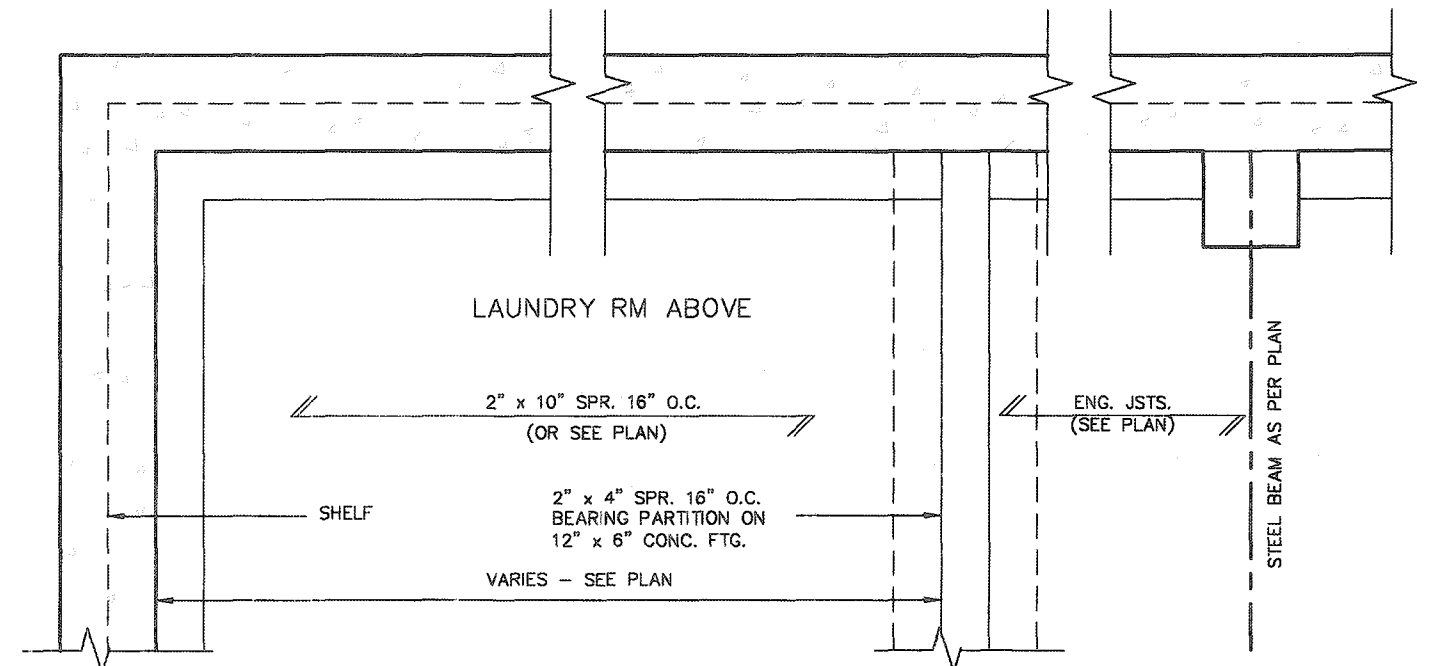
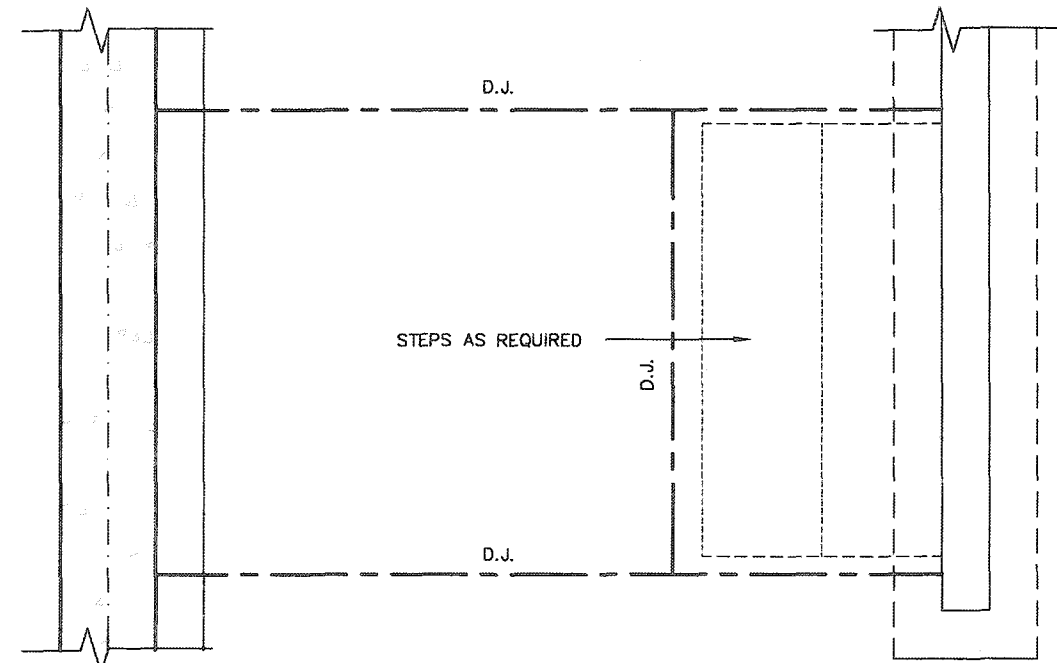




PARTIAL FOUNDATION PLAN



2012 CODE
COMPLIANCE PACKAGE A1

		-	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		-	qualification information		
8		-	Richard Vink	signature	24488
7		-	nemo registration information	BON	
6		-	V A 3 Design Inc.	42658	
5		-	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.		
4		-			
3		-			
2		-			
1		-			
		ISSUED FOR PERMIT.	APR 13/20	GW	
		no description	date by		

