

STRIP FOOTINGS

FOR SINGLES & SEMIS UP TO 2 STOREY
8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

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

FOOTINGS ON ENGINEERED FILL

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

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE

WHEN TWO CONDITIONS APPLY

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

PAD FOOTINGS

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

BRICK VENEER LINTELS

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

LINTELS AND BEAMS

MB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
MB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
MB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
MB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
MB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
MB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
MB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
MB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
MB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN) OR
EQUIVALENT.

LOOSE STEEL LINTELS

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

DOOR SCHEDULE

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

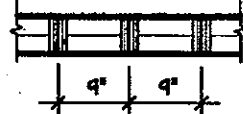
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

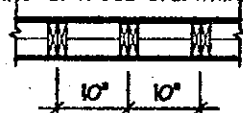
2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/6" EXT. OSB SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS
21'-5" AND MAXIMUM SUPPORTED LENGTH OF
TRUSS IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @ 10" O.C. FULL HT C/M
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/6" EXT. OSB SHEATHING.



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

TWO STORY HEIGHT WALL DETAIL

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

COMPLIANCE PACKAGE "A"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.51 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 RIGID)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	90%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.60

CITY OF HAMILTON
Building Division

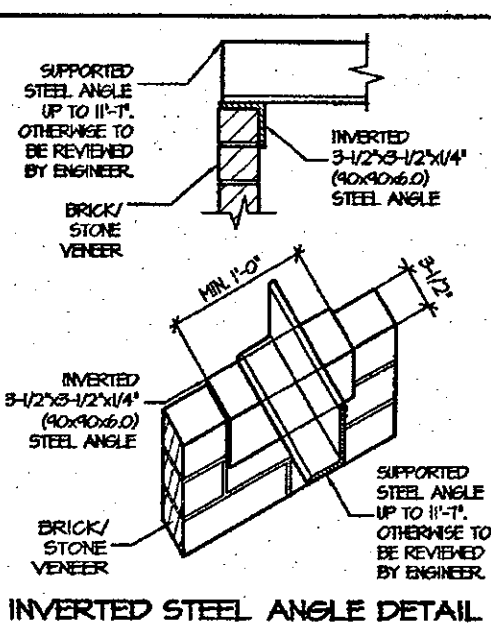
Permit No. 18-104580

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 ONE BUILDING OFFICIAL DATE



INVERTED STEEL ANGLE DETAIL

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	1179 Sq. Ft.
SECOND FLOOR AREA	=	1542 Sq. Ft.
TOTAL FLOOR AREA	=	2721 Sq. Ft.
	=	252.79 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	4 Sq. Ft.
ADD TOTAL OPEN AREAS	=	4 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2725 Sq. Ft.
	=	253.16 Sq. M.
GROUND FLOOR COVERAGE	=	1179 Sq. Ft.
GARAGE COVERAGE / AREA	=	401 Sq. Ft.
PORCH COVERAGE / AREA	=	85 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1665 Sq. Ft.
	=	154.68 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1580 Sq. Ft.
	=	146.79 Sq. M.

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1187 Sq. Ft.
SECOND FLOOR AREA	=	1566 Sq. Ft.
TOTAL FLOOR AREA	=	2753 Sq. Ft.
	=	255.76 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	4 Sq. Ft.
ADD TOTAL OPEN AREAS	=	4 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2757 Sq. Ft.
	=	256.15 Sq. M.
GROUND FLOOR COVERAGE	=	1187 Sq. Ft.
GARAGE COVERAGE / AREA	=	401 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1638 Sq. Ft.
	=	152.18 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1588 Sq. Ft.
	=	147.53 Sq. M.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V. A. DATE

REF'D TO DATE

AREA CALCULATIONS		ELEV. 3
GROUND FLOOR AREA	=	1187 Sq. Ft.
SECOND FLOOR AREA	=	1566 Sq. Ft.
TOTAL FLOOR AREA	=	2753 Sq. Ft.
	=	255.76 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2753 Sq. Ft.
	=	255.76 Sq. M.
GROUND FLOOR COVERAGE	=	1187 Sq. Ft.
GARAGE COVERAGE / AREA	=	401 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1638 Sq. Ft.
	=	152.18 Sq. M.
TOTAL COVERAGE W/O PORCH	=	1588 Sq. Ft.
	=	147.53 Sq. M.

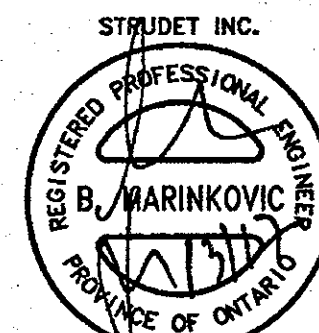
ROSEWOOD 2		ELEV. 1	COMPLIANCE PACKAGE "A"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	704.46	65.91	118.23	10.98	16.66 %
LEFT SIDE	536.22	49.82	34.85	3.70	7.43 %
RIGHT SIDE	455.33	88.75	31.01	2.88	3.25 %
REAR	738.44	68.60	150.00	13.94	20.31 %
TOTAL	2434.45	273.08	334.09	31.50	11.54 %

ROSEWOOD 2		ELEV. 2	COMPLIANCE PACKAGE "A"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	703.40	65.35	118.23	10.98	16.21 %
LEFT SIDE	565.54	52.55	34.85	3.70	7.05 %
RIGHT SIDE	468.95	40.02	31.01	2.88	3.20 %
REAR	738.44	68.60	150.00	13.94	20.31 %
TOTAL	2476.33	276.52	334.09	31.50	11.34 %

ROSEWOOD 2		ELEV. 3	COMPLIANCE PACKAGE "A"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	644.53	64.44	118.23	10.98	16.90 %
LEFT SIDE	548.84	50.44	34.85	3.70	7.26 %
RIGHT SIDE	468.95	40.02	31.01	2.88	3.20 %
REAR	738.44	68.60	150.00	13.94	20.31 %
TOTAL	2455.84	274.61	334.09	31.50	11.47 %

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

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



FOR STRUCTURE ONLY

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSEL GARDENS II

5.			
4.			
3.			
2.			
1. ISSUED FOR REVIEW	FEB 2017		
REVISIONS			
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.			
QUALIFICATION INFORMATION			
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			
VIKAS GAJJAR	28770		
NAME	SIGNATURE	BCIN	

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

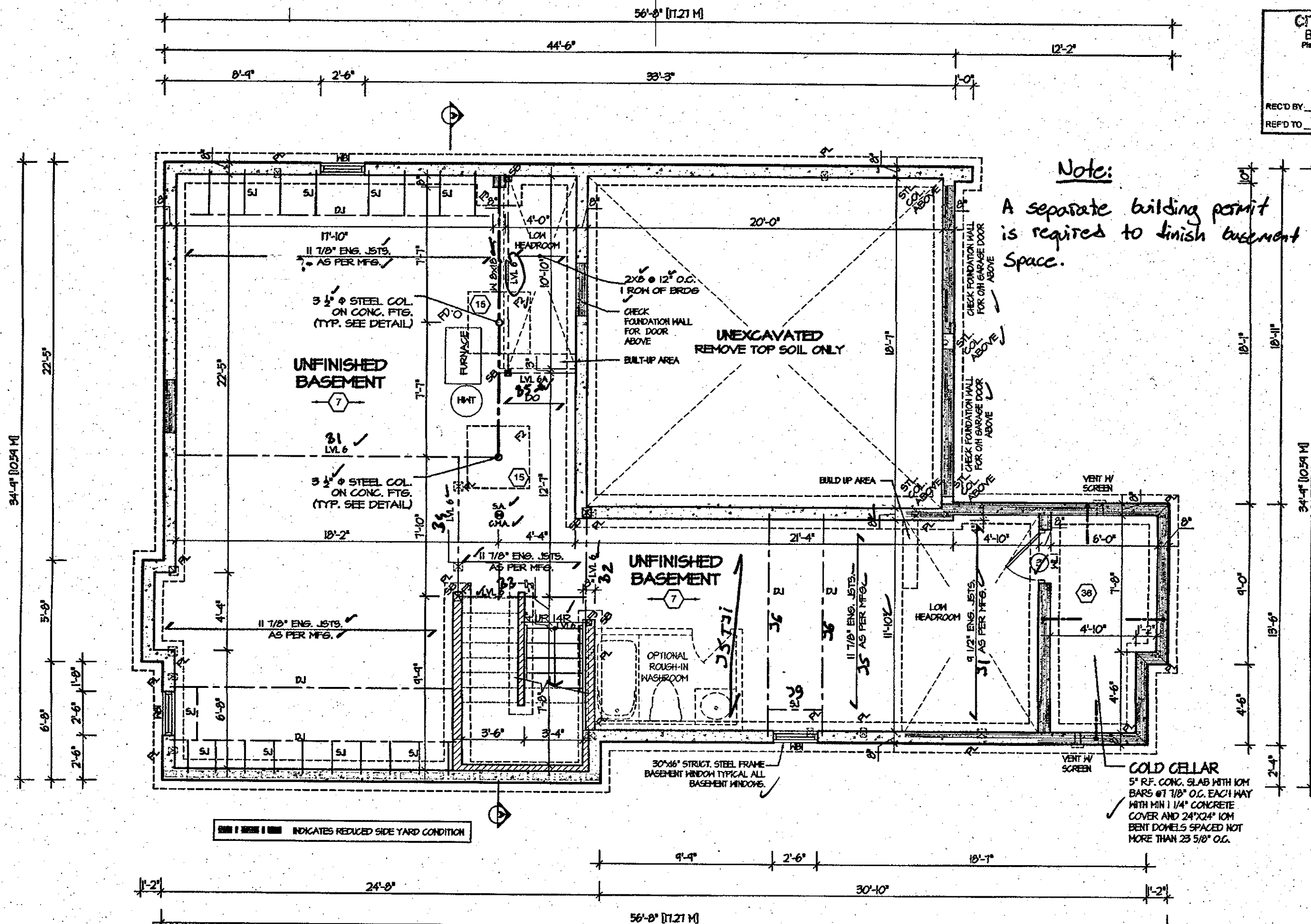
REGION
DESIGN
INC.

SHEET TITLE
AREA CHARTS
SCALE
3/16"=1'-0"
DATE
FEB 2017

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
AREA
2725
PROJECT
03-13-04

PROJECT NAME
RUSSEL GARDENS II

A separate building permit is required to finish basement space.



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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

BASEMENT FLOOR PLAN 1

Permit No. 18-104580

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 _____

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

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

REDUCED SIDE YARD CONDITION
(SEE NOTE ON SIDE ELEVATION)

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR
ENGINEERED FRAMING LAYOUTS

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

JUL 14 2017

ROSEWOOD 2

COMPLIANCE PACKAGE "A1"

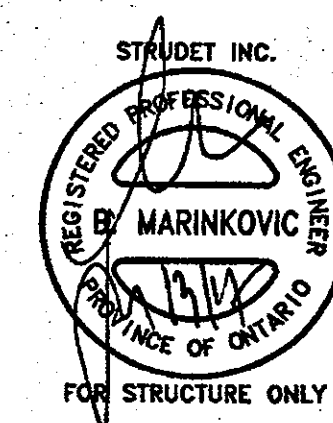
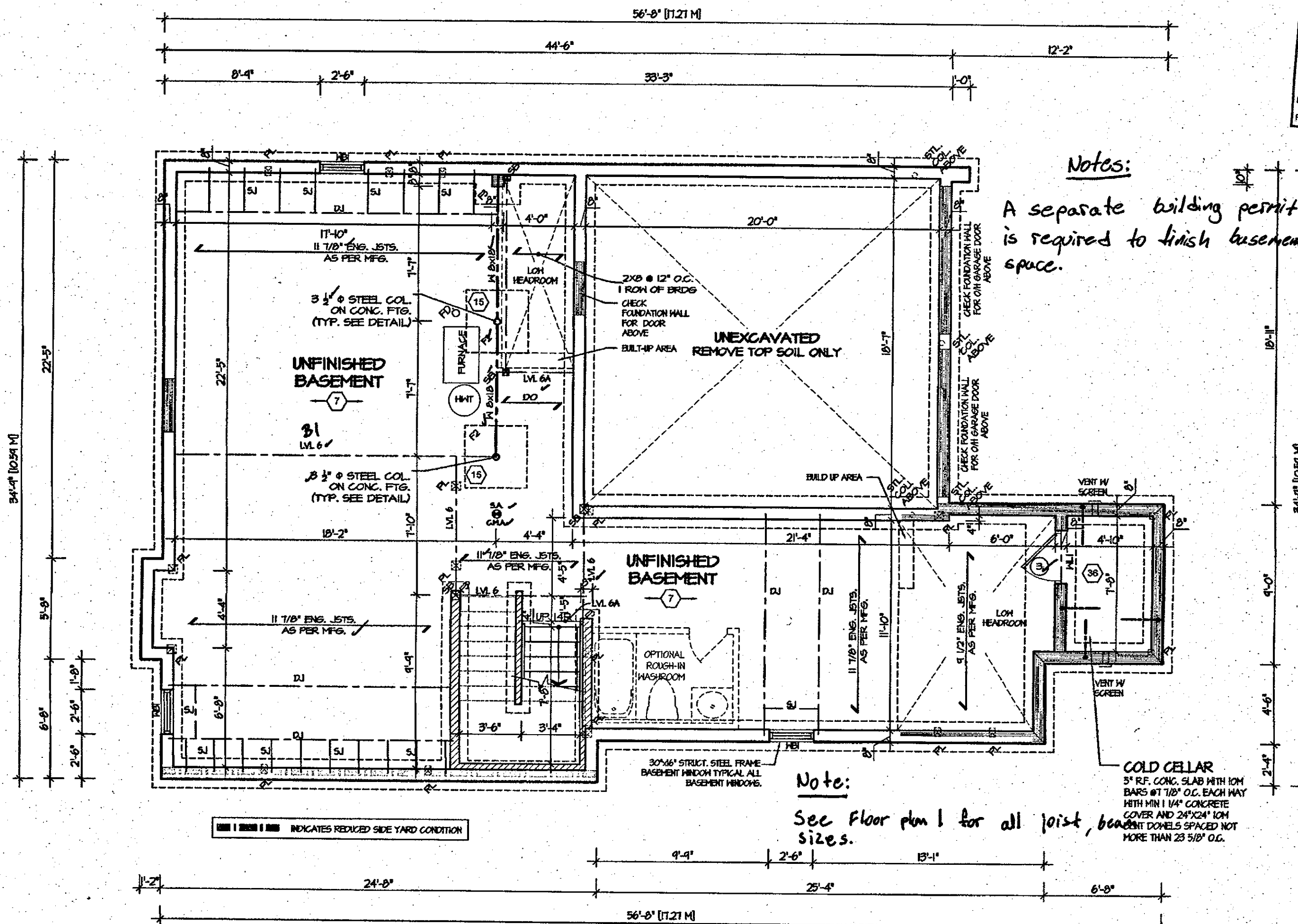
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark. PROJECT NAME RUSSEL GARDENS II	
4.					BASEMENT PLAN		ELEV. 1			PLCE No. 1
3.					SCALE	BY	AREA	PROJECT 03-13-04		
2.					3/16"=1'-0"	B.K.	2725			
1.					ISSUED FOR REVIEW	FEB 2017				
REVISIONS										

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY **V.A.** DATE **9**

REF'D TO _____ DATE _____



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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017
John G. Williams Limited, Architect

