

H:\ARCHIVE\WORKING\2019\19014.GRE\CONSTR NOTES & DETAILS\SINGLES\GP--14x18--NOTES--2020--VA3--PKG--A1--19014.dwg -- Mon, Aug 24 2020 -- 4:52 PM

APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO CBC S8-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

STRUDET INC.

2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS  
(2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175  
(1 1/4"x 1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED  
TO STUD WITH 2-SDS 6.35x38 (1/4"x 1 1/2") SCREWS MANUF.  
BY SIMPSON STRONG TIE.

8		
7		
6		
5		
4		
3		
2	RE ISSUED	AUG 21 1991

Ontario Building Code to be a Designer.

qualification information

Richard Vink 24488

name signature BCIN

registration information

VAB3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any

255 Cons

**DESIGN**  
 10000 Burners Rd Suite 120

SINGLES	
municipality <b>WATERDOWN</b>	project no. <b>19014</b>
TYPICAL CONSTRUCTION NOTES	
drawing no.	

FOR STRUCTURE ONLY

# VA3

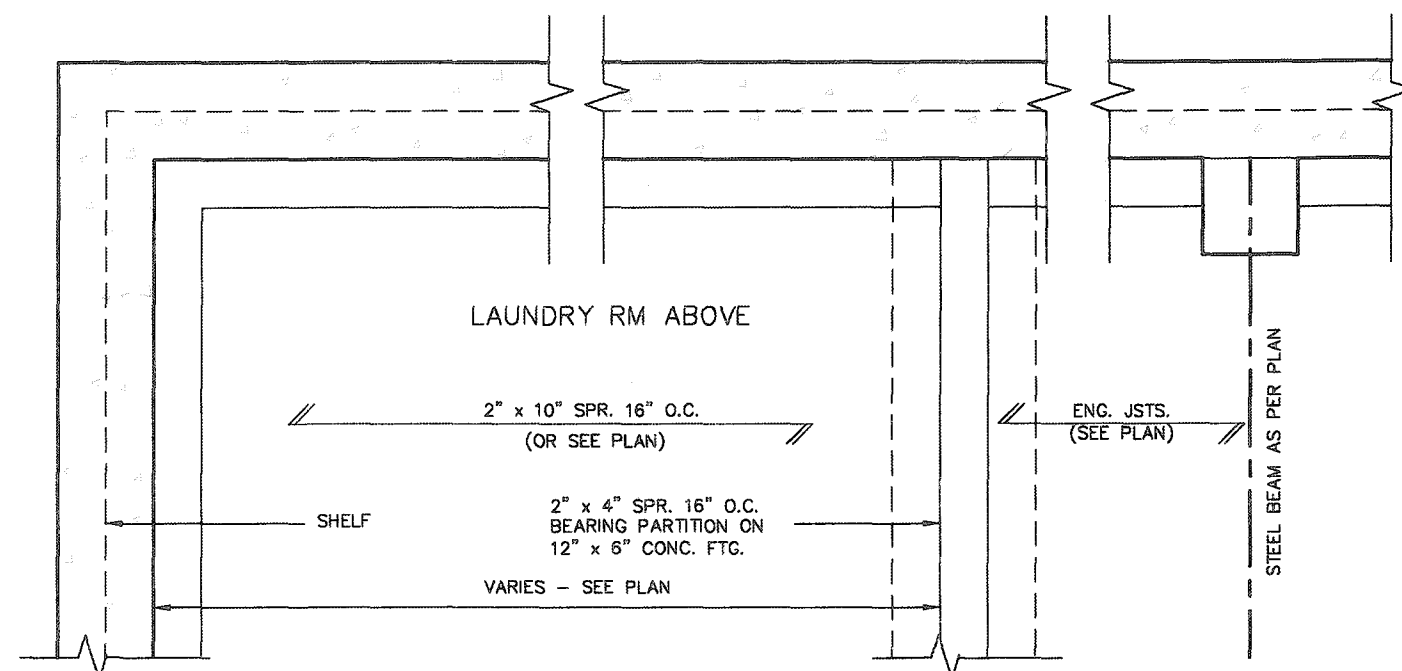
park.	SINGLES
municipality	project no.
WATERDOWN	19014

mark.	SINGLES
municipality WATERDOWN	project no. 19014

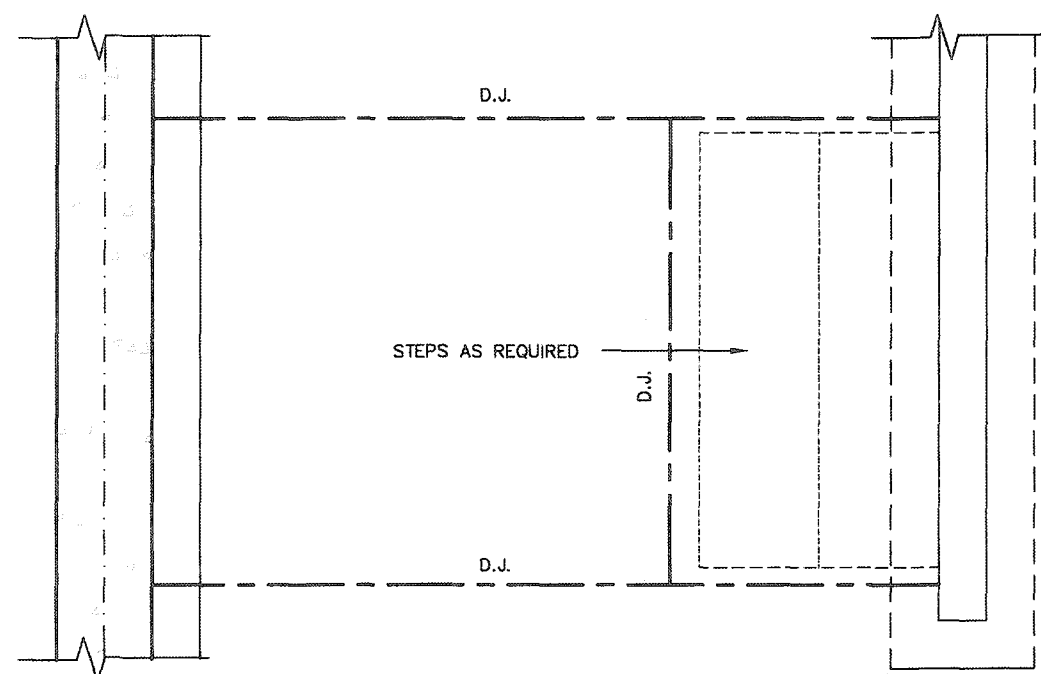
TYPICAL CONSTRUCTION NOTES		drawing no.
file name		1
0" GP-14X18-NOTES-2020-VA3-PKG-A1-19014		

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782

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### PARTIAL FOUNDATION PLAN



STRUDET INC.



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CITY OF HAMILTON  
Building Division

20 187709

Permit No.

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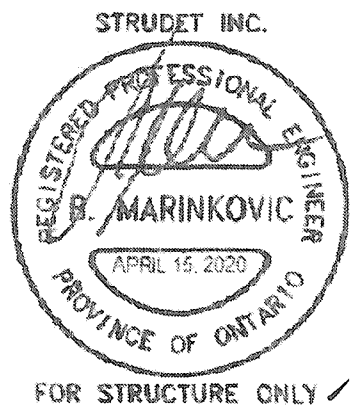
# COMPLIANCE PACKAGE A1

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7	-	-	-	Richard Vink <i>R Vink</i> 24488
6	-	-	-	name BDN
5	-	-	-	registration information 42658
4	-	-	-	VA3 Design Inc.
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1	ISSUED FOR PERMIT.	APR 13/20	GW	
no.	description	date	by	



