

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 F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

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

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC.
FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4'-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'-4"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'-4"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)
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB12 = 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 16" (3-45x456)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (100x90x6.0L)
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'-4"x3/8" (150x100x10.0L)
L6 = 7'-4"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

5.		
4.		
3.	LOT 553 SPECIAL DRAWINGS	JUNE 2021
2.	ISSUED FOR PERMIT	MAY 2021
1.	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

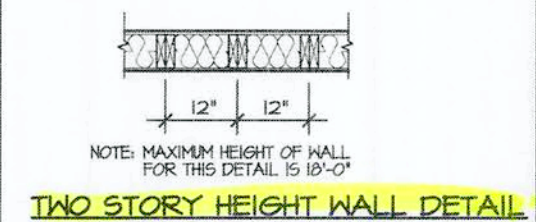
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-1", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

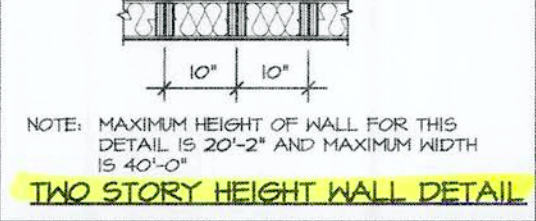
PLANS NOT DRAWN TO ACTUAL GRADE. REFER
TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

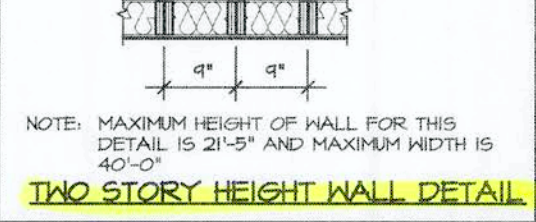
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 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.



2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 15E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 9" 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
C2 = 5"x5"x1/4" H.S.S.
W/ 12"x12"x1/2" BASE PLATE & 4-3/4" DIA.
ANCHOR BOLTS

USE 4 BOLTS FOR MOMENT CONNECTION

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

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1232 Sq. Ft.
SECOND FLOOR AREA	=	1602 Sq. Ft.
TOTAL FLOOR AREA	=	2834 Sq. Ft.
	=	263.29 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	14 Sq. Ft.
ADD TOTAL OPEN AREAS	=	14 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2848 Sq. Ft.
	=	264.59 Sq. M.
GROUND FLOOR COVERAGE	=	1232 Sq. Ft.
GARAGE COVERAGE / AREA	=	397 Sq. Ft.
PORCH COVERAGE / AREA	=	58 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1687 Sq. Ft.
	=	156.73 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1629 Sq. Ft.
	=	151.34 Sq. m.

VALLEYCREEK 5A-553		ELV. 2			
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	801.37	74.45	115.22	10.70	14.38 %
LEFT SIDE	1250.57	116.18	69.01	6.41	5.52 %
RIGHT SIDE	1250.57	116.18	47.96	4.46	3.84 %
REAR	722.29	67.10	147.42	13.70	20.41 %
TOTAL	4024.80	373.92	379.61	35.27	9.43 %

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

CITY OF HAMILTON
Building Division

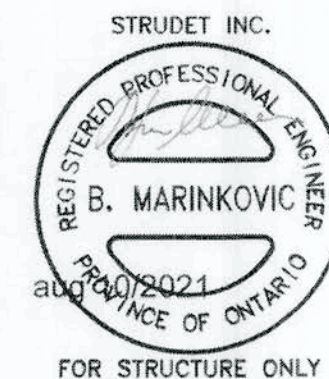
Permit No. 21-163000

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

APR 08 2022
FOR CHIEF BUILDING OFFICIAL
FOR JDL



It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
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with the applicable Architectural Design
Guidelines approved by the City of
Hamilton

VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

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



SHEET TITLE
GENERAL NOTES
& CHARTS

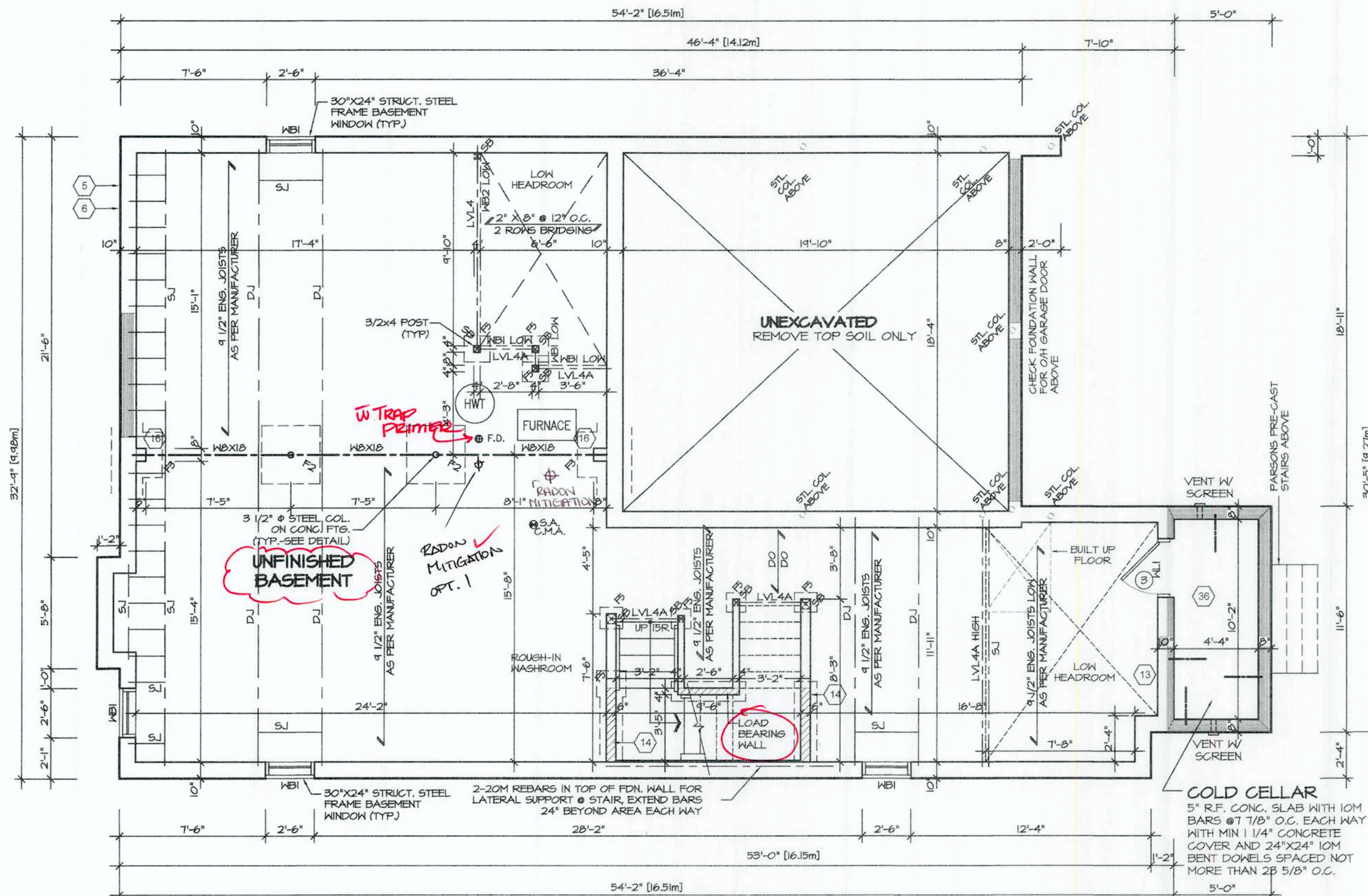
SCALE BY MB
DATE JAN 2021 TYPE

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



PROJECT NAME
RUSSELL GARDENS PH.4



BASEMENT FLOOR PLAN 2
[8'6" POUR CONC. FOUNDATION]

• SEPARATE PERMIT IS REQ'D TO
FINISH BASEMENT.

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.

• WINDOW WELL
AS REQ'D.

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

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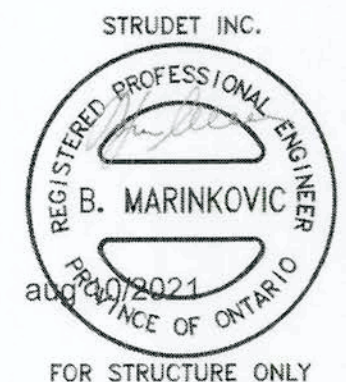
These drawings and specifications have been reviewed by

