

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

F2 = 36"x36"x18" CONCRETE PAD

F3 = 30"x30"x12" CONCRETE PAD

F4 = 24"x24"x12" CONCRETE PAD

F5 = 16"x16"x8" CONCRETE PAD

90 KPa ENGINEERED FILL SOIL

F1 = 48"x48"x20" CONCRETE PAD

F2 = 40"x40"x16" CONCRETE PAD

F3 = 34"x34"x14" CONCRETE PAD

F4 = 28"x28"x12" CONCRETE PAD

F5 = 18"x18"x8" CONCRETE PAD

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

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4'-3"x3'-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SPR. No.2
WL3 = 5'-3"x3'-1/2"x1/4" (125x90x6.0L) + 2-2"x10" SPR. No.2
WL4 = 6'-3"x3'-1/2"x1/4" (150x90x6.0L) + 2-2"x12" SPR. No.2
WL5 = 6'-3"x3'-1/2"x1/4" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5'-3"x3'-1/2"x1/4" (125x90x6.0L) + 2-2"x12" SPR. No.2
WL7 = 5'-3"x3'-1/2"x1/4" (125x90x6.0L) + 3-2"x10" SPR. No.2
WL8 = 5'-3"x3'-1/2"x1/4" (125x90x6.0L) + 3-2"x12" SPR. No.2
WL9 = 6'-3"x3'-1/2"x1/4" (150x90x6.0L) + 3-2"x12" SPR. No.2
WL10 = 6'-3"x3'-1/2"x1/4" (150x100x10.0L) + 3-2"x12" SPR. No.2

LINTELS AND BEAMS

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

LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN.) OR
EQUIVALENT.

LOOSE STEEL LINTELS

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

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

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

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



NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 18'-0"

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 15E
STUD WALL, GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



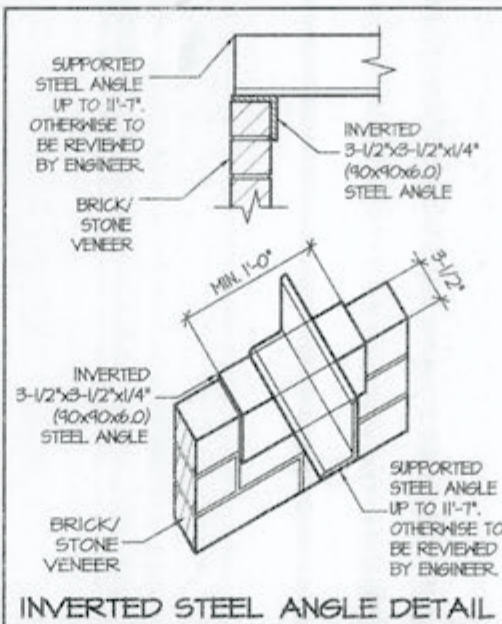
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAXIMUM WIDTH
IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

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

COMPLIANCE PACKAGE "A1"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.51 (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



INVERTED STEEL ANGLE DETAIL

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1112 Sq. Ft.
SECOND FLOOR AREA	=	1478 Sq. Ft.
TOTAL FLOOR AREA	=	2590 Sq. Ft.
	=	240.62 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2590 Sq. Ft.
	=	240.62 Sq. M.
GROUND FLOOR COVERAGE	=	1112 Sq. Ft.
GARAGE COVERAGE / AREA	=	400 Sq. Ft.
PORCH COVERAGE / AREA	=	124 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1636 Sq. Ft.
	=	151.99 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1512 Sq. Ft.
	=	140.47 Sq. m.

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1116 Sq. Ft.
SECOND FLOOR AREA	=	1485 Sq. Ft.
TOTAL FLOOR AREA	=	2601 Sq. Ft.
	=	241.64 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2601 Sq. Ft.
	=	241.64 Sq. M.
GROUND FLOOR COVERAGE	=	1116 Sq. Ft.
GARAGE COVERAGE / AREA	=	400 Sq. Ft.
PORCH COVERAGE / AREA	=	134 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1650 Sq. Ft.
	=	153.29 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1516 Sq. Ft.
	=	140.84 Sq. m.

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1121 Sq. Ft.
SECOND FLOOR AREA	=	1487 Sq. Ft.
TOTAL FLOOR AREA	=	2608 Sq. Ft.
	=	242.29 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2608 Sq. Ft.
	=	242.29 Sq. M.
GROUND FLOOR COVERAGE	=	1121 Sq. Ft.
GARAGE COVERAGE / AREA	=	400 Sq. Ft.
PORCH COVERAGE / AREA	=	129 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1650 Sq. Ft.
	=	153.29 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1521 Sq. Ft.
	=	141.31 Sq. m.

VALLEYCREEK 10		ELEV.1	COMPLIANCE PACKAGE "A1"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	644.90	64.56	100.00	9.29	14.39 %
LEFT SIDE	1000.61	92.96	213.42	19.83	21.33 %
RIGHT SIDE	1000.61	92.96	34.50	3.21	3.45 %
REAR	640.97	64.19	131.60	12.23	19.05 %
TOTAL	3387.09	314.67	479.52	44.55	14.16 %

VALLEYCREEK 10		ELEV.2	COMPLIANCE PACKAGE "A1"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	644.90	64.56	113.73	10.57	16.37 %
LEFT SIDE	1000.61	92.96	213.42	19.83	21.33 %
RIGHT SIDE	1000.61	92.96	34.50	3.21	3.45 %
REAR	640.97	64.19	131.60	12.23	19.05 %
TOTAL	3387.09	314.67	493.25	45.82	14.56 %

VALLEYCREEK 10		ELEV.3	COMPLIANCE PACKAGE "A1"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	716.82	66.59	123.00	11.43	17.16 %
LEFT SIDE	1000.61	92.96	213.42	19.83	21.33 %
RIGHT SIDE	1000.61	92.96	34.50	3.21	3.45 %
REAR	640.97	64.19	131.60	12.23	19.05 %
TOTAL	3409.01	316.71	502.52	46.69	14.74 %

CITY OF HAMILTON
Building Division
Permit No. 21-150626

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 OCT 04 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.

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSEL GARDENS IV

5.					
4.					
3.					
2.	UPDTAED FOR ELEVATION 3	MAR 2021			
1.	ISSUED FOR REVIEW	MAR 2017			
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

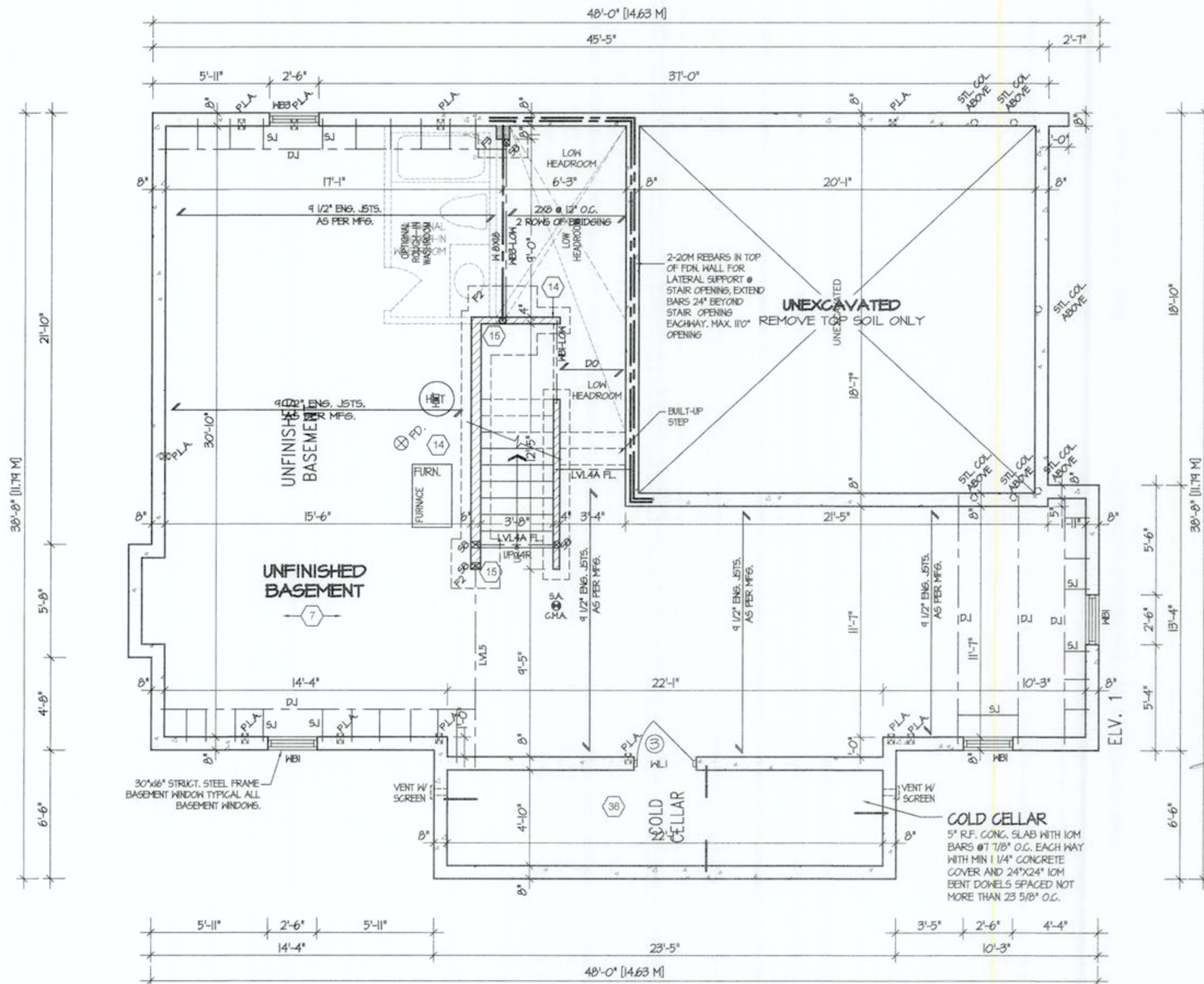
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 880-0748



AREA CHARTS

SCALE	3/16"=1'-0"	BY	V.G.	AREA	2.608	PAGE No.	0
DATE	MAR 2021	TYPE		PROJECT			

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



BASEMENT FLOOR PLAN 'I'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

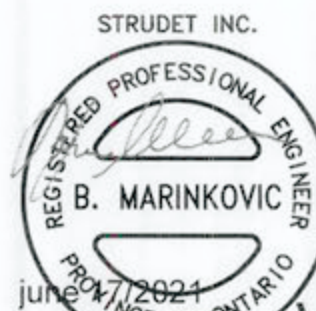
CITY OF HAMILTON
Building Division

Permit No. **21-150626**
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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 CHECKING 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
DATE: **SEP 17, 2021**
This plan is certified compliance with the applicable Design Guidelines only and bears no further professional responsibility.



FOR STRUCTURE ONLY

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSEL GARDENS IV

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
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 4S8
P (416) 736-4098
F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**BASEMENT PLAN
ELEV. 1**

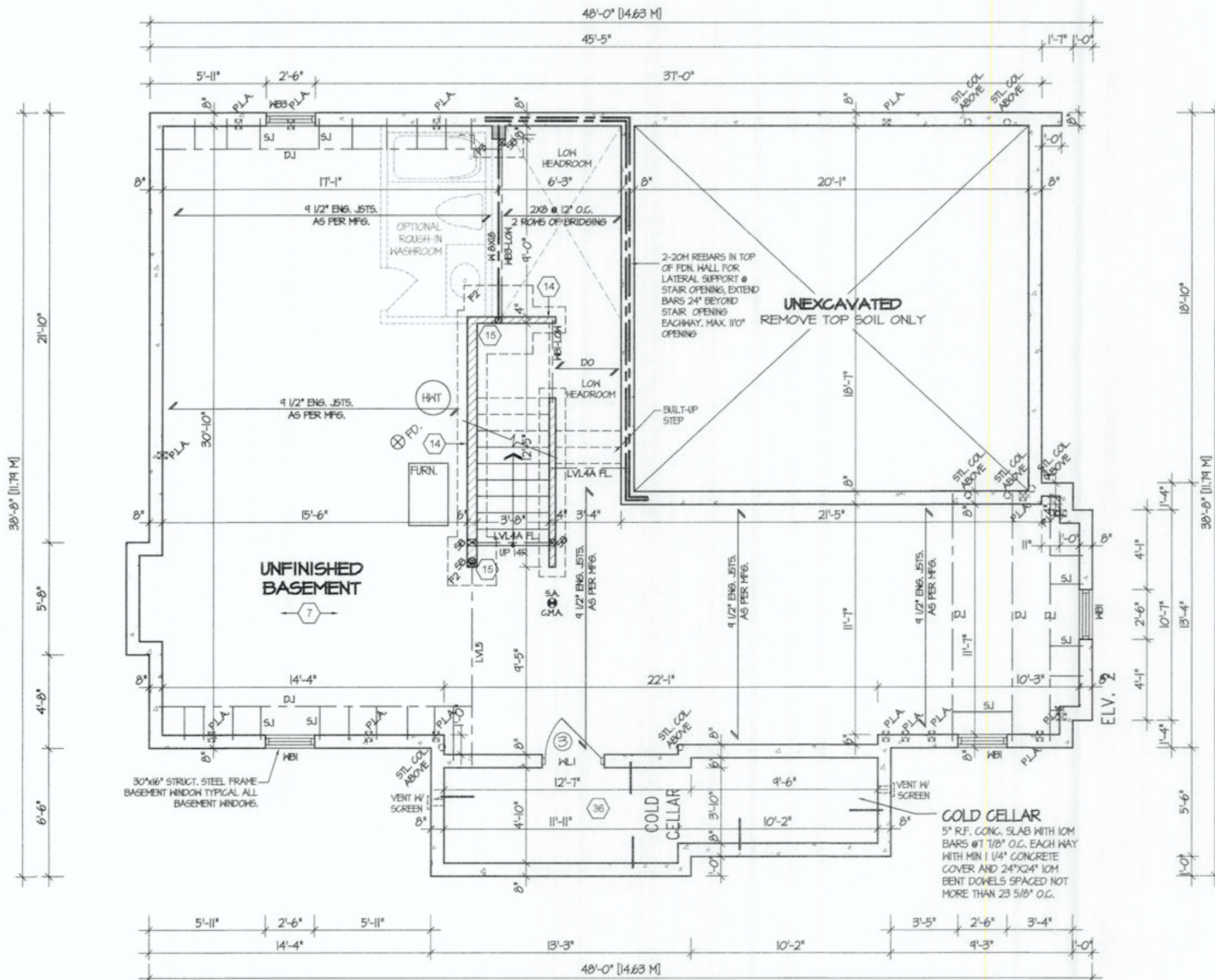
SCALE
3/16"=1'-0"
DATE
MAR 2021

BY
V.G.
TYPE

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

AREA
2.608
PROJECT

PAGE No.
1



BASEMENT FLOOR PLAN '2'

