

# STRIP FOOTINGS -

## FOR SINGLES & SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS  
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.  
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS  
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

### FOOTINGS ON ENGINEERED FILL

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING  
BELOW EXTERIOR WALLS.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING  
BELOW PARTY WALLS.

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE  
WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 psf) SOIL BEARING CAPACITY OR 90 KPa  
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

## PAD FOOTINGS

### 120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD 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

### 90 KPa ENGINEERED FILL SOIL

F1 = 48"x48"x20" CONCRETE PAD  
F2 = 40"x40"x16" CONCRETE PAD  
F3 = 34"x34"x14" CONCRETE PAD  
F4 = 28"x28"x12" CONCRETE PAD  
F5 = 18"x18"x8" CONCRETE PAD

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

## BRICK VENEER LINTELS

HL1 = 3-1/2"x3-1/2"x1/4" (100x90x6.0) + 2-2"x8" SPR No.2  
HL2 = 4"x3-1/2"x1/4" (100x90x6.0) + 2-2"x8" SPR No.2  
HL3 = 5"x3-1/2"x1/4" (125x90x6.0) + 2-2"x10" SPR No.2  
HL4 = 6"x3-1/2"x1/4" (150x90x6.0) + 2-2"x12" SPR No.2  
HL5 = 6"x4"x3/8" (150x100x10.0) + 2-2"x12" SPR No.2  
HL6 = 5"x3-1/2"x1/4" (125x90x6.0) + 2-2"x12" SPR No.2  
HL7 = 5"x3-1/2"x1/4" (125x90x6.0) + 3-2"x10" SPR No.2  
HL8 = 5"x3-1/2"x1/4" (125x90x6.0) + 3-2"x12" SPR No.2  
HL9 = 6"x4"x3/8" (150x100x10.0) + 3-2"x12" SPR No.2

### LINTELS AND BEAMS

MB1 = 2-2"x8" SPR No.2 (2-38x184 SPR No.2)  
MB2 = 3-2"x8" SPR No.2 (3-38x184 SPR No.2)  
MB3 = 2-2"x10" SPR No.2 (2-38x235 SPR No.2)  
MB4 = 3-2"x10" SPR No.2 (3-38x235 SPR No.2)  
MB5 = 2-2"x12" SPR No.2 (2-38x286 SPR No.2)  
MB6 = 3-2"x12" SPR No.2 (3-38x286 SPR No.2)  
MB7 = 5-2"x12" SPR No.2 (5-38x286 SPR No.2)  
MB8 = 4-2"x10" SPR No.2 (4-38x235 SPR No.2)  
MB12 = 4-2"x12" SPR No.2 (4-38x286 SPR No.2)

## LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)  
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)  
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)  
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)  
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)  
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)  
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)  
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)  
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)  
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)  
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)  
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)  
LVL8 = 2-1 3/4" x 14" (2-45x356)  
LVL9 = 3-1 3/4" x 14" (3-45x356)  
LVL10 = 2-1 3/4" x 18" (2-45x456)

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

## LOOSE STEEL LINTELS

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

## DOOR SCHEDULE

| NOS. | WIDTH  | HEIGHT<br>8'-0" CEILING | HEIGHT<br>10' OR MORE<br>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'-8"  | 6'-8"                   | 8'-0"                            | INTERIOR SLAB DOOR      |
| 6    | 2'-2"  | 6'-8"                   | 8'-0"                            | INTERIOR SLAB DOOR      |
| 7    | 1'-6"  | 6'-8"                   | 8'-0"                            | INTERIOR SLAB DOOR      |

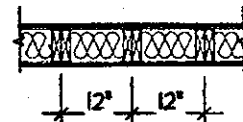
SPACE CONVENTIONAL FLOOR JOISTS @ 12"  
O.C. BELOW ALL CERAMIC TILE AREAS.  
PROVIDE 1 ROW BRIDGING FOR SPANS OF  
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR  
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS  
FOR ENGINEERED FRAMING LAYOUTS

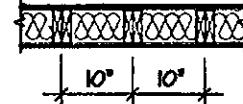
2-2"x6" STUD WALL NAILED TOGETHER AND  
SPACED @ 12" O.C. FULL HT C/M SOLID  
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"  
EXT. PLYWOOD SHEATHING.



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

## TWO STORY HEIGHT WALL DETAIL

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



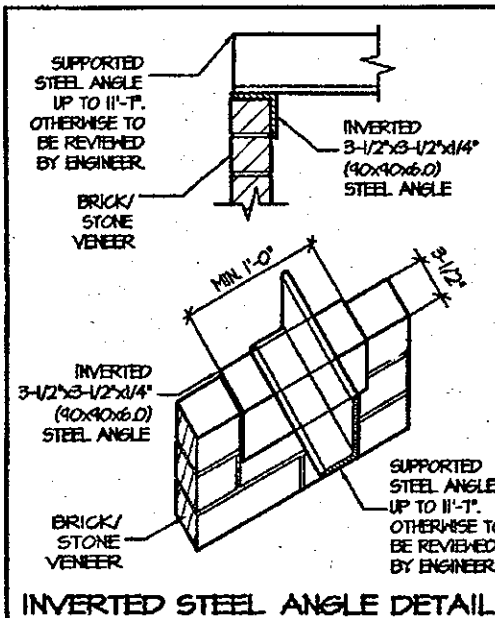
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS  
DETAIL IS 20'-2" AND MAXIMUM WIDTH  
IS 40'-0"

## TWO STORY HEIGHT WALL DETAIL

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

## COMPLIANCE PACKAGE "A1"

| COMPONENT                                                           | NOTE                               |
|---------------------------------------------------------------------|------------------------------------|
| CEILING WITH ATTIC SPACE<br>MINIMUM RSI (R) VALUE                   | 1051<br>(R60)                      |
| CEILING WITHOUT ATTIC SPACE<br>MINIMUM RSI (R) VALUE                | 5.46<br>(R30)                      |
| EXPOSE FLOOR<br>MINIMUM RSI (R) VALUE                               | 5.46<br>(R30)                      |
| HALLS ABOVE GRADE<br>MINIMUM RSI (R) VALUE                          | 3.81<br>(R22)                      |
| BASEMENT WALLS<br>MINIMUM RSI (R) VALUE                             | 3.52<br>(R20 BLANKET)              |
| HEATED SLAB OR SLAB<br>≤ 600mm BELOW GRADE<br>MINIMUM RSI (R) VALUE | 1.76<br>(R10)                      |
| WINDOWS & SLIDING GLASS DOORS<br>MAXIMUM U-VALUE                    | ENERGY RATING = 25,<br>MAX. U=0.28 |
| SPACE HEATING EQUIPMENT<br>MINIMUM AFUE                             | 96%                                |
| HRV<br>MINIMUM EFFICIENCY                                           | 75%                                |
| HOT WATER TANK                                                      | MIN. EF 0.80                       |



## INVERTED STEEL ANGLE DETAIL

## AREA CALCULATIONS

| ELEV. 2                  |                 |
|--------------------------|-----------------|
| GROUND FLOOR AREA        | = 1117 Sq. Ft.  |
| SECOND FLOOR AREA        | = 1484 Sq. Ft.  |
| TOTAL FLOOR AREA         | = 2601 Sq. Ft.  |
| 1ST FLOOR OPEN AREA      | = 0 Sq. Ft.     |
| 2ND FLOOR OPEN AREA      | = 0 Sq. Ft.     |
| ADD TOTAL OPEN AREAS     | = 0 Sq. Ft.     |
| ADD FIN. BASEMENT AREA   | = 0 Sq. Ft.     |
| GROSS FLOOR AREA         | = 2601 Sq. Ft.  |
| GROUND FLOOR COVERAGE    | = 1117 Sq. Ft.  |
| GARAGE COVERAGE / AREA   | = 400 Sq. Ft.   |
| PORCH COVERAGE / AREA    | = 124 Sq. Ft.   |
| TOTAL COVERAGE W/ PORCH  | = 1641 Sq. Ft.  |
| TOTAL COVERAGE W/O PORCH | = 1517 Sq. Ft.  |
|                          | = 140.93 Sq. m. |

| AREA CALCULATIONS        |   | ELEV. 1       |
|--------------------------|---|---------------|
| GROUND FLOOR AREA        | = | 1125 Sq. Ft.  |
| SECOND FLOOR AREA        | = | 1492 Sq. Ft.  |
| TOTAL FLOOR AREA         | = | 2617 Sq. Ft.  |
|                          | = | 243.13 Sq. M. |
| 1ST FLOOR OPEN AREA      | = | 0 Sq. Ft.     |
| 2ND FLOOR OPEN AREA      | = | 0 Sq. Ft.     |
| ADD TOTAL OPEN AREAS     | = | 0 Sq. Ft.     |
| ADD FIN. BASEMENT AREA   | = | 0 Sq. Ft.     |
| GROSS FLOOR AREA         | = | 2617 Sq. Ft.  |
|                          | = | 243.13 Sq. M. |
| GROUND FLOOR COVERAGE    | = | 1125 Sq. Ft.  |
| GARAGE COVERAGE / AREA   | = | 400 Sq. Ft.   |
| PORCH COVERAGE / AREA    | = | 124 Sq. Ft.   |
| TOTAL COVERAGE W/ PORCH  | = | 1649 Sq. Ft.  |
|                          | = | 153.66 Sq. m. |
| TOTAL COVERAGE W/O PORCH | = | 1525 Sq. Ft.  |
|                          | = | 141.68 Sq. m. |

| ROSEWOOD II |          | ELEV.1 COMPLIANCE PACKAGE "A1" |             |             |            |
|-------------|----------|--------------------------------|-------------|-------------|------------|
| ELEVATION   | WALL FT² | WALL MT²                       | OPENING FT² | OPENING MT² | PERCENTAGE |
| FRONT       | 644.90   | 64.56                          | 100.00      | 9.29        | 14.34 %    |
| LEFT SIDE   | 1000.61  | 92.96                          | 213.42      | 19.83       | 21.33 %    |
| RIGHT SIDE  | 1000.61  | 92.96                          | 34.50       | 3.21        | 3.45 %     |
| REAR        | 640.91   | 64.19                          | 131.60      | 12.23       | 19.05 %    |
| TOTAL       | 3387.04  | 314.61                         | 479.52      | 44.55       | 14.16 %    |

| ROSEWOOD II |          | ELEV.2 COMPLIANCE PACKAGE "A1" |             |             |            |
|-------------|----------|--------------------------------|-------------|-------------|------------|
| ELEVATION   | WALL FT² | WALL MT²                       | OPENING FT² | OPENING MT² | PERCENTAGE |
| FRONT       | 644.90   | 64.56                          | 113.73      | 10.57       | 16.37 %    |
| LEFT SIDE   | 1000.61  | 92.96                          | 213.42      | 19.83       | 21.33 %    |
| RIGHT SIDE  | 1000.61  | 92.96                          | 34.50       | 3.21        | 3.45 %     |
| REAR        | 640.91   | 64.19                          | 131.60      | 12.23       | 19.05 %    |
| TOTAL       | 3387.04  | 314.61                         | 493.25      | 45.82       | 14.56 %    |

## CITY OF HAMILTON Building Division

Permit No. 18-104069

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 28 2018  
FOR CHIEF BUILDING OFFICIAL

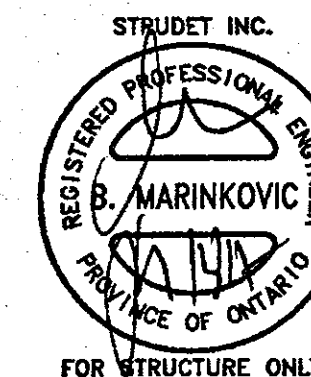
## CITY OF HAMILTON BUILDING DIVISION Planning & Development Department

