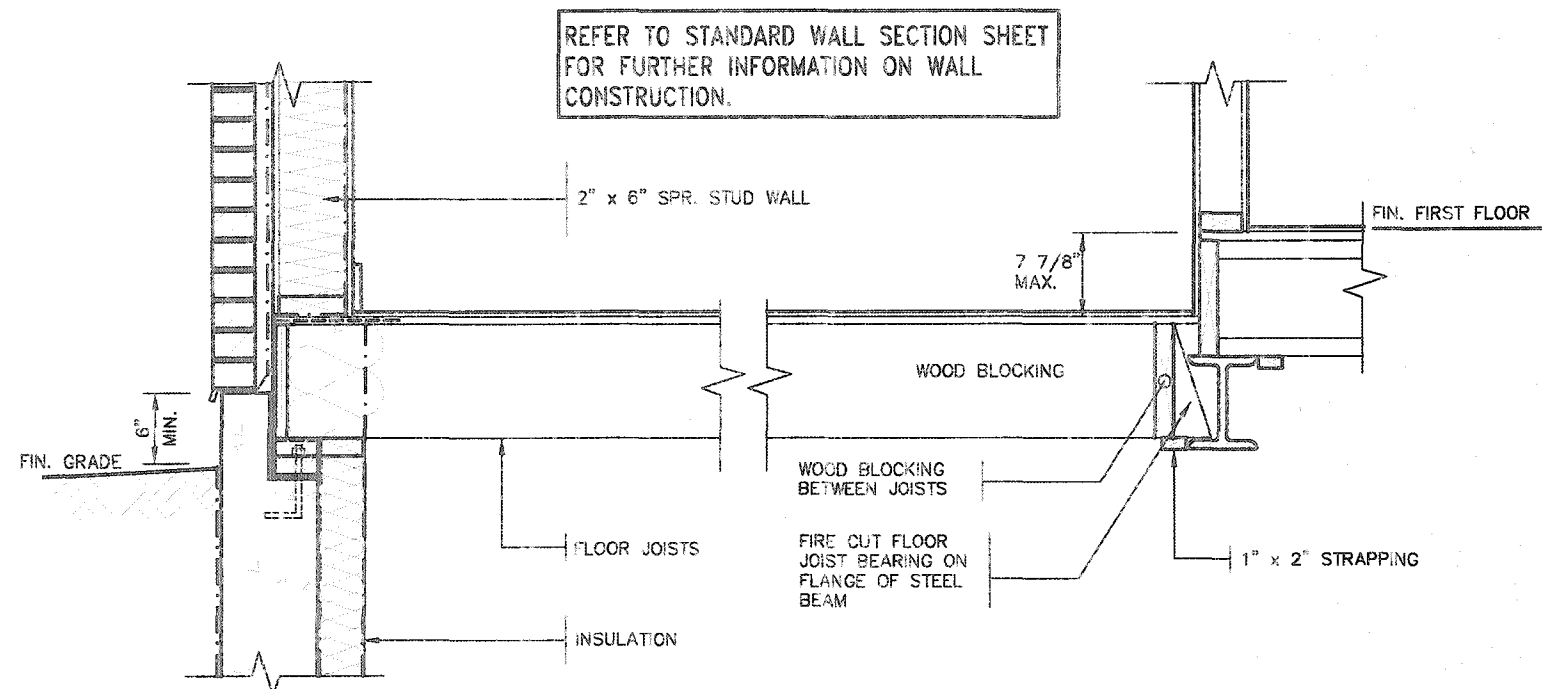
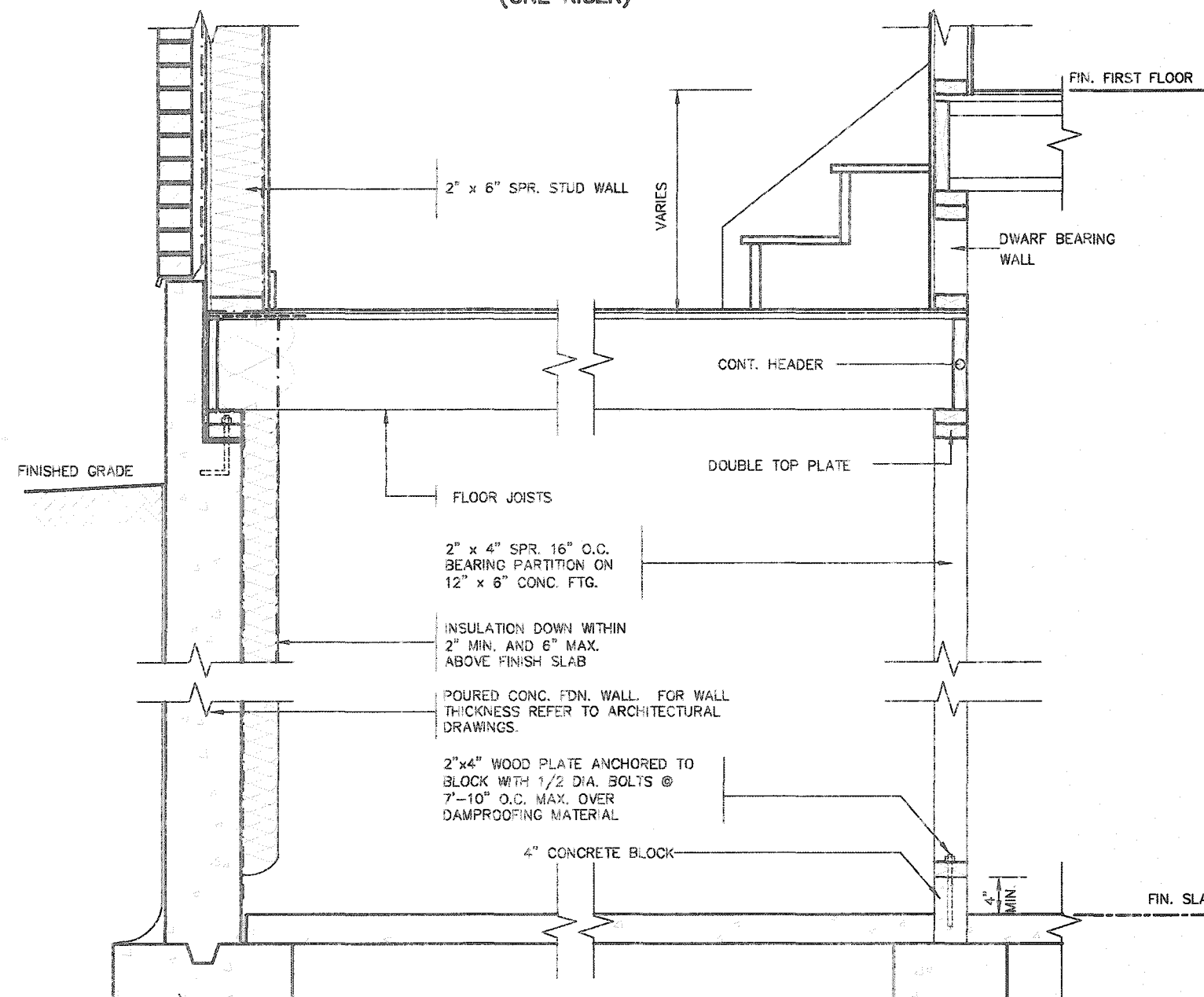
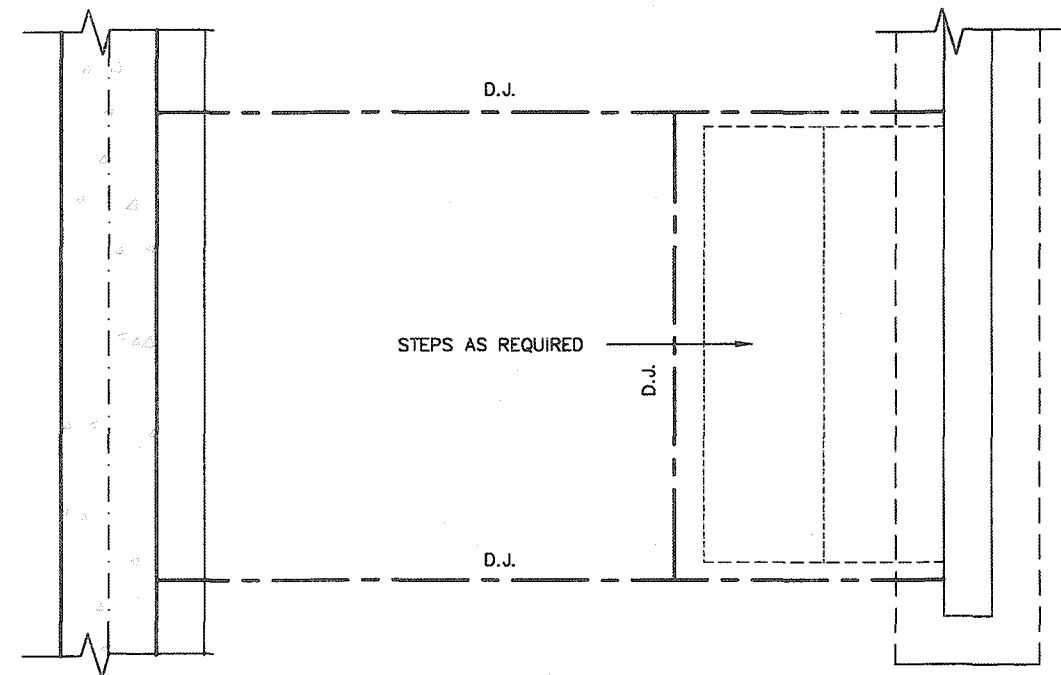
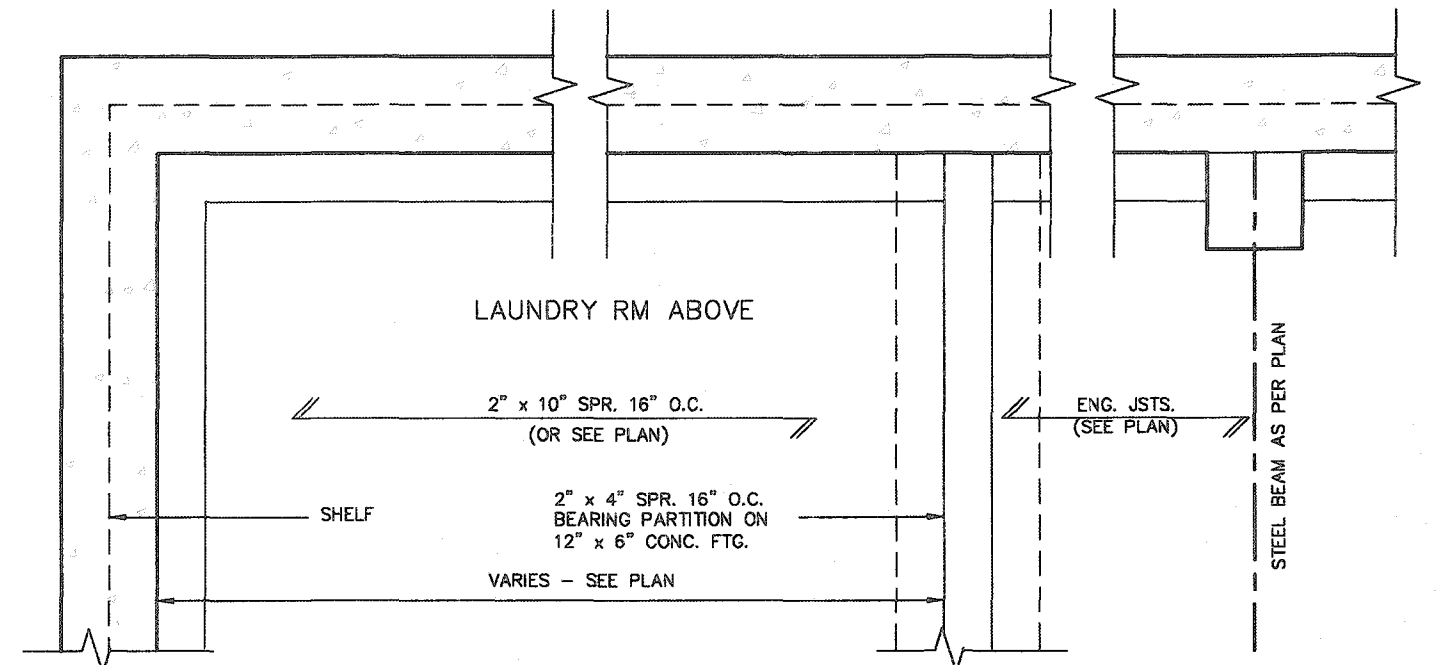




