

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.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
BELOW PARTY WALLS.

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

120 KPa NATIVE SOIL
 F1 = 42"x42"x18" CONCRETE PAD
 F2 = 36"x36"x16" CONCRETE PAD
 F3 = 30"x30"x12" CONCRETE PAD
 F4 = 24"x24"x12" CONCRETE PAD
 F5 = 16"x16"x8" CONCRETE PAD
 (REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

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

W1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SPR No.2
 W2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR No.2
 W3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR No.2
 W4 = 6"x3-1/2"x3/8" (150x100x10.0L) + 2-2"x12" SPR No.2
 W5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR No.2
 W6 = 3-1/2"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR No.2
 W7 = 5"x3-1/2"x5/16" (125x100x8.0L) + 3-2"x10" SPR No.2
 W8 = 3-1/2"x3-1/2"x5/16" (125x100x8.0L) + 3-2"x12" SPR No.2
 W9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR No.2

WB1	= 2-2"x6" SFR	No.2 (2-38x184 SFR No.2)
WB2	= 5-2"x6" SFR	No.2 (3-38x184 SFR No.2)
WB3	= 2-2"x10" SFR	No.2 (2-38x235 SFR No.2)
WB4	= 3-2"x10" SFR	No.2 (3-38x235 SFR No.2)
WB5	= 2-2"x12" SFR	No.2 (2-38x286 SFR No.2)
WB6	= 3-2"x12" SFR	No.2 (3-38x286 SFR No.2)
WB7	= 5-2"x12" SFR	No.2 (3-38x286 SFR No.2)
WB11	= 4-2"x10" SFR	No.2 (4-38x235 SFR No.2)
WB12	= 4-2"x12" SFR	No.2 (4-38x286 SFR No.2)

$LVL1A = 1 - 3/4 \times 7/14^2 \quad (1-45x184)$
 $LVL1 = 2 - 3/4 \times 7/14^2 \quad (2-45x184)$
 $LVL2 = 3 - 3/4 \times 7/14^2 \quad (3-45x184)$
 $LVL3 = 4 - 3/4 \times 7/14^2 \quad (4-45x184)$
 $LVL4A = 1 - 3/4 \times 9/12^2 \quad (1-45x240)$
 $LVL4 = 2 - 3/4 \times 9/12^2 \quad (2-45x240)$
 $LVL5 = 3 - 3/4 \times 9/12^2 \quad (3-45x240)$
 $LVL5A = 4 - 3/4 \times 9/12^2 \quad (4-45x240)$
 $LVL6A = 1 - 3/4 \times 11/8^2 \quad (1-45x300)$
 $LVL6 = 2 - 3/4 \times 11/8^2 \quad (2-45x300)$
 $LVL7 = 3 - 3/4 \times 11/8^2 \quad (3-45x300)$
 $LVL7A = 4 - 3/4 \times 11/8^2 \quad (4-45x300)$
 $LVL8 = 2 - 3/4 \times 14^2 \quad (2-45x356)$
 $LVL9 = 3 - 3/4 \times 14^2 \quad (3-45x356)$
 $LVL10 = 2 - 3/4 \times 18^2 \quad (3-45x456)$

L1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0L)
L2 = 4"x3'-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3'-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3'-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

NOS.	WIDTH	HEIGHT 8'-4" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-0"	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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

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

TWO STORY HEIGHT WALL DETAIL

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

COMPLIANCE PACKAGE "A"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM U-VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	90%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

SUPPORTED STEEL ANGLE
UP TO 11'-7"
OTHERWISE TO
BE REVIEWED
BY ENGINEER

BRICK/
STONE
VENEER

INVERTED
3-1/2"x 3-1/2"x 1/4"
(90x90x6.0)
STEEL ANGLE

MIN 1'-0"

3-1/2"

INVERTED
3-1/2"x 3-1/2"x 1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

SUPPORTED
STEEL ANGLE
UP TO 11'-7"
OTHERWISE T
BE REVIEWED
BY ENGINEER

INVERTED STEEL ANGLE DETAIL

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1485 Sq. Ft.
SECOND FLOOR AREA	=	1708 Sq. Ft.
TOTAL FLOOR AREA	=	3193 Sq. Ft.
		296.64 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3205 Sq. Ft.
		297.75 Sq. M.
GROUND FLOOR COVERAGE	=	1485 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	74 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1957 Sq. Ft.
		181.81 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1883 Sq. Ft.
		174.94 Sq. m.

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1485 Sq. Ft.
SECOND FLOOR AREA	=	1708 Sq. Ft.
TOTAL FLOOR AREA	=	3193 Sq. Ft.
		296.64 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3205 Sq. Ft.
		297.75 Sq. M.
GROUND FLOOR COVERAGE	=	1485 Sq. Ft.
GARAGE COVERAGE / AREA	=	348 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1933 Sq. Ft.
	=	179.58 Sq. m.
TOTAL COVERAGE WO PORCH	=	1883 Sq. Ft.
	=	174.94 Sq. m.

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1485 Sq. Ft.
SECOND FLOOR AREA	=	1708 Sq. Ft.
TOTAL FLOOR AREA	=	3193 Sq. Ft.
		296.64 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	12 Sq. Ft.
ADD TOTAL OPEN AREAS	=	12 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3205 Sq. Ft.
		297.73 Sq. M.
GROUND FLOOR COVERAGE	=	1485 Sq. Ft.
GARAGE COVERAGE / AREA	=	398 Sq. Ft.
PORCH COVERAGE / AREA	=	72 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1955 Sq. Ft.
		181.63 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1883 Sq. Ft.
		174.94 Sq. m.

ROSEWOOD T		ELEV. COMPLIANCE PACKAGE 'A1'			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	698.27	64.87	101.54	9.43	14.54 %
LEFT SIDE	1243.09	115.44	96.83	9.00	7.19 %
RIGHT SIDE	1243.09	115.44	31.57	2.93	2.54 %
REAR	683.65	63.51	154.95	14.40	22.67 %
TOTAL	3868.10	359.36	384.89	35.76	9.95 %

ROSEWOOD 1		ELEV 2		COMPLIANCE PACKAGE 'A'	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	751.01	70.33	119.99	11.15	15.25 %
LEFT SIDE	1243.09	115.49	96.83	9.00	7.79 %
RIGHT SIDE	1243.09	115.49	31.57	2.93	2.54 %
REAR	683.65	63.51	154.95	14.40	22.61 %
TOTAL	3426.90	364.82	403.34	37.47	10.21 %

ROSEWOOD 7		ELEV 3 COMPLIANCE PACKAGE 'A'			
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	718.91	66.79	112.30	10.43	15.62 %
LEFT SIDE	1243.04	115.49	96.83	9.00	7.74 %
RIGHT SIDE	1243.04	115.44	31.51	2.93	2.54 %
REAR	683.65	63.51	154.95	14.40	22.61 %
TOTAL	3888.80	361.28	395.65	36.76	10.11 %

BUILDING DIVISION
Planning & Development Program

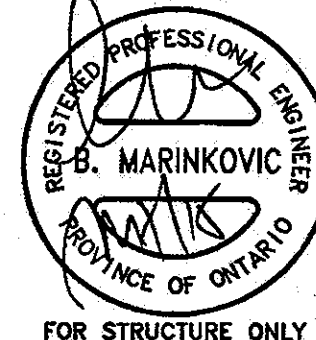
MAR 14 2018

REG. 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.



FOR STRUCTURE ONLY

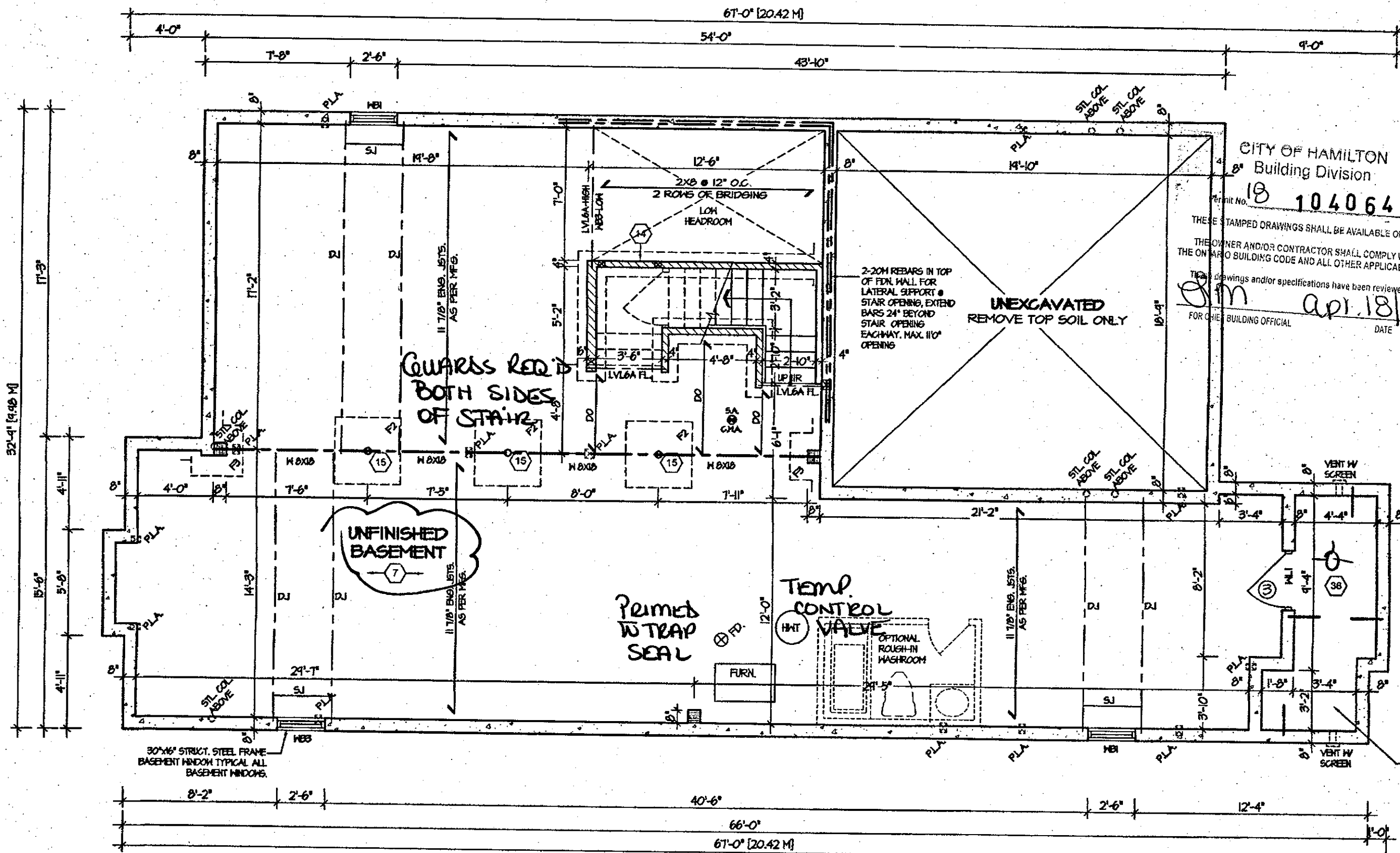
MAR 06 2018

ROSEWOOD 7

COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR28770 NAMESIGNATUREBCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSEL GARDENS II	
4.					AREA CHARTS					
3.					SCALE	BY	AREA	PAGE No.		
2. REVISED LIVING / DINING ROOM WINDOWS					MAR 2018	3/16"=1'-0"	V.G.	3,205		0
1. ISSUED FOR REVIEW					NOV 2016	DATE	TYPE	PROJECT		
REVISIONS			NOV 2016		03-13-09					

March 6, 2018
4:31:40 PM, MUPROJECTSRUSSELL GARDENS II STANDARD PLANS ROSEWOOD / (41-12) REG - V6ACAD-ROSEWOOD / MASTER.DWG
M:\PROJECTS\RUSSELL GARDENS II STANDARD PLANS ROSEWOOD / (41-12) REG - V6ACAD-ROSEWOOD / Master.dwg



CITY OF HAMILTON
Building Division
Permit No. **18 104064**
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
Drawings and/or specifications have been reviewed by
[Signature] **april 18/18**
DATE
FOR THE BUILDING OFFICIAL

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

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

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 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

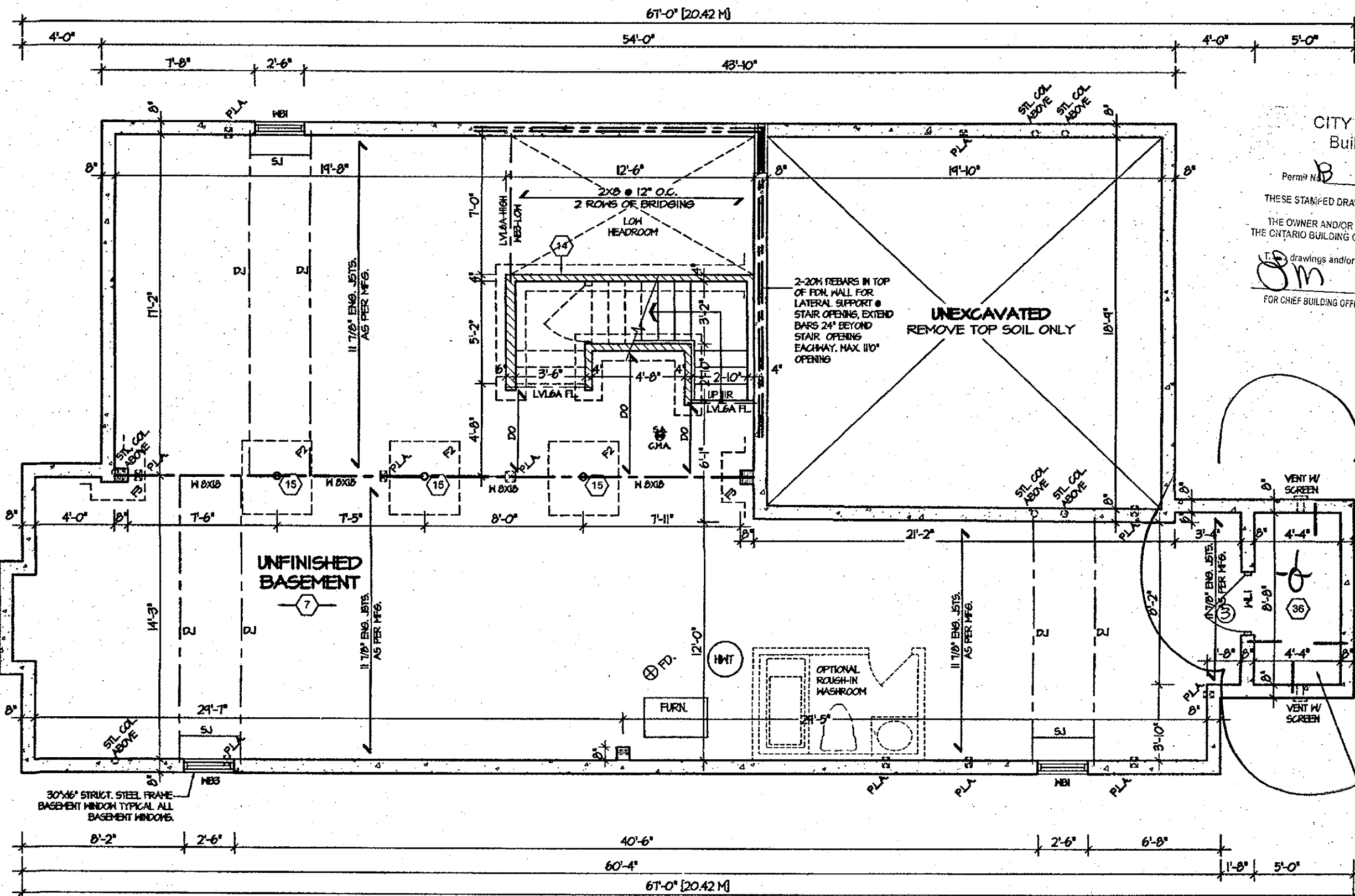
NOV 2-0 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW. NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE NOV 2016 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE No. 1 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II
--	---	--	----------------------------------	--	--	--



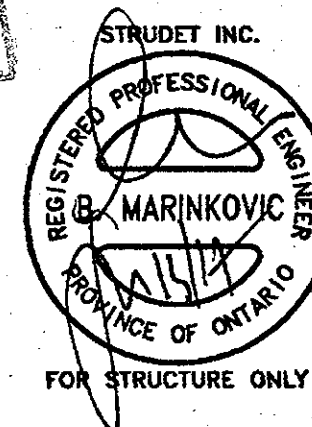
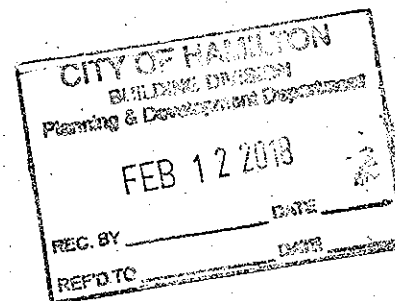
BASEMENT FLOOR PLAN '3'

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

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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



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.

