

\$1k 213

2608 SF.

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

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

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

EXPOSED CONCRETE (FLATWORK)
ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)	
WL1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)	+ 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 1/4" (100x90x6.0L)	+ 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 1/4" (125x90x6.0L)	+ 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 1/4" (150x90x6.0L)	+ 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (150x100x10.0L)	+ 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 1/4" (125x90x6.0L)	+ 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 1/4" (125x90x6.0L)	+ 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 1/4" (125x90x6.0L)	+ 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (150x100x10.0L)	+ 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)	
WB1 = 2-2"x8" (2-38x184) SPR. No.2	
WB2 = 3-2"x8" (3-38x184) SPR. No.2	
WB3 = 2-2"x10" (2-38x235) SPR. No.2	
WB4 = 3-2"x10" (3-38x235) SPR. No.2	
WB5 = 2-2"x12" (2-38x286) SPR. No.2	
WB6 = 3-2"x12" (3-38x286) SPR. No.2	
WB7 = 5-2"x12" (5-38x286) SPR. No.2	
WB11 = 4-2"x10" (4-38x235) SPR. No.2	
WB12 = 4-2"x12" (4-38x286) SPR. No.2	

LAMINATED VENEER LUMBER (LVL) BEAMS	
LVL1A = 1-1 3/4"x7 1/4" (1-45x184)	
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)	
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)	
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)	
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)	
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)	
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)	
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)	
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)	
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)	
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)	
LVL8 = 2-1 3/4"x14" (2-45x356)	
LVL9 = 3-1 3/4"x14" (3-45x356)	

LOOSE STEEL LINTELS (L)	
L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)	
L2 = 4" x 3-1/2" x 1/4" (100x90x6.0L)	
L3 = 5" x 3-1/2" x 1/4" (125x90x6.0L)	
L4 = 6" x 3-1/2" x 1/4" (150x90x6.0L)	
L5 = 6" x 4" x 3/8" (150x100x10.0L)	
L6 = 7" x 4" x 3/8" (180x100x10.0L)	

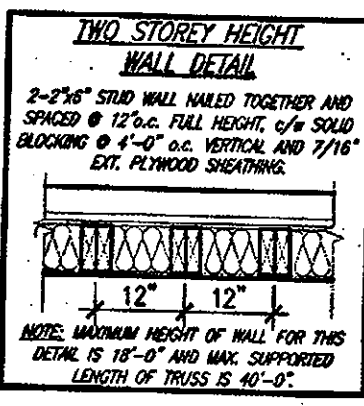
DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT	HEIGHT	TYPE
		8' TO 9'	10' OR MORE	
		CEILING	CEILING	
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	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

CERAMIC TILE FOR CONVENTIONAL LUMBER
(OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0".
2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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

NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.



UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
DEWBERRY 2ES AND ELEV. 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	711.62 S.F.	164.90 S.F.	23.17 %
LEFT SIDE	1392.38 S.F.	124.25 S.F.	8.92 %
RIGHT SIDE	1395.05 S.F.	0.00 S.F.	0.00 %
REAR	678.11 S.F.	166.55 S.F.	24.56 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	4177.16 S.F.	455.70 S.F.	10.91 %
TOTAL SQ. M.	388.07 S.M.	42.34 S.M.	10.91 %

AREA CALCULATIONS		ELEV. '1'
LOWER LEVEL FLOOR AREA		742 SF
MAIN LEVEL FLOOR AREA		944 SF
UPPER LEVEL FLOOR AREA		922 SF
TOTAL FLOOR AREA	2608 SF	(242.79 m2)
LOWER LEVEL FLOOR OPEN AREA	XX SF	
MAIN LEVEL FLOOR OPEN AREA	XX SF	
UPPER LEVEL FLOOR OPEN AREA	XX SF	
ADD TOTAL OPEN AREAS	+XX SF	
ADD FINISHED BSMT AREA	+XX SF	
GROSS FLOOR AREA	2608 SF	(242.79 m2)
MAIN LEVEL FLOOR COVERAGE	742 SF	
GARAGE COVERAGE/AREA	216 SF	
PORCH COVERAGE/AREA	99 SF	
COVERAGE W/ PORCH	1057 SF	(98.19 m2)
COVERAGE W/O PORCH	958 SF	(89.00 m2)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 21 2017
REC BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 17-132417
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
AUG 22 2018
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.

OCT 04 2017

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'



no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17	GW
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW
11				2	REV. PER CLIENT COMMENTS, REISSUED.	JUN. 26/17	GW
10				1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1T8
416.630.2255 / 416.630.4782
va3design.com

Greenpark.

project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN, ON.**

date: **JUNE 2017** checked by: **3/16" = 1'-0"**

drawn by: **WT** scale: **16036-DEWBERRY-2ES**

TYPICAL NOTES & AREAS

A0

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2608 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC BY _____ DATE _____
REF'D TO _____ DATE _____

45 MIN. F.R.R. *****
USE 5/8" TYPE 'X' INTERIOR
GYPSUM BOARD FOR 45 MIN.
F.R.R. WALLS HIGHLIGHTED

PARTY WALL AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK4 OR SK5 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4A TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL
PAGE 12

REFER TO BLOCK
PLANS FOR WALL

8" DIA. COLUMN ANCHORED TO
16"x16" SOLID MASONRY PIER
(TYP.) PROVIDE SIMPSON
STRONG TIE CONNECTOR FOR
POST-BEAM CONNECTION (TYP.)

