

31K 214

2338 SF.

PAD FOOTINGS

120 KPa NATIVE SOIL	90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" 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 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

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 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

DOOR SCHEDULE

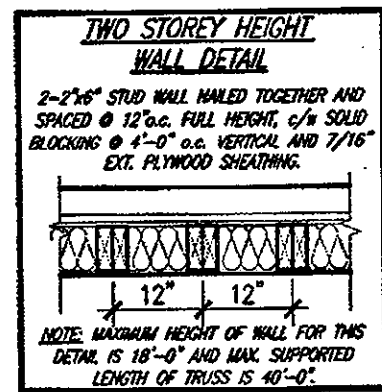
NOS.	WIDTH	HEIGHT 8' to 9'	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB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



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



STRUDET INC. FOR STRUCTURE ONLY

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

DEWBERRY 1 AND ELEV. 1	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	588.36 S.F.	141.83 S.F.	24.11 %
LEFT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
RIGHT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
REAR	588.36 S.F.	132.64 S.F.	22.54 %
* OPENINGS OMITTED AS PER SB-12.3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3976.66 S.F.	254.57 S.F.	6.40 %
TOTAL SQ. M.	369.44 S.M.	23.65 S.M.	6.40 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

DEWBERRY 1 AND ELEV. 2	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	588.36 S.F.	179.61 S.F.	30.53 %
LEFT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
RIGHT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
REAR	588.36 S.F.	132.64 S.F.	22.54 %
* OPENINGS OMITTED AS PER SB-12.3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3976.66 S.F.	292.35 S.F.	7.35 %
TOTAL SQ. M.	369.44 S.M.	27.16 S.M.	7.35 %

AREA CALCULATIONS ELEV '1'

LOWER LEVEL FLOOR AREA	644 SF
MAIN LEVEL FLOOR AREA	847 SF
UPPER LEVEL FLOOR AREA	833 SF
TOTAL FLOOR AREA	2324 SF
	(215.91 m2)
LOWER LEVEL FLOOR OPEN AREA	XX SF
MAIN LEVEL FLOOR OPEN AREA	XX SF
UPPER LEVEL FLOOR OPEN AREA	14 SF
ADD TOTAL OPEN AREAS	+14 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	2338 SF
	(217.21 m2)
MAIN LEVEL FLOOR COVERAGE	644 SF
GARAGE COVERAGE/AREA	216 SF
PORCH COVERAGE/AREA	78 SF
COVERAGE W/ PORCH	938 SF
	(87.14 m2)
COVERAGE W/O PORCH	860 SF
	(79.89 m2)

AREA CALCULATIONS ELEV '2'

LOWER LEVEL FLOOR AREA	644 SF
MAIN LEVEL FLOOR AREA	847 SF
UPPER LEVEL FLOOR AREA	833 SF
TOTAL FLOOR AREA	2324 SF
	(215.91 m2)
LOWER LEVEL FLOOR OPEN AREA	XX SF
MAIN LEVEL FLOOR OPEN AREA	XX SF
UPPER LEVEL FLOOR OPEN AREA	14 SF
ADD TOTAL OPEN AREAS	+14 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	2338 SF
	(217.21 m2)
MAIN LEVEL FLOOR COVERAGE	644 SF
GARAGE COVERAGE/AREA	216 SF
PORCH COVERAGE/AREA	78 SF
COVERAGE W/ PORCH	938 SF
	(87.14 m2)
COVERAGE W/O PORCH	860 SF
	(79.89 m2)

CITY OF HAMILTON Building Division
Permit No. 17 132424
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
Drawings and/or specifications have been reviewed by
[Signature] DATE Sept 24/18
FOR CHIEF BUILDING OFFICIAL

OCT 04 2017

DEWBERRY 1 COMPLIANCE PACKAGE 'A4'

18			9		
17			8		
16			7		
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17 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.	JUN. 13/17 GW
11			2	REV. PER CLIENT COMMENT. REISSUED.	JUN. 25/17 GW
10			1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN. 21/17 GW
no.	description	date	by	no.	description

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 24488
BCE
42558
VA3 Design Inc.