CITY OF HAMILTON
Building Division
BASEMENT FLOOR PLAN 2

Permit No. **18-104580**

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 CITY BUILDING OFFICIAL DATE

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

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

REDUCED SIDE YARD CONDITION
(SEE NOTE ON SIDE ELEVATION)

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

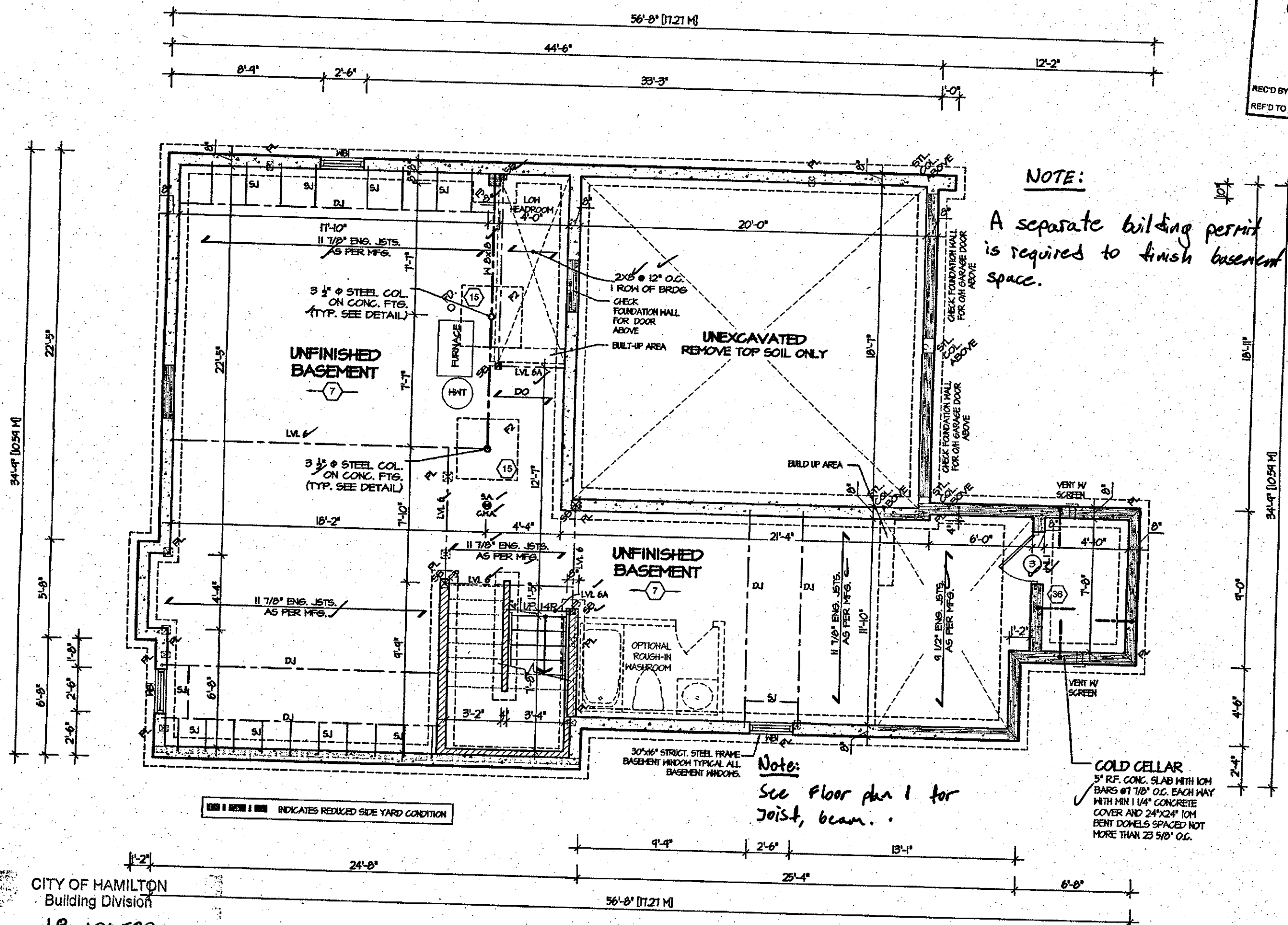
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"



5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW JUL 2018 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746 REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE FEB 2017	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2725 PROJECT 03-13-04	PLSE No. 1-2 PROJECT NAME RUSSEL GARDENS II
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NOTE:

A separate building permit is required to finish basement space.

Note:
See Floor plan 1 for
Joist, beam.

COLD CELLAR
5" R.F. CONC. SLAB WITH 10M
BARS @ 7 1/8" O.C. EACH WAY
WITH MIN 1 1/4" CONCRETE
COVER AND 24"x24" 10M
BENT DOWELS SPACED NOT
MORE THAN 23 5/8" O.C.

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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20/2017/

John G. Williams Limited, Architect

ROSEWOOD 2



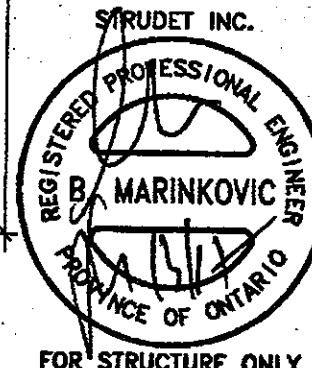
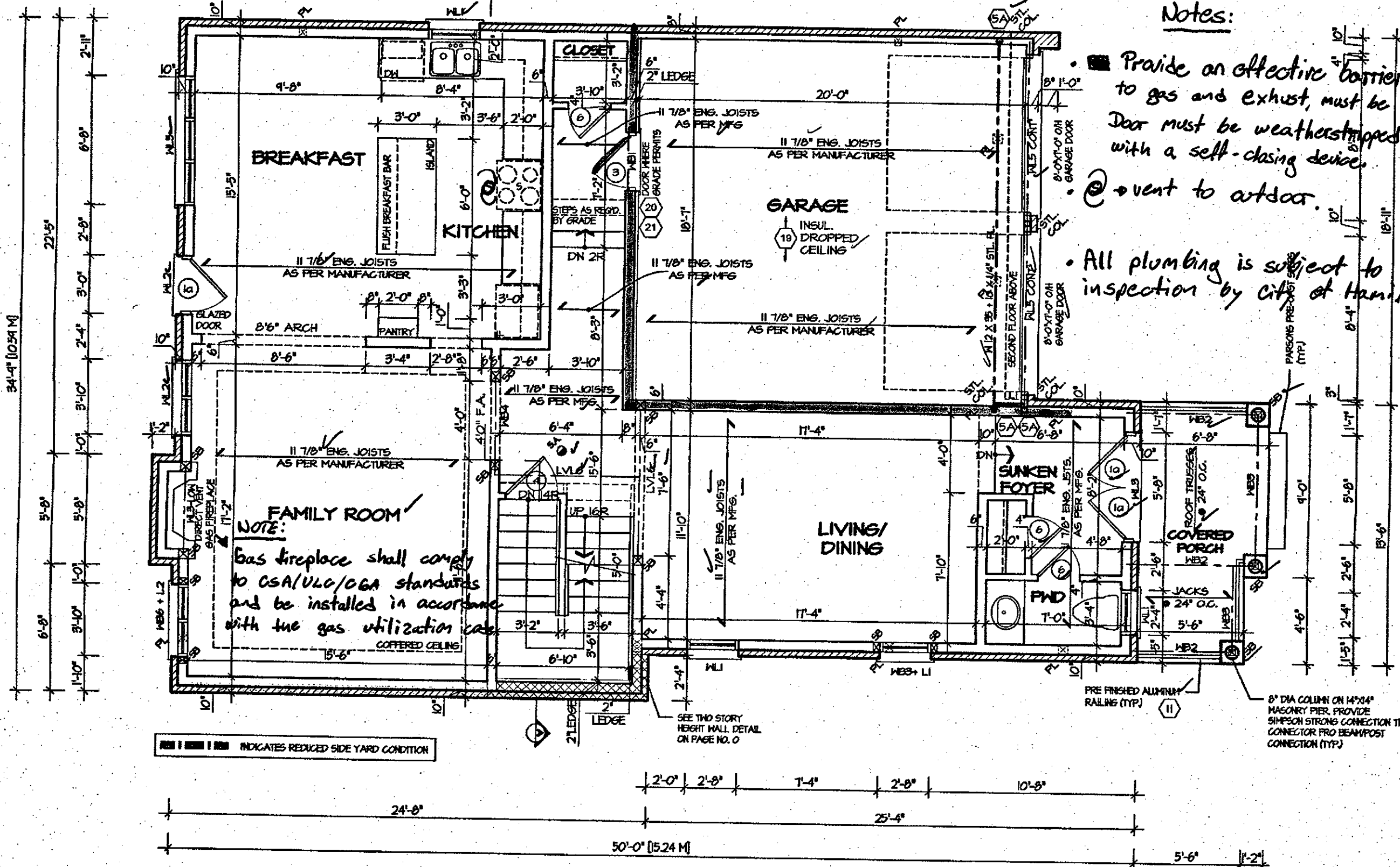
PROJECT NAME
RUSSEL GARDENS II

July 13, 2017 11:25:11 AM M:\PROJECTS\RUSSELL GARDENS IN\STANDARD PLANS\ROSEWOOD 2 (41-10) - REG - BKACAD-ROSEWOOD 2 (41-10) MASTER.DWG

July 13, 2017

FEB 12 2018

REC'D BY V.A. DATE
REF'D TO DATE



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

FIRST FLOOR PLAN 1

Permit No. **18-104580**

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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 OFFICIAL BUILDING OFFICIAL DATE

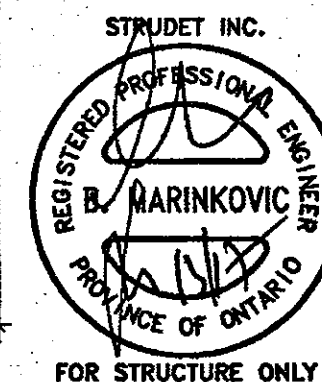
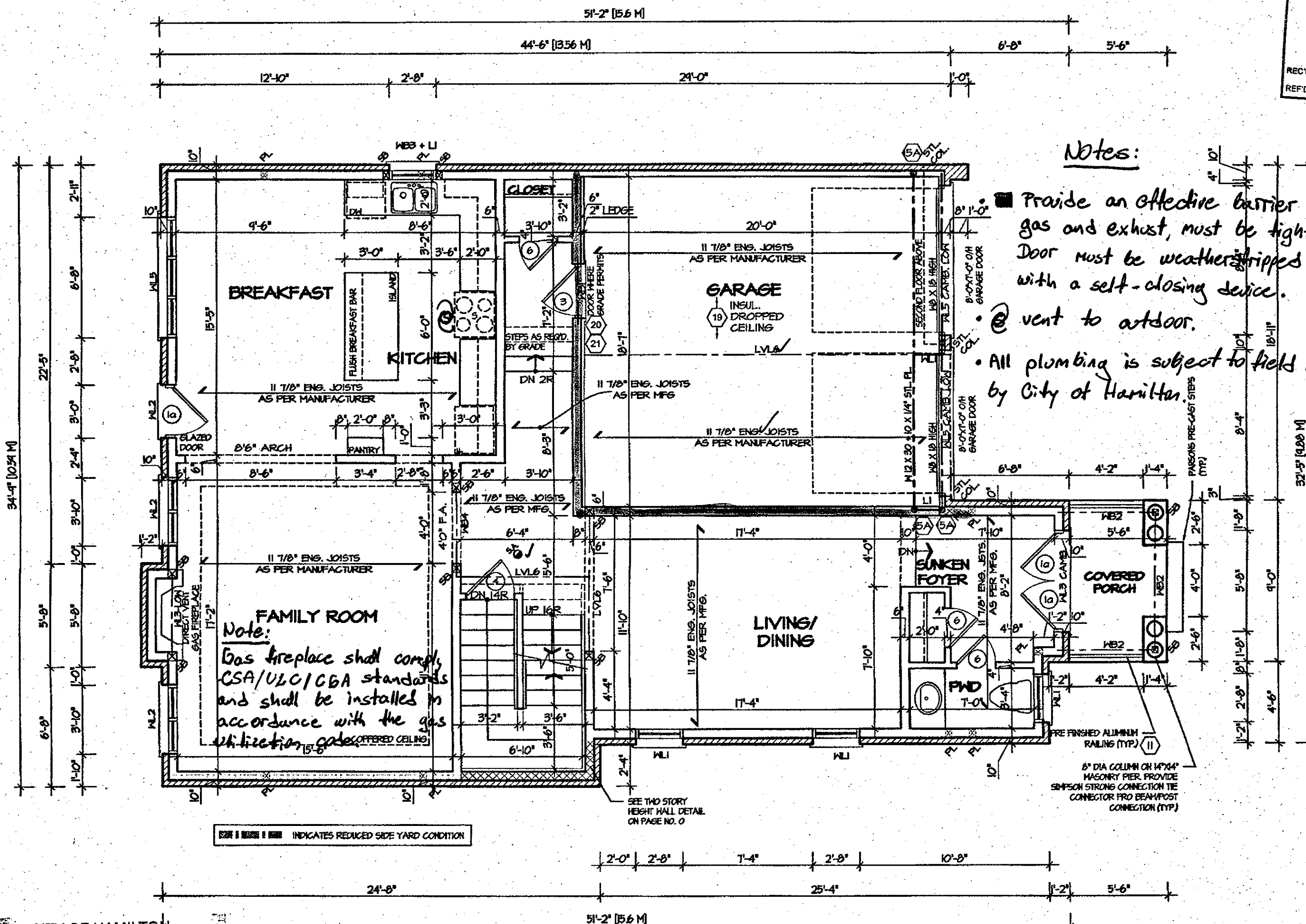
Note: Beam bearing min. 3 1/2"
Joist bearing min. 1 1/2"
Lintel bearing min. 1 1/2"
Rafter bearing min. 1 1/2"

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"



1. ISSUED FOR REVIEW REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO LAK 456 P (416) 736-4096 F (905) 660-0746	SHEET TITLE FIRST FLOOR PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE FEB 2017	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY B.K. AREA 2725 PROJECT 03-13-04	PLGE No. 2 PROJECT NAME RUSSEL GARDENS II
--	--	---	--	---	---



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

JUL 14 2017

NOTE:

- Beam bearing min. 3 1/2"
- Joist bearing min. 1 1/2"
- Lintel bearing min. 1 1/2"
- Rafter bearing min. 1 1/2"

CITY OF HAMILTON
Building Division
FIRST FLOOR PLAN 2

Permit No. 18-104580
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 ARCHT. BUILDING OFFICIAL DATE

