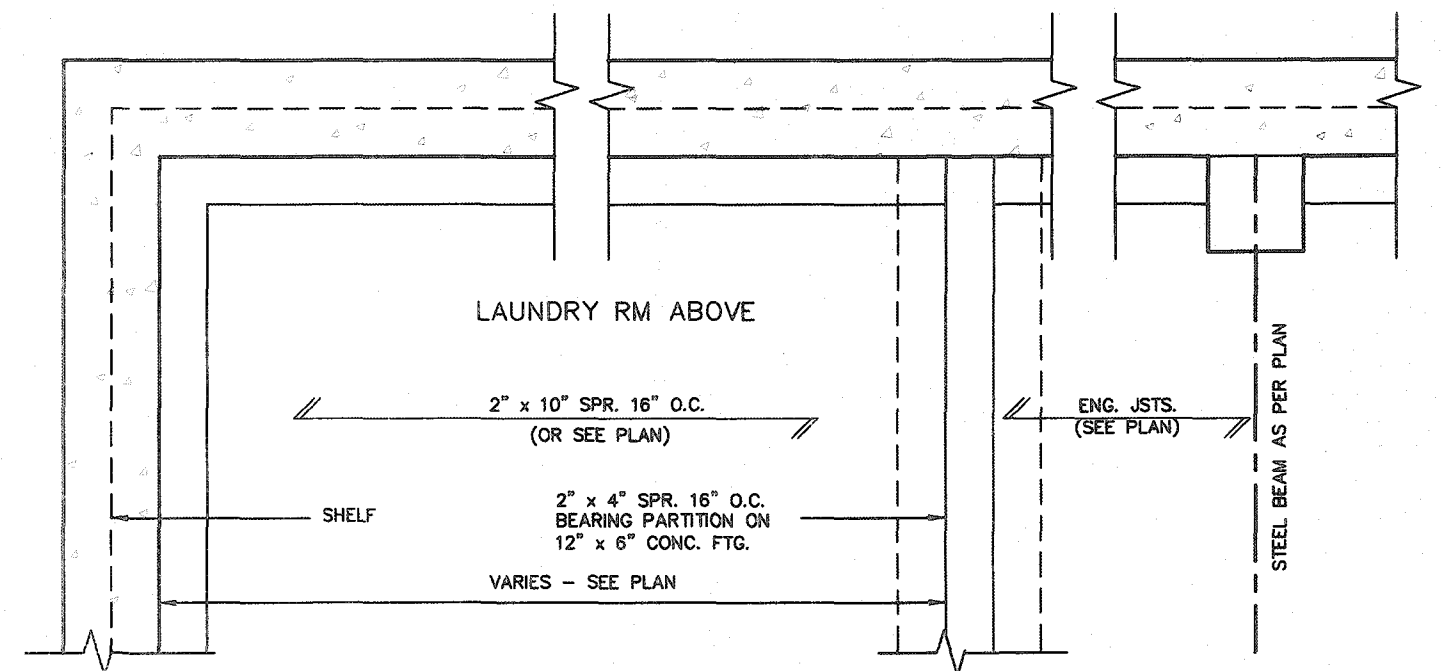
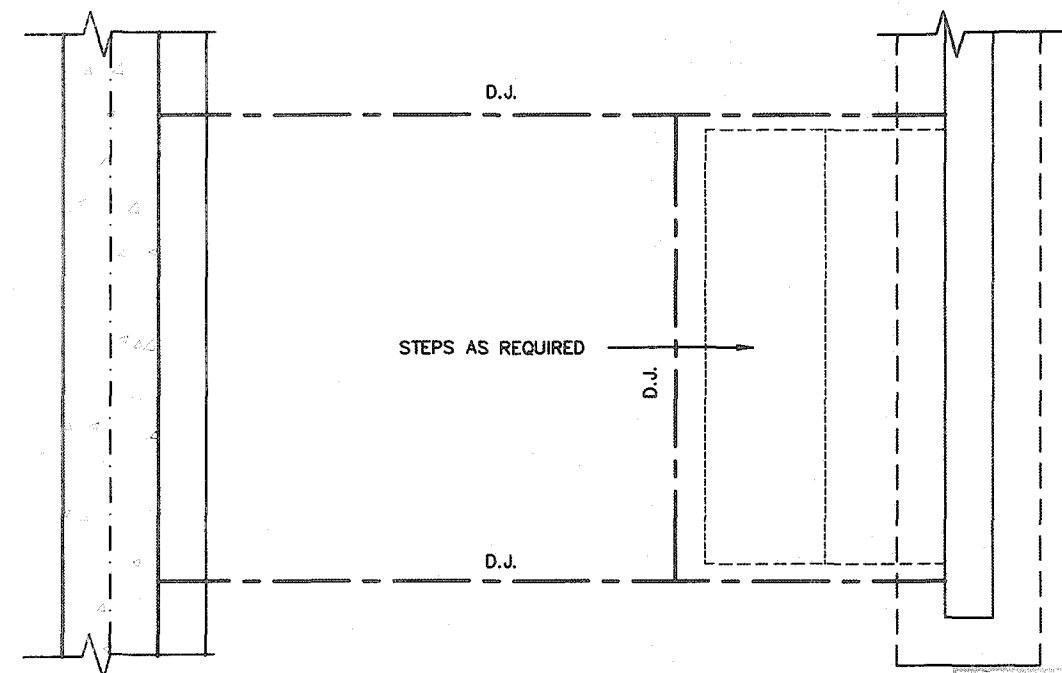




PARTIAL FOUNDATION PLAN



CITY OF HAMILTON
Building Division
105990

Parent No. _____

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DATE FEB 26 2021

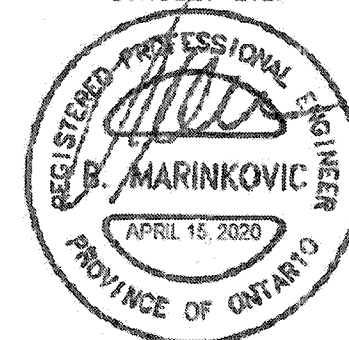
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Planning & Development Department

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STRUDET INC.

