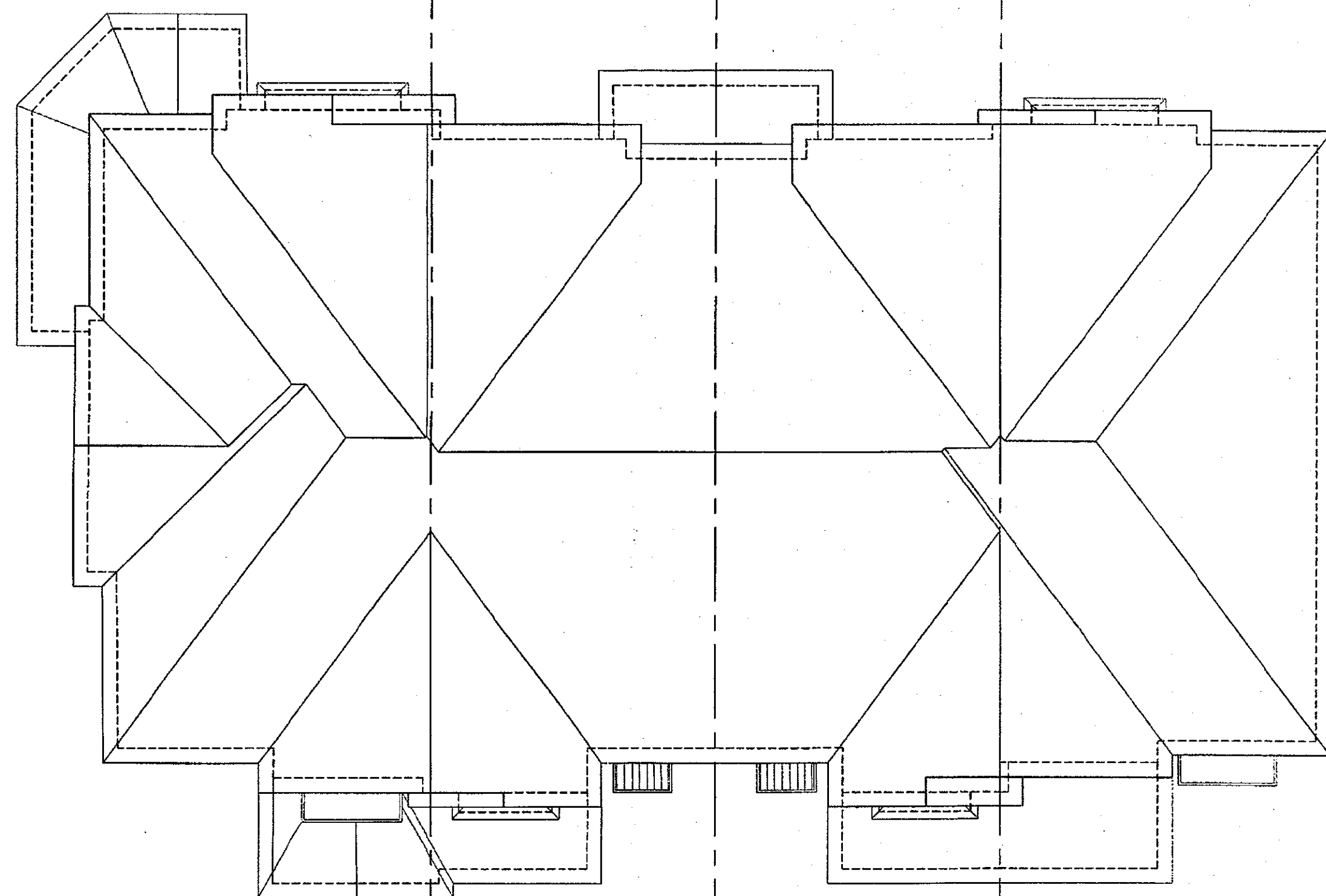






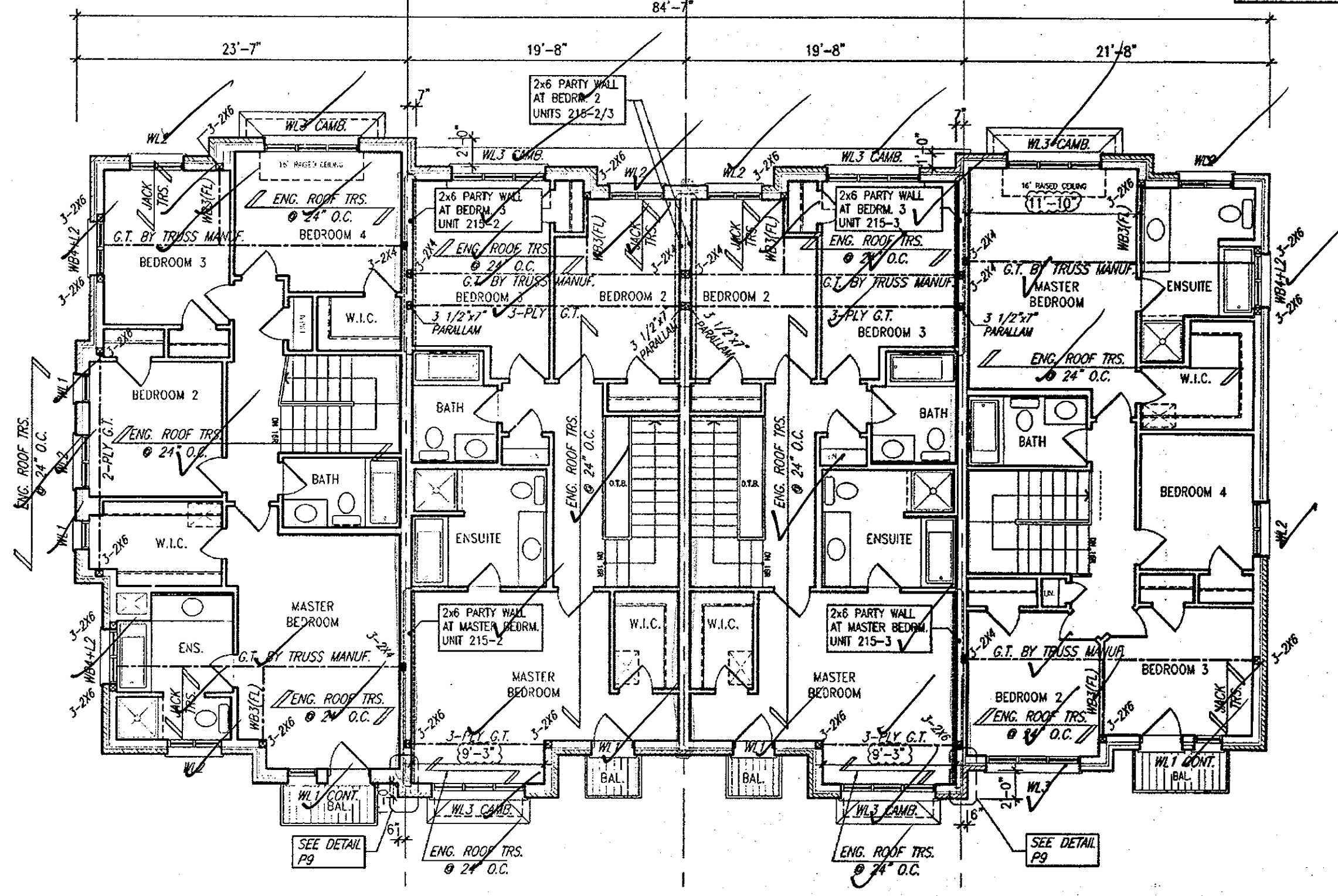
215-1 DEWBERRY-12  
ELEV. 1

215-2 DEWBERRY-1  
ELEV. 1 (REV.)

215-3 DEWBERRY-1  
ELEV. 1

215-4 DEWBERRY-2E  
ELEV. 1 (REV.)