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'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

CITY OF HAMILTON
Building Division
Permit No. 21-150626

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
OCT 04 2021
DATE

FOR SHEET 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 C. 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 10
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS IV

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
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
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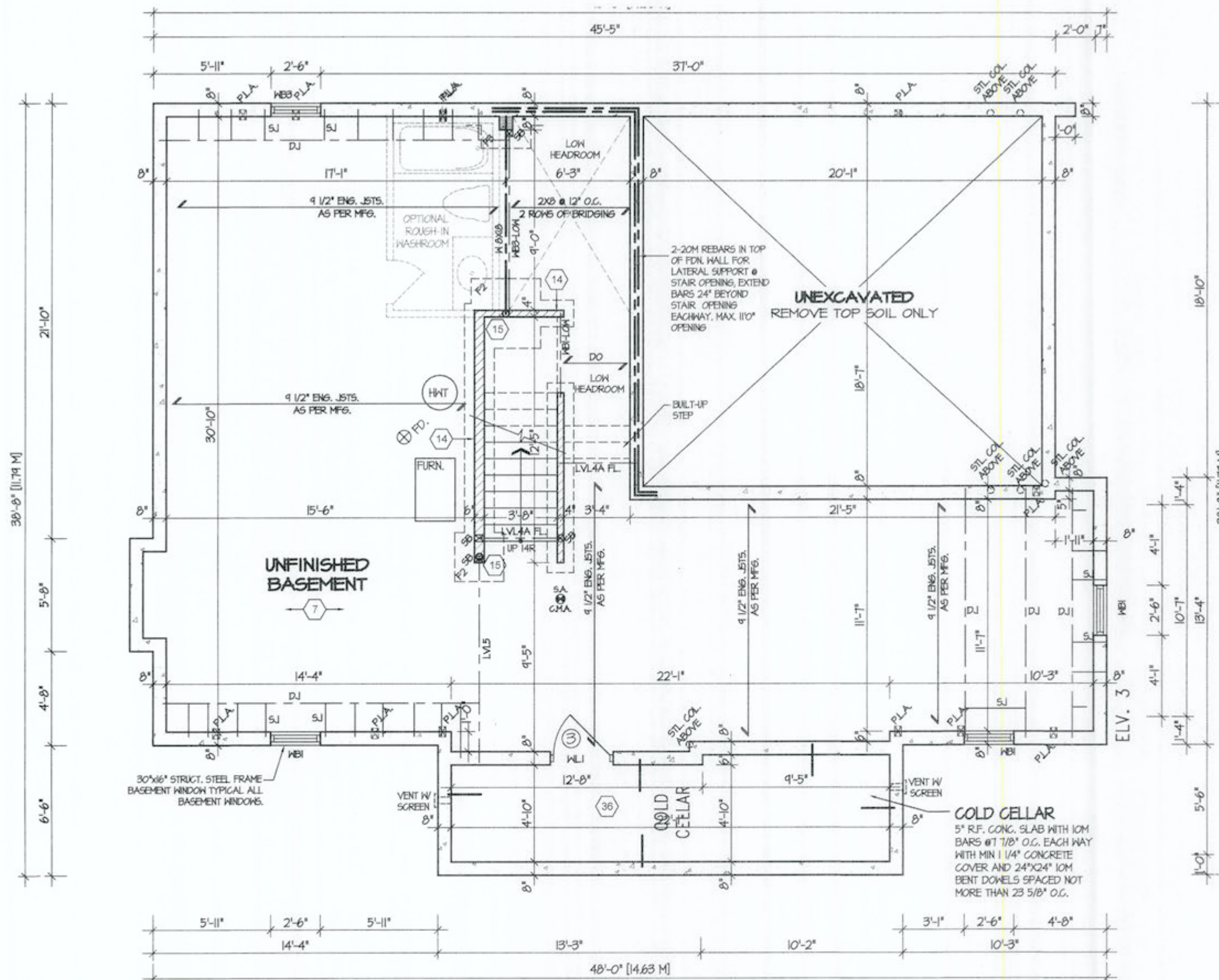
**REGION
DESIGN
INC.**

SHEET TITLE
**BASEMENT PLAN
ELEV. 2**

SCALE
3/16"=1'-0"
DATE
MAR 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 V.G.
AREA 2.608
PAGE No. 1-2
PROJECT



BASEMENT FLOOR PLAN '3'

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'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

CITY OF HAMILTON
Building Division

Permit No. **21-150626**
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
DATE
FOR CHIEF BUILDING OFFICIAL

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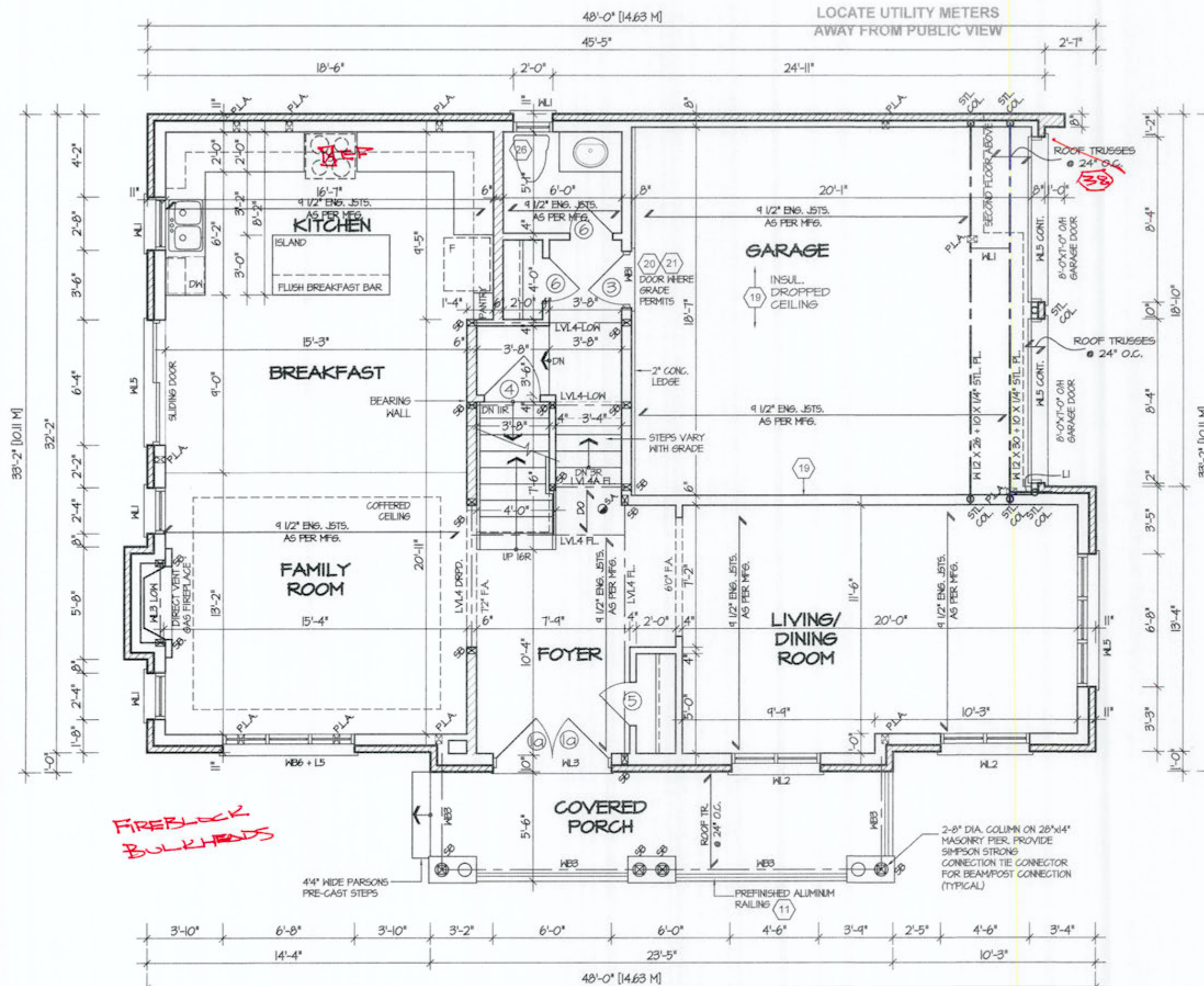
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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



VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. UPDATED FOR ELEVATION 3 MAR 2021 1. ISSUED FOR REVIEW MAR 2017 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) 736-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 3 SCALE 3/16"=1'-0" DATE MAR 2021 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2.608 PAGE No. 1-3	Greenpark. PROJECT NAME RUSSEL GARDENS IV
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FIRST FLOOR PLAN '1'

CITY OF HAMILTON
Building Division
Permit No. **21-150626**
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OCT 04 2021
DATE
FOR ONE BUILDING OFFICIAL

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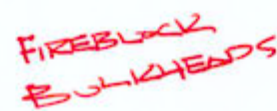
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **MAR 12, 2021**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. UPDATED FOR ELEVATION 3 MAR 2021 1. ISSUED FOR REVIEW MAR 2017 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 <i>[Signature]</i> 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 ELEV. 1 SCALE 3/16"=1'-0" BY V.G. AREA 2.608 PAGE No. 2 DATE MAR 2021 TYPE PROJECT	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	Greenpark. PROJECT NAME RUSSEL GARDENS IV
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CITY OF HAMILTON
Building Division