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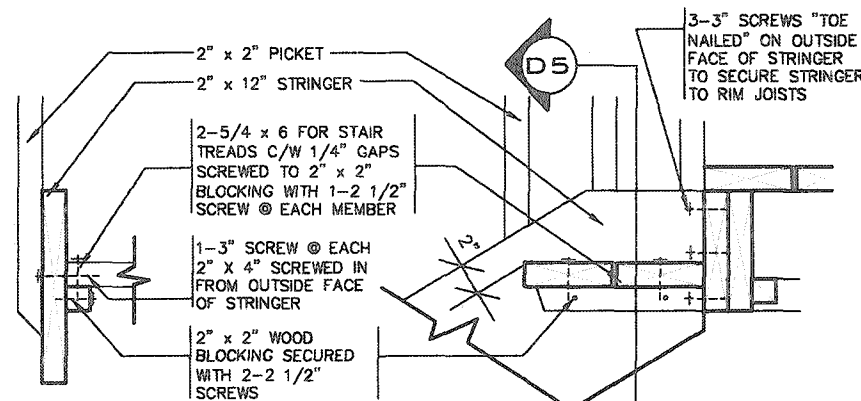
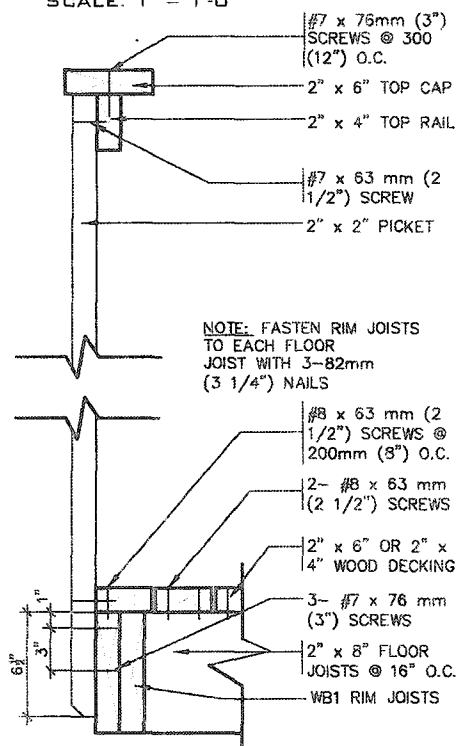
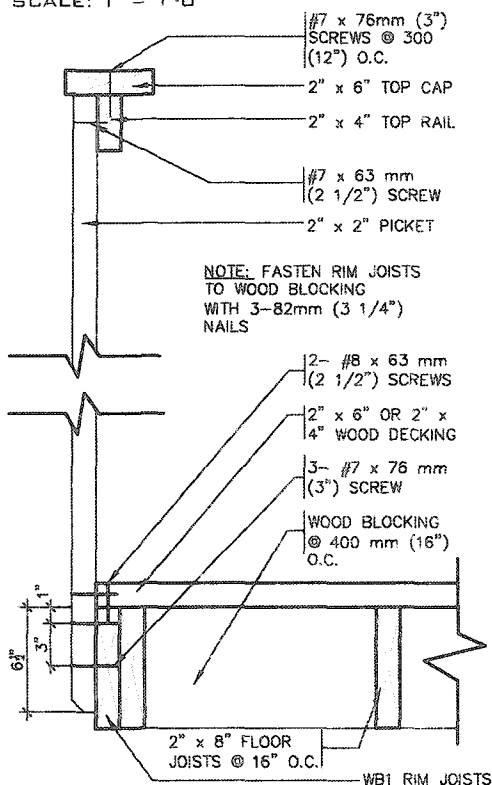
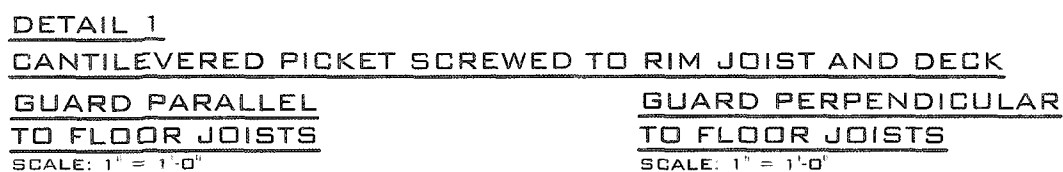
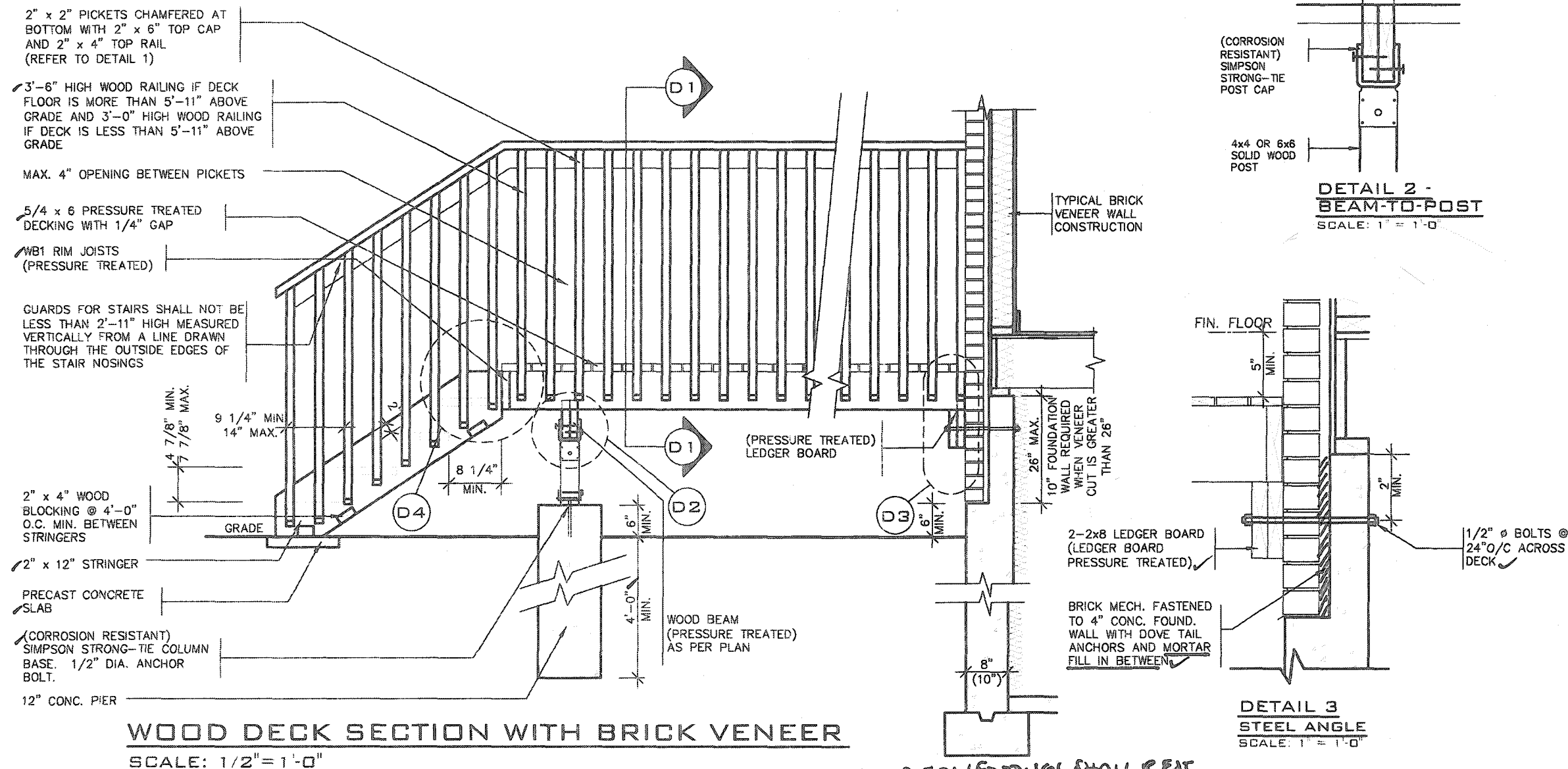


**Greenpark.**

**SINGLES**

project name <b>RUSSELL GARDENS PH. 3</b>	municipality <b>WATERDOWN</b>	project no. <b>19014</b>
date <b>APRIL 2020</b>	<b>STEEL COLUMN DETAILS</b>	
drawn by <b>GW</b>	checked by <b>-</b>	scale <b>As Shown</b>
drawing no. <b>19014-GP-STD_DETAILS_A1</b>		<b>4</b>

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- ## 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)



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Building Division

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John DEC 17/20  
FOR CHIEF BUILDING OFFICIAL DATE

BUILDING OFFICIAL DATE  
**2012 CODE**

# COMPLIANCE PACKAGE A1

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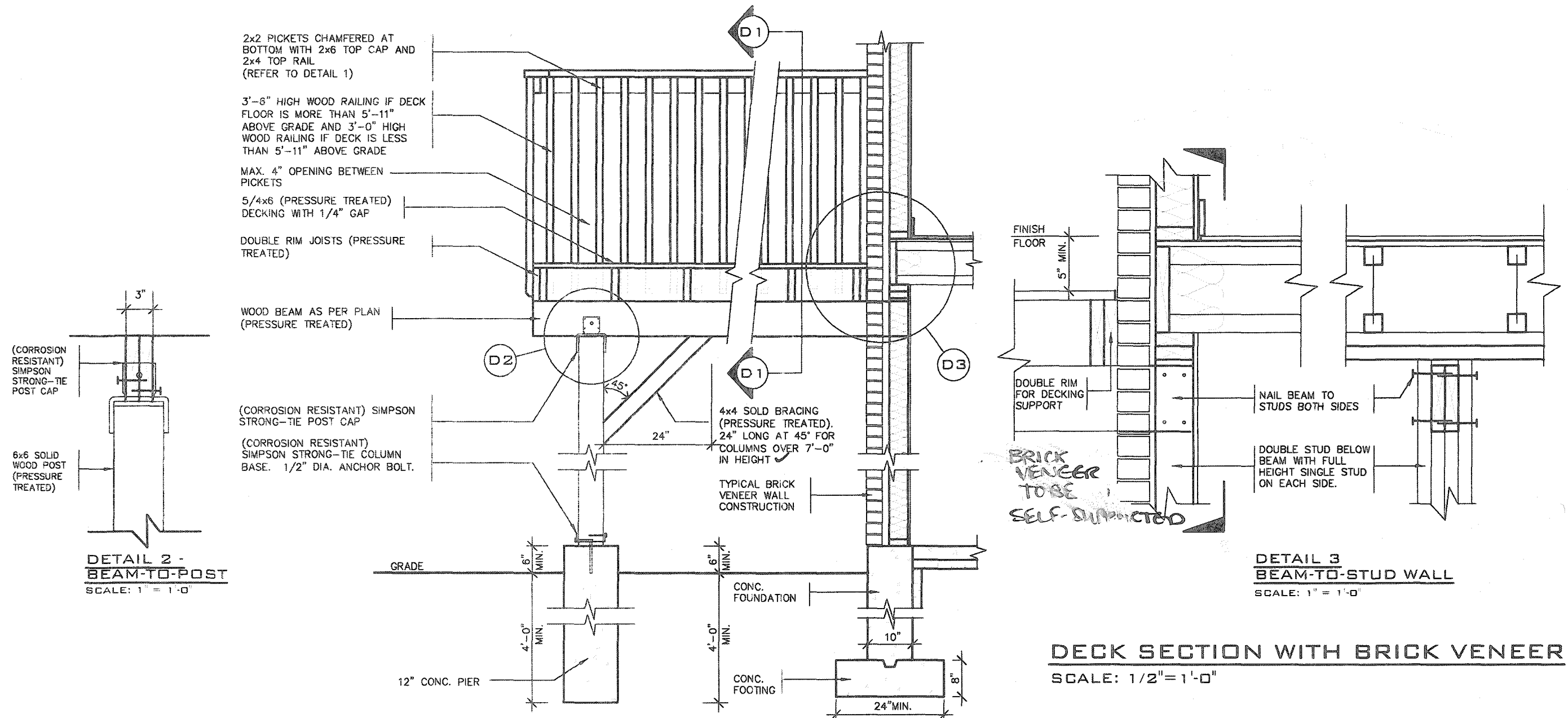
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 FOR CHIEF BUILDING OFFICIAL DATE