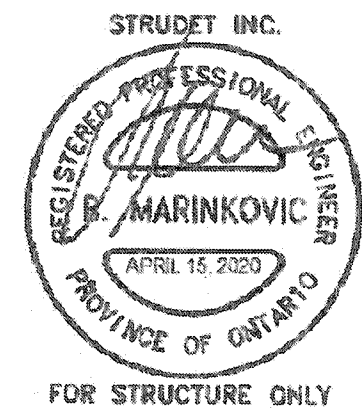
DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY/ENTRY
(MORE THAN ONE RISER)



PARTIAL FOUNDATION PLAN



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE A1

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1	ISSUED FOR PERMIT.	A/R 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 24488 BCN

signature

registration information

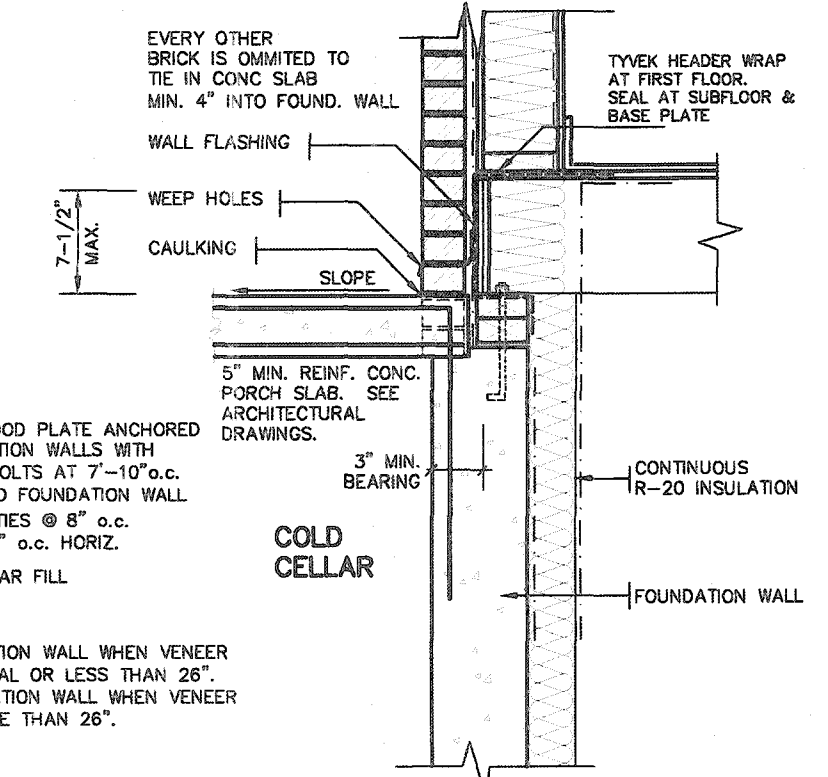
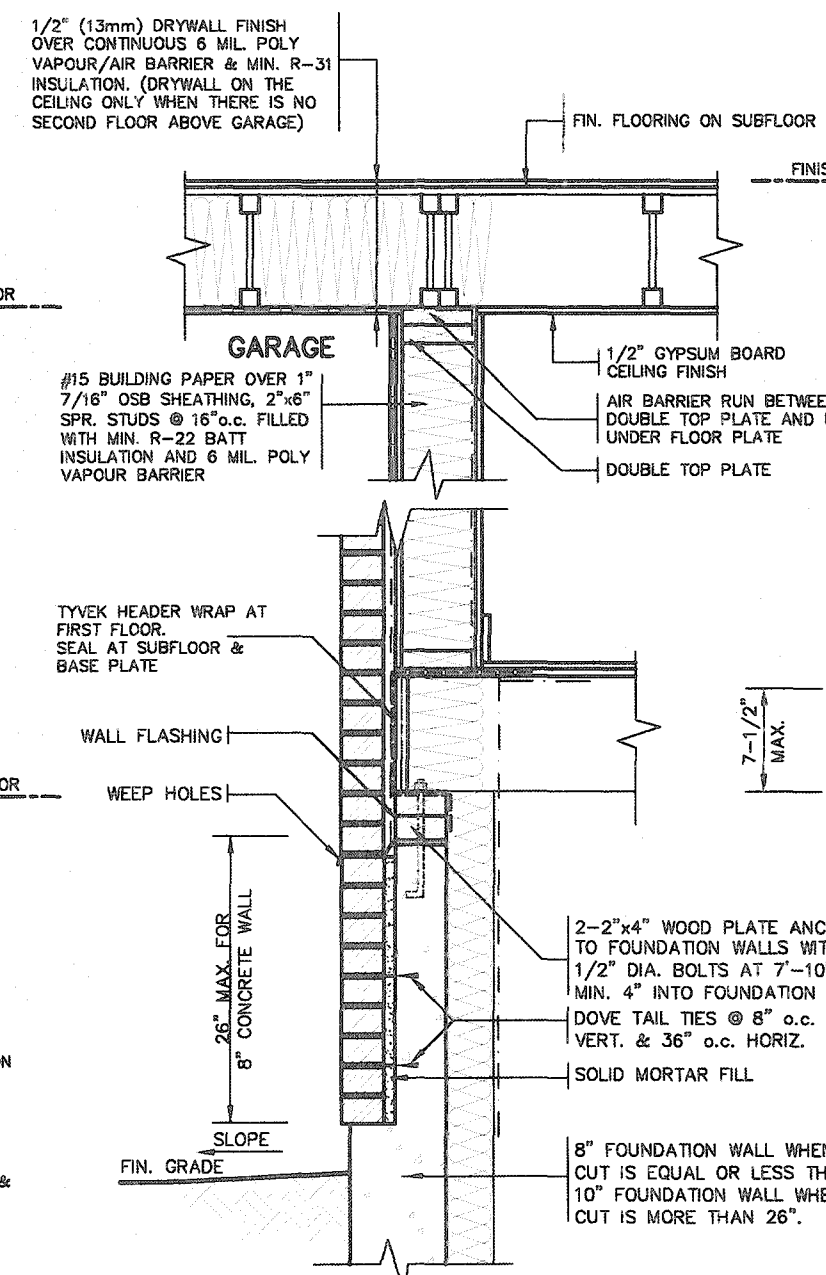
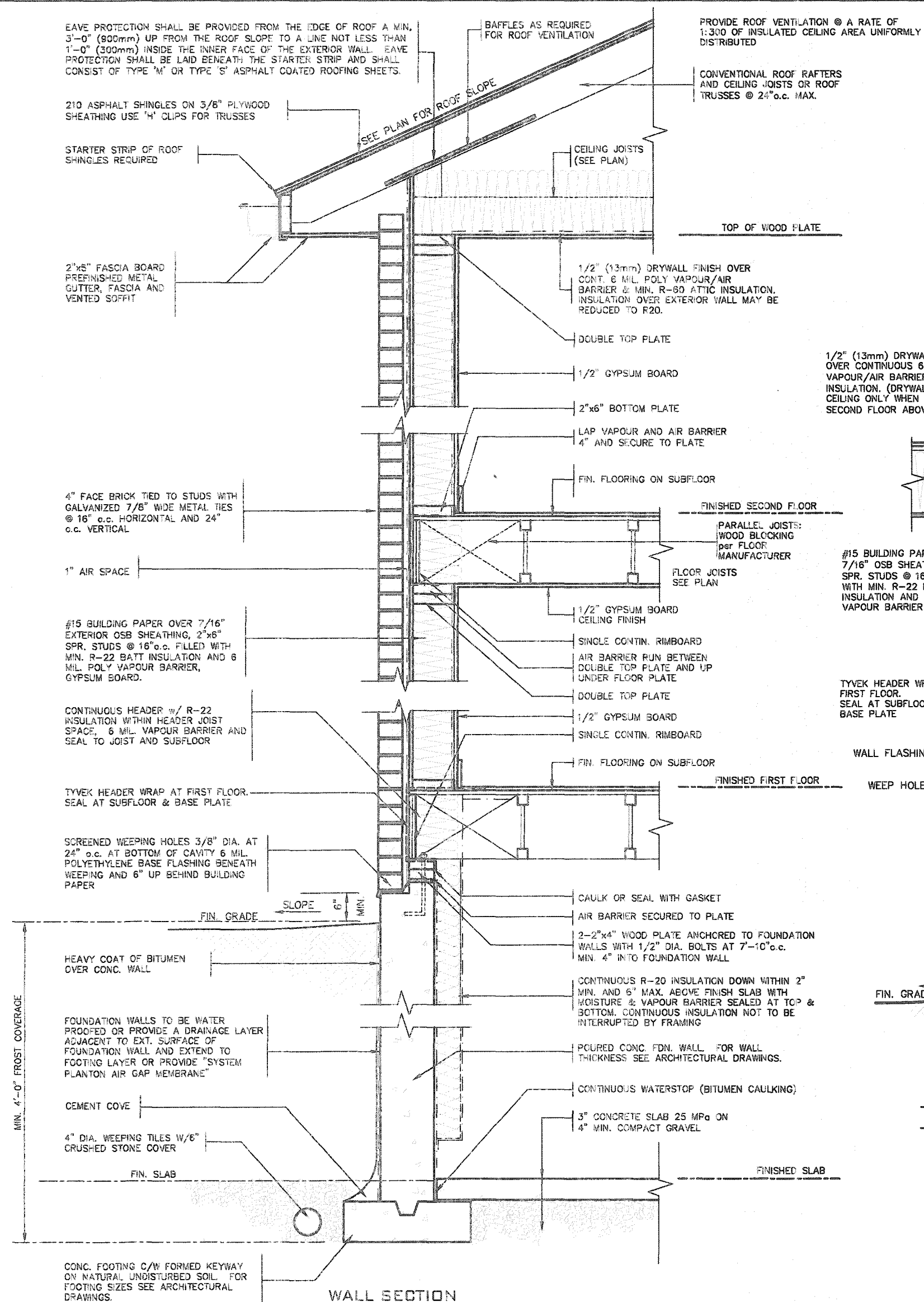
VAS Design Inc. 42658