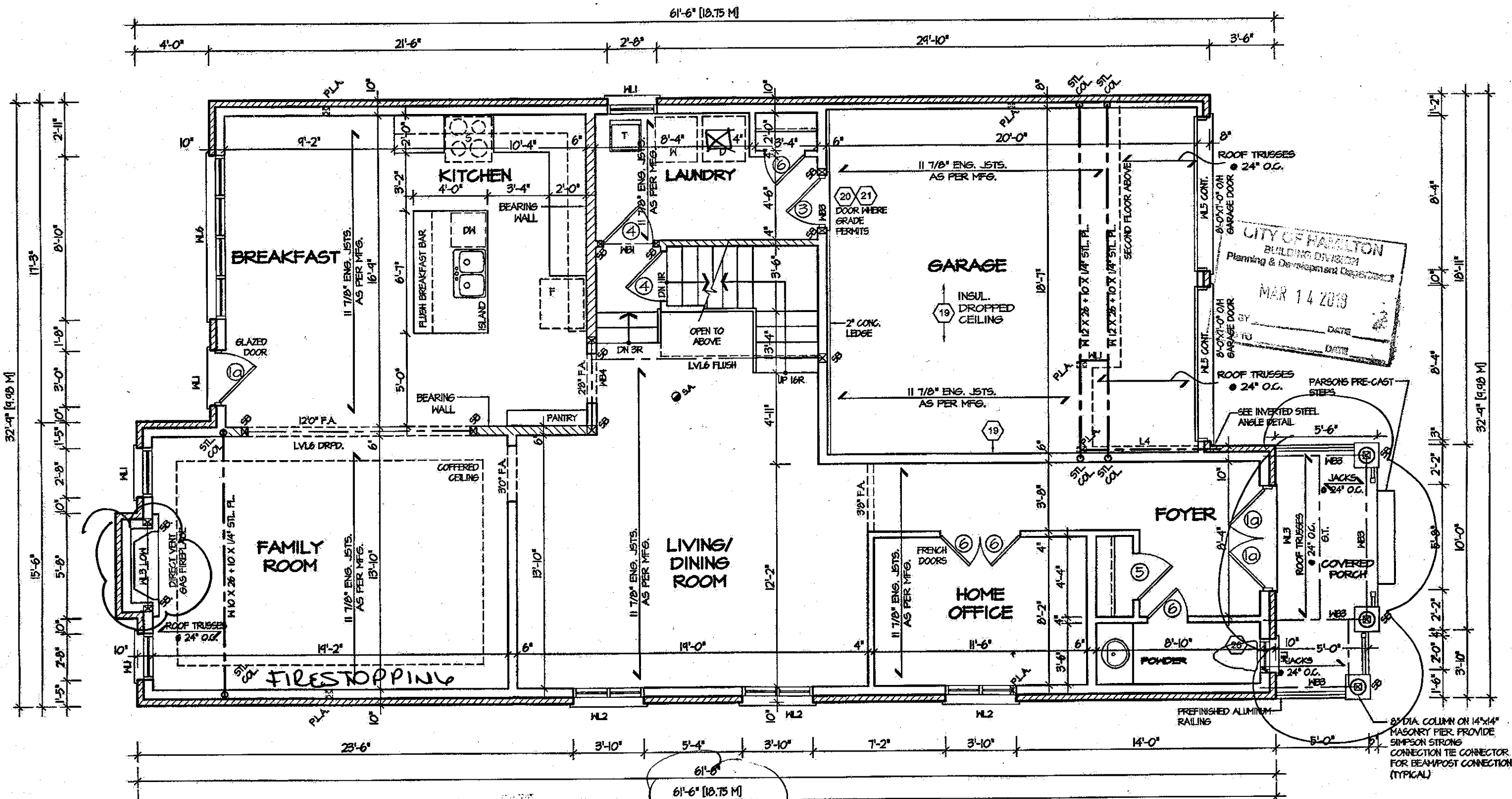
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 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	SHEET TITLE BASEMENT PLAN ELEV. 3 SCALE 3/16"=1'-0" BY V.G. DATE NOV 2016	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE NO. 1-3	PROJECT NAME RUSSEL GARDENS II
---	--	---	--	--	---

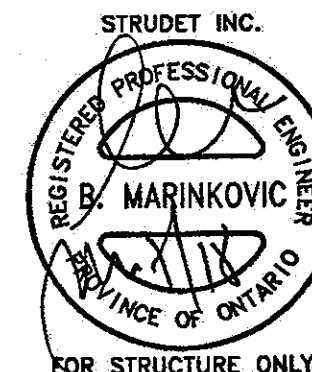


FIRST FLOOR PLAN '2' CITY OF HAMILTON
Building Division

Permit No. **104064**

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

The drawings and/or specifications have been reviewed by
[Signature] **ap. 12/18**
FOR CHIEF BUILDING OFFICIAL DATE



MAR 06 2018

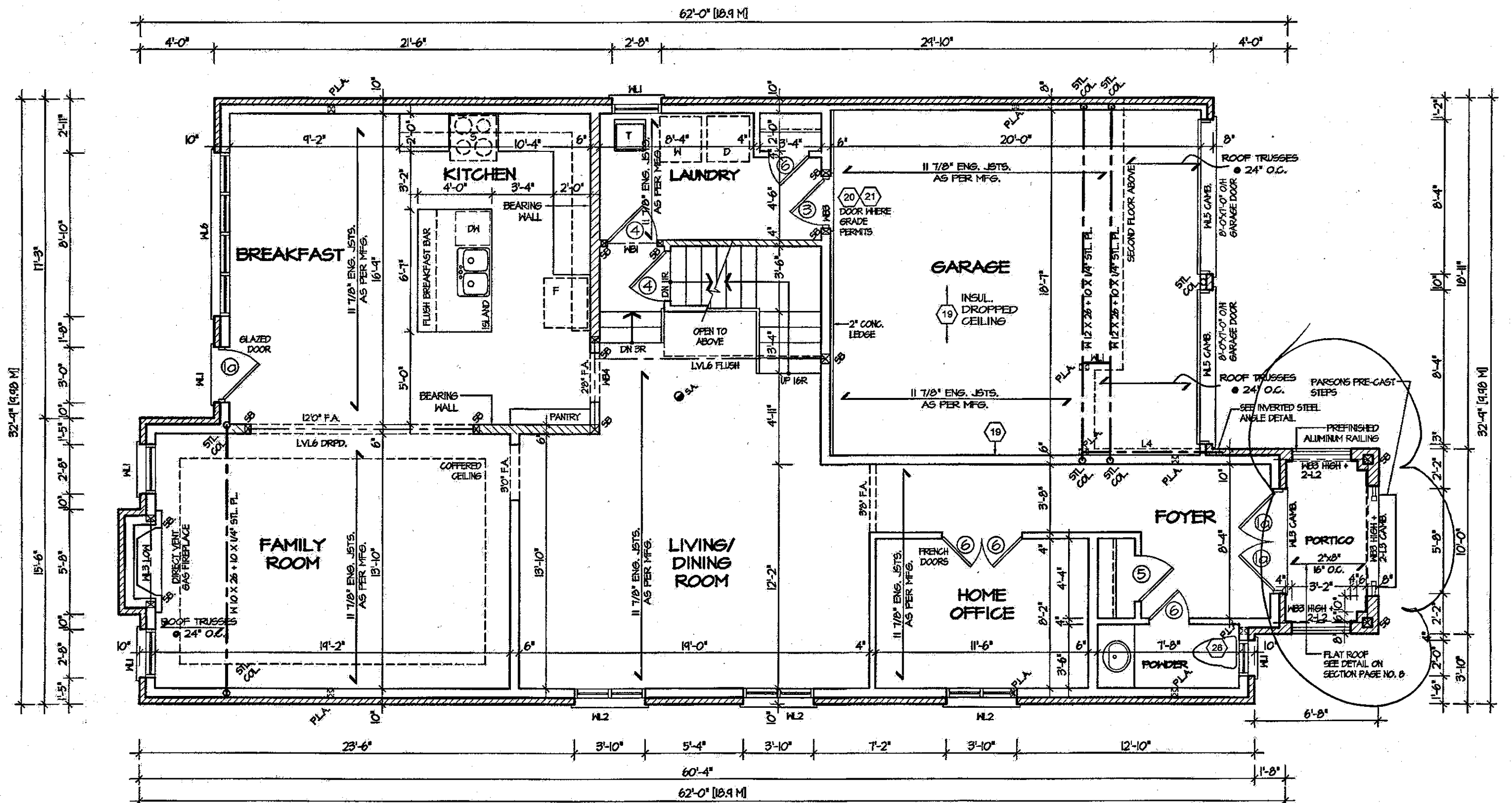
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **MAR 06 2018**
This stamp certifies compliance with the applicable Design Guidelines and does not constitute a professional responsibility.

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	R D I REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark.		
4.						FIRST FLOOR PLAN					PROJECT NAME	
3.						ELEV. 2						RUSSEL GARDENS II
2.	REVISED LIVING / DINING ROOM WINDOWS	MAR 2018				SCALE	BY	AREA	PAGE No.			
1.	ISSUED FOR REVIEW	NOV 2016				3/16"=1'-0"	V.G.	3,205	2-2			
REVISIONS			DATE	TYPE	PROJECT							
			NOV 2016		03-13-09							



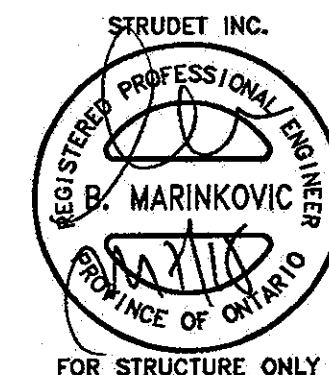
FIRST FLOOR PLAN OF HAMILTON
Building Division

Permit No. **18 104064**

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

The drawings and/or specifications have been reviewed by
dm
FOR CHIEF BUILDING OFFICIAL
DATE **Apr 10/18**

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 14 2018
REC. BY _____ DATE _____
REFD 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

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

APPROVED BY: _____
DATE: **Mar 08, 2018**

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

MAR 06 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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

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

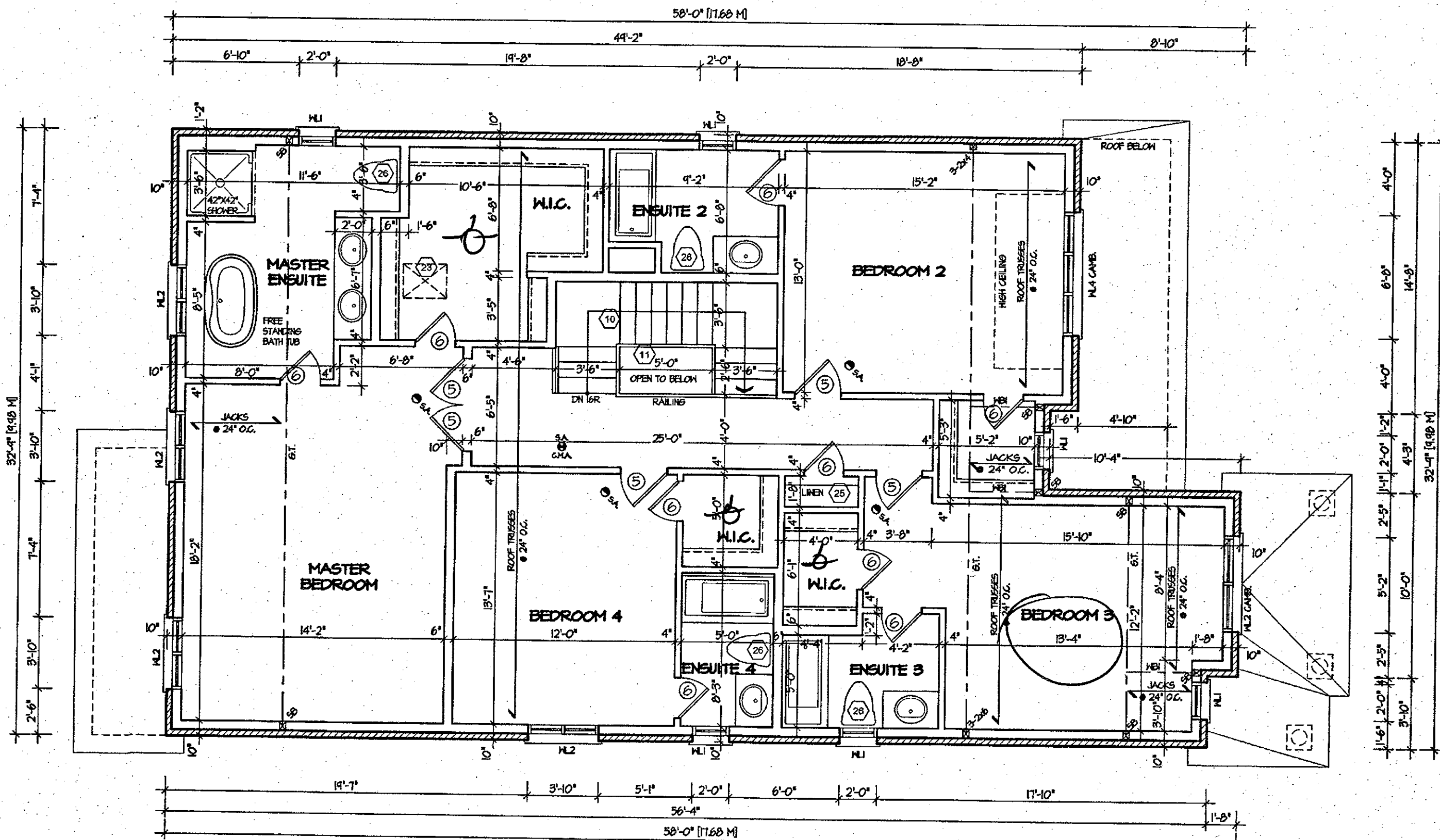
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
FIRST FLOOR PLAN
ELEV. 3
SCALE **3/16"=1'-0"** BY **V.G.** AREA **3,205** PAGE No. **2-3**
DATE **NOV 2016** TYPE PROJECT **03-13-09**

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

Greenpark.
PROJECT NAME **RUSSEL GARDENS II**



SECOND FLOOR PLAN 'I'

CITY OF HAMILTON
Building Division
Permit No. **B104064**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature]
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REG. BY: [Signature] DATE: [Signature]
REP'D TO: [Signature] DATE: [Signature]

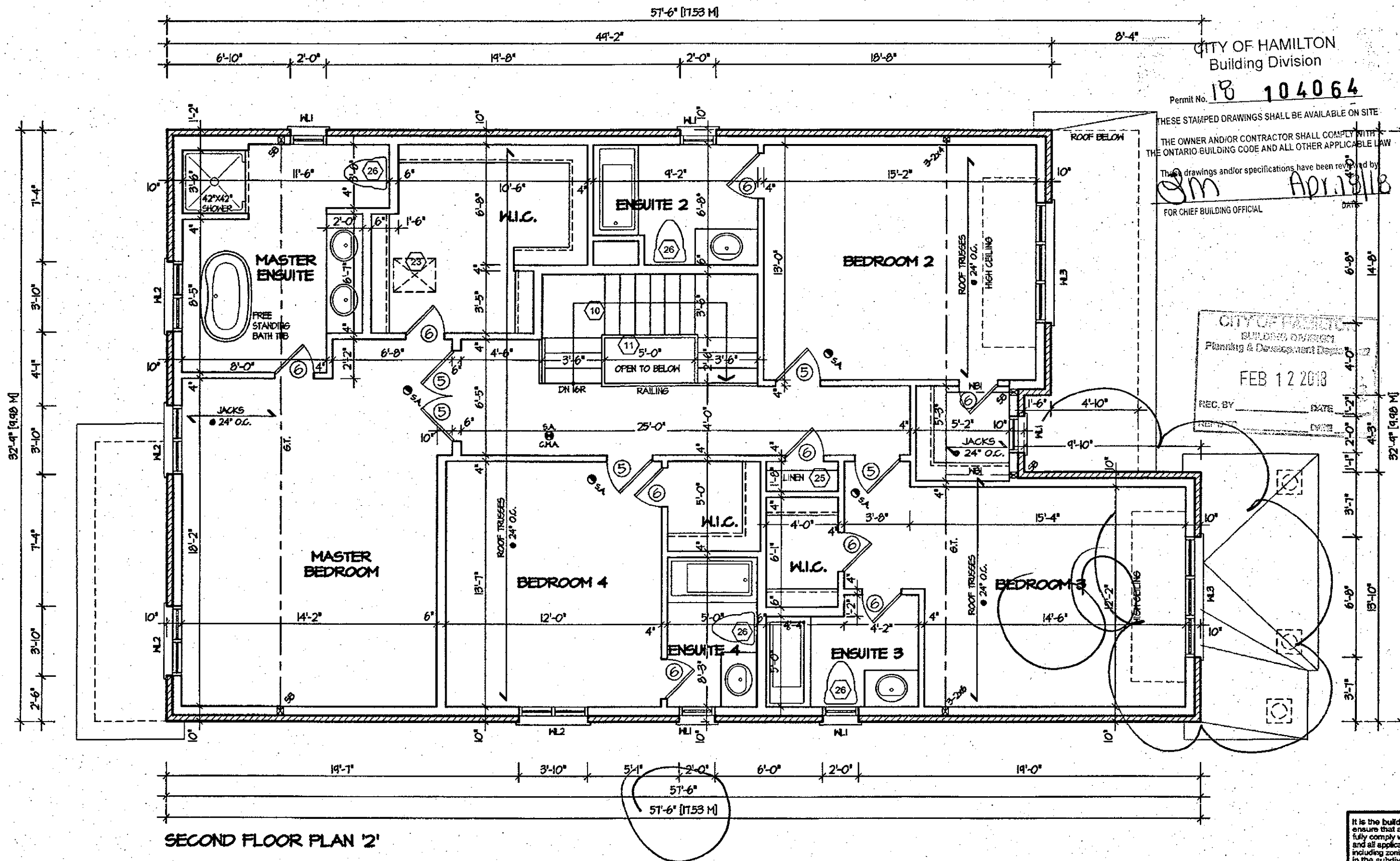
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE NOV 2016 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE No. 3 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II
---	--	--	----------------------------------	--	--	--



SECOND FLOOR PLAN '2'

CITY OF HAMILTON
Building Division

Permit No. **18 104064**

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

SM **APR 18 2018**

FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC. BY _____ DATE _____
REV. BY _____ DATE _____

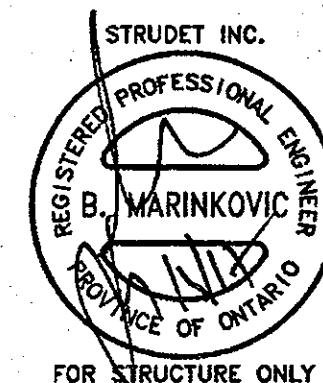
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

