

PAD FOOTINGS		80 KPS. ENGINEERED FILL SOIL	
120 KPS. NATIVE SOIL			
F1 = 42"x42"x18" CONCRETE PAD		F1 = 48"x48"x20" CONCRETE F	
F2 = 36"x36"x16" CONCRETE PAD		F2 = 40"x40"x16" CONCRETE F	
F3 = 30"x30"x12" CONCRETE PAD		F3 = 34"x34"x14" CONCRETE F	
F4 = 24"x24"x12" CONCRETE PAD		F4 = 28"x28"x12" CONCRETE F	
F5 = 16"x16"x8" CONCRETE PAD		F5 = 18"x18"x8" CONCRETE PA	

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

FOOTINGS ON NATIVE SOIL (120 kPa.)
 20"x6" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
 24"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).
 24"x8" CONCRETE STRIP FOOTINGS (with REINF.) BELOW PARTY WALLS.
 32"x8" CONCRETE STRIP FOOTINGS (with REINF.) BELOW FIRE WALLS.

FOOTINGS ON ENGINEERED FILL (90 kPa)
 24"x8" CONCRETE STRIP FOOTINGS—with REINFORCEMENT, AS NOTED ON PLAN
 32"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS—with
 REINFORCEMENT (UNLESS OTHERWISE NOTED).
 32"x8" CONCRETE STRIP FOOTINGS— with REINFORCEMENT BELOW PARTY WALL
 44"x8" CONCRETE STRIP FOOTINGS — with REINFORCEMENT BELOW FIRE WALL
 (REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120KPa/17.4psi SOIL BEARING CAPACITY FOR NATIVE SOIL
OR 90KPa/ 13.0psi FOR ENGINEERED FILL
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL UNITS
FOR THE FOLLOWING

- GROUND FLOOR ROOF
STRUCTURE
- BASEMENT AND GROUND
FLOOR LINTELS
- GROUND FLOOR AND
SECOND FLOOR STRUCTURE
- DOUBLE VOLUME WALL
LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK PLANS

SOFFIT VENTING
NO SOFFIT VENTING AT ROOF
OVERLAP OF DEMISING LINE/
PARTY WALL

← (S) SUMP PUMP LOCATION

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

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

APPROVED BY: [Signature]
DATE: May 17 2018

This stamp certifies compliance with the applicable
Planning Guidelines only and does not constitute a final approval.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 16 2018
REC. BY _____ DATE _____
DATE _____

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

NOTE:
REFER TO GRADING PLAN
FOR NUMBER OF STEPS.

MAY 03 2018
BLK 214
ELEV. 2

VA3
DESIGN

255 Consumers Rd
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Toronto ON M2J 1R4
t 416.630.2255
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va3design.com

