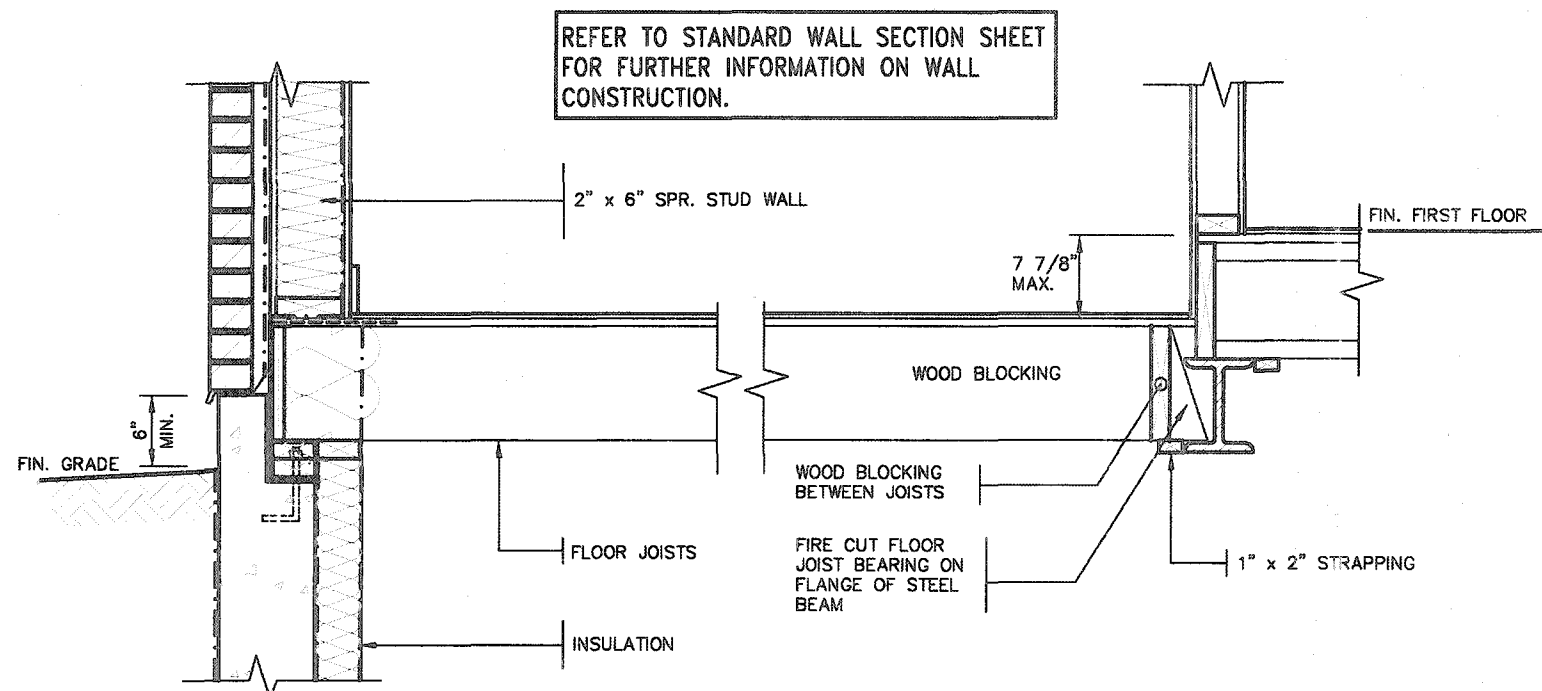
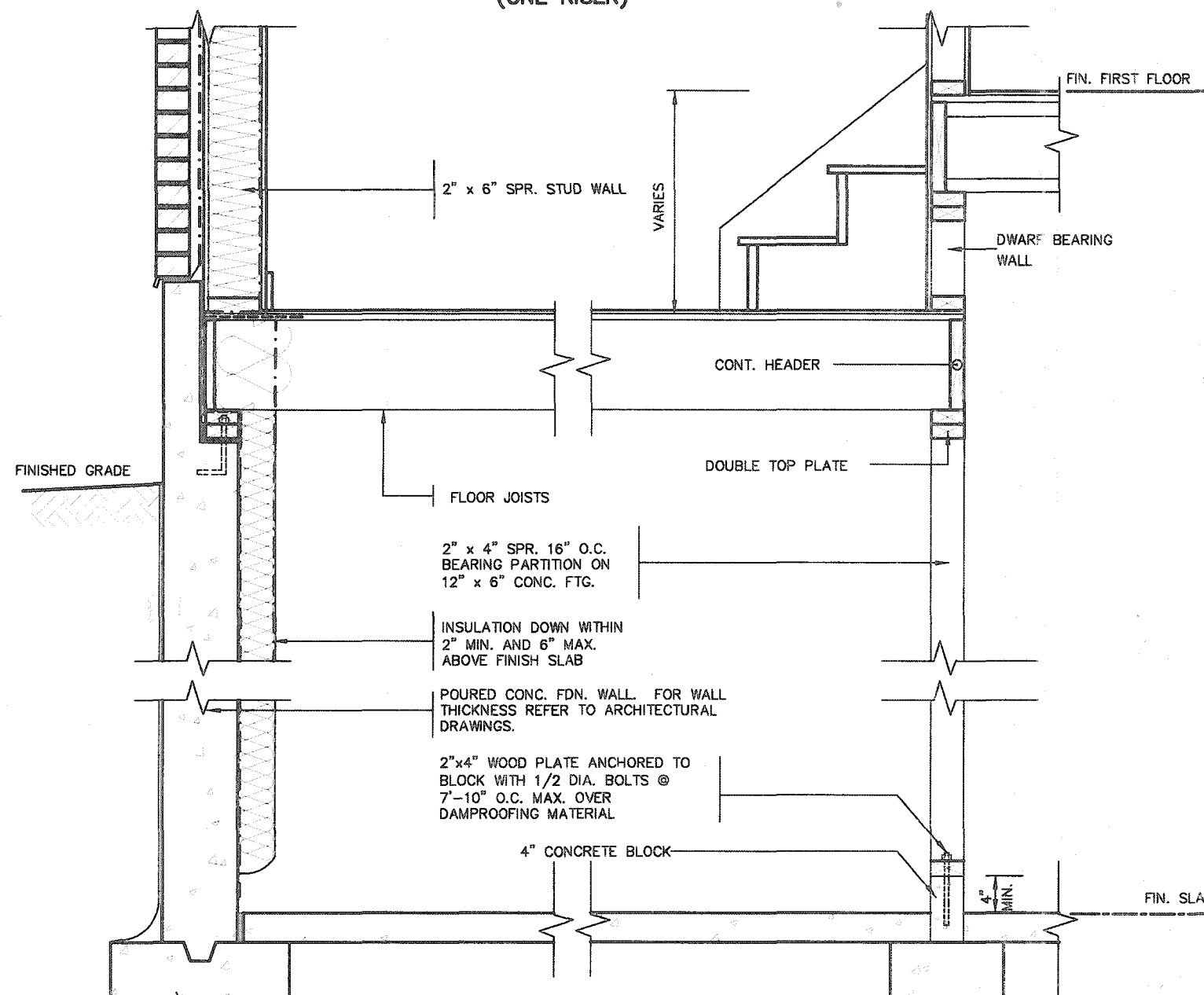
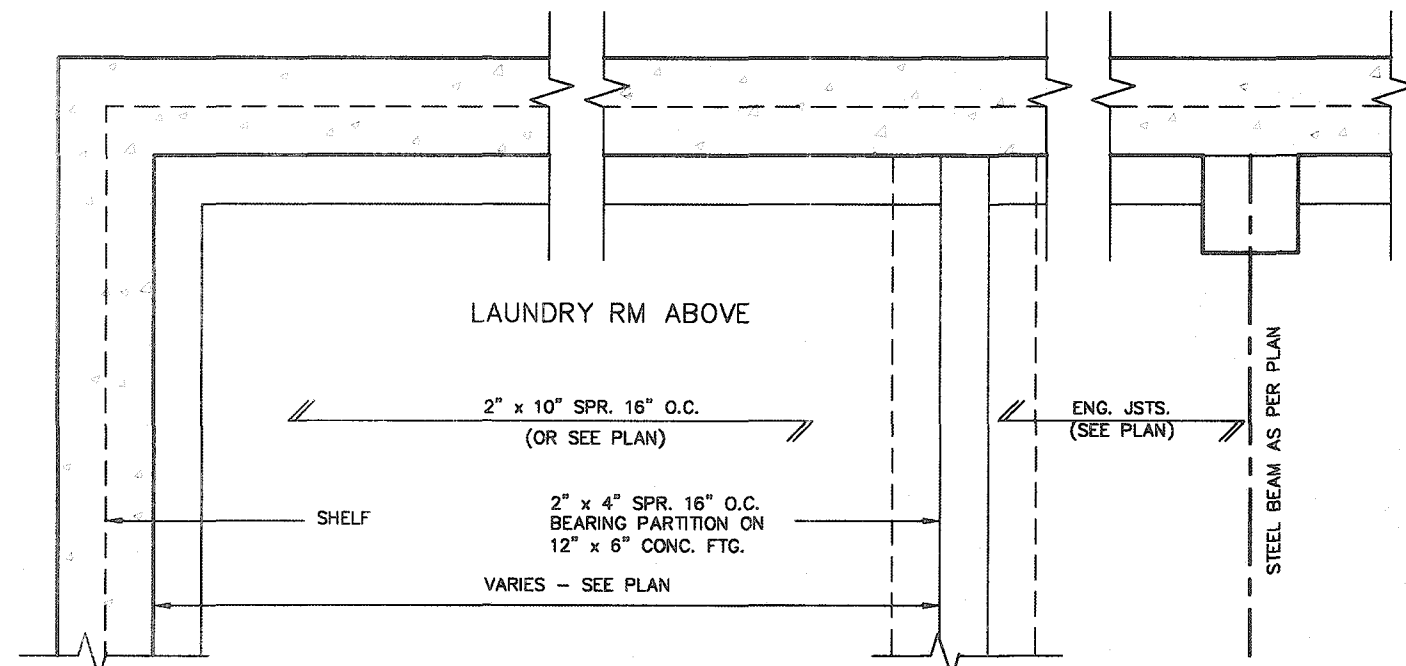




