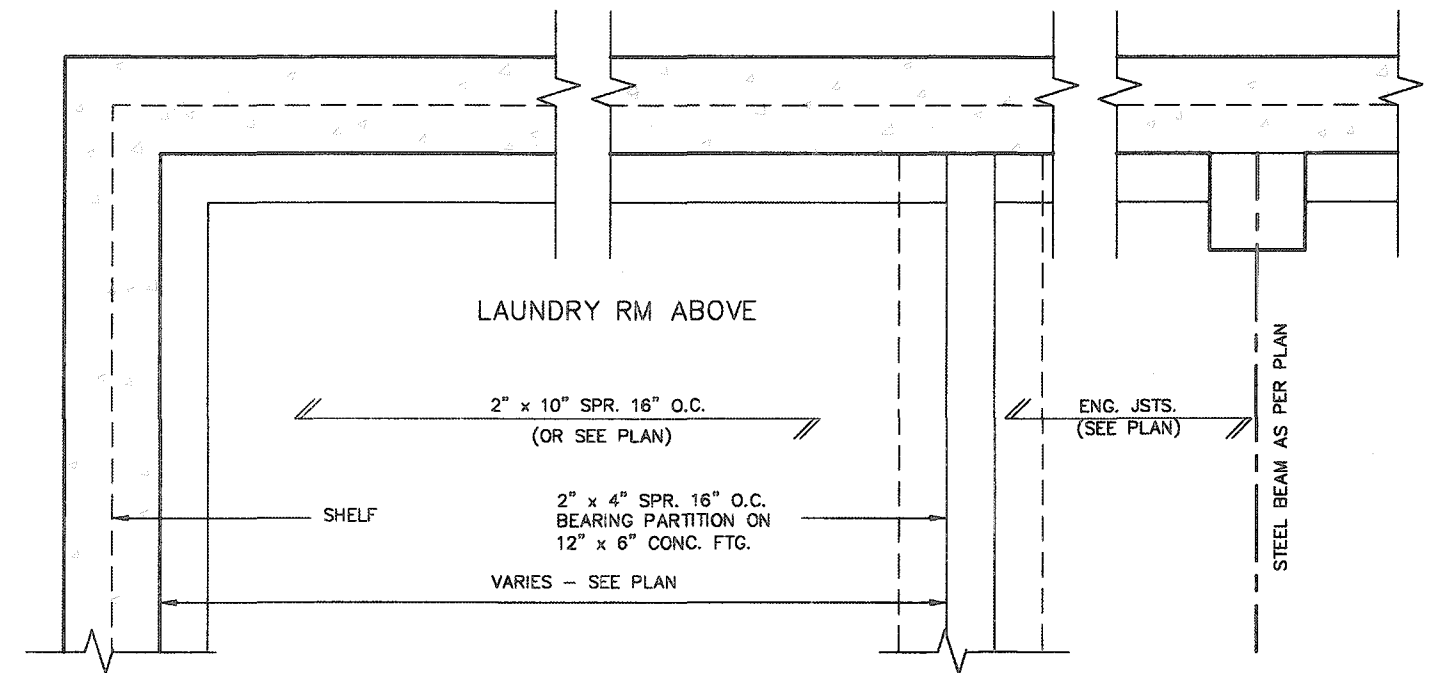
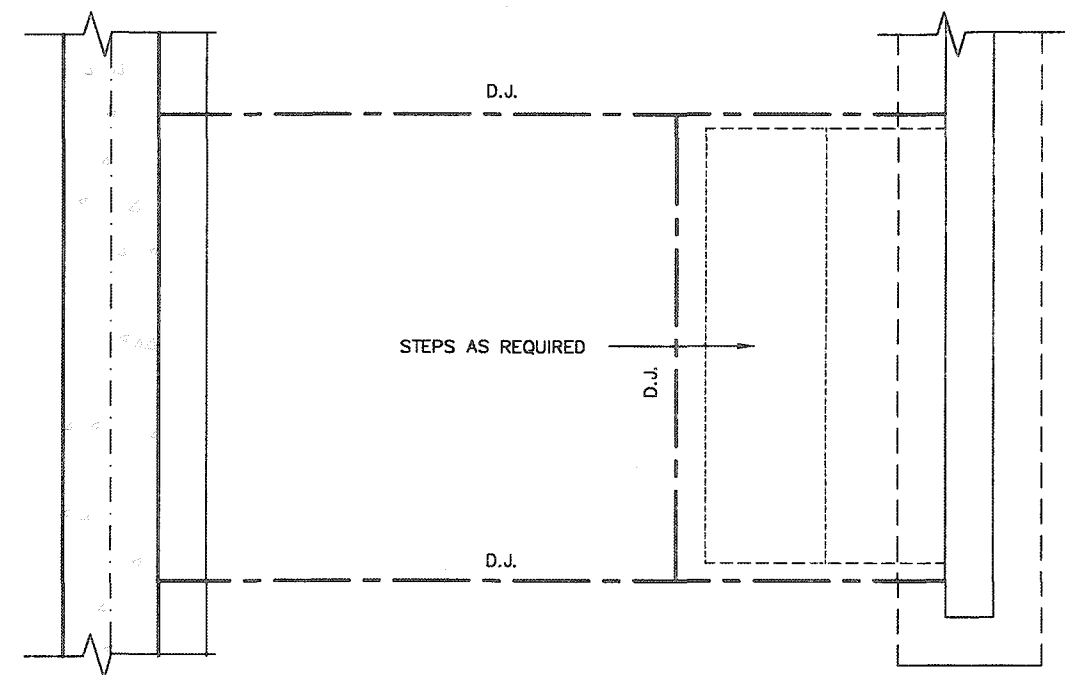




PARTIAL FOUNDATION PLAN



STRUDET INC.



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

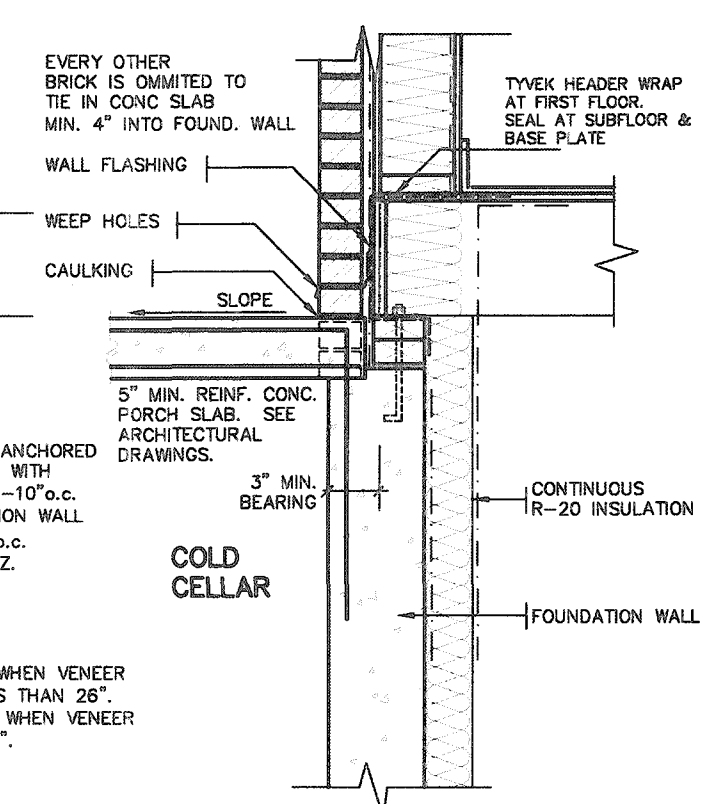
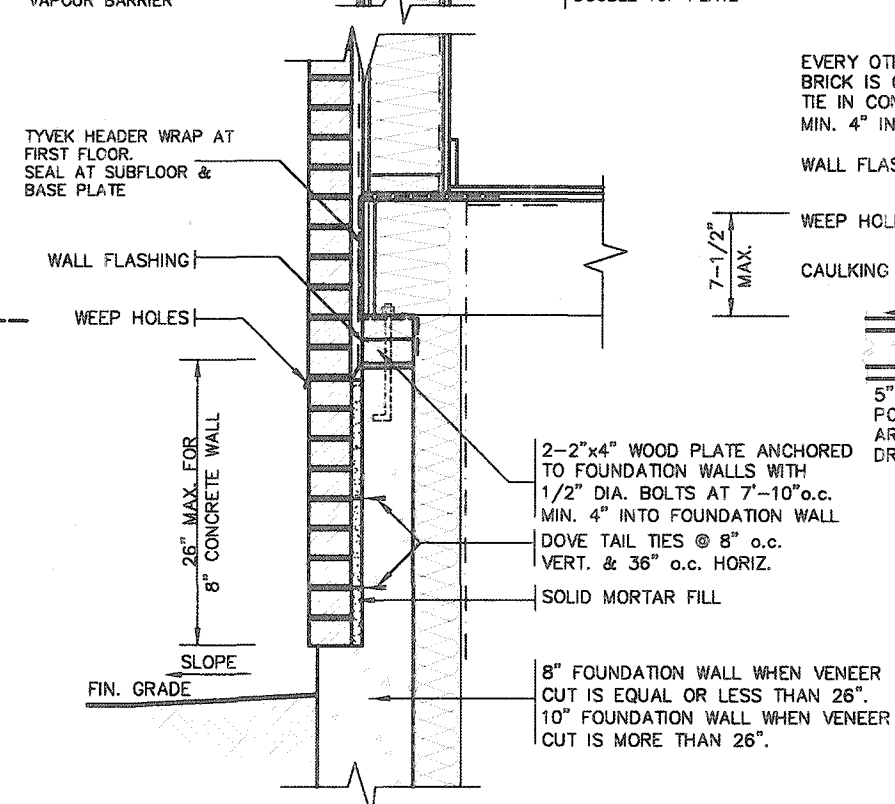
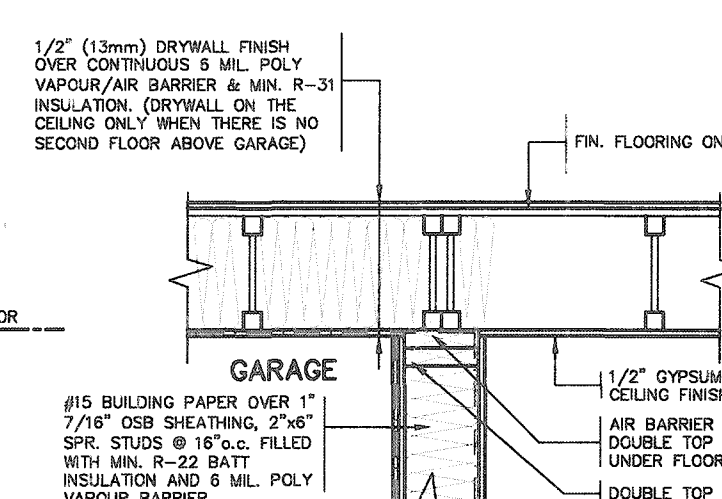
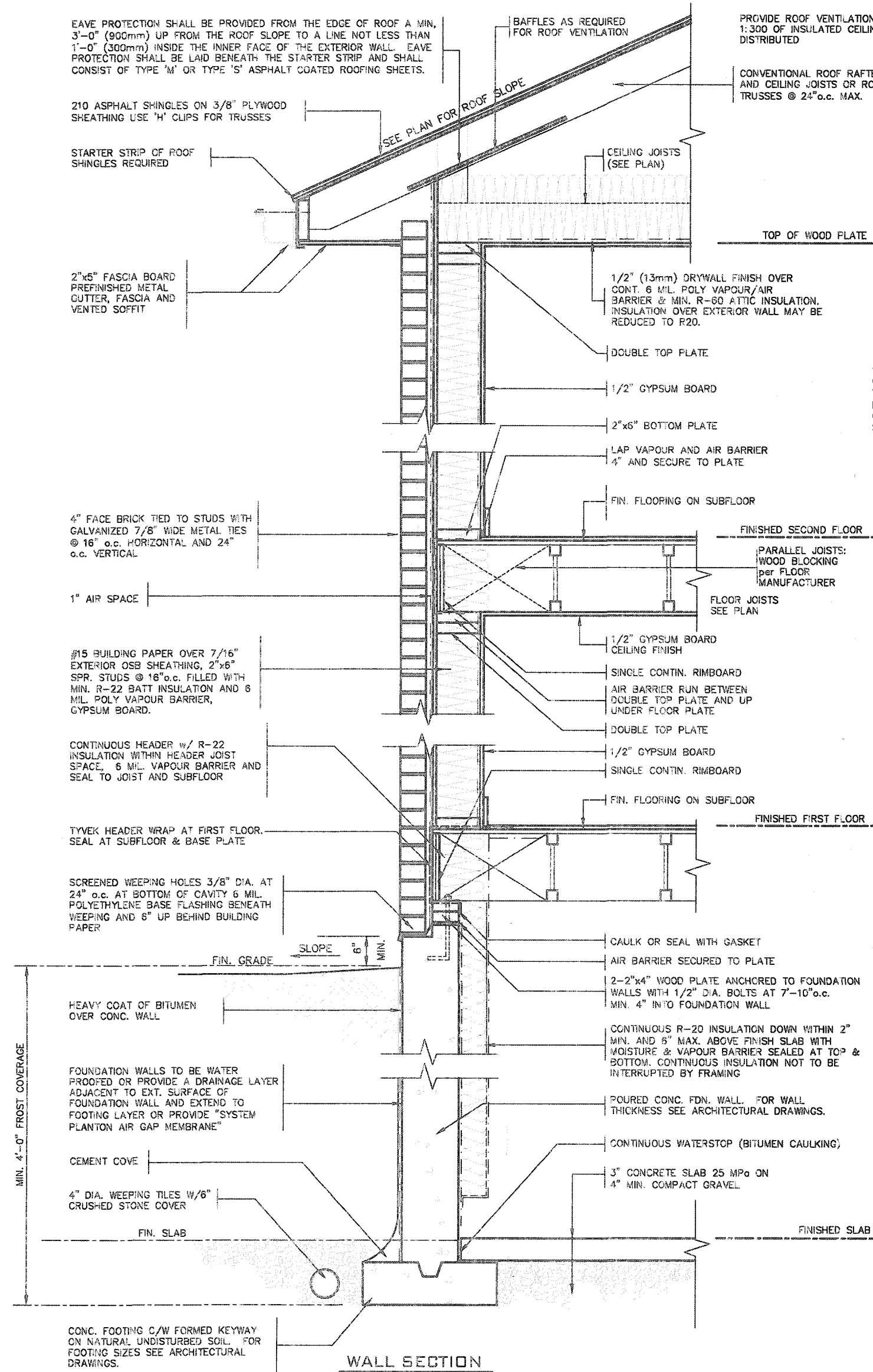
2012 CODE
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		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
9	-		
8	-		
7	-	qualification information	
6	-	Richard Vink	24488
5	-	name registration information	BON
4	-	VAS Design Inc.	42658
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.	
1	ISSUED FOR PERMIT.	APR 13/20 GW	
	drawing no.	date by	