Greenpark.

project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no.: 16036

date: JUNE 2017 checked by: [Signature] scale: 3/16" = 1'-0" drawing no.: 16036-DEWBERRY-1

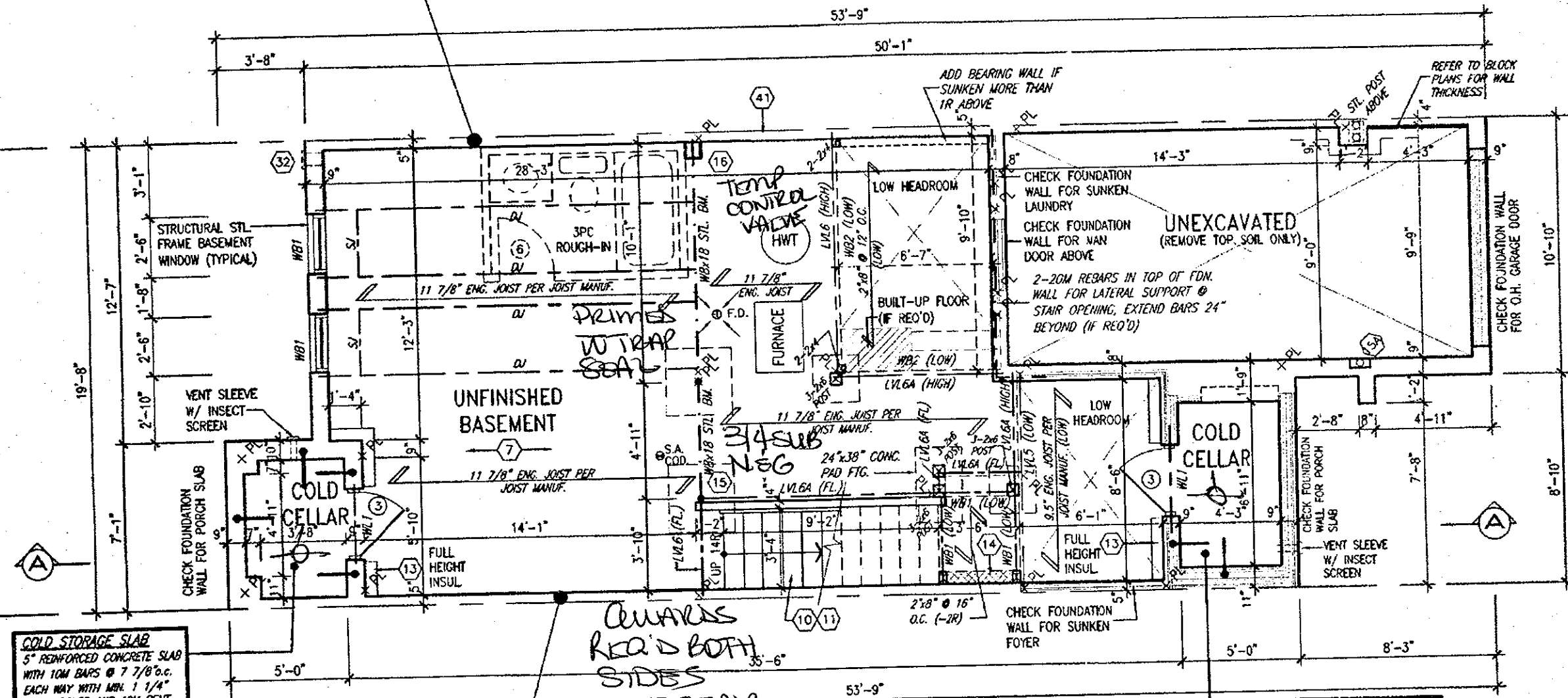
TYPICAL NOTES & AREAS

drawing no. **A0**

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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.



COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB WITH 10M BARS @ 7 7/8" O.C. EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 10M BENT (24"x24") DOWELS SPACED NOT MORE THAN 23 5/8" O.C.

PARTY WALL AT HOUSE SIDE CONSTRUCTION
REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB WITH 10M BARS @ 7 7/8" O.C. EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 10M BENT (24"x24") DOWELS SPACED NOT MORE THAN 23 5/8" O.C.

BASEMENT PLAN ELEVATION '2'

CITY OF HAMILTON
Building Division
Permit No. **132424**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE TO 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 *DM* Sept 22/16
FOR CHIEF BUILDING OFFICIAL DATE

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

MAY 03 2018

DEWBERRY 1 COMPLIANCE PACKAGE 'A4'

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 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.

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

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

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. 22/17	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 COMMENT. REISSUED.	JUN. 26/17	GW
10				1	PLANS ISSUED FOR PRE-IM. REVIEW.	JUN. 21/17	GW

The undersigned has reviewed and takes responsibility for the 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
regulation information
V&S 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.

