

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"x16" 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 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED.

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

WB2 = 3'-2" x 8" SPRUCE BEAM

WB3 = 2'-2" x 10" SPRUCE BEAM

WB4 = 3'-2" x 10" SPRUCE BEAM

WB5 = 2'-2" x 12" SPRUCE BEAM

WB6 = 3'-2" x 12" SPRUCE BEAM

WB7 = 5'-2" x 12" SPRUCE BEAM

WB10 = 4'-2" x 8" SPRUCE BEAM

WB11 = 4'-2" x 10" 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 1/4" (1-45x184)

LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)

LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)

LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)

LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)

LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)

LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)

LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)

LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)

LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)

LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)

LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)

LVL8 = 2-1 3/4" x 14" (2-45x356)

LVL9 = 3-1 3/4" x 14" (3-45x356)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 1 2 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

DOOR SCHEDULE:

1 = 2'-0" 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)

SAWMILL 1 ELEV.-1 ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	655.00	120.00	18.32 %
LEFT SIDE	820.00	58.00	7.07 %
RIGHT SIDE	818.00	29.00	3.55 %
REAR	650.00	132.00	20.31 %
TOTAL	2943.00	339.00	11.52 %

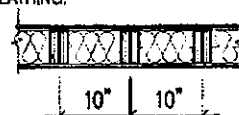
SAWMILL 1 ELEV.-2 ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	655.00	122.00	18.63 %
LEFT SIDE	820.00	58.00	7.07 %
RIGHT SIDE	818.00	29.00	3.55 %
REAR	650.00	132.00	20.31 %
TOTAL	2943.00	341.00	11.59 %

SAWMILL 1 ELEV.-3 ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	650.00	108.00	16.62 %
LEFT SIDE	820.00	58.00	7.07 %
RIGHT SIDE	818.00	29.00	3.55 %
REAR	650.00	132.00	20.31 %
TOTAL	2938.00	327.00	11.13 %

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



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

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.

NOTE:

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

AREA CALCULATIONS EL-1

GROUND FLOOR AREA	=	1012 Sq. Ft.
SECOND FLOOR AREA	=	1235 Sq. Ft.
TOTAL FLOOR AREA	=	2247 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2247 Sq. Ft.
GROUND FLOOR COVERAGE	=	1012 Sq. Ft.
GARAGE COVERAGE / AREA	=	372 Sq. Ft.
PORCH COVERAGE / AREA	=	45 Sq. Ft.
COVERAGE W/ PORCH	=	1429 Sq. Ft.
	=	132.7 Sq. m.
COVERAGE W/O PORCH	=	1384 Sq. Ft.
	=	128.6 Sq. m.

AREA CALCULATIONS EL-2

GROUND FLOOR AREA	=	1012 Sq. Ft.
SECOND FLOOR AREA	=	1235 Sq. Ft.
TOTAL FLOOR AREA	=	2247 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2247 Sq. Ft.
GROUND FLOOR COVERAGE	=	1012 Sq. Ft.
GARAGE COVERAGE / AREA	=	372 Sq. Ft.
PORCH COVERAGE / AREA	=	45 Sq. Ft.
COVERAGE W/ PORCH	=	1429 Sq. Ft.
	=	132.7 Sq. m.
COVERAGE W/O PORCH	=	1384 Sq. Ft.
	=	128.6 Sq. m.

AREA CALCULATIONS EL-3

GROUND FLOOR AREA	=	1012 Sq. Ft.
SECOND FLOOR AREA	=	1235 Sq. Ft.
TOTAL FLOOR AREA	=	2247 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2247 Sq. Ft.
GROUND FLOOR COVERAGE	=	1012 Sq. Ft.
GARAGE COVERAGE / AREA	=	372 Sq. Ft.
PORCH COVERAGE / AREA	=	45 Sq. Ft.
COVERAGE W/ PORCH	=	1429 Sq. Ft.
	=	132.7 Sq. m.
COVERAGE W/O PORCH	=	1384 Sq. Ft.
	=	128.6 Sq. m.

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-P9

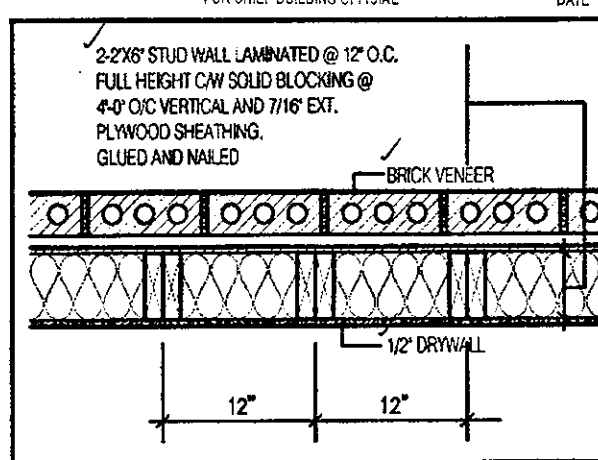
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2018



FULL HEIGHT WALL DETAIL 1

WITH BRICK VENEER

N.T.S.

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

2247

12.5m LOTS

SAWMILL 1
ELEVATION 1,2 & 3

PACKAGE 'A1'

O.REG. 332/12

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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7		
6		
5		
4	SEPT. 19, 2018	ISSUED FOR BUILDING PERMIT
3	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD-1

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

Waiter 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

TITLE SHEET

RUSSELL GARDENS PHASE 2

HAMILTON

TYPE AREA

T 2183

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

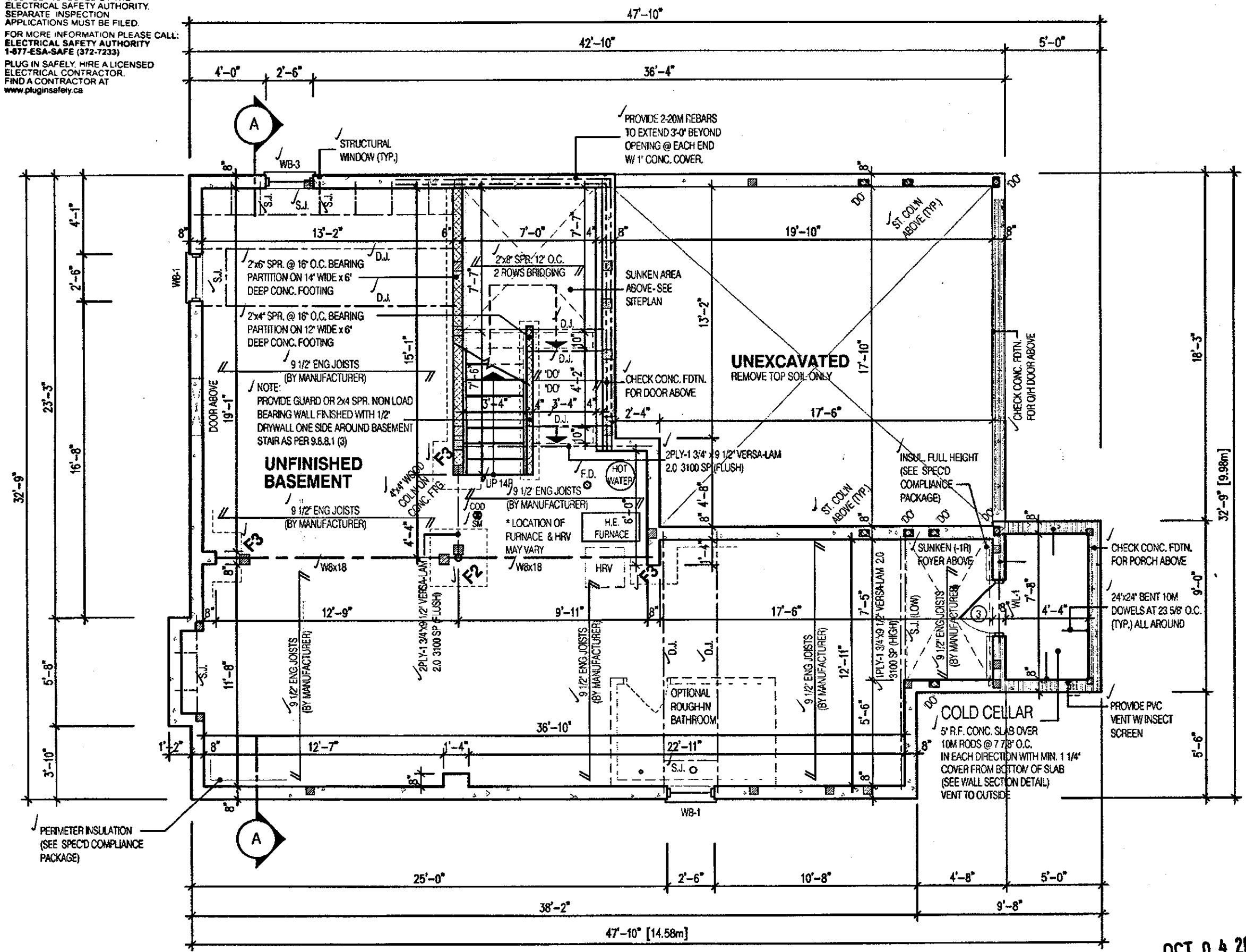
PROJ. No. DWG. No.

17-16 0

BILD



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7235) PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugin safely.ca



CITY OF HAMILTON
Building Division
Permit No. 18-148508-00-R9
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE

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

NOTE:
REFER TO SHEET NO. 0-1 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
- LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

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

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

ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247
12.5m LOTS
SAWMILL 1
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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6	
5	SEPT. 19, 2018 ISSUED FOR BUILDING PERMIT
4	SEPT. 18, 2018 COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
3	AUG. 16, 2018 MOVED STAIR PER CLIENT REQUEST
2	AUG. 7, 2018 ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINNISALE 18-24-MILLWOOD 1

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

OCT 04 2018

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

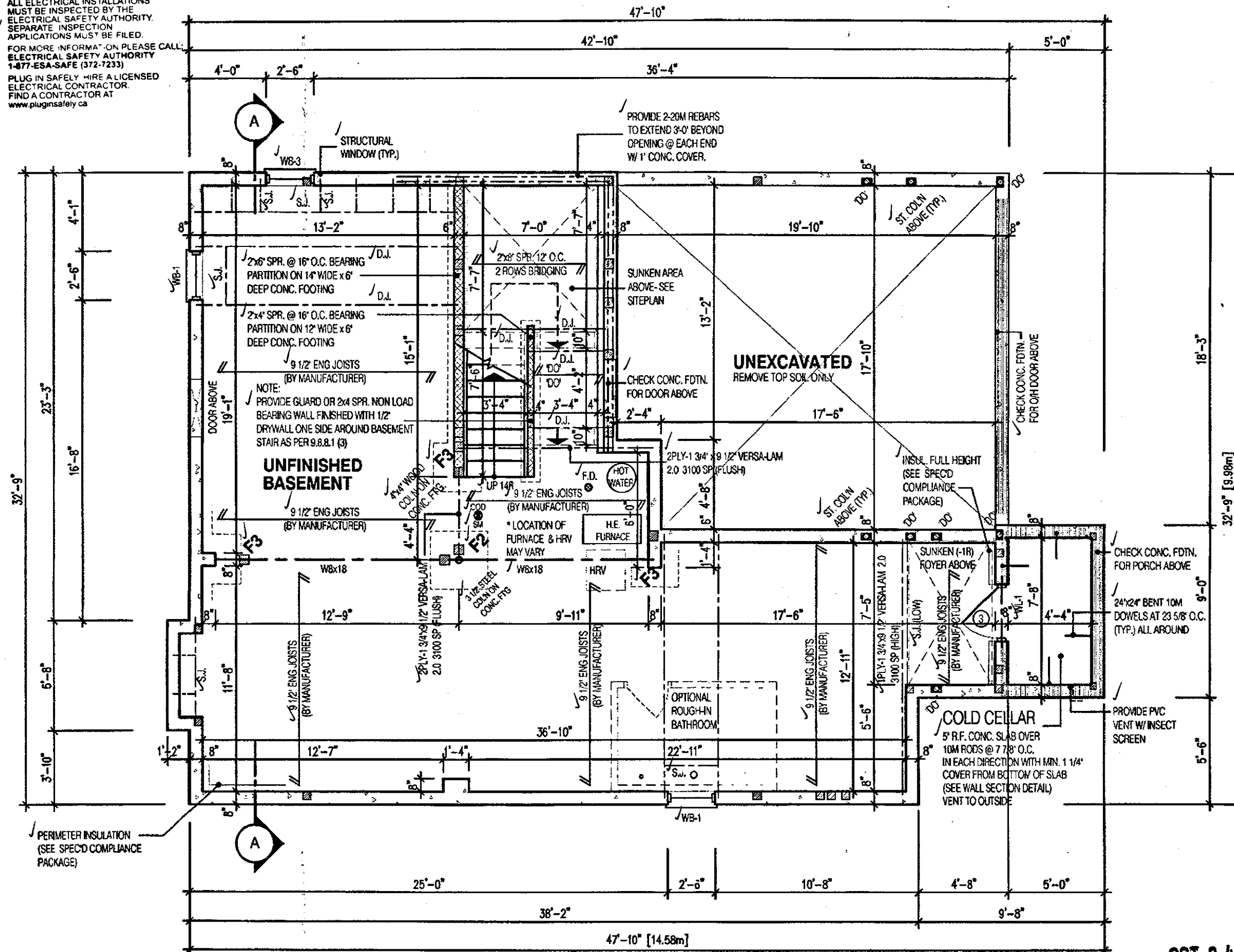
jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

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



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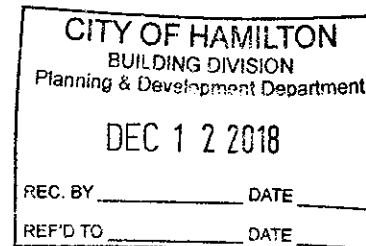


CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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

These drawings and/or specifications have been reviewed by
[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE



NOTE:
REFER TO SHEET NO. 0-1 FOR UNTEL, 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'

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LEGEND:

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(45 MIN. FIRE RATING REQ'D)
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

ARCHITECTURAL REVIEW & APPROVAL
[Signature] NOV 8 2018
John G. Williams Limited, Architect

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

BASEMENT PLAN EL-2
RUSSELL GARDENS PHASE 2
HAMILTON

BILD

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

2247
12.5m LOTS
SAWMILL 1
ELEVATION 2
PACKAGE 'A1'
O.REG. 332/12

STRUDET INC.

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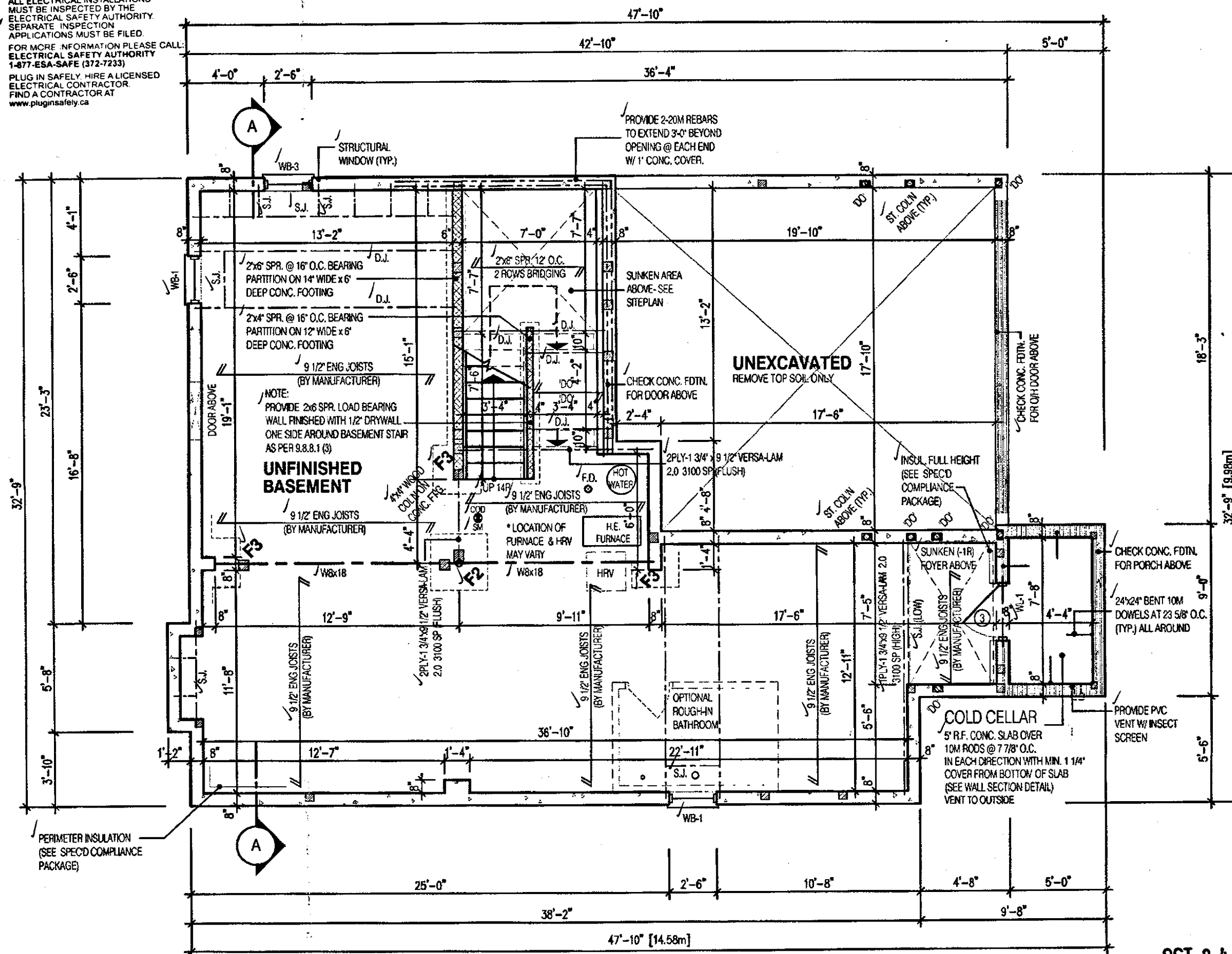
No. DATE: WORK DESCRIPTION:

jardin
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VAUGHAN ONT. L4K 3P3
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OCT 04 2018



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CITY OF HAMILTON
Building Division

Permit No. 18-148518-00-R9

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 1 2 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

NOTE:

REFER TO SHEET NO. D-1 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 3/4\"/>

ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

- BUILDING FACE < THAN 4'0\"/>
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

OCT 0 4 2018

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ARCHITECTURAL REVIEW & APPROVAL

NOV 0 6 2018

John G. Williams Limited, Architect

2247

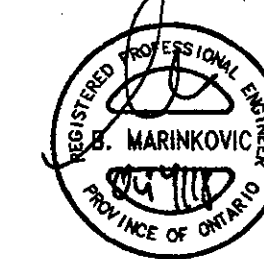
12.5m LOTS

SAWMILL 1
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

STRUBET 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.

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7	
6	
5	SEPT. 19, 2018 ISSUED FOR BUILDING PERMIT
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3	AUG. 16, 2018 MOVED STAIR PER CLIENT REQUEST
2	AUG. 7, 2018 ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1

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

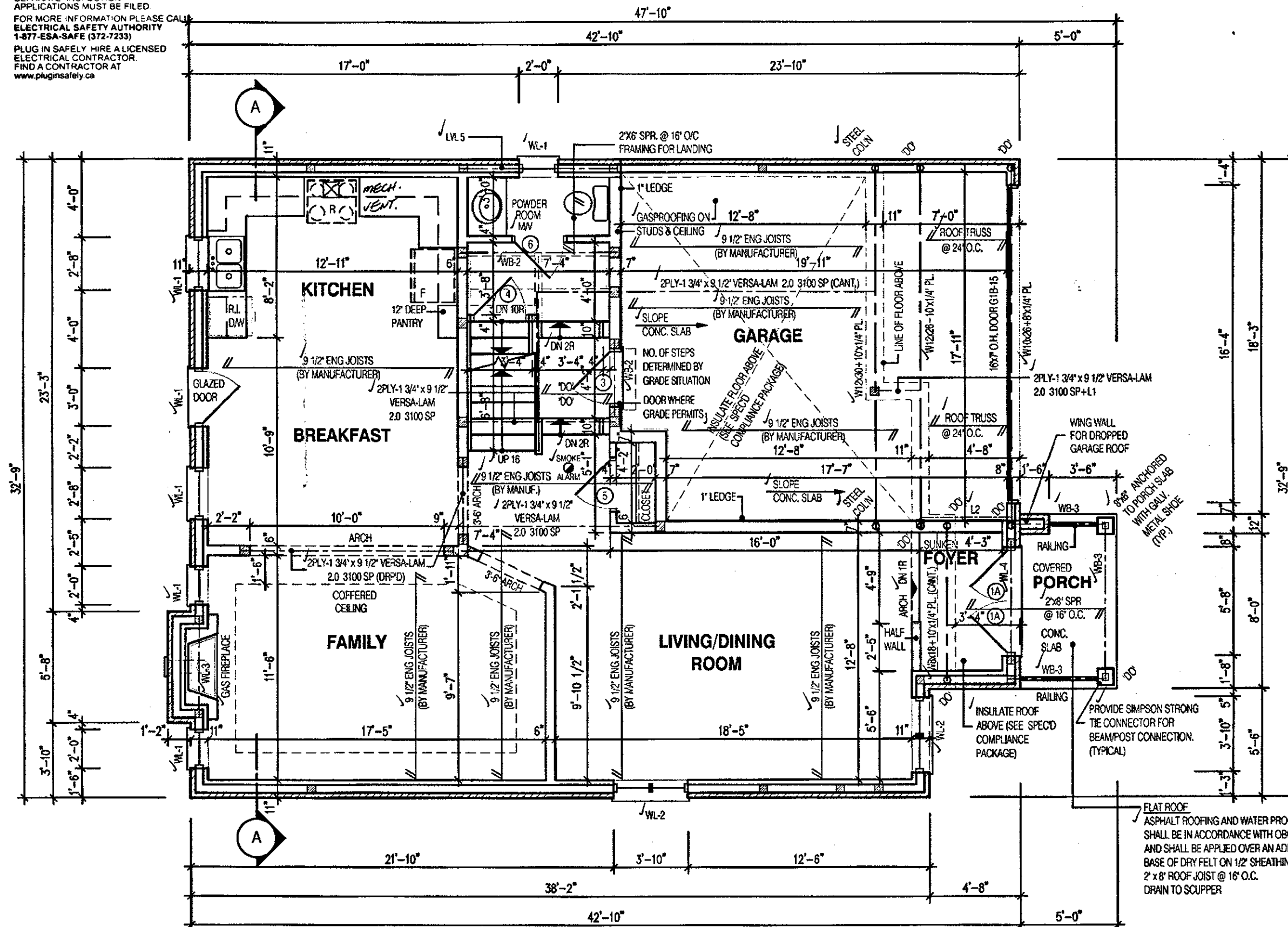
jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-3
RUSSELL GARDENS PHASE 2
HAMILTON

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



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233).
PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca



CITY OF HAMILTON
Building Division

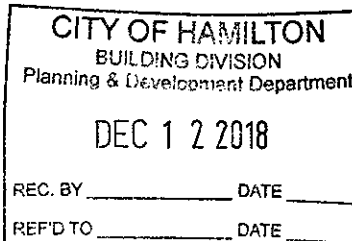
Permit No. 18-148508-00-R9

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FOR CHIEF BUILDING OFFICIAL DATE



NOTE:
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NOTE:
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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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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
LAMINATED VENEER LUMBER
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REPEAT NOTE
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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018
John G. Williams Limited, Architect

2247
12.5m LOTS
SAWMILL 1
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD-1

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

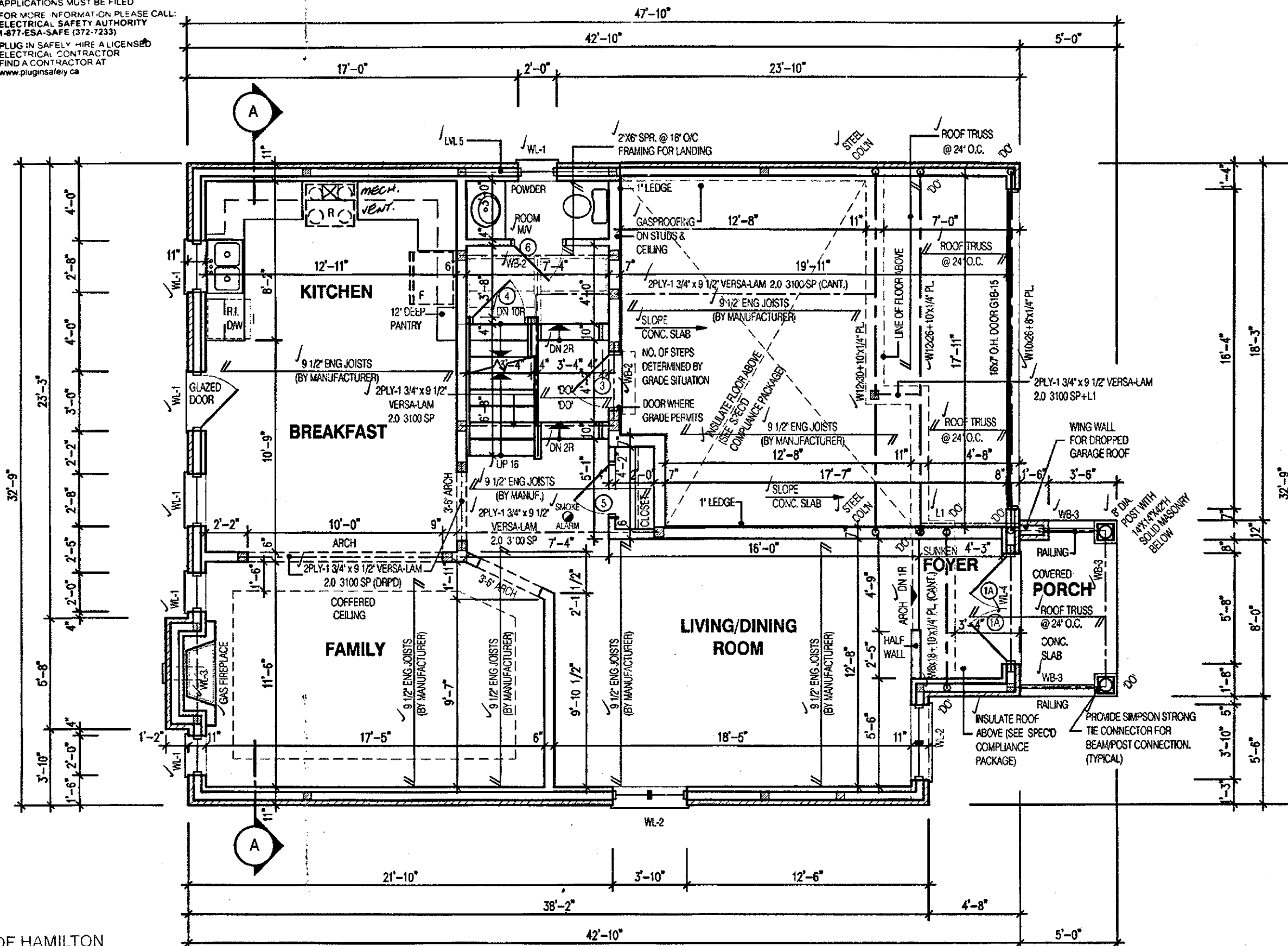
jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

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



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CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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

These drawings and/or specifications have been reviewed by
[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
DEC 1 2 2018
REC. BY _____ DATE _____
REF. TO _____ DATE _____

NOTE:
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NOTE:
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ROOF TRUSS DRAWINGS BY MANUFACTURER.

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NOTE:
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FLOOR TRUSS LAYOUT BY MANUFACTURER.