FEB 12 2018

REC BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

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

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



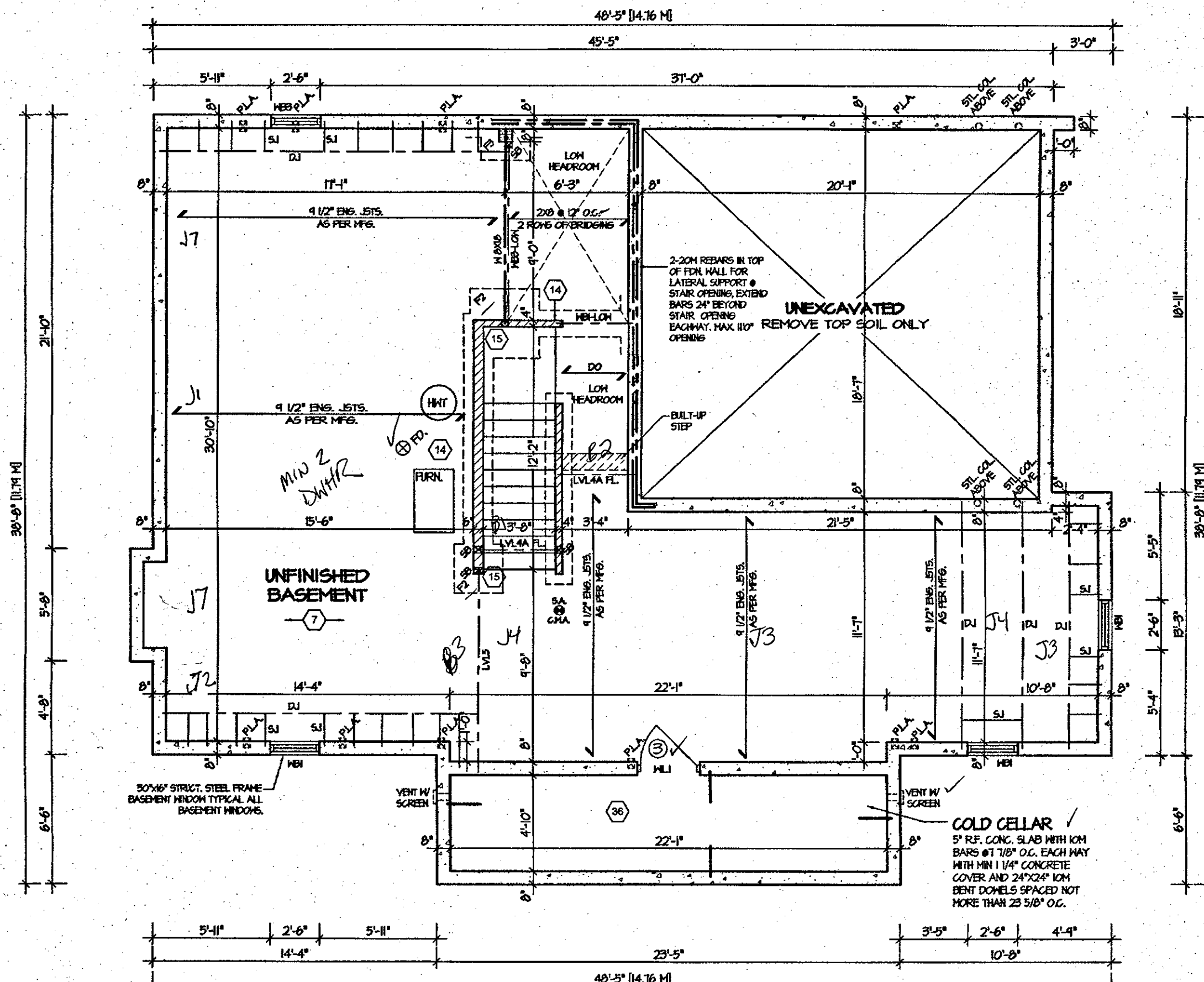
FOR STRUCTURE ONLY

## ROSEWOOD 11 COMPLIANCE PACKAGE "A1"



PROJECT NAME  
RUSSEL GARDENS II

|           |                   |                                                                                                                                                                                     |                                                                                                                |                    |                            |                                                                                                                                                             |
|-----------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.<br>8700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4S6<br>P (416) 736-4096<br>F (905) 660-0746 | REGION DESIGN INC. | SHEET TITLE<br>AREA CHARTS | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. |
| 4.        |                   | QUALIFICATION INFORMATION<br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code                                                               |                                                                                                                |                    | SCALE<br>3/16"=1'-0"       | AREA<br>2,617                                                                                                                                               |
| 3.        |                   |                                                                                                                                                                                     |                                                                                                                |                    | BY<br>V.G.                 | PAGE NO.<br>0                                                                                                                                               |
| 2.        |                   |                                                                                                                                                                                     |                                                                                                                |                    | DATE<br>MAR 2017           | PROJECT<br>03-13-10                                                                                                                                         |
| 1.        | ISSUED FOR REVIEW | MAR 2017                                                                                                                                                                            | VIKAS GAJJAR<br>NAME<br>SIGNATURE<br>28770<br>BCIN                                                             |                    |                            |                                                                                                                                                             |
| REVISIONS |                   |                                                                                                                                                                                     |                                                                                                                |                    |                            |                                                                                                                                                             |



**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 = 36"x36"x16"

**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. **18-104069**

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 28 2018**  
DATE

FOR CHIEF BUILDING OFFICIAL

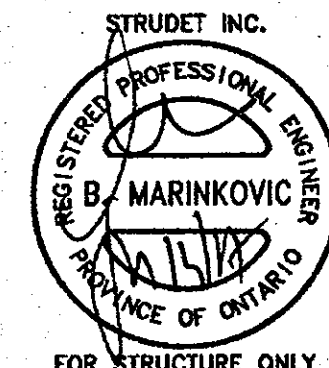
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

ARCHITECTURAL REVIEW & APPROVAL

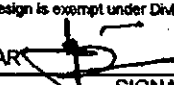
**NOV 20 2017**

John G. Williams Limited, Architect



JUL 14 2017

**ROSEWOOD 11**  
COMPLIANCE PACKAGE "A1"

|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                            |                                                                                                                                                          |                                                                                                                                                                                                                                                     |                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. _____</p> <p>1. ISSUED FOR REVIEW MAR 2017</p> <p>REVISIONS</p> | <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  <b>28770</b></p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p> <p><b>REGION DESIGN INC.</b></p> | <p>SHEET TITLE</p> <p><b>BASEMENT PLAN</b><br/>ELEV. 1</p> <p>SCALE <b>3/16"=1'-0"</b></p> <p>DATE <b>MAR 2017</b></p> <p>BY <b>V.G.</b></p> <p>TYPE</p> | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>AREA <b>2,617</b></p> <p>PAGE NO. <b>1</b></p> <p>PROJECT <b>03-13-10</b></p> | <p><b>Greenpark.</b></p> <p>PROJECT NAME <b>RUSSEL GARDENS II</b></p> |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|

500220 PM M:\PROJECTS\RUSSEL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VOROSEWOOD 11 MASTER.DWG July 10, 2017



**FIRST FLOOR PLAN 'I'**

Overall dimensions: 48'-5" [14.76 M] by 39'-2" [12.11 M].

**Rooms and Features:**

- Kitchen:** 16'-8" x 11'-0". Includes island, flush breakfast bar, and 4 1/2" ENG. JSTS. AS PER MFG.
- Breakfast:** 15'-4" x 9'-0". Includes bearing wall and coffered ceiling.
- Family Room:** 15'-4" x 13'-4". Includes 4 1/2" ENG. JSTS. AS PER MFG. and coffered ceiling.
- Foyer:** 10'-4" x 10'-4". Includes stairs and 4 1/2" ENG. JSTS. AS PER MFG.
- Living/Dining Room:** 20'-6" x 11'-7". Includes 4 1/2" ENG. JSTS. AS PER MFG. and coffered ceiling.
- Garage:** 20'-4" x 18'-7". Includes 4 1/2" ENG. JSTS. AS PER MFG., insulated dropped ceiling, and gas proofing required.
- Covered Porch:** 5'-6" x 10'-8". Includes 2-8" DIA. COLUMN ON 28"x14" MASONRY PIER.

**Handwritten Notes:**

- Garage:** GAS PROOFING REQ'D
- Family Room:** FIREBLOCKING REQUIRED IN CONCEALED SPACES (TYP)

**Structural Details:**

- Roof Trusses: 24" O.C.
- Stairs: 8" x 10" OH GARAGE DOOR, 8" x 10" OH GARAGE DOOR.
- Walls: 8" CONG. LEDGE, 2" CONG. LEDGE.
- Floors: LVL 4 FL., LVL 4 LOM.
- Doors: SLIDING DOOR, DOOR WHERE GRADE PERMITS.
- Windows: 8'-0" x 10'-0" OH GARAGE DOOR.

**Dimensions:**

- Overall: 48'-5" [14.76 M] x 39'-2" [12.11 M].
- Room Dimensions: Kitchen (16'-8" x 11'-0"), Breakfast (15'-4" x 9'-0"), Family Room (15'-4" x 13'-4"), Foyer (10'-4" x 10'-4"), Living/Dining Room (20'-6" x 11'-7"), Garage (20'-4" x 18'-7"), Covered Porch (5'-6" x 10'-8").

**Materials and Specifications:**

- 4 1/2" ENG. JSTS. AS PER MFG.
- 8" CONG. LEDGE
- 2" CONG. LEDGE
- 8" x 10" OH GARAGE DOOR
- 2-8" DIA. COLUMN ON 28"x14" MASONRY PIER
- 8" x 10" OH GARAGE DOOR
- SEE INVERTED STEEL ANGLE LI DETAIL
- PREFINISHED ALUMINUM RAILING
- PARSONS PRE-CAST STEPS

**Other Notes:**

- STAIRS VARY WITH GRADE
- BEARING WALL
- COFFERED CEILING
- SLIDING DOOR
- DOOR WHERE GRADE PERMITS
- INSUL. DROPPED CEILING
- ROOF TRUSSES • 24" O.C.
- ROOF TRUSSES • 24" O.C.
- SEE INVERTED STEEL ANGLE LI DETAIL
- 2-8" DIA. COLUMN ON 28"x14" MASONRY PIER. PROVIDE SIMPSON STRONG CONNECTION TIE CONNECTOR FOR BEAMPOST CONNECTION (TYPICAL)

