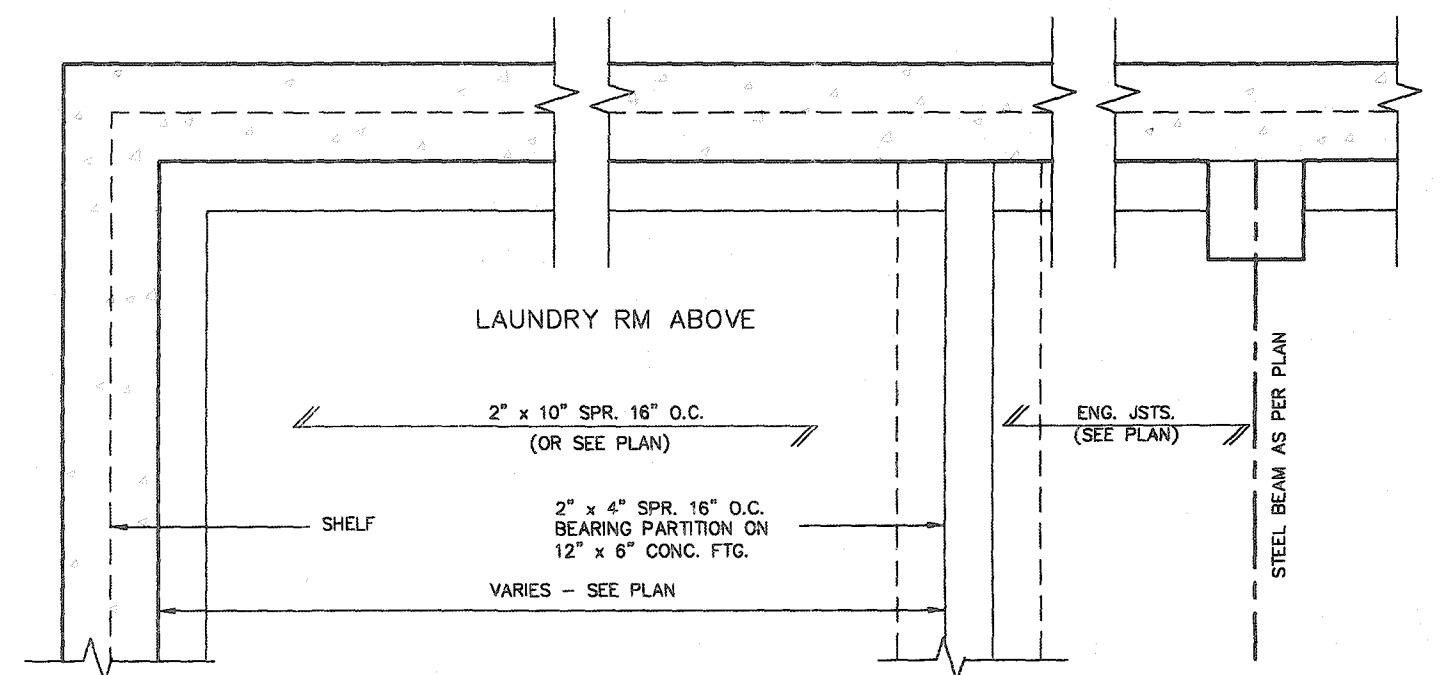
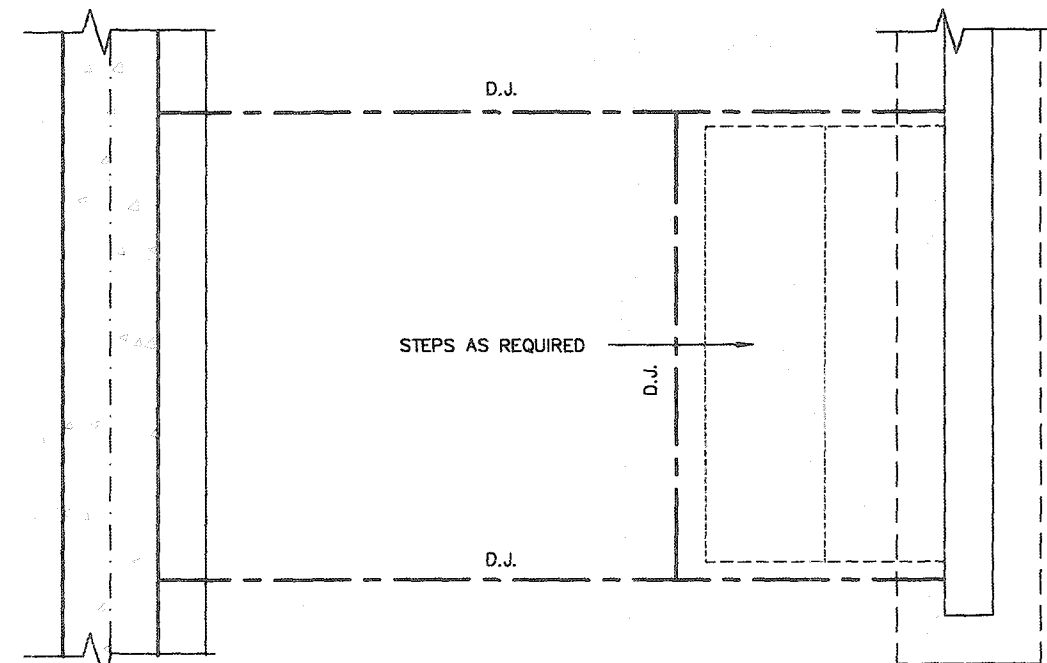




