

2815 SF.

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

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

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

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	5/16"	(100x90x8.0L)	+	2-2"x8"	SPR.	No.2
WL3	=	5"	x	3-1/2"	x	5/16"	(125x90x8.0L)	+	2-2"x10"	SPR.	No.2
WL4	=	6"	x	3-1/2"	x	3/8"	(150x90x10.0L)	+	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	5/16"	(125x90x8.0L)	+	2-2"x12"	SPR.	No.2
WL7	=	5"	x	3-1/2"	x	5/16"	(125x90x8.0L)	+	3-2"x12"	SPR.	No.2
WL8	=	5"	x	3-1/2"	x	5/16"	(125x90x8.0L)	+	3-2"x10"	SPR.	No.2
WL9	=	6"	x	4"	x	3/8"	(150x100x10.0L)	+	3-2"x10"	SPR.	No.2

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

LV1A	=-1	3/4"x7	1/4"	(1-45x184)
LV1	=-2	1/4"x7	1/4"	(2-45x184)
LV2	=-3	3/4"x7	1/4"	(3-45x184)
LV3	=-4	3/4"x7	1/4"	(4-45x184)
LV4A	=-1	3/4"x9	1/2"	(1-45x240)
LV4	=-2	3/4"x9	1/2"	(2-45x240)
LV5	=-3	1/4"x9	1/2"	(3-45x240)
LV5A	=-4	3/4"x9	1/2"	(4-45x240)
LV6A	=-1	3/4"x11	7/8"	(1-45x300)
LV6	=-2	3/4"x11	7/8"	(2-45x300)
LV7	=-3	3/4"x11	7/8"	(3-45x300)
LV8	=-2	3/4"x14"		(2-45x356)
LV9	=-3	3/4"x14"		(3-45x356)

L1 = $3\frac{1}{2}'' \times 3\frac{1}{2}'' \times 1/4''$ L (90x90x6.0L)
 L2 = $4'' \times 3\frac{1}{2}'' \times 5/16''$ L (100x90x8.0L)
 L3 = $5'' \times 3\frac{1}{2}'' \times 5/16''$ L (125x90x8.0L)
 L4 = $6'' \times 3\frac{1}{2}'' \times 3/8''$ L (150x90x10.0L)
 L5 = $6'' \times 4'' \times 3/8''$ L (150x100x10.0L)
 L6 = $7'' \times 4'' \times 3/8''$ L (180x100x10.0L)

NOS.	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
12	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	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
16	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

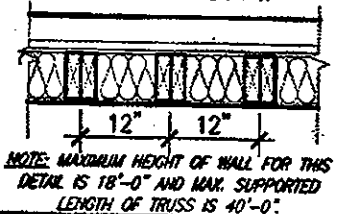
(OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C.
BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0",
2 ROWS FOR SPANS GREATER THAN 7'0".

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.

REFER TO ENGINEERED FLOOR FLAYOUTS FOR ALL
ENGINEERED FLOOR FRAMING INFORMATION AND
DETAILS. UNLESS OTHERWISE NOTED.

2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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 on that lot. 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.



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				Richard Vink
15		-	-	6	REVISED, ISSUED FOR PERMIT.	SEP. 25/17	GW	2448
14		-	-	5	ISSUED FOR PRICING.	AUG. 24/17	GW	home
13		-	-	4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	registration information
12		-	-	3	FLOOR JOIST CO-ORD.	JUN 13/17	GW	VAS Design Inc.
11		-	-	2	REV. PER CLIENT COMMENTS, REISSUED.	JUL 26/17	GW	Contractor must verify all dimensions on the job and report any discrepancies to 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.
10		-	-	1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17	GW	date bu
no.	description	date	by	no.	description	date	bu	

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
DEWBERRY 12 AND ELEV. 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	705.53 S.F.	173.96 S.F.	24.66 %
LEFT SIDE	1454.66 S.F.	218.15 S.F.	15.00 %
RIGHT SIDE	1454.66 S.F.	0.00 S.F.	0.00 %
REAR	705.53 S.F.	130.00 S.F.	18.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	4320.38 S.F.	522.13 S.F.	12.09 %
TOTAL SQ. M.	401.37 S.M.	48.51 S.M.	12.09 %