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

		SINGLES
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
drawing title SUNKEN FLOOR DETAILS		drawing no. 2
date APRIL 2020	checked by GW	scale No Not To Scale
		revision 19014-GP-STD_DETAILS_A1

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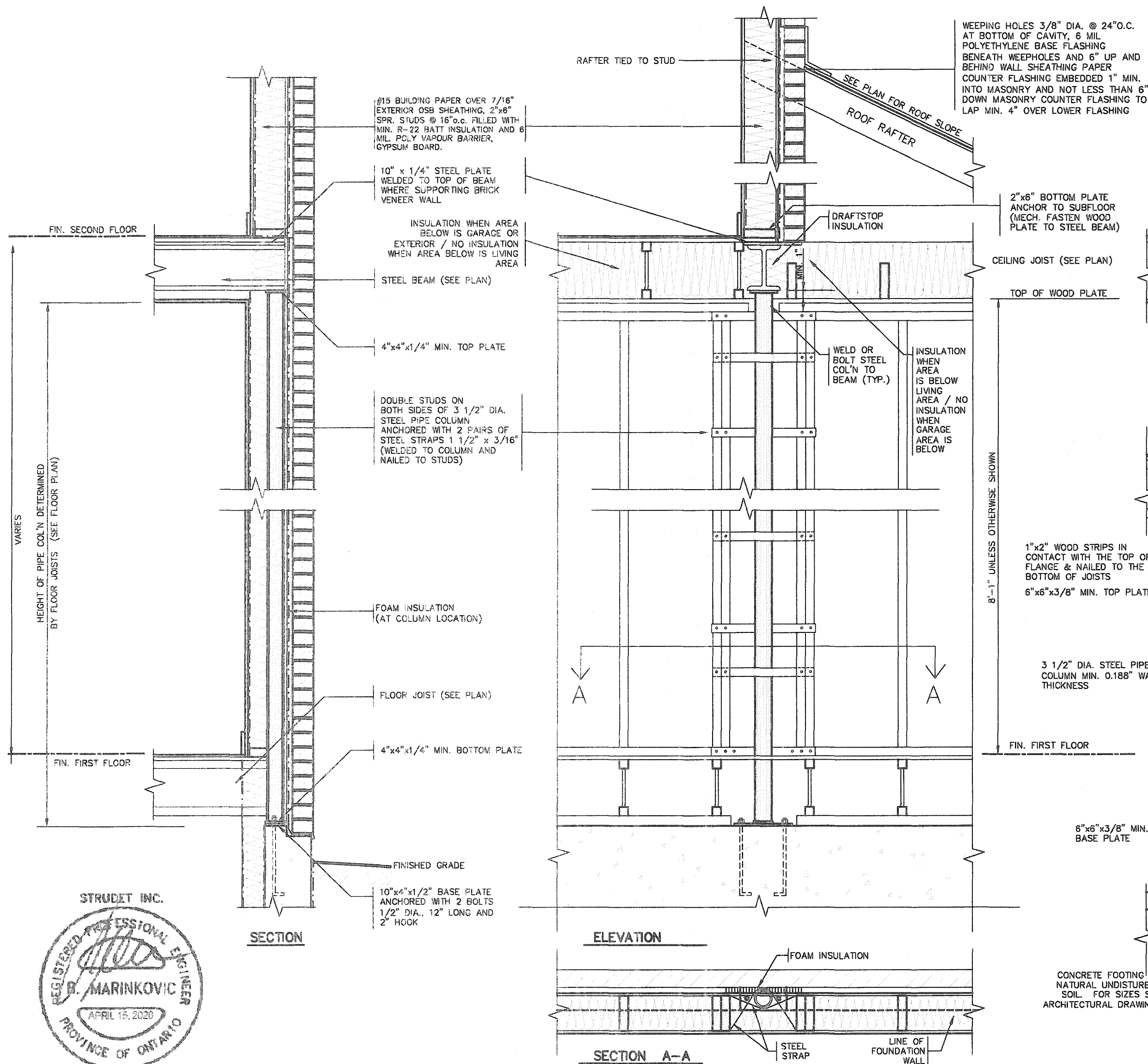
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8	-	-	-	qualification information					
7	-	-	-	Richard Vink					
6	-	-	-	name					
5	-	-	-	registration information					
4	-	-	-	VAS Design Inc.					
3	-	-	-						
2	-	-	-						
1	ISSUED FOR PERMIT.	APR 13/20	CW						
no.	description	date	by						

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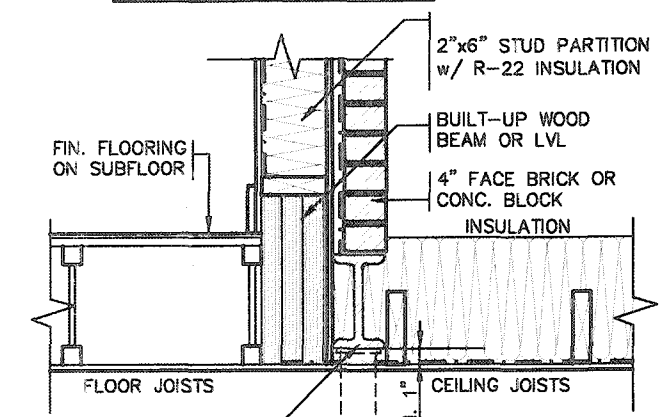
	Greenpark.		
project name	RUSSELL GARDENS PH. 3	municipality	WATERDOWN
project no.			19014
date	APRIL 2020		2"x6" BRICK VENEER SECTIONS
drawing no.			3
drawn by	CW	checked by	Not to Scale
file name			19014-GP-STD_DETAILS_A1
url	View Drawing: 19014-GP-STD_DETAILS_A1.dwg		

SINGLES
-

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SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



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9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description	APR 13/20 date GW 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 signature 24488 BCIN VA3 Design Inc. 42658 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	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 municipality WATERDOWN project no. 19014 drawing no. 4 SINGLES STEEL COLUMN DETAILS 19014-GP-STD_DETAILS_A1
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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. MAX. 9 1/4" MIN. 14" MAX.