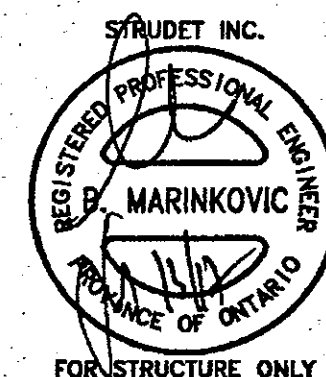
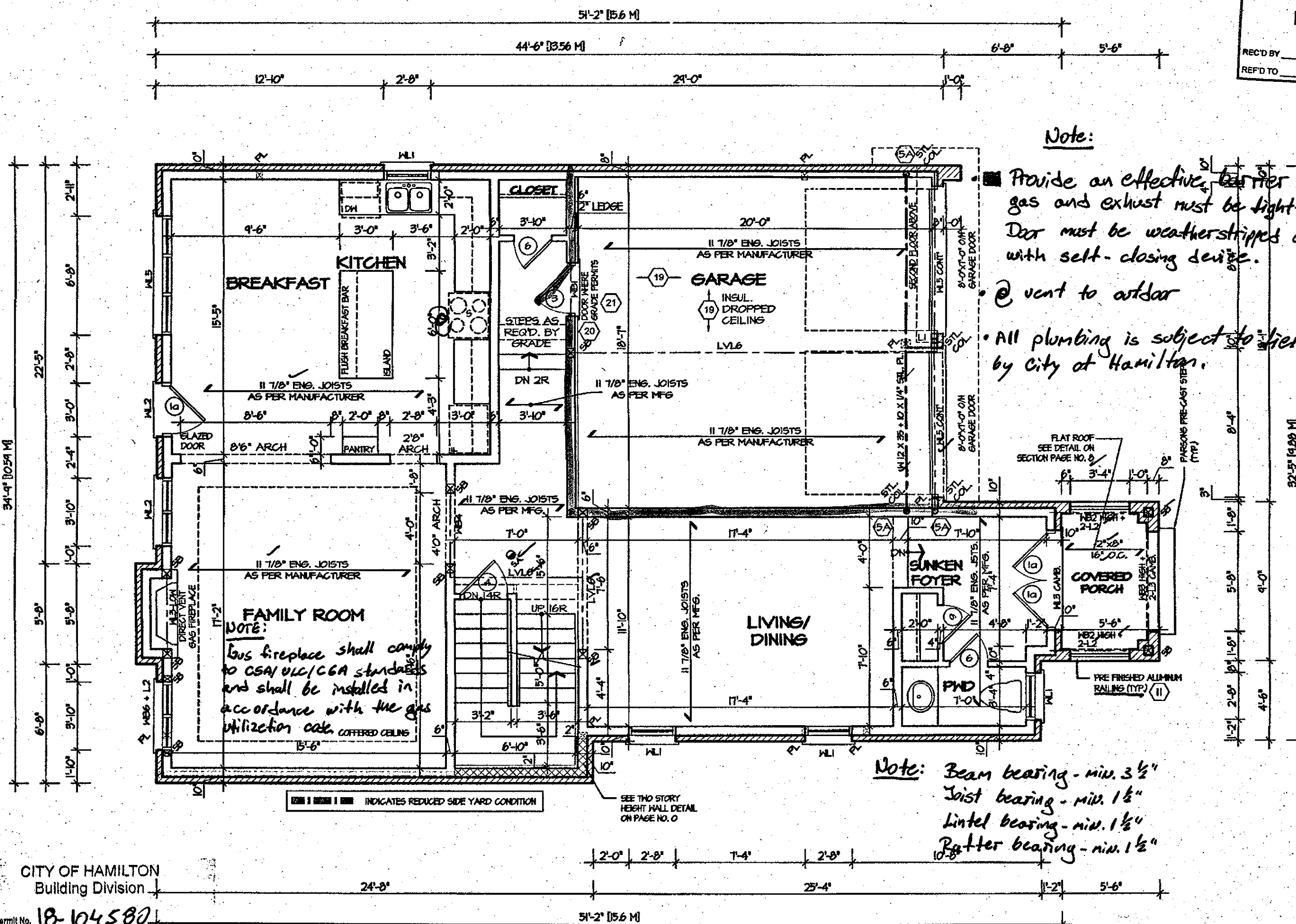
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4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	BY B.K.	PLCE No. 2-2		
3.					DATE FEB 2017	TYPE			
2.									
1.	ISSUED FOR REVIEW.	FEB 2017	VIKAS GAJJAR NAME SIGNATURE 28770 BCIN						
REVISIONS									

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V. A. DATE 1

REF'D TO _____ DATE _____



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

CITY OF HAMILTON
Building Division

Permit No. 18-104580

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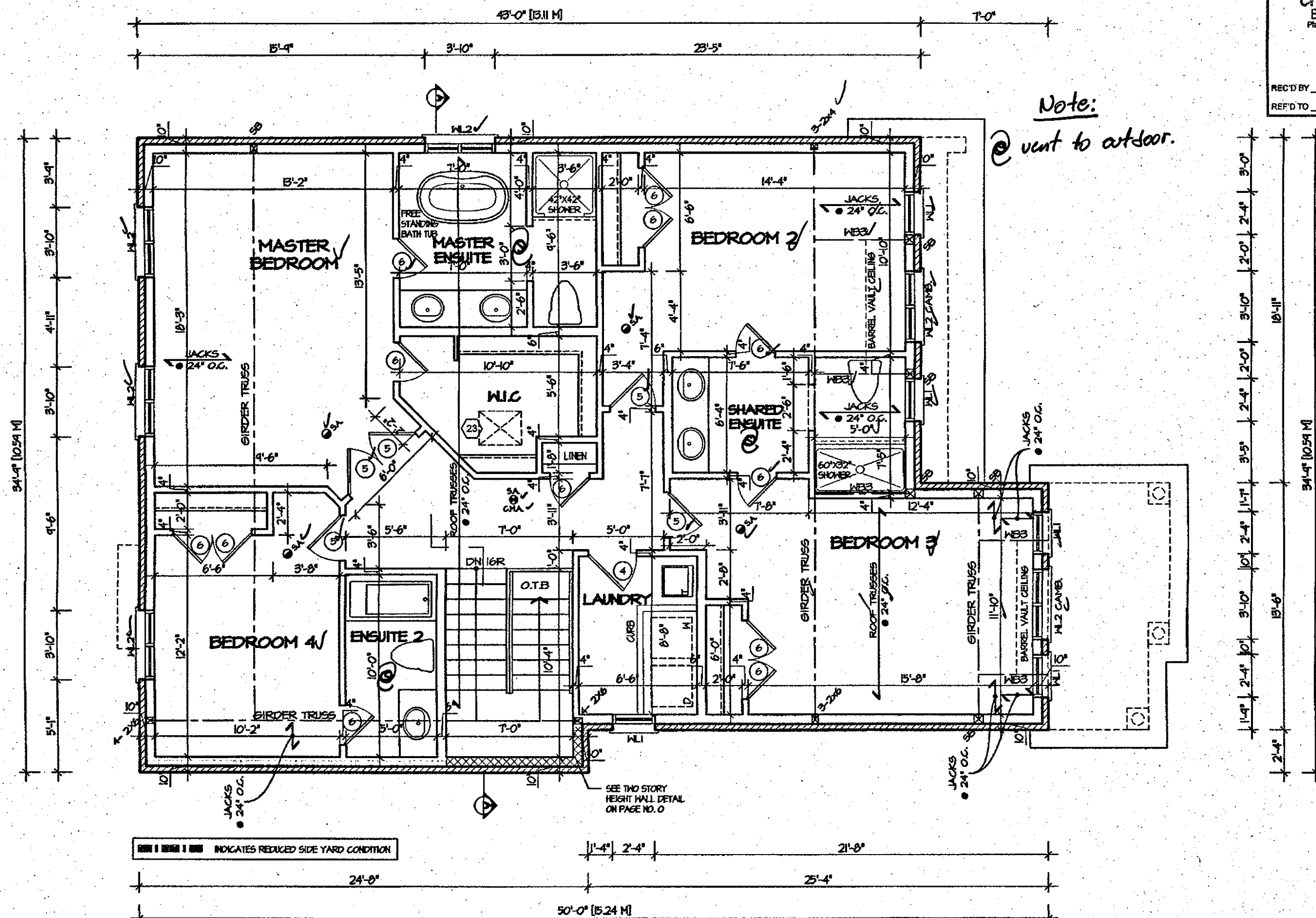
BUILDING OFFICIAL

DATE

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4.								
3.								
2.								
1.	ISSUED FOR REVIEW				FEB 2017	FIRST FLOOR PLAN ELEV. 3		
REVISIONS			SCALE 3/16"=1'-0"	BY B.K.	AREA 2725	PLG No. 2-3	RUSSEL GARDENS II	
			DATE FEB 2017	TYPE	PROJECT 03-13-04			

JUL 14 2017

② went to outdoor.



FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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

John G. Williams Limited, Architects

ROSEWOOD 2

COMPLIANCE PACKAGE "A1"

JUL 14 2017



PROJECT NAME **RUSSEL GARDENS II**

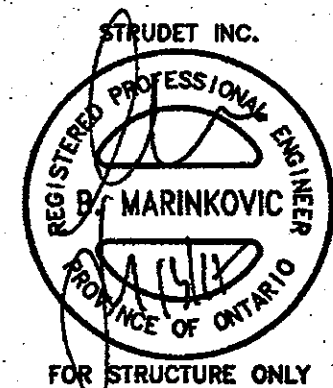
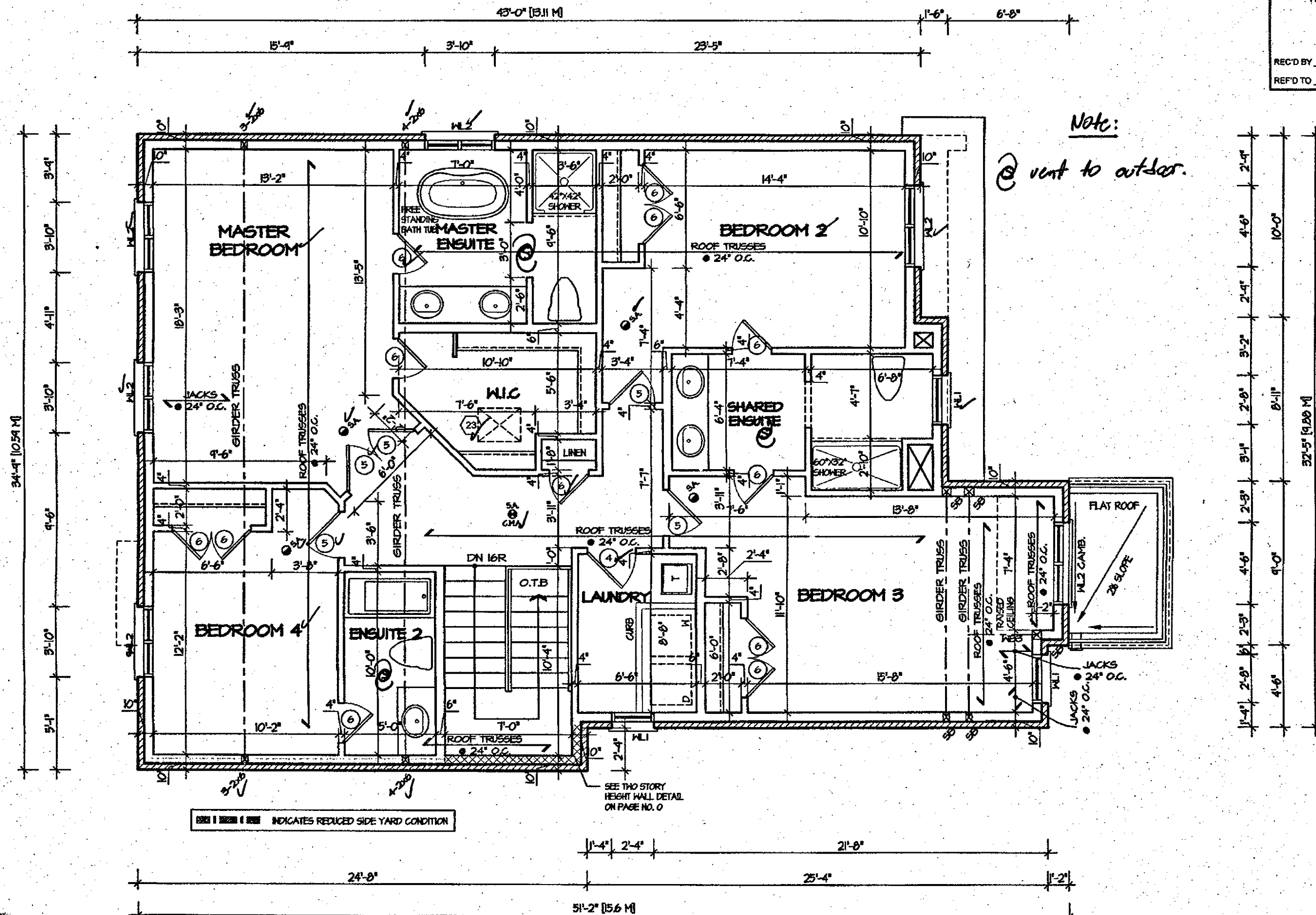
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4.					SCALE 3/16"=1'-0"	BY B.K.	AREA 2725	PLGE No. 3	
3.					DATE FEB 2017	TYPE	PROJECT 03-13-04		
2.									
1.	ISSUED FOR REVIEW				FEB 2017				
REVISIONS									

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V.A. DATE 5

REF'D TO _____ DATE _____



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

CITY OF HAMILTON
Building Division

Permit No. **10-104580**

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 ONE BUILDING OFFICIAL

DATE

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"	BY B.K.	AREA 2725	PLG No.	
3.					DATE FEB 2017	TYPE	PROJECT 03-13-04	3-2	
2.									
1.	ISSUED FOR REVIEW				FEB 2017				
REVISIONS									
		PROJECT NAME RUSSEL GARDENS II							

[illegible]

STRUDET INC.