PARTIAL FOUNDATION PLAN

Permit No. 20 199366

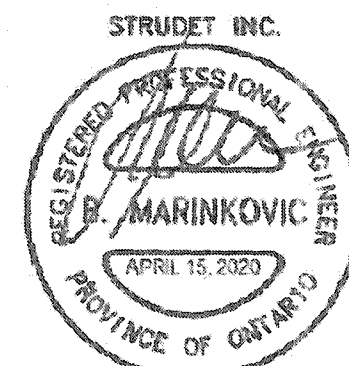
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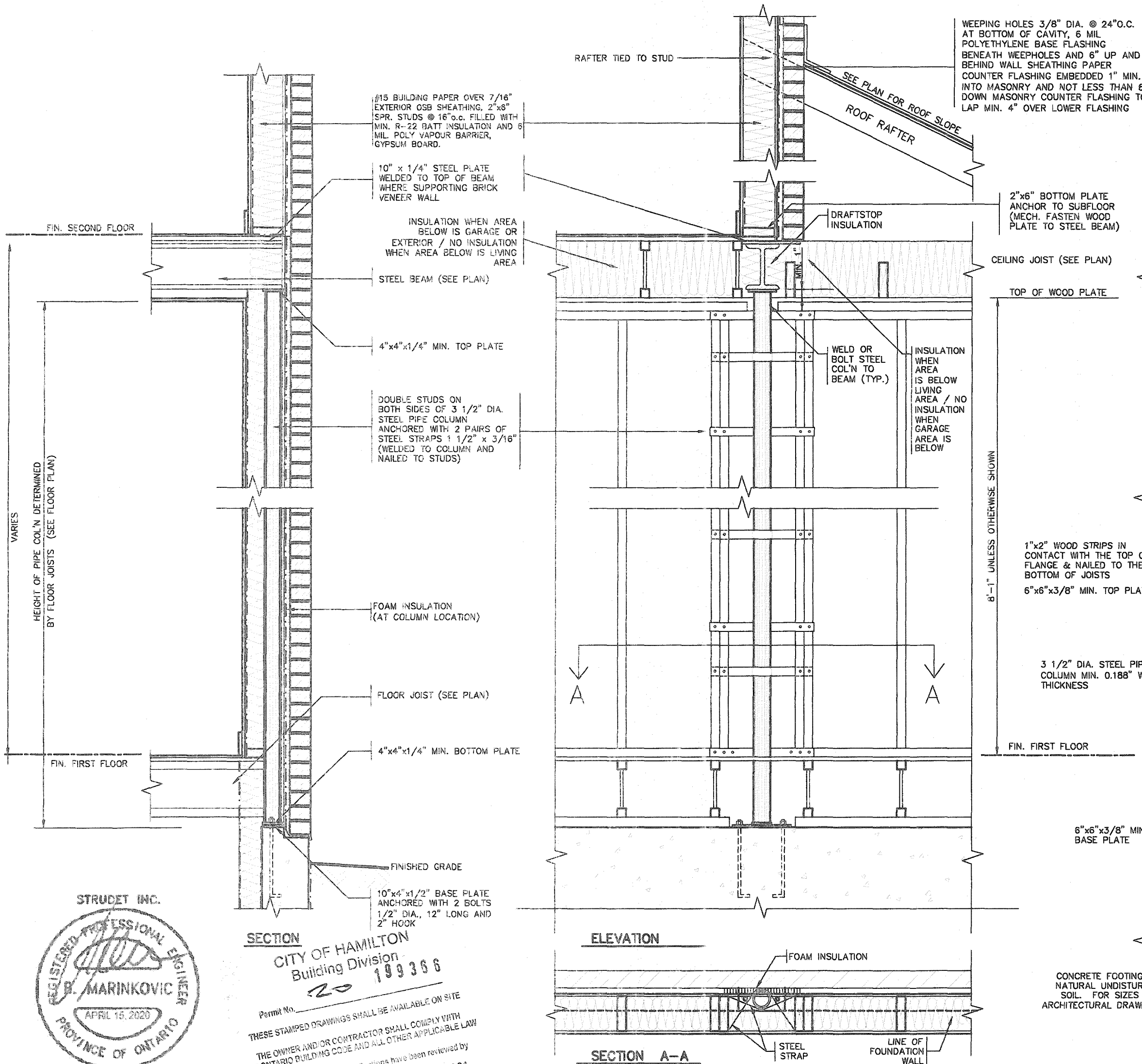
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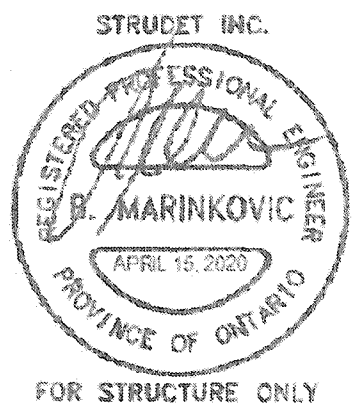
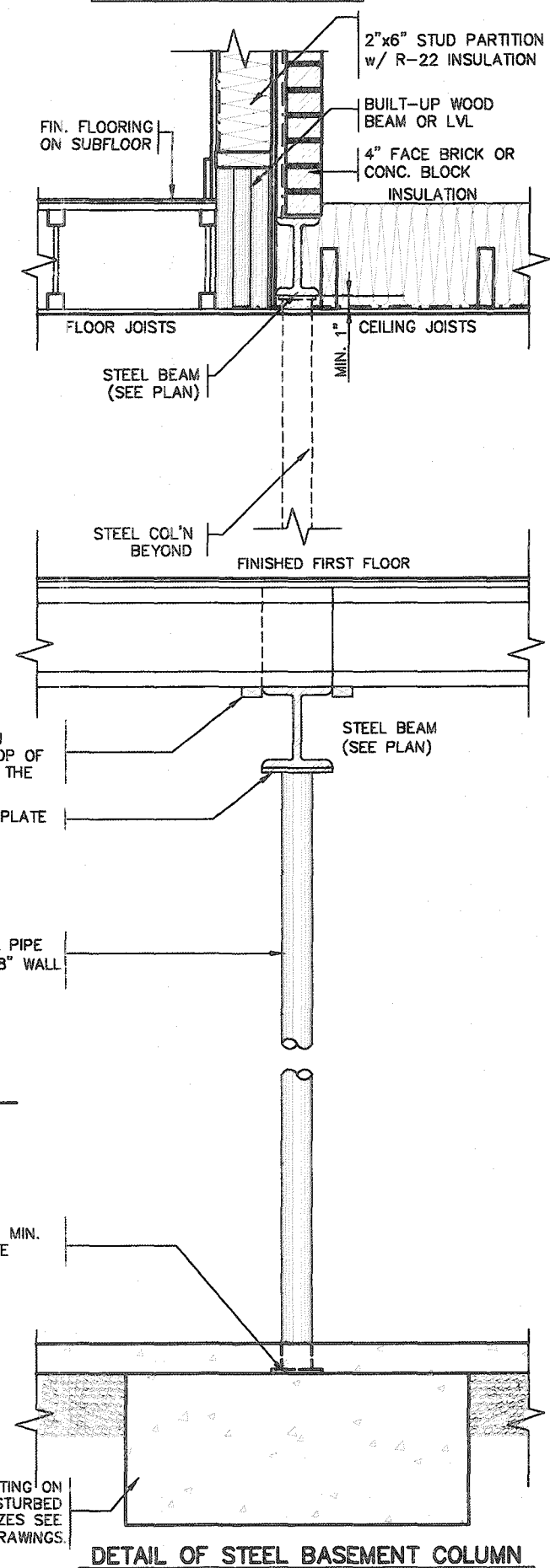
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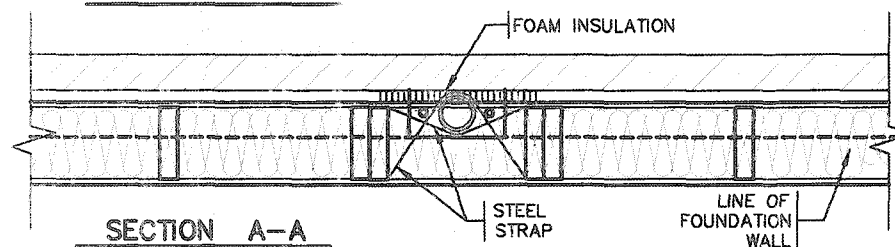


**SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION**



SECTION
CITY OF HAMILTON
Building Division
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DATE JAN 06 2021

ELEVATION



SECTION A-A

**2012 CODE
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Permit No. 20 199366

Permit No. _____

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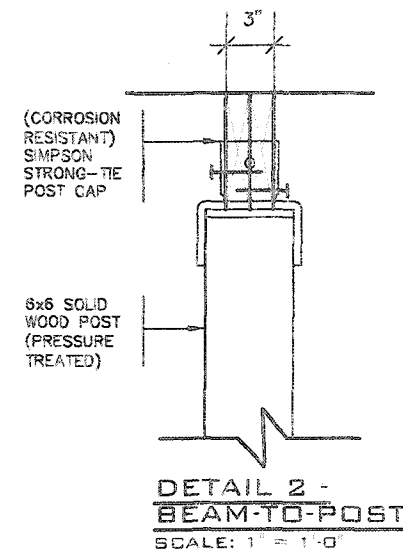
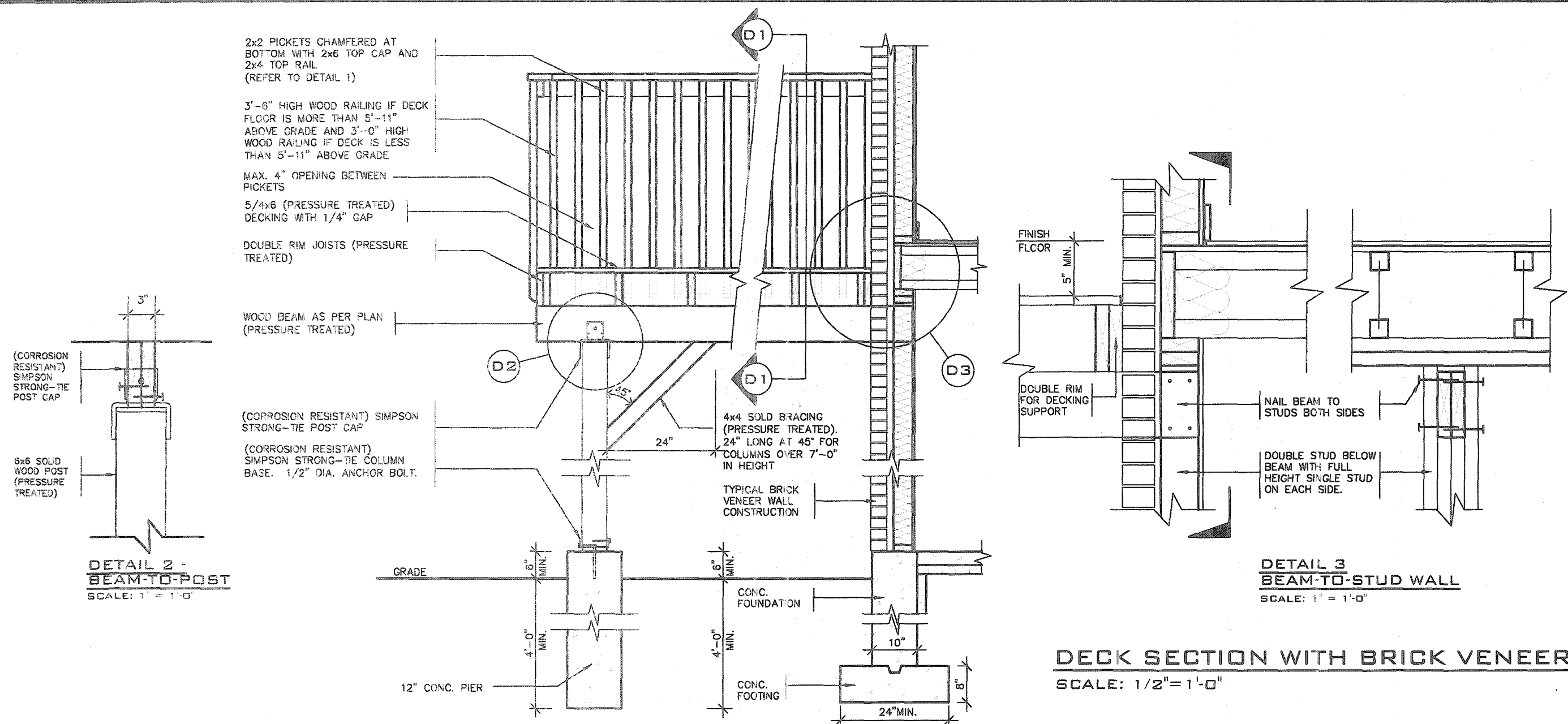
_____ has been reviewed by _____

THE ONTARIO BUILDING CODE AND ALL ORDINANCES THEREUNDER.
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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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com	 project name RUSSELL GARDENS PH. 3 municipality WATERDOWN project no. 19014	SINGLES drawing no. 5-1
8			qualification information				
7			Richard Vink <i>R Vink</i> 24468				
6			name 80W				
5			registration information 42658				
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. Drawings are not to be copied.			
3							
2							
1	ISSUED FOR PERMIT.	APR 13/20	GW				
no.	description	date	by				