Permit No. 21-150626

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

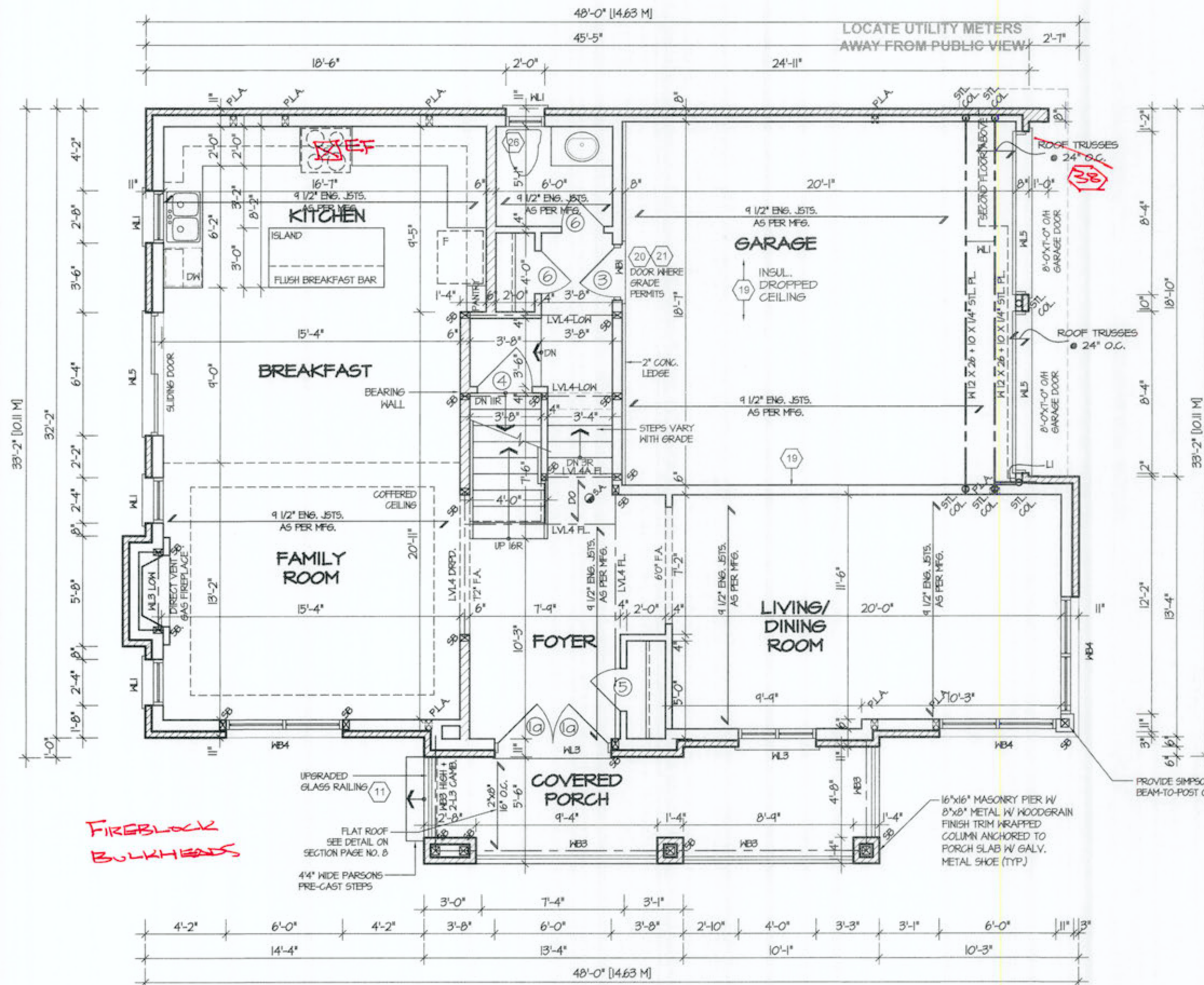
APPROVED BY: 
DATE: AUG 17, 2011

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

VALLEYCREEK 10

COMPLIANCE PACKAGE "A1"

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						ELEV. 2								
2.	UPDTAED FOR ELEVATION 3	MAR 2021				SCALE	3/16"=1'-0"	BY	V.G.	AREA	2.608		PAGE No.	2-2
1.	ISSUED FOR REVIEW	MAR 2017				DATE	MAR 2021	TYPE		PROJECT			PROJECT NAME	
REVISIONS						RUSSEL GARDENS IV								



CITY OF HAMILTON
Building Division
Permit No. **21-150626**
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OCT 04 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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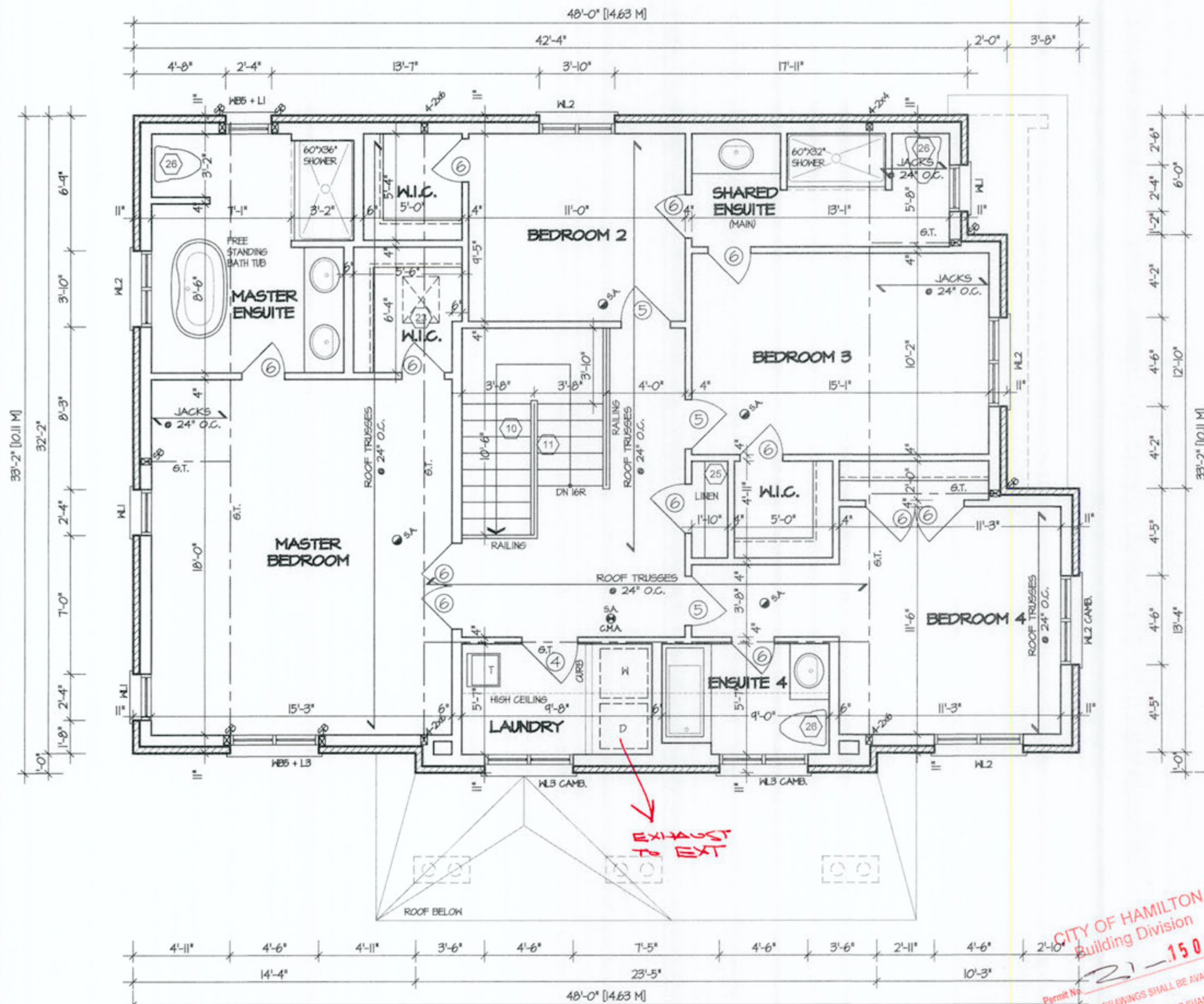
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL, REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: 06/03/2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute architectural responsibility.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROV. 112021
JUN 2011
FOR STRUCTURE ONLY

VALLEYCREEK 10
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 FIRST FLOOR PLAN ELEV. 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 2.608	PAGE No. 2-3	PROJECT NAME RUSSEL GARDENS IV
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 V.G.			
3.					DATE MAR 2021	TYPE			
2.	UPDTAED FOR ELEVATION 3	MAR 2021							
1.	ISSUED FOR REVIEW	MAR 2017							
REVISIONS									



SECOND FLOOR PLAN 'I'



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 12, 2021
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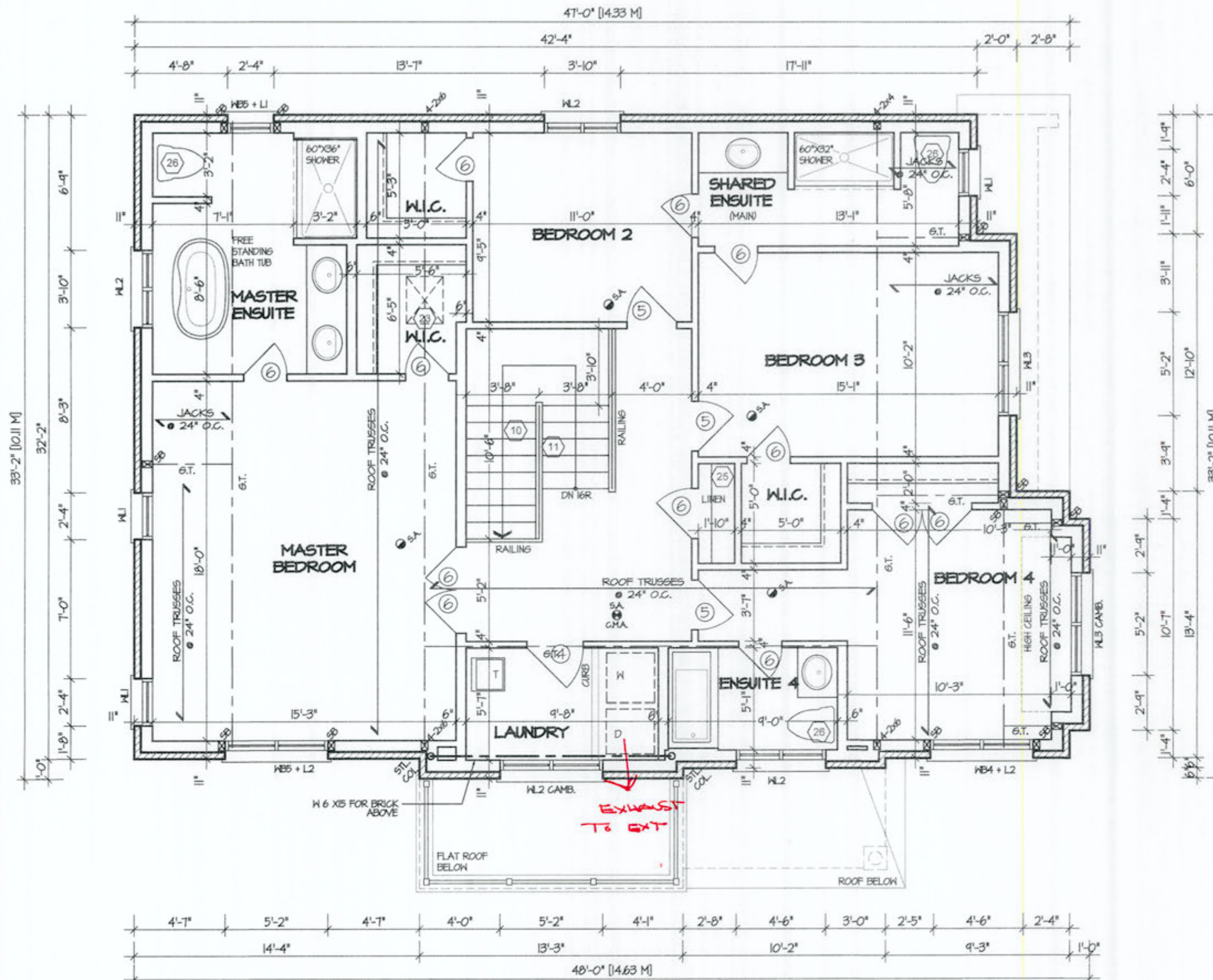
VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSEL GARDENS IV

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3.					BY V.G.	PAGE No. 3
2.	UPDTAED FOR ELEVATION 3	MAR 2021			DATE MAR 2021	PROJECT
1.	ISSUED FOR REVIEW	MAR 2017	VIKAS GAJJAR NAME SIGNATURE 28770 BCIN			
REVISIONS						

CITY OF HAMILTON
Building Division
Permit No. 21-150626
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These drawings and/or specifications have been reviewed by
[Signature]
FOR CHIEF BUILDING OFFICIAL
DATE OCT 04 2021