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ALL FLOORS TO BE
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LEGEND:
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INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COLN ABOVE
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REPEAT NOTE
SHOWER WEEPERS

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ARCHITECTURAL REVIEW & APPROVAL
NOV 09 2018
John G. Williams Limited, Architect

2247
12.5m LOTS
SAWMILL 1
ELEVATION 2
PACKAGE 'A1'
O.REG. 332/12

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

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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINNISALE 18-24-MILWOOD

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

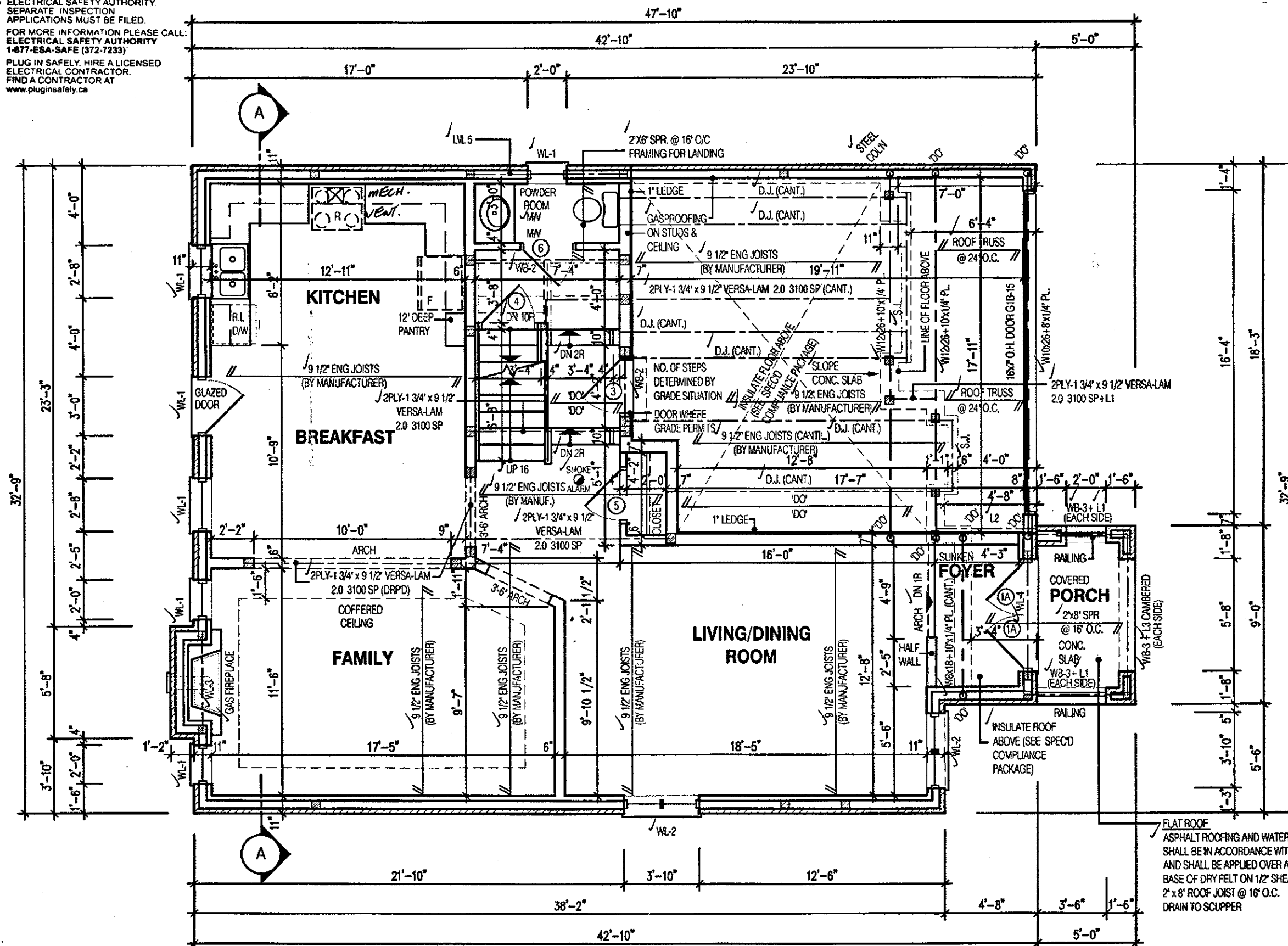
FIRST FLOOR PLAN EL-2

RUSSELL GARDENS PHASE 2
HAMILTON

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



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CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
DEC 1 2 2018
REC. BY DATE
REF'D TO DATE

NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

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

LEGEND:
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INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
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S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams, Licensed Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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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

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

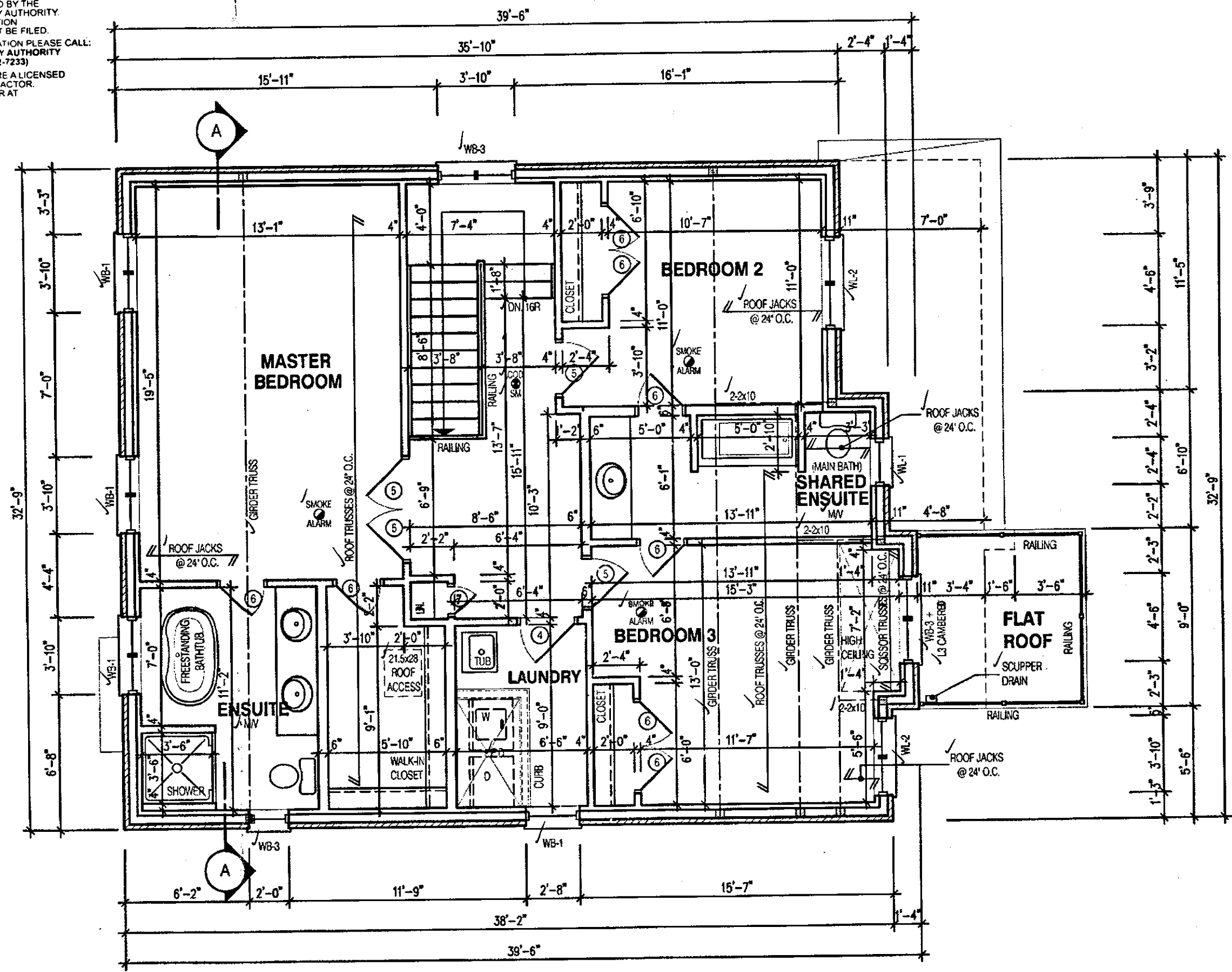
FIRST FLOOR PLAN EL-3

RUSSELL GARDENS PHASE 2
HAMILTON

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



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3 BEDROOM LAYOUT

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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FOR CHIEF BUILDING OFFICIAL DATE

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

NOTE:
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- 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
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 - T.J. TRIPLE JOIST
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ARCHITECTURAL REVIEW & APPROVAL

NOV 08/2018
John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1

ELEVATION 1

PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.

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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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QUALIFICATION INFORMATION
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Waiter Botter 210371
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PL. EL-1

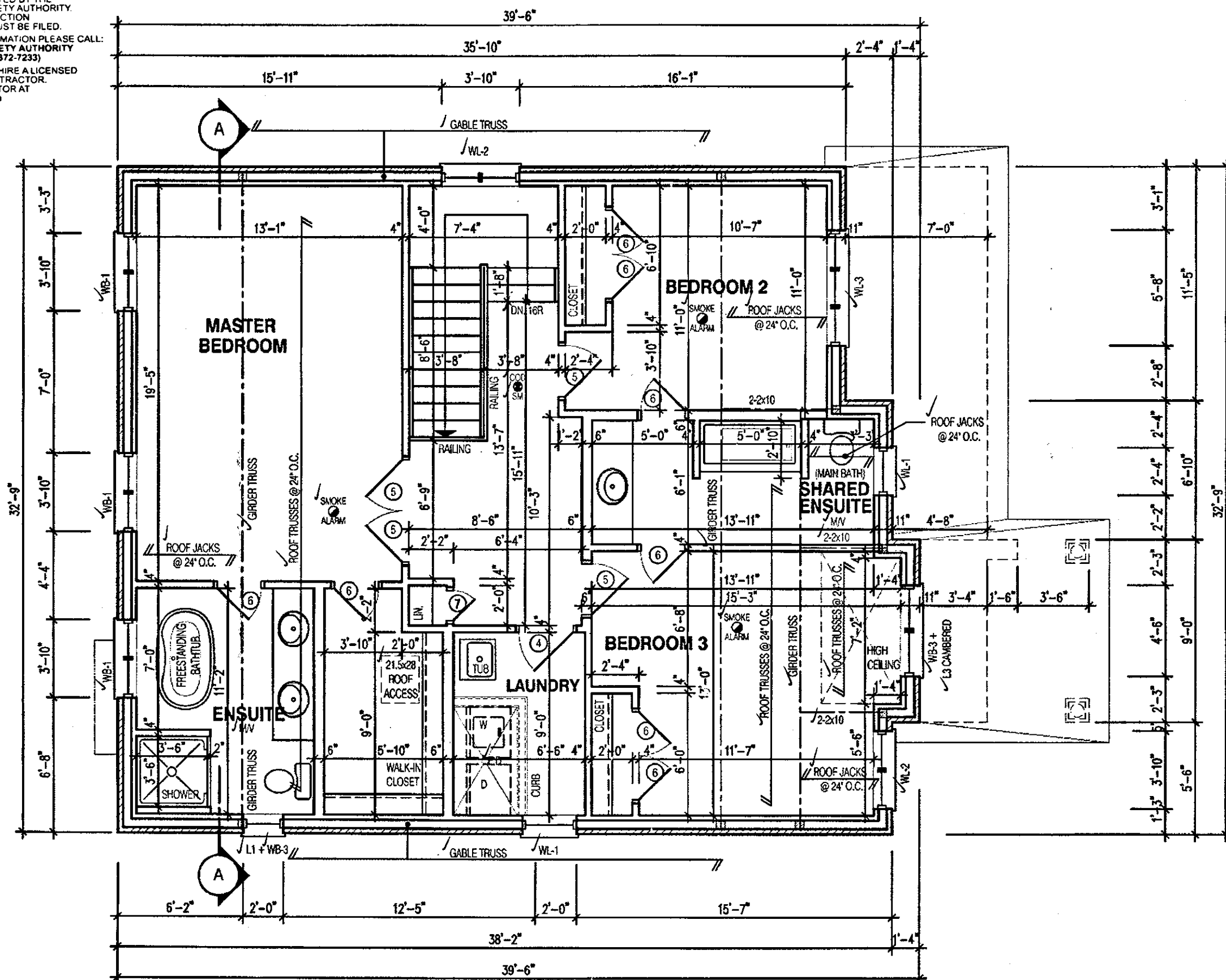
RUSSELL GARDENS PHASE 2

HAMILTON

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



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3 BEDROOM LAYOUT

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

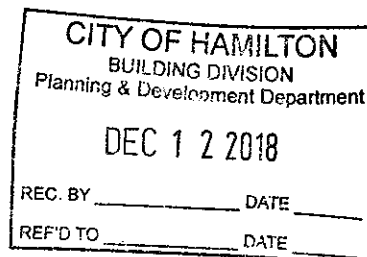
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FOR CHIEF BUILDING OFFICIAL

DATE



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- 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

OCT 0 4 2018

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 0 8 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

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. 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.

7		
6		
5	SEPT. 19, 2018	ISSUED FOR BUILDING PERMIT
4	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
3	AUG. 16, 2018	MOVED STAIR PER CLIENT REQUEST
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1

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 Boffer *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. PL. EL-2

RUSSELL GARDENS PHASE 2
HAMILTON

TYPE AREA

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

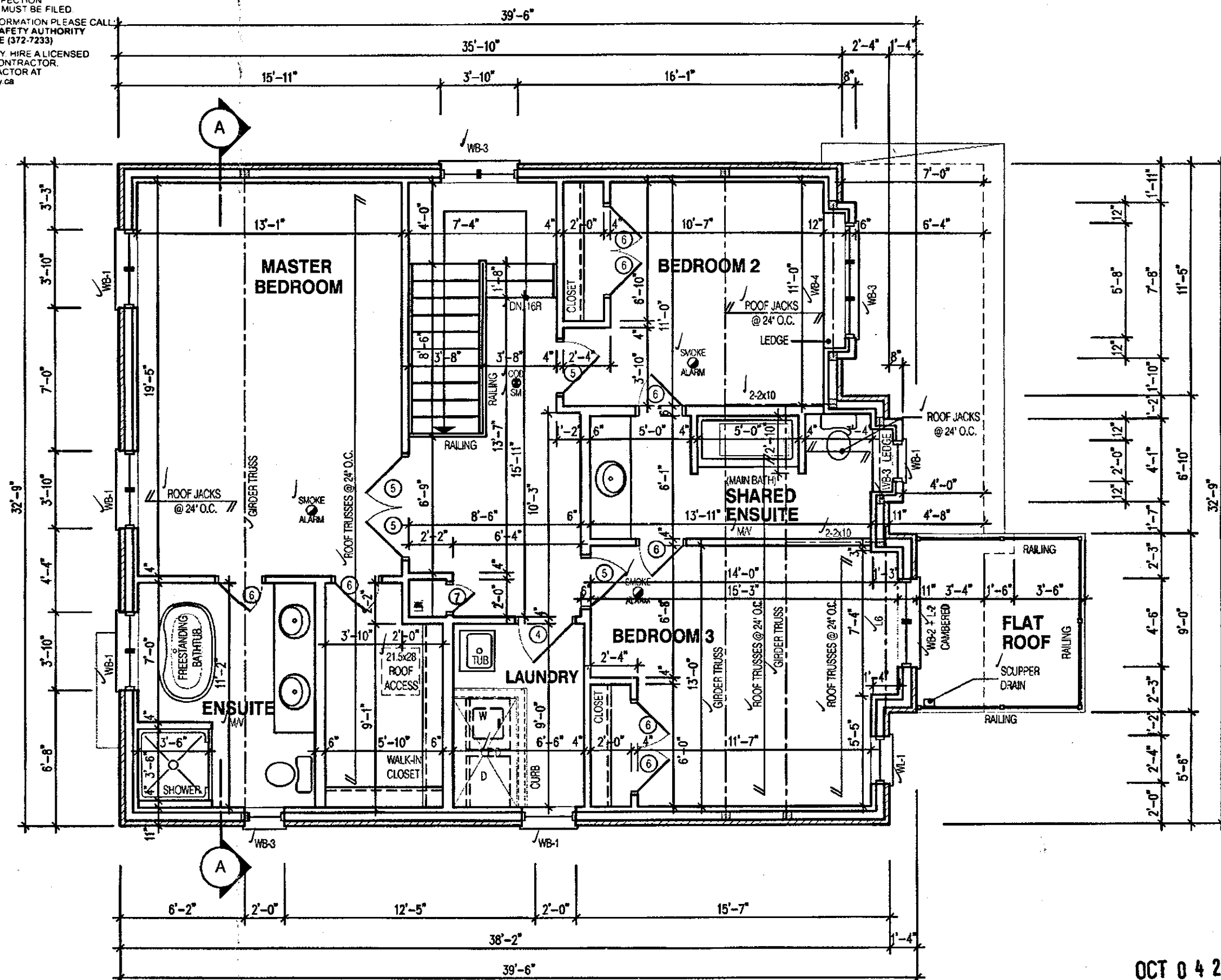
PROJ. No. DWG. No.

17-16 3A

BILD



ALL ELECTRICAL INSTALLATIONS
MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY.
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED
FOR MORE INFORMATION PLEASE CALL
ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY. HIRE A LICENSED
ELECTRICAL CONTRACTOR.
FIND A CONTRACTOR AT
www.plugsafely.ca



3 BEDROOM LAYOUT

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

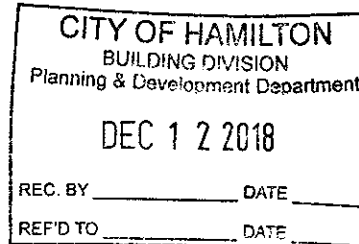
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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



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
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building code or permit matter or that any
house can be properly built or located on its lot.

ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

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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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINNISALE 18-24-MILLWOOD 1

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

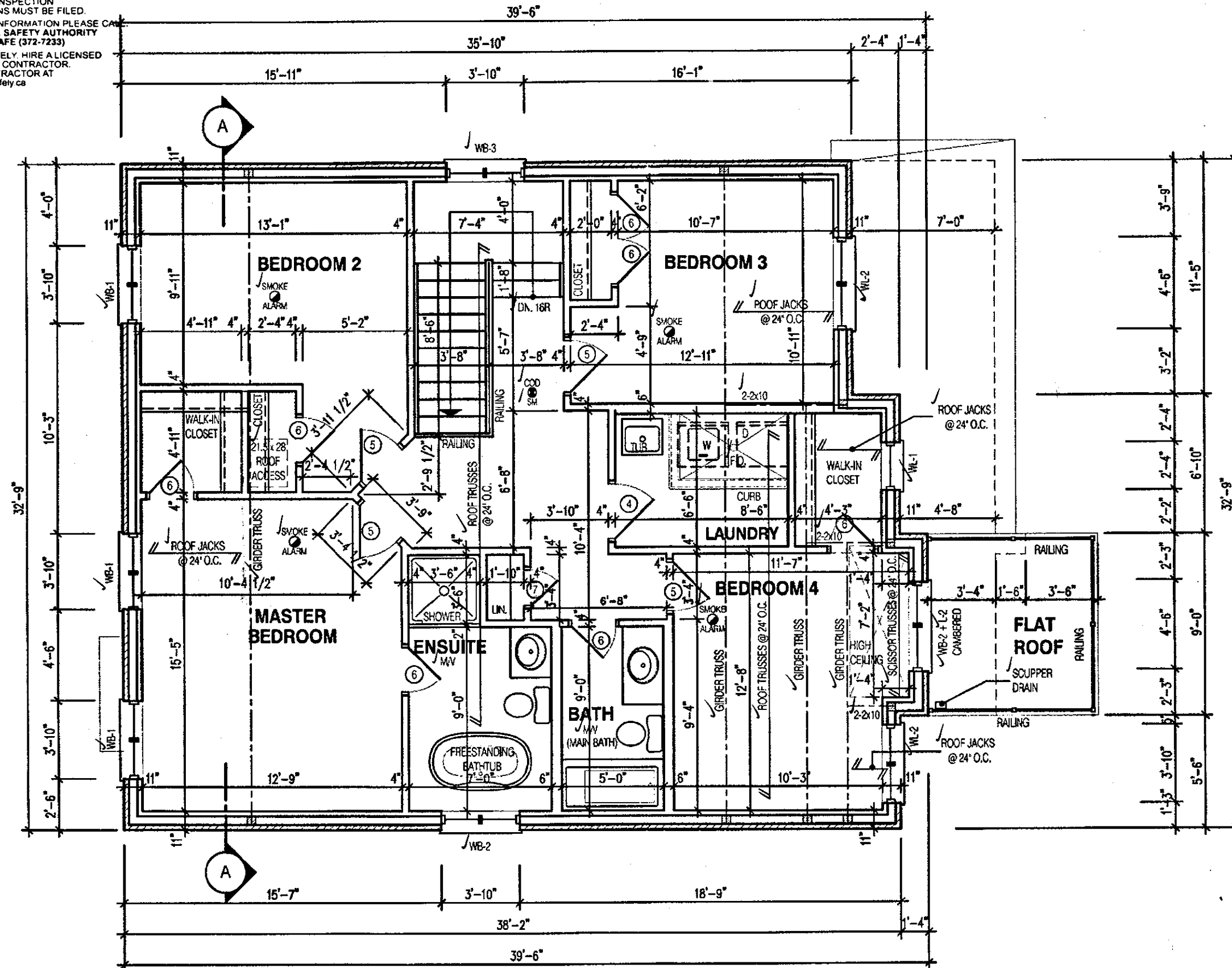
Jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PL. EL-3
RUSSELL GARDENS PHASE 2
HAMILTON

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



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233). PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugsafely.ca



OPTIONAL 4 BEDROOM LAYOUT

OCT 04 2018

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

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

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
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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

OPT. SECOND FL. EL-1

RUSSELL GARDENS PHASE 2
HAMILTON

NOV 08 2018
John G. Williams Limited, Architect

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

2247

12.5m LOTS

SAWMILL 1
ELEVATION 1

PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

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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

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
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jardin design group inc. 27763
FIRM NAME BCIN

OPT. SECOND FL. EL-1

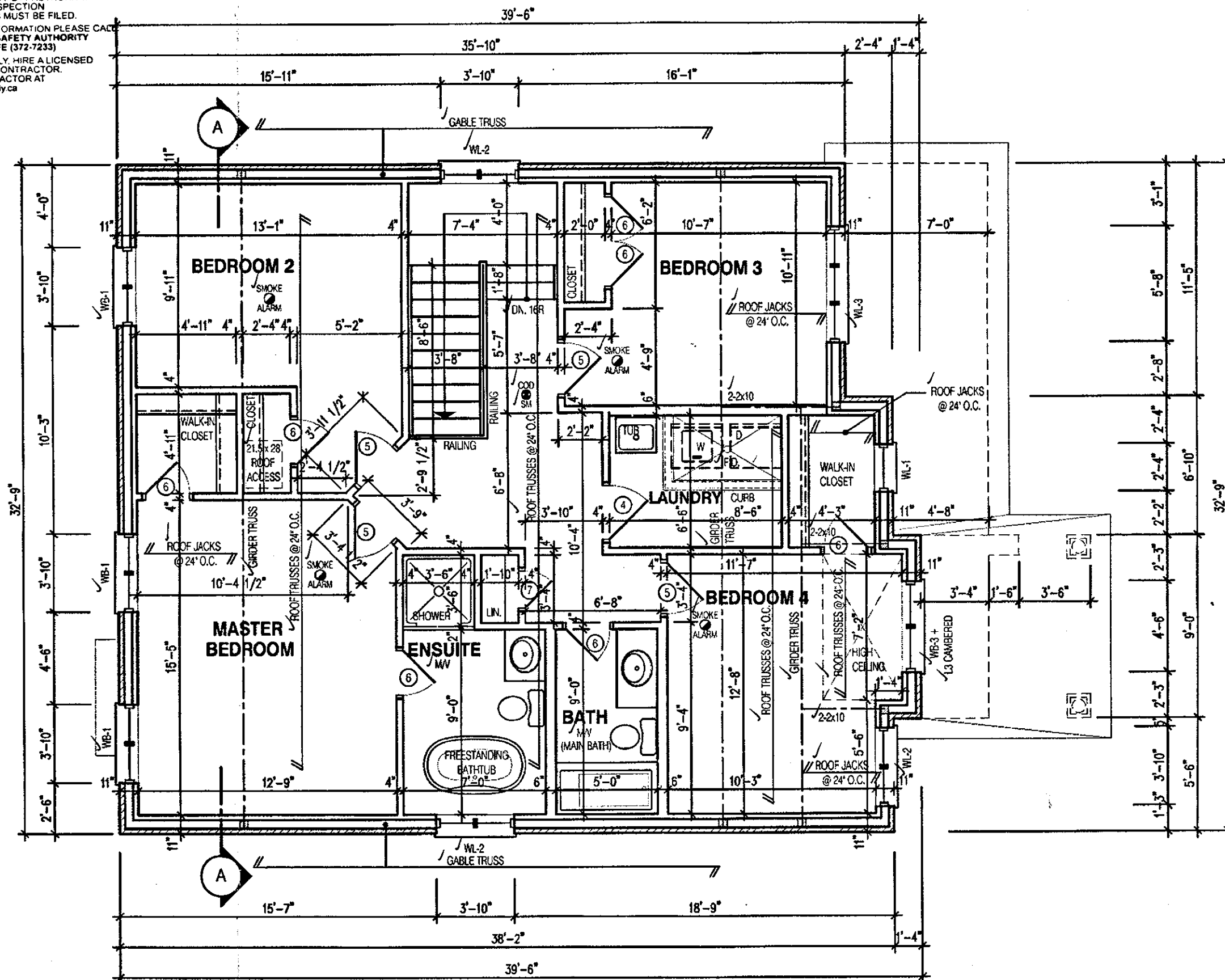
RUSSELL GARDENS PHASE 2
HAMILTON

NOV 08 2018
John G. Williams Limited, Architect

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



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OPTIONAL 4 BEDROOM LAYOUT

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

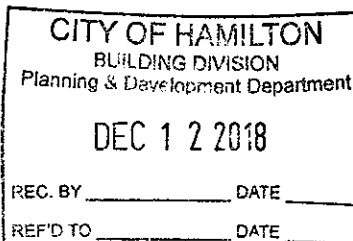
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE



NOTE:

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LEGEND:

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- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

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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

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.