APR 08 2022
DATE

FOR CHIEF BUILDING OFFICIAL
FOR JTA

VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

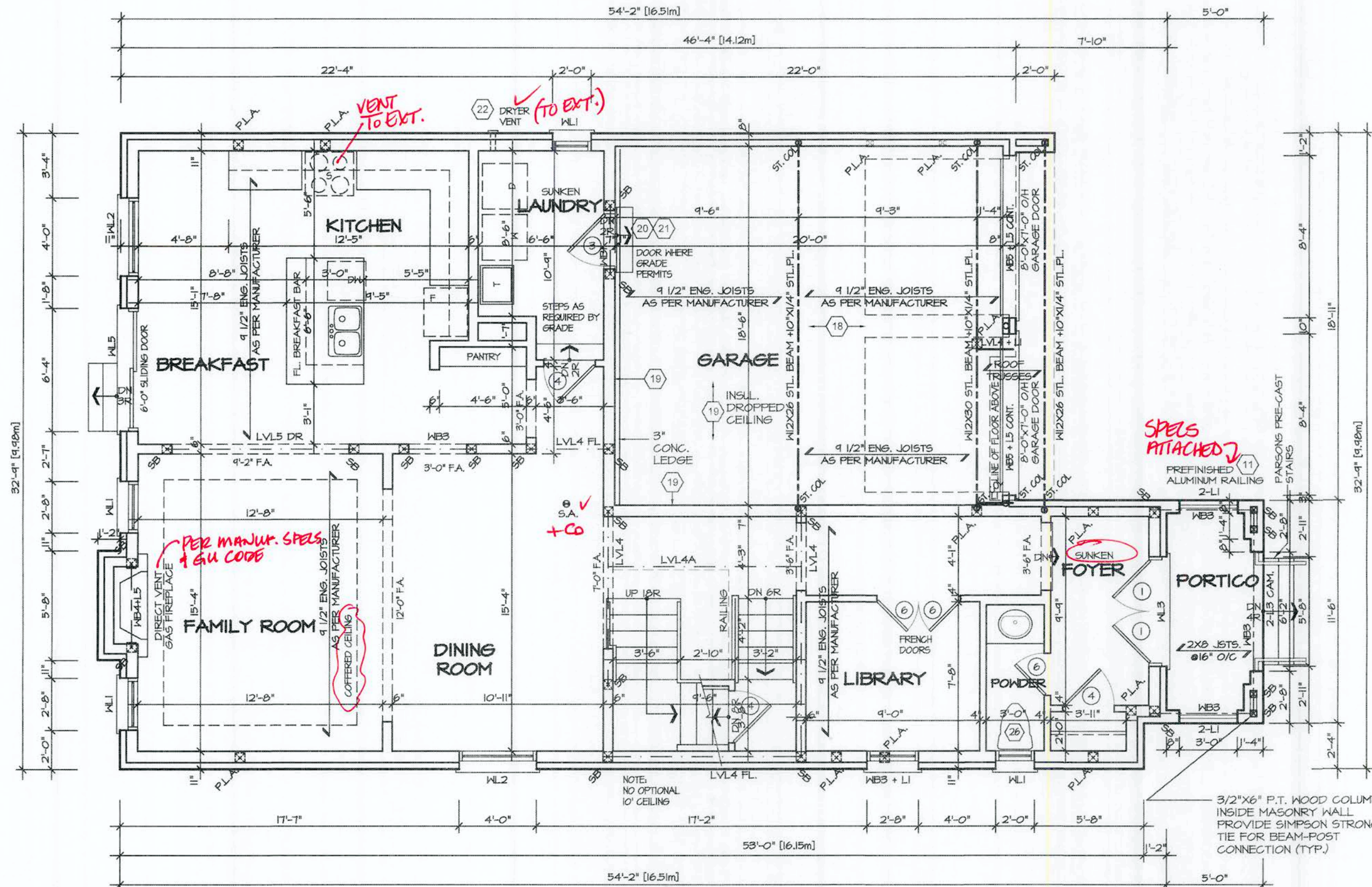


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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: **OCT 12 2021**
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professional responsibility.

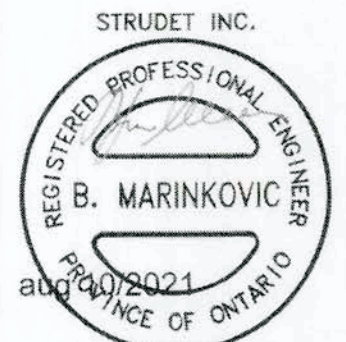
5		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE 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.	
4					SCALE 3/16"=1'-0"	BY MB	AREA 2,930
3	LOT 553 SPECIAL DRAWINGS	JUNE 2021			DATE JAN 2021	TYPE	PAGE No. 1-2
2	ISSUED FOR PERMIT	MAY 2021	QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code				
1	ISSUED FOR COORDINATION	FEB 2021	VIKAS GAJJAR NAME 28770 SIGNATURE BCIN			PROJECT 12-04-19	PROJECT NAME RUSSELL GARDENS PH.4
REVISIONS							





FIRST FLOOR PLAN 2

SINGLE FAMILY DWELLING ONLY.



FOR STRUCTURE ONLY

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CITY OF HAMILTON
Building Division

Permit No. 21-163000

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These drawings and/or specifications have been reviewed by
APR 08 2022

FOR CHIEF BUILDING OFFICIAL DATE

FOR JDL VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3. LOT 553 SPECIAL DRAWINGS	JUNE 2021
2. ISSUED FOR PERMIT	MAY 2021
1. ISSUED FOR COORDINATION	FEB 2021

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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
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SHEET TITLE
FIRST FLOOR
ELEVATION 2

SCALE
3/16"=1'-0"