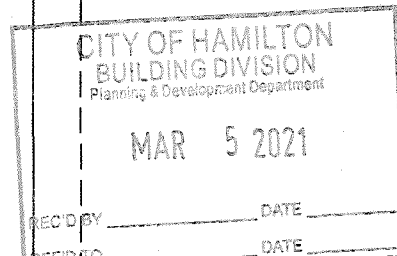
DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY/ENTRY
(MORE THAN ONE RISER)

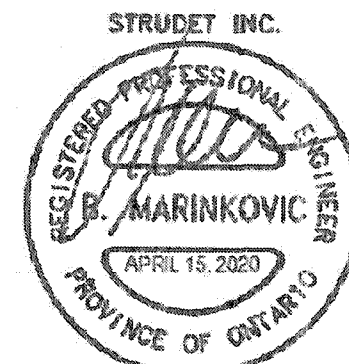


PARTIAL FOUNDATION PLAN



CITY OF HAMILTON
Building Division

Permit No. 21-111561
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
gn MARCH 30/21
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE A1

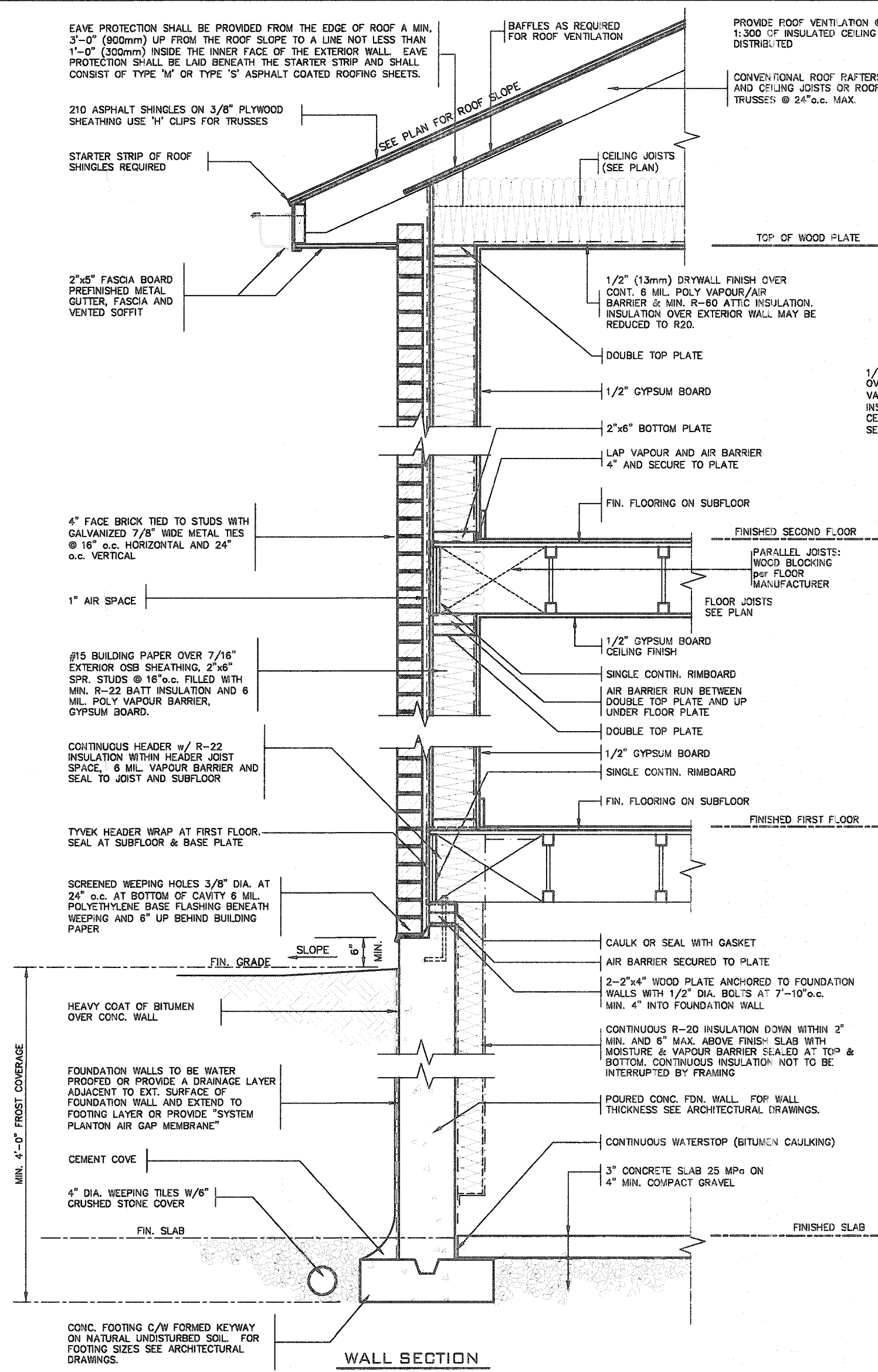
9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		

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
signature
Vink
name
Vink
registration information
Vink 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
t 416.630.2255 f 416.630.4782
vasdesign.com

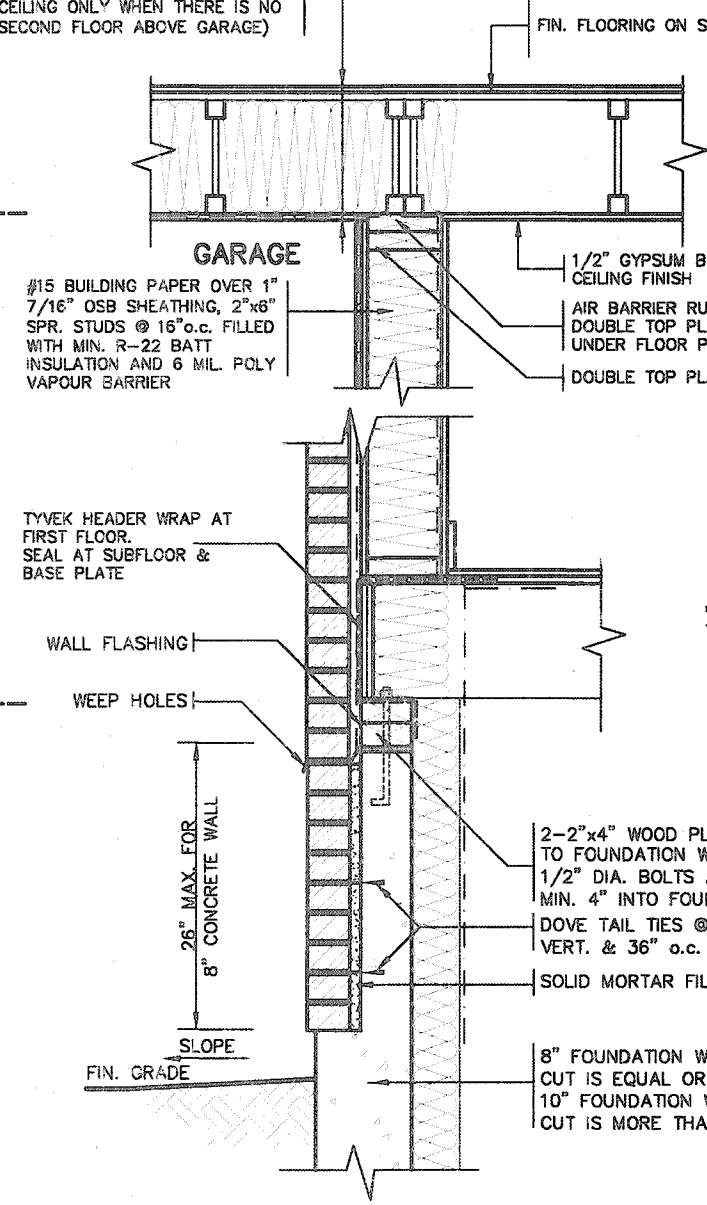
Greenpark
project name
RUSSELL GARDENS PH. 3
date
APRIL 2020
drawn by
GW
checked by
-
scale
Not to Scale
municipality
WATERDOWN
SUNKEN FLOOR DETAILS
19014-GP-STD_DETAILS_A1
file name
19014-GP-STD_DETAILS_A1.dwg
date
Apr 14 2020 4:08 PM

