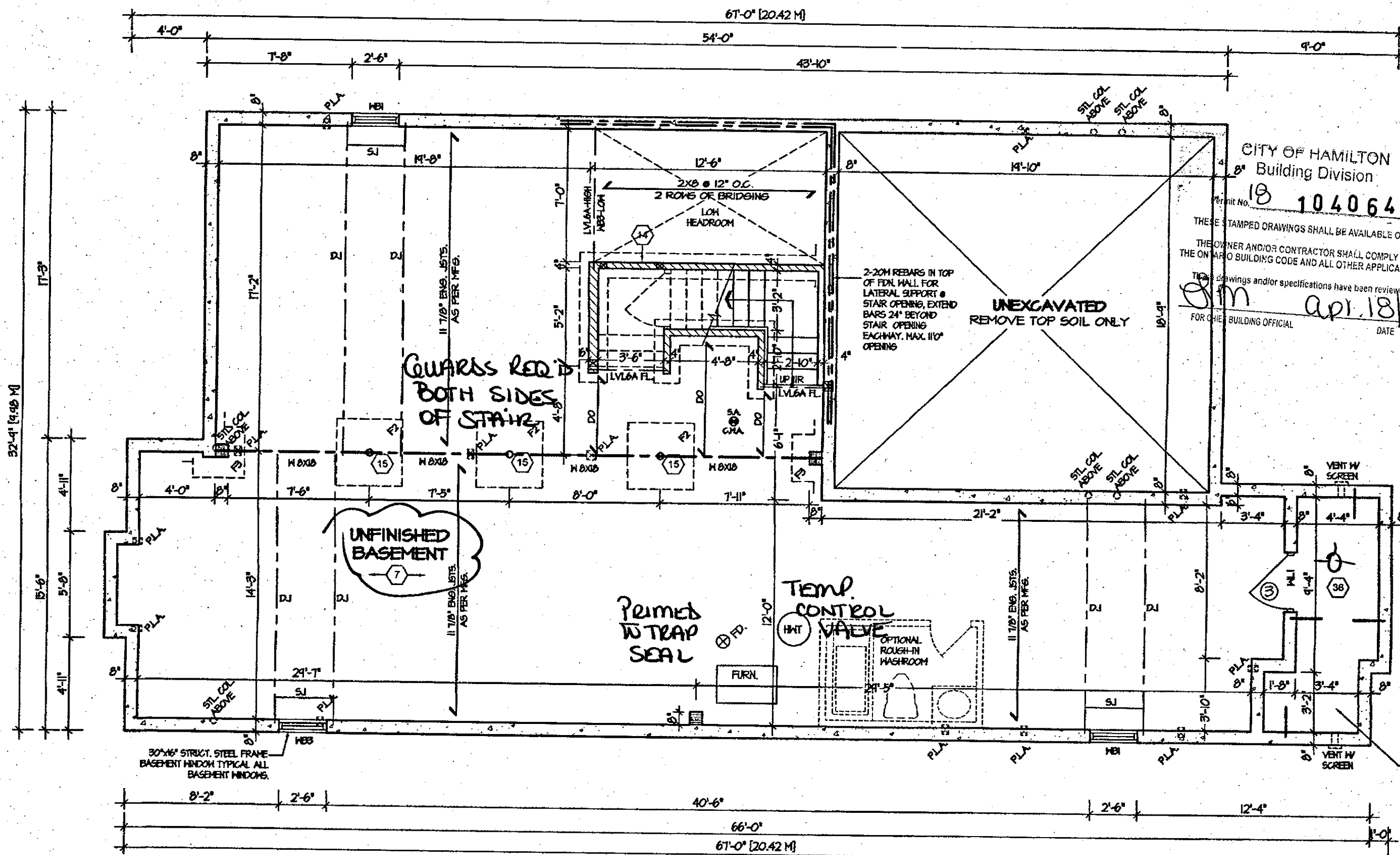


M: PROJECTS RUSSELL GARDENS IN STANDARD PLANS ROSEWOOD 7 (41-12)-REG - vg/ACAD-Rosewood / Master.dwg
 433/2018
 MIPROJECTS RUSSELL GARDENS IN STANDARD PLANS ROSEWOOD 7 (41-12)-REG - vg/ACAD-Rosewood / Master.dwg



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

BASEMENT FLOOR PLAN "1"

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR

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

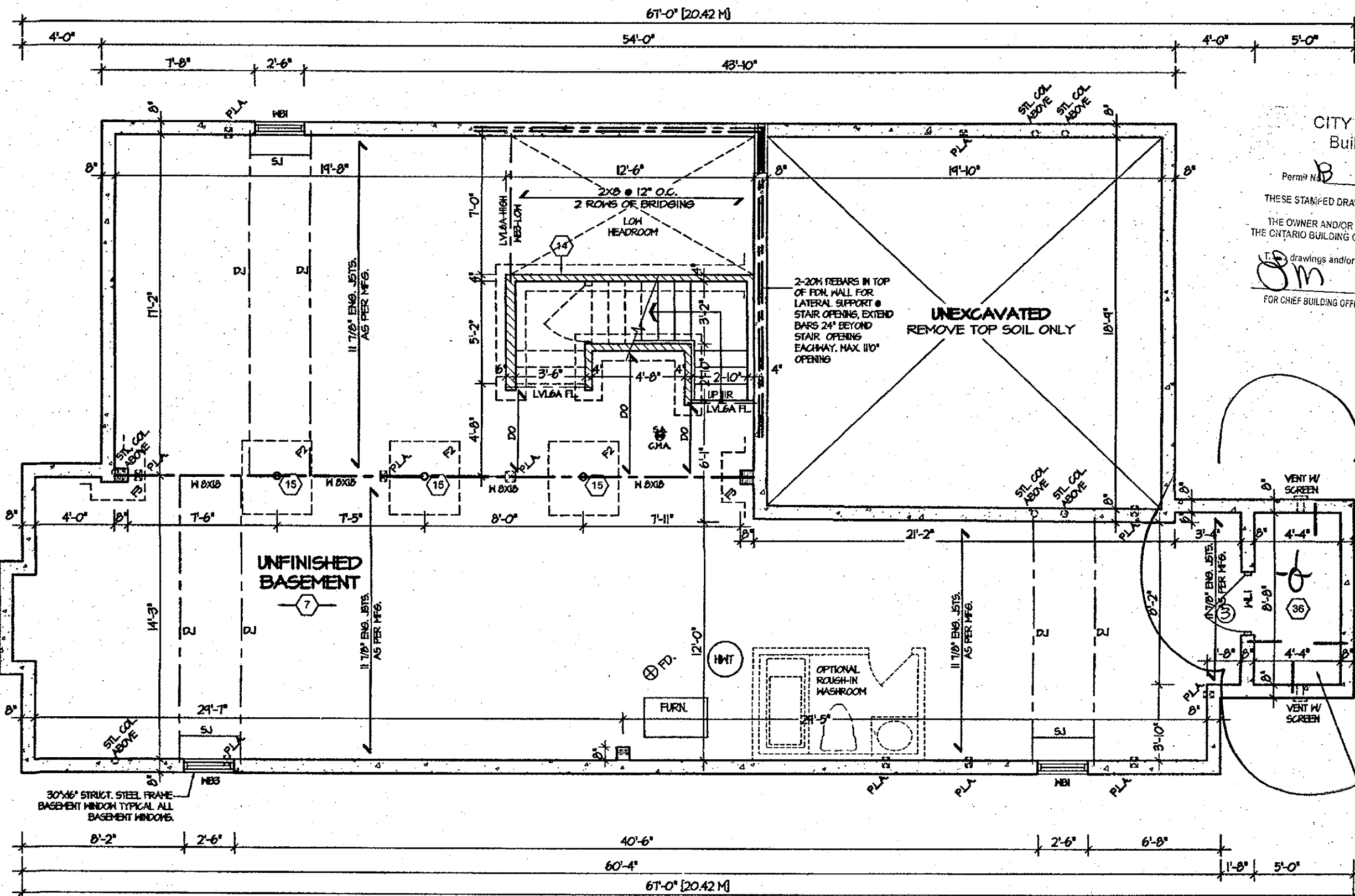
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON
ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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



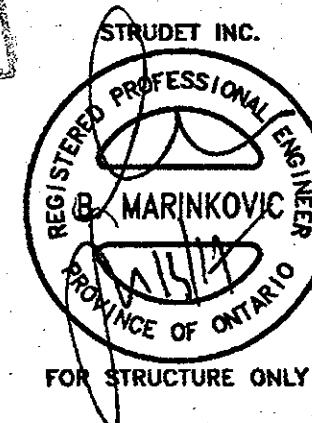
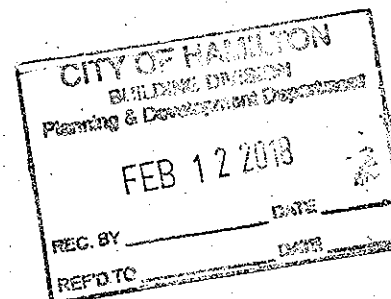
BASEMENT FLOOR PLAN '3'

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

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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



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

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

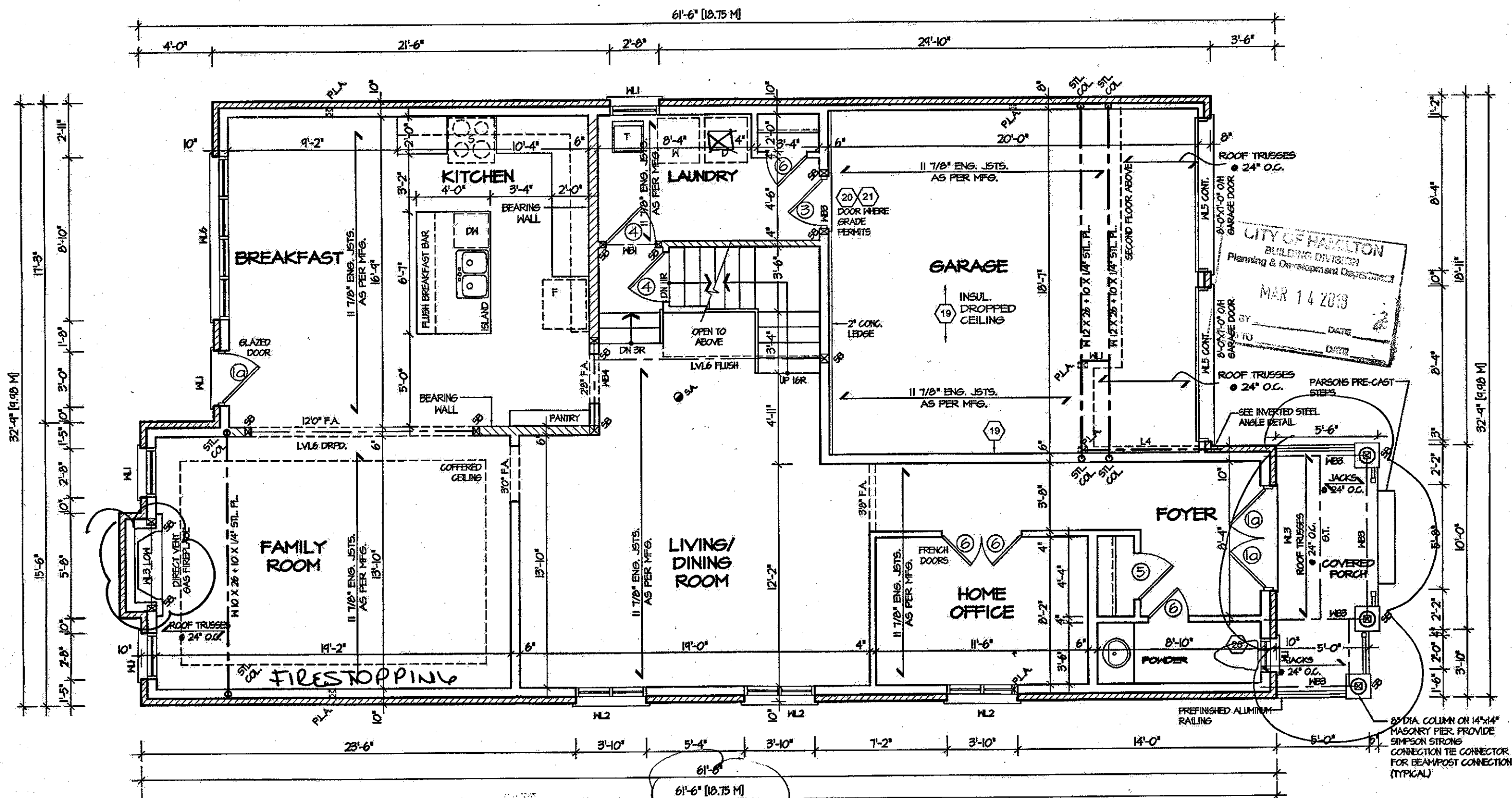
John G. Williams Limited, Architect

JUL 14 2017

FOR STRUCTURE ONLY

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 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. 3 SCALE 3/16"=1'-0" BY V.G. DATE NOV 2016 TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE NO. 1-3 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II
---	--	--	--	--	--

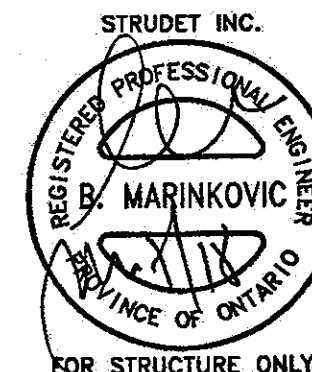


FIRST FLOOR PLAN '2' CITY OF HAMILTON
Building Division

Permit No. **18 104064**

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

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



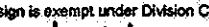
MAR 06 2018

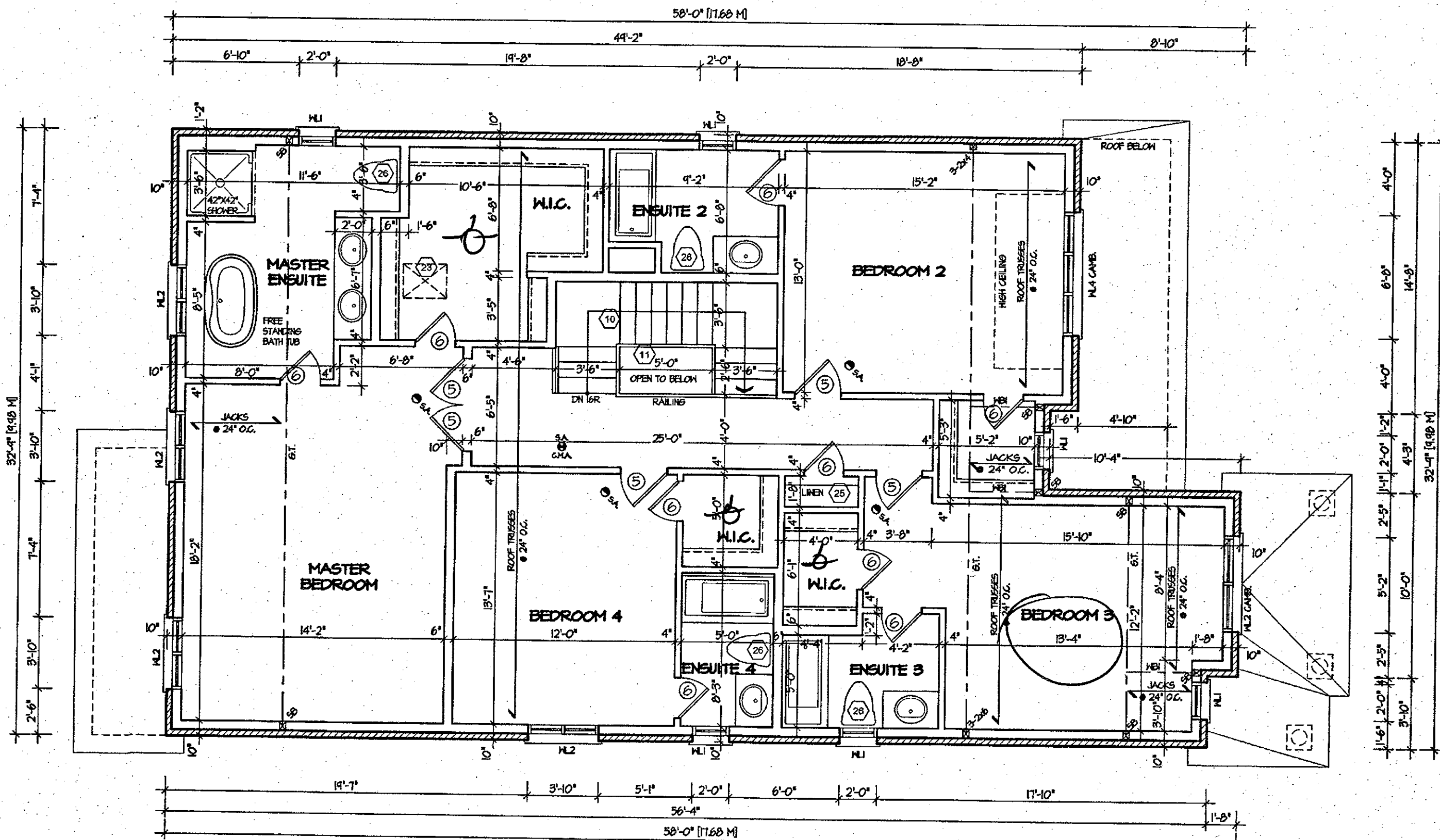
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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