ROOF PLAN



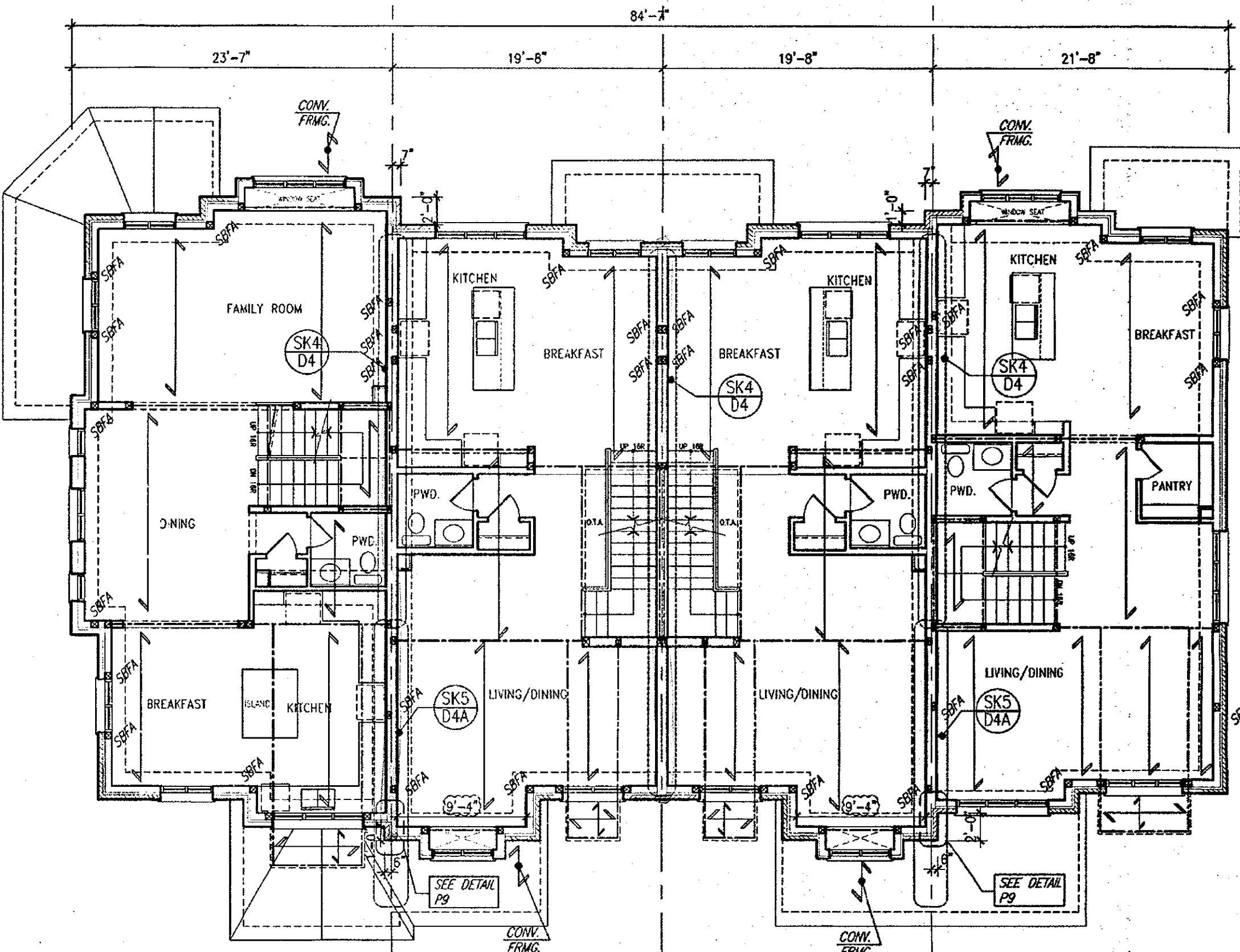
215-1 DEWBERRY-12  
ELEV. 1

215-2 DEWBERRY-1  
ELEV. 1 (REV.)

215-3 DEWBERRY-1  
ELEV. 1

215-4 DEWBERRY-2E  
ELEV. 1 (REV.)

