

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREY

6" 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.
FDTH. WALL IS REQUIRED.

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

BRICK VENEER LINTELS

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

WOOD LINTELS AND BEAMS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
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" (2-45x456)
LVL11 = 3-1 3/4" x 16" (3-45x456)

LOOSE STEEL LINTELS

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

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-4" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	EXTERIOR 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 FINISH GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

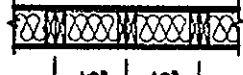
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" O.C. FULL HT C/M SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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) 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.



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
ENVOLPES 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)
EXPOSED 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 RIGID)
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=0.25
SPACE HEATING EQUIPMENT MINIMUM ARIE	46%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

AREA CALCULATIONS

ELEV. 1	
GROUND FLOOR AREA	= 1320 Sq. Ft.
SECOND FLOOR AREA	= 1672 Sq. Ft.
TOTAL FLOOR AREA	= 2996 Sq. Ft.
	278.34 Sq. M.
1ST FLOOR OPEN AREA	= 0 Sq. Ft.
2ND FLOOR OPEN AREA	= 6 Sq. Ft.
ADD TOTAL OPEN AREAS	= 6 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 3002 Sq. Ft.
	278.90 Sq. M.
GROUND FLOOR COVERAGE	= 1320 Sq. Ft.
GARAGE COVERAGE / AREA	= 402 Sq. Ft.
PORCH COVERAGE / AREA	= 70 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 1792 Sq. Ft.
	166.48 Sq. M.
TOTAL COVERAGE W/O PORCH	= 1722 Sq. Ft.
	159.98 Sq. M.

AREA CALCULATIONS

ELEV. 2	
GROUND FLOOR AREA	= 1324 Sq. Ft.
SECOND FLOOR AREA	= 1672 Sq. Ft.
TOTAL FLOOR AREA	= 2996 Sq. Ft.
	278.34 Sq. M.
1ST FLOOR OPEN AREA	= 0 Sq. Ft.
2ND FLOOR OPEN AREA	= 6 Sq. Ft.
ADD TOTAL OPEN AREAS	= 6 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 3002 Sq. Ft.
	278.90 Sq. M.
GROUND FLOOR COVERAGE	= 1324 Sq. Ft.
GARAGE COVERAGE / AREA	= 402 Sq. Ft.
PORCH COVERAGE / AREA	= 80 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 1806 Sq. Ft.
	167.78 Sq. M.
TOTAL COVERAGE W/O PORCH	= 1726 Sq. Ft.
	160.85 Sq. M.

AREA CALCULATIONS

ELEV. 3	
GROUND FLOOR AREA	= 1324 Sq. Ft.
SECOND FLOOR AREA	= 1672 Sq. Ft.
TOTAL FLOOR AREA	= 2996 Sq. Ft.
	278.34 Sq. M.
1ST FLOOR OPEN AREA	= 0 Sq. Ft.
2ND FLOOR OPEN AREA	= 6 Sq. Ft.
ADD TOTAL OPEN AREAS	= 6 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 3002 Sq. Ft.
	278.90 Sq. M.
GROUND FLOOR COVERAGE	= 1324 Sq. Ft.
GARAGE COVERAGE / AREA	= 402 Sq. Ft.
PORCH COVERAGE / AREA	= 80 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 1806 Sq. Ft.
	167.78 Sq. M.
TOTAL COVERAGE W/O PORCH	= 1726 Sq. Ft.
	160.85 Sq. M.

ROSEWOOD 5 - ELEV. 1

ELEVATION	WALL FT²	(WALL M²)	OPENING FT²	(OPENING M²)	PERCENTAGE
FRONT	742.74	(69.00)	109.82	(10.20)	14.74 %
LEFT SIDE	1181.64	(109.78)	22.25	(2.07)	1.88 %
RIGHT SIDE	1181.64	(109.78)	60.66	(5.64)	5.15 %
REAR	733.28	(68.12)	158.19	(14.70)	21.57 %
TOTAL	3839.40 FT²	(356.64 M²)	350.92 FT²	(32.60 M²)	9.14 %

ROSEWOOD 5 - ELEV. 2

ELEVATION	WALL FT²	(WALL M²)	OPENING FT²	(OPENING M²)	PERCENTAGE
FRONT	742.74	(69.00)	112.81	(10.46)	15.16 %
LEFT SIDE	1181.64	(109.78)	22.25	(2.07)	1.88 %
RIGHT SIDE	1181.64	(109.78)	60.66	(5.64)	5.14 %
REAR	733.28	(68.12)	158.19	(14.70)	21.57 %
TOTAL	3839.40 FT²	(356.64 M²)	353.74 FT²	(32.86 M²)	9.21 %

ROSEWOOD 5 - ELEV. 3

ELEVATION	WALL FT²	(WALL M²)	OPENING FT²	(OPENING M²)	PERCENTAGE
FRONT	742.74	(69.00)	119.99	(11.15)	16.16 %
LEFT SIDE	1181.64	(109.78)	22.25	(2.07)	1.88 %
RIGHT SIDE	1181.64	(109.78)	60.66	(5.64)	5.15 %
REAR	733.28	(68.12)	155.44	(14.44)	21.27 %
TOTAL	3839.40 FT²	(356.64 M²)	350.84 FT²	(32.34 M²)	9.15 %

CITY OF HAMILTON
Building Division

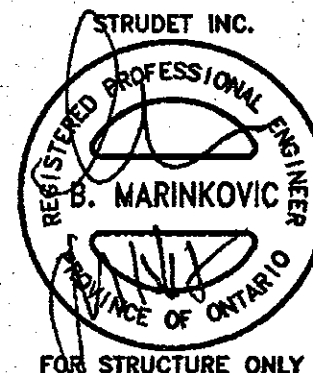
Permit No. 18-104061

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



JUL 14 2017

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

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

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

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	JUNE 2017
1.	ISSUED FOR COORDINATION	APR 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
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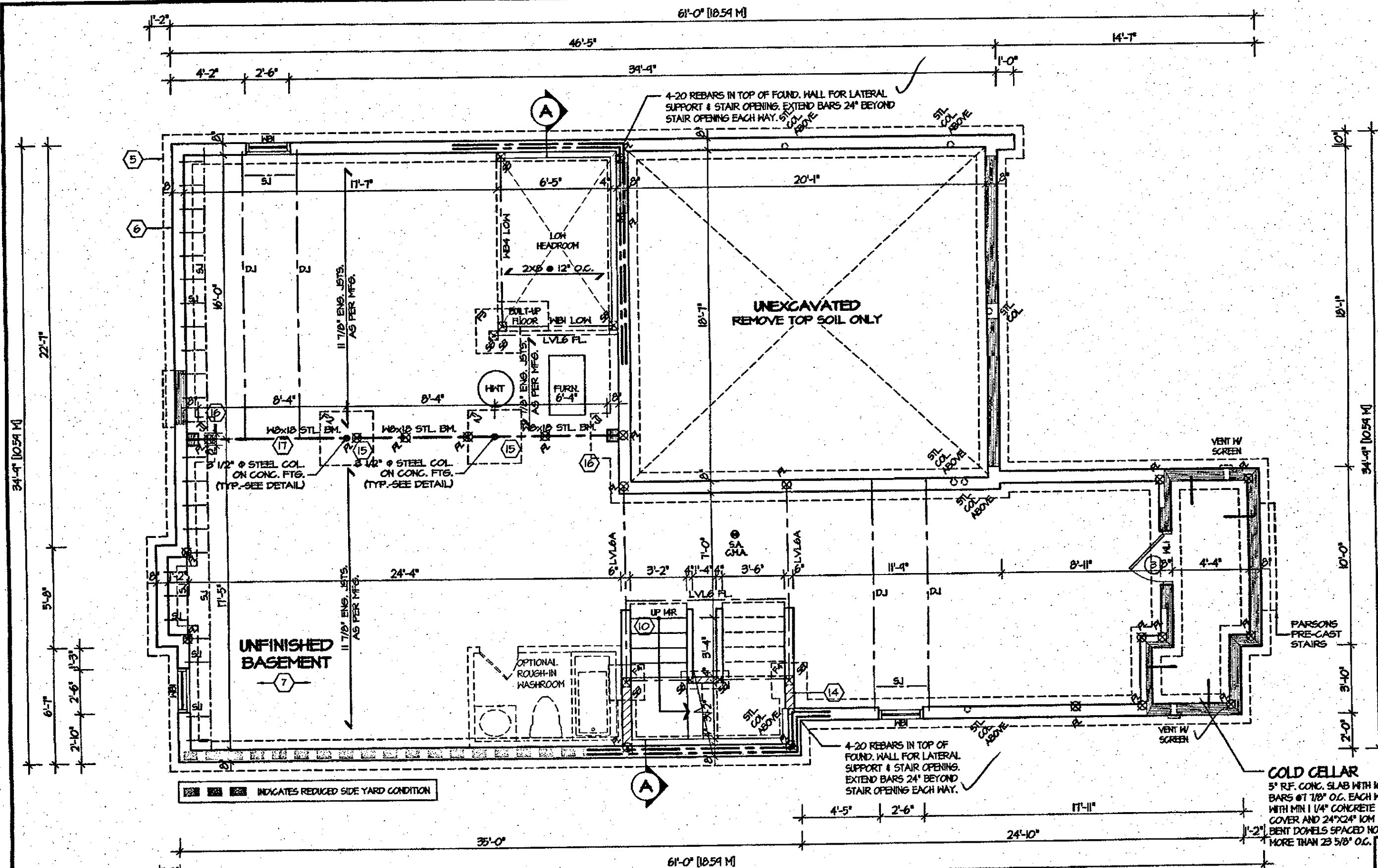
REGION
DESIGN
INC.

SHEET TITLE	
AREA CHARTS	
SCALE	3/16"=1'-0"
DATE	JUNE 2017
BY	ZMP
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	3002
PAGE No.	0
PROJECT	03-13-07

Greenpark.

PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II



BASEMENT PLAN I

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

SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4\"/>

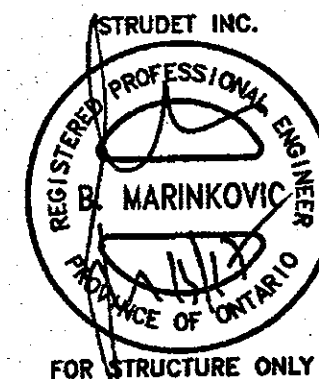
CITY OF HAMILTON
Building Division

Permit No. 18-104061

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

These drawings and specifications have been reviewed by
[Signature] DATE Nov 21/18
FOR CHIEF BUILDING OFFICIAL



FOR STRUCTURE ONLY

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NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A'

Greenpark.

PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II

NO.	REVISIONS	DATE
5.		
4.		
3.		
2.	ISSUED FOR PERMIT	JUNE 2017
1.	ISSUED FOR COORDINATION	APR 2017

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

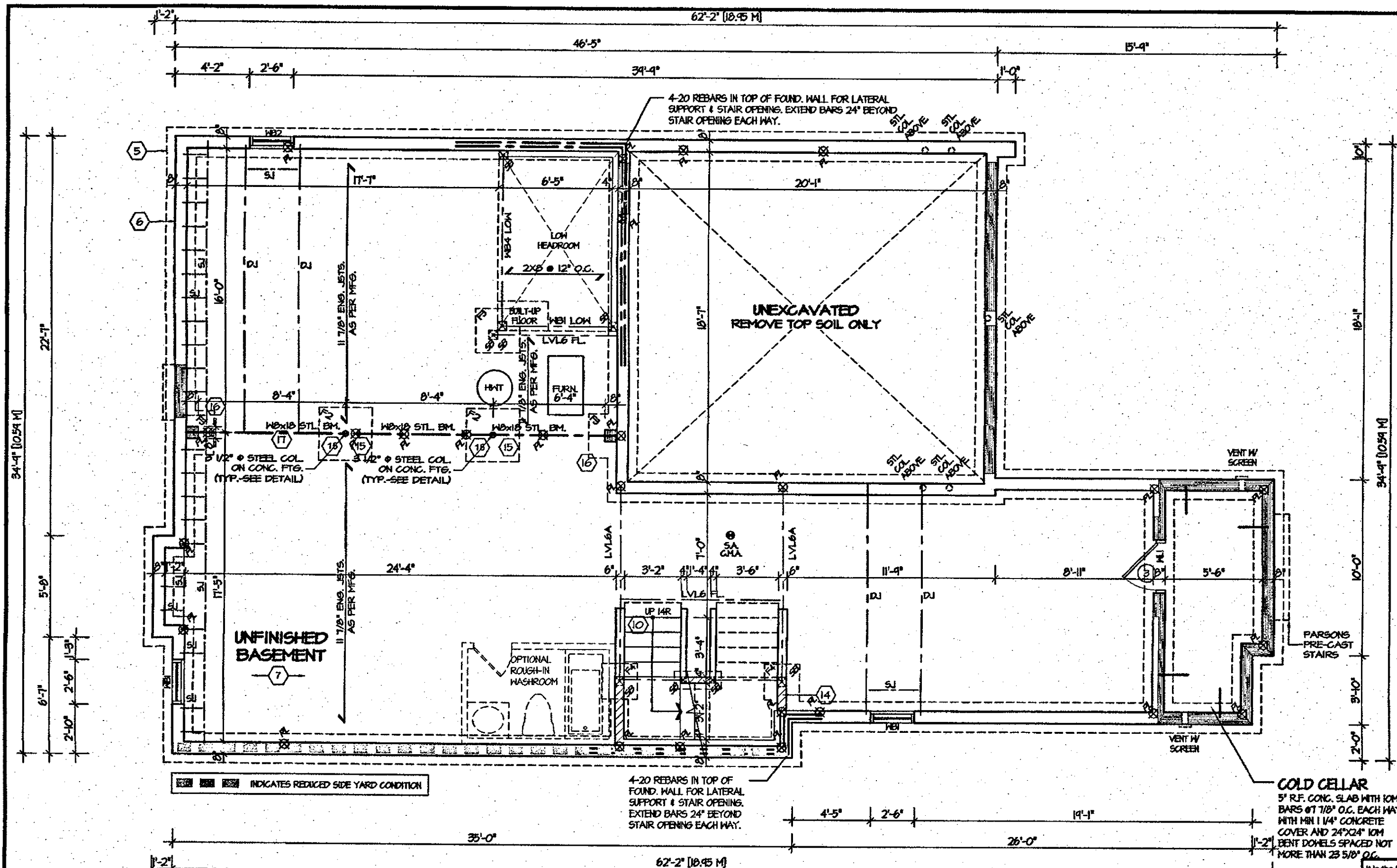
VIKAS GAJJAR
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**REGION
DESIGN
INC.**

SHEET TITLE
BASEMENT PLAN 1
SCALE
3/16\"/>

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 3002
PROJECT 03-13-07
PAGE No. 1



BASEMENT 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'-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. 18-101061

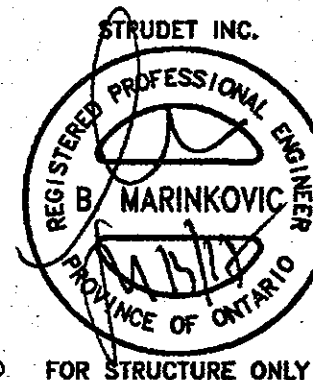
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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE
Mar 21/18



