## STRIP FOOTINGS -

### FOR SINGLES & SEMIS UP TO 2 STOREY

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

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

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

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

## PAD FOOTINGS

| 120 KPa NATIVE SOIL | 90 KPa ENGINEERED FILL SOIL |
|---|---|
| F1 = 42"x42"x18" CONCRETE PAD | F1 = 48"x48"x20" CONCRETE PAD |
| F2 = 36"x36"x16" CONCRETE PAD | F2 = 40"x40"x16" CONCRETE PAD |
| F3 = 30"x30"x12" CONCRETE PAD | F3 = 34"x34"x14" CONCRETE PAD |
| F4 = 24"x24"x12" CONCRETE PAD | F4 = 28"x28"x12" CONCRETE PAD |
| F5 = 16"x16"x8" CONCRETE PAD | F5 = 18"x18"x8" CONCRETE PAD |

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

## BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

## LINTELS AND BEAMS

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

## LAMINATED VENEER LUMBER (LVL) BEAMS

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

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"L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16"L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16"L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8"L (150x90x10.0L)
L5 = 6"x4"x3/8"L (150x100x10.0L)
L6 = 7"x4"x3/8"L (175x100x10.0L)

## DOOR SCHEDULE

| NOS. | WIDTH | HEIGHT 8'-9' CEILING | HEIGHT 10' OR MORE CEILING | TYPE |
|---|---|---|---|---|
| 1 | 2'-10" | 6'-8" | 8'-0" | INSULATED ENTRANCE DOOR |
| 1a | 2'-8" | 6'-8" | 8'-0" | INSULATED FRONT DOORS |
| 2 | 2'-8" | 6'-8" | 8'-0" | WOOD & GLASS DOOR |
| 3 | 2'-8" | 6'-8" | 8'-0" | EXTERIOR SLAB DOOR |
| 4 | 2'-8" | 6'-8" | 8'-0" | INTERIOR SLAB DOOR |
| 5 | 2'-6" | 6'-8" | 8'-0" | INTERIOR SLAB DOOR |
| 6 | 2'-2" | 6'-8" | 8'-0" | INTERIOR SLAB DOOR |
| 7 | 1'-6" | 6'-8" | 8'-0" | INTERIOR SLAB DOOR |

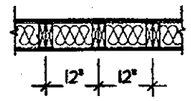
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

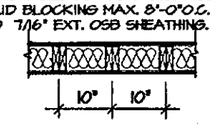
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C. FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.




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

### TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED AND NAILED TOGETHER AND SPACED MAX. @10"O.C. FULL HT C/W SOLID BLOCKING MAX. 8'-0"O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



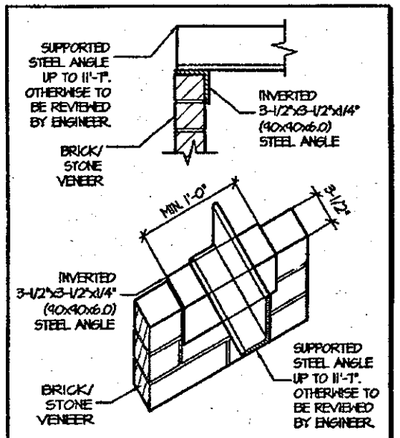

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAXIMUM WIDTH IS 40'-0"

### TWO STORY HEIGHT WALL DETAIL

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

### COMPLIANCE PACKAGE "A1"

| COMPONENT | NOTE |
|---|---|
| CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE | 10.51 (R60) |
| CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE | 5.46 (R31) |
| EXPOSE FLOOR MINIMUM RSI (R) VALUE | 5.46 (R31) |
| WALLS ABOVE GRADE MINIMUM RSI (R) VALUE | 3.87 (R22) |
| BASEMENT WALLS MINIMUM RSI (R) VALUE | 3.52 (R20 BLANKET) |
| HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE | 1.76 (R10) |
| WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE | ENERGY RATING = 25, MAX. U=0.28 |
| SPACE HEATING EQUIPMENT MINIMUM AFUE | 96% |
| HRV MINIMUM EFFICIENCY | 75% |
| HOT WATER TANK | MIN. EF 0.80 |




### INVERTED STEEL ANGLE DETAIL

| AREA CALCULATIONS | | ELEV. 2 | |
|---|---|---|---|
| GROUND FLOOR AREA | = | 1117 | Sq. Ft. |
| SECOND FLOOR AREA | = | 1484 | Sq. Ft. |
| TOTAL FLOOR AREA | = | 2601 | Sq. Ft. |
| | | 241.64 | Sq. M. |
| 1ST FLOOR OPEN AREA | = | 0 | Sq. Ft. |
| 2ND FLOOR OPEN AREA | = | 0 | Sq. Ft. |
| ADD TOTAL OPEN AREAS | = | 0 | Sq. Ft. |
| ADD FIN. BASEMENT AREA | = | 0 | Sq. Ft. |
| GROSS FLOOR AREA | = | 2601 | Sq. Ft. |
| | | 241.64 | Sq. M. |
| GROUND FLOOR COVERAGE | = | 1117 | Sq. Ft. |
| GARAGE COVERAGE /AREA | = | 400 | Sq. Ft. |
| PORCH COVERAGE / AREA | = | 124 | Sq. Ft. |
| TOTAL COVERAGE W/ PORCH | = | 1641 | Sq. Ft. |
| | = | 152.45 | Sq. m. |
| 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 | = | 129 | Sq. Ft. |
| TOTAL COVERAGE W/ PORCH | = | 1654 | Sq. Ft. |
| | = | 153.66 | Sq. m. |
| TOTAL COVERAGE W/O PORCH | = | 1525 | Sq. Ft. |
| | = | 141.68 | Sq. m. |

| ROSEWOOD II | | ELEV.1 | | COMPLAINCE PACKAGE 'A1' | |
|---|---|---|---|---|---|
| ELEVATION | WALL FT² | WALL MT² | OPENING FT² | OPENING MT² | PERCENTAGE |
| FRONT | 694.90 | 64.56 | 100.00 | 9.29 | 14.39 % |
| LEFT SIDE | 1000.61 | 92.96 | 213.42 | 19.83 | 21.33 % |
| RIGHT SIDE | 1000.61 | 92.96 | 34.50 | 3.21 | 3.45 % |
| REAR | 690.97 | 64.19 | 131.60 | 12.23 | 19.05 % |
| | | | | | |
| TOTAL | 3387.09 | 314.67 | 479.52 | 44.55 | 14.16 % |

| ROSEWOOD II | | ELEV.2 | | COMPLAINCE PACKAGE 'A1' | |
|---|---|---|---|---|---|
| ELEVATION | WALL FT² | WALL MT² | OPENING FT² | OPENING MT² | PERCENTAGE |
| FRONT | 694.90 | 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 | 690.97 | 64.19 | 131.60 | 12.23 | 19.05 % |
| | | | | | |
| TOTAL | 3387.09 | 314.67 | 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
FOR CHIEF BUILDING OFFICIAL
FEB 28 2018
DATE

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.

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

JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
VIKAS GAJJAR — 28770
NAME — SIGNATURE — BCIN


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


REGION DESIGN INC.

SHEET TITLE: 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.

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 0 |
| DATE: MAR 2017 | TYPE | PROJECT: 03-13-10 | |

Greenpark.

PROJECT NAME: RUSSEL GARDENS II

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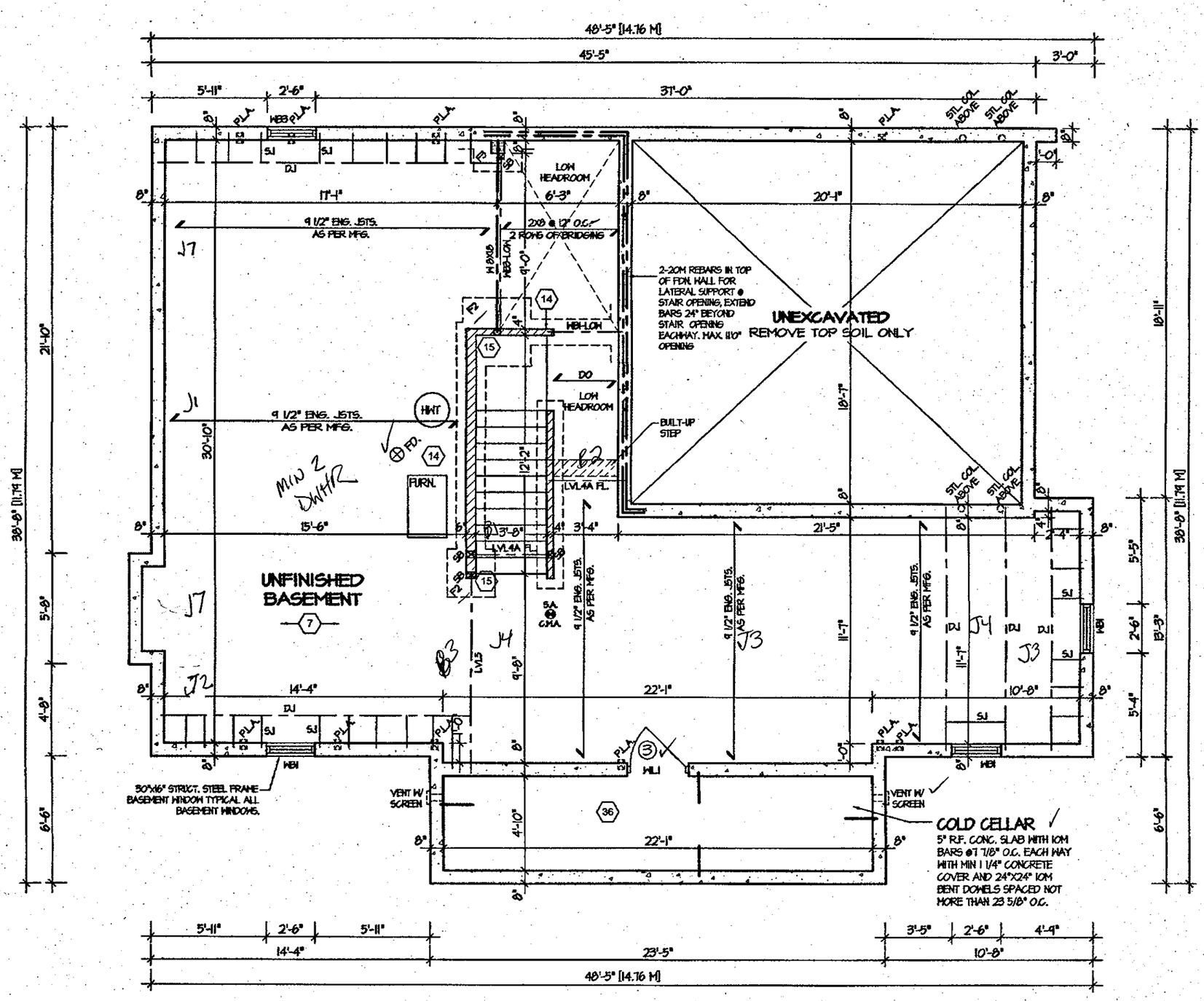



## BASEMENT FLOOR PLAN '1'

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'-1", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

F2 = 36" x 36" x 16"

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
FOR CHIEF BUILDING OFFICIAL DATE

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

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

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

JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |

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

REGION DESIGN INC.

