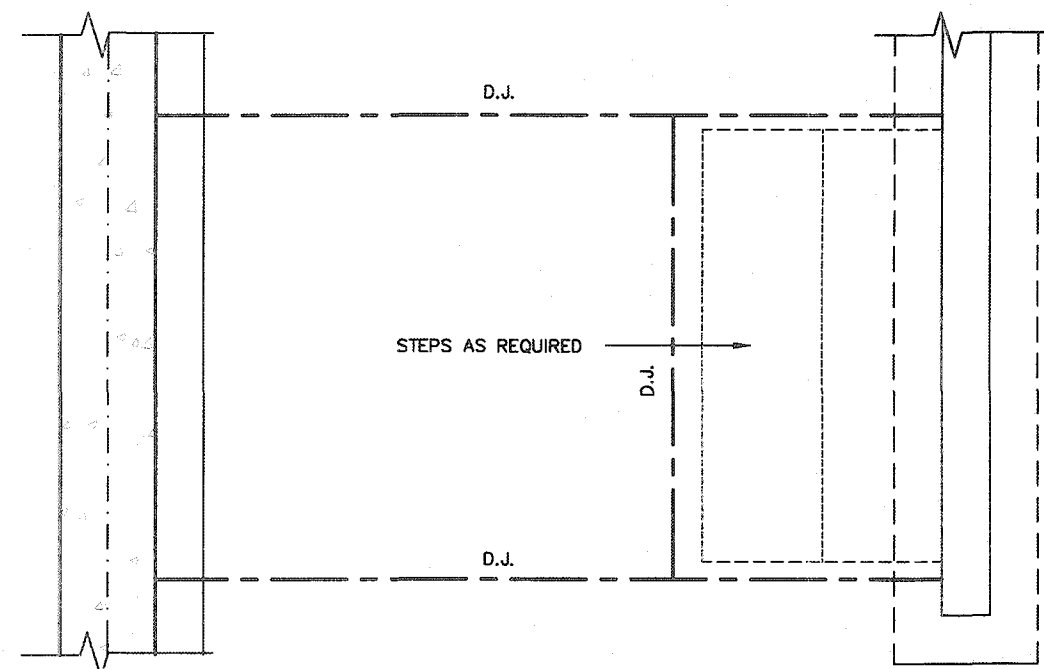


### PARTIAL FOUNDATION PLAN



STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

APRIL 15, 2020

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

2012 CODE  
COMPLIANCE PACKAGE A1

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					
6					Richard Vink <i>R Vink</i> 24488
5					name signature BCN
4					registration information 42688
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. Drawings are not to be copied.

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Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

**Greenpark.**

project name **RUSSELL GARDENS PH. 3** municipality **WATERDOWN**

date **APRIL 2020** drawing no. **1901**

drawn by **—** checked by **—** scale **Not to Scale**

sheet **19014-GP-STD-DETAILS\_A1**

NEW INQUIRY - Call 416-630-2255 or 416-630-4782 or visit our website at www.vo3design.com

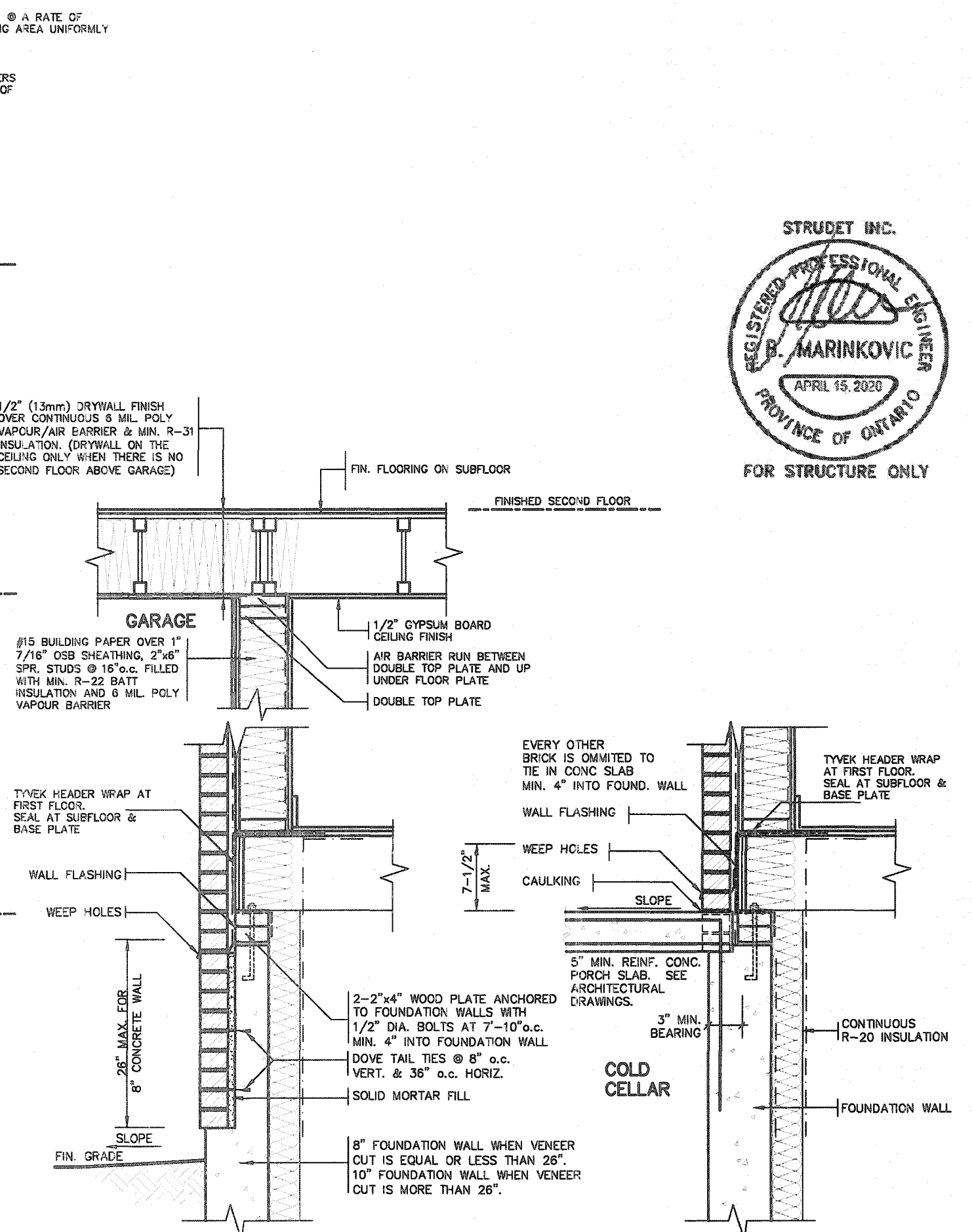
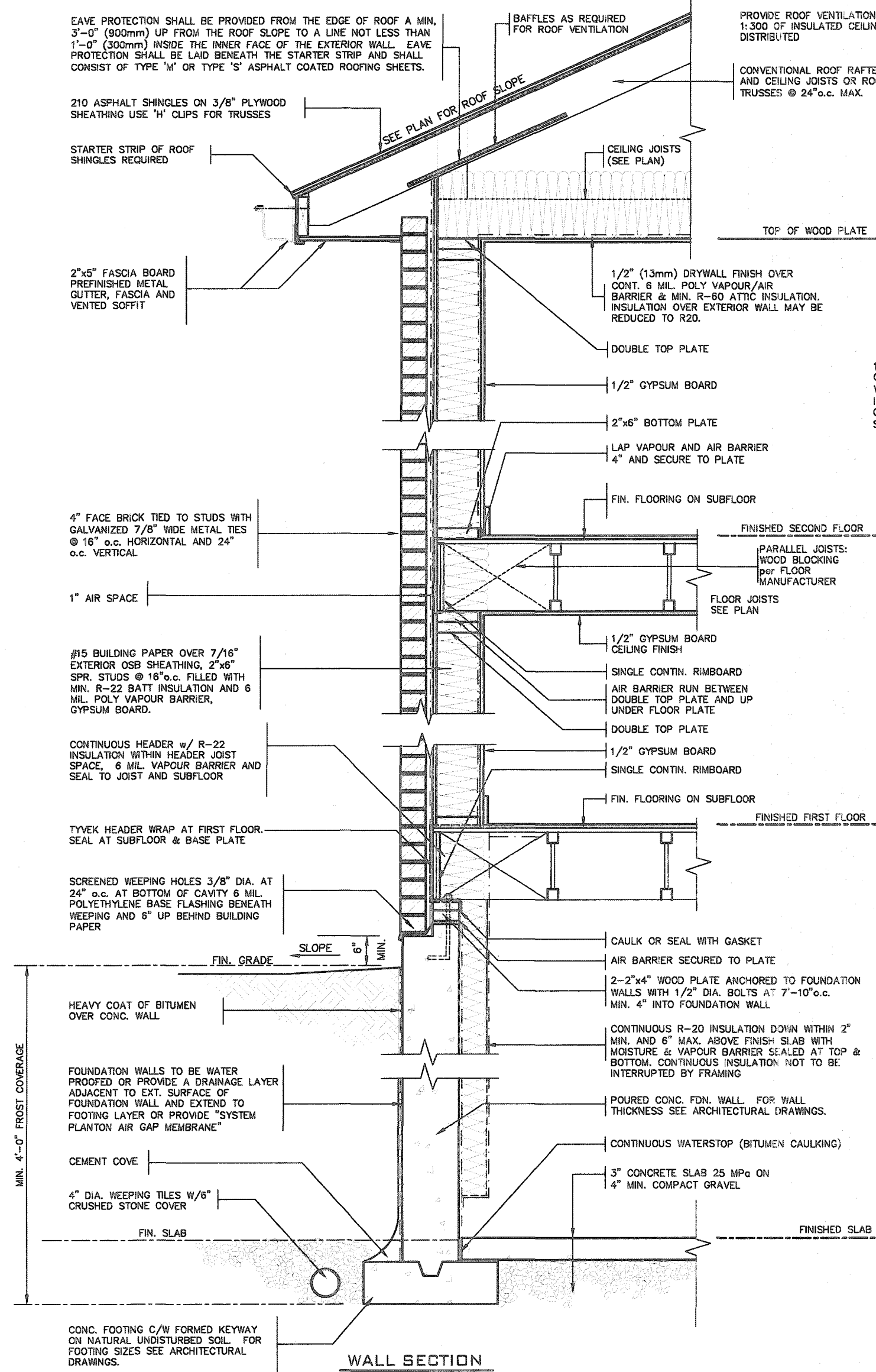
**SUNKEN FLOOR DETAILS**