DATE
JAN 2021

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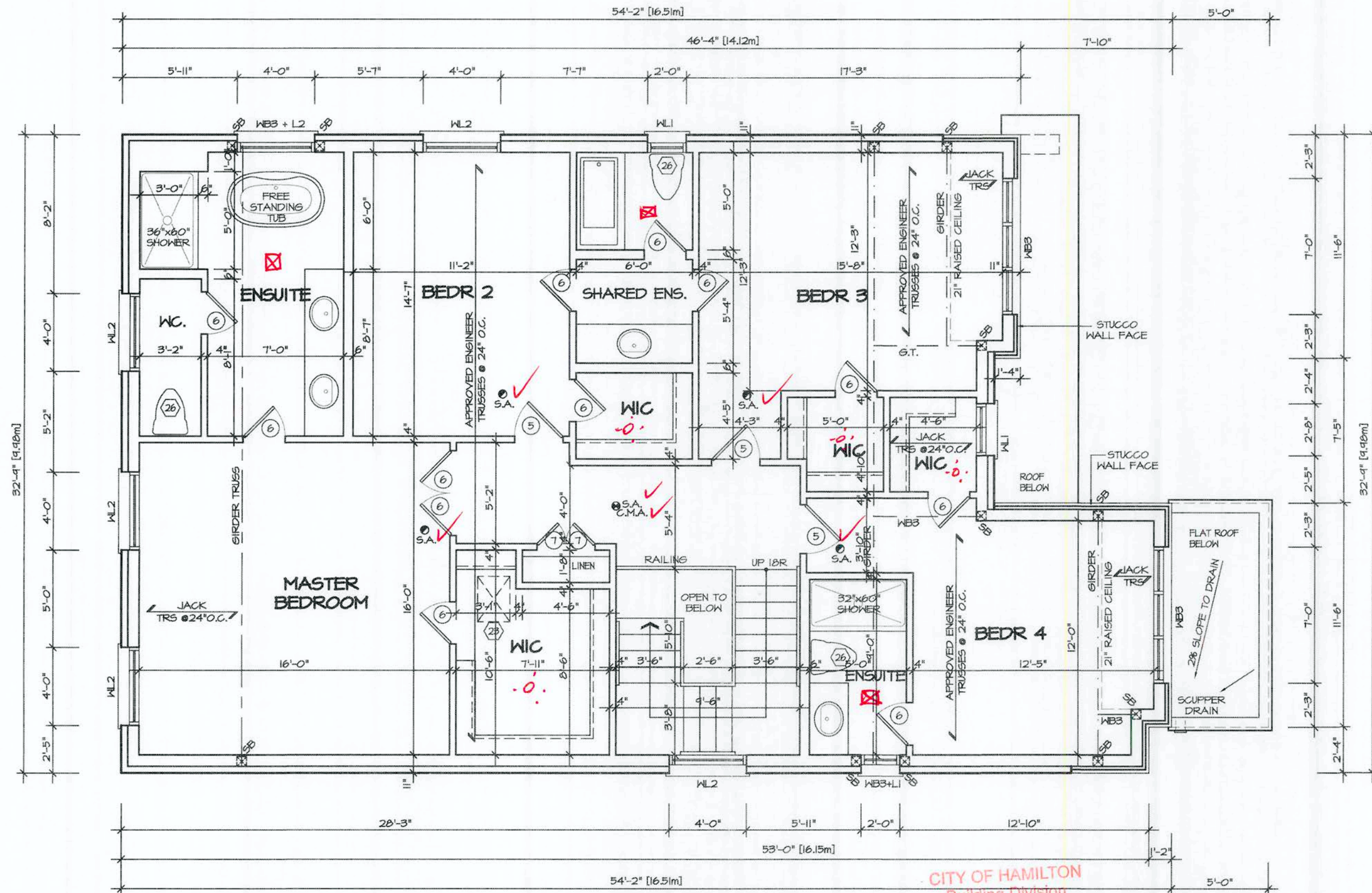
AREA
2,930

PROJECT
12-04-19

PROJECT NAME
RUSSELL GARDENS PH.4

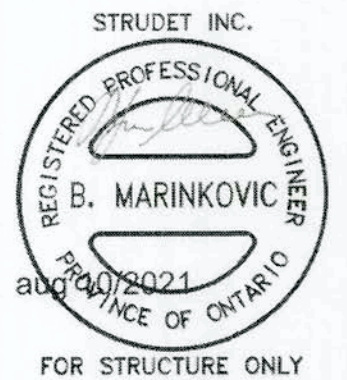


- ALL PLUMBING WORK IS SUBJECT TO FIELD INSPECTION.
- ☒ ALL EXHAUST FANS TO VENT DIRECTLY TO EXT.
- 3-WAY SWITCH AT STAIRS.



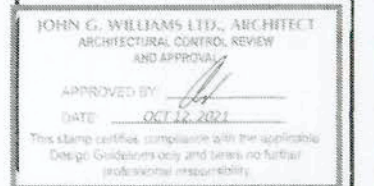
SECOND FLOOR PLAN 2

SINGLE FAMILY DWELLING ONLY.



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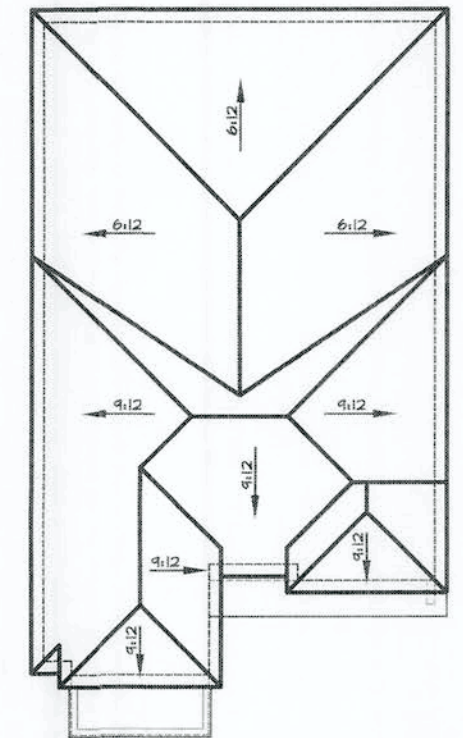


CITY OF HAMILTON
Building Division
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FOR CHIEF BUILDING OFFICER
FOR JDL
DATE **APR 08 2022**

VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

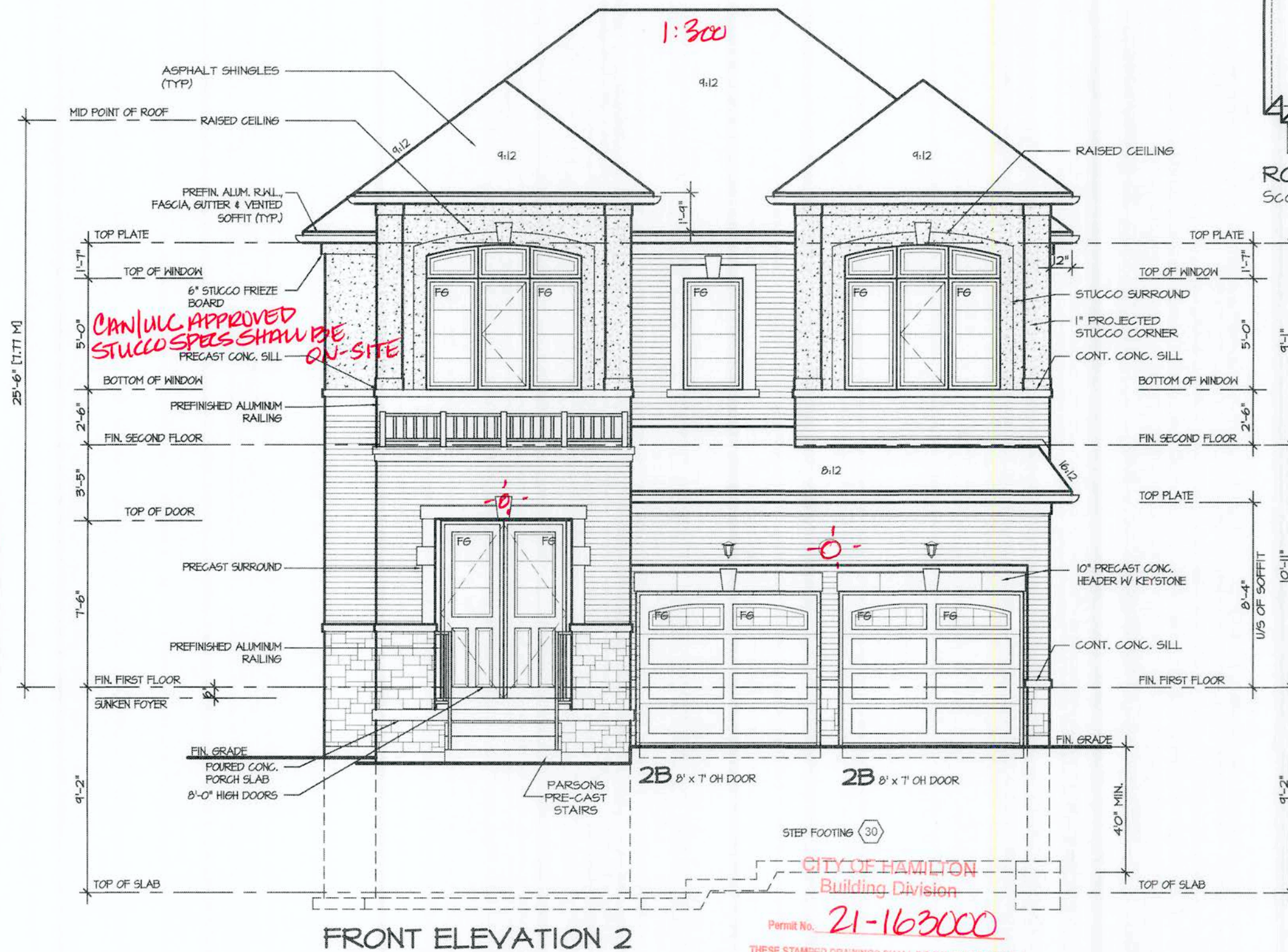
<p>5.</p> <p>4.</p> <p>3. LOT 553 SPECIAL DRAWINGS JUNE 2021</p> <p>2. ISSUED FOR PERMIT MAY 2021</p> <p>1. ISSUED FOR COORDINATION FEB 2021</p> <p>REVISIONS</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR NAME 28770 SIGNATURE BCIN</p>	<p>REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746</p> <p>REGION DESIGN INC.</p>	<p>SHEET TITLE SECOND FLOOR ELEVATION 2</p> <p>SCALE 3/16"=1'-0"</p> <p>DATE JAN 2021</p>	<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>AREA 2,930</p> <p>PAGE No. 3-2</p>	<p>Greenpark.</p> <p>PROJECT NAME RUSSELL GARDENS PH.4</p>
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ROOF PLAN 2
Scale: 1/16"=1'-0"




INSIDE PORTICO
ELEVATION 2



FRONT ELEVATION 2

Permit No. **21-163000**


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FOR CHIEF BUILDING OFFICIAL
DATE **APR 08 2022**

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

APPROVED BY: 
DATE: **OCT 12 2021**
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VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