SHEET TITLE: BASEMENT PLAN ELEV. 1

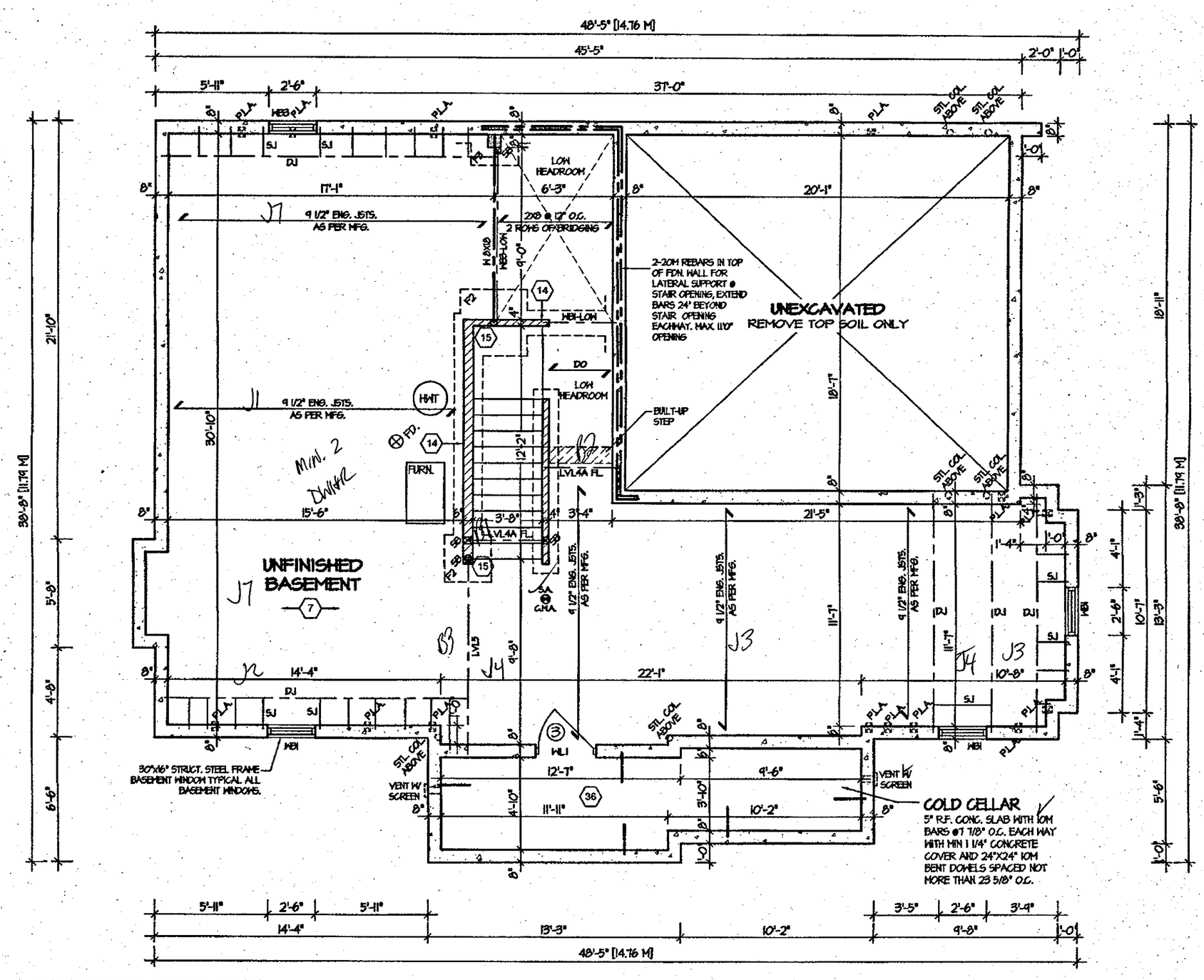
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 1 |
| DATE: MAR 2017 | TYPE | PROJECT: 03-13-10 | |

Greenpark

PROJECT NAME: RUSSEL GARDENS II

July 10, 2017 5:08:20 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




## BASEMENT FLOOR PLAN '2'

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

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

F2 = 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
FOR CHIEF BUILDING OFFICIAL
FEB 28 2018
DATE

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

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY
JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE: BASEMENT PLAN ELEV. 2

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

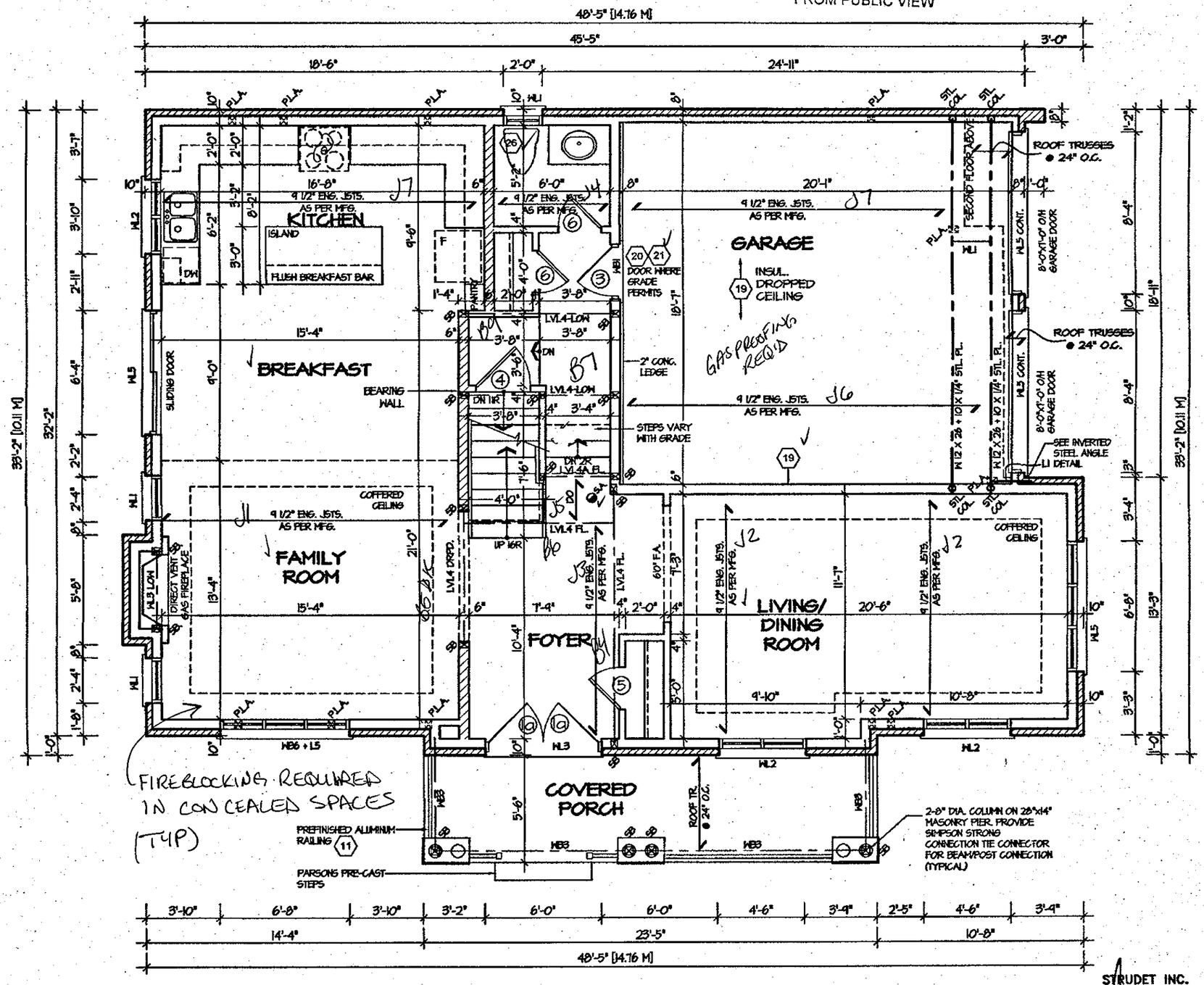
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 1-2 |
| DATE: MAR 2017 | TYPE | PROJECT: 03-13-10 | |

Greenpark

PROJECT NAME: RUSSEL GARDENS II

July 10, 2017 5:09:16 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG

LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW




FIRST FLOOR PLAN "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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These drawings and/or specifications have been reviewed by
FEB 28 2018

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY
JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |


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


REGION DESIGN INC.

SHEET TITLE: FIRST FLOOR PLAN
ELEV. 1

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

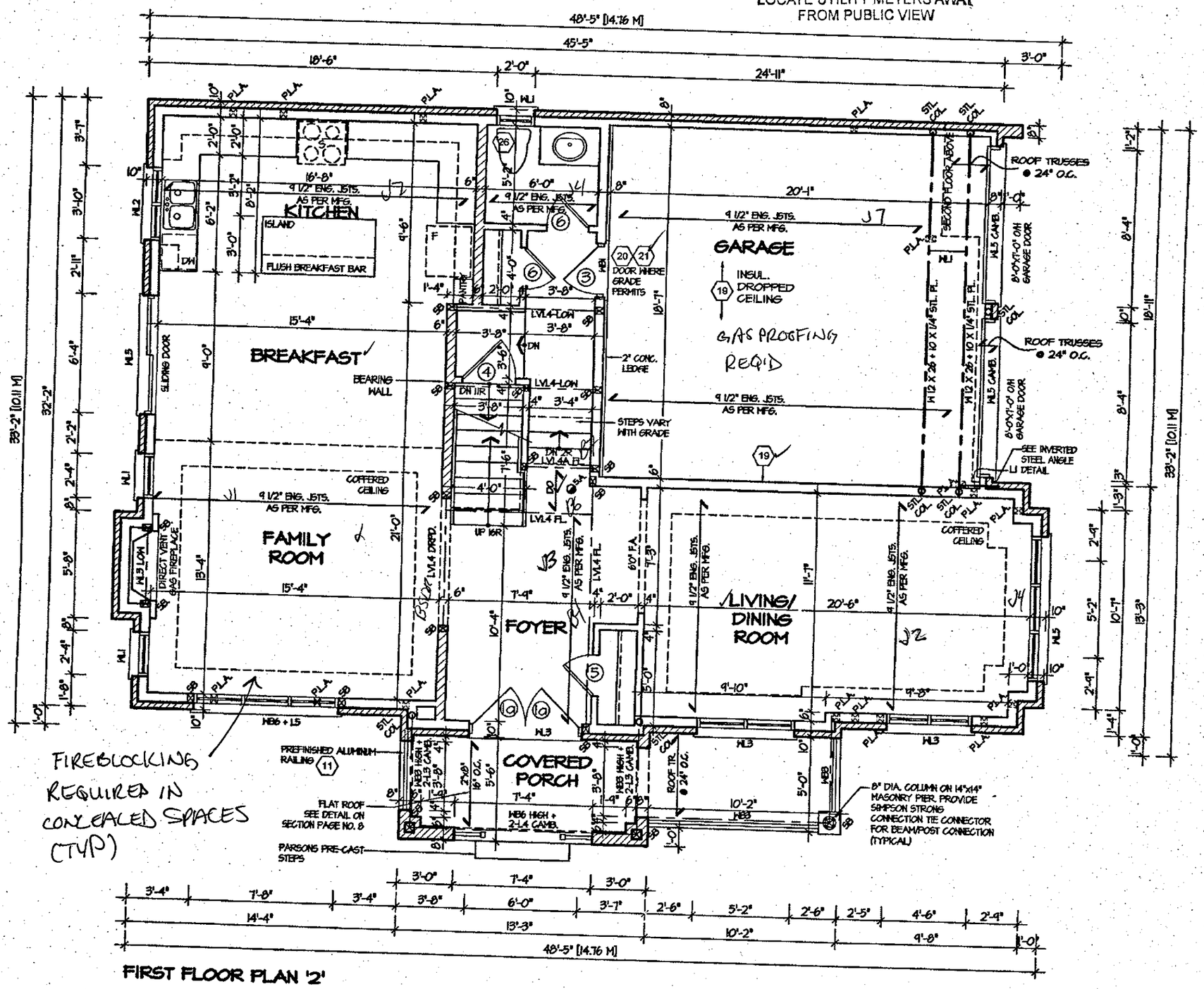
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark.

PROJECT NAME: RUSSEL GARDENS II

July 10, 2017 5:09:12 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG

LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW




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
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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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
JUL 14 2017
FOR STRUCTURE ONLY

# ROSEWOOD 11
COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

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

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |


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


REGION DESIGN INC.

