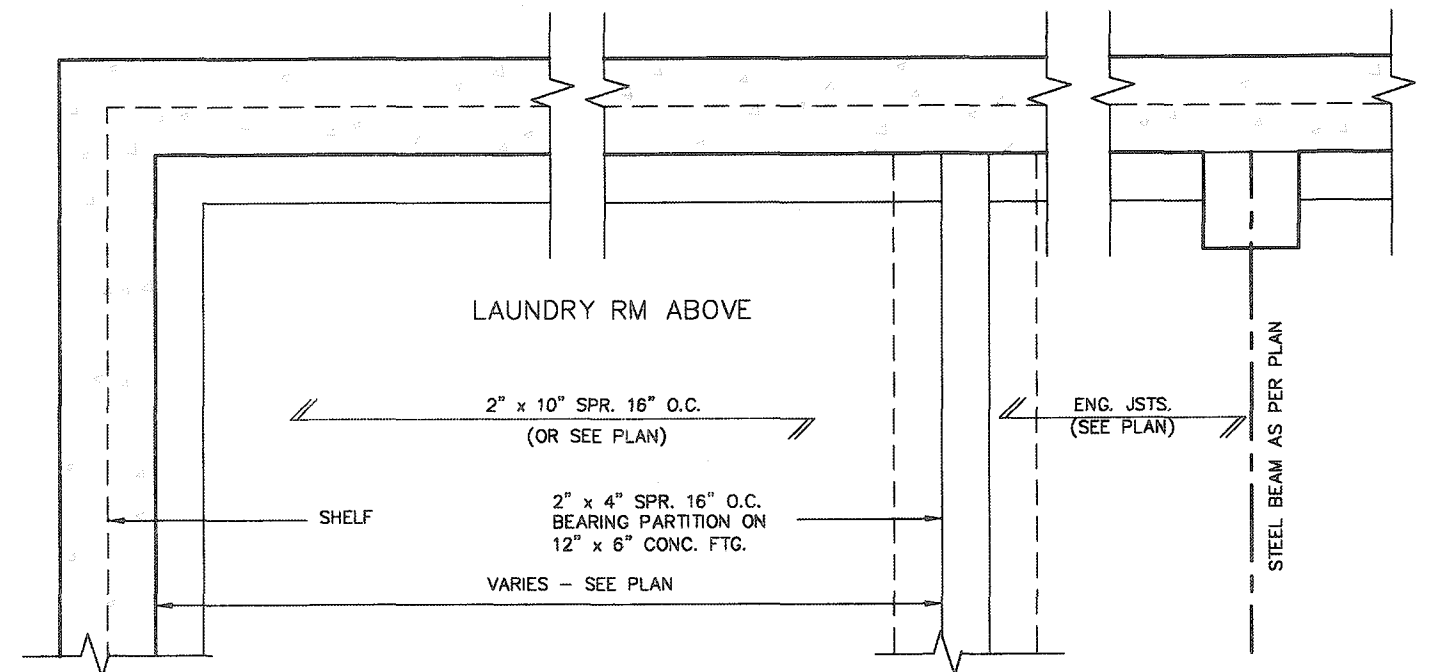
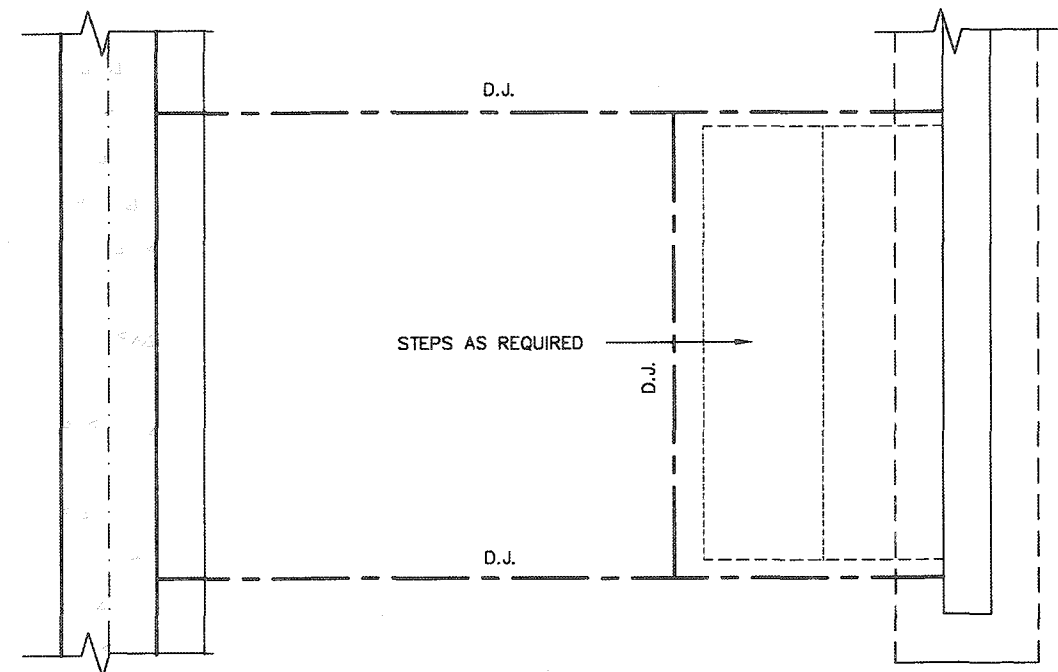




PARTIAL FOUNDATION PLAN



CITY OF HAMILTON
Building Division

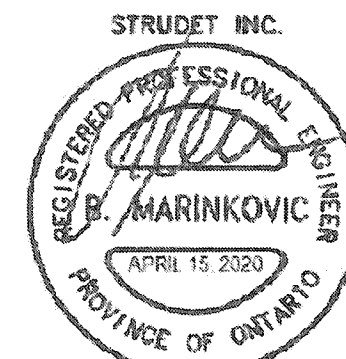
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8					
7					qualification information
6					Richard Vink 2448
5					signature BC
4					registration information
3					VAS Design Inc. 4265
2					
1	ISSUED FOR PERMIT.	APR 13/20	GW		Contractor must verify all dimensions on the job and report any discrepancy 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 work. Drawings are not to be reproduced without written permission.
no.	description	date	by		



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t 416.630.2255 f 416.630.4782
va3design.com