V&S DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
Project Name: RUSSELL GARDENS PH.2
Municipality: WATERDOWN, ON.
Date: JUNE, 2017
Scale: 3/16" = 1'-0"
16038-DEWBERRY-1

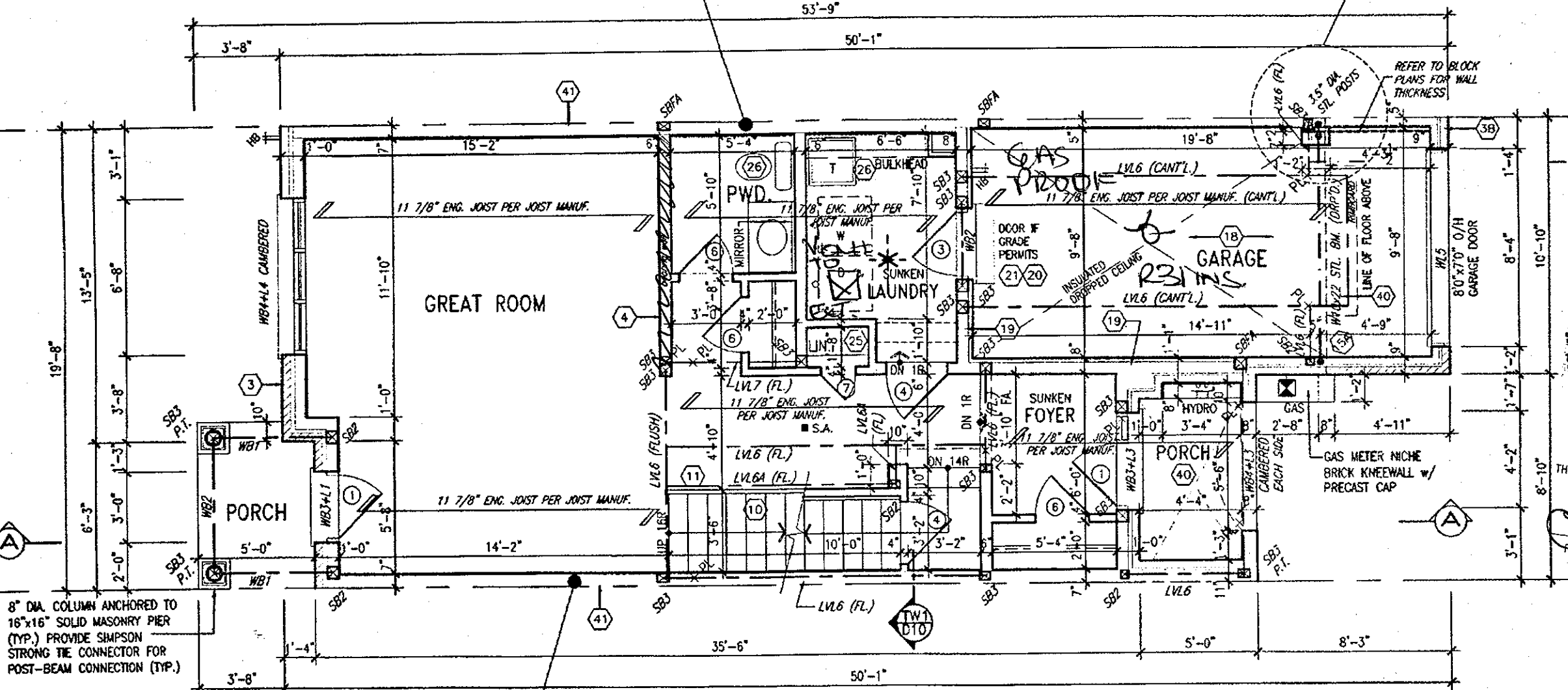
INTERIOR DEWBERRY 2E
Project no. 16038
Drawing no. **A1a**

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 THICKNESS



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

PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

ENTRY LEVEL PLAN ELEVATION '2'

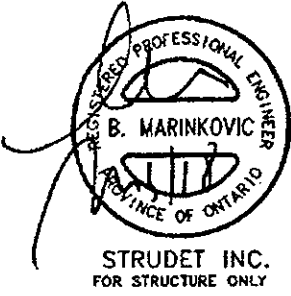
CITY OF HAMILTON
Building Division
Permit No. 132424

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE. THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW. The drawings and/or specifications have been reviewed by *gm* Sept. 21/18 FOR THE 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.

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.



STRUDET INC.
FOR STRUCTURE ONLY

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
Planning & Development Department
MAY 15 2018
REC. BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

MAY 03 2018

**DEWBERRY 1
COMPLIANCE PACKAGE 'A4'**

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. 22/17	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 COMMENT. REISSUED.	JUN. 26/17	GW
10				1	PLANS ISSUED FOR PRE-IM. REVIEW.	JUN. 21/17	GW

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 | 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"