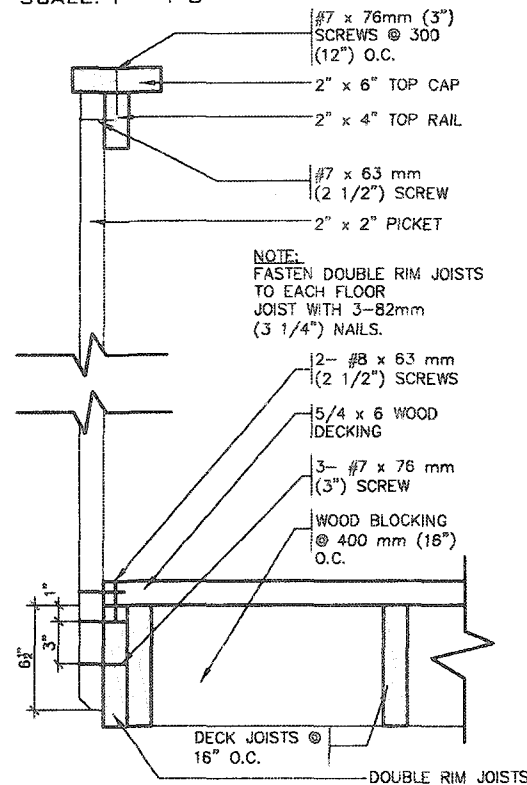
# 2012 CODE COMPLIANCE PACKAGE A1

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.			<b>SINGLES</b>	project no. <b>19014</b>
8				qualification information				
7				<b>Richard Vink</b>				
6				name <b>24488</b>				
5				registration information <b>BCN</b>				
4				<b>VA3 Design Inc.</b>	<b>42658</b>			
3								
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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name <b>RUSSELL GARDENS PH. 3</b>	municipality <b>WATERDOWN</b>	
1								
1 ISSUED FOR PERMIT.				APR 13/20	GW	drawing no. <b>WOOD DECK PLANS</b>		
no. description				date	by	date <b>APRIL 2020</b> drawn by <b>GW</b> checked by <b>-</b> scale <b>As Shown</b> file name <b>19014-GP-STD_DETAILS_A1</b>		

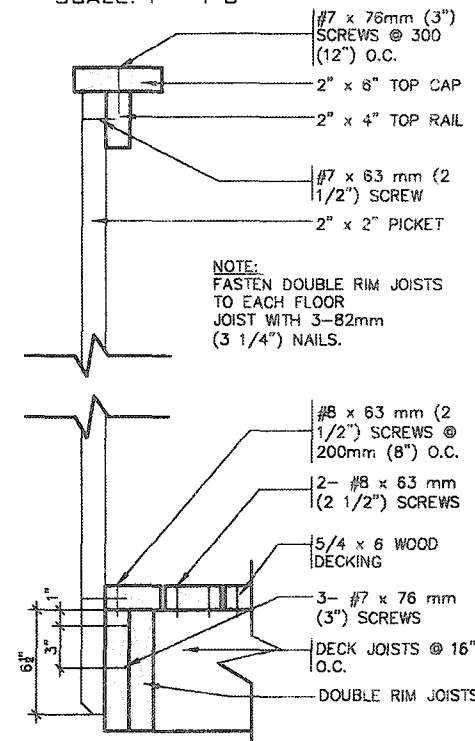
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**DETAIL 1**  
**CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**  
**GUARD PARALLEL TO FLOOR JOISTS**  
SCALE: 1" = 1'-0"



**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)

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Permit No. **20187709**

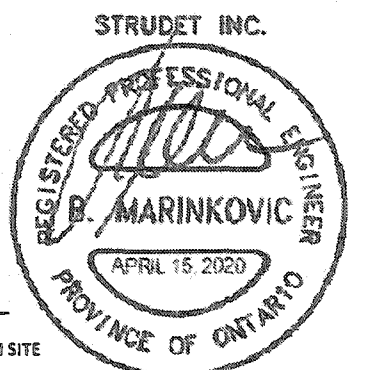
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*John Doe* DATE **DEC 17/20**

FOR CHIEF BUILDING OFFICIAL



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no.	description	date	by		

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qualification information

Richard Vink 24488

signature

BCN

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**Greenpark**

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

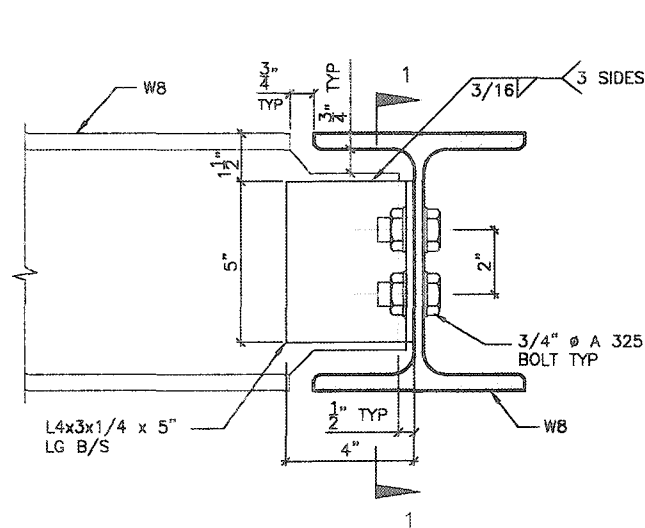
date **APRIL 2020** title **WOOD DECK DETAILS-WALK-OUT CONDITION**

drawn by **GW** checked by **As Shown** scale **19014-GP-STD\_DETAILS\_A1**

**SINGLES**

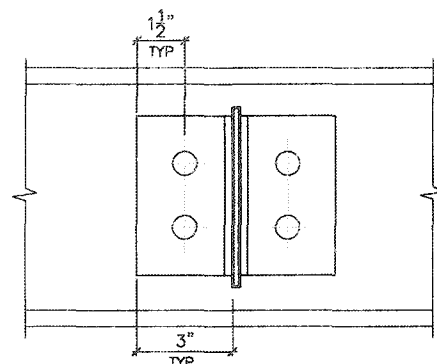
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drawing no. **6**

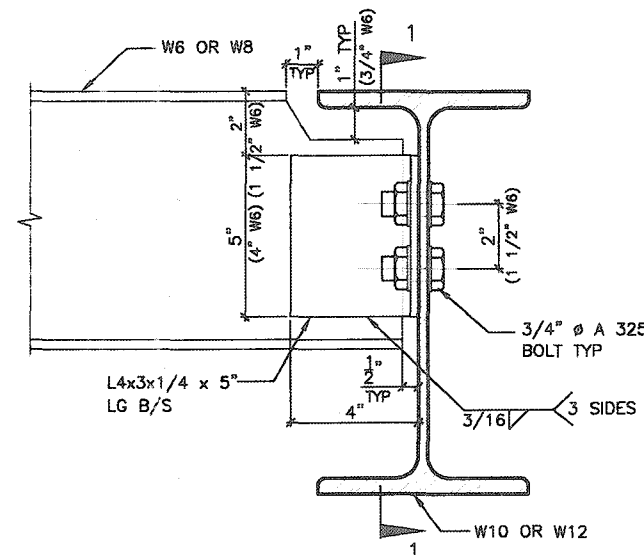


DETAIL 1.

W8  
TO  
W8  
CONNECTION

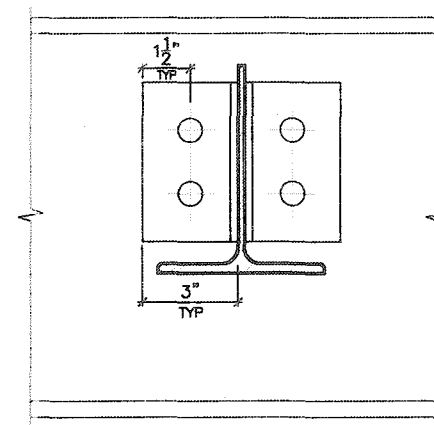


SECTION 1-1

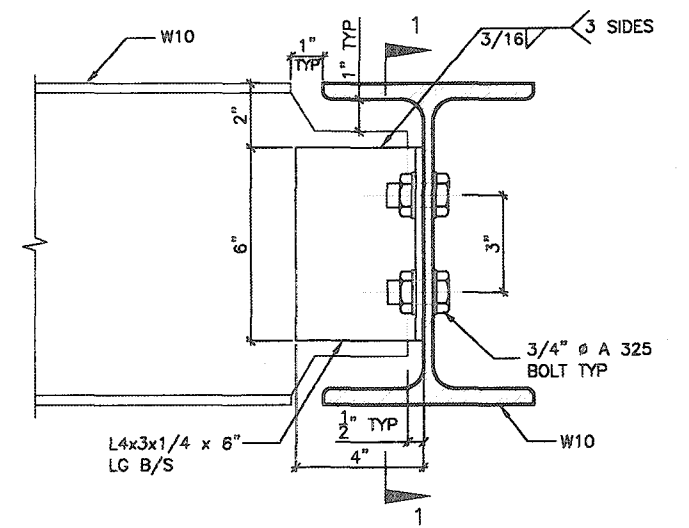


DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

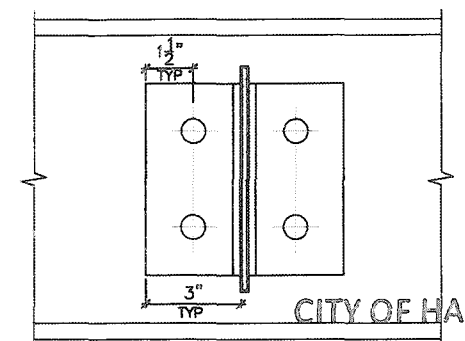


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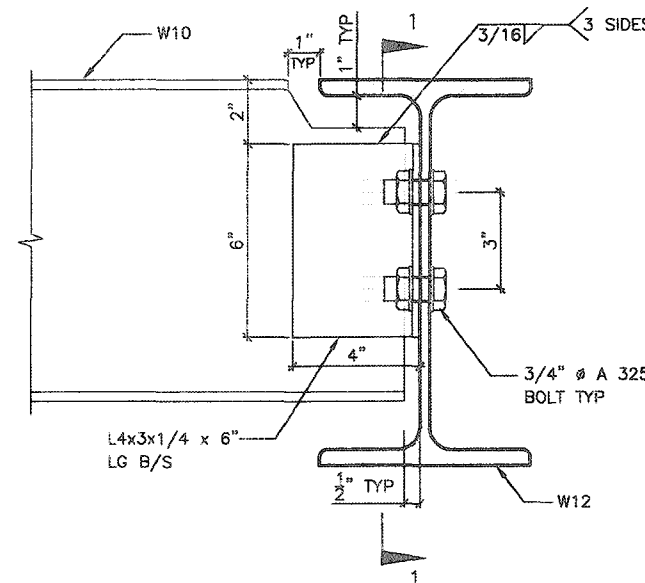


DETAIL 3.

