

STRIP FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS

20"x8" 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 ENCL. FILL FOOTING DETAIL)

PAD FOOTING

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL

F1 = 42"x24"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD

F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD

F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD

F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD

F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD

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

NOTE:

WHEN VENEER CUT IS GREATER THAN 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 = 3'12" x 3'12" x 14" (90x90x6) + 2-2"x8" SPR. WL6 = 5'x3'12" x 5'16" (125x90x6) + 2-2"x12" SPR.

WL2 = 4'x3'12" x 5'16" (100x90x6) + 2-2"x8" SPR. WL7 = 5'x3'12" x 5'16" (125x90x6) + 3-2"x10" SPR.

WL3 = 5'x3'12" x 5'16" (125x90x6) + 2-2"x10" SPR. WL8 = 5'x3'12" x 5'16" (125x90x6) + 3-2"x12" SPR.

WL4 = 6'x3'12" x 3'8" (150x90x10) + 2-2"x12" SPR. WL9 = 6'x4' x 3'8" (150x100x10) - 3-2"x12" SPR.

WL5 = 6'x4' x 3'8" (150x100x10) + 2-2"x12" SPR.

WOOD LINTELS:

WB1 = 2-2"x8" SPRUCE BEAM WB6 = 3-2"x12" SPRUCE BEAM

WB2 = 3-2"x8" SPRUCE BEAM WB7 = 5-2"x12" SPRUCE BEAM

WB3 = 2-2"x10" SPRUCE BEAM WB10 = 4-2"x8" SPRUCE BEAM

WB4 = 3-2"x10" SPRUCE BEAM WB11 = 4-2"x10" SPRUCE BEAM

WB5 = 2-2"x12" SPRUCE BEAM

STEEL LINTELS:

L1 = 3'12" x 3'12" x 14" (90x90x6) L4 = 6'x3'12" x 3'8" (150x90x10)

L2 = 4'x3'12" x 5'16" (100x90x6) L5 = 6'x4' x 3'8" (150x100x10)

L3 = 5'x3'12" x 5'16" (125x90x6) L6 = 7'x4' 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)

DOOR SCHEDULE:

1 = 2'-10" x 6'-8" INSULATED ENTRANCE DOOR

1A = 2'-8" x 6'-8" INSULATED ENTRANCE DOOR

2 = 2'-8" x 6'-8" EXTERIOR GLAZED DOOR

3 = 2'-8" x 6'-8" SLAB DOOR (1 3/4" EXTERIOR)

4 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

5 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

6 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

7 = 1'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

8 = 2'-8" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

9 = 3'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

10 = 2'-2-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

11 = 2'-2-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

12 = 2'-6" x 6'-8" FRENCH DOOR (1 3/8" INTERIOR)

SAWMILL 2 ELEV.-1 ENERGY EFFICIENCY-SB12			
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	666.00	88.00	13.21 %
LEFT SIDE	1031.00	88.00	8.54 %
RIGHT SIDE	993.00	25.00	2.52 %
REAR	641.00	129.00	20.12 %
TOTAL	3331.00	330.00	9.91 %

AREA CALCULATIONS EL-1	
GROUND FLOOR AREA	= 1148 Sq. Ft.
SECOND FLOOR AREA	= 1506 Sq. Ft.
TOTAL FLOOR AREA	= 2654 Sq. Ft.
ADD OPEN AREAS	= 0 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 2654 Sq. Ft.
GROUND FLOOR COVERAGE	= 1148 Sq. Ft.
GARAGE COVERAGE / AREA	= 384 Sq. Ft.
PORCH COVERAGE / AREA	= 73 Sq. Ft.
COVERAGE W/ PORCH	= 1605 Sq. Ft.
COVERAGE W/O PORCH	= 149.1 Sq. m.
COVERAGE W/O PORCH	= 1532 Sq. Ft.
COVERAGE W/O PORCH	= 142.3 Sq. m.

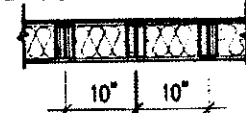
SAWMILL 2 ELEV.-2 ENERGY EFFICIENCY-SB12			
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	653.00	83.00	12.71 %
LEFT SIDE	1031.00	88.00	8.54 %
RIGHT SIDE	993.00	25.00	2.52 %
REAR	641.00	129.00	20.12 %
TOTAL	3318.00	325.00	9.80 %

AREA CALCULATIONS EL-2	
GROUND FLOOR AREA	= 1148 Sq. Ft.
SECOND FLOOR AREA	= 1494 Sq. Ft.
TOTAL FLOOR AREA	= 2642 Sq. Ft.
ADD OPEN AREAS	= 0 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 2642 Sq. Ft.
GROUND FLOOR COVERAGE	= 1148 Sq. Ft.
GARAGE COVERAGE / AREA	= 384 Sq. Ft.
PORCH COVERAGE / AREA	= 73 Sq. Ft.
COVERAGE W/ PORCH	= 1605 Sq. Ft.
COVERAGE W/O PORCH	= 149.1 Sq. m.
COVERAGE W/O PORCH	= 1532 Sq. Ft.
COVERAGE W/O PORCH	= 142.3 Sq. m.

SAWMILL 2 ELEV.-3 ENERGY EFFICIENCY-SB12			
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	673.00	108.00	16.05 %
LEFT SIDE	1031.00	88.00	8.54 %
RIGHT SIDE	993.00	25.00	2.52 %
REAR	641.00	129.00	20.12 %
TOTAL	3338.00	350.00	10.49 %

AREA CALCULATIONS EL-3	
GROUND FLOOR AREA	= 1148 Sq. Ft.
SECOND FLOOR AREA	= 1501 Sq. Ft.
TOTAL FLOOR AREA	= 2649 Sq. Ft.
ADD OPEN AREAS	= 0 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 2649 Sq. Ft.
GROUND FLOOR COVERAGE	= 1148 Sq. Ft.
GARAGE COVERAGE / AREA	= 384 Sq. Ft.
PORCH COVERAGE / AREA	= 73 Sq. Ft.
COVERAGE W/ PORCH	= 1605 Sq. Ft.
COVERAGE W/O PORCH	= 149.1 Sq. m.
COVERAGE W/O PORCH	= 1532 Sq. Ft.
COVERAGE W/O PORCH	= 142.3 Sq. m.

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



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:

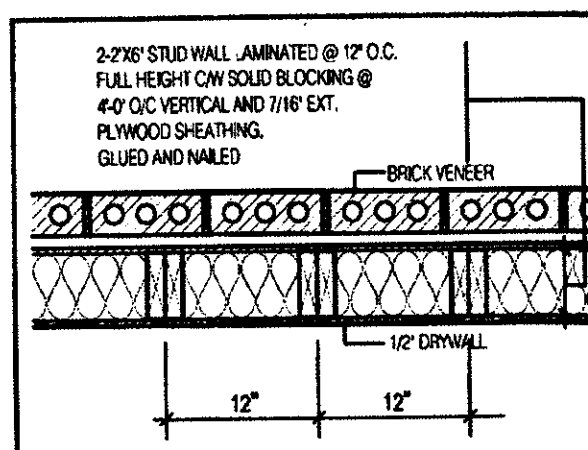
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:

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NOTE:

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



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

Permit No. B-148455
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
JAN 14 2019
FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2018

2654

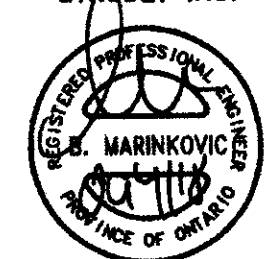
12.5m LOTS

SAWMILL 2
ELEVATION 1,2 & 3

PACKAGE 'A1'

O.REG. 332/12

STRODET INC.



FOR STRUCTURE ONLY

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

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. AS CONSTRUCTED 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 SUBCONTRACTOR 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		
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 2

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

TITLE SHEET

RUSSELL GARDENS PHASE 2
HAMILTON

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



2654

12.5m LOTS

SAWMILL 2
ELEVATION 1

PACKAGE 'A1'

O.REG. 332/12

SRUDET INC.



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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 18-244 MILLWOOD 2

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 1.2.5 of the building code.

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

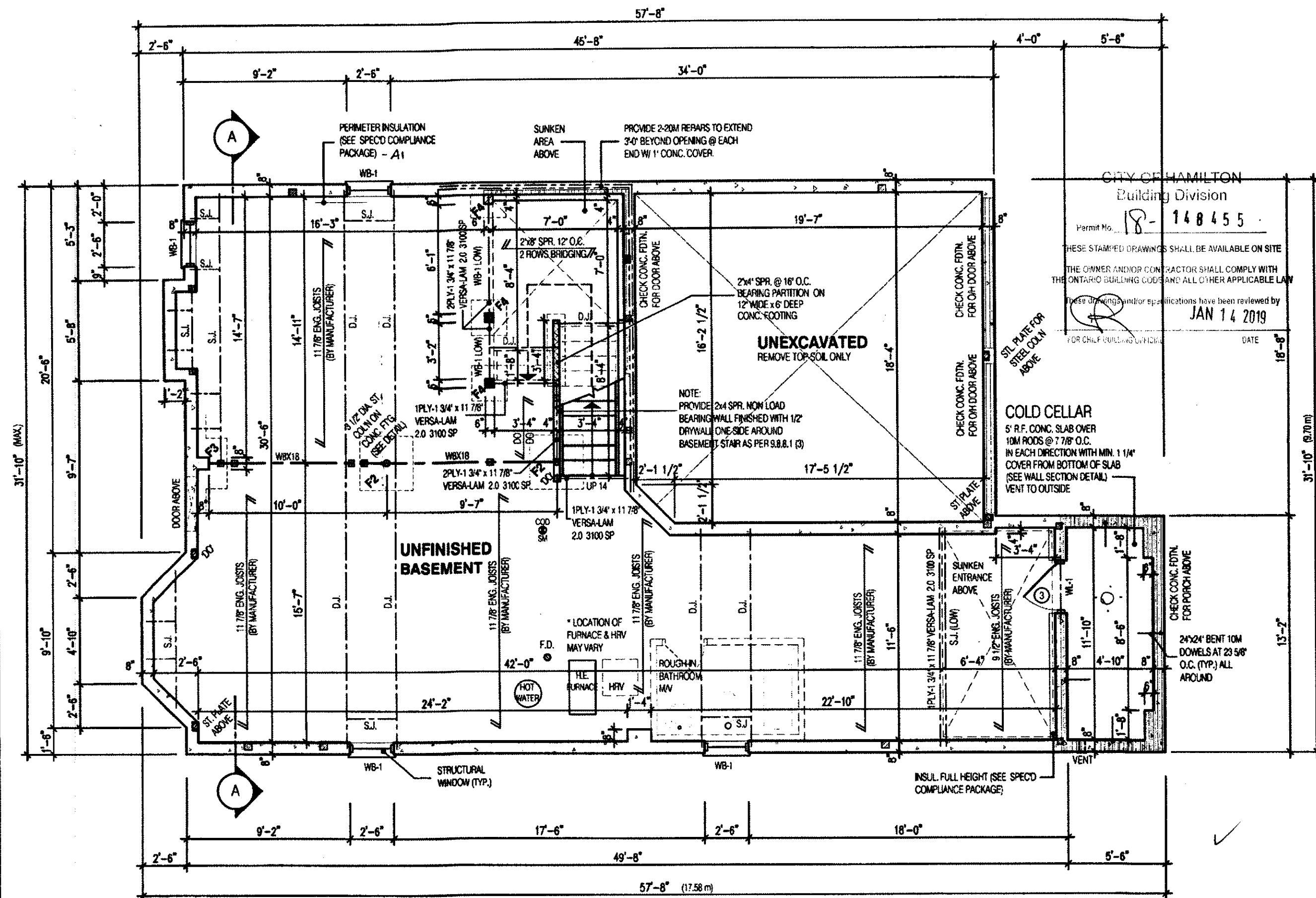
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT FL. PL. EL-1
RUSSELL GARDENS PHASE 2
HAMILTON



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



A SEPARATE PERMIT WILL BE REQ'D TO FINISH THE BASEMENT.

OCT 04 2018

NOTE:

REFER TO SHEET NO. 0-1 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\"/>

LEGEND:

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

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 14 2018
J. J. Williams Limited, Architect

2654
12.5m LOTS
SAWMILL 2
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12

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

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	
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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24 MILLWOOD 2
No.	DATE: WORK DESCRIPTION:

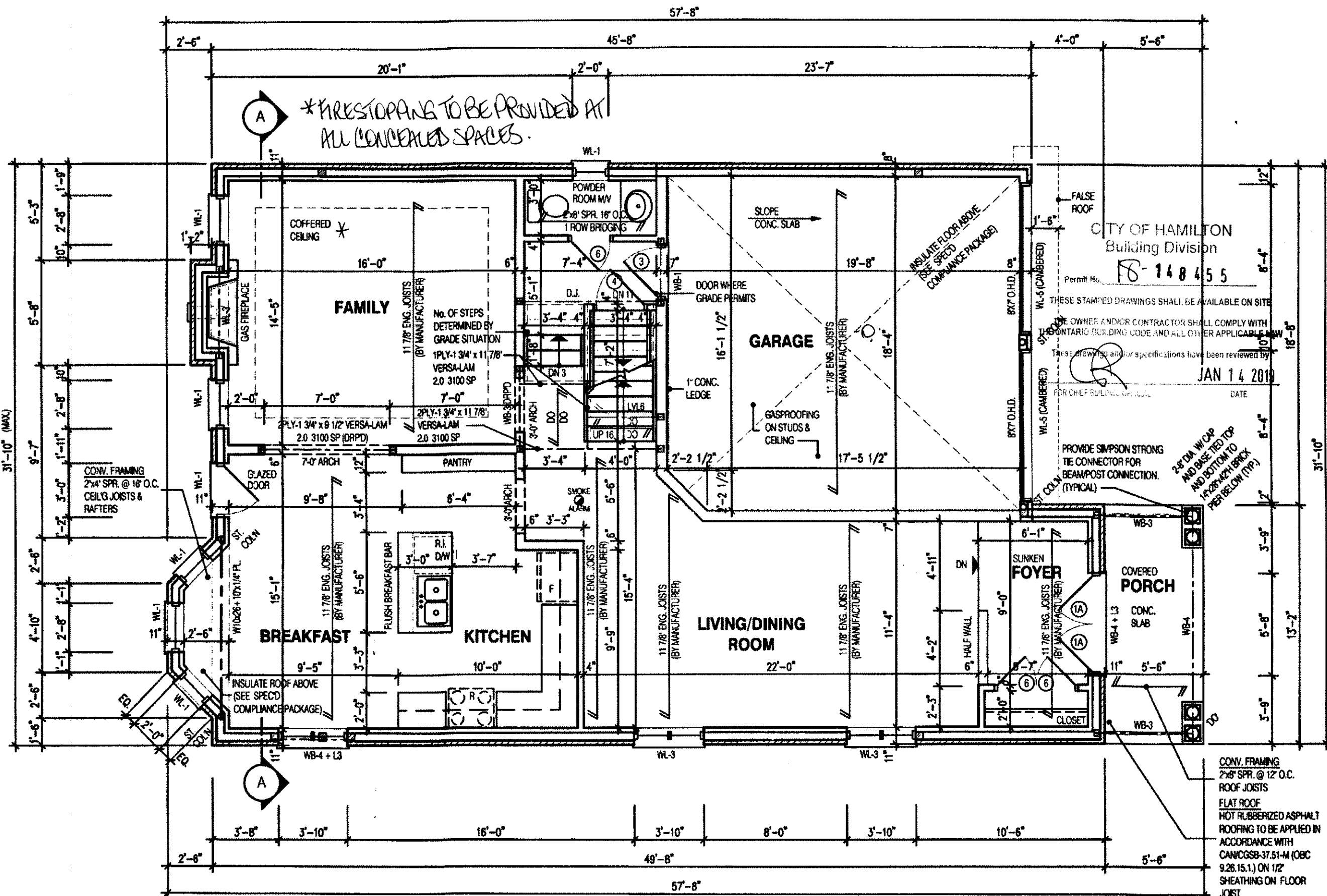
jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

FIRST FLOOR PLAN EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

BILD	TYPE	AREA
	SCALE:	3/16"=1'-0"
	PROJ. No.	DWG. No.
	17-16	2



CONV. FRAMING
2x8 SPR. @ 12" O.C.
ROOF JOISTS
FLAT ROOF
HOT RUBBERIZED ASPHALT
ROOFING TO BE APPLIED IN
ACCORDANCE WITH
CANCGS8-37.51-M (IBC
9.26.15.1) ON 1/2"
SHEATHING ON FLOOR
JOIST
AS PER PLAN
PROVIDE ROOF DRAIN OR
DRAIN TO SCUPPER

OCT 04 2018

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

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

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 9'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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 14 2018
Jardin Design Group Inc., Architect

2654
12.5m LOTS
SAWMILL 2
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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7		
6		
5		
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2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 2

No. DATE: WORK DESCRIPTION:

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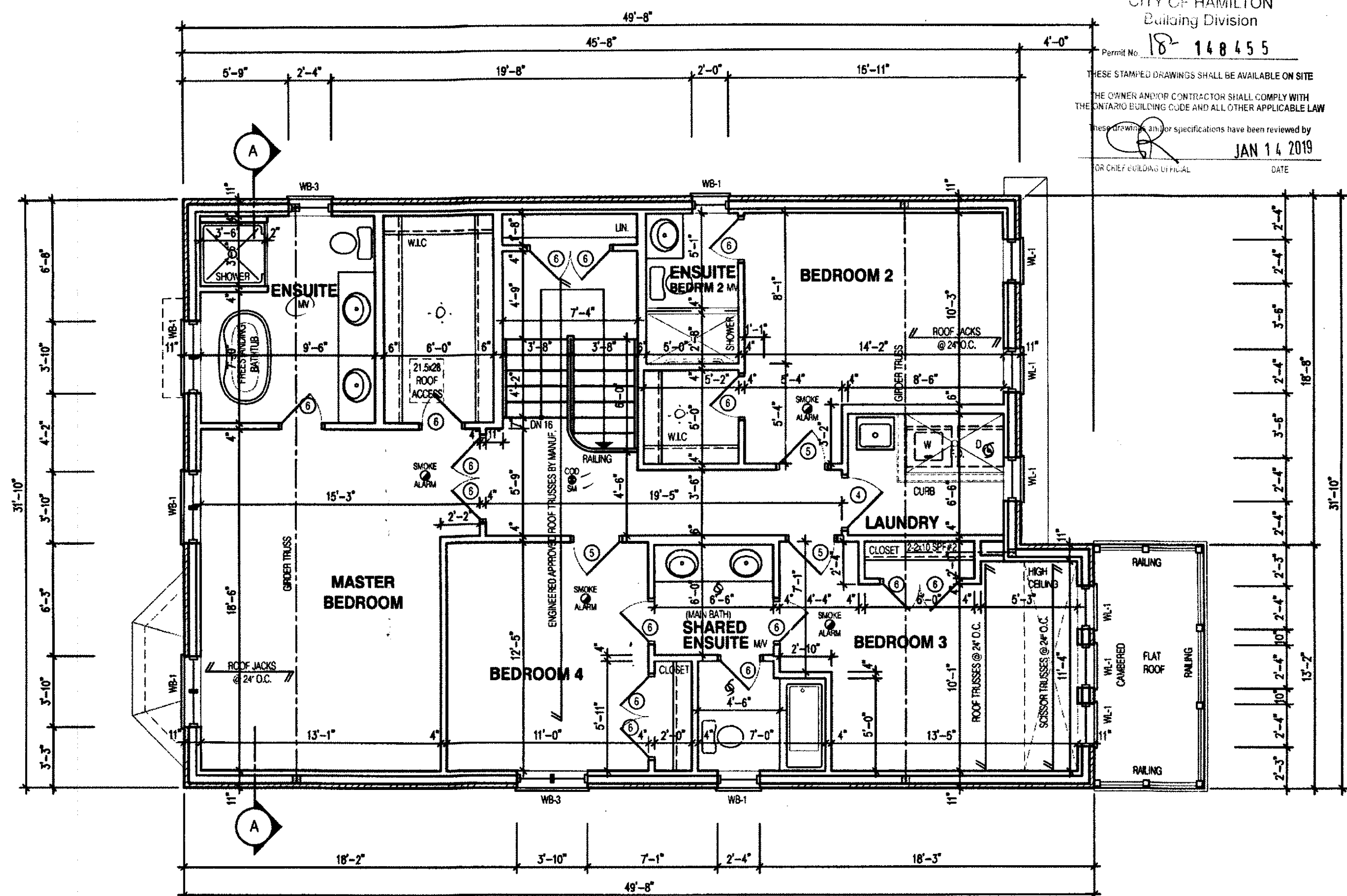
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Boffer *WBe* 21031
NAME SIGNATURE BCN
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 BCN