AREA CALCULATIONS		FLEV '1
LOWER LEVEL FLOOR AREA		792 SF
MAIN LEVEL FLOOR AREA		1017 SF
UPPER LEVEL FLOOR AREA		1006 SF
TOTAL FLOOR AREA	2815 SF	(261.52 m ²)
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	2815 SF	(261.52 m ²)
MAIN LEVEL FLOOR COVERAGE	792 SF	
GARAGE COVERAGE/AREA	228 SF	
PORCH COVERAGE/AREA	214 SF	
COVERAGE W/ PORCH	1234 SF	
	(114.64 m ²)	
COVERAGE W/O PORCH	1020 SF	
	(94.76 m ²)	

CITY OF HAMILTON
Building Division

Permit No. 17-132425

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

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 21 2017

REC BY _____ DAT _____
REF'D TO CR DAT _____

OCT 04 2017

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

[illegible]

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2815 SF.

BASEMENT WALL INSULATION
(TYP) 13
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
FRAMING IS REQ'D. FOR
SUPPORT**
-2" (R4) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT
INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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.

CITY OF HAMILTON
Building Division

Permit No. 17-132430

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

These drawings and/or specifications have been reviewed by

DATE July 31/18
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 final any
house can be properly built or located on its lot.

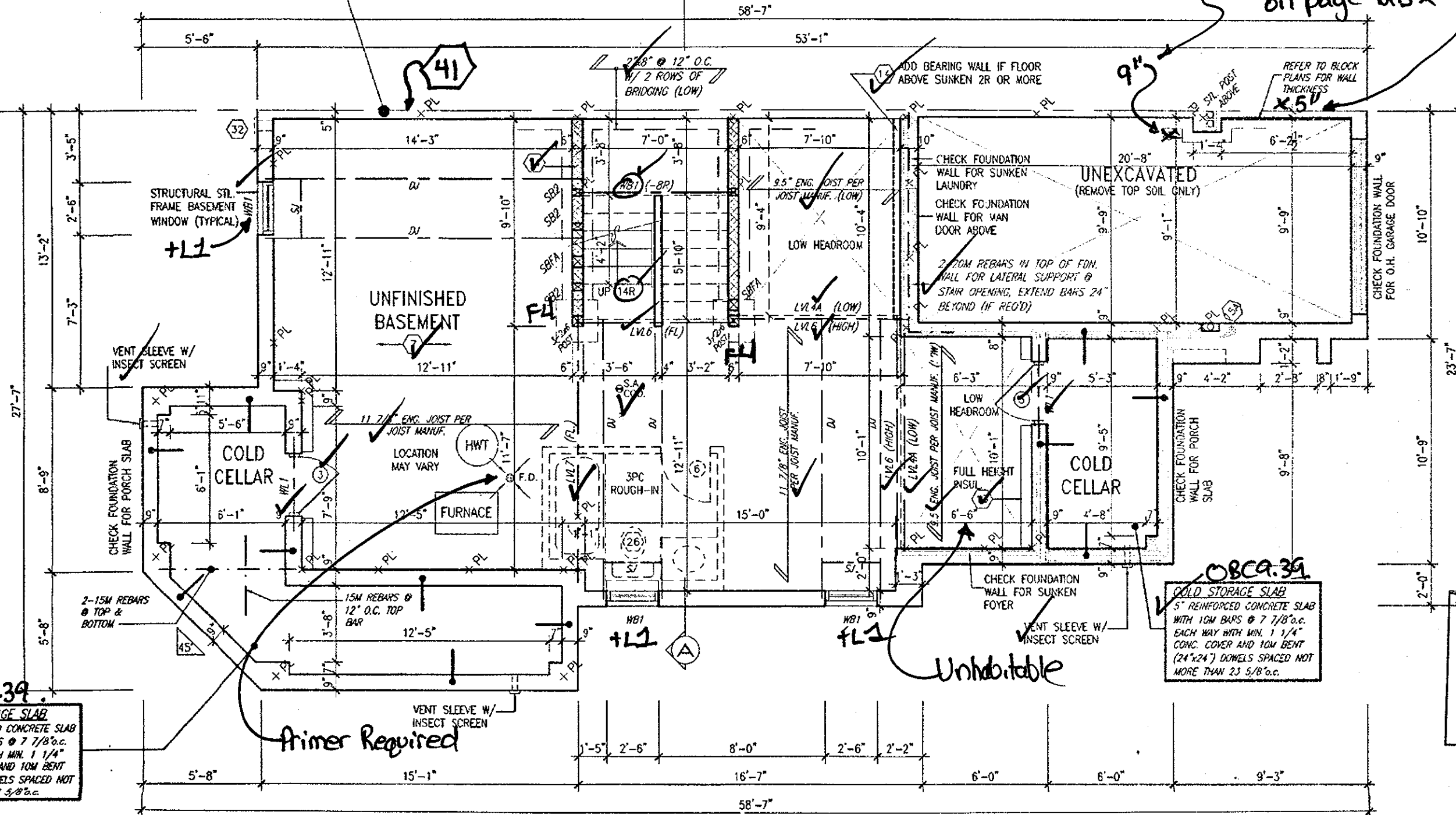
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.