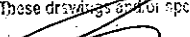
CITY OF HAMILTON  
Building Division

Permit No. 18-104069

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 28 2018

FOR THE BUILDING DIVISION

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

NOV 20 2017

John G. Williams Limited, Architect

# ROSEWOOD 11

## COMPLIANCE PACKAGE "A1"

# Greenpark.

PROJECT NAME  
RUSSEL GARDENS II

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROVINCE OF ONTARIO

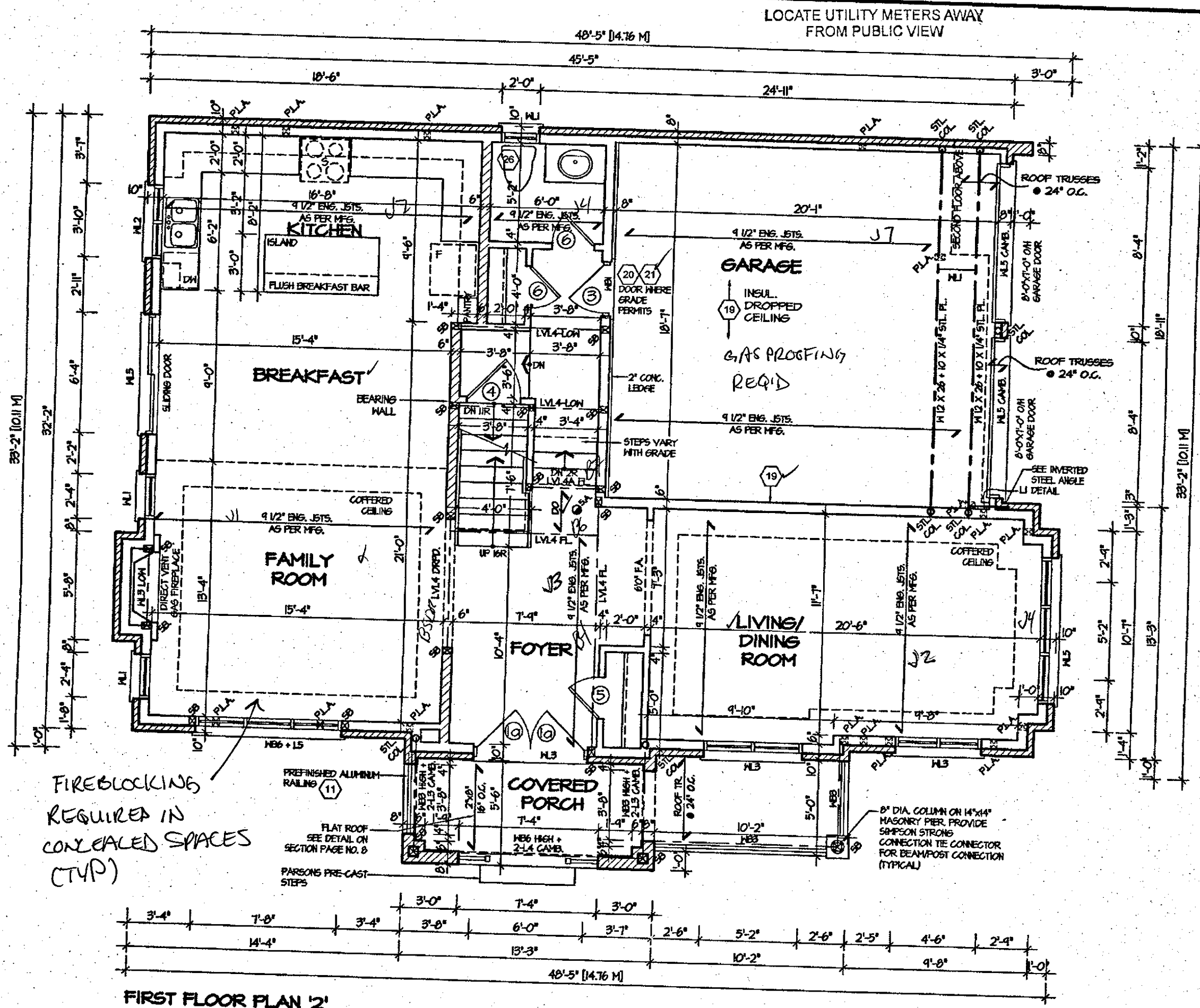
FOR STRUCTURE ONLY

JUL 14 2017

FOR STRUCTURE ONLY

|                         |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                      |                                                               |                              |                                                                                                                                                                    |                                 |
|-------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 5.                      |                   | <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p><b>VIKAS GAJJAR</b>  <b>28770</b></p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 560-0746</p> | <p><b>R<br/>D<br/>I</b></p> <p><b>REGION<br/>DESIGN<br/>INC.</b></p> | <p>SHEET TITLE</p> <p><b>FIRST FLOOR PLAN<br/>ELEV. 1</b></p> |                              | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> |                                 |
| 4.                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                      | <p>SCALE</p> <p><b>3/16"=1'-0"</b></p>                        | <p>BY</p> <p><b>V.G.</b></p> | <p>AREA</p> <p><b>2,617</b></p>                                                                                                                                    | <p>PAGE No.</p> <p><b>2</b></p> |
| 3.                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                      | <p>DATE</p> <p><b>MAR 2017</b></p>                            | <p>TYPE</p>                  | <p>PROJECT</p> <p><b>03-13-10</b></p>                                                                                                                              |                                 |
| 2.                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                      |                                                               |                              |                                                                                                                                                                    |                                 |
| 1.                      | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                      | MAR 2017                                                      |                              |                                                                                                                                                                    |                                 |
| <p><b>REVISIONS</b></p> |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                      |                                                               |                              |                                                                                                                                                                    |                                 |





FIRST FLOOR PLAN '2'

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. 18-104069

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 28 2018  
DATE

FOR CHIEF BUILDING OFFICIAL

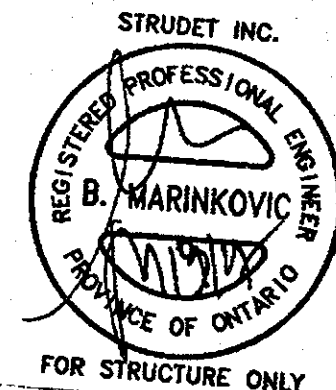
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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

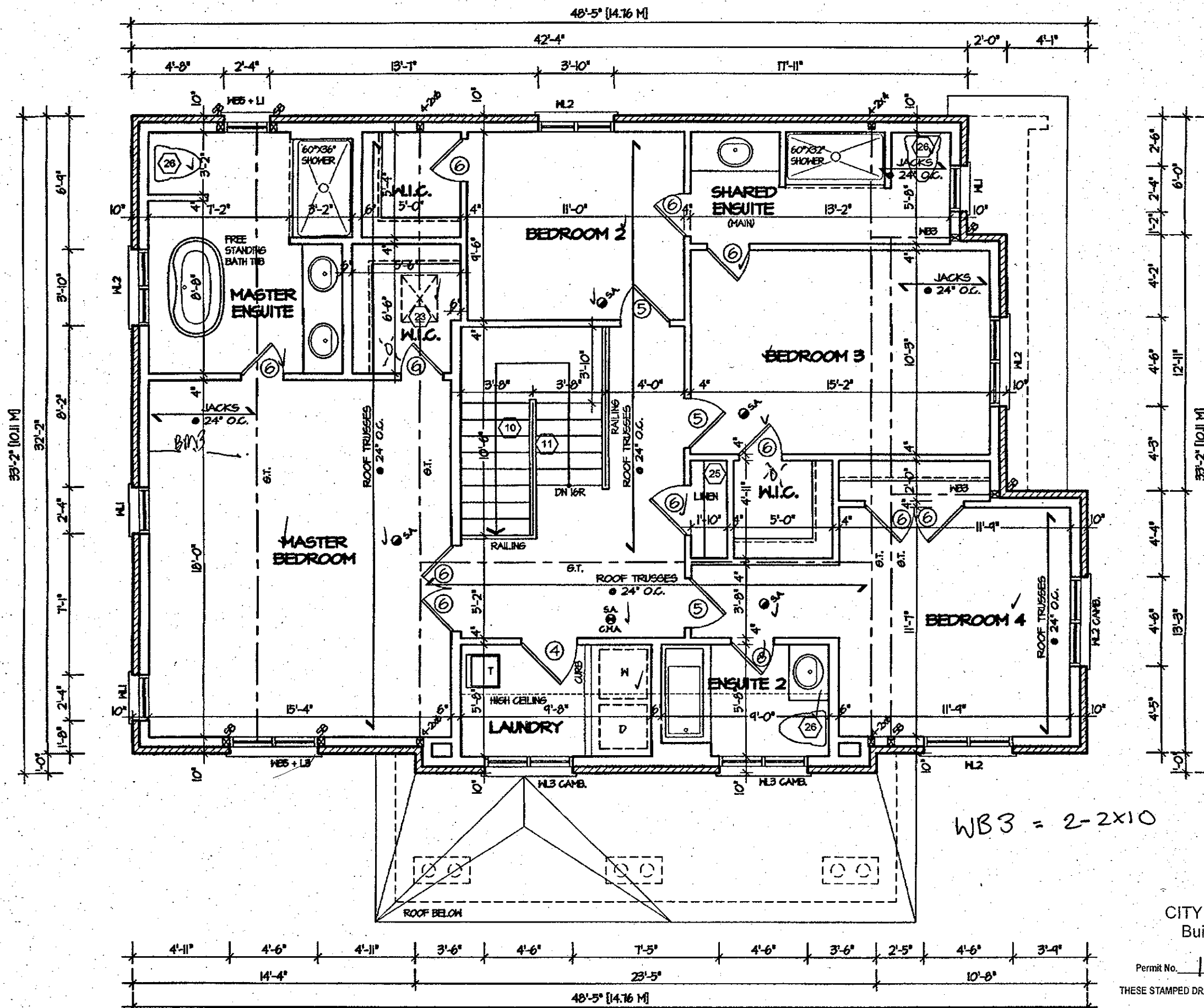


JUL 14 2017

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        |                  |             |                                                                                                                                                             |          |
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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | FIRST FLOOR PLAN |             | AREA                                                                                                                                                        | 2,617    |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | ELEV. 2          |             | BY                                                                                                                                                          | V.G.     |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | SCALE            | 3/16"=1'-0" | DATE                                                                                                                                                        | MAR 2017 |
| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | MAR 2017         | TYPE        | PROJECT                                                                                                                                                     | 03-13-10 |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | PAGE No.         |             | 2-2                                                                                                                                                         |          |
|           |                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | PROJECT NAME     |             | RUSSEL GARDENS II                                                                                                                                           |          |

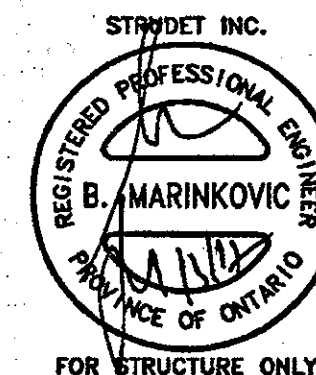
ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

**Greenpark**



SECOND FLOOR PLAN "1"

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. 18-104069

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE FEB 28 2018

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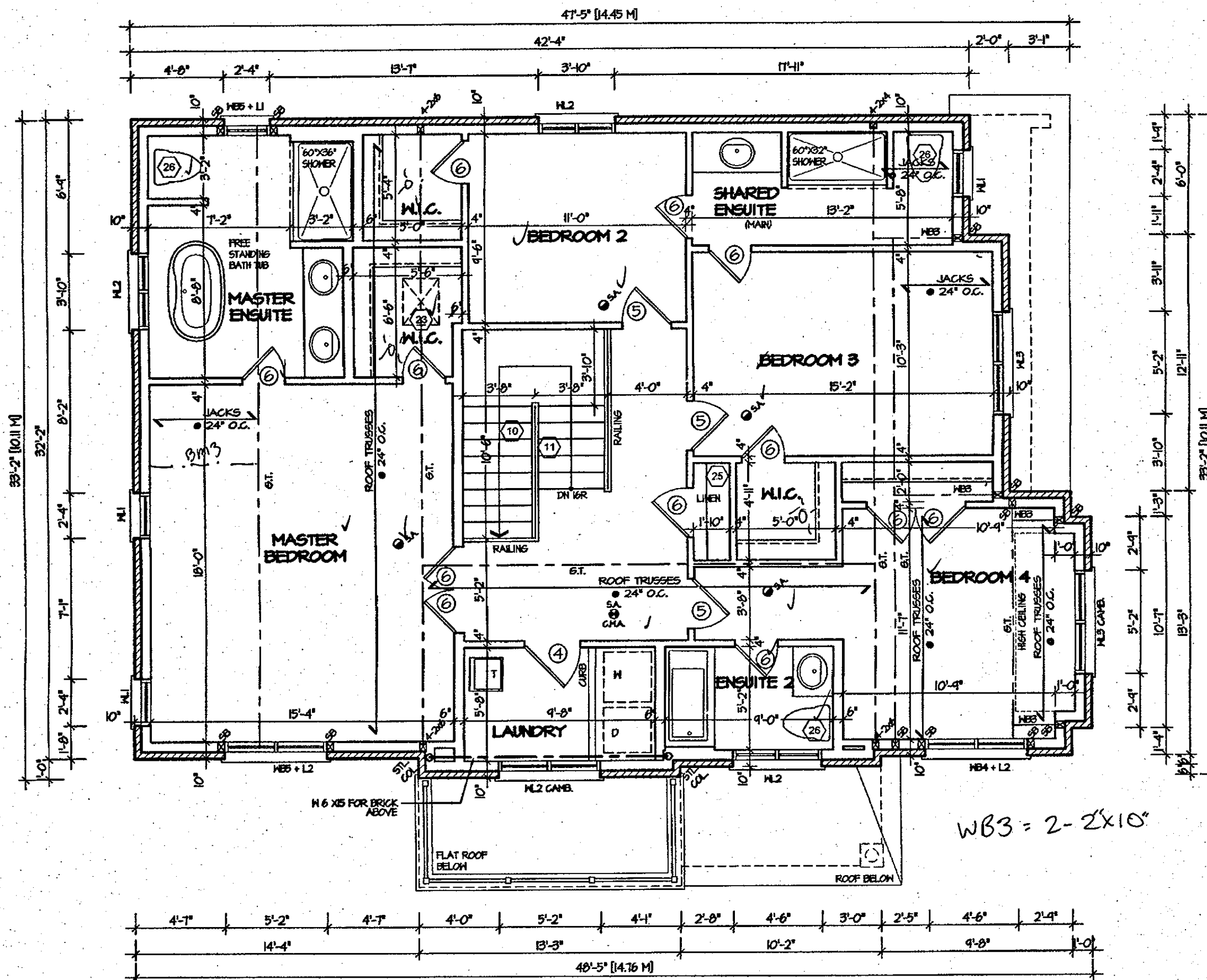
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017  
John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

