

STRIP FOOTINGS FOR SINGLES AND 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.

ASSUME THE LARGER FOOTINGS SIZE WHEN TWO CONDITIONS APPLY

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

FOUNDATION WALLS WITH ENGINEERING JOISTS OVER 16'-0" SPAN

24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

ENGINEERED FILL FOOTINGS

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING

BELOW EXTERIOR WALLS.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS. (REFER TO ENG. FILL FOOTING DETAIL.)

PAD FOOTING

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)

NOTE:

WHEN VENEER CUT IS GREATER THAN 28" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED.

AS PER
P. ENG.

NOTE:

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

BRICK VENEER LINTELS:

WL1 = 3'1 1/2" x 3'1 1/2" x 14" (90x90x6) + 2'-2" x 8" SPR.
WL2 = 4' x 3'1 1/2" x 5'16" (100x90x8) + 2'-2" x 8" SPR.
WL3 = 5' x 3'1 1/2" x 5'16" (125x90x8) + 2'-2" x 10" SPR.
WL4 = 6' x 3'1 1/2" x 3'8" (150x90x10) + 2'-2" x 12" SPR.
WL5 = 6' x 4' x 3'8" (150x100x10) + 2'-2" x 12" SPR.
WL6 = 5' x 3'1 1/2" x 5'16" (125x90x8) + 2'-2" x 12" SPR.
WL7 = 5' x 3'1 1/2" x 5'16" (125x90x8) + 3'-2" x 10" SPR.
WL8 = 5' x 3'1 1/2" x 5'16" (125x90x8) + 3'-2" x 12" SPR.
WL9 = 6' x 4' x 3'8" (150x100x10) + 3'-2" x 12" SPR.

WOOD LINTELS:

WB1 = 2'-2" x 8" SPRUCE BEAM WB6 = 3'-2" x 12" SPRUCE BEAM
WB2 = 3'-2" x 8" SPRUCE BEAM WB7 = 5'-2" x 12" SPRUCE BEAM
WB3 = 2'-2" x 10" SPRUCE BEAM WB10 = 4'-2" x 8" SPRUCE BEAM
WB4 = 3'-2" x 10" SPRUCE BEAM WB11 = 4'-2" x 10" SPRUCE BEAM
WB5 = 2'-2" x 12" SPRUCE BEAM

STEEL LINTELS:

L1 = 3'1 1/2" x 3'1 1/2" x 14" (90x90x6) L4 = 6' x 3'1 1/2" x 3'8" (150x90x10)
L2 = 4' x 3'1 1/2" x 5'16" (100x90x8) L5 = 6' x 4' x 3'8" (150x100x10)
L3 = 5' x 3'1 1/2" x 5'16" (125x90x8) L6 = 7' x 4' x 3'8" (180x100x10)

LAMINATED VENEER LUMBER (LVL BEAMS)

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

CITY OF HAMILTON

Building Division

Permit No. 18-118779

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

AREA CALCULATIONS EL-1

GROUND FLOOR AREA	=	1112 Sq. Ft.
SECOND FLOOR AREA	=	1414 Sq. Ft.
TOTAL FLOOR AREA	=	2526 Sq. Ft.
ADD OPEN AREAS	=	20 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2546 Sq. Ft.
GROUND FLOOR COVERAGE	=	1112 Sq. Ft.
GARAGE COVERAGE / AREA	=	374 Sq. Ft.
PORCH COVERAGE / AREA	=	60 Sq. Ft.
COVERAGE W/ PORCH	=	1546 Sq. Ft.
	=	143.63 Sq. m.
COVERAGE W/O PORCH	=	1486 Sq. Ft.
	=	138.05 Sq. m.

AREA CALCULATIONS EL-2

GROUND FLOOR AREA	=	1112 Sq. Ft.
SECOND FLOOR AREA	=	1414 Sq. Ft.
TOTAL FLOOR AREA	=	2526 Sq. Ft.
ADD OPEN AREAS	=	20 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2546 Sq. Ft.
GROUND FLOOR COVERAGE	=	1112 Sq. Ft.
GARAGE COVERAGE / AREA	=	374 Sq. Ft.
PORCH COVERAGE / AREA	=	60 Sq. Ft.
COVERAGE W/ PORCH	=	1546 Sq. Ft.
	=	143.63 Sq. m.
COVERAGE W/O PORCH	=	1486 Sq. Ft.
	=	138.05 Sq. m.

AREA CALCULATIONS EL-3

GROUND FLOOR AREA	=	1112 Sq. Ft.
SECOND FLOOR AREA	=	1412 Sq. Ft.
TOTAL FLOOR AREA	=	2524 Sq. Ft.
ADD OPEN AREAS	=	20 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2544 Sq. Ft.
GROUND FLOOR COVERAGE	=	1112 Sq. Ft.
GARAGE COVERAGE / AREA	=	374 Sq. Ft.
PORCH COVERAGE / AREA	=	60 Sq. Ft.
COVERAGE W/ PORCH	=	1546 Sq. Ft.
	=	143.63 Sq. m.
COVERAGE W/O PORCH	=	1486 Sq. Ft.
	=	138.05 Sq. m.

FLEMING 1 ELEV.-1 ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	617.58	106.63	17.27 %
LEFT SIDE	1113.00	97.67	8.78 %
RIGHT SIDE	1101.45	17.50	1.59 %
REAR	626.50	137.06	21.88 %
TOTAL	3458.53	358.86	10.38 %

FLEMING 1 ELEV.-2 ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	612.48	102.32	15.93 %
LEFT SIDE	1113.00	97.67	8.78 %
RIGHT SIDE	1101.45	17.50	1.59 %
REAR	626.50	137.06	21.88 %
TOTAL	3483.43	354.55	10.18 %

FLEMING 1 ELEV.-3 ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	615.46	106.19	16.45 %
LEFT SIDE	1113.00	97.67	8.78 %
RIGHT SIDE	1101.45	17.50	1.59 %
REAR	626.50	137.06	21.88 %
TOTAL	3486.41	358.42	10.28 %

NOTE:

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'

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER
APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:

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

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER

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	10.57 (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	3.87 (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 ✓

O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 1,2,3

STRODET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP
INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY
OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON
THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
AS CONSTRUCTED ELEMENTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY
FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO
CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
DOCUMENTS.
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THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT
TO BE SCALED.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE: ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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
12.5 of the building code

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
12.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

AREA/GENERAL NOTES

RUSSEL GARDENS PHASE 2

HAMILTON

MODEL
I

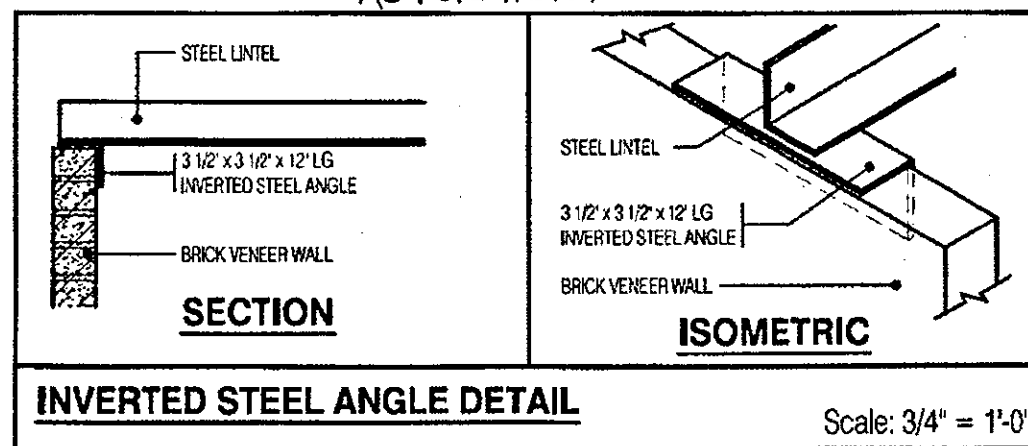
SCALE: 3/16" = 1'-0"

PROJ. No. DWG. No.
17-16 0

DOOR SCHEDULE:

- 1 = 2'-10" x 6'-8" INSULATED ENTRANCE DOOR
- 1A = 2'-8" x 6'-8" INSULATED ENTRANCE DOOR
- 2 = 2'-8" x 6'-8" EXTERIOR GLAZED DOOR
- 3 = 2'-8" x 6'-8" SLAB DOOR (1 3/4" EXTERIOR)
- 4 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)
- 5 = 2'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)
- 6 = 2'-2" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)
- 7 = 1'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)
- 8 = 2'-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)
- 9 = 3'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)
- 10 = 2'-2" x 6'-8" BI-FOLD (1 3/8" INTERIOR)
- 11 = 2'-2" x 6'-8" BI-FOLD (1 3/8" INTERIOR)
- 12 = 2'-6" x 6'-8" FRENCH DOOR (1 3/8" INTERIOR)

AS PER P. ENG.



Scale: 3/4" = 1'-0"

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1

STRUDET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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3	APR. 12, 2017
2	APR. 10, 2017
1	MAR. 23, 2017

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

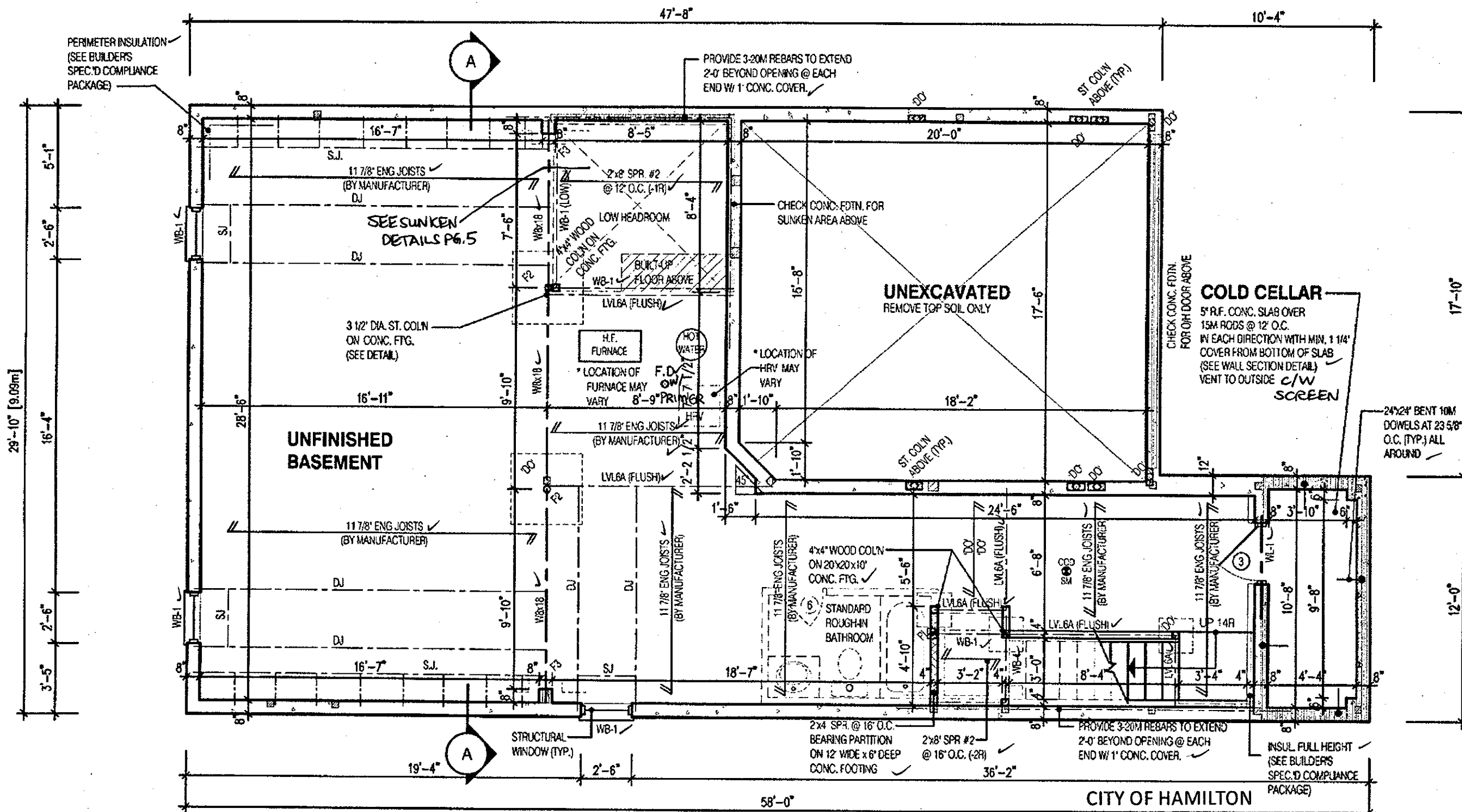
Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-1
RUSSEL GARDENS PHASE 2
HAMILTON

BILD
MODEL
T
SCALE: 3/16" = 1'-0"
PROJ. No. 17-16
DWG. No. 1



CITY OF HAMILTON
Building Division

Permit No. 18-118779

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

Admitt July 23/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 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.

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

APPROVED BY: *[Signature]*
DATE: JUL 18, 2018
The stamp certifies compliance with the applicable Design Guidelines and does not constitute professional responsibility.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL BEAMS AND DOOR SIZE

NOTE:
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'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:
BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COL'N ABOVE LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

FLEMING 1
ELEVATION 2

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "B. MARINKOVIC" is printed above the number "1414". The seal is crossed out with a large, bold, handwritten "X".

FOR STRUCTURE ONLY ✓

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JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INHERITS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE: ISSUED TO CLIENT

No:	DATE:	WORK DESCRIPTION:
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jardin

DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

Walter Botter *W Botter* 21031
NAME SIGNATURE BOIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code.

jardin design group inc.		27763
FIRM NAME		BCIN

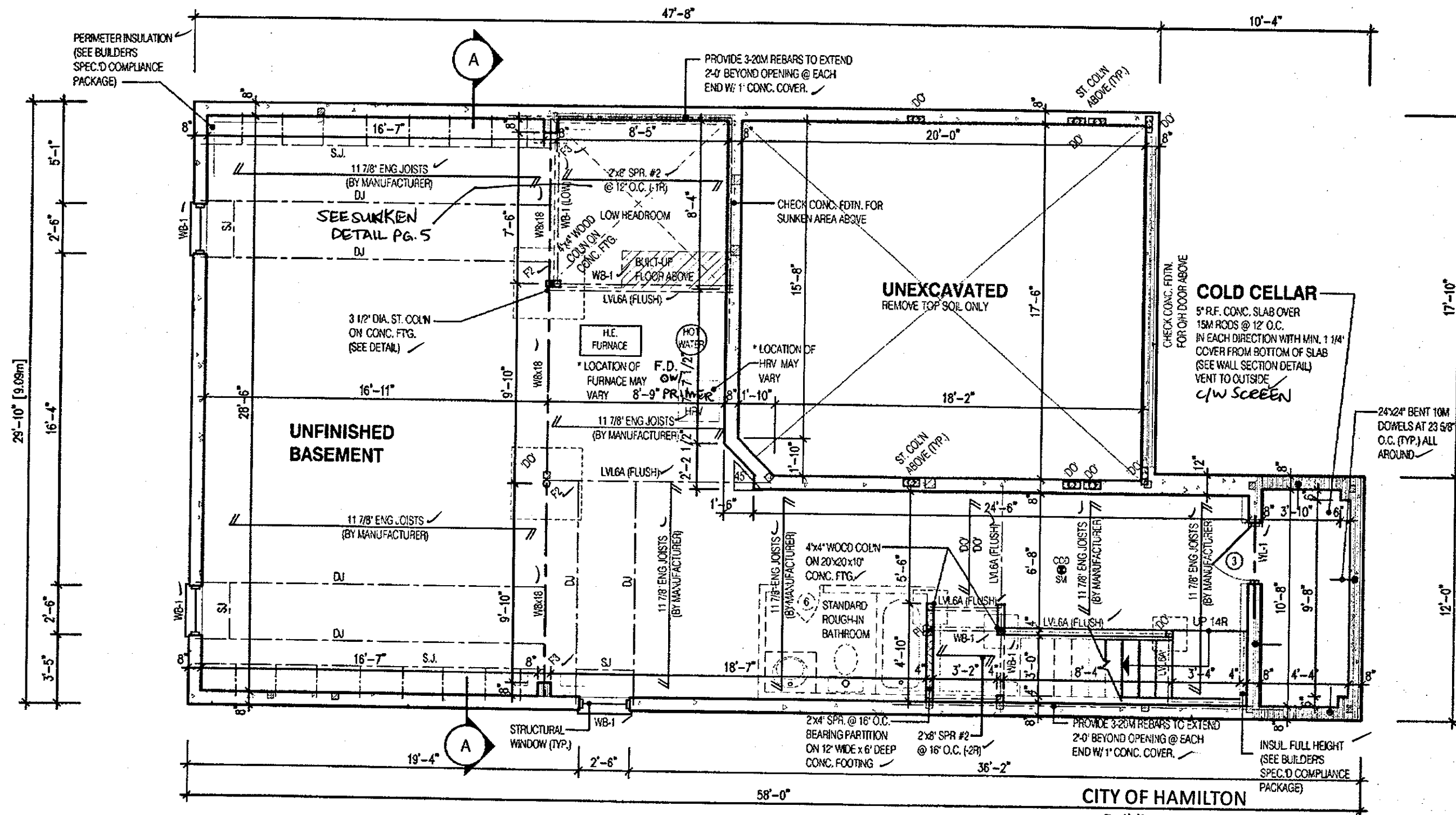
BASEMENT PLAN EL-2

**RUSSEL GARDENS PHASE 2
HAMILTON**

	MODEL T
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SCALE: $3/16" = 1'-0"$

BILD*	PROJ. No.	DWG. No.
	17-16	1A



CITY OF HAMILTON

Building Division

Permit No. 18-118779

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 2017

NOTE:

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

NOTE:

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'

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:

SUBFLOOR TO BE
3/4" PLYWOOD ON
THIS LEVEL ✓

ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

LEGEND:

BUILDING 4-0 (1.2M)
 (45 MIN. FIRE RATING REQ'D)
 INDICATES SOLID BEARING REQUIRED
 OR POINT LOAD FROM ABOVE
 STL. PLATE FOR STEEL COLUMN ABOVE
 LVL. LAMINATED VENEER LUMBER
 S.J. SINGLE JOIST
 D.J. DOUBLE JOIST
 T.J. TRIPLE JOIST
 REPEAT NOTE
 SHOWER WEEPERS

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

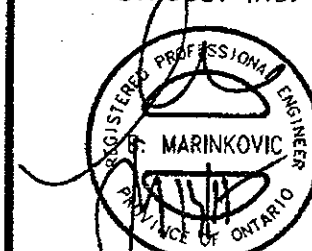
APPROVED BY: [Signature]
DATE: Jul 18, 2018

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

DRAWN BY:	DRAWING NAME:
-----------	---------------

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 3

STRODET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
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3	APR. 12, 2017 ADDED CLIENT COMMENTS ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017 COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017 COMPLETED TO PRE-COORDINATION STAGE; ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

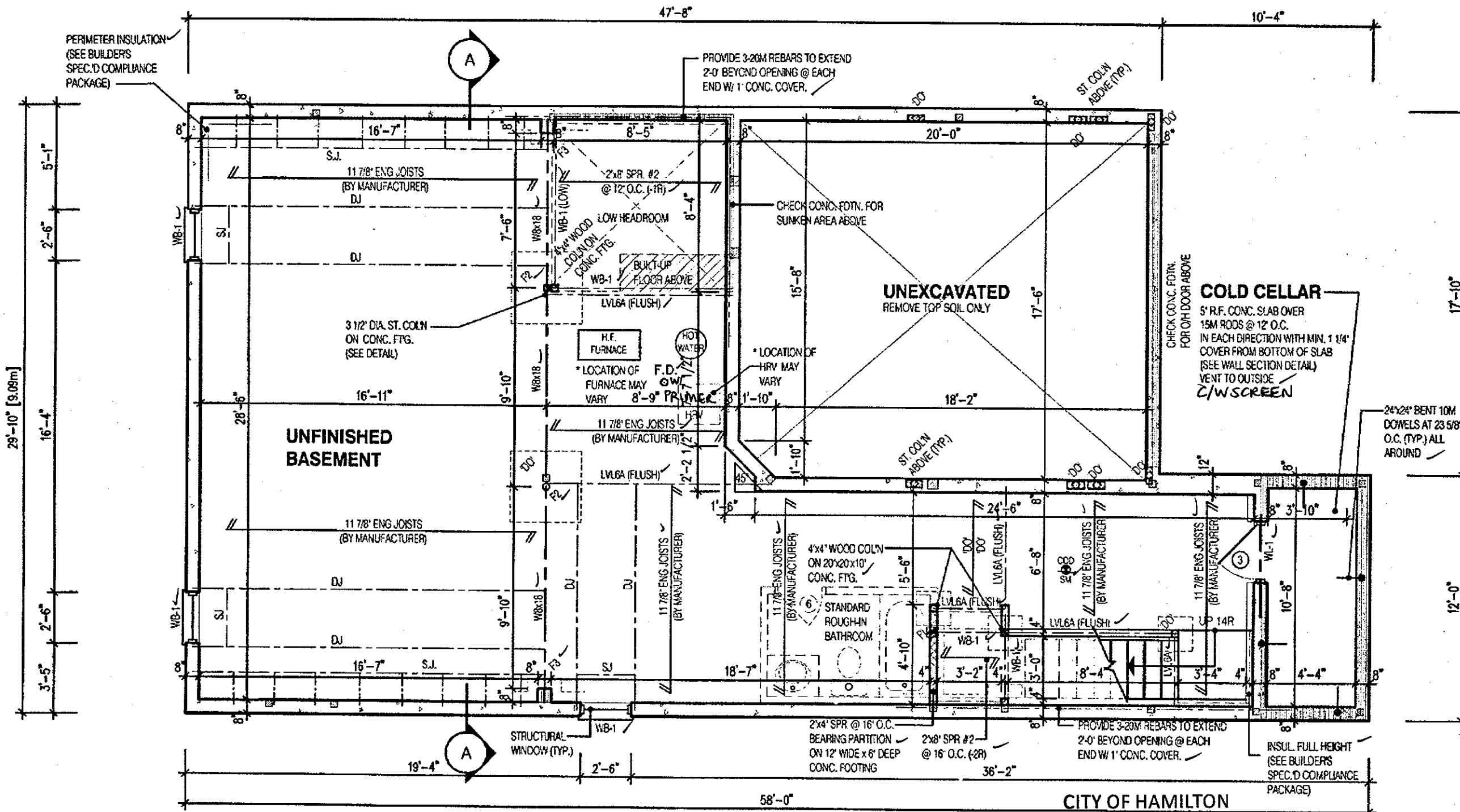
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Boffa *Walter Boffa* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-3
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 1B



CITY OF HAMILTON

Building Division

Permit No. 18-118779

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

Amato July 22/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 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.

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

APPROVED BY: *[Signature]*
DATE: JUL 18, 2018

This stamp certifies compliance with the applicable Design Guidelines and does not constitute a professional responsibility.

NOTE:

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

NOTE:

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

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

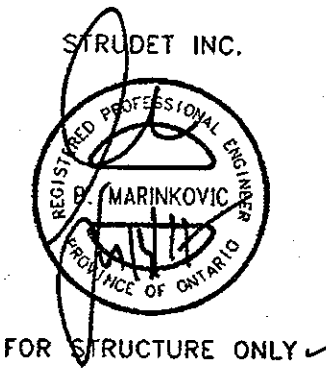
NOTE:

SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT
No: DATE:		WORK DESCRIPTION:

NO. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

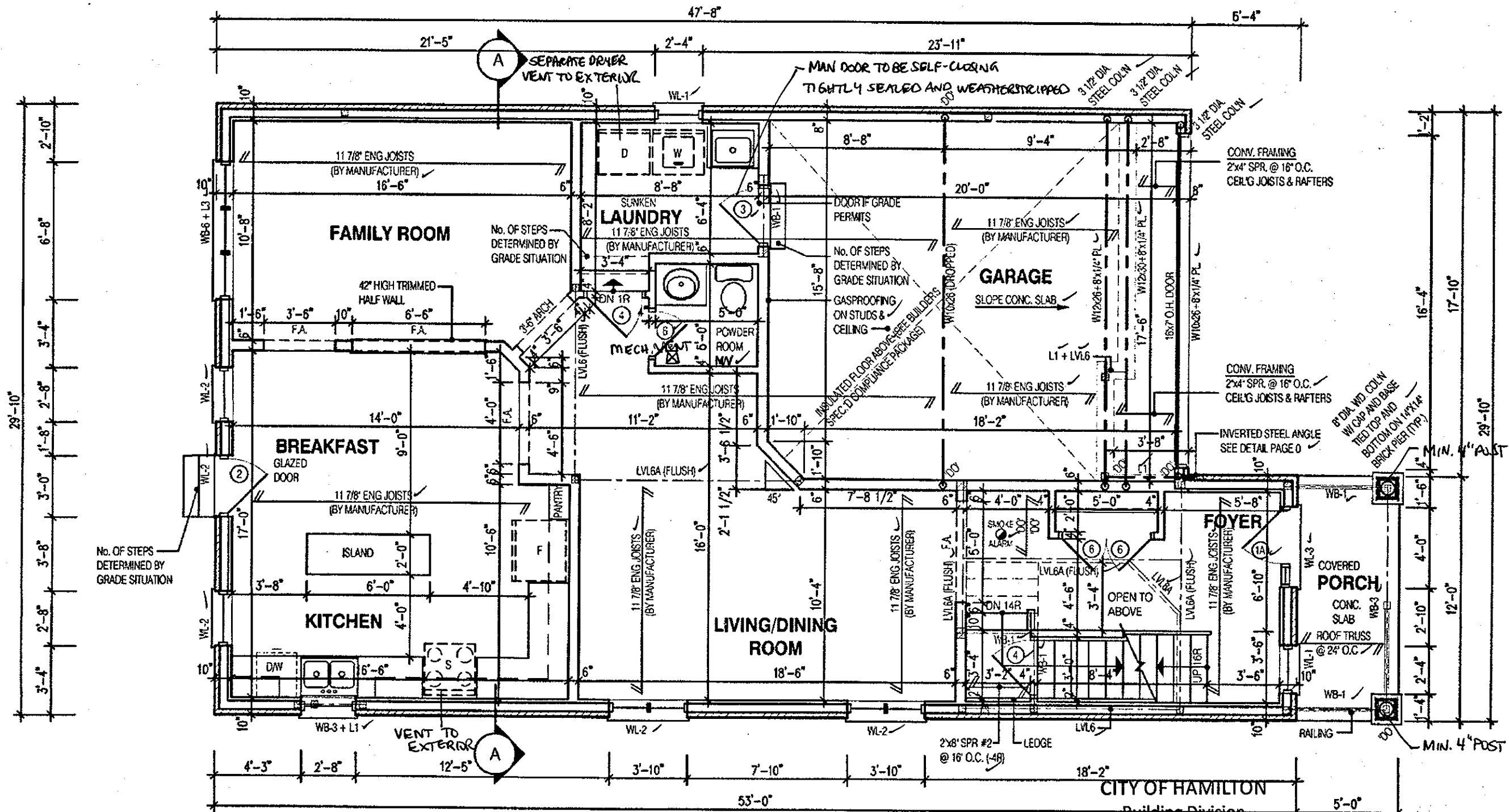
Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-1
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE:
3/16"=1'-0"
PROJ. No. 17-16
DWG. No. 2



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: Jul. 18, 2018
This stamp certifies compliance with the applicable Design Guide and does not constitute a professional responsibility.