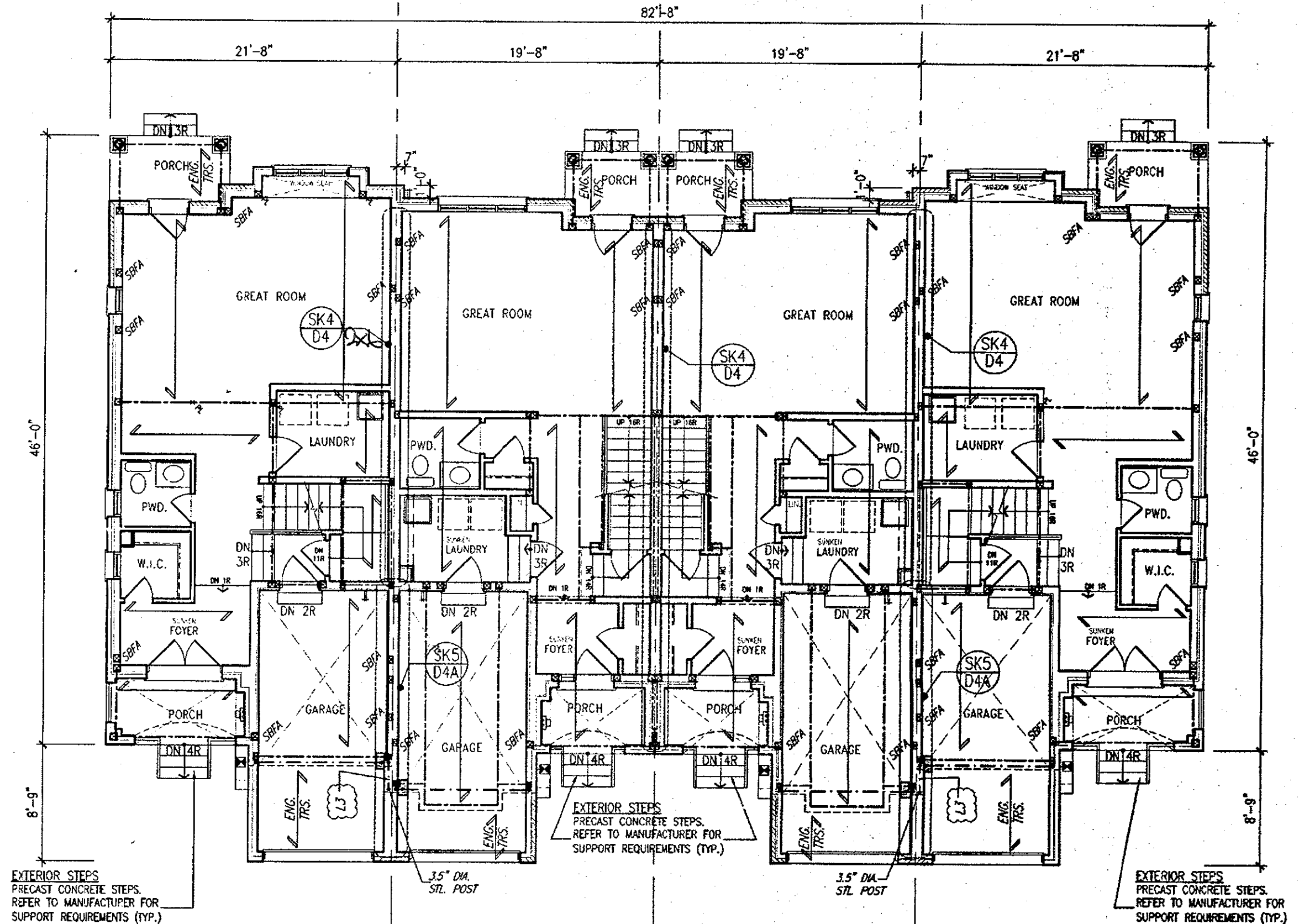
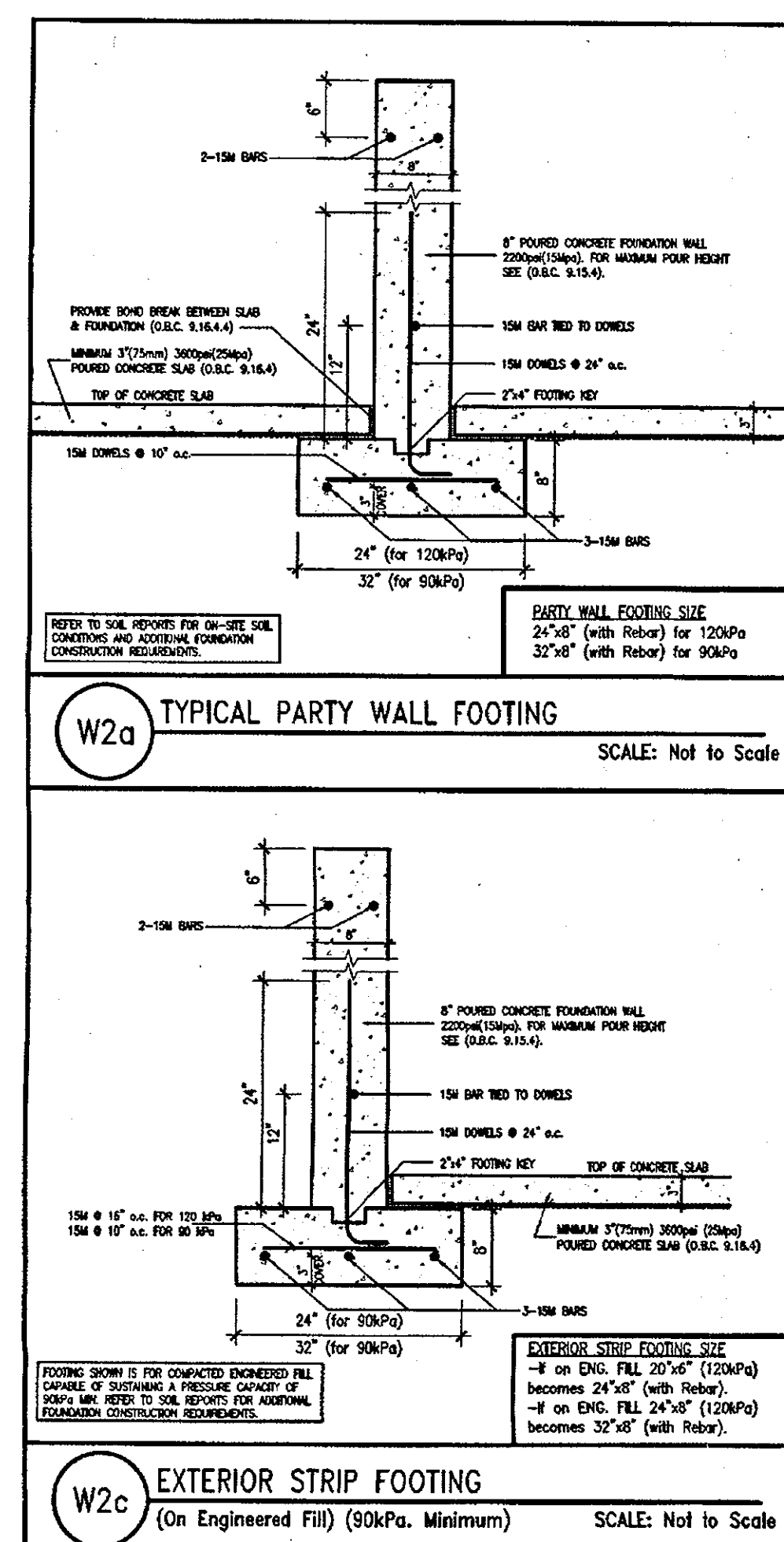
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Richard Vink 24488

name signature BCK

42558
 VAS Design Inc.
 *Greenpark.
 Project name
 RUSSELL GARDENS PH2
 Municipality
 WATERDOWN, ON.
 Project number
 16036
 Block
 DEWBERRY SERIES
 BLOCK 214
 BLOCK 214 PLANS
 Scale
 JANUARY 2017
 1/8" = 1'-0"
 checked by
 JCC
 BCC
 16036-BLOCK 214
 B1



