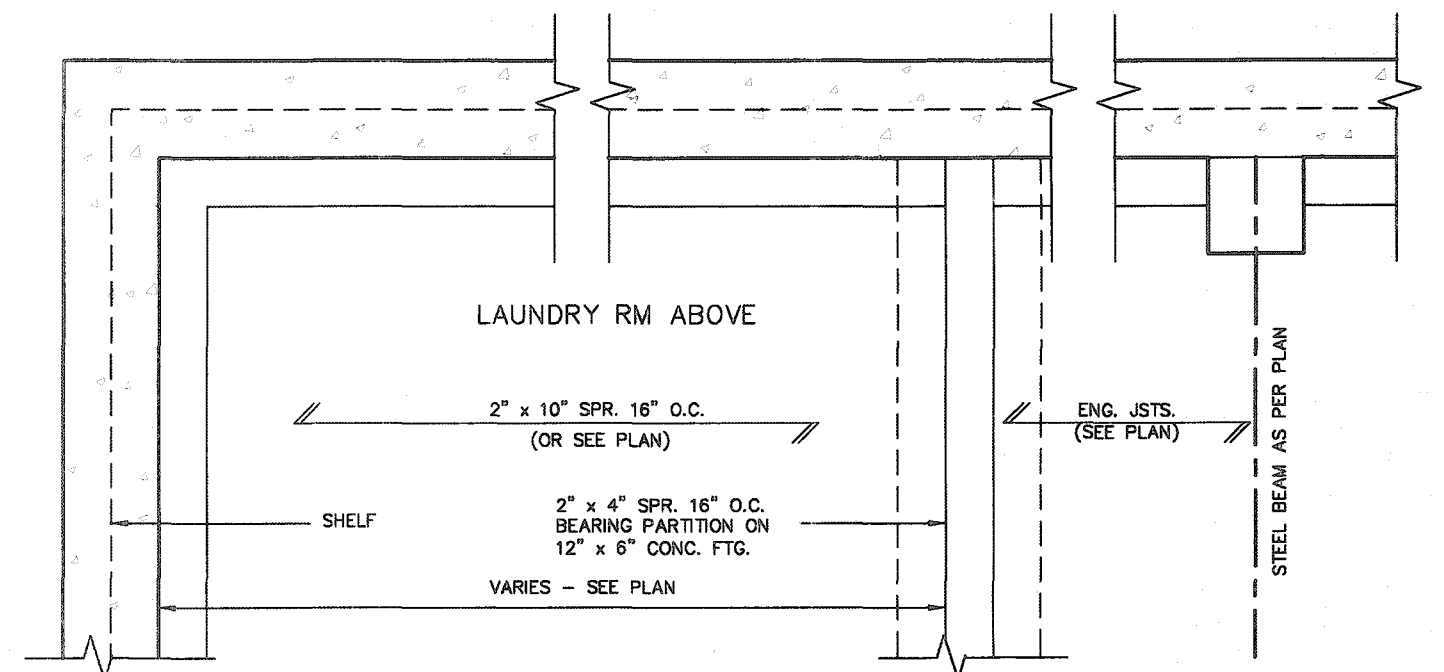
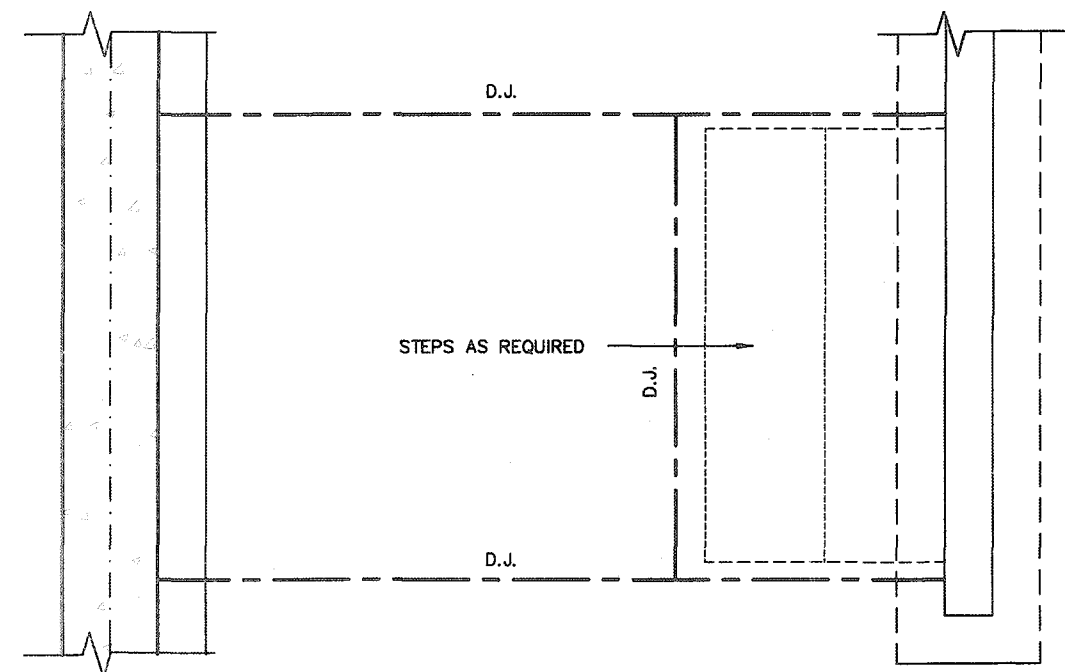




PARTIAL FOUNDATION PLAN

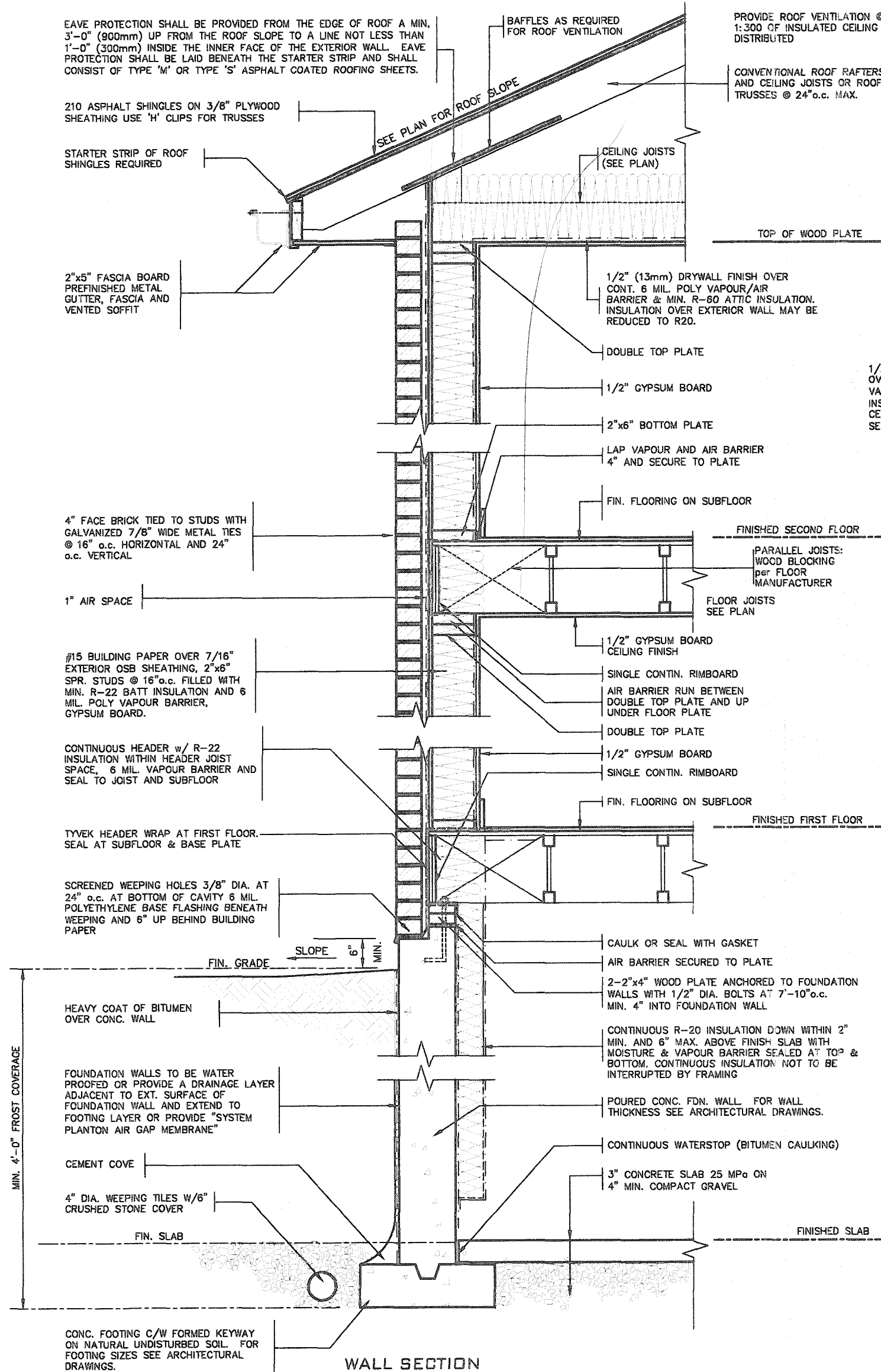


FOR STRUCTURE ONLY

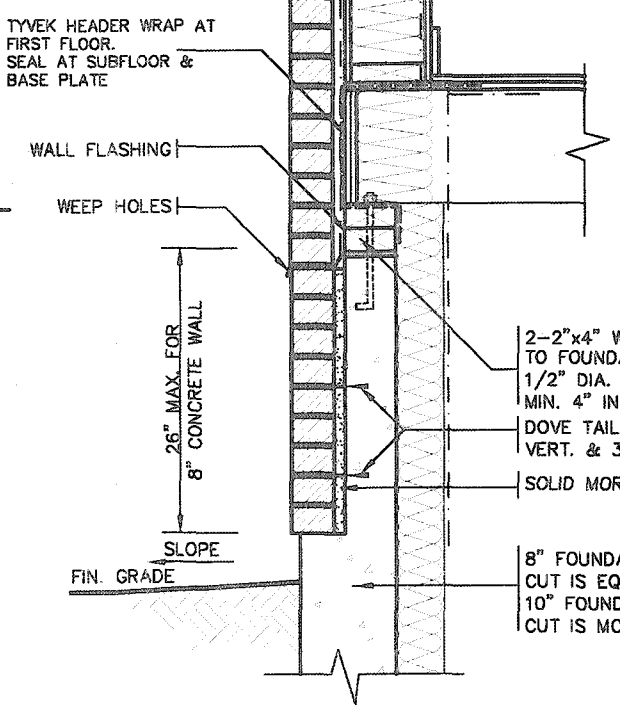
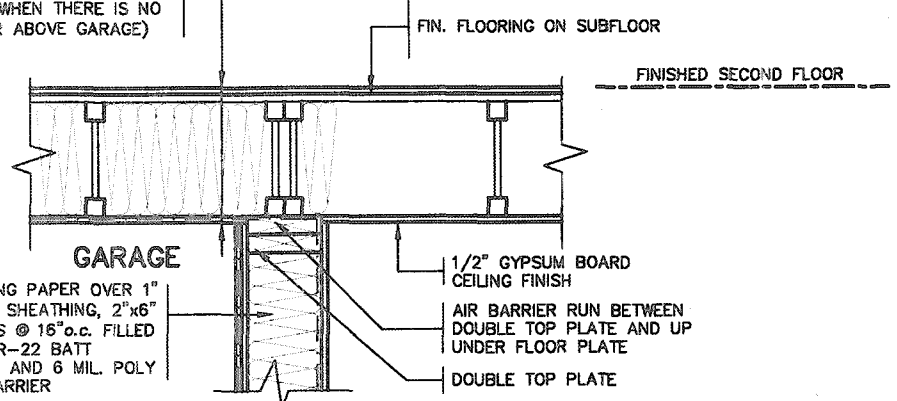
2012 CODE
COMPLIANCE PACKAGE A1