project name	municipality
RUSSELL GARDENS PH. 3	WATERDOWN

date APRIL 2020 SUNKEN

drawn by	checked by	scale	
GW	-	Not to Scale	1901

SINGLES

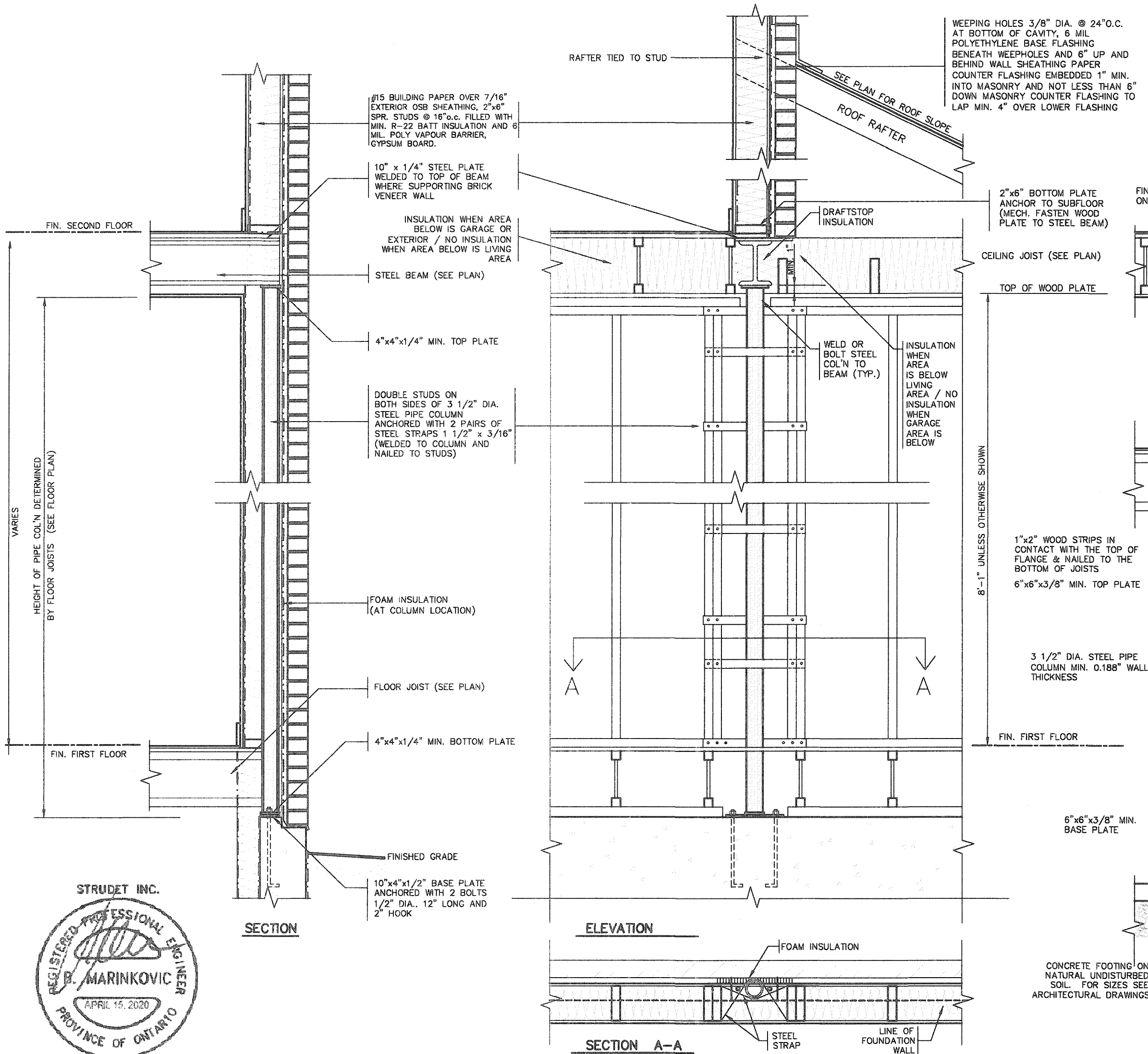
Project no.
0014

SUNKEN FLOOR DETAILS

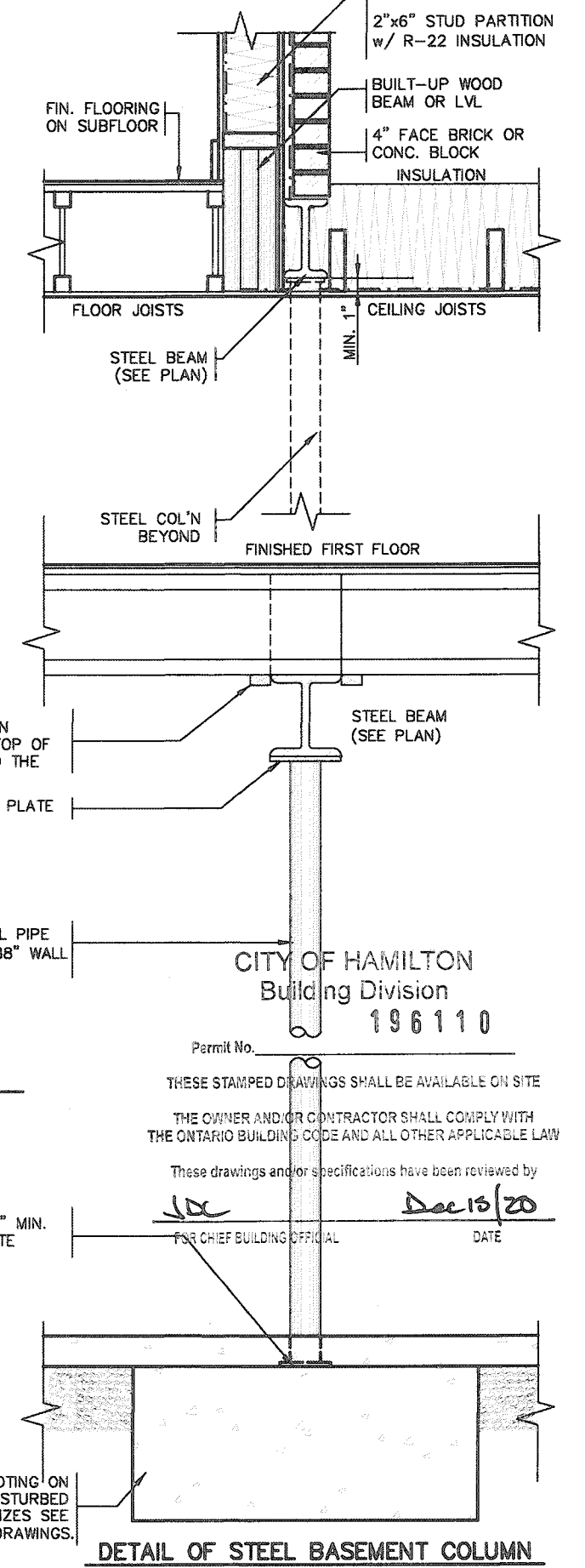
file name
19014-GP-STD_DETAILS_A1

2

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SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



**CITY OF HAMILTON
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196110**

Permit No. _____

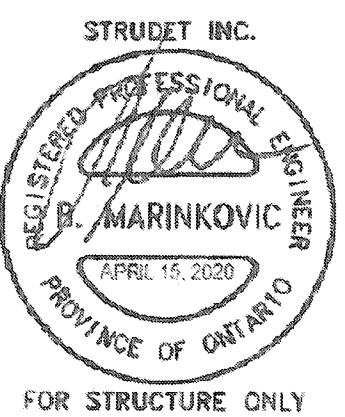
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[Signature] **Dec 15/20**

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Planning & Development Department**

OCT 06 2020

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qualification information

Richard Vink 24488

name

signature

registration information

VAS Design Inc. 42658

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vasdesign.com

Greenpark.	SINGLES
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN
date APRIL 2020	project no. 19014
drawn by GW	drawing no. 4
checked by As Shown	file name 19014-GP-STD_DETAILS_A1
STEEL COLUMN DETAILS	

2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN PICKETS

5/4 x 6 PRESSURE TREATED DECKING WITH 1/4" GAP

WB1 RIM JOISTS (PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

14 7/8" MIN. 9 1/4" MIN. 14" MAX.

2" x 4" WOOD BLOCKING @ 4'-0" O.C. MIN. BETWEEN STRINGERS

2" x 12" STRINGER

PRECAST CONCRETE SLAB

(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE. 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

WOOD DECK SECTION WITH BRICK VENEER

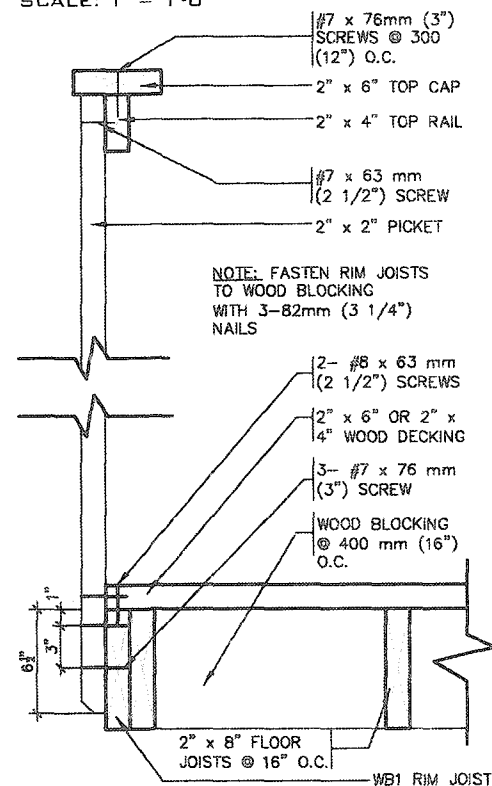
SCALE: 1/2" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

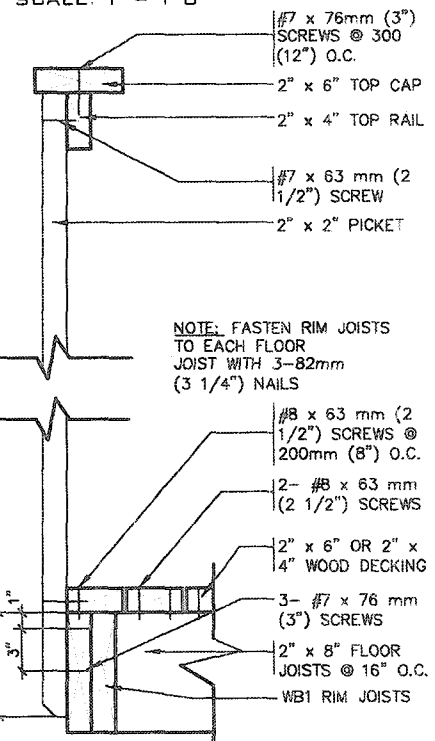
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