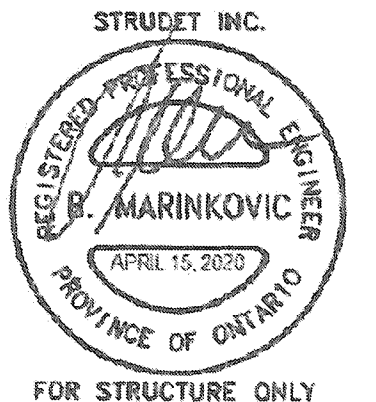
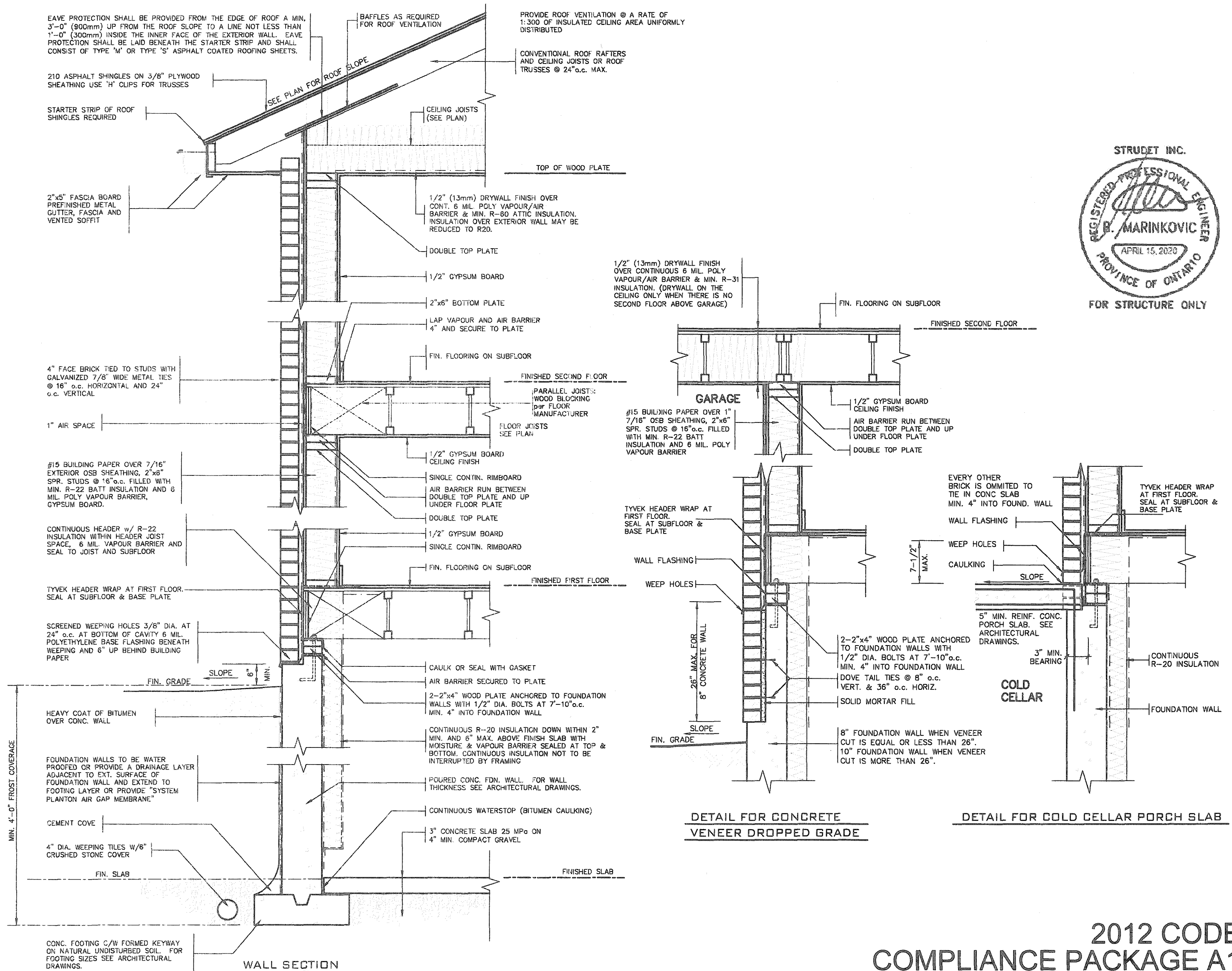
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

		SINGLES
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020		drawing no. 2
drawn by GW	checked by Not to Scale	scale 19014-GP-STD_DETAILS_A1

SUNKEN FLOOR DETAILS

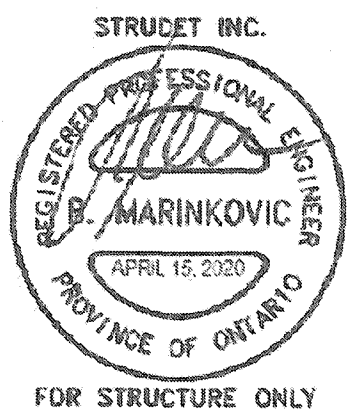
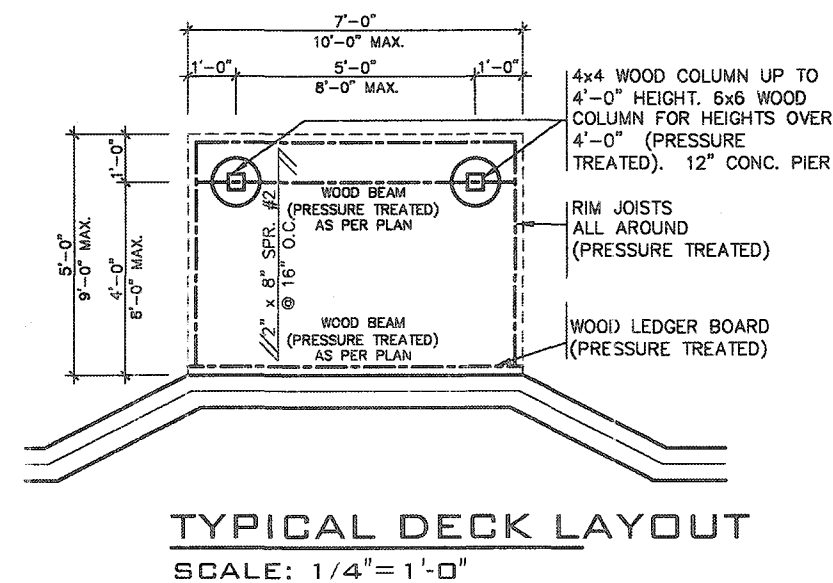
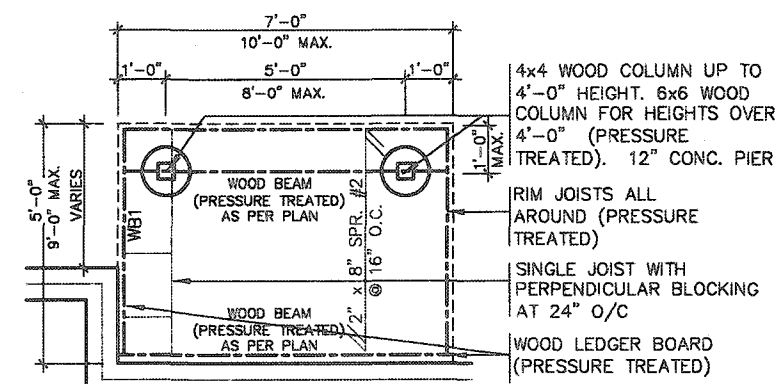
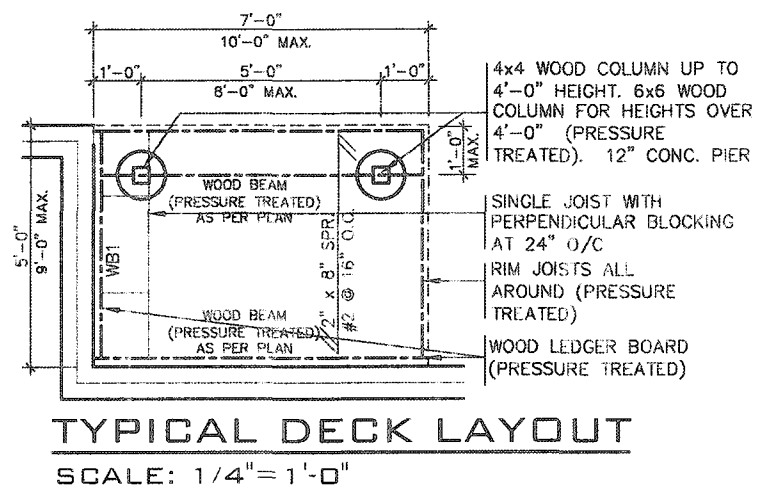
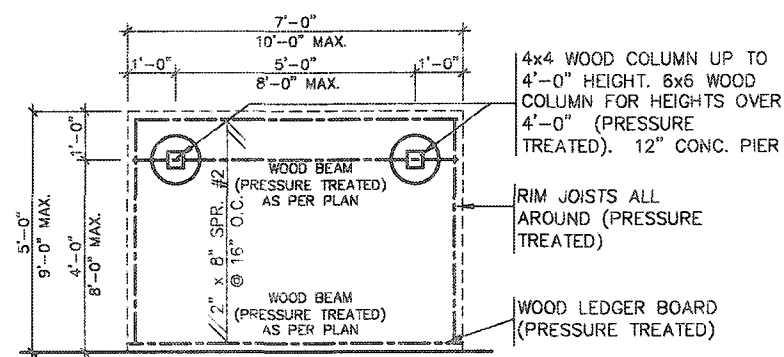
file name