SHEET TITLE: FIRST FLOOR PLAN ELEV. 2

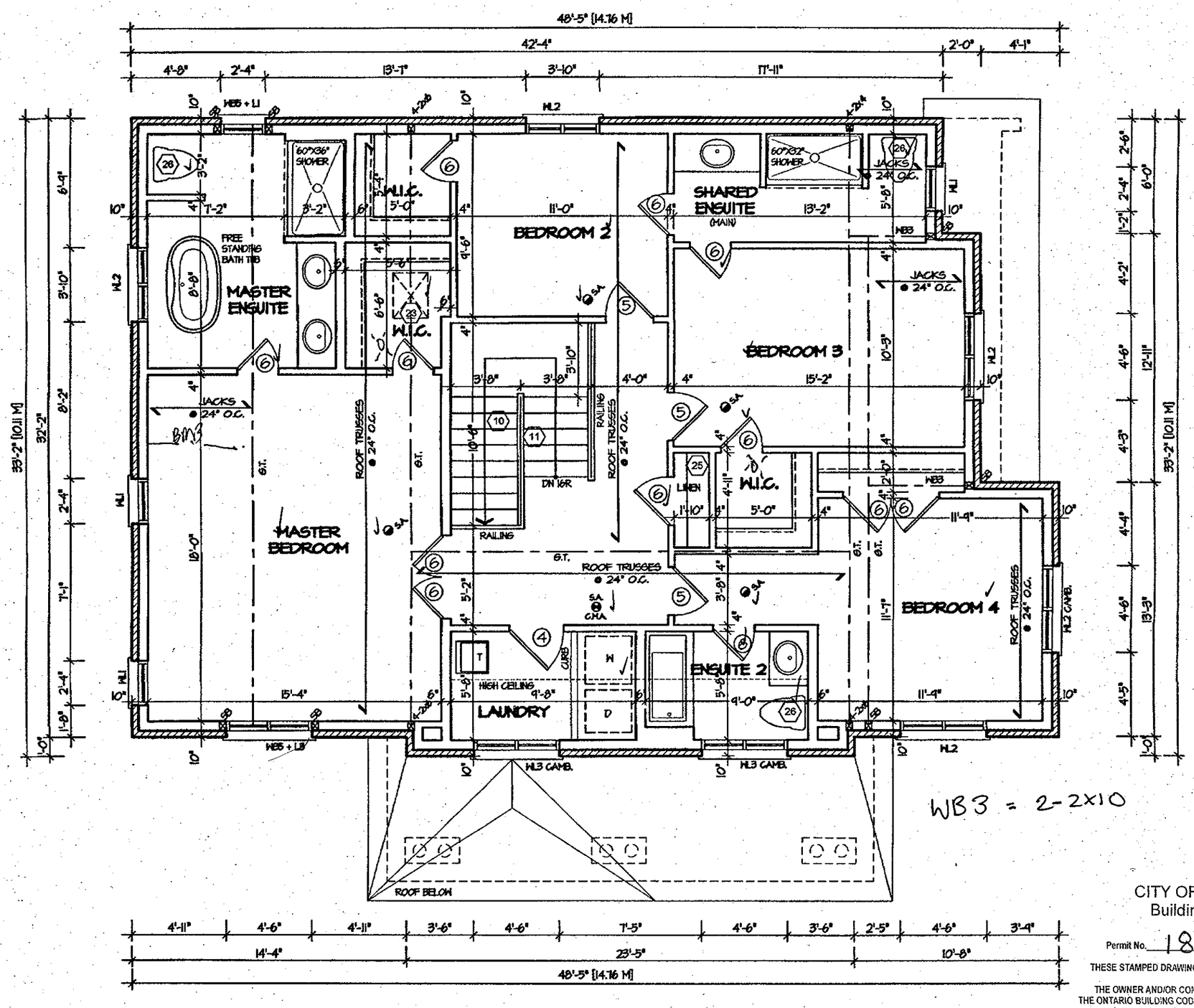
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 2-2 |
| DATE: MAR 2017 | TYPE | PROJECT: 03-13-10 | |

Greenpark

PROJECT NAME: RUSSEL GARDENS II


July 14, 2017 2:31:11 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




SECOND FLOOR PLAN "1"

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

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

CITY OF HAMILTON
Building Division
Permit No. 18-104069
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
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| 3. | | |
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| 1. | ISSUED FOR REVIEW | MAR 2017 |

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| VIKAS GAJJAR | | 28770 |

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

REGION DESIGN INC.

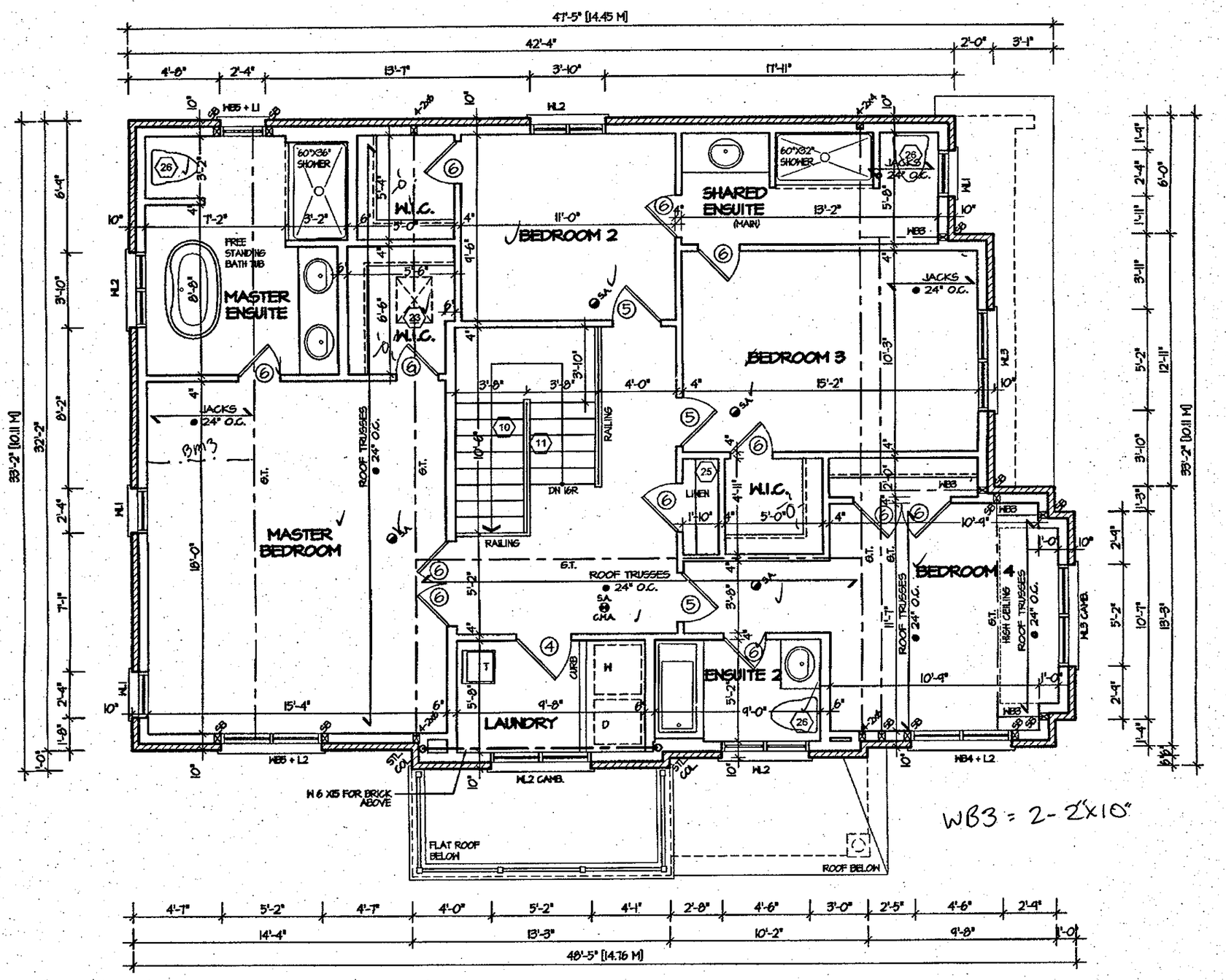
SHEET TITLE: SECOND FLOOR PLAN
ELEV. 1

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 3 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark.
PROJECT NAME: RUSSEL GARDENS II

July 13, 2017 11:40:58 AM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




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

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

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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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|---|---|---|
| 5. | | |
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|---|---|---|
| VIKAS GAJJAR | | 28770 |


REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-4096
F (905) 660-0746


REGION DESIGN INC.

SHEET TITLE: SECOND FLOOR PLAN
ELEV. 2

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

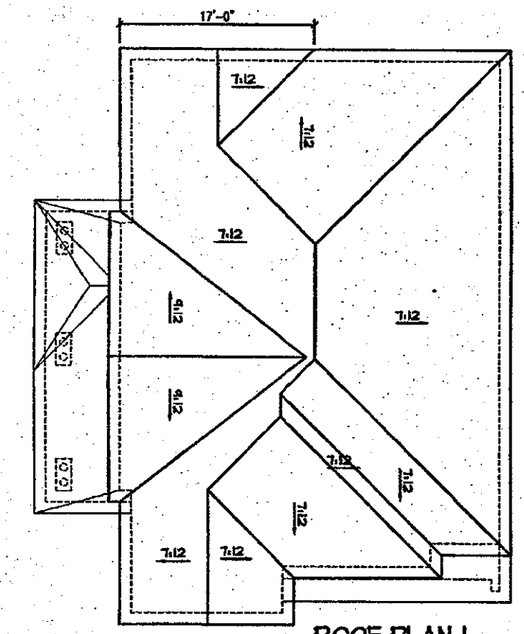
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 3-2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark

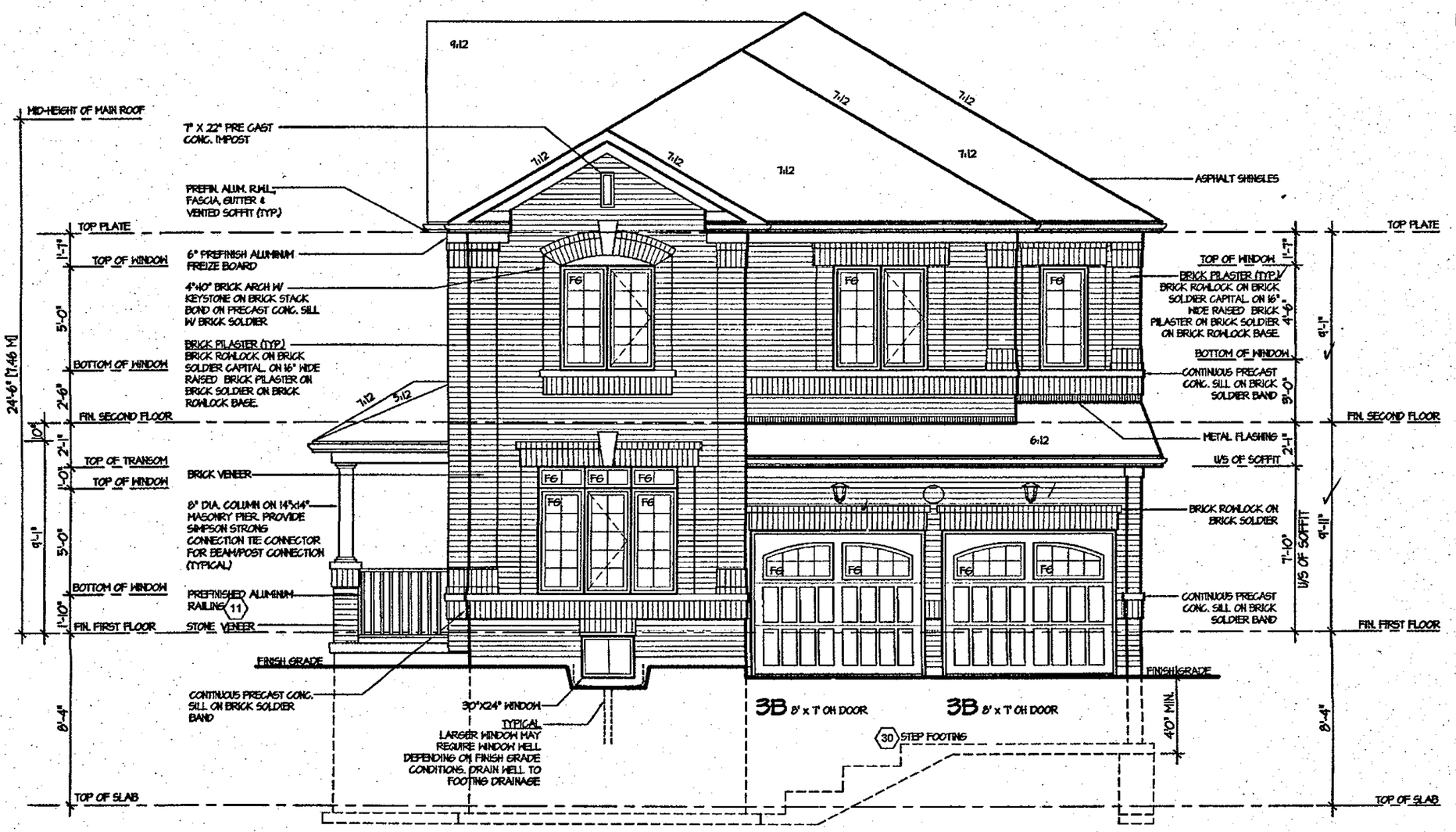
PROJECT NAME: RUSSEL GARDENS II

July 13, 2017 11:40:52 AM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG

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




ROOF PLAN I
Scale: N.T.S.




FRONT ELEVATION I

JUL 14 2017

CITY OF HAMILTON
Building Division
Permit No. 18-104069
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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"

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| 5. | | |
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| 1. | ISSUED FOR REVIEW | MAR 2017 |

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|---|---|---|
| VIKAS GAJJAR | | 28770 |


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


REGION DESIGN INC.