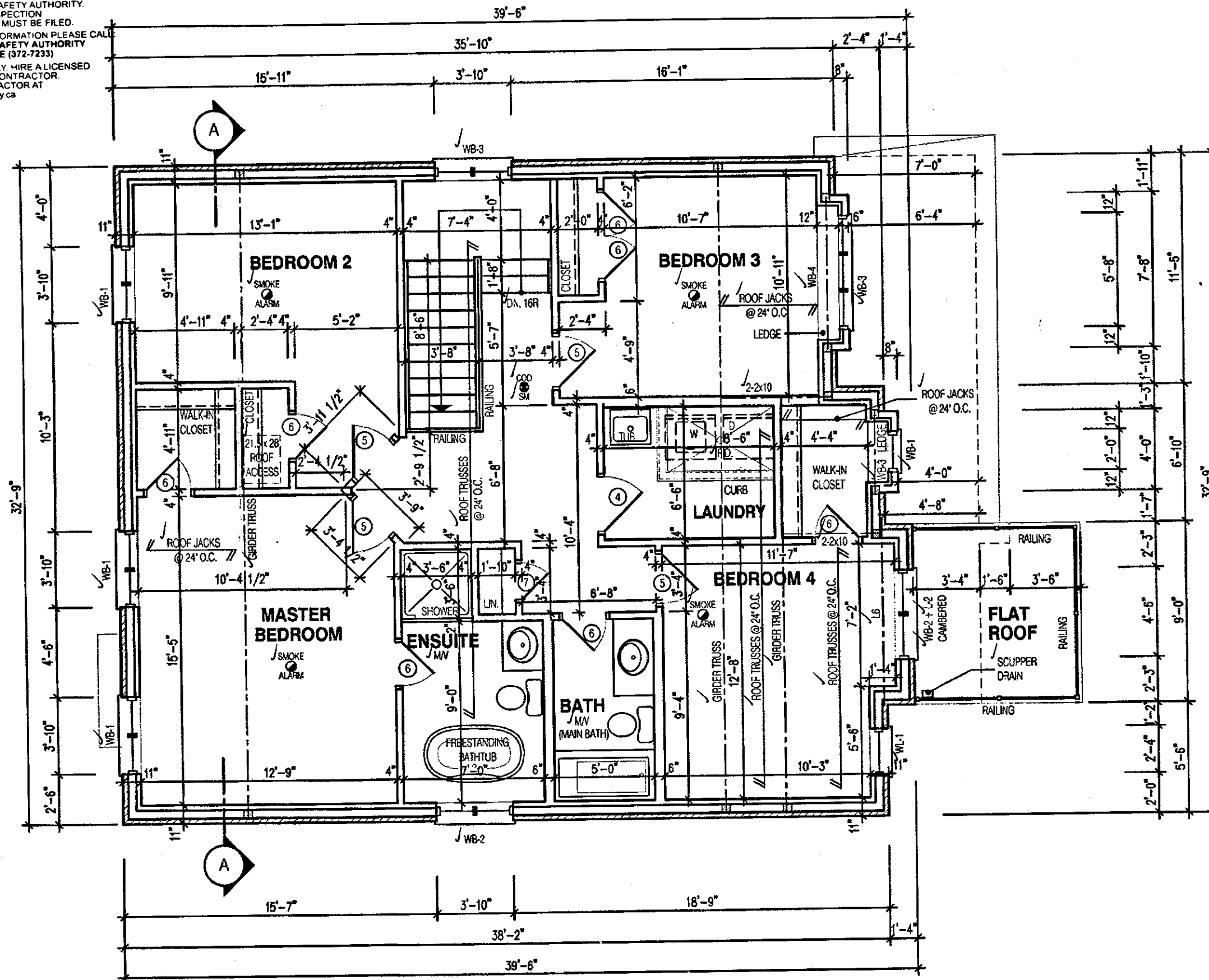
jardin design group inc. 27763
FIRM NAME BCIN

OPT. SECOND FL. EL-2
RUSSELL GARDENS PHASE 2
HAMILTON

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



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OPTIONAL 4 BEDROOM LAYOUT

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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

These drawings and/or specifications have been reviewed by
[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

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

NOTE:
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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
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REPEAT NOTE
SHOWER WEEPERS

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

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No.	DATE: WORK DESCRIPTION:

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

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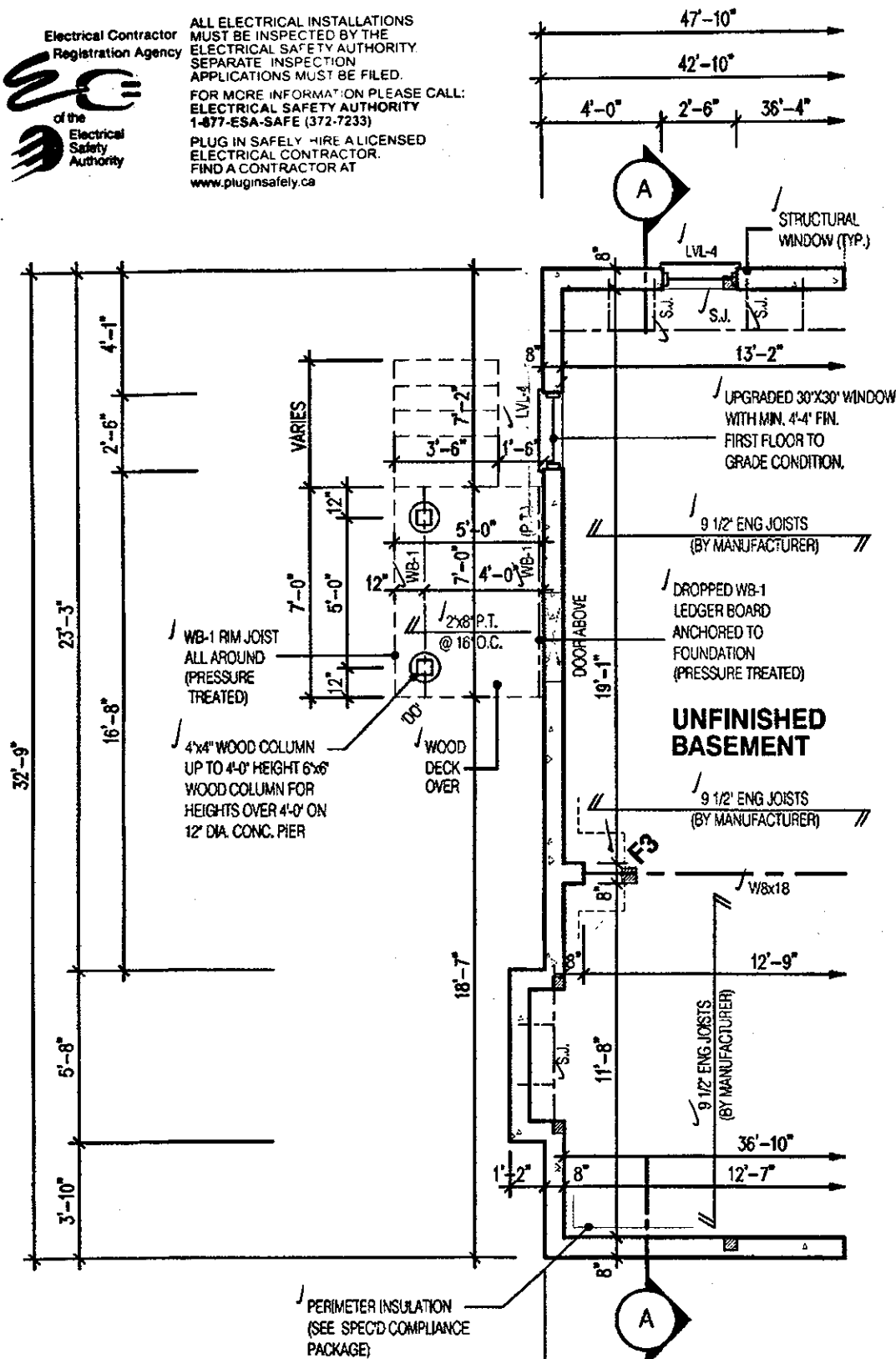
Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

OPT. SECOND FL. EL-3
RUSSELL GARDENS PHASE 2
HAMILTON

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



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NOTE:
SUBFLOOR TO BE 3/4\"/>

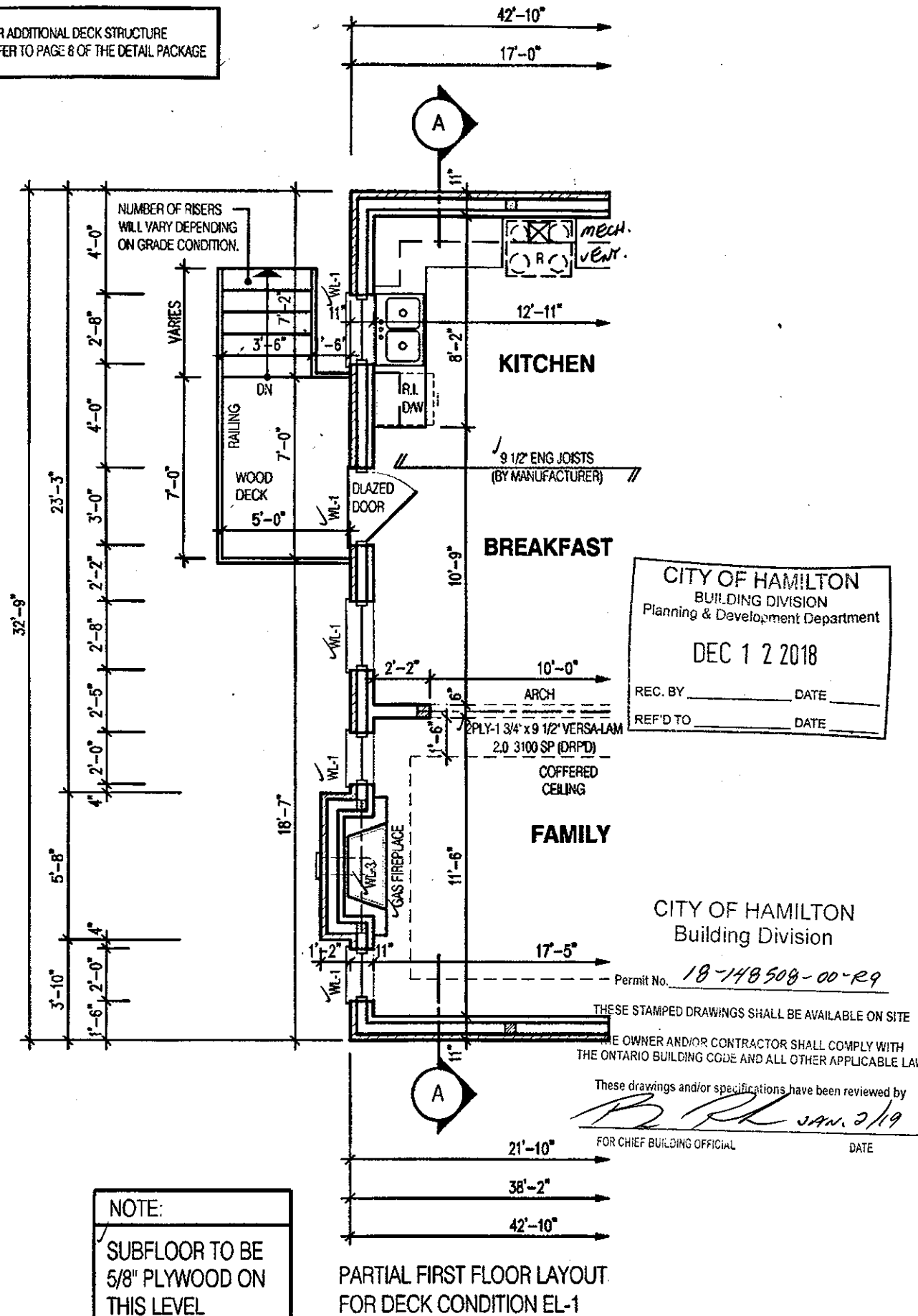
NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

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

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

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

FOR ADDITIONAL DECK STRUCTURE REFER TO PAGE 8 OF THE DETAIL PACKAGE



NOTE:
SUBFLOOR TO BE 5/8\"/>

NOTE:
SUBFLOOR TO BE 5/8\"/>

LEGEND:
BUILDING FACE < THAN 4'-0\"/>

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

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

CITY OF HAMILTON
Building Division
Permit No. 18-148508-00-R9
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[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2018

2247
12.5m LOTS
SAWMILL 1
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12

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

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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

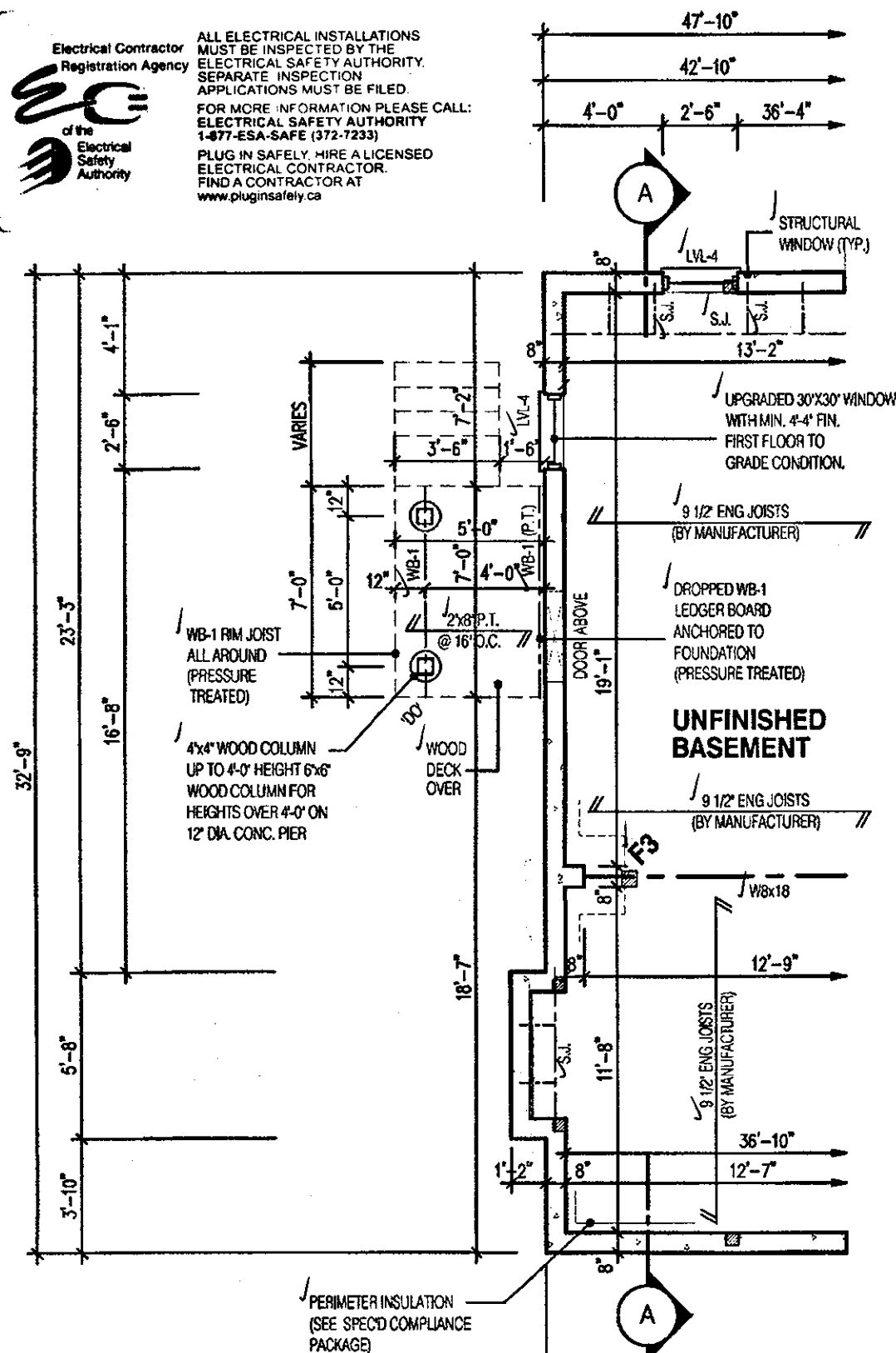
Walter Boffter [Signature] 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

PARTIAL DECK EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

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



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugsafely.ca



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

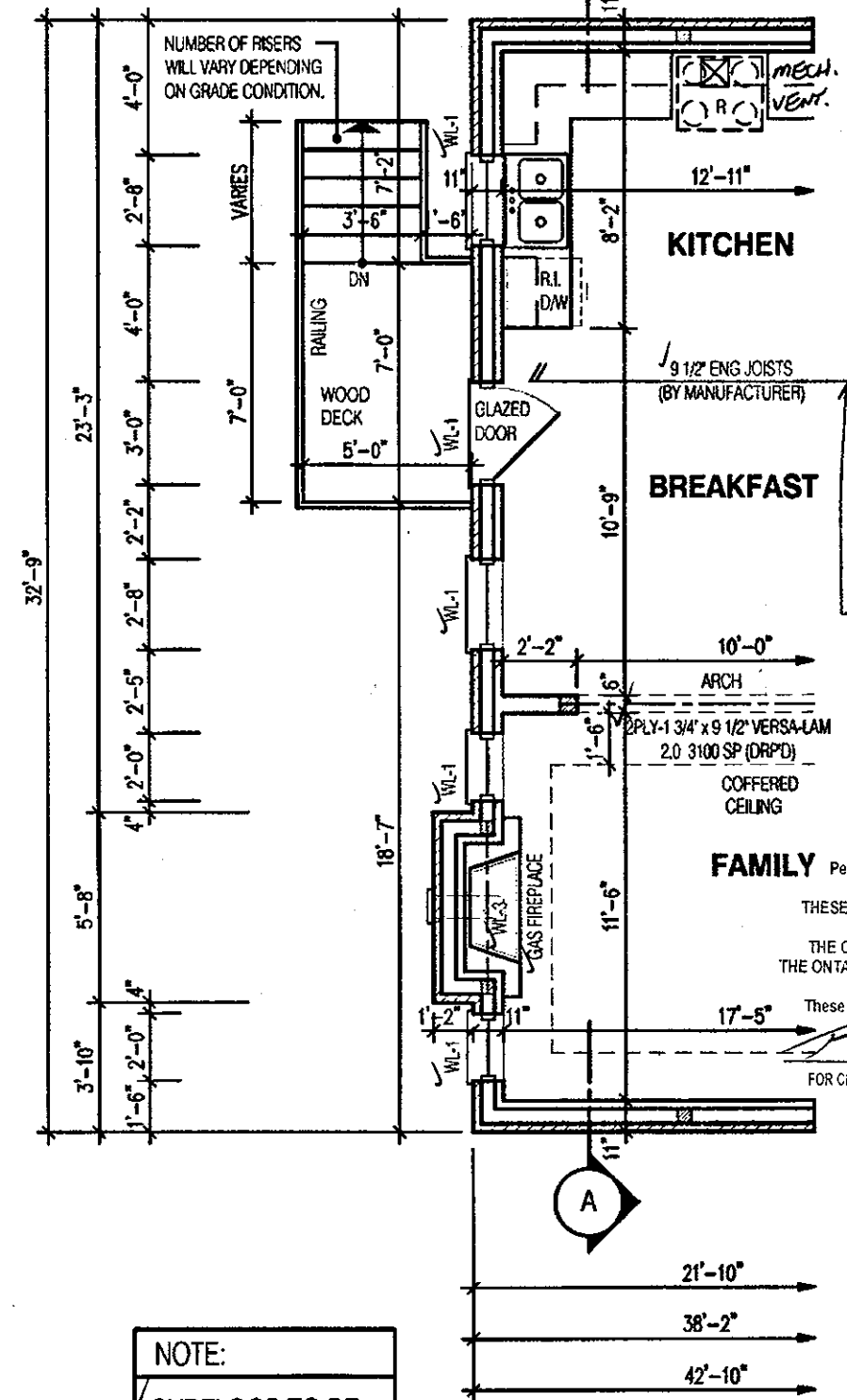
NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

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:
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FOR ADDITIONAL DECK STRUCTURE REFER TO PAGE 8 OF THE DETAIL PACKAGE



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

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 LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

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

CITY OF HAMILTON
Building Division
FAMILY Permit No. 18-148508-00-29
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LA
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2018

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

ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

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 CONSTRUCTION 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.

7	
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4	SEPT. 19, 2018 ISSUED FOR BUILDING PERMIT
3	SEPT. 18, 2018 COORDINATED AS PER FLOOR/ROOF TRUSS LAYOUTS
2	AUG. 7, 2018 ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINUSALE 18-24 MILLWOOD 1

No. DATE: WORK DESCRIPTION:

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 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

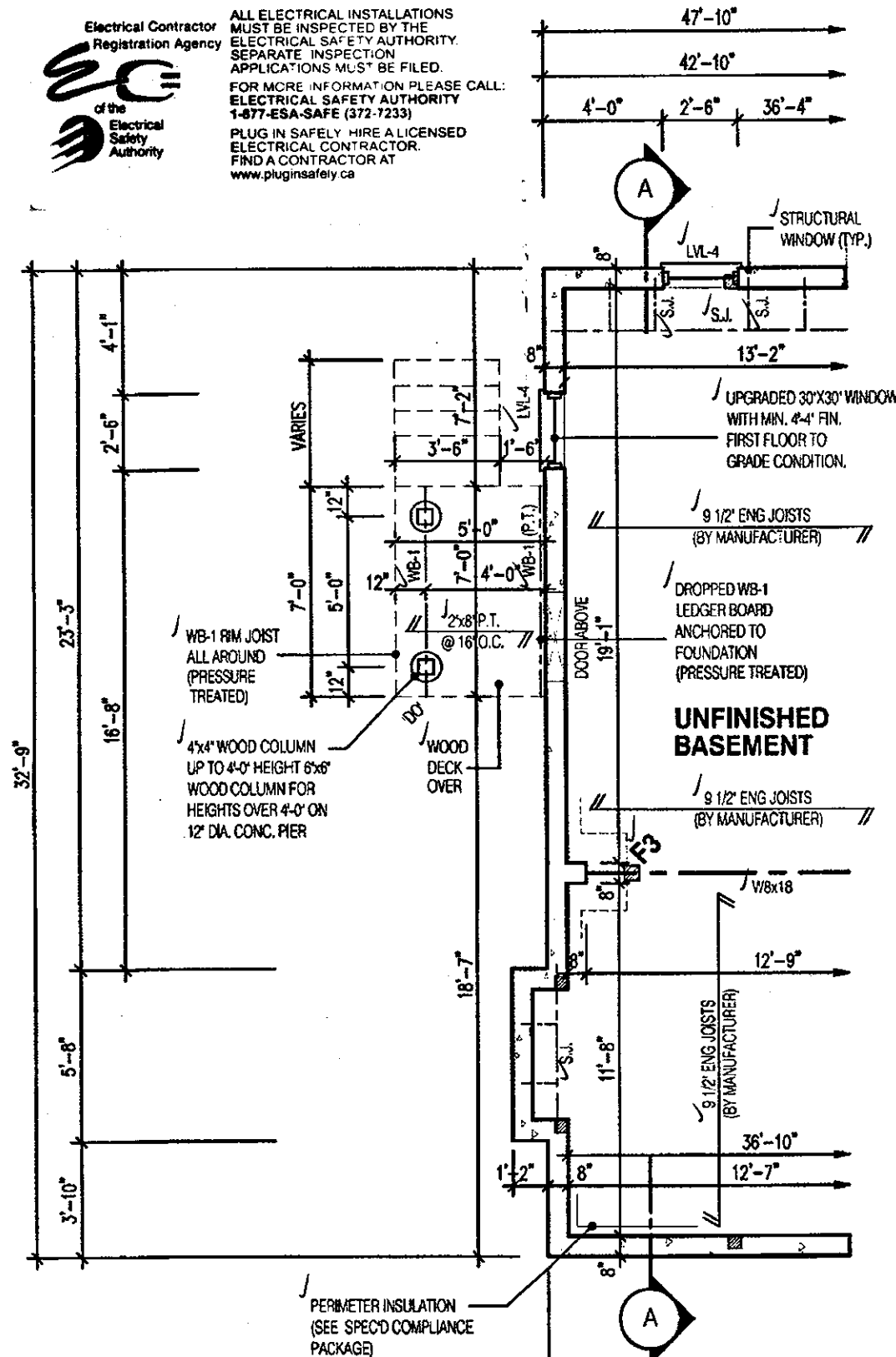
PARTIAL DECK EL-2

RUSSELL GARDENS PHASE 2
HAMILTON

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



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NOTE:
SUBFLOOR TO BE 3/4\"/>

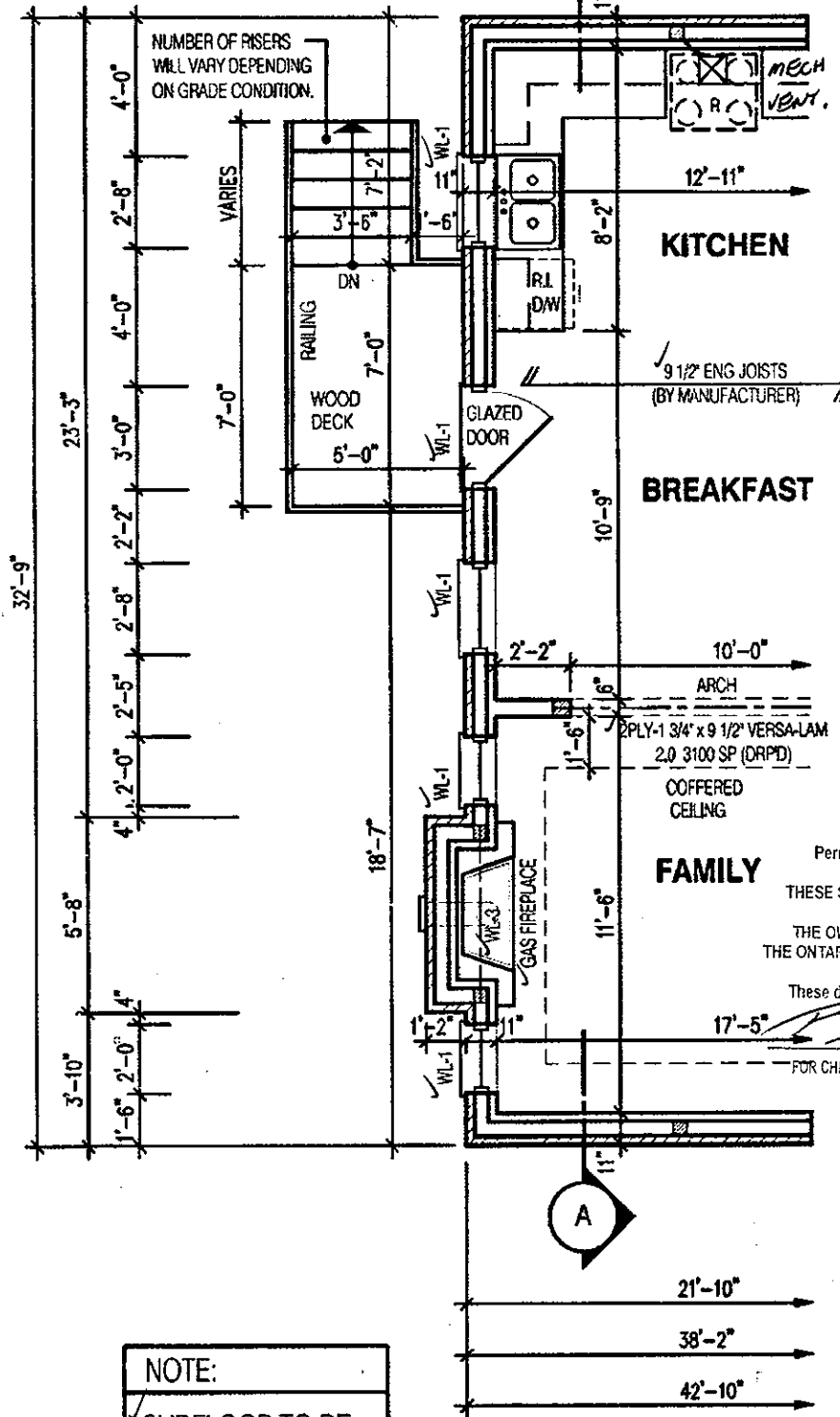
NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

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

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

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

FOR ADDITIONAL DECK STRUCTURE REFER TO PAGE 8 OF THE DETAIL PACKAGE



NOTE:
SUBFLOOR TO BE 5/8\"/>

NOTE:
SUBFLOOR TO BE 5/8\"/>

LEGEND:
BUILDING FACE < THAN 4'-0\"/>

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

CITY OF HAMILTON
Building Division
Permit No. 18-148508-00-R9
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

OCT 04 2018

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NOV 08 2018
John G. Williams Limited, Architect

2247
12.5m LOTS
SAWMILL 1
ELEVATION 3
PACKAGE 'A1'
O.REG. 332/12

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.
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.

7		
6		
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3	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ROOF TRUSS LAYOUTS
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MAINSAL: 18-24-MILLWOOD 1

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.