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Building Division
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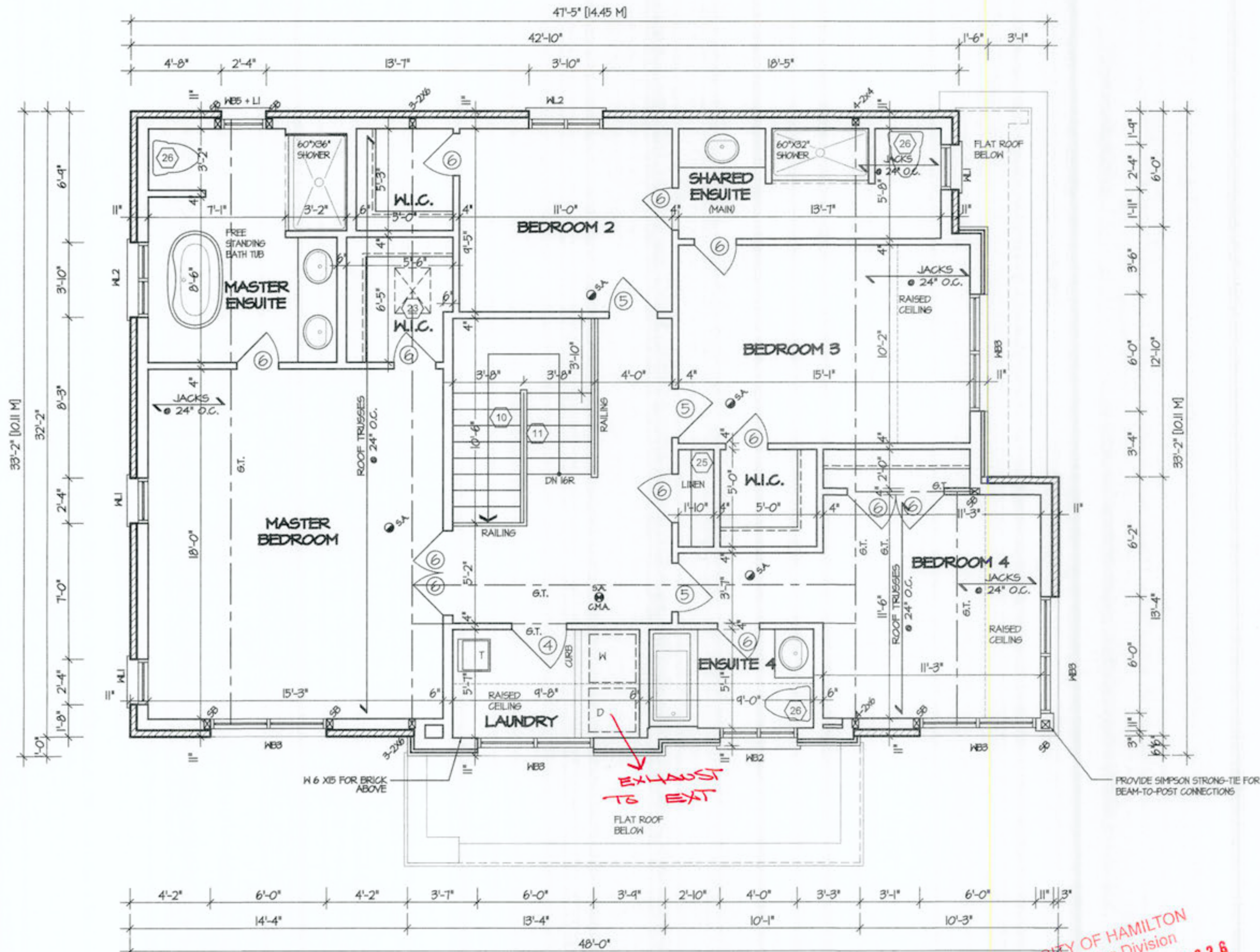
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17, 2021
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VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

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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 V.G.			
3.					DATE MAR 2021	TYPE			
2.	UPDTAED FOR ELEVATION 3	MAR 2021							
1.	ISSUED FOR REVIEW	MAR 2017	VIKAS GAJJAR NAME	28770 BCIN					
	REVISIONS		SIGNATURE						



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AND APPROVAL
APPROVED BY: [Signature]
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VALLEYCREEK 10 COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSEL GARDENS IV

5.		
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3.		
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1.	ISSUED FOR REVIEW	MAR 2017
REVISIONS		

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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
SECOND FLOOR PLAN
ELEV. 3

SCALE
3/16"=1'-0"

DATE
MAR 2021

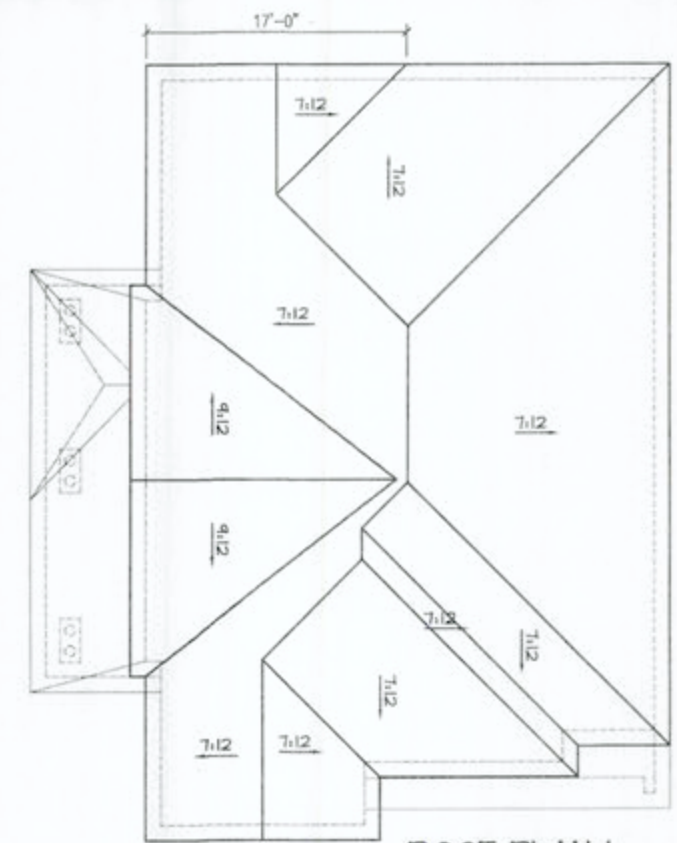
BY
V.G.

TYPE

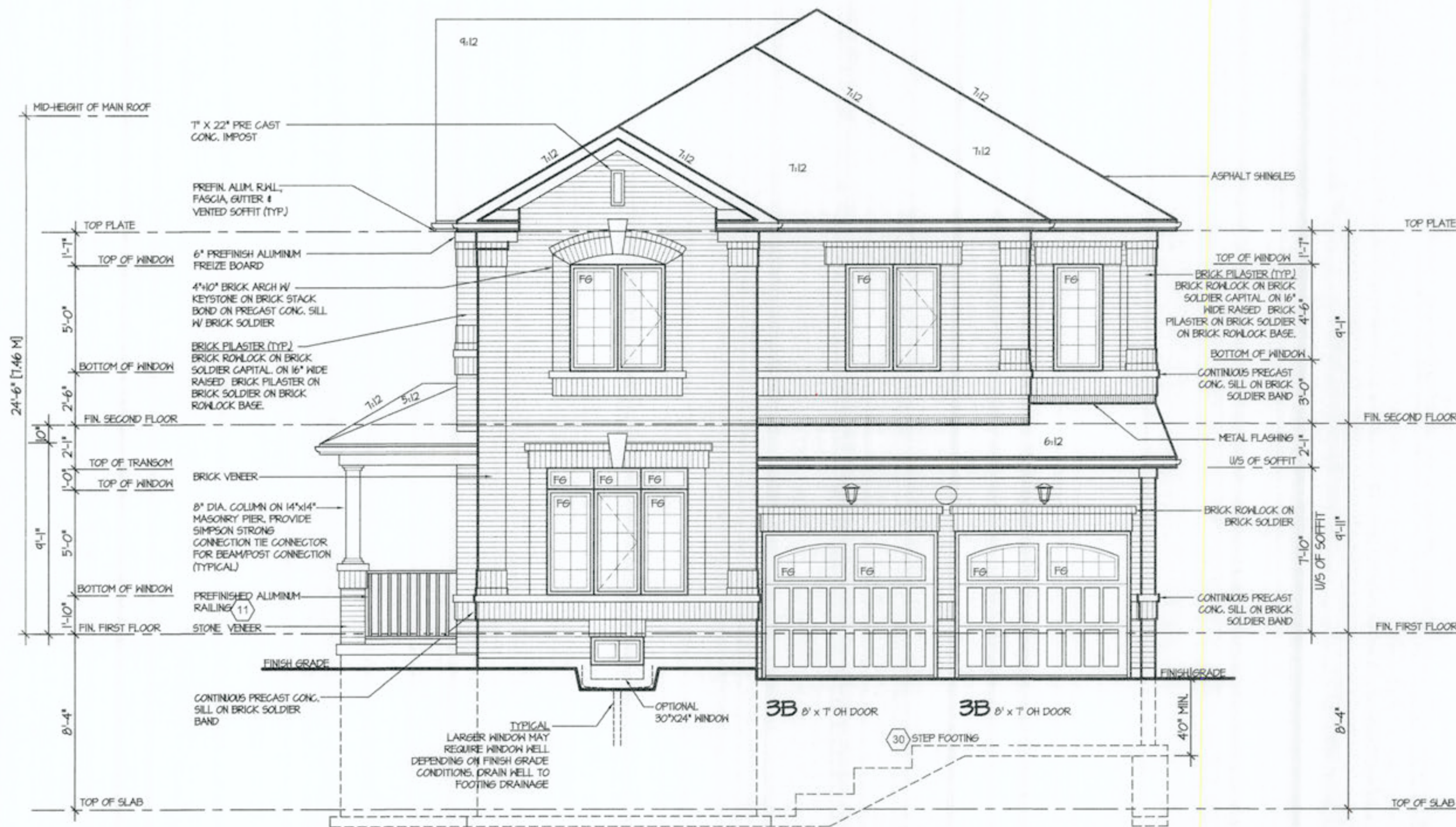
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AREA
2.608

PAGE No.
3-3



ROOF PLAN I
Scale: N.T.S.



FRONT ELEVATION I

CITY OF HAMILTON
Building Division

Permit No. **21-150626**
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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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AND APPROVAL
APPROVED BY:
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VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

5.		
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3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
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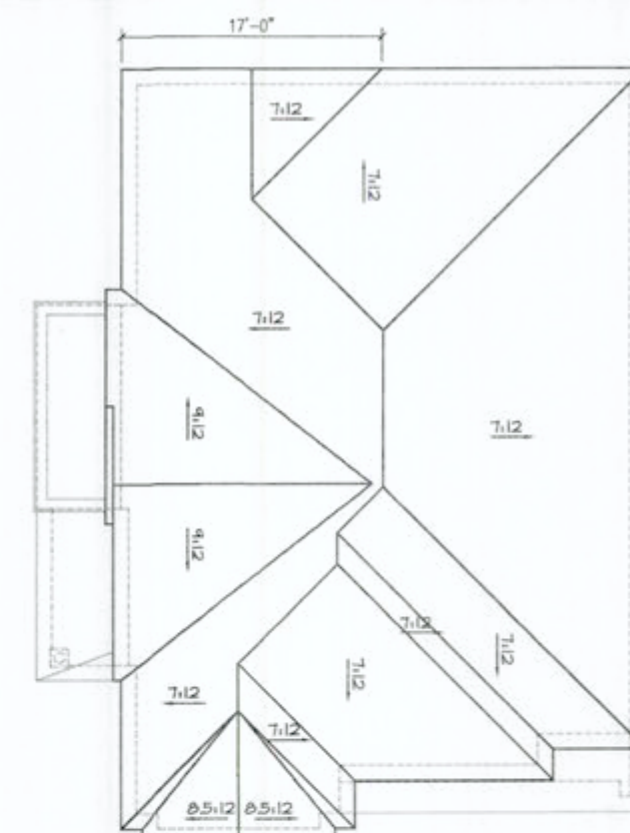
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**FRONT ELEVATION
ELEV. 1**
SCALE
3/16"=1'-0"
DATE
MAR 2021
BY
V.G.
TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA
2.608
PAGE No.
4

Greenpark.
PROJECT NAME
RUSSEL GARDENS IV



ROOF PLAN 2
Scale: N.T.S.

CITY OF HAMILTON
Building Division
Permit No. **21-150626**
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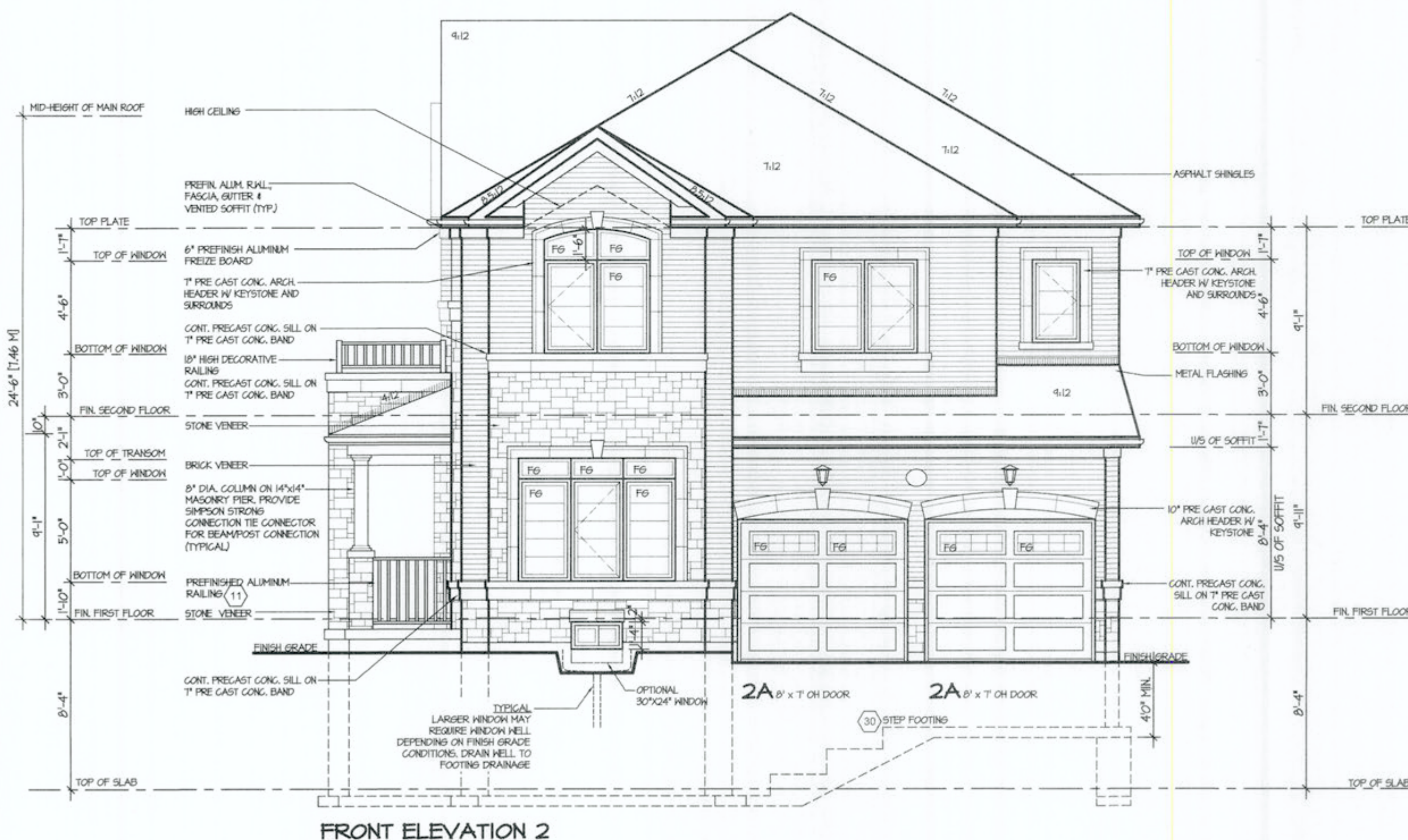
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APPROVED BY: *[Signature]*
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VALLEYCREEK 10 COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSEL GARDENS IV