**INTERIOR
DEWBERRY 1**
drawing no. 16036-DEWBERRY-1
drawing on: A2a
project no. 16036

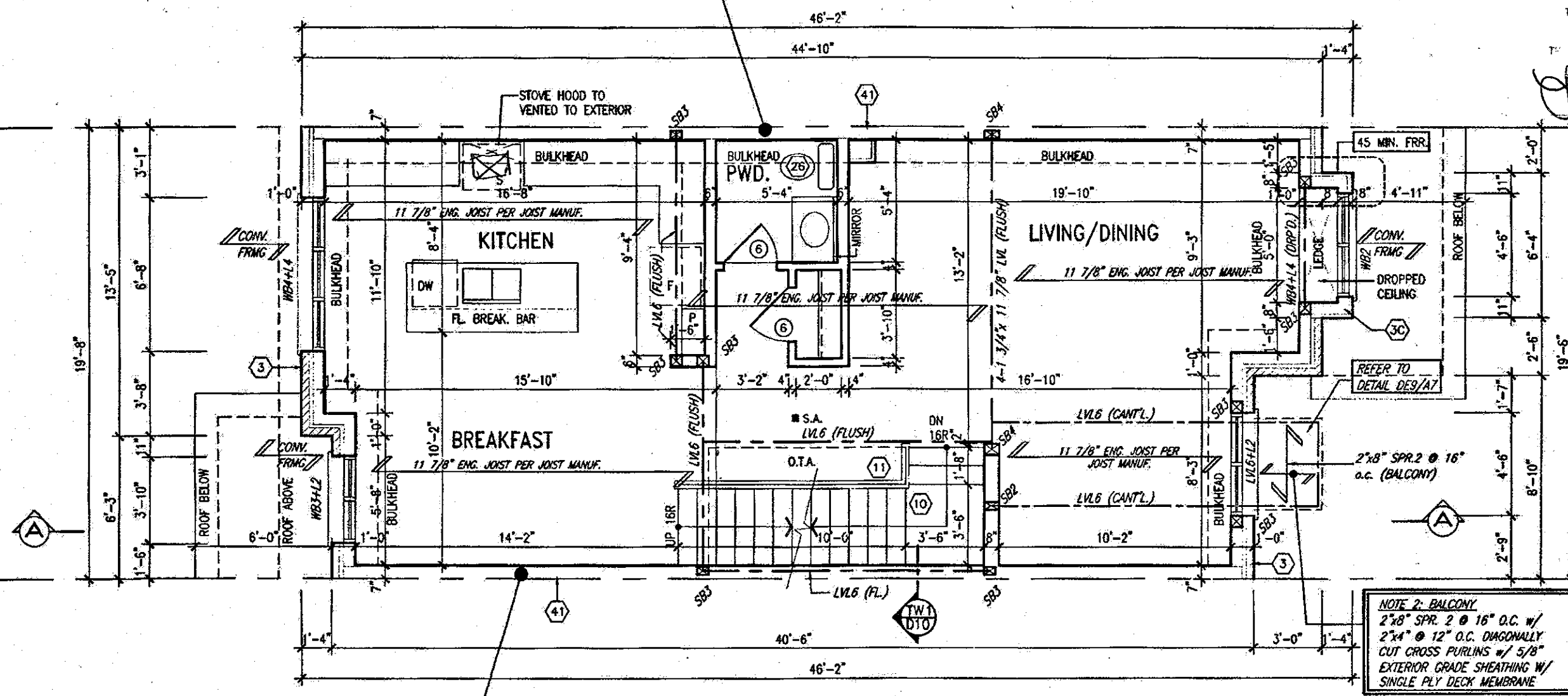
2338 SF.

CITY OF HAMILTON
Building Division

Permit No. **132424**
 THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
 OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
 THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
 Drawings and/or specifications have been reviewed by
 [Signature] **Sept 24/16**
 DATE

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.

PARTY WALL AT HOUSE SIDE CONSTRUCTION
 • REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.



MAIN FLOOR PLAN ELEVATION '2'

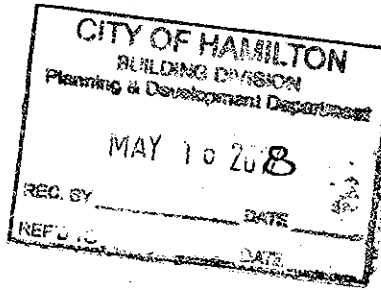
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 APPROVED BY: [Signature]
 DATE: **Mar 08, 2018**
 This stamp certifies compliance with the applicable Design Guidelines and bears no further 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.



DEWBERRY 1
 COMPLIANCE PACKAGE 'A4'

18.		9					
17.		8					
16.		7	REVISED PER CITY COMMENTS, REISSUED.	MAR. 06/18	GW		
15.		6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	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 COMMENT, REISSUED.	JUN 26/17	GW		
10.		1	PLANS ISSUED FOR PRE-IM. 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
 none
 registration information
 VAS Design Inc.
 42658

VAS DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 416.630.2255 / 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-1
 drawing set.
A3a

INTERIOR
DEWBERRY 1
 project no.
16036
 drawing set.
A3a

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2338 SF.

CITY OF HAMILTON
Building Division 2424
Permit No. 17

THREE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
Drawings and/or specifications have been reviewed by
DATE: Sept. 21/18

DATE: Sept. 21/18
DATE: _____

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

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

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHUB 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.