SECOND FLOOR PLAN 'I'

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REG. BY
REP'D TO

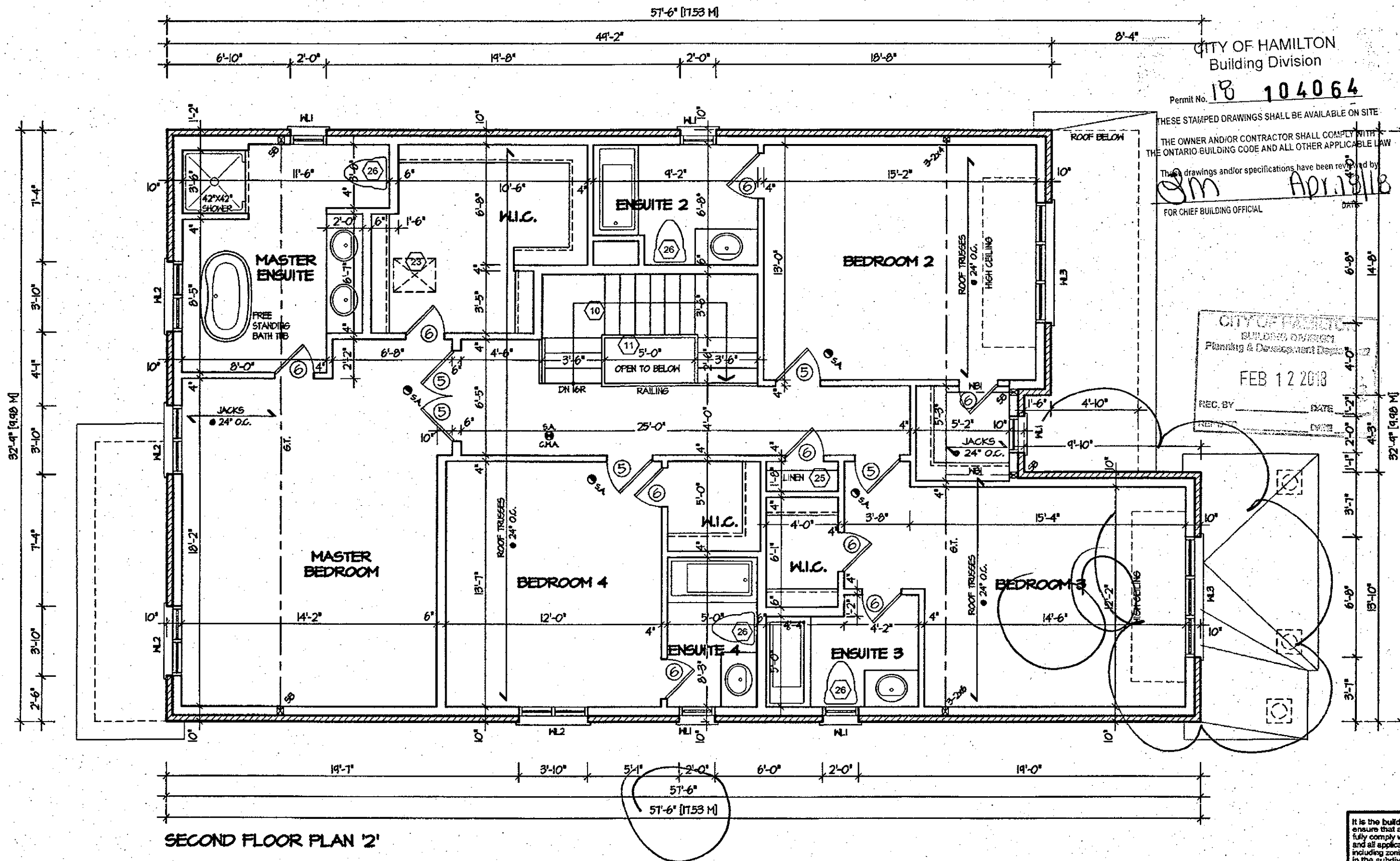
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON
ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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



CITY OF HAMILTON
Building Division

Permit No. **18 104064**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

SM **APR 18 2018**

FOR CHIEF BUILDING OFFICIAL

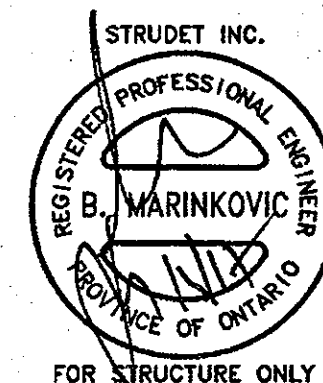
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC. BY: _____ DATE: _____
REV. BY: _____ DATE: _____

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

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017
John G. Williams Limited, Architect

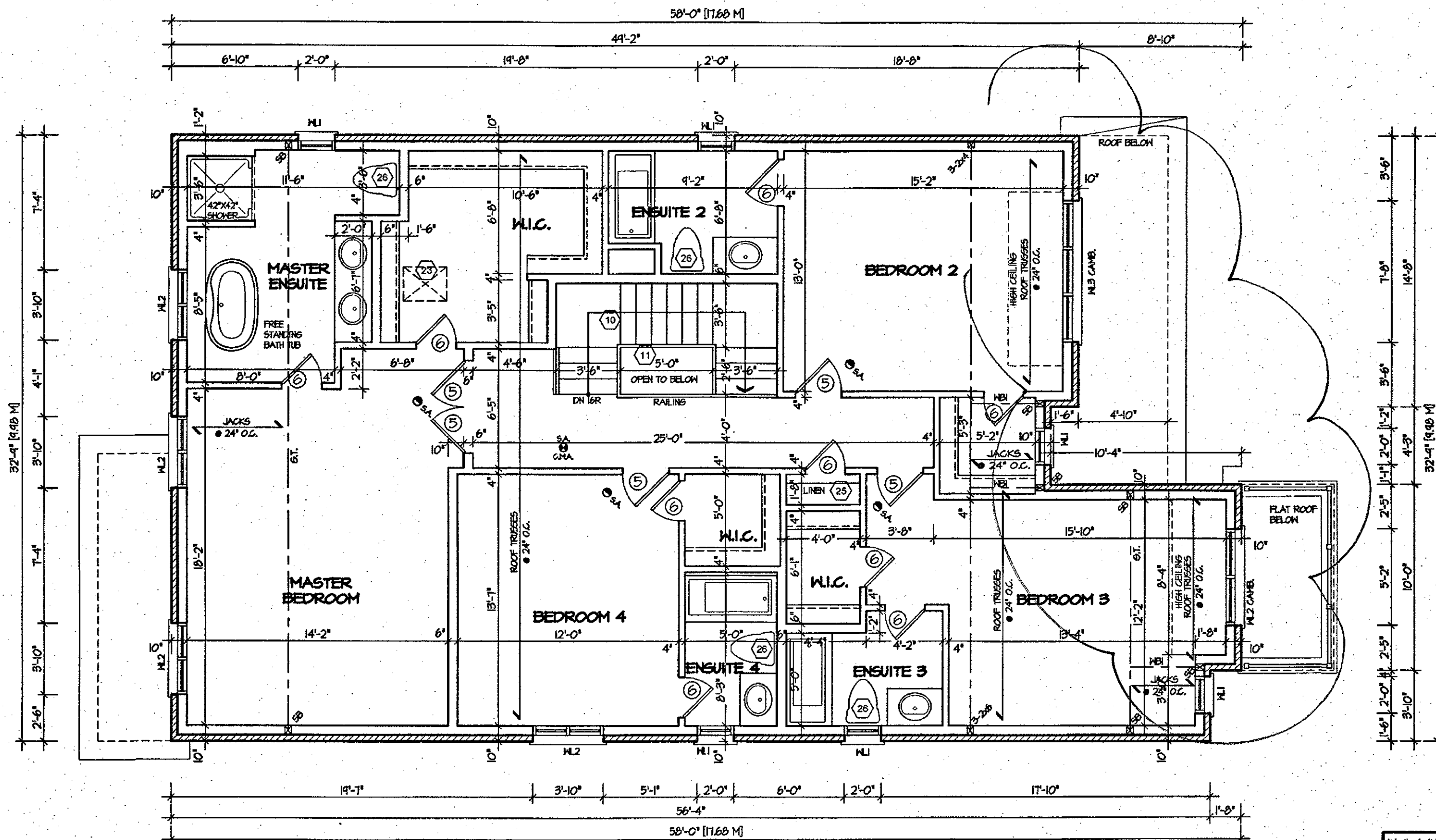


JUL 14 2017

FOR STRUCTURE ONLY

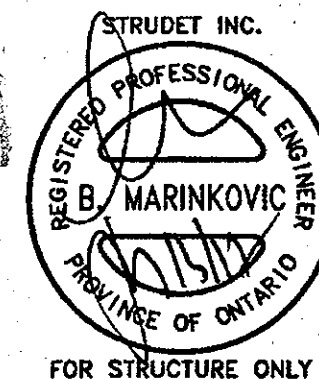
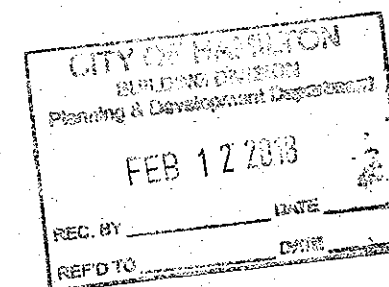
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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



SECOND FLOOR PLAN '3'

CITY OF HAMILTON
Building Division
Permit No. **104064**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] **apv. 10/11/16**
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

JUL 14 2017

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.
ARCHITECTURAL REVIEW & APPROVAL
NOV. 20 2017
John G. Williams Limited, Architect

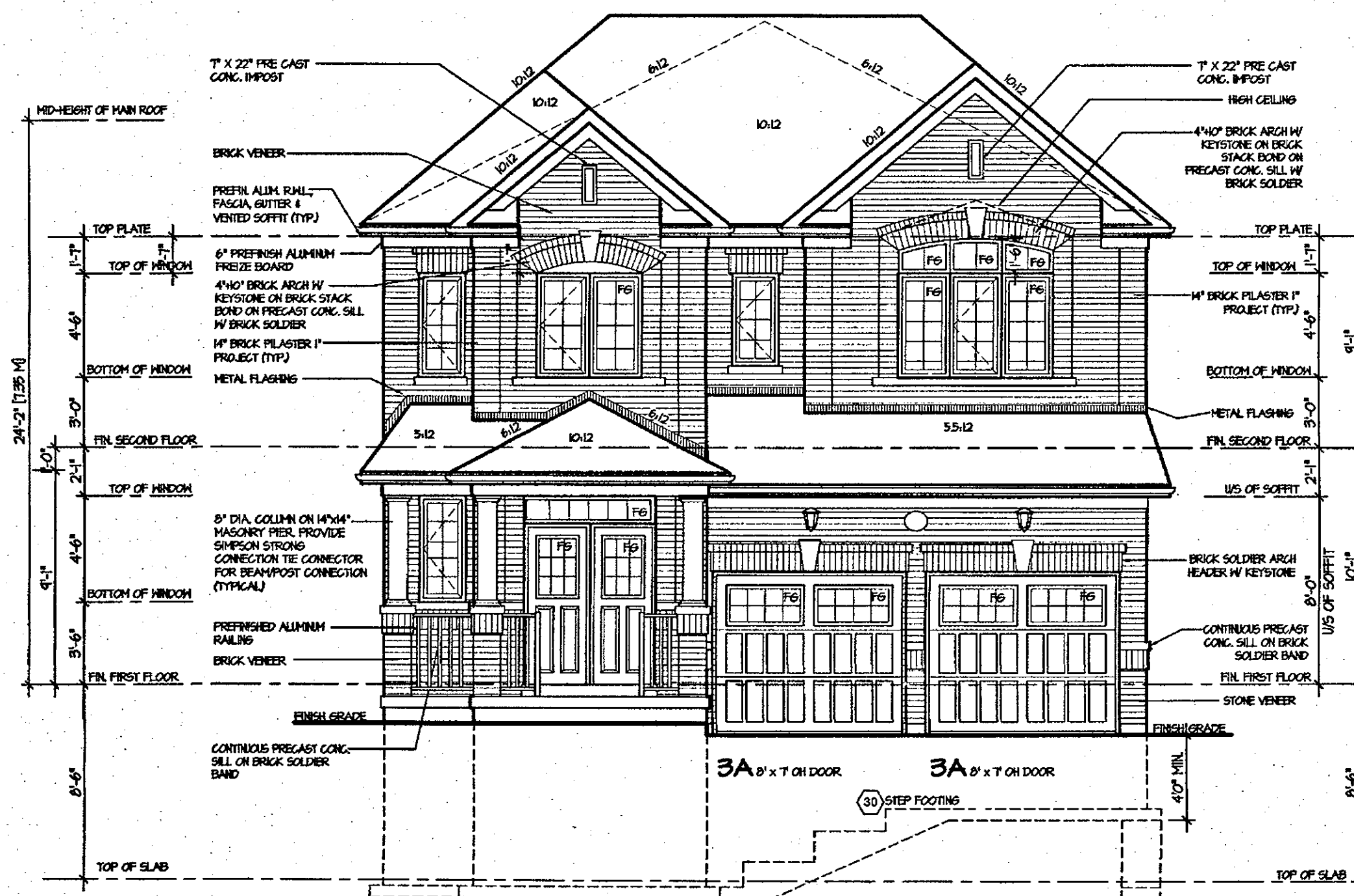
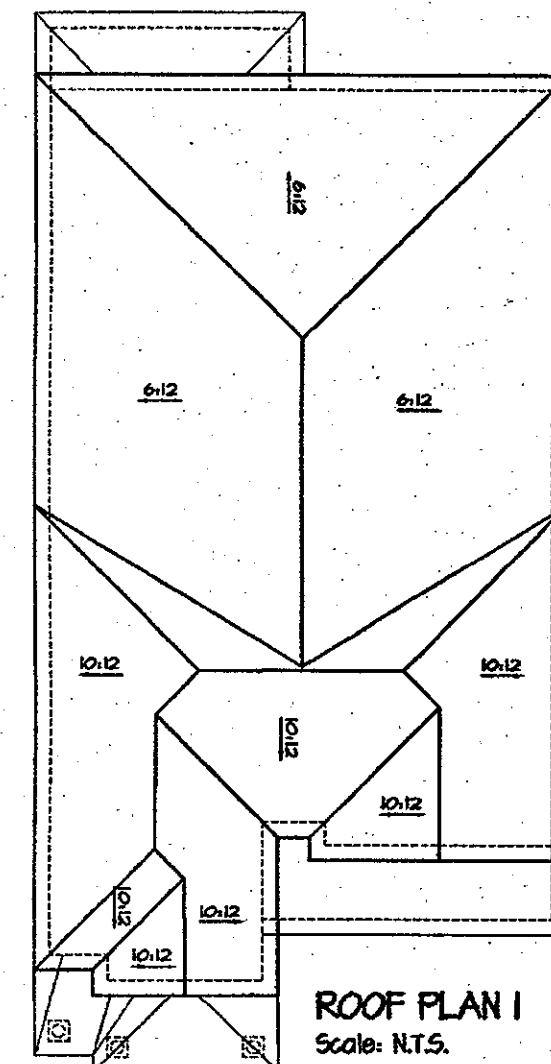
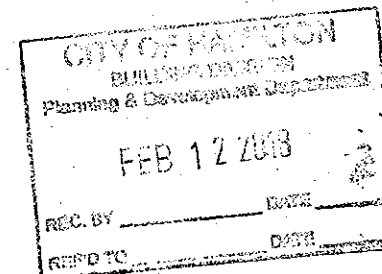
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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

Permit No. 104064

These drawings and/or specifications have been reviewed by
 Apr. 18/10

 FOR CHIEF BUILDING OFFICIAL DATE



JUL 14 2017

ROSEWOOD 7

COMPLIANCE PACKAGE "A1"

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

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 1967

John G. Williams Limited, Architect

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

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR		28770
NAME	SIGNATURE	BCIN

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

REGION
DESIGN
INC.

