

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

120 KPa NATIVE SOIL
 F1 = 42"x42"x18" CONCRETE PAD
 F2 = 36"x36"x16" 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)

HL1 = $3 \cdot 1/2 \cdot x^3 \cdot 1/2 \cdot x^{14} L$ (90x40x6.0L) + $2 \cdot 2 \cdot x^8$ SPR No.2
HL2 = $4 \cdot x^3 \cdot 1/2 \cdot x^{16} L$ (125x40x8.0L) + $2 \cdot 2 \cdot x^8$ SPR No.2
HL3 = $5 \cdot x^3 \cdot 1/2 \cdot x^{16} L$ (150x40x8.0L) + $2 \cdot 2 \cdot x^{12}$ SPR No.2
HL4 = $6 \cdot x^4 \cdot 1/2 \cdot x^{18} L$ (150x40x10.0L) + $2 \cdot 2 \cdot x^{12}$ SPR No.2
HL5 = $6 \cdot x^4 \cdot 3/8 L$ (150x100x10.0L) + $2 \cdot 2 \cdot x^{12}$ SPR No.2
HL6 = $5 \cdot x^3 \cdot 1/2 \cdot x^{16} L$ (125x40x8.0L) + $2 \cdot 2 \cdot x^{12}$ SPR No.2
HL7 = $5 \cdot x^3 \cdot 1/2 \cdot x^{16} L$ (125x40x8.0L) + $3 \cdot 2 \cdot x^{10}$ SPR No.2
HL8 = $5 \cdot x^3 \cdot 1/2 \cdot x^{16} L$ (125x40x8.0L) + $3 \cdot 2 \cdot x^{12}$ SPR No.2
HL9 = $6 \cdot x^4 \cdot 3/8 L$ (150x100x10.0L) + $3 \cdot 2 \cdot x^{12}$ SPR No.2

WB1 = 2-2"x8" SFR, No.2 (2-38x184 SFR, No.2)
WB2 = 3-2"x8" SFR, No.2 (3-38x184 SFR, No.2)
WB3 = 2-2"x10" SFR, No.2 (2-38x235 SFR, No.2)
WB4 = 3-2"x10" SFR, No.2 (3-38x235 SFR, No.2)
WB5 = 2-2"x12" SFR, No.2 (2-38x286 SFR, No.2)
WB6 = 3-2"x12" SFR, No.2 (3-38x286 SFR, No.2)
WB7 = 5-2"x12" SFR, No.2 (5-38x286 SFR, No.2)
WB11 = 4-2"x10" SFR, No.2 (4-38x235 SFR, No.2)
WB12 = 4-2"x12" SFR, No.2 (4-38x286 SFR, No.2)

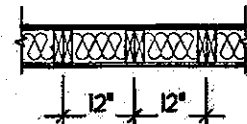
LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 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.

L1 = $3 \cdot 1/2 \cdot x \cdot 3 \cdot 1/2 \cdot x \cdot 1/4 \cdot L$ (90x90x8.0L)
 L2 = $4 \cdot x \cdot 3 \cdot 1/2 \cdot x \cdot 5 \cdot 1/6 \cdot L$ (100x90x8.0L)
 L3 = $5 \cdot x \cdot 3 \cdot 1/2 \cdot x \cdot 5 \cdot 1/6 \cdot L$ (125x90x8.0L)
 L4 = $6 \cdot x \cdot 3 \cdot 1/2 \cdot x \cdot 3 \cdot 1/8 \cdot L$ (150x90x10.0L)
 L5 = $6 \cdot x \cdot 4 \cdot x \cdot 3 \cdot 1/8 \cdot L$ (150x100x10.0L)
 L6 = $7 \cdot x \cdot 4 \cdot x \cdot 3 \cdot 1/8 \cdot L$ (175x100x10.0L)

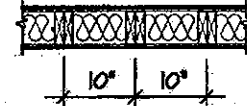
NOS.	WIDTH	HEIGHT 8'-4" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB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

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



NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 12'-0"

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/W
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"

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

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

GROUND FLOOR AREA	=	1357	Sq. Ft.
SECOND FLOOR AREA	=	1668	Sq. Ft.
TOTAL FLOOR AREA	=	3025	Sq. Ft.
		281.03	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3035	Sq. Ft.
		281.96	Sq. M.
GROUND FLOOR COVERAGE	=	1357	Sq. Ft.
GARAGE COVERAGE / AREA	=	347	Sq. Ft.
PORCH COVERAGE / AREA	=	73	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1827	Sq. Ft.
	=	169.73	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1754	Sq. Ft.
	=	162.93	Sq. m.

GROUND FLOOR AREA	=	1360	Sq. Ft.
SECOND FLOOR AREA	=	1671	Sq. Ft.
TOTAL FLOOR AREA	=	3031	Sq. Ft.
		282.15	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3041	Sq. Ft.
		283.08	Sq. M.
GROUND FLOOR COVERAGE	=	1360	Sq. Ft.
GARAGE COVERAGE / AREA	=	341	Sq. Ft.
PORCH COVERAGE / AREA	=	43	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1800	Sq. Ft.
	=	167.23	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1757	Sq. Ft.
	=	163.23	Sq. m.

MAR 14 2018

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

GROUND FLOOR AREA	=	1360	Sq. Ft.
SECOND FLOOR AREA	=	1660	Sq. Ft.
TOTAL FLOOR AREA	=	3020	Sq. Ft.
		280.57	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	10	Sq. Ft.
ADD TOTAL OPEN AREAS	=	10	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3030	Sq. Ft.
		281.50	Sq. M.
GROUND FLOOR COVERAGE	=	1360	Sq. Ft.
GARAGE COVERAGE / AREA	=	347	Sq. Ft.
PORCH COVERAGE / AREA	=	72	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1822	Sq. Ft.
	=	169.92	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1757	Sq. Ft.
	=	163.23	Sq. m.

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	713.79	66.31	110.99	10.31	15.55 %
LEFT SIDE	1181.05	109.72	106.04	9.85	8.48 %
RIGHT SIDE	1182.24	109.83	22.57	2.10	1.91 %
REAR	683.65	63.51	145.36	13.50	21.26 %
TOTAL	3760.73	349.38	384.96	35.16	10.24 %

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	704.74	65.48	113.68	10.56	16.13 %
LEFT SIDE	1181.05	104.72	106.04	9.85	8.48 %
RIGHT SIDE	1182.24	104.83	22.51	2.10	1.91 %
REAR	688.65	63.51	145.36	13.50	21.26 %
TOTAL	3151.73	348.55	381.65	36.01	10.33 %

ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	712.63	66.21	47.54	4.06	13.64 %
LEFT SIDE	1181.05	104.72	106.04	4.85	8.48 %
RIGHT SIDE	1182.24	104.83	22.57	2.10	1.91 %
REAR	683.65	63.51	145.36	13.50	21.26 %
TOTAL	3754.57	349.28	371.51	34.51	4.88 %

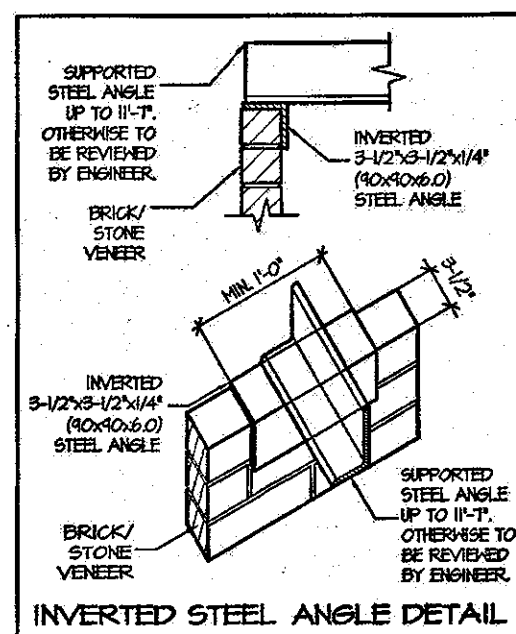
Permit No. 18-103856

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~~

FOR CHIEF BUILDING OFFICIAL FEB 27 2018 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 Contractor/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

MAR 06 2018

ROSEWOOD 6

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	REVISED LIVING / DINING ROOM WINDOWS	MAR 2018
1.	ISSUED FOR REVIEW	MAY 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

28770

VIKAS GAJJAR 20770

NAME SIGNATURE BCIN

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

REGION
DESIGN
INC.

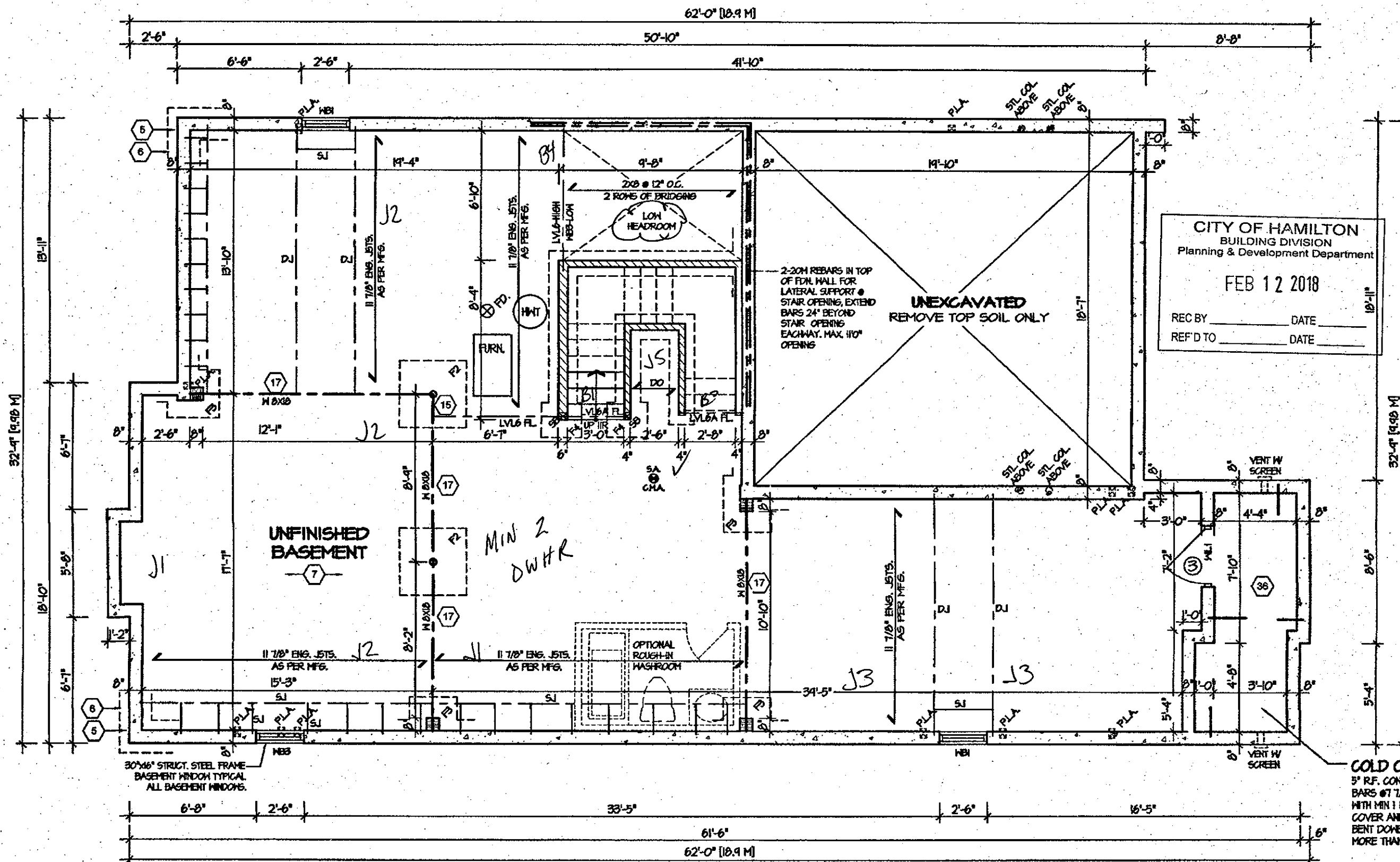
SHEET TITLE	
AREA CHARTS	
SCALE	BY
3/16"=1'-0"	V.G.
DATE	TYPE
MAY 2017	

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 3,030	PAGE No. 0
PROJECT 03-13-08	

 **Greenpark**

PROJECT NAME
RUSSEL GARDENS II



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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

BASEMENT FLOOR PLAN 1'

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.

F2 = 36x36x16
F3 = 30x30x12

A SEPARATE PERMIT IS REQUIRED TO FINISH THE BASEMENT (TYP)

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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

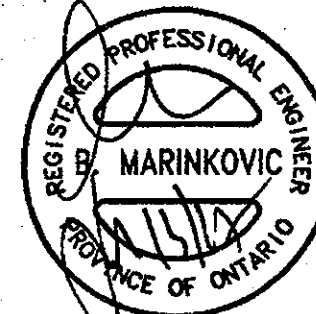
These drawings and/or specifications have been reviewed by

FEB 27 2018

FOR CHIEF BUILDING OFFICIAL

DATE

STRUDET INC.



FOR STRUCTURE ONLY

JUL 14 2017

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

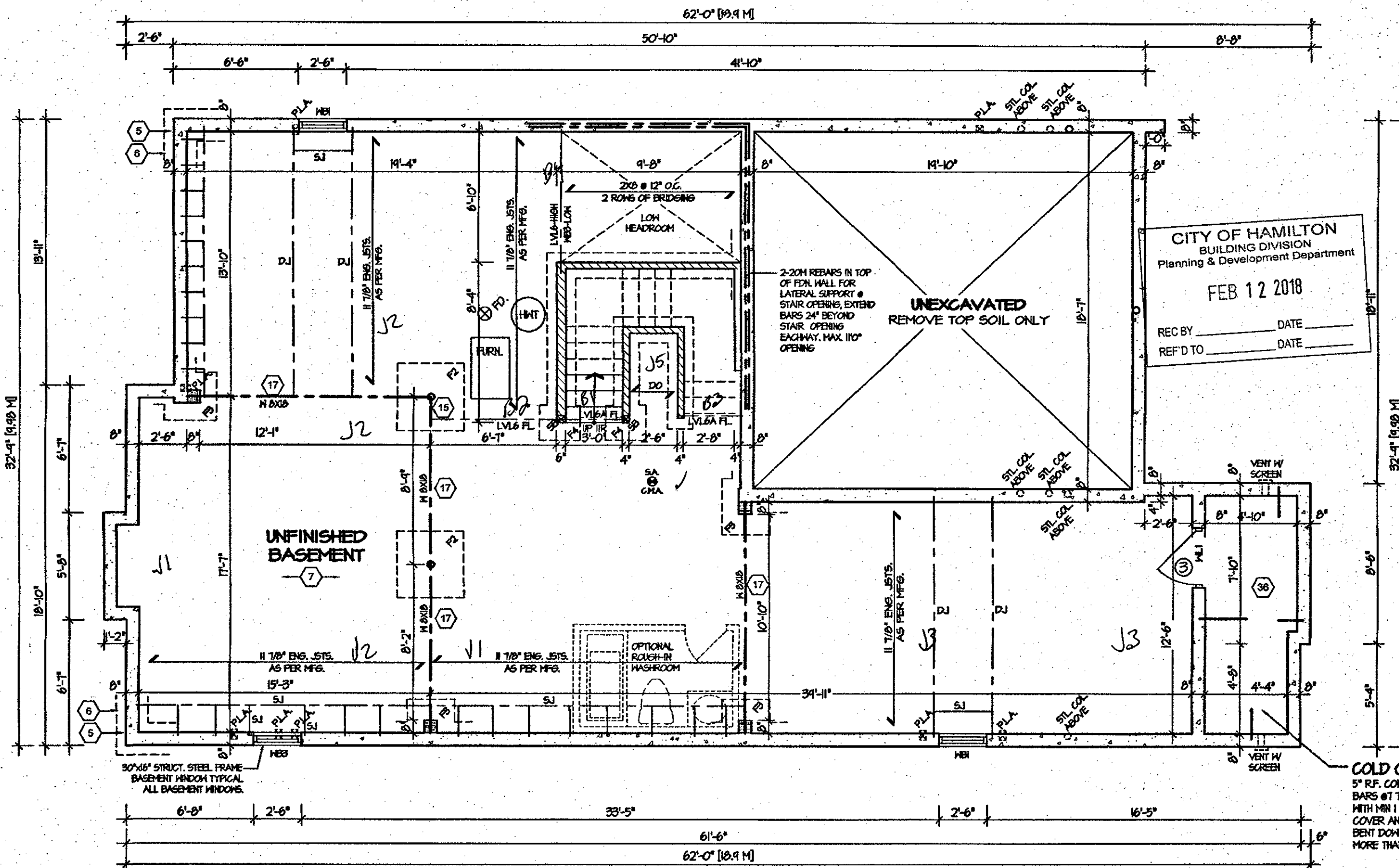
John G. Williams Limited, Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS II

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAY 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 LAK JS6 P (416) 736-4096 F (905) 680-0746	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE MAY 2017 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 3,030 PAGE NO. 1 PROJECT 03-13-08	PROJECT NAME RUSSEL GARDENS II
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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'-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.

F2 = 36x36 x 16

F3 = 30x30 x 12

CITY OF HAMILTON
Building Division

Permit No. 18-103856

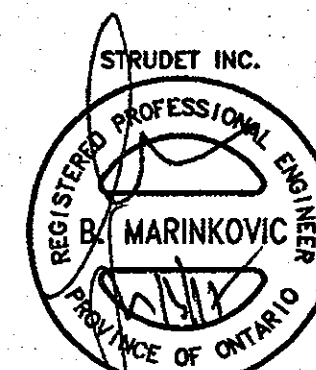
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

FEB 27 2018

FOR OWNER BUILDING OFFICIAL



FOR STRUCTURE ONLY

JUL 14 2017

COLD CELLAR
5" R.F. CONC. SLAB WITH 10M BARS @ 12" O.C. EACH WAY WITH MIN 1/4" CONCRETE COVER AND 24"X24" 10M BENT DOMES SPACED NOT MORE THAN 23 5/8" O.C.