W10  
TO  
W10  
CONNECTION

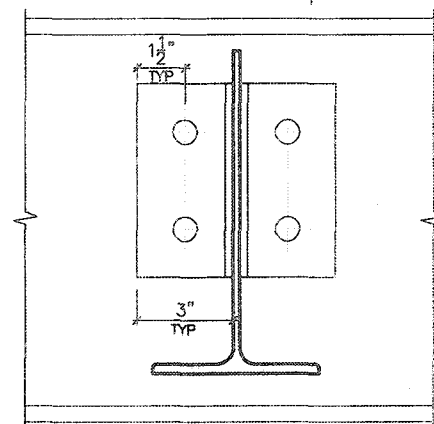


SECTION 1-1  
Permit No. 20-187709

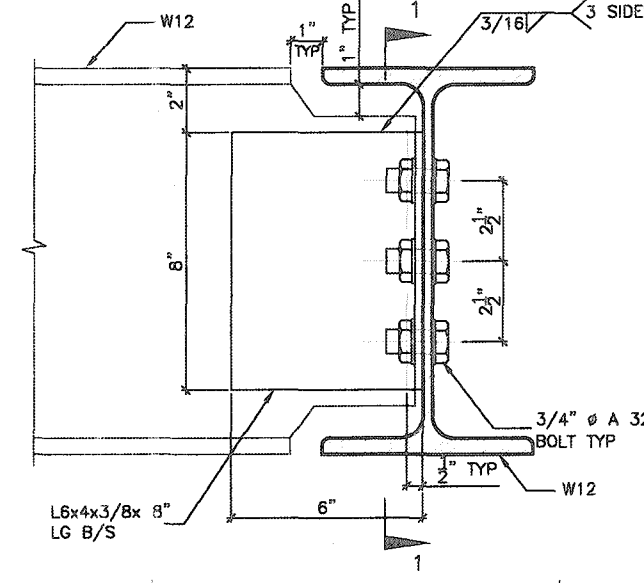


DETAIL 4.

W10  
TO  
W12  
CONNECTION

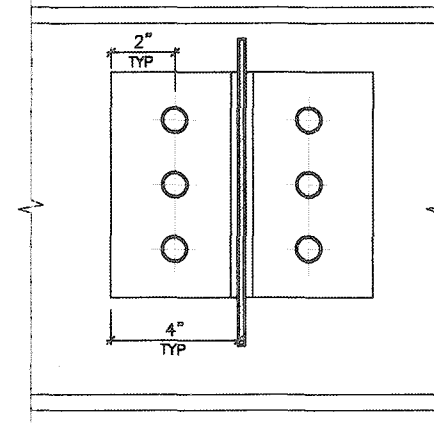


SECTION 1-1



DETAIL 5.

W12  
TO  
W12  
CONNECTION

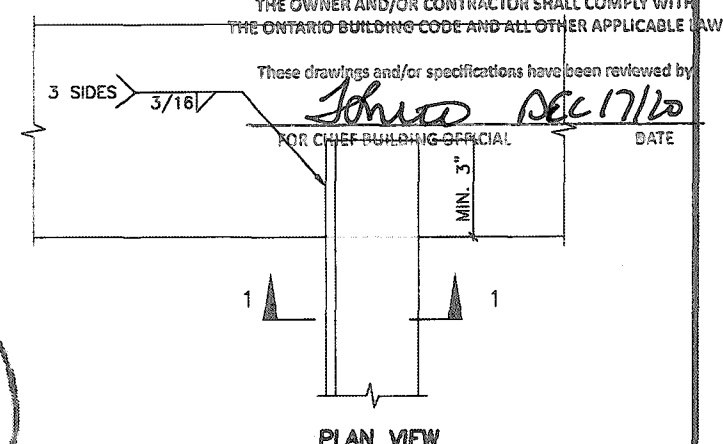


SECTION 1-1

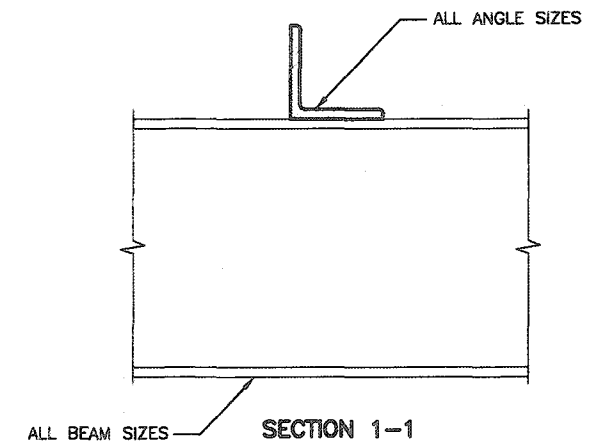


DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION



PLAN VIEW



SECTION 1-1

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COMPLIANCE PACKAGE

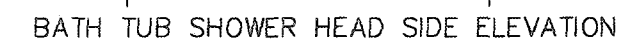
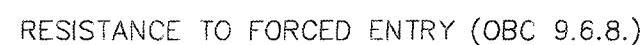
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no.	description	date	by		

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 qualification information  
 Richard Vink 24488  
 name  
 signature  
 registration information  
 VA3 Design Inc. 42658  
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 va3design.com

<b>Greenpark</b>		<b>SINGLES</b>	
project name RUSSELL GARDENS PH. 3	municipality WATERLOON	project no. 19014	
date APRIL 2020	checked by Not to Scale	drawing no. 7	
STEEL BEAM CONNECTIONS		19014-GP-STD_DETAILS_A1	





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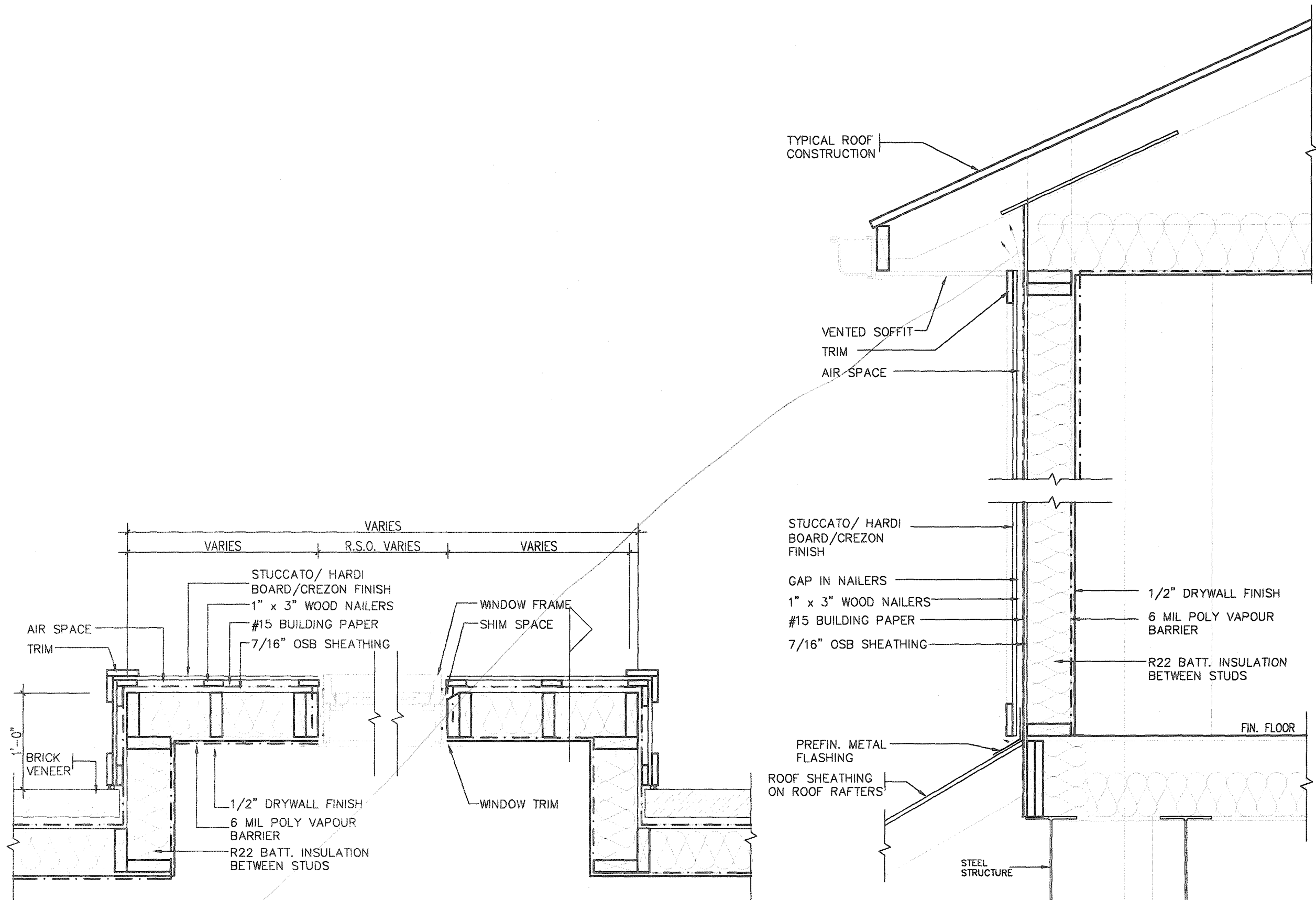
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7						qualification information
6						<b>Richard Vink</b> 24481
5						name <i>R Vink</i> ECI
4						registration information
3						<b>VAS Design Inc.</b> 4265
2						
1						Contractor must verify all dimensions on the job and report any discrepancy 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 work. Drawings are not to be copied.
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	no. description		date	by		