FOR STRUCTURE ONLY

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 2

COMPLIANCE PACKAGE "A1"

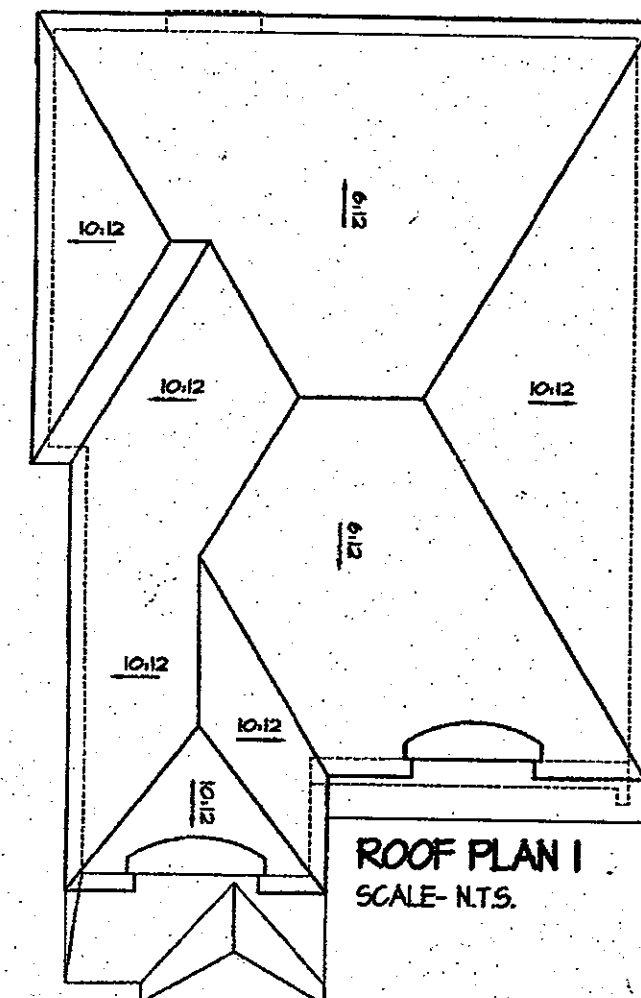
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SECOND FLOOR PLAN									
ELEV. 3					SCALE	BY	AREA	PLGE No.	
3/16"=1'-0"					B.K.	2725	3-3		
DATE	FEB 2017				TYPE	PROJECT		03-13-04	
1. ISSUED FOR REVIEW		FEB 2017	REVISIONS						

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

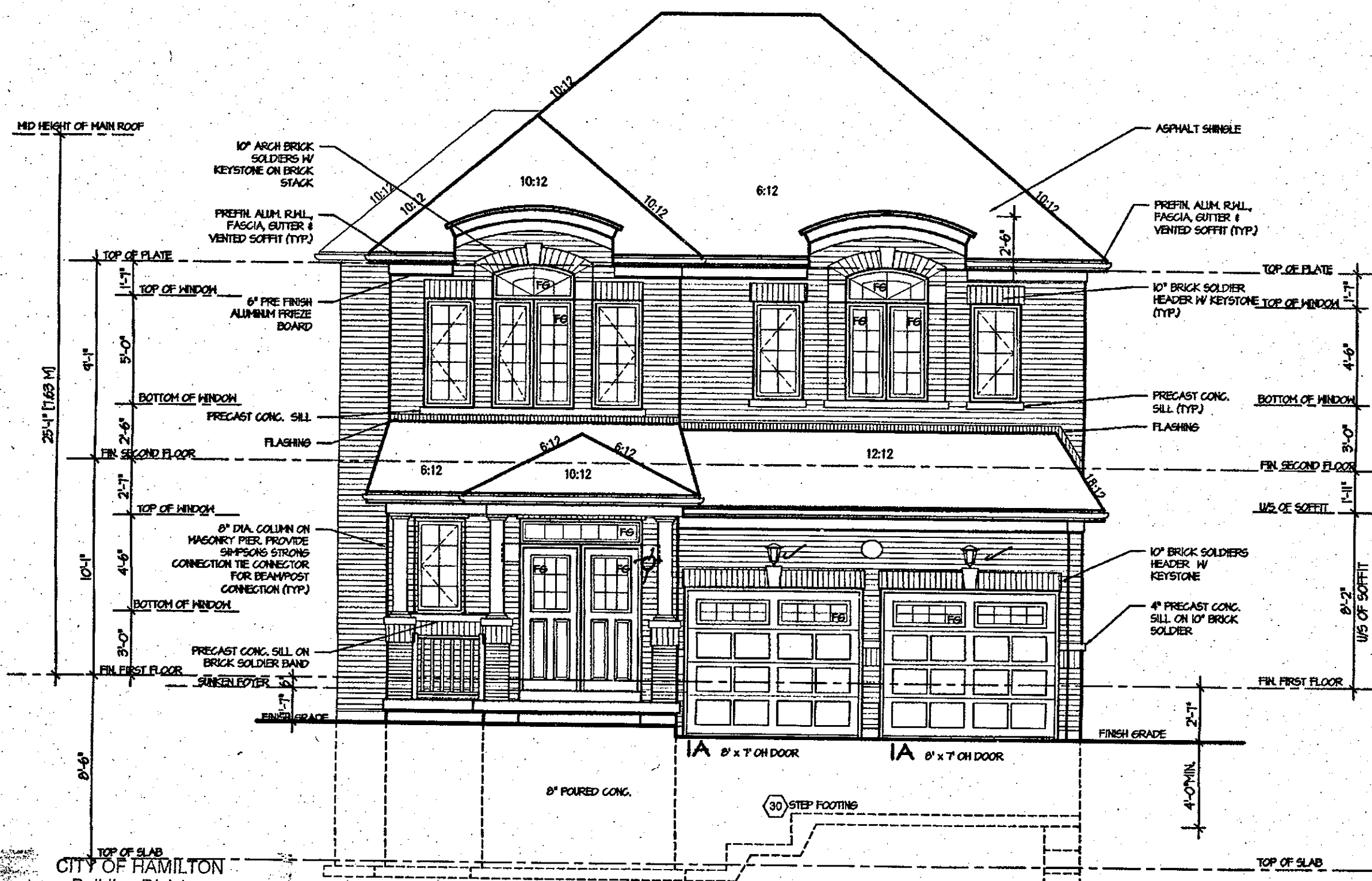
FEB 12 2018

REC'D BY V. A. DATE 1

REF'D TO _____ DATE _____



NOTE: Provide natural ventilation for every 1/500sq. ft. of the insulated roof space.



FRONT ELEVATION I

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

JUL 14 2017

Greenpark.

PROJECT NAME
RUSSEL GARDENS II

REVISIONS	DATE
1. ISSUED FOR REVIEW	FEB 2017

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 733-4098
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE
FRONT ELEVATION ELEV. 1

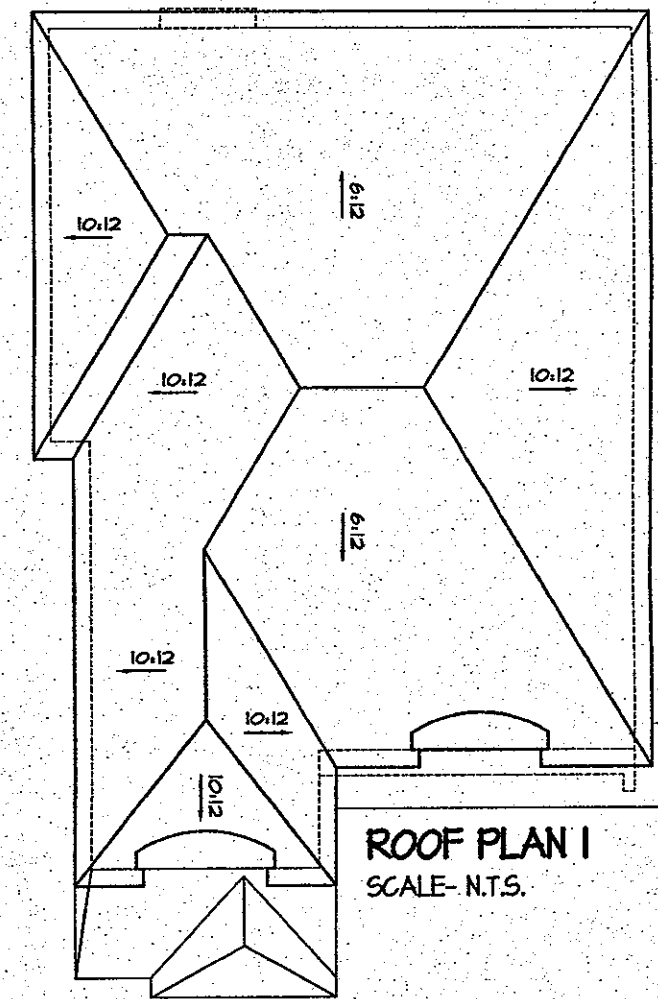
SCALE 3/16"=1'-0"
DATE FEB 2017

BY B.K.
TYPE

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

AREA 2725
PROJECT 03-13-04

PLGE No.
4



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ARCHITECTURAL / SCENE / STROYAL

FEB 02 2013

John G. Williams Limited, Montreal

ROSEWOOD 2

COMPLIANCE PACKAGE "A1"

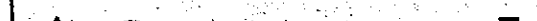


PROJECT NAME
RUSSEL GARDENS II



DROPPED FRONT GRADE CONDITION CHANGES:

- GARAGE ROOF DROPPED 12"
- 10" BRICK SOLDIER ADDED FOR WINDOWS ABOVE GARAGE

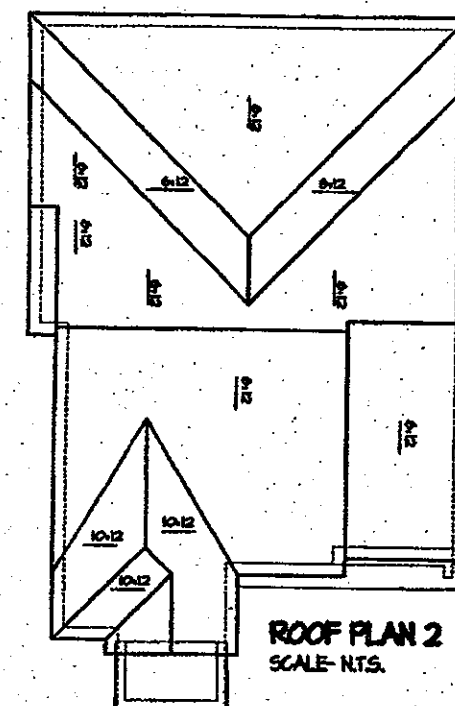
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4.					FRONT ELEVATION 1					PROJECT NAME		
3.					FOR LOT 117						RUSSEL GARDENS II	
2.	REVISED FOR LOT 117				JAN 2018	SCALE	BY	AREA				PLGE No.
1.	ISSUED FOR REVIEW				FEB 2017	3/16"=1'-0"	ZMP	2725				4A
REVISIONS			DATE	TYPE	PROJECT							
			JAN 2018		03-13-04							

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

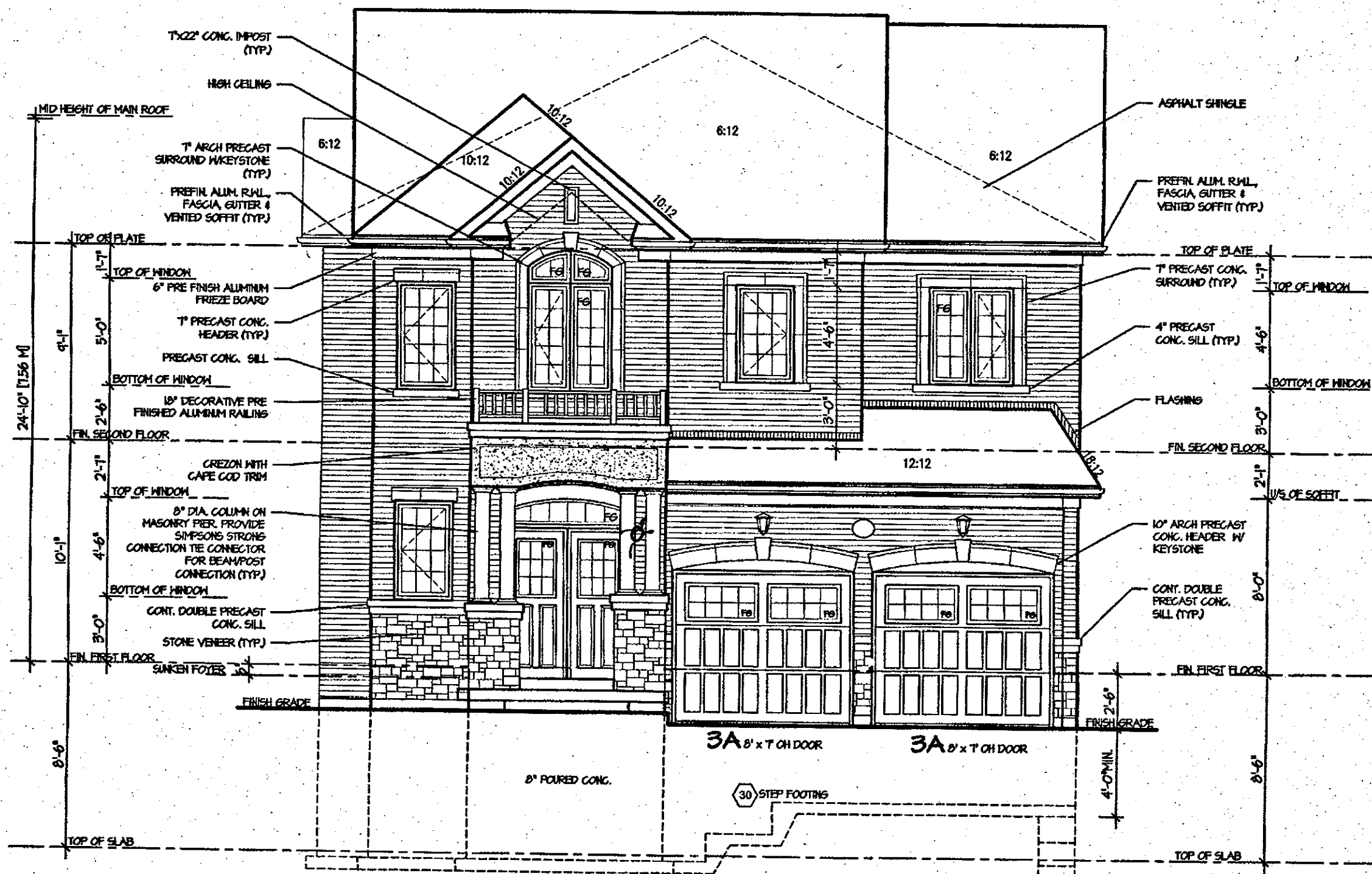
FEB 12 2018

REC'D BY V. A. DATE

REF'D TO DATE



Note:
Provide natural ventilation for every 1/300sq. ft. of the insulated attic space.



FRONT ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. **18-104580**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.

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FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

REVISIONS 5. <u> </u> 4. <u> </u> 3. <u> </u> 2. <u> </u> 1. ISSUED FOR REVIEW FEB 2017		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code. VIKAS GAJJAR <u> </u> 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. COWCORN, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746		FRONT ELEVATION ELEV. 2 SCALE 3/16"=1'-0" DATE FEB 2017 BY B.K. TYPE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2725 PLGE NO. 4-2 PROJECT 03-13-04		Greenpark. PROJECT NAME RUSSEL GARDENS II	
---	--	---	--	---	--	---	--	--	--

ROOF PLAN 3
SCALE: N.T.S.