UPPER FLOOR PLAN



215-1 DEWBERRY-12  
ELEV. 1

215-2 DEWBERRY-1  
ELEV. 1 (REV.)

215-3 DEWBERRY-1  
ELEV. 1

215-4 DEWBERRY-2E  
ELEV. 1 (REV.)

MAIN FLOOR PLAN

NOTE:  
CLOUD INDICATES CONDITION  
THAT DIFFERS FROM STANDARD  
UNIT.

BUILDING AREA  
5376.56 S.F. (499.49 m<sup>2</sup>)

**PAD FOOTINGS**  
120 KPa. NATIVE SOIL  
F1 = 42"x42"x18" CONCRETE PAD F2 = 48"x48"x20" CONCRETE PAD  
F3 = 36"x36"x18" CONCRETE PAD F4 = 48"x48"x18" CONCRETE PAD  
F5 = 36"x36"x12" CONCRETE PAD F6 = 36"x36"x14" CONCRETE PAD  
F7 = 24"x24"x12" CONCRETE PAD F8 = 24"x24"x12" CONCRETE PAD  
F9 = 18"x18"x8" CONCRETE PAD F10 = 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.)  
20"x6" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN  
24"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).  
24"x6" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW PARTY WALLS.  
32"x6" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW FIRE WALLS.

**FOOTINGS ON ENGINEERED FILL (90 KPa.)**  
24"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN.  
32"x6" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED).  
32"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW PARTY WALLS.  
44"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW FIRE WALLS.  
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

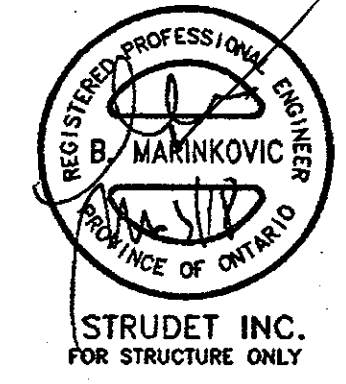
ASSUME 120 KPa/17.4 kPa SOIL BEARING CAPACITY FOR NATIVE SOIL  
OR 90 KPa/13.0 kPa FOR ENGINEERED FILL  
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER.

**VENUEER 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.



STRUDET INC.  
FOR STRUCTURE ONLY

CITY OF HAMILTON  
Building Division

Permit No. 17-132430

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

These drawings comply with the specifications of the City of Hamilton.  
DATE: JULY 3/18

COPY

CITY OF HAMILTON  
Planning & Development Department

MAY 24 2018

REC BY: DATE  
REF TO: DATE

MAY 03 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 amendments to the applicable regulations. The Council's reviewing or approving any (planning) plans or working drawings with respect to any changes or building code or permit number of that any 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  
DESIGNER, PREPARED AND APPROVED  
DATE: MAY 11, 2018  
APPROVED BY: [Signature]  
This stamp certifies compliance with the applicable Building Code and all other applicable laws.

| NO. | DESCRIPTION               | DATE       | BY |
|-----|---------------------------|------------|----|
| 1   | ISSUED FOR PERMIT         | AUG. 23/17 | CH |
| 2   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 3   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 4   | ISSUED FOR PERMIT         | AUG. 23/17 | CH |
| 5   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 6   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 7   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 8   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 9   | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |
| 10  | REVISED PER CITY COMMENTS | AUG. 23/17 | CH |

**VAS DESIGN**  
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Toronto ON M2J 1R4  
T 416.630.2255  
F 416.630.4762  
vasdesign.com

**Greenpark.**  
RUSSELL GARDENS PH2  
WATERLOO, ON. 18036  
DEWBERRY SERIES BLOCK 215  
BLOCK 215 PLANS  
B2

Architectural elevation drawing of a two-story building facade. The drawing shows a central section with a pedimented roof and a gabled roof. The central section has a stone base and a brick upper section. The gabled roof has a pediment with a small window. The central section has a large arched window on the second floor and a large arched window on the first floor. The gabled roof has a pediment with a small window. The drawing includes various roof pitches and window dimensions.