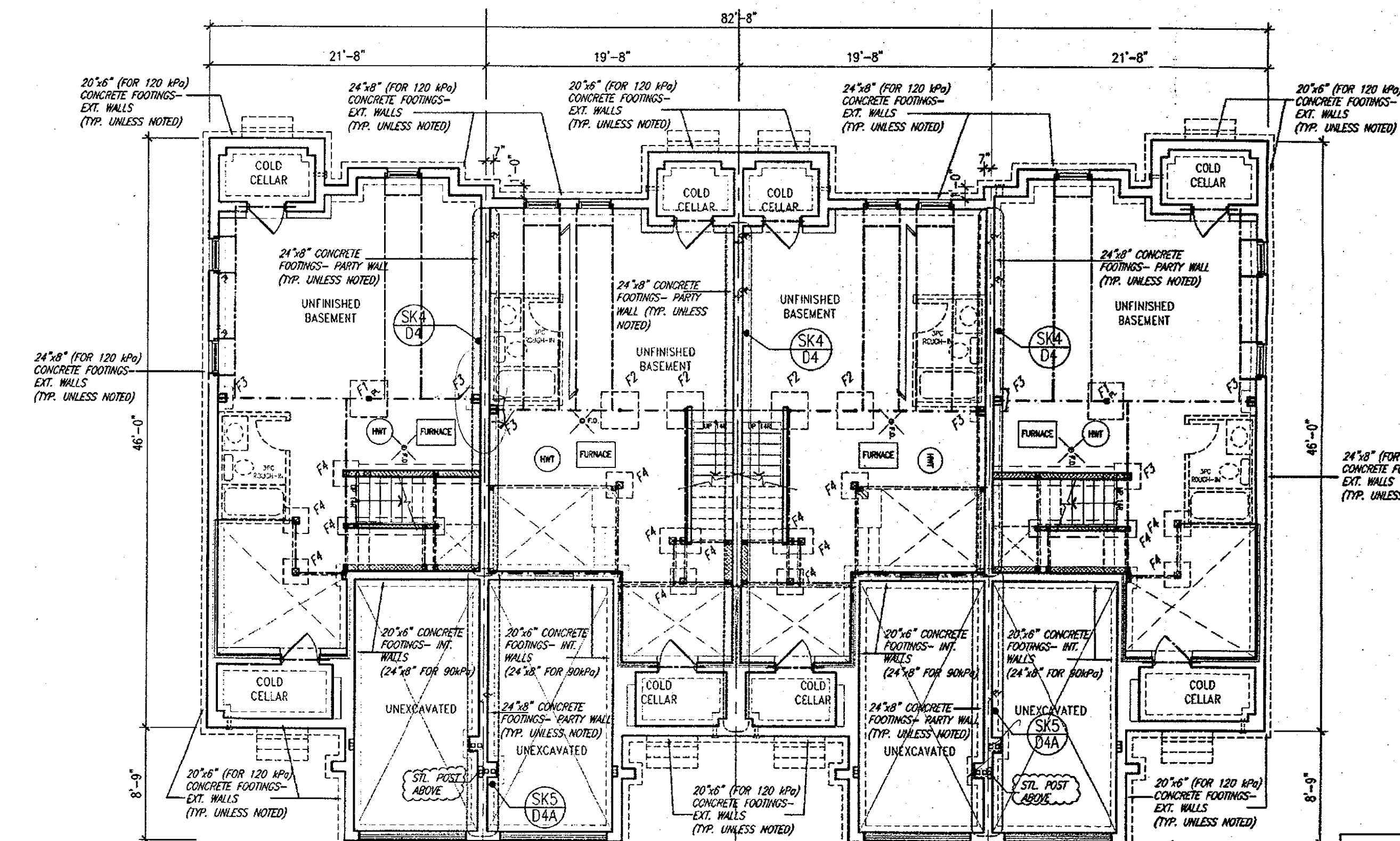
214-1 DEWBERRY-2E
ELEV. 2

214-2 DEWBERRY-1
ELEV. 2
(REV.)

214-3 DEWBERRY-1
ELEV. 2

214-4 DEWBERRY-1-2E
ELEV. 2
(REV.)

ENTRY FLOOR PLAN



20'6" (FOR 120 KIP)
CONCRETE FOOTINGS—
EXT. WALLS
(TYP. UNLESS NOTED)

214-1 DEWBERRY-2E
ELEV. 2

214-2 DEWBERRY-1
ELEV. 2
(REV.)

20'6" (FOR 120 KIP)
CONCRETE FOOTINGS—
EXT. WALLS
(TYP. UNLESS NOTED)

214-3 DEWBERRY-1
ELEV. 2

214-4 DEWBERRY-2E
ELEV. 2
(REV.)