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 <b>Greenpark™</b>		<b>SINGLES</b> -	
project name <b>RUSSELL GARDENS PH. 3</b>		municipality <b>WATERDOWN</b>	
date <b>APRIL 2020</b>		project no. <b>19014</b>	
drawn by <b>GW</b>		checked by -	
title <b>STUD WALL REINFORCEMENT</b>		drawing no. <b>8</b>	
scale <b>Not to Scale</b>		file name <b>19014-GP-STD_DETAILS_A1</b>	

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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)

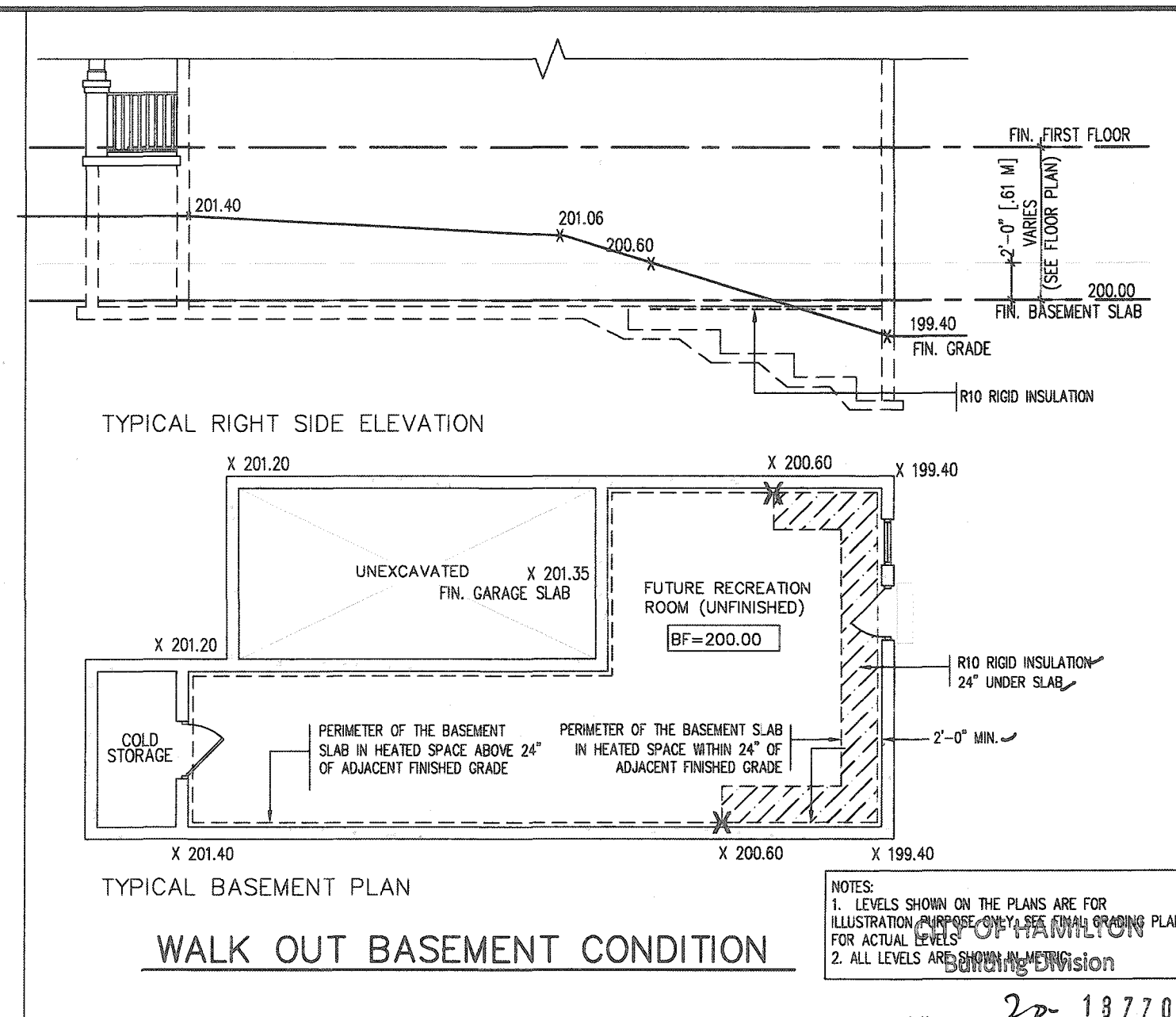
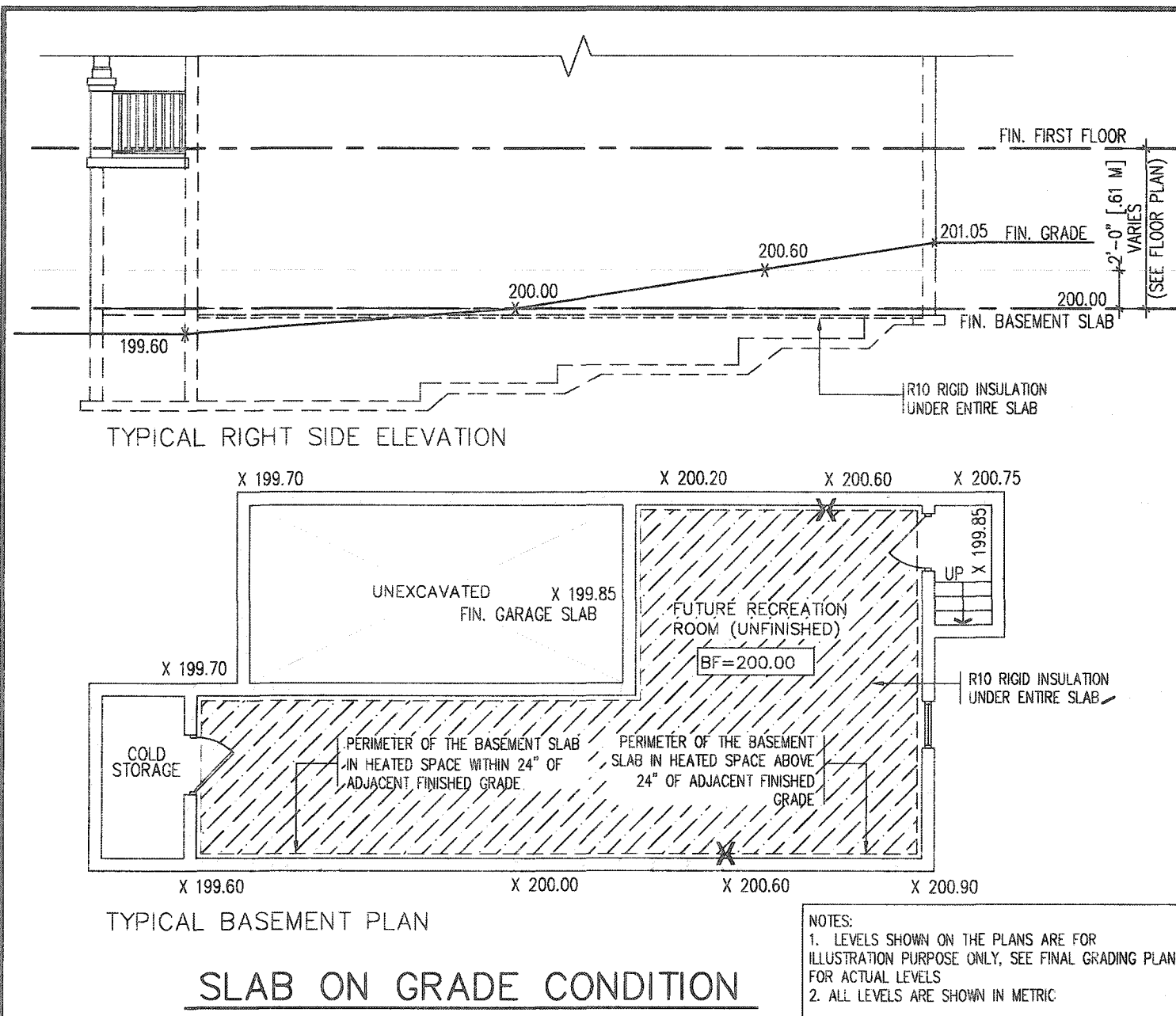
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 COMPLIANCE PACKAGE A1

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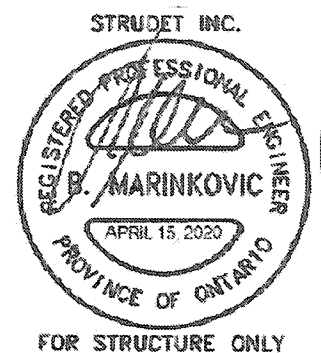