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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. Richard Vink signature 24488 BCIN name registration information 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 city WATERDOWN date APRIL 2020 checked by scale Not to Scale 2"x6" BRICK VENEER SECTIONS file name 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 3
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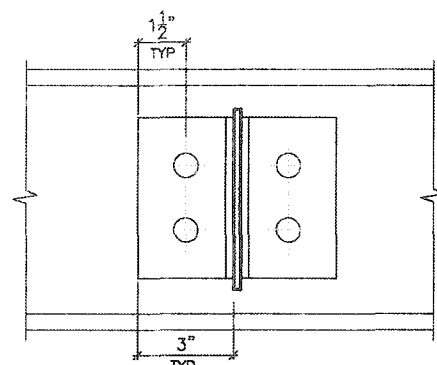


2012 CODE
COMPLIANCE PACKAGE A1

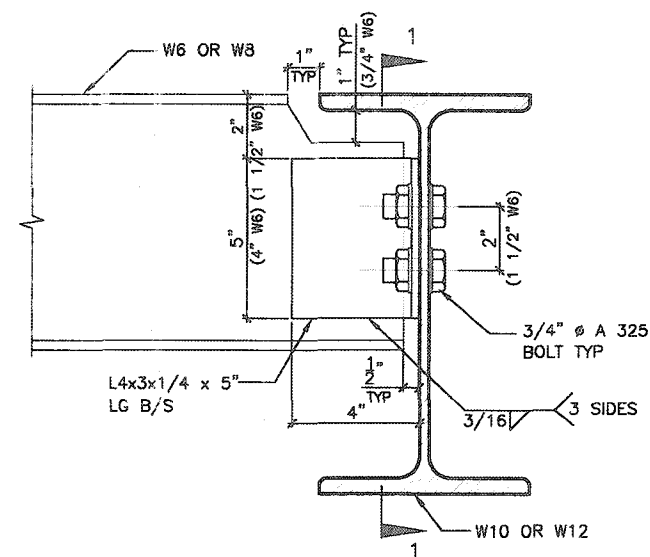
9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 / 416.630.4782 va3design.com	 Greenpark.	SINGLES -	project no. 19014
8	-	-	-	qualification information				
7	-	-	-	Richard Vink <i>R Vink</i> 24488				
6	-	-	-	name registration information BCIN				
5	-	-	-	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 copied.	project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	drawing no. 19014-GP-STD_DETAILS_A1	
3	-	-	-	no. description				
2	-	-	-	APR 13/20 GW				
1	-	-	-	ISSUED FOR PERMIT.				
0	-	-	-	date by				

DETAIL 1.

W8
TO
W8
CONNECTION

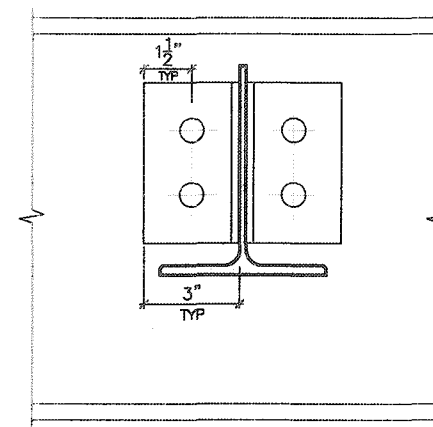


SECTION 1-1

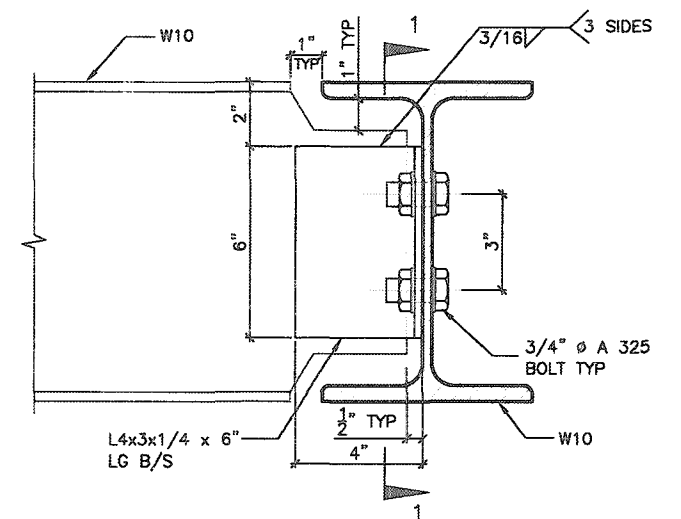


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

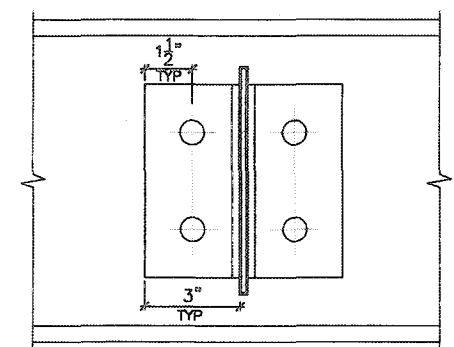


SECTION 1-1

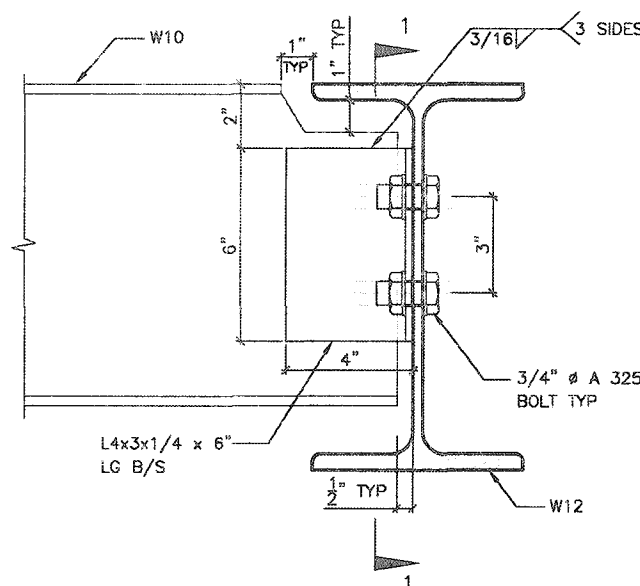


DETAIL 3.

W10
TO
W10
CONNECTION

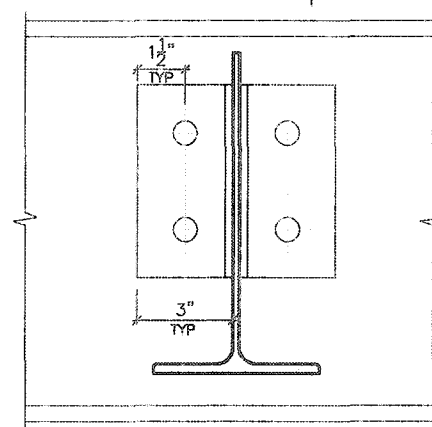


SECTION 1-1

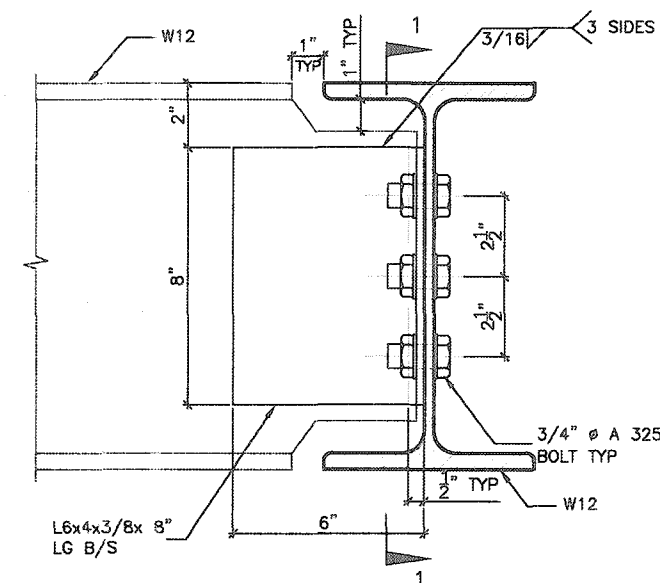


DETAIL 4.