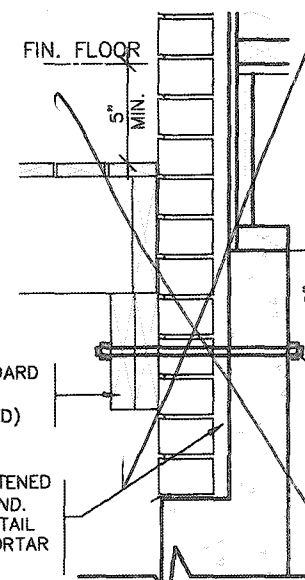
SCALE: 1" = 1'-0"



TYPICAL BRICK VENEER WALL CONSTRUCTION

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP
4x4 OR 6x6 SOLID WOOD POST

DETAIL 2 - BEAM-TO-POST
SCALE: 1" = 1'-0"

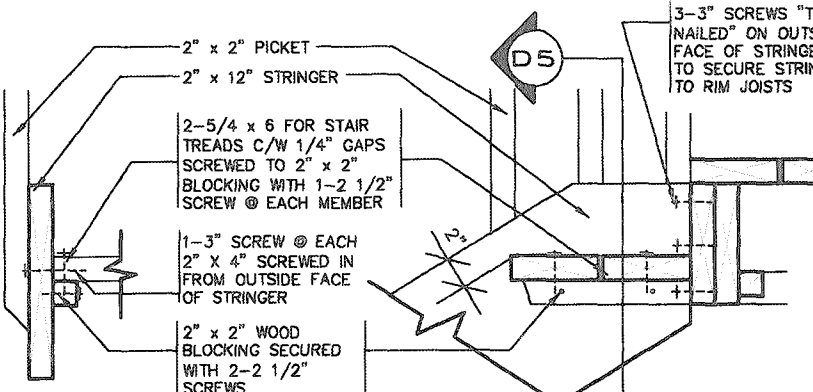


DETAIL 3
STEEL ANGLE
SCALE: 1" = 1'-0"

BRICK MECH. FASTENED TO 4" CONC. FOUND. WALL WITH DOVE TAIL ANCHORS AND MORTAR FILL IN BETWEEN

2-2x8 LEDGER BOARD (LEDGER BOARD PRESSURE TREATED)

10" FOUNDATION WALL REQUIRED WHEN VENEER CUT IS GREATER THAN 26"



DETAIL 4
SECTION @ TREAD AND STRINGER SECUREMENT
SCALE: 1" = 1'-0"

DETAIL 5
SECTION THROUGH STAIR STRINGER
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 ENTRAINMENT.
- 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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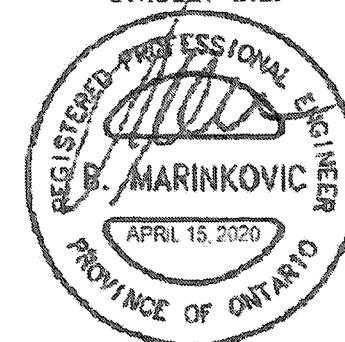
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FOR CHIEF BUILDING OFFICIAL
DATE

STRUDET INC.



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2012 CODE
COMPLIANCE PACKAGE A1

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Planning & Development Department

OCT 06 2020

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no.	description	date	by		

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qualification information
Richard Vink
signature
24488
BCIN
42658

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Greenpark.

project name
RUSSELL GARDENS PH. 3
municipality
WATERDOWN
date
APRIL 2020
checked by
As Shown
scale
As Shown

SINGLES

project no.
19014

WOOD DECK DETAILS
19014-GP-STD_DETAILS_A1

drawing no.
5



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8					qualification information
7					Richard Vink <i>R Vink</i> 24488
6					name BDCN
5					signature
4					registration information 42658
3					VAS Design Inc.
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. <i>Signature of Designer</i>
no	ISSUED FOR PERMIT.	APR 13/20	GW		
description		date	by		

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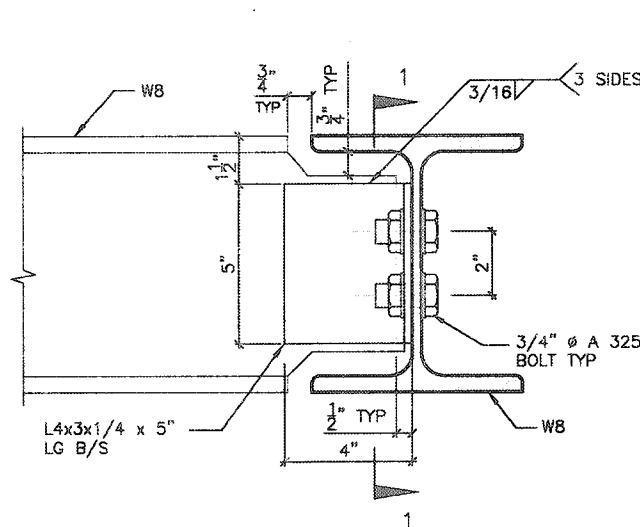
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SINGLES

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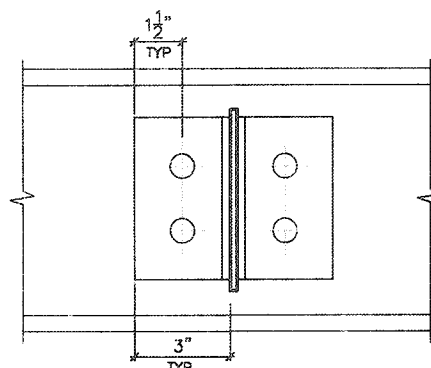
project name	RUSSELL GARDENS PH. 3	municipality	WATERDOWN	project no.	19014
date	APRIL 2020	WOOD DECK PLANS drawing no.			5-1
drawn by	GW				
file name			19014-GP-STD_DETAILS_A1		

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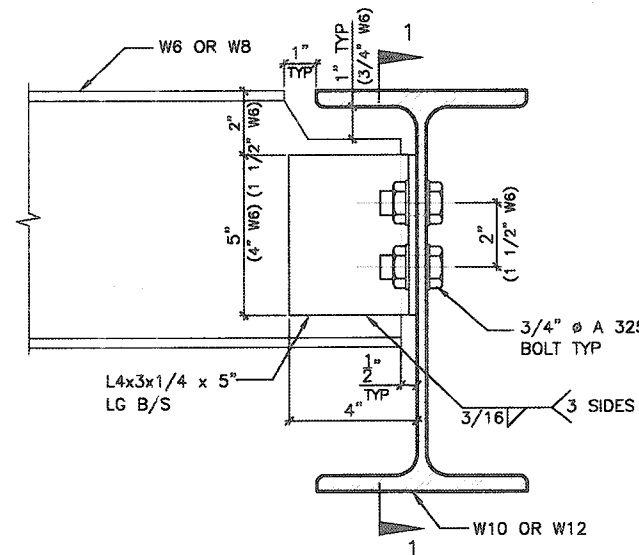


DETAIL 1.