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

BILD
TYPE T AREA 2645
SCALE: 3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 3

CITY OF HAMILTON
Building Division
Permit No. 18-148455
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]
OR CHIEF BUILDING OFFICIAL DATE JAN 14 2019



WALL REINFORCING IS REQ'D IN THE MAIN BATH
FOR FUTURE INSTALLATION OF GRAB BARS OCT 04 2018

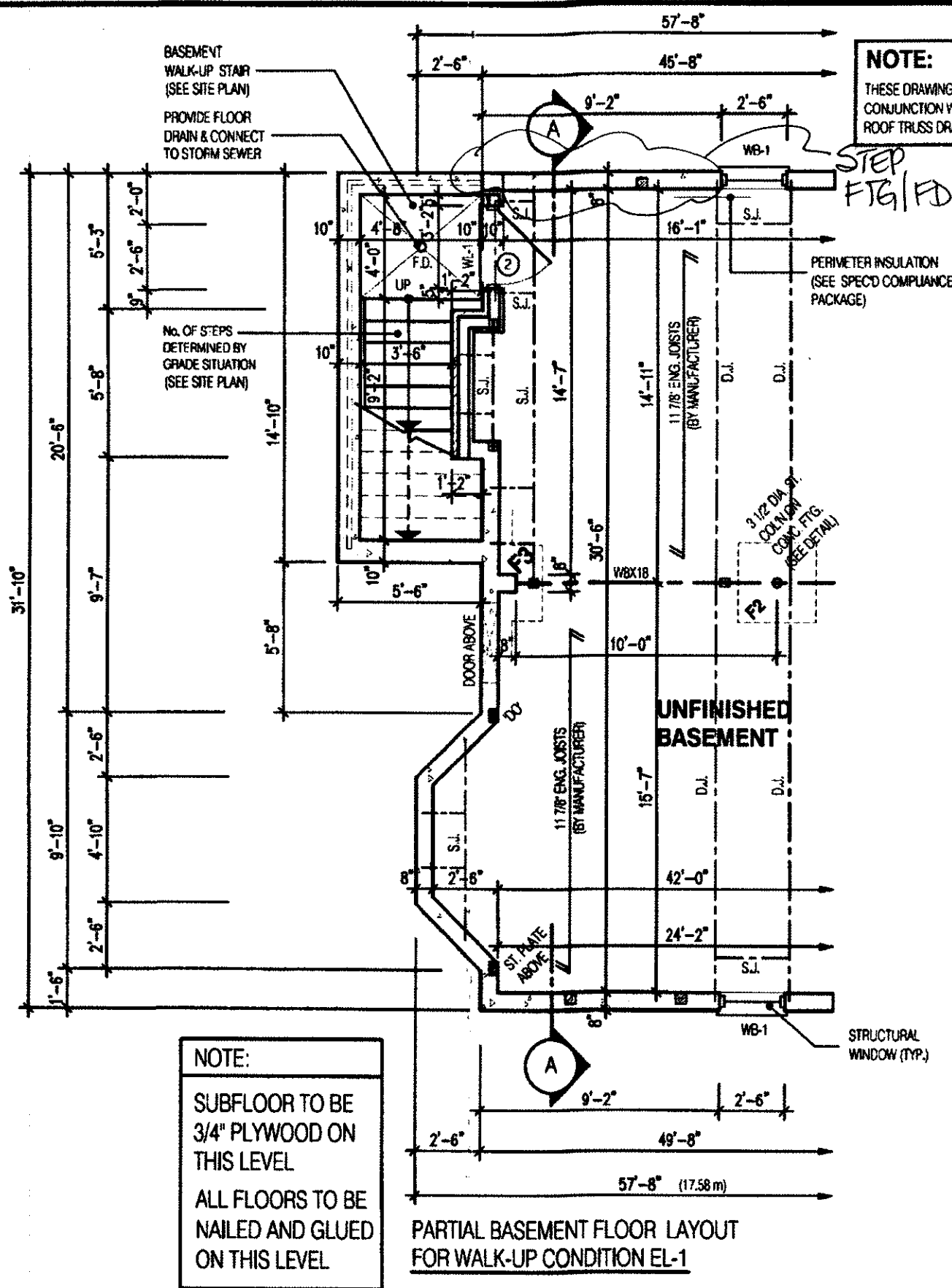
- LEGEND:**
- BUILDING FACE < THAN 4'-0" (1.2m)
(AS MIN. FIRE RATING REQ'D)
 - INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
 - STL. PLATE FOR STEEL COLN ABOVE
 - LVL LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
 - D.J. DOUBLE JOIST
 - T.J. TRIPLE JOIST
 - REPEAT NOTE
 - SHOWER WEEPERS

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

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[Signature]
John G. Williams Limited, Architect

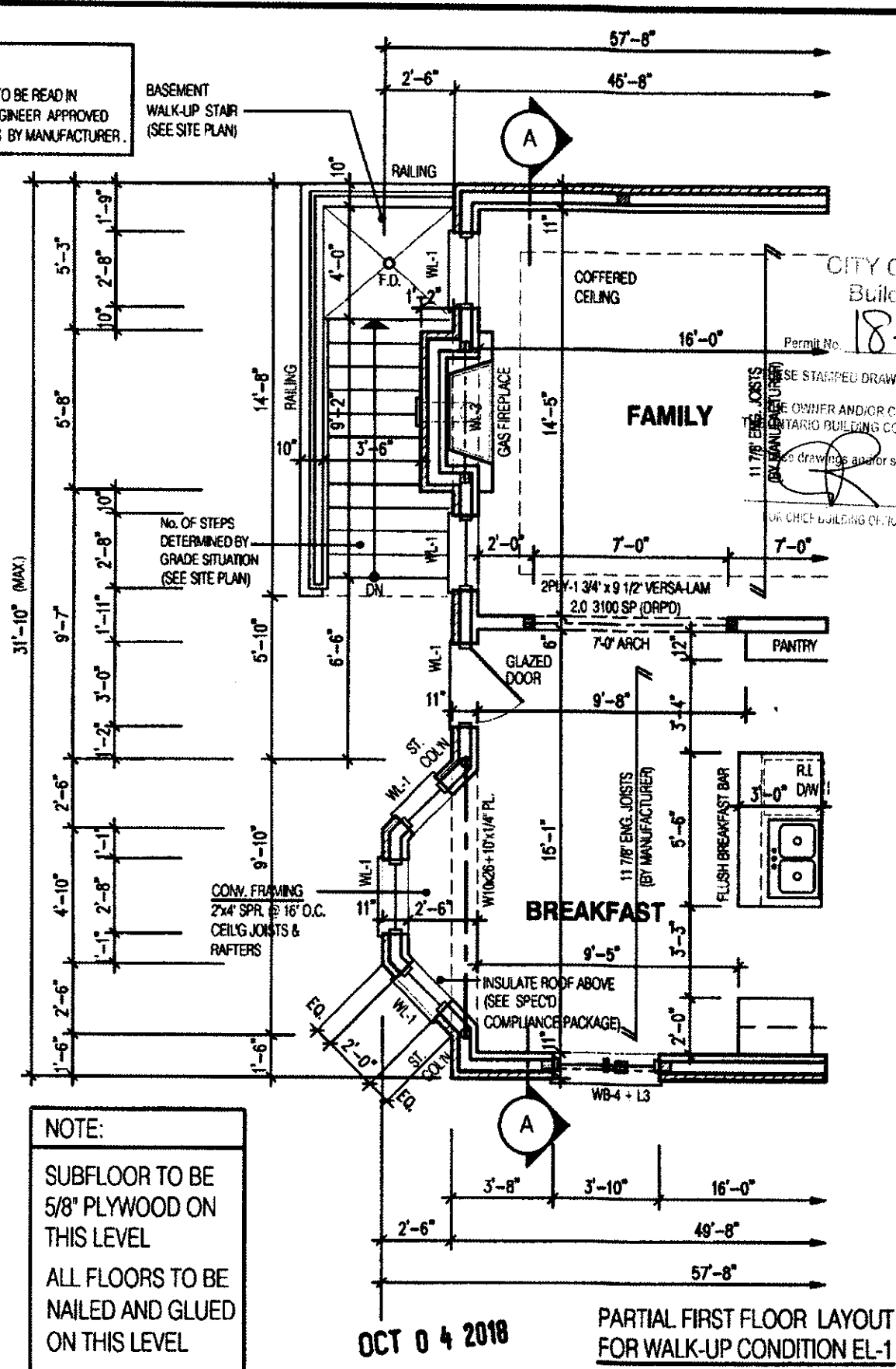


NOTE:
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STEP
FIG/FDN.

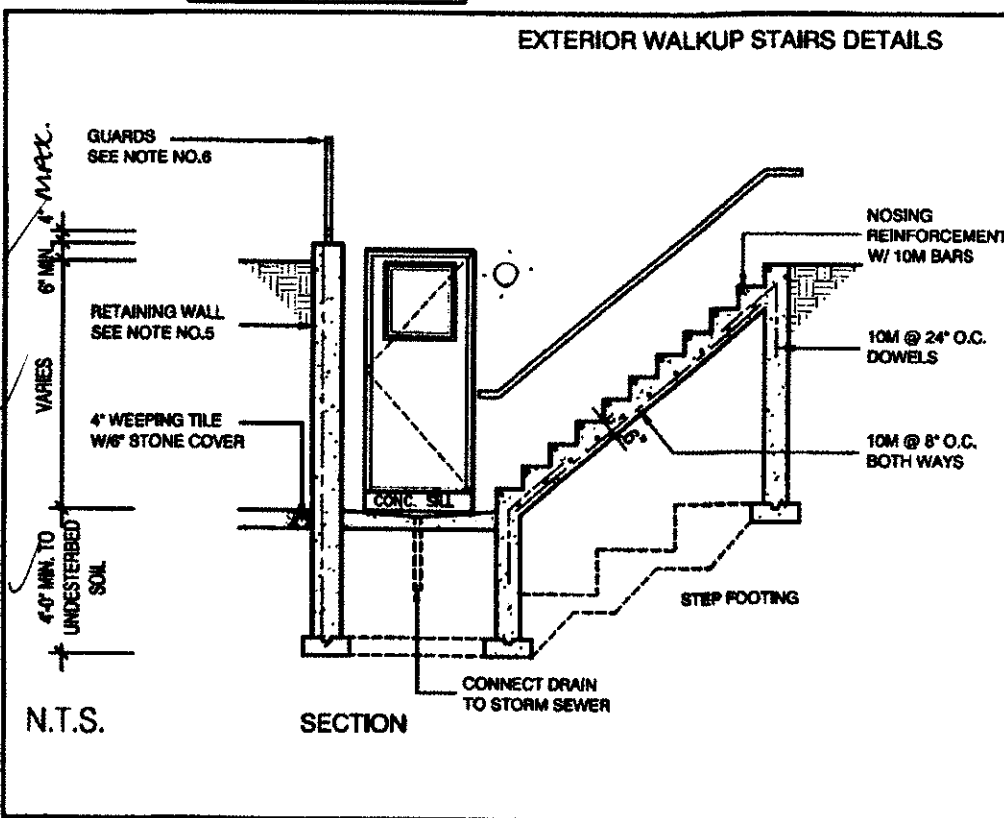
NOTE:
SUBFLOOR TO BE 3/4\"/>

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



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

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



- GENERAL NOTES:**
- FOOTING**
24\"/>
 - CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
 - EXTERIOR STAIRS**
7 7/8\"/>
 - INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
 - RETAINING WALL**
10\"/>
 - GUARDS**
3'-6\"/>

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

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

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ARCHITECTURAL REVIEW'S APPROVAL

NOV 14 2018

John C. Williams Limited, Architect

2654

12.5m LOTS

SAWMILL 2 ELEVATION 1

PACKAGE 'A1'

0 REG. 332/12

18-18455

USE STAFFED DRAWINGS SHALL BE AVAILABLE ON SITE

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

THESE DRAWINGS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED BY

JAN 14 2019

DATE

STRODET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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

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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 HILLWOOD 2

No. DATE: WORK DESCRIPTION:

jardin

DESIGN GROUP INC

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

TEL: 905 660-3377 FAX: 905 660-3713

EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the Building Code

Walter Boffter 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

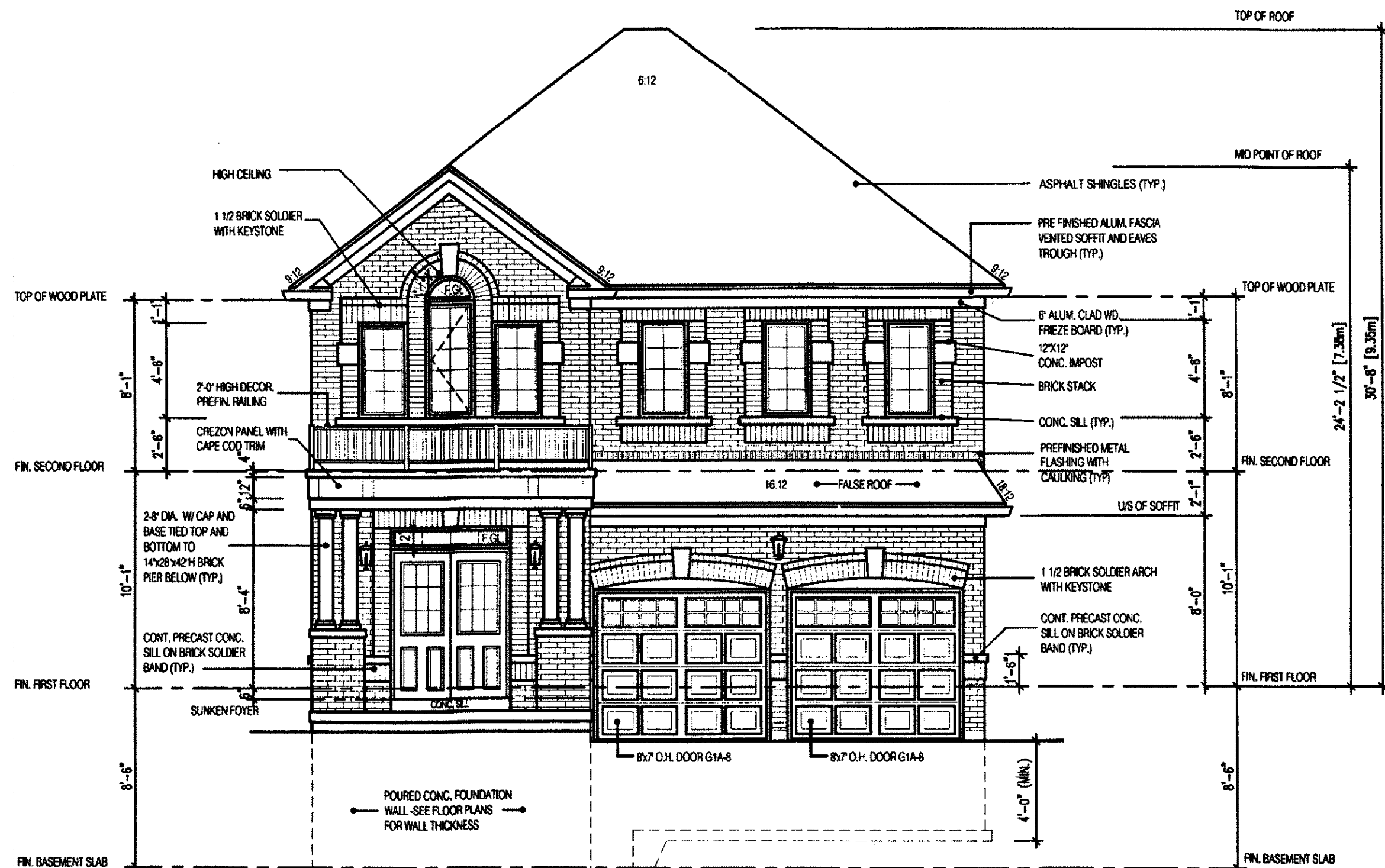
TIRM NAME BCIN

REAR WALK-UP EL-1

RUSSELL GARDENS PHASE 2

HAMILTON

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



**SAWMILL 2
ELEVATION 1**

CITY OF HAMILTON
Building Division
Permit No. **18-148455**
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JAN 14 2019
DATE
FOR CHIEF BUILDING OFFICIAL

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ARCHITECTURAL REVIEW & APPROVAL
NOV 14 2018
Jardin G. Williams Limited, Architect

OCT 04 2018

2654	
12.5m LOTS	
SAWMILL 2 ELEVATION 1	
PACKAGE 'A1'	
O.REG. 332/12	

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

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
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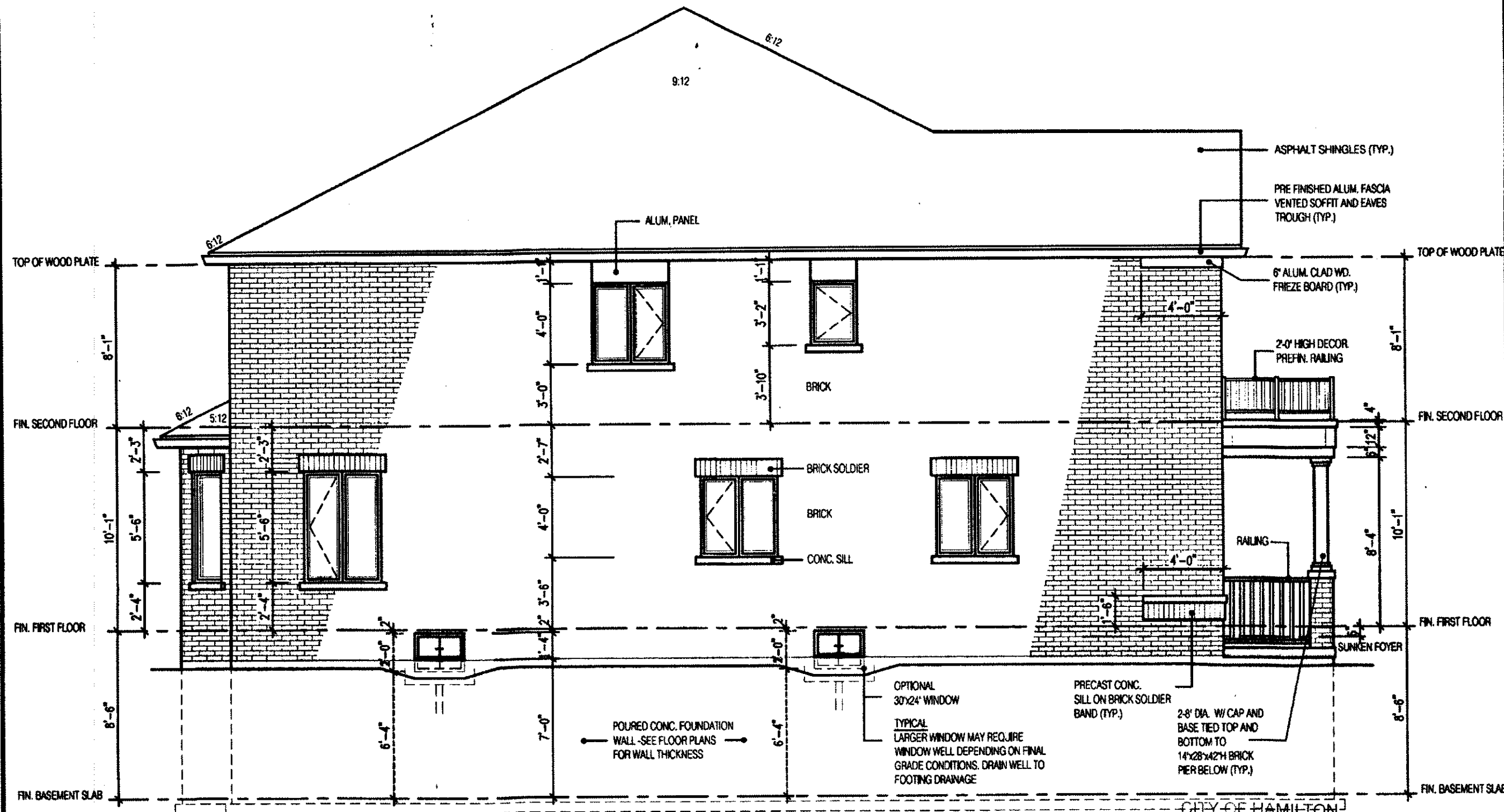
jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION-1
RUSSELL GARDENS PHASE 2
HAMILTON

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

BILD

2654
12.5m LOTS
SAWMILL 2
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12