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ARCHITECTURAL REVIEW & APPROVAL

NOV 2/0 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

JUL 14 2017

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	JUNE 2017
1.	ISSUED FOR COORDINATION	APR 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
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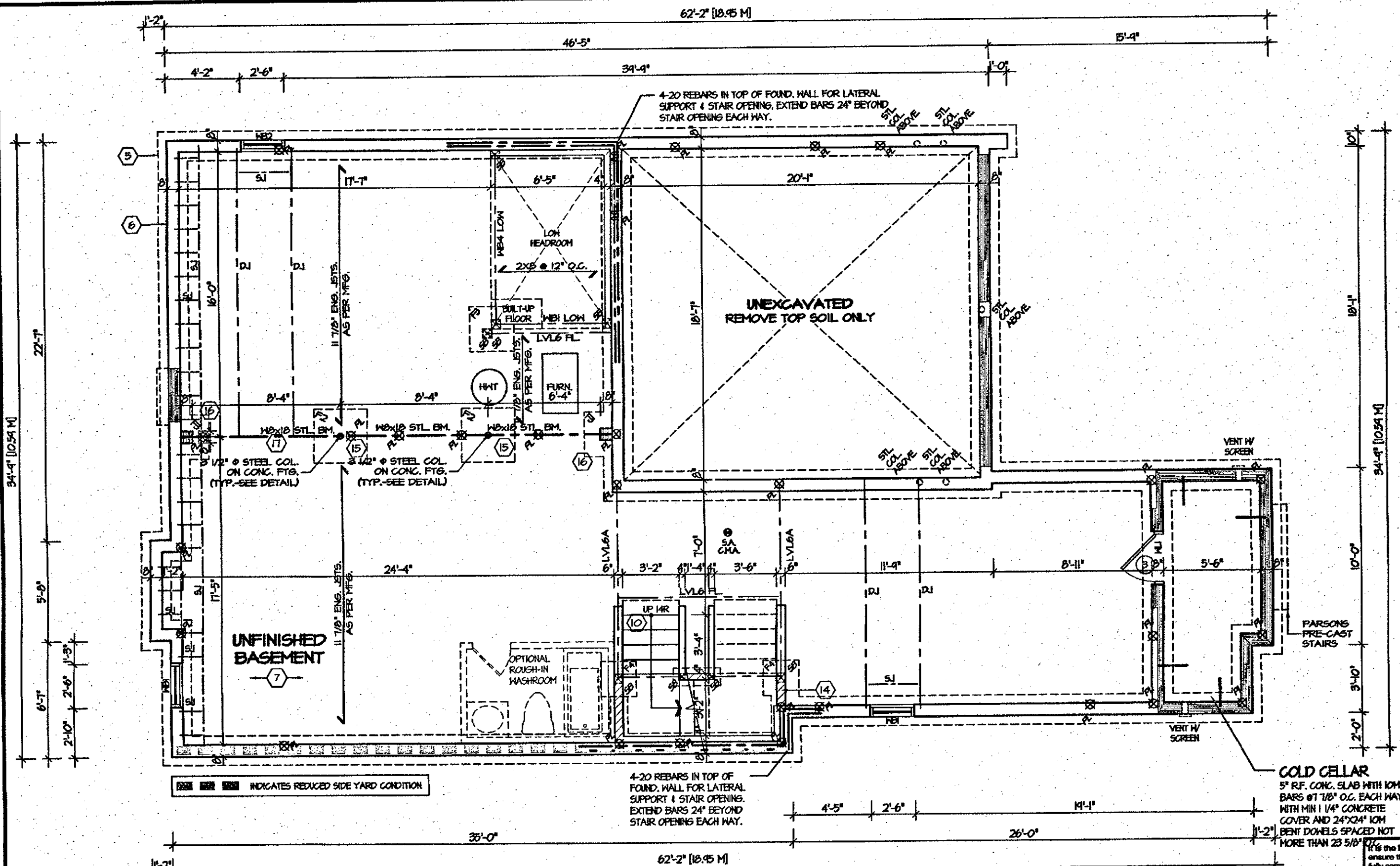
**REGION
DESIGN
INC.**

SHEET TITLE BASEMENT PLAN 2	
SCALE 3/16"=1'-0"	BY ZMP
DATE JUNE 2017	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 3002	PAGE No. 1-2
PROJECT 03-13-07	

Greenpark.

PROJECT NAME
**RUSSEL GARDENS BUILDING LTD.
PHASE II**



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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

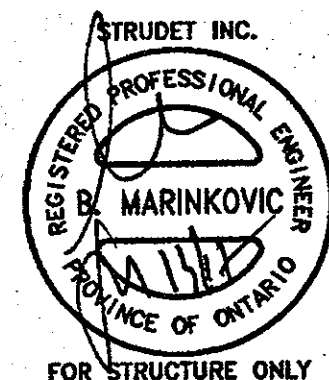
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division

Permit No. 18-104061

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

These drawings and specifications have been reviewed by
[Signature] Mar 21/18
FOR CHIEF BUILDING OFFICIAL DATE



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

JUL 14 2017

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	JUNE 2017
1.	ISSUED FOR COORDINATION	APR 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
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REGION DESIGN INC.

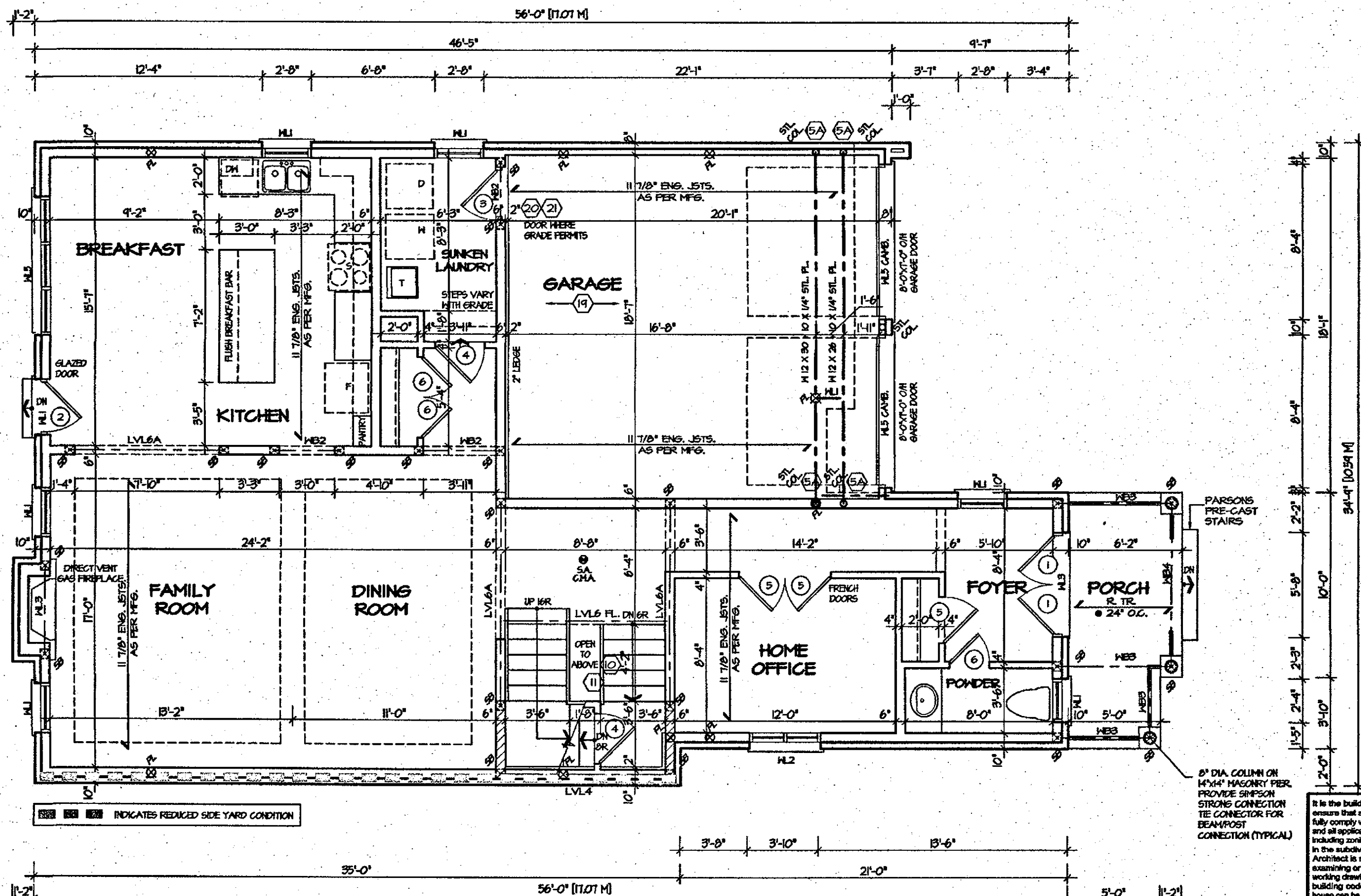
SHEET TITLE
BASEMENT PLAN 3

SCALE
3/16"=1'-0"
DATE
JUNE 2017

BY
ZMP
TYPE

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AREA
3002
PROJECT
03-13-07

Greenpark.
PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II



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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division

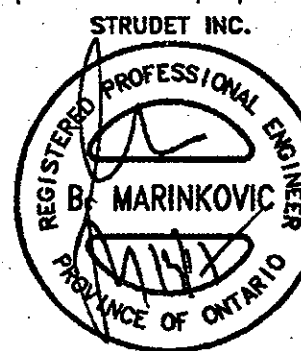
Permit No. 18-104061

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

These drawings and specifications have been reviewed by
[Signature] DATE JUL 14 2017

FOR CHIEF BUILDING OFFICIAL

JUL 14 2017



FOR STRUCTURE ONLY

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NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

6.		
4.		
3.		
2.	ISSUED FOR PERMIT	JUNE 2017
1.	ISSUED FOR COORDINATION	APR 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 GAJIA
NAME SIGNATURE
28770
BCIN

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

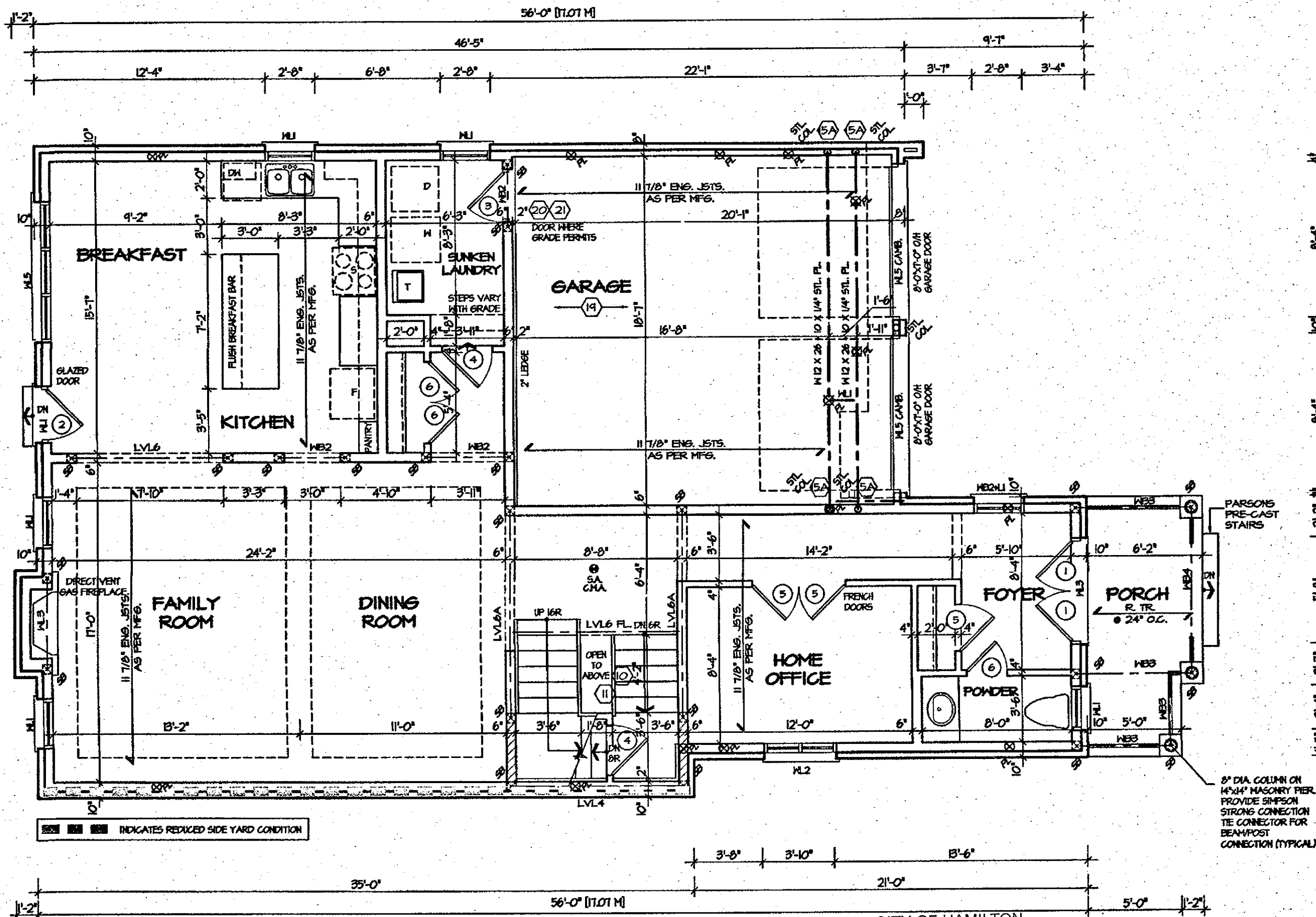
**REGION
DESIGN
INC.**

SHEET TITLE FIRST FLOOR PLAN 2	
SCALE 3/16"=1'-0"	BY ZMP
DATE JUNE 2017	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 3002	PAGE No. 2-2
PROJECT 03-13-07	

Greenpark.