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8						project name	RUSSELL GARDENS PH. 3		municipality	WATERDOWN	project no.	19014
7				qualification information							drawing no.	2
6				Richard Vink		24488						
5				name		signature						
4				registration information	BCN							
3				VA3 Design Inc.	42658							
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									
							SUNKEN FLOOR DETAILS					
							sheet no. 19014-GP-STD_DETAILS_A1					
							scale Not to Scale					
							date APR 13/20					
							by GW					
							checked by -					
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							project name RUSSELL GARDENS PH. 3					
							municipality WATERDOWN					
							drawing no. 2					

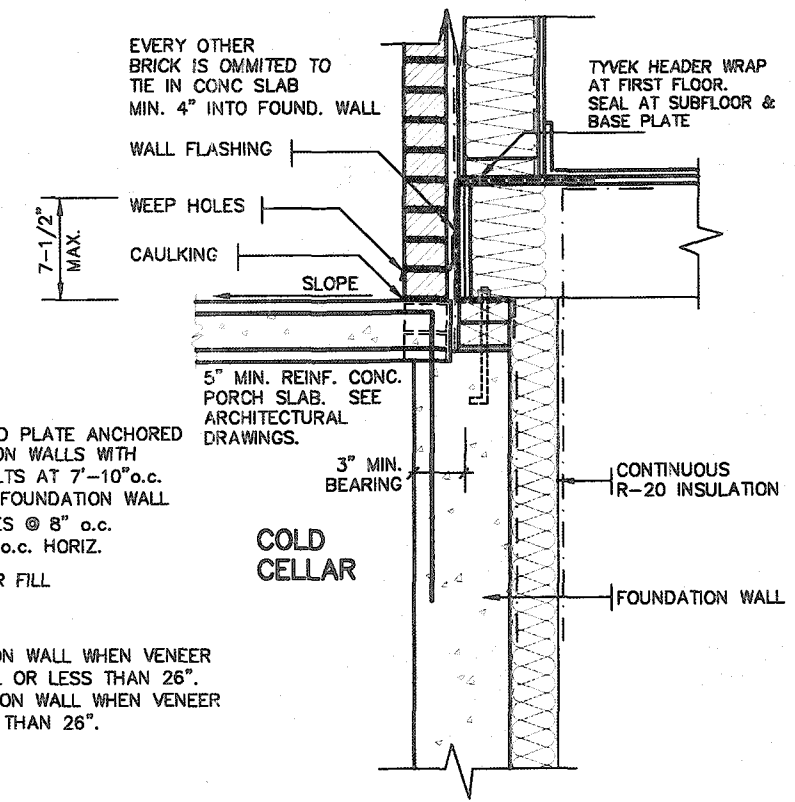
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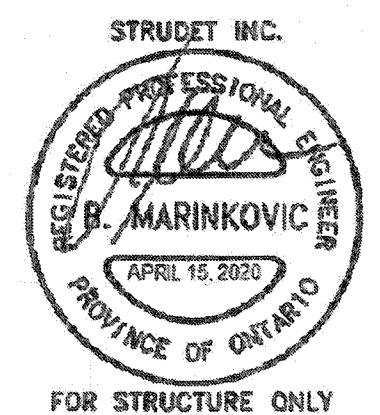
1/2" (13mm) DRYWALL FINISH OVER CONTINUOUS 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB



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8				qualification information	
7				Richard Vink	24488
6				<i>R Vink</i>	
5				signature	BCN
4				name	42656
3				registration information	
2				VA3 Design Inc.	
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 scaled.	
no.	description	date	by		

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		SINGLES	
project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
date APRIL 2020		project no. 19014	
drawn by GW		drawing no. 3	
checked by -		2"x6" BRICK VENEER SECTIONS	
scale Not to Scale		file name 19014-GP-STD_DETAILS_A1	
PRINTED BY: C:\Users\jmc\Documents\19014-GP-STD_DETAILS_A1.dwg - Apr 14 2020 - 1:58 PM			



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 to a Designer.
8				qualification information
7				Richard Vink <i>R Vink</i> 24486
6				name signature BC01
5				registration information 42656
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.
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no.	description	date	by	

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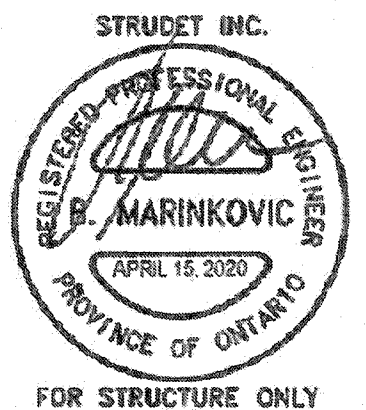
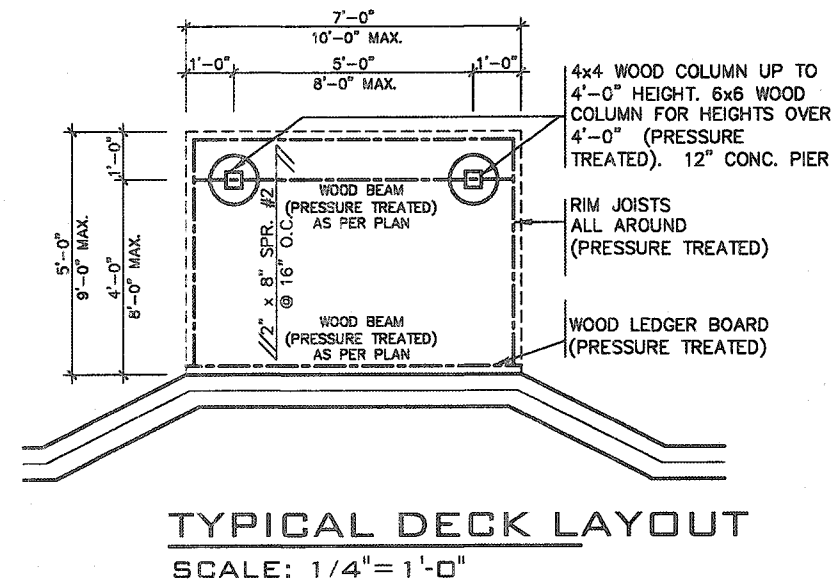
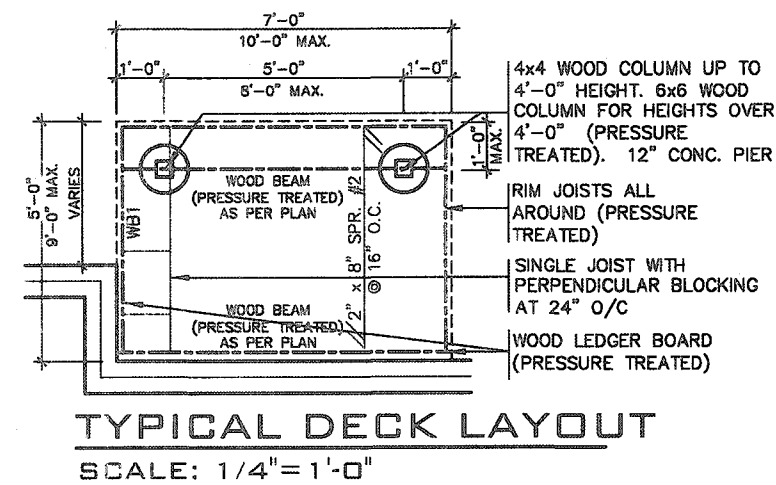
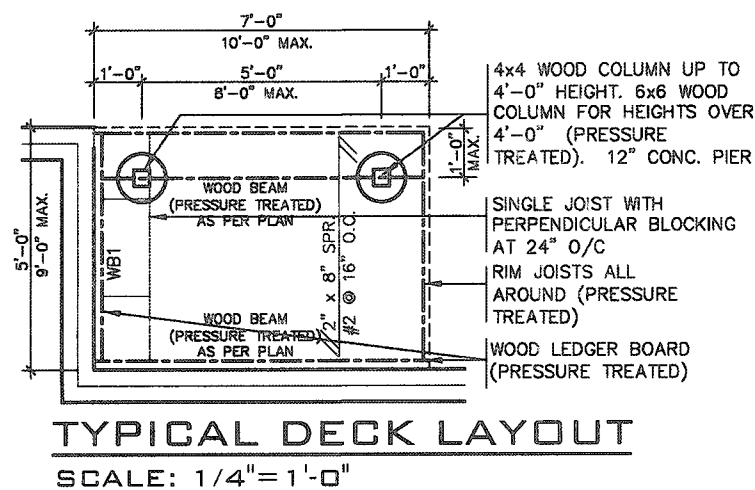
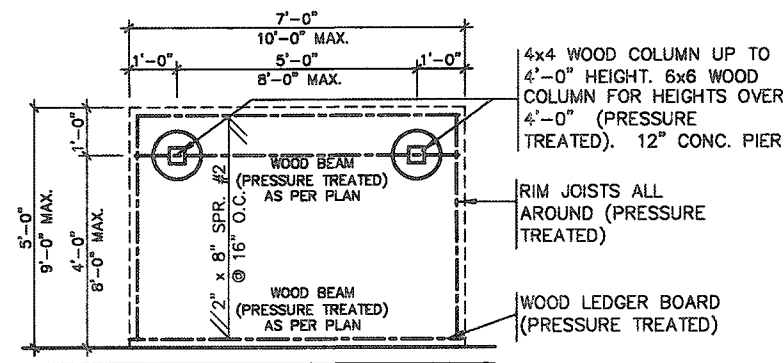
SINGLES