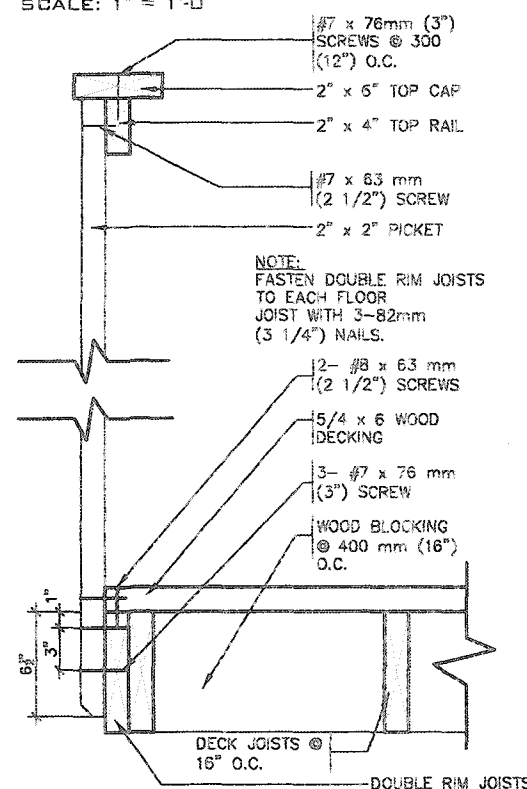
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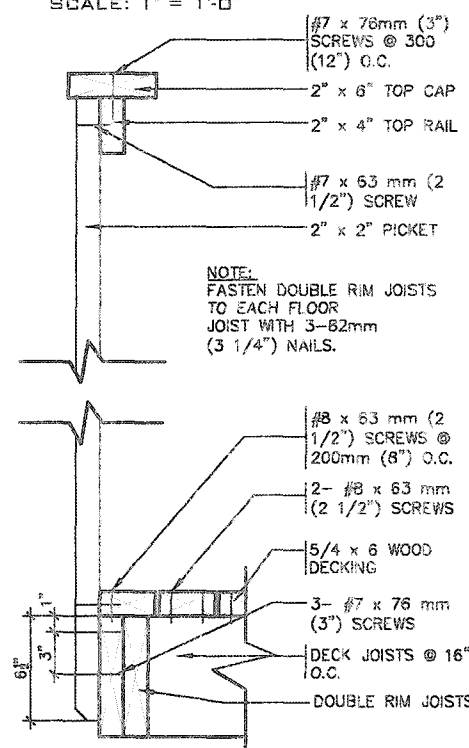
DETAIL 3
BEAM-TO-STUD WALL
SCALE: 1" = 1'-0"

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

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

CITY OF HAMILTON
Building Division

Permit No. **2** 199366

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FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



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9 8 7 6 5 4 3 2 1		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 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 t 416.630.2255 f 416.630.4782 vasdesign.com		Greenpark. project name RUSSELL GARDENS PH. 3 municipality WATERDOWN date APRIL 2020 drawn by GW checked by As Shown scale As Shown		SINGLES project no. 19014 drawing no. 6	
1 ISSUED FOR PERMIT. APR 13/20 GW		no. description		date by		WOOD DECK DETAILS-WALK-OUT CONDITION 19014-GP-STD_DETAILS_A1		6	

W8
TO
W8
CONNECTION

SECTION 1-1

W6(W8)
TO
W10(W12)
CONNECTION

SECTION 1-1

W10
TO
W10
CONNECTION

SECTION 1-1

W10
TO
W12
CONNECTION

SECTION 1-1

W12
TO
W12
CONNECTION

SECTION 1-1

PLAN VIEW

— ALL ANGLE SIZES

ALL BEAM SIZES — SECTION 1-1

2012 CODE COMPLIANCE PACKAGE

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8				qualification information
7				Richard Vink <i>R Vink</i> 24488
6				name signature BCN
5				registration information
4				VAS Design Inc. 42655
3				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 revised.
2				
1	ISSUED FOR PERMIT.	APR 13/20	GW	
no.	description	date	by	