PROJECT NAME
**RUSSEL GARDENS BUILDING LTD.
PHASE II**



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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division

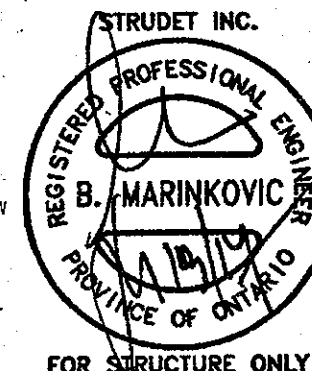
Permit No. 18-104061

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FOR CHIEF BUILDING OFFICIAL

DATE
JUL 14 2017



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NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

5.	
4.	
3.	
2. ISSUED FOR PERMIT	JUNE 2017
1. ISSUED FOR COORDINATION	APR 2017
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VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

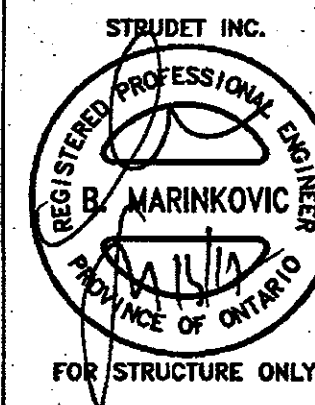
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE FIRST FLOOR PLAN 3	
SCALE 3/16"=1'-0"	BY ZMP
DATE JUNE 2017	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 3002	PAGE No. 2-3
PROJECT 03-13-07	

Greenpark.
PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II



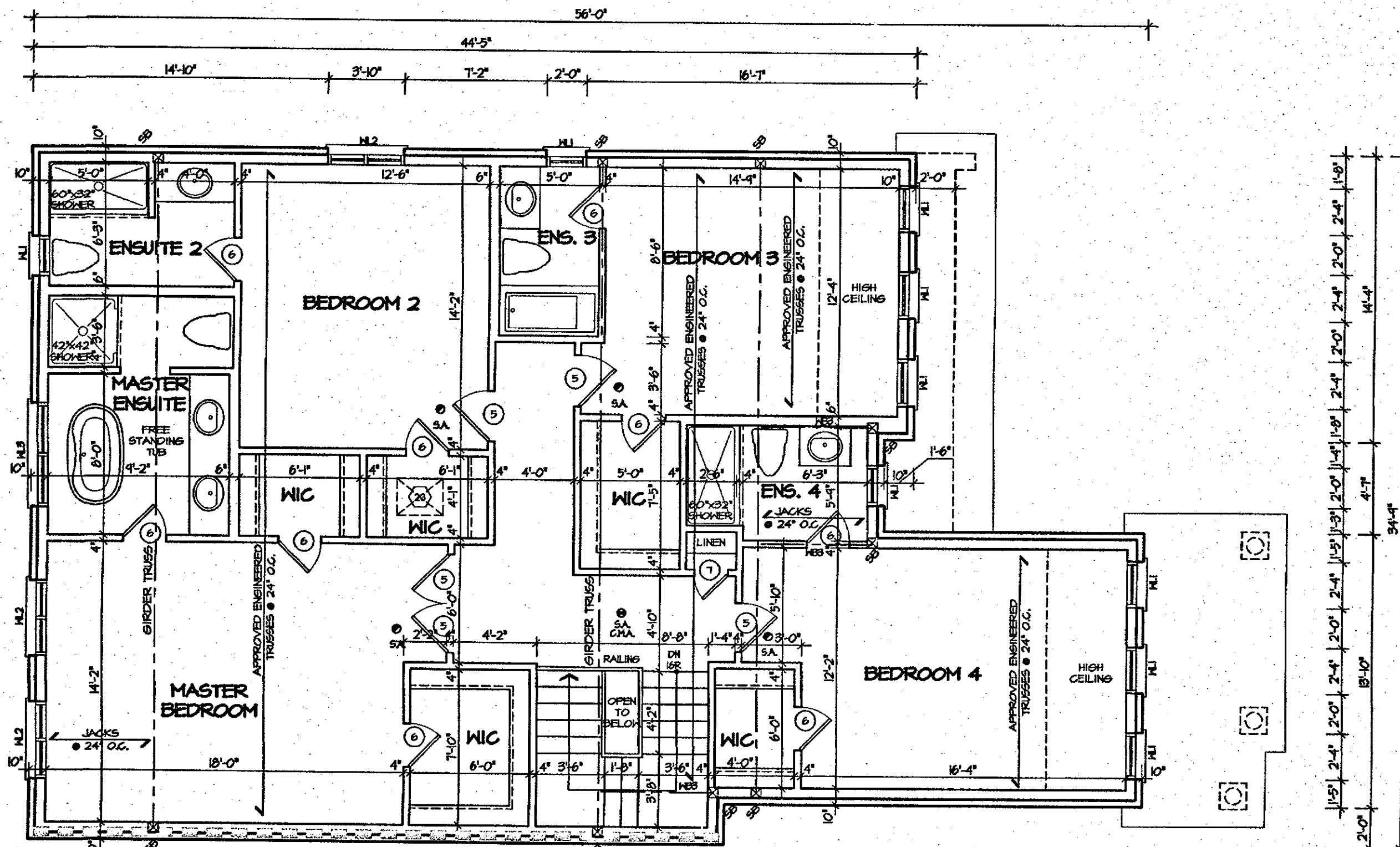
NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5

G.T. = GIRDER TRUSS BY ROOF TRUSS METHOD

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4.						SECOND FLOOR PLAN 1				
3.						SCALE 3/16"=1'-0"	BY ZMP	AREA 3002	PAGE No. 3	
2. ISSUED FOR PERMIT	JUNE 2017					DATE JUNE 2017	TYPE	PROJECT 03-13-07		
1. ISSUED FOR COORDINATION	APR 2017									
REVISIONS										



SECOND FLOOR PLAN 2

REFER TO TRUSS SHOP DRAWINGS FOR TRUSS LAYOUTS

G.T. = GIRDER TRUSS BY ROOF TRUSS MFG.

CITY OF HAMILTON
Building Division

Permit No. 18-104061

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These drawings and/or specifications have been reviewed by
[Signature] Mr. 21/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 14 2017



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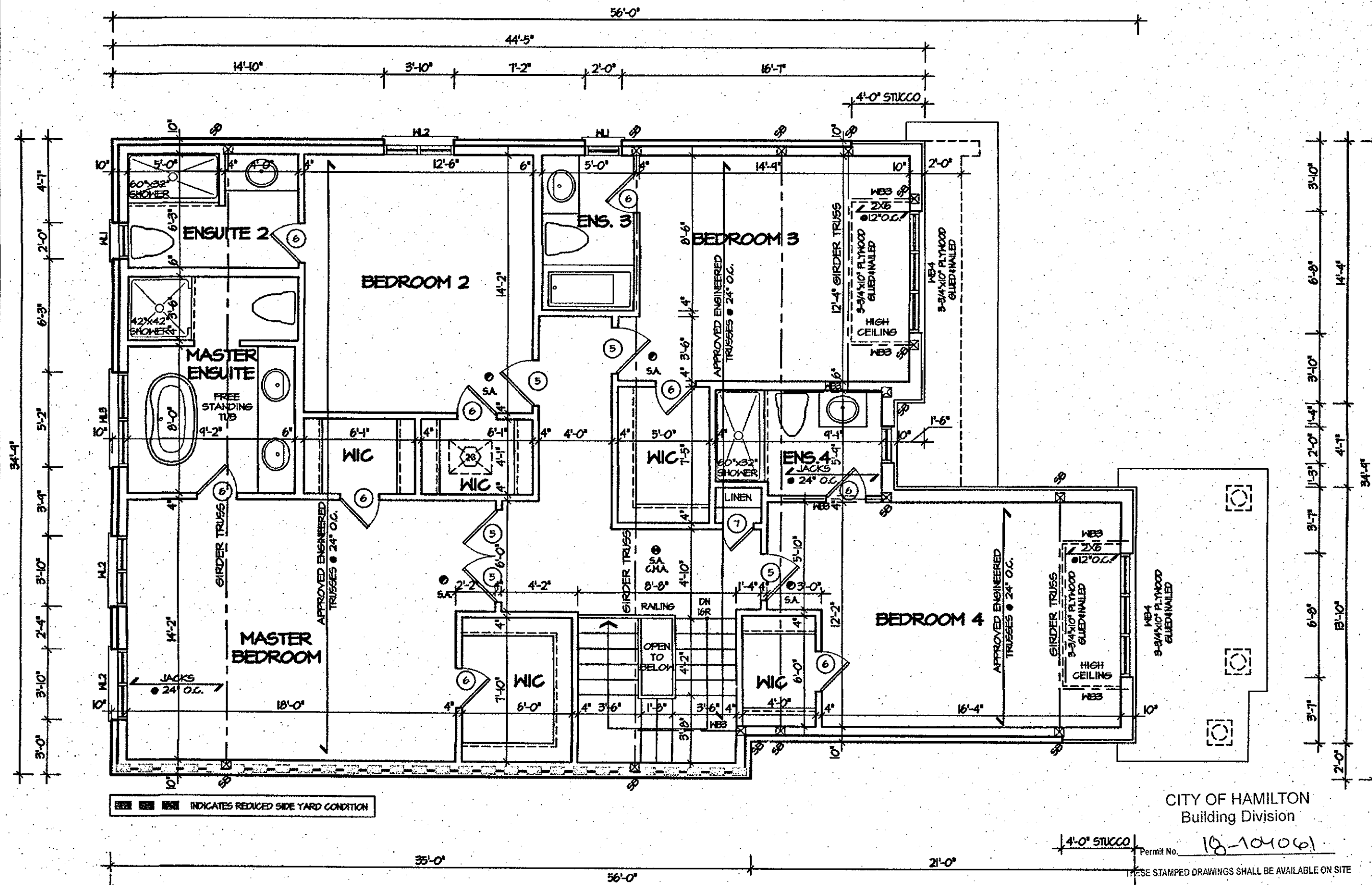
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

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4.				SCALE 3/16"=1'-0"	BY ZMP	AREA 3002	PAGE No. 3-2	
3.				DATE JUNE 2017	TYPE	PROJECT 03-13-07		
2.	ISSUED FOR PERMIT JUNE 2017							
1.	ISSUED FOR COORDINATION APR 2017							
REVISIONS								



SECOND FLOOR PLAN 3

REFER TO TRUSS SHOP DRAWINGS FOR TRUSS LAYOUTS

G.T. = GIRDER TRUSS BY ROOF TRUSS MFG.

CITY OF HAMILTON
Building Division

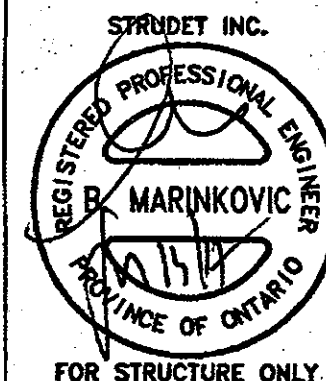
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[Signature] Mar 21/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 14 2017



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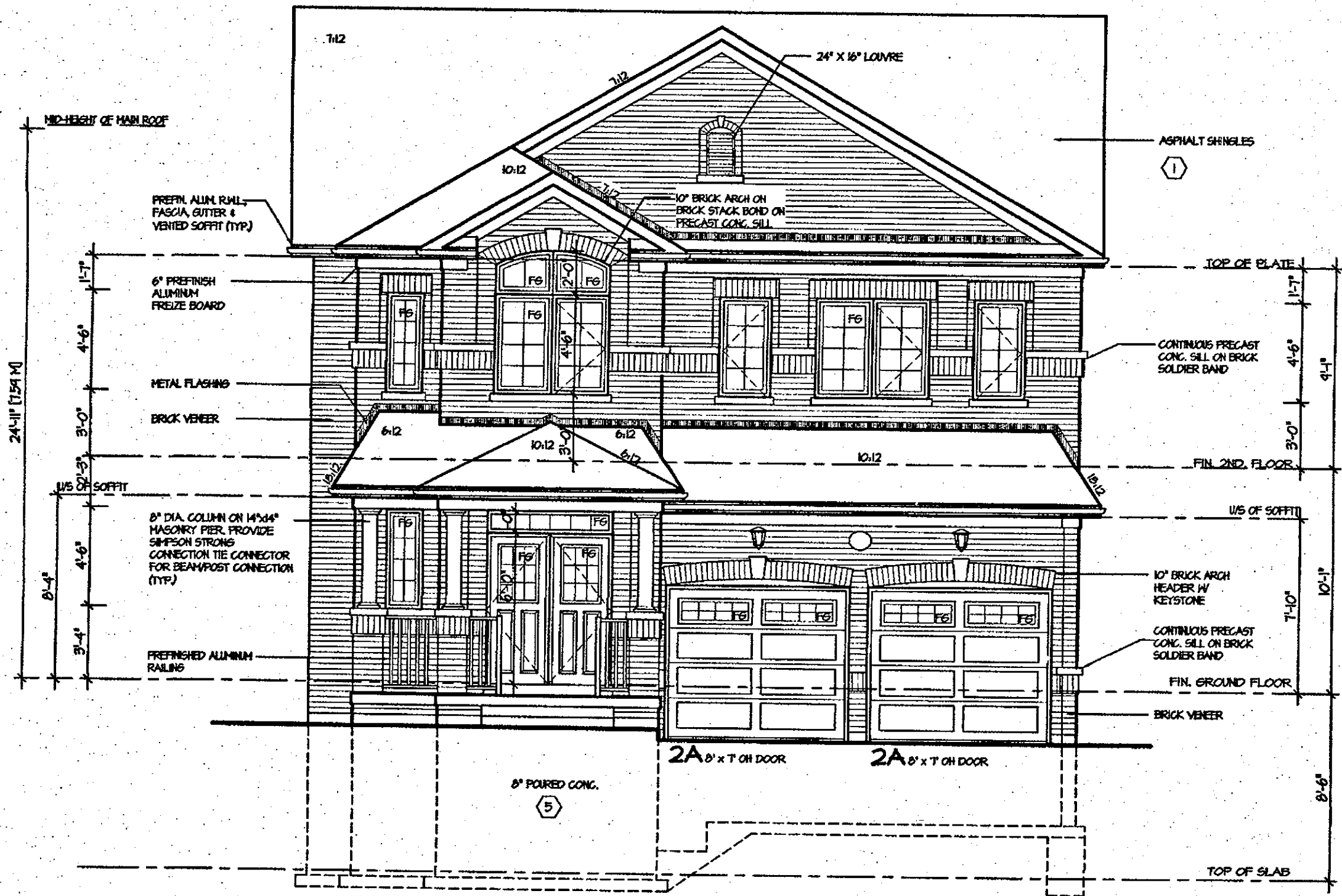
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

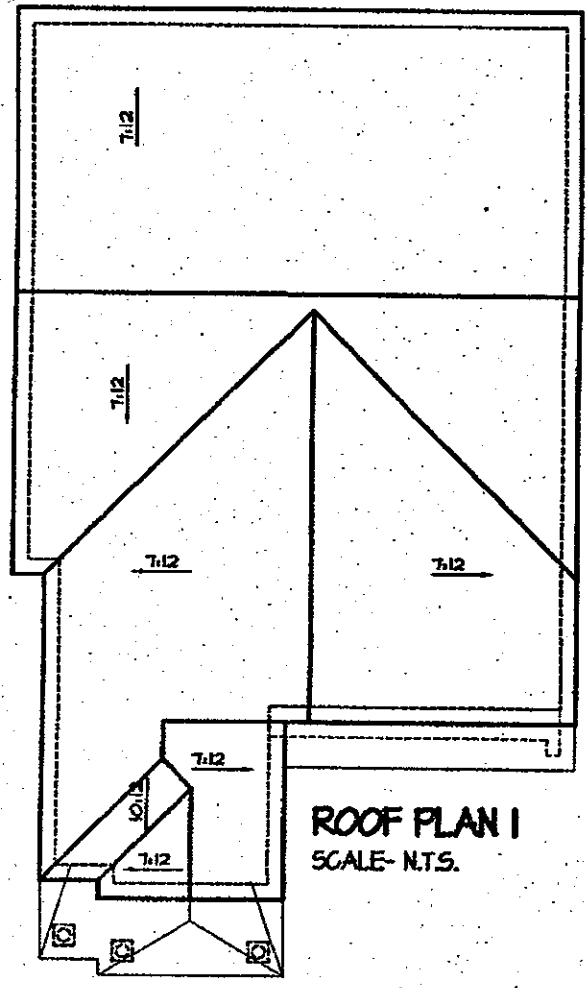
John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