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|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. _____</p> <p>1. ISSUED FOR REVIEW MAR 2017</p> <p>REVISIONS</p> | <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR 28770</p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>LAK 458</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p> | <p>REGION DESIGN INC.</p> | <p>SHEET TITLE</p> <p>SECOND FLOOR PLAN ELEV. 1</p> <p>SCALE 3/16"=1'-0"</p> <p>DATE MAR 2017</p> <p>BY V.G.</p> <p>TYPE</p> | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>AREA 2,617</p> <p>PAGE No. 3</p> <p>PROJECT 03-13-10</p> | <p><b>Greenpark.</b></p> <p>PROJECT NAME</p> <p>RUSSEL GARDENS II</p> |
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SECOND FLOOR PLAN '2'

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. 18-164669

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These drawings and/or specifications have been reviewed by  
[Signature] FEB 28 2018  
FOR CHIEF BUILDING OFFICIAL DATE



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

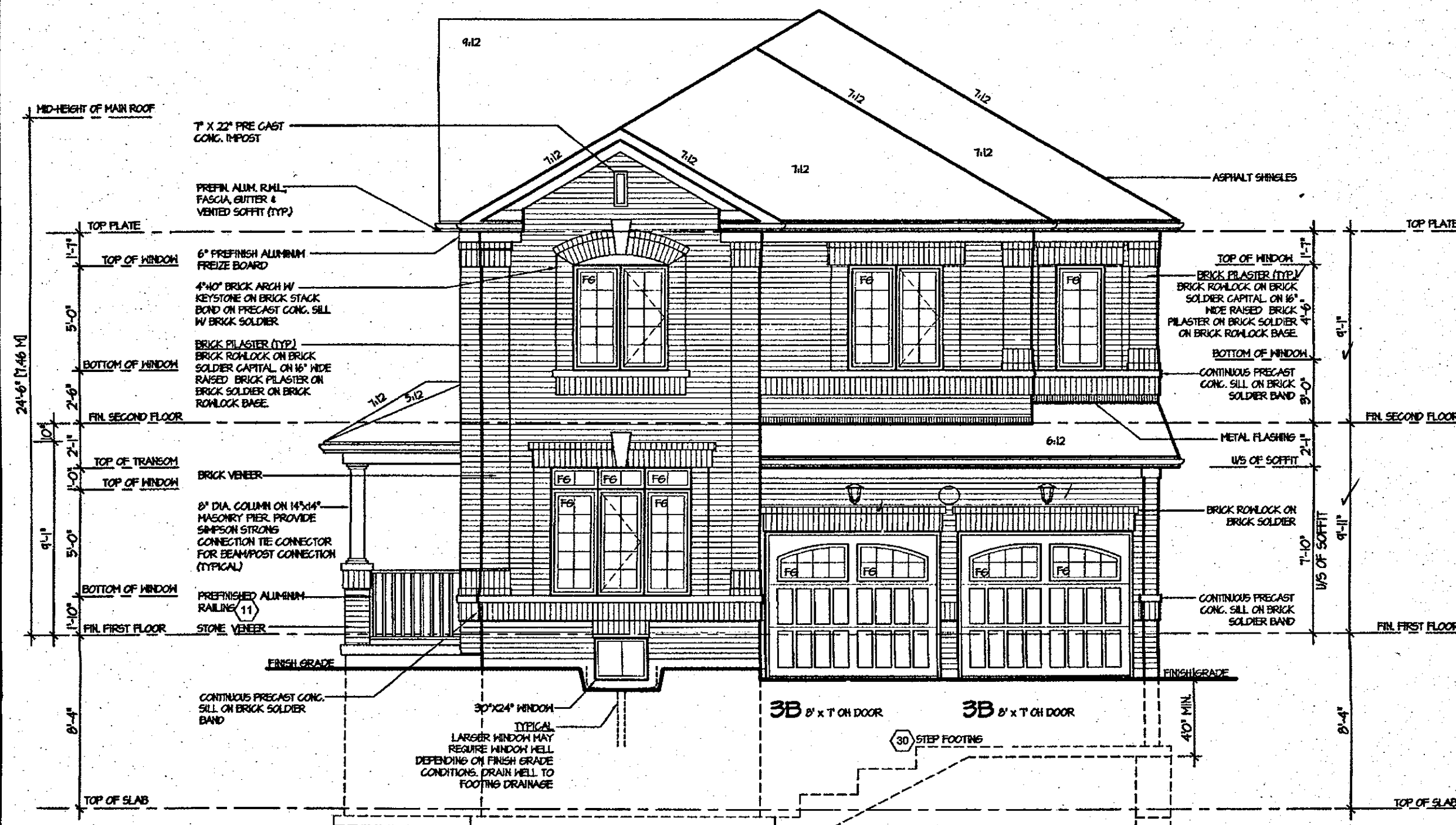
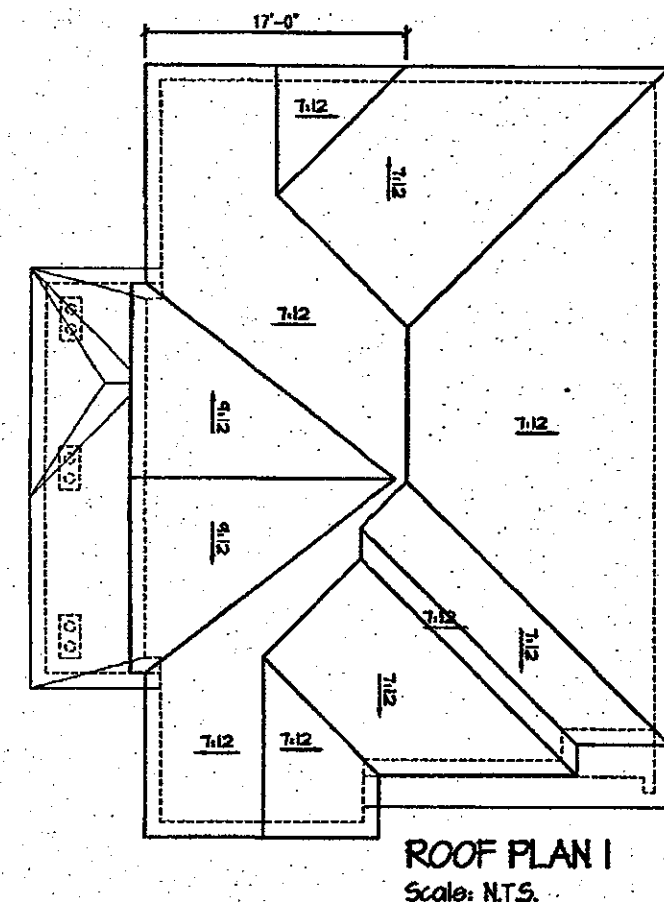
JUL 14 2017

|           |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |                                                    |      |                                                                                                                                                             |          |                                          |  |
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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                | SCALE                                              | BY   | AREA                                                                                                                                                        | PAGE NO. |                                          |  |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                | 3/16"=1'-0"                                        | V.G. | 2,617                                                                                                                                                       | 3-2      |                                          |  |
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| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                | MAR 2017                                           |      | 03-13-10                                                                                                                                                    |          |                                          |  |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |                                                    |      |                                                                                                                                                             |          | PROJECT NAME<br><b>RUSSEL GARDENS II</b> |  |

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. 18-104069

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FEB 28 2018

FOR CHIEF BUILDING OFFICIAL DAVE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                           |                                                                                                                            |                                                                                                                                                                                                                                |                                                                       |
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|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



ROOF PLAN 2  
Scale: N.T.S.

**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. 18-10466

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FOR CHIEF ENGINEER'S ORIGINAL DATE

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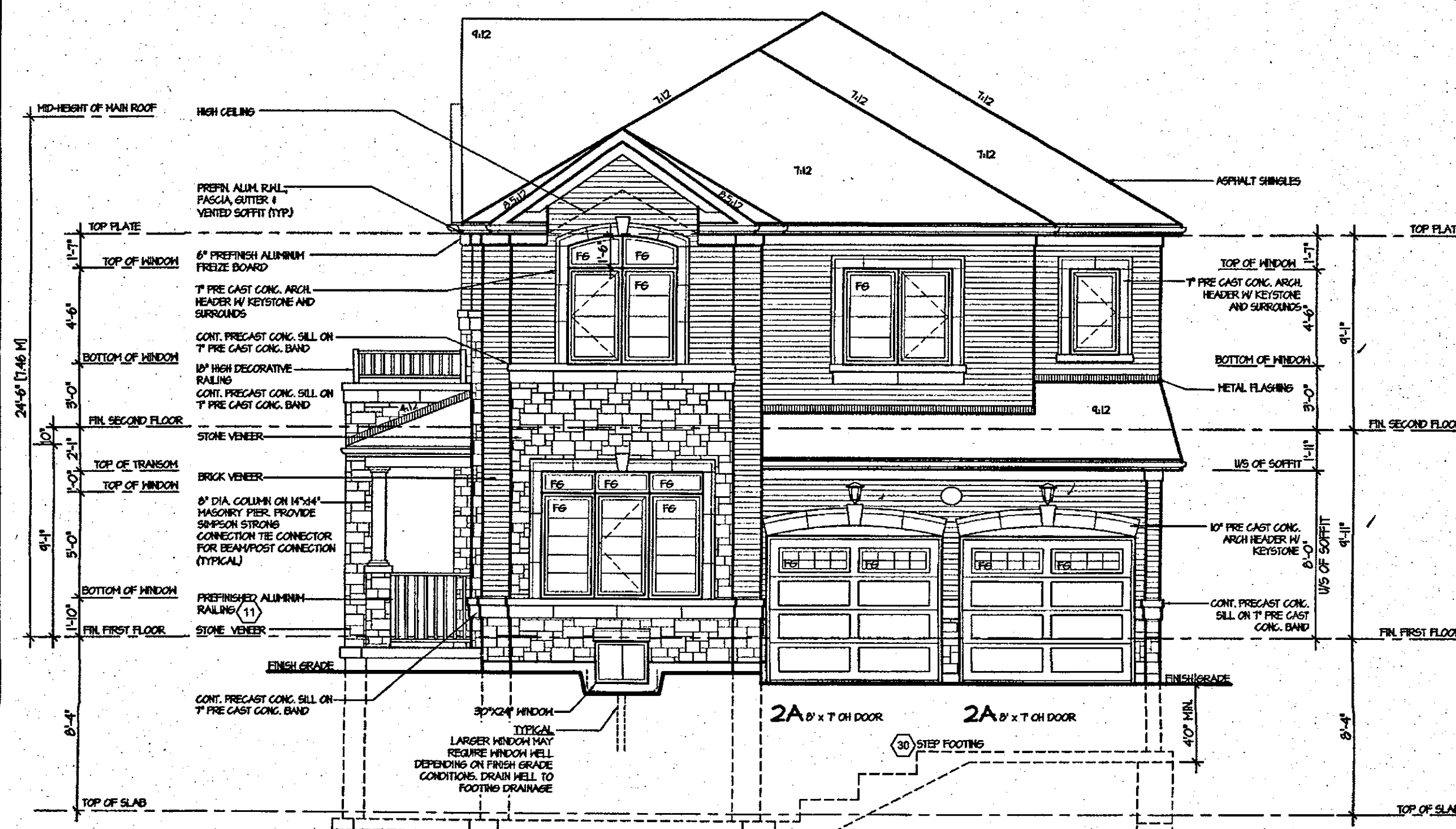
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