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VAS DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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va3design.com

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



DETAIL FOR CONCRETE VENEER DROPPED GRADE

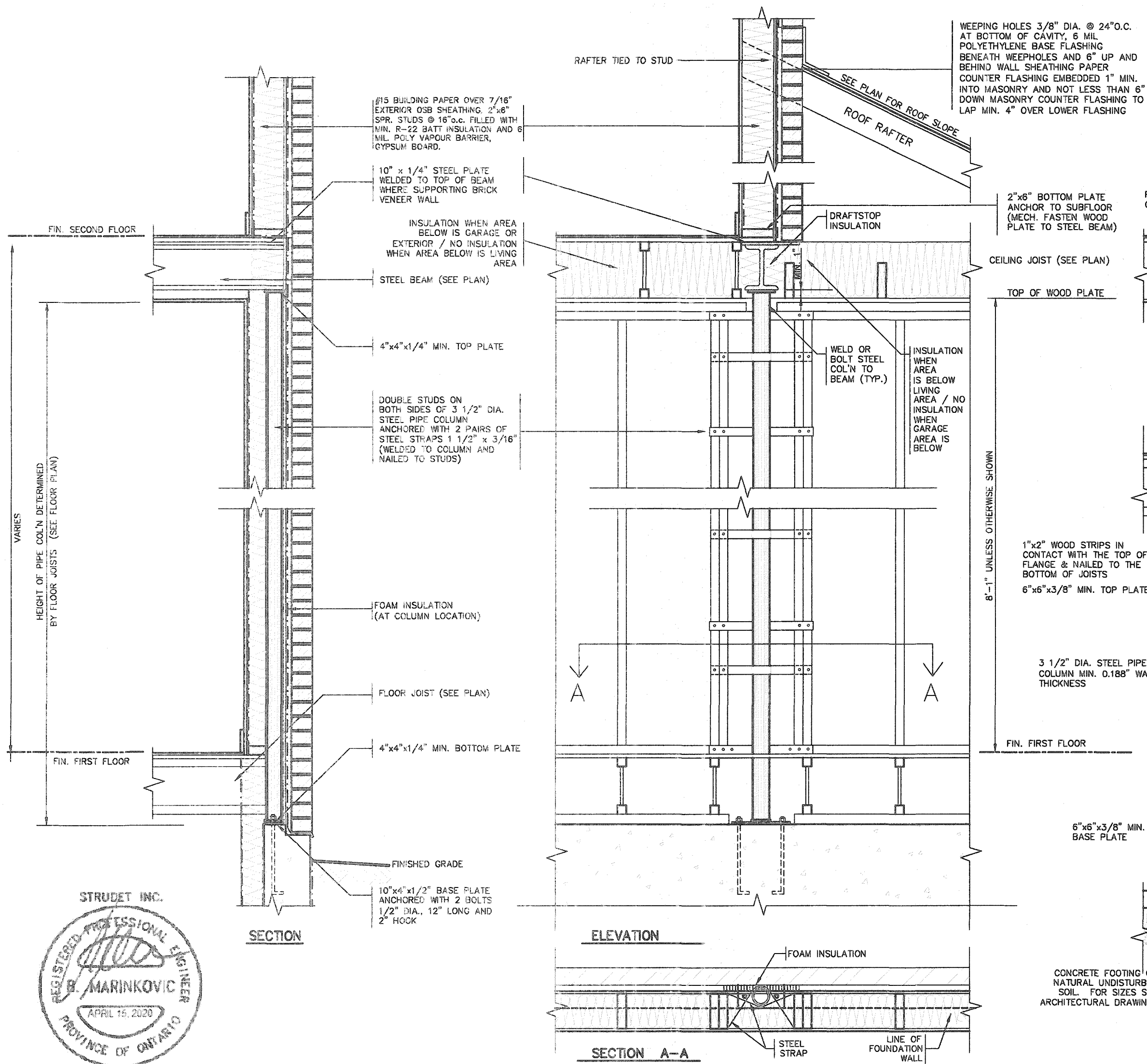
DETAIL FOR COLD CELLAR PORCH SLAB



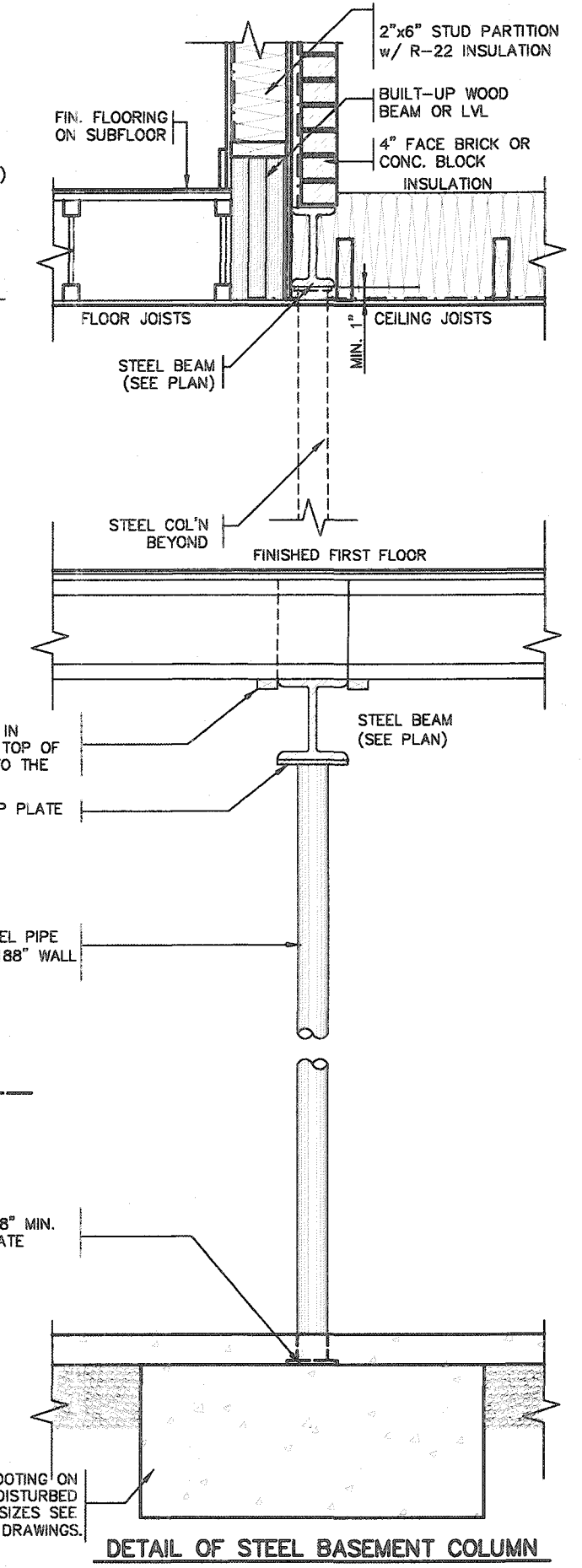
2012 CODE COMPLIANCE PACKAGE A1

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. 8. <i>Richard Vink</i> 24458 BCIN 7. name registration information VAS Design Inc. 42658 6. 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. 5. ISSUED FOR PERMIT. APR 13/20 GW 4. no. description date by		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 checked by 2"x6" BRICK VENEER SECTIONS scale Not to Scale drawn by GW 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 3
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**SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION**



STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO
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**2012 CODE
COMPLIANCE PACKAGE 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

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

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

2" x 12" STRINGER

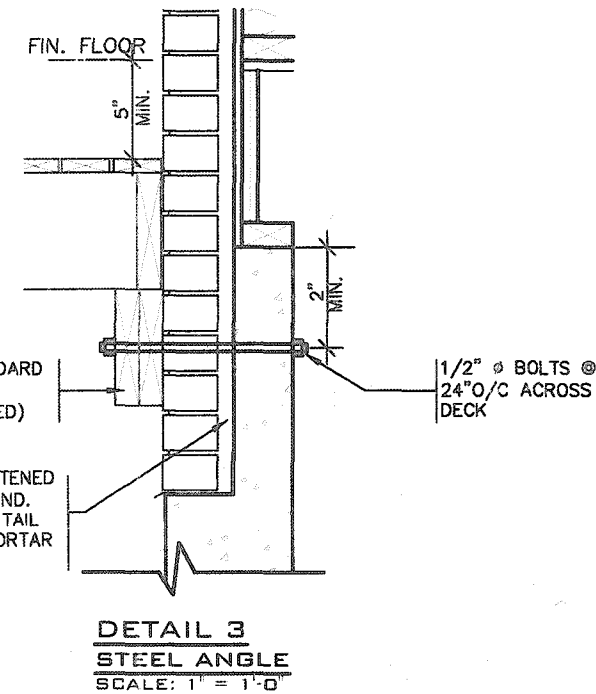
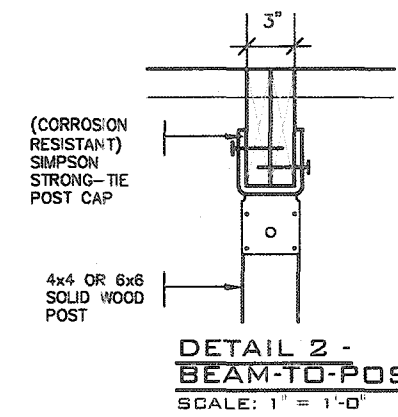
PRECAST CONCRETE SLAB

(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"

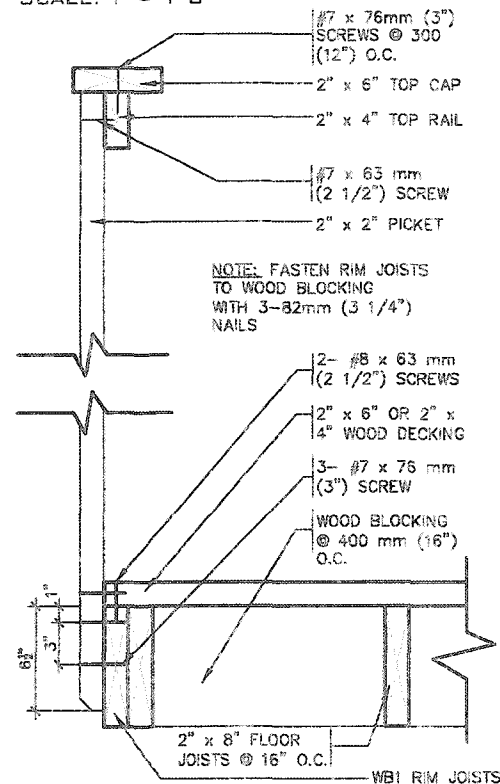


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

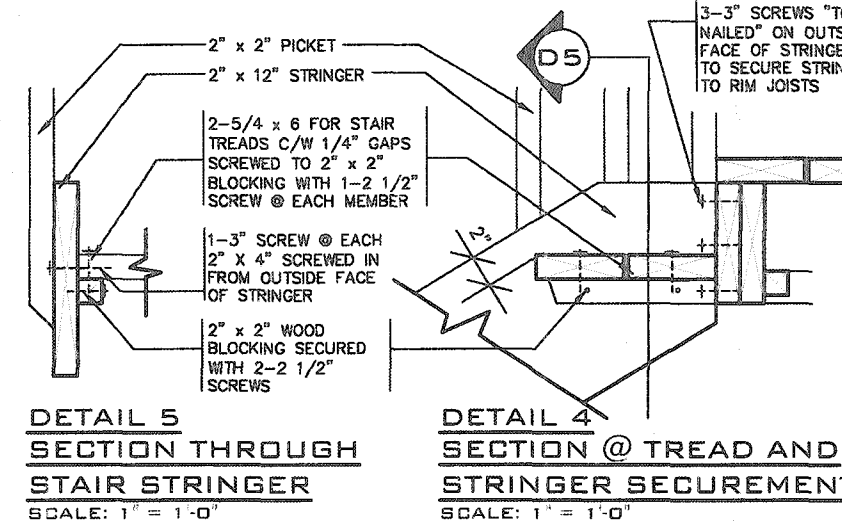
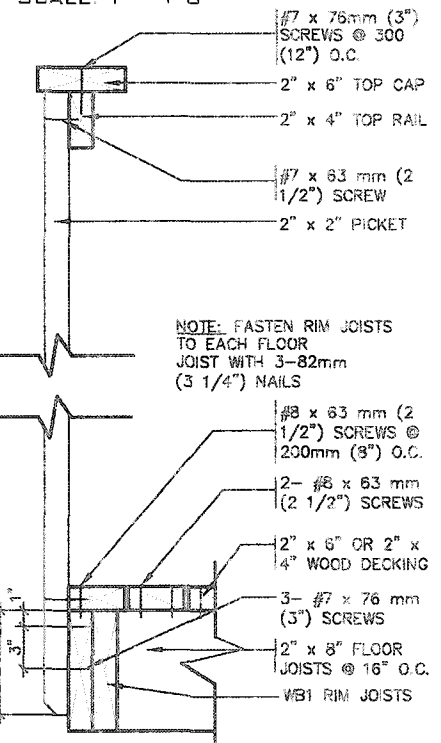
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



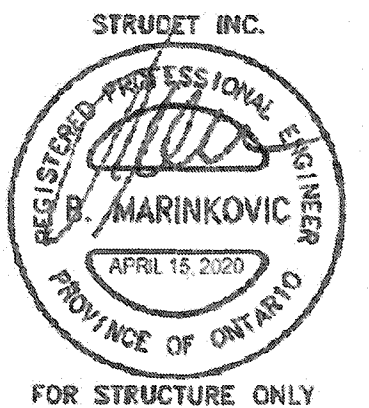
DETAIL 5

SECTION THROUGH STAIR STRINGER

SCALE: 1" = 1'-0"

GENERAL NOTES

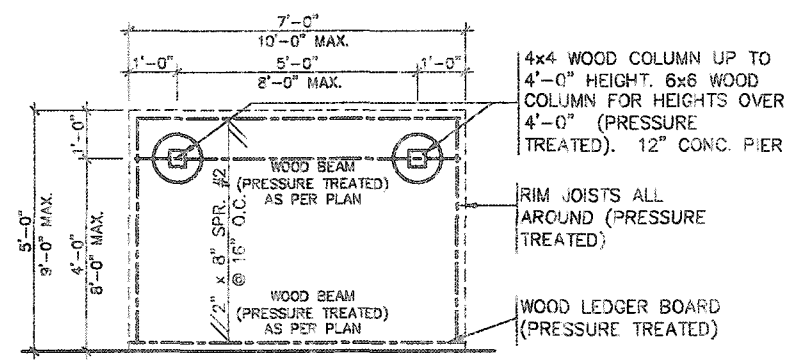
- BRICK TO HAVE COMPRESSIVE STRENGTH OG 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
- ALL NAILS AND 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 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)



