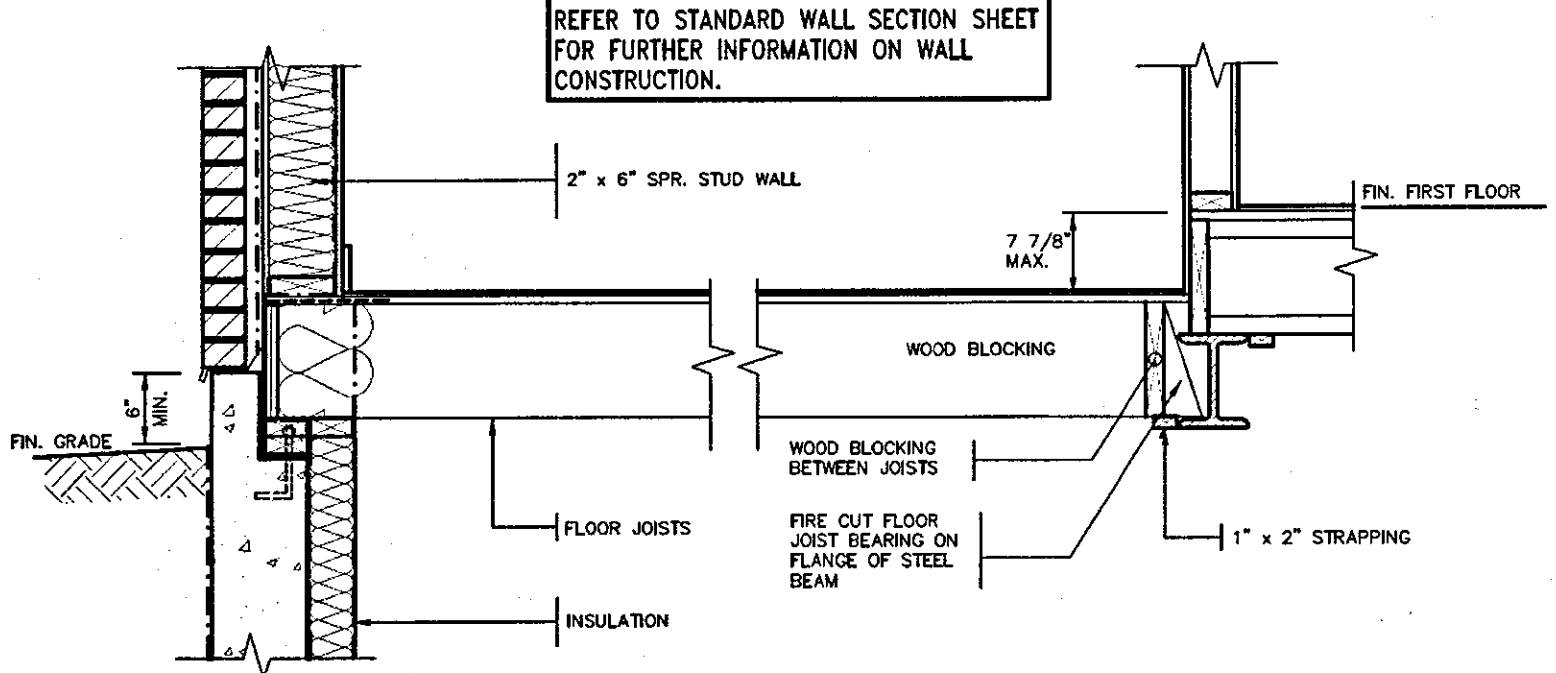
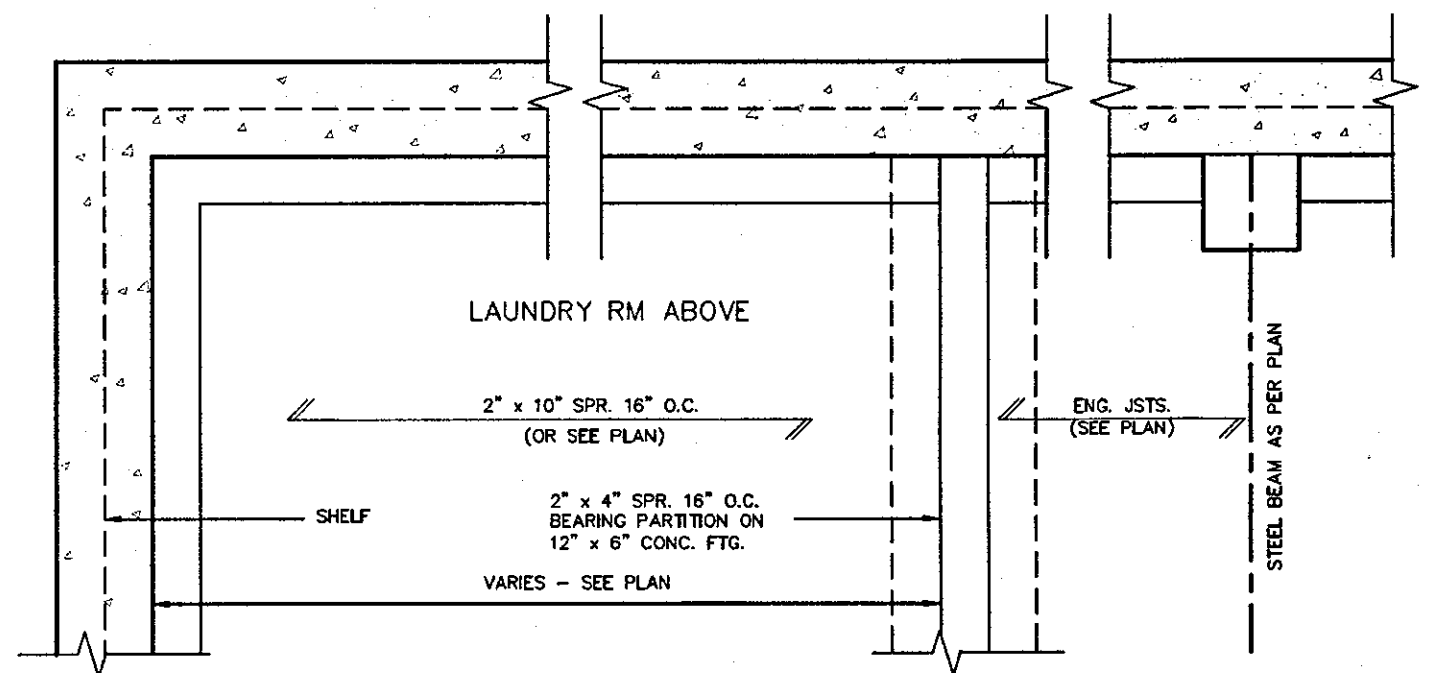




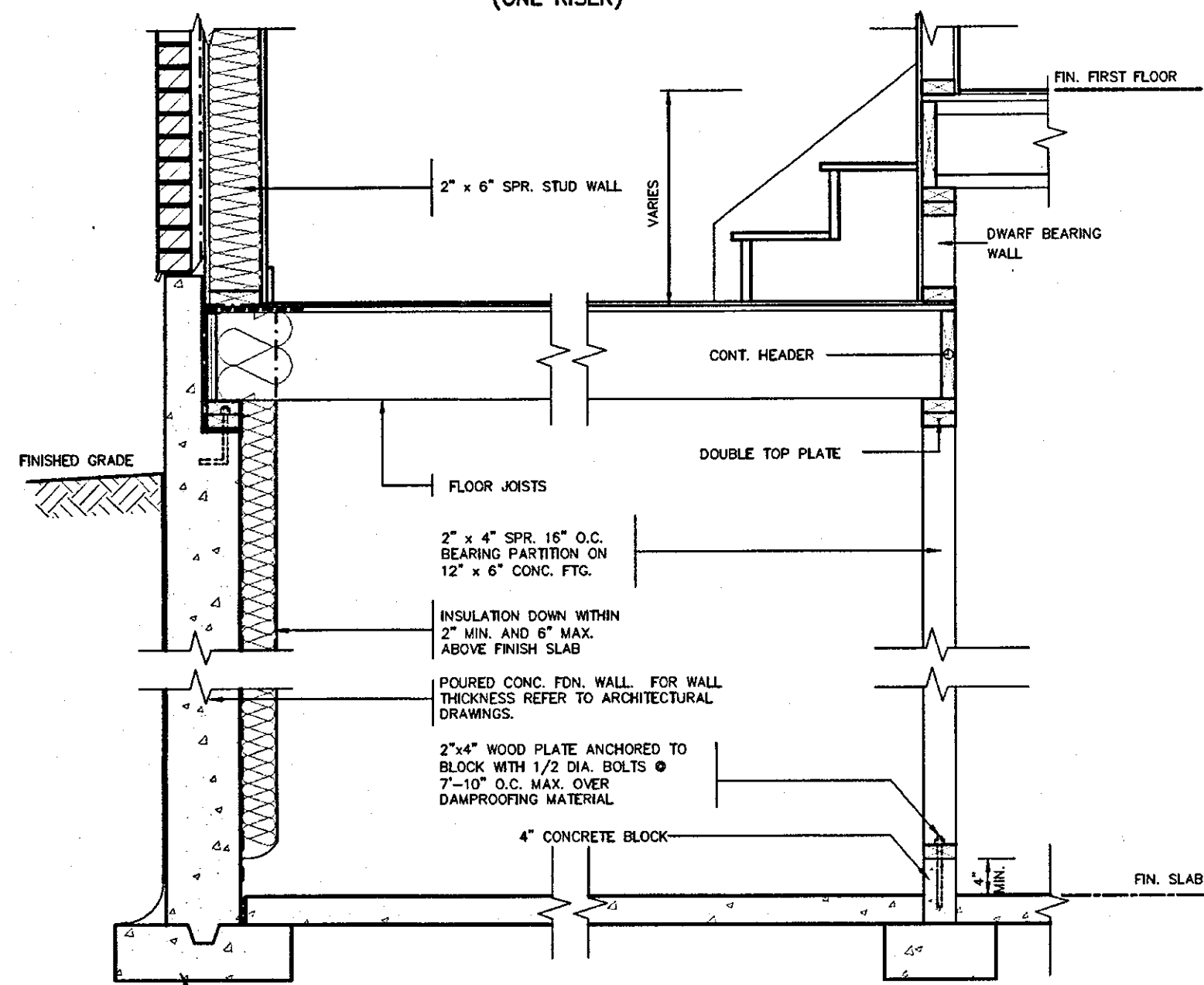
REFER TO STANDARD WALL SECTION SHEET FOR FURTHER INFORMATION ON WALL CONSTRUCTION.



DETAIL OF SUNKEN LAUNDRY/ENTRY (ONE RISER)



PARTIAL FOUNDATION PLAN



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



OCT 04 2017

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2012 CODE COMPLIANCE PACKAGE A1

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2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	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  
signature  
name registration information  
VAS Design Inc. 42658

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**VAS DESIGN**  
300A Wilson Avenue  
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416.630.2255 f 416.630.4782  
vasdesign.com

**Greenpark.**

project name: RUSSELL GARDENS PH.2  
municipality: WATERDOWN  
project no.: 16036

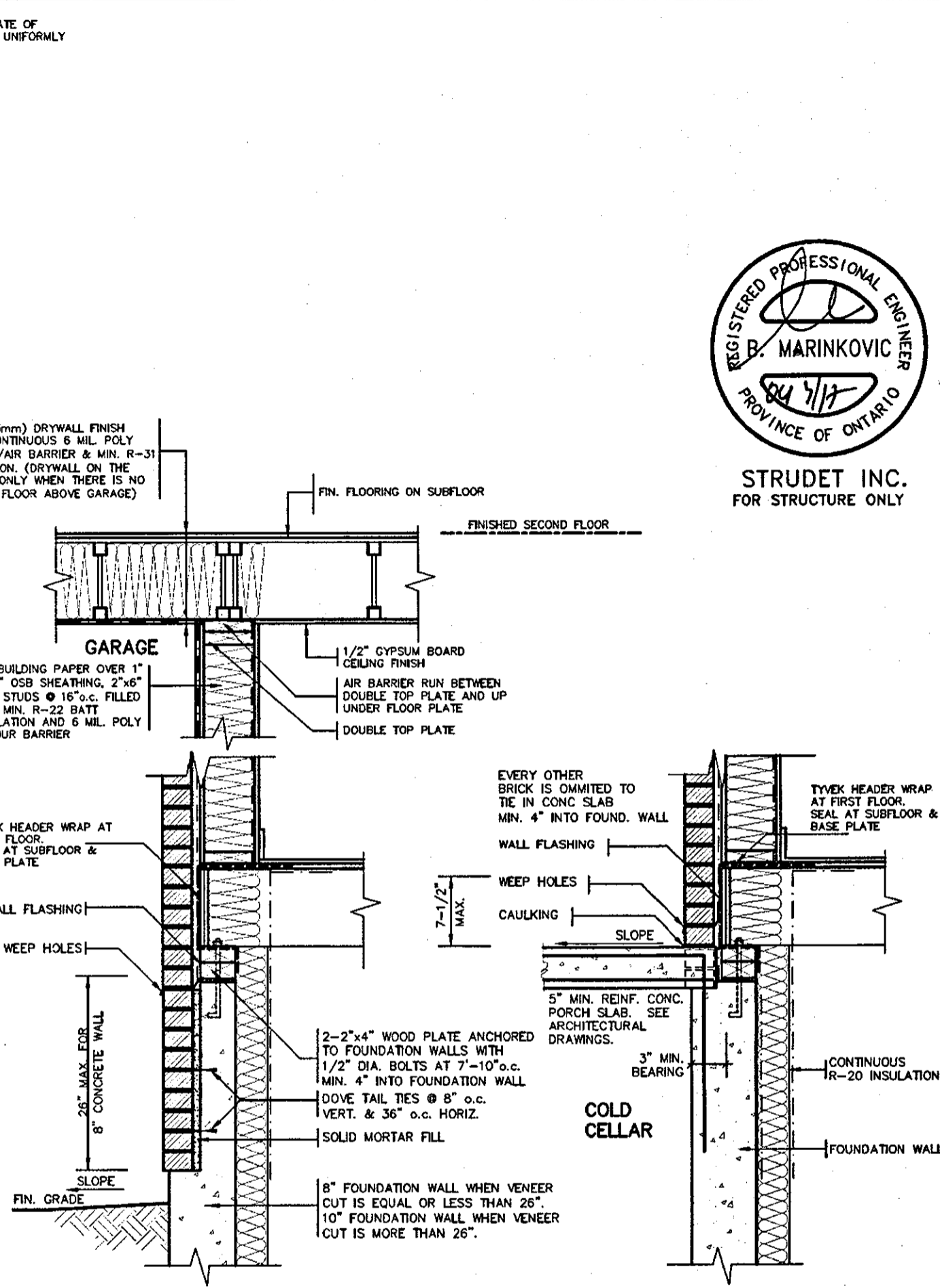
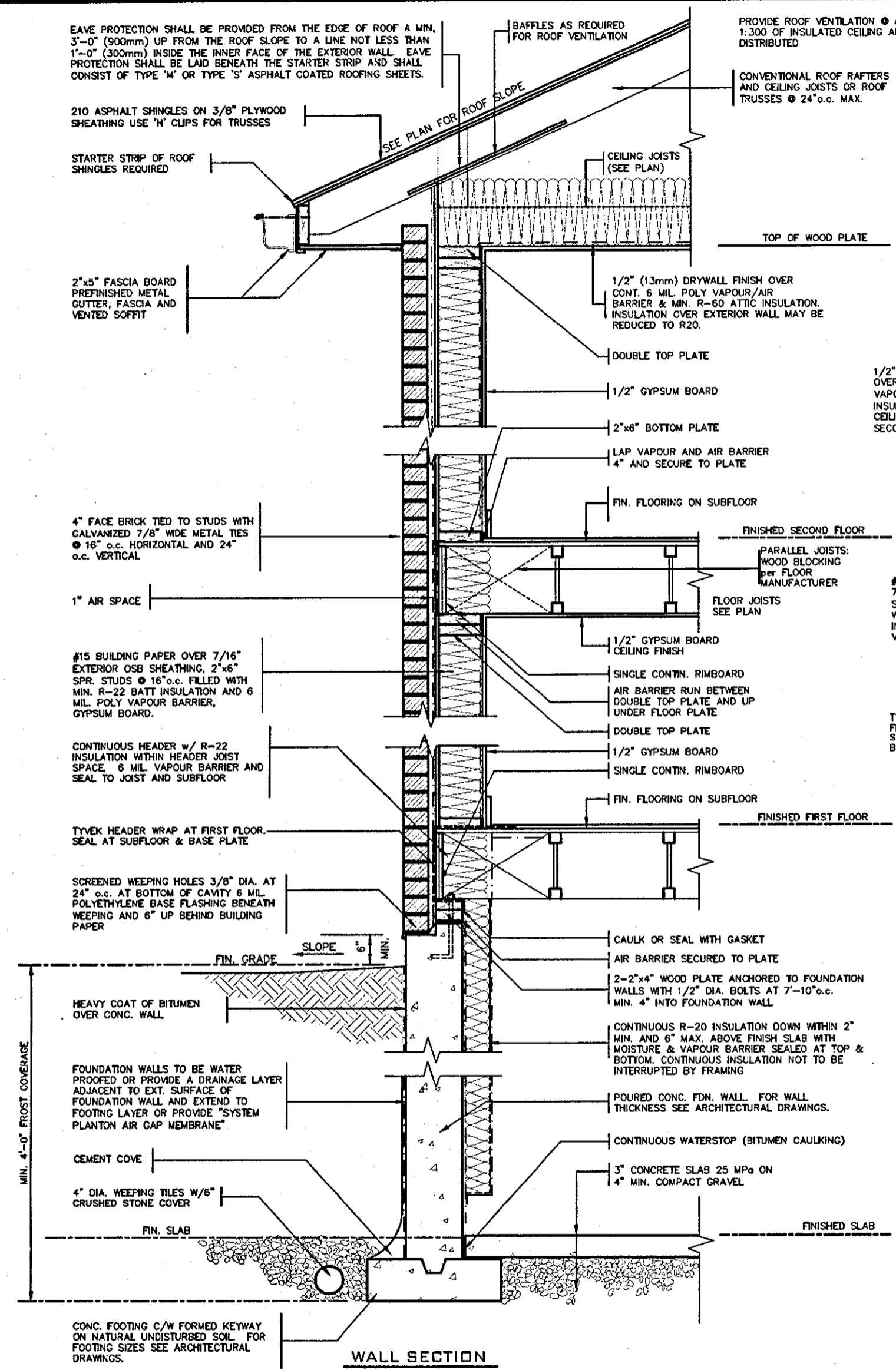
date: AUG 2017  
drawing title: SUNKEN FLOOR DETAILS  
drawing no.: 2

checked by: Not to Scale  
scale: 16036-GP-STD\_DETAILS\_A1

**HIGHGROVE**

project no.: 16036  
drawing no.: 2

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OCT 04 2017

# 2012 CODE COMPLIANCE PACKAGE A1

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2	ISSUED FOR PERMIT.	SEP. 29/17	GW
1	ISSUED FOR PRICING.	AUG. 22/17	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  
signature  
BCM

registration information  
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**  
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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.** HIGHGROVE