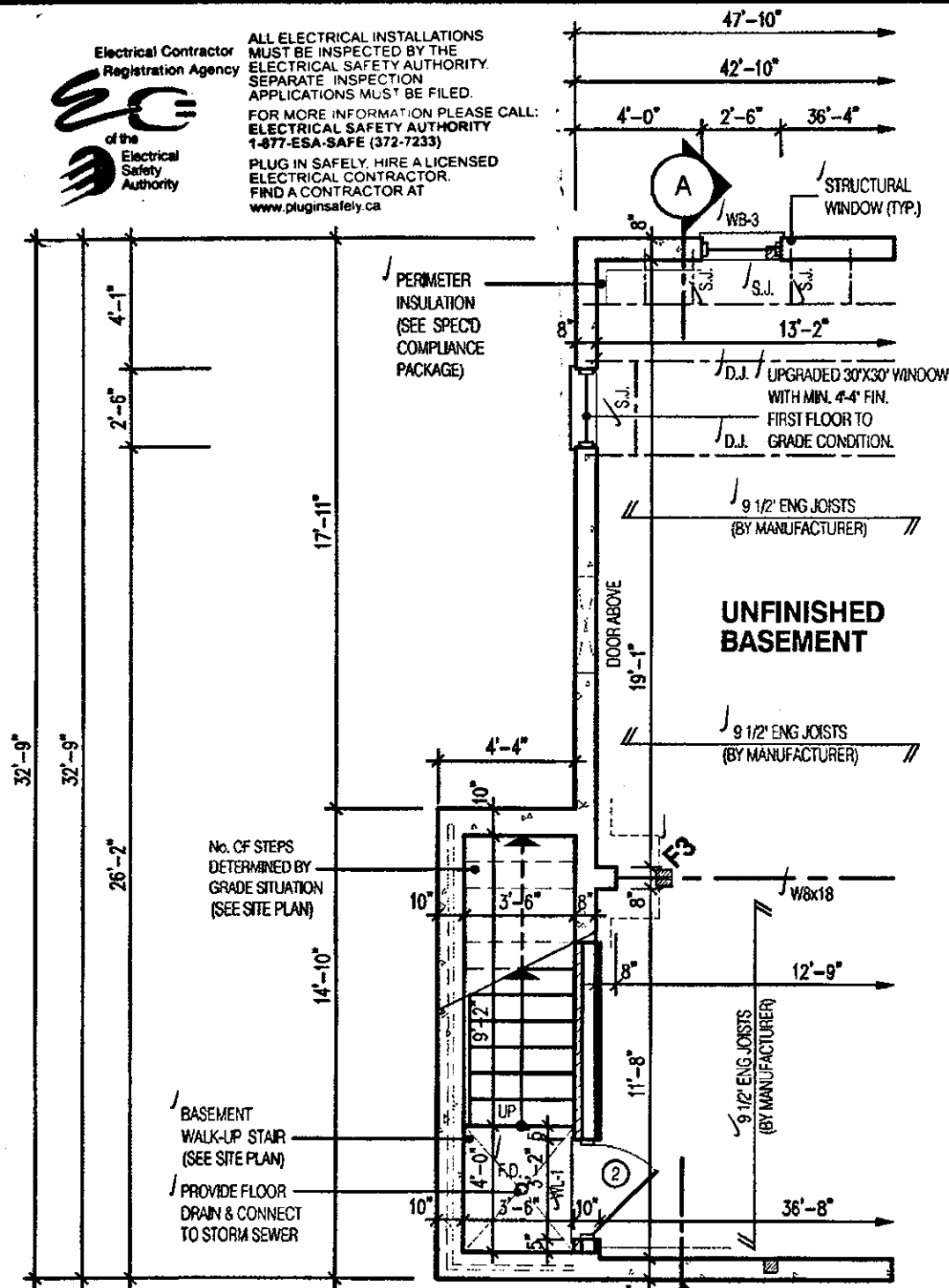
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

PARTIAL DECK EL-3
RUSSELL GARDENS PHASE 2
HAMILTON

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



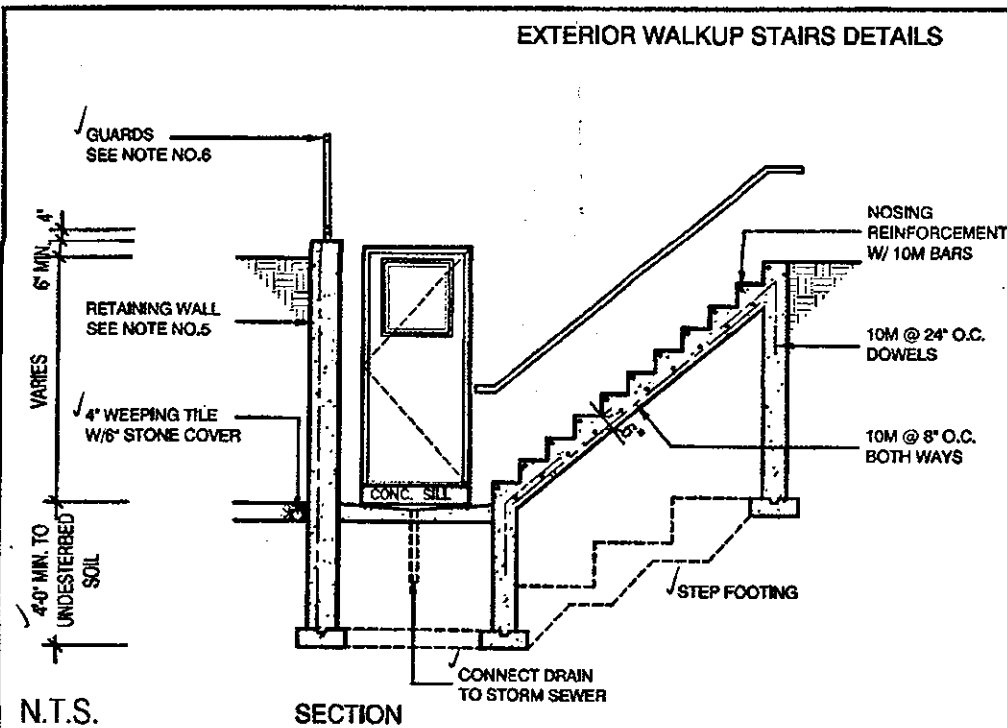
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NOTE:

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

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



N.T.S.

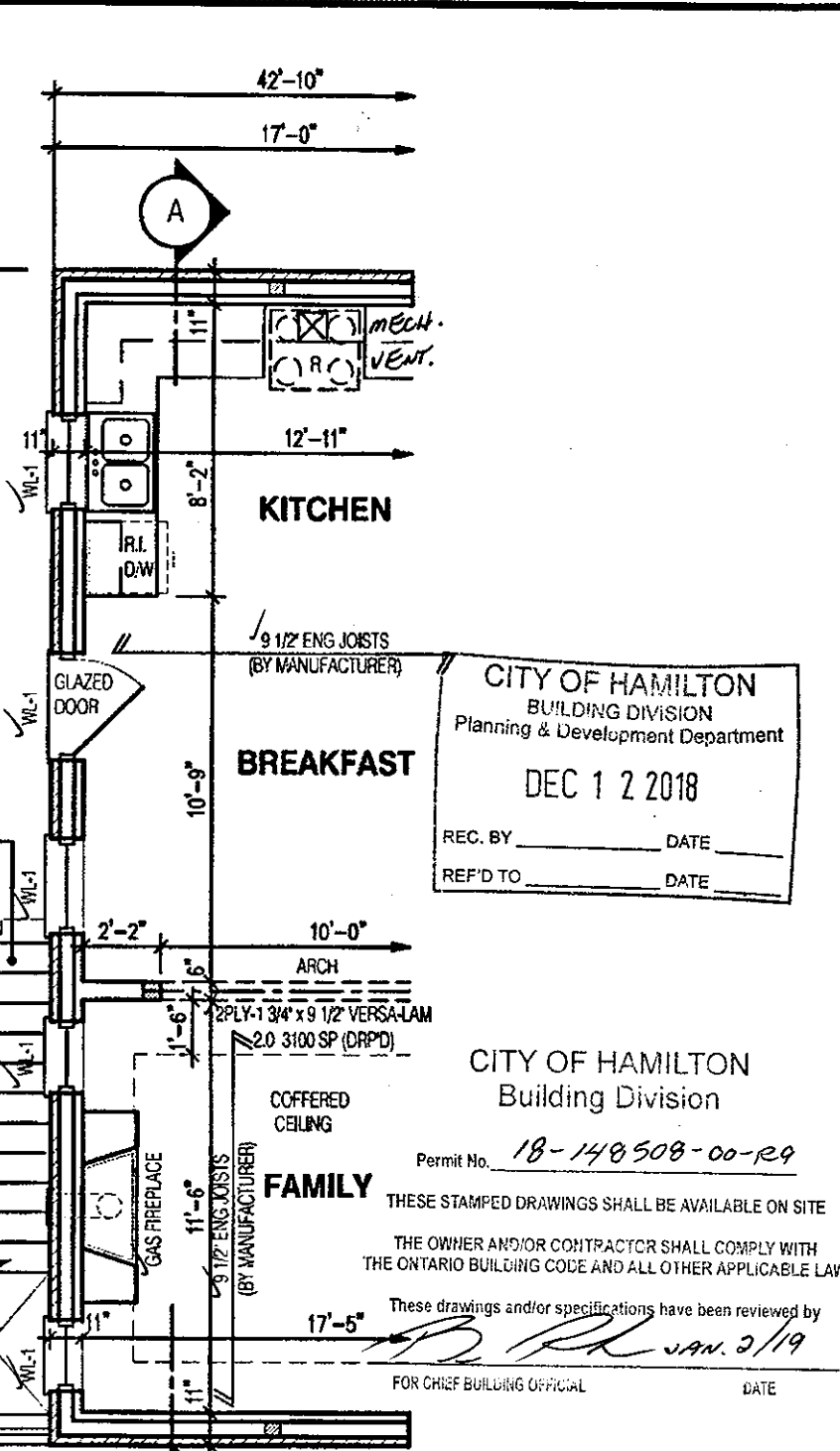
SECTION

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.

NOTE:

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



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 12 2018

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

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

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

OCT 04 2018

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

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:

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NOTE:

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 1

PACKAGE 'A1'

O.REG. 332/12

STRODET INC.



FOR STRUCTURE ONLY

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7		
6		
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3	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24 MILLWOOD 1

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

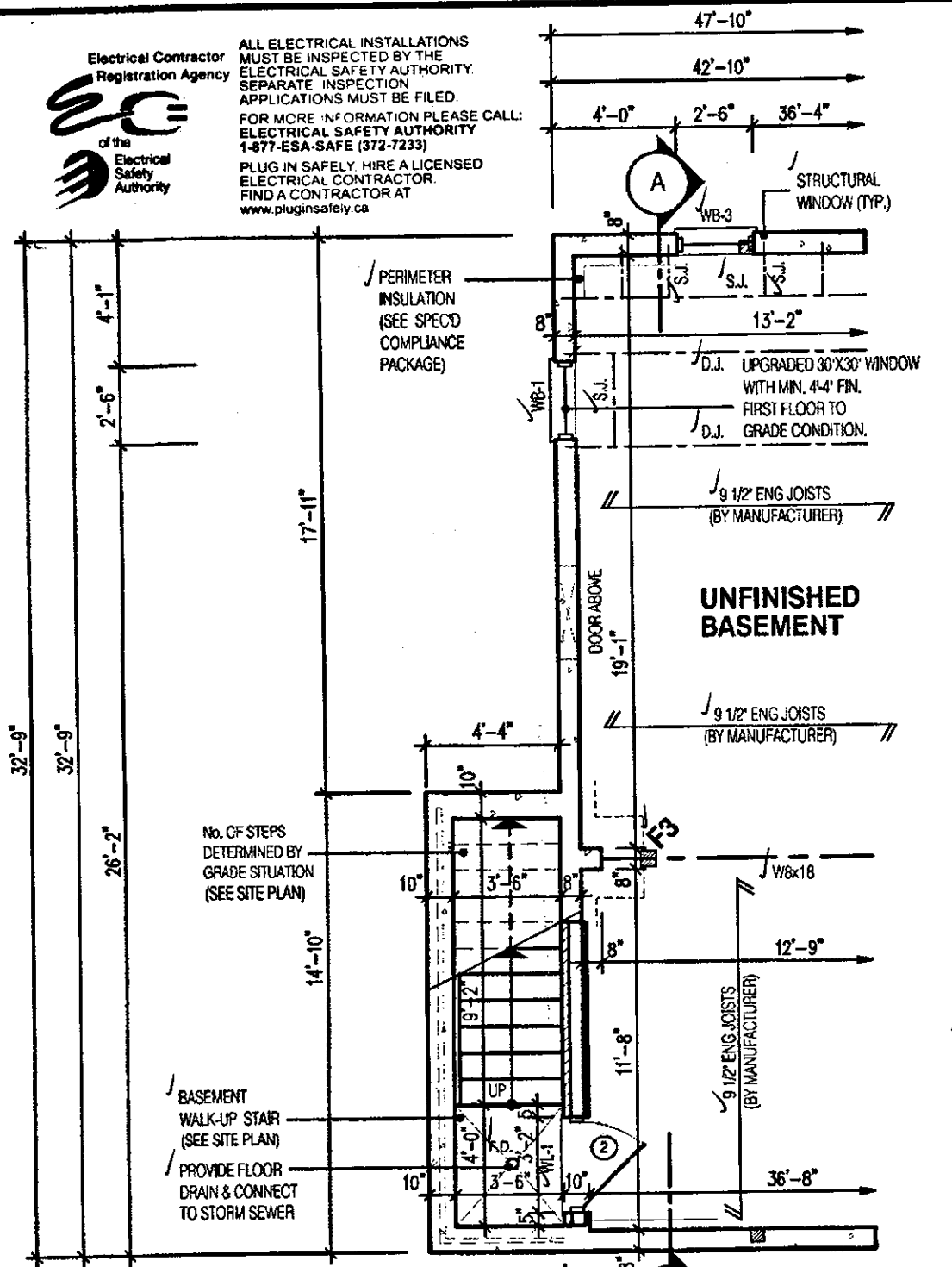
jardin design group inc. 27763
FIRM NAME BCIN

PARTIAL WALK-UP EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

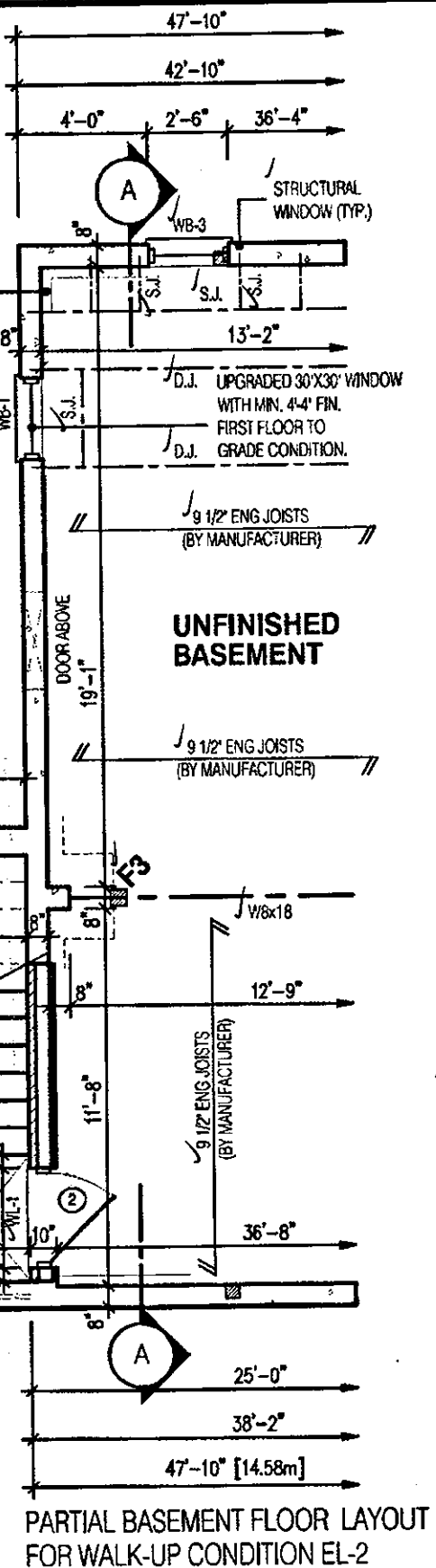
TYPE T AREA
SCALE: 3/16"=1'-0"
PROJ. No. 17-16 DWG. No. 3-3



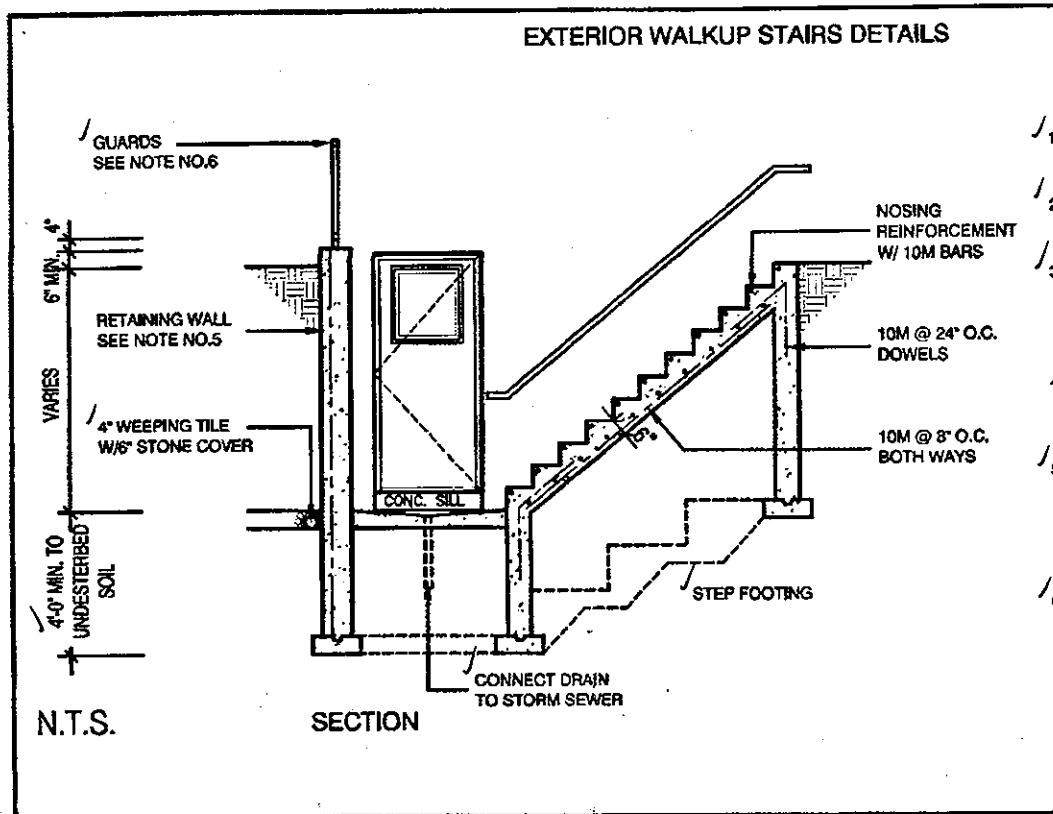
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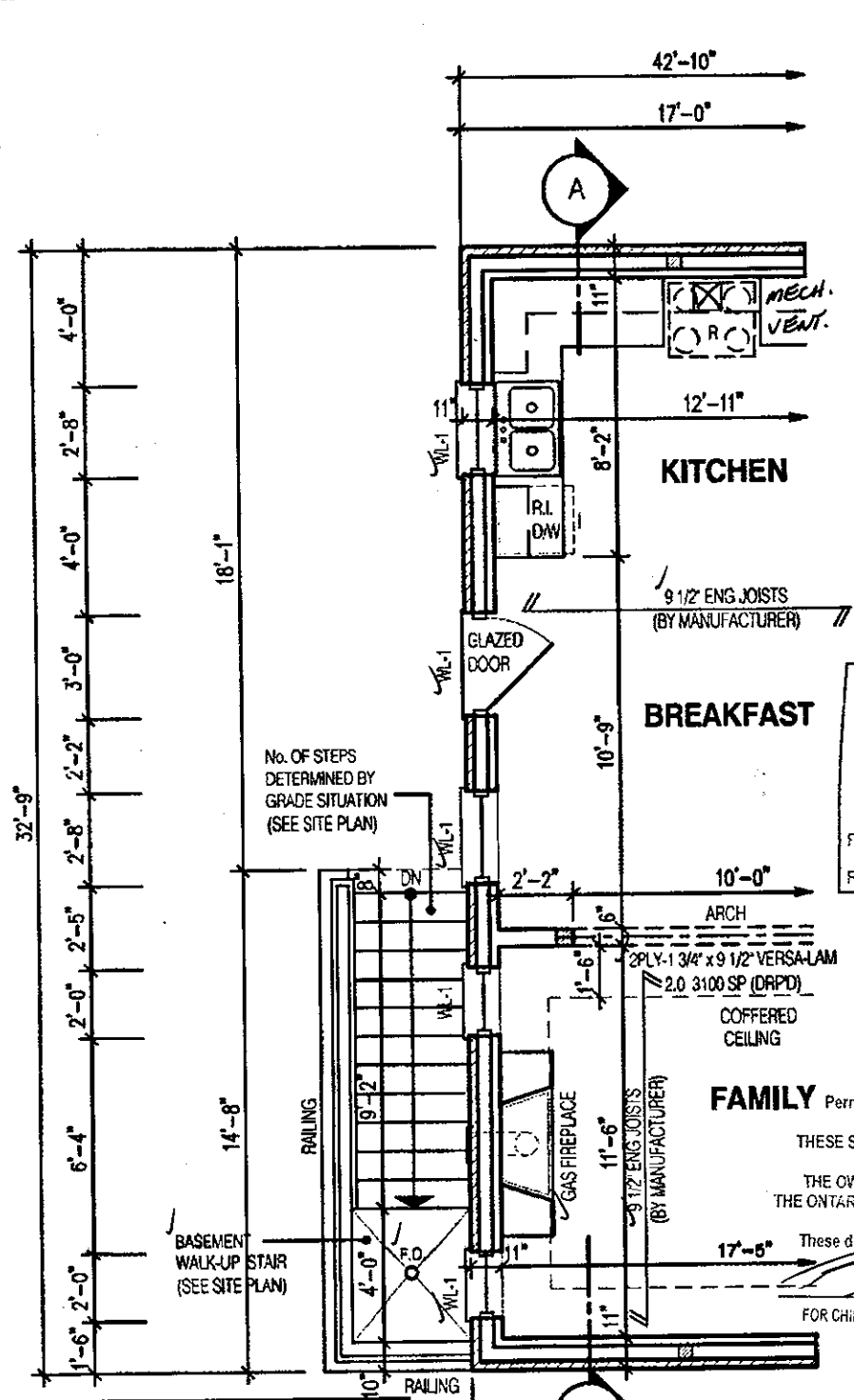
NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL



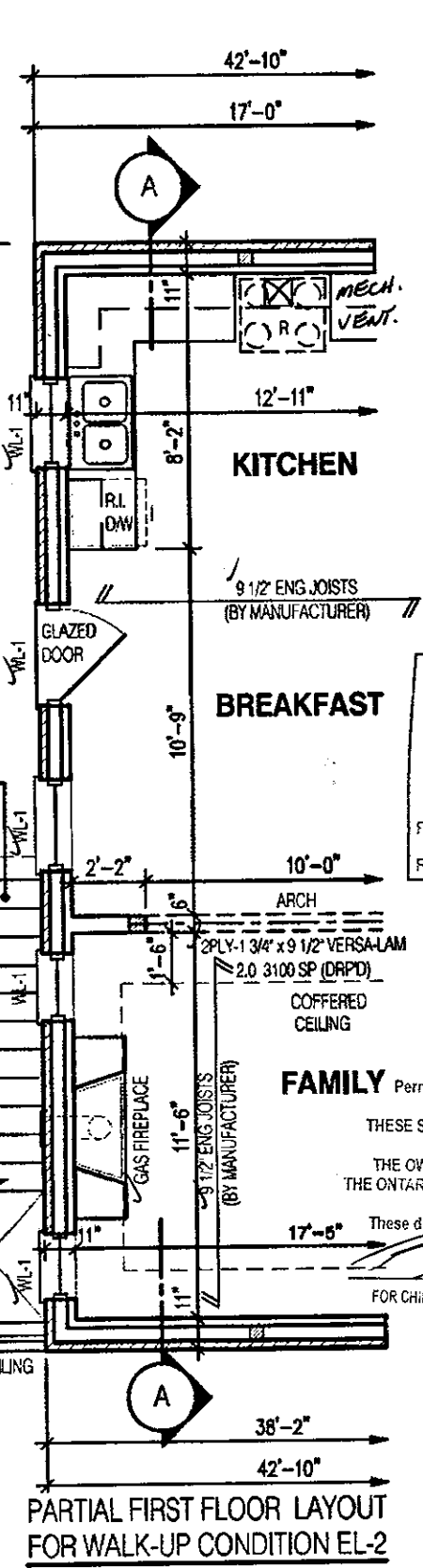
NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL



GENERAL NOTES:
FOOTING
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CONCRETE
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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.