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# ROSEWOOD 11

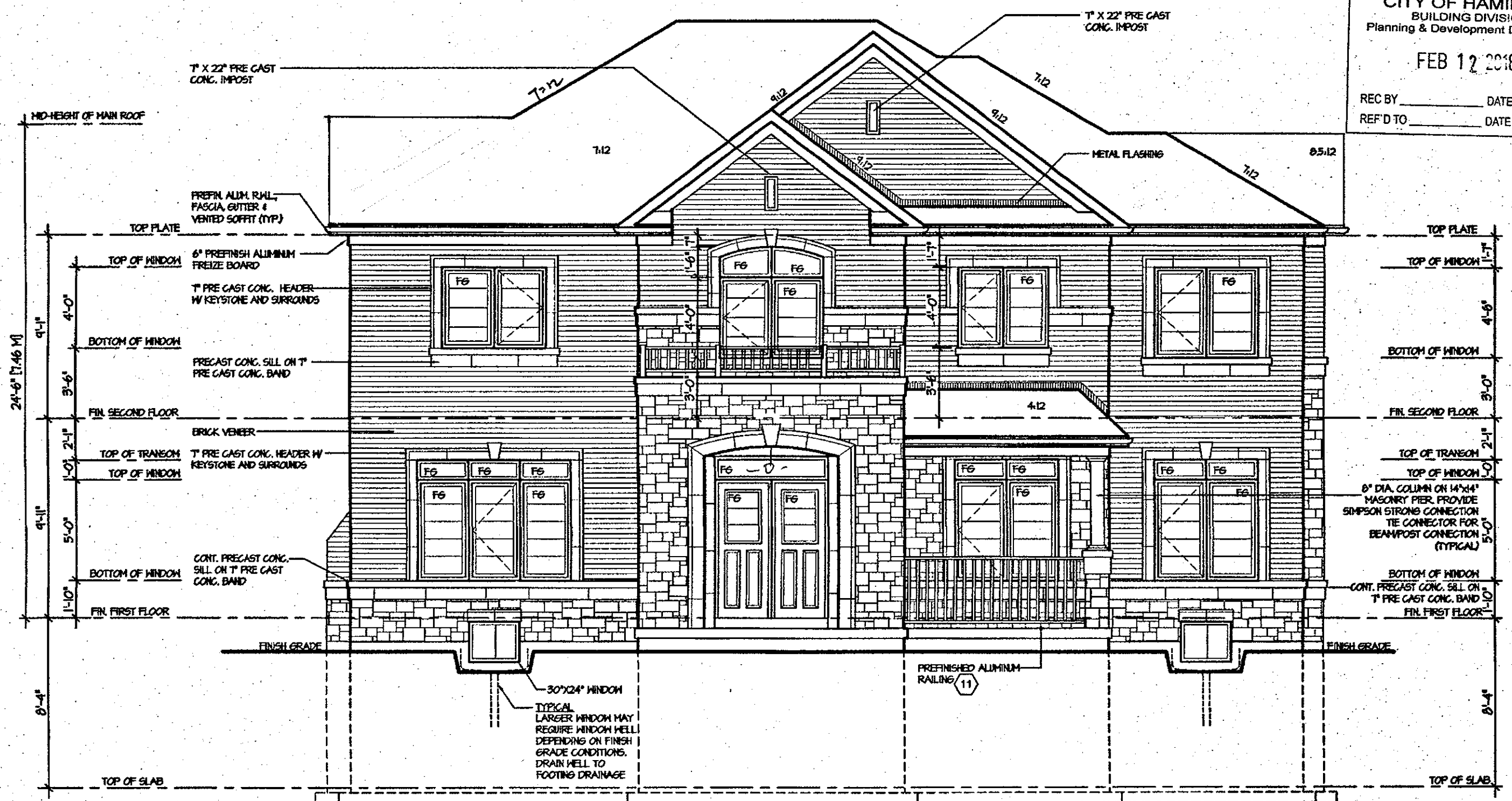
JUL 14 2017



FRONT ELEVATION 2

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                               |                 |      |                                                                                                                                                             |          |                                                                                       |              |
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| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                               | ELEV. 2         |      |                                                                                                                                                             |          |                                                                                       |              |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                               | SCALE           | BY   | AREA                                                                                                                                                        | PAGE No. |                                                                                       |              |
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| REVISIONS |                   | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TYPE                                                                                                                                                              | PROJECT                       |                 |      | RUSSEL GARDENS II                                                                                                                                           |          |                                                                                       |              |
|           |                   | MAR 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                   | 03-13-10                      |                 |      |                                                                                                                                                             |          |                                                                                       |              |





FLANKAGE ELEVATION 2

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. 18-104069

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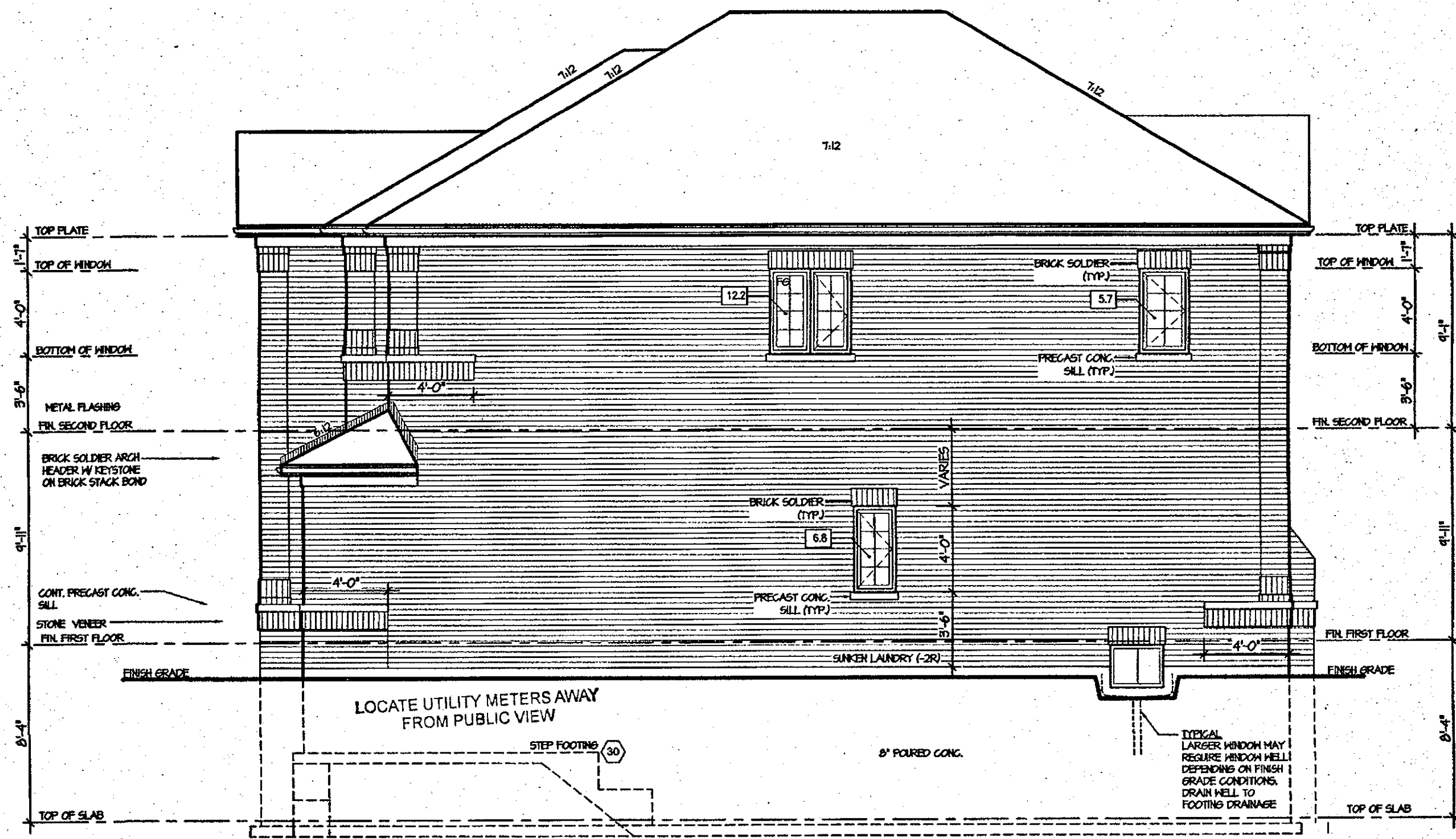
NOV 20 2017

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ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

|           |                   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                                                                              |                                                                          |                               |                                                                                                                                                                        |                                    |                                                                                                                                                       |
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| 2.        |                   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                                                                              |                                                                          |                               |                                                                                                                                                                        |                                    |                                                                                                                                                       |
| 1.        | ISSUED FOR REVIEW | MAR 2017 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                                                                              |                                                                          |                               |                                                                                                                                                                        |                                    |                                                                                                                                                       |
| REVISIONS |                   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                   |                                                                              |                                                                          |                               |                                                                                                                                                                        |                                    |                                                                                                                                                       |



RIGHT ELEVATION I

ALLOWABLE GLAZING (STANDARD PLAN)

|                                           |   |       |           |
|-------------------------------------------|---|-------|-----------|
| WALL AREA                                 | = | 435   | Sq. Ft.   |
| ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD | = | 65.45 | Sq. Ft.   |
| ACTUAL GLAZED AREA                        | = | 28.0  | Sq. Ft. ✓ |

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. 18-164069  
  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
  
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
  
These drawings and/or specifications have been reviewed by  
[Signature] FEB 28 2018  
FOR CHIEF BUILDING OFFICIAL DATE

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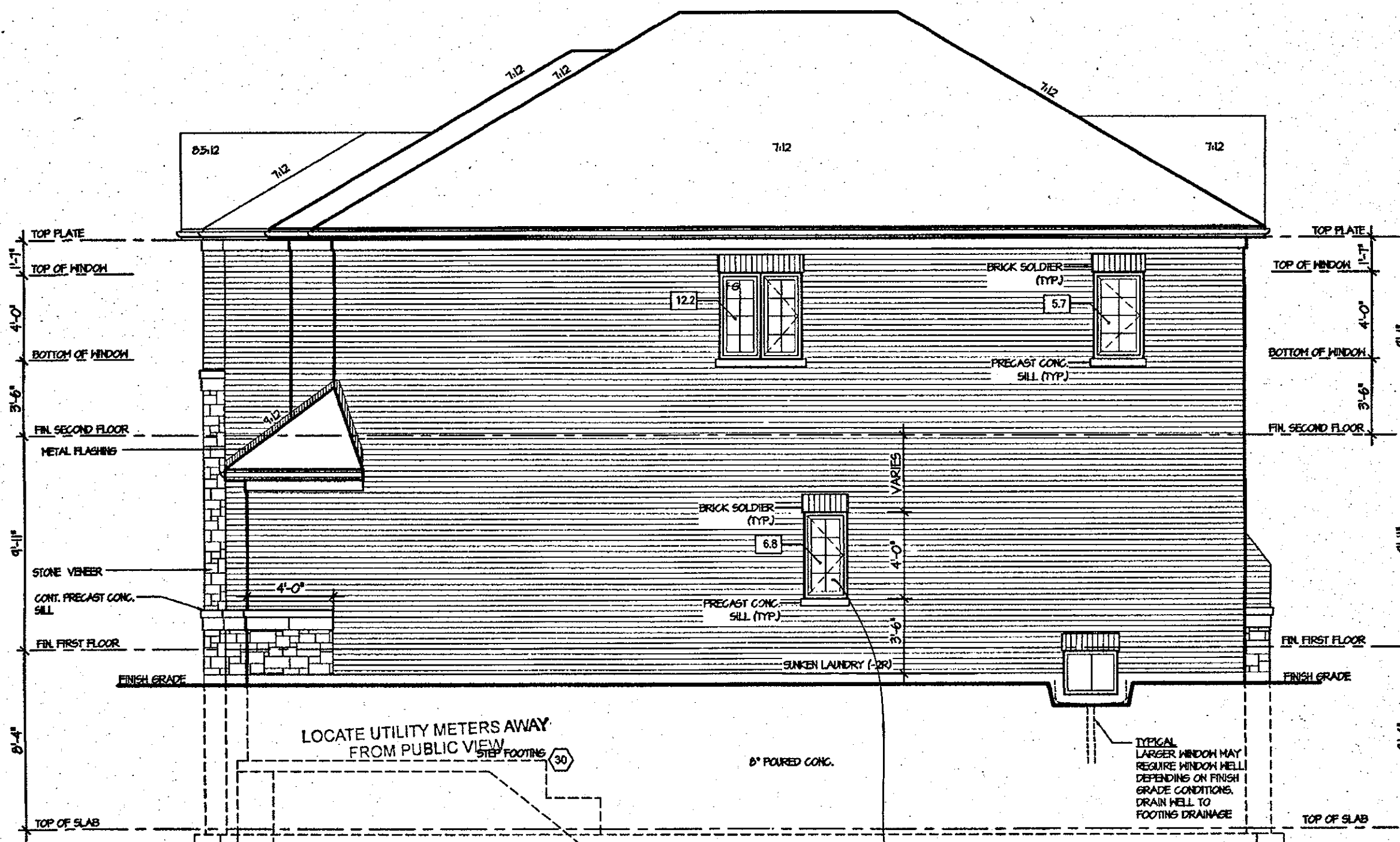
ARCHITECTURAL REVIEW & APPROVAL  
  