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

APPROVED BY: [Signature]
DATE: Jun 25, 2018

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

*As per updated details
on page 12B*



COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

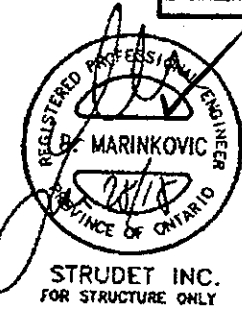
JUL 17 2018

REC BY: [Signature] DATE: [Blank]
REF'D TO: CB DATE: [Blank]

JUN 28 2018

BASEMENT PLAN ELEVATION '1'

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'



18	REVISED	JUN 26/18	GW
17	REVISED	APR 26/18	GW
16	REVISED PER CITY COMMENTS, REISSUED	MAR 06/18	GW
15	REVISED, ISSUED FOR PERMIT	SEP 25/17	GW
14	ISSUED FOR PRICING	AUG 24/17	GW
13	REVISED AS PER ENGINEER COMMENTS	AUG 22/17	WT
12	FLOOR JOIST CO-ORD	JUL 13/17	GW
11	REV. PER CLIENT COMMENTS, REISSUED	JUN 26/17	GW
10	PLANS ISSUED FOR PRELIM REVIEW	JUN 21/17	GW
9			
8			
7			
6			
5			
4			
3			
2			
1			

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
signature
24488
BCH
name
Richard Vink
42658
name
Richard Vink
42658
name
Richard Vink
42658

VA
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2N 1S4
416.630.2255 | 416.630.4782
va3design.com

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

CORNER
DEWBERRY 12
project no.
16036
drawing no.
A1
16036-DEWBERRY-12
JUN 26 2018 - 1203 29

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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: Jun. 29, 2018
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