**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** File # **WATERD**

Job **PHIL 2020** Material **STEEL**

Drawn by _____ checked by _____ scale _____

W _____ **Not to Scale**

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STEEL BEAM CONNECTIONS

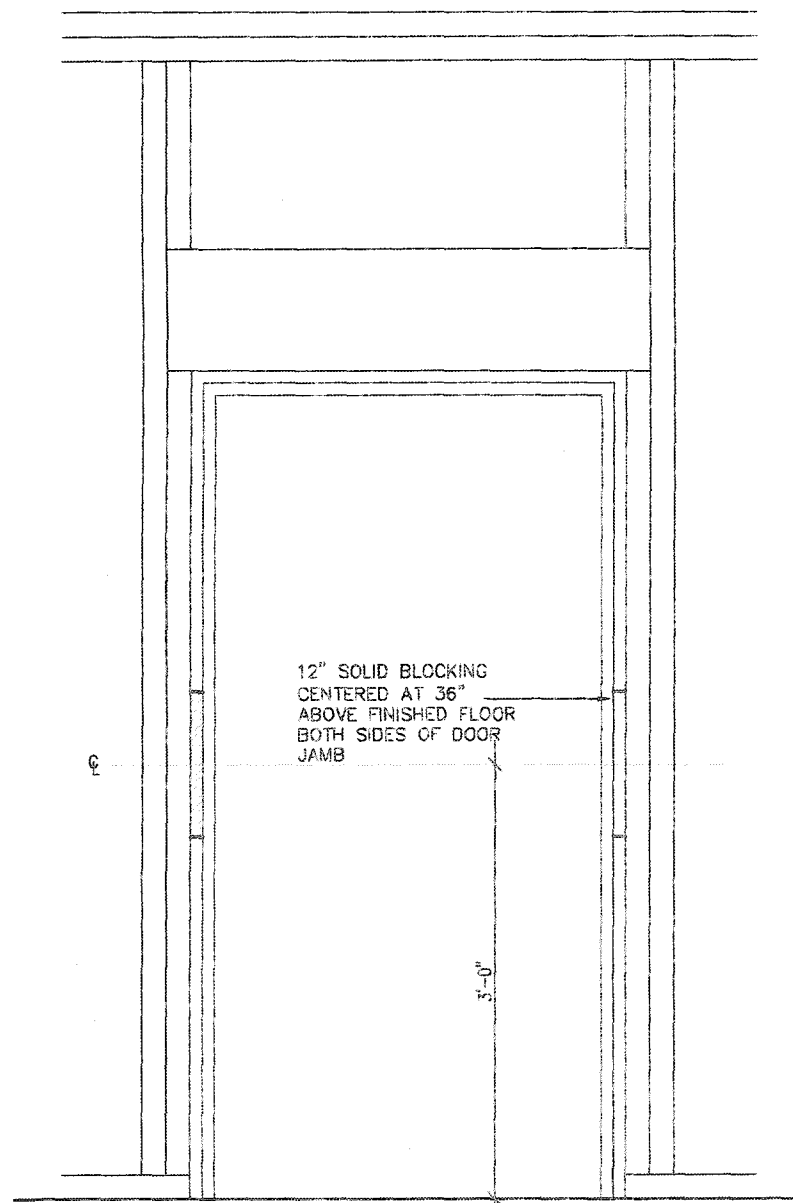
SINGLES

project no.
19014

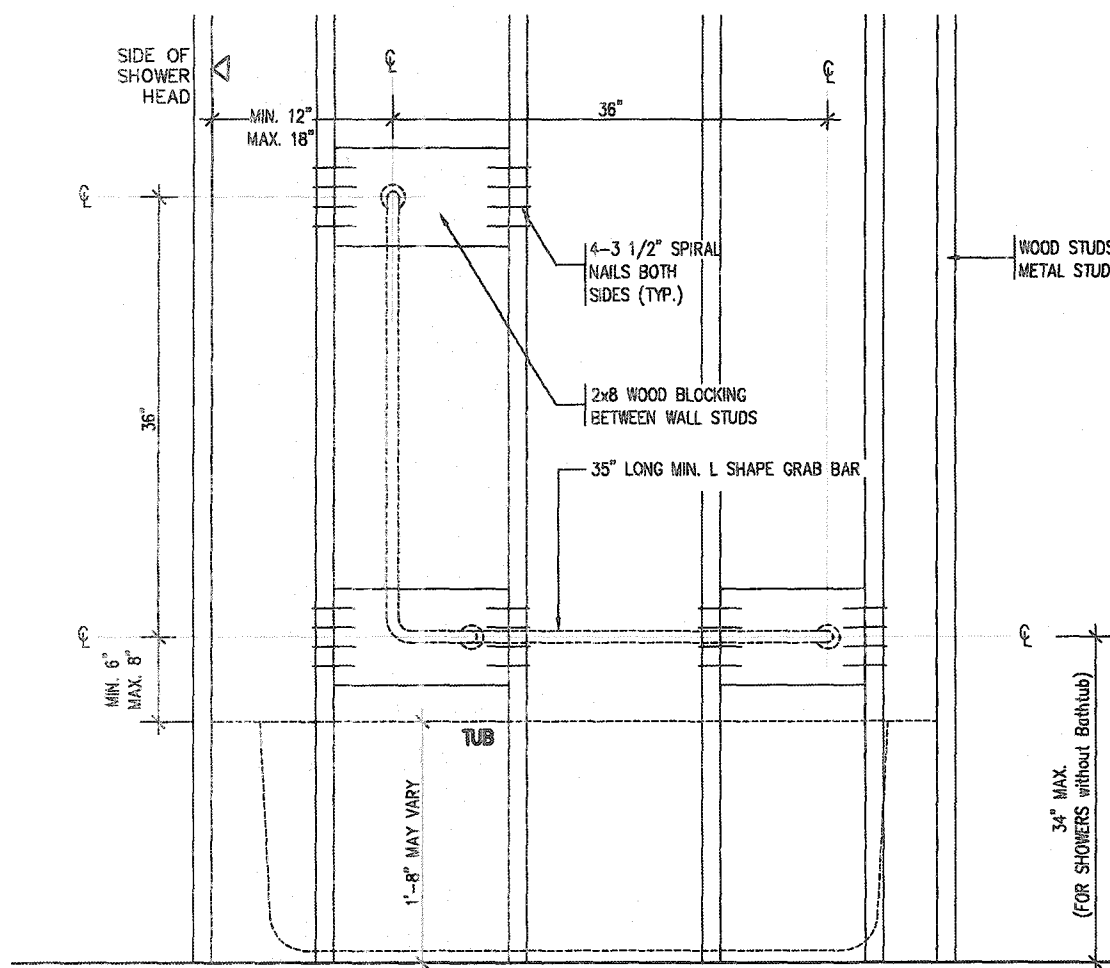
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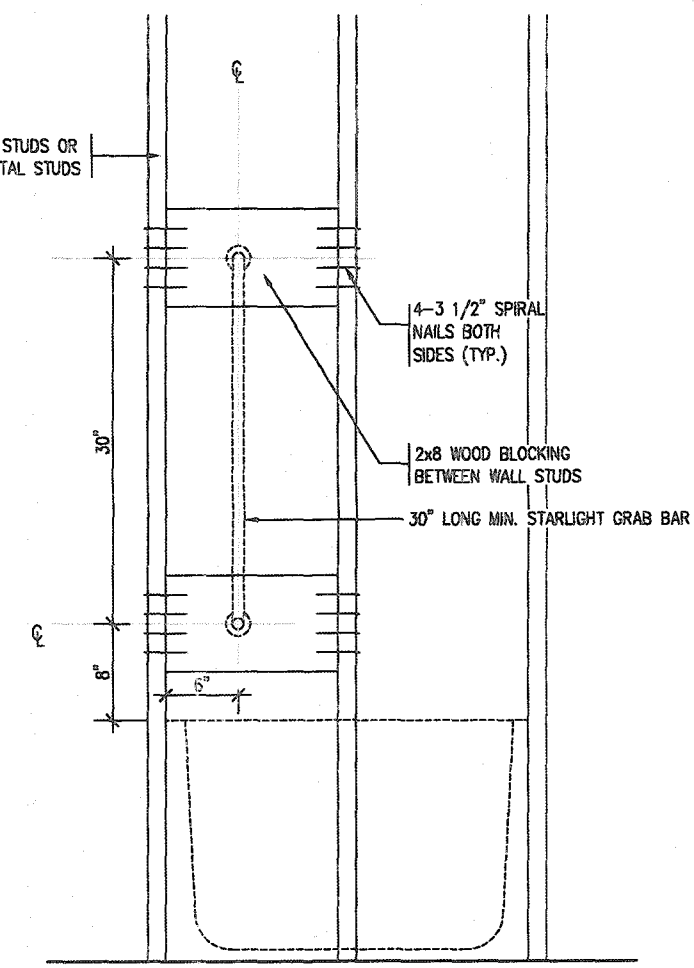
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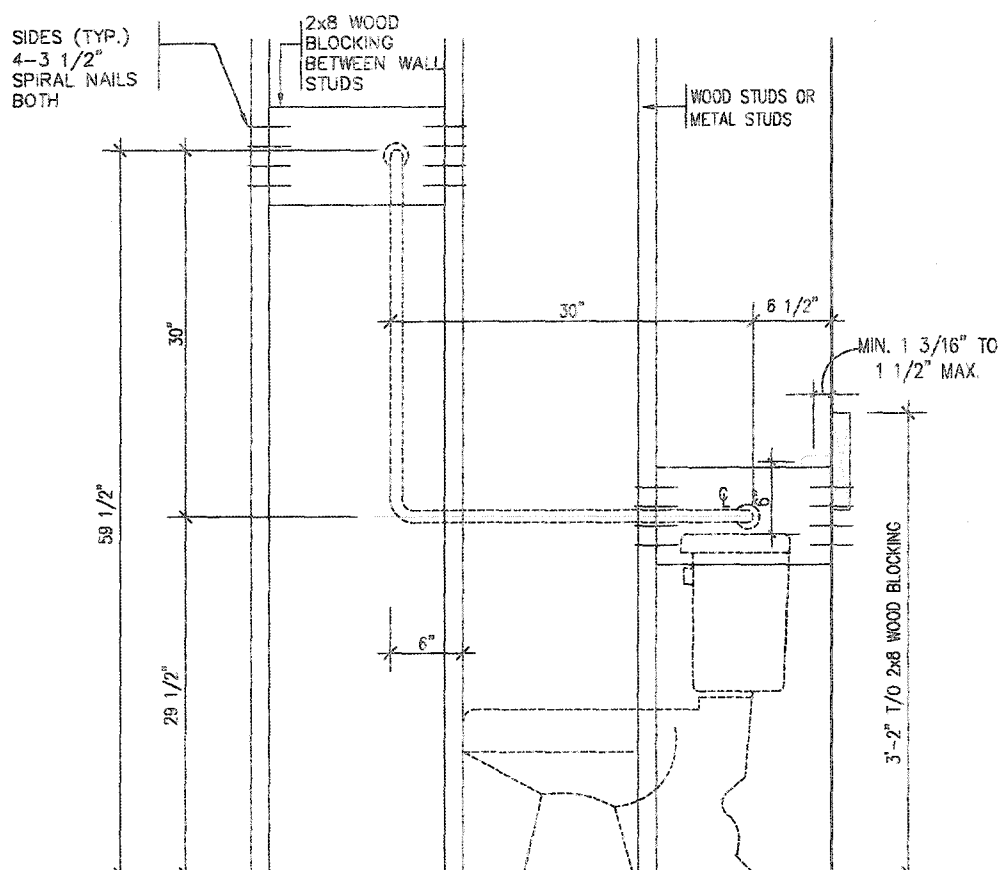
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



