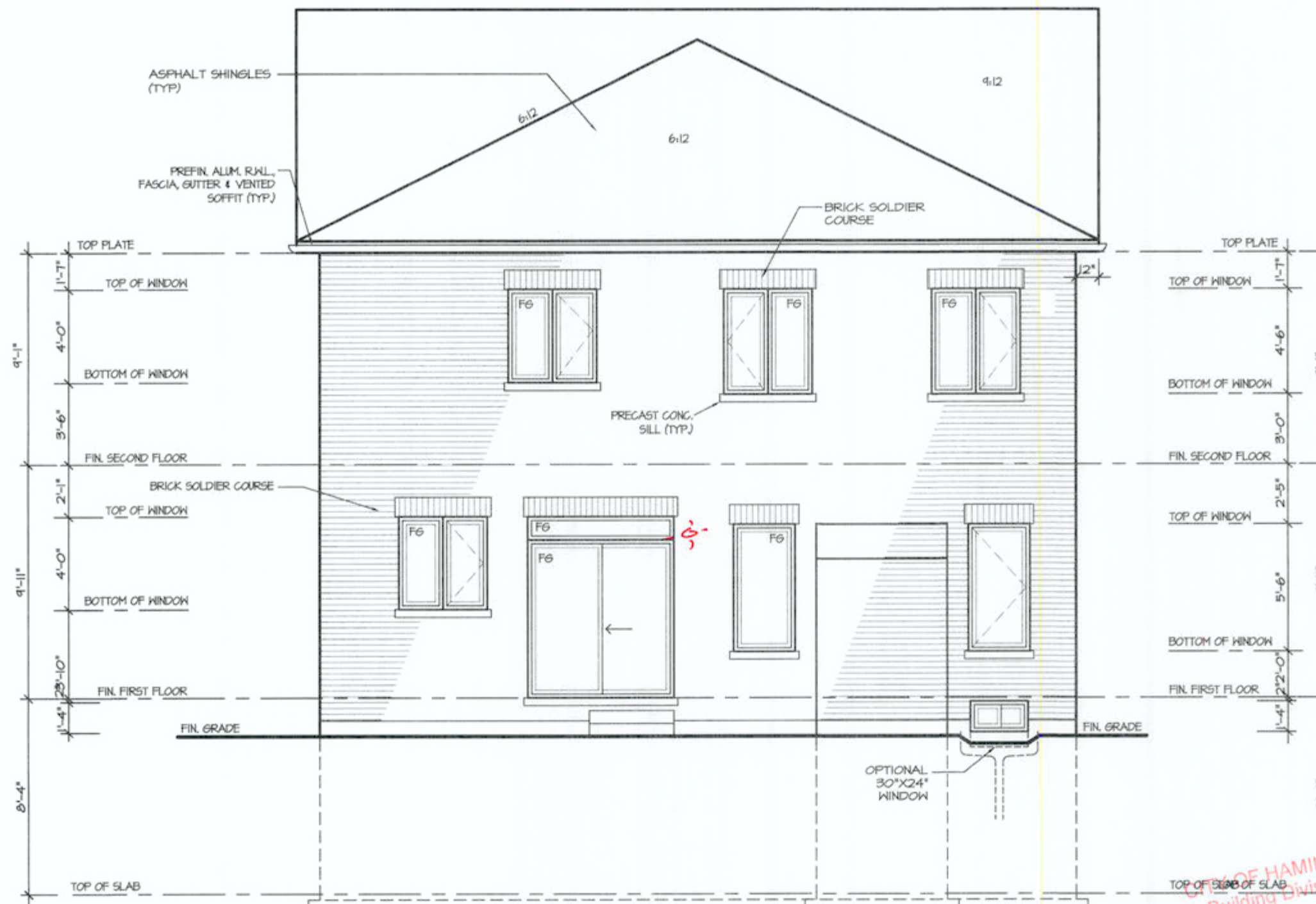
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE: AUG 17, 2021
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VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. ISSUED FOR PERMIT MAY 2021 1. ISSUED FOR COORDINATION FEB 2021	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 RIGHT SIDE ELEVATION 3 SCALE 3/16"=1'-0" DATE JAN 2021	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 2,930 PROJECT 12-04-19	PAGE No. 6-3	PROJECT NAME RUSSELL GARDENS PH.4

Greenpark.



REAR ELEVATION I

City of Hamilton
Building Division
Permit No. 27-150982
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
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OCT 04 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17 2021
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VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	ISSUED FOR PERMIT MAY 2021
1.	ISSUED FOR COORDINATION FEB 2021
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
JAN 2021

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.

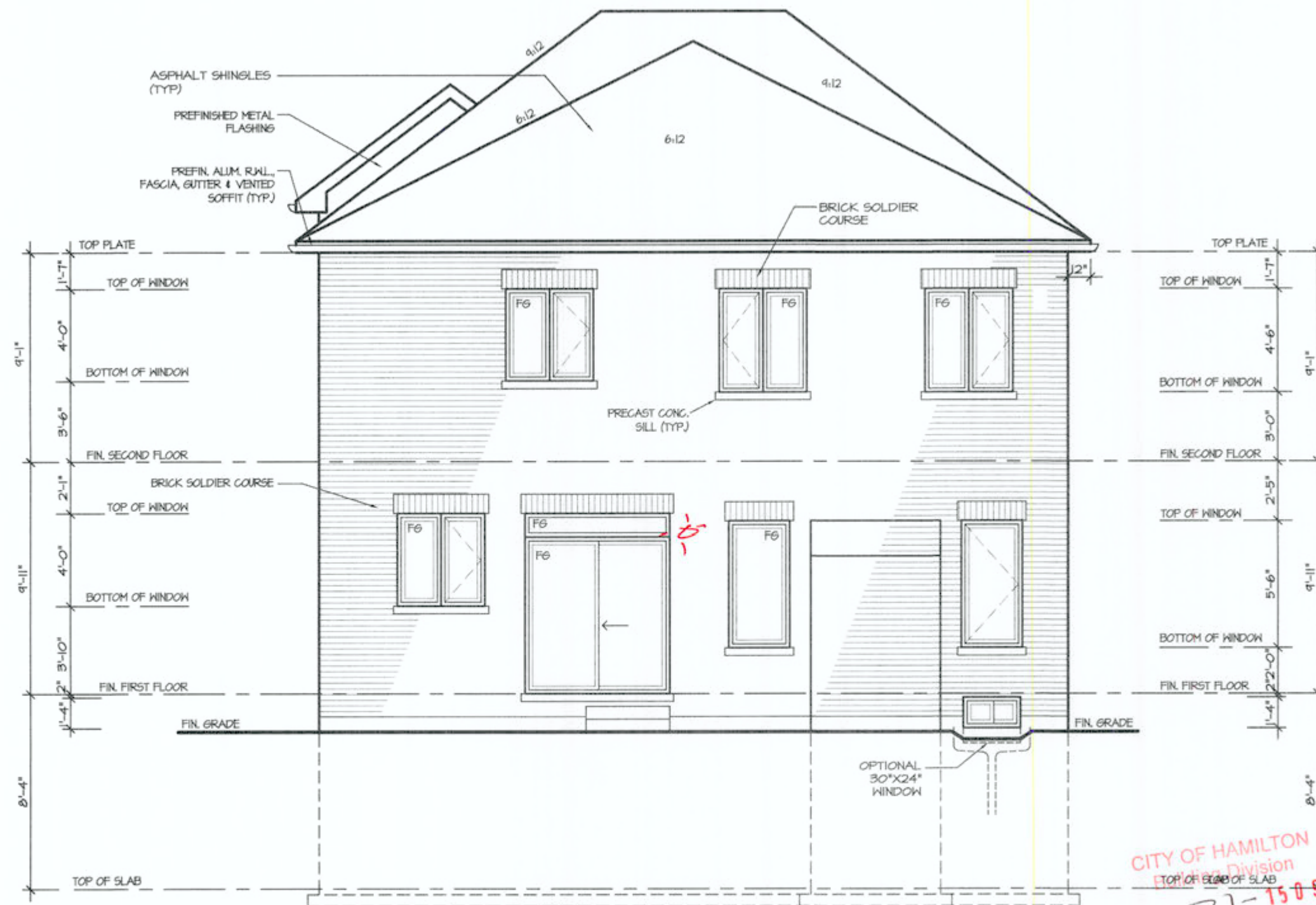
AREA
2,930

PAGE No.
7

PROJECT
12-04-19

Greenpark

PROJECT NAME
RUSSELL GARDENS PH.4



REAR ELEVATION 2

CITY OF HAMILTON
Planning Division
 Permit No. **21-150882**
 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
OCT 04 2021
 DATE
 FOR CHIEF BUILDING OFFICIAL