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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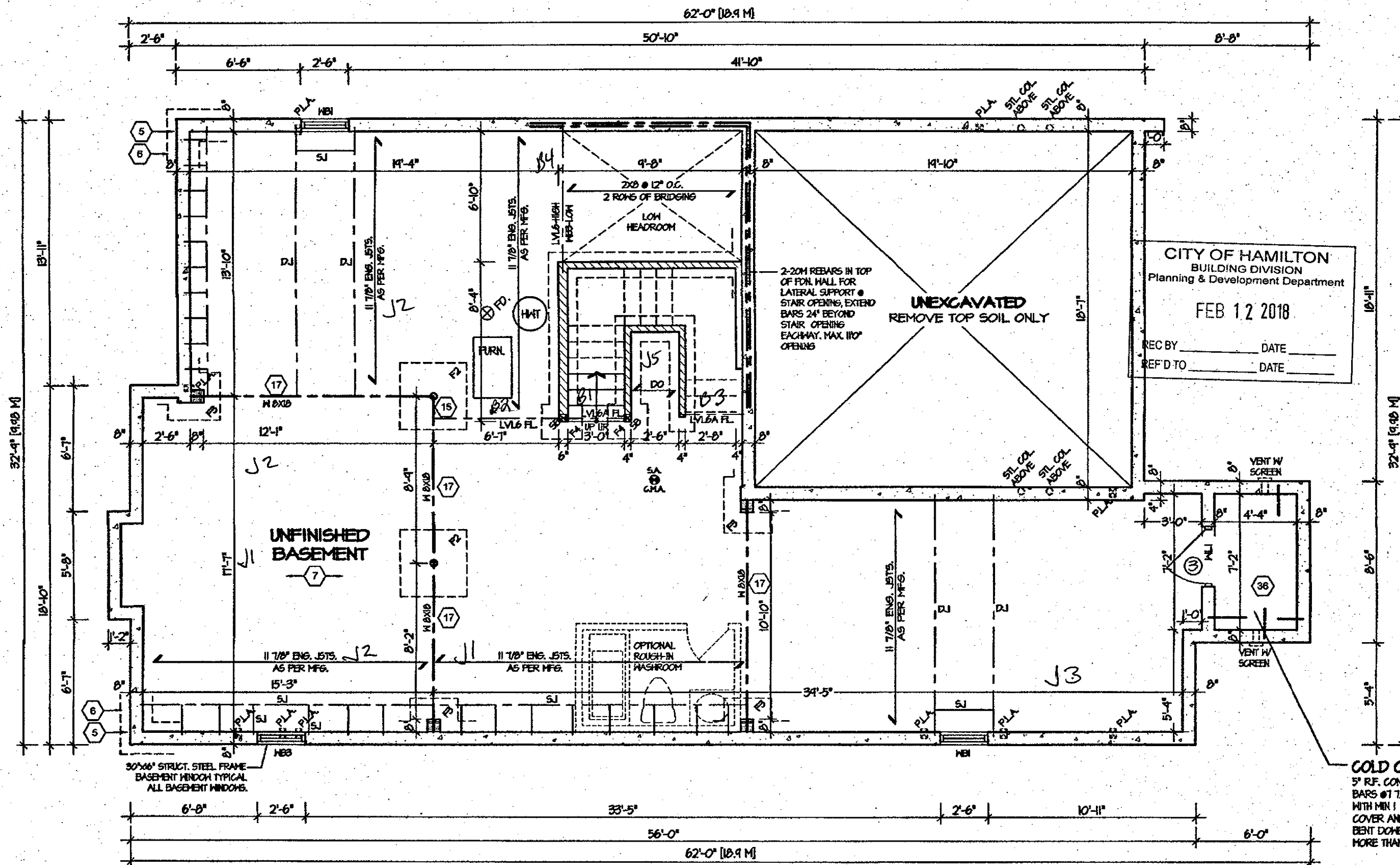
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR REVIEW MAY 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) 660-0746	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE MAY 2017 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 3,030 PAGE No. 1-2 PROJECT 03-13-08	Greenpark. PROJECT NAME RUSSEL GARDENS II
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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'-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.

F2 = 36x36x16
F3 = 30x30x12

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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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] FEB 27 2018
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



FOR STRUCTURE ONLY

JUL 14 2017

COLD CELLAR
5' RF. CONC. SLAB WITH 10M BARS @ 12" O.C. EACH WAY WITH MIN 1 1/4" CONCRETE COVER AND 24"X24" 10M BENT DOMES SPACED NOT MORE THAN 23 5/8" O.C.

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS II

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	MAY 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

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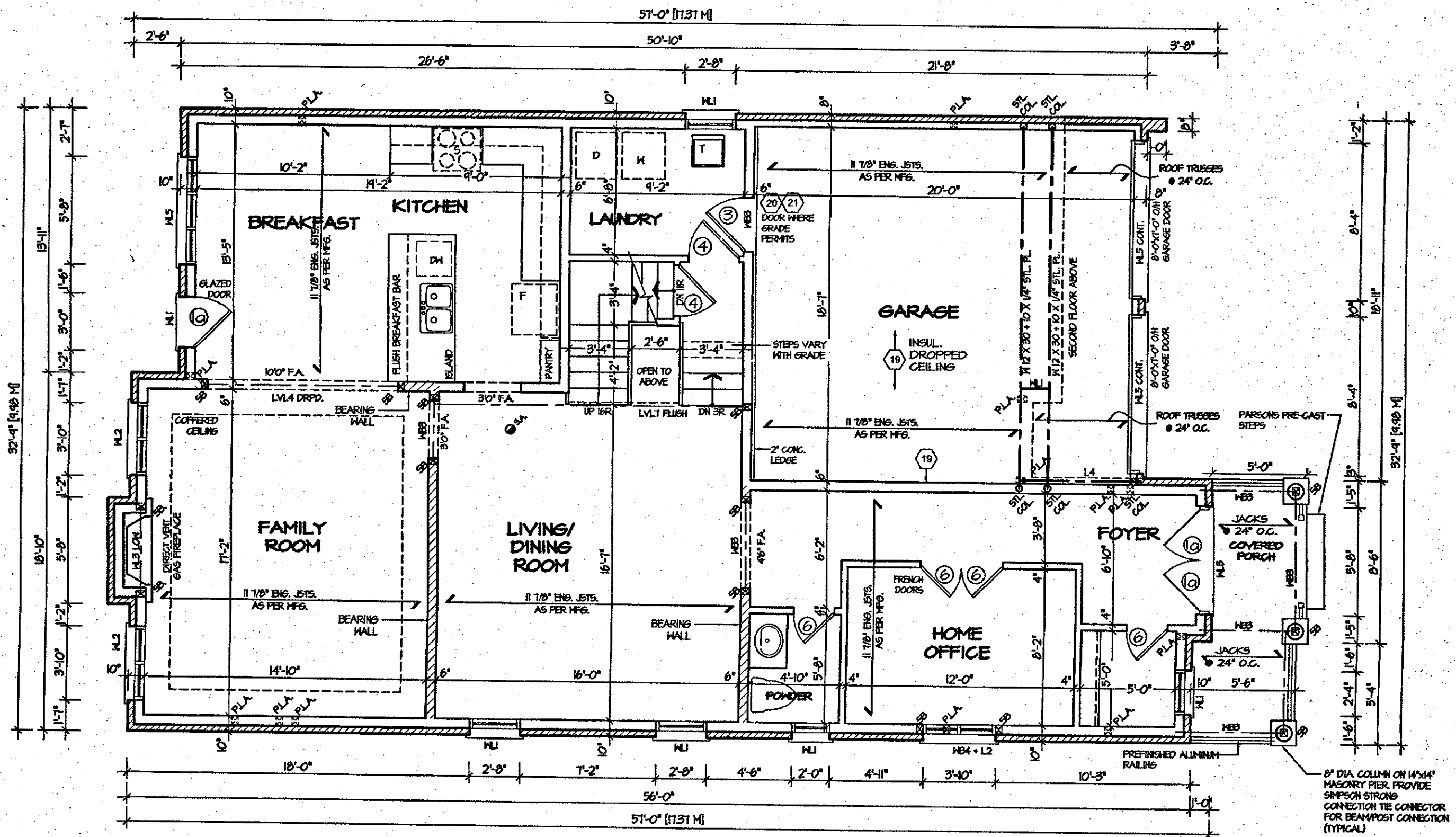
**REGION
DESIGN
INC.**

SHEET TITLE
**BASEMENT PLAN
ELEV. 3**

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

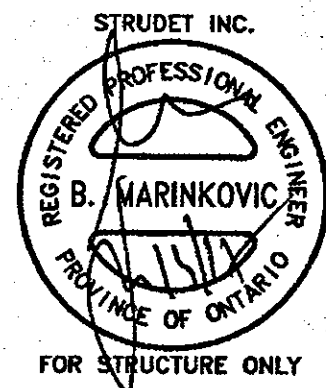
AREA 3,030
PAGE No. 1-3
PROJECT 03-13-08



FIRST FLOOR PLAN '1'

CITY OF HAMILTON
Building Division
Permit No. **18-103856**
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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
FEB 27 2018
FOR CHIEF BUILDING OFFICIAL

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



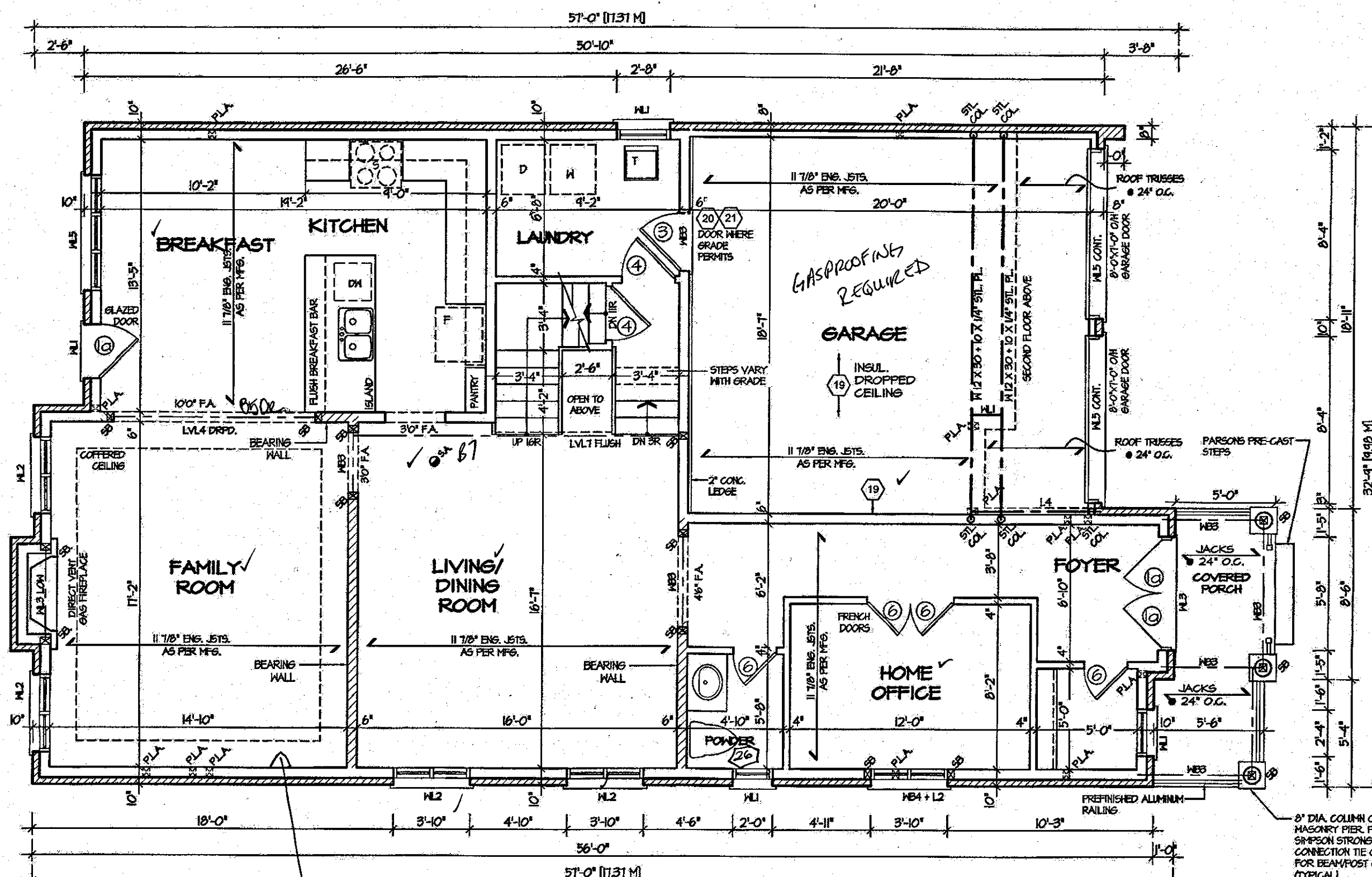
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAY 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 L4H 4S6 P (416) 736-1096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE FIRST FLOOR PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE MAY 2017	BY V.G. TYPE	AREA 3,030 PROJECT 03-13-08	PAGE No. 2	PROJECT NAME RUSSEL GARDENS II
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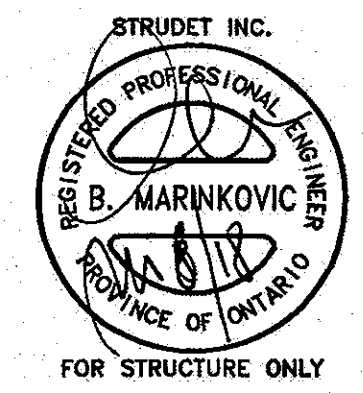




CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 14 2018
RSC BY DATE
RSC BY DATE

FIRST FLOOR PLAN "1"
FIRE BLOCKING REQUIRED
IN CONCEALED SPACES

CITY OF HAMILTON
Building Division
Permit No. 18-103856
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
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 08 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not transfer professional responsibility.

MAR 06 2018

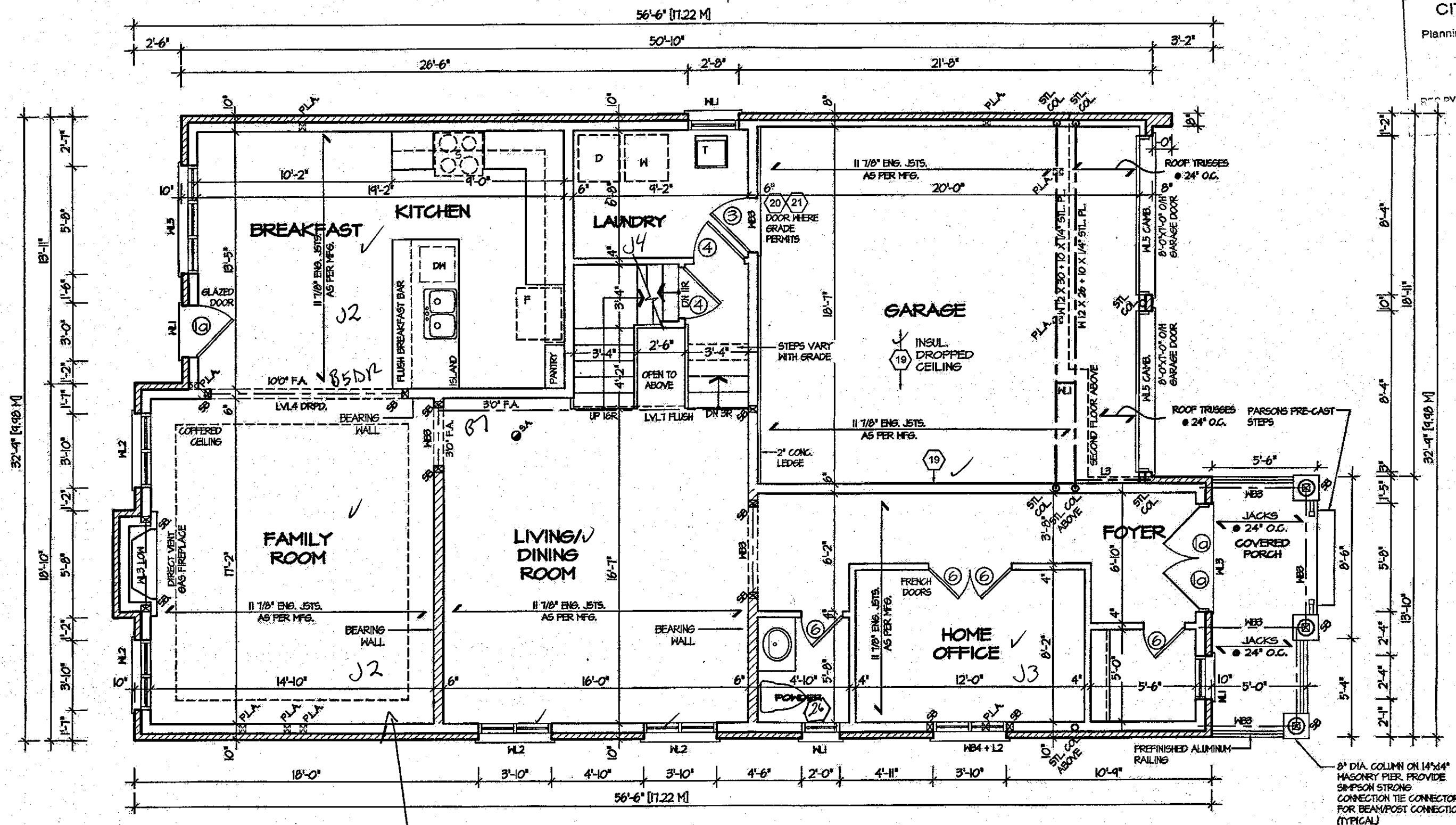
ROSEWOOD 6
COMPLIANCE PACKAGE "A1"



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4.							
3.							
2.	REVISED LIVING / DINING ROOM WINDOWS MAR 2018						
1.	ISSUED FOR REVIEW MAY 2017						
REVISIONS							

MAR 4 2018

DATE
DATE



FIRST FLOOR PLAN '2'

FIREBLOCKING
REQUIRED

CITY OF HAMILTON
Building Division

Permit No. 18-103836

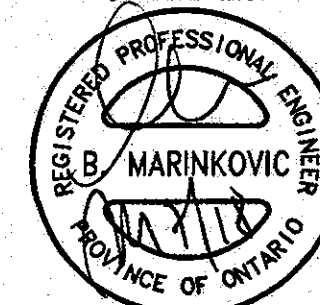
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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE FEB 27 2018

STRUDET INC.