SIDE ELEVATION 1

UNPROTECTED OPENINGS

WALL AREA (WALL HT + 2'-0")
ALLOWABLE GLASS AREA @ 7.0% (1.2m SIDEYARD)
ACTUAL GLASS AREA

1031
72.2
71.4

OK

Permit No. 18-148455
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These drawings and/or specifications have been reviewed by
JAN 14 2019
FOR CHIEF BUILDING OFFICER L. DATE

OCT 04 2018

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ARCHITECTURAL REVIEW APPROVAL
NOV 05 2018
John G. Williams Limited, Architect

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

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 Boller 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

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





DRAWN BY: _____ DRAWING NAME: _____

2654

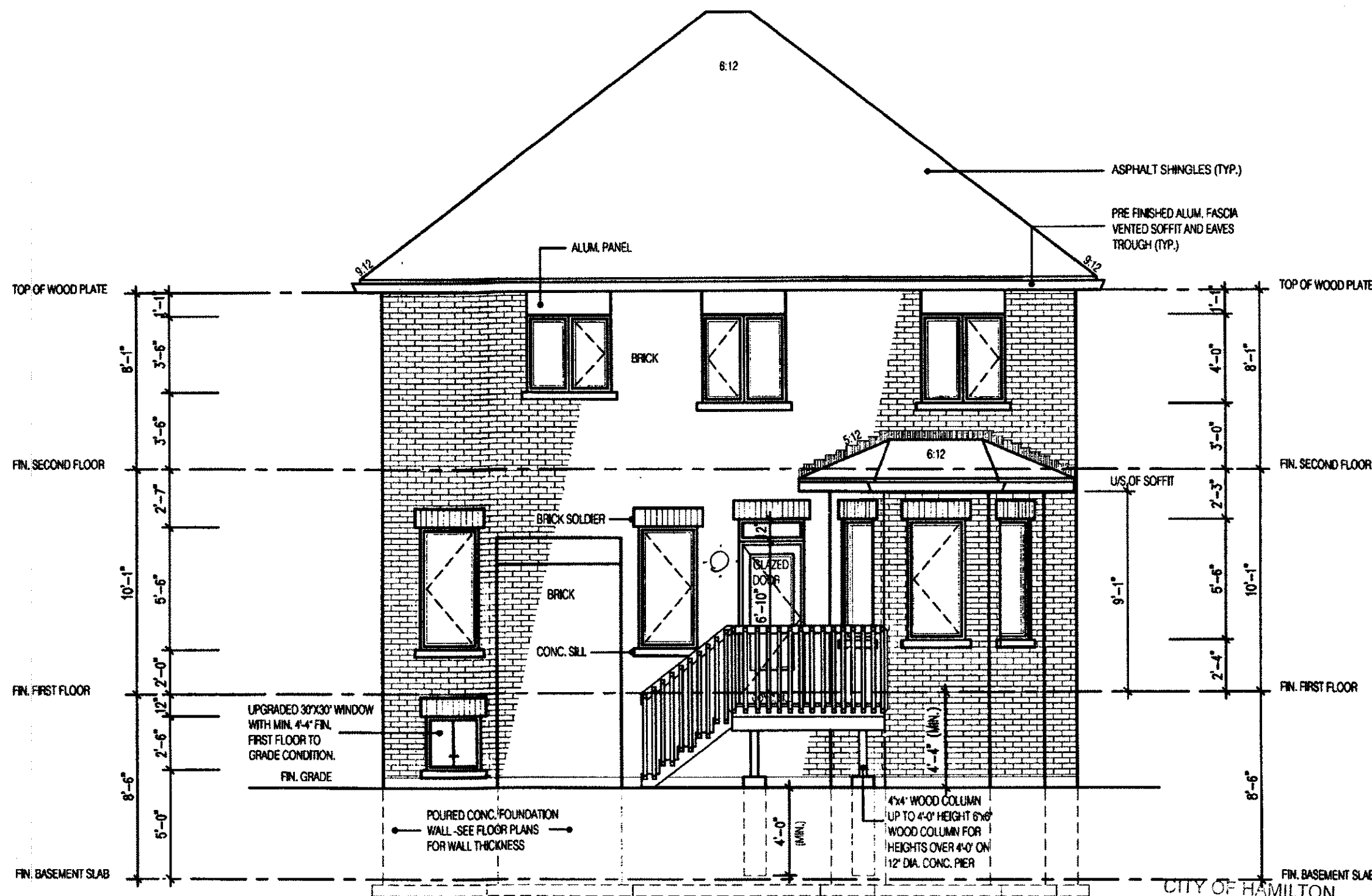
12.5m LOTS

SAWMILL 2

ELEVATION 1

PACKAGE 'A1'

O.REG. 332/12



REAR ELEVATION 1 DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. **18-148455**
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[Signature]
FOR CHIEF BUILDING OFFICIAL
DATE
JAN 14 2019

OCT 04 2018

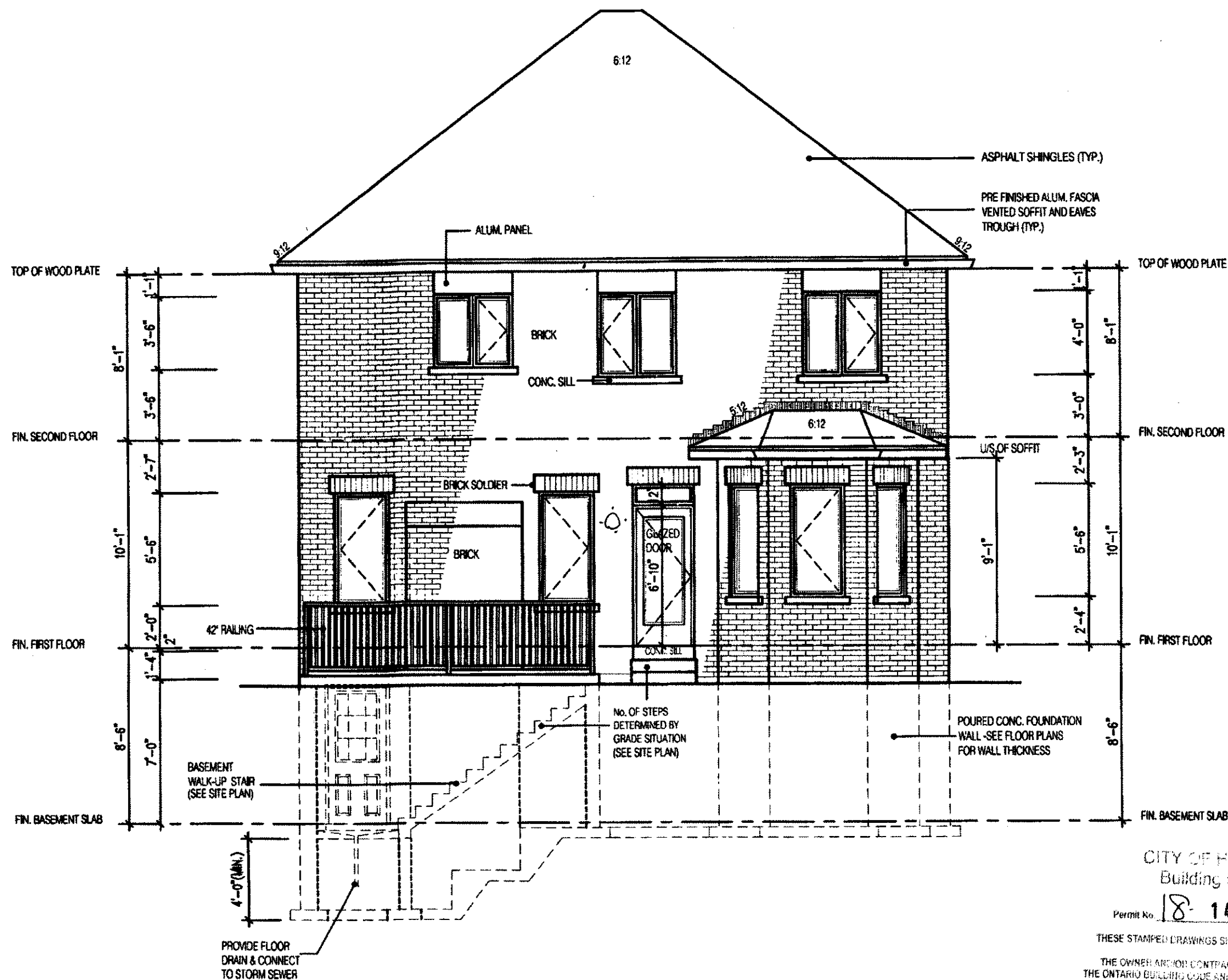
NOTE:
WHEN VENEER CUT IS GREATER THAN
26" A 10" POURED CONC. FOUNDATION
WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED
IN CONJUNCTION WITH SITE PLAN)

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NOV 05 2018
John G. Williams Limited, Architect

2654	
12.5m LOTS	
SAWMILL 2 ELEVATION 1	
PACKAGE 'A1'	
O.REG. 332/12	
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1	AUG. 2, 2018 INTRODUCED INTO PROJECT FROM MINISALE 18-24-MILLWOOD 2
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. <i>Walter Botter</i> NAME SIGNATURE BCIN 21031 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	
REAR DECK ELEV-1 RUSSELL GARDENS PHASE 2 HAMILTON	
BILD	
TYPE	AREA
T	
SCALE:	3/16"=1'-0"
PROJ. No.	DWG. No.
17-16	6-1



REAR ELEVATION 1 WALK-UP CONDITION

CITY OF HAMILTON
Building Division

Permit No. **18-148455**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature]
FOR CHIEF BUILDING OFFICIAL
DATE **JAN 14 2019**

OCT 04 2018

NOTE:
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(FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

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ARCHITECTURAL REVIEW & APPROVAL
[Signature]
NOV 13 2018
John G. Williams Limited, Architect

2654

12.5m LOTS

**SAWMILL 2
ELEVATION 1**

PACKAGE 'A1'

O.REG. 332/12

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

No. DATE: WORK DESCRIPTION:

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the building code.

[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

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

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



2654
12.5m LOTS
SAWMILL 2
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
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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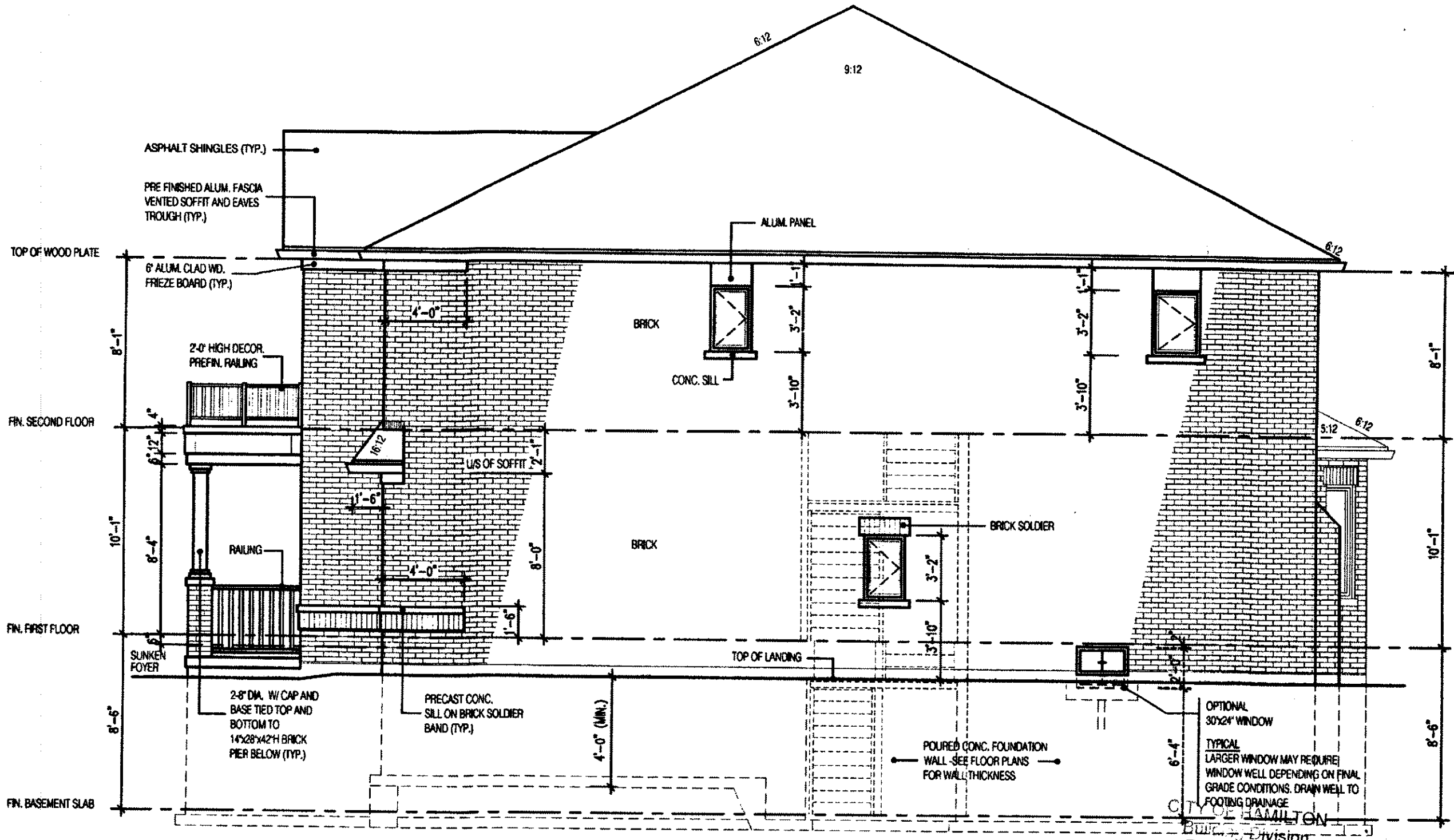
Jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-1

RUSSELL GARDENS PHASE 2
HAMILTON

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

BILD



SIDE ELEVATION 1

UNPROTECTED OPENINGS

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

993
69.5
18.8

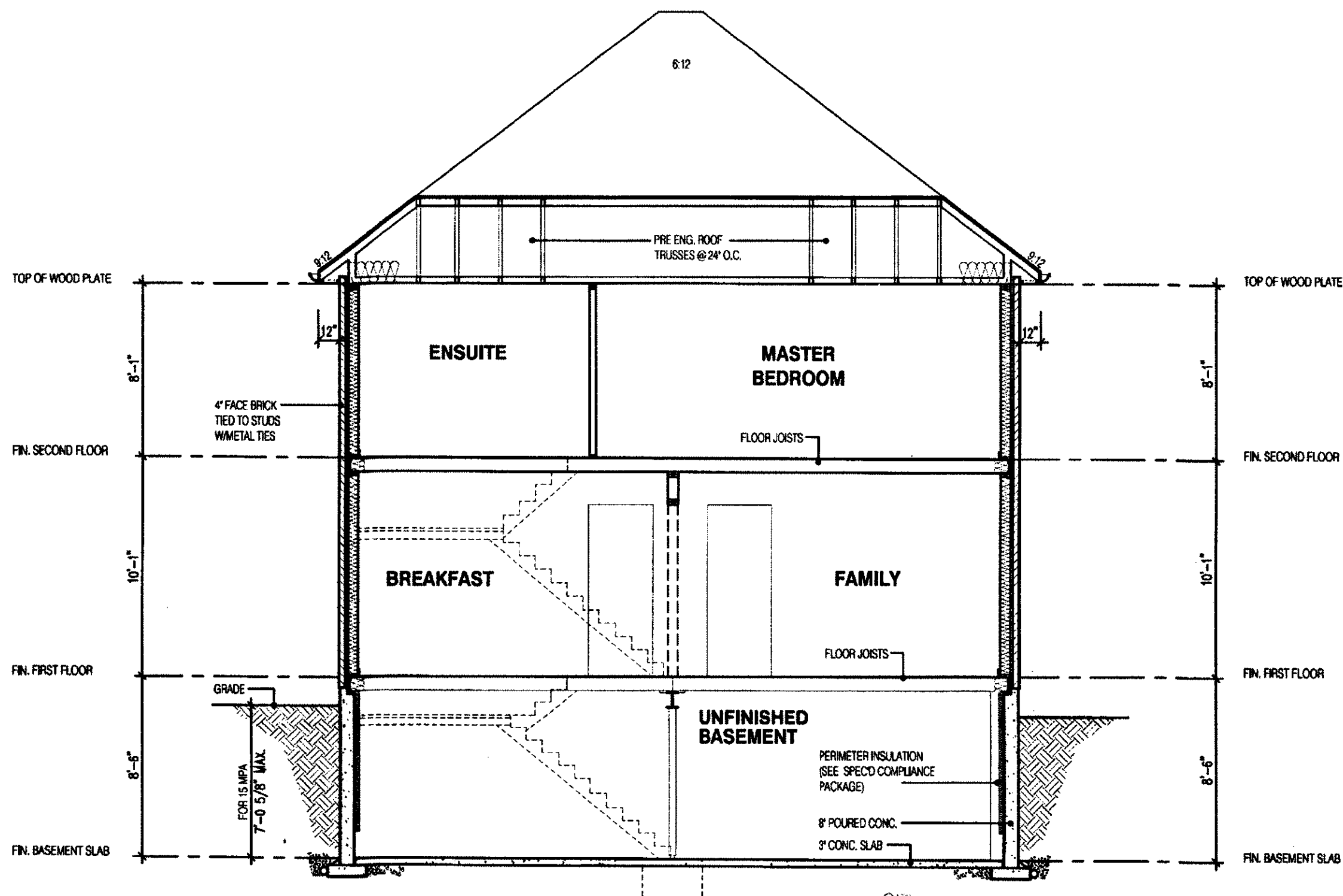
OCT 04 2018

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FOR CHIEF BUILDING OFFICIAL
DATE

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



SECTION A-A ELEVATION 1

CITY OF HAMILTON
Building Division
Permit No. **18-148455**
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 comply with specifications have been reviewed by
JAN 14 2019
DATE
FOR CHIEF BUILDING OFFICER

OCT 04 2018

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2654
12.5m LOTS
SAWMILL 2
ELEVATION 1
PACKAGE 'A1'
O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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7	
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4	SEPT. 18, 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 2

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
NAME SIGNATURE BCIN 27037
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.1.4 of the building code.
jardin design group inc. 27763
FIRM NAME BCIN

SECTION EL-1
RUSSELL GARDENS PHASE 2
HAMILTON

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

BILD

2654
12.5m LOTS
SAWMILL 2
ELEVATION 2
PACKAGE 'A1'
O.REG. 332/12



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

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QUALIFICATION INFORMATION
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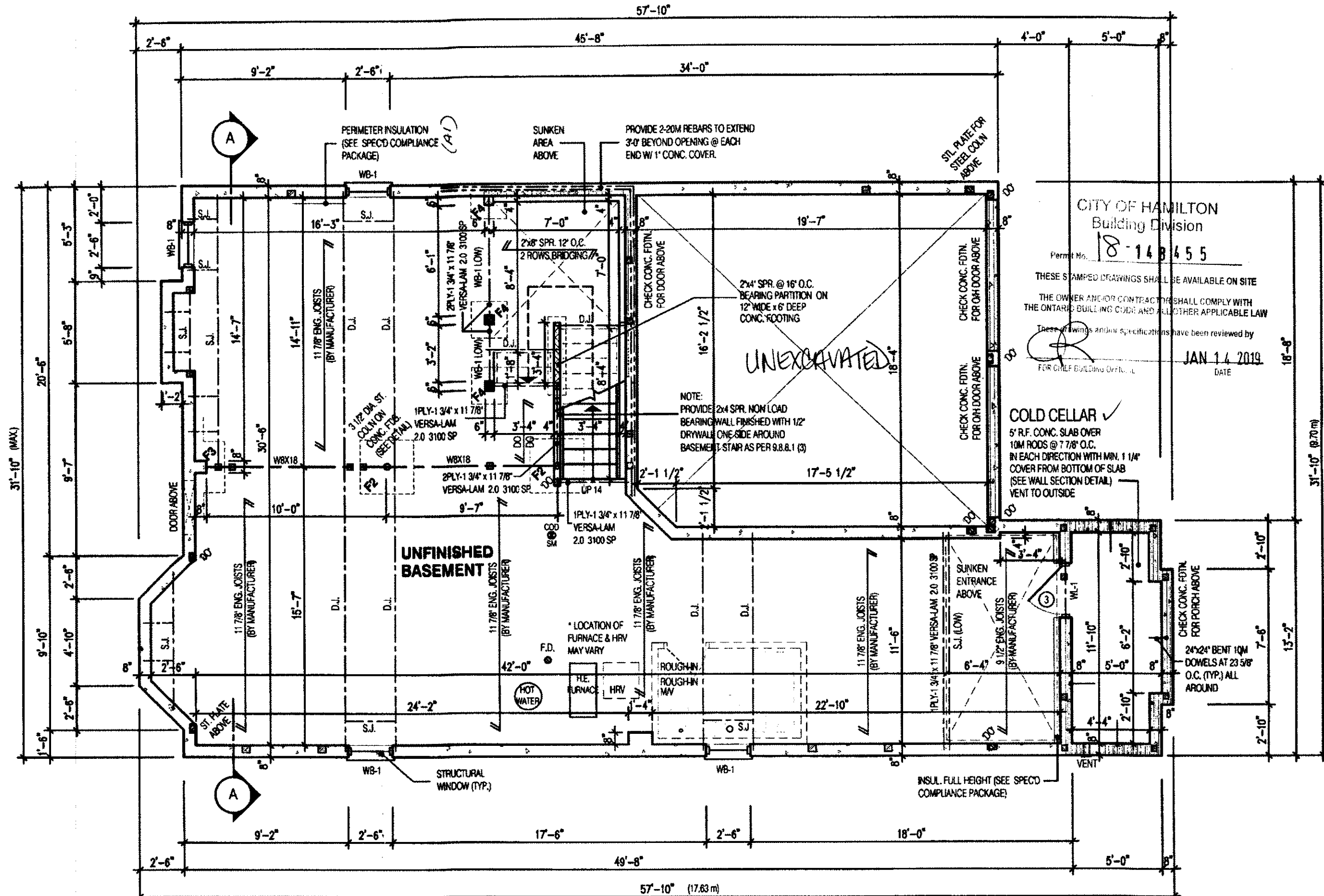
Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

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

Jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT FL. PL. EL-2
RUSSELL GARDENS PHASE 2
HAMILTON

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



A SEPARATE PERMIT WILL BE REQUIRED TO FINISH THE BASEMENT.