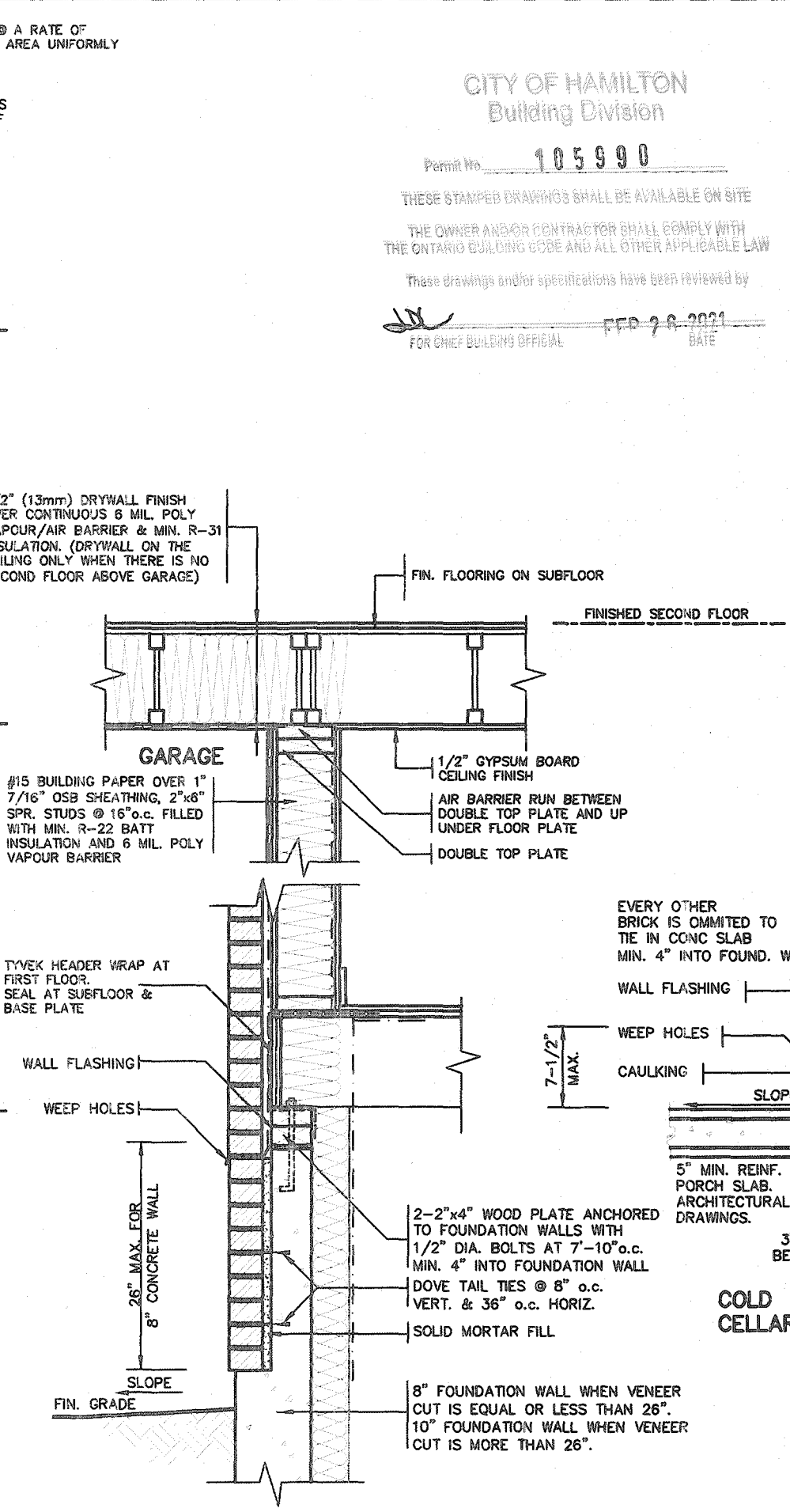
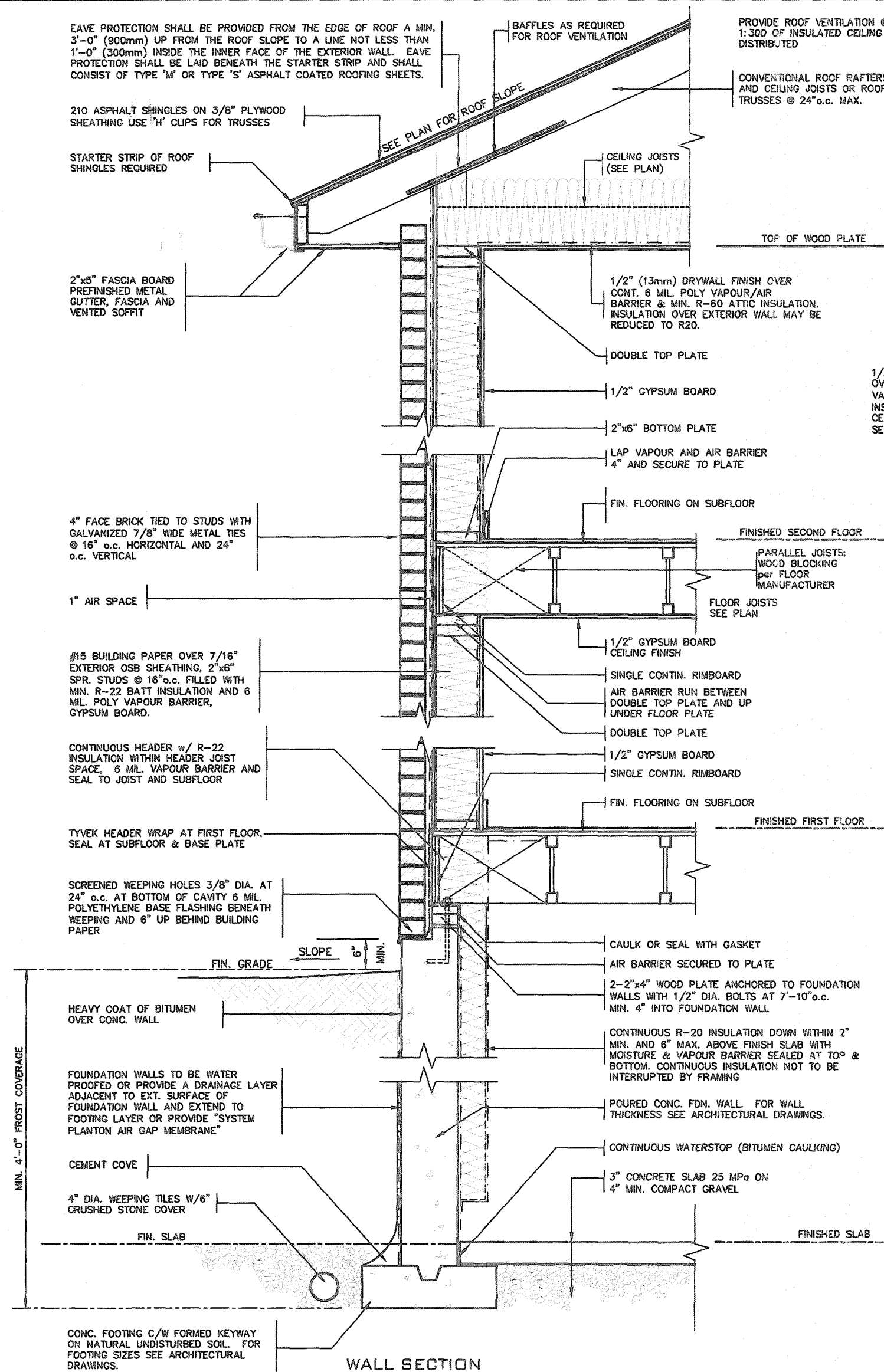


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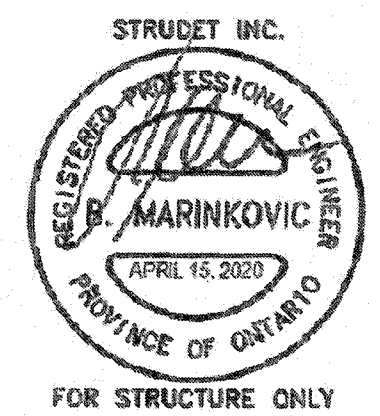
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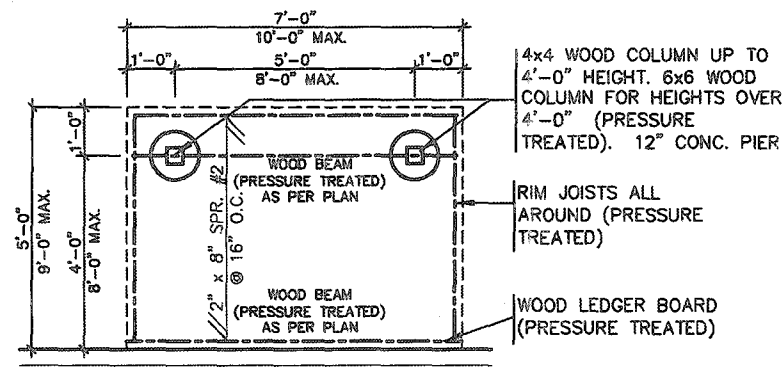
FOR CHIEF BUILDING OFFICIAL FEB 26 2021 DATE