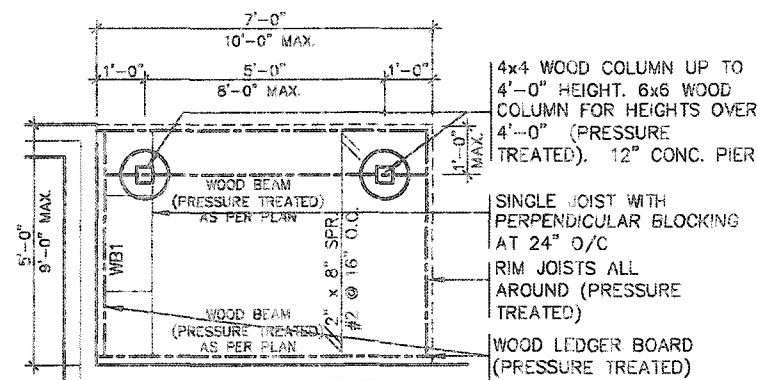
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9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. date by	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Richard Vink signature 24488 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 scaled.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4762 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 municipality WATERDOWN date APRIL 2020 checked by scale As Shown WOOD DECK DETAILS 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 5
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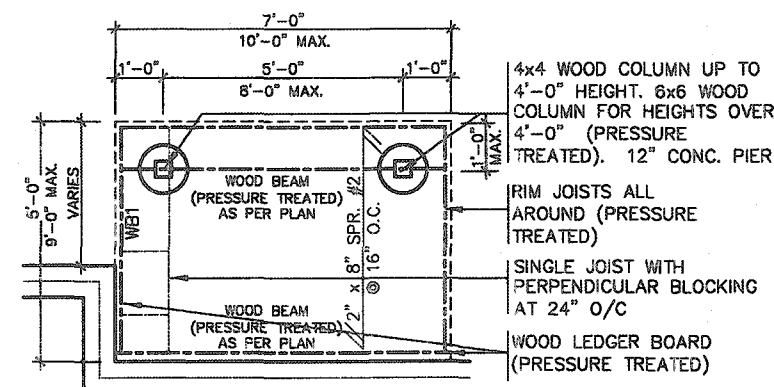
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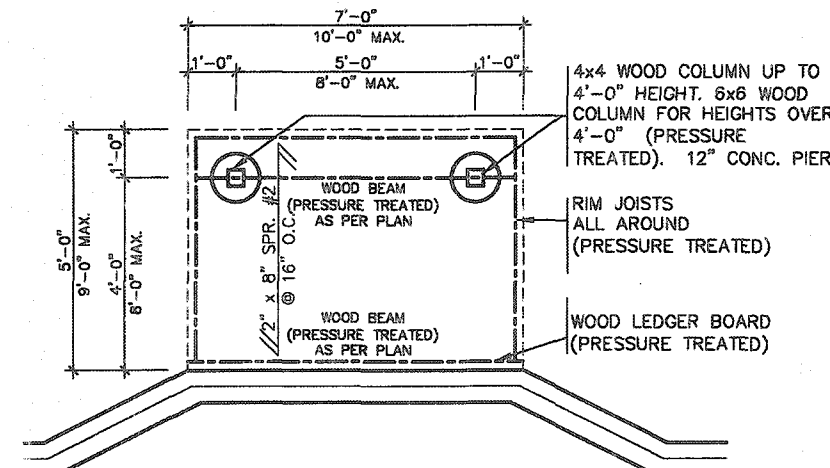
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



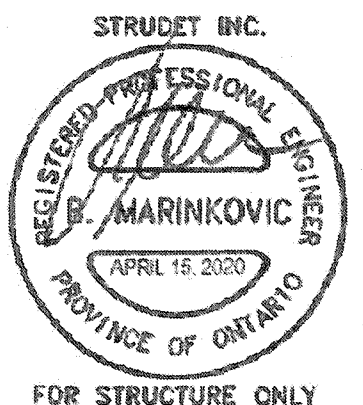
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"

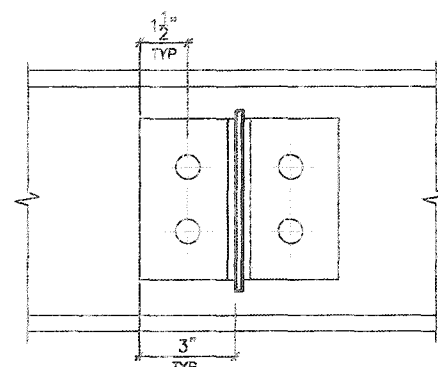


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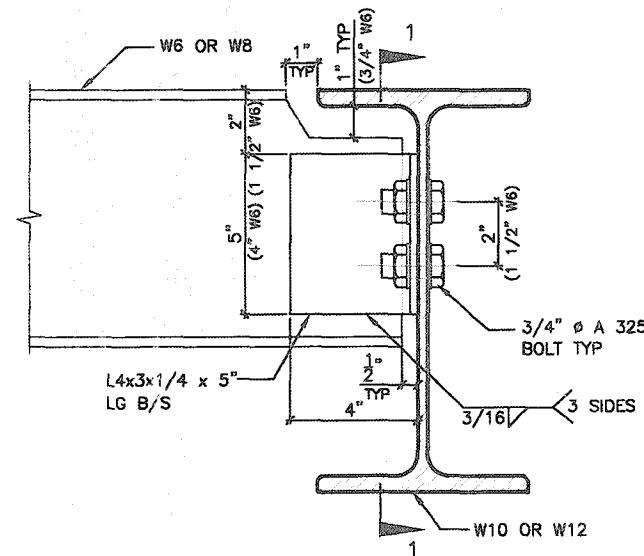
9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. description	date date date date date date date date date date	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink signature 24488 BCO 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 copied.	VA3 DESIGN 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 manipulated by WATERDOWN date APRIL 2020 checked by As Shown scale WOOD DECK PLANS 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 5-1
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DETAIL 1.

W8
TO
W8
CONNECTION

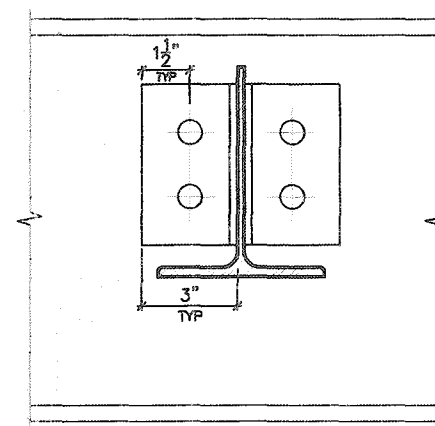


SECTION 1-1

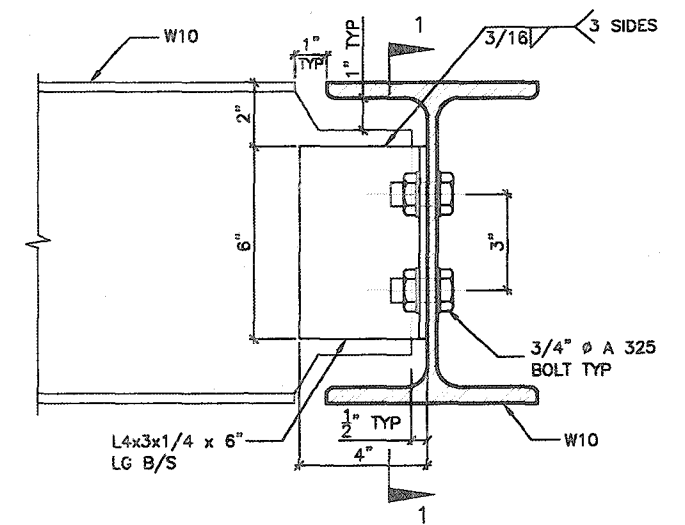


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

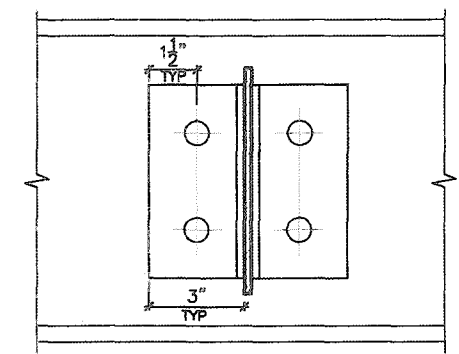


SECTION 1-1

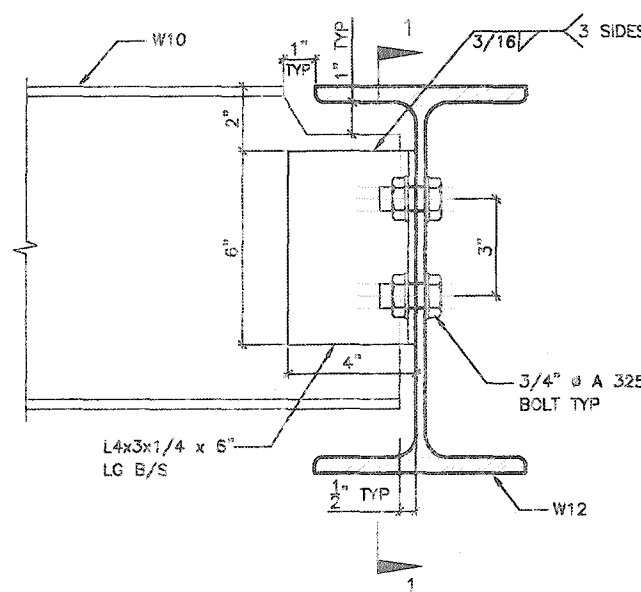


DETAIL 3.