FOR STRUCTURE ONLY

MAR 06 2018

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

APPROVED BY: [Signature]
DATE: MAR 03 2018

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

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS II

5.		
4.		
3.		
2.	REVISED LIVING / DINING ROOM WINDOWS	MAR 2018
1.	ISSUED FOR REVIEW	MAY 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
28770
BCIN

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

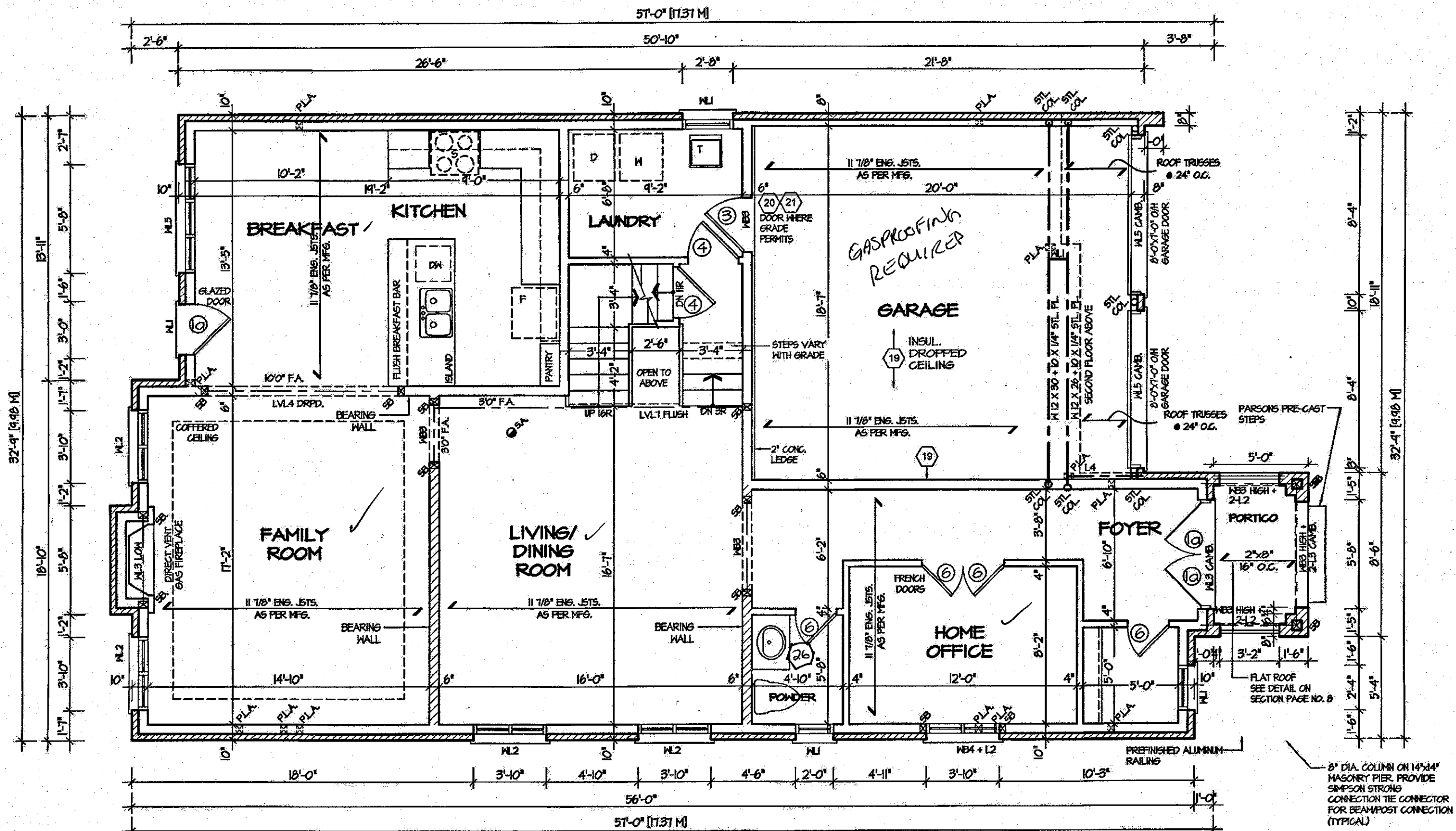
**REGION
DESIGN
INC.**

SHEET TITLE
FIRST FLOOR PLAN
ELEV. 2

SCALE 3/16"=1'-0"
DATE MAY 2017
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 3,030
PAGE No. 2-2
PROJECT 03-13-08



FIRST FLOOR PLAN '3'

CITY OF HAMILTON
Building Division

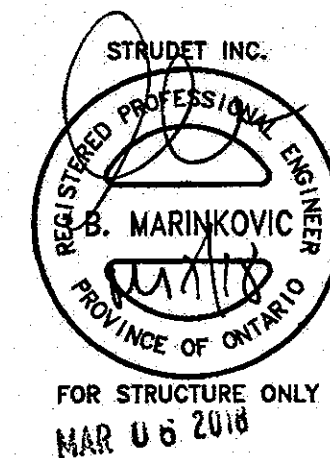
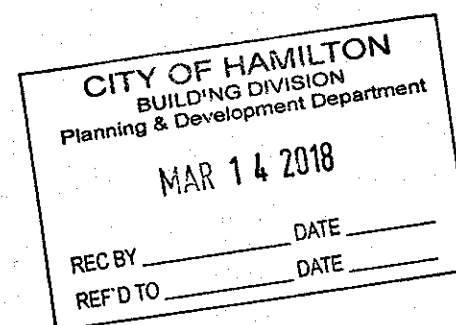
Permit No. 18-103856

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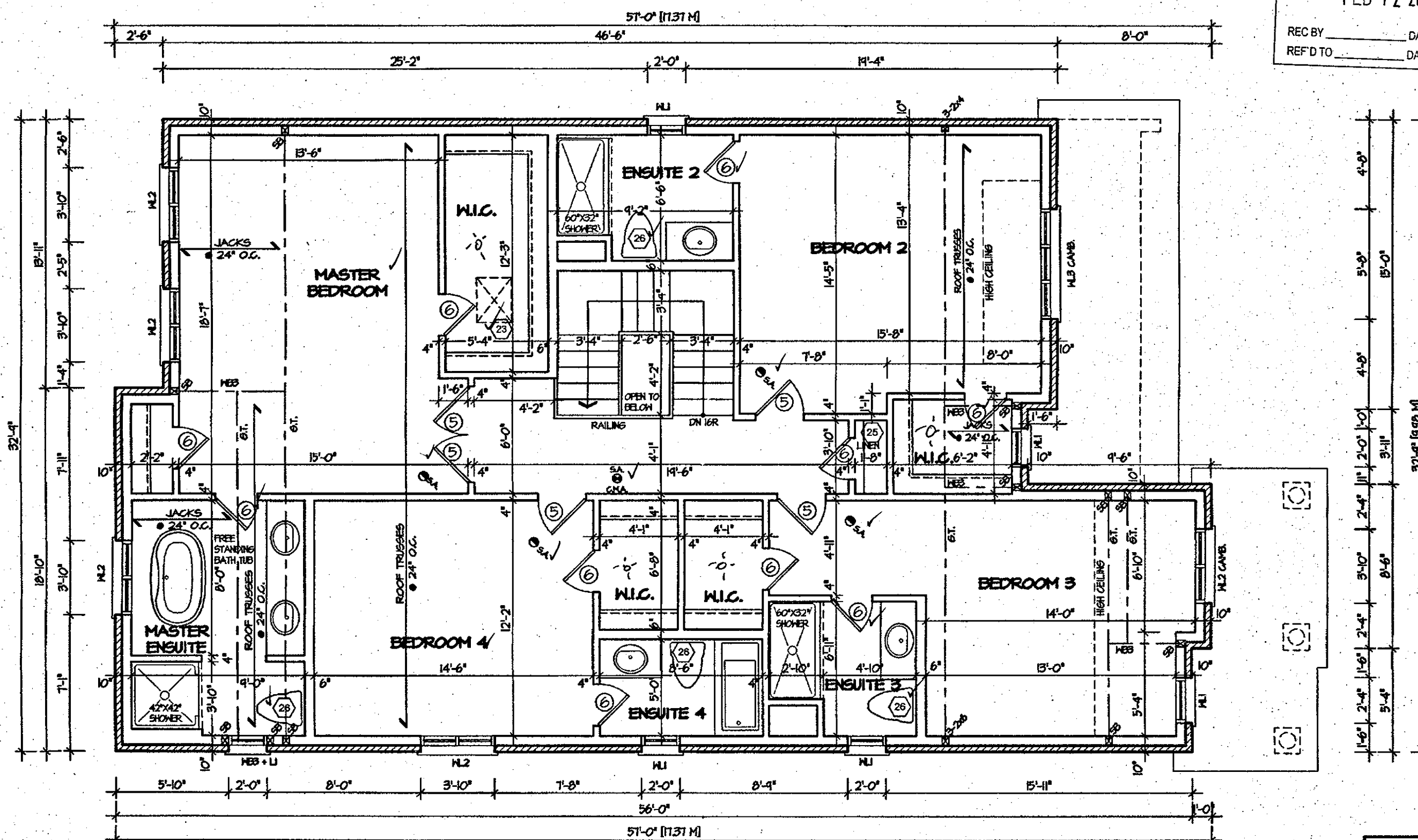
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FOR CHIEF BUILDING OFFICIAL DATE



ROSEWOOD 6
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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.	PAGE No. 2-3		
3.					DATE MAY 2017	TYPE			
2.	REVISED LIVING / DINING ROOM WINDOWS	MAR 2018							
1.	ISSUED FOR REVIEW	MAY 2017	VIKAS GAJJAR NAME SIGNATURE 28770 BCIN						
REVISIONS									


$$WB3 = 2 - 2 \times 10$$

FOR CHIEF BUILDING OFFICIAL . DATE

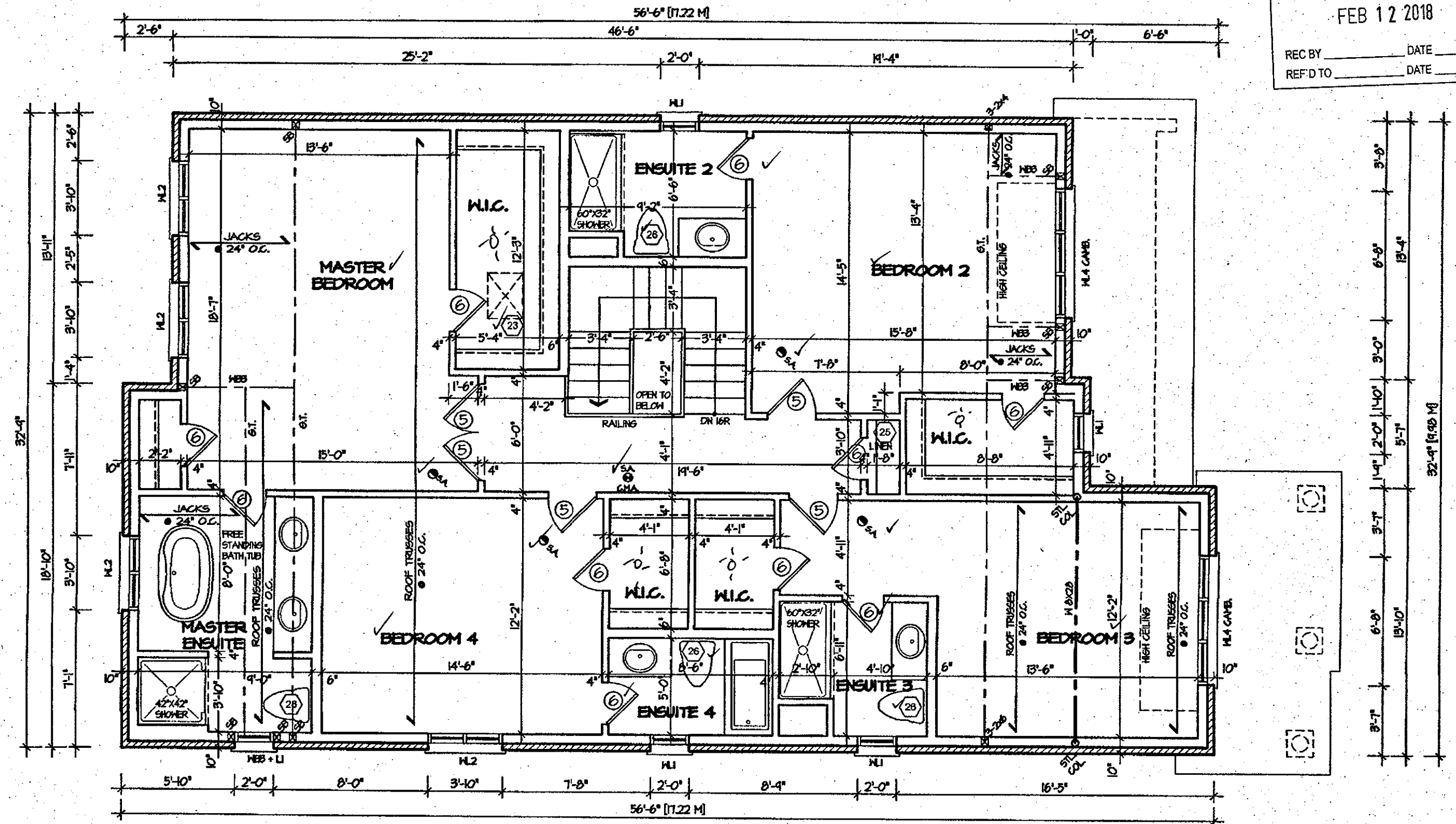


John G. Williams Limited, Architects

JUL 14 2017

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4.					SECOND FLOOR PLAN					PAGE No. 3	PROJECT NAME RUSSEL GARDENS II
3.					ELEV. 1						
2.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,030				
1.	ISSUED FOR REVIEW				MAY 2017	DATE MAY 2017	TYPE	PROJECT 03-13-08			
REVISIONS											

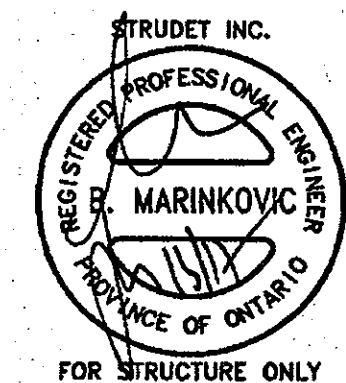
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____



SECOND FLOOR PLAN '2'

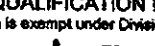
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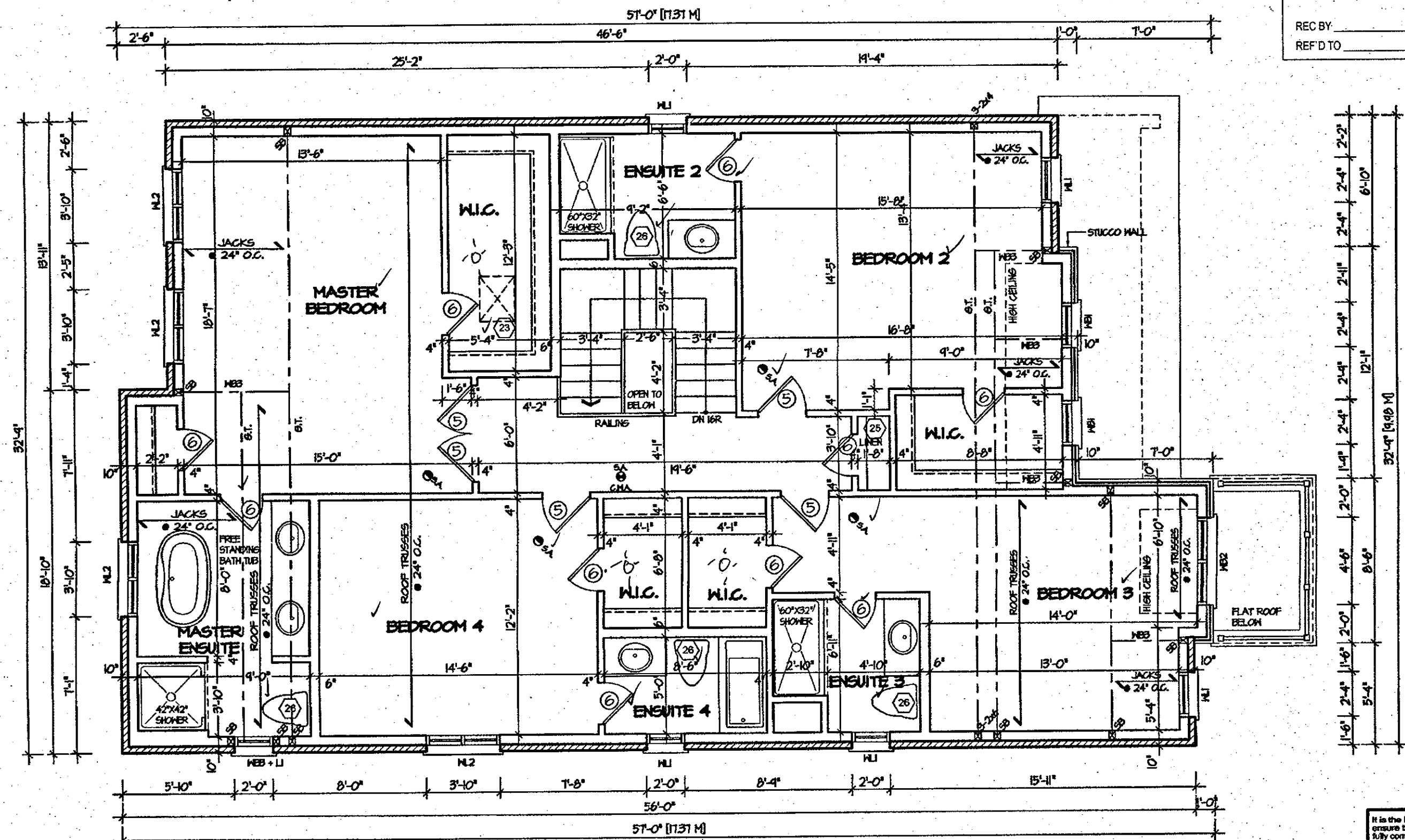
CITY OF HAMILTON
Building Division
Permit No. 18-103856
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 6
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4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,030	PAGE No. 3-2	PROJECT NAME RUSSEL GARDENS II	
3.					DATE MAY 2017	TYPE	PROJECT 03-13-08			
2.										
1. ISSUED FOR REVIEW	MAY 2017									
REVISIONS										