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

date: APRIL 2020 steel column details drawing no.: 4

checked by: As Shown file name: 19014-GP-STD_COLUMNS_A1.dwg - Apr 14 2020 - 4:38 PM

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8					qualification information
7					
6					Richard Vink <i>R Vink</i> 24488
5					name BDN
4					registration information 42658
3					VAS Design Inc.
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. Any drawings are not to be copied.
	no. description	date	by		



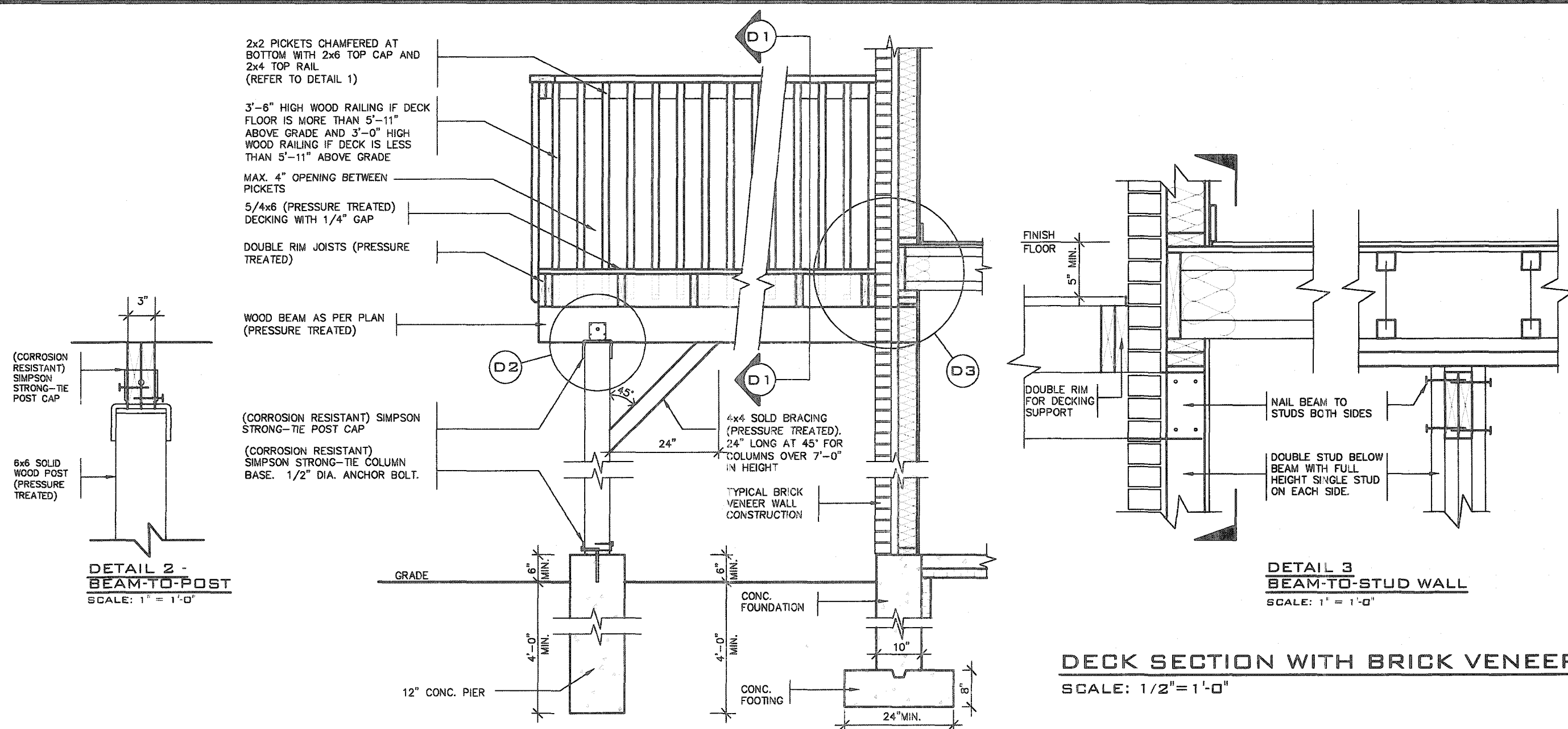
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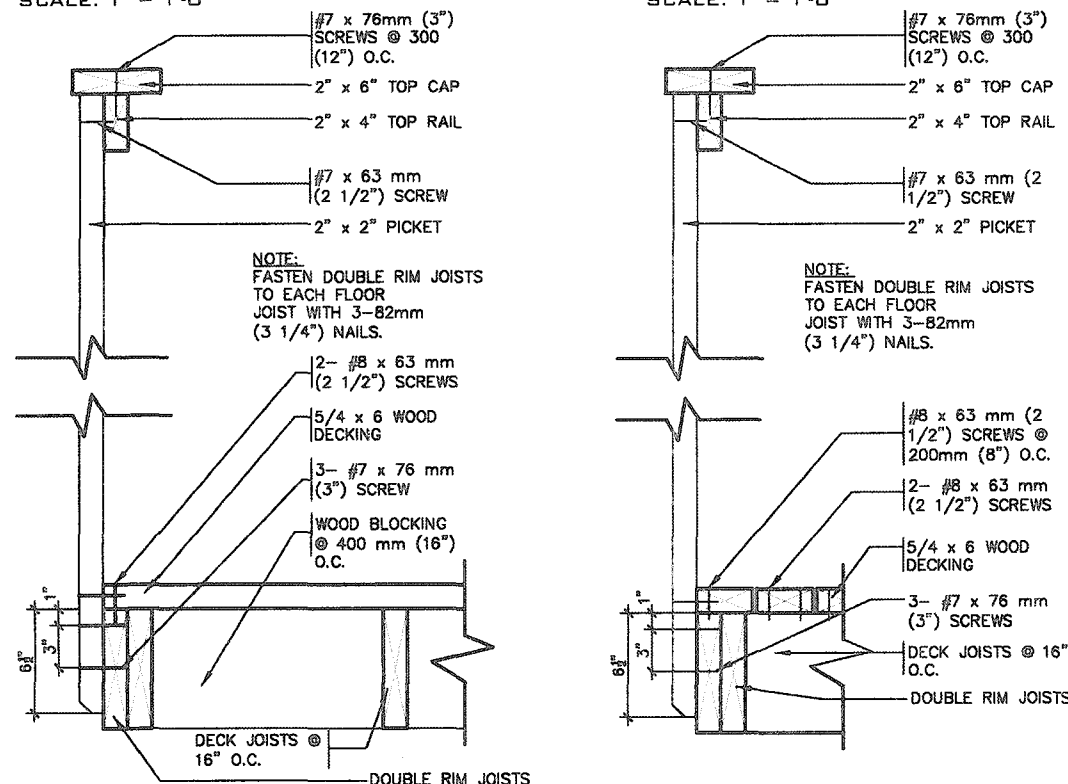
SINGLES

project name RUSSELL GARDENS PH. 3		municipality WATERDOWN		project no. 19014
date APRIL 2020		drawing no. WOOD DECK PLANS		5-1
drawn by GW	checked by -	scale As Shown	file name 19014-GP-STD_DETAILS_A1	
GW: MTD/MDL - C:\Users\lgrover\Desktop\19014-GP-STD_DETAILS_A1.dwg - Plotted - Apr 14 2020 - 4:58:18 PM				



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 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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9									
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no.	description	date	by						

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

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

checked by
As Shown

scale
As Shown

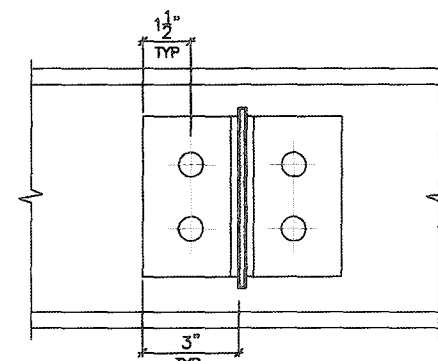
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19014

drawing no.
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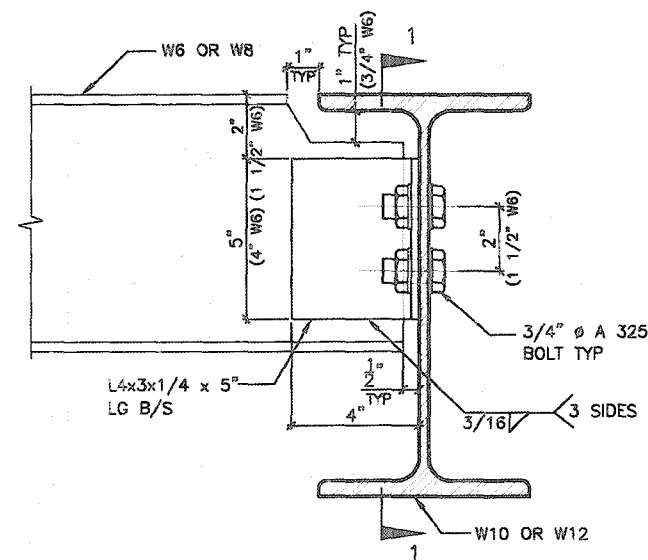
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DETAIL 1.