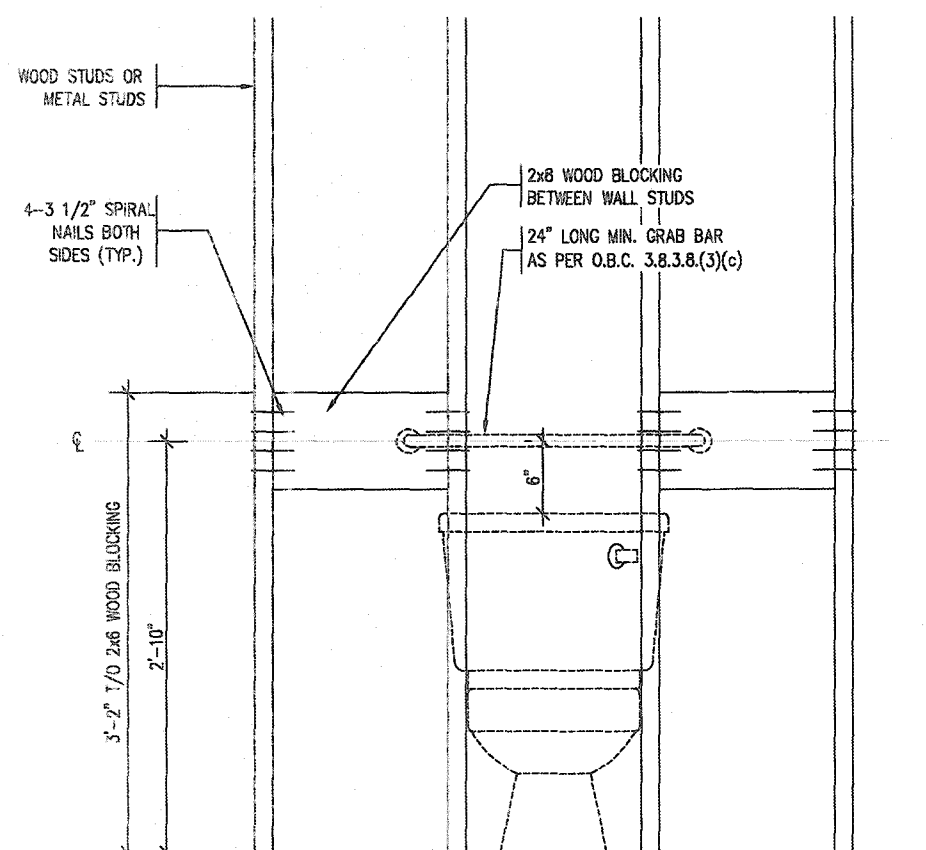
BATH TUB/ SHOWER FRONT ELEVATION



BATH TUB SHOWER HEAD SIDE ELEVATION



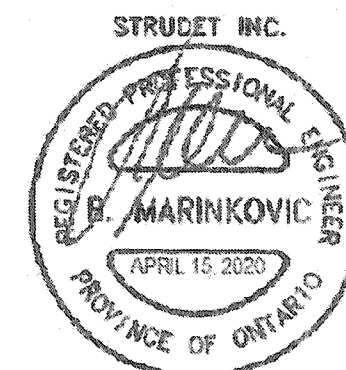
TOILET SIDE ELEVATION



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY

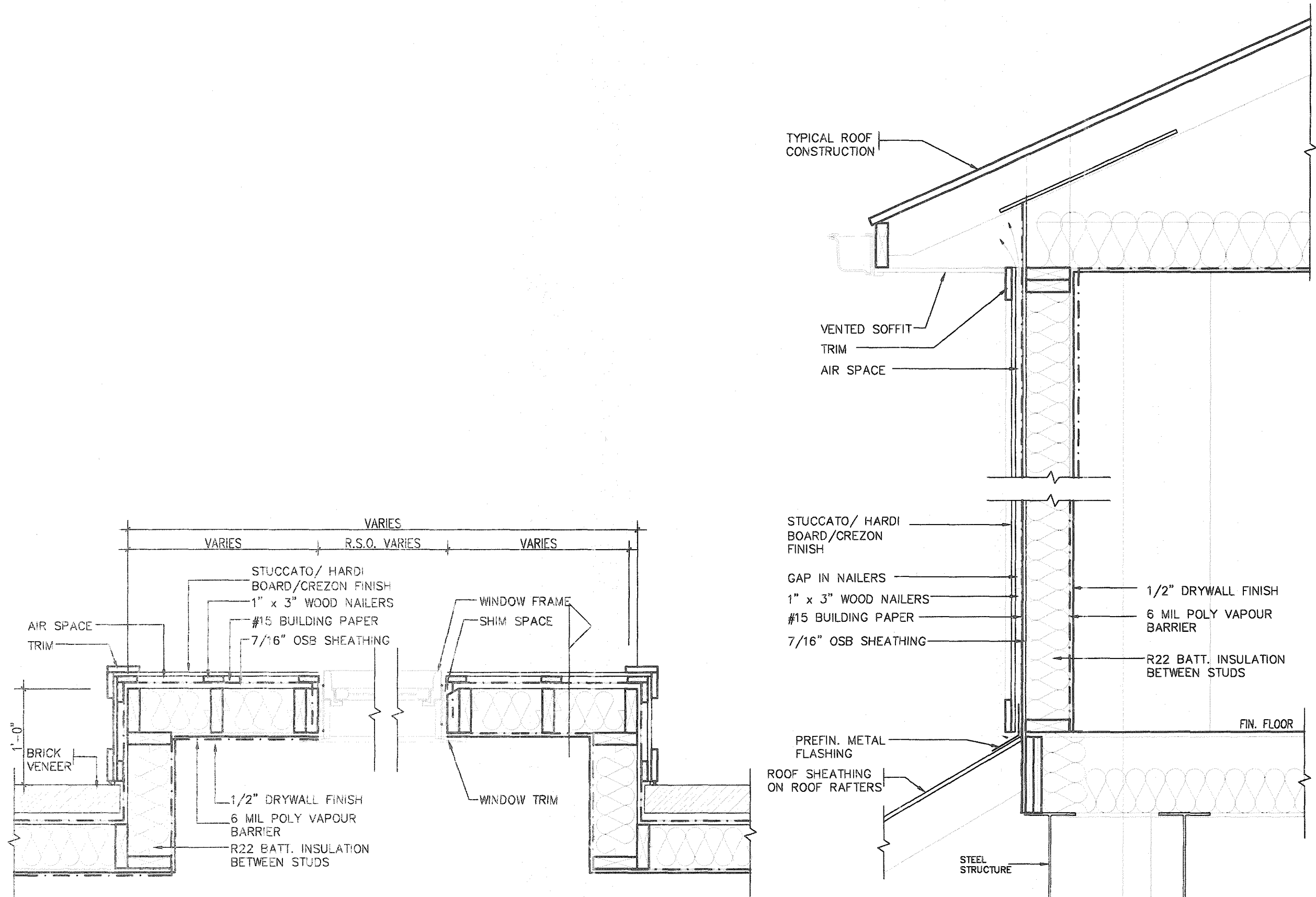
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)

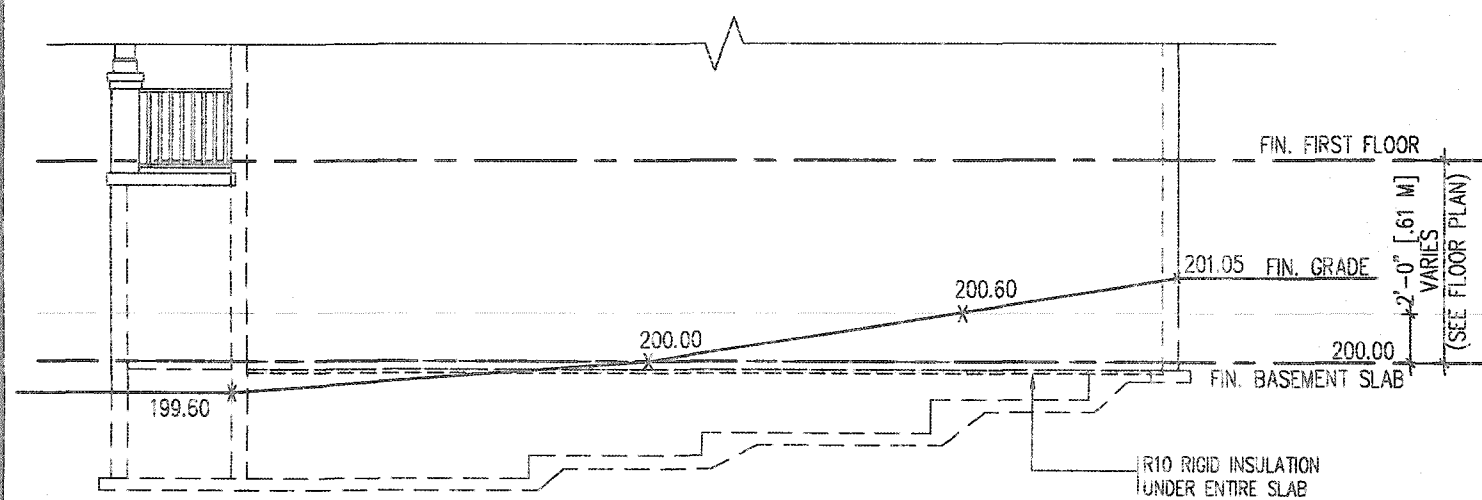
CROSS SECTION



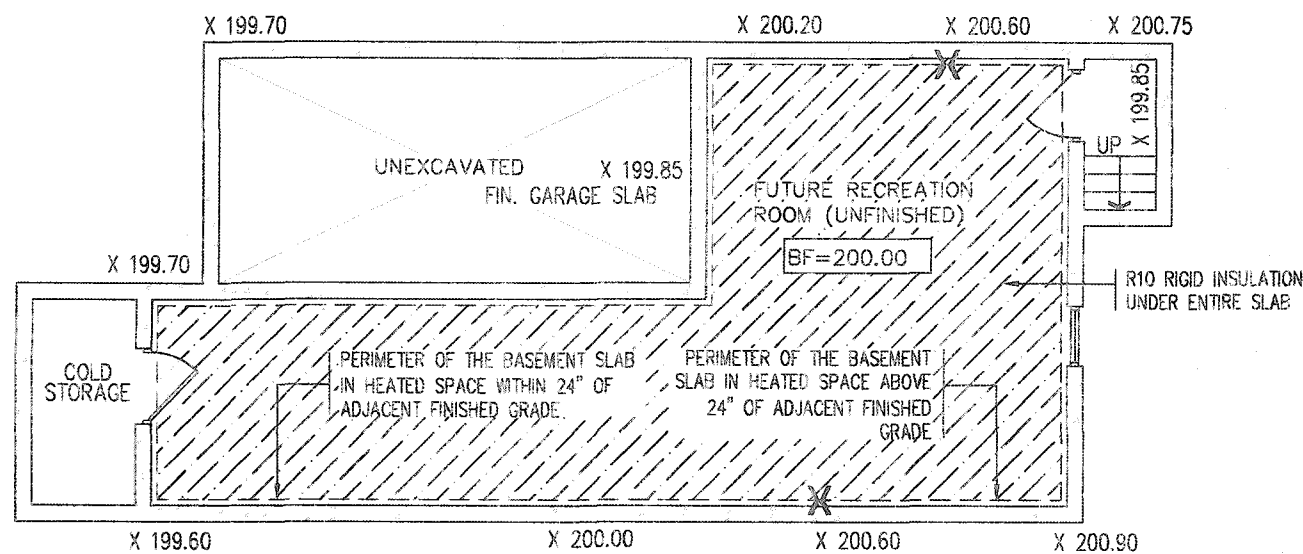
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2012 CODE
 COMPLIANCE PACKAGE A1