SECOND FLOOR PLAN '3'

CITY OF HAMILTON
Building Division

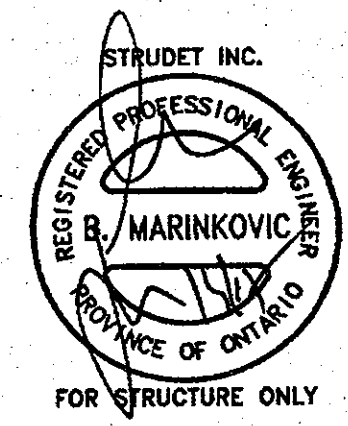
Permit No. 18-103856

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FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

JUL 14 2017

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams, Licensed Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

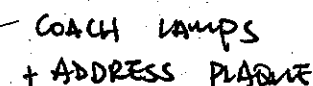
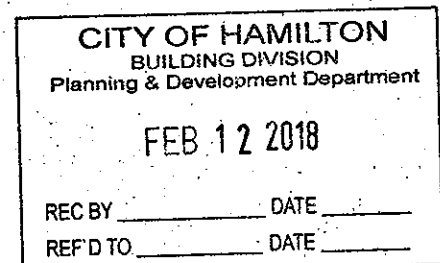
5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAY 2017 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <u>28770</u> NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4095 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 3 SCALE 3/16"=1'-0" DATE MAY 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. BY V.G. AREA 3,030 PROJECT 03-13-08 PAGE No. 3-3	Greenpark. PROJECT NAME RUSSEL GARDENS II
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Permit No. 18-103856

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ARCHITECTURAL REVIEW & APPROVAL

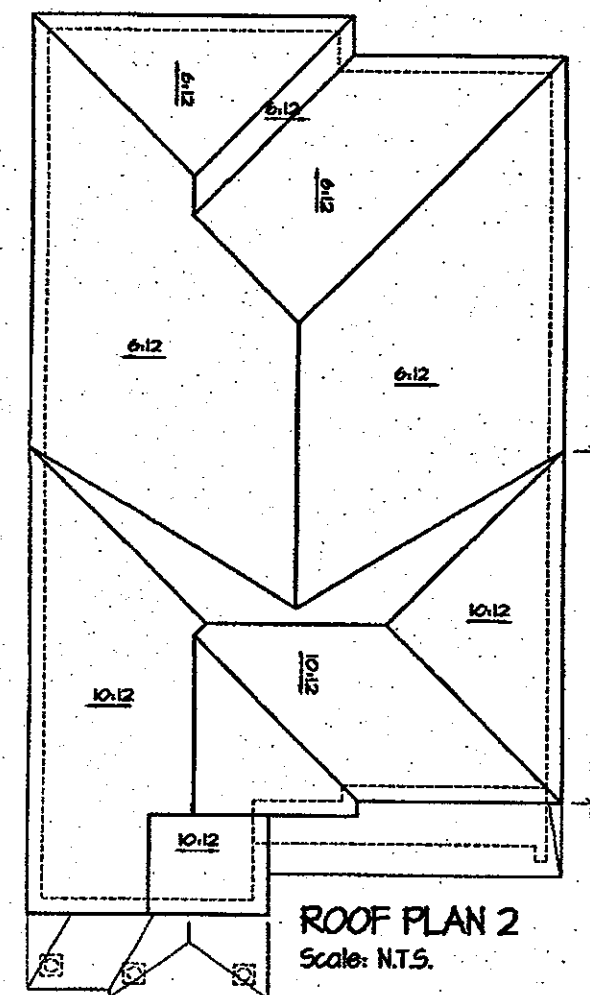
NGV/20227
John G. Williams Limited, Architect

ROSEWOOD 6

COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"		BY V.G.	AREA 3,030		PAGE No. 4	
3.					DATE MAY 2017	TYPE	PROJECT 03-13-08				
2.											
1.	ISSUED FOR REVIEW				MAY 2017						
REVISIONS											



COACH LAMPS
+ ADDRESS PLATE

Permit No. 18-103856

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by

SEP 25 2010

FOR CHIEF BUILDING OFFICIAL FEB 27 2018
DATE

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ARCHITECTURAL REVIEW & APPROVAL

NGV 20 2517

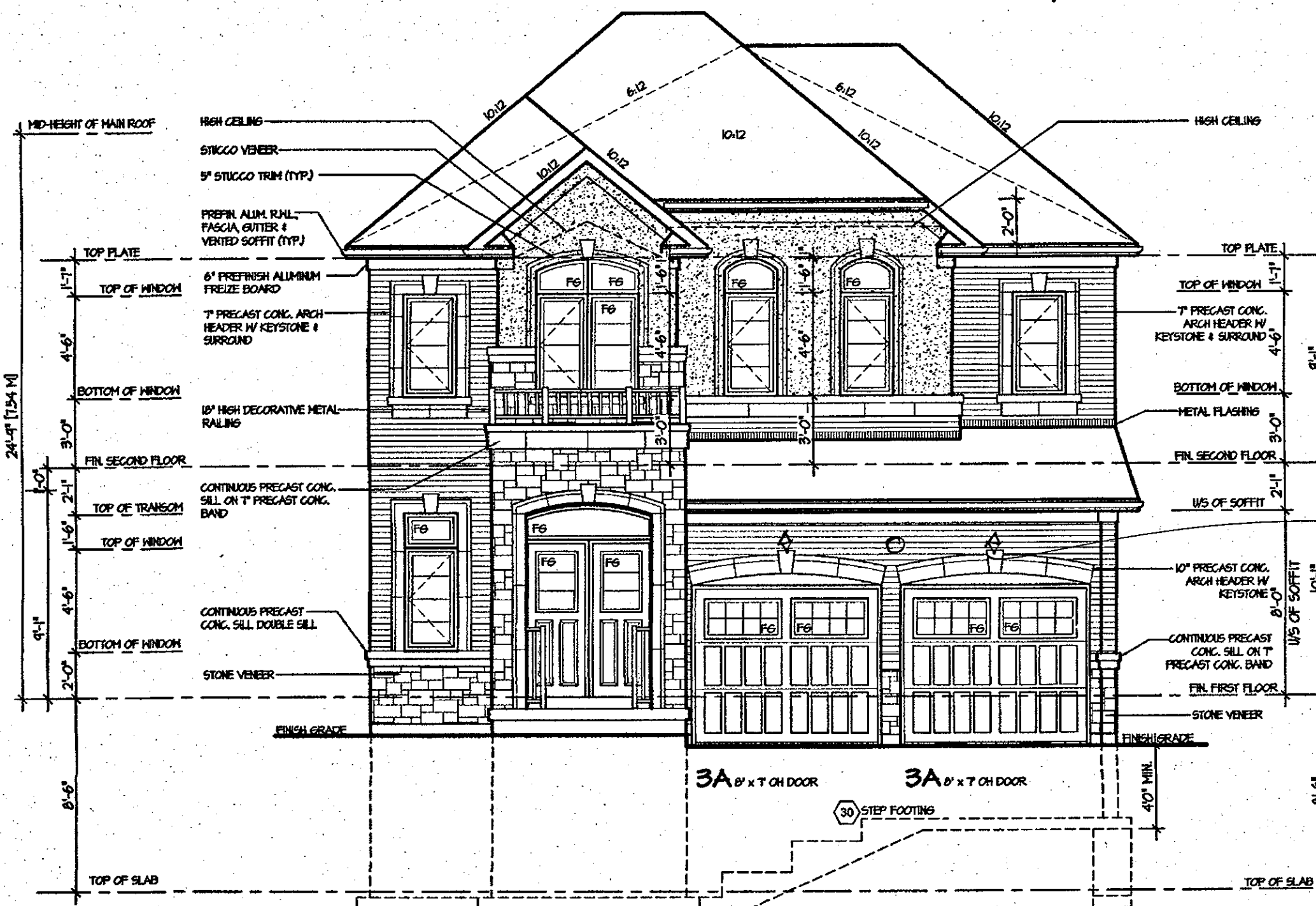
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JUL 14 2017

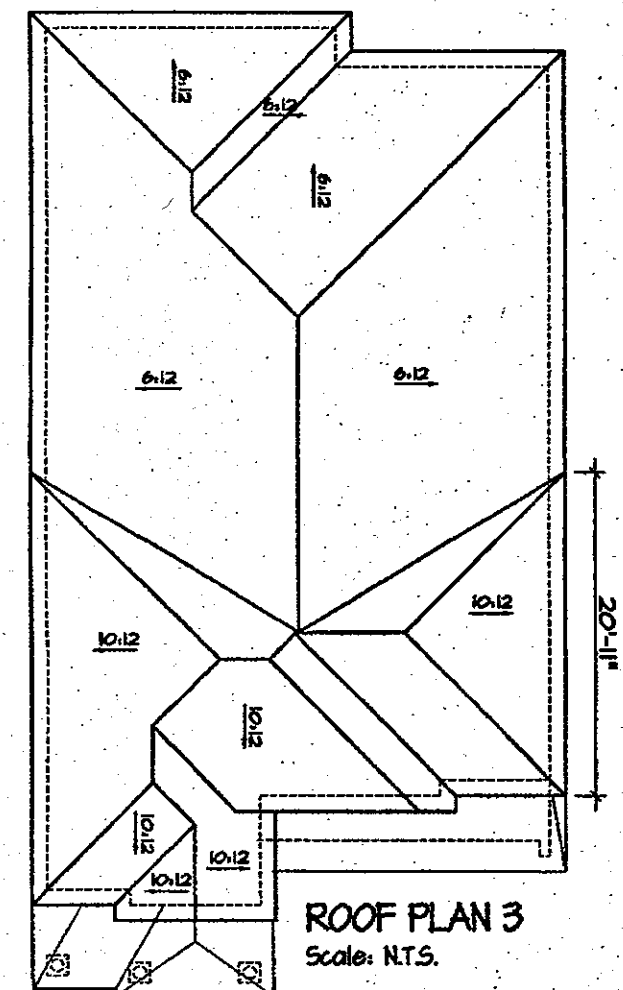
ROSEWOOD 6

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4.						FRONT ELEVATION				AREA 3,030	PAGE No. 4-2
3.						ELEV. 2					
2.						SCALE	BY				
1.	ISSUED FOR REVIEW	MAY 2017				3/16"=1'-0"	V.G.				
REVISIONS							DATE	PROJECT			
							MAY 2017	03-13-08			



FRONT ELEVATION 3



ROOF PLAN 3
Scale: N.T.S.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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

COACH LAMPS
+ ADDRESS PLaque

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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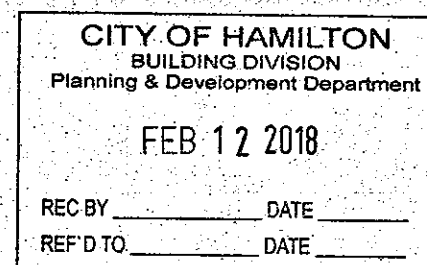
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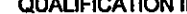
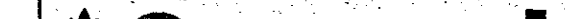
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John G. Williams Limited, Architect

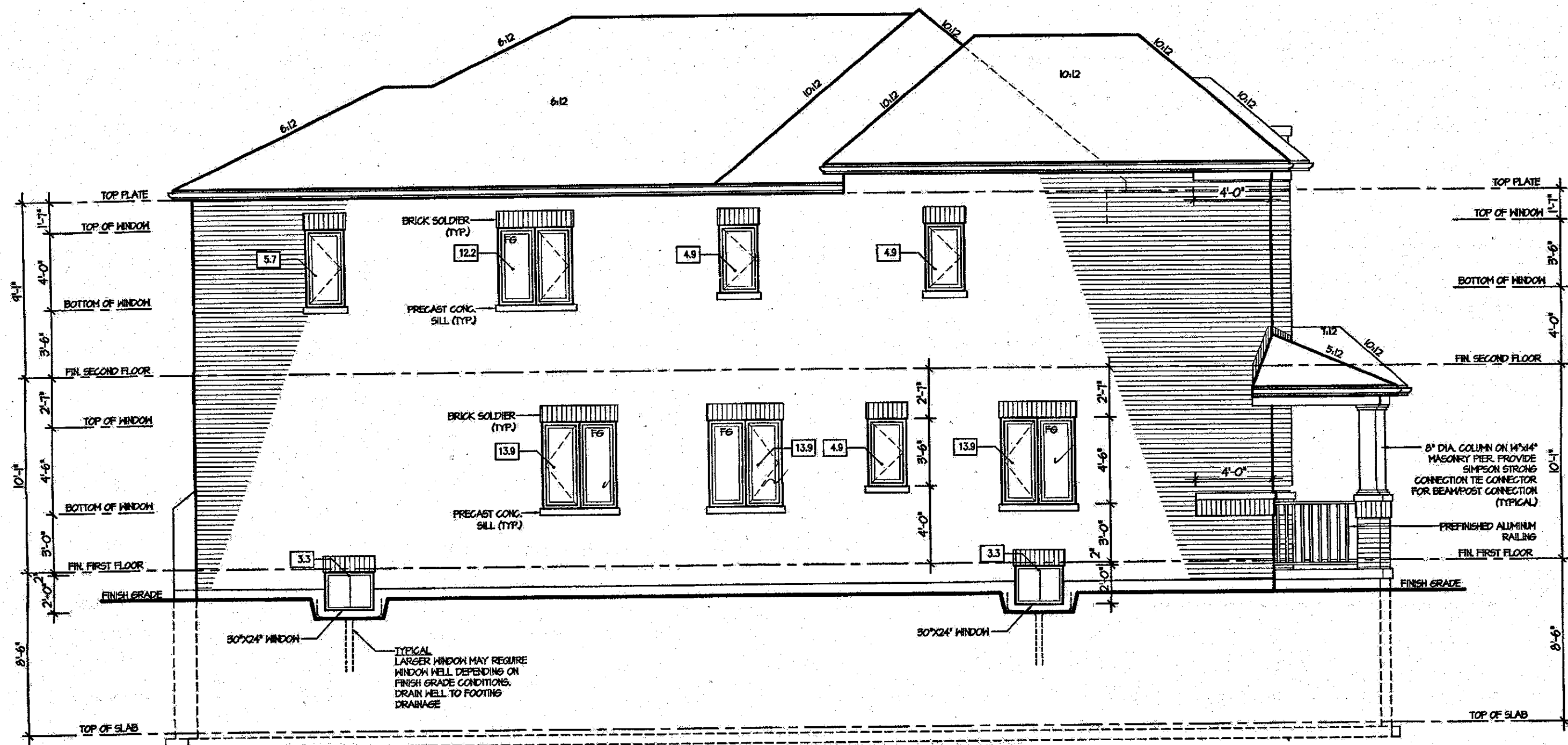
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ROSEWOOD 6
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4.					SCALE 3/16"=1'-0"				BY V.G.	AREA 3,030	PAGE No. 4-3
3.					DATE MAY 2017				TYPE		
2.											
1.	ISSUED FOR REVIEW				MAY 2017						
REVISIONS											



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4.					FRONT ELEVATION 3					
3.					FOR LOT 150					
2.	REVISED FOR LOT 150				JAN 2018	SCALE	BY	AREA		PAGE No.
1.	ISSUED FOR REVIEW				MAY 2017	3/16"=1'-0"	ZMP	3,030		4-3A
REVISIONS			DATE	TYPE	PROJECT	PROJECT NAME				
			JAN 2018		03-13-08	RUSSEL GARDENS II				



ALLOWABLE GLAZING (STANDARD PLAN)

CITY OF HAMILTON
Building Division

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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MAR 05 2018

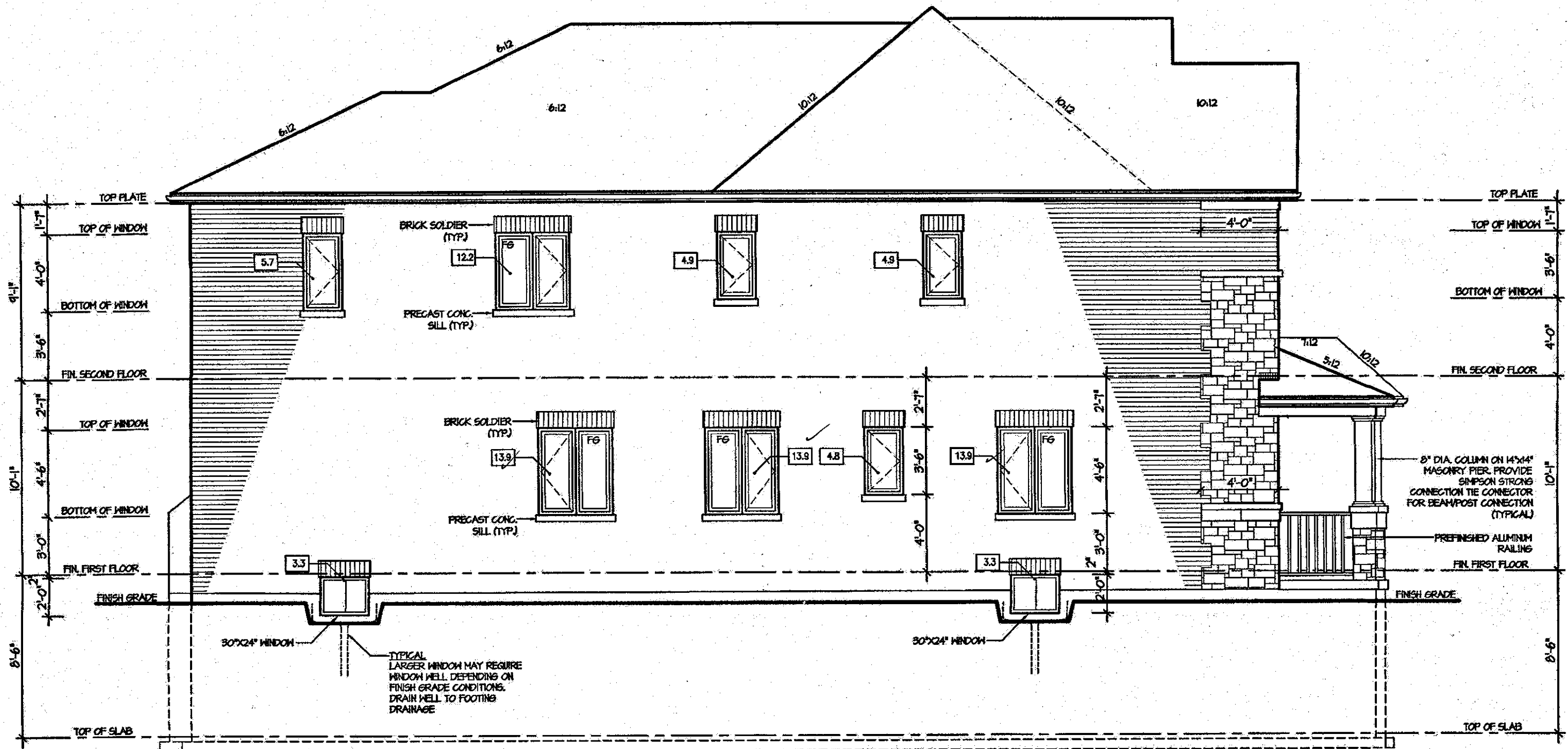
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REGION DESIGN INC.
8703 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 660-0746

SHEET TITLE
LEFT SIDE ELEVATION
ELEV. 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.