FRONT ELEVATION 2

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
REVISIONS		

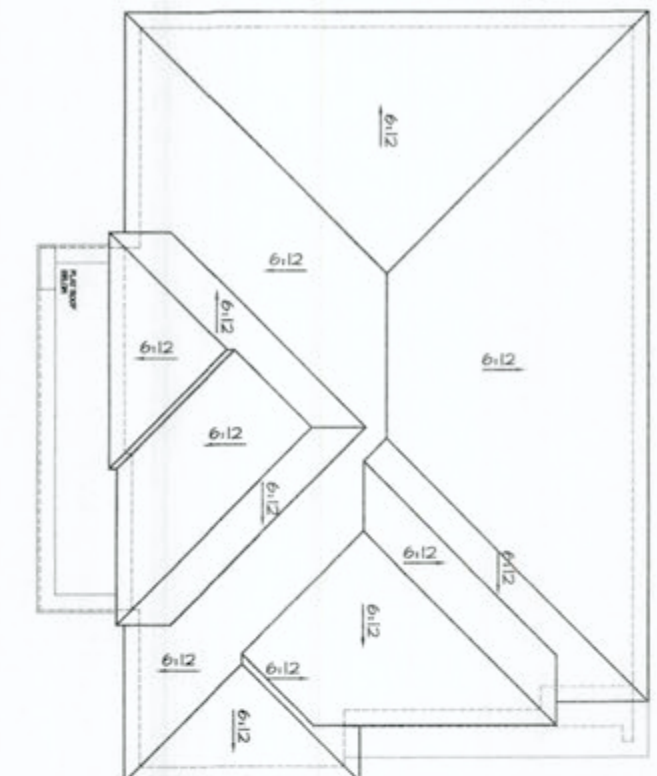
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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

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

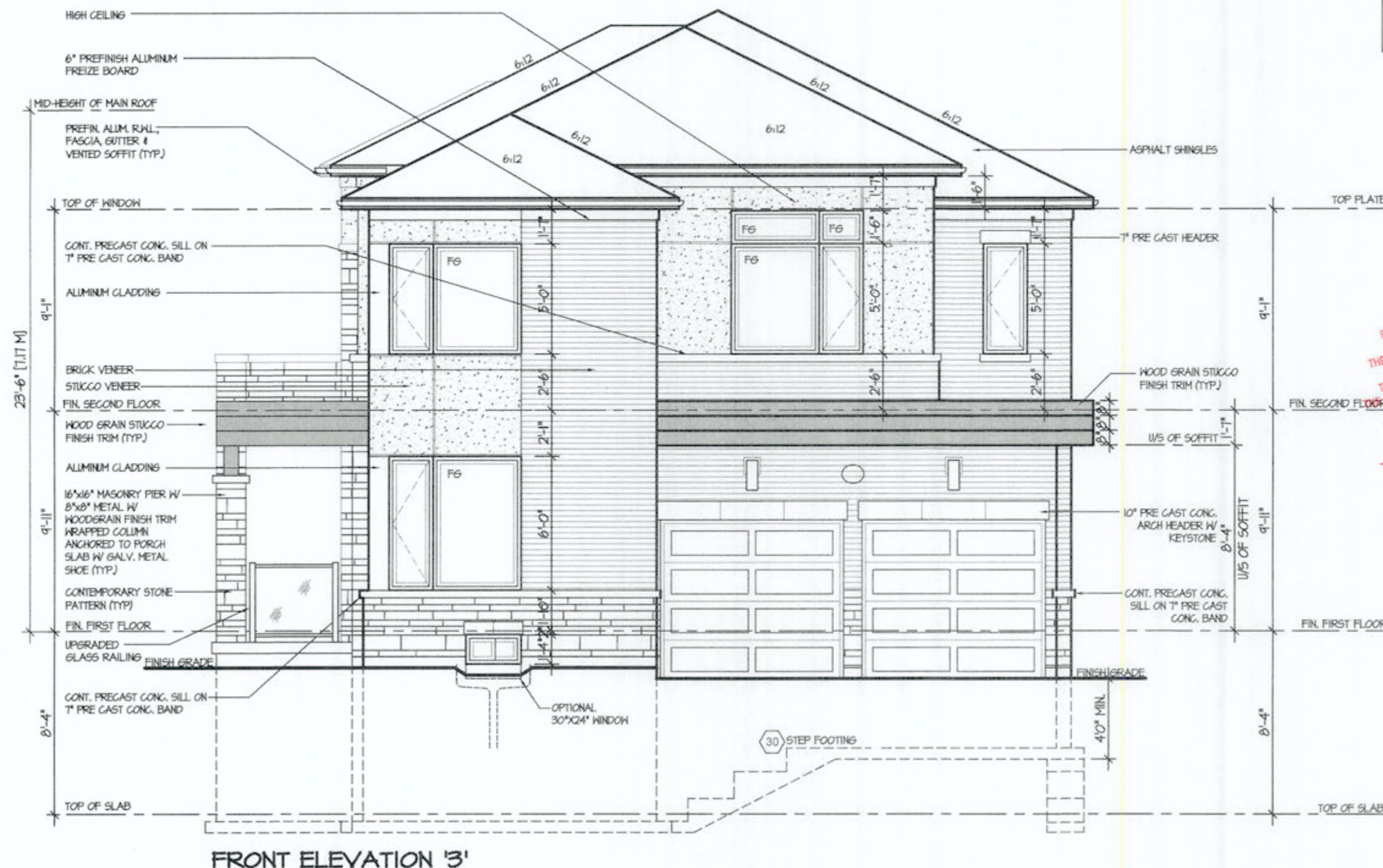
**REGION
DESIGN
INC.**

SHEET TITLE
**FRONT ELEVATION
ELEV. 2**
SCALE
3/16"=1'-0"
DATE
MAR 2021
BY
V.G.
TYPE
PROJECT

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA
2.608
PAGE No.
4-2



ROOF PLAN 3
Scale: N.T.S.



FRONT ELEVATION '3'

CITY OF HAMILTON
Building Division

Permit No. **21-150626**

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OCT 04 2021
DATE
FOR CHIEF BUILDING OFFICIAL

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: [Signature]
(DATE): **AUG 17, 2021**
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VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS IV

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
REVISIONS		

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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
FRONT ELEVATION
ELEV. 3

SCALE
3/16"=1'-0"

DATE
MAR 2021

BY
V.G.

TYPE

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

AREA
2.608

PAGE No.
4-3

PROJECT



CORNER
512

CITY OF HAMILTON
Building Division
1500

CITY OF
Building Division
Permit No. 21-150626
DRAWINGS SHALL BE AVAILABLE

Permit No. 21-150

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH

THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

and/or specifications have been reviewed by

OCT 04 201

THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS.

These drawings and/or specifications have been reviewed by

 DATE **OCT 04 2021**

FOR CHIEF BUILDING OFFICIAL

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ARCHITECTURAL CONTROL REVIEW

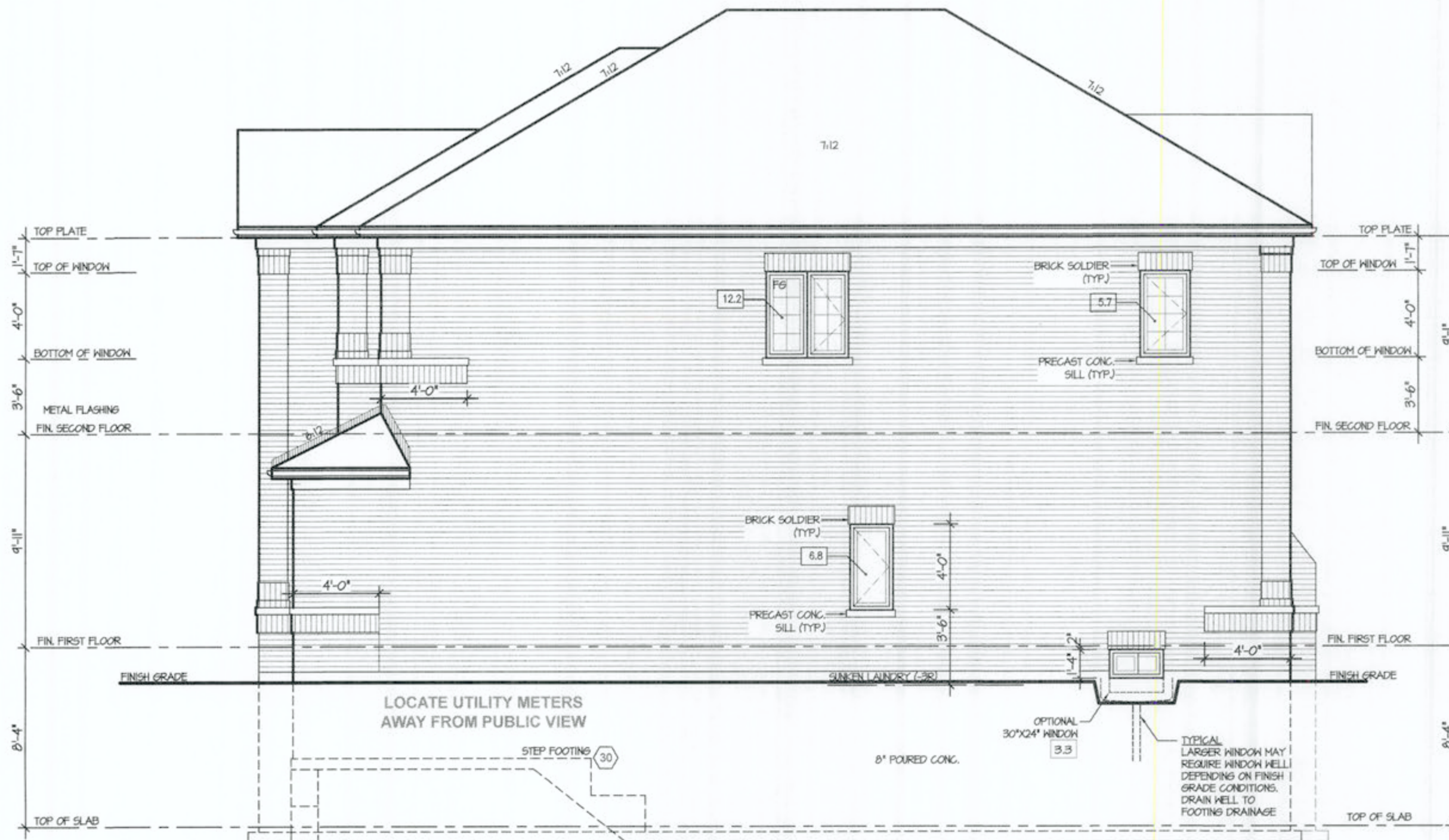
APPROVED BY: [Signature]
DATE: AUG 12, 2012

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VALLEYCREEK 10

COMPLIANCE PACKAGE "A1"

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4.					LEFT SIDE ELEVATION				SCALE 3/16"=1'-0"	BY V.G.	AREA 2.608	PAGE No. 5-3	PROJECT NAME RUSSEL GARDENS IV		
3.					ELEV. 3										
2.	UPDTAED FOR ELEVATION 3				MAR 2021	DATE MAR 2021								TYPE	PROJECT
1.	ISSUED FOR REVIEW				MAR 2017										
REVISIONS															



RIGHT ELEVATION I

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	435	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 12 M SIDE YARD	=	65.45	Sq. Ft.
ACTUAL GLAZED AREA	=	28.0	Sq. Ft.