ENTRY LEVEL PLAN ELEVATION '1'

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

CITY OF HAMILTON
Building Division

77-132417

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
AUG 22 2018

FOR OFFICE BUILDING OFFICIAL DATE

MAY 03 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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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 May 17, 2018

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
responsibility.

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

18				9			
17				8	REVISED.	APR. 26/18	
16				7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	
14				5	ISSUED FOR PRICING.	AUG. 24/17	
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	
12				3	FLOOR JOIST CO-ORD.	JUL 13/17	
11				2	REV. PER C/JNT COMMENTS. REISSUED.	JUN 26/17	
10				1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	
no.	description	date	by	no	description	date	by

SW	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.		
SW	qualification information		
SW	Richard Vink	<i>R Vink</i>	2448
SW	name	signature	6
WI	registration information		
WI	VAS Design Inc.		4265
SW	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 Designer which will be returned at the completion of the work.		
SW	D. Vink, P. Eng. 10-11-2012		

VAB
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		
project name	municipality	
RUSSELL GARDENS PH.2	WATERDOWN, ON.	
date	ENTRY LEVEL	
JUNE, 2017		
drawn by	checked by	scale
WT	-	3/16" = 1'-0"
1"=10'-0" 1/4"=3'-0" 3/16"=9'-0" 1/8"=12'-0" 1/16"=15'-0" 1/32"=18'-0" 1/64"=21'-0" 1/128"=24'-0" 1/256"=27'-0" 1/512"=30'-0" 1/1024"=33'-0" 1/2048"=36'-0" 1/4096"=39'-0" 1/8192"=42'-0" 1/16384"=45'-0" 1/32768"=48'-0" 1/65536"=51'-0" 1/131072"=54'-0" 1/262144"=57'-0" 1/524288"=60'-0" 1/1048576"=63'-0" 1/2097152"=66'-0" 1/4194304"=69'-0" 1/8388608"=72'-0" 1/16777216"=75'-0" 1/33554432"=78'-0" 1/67108864"=81'-0" 1/134217728"=84'-0" 1/268435456"=87'-0" 1/536870912"=90'-0" 1/1073741824"=93'-0" 1/2147483648"=96'-0" 1/4294967296"=99'-0" 1/8589934592"=102'-0" 1/17179869184"=105'-0" 1/34359738368"=108'-0" 1/68719476736"=111'-0" 1/137438953472"=114'-0" 1/274877906944"=117'-0" 1/549755813888"=120'-0" 1/1099511627776"=123'-0" 1/2199023255552"=126'-0" 1/4398046511104"=129'-0" 1/8796093022208"=132'-0" 1/17592186044416"=135'-0" 1/35184372088832"=138'-0" 1/70368744177664"=141'-0" 1/140737488355328"=144'-0" 1/281474976710656"=147'-0" 1/562949953421312"=150'-0" 1/1125899906842624"=153'-0" 1/2251799813685248"=156'-0" 1/4503599627370496"=159'-0" 1/9007199254740992"=162'-0" 1/18014398509481984"=165'-0" 1/36028797018963968"=168'-0" 1/72057594037927936"=171'-0" 1/144115188075855872"=174'-0" 1/288230376151711744"=177'-0" 