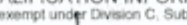
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

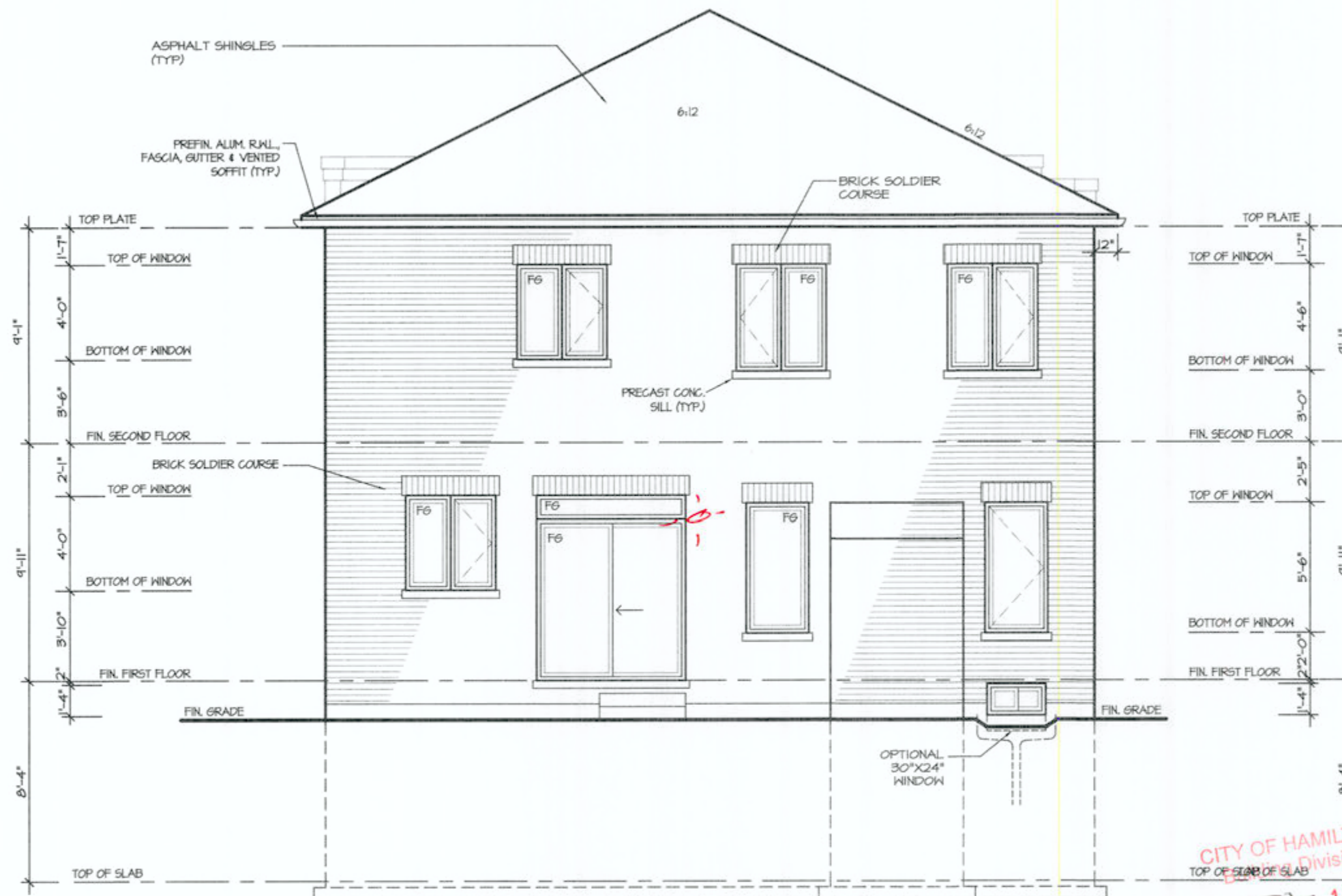
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL
 APPROVED BY: *[Signature]*
 DATE: **8/25/21**
 This stamp certifies compliance with the applicable Design Guidelines and the Architect's professional responsibility.

VALLEYCREEK 5A

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 REAR 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 2,930	PAGE No. 7-2		PROJECT NAME RUSSELL GARDENS PH.4
3.					DATE JAN 2021	TYPE	PROJECT 12-04-19			
2.	ISSUED FOR PERMIT	MAY 2021								
1.	ISSUED FOR COORDINATION	FEB 2021								
REVISIONS										



REAR ELEVATION 3

CITY OF HAMILTON
Planning Division
Permit No. 21-150982
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings and/or specifications have been reviewed by
OCT 04 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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

VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	MAY 2021
1.	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

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QUALIFICATION INFORMATION
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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
REAR ELEVATION 3

SCALE
3/16"=1'-0"

DATE
JAN 2021

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.