Annotations (Left Side):

- 7'-22" STUCCO IMPOST (TYP.)
- HIGH CEILING
- 1" ARCH STUCCO SURROUND (TYP.)
- STUCCO FINISH (TYP.)
- PREFIN. ALUM. RAIL, FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- TOP OF PLATE
- TOP OF WINDOW
- 6" PRE FINISH ALUMINUM FRIEZE BOARD
- 1" PRECAST CONC. HEADER (TYP.)
- PRECAST CONC. SILL
- BOTTOM OF WINDOW
- 4" PRECAST CONC. SILL ON 1" PRECAST CONC. BAND (TYP.)
- FIN. SECOND FLOOR
- 1" PRECAST CONC. HEADER W/ KEYSTONE (TYP.)
- TOP OF WINDOW
- 1" PRECAST CONC. SURROUND W/ KEYSTONE (TYP.)
- CONT. 4" PRECAST CONC. SILL ON 1" PRECAST CONC. BAND (TYP.)
- BOTTOM OF WINDOW
- STONE VENEER (TYP.)
- FIN. FIRST FLOOR
- SUNKEN FOOTER
- FIN. GRADE

Annotations (Right Side):

- ASPHALT SHINGLE
- PREFIN. ALUM. RAIL, FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- TOP OF PLATE
- 1" PRECAST CONC. HEADER (TYP.)
- TOP OF WINDOW
- 4" PRECAST CONC. SILL (TYP.)
- BOTTOM OF WINDOW
- FLASHING
- FIN. SECOND FLOOR
- 10" ARCH PRECAST CONC. HEADER W/ KEYSTONE
- CONT. DOUBLE PRECAST CONC. SILL (TYP.)
- FIN. FIRST FLOOR
- TOP OF SLAB

Dimensions:

- Roof pitches: 6:12, 10:12, 10:12
- Vertical dimensions (Left): 9'-1", 5'-0", 2'-6", 2'-1", 4'-6", 3'-0", 2'-0"
- Vertical dimensions (Right): 1'-1", 4'-6", 3'-0", 2'-1", 1'-6", 2'-6", 8'-6"
- Horizontal dimensions: 8'-0" POURED CONC., 2A 8' x 7' ON DOOR, 2A 8' x 7' ON DOOR
- Other: 4'-0" MIN., 30" STEP FOOTING

John G. Williams Limited, Architects

DATE _____

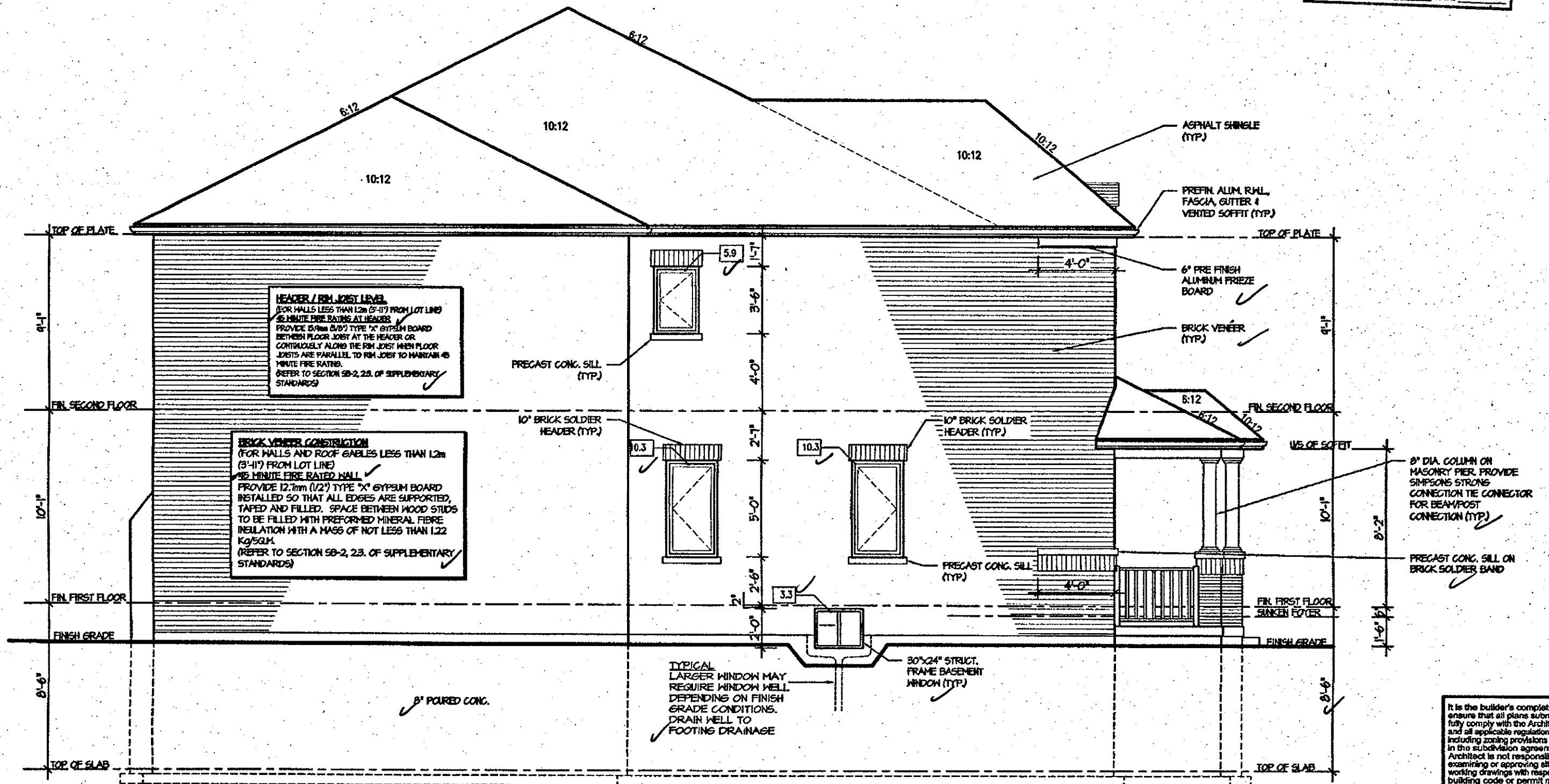
PROJECT NAME
RUSSEL GARDENS I

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V. A. DATE 1

REF'D TO _____ DATE _____



LEFT ELEVATION 1

Permit No. 18-104580

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These drawings and/or specifications have been reviewed by

FOR CRED. BUILDING OFFICIAL DATE

ALLOWABLE GLAZING

NALL AREA	=	536	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD	=	3152	Sq. Ft.
ACTUAL GLAZED AREA	=	248	Sq. Ft.

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

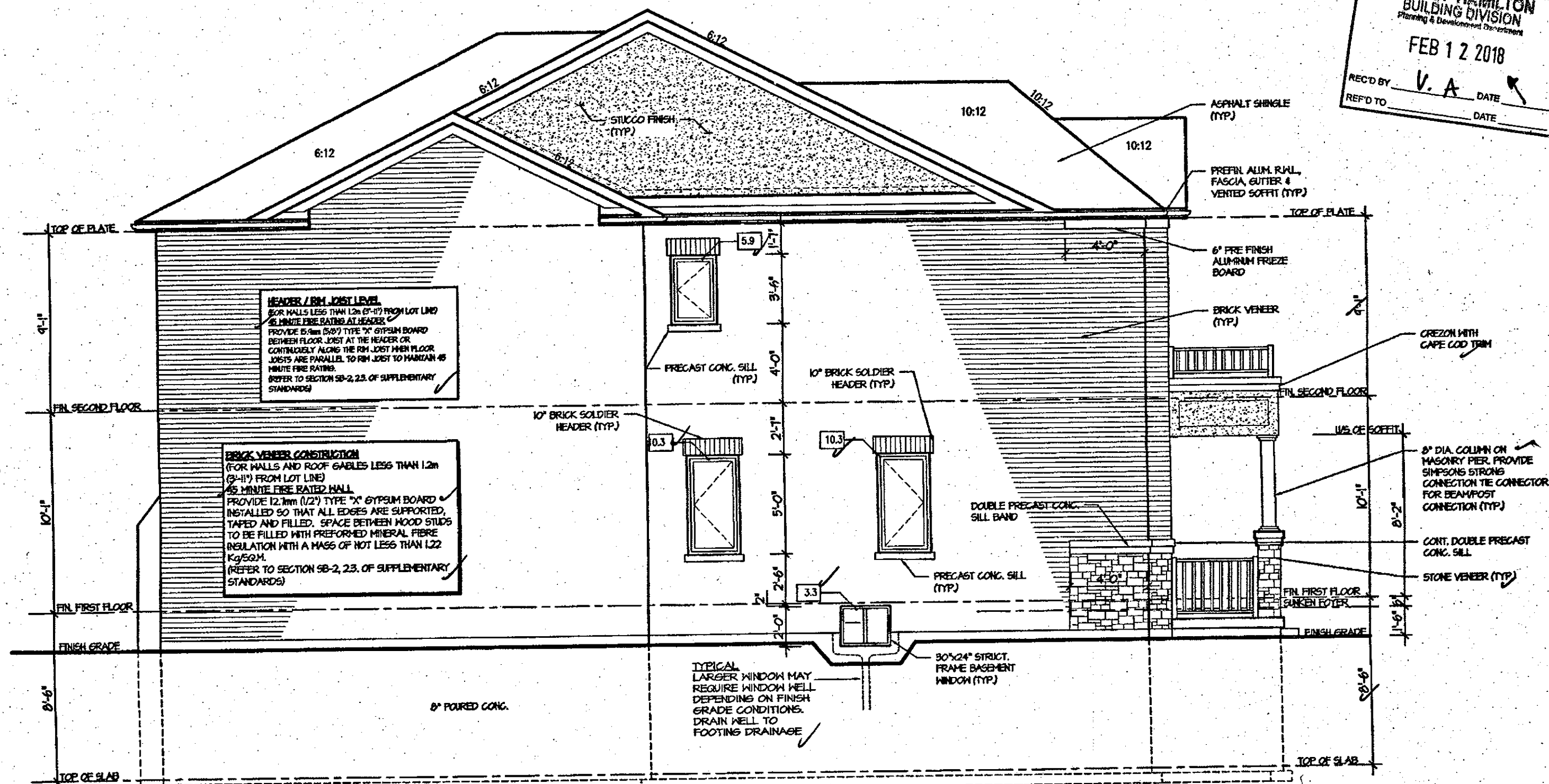
ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.												
3.												
2.												
1.	ISSUED FOR REVIEW											

REVISIONS

Greenpark.

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



LEFT ELEVATION 2

ALLOWABLE GLAZING	
WALL AREA	565 Sq. Ft.
ALLOWABLE GLAZED AREA @ 1 1/2 H SIDE YARD	3955 Sq. Ft.
ACTUAL GLAZED AREA	240 Sq. Ft.

CITY OF HAMILTON
Building Division
Permit No. 18-104580
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FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	DATE FEB 2017	BY B.K.	TYPE 5-2	
3.		VIKAS GAJJAR NAME	28770 BCIN						
2.									
1.	ISSUED FOR REVIEW	JUL 2018							
REVISIONS									

Greenpark.

8:12 **10:12**

TOP OF PLATE

9'-11"

FIN. SECOND FLOOR

10'-11"

FIN. FIRST FLOOR

FINISH GRADE

8'-6"

TOP OF SLAB

8" POURED CONC.

HEADER / RIM JOIST LEVEL
(FOR WALLS LESS THAN 12m (3'-11") FROM LOT LINE)
1/2 HOUR FIRE RATING AT HEADER
PROVIDE 15.9mm (5/8") TYPE "X" GYPSUM BOARD
BETWEEN FLOOR JOIST AT THE HEADER OR
CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR
JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 1/2
HOUR FIRE RATING.
(REFER TO SECTION SB-2, 2.3. OF SUPPLEMENTARY
STANDARDS)

BRICK VENEER CONSTRUCTION
(FOR WALLS AND ROOF GABLES LESS THAN 12m
(3'-11") FROM LOT LINE)
1/2 HOUR FIRE RATED WALL
PROVIDE 12.7mm (1/2") TYPE "X" GYPSUM BOARD
INSTALLED SO THAT ALL EDGES ARE SUPPORTED,
TAPED AND FILLED. SPACE BETWEEN WOOD STUDS
TO BE FILLED WITH PREFORMED MINERAL FIBER
INSULATION WITH A MASS OF NOT LESS THAN 1.22
Kg/SQM.
(REFER TO SECTION SB-2, 2.3. OF SUPPLEMENTARY
STANDARDS)

10" BRICK SOLDIER
HEADER (TYP.)

5.9

3'-6"

4'-0"

PRECAST CONC. SILL
(TYP.)

10" BRICK SOLDIER
HEADER (TYP.)

10.3

2'-7"

5'-0"

2'-6"

3.3

2'-0"

PRECAST CONC. SILL
(TYP.)

30"x24" STRUT
FRAME BASEMENT
WINDOW (TYP.)

TYPICAL
LARGER WINDOW MAY
REQUIRE WINDOW WELL
DEPENDING ON FINISH
GRADE CONDITIONS.
DRAIN WELL TO
FOOTING DRAINAGE

ASPHALT SHINGLE
(TYP.)

10:12

PREFIN. ALUM. RAIL,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

6" STUCCO FRIEZE
BOARD

STUCCO FINISH (TYP.)

10" HIGH PRE FINISHED
ALUMINUM RAILING (TYP.)

STONE VENEER (TYP.)

CONT. 4" PRECAST CONC.
SILL ON 1" PRECAST CONC.
BAND (TYP.)

FIN. FIRST FLOOR

SUNKEN FLOTER

FINISH GRADE

1'-6"

8'-6"

TOP OF SLAB

CITY OF
BUILDING
Planning & C
FEB
REC'D BY V.
REF'D TO

ALLOWABLE GLAZING		
WALL AREA	=	540 Sq. Ft. ✓
ALLOWABLE GLAZED AREA @ 7% 12 M SIDE YARD	=	30.36 Sq. Ft. ✓
ACTUAL GLAZED AREA	=	240 Sq. Ft. ✓

Approved CSA/CCMC specifications must be on-site prior installation.

John G. Williams Limited, Architect

DATE _____

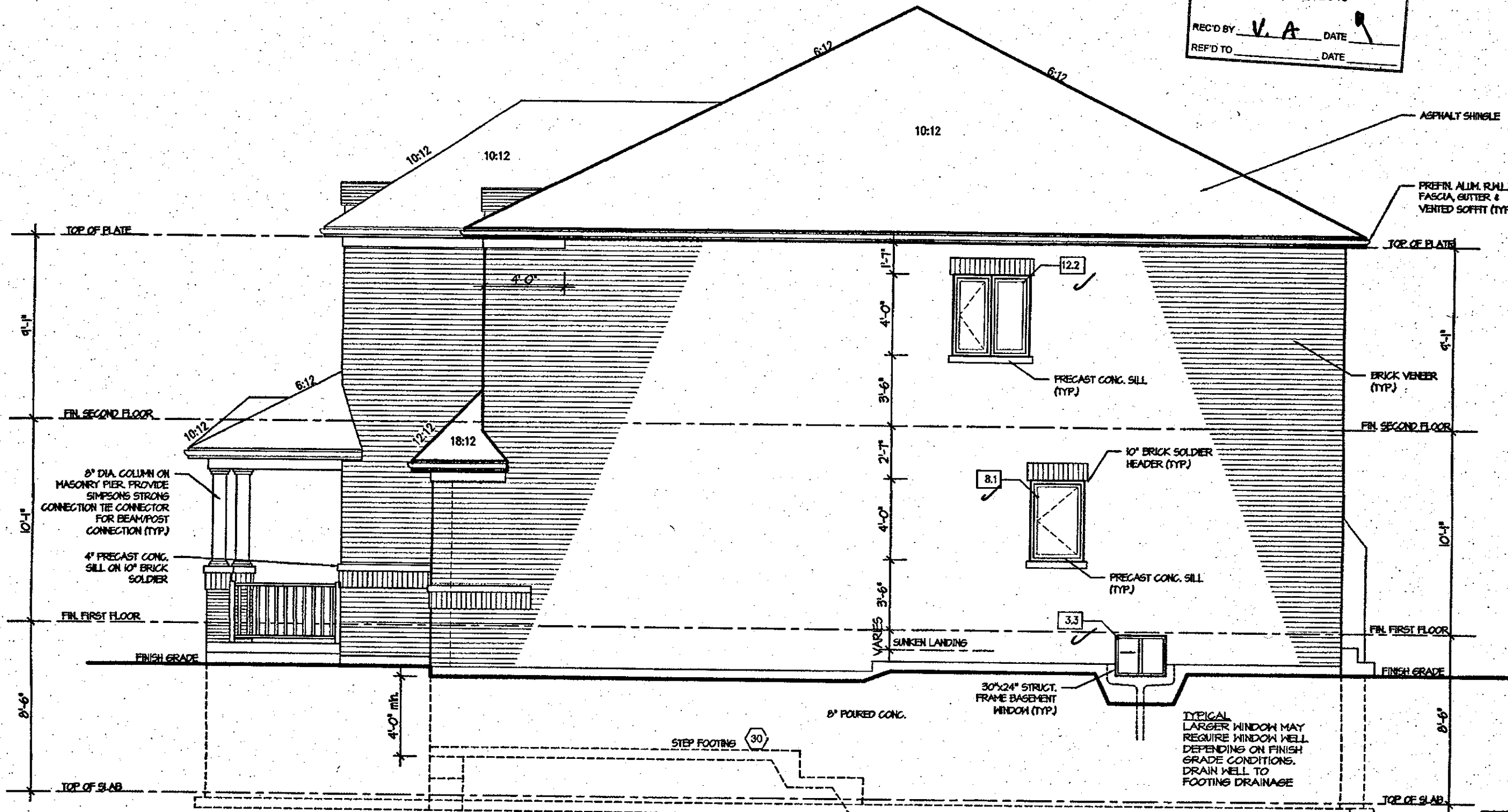
PROJECT NAME
RUSSEL GARDENS II

ROSEWOOD 2

COMPLIANCE PACKAGE "A1"