1/576460752303423488"=180'-0" 1/1152921504606846976"=183'-0" 1/2305843009213693952"=186'-0" 1/4611686018427387904"=189'-0" 1/9223372036854775808"=192'-0" 1/18446744073709551616"=195'-0" 1/36893488147419103232"=198'-0" 1/73786976294838206464"=201'-0" 1/147573952589676412928"=204'-0" 1/295147905179352825856"=207'-0" 1/590295810358705651712"=210'-0" 1/1180591620717411303424"=213'-0" 1/2361183241434822606848"=216'-0" 1/4722366482869645213696"=219'-0" 1/9444732965739290427392"=222'-0" 1/18889465931478580854784"=225'-0" 1/37778931862957161709568"=228'-0" 1/75557863725914323419136"=231'-0" 1/151115727451828646838272"=234'-0" 1/302231454903657293676544"=237'-0" 1/604462909807314587353088"=240'-0" 1/1208925819614629174706176"=243'-0" 1/2417851639229258349412352"=246'-0" 1/4835703278458516698824704"=249'-0" 1/9671406556917033397649408"=252'-0" 1/19342813113834066795298816"=255'-0" 1/38685626227668133590597632"=258'-0" 1/77371252455336267181195264"=261'-0" 1/154742504910672534362390528"=264'-0" 1/309485009821345068724781056"=267'-0" 1/618970019642690137449562112"=270'-0" 1/1237940039285380274899124224"=273'-0" 1/2475880078570760549798248448"=276'-0" 1/4951760157141521099596496896"=279'-0" 1/9903520314283042199192993792"=282'-0" 1/19807040628566084398385987584"=285'-0" 1/39614081257132168796771975168"=288'-0" 1/79228162514264337593543950336"=291'-0" 1/158456325028528675187087900672"=294'-0" 1/316912650057057350374175801344"=297'-0" 1/633825300114114700748351602688"=300'-0" 1/1267650600228229401496703205376"=303'-0" 1/2535301200456458802993406410752"=306'-0" 1/5070602400912917605986812821504"=309'-0" 1/10141204801825835211973625643008"=312'-0" 1/20282409603651670423947251286016"=315'-0" 1/40564819207303340847894502572032"=318'-0" 1/81129638414606681695789005144064"=321'-0" 1/162259276829213363391578010288128"=324'-0" 1/324518553658426726783156020576256"=327'-0" 1/649037107316853453566312041152512"=330'-0" 1/1298074214633706907132624082305024"=333'-0" 1/2596148429267413814265248164610048"=336'-0" 1/5192296858534827628530496329220096"=339'-0" 1/10384593717069655257060992658440192"=342'-0" 1/20769187434139310514121985316880384"=345'-0" 1/41538374868278621028243970633760768"=348'-0" 1/83076749736557242056487941267521536"=351'-0" 1/166153499473114484112975882535043072"=354'-0" 1/332306998946228968225951765070086144"=357'-0" 1/664613997892457936451903530140172288"=360'-0" 1/1329227995784915872903807060280344576"=363'-0" 1/2658455991569831745807614120560689152"=366'-0" 1/5316911983139663491615228241121378304"=369'-0" 1/10633823966279326983230456482242756608"=372'-0" 1/21267647932558653966460912964485513216"=375'-0" 1/42535295865117307932921825928971026432"=378'-0" 1/8507059173023461586584		

