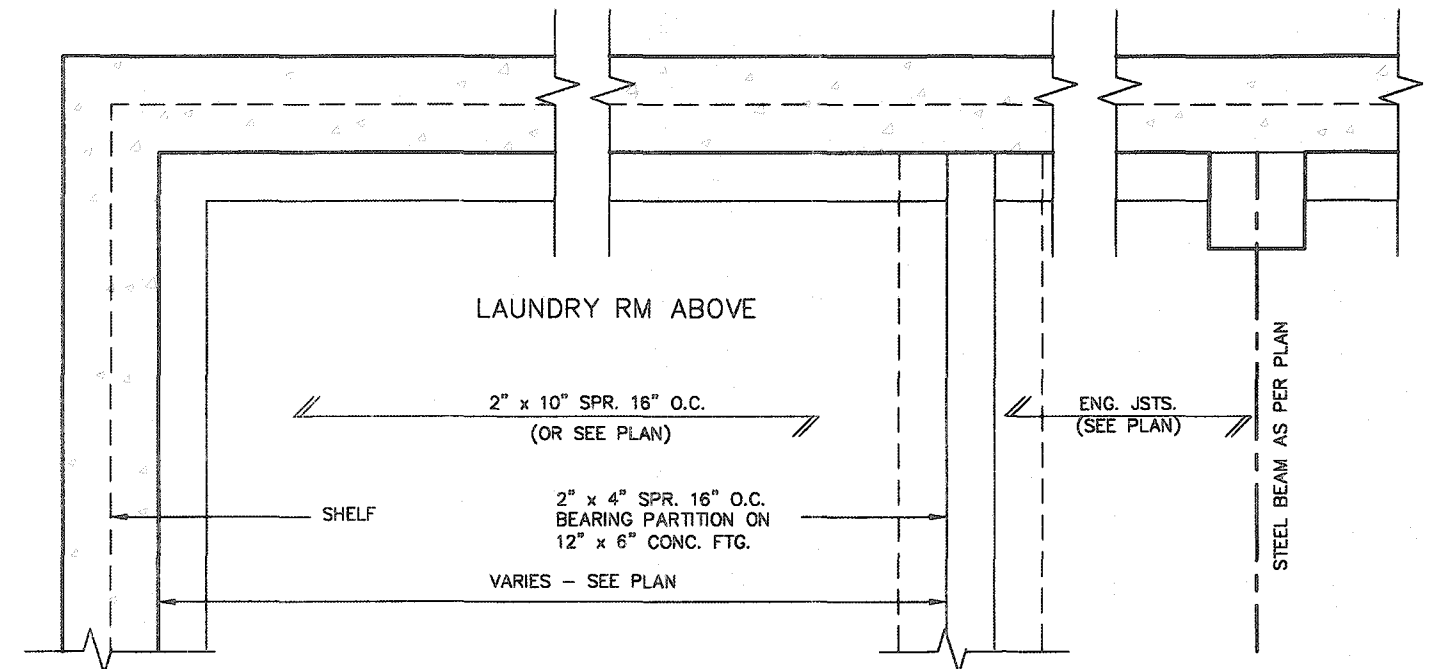
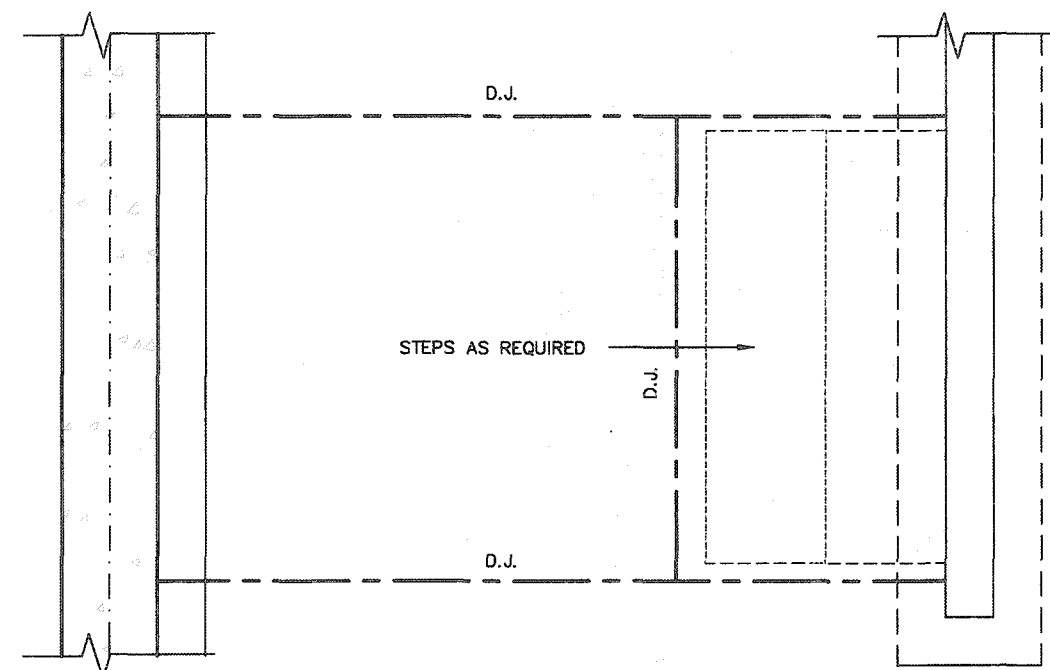




PARTIAL FOUNDATION PLAN



CITY OF HAMILTON
Building Division

Permit No. 2-199374

Permit No. 6-7

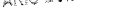
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

_____ have been reviewed by

THE ONTARIO BUILDING CODE ACT

These drawings and/or specifications have been reviewed by

 **JAN 07 2021**

FOR CHIEF BUILDING OFFICIAL DATE

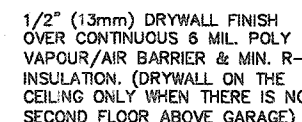


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9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH. 3 date APRIL 2020 checked by GW	municipality WATERDOWN drawing no. SUNKEN FLOOR DETAILS	project no. 19014 drawing no. 2
8			qualification information					
7			Richard Vink <i>R Vink</i> 24468					
6			name signature BCIN					
5			VA3 Design Inc. 42658					
4			explanation information					
3				Contractor must verify all dimensions on the job and report any discrepancies 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.				
2								
1	ISSUED FOR PERMIT.	APR 13/20	GW					
0	description	date	by					

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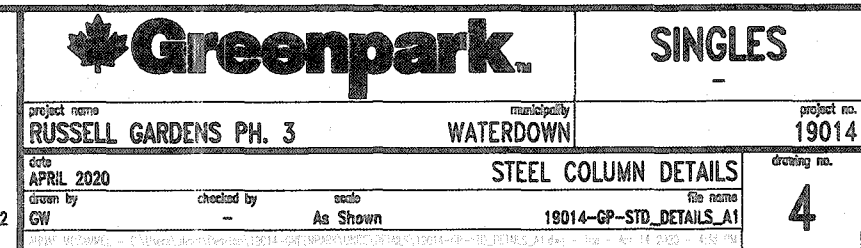
 FOR CHIEF BUILDING OFFICIAL