July 13, 2017 11:24:23 AM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 2 (41-10) - REG - BKACAD-ROSEWOOD 2 (41-10) MASTER.DWG

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC'D BY V. A. DATE 1
REF'D TO _____ DATE _____



RIGHT ELEVATION 1

ALLOWABLE GLAZING			
WALL AREA	95	Sq. Ft.	✓
ALLOWABLE GLAZED AREA @ 1 & 1.2 M SIDE YARD	66.85	Sq. Ft.	✓
ACTUAL GLAZED AREA	23.6	Sq. Ft.	✓

1.25m

CITY OF HAMILTON
Building Division
Permit No. 18-104580
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 _____

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ARCHITECTURAL REVIEW & APPROVAL
NOV 2/0 2017
John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

5.				The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746		REGION DESIGN INC.		SHEET TITLE RIGHT ELEVATION ELEV. 3		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark.	
4.															
3.															
2.															
1. ISSUED FOR REVIEW		FEB 2017													
REVISIONS															

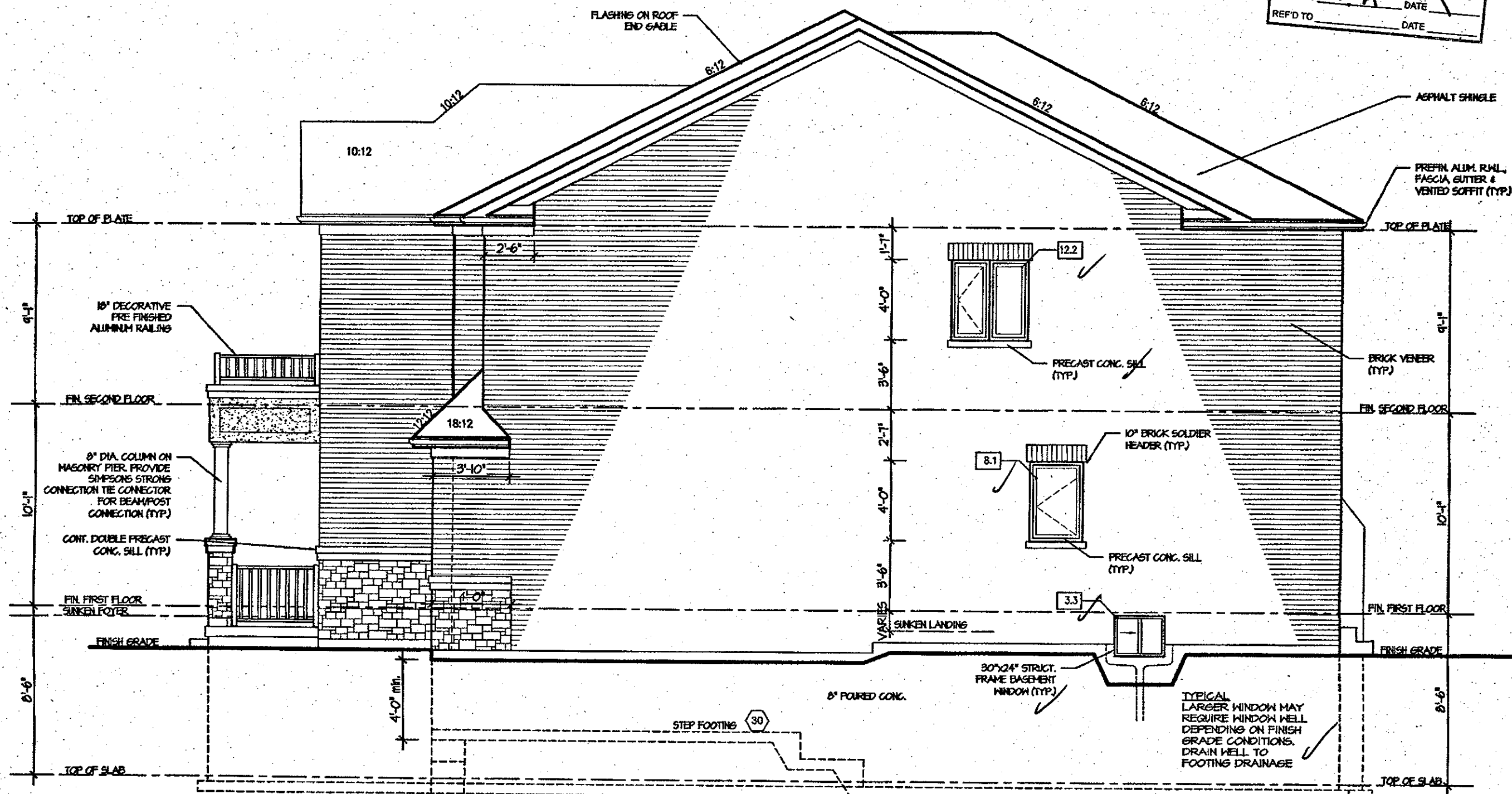
PROJECT NAME		RUSSEL GARDENS II	
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**CITY OF HAMILTON
BUILDING DIVISION**
Planning & Development Department

FEB 12 2018

REC'D BY V.A. DATE 1

REF'D TO _____ DATE _____



RIGHT ELEVATION 2

ALLOWABLE GLAZING

HALL AREA	=	460	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7' & 12' H SIDE YARD	=	67.76	Sq. Ft.
ACTUAL GLAZED AREA	=	23.6	Sq. Ft.

1.25m setback

**CITY OF HAMILTON
Building Division**

Permit No. **18-104580**

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FOR OFFICIAL BUILDING OFFICIAL _____ DATE _____

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 2
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4.					RIGHT ELEVATION ELEV. 2		AREA 2725				PLG No. 6-2
3.					SCALE 3/16"=1'-0"	BY B.K.	PROJECT 03-13-04				
2.					DATE FEB 2017	TYPE					
1.	ISSUED FOR REVIEW				FEB 2017						
REVISIONS											

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

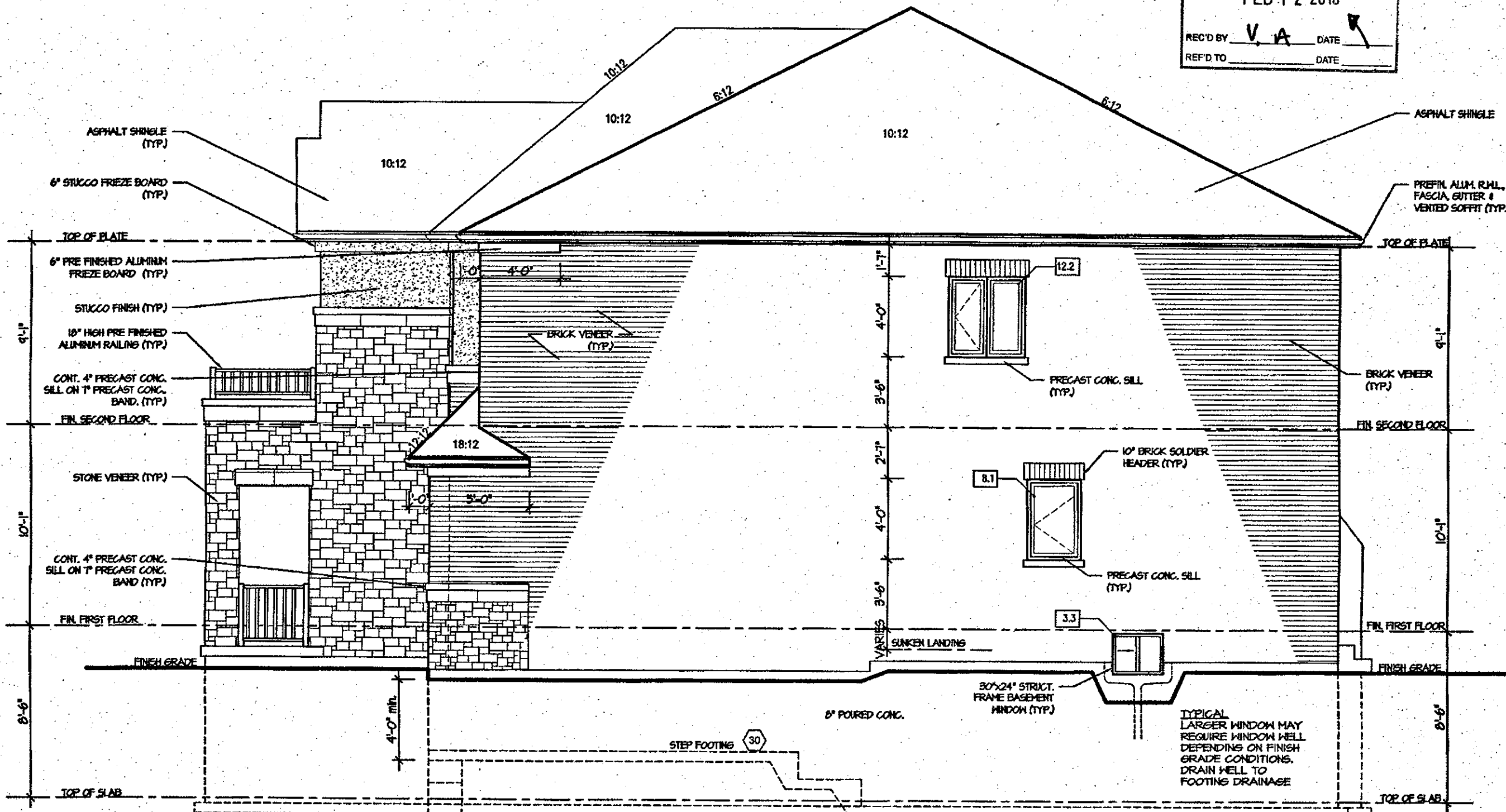
FEB 12 2018

REC'D BY V. A.

DATE

REF'D TO

DATE



RIGHT ELEVATION 3

ALLOWABLE GLAZING			
HALL AREA	=	968	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% L2 H SIDE YARD	=	67.16	Sq. Ft.
ACTUAL GLAZED AREA	=	286	Sq. Ft.

1.25m sketch.

CITY OF HAMILTON
Building Division

Permit No. 18-104580

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FOR CHIEF BUILDING OFFICIAL

DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

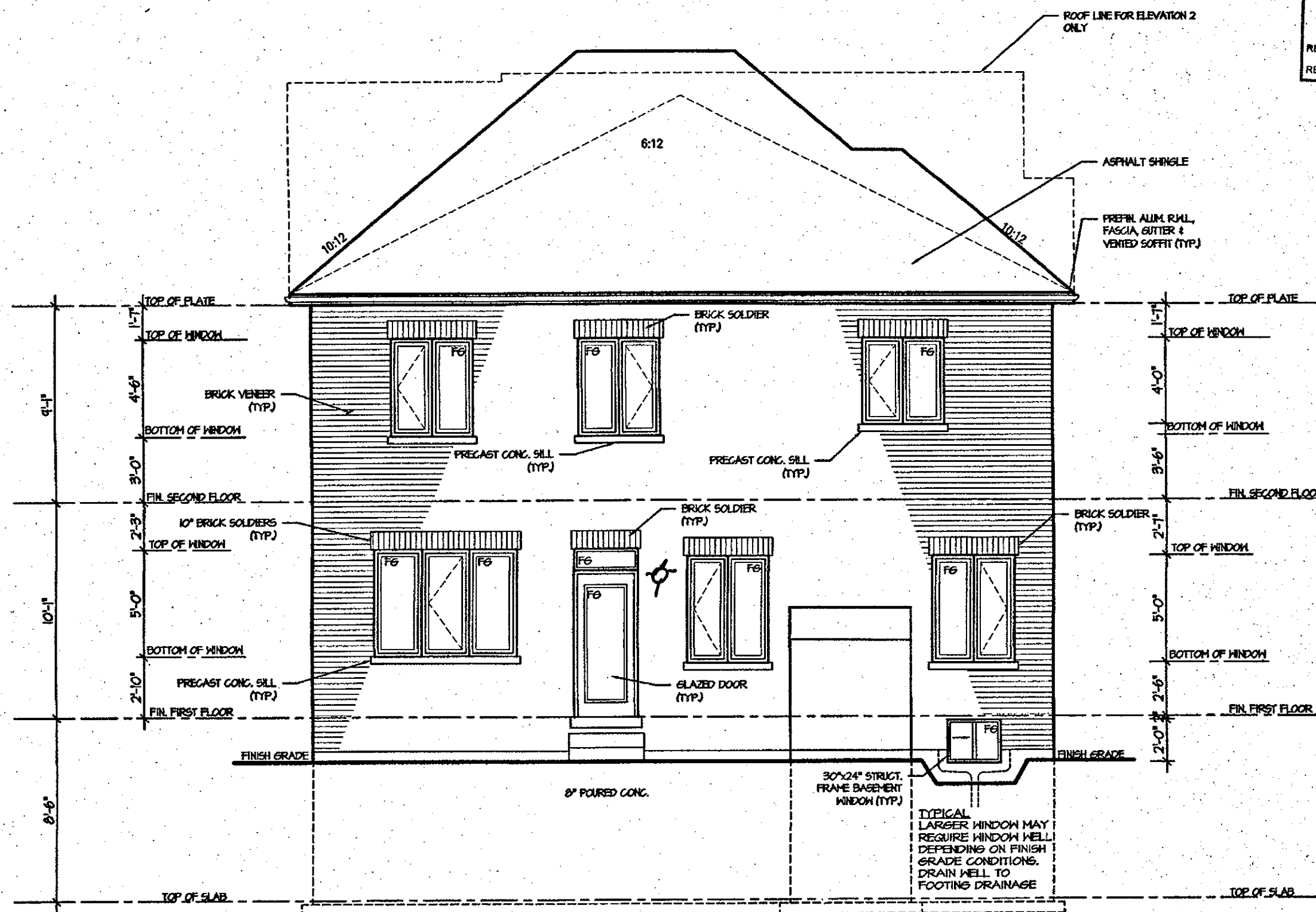
ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.					RIGHT ELEVATION ELEV. 3			
3.					SCALE 3/16"=1'-0"			
2.					DATE FEB 2017			
1.	ISSUED FOR REVIEW				DATE FEB 2017			
REVISIONS		NAME VIKAS GAJJAR SIGNATURE 28770 BCIN						



11:24:12 AM M:\PROJECTS\RUSSELL GARDENS II\STANDARD PLANS\ROSEWOOD 2 (41-10) MASTER.DWG July 13, 2017

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC'D BY V. A. DATE 1
REF'D TO _____ DATE _____



REAR ELEVATION 1, 2 & 3

CITY OF HAMILTON
Building Division
Permit No. **18-104580**
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FOR THESE BUILDING OFFICIAL _____ DATE _____