W8
TO
W8
CONNECTION

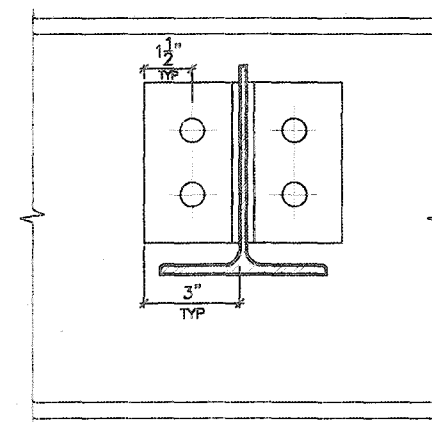


SECTION 1-1

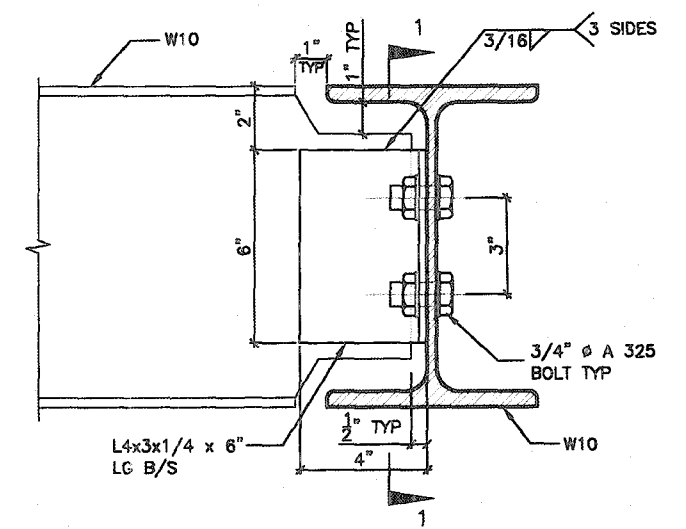


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

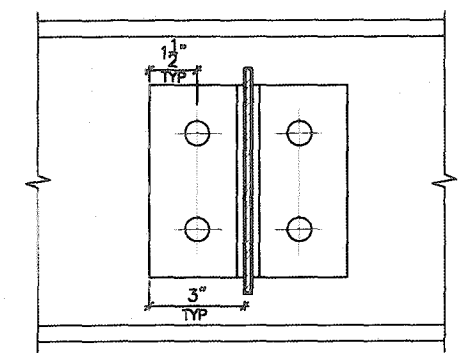


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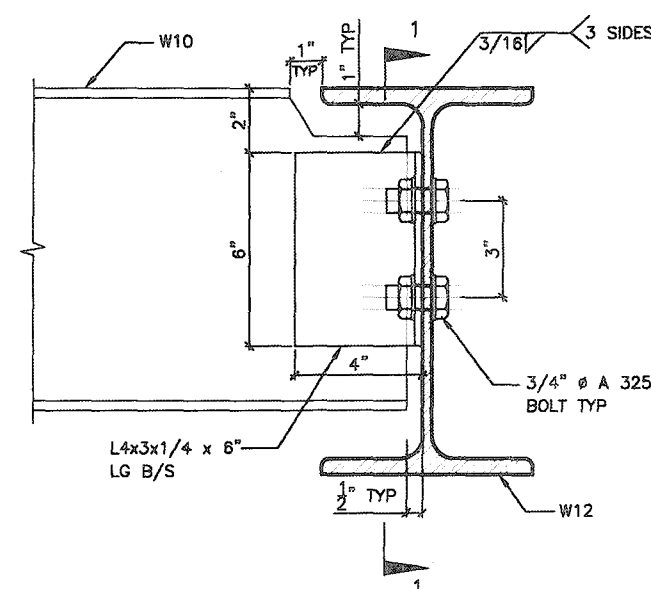


DETAIL 3.

W10
TO
W10
CONNECTION

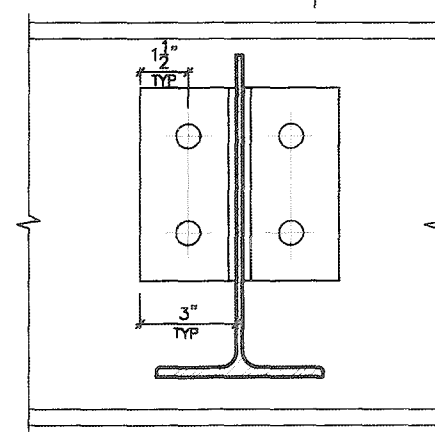


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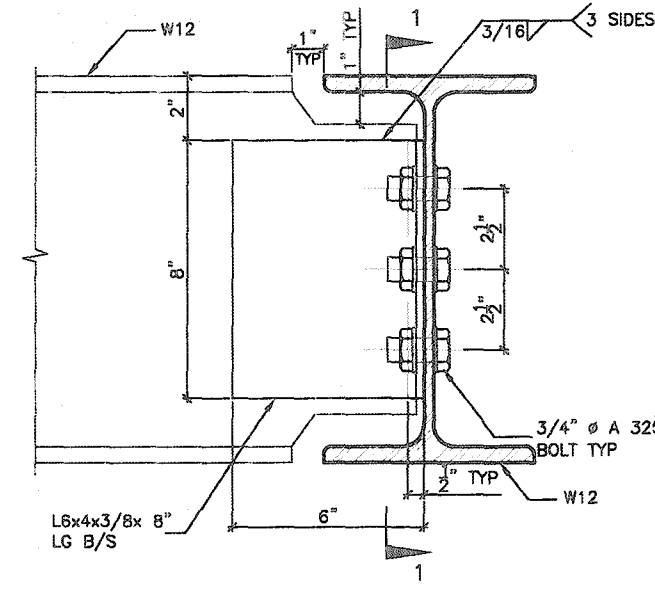


DETAIL 4.

W10
TO
W12
CONNECTION

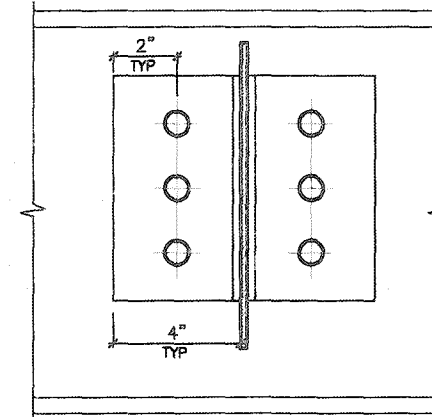


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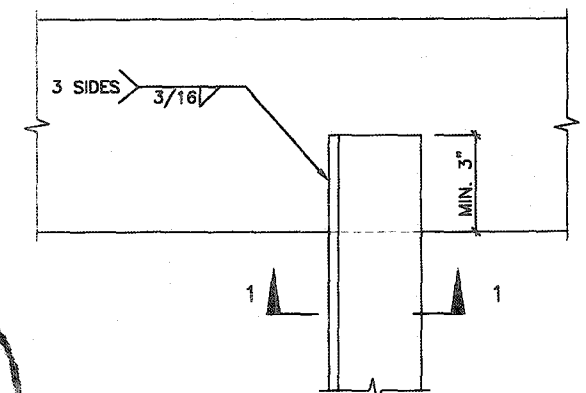


DETAIL 5.

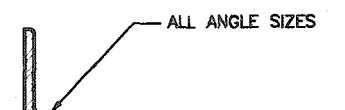
W12
TO
W12
CONNECTION



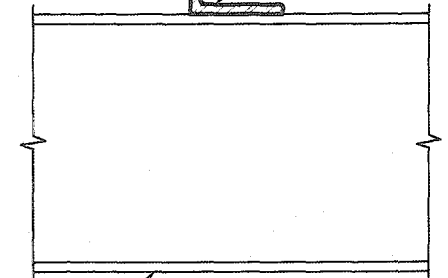
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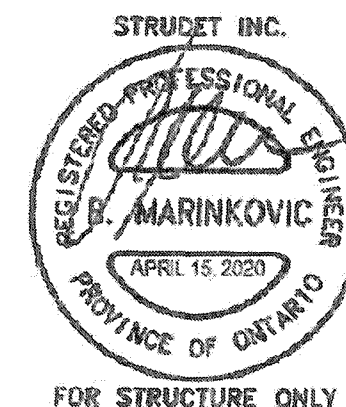
PLAN VIEW



- ALL ANGLE SIZES



ALL BEAM SIZES — SECTION 1-1



DETAIL 6.

ANGLE TO BEAM CONNECTION

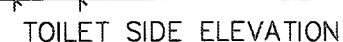
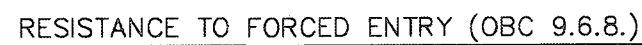
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8						Ontario Building Code to be a Designer.
7						qualification information
6						Richard Vink  2448
5						name BC
4						registration information
3						VAS Design Inc. 4265
2						Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All
1	ISSUED FOR PERMIT.	APR 13/20	GWH			drawings and specifications are instruments of service and the property
no.	description	date	by			drawings are not to be sealed.



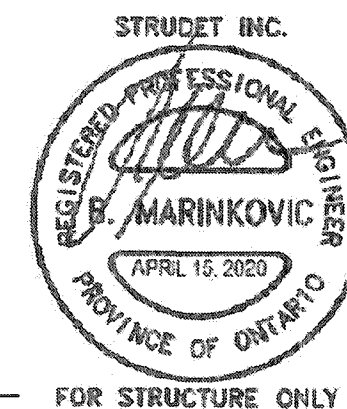
SINGLES

project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020		drawing no. 7
steel beam connections		
drawn by CW	checked by -	scale Not To Scale
file name 19014-CP-STD_DETAILS_A1		
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STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



FOR STRUCTURE ONLY

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8				qualification information		
7				Richard Vink	<i>R Vink</i>	24488
6				name	signature	BCN
5				registration information		42658
4				VAS Design Inc.		
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2						
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	no description	date	by			

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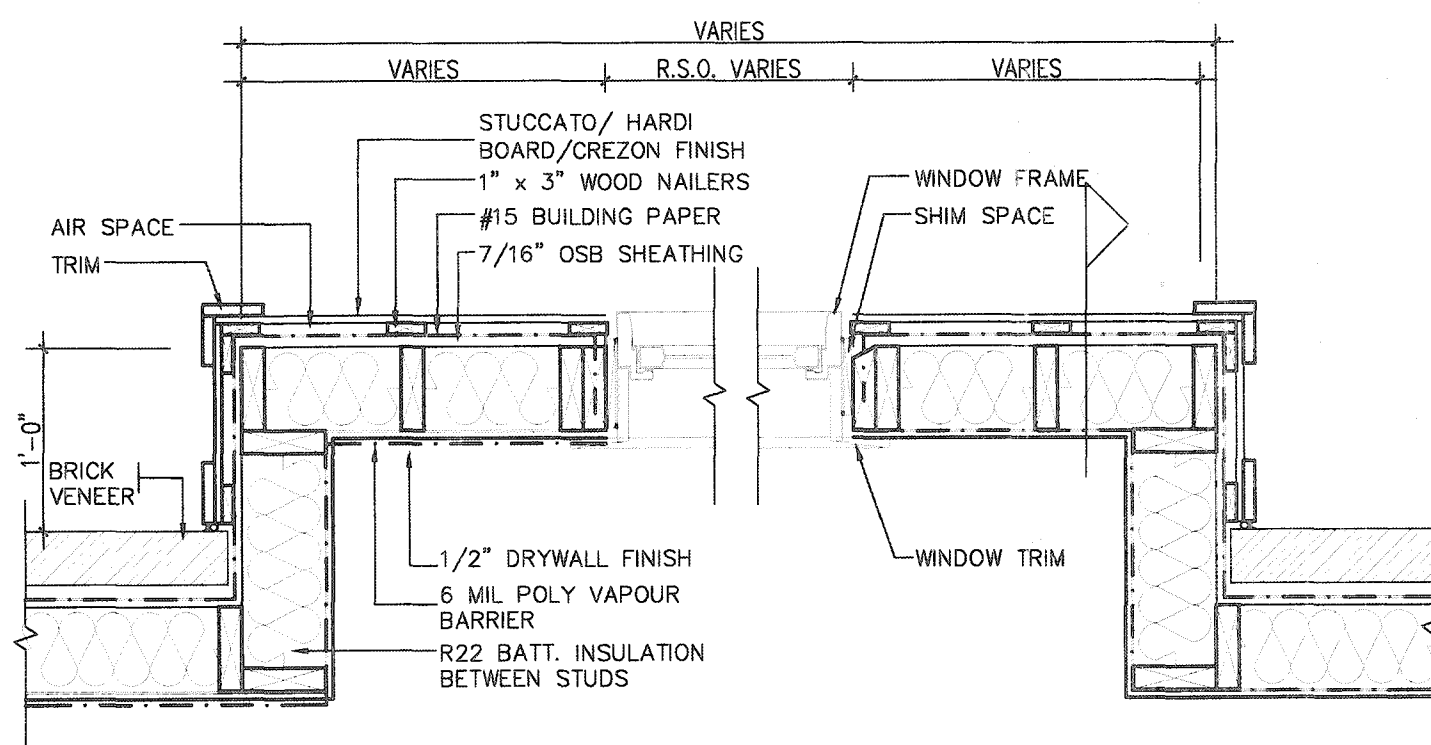
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date: **APRIL 2020** drawing no: **8**