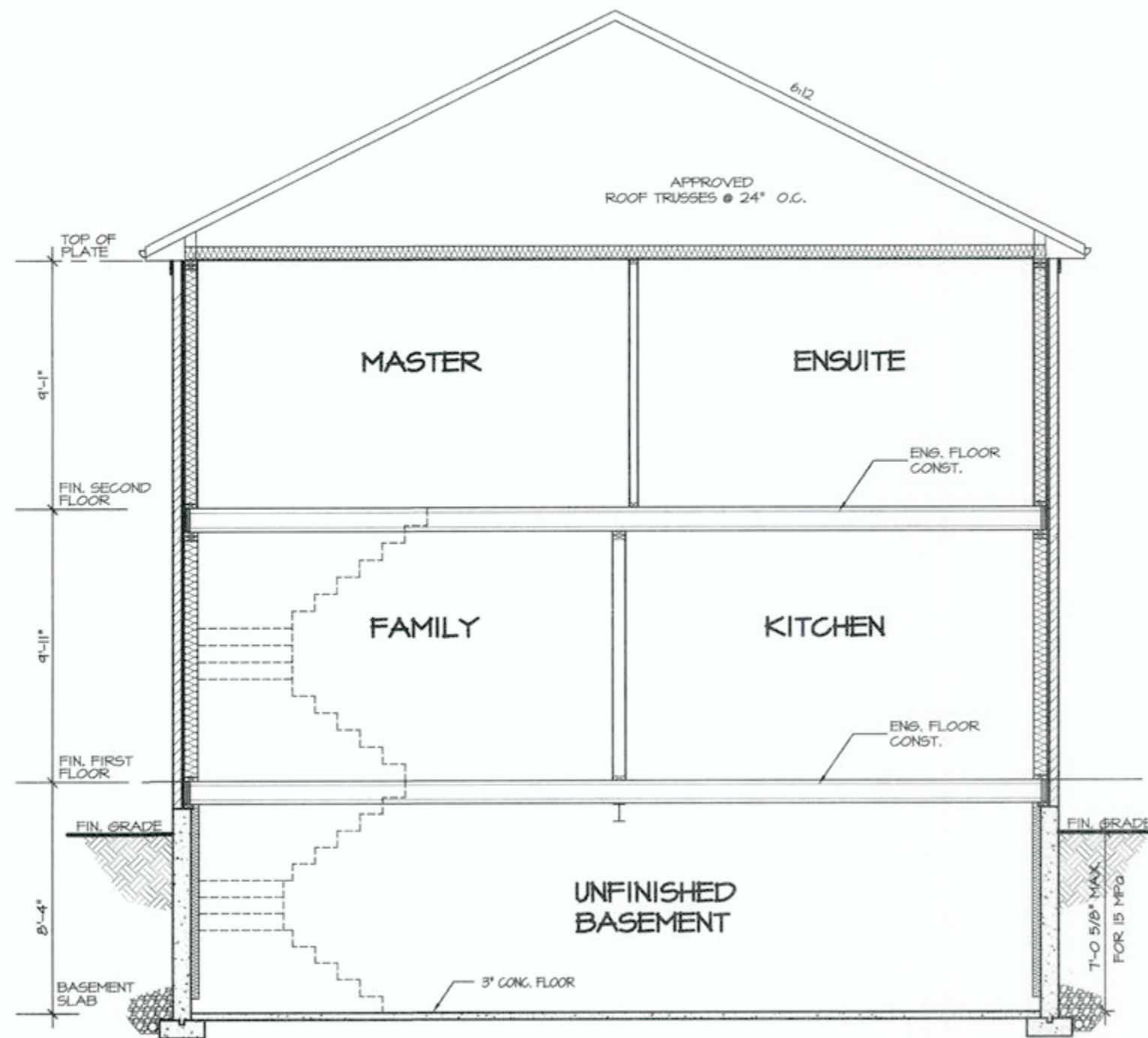
AREA
2,930

PAGE No.
7-3

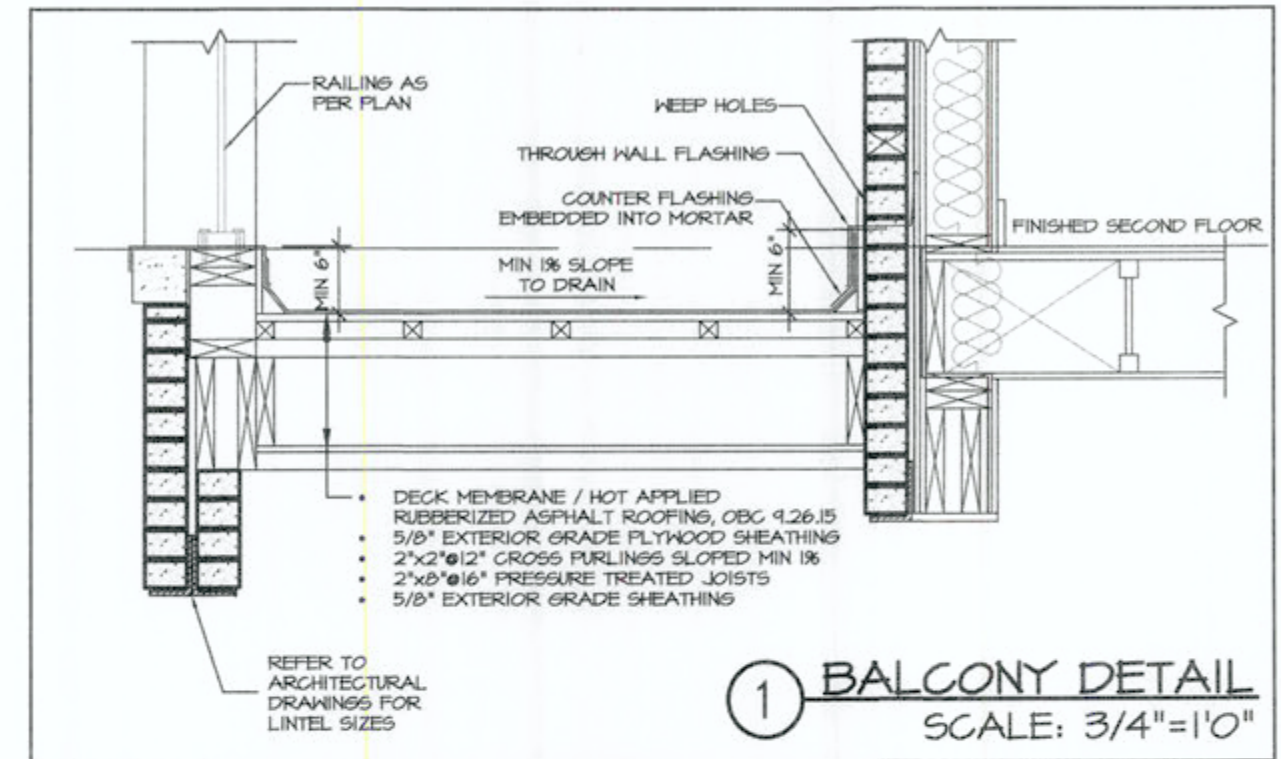
PROJECT
12-04-19

Greenpark™

PROJECT NAME
RUSSELL GARDENS PH.4



CROSS SECTION



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



FOR STRUCTURE ONLY

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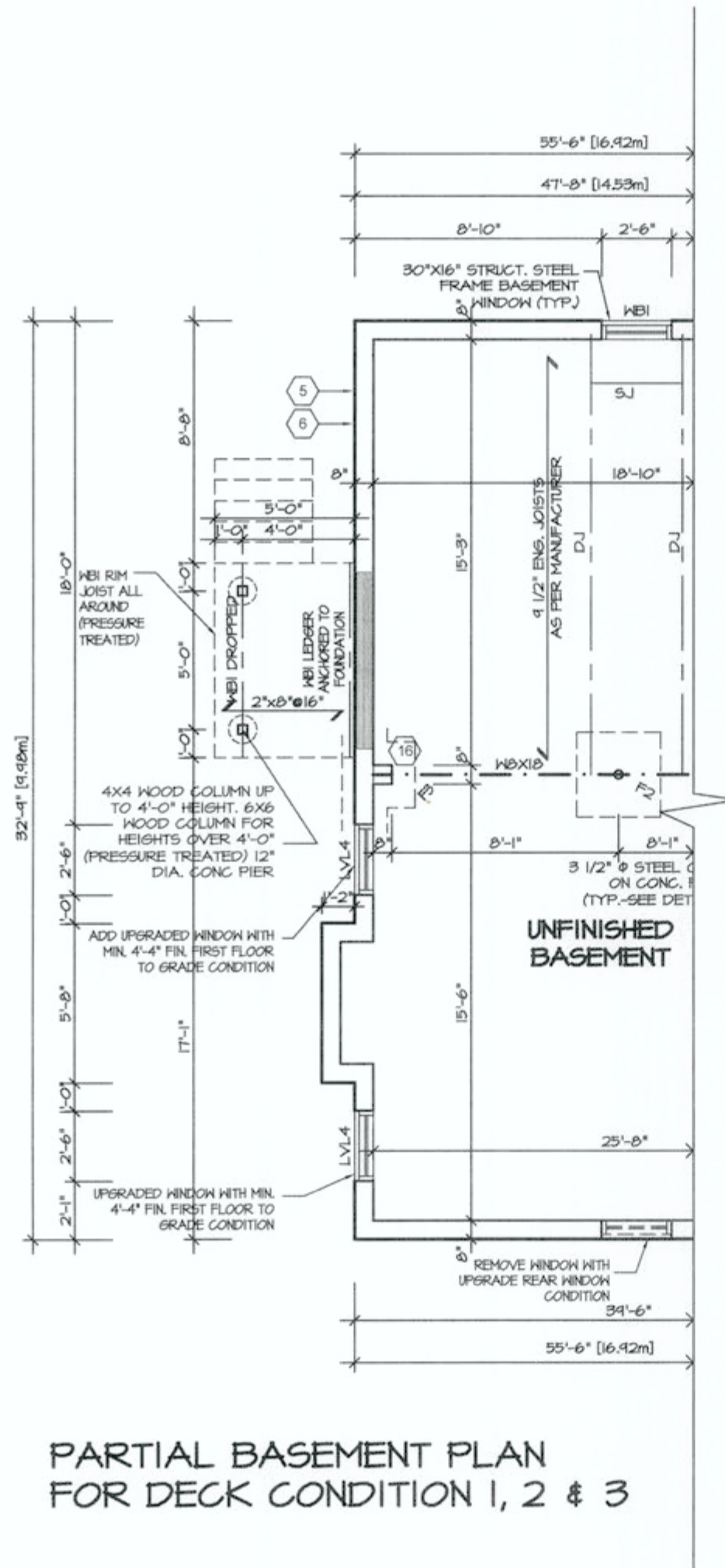
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton

CITY OF HAMILTON
Building Division
Permit No. 21-150982
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
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

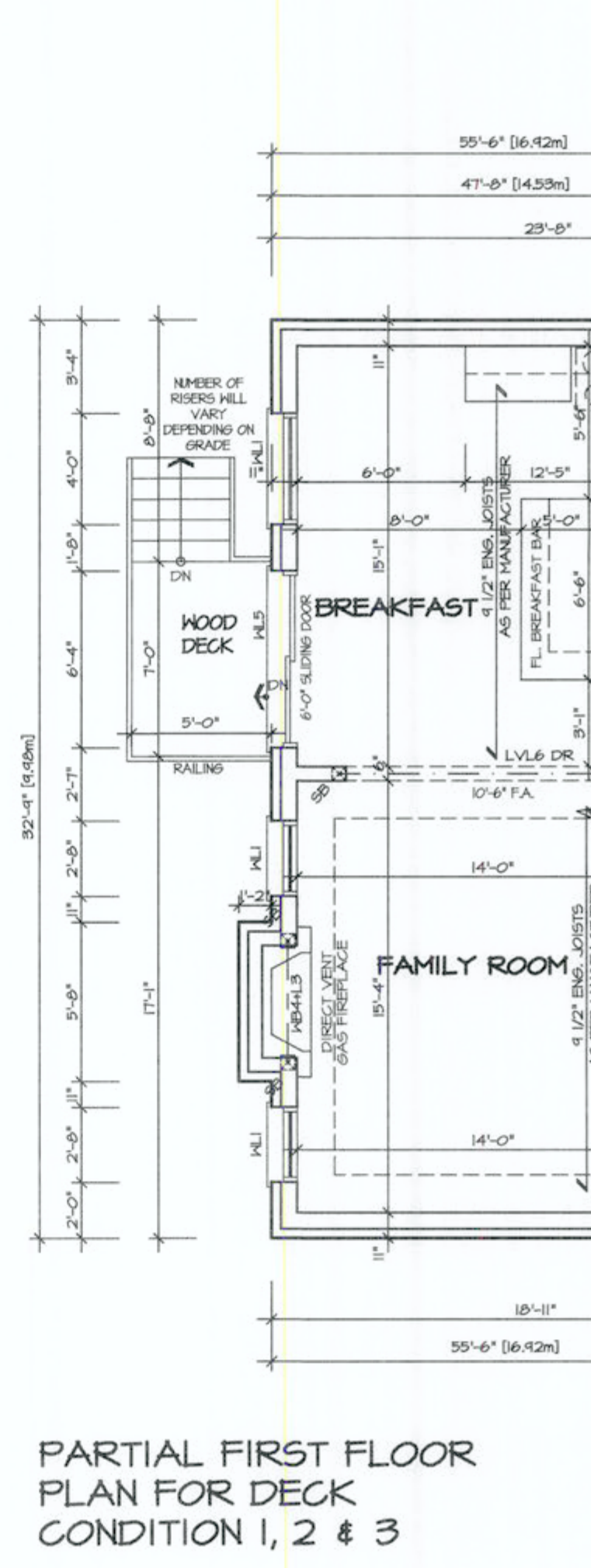
VALLEYCREEK 5A

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. ISSUED FOR PERMIT MAY 2021 1. ISSUED FOR COORDINATION FEB 2021 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE BCIN 28770	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE CROSS SECTION ELEV. 1, 2 & 3 SCALE 3/16"=1'-0" DATE JAN 2021 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 2,930 PROJECT 12-04-19 PAGE No. 8	Greenpark™ PROJECT NAME RUSSELL GARDENS PH.4
--	--	---	---	--	---



PARTIAL BASEMENT PLAN
FOR DECK CONDITION 1, 2 & 3



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

CITY OF HAMILTON
Building Division
Permit No. 21-150982
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE



FOR STRUCTURE ONLY

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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 does not constitute professional responsibility.

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	MAY 2021
1.	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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

REGION
DESIGN
INC.

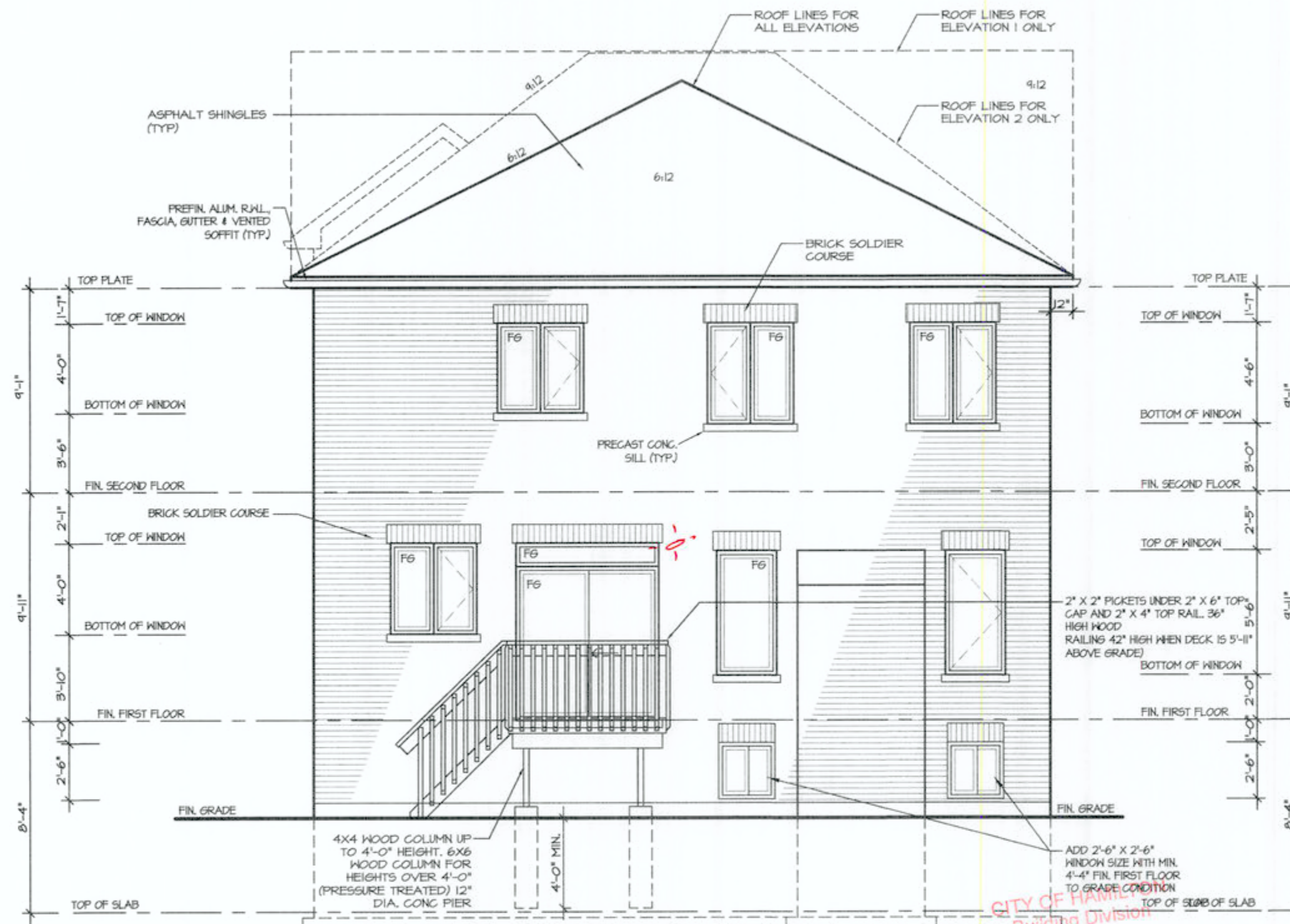
SHEET TITLE
DECK PLANS
ELEV. 1, 2 & 3
SCALE
3/16"=1'-0"
DATE
JAN 2021
BY
MB
TYPE