SHEET TITLE: FRONT ELEVATION ELEV. 1

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 4 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark

PROJECT NAME: RUSSEL GARDENS II


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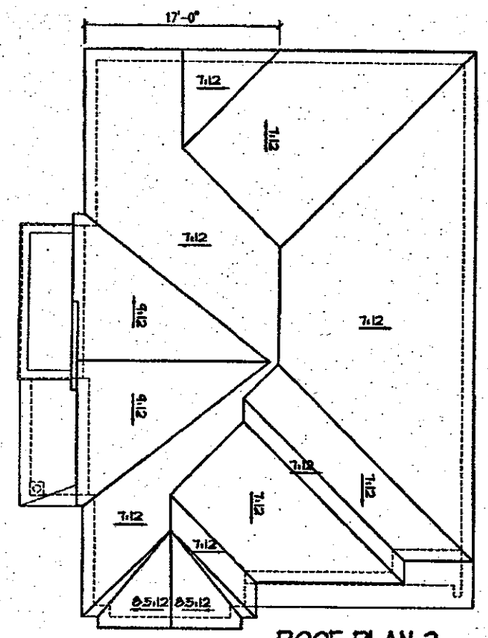
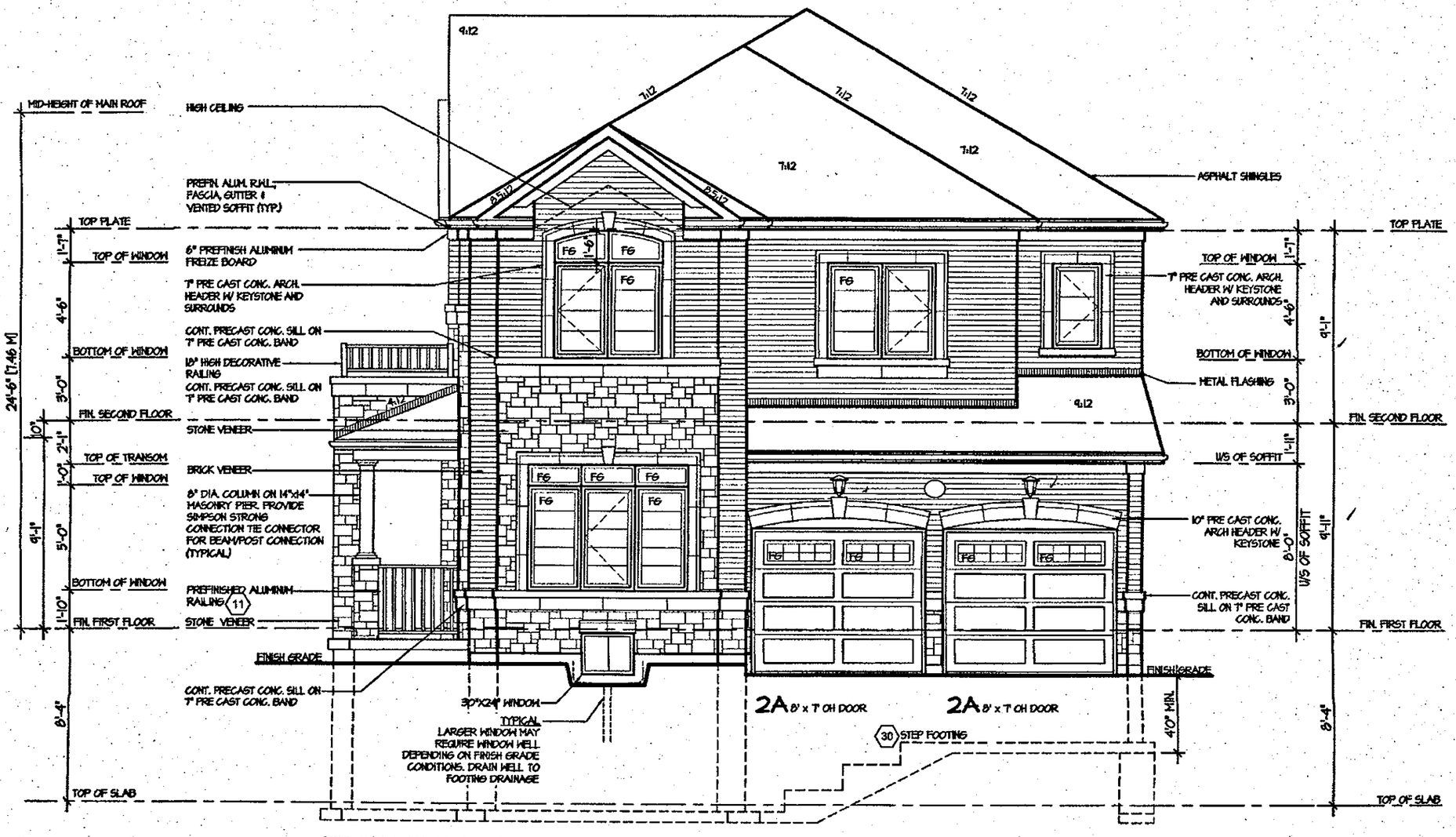
July 10, 2017




ROOF PLAN 2
Scale: N.T.S.




FRONT 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
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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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| VIKAS GAJJAR | | 28770 |

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

SHEET TITLE: FRONT ELEVATION ELEV. 2

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 4-2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark
PROJECT NAME: RUSSEL GARDENS II

July 10, 2017 8:08:51 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG

## FLANKAGE ELEVATION I

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC BY _____ DATE _____
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Building Division
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REGION DESIGN INC.

SHEET TITLE
LEFT SIDE ELEVATION
ELEV. 1

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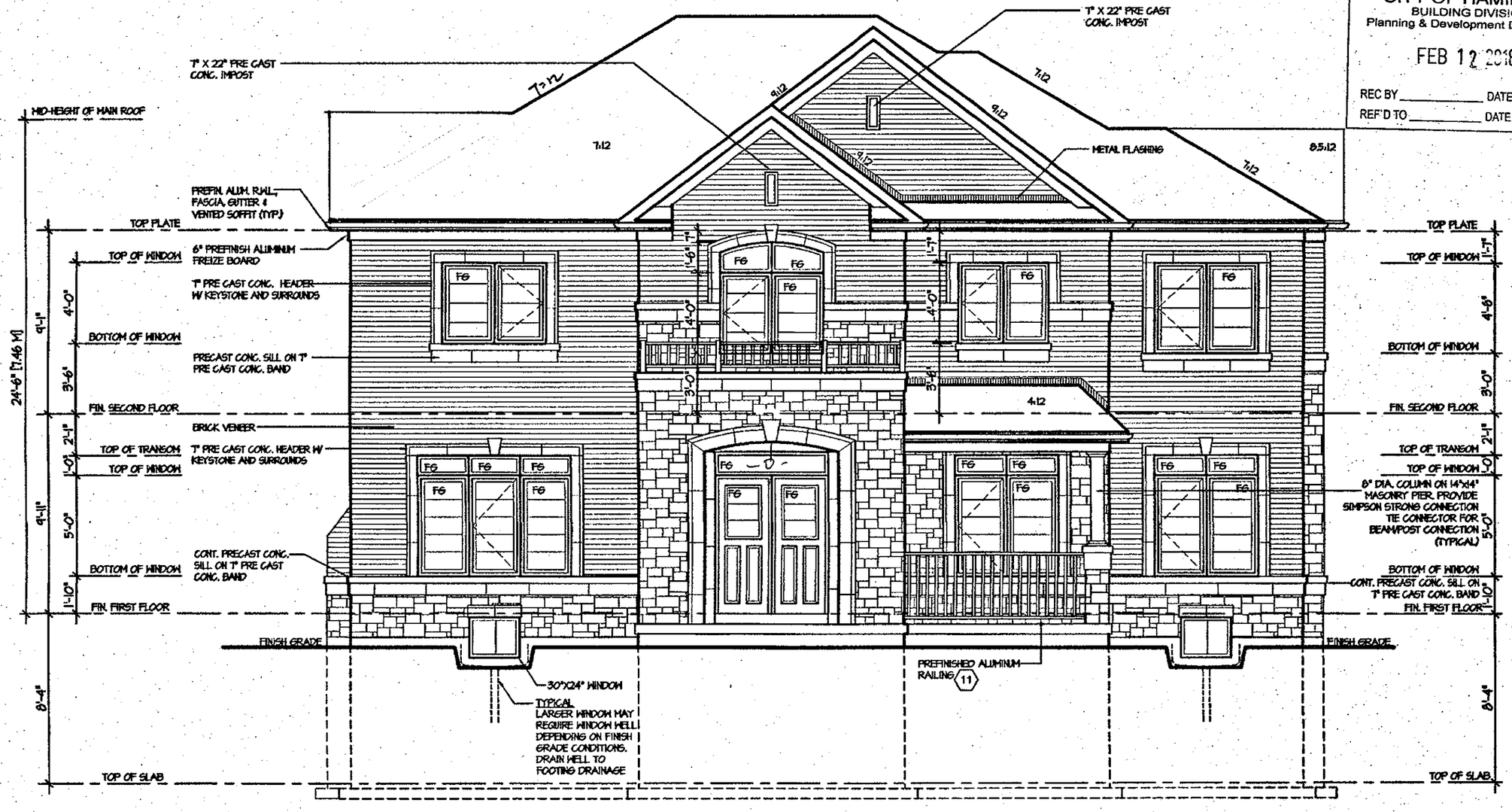
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 5 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark™

PROJECT NAME
RUSSEL GARDENS II

July 10, 2017 5:08:48 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




## FLANKAGE ELEVATION 2

CITY OF HAMILTON
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Planning & Development Department
FEB 12 2018
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NOV 20 2017
John G. Williams Limited, Architect

JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

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CONCORD, ONTARIO
L4K 4S6
P (416) 736-4095
F (905) 660-0746


REGION DESIGN INC.

SHEET TITLE
LEFT SIDE ELEVATION
ELEV. 2

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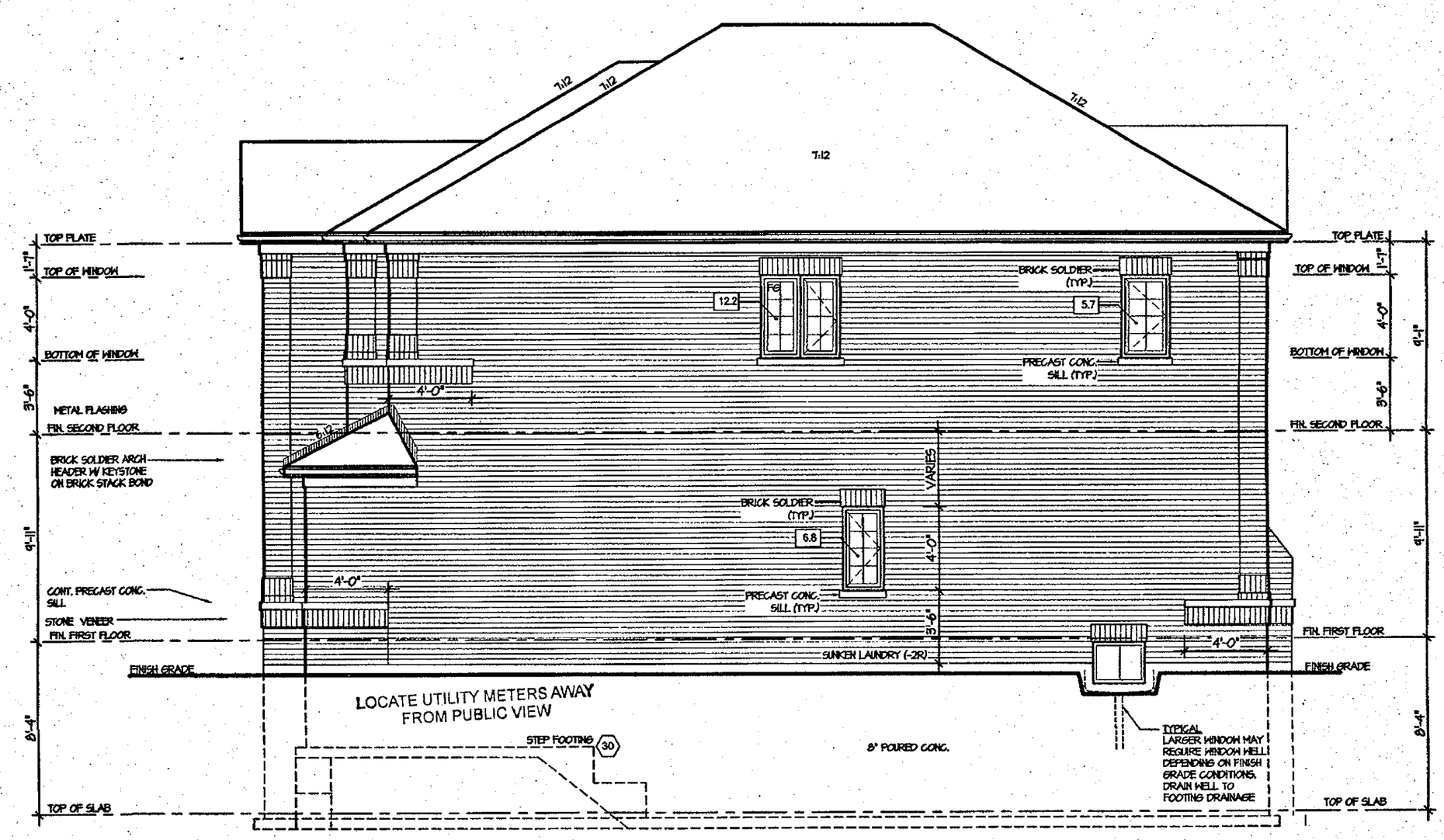
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 5-2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark.