SINGLES
project no.
19014
drawing no.
2

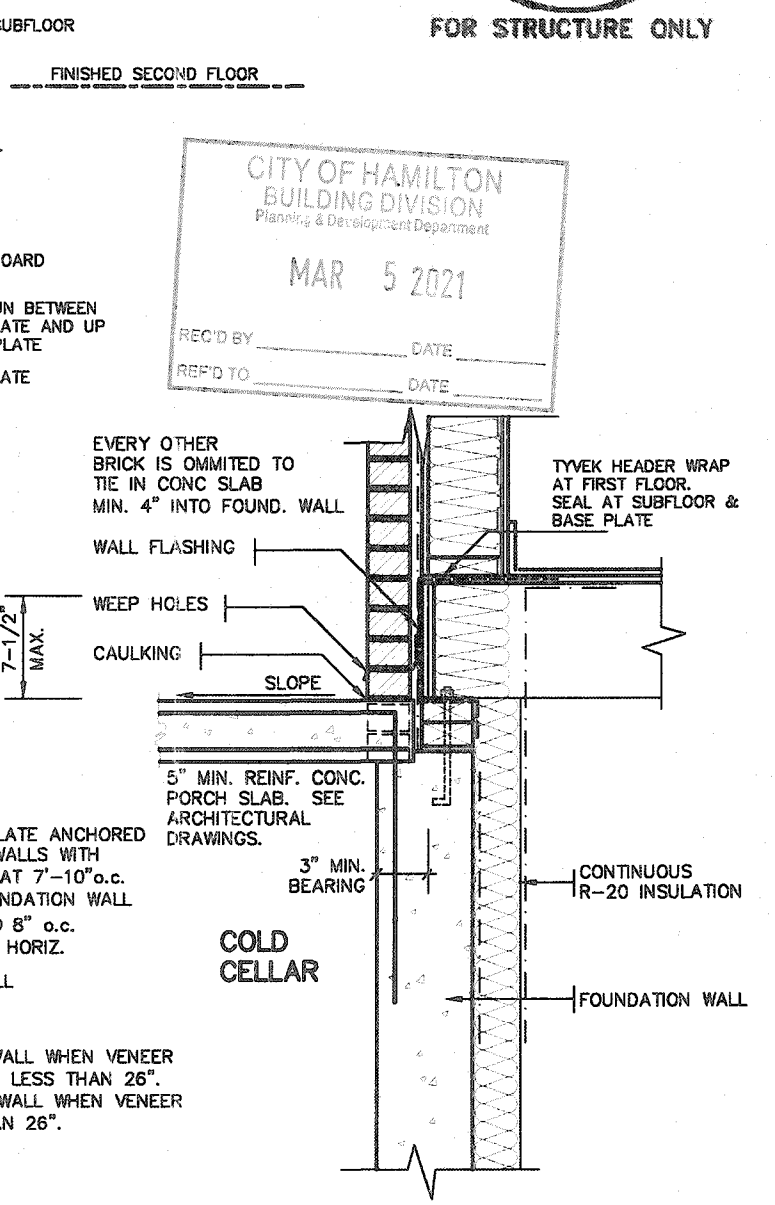


WALL SECTION

1/2" (13mm) DRYWALL FINISH OVER CONTINUOUS 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)



DETAIL FOR CONCRETE VENEER DROPPED GRADE



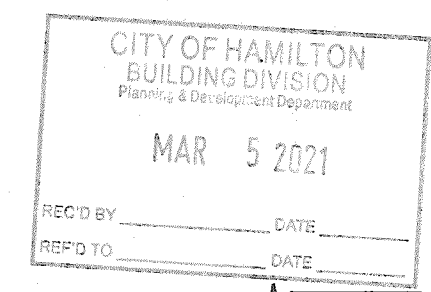
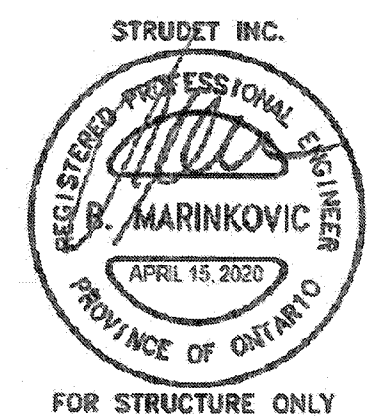
DETAIL FOR COLD CELLAR PORCH SLAB

CITY OF HAMILTON
Building Division

Permit No. 21-111561

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gh FOR CHIEF BUILDING OFFICIAL
MARCH 30/21 DATE

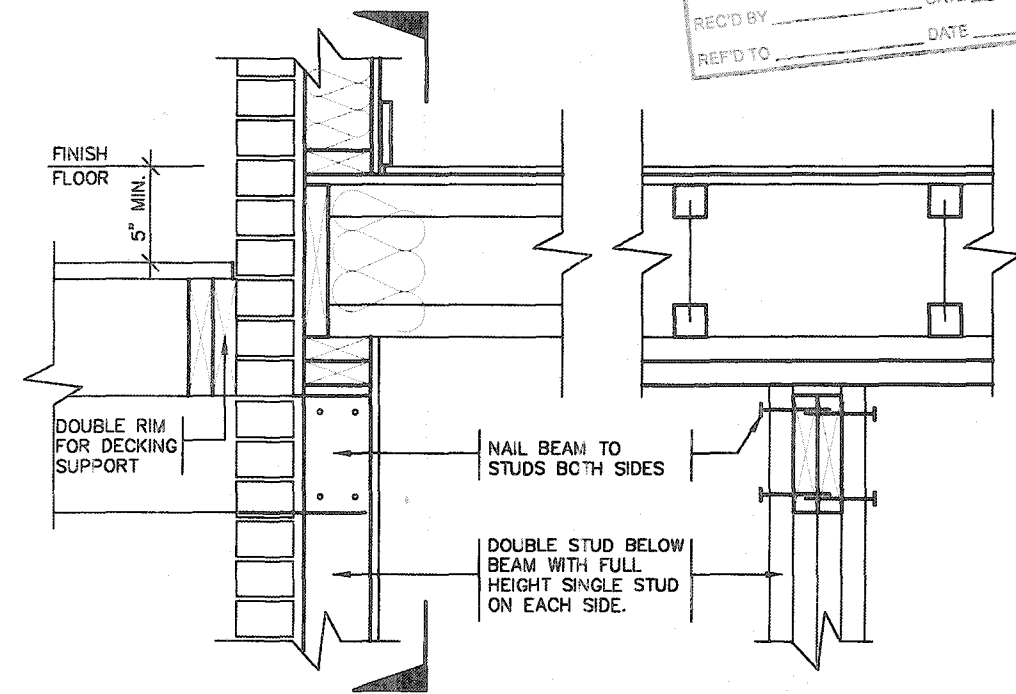


2012 CODE COMPLIANCE PACKAGE A1

9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. _____ 1 ISSUED FOR PERMIT. AFR 13/20 GW		The undersigned has reviewed and taken 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 signature BCN 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 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name: RUSSELL GARDENS PH. 3 municipality: WATERDOWN date: APRIL 2020 checked by: _____ drawn by: GW scale: Not to Scale	SINGLES project no. 19014 drawing no. 3
--	--	--	---	---	--

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

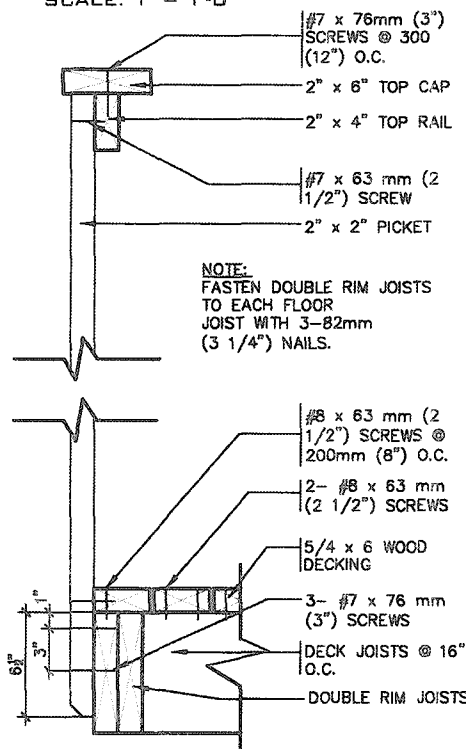
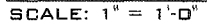


DETAIL 3
BEAM-TO-STUD WALL
SCALE: 1" = 1'-0"

SCALE: 1/2"=1'-0"

FOR CHIEF BUILDING OFFICIAL DATE

SCALE: 1" = 1'-0"



1. BRICK TO HAVE COMPRESSIVE STRENGTH OG 15mPa (2200 p.s.i) MIN.UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
4. ALL NAILS AND SCREWS TO BE GALVANIZED.
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa. AT 28 DAYS AND 5-8% AIR ENTRAINED.
7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MINIMUM BEARING PRESSURE OF 150kPa [3130psf].
8. WB1= 2- 2"x8" (PRESSURE TREATED)
WB3= 2- 2"x10" (PRESSURE TREATED)

FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE A1

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.
8						
7						qualification information
6						Richard Vink 2448
5						name signature BC
4						registration information
3						VA3 Design Inc. 4285
2						
1	ISSUED FOR PERMIT.	APR 13/20	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 property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
no.	description		date	by		