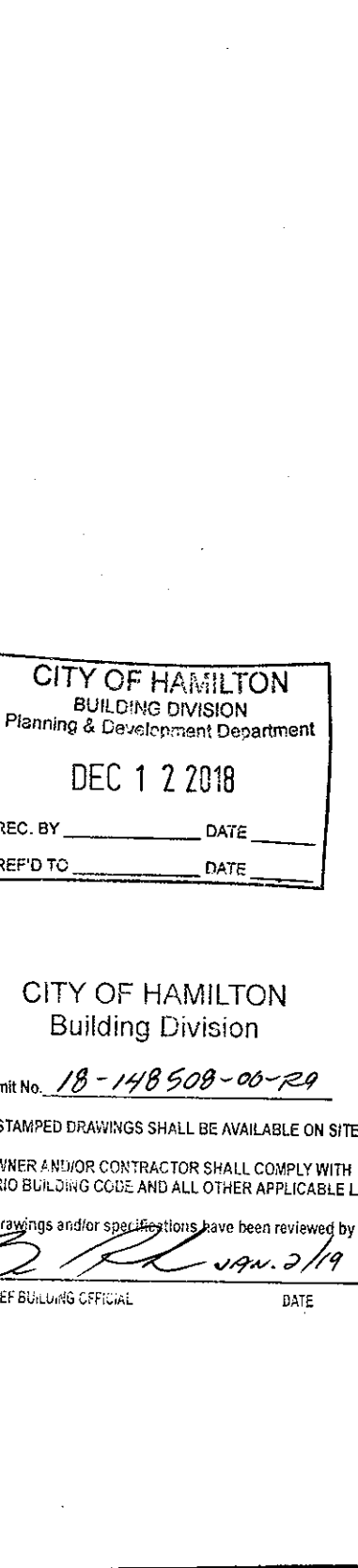


NOTE:
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LEGEND:
BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COLUMN ABOVE
LVL. LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
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REPEAT NOTE
SHOWER WEEPERS

NOTE:
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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:
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NOTE:
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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1

ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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2	AUG. 7, 2018 ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1

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 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

PARTIAL WALK-UP EL-2

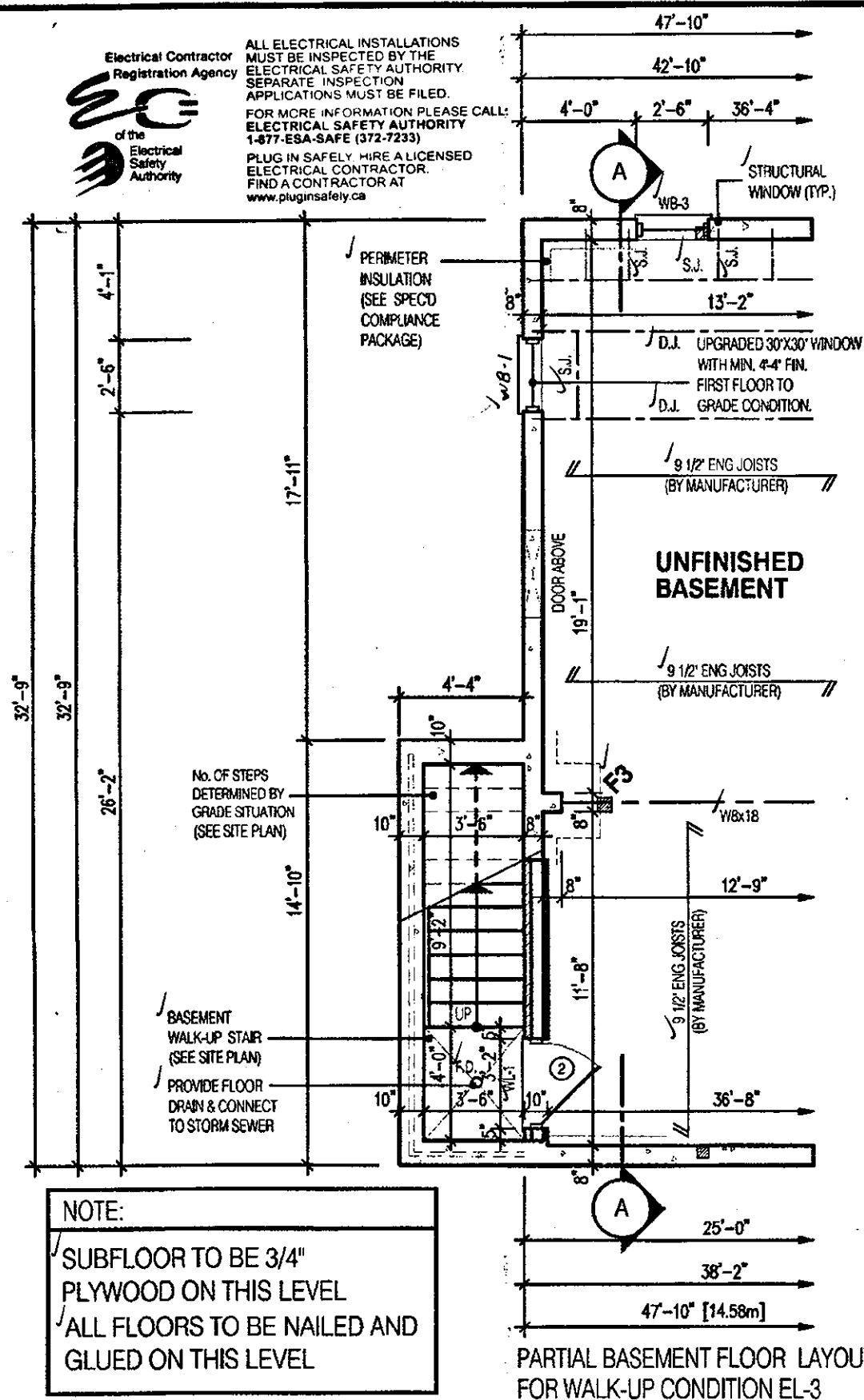
RUSSELL GARDENS PHASE 2

HAMILTON

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

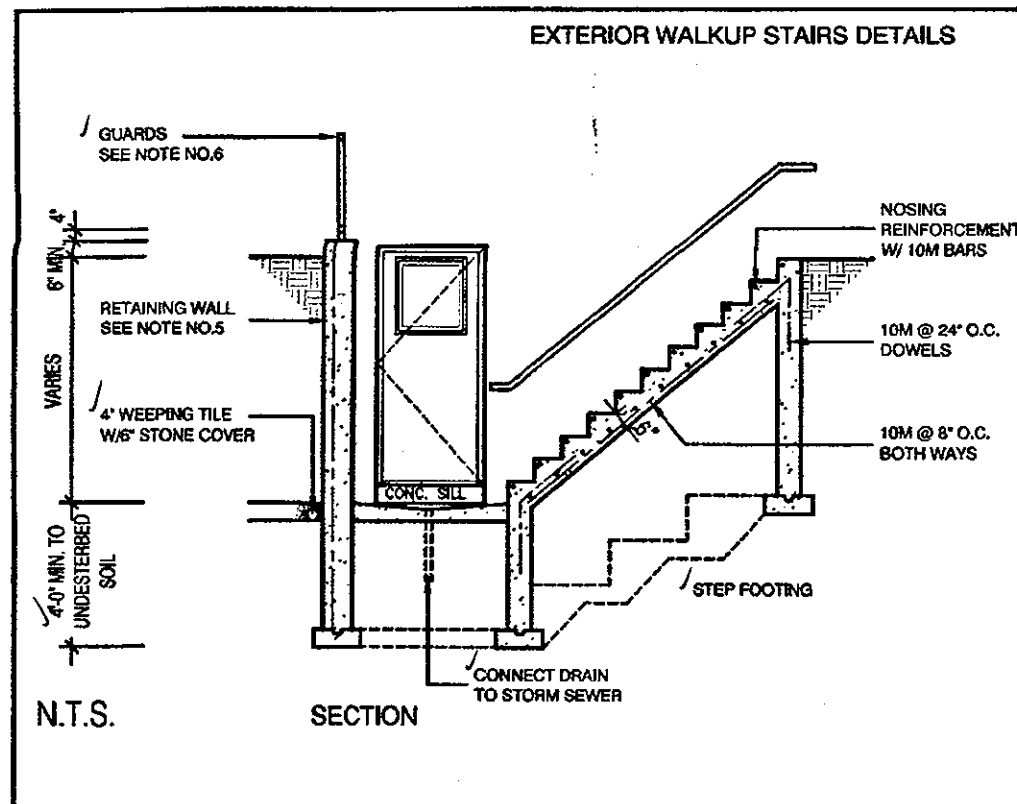


ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca



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

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



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.

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

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

NOTE:

REFER TO SHEET NO. 0 FOR UNTEL 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:

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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

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.

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No.	DATE	WORK DESCRIPTION
7		
6		
5		
4	SEPT. 19, 2018	ISSUED FOR BUILDING PERMIT
3	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-244 MILLWOOD 1

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

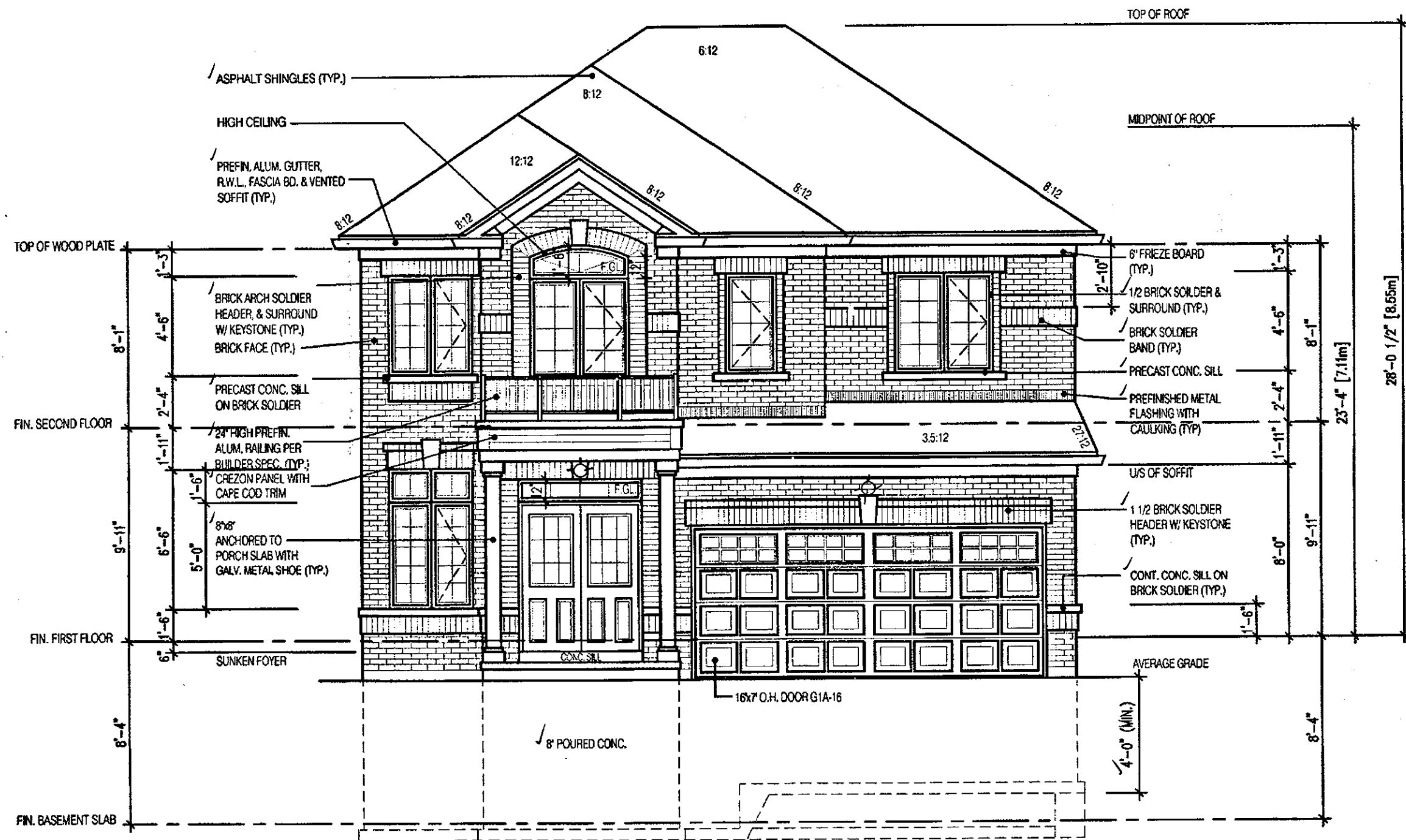
jardin design group inc. 27763
FIRM NAME BCIN

PARTIAL WALK-UP EL-3

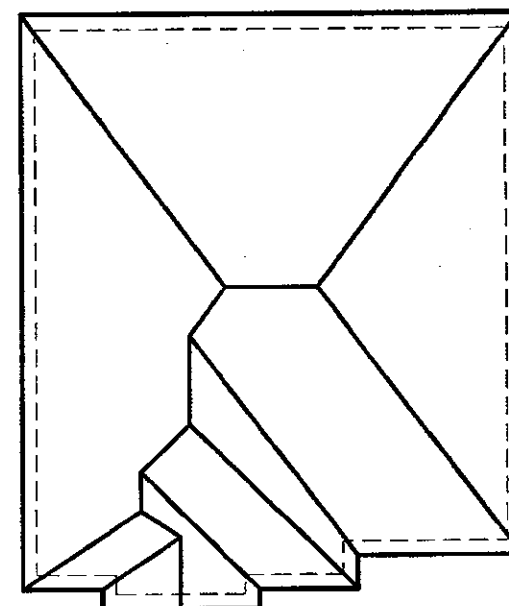
RUSSELL GARDENS PHASE 2
HAMILTON

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

OCT 04 2018



**SAWMILL 1
ELEVATION 1**



ROOF PLAN
N.T.S.

CITY OF HAMILTON
Building Division

Permit No. **18-148508-00-R9**

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] **JAN. 2/19**
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 12 2018

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

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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24 MILLWOOD

No. DATE: WORK DESCRIPTION:

jardin
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VAUGHAN ONT. L4K 3P3
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Waiter Botter **21031**
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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3.2.4 of the building code

Jardin design group inc. **27763**
FIRM NAME BCIN

FRONT ELEVATION 1
RUSSELL GARDENS PHASE 2
HAMILTON

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

OCT 04 2018

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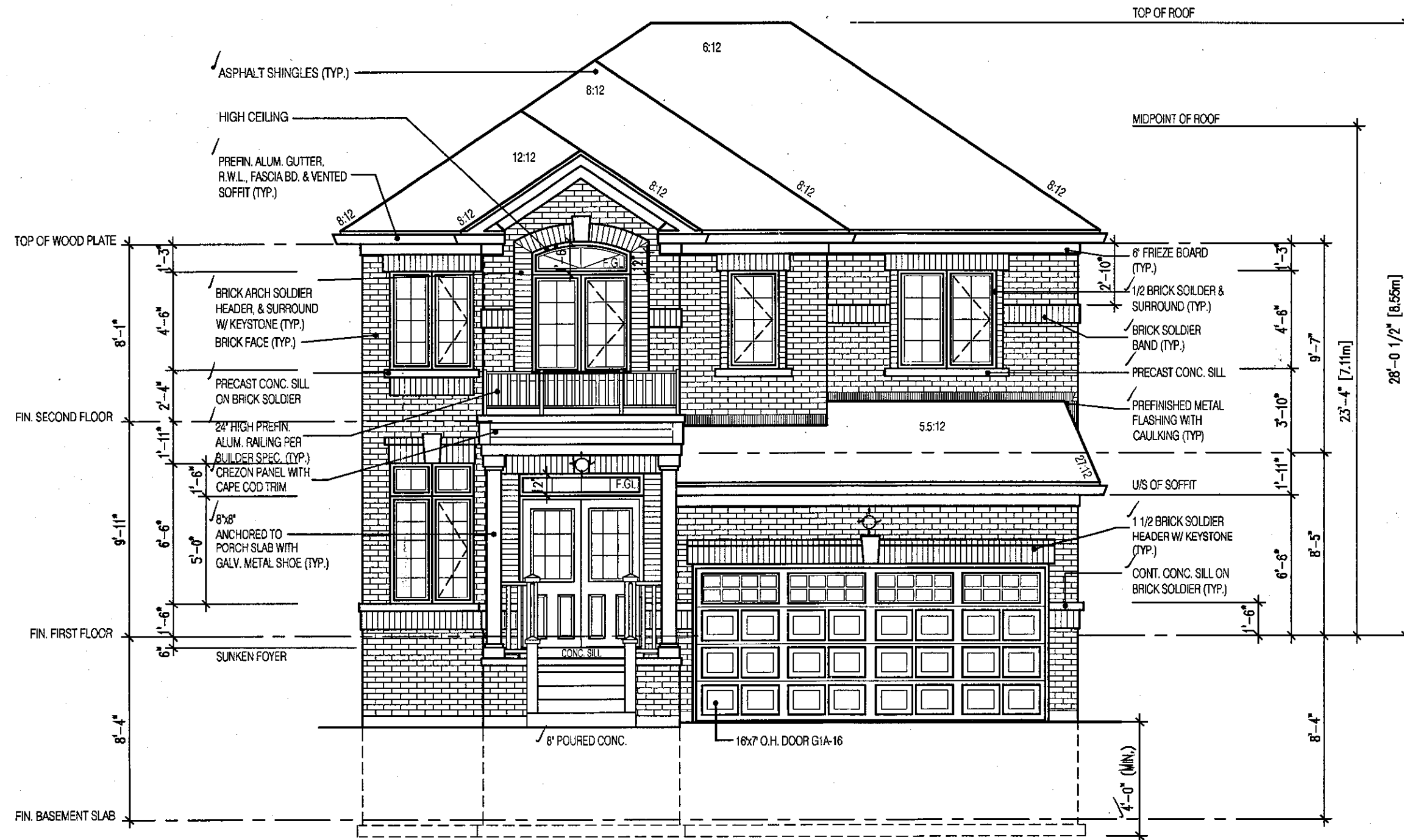
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HAMILTON.

ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

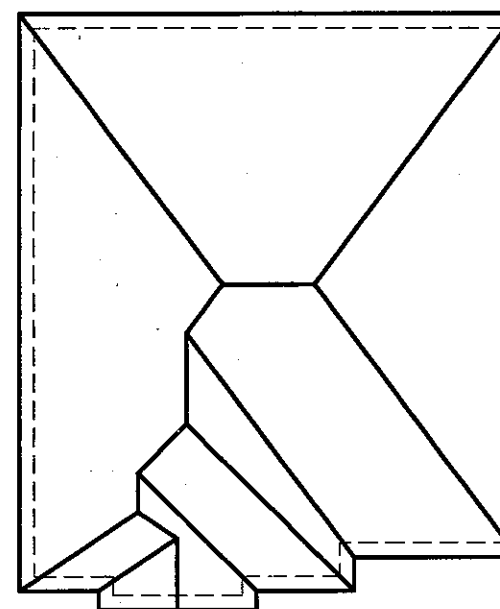
2247
12.5m LOTS
SAWMILL 1
ELEVATION 1
✓ PACKAGE 'A1'
O.REG. 332/12



SAWMILL 1
ELEVATION 1
LOT 168

LOT SPECIFIC CHANGES:

- GARAGE ROOF SOFFIT DROPPED 1'-6"
- CHANGED GARAGE ROOF SLOPE TO 5.5:12



ROOF PLAN
N.T.S.

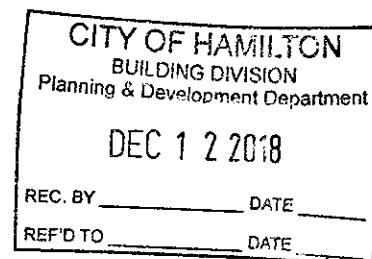
CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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These drawings and/or specifications have been reviewed by

[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE



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7		
6		
5	NOV. 21, 2018	REVISED GRADE TO MATCH SITING
4	SEPT. 19, 2018	ISSUED FOR BUILDING PERMIT
3	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ROOF TRUSS LAYOUTS
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINNISALE 18-24-MILLWOOD 1

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
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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
RUSSELL GARDENS PHASE 2
HAMILTON

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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 30 2018

John G. Williams Limited, Architect



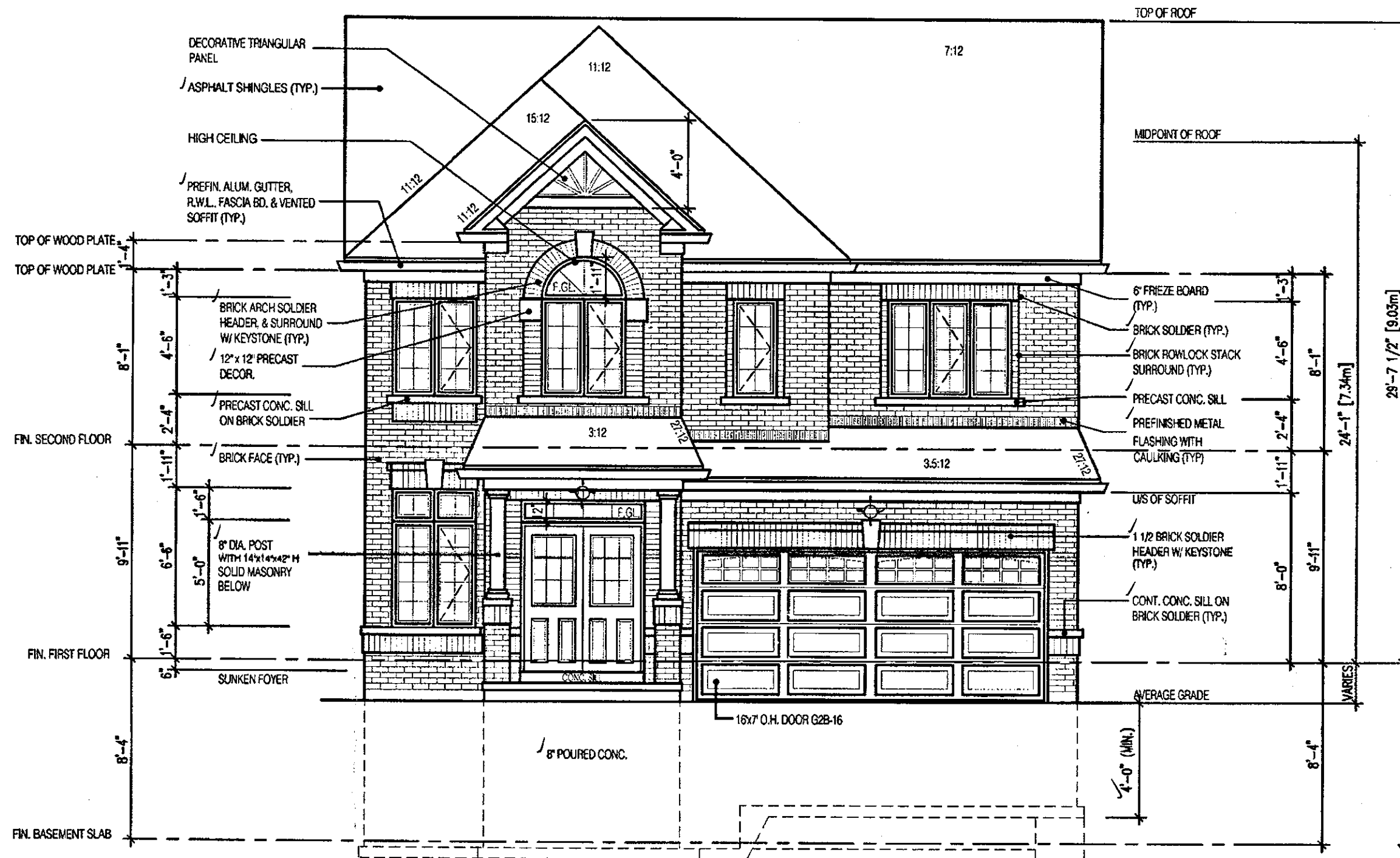
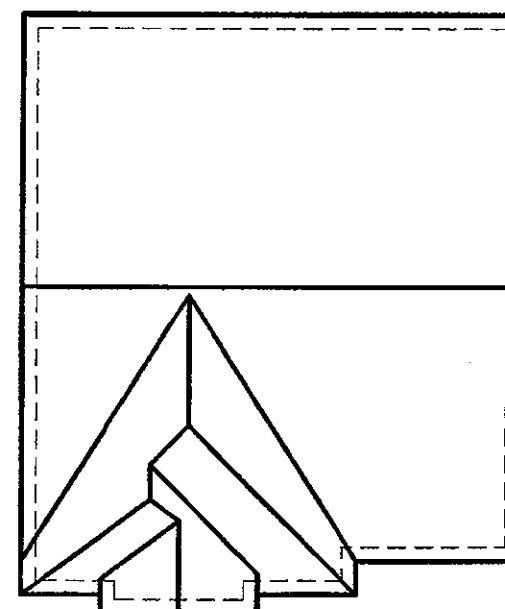
2247

12.5m LOTS

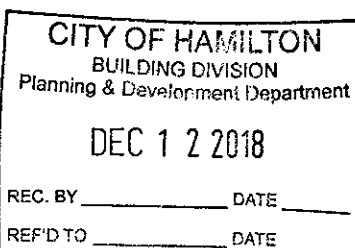
SAWMILL 1
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

SAWMILL 1
ELEVATION 2ROOF PLAN
N.T.S.CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWThese drawings and/or specifications have been reviewed by
[Signature] JAN. 2 / 19
FOR CHIEF BUILDING OFFICIAL DATEREC. BY _____ DATE _____
REF'D TO _____ DATE _____

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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

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3	SEPT. 18, 2018 COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
2	AUG. 7, 2018 ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1

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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NAME SIGNATURE BCINREGISTRATION 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

RUSSELL GARDENS PHASE 2
HAMILTON

TYPE AREA

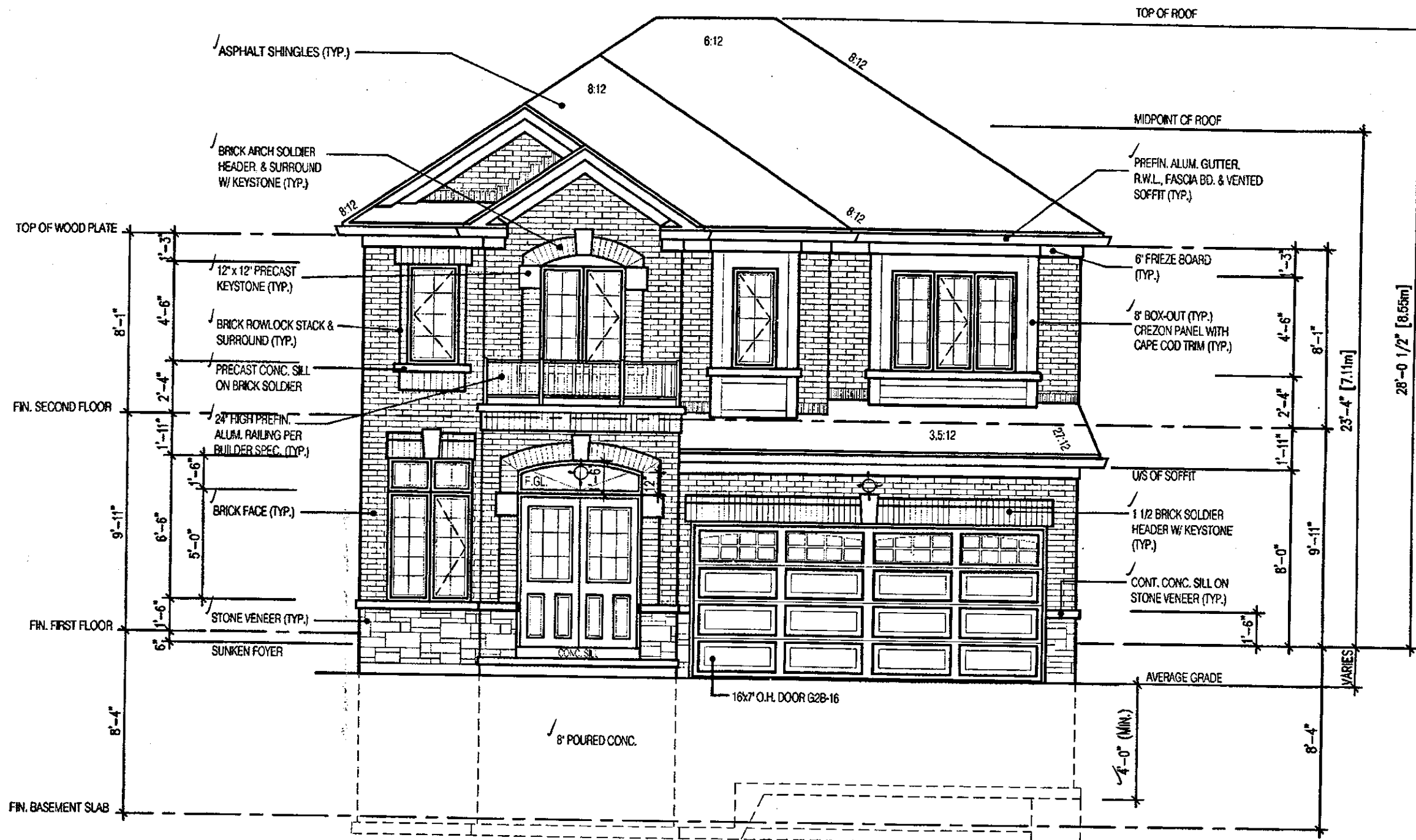
SCALE: 3/16"=1'-0"

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

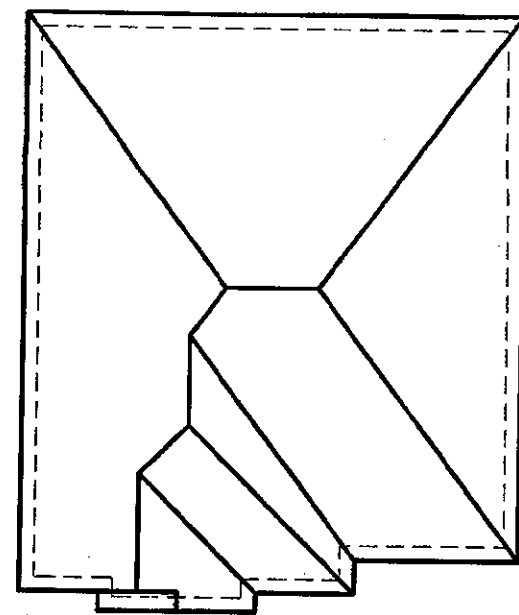
BILD

OCT 04 2018

2247
12.5m LOTS
SAWMILL 1
ELEVATION 3
PACKAGE 'A1'
O.REG. 332/12



SAWMILL 1
ELEVATION 3



ROOF PLAN
 N.T.S.