W10
TO
W12
CONNECTION

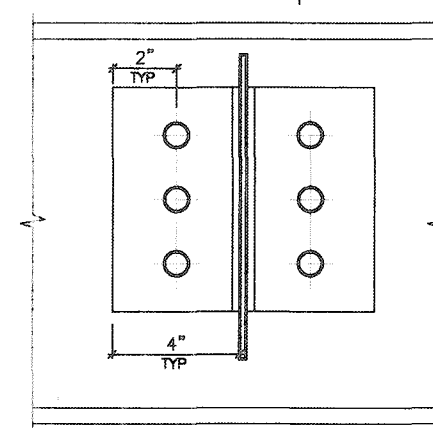


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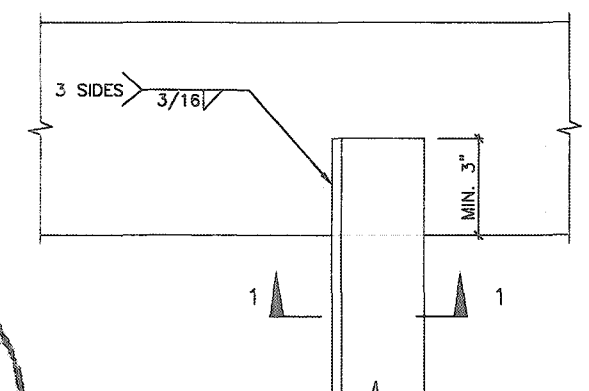


DETAIL 5.

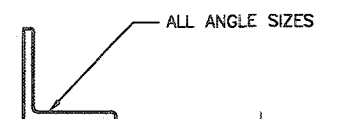
W12
TO
W12
CONNECTION



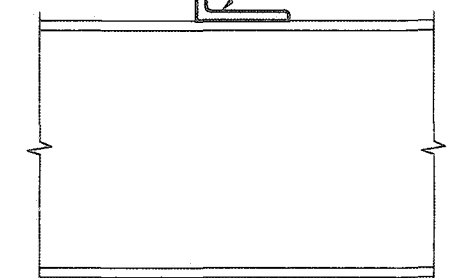
SECTION 1-1



PLAN VIEW



ALL ANGLE SIZES



ALL BEAM SIZES —

SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

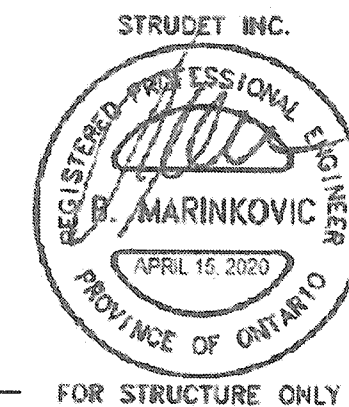
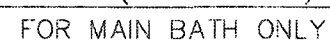
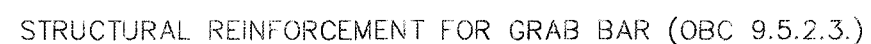
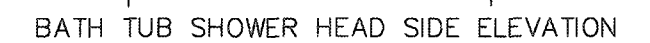
2012 CODE COMPLIANCE PACKAGE

9		-	-	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8		-	-	
7		-	-	qualification information
6		-	-	Richard Vink <i>R Vink</i> 2448
5		-	-	nemo signature BC
4		-	-	registration information
3		-	-	VA3 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 copied.
no.	description	date	by	



SINGLES

project name	project no.
RUSSELL GARDENS PH. 3	19014
city	drawing no.
APRIL 2020	7
drawn by	checked by
GW	-
scale	file name
Not to Scale	19014-GP-STD_DETAILS_A1