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
2,930
PAGE No.
9
PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS PH.4





REAR ELEVATION 1, 2 & 3 DECK CONDITION

Permit No. **21-150982**

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 **OCT 04 2021**

FOR CHIEF BUILDING OFFICIAL

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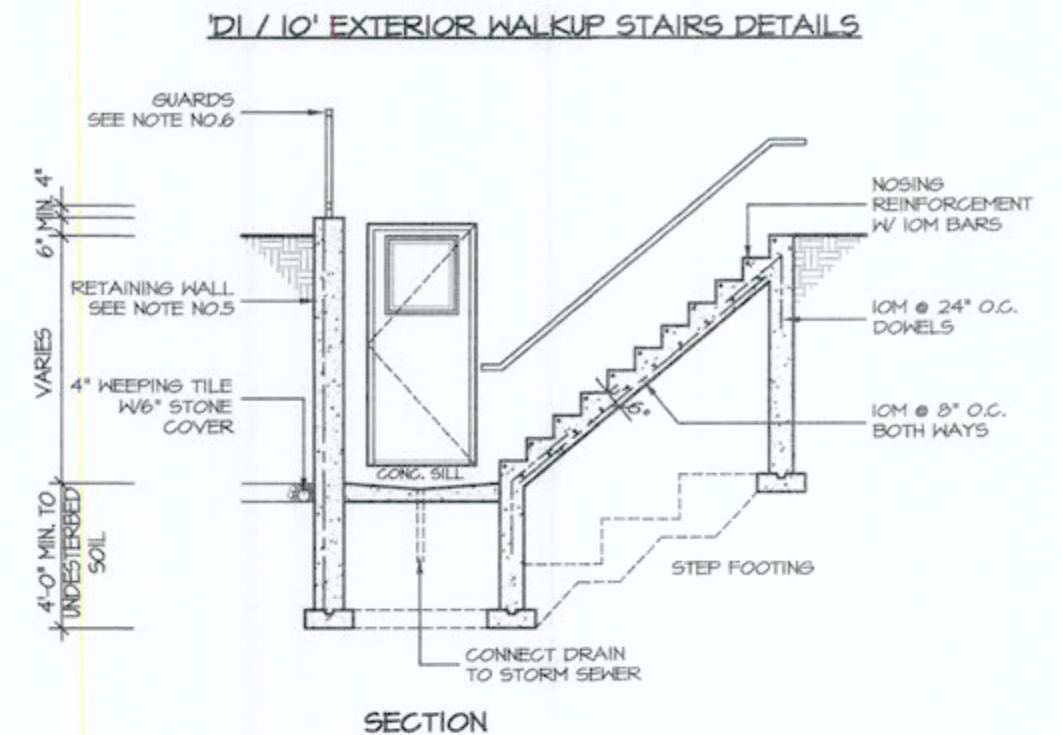
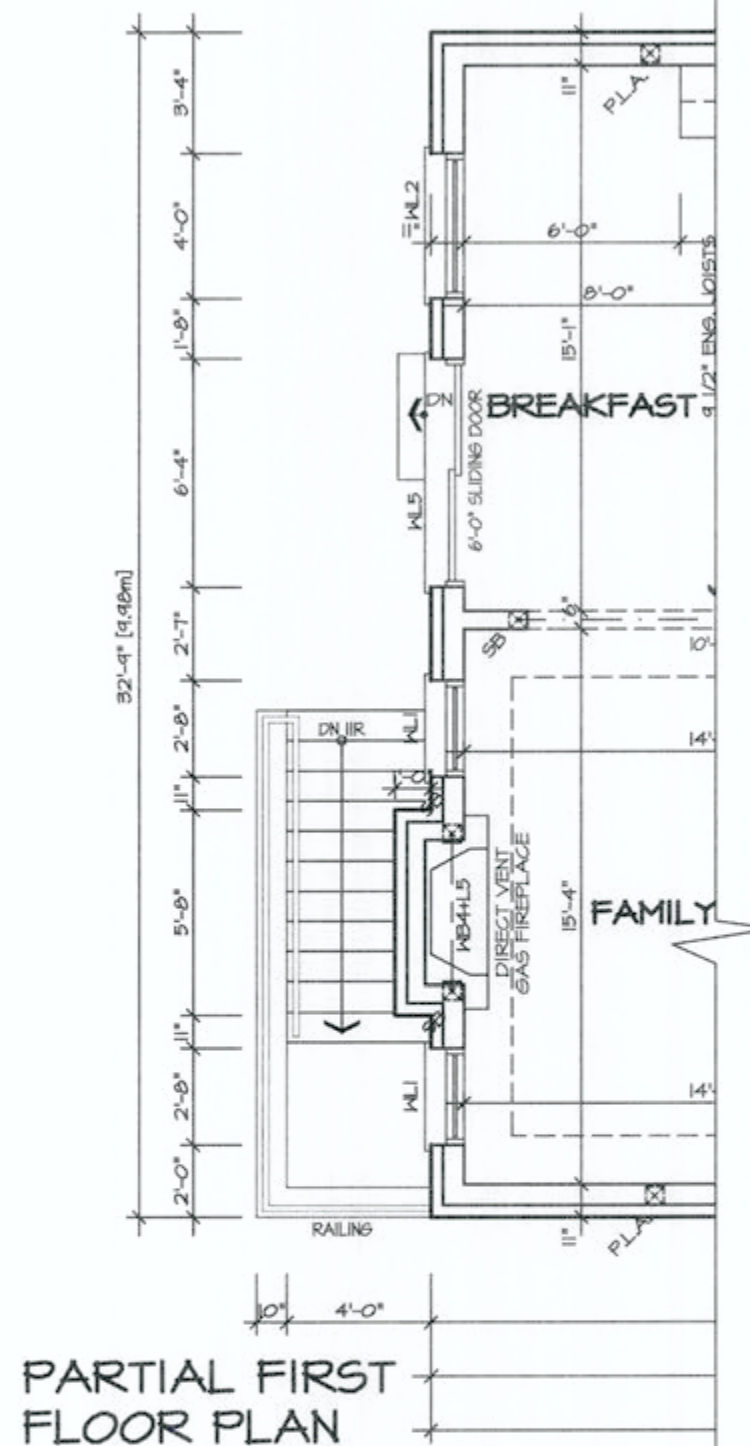
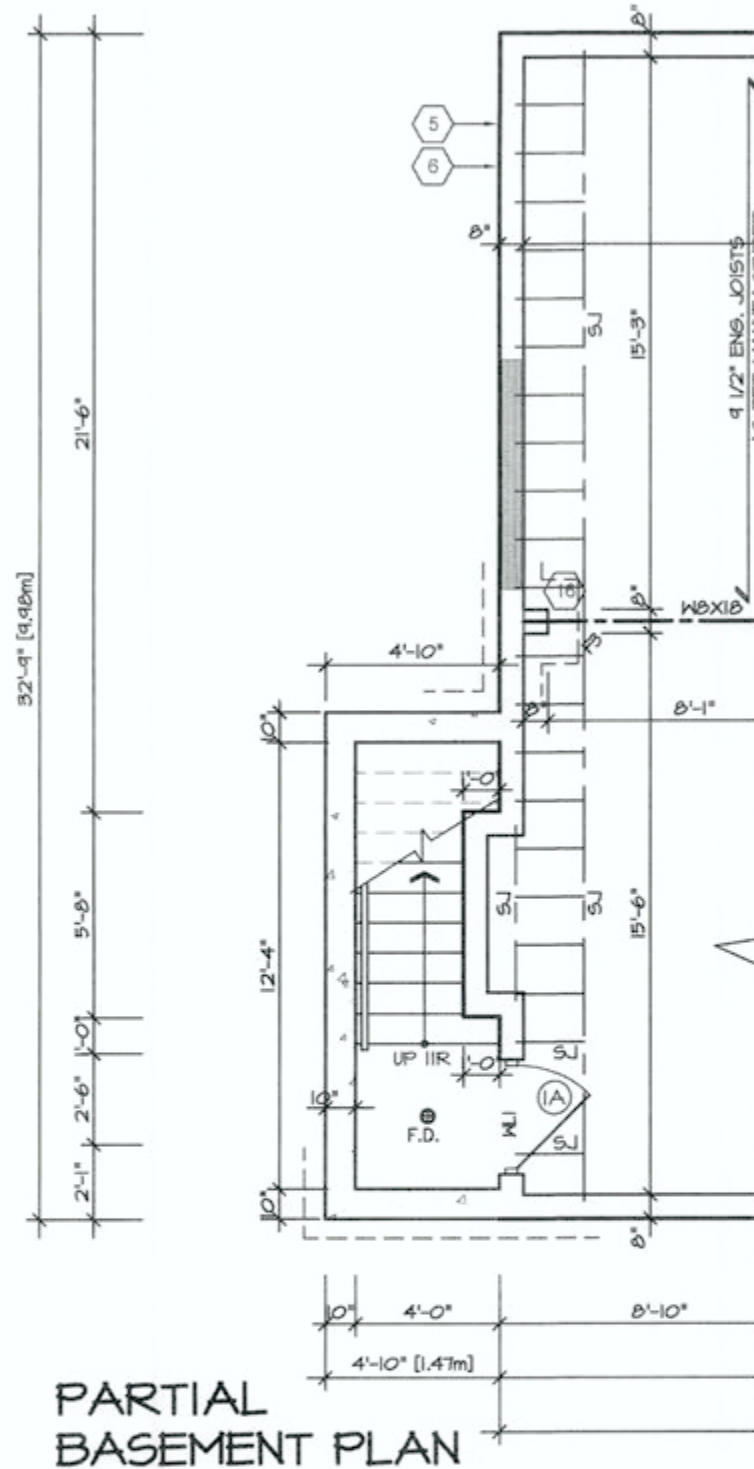
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