CITY OF HAMILTON
Building Division

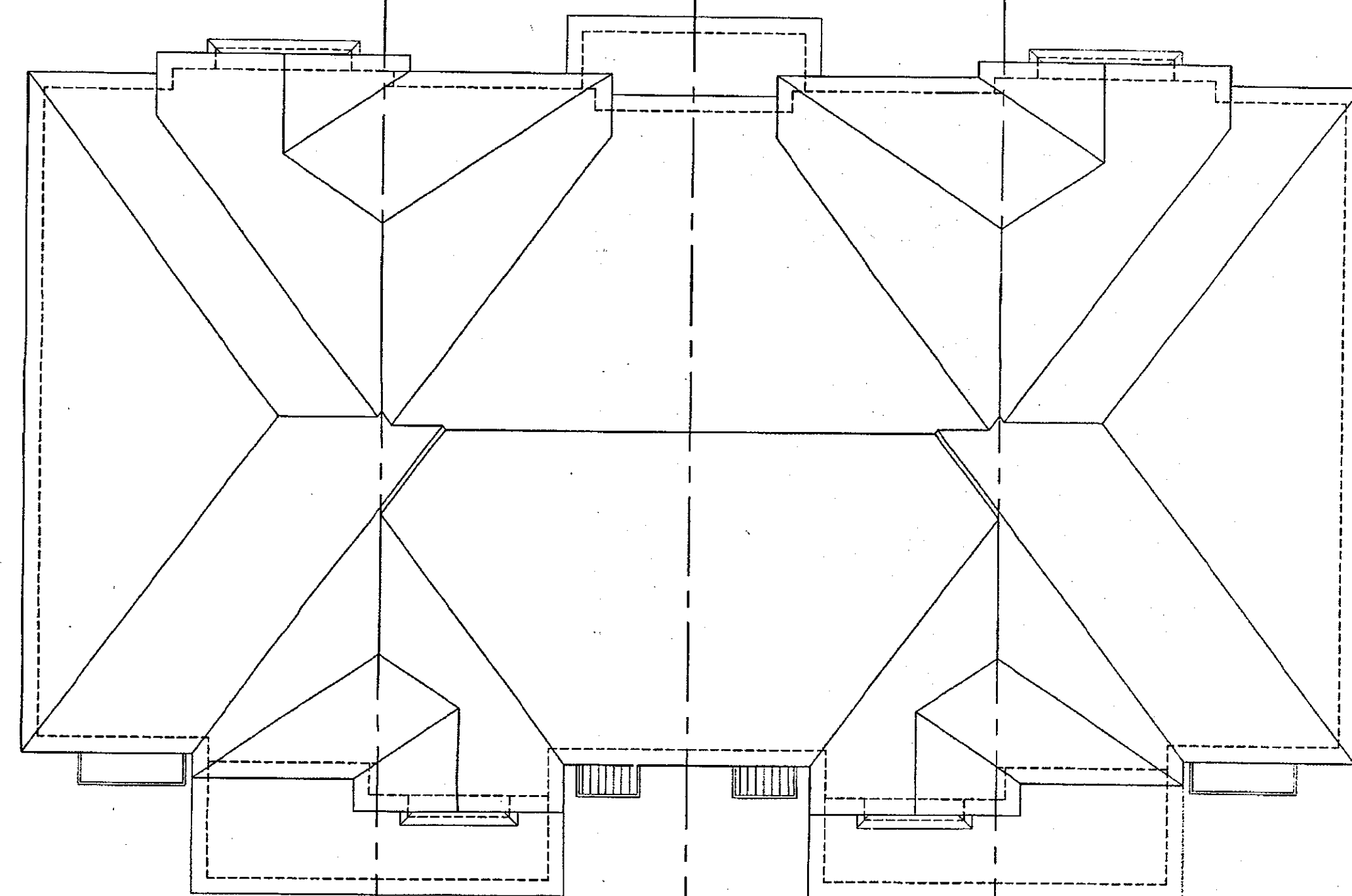
Permit No. _____

THESE STANDARD DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group was divided into two subgroups: the control group and the control group. The experimental group was divided into two subgroups: the experimental group and the experimental group. The control group was divided into two subgroups: the control group and the control group. The experimental group was divided into two subgroups: the experimental group and the experimental group.



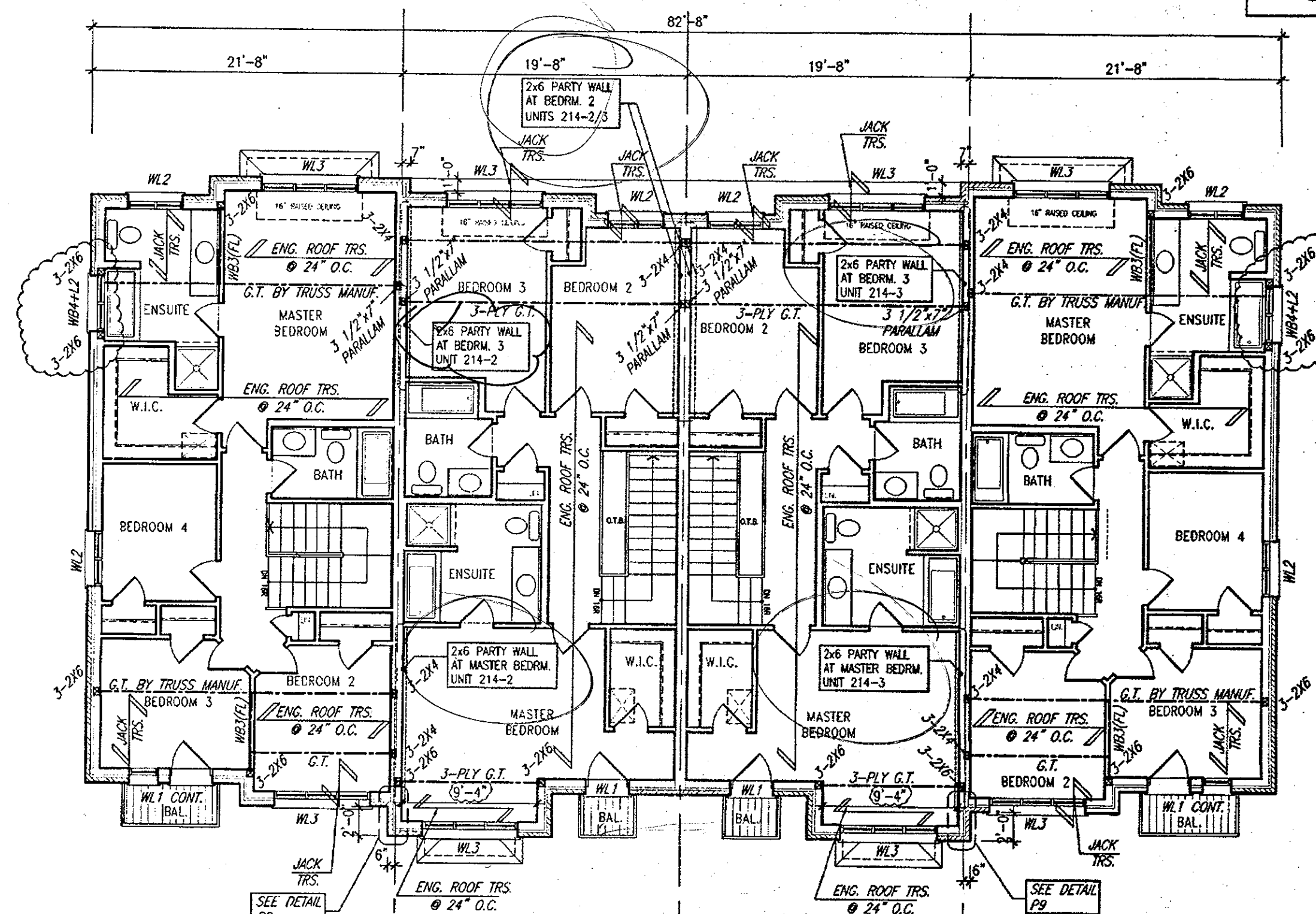
214-1 DEWBERRY-2E
ELEV. 2

214-2 DEWBERRY-1
ELEV. 2 (REV.)

214-3 DEWBERRY-1
ELEV. 2

214-4 DEWBERRY-2E
ELEV. 2 (REV.)