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 9'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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

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

LEGEND:

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

OCT 04 2018

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

Permit No. **18-148455**

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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 **JAN 14 2019**

2654

12.5m LOTS

**SAWMILL 2
ELEVATION 2**

PACKAGE 'A1'

O.REG. 332/12

STRODET INC.



FOR STRUCTURE ONLY

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FOOTINGS.

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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 **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

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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with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.

ARCHITECTURAL REVIEW & APPROVAL

NOV 15 2018

John G. Williams Limited, Architect

OCT 04 2018

NOTE:

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

LEGEND:

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

NOTE:

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

NOTE:

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FLOOR TRUSS LAYOUT BY MANUFACTURER.

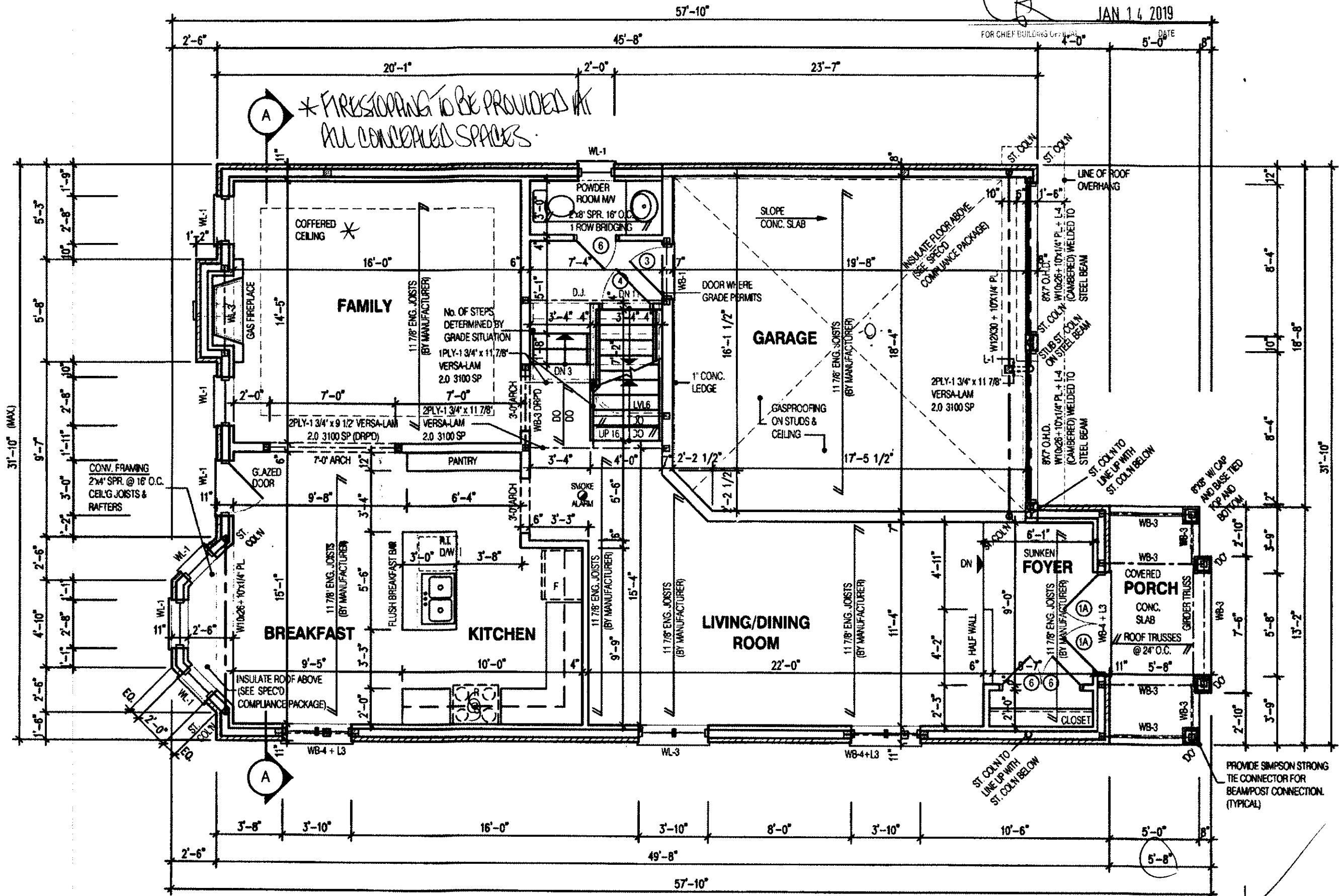
NOTE:

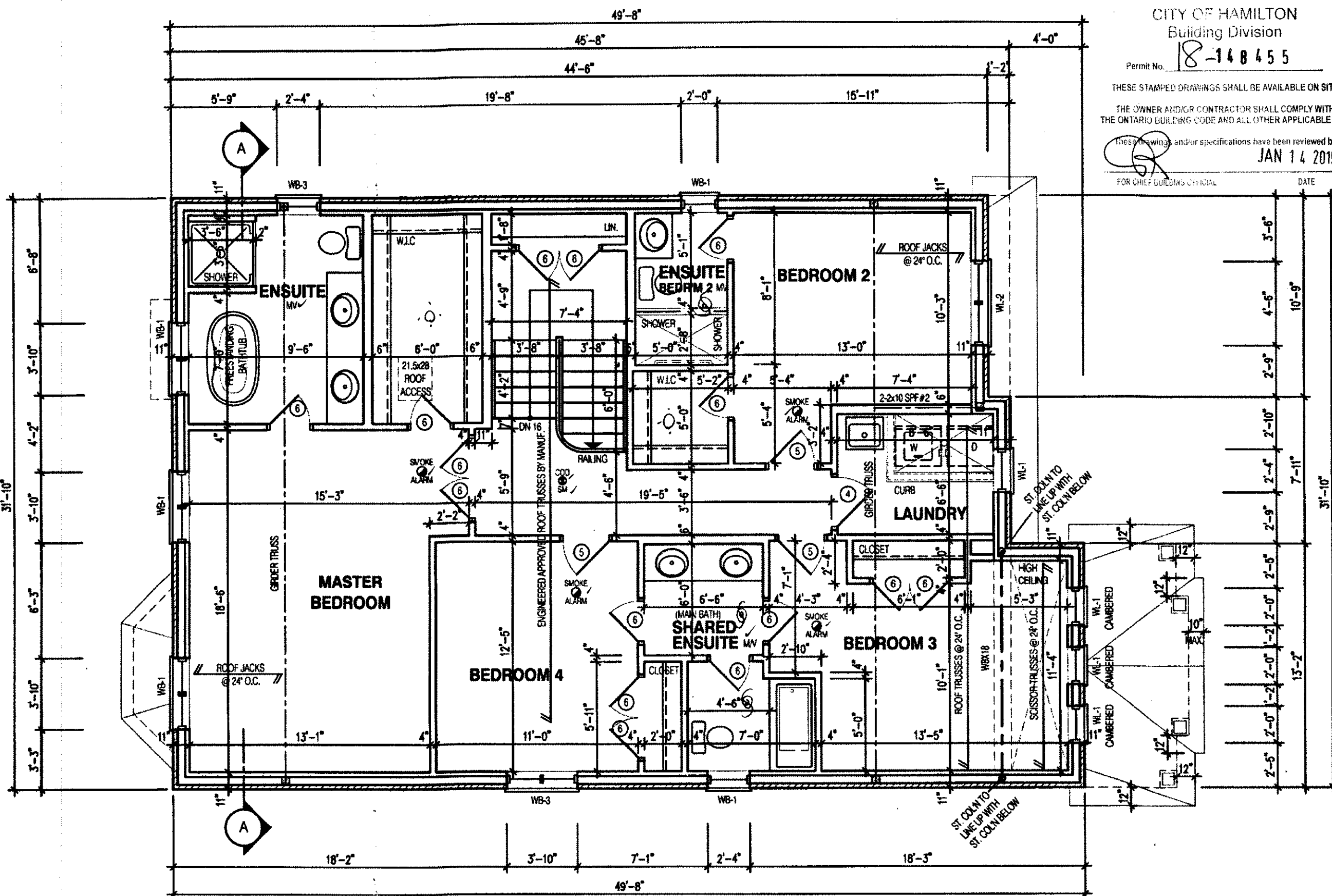
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:

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ROOF TRUSS DRAWINGS BY MANUFACTURER.

* FIRESTOPPING TO BE PROVIDED AT
ALL CONCEALED SPACES.





CITY OF HAMILTON
Building Division
Permit No. 18-148455
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These drawings and/or specifications have been reviewed by
JAN 14 2019
FOR CHIEF BUILDING OFFICIAL DATE

2654
12.5m LOTS
SAWMILL 2
ELEVATION 2
PACKAGE 'A1'
O.REG. 332/12

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
FOR STRUCTURE ONLY

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

No. DATE: WORK DESCRIPTION:
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the building code
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

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

TYPE T AREA 2645
SCALE 3/16" = 1'-0"
PROJ. No. 17-16 DWG. No. 3A

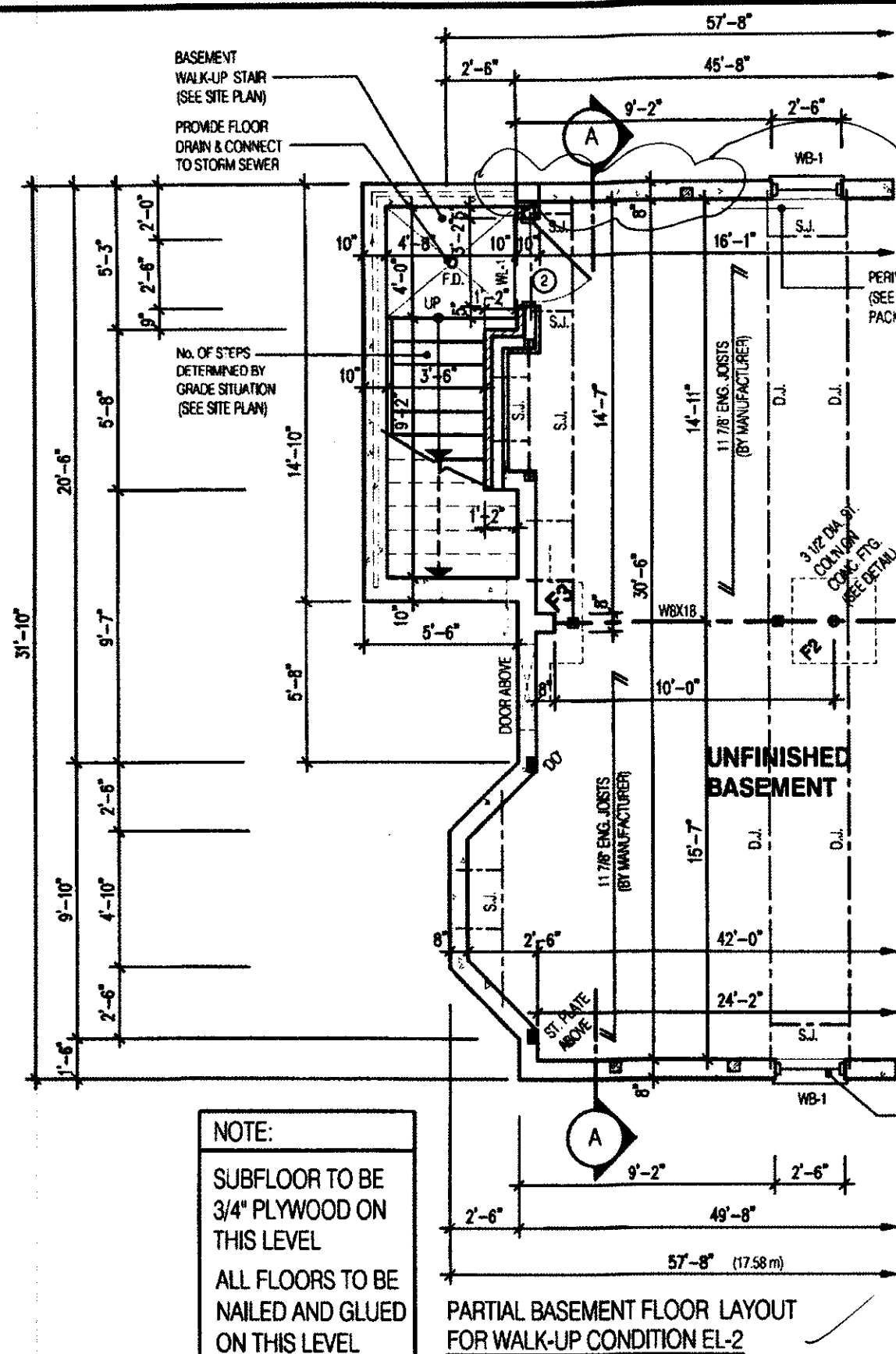
WALL REINFORCING IS REQ'D IN THE MAIN BATH FOR FUTURE INSTALLATION OF GRAB BARS.

OCT 04 2018

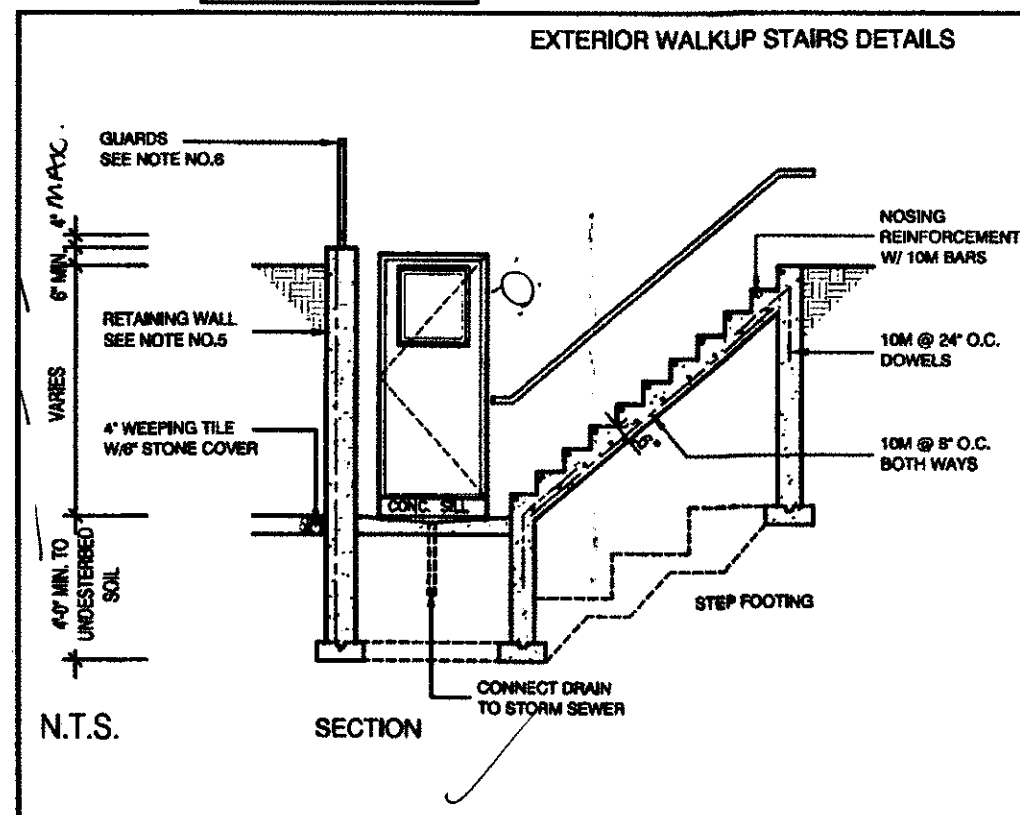
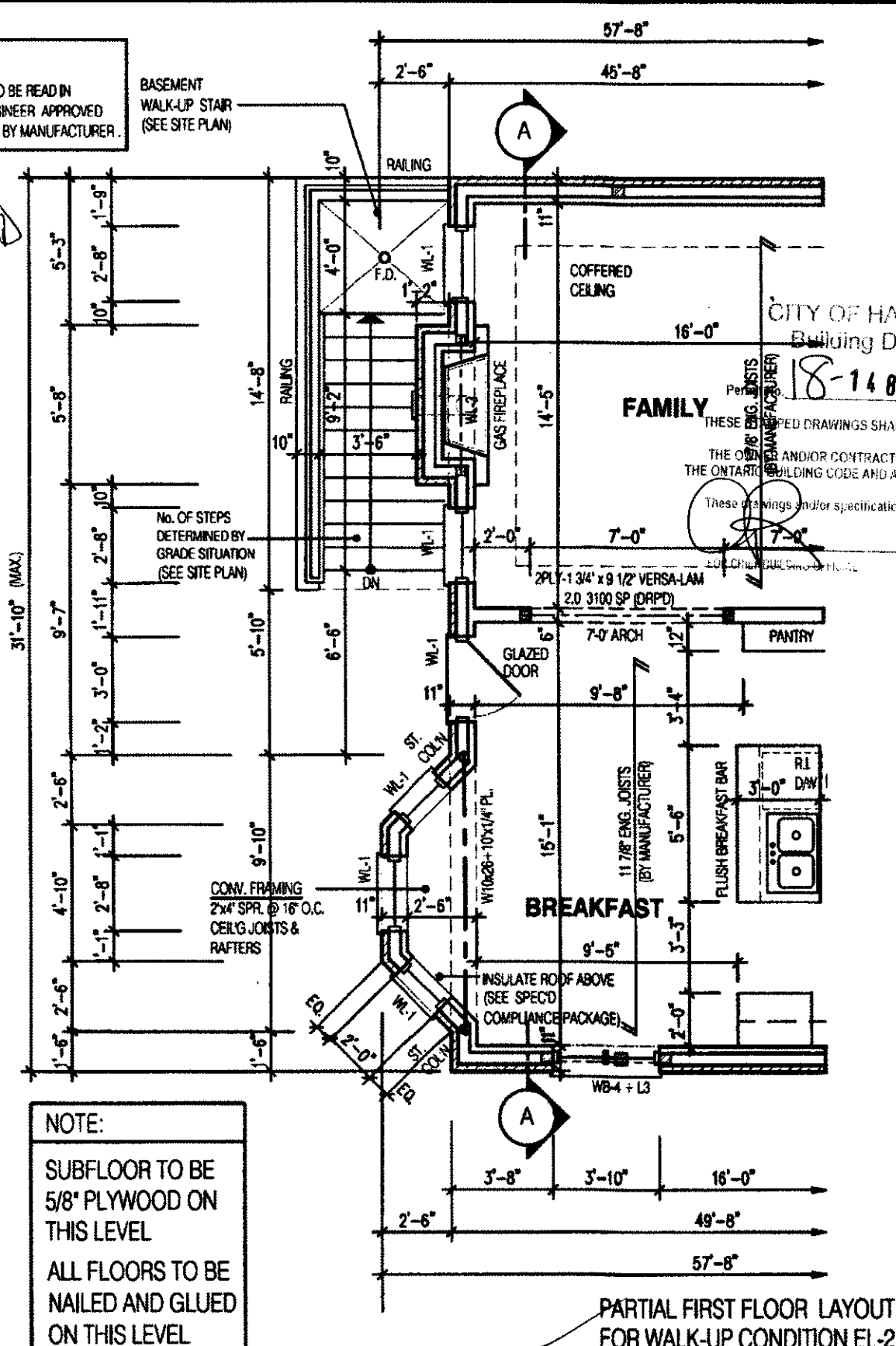
- LEGEND:**
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 - STL. PLATE FOR STEEL COLN ABOVE
 - LVL LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
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 - REPEAT NOTE
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NOV 04 2018
J. Williams Limited, Architect