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

2" x 12" STRINGER

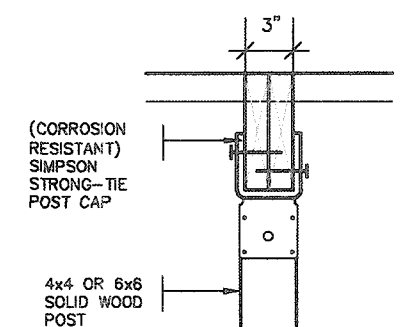
PRECAST CONCRETE SLAB

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

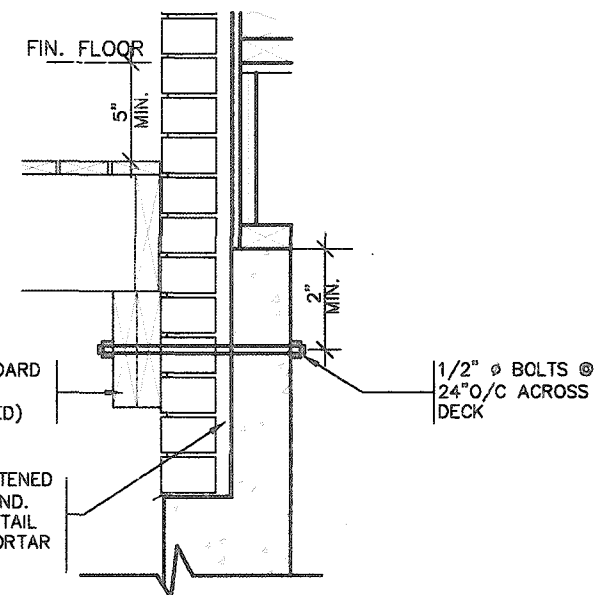
12" CONC. PIER

WOOD DECK SECTION WITH BRICK VENEER

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



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



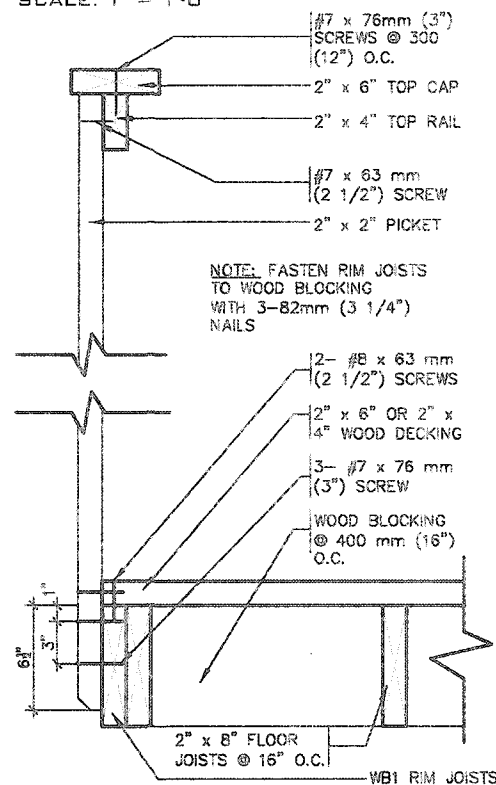
DETAIL 3 - STEEL ANGLE
SCALE: 1" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

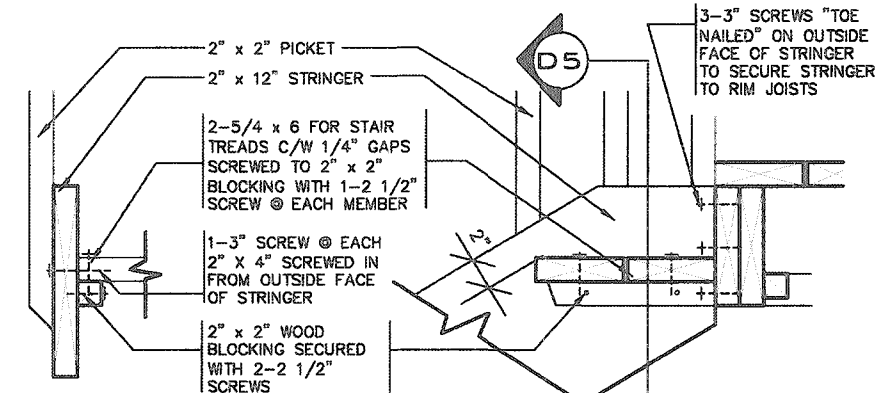
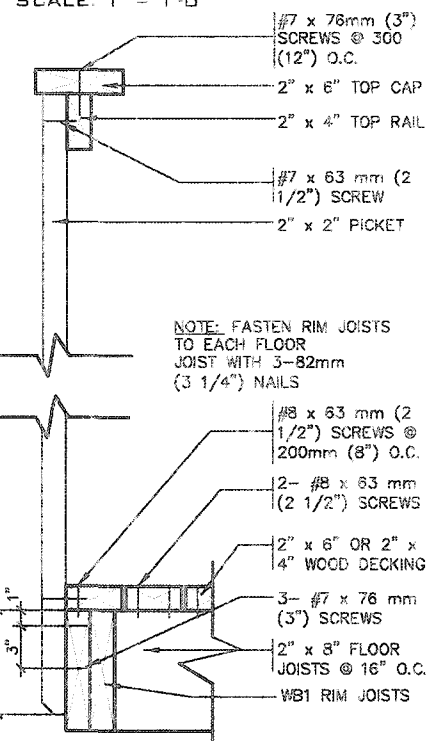
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"

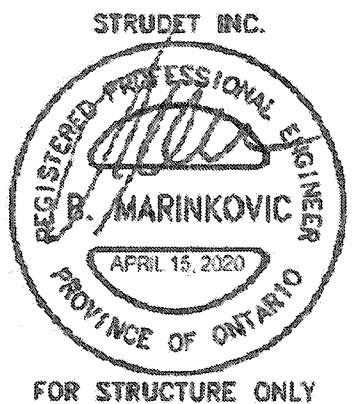


DETAIL 5 - SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

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

GENERAL NOTES

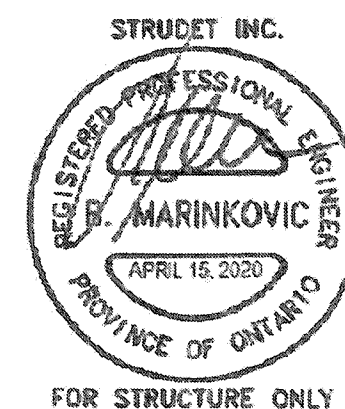
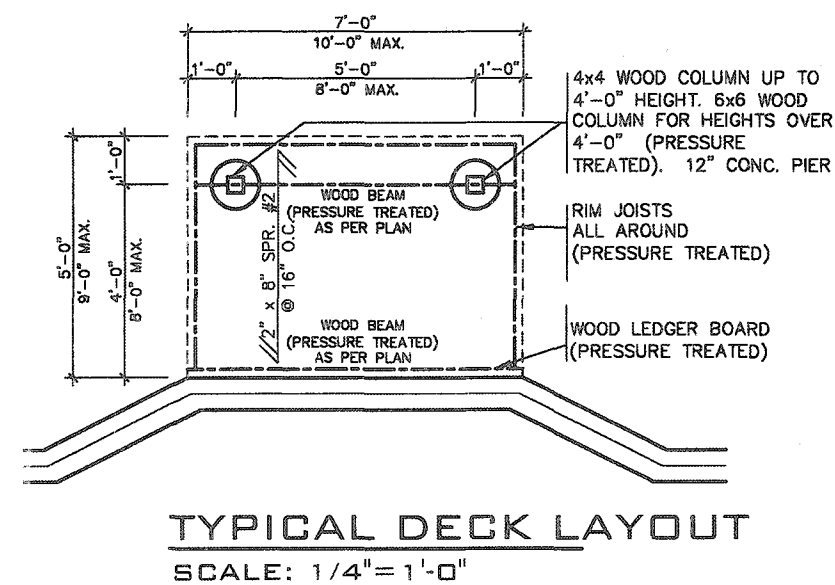
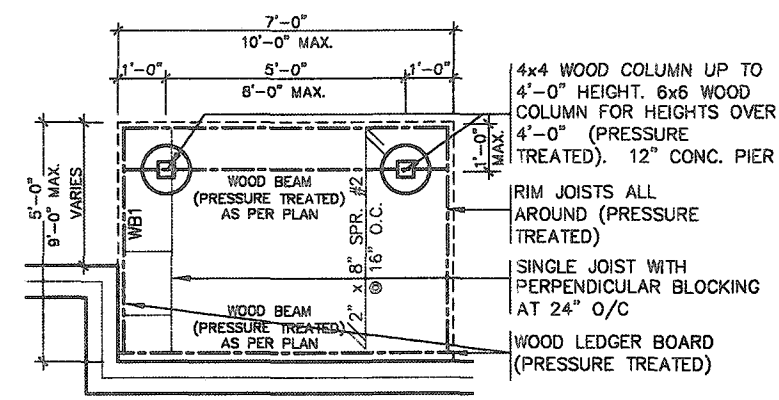
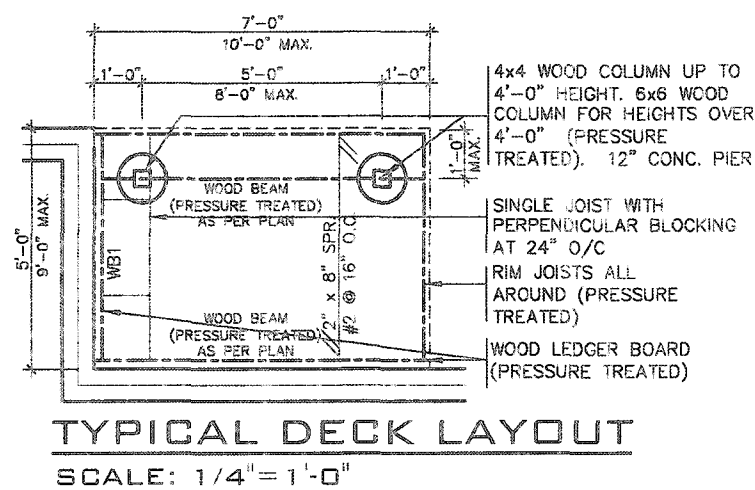
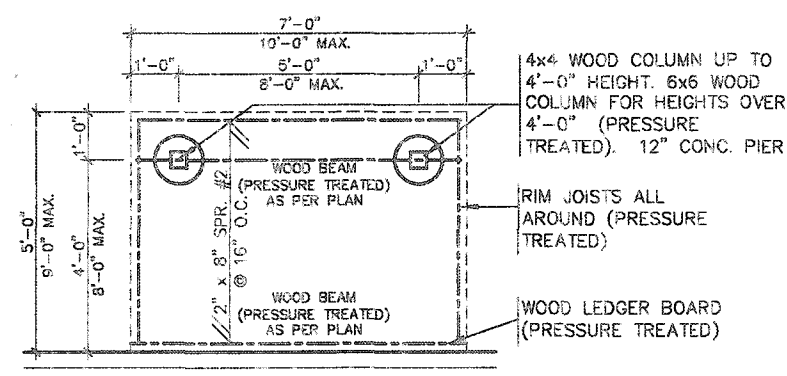
- BRICK TO HAVE COMPRESSIVE STRENGTH OG 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
- ALL NAILS AND 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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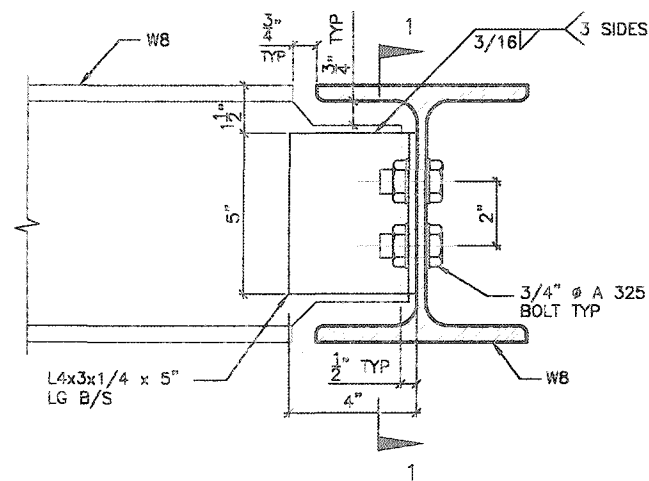
1. ISSUED FOR PERMIT. 2. DATE: APR 13/20 3. BY: GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Signature: <i>R. Vink</i> Name: Richard Vink Registration Information: 24488 BCN 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 copied.	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 location: WATERDOWN date: APRIL 2020 drawn by: GW checked by: As Shown scale: As Shown	SINGLES project no. 19014 drawing no. 5 WOOD DECK DETAILS 19014-GP-STD_DETAILS_A1
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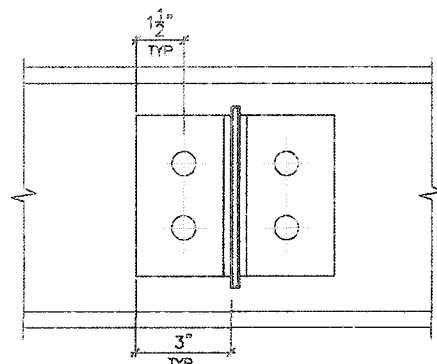
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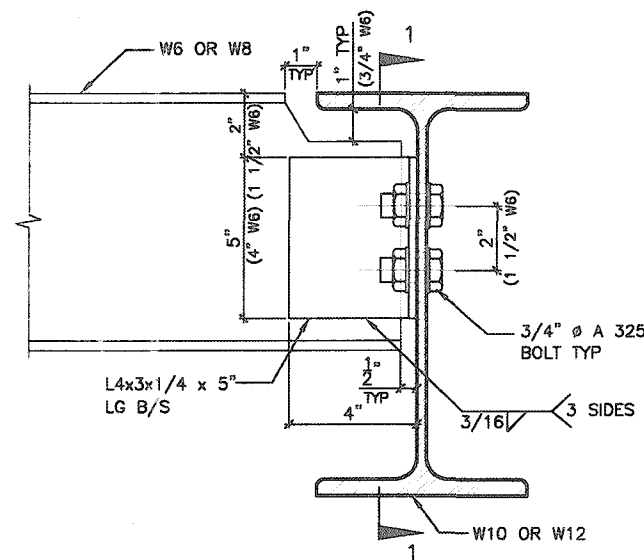