DEWBERRY ZES

project no.
16036

PLAN ELEV. '1'

file name
16036-DEWBERRY-2ES

drawing no.
A2

Fri - Apr 27 22:18 - 9:01 AM

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

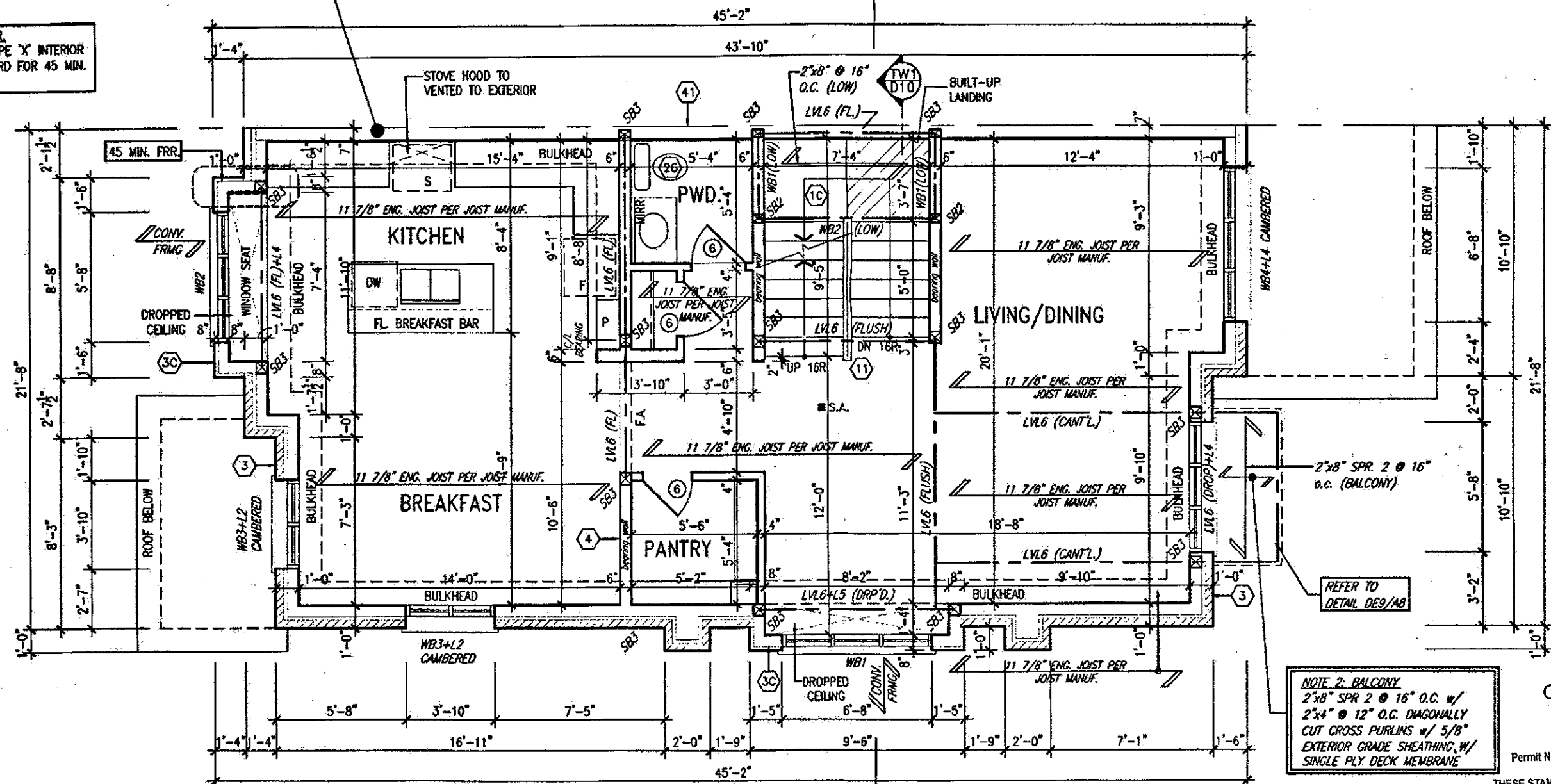
MAY 24 2018

REC BY _____ DATE _____
REF'D TO _____ DATE _____

45 MIN. F.R.R.
USE 5/8" TYPE 'X' INTERIOR
GYPSUM BOARD FOR 45 MIN.
F.R.R. WALLS

PARTY WALL AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK4 OR SK5 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4A TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



NOTE 2: BALCONY
2"x8" SPR 2 @ 16" O.C. w/
2"x4" @ 12" O.C. DIAGONALLY
CUT CROSS PURLINS w/ 5/8"
EXTERIOR GRADE SHEATHING, w/
SINGLE PLY DECK MEMBRANE

CITY OF HAMILTON
Building Division

Permit No. 17-132417

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

AUG 7 2 2018

FOR CHIEF BUILDING OFFICIAL

DATE _____

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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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 CONTROL REVIEW
AND CERTIFICATION

APPROVED BY: _____
DATE: Mar. 08, 2018

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

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

STRUDET INC.
FOR STRUCTURE ONLY

18		-	-	9		-	-	-
17		-	-	8		-	-	-
16		-	-	7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GS	
15		-	-	6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GS	
14		-	-	5	ISSUED FOR PRICING.	AUG. 24/17	GS	
13		-	-	4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	W	
12		-	-	3	FLOOR JOIST CO-ORD.	JUL 13/17	GS	
11		-	-	2	REV. PER C.JENT COMMENTS. REISSUED.	JUN 26/17	GS	
10		-	-	1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GS	
no.	description		date	by	no	description		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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.



VAR
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
www.v3design.com

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Greenpark.

project name	RUSSELL GARDENS PH.2		municipality	WATERDOWN, ON.
date	JUNE, 2017		MAIN FLOOR	
drawn by	checked by	scale		
WT	-	3/16" = 1'-0"		

END UPGRADE

Project no.
6036

owing to.