5.		
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NAME	SIGNATURE	BCIN

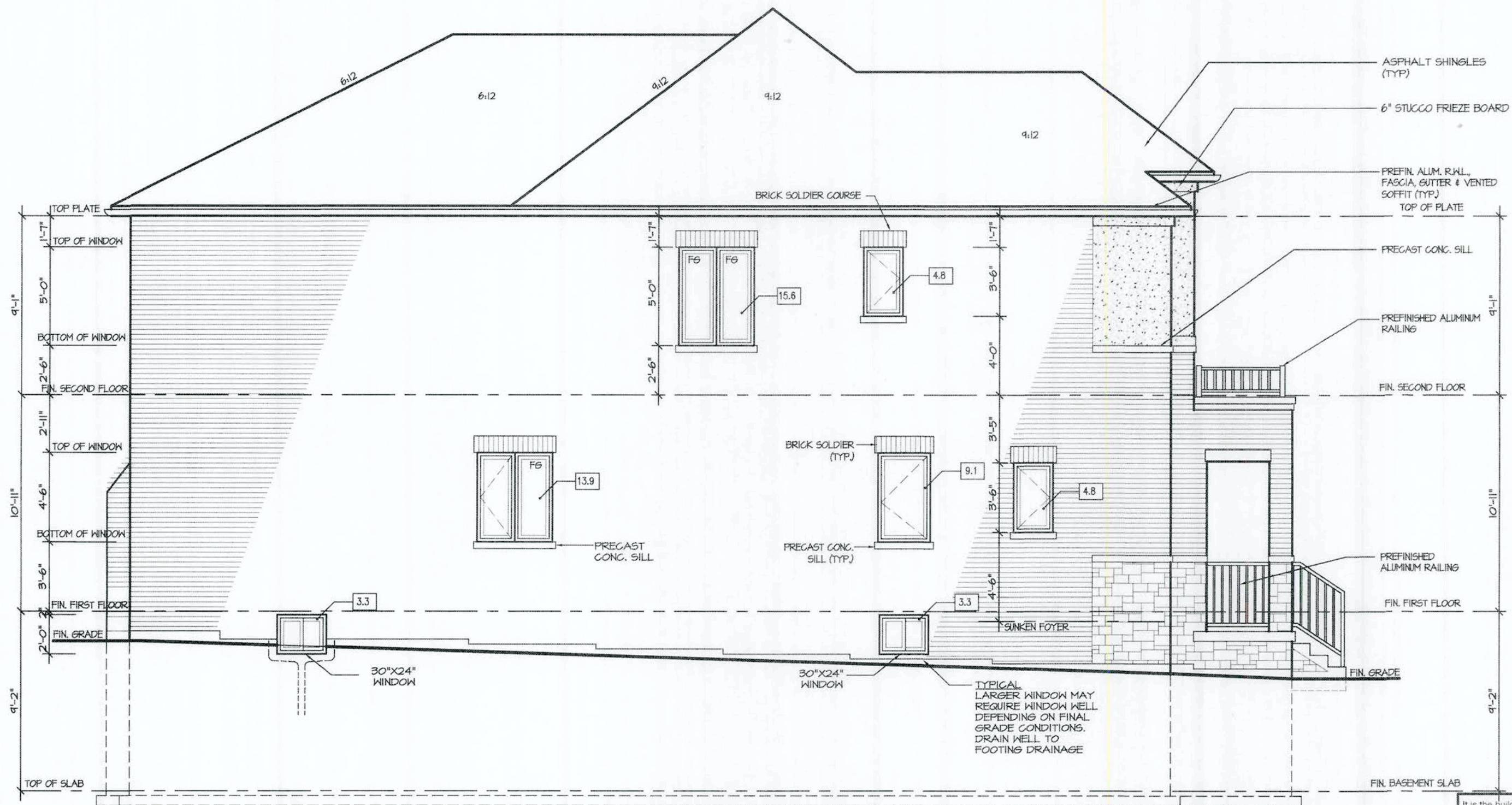
REGION DESIGN INC.
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FRONT ELEVATION 2	
SCALE 3/16"=1'-0"	BY MB
DATE JAN 2021	TYPE

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AREA 2,930	PAGE No. 4-2
PROJECT 12-04-19	

	
PROJECT NAME RUSSELL GARDENS PH.4	



LEFT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA

WALL AREA

1250.00

ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDELYARD)

87.50

ACTUAL WINDOW AREA

52.00

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL OPENING AREA

54.80

OK

CITY OF HAMILTON
Building Division

Permit No. **21-163000**

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
APR 08 2022

FOR CHIEF BUILDING OFFICIAL
FOR JDL

DATE

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

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

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

APPROVED BY:
DATE: **OCT 12 2021**

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

VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.	LOT 553 SPECIAL DRAWINGS	JUNE 2021
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
LEFT SIDE 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. **5-2**
PROJECT **12-04-19**

Greenpark
PROJECT NAME
RUSSELL GARDENS PH.4



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. **21-163000**

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APR 08 2022
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **OCT 12 2021**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.	LOT 553 SPECIAL DRAWINGS	JUNE 2021
2.	ISSUED FOR PERMIT	MAY 2021
1.	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

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VIKAS GAJJAR
NAME *[Signature]* SIGNATURE 28770
BCIN