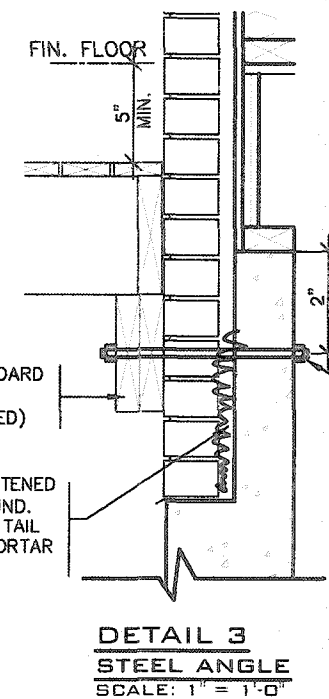
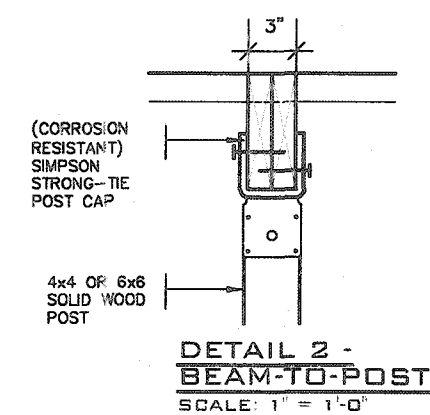
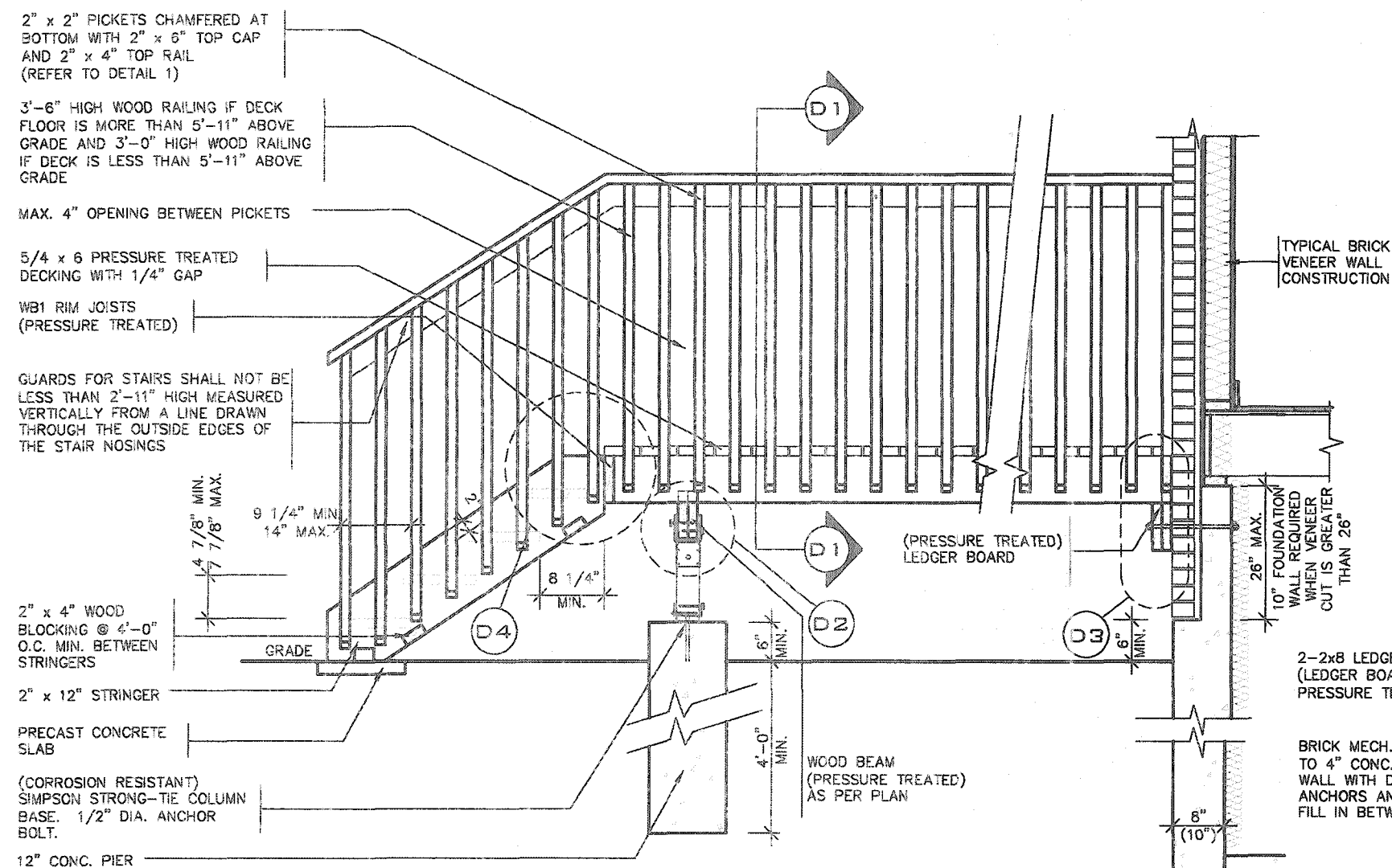


DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE

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1/2" Ø BOLTS @
24" O/C ACROSS
DECK

OF HAMILTON
Building Division

189374

Permit No. 2

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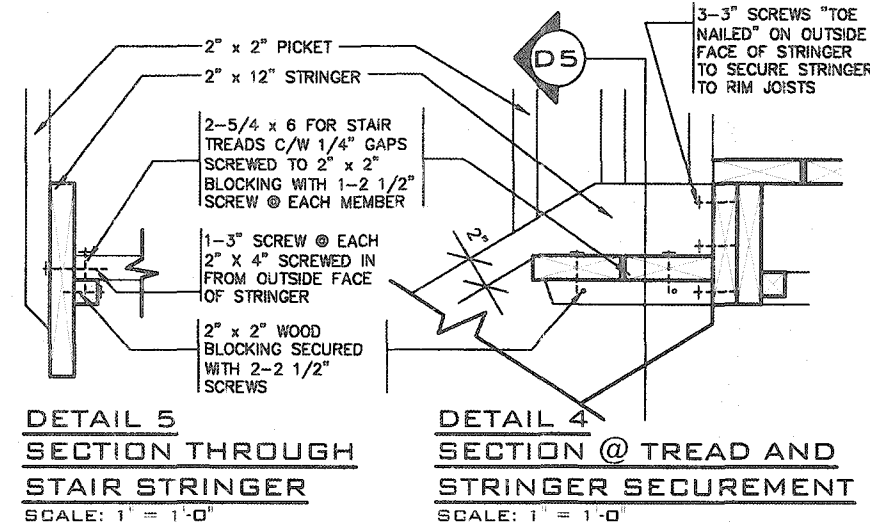
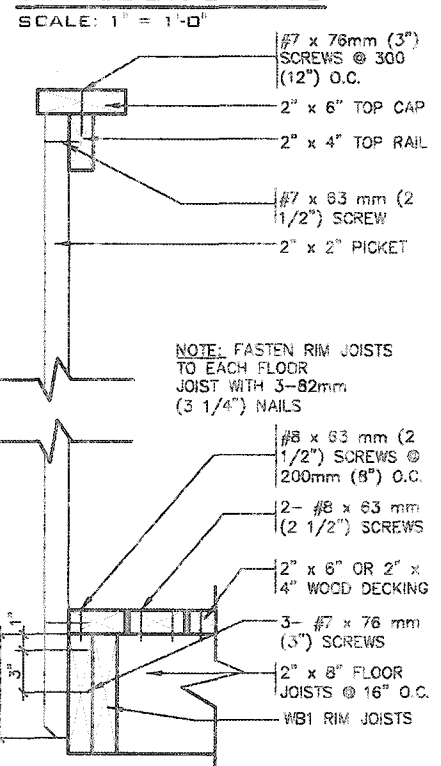
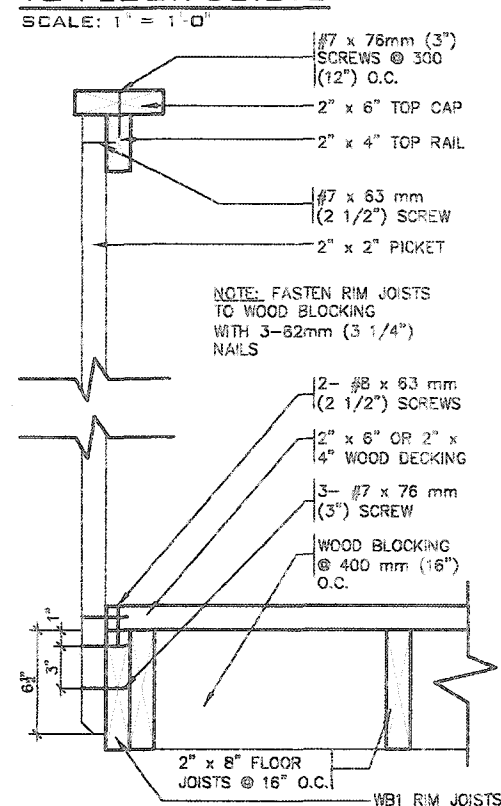
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FOR CHIEF BUILDING OFFICIAL



STRUDET INC.