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN project no.: 16036

date: AUG 2017 2"x6" BRICK VENEER SECTIONS drawing no.: 3

done by: GW checked by: Not to Scale scale: 16036-GP-STD\_DETAILS\_A1

FILE: H:\ARCHIVE\WORKING\2017\16036 GREENPARK\16036-GP-STD\_DETAILS\_A1.dwg - Fri - Sep 29 2017 - 1:53 PM

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TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.11.2(3)

**WID BEARING WALL ASSEMBLY**  
38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, WID WALL ASSEMBLY.

PROVIDE 1-5/8" MIN. END BEARING FOR ENG. ROOF TRUSSES (TYP.). REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

ACOUSTICAL SEALANT  
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

2 LAYERS 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

**FIN. SECOND FLOOR**  
PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

ACOUSTICAL SEALANT  
TYPICAL PARTY WALL (FIRST FLOOR)  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x6 SPR. @ 16" O.C. ON SEPARATE 2x6 PLATES SET 1" APART WITH ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

ACOUSTICAL SEALANT  
**FIN. FIRST FLOOR**  
2 LAYERS 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

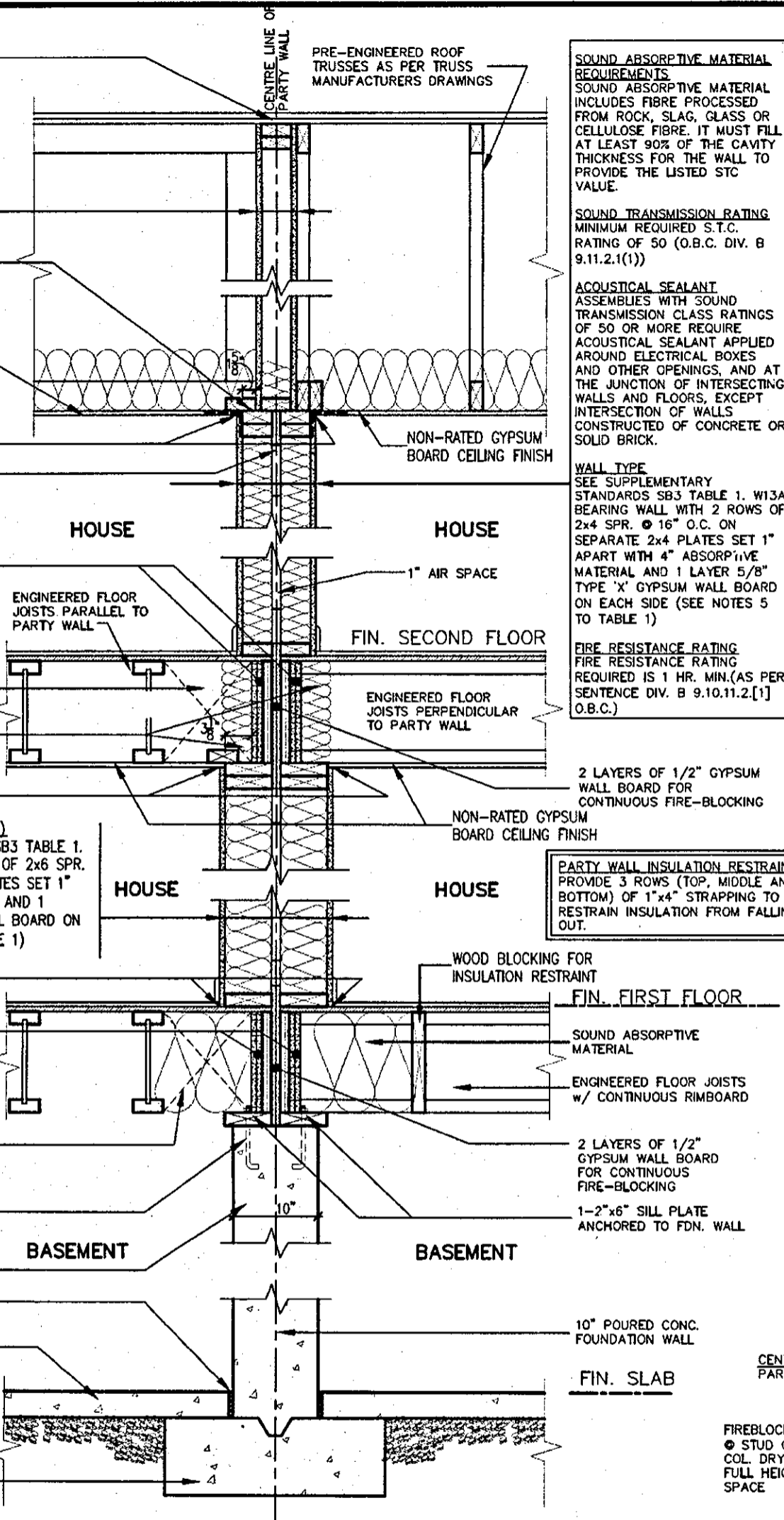
PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

10" POURED CONC. WALL  
CONTINUOUS BOND BREAKING MATERIAL

3" CONC. SLAB ON 5" COMPACTED GRAVEL  
**FIN. BASEMENT SLAB**

CONC. FTG. C/W 2"x4" KEYWAY ON NATURAL UNDISTURBED SOIL FOR SIZES SEE ARCHITECTURAL DRAWINGS



**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

**SOUND TRANSMISSION RATING**  
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

**ACOUSTICAL SEALANT**  
ASSEMBLIES WITH SOUND TRANSMISSION CLASS RATINGS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS, EXCEPT INTERSECTION OF WALLS CONSTRUCTED OF CONCRETE OR SOLID BRICK.

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x4 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 9.10.11.2.1 [1] O.B.C.)

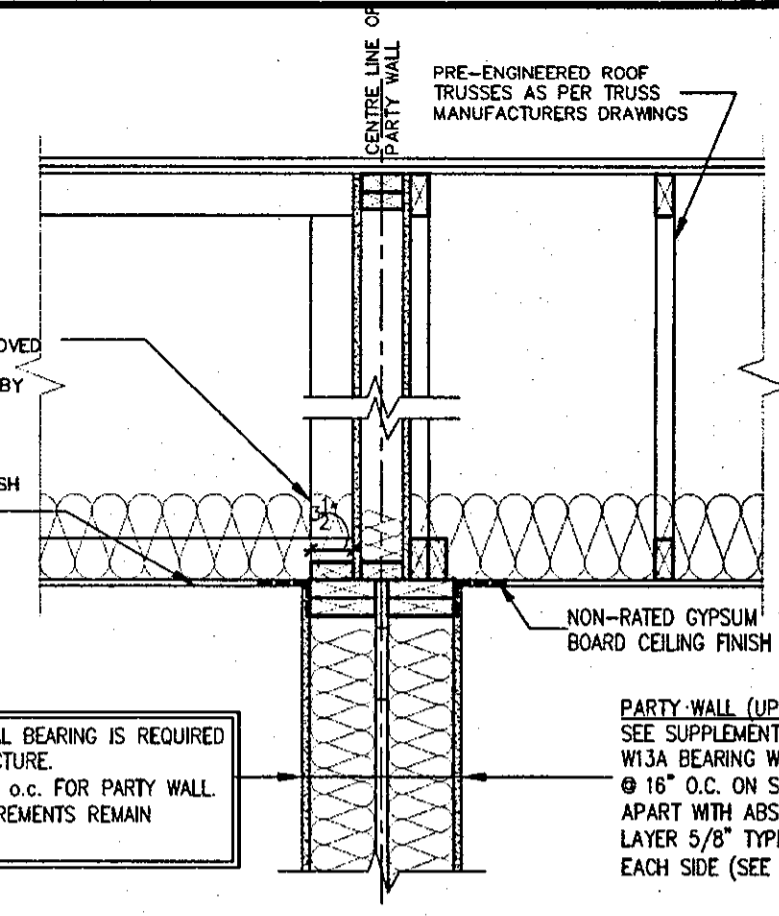
**PARTY WALL INSULATION RESTRAINT**  
PROVIDE 3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

**TYPICAL DOUBLE STUD WOOD FRAME PARTY WALL**  
JOISTS/TRUSSES PERPENDICULAR OR PARALLEL TO PARTY WALL - PAIRED HOUSE

3 1/2" OF END BEARING IS AVAILABLE. REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

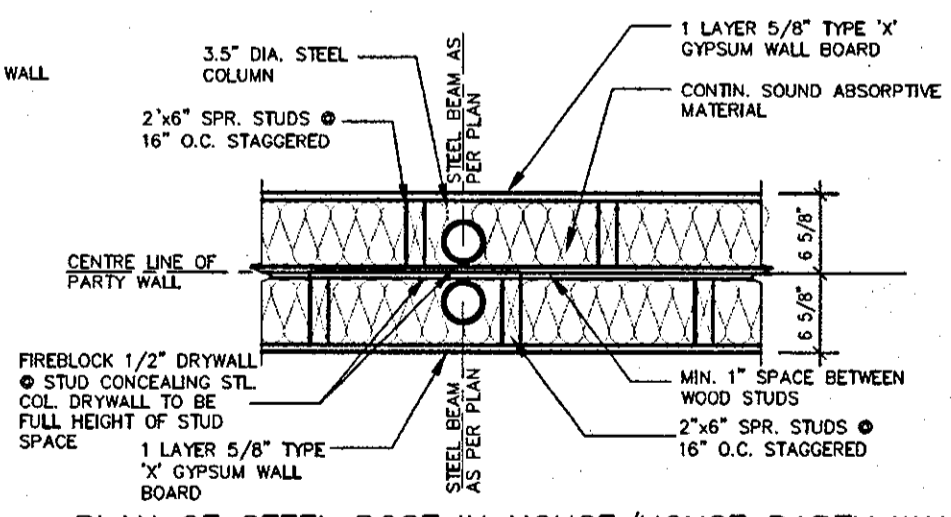
WHERE ADDITIONAL BEARING IS REQUIRED FOR ROOF STRUCTURE. USE 2x6" @ 16" o.c. FOR PARTY WALL. ALL OTHER REQUIREMENTS REMAIN UNCHANGED.



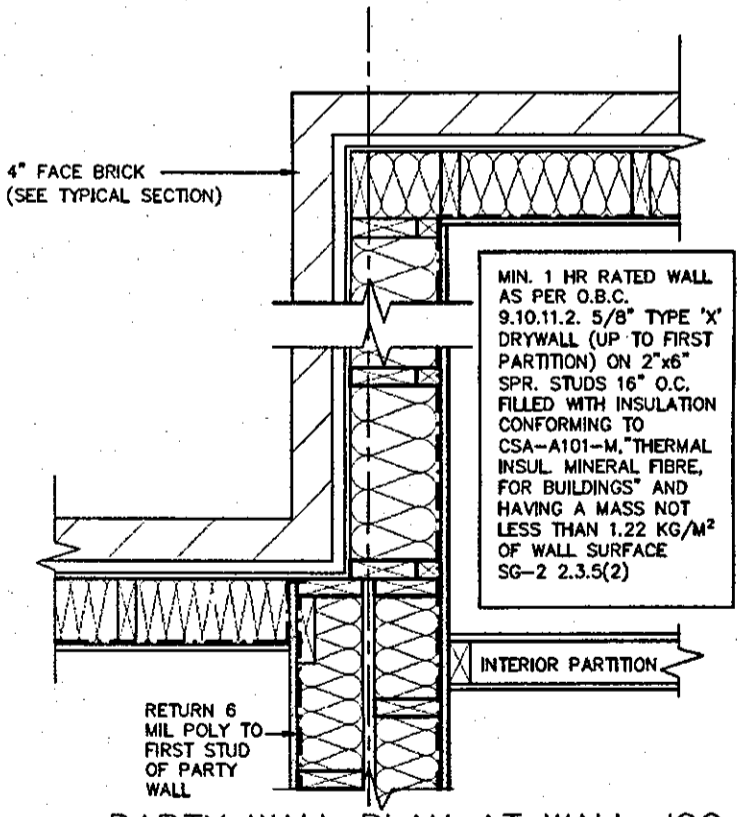
**2x6 WOOD STUD PARTY WALL ONLY**  
WHERE ADDITIONAL BEARING IS REQUIRED



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FOR STRUCTURE ONLY



**PLAN OF STEEL POST IN HOUSE/HOUSE PARTY WALL**



**PARTY WALL PLAN AT WALL JOG**

FEB 09 2018  
**2012 CODE COMPLIANCE PACKAGE A1**

**SK1 (House to House)**

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4	ISSUED FOR PERMIT.	FEB. 08/18	GW	
3	REVISED	FEB. 05/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

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**Richard Vink** 24488  
signature  
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.** HIGHGROVE

project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN** project no.: **16036**

date: **AUG 2017** scale: **TYPICAL DOUBLE STUD PARTYWALL** drawing no.: **4**

checked by: **As Shown** file name: **16036-GP-STD\_DETAILS\_A1**

DATE: H:\ARCHIVE\WORK\PROJ\2016\16036-GP-STD\_DETAILS\_A1.dwg - Thu - Feb 8 2018 - 4:30 PM

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**WID BEARING WALL ASSEMBLY**  
38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, WID WALL ASSEMBLY.

PROVIDE 1-5/8" MIN. END BEARING FOR ENG. ROOF TRUSSES (TYP.). REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

ACOUSTICAL SEALANT  
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

1 LAYER 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

**FIN. SECOND FLOOR**  
PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

SOUND ABSORPTIVE MATERIAL  
PROVIDE CEILING INSULATION. TAPE AND SEAL ALL GYPSUM CEILING JOINTS AIRTIGHT.

ACOUSTICAL SEALANT

**TYPICAL PARTY WALL (@ GARAGE)**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x4 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

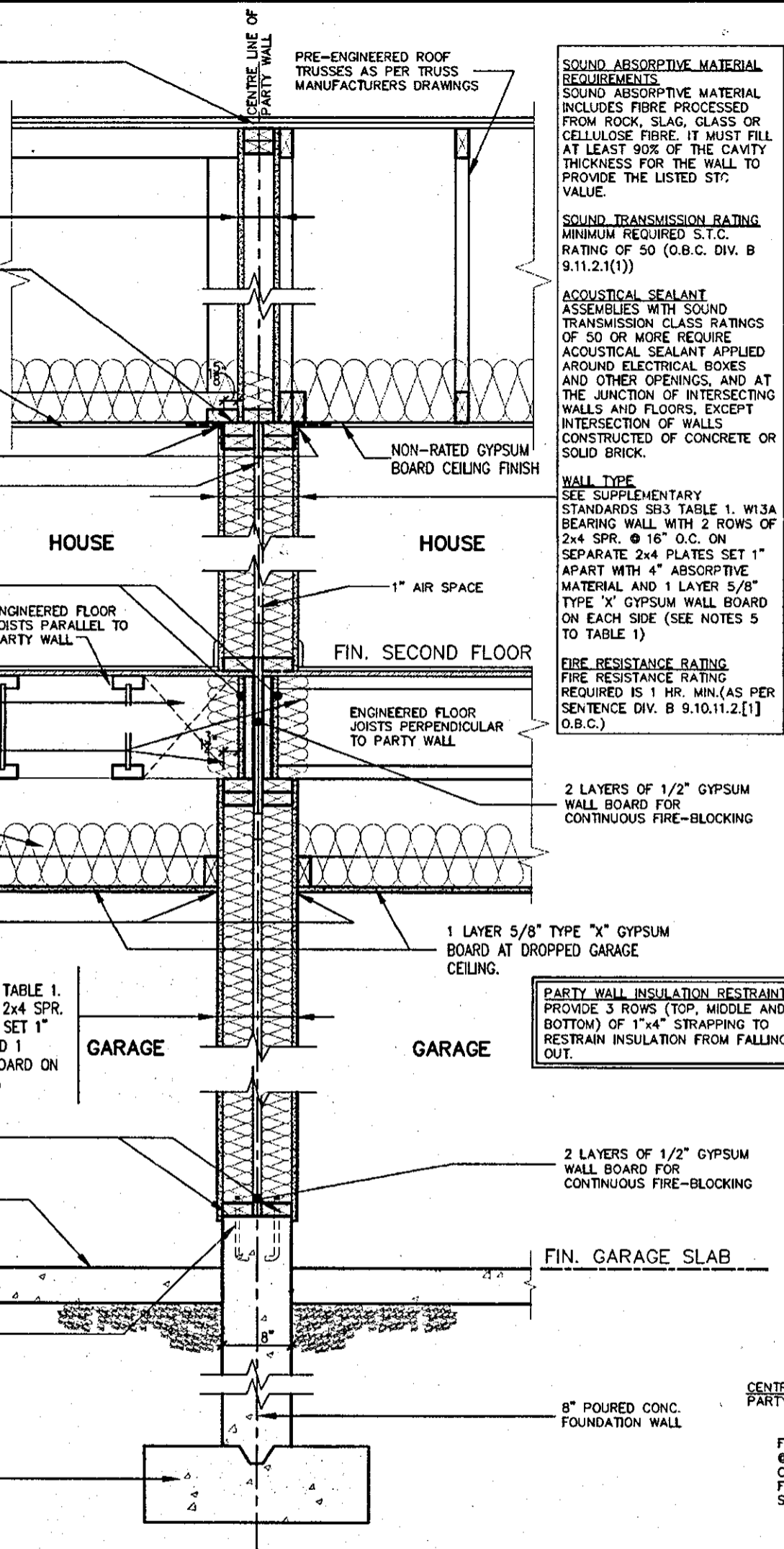
1-2"x4" SILL PLATE ANCHORED TO FDN. WALL

4"- 32MPa CONC. SLAB w/ 5-8% AIR ENTRAINMENT ON 4" COARSE GRANULAR FILL w/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL

**FIN. GARAGE SLAB**

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

CONC. FTG. C/W 2"x4" KEYWAY ON NATURAL UNDISTURBED SOIL FOR SIZES SEE ARCHITECTURAL DRAWINGS



**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED ST. VALUE.

**SOUND TRANSMISSION RATING**  
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

**ACOUSTICAL SEALANT**  
ASSEMBLIES WITH SOUND TRANSMISSION CLASS RATINGS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS, EXCEPT INTERSECTION OF WALLS CONSTRUCTED OF CONCRETE OR SOLID BRICK.

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x4 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 9.10.11.2.[1] O.B.C.)