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- GENERAL NOTES:**
- FOOTING**
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
 - CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
 - EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
 - INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
 - RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 18" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
 - GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11". 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 9'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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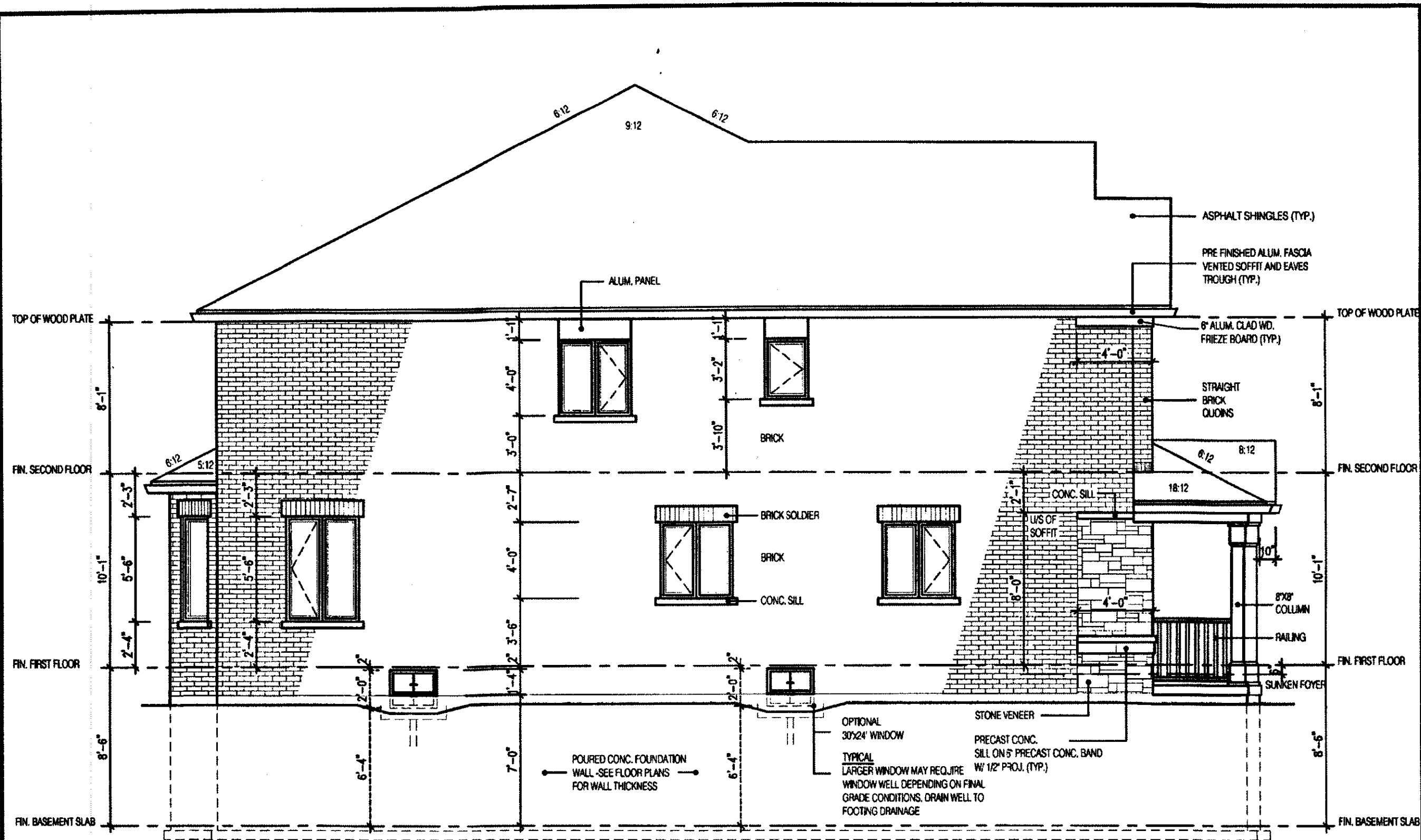
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ARCHITECTURAL REVIEW & APPROVAL
NOV 14 2018
John G. Williams Limited, Architect

2654	
12.5m LOTS	
SAWMILL 2	
ELEVATION 2	
PACKAGE 'A1'	
O.REG. 332/12	
CITY OF HAMILTON Building Division	
18-148465	
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JAN 14 2018	
TRUDET INC.	
DATE	
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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 Required unless design is exempt under Division C, Subsection 2.2.5 of the building code	
Walter Bother	21031
NAME	BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.4 of the building code	
Jardin design group inc.	27763
FIRM NAME	BCIN
REAR WALK-UP EL-2	
RUSSELL GARDENS PHASE 2 HAMILTON	
TYPE	AREA
T	
SCALE:	3/16"=1'-0"
PROJ. No.	DWG. No.
17-16	3A-2



SIDE ELEVATION 2

UNPROTECTED OPENINGS

WALL AREA 1031 ϕ
 ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDYARD) 72.2 ϕ
 ACTUAL GLASS AREA 71.4 ϕ

1031 ϕ
 72.2 ϕ
 71.4 ϕ

CITY OF HAMILTON
 Building Division

Permit No. 18-148455

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These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE JAN 14 2019

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL

NOV 14 2018

John G. Williams Limited, Architect

2654

12.5m LOTS

SAWMILL 2
 ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

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

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

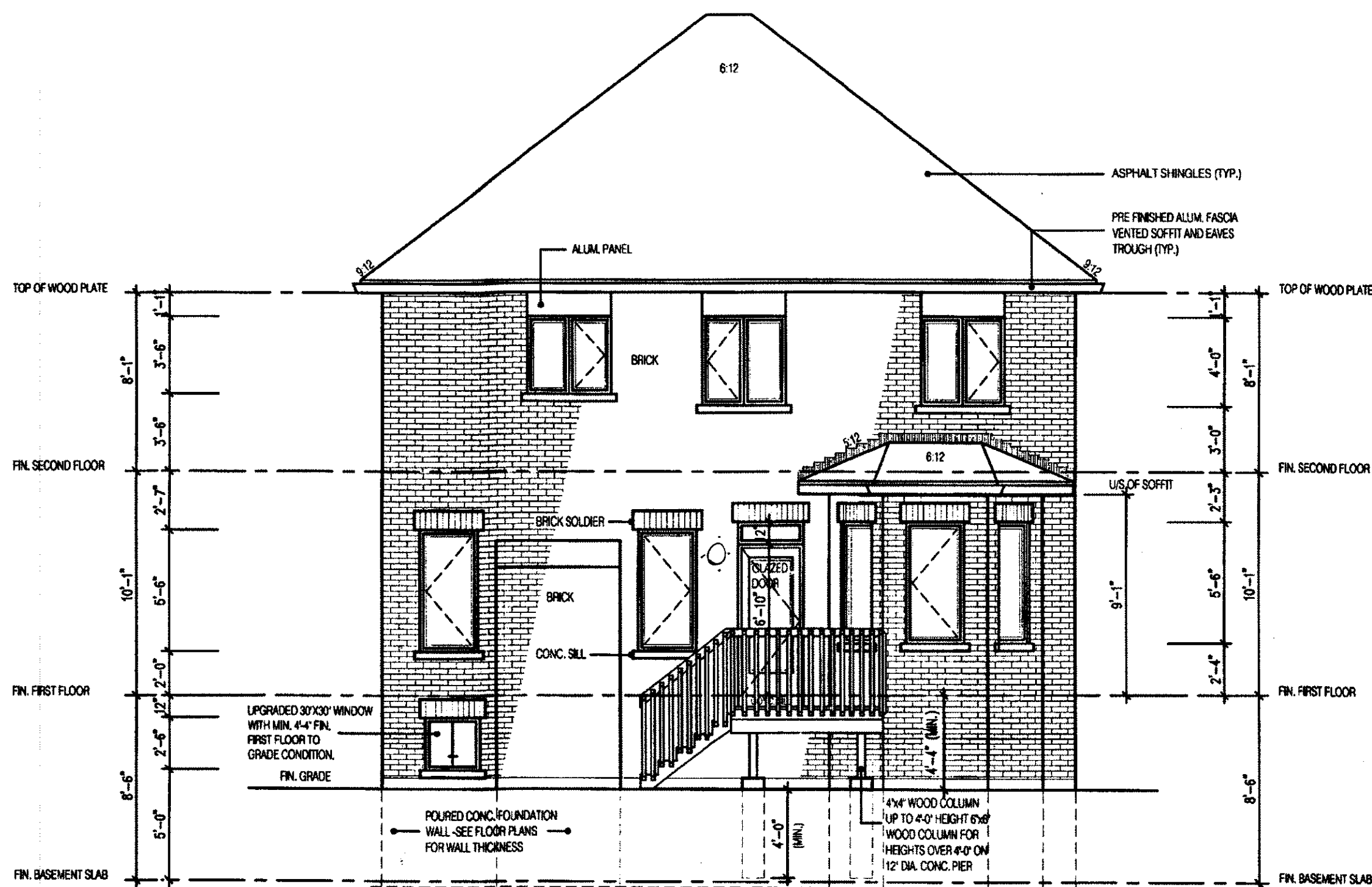
REGISTRATION INFORMATION
 Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27243
 FIRM NAME BCIN

SIDE ELEVATION-2
 RUSSELL GARDENS PHASE 2
 HAMILTON

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





**REAR ELEVATION 2
DECK CONDITION**

CITY OF HAMILTON
Building Division

Permit No. **18-148455**

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 specifications have been reviewed by
[Signature] **JAN 14 2019**
DATE

OCT 04 2018

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

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NOV 15 2018
John G. Williams Limited, Architect

2654	
12.5m LOTS	
SAWMILL 2 ELEVATION 2	
PACKAGE 'A1'	
O.REG. 332/12	

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

AS CONSTRUCTED 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.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT 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 MINISALE 18-24-MILLWOOD 2

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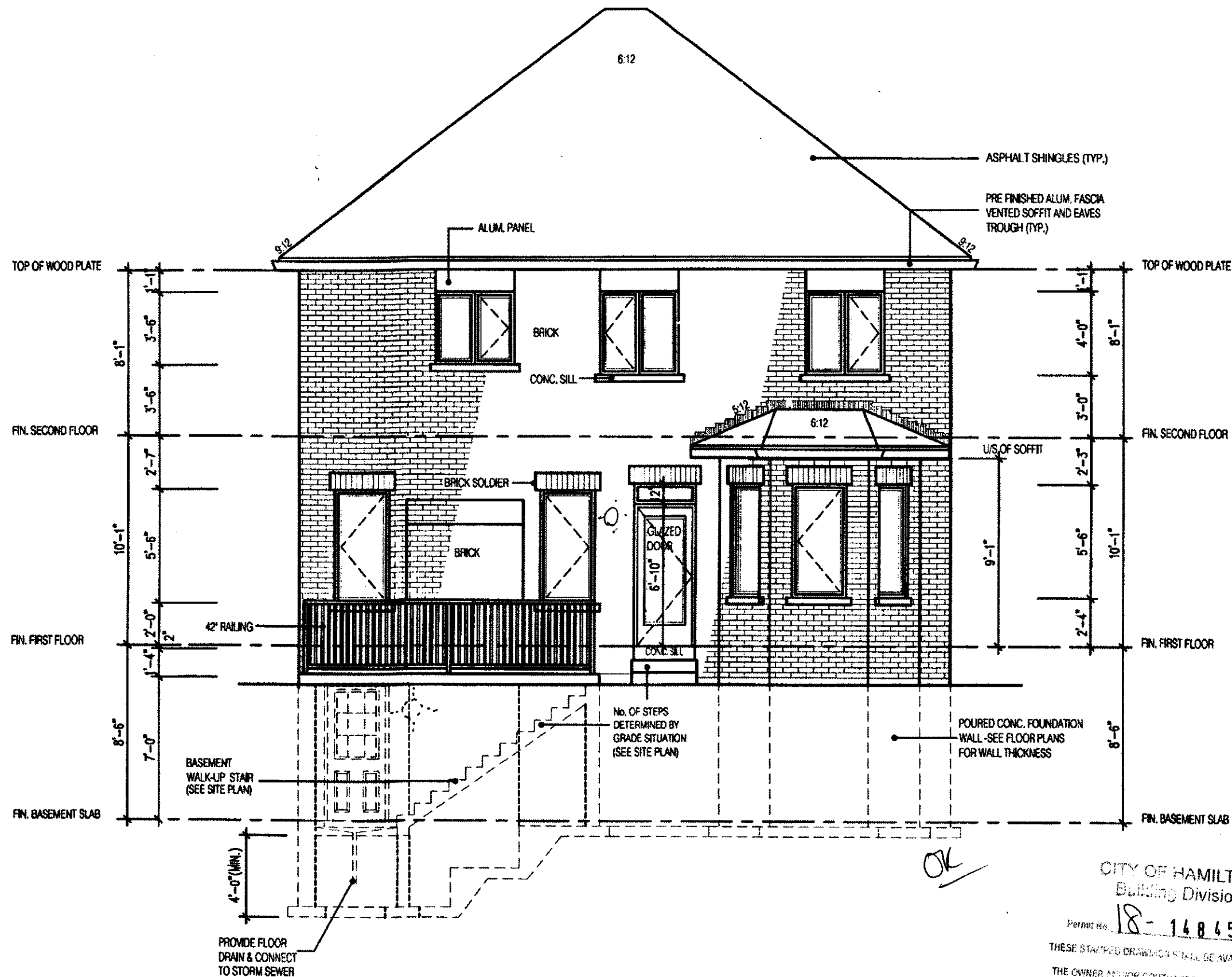
[Signature] **Walter Botter** 21031
NAME SIGNATURE BCIN

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

REAR DECK ELEV-2
RUSSELL GARDENS PHASE 2
HAMILTON

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



REAR ELEVATION 2 WALK-UP CONDITION

CITY OF HAMILTON
Building Division
Permit No. **18-148455**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
FOR CHIEF BUILDING OFFICER
DATE **JAN 14 2019**

OCT 04 2018

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

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with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.
ARCHITECTURAL REVIEW & APPROVAL
NOV 08 2018
John C. Williams Limited, Architect

2654
12.5m LOTS
SAWMILL 2
ELEVATION 2
PACKAGE 'A1'
O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
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jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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Walter Botter **21031**
NAME SIGNATURE BCIN

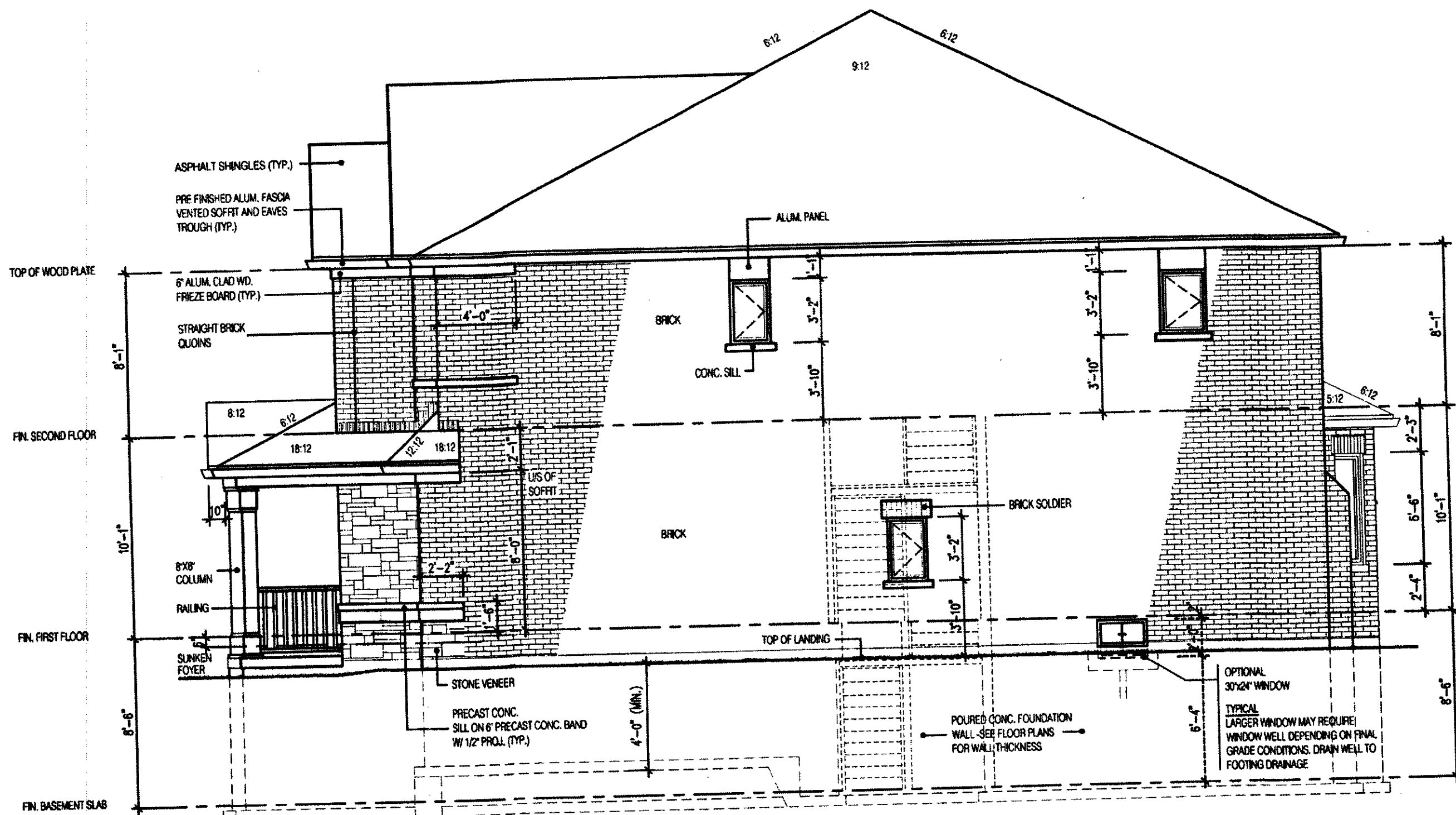
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1.2.4 of the building code

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

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

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





SIDE ELEVATION 2

UNPROTECTED OPENINGS

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

993
69.5
18.8

CITY OF HAMILTON
Building Division

Permit No. **18148455**

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JAN 14 2019
FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL
NOV 18 2018
John G. Williams Limited, Architect

2654

12.5m LOTS

SAWMILL 2
ELEVATION 2

PACKAGE 'A1'

O.REG. 332/12

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64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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Walter Botter **21031**
NAME SIGNATURE BCIN

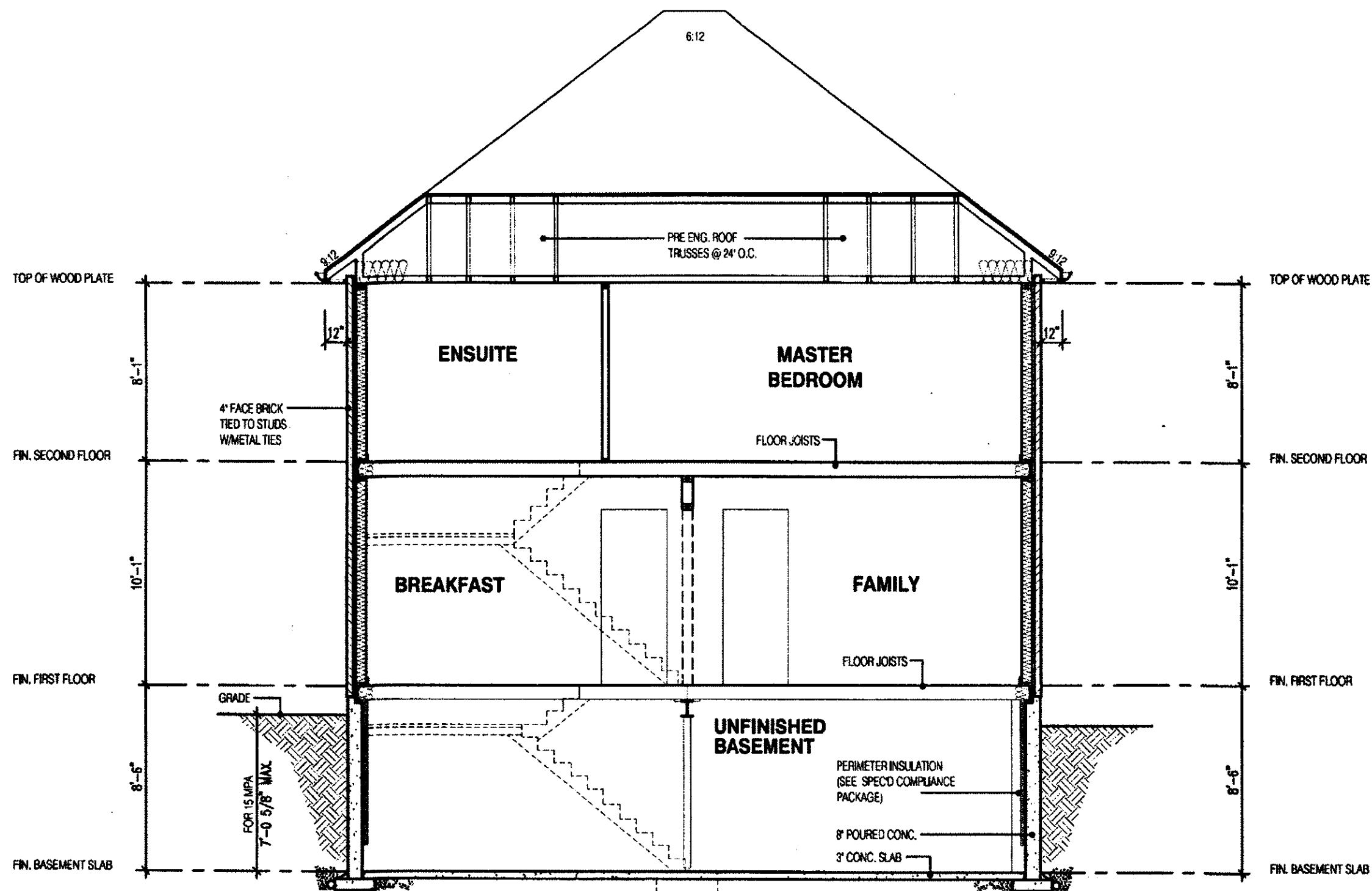
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jardin design group inc. **27763**
FIRM NAME BCIN

SIDE ELEVATION-2
RUSSELL GARDENS PHASE 2
HAMILTON

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





**SECTION A-A
ELEVATION 2**

ALL INSULATION TO CONFORM TO THE
SELECTED 'A1' COMPLIANCE PKG.