171

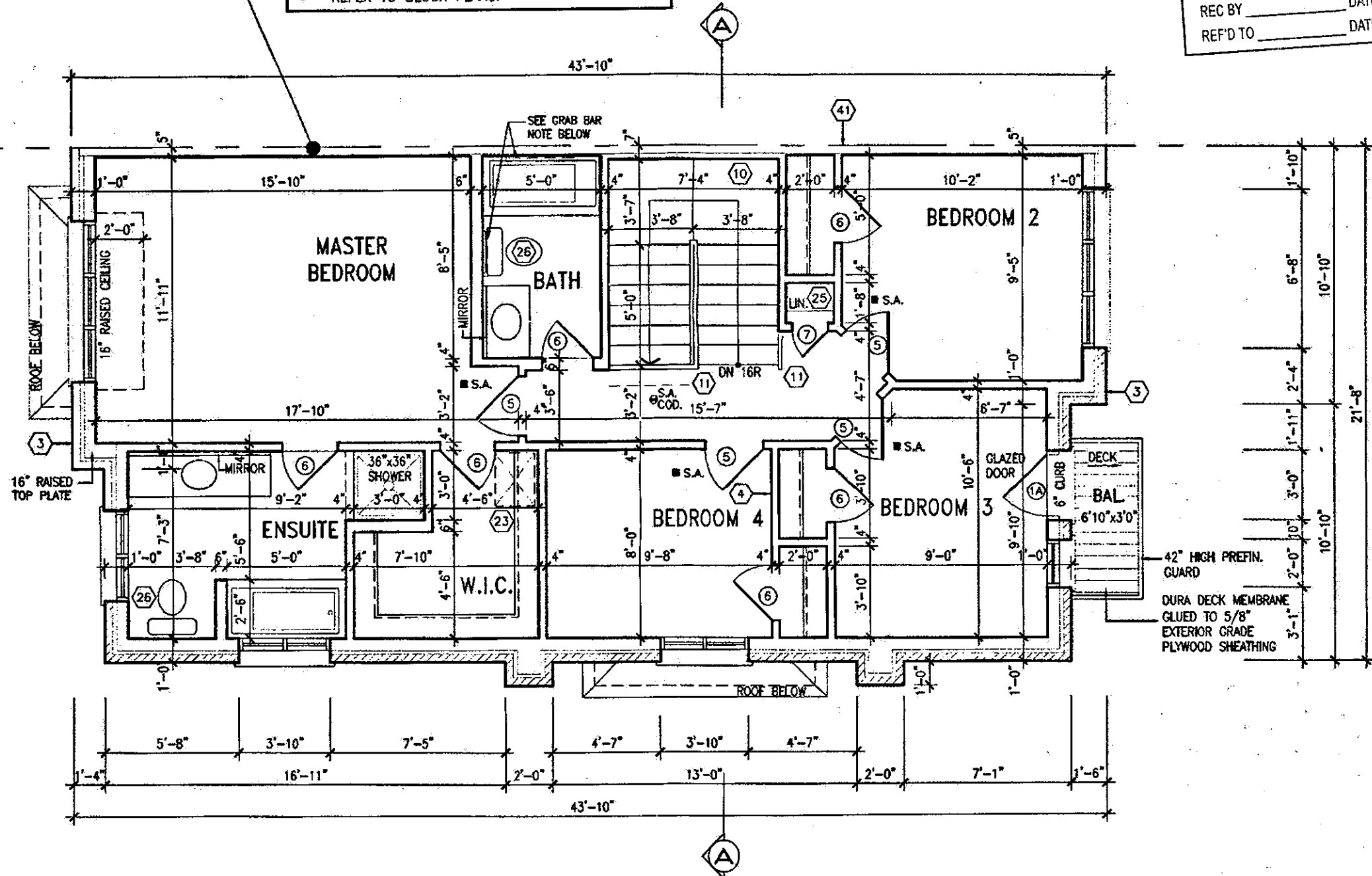
AS I

10

2608 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____

PARTY WALL CONSTRUCTION (UPPER FLOOR)
• SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
• REFER TO BLOCK PLANS.



CITY OF HAMILTON
Building Division
Permit No. 17-132417
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
AUG 22 2018
FOR THE BUILDING OFFICIAL DATE

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3,
3.8.3.8(1)(d) & 3.8.3.13(1)(f).

NOTE:
REFER TO BLOCK WORKING DRAWINGS FOR
SECOND FLOOR STRUCTURAL INFORMATION.

NOTE: BALCONY CONSTRUCTION
ONE PLY WATERPROOF MEMBRANE (DURADEK) ADHERED
TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING OVER
ENGINEERED FLOOR JOISTS. SLOPE TO EXTERIOR WITH
WOOD SLEEPERS. MEMBRANE TO EXTEND 6" UP AT
WALLS & 4" DOWN AT OPEN BALCONY EDGE.

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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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: _____
DATE: MAY 08 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18		9			
17		8			
16		7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW
15		6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW
14		5	ISSUED FOR PRICING.	AUG. 24/17	GW
13		4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
12		3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW
11		2	REV. PER CLIENT COMMENTS. REISSUED.	JUN. 26/17	GW
10		1	PLANS ISSUED FOR PRE-IM. REVIEW	JUN. 21/17	GW
9					
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1					
no.	description	date	by	no.	description