CITY OF HAMILTON
 Building Division

Permit No. **18-148508-00-R9**

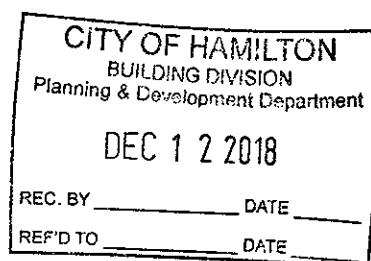
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FOR CHIEF BUILDING OFFICIAL

DATE



OCT 04 2018

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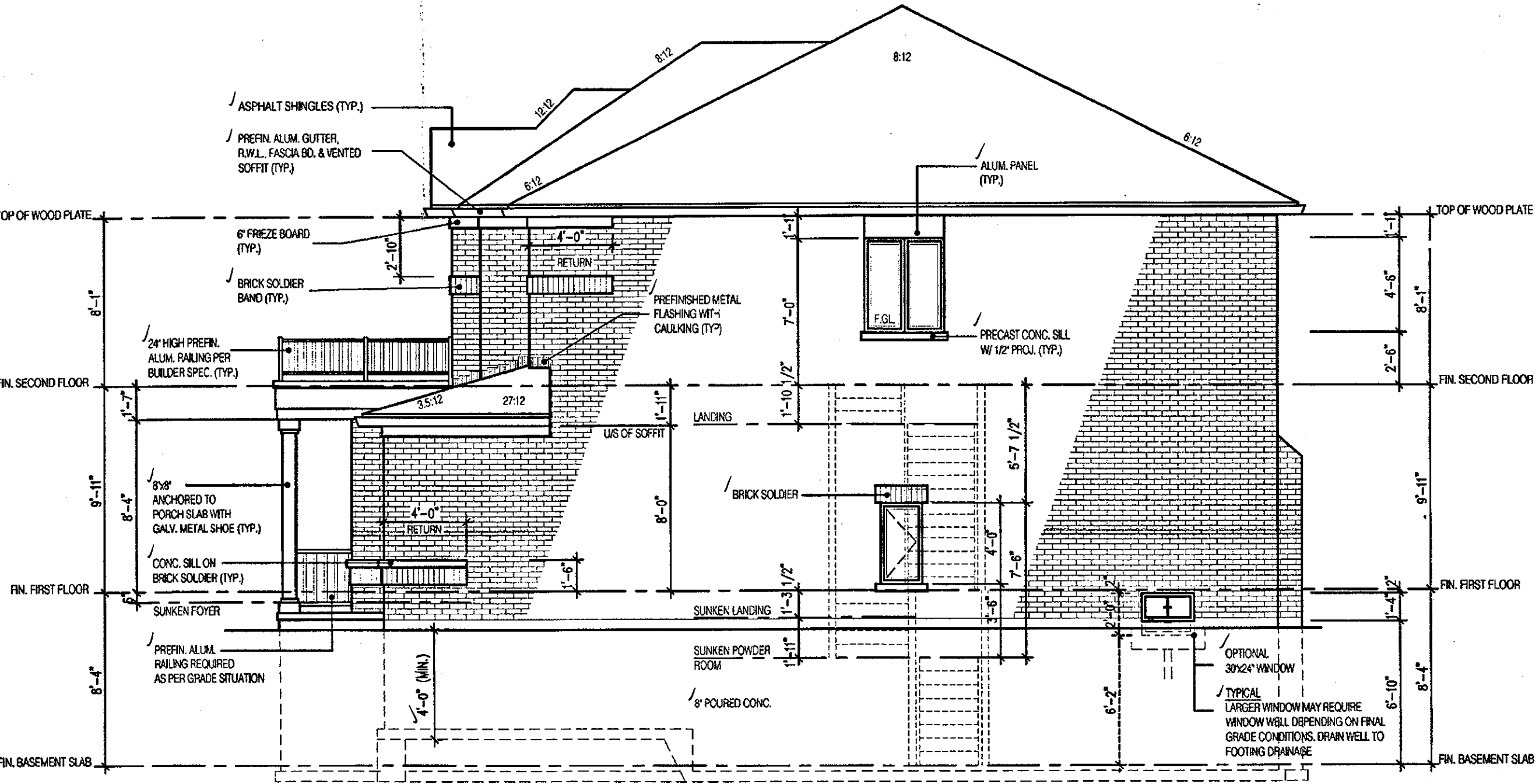
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jardin design group inc. 27763
 FIRM NAME BCIN

FRONT ELEVATION 3
RUSSELL GARDENS PHASE 2
HAMILTON

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





SIDE ELEVATION 1
UNPROTECTED OPENINGS

WALL AREA	820.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4	⌘
ACTUAL WINDOW AREA	28.5	⌘

OPTIONAL WINDOW		
WALL AREA	820.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4	⌘
ACTUAL WINDOW AREA	30.1	⌘

CITY OF HAMILTON
Building Division
Permit No. 18-148508-00-R9
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[Signature] JAN. 21/19
FOR CHIEF BUILDING OFFICIAL DATE

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

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 1

✓ PACKAGE 'A1'

O.REG. 332/12

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jardin

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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 Boller *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

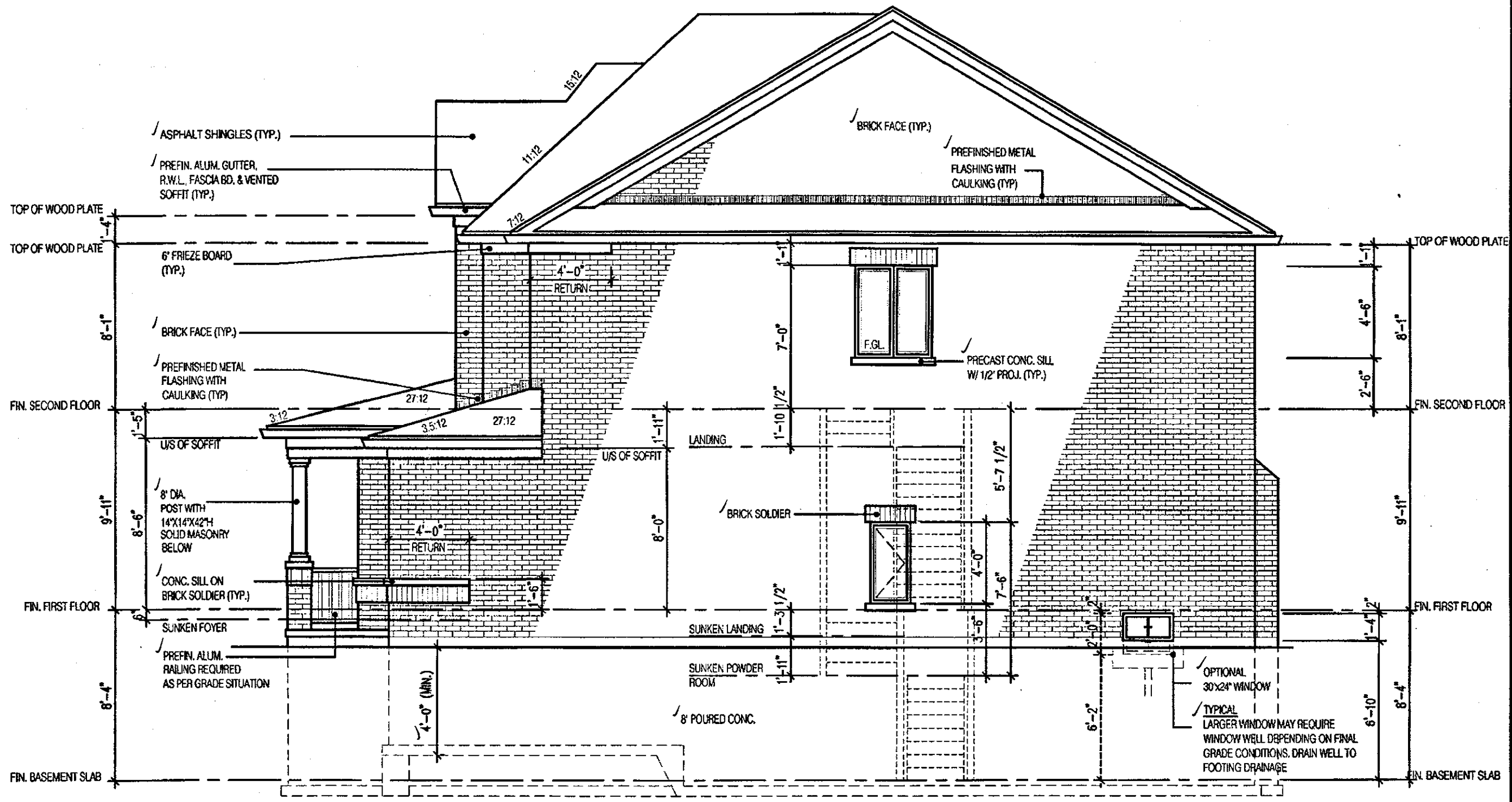
SIDE ELEVATION 1

RUSSELL GARDENS PHASE 2

HAMILTON

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

2247
12.5m LOTS
SAWMILL 1
ELEVATION 2
PACKAGE 'A1'
O.REG. 332/12



SIDE ELEVATION 2

UNPROTECTED OPENINGS

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	28.5

OPTIONAL WINDOW

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	30.1

CITY OF HAMILTON
Building Division
Permit No. 18-148508-00-R9
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
DEC 1 2 2018
REC. BY DATE
REF'D TO DATE

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

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7		
6		
5		
4	SEPT. 19, 2018	ISSUED FOR BUILDING PERMIT
3	SEPT. 18, 2018	COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1
No. DATE:		WORK DESCRIPTION:

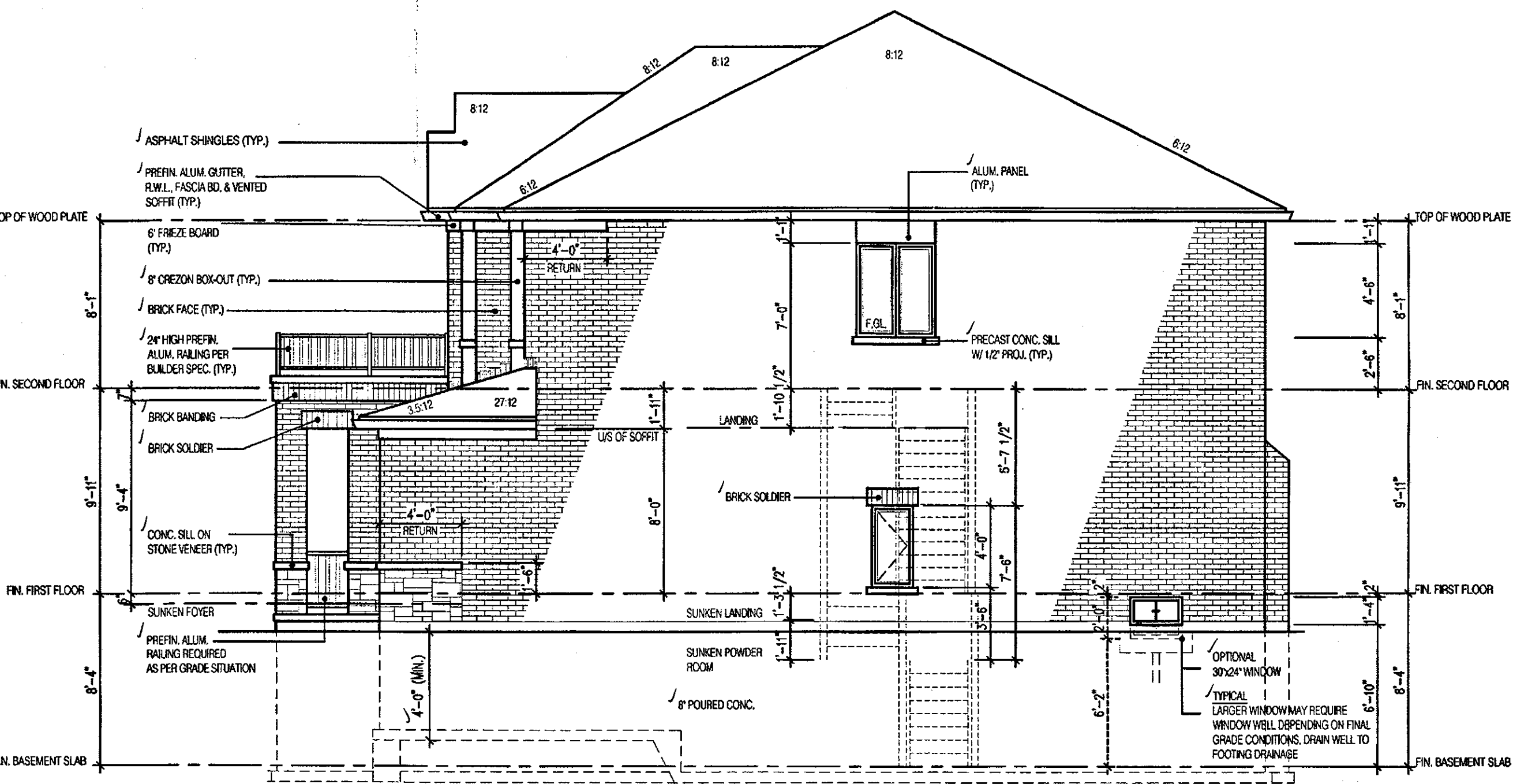
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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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
RUSSELL GARDENS PHASE 2
HAMILTON

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



SIDE ELEVATION 3

UNPROTECTED OPENINGS

WALL AREA	820.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4	⌘
ACTUAL WINDOW AREA	28.5	⌘

OPTIONAL WINDOW

WALL AREA	820.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4	⌘
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BUILDING DIVISION
Planning & Development Department
DEC 12 2018
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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 3

✓ PACKAGE 'A1'

O.REG. 332/12

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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

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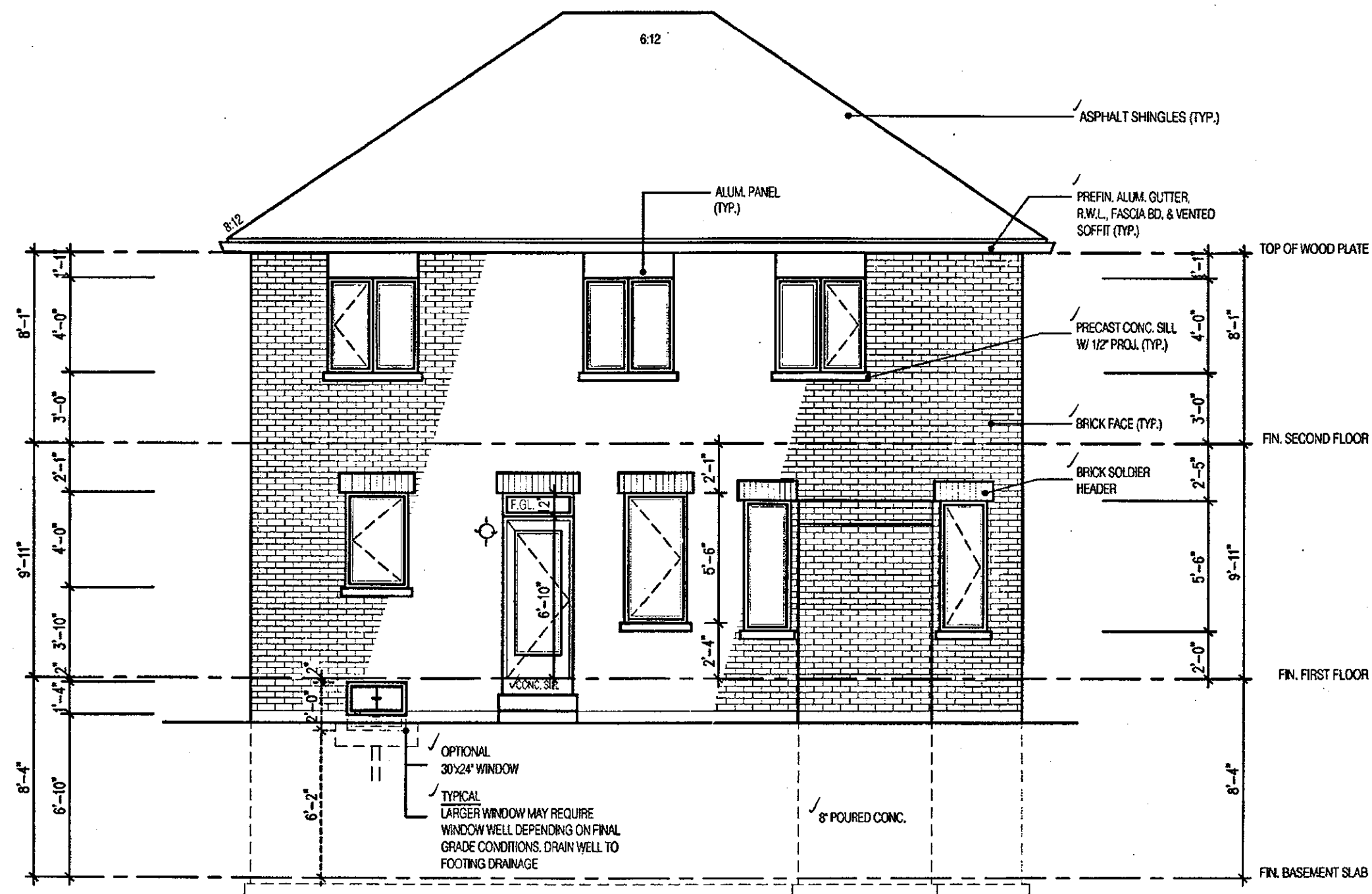
Jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION 3

RUSSELL GARDENS PHASE 2

HAMILTON

TYPE	AREA
I	
SCALE:	3/16"=1'-0"
PROJ. No.	DWG. No.
17-16	5B



**REAR ELEVATION 1
3 - BEDROOM LAYOUT**

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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These drawings and/or specifications have been reviewed by

[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

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

OCT 04 2018

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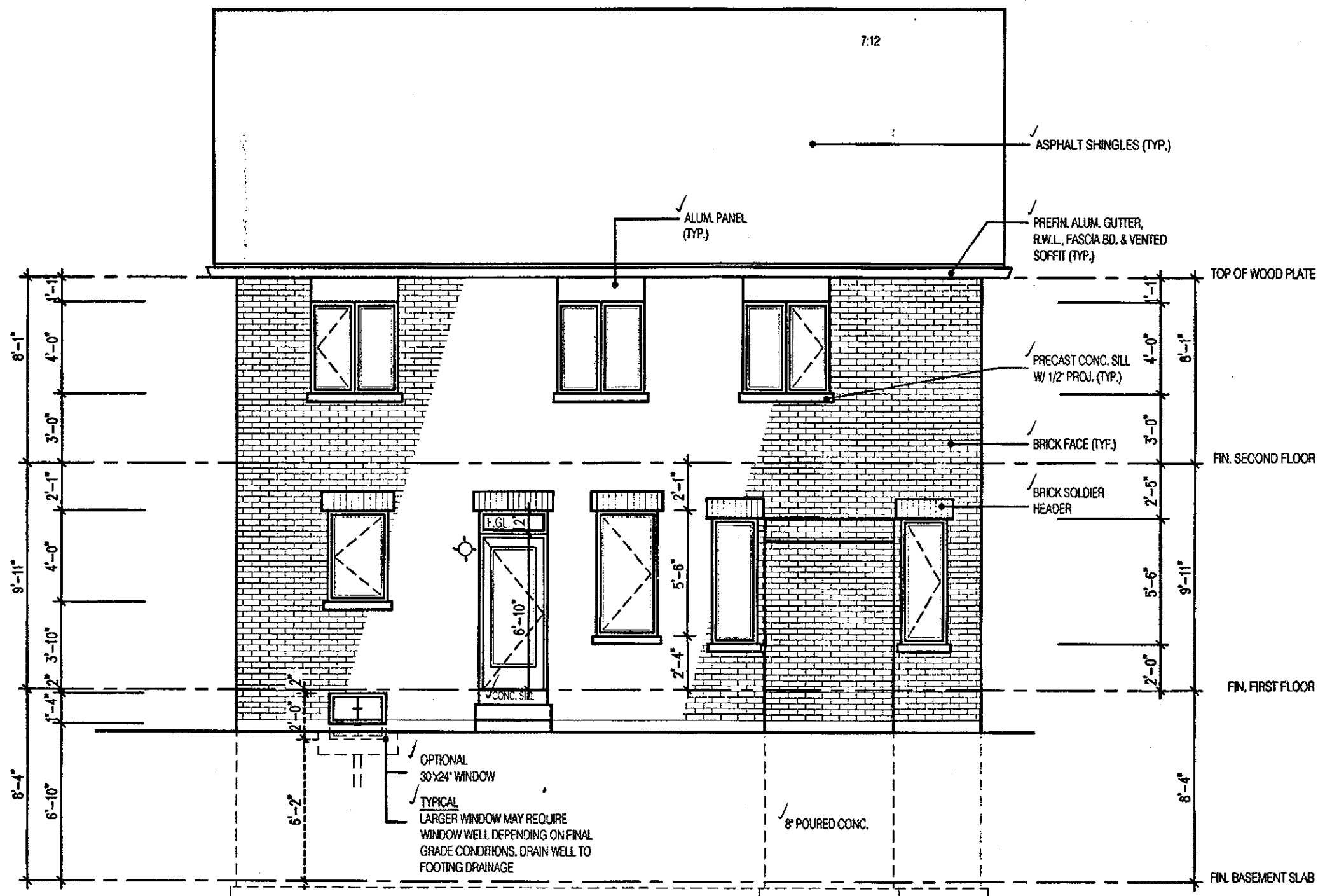
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ARCHITECTURAL REVIEW & APPROVAL

NOV 06 2018

John G. Williams Limited, Architect

2247	
12.5m LOTS	
SAWMILL 1 ELEVATION 1	
✓ PACKAGE 'A1'	
O.REG. 332/12	
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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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REAR ELEVATION 1	
RUSSELL GARDENS PHASE 2 HAMILTON	
TYPE T	AREA
SCALE: 3/16"=1'-0"	
PROJ. No. 17-16	DWG. No. 6



**REAR ELEVATION 2
3 - BEDROOM LAYOUT**

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 12 2018

REC. BY _____ DATE _____
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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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 2

✓ PACKAGE 'A1'

O.REG. 332/12

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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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Jardin design group inc. 27763
FIRM NAME BCIN

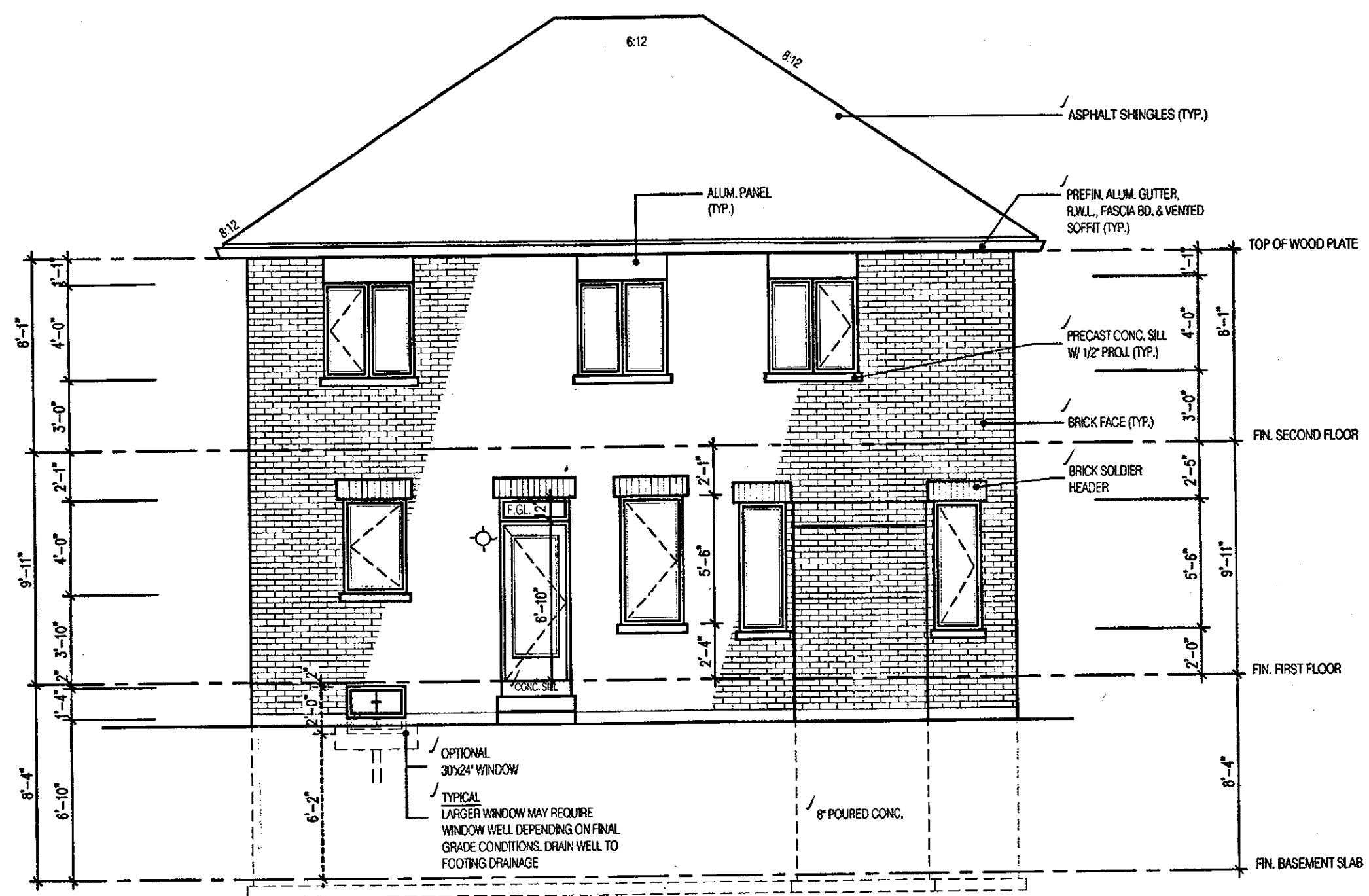
REAR ELEVATION 2

RUSSELL GARDENS PHASE 2
HAMILTON

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

BILD

2247
12.5m LOTS
SAWMILL 1
ELEVATION 3
✓ PACKAGE 'A1'
O.REG. 332/12



REAR ELEVATION 3
3 - BEDROOM LAYOUT

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64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION 3
RUSSELL GARDENS PHASE 2
HAMILTON

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

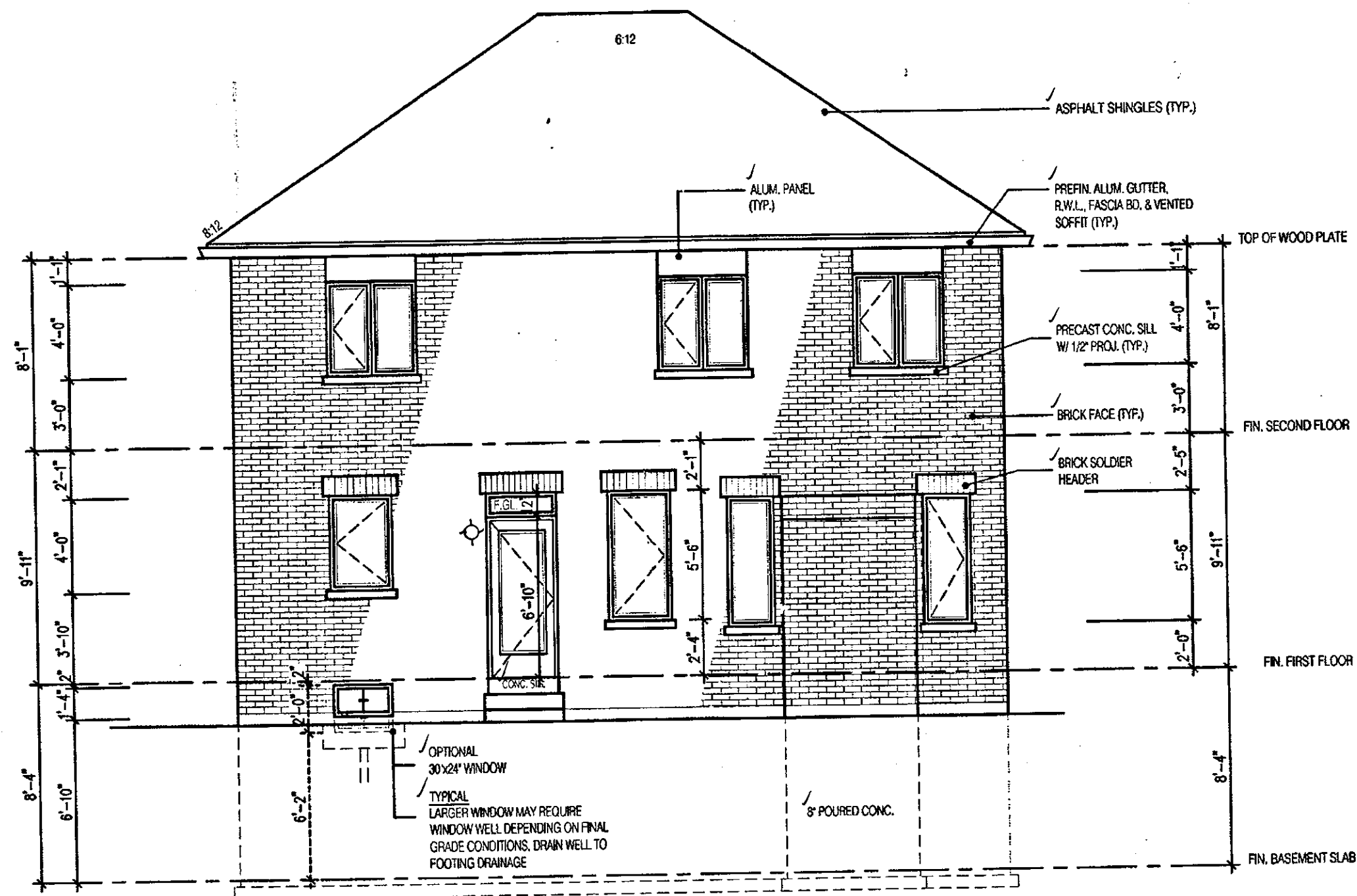
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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