the name **19014-GP-STD-DETAILS\_A1**

**2**

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# 2012 CODE COMPLIANCE PACKAGE A1


<div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div> </div> <div> <div>ISSUED FOR PERMIT</div> <div>APR 13/20</div> <div>CW</div> </div>	<div> <div>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.</div> <div> <div>Richard Vink</div> <div>24488</div> <div>BCN</div> </div> <div> <div>VAS Design Inc.</div> <div>42656</div> </div> </div> <div> <div>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.</div> </div>	<div> <div>VAS</div> <div>DESIGN</div> </div> <div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>vasdesign.com</div> </div>	<div> <div>Greenpark.</div> <div>SINGLES</div> </div> <div> <div>project name</div> <div>RUSSELL GARDENS PH. 3</div> </div> <div> <div>location</div> <div>WATERDOWN</div> </div> <div> <div>date</div> <div>APRIL 2020</div> </div> <div> <div>drawn by</div> <div>CW</div> </div> <div> <div>checked by</div> <div>Not to Scale</div> </div> <div> <div>title</div> <div>2"x6" BRICK VENEER SECTIONS</div> </div> <div> <div>drawing no.</div> <div>19014-GP-STD-DETAILS_A1</div> </div> <div> <div>3</div> </div>
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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	-	-	-	-	
7	-	-	-	-	qualification information
6	-	-	-	-	Richard Vink 24488
5	-	-	-	-	name BOI
4	-	-	-	-	signature
3	-	-	-	-	registration information
2	-	-	-	-	VAS Design Inc. 42658
1	-	-	-	-	
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		

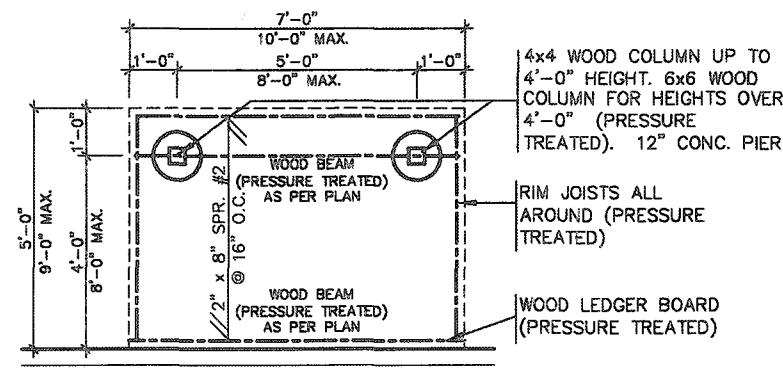
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va3design.com

 <b>Greenpark™</b>		<b>SINGLES</b> -	
project name <b>RUSSELL GARDENS PH. 3</b>		municipality <b>WATERDOWN</b>	
date <b>APRIL 2020</b>		drawing no. <b>19014</b>	
drawn by <b>GW</b>		checked by scale <b>As Shown</b>	
title <b>STEEL COLUMN DETAILS</b>		file name <b>19014-GP-STD_DETAILS_A1</b>	
sheet no. <b>0001</b>		sheet total <b>0001</b>	

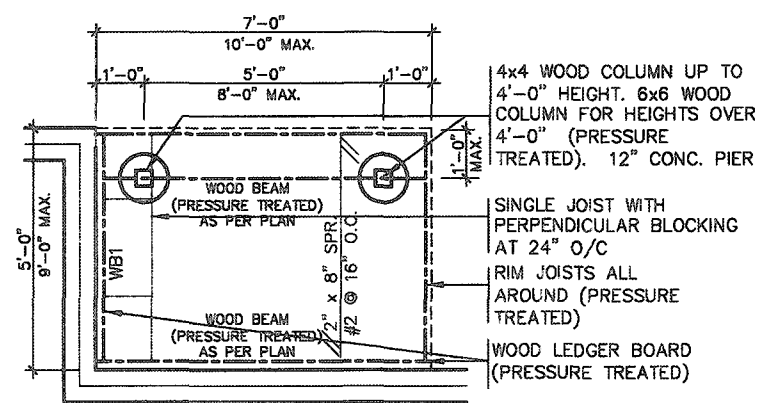
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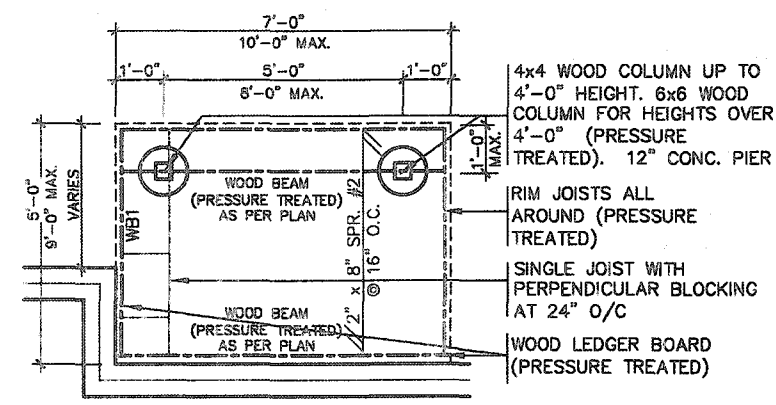




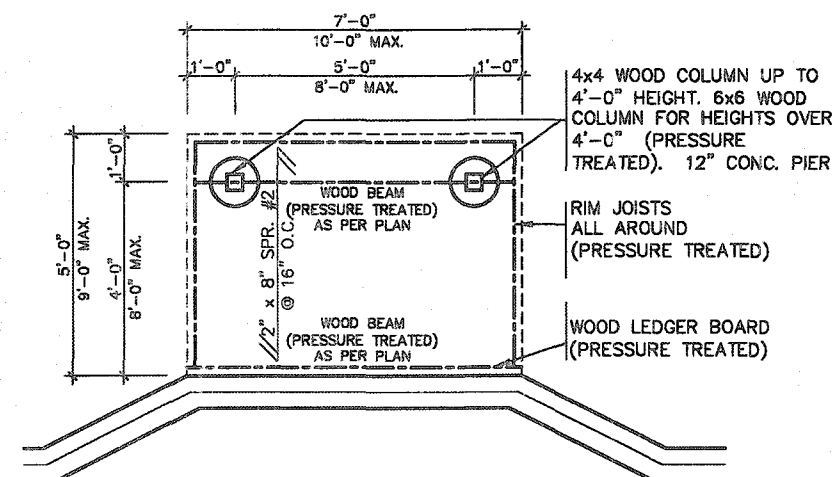
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SCALE: 1/4"=1'-0"