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4.					SECOND FLOOR PLAN 3				
3.					SCALE	BY	AREA	PAGE No.	
2.	ISSUED FOR PERMIT				3/16"=1'-0"	ZMP	3002	3-3	
1.	ISSUED FOR COORDINATION				JUNE 2017	TYPE	PROJECT	03-13-07	
REVISIONS						PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II			



FRONT ELEVATION I



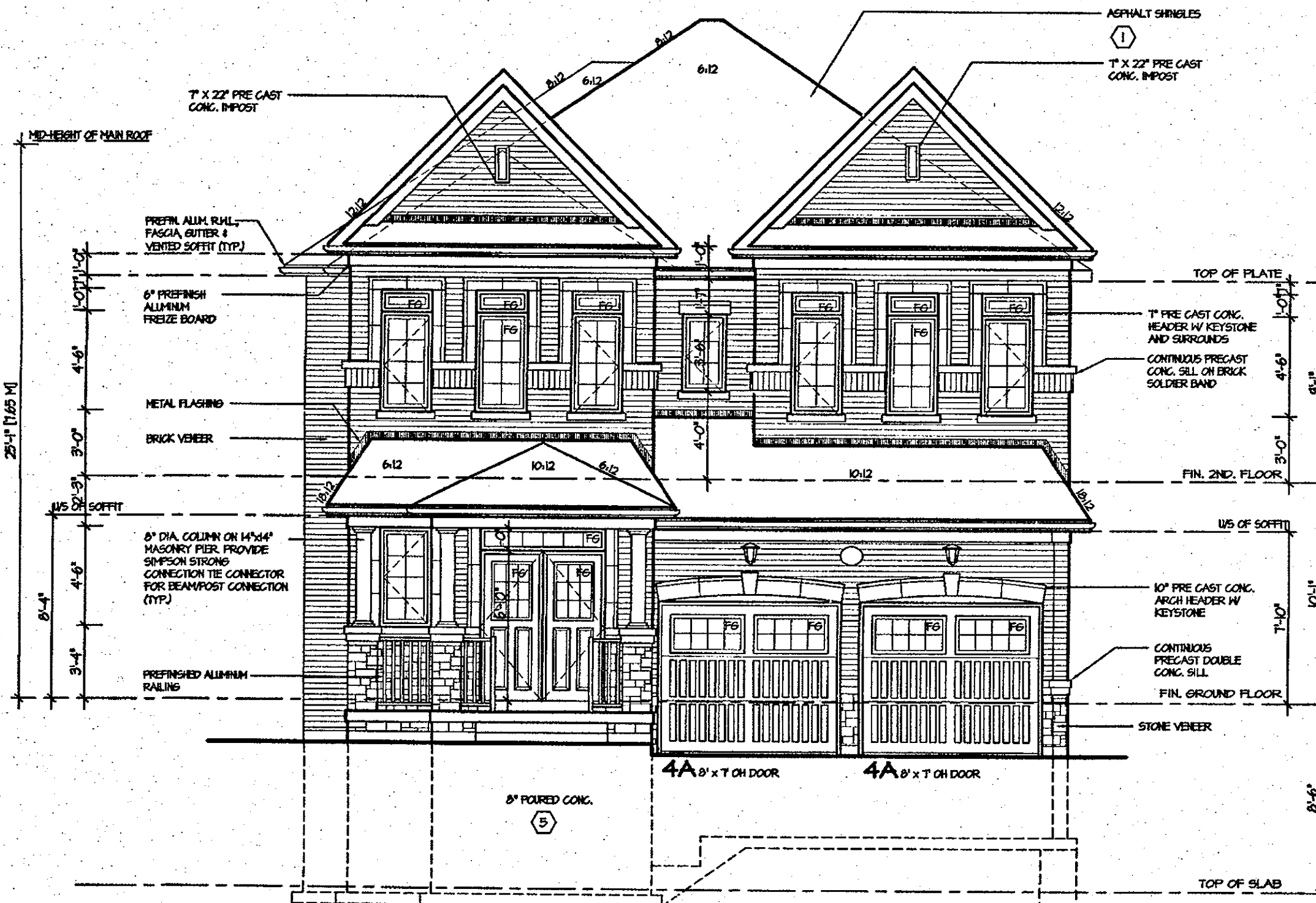
CITY OF HAMILTON
Building Division
Permit No. 18-104061
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

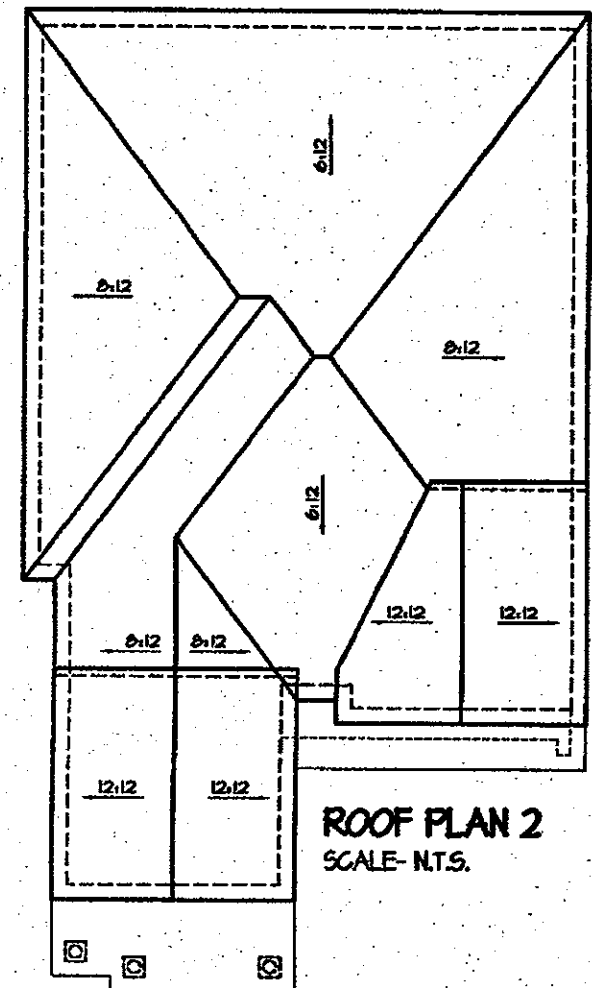
JUL 14 2017

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

5. _____ 4. _____ 3. _____ 2. ISSUED FOR PERMIT JUNE 2017 1. ISSUED FOR COORDINATION APR 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 <i>[Signature]</i> 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S5 P (416) 736-4096 F (905) 660-0746		REGION DESIGN INC. SHEET TITLE FRONT ELEVATION 1 SCALE 3/16"=1'-0" DATE JUNE 2017 BY ZMP 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 3002 PROJECT 03-13-07 PAGE NO. 4		Greenpark. PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II	
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FRONT ELEVATION 2



CITY OF HAMILTON
Building Division

Permit No. 18-104061

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] Mar 21/2018
FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

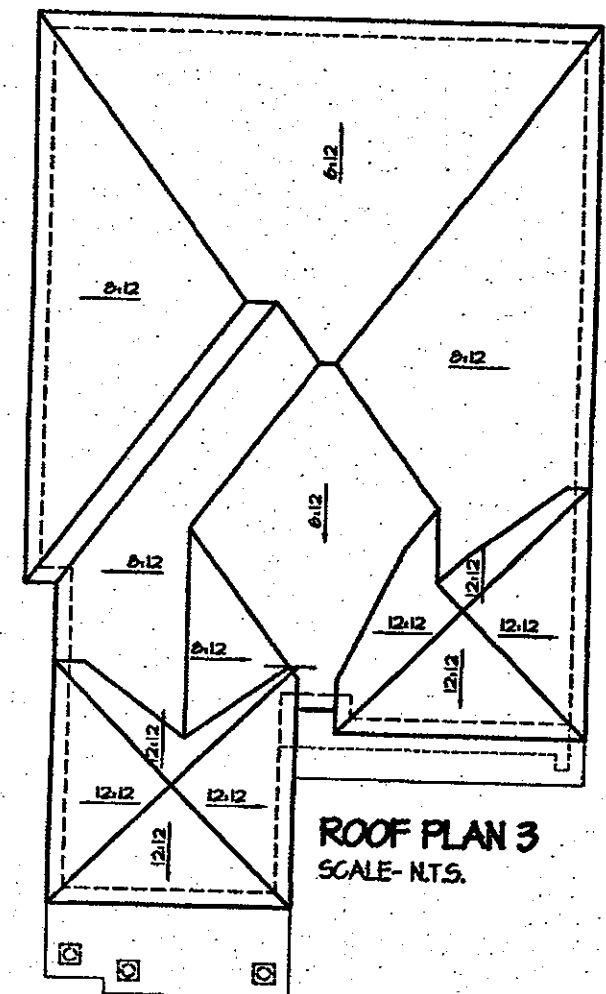
NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

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ROOF PLAN 3
SCALE- N.T.S.

CITY OF HAMILTON
Building Division

Permit No. 18-104061

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These drawings and/or specifications have been reviewed by
[Signature] Nov. 21/18
FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

Greenpark.

PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II

4-3

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

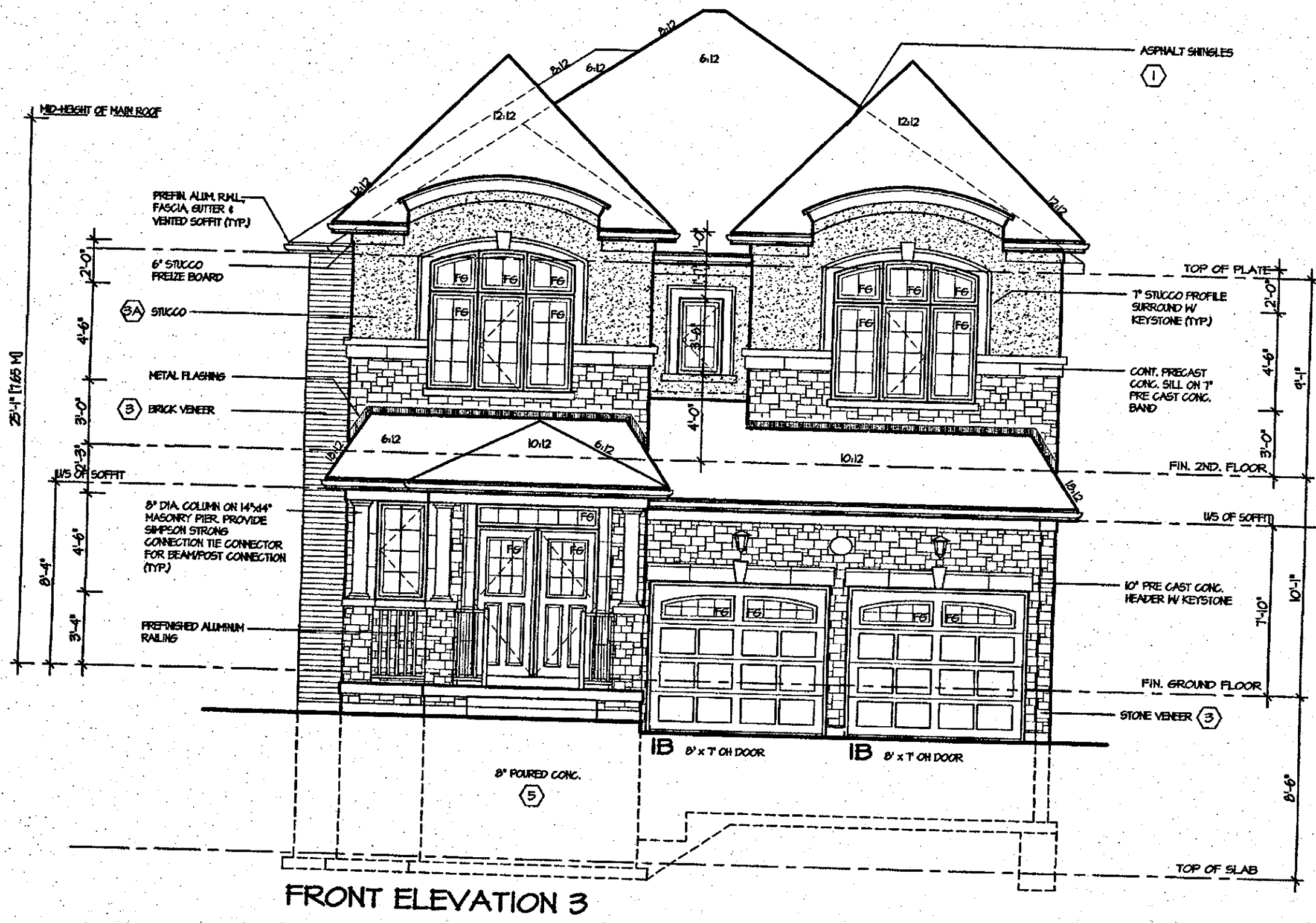
SHEET TITLE
FRONT ELEVATION 3
SCALE 3/16"=1'-0"
DATE JUNE 2017
BY ZMP
TYPE
PROJECT 03-13-07

REGION DESIGN INC.