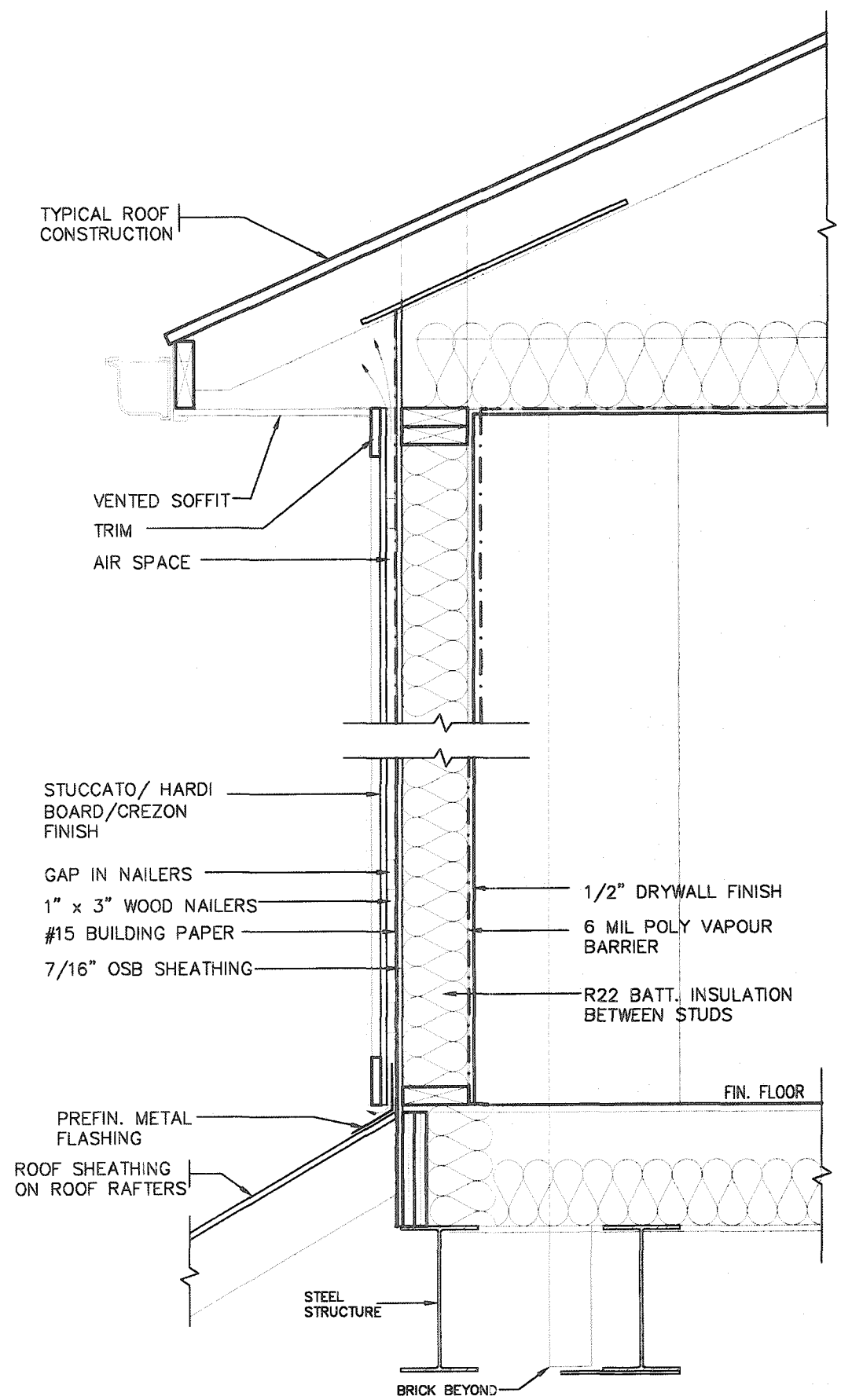
drawn by: **GW** checked by: **-** scale: **Not to Scale** file name: **19014-GP-STD_DETAILS_A1**

APR 14 2020 10:45 AM

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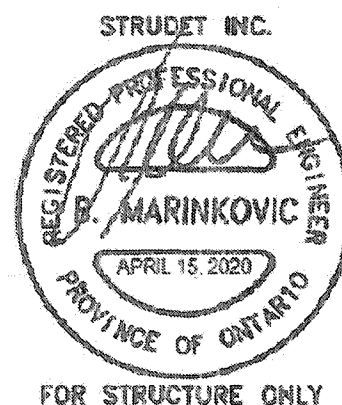


PLAN VIEW



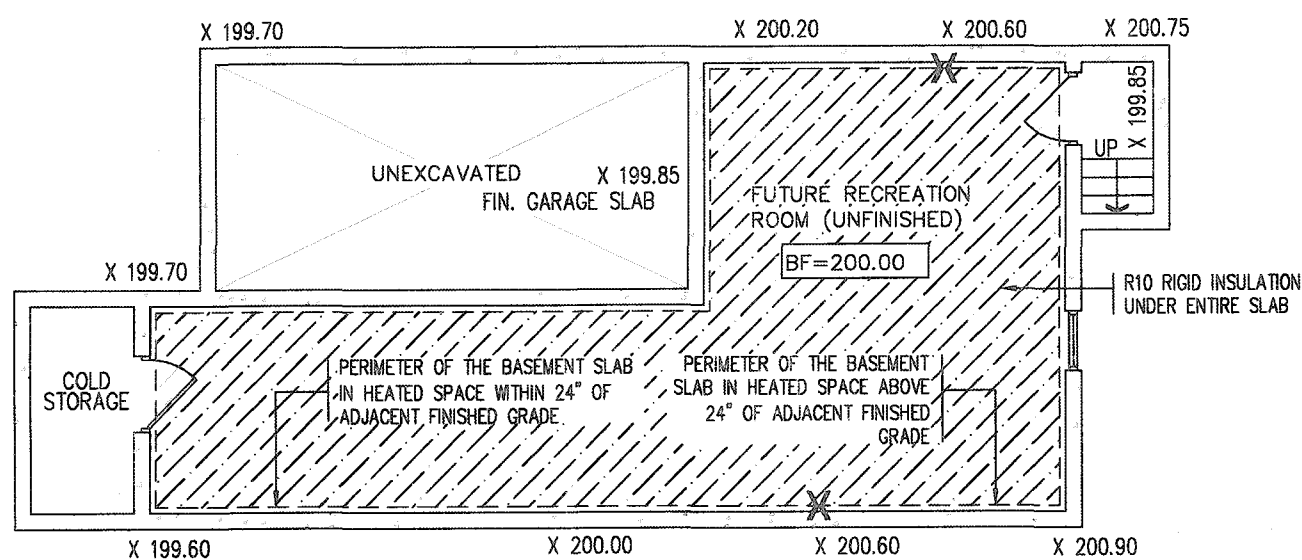
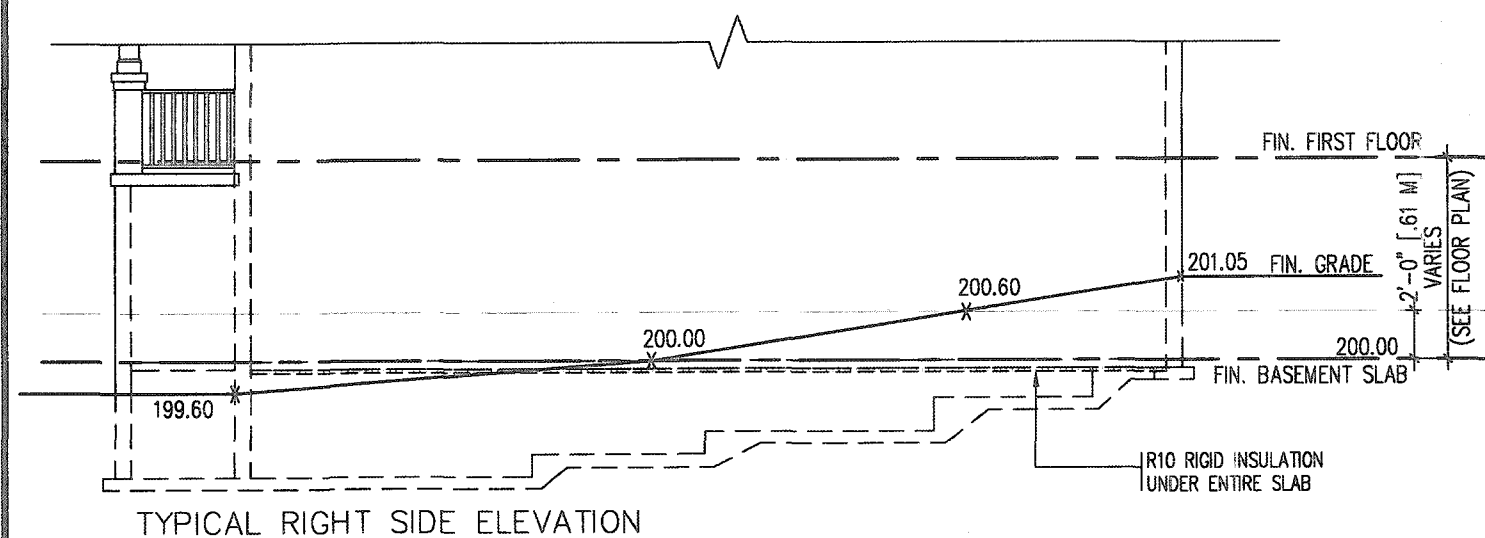
CROSS SECTION