W8
TO
W8
CONNECTION

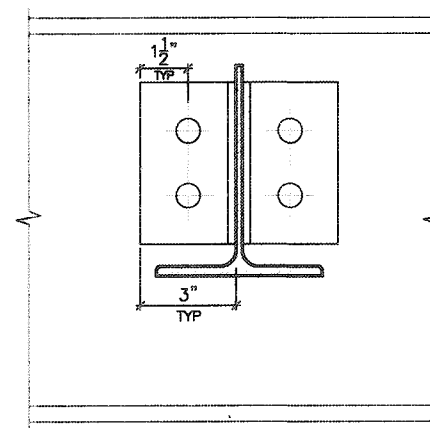


SECTION 1-1

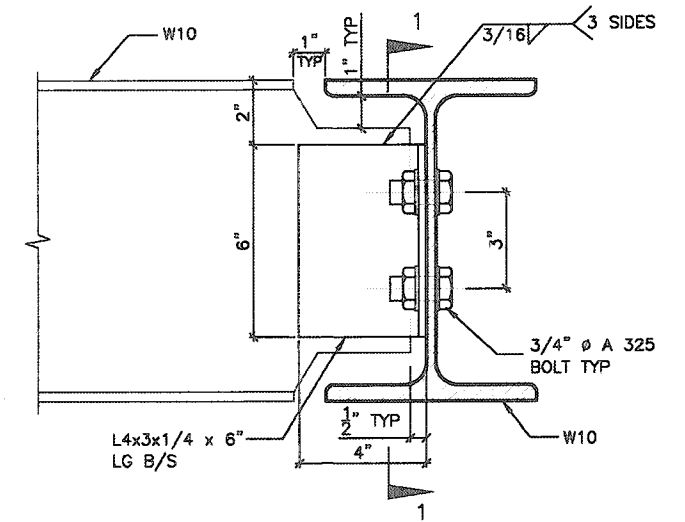


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

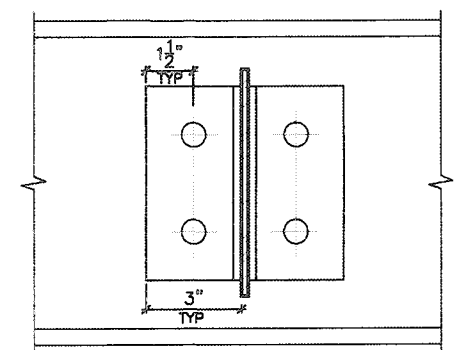


SECTION 1-1

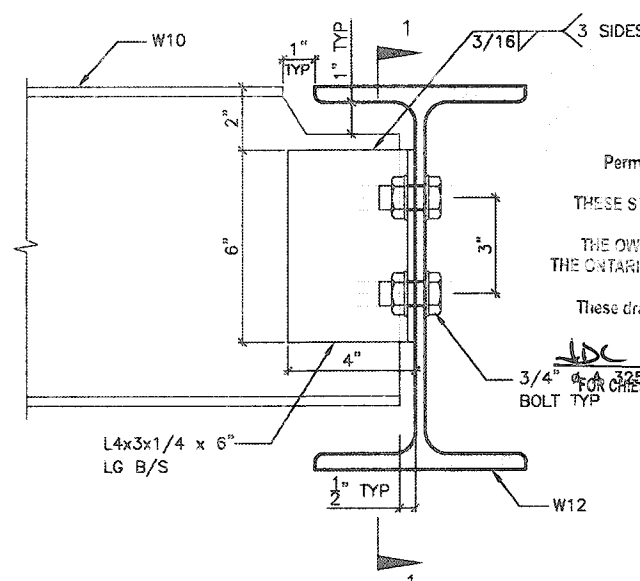


DETAIL 3.

W10
TO
W10
CONNECTION

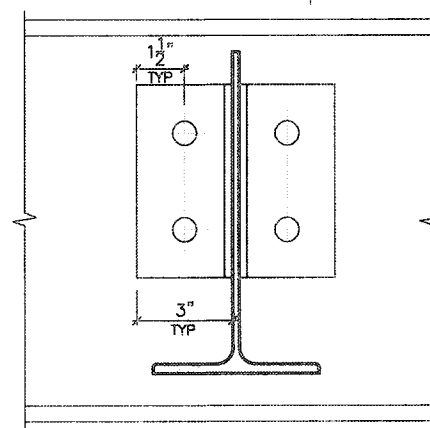


SECTION 1-1



DETAIL 4.

W10
TO
W12
CONNECTION



SECTION 1-1

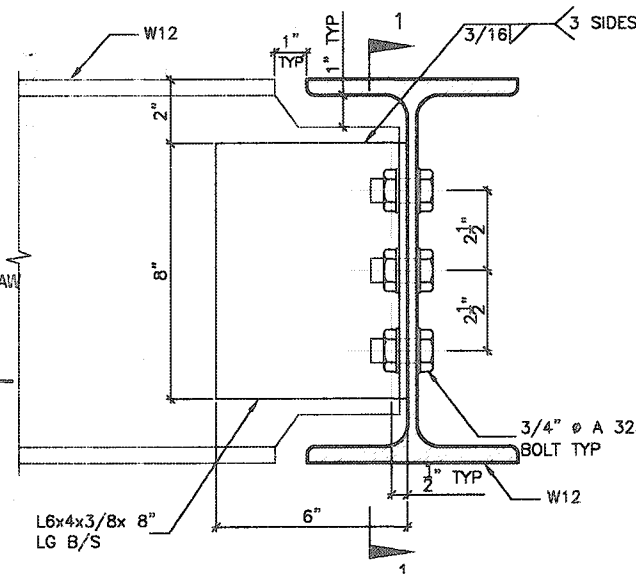
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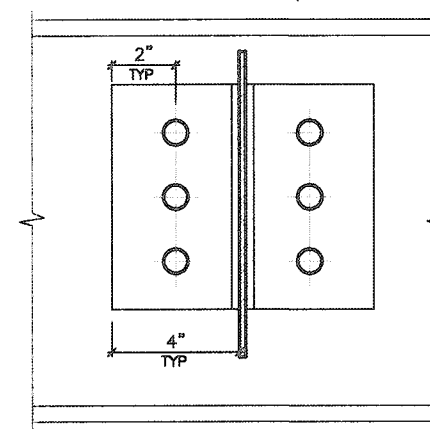
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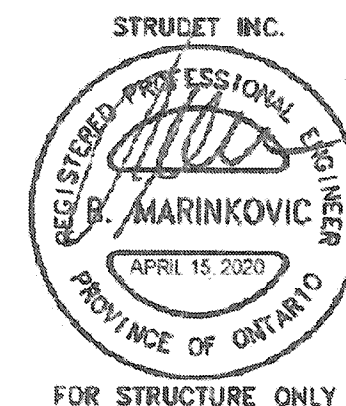


DETAIL 5.