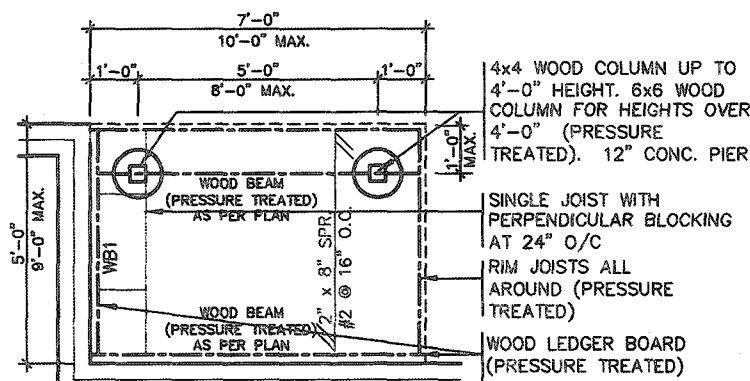
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9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. APR 13/20 GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24486 name signature BCO registration information VAS Design Inc. 42656 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 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark. project name RUSSELL GARDENS PH. 3 city WATERDOWN date APRIL 2020 drawn by GW checked by Not to Scale scale 2"x6" BRICK VENEER SECTIONS file name 19014-CP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 3
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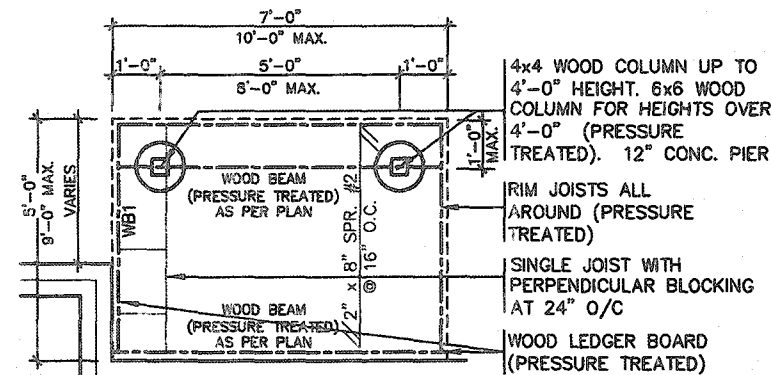
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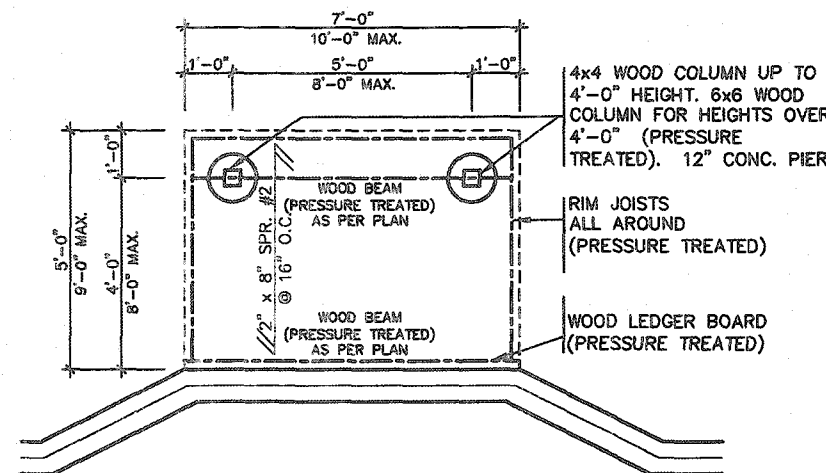
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



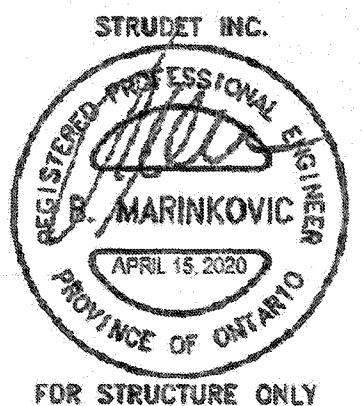
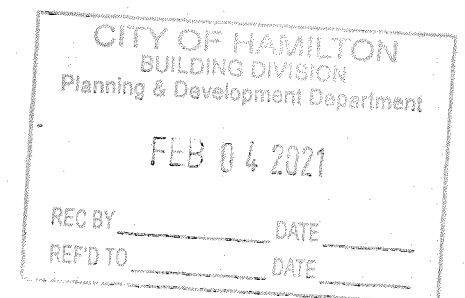
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



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



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



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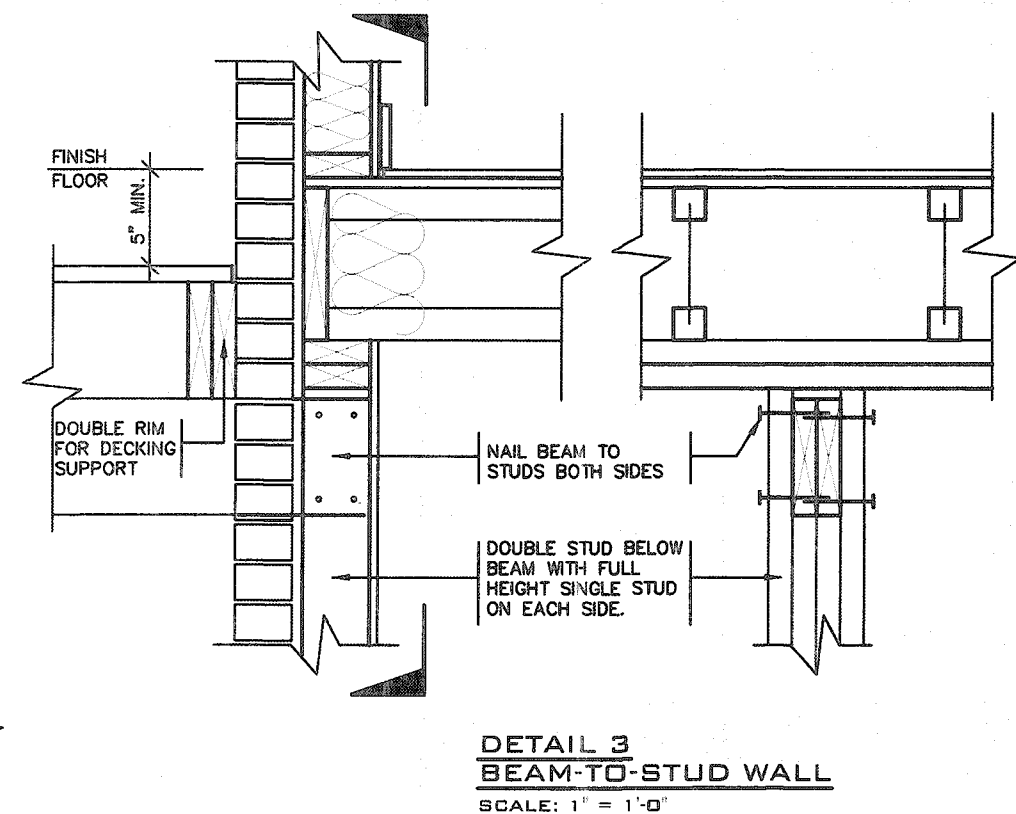
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SCALE: 1" = 1'-0"

NOTE:
FASTEN DOUBLE RIM JOISTS
TO EACH FLOOR
JOIST WITH 3-82mm
(3 1/4") NAILS.

Top Section Labels:

- #7 x 78mm (3") SCREWS @ 300 (12") O.C.
- 2" x 6" TOP CAP
- 2" x 4" TOP RAIL
- #7 x 63 mm (2 1/2") SCREW
- 2" x 2" PICKET

Bottom Section Labels:

- #8 x 63 mm (2 1/2") SCREWS @ 200mm (8") O.C.
- 2- #8 x 63 mm (2 1/2") SCREWS
- 5/4 x 6 WOOD DECKING
- 3- #7 x 76 mm (3") SCREWS
- DECK JOISTS @ 16" O.C.
- DOUBLE RIM JOISTS

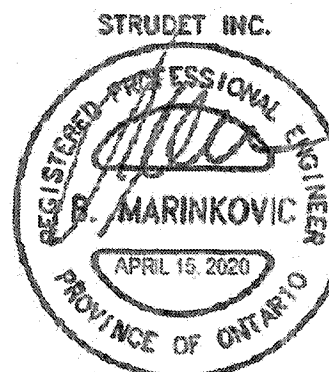
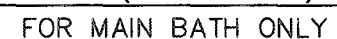
Dimensions:

- 6" (Total height of bottom section)
- 1" (Height of top section)
- 3" (Height of middle section)