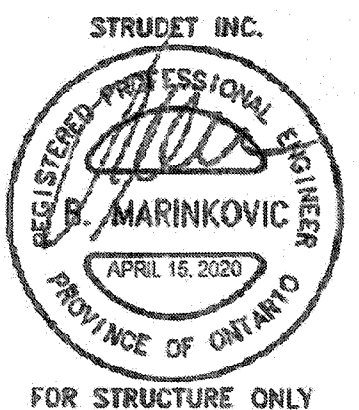
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SCALE: 1/4"=1'-0"



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



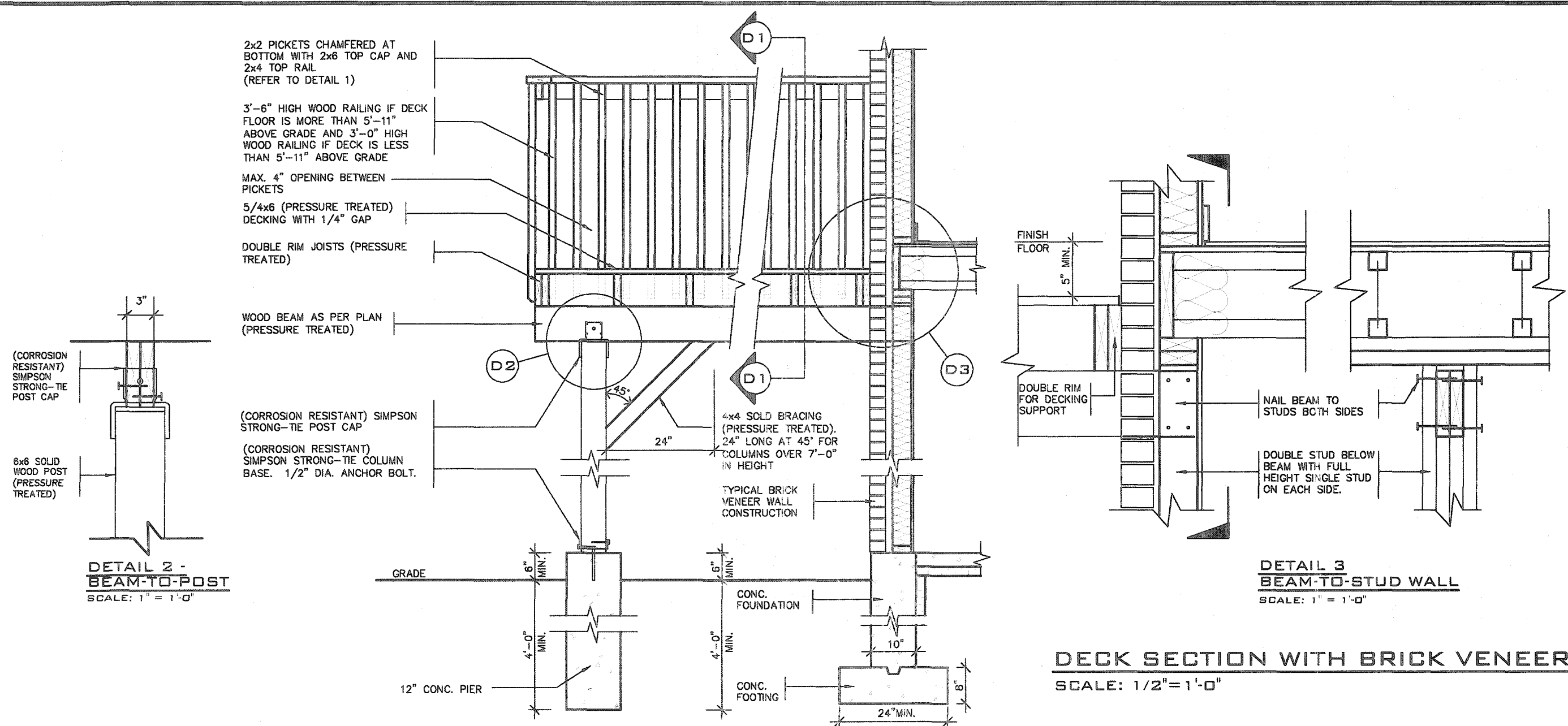
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## 2012 CODE COMPLIANCE PACKAGE A1

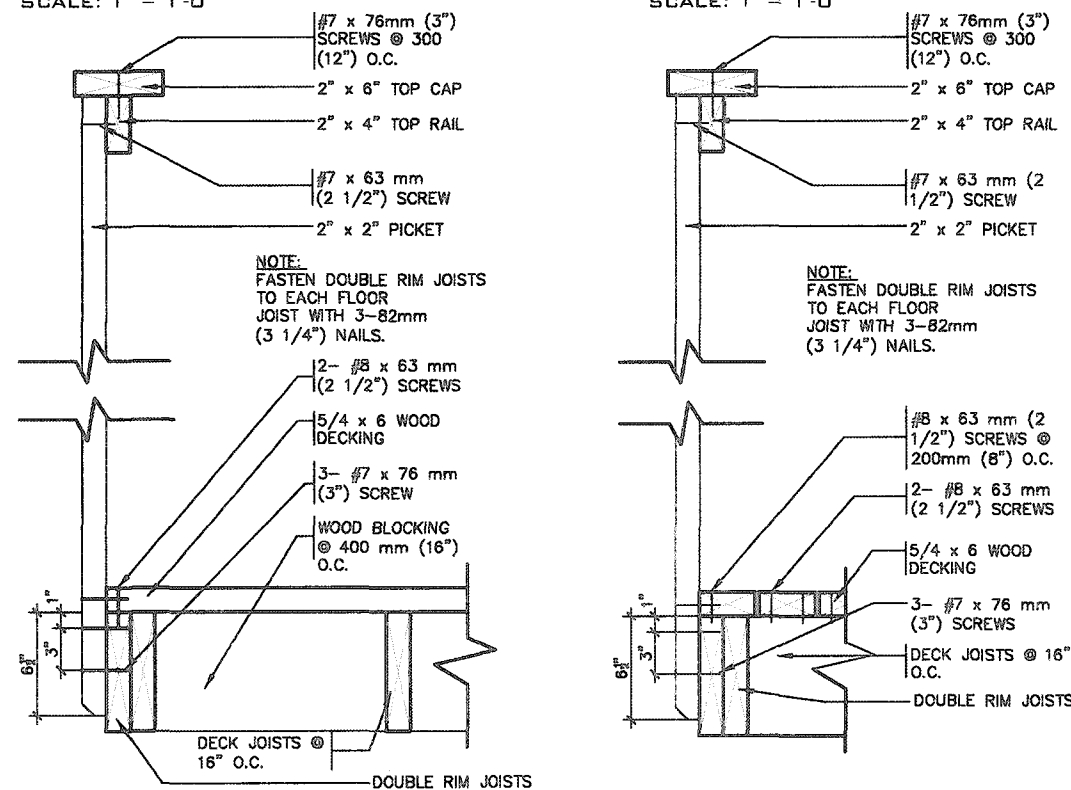
<p>9. The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>8. qualification information</p> <p>7. Richard Vink 24488</p> <p>6. name signature BDN</p> <p>5. registration information 42858</p> <p>4. VAS Design Inc.</p> <p>3.</p> <p>2.</p> <p>1. ISSUED FOR PERMIT. AFR 13/20 GW</p> <p>no. description date by</p>	<p>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.</p> <p>8. qualification information</p> <p>7. Richard Vink 24488</p> <p>6. name signature BDN</p> <p>5. registration information 42858</p> <p>4. VAS Design Inc.</p> <p>3.</p> <p>2.</p> <p>1. ISSUED FOR PERMIT. AFR 13/20 GW</p> <p>no. description date by</p>	<p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>Greenpark</b></p> <p>project name: RUSSELL GARDENS PH. 3</p> <p>date: APRIL 2020</p> <p>drawn by: GW</p> <p>checked by: As Shown</p> <p>scale: as shown</p> <p>project no. 19014</p> <p>drawing no. 5-1</p>	<p><b>SINGLES</b></p> <p>WOOD DECK PLANS</p> <p>19014-CP-STD_DETAILS_A1</p>
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**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"