BACKFILL OK

CITY OF HAMILTON
Building Division
Permit No. **18748455**
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[Signature]
FOR CHIEF BUILDING OFFICIAL
DATE **JAN 14 2019**

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2654

12.5m LOTS

**SAWMILL 2
ELEVATION 2**

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 2

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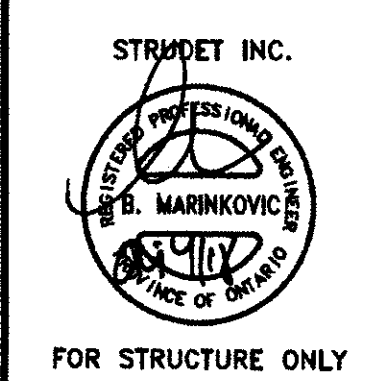
jardin design group inc. **27763**
FIRM NAME BCIN

SECTION EL-2
RUSSELL GARDENS PHASE 2
HAMILTON

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

OCT 04 2018

2654
12.5m LOTS
SAWMILL 2
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
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Walter Botter *WBE* 21037
NAME SIGNATURE BCIN

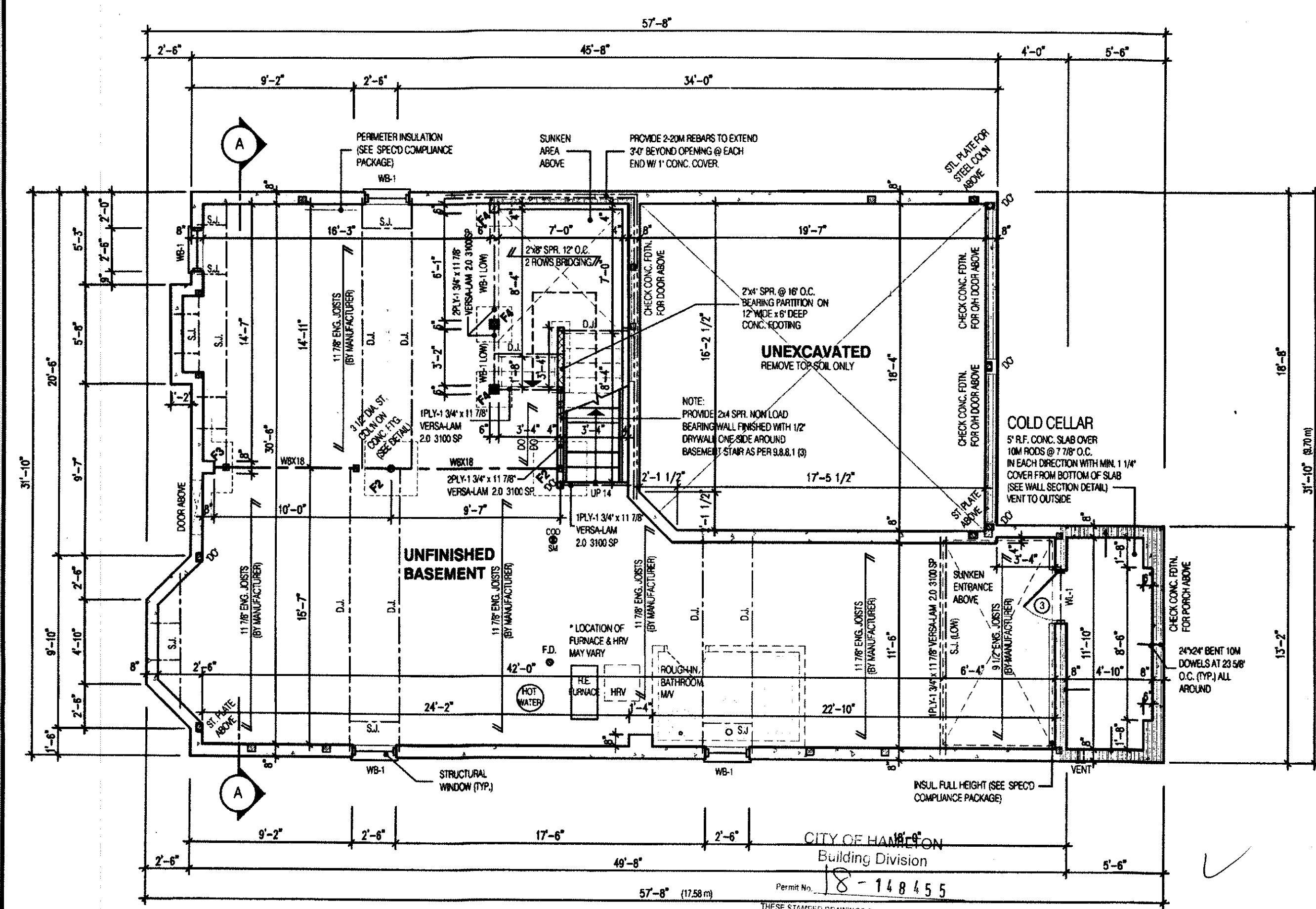
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

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

BILD

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



A SEPARATE PERMIT WILL BE REQUIRED TO FINISH THE BSMT.

NOTE:
REFER TO SHEET NO. 0-1 FOR UNTEL. 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\"/>

LEGEND:

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

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ARCHITECTURAL REVIEW & APPROVAL
NOV 14 2018
John G. Wilkins Limited, Architect

Permit No. 18-148455

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These drawings and/or specifications have been reviewed by
JAN 14 2019

OCT 04 2018

2654
12.5m LOTS
SAWMILL 2
ELEVATION 3
PACKAGE 'A1'
O.REG. 332/12



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

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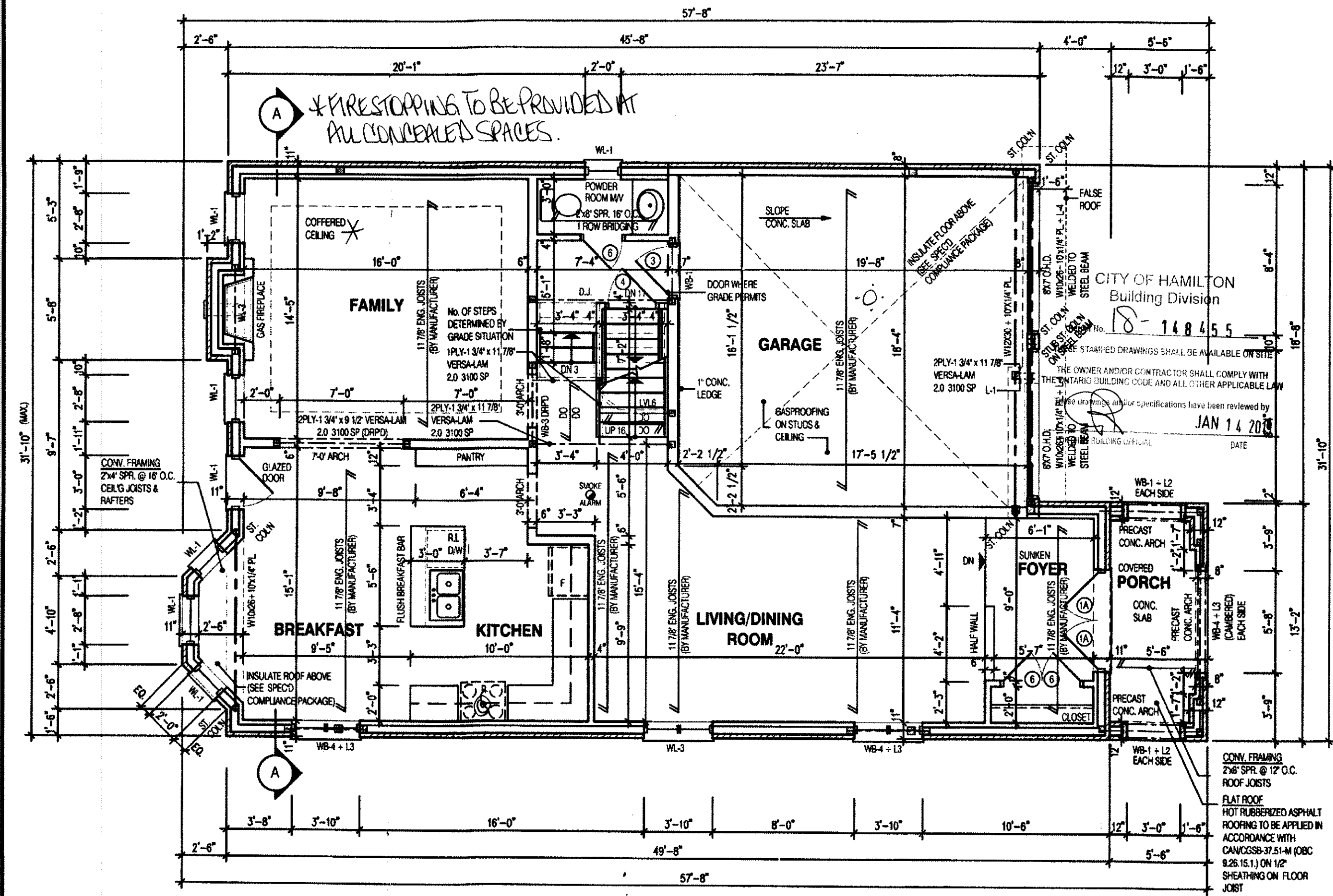
Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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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



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

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

LEGEND:
■ BUILDING FACE < THAN 4'-0" (1.2m) (AS MIN. FIRE RATING REQ'D)
■ INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
■ STL. PLATE FOR STEEL COLN ABOVE
LVL LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
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NOV 14 2018
John S. Williams Limited, Architect

OCT 04 2018

2654
12.5m LOTS
SAWMILL 2
ELEVATION 3
PACKAGE 'A1'
O.REG. 332/12

STRUDET INC.

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No: DATE: WORK DESCRIPTION:

jardin
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 EMAIL: info@jardindesign.ca

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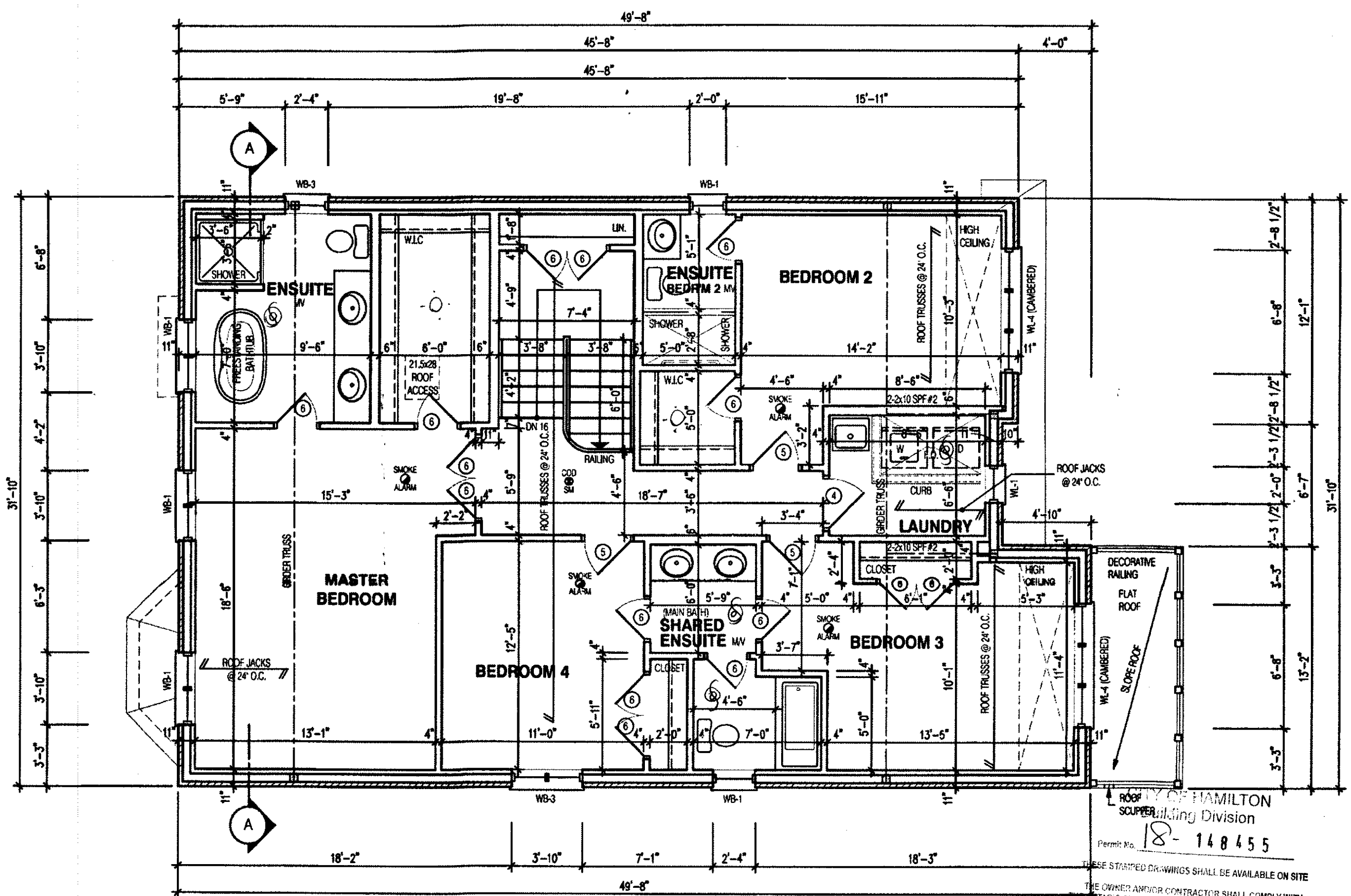
QUALIFICATION INFORMATION
 Required unless design is exempt under Division C, Subsection 1.2.5 of the building code.

Walter Boller 21031
 NAME SIGNATURE BCIN
 Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

jardin design group inc. 27763
 FIRM NAME BCIN

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

TYPE	T	AREA	2645
SCALE	3/16"=1'-0"		
PROJ. No.	17-16	DWG. No.	3B



WALL REINFORCING IS REQ'D IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS.

OCT 04 2018

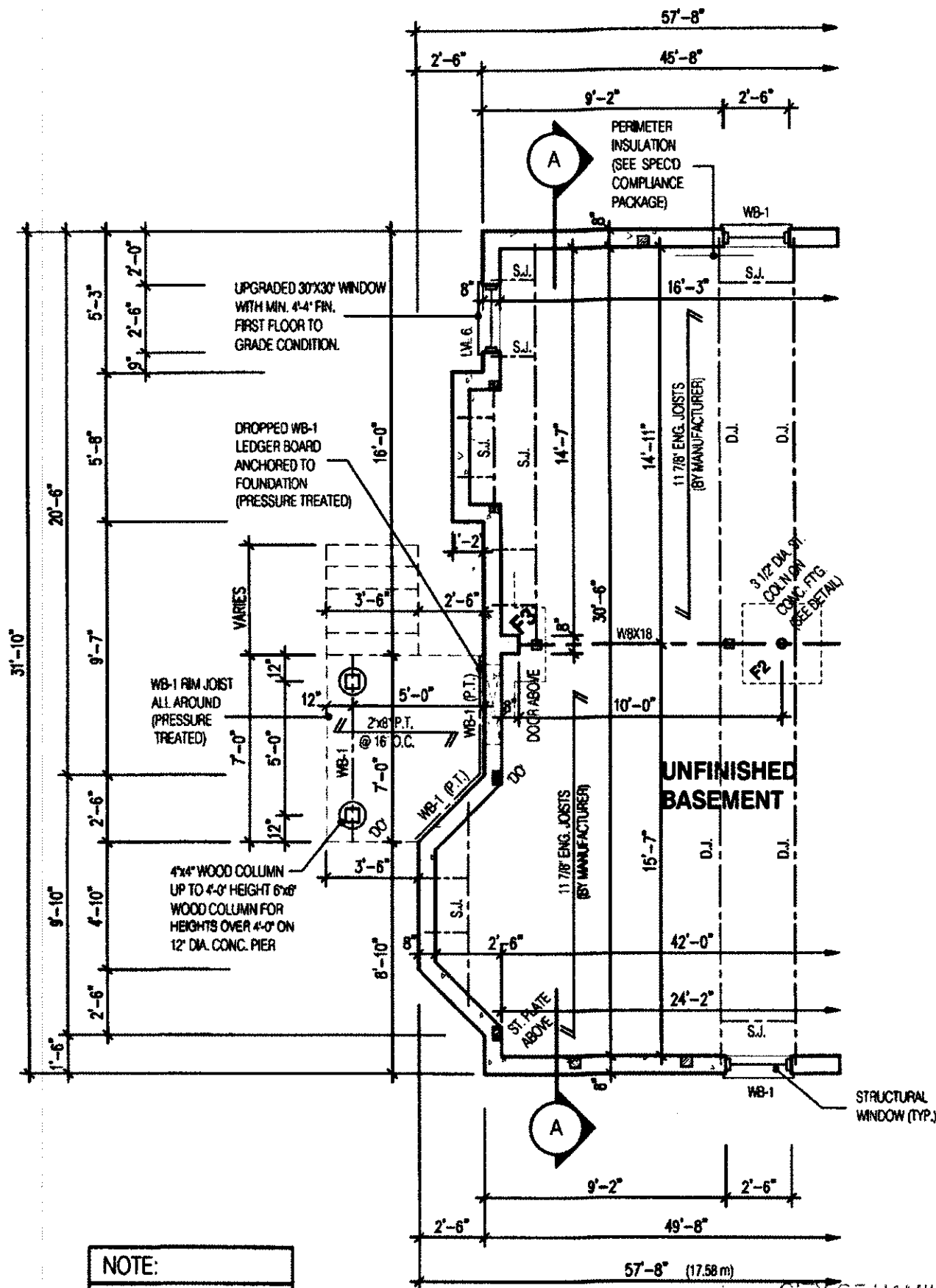
- LEGEND:**
- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
 - INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
 - STL. PLATE FOR STEEL COLN ABOVE
 - LVL LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
 - D.J. DOUBLE JOIST
 - T.J. TRIPLE JOIST
 - REPEAT NOTE
 - SHOWER WEEPERS