W10
TO
W10
CONNECTION

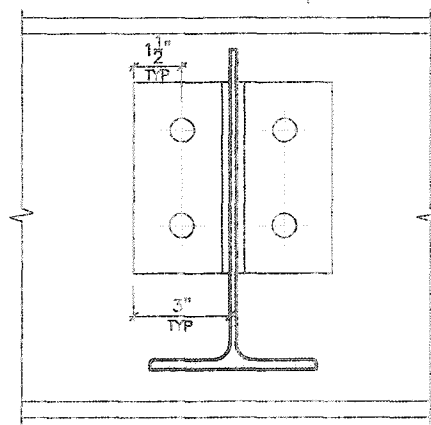


SECTION 1-1

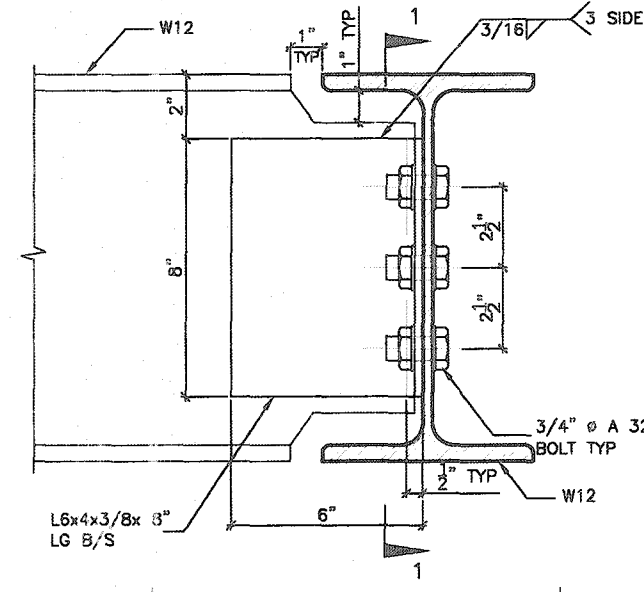


DETAIL 4.

W10
TO
W12
CONNECTION

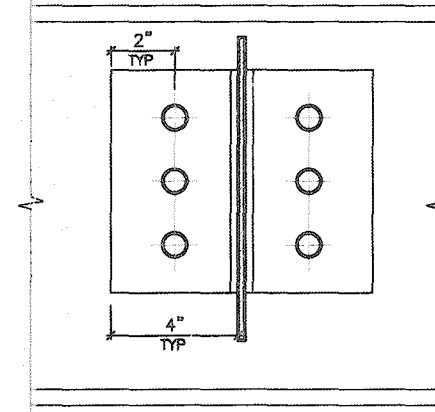


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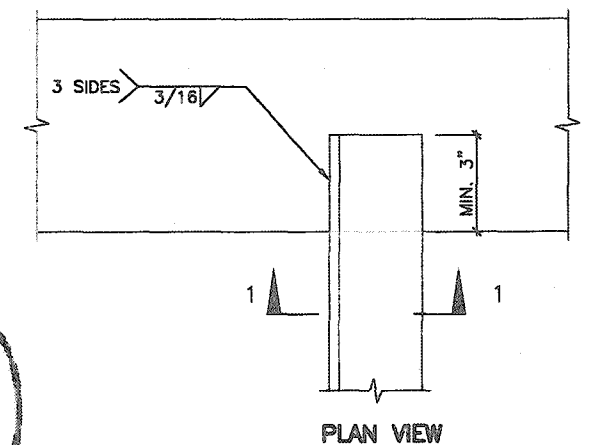


DETAIL 5.

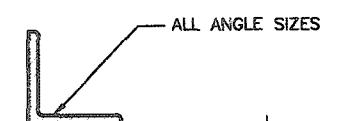
W12
TO
W12
CONNECTION



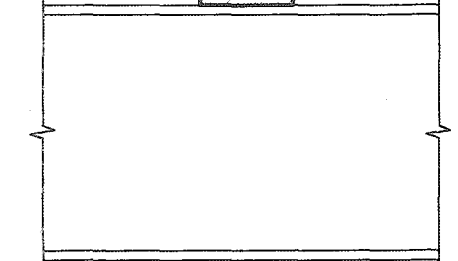
SECTION 1-1



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 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 244
6		-	name signature B
5		-	registration information
4		-	VAS Design Inc. 426
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 proper use thereof shall be the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	ISSUED FOR PERMIT.	A/R 13/20 GW	
	no. description	date by	



project name
RUSSELL GARDENS PH. 3

municipality
WATERDOWN

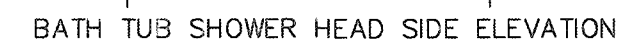
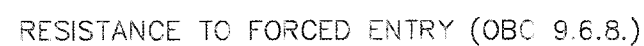
STEEL BEAM CONNECTIONS

SINGLES

project no.
19014

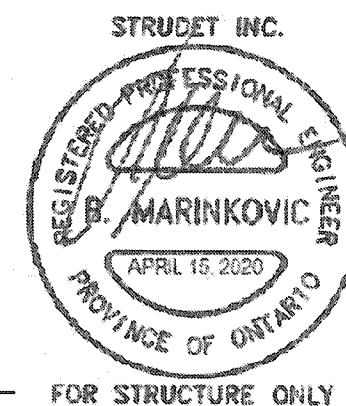
ing no.

7



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



FOR STRUCTURE ONLY

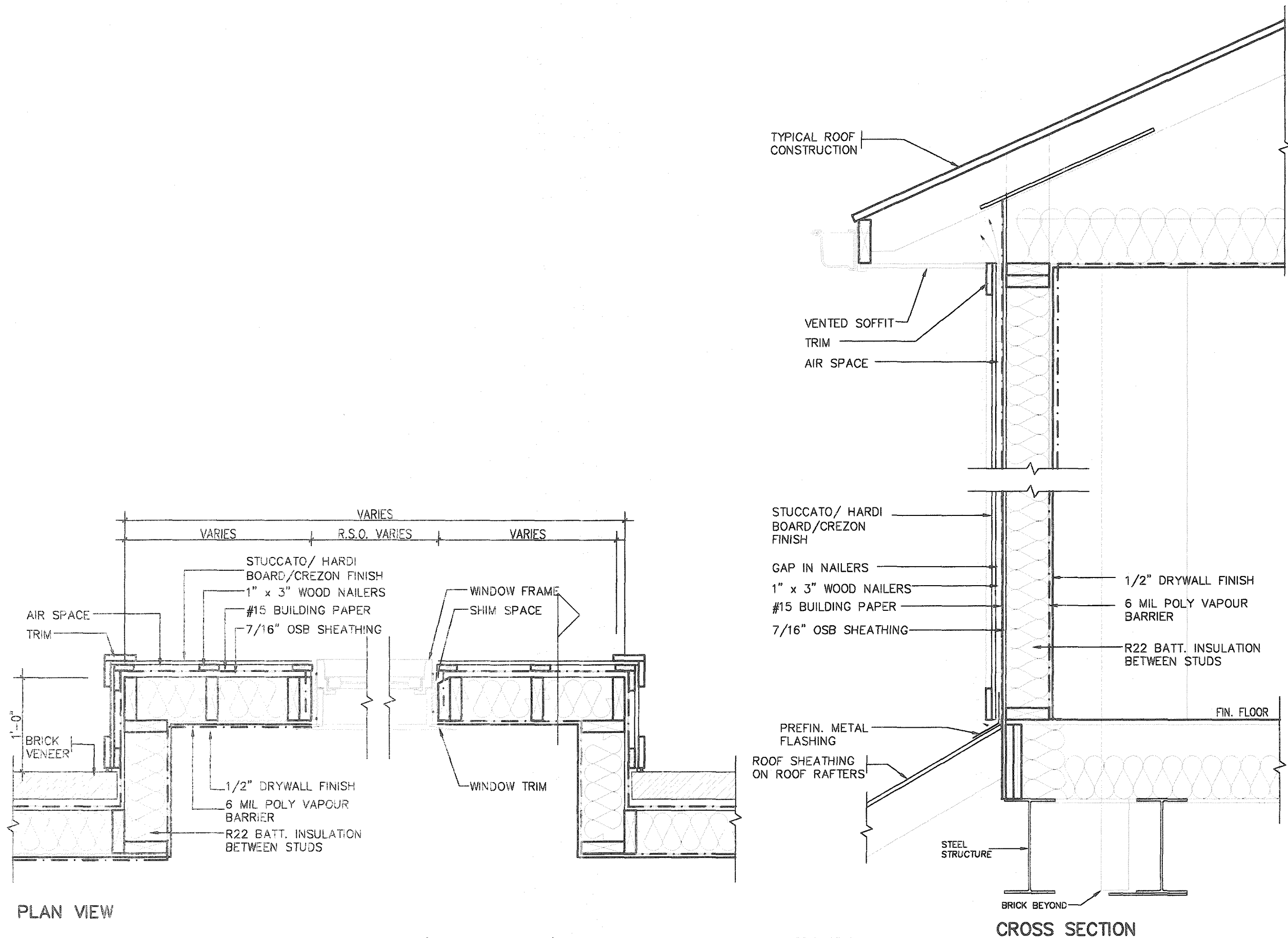
2012 CODE COMPLIANCE PACKAGE

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						
7						qualification information
6						Richard Vink 24481
5						name
4						signature
3						registration information
2						VAS 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.
	ISSUED FOR PERMIT.	APR 13/20	GW			
	no. description	date	by			

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

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

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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



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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