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

DEWBERRY 1
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
APPROVED FOR PERMIT REVIEW AND APPROVAL:
DATE: Mar. 08, 2018

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. 22/17	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 COMMENT. REISSUED.	JUN. 25/17	GW
10				1	PLANS ISSUED FOR PRE-JM. 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
BCH
42558

VA3 DESIGN
255 Consumers Rd Suite 120
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va3design.com

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va3design.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-1
A4a

INTERIOR
DEWBERRY 1
project no.: 16036
drawing no.: A4a

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2338 SF.

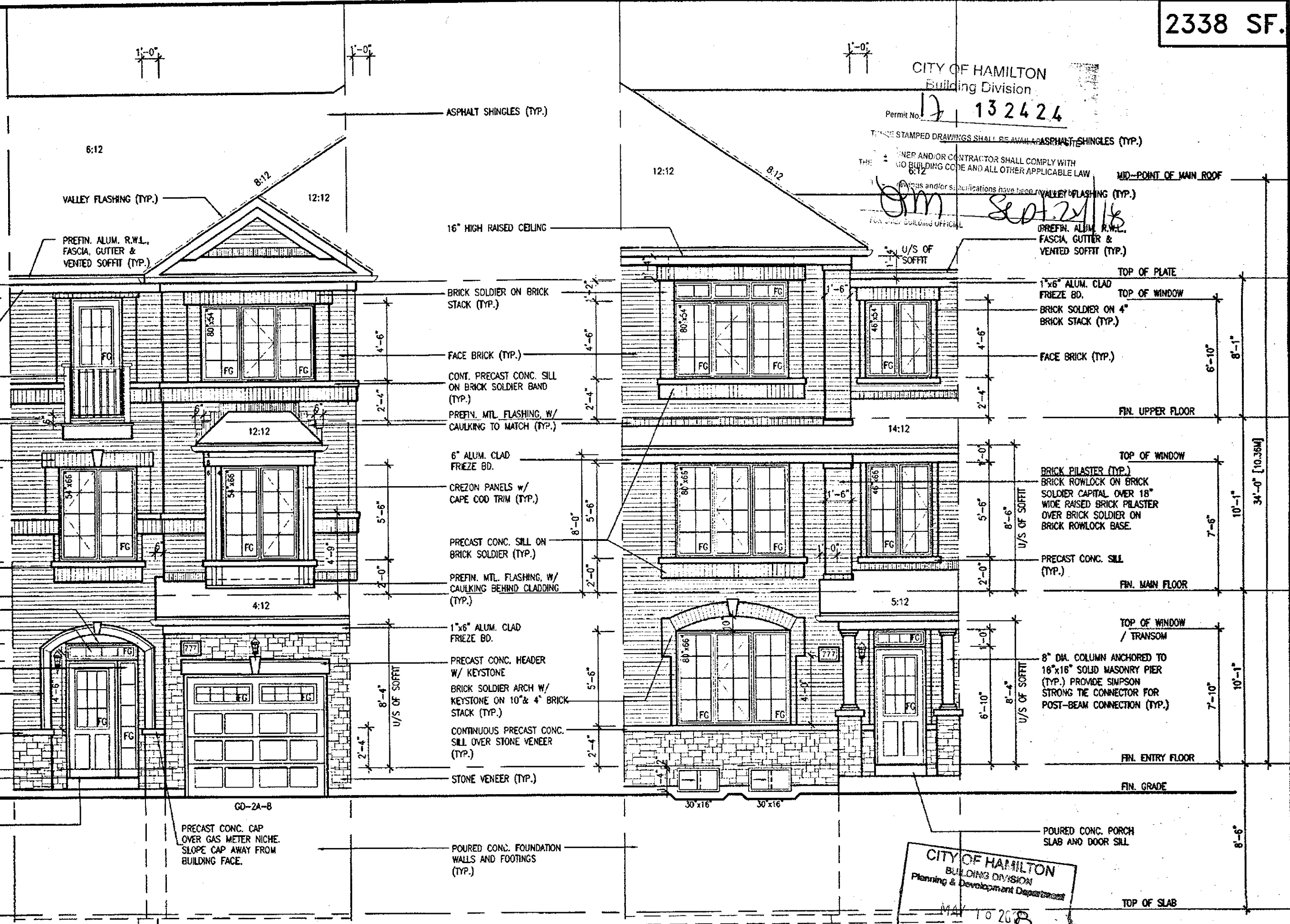
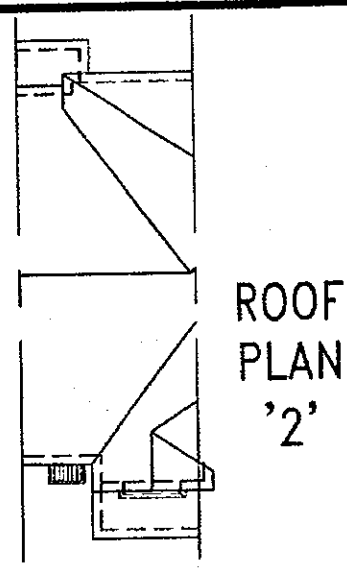
CITY OF HAMILTON
Building Division

Permit No. 13 2424

THESE STAMPED DRAWINGS SHALL BE AVAILABLE TO ANY MEMBER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW. Any other specifications have been noted on drawings.