LEFT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	1160	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD	=	8120	Sq. Ft.
ACTUAL GLAZED AREA	=	809	Sq. Ft.

= 6.97%

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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

These drawings and/or specifications have been reviewed by
FEB 27 2018
FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 14 2018

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

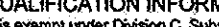
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL COURTESY REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: MAR 05 2018
This stamp certifies compliance with the applicable Design Guidelines and bears no further professional responsibility.

MAR 05 2018

ROSEWOOD 6
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) 736-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		LEFT SIDE 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	3,030	PAGE No.	5-2		PROJECT NAME	
3.					DATE	MAY 2017	TYPE		PROJECT	03-13-08	RUSSEL GARDENS II				
2.	REVISED LIVING / DINING ROOM WINDOWS				MAR 2018										
1.	ISSUED FOR REVIEW				MAY 2017										
REVISIONS															



WALL AREA	=	1160	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 12' H. SIDE YARD	=	81.20	Sq. Ft.
ACTUAL GLAZED AREA	=	80.9	Sq. Ft.

~~FEB 27 2018~~
DATE

ROSEWOOD 6

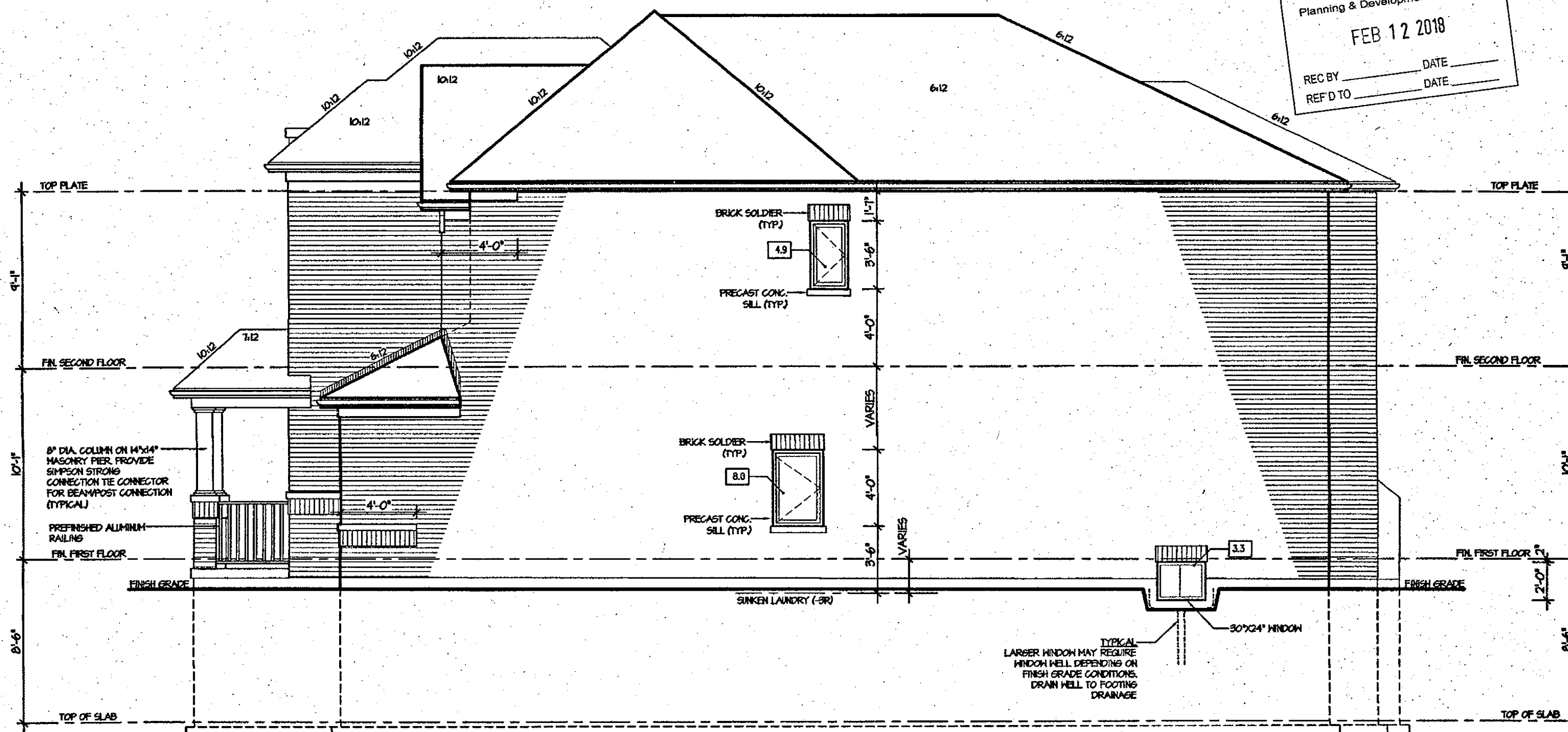
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDENS II

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



RIGHT ELEVATION 1

ALLOWABLE GLAZING (STANDARD PLAN)

HALL AREA	=	104	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 12 M SIDE YARD	=	1163	Sq. Ft.
ACTUAL GLAZED AREA	=	162	Sq. Ft.

= 1.46%

CITY OF HAMILTON
Building Division

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FEB 27 2018
DATE
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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams, Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

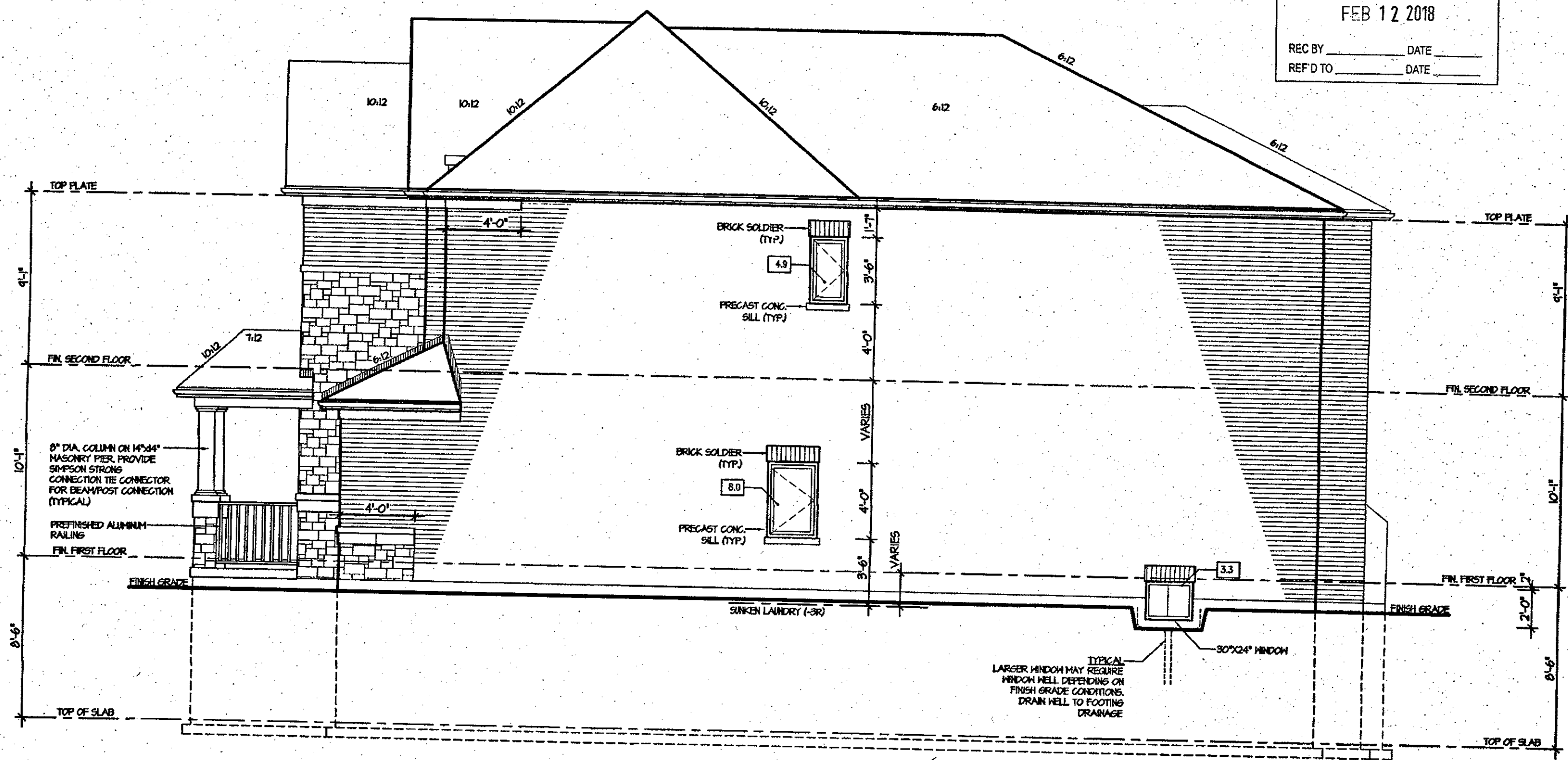
JUL 14 2017

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.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (903) 660-0746	REGION DESIGN INC.	SHEET TITLE RIGHT SIDE ELEVATION ELEV. 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.	PROJECT NAME RUSSEL GARDENS II
4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	AREA 3,030	PAGE No. 6
3.		VIKAS GAJJAR NAME	28770 BCIN		DATE MAY 2017	PROJECT 03-13-08	
2.		SIGNATURE			TYPE V.G.		
1.	ISSUED FOR REVIEW	MAY 2017					
	REVISIONS						

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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



RIGHT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	1064	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 12 M SIDE YARD	=	74.83	Sq. Ft.
ACTUAL GLAZED AREA	=	162	Sq. Ft.
			= 1.5%

CITY OF HAMILTON
Building Division

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[Signature] **FEB 27 2018**
DATE

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ARCHITECTURAL REVIEW & APPROVAL

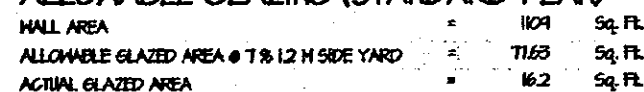
NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 6
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 <i>[Signature]</i> SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-C746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.				
4.					RIGHT SIDE ELEVATION	BY	V.G.	AREA	3,030	
3.					ELEV. 2	DATE	MAY 2017	TYPE	PROJECT	03-13-08
2.					SCALE	3/16"=1'-0"	PAGE No.	6-2	PROJECT NAME	RUSSEL GARDENS II
1.	ISSUED FOR REVIEW				MAY 2017	REVISIONS				

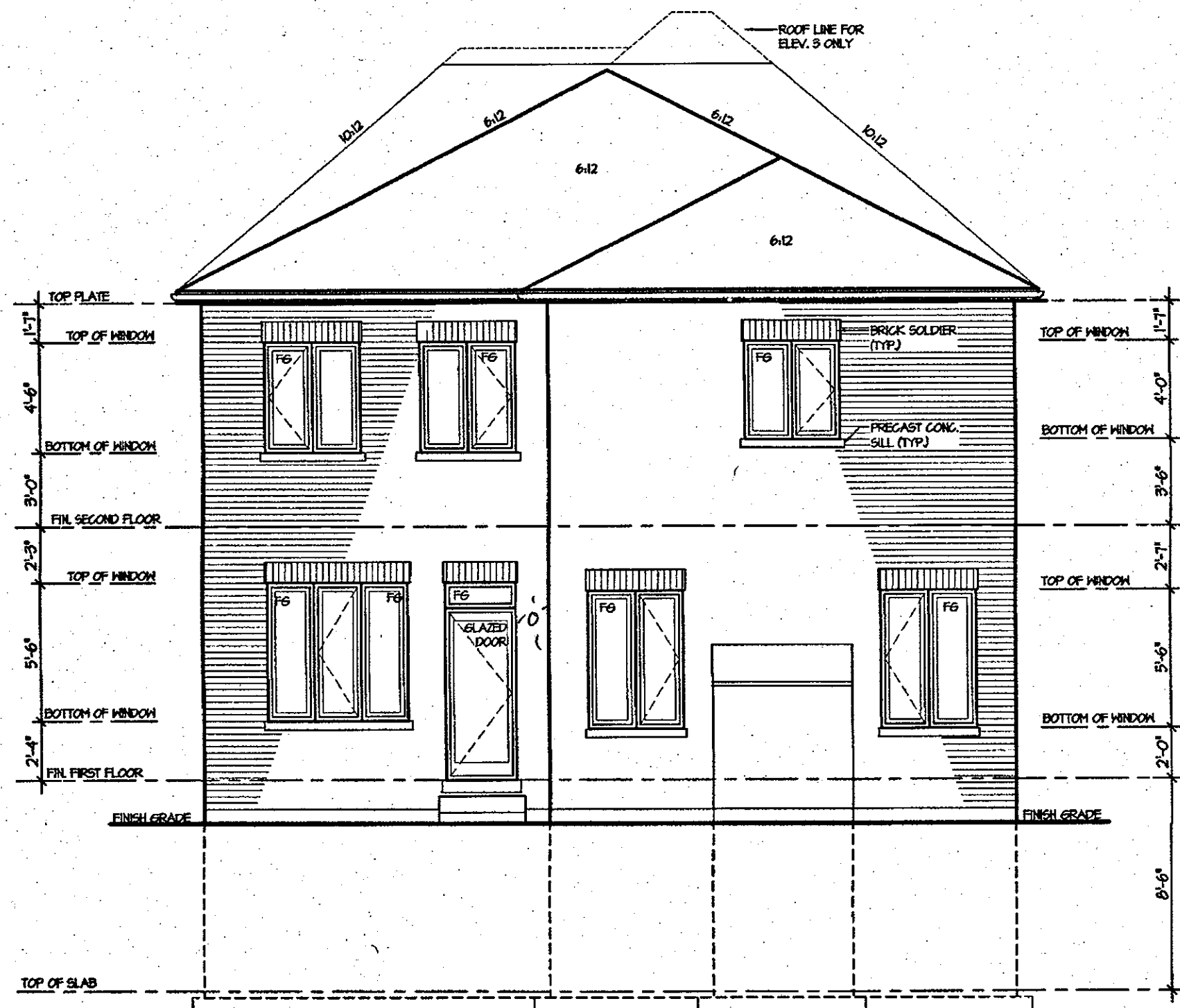
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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



REAR ELEVATION 1, 2 & 3

CITY OF HAMILTON
Building Division

Permit No. 18103856

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FEB 27 2018

FOR CHIEF BUILDING OFFICIAL

DATE

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ARCHITECTURAL REVIEW & APPROVAL

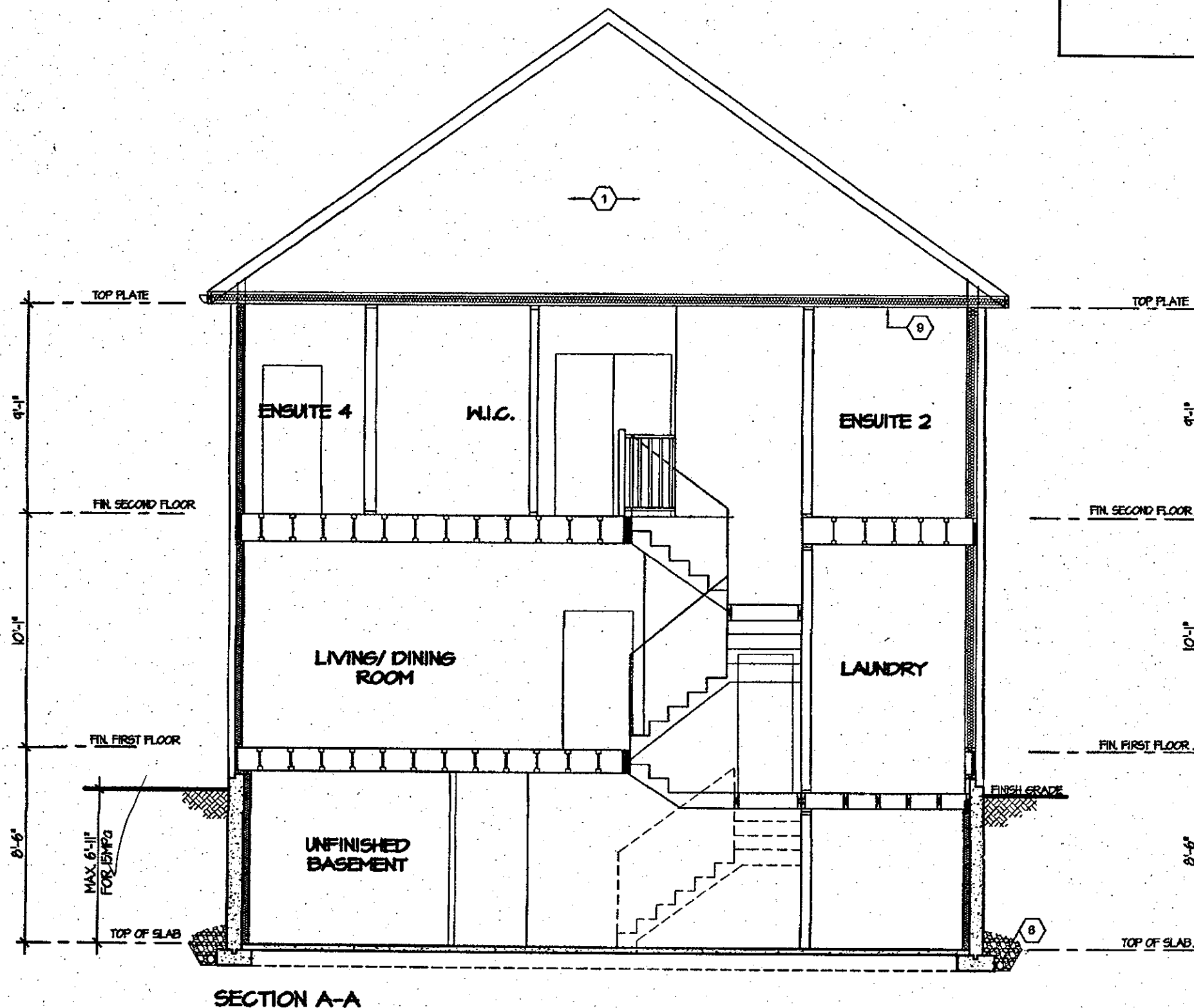
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John G. Williams Limited, Architect