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

1 LAYER 5/8" TYPE 'X' GYPSUM BOARD AT DROPPED GARAGE CEILING.

**PARTY WALL INSULATION RESTRAINT**  
PROVIDE 3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

**FIN. GARAGE SLAB**

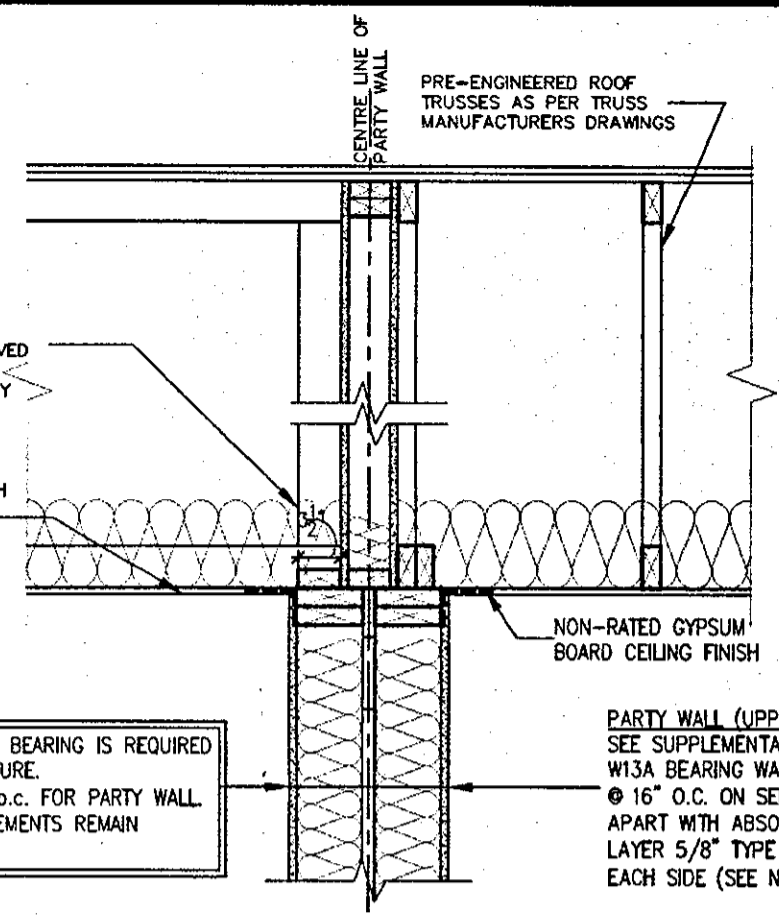
8" POURED CONC. FOUNDATION WALL

3 1/2" OF END BEARING IS AVAILABLE. REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

WHERE ADDITIONAL BEARING IS REQUIRED FOR ROOF STRUCTURE. USE 2x6" @ 16" o.c. FOR PARTY WALL. ALL OTHER REQUIREMENTS REMAIN UNCHANGED.

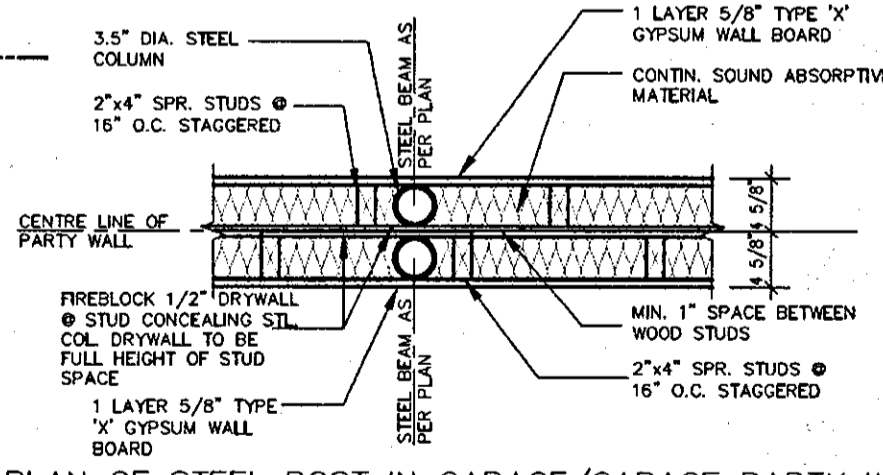
**2x6 WOOD STUD PARTY WALL ONLY WHERE ADDITIONAL BEARING IS REQUIRED**



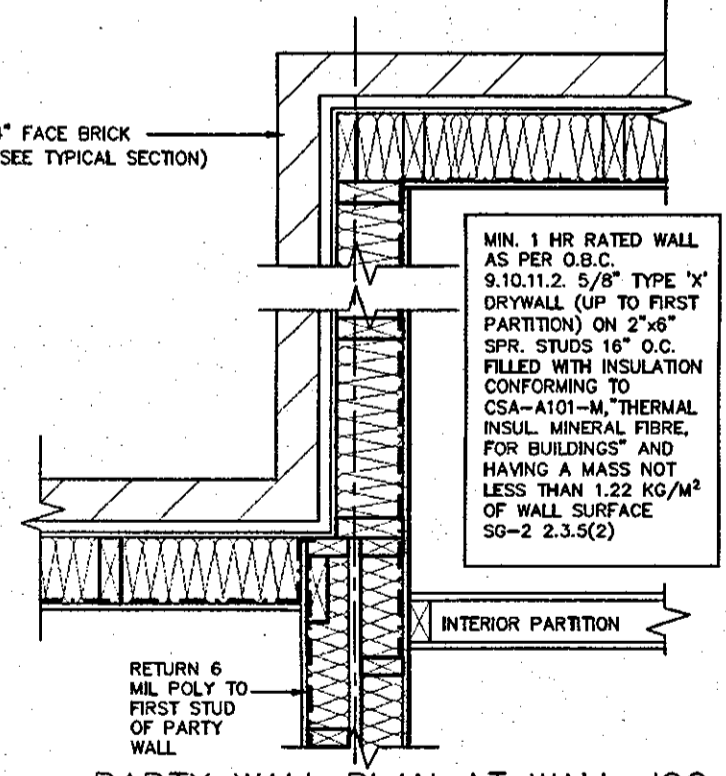
**PARTY WALL (UPPER FLOOR)**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x6 SPR. @ 16" O.C. ON SEPARATE 2x6 PLATES SET 1" APART WITH ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)



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**PLAN OF STEEL POST IN GARAGE/GARAGE PARTY WALL**



**PARTY WALL PLAN AT WALL JOG**

**TYPICAL DOUBLE STUD WOOD FRAME PARTY WALL JOISTS/TRUSSES PERPENDICULAR OR PARALLEL TO PARTY WALL - PAIRED GARAGES**

FEB 09 2018 **2012 CODE COMPLIANCE PACKAGE A1**

**SK2 (Garage to Garage)**

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3	REVISED	FEB. 05/18	CW	
2	ISSUED FOR PERMIT.	SEP. 29/17	CW	
1	ISSUED FOR PRICING.	AUG. 22/17	CW	
no.	description	date	by	

**VAS DESIGN**  
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t 416.630.2255 f 416.630.4782  
vasdesign.com

**Greenpark. HIGHGROVE**

project name: RUSSELL GARDENS PH.2  
municipality: WATERLOON  
project no.: 16036

date: AUG 2017  
checked by: As Shown  
scale: 1/8" = 1'-0"

**TYPICAL DOUBLE STUD PARTYWALL**  
16036-GP-STD-DETAILS\_A1

drawing no.: **4A**

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**WID BEARING WALL ASSEMBLY**  
38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, W1d WALL ASSEMBLY.

PROVIDE 1-5/8" MIN. END BEARING FOR ENG. ROOF TRUSSES (TYP.). REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

ACOUSTICAL SEALANT  
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

2 LAYERS 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

SOUND ABSORPTIVE MATERIAL

NON-RATED GYPSUM BOARD CEILING FINISH

**PARTY WALL INSULATION RESTRAINT**  
PROVIDE 3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

**TYPICAL PARTY WALL (FIRST FLOOR HOUSE)**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 1 ROW OF 2x6 SPR. @ 16" O.C. ON 2x6 PLATE SET 1" APART FROM ADJACENT PLATE. FILL STUD CAVITY WITH ABSORPTIVE MATERIAL. 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON HOUSE SIDE.

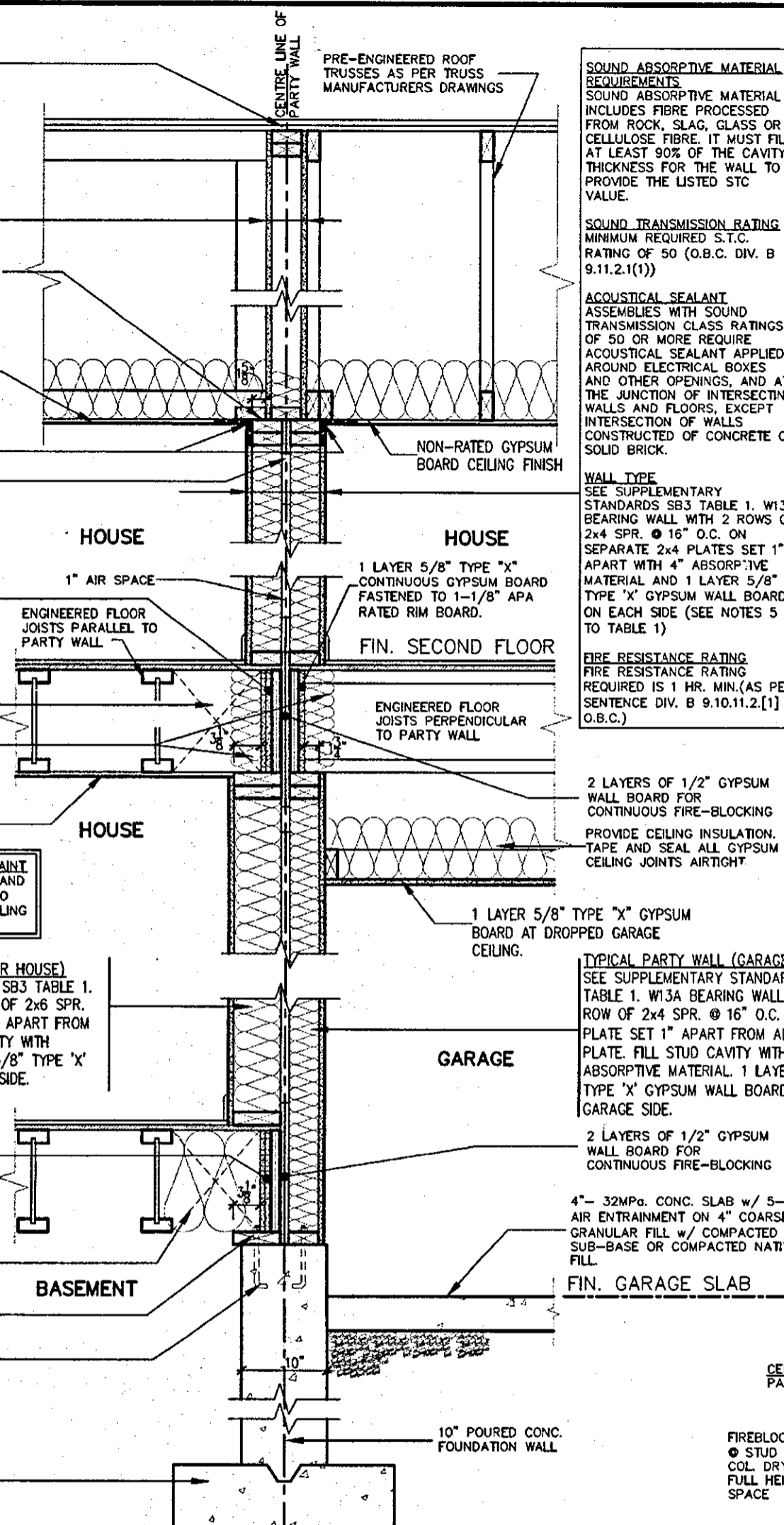
2 LAYERS 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

1-2"x4" SILL PLATE ANCHORED TO FDN. WALL

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

CONC. FTG. C/W 2"x4" KEYWAY ON NATURAL UNDISTURBED SOIL FOR SIZES SEE ARCHITECTURAL DRAWINGS



**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

**SOUND TRANSMISSION RATING**  
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

**ACOUSTICAL SEALANT**  
ASSEMBLIES WITH SOUND TRANSMISSION CLASS RATINGS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS, EXCEPT INTERSECTION OF WALLS CONSTRUCTED OF CONCRETE OR SOLID BRICK.

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x4 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 9.10.11.2.[1] O.B.C.)

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING  
PROVIDE CEILING INSULATION. TAPE AND SEAL ALL GYPSUM CEILING JOINTS AIRTIGHT

1 LAYER 5/8" TYPE 'X' GYPSUM BOARD AT DROPPED GARAGE CEILING.

**TYPICAL PARTY WALL (GARAGE SIDE)**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 1 ROW OF 2x4 SPR. @ 16" O.C. ON 2x4 PLATE SET 1" APART FROM ADJACENT PLATE. FILL STUD CAVITY WITH ABSORPTIVE MATERIAL. 1 LAYER 1/2" TYPE 'X' GYPSUM WALL BOARD ON GARAGE SIDE.

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

4"- 32MPa. CONC. SLAB w/ 5-3% AIR ENTRAINMENT ON 4" COARSE GRANULAR FILL w/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL

FIN. GARAGE SLAB

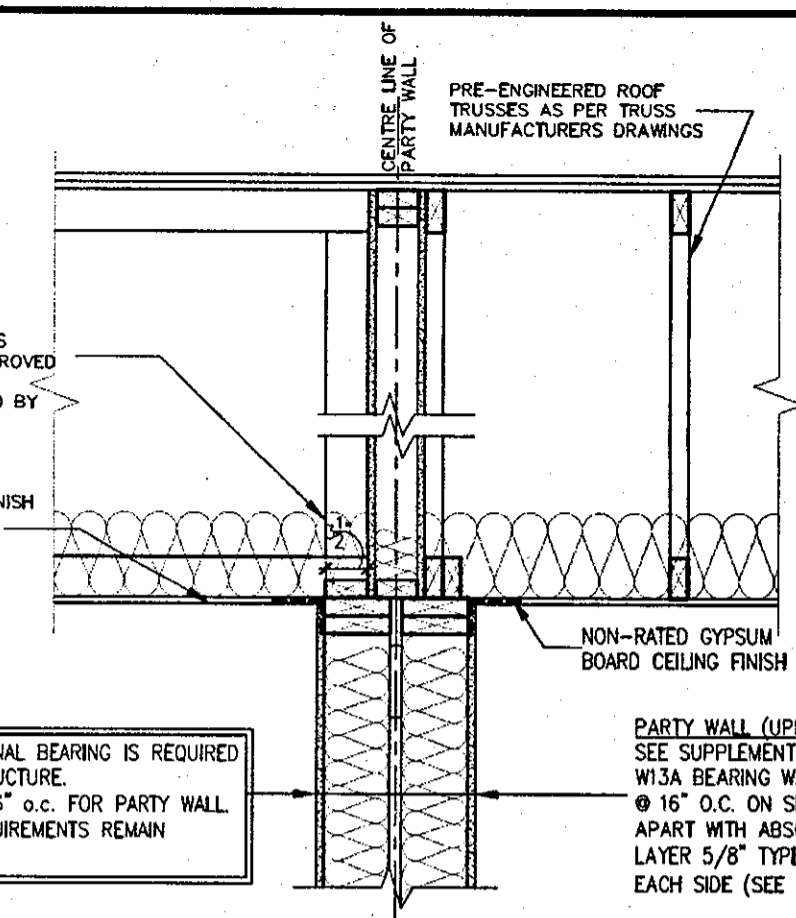
10" POURED CONC. FOUNDATION WALL

3 1/2" OF END BEARING IS AVAILABLE. REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

WHERE ADDITIONAL BEARING IS REQUIRED FOR ROOF STRUCTURE. USE 2x6" @ 16" o.c. FOR PARTY WALL. ALL OTHER REQUIREMENTS REMAIN UNCHANGED.

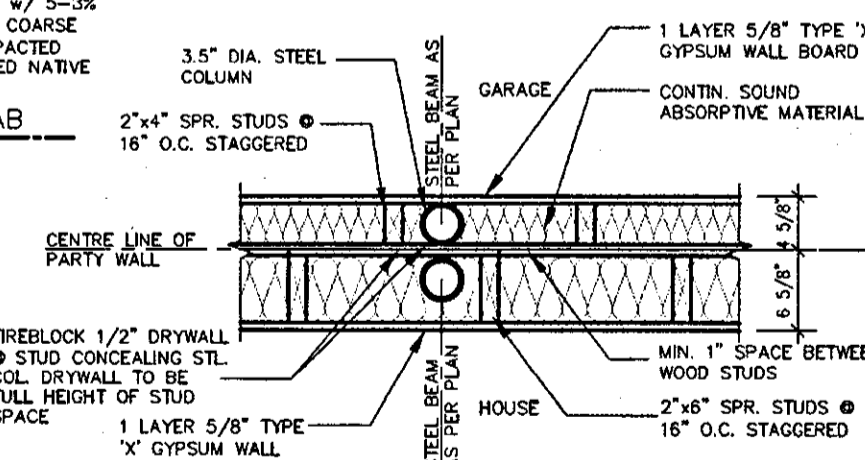
**2x6 WOOD STUD PARTY WALL ONLY**  
WHERE ADDITIONAL BEARING IS REQUIRED



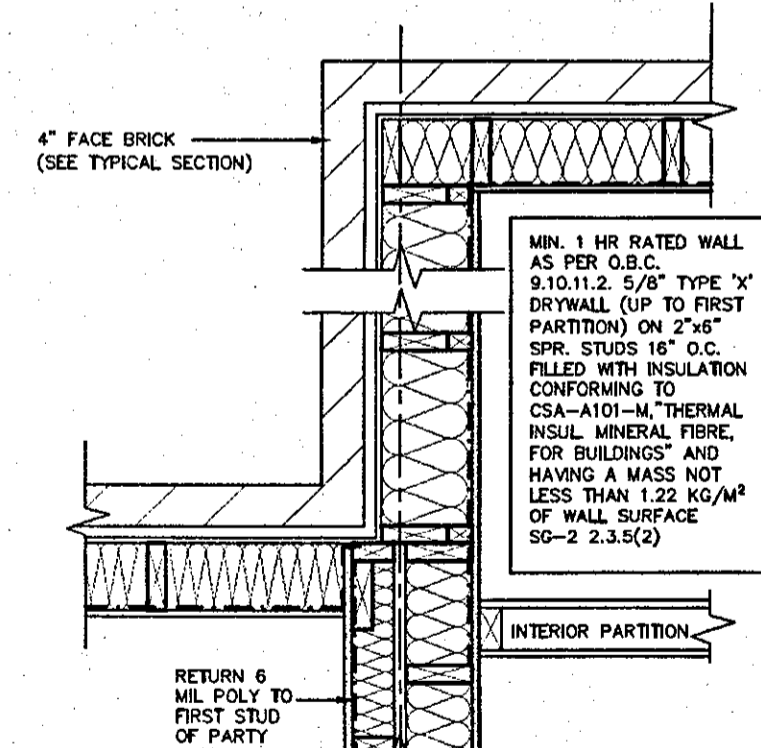
**PARTY WALL (UPPER FLOOR)**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 2 ROWS OF 2x6 SPR. @ 16" O.C. ON SEPARATE 2x6 PLATES SET 1" APART WITH ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)