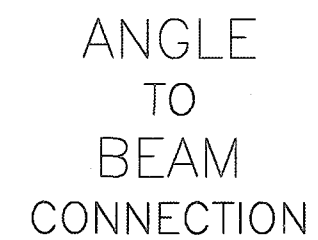
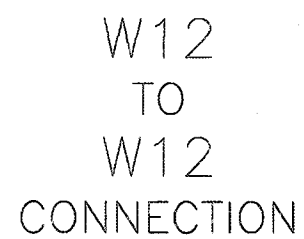
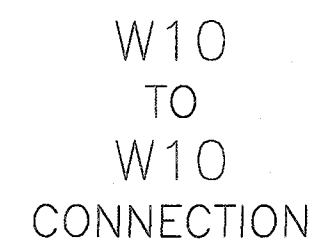
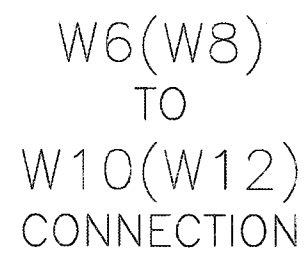
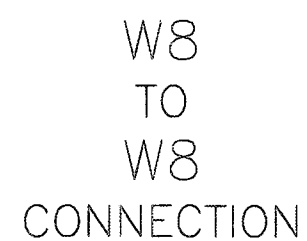
**GENERAL NOTES**

- 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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<p>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.</p> <p>8. <i>Richard Vink</i> 24488 BCN</p> <p>7. <i>Richard Vink</i> 42656</p> <p>6. VAS Design Inc.</p> <p>5. 42656</p> <p>4. 42656</p> <p>3. 42656</p> <p>2. 42656</p> <p>1. 42656</p> <p>ISSUED FOR PERMIT. APR 13/20 GW</p> <p>no. description date by</p>	<p>1. BRICK TO HAVE COMPRESSIVE STRENGTH OG 15mPa (2200 p.s.i) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.</p> <p>2. MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.</p> <p>3. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].</p> <p>4. ALL NAILS AND SCREWS TO BE GALVANIZED.</p> <p>5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.</p> <p>6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa. AT 28 DAYS AND 5-8% AIR ENTRAINMENT.</p> <p>7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MINIMUM BEARING PRESSURE OF 150kPa [3130psf].</p> <p>8. WB1= 2- 2"x8" (PRESSURE TREATED) WB3= 2- 2"x10" (PRESSURE TREATED)</p>	<p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>Greenpark.</b></p> <p>project name: <b>RUSSELL GARDENS PH. 3</b> municipality: <b>WATERDOWN</b></p> <p>date: <b>APRIL 2020</b> checked by: <b>As Shown</b></p> <p>drawn by: <b>GW</b> scale: <b>As Shown</b></p> <p>WOOD DECK DETAILS-WALK-OUT CONDITION</p> <p>19014-GP-STD_DETAILS_A1</p>	<p><b>SINGLES</b></p> <p>project no. <b>19014</b></p> <p>drawing no. <b>6</b></p>
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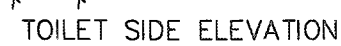
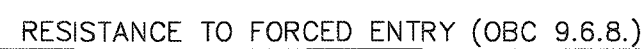


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**DESIGN**  
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Toronto ON M2J 1R  
t 416.630.2255 f 416.63  
va3design.com

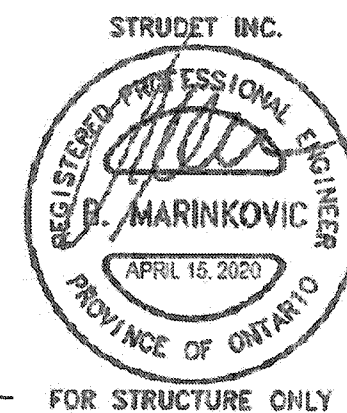
project name <b>RUSSELL GARDENS PH. 3</b>	city <b>WATERDOWN</b>	project no. <b>19014</b>
date <b>APRIL 2020</b>		drawing no. <b>7</b>
<div> <div> <div>drawn by <b>GW</b></div> <div>checked by <b>-</b></div> </div> <div> <div>scale <b>Not to Scale</b></div> <div>file name <b>19014-GP-STD_DETAILS_A1</b></div> </div> </div>		





STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



FOR STRUCTURE ONLY

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[illegible]

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TYPICAL ROOF CONSTRUCTION

VENTED SOFFIT TRIM

AIR SPACE

STUCCATO/ HARDI BOARD/CREZON FINISH

GAP IN NAILERS

1" x 3" WOOD NAILERS

#15 BUILDING PAPER

7/16" OSB SHEATHING

1/2" DRYWALL FINISH

6 MIL POLY VAPOUR BARRIER

R22 BATT. INSULATION BETWEEN STUDS

PREFIN. METAL FLASHING

FIN. FLOOR

STEEL STRUCTURE

BRICK BEYOND

ROOF SHEATHING ON ROOF RAFTERS

### CROSS SECTION

STRUDET INC.