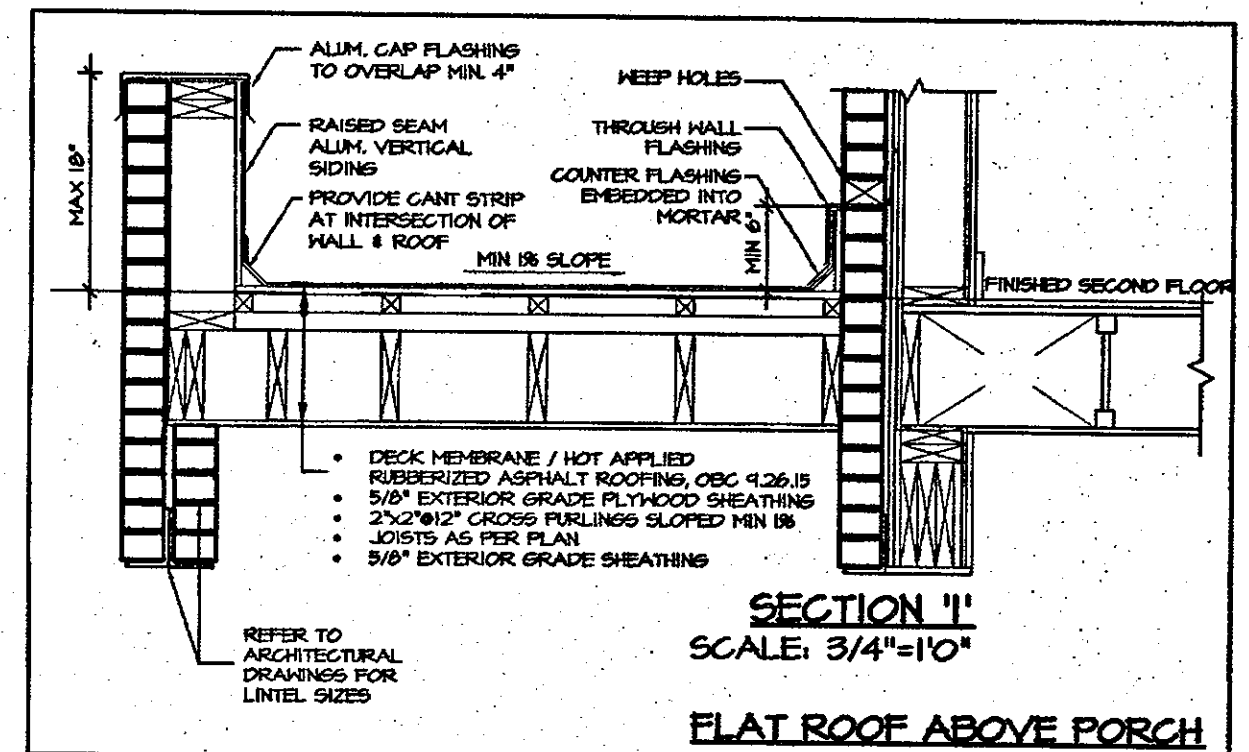
ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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4.					SCALE	3/16"=1'-0"	BY	V.G.	AREA	3,030		PAGE No.	7
3.					DATE	MAY 2017	TYPE		PROJECT	03-13-08			
2.													
1.	ISSUED FOR REVIEW				MAY 2017								
REVISIONS													



SECTION A-A



CITY OF HAMILTON
Building Division

Permit No. 18703856

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FEB 27 2018

FOR CHIEF BUILDING OFFICIAL

DATE

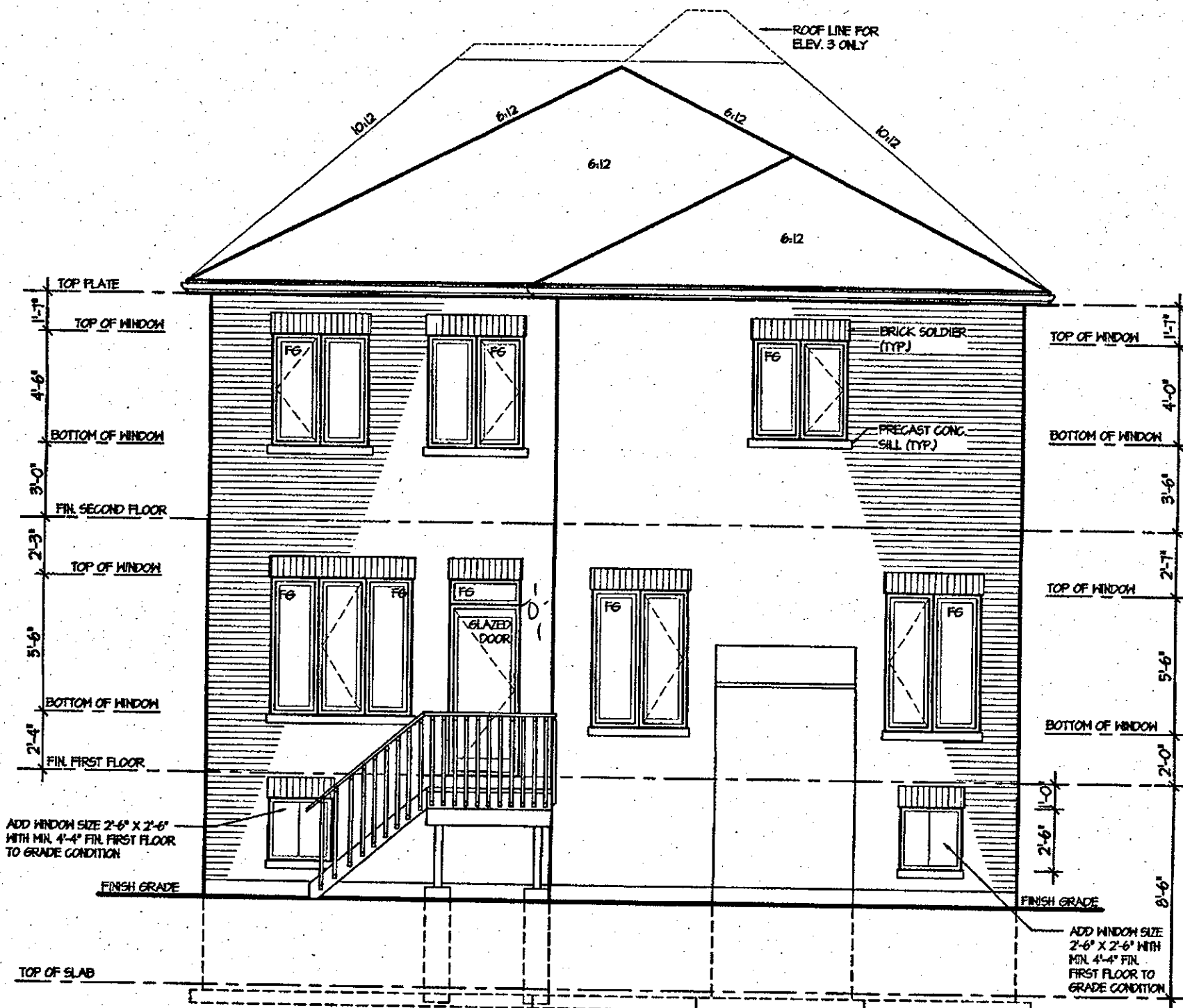
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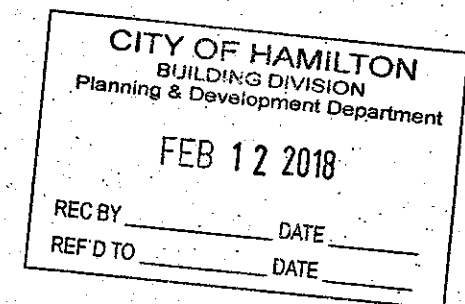
JUL 14 2017

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAY 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 CROSS SECTION SCALE 3/16"=1'-0" DATE MAY 2017 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 3,030 PAGE No. 8 PROJECT 03-13-08	Greenpark. PROJECT NAME RUSSEL GARDENS II
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REAR ELEVATION 1, 2 & 3
FOR DECK CONDITION



CITY OF HAMILTON
Building Division

Permit No. 18-103856

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FEB 27 2018

FOR CITY BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

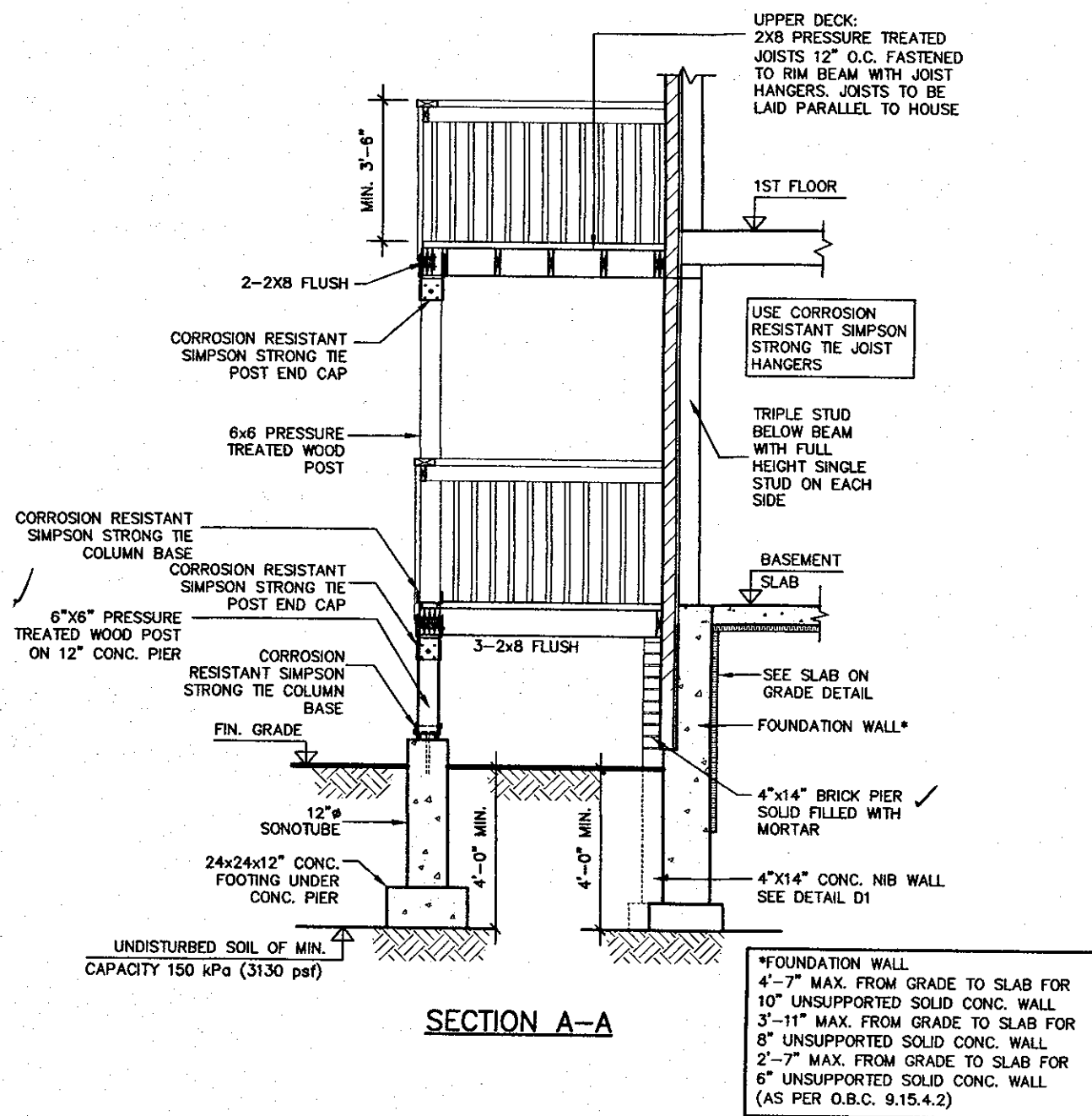
NOV 20 2017

John G. Williams Limited, Architect

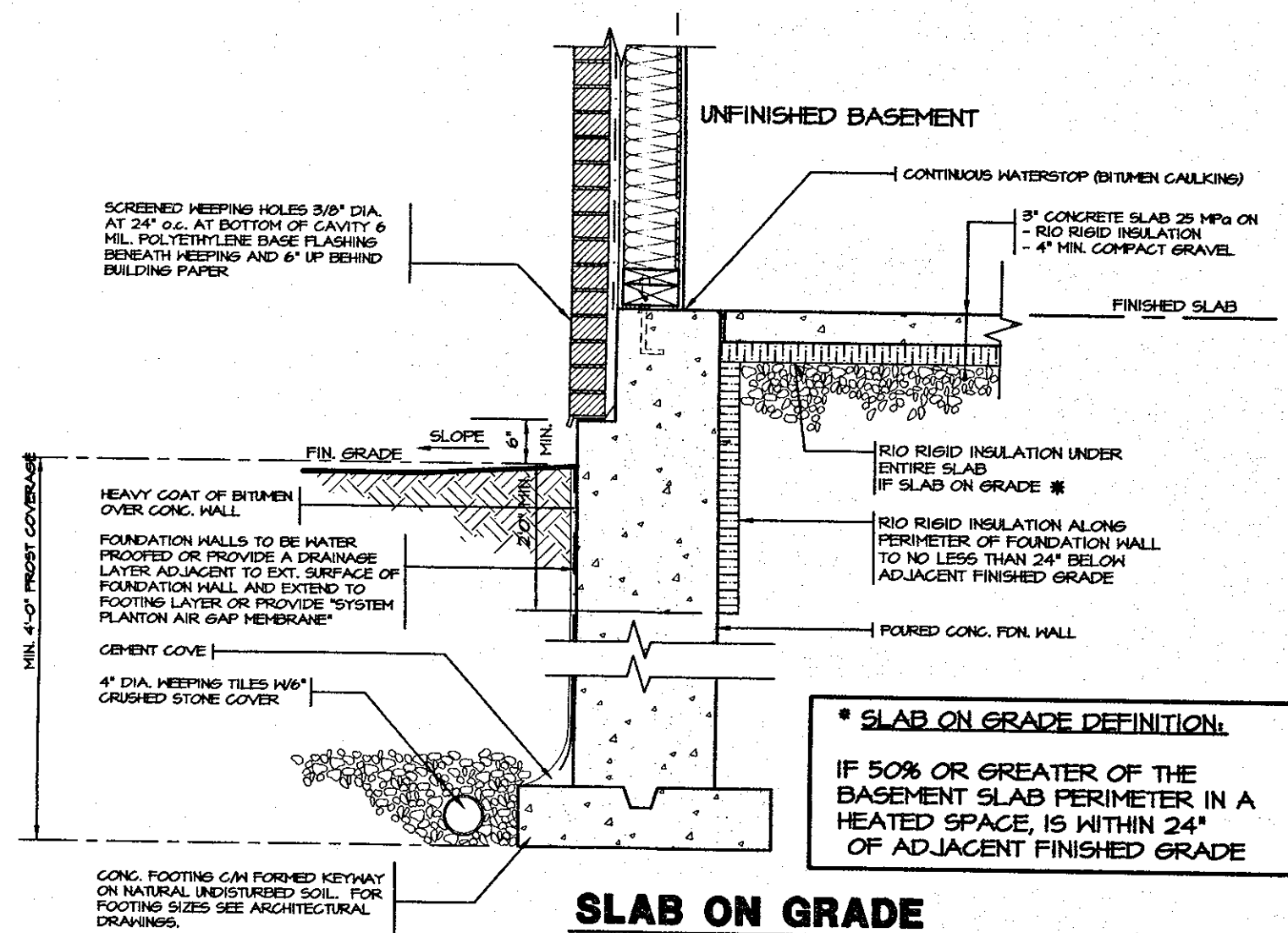
JUL 14 2017

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

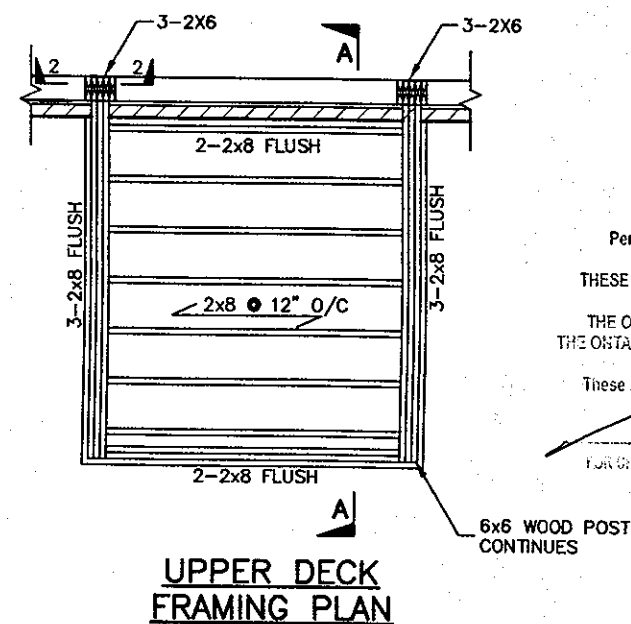
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4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,030	PAGE No. 9-2	
3.					DATE MAY 2017	TYPE	PROJECT 03-13-08		
2.									
1.	ISSUED FOR REVIEW				MAY 2017				
REVISIONS									