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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.	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2M 1R4 t 416.630.2255 f 416.630.4782 v3design.com	 Greenpark	SINGLES - project no. 1901	
8								
7								
6								
5								
4				Richard Vink  24488 name signature BCN registration information VA3 Design Inc. 42656	project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 1901	
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 copied.	date APRIL 2020	STUD WALL REINFORCEMENT	drawing no. 8	
2					drawn by GW	checked by -	scale Not to Scale	file name 19014-GP-STD_DETAILS_A1
1								
no.	description	date	by					
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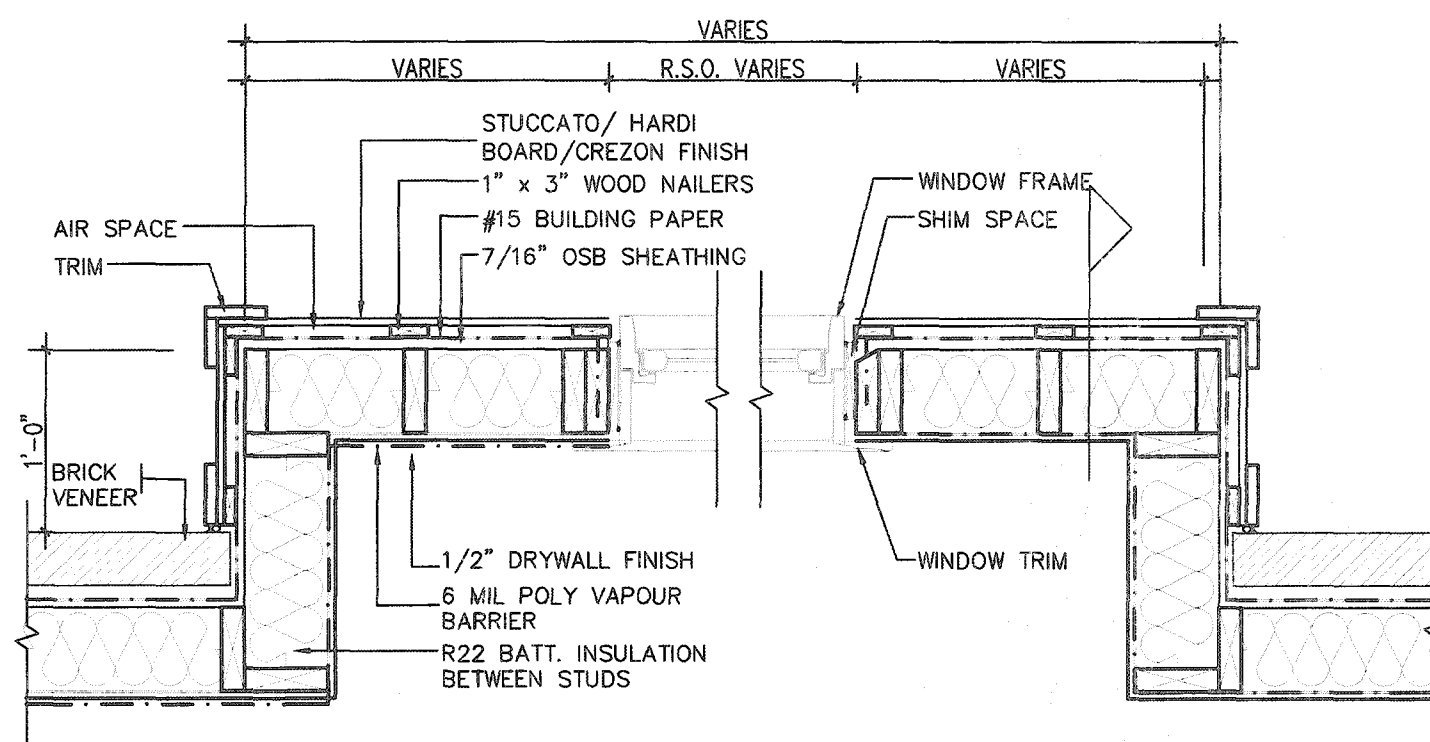
These drawings and/or specifications have been reviewed by

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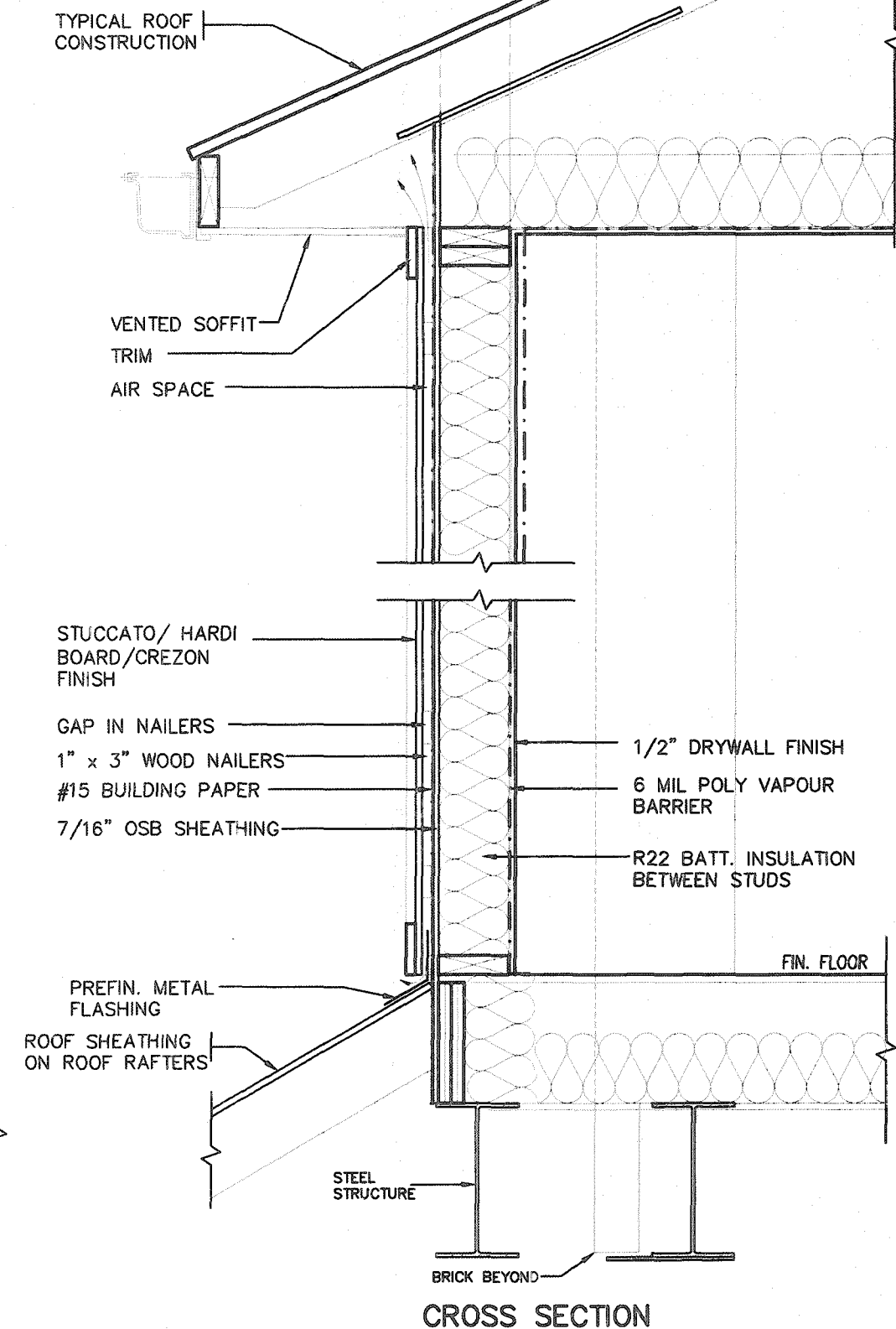
[Signature]

FOR CHIEF BUILDING OFFICIAL

DATE



STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CITY OF HAMILTON
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Planning & Development Department

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REC'D TO _____

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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 a Designer.	
8				qualification information	
7				Richard Vink	24488
6				signature	BCM
5				name	42658
4				registration information	
3				VAS Design Inc.	
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 copied.	
1	ISSUED FOR PERMIT.	APR 13/20	GW		
	no. description	date	by		

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t 416.630.2255 f 416.630.4782
va3design.com