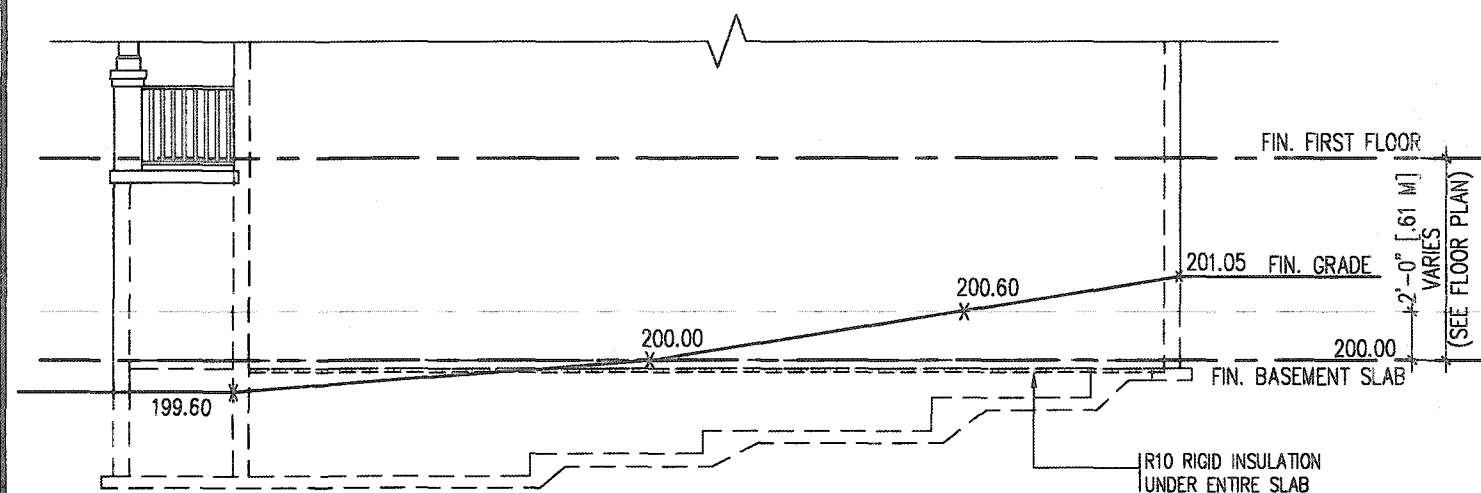


FOR STRUCTURE ONLY

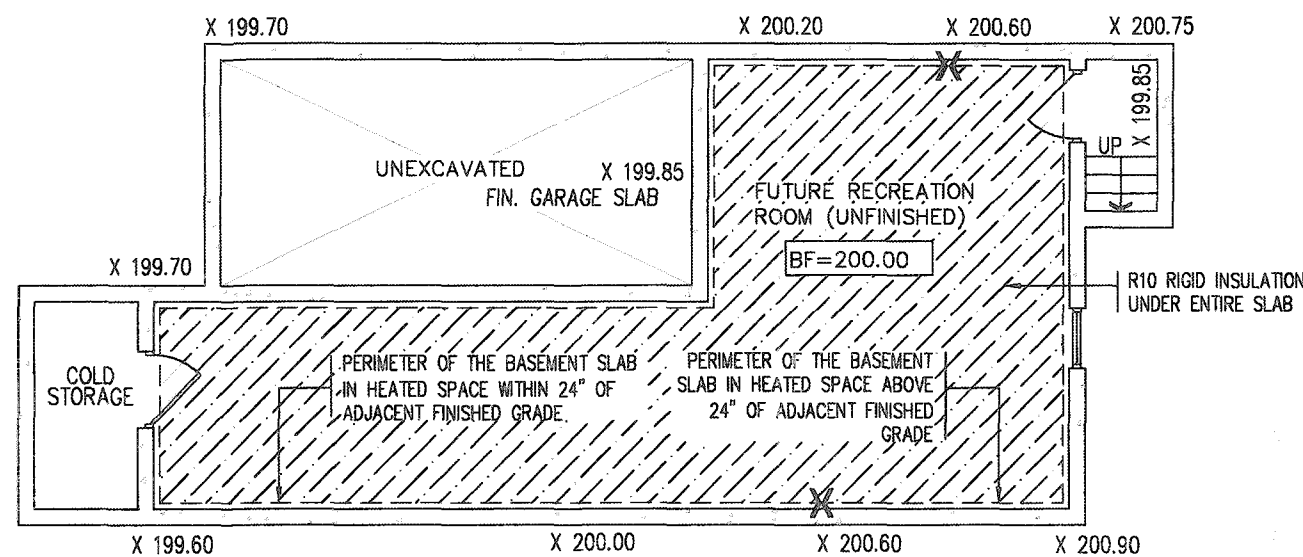
# 2012 CODE COMPLIANCE PACKAGE A1

[illegible]

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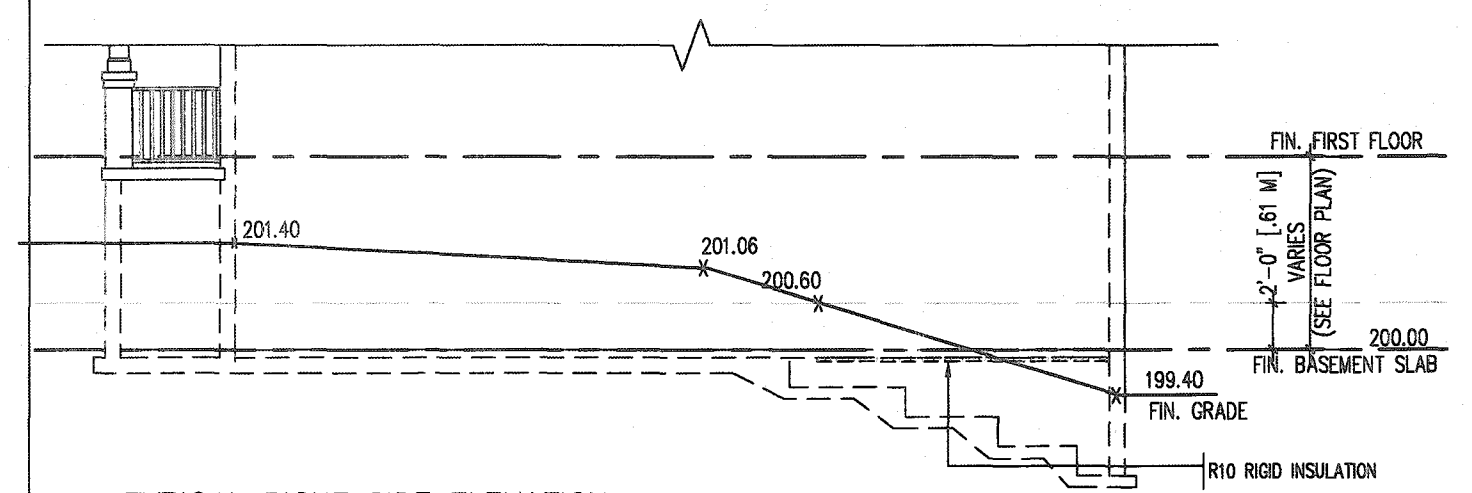
TYPICAL RIGHT SIDE ELEVATION



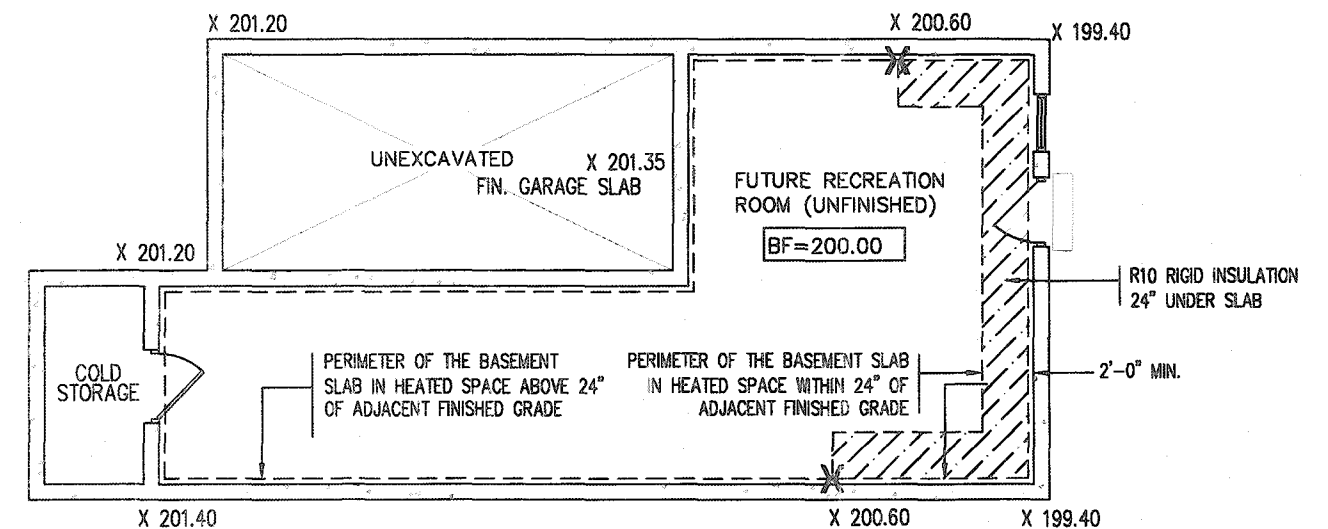
TYPICAL BASEMENT PLAN

## 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



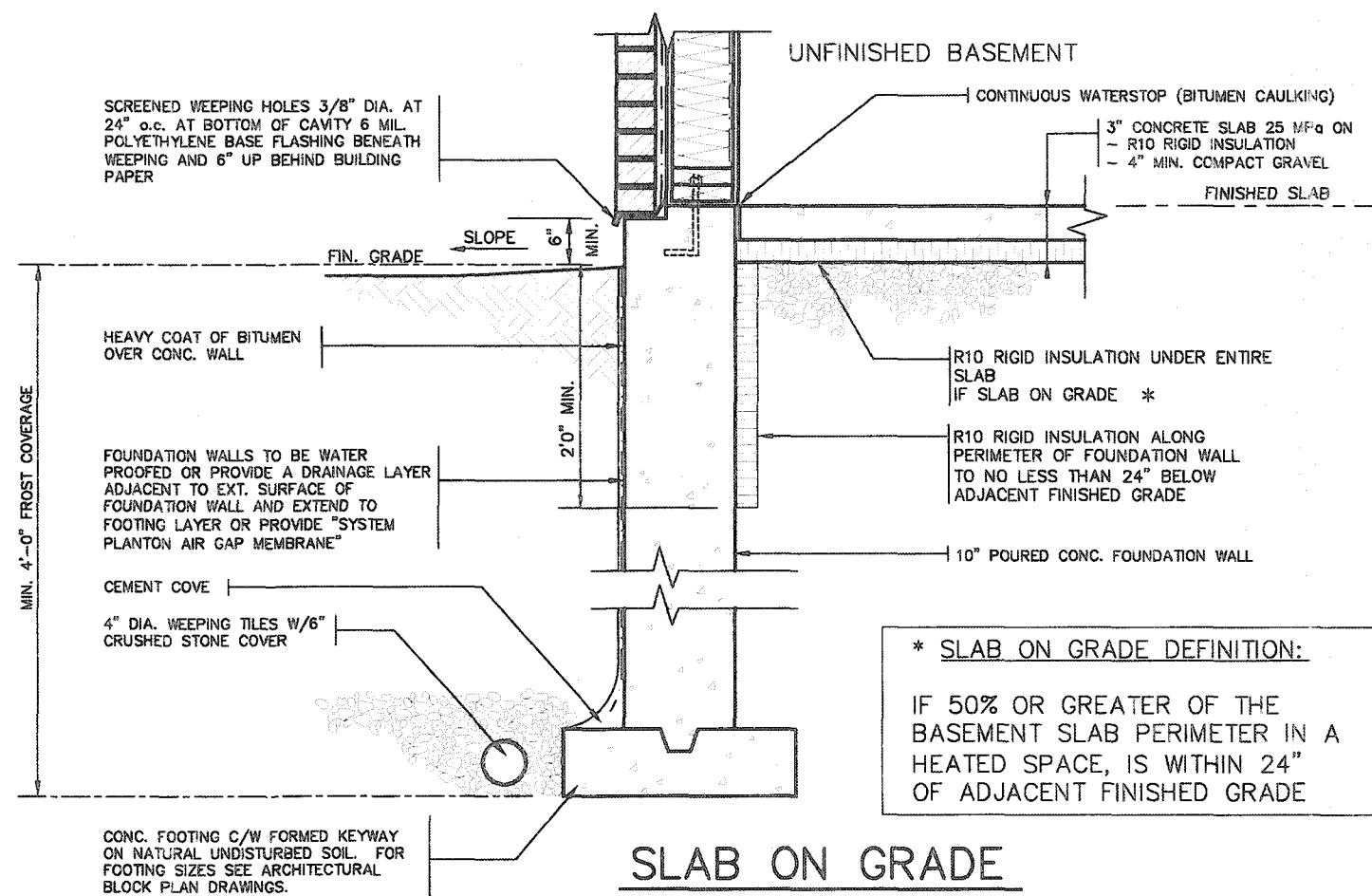
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