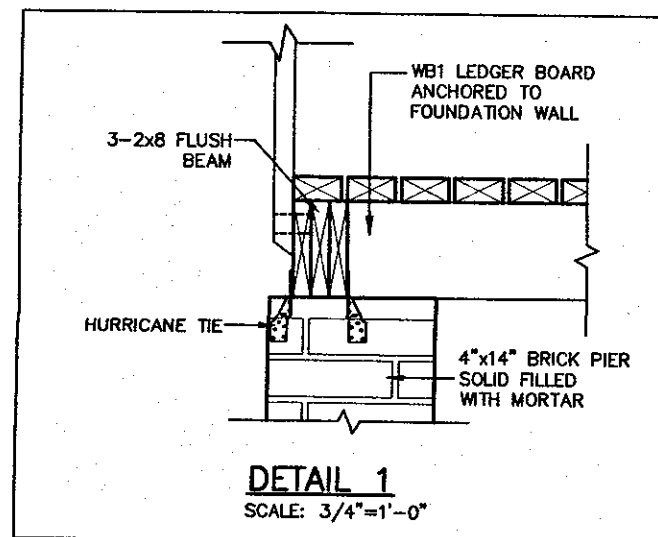
SECTION A-A



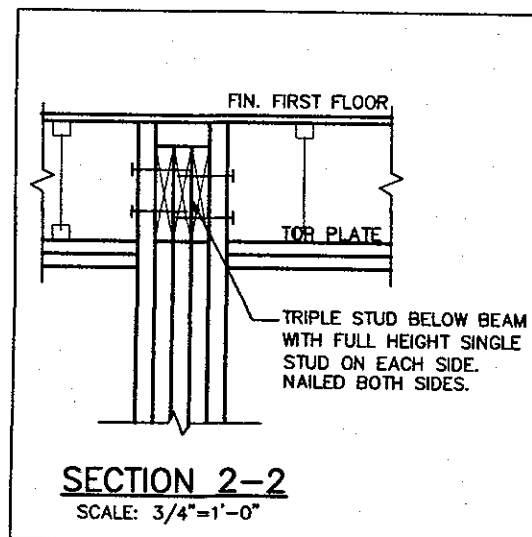
SLAB ON GRADE



UPPER DECK FRAMING PLAN



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



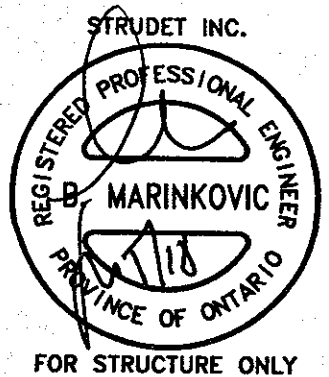
SECTION 2-2
SCALE: 3/4\"=1'-0"

NOTES:

1. MATERIAL AND WORKMANSHIP SHALL CONFORM TO ONTARIO BUILDING CODE LATEST ADDITION.
2. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9 KPa (40 psf).
3. WOOD SHALL BE PRESSURE TREATED S.P.F. No.1/No.2 GRADE OR EQUIVALENT.
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150 KPa (3130 psf) MIN.

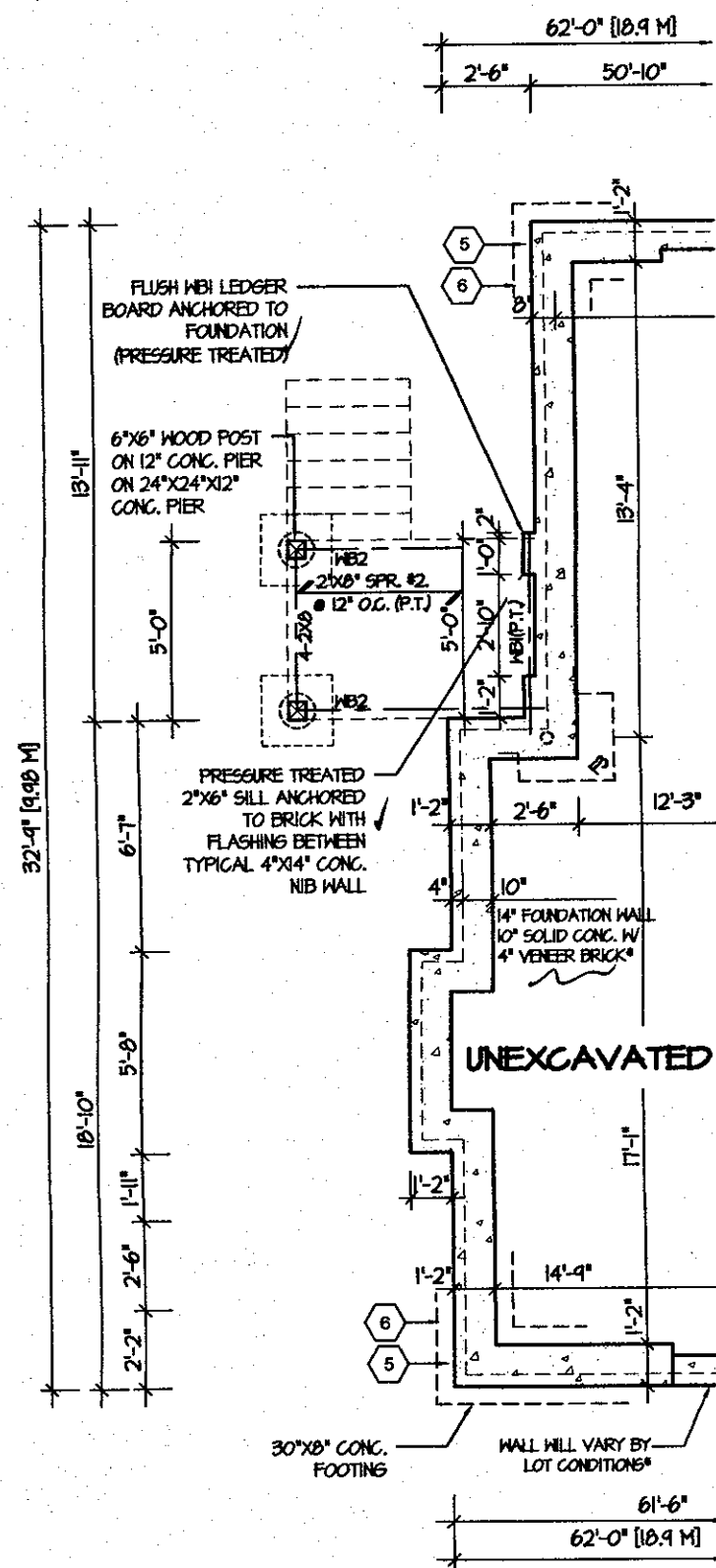
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 18-103856
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FEB 27 2018
FOR THIS BUILDING OFFICIAL DATE



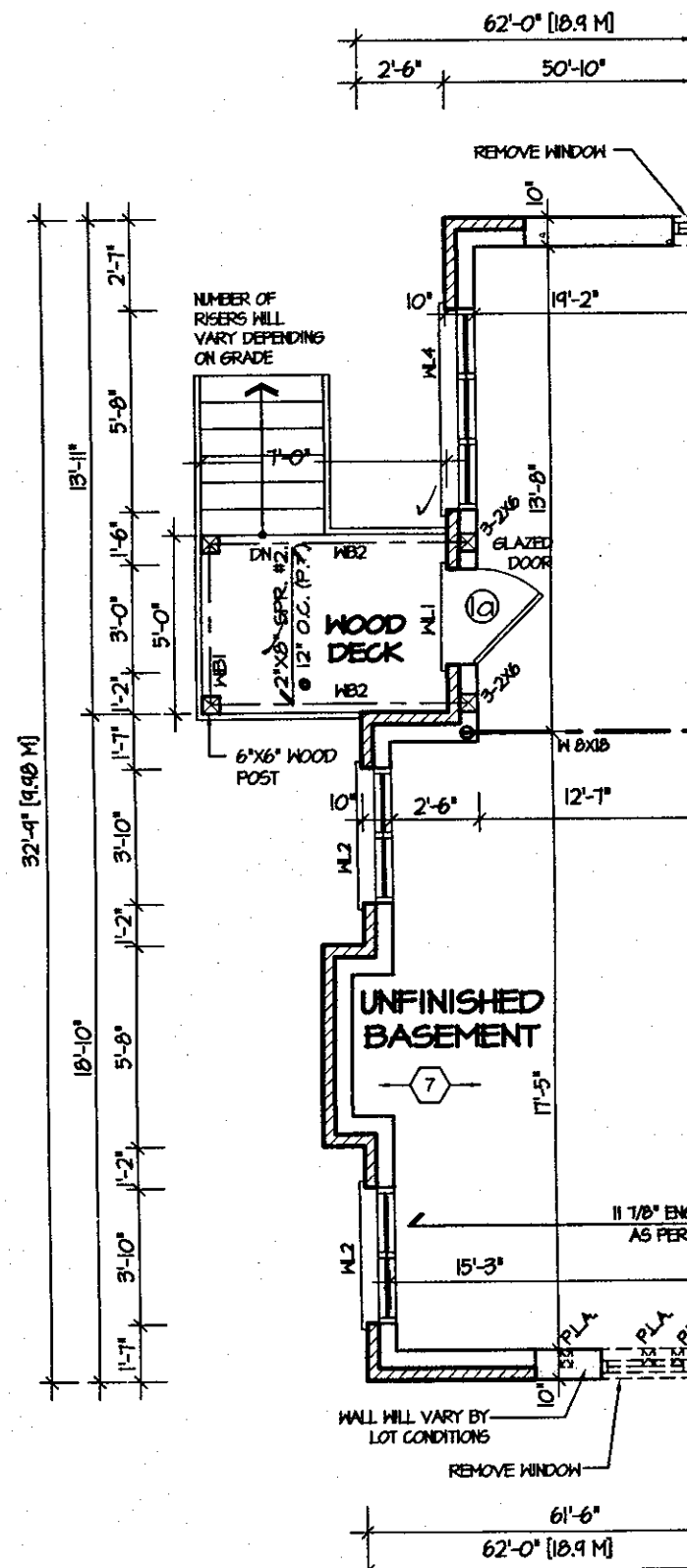
ROSEWOOD 6
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4.							
3.							
2.							
1.	REVISED FOR STARTIME	DEC 17					
REVISIONS			Greenpark				



**PARTIAL FOUNDATION
PLAN FOR DOUBLE DECK
WALK OUT CONDITION**

FOUNDATION WALL
4'-1" MAX. FROM GRADE TO SLAB FOR 10" UNSUPPORTED SOLID CONC. WALL
3'-11" MAX. FROM GRADE TO SLAB FOR 8" UNSUPPORTED SOLID CONC. WALL
2'-7" MAX. FROM GRADE TO SLAB FOR 6" UNSUPPORTED SOLID CONC. WALL
(AS PER O.B.C. 9.15.4.2)



**PARTIAL BASEMENT
PLAN FOR DOUBLE
DECK WALK OUT
CONDITION**

CITY OF HAMILTON
Building Division

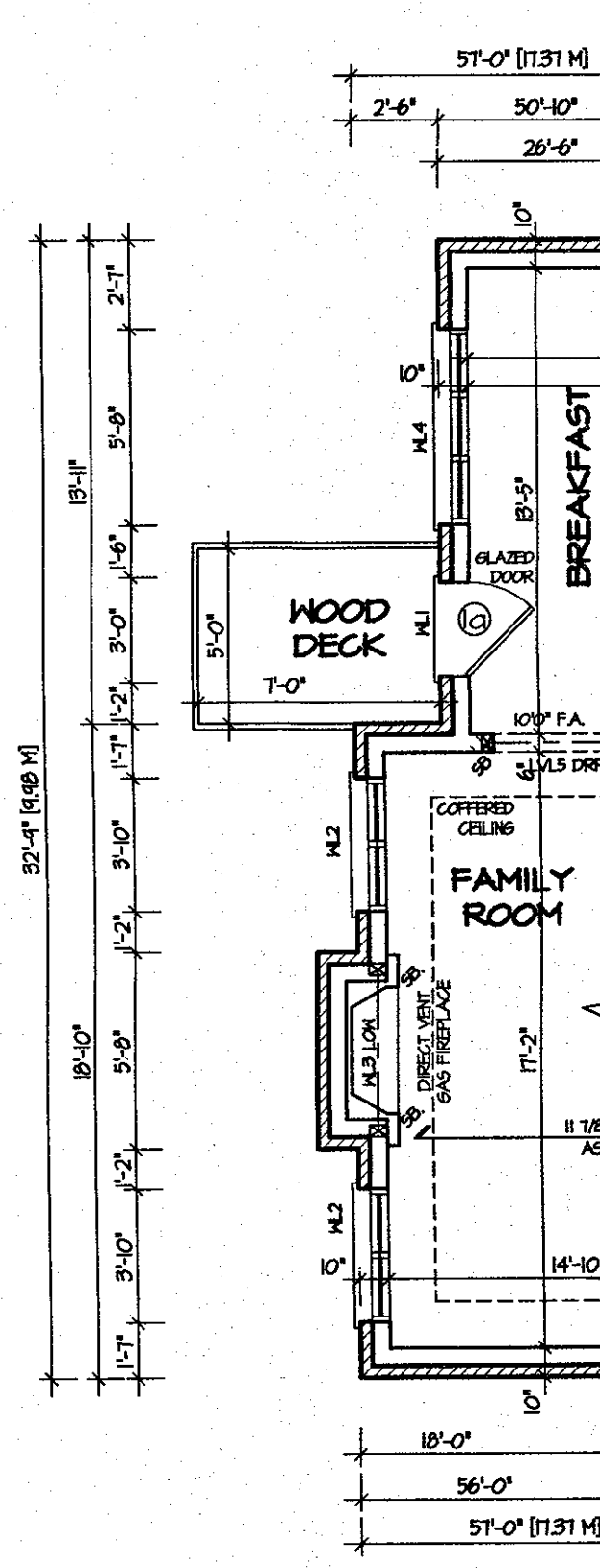
Permit No. 18-103856

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by

[Signature] FEB 27 2018
DATE

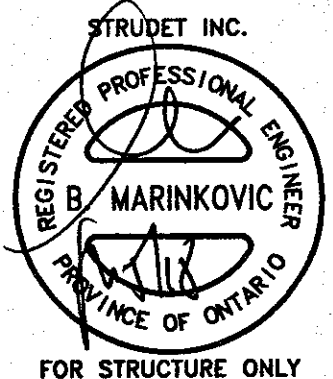


**PARTIAL FIRST
FLOOR PLAN FOR
DOUBLE DECK WALK
OUT CONDITION**

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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



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ARCHITECTURAL REVIEW & APPROVAL

JAN 23 2018

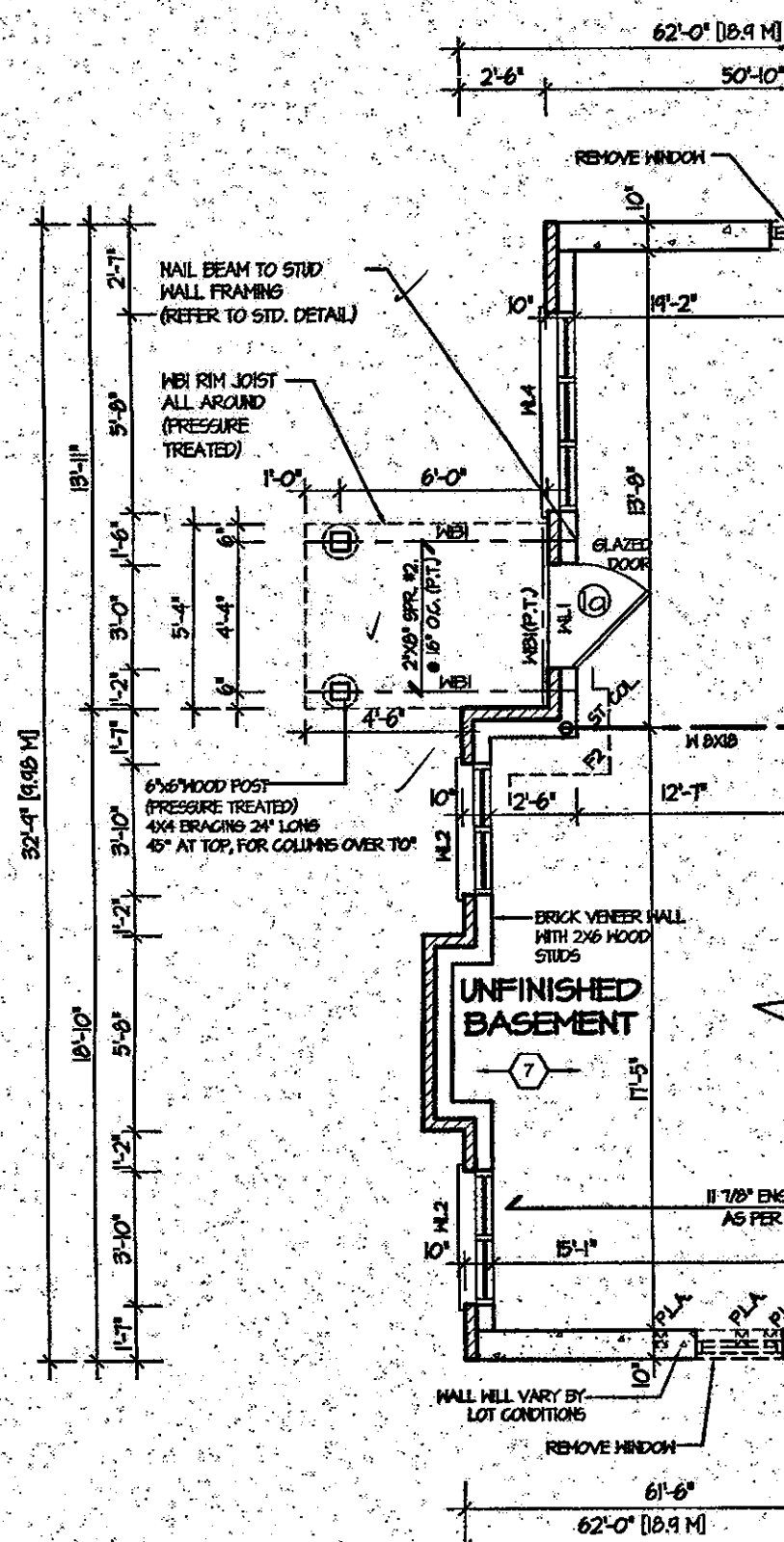
John G. Wilson, Limited, Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