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



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COMPLIANCE PACKAGE A1

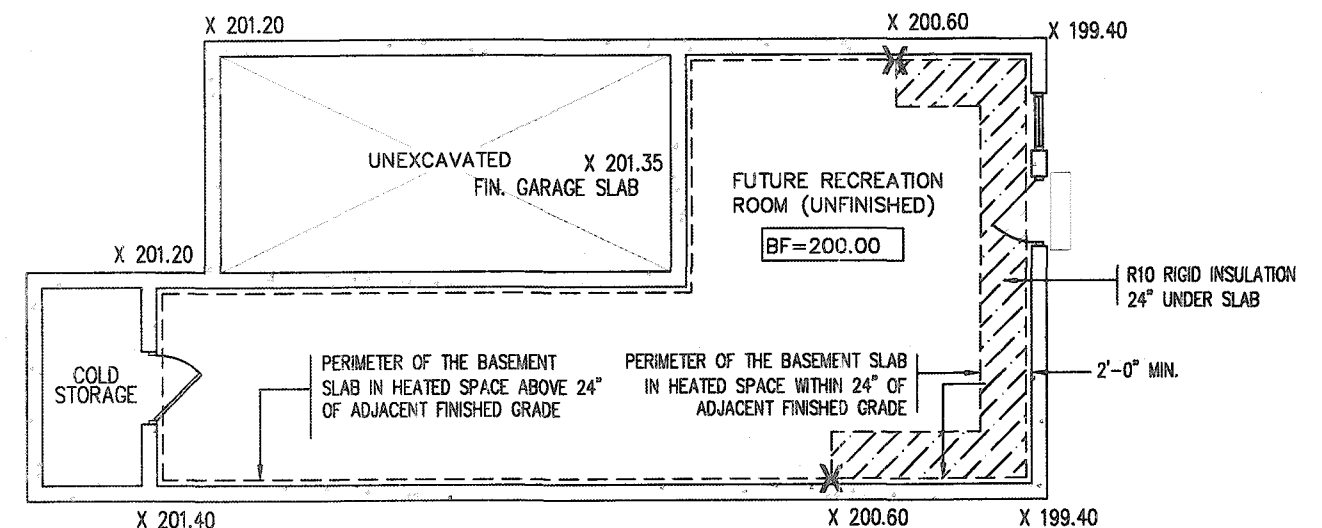
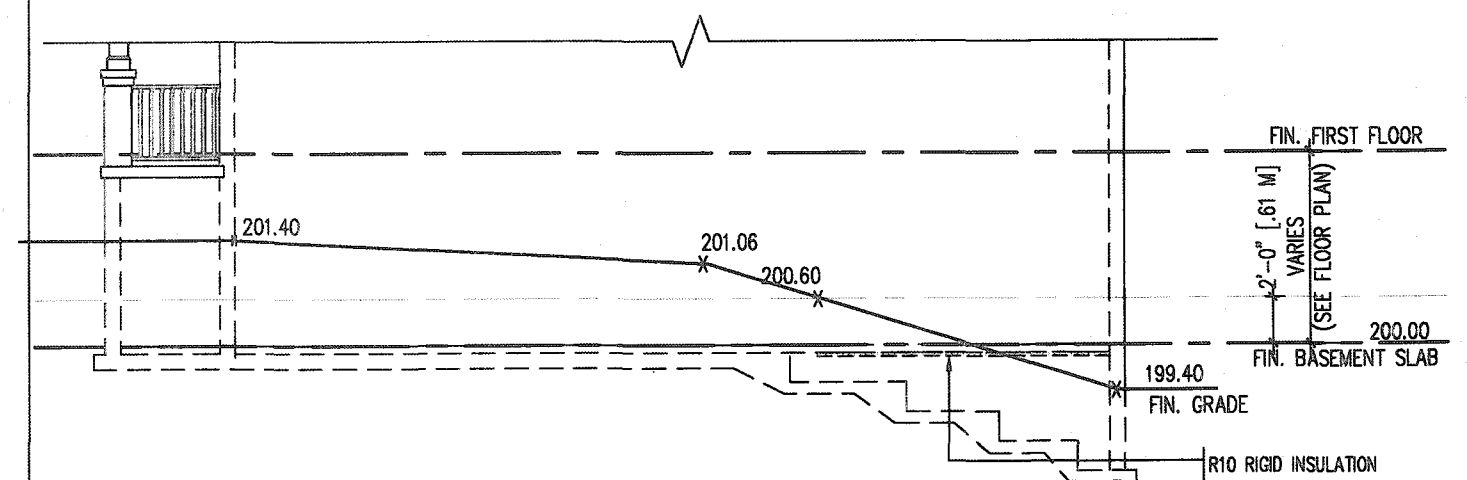
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8	.	.	qualification information				multiple WATERDOWN
7	.	.	Richard Vink 24488				file name 19014-GP-STD_DETAILS_A1
6	.	.	name signature				
5	.	.	registration information VA3 Design Inc. 42658				
4	.	.	Contractor must verify all dimensions on the 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 scaled.				
3	.	.					
2	.	.					
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no.	description	date	by				



SLAB ON GRADE CONDITION

NOTES:

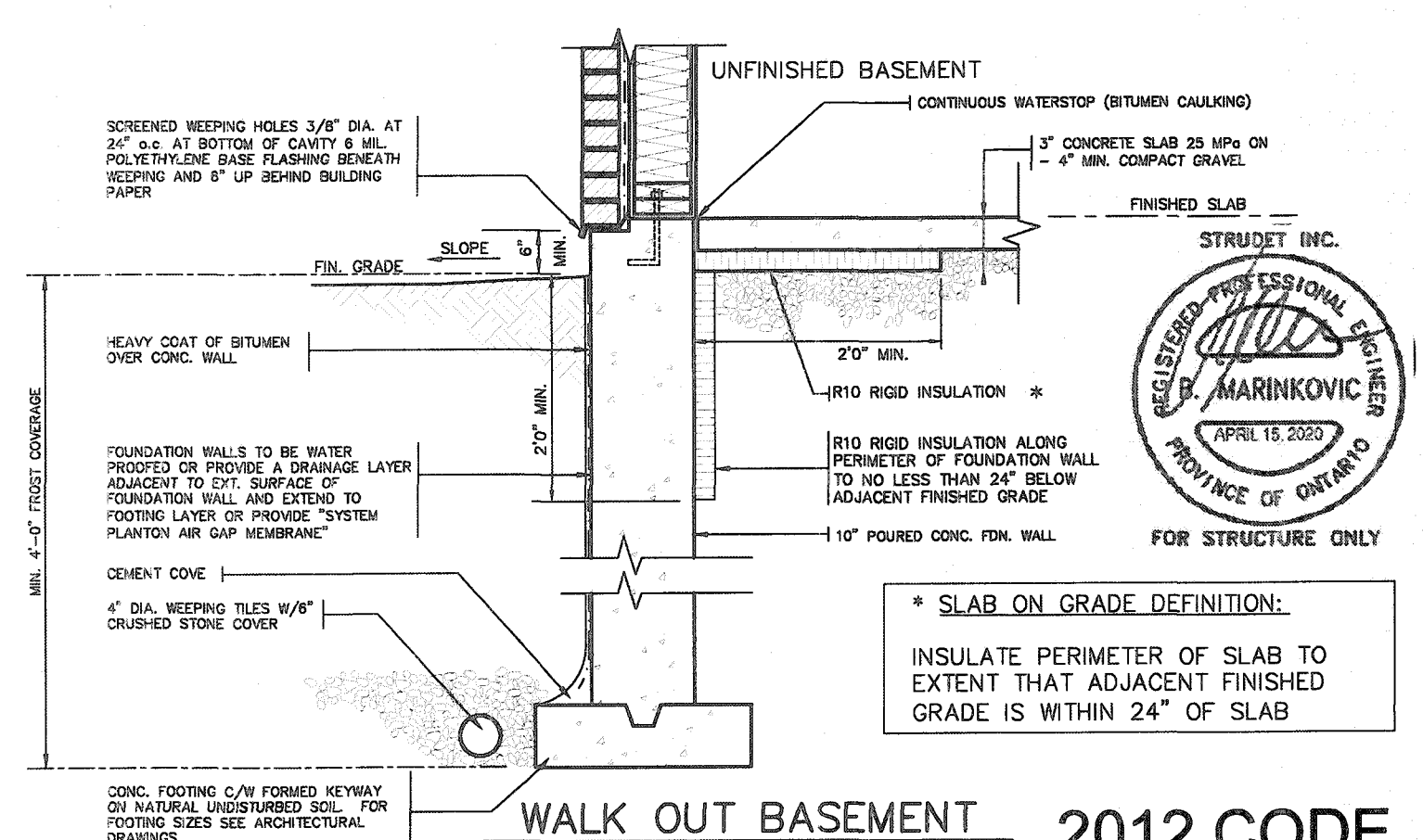
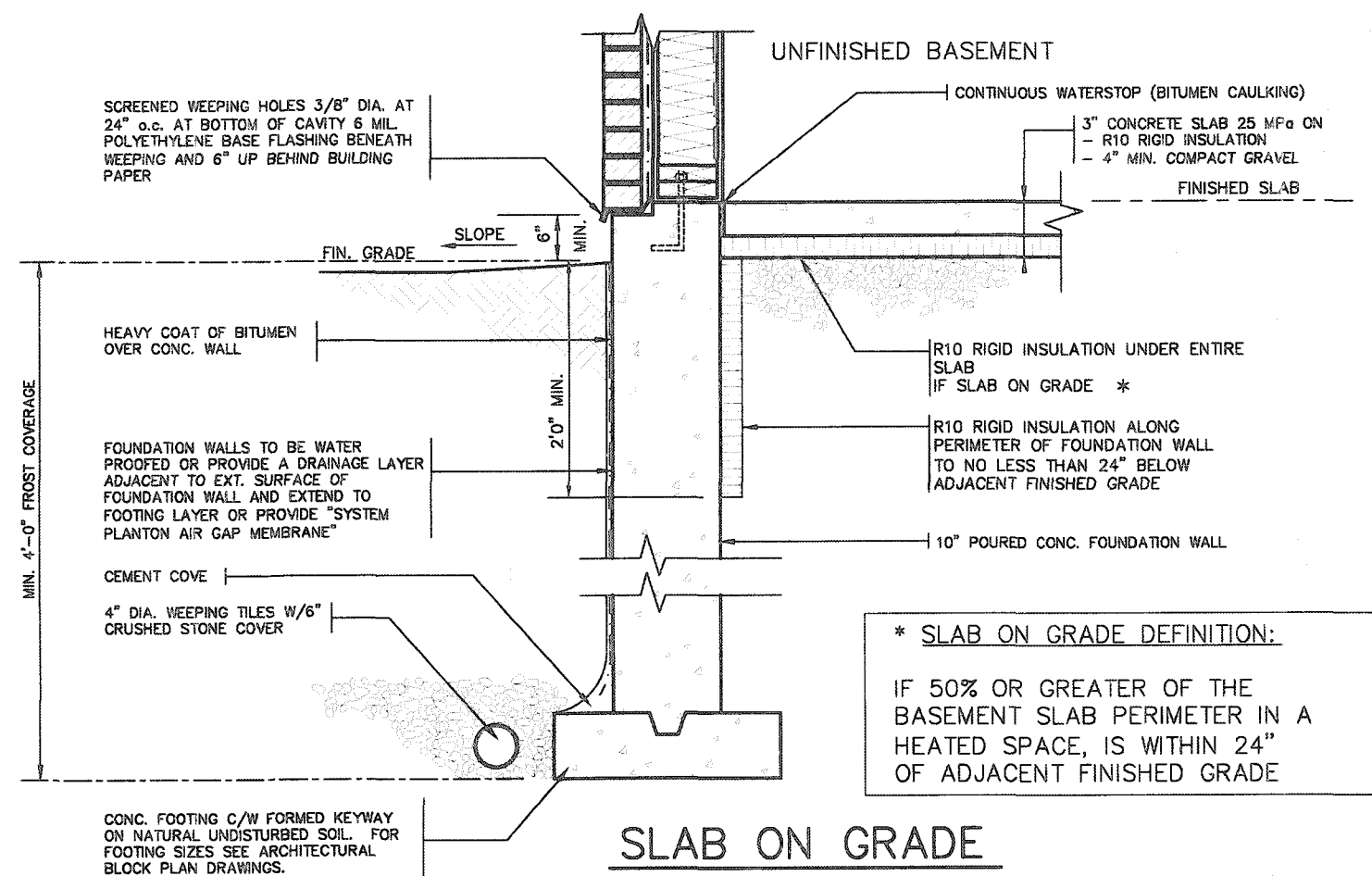
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2. ALL LEVELS ARE SHOWN IN METRIC