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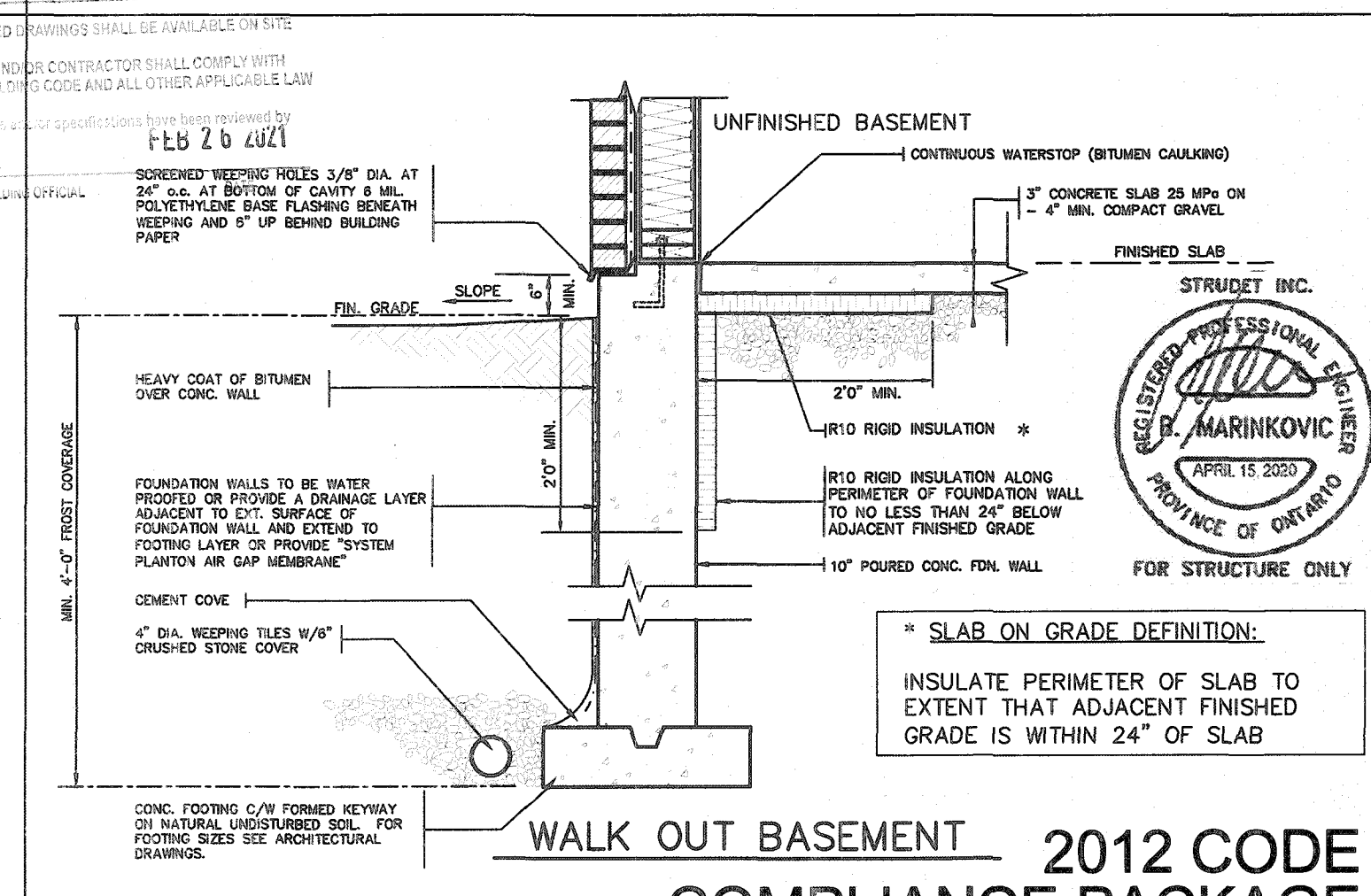
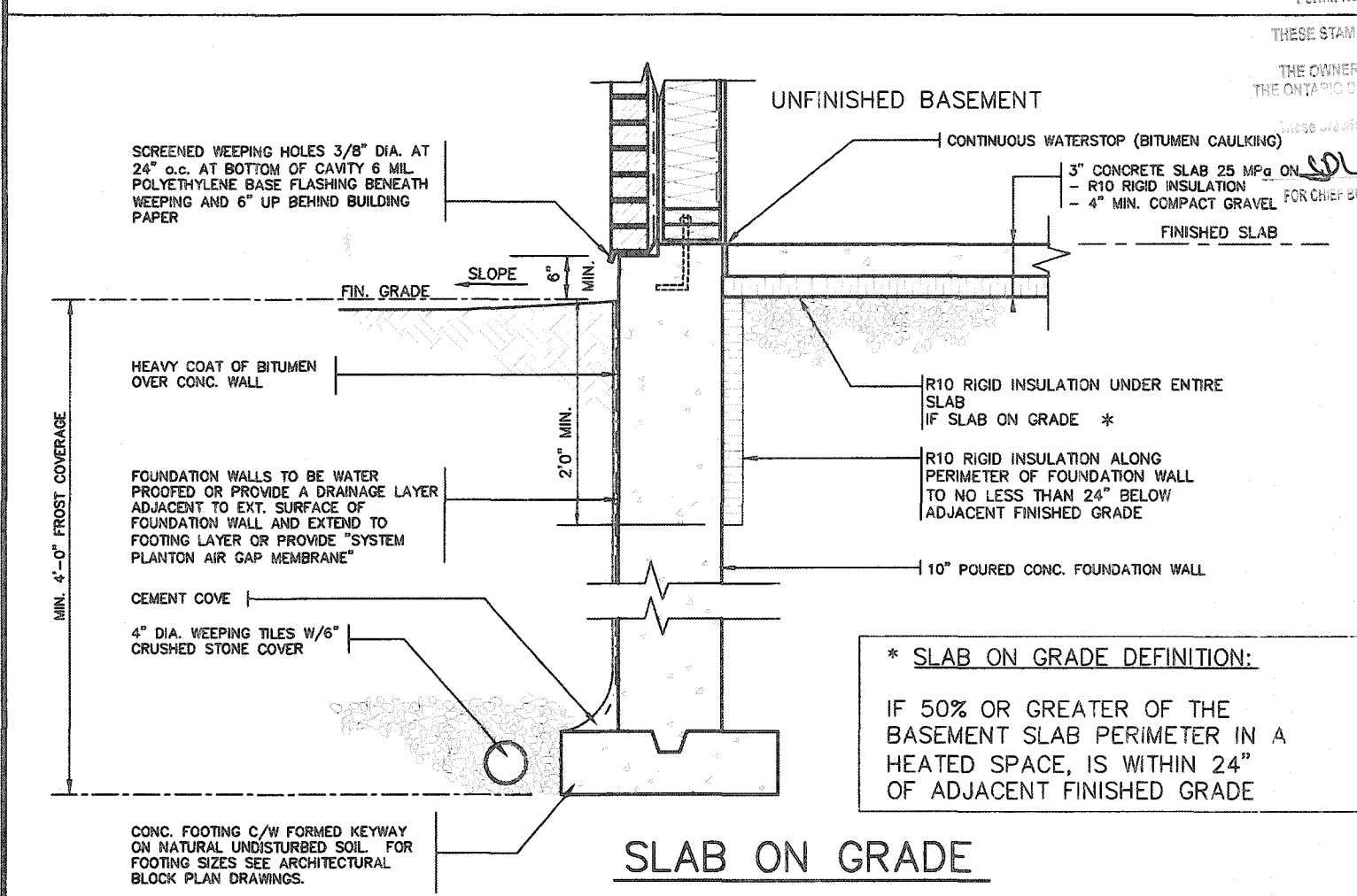
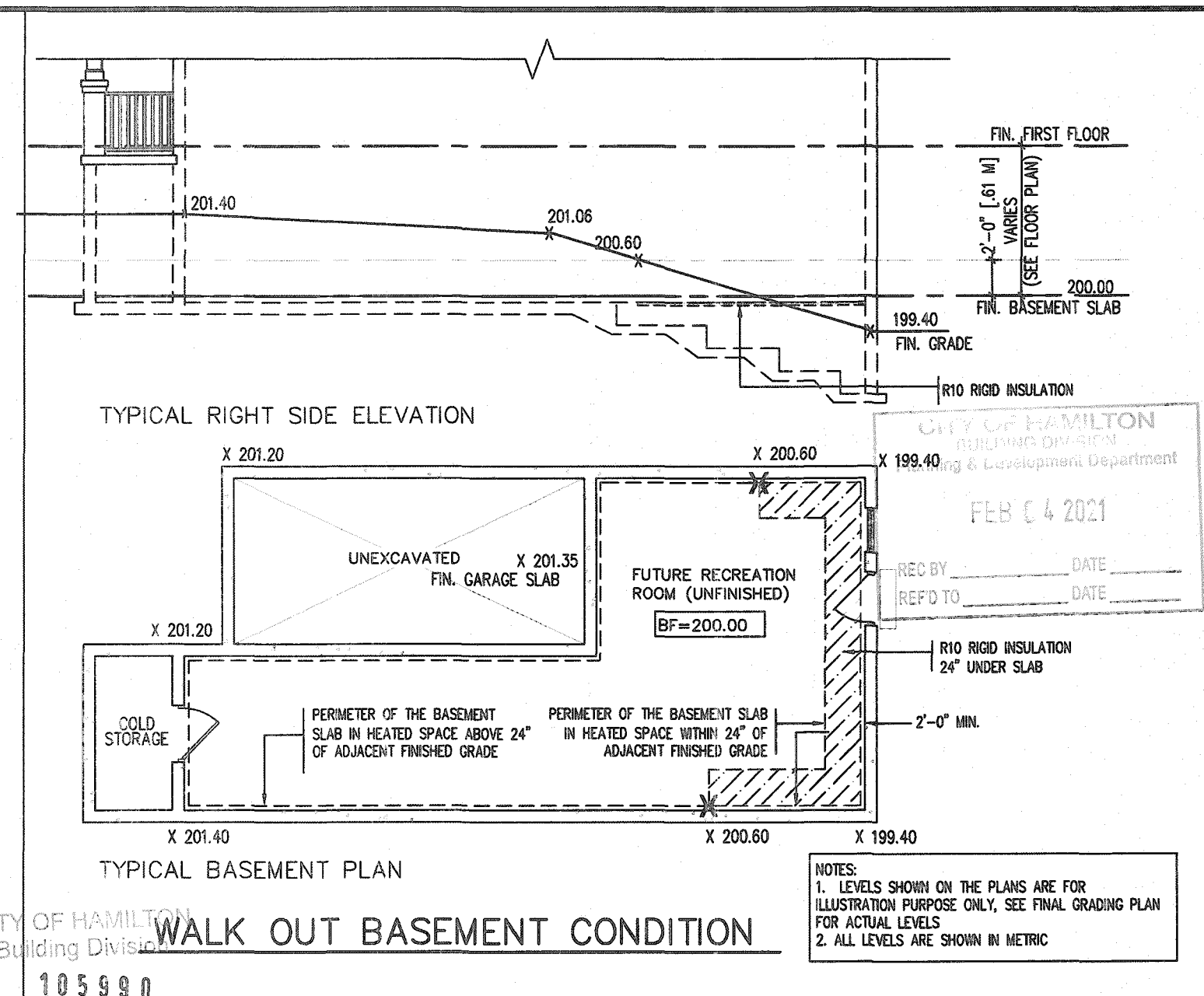
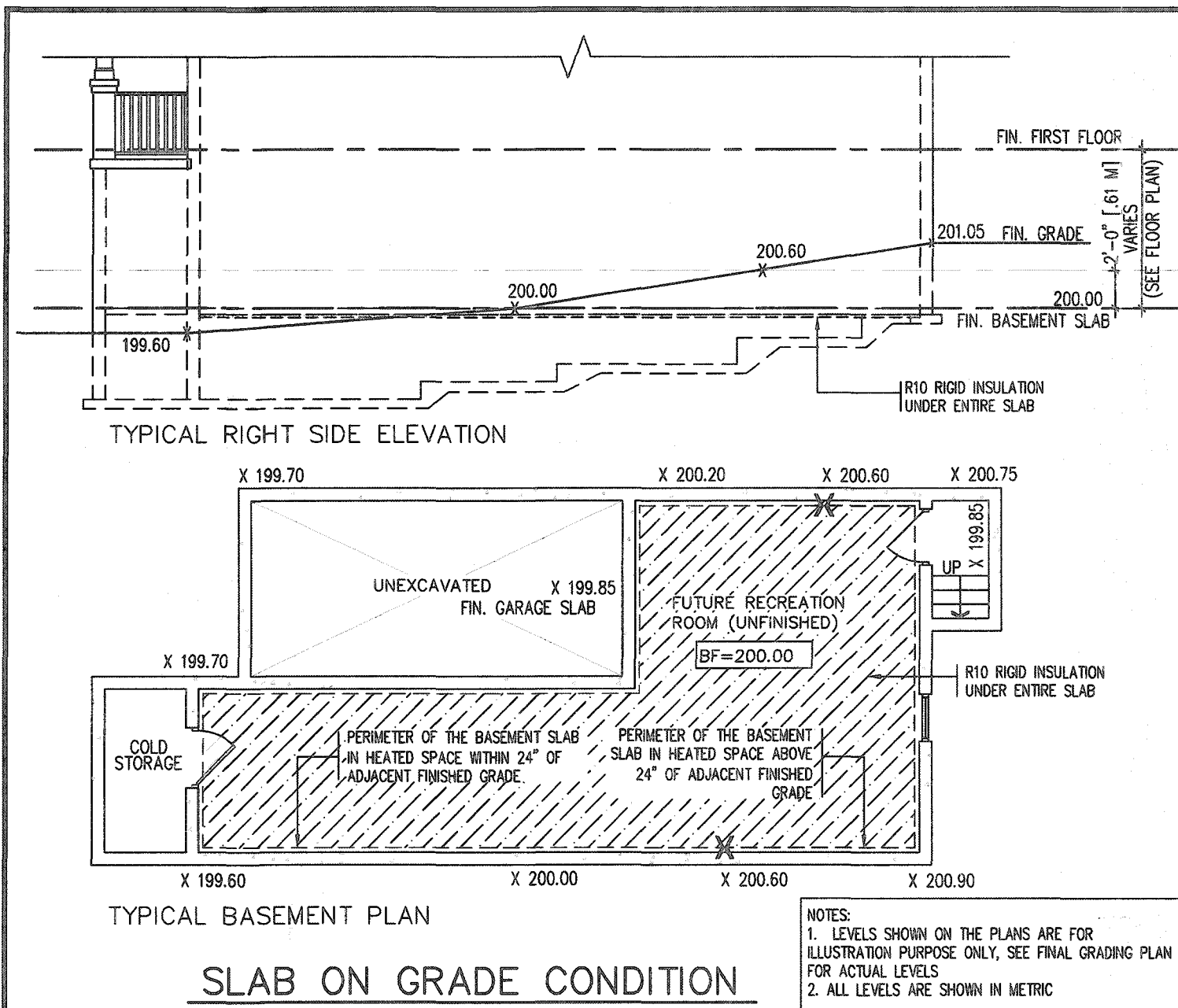
project name: **RUSSELL GARDENS PH. 3** municipality: **WATERDOWN** project no.: **19014**