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PLAN OF STEEL POST IN GARAGE/HOUSE PARTY WALL



PARTY WALL PLAN AT WALL JOG

FEB 9 2018  
**2012 CODE COMPLIANCE PACKAGE A1**

**SK3 (House to Garage)**

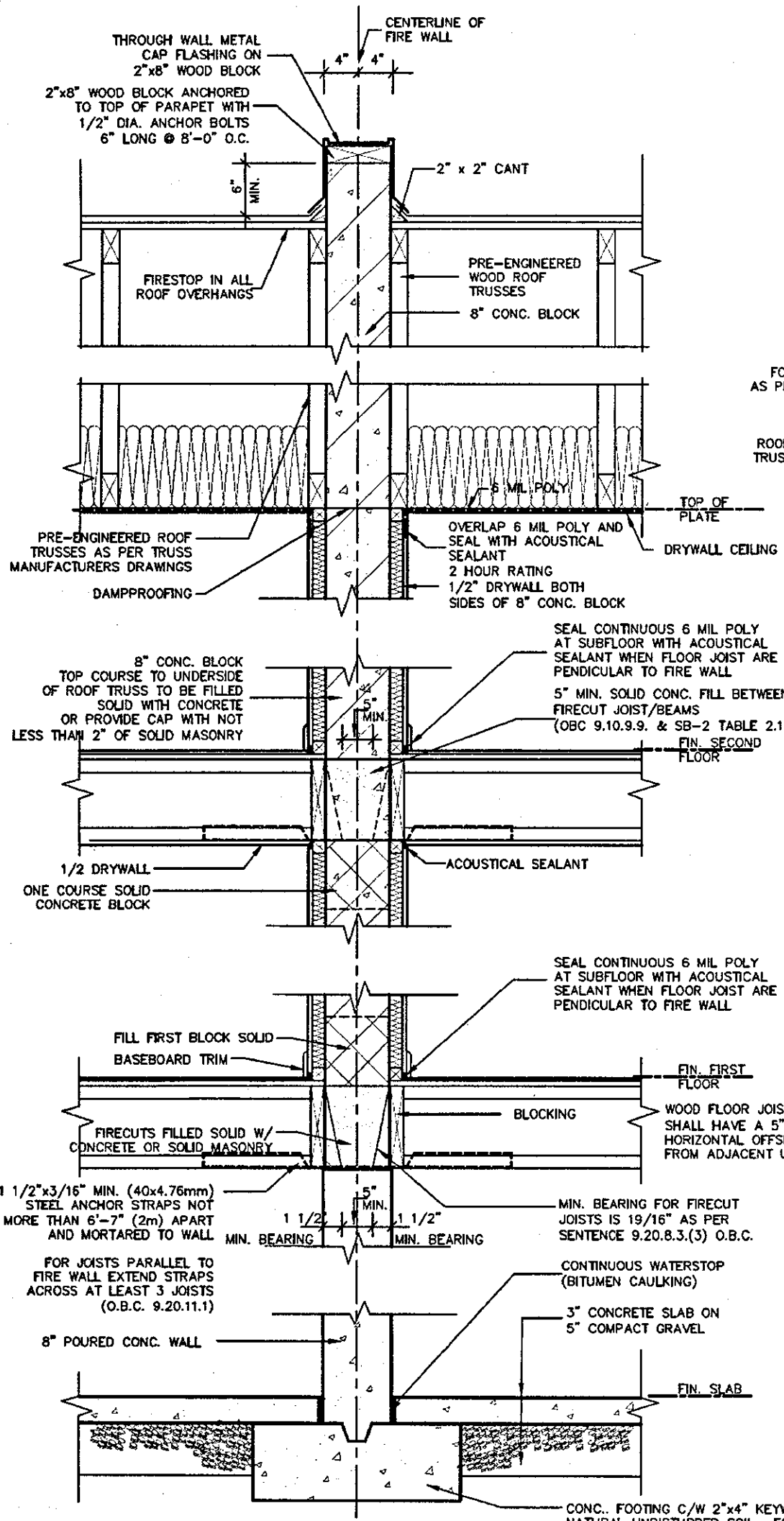
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3	REVISED	FEB. 05/18	CW		
2	ISSUED FOR PERMIT.	SEP. 29/17	CW		
1	ISSUED FOR PRICING.	AUG. 22/17	CW		
no.	description	date	by		

**VAS DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vasdesign.com

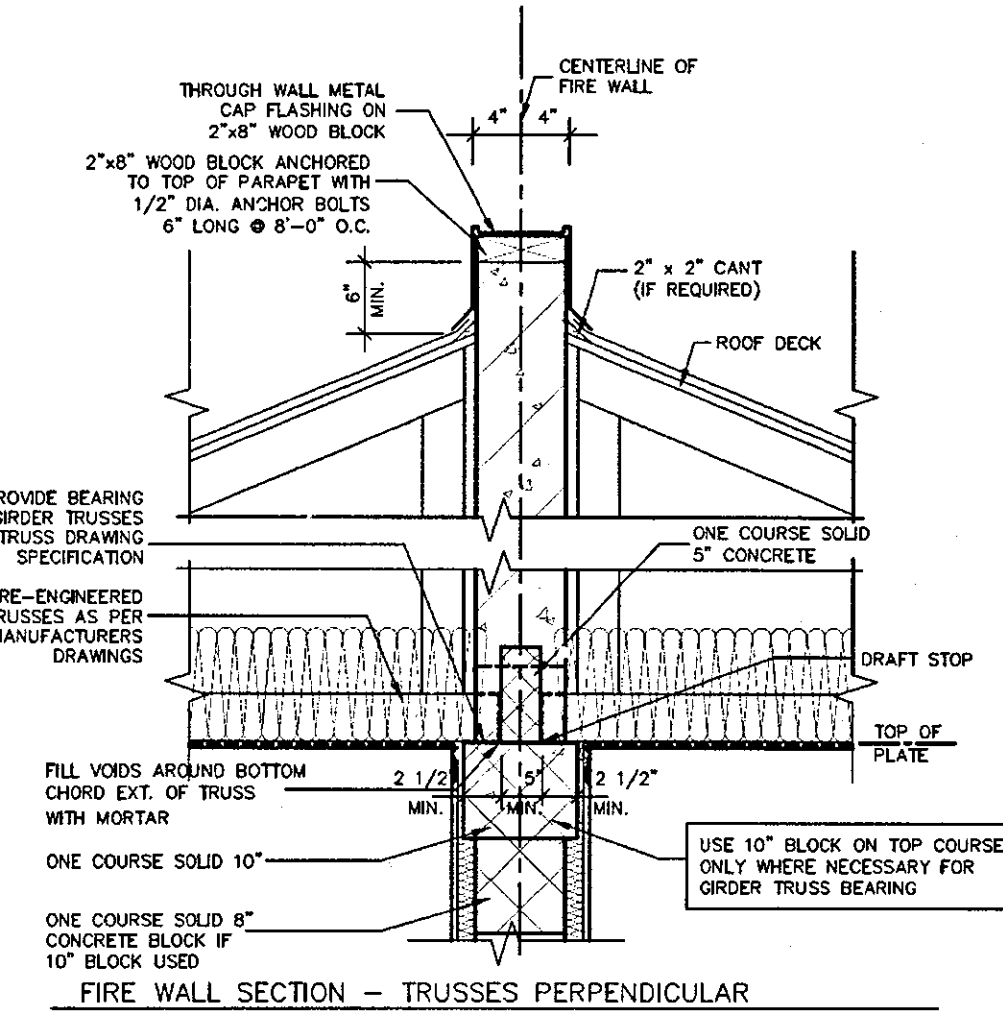
**Greenpark.**  
project name: RUSSELL GARDENS PH.2  
multiplicity: WATERDOWN  
date: AUG 2017  
checked by: As Shown  
scale: 1/8" = 1'-0"

**HIGHGROVE**  
project no: 16036  
drawing no: 4B  
drawing title: TYPICAL DOUBLE STUD PARTYWALL

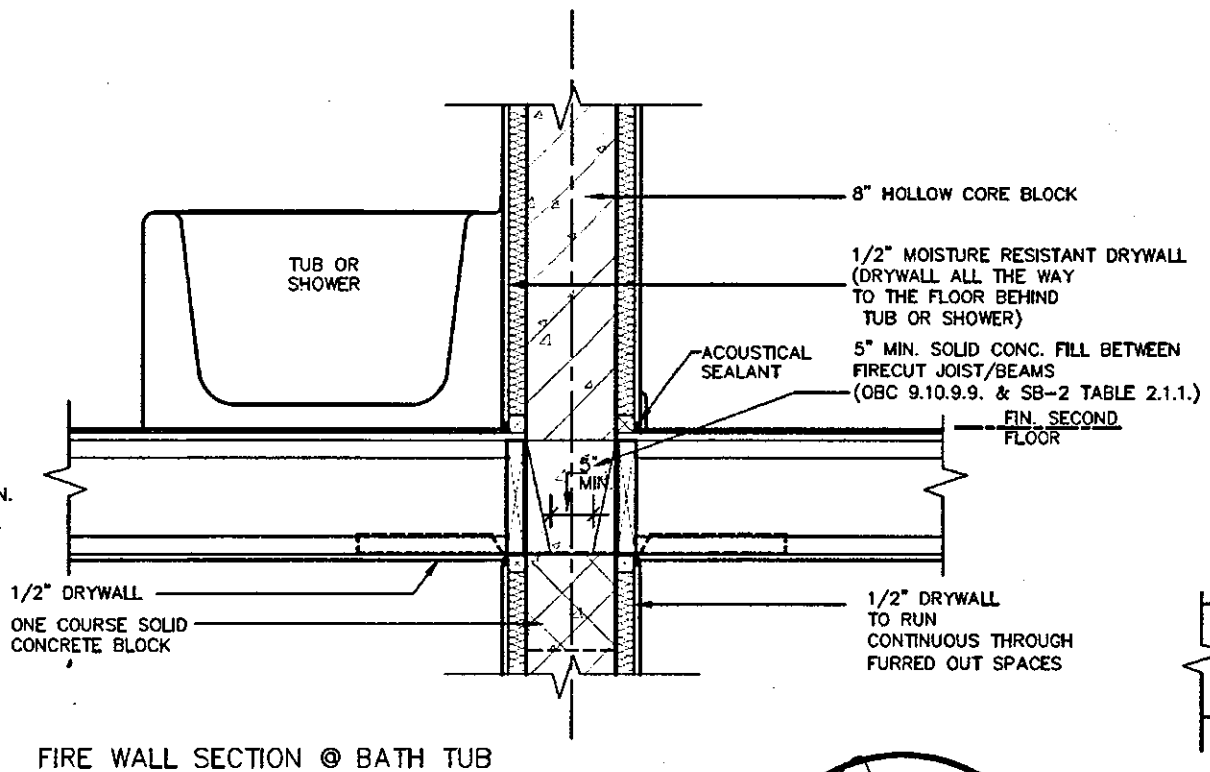
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TYPICAL 2 STOREY FIRE WALL SECTION  
TRUSSES PARALLEL TO FIRE WALL



FIRE WALL SECTION - TRUSSES PERPENDICULAR



FIRE WALL SECTION @ BATH TUB

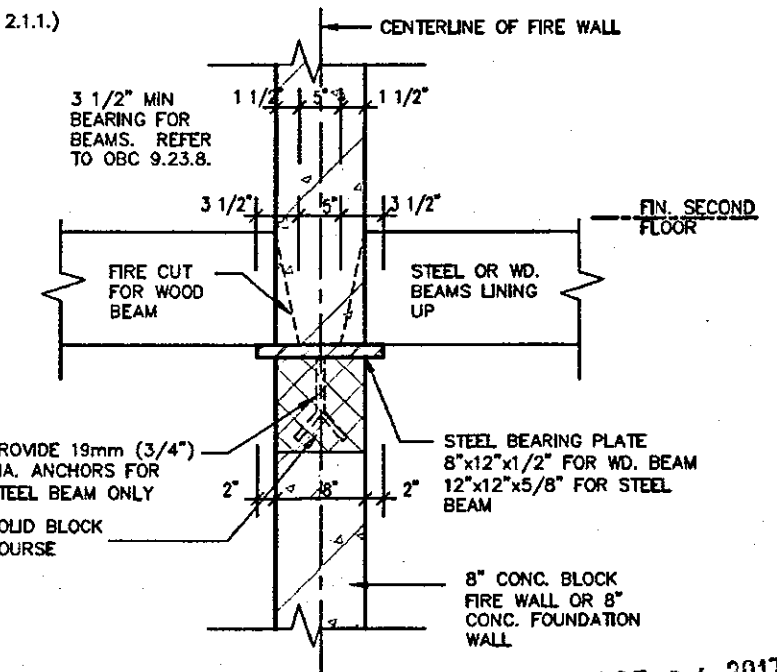
A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.1.10.3 (1))

**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

**SOUND TRANSMISSION RATING**  
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. B 3.1.10.2 O.B.C.)

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. (WALL NO. B6E) 8\"/>



STEEL BEARING PLATE DETAIL OCT 04 2017

ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURERS APPROVED DETAILS AND SPECIFICATIONS



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2012 CODE  
COMPLIANCE PACKAGE A1

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1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

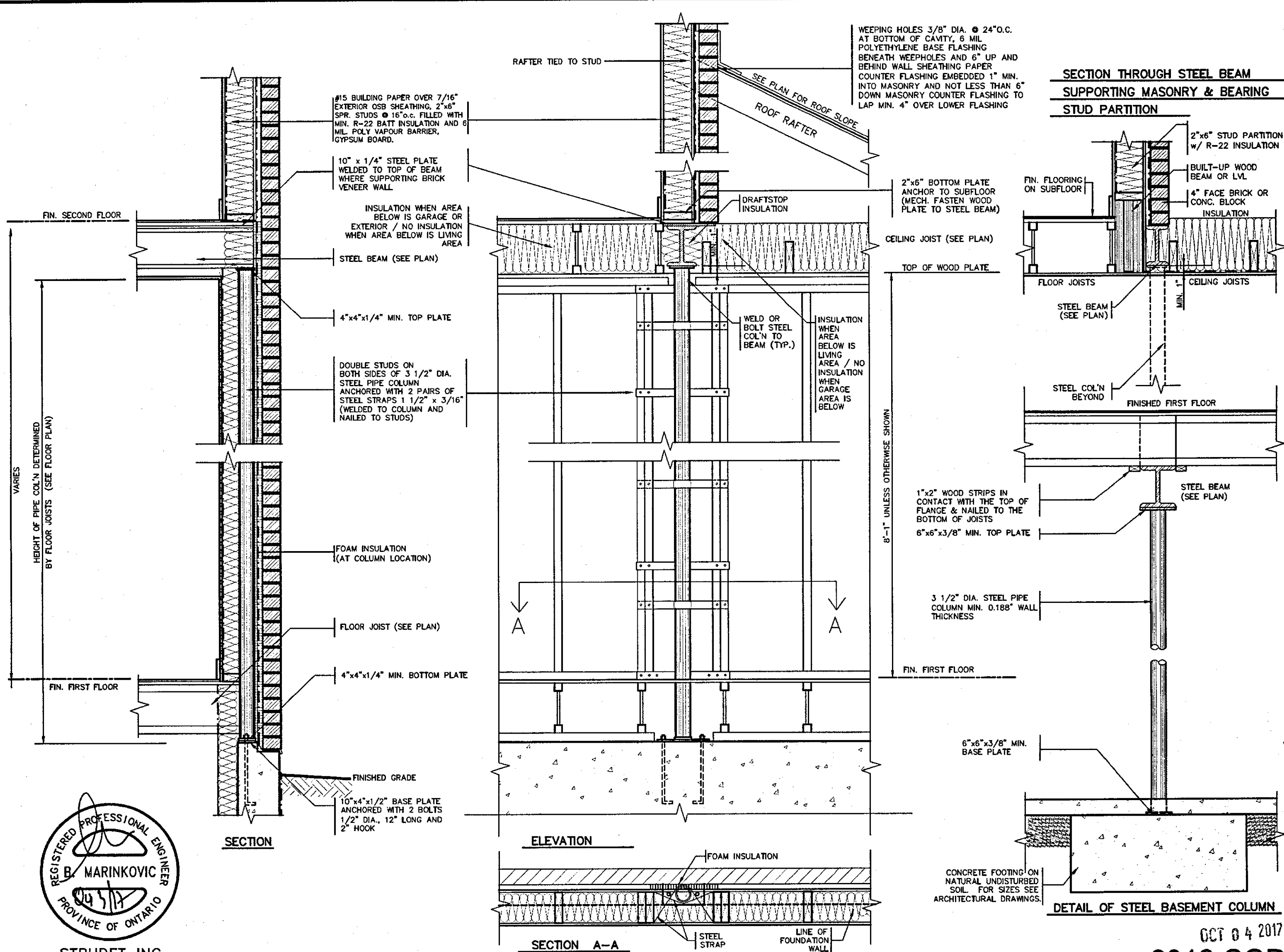
**VAS DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
416.630.2255 f 416.630.4782  
vasdesign.com

**Greenpark** HIGHGROVE

project name: RUSSELL GARDENS PH.2  
municipality: WATERDOWN  
project no.: 16036

date: AUG 2017  
checked by: As Shown  
scale: 1/8\"/>

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1	ISSUED FOR PRICING.	AUG. 22/17	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  
signature  
name registration information  
VA3 Design Inc. 42558

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**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.** HIGHGROVE

project name  
RUSSELL GARDENS PH.2 WATERDOWN project no. 16036

date  
AUG 2017

drawn by  
CW

checked by  
As Shown

scale  
16036-GP-STD\_DETAILS\_A1

drawing no.  
**5**

FILE NAME  
16036-GP-STD\_DETAILS\_A1.dwg - Fri - Sep 29 2017 - 1:54 PM

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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.  
4 7/8" MIN. 7 7/8" 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"

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

4x4 OR 6x6 SOLID WOOD POST

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

TYPICAL BRICK VENEER WALL CONSTRUCTION

10" FOUNDATION WALL REQUIRED WHEN VENEER CUT IS GREAT THAN 26"

2-2x8 LEDGER BOARD (LEDGER BOARD PRESSURE TREATED)

BRICK MECH. FASTENED TO 4" CONC. FOUND. WALL WITH DOVE TAIL ANCHORS AND MORTAR FILL IN BETWEEN

FIN. FLOOR

5" MIN.

2" MIN.

1/2" MIN.

4" MIN.

6" MIN.

8" MIN.

10" MIN.

12" MIN.

14" MIN.

16" MIN.

18" MIN.

20" MIN.

22" MIN.

24" MIN.

26" MIN.

28" MIN.

30" MIN.

32" MIN.

34" MIN.

36" MIN.

38" MIN.

40" MIN.

42" MIN.

44" MIN.

46" MIN.

48" MIN.

50" MIN.

52" MIN.

54" MIN.

56" MIN.

58" MIN.

60" MIN.

62" MIN.

64" MIN.

66" MIN.

68" MIN.

70" MIN.

72" MIN.

74" MIN.

76" MIN.

78" MIN.

80" MIN.