ROOF PLAN



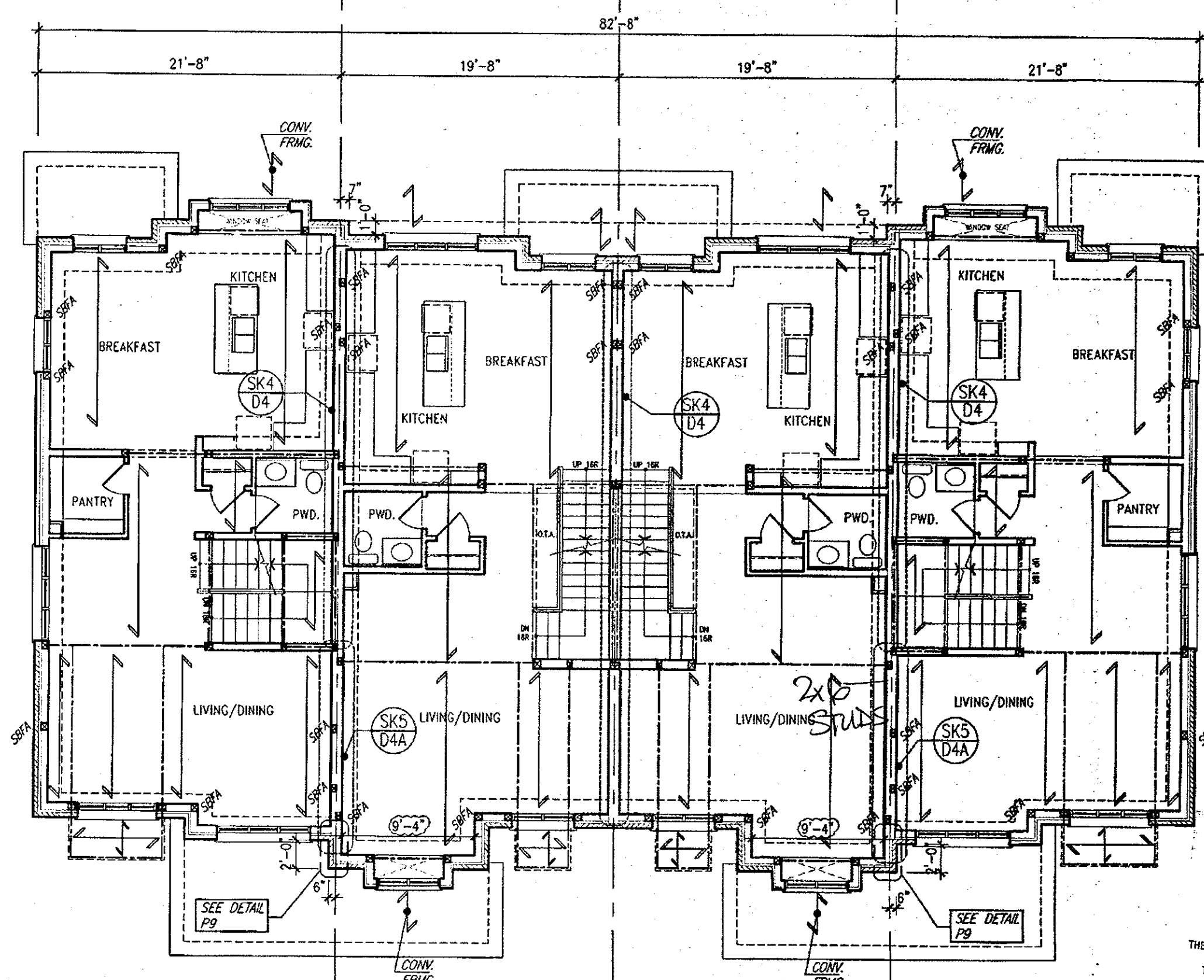
214-1 DEWBERRY-2E
ELEV. 2

214-2 DEWBERRY-1
ELEV. 2 (REV.)

214-3 DEWBERRY-1
ELEV. 2

214-4 DEWBERRY-2E
ELEV. 2 (REV.)

UPPER FLOOR PLAN



214-1 DEWBERRY-2E
ELEV. 2

214-2 DEWBERRY-1
ELEV. 2 (REV.)

214-3 DEWBERRY-1
ELEV. 2

214-4 DEWBERRY-2E
ELEV. 2 (REV.)

MAIN FLOOR PLAN

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
5376.56 S.F. (499.49 m²)

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

STRIP FOOTINGS - FOR 3 STOREY TOWNHOUSES

FOOTINGS ON NATIVE SOIL (120 KPa.)
24"x48" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
24"x48" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).
24"x48" CONCRETE STRIP FOOTINGS (WITH REINFC.) BELOW PARTY WALLS.
32"x48" CONCRETE STRIP FOOTINGS (WITH REINFC.) BELOW FIRE WALLS.

FOOTINGS ON ENGINEERED FILL (60 KPa.)
24"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
32"x48" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED).
32"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW PARTY WALLS.
44"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW FIRE WALLS. (REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120 KPa/17.4 kN/m² SOIL BEARING CAPACITY FOR NATIVE SOIL OR 60 KPa/ 8.3 kN/m² FOR ENGINEERED FILL.
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER.

VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING
-GROUND FLOOR ROOF STRUCTURE
-BASEMENT AND GROUND FLOOR LINTELS
-GROUND FLOOR AND SECOND FLOOR STRUCTURE
-DOUBLE VOLUME WALL LOCATION AND DETAILS
-CONCRETE SLABS

NOTE:
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK PLANS

SOFFIT VENTING
NO SOFFIT VENTING AT ROOF OVERLAP OF DEMISING LINE/PARTY WALL.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Code and all applicable regulations and requirements including zoning provisions and any provisions. Architect is not responsible in any way for exceeding or exceeding any (partial) zoning or working drawings with regard 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 Code. Guideline approved by the City of Hamilton.

JOHN C. WILKINS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: _____
DATE: MAY 12, 2018
The stamp of this corporation with the appropriate Design Certificate only and bears no further action and responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2018
REC. BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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

CITY OF HAMILTON
Building Division
Permit No. 132424
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings and/or specifications have been reviewed by
dm
MAY 10 3 2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	APR 27/18
2	REVISION FOR CITY COMMENTS, REVISIONS	MAY 02/18
3	REVISION FOR PERMIT	OCT 04/18
4	ISSUED FOR PERMIT	AUG 24/18
5	REVISION AS PER ENGINEER COMMENTS	AUG 24/18
6	REVISION AS PER ROOF TRUSS CO-ORD.	AUG 27/18
7	ISSUED FOR FLOOR / TRUSS COORD	JUL 19/18

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

VAS DESIGN
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f 416.630.4782
vasdesign.com

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On the date of the release of this drawing, the designer, engineer or architect is not responsible for the design or construction of the project. The designer, engineer or architect is not responsible for the design or construction of the project. The designer, engineer or architect is not responsible for the design or construction of the project.