PROJECT NAME
RUSSEL GARDENS II

July 10, 2017 5:08:42 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




## RIGHT ELEVATION I

### ALLOWABLE GLAZING (STANDARD PLAN)

| | | | |
|---|---|---|---|
| WALL AREA | = | 435 | Sq. Ft. |
| ALLOWABLE GLAZED AREA @ 1% 1.2 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
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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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CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746
REGION DESIGN INC.

SHEET TITLE: RIGHT SIDE ELEVATION
ELEV. 1

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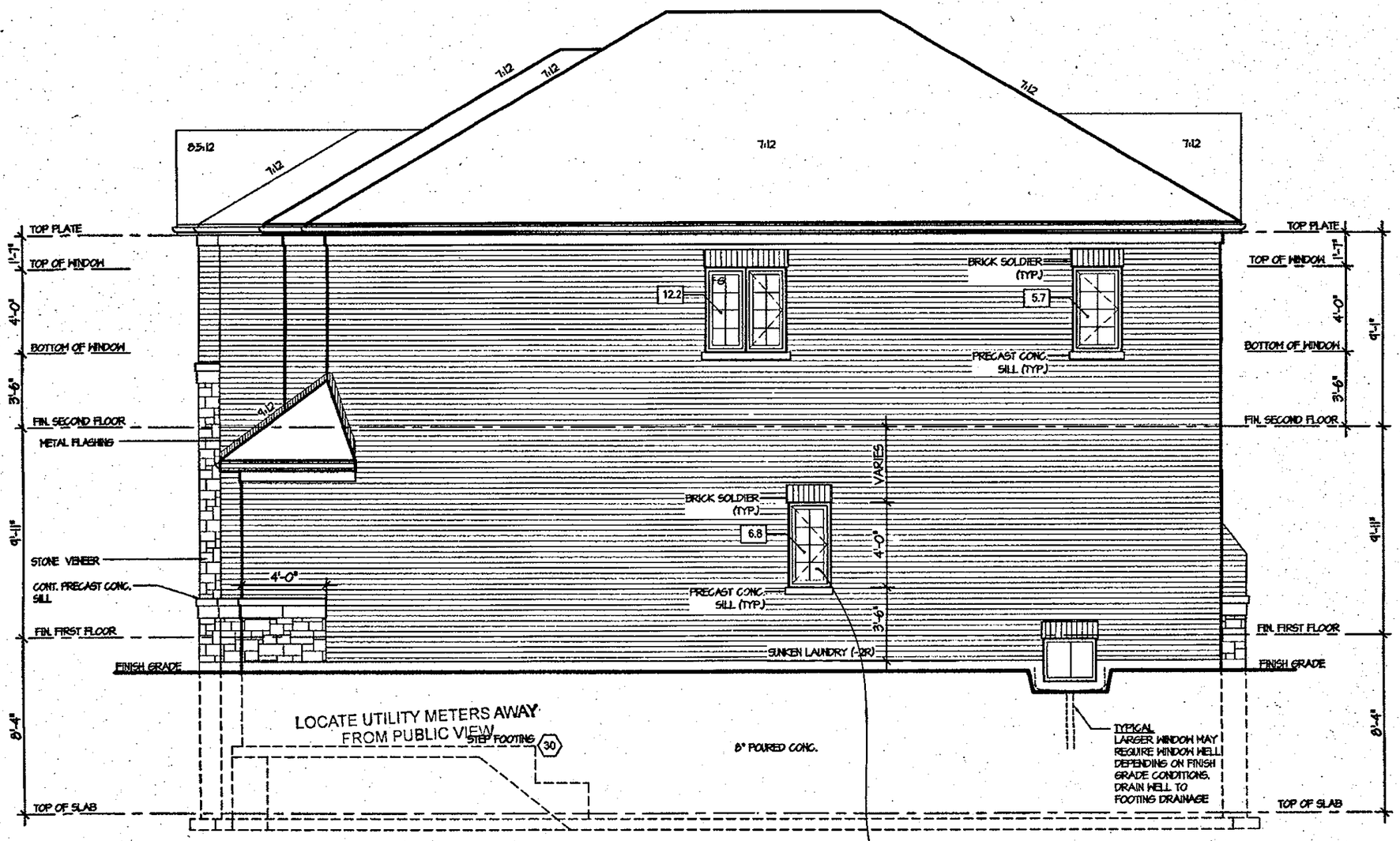
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 6 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark
PROJECT NAME: RUSSEL GARDENS II

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




## RIGHT ELEVATION 2

**ALLOWABLE GLAZING (STANDARD PLAN)**

| | | | |
|---|---|---|---|
| WALL AREA | = | 435 | Sq. Ft. |
| ALLOWABLE GLAZED AREA @ 1% 1.2 M SIDE YARD | = | 65.45 | Sq. Ft. |
| ACTUAL GLAZED AREA | = | 28.0 | Sq. Ft. |

CITY OF HAMILTON
BUILDING DIVISION
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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
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"

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|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

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

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |

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

REGION DESIGN INC.

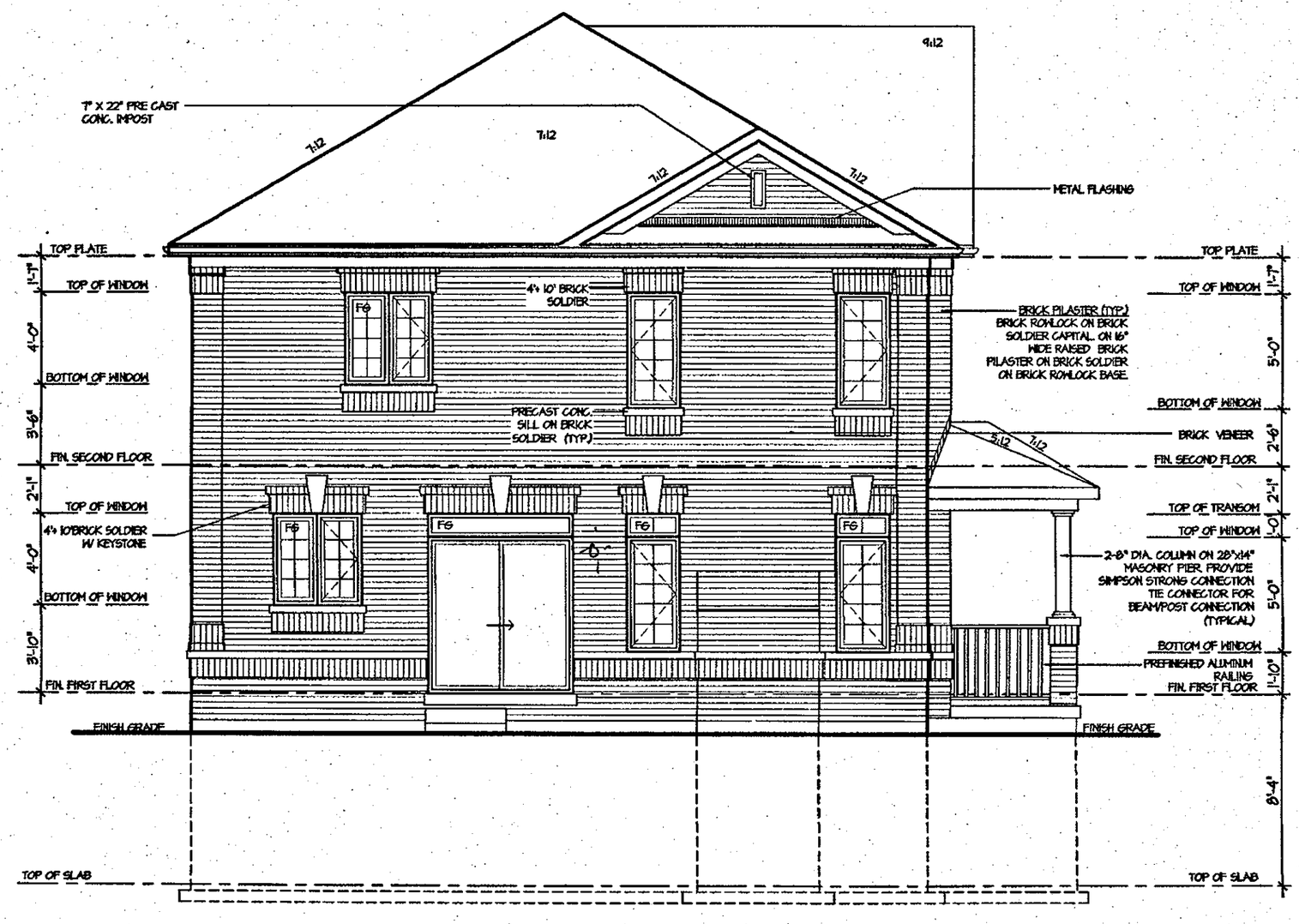
SHEET TITLE: RIGHT SIDE ELEVATION
ELEV. 2

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 6-2 |
| DATE: MAR 2017 | TYPE: | PROJECT: 03-13-10 | |

Greenpark.
PROJECT NAME: RUSSEL GARDENS II

July 10, 2017 5:08:34 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




REAR ELEVATION I

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

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Building Division
Permit No. 18-104069
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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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| 6. | | |
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8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4036
F (905) 660-0746
REGION DESIGN INC.

SHEET TITLE: REAR ELEVATION ELEV. I

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| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 7 |
| DATE: MAR 2017 | TYPE | PROJECT: 03-13-10 | |

Greenpark
PROJECT NAME: RUSSEL GARDENS II

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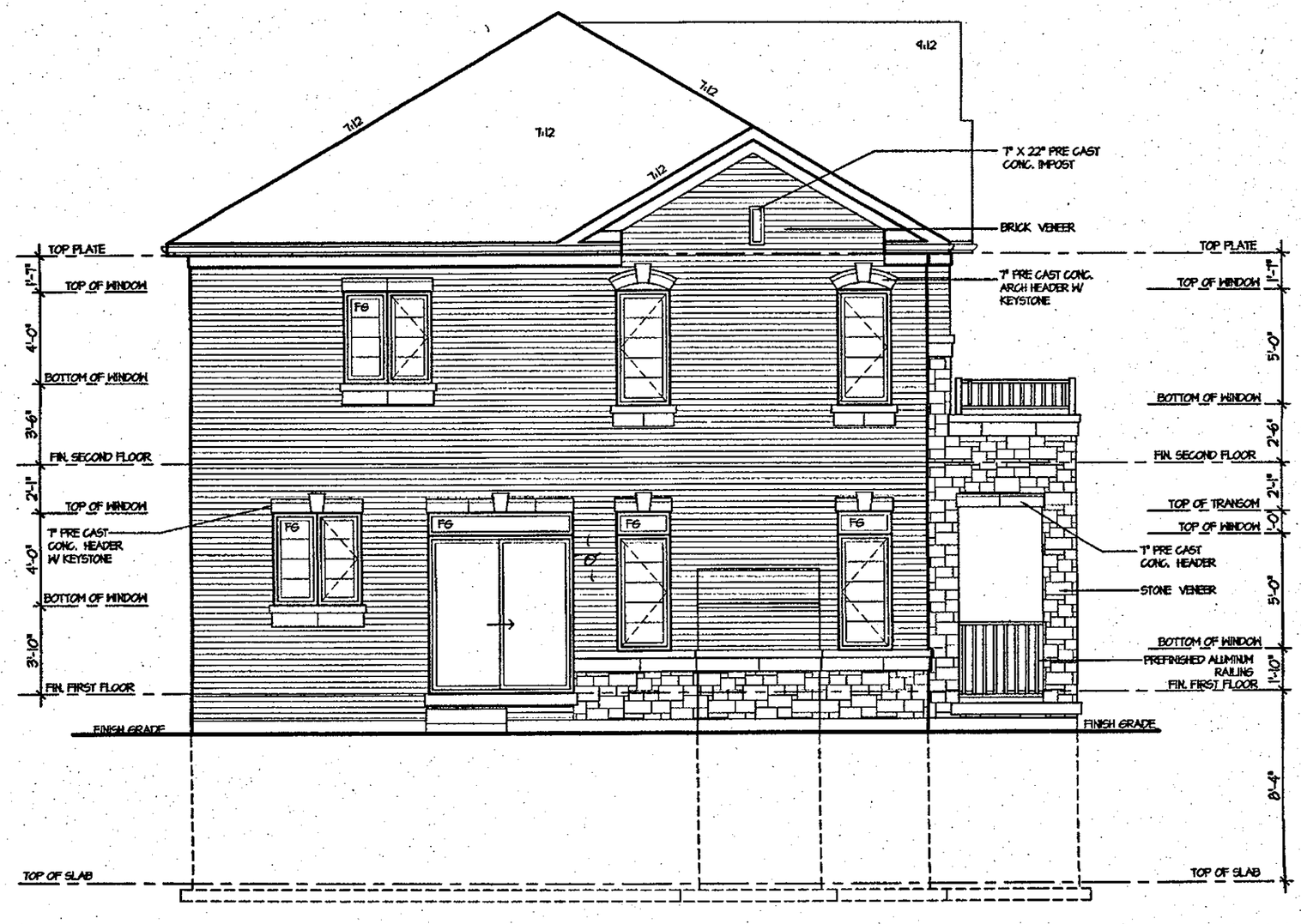