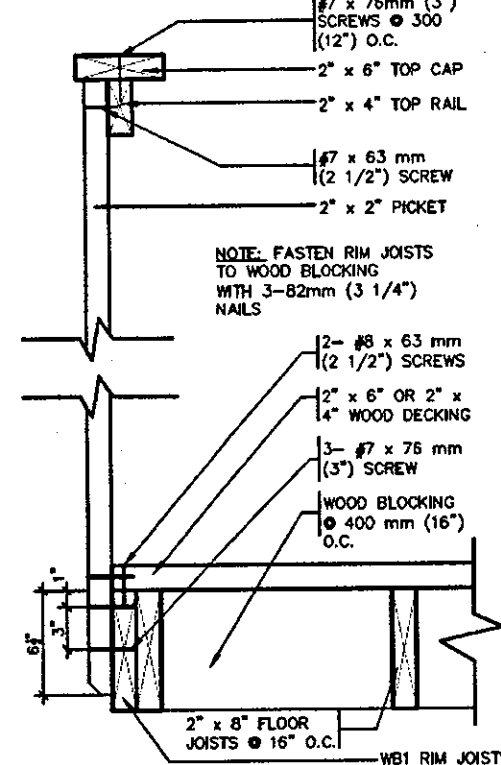
**DETAIL 3 STEEL ANGLE**  
SCALE: 1" = 1'-0"

**DETAIL 1**

**CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**

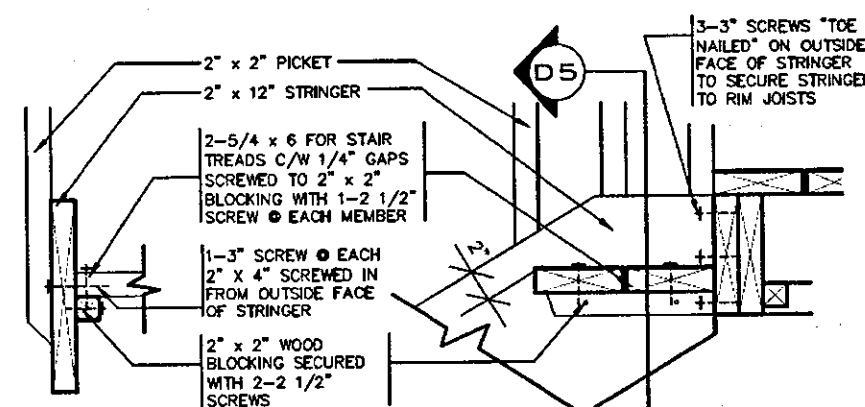
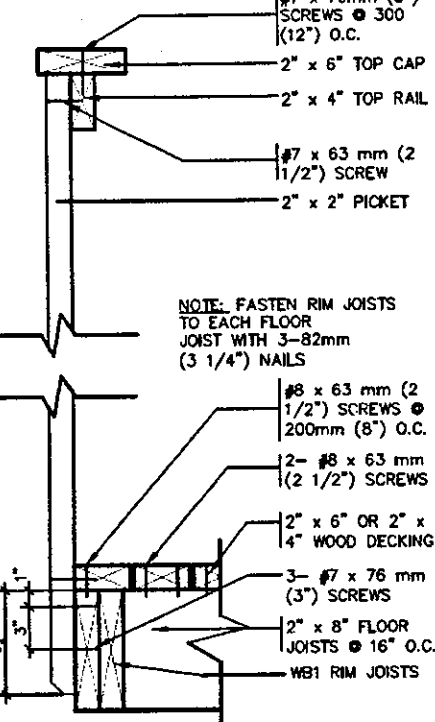
**GUARD PARALLEL TO FLOOR JOISTS**

SCALE: 1" = 1'-0"

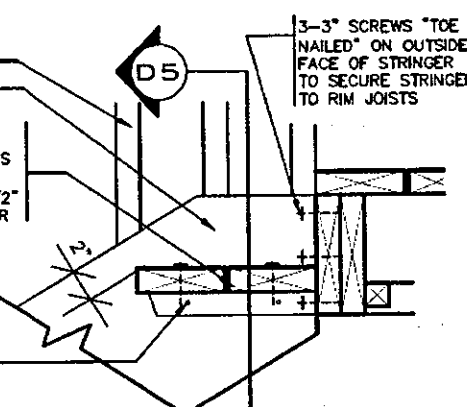


**GUARD PERPENDICULAR TO FLOOR JOISTS**

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**

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WB1 = 2- 2 x 8 (PRESSURE TREATED)  
WB3 = 2- 2 x 10 (PRESSURE TREATED)
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



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OCT 04 2017

**2012 CODE COMPLIANCE PACKAGE A1**

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no.	description	date	by		

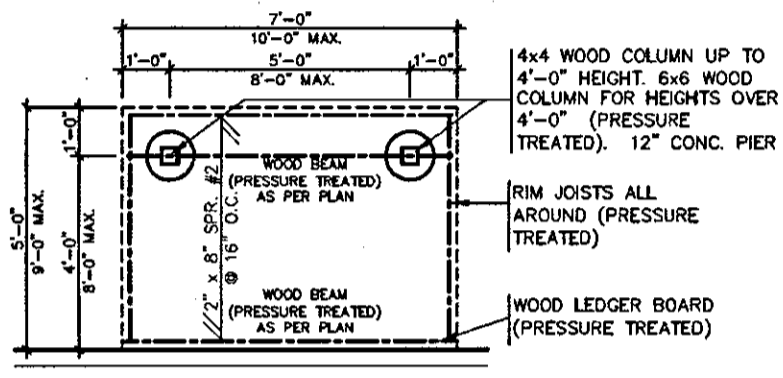
**VAS DESIGN**  
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t 416.630.2255 | 416.630.4782  
vasdesign.com

**Greenpark.** HIGHGROVE

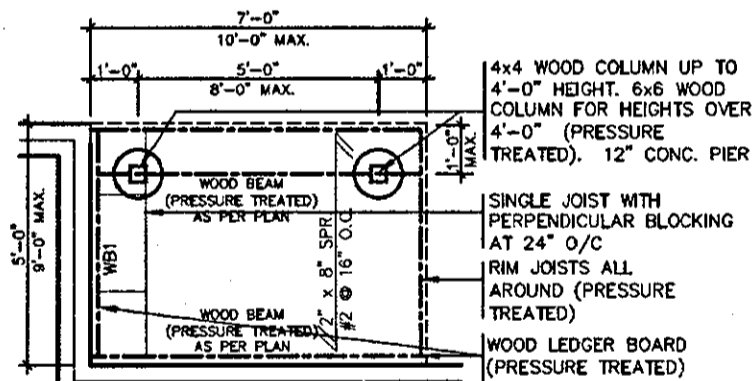
project name: RUSSELL GARDENS PH.2  
municipality: WATERDOWN  
project no.: 16036

date: AUG 2017  
checked by: As Shown  
scale: 16036-GP-STD\_DETAILS\_A1  
drawing no.: 6

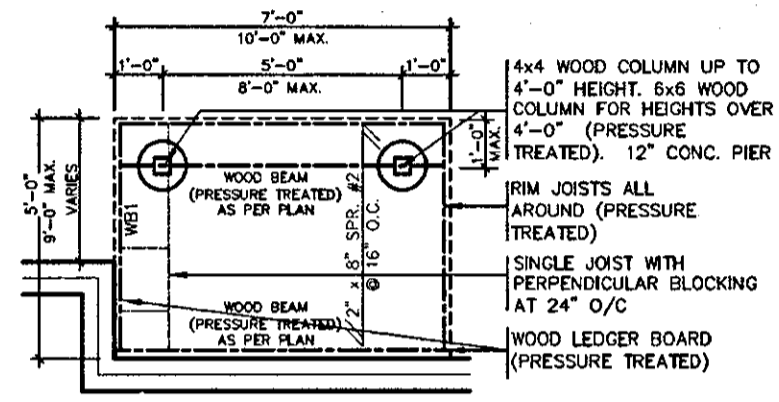
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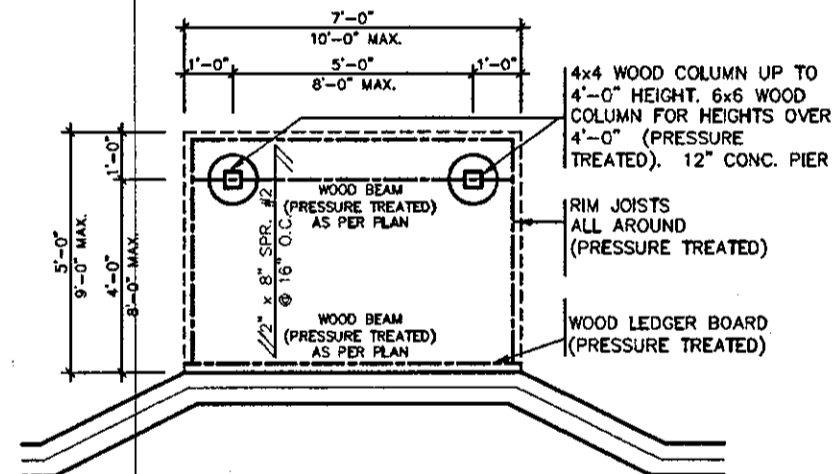
**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"



**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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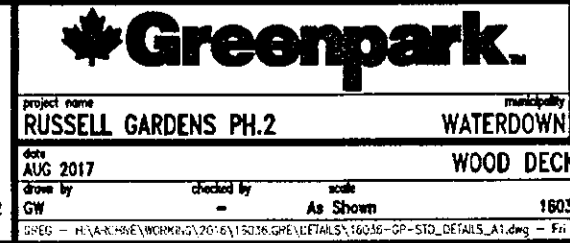
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no.	description	date	by	

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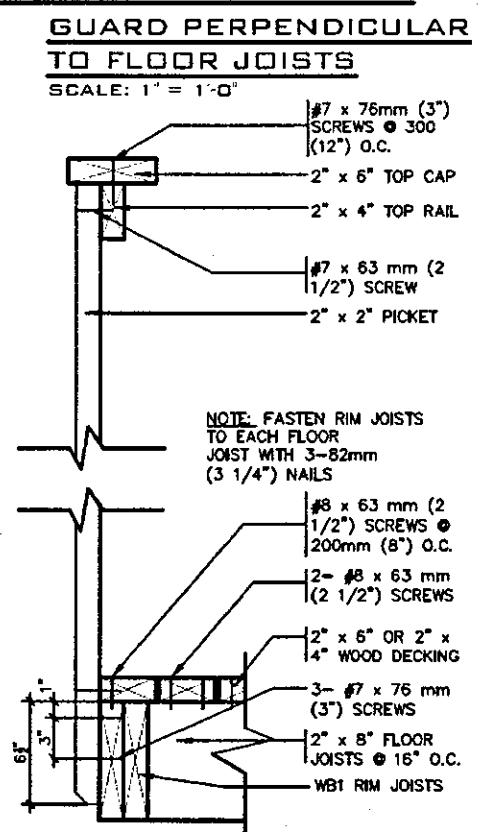
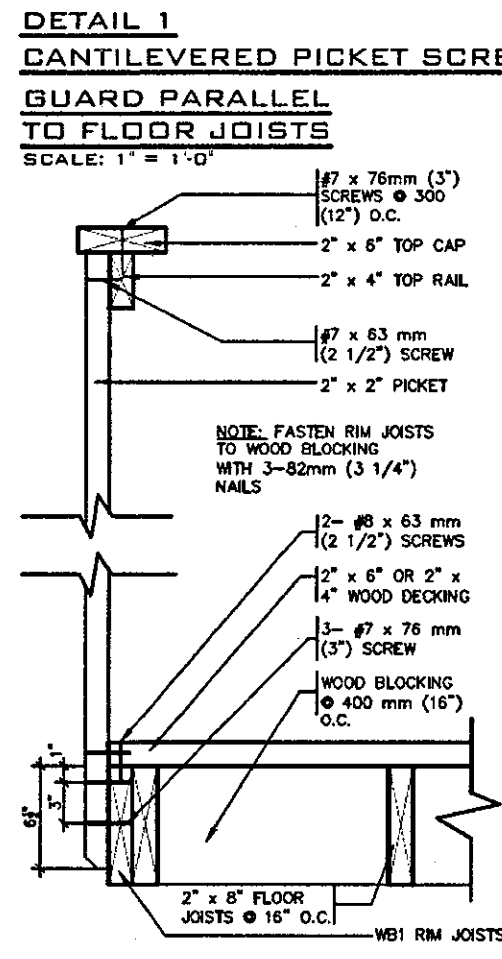
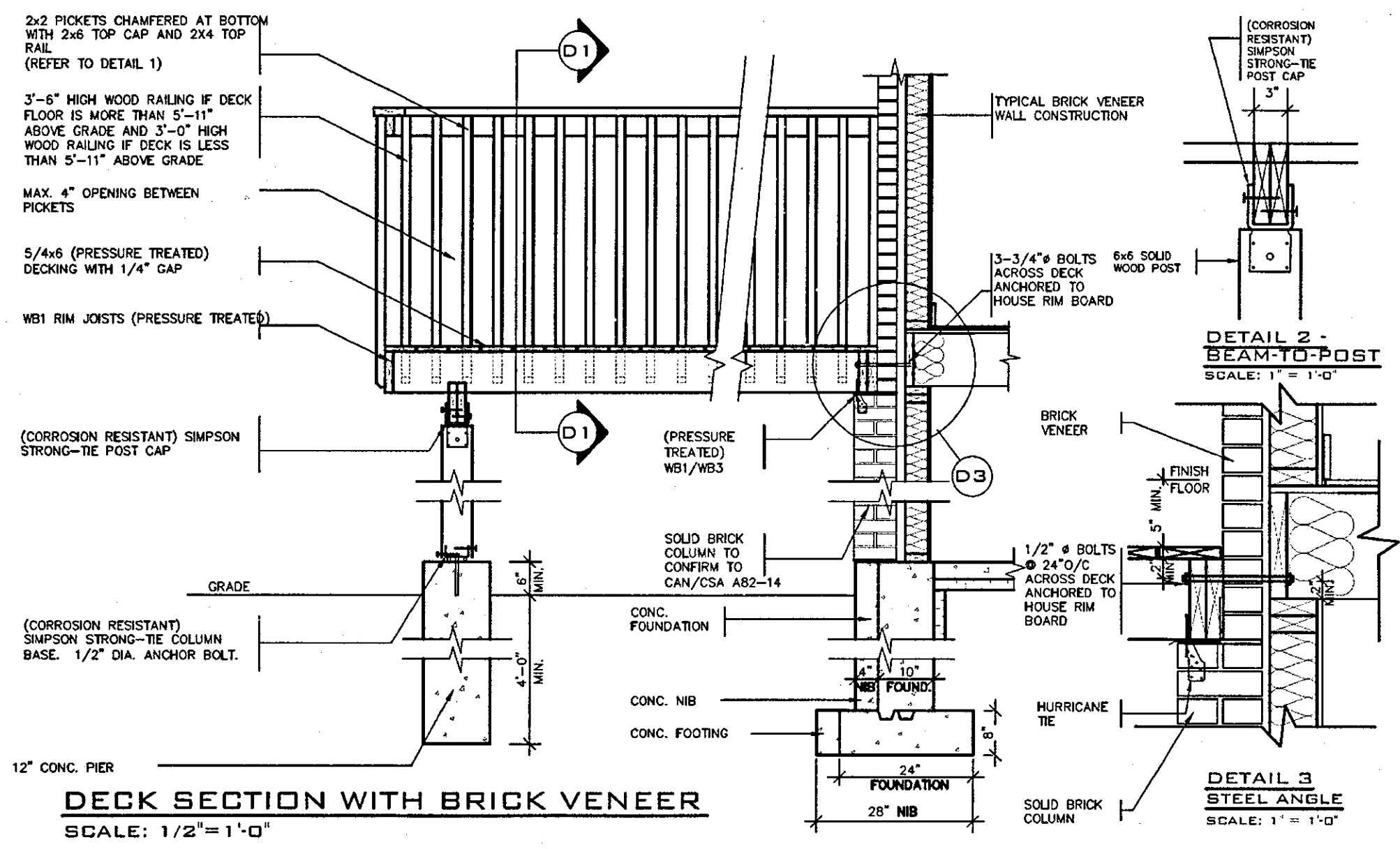
qualification information  
Richard Vink 24488  
signature  
BCO  
registration information  
VA3 Design Inc. 42658

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HIGHGROVE  
project name  
RUSSELL GARDENS PH.2  
municipality  
WATERDOWN  
project no.  
16036  
drawing no.  
6-1

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**GENERAL NOTES**

- BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (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.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WB1 = 2- 2 x 8 (PRESSURE TREATED)  
WB3 = 2- 2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



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no.	description	date	by		

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300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vasdesign.com

**Greenpark** HIGHGROVE

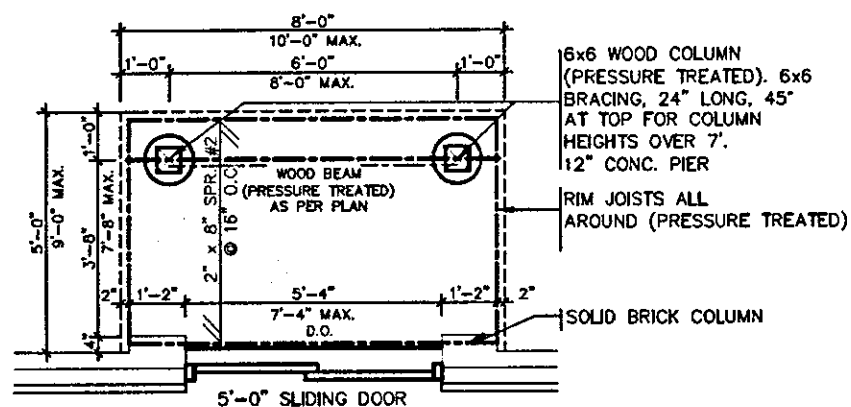
project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN project no.: 16036

date: AUG 2017 checked by: As Shown scale: 16036-GP-STD\_DETAILS\_A1 drawing no.: 6-2

drawn by: GW

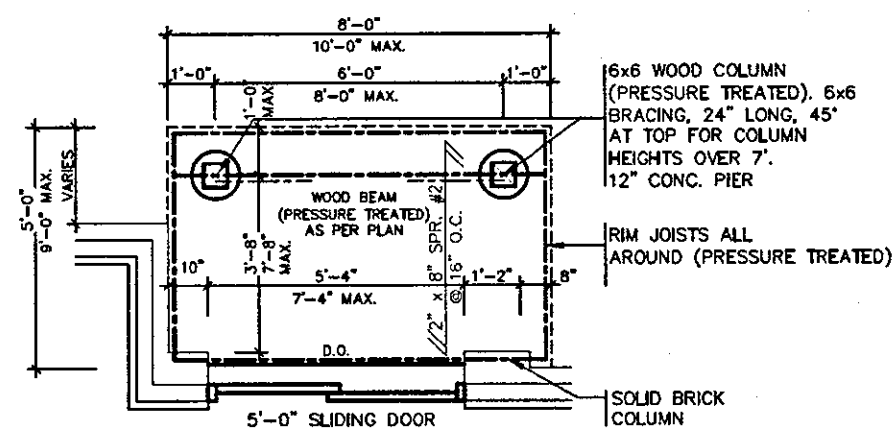
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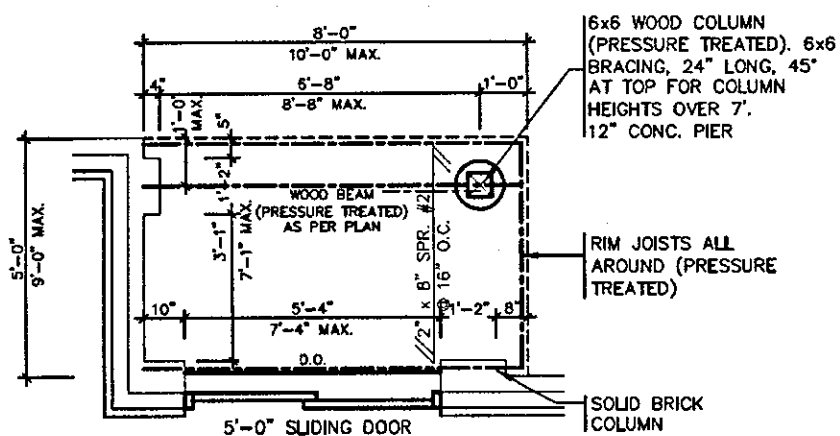
**TYPICAL DECK LAYOUT**