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

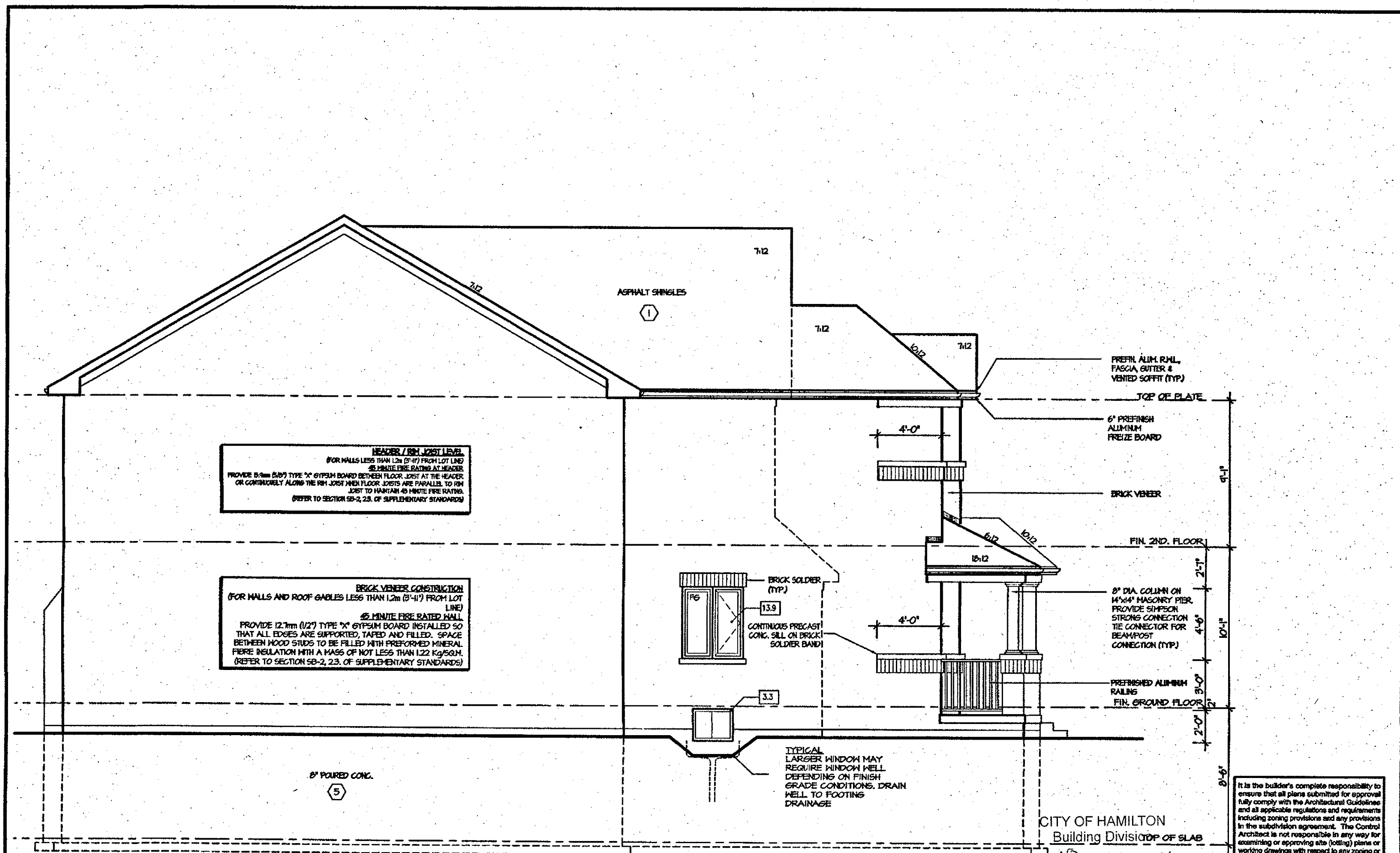
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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.6 of the building code
VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

5.		
4.		
3.		
2.	ISSUED FOR PERMIT	JUNE 2017
1.	ISSUED FOR COORDINATION	APR 2017
REVISIONS		



FRONT ELEVATION 3

July 13, 2017 11:56:13 AM M:\PROJECTS\RUSSELL GARDENS\STANDARD PLANS\ROSEWOOD 5 - REG - ZIMPACAD-ROSEWOOD 5 MASTER.DWG



LEFT ELEVATION 1

ALLOWABLE GLAZING

WALL AREA
ALLOWABLE WINDOW AREA
ACTUAL WINDOW AREA

7.00 % (1.2 M SIDEYARD)

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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434.64 THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

30.71 These drawings and/or specifications have been reviewed by

11.20 FOR CHIEF BUILDING OFFICIAL DATE

JUL 14 2017

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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

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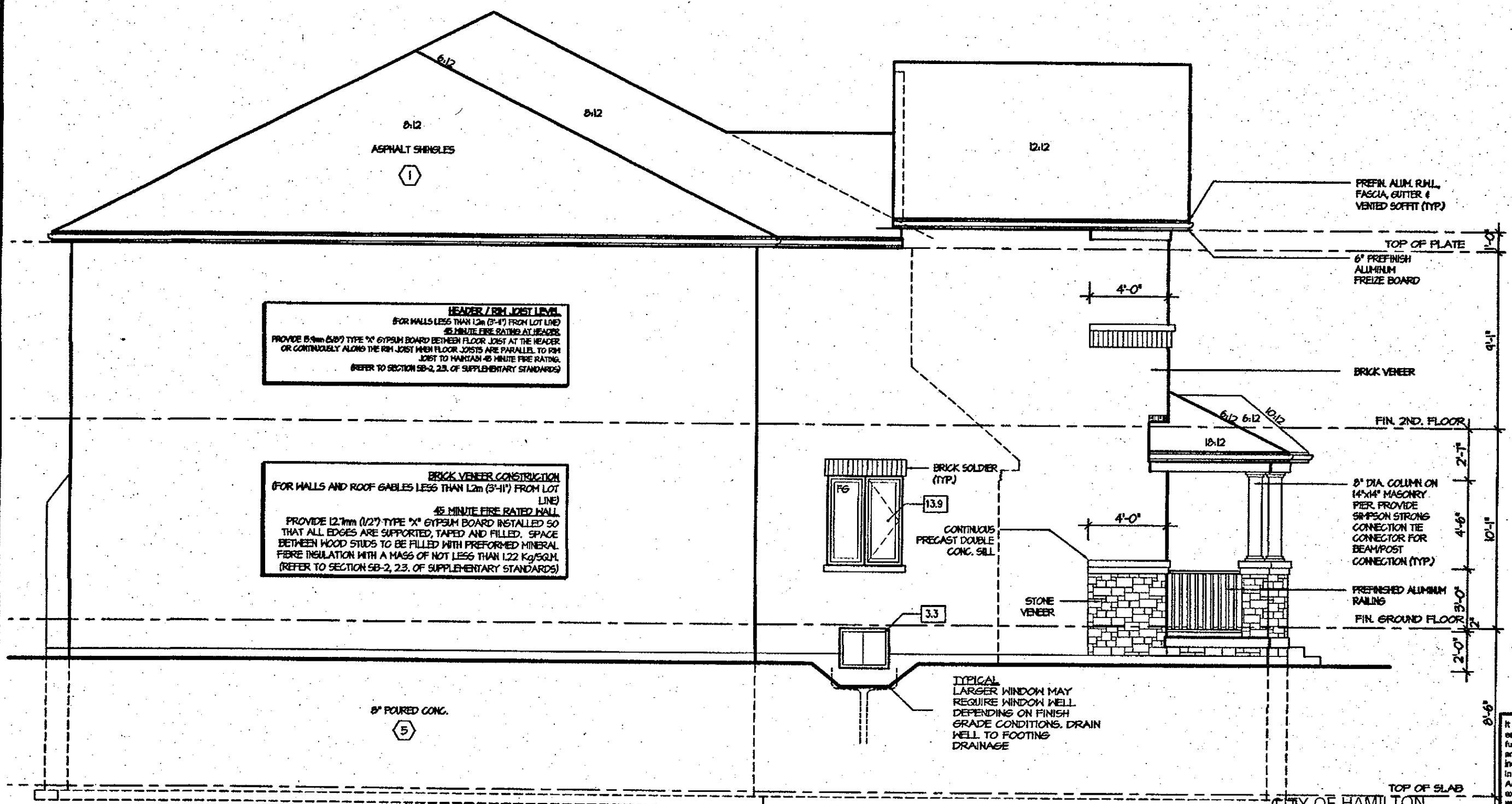
REGION DESIGN INC.

SHEET TITLE LEFT SIDE ELEVATION 1	
SCALE 3/16"=1'-0"	BY ZMP
DATE JUNE 2017	TYPE

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AREA 3002	PAGE No. 5
PROJECT 03-13-07	

Greenpark.

PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II



LEFT ELEVATION 2

ALLOWABLE GLAZING
 WALL AREA
 ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)
 ACTUAL WINDOW AREA

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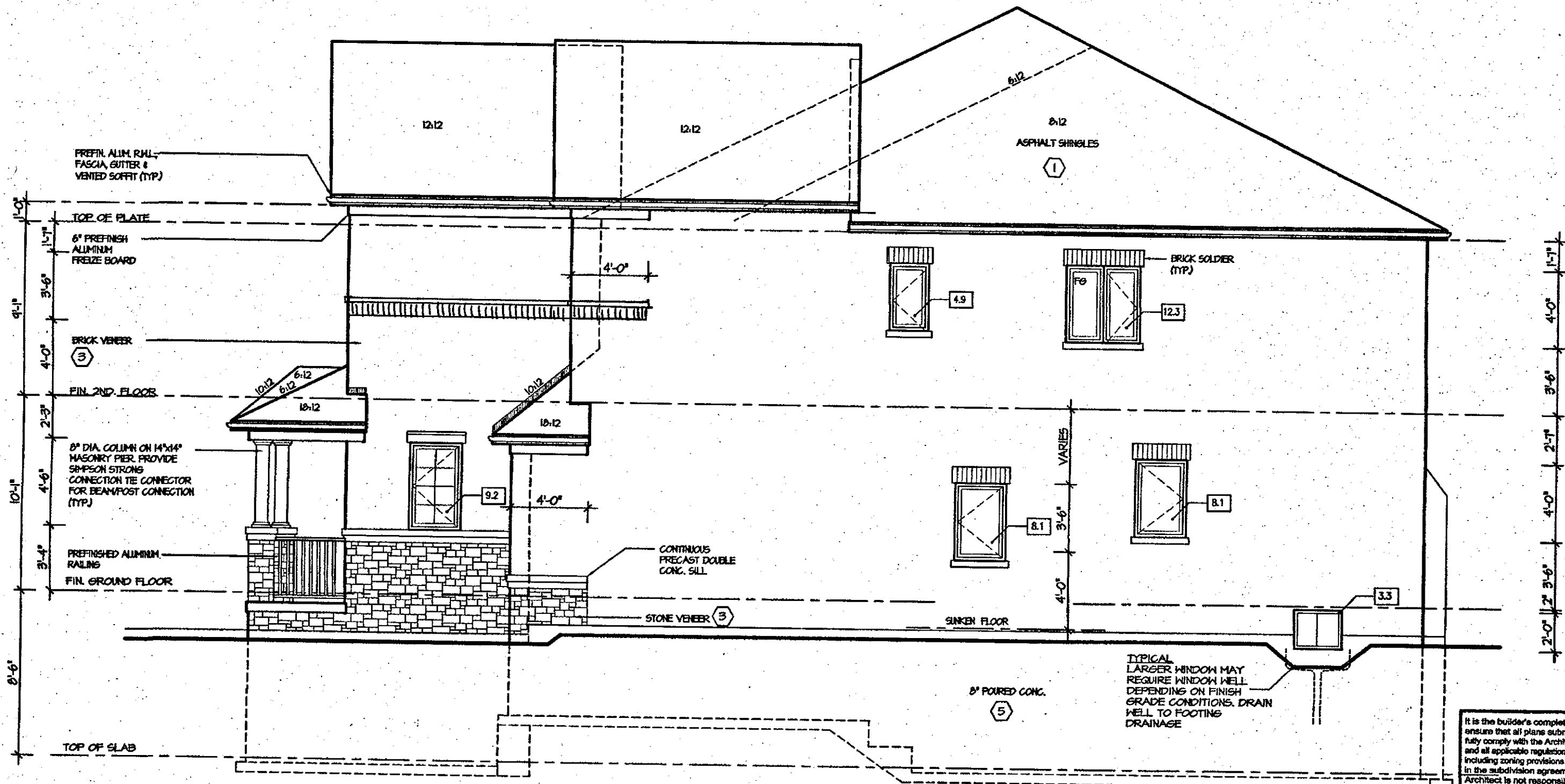
REGION DESIGN INC.
 8700 DUFFERIN ST.
 CONCORD, ONTARIO
 L4K 4S6
 P (416) 736-4096
 F (905) 860-0746

REGION DESIGN INC.
 SHEET TITLE
 LEFT SIDE ELEVATION 2
 SCALE 3/16"=1'-0"
 BY ZMP
 DATE JUNE 2017
 TYPE

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 AREA 3002
 PAGE No. 5-2
 PROJECT 03-13-07

Greenpark.
 PROJECT NAME
 RUSSEL GARDENS BUILDING LTD.
 PHASE II





RIGHT ELEVATION 2 ALLOWABLE GLAZING

WALL AREA 1172.36
ALLOWABLE WINDOW AREA @ 1.00 % (1.2 M SIDEYARD) 82.07
ACTUAL WINDOW AREA 45.90

CITY OF HAMILTON
Building Division

Permit No. 18-10404

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[Signature] DATE: Mar 21/18
FOR CHIEF BUILDING OFFICIAL

JUL 14 2017

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NAME SIGNATURE 28770
BCIN

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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
JUNE 2017

BY
ZMP
TYPE

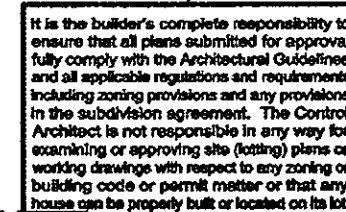
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
3002
PROJECT
03-13-07

PAGE No.
6-2

Greenpark.

PROJECT NAME
**RUSSEL GARDENS BUILDING LTD.
PHASE II**



ARCHITECTURAL REVIEW & APPROVAL .

John G. Williams Limited, Architect

ROSEWOOD 5

COMPLIANCE PACKAGE 'A1'

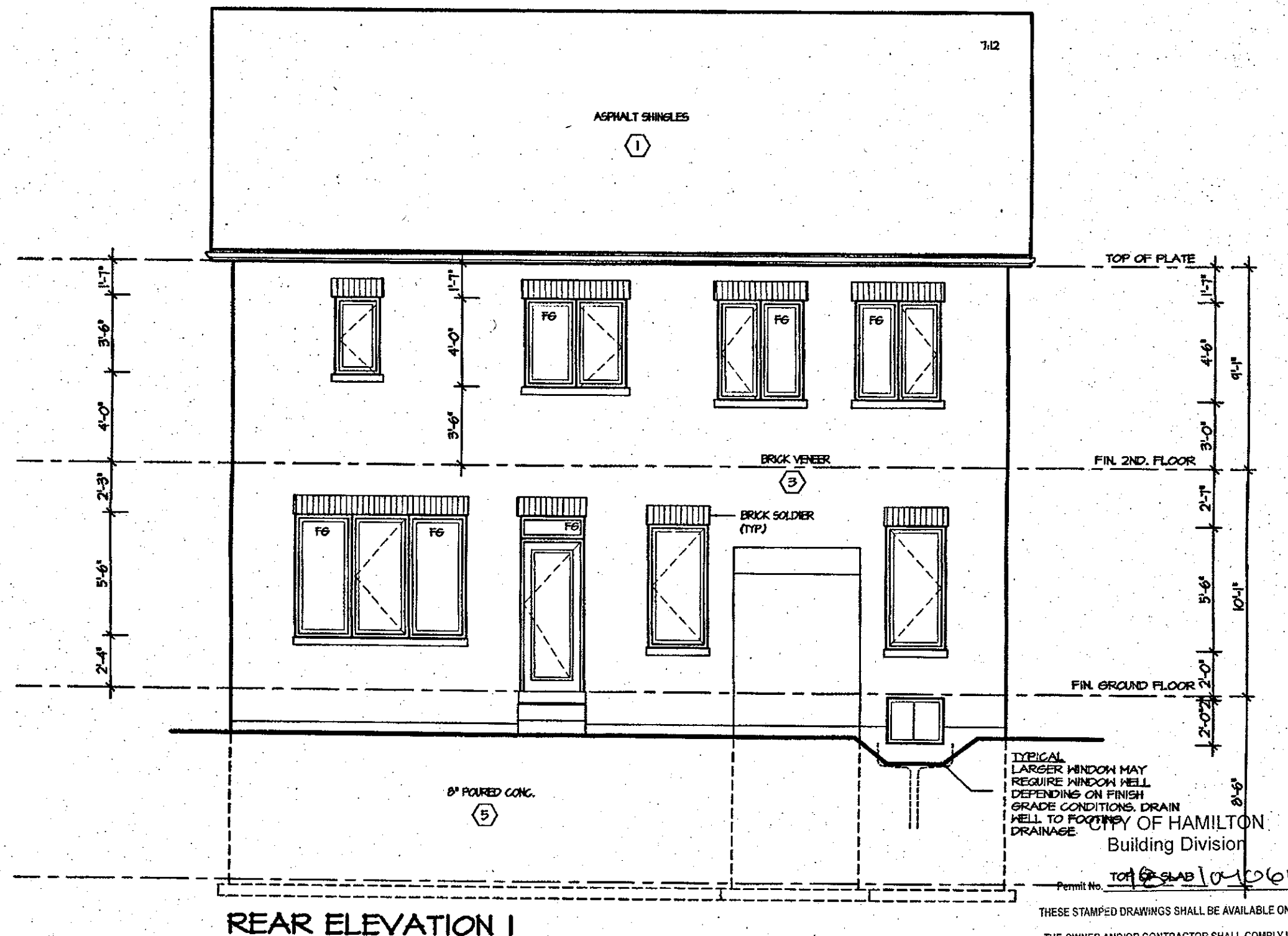
WALL AREA
ALLOWABLE WINDOW AREA • 7.00 % (1.2 M SIDEYARD)
ACTUAL WINDOW AREA

117236
82.07
45.40

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

JUL 14 2017

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 4S8 P (416) 738-4096 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.		 PROJECT NAME RUSSEL GARDENS BUILDING LTD PHASE II
4.					RIGHT SIDE ELEVATION 3				
3.					SCALE 3/16"=1'-0"	BY ZMP	AREA 3002	PAGE No. 6-3	
2. ISSUED FOR PERMIT	JUNE 2017				DATE JUNE 2017	TYPE	PROJECT 03-13-07		
1. ISSUED FOR COORDINATION	APR 2017								
REVISIONS									



TYPICAL
LARGER WINDOW MAY
REQUIRE WINDOW WELL
DEPENDENT ON FINISH
GRADE CONDITIONS. DRAIN
WELL TO FOOTING
DRAINAGE.