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

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA 3,205	PAGE No. 4
PROJECT 03-13-09	



PROJECT NAME
RUSSEL GARDENS II

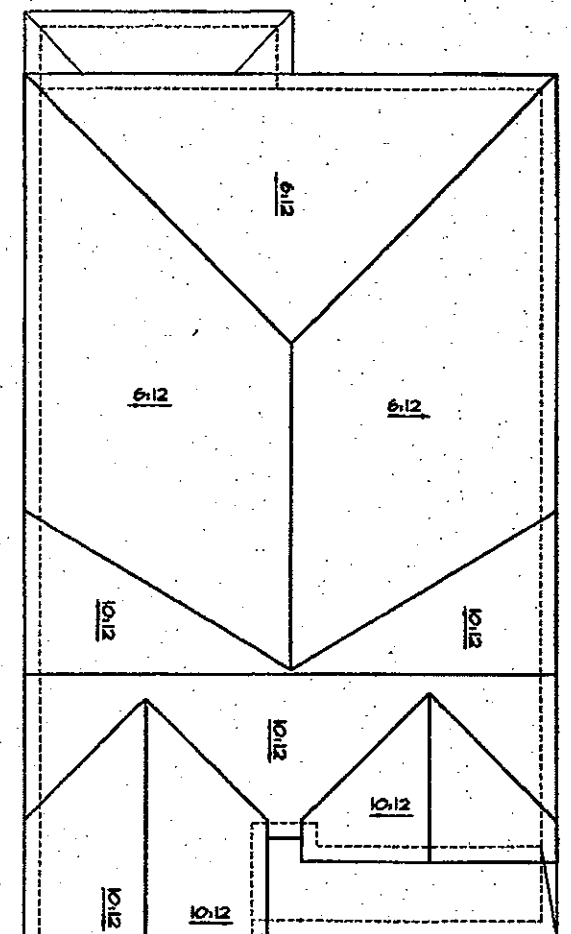
CITY OF HAMILTON
Building Division

Permit No. **1B 104064**

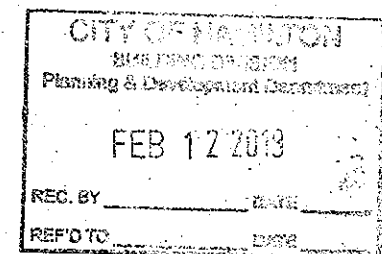
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

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



ROOF PLAN 2
Scale: N.T.S.



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

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

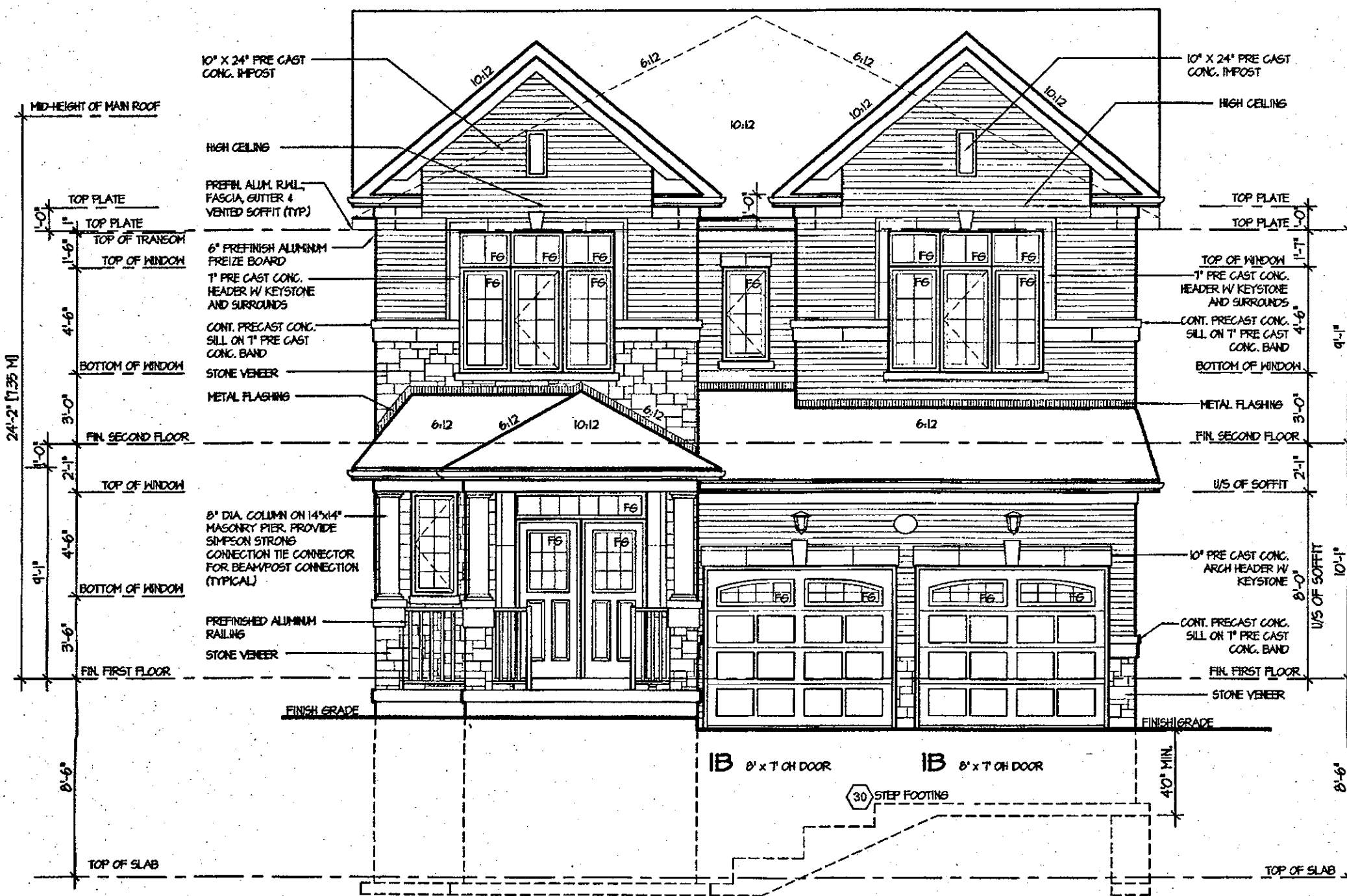
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017



PROJECT NAME
RUSSEL GARDENS II

FRONT ELEVATION 2



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

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

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

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

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



SHEET TITLE
**FRONT ELEVATION
ELEV. 2**

SCALE
3/16"=1'-0"

DATE
NOV 2016

BY
V.G.

TYPE

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

AREA
3,205

PROJECT
03-13-09

PAGE No.
4-2

CITY OF HAMILTON
Building Division

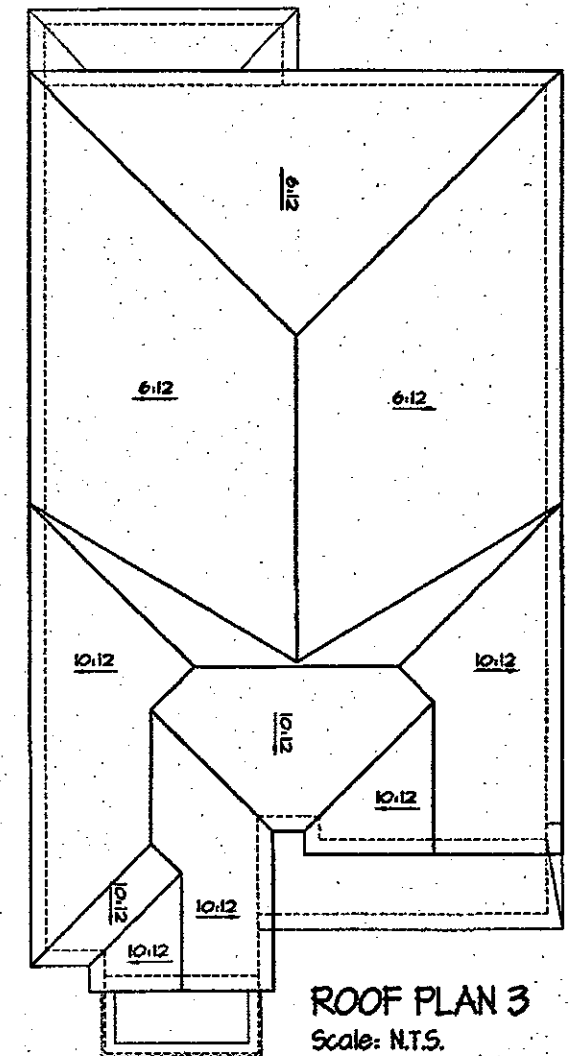
Permit No. **18 104064**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

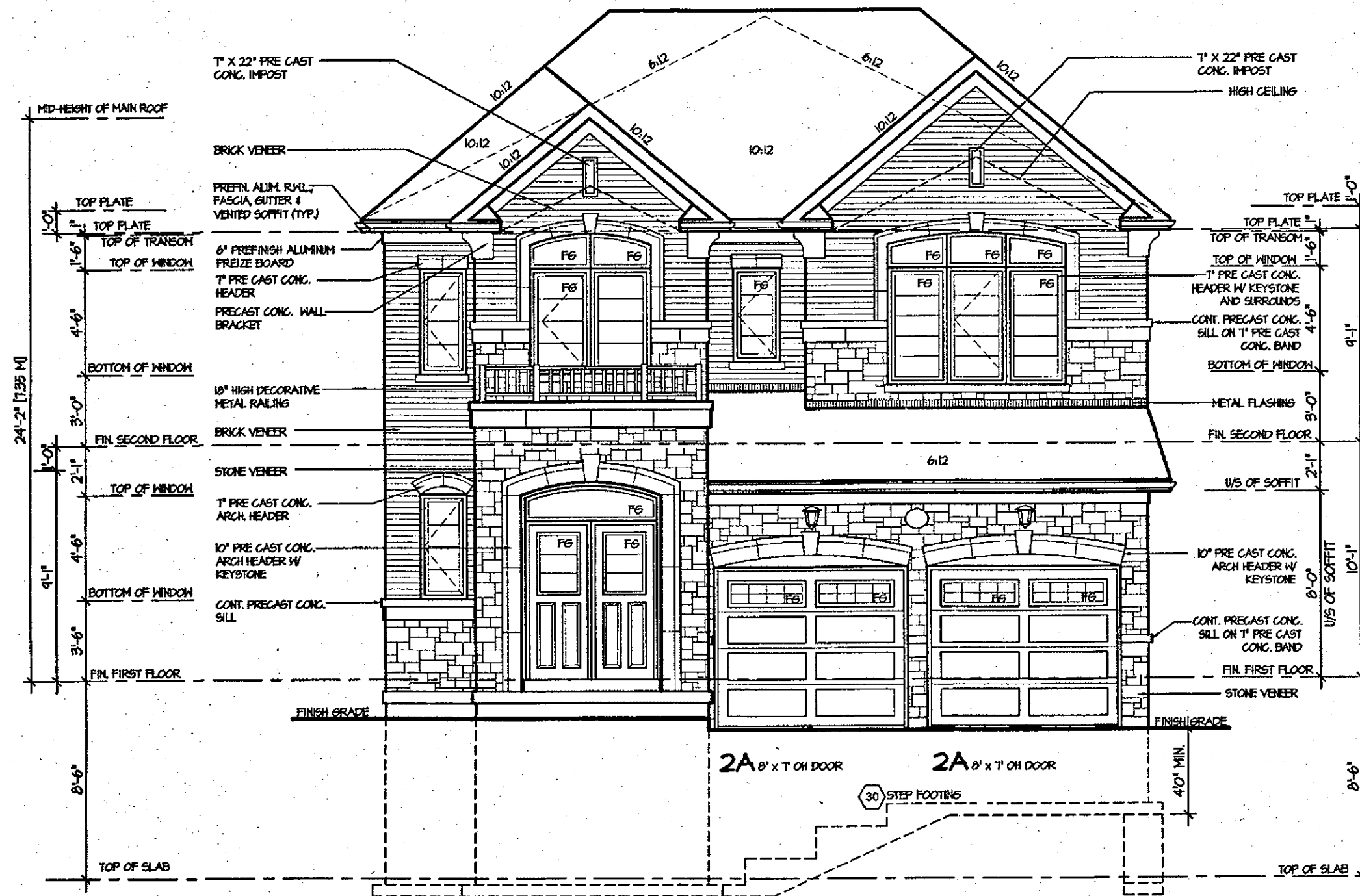
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

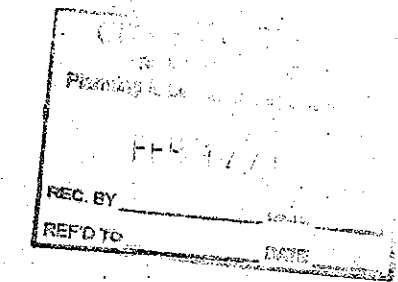
SM *Apr-18/18*
FOR CHIEF BUILDING OFFICIAL DATE



ROOF PLAN 3
Scale: N.T.S.