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



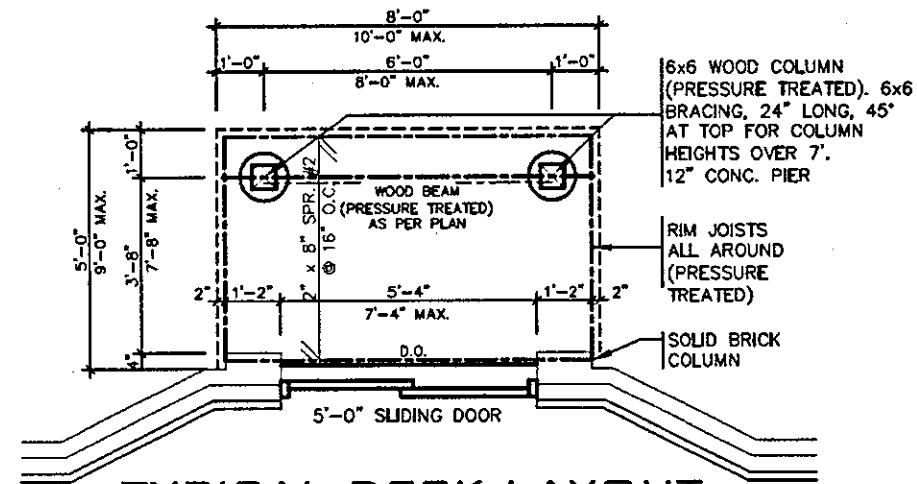
**TYPICAL DECK LAYOUT**

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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qualification information  
Richard Vink 24488  
signature  
name  
registration information  
VA3 Design Inc. 42658

300A Wilson Avenue  
Toronto ON M3H 1S8  
416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.**

**HIGHGROVE**

project name  
RUSSELL GARDENS PH.2

date  
AUG 2017

drawn by  
GW

checked by  
As Shown

scale  
As Shown

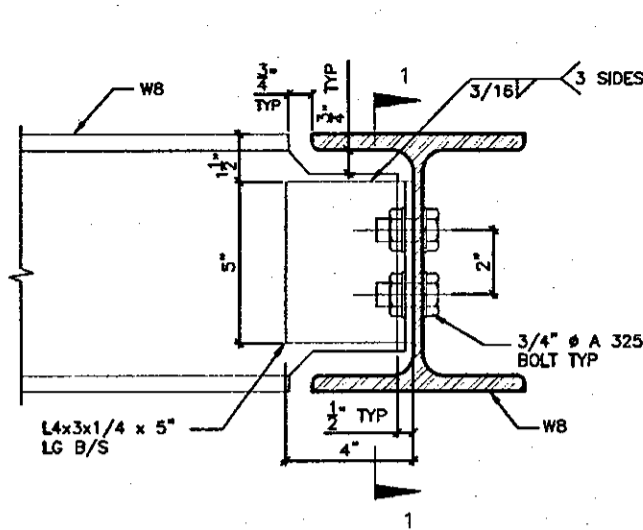
project no.  
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municipality  
WATERDOWN

drawing no.  
16036-GP-STD\_DETAILS\_A1

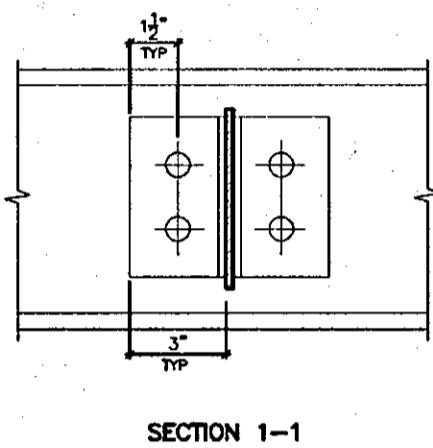
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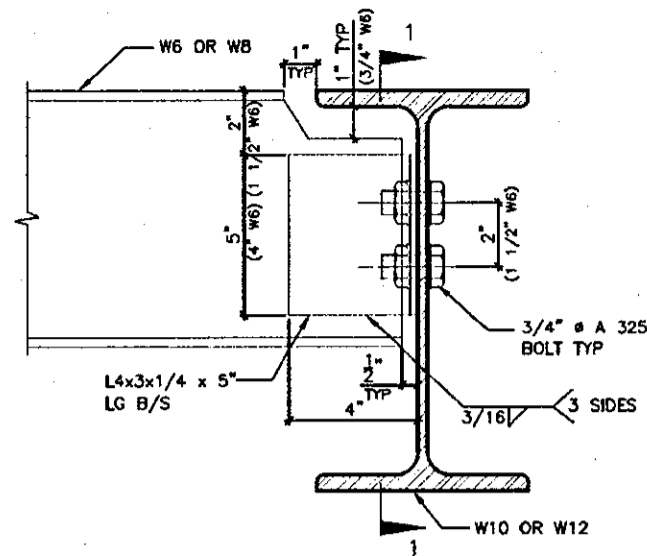


DETAIL 1.

W8  
TO  
W8  
CONNECTION

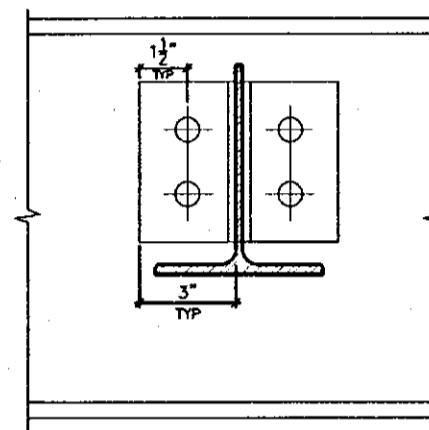


SECTION 1-1

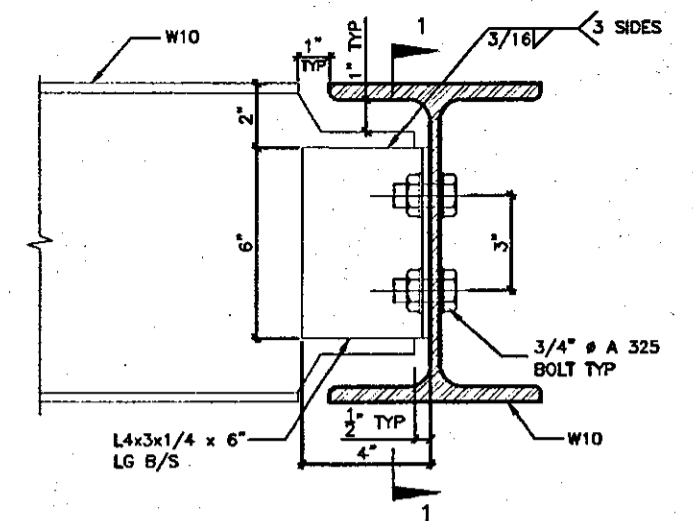


DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

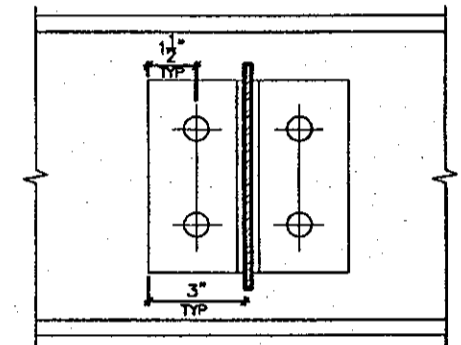


SECTION 1-1

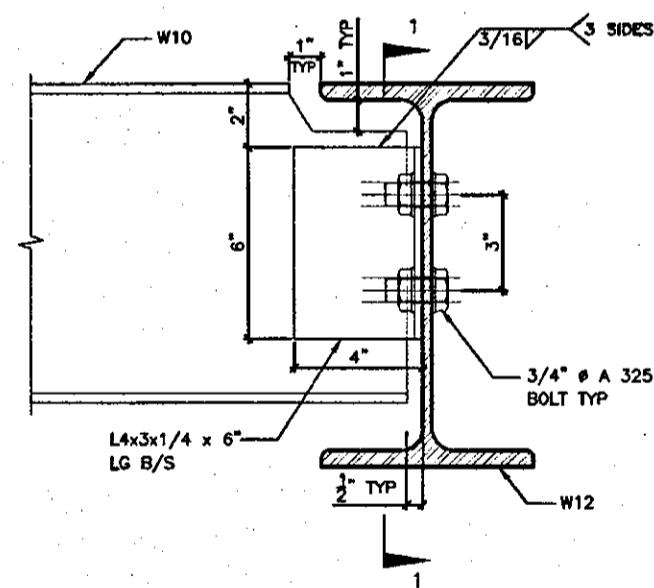


DETAIL 3.

W10  
TO  
W10  
CONNECTION

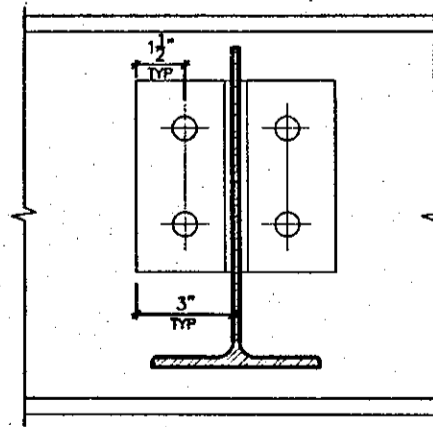


SECTION 1-1

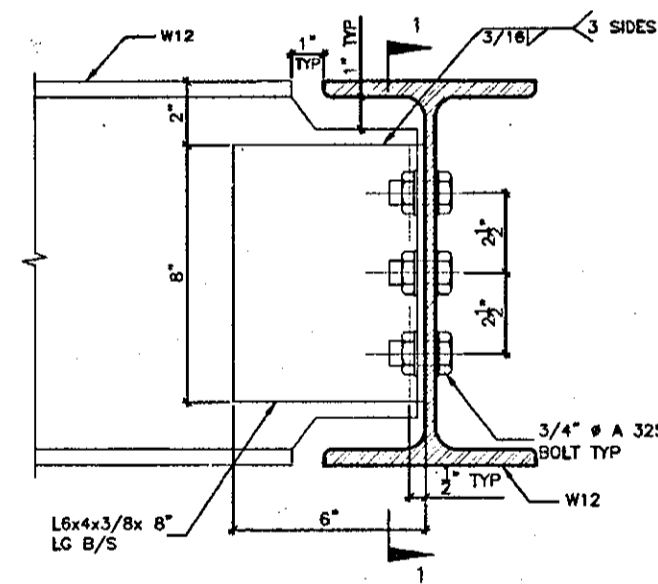


DETAIL 4.

W10  
TO  
W12  
CONNECTION

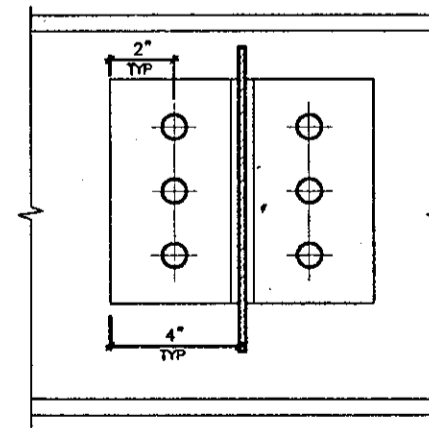


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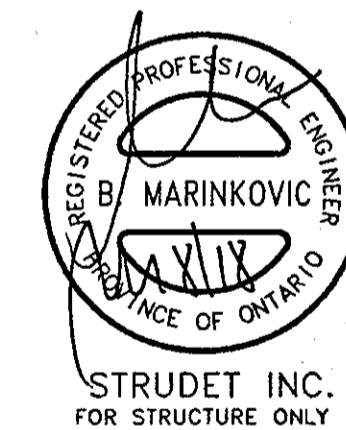


DETAIL 5.

W12  
TO  
W12  
CONNECTION



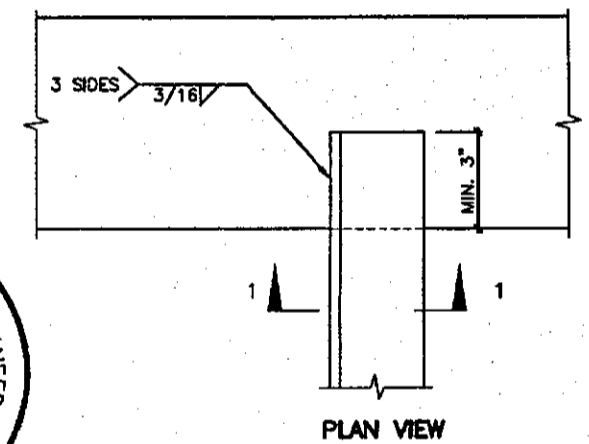
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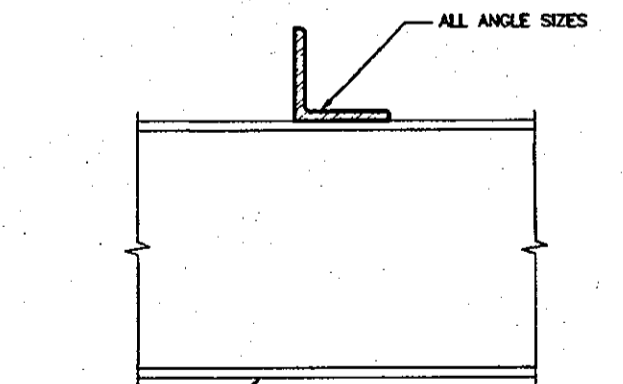
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DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION



PLAN VIEW



SECTION 1-1

**2012 CODE COMPLIANCE PACKAGE**

MAR 08 2018

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 24488
6.				name
5.				registration information
4.				VA3 Design Inc. 42658
3.	REVISED.	MAR 06/18	CW	
2.	ISSUED FOR PERMIT.	SEP. 29/17	CW	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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no.	description	date	by	



**Greenpark.** HIGHGROVE

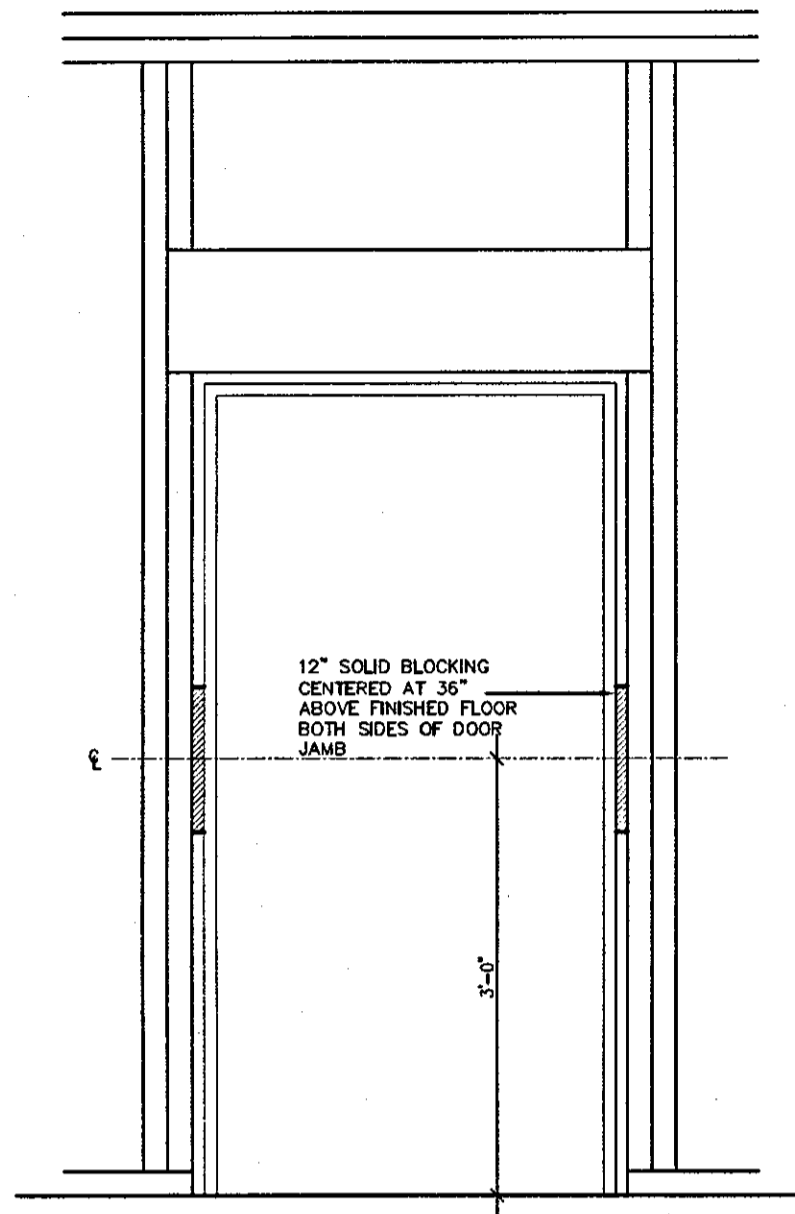
Project name: RUSSELL GARDENS PH.2  
Municipality: WATERDOWN