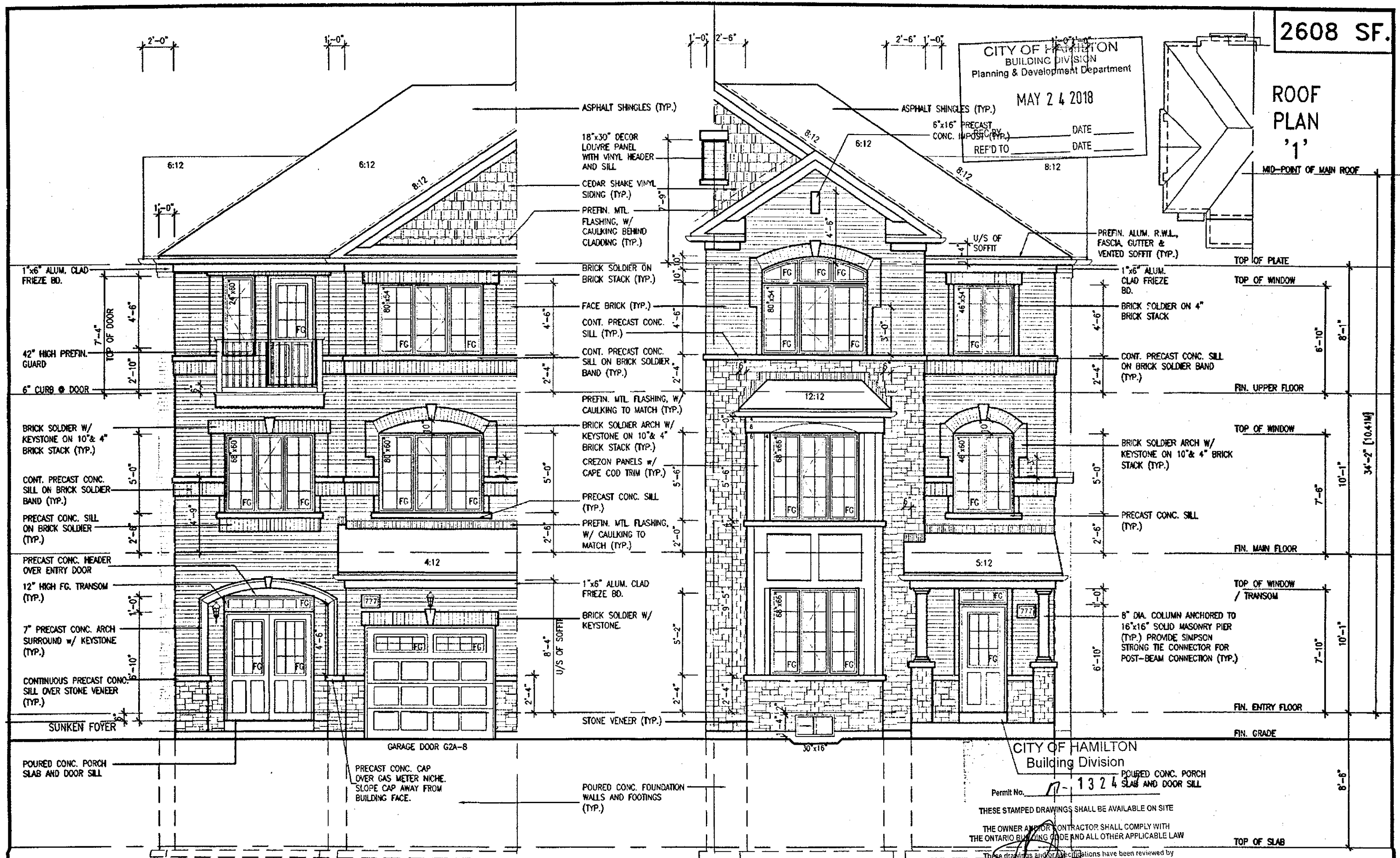
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH.2
date
JUNE, 2017
checked by
scale
3/16" = 1'-0"

DEWBERRY 2ES
project no.
16036
drawing no.
A4

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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: May 17, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

no.	description	date	by	no.	description	date	by
18				9			
17				8	REVISED	APR. 26/18	GW
16				7	REVISED PER CITY COMMENTS REISSUED	MAR. 06/18	GW
15				6	REVISED. ISSUED FOR PERMIT	SEP. 25/17	GW
14				5	ISSUED FOR PRICING	AUG. 24/17	GW
13				4	REVISED AS PER ENGINEER COMMENTS	AUG. 22/17	WT
12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW
11				2	REV. PER CLIENT COMMENTS. REISSUED	JUN. 26/17	GW
10				1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW

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.

Richard Vink
signature
24488
BOH
47658

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

Project name: **RUSSELL GARDENS PH.2**
Location: **WATERDOWN, ON.**

Site: **JUNE, 2017**
Scale: **3/16" = 1'-0"**

Drawn by: **WT**
Checked by: **3/16" = 1'-0"**

Project no.: **16036-DEWBERRY-2ES**
Drawing no.: **A5**

DEWBERRY 2ES
16036

FRONT & REAR ELEVATION '1'

A5

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 21 2017

REC BY _____ DATE _____
REF'D TO _____ DATE _____

REC BY _____ DATE _____
REF'D TO _____ DATE _____

Building Division
17-132417
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 LA
These drawings and/or specifications have been reviewed by
AUG 22 2018
DATE
FOR CHIEF BUILDING OFFICIAL

DATE **DEWBERRY 2ES**
COMPLIANCE PACKAGE 'A4'

18				9				The undersigned has reviewed and takes responsibility for this design and how the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8				
16				7				qualification information
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW	Richard Vink
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW	signature
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	name registration information
12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW	VAS Design Inc. 426
11				2	REV. PER CLIENT COMMENTS. REISSUED.	JUN. 26/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the works. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the job. Any drawings are not to be copied.
10				1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW	
no.		description	date	by	no.	description	date	by

VA3
DESIGN
255 Consumers Rd Suite 101
Toronto ON M2J 1H1
t 416.630.2255 f 416.630.2256
va3design.com