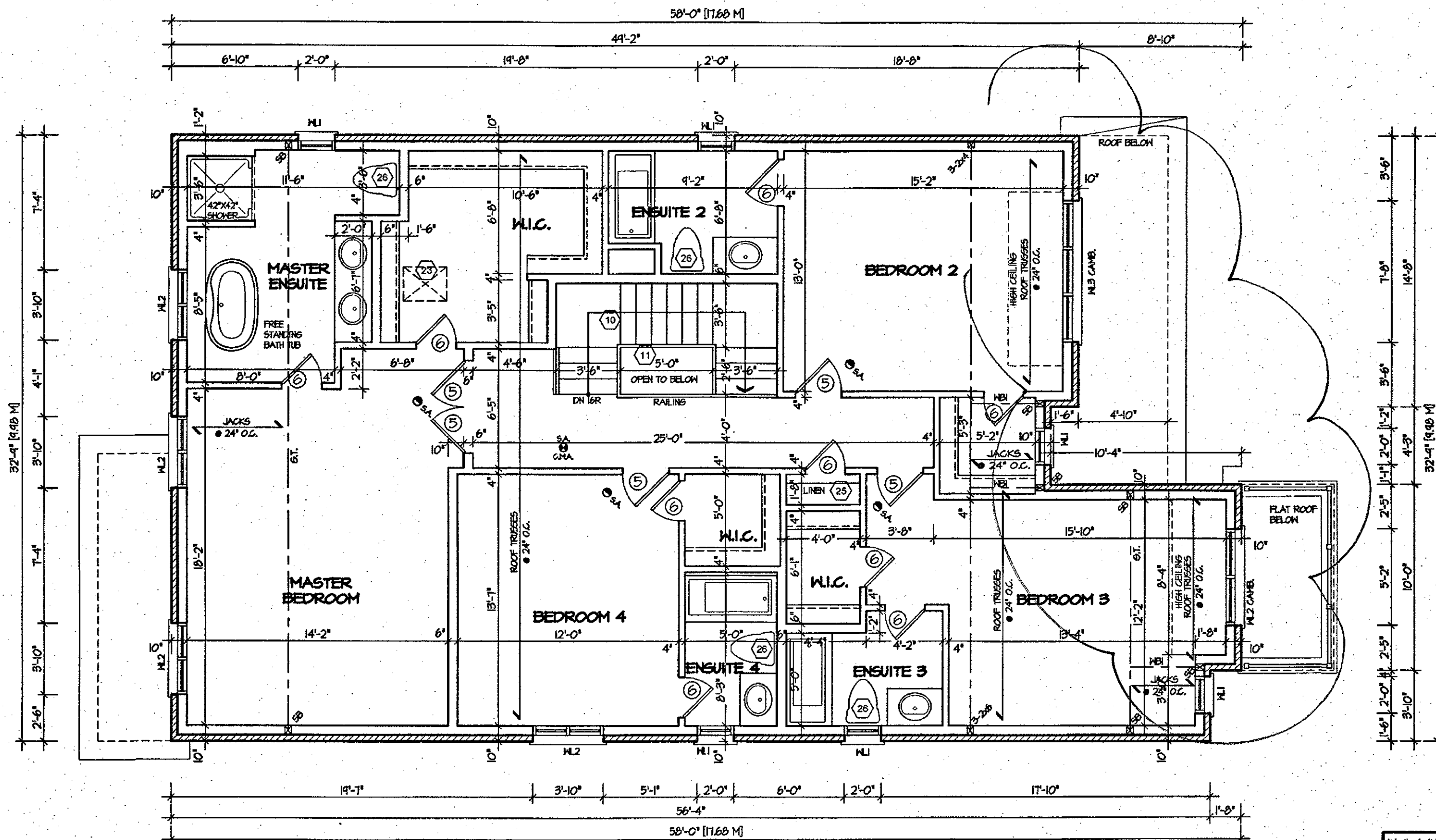


JUL 14 2017

FOR STRUCTURE ONLY

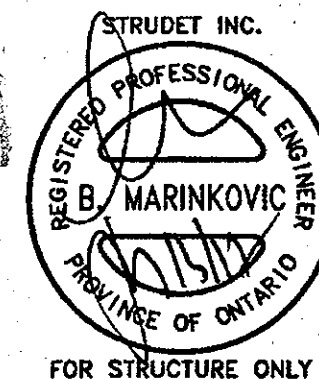
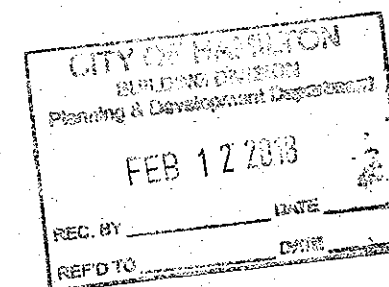
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE NOV 2016	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY V.G. AREA 3,205 PROJECT 03-13-09	PROJECT NAME RUSSEL GARDENS II
---	--	---	----------------------------------	---	---	---



SECOND FLOOR PLAN '3'

CITY OF HAMILTON
Building Division
Permit No. **104064**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] *apr 10/18*
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

JUL 14 2017

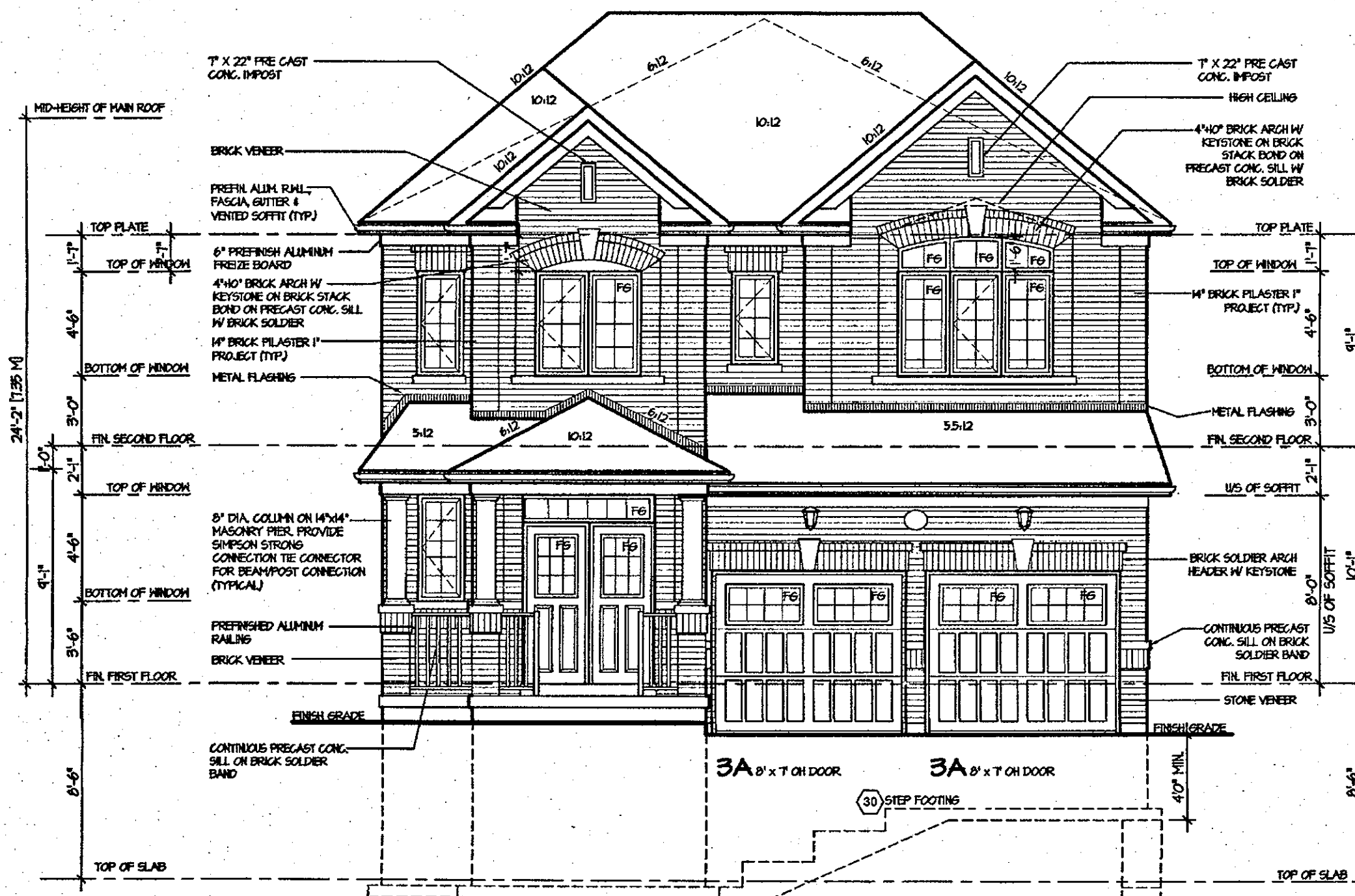
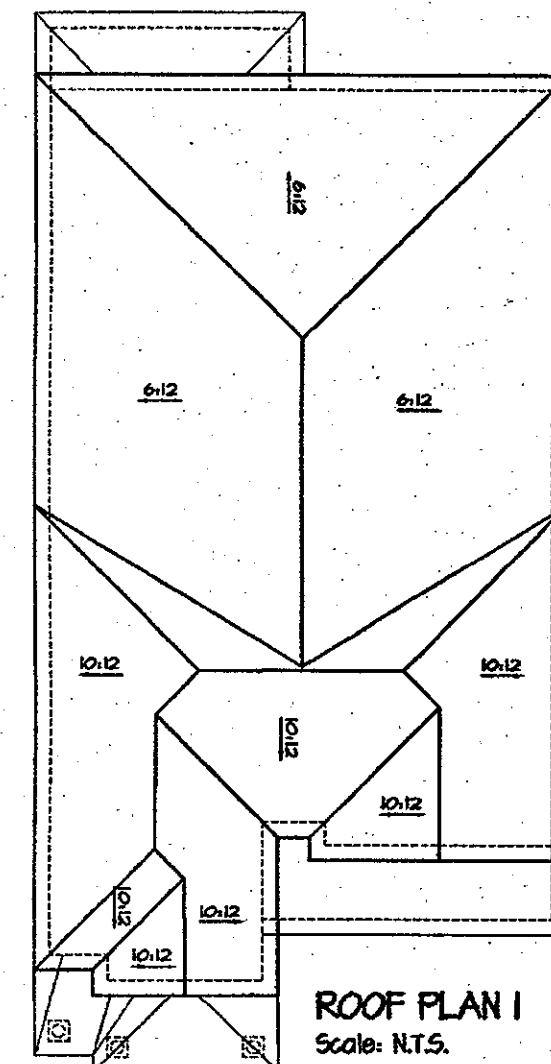
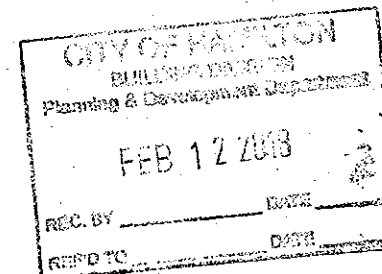
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 3 SCALE 3/16"=1'-0" BY V.G. DATE NOV 2016 TYPE PROJECT	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE No. 3-3 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II
---	---	---	---	--	--

Permit No. 104064

These drawings and/or specifications have been reviewed by
 Apr. 18/10
 FOR CHIEF BUILDING OFFICIAL DATE



JUL 14 2017

ROSEWOOD 7

COMPLIANCE PACKAGE "A1"

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

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	NOV 2016
REVISIONS		

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) 860-0746

REGION
DESIGN
INC.

SHEET TITLE	
FRONT ELEVATION ELEV. 1	
SCALE	BY
3/16"=1'-0"	V.G.
DATE	TYPE
NOV 2016	

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

AREA	3,205	PAGE No.
PROJECT	03-13-09	



Greenpark.

PROJECT NAME
RUSSEL GARDENS II

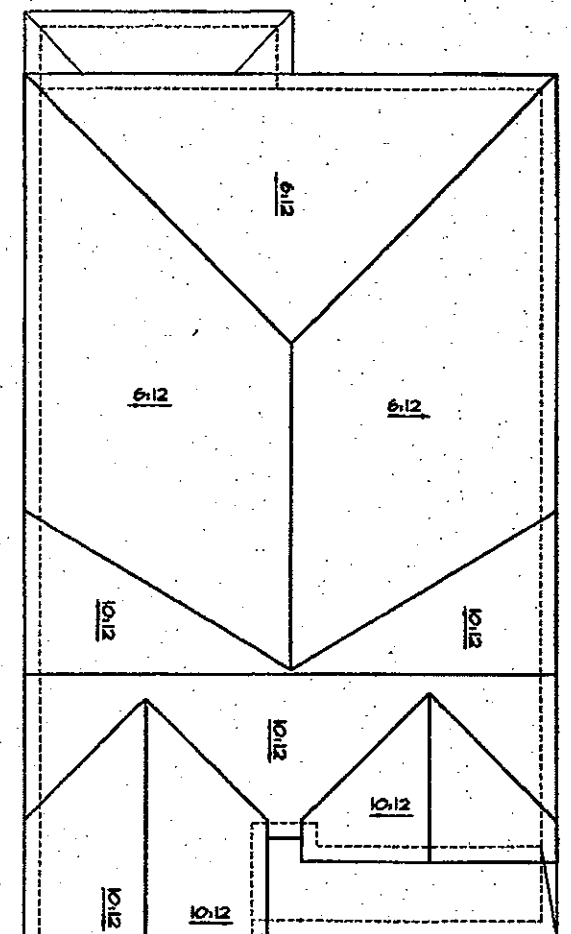
CITY OF HAMILTON
Building Division

Permit No. **1B 104064**

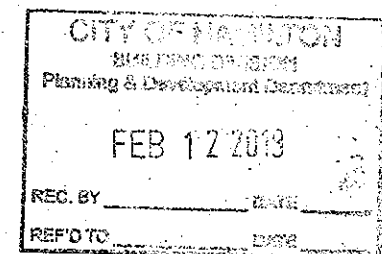
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

The drawings and/or specifications have been reviewed by
Bm **Apr 18/18**
FOR CHIEF BUILDING OFFICIAL DATE



ROOF PLAN 2
Scale: N.T.S.



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

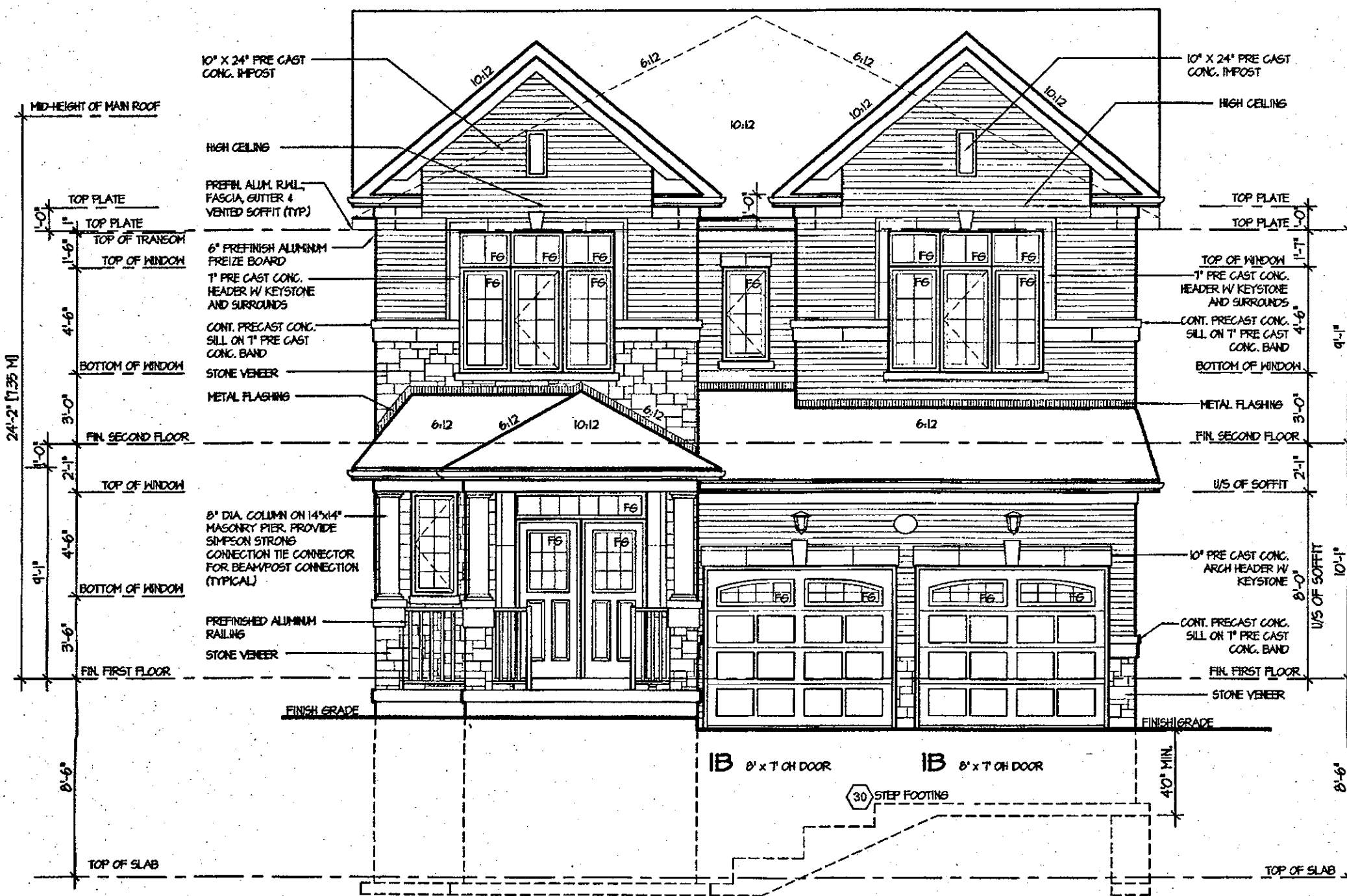
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017