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

JUL 14 2017

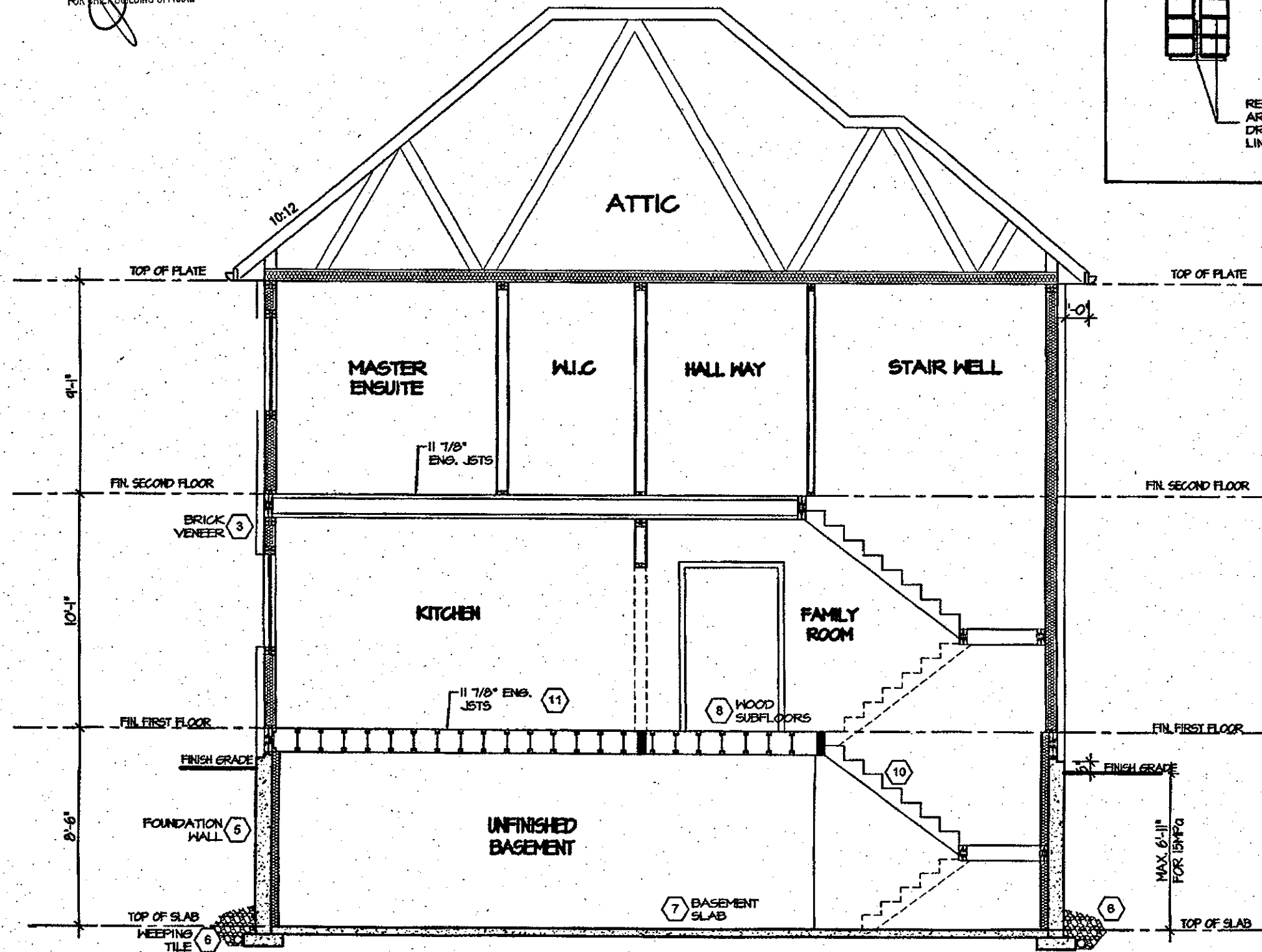
ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		SCALE 3/16"=1'-0"	AREA 2725	
3.		VIKAS GAJJAR NAME	28770 BCIN	DATE FEB 2017	PLCE No. 7	
2.		SIGNATURE		TYPE	PROJECT 03-13-04	
1.	ISSUED FOR REVIEW	FEB 2017				
REVISIONS						

Greenpark.

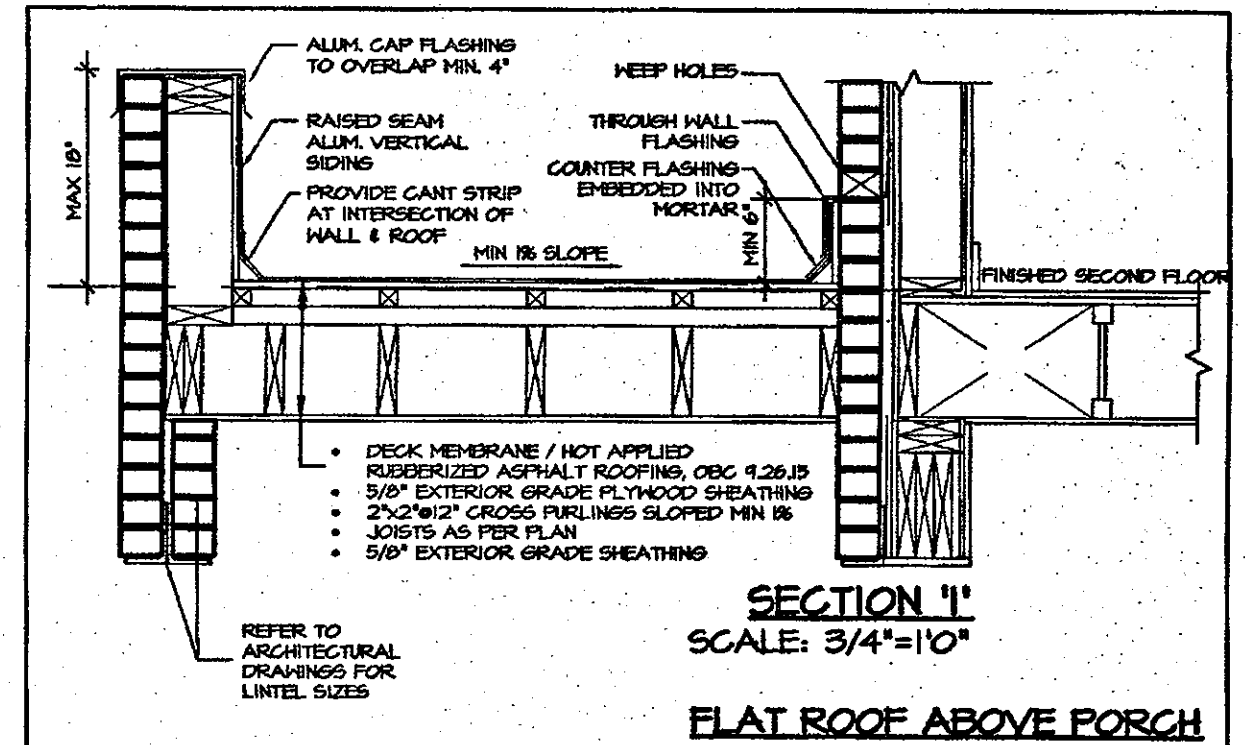
11:42:56 AM M:\PROJECTS\RUSSELL GARDENS\STANDARD PLANS\ROSEWOOD 2 (41-10) - REG - BRVAO-ROSEWOOD 2 (41-10) MASTER.DWG July 13, 2017

CITY OF HAMILTON
Building Division
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FOR THE BUILDING OFFICIAL DATE

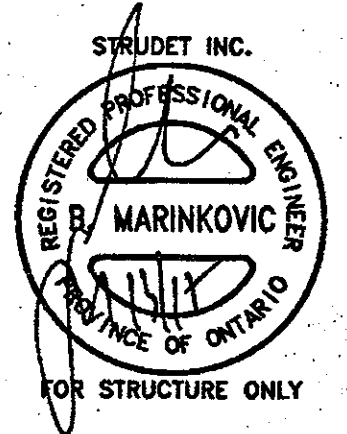


SECTION AA

NOTE: A separate building permit is required to finish basement space.



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



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JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	AREA 2725	
3.		VIKAS GAJJAR			BY B.K.	PLGE No. 8	
2.		NAME SIGNATURE	28770 BCIN		DATE FEB 2017	PROJECT 03-13-04	
1.	ISSUED FOR REVIEW	FEB 2017					
REVISIONS							

CITY OF HAMILTON
Building Division

Permit No. **18-104580**

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FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY **V.A.** DATE
REF'D TO DATE

2" x 6" SPR STUDS 16" O.C.
FILLED WITH INSULATION
AND VAPOUR BARRIER

10" x 1/4" STEEL PLATE
WELDED TO TOP OF BEAM
WHERE SUPPORTING BRICK
VENEER WALL

INSULATION WHEN AREA
BELOW IS GARAGE OR
EXTERIOR / NO INSULATION
WHEN AREA BELOW IS LIVING
AREA

STEEL BEAM (SEE PLAN)

4"x4"x1/4" MIN. TOP PLATE

DOUBLE STUDS ON
BOTH SIDES OF 3 - 1/2" DIA.
STEEL PIPE COLUMN
ANCHORED WITH 2
STEEL STRAPS 1 1/2" x 5/16"
(WELDED TO COLUMN AND
NAILED TO STUDS)

FLOOR JOIST (SEE PLAN)

4"x4"x1/4" MIN. BOTTOM PLATE

FINISHED GRADE

10"x4"x1/2" BASE PLATE
ANCHORED WITH 2 BOLTS
1/2" DIA. 12" LONG AND
2" HOOK

SECTION

RAFTER TIED TO STUD

ROOF RAFTER

SEE PLAN FOR ROOF SLOPE

WEEPING HOLES 5/8" DIA. @ 24" O.C.
AT BOTTOM OF CAVITY. 6 MIL.
POLYETHYLENE BASE FLASHING
BENEATH WEEPING HOLES AND 6" UP
AND BEHIND WALL SHEATHING PAPER
COUNTER FLASHING EMBEDDED 1" MIN.
INTO MASONRY AND NOT LESS THAN
6" DOWN MASONRY COUNTER FLASHING
TO LAP MIN. 4" OVER LOWER FLASHING

DRAFTSTOP
INSULATION

CEILING JOIST (SEE PLAN)

TOP OF WOOD PLATE

WELD OR
BOLT STEEL
COLN TO
BEAM (TYP.)

INSULATION
WHEN
AREA
BELOW IS
LIVING
AREA / NO
INSULATION
WHEN
GARAGE
AREA IS
BELOW

WOOD
BLOCKING
1/4 POINTS

8'-1" UNLESS OTHERWISE SHOWN

A

A

ELEVATION

FOAM INSULATION

SECTION A-A

STEEL
STRAP

LINE OF
FOUNDATION
WALL

SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION

2"x6" STUD PARTITION
INSULATION

BUILT-UP WOOD
BEAM OR LVL
4" FACE BRICK OR
CONC. BLOCK

5/8" T&G
PLYWOOD

FLOOR JOISTS
BEAM
(SEE PLAN)

CEILING JOISTS

STEEL COLN
BEYOND

FINISHED FIRST FLOOR

STEEL BEAM
(SEE PLAN)

1"x2" WOOD STRIPS IN
CONTACT WITH THE TOP
OF FLANGE & NAILED
TO THE BOTTOM OF JOISTS
6"x6"x5/8" MIN. TOP PLATE

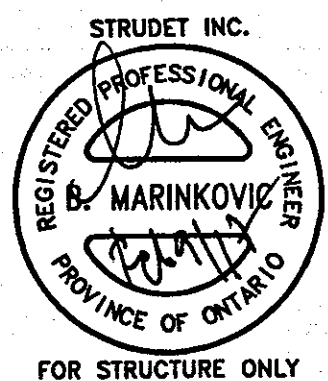
3 1/2" DIA.
STEEL PIPE COLUMN MIN.
0.100" WALL THICKNESS

FIN. FIRST FLOOR

6"x6"x5/8" MIN.
BASE PLATE

CONCRETE FOOTING ON
NATURAL UNDISTURBED
SOIL. FOR SIZES SEE
ARCHITECTURAL DRAWINGS.

DETAIL OF STEEL BASEMENT COLUMN



2012 CODE
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
STANDARD DETAILS - 2017

5.	
4.	
3.	
2.	
1. ISSUED FOR PERMIT	JAN 31, 2015

REVISIONS

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

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

NICOLA LOMBARDO
NAME SIGNATURE BCIN 28679

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 860-0746

**REGION
DESIGN
INC.**

SHEET TITLE
STEEL
COLUMN DETAILS

SCALE
3/4"=1'-0"

DATE
JAN 2015

BY

TYPE

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

AREA

PROJECT
00-00-00

PAGE No.

9

[illegible]

INDICATES REDUCED SIDE YARD CONDITION

PARTIAL BASEMENT PLAN
FOR DECK CONDITION

[illegible]

INDICATES REDUCED SIDE YARD CONDITION

PARTIAL FIRST FLOOR PLAN
FOR DECK CONDITION

JUL 14 2017

CITY OF HAMILTON
Building Division

Permit No. 18-104580

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

MARINKOVIC

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architects

ROSEWOOD 2

COMPLIANCE PACKAGE "A1"

 **Greenpark.**

PROJECT NAME **RUSSEL GARDENS II**

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4.					DECK PLAN				
3.					ELEV. 1, 2, 3				
2.					SCALE	BY	AREA	PLGE No.	
1.	ISSUED FOR REVIEW				FEB 2017	3/16"=1'-0"	B.K.	2725	
REVISIONS			DATE	TYPE	PROJECT				
			FEB 2017		03-13-04				