CITY OF HAMILTON
Building Division

Permit No. **10162101061**

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] **Nov. 21/18**
FOR CHIEF BUILDING OFFICIAL DATE

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

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ARCHITECTURAL REVIEW & APPROVAL

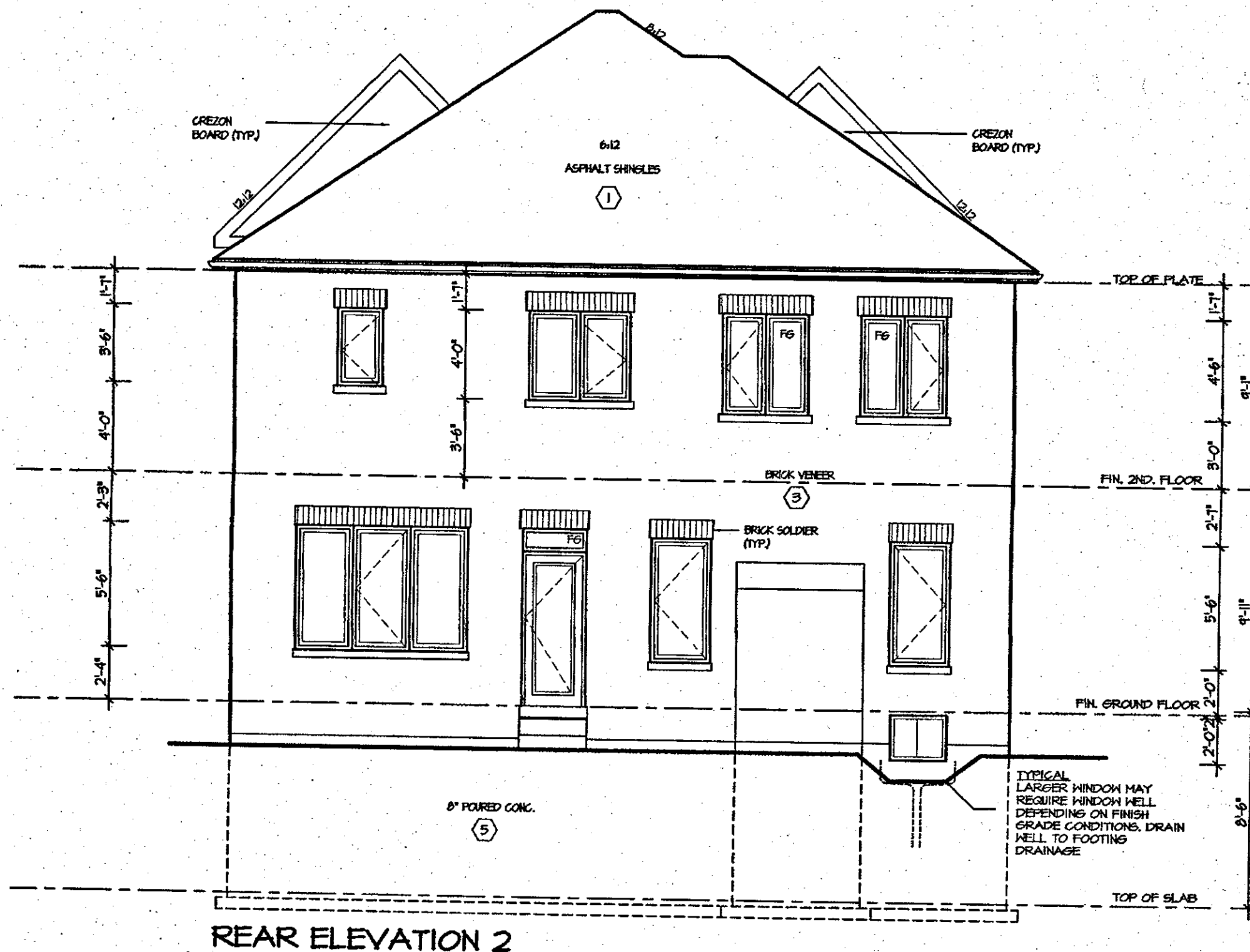
NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 5
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) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE REAR ELEVATION 1		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark. PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II
4.					SCALE 3/16"=1'-0"	BY ZMP	AREA 3002	PAGE No. 7	
3.					DATE JUNE 2017	TYPE	PROJECT 03-13-07		
2.	ISSUED FOR PERMIT	JUNE 2017							
1.	ISSUED FOR COORDINATION	APR 2017							
REVISIONS									



REAR ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 18-104061

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] Mar. 21/18

FOR CHIEF BUILDING OFFICIAL

DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

JUL 14 2017

5.	
4.	
3.	
2.	ISSUED FOR PERMIT JUNE 2017
1.	ISSUED FOR COORDINATION APR 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

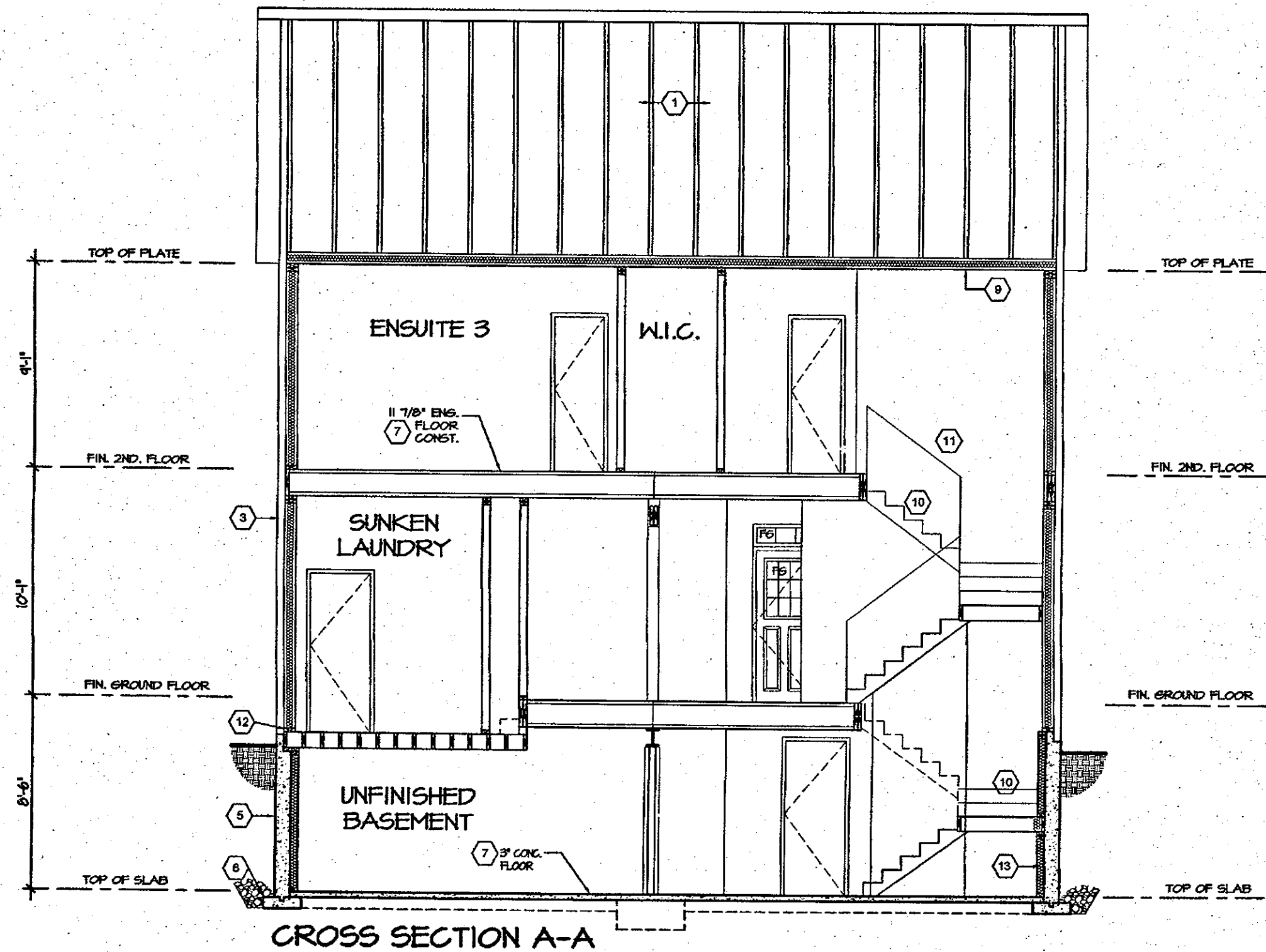
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4006
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
REAR ELEVATION 2
SCALE 3/16"=1'-0"
DATE JUNE 2017
BY ZMP
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 3002
PAGE No. 7-2
PROJECT 03-13-07

Greenpark.
PROJECT NAME
RUSSEL GARDENS BUILDING LTD.
PHASE II



CITY OF HAMILTON
Building Division

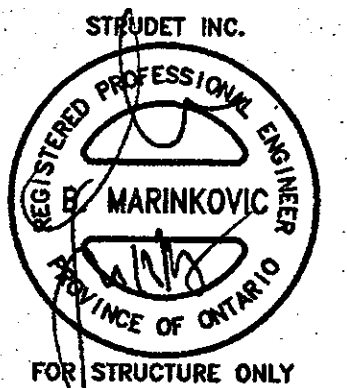
Permit No. 18-104061

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

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE



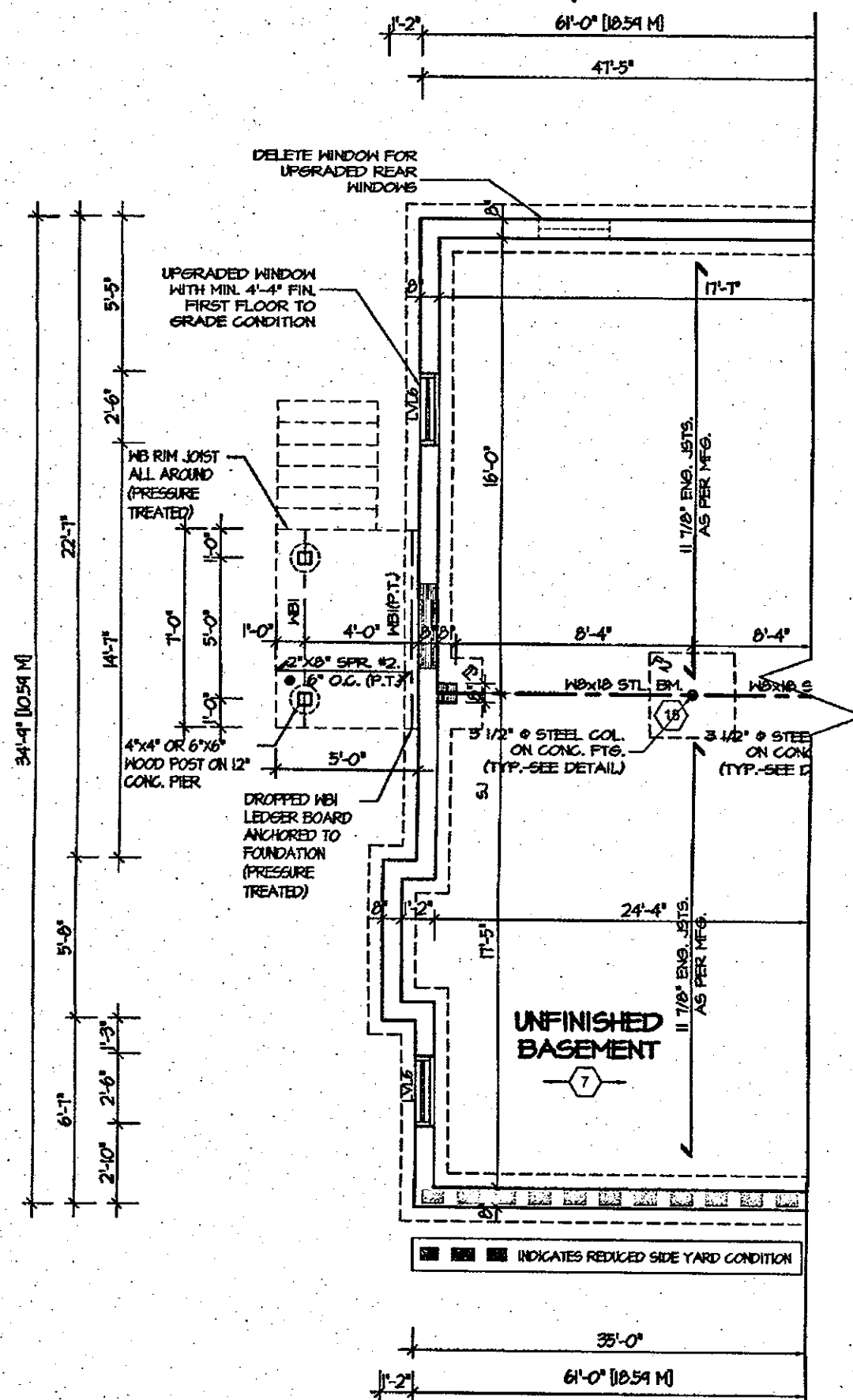
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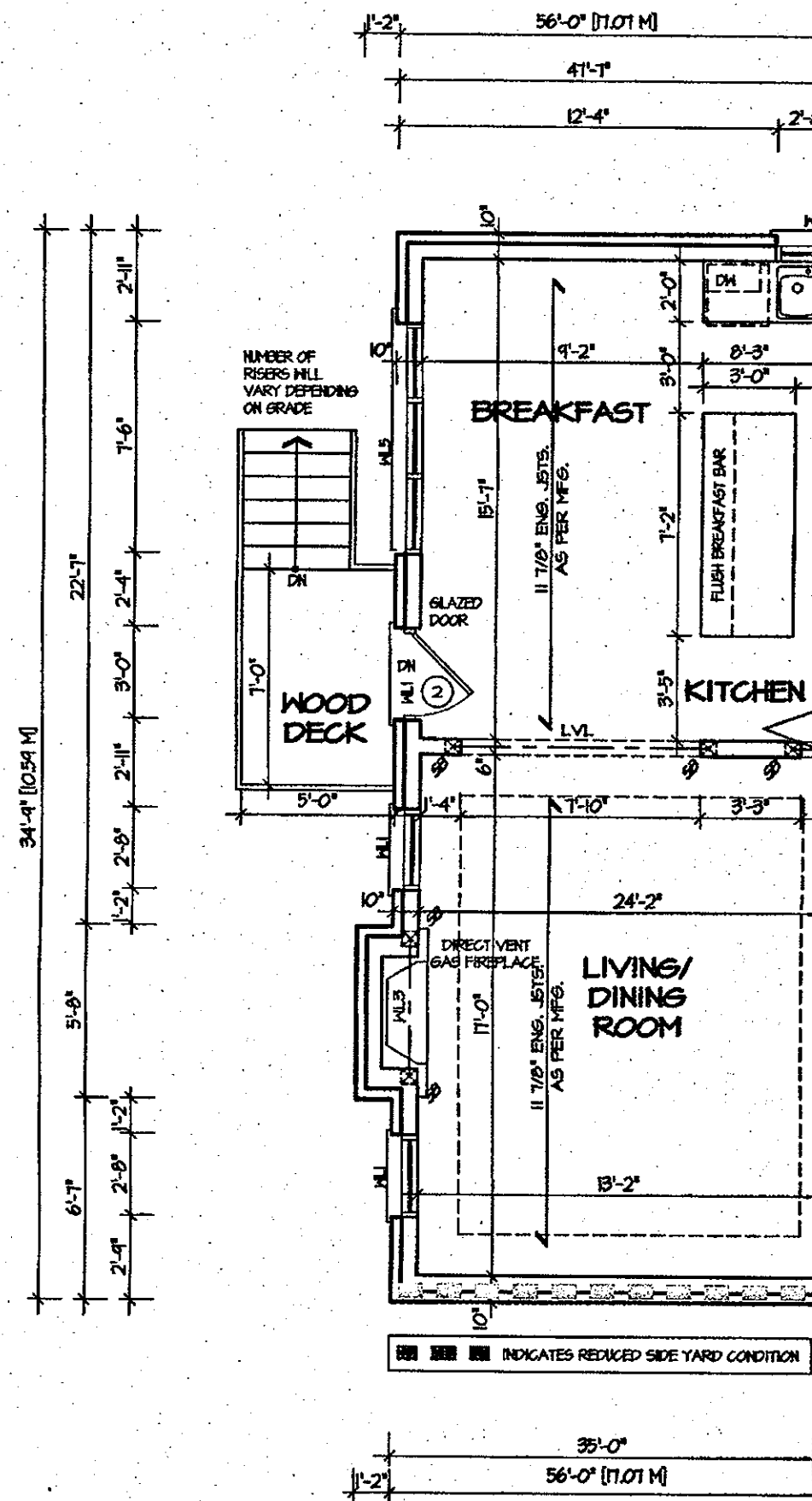
JUL 14 2017