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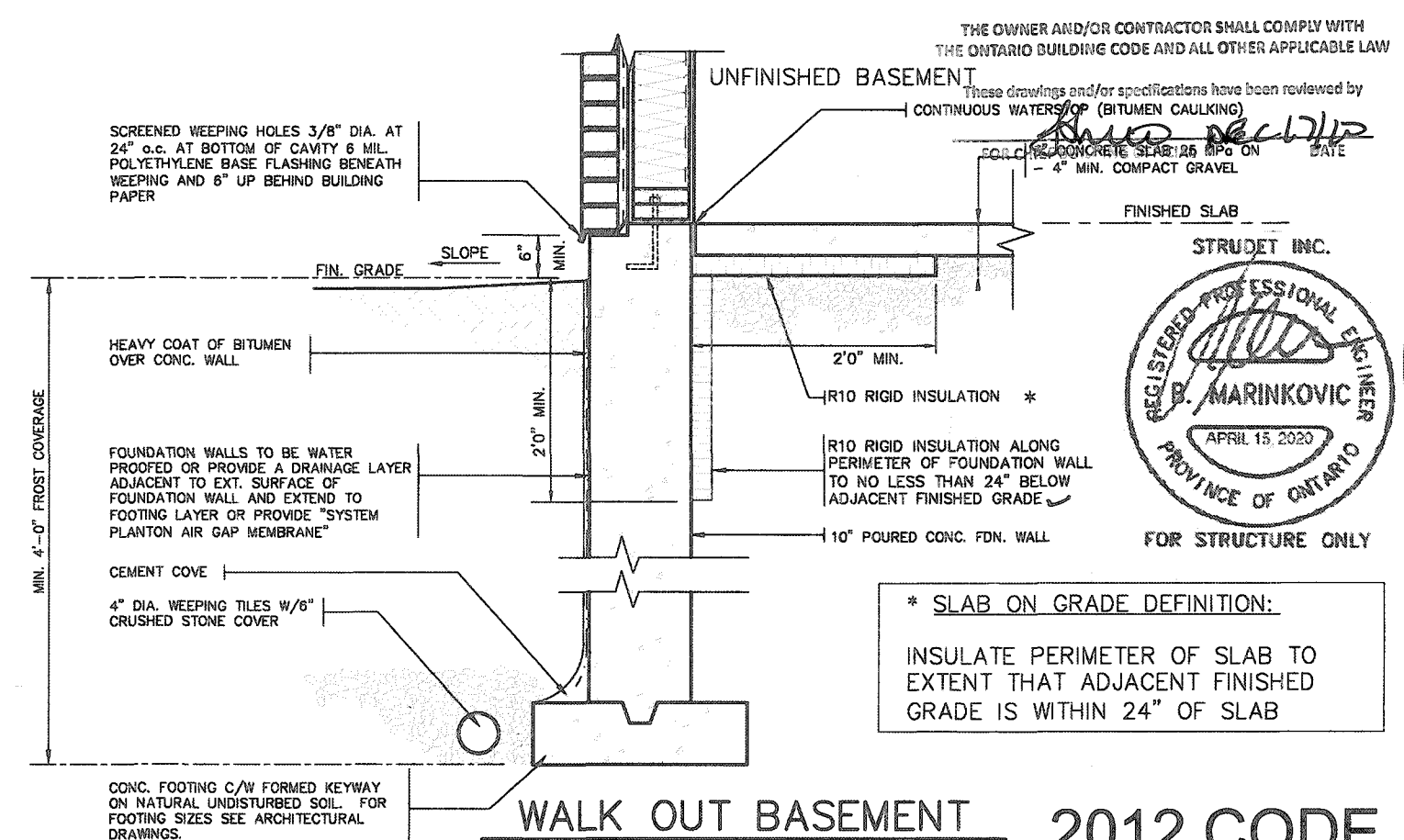
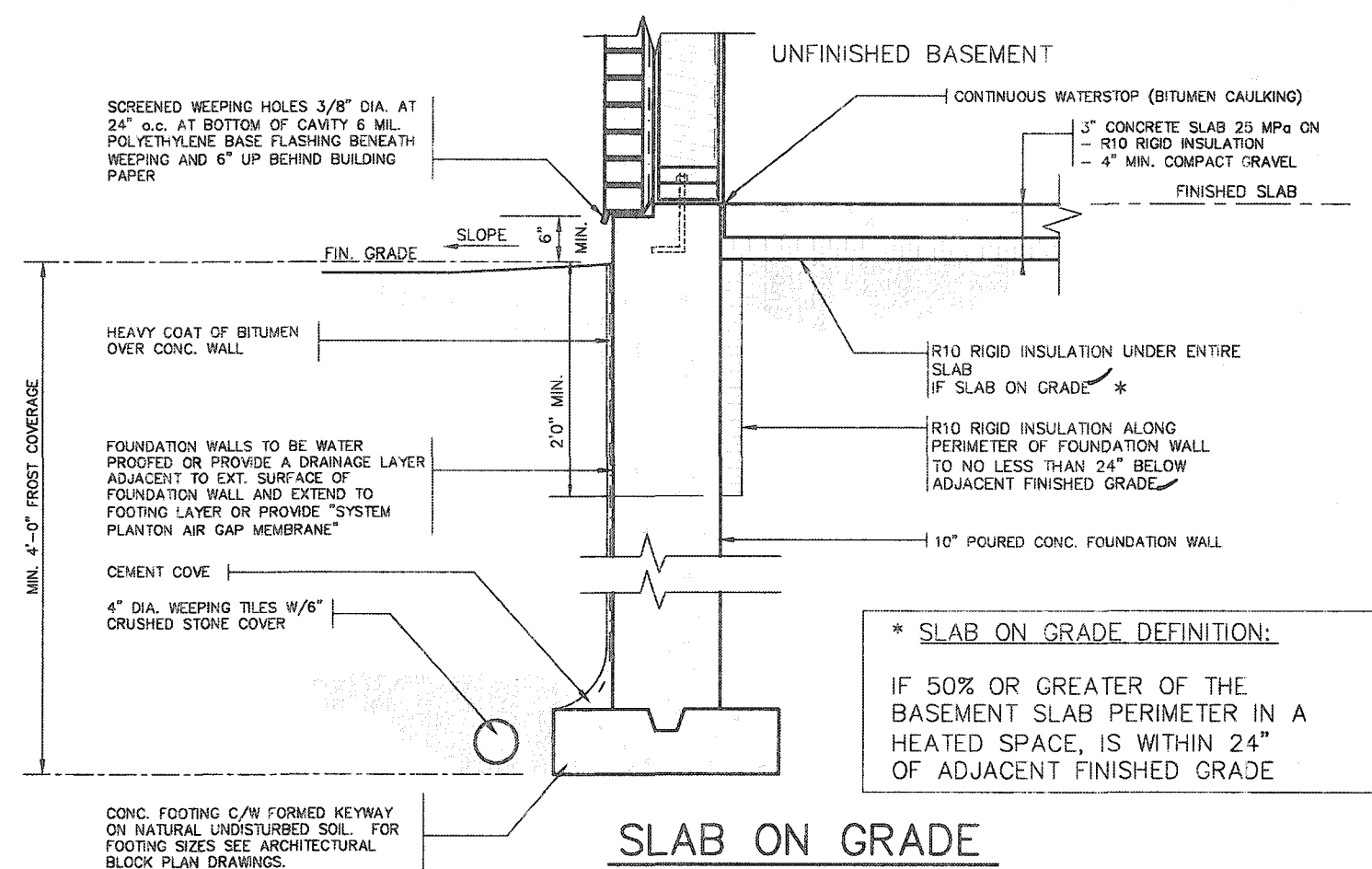
These drawings and/or specifications have been reviewed by  
CONTINUOUS WATERSTOP (BITUMEN CAULKING)  
SCREENED WEeping HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping AND 6" UP BEHIND BUILDING PAPER  
3" CONCRETE SLAB 25 MPa ON R10 RIGID INSULATION 4" MIN. COMPACT GRAVEL  
FINISHED SLAB



FOR STRUCTURE ONLY

\* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB



**2012 CODE COMPLIANCE PACKAGE**

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

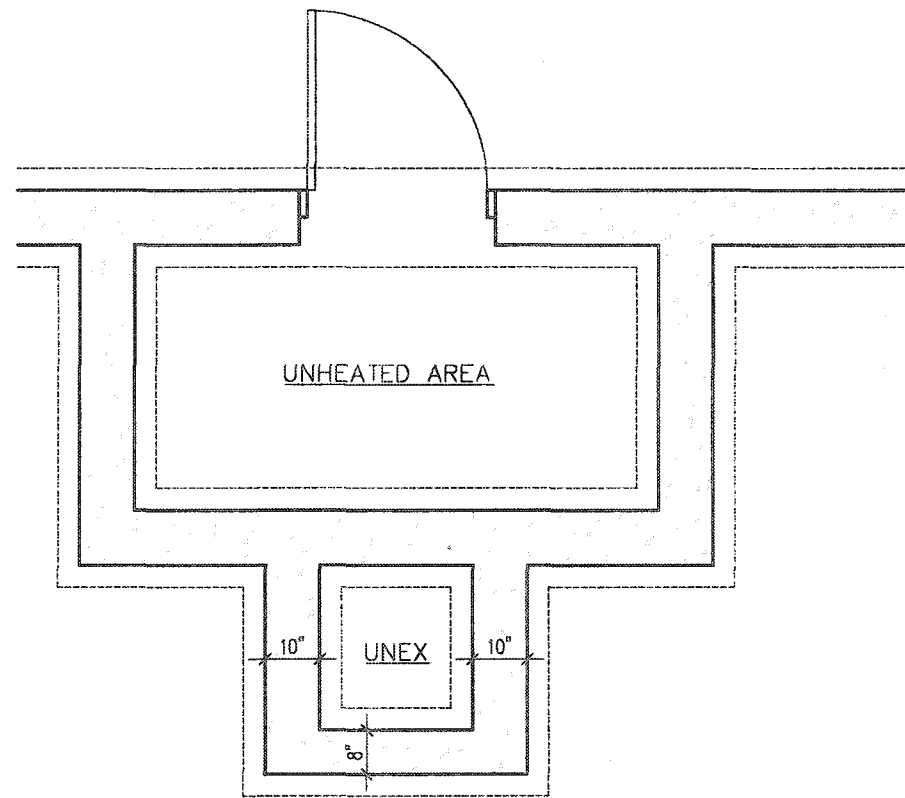
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Richard Vink 24488 BCN  
signature  
VA3 Design Inc. 42658  
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t 416.630.2255 f 416.630.4782  
va3design.com