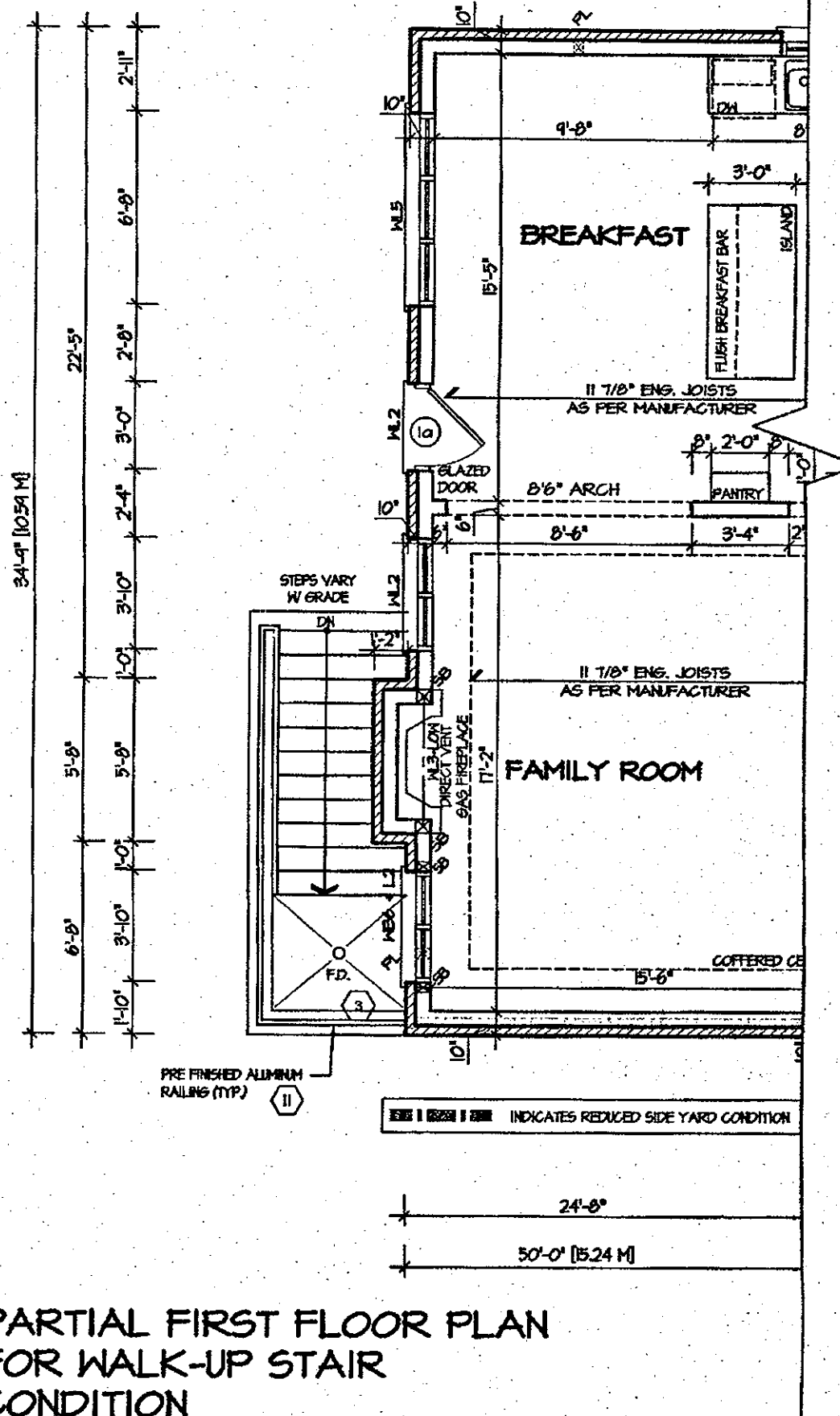
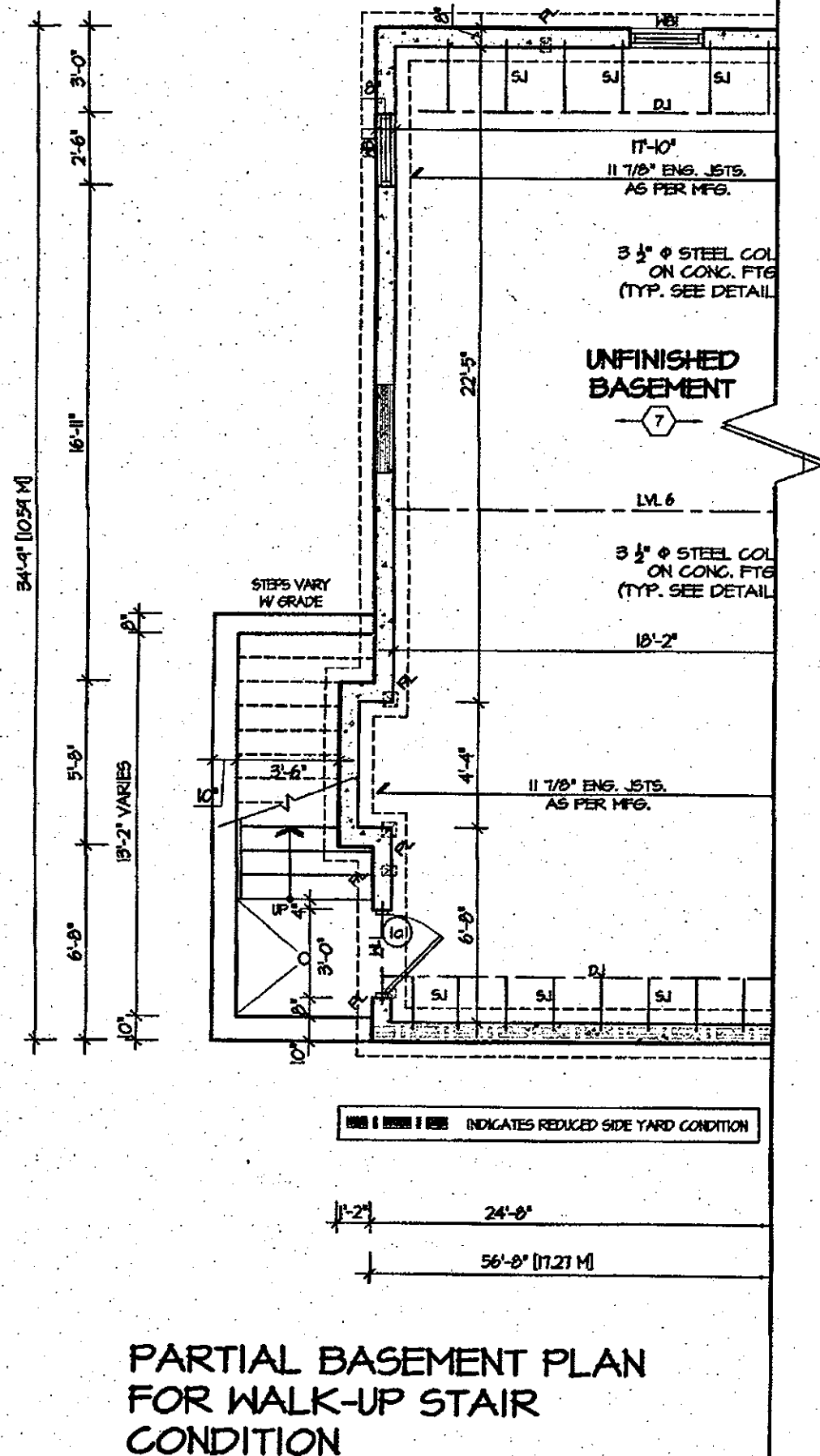
July 23 2017 11:23:55 AM M:\PROJECTS\BIBUSSE1 GARDENS II\STANDARD P\ANS\ROSEWOOD 2\41-1N\ - REG - BIGACAD.ROSEWOOD 2\41-1N\MASTER.DWG

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V.A. DATE 1

REF'D TO _____ DATE _____



CITY OF HAMILTON
Building Division

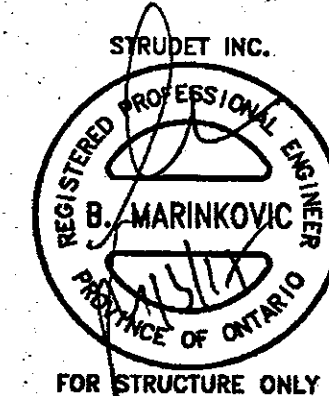
Permit No. 18-104580

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FOR THE BUILDING OFFICIAL DATE _____



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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE WALK-UP CONDITION ELEV. 1, 2, 3	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	SCALE 3/16"=1'-0"	BY B.K.	AREA 2725	PLGE No. 9-2	PROJECT NAME RUSSEL GARDENS II
4.					DATE FEB 2017		TYPE	PROJECT 03-13-04			
3.											
2.											
1.	ISSUED FOR REVIEW				FEB 2017						
REVISIONS											

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V. R DATE

REF'D TO DATE

CITY OF HAMILTON
Building Division

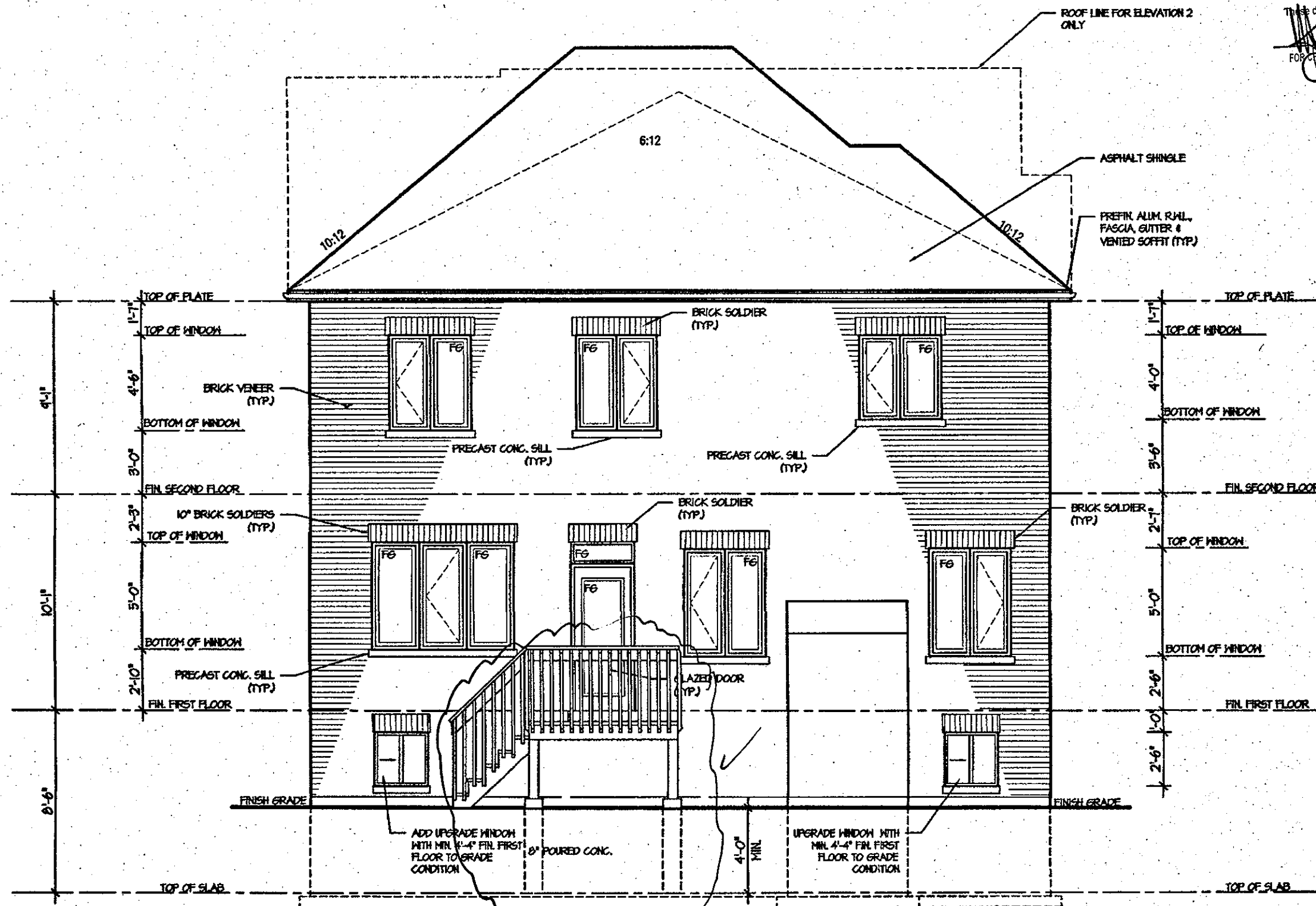
Permit No. 18-104580

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



REAR ELEVATION 1, 2 & 3
FOR DECK CONDITION

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

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.				SCALE 3/16"=1'-0"	BY B.K.	AREA 2725	PLG No. 10
3.				DATE FEB 2017	TYPE	PROJECT 03-13-04	
2.							
1.	ISSUED FOR REVIEW			JUL 2016			
REVISIONS							
		PROJECT NAME RUSSEL GARDENS II					

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC'D BY V. A. DATE 1

REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

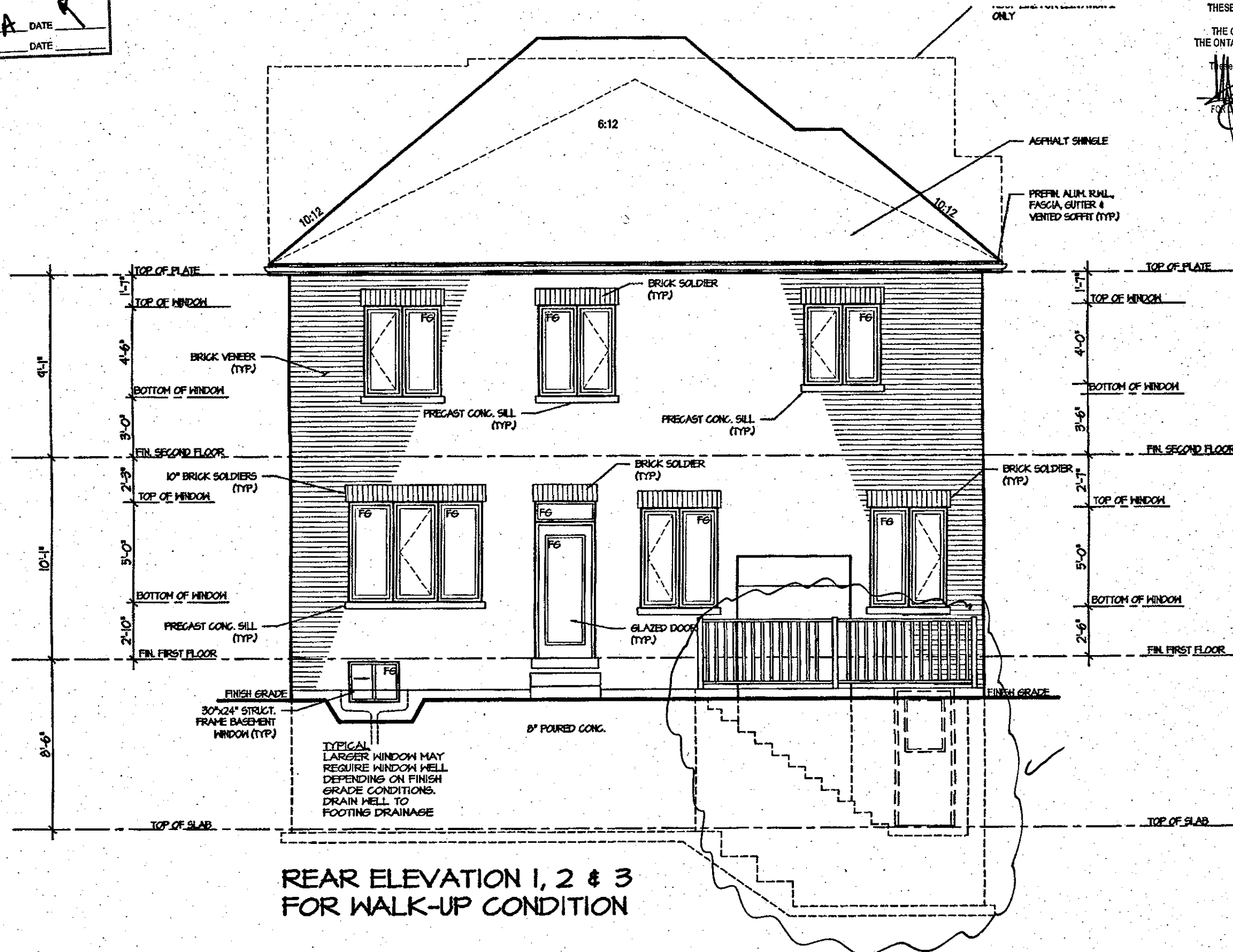
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These drawings and/or specifications have been reviewed by

FOR THE BUILDING OFFICIAL _____ DATE _____



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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

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ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"	BY B.K.	AREA 2725	PLG No. 10-2	
3.					DATE FEB 2017	TYPE	PROJECT 03-13-04		
2.									
1.	ISSUED FOR REVIEW				JUL 2018				
REVISIONS									