WALK OUT BASEMENT CONDITION

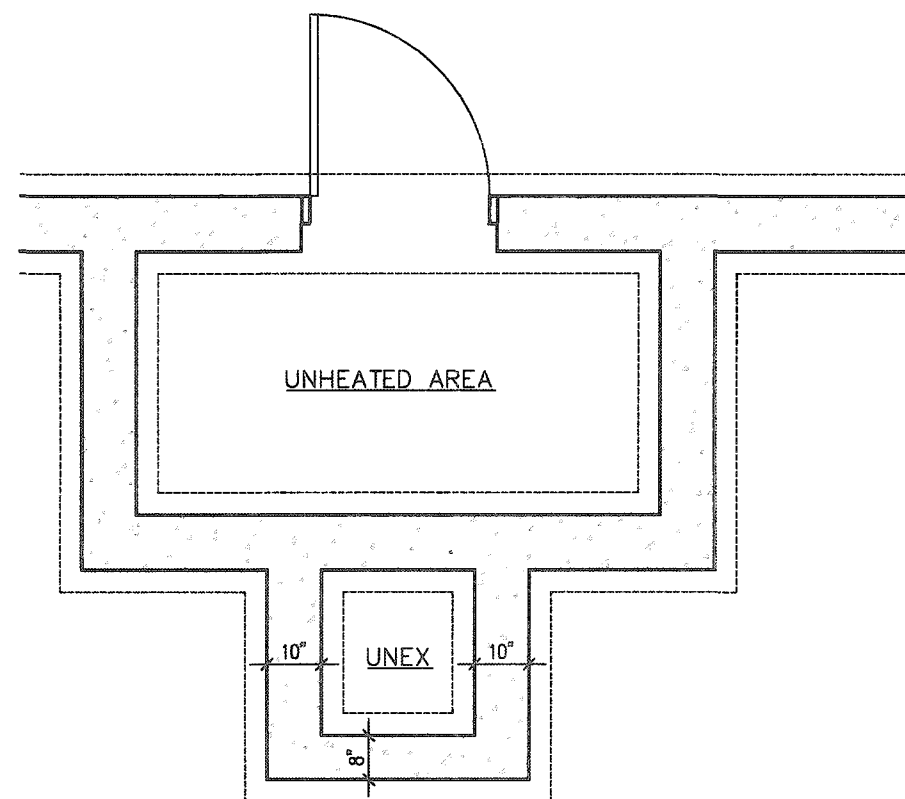
NOTES:

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

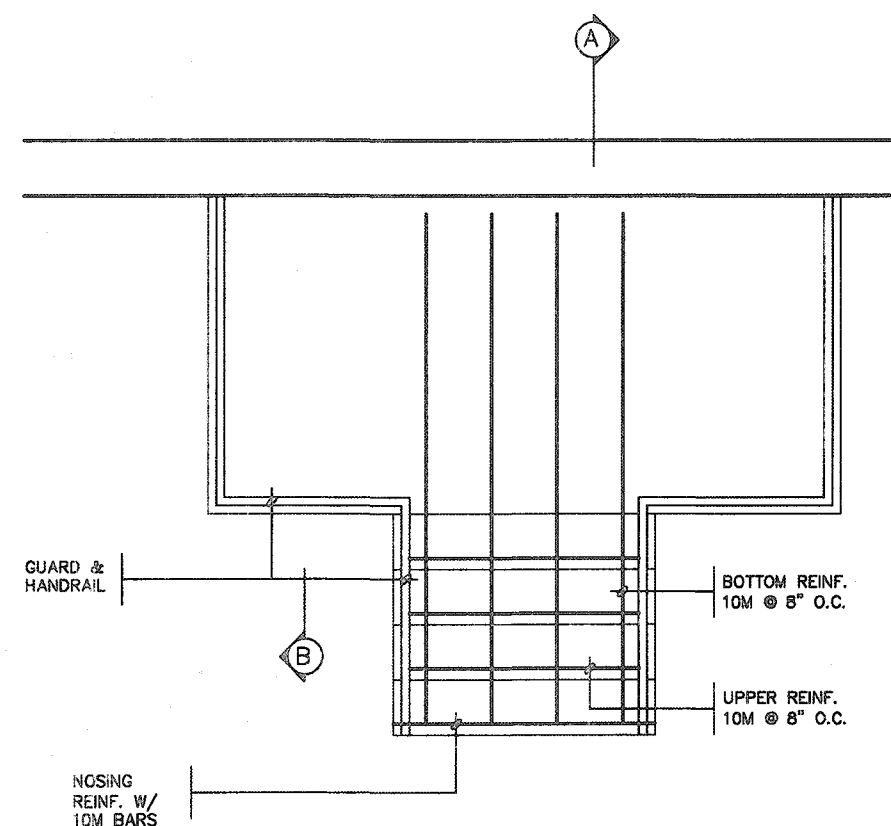


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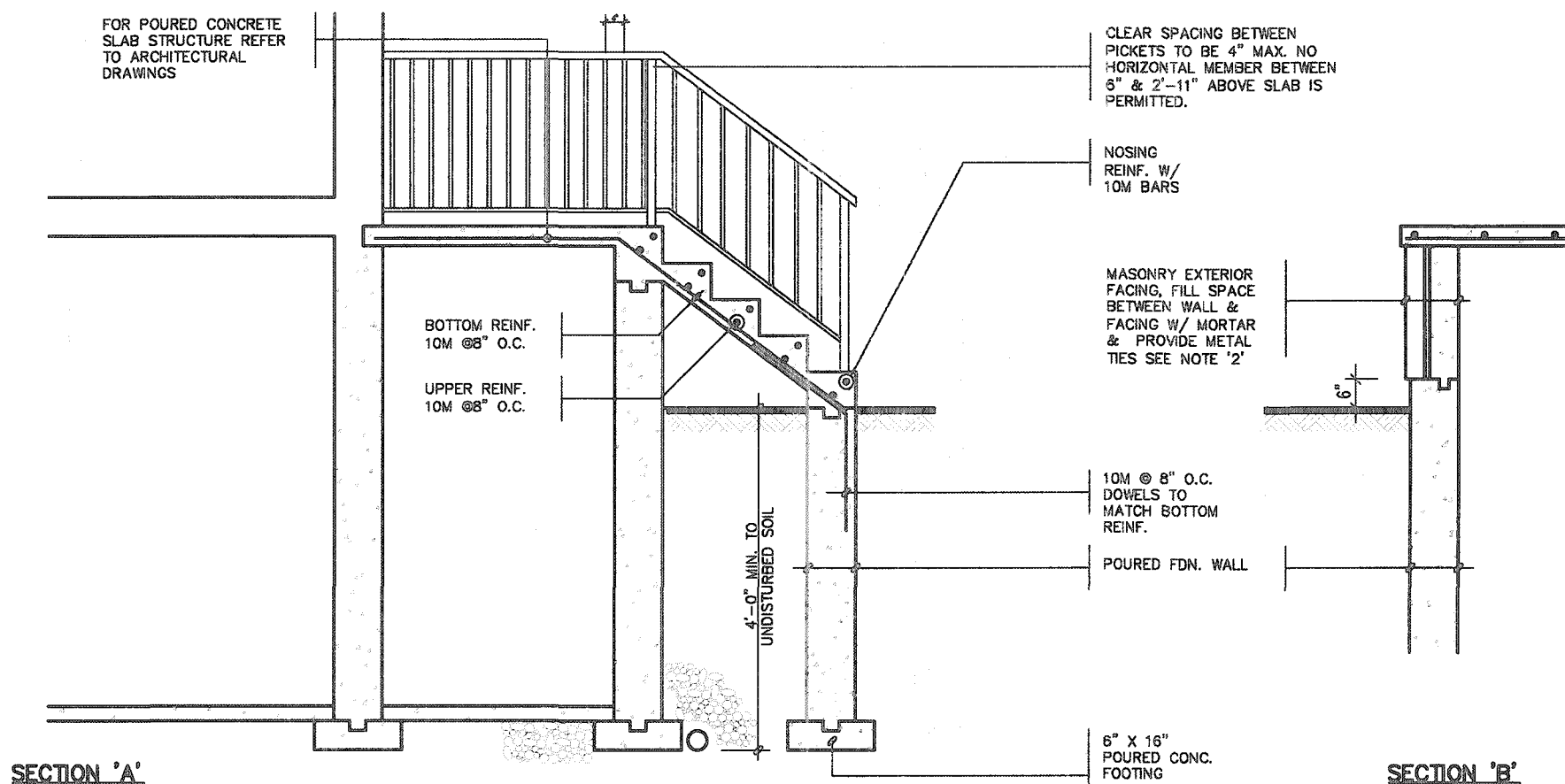
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		SINGLES -	project no. 19014		
8			qualification information	project name RUSSELL GARDENS PH. 3					municipality WATERDOWN	
7			Richard Vink <i>R Vink</i> 24488	date APRIL 2020					SLAB ON GRADE INSULATION	drawing no. 10
6			name signature BCIN	drawn by GW					checked by -	file name 18014-GP-STD_DETAILS_A1
5			registration information							
4			VA3 Design Inc. 42658							
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										
1										
ISSUED FOR PERMIT.				APR 13/20	GW					
no. description				date	by					