DETAIL 1.

W8
TO
W8
CONNECTION

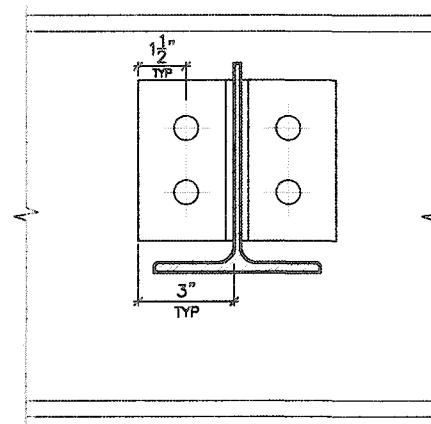


SECTION 1-1

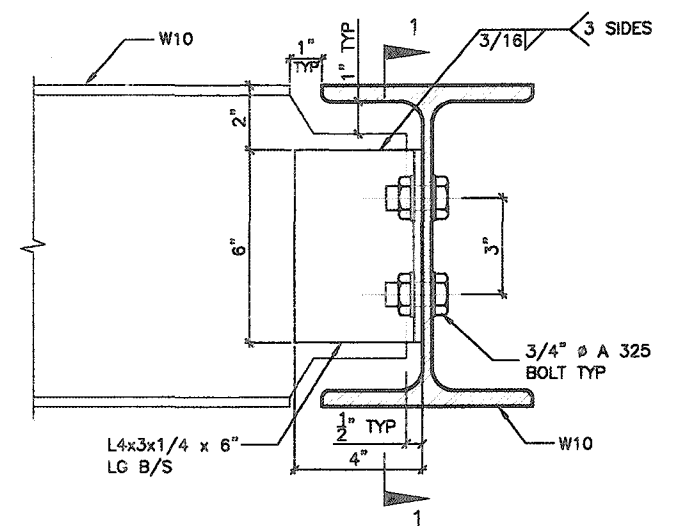


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

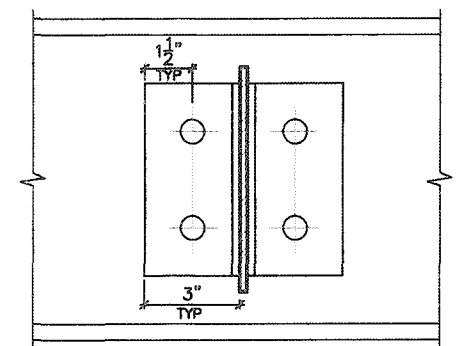


SECTION 1-1

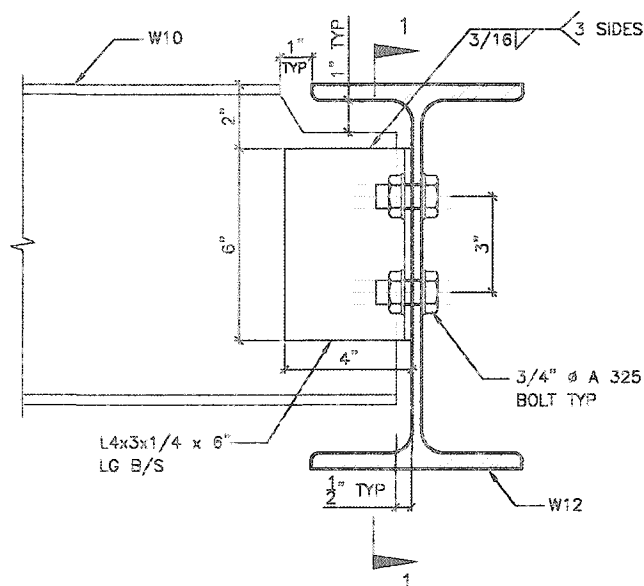


DETAIL 3.

W10
TO
W10
CONNECTION

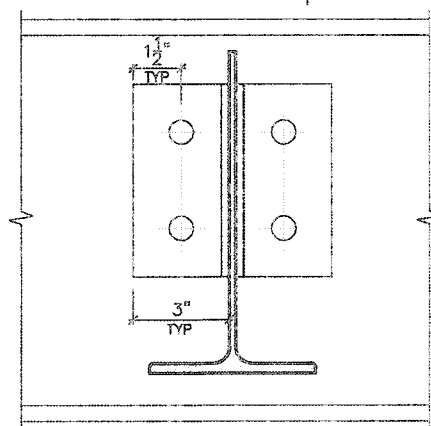


SECTION 1-1

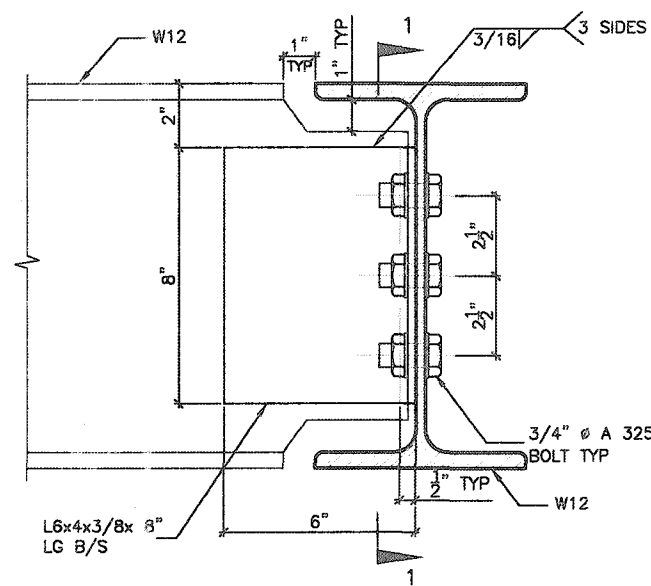


DETAIL 4.

W10
TO
W12
CONNECTION

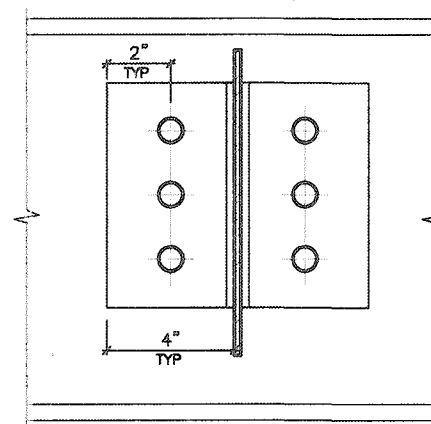


SECTION 1-1

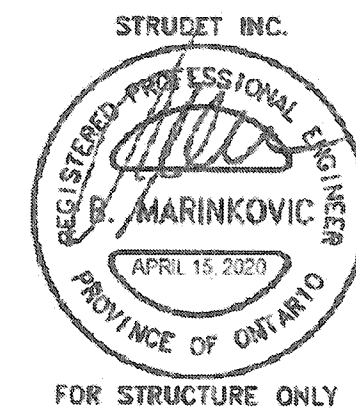


DETAIL 5.