***Greenpark.**

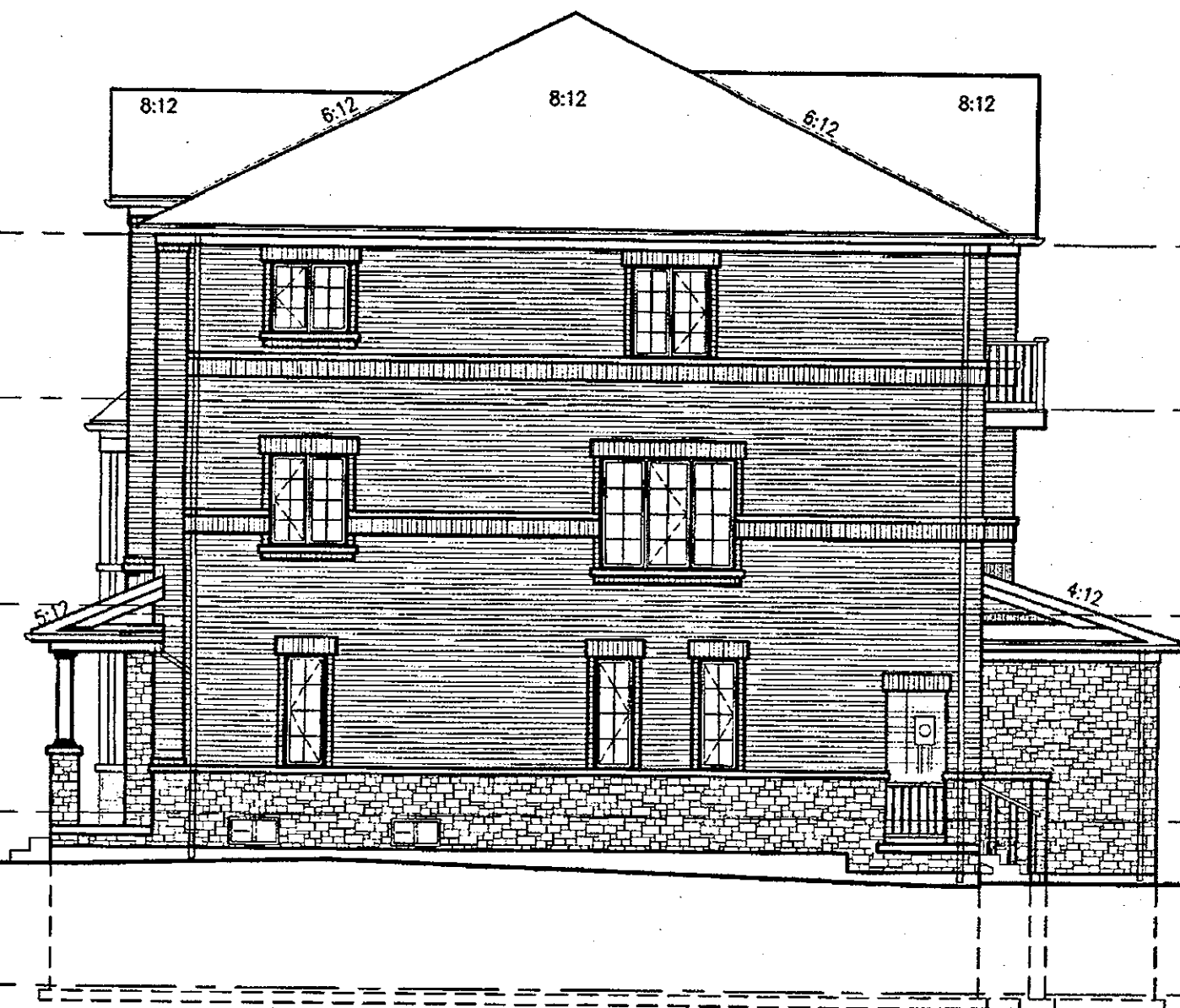
PROJECT NAME
RUSSELL GARDENS PH2
WATERDOWN, ON.

DEWBERRY SERIES
BLOCK 214
BLOCK 214 PLANS

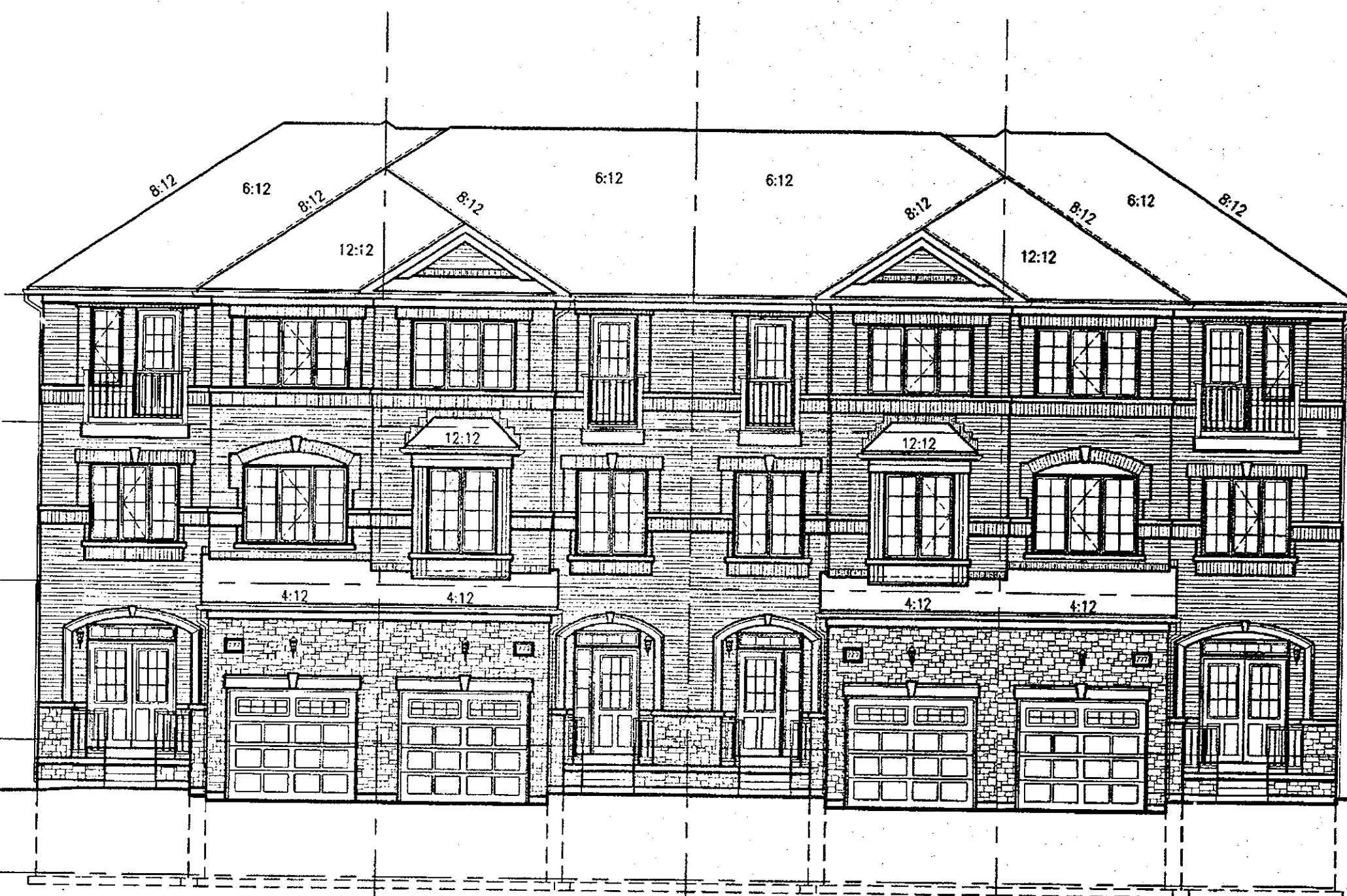
DATE: JANUARY 2017
SCALE: 1/8" = 1'-0"
DRAWN BY: BCC
CHECKED BY: BCC
16036-BLOCK 214

