

2338 SF

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

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

These drawings and/or specifications have been reviewed by

 AUG 22 2018
 FOR CHIEF BUILDING OFFICIAL _____ DATE _____

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

REFER TO DETAIL
PAGE 12

REFER TO BLOCK
PLANS FOR WALL
THICKNESS

ENTRY LEVEL PLAN ELEVATION '1'

REGISTERED PROFESSIONAL ENGINEER
D. 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.

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	REVISED.	APR 26/18	CW	qualification information			
16				7	REVISED PER CITY COMMENTS REISSUED.	MAR 06/18	GW				
15				6	REVISED ISSUED FOR PERMIT.	S-P: 22/17	GW	Richard Vink	2448		
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW	signature			
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	registration information			
12				3	FLOOR JOIST CO-ORD.	JUL 13/17	GW	VAS Design Inc.	4265		
11				2	REV. PER CLIENT COMMENT. REISSUED.	JUN 26/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Return fee to be paid by contractor.			
10				1	PLANS ISSUED FOR PRE-J.M. REVIEW.	JUN 21/17	GW				
no.	description	date	by	no	description	date	by				

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VAR
DESIGN

Greenpark.

INTERIOR
DEWBERRY 1

project name	city	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.	16036
ENTRY LEVEL PLAN ELEV. '1'		
date	checked by	file name
JUNE, 2017		
drawn by	scale	
WT	3/16" = 1'-0"	16036-DEWBERRY-1
A2		

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

These drawings and/or specifications have been reviewed by
 **AUG 22 2018**
 FORNEY, S. D. OFFICIAL _____ DATE _____

3

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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

FOR CHIEF BUILDING OFFICIAL

1046 - SEARCHED SERIALIZED INDEXED FILED - DECEMBER 13 1955 - DEARBORN - 1 Leg - Two

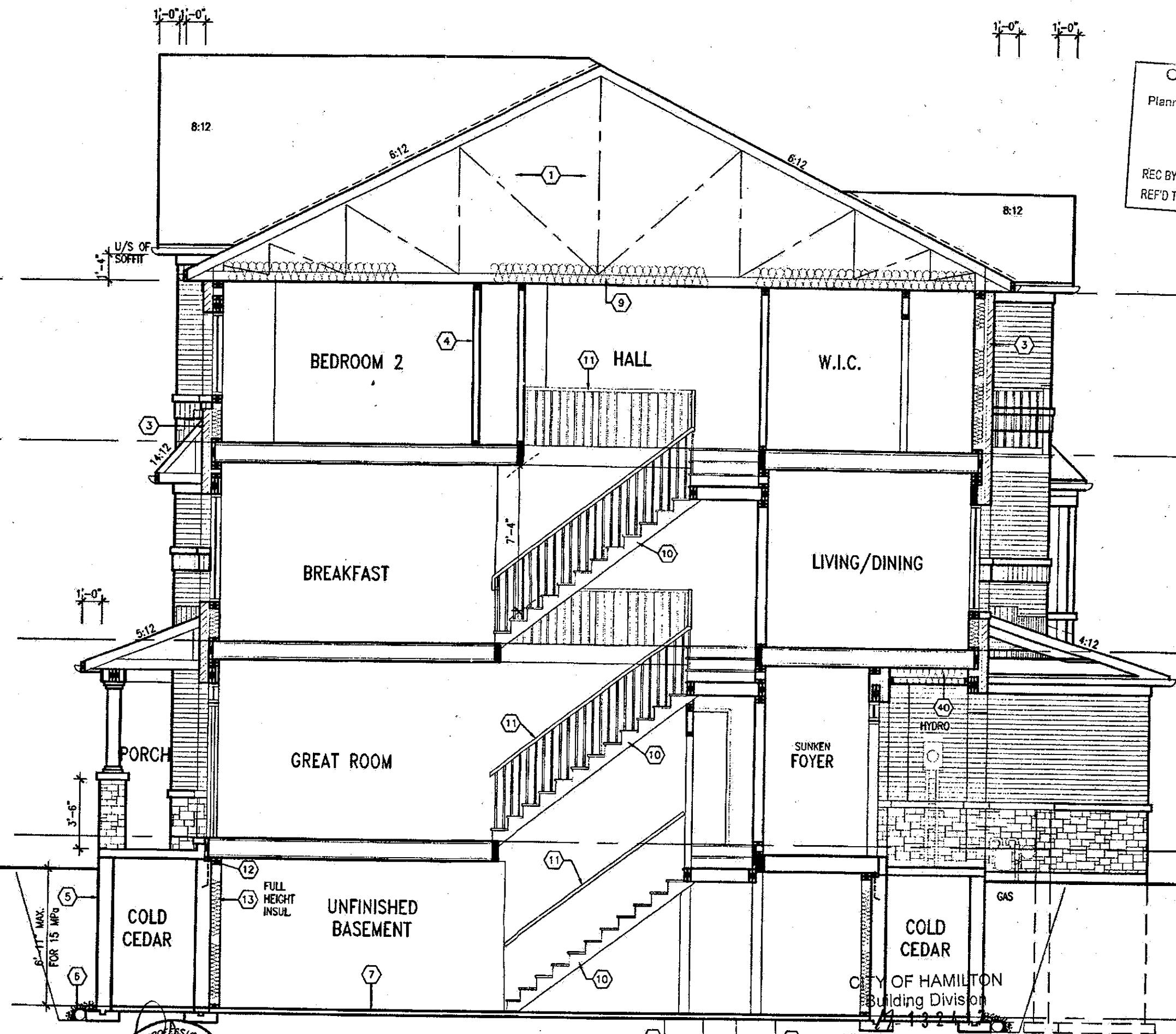
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2338 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