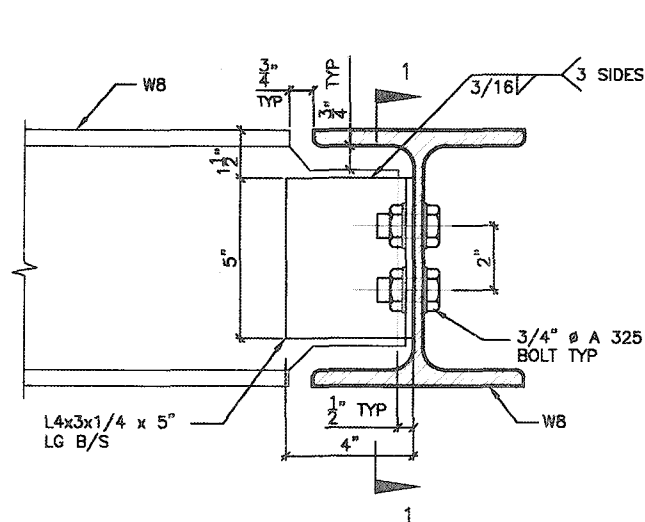
**VA3
DESIGN**
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4
va3design.com

project name	RUSSELL GARDENS PH. 3		municipality	WATERDOWN
date	APRIL 2020			
drawn by	checked by	scale	file name	
GV	-	As Shown	19014-GP-STD_DETAILS_A1	

project no.
19014

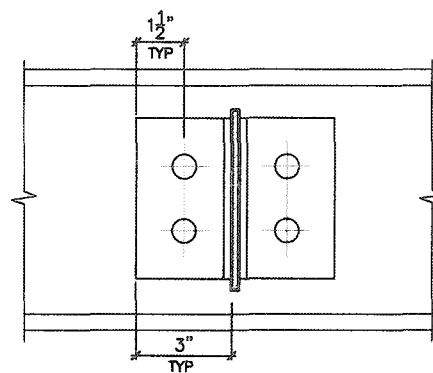
drawing no.
6

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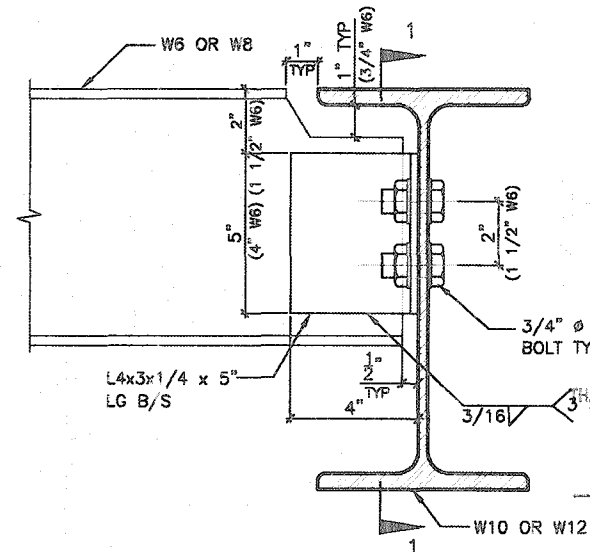


DETAIL 1.

W8
TO
W8
CONNECTION

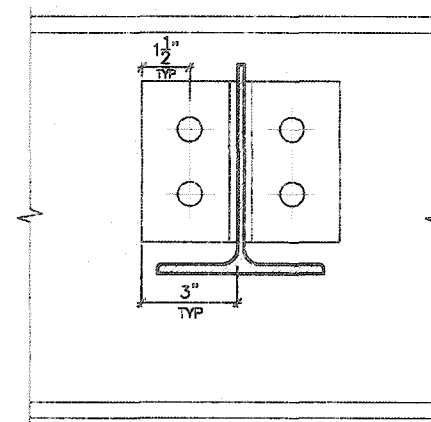


SECTION 1-1

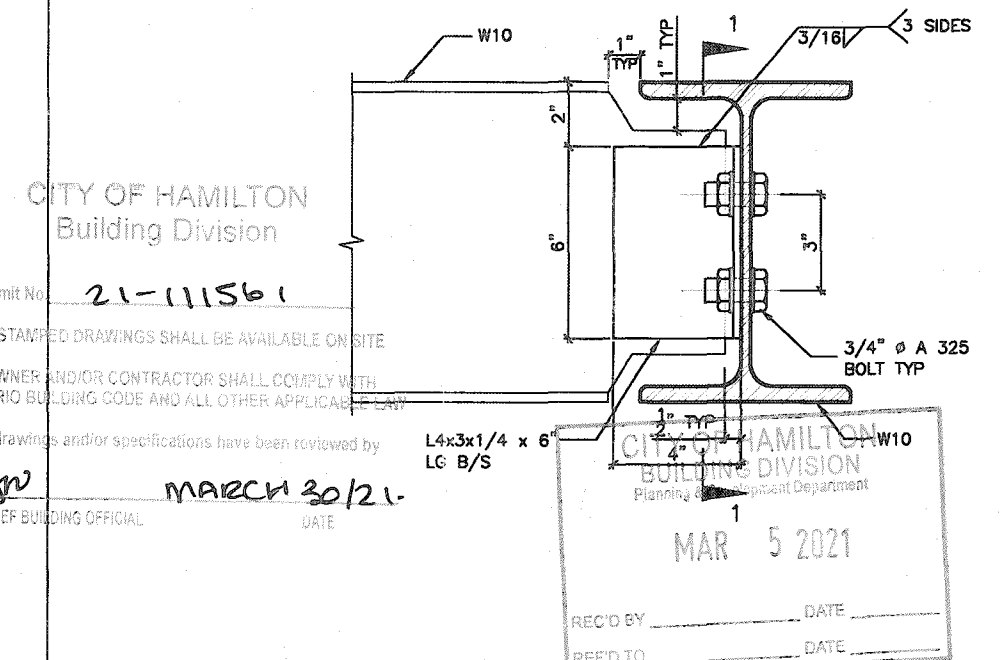


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

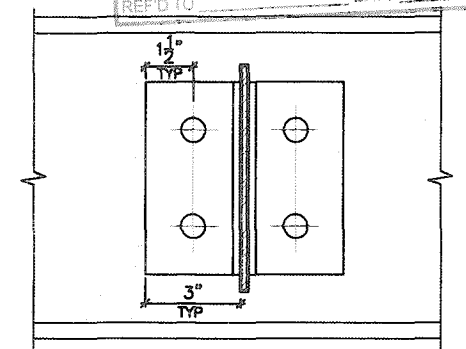


SECTION 1-1

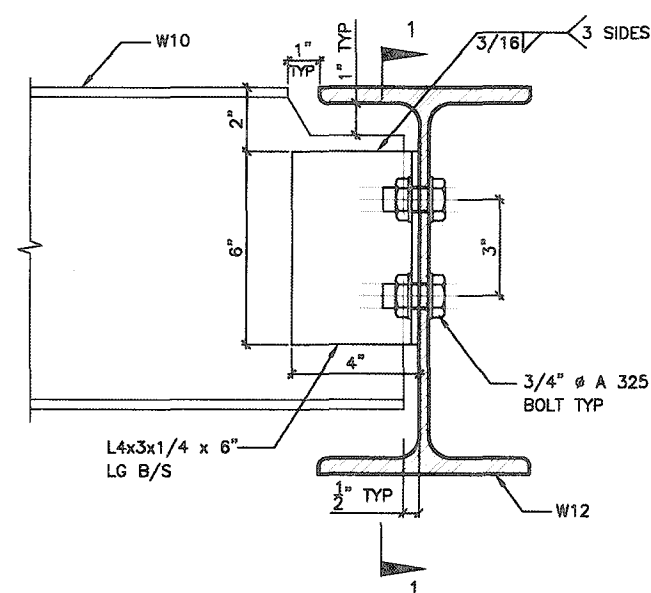


DETAIL 3.

W10
TO
W10
CONNECTION

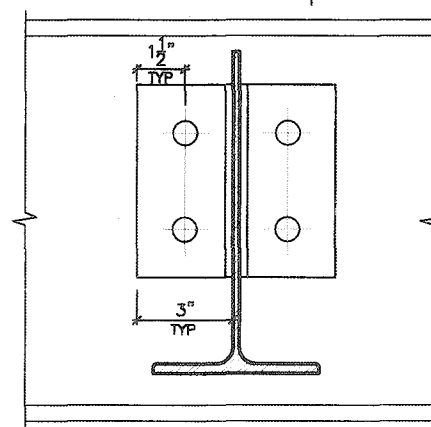


SECTION 1-1

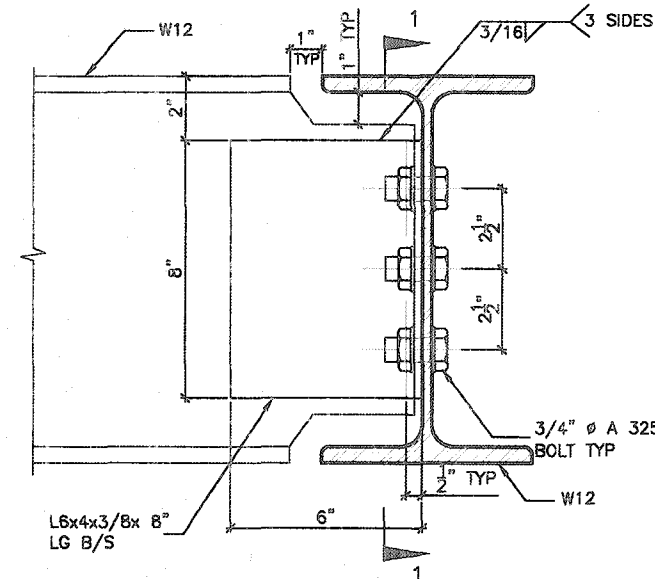


DETAIL 4.

W10
TO
W12
CONNECTION

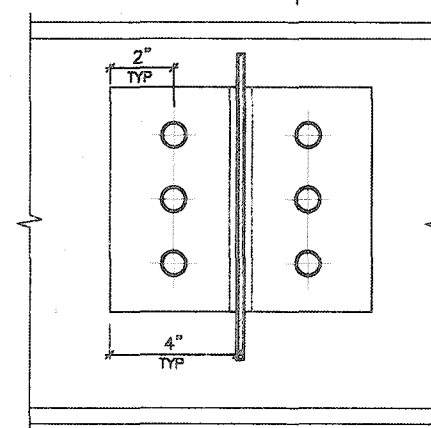


SECTION 1-1

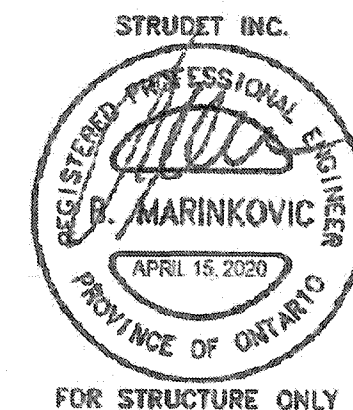


DETAIL 5.