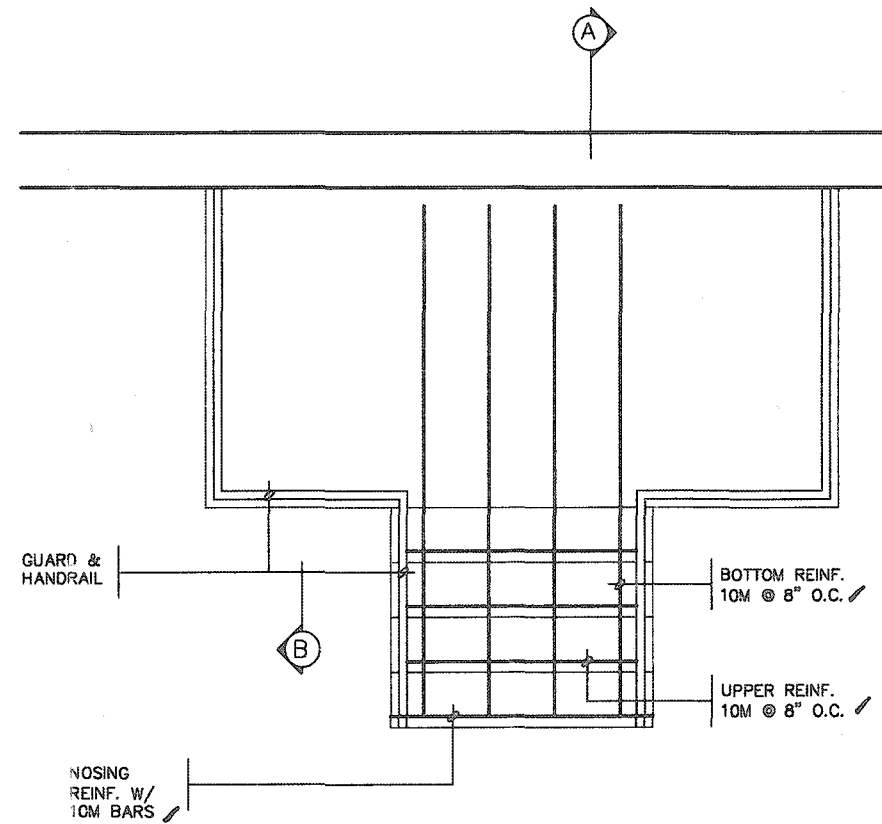
<b>Greenpark.</b>	<b>SINGLES</b>
project name RUSSELL GARDENS PH. 3	project no. 19014
date APRIL 2020	drawing no. 10
drawn by GW	checked by Not to Scale
scale Not to Scale	file name 19014-GP-STD_DETAILS_A1
manipulated WATERDOWN	SLAB ON GRADE INSULATION

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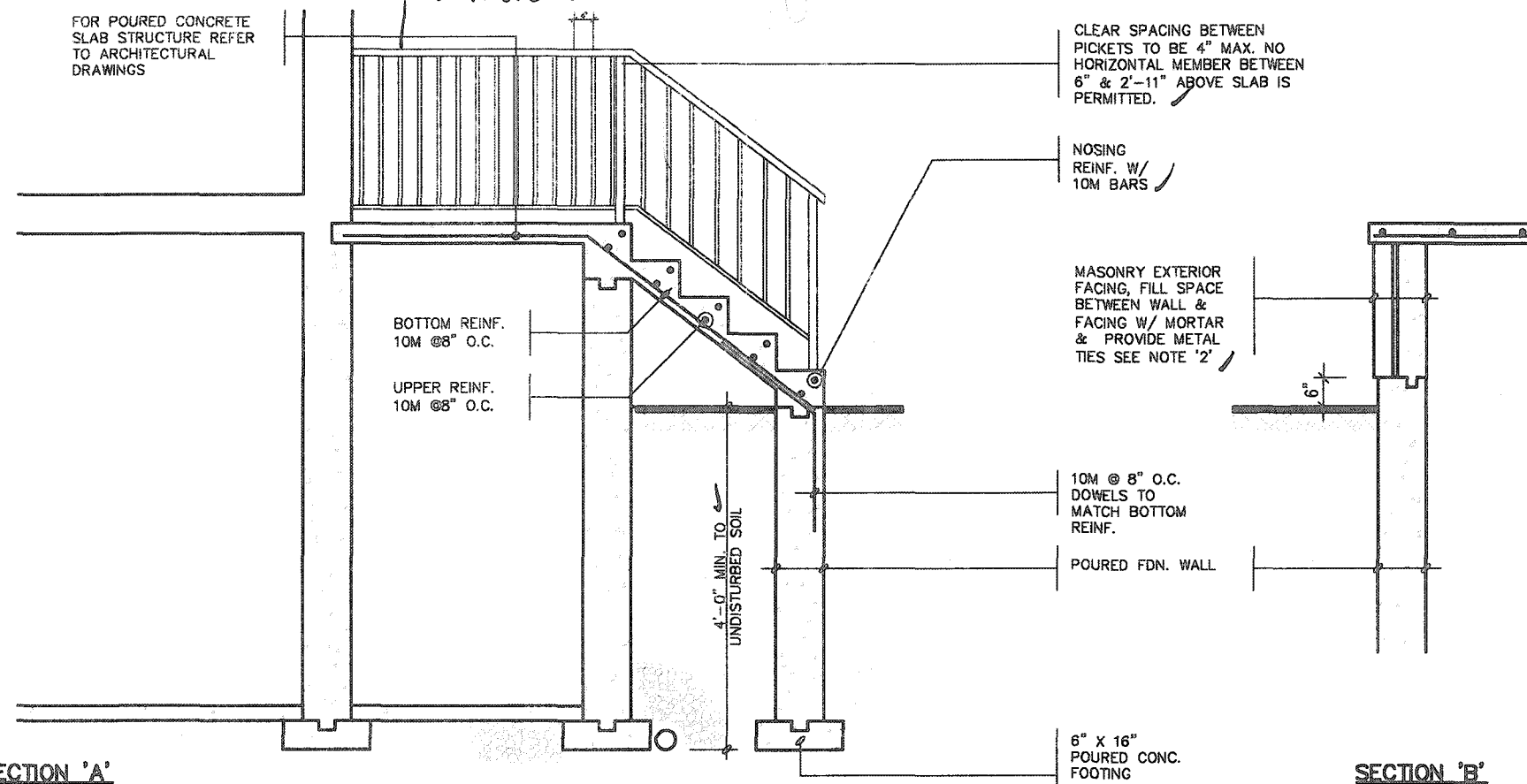




FOUNDATION PLAN

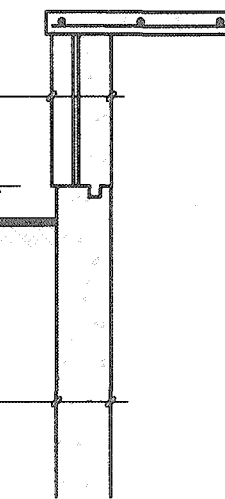


GROUND FLOOR PLAN



SECTION 'A'

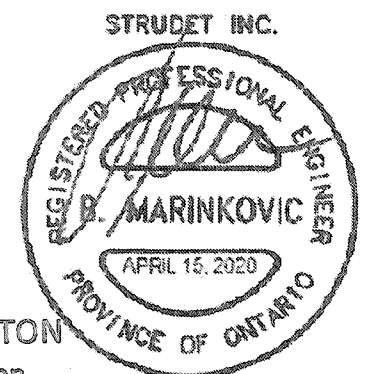
NOTE: FOR MORE THAN 8 RISERS



SECTION 'B'

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



CITY OF HAMILTON  
Building Division

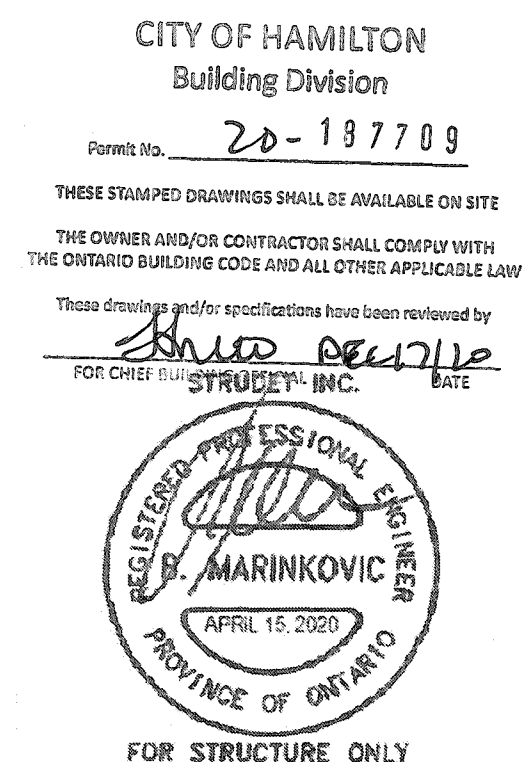
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These drawings and/or specifications have been reviewed by  
*[Signature]* DATE **DEC 17/20**  
FOR CHIEF BUILDING OFFICIAL

**2012 CODE COMPLIANCE PACKAGE A1**

<p>9 8 7 6 5 4 3 2 1</p> <p>ISSUED FOR PERMIT.</p> <p>no. description</p>	<p>APR 13/20</p> <p>date</p> <p>by</p>	<p>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.</p> <p>qualification information</p> <p>Richard Vink 24488</p> <p>name registration information</p> <p>VA3 Design Inc. 42658</p> <p>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.</p>	<p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>Greenpark.</b></p> <p>project name <b>RUSSELL GARDENS PH. 3</b> municipality <b>WATERDOWN</b> project no. <b>19014</b></p> <p>date <b>APRIL 2020</b> checked by <b>Not to Scale</b> scale <b>19014-GP-STD_DETAILS_A1</b> drawing no. <b>11</b></p>
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2012 CODE  
COMPLIANCE PACKAGE A1

9	The undersigned has reviewed and takes responsibility for this design and has the design and details meet the requirements set out in the Ontario Building Code to be a Designer.						SINGLES	
8	qualification information		Richard Vink <i>R Vink</i> 24468 name signature BCIN		project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
7	registration information		VA3 Design Inc. 42658		date APR 2020		project no. 19014	
6	Contractor must verify all dimensions on the job end 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.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com		checked by GW		detail of DETAIL OF EXTENDED ROOF	
5	1 ISSUED FOR PERMIT.		APR 13/20 GW		notes Not to Scale		file name 19014-GP-STD_DETAILS_A1	
4	no. description		date by		drawing no.		12	

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TO  
OTHERWISE  
VIEWED BY

BRICK/  
STONE  
VENEER

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

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These drawings and/or specifications have been reviewed by \_\_\_\_\_

FOR CHIEF BUILDING OFFICIAL DEC 17/20  
DATE


DATE **2012 CODE**  
**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					qualification information
7					<b>Richard Vink</b> <i>R Vink</i> 24468
6					name registration information BCIN
5					<b>VAS Design Inc.</b> 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					
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	no. description	date	by		



**VA3  
DESIGN**

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t 416.630.2255 f 416.630.4782  
va3design.com