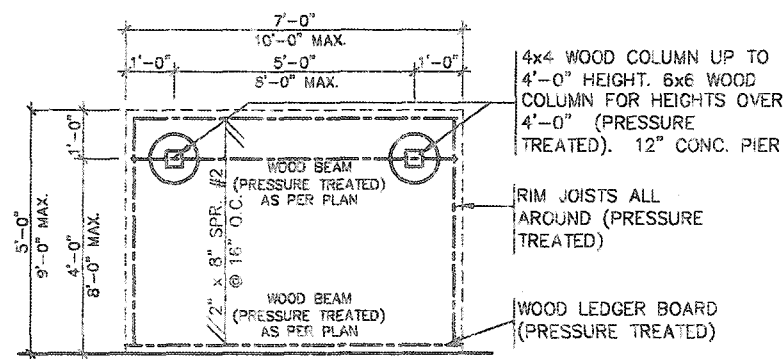
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

GENERAL NOTES

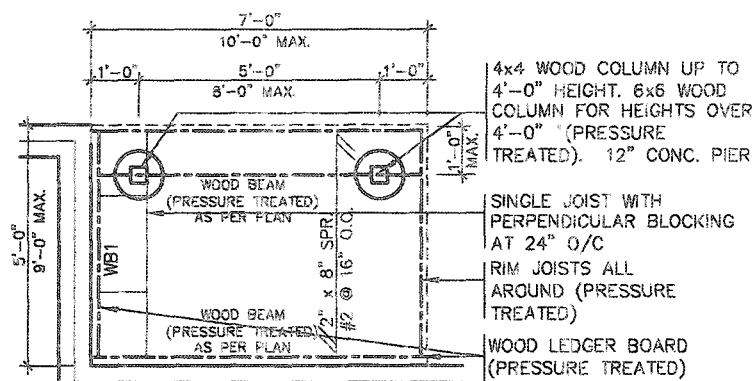
1. BRICK TO HAVE COMPRESSIVE STRENGTH OG 15mPa (2200 p.s.i) MIN.UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
4. ALL NAILS AND 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)

2012 CODE
COMPLIANCE PACKAGE A1

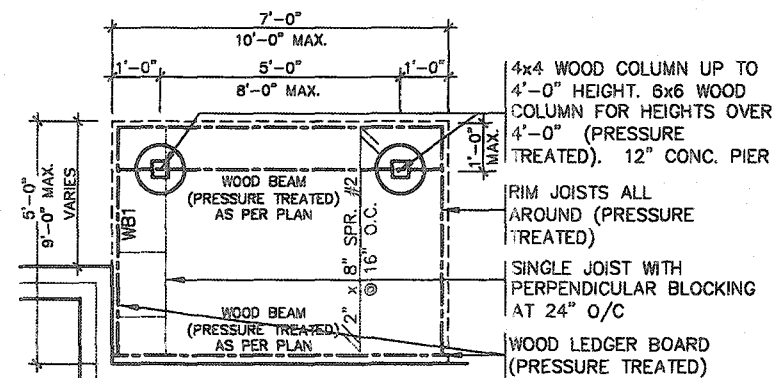
9	-	-	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto, ON M2J 1A2 t 416.630.2255 f 416.630.4782 va3design.com		SINGLES -	project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
8	-	-	qualification information						
7	-	-	Richard Vink <i>R Vink</i> 24488						
6	-	-	name signature BCIN						
5	-	-	registration information VA3 Design Inc. 42659						
4	-	-	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.						
3	-	-							
2	-	-							
1	ISSUED FOR PERMIT.	APR 13/20	GW						
0	description	date	by						



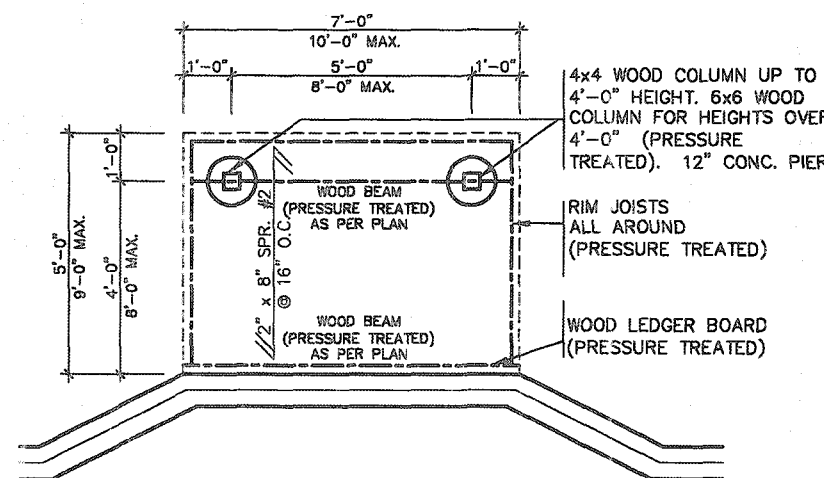
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



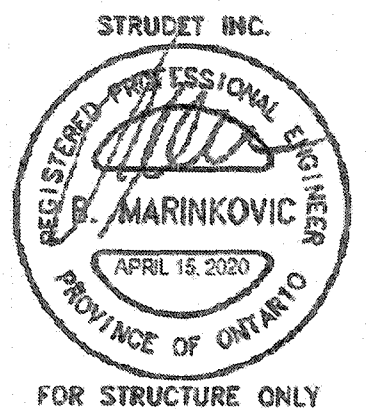
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