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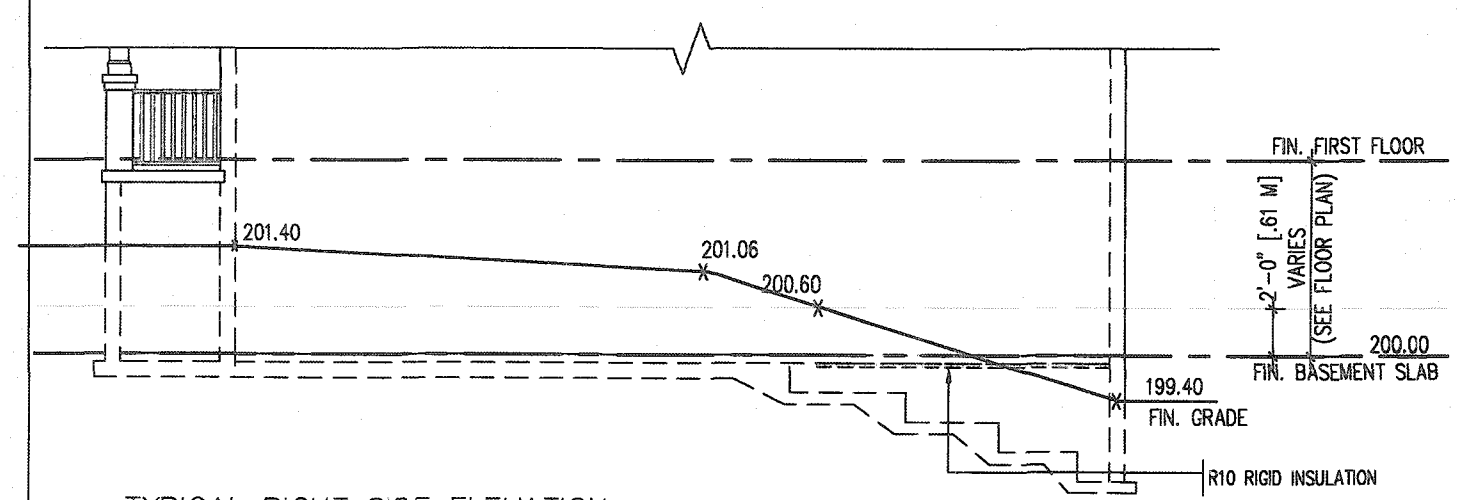
TYPICAL RIGHT SIDE ELEVATION



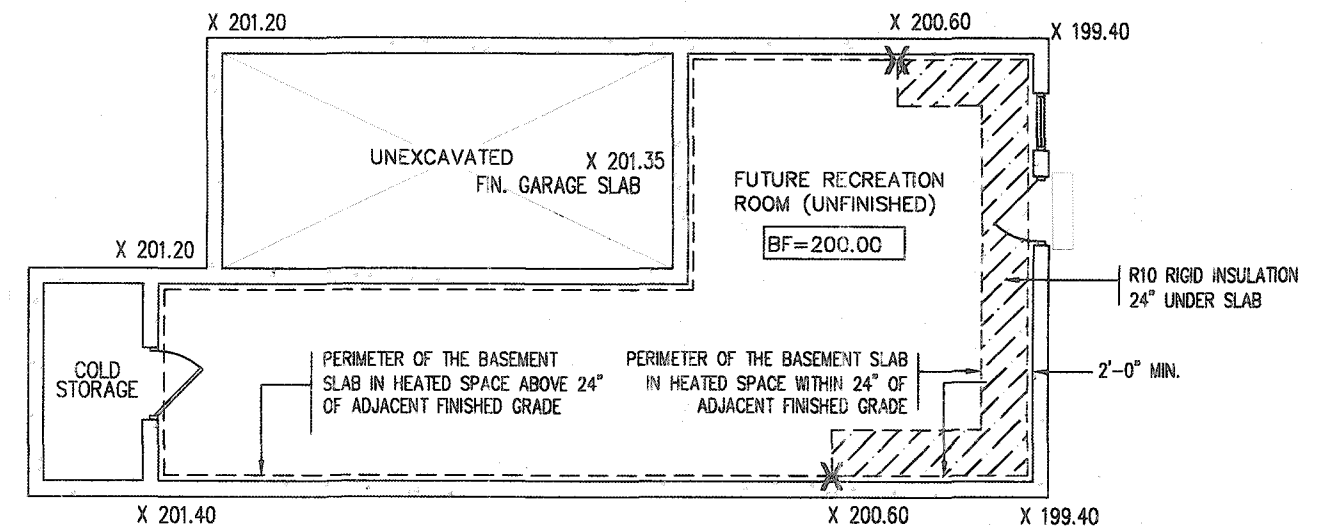
TYPICAL BASEMENT PLAN

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 RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