**Greenpark.**

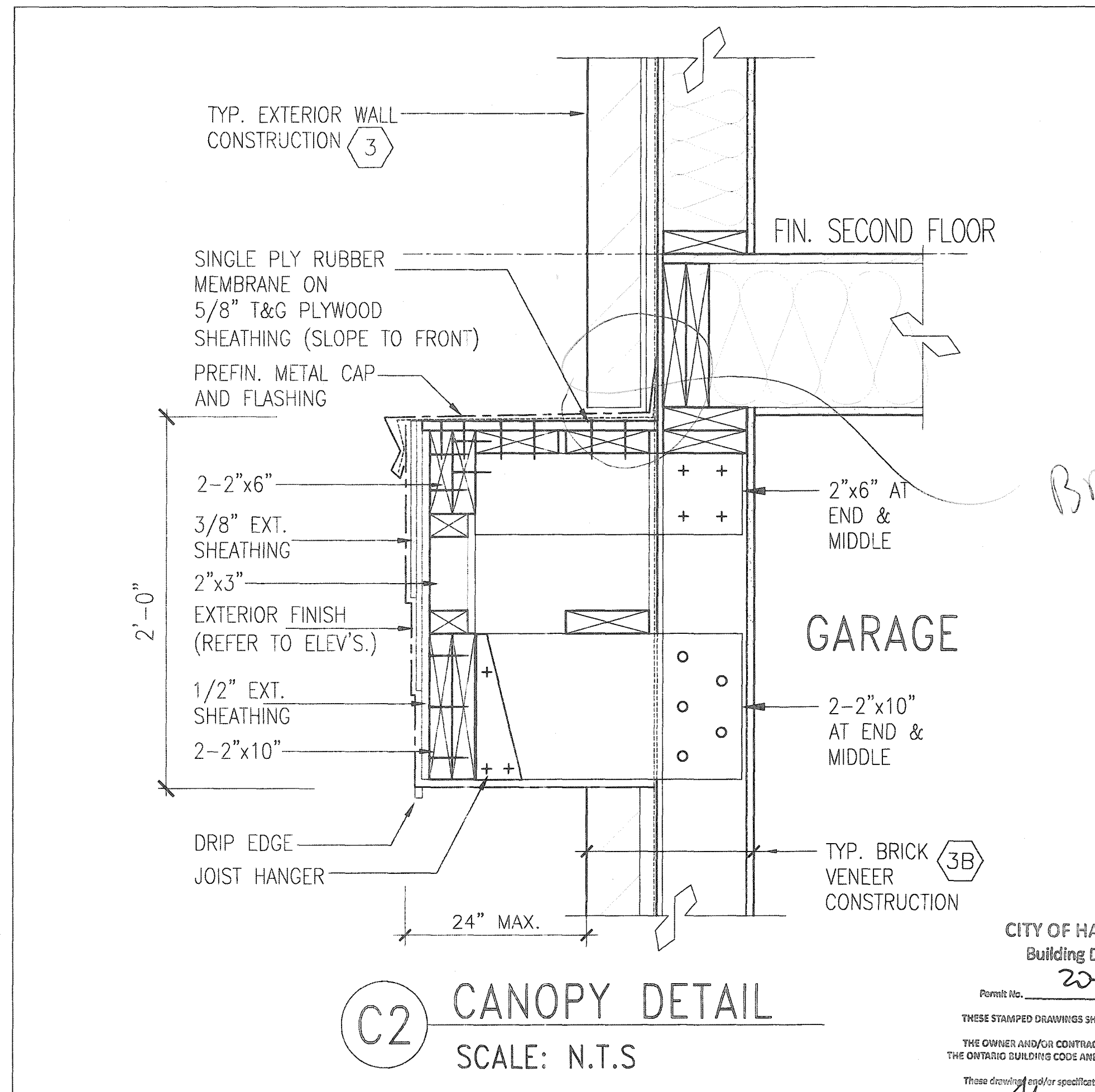
**SINGLES**

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

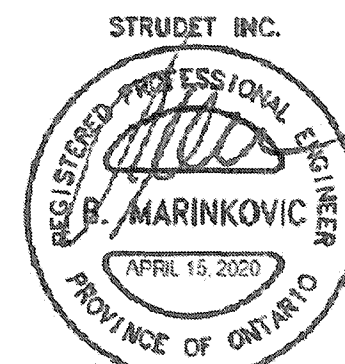
13

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Brick over



CITY OF HAMILTON  
Building Division

20-187709

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FOR CHIEF BUILDING OFFICIAL

DATE

2012 CODE  
COMPLIANCE PACKAGE A1

C2 CANOPY DETAIL  
SCALE: N.T.S

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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  
name  
signature  
registration information  
VAS Design Inc. 42658

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**VAS**  
DESIGN  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4762  
vasdesign.com

**Greenpark.**

project name  
RUSSELL GARDENS PH. 3  
date  
APRIL 2020  
drawn by  
GW  
checked by  
-  
scale  
Not to Scale

municipality  
WATERDOWN  
CANOPY ROOF AT GARAGE DETAIL  
19014-GP-STD\_DETAILS\_A1

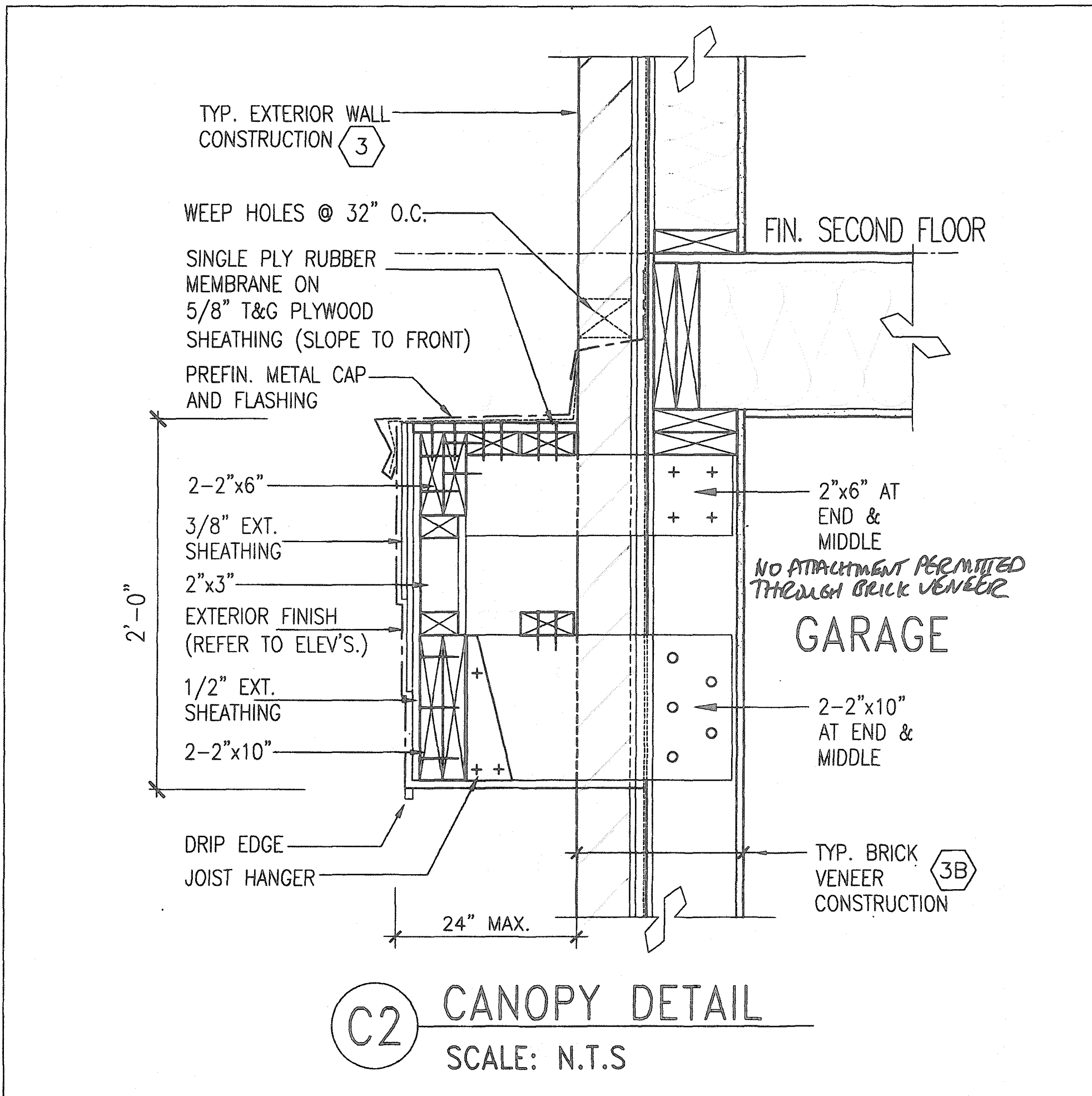
SINGLES

project no.  
19014  
drawing no.  
14

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

APR 09 2021

REC'D BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_



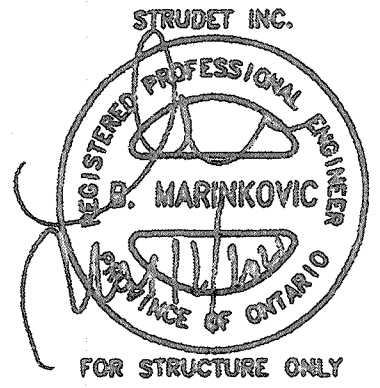
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Building Division

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These drawings and/or specifications have been reviewed by  
[Signature] APR 23/21  
FOR CHIEF BUILDING OFFICIAL DATE



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COMPLIANCE PACKAGE A1

<p>9. _____</p> <p>8. _____</p> <p>7. _____</p> <p>6. _____</p> <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. REVISED, RE-ISSUED. APR. 07/21 GW</p> <p>1. ISSUED FOR PERMIT. APR 13/20 GW</p> <p>no. description date by</p>		<p>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.</p> <p>qualification information</p> <p>Richard Vink 24488</p> <p>signature</p> <p>name registration information VAS Design Inc. 42658</p> <p>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.</p>	<p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>Greenpark</b></p> <p>project name: RUSSELL GARDENS PH. 3 municipality: WATERDOWN project no.: 19014</p> <p>date: APRIL 2020 checked by: GW scale: Not to Scale</p> <p>CANOPY ROOF AT GARAGE DETAIL</p> <p>19014-GP-STD_DETAILS_A1</p> <p>14</p>
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