date: **APRIL 2020** drawing no.: **19014-CP-STD_DETAILS_A1**

drawn by: **GW** checked by: **-** scale: **Not to Scale** file name: **19014-CP-STD_DETAILS_A1**

APPAL INFORMATION: C:\Users\james\Desktop_3214\CP-NAME\AUTOCAD\19014-CP-STD_DETAILS_A1.dwg - Tue - Apr 14 2020 - 4:58 PM

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1	ISSUED FOR PERMIT.	AFR 13/20	GH		
no.	description	date	by		

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qualification information
Richard Vink 24488
name
registration information
VAS Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3
date
APRIL 2020
drawn by
GW

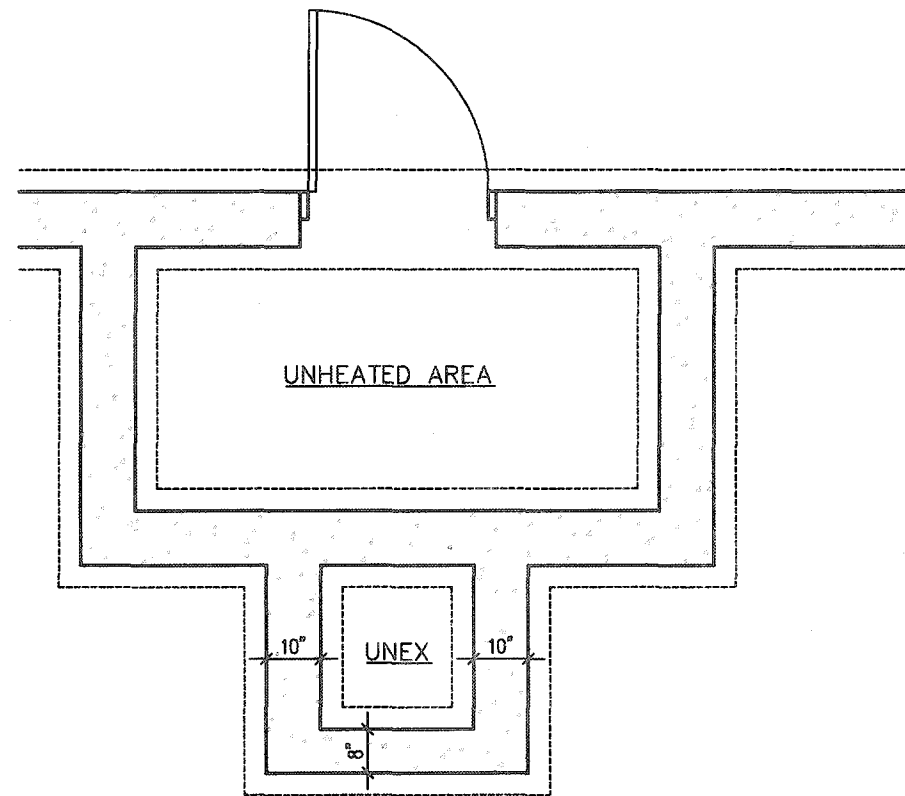
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-
scale
Not to Scale