W12
TO
W12
CONNECTION

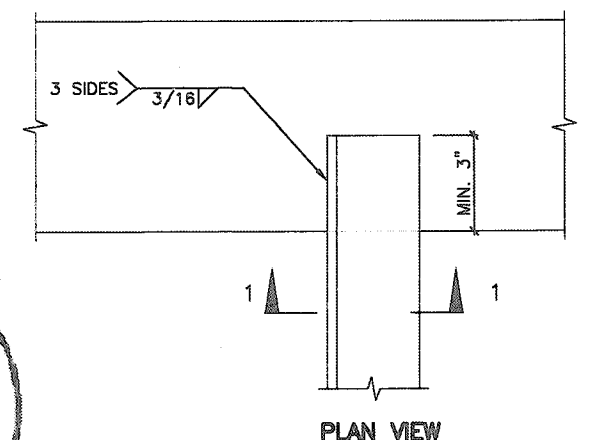


SECTION 1-1

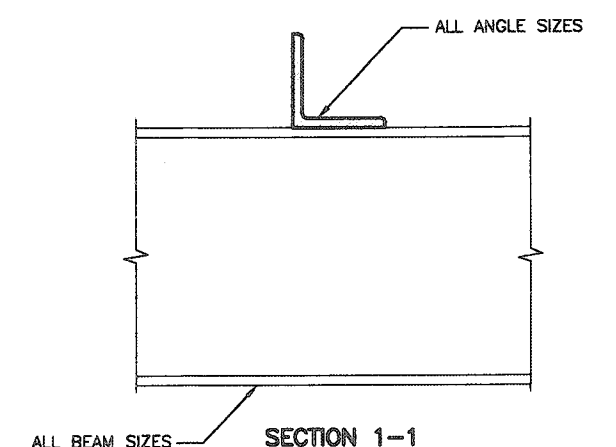


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

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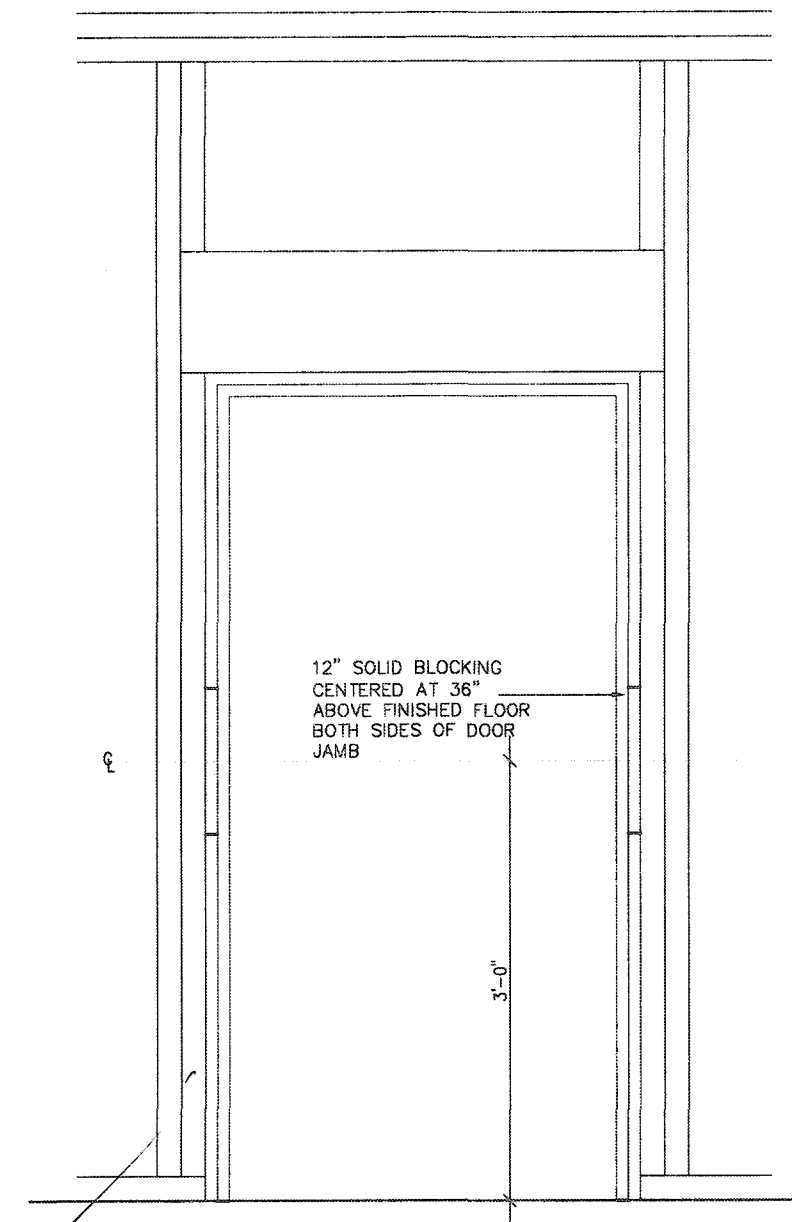
9.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.			qualification information
7.			Richard Vink 24488
6.			name
5.			signature
4.			BCIN
3.			registration information
2.			VA3 Design Inc. 42658
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 scaled.
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1	APR 13/20	GW	
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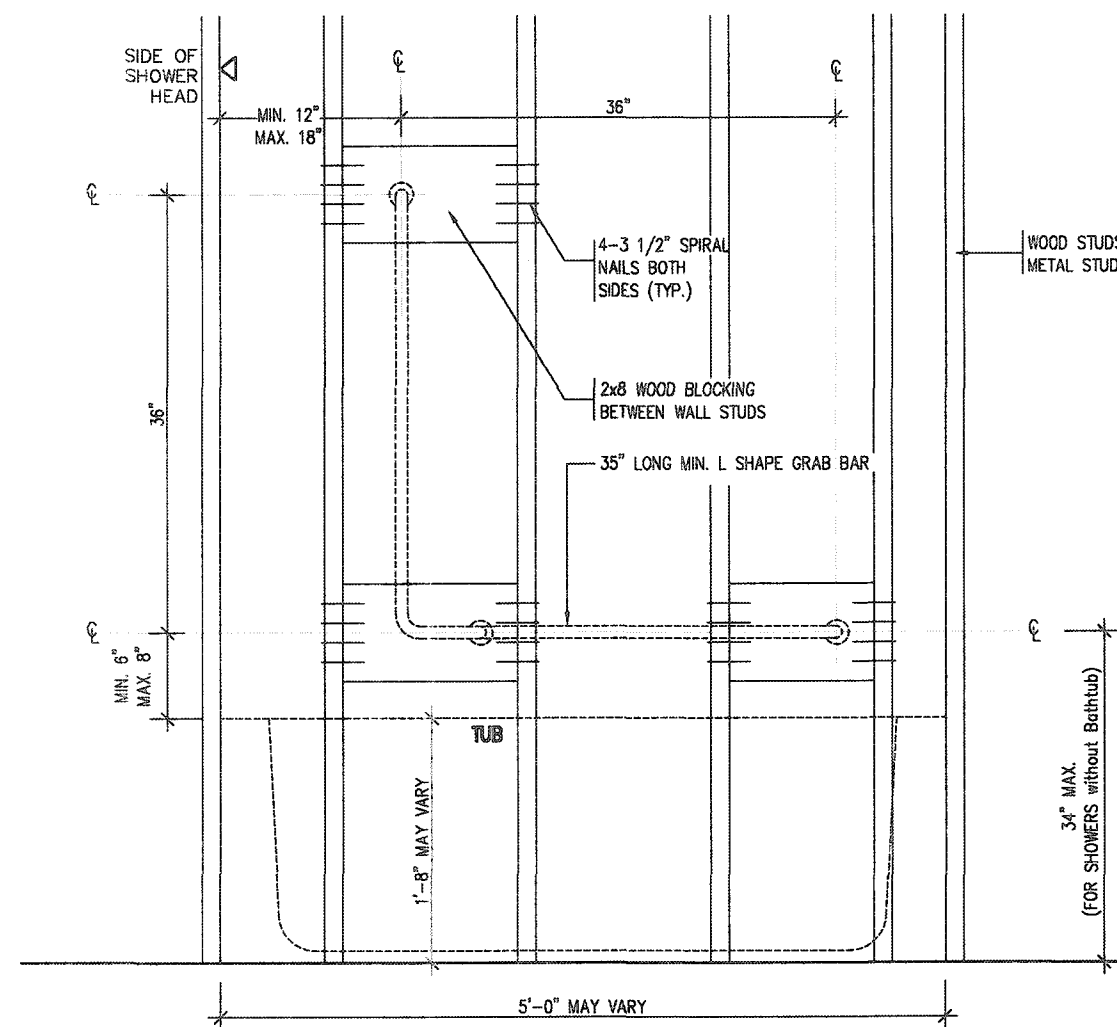
Greenpark
project name
RUSSELL GARDENS PH. 3
date
APRIL 2020
drawn by
GW
checked by

scale
Not to Scale

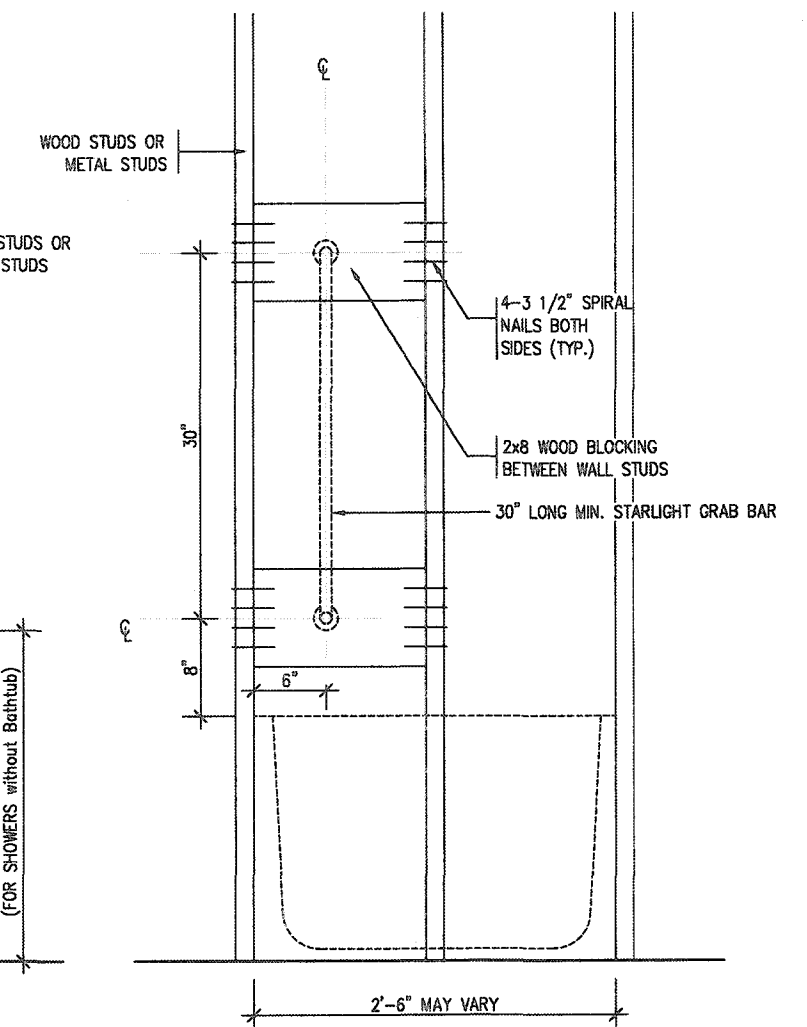
SINGLES
project no.
19014
municipality
WATERDOWN
STEEL BEAM CONNECTIONS
drawing no.
7