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 18 2018
 John G. Williams Limited, Architect



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

**PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-3**

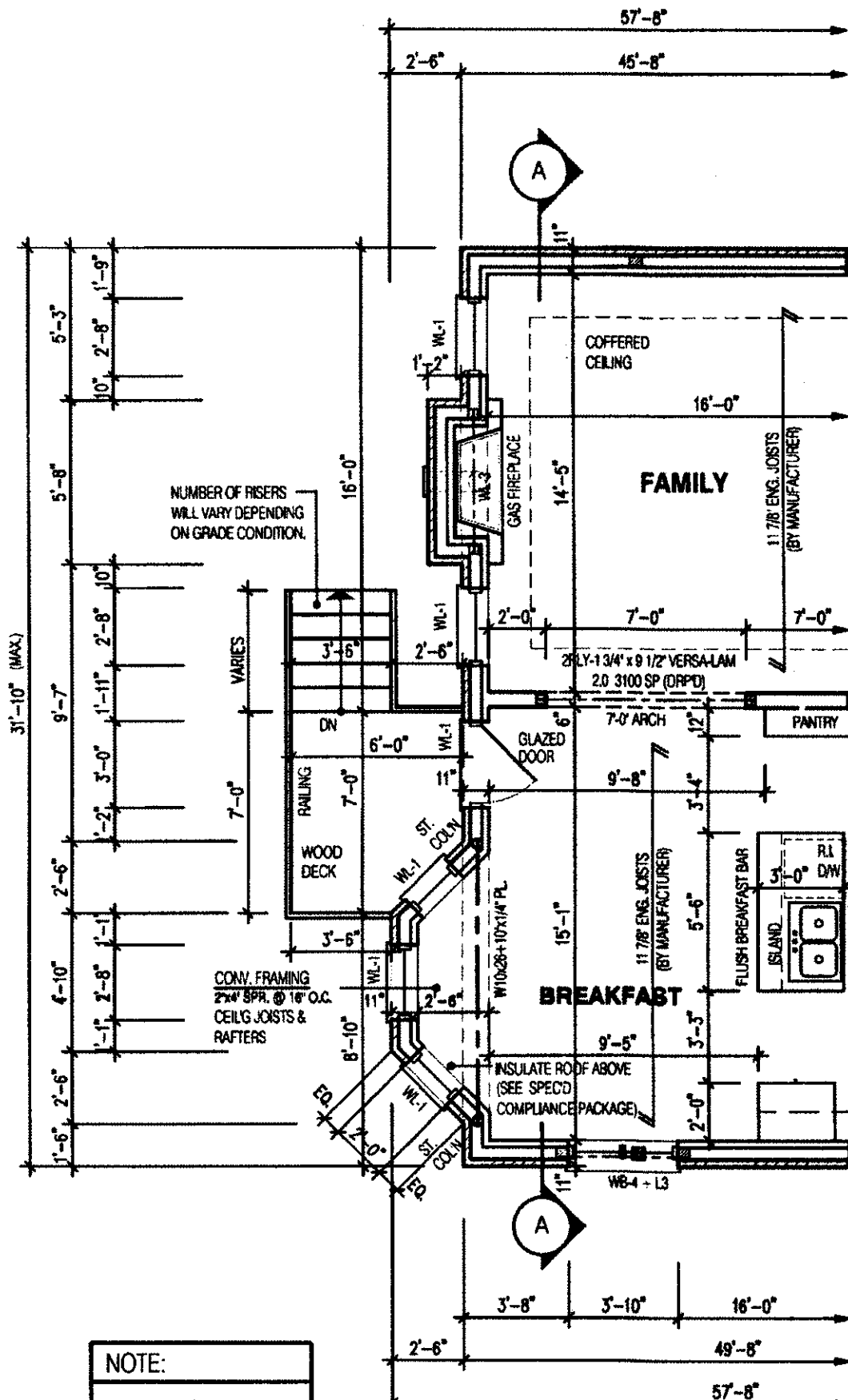
CITY OF HAMILTON
Building Division
Permit No. **18-148455**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature]
FOR CHIEF BUILDING OFFICIAL DATE **JAN 14 2019**

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



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

**PARTIAL FIRST FLOOR LAYOUT
FOR DECK CONDITION EL-3**

OCT 04 2018

LEGEND:

- BUILDING FACE < THAN 4-0\"/>
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- L.V. LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

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

2654

12.5m LOTS

SAWMILL 2

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 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.

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

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 2

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 2.1.5 of the building code

Walter Botter **21031**
NAME SIGNATURE BCIN

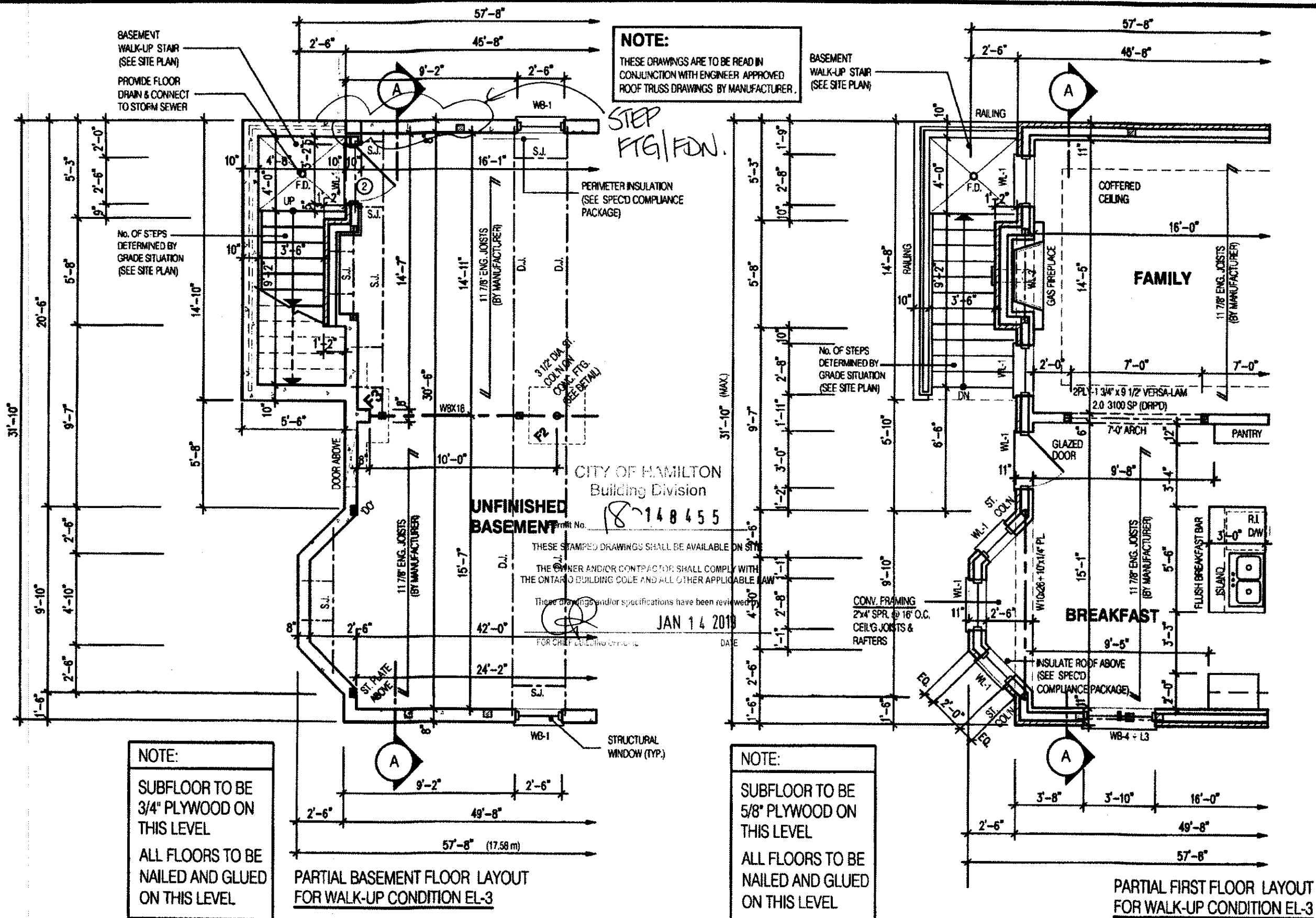
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.1.5 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

PARTIAL DECK EL-3

RUSSELL GARDENS PHASE 2 HAMILTON

	TYPE	AREA
	SCALE:	
	PROJ. No.	DWG. No.
	17-16	3B-1



2654
12.5m LOTS
SAWMILL 2
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.

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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

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 21031
NAME SIGNATURE BCIN

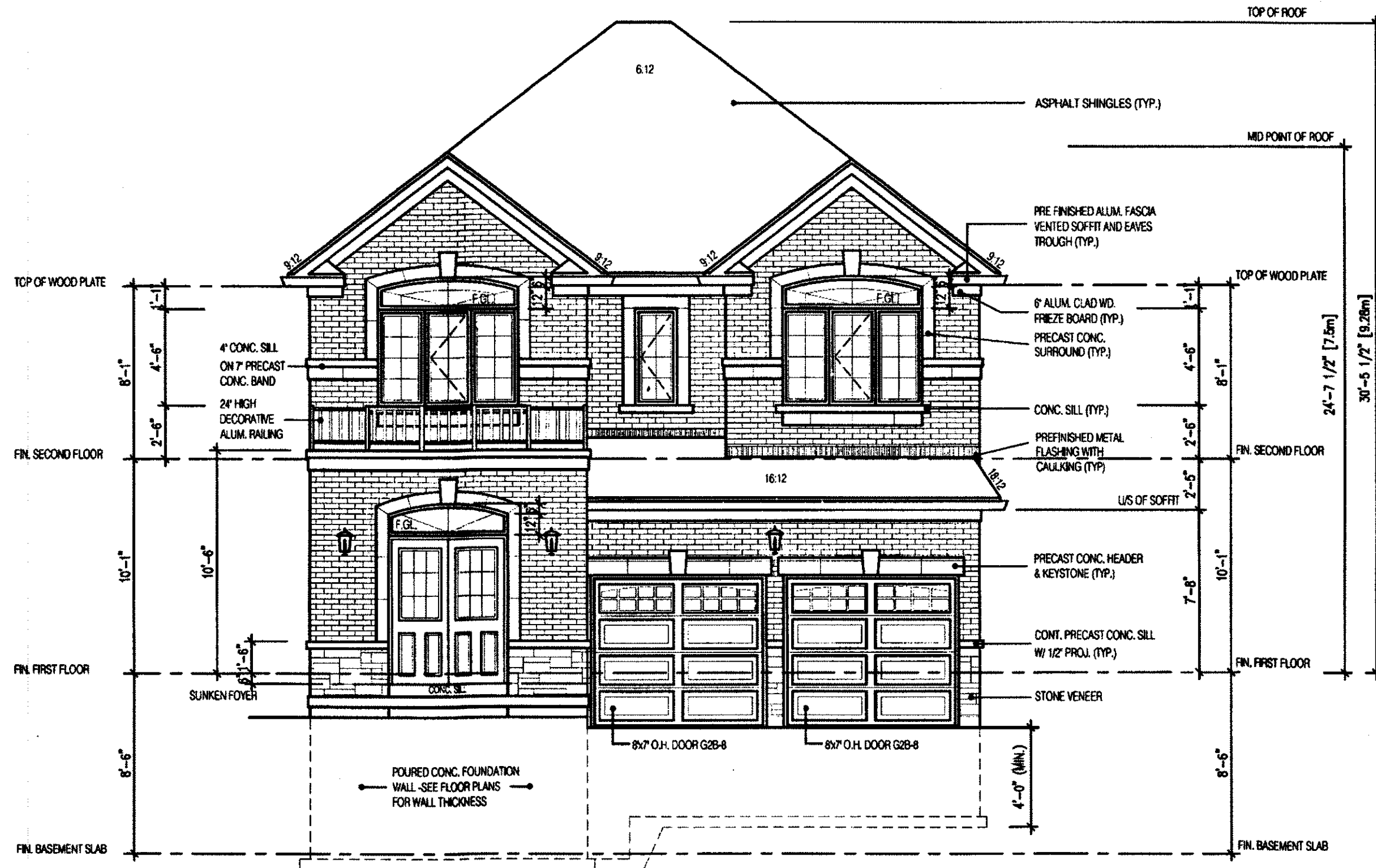
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

jardin design group inc. 27763
FIRM NAME BCIN

REAR WALK-UP EL-3
RUSSELL GARDENS PHASE 2 HAMILTON

BILD

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



SAWMILL 2 ELEVATION 3

CITY OF HAMILTON
Building Division

18-148455

ALL INFORMATION ON THIS PLAN SHALL BE AVAILABLE ON SITE
ALL INFORMATION ON THIS PLAN SHALL COMPLY WITH
ALL INFORMATION ON THIS PLAN SHALL COMPLY WITH

DESIGNED BY: [Signature]
REVIEWED BY: [Signature]
JAN 14 2019

OCT 04 2018

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

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NOTICE OF REVIEW & APPROVAL

NOV 14 2018

J. Williams Limited, Architect

2654

12.5m LOTS

SAWMILL 2
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

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

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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		
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4	SEPT. 19, 2018	ISSUED FOR BUILDING PERMIT
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2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
1	AUG. 2, 2018	INTRODUCED INTO PROJECT FROM MINISALE 18-24 MILLWOOD 2

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

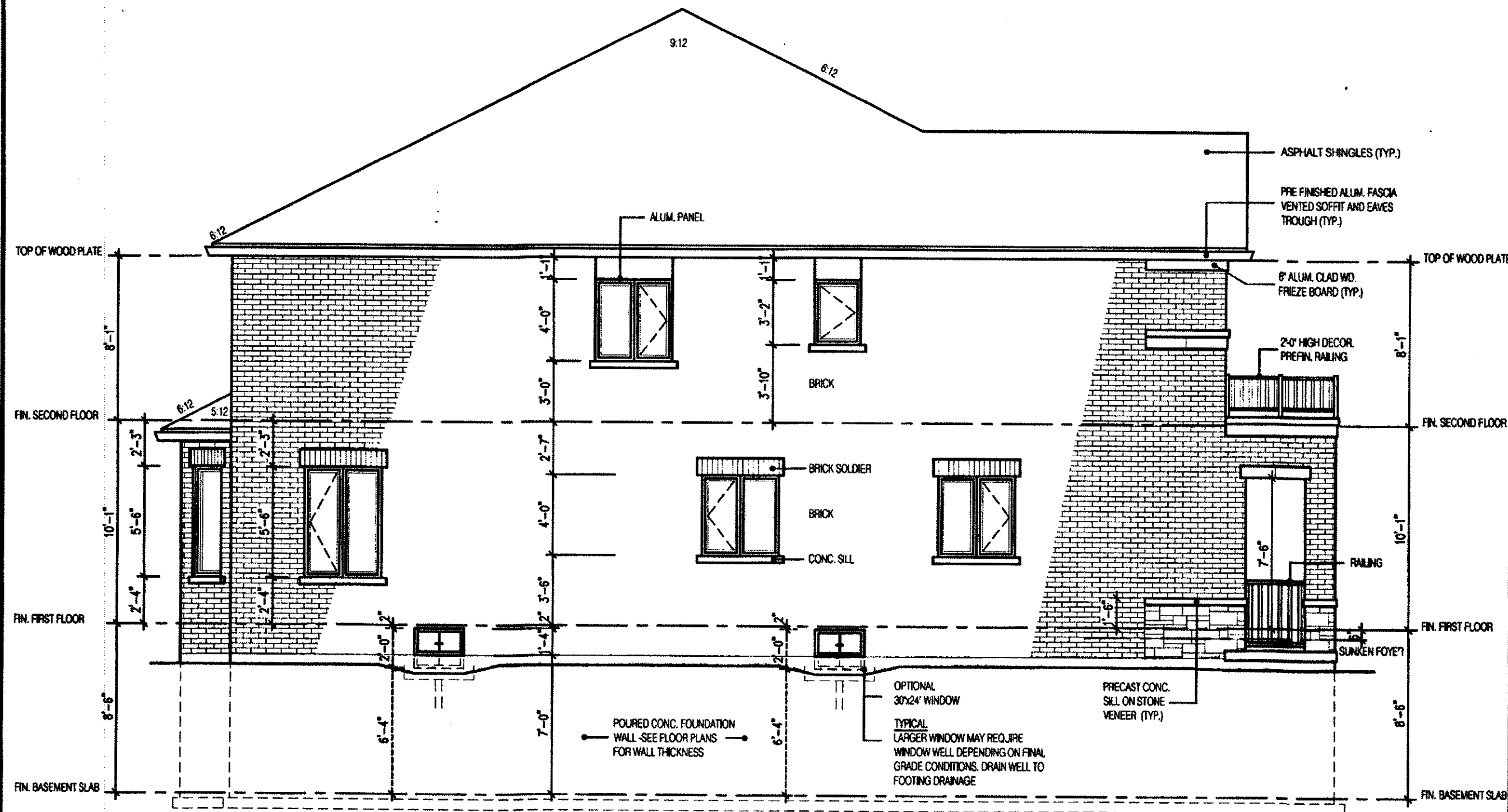
Jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION-3

RUSSELL GARDENS PHASE 2
HAMILTON

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





SIDE ELEVATION 3

UNPROTECTED OPENINGS

WALL AREA (WALL HT + 2'-0")	1031	✱
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDYARD)	72.2	✱
ACTUAL GLASS AREA	71.4	✱

OK

CITY OF HAMILTON
Building Division

Permit No. 18-148455

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 JAN 14 2019

OCT 04 2018

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ARCHITECTURAL REVIEW & APPROVAL

NOV 13 2018

John C. Williams Limited, Architect

2654

12.5m LOTS

SAWMILL 2
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

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

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC

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

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code

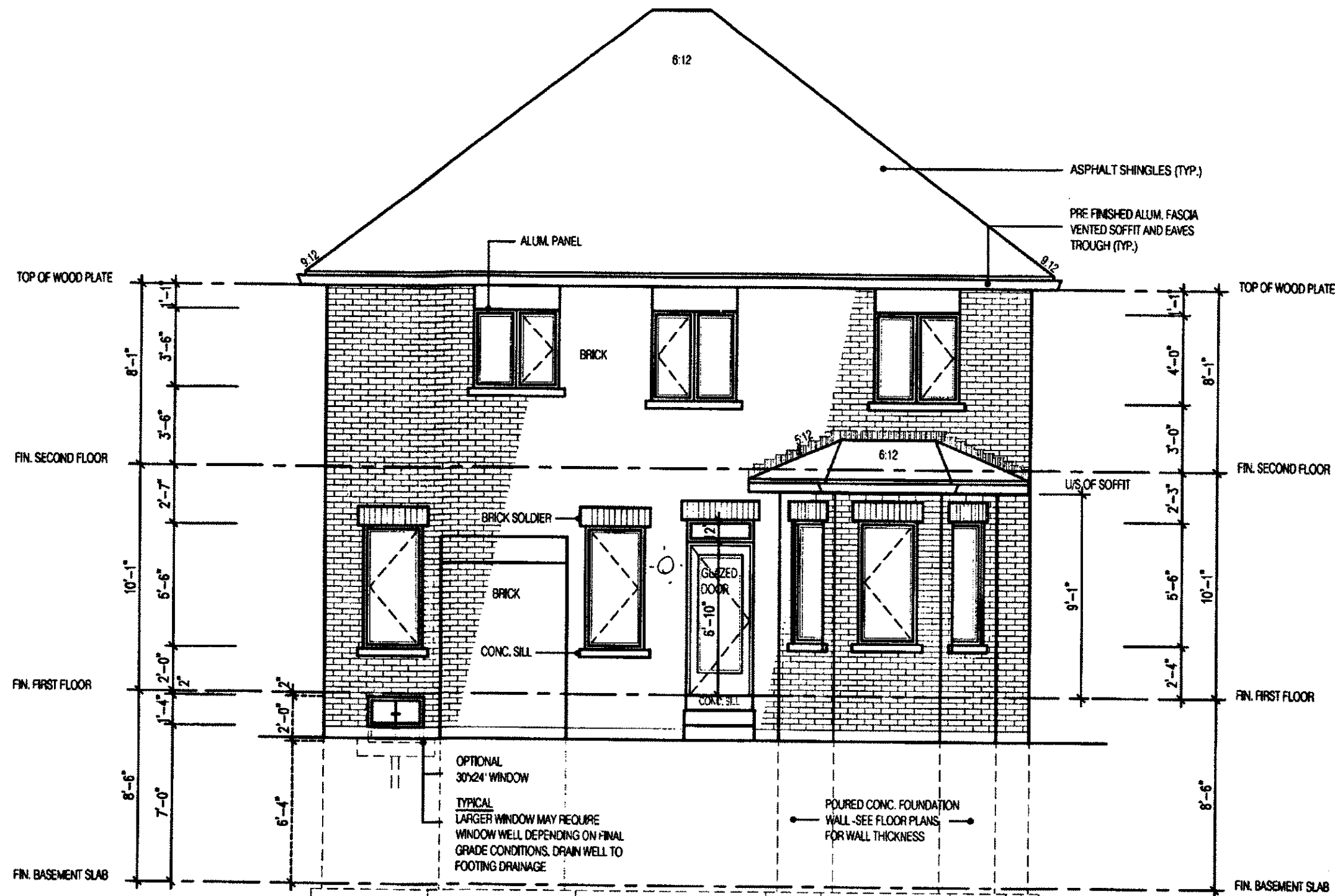
Walter Botter 21037
NAME SIGNATURE BCIN

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

SIDE ELEVATION-3
RUSSELL GARDENS PHASE 2
HAMILTON

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



REAR ELEVATION 3

CITY OF HAMILTON
Building Division
Permit No. 18-148455
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature]
FOR CHIEF BUILDING OFFICIAL
JAN 14 2019
DATE

OCT 04 2018

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

2654

12.5m LOTS

SAWMILL 2
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

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AS CONSTRUCTED INHERITS MUST BE VERIFIED PRIOR TO POLYMER FOOTINGS.