FRONT ELEVATION 3



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

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

ARCHITECTURAL REVIEW & APPROVAL

Nov 20 2017

John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5. 4. 3. 2. 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION ELEV. 3 SCALE 3/16"=1'-0" DATE NOV 2016	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. BY V.G. AREA 3,205 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II PAGE No. 4-3
---	---	---	----------------------------------	--	--	--

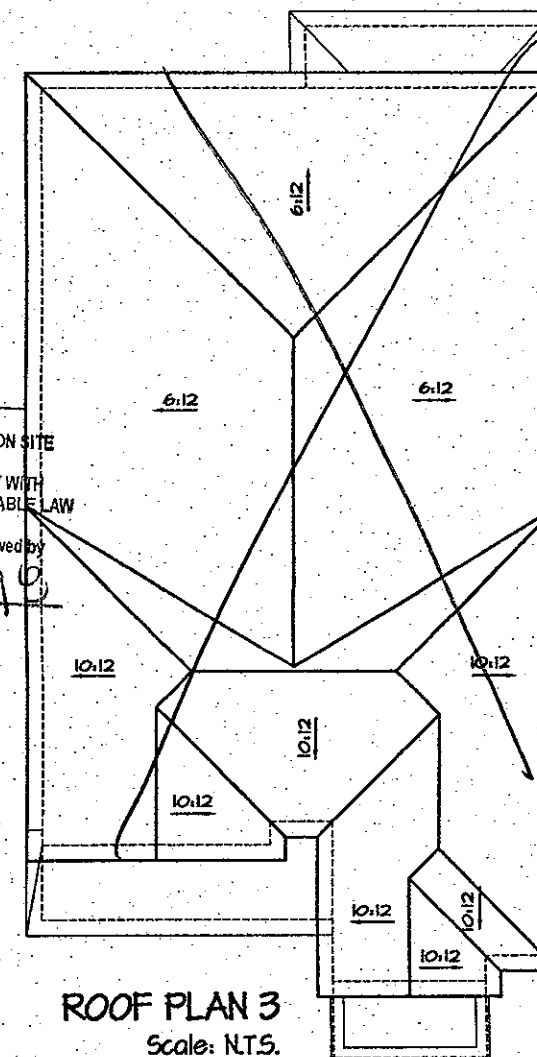
SEE
REVISED.
DATED
APRIL 13/18

CITY OF HAMILTON
Building Division

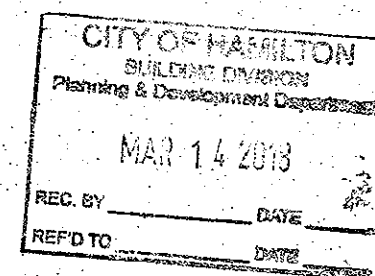
Permit No. 18 104064

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

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

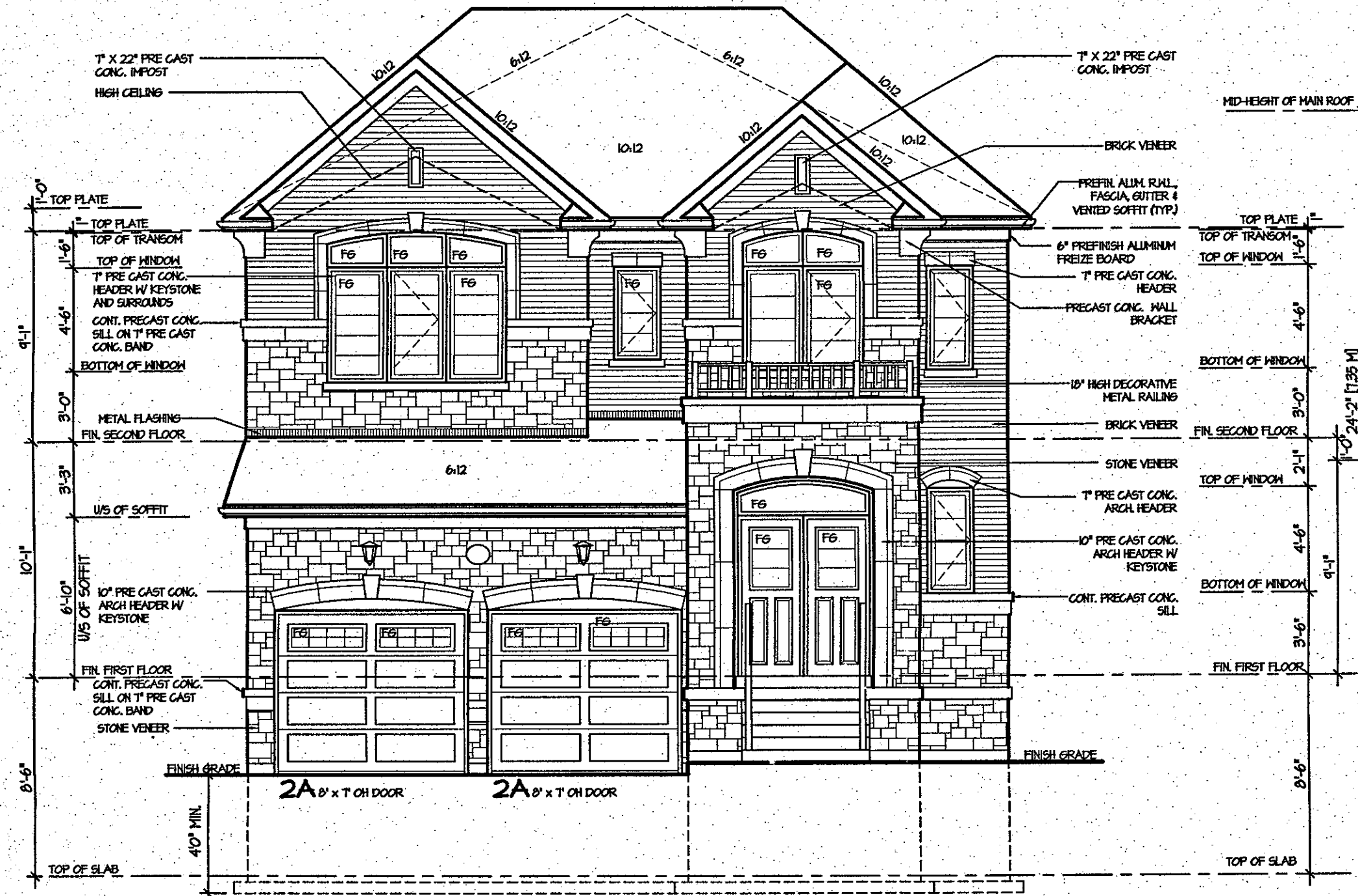


ROOF PLAN 3
Scale: N.T.S.



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

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



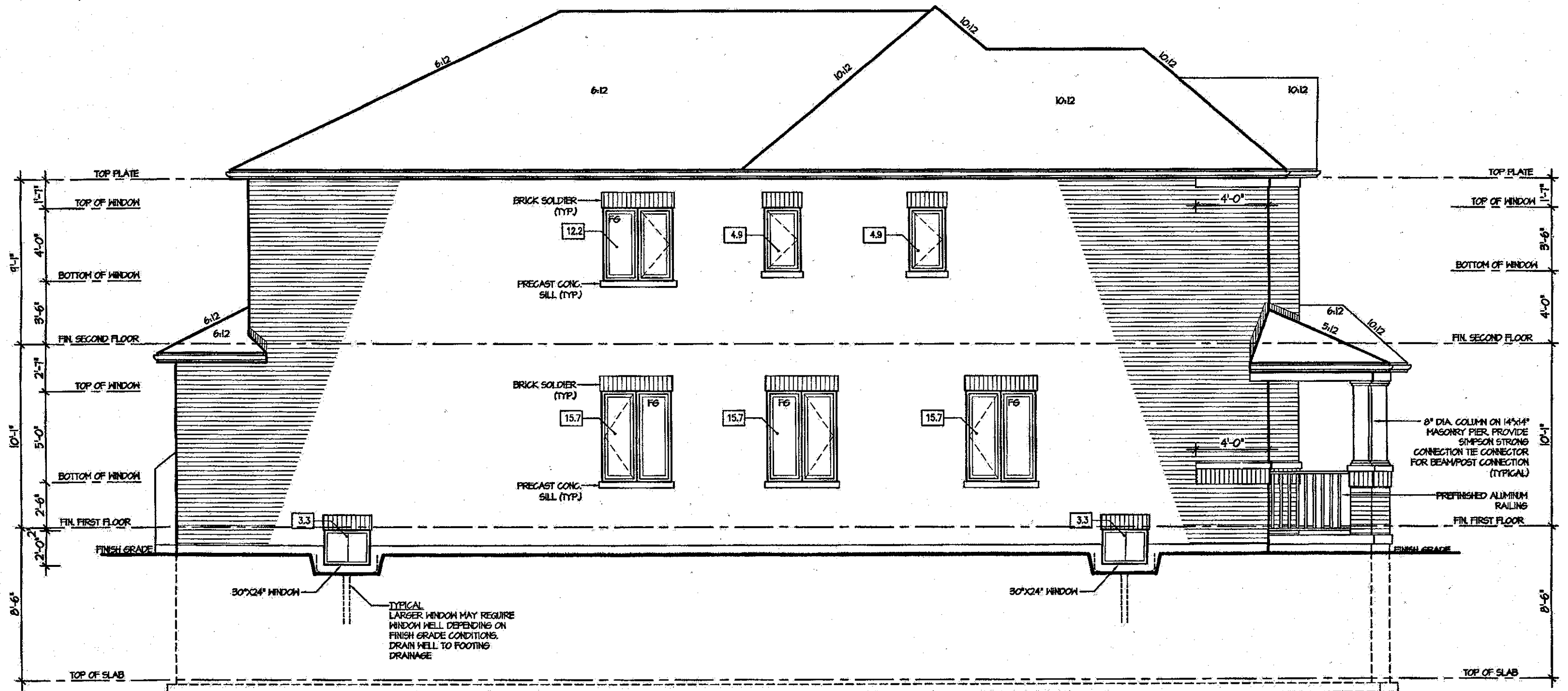
FRONT ELEVATION 3
FOR LOT 166

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

JAN 29 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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



LEFT ELEVATION I

CITY OF HAMILTON
Building Division
Permit No. **13 104064**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] **APR 18/18**
FOR CHIEF BUILDING OFFICIAL DATE

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	1191	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD	=	23.43	Sq. Ft.
ACTUAL GLAZED AREA	=	25.7	Sq. Ft.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAR 14 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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

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

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

MAR 05 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2. REVISED LIVING / DINING ROOM WINDOWS	MAR 2018
1. ISSUED FOR REVIEW	NOV 2016

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

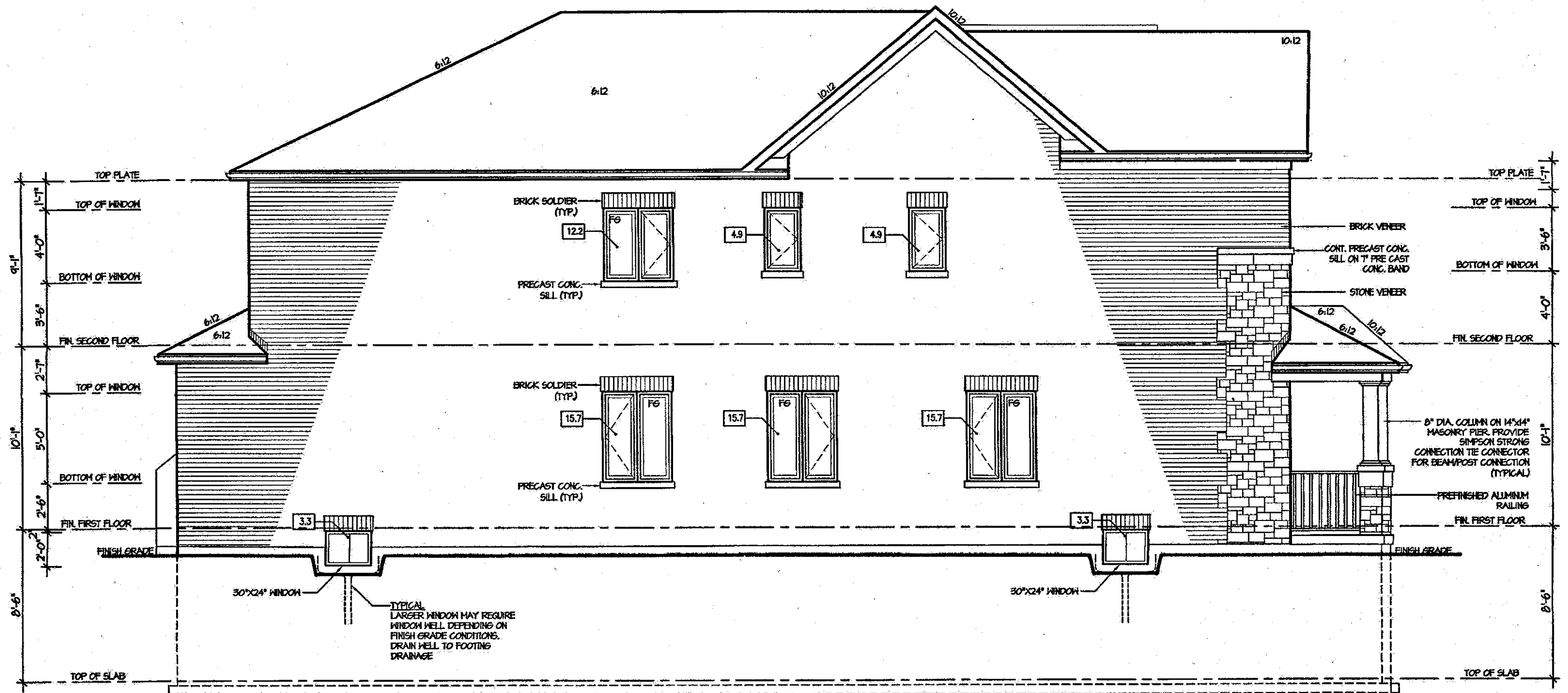
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

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

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

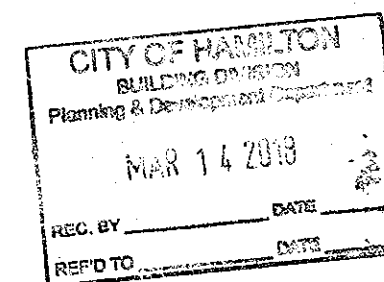
Greenpark.
PROJECT NAME **RUSSEL GARDENS II**



LEFT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	1194	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1:12 SIDE YARD	=	88.43	Sq. Ft.
ACTUAL GLAZED AREA	=	15.1	Sq. Ft.