W12
TO
W12
CONNECTION

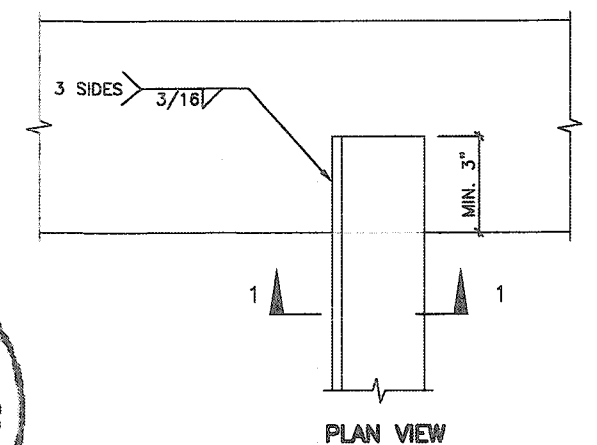


SECTION 1-1

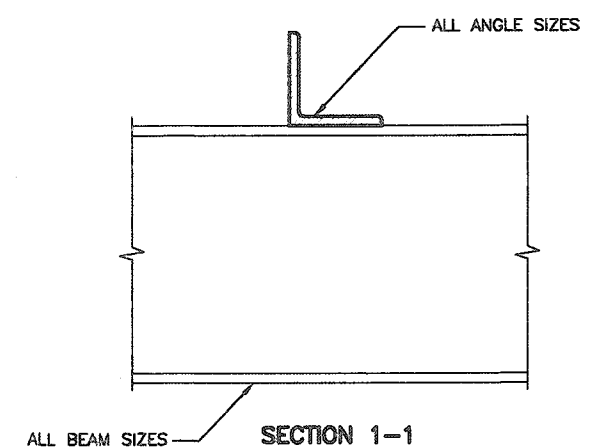


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

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9					
8					
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6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.	APR 13/20	GW		
	no. description	date	by		

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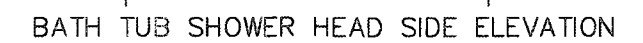
qualification information
Richard Vink 24488
signature
name
registration information
VAS Design Inc. 42658

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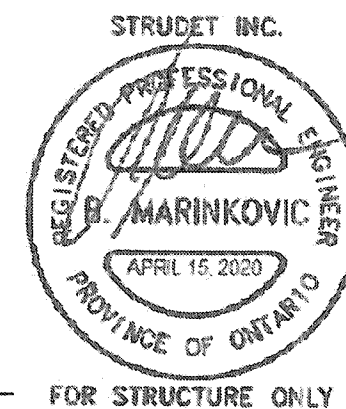
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

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

SINGLES
made/pully
WATERDOWN
project no.
19014
drawing no.
7



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY

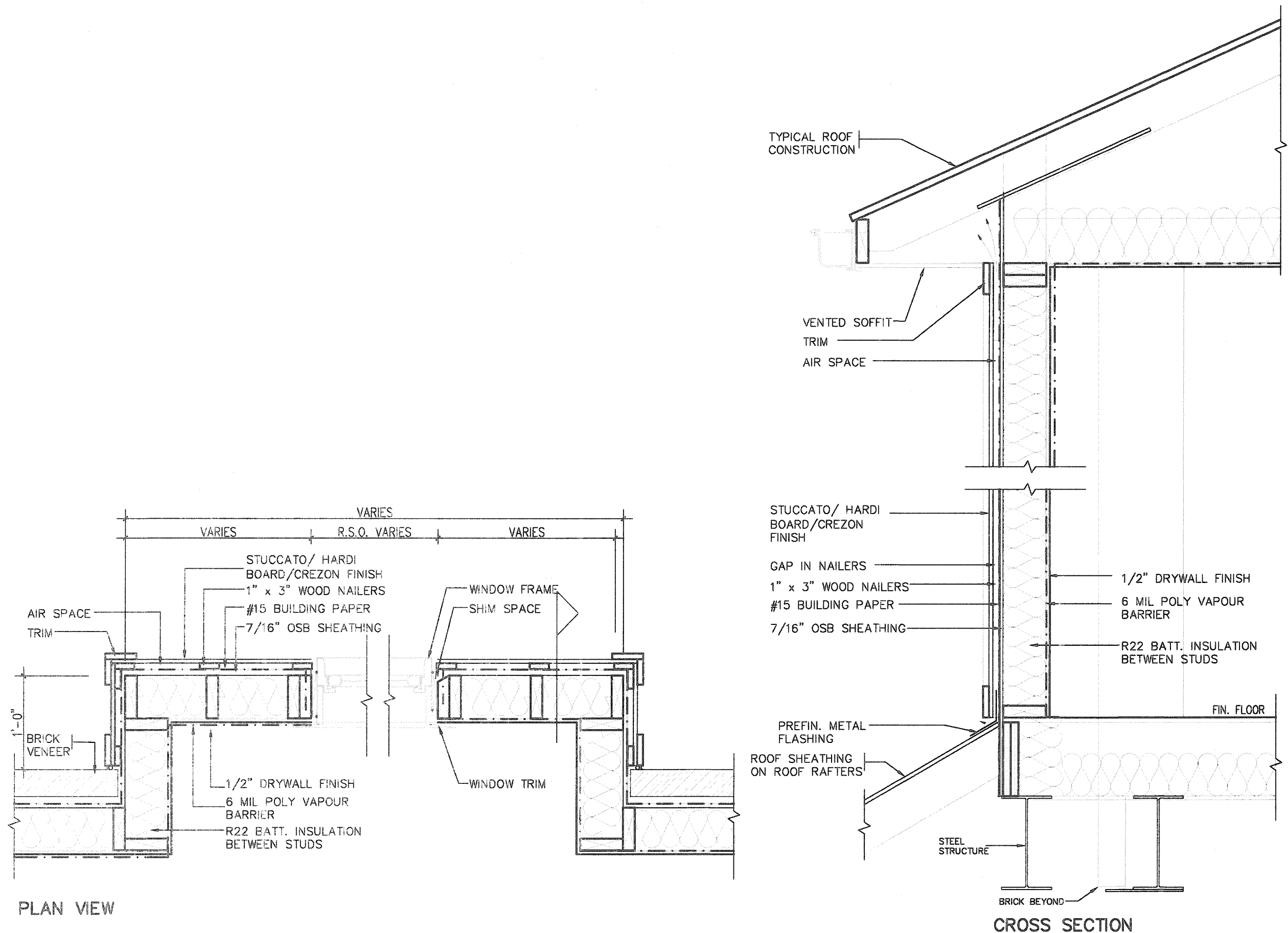


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2012 CODE COMPLIANCE PACKAGE

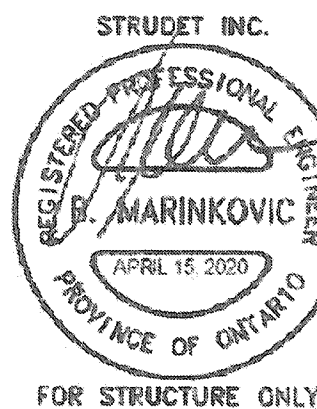
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PLAN VIEW

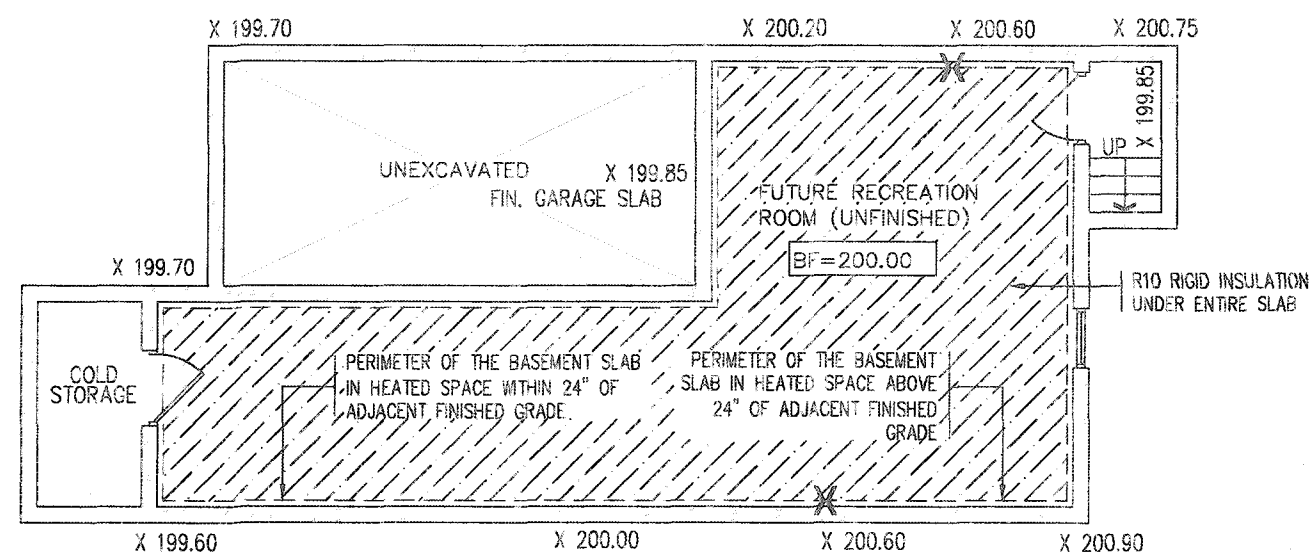
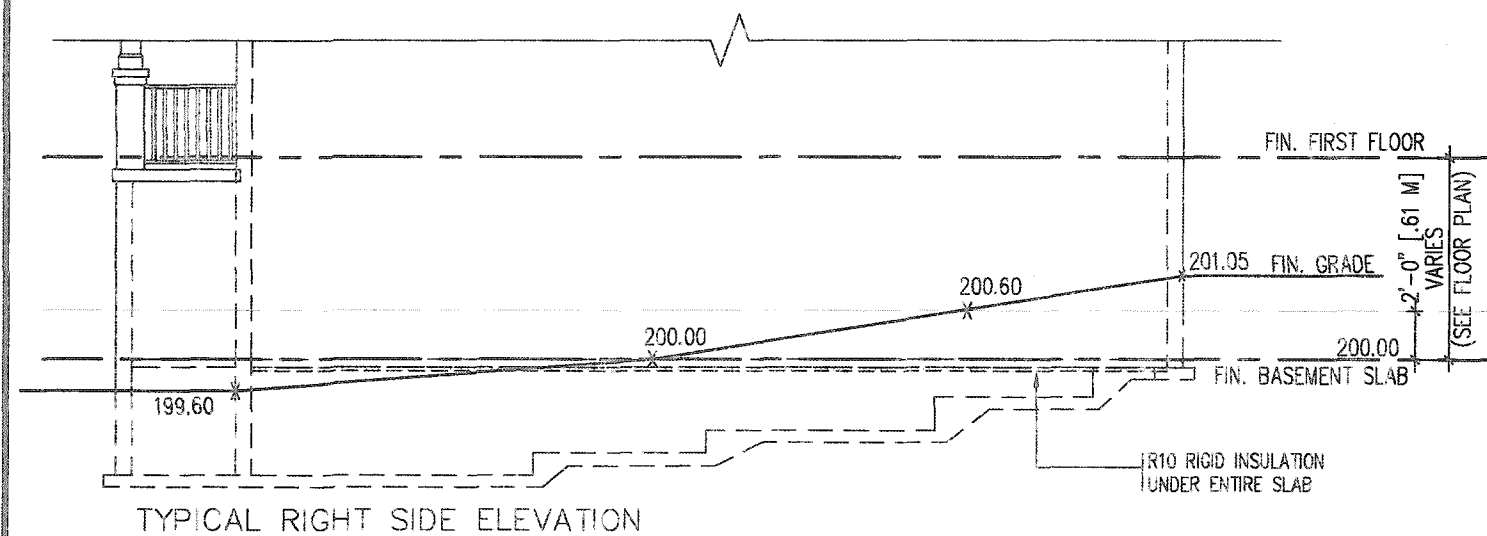
STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