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

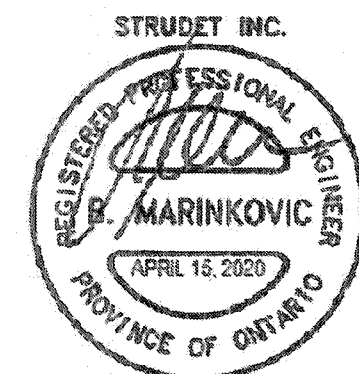
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH

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

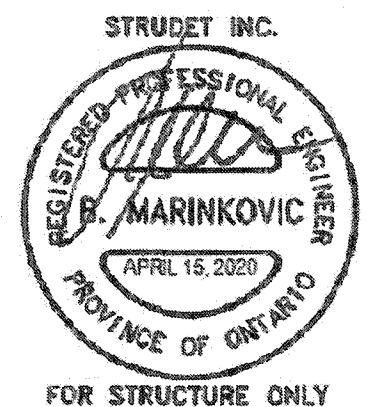
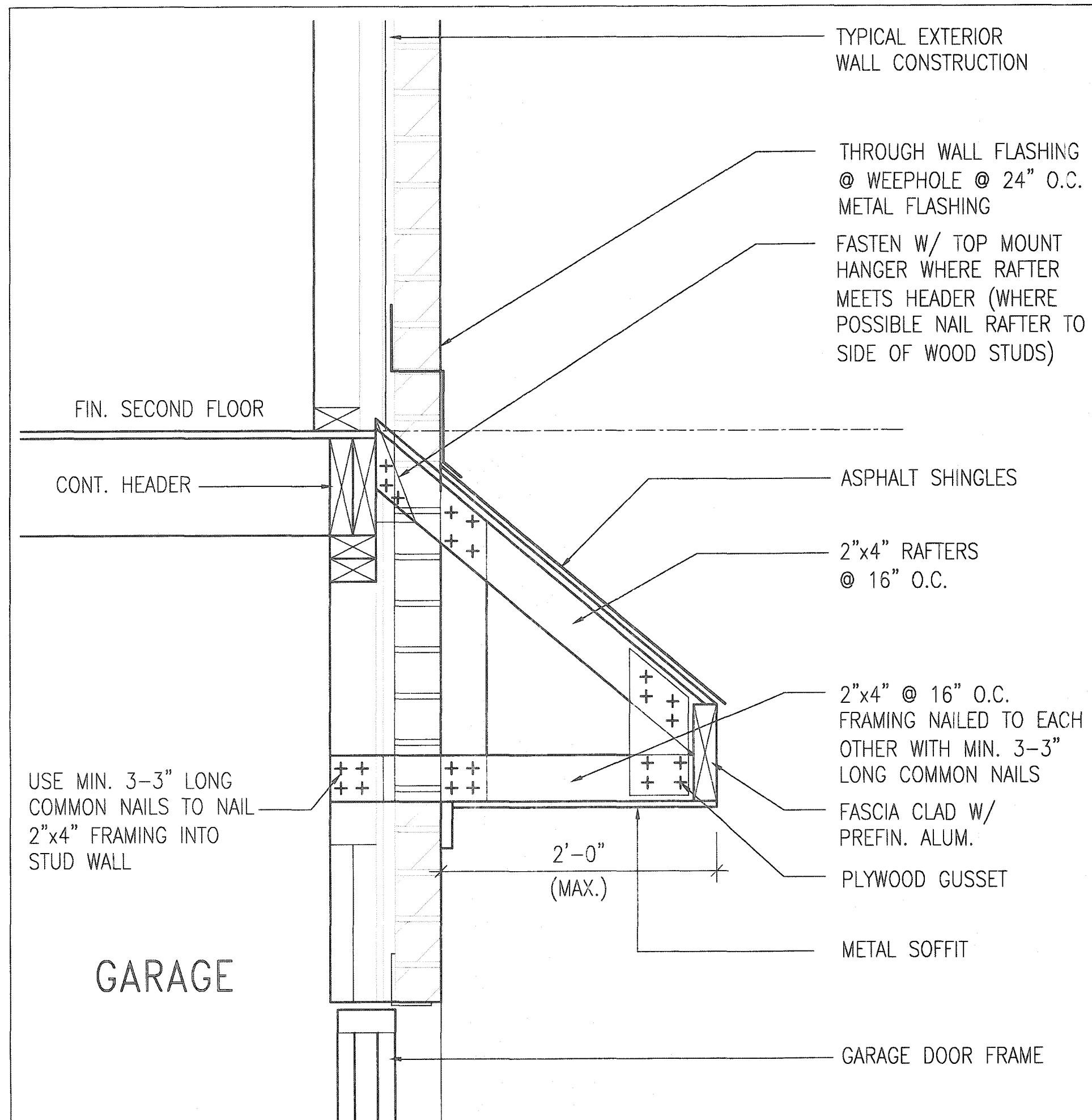


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B ROOF OVERHANG DETAIL OVER GARAGE

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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

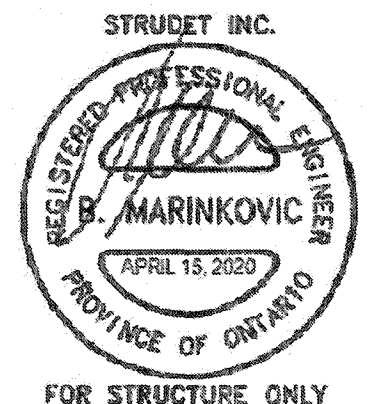
MIN. 12"

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

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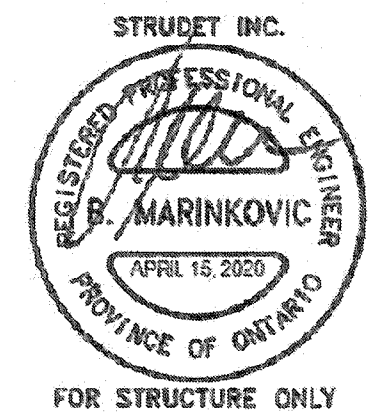
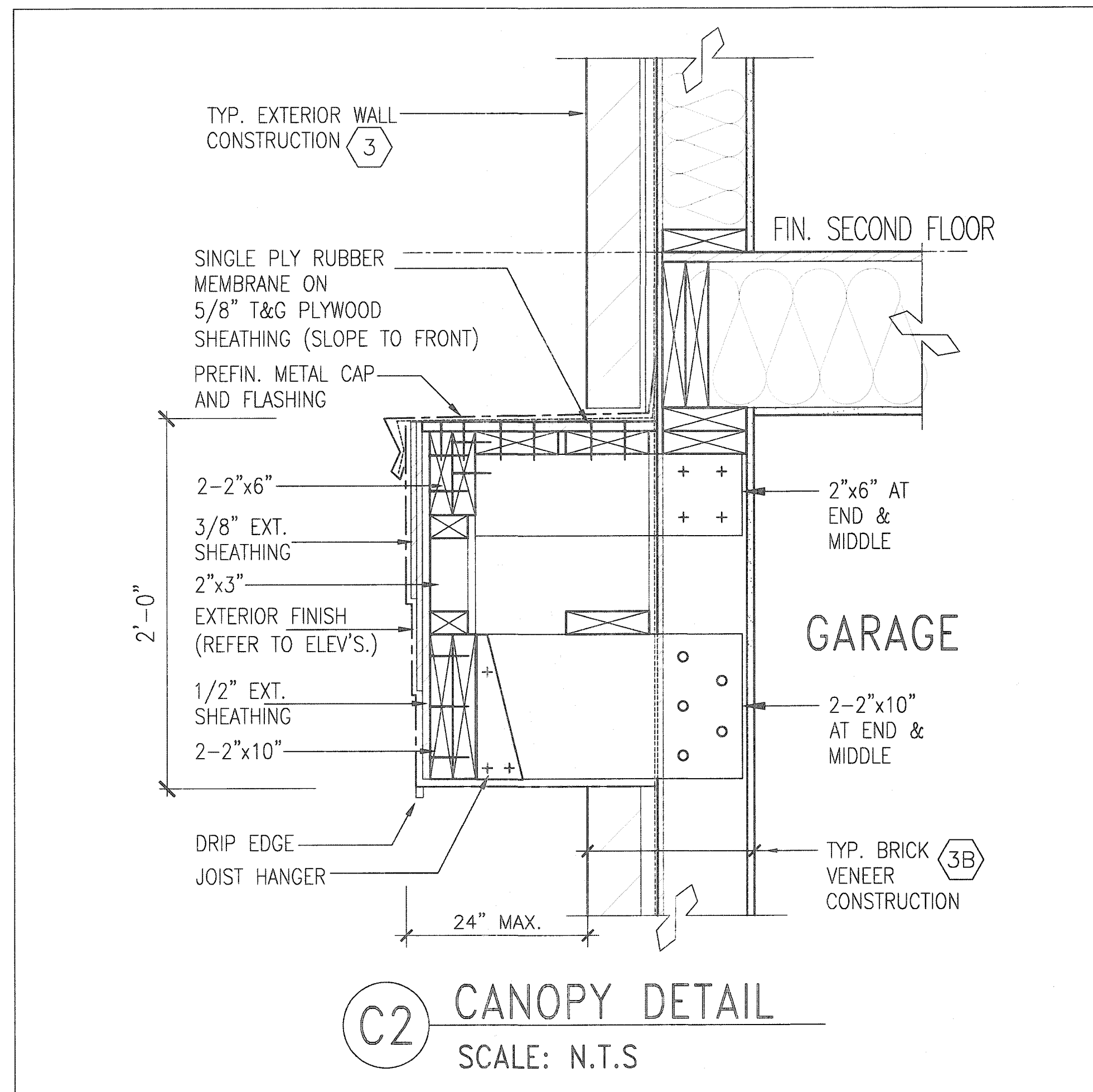
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ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

INVERTED STEEL ANGLE DETAIL



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9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. _____ 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 BCIN signature VA3 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.	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 date: APRIL 2020 drawn by: GW checked by: Not to Scale scale: 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 14
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