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

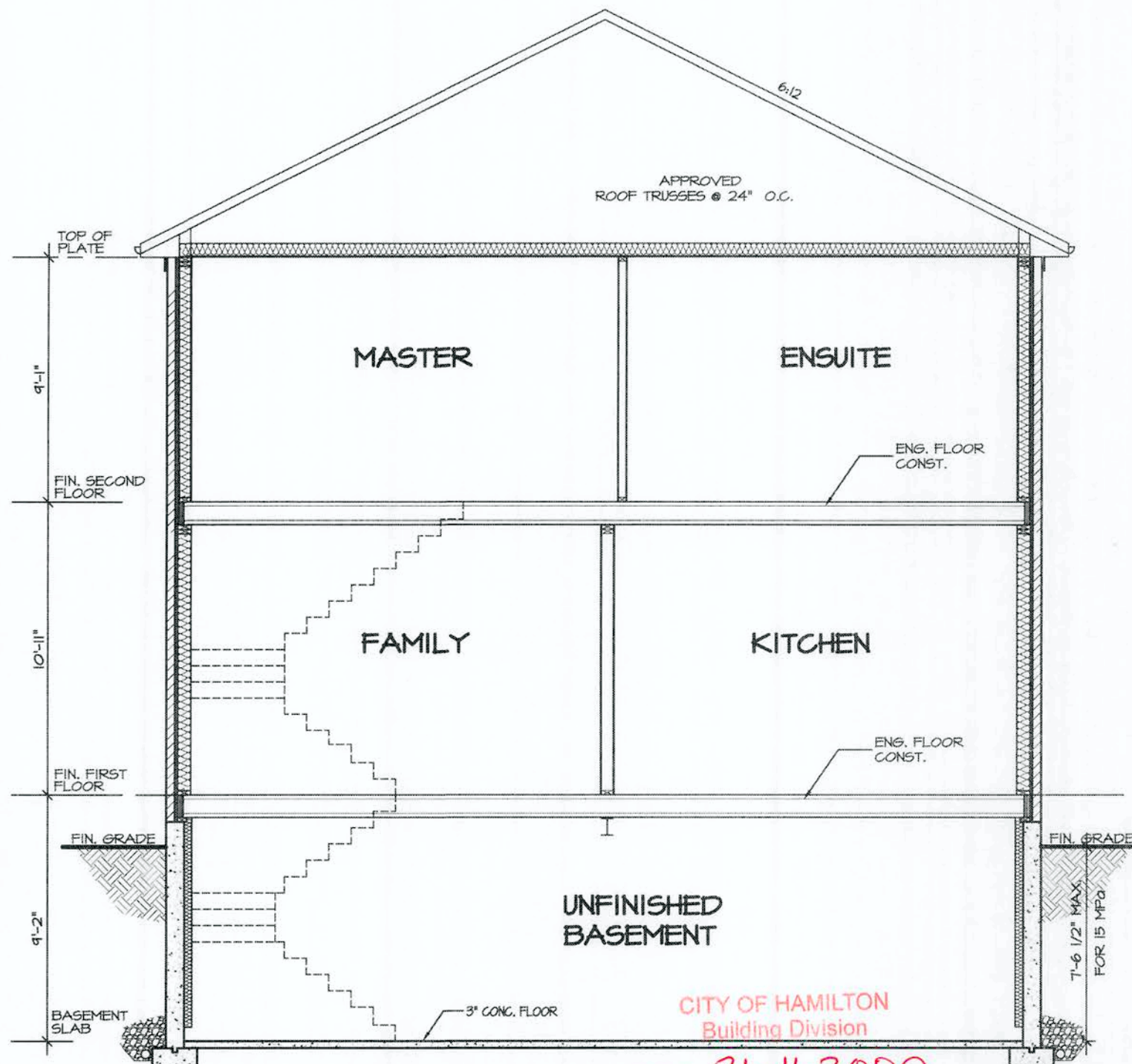
**REGION
DESIGN
INC.**

SHEET TITLE
REAR ELEVATION 2
SCALE 3/16"=1'-0"
DATE 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. 7-2
PROJECT 12-04-19

Greenpark

PROJECT NAME
RUSSELL GARDENS PH.4



CROSS SECTION

Permit No. **21-163000**

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These drawings and/or specifications have been reviewed by
FOR JDL
FOR CHIEF BUILDING OFFICIAL
DATE **APR 08 2022**

5		
4		
3	LOT 553 SPECIAL DRAWINGS	JUNE 2021
2	ISSUED FOR PERMIT	MAY 2021
1	ISSUED FOR COORDINATION	FEB 2021
REVISIONS		

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VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