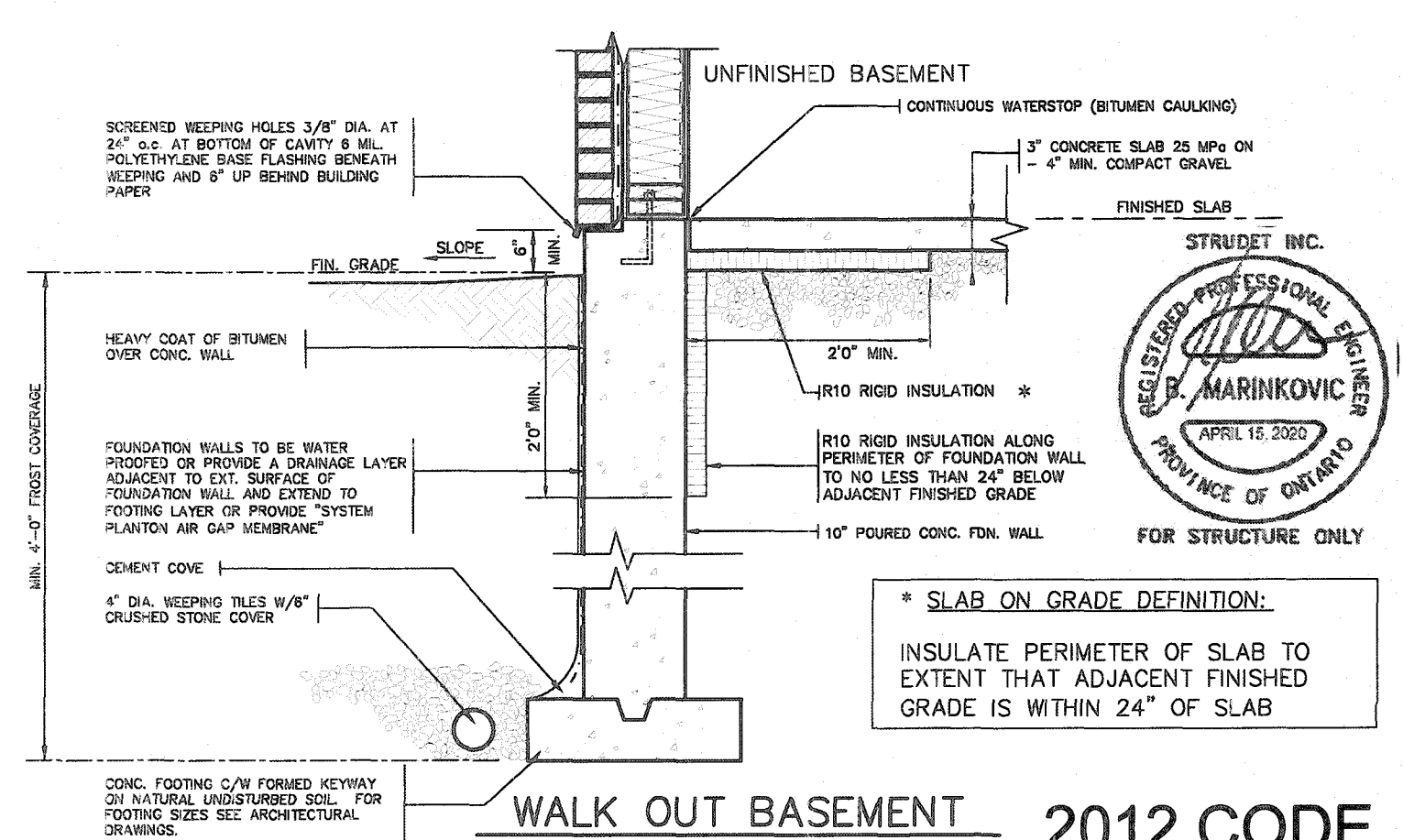
## WALK OUT BASEMENT CONDITION

- 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



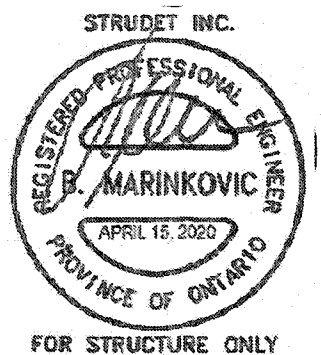
## SLAB ON GRADE

- \* SLAB ON GRADE DEFINITION:
- IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE



## WALK OUT BASEMENT

- \* SLAB ON GRADE DEFINITION:
- INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB



## 2012 CODE COMPLIANCE PACKAGE

9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT	APR 13/20	GW		
ro.	description	date	by		

**VAS DESIGN**

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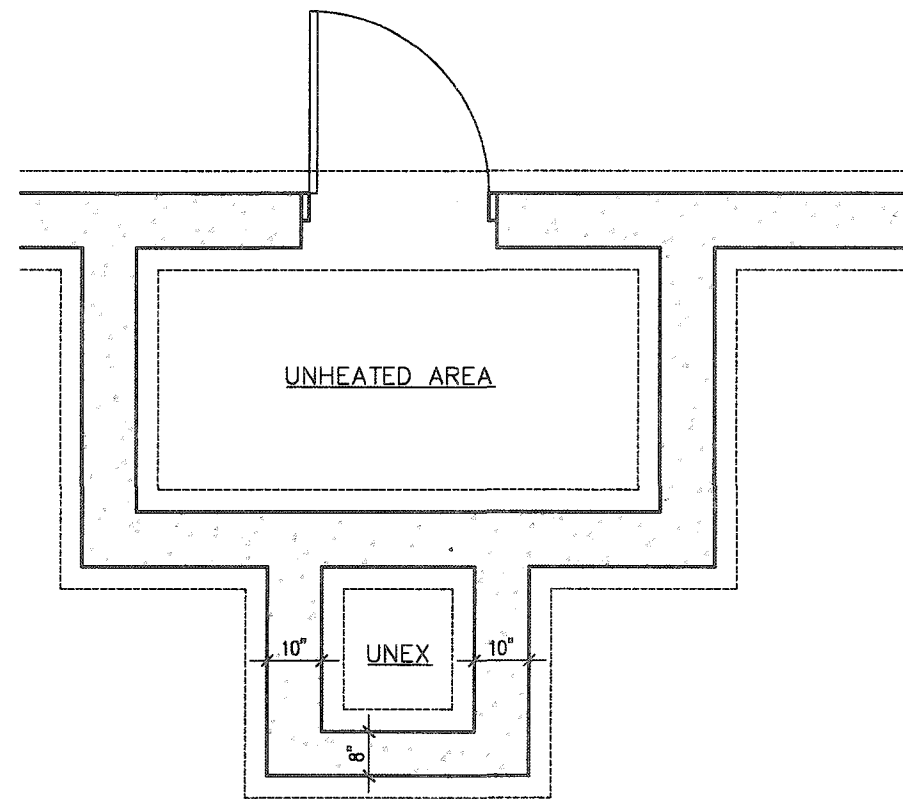
**Greenpark**

project name: **RUSSELL GARDENS PH. 3** municipality: **WATERLOO** project no.: **19014**