Greenpark

DFWBERRY 2ES

project name	project no.
RUSSELL GARDENS PH 2	1603

date JUNE, 2017 SIDE ELEVATION 16

drawn by WT checked by 3/16" = 1'-0" 16036-BEWERRY-2ES

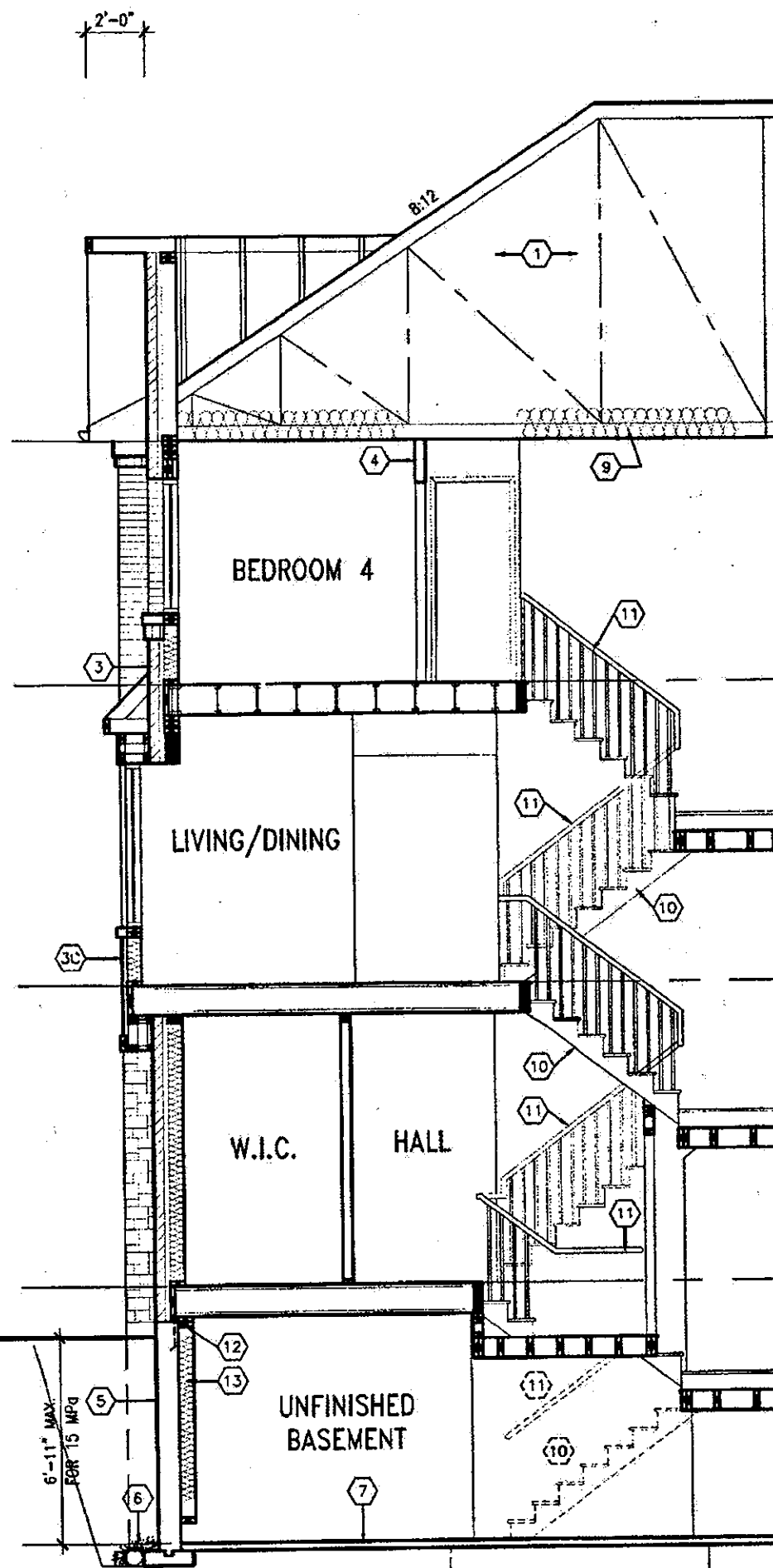
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2608 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC BY _____ DATE _____
REF'D TO _____ DATE _____



TOP OF PLATE
TOP OF WINDOW
FIN. UPPER FLOOR
TOP OF WINDOW
FIN. MAIN FLOOR
TOP OF WINDOW / TRANSOM
FIN. ENTRY FLOOR
FIN. GRADE

6'-10"
8'-1"
7'-6"
10'-1"
7'-10"
10'-1"
8'-6"

CITY OF HAMILTON
Building Division

Permit No. 17-132417

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
AUG 22 2018
DATE

FOR THE BUILDING OFFICIAL

SECTION A-A - ELEV. '1'

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW
11				2	REV. PER CLIENT COMMENTS. REISSUED.	JUN. 26/17	GW
10				1	PLANS ISSUED FOR PRE-JM. REVIEW	JUN. 21/17	GW