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
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

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL

NOTE:
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:
BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COLN ABOVE
LVL LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

Permit No. 18-118779
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]* JUL 17 2017
FOR CHIEF BUILDING OFFICIAL DATE

O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'FLEMING 1
ELEVATION 2

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: JUL 18, 2017

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

STANDET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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3	APR. 12, 2017
2	APR. 10, 2017
1	MAR. 23, 2017

No. DATE: WORK DESCRIPTION:

18-118779

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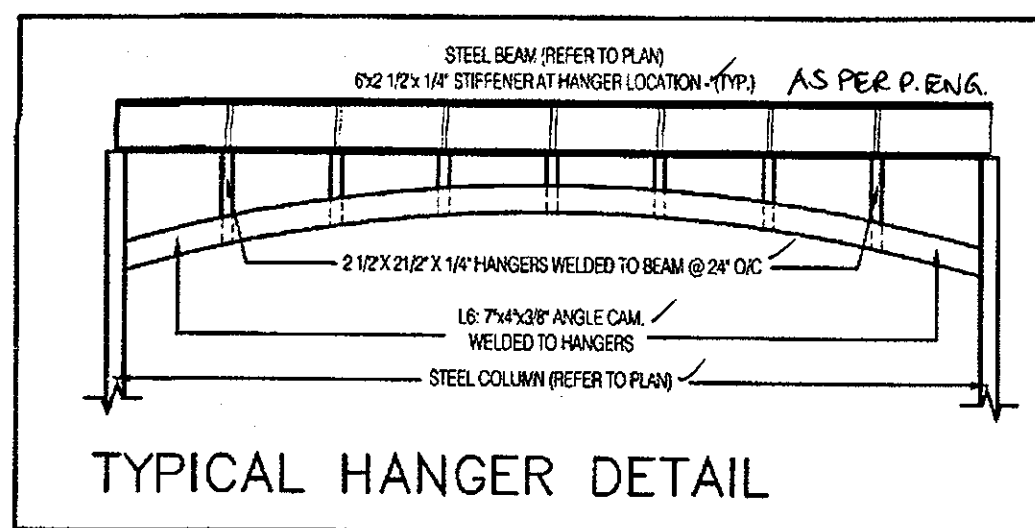
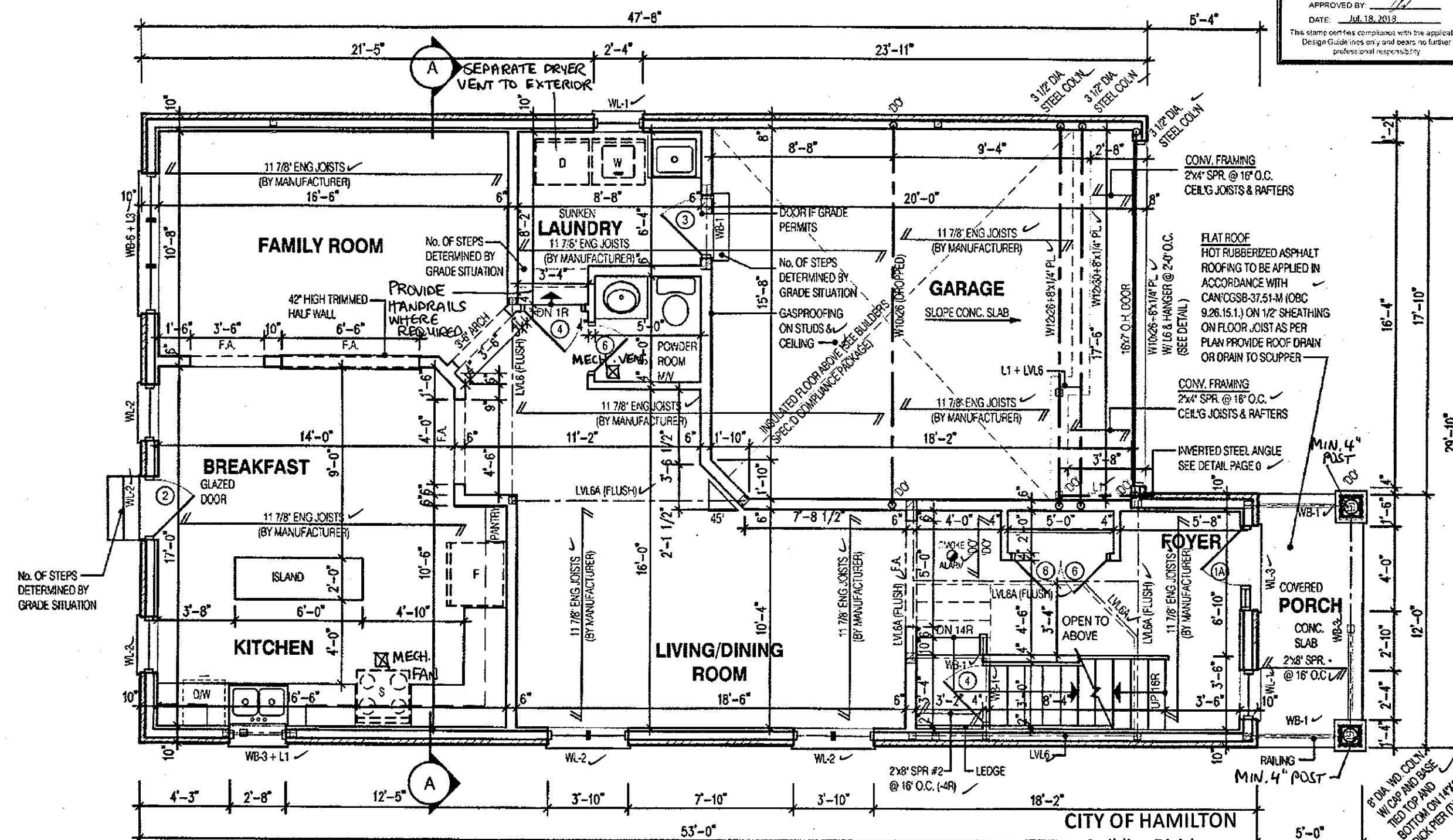
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TYPICAL HANGER DETAIL

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:

REFER TO SHEET NO. 0 FOR LINTEL BEAMS AND DOOR SIZE

NOTE:

SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:

SUBFLOOR TO BE 5/8\"/>

ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

Permit No. 18-118779

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] JUL 17 2017
FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 2017

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

44 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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 1.3.5 of the building code

Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-2

RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T

SCALE:
3/16"=1'-0"

PROJ. No. 17-16 DWS. No. 2A

BILD

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 3

STRUDET INC.



FOR STRUCTURE ONLY ✓

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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3	APR. 12, 2017
2	APR. 10, 2017
1	MAR. 23, 2017

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

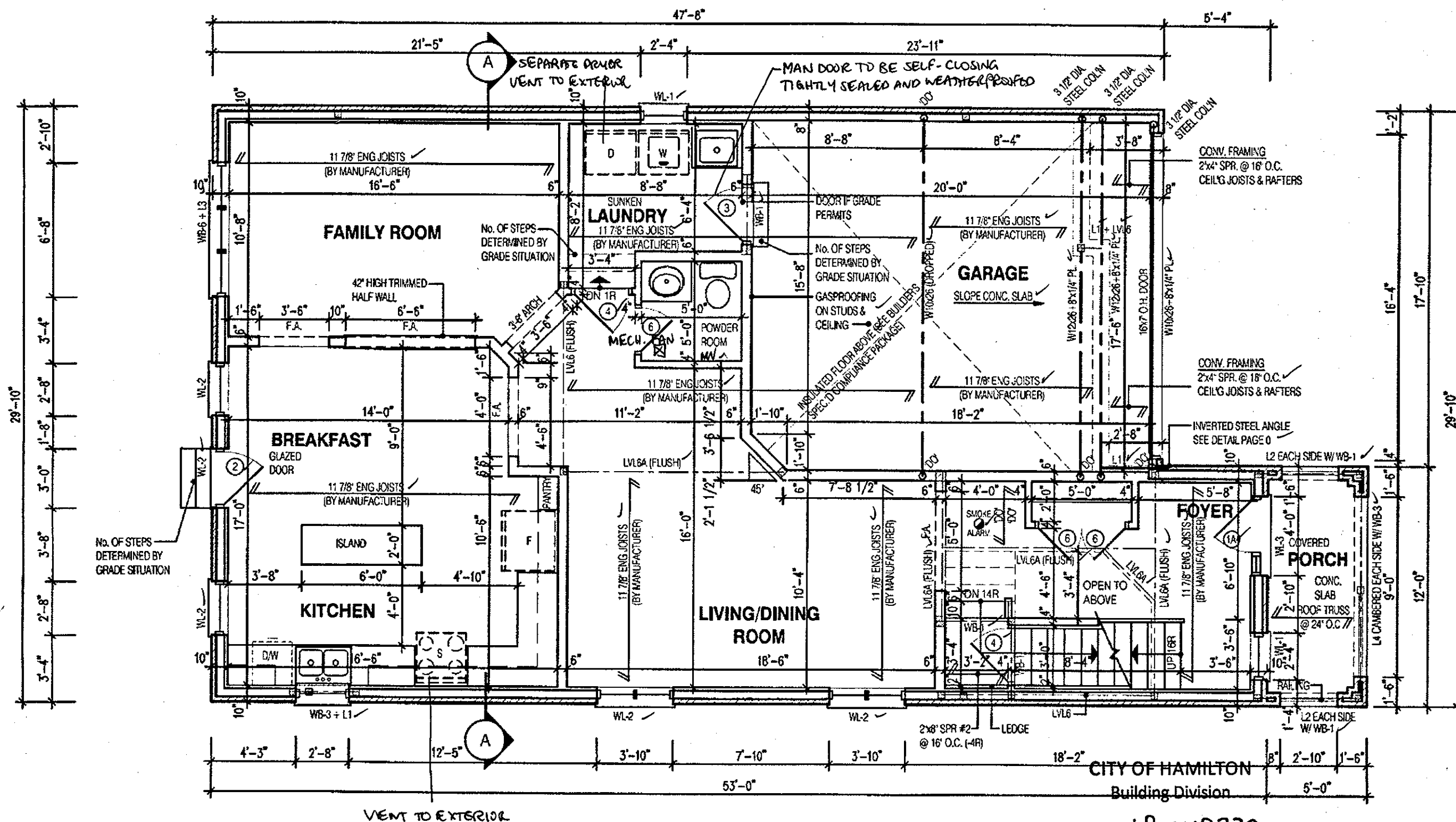
Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-3
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE:
3/16"=1'-0"
PROJ. No. 17-16 DWS. No. 2B



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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: Jul. 19, 2018
This stamp certifies compliance with the applicable Design Guidelines and bears no further professional responsibility.

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL BEAMS AND DOOR SIZE

NOTE:
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'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

Permit No. 18-118779

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
Shmitt July 23/18 JUL 17 2017
FOR CHIEF BUILDING OFFICIAL DATE

NOTE:

SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

CITY OF HAMILTON
Building Division

Permit No. **18-118779**

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] **July 23/18**
FOR CHIEF BUILDING OFFICIAL DATE

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1

STRUDET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP
INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY
OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON
THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY
FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO
CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
DOCUMENTS.

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THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT
TO BE SCALED.

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3	APR. 12, 2017
2	APR. 10, 2017
1	MAR. 23, 2017

NO. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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
3.2.3 of the building code

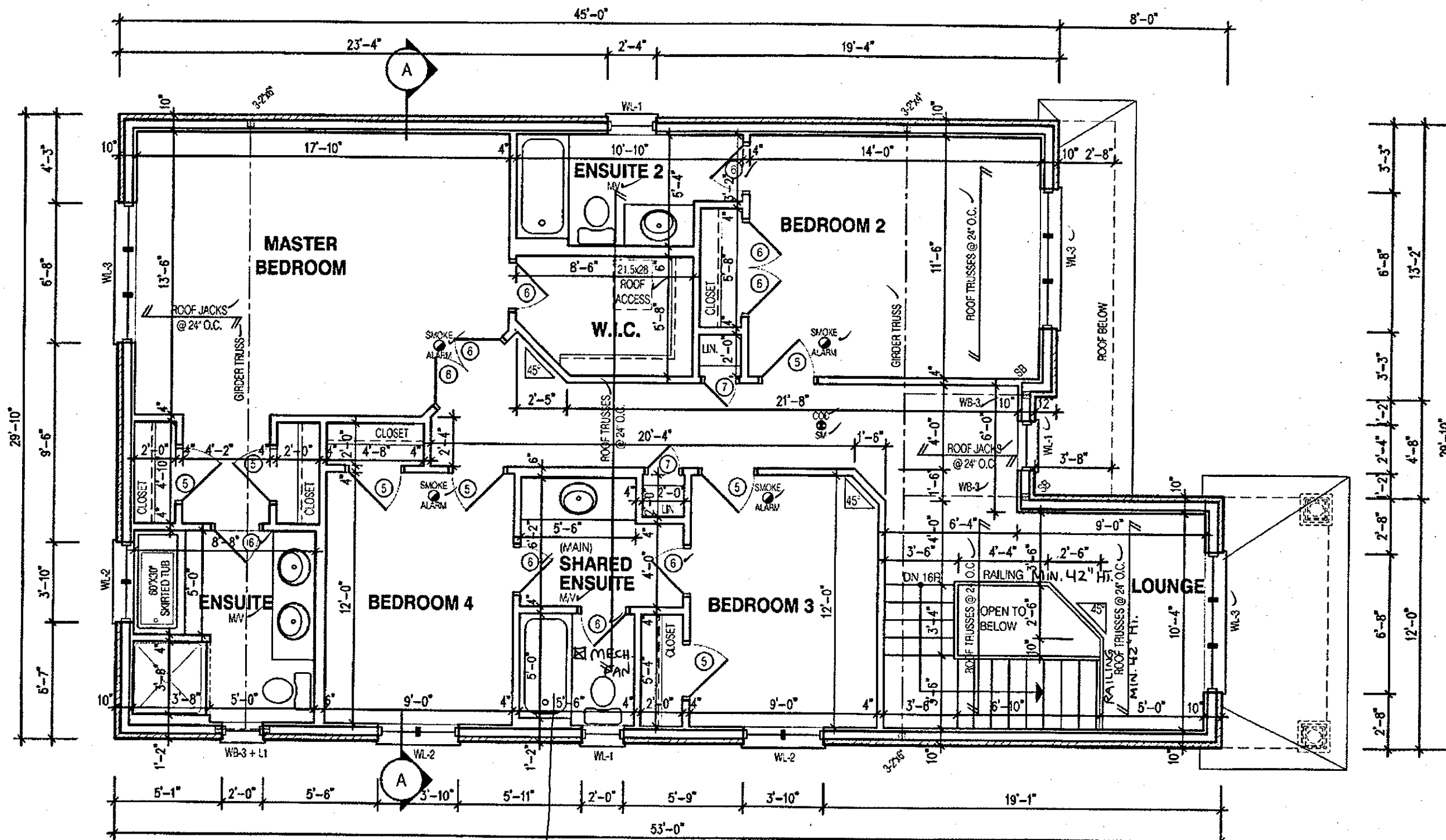
Walter Botter *[Signature]* 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-1
RUSSEL GARDENS PHASE 2
HAMILTON

BILD
MODEL
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 3



PROVIDE GRAB BAR
REINFORCEMENT AS PER
O.B.C. 9.5.3.2.

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: JUL 18, 2018
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
process or responsibility.

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
ROOF TRUSS DRAWINGS BY MANUFACTURER.

LEGEND:
■ BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
■ INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
■ STL. PLATE FOR STEEL COL'N ABOVE
■ LVL LAMINATED VENEER LUMBER
■ S.J. SINGLE JOIST
■ D.J. DOUBLE JOIST
■ T.J. TRIPLE JOIST
○ REPEAT NOTE
○ SHOWER WEEPERS

JUL 17 2017

CITY OF HAMILTON
Building Division

Permit No. 18-118779

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
Shmelt July 23/18
FOR CHIEF BUILDING OFFICIAL DATE

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 2

STRUDET INC.



FOR STRUCTURE ONLY

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CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
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INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY
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THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING
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JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
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FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO
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3	APR. 12, 2017 ADDED CLIENT COMMENTS ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017 COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017 COMPLETED TO PRE-COORDINATION STAGE; ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

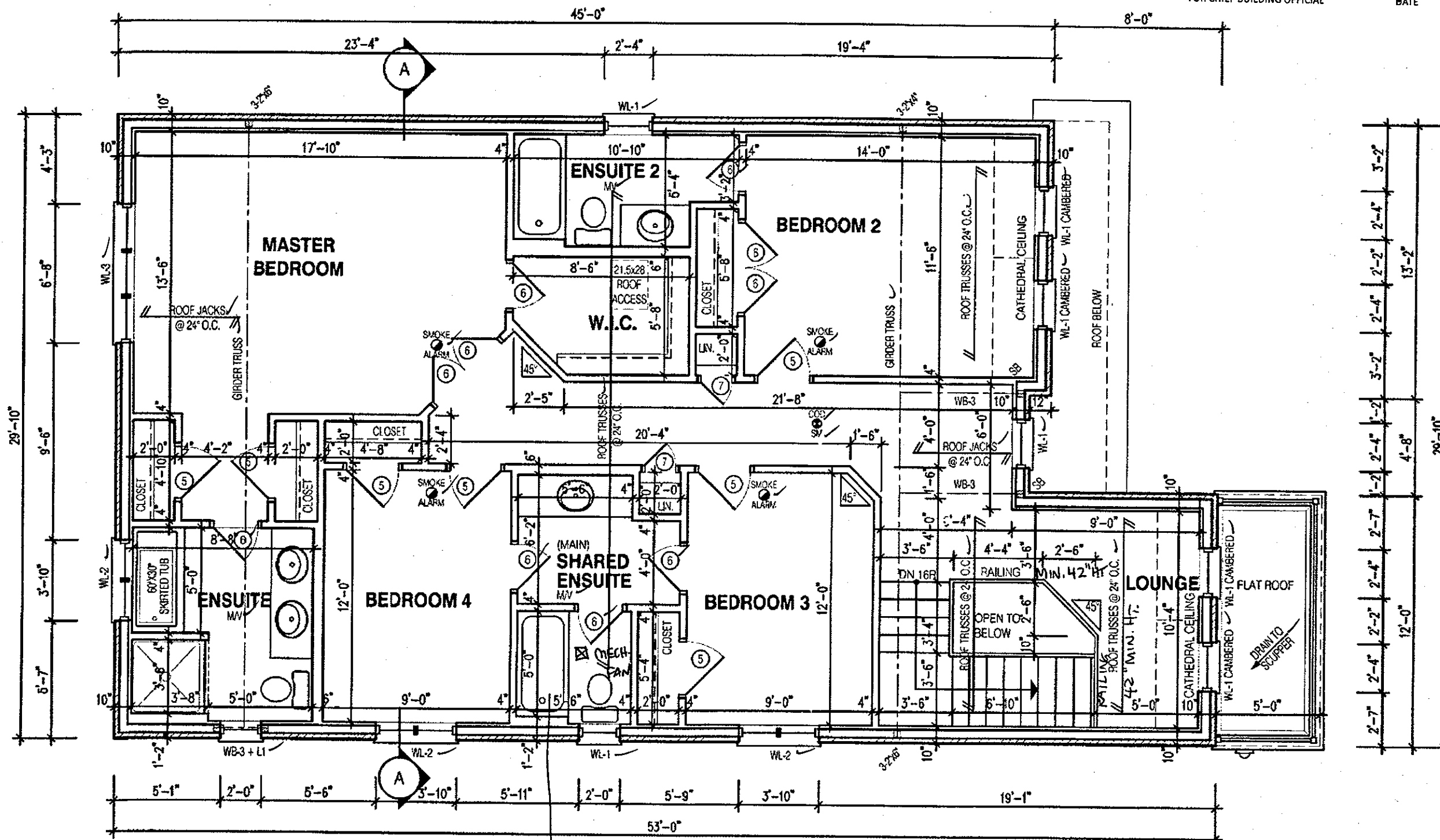
The undersigned has reviewed and takes responsibility
for this design and has the qualifications and meets the
requirements set out in the Ontario Building Code to be
a designer
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.5 of the building code

Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-2
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 3A



PROVIDE GRAB BAR
REINFORCEMENT AS PER
O.B.C. 9.5.2.3.

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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.

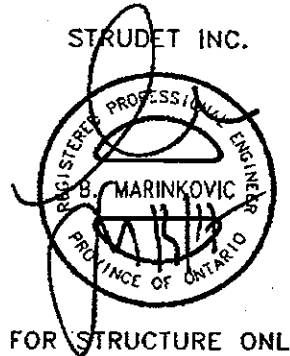
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: JUL 18, 2018
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
ROOF TRUSS DRAWINGS BY MANUFACTURER.

LEGEND:
BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COL'N ABOVE
LVL LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

JUL 17 2017

STRUDET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
AS CONSTRUCTED INHERITS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

7		
6		
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3	APR. 12, 2017	ADDED CLIENT COMMENTS ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 28, 2017	COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *WBe* 21037
NAME SIGNATURE BCIN

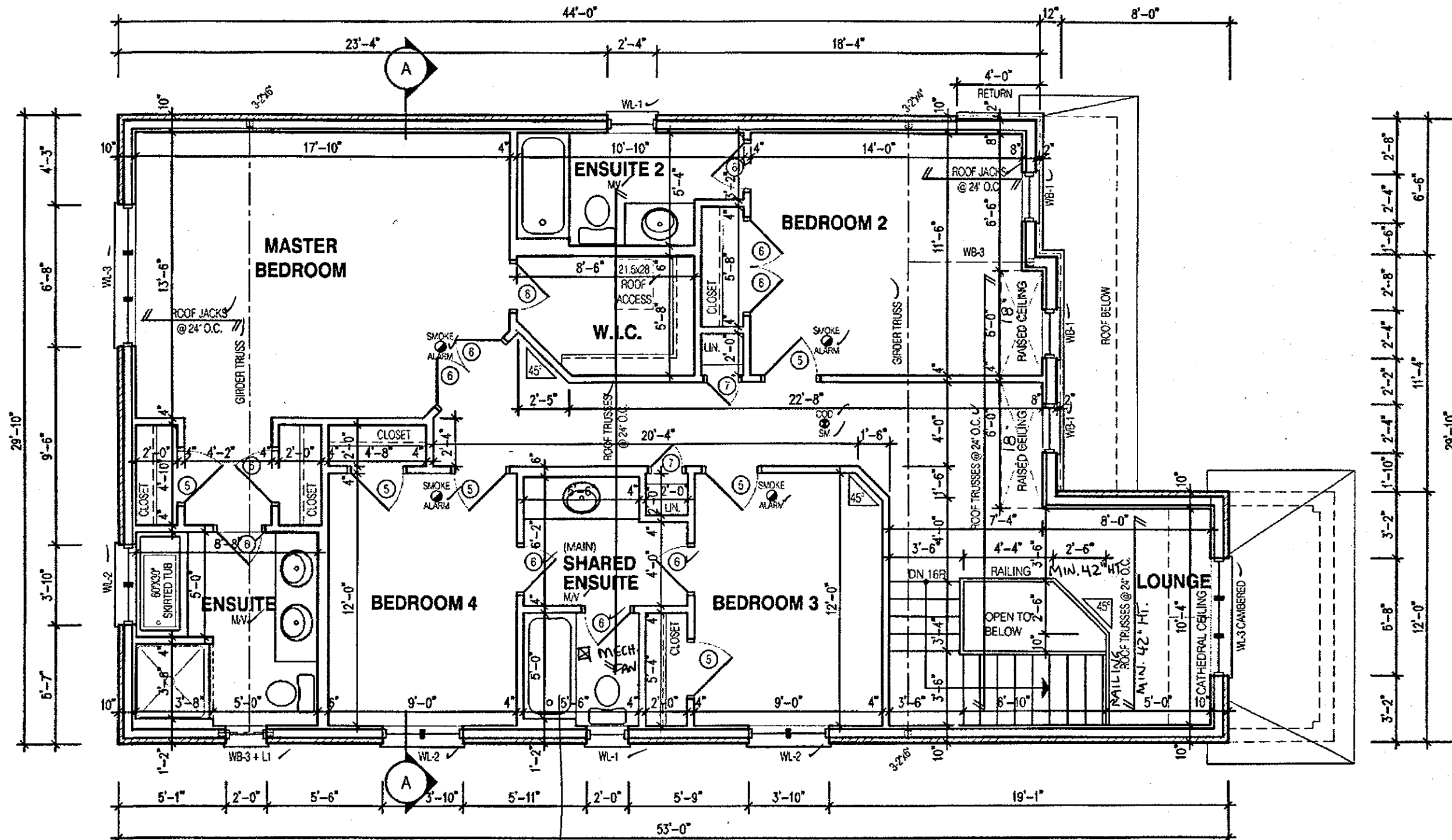
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-3
RUSSEL GARDENS PHASE 2
HAMILTON



MODEL
T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 3B



PROVIDE GRAB BAR
REINFORCEMENT AS PER
O.B.C. 9.5.3.2.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: JUL 18, 2018
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NOTE:
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ROOF TRUSS DRAWINGS BY MANUFACTURER.