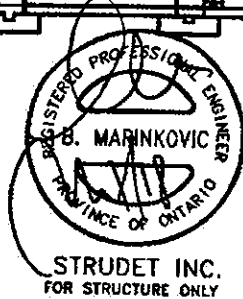
MAY 24 2018

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



SECTION A-A -ELEV. '1'

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 26/17	GW
10				1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17	GW
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.

qualification information
Richard Vink 24488
signature
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
416.630.2255 / 416.630.4782
va3design.com

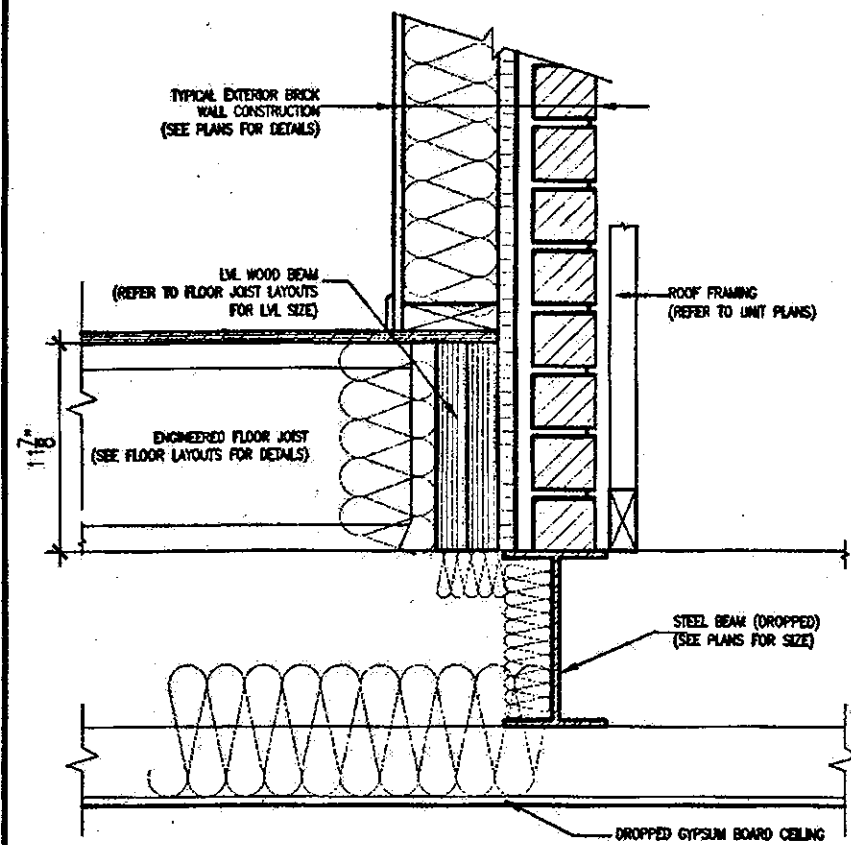
Greenpark.
project name
RUSSELL GARDENS PH.2
WATERDOWN, ON.
date
JUNE, 2017
checked by
WT
scale
3/16" = 1'-0"

INTERIOR
DEWBERRY 1
project no.
16036
drawing no.
A6

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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

DEWBERRY 1- BEAMS OVER GARAGE



E
A7 **STEEL/LVL BEAM OVER GARAGE**
Not to Scale

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STRUDET INC.
FOR STRUCTURE ONLY

REFER TO RAILING MANUFACTURER
SPECIFICATIONS FOR FURTHER DETAIL

BALCONY

42" HIGH PREFIN. ALUM.
GUARD ANCHORED TO
BALCONY.
GUARD TO CONFORM TO
OBC REQUIREMENTS.

SINGLE PLY DECK _____
MEMBRANE (BY DURADEK
OR EQUAL) UP 6" BEHIND
COUNTER FLASHING AND
WRAPPED 4" DOWN SIDES
OF BALCONY

DRIP EDGE _____
(DURADEK "L" TRIM)
4 PLY 2x10 FOR _____
RAILING SUPPORT

PREFINISHED ALUM. _____
FINISH OVER SHEATHING
ON BALCONY SIDES.

PREFINISHED VENTED
 ALUM. FINISH ON —
 BALCONY SOFFIT

WEEP HOLES

COUNTER FLASHING —
EMBEDDED INTO MORTAR
JOINT & CAULKED
1/2" EXT. GRADE —
PLYWOOD BACKING.

—5/8" EXTERIOR GRADE
PLYWOOD SHEATHING

THROUGH WALL
FLASHING

3-2"x6" PLATES AT
DOOR

FIN. UPPER LEVEL

2"x10" JOIST @ 16" O.C.
FLUSH w/ TOP OF CANT'L LVL BEAM

—DOUBLE RIM BOARD
BETWEEN CANT'L LVL
BEAMS

CONT. CAULKING

DE9

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

CITY OF HAMILTON
Building Division

Permit No. 17-132417

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

_____ Sections have been reviewed by _____

These drawings and/or specifications have been reviewed by
AUG 22 2018
DATE

FOR CHIEF BUILDING OFFICIAL

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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. qualification information Richard Vink signature 2448-OC 4265-
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	
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10		-	-	1	PLANS ISSUED FOR PRE-J.M. REVIEW.	JUN 21/17	GW	
no.	description	date	by	no.	description	date	by	



V&A
DESIGN

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va3design.com

Greenpark.

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

INTERIOR
DEWBERRY 1

Project No.
6036

A7

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