NOV 20 2017  
  
John G. Williams Limited, Architect

JUL 14 2017  
  
**ROSEWOOD 11**  
COMPLIANCE PACKAGE "A1"

|           |                   |          |                                                                                                                                                                                     |                                                                                                                |                           |                                                    |                                                                                                                                                             |                     |                      |  |                                          |
|-----------|-------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|--|------------------------------------------|
| 5.        |                   |          | The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. | REGION DESIGN INC.<br>8700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4S6<br>P (416) 736-4096<br>F (905) 660-0746 | <b>REGION DESIGN INC.</b> | SHEET TITLE<br><b>RIGHT SIDE ELEVATION ELEV. 1</b> | 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<br>2,617       | PAGE NO.<br><b>6</b> |  | PROJECT NAME<br><b>RUSSEL GARDENS II</b> |
|           |                   |          |                                                                                                                                                                                     |                                                                                                                |                           |                                                    |                                                                                                                                                             |                     |                      |  |                                          |
| 4.        |                   |          | QUALIFICATION INFORMATION<br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code                                                               |                                                                                                                |                           | SCALE<br>3/16"=1'-0"                               | BY<br>V.G.                                                                                                                                                  |                     |                      |  |                                          |
| 3.        |                   |          |                                                                                                                                                                                     |                                                                                                                |                           | DATE<br>MAR 2017                                   | TYPE                                                                                                                                                        | PROJECT<br>03-13-10 |                      |  |                                          |
| 2.        |                   |          |                                                                                                                                                                                     |                                                                                                                |                           |                                                    |                                                                                                                                                             |                     |                      |  |                                          |
| 1.        | ISSUED FOR REVIEW | MAR 2017 | VIKAS GAJJAR<br>NAME SIGNATURE                                                                                                                                                      | 28770<br>BCIN                                                                                                  |                           |                                                    |                                                                                                                                                             |                     |                      |  |                                          |
| REVISIONS |                   |          |                                                                                                                                                                                     |                                                                                                                |                           |                                                    |                                                                                                                                                             |                     |                      |  |                                          |

5:08:38 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - V\ROSEWOOD 11 MASTER.DWG July 10, 2017





RIGHT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)

|                                            |   |       |         |
|--------------------------------------------|---|-------|---------|
| HALL AREA                                  | = | 955   | Sq. Ft. |
| ALLOWABLE GLAZED AREA @ 1% 1.2 M SIDE YARD | = | 65.45 | Sq. Ft. |
| ACTUAL GLAZED AREA                         | = | 28.0  | Sq. Ft. |

MUNTING BAR  
STYLE TO MATCH

CITY OF HAMILTON  
Building Division

Permit No. 18704069

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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These drawings and/or specifications have been reviewed

FEB 28 2018

FOR CHIEF BUILDING OFFICIAL

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

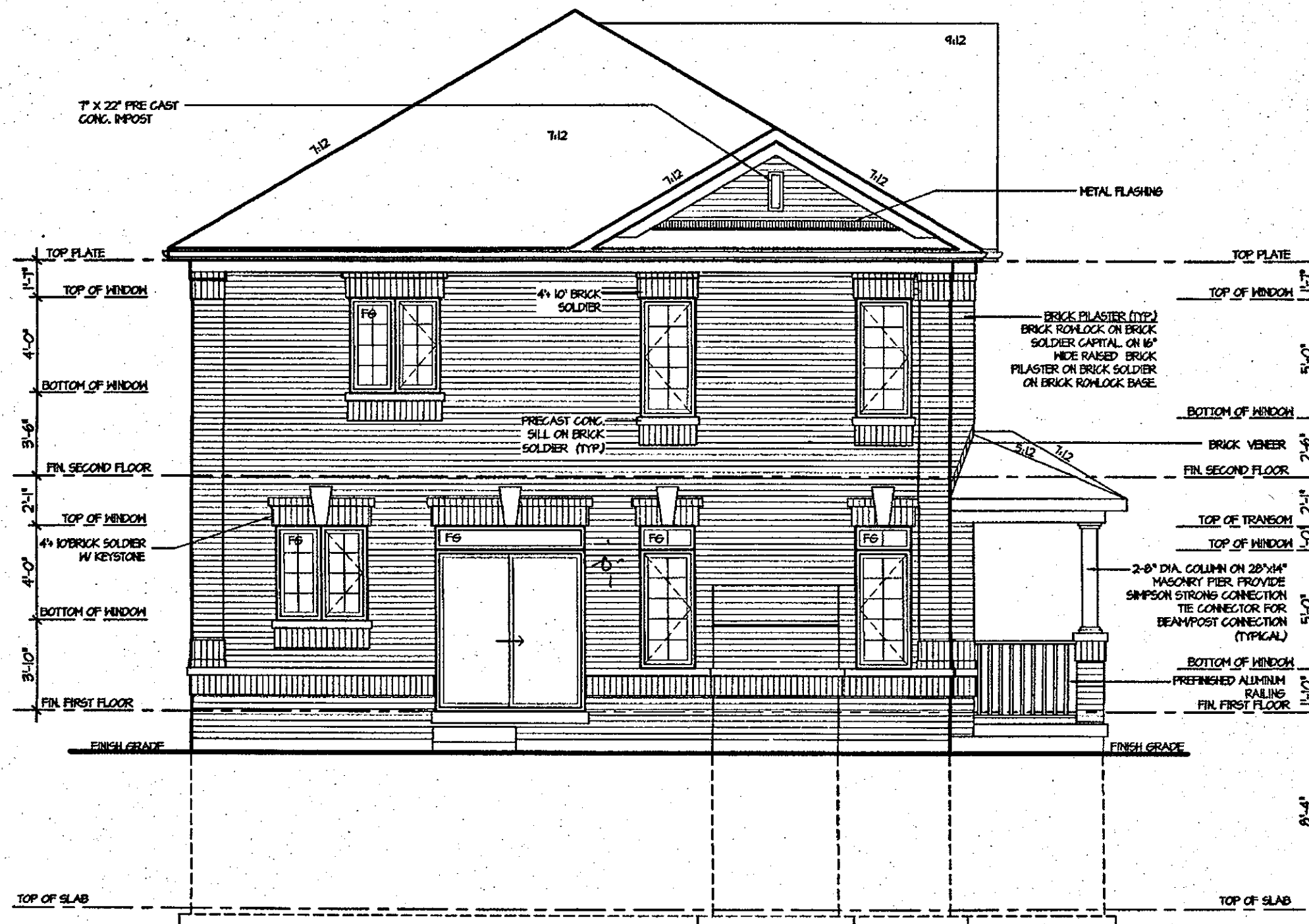
John C. Williams Limited, Architect

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|           |                   |                                                                                                                                                                                     |                                                                                                                |                           |                                                |                                                                                                                                                             |                     |                 |                                   |
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| 4.        |                   | QUALIFICATION INFORMATION<br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code                                                               |                                                                                                                |                           | SCALE<br>3/16"=1'-0"                           | BY<br>V.G.                                                                                                                                                  | AREA<br>2,617       | PAGE No.<br>6-2 | PROJECT NAME<br>RUSSEL GARDENS II |
| 3.        |                   |                                                                                                                                                                                     |                                                                                                                |                           | DATE<br>MAR 2017                               | TYPE                                                                                                                                                        | PROJECT<br>03-13-10 |                 |                                   |
| 2.        |                   |                                                                                                                                                                                     |                                                                                                                |                           |                                                |                                                                                                                                                             |                     |                 |                                   |
| 1.        | ISSUED FOR REVIEW | MAR 2017                                                                                                                                                                            | VIKAS GAJJAR<br>NAME                                                                                           | SIGNATURE                 | 28770<br>BCIN                                  |                                                                                                                                                             |                     |                 |                                   |
| REVISIONS |                   |                                                                                                                                                                                     |                                                                                                                |                           |                                                |                                                                                                                                                             |                     |                 |                                   |

**Greenpark.**



REAR ELEVATION I

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. 18-104069

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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FEB 28 2018

FOR CHIEF BUILDING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

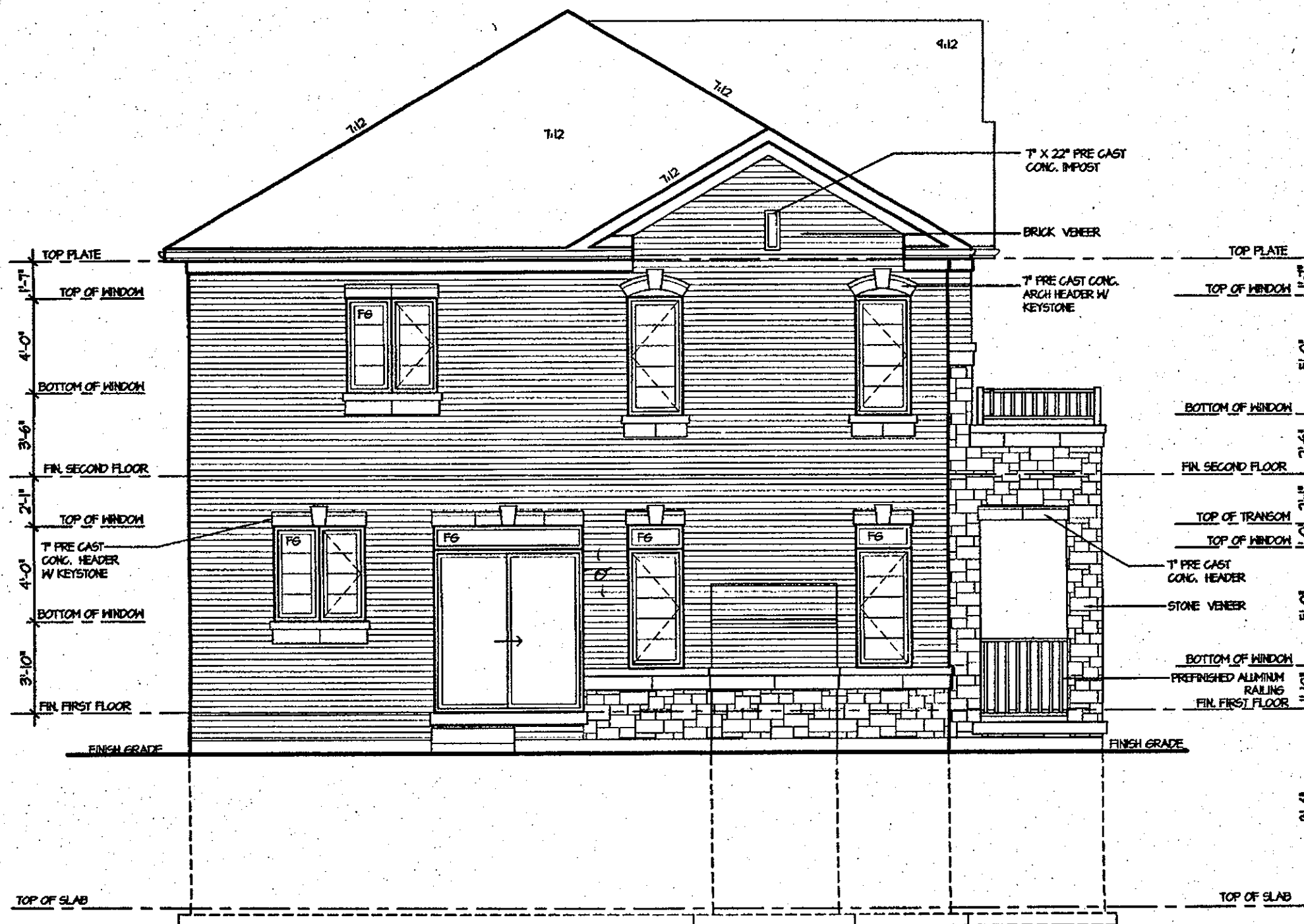
ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|           |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |                           |             |       |                                                                                                                                                             |         |          |
|-----------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|
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| 4.        | REAR ELEVATION ELEV. 1 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |                           | AREA        | 2,617 | PAGE NO.                                                                                                                                                    | 7       |          |
| 3.        | SCALE                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |                           | 3/16"=1'-0" | BY    | V.G.                                                                                                                                                        | PROJECT | 03-13-10 |
| 2.        | DATE                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |                           | MAR 2017    | TYPE  |                                                                                                                                                             |         |          |
| 1.        | ISSUED FOR REVIEW      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |                           | MAR 2017    |       |                                                                                                                                                             |         |          |
| REVISIONS |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |                           |             |       |                                                                                                                                                             |         |          |