LEGEND:

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- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLIN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

JUL 17 2017

DECKS TO BE APPLIED FOR
UNDER A SEPARATE
BUILDING PERMIT

CITY OF HAMILTON
Building Division

Permit No. 18-118779

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] July 23/18
FOR CHIEF BUILDING OFFICIAL DATE

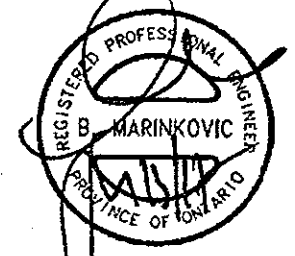
O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 1

STRUDET INC.



FOR STRUCTURE ONLY

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CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
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INC. PRIOR TO COMMENCEMENT OF WORK.
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OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON
THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY
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TO BE SCALED.

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3	APR. 12, 2017
2	APR. 10, 2017
1	MAR. 23, 2017

ADDED CLIENT COMMENTS:
ISSUED FOR BUILDING PERMIT
COORDINATED AS PER ENG. FLOOR
JOIST & ROOF TRUSS DRAWINGS
COMPLETED TO PRE-COORDINATION
STAGE, ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *[Signature]* 21031
NAME SIGNATURE BON

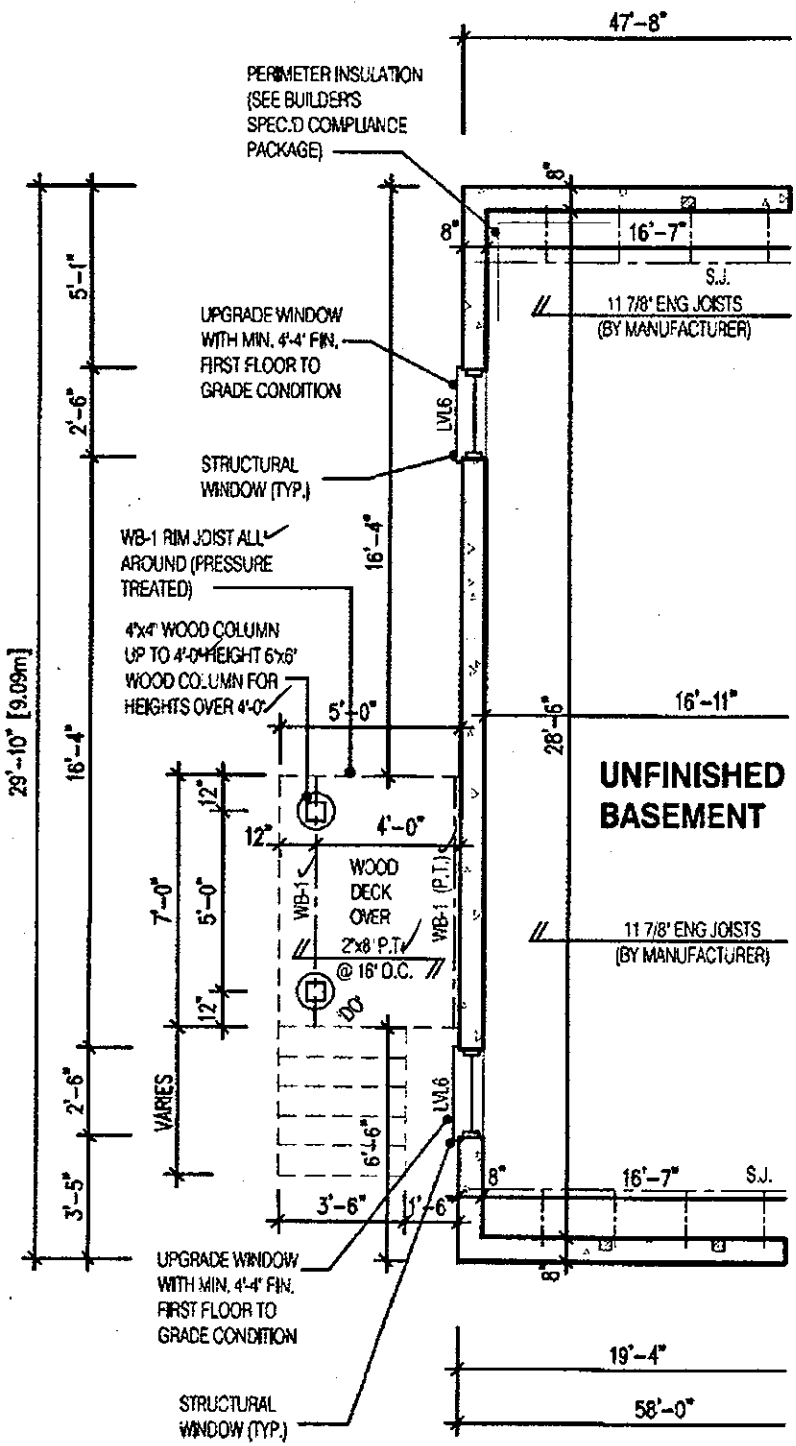
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-1
RUSSEL GARDENS PHASE 2
HAMILTON

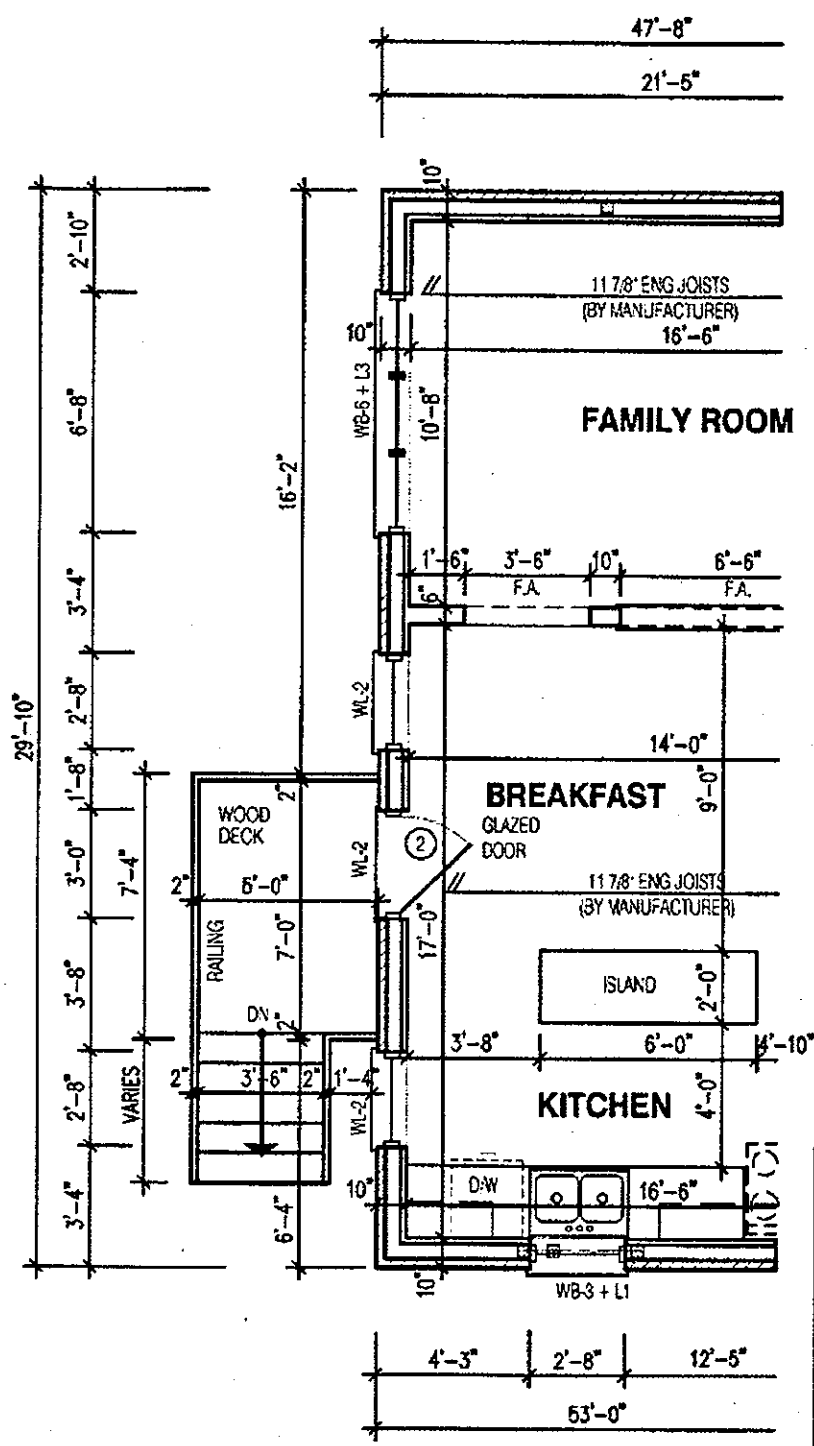


MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 3-1



NOTE:
SUBFLOOR TO BE
3/4" PLYWOOD ON
THIS LEVEL
ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-1



NOTE:
SUBFLOOR TO BE
5/8" PLYWOOD ON
THIS LEVEL
ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

PARTIAL FIRST FLOOR LAYOUT
FOR DECK CONDITION EL-1

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: JUL 18, 2018
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JUL 17 2017

- LEGEND:**
- BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
 - INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
 - SSS STL. PLATE FOR STEEL COL'N ABOVE
 - LVL LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
 - D.J. DOUBLE JOIST
 - T.J. TRIPLE JOIST
 - REPEAT NOTE
 - SHOWER WEEPERS

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:
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'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
FLOOR TRUSS LAYOUT BY MANUFACTURER.

DECKS TO BE APPLIED
FOR UNDER A SEPARATE
BUILDING PERMIT

O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'FLEMING 1
ELEVATION 2

STRODET INC.



FOR STRUCTURE ONLY

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7	
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3	APR. 12, 2017
2	APR. 10, 2017
1	MAR. 23, 2017

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *WBe* 21037
NAME SIGNATURE BCIN

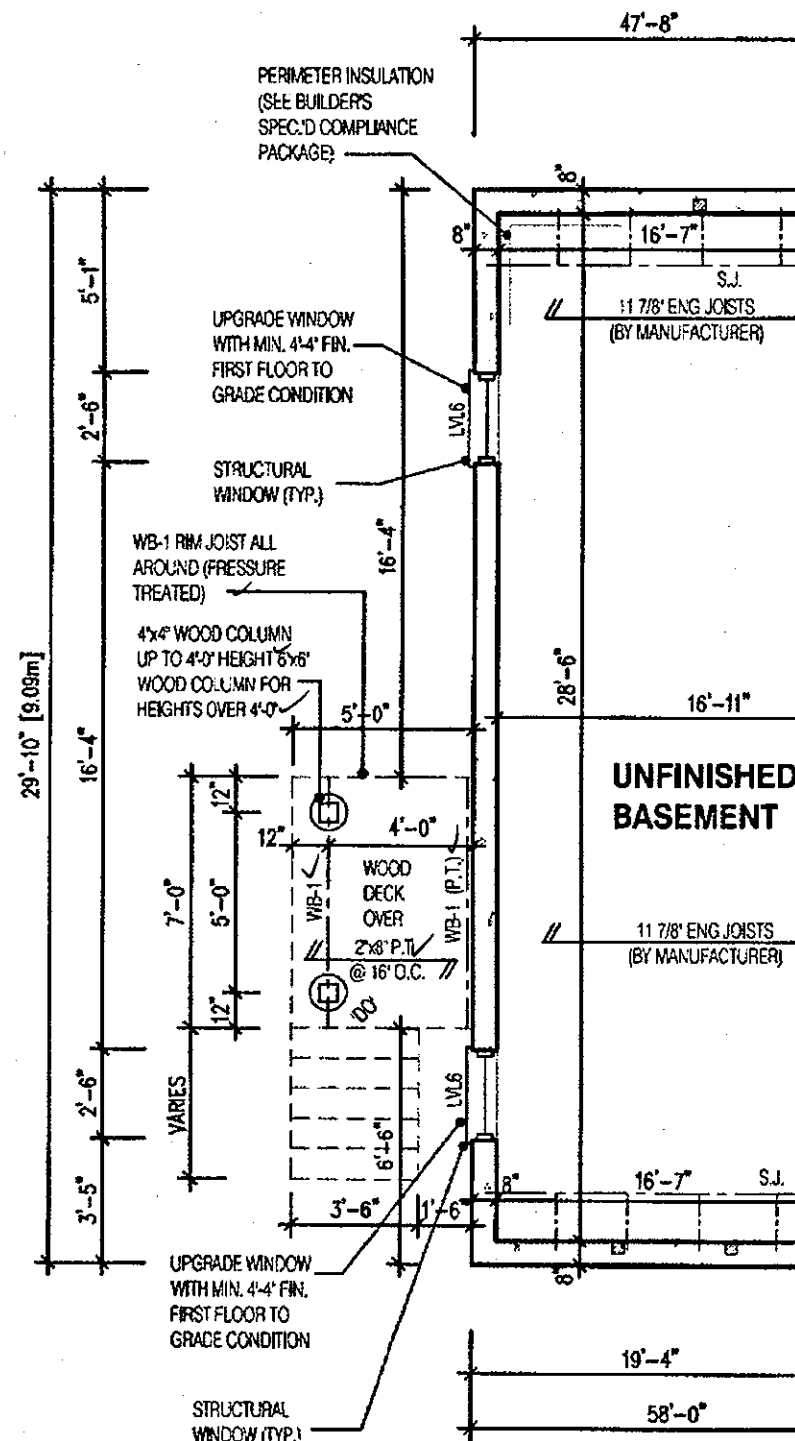
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-2
RUSSEL GARDENS PHASE 2
HAMILTON



MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 3A-1



NOTE:

SUBFLOOR TO BE
3/4\"/>

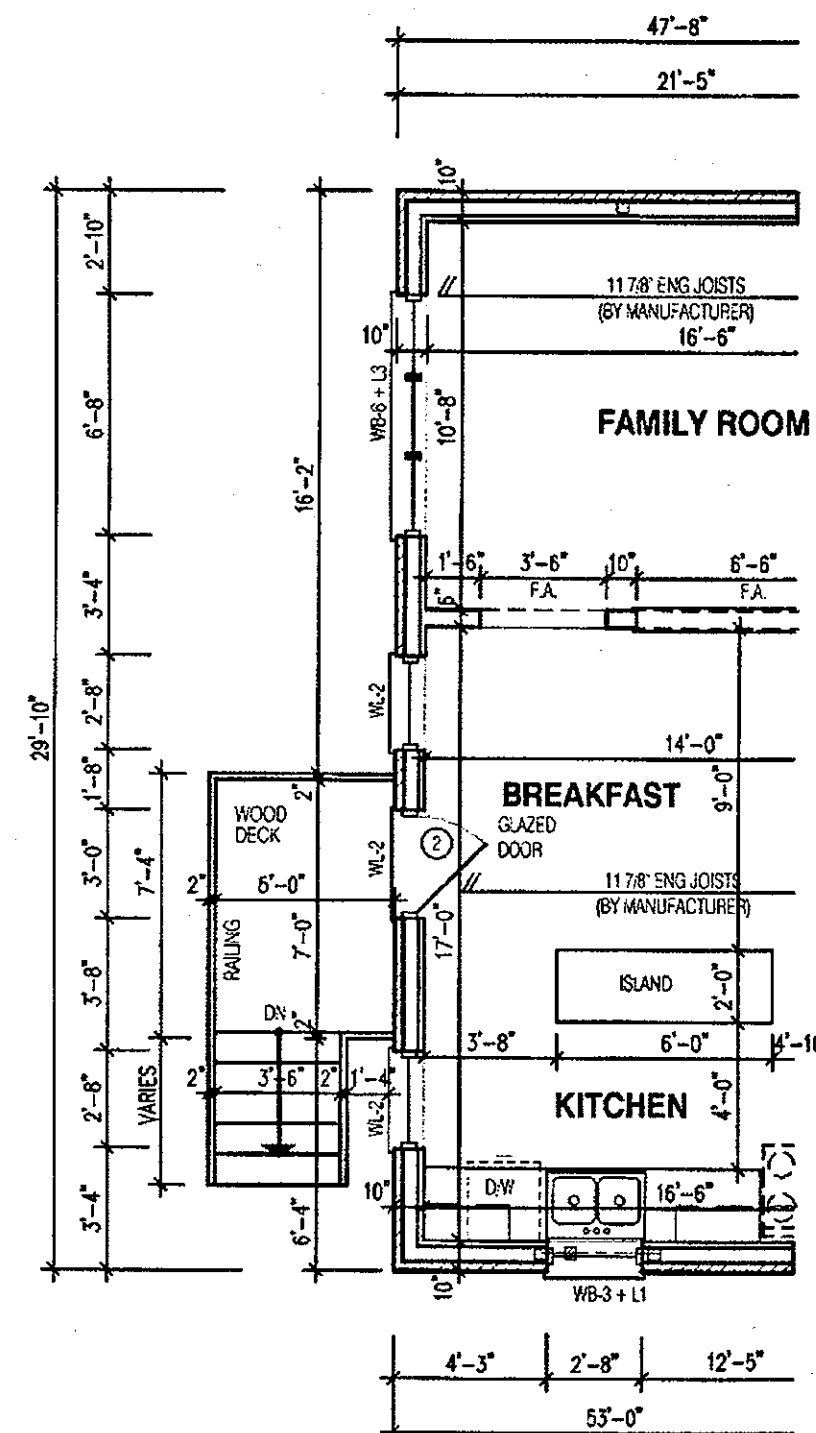
PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-2

NOTE:

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

NOTE:

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NOTE:

SUBFLOOR TO BE
5/8\"/>

PARTIAL FIRST FLOOR LAYOUT
FOR DECK CONDITION EL-2

NOTE:

SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: Jul 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JUL 17 2017

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

CITY OF HAMILTON
Building Division

Permit No. **18-115779**

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] **July 23/18**
FOR CHIEF BUILDING OFFICIAL DATE

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 3

STRODET INC.



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FOOTINGS.
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CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
OCCUPANTS.
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TO BE SCALED.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE; ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

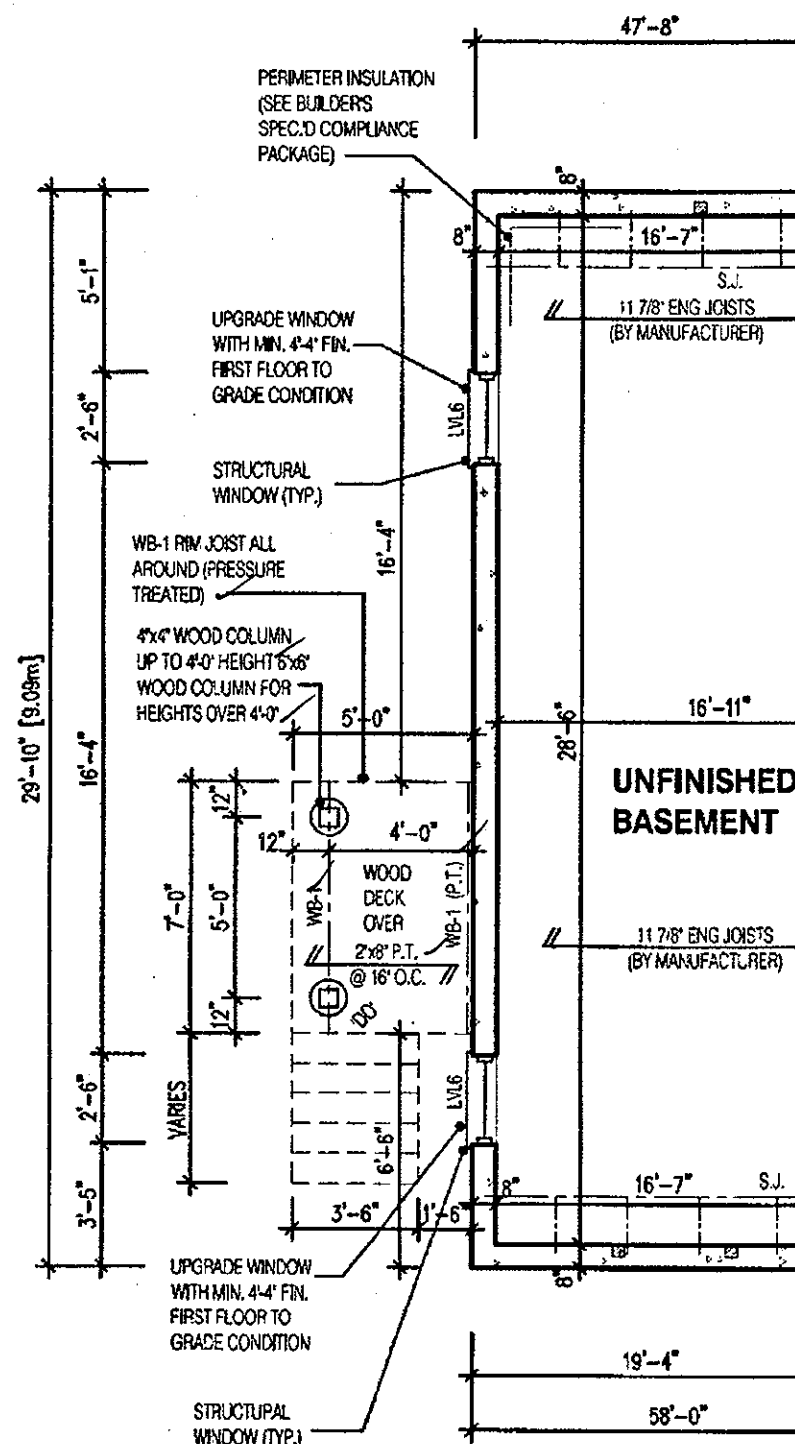
jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-3
RUSSEL GARDENS PHASE 2
HAMILTON



MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 3B-1

DECKS TO BE APPLIED
FOR UNDER A SEPARATE
BUILDING PERMIT



PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-3

NOTE:

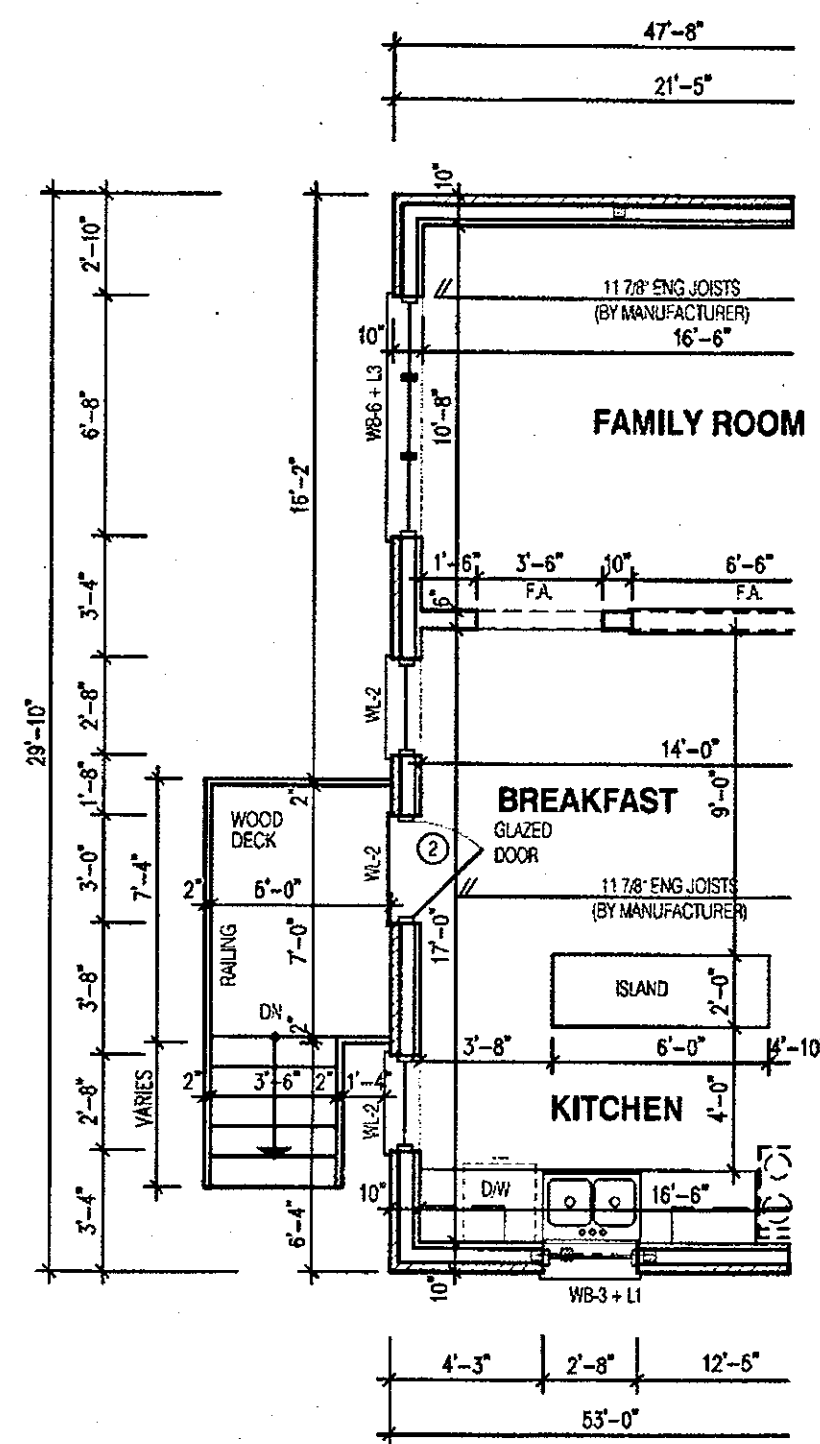
SUBFLOOR TO BE
3/4" PLYWOOD ON
THIS LEVEL
ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

NOTE:

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

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
ROOF TRUSS DRAWINGS BY MANUFACTURER.