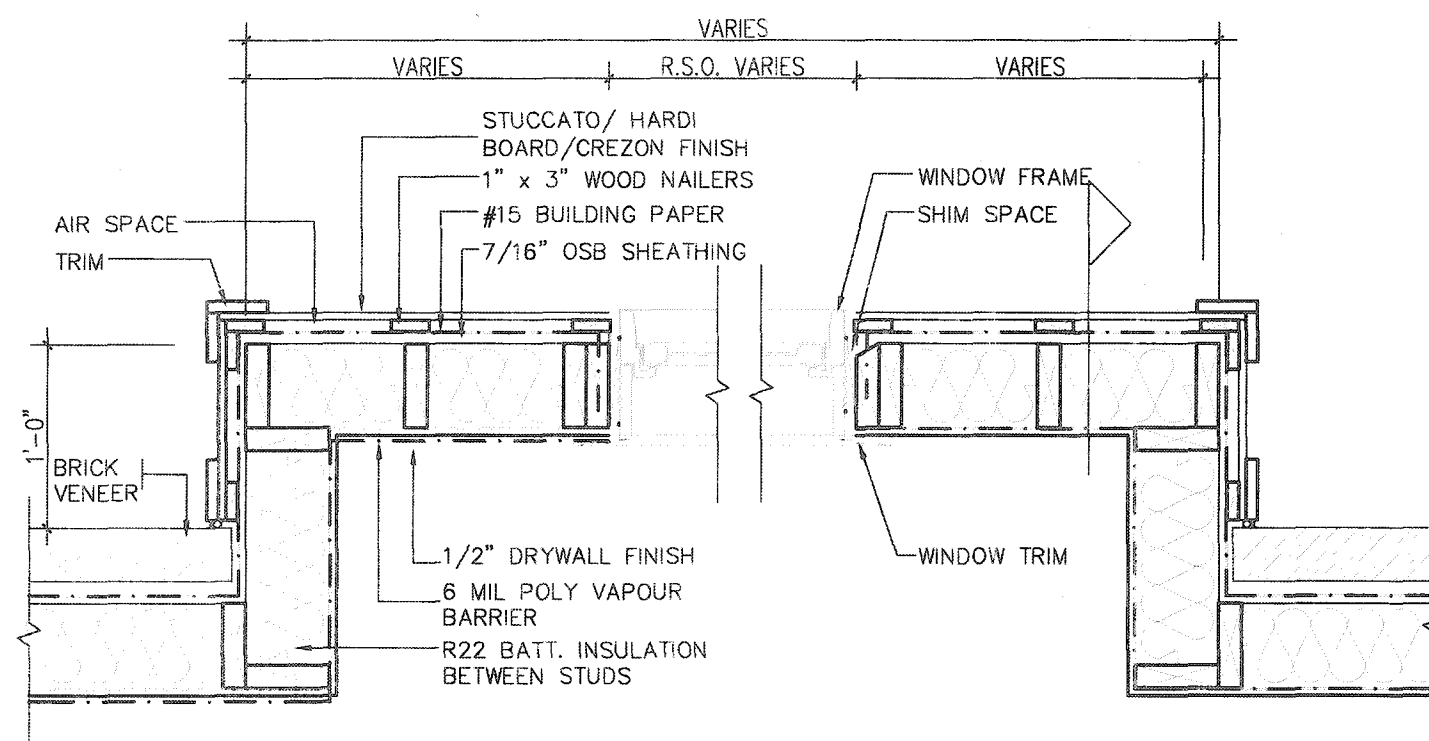


FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE

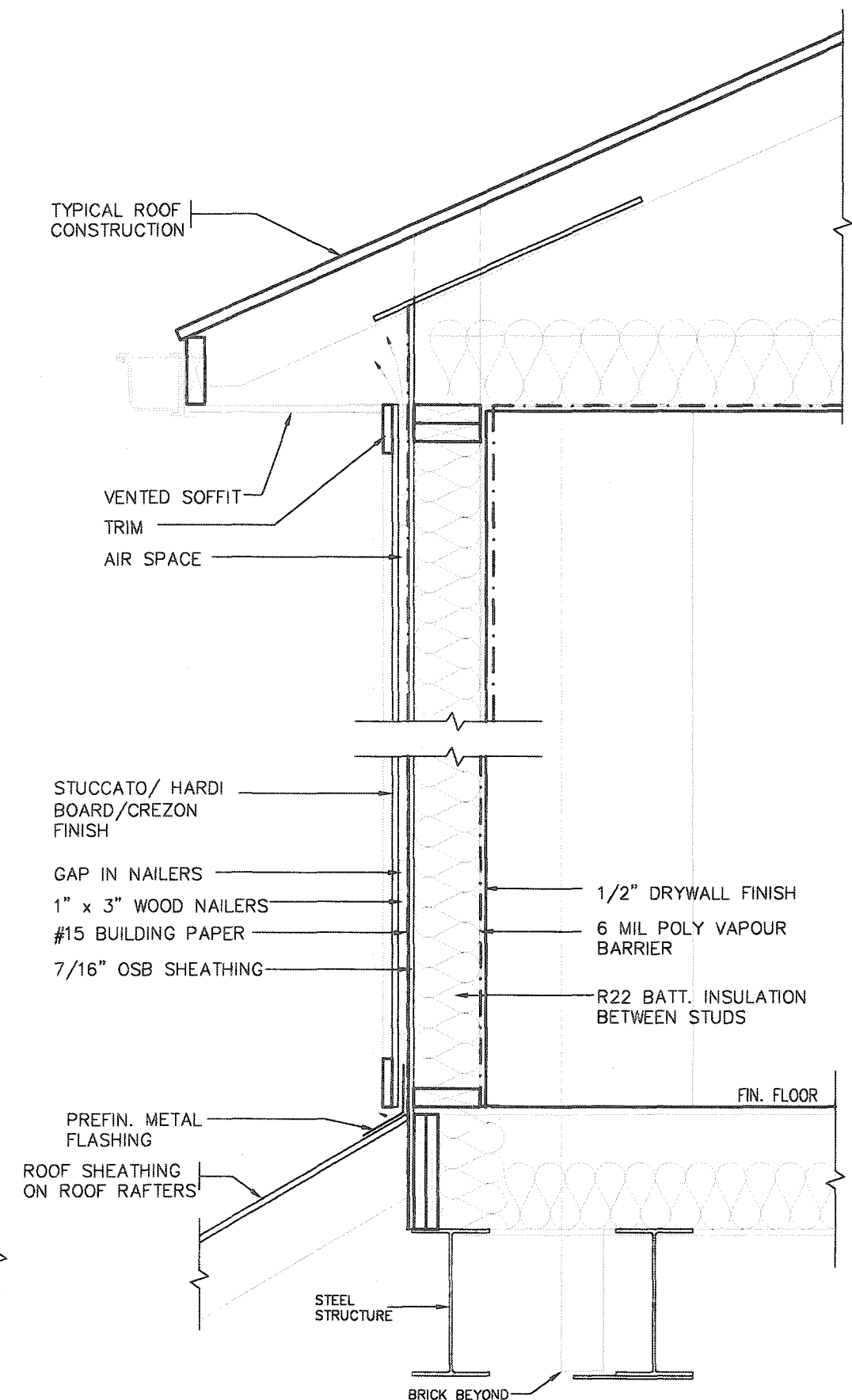
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)