VALLEYCREEK 5A

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) 860-0746	REGION DESIGN INC.	SHEET TITLE REAR DECK ELEV. 1, 2 & 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.	AREA 2,930	PAGE No. 9-2	PROJECT NAME RUSSELL GARDENS PH.4
4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	BY MB	AREA 2,930	PAGE No. 9-2	PROJECT NAME RUSSELL GARDENS PH.4
3.		VIKAS GAJJAR NAME	28770 BCIN		DATE JAN 2021	TYPE	PROJECT 12-04-19		
2.	ISSUED FOR PERMIT	MAY 2021							
1.	ISSUED FOR COORDINATION	FEB 2021							
REVISIONS									



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 1/8" 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 OBC 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.

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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021



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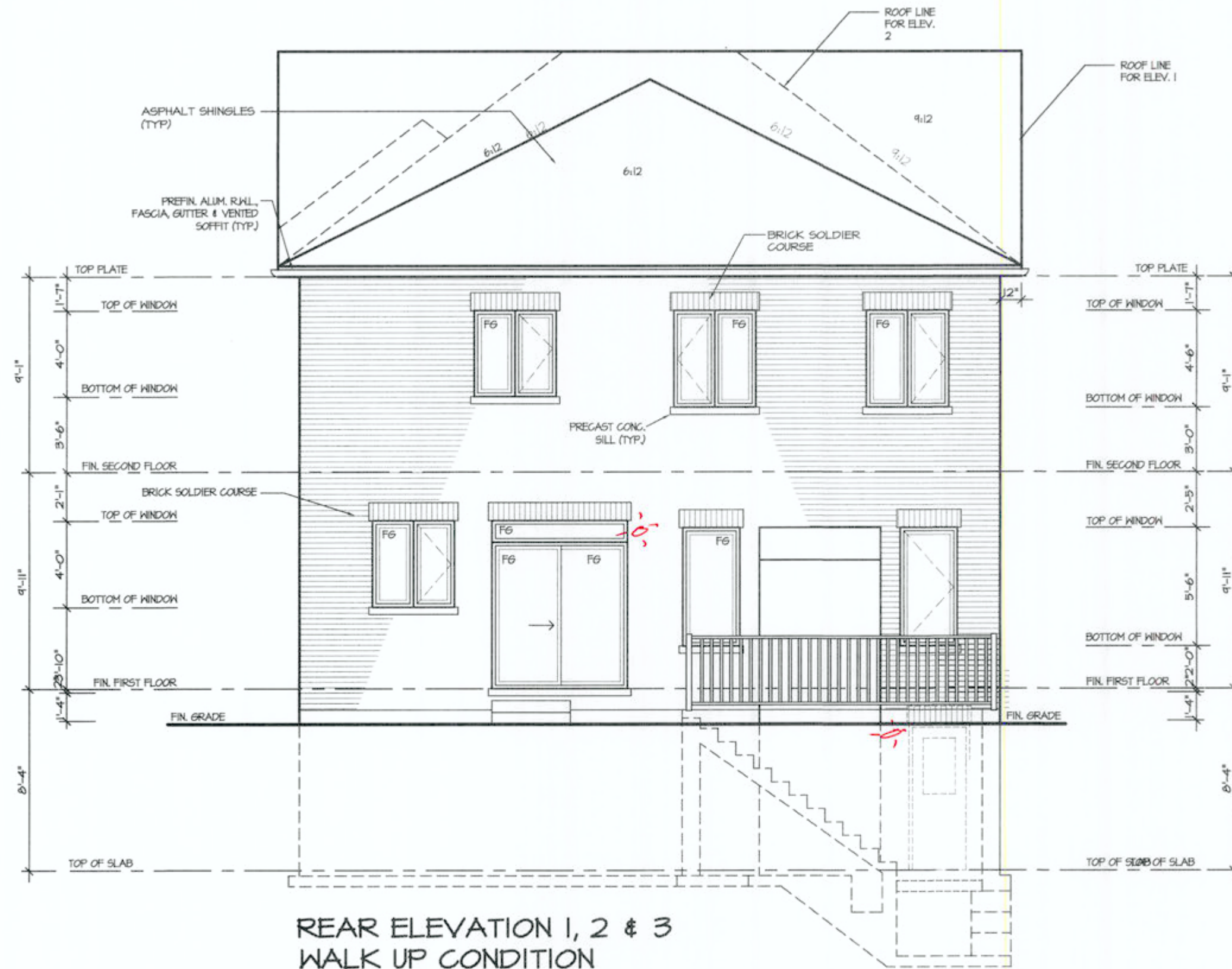
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 5A
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) 660-0746	REGION DESIGN INC.	SHEET TITLE WALK UP PLANS	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.					SCALE 3/16"=1'-0"	BY MB	AREA 2,930
3.					DATE JAN 2021	TYPE	PAGE No. 10
2.	ISSUED FOR PERMIT	MAY 2021					
1.	ISSUED FOR REVIEW	FEB 2021					
REVISIONS			VIKAS GAJJAR NAME	28770 SIGNATURE	BCIN		
			PROJECT NAME RUSSELL GARDENS PH.4				

Greenpark.