REAR ELEVATION 2

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

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

JUL 14 2017

# ROSEWOOD 11
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8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 5S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
REAR ELEVATION
ELEV., 2

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 7-2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark

PROJECT NAME
RUSSEL GARDENS II

July 10, 2017 6:06:25 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG

CITY OF HAMILTON
Building Division
Permit No. 18-104969
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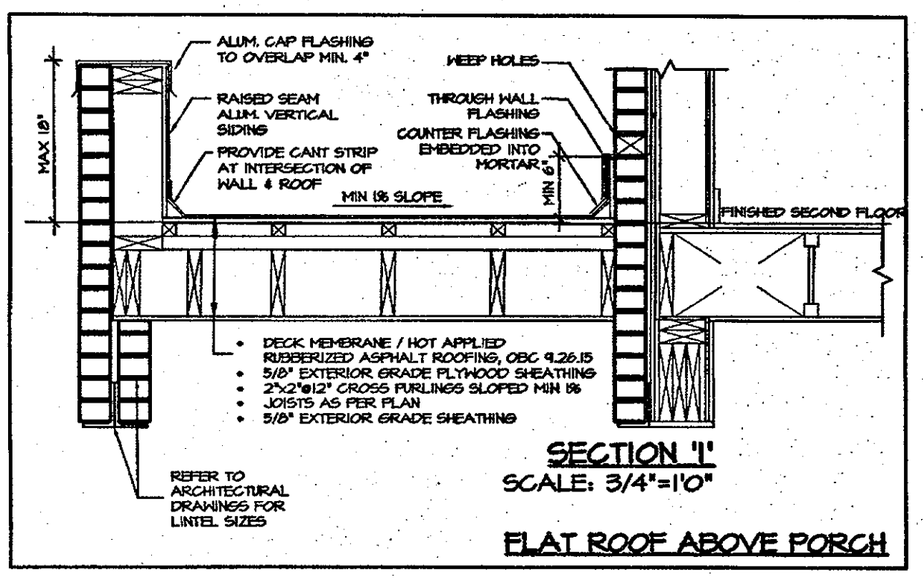
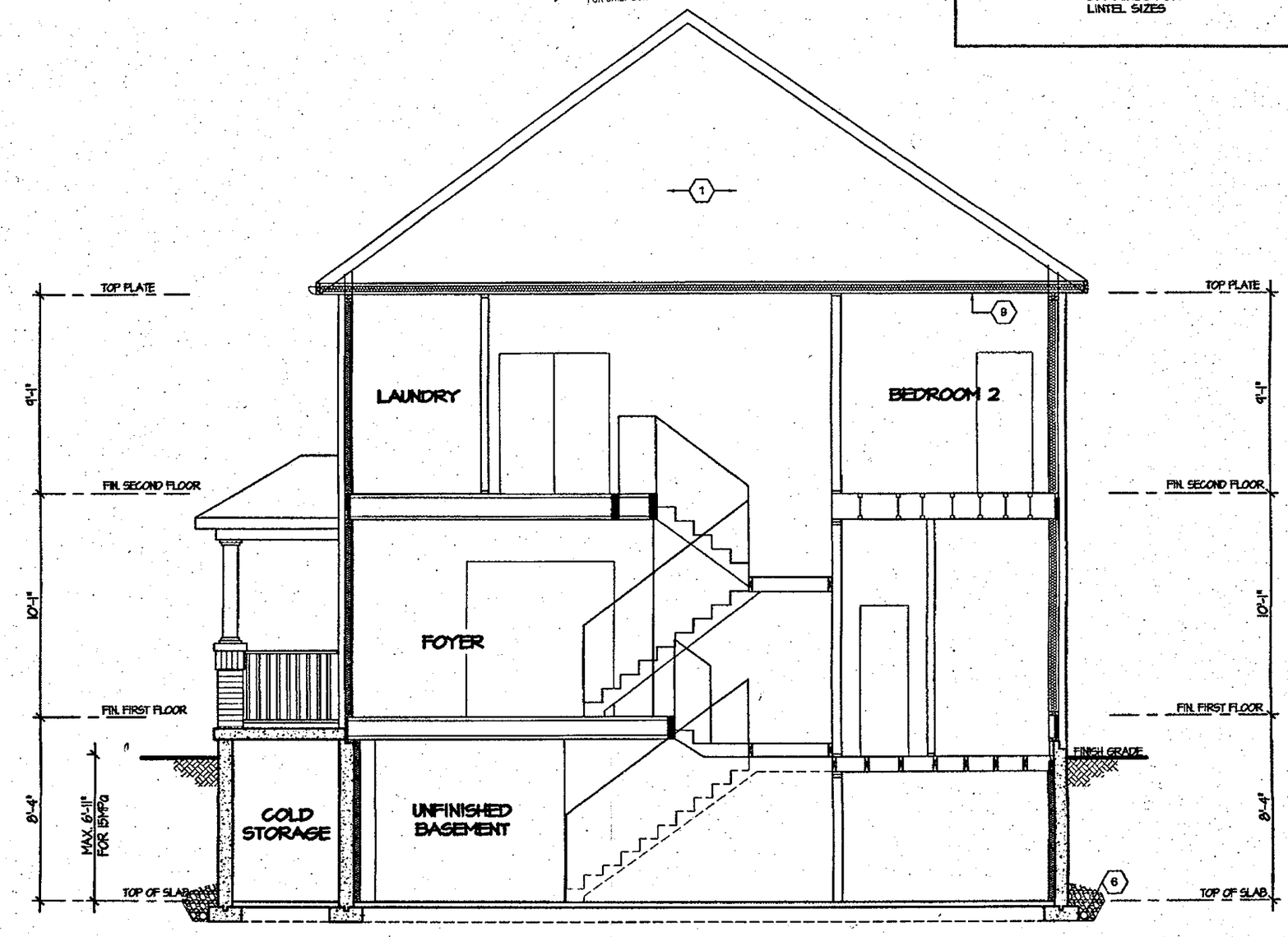
FOR CHIEF BUILDING OFFICIAL
FEB 28 2018
DATE




SECTION 'I'
SCALE: 3/4"=1'0"
FLAT ROOF ABOVE PORCH




SECTION A-A

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

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

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JUL 14 2017

# ROSEWOOD 11
COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
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|---|---|---|
| VIKAS GAJJAR | | 28770 |


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

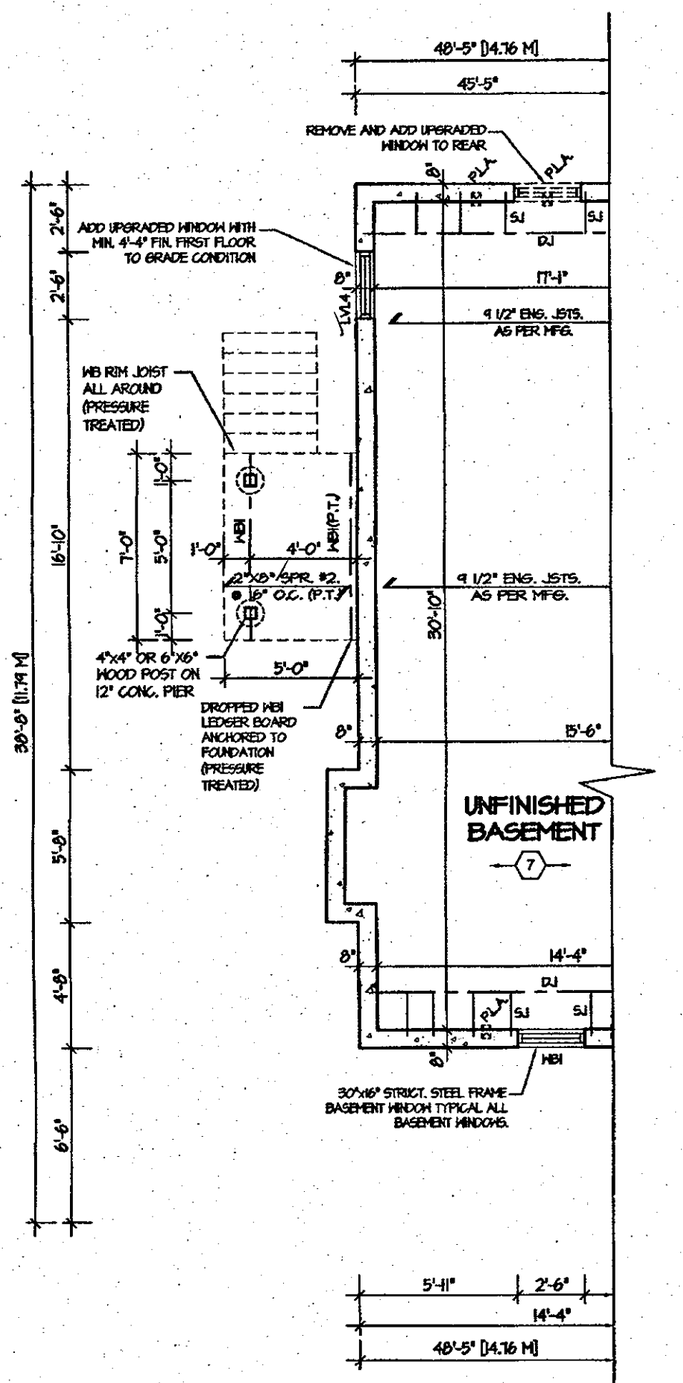

SHEET TITLE: CROSS SECTION

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

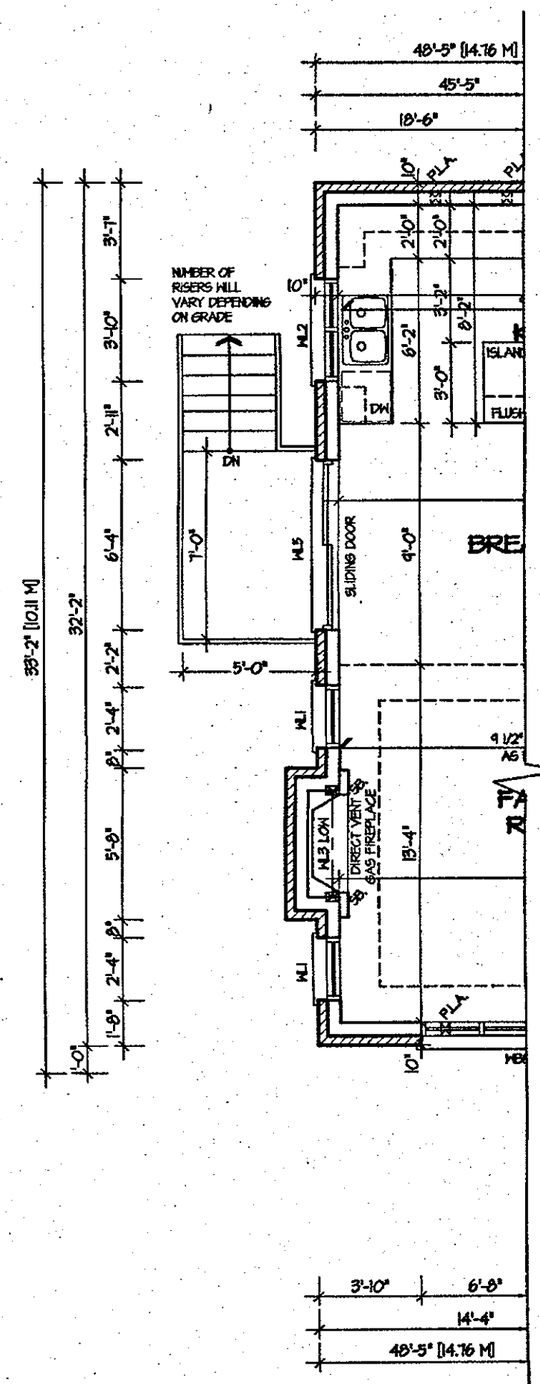
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 8 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark.
PROJECT NAME: RUSSEL GARDENS II