PARTIAL FIRST FLOOR LAYOUT
FOR DECK CONDITION EL-3

NOTE:

SUBFLOOR TO BE
5/8" PLYWOOD ON
THIS LEVEL
ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

NOTE:

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'

NOTE:

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FLOOR TRUSS LAYOUT BY MANUFACTURER.

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

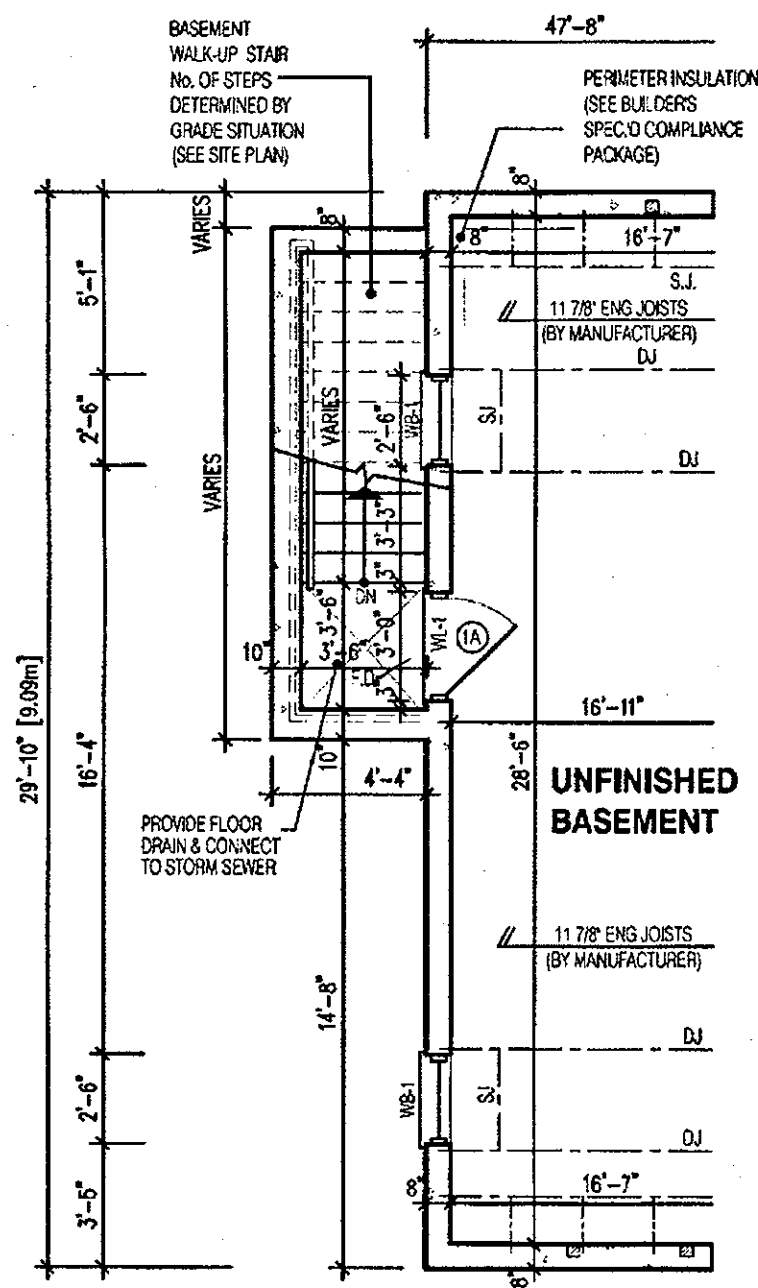
APPROVED BY: *[Signature]*
DATE: JUL 18, 2018

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

JUL 17 2017

LEGEND:

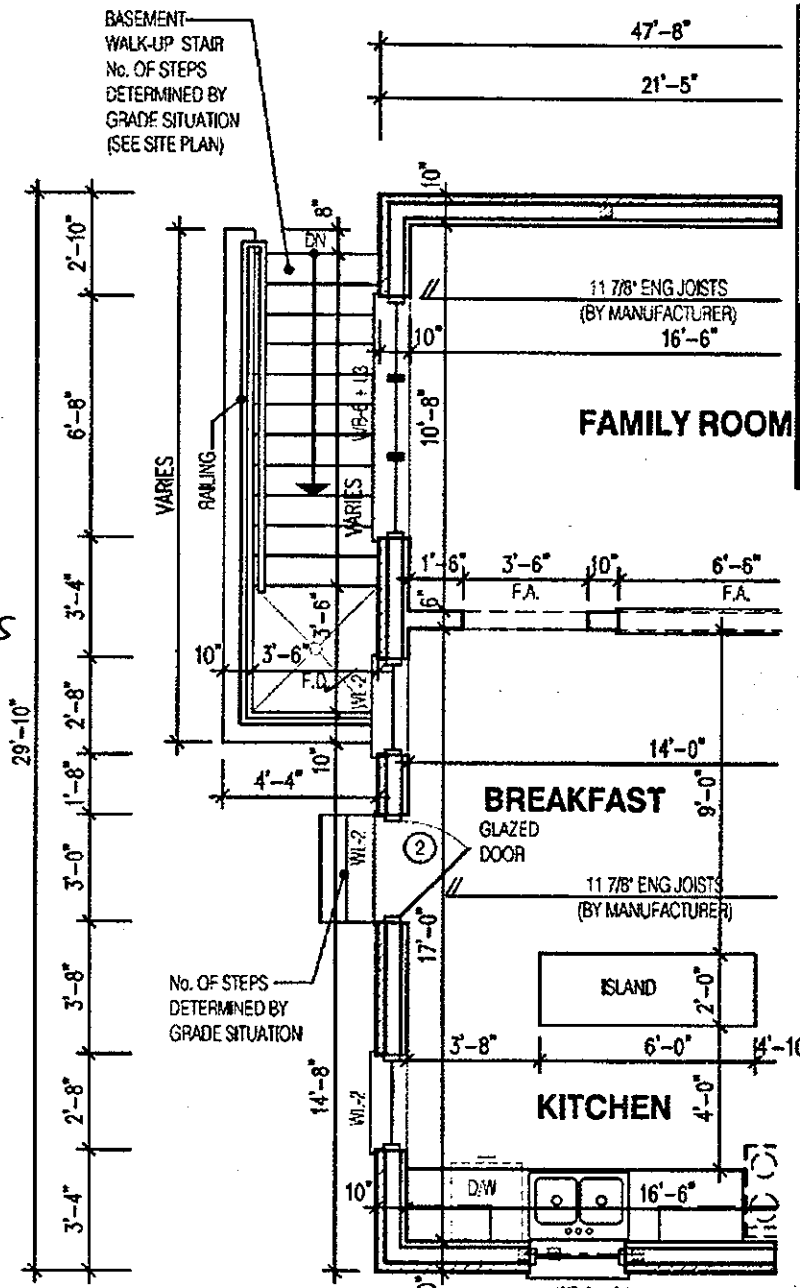
- BUILDING FACE < THAN 4'-0" (1.2m)
(AS MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COL'N ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS



NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

PARTIAL BASEMENT LAYOUT FOR WALK-UP CONDITION EL-1

BASEMENT WALK-UPS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT



NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

PARTIAL FIRST FLOOR LAYOUT FOR WALK-UP CONDITION EL-1

CITY OF HAMILTON
Building Division

Permit No. 18-118779

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

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- LVL. LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
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- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

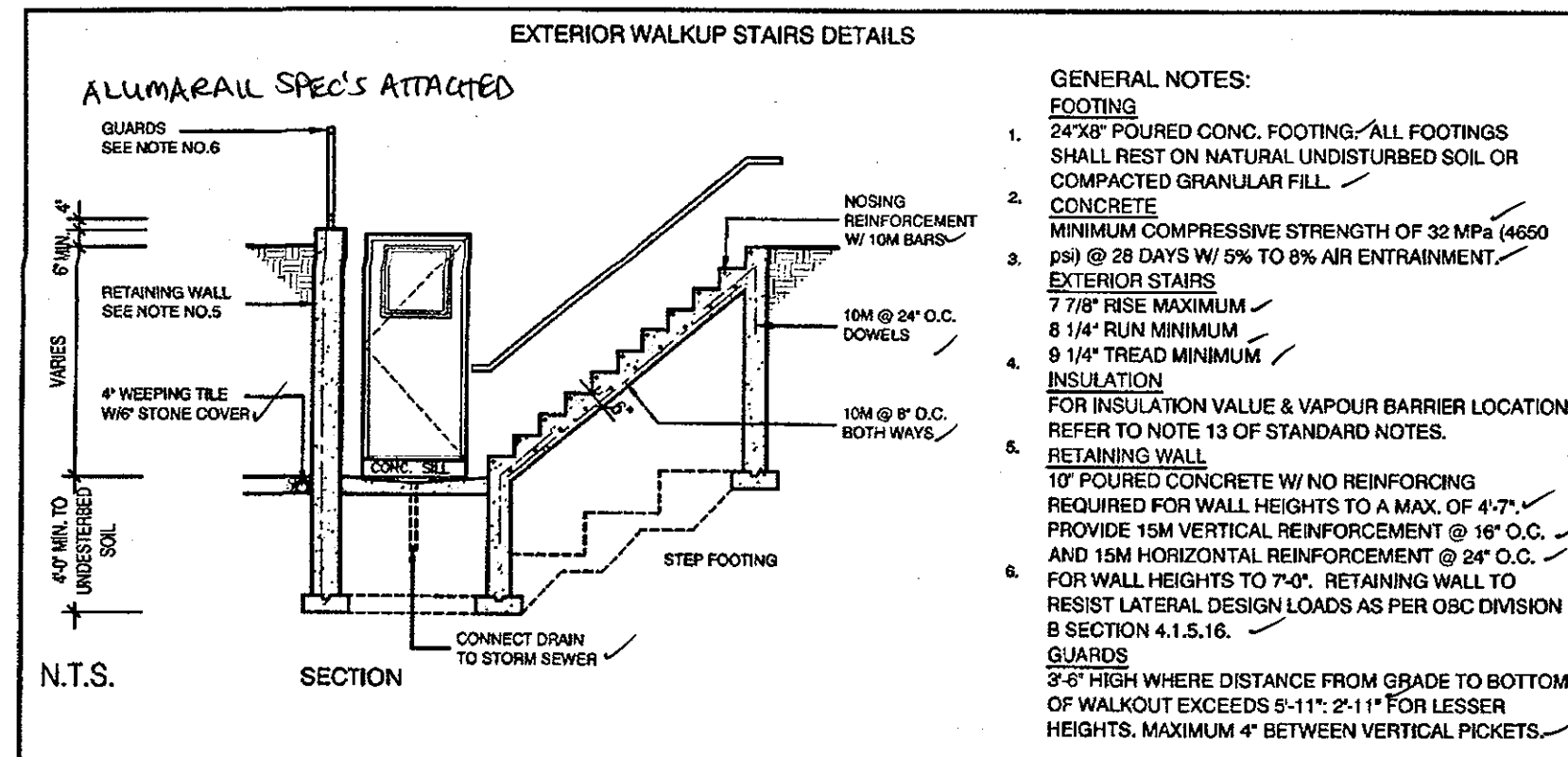
NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7". 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

JUL 17 2017



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'-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 4.1.5.16.
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.

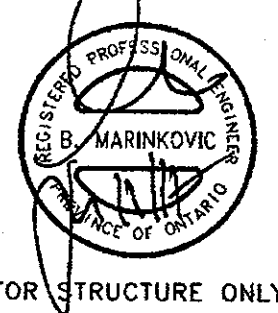
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: Jul. 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1

STRODET INC.



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

Walter Botter [Signature] 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

Jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-1

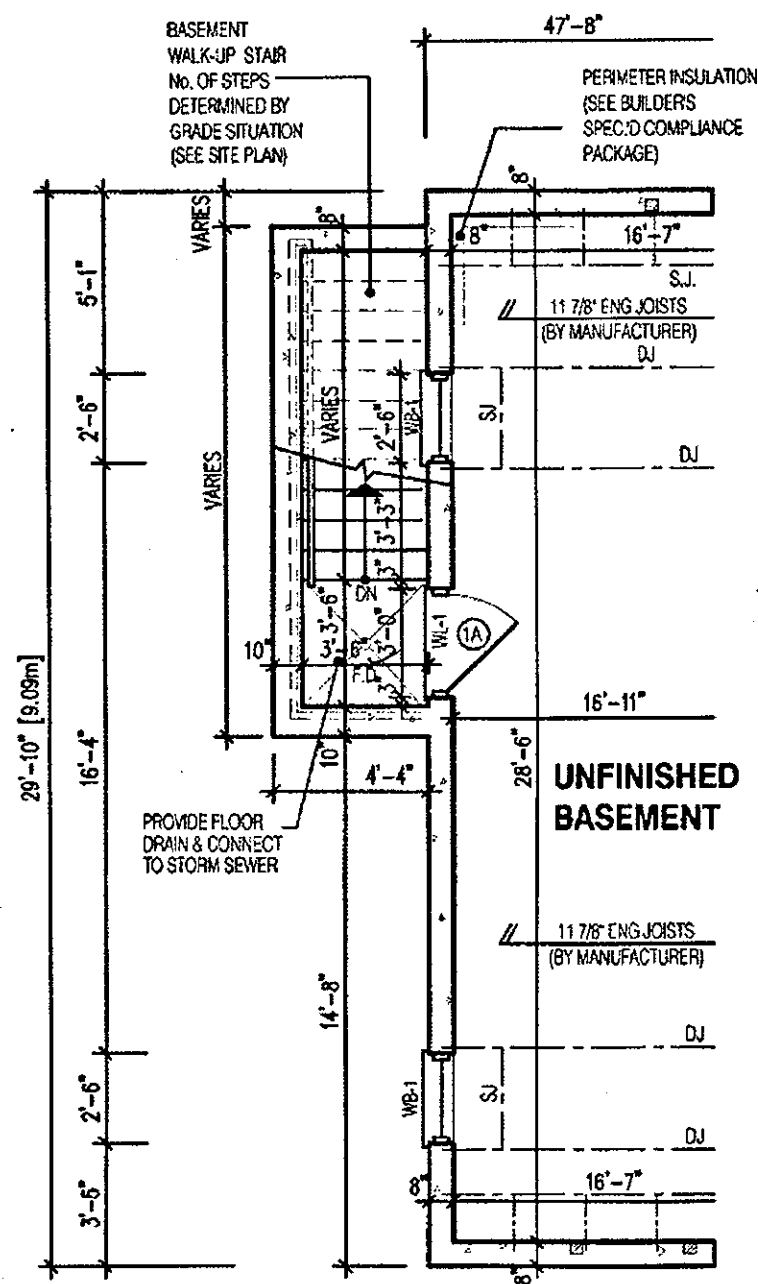
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T

SCALE: 3/16"=1'-0"

PROJ. No. 17-16 DWG. No. 3-2

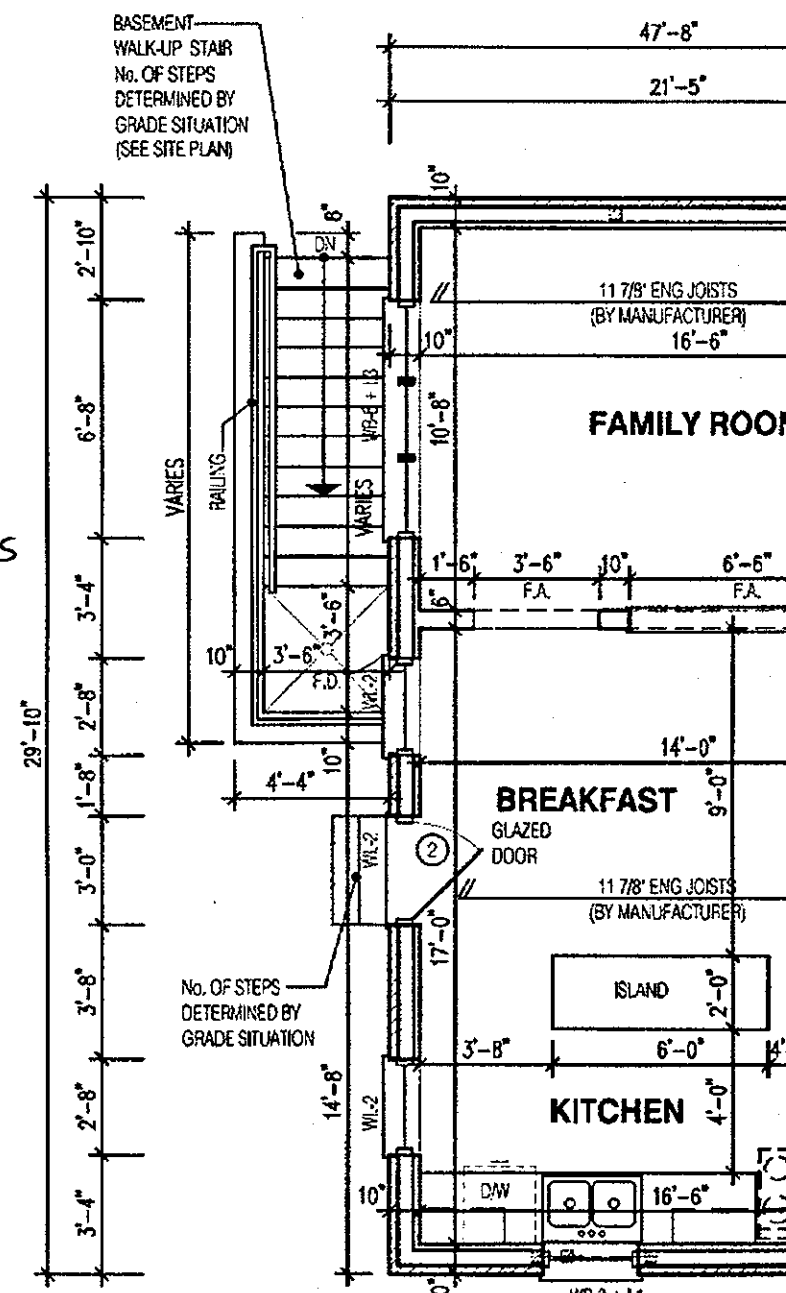
BILD



NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

PARTIAL BASEMENT LAYOUT FOR WALK-UP CONDITION EL-2

BASEMENT WALK-UPS
TO BE APPLIED FOR
UNDER A SEPARATE
BUILDING PERMIT



NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

PARTIAL FIRST FLOOR LAYOUT FOR WALK-UP CONDITION EL-2

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

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

APPROVED BY: *[Signature]*
DATE: JUL 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

O.REG. 332/12
2017-SB-12
COMPLIANCE PACKAGE 'A1'
FLEMING 1 ELEVATION 2

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

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE; ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

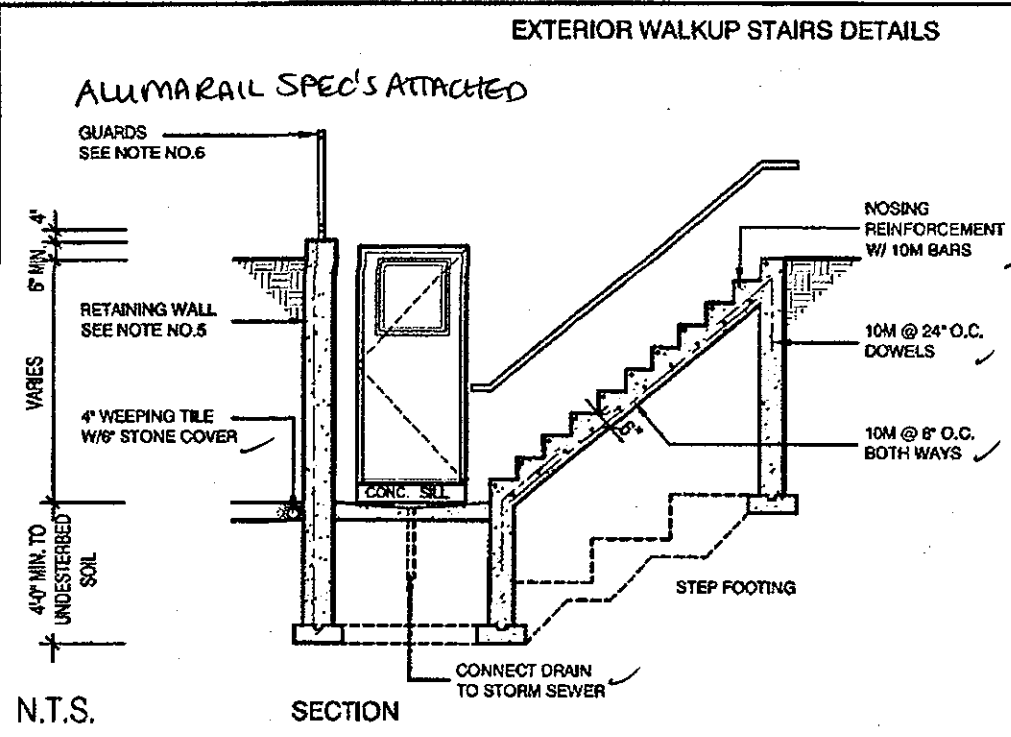
Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-2
RUSSEL GARDENS PHASE 2
HAMILTON

BILD
MODEL T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 3A-2



- GENERAL NOTES:**
- FOOTING**
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
 - CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
 - EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
 - INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
 - RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 18" 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 4.1.5.16.
 - GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11". 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

CITY OF HAMILTON
Building Division

Permit No. **18-118779**

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]* **July 23/18**
FOR CHIEF BUILDING OFFICIAL DATE

NOTE:
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'.