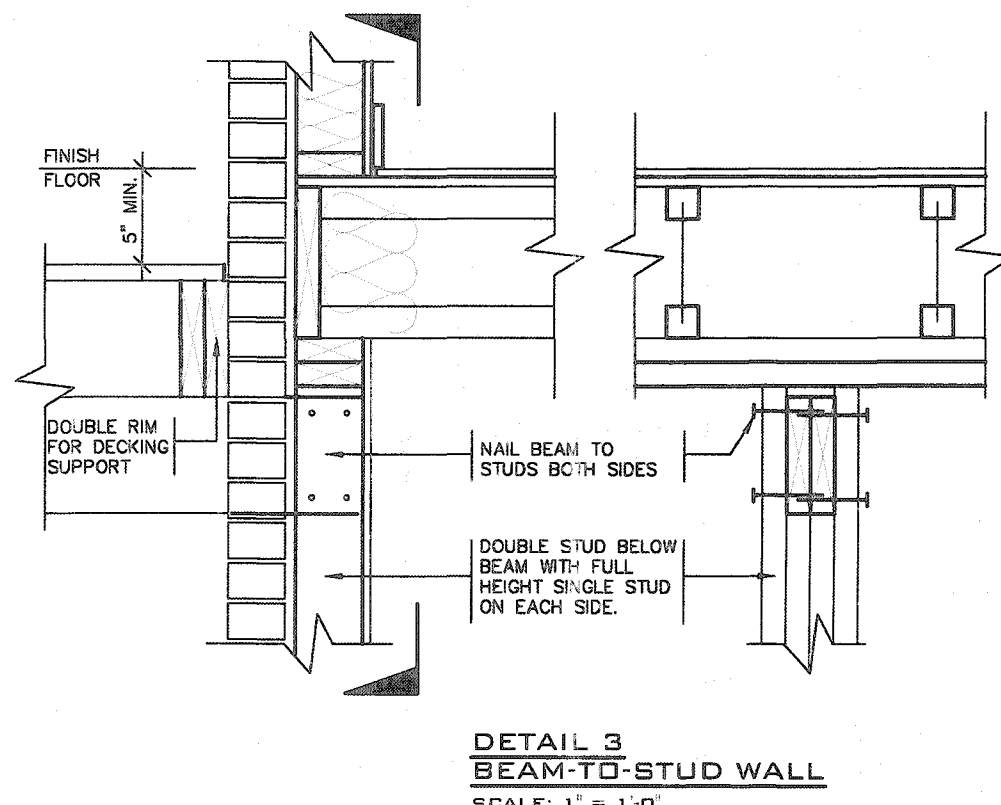
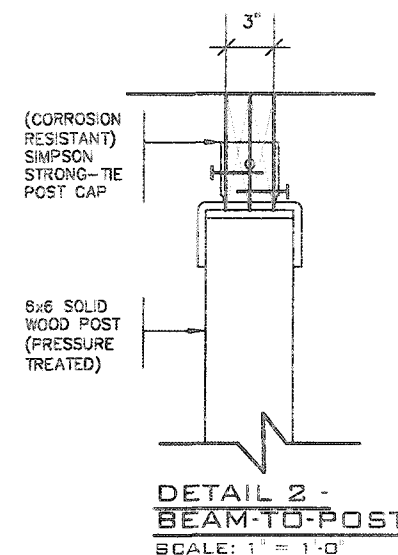
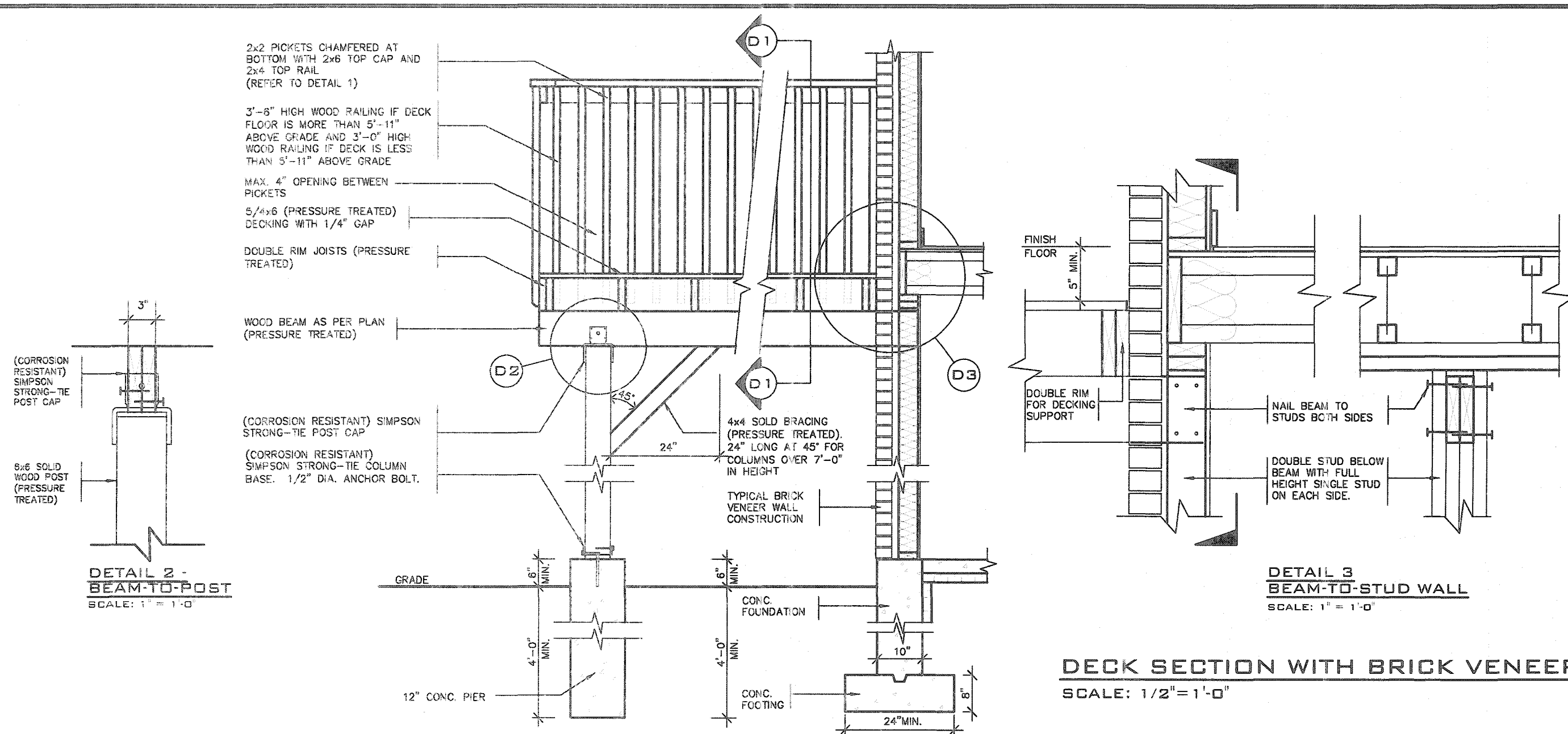
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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Building Division
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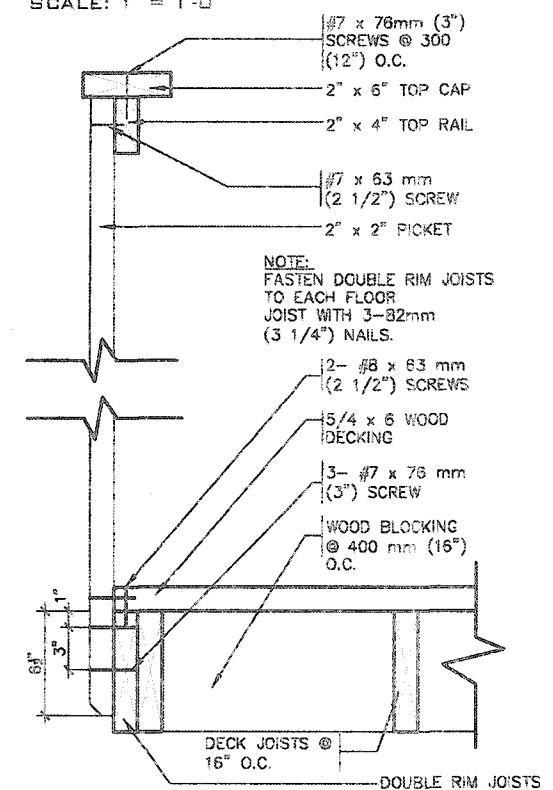
2012 CODE COMPLIANCE PACKAGE A1

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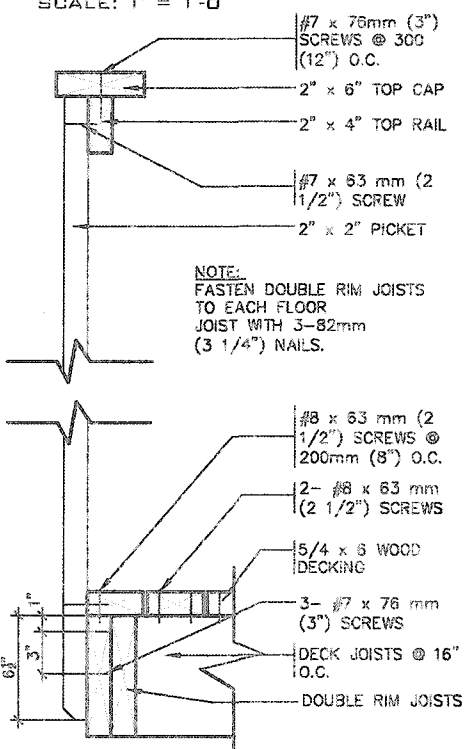


DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"

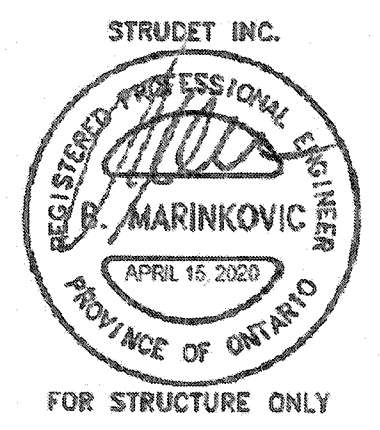


GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



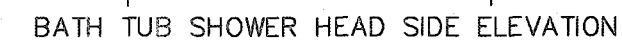
- GENERAL NOTES**
1. BRICK TO HAVE COMPRESSIVE STRENGTH OG 15mPa (2200 p.s.i) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
 2. MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
 3. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
 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.
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 8. WB1= 2- 2"x8" (PRESSURE TREATED)
WB3= 2- 2"x10" (PRESSURE TREATED)

CITY OF HAMILTON
Building Division
Permit No. **2-199374**
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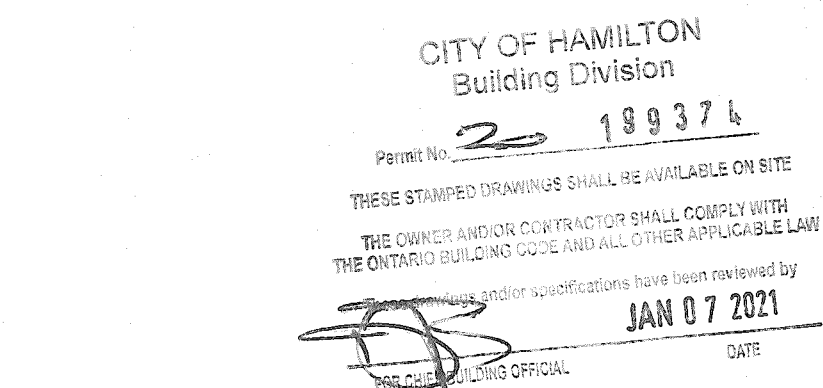
2012 CODE COMPLIANCE PACKAGE A1

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. signature <i>R. Vink</i> 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.	VA3 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 municipality WATERDOWN date APRIL 2020 checked by As Shown scale As Shown WOOD DECK DETAILS-WALK-OUT CONDITION 18014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 6
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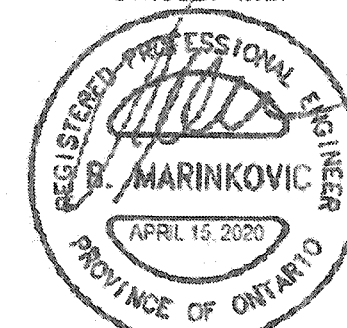


STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



STRUDET INC.



FOR STRUCTURE ONLY

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COMPLIANCE PACKAGE

9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.	2440
8		-	-	qualification information	B
7		-	-		
6		-	-	Richard Vink	
5		-	-	name	
4		-	-	registration information	
3		-	-	VA3 Design Inc.	4263
2		-	-		
1		-	-	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 project. Drawings are not to be copied.	
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no. description		date	by		

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DESIGN
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Toronto ON M2J 1R
t 416.630.2255 f 416.63
va3design.com

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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va3design.com


Greenpark.

project name
RUSSELL GARDENS PH. 3

date _____

APRIL
drawing by

GW

1984 16

WATERDOWN

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STUD WALL

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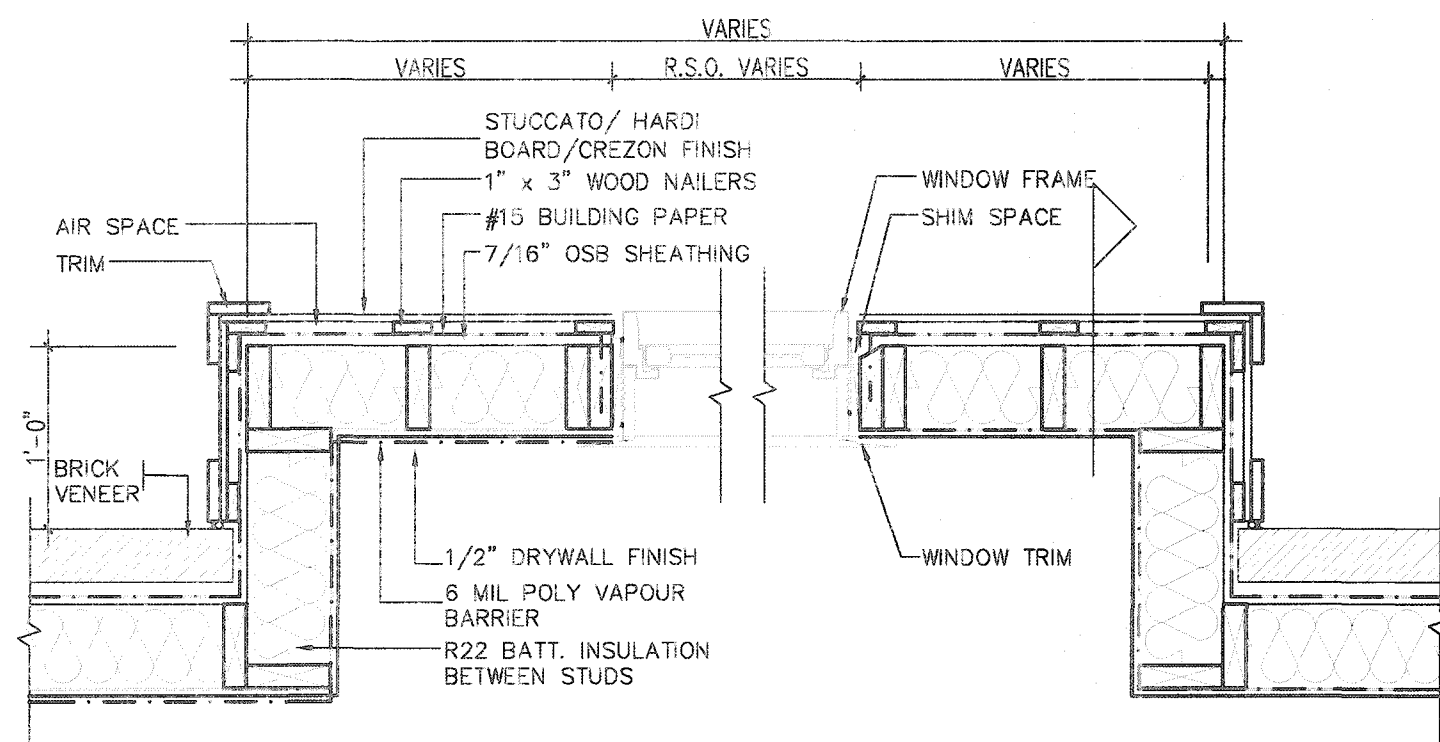
SINGLES

drawing no.