PROJECT NAME
RUSSEL GARDENS II

FRONT ELEVATION 2



5.	
4.	
3.	
2.	
1. ISSUED FOR REVIEW	NOV 2016
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 *[Signature]* **28770**
NAME SIGNATURE BCIN

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



SHEET TITLE
**FRONT ELEVATION
ELEV. 2**

SCALE **3/16"=1'-0"** BY **V.G.**
DATE **NOV 2016** TYPE

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

AREA **3,205** PAGE No. **4-2**
PROJECT **03-13-09**

CITY OF HAMILTON
Building Division

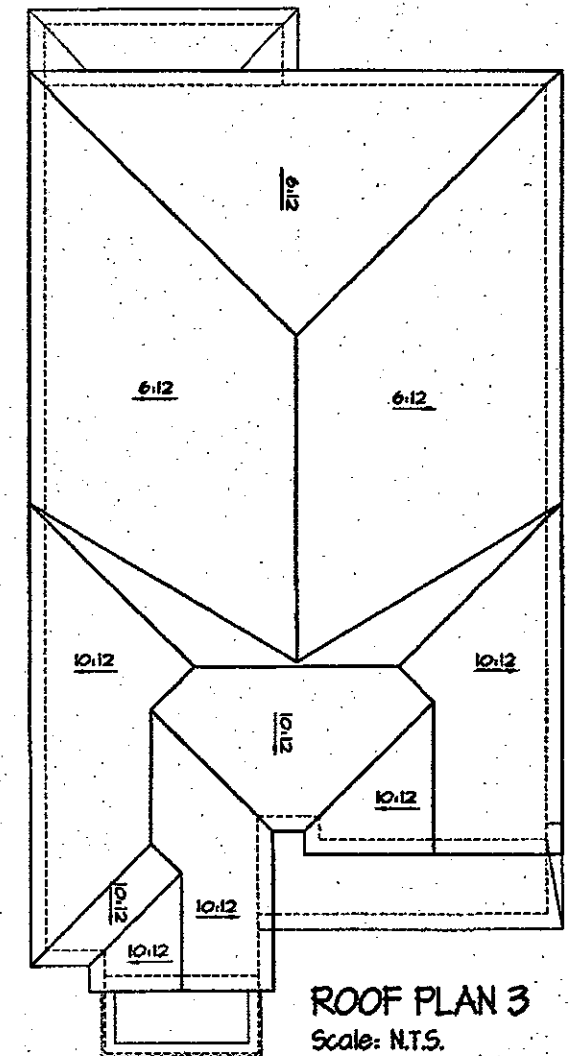
Permit No. **18 104064**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

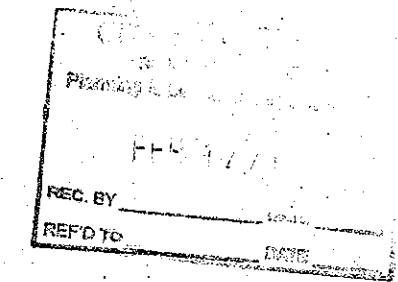
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

SM *Apr-18/18*
FOR CHIEF BUILDING OFFICIAL DATE



ROOF PLAN 3
Scale: N.T.S.



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

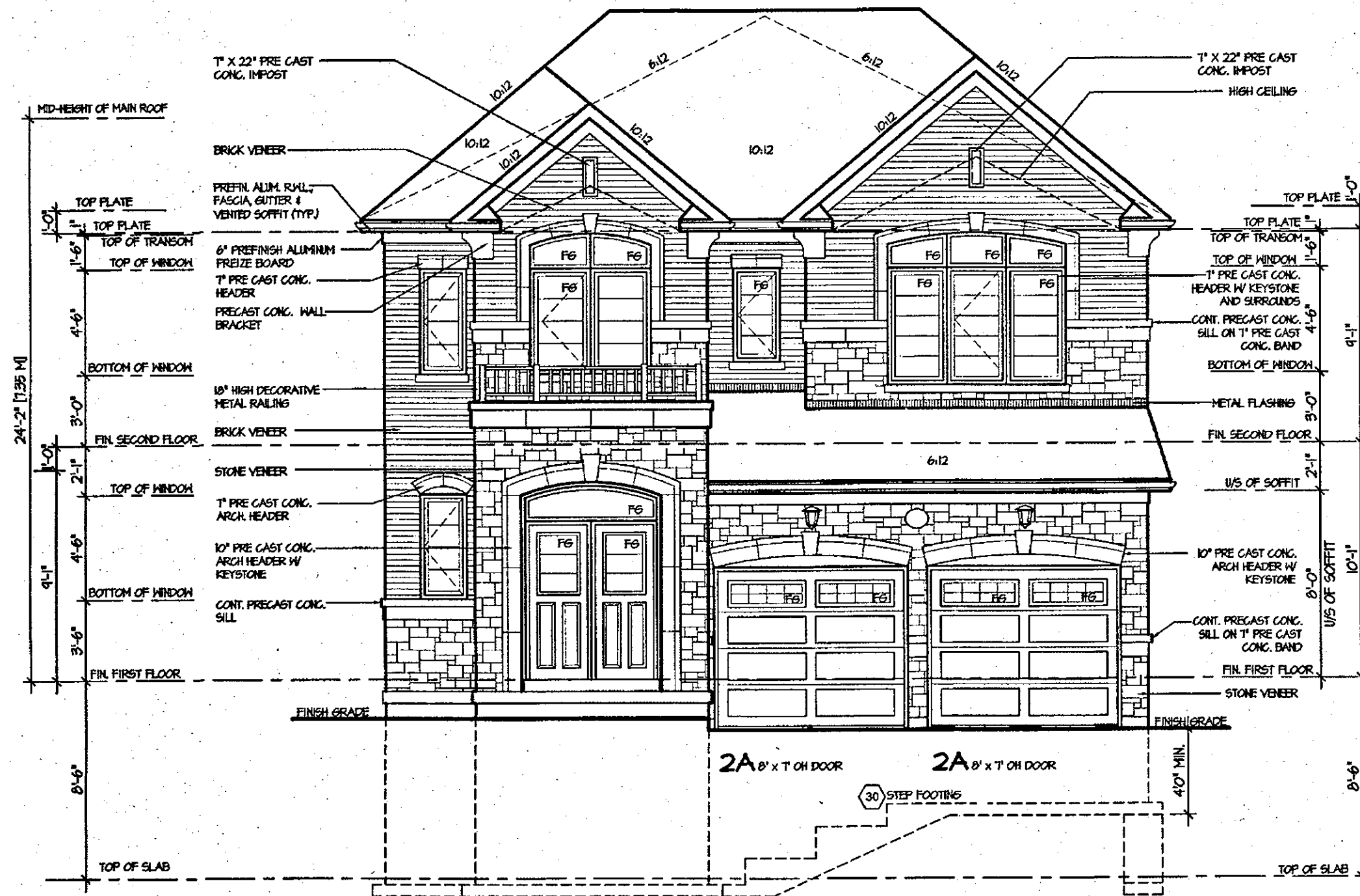
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017



FRONT ELEVATION 3

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	NOV 2016
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 *[Signature]* **28770**
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4088
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE
FRONT ELEVATION ELEV. 3

SCALE **3/16"=1'-0"** BY **V.G.**

DATE **NOV 2016** TYPE

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

AREA **3,205** PAGE No. **4-3**

PROJECT **03-13-09**

Greenpark.

PROJECT NAME **RUSSEL GARDENS II**

SEE
REVISED.
DATED
APRIL 13/18

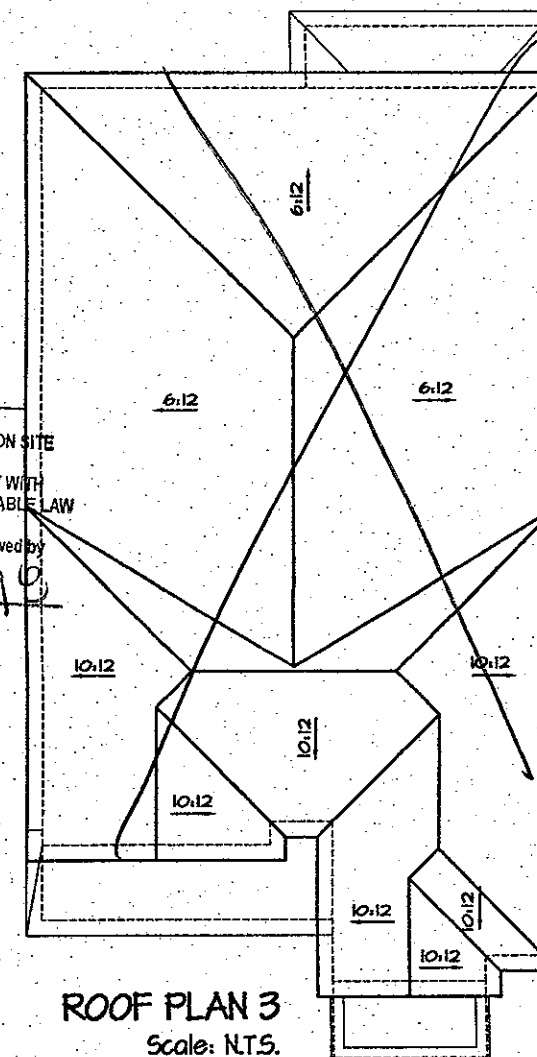
CITY OF HAMILTON
Building Division

Permit No. 18 104064

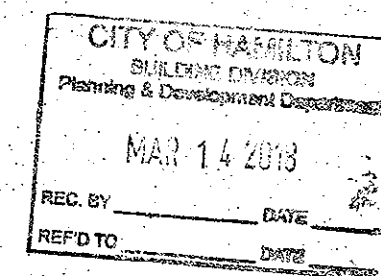
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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
SM APR 18/18
FOR CHIEF BUILDING OFFICIAL DATE

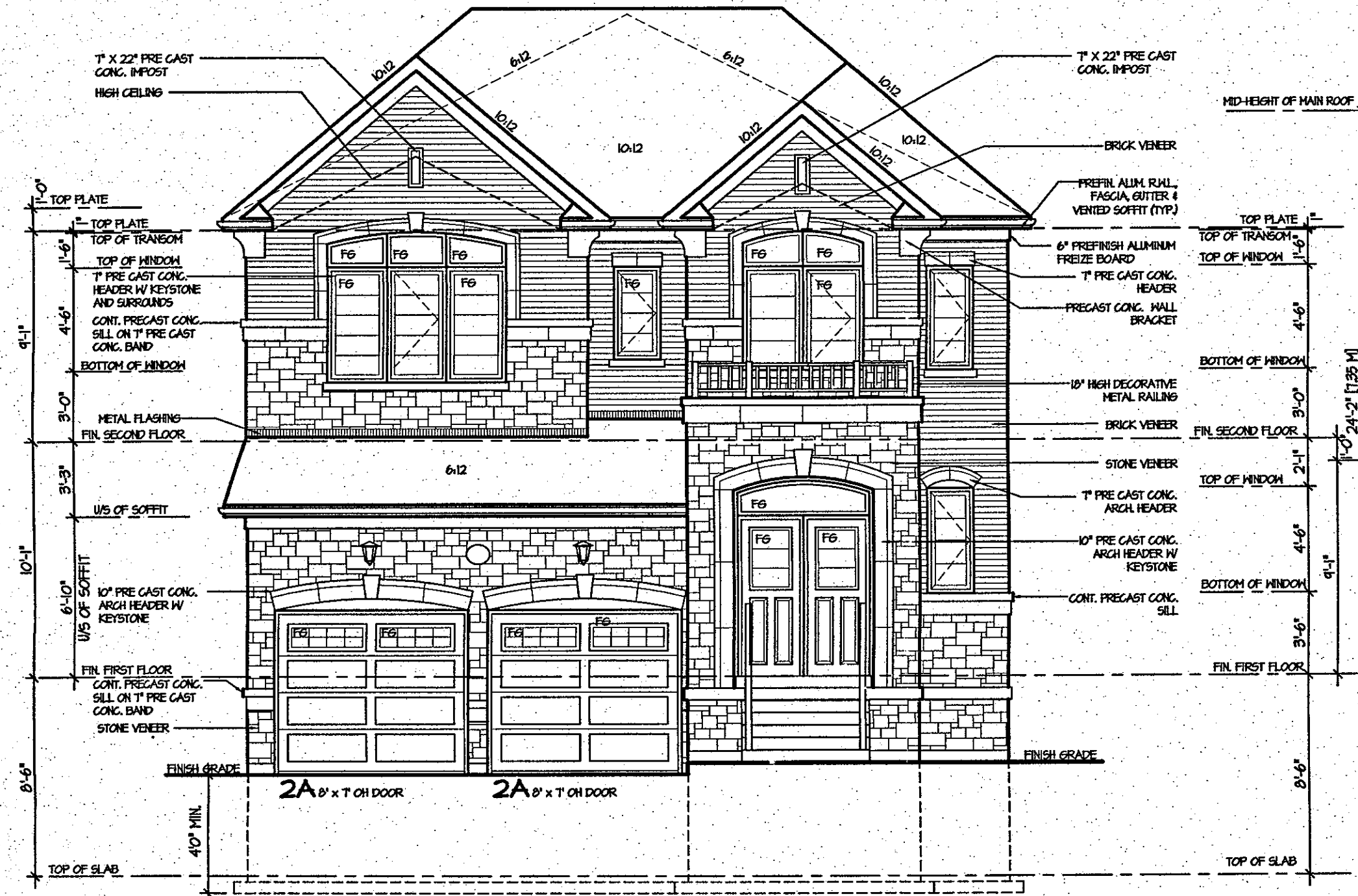


ROOF PLAN 3
Scale: N.T.S.



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



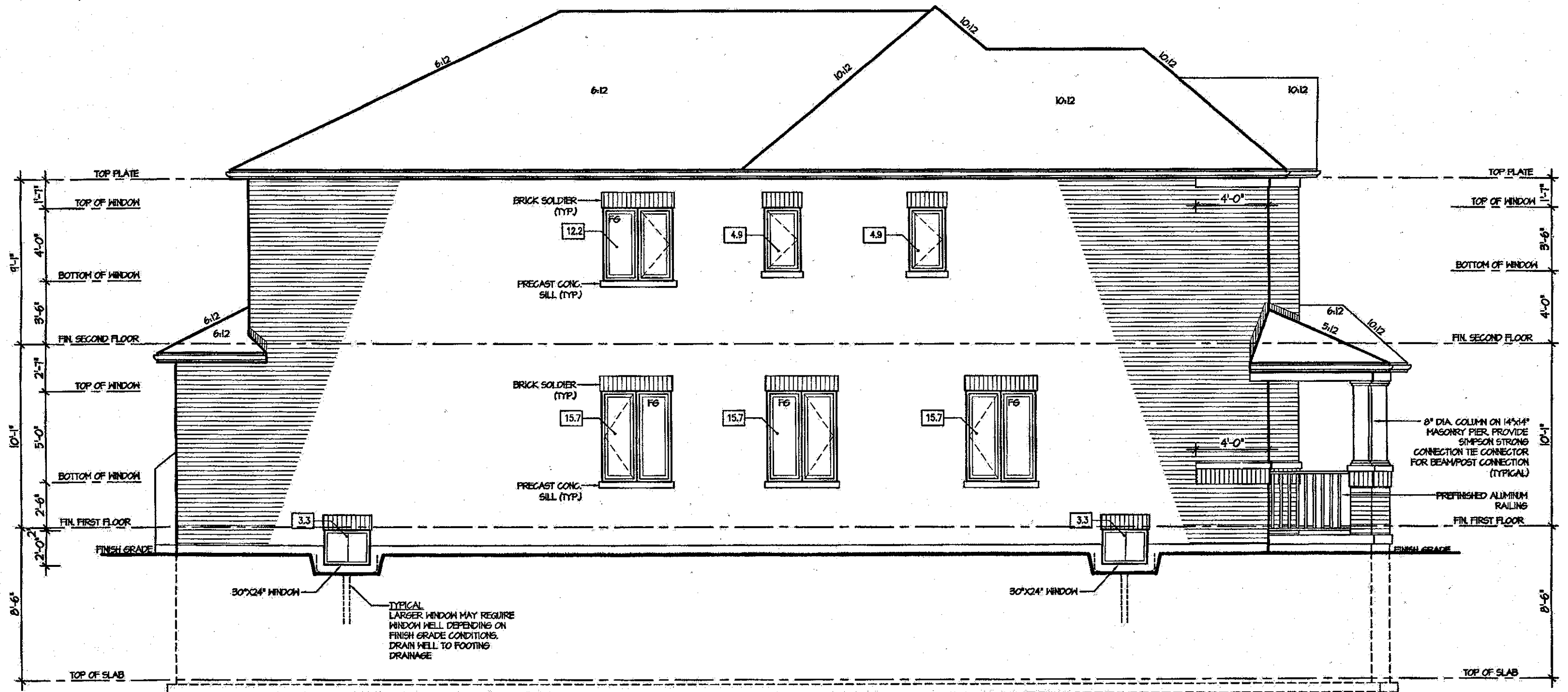
FRONT ELEVATION 3
FOR LOT 166

DROPPED FRONT GRADE CONDITION CHANGES:
- GARAGE ROOF DROPPED 1'-2"

JAN 29 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 680-0746	REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION 3 FOR LOT 166		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		Greenpark.	PROJECT NAME RUSSEL GARDENS II
4.					SCALE 3/16"=1'-0"	BY ZMP	AREA 3,205	PAGE No. 4-3B		
3.					DATE JAN 2018	TYPE	PROJECT 03-13-09			
2.	REVISED FOR LOT 166				JAN 2018					
1.	ISSUED FOR REVIEW.				NOV 2016					
REVISIONS										



LEFT ELEVATION I

CITY OF HAMILTON
Building Division

Permit No. **13 104064**

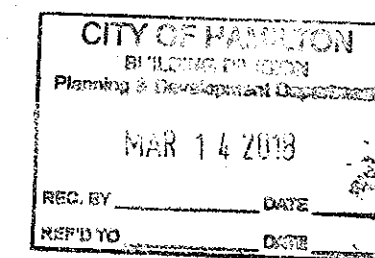
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

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

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	1191	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD	=	83.43	Sq. Ft.
ACTUAL GLAZED AREA	=	75.7	Sq. Ft.