July 13, 2017 11:40:48 AM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




PARTIAL BASEMENT PLAN
FOR DECK CONDITION




PARTIAL FIRST FLOOR PLAN
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
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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FOR CHIEF BUILDING OFFICIAL
FEB 28 2018
DATE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
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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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8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE: DECK PLANS

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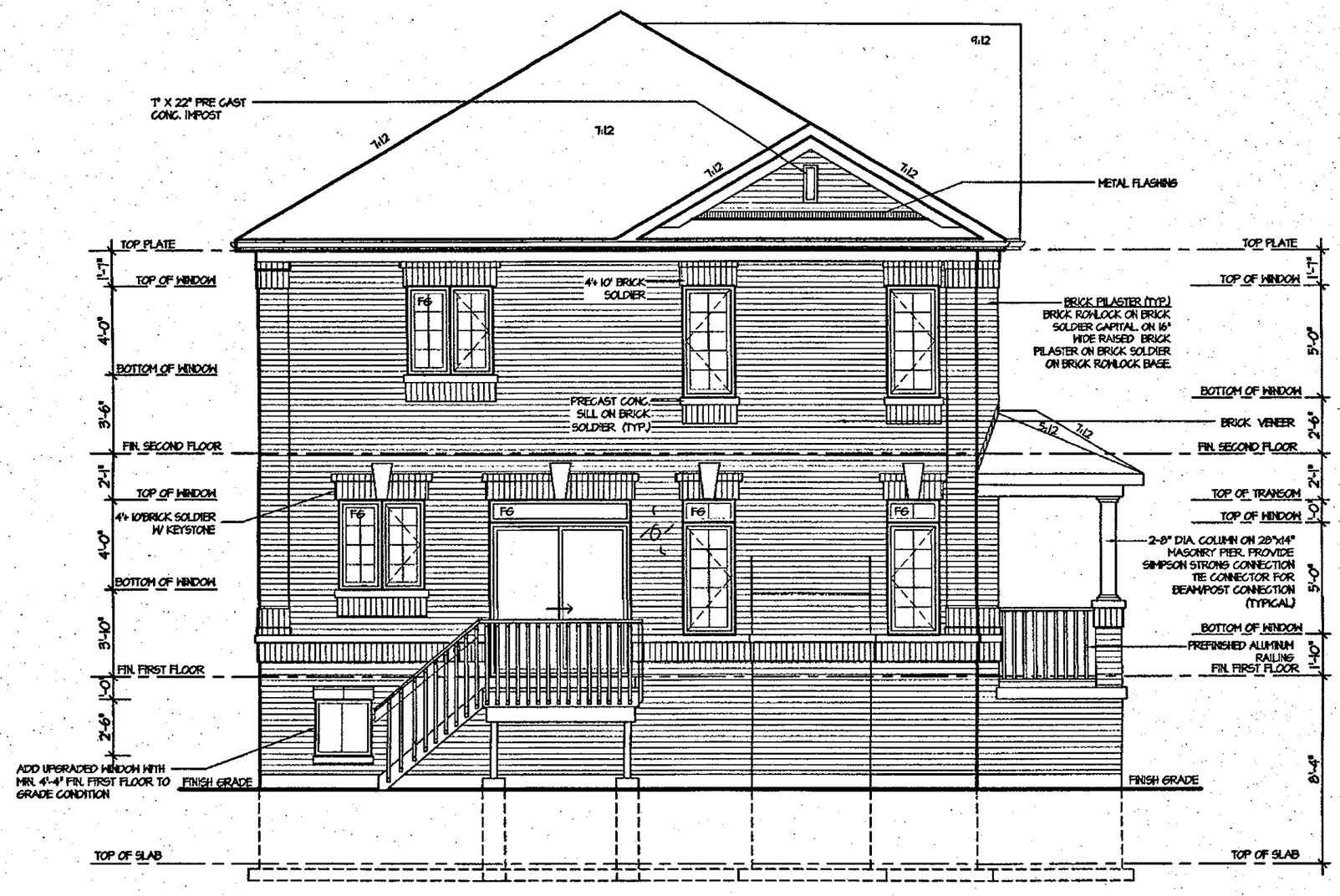
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 9 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark
PROJECT NAME: RUSSEL GARDENS II

July 11, 2017 1:00:08 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




# REAR ELEVATION I
# 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. 18-101069
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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

JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

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

REGION DESIGN INC.

SHEET TITLE: DECK ELEVATION

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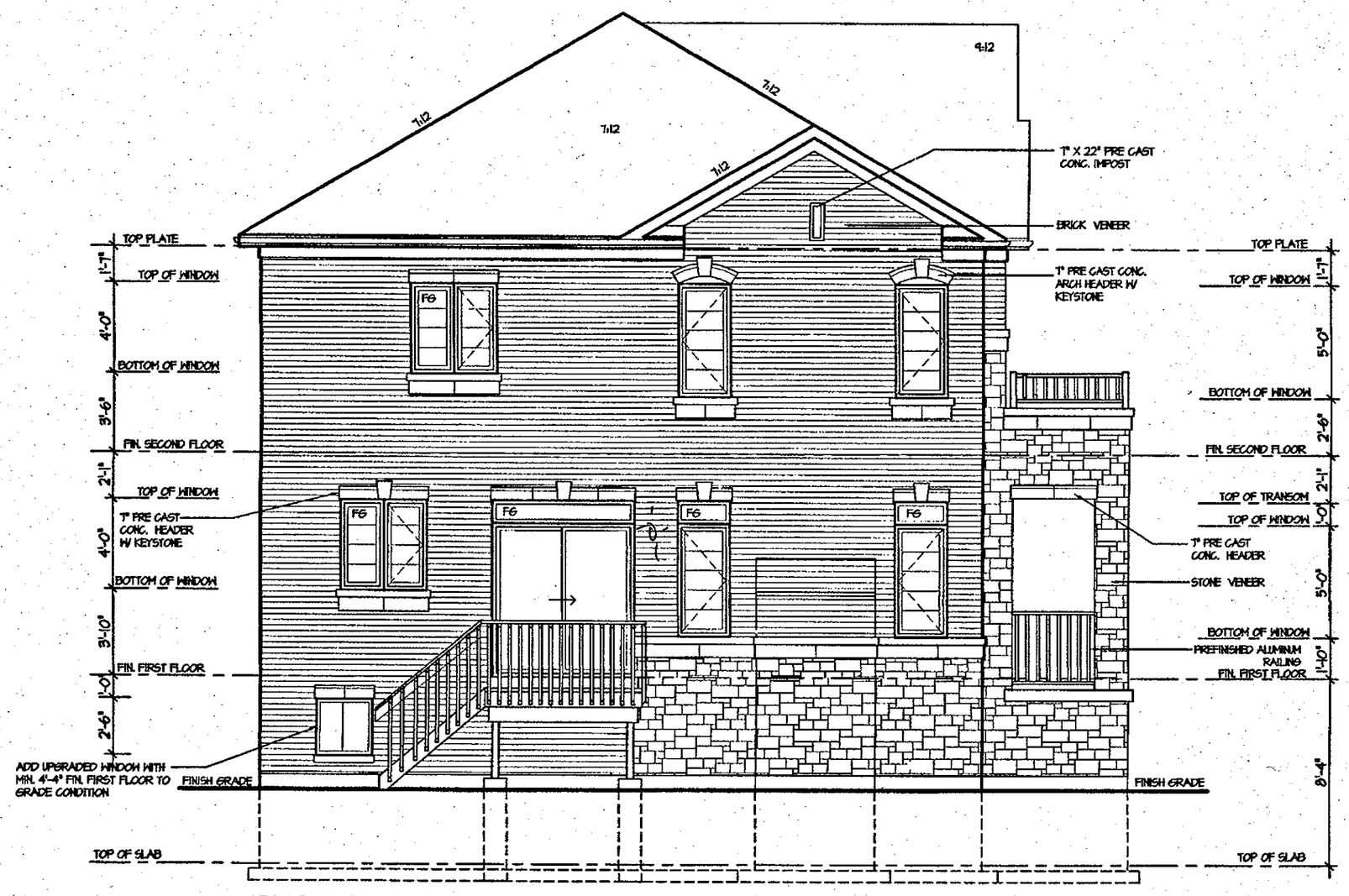
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 9-2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark.

PROJECT NAME: RUSSEL GARDENS II

July 10, 2017 5:08:12 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG




# REAR ELEVATION 2
# FOR DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

JUL 14 2017

# ROSEWOOD 11
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L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
DECK ELEVATION
ELEV. 2

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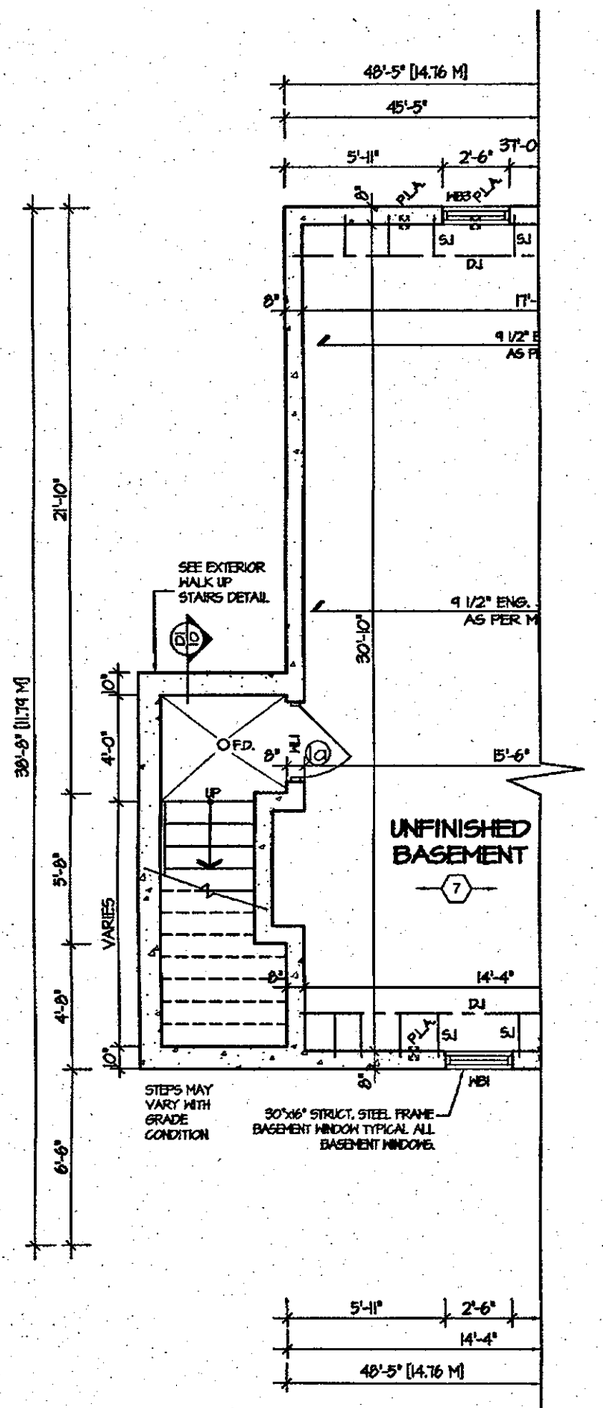
| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 9-2A |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