Permit No. 11-132430

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

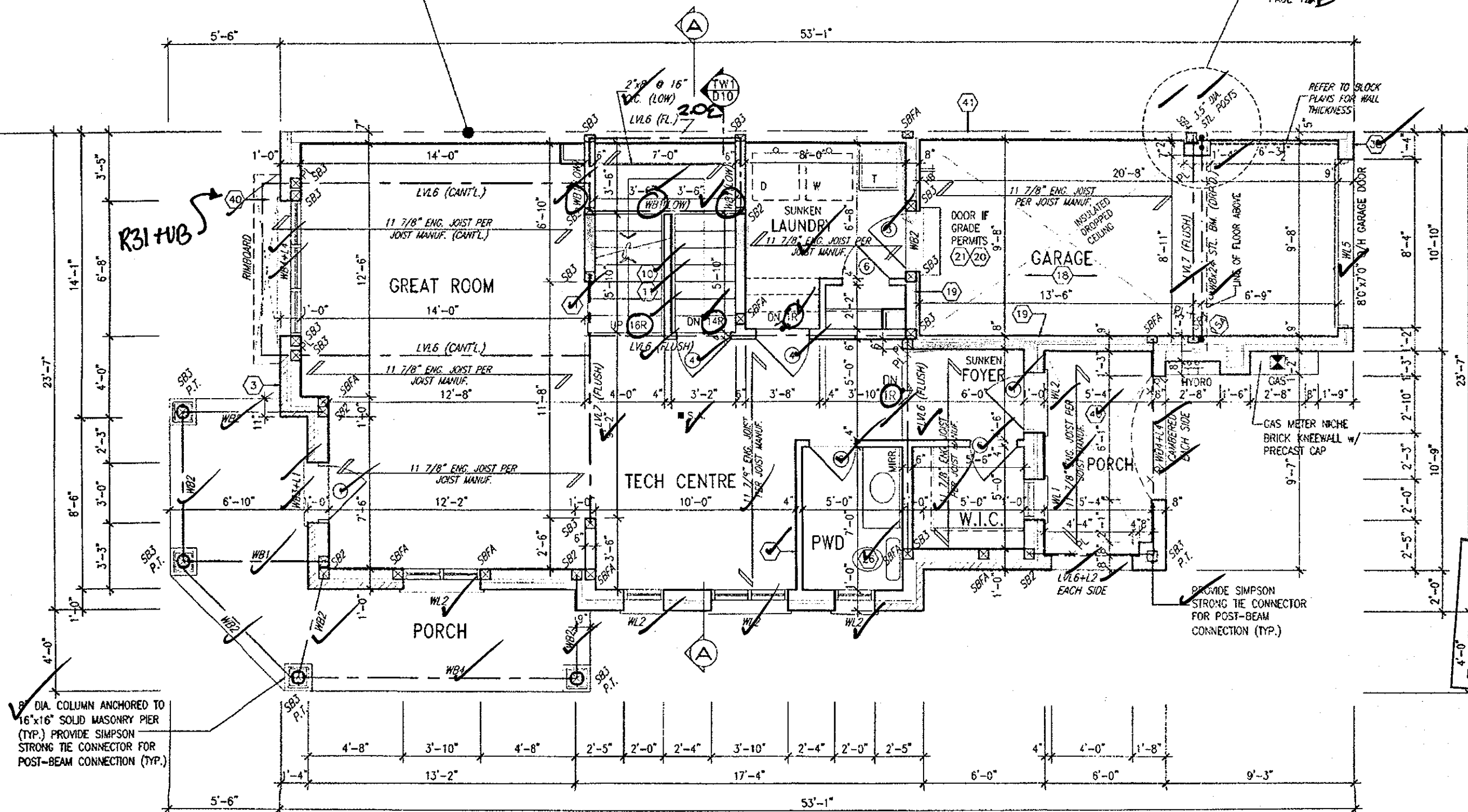
These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

REFER TO DETAIL
PAGE 12 **B**

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.



COPY

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BUILDING DIVISION
Planning & Development Department

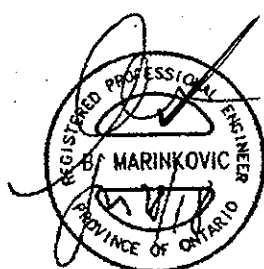
JUL 17 2018

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

JUN 28 2018

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.



STRUDET INC.
FOR STRUCTURE ONLY

18				3	REVISED.	JUN. 26/18	GW	The undersigned has reviewed and takes responsibility for this design and has the specifications and meets the requirements set out in the Factors Rating Code to be a Designer. signature information Richard Vink  2440 same registration information VAS Design Inc. 4265 (signature must verify I understand 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 project.)
17				3	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 CG-CRD	JUL. 13/17	GW	
11				2	REV. PER CLIENT COMMENTS. REISSUED.	JUN. 26/17	GW	
10				1	PLANS ISSUED FOR PRELIM. REVIEW.	JUNY 21/17	GW	
9	NO. DESCRIPTION	date	by	no.	description	date	by	

VAD
DESIGN
255 Consumers Rd Suite 170
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4777
va-design.com

Greenpark.

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

Gold	ENTRY LEVEL
------	-------------

Order by _____ checked by _____ date _____

WT 3/16 = 1-0

CORNER
DEWBERRY 12

Project no.
6036

ENTRY LEVEL PLAN ELEV. '1'

file name

A2

A2

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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 Contractor/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 CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____

DATE: May 28, 2011

This stamp certifies compliance with the 1990 ADA
Design Guidelines. Only seal bears tv. Further
modification may require.

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. 17-13243

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 and approved for use in the construction of the project.

These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL *July 31/18*

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

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

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

CORNER
DEWBERRY 12

project no.
16036

drawing no.