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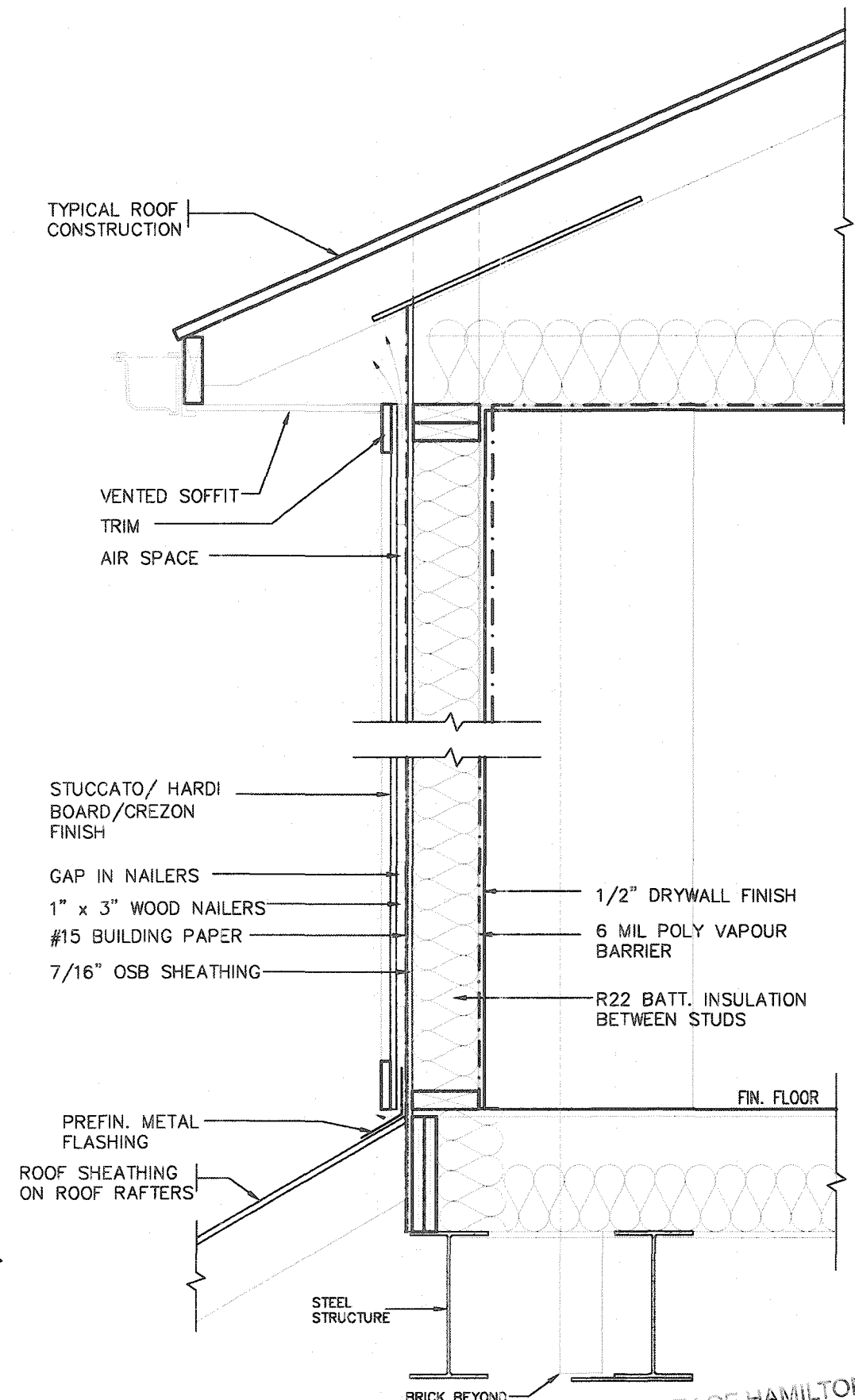
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



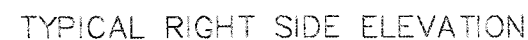
CROSS SECTION



CITY OF HAMILTON
Building Division
Permit No. 2 199371
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
JAN 07 2021
DATE
FOR CHIEF BUILDING OFFICIAL

2012 CODE
COMPLIANCE PACKAGE A1

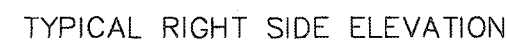
9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT APR 13/20 GW no. description date by	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Richard Vink signature 24488 name registration information 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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by - scale Not to Scale	SINGLES project no. 19014 drawing no. 9
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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



WALK OUT BASEMENT 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

CITY OF HAWAII
Building Division



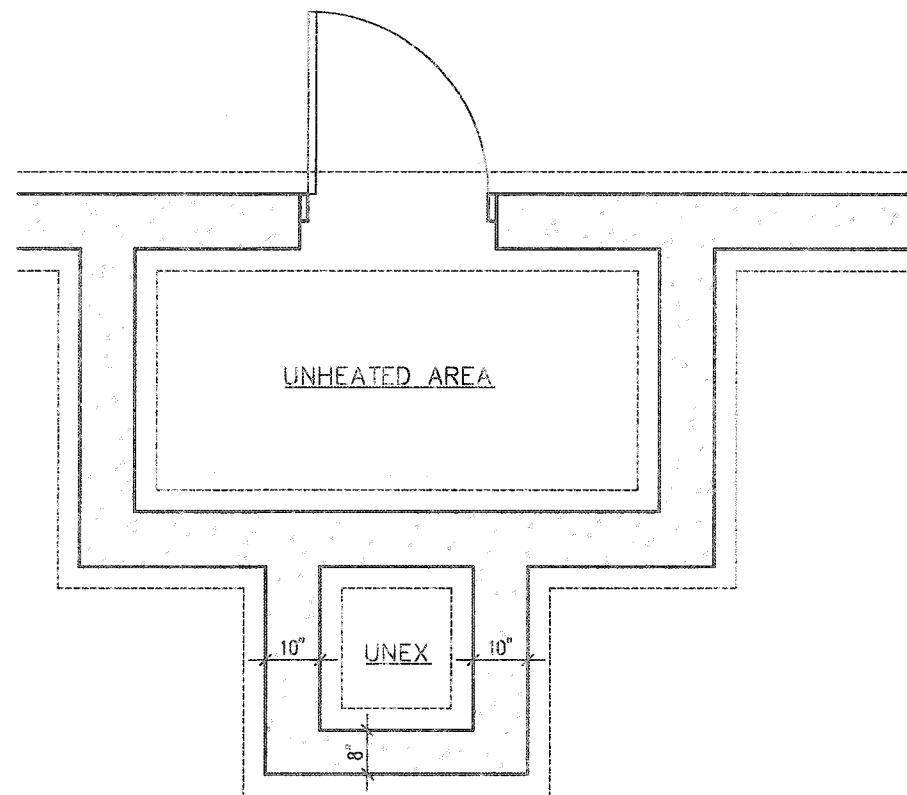
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3		.	.
2		.	.
1	ISSUED FOR PERMIT.	APR 13/20	GW
	no. description	date	by

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 name	<i>R. Vink</i> signature	2448 BI
registration information VA3 Design Inc.		4283
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.		

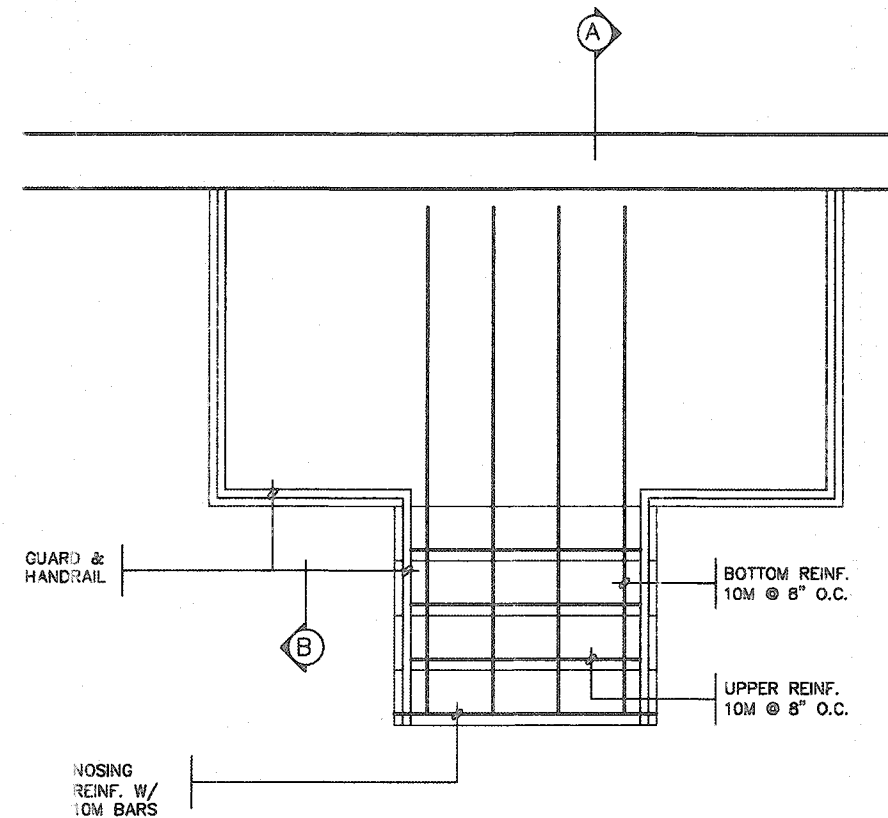
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		multiplicity WATERDOWN	
project name RUSSELL GARDENS PH. 3		SLAB ON GR	
date APRIL 2020			
drawn by GW		checked by Noel To Scale	
scale 1/8" = 1'-0"		180'	