This architectural elevation drawing depicts a symmetrical three-story townhouse facade. The structure features a central entrance with a small porch and a large, multi-paned glass door. To the left of the center, there is a smaller entrance with a gabled roof and a small porch. The facade is characterized by numerous windows, including large multi-paned windows on the second and third floors, and smaller windows on the first floor. The roof is shown with a pitch of 8:12 for the main sections and 4:12 for the smaller gables. The drawing includes detailed architectural elements such as moldings, shutters, and a small balcony on the second floor. The overall style is a detailed line drawing with cross-hatching for shading.

Diagram showing the vertical dimensions of a building from the basement floor to the top of the plate. The dimensions are:

- 7'-0" from Top of Plate to Top of Window
- 7'-6" from Fin. Upper Floor to Top of Window
- 7'-10" from Fin. Main Floor to Top of Door
- 8'-6" from Fin. Entry Floor to Fin. Basement Floor

Architectural elevation drawing of the front of a two-story house. The drawing shows a gabled roof with a central dormer. The facade features a central entrance with a small porch, flanked by windows. The roof pitch is indicated as 8:12 on both sides. The drawing is a black and white line art.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations. The architect is not responsible for any provisions including zoning provisions and any provisions of the zoning agreement. The architect is not responsible in any way for the building or approving and/or passing or drawing drawings with regard to any zoning or building code or other applicable laws. The house can be properly built or located on its lot.

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

KARL C. MCKINLEY LTD., ARCHITECT  
1000 CENTRAL CONTROL RD.  
NORWICH, ONTARIO

APPROVED BY:                       
DATE:           MAY 12, 2016          

The signs certify compliance with the applicable Design Guidelines and any and every local, provincial and/or federal laws.

|    |                                   |  |            |     |
|----|-----------------------------------|--|------------|-----|
| 10 |                                   |  |            |     |
| 9  |                                   |  |            |     |
| 8  |                                   |  |            |     |
| 7  | REMOVED                           |  | APR. 22/70 | OW  |
| 6  | REMOVED FOR CITY COMMANDS.        |  | AUG. 06/70 | OW  |
| 5  | REMOVED, ISSUED FOR PERMIT.       |  | OCT. 04/77 | OW  |
| 4  | REMOVED FOR PERMITS.              |  | AUG. 24/77 | OW  |
| 3  | REMOVED AS PER ENGINEER COMMANDS. |  | AUG. 23/77 | WT  |
| 2  | REMOVED AS PER TRUSS CO-ORD.      |  | AUG. 22/77 | WT  |
| 1  | REMOVED FOR LOAN / TRUSS CO-ORD.  |  | JULY/71    | KCS |
|    | REMOVED                           |  | date       | by  |

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 project.

**VA3**  
**DESIGN**

|                                                                                                                                                                                                                        |                                                                                                                                                                                       |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission. | The undersigned hereby 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<br>phone<br>VAS Design Inc.                                                                                                                                                      | signature<br>BCM<br>47658 |

|                                                                                                         |                        |
|---------------------------------------------------------------------------------------------------------|------------------------|
|  <b>Greenpark.</b> |                        |
| Project name                                                                                            |                        |
| <b>RUSSELL GARDENS PH2</b>                                                                              |                        |
| Address                                                                                                 |                        |
| <b>WATERDOWN, ON.</b>                                                                                   |                        |
| Project no.                                                                                             | 16036                  |
| Rev.                                                                                                    | 00                     |
| DEWBERRY SERIES                                                                                         |                        |
| <b>BLOCK 215</b>                                                                                        |                        |
| BLOCK 215 ELEVATIONS                                                                                    |                        |
| Date                                                                                                    | Scale                  |
| <b>JANUARY 2017</b>                                                                                     | <b>1/8" = 1'-0"</b>    |
| Drawn by                                                                                                | Rev.                   |
| <b>022</b>                                                                                              | <b>16036-BLOCK 215</b> |
| checked by                                                                                              | <b>B3</b>              |

BLK 215  
ELEV. 1