 PROJECT NAME

RUSSEL GARDENS II



REAR ELEVATION 2

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. 18-104069

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[Signature] FEB 28 2018  
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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|           |                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                |                           |                                        |            |                                                                                                                                                             |                 |
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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                |                           | SCALE<br>3/16"=1'-0"                   | BY<br>V.G. | AREA<br>2,617                                                                                                                                               | PAGE No.<br>7-2 |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                |                           | DATE<br>MAR 2017                       | TYPE       | PROJECT<br>03-13-10                                                                                                                                         |                 |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                |                           |                                        |            |                                                                                                                                                             |                 |
| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                |                           | MAR 2017                               |            |                                                                                                                                                             |                 |
| REVISIONS |                   | PROJECT NAME<br>RUSSEL GARDENS II                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |                           |                                        |            |                                                                                                                                                             |                 |

**Greenpark.**

Permit No. 18-104269

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 **FEB 28 2018**

FOR CHIEF BUILDING OFFICIAL DATE



**CITY OF HAMILTON**  
BUILDING DIVISION  
Planning & Development Department

FEB 12 2018

REC BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_



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**ROSEWOOD 11**  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|                  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                |                                                                                                                                                                    |                                                                                              |
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| 4.               |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                |                                                                                                                                                                    |                                                                                              |
| 3.               |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                |                                                                                                                                                                    |                                                                                              |
| 2.               |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                |                                                                                                                                                                    |                                                                                              |
| 1.               | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                |                                                                                                                                                                    |                                                                                              |
| <p>REVISIONS</p> |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>PROJECT NAME</p> <p><b>RUSSEL GARDENS II</b></p>                                                                                       |                                  |                                                |                                                                                                                                                                    |                                                                                              |





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. 18-104069

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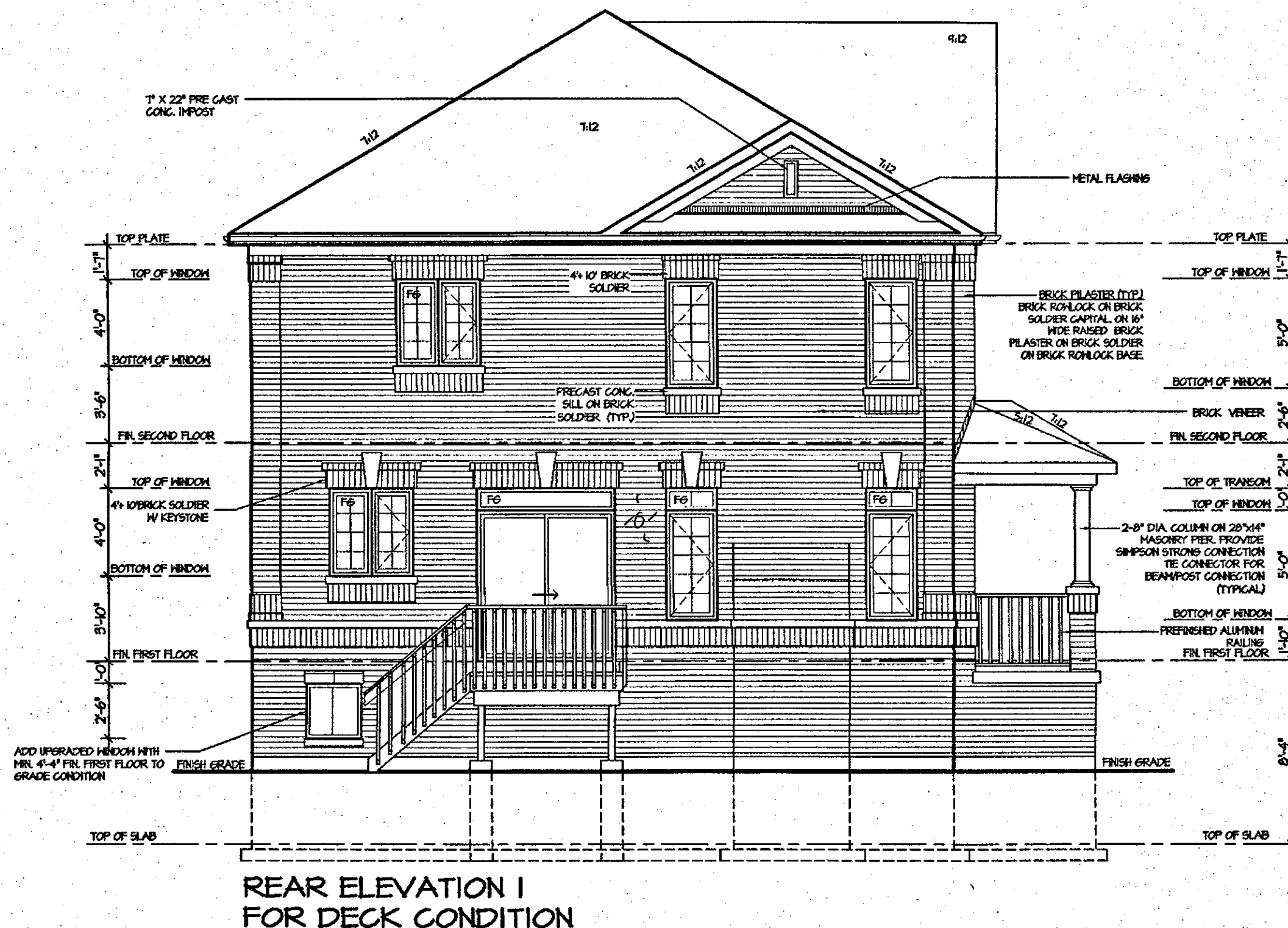
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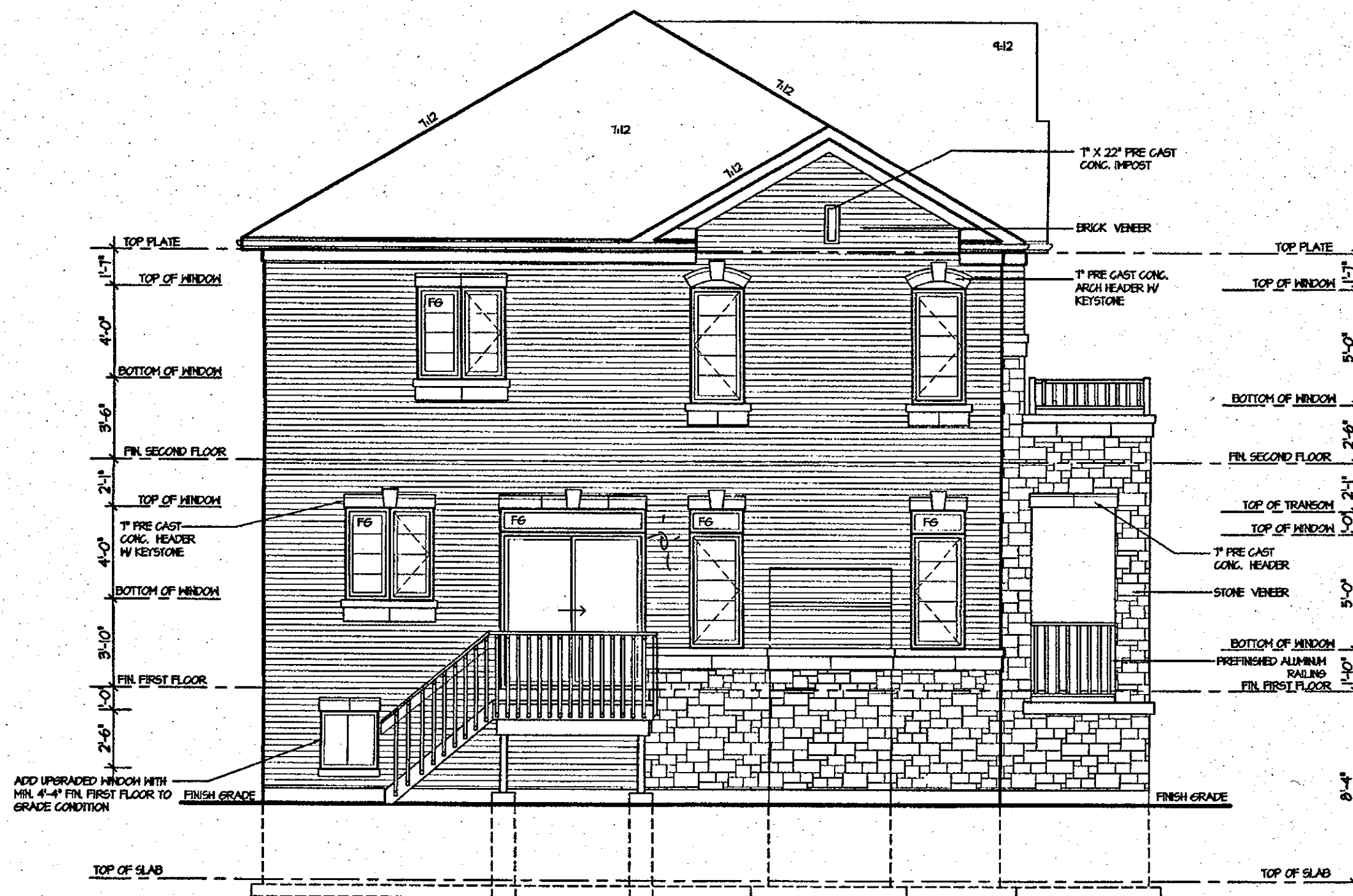


JUL 14 2017

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                  |                                      |            |                                                                                                                                                        |                 |
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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                  | SCALE<br>3/16"=1'-0"                 | BY<br>V.G. | AREA<br>2,617                                                                                                                                          | PAGE No.<br>9-2 |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                  | DATE<br>MAR 2017                     | TYPE       | PROJECT<br>03-13-10                                                                                                                                    |                 |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                  |                                      |            |                                                                                                                                                        |                 |
| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                  | MAR 2017                             |            |                                                                                                                                                        |                 |
| REVISIONS |                   | PROJECT NAME<br><b>RUSSEL GARDENS II</b>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                           |                                  |                                      |            |                                                                                                                                                        |                 |

**Greenpark.**



REAR ELEVATION 2  
FOR 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. 18-104069

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FOR CHIEF BUILDING OFFICIAL FEB 28 2018  
DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                           |                                              |            |                                                                                                                                                             |                  |
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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                           | SCALE<br>3/16"=1'-0"                         | BY<br>V.G. | AREA<br>2,617                                                                                                                                               | PAGE No.<br>9-2A |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                           | DATE<br>MAR 2017                             | TYPE       | PROJECT<br>03-13-10                                                                                                                                         |                  |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                           |                                              |            |                                                                                                                                                             |                  |
| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                           | MAR 2017                                     |            |                                                                                                                                                             |                  |
| REVISIONS |                   | PROJECT NAME<br><b>RUSSEL GARDENS II</b>                                                                                                                                                                                                                                                                                                                                            |                                                                                                                |                           |                                              |            |                                                                                                                                                             |                  |

GUARDS  
SEE NOTE NO.6

6" MIN. 4"

RETAINING WALL  
SEE NOTE NO.5

4" WEEPING TILE  
W/6" STONE  
COVER

VARIES

4'-0" MIN. TO  
UNDISTURBED  
SOIL

CONC. SILL

STAIRS

NOSING  
REINFORCEMENT  
W/ 10M BARS

10M @ 24" O.C.  
DOWELS

10M @ 8" O.C.  
BOTH WAYS

STEP FOOTING

CONNECT DRAIN  
TO STORM SEWER

SECTION

1. FOOTING  
24"x24" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE  
MINIMUM COMPRESSIVE STRENGTH OF 52 MPA (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
3. EXTERIOR STAIRS  
7 7/8" RISE MAXIMUM  
8 1/4" RUN MINIMUM  
9 1/4" TREAD MINIMUM
4. INSULATION  
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE B3 OF STANDARD NOTES.
5. RETAINING WALL  
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER CBC DIVISION B SECTION 4.15.16.
6. GUARDS  
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11". 2'-11" FOR LESSER HEIGHTS, MAXIMUM 4" BETWEEN VERTICAL PICKETS.