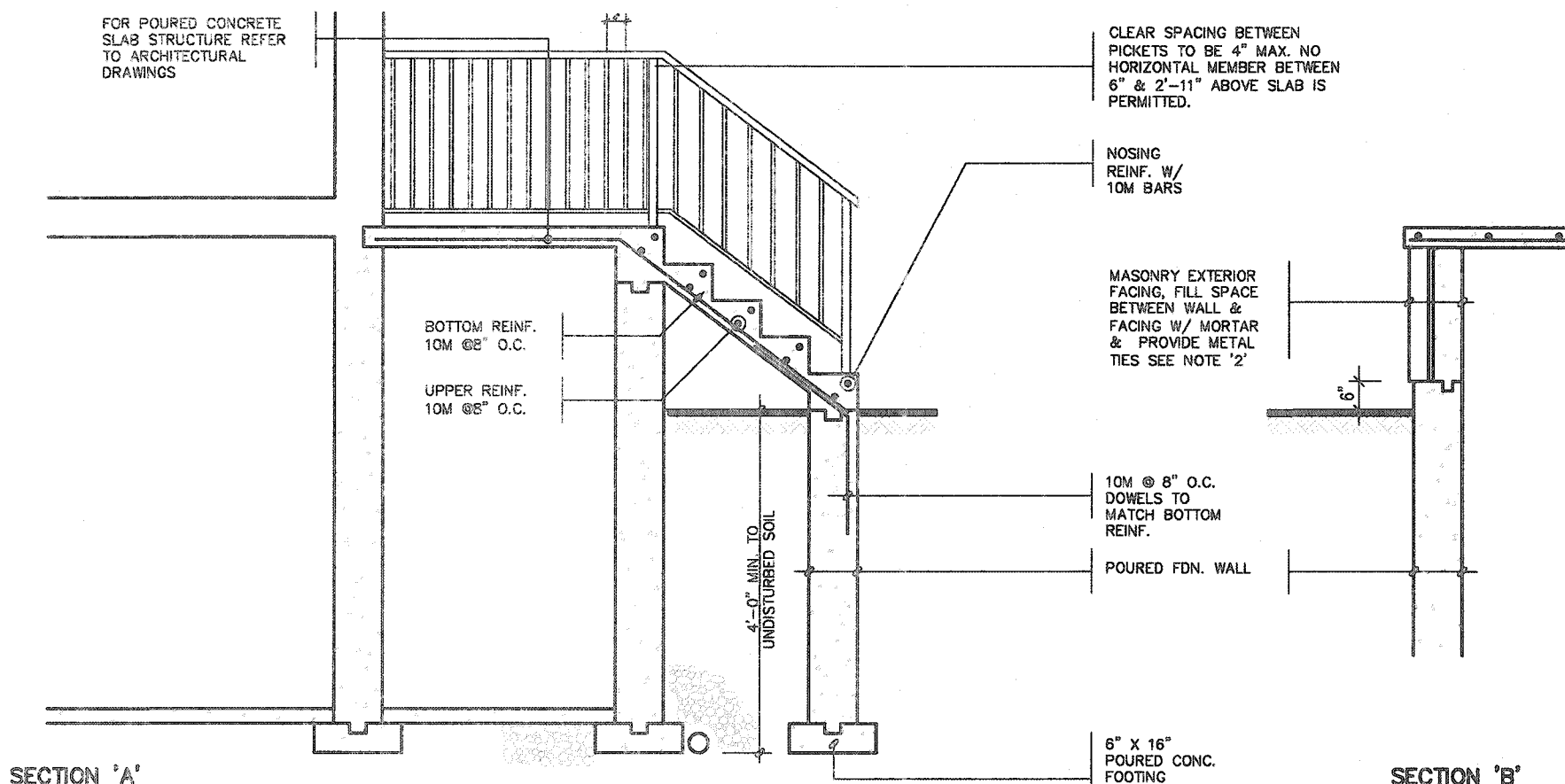
SINGLES	
project no. 19014	
CULATION file name DETAILS_A1 2000 - 4.30 PM	drawing no. 10



FOUNDATION PLAN



GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

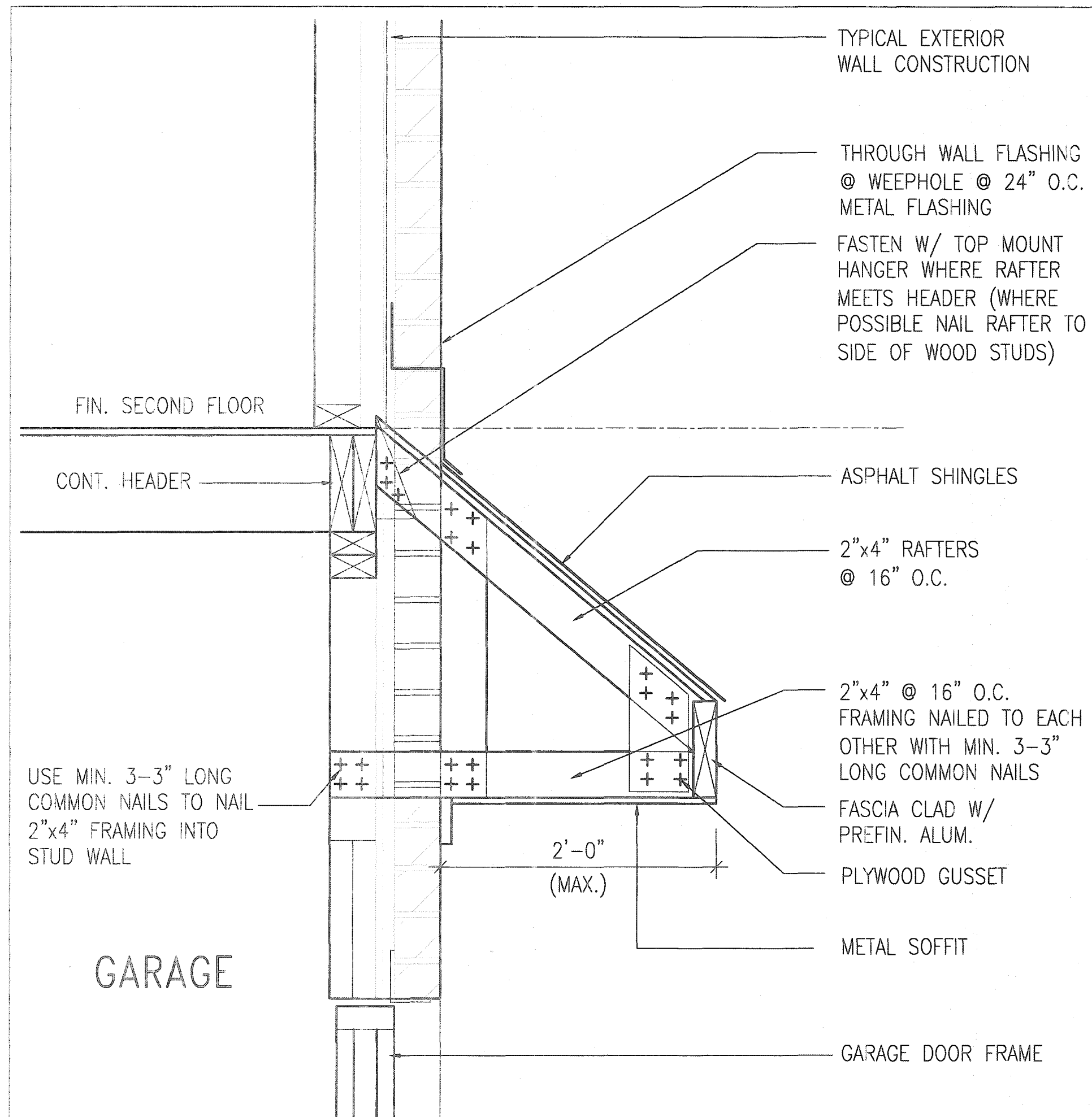
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & 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.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 34" - 38".
- 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
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 52-6% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