CITY OF HAMILTON
Building Division

Permit No. **21-150982**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] OCT 04 2021
FOR COUNCILING OFFICIAL DATE

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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 does not constitute professional responsibility.

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	ISSUED FOR PERMIT MAY 2021
1.	ISSUED FOR REVIEW FEB 2021
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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4098
F (905) 860-0746

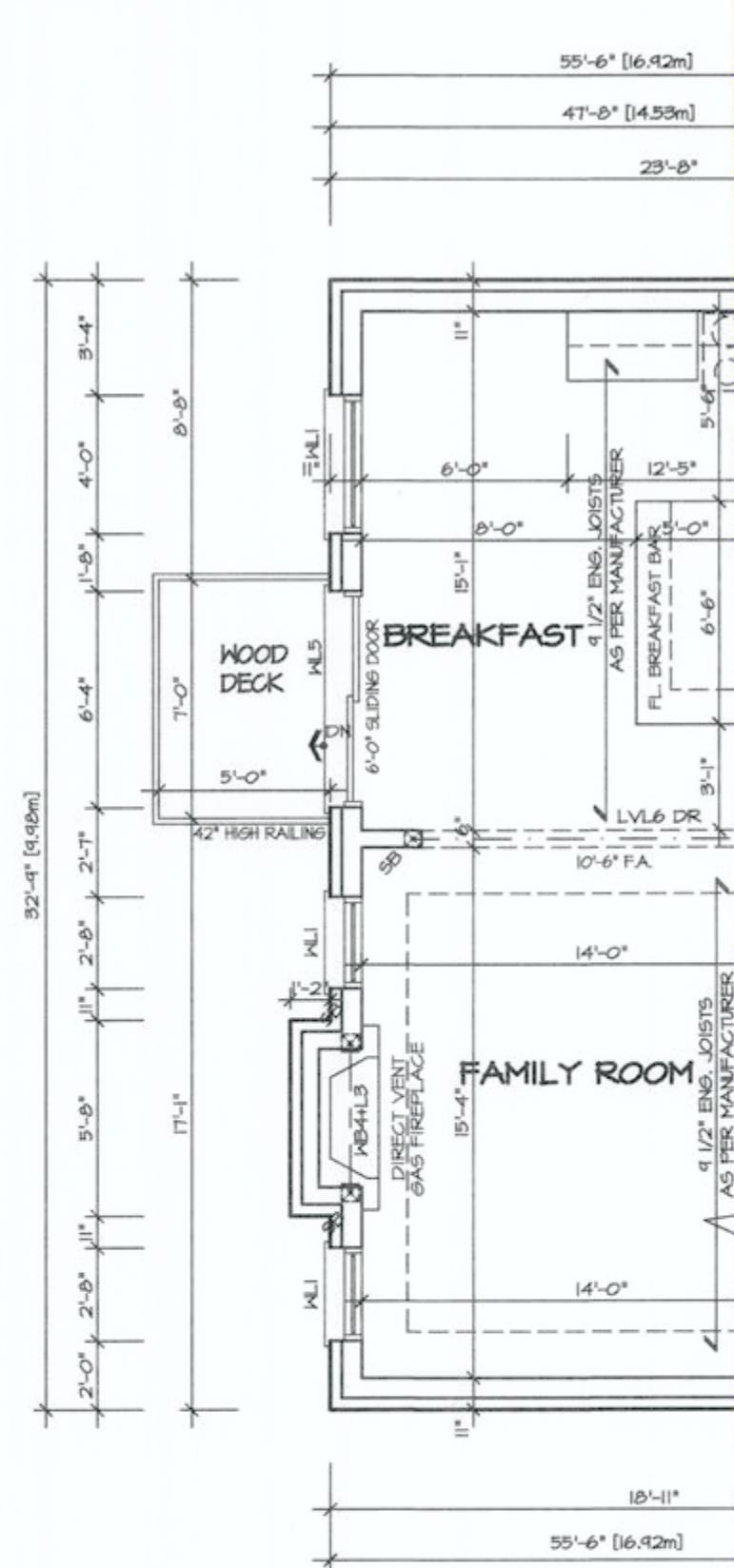
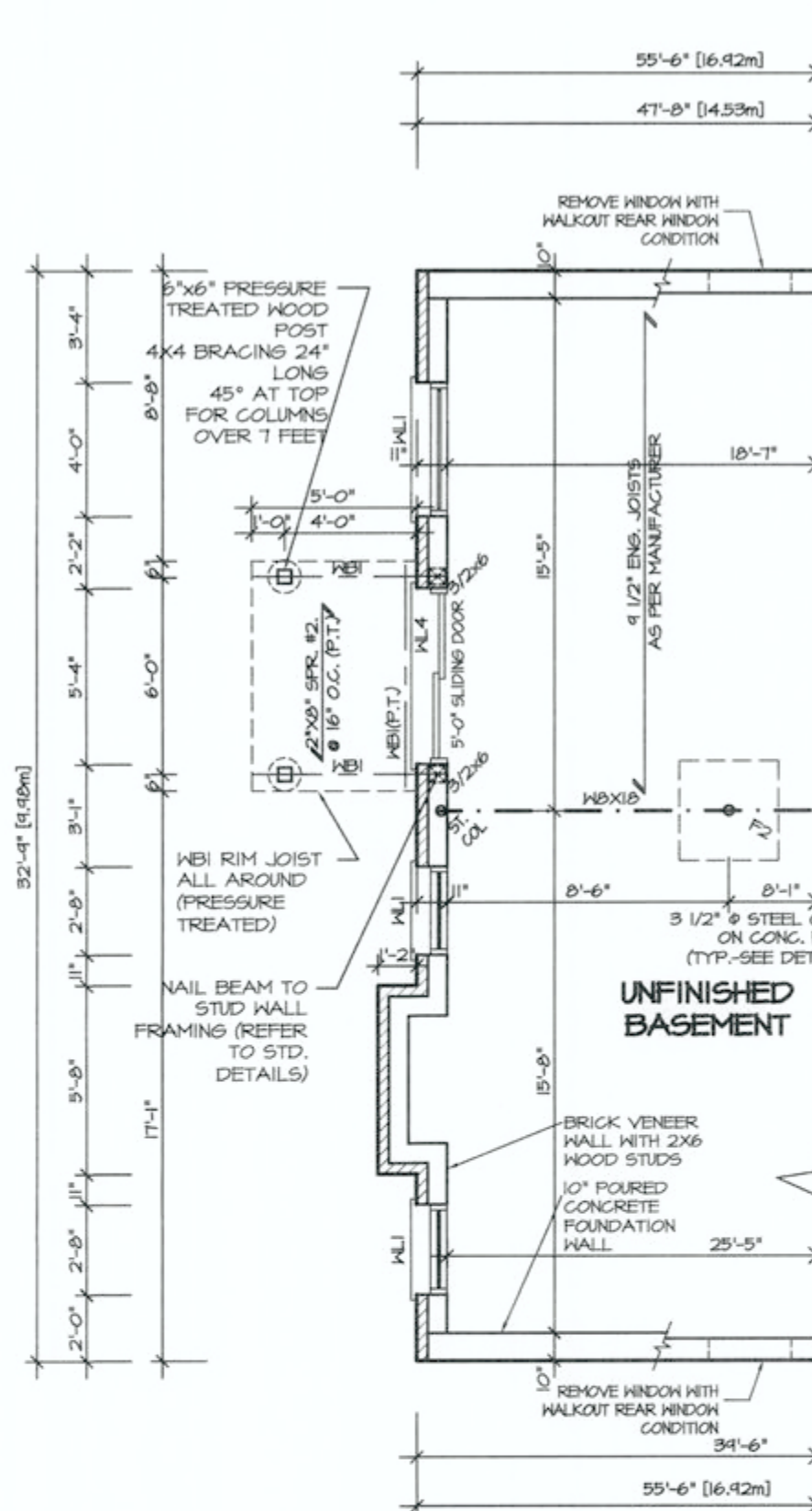
**REGION
DESIGN
INC.**