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

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTING REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **MAR 08 2018**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

MAR 05 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	REVISED LIVING / DINING ROOM WINDOWS MAR 2018
1.	ISSUED FOR REVIEW NOV 2016
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 *[Signature]* **28770**
NAME SIGNATURE BCIN

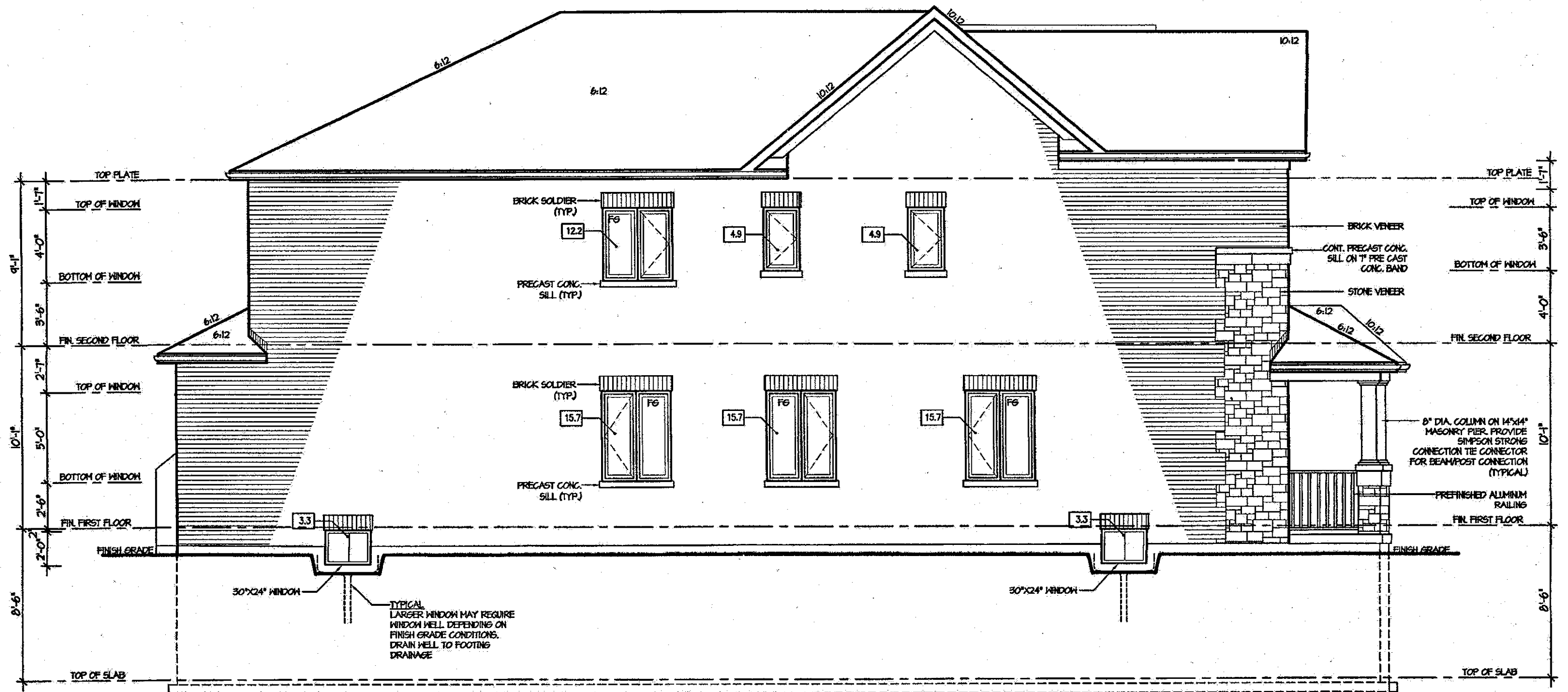
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**LEFT SIDE ELEVATION
ELEV. 1**
SCALE **3/16"=1'-0"** BY **V.G.**
DATE **NOV 2016** TYPE PROJECT
03-13-09

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
AREA **3,205** PAGE No. **5**
PROJECT **03-13-09**

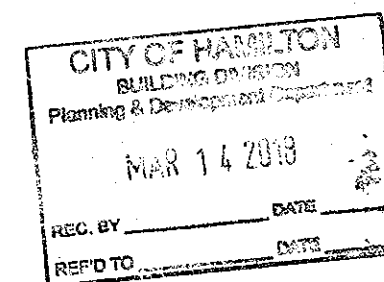
Greenpark.
PROJECT NAME
RUSSEL GARDENS II



LEFT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	1194	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1:1.2 M SIDE YARD	=	88.43	Sq. Ft.
ACTUAL GLAZED AREA	=	15.1	Sq. Ft.

CITY OF HAMILTON
Building Division
Permit No. **18 104064**
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
Drawings and/or specifications have been reviewed by
Qm **Apr. 12/18**
FOR CHIEF BUILDING OFFICIAL



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTANT REVIEW
AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **MAR 28 2018**
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

MAR 05 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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

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

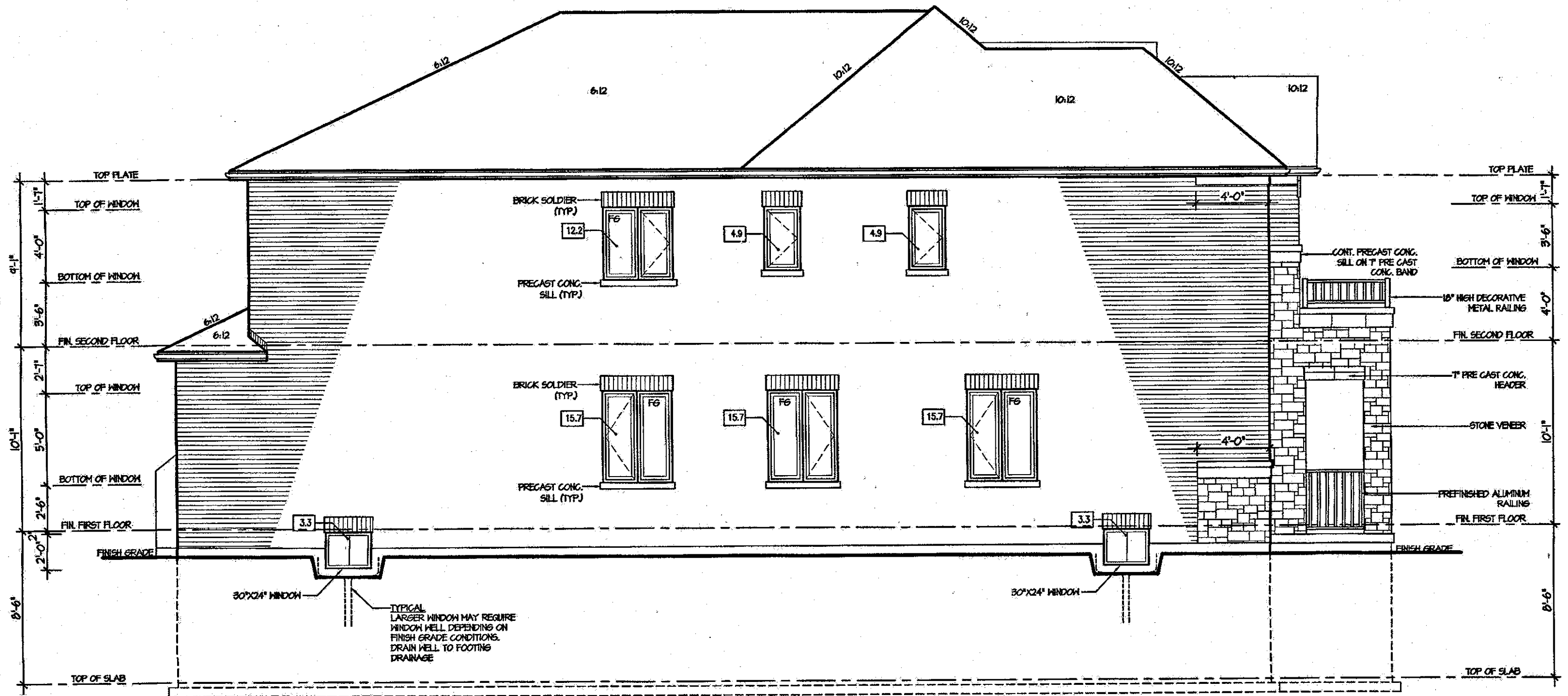
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 860-0746

REGION DESIGN INC.

SHEET TITLE
LEFT SIDE ELEVATION ELEV. 2
SCALE **3/16"=1'-0"** BY **V.G.**
DATE **NOV 2016** TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA **3,205** PAGE No. **5-2**
PROJECT **03-13-09**

Greenpark™
PROJECT NAME
RUSSEL GARDENS II



LEFT ELEVATION 3

ALLOWABLE GLAZING (STANDARD PLAN)		
WALL AREA	=	1199 Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD	=	23.93 Sq. Ft.
ACTUAL GLAZED AREA	=	15.7 Sq. Ft.

CITY OF HAMILTON
Building Division

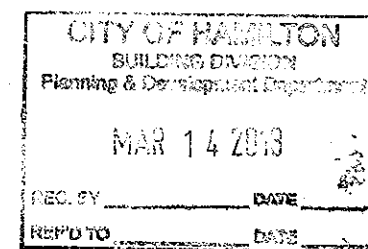
Permit No. **18 104064**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature] *Apr. 18/18*
PERMITS CHIEF BUILDING OFFICIAL



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

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

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

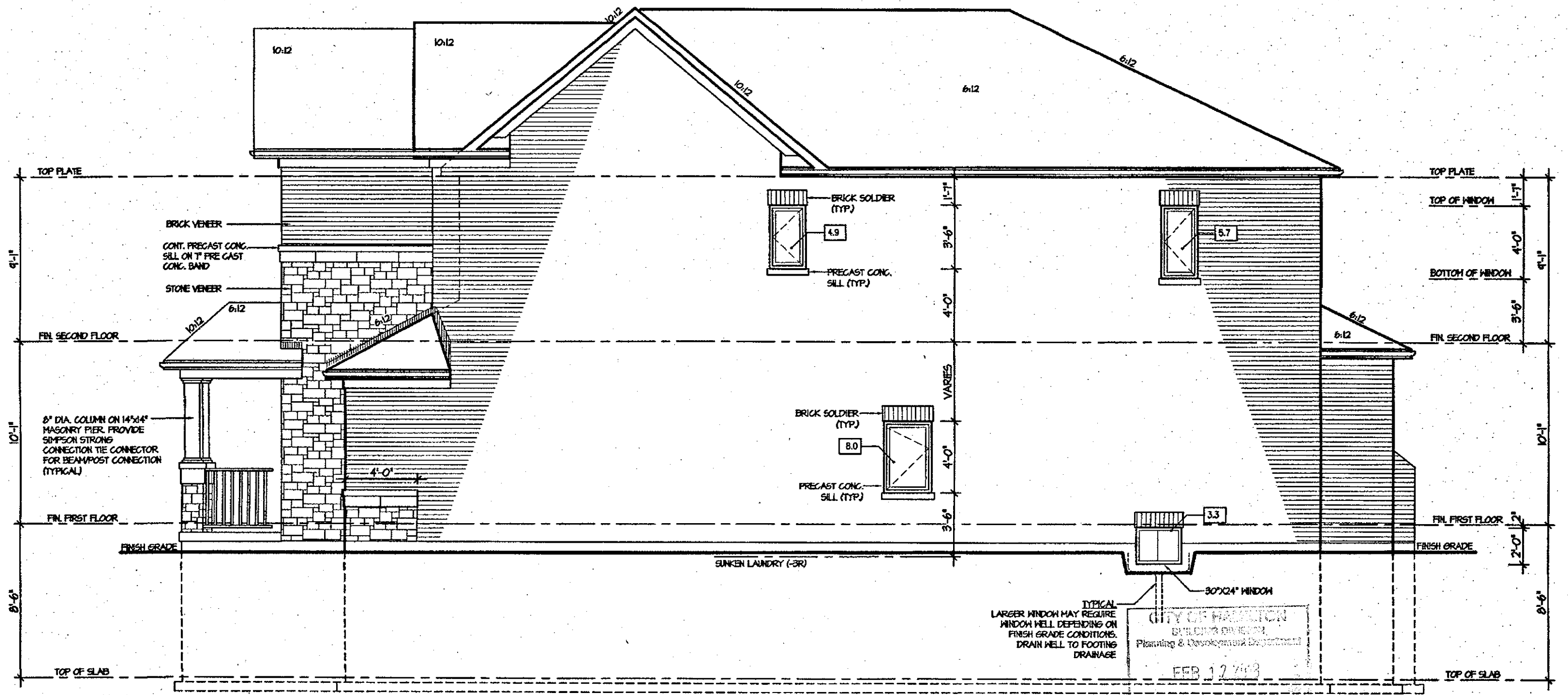
APPROVED BY: *[Signature]*
DATE: *MAR 08 2018*

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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

MAR 05 2018

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. 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) 860-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.							
4.					LEFT SIDE ELEVATION									
3.					ELEV. 3									
2.	REVISED LIVING / DINING ROOM WINDOWS				MAR 2018	SCALE	3/16"=1'-0"	BY		V.G.	AREA	3,205	PAGE No.	5-3
1.	ISSUED FOR REVIEW				NOV 2016	DATE	NOV 2016	TYPE			PROJECT	03-13-09	PROJECT NAME	RUSSEL GARDENS II
REVISIONS														



RIGHT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	1101	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% L2 M SIDE YARD	=	11.01	Sq. Ft.
ACTUAL GLAZED AREA	=	22.7	Sq. Ft.

CITY OF HAMILTON
Building Division

Permit No. **B1004054**

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

The drawings and/or specifications have been reviewed by
[Signature] **APR 19/16**
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2016
REC. BY
REF'D TO

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

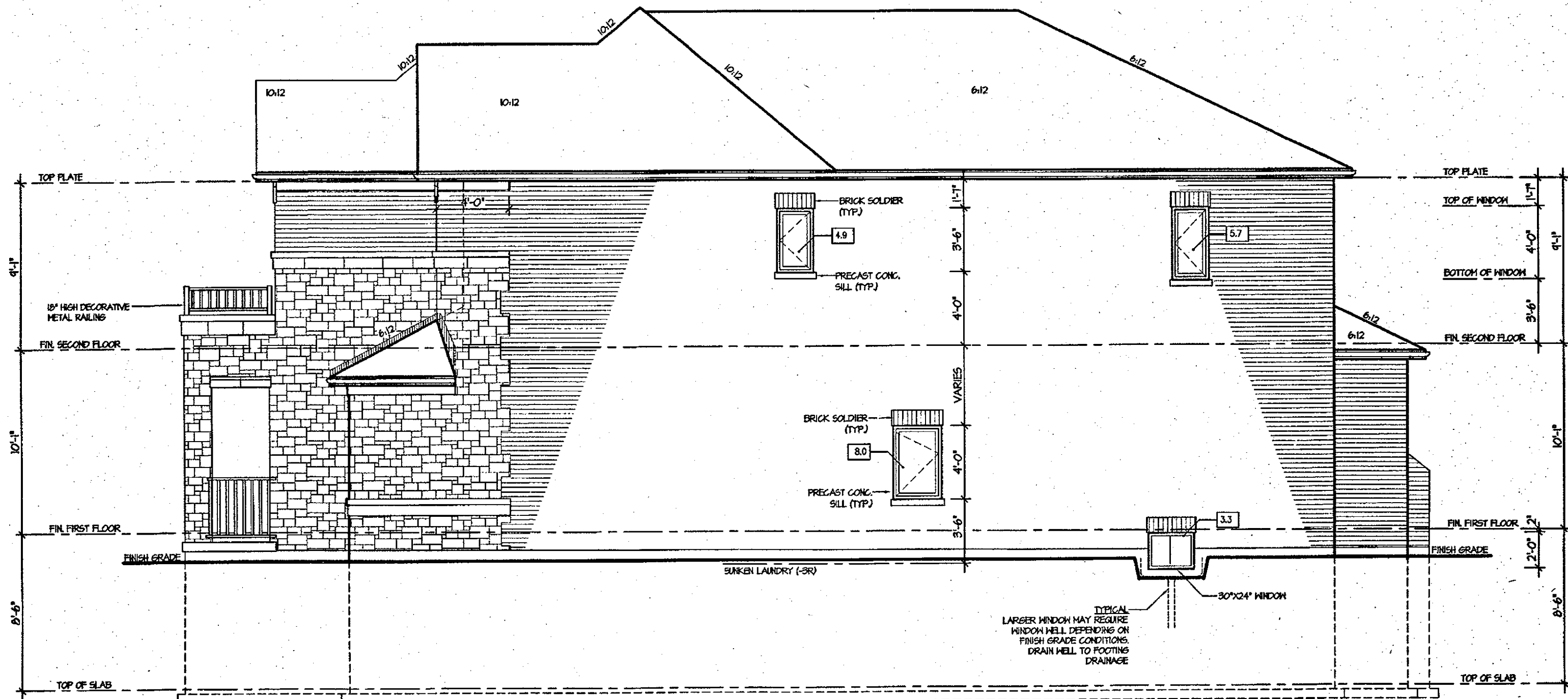
ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 7
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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S5 P (416) 736-4096 F (905) 660-0746	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.	PAGE No. 6-2	PROJECT NAME RUSSEL GARDENS II
4.			QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	
3.			VIKAS GAJJAR		DATE NOV 2016	TYPE	PROJECT 03-13-09	
2.			NAME	SIGNATURE				
1.	ISSUED FOR REVIEW	NOV 2016	28770	BCIN				
REVISIONS								

Greenpark.