date: AUG 2017  
drawn by: CW  
checked by: Not to Scale

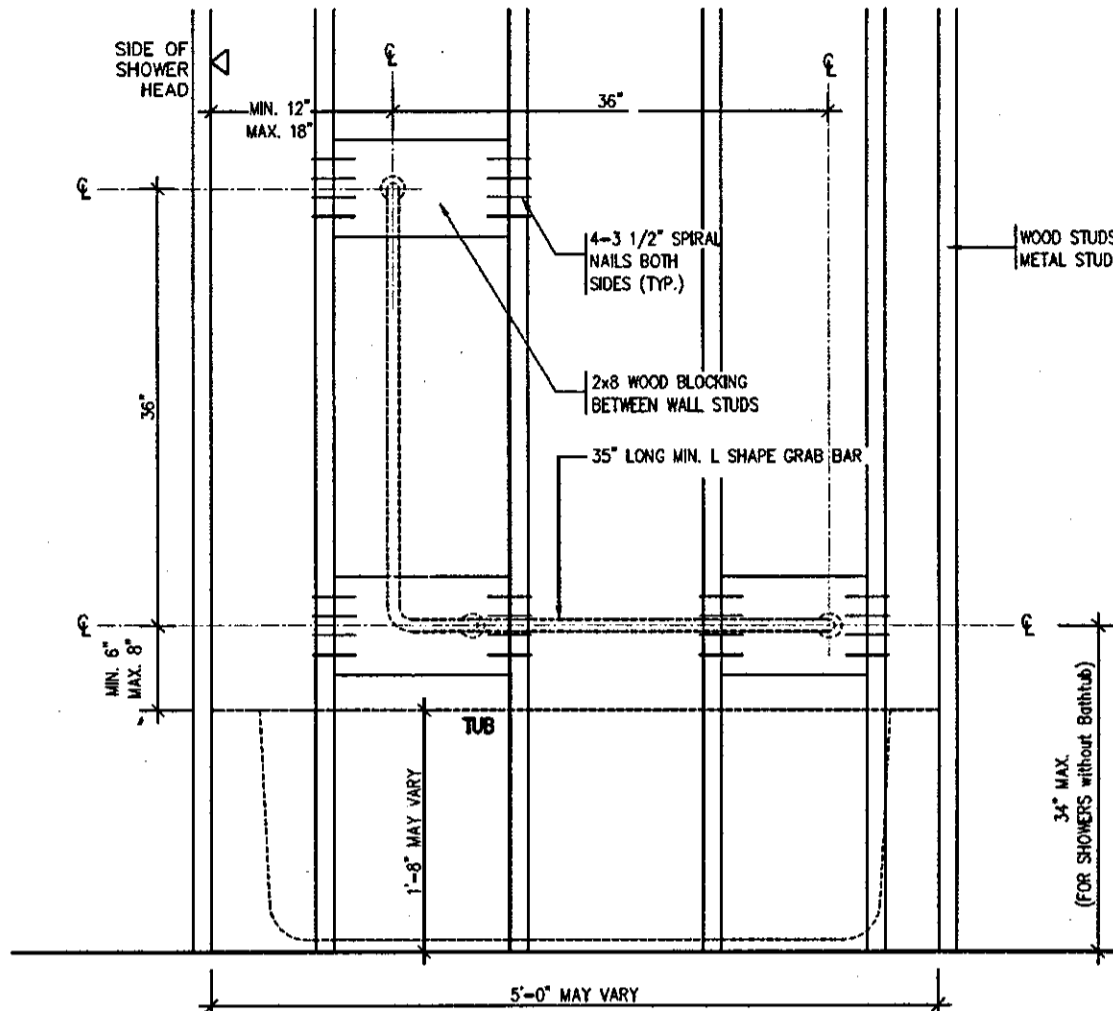
scale: 16036-GP-STD\_DETAILS\_A1

project no. 16036

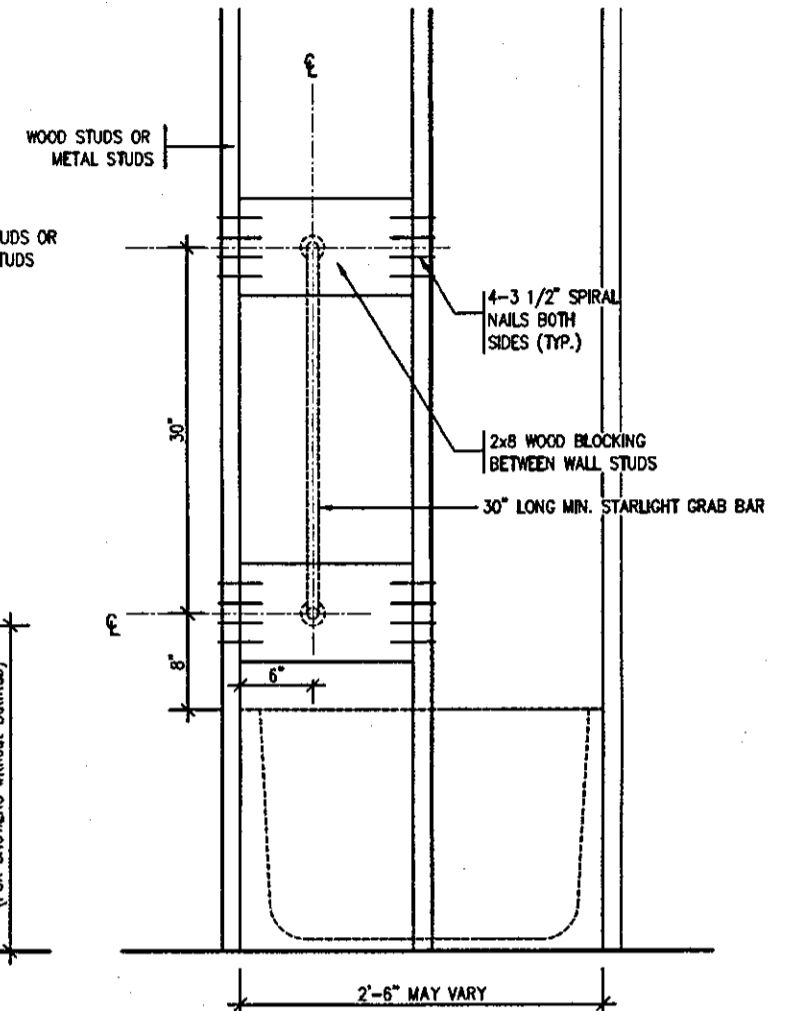
drawing no. 7



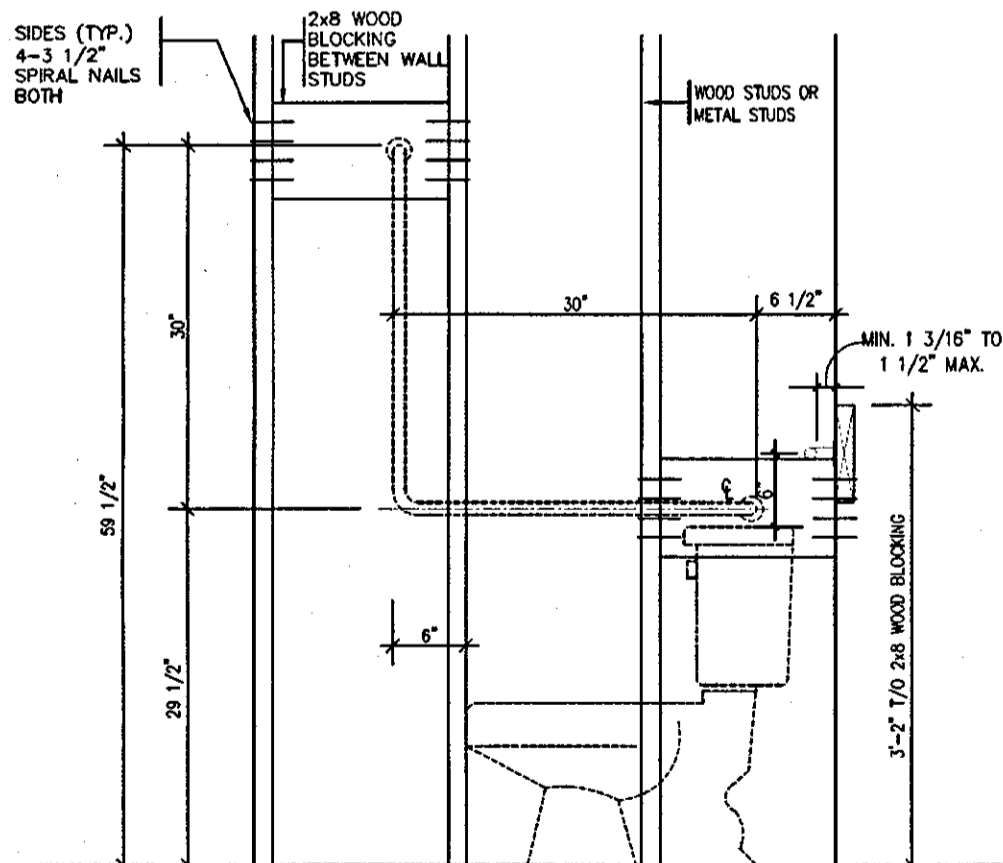
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION



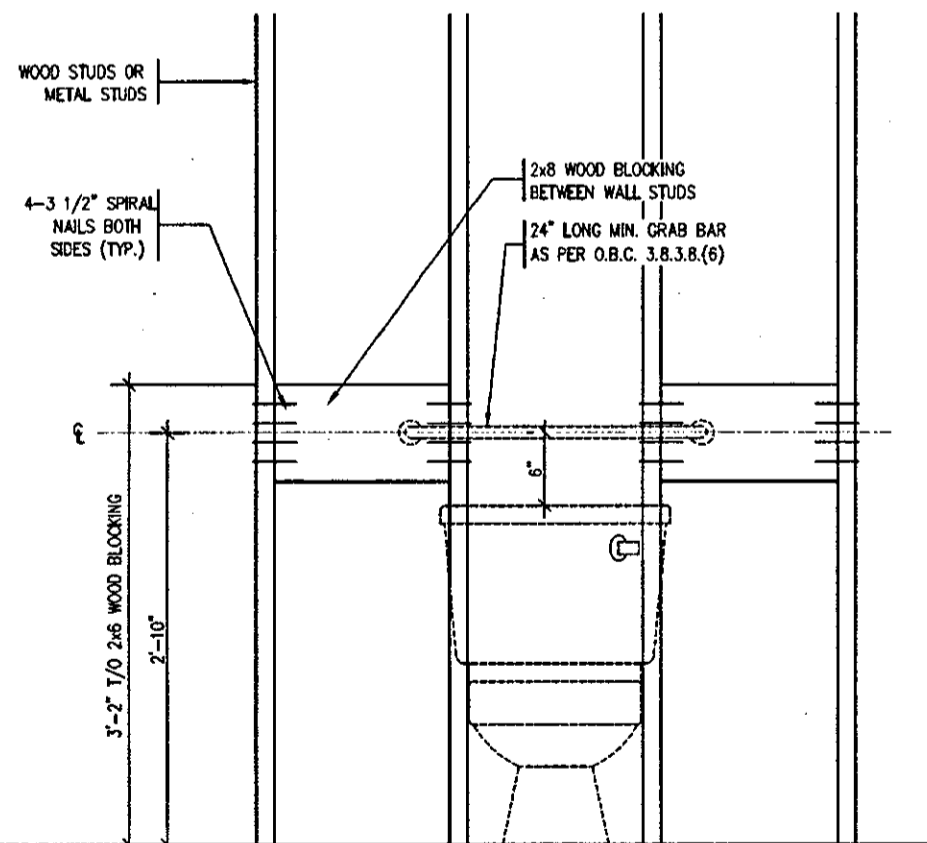
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



STRUDET INC.  
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OCT 04 2017

2012 CODE  
COMPLIANCE PACKAGE

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2	ISSUED FOR PERMIT.	SEP. 29/17	GW		
1	ISSUED FOR PRICING.	AUG. 22/17	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.

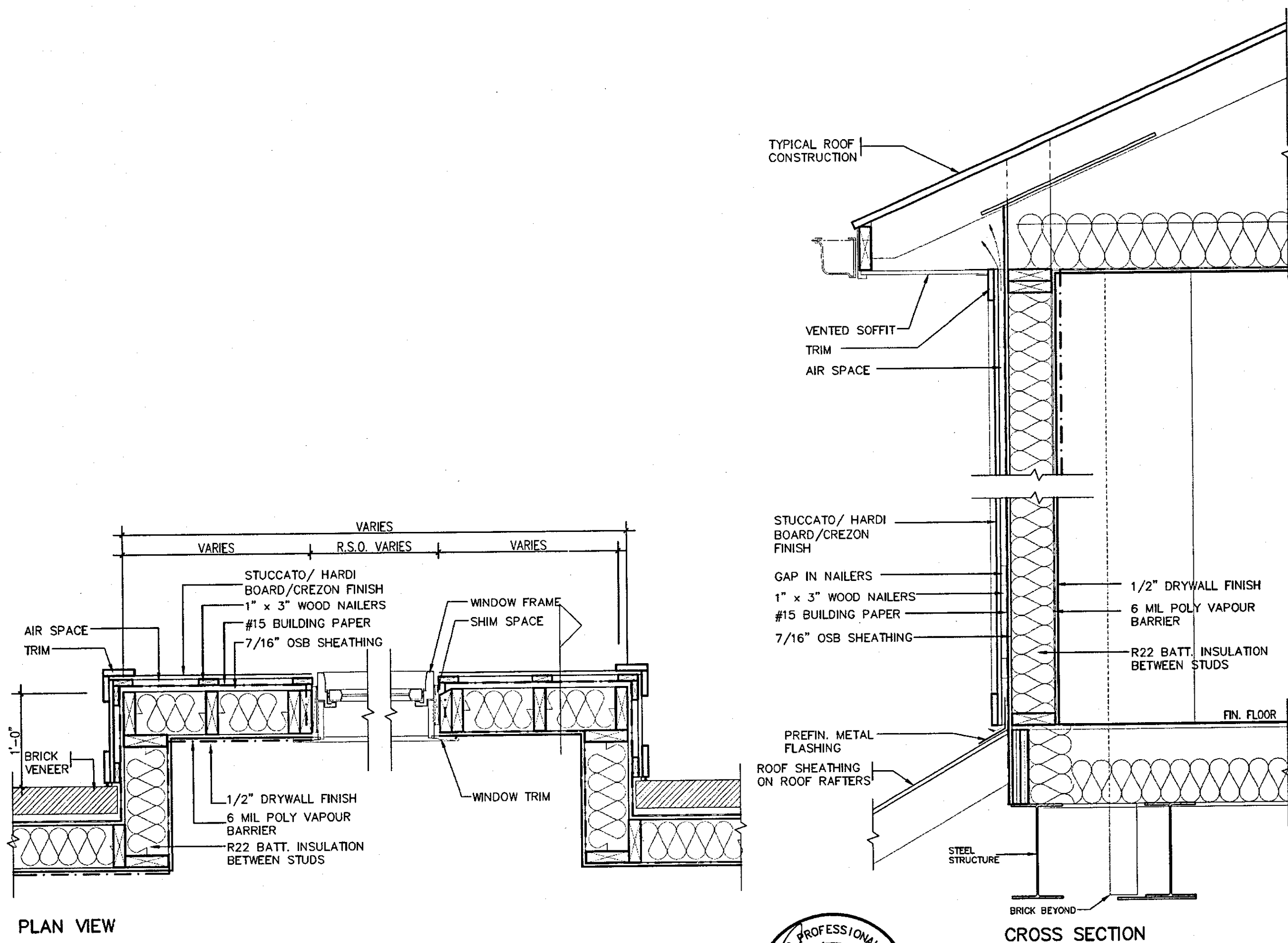
qualification information  
Richard Vink 24488  
signature  
name registration information  
VAS Design Inc. 42658

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 retained at the completion of the work. Drawings are not to be scaled.

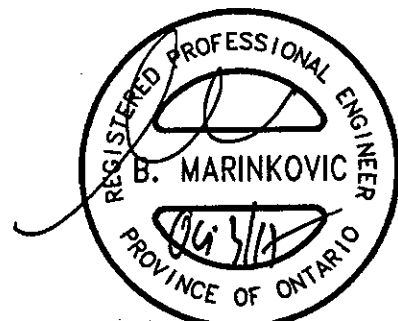
**VAS DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vasdesign.com

<b>Greenpark.</b>		<b>HIGHGROVE</b>	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN	project no. 16036	drawing no. 8
date AUG 2017	checked by	scale Not to Scale	file name 16036-GP-STD_DETAILS_A1
drawn by GW			

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**STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)**



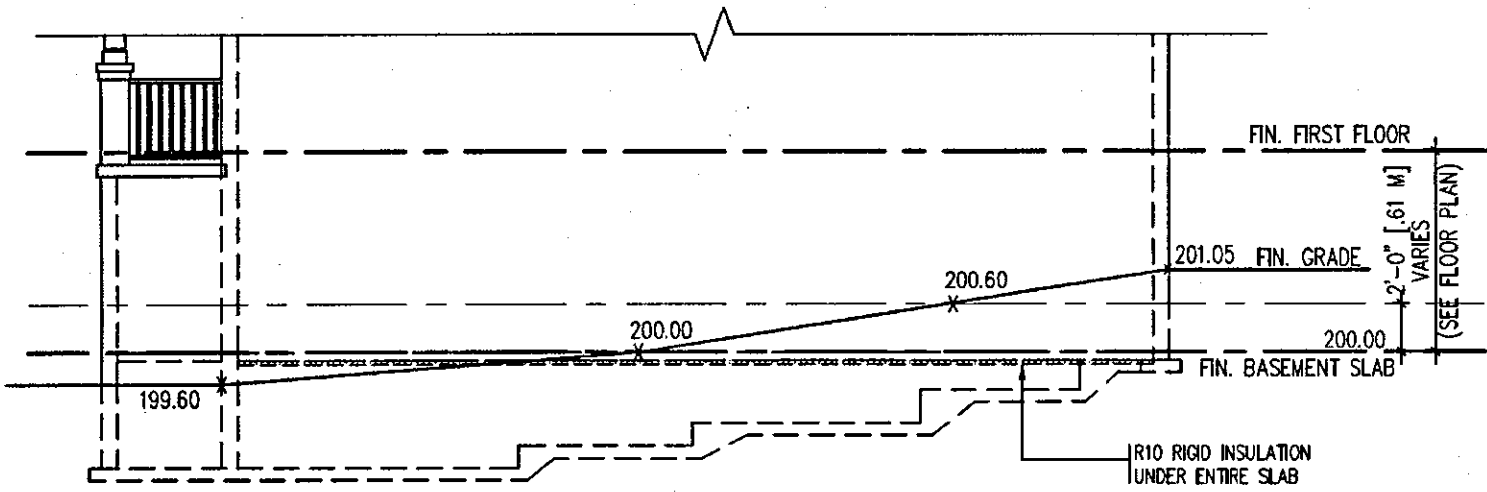
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OCT 04 2017

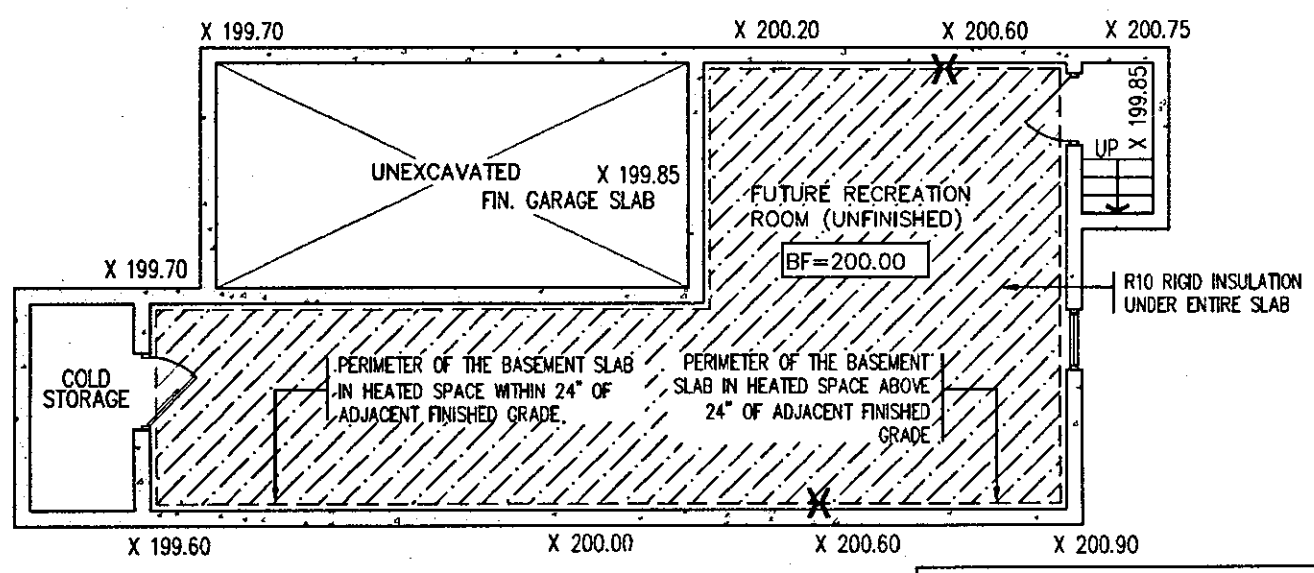
**2012 CODE COMPLIANCE PACKAGE A1**

9						<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 Richard Vink 24488 name registration information VAS Design Inc. 42658</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>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com</p>		<p>HIGHGROVE</p>		
8					<p>project name RUSSELL GARDENS PH.2</p>					<p>municipality WATERDOWN</p>	<p>project no. 16036</p>
7					<p>date AUG 2017</p>					<p>checked by -</p>	<p>scale Not to Scale</p>
6					<p>drawn by CW</p>					<p>16036-GP-STD_DETAILS_A1</p>	<p>drawing no. 9</p>
5					<p>1 ISSUED FOR PERMIT. SEP. 29/17 CW</p>					<p>2 ISSUED FOR PRICING. AUG. 22/17 CW</p>	<p>DATE - H:\ARCHIVE\WORKING\2017\16036\GREEN\DETAILS\16036-GP-STD_DETAILS_A1.dwg - Fri - Sep 29 2017 - 1:54 PM</p>
4											
3											
2											
1											
no.	description	date	by								