ROSEWOOD 5
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 CROSS SECTION SCALE 3/16"=1'-0" DATE JUNE 2017	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 3002 PROJECT 03-13-07	 Greenpark. PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II
4.							
3.							
2.	ISSUED FOR PERMIT	JUNE 2017					
1.	ISSUED FOR COORDINATION	APR 2017					
REVISIONS							



PARTIAL BASEMENT PLAN
FOR DECK CONDITION



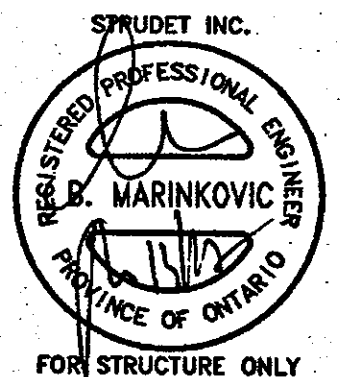
PARTIAL FIRST FLOOR PLAN
FOR DECK CONDITION

CITY OF HAMILTON
Building Division

Permit No. 18-104061

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] Nov 21/18
FOR CHIEF BUILDING OFFICIAL DATE



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ARCHITECTURAL REVIEW & APPROVAL

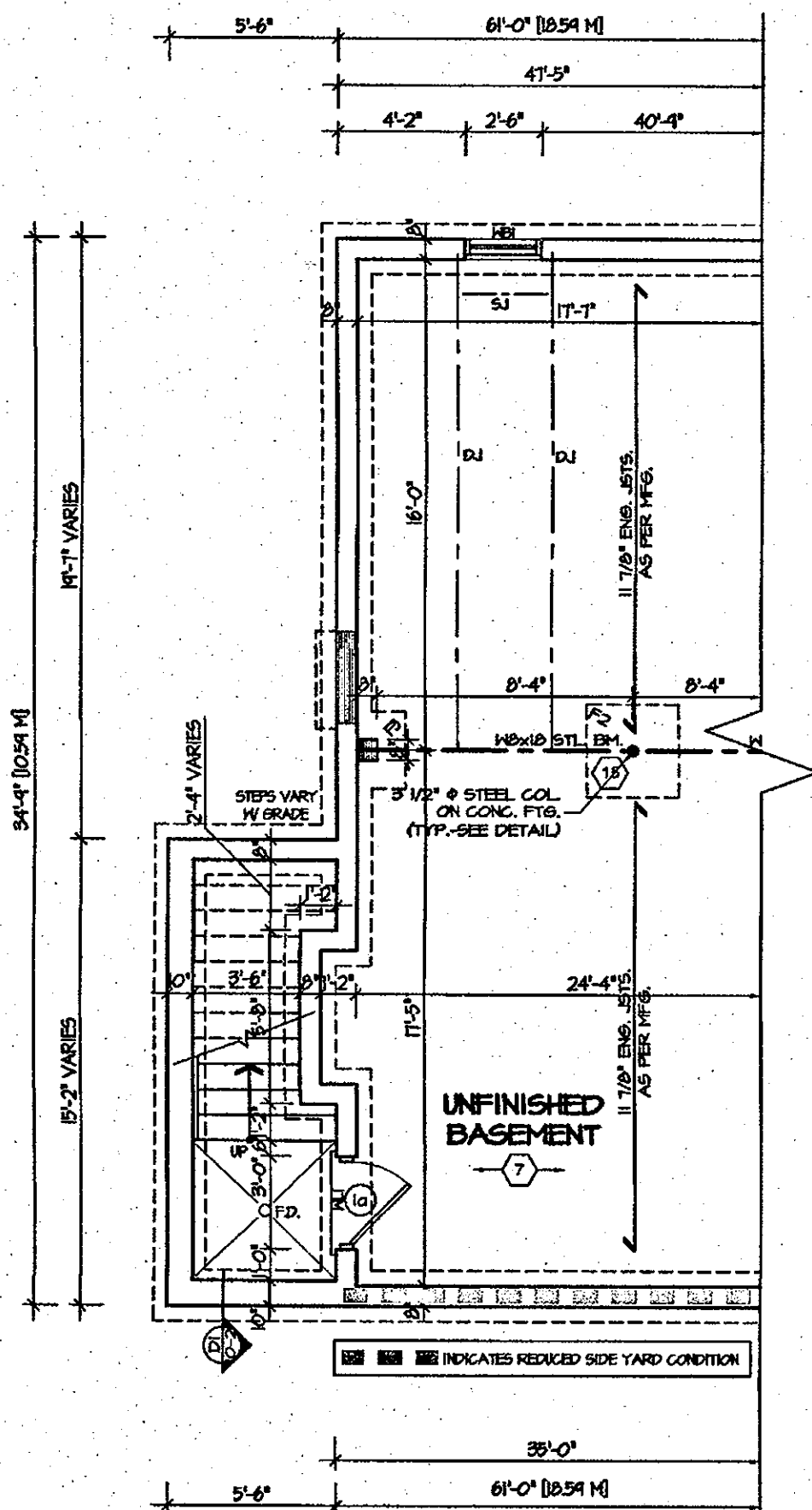
NOV 20 2017

John G. Williams Limited, Architect

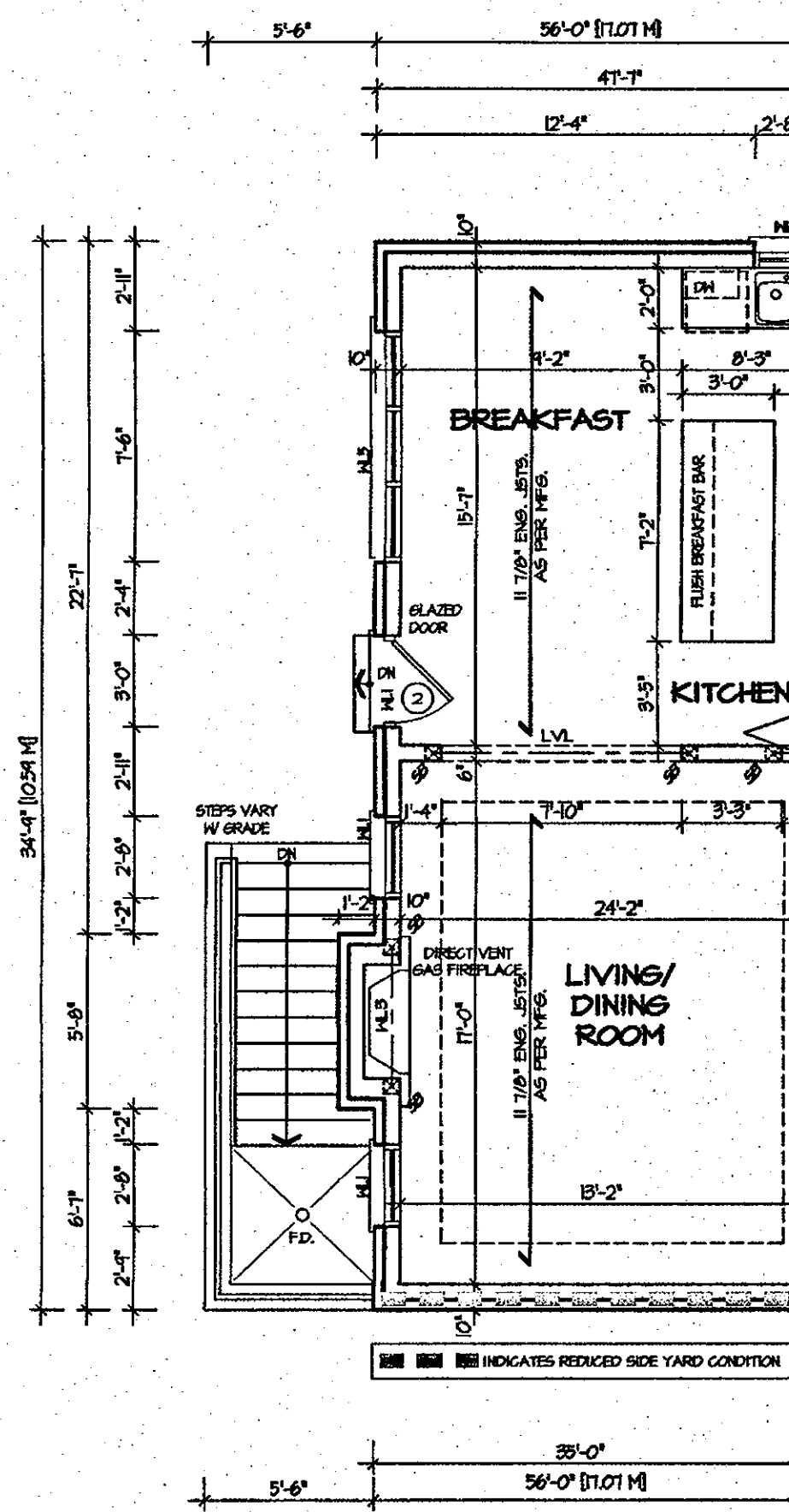
ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

JUL 14 2017

5. _____ 4. _____ 3. _____ 2. ISSUED FOR PERMIT JUNE 2017 1. ISSUED FOR COORDINATION APR 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 DECK PLANS SCALE 3/16"=1'-0" DATE JUNE 2017 BY ZMP 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 3002 PAGE No. 9 PROJECT 03-13-07	Greenpark. PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II
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PARTIAL BASEMENT PLAN
FOR WALK-UP CONDITION



PARTIAL FIRST FLOOR PLAN
FOR WALK-UP CONDITION

CITY OF HAMILTON
Building Division
Permit No. 18-104061
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
for CHIEF BUILDING OFFICIAL DATE



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

JUL 14 2017

5. REVISIONS 2. ISSUED FOR PERMIT JUNE 2017 1. ISSUED FOR COORDINATION APR 2017	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 WALK-UP PLANS SCALE 3/16"=1'-0" DATE JUNE 2017	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 3002 PROJECT 03-13-07	PAGE No. 10 PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II
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Permit No. 18-104061