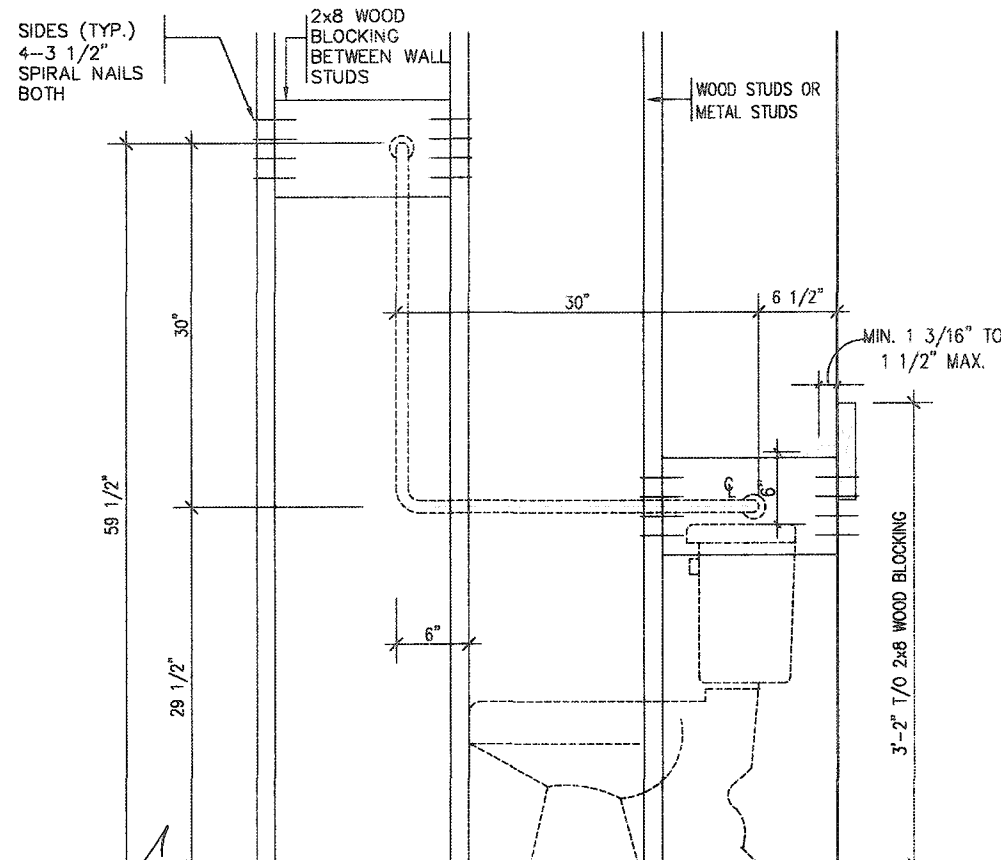
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

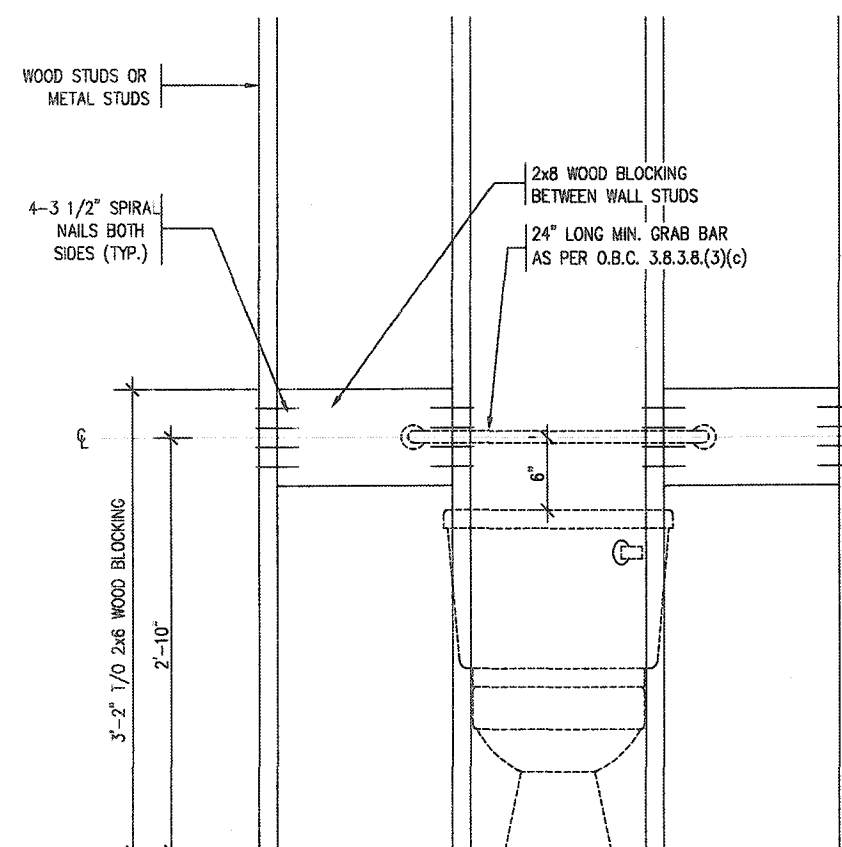


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)



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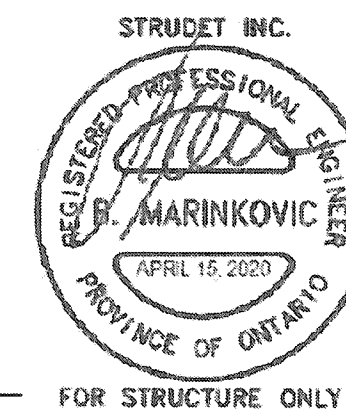
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qualification information

Richard Vink 24488 BCIN

name registration information

VA3 Design Inc. 42658

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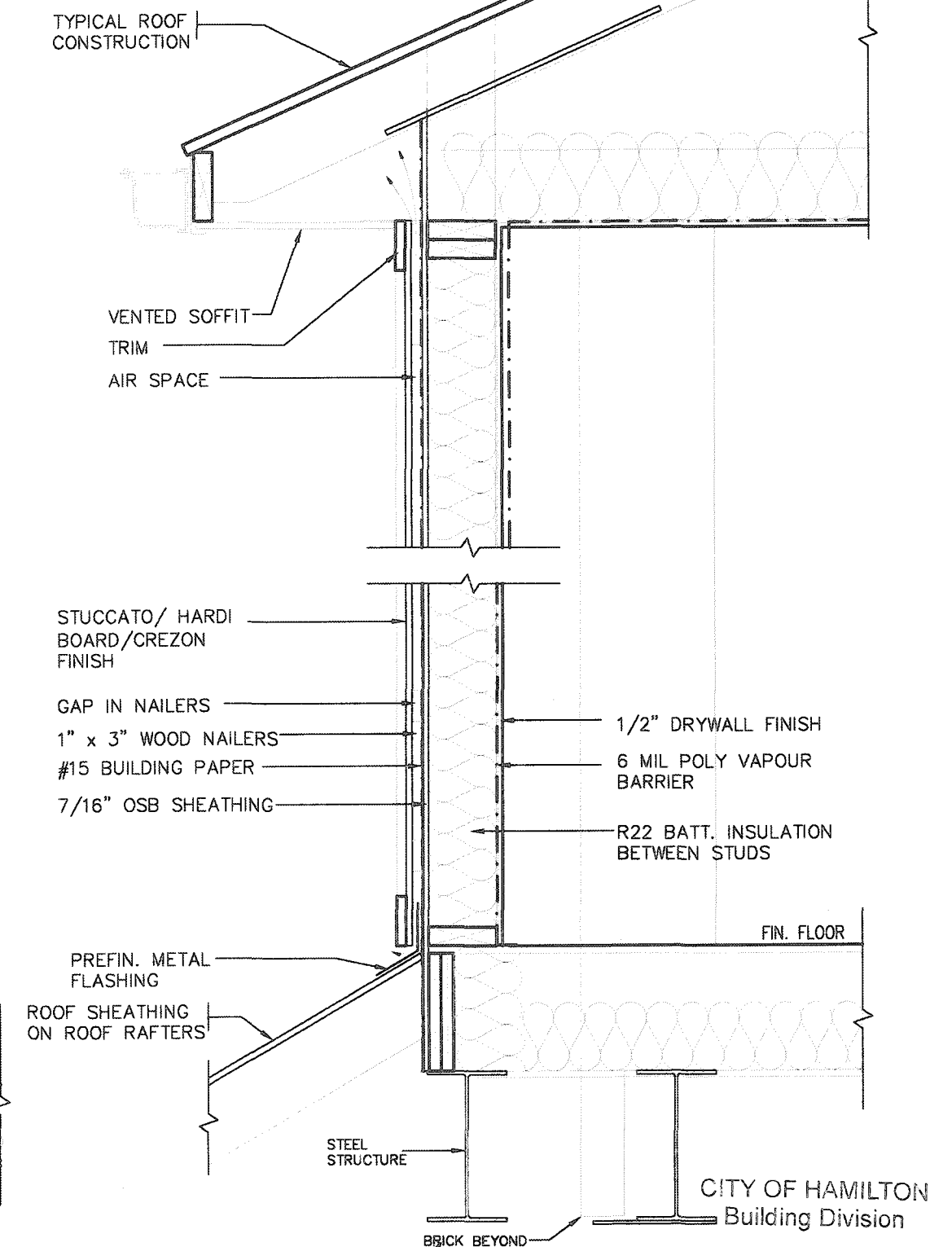
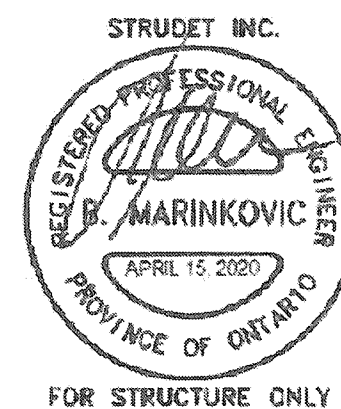
Greenpark		SINGLES	
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014	
date APRIL 2020	drawn by GW	checked by Not to Scale	title name STUD WALL REINFORCEMENT 19014-GP-STD_DETAILS_A1
			drawing no. 8