SHEET TITLE
WALK UP ELEVATION
SCALE **3/16"=1'-0"**
DATE **JAN 2021**
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 **2,930**
PAGE No. **10-2**
PROJECT

Greenpark
PROJECT NAME
RUSSELL GARDENS PH.4



CITY OF HAMILTON
Building Division

Permit No. 21-150982

Permit No. 21

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

any further specifications have been reviewed by

OCT 04 2021

These drawings and/or specifications have been reviewed by

FOR CHIEF BUREAU OFFICIAL _____ DATE _____

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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 does not further
impose any responsibility.

STRUDET INC.

VALLEYCREEK 5A

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) 660-0746 REGION DESIGN INC.	SHEET TITLE WALKOUT PLANS CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	 PROJECT NAME RUSSELL GARDENS PH.4				
4.					SCALE 3/16"=1'-0" DATE JAN 2021	BY MB TYPE	AREA 2,930 PROJECT	PAGE No. 11
3.								
2.	ISSUED FOR PERMIT				MAY 2021			
1.	ISSUED FOR REVIEW	FEB 2021						
REVISIONS		VIKAS GAJJAR NAME SIGNATURE BCIN 28770						



REAR ELEVATION 1, 2 & 3
WALKOUT CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-150987
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE OCT 04 2021

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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 does not further professional responsibility

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	ISSUED FOR PERMIT MAY 2021
1.	ISSUED FOR REVIEW FEB 2021
REVISIONS	

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QUALIFICATION INFORMATION
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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.

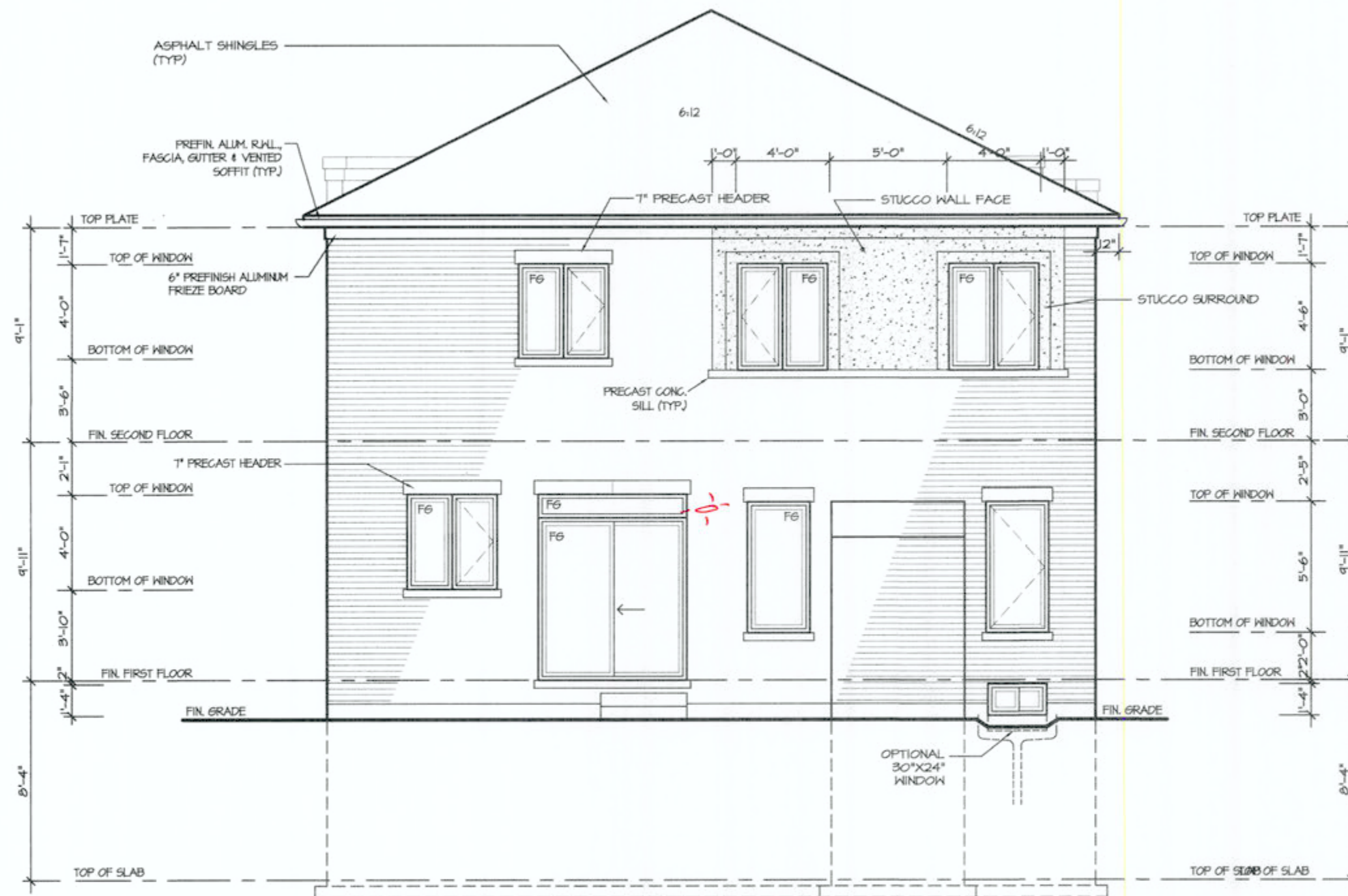
SHEET TITLE
WALKOUT ELEVATION
SCALE 3/16"=1'-0"
DATE JAN 2021
BY MB
TYPE

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 2,930
PAGE No. 11-2
PROJECT

PROJECT NAME
RUSSELL GARDENS PH.4

Greenpark™



UPGRADE REAR ELEVATION 3

CITY OF HAMILTON
Building Division
Permit No. **21-150982**
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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 and is not a further professional responsibility.

VALLEYCREEK 5A
COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	ISSUED FOR PERMIT MAY 2021
1.	ISSUED FOR REVIEW FEB 2021
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
**REAR ELEVATION
UPGRADED ELEV. 3**
SCALE
3/16"=1'-0"
DATE
JAN 2021
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
2,930
PAGE No.
12A
PROJECT

Greenpark™
PROJECT NAME
RUSSELL GARDENS PH.4