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

LEGEND:

☐ BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)

▨ INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE

▧ STL. PLATE FOR STEEL COLUMN ABOVE LAMINATED VENEER LUMBER

LVL LAMINATED VENEER LUMBER

S.J. SINGLE JOIST

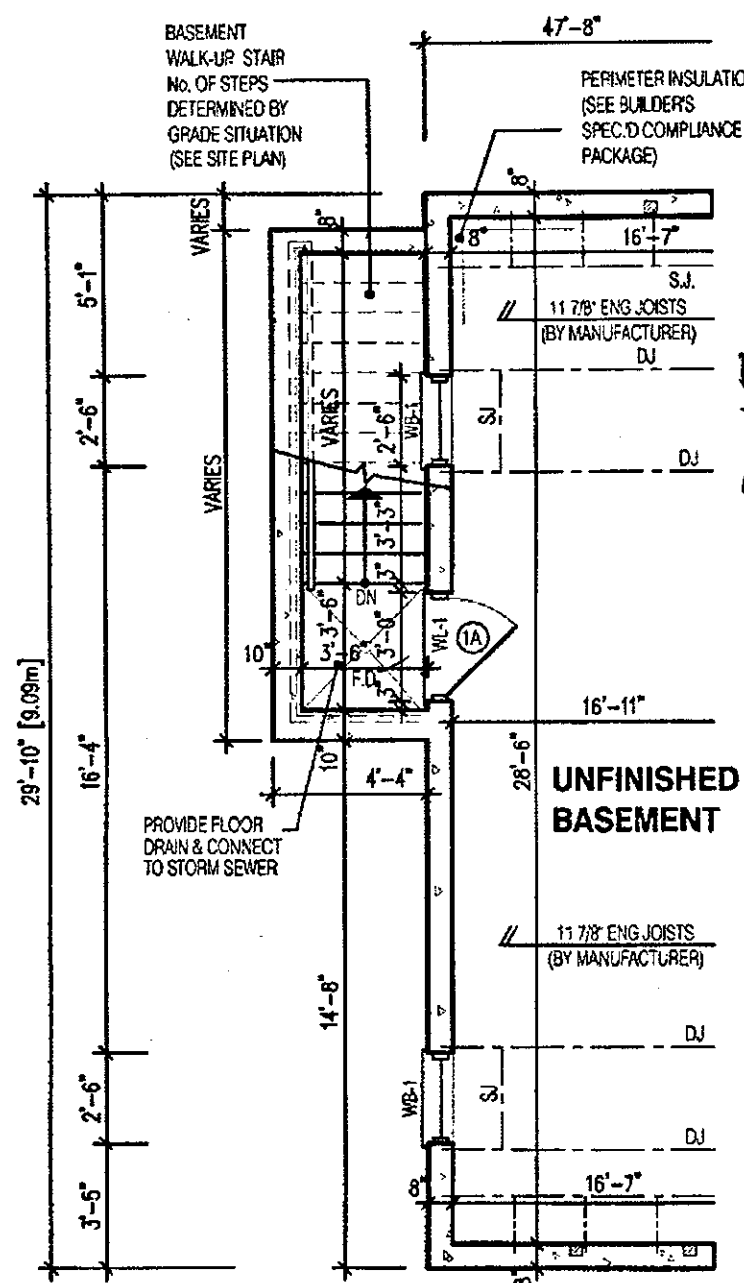
D.J. DOUBLE JOIST

T.J. TRIPLE JOIST

○ REPEAT NOTE

○ SHOWER WEEPERS

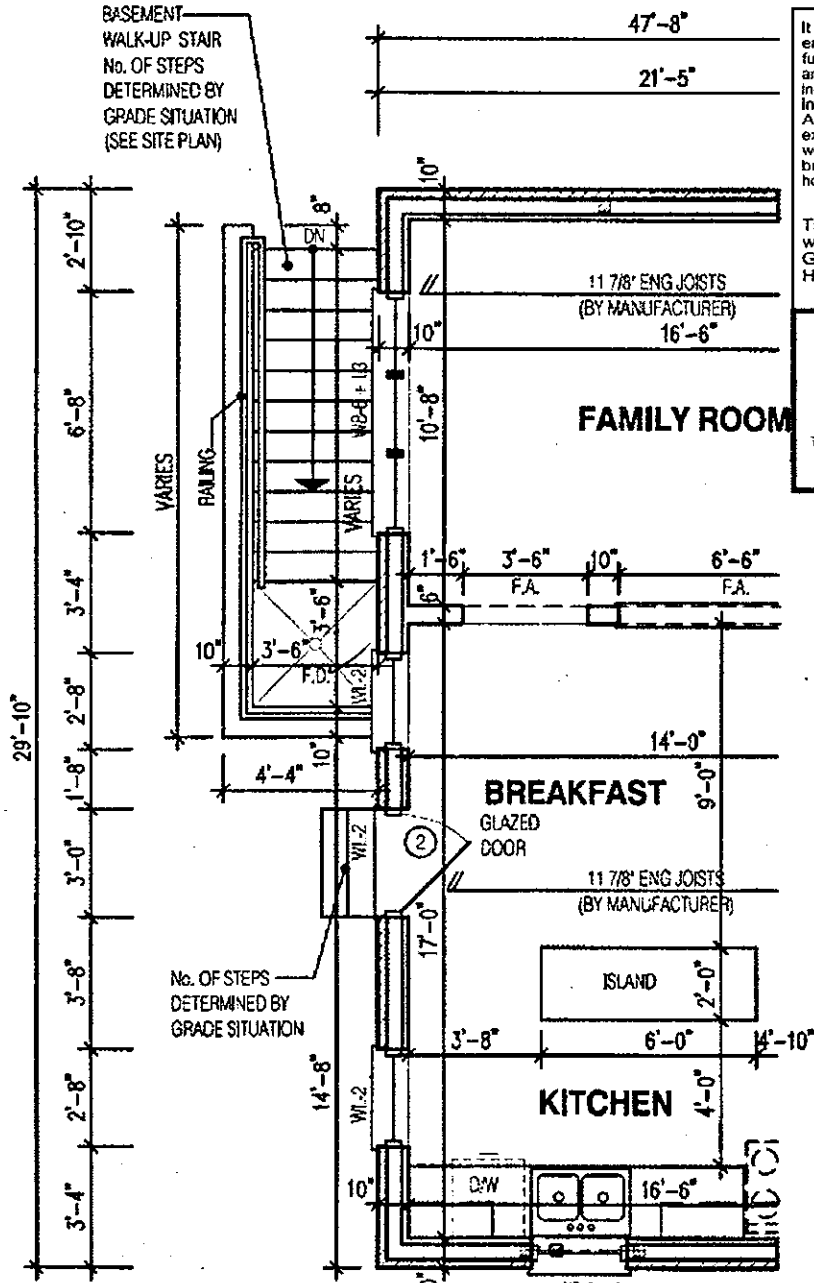
JUL 17 2017



NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

PARTIAL BASEMENT LAYOUT FOR WALK-UP CONDITION EL-3

BASEMENT WALK-UPS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT



NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

PARTIAL FIRST FLOOR LAYOUT FOR WALK-UP CONDITION EL-3

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

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

APPROVED BY: *[Signature]*
DATE: Jul 18, 2018

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

O.REG. 332/12
2017-SB-12
COMPLIANCE PACKAGE 'A1'
FLEMING 1 ELEVATION 3

STRODET INC.
REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY ✓

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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AS CONSTRUCTED INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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 3.2.4 of the building code.

Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

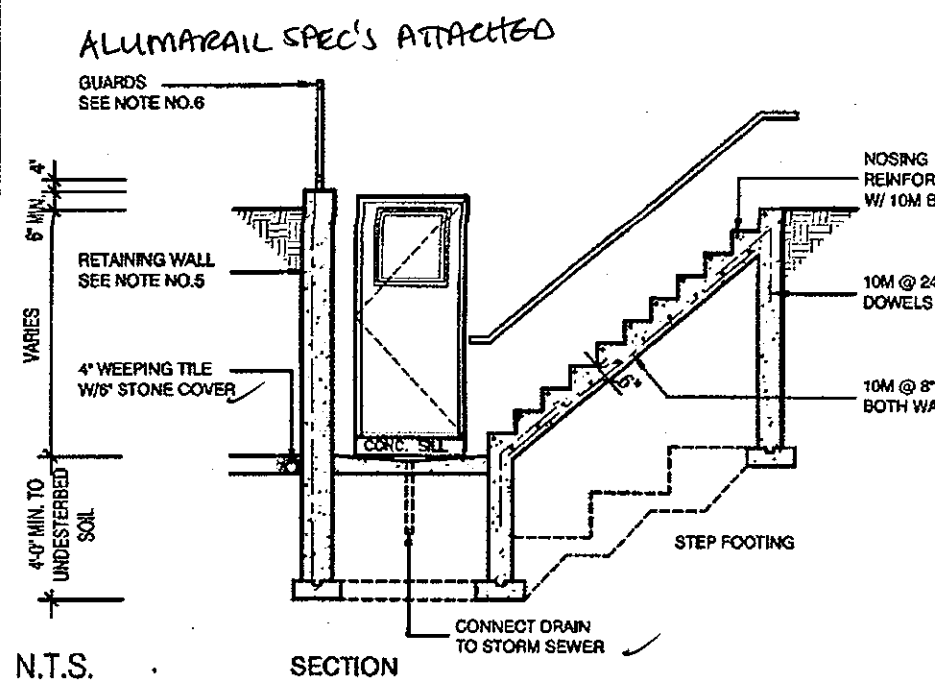
Jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-3

RUSSEL GARDENS PHASE 2 HAMILTON

MODEL T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 3B-2

EXTERIOR WALKUP STAIRS DETAILS



- GENERAL NOTES:**
- FOOTING**
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
 - CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
 - EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
 - INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
 - 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 4.1.5.16.
 - 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.

Permit No. 18-118779

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] July 23/18
FOR CHIEF BUILDING OFFICIAL DATE

NOTE:
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'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

JUL 17 2017

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1

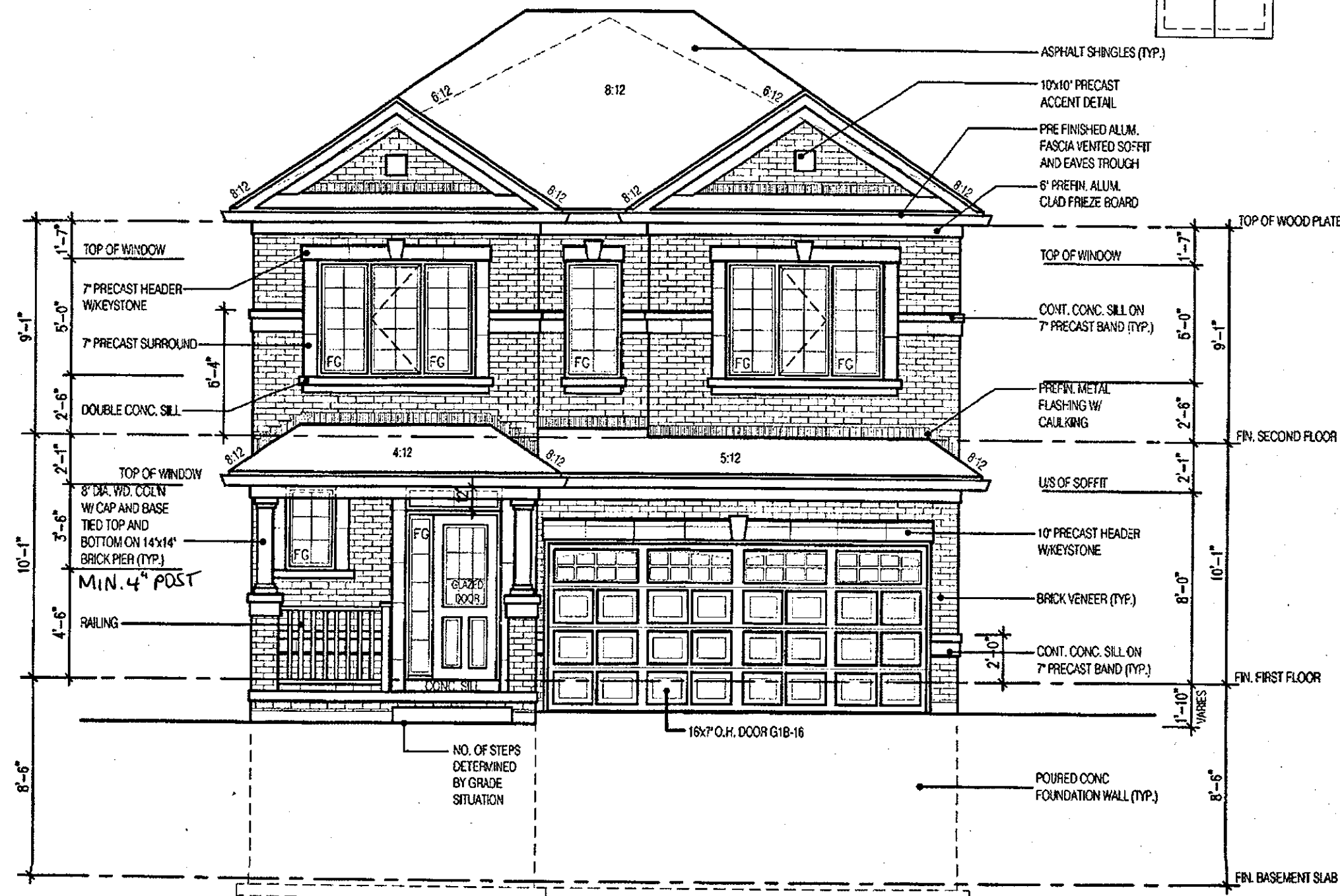
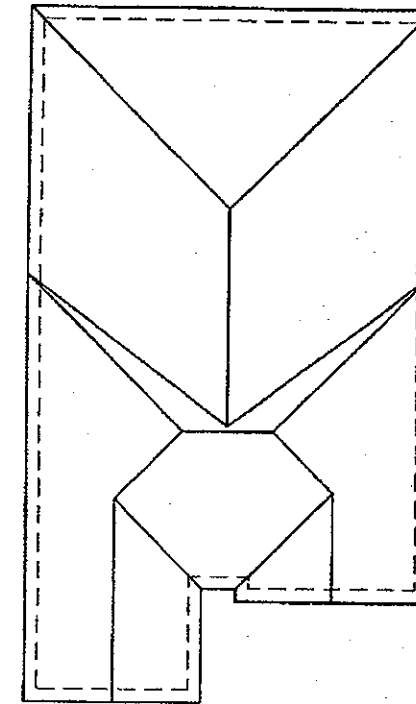
CITY OF HAMILTON
Building Division

Permit No. 18-118779

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

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



FLEMING 1
ELEVATION 1

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 (setting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: Jul 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JUL 17 2017

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
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3	APR. 12, 2017 ADDED CLIENT COMMENTS, ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017 COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017 COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT

NO: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter [Signature] 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION -1
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16
DWG. No. 4

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 2

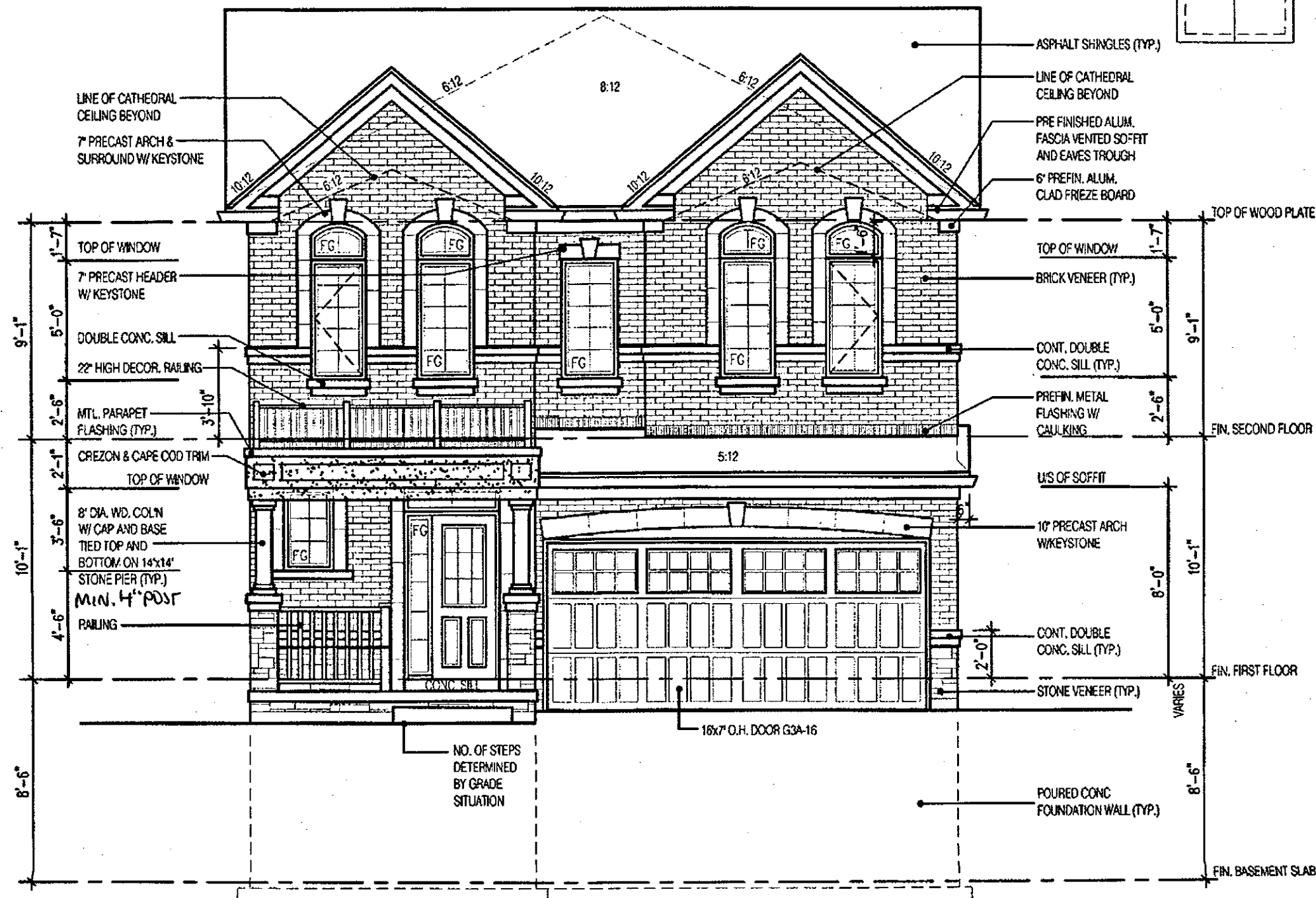
CITY OF HAMILTON
Building Division

Permit No. **18-118779**

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] **July 23/18**
 FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1
ELEVATION 2

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: **Jul 18, 2018**
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JUL 17 2017

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
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1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE; ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
 64 JARDIN DR. SUITE 3A
 VAUGHAN ONT. L4K 3P3
 TEL: 905 660-3377 FAX: 905 660-3713
 EMAIL: info@jardindesign.ca

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.

Walter Botter *[Signature]* 21031
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION:
 Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
 FIRM NAME BCIN

FRONT ELEVATION -2

RUSSEL GARDENS PHASE 2

HAMILTON

MODEL
 T

SCALE:
 3/16" = 1'-0"

PROJ. No. 17-16
 DWG. No. 4A

BILD

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 3

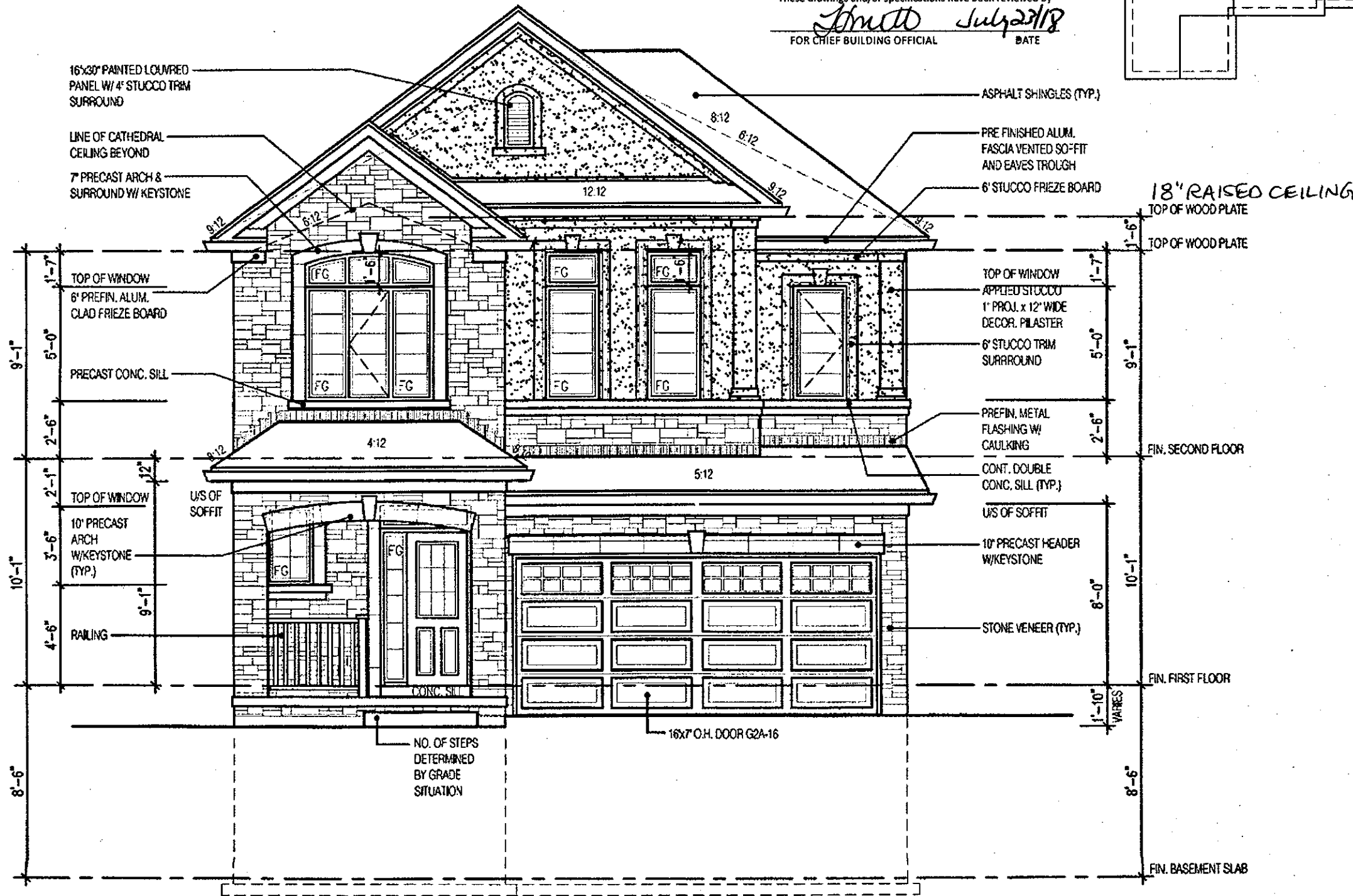
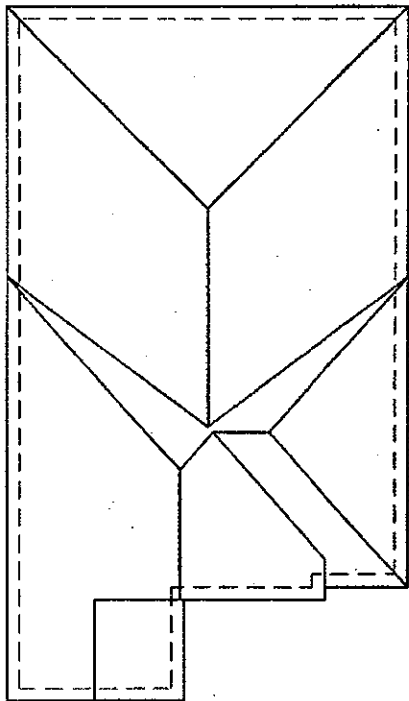
CITY OF HAMILTON
Building Division

Permit No. 18-118779

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
Shirley Bate July 27/18
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1
ELEVATION 3

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: Jul 18 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JUL 17 2017

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

Walter Botter [Signature] 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION -3

RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 4B

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

APPROVED BY: *[Signature]*

DATE: Jul 13, 2018

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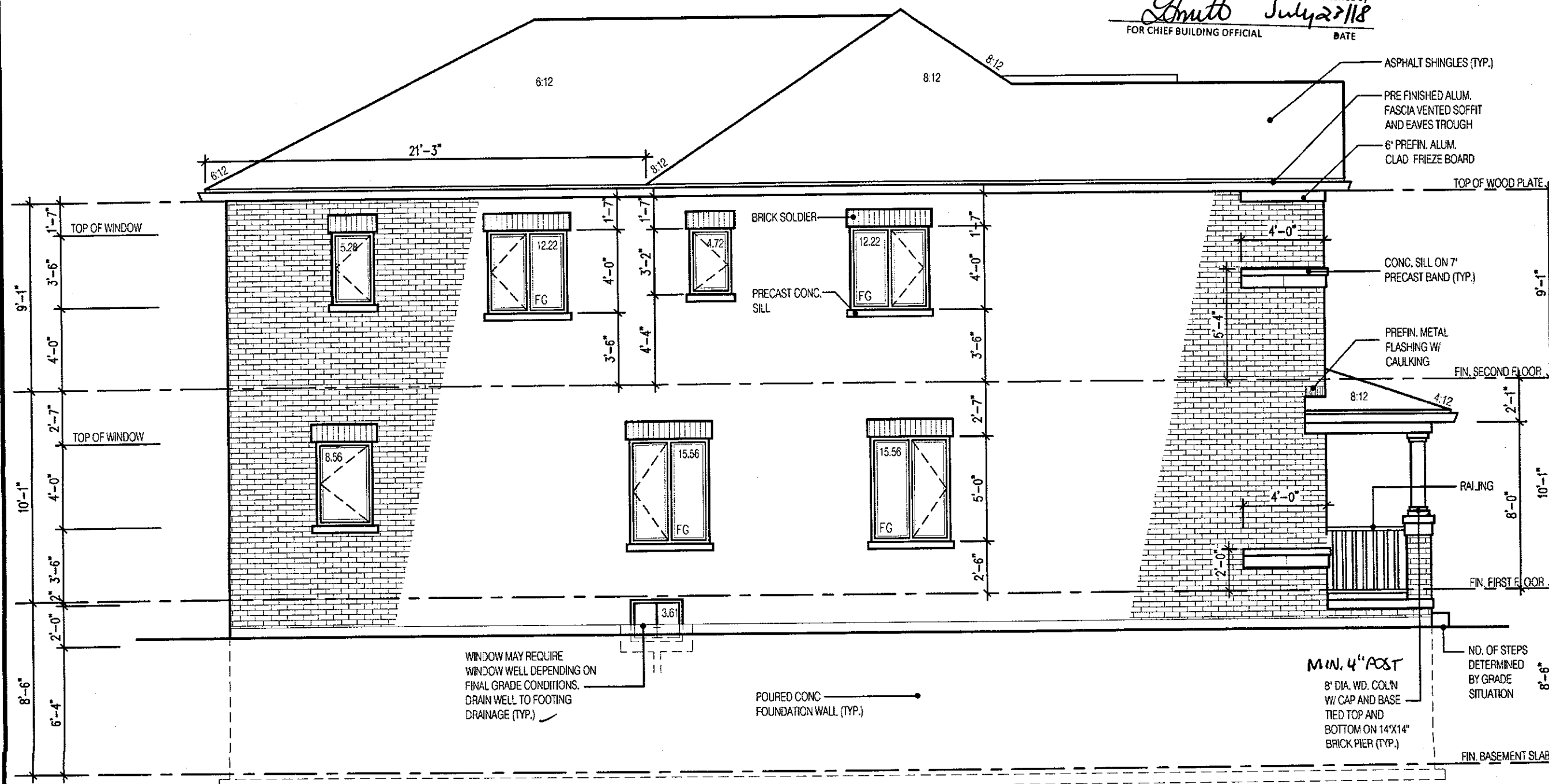
CITY OF HAMILTON
Building Division

Permit No. **18-118779**

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] **July 27/18**
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1 SIDE ELEVATION 1 UNPROTECTED OPENINGS

WALL AREA 1113 Φ
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDYARD) 77.91 Φ
ACTUAL GLASS AREA 77.72 Φ

ASPHALT SHINGLES (TYP.)
PRE FINISHED ALUM.
FASCIA VENTED SOFFIT
AND EAVES TROUGH
6" PREFIN. ALUM.
CLAD FRIEZE BOARD

TOP OF WOOD PLATE

CONC. SILL ON 7"
PRECAST BAND (TYP.)