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VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON.

date JUNE, 2017 checked by WT scale 3/16" = 1'-0"

drawing no. 16036-DEWBERRY-2ES

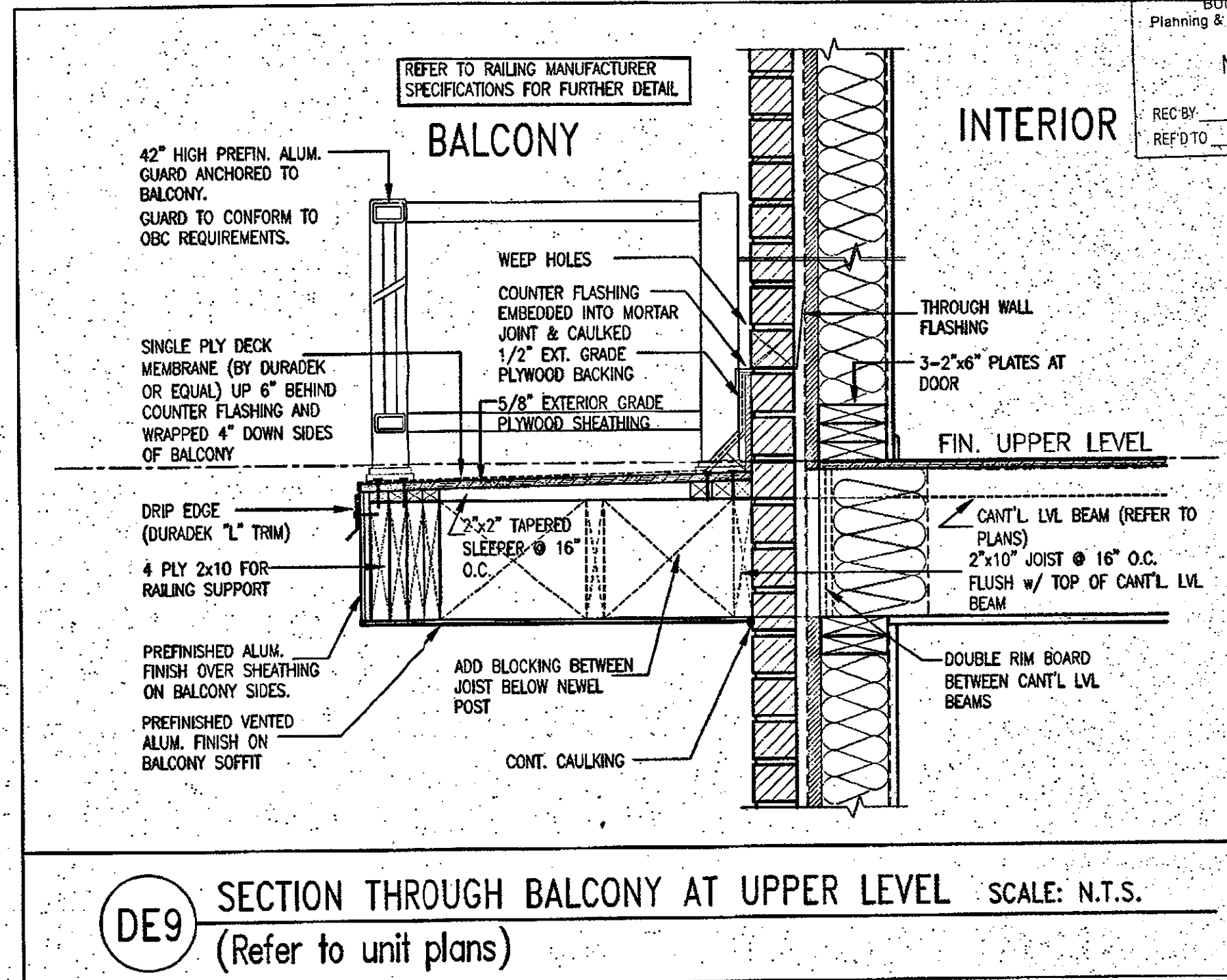
DEWBERRY 2ES
project no. 16036
drawing no. A7

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 21 2017

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



18	-	-	-	9	-	-	-	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.
17	-	-	-	8	-	-	-	qualification information
16	-	-	-	7	-	-	-	
15	-	-	-	6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17	GW	Richard Vink
14	-	-	-	5	ISSUED FOR PRICING.	AUG. 24/17	GW	name
13	-	-	-	4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	registration information
12	-	-	-	3	FLOOR JOIST CO-ORD.	JUL 13/17	GW	VAS Design Inc.
11	-	-	-	2	REV. PER CLIENT COMMENTS, REISSUED.	JUN 26/17	GW	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 scope of the Designer which must be returned at the completion of the drawings are to be sealed.
10	-	-	-	1	PLANS ISSUED FOR PRELIM REVIEW	JUN 21/17	GW	date by
no.	description	date	by	no.	description	date	by	

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