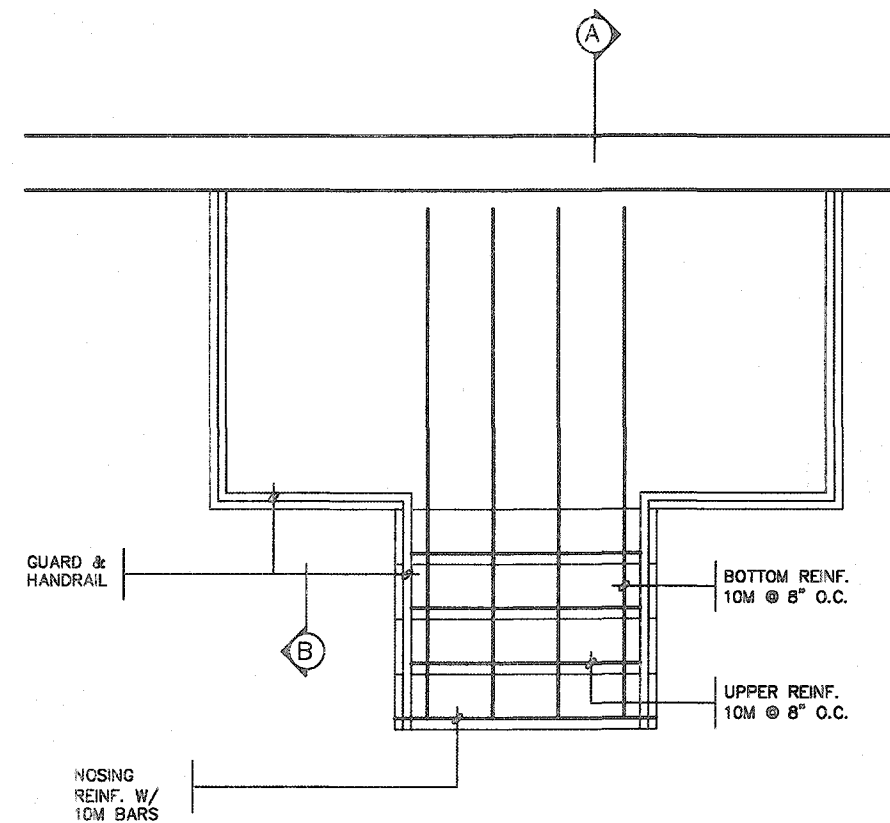
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drawn by: **GW** checked by: **Not to Scale** file name: **19014-GP-STD-DETAILS\_A1**

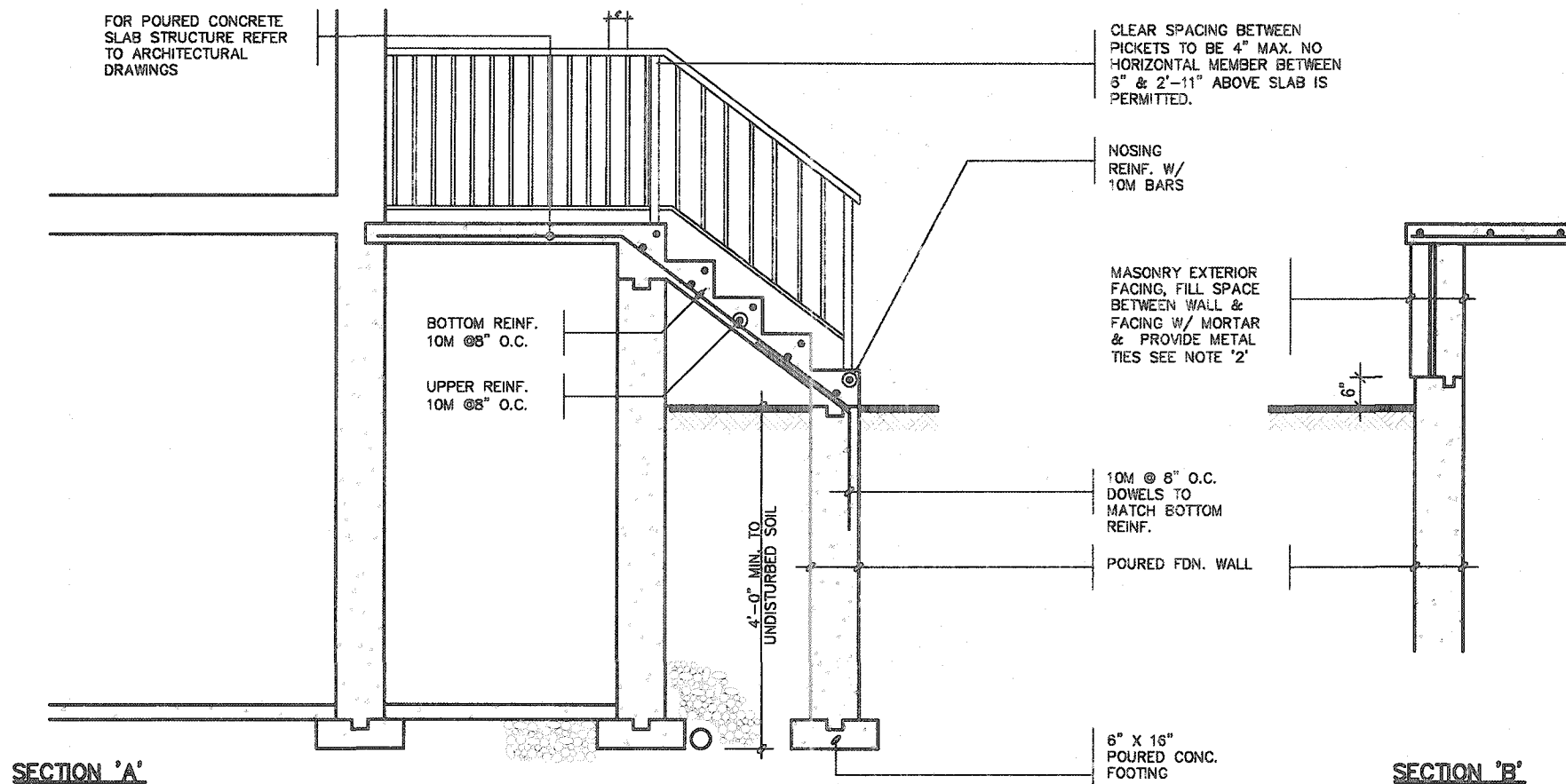




FOUNDATION PLAN



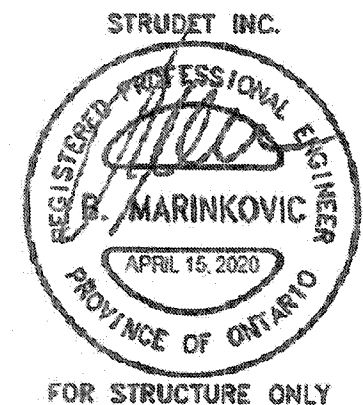
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