BLK 214
ELEV. 2

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



214-1 DEWBERRY-2E
ELEV. 2
RIGHT SIDE ELEVATION



214-1 DEWBERRY-2E
ELEV. 2
REAR ELEVATION

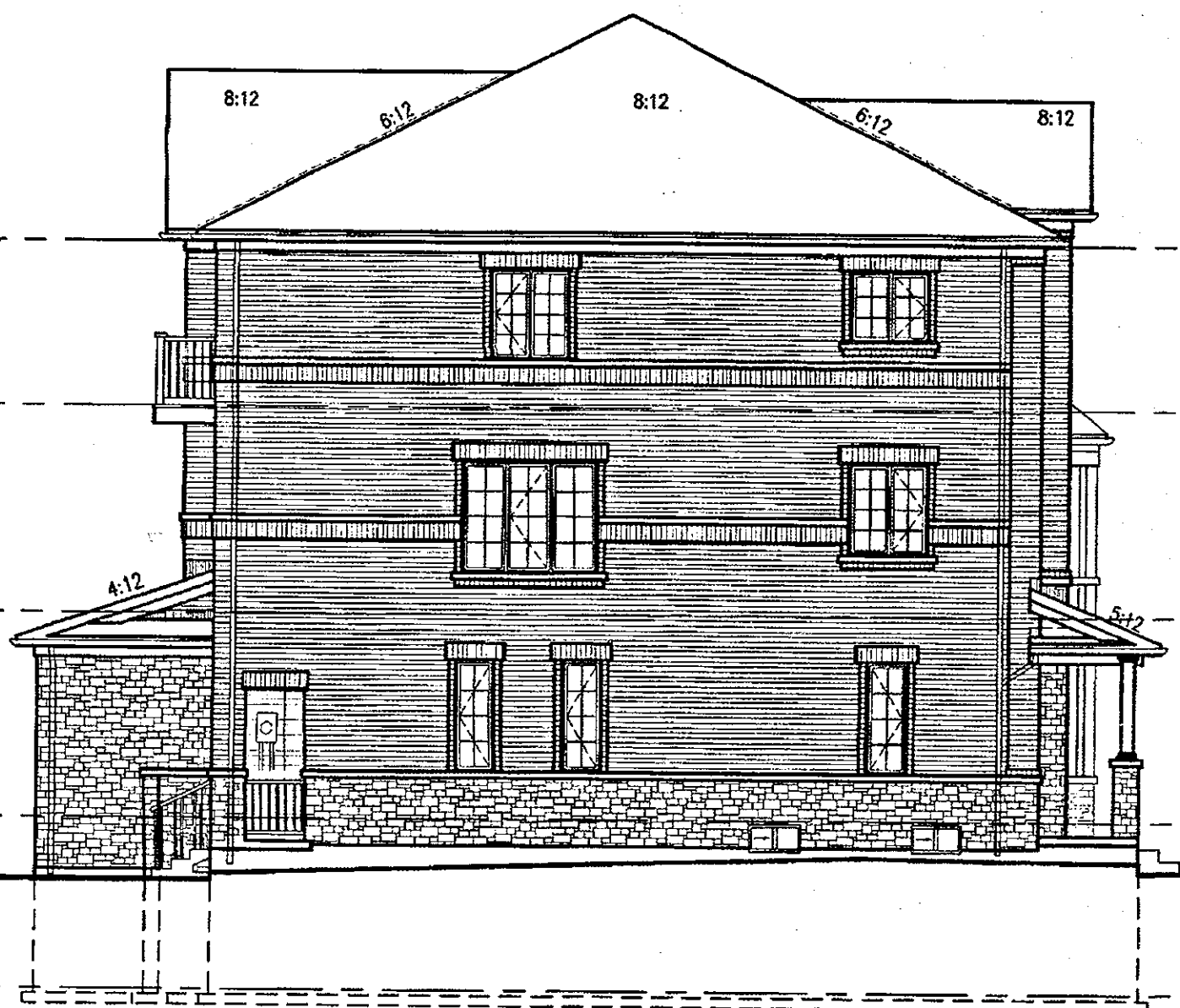
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ELEV. 2
(REV.)