TYPICAL RIGHT SIDE ELEVATION

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

WALK OUT BASEMENT

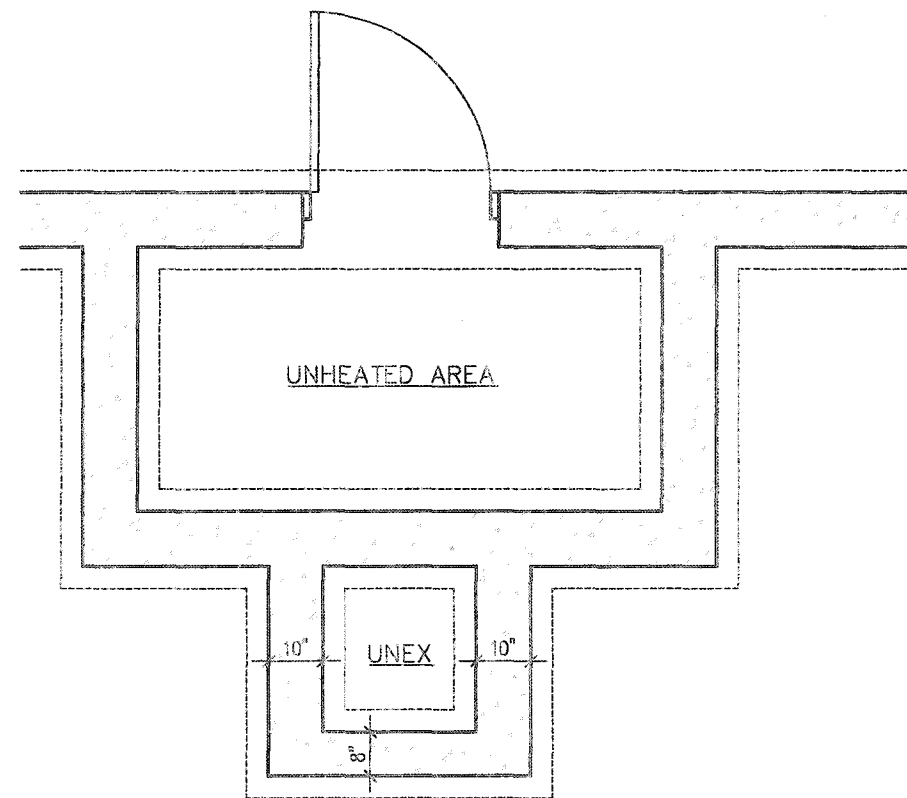
OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

9				The undersigned hereby reviewed and taken 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	24460
6				<i>R Vink</i>	BCE
5				name signature	
4				registration information	
3				VAS Design Inc.	42655
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		

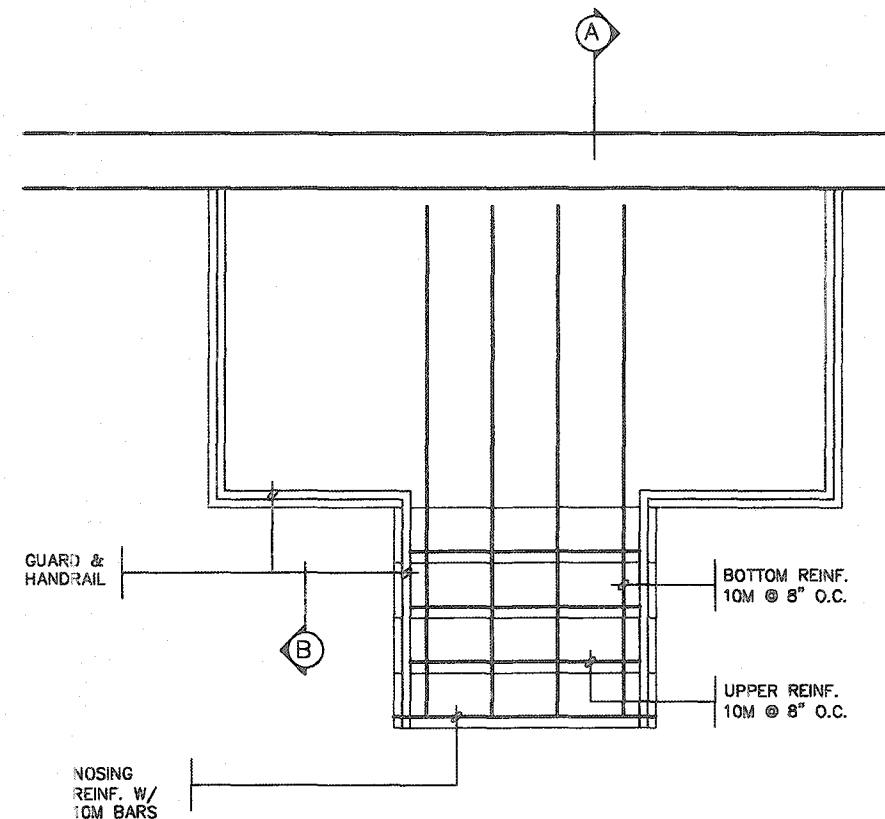
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark		SINGLES -	
project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
		project no. 19014	
date APRIL 2020		SLAB ON GRADE INSULATION	
drawn by GW	checked by -	scale (Not to Scale)	drawing no. 10
title 19014-GP-STD_DETAILS_A1			

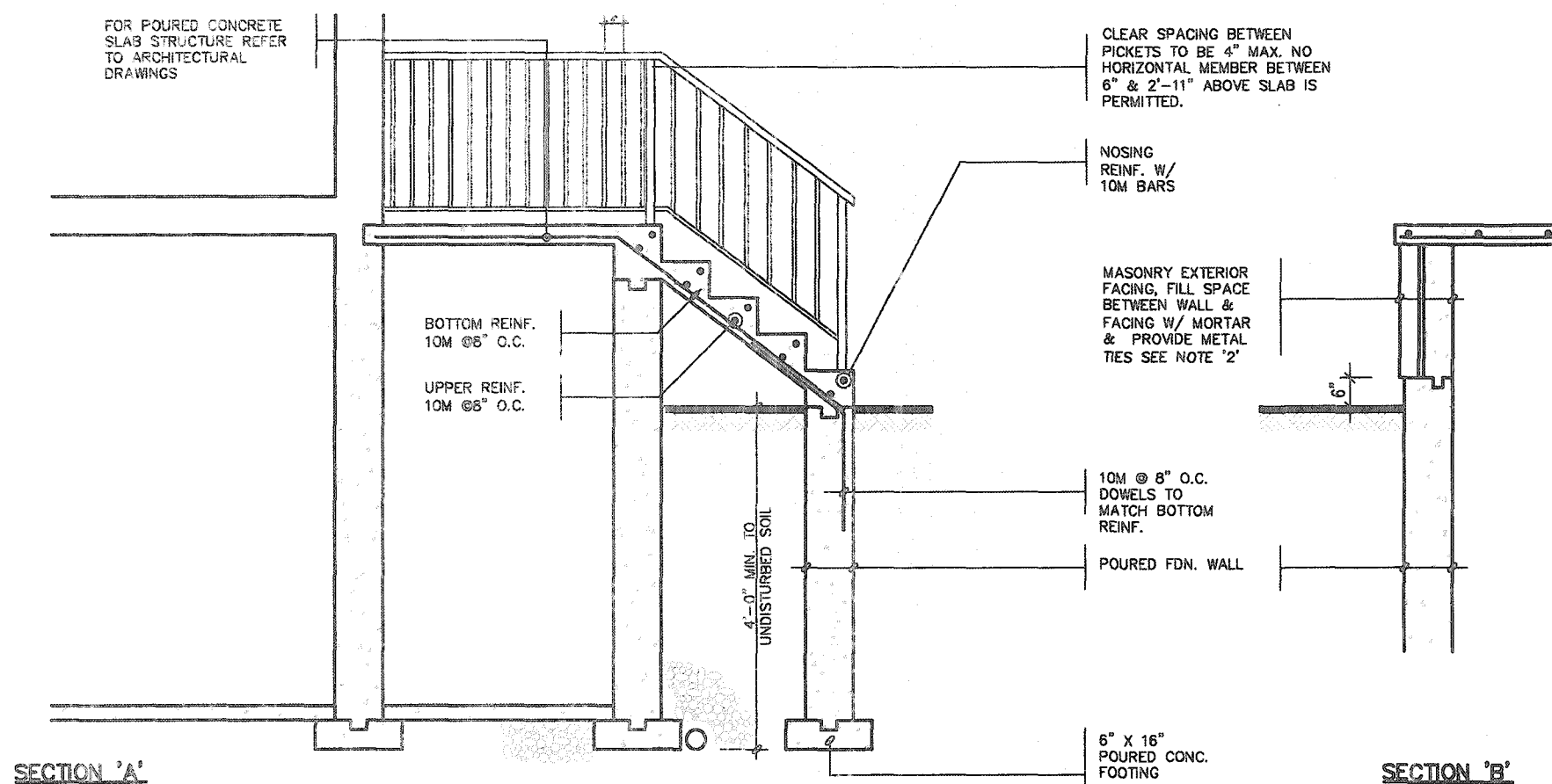
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FOUNDATION PLAN



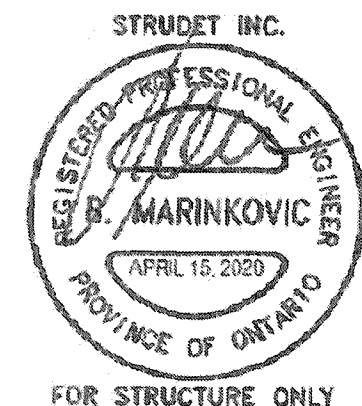
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