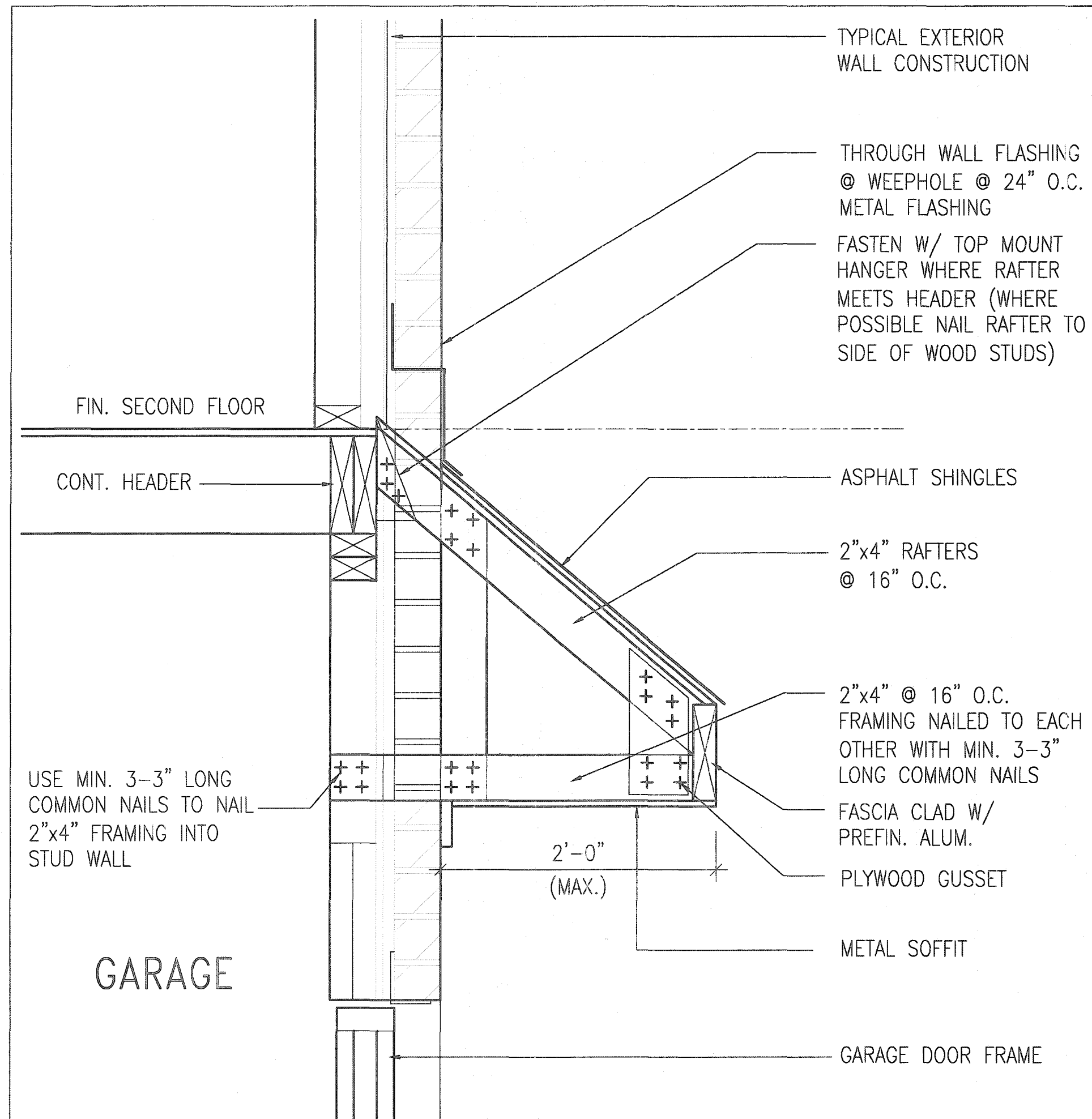
GENERAL NOTES

- 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

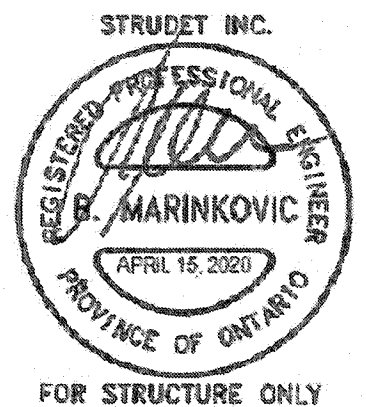


2012 CODE COMPLIANCE PACKAGE A1

<p>9. -</p> <p>8. -</p> <p>7. -</p> <p>6. -</p> <p>5. -</p> <p>4. -</p> <p>3. -</p> <p>2. -</p> <p>1. ISSUED FOR PERMIT. APR 13/20 GW</p>	<p>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.</p> <p>qualification information</p> <p>Richard Vink 24486</p> <p>signature</p> <p>name</p> <p>registration information</p> <p>VAS Design Inc. 42856</p> <p>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.</p>	<p><b>VAS DESIGN</b></p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>vasdesign.com</p>	<p><b>Greenpark</b></p> <p>project name</p> <p>RUSSELL GARDENS PH. 3</p> <p>date</p> <p>APRIL 2020</p> <p>drawn by</p> <p>GW</p> <p>checked by</p> <p>-</p> <p>scale</p> <p>Not to Scale</p> <p>municipality</p> <p>WATERDOWN</p> <p>POURED CONC. PORCH STEPS</p> <p>19014-GP-STD-DETAILS_A1</p>	<p><b>SINGLES</b></p> <p>project no.</p> <p>19014</p> <p>drawing no.</p> <p>11</p>
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**B** ROOF OVERHANG DETAIL OVER GARAGE



2012 CODE  
COMPLIANCE PACKAGE A1

9.						<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>Greenpark.</b> project name <b>RUSSELL GARDENS PH. 3</b> date <b>APRIL 2020</b> drawn by <b>GW</b>	municipality <b>WATERDOWN</b> checked by - scale <b>Not to Scale</b>	<b>SINGLES</b> project no. <b>19014</b> drawing no. <b>12</b>
8.									
7.									
6.									
5.						<b>DETAIL OF EXTENDED ROOF</b> file name <b>19014-GP-STD_DETAILS_A1</b>			
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 26486  
signature BDN

VA3 Design Inc. 42656

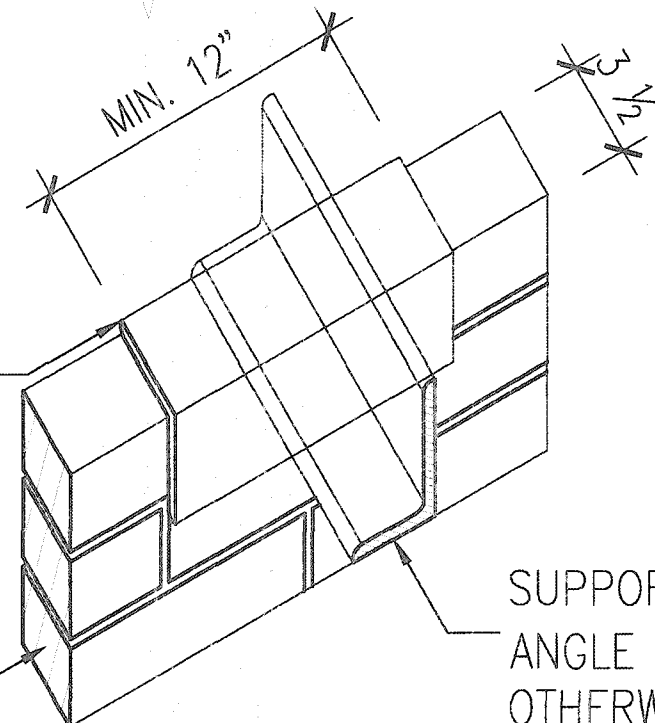
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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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

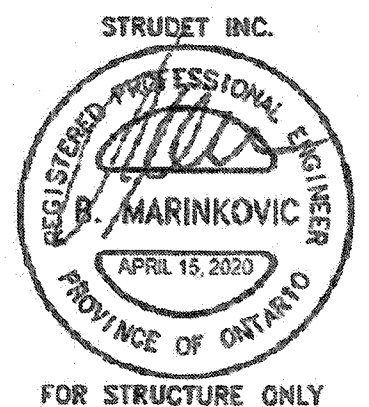


INVERTED  
3-1/2"x3-1/2"x1/4"  
(90x90x6.0)  
STEEL ANGLE

BRICK/  
STONE  
VENEER

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

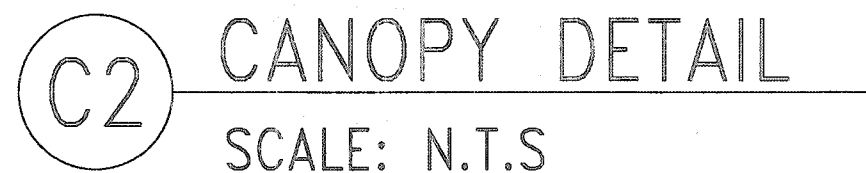
## INVERTED STEEL ANGLE DETAIL



2012 CODE  
COMPLIANCE PACKAGE A1

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>R. Vink</i> 7. Richard Vink 24488 6. name 5. registration information 4. VAS Design Inc. 42858 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 24488 name registration information VAS Design Inc. 42858 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.	<b>VAS3</b> <b>DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>Greenpark.</b> project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by Not to Scale scale municipality WATERDOWN project no. 19014 drawing no. 13	SINGLES INVERTED STEEL ANGLE 19014-GP-STD_DETAILS_A1 APR 14 2020 4:39 PM
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[illegible]

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