W12
TO
W12
CONNECTION

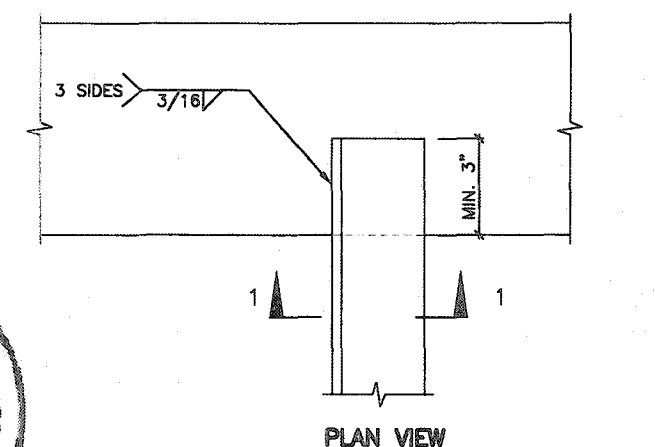


SECTION 1-1

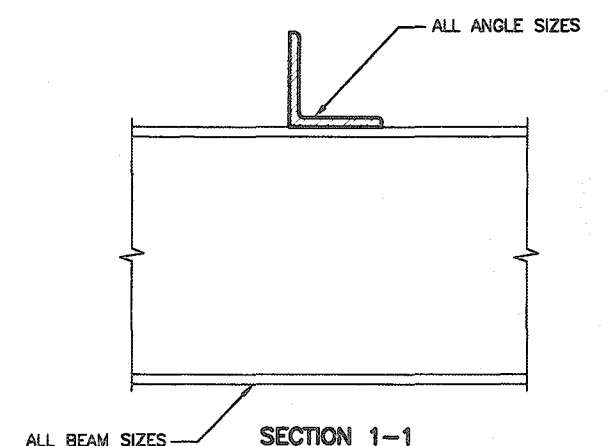


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



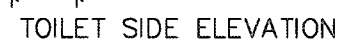
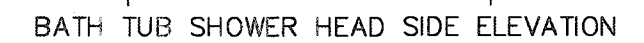
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COMPLIANCE PACKAGE

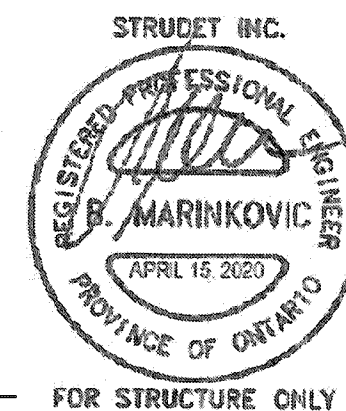
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1.	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		

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

Greenpark	SINGLES
project name RUSSELL GARDENS PH. 3	project no. 19014
date APRIL 2020	drawing no. 7
drawn by GW	checked by Not to Scale
scale Not to Scale	19014-GP-STD_DETAILS_A1
steel beam connections	



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

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Building Division

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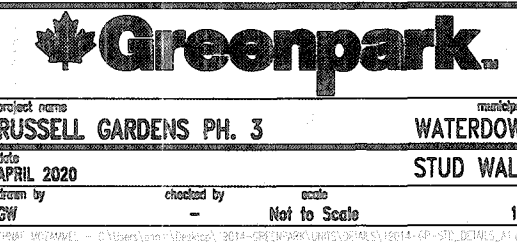
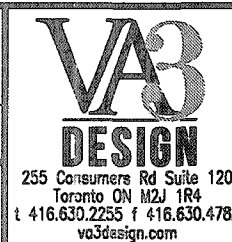
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OR MARCH 30/21

FOR CHIEF BUILDING OFFICIAL 100000

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COMPLIANCE PACKAGE

9					The undersigned has reviewed and takes responsibility for this design and for the qualifications and means the requirements set out in the Ontario Building Code to be a Designer.
8					
7					qualification information
6					Richard Vink 2448
5					name BC
4					registration information
3					VAS Design Inc. 4265
2					
1	ISSUED FOR PERMIT.	APR 13/20	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 property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
no.	description	date	by		



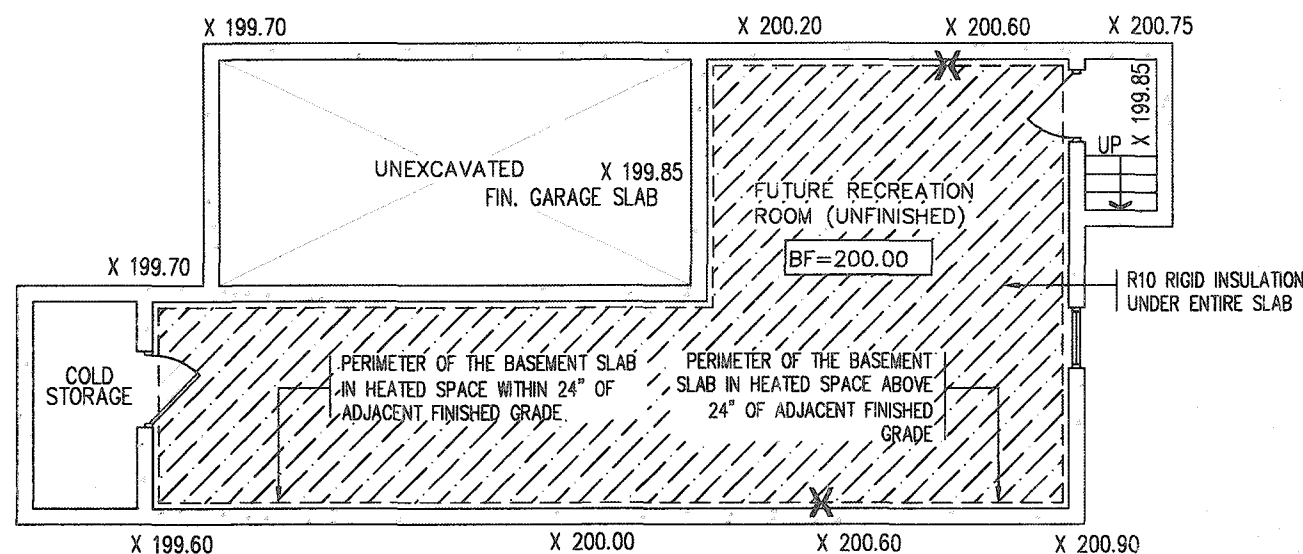
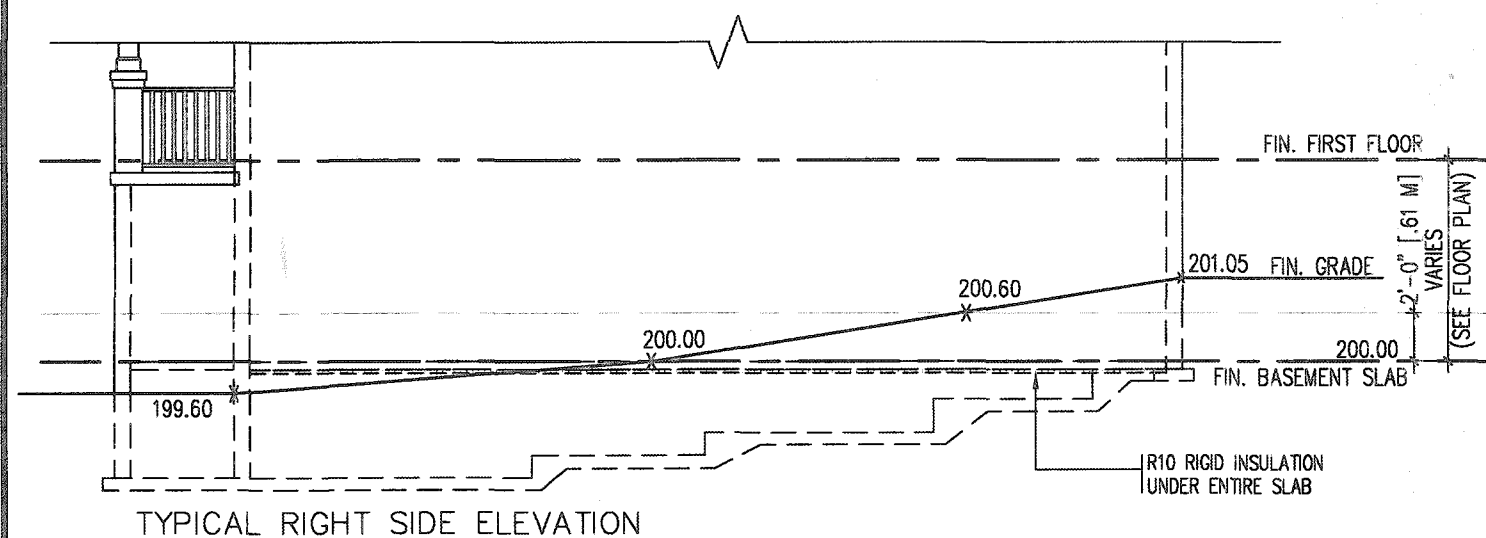
SINGLES

Project no.
9014

no.