A3

100

~~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

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

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

MAIN FLOOR PLAN ELEVATION '1'

- *Fine blocking Required (typ.)

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

18				9			
17				8			
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
no. description				date	by		
				no. description	date		

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.

R Vink

Richard Vink	2448
name	BC
signature	
registration information	
VAS Design Inc.	4255

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.

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782



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

CORNER		project no. 16036
DEWBERRY 12		
PLAN ELEV. '1'		drawing no. A3
16036-DEWBERRY-12		

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

APPROVED BY:

DATE: Mar. 08, 2018

This stamp certifies compliance with the applicable Design Guidelines only and does not further constitute a warranty.

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

NOTE-1- 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.

[illegible]

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2815 SF.

CITY OF HAMILTON
Building Division

Permit No. 17-132430

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE July 31/18

PREFIN. ALUM. R.W.I.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.

BRICK SOLDIER ON 4"
BRICK STACK

CONT. PRECAST CONC.
SILL ON BRICK SOLDIER BAND
(TYP.)

BRICK SOLDIER ARCH W/
KEYSTONE ON 10" & 4"
BRICK STACK (TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH FG. TRANSOM
(TYP.)

TOP OF WINDOW
TRANSOM

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

FIN. ENTRY FLOOR

FIN. GRADE

POURED CONC. PORCH
SLAB AND DOOR SILL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

TOP OF SLAB DATE MAY 24 2018

REC BY MAY 03 2018 DATE

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

CORNER
DEWBERRY 12

project no. 16036

drawing no. A5

FRONT ELEVATION '1'

REAR ELEVATION '1'

ASPHALT SHINGLES (TYP.)

18"x30" DECOR
LOUVRE PANEL
WITH VINYL HEADER
AND SILL

CEDAR SHAKE VINYL
SIDING (TYP.)

PREFIN. MTL FLASHING
W/ CAULKING BEHIND
CLADDING (TYP.)

BRICK SOLDIER ON
BRICK STACK (TYP.)

FACE BRICK (TYP.)

CONT. PRECAST CONC.
SILL (TYP.)

12" HIGH PREFIN.
GUARD

6" CURB @ DOOR

PREFIN. MTL FLASHING, W/
CAULKING TO MATCH (TYP.)

CREZON PANELS W/
CAPE COD TRIM (TYP.)

PRECAST CONC. SILL
(TYP.)

PREFIN. MTL FLASHING,
W/ CAULKING TO
MATCH (TYP.)

CREZON PANEL (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.

BRICK SOLDIER W/
KEYSTONE

STONE VENEER (TYP.)

CONTINUOUS PRECAST
CONC. SILL OVER
STONE VENEER (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

POURED CONC. PORCH
SLAB AND DOOR SILL

7" PRECAST CONC. ARCH
SURROUND W/ KEYSTONE
(TYP.)

GARAGE DOOR G2A-8

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

POURED CONC. PORCH
SLAB AND DOOR SILL

7" PRECAST CONC. ARCH
SURROUND W/ KEYSTONE
(TYP.)

GARAGE DOOR G2A-8

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
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GARAGE DOOR G2A-8

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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: May 17, 2018

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

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
no.	description		date	by	no.	description		date	by

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 [Signature] 24488
name registration information
VAS Design Inc. 42658
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
1 416.630.2255 1 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
JUNE, 2017
checked by
scale
3/16" = 1'-0"
drawing no.
16036-DEWBERRY-12
DATE
MAY 03 2018