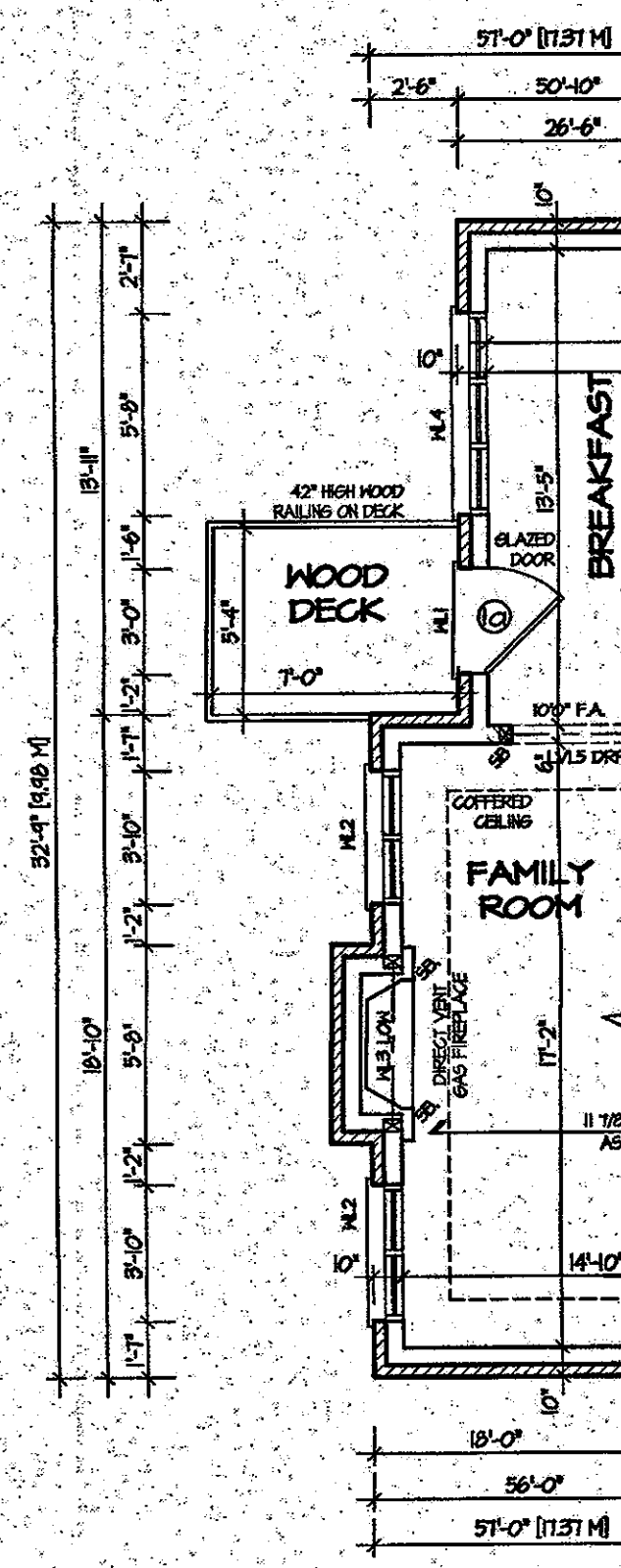
JAN 05 2018

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.	DECK PLANS DOUBLE DECK CONDITION	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 3,030 PAGE No. 9-3	PROJECT 03-13-08	PROJECT NAME RUSSEL GARDENS II
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 MAY 2017	TYPE			
2.									
1.	ISSUED FOR REVIEW	MAY 2017	VIKAS GAJJAR NAME SIGNATURE	28770 BCIN					
REVISIONS									





PARTIAL BASEMENT PLAN
FOR WALK OUT BASEMENT
CONDITION

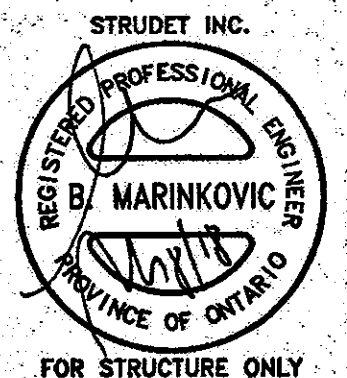


PARTIAL FIRST FLOOR
PLAN FOR WALK OUT
CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 14 2018

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



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

APPROVED BY: _____
DATE: MAR 08, 2018

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

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

MAR 08 2018

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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FEB 27 2018

FOR CHIEF BUILDING OFFICIAL

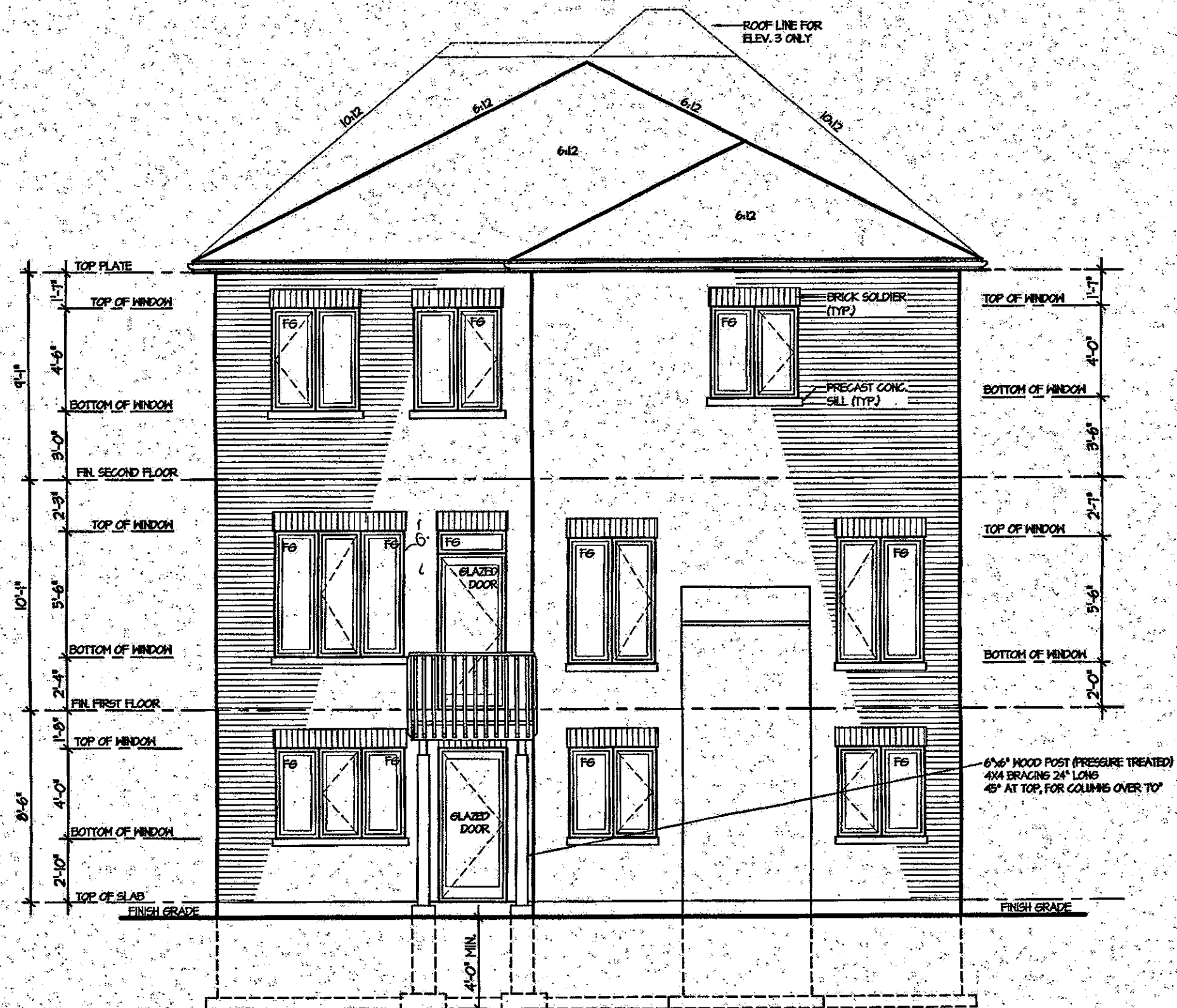
DATE

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE WALK OUT BASEMNT ELEV. 1,2 & 3	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		Greenpark. PROJECT NAME RUSSEL GARDENS II	
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,030		PAGE No. 9-5
3.					DATE MAY 2017	TYPE	PROJECT 03-13-08		
2.									
1.	ISSUED FOR REVIEW				MAY 2017				
REVISIONS									

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 14 2018

REQ BY: _____ DATE: _____
REF'D TO: _____ DATE: _____



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

CITY OF HAMILTON
Building Division

Permit No. 19103856

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
FEB 27 2018
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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: MAR 02 2018

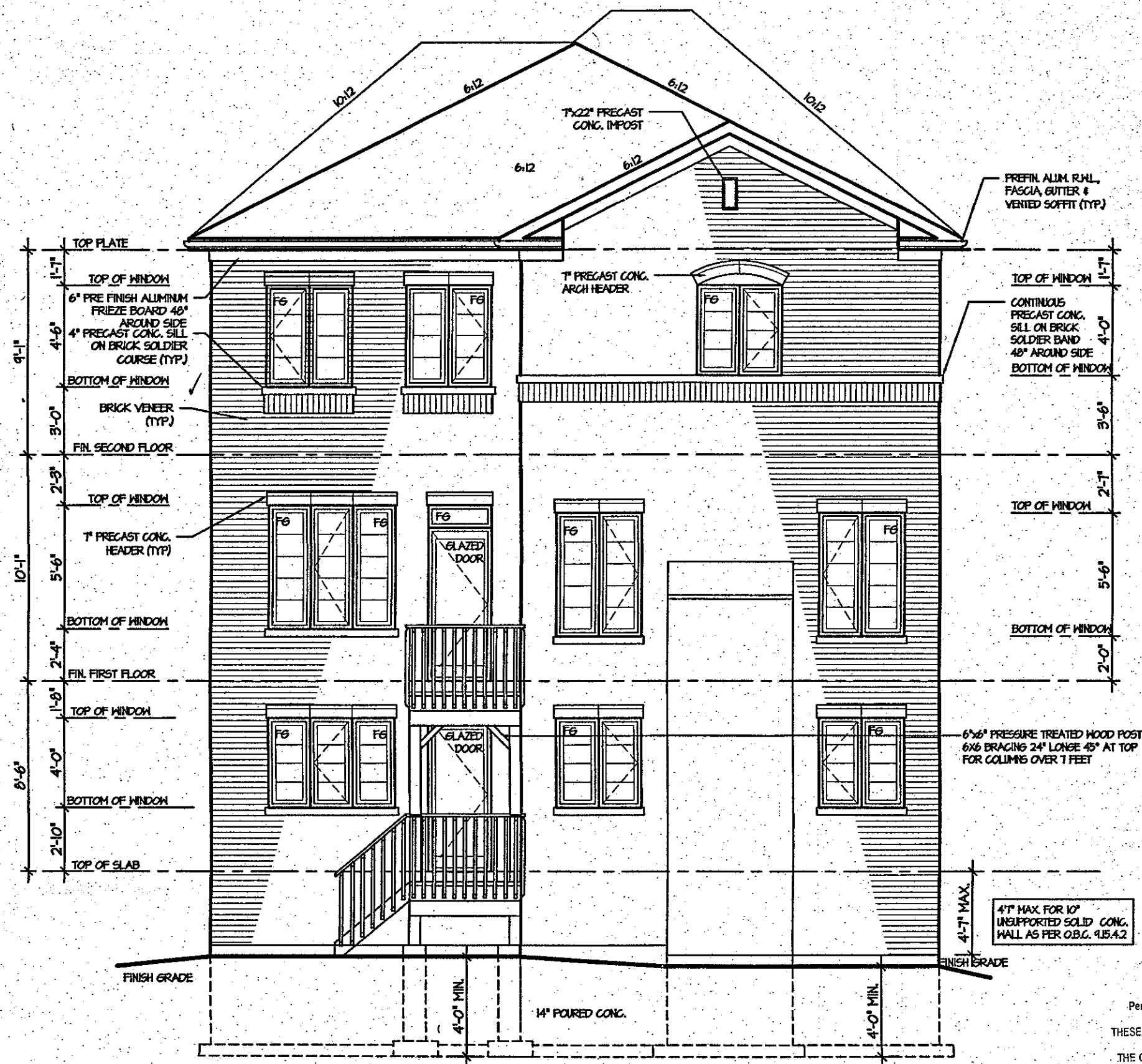
This stamp certifies compliance with the applicable Design Guidelines only and bears no further liability.

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

MAR 08 2018

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 <u>28770</u> NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 CUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4086 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.					WALK OUT BASEMNT ELEV. 1,2 & 3	AREA	3,030	
3.					SCALE	3/16"=1'-0"	BY	V.G.
2.					DATE	MAY 2017	TYPE	
1. ISSUED FOR REVIEW	MAY 2017				PROJECT	03-13-08	PAGE No.	9-6
REVISIONS				PROJECT NAME		RUSSEL GARDENS II		

Greenpark.



REAR UPGRADE ELEVATION 3 ONLY FOR LOT 150
DOUBLE DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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These drawings and/or specifications have been reviewed by
[Signature] FEB 27 2018
FOR CHIEF BUILDING OFFICIAL DATE

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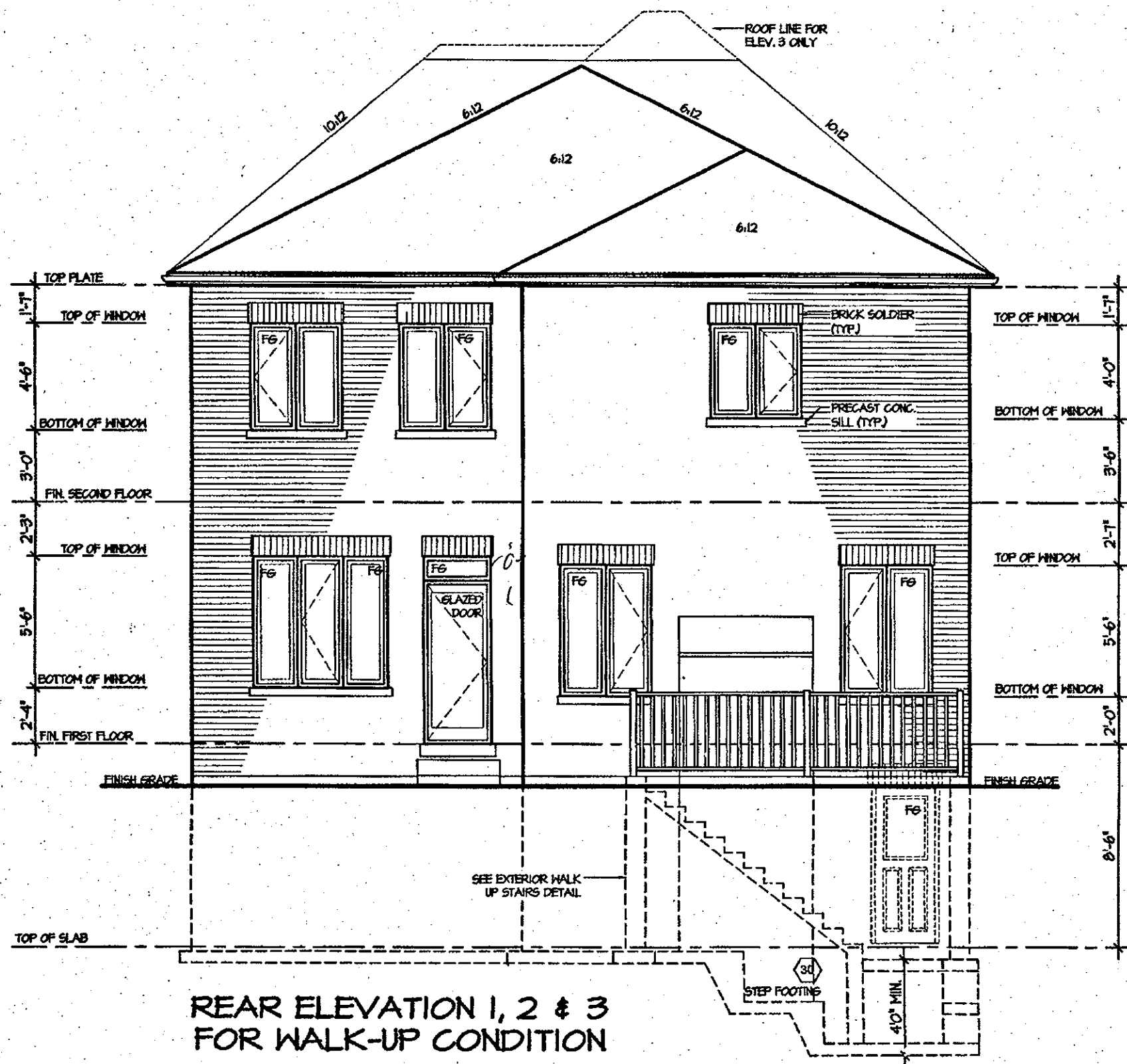
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ARCHITECTURAL REVIEW & APPROVAL
[Signature]
FEB 02 2018
John G. Williams Limited, Architect

FEB 01 2018

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,030		PAGE No. 9-6A
3.					DATE MAY 2017	TYPE	PROJECT 03-13-08		PROJECT NAME RUSSEL GARDENS II
2.									
1.	ISSUED FOR REVIEW				MAY 2017				
REVISIONS									



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

CITY OF HAMILTON
Building Division

Permit No. 18-103856

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE FEB 27 2018

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ARCHITECTURAL REVIEW & APPROVAL

NOV 27 2017

John G. Williams Limited, Architect

ROSEWOOD 6
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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4.						DECK ELEVATION				
3.						SCALE	BY	AREA	PAGE No.	
2.						3/16"=1'-0"	V.G.	3,030	10-2	
1.	ISSUED FOR REVIEW	MAY 2017				DATE	TYPE	PROJECT		
					03-13-08		PROJECT NAME		RUSSEL GARDENS II	
REVISIONS										