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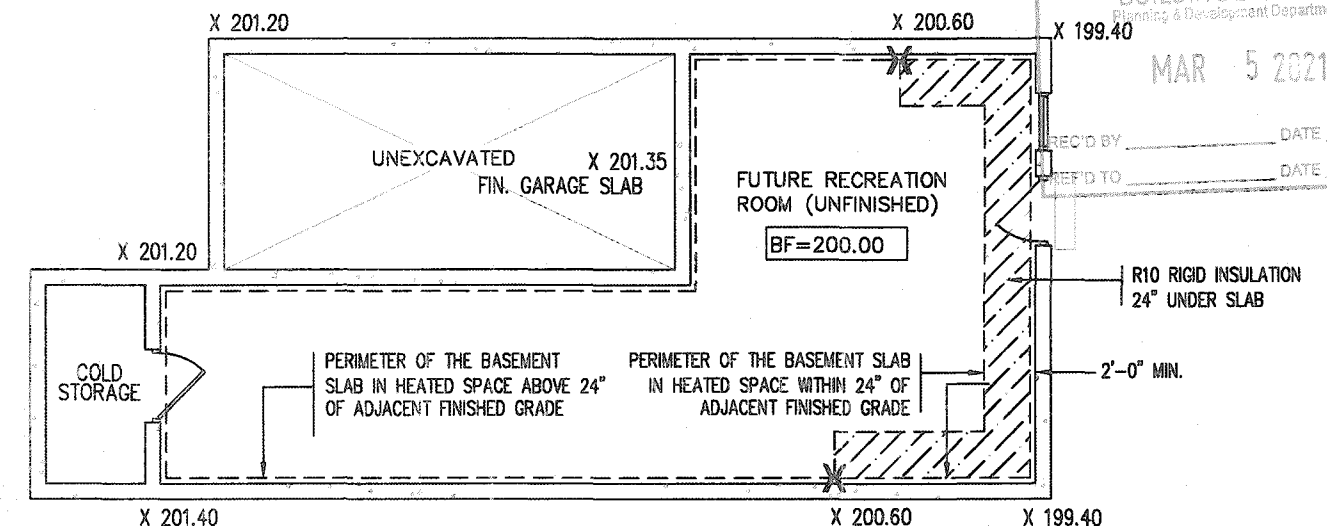
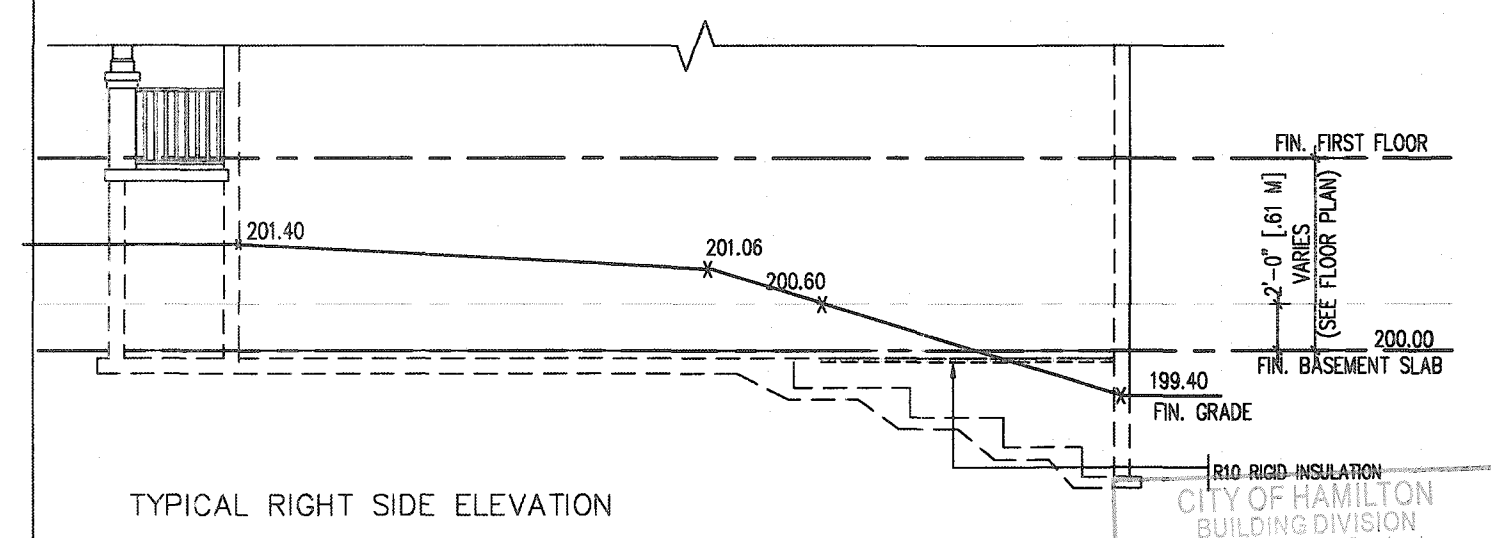


TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

NOTES:

1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC

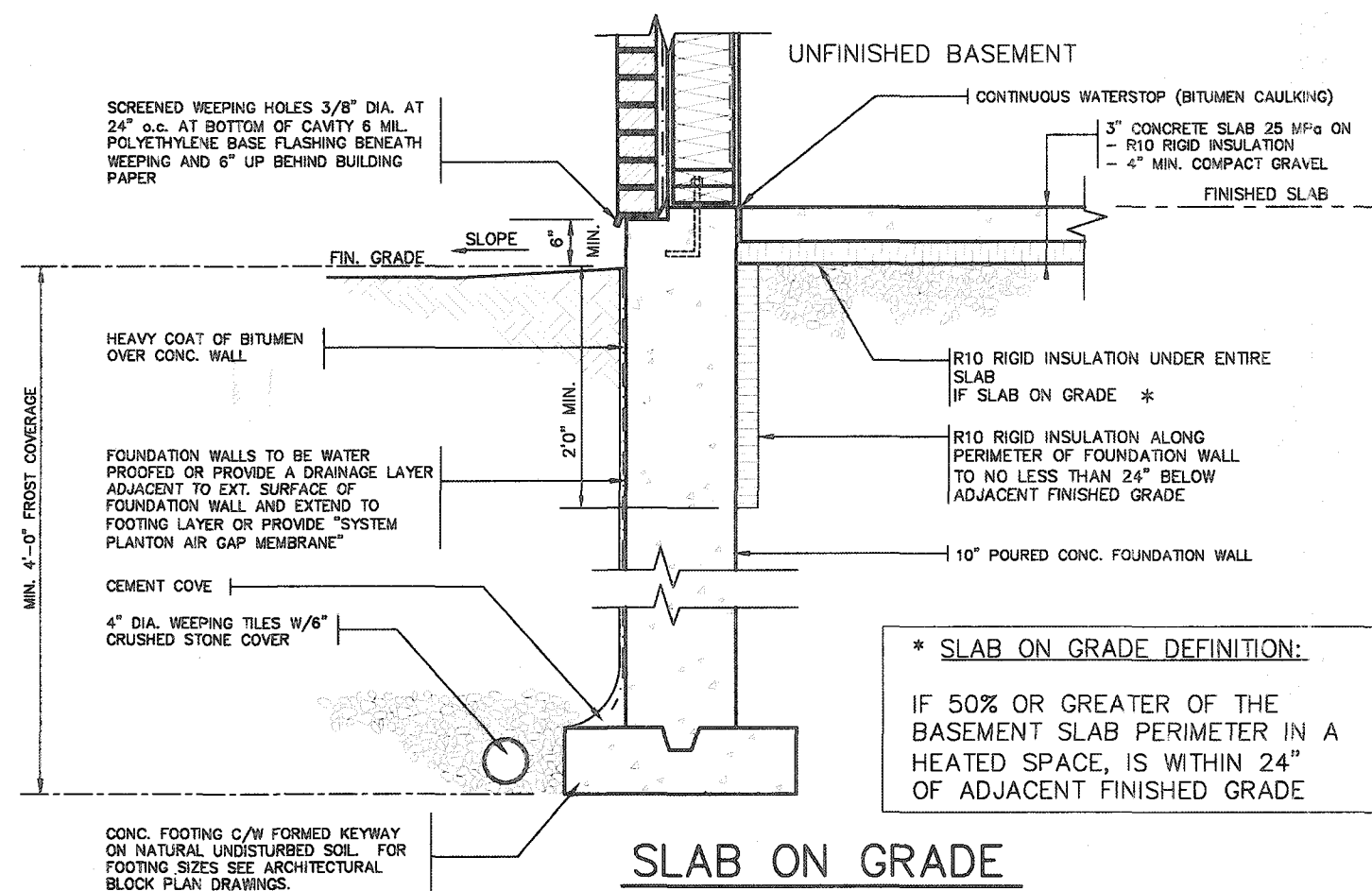


TYPICAL BASEMENT PLAN

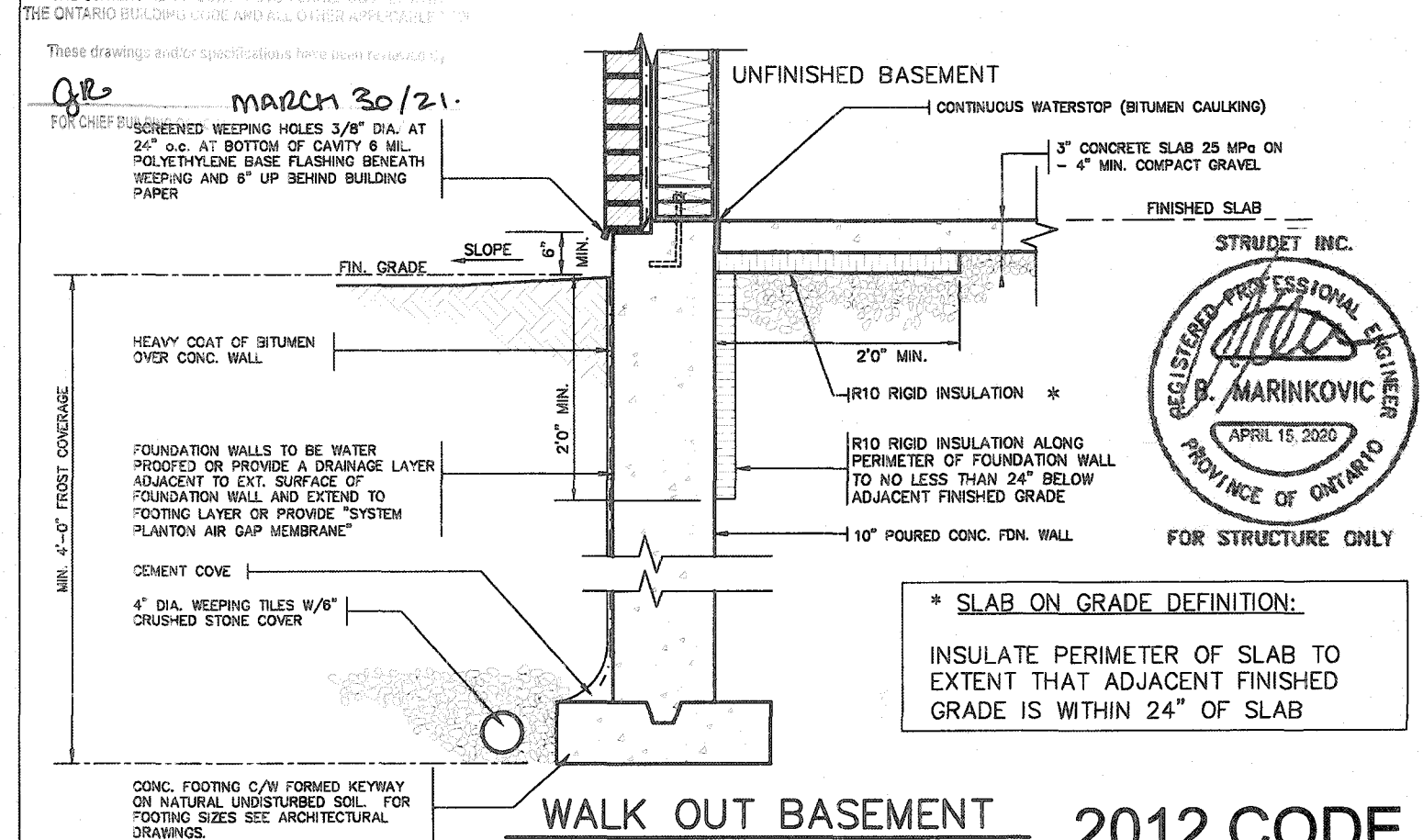
WALK OUT BASEMENT CONDITION

Permit No. 21-111561

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



* SLAB ON GRADE DEFINITION:
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE



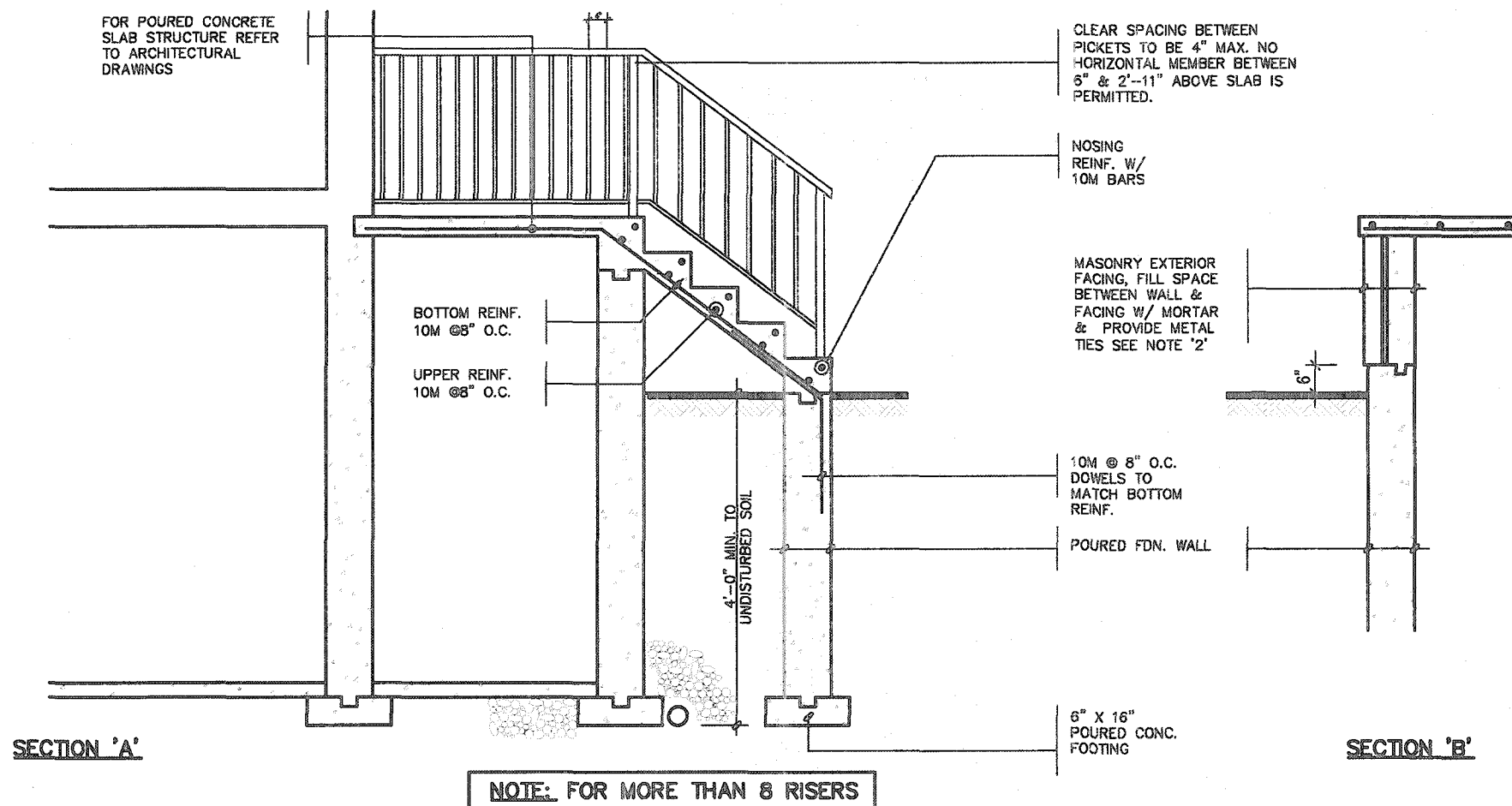
* SLAB ON GRADE DEFINITION:
INSULATE PERIMETER OF SLAB TO
EXTENT THAT ADJACENT FINISHED
GRADE IS WITHIN 24" OF SLAB

OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

						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 as to a Designer.	
						qualification information	
		Richard Vink		<i>R Vink</i>		24486	
		name registration information		BCN			
		VAB Design Inc.				4265B	

FOUNDATION PLAN

GROUND FLOOR PLAN



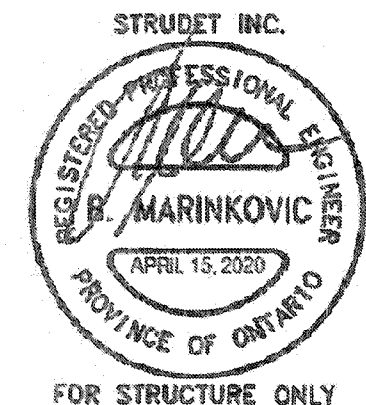
GENERAL NOTES

1. EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
2. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
3. GUARDS
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 34" - 38".
5. FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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



CITY OF HAMILTON
Building Division

Permit No. 21-111561

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THE ONTARIO BUILDING CODE AND ALL CITY ORDINANCES.