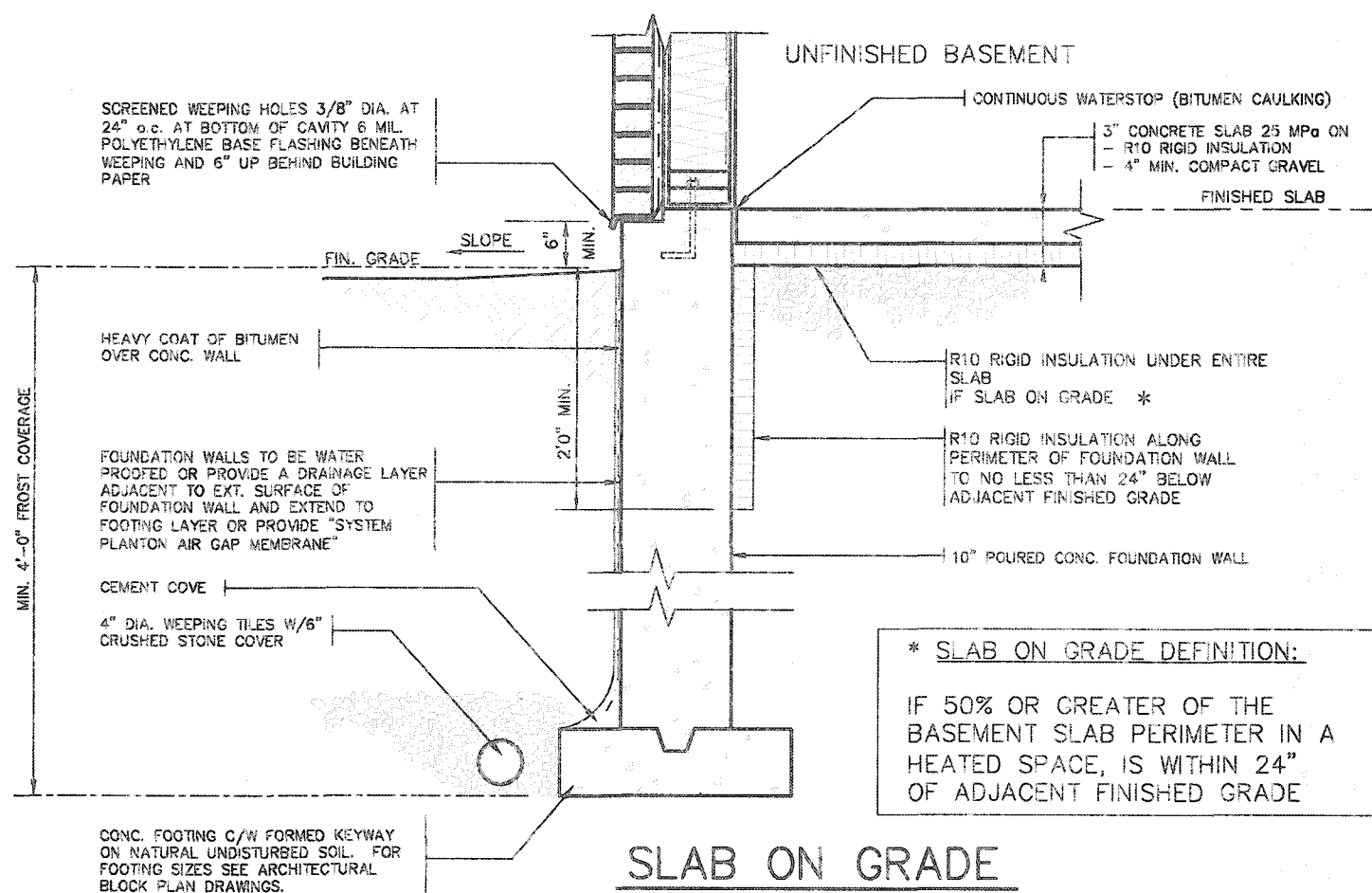
WALK OUT BASEMENT CONDITION

- 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

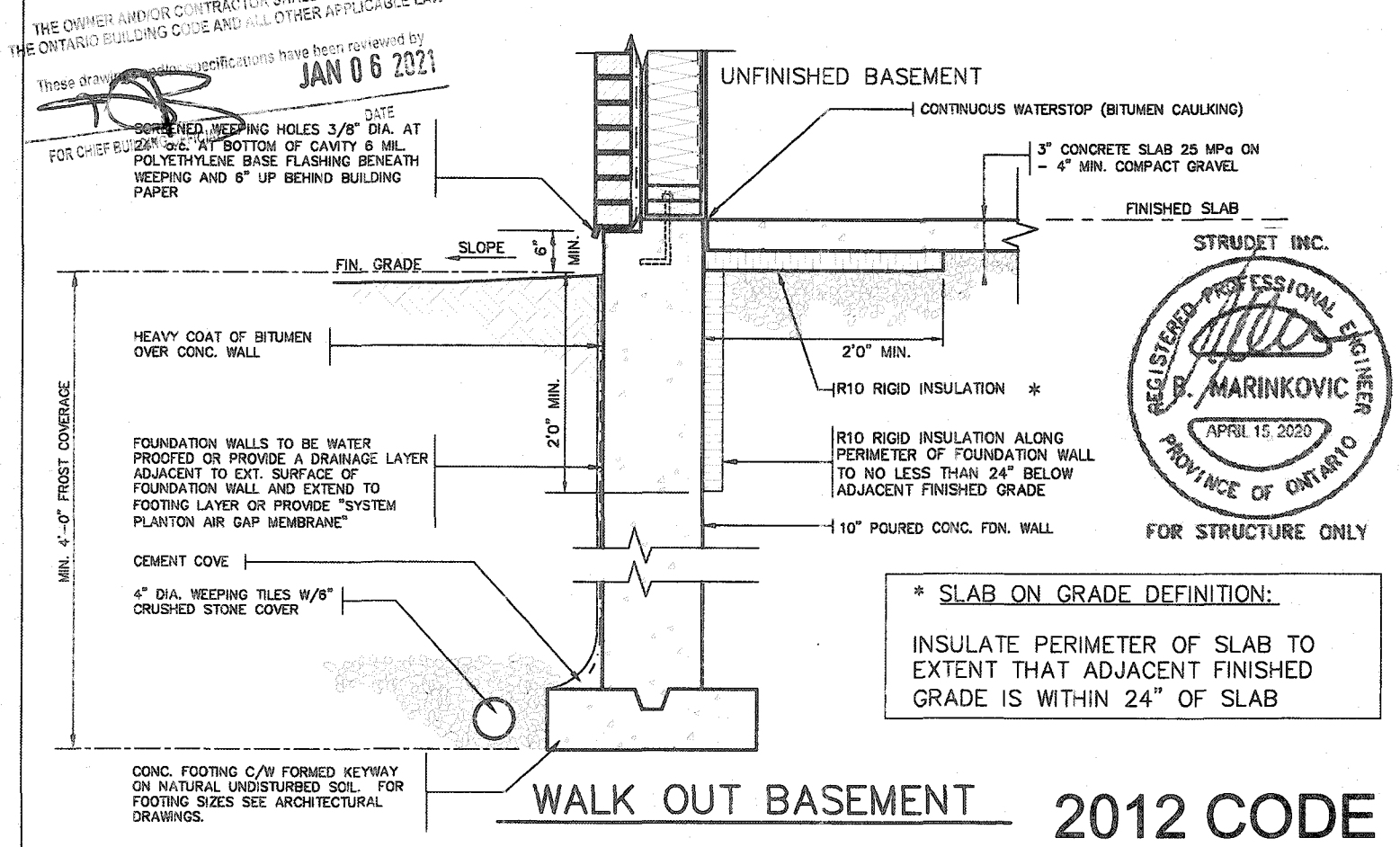
Permit No. 199358

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These drawings and specifications have been reviewed by
DATE JAN 06 2021
FOR CHIEF BUILDING OFFICER

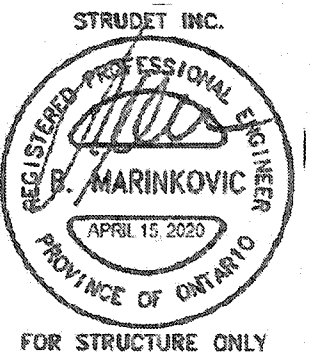


SLAB ON GRADE



WALK OUT BASEMENT

2012 CODE COMPLIANCE PACKAGE



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

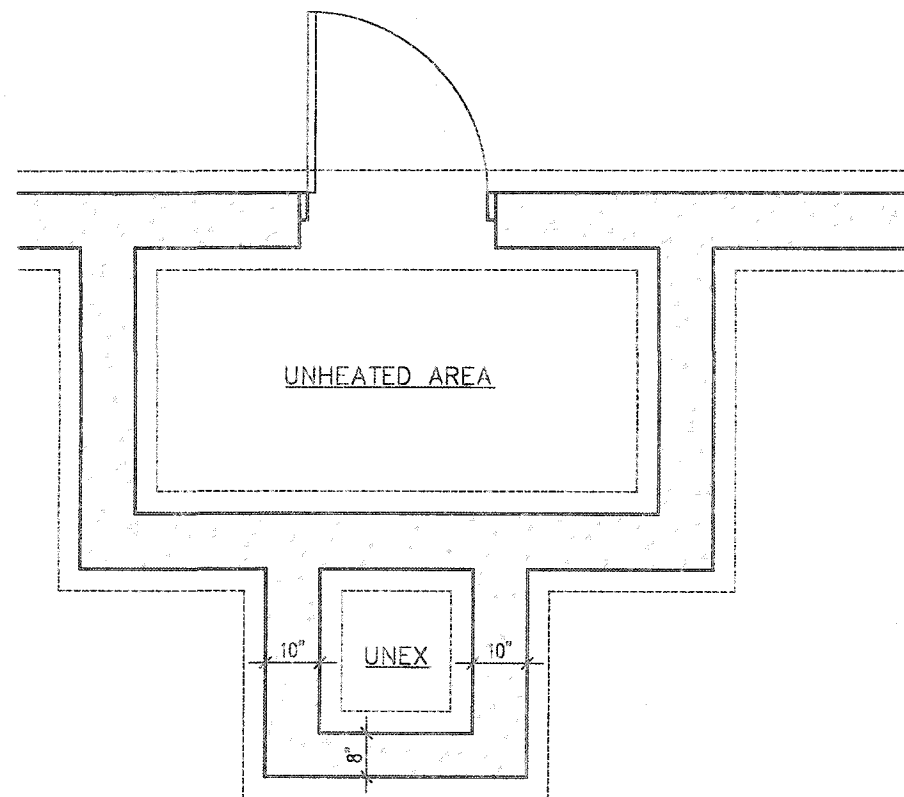
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Richard Vink 24488 BCN
name
registration information
VAS Design Inc. 42858

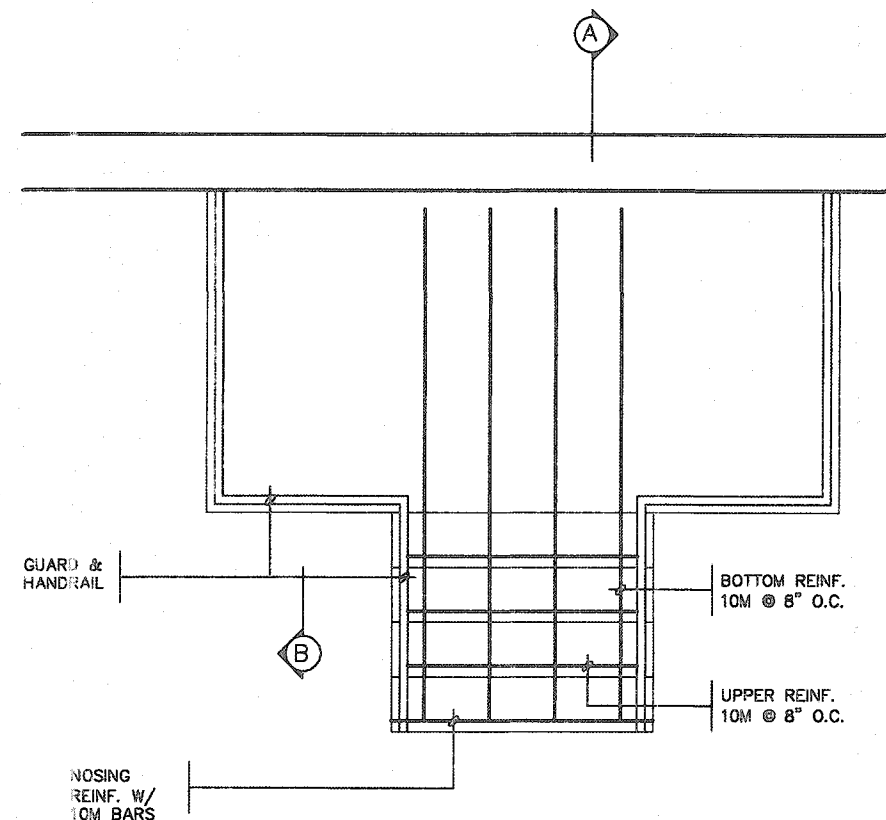
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