OK

CITY OF HAMILTON
Building Division

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APPROVED BY
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VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSEL GARDENS IV

5.		
4.		
3.		
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1.	ISSUED FOR REVIEW	MAR 2017
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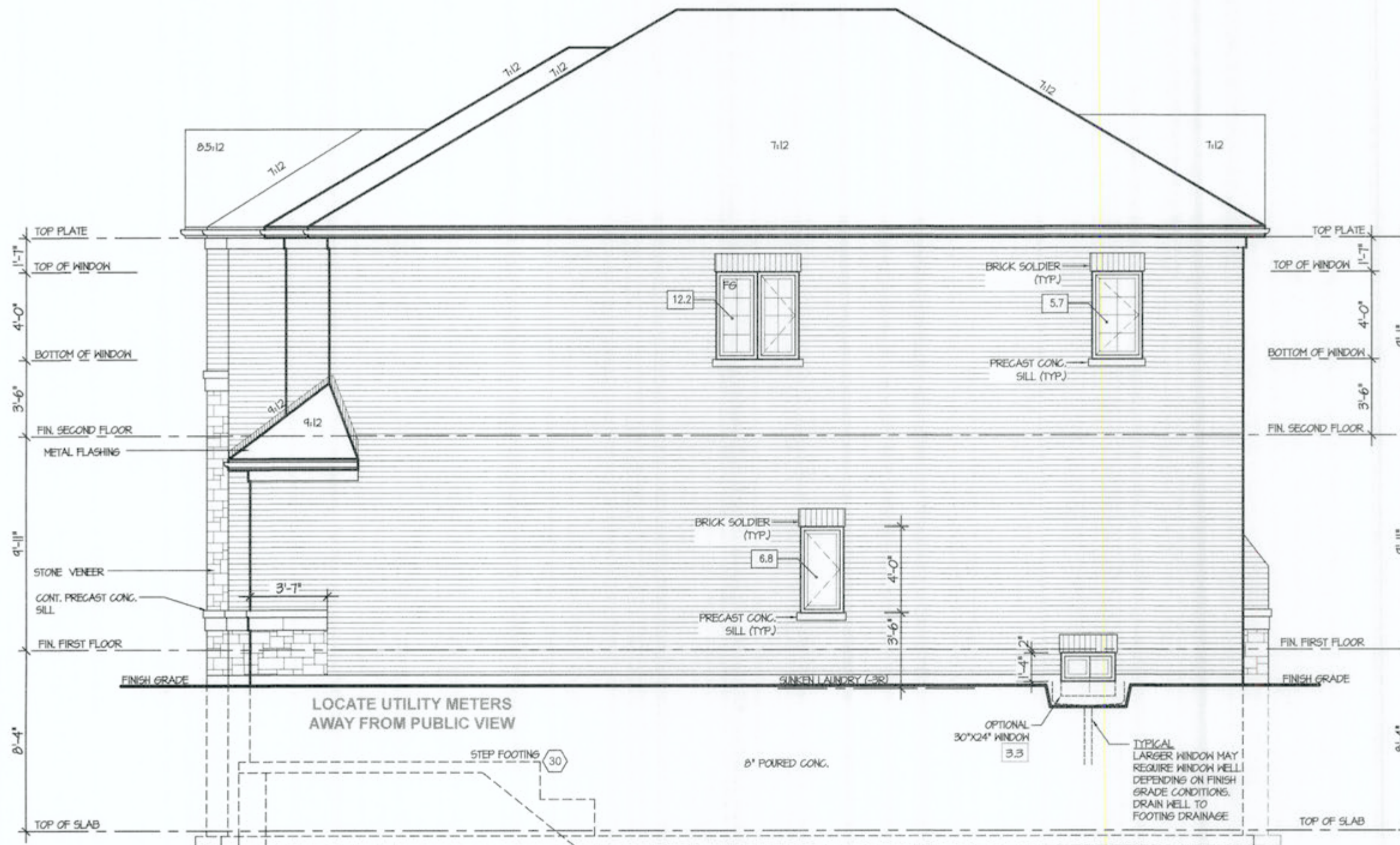
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NAME
SIGNATURE
28770
BCIN

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

**REGION
DESIGN
INC.**

SHEET TITLE
RIGHT SIDE ELEVATION
ELEV. 1
SCALE
3/16"=1'-0"
DATE
MAR 2021
BY
V.G.
TYPE
PROJECT

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA
2.608
PAGE No.
6



RIGHT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	435	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 1.2 M SIDE YARD	=	65.45	Sq. Ft.
ACTUAL GLAZED AREA	=	28.0	Sq. Ft.

OK

CITY OF HAMILTON
Building Division

Permit No. 21-150626

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: OCT 04 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS IV

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
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) 736-4098
F (905) 860-0746

**REGION
DESIGN
INC.**

SHEET TITLE
RIGHT SIDE ELEVATION
ELEV. 2

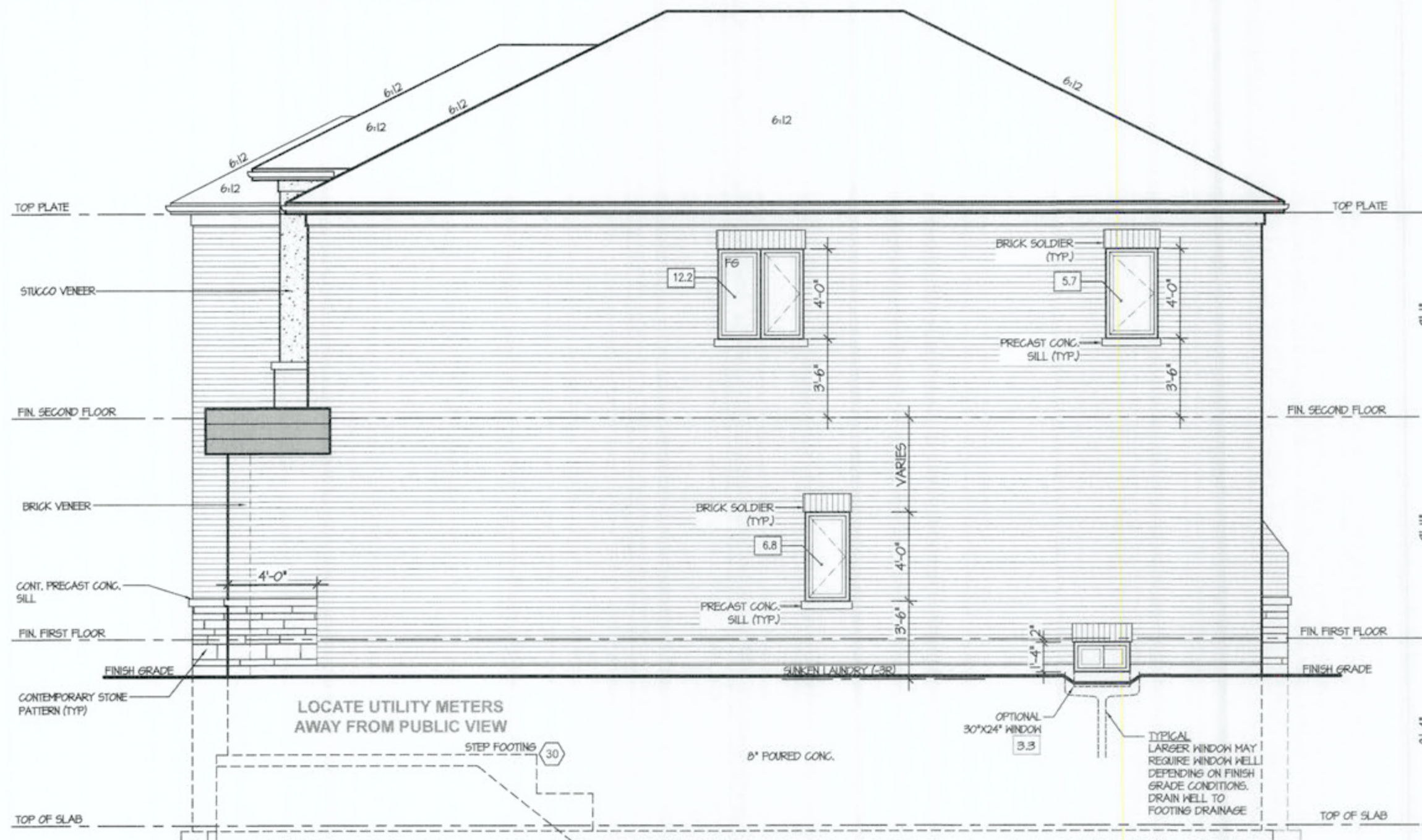
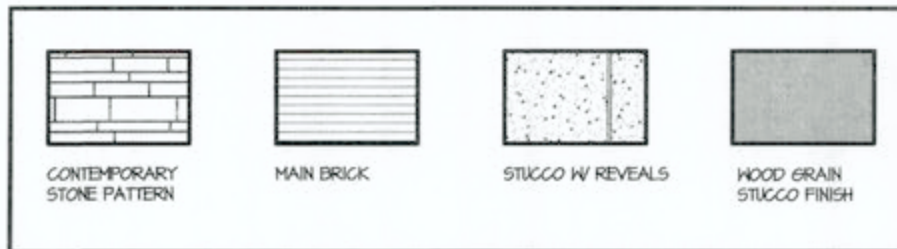
SCALE
3/16"=1'-0"
DATE
MAR 2021

BY
V.G.
TYPE

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

AREA
2.608
PROJECT

PAGE No.
6-2



RIGHT ELEVATION 3

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	135	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 12 M SIDE YARD	=	65.45	Sq. Ft.
ACTUAL GLAZED AREA	=	28.0	Sq. Ft. <i>OK</i>

CITY OF HAMILTON
Building Division

Permit No. **21-150626**

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

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
REVISIONS		

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QUALIFICATION INFORMATION

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

VIKAS GAJJAR *[Signature]* 28770
NAME SIGNATURE BCIN

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

**REGION
DESIGN
INC.**

SHEET TITLE
RIGHT SIDE ELEVATION
ELEV. 3

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

BY
V.G.
TYPE

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

AREA
2.608
PROJECT

PAGE No.
6-3

Greenpark.

PROJECT NAME
RUSSEL GARDENS IV



REAR ELEVATION 2

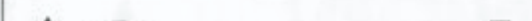
CITY OF HAMILTON
Building Division
Permit No. 21-150626
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: 08/02/2021
This stamp certifies compliance with the applicable Design Guidelines, only and does not assume further professional responsibility.

VALLEYCREEK 10
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		REAR ELEVATION		ELEV., 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	V.G.	AREA	2.608	PAGE No.	7-2		
3.					DATE	MAR 2021	TYPE	PROJECT						
2.	UPDTAED FOR ELEVATION 3				MAR 2021									
1.	ISSUED FOR REVIEW				MAR 2017									
REVISIONS														

Greenpark.