PREFIN. METAL
FLASHING W/
CAULKING

FIN. SECOND FLOOR

8:12 4:12

2'-1"

10'-1"

8'-0"

4'-0"

2'-0"

FIN. FIRST FLOOR

NO. OF STEPS
DETERMINED
BY GRADE
SITUATION

8'-6"

FIN. BASEMENT SLAB

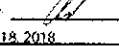
MIN. 4" POST
8" DIA. WD. COLN
W/ CAP AND BASE
TIED TOP AND
BOTTOM ON 14"x14"
BRICK PIER (TYP.)

O.REG. 332/12	
2017-SB-12	
COMPLIANCE	
PACKAGE 'A1'	
FLEMING 1	
ELEVATION 1	
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	
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7	
6	
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4	AUG. 16, 2017 REV. ENSUITE & KITCHEN WINDOW, REISSUED TO CLIENT
3	APR. 12, 2017 ADDED CLIENT COMMENTS, ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017 COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017 COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT
No:	DATE: WORK DESCRIPTION:
jardin	
DESIGN GROUP INC	
64 JARDIN DR. SUITE 3A	
VAUGHAN ONT. L4K 3P3	
TEL: 905 660-3377 FAX: 905 660-3713	
EMAIL: info@jardindesign.ca	
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QUALIFICATION INFORMATION	
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	
Walter Botter	21031
NAME	SIGNATURE BCIN
REGISTRATION INFORMATION	
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code	
jardin design group inc.	27763
FIRM NAME	BCIN
SIDE ELEVATION-1	
RUSSEL GARDENS PHASE 2	
HAMILTON	
MODEL	
T	
SCALE: 3/16"=1'-0"	
PROJ. No.	DWG. No.
17-16	5

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

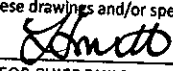
APPROVED BY: 
DATE: Jul 18, 2018

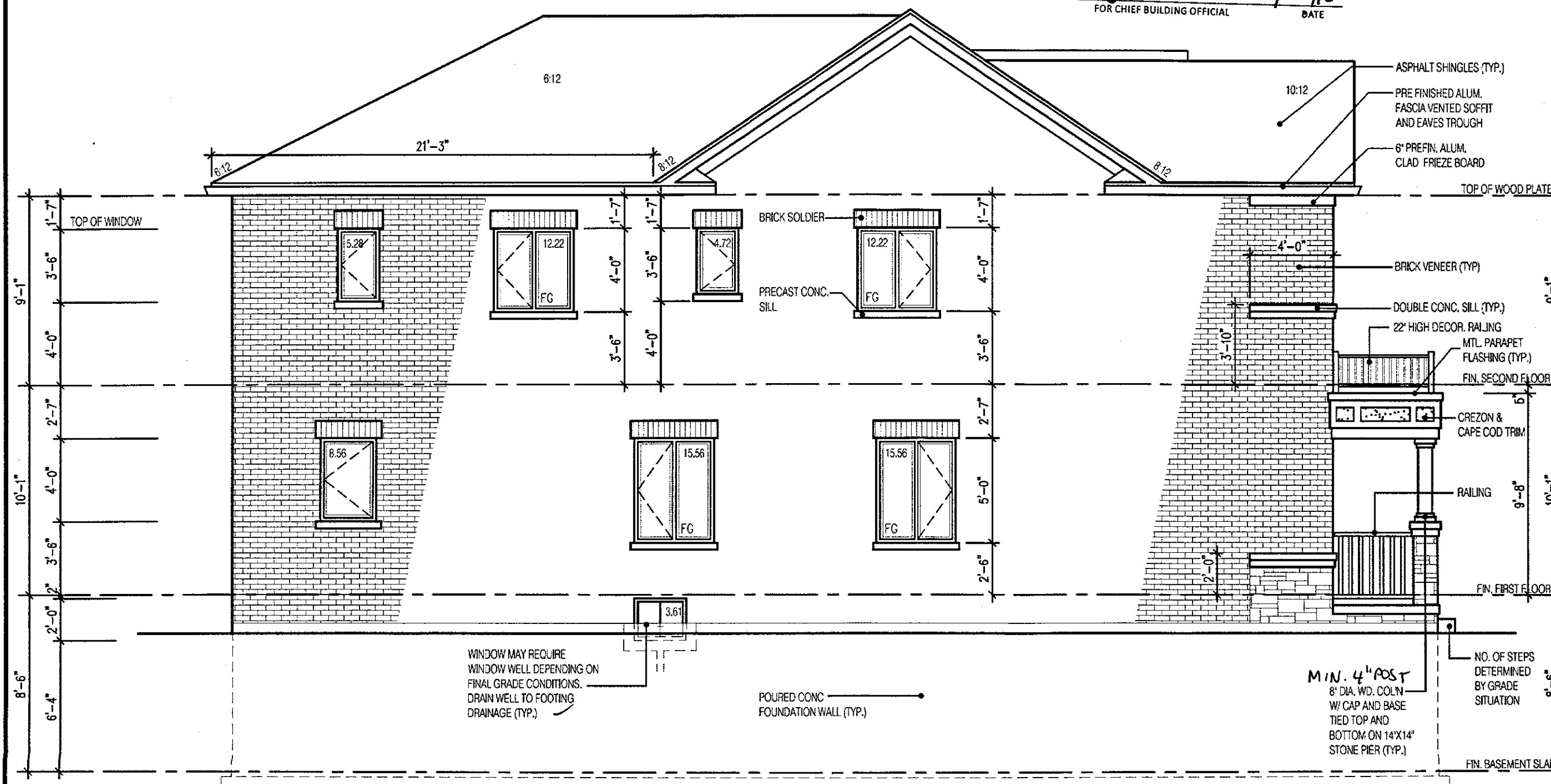
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CITY OF HAMILTON
Building Division

Permit No. 18-118779

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 July 23/18
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1 SIDE ELEVATION 2 UNPROTECTED OPENINGS

WALL AREA 1113 #
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD) 77.91 #
ACTUAL GLASS AREA 77.72 #

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 2

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No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter  21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-2
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 5A

CITY OF HAMILTON
Building Division

Permit No. 18-118779

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]

DATE: Jul 18, 2018

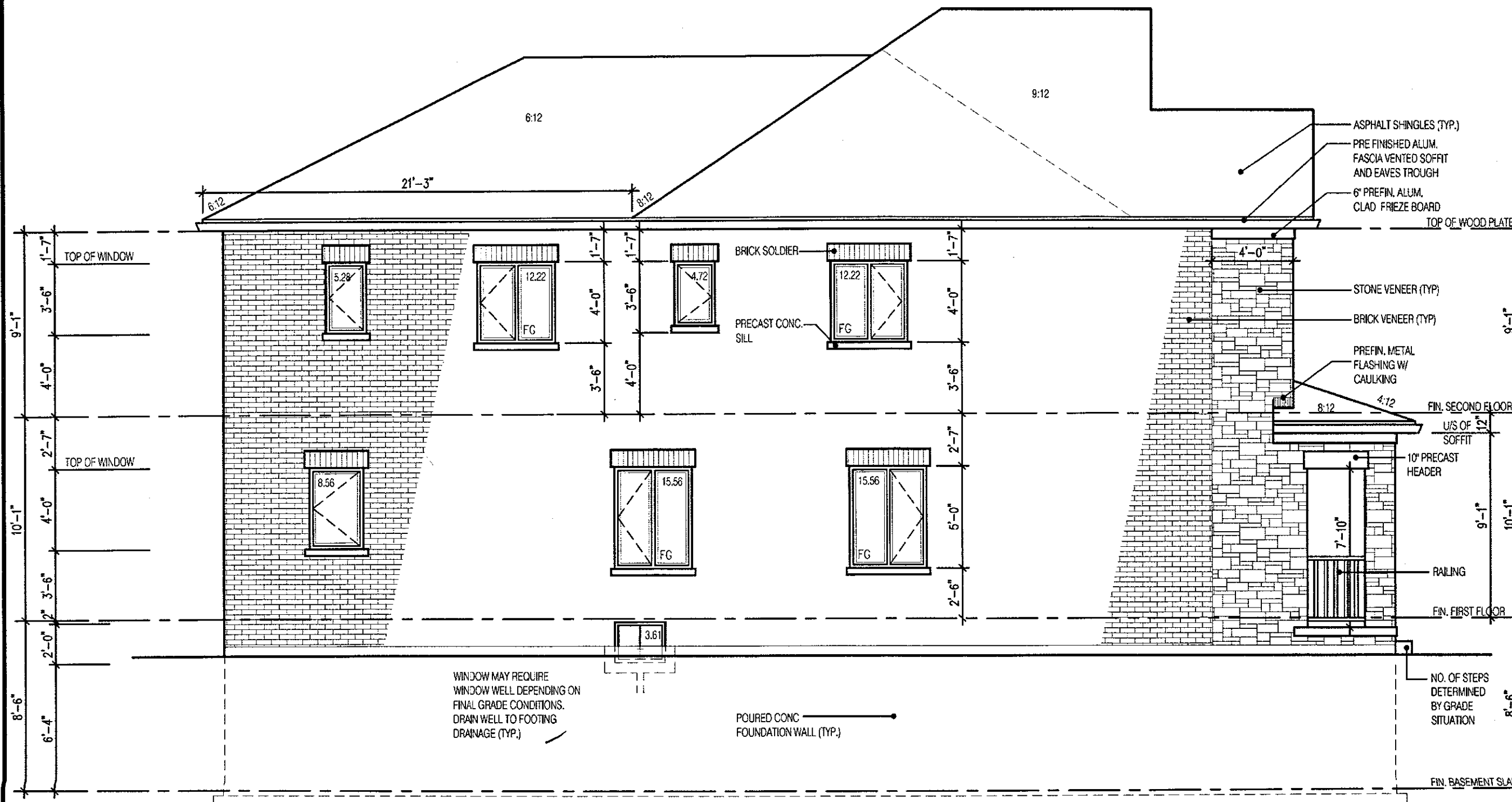
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O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 3



FLEMING 1
SIDE ELEVATION 3

UNPROTECTED OPENINGS

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ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD) 77.91 Φ
ACTUAL GLASS AREA 77.72 Φ

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jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
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TEL: 905 660-3377 FAX: 905 660-3713
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NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-3
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE:
3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 5B

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: JUL 18 2018

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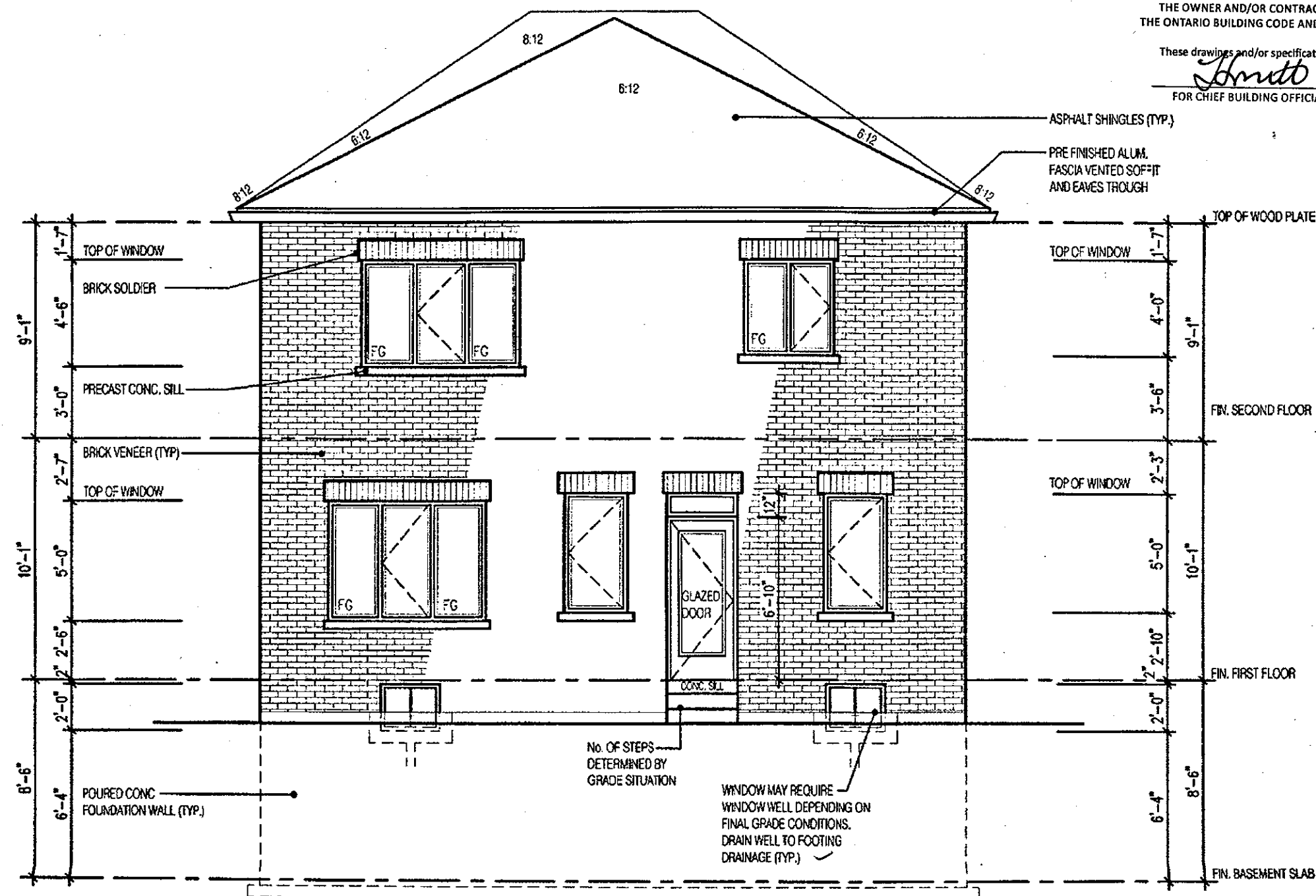
CITY OF HAMILTON
Building Division

Permit No. **18-118779**

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[Signature] **July 23/18**
FOR CHIEF BUILDING OFFICIAL DATE



**FLEMING 1
REAR ELEVATION 1**

**O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1**

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7	
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No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

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Jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-1
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE
3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 6

JUL 17 2017

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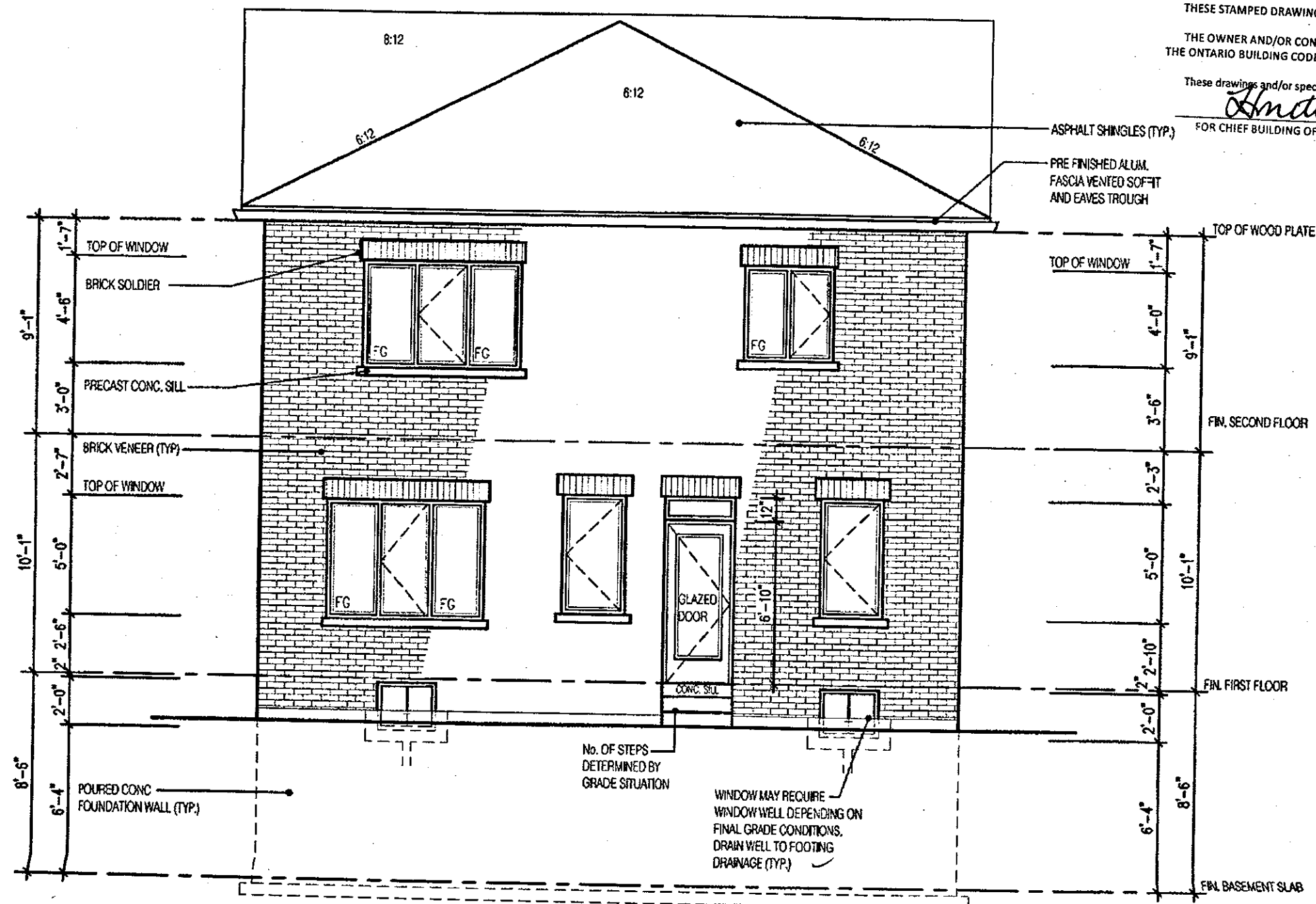
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CITY OF HAMILTON
Building Division

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[Signature] July 23/18
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1
REAR ELEVATION 2

JUL 17 2017

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 2

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7		
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jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-2
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. 17-16
DWS. No. 6A

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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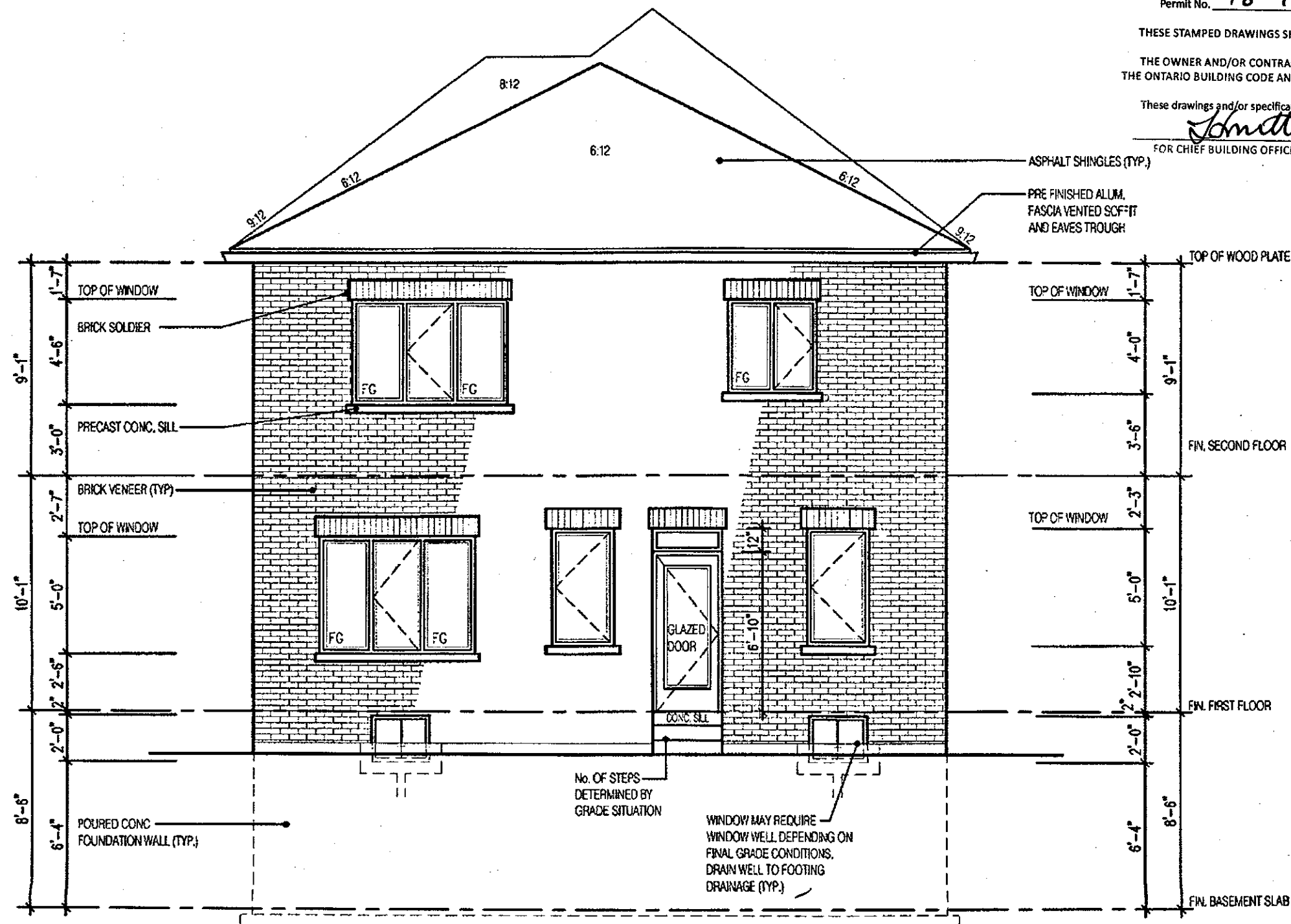
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Building Division

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**FLEMING 1
REAR ELEVATION 3**

O.REG. 332/12

**2017-SB-12
COMPLIANCE
PACKAGE 'A1'**

**FLEMING 1
ELEVATION 3**

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No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-3
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 6B

JUL 17 2017

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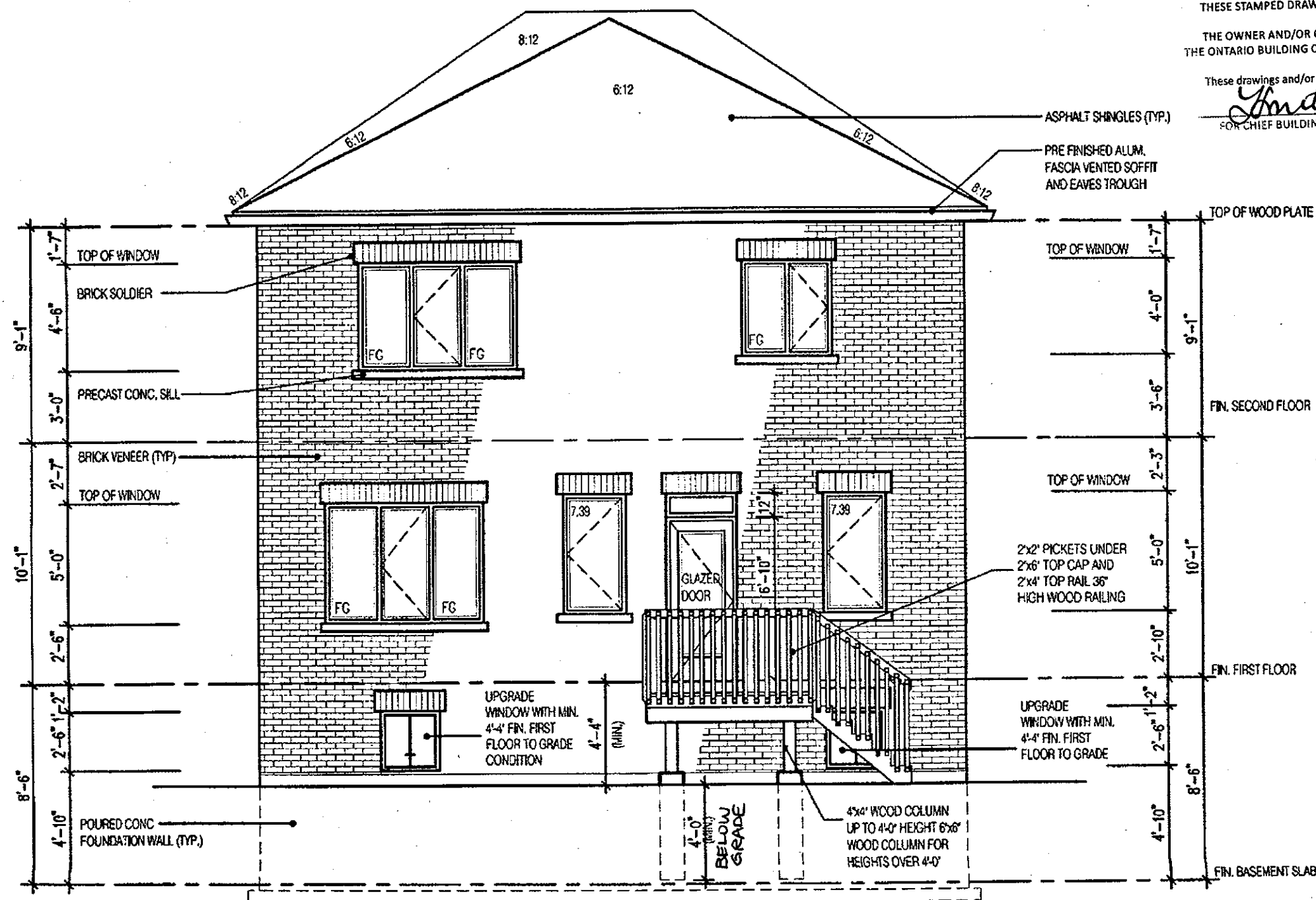
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**FLEMING 1
REAR ELEVATION 1
DECK CONDITON**

NOTE:
WHEN VENEER CUT IS GREATER THAN
26" A 10" POURED CONC. FOUNDATION
WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED
IN CONJUNCTION WITH SITE PLAN)

**O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1**

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3	APR. 12, 2017	ADDED CLIENT COMMENTS: ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE: ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.

Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

Jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-1

RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T

SCALE: 3/16"=1'-0"

PROJ. No. 17-16 DWG. No. 6-1

BILD

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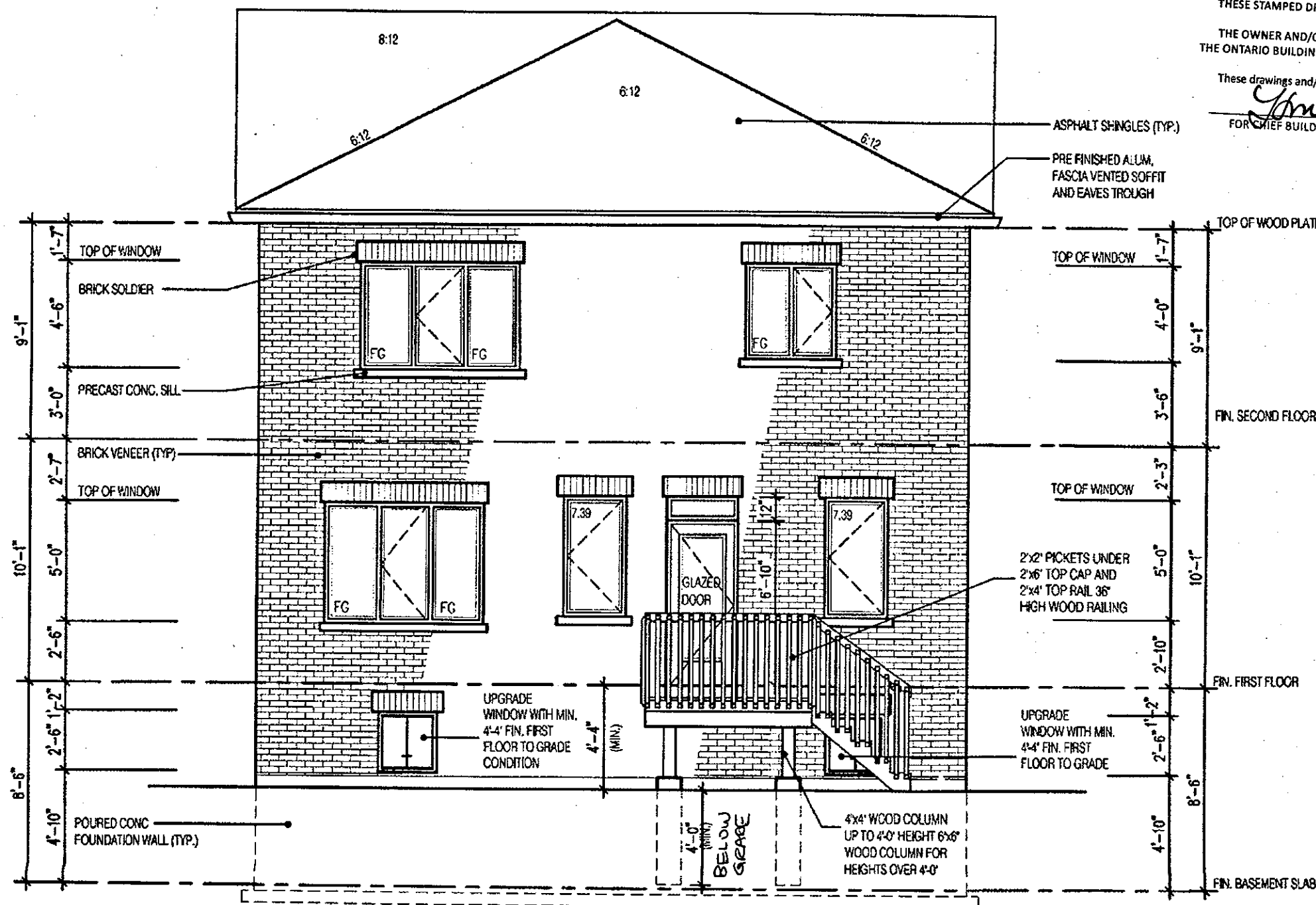
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: JUL 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. 18718779

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] July 27/18
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1
REAR ELEVATION 2
DECK CONDITON

NOTE:
WHEN VENEER CUT IS GREATER THAN
26" A 10" POURED CONC. FOUNDATION
WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED
IN CONJUNCTION WITH SITE PLAN)

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 2

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2	APR. 10, 2017
1	MAR. 23, 2017

No: DATE: WORK DESCRIPTION:

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64 JARDIN DR. SUITE 3A
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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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Jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-2
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16" = 1'-0"
PROJ. No. 17-16
DWG. No. 6A-1

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

APPROVED BY: *[Signature]*
DATE: JUL 18, 2018

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O.REG. 332/12

2017-SB-12
COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 3

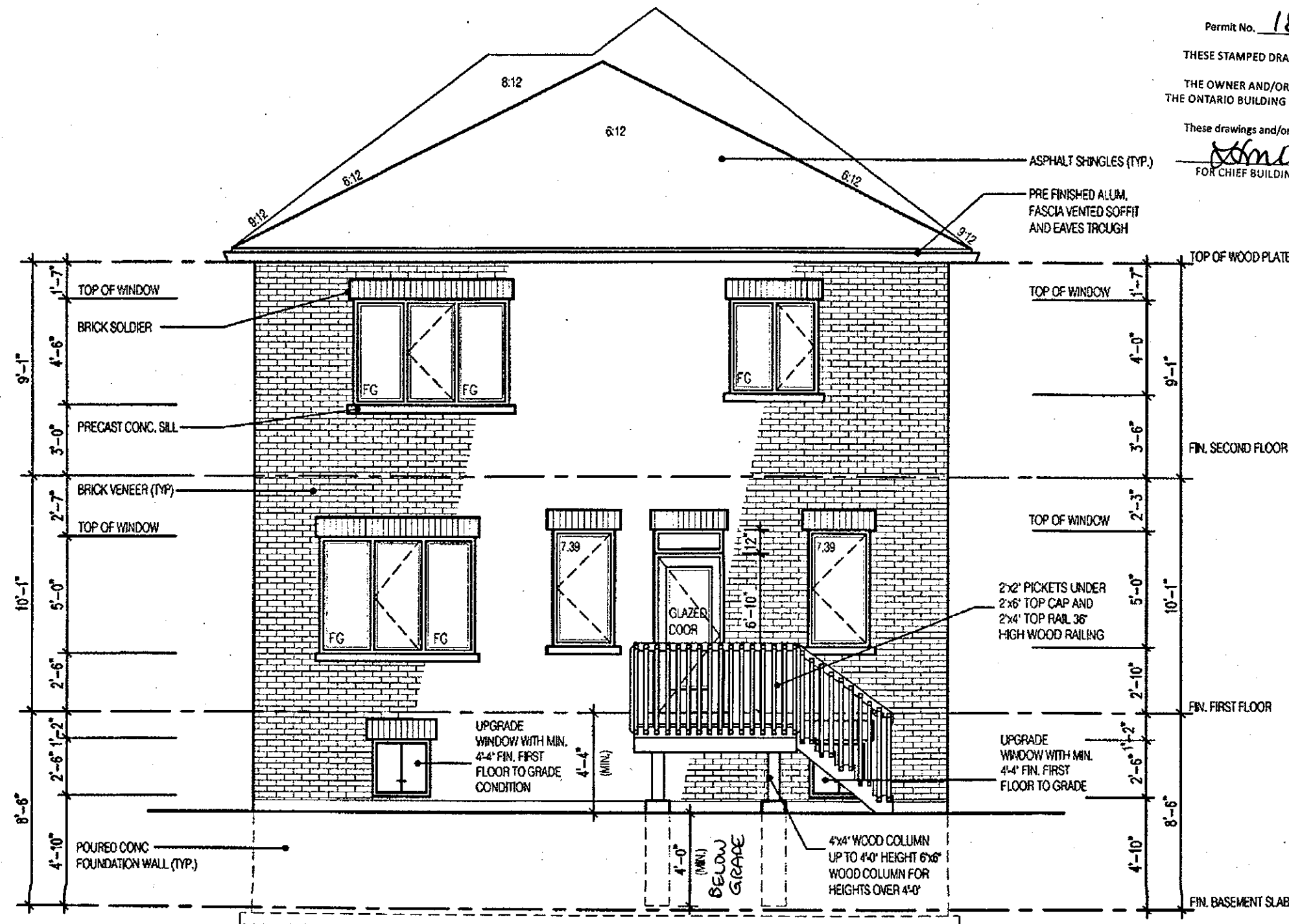
CITY OF HAMILTON
Building Division

Permit No. 18-118779

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[Signature] July 23/18
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FLEMING 1
REAR ELEVATION 3
DECK CONDITON

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JUL 17 2017

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1	MAR. 23, 2017

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-3
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 6B-1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
AUG 03 2018
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY _____
DATE JUL 18 2018
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O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1

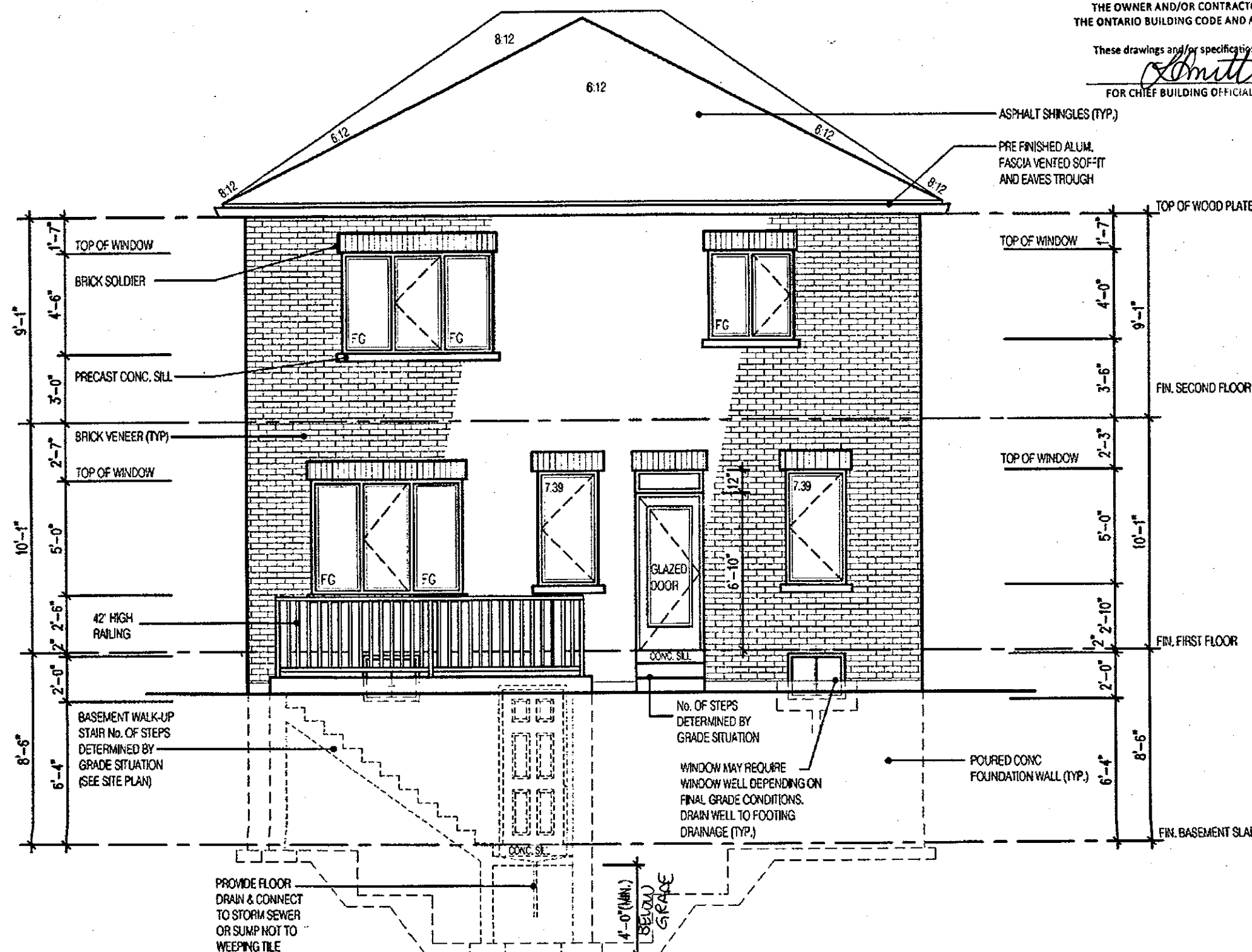
CITY OF HAMILTON
Building Division

Permit No. 18-118779

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[Signature] Aug. 17/18
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1
REAR ELEVATION 1
WALK-UP CONDITON

JUL 17 2017

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jardin
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VAUGHAN ONT. L4K 3P3
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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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Jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-1

RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T

SCALE: 3/16" = 1'-0"

PROJ. No. 17-16 DWG. No. 6-2

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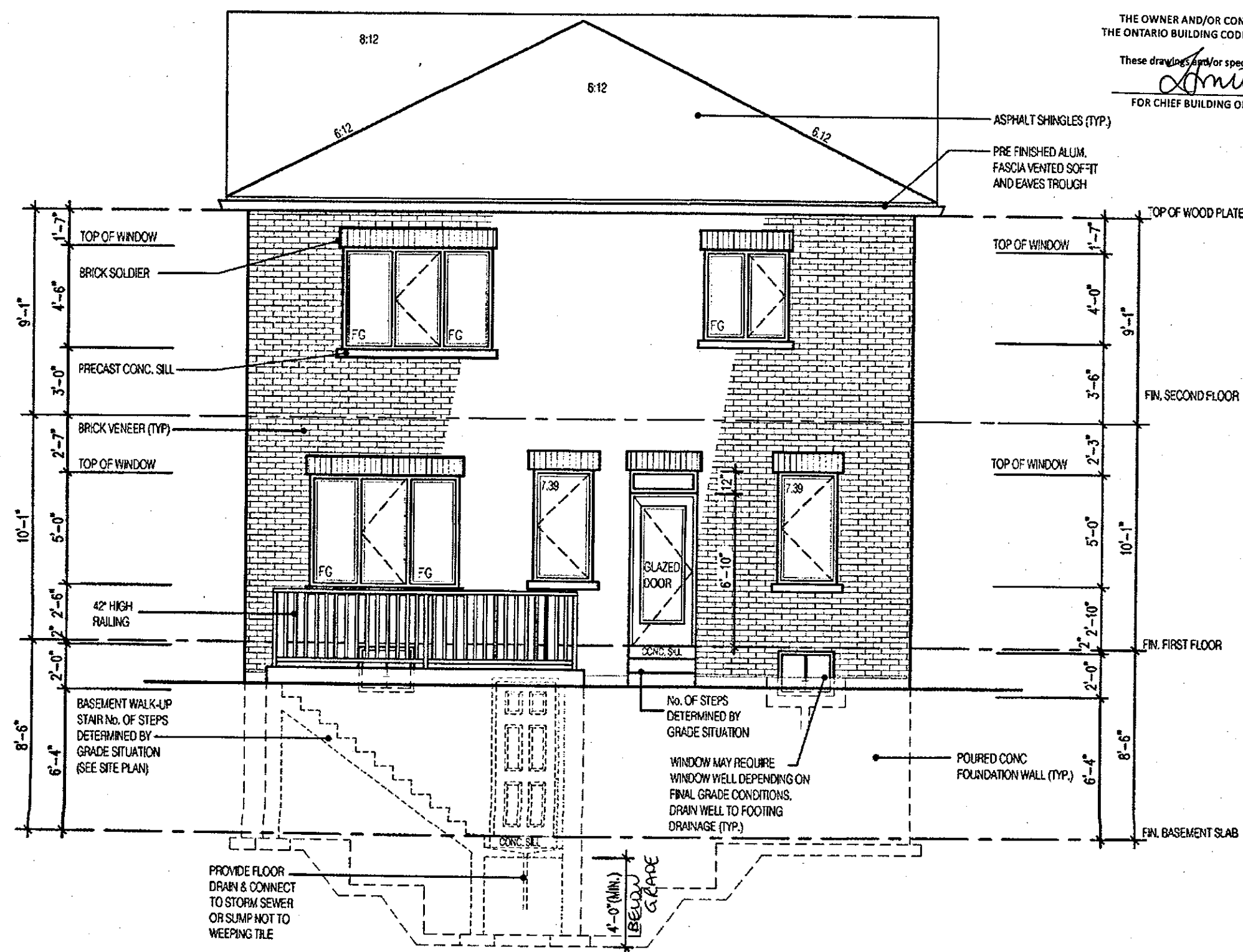
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AND APPROVAL
APPROVED BY: *[Signature]*
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CITY OF HAMILTON
Building Division

Permit No. 18-118779

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These drawings and/or specifications have been reviewed by
[Signature] Aug 17/18
FOR CHIEF BUILDING OFFICIAL DATE



FLEMING 1
REAR ELEVATION 2
WALK-UP CONDITON

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 2

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jardin
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64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

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Walter Boffert *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-2
RUSSEL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. 17-16
DWG. No. 6A-2

JUL 17 2017

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

APPROVED BY: *[Signature]*
DATE: Jul 18, 2018

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CITY OF HAMILTON
Building Division

Permit No. **18-118779**

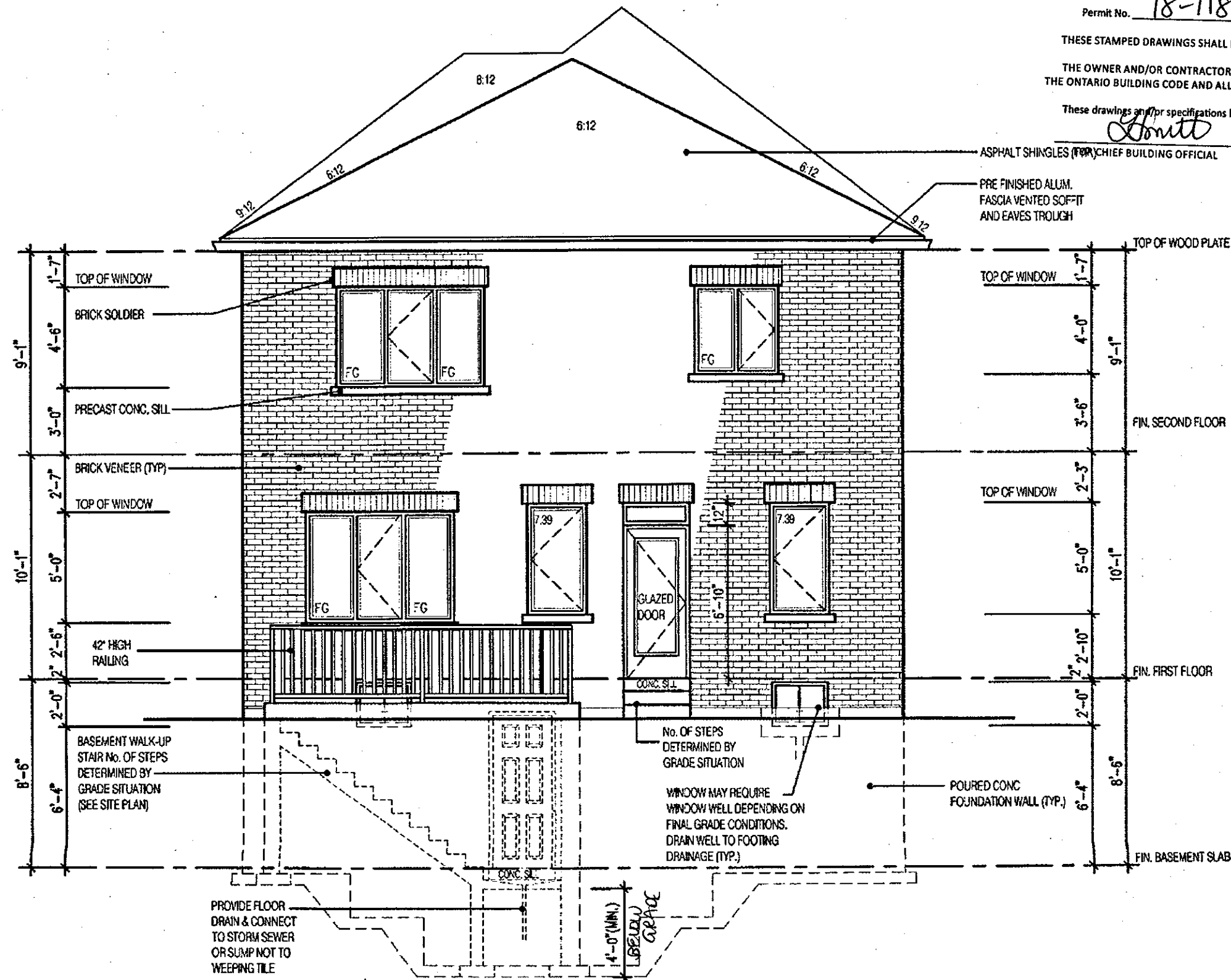
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These drawings and/or specifications have been reviewed by
[Signature] **Aug 17/18**
DATE

ASPHALT SHINGLES (TYP.) CHIEF BUILDING OFFICIAL

PRE FINISHED ALUM.
FASCIA VENTED SOFFIT
AND EAVES TROUGH



**FLEMING 1
REAR ELEVATION 3
WALK-UP CONDITON**

JUL 17 2017

**O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 3**

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Walter Boffer *[Signature]* 21031
NAME SIGNATURE BCIN

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Jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-3
RUSSEL GARDENS PHASE 2
HAMILTON



MODEL
T
SCALE: 3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 6B-2

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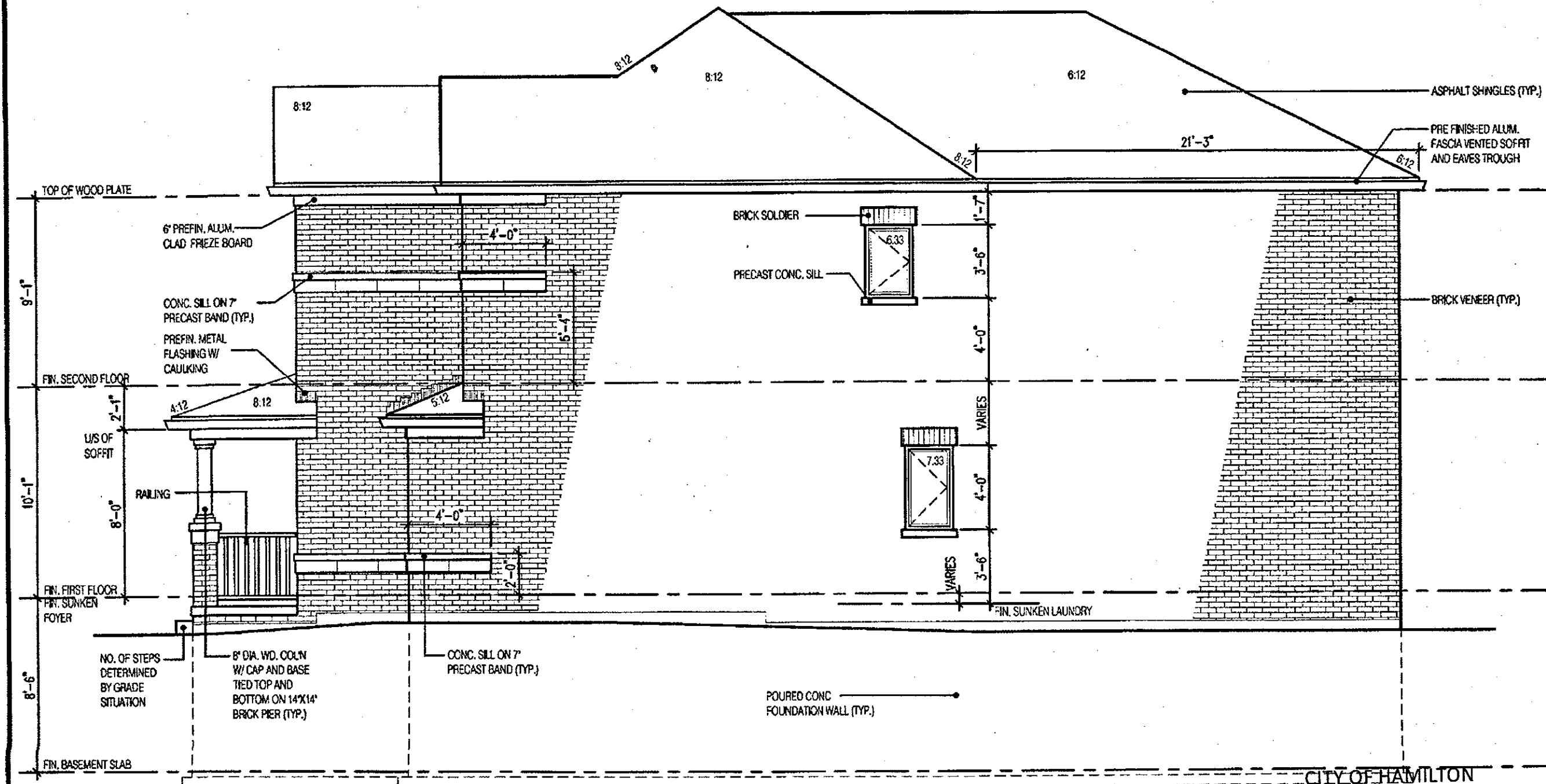
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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: JUL 18, 2018