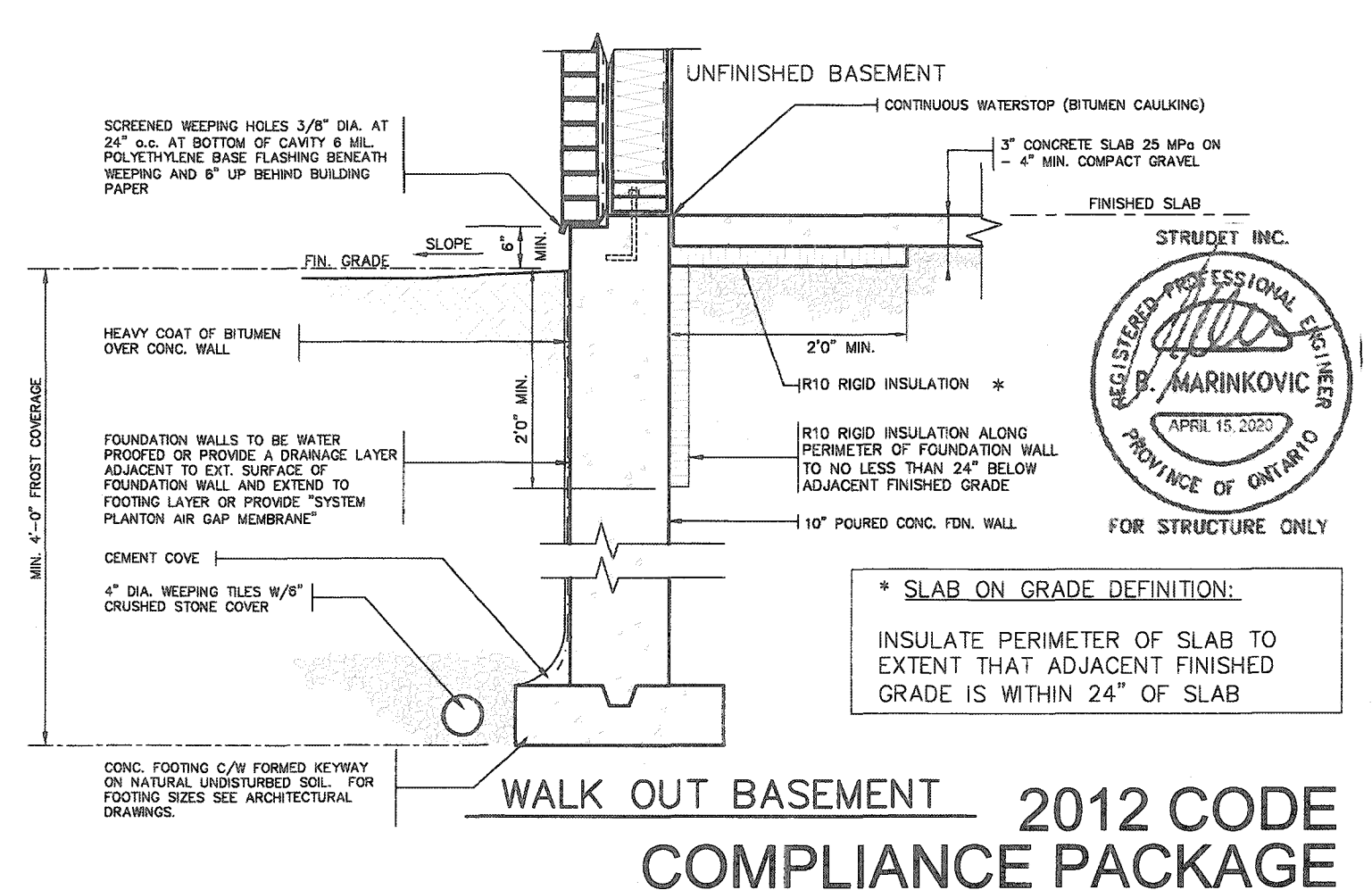
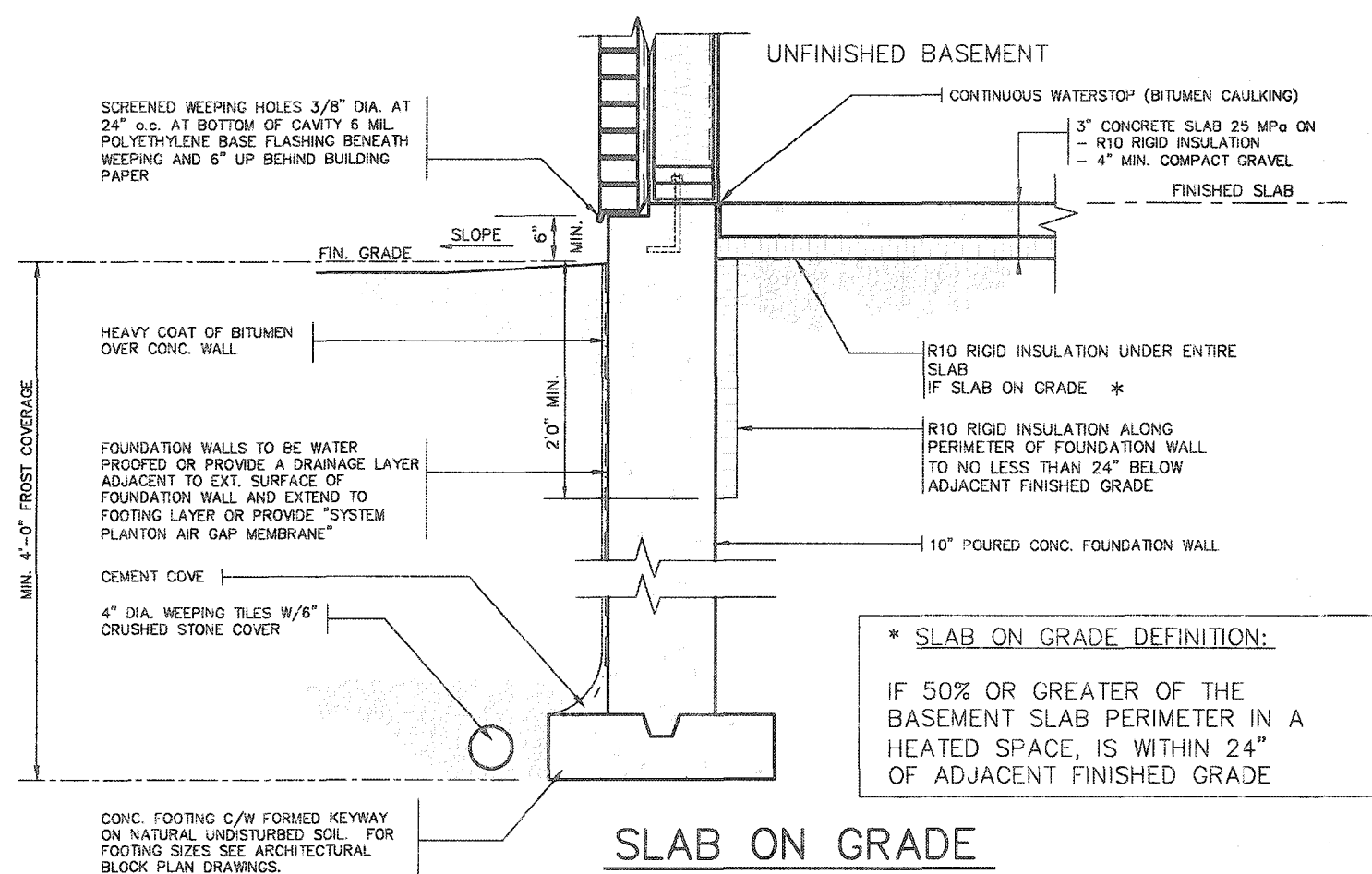
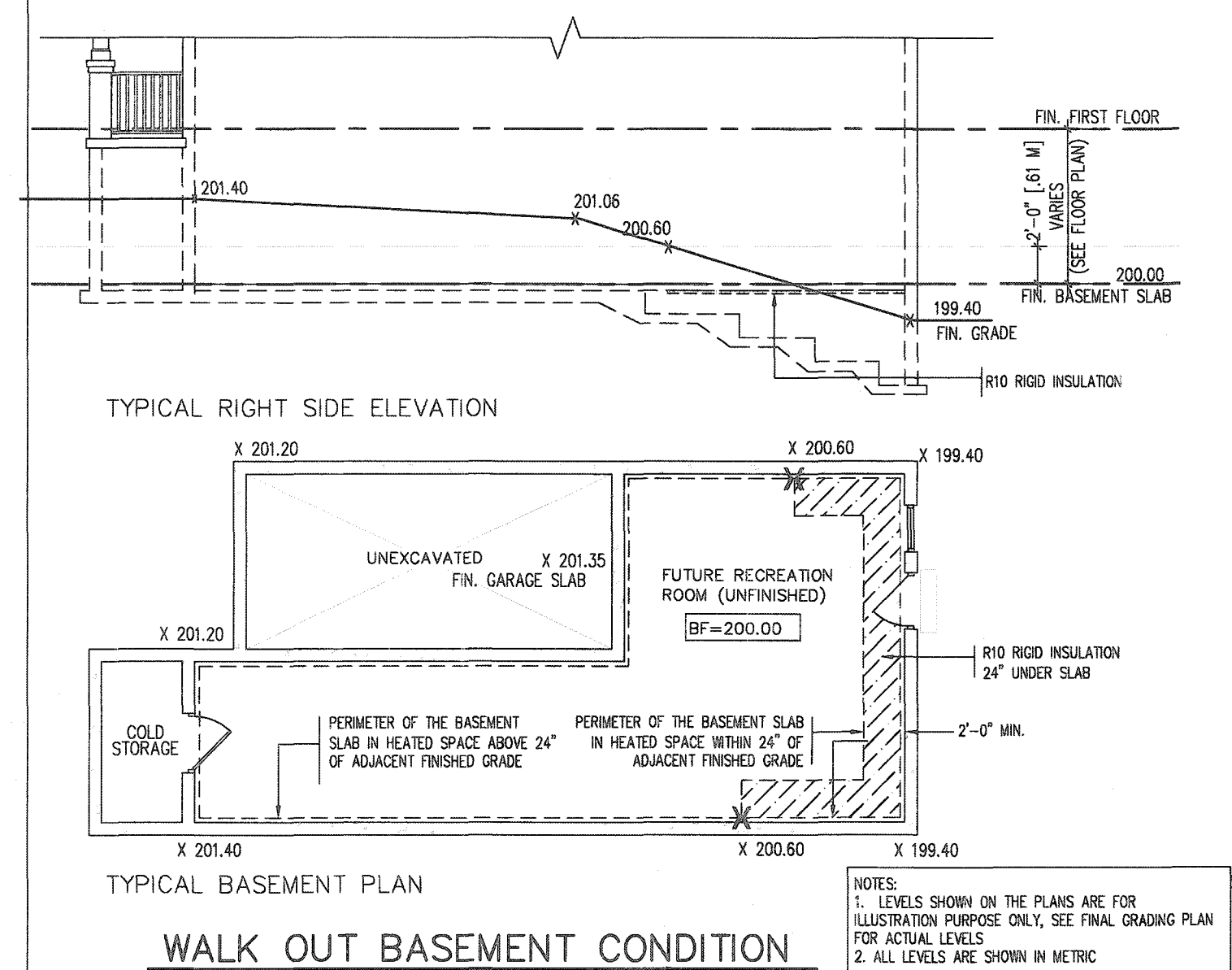
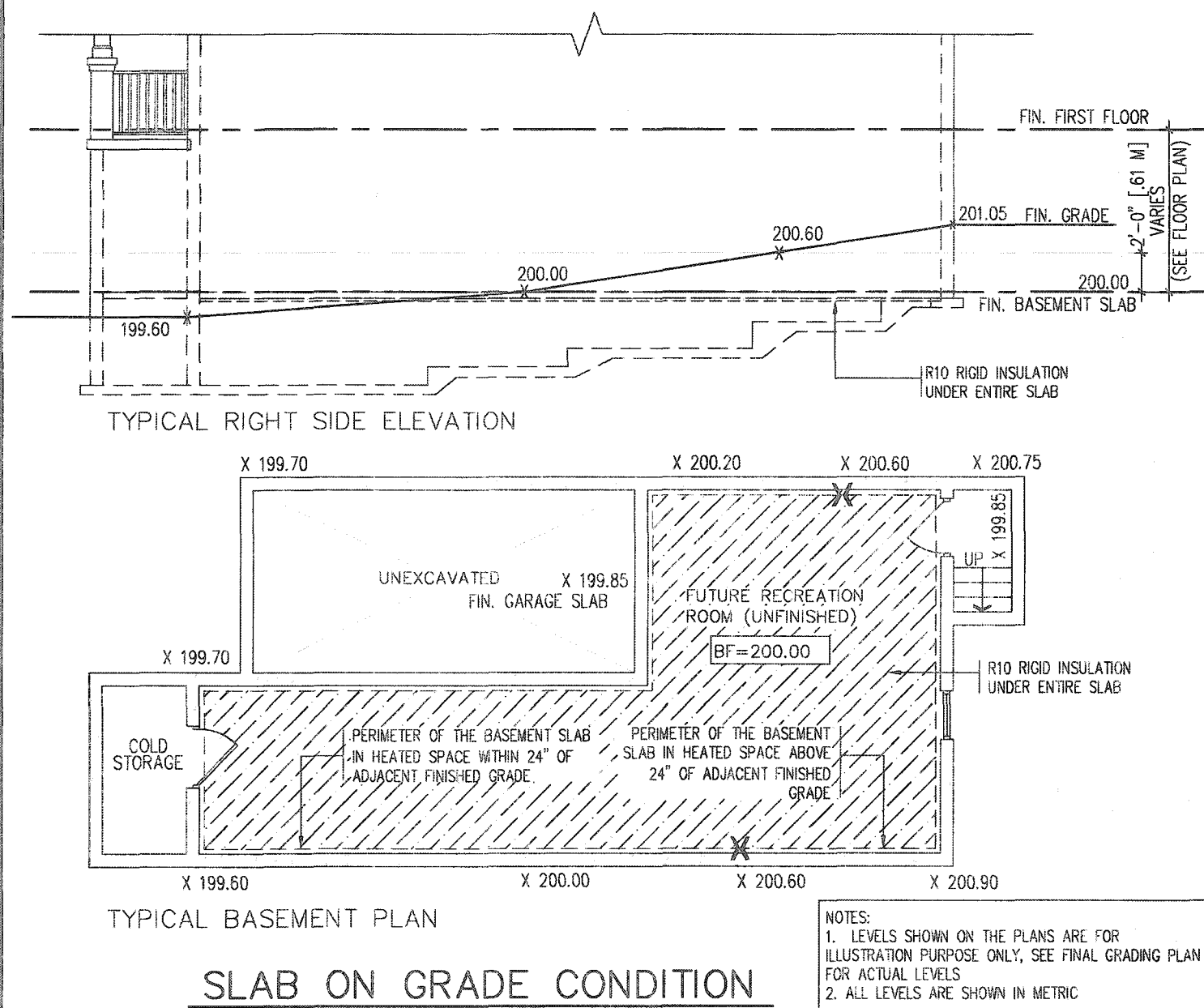