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COMPLIANCE PACKAGE A1

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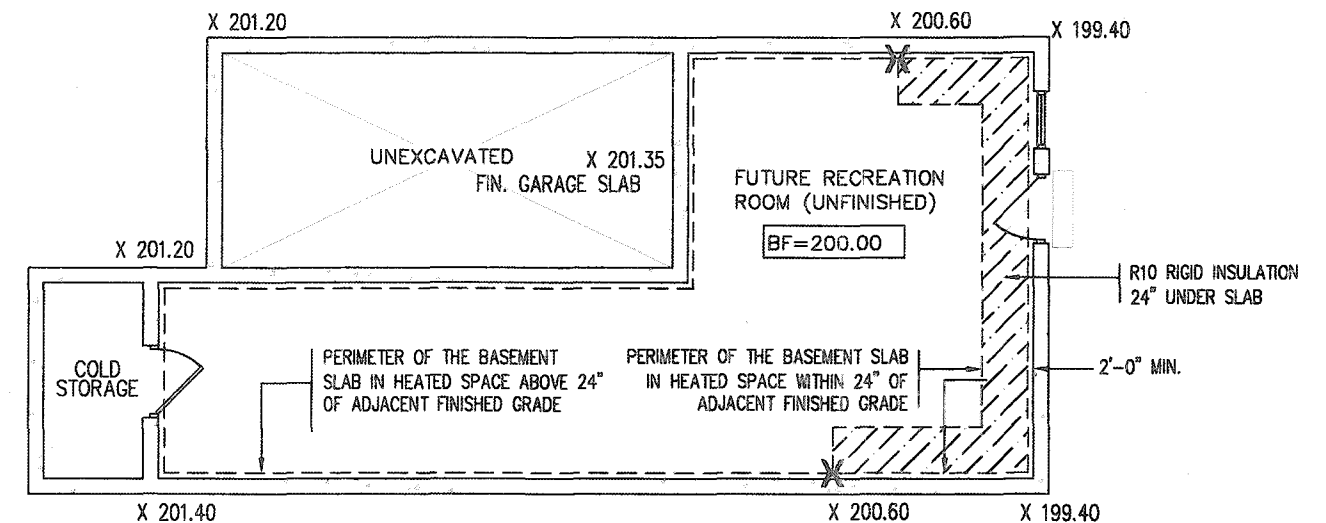
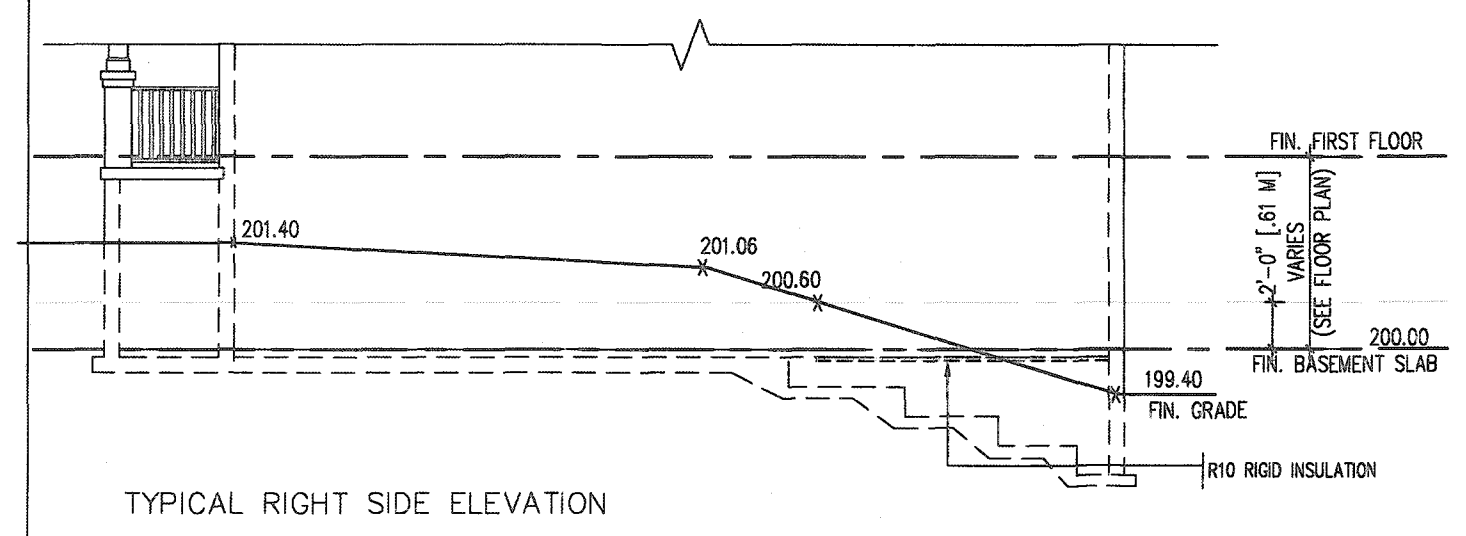
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TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

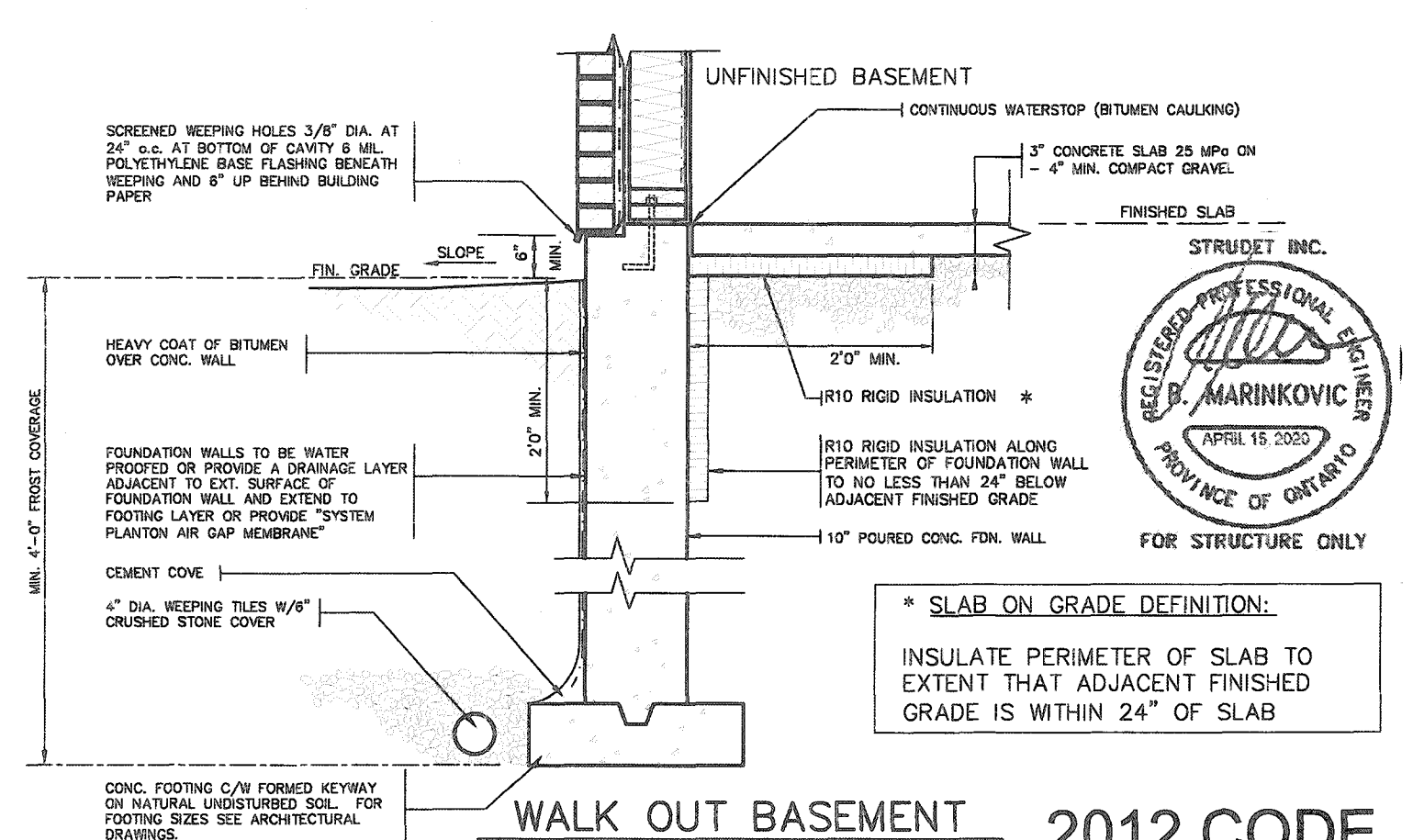
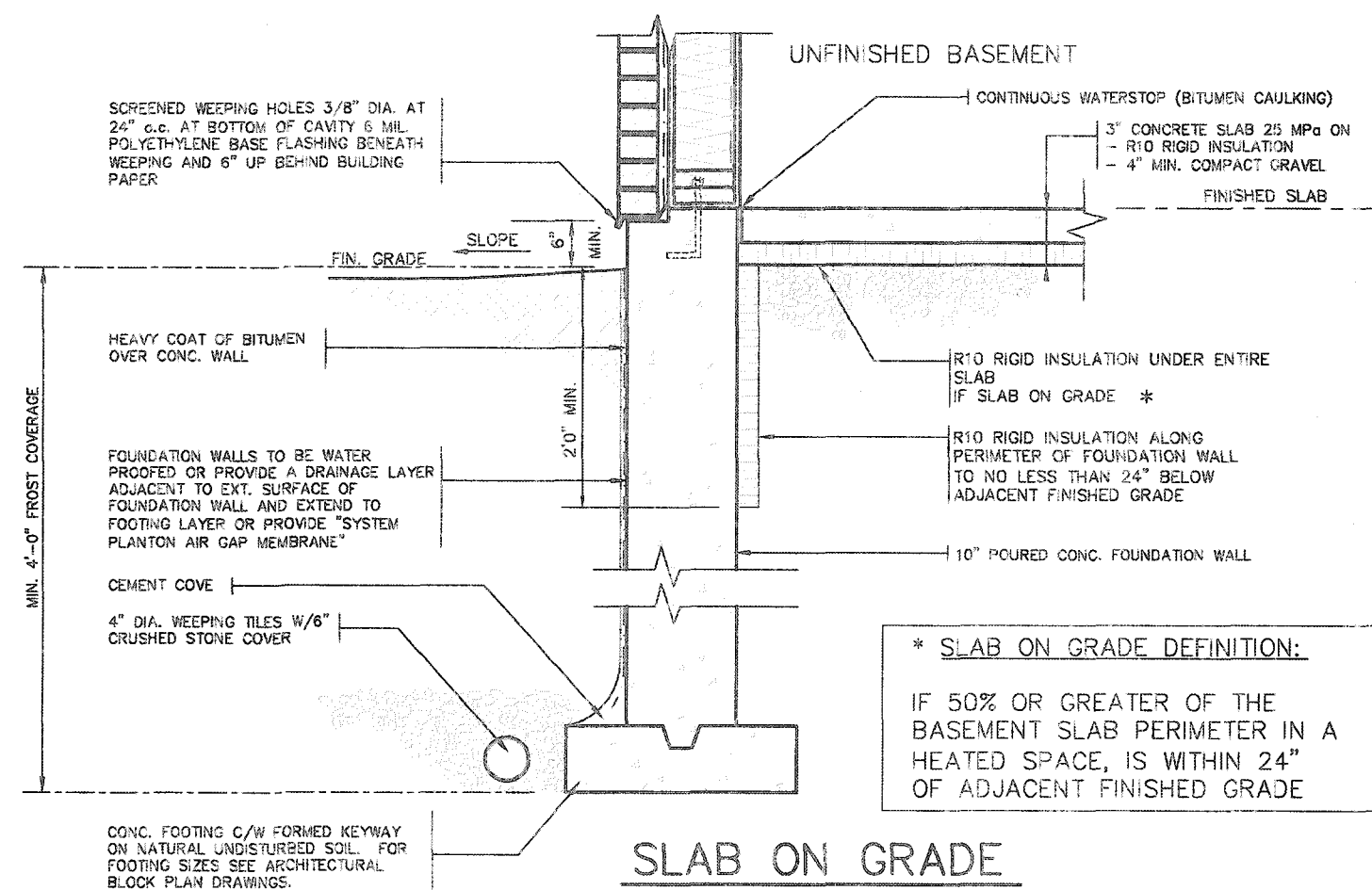
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