JM *Sept 21/18*

FOR THE BUILDING OFFICIAL



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 10 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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 _____
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	CW
16				7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	CW
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	CW
14				5	ISSUED FOR PRICING.	AUG. 24/17	CW
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	CW
11				2	REV. PER CLIENT COMMENT. REISSUED.	JUN. 26/17	CW
10				1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN. 21/17	CW
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 BCN
signature
some 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 scanned.

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416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036

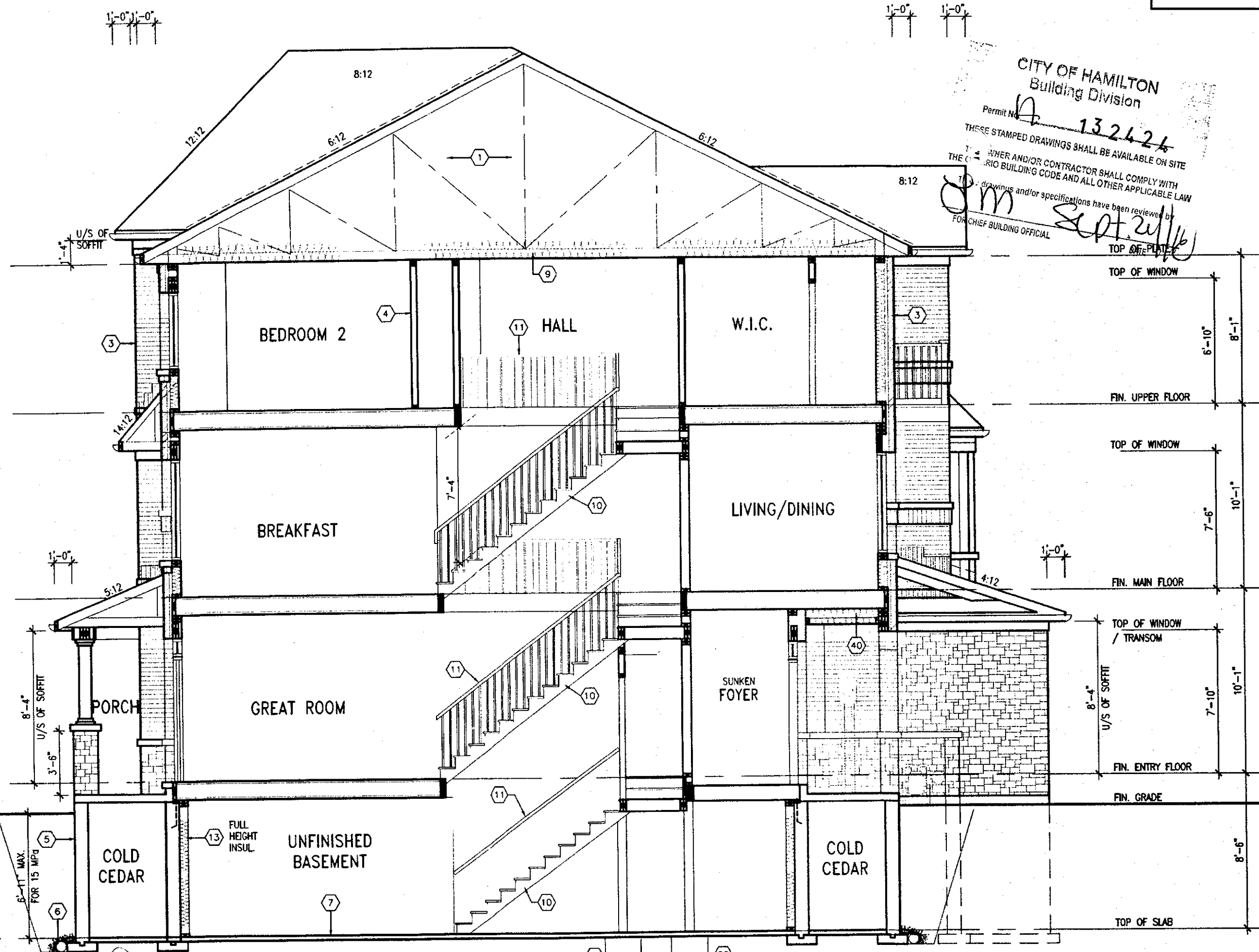
date: JUNE 2017 checked by: [signature] scale: 3/16" = 1'-0" drawing no.: 16036-DEWBERRY-1

FRONT AND REAR ELEVATION '2'

A5a

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Building Division
Permit No. **A 132424**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
JM
FOR CHIEF BUILDING OFFICIAL
Sept 2018

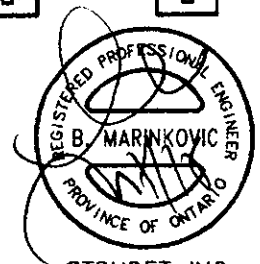
SECTION A-A - ELEV. '2'

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

DEWBERRY 1
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.