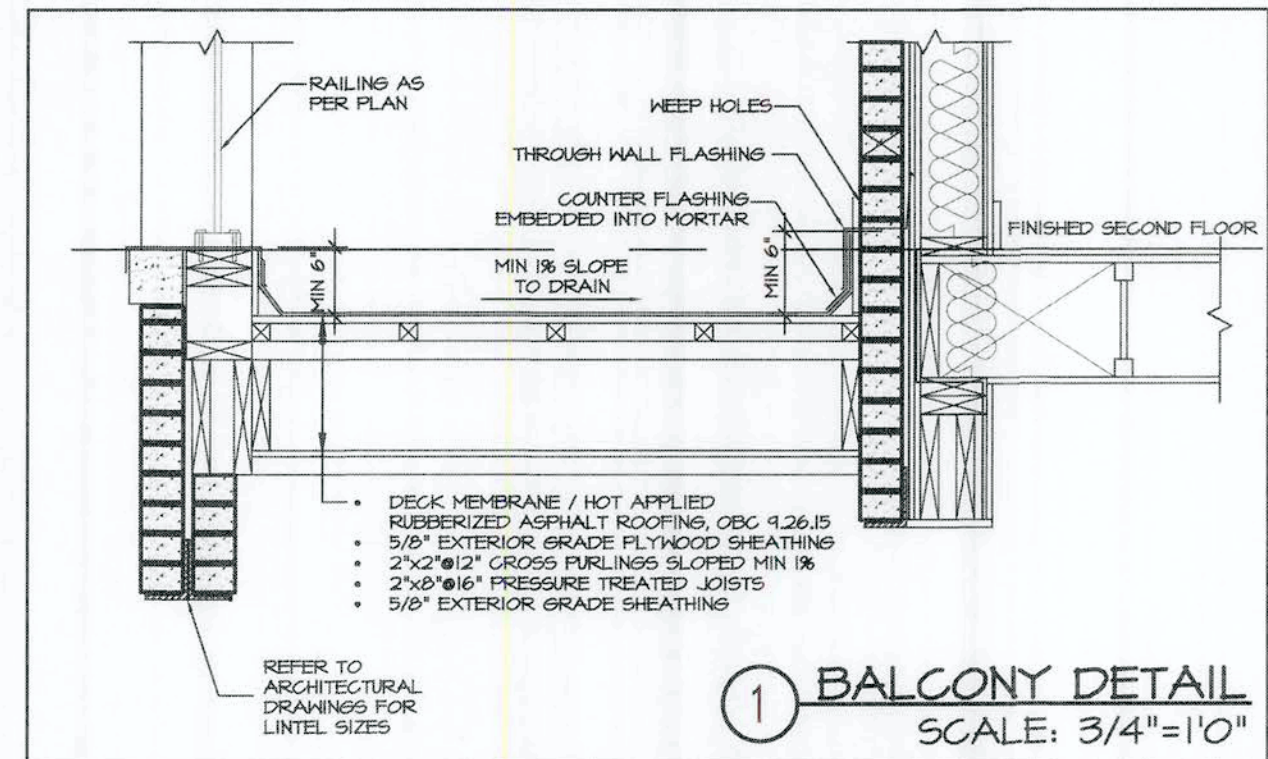
REGION DESIGN INC.
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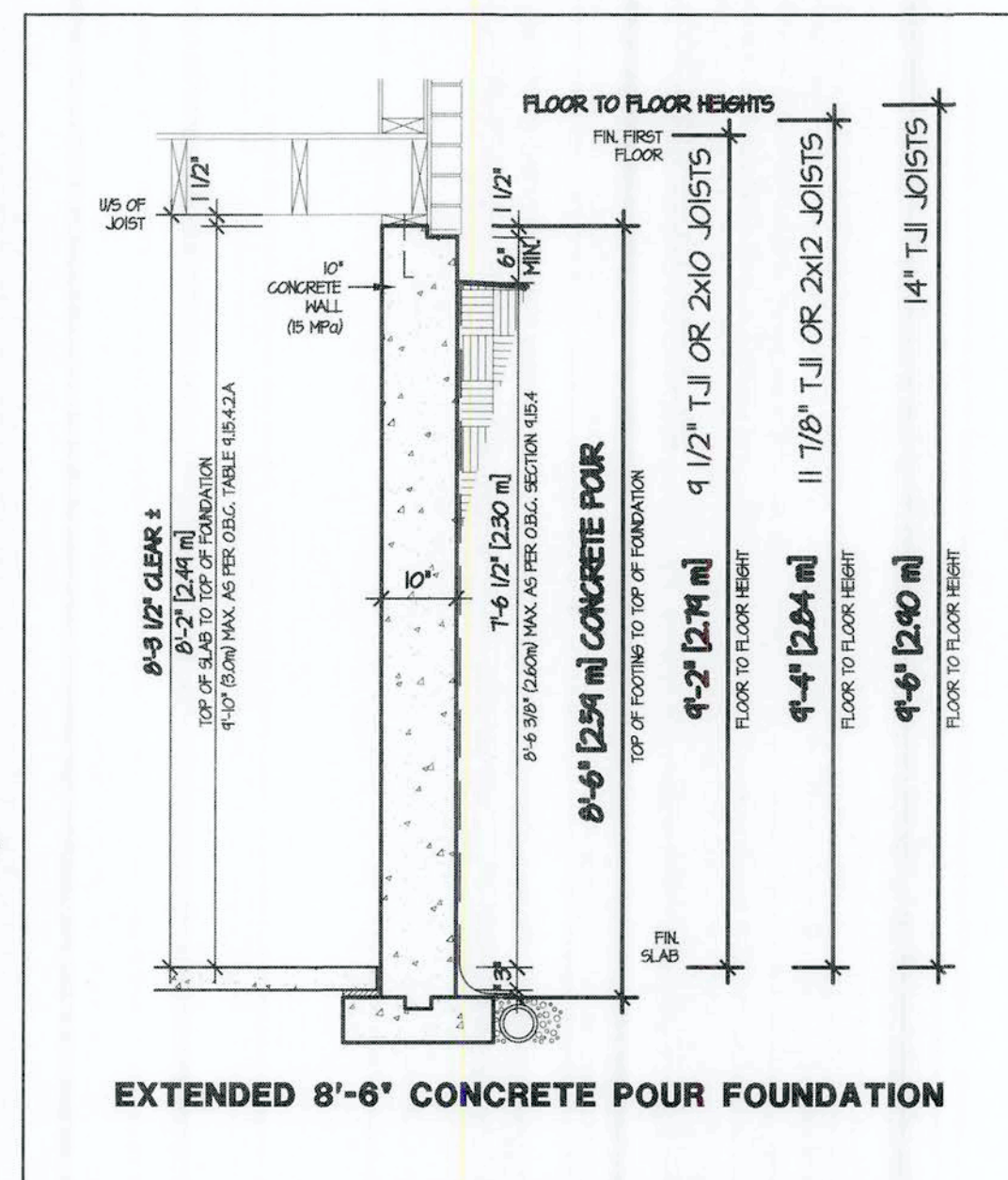
SHEET TITLE CROSS SECTION ELEV. 1, 2 & 3	
SCALE 3/16"=1'-0"	BY MB
DATE JAN 2021	TYPE

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. 8
PROJECT 12-04-19	

Greenpark
PROJECT NAME
RUSSELL GARDENS PH.4



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



EXTENDED 8'-6" CONCRETE POUR FOUNDATION

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PRAC 2021
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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VALLEYCREEK 5A-553

COMPLIANCE PACKAGE "A1"