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

No: DATE: WORK DESCRIPTION:

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

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

Walter Botter [Signature] 21031
NAME SIGNATURE BCIN

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

jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-3
RUSSELL GARDENS PHASE 2
HAMILTON

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

BILD

2654
12.5m LOTS
SAWMILL 2
ELEVATION 3
PACKAGE 'A1'
O.REG. 332/12

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2	AUG. 7, 2018	ISSUED FOR STRUCTURAL REVIEW
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No. DATE: WORK DESCRIPTION:

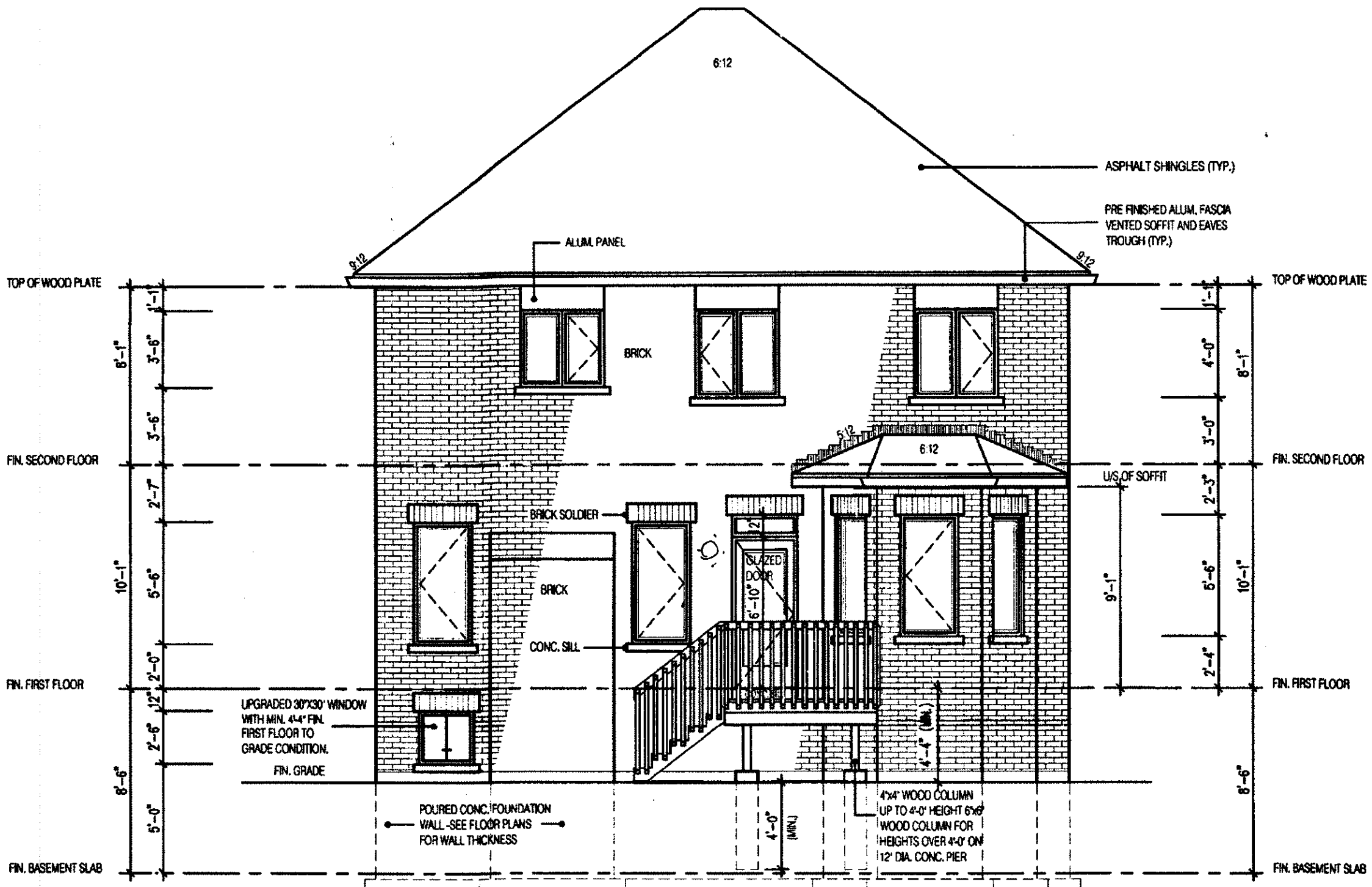
jardin
DESIGN GROUP INC
 64 JARDIN DR. SUITE 3A
 VAUGHAN ONT. L4K 3P3
 TEL: 905 660-3377 FAX: 905 660-3713
 EMAIL: info@jardindesign.ca

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 12.5 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

REAR DECK ELEV-3
RUSSELL GARDENS PHASE 2
HAMILTON

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



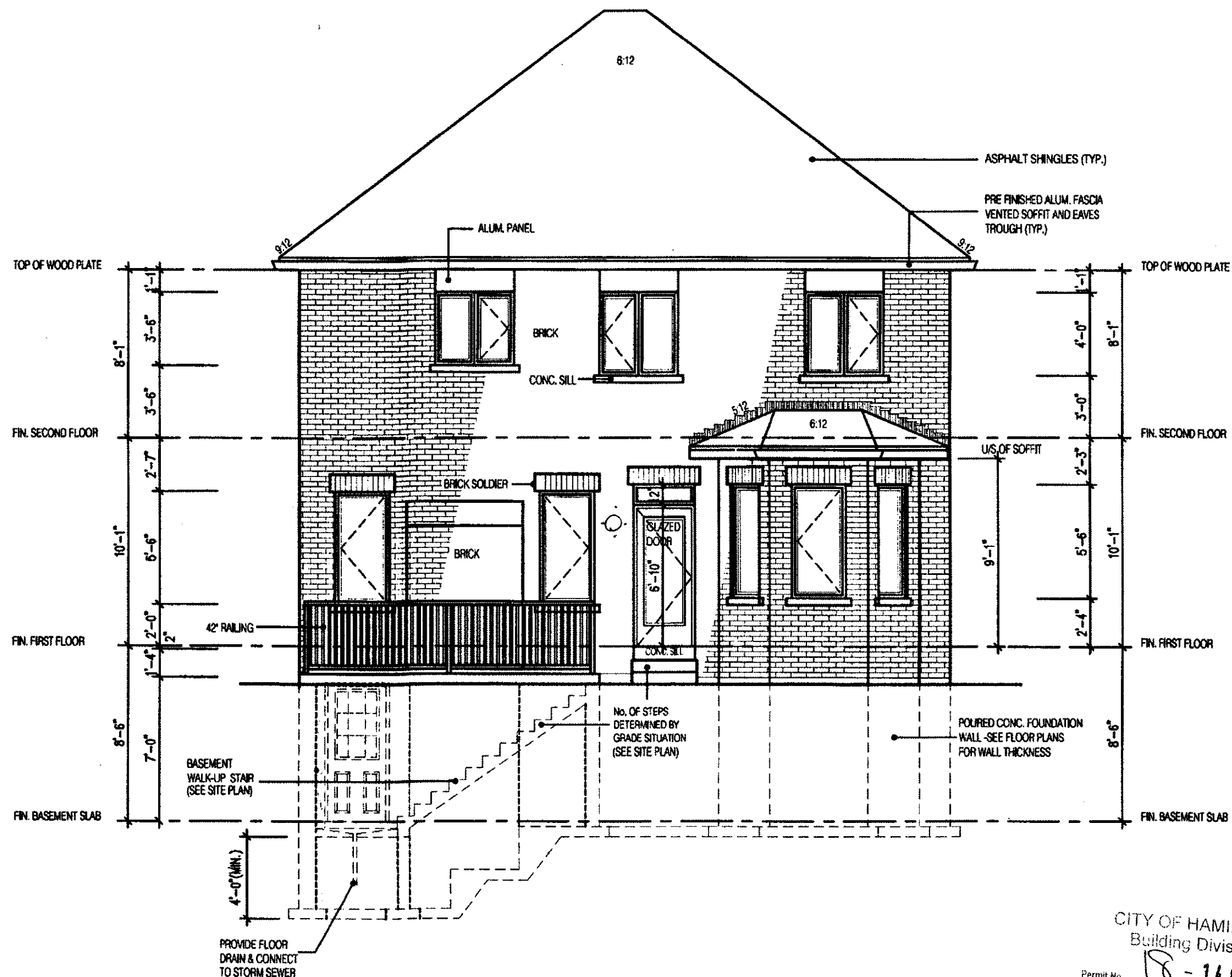
REAR ELEVATION 3
DECK CONDITION

CITY OF HAMILTON
 Building Division
 Permit No. **18-148455**
 THESE STARTED DRAWINGS SHALL BE AVAILABLE ON SITE
 THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
 These drawings and specifications have been reviewed by
[Signature] JAN 14 2019
 FOR CHIEF BUILDING OFFICER DATE

OCT 04 2018

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

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.
 ARCHITECTURAL REVIEW & APPROVAL
[Signature] NOV 15 2018
 Jatin G. Williams Limited, Architect



REAR ELEVATION 3 WALK-UP CONDITION

CITY OF HAMILTON
Building Division

Permit No. 18-148455

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE
JAN 14 2019

OCT 04 2018

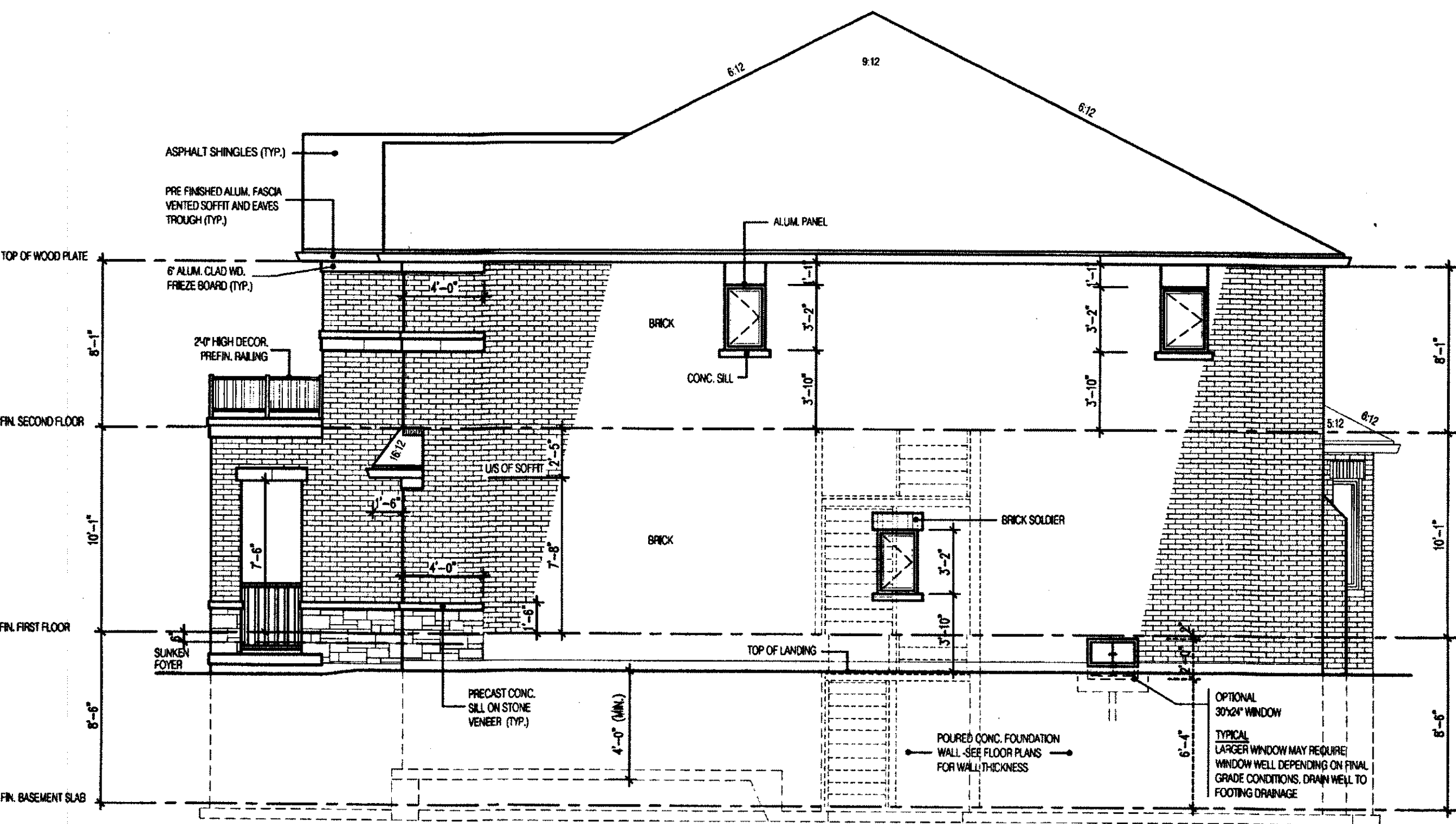
NOTE:
WHEN VENEER CUT IS GREATER THAN
26" A 10" POURED CONC. FOUNDATION
WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED
IN CONJUNCTION WITH SITE PLAN)

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
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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 15 2018
John G. Williams Limited, Architect

2654	
12.5m LOTS	
SAWMILL 2 ELEVATION 3	
PACKAGE 'A1'	
O.REG. 332/12	
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 DRAWINGS MUST BE VIEWED 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 COPIED.	
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 MINISALE 18-24 MILLWOOD 2
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 Boffey	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
REAR WALK-UP EL-3	
RUSSELL GARDENS PHASE 2 HAMILTON	
TYPE T AREA SCALE: 3/16"=1'-0" PROJ. No. 17-16 DWG. No. 6B-2	
BILD	



SIDE ELEVATION 3

UNPROTECTED OPENINGS

WALL AREA 993 #
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD) 69.5 #
ACTUAL GLASS AREA 18.8 #

OK

OCT 0 4 2018

CITY OF HAMILTON
Building Division

Permit No. 18-148455

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER/ARCHITECT/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 OFFICER DATE
JAN 14 2019

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 0 5 2018

John G. Williams Limited, Architect

2654

12.5m LOTS

SAWMILL 2
ELEVATION 3

PACKAGE 'A1'

O.REG. 332/12

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AS CONSTRUCTED DIMENSIONS 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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No. DATE: WORK DESCRIPTION:

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the building code

Walter Botter 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-3

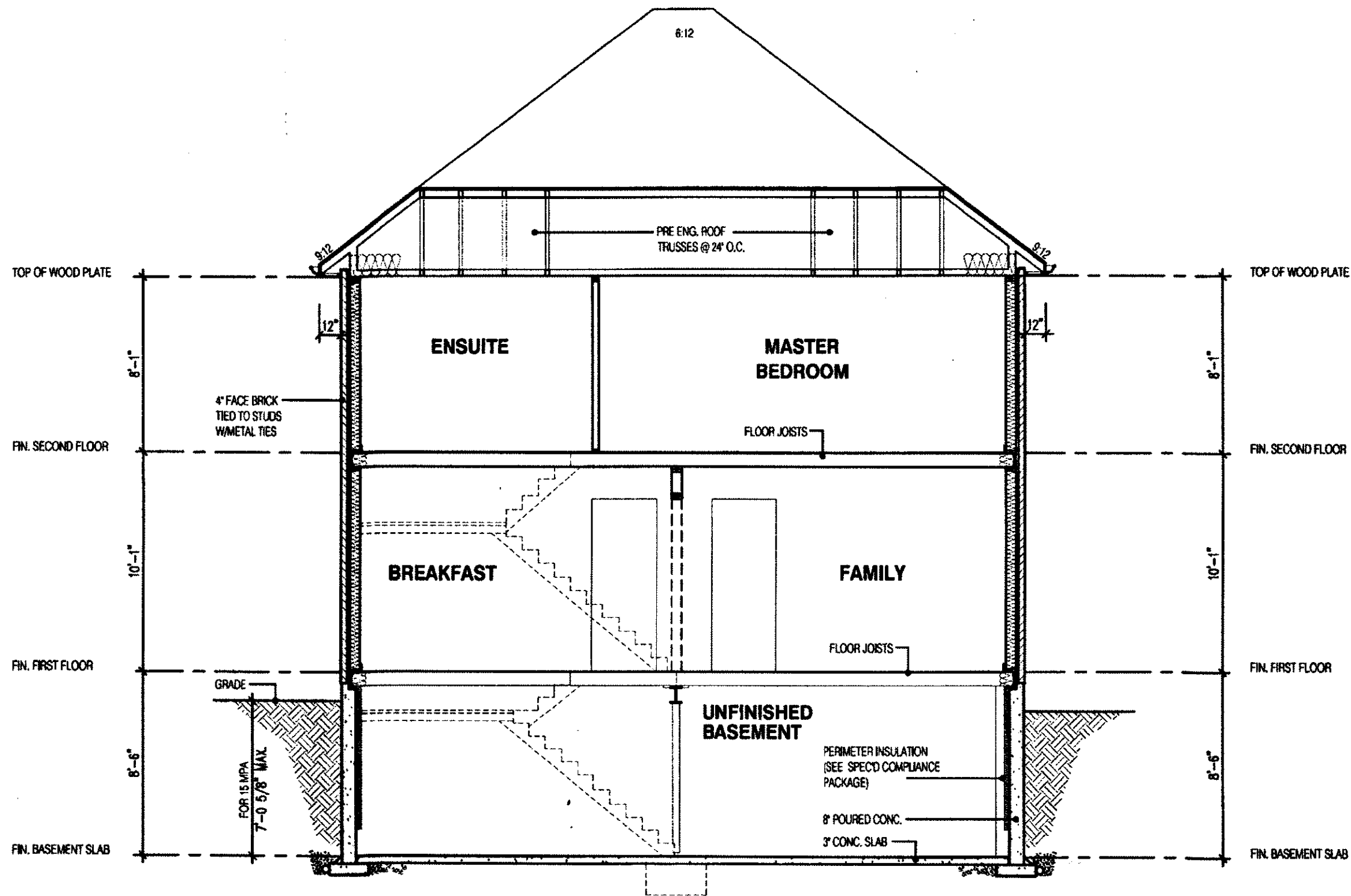
RUSSELL GARDENS PHASE 2
HAMILTON

TYPE AREA

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

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

BILD



**SECTION A-A
ELEVATION 3**

ALL INSUL. AS PER SELECTED 'A1' COMPL. PKG.

CITY OF HAMILTON
Building Division
Permit No. **18-148455**
THESE STANDARD DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER/OWNER CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
[Signature] **JAN 14 2019**
DATE
FOR CHIEF BUILDING OFFICIAL

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OCT 04 2018

2654											
12.5m LOTS											
SAWMILL 2 ELEVATION 3											
PACKAGE 'A1'											
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