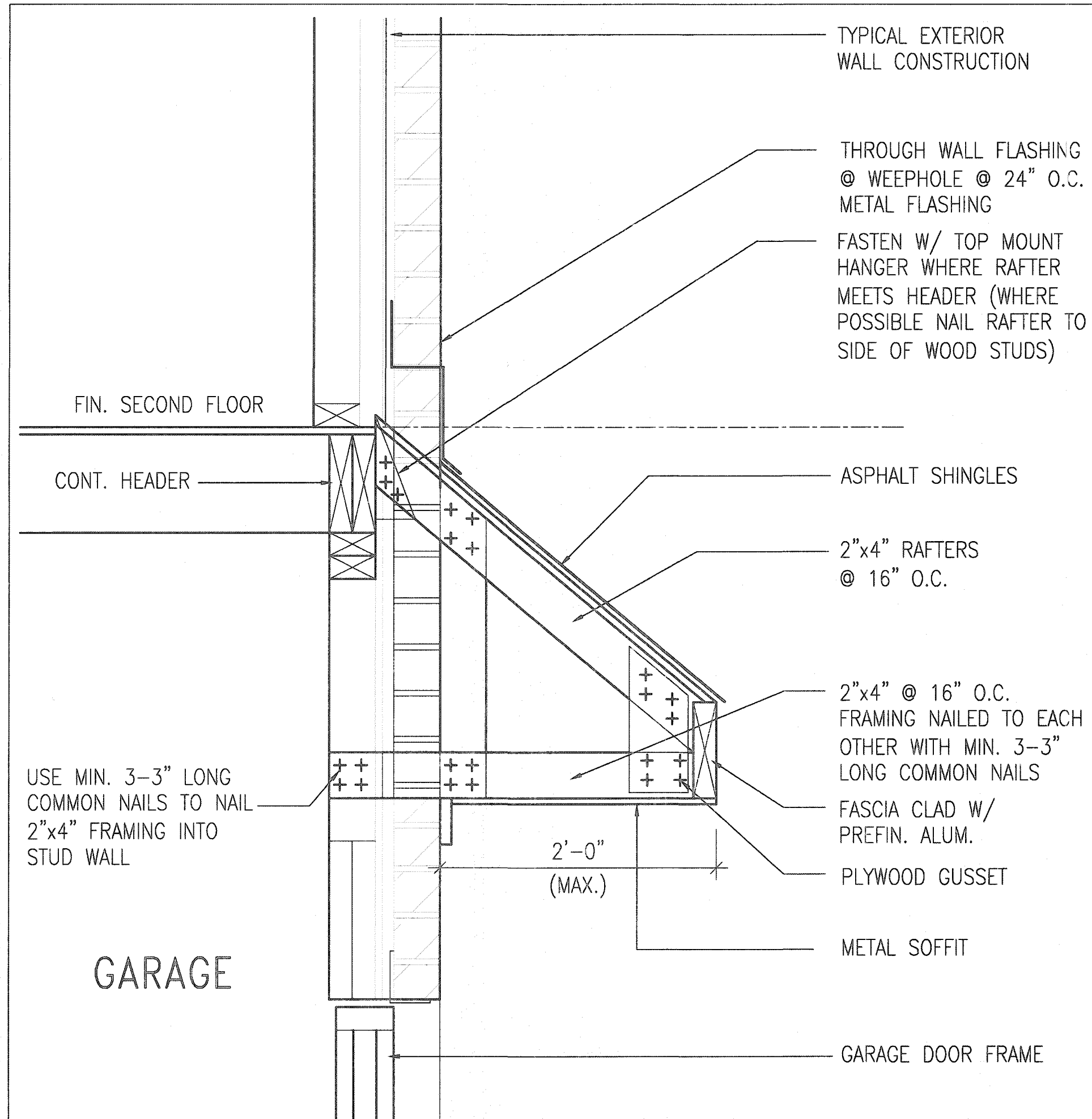
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GR
FOR CHIEF BUILDING
MARCH 30/21

2012 CODE
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9	The undersigned has reviewed and takes responsibility for this design and has the calculations and meets the requirements set out in the Ontario Building Code as to a Designer.						SINGLES -		project no. 19014	
8	qualification information		name Richard Vink		project name RUSSELL GARDENS PH. 3		municipality WATERDOWN		drawing no. 11	
7	signature		BCN 42658		date APRIL 2020		POURED CONC. PORCH STEPS		this name 19014-GP-STD_DETAILS_A1	
6	name VA3 Design Inc.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		drawn by GW		checked by Mat to Scale		date APR 13/20	
5	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 not to be re-used.				scale Not to Scale				date by APR 13/20 GW	
4	1. ISSUED FOR PERMIT.									
3										
2										
1										

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Building Division

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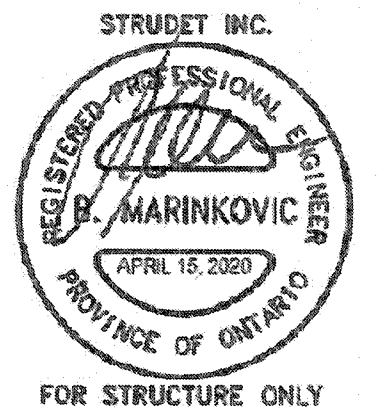
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
gpr march 30/21
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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



B ROOF OVERHANG DETAIL OVER GARAGE

2012 CODE
COMPLIANCE PACKAGE A1

9.						The undersigned has reviewed and taken 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 <i>R Vink</i> 24486 signature BCN 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 copied.	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. 3 drawn by GW checked by — scale Not to Scale date APRIL 2020	project no. 19014 drawing no. 12
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1.	ISSUED FOR PERMIT.	APR 13/20	GW						
no.	description	date	by						

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL: GJV DATE: MARCH 30/21

BRICK/
STONE
VENEER

INVERTED
- 3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

INVERTED
3-1/2"x3-1/2"x1/4"-
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

SUPPORTED STEEL
— ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

INVERTED STEEL ANGLE DETAIL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 5 2021

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

STRUDET INC.



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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 as an a Designer.
8					
7					qualification information
6					Richard Vink <i>R Vink</i> 24488
5					name signature BC01
4					registration information
3					VA3 Design Inc. 42658
2					
1	ISSUED FOR PERMIT.	APR 13/20	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 property of the Designer which must be returned at the completion of the work. If not returned, the user agrees to be bound by the terms of the contract.
no.	description	date	by		



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SINGLES

project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020		drawing no.
drawn by GW	checked by -	scale Not to Scale
title INVERTED STEEL ANGLE		file name 19014-GP-STD_DETAILS_A1

13

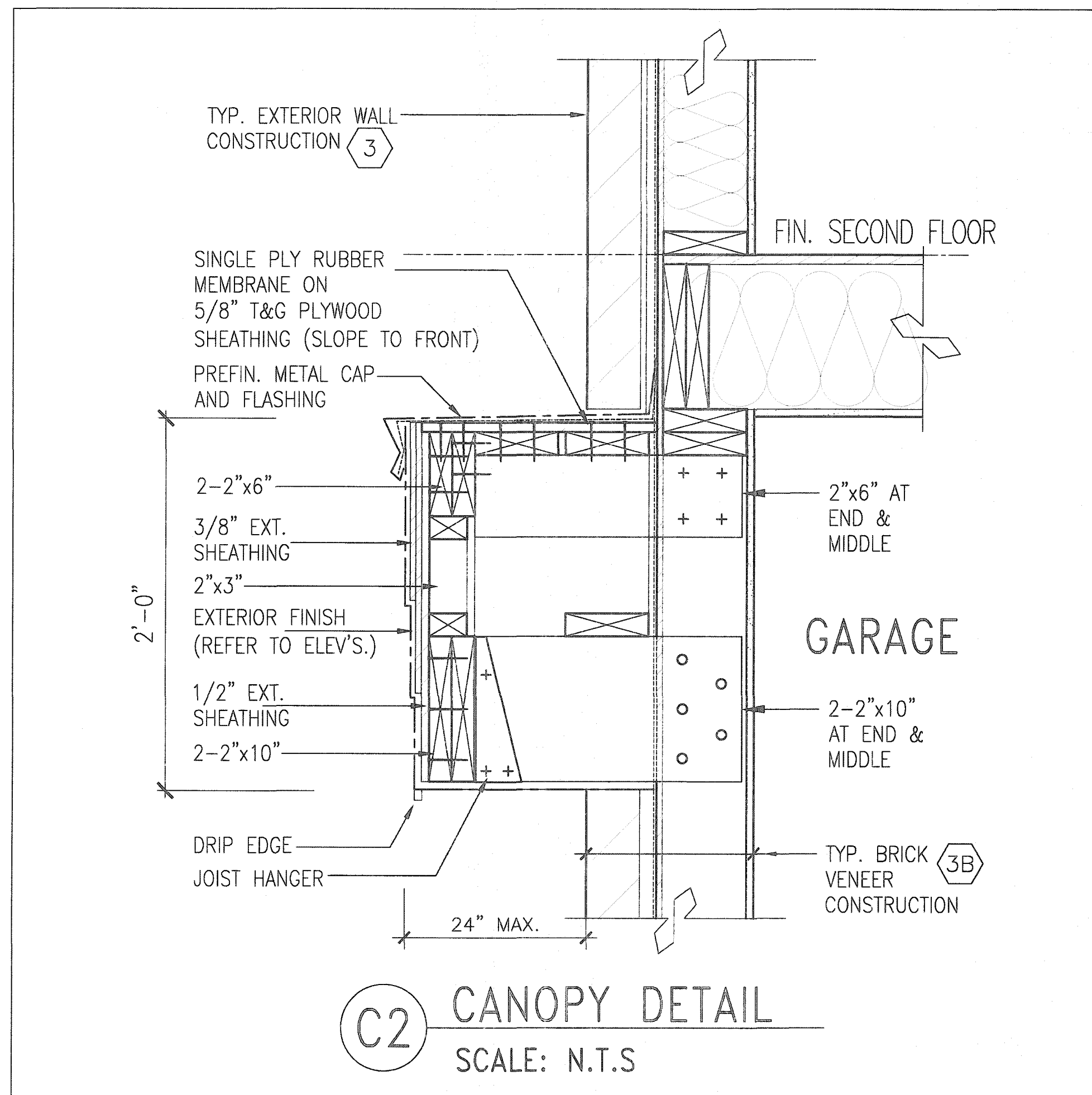
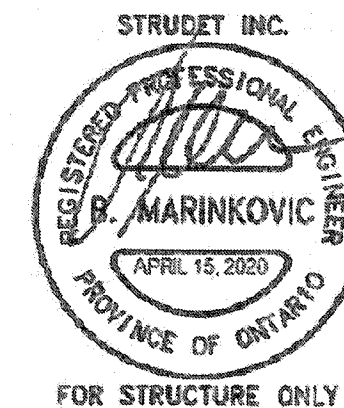
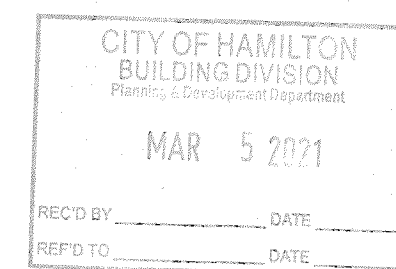
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE MARCH 30/21



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9. 8. 7. 6. 5. 4. 3. 2. 1 ISSUED FOR PERMIT. AFR 13/20 GW 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 BC01 signature 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 copied.	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. 3 date APRIL 2020 drawn by GW checked by - scale Not to Scale drawing no. 14	SINGLES project no. 19014 drawing no. 14
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