CROSS SECTION



2012 CODE
COMPLIANCE PACKAGE A1

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. qualification information Richard Vink signature 24488 BCO 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 date APRIL 2020 drawn by GW checked by - scale Not to Scale project no. 19014 drawing no. 9
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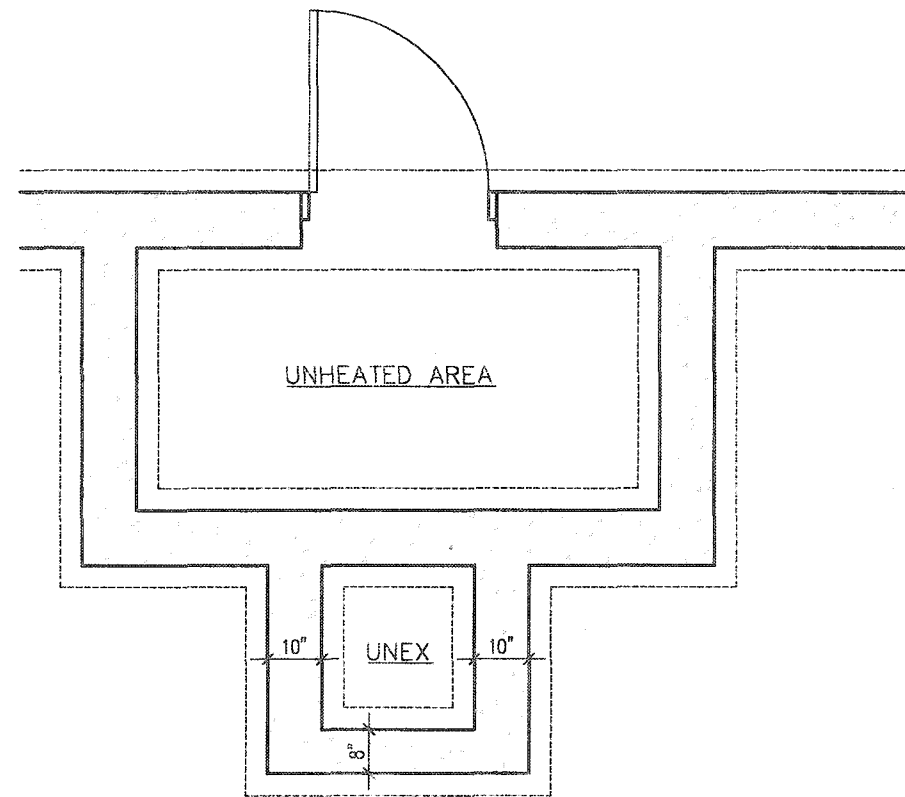
9				
8				
7				
6				
5				
4				
3				
2				
1	ISSUED FOR PERMIT.	APR 13/20	G	
00	description	date	h	

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	244
name	B
registration information	
VAS Design Inc.	426
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.	

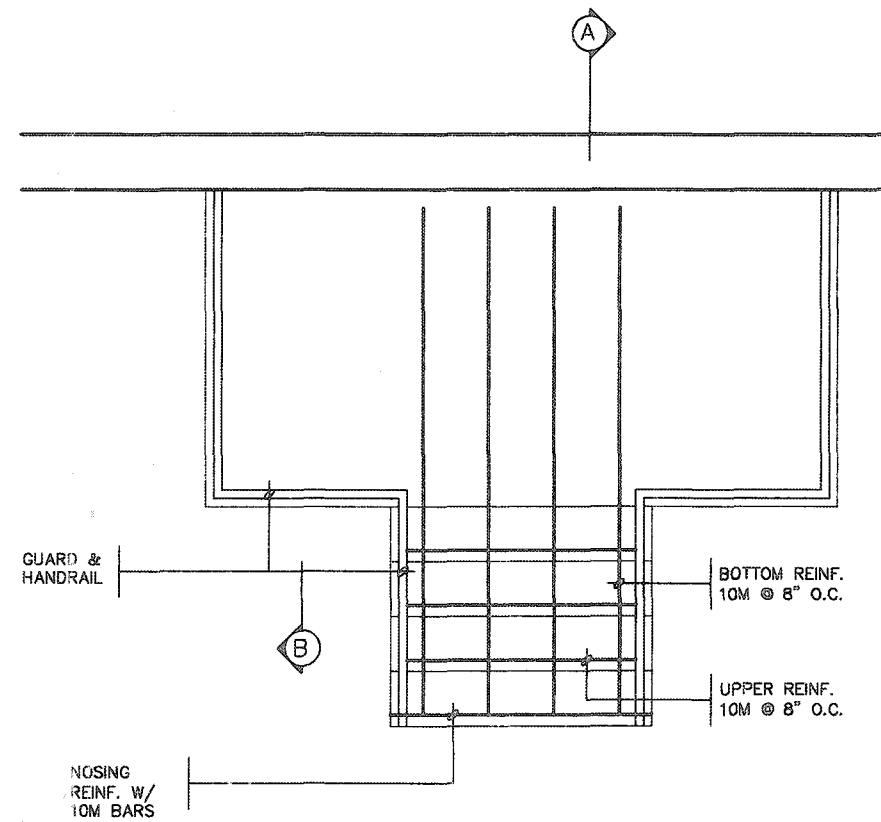
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