drawing no.
10

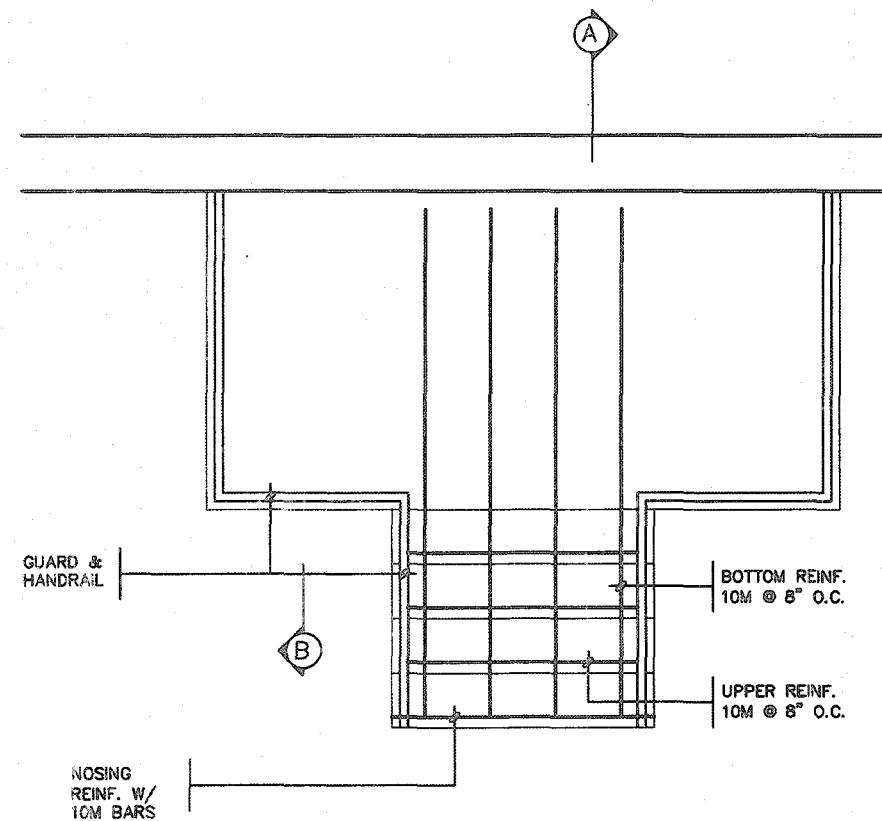
SINGLES

project no.
19014

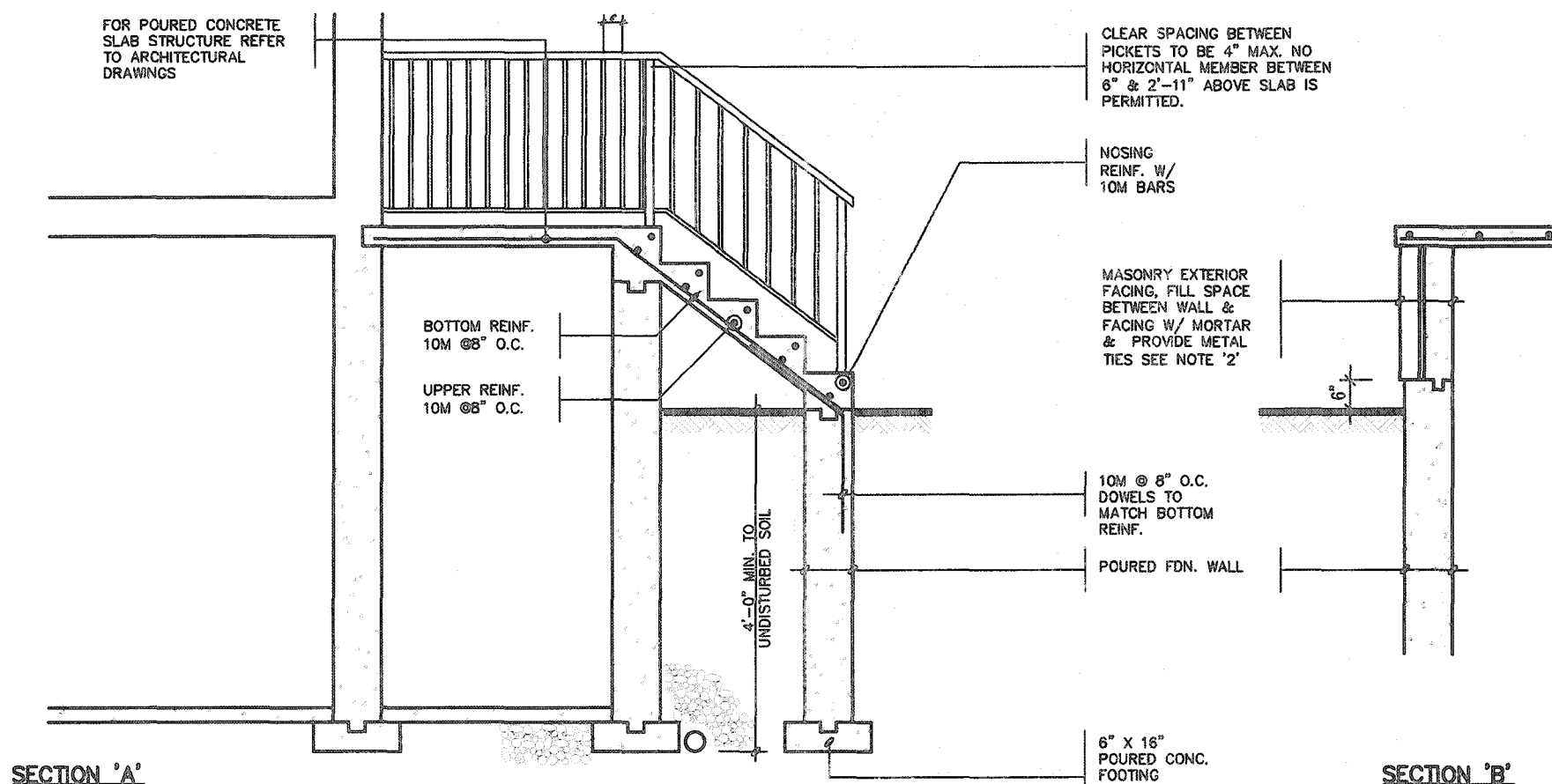
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FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

PROPOSED FRONT STAIRS

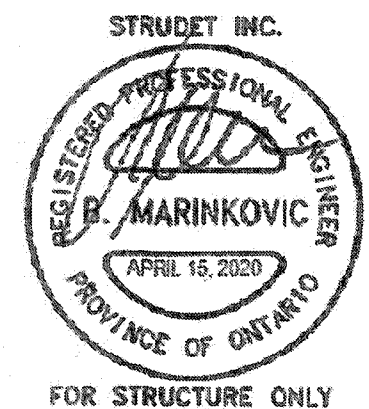
GENERAL NOTES

- 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" - 36".
- 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/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

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4									
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2									
1	ISSUED FOR PERMIT.	APR 13/20	GW						
no.	description	date	by						

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qualification information
Richard Vink 24488
signature
VA3 Design Inc. 42656