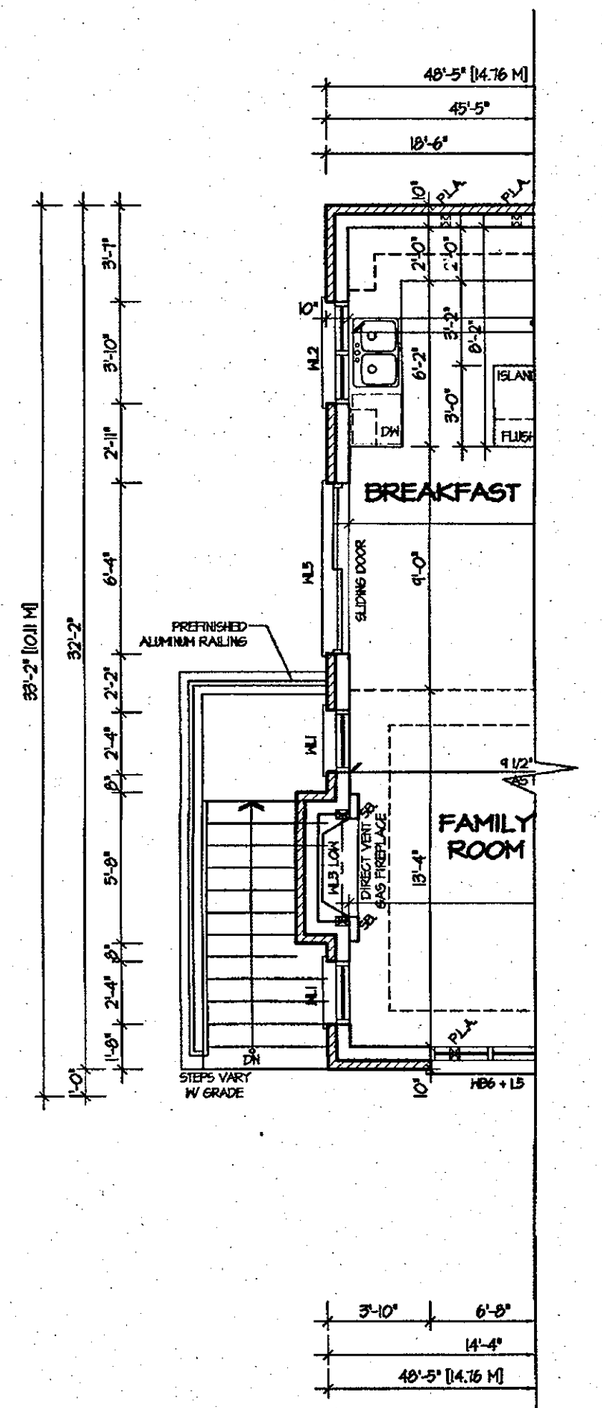
Greenpark™

PROJECT NAME
RUSSEL GARDENS II

July 13, 2017 11:40:44 AM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 11 - REG - VG\ROSEWOOD 11 MASTER.DWG

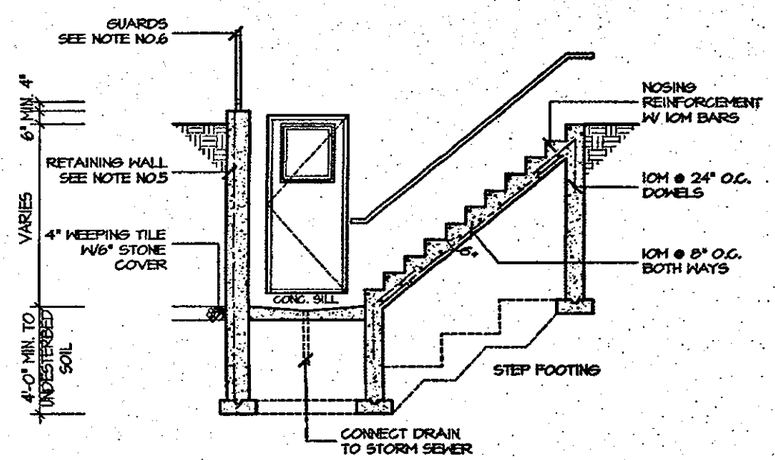



PARTIAL BASEMENT PLAN FOR WALK-UP CONDITION




PARTIAL FIRST FLOOR PLAN FOR WALK-UP CONDITION

## 'D1 / 10' EXTERIOR WALKUP STAIRS DETAILS




SECTION

## GENERAL NOTES:

1. FOOTING
   24"X8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE
   MINIMUM COMPRESSIVE STRENGTH OF 32 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 13 OF STANDARD NOTES.
5. RETAINING WALL
   10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-1". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 1'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
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
Planning & Development Department
FEB 12 2018
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CITY OF HAMILTON
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

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

JUL 14 2017

# ROSEWOOD 11
## COMPLIANCE PACKAGE "A1"

| | | |
|---|---|---|
| 5. | | |
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| 2. | | |
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8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746
REGION DESIGN INC.

SHEET TITLE: WALK-UP PLANS

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| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 10 |
| DATE: MAR 2017 | TYPE: | PROJECT: 03-13-10 | |

Greenpark™
PROJECT NAME: RUSSEL GARDENS II

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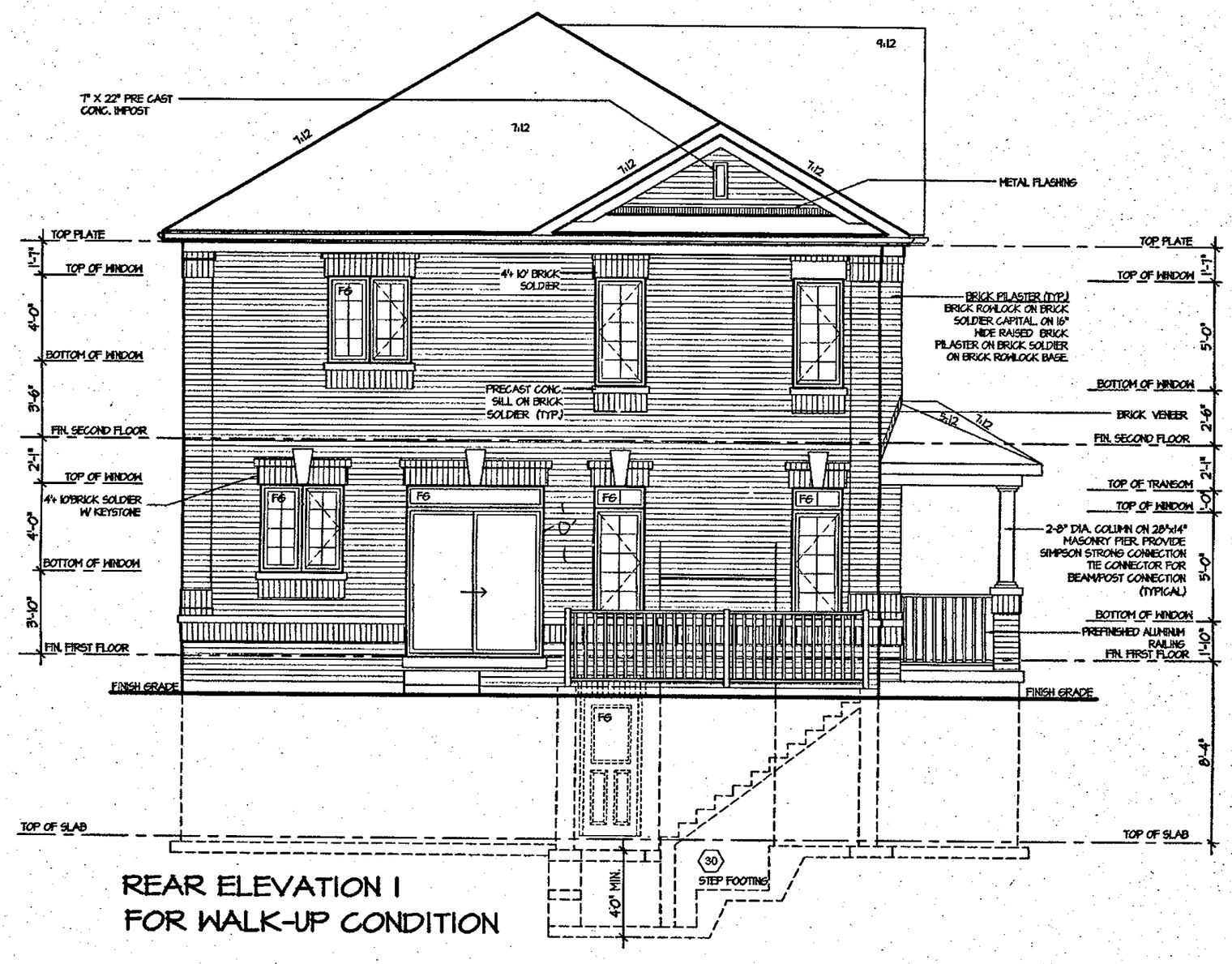
July 10, 2017




REAR ELEVATION 1
FOR WALK-UP 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. 18-104062
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE FEB 28 2018

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"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |

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

REGION DESIGN INC.

SHEET TITLE: WALK-UP ELEVATION

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 10-2 |
| DATE MAR 2017 | TYPE | PROJECT 03-13-10 | |

Greenpark.
PROJECT NAME: RUSSEL GARDENS II

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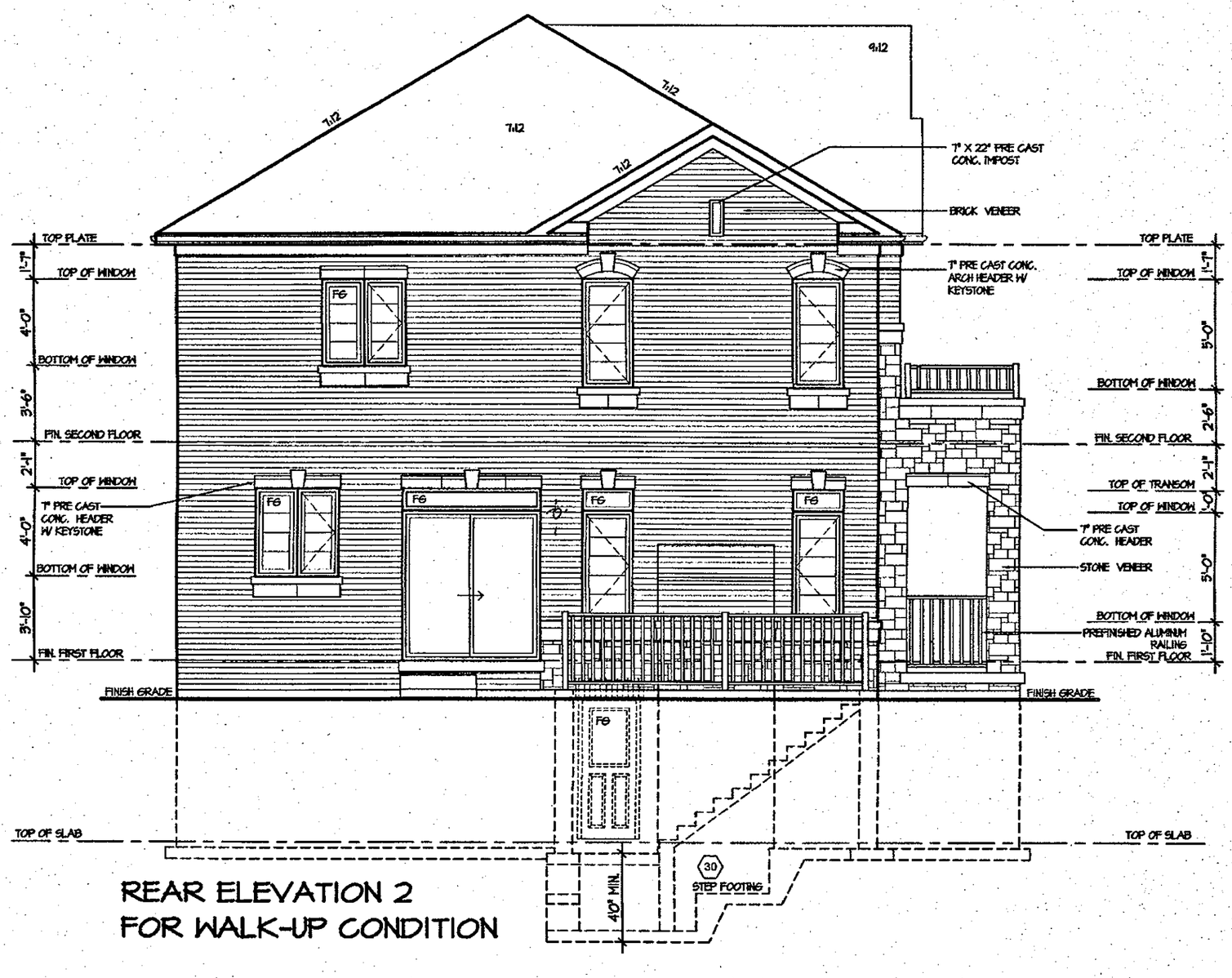


# REAR ELEVATION 2 FOR WALK-UP CONDITION

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. 18-101062
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
FEB 28 2018
DATE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The 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"

| | | |
|---|---|---|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | ISSUED FOR REVIEW | MAR 2017 |

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

| NAME | SIGNATURE | BCIN |
|---|---|---|
| VIKAS GAJJAR | | 28770 |

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

REGION DESIGN INC.

SHEET TITLE: WALK-UP ELEVATION

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

| SCALE | BY | AREA | PAGE No. |
|---|---|---|---|
| 3/16"=1'-0" | V.G. | 2,617 | 10-2A |
| DATE: MAR 2017 | TYPE | PROJECT: 03-13-10 | |

Greenpark
PROJECT NAME: RUSSEL GARDENS II

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