		Greenpark™	
project name	municipality		
RUSSELL GARDENS PH. 3	WATERDOWN		
to			
APRIL 2020			
item by	checked by	scale	
W	-	Not to Scale	190

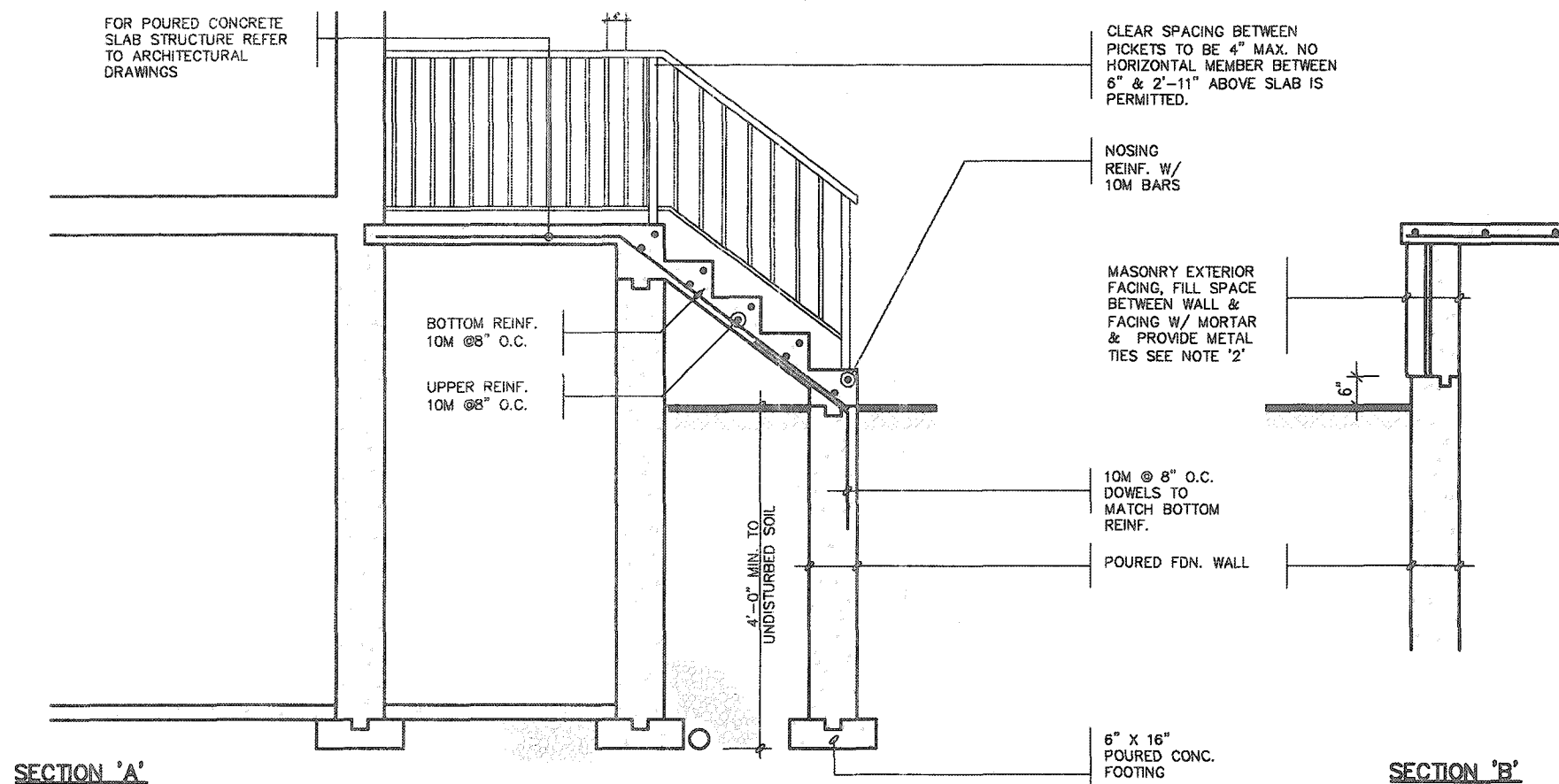
SINGLES	
—	
project no. 19014	
drawing no. 10	
INSULATION	file name D_DETAILS_A1



FOUNDATION PLAN



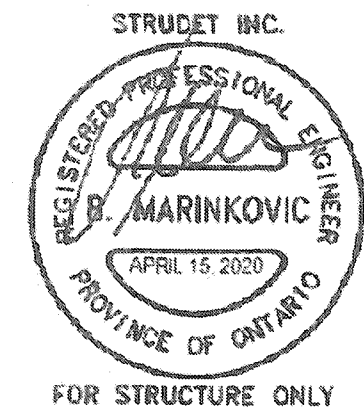
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

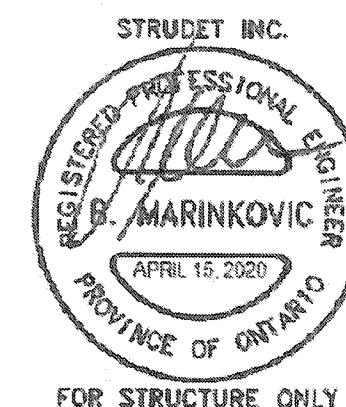
GENERAL NOTES

- 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" - 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



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9 8 7 6 5 4 3 2 1		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 name registration information 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 date APRIL 2020 drawn by GW checked by - scale Not to Scale	project no. 19014 drawing no. 11
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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.			 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project 1901
8	qualification information	signature					
7	Richard Vink	24488					
6	name	BCIN					
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 used for any other purpose.				drawing no. 12		
2					DETAIL OF EXTENDED ROOF		
1	ISSUED FOR PERMIT.	APR 13/20	GW		date		
no.	description	date	by		drawn by		
					GW		
					checked by		
					scale		
					Not to Scale		
					the name		
					19014-GP-STD_DETAILS_A1		

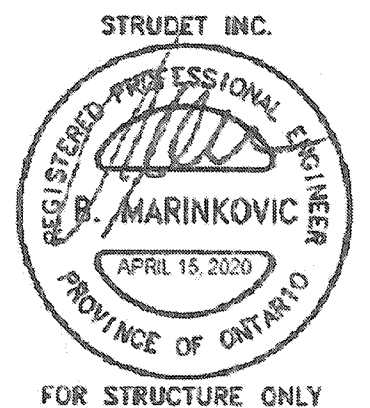
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TO
OTHERWISE
VIEWED BY

BRICK/
STONE
VENEER

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

INVERTED STEEL ANGLE DETAIL

2012 CODE
COMPLIANCE PACKAGE A1[illegible]

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[illegible]