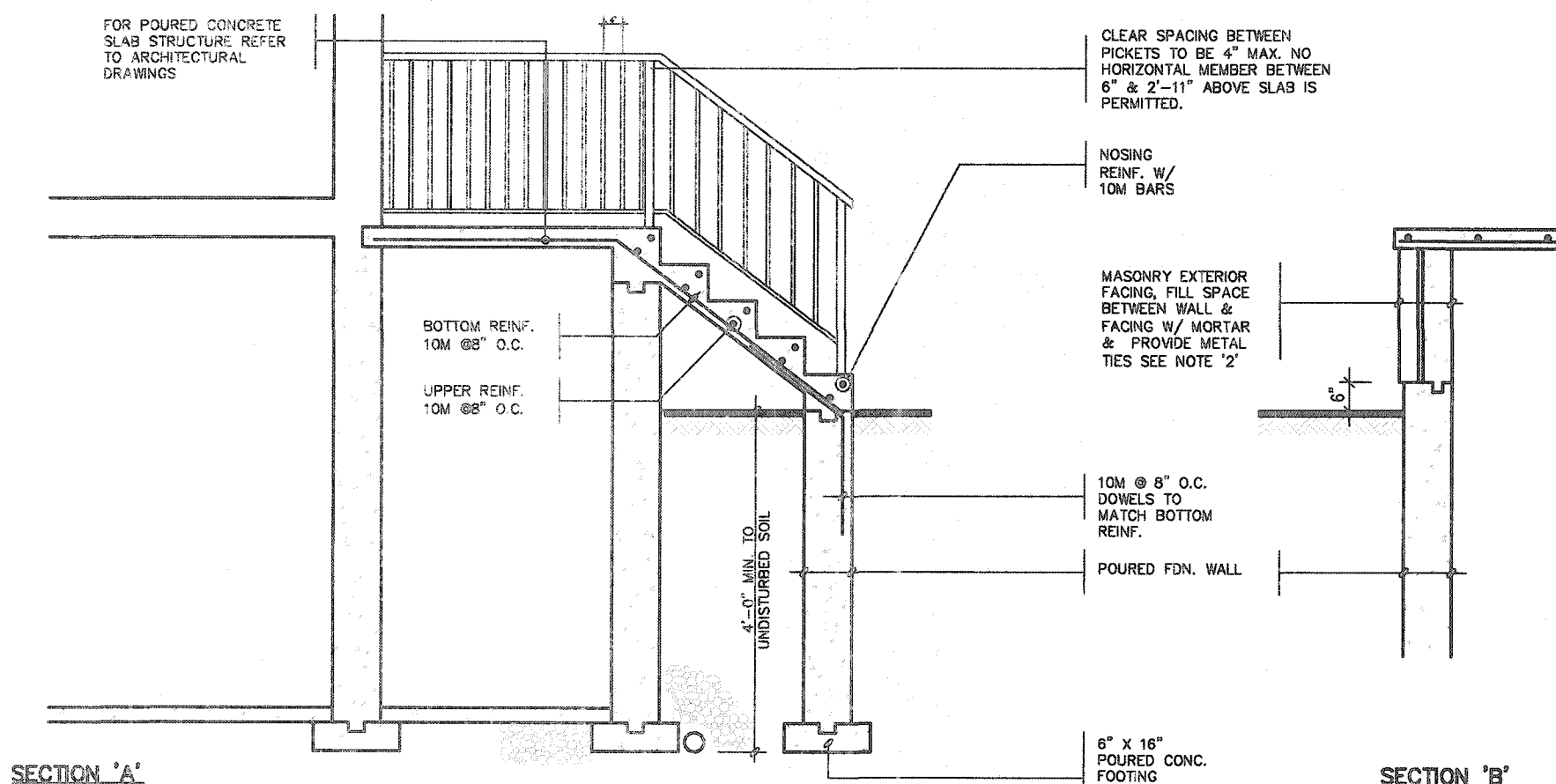
project name RUSSELL GARDENS PH. 3	manipulated by WATERDOWN	project no. 19014
date APRIL 2020	SLAB ON GRADE INSULATION	drawing no. 10
drawn by GW	checked by Not to Scale	19014-GP-STD_DETAILS_A1



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

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" - 36".

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

Permit No. 20 199366
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FOR CHIEF BUILDING OFFICIAL
DATE JAN 06 2021

STRUDET INC.

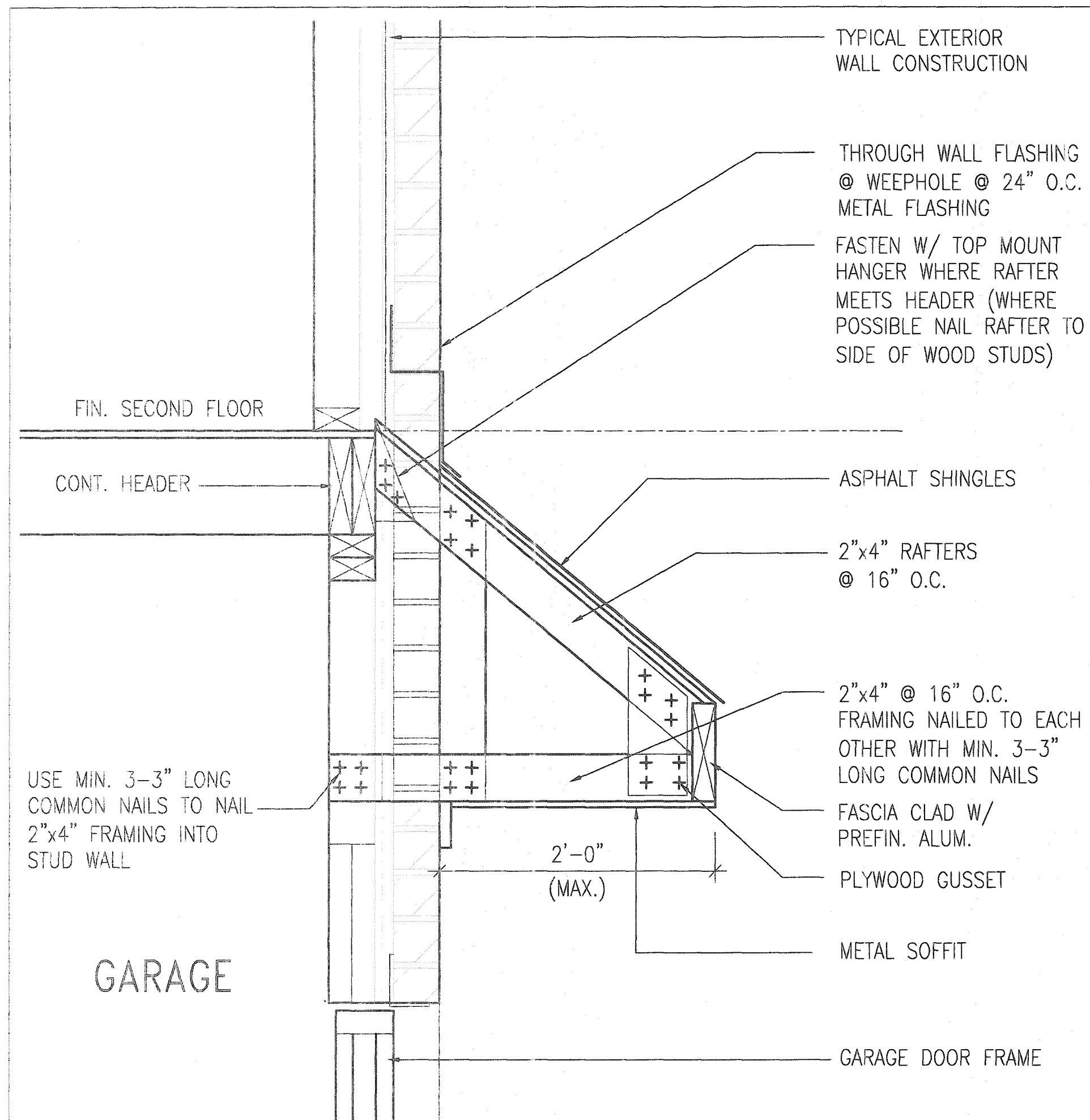


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1. ISSUED FOR PERMIT. APR 13/20 GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Richard Vink 24468 BOM VAS Design Inc. 42858 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are 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 va3design.com	Greenpark project name: RUSSELL GARDENS PH. 3 date: APRIL 2020 drawn by: GW checked by: - scale: Not to Scale municipality: WATERDOWN project no.: 19014 drawing no.: 11 POURED CONC. PORCH STEPS 19014-GP-STD_DETAILS_A1	SINGLES
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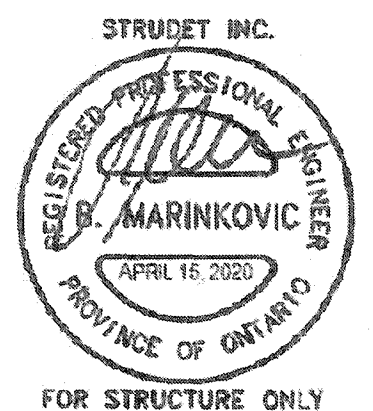


B

ROOF OVERHANG DETAIL OVER GARAGE

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DATE
FOR CHIEF BUILDING OFFICIAL



1 ISSUED FOR PERMIT no. description		APR 13/20 GW 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 24468 name BCN 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 date APRIL 2020 drawn by GW checked by - scale Not to Scale	municipality WATERDOWN project no. 19014 drawing no. 12	SINGLES DETAIL OF EXTENDED ROOF file name 19014-GP-STD_DETAILS_A1
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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

CITY OF HAMILTON
Building Division

Permit No. 20 199366

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DATE

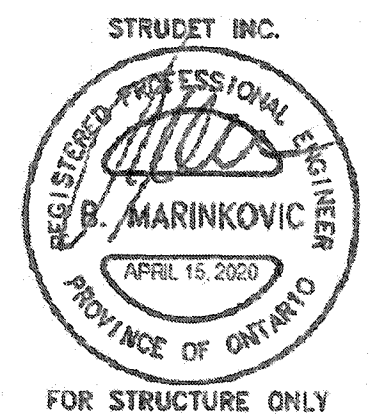
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9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. 7. Qualification Information 6. Richard Vink 24488 5. name 4. registration information 3. VAS Design Inc. 42656 2. 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 secret. 1. ISSUED FOR PERMIT. APR 13/20 GW no. description date by		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 date APRIL 2020 drawn by GW checked by Not to Scale scale 19014-GP-STD_DETAILS_A1 13	municipality WATERDOWN project no. 19014 drawing no. 13
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