CITY OF HAMILTON
Building Division

Permit No. 25-150626

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

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

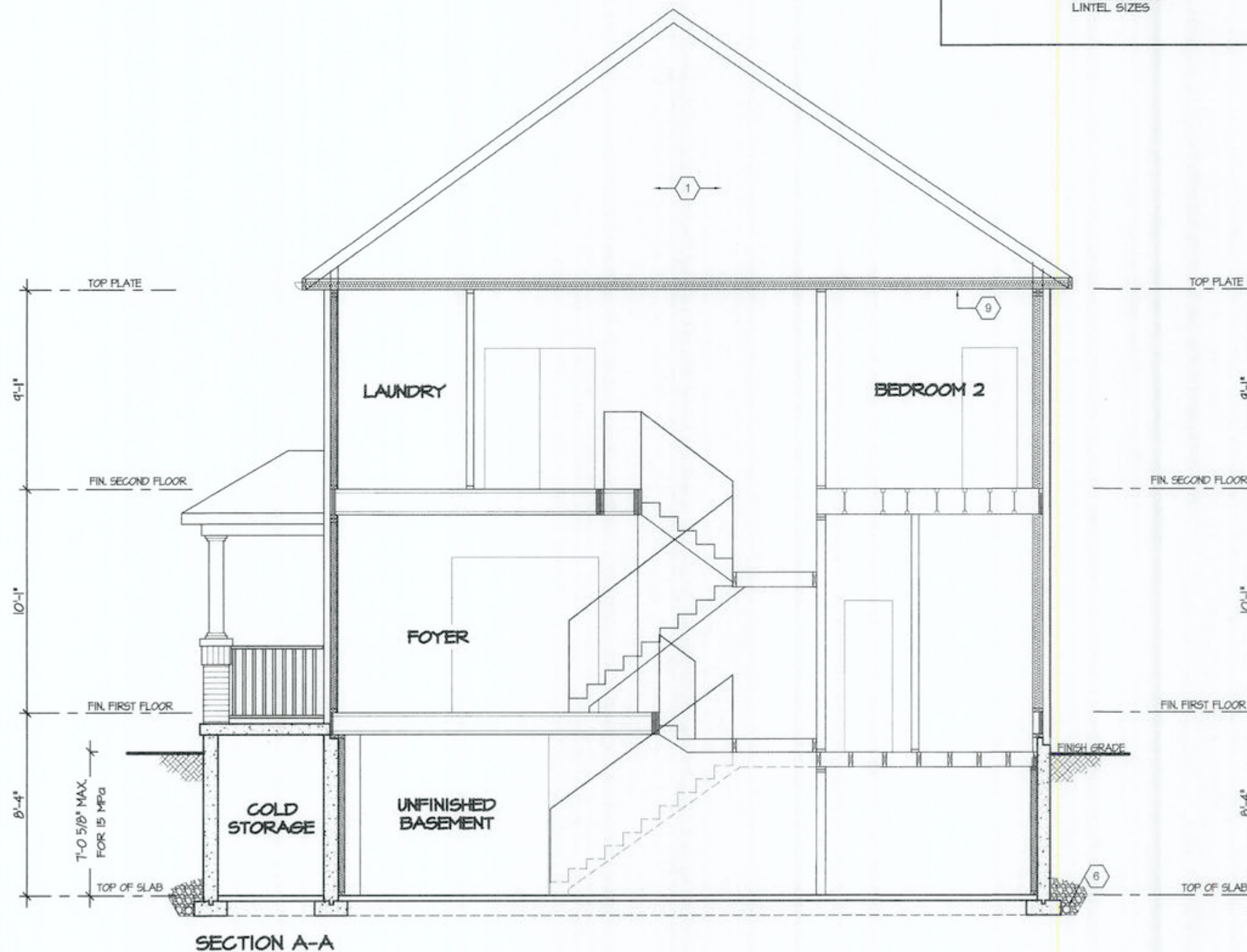
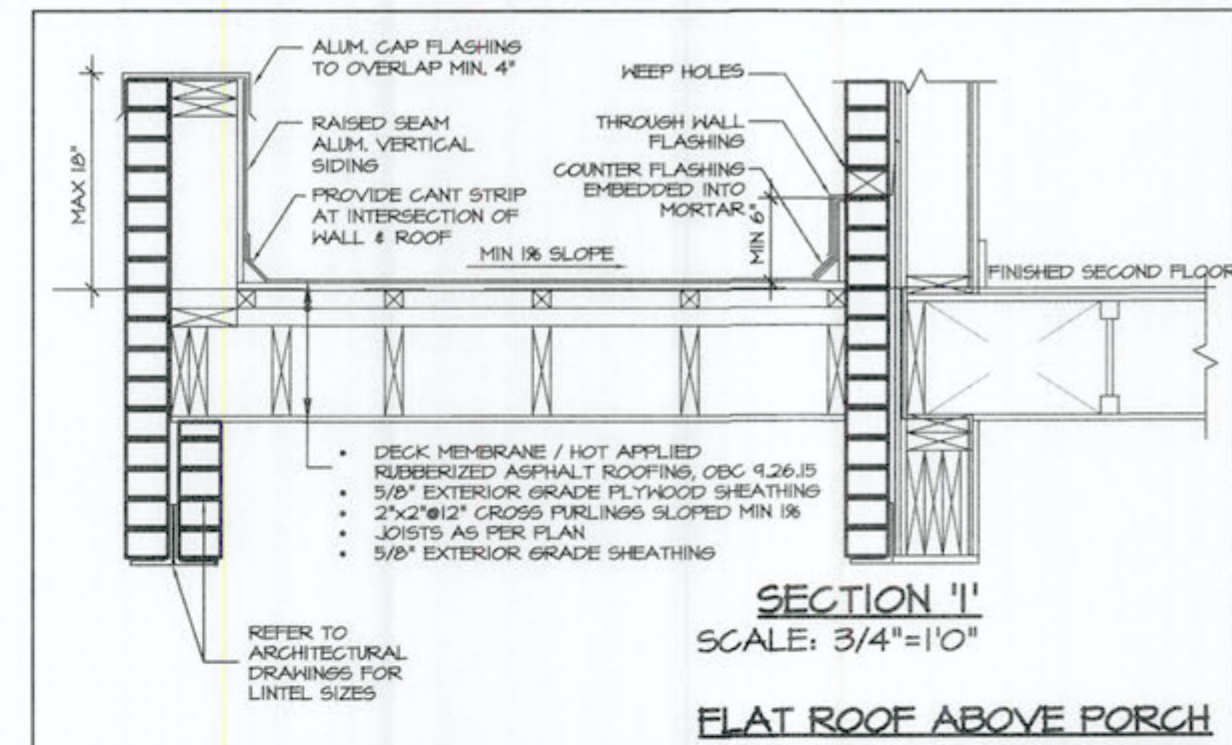
JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY: [Signature]
 DATE: AUG 17 2021

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

VALLEYCREEK 10
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.					REAR ELEVATION					
3.					ELEV. 3					
2.	UPDTAED FOR ELEVATION 3				MAR 2021	SCALE	BY	AREA		PAGE No.
1.	ISSUED FOR REVIEW				MAR 2017	3/16"=1'-0"	V.G.	2.608		7-3
REVISIONS			DATE	TYPE	PROJECT	PROJECT NAME				
			MAR 2021			RUSSEL GARDENS IV				



CITY OF HAMILTON
Building Division

Permit No. **21-150626**

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



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VALLEYCREEK 10

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.	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.		QUALIFICATION INFORMATION	8700 DUFFERIN ST.	CONCORD, ONTARIO	CROSS SECTION		
3.		Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	L4K 456	P (416) 736-4096	SCALE	AREA	
2.	UPDTAED FOR ELEVATION 3	MAR 2021	F (905) 660-0746	DATE	3/16"=1'-0"	2.608	
1.	ISSUED FOR REVIEW	MAR 2017	NAME	SIGNATURE	BY	TYPE	PAGE No.
REVISIONS			VIKAS GAJJAR	28770	V.G.		8
			BCIN		MAR 2021	PROJECT	
							RUSSEL GARDENS IV



REAR ELEVATION 2
FOR DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-150626
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 OCT 04 2021

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JOHN C. 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 10
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 4S8 P (416) 736-4096 F (905) 860-0746	REGION DESIGN INC.	SHEET TITLE DECK ELEVATION ELEV. 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.	AREA 2.608	PAGE No. 9-2A	PROJECT NAME RUSSEL GARDENS IV
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 V.G.			
3.					DATE MAR 2021	TYPE			
2.	UPDTAED FOR ELEVATION 3	MAR 2021	VIKAS GAJJAR NAME SIGNATURE BCIN 28770						
1.	ISSUED FOR REVIEW	MAR 2017							
REVISIONS									



CITY OF HAMILTON
Building Division
27 150626
Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
OCT 04 2021
DATE

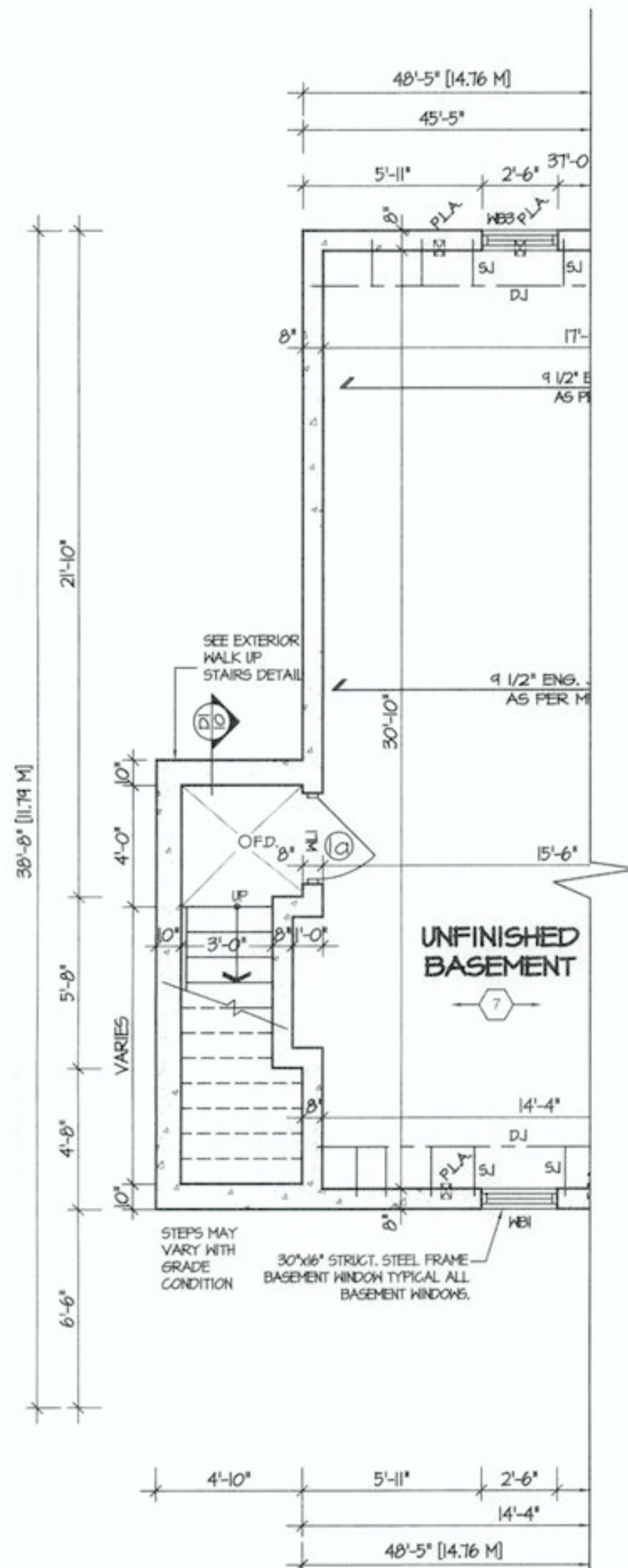
FOR CHIEF BUILDING OFFICIAL

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, CONTROL, REVIEW
AND APPROVAL
APPROVED BY 
DATE: AUG 29, 2001
This stamp certifies compliance with the Acoustical
Design Guidelines only and does not further
professional responsibility.