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[Signature] JAN 07 2021
FOR CHIEF BUILDING OFFICIAL
DATE
STRUDET INC.
[Circular Seal: REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC APRIL 15, 2020 PROVINCE OF ONTARIO]
FOR STRUCTURE ONLY

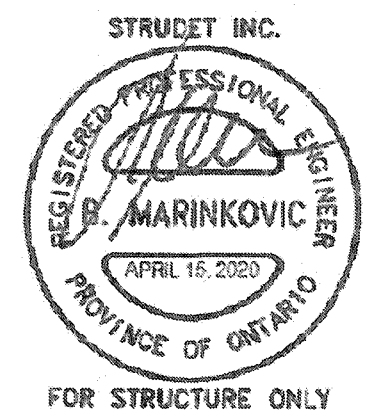
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9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description	date by AWR 13/20 GW	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink signature 24488 BCO 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	SINGLES project no. 19014 drawing no. 11 POURED CONC. PORCH STEPS 19014-GP-STD_DETAILS_A1
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FOR CHIEF BUILDING OFFICIAL DATE



B ROOF OVERHANG DETAIL OVER GARAGE

2012 CODE
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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. Richard Vink signature 24488 name registration information VA3 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.		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 - scale Not to Scale drawing name 19014-GP-STD_DETAILS_A1		SINGLES project no. 19014 drawing no. 12	
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SUPPORTED STEEL
ANGLE UP TO
11'-7". OTHERWISE
TO BE REVIEWED BY
ENGINEER.

BRICK/
STONE
VENEER

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

MIN. 12"

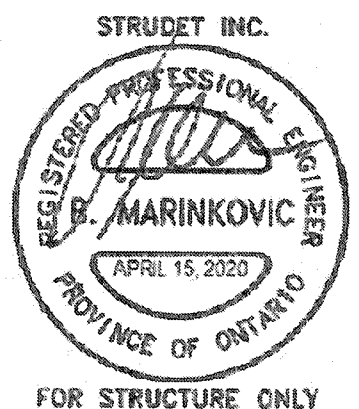
INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

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

INVERTED STEEL
ANGLE DETAIL

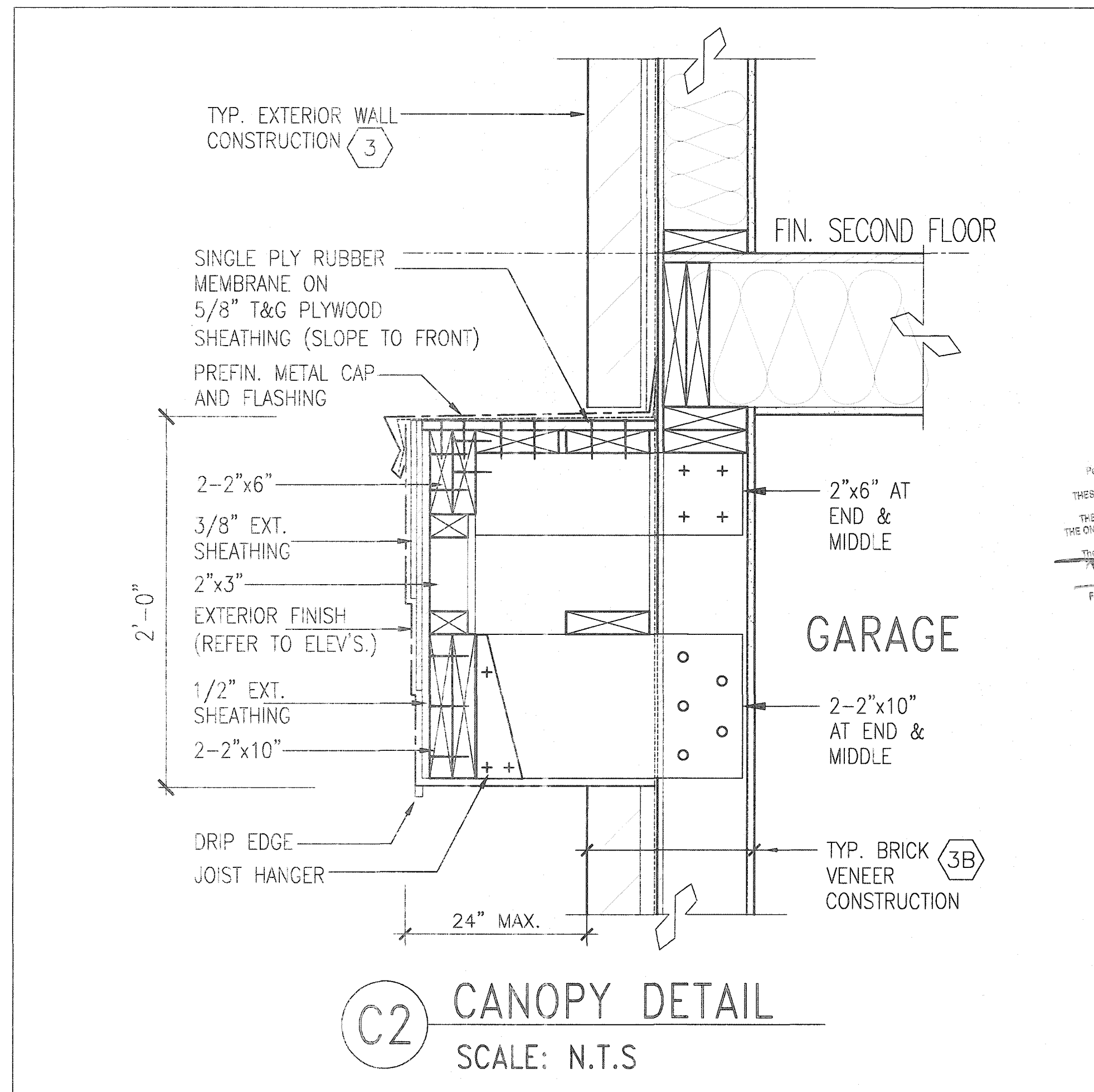
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Building Division
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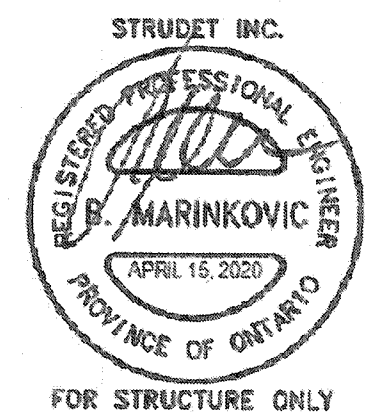
2012 CODE
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9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. 8. qualification information 7. Richard Vink 24488 6. name 5. registration information 4. VAS Design Inc. 42658 3. 2. 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. project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by - scale Not to Scale drawing no. 13	SINGLES project no. 19014 drawing no. 13
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C2 CANOPY DETAIL
SCALE: N.T.S

2012 CODE
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