CITY OF HAMILTON
Building Division
Permit No. **18 104064**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
Drawings and/or specifications have been reviewed by
Qm **Apr. 12/18**
FOR CHIEF BUILDING OFFICIAL



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

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

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

MAR 05 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

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

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

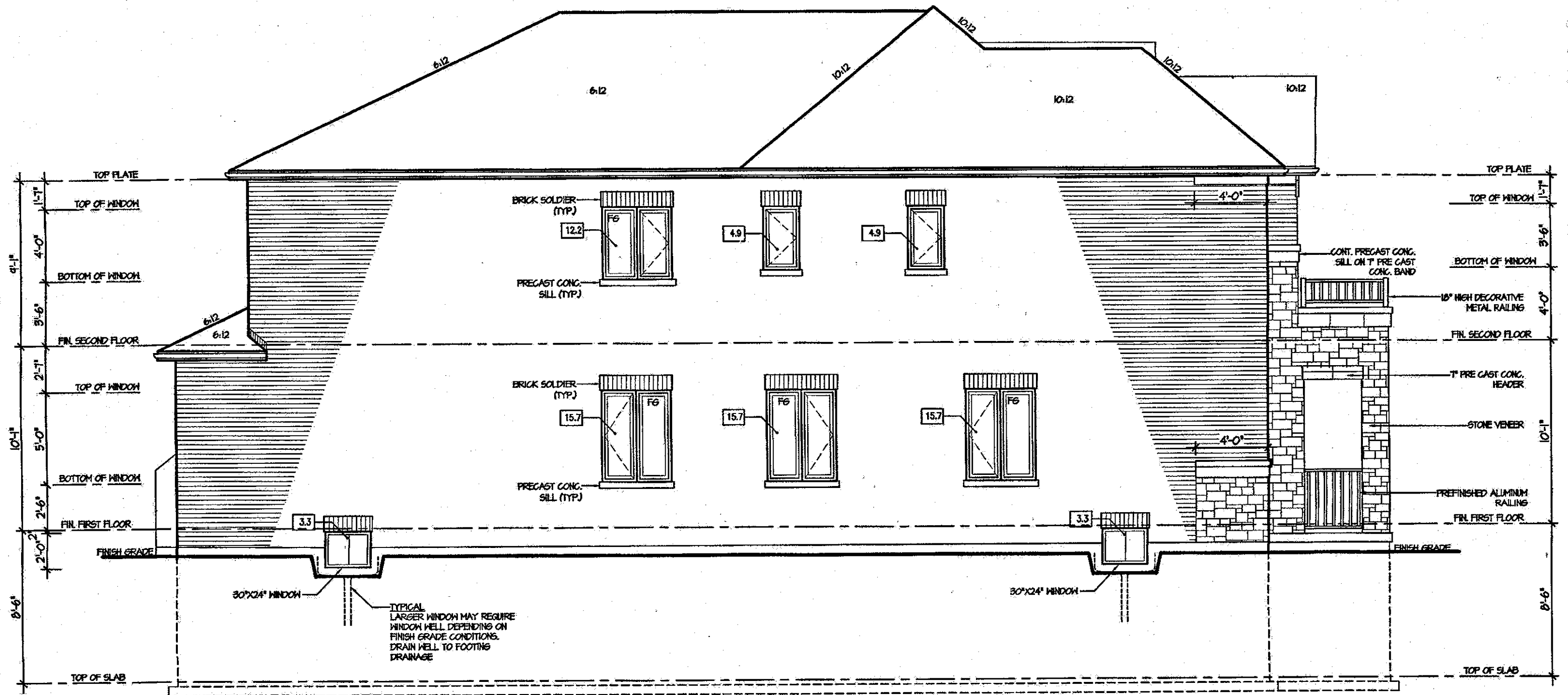
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 860-0746

REGION DESIGN INC.

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

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

Greenpark™
PROJECT NAME
RUSSEL GARDENS II



LEFT ELEVATION 3

ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	1149	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD	=	23.43	Sq. Ft.
ACTUAL GLAZED AREA	=	15.7	Sq. Ft.

CITY OF HAMILTON
Building Division

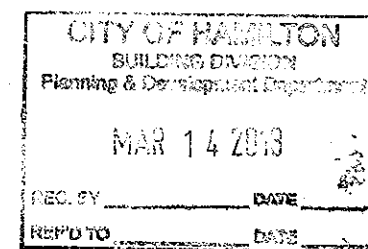
Permit No. **18 104064**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

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



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

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

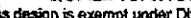
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

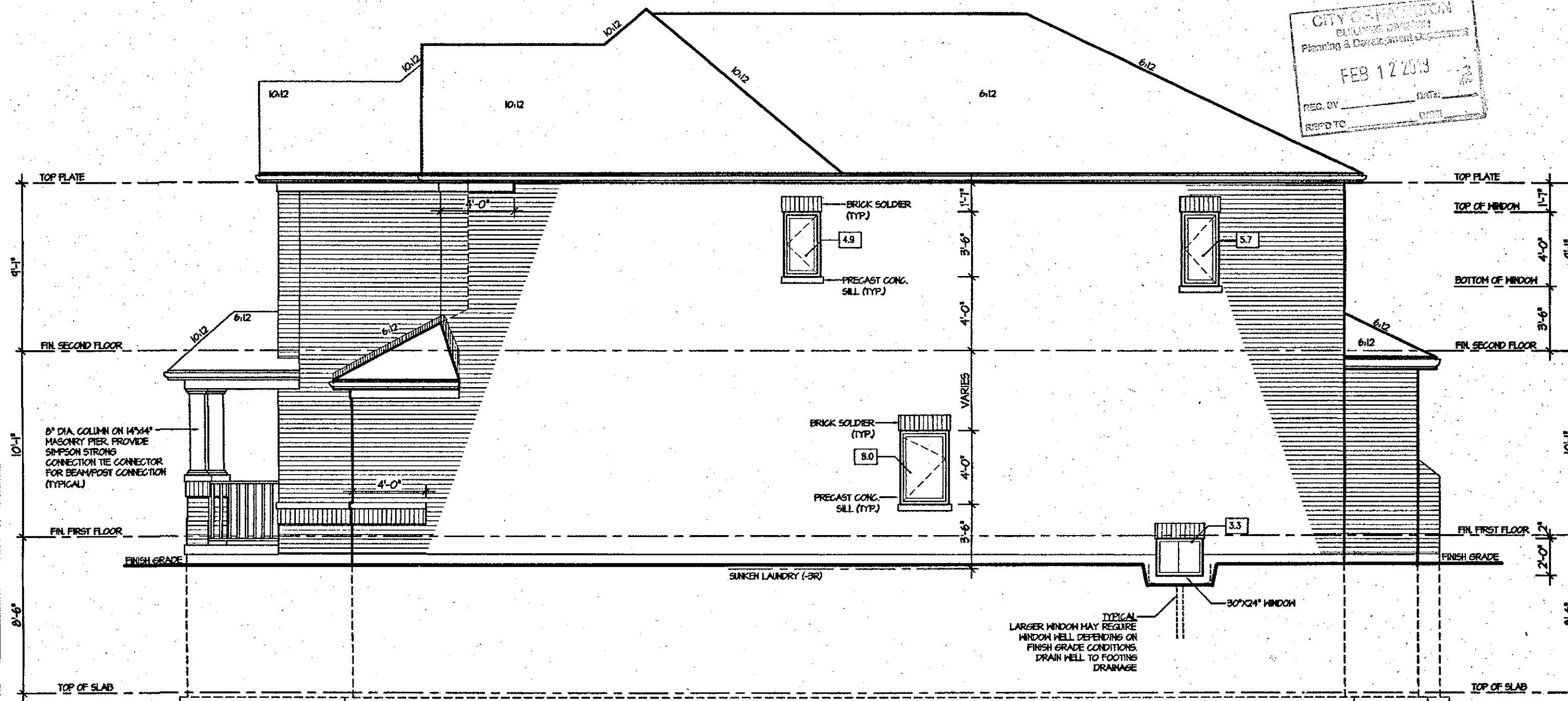
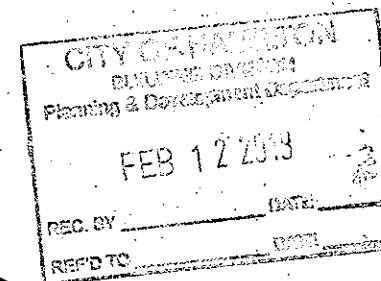
APPROVED BY: *[Signature]*
DATE: *MAR 08 2018*

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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

MAR 05 2018

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 860-0746	REGION DESIGN INC.	SHEET TITLE		LEFT SIDE ELEVATION ELEV. 3		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					SCALE						
3.					3/16"=1'-0"		V.G.	3,205	5-3		
2.	REVISED LIVING / DINING ROOM WINDOWS				MAR 2018	DATE		TYPE	PROJECT	PROJECT NAME	
1.	ISSUED FOR REVIEW				NOV 2016	NOV 2016			03-13-09		
REVISIONS											



RIGHT ELEVATION I

ALLOWABLE GLAZING (STANDARD PLAN)			
HALL AREA	=	1104	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 12 H SIDE YARD	=	7163	Sq. Ft.
ACTUAL GLAZED AREA	=	214	Sq. Ft.

CITY OF HAMILTON
Building Division

Permit No. 18 104064

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

drawings and/or specifications have been reviewed by
JIM apr. 19/18
FOR CHIEF BUILDING OFFICIAL DATE

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

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

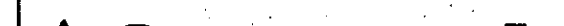
ARCHITECTURAL REVIEW & APPROVAL

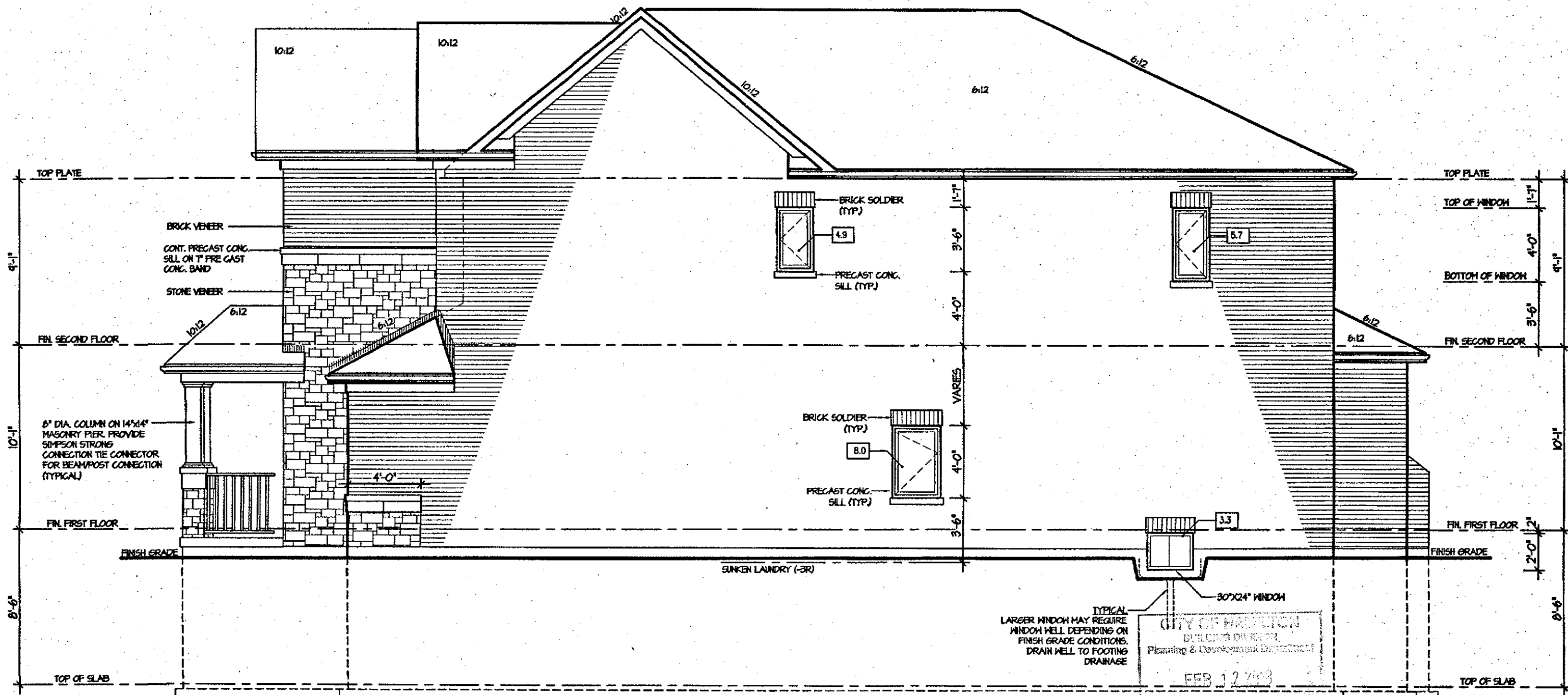
NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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



RIGHT ELEVATION 2

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

CITY OF HAMILTON
Building Division

Permit No. **18-004054**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

The drawings and/or specifications have been reviewed by

DM **APR 19/18**
FOR CHIEF BUILDING OFFICIAL DATE

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

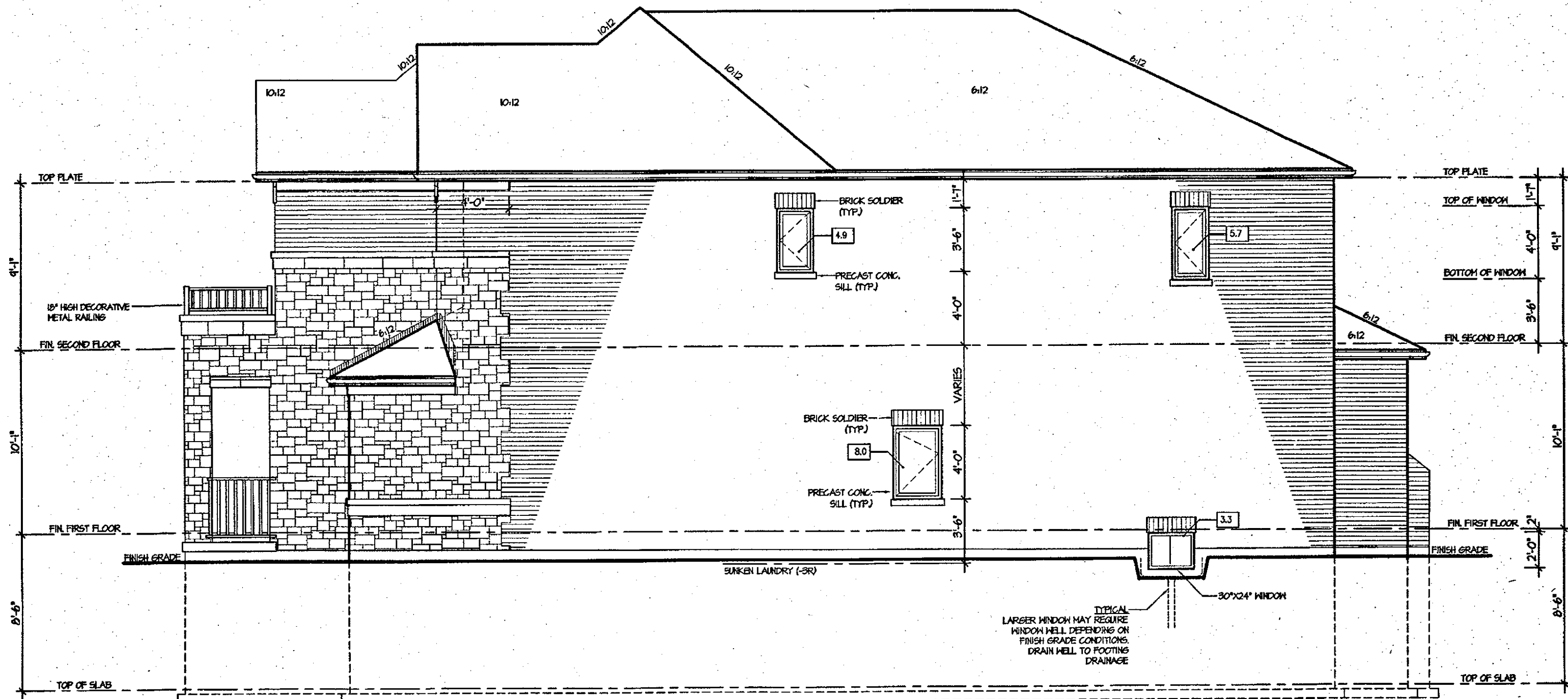
NOV 20 2017
John G. Williams Limited, Architect

JUL 14 2017

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE RIGHT SIDE ELEVATION ELEV. 2	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205
3.					DATE NOV 2016	TYPE	PAGE No. 6-2
2.						PROJECT 03-13-09	
1.	ISSUED FOR REVIEW	NOV 2016	VIKAS GAJJAR NAME	28770 SIGNATURE	BCIN		PROJECT NAME RUSSEL GARDENS II
REVISIONS							

Greenpark.