CITY OF HAMILTON
Building Division

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B. RK JAN. 21/19
FOR CHIEF BUILDING OFFICIAL DATE

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



**REAR ELEVATION 1
4 - BEDROOM LAYOUT**

CITY OF HAMILTON
Building Division

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[Signature] **JAN. 2/19**
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON BUILDING DIVISION Planning & Development Department	
DEC 1 2 2018	
REC. BY	DATE
REF'D TO	DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 0 8 2018

John G. Williams Limited, Architect

2194
12.5m LOTS
SAWMILL 1
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12

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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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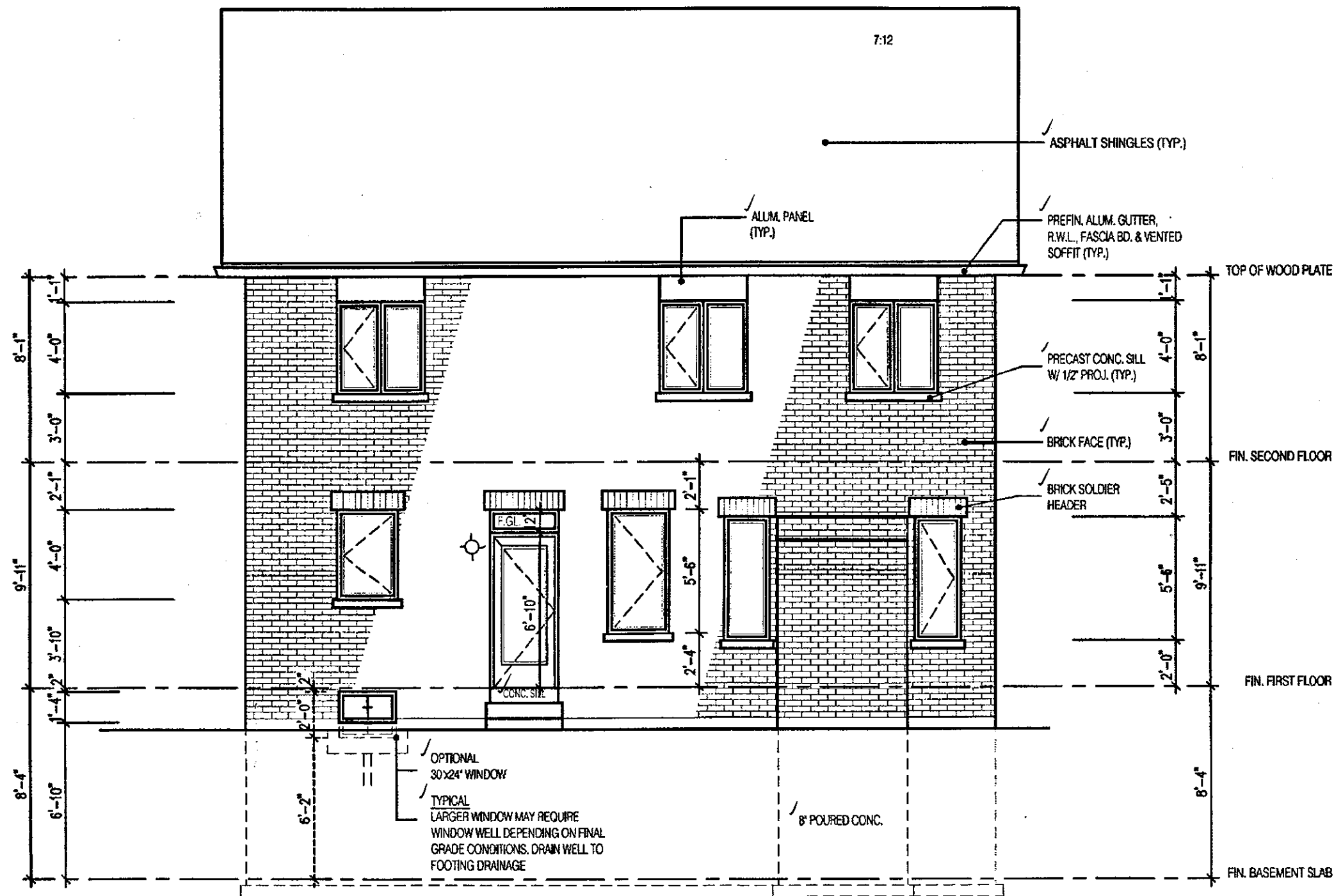
Walter Botter *[Signature]* **21031**
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. **27763**
FIRM NAME BCIN

ALT. REAR ELEVATION 1
RUSSELL GARDENS PHASE 2
HAMILTON

	TYPE	AREA
	SCALE:	3/16" = 1'-0"
	PROJ. No.	DWG. No.
	17-16	6-1



**REAR ELEVATION 2
4 - BEDROOM LAYOUT**

CITY OF HAMILTON
Building Division

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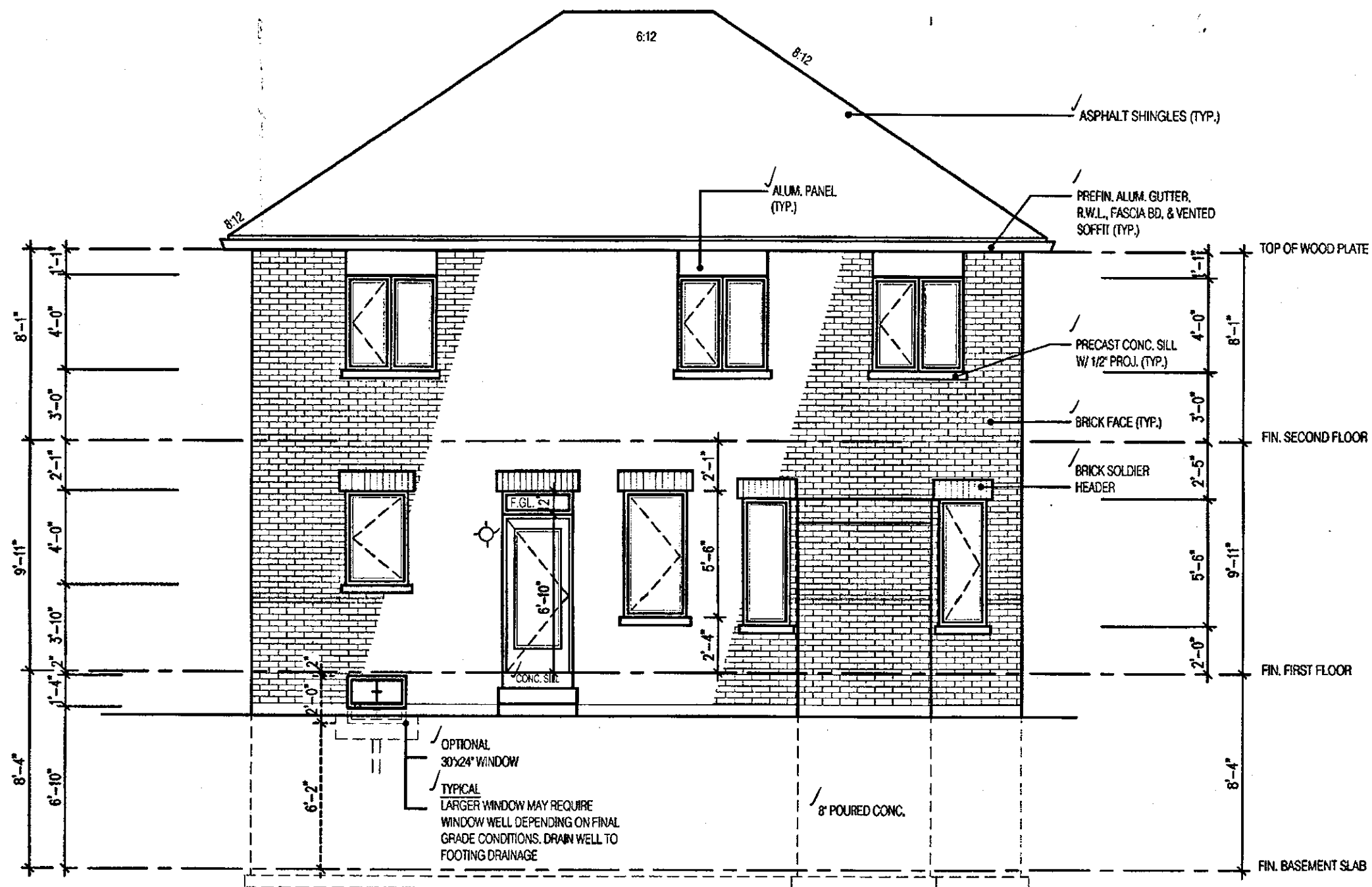
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NOV 08 2018
John G. Williams Limited, Architect

2247	
12.5m LOTS	
SAWMILL 1 ELEVATION 2	
✓ PACKAGE 'A1'	
O.REG. 332/12	
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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1
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. Waite Botter <i>[Signature]</i> 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	
ALT. REAR ELEVATION 2 RUSSELL GARDENS PHASE 2 HAMILTON	
BILD	TYPE T AREA SCALE: 3/16"=1'-0" PROJ. No. 17-16 DWG. No. 6A-1



**REAR ELEVATION 3
4 - BEDROOM LAYOUT**

CITY OF HAMILTON
Building Division

Permit No. 10-148508-00-R9

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These drawings and/or specifications have been reviewed by

[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

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

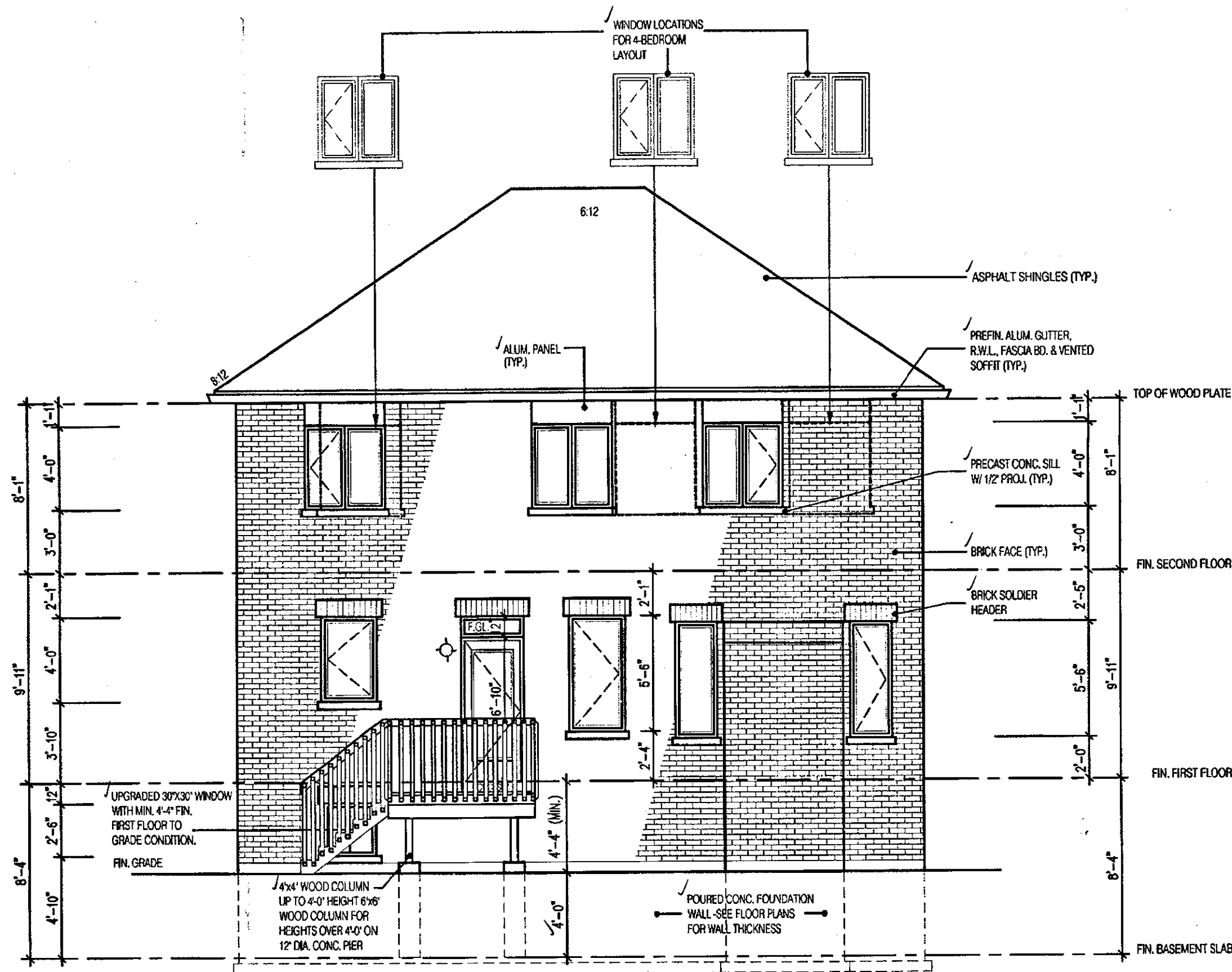
OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247									
12.5m LOTS									
SAWMILL 1 ELEVATION 3									
PACKAGE 'A1'									
O.REG. 332/12									
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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								
ALT. REAR ELEVATION 3									
RUSSELL GARDENS PHASE 2 HAMILTON									
<table border="1"> <tr> <td>TYPE</td> <td>AREA</td> </tr> <tr> <td>SCALE:</td> <td>3/16"=1'-0"</td> </tr> <tr> <td>PROJ. No.</td> <td>DWG. No.</td> </tr> <tr> <td>17-16</td> <td>6B-1</td> </tr> </table>		TYPE	AREA	SCALE:	3/16"=1'-0"	PROJ. No.	DWG. No.	17-16	6B-1
TYPE	AREA								
SCALE:	3/16"=1'-0"								
PROJ. No.	DWG. No.								
17-16	6B-1								



**REAR ELEVATION 1
DECK CONDITION**

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 8 OF THE DETAIL PACKAGE

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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FOR CHIEF BUILDING OFFICIAL

DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 12 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

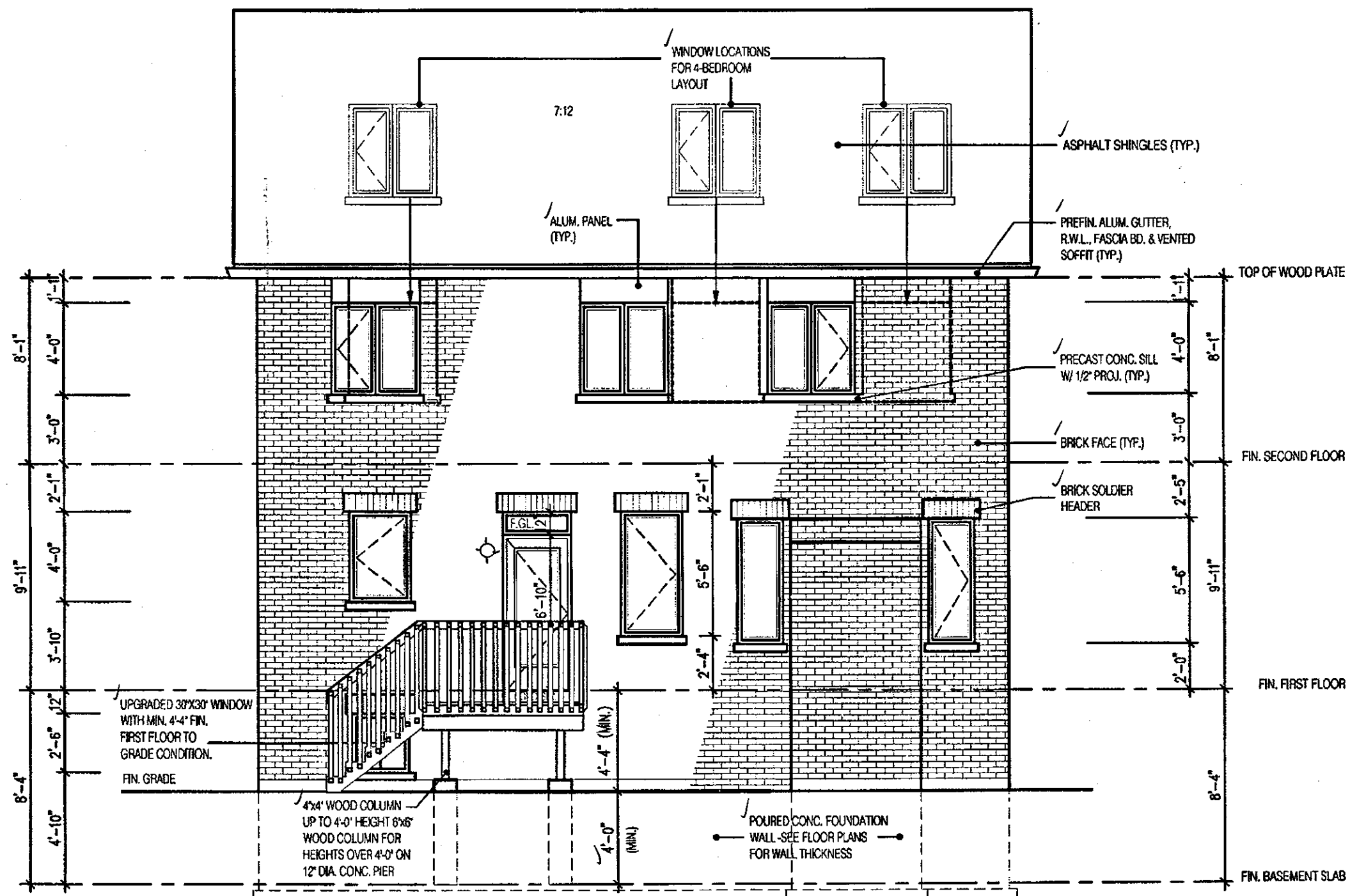
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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John G. Williams Limited, Architect

2247	
12.5m LOTS	
SAWMILL 1 ELEVATION 1	
PACKAGE 'A1'	
O.REG. 332/12	
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REAR DECK EL-1 RUSSELL GARDENS PHASE 2 HAMILTON	
BILD	TYPE AREA T SCALE: 3/16" = 1'-0" PROJ. No. 17-16 DWG. No. 6-2



REAR ELEVATION 2 DECK CONDITION

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 8 OF THE DETAIL PACKAGE

CITY OF HAMILTON
Building Division

Permit No. **18-148508-00-R9**

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FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON BUILDING DIVISION Planning & Development Department	
DEC 1 2 2018	
REC. BY	DATE
REF'D TO	DATE

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ARCHITECTURAL REVIEW & APPROVAL
NOV 8 2018
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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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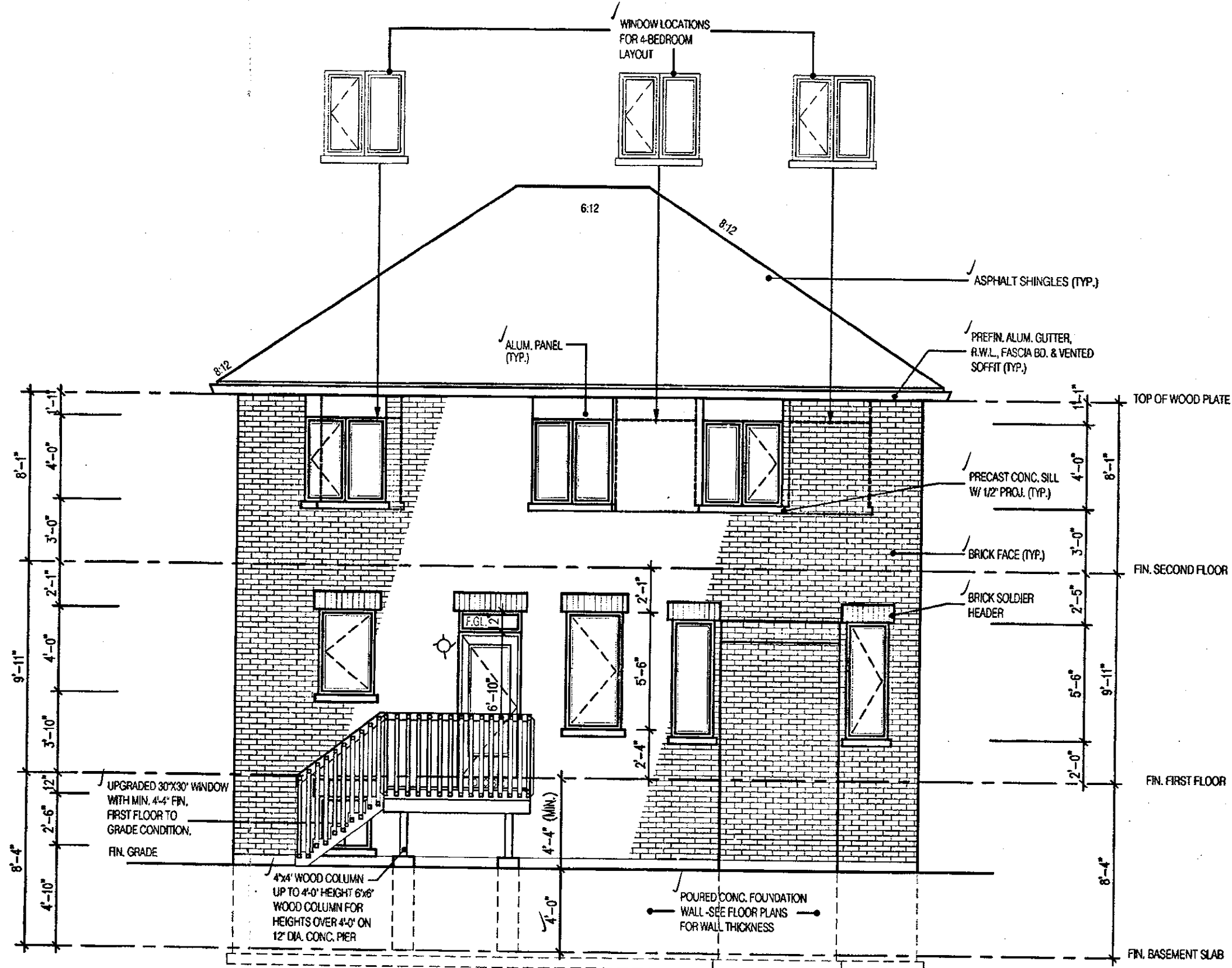
QUALIFICATION INFORMATION
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3.2.4 of the building code

Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

REAR DECK EL-2	
RUSSELL GARDENS PHASE 2 HAMILTON	
TYPE T	AREA
SCALE: 3/16" = 1'-0"	
PROJ. No. 17-16	DWG. No. 6A-2



REAR ELEVATION 3 DECK CONDITION

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 8 OF THE DETAIL PACKAGE

OCT 04 2018

CITY OF HAMILTON
Building Division

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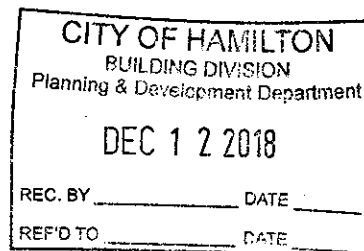
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FOR CHIEF BUILDING OFFICIAL

DATE



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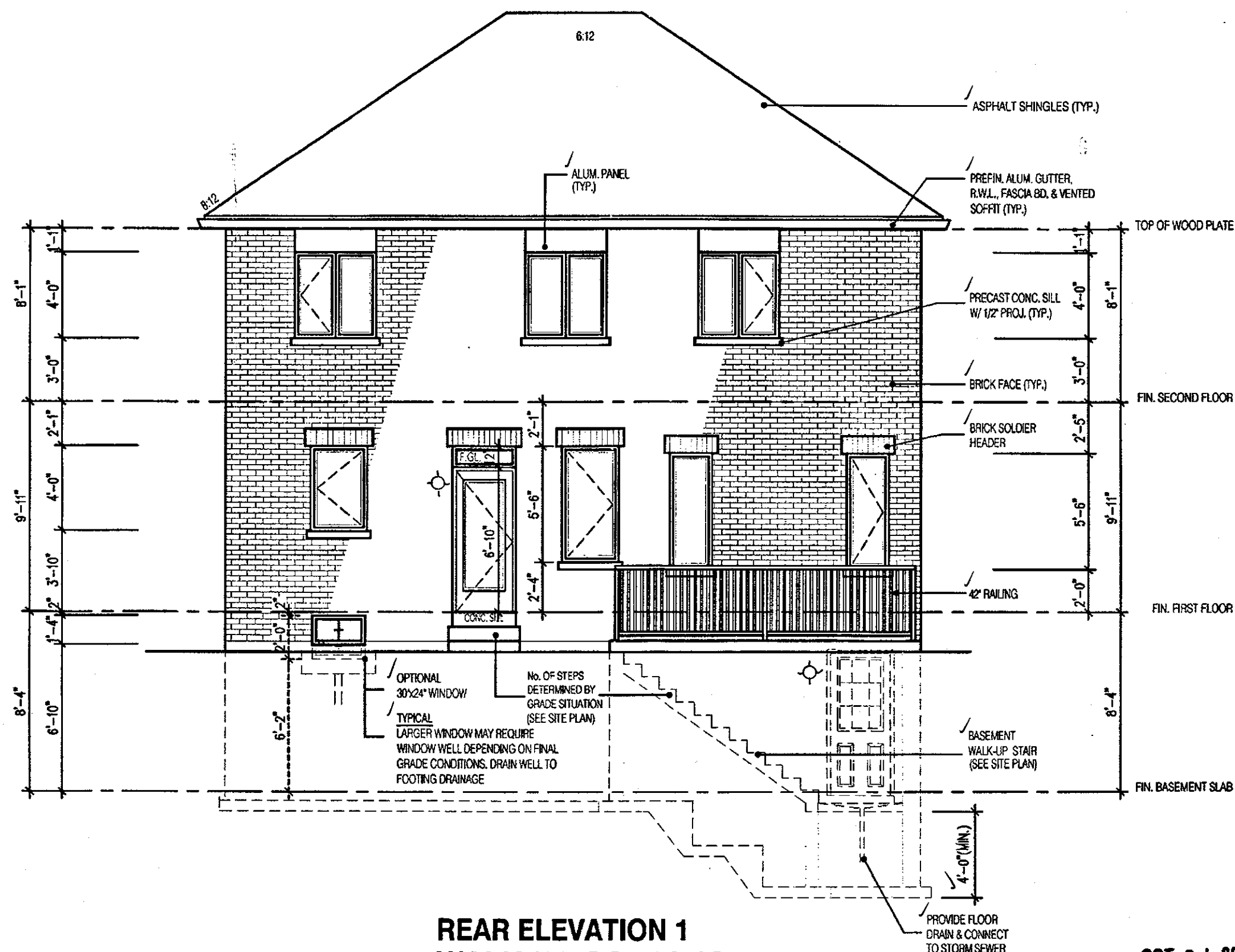
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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams, Architect