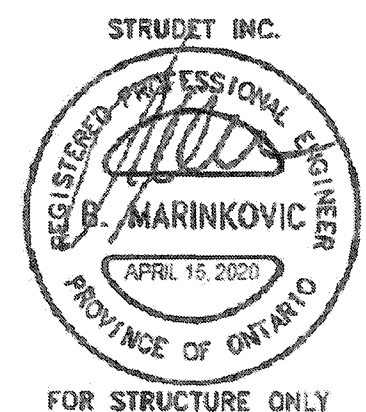
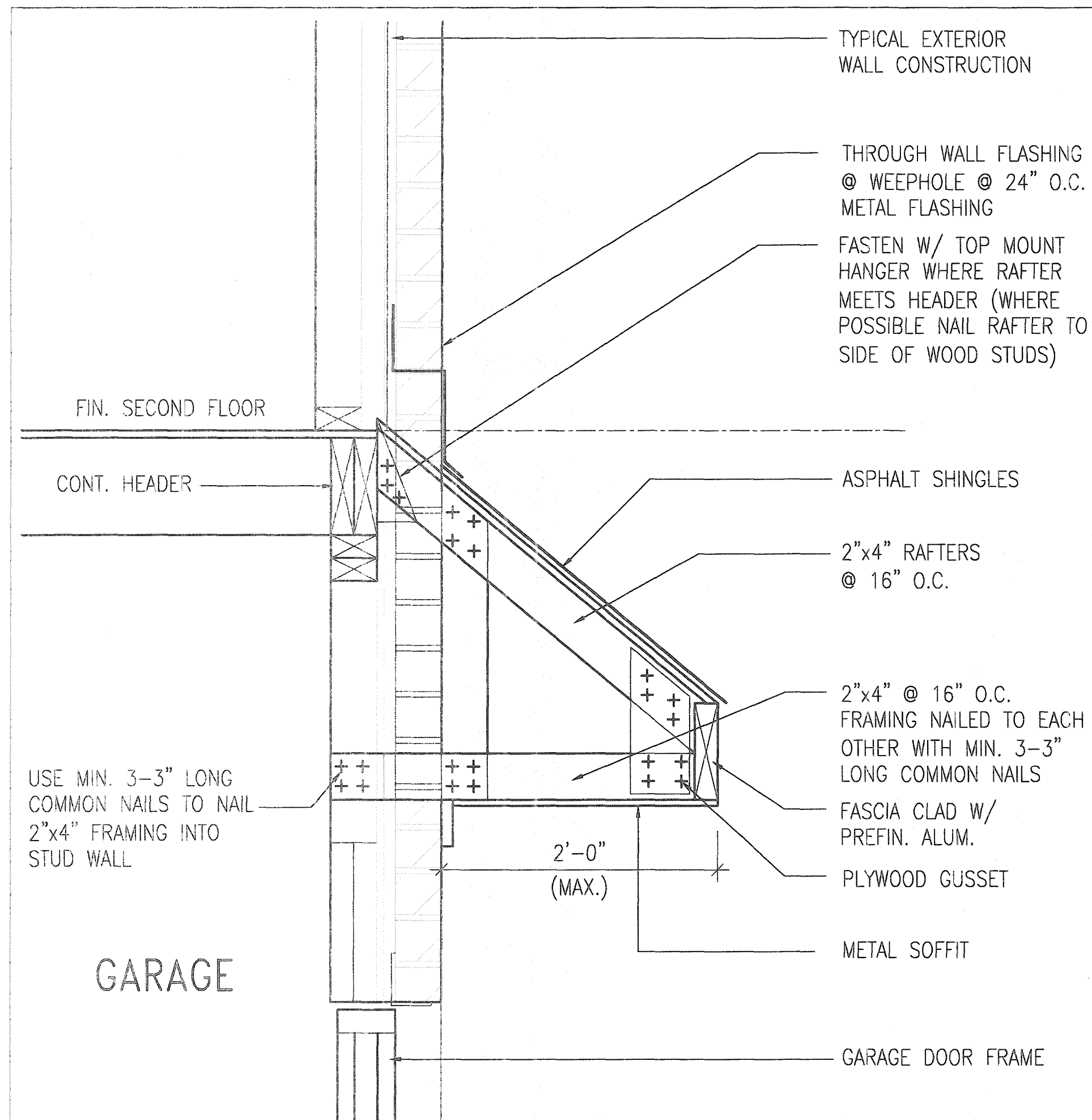
GENERAL NOTES

- 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 4550 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 ISSUED FOR PERMIT.		A/R 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 name registration information VA3 Design Inc. 24488 BCN 42658	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	municipality WATERDOWN title POURED CONC. PORCH STEPS scale Not to Scale 19014-GP-STD_DETAILS_A1	project no. 19014 drawing no. 11
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B ROOF OVERHANG DETAIL OVER GARAGE

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9. The undersigned has reviewed and taken 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 BCN 6. signature 5. VAS Design Inc. 42658 4. REGO 3. registration information 2. VAS Design Inc. 1. ISSUED FOR PERMIT. APR 13/20 GW no. description date by		The undersigned has reviewed and taken 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	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 Not to Scale scale 18014-GP-STD_DETAILS_A1	municipality WATERDOWN project no. 19014 drawing no. 12	SINGLES DETAIL OF EXTENDED ROOF 12
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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

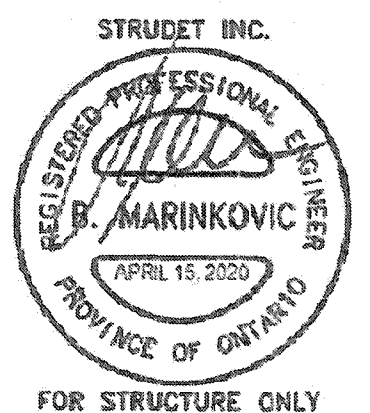
MIN. 12"

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

BRICK/
STONE
VENEER

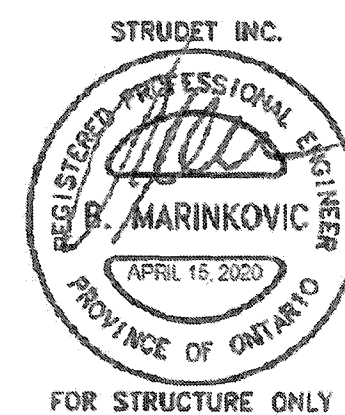
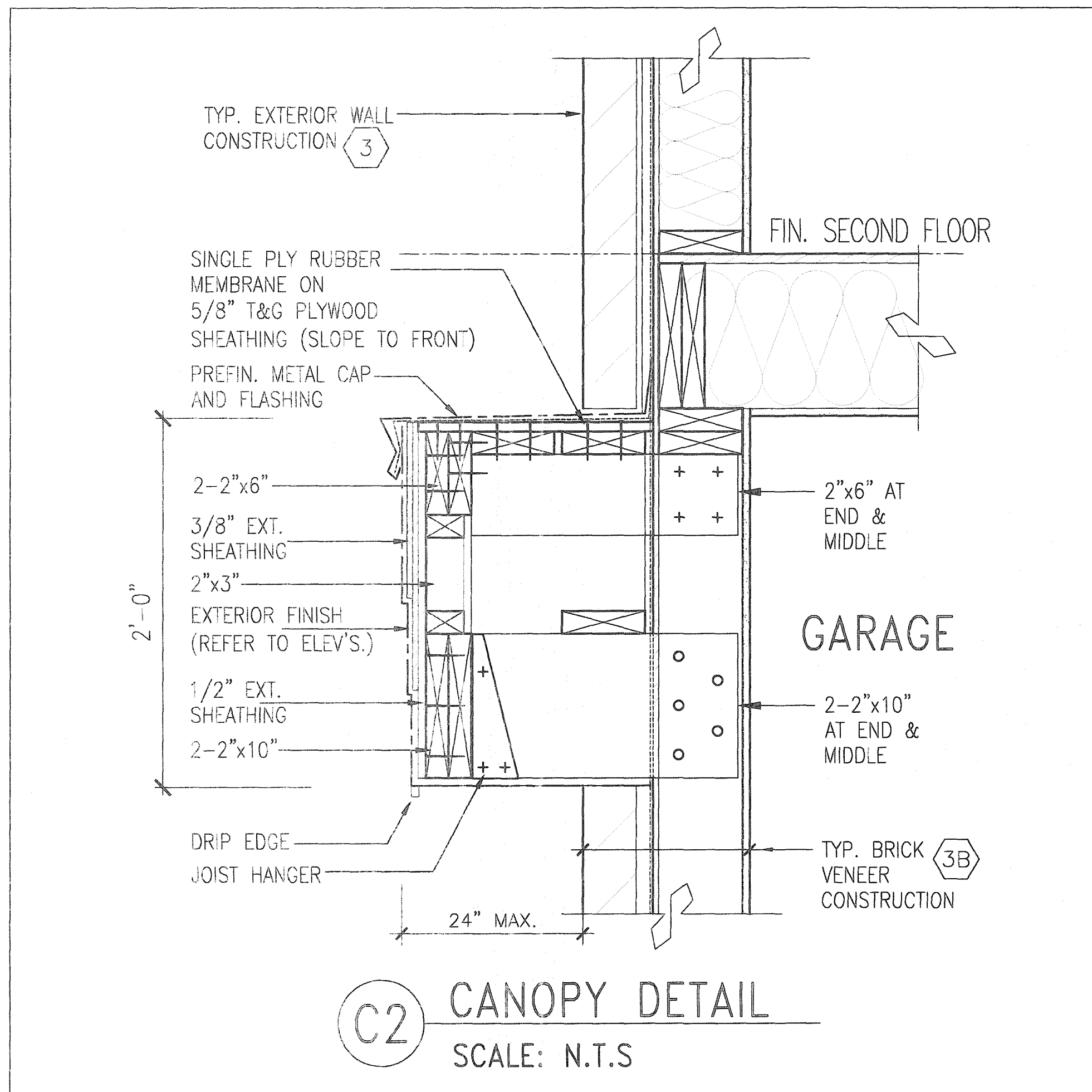
SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

INVERTED STEEL
ANGLE DETAIL



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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. qualification information Richard Vink 24488 name signature BOB registration information 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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4762 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW	municipality WATERDOWN checked by -- scale Not to Scale	project no. 19014 drawing no. 13 INVERTED STEEL ANGLE 19014-GP-STD_DETAILS_A1
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9. 8. 7. 6. 5. 4. 3. 2. 1. ISSUED FOR PERMIT no. description	date 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. qualification information Richard Vink signature 24488 BCO registration information VAS Design Inc. 42659 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.	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 city WATERDOWN project no. 19014 drawing no. 14 18014-GP-STD_DETAILS_A1
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