RIGHT ELEVATION 3

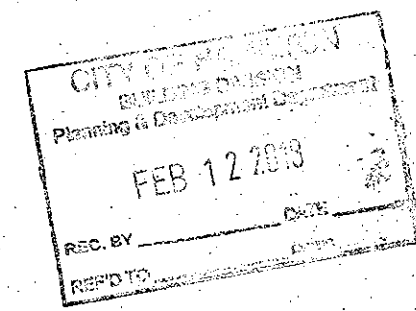
ALLOWABLE GLAZING (STANDARD PLAN)

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

CITY OF HAMILTON
Building Division
Permit No. 18 104064

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

These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE



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

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

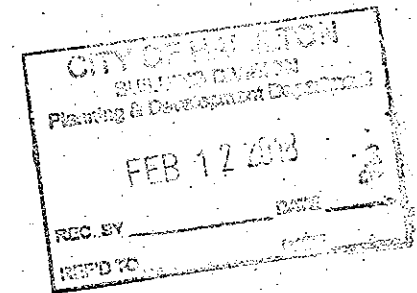
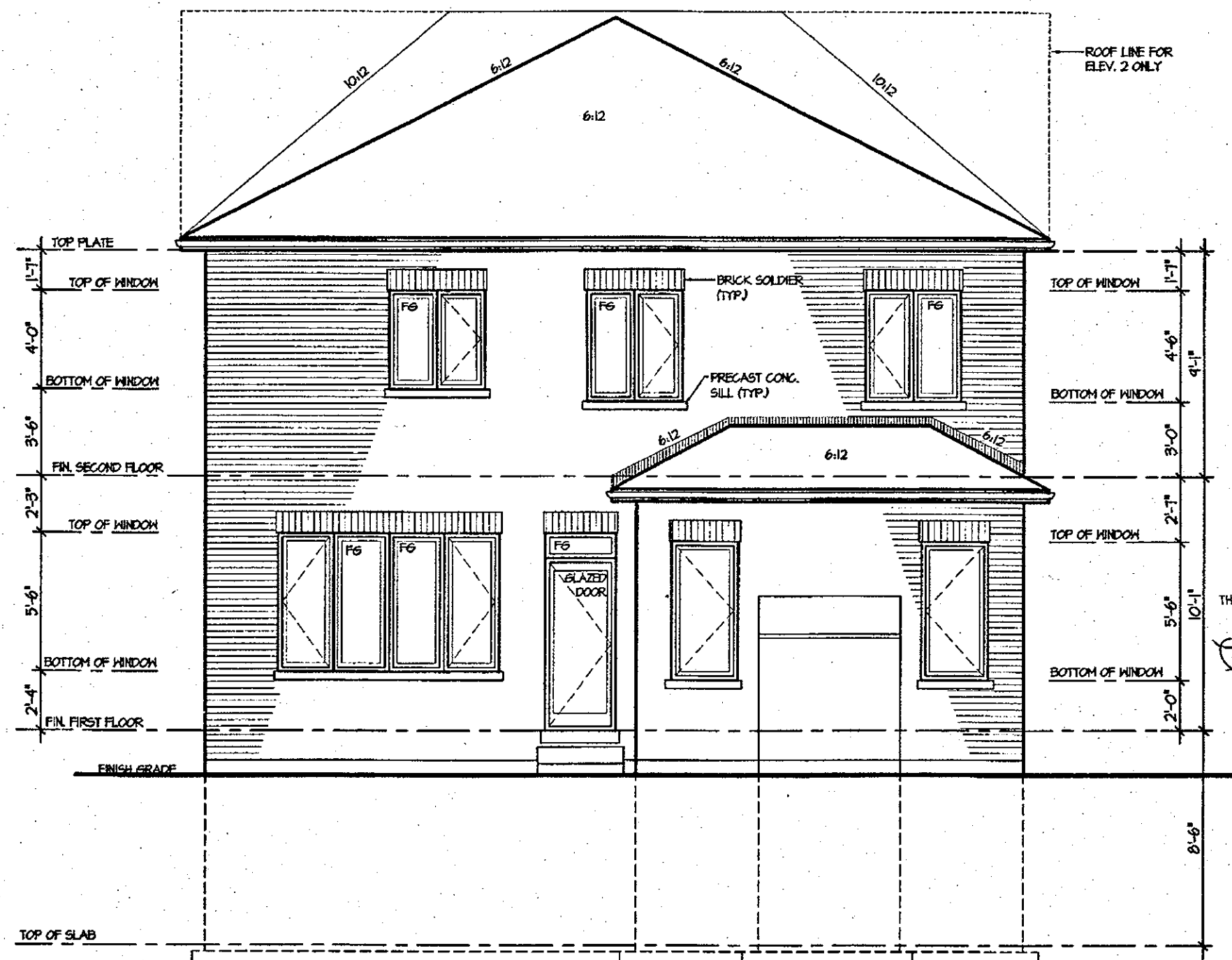
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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



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

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

These drawings and/or specifications have been reviewed by
[Signature] *april 16/16*
FOR CHIEF BUILDING OFFICIAL DATE

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

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

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

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

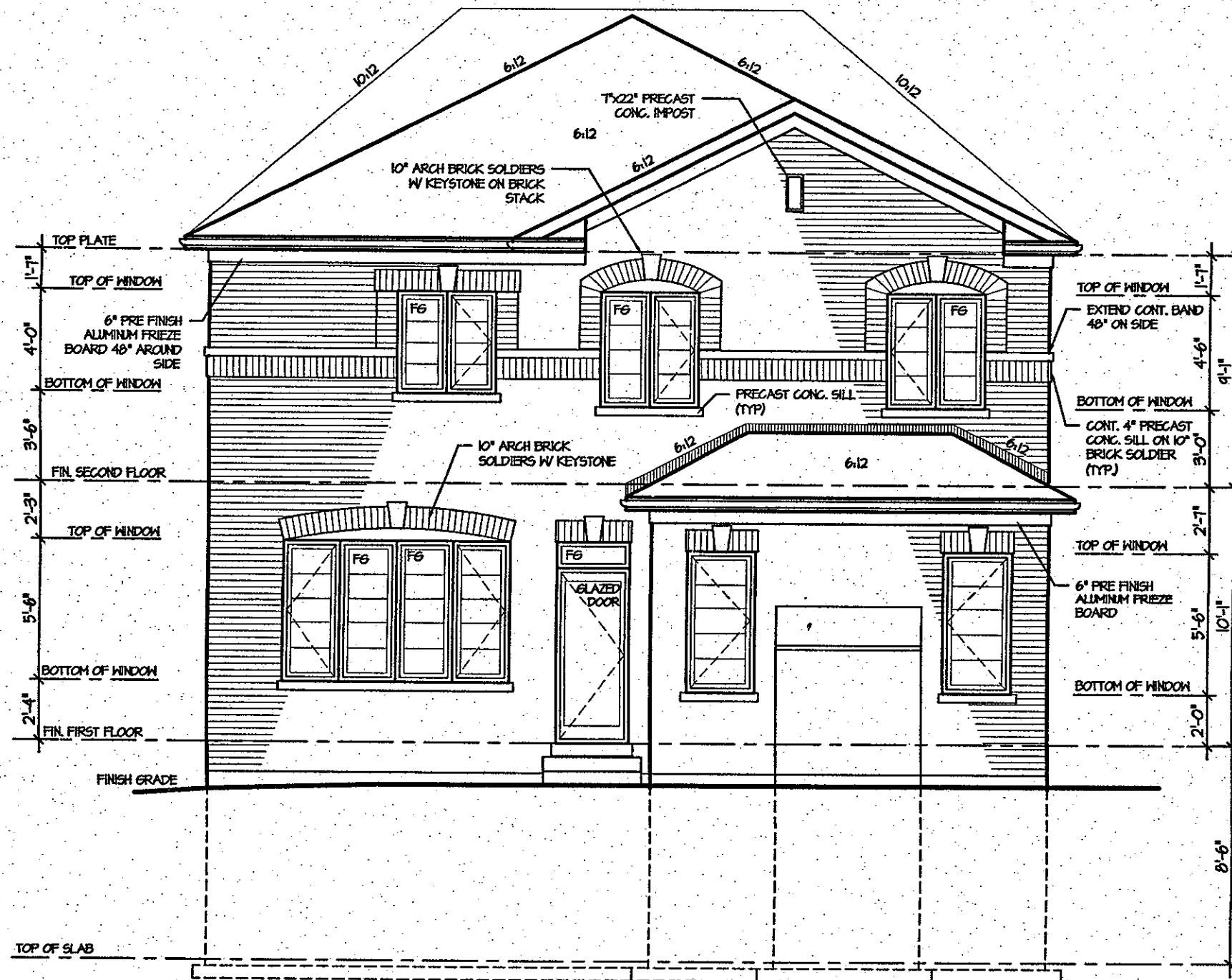
REVISIONS 5. 4. 3. 2. 1. ISSUED FOR REVIEW NOV 2016	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME <i>[Signature]</i> SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 756-4096 F (905) 660-0746	SHEET TITLE REAR ELEVATION SCALE 3/16"=1'-0" BY V.G. DATE NOV 2016 TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE No. 7 PROJECT 03-13-09	Greenpark. PROJECT NAME RUSSEL GARDENS II
---	--	---	--	---	---

CITY OF HAMILTON
Building Division

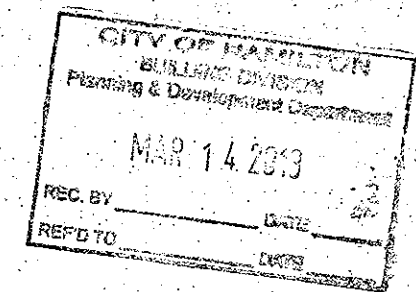
Permit No. **18 104064**

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

These drawings and/or specifications have been reviewed by
DM **01.12.18**
FOR CHIEF BUILDING OFFICIAL DATE



UPGRADED REAR ELEV 3
FOR LOT 166



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

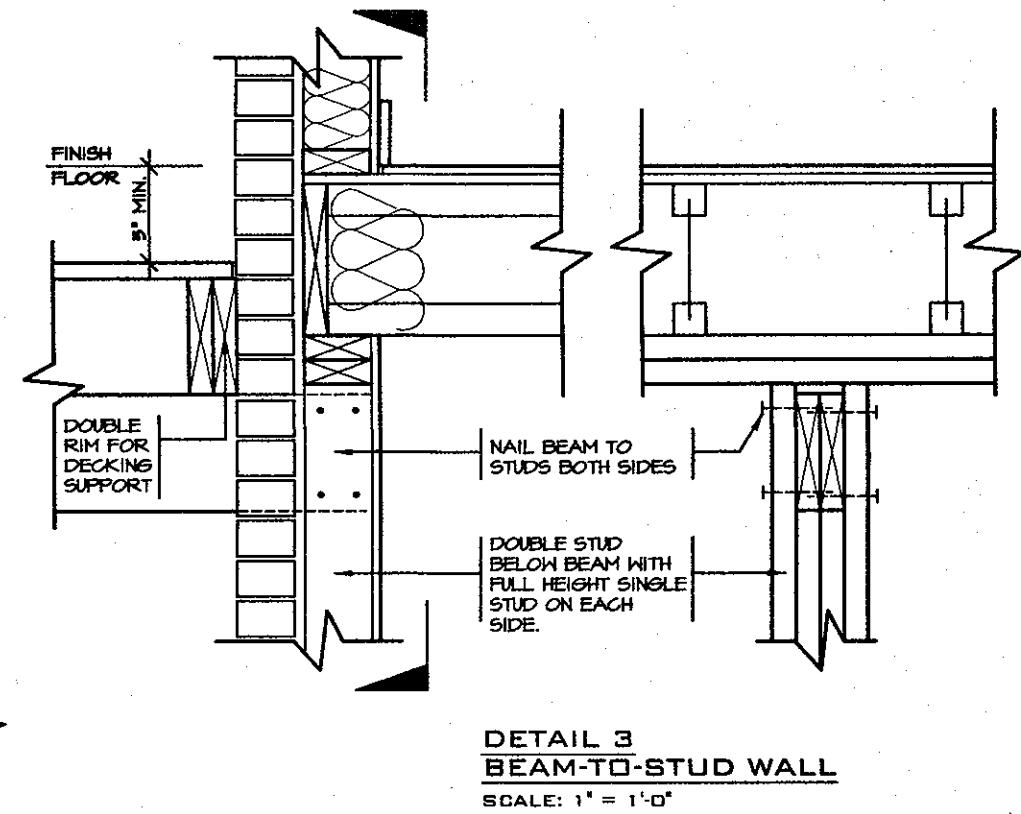
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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

FEB 01 2018

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		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.					UPGRADED REAR ELE.				AREA 3,205 PAGE No. 7 A	PROJECT NAME	
3.					ONLY FOR LOT 166						RUSSEL GARDENS II
2.					SCALE 3/16"=1'-0"	BY V.G.					
1.	ISSUED FOR REVIEW				NOV 2016	DATE NOV 2016					
REVISIONS											



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

CITY OF HAMILTON
Building Division

Permit No. 18 104064

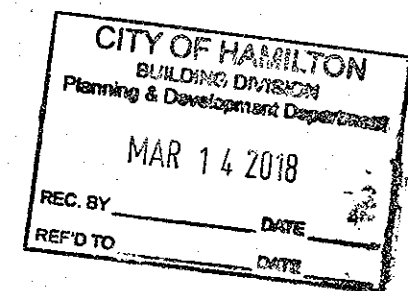
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

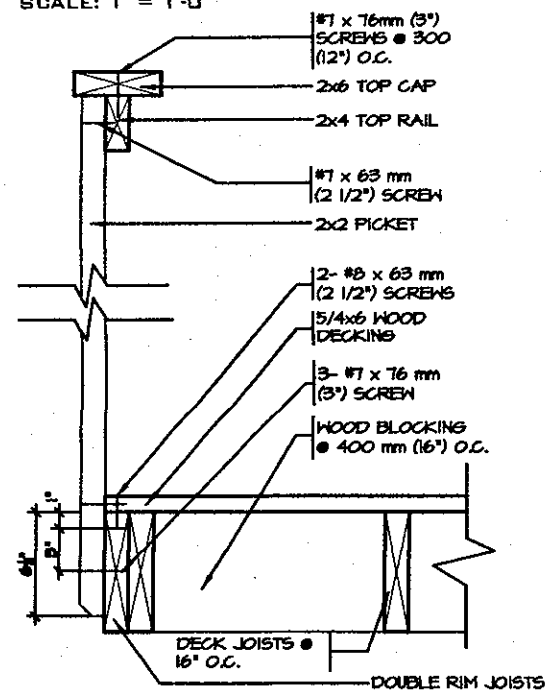
These drawings and/or specifications have been reviewed by
Jim Apr. 18/12

DATE

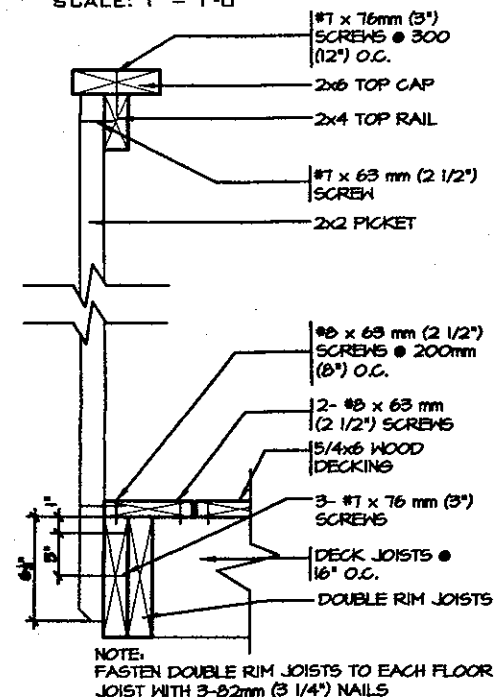
FOR CHIEF BUILDING OFFICIAL



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



NOTE:
FASTEN DOUBLE RIM JOISTS TO EACH FLOOR
JOIST WITH 3-82mm (3 1/4") NAILS

GENERAL NOTES

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

MAR 03 2018

STRUDET INC.