RIGHT ELEVATION 3

ALLOWABLE GLAZING (STANDARD PLAN)

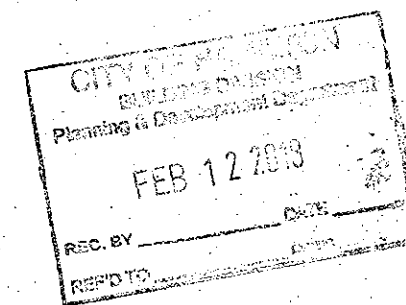
HALL AREA	101	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1 & 12 M SIDE YARD	110	Sq. Ft.
ACTUAL GLAZED AREA	221	Sq. Ft.

CITY OF HAMILTON
Building Division
Permit No. 18 104064

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
[Signature] DATE: APR 12/16
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

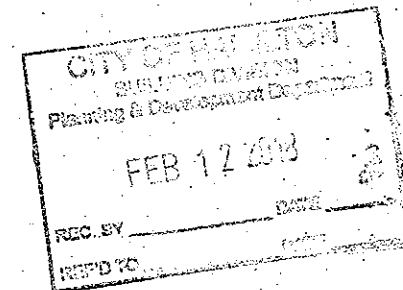
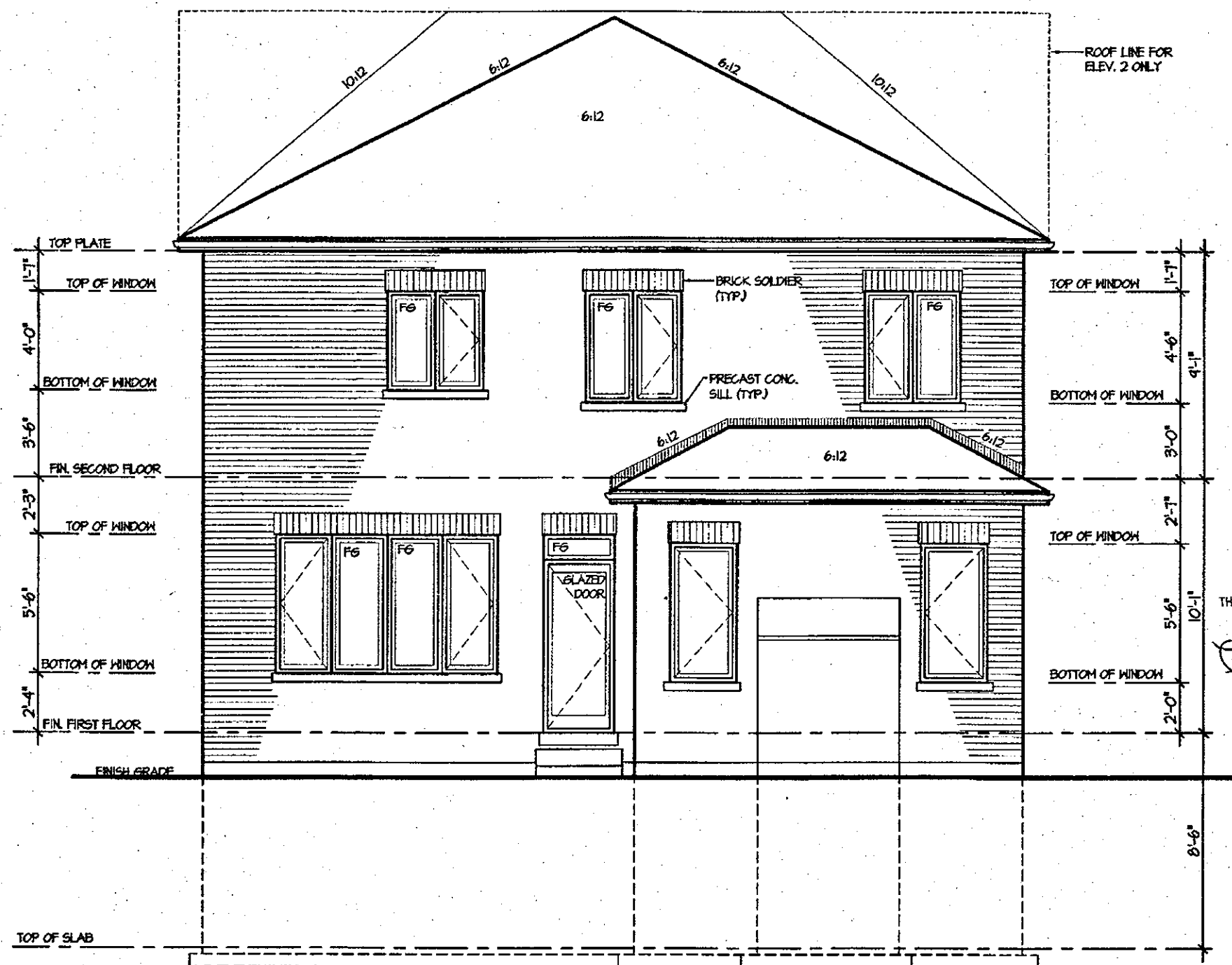
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	RIGHT SIDE ELEVATION ELEV. 3	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.			QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		SCALE 3/16"=1'-0"	AREA 3,205	PAGE No. 6-3
3.			VIKAS GAJJAR	28770	DATE NOV 2016	PROJECT 03-13-09	
2.			NAME	SIGNATURE	TYPE		
1.	ISSUED FOR REVIEW	NOV 2016	REVISIONS				
PROJECT NAME: RUSSEL GARDENS II							





CITY OF HAMILTON
Building Division
Permit No. **18 104064**

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
Jim *april 11/16*
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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

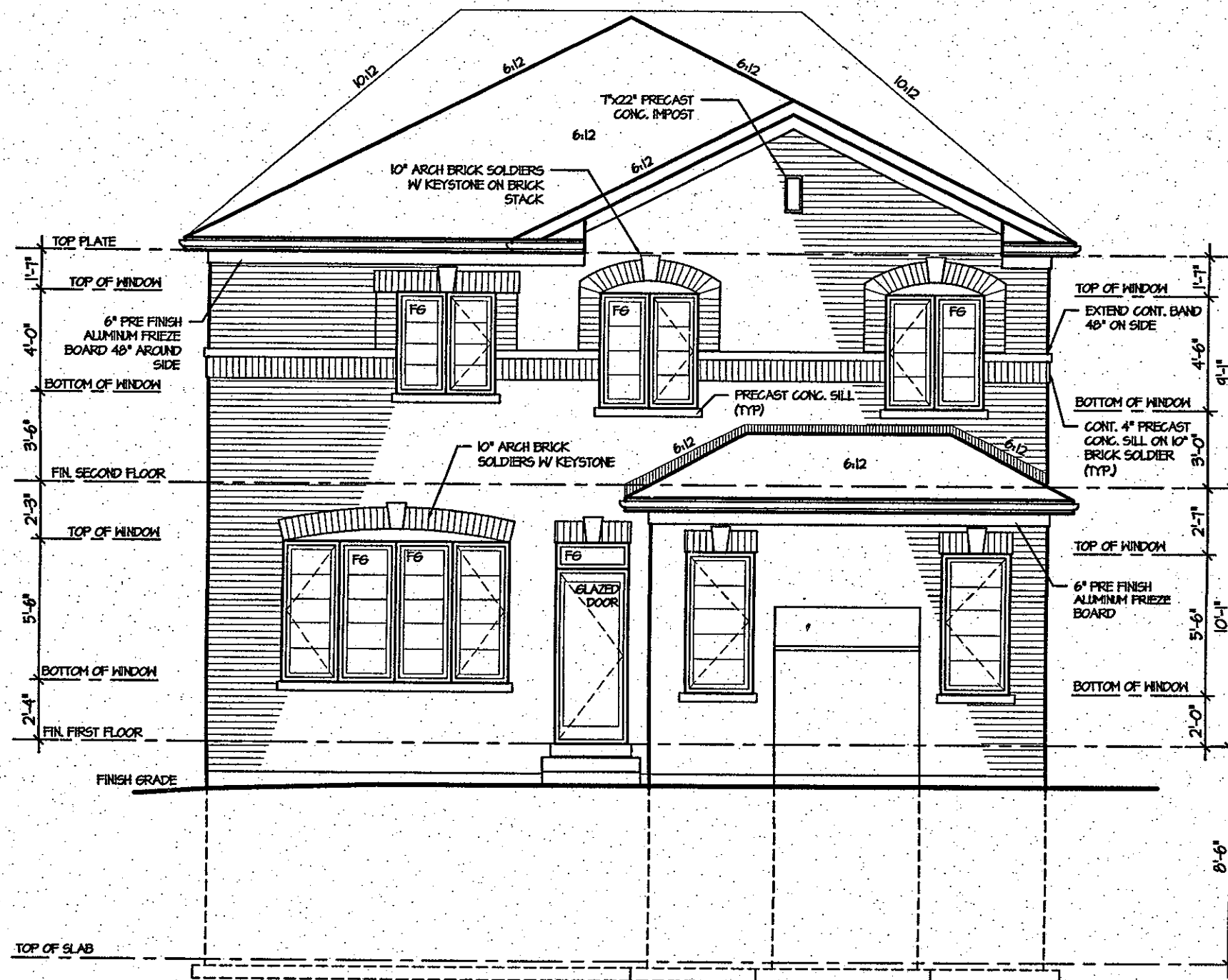
5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	SHEET TITLE REAR ELEVATION SCALE 3/16"=1'-0" DATE NOV 2016 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE No. 7 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II
---	---	---	--	--	--

CITY OF HAMILTON
Building Division

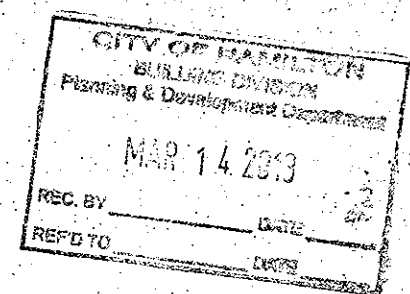
Permit No. **18 104064**

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
DM **01.12.18**
FOR CHIEF BUILDING OFFICIAL DATE



UPGRADED REAR ELEV 3
FOR LOT 166



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.

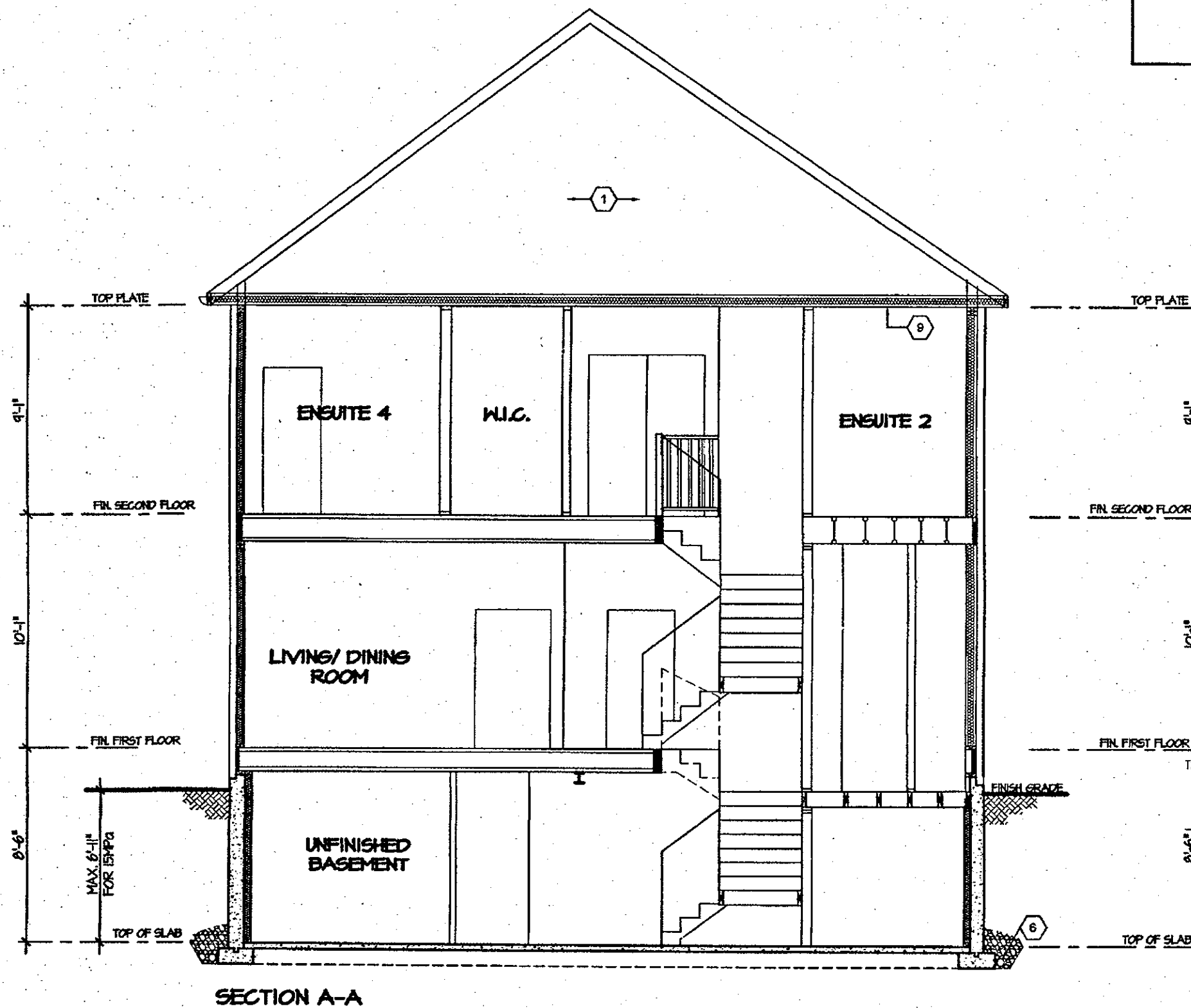
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

ARCHITECTURAL REVIEW & APPROVAL
FEB 01 2018
John C. Williams Limited, Architect

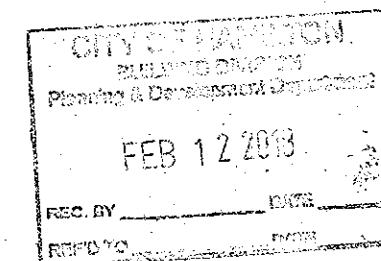
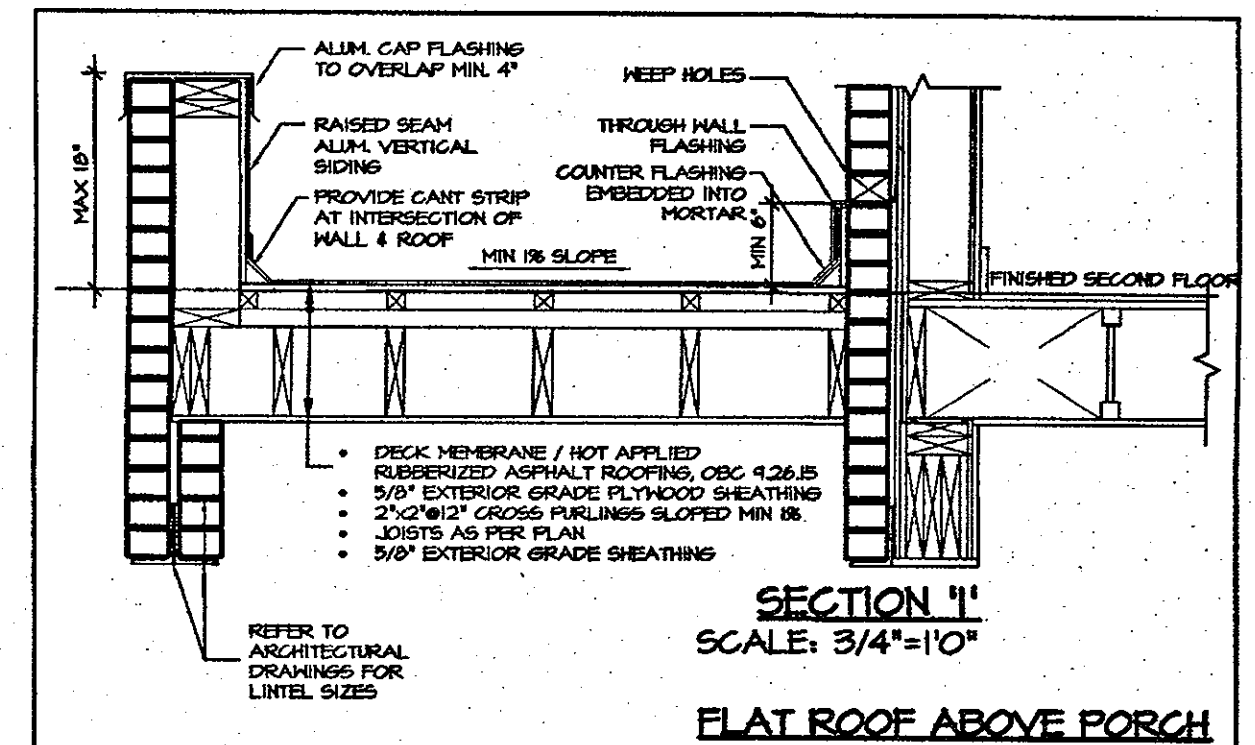
FEB 01 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE UPGRADED REAR ELE. ONLY FOR LOT 166		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	PAGE No. 7 A	
3.					DATE NOV 2016	TYPE	PROJECT 03-13-09		
2.									
1.	ISSUED FOR REVIEW								
REVISIONS								PROJECT NAME RUSSEL GARDENS II	



SECTION A-A

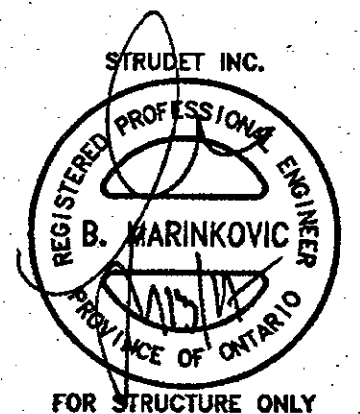


CITY OF HAMILTON
Building Division

Permit No. 18-104064

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

These drawings and/or specifications have been reviewed by
[Signature] DATE apr. 18/16
FOR CHIEF BUILDING OFFICIAL