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O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1



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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-1
RUSSELL GARDENS PHASE 2
HAMILTON

MODEL
T

SCALE: 3/16"=1'-0"

PROJ. No. 17-16
DWG. No. 7

FLEMING 1
SIDE ELEVATION 1
UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)
ACTUAL WINDOW AREA

962 Φ ✓
67.34 Φ ✓
13.66 Φ ✓

CITY OF HAMILTON
Building Division

Permit No. 18-118779

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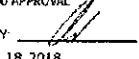
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FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 2017

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AND APPROVAL

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O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 2

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3	APR. 12, 2017	ADDED CLIENT COMMENTS, ISSUED FOR BUILDING PERMIT
2	APR. 10, 2017	COORDINATED AS PER ENG. FLOOR JOIST & ROOF TRUSS DRAWINGS
1	MAR. 23, 2017	COMPLETED TO PRE-COORDINATION STAGE, ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

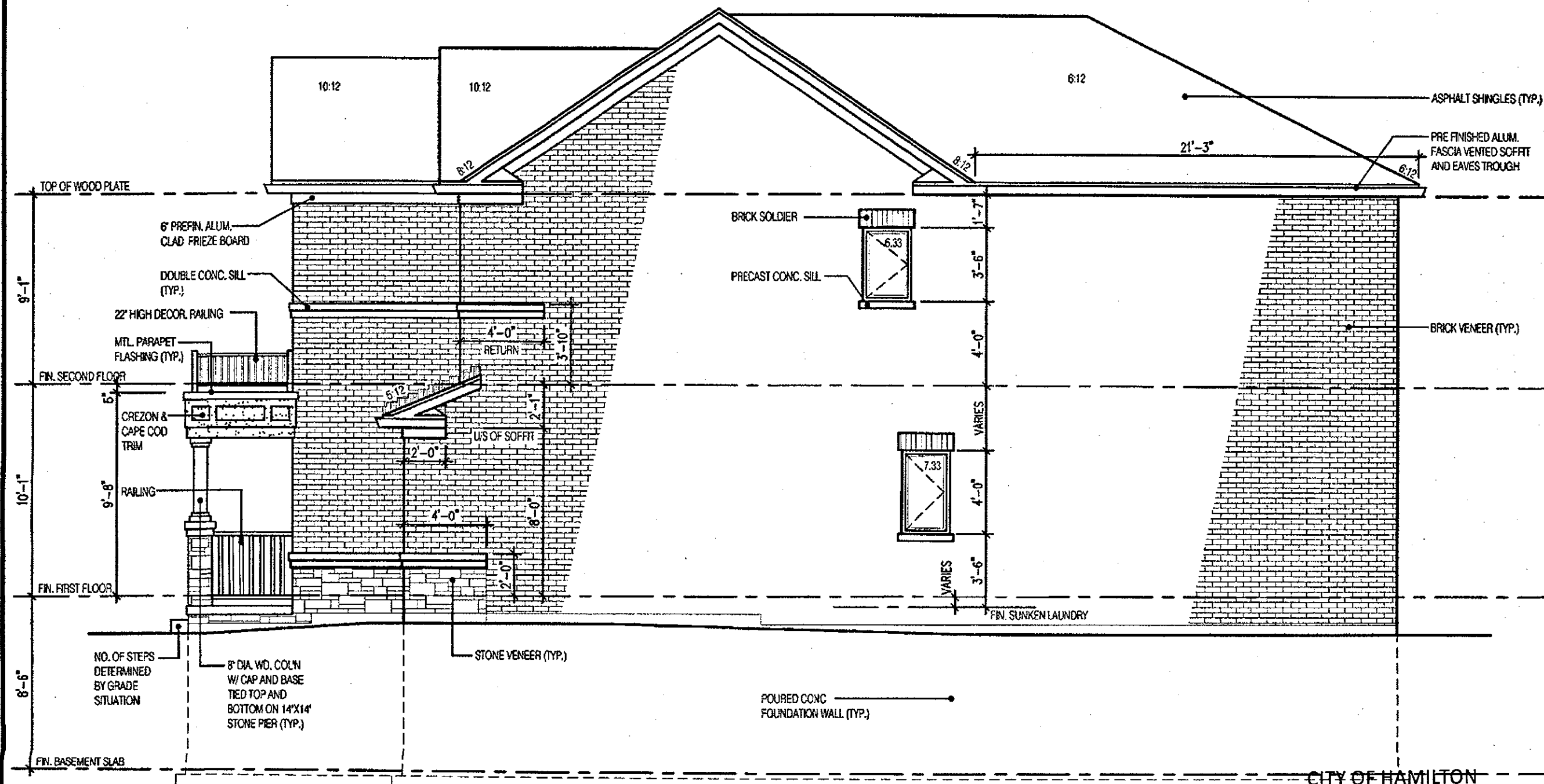
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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.
Walter Botter  21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.
Jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-2
RUSSELL GARDENS PHASE 2
HAMILTON

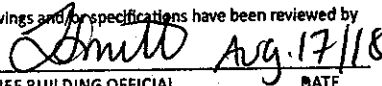
MODEL
T
SCALE:
3/16" = 1'-0"
PROJ. No. DWG. No.
17-16 7A



FLEMING 1
SIDE ELEVATION 2
UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)
ACTUAL WINDOW AREA

962 ϕ ✓
67.34 ϕ ✓
13.66 ϕ ✓

CITY OF HAMILTON
Building Division
Permit No. 18-118779
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 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.

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

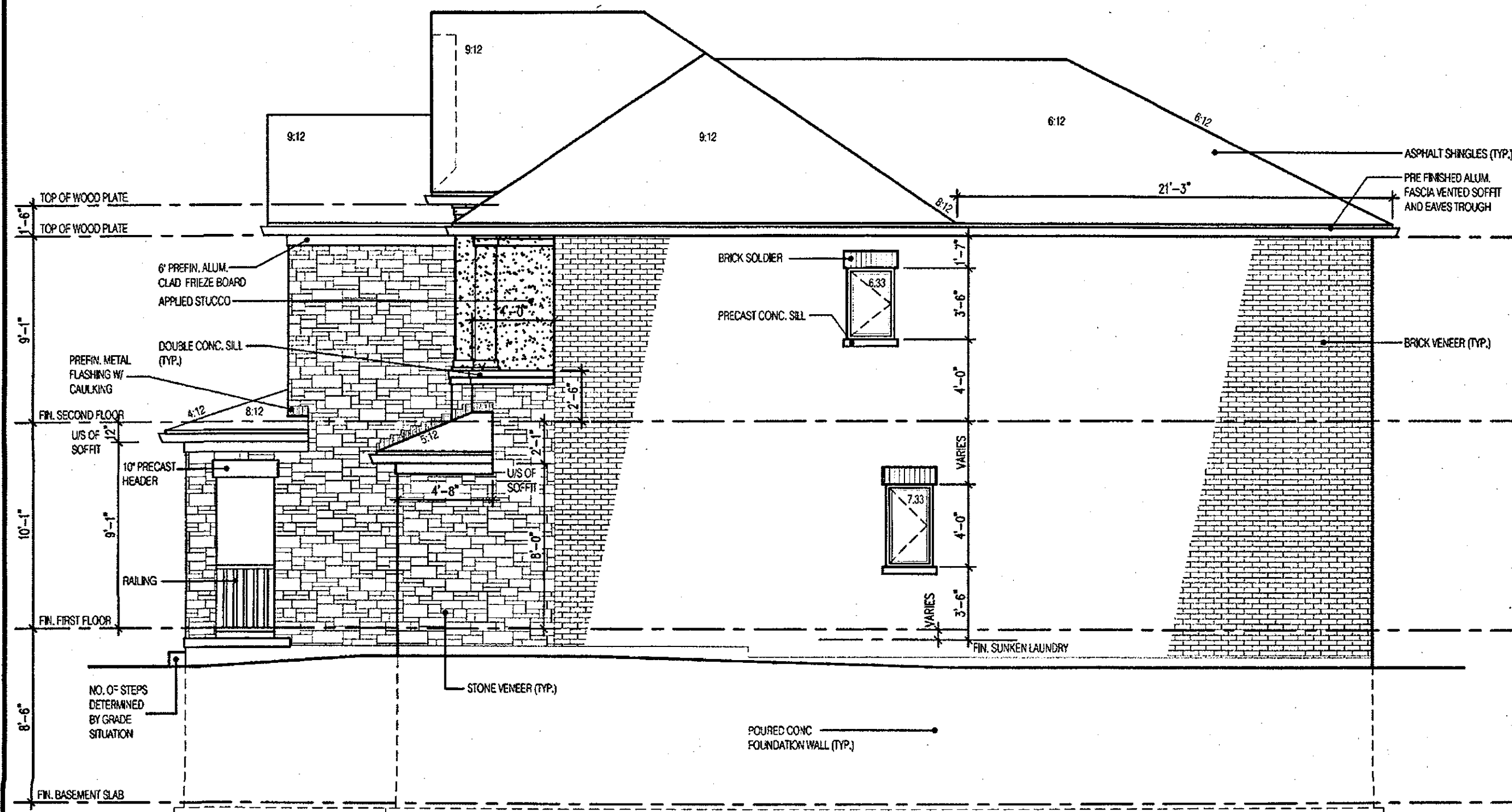
APPROVED BY: *[Signature]*
DATE: Jul 18 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

O.REG. 332/12

2017-SB-12

COMPLIANCE
PACKAGE 'A1'

FLEMING 1
ELEVATION 3



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No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *[Signature]* 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-2
RUSSELL GARDENS PHASE 2
HAMILTON

MODEL
T
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 7B

FLEMING 1 SIDE ELEVATION 3 UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)
ACTUAL WINDOW AREA

962 Φ ✓
67.34 Φ ✓
13.66 Φ ✓

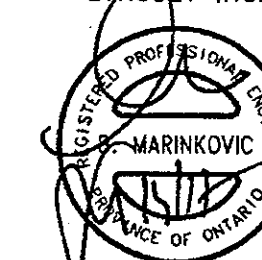
CITY OF HAMILTON
Building Division
Permit No. 18-118779
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] Aug 17 2018
FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 2017

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 1

STRAUDET INC.



FOR STRUCTURE ONLY

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No: DATE: WORK DESCRIPTION:

jardin
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64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

SECTION A-A EL-1

RUSSEL GARDENS PHASE 2
HAMILTON

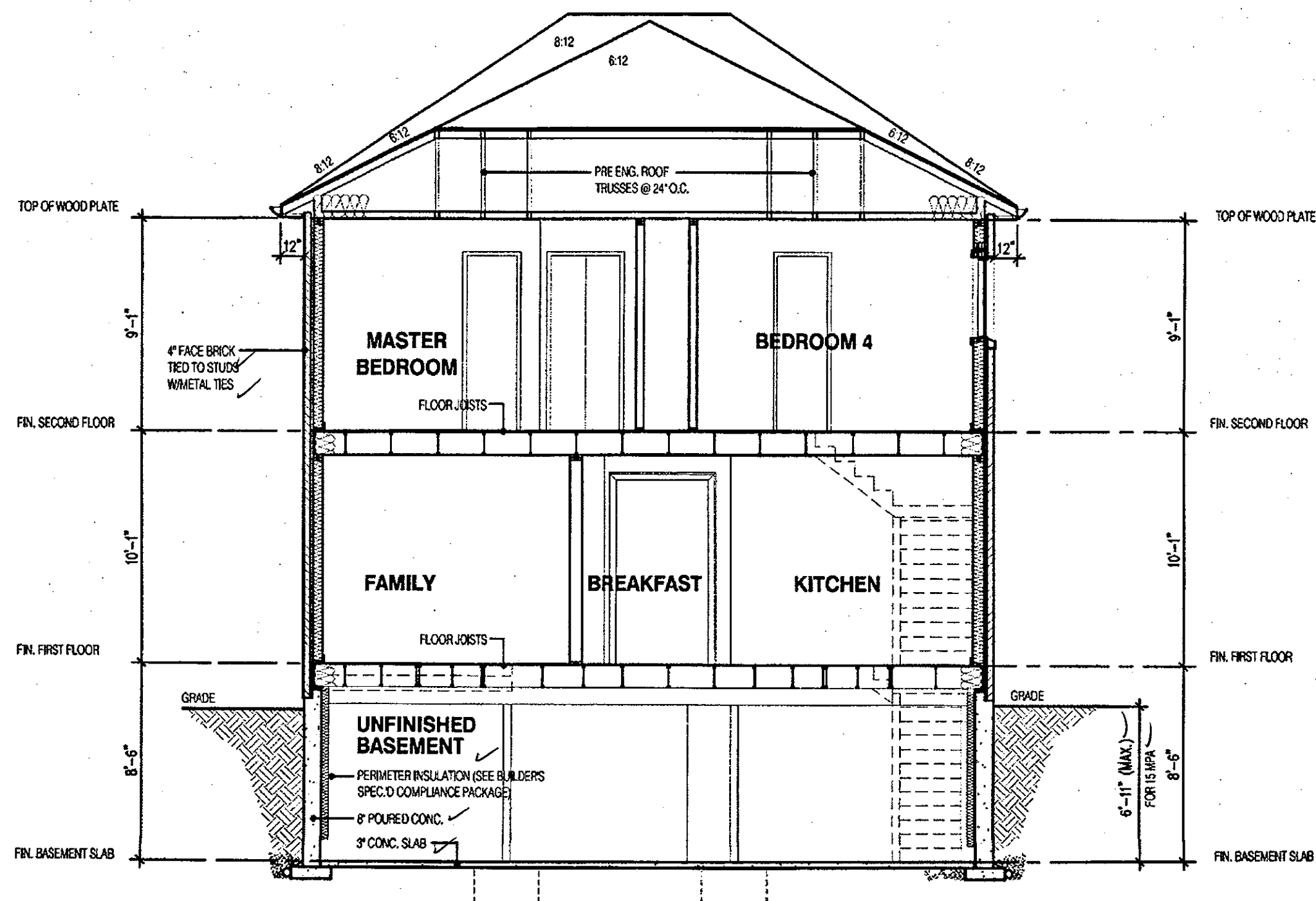
MODEL
T

SCALE: 3/16" = 1'-0"

PROJ. No. DWG. No.

17-16 8

BILD



SECTION A-A
ELEVATION 1

CITY OF HAMILTON
Building Division

Permit No. 18-118779

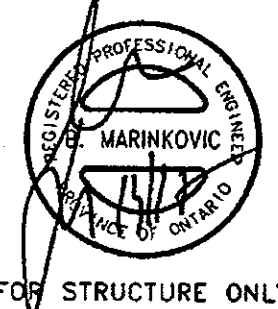
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These drawings and/or specifications have been reviewed by
Schmitt Aug 17/18
DATE

JUL 17 2017

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 2

STRUDET INC.



FOR STRUCTURE ONLY

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jardin
 DESIGN GROUP INC
 64 JARDIN DR. SUITE 3A
 VAUGHAN ONT. L4K 3P3
 TEL: 905 660-3377 FAX: 905 660-3713
 EMAIL: info@jardindesign.ca

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QUALIFICATION INFORMATION
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Walter Botter *Walter Botter* 21031
 NAME SIGNATURE BCIN

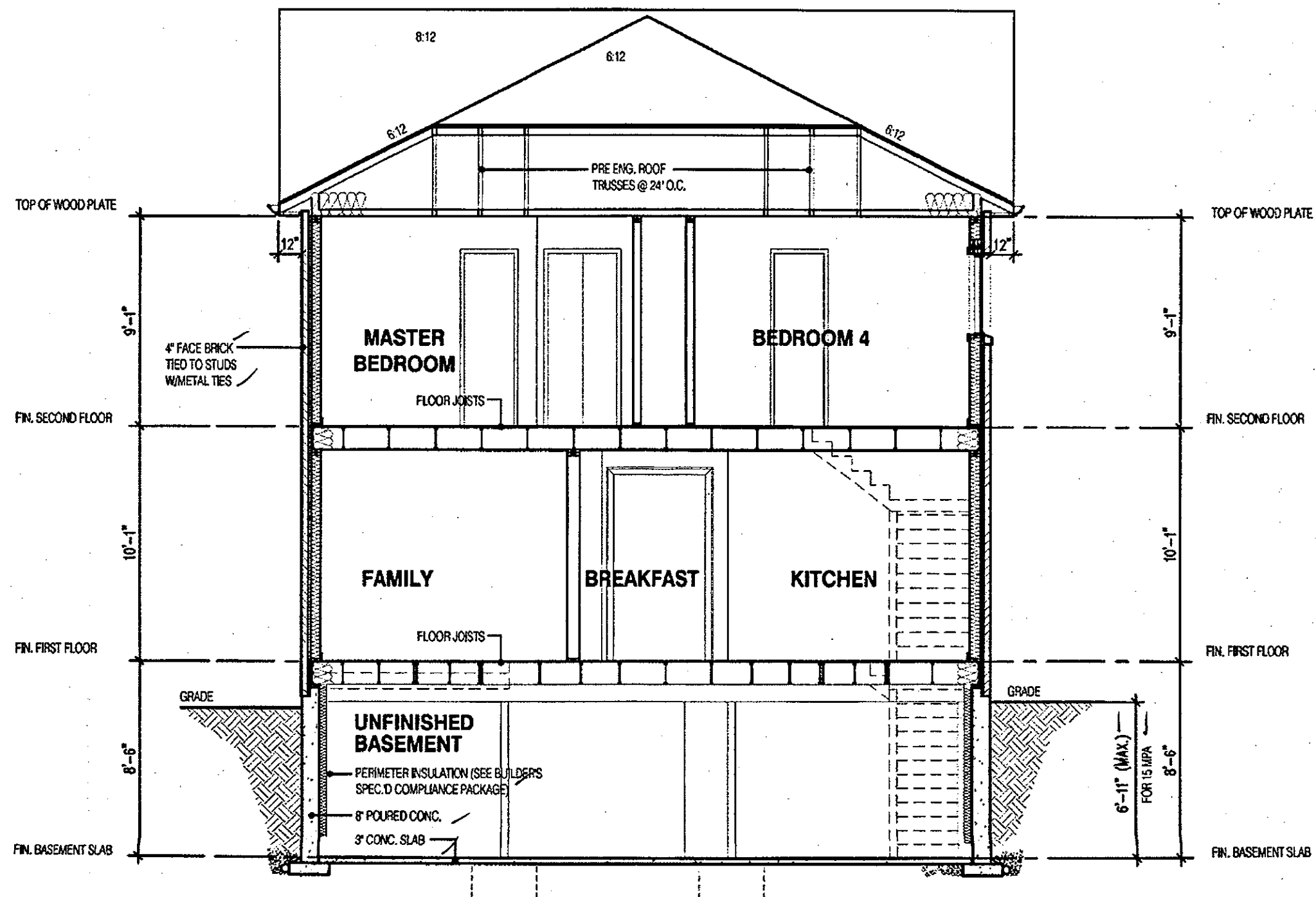
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jardin design group inc. 27763
 FIRM NAME BCIN

SECTION A-A EL-2
RUSSEL GARDENS PHASE 2
HAMILTON



MODEL	T
SCALE:	3/16"=1'-0"
PROJ. No.	17-16
DWG. No.	8A



SECTION A-A
ELEVATION 2

CITY OF HAMILTON
 Building Division

Permit No. 18-118779

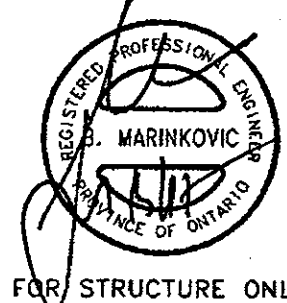
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These drawings and/or specifications have been reviewed by
Smith Aug. 17/18
 FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 2017

O.REG. 332/12
2017-SB-12
COMPLIANCE
PACKAGE 'A1'
FLEMING 1
ELEVATION 3

STRUDET INC.



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jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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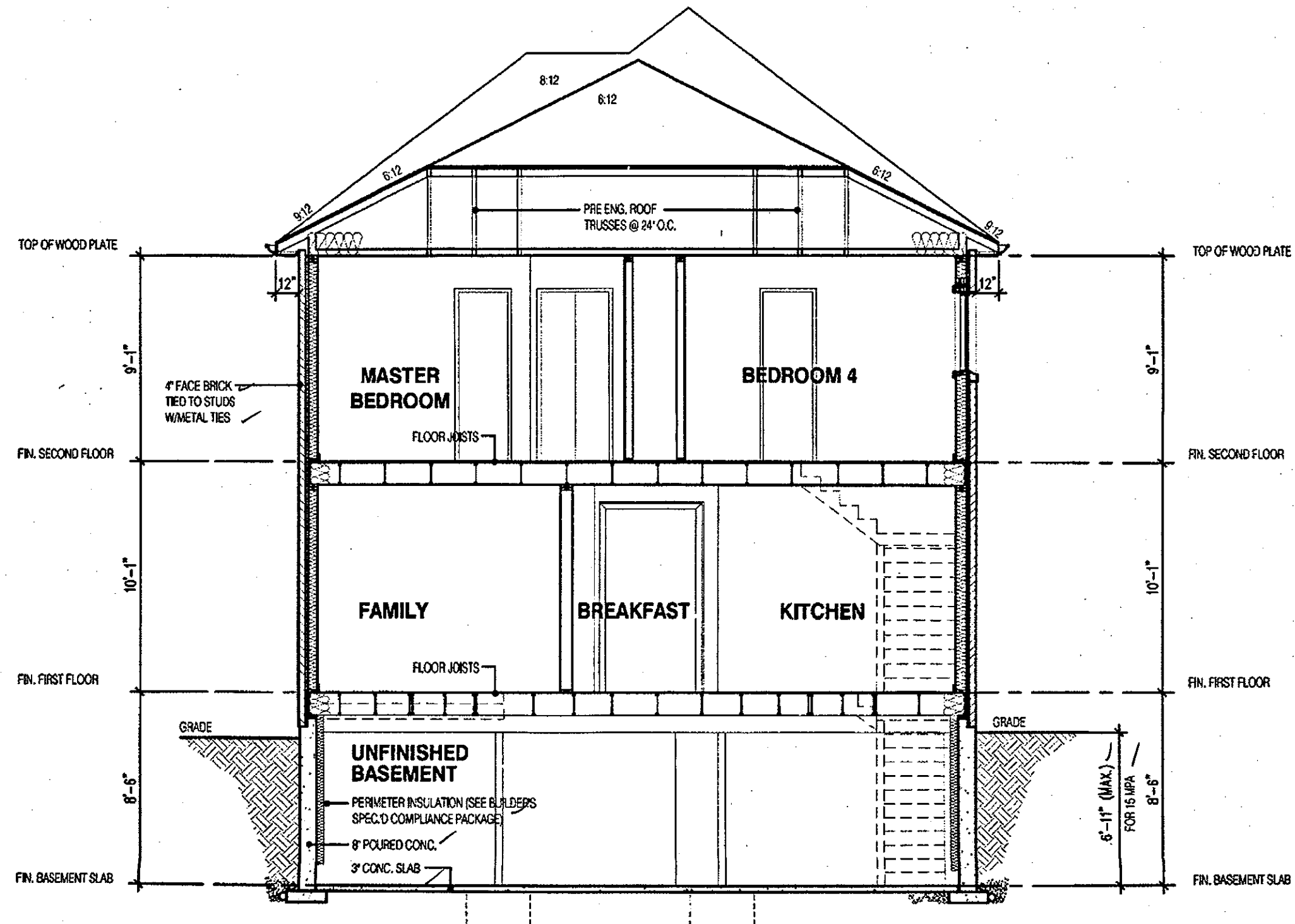
Walter Boffa *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

SECTION A-A EL-3
RUSSEL GARDENS PHASE 2
HAMILTON

BILD
MODEL
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 8B



SECTION A-A
ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. 18-118779

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John Smith Aug. 17/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 17 2017