FRONT & REAR ELEV. '1'
drawing no. A5

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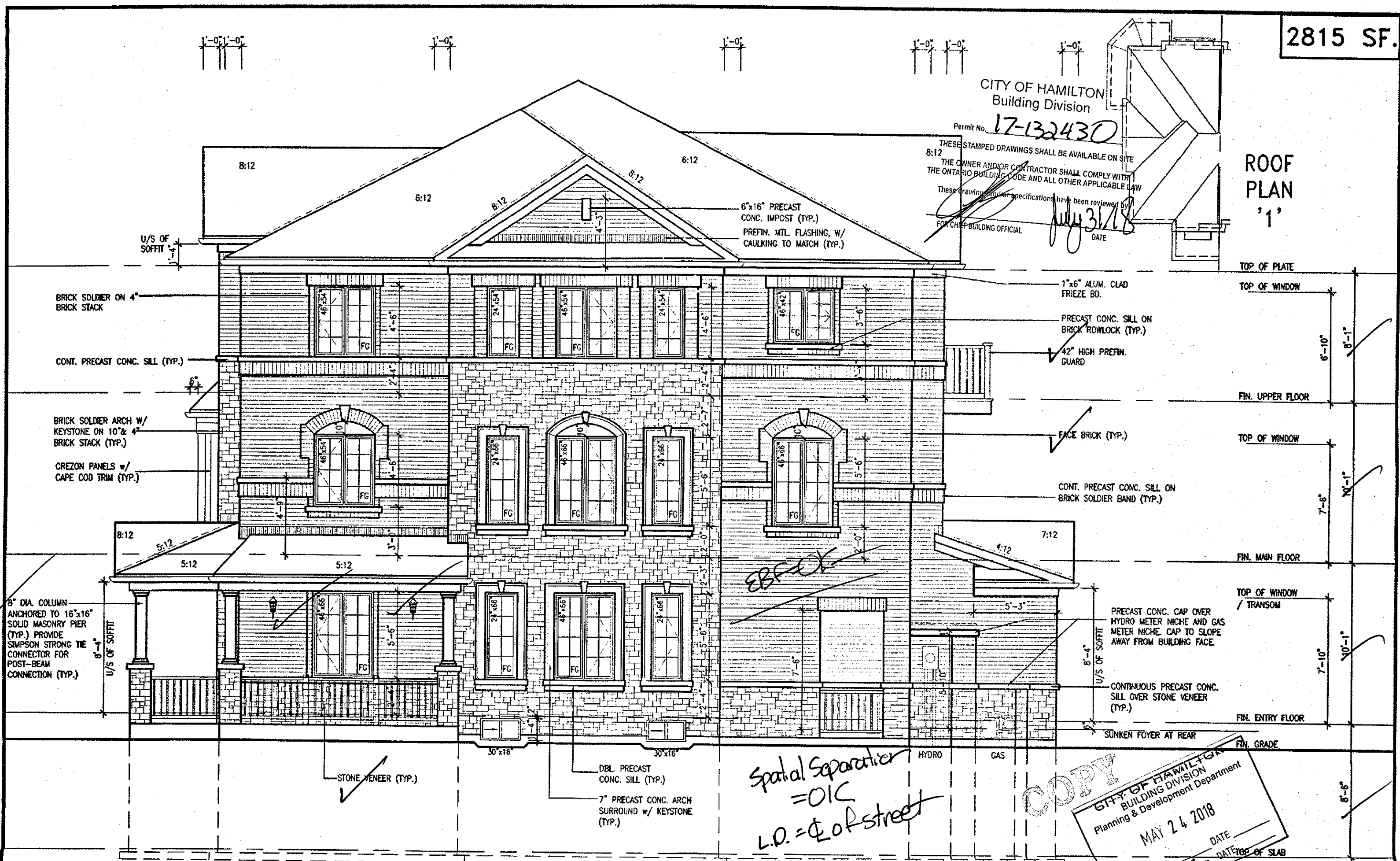
2815 SF.

CITY OF HAMILTON
Building Division

Permit No. 17-132430

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
FOR CHIEF BUILDING OFFICIAL
DATE July 31/18

ROOF
PLAN
'1'



FLANKAGE ELEVATION '1'

MAY 03 2018

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY
DATE: May 17, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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	WI		
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 PREJM. REVIEW.	JUN. 21/17	GW		
no.	description	date	by	no.	description	date	by		

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 registration information
VAS Design Inc. 42658
signature
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VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 | 416.630.4762
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH.2
checked by
scale
3/16" = 1'-0"
date
JUNE, 2017
drawing no.
16036-DEWBERRY-12
drawing no.
A6

CORNER
DEWBERRY 12
project no.
16036
drawing no.
A6

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CITY OF HAMILTON
Building Division