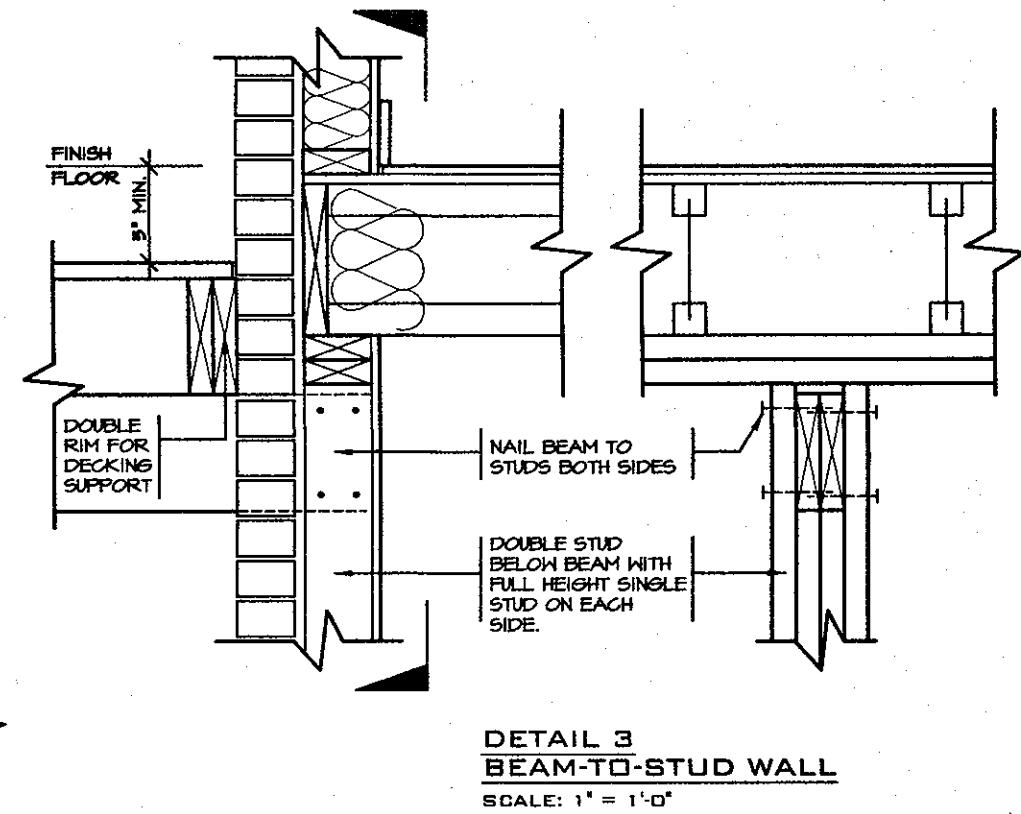
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. 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		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.					CROSS SECTION				
3.					SCALE	BY	AREA	PAGE NO.	
2.					3/16"=1'-0"	V.G.	3,205	8	
1.	ISSUED FOR REVIEW				NOV 2016	DATE	TYPE	PROJECT	
			NOV 2016		03-13-09	PROJECT NAME			
REVISIONS						RUSSEL GARDENS II			



DECK SECTION WITH BRICK VENEER
SCALE: 1/2"=1'-0"

CITY OF HAMILTON
Building Division

Permit No. 18 104064

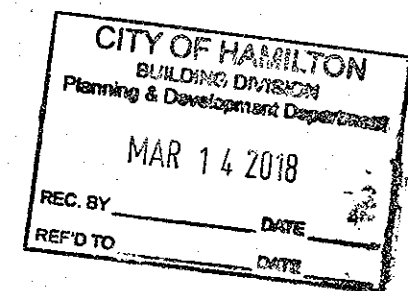
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

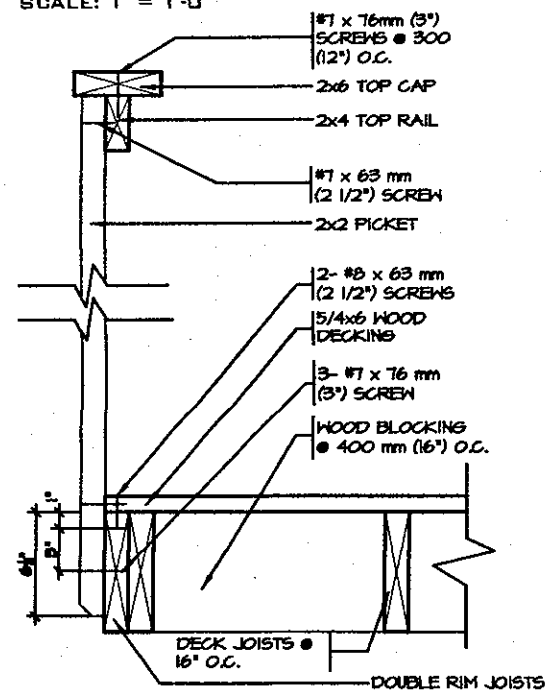
These drawings and/or specifications have been reviewed by
Jim Apr. 18/12

DATE

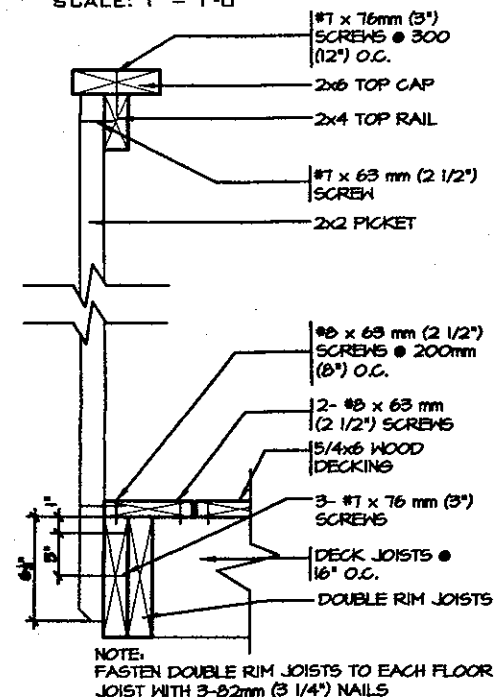
FOR CHIEF BUILDING OFFICIAL



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



GENERAL NOTES

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4kPa [40psf]
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [330psf]

STRUDET INC.

FOR STRUCTURE ONLY

2012 CODE

COMPLIANCE PACKAGE "A1"

MAR 03 2018

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code NICOLA LOMBARDO 28679 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		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.								
4.						WALK-OUT DECK DETAILS				SCALE AS SHOWN	BY	AREA	PAGE No. 8-2			
3.														DATE MAR 2018	TYPE	PROJECT 00-00-00
2.																
1.	REVISED FOR RUSSELL GARDENS	MAR 2018														
REVISIONS			PROJECT NAME STANDARD DETAILS - 2017													

Building Division
Permit No. 18 104064

These drawings and/or specifications have been reviewed by
 APR. 12/18
 FOR CHIEF BUILDING OFFICIAL DATE

CITY OF PITTSBURGH
BUREAU OF PLANNING
Planning & Development Commission
FEB 14 1983
REC. BY _____
REPORT TO _____



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.

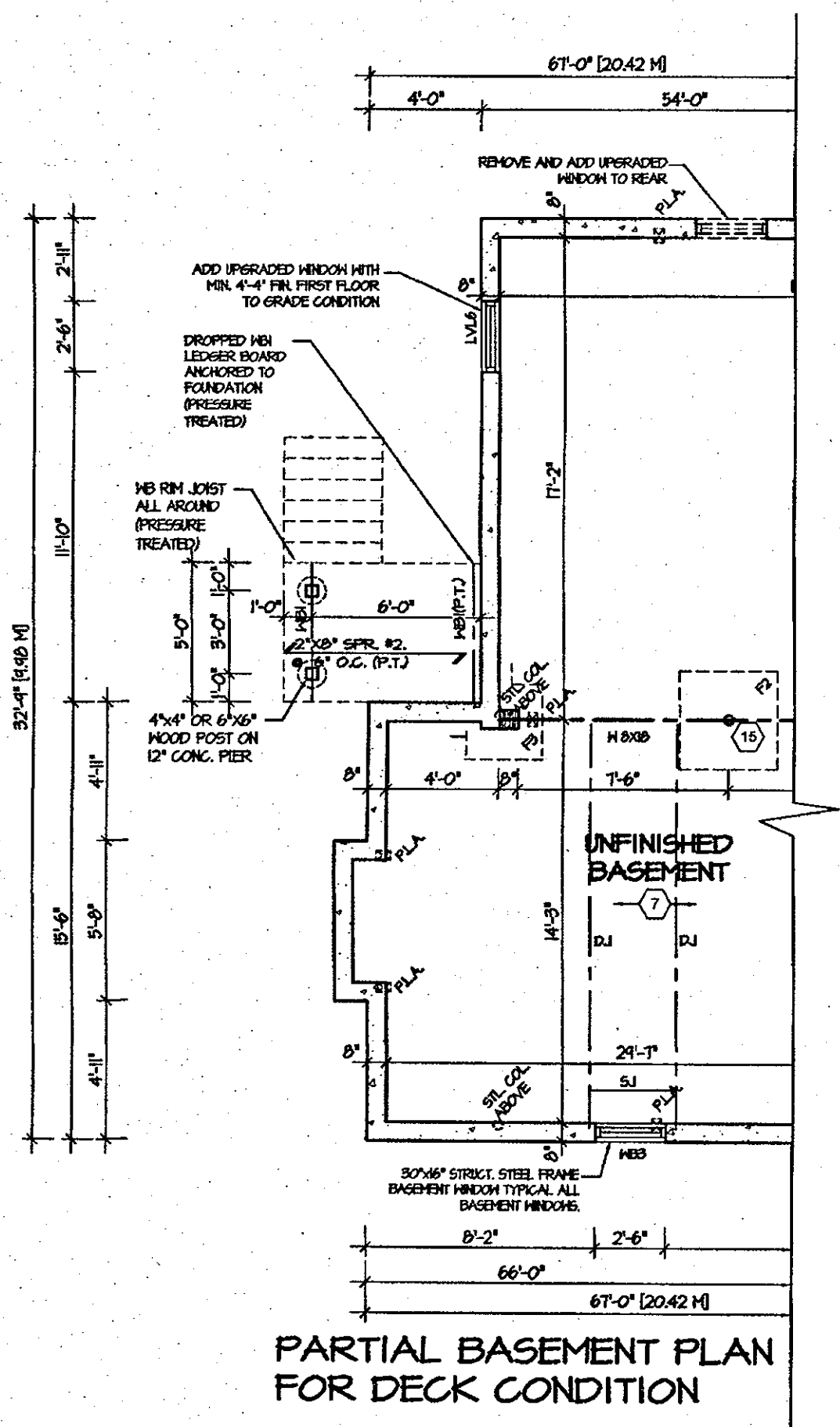
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

ARCHITECTURAL REVIEW & APPROVAL

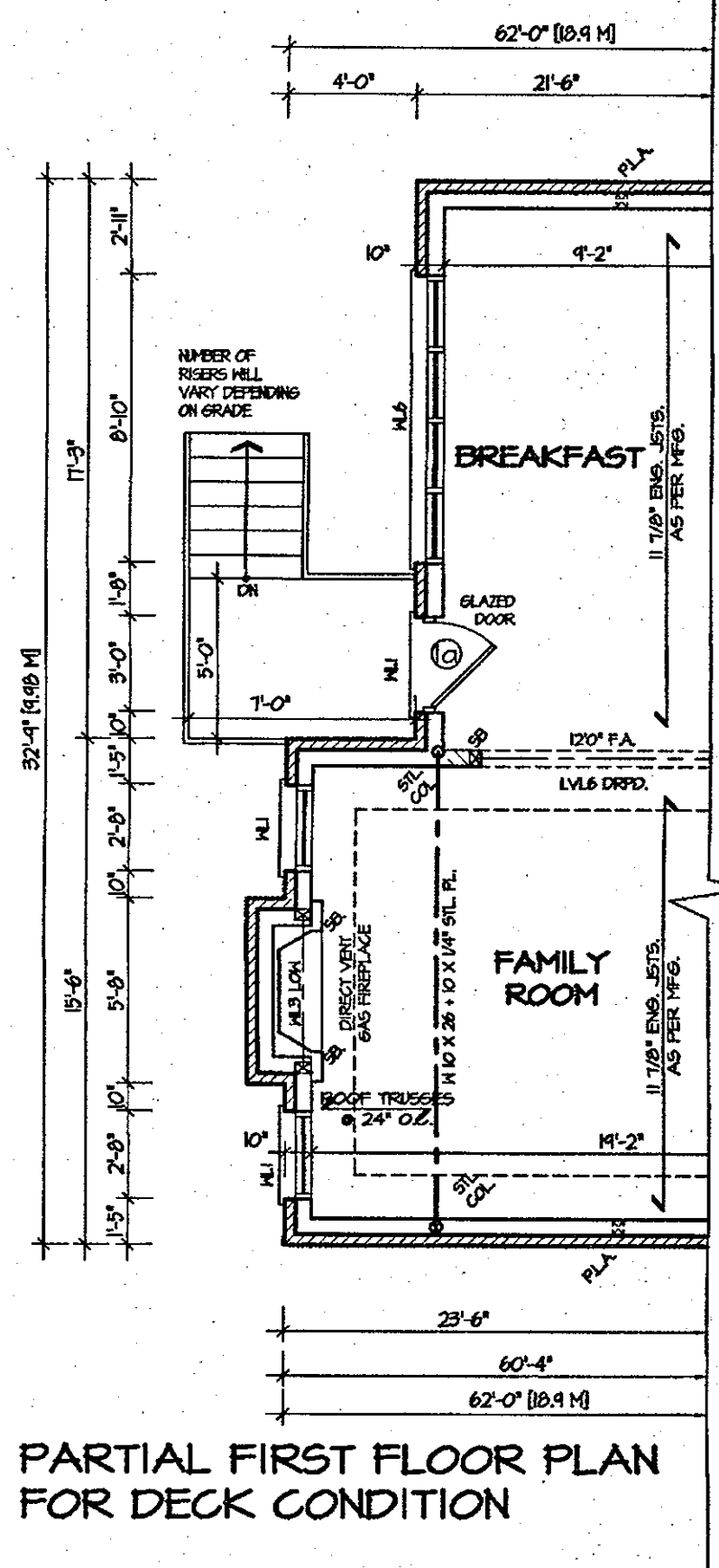
NOV 29 2017

John G. Williams Limited, Architects

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"



PARTIAL BASEMENT PLAN FOR DECK CONDITION

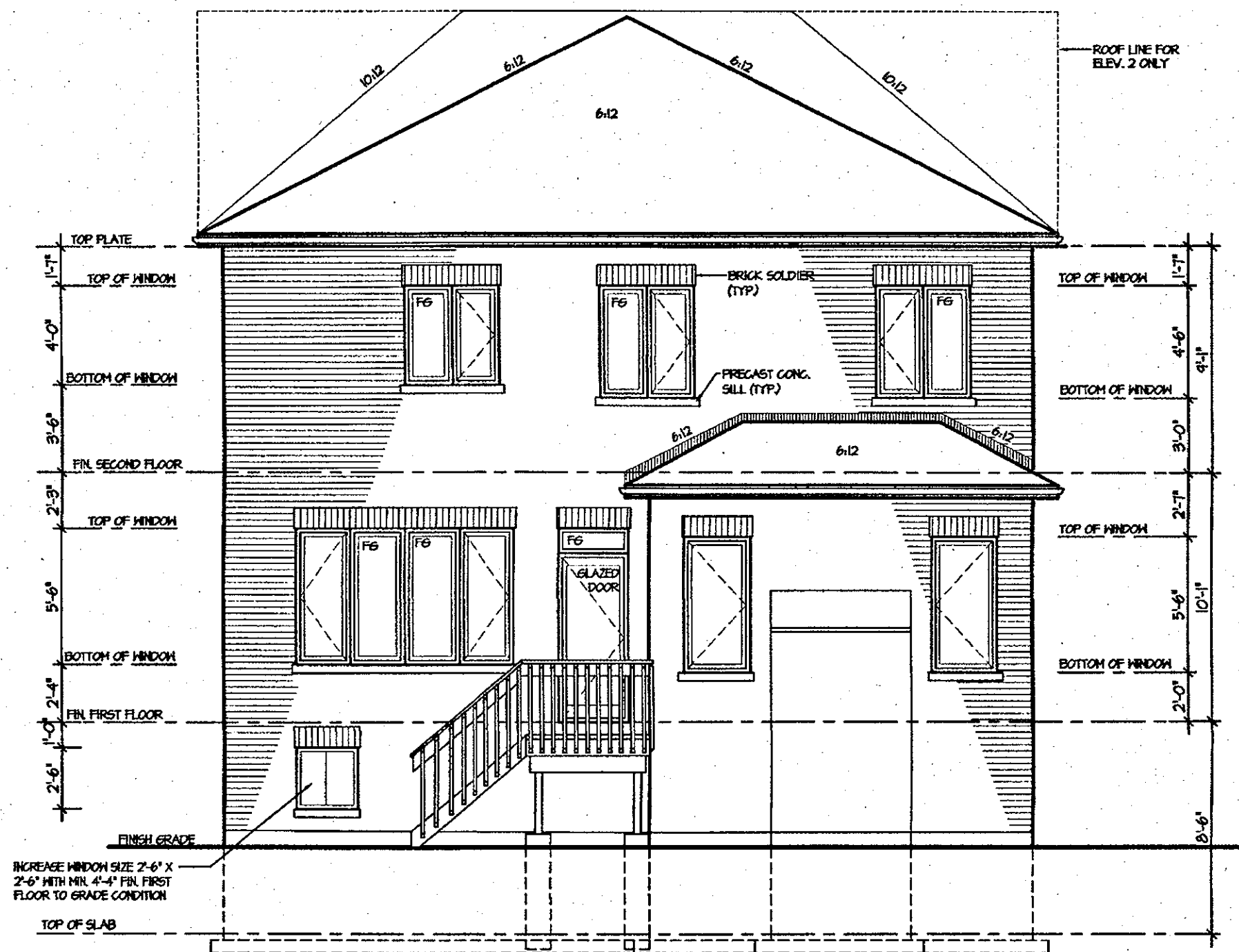


PARTIAL FIRST FLOOR PLAN
FOR DECK CONDITION

JUL 14 2017

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 660-0746	RDI REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.					DECK PLANS					
3.					SCALE	BY	AREA	PAGE No.		
2.					3/16"=1'-0"	V.G.	3,205	9		
1.	ISSUED FOR REVIEW				NOV 2016	DATE	TYPE	PROJECT		
REVISIONS			NOV 2016		03-13-09		PROJECT NAME			
							RUSSEL GARDENS II			