214-3 DEWBERRY-1
ELEV. 2

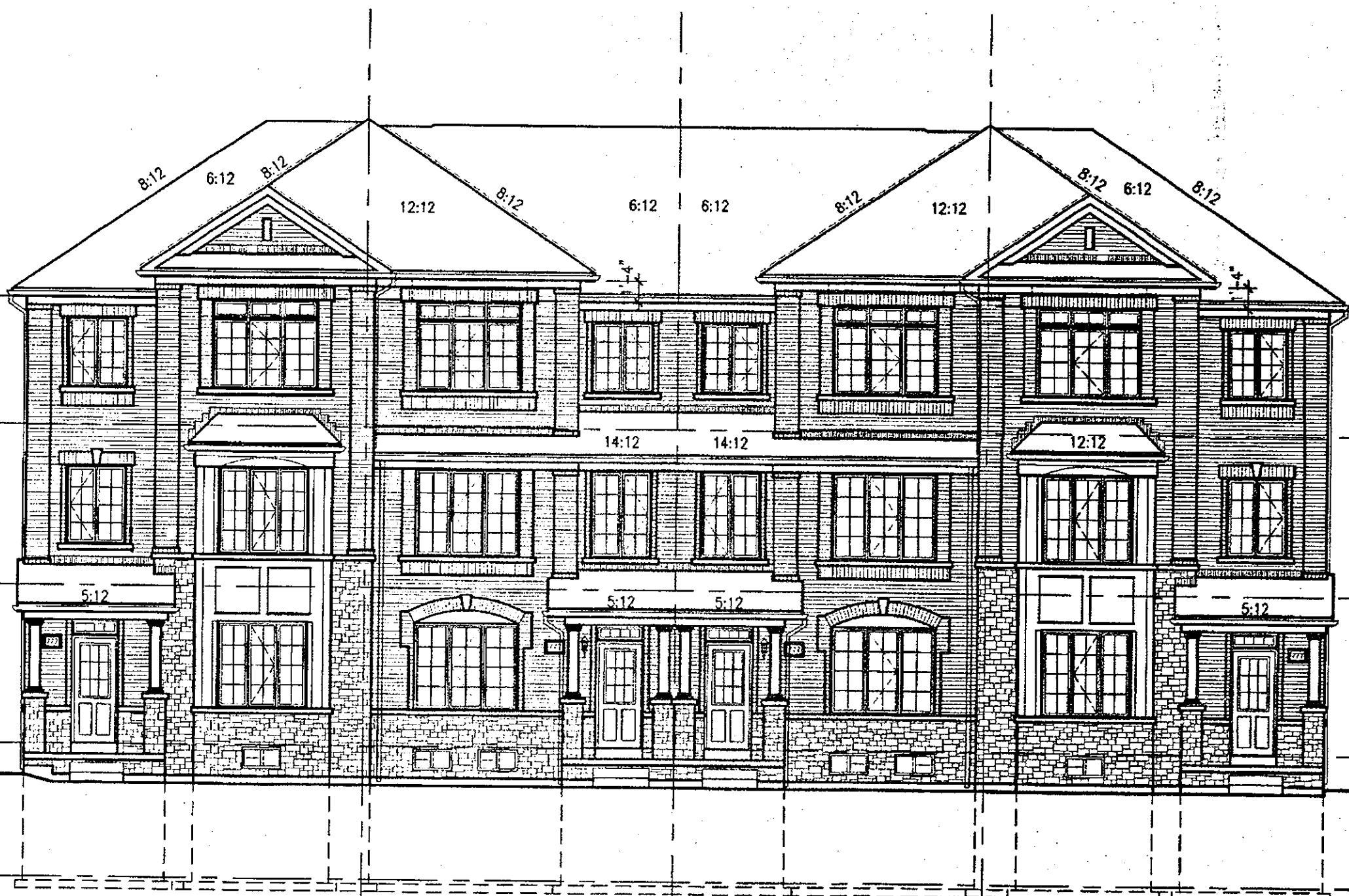
214-4 DEWBERRY-2E
ELEV. 2
(REV.)

TOP OF PLATE
TOP OF WINDOW
FIN. UPPER FLOOR
TOP OF WINDOW
FIN. MAIN FLOOR
TOP OF DOOR
FIN. ENTRY FLOOR
FIN. GRADE
FIN. BASEMENT FLOOR

CITY OF HAMILTON
Building Division
Permit No. 132424
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE



214-4 DEWBERRY-2E
ELEV. 2
(REV.)
LEFT SIDE ELEVATION



214-4 DEWBERRY-2E
ELEV. 2
(REV.)
FRONT ELEVATION

214-3 DEWBERRY-1
ELEV. 2

214-2 DEWBERRY-1
ELEV. 2
(REV.)

214-1 DEWBERRY-2E
ELEV. 2

TOP OF PLATE
TOP OF WINDOW
FIN. UPPER FLOOR
TOP OF WINDOW
FIN. MAIN FLOOR
TOP OF DOOR
FIN. ENTRY FLOOR
FIN. GRADE
FIN. BASEMENT FLOOR

It is the builder's complete responsibility to
ensure that all provisions for approval
and all applicable regulations and requirements
including zoning provisions and any conditions
in the subdivision agreement. The Contract
Agreement is not responsible in any way for
any errors or omissions in these drawings or
for any damage or loss to the building or
house can be properly built or located on the 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 CONSULTING
AND DESIGN
DATE: MAY 17, 2018
This stamp certifies compliance with the applicable
Design Guidelines only and does not transfer
professional responsibility.

1	ISSUED FOR PERMIT	APR. 27/18	CH
2	REVISION FOR CITY COMMENTS, RESSOURA	MAY. 08/18	CH
3	REVISION FOR PERMIT	JUN. 04/18	CH
4	ISSUED FOR PERMIT	JUN. 24/18	CH
5	REVISION FOR PERMIT	JUL. 24/18	CH
6	REVISION FOR PERMIT	AUG. 24/18	CH
7	REVISION FOR PERMIT	SEP. 24/18	CH
8	REVISION FOR PERMIT	OCT. 24/18	CH
9	REVISION FOR PERMIT	NOV. 24/18	CH
10	REVISION FOR PERMIT	DEC. 24/18	CH

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2018
REG. BY DATE
REF. TO DATE

CITY OF HAMILTON
Building Division
Permit No.
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MAY 03 2018

BLK 214
ELEV. 2

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Greenpark.
RUSSELL GARDENS PH2
WATERLOO, ON.
DEWBERRY SERIES
BLOCK 214
BLOCK 214 ELEVATIONS
B3