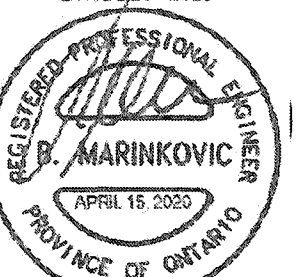
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR
ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN
FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



* SLAB ON GRADE DEFINITION:

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

STRUDET INC.



FOR STRUCTURE ONLY

WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

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	not description	date	

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	<i>R. Vink</i>	244
name	signature		
registration information	VAS Design Inc.		428
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.			

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark.		
project name	RUSSELL GARDENS PH. 3	municipality WATERDOWN
date APRIL 2020		SLAB ON GRA
drawn by	checked by	scale
GW	-	Not To Scale
		1901

SINGLES

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project no.
19014

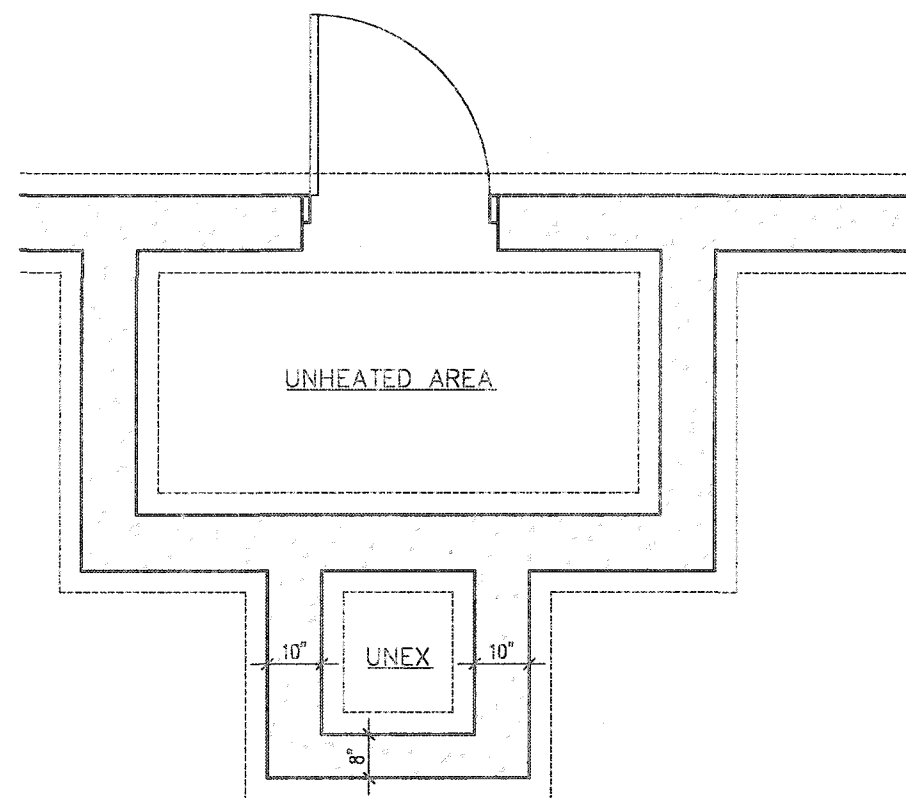
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SULATION

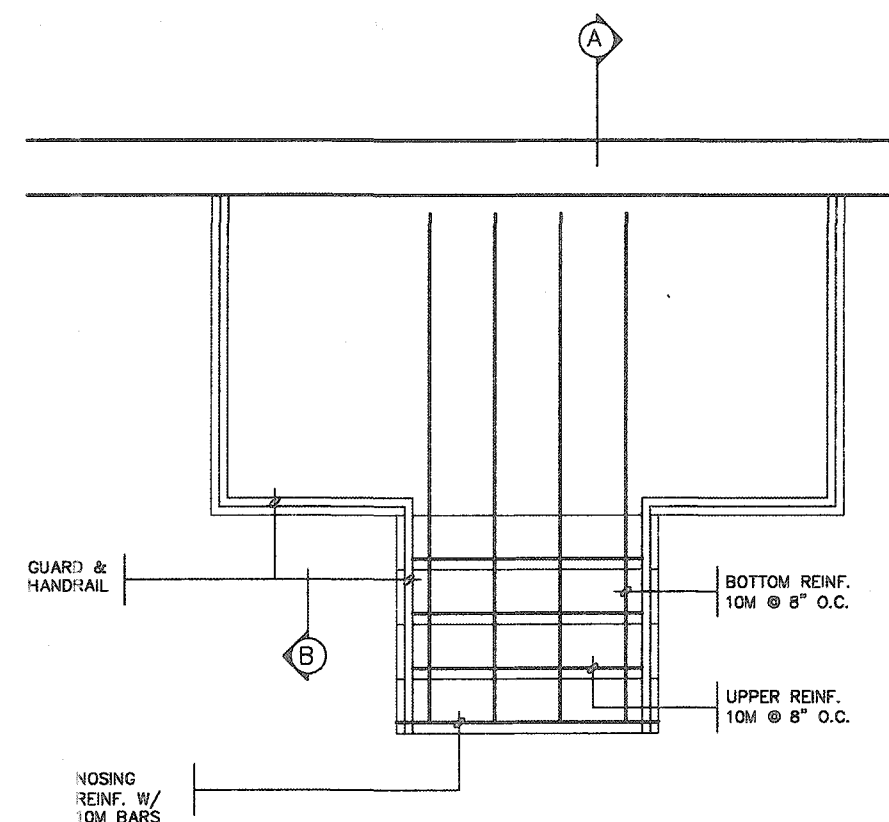
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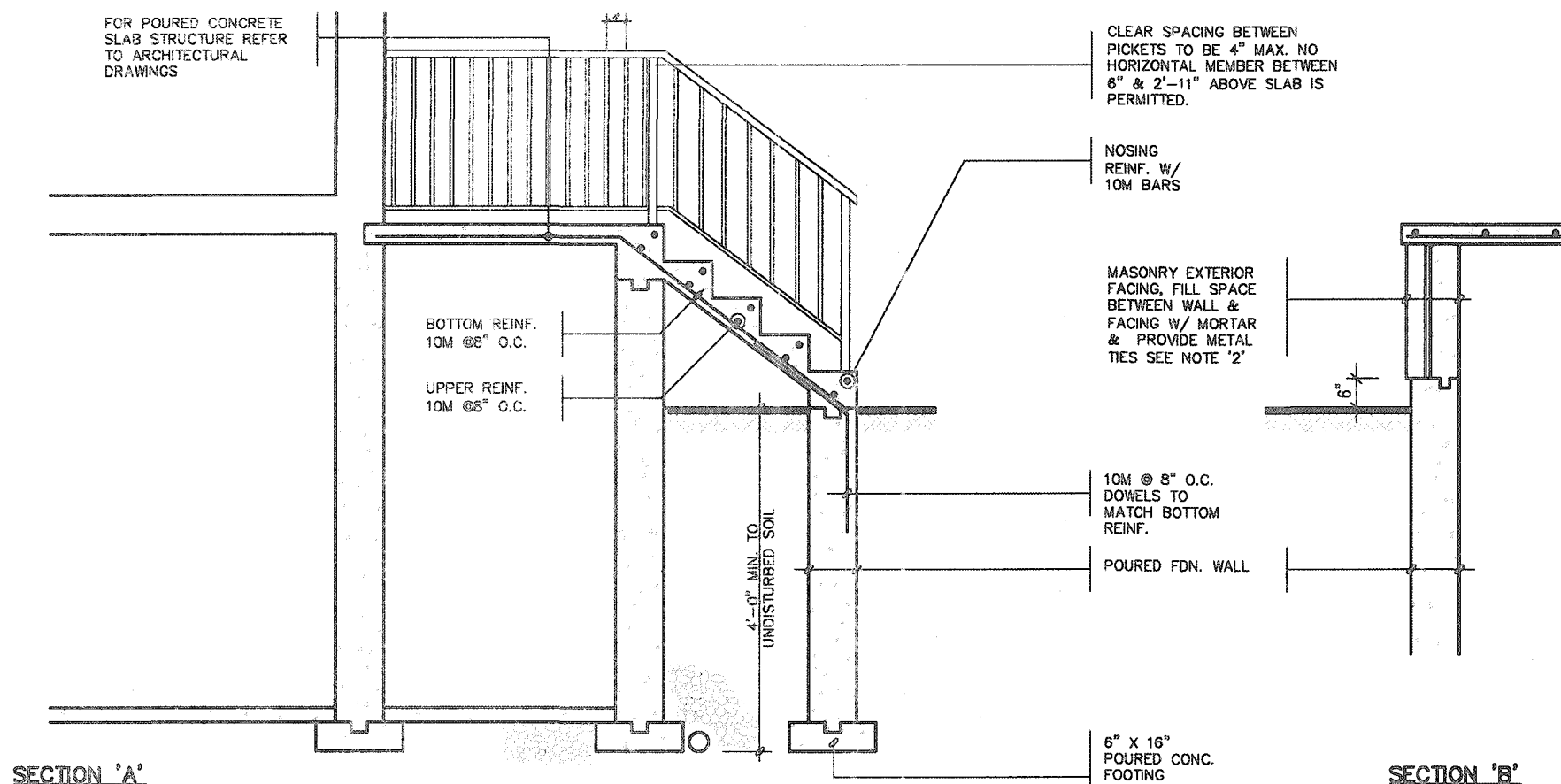
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FOUNDATION PLAN



GROUND FLOOR PLAN



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" - 38".