1:04:14 PM M:\PROJECTS\RUSSELL GARDENS\STANDARD PLANS\ROSEWOOD 7(41-12).REG - VGIROSEWOOD 7 MASTER.DWG



REAR ELEVATION 1, 2 & 3

CITY OF HAMILTON
Building Division

Permit No. 18

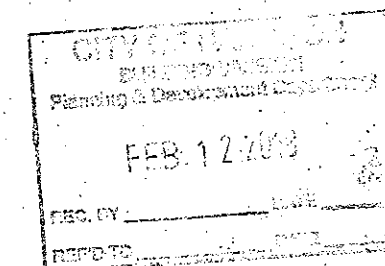
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

SM
FOR CHIEF BUILDING OFFICIAL

APR 18/18
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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE DECK 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.	
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	PAGE No. 9-2
3.					DATE NOV 2016	TYPE	PROJECT 03-13-09	
2.								
1.	ISSUED FOR REVIEW				NOV 2016			
REVISIONS		PROJECT NAME RUSSEL GARDENS II						

4'-0" MIN. TQ/ARIES 6" MIN. UNDESTERBED SOIL

GUARDS
SEE NOTE NO.6

RETAINING WALL
SEE NOTE NO.5

4" WEEPING TILE
W/ 1/2" STONE COVER

CONC. SILL

10" RISE
17" RUN

10M @ 24" O.C.
DOWNELS

10M @ 8" O.C.
BOTH WAYS

STEP FOOTING

NOSING
REINFORCEMENT
W/ 10M BARS

CONNECT DRAIN
TO STORM SEWER

SECTION

CITY OF HAMILTON

CITY OF HAMILTON
Building Division

104064

Permit No. 10

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
 Apr. 10/18
 FOR CHIEF BUILDING OFFICIAL DATE

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 B 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 OBC 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 NEW YORK
 PLANNING & DEVELOPMENT
 FEB 12 1968
 REC'D BY _____
 FILED TO _____

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 1967

John G. Williams Limited, Architect

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

FOR STRUCTURE ONLY

JUL 14 2017

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"



PROJECT NAME **RUSSEL GARDENS II**

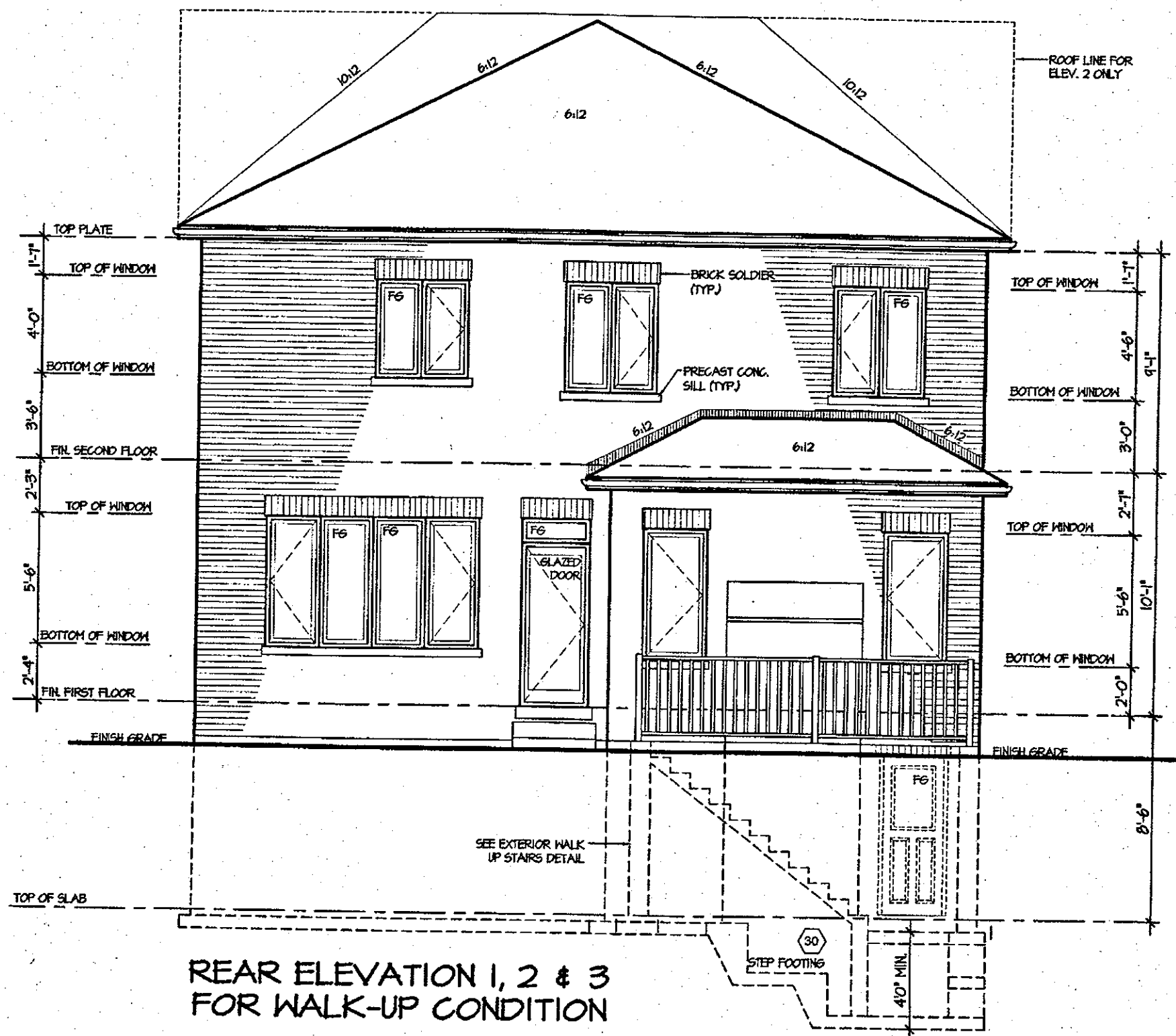
July 7, 2017 4:56:34 PM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 7(41-12)-REG - V\ROSEWOOD 7 MASTER.DWG

July 7, 2017

PARTIAL BASEMENT PLAN
FOR WALK-UP CONDITION

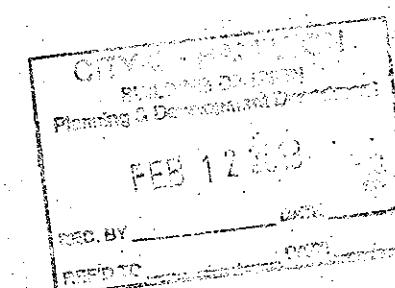
PARTIAL FIRST FLOOR PLAN
FOR WALK-UP CONDITION

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME RUSSEL GARDENS II
4.					WALK-UP PLANS				
3.					SCALE	BY	AREA	PAGE No.	
2.					3/16"=1'-0"	V.G.	3,205	10	
1.	ISSUED FOR REVIEW				NOV 2016	DATE	TYPE	PROJECT	
REVISIONS			NOV 2016		03-13-09				



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

CITY OF HAMILTON
Building Division
Permit No. **18 104064**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] **APR. 18/18**
FOR CHIEF BUILDING OFFICIAL DATE



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

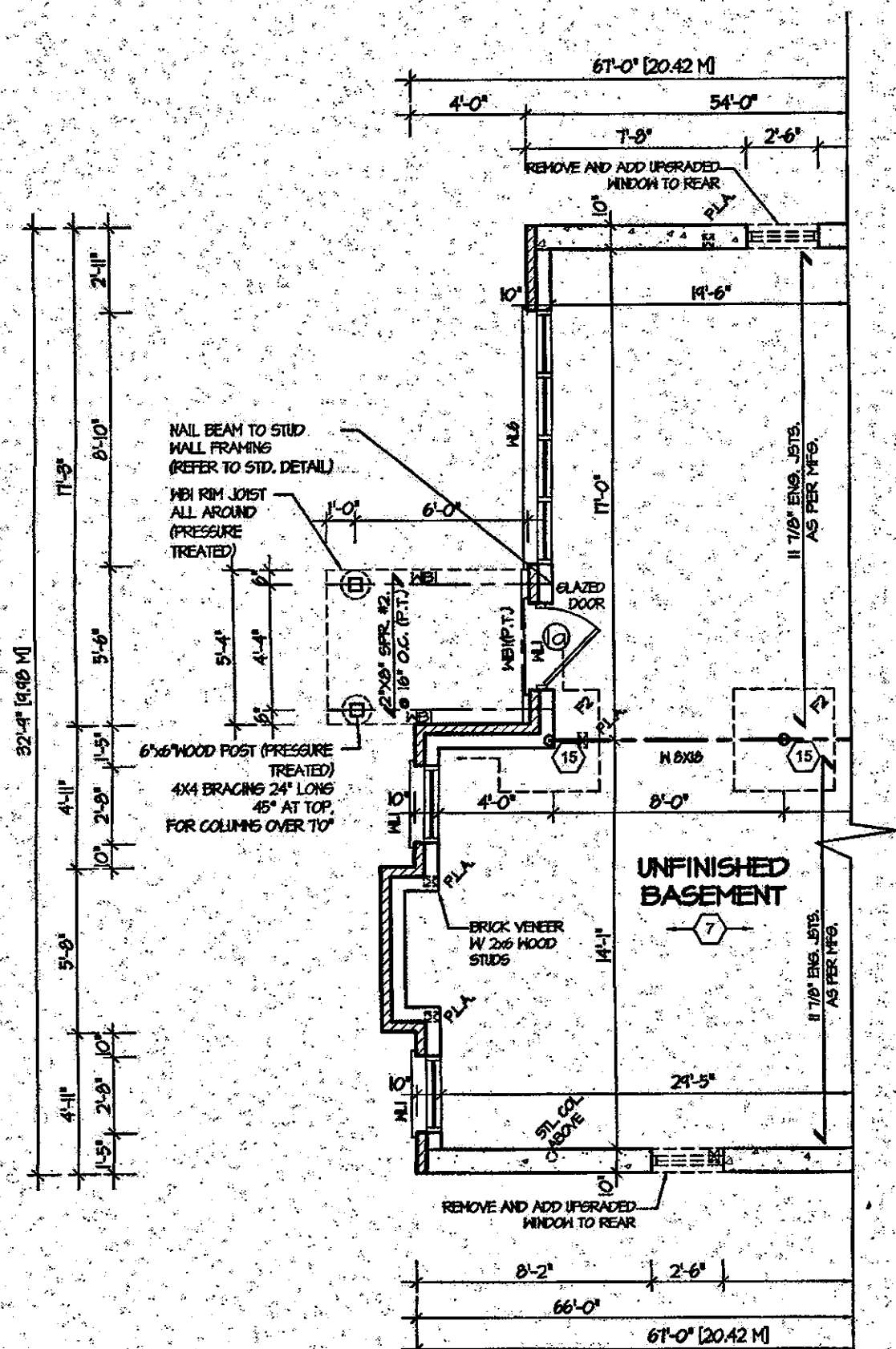
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

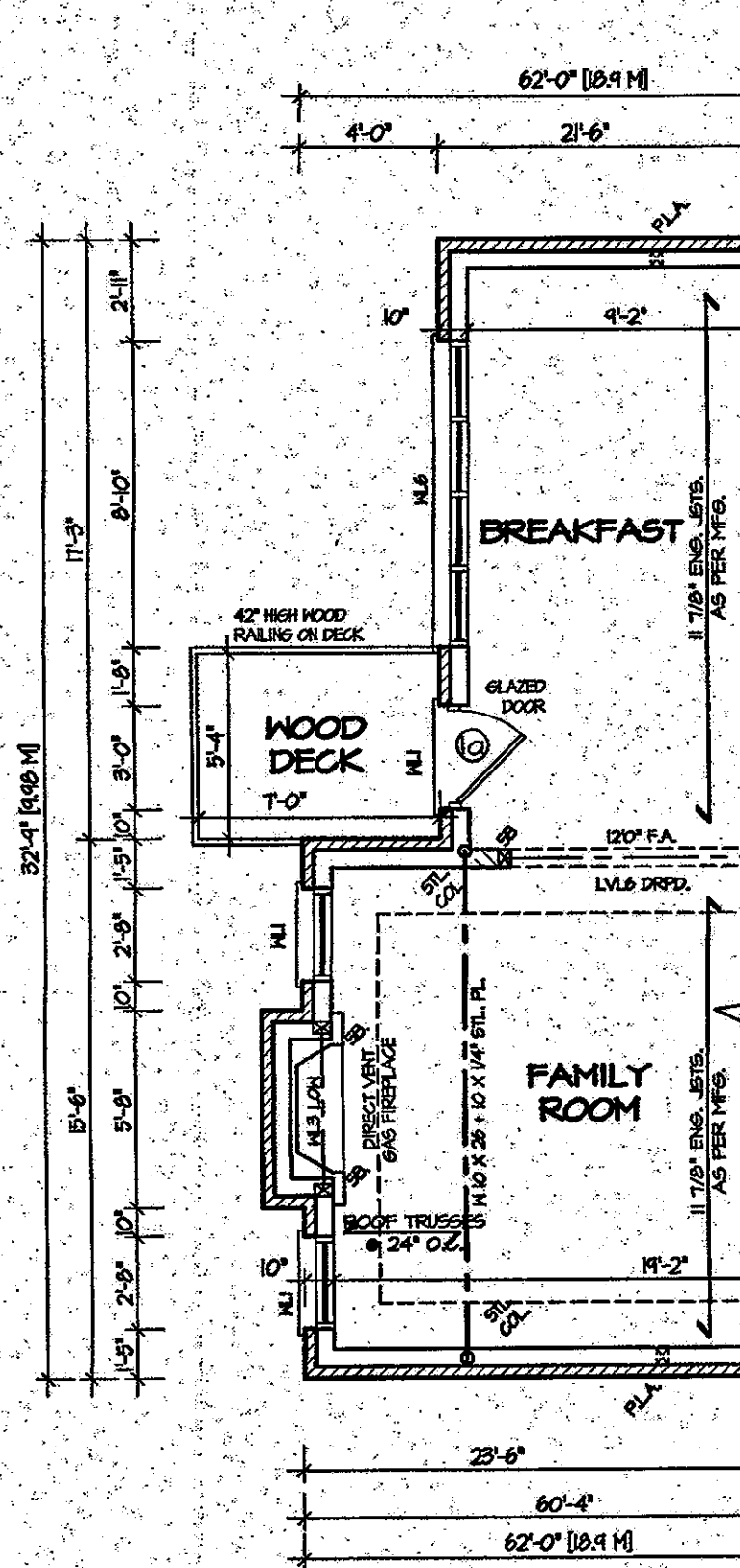
JUL 14 2017

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE BCIN 28770	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE DECK 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.	
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	PAGE No. 10-2
3.					DATE NOV 2016	TYPE	PROJECT 03-13-09	
2.								
1.	ISSUED FOR REVIEW				NOV 2016			
REVISIONS								
								Greenpark. PROJECT NAME RUSSEL GARDENS II



PARTIAL BASEMENT PLAN FOR WALK OUT CONDITION



PARTIAL FIRST FLOOR PLAN FOR WALK OUT CONDITION

CITY OF HAMILTON
Building Division

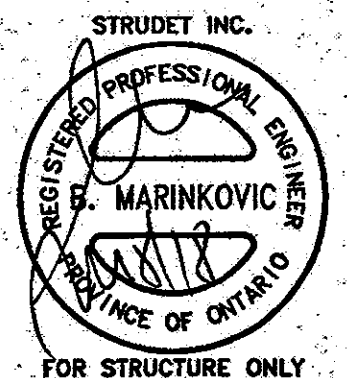
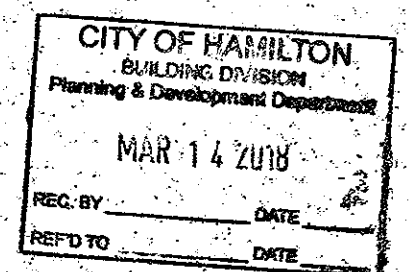
Permit No. **18 104064**

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

Sm **Apr 18/18**
FOR CHIEF BUILDING OFFICIAL DATE



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTANT REVIEW AND APPROVAL
APPROVED BY: **[Signature]**
DATE: **MAR 22, 2018**
This stamp certifies compliance with the applicable Design Guidelines and has no further professional responsibility.

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

MAR 08 2018

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW JAN 2018 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 5700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P: (416) 736-4096 F: (905) 660-0746	REGION DESIGN INC.	SHEET TITLE WALK OUT PLANS SCALE 3/16"=1'-0" DATE JAN 2018 BY ZMP TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS, COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE NO. 11 PROJECT 03-13-09	Greenpark™ PROJECT NAME RUSSEL GARDENS II
---	---	---	----------------------------------	---	---	--



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

MAR 08 2018

CITY OF HAMILTON
Building Division

Permit No. **18 104064**

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

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 14 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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **MAR 09 2018**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ROSEWOOD 7
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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 560-0746	REGION DESIGN INC.	SHEET TITLE WALK OUT 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.	AREA 3,205	PAGE No. 11-2	PROJECT NAME RUSSEL GARDENS II
4.			QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	BY ZMP			
3.						DATE JAN 2018	TYPE	PROJECT 03-13-09		
2.										
1.	ISSUED FOR REVIEW	JAN 2018	VIKAS GAJJAR NAME <i>[Signature]</i> SIGNATURE 28770 BCIN							
REVISIONS										