2247	
12.5m LOTS	
SAWMILL 1 ELEVATION 3	
✓ PACKAGE 'A1'	
O.REG. 332/12	
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Walter Botter	21037
NAME	SIGNATURE BCN
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jardin design group inc.	27763
FIRM NAME	BCN
REAR DECK EL-3	
RUSSELL GARDENS PHASE 2 HAMILTON	
TYPE	AREA
T	
SCALE:	3/16" = 1'-0"
PROJ. No.	DWG. No.
17-16	6B-2



**REAR ELEVATION 1
WALK-UP CONDITION**

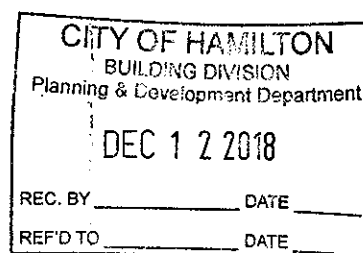
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CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
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2247
12.5m LOTS
SAWMILL 1
ELEVATION 1
✓ PACKAGE 'A1'
O.REG. 332/12

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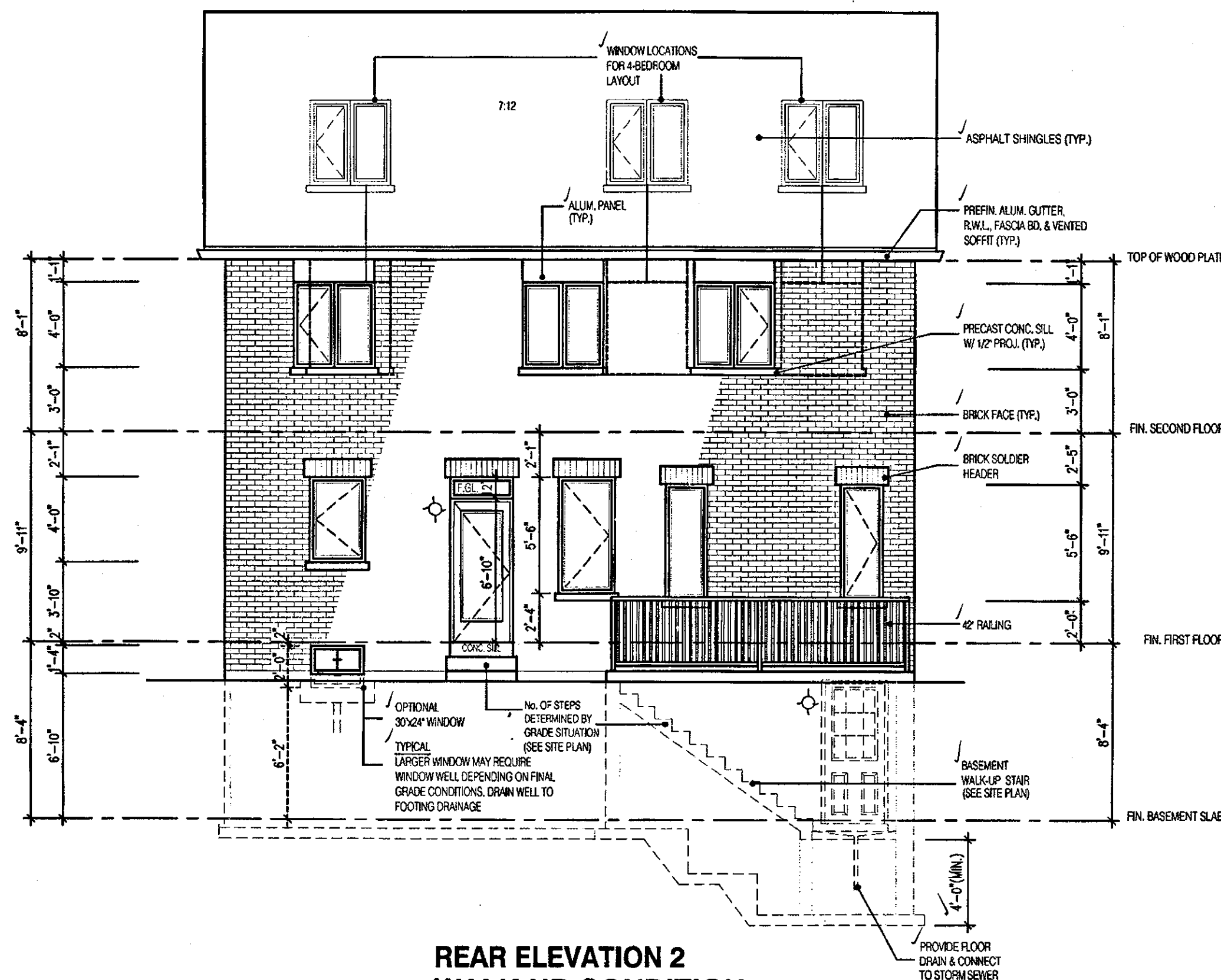
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NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

REAR WALK-UP EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

BILD	TYPE	AREA
	SCALE	3/16" = 1'-0"
	PROJ. No.	DWG. No.
	17-16	6-3



**REAR ELEVATION 2
WALK-UP CONDITION**

OCT 04 2018

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Building Division

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CITY OF HAMILTON
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Planning & Development Department

DEC 12 2018

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SAWMILL 1
ELEVATION 2
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jardin design group inc. 27763
FIRM NAME BCIN

REAR WALK-UP EL-2
RUSSELL GARDENS PHASE 2
HAMILTON

BILD	TYPE	AREA
	SCALE:	3/16" = 1'-0"
	PROJ. No.	DWG. No.
	17-16	6A-3

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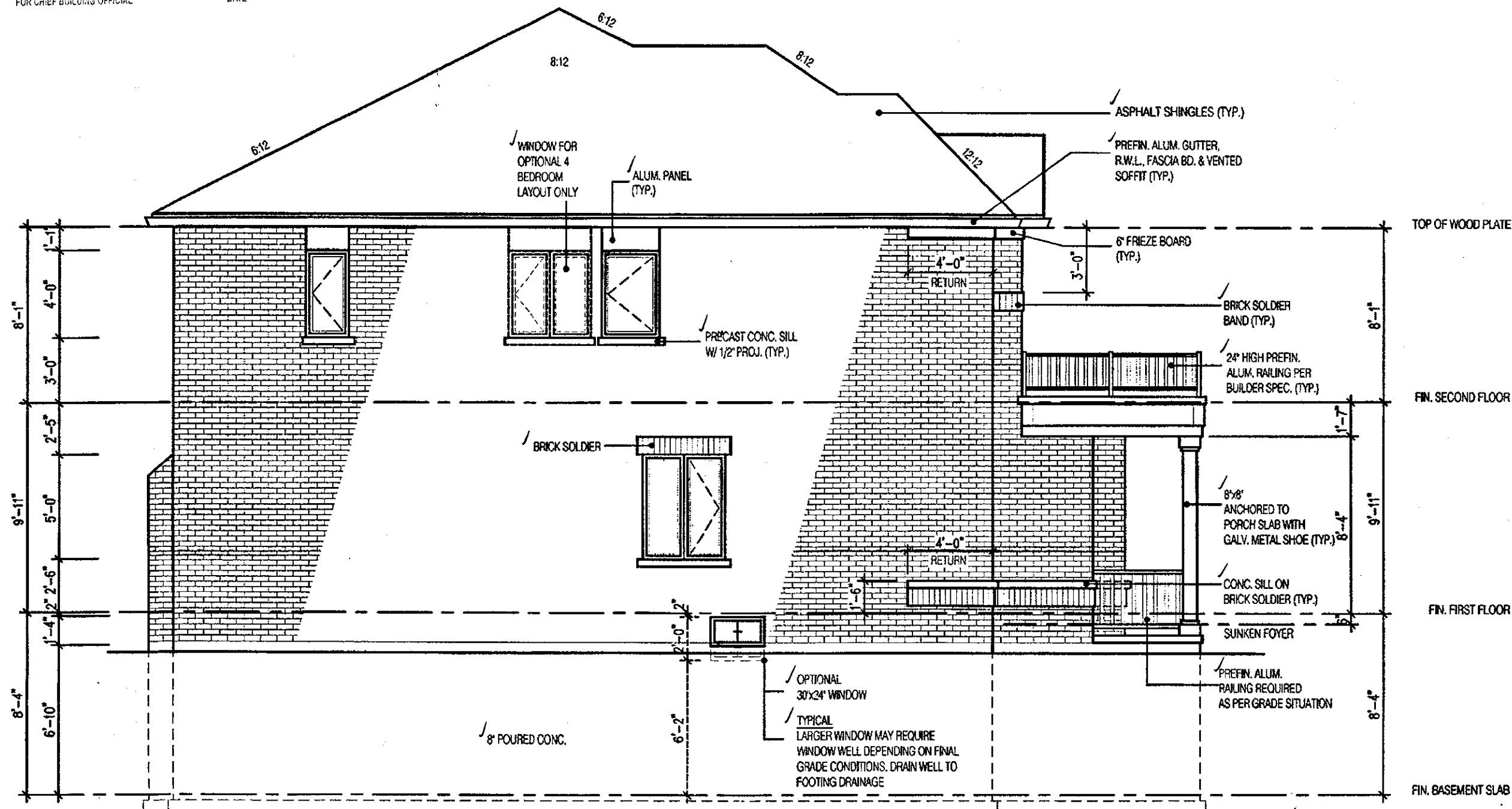
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Planning & Development Department

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SIDE ELEVATION 1

UNPROTECTED OPENINGS (3-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	41.2

UNPROTECTED OPENINGS (4-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	45.8

OPTIONAL WINDOW

UNPROTECTED OPENINGS (3-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	42.8

OPTIONAL WINDOW

UNPROTECTED OPENINGS (4-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	47.5

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018
John G. Williams Limited, Architect

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4	SEPT. 19, 2018 ISSUED FOR BUILDING PERMIT
3	SEPT. 18, 2018 COORDINATED AS PER FLOOR/ ROOF TRUSS LAYOUTS
2	AUG. 7, 2018 ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1

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 *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
RUSSELL GARDENS PHASE 2
HAMILTON

 BILD	TYPE	AREA
	T	
	SCALE: 3/16"=1'-0"	
	PROJ. No.	DWG. No.
	17-16	7

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

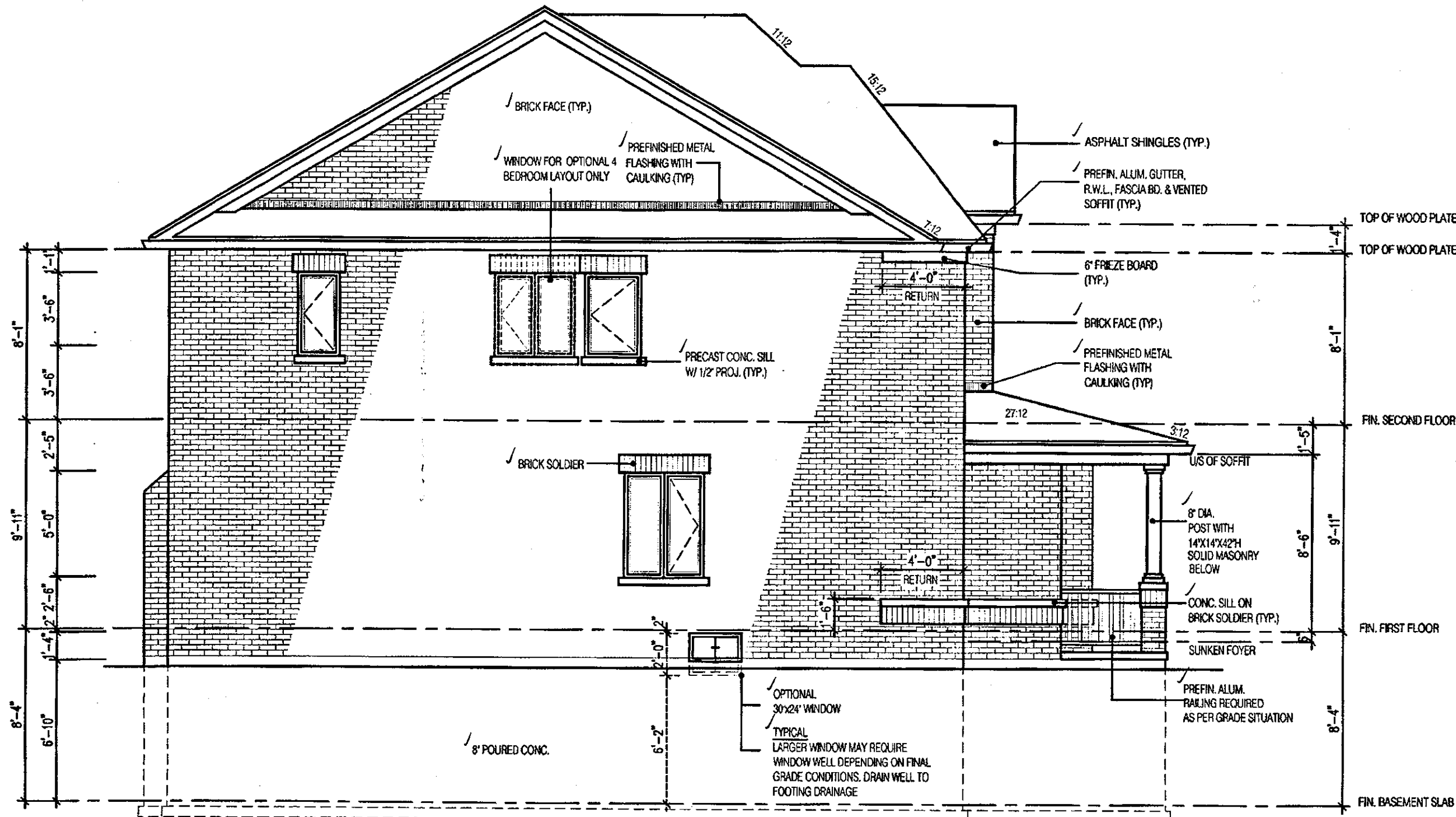
DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 12 2018

REC. BY DATE

REF'D TO DATE



SIDE ELEVATION 2

UNPROTECTED OPENINGS (3-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	41.2

UNPROTECTED OPENINGS (4-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	45.8

OPTIONAL WINDOW

UNPROTECTED OPENINGS (3-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	42.8

OPTIONAL WINDOW

UNPROTECTED OPENINGS (4-BEDROOM)

WALL AREA	820.0
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	57.4
ACTUAL WINDOW AREA	47.5

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL

NOV 08 2018

John G. Williams Limited, Architect

2247

12.5m LOTS

SAWMILL 1
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

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1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 1

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

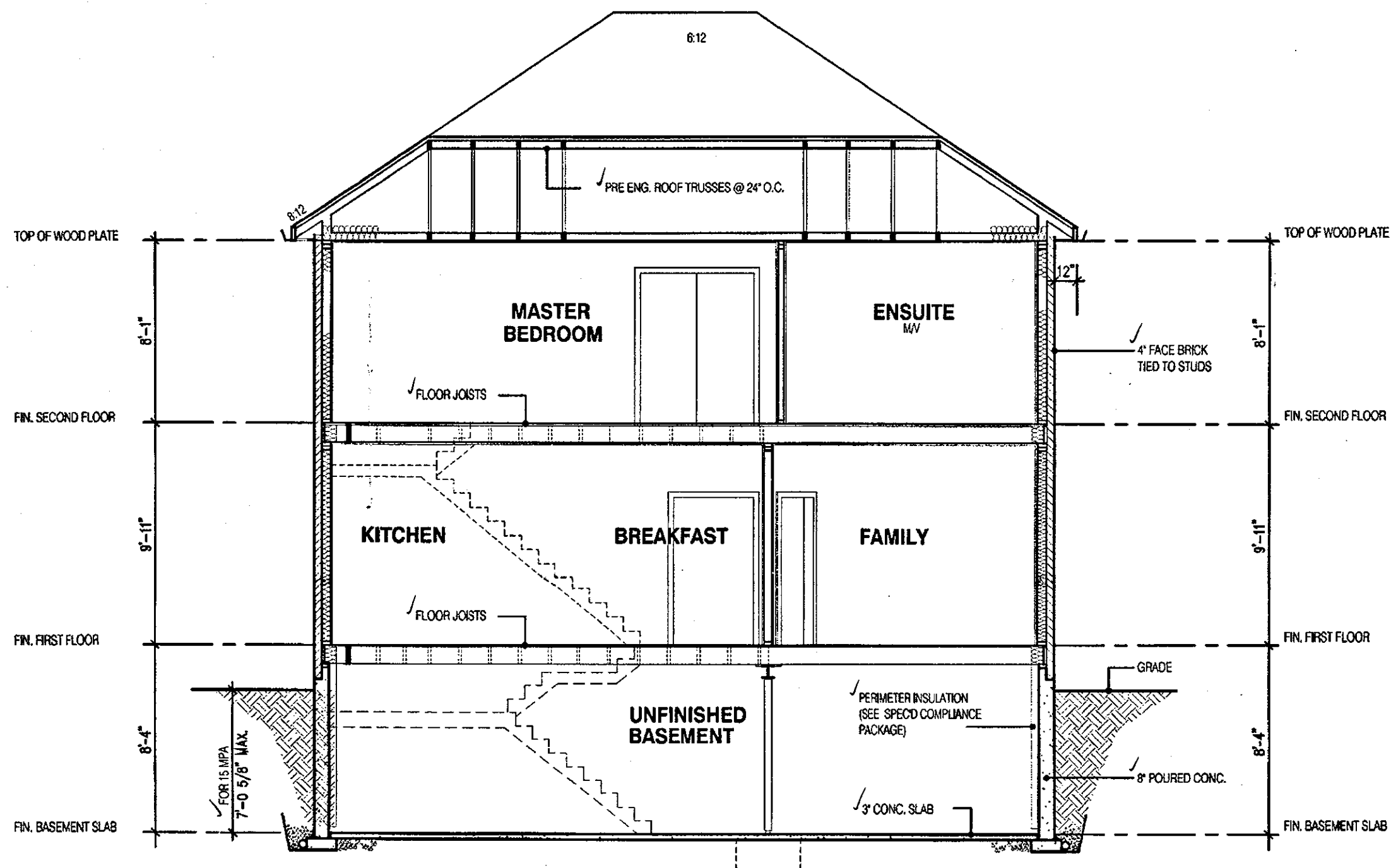
TYPE T AREA

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

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

BILD

BILD	17-16	7B
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SECTION A-A
ELEVATION 1

CITY OF HAMILTON
Building Division

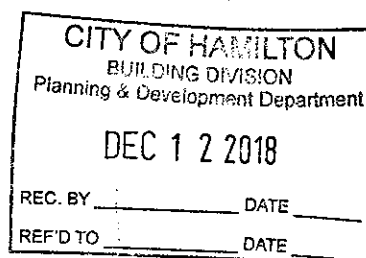
Permit No. 18-148508-00-29

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE



2247

12.5m LOTS

SAWMILL 1
ELEVATION 1

PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

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No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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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
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jardin design group inc. 27763
FIRM NAME BCIN

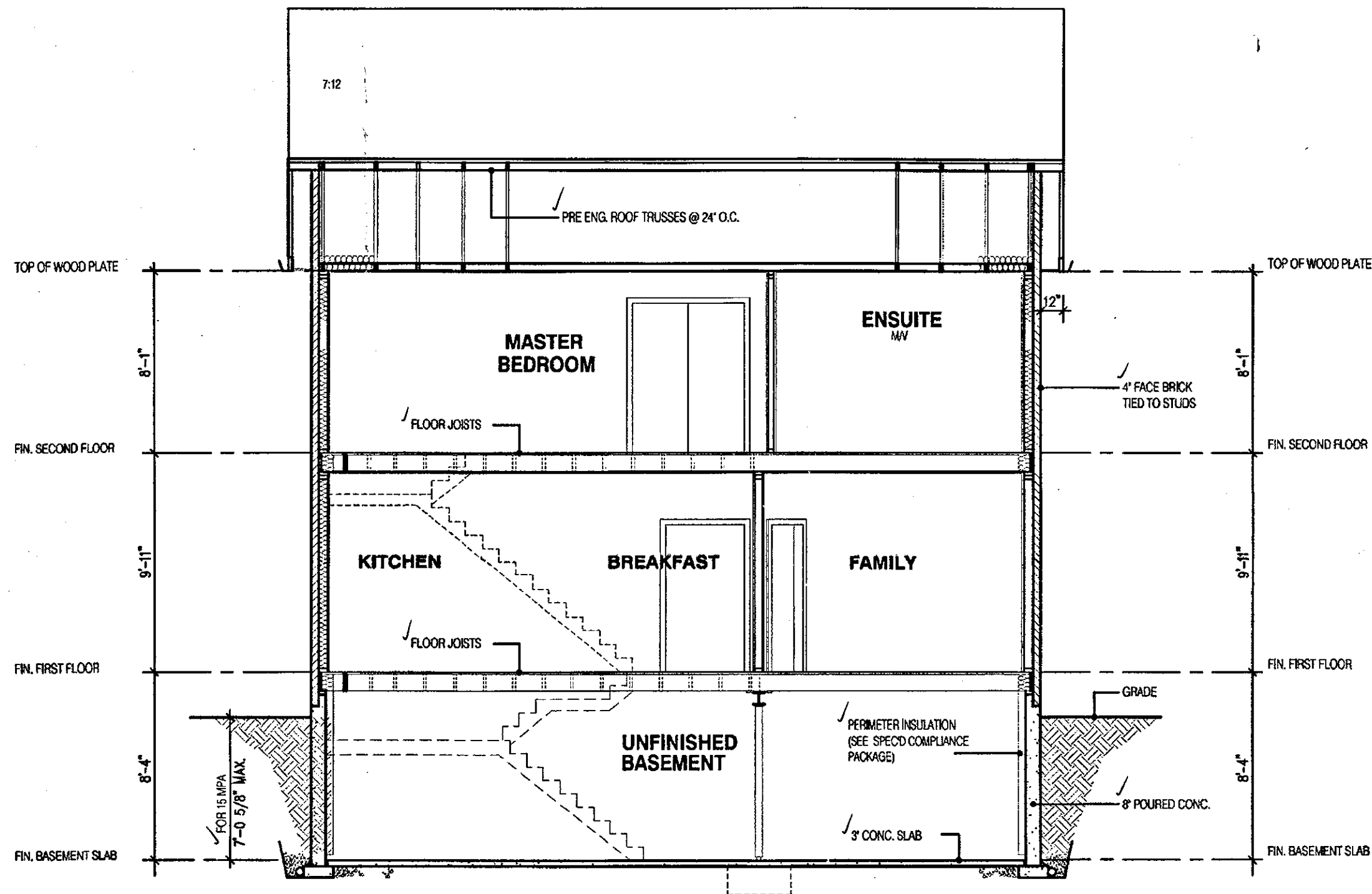
SECTION
RUSSELL GARDENS PHASE 2
HAMILTON

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

OCT 04 2018

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**SECTION A-A
ELEVATION 2**

CITY OF HAMILTON
Building Division

Permit No. 18-148508-00-R9

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

B. R. H. JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 1 2 2018

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

2247

12.5m LOTS

SAWMILL 1
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

STRUDT INC.



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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

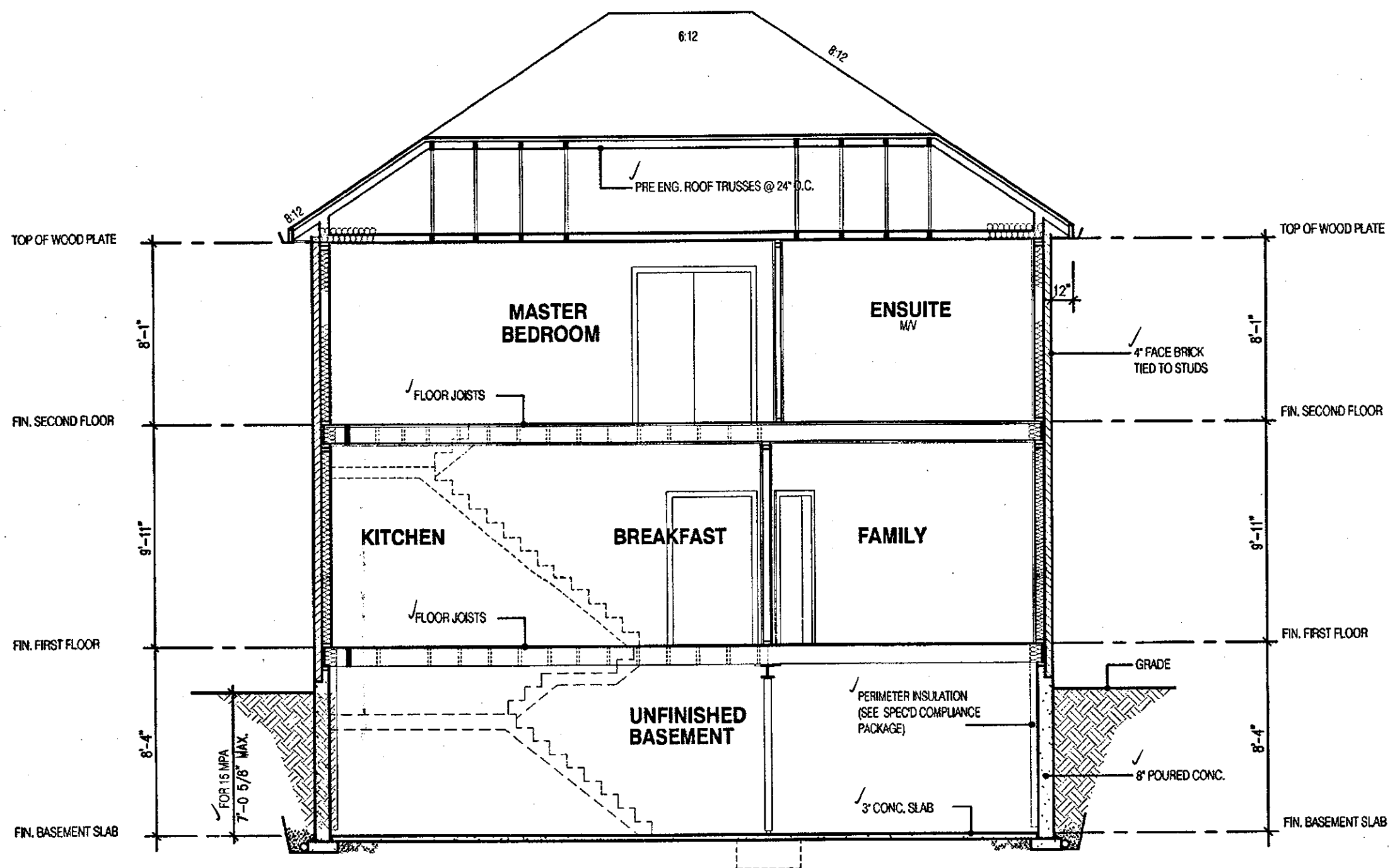
SECTION
RUSSELL GARDENS PHASE 2
HAMILTON

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

OCT 0 4 2018

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SECTION A-A
ELEVATION 3

CITY OF HAMILTON
Building Division

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These drawings and/or specifications have been reviewed by
[Signature] JAN. 2/19
FOR CHIEF BUILDING OFFICIAL DATE

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

2247

2009 O.B.C.

SAWMILL 1
ELEVATION 3

✓ PACKAGE 'A1'

O.REG. 332/12

STRUDET INC.



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Walter Botter [Signature] 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

SECTION
RUSSELL GARDENS PHASE 2
HAMILTON

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

OCT 04 2018

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