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CROSS SECTION

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8	-	-	qualification information	project name				municipality	project no.
7	-	-	Richard Vink <i>R Vink</i> 24488	RUSSELL GARDENS PH. 3				WATERDOWN	19014
6	-	-	name BCIN	date AUG 2020				STUCCATO/ HARDI BOARD FINISH	
5	-	-	registration information	drcm by GW				checked by -	this name 19014-GP-STD_DETAILS_A1
4	-	-	VA3 Design Inc. 42658	GW				Not To Scale	
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no	description	date	bu						

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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

Permit No. _____

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Building Division

TYPICAL RIGHT SIDE ELEVATION

TYPICAL BASEMENT PLAN

NOTES:

1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
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FOR CHIEF BUILDING OFFICER:

SLAB ON GRADE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

OCT 03 2020

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7						qualification information
6						Richard Vink
5						name
4						registration information
3						VA3 Design Inc.
2						signature
1	ISSUED FOR PERMIT.	APR 13/20	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 work. Drawings are not to be copied.
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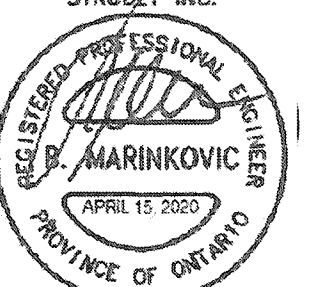
CONC. FOOTING C/W FORMED KEYWAY
ON NATURAL UNDISTURBED SOIL. FOR
FOOTING SIZES SEE ARCHITECTURAL
DRAWINGS.

WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

* SLAB ON GRADE DEFINITION:

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

STRIDET INC



FOR STRUCTURE ONLY

VA3
DESIGN

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



project name
RUSSELL GARDENS PH. 3

municipality
WATERDOWN

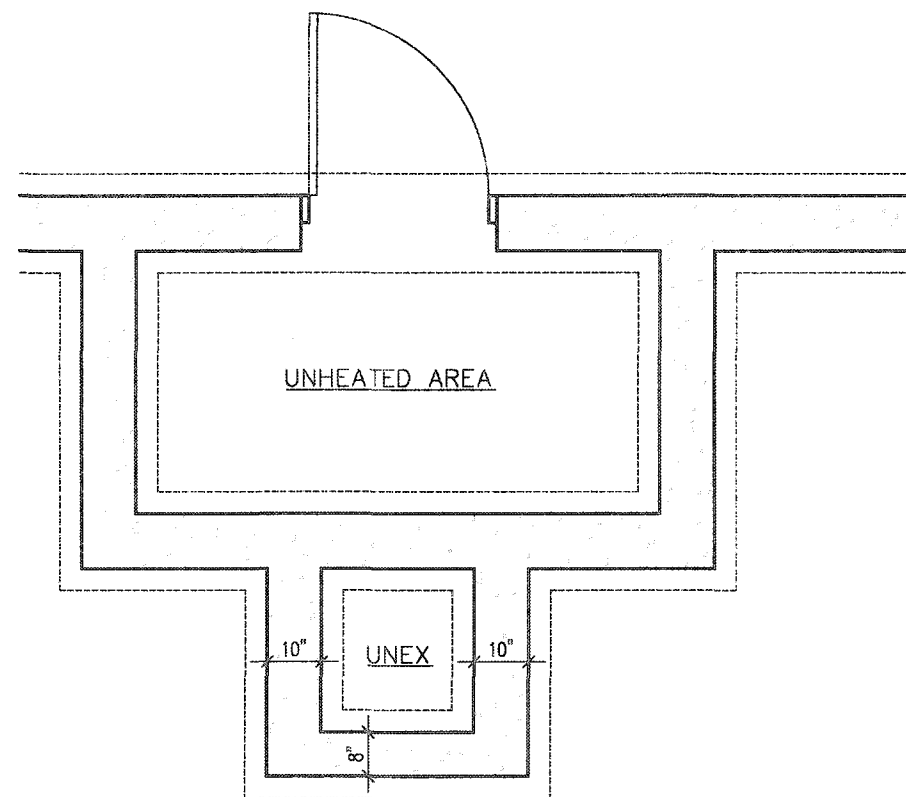
SLAB ON GRADE INSULATION

SINGLES

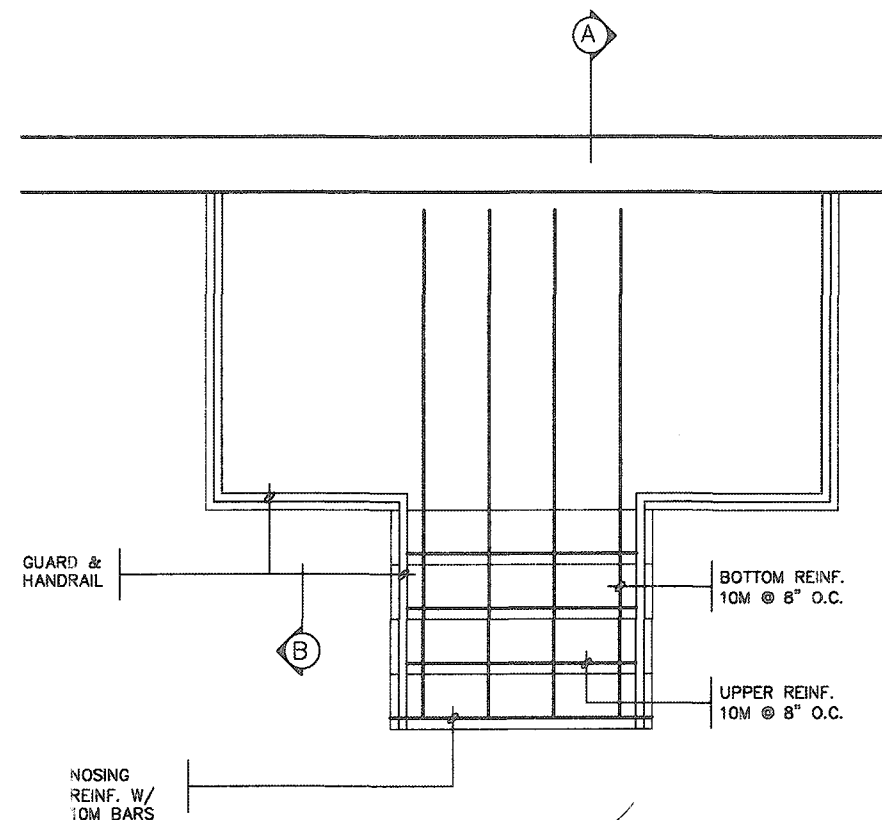
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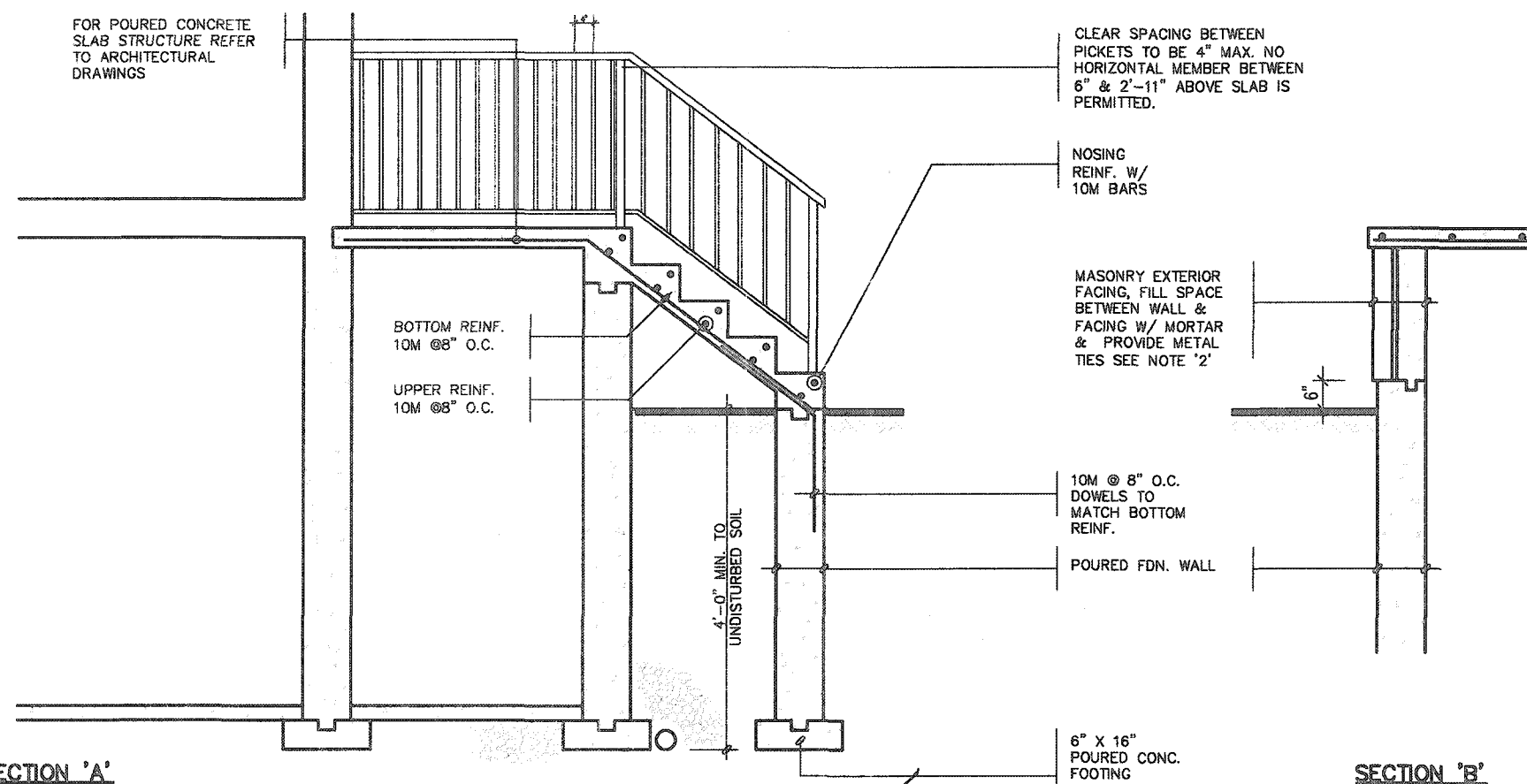
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FOUNDATION PLAN



GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 15 2020

REC 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

SDI Dec 15/20
CHIEF BUILDING DIVISION

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" -
38".

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

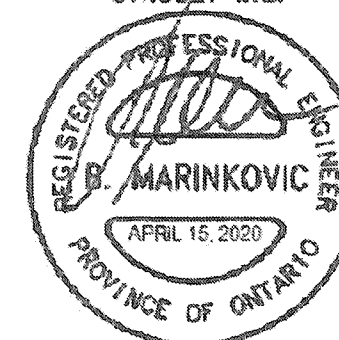
6. CONCRETE

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

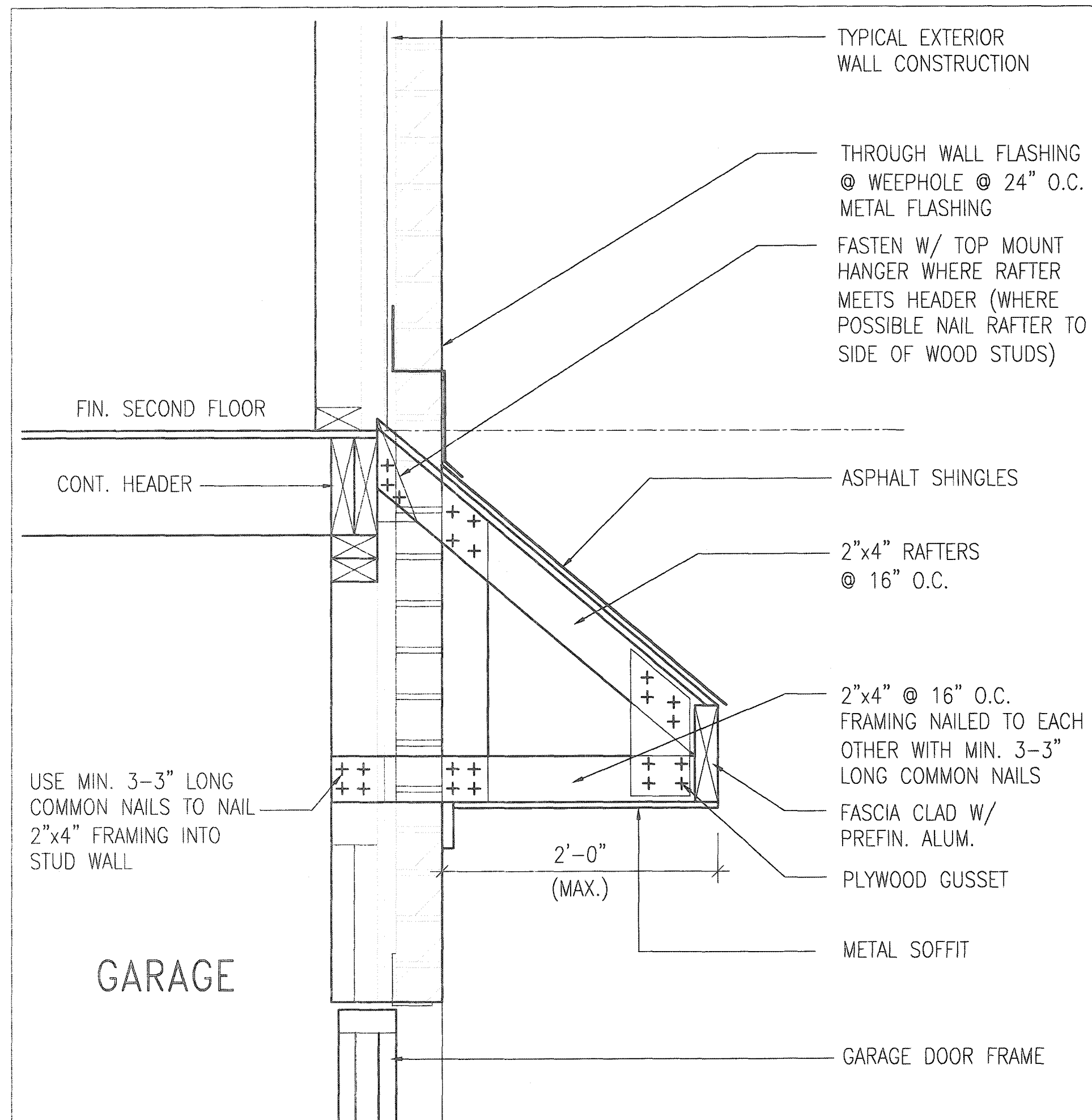
STRUDET INC.



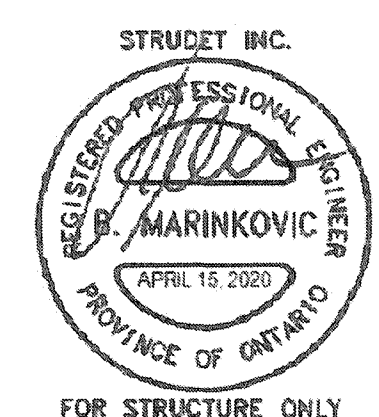
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B ROOF OVERHANG DETAIL OVER GARAGE

2012 CODE
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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
Planning & Development Department

OCT 06 2020

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

CITY OF HAMILTON
Building Division

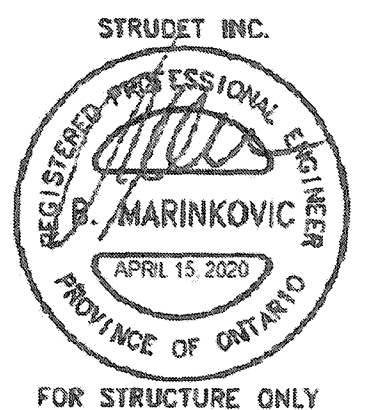
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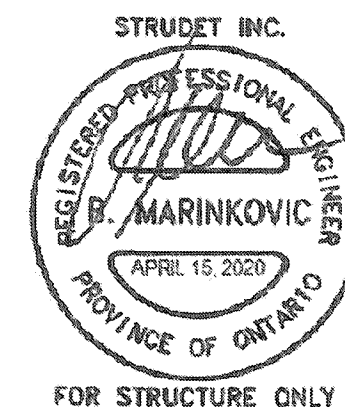
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 Greenpark TM		SINGLES -	
project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
date APRIL 2020		project no. 19014	
drawn by GW		drawing no. 14	
checked by -		title CANOPY ROOF AT GARAGE DETAIL	
scale Not to Scale		file name 19014-GP-STD_DETAILS_A1	