FOR STRUCTURE ONLY

FOR STRUCTURE ONLY
2012 CODE

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 NICOLA LOMBARDO 28679 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.						WALK-OUT DECK DETAILS					
3.						SCALE AS SHOWN	BY			AREA	PAGE No.
2.											8-2
1.	REVISED FOR RUSSELL GARDENS	MAR 2018				DATE MAR 2018	TYPE			PROJECT 00-00-00	
REVISIONS			PROJECT NAME STANDARD DETAILS - 2017								

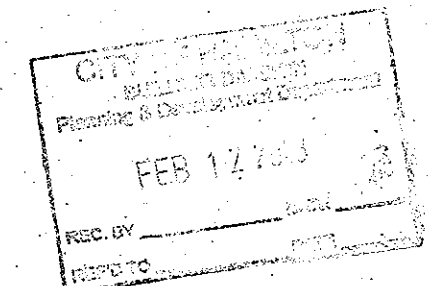
CITY OF HAMILTON
Building Division

Permit No. 18 104064

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
S.M. apr. 18/18
FOR CHIEF BUILDING OFFICIAL DATE

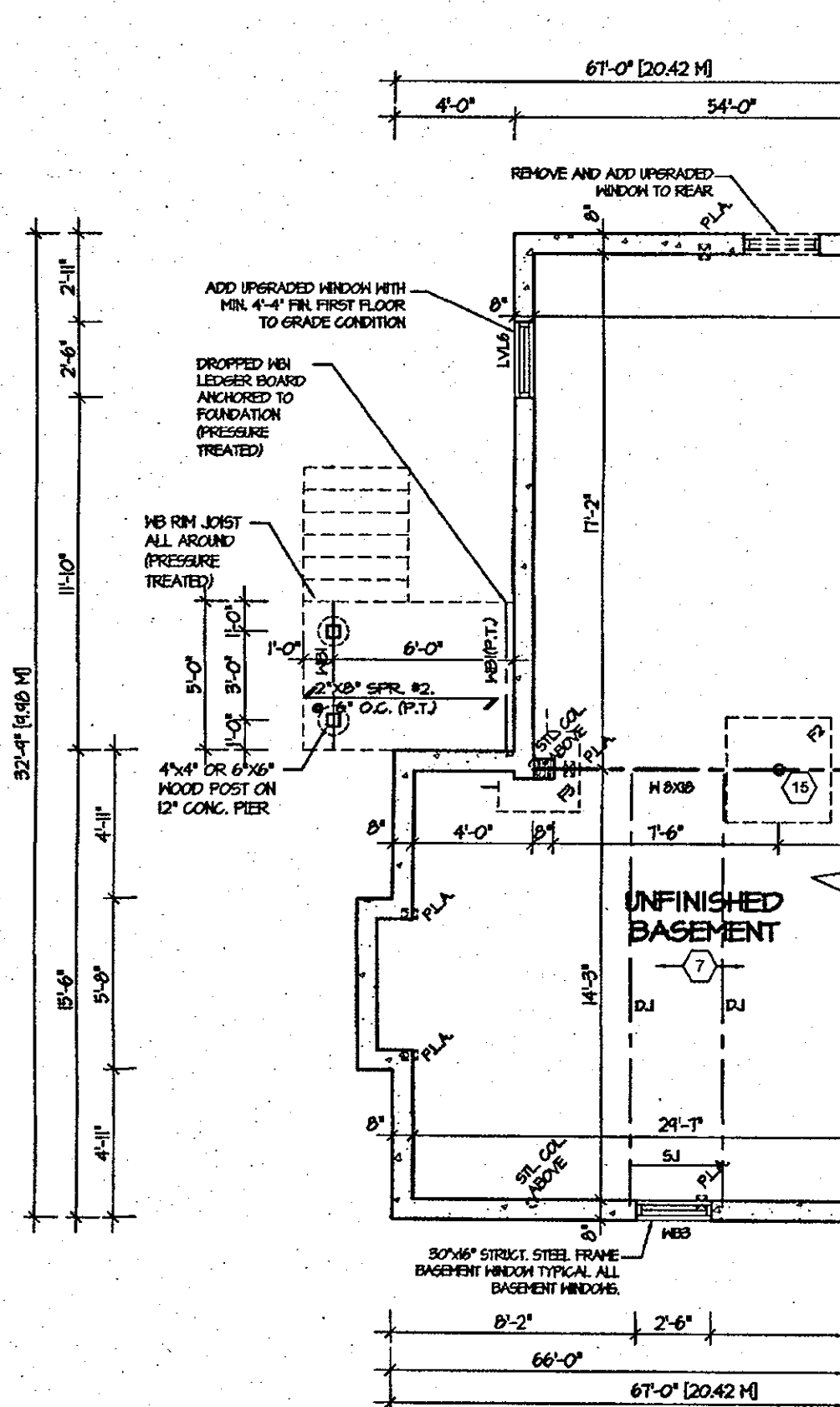


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

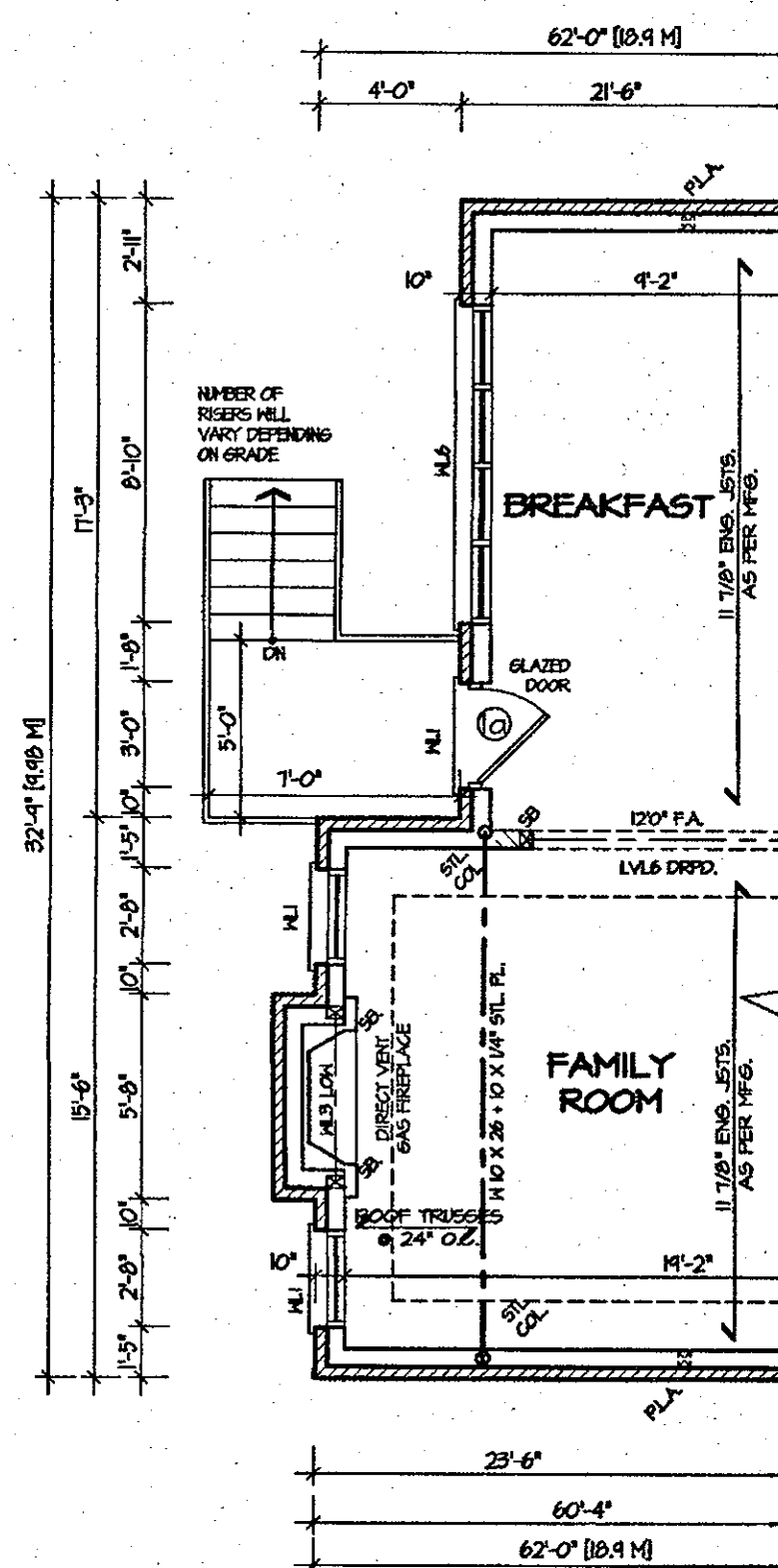
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON
ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017



PARTIAL BASEMENT PLAN
FOR DECK CONDITION



PARTIAL FIRST FLOOR PLAN
FOR DECK CONDITION

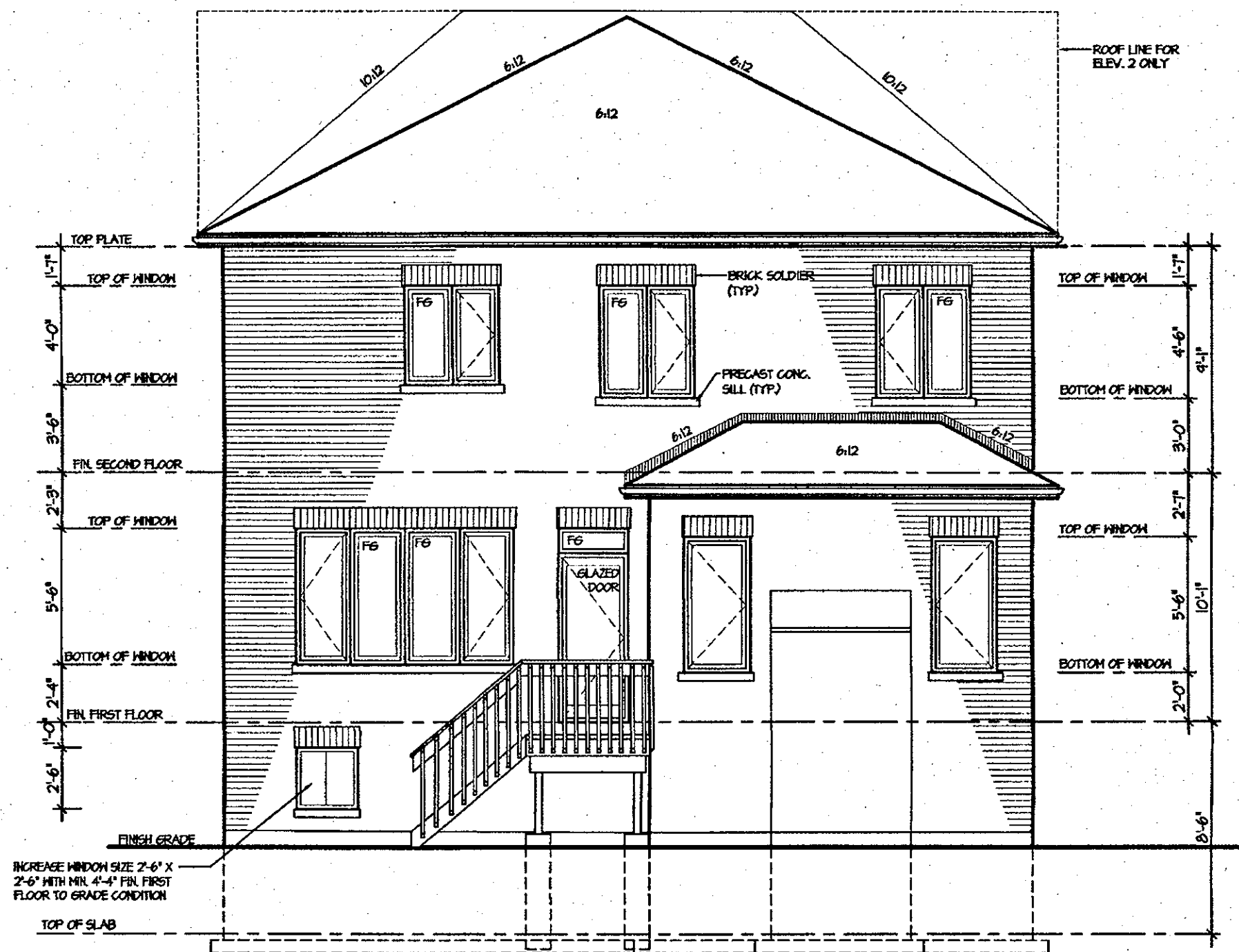
5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	NOV 2018
REVISIONS		

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4098
F (905) 660-0746
REGION DESIGN INC.