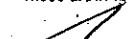
CITY OF HAMILTON  
Building Division

Permit No. 18-104069

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 28 2018

FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

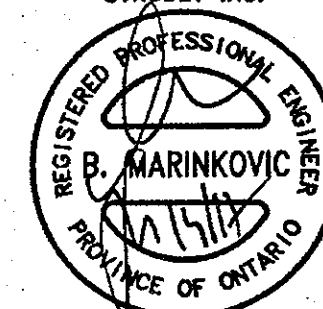
NOV 20 2017.

John G. Williams Limited, Architect

# ROSEWOOD 11

COMPLIANCE PACKAGE "A1"

**STRUDET INC.**



FOR STRUCTURE ONLY

JUL 14 2017

48'-5" [14.76 M]

45'-5"

5'-11"

2'-6"

31'-0"

17'-0"

9 1/2" ENG. AS PER

30'-0" [9.14 M]

SEE EXTERIOR WALK UP STAIRS DETAIL

4'-0"

10'-0"

5'-0"

VARIES

4'-0"

10'-0"

6'-0"

UNFINISHED BASEMENT

14'-4"

15'-6"

STEPS MAY VARY WITH GRADE CONDITION

30"X36" STRUCT. STEEL FRAME BASEMENT WINDOW TYPICAL ALL BASEMENT WINDOWS

5'-11"

2'-6"

14'-4"

48'-5" [14.76 M]

PARTIAL BASEMENT PLAN FOR WALK-UP CONDITION

PARTIAL FIRST FLOOR PLAN  
FOR WALK-UP CONDITION

[illegible]

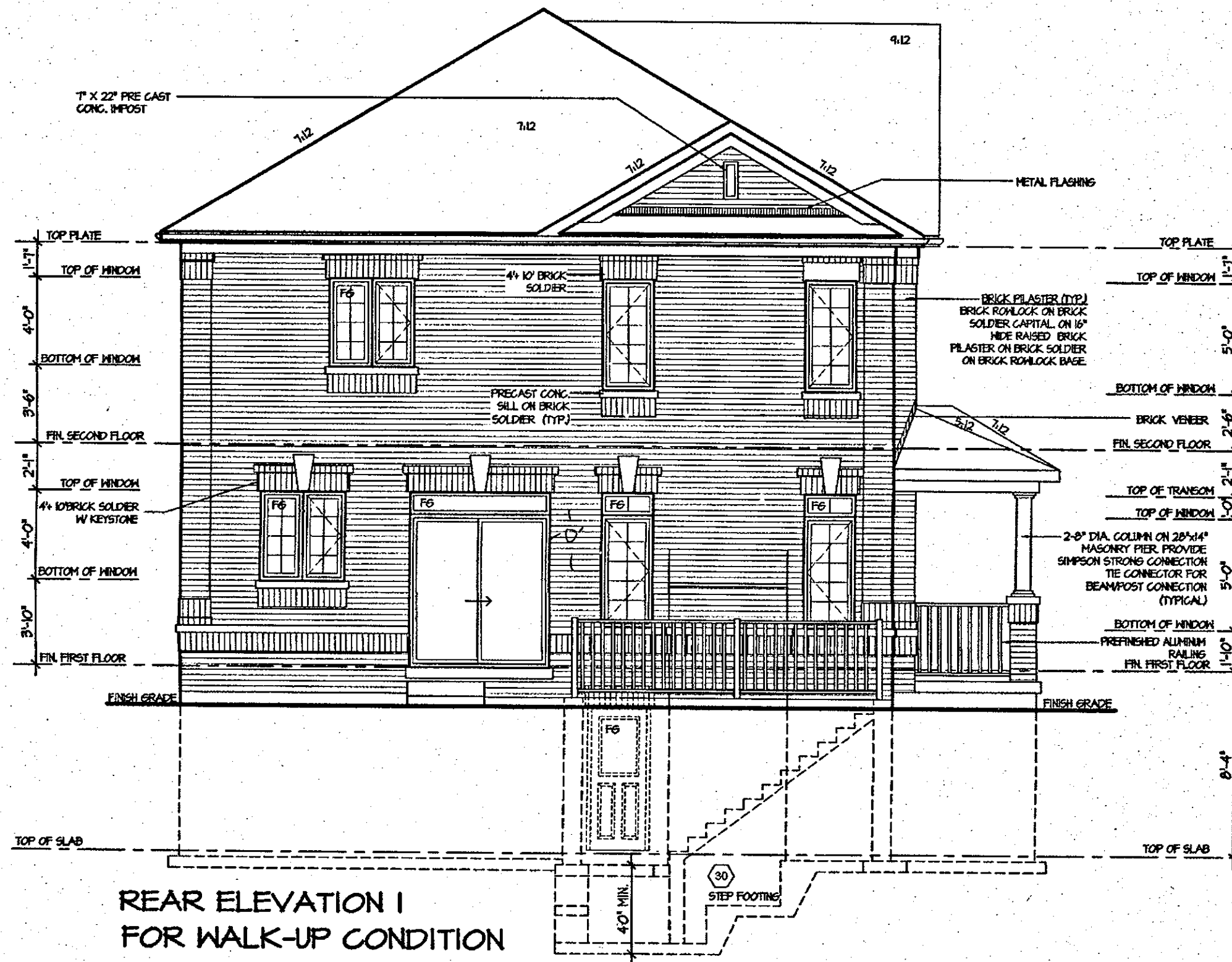
|           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           |                      |      |                                                                                                                                                             |          |                                                                                                                                   |
|-----------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------|----------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------|
| 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.<br><b>QUALIFICATION INFORMATION</b><br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code<br><br>VIKAS GAJJAR  <b>28770</b><br>NAME SIGNATURE BCIN | REGION DESIGN INC.<br>8700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4S6<br>P (416) 736-4096<br>F (905) 660-0746 | <b>REGION DESIGN INC.</b> | 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. |          | <br>PROJECT NAME<br><b>RUSSEL GARDENS II</b> |
| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           | <b>WALK-UP PLANS</b> |      |                                                                                                                                                             |          |                                                                                                                                   |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           | SCALE                | BY   | AREA                                                                                                                                                        | PAGE No. |                                                                                                                                   |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           | 3/16"=1'-0"          | V.G. | 2,617                                                                                                                                                       | 10       |                                                                                                                                   |
| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           | MAR 2017             | DATE | TYPE                                                                                                                                                        | PROJECT  |                                                                                                                                   |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           |                      |      |                                                                                                                                                             |          |                                                                                                                                   |



CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

FEB 12 2018

REC BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_



REAR ELEVATION I  
FOR WALK-UP CONDITION

CITY OF HAMILTON  
Building Division

Permit No. 18-104062

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[Signature] FEB 28 2018  
FOR CHIEF BUILDING OFFICIAL DATE

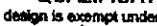
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ARCHITECTURAL REVIEW & APPROVAL  
NOV 20 2017  
John G. Williams Limited, Architect

ROSEWOOD 11  
COMPLIANCE PACKAGE "A1"

JUL 14 2017

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                   |          |                                                                                                                                                             |          |                                                                                                         |              |      |
|-----------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------|--------------|------|
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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            | WALK-UP ELEVATION |          |                                                                                                                                                             |          |                                                                                                         | PROJECT NAME |      |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            | SCALE             | BY       | AREA                                                                                                                                                        | PAGE No. |                                                                                                         |              | 10-2 |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            | 3/16"=1'-0"       | V.G.     | 2,617                                                                                                                                                       |          |                                                                                                         |              |      |
| 1.        | ISSUED FOR REVIEW |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            | MAR 2017          | DATE     | TYPE                                                                                                                                                        | PROJECT  |                                                                                                         |              |      |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MAR 2017                                                                                                                                                                   |                   | 03-13-10 | RUSSEL GARDENS II                                                                                                                                           |          |                                                                                                         |              |      |

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

FEB 12 2018

REC BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF HAMILTON  
Building Division

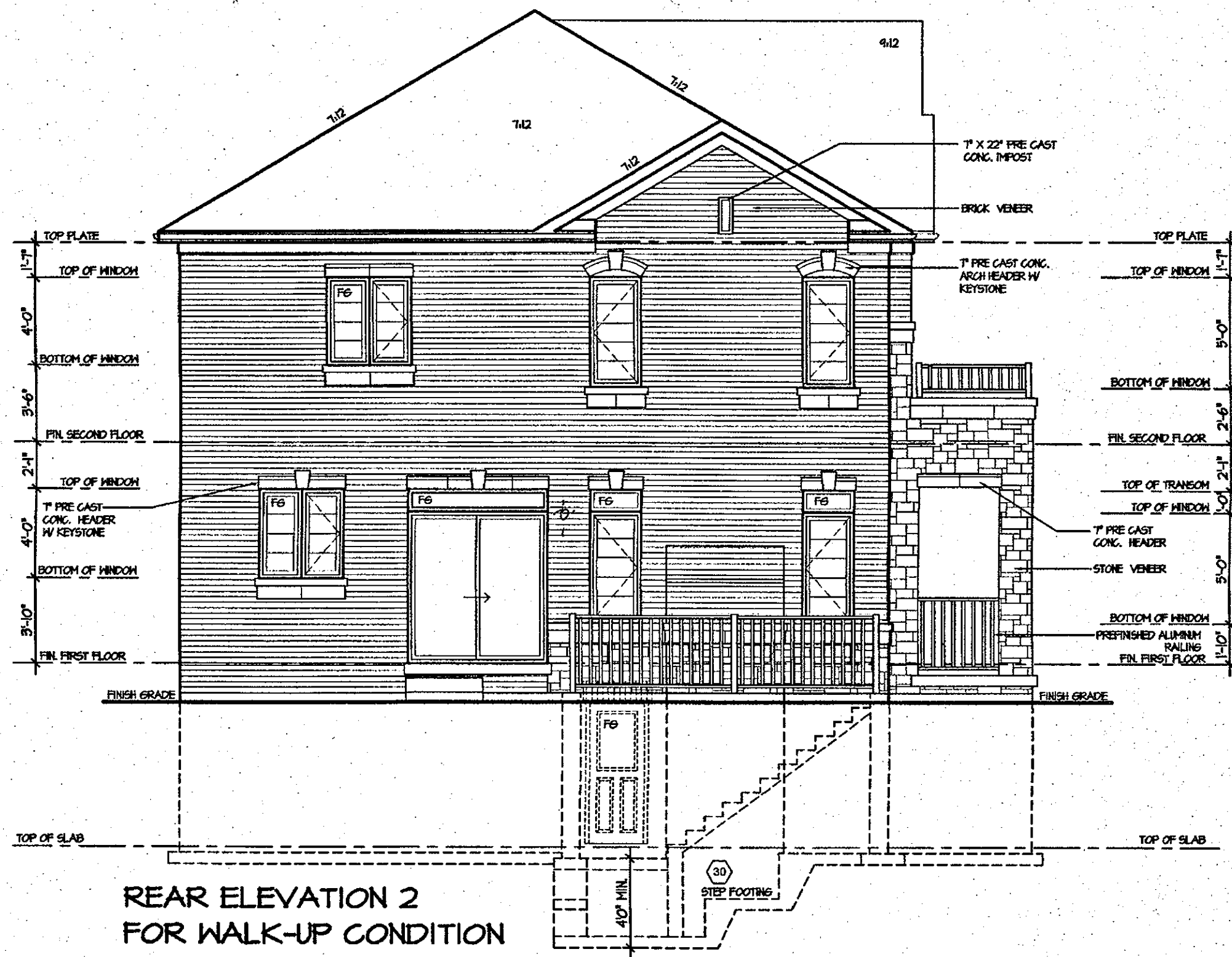
Permit No. 18-101062

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[Signature] FOR CHIEF BUILDING OFFICIAL DATE FEB 28 2018



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ROSEWOOD 11  
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|           |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |                           |                                         |            |                                                                                                                                                             |                   |
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| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |                           | DATE<br>MAR 2017                        | TYPE       | PROJECT<br>03-13-10                                                                                                                                         |                   |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |                           |                                         |            |                                                                                                                                                             |                   |
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| REVISIONS |                   | PROJECT NAME<br><b>RUSSEL GARDENS II</b>                                                                                                                                                                                                                                                                                                                                |                                                                                                                |                           |                                         |            |                                                                                                                                                             |                   |

**Greenpark.**

July 10, 2017 6:07:54 PM M:\PROJECTS\RUSSELL GARDENS\STANDARD PLANS\ROSEWOOD 11 - REG - VORSEWOOD 11 MASTER.DWG