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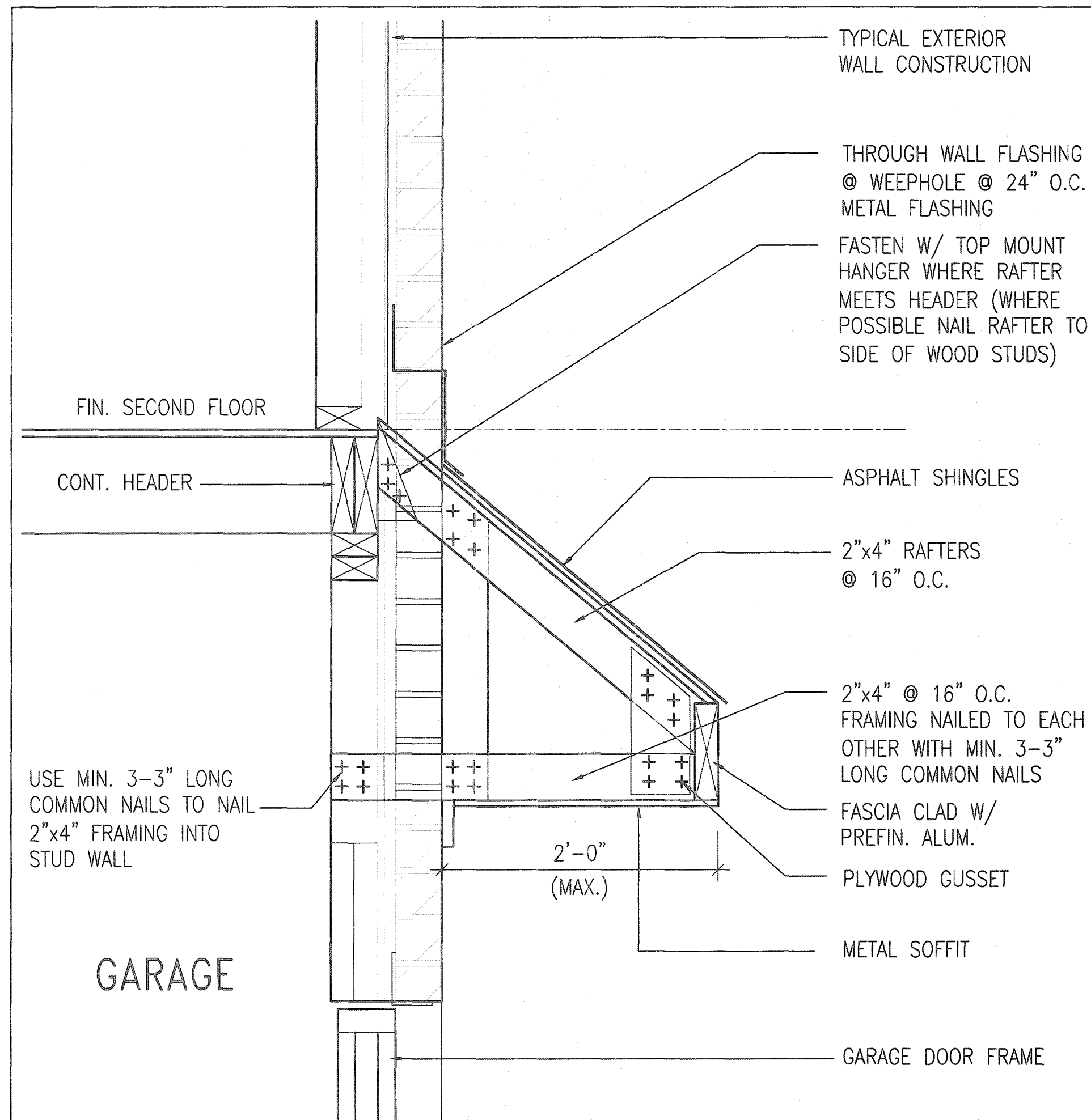
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
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municipality
WATERDOWN
project no.
19014

date
APRIL 2020
checked by
[Signature]
scale
Not to Scale
drawing no.
11

19014-GP-STD_DETAILS_A1



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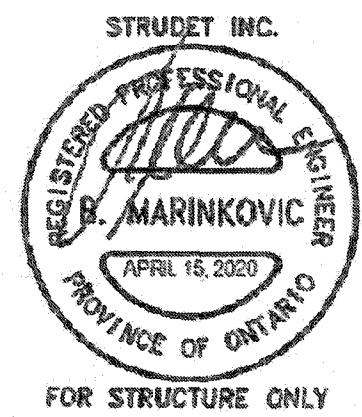
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B ROOF OVERHANG DETAIL OVER GARAGE

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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

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REFD TO _____ DATE _____

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6				<i>R Vink</i> signature	BCN
5				name registration information	42658
4				VAS Design Inc.	
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 copied.	
2					
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no.	description	date	by		

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Greenpark

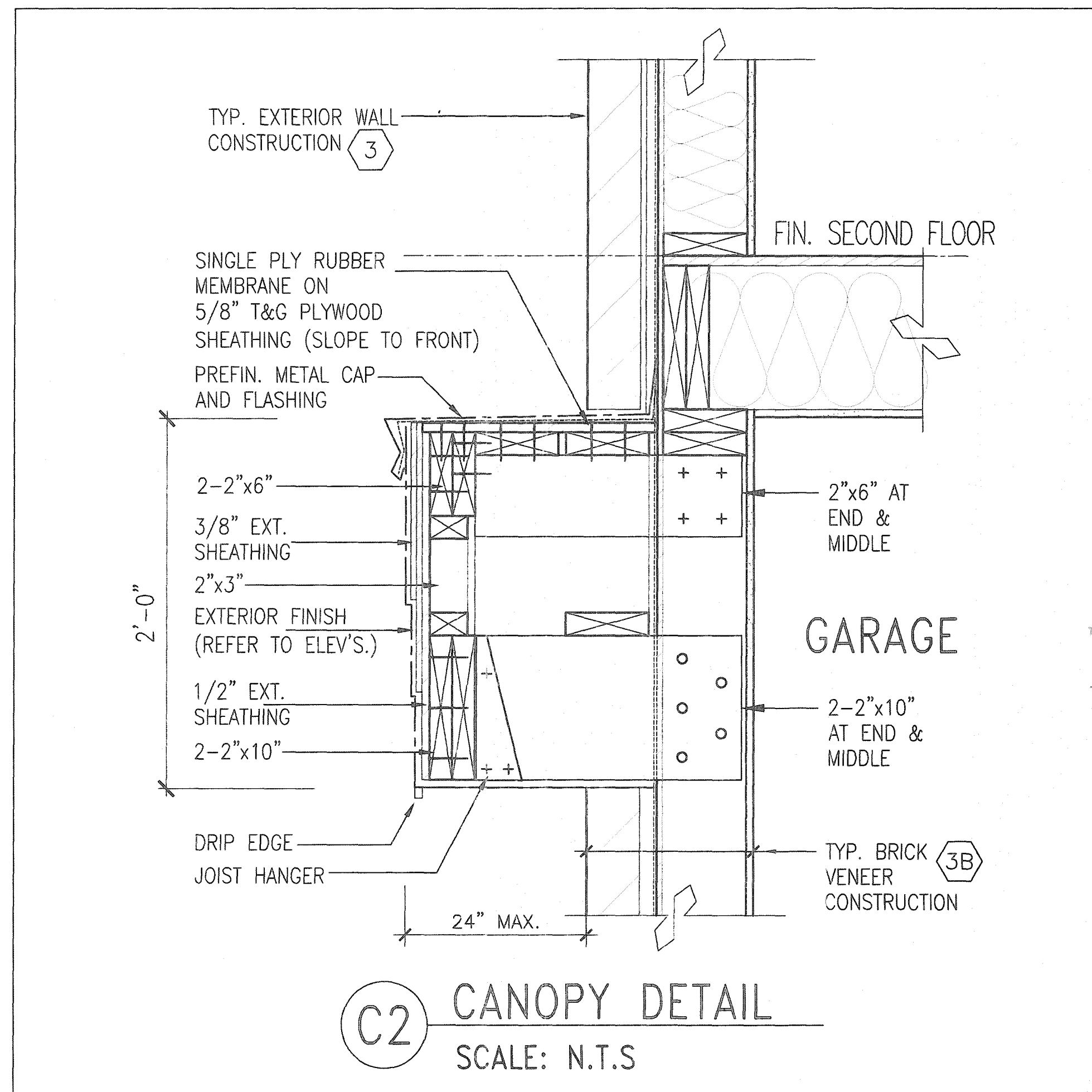
project name: **RUSSELL GARDENS PH. 3** municipality: **WATERDOWN**

date: **APRIL 2020** inverted steel angle

drawn by: **GW** checked by: **Not to Scale** file name: **19014-GP-STD_DETAILS_A1**

drawing no. **13**

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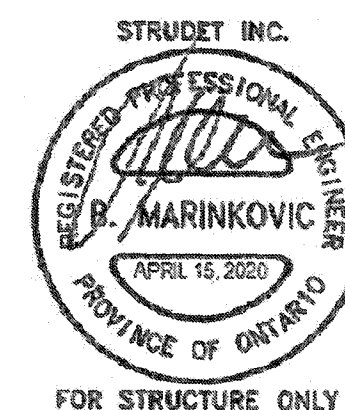
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