5. FOUNDATION WALLS

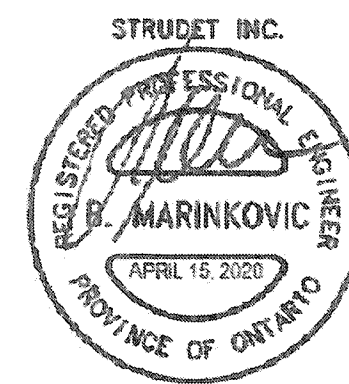
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH

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

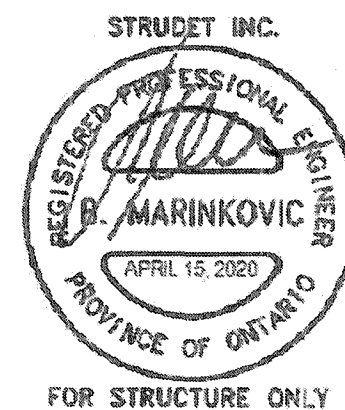
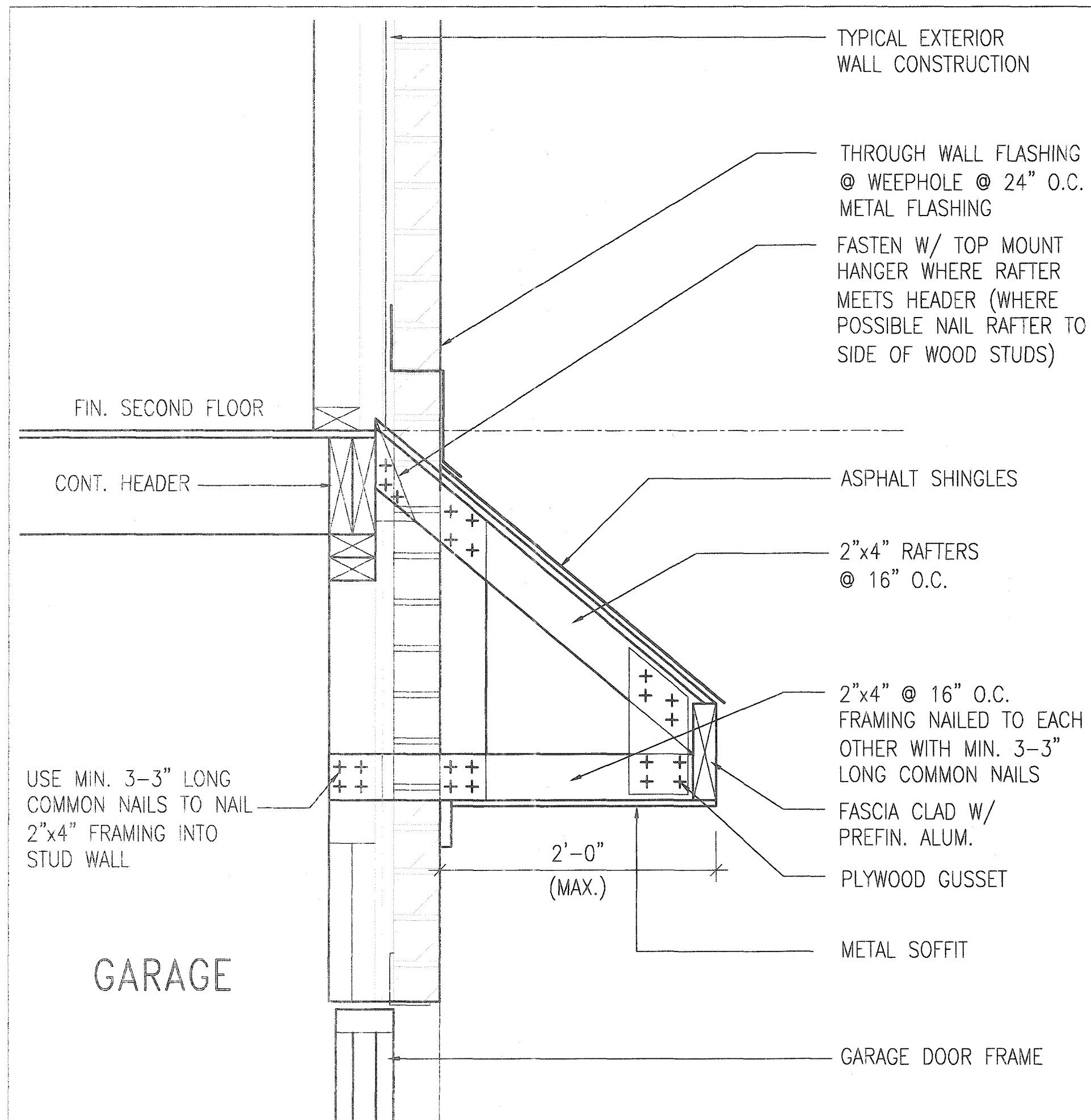


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9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description	APR 13/20 GW date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. signature Richard Vink 24468 BCM 42658 VA3 Design Inc. 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 va3design.com	Greenpark project name RUSSELL GARDENS PH. 3 date APRIL 2020 checked by GW scale Not to Scale project no. 19014 drawing no. 11
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(B) ROOF OVERHANG DETAIL OVER GARAGE

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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

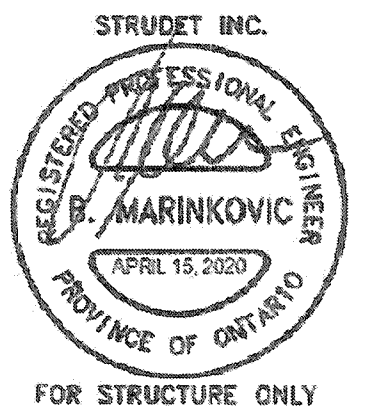
MIN. 12"

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.

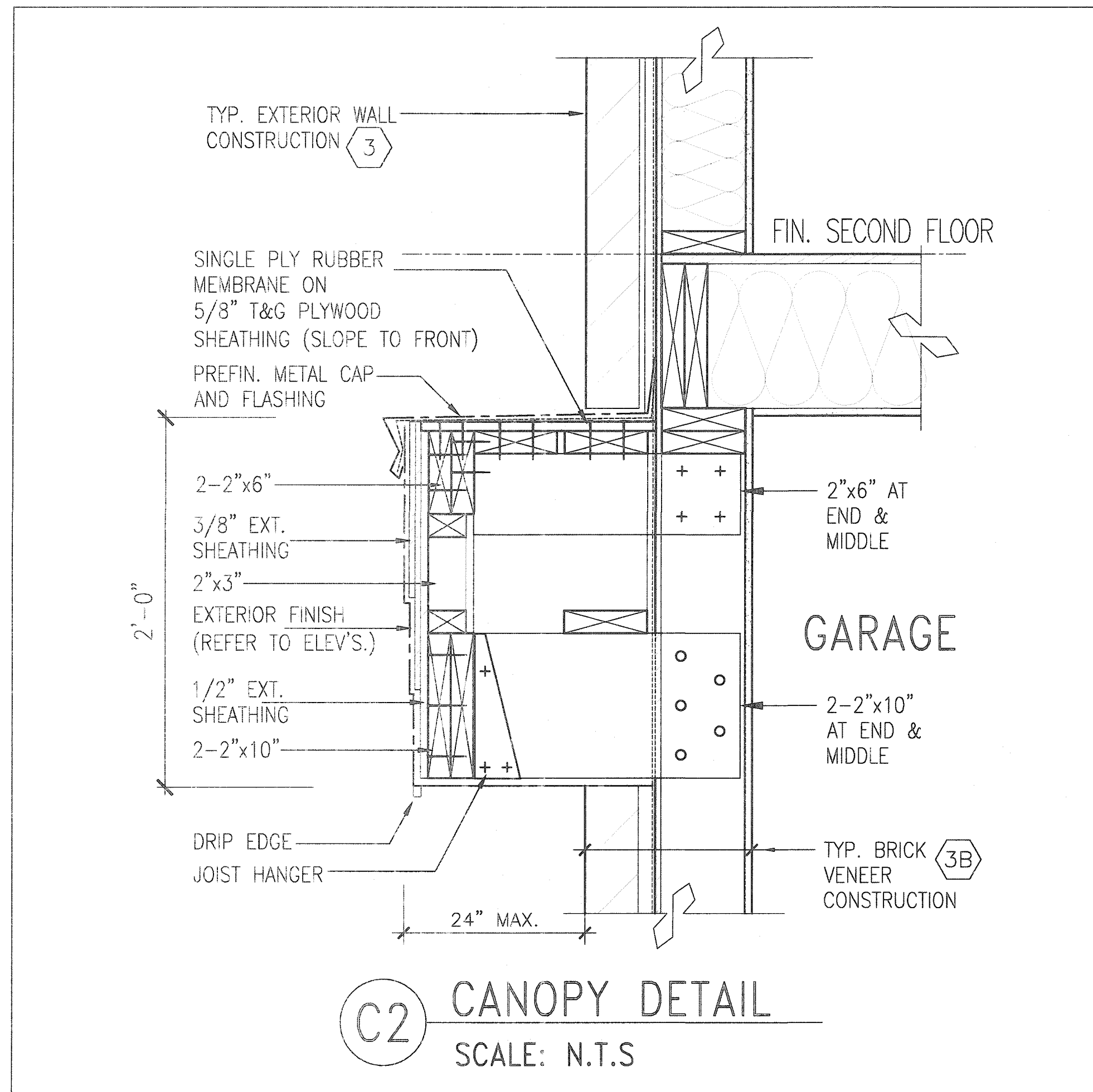
INVERTED STEEL ANGLE DETAIL



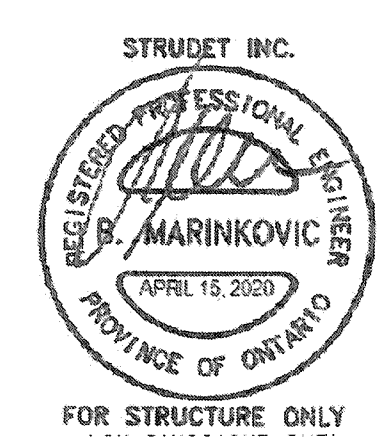
2012 CODE COMPLIANCE PACKAGE A1

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C2 CANOPY DETAIL
SCALE: N.T.S



**2012 CODE
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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. Richard Vink 24488 name registration information VAS Design Inc. 42658 signature	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 date APRIL 2020 drawn by GW	municipality WATERDOWN CANOPY ROOF AT GARAGE DETAIL 19014-GP-STD_DETAILS_A1 not to scale	project no. 19014 drawing no. 14
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