SHEET TITLE DECK PLANS		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	PAGE No. 9
DATE NOV 2016	TYPE	PROJECT 03-13-09	

Greenpark.
PROJECT NAME
RUSSEL GARDENS II



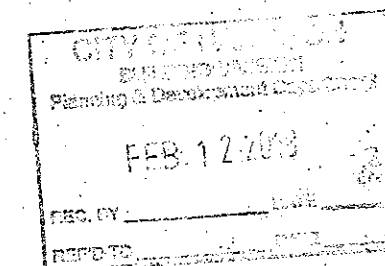
REAR ELEVATION 1, 2 & 3

CITY OF HAMILTON
Building Division

Permit No. 18
104064

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

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



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

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

ARCHITECTURAL REVIEW & APPROVAL

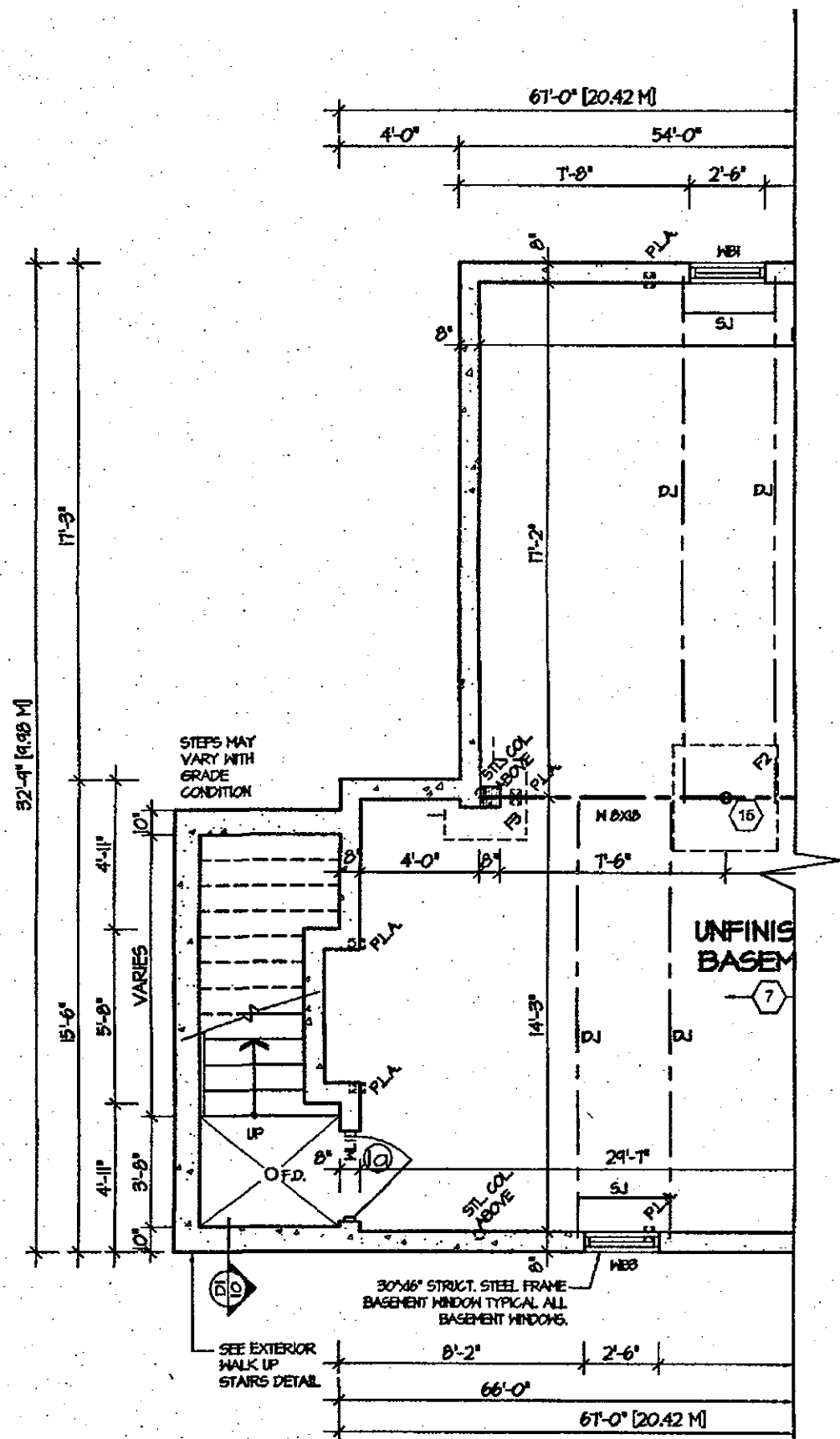
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

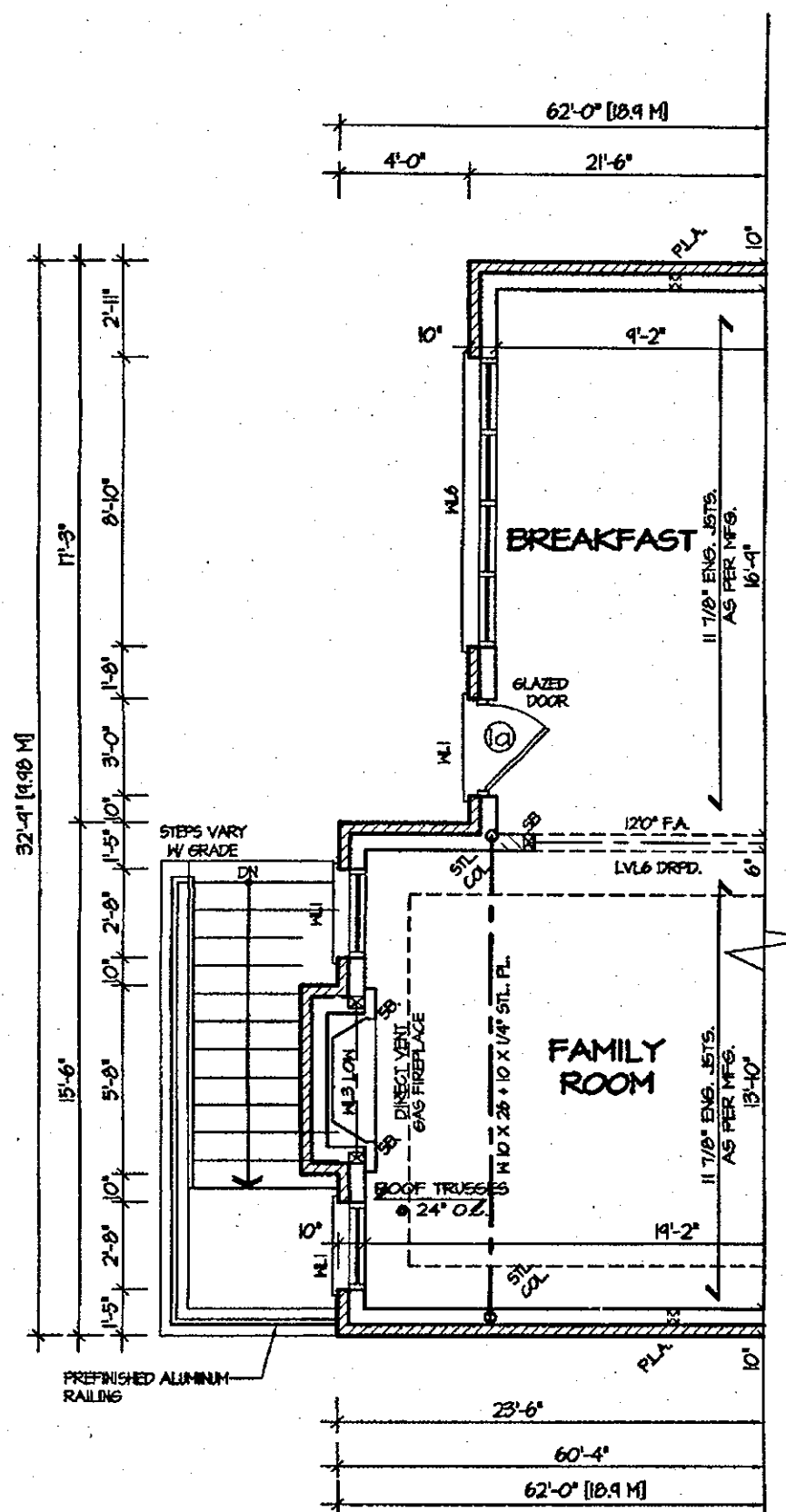
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE DECK ELEVATION		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	PAGE No. 9-2
3.					DATE NOV 2016	TYPE	PROJECT 03-13-09	
2.								
1.	ISSUED FOR REVIEW				NOV 2016			
REVISIONS								

Greenpark.

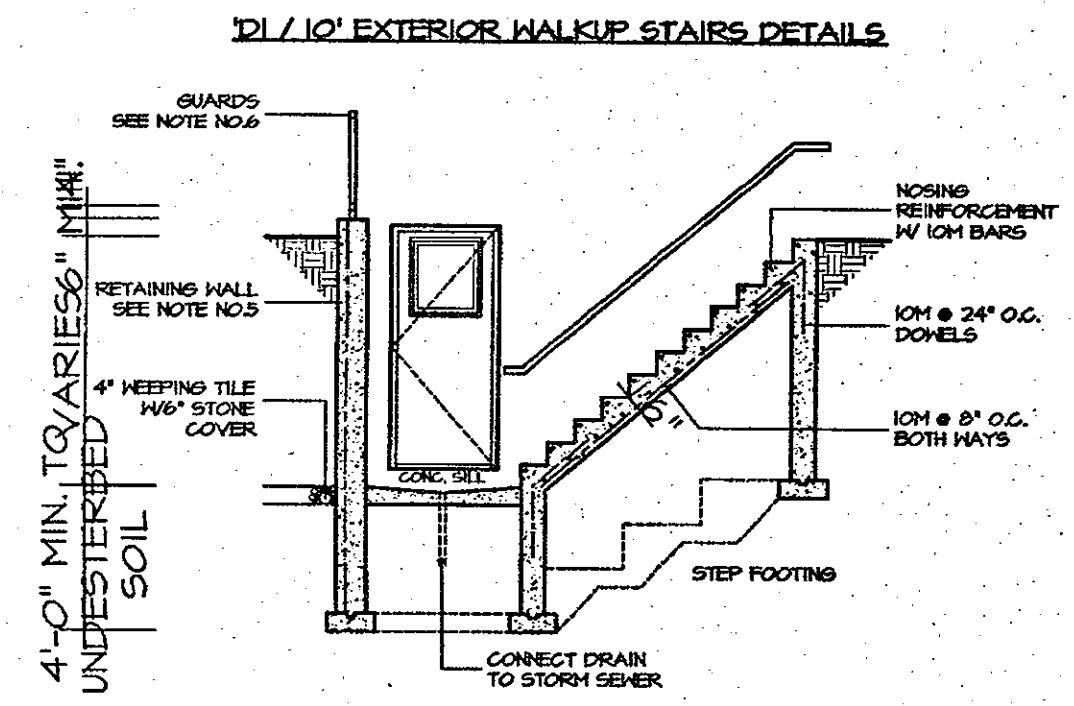
PROJECT NAME
RUSSEL GARDENS II



PARTIAL BASEMENT PLAN FOR WALK-UP CONDITION



PARTIAL FIRST FLOOR PLAN FOR WALK-UP CONDITION



SECTION

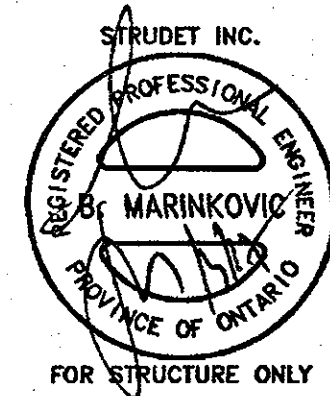
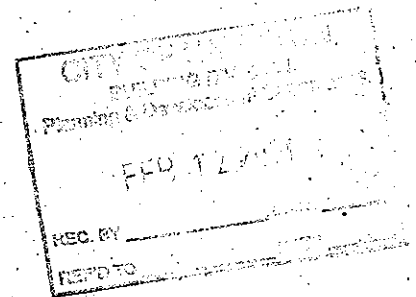
GENERAL NOTES:

1. FOOTING
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
3. EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
4 1/4" TREAD MINIMUM
4. INSULATION
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE B OF STANDARD NOTES.
5. RETAINING WALL
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 1'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.15.16.
6. GUARDS
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11", 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

CITY OF HAMILTON
Building Division
18 104064

Permit No. 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
8m *Apr 19/18*
FOR CHIEF BUILDING OFFICIAL DATE



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

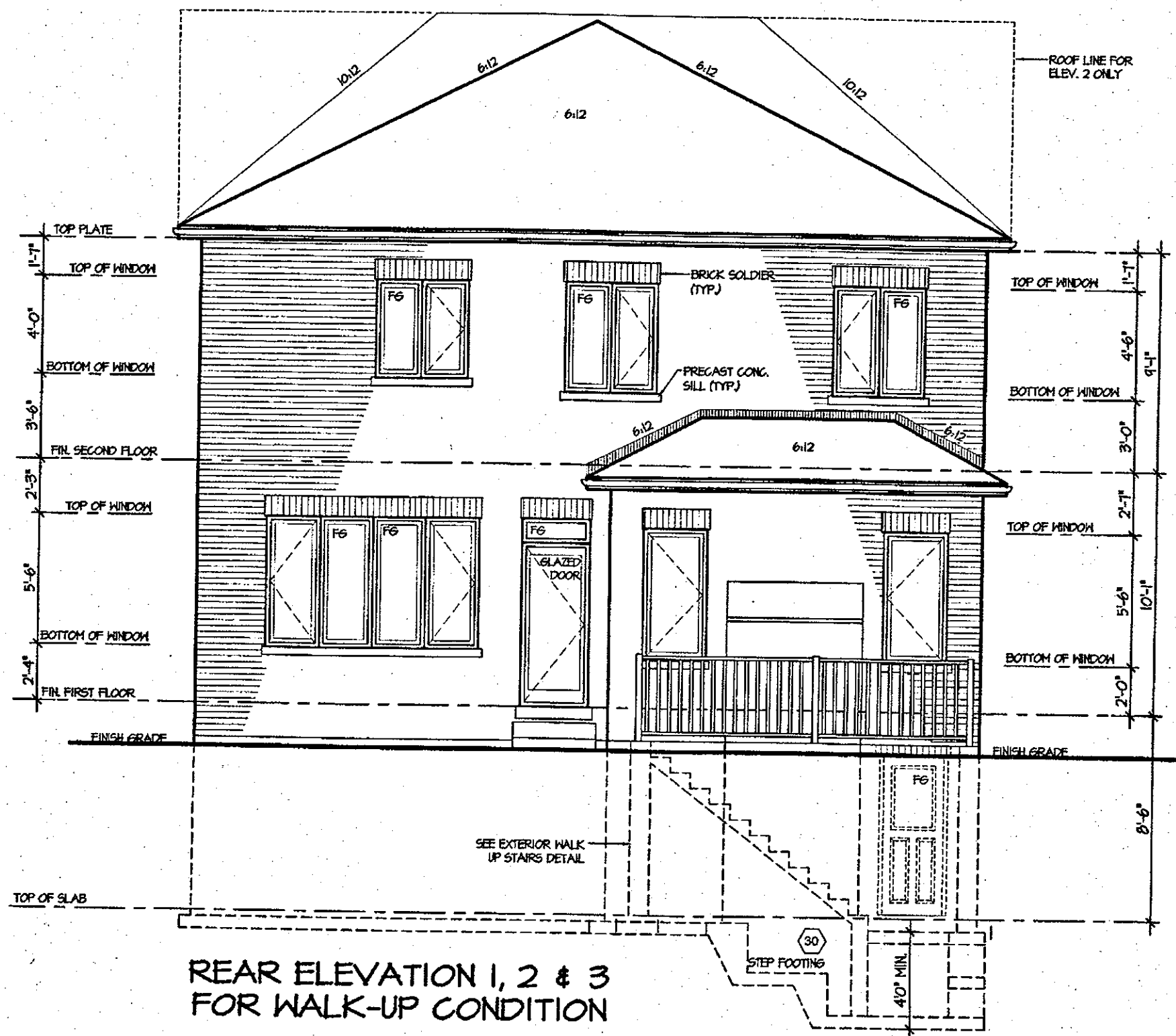
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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

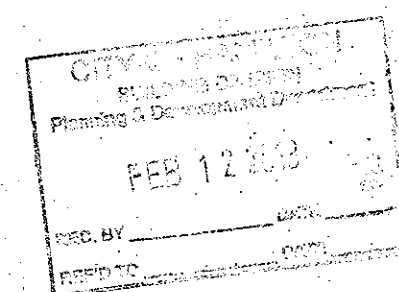
ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW NOV 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 735-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE WALK-UP PLANS SCALE 3/16"=1'-0" BY V.G. DATE NOV 2016 TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,205 PAGE No. 10	PROJECT NAME RUSSEL GARDENS II
---	--	---	---------------------------	--	---	--



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



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

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

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

JUL 14 2017

ROSEWOOD 7
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4086 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE DECK ELEVATION		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		Greenpark. PROJECT NAME RUSSEL GARDENS II
4.					SCALE 3/16"=1'-0"	BY V.G.	AREA 3,205	PAGE No. 10-2	
3.					DATE NOV 2016	TYPE	PROJECT 03-13-09		
2.									
1.	ISSUED FOR REVIEW				NOV 2016				
REVISIONS									