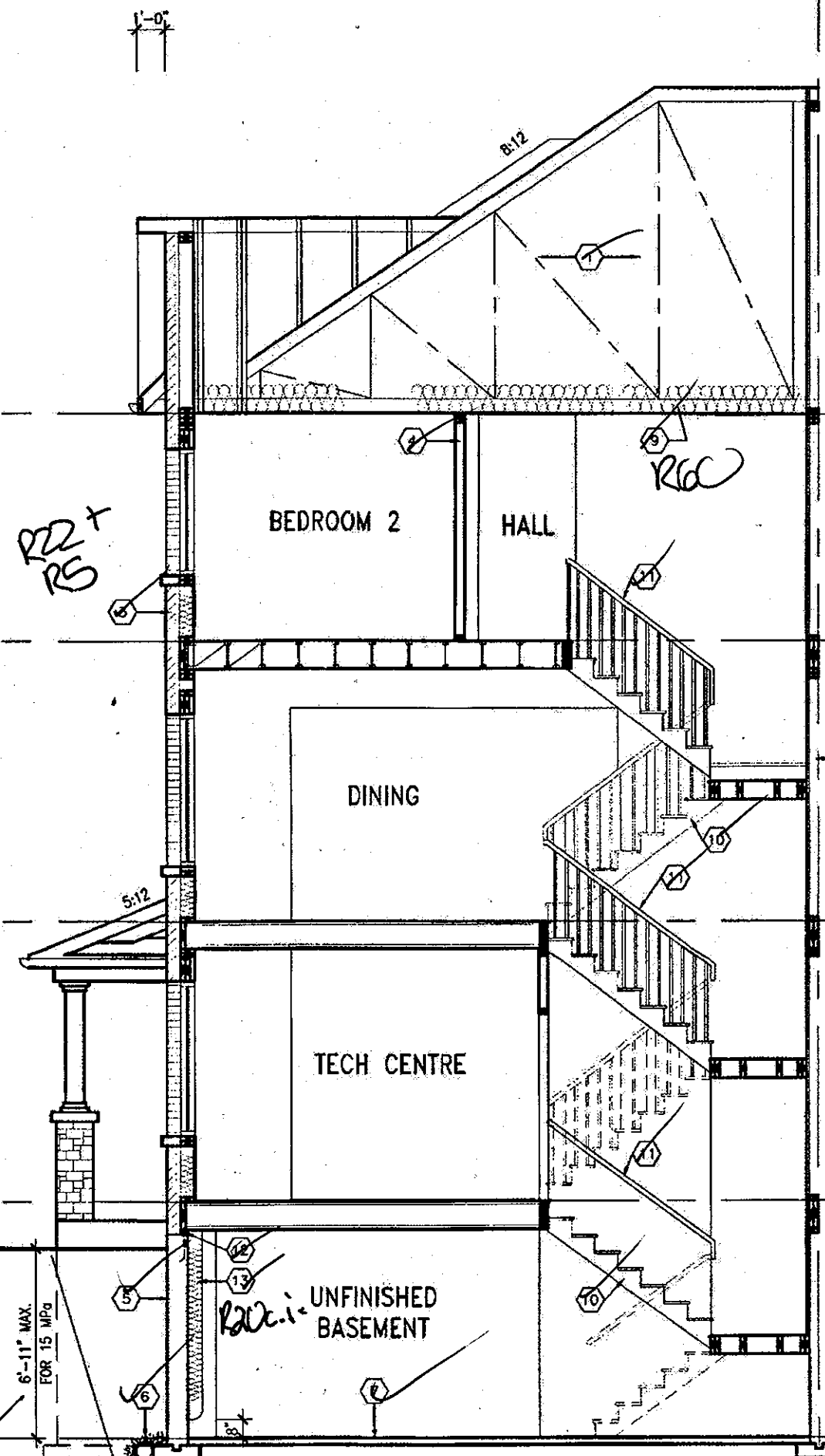
Permit No. 17-132430

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



COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

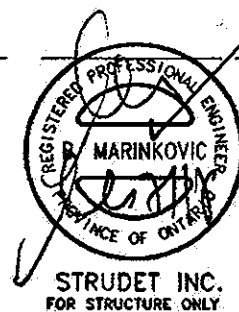
MAY 24 2018

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

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

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[illegible]

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2815 SF.