FOR CHIEF BUILDING OFFICIAL DATE Mar. 21/18



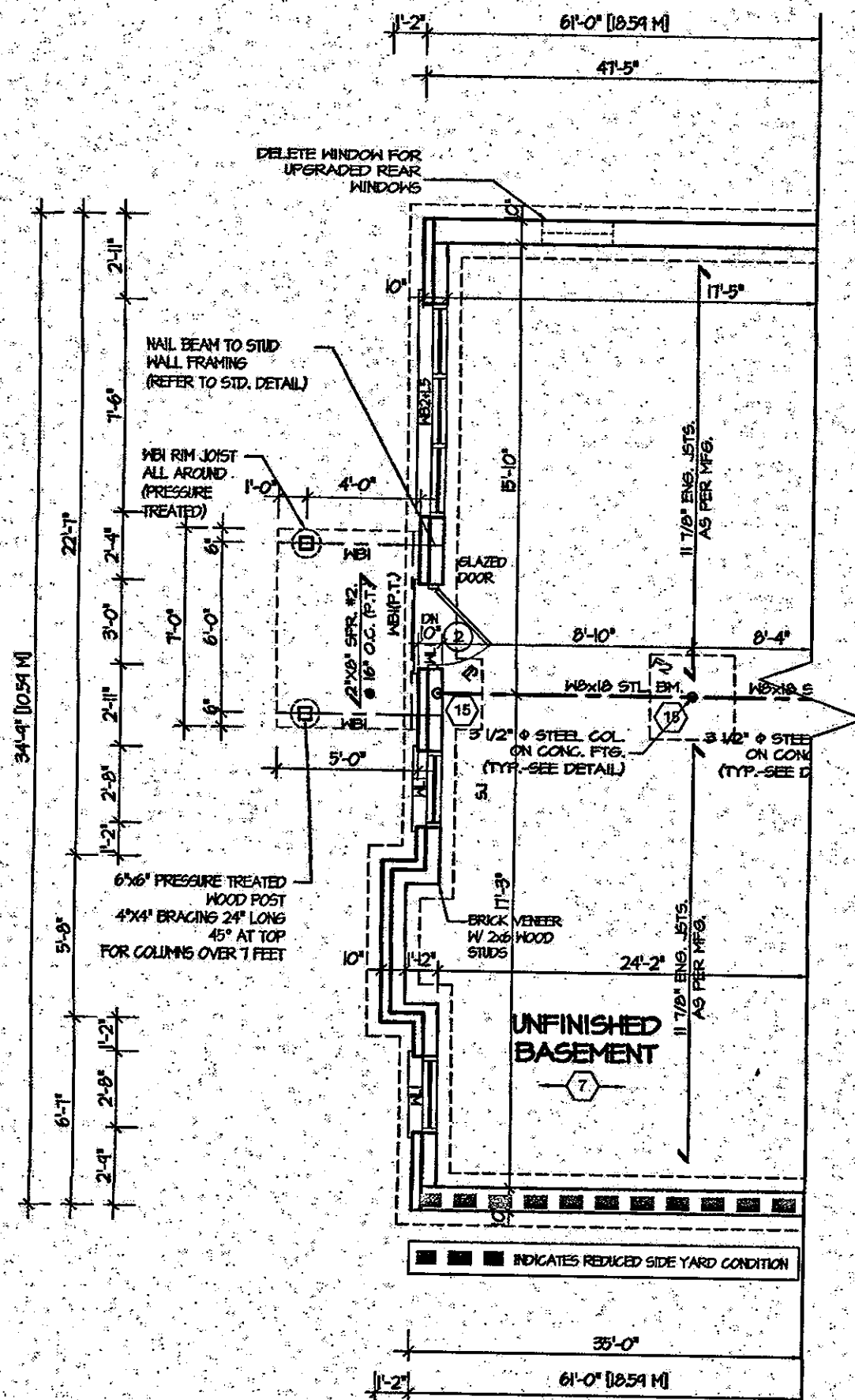
ROSEWOOD 5

COMPLIANCE PACKAGE 'A1'

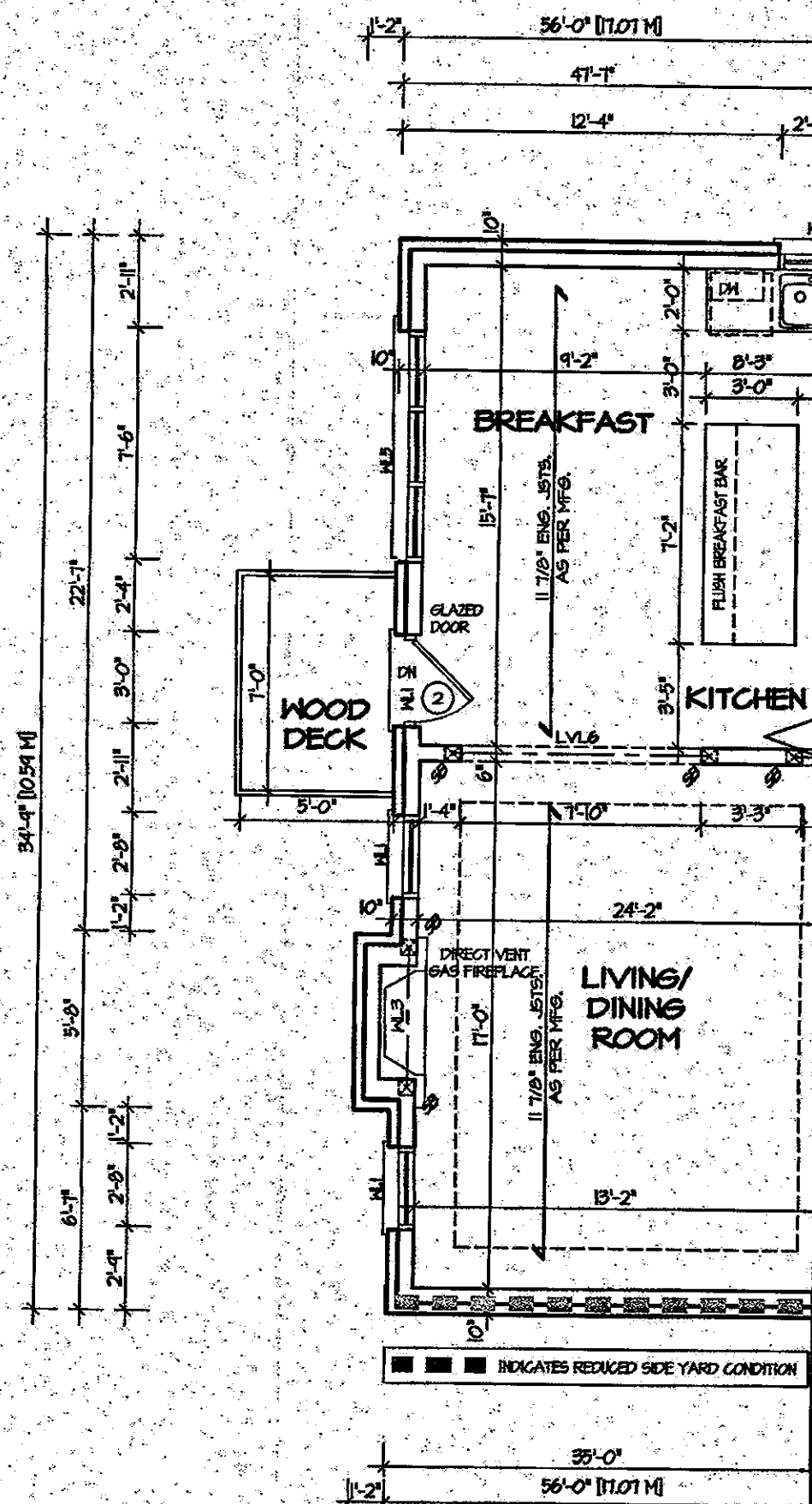
JUL 14 2017

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4.					WALK-UP ELEVATION					
3.					SCALE	BY	AREA	PAGE No.		
2.	ISSUED FOR PERMIT				JUNE 2017	3/16"=1'-0"	ZMP	3002		10-2
1.	ISSUED FOR COORDINATION				APR 2017	DATE	TYPE	PROJECT		
REVISIONS			JUNE 2017		03-13-07					

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development
MAR 12 2018
REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____



PARTIAL BASEMENT PLAN
FOR WALK-OUT CONDITION

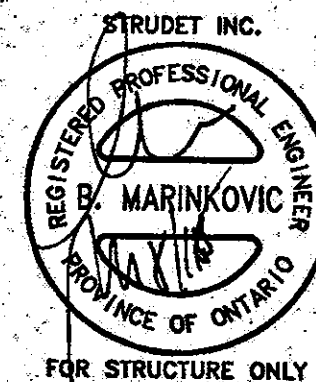


PARTIAL FIRST FLOOR PLAN
FOR WALK-OUT CONDITION

CITY OF HAMILTON
Building Division
Permit No. 18-104061

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

These drawings and specifications have been reviewed by
[Signature] DATE: May 21/18
FOR CHIEF BUILDING OFFICIAL



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: May 29, 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not further certify.

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

MAR 08 2018

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	JAN 2018
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
WALK-OUT PLANS
SCALE 3/16"=1'-0"
DATE JAN 2017
BY ZMP
TYPE
AREA 3002
PROJECT 03-13-07
PAGE NO. 11

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 BUILDING LTD.
PHASE II

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 12 2018

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



REAR ELEVATION 1,2 & 3
FOR WALK-OUT CONDITION

CITY OF HAMILTON
Building Division

Permit No. **18-104061**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by:
[Signature] **Mar 21/18**
FOR CHIEF BUILDING OFFICIAL DATE

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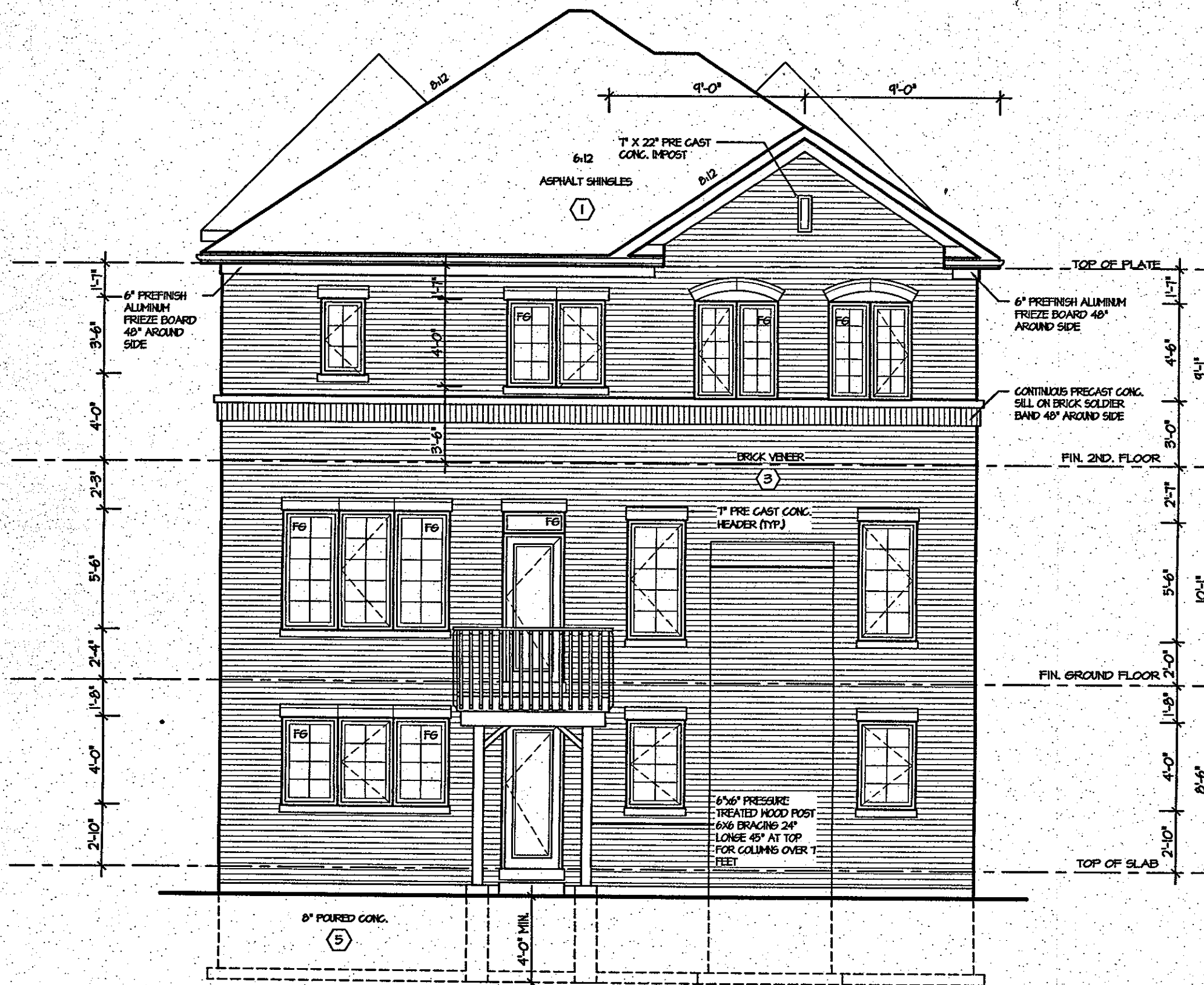
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **Mar 09 2018**
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a professional opinion or liability.

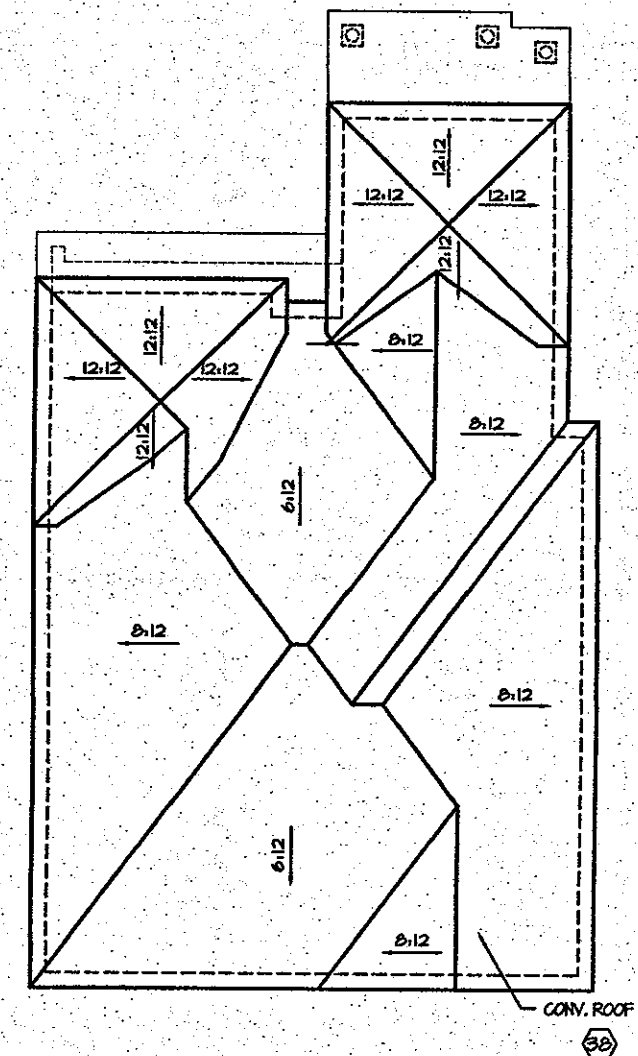
MAR 08 2018

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

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4.					SCALE		3/16"=1'-0"	BY	ZMP	PROJECT		03-13-07
3.					DATE		JAN 2018	TYPE				
2.												
1.	ISSUED FOR REVIEW				JAN 2018							
REVISIONS												



REAR ELEVATION 3
FOR LOT 176



ROOF PLAN 3 FOR LOT 176
SCALE: N.T.S.

CITY OF HAMILTON
Building Division

Permit No. **18-104061**

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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] **Mar. 21/18**
DATE
FOR CHIEF BUILDING OFFICIAL

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ARCHITECTURAL REVIEW & APPROVAL

FEB 02 2018

[Signature]
John G. Williams Limited Architect

FEB 01 2018

ROSEWOOD 5
COMPLIANCE PACKAGE 'A1'

5. 4. 3. 2. 1. ISSUED FOR REVIEW REVISIONS JAN 2018	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 UPGRADED WALK-OUT ELEVATION 3 FOR LOT 176 SCALE 3/16"=1'-0" DATE JAN 2018 BY ZMP 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 3002 PROJECT 03-13-07 PAGE No. 12	Greenpark PROJECT NAME RUSSEL GARDENS BUILDING LTD. PHASE II
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