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 22/17	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 C.JENT COMMENT. REISSUED.	JUN 26/17	GW
10				1	PLANS ISSUED FOR PREJM. REVIEW.	JUN 21/17	GW

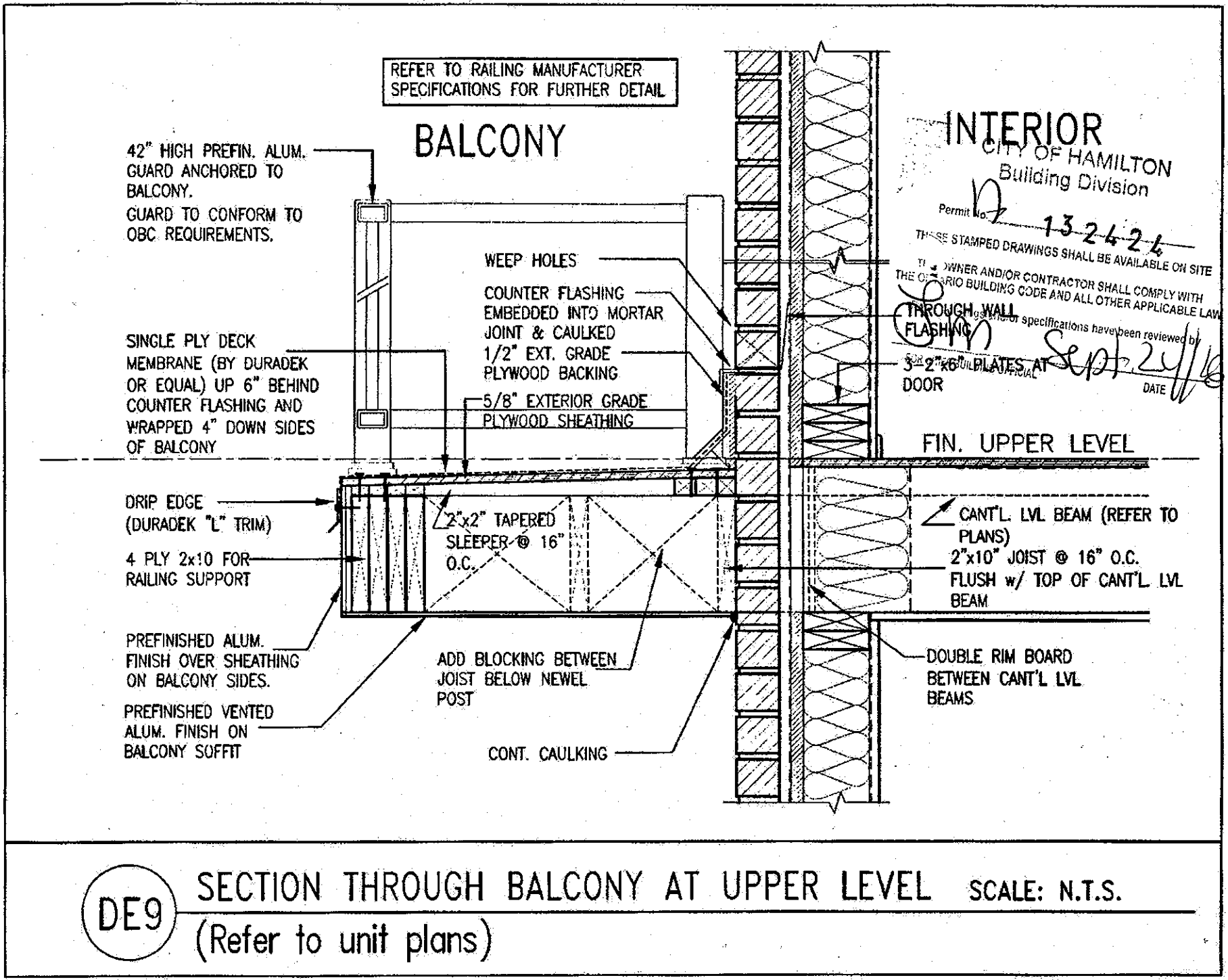
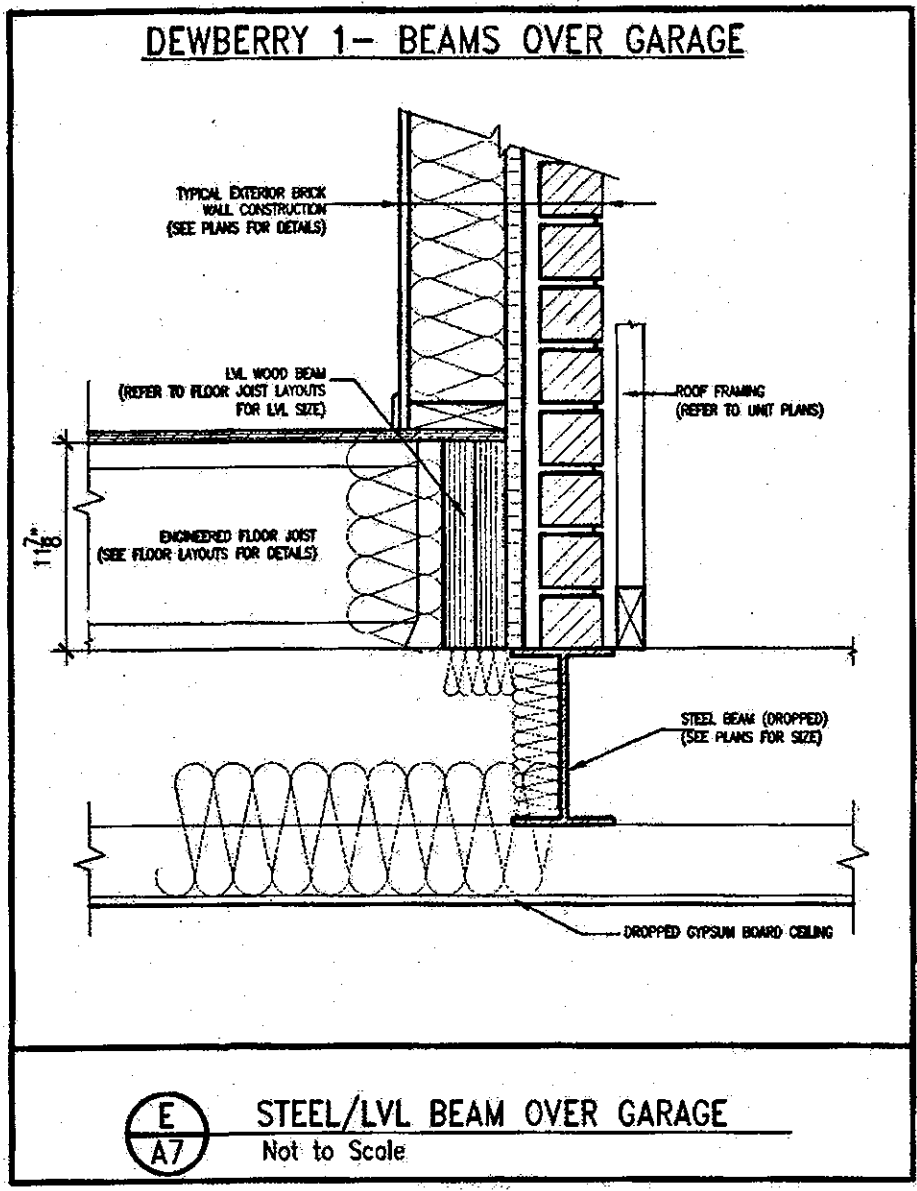
The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink *R Vink* 24488
signature
name
VA3 Design Inc. 42658
registration information
Contractor 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
416.630.2255 | 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH.2 WATERDOWN, ON.
date
JUNE, 2017
checked by
scale
3/16" = 1'-0"
16036-DEWBERRY-1

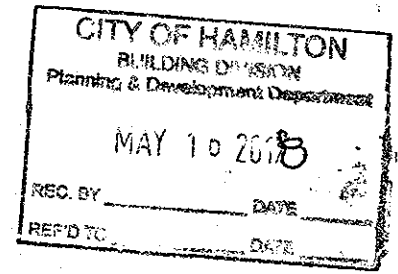
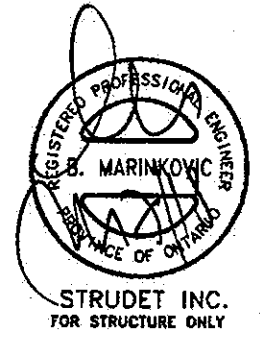
INTERIOR
DEWBERRY 1
project no.
16036
drawing no.
A6a

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DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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

VAS DESIGN

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vasdesign.com

Greenpark.

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036

date: JUNE, 2017
checked by: [signature]
scale: 3/16" = 1'-0"

INTERIOR DEWBERRY 1
BALCONY SECTION
drawing no.: **A7**