CITY OF HAMILTON
Building Division

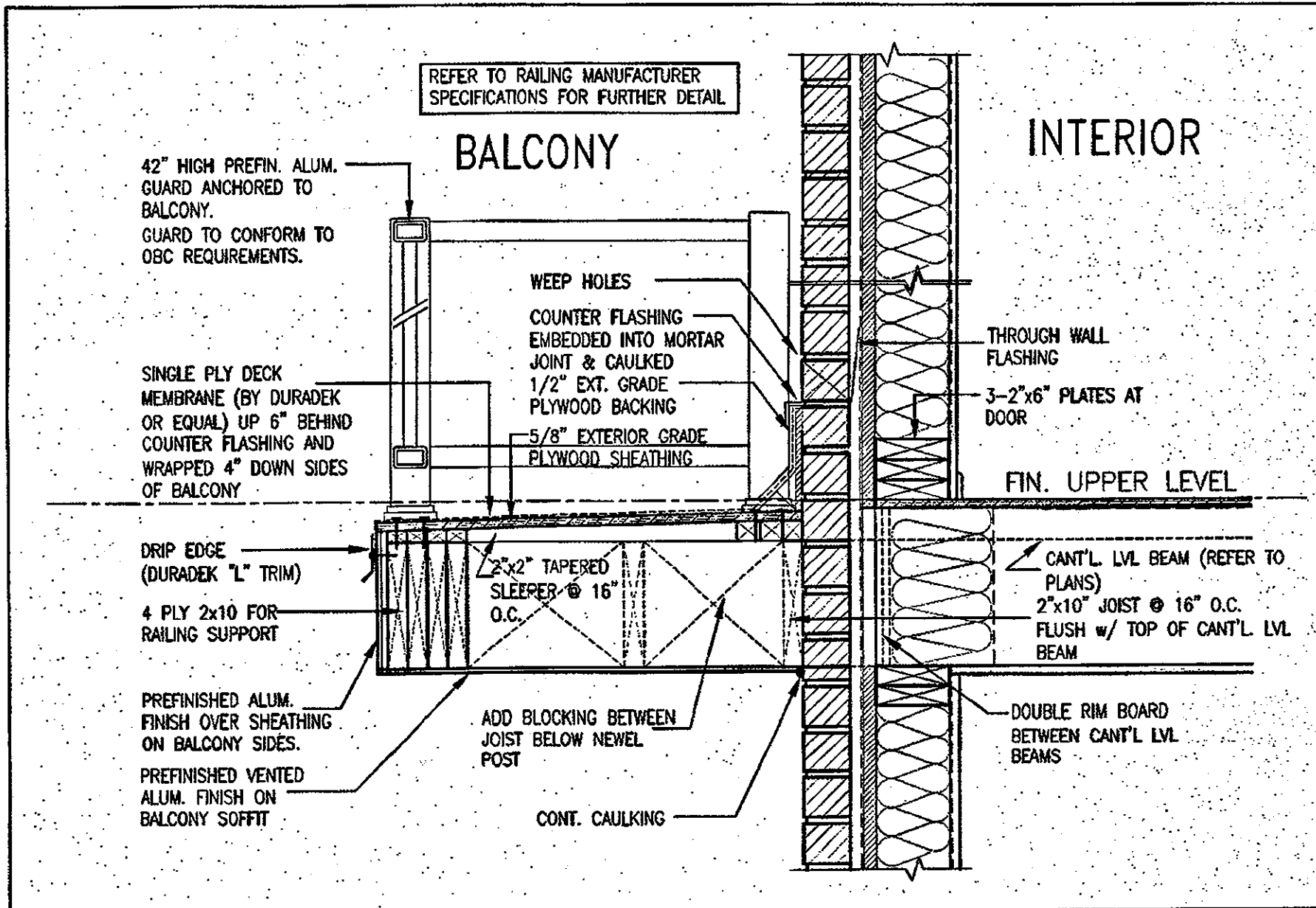
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DE9 SECTION THROUGH BALCONY AT UPPER LEVEL SCALE: N.T.S.
(Refer to unit plans)

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 21 2017

REC BY: DATE
REF'D TO: CS DATE

OCT 04 2017

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

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STRUDET INC.
FOR STRUCTURE ONLY

18				9					
17				8					
16				7					
15				6	REVISED: ISSUED FOR PERMIT.	SEP. 25/17	GW		
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW		
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11				2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17	GW		
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RUSSELL GARDENS PH.2
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A8

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A8