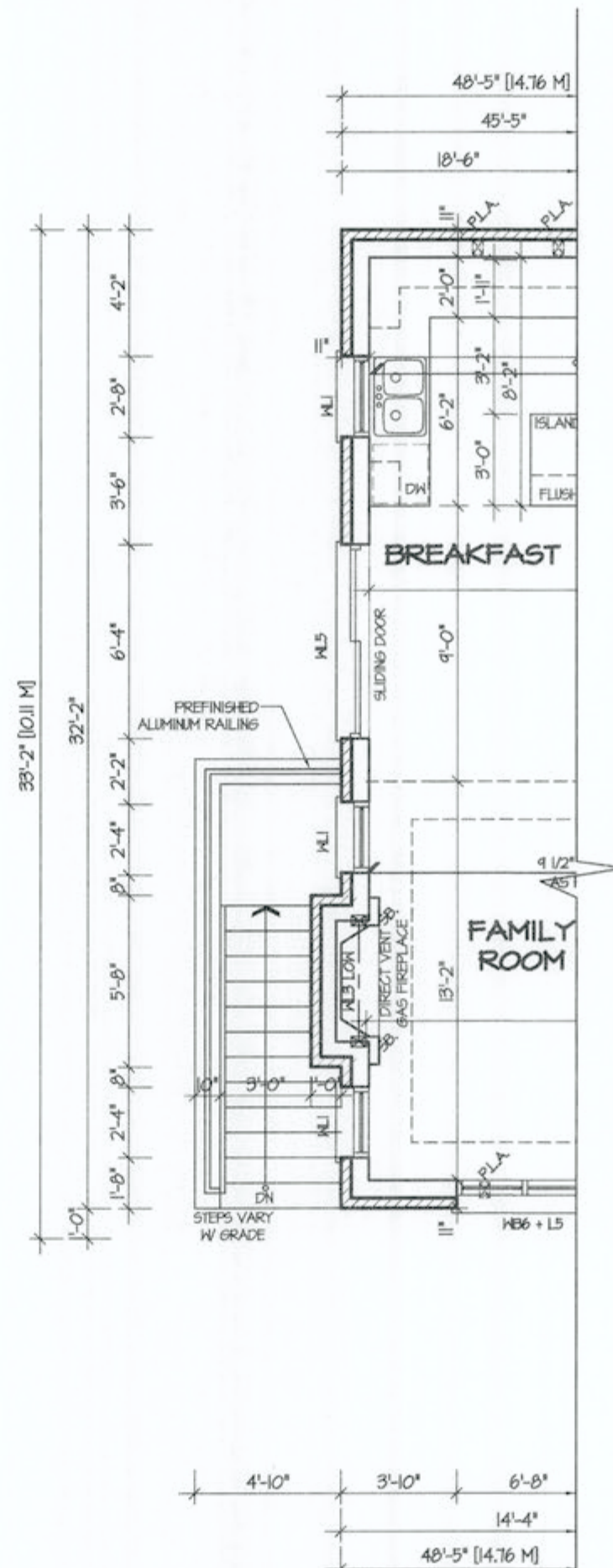


Greenpark

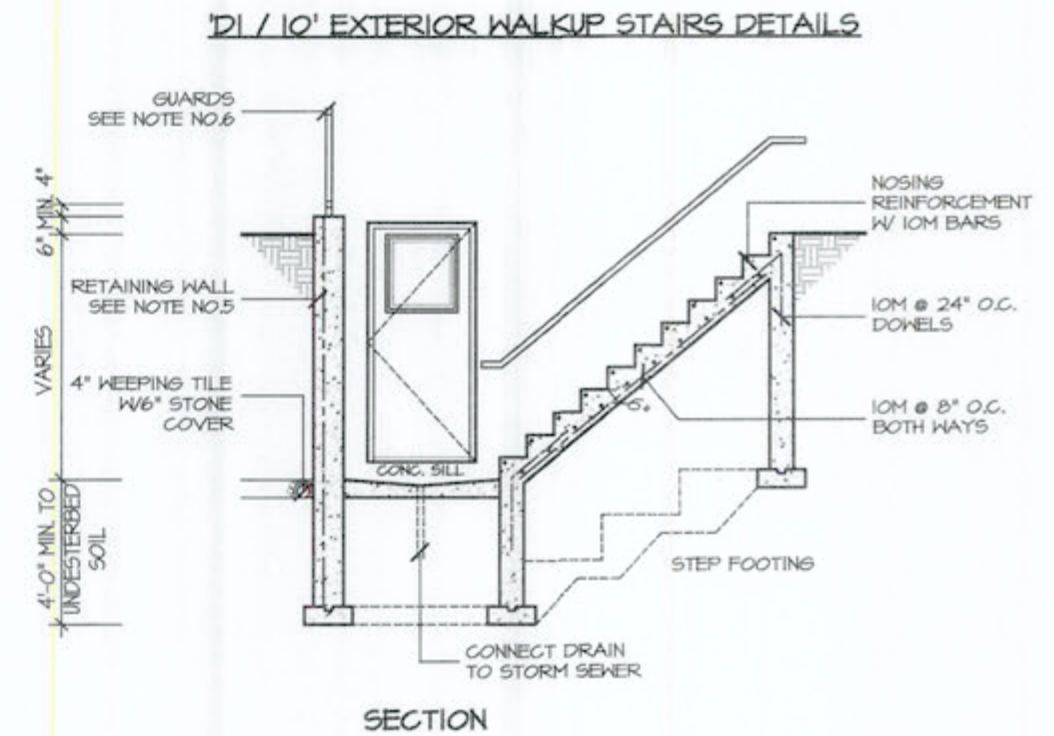
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR28770 NAMESIGNATUREBCIN	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 RUSSEL GARDENS IV	
4.					DECK ELEVATION					PAGE No. 9-3A
3.					ELEV. 3					
2.	UPDTAED FOR ELEVATION 3				MAR 2021	SCALE 3/16"=1'-0"	BY V.G.	AREA 2.608		
1.	ISSUED FOR REVIEW				MAR 2017	DATE MAR 2021	TYPE	PROJECT -		
REVISIONS						DATE				



PARTIAL BASEMENT PLAN
FOR WALK-UP CONDITION



PARTIAL FIRST FLOOR PLAN
FOR WALK-UP CONDITION



GENERAL NOTES:

- FOOTING**
24"x8" POURED CONC. FOOTINGS. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
- EXTERIOR STAIRS**
7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
4 1/4" TREAD MINIMUM
- INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
- RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11", 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

CITY OF HAMILTON
Building Division
27 150626

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ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE OCT 04 2021

STRUDET INC.



FOR STRUCTURE ONLY

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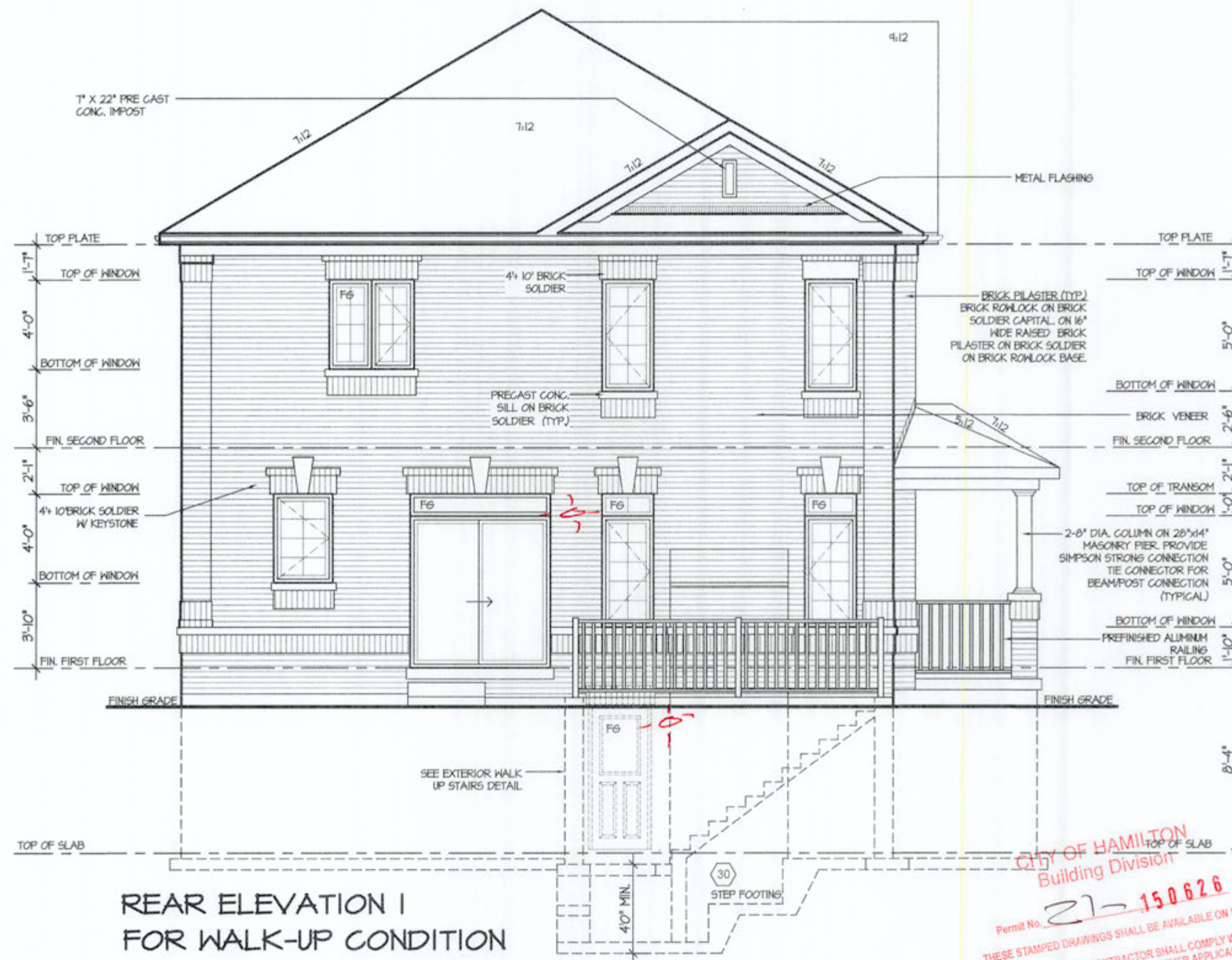
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: AUG 17 2021
This is to certify compliance with the applicable Design Guidelines and to bear no further professional responsibility.

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSEL GARDENS IV

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	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.	AREA 2.608	PAGE No. 10
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 V.G.		
3.				DATE MAR 2021	TYPE	PROJECT	
2.	UPDTAED FOR ELEVATION 3	MAR 2021	VIKAS GAJJAR				
1.	ISSUED FOR REVIEW	MAR 2017	NAME VIKAS GAJJAR	SIGNATURE [Signature]			
REVISIONS							



CITY OF HAMILTON
Building Division
Permit No. 21-150626
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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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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 the Architect's professional responsibility.

VALLEYCREEK 10
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSEL GARDENS IV

5.		
4.		
3.		
2.	UPDTAED FOR ELEVATION 3	MAR 2021
1.	ISSUED FOR REVIEW	MAR 2017
REVISIONS		

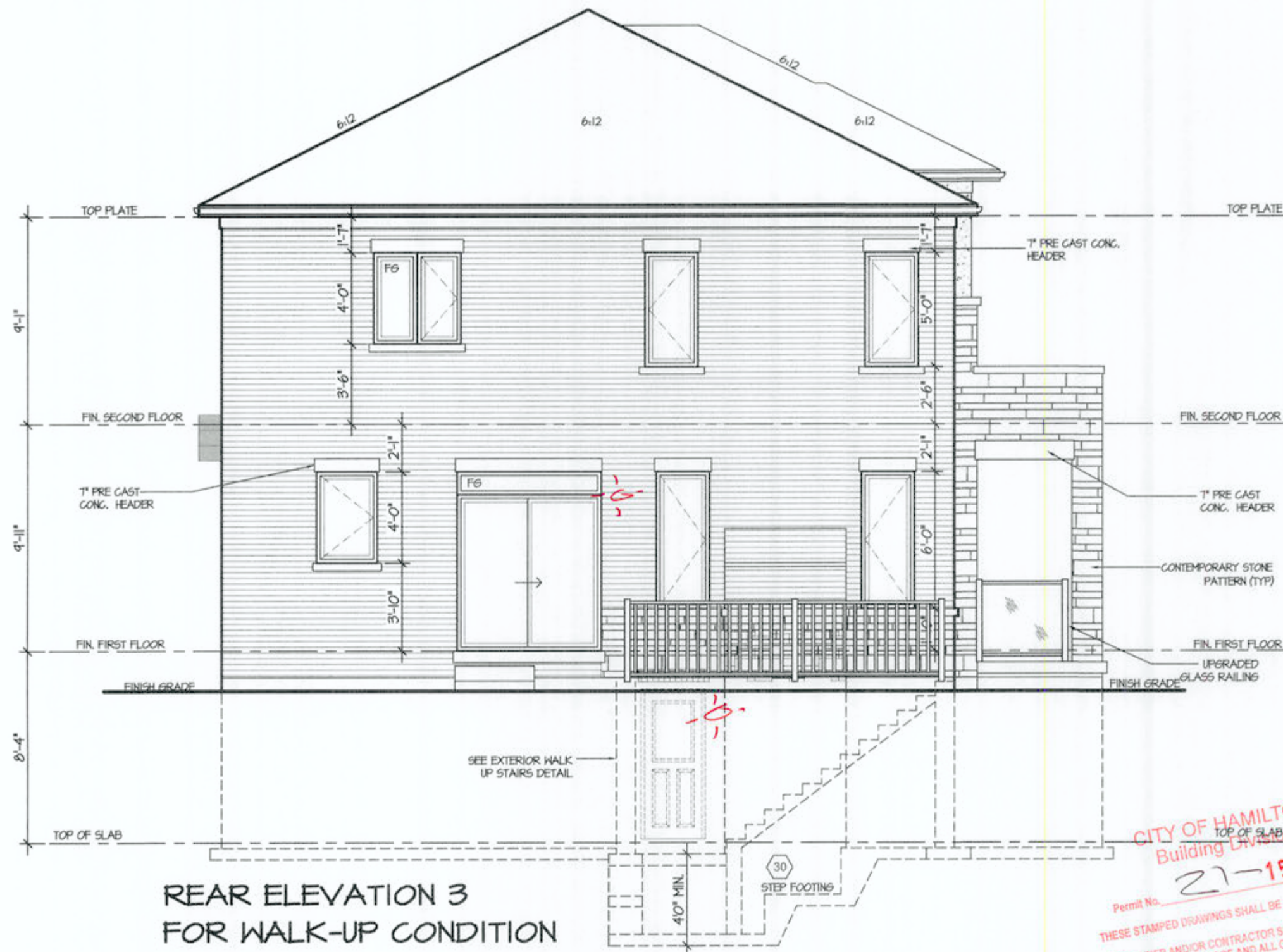
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
QUALIFICATION INFORMATION		
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
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 WALK-UP ELEVATION	
SCALE 3/16"=1'-0"	BY V.G.
DATE MAR 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 2.608	PAGE No. 10-2
PROJECT	



REAR ELEVATION 3
FOR WALK-UP CONDITION

CITY OF HAMILTON
Building Division

Building Division
21-150626
Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
CONTRACTOR SHALL COMPLY WITH
OTHER APPLICABLE

THE OWNER AND/OR CONTRACTOR HAS REVIEWED THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN REVIEWED BY

[Signature] OCT 04 2021

DATE

FOR CHIEF BUILDING OFFICIAL

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

APPROVED BY:

DATE: AUG 17, 2011

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

VALLEYCREEK 10

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		SHEET TITLE WALK-UP ELEVATION		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 V.G.	AREA 2.608	PAGE No. 10-3A	
3.					DATE MAR 2021	TYPE	PROJECT		
2.	UPDTAED FOR ELEVATION 3				MAR 2021				
1.	ISSUED FOR REVIEW				MAR 2017				
REVISIONS									PROJECT NAME RUSSEL GARDENS IV