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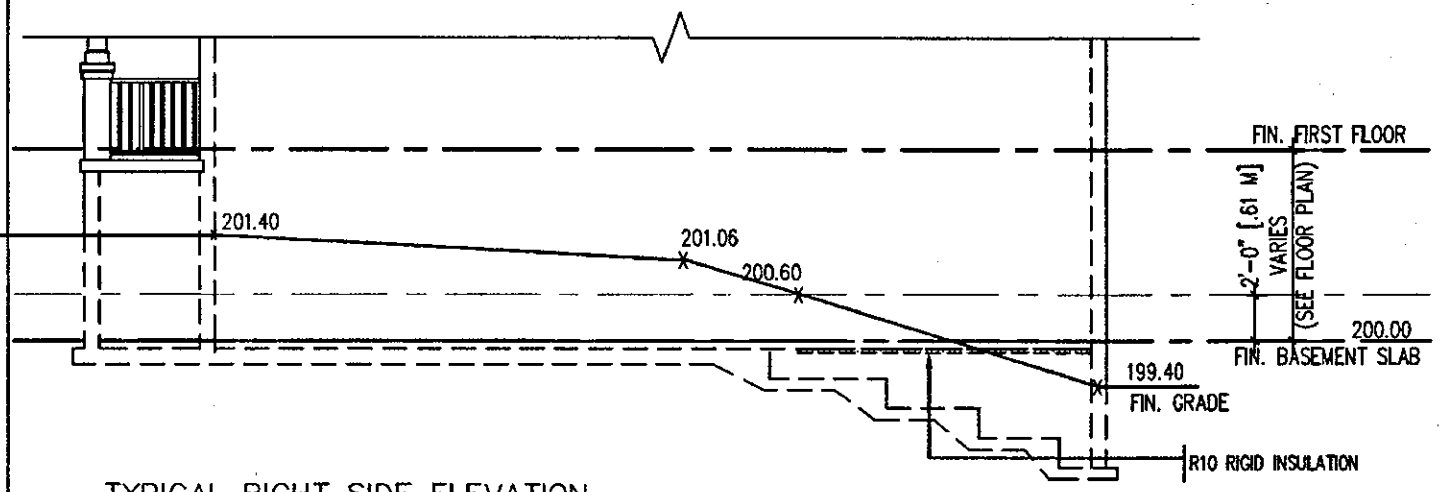
TYPICAL RIGHT SIDE ELEVATION



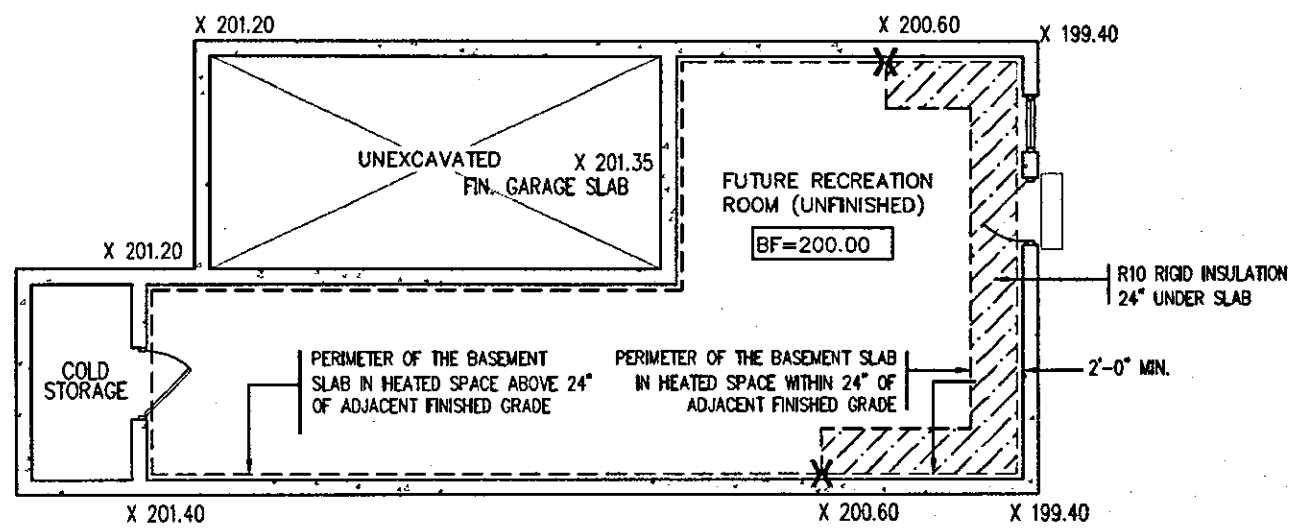
TYPICAL BASEMENT PLAN

**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



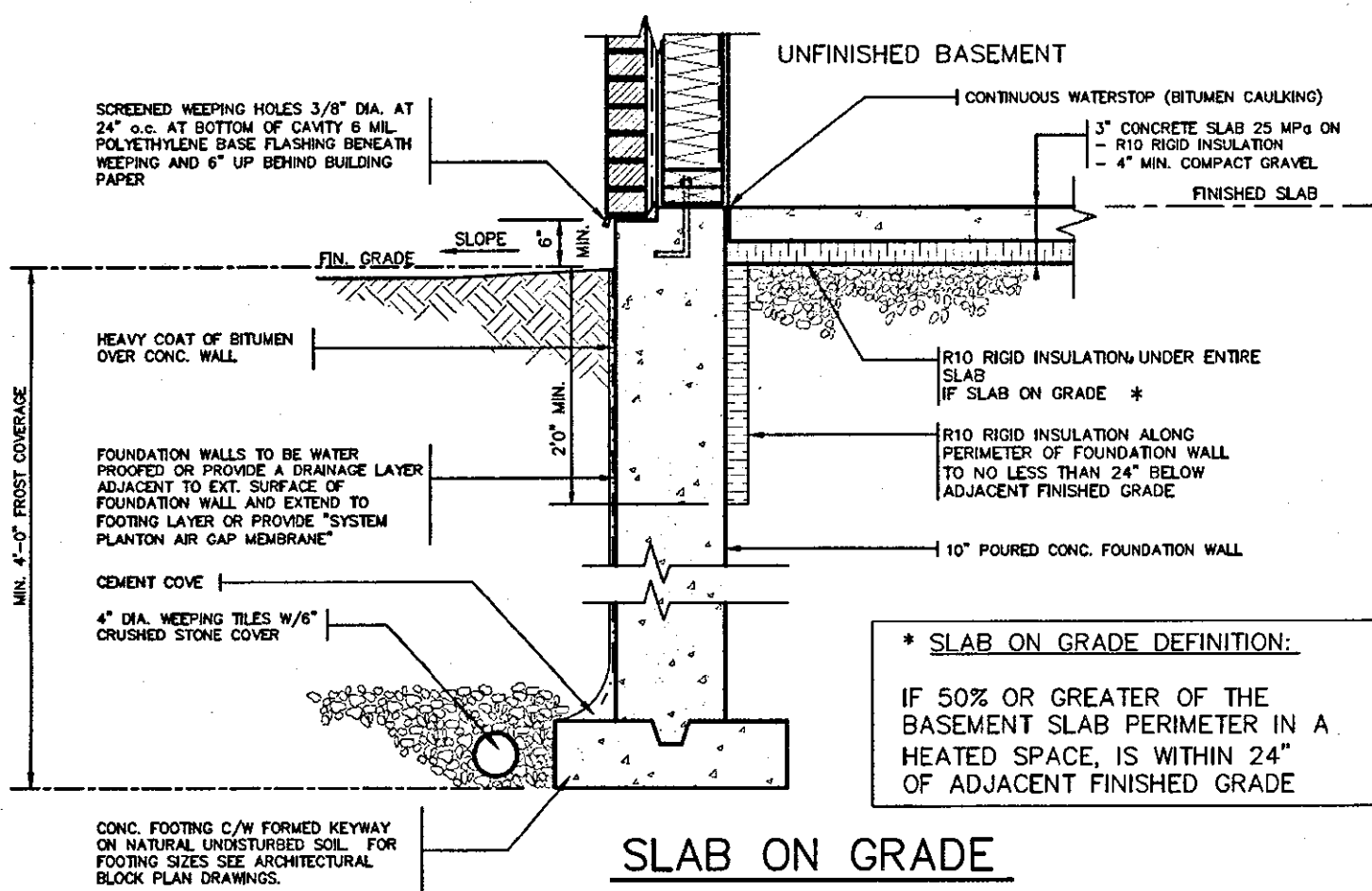
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

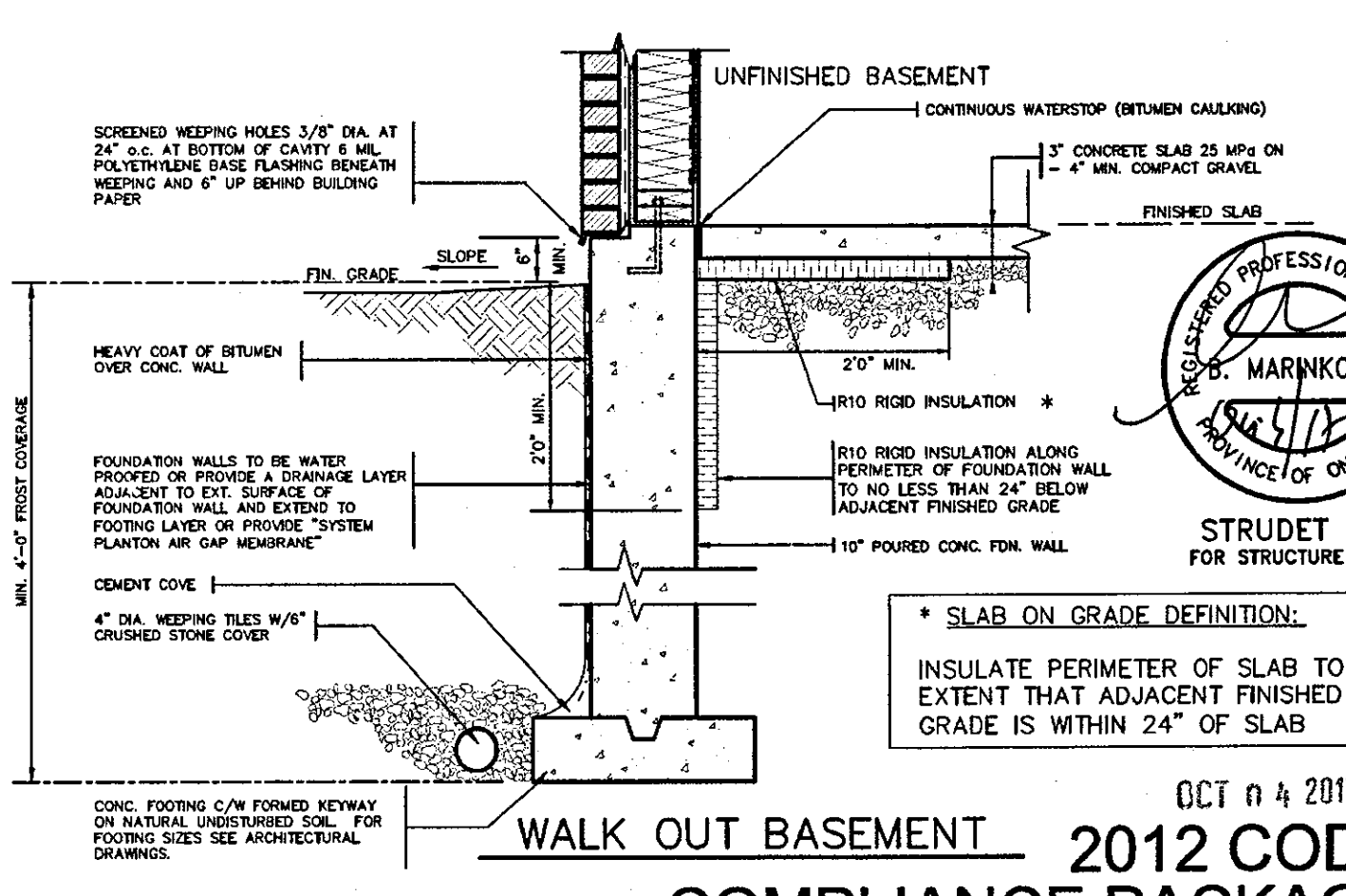
**WALK OUT BASEMENT CONDITION**

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



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OCT 04 2017  
**2012 CODE COMPLIANCE PACKAGE**

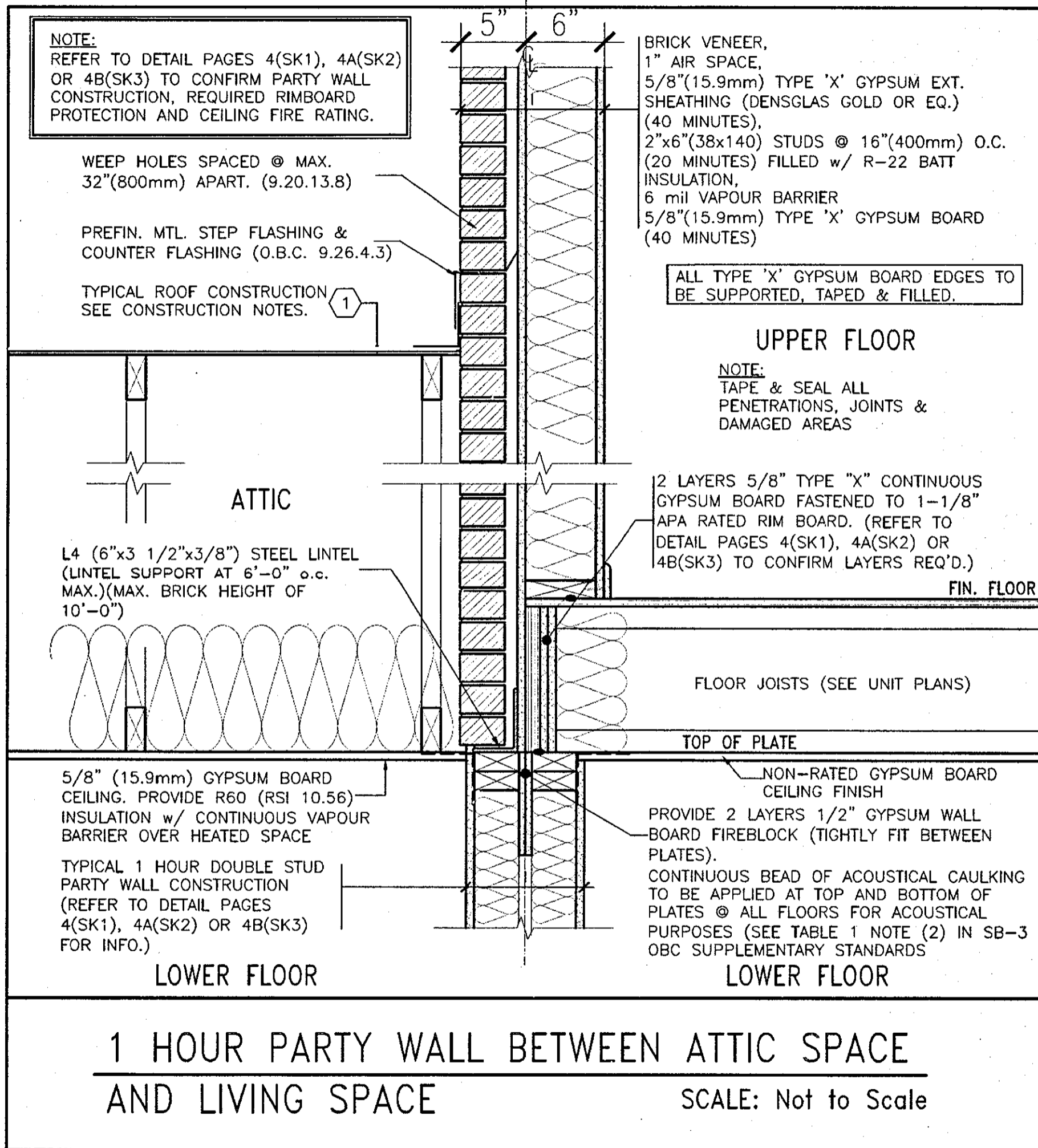
9			
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2	ISSUED FOR PERMIT.	SEP. 29/17	GW
1	ISSUED FOR PRICING.	AUG. 22/17	GW
no.	description	date	by

**VAS DESIGN**  
 300A Wilson Avenue  
 Toronto ON M3H 1S8  
 416.630.2255 | 416.630.4782  
 vasdesign.com

**Greenpark.** HIGHGROVE  
 project name: RUSSELL GARDENS PH.2  
 municipality: WATERDOWN  
 project no.: 16036  
 date: AUG 2017  
 drawing no.: 10  
 title: SLAB ON GRADE INSULATION  
 scale: Not to Scale  
 date: 16036-GP-STD\_DETAILS\_A1  
 date: Sep 29 2017 - 1:34 PM

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2012 CODE  
COMPLIANCE PACKAGE A1

9																				
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4	REVISED.	APR. 16/18	GW																	
3	REVISED PER CITY COMMENTS.	FEB. 22/18	GW																	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW																	
1	ISSUED FOR PRICING.	AUG. 22/17	GW																	
no.	description	date	by																	

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qualification information  
Richard Vink 24488  
signature  
VA3 Design Inc. 42658

300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**HIGHGROVE**

project name  
RUSSELL GARDENS PH.2  
municipality  
WATERDOWN  
project no.  
16036

date  
AUG 2017  
checked by  
scale  
Not to Scale

drawing no.  
**11**

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1 LAYER 5/8" TYPE "X" CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

HOUSE

FIN. SECOND FLOOR

REFER TO FLOOR MANUF. SHOP DRAWINGS FOR FLOOR FRAMING AND MINIMUM BEARING REQUIRED.

PROVIDE CEILING INSULATION, TAPE AND SEAL ALL GYPSUM CEILING JOINTS AIRTIGHT.

GARAGE/BREEZEWAY

NOTE: REFER TO PLANS TO CONFIRM BEAM SIZES.

REFER TO DETAIL SK2 (PAGE 4A) FOR PARTY WALL CONSTRUCTION

CENTRE LINE OF PARTY WALL

TYPICAL EXTERIOR WALL CONSTRUCTION. (REFER TO DETAIL PAGE 11 FOR MORE INFO.)

END OF STEEL BEAM TO BE 1" MINIMUM FROM PARTY WALL GYPSUM BOARD

STEEL BEAM (REFER TO PLANS FOR SIZE)

L4 (6"x3 1/2"x3/8") STEEL LINTEL (LINTEL SUPPORT AT 6'-0" o.c. MAX.) (MAX. BRICK HEIGHT OF 10'-0")

DROPPED GARAGE CEILING.

3 1/2" DIA. STEEL POST w/ 4"x4"x3/8" TOP & 4"x4"x3/8" BTM. STEEL PLATE

1/2" GYPSUM BOARD FIREBLOCK BEHIND STEEL POST

**TYPICAL STEEL BEAM/POST AT PARTY WALL SECTION 1**

SCALE: NOT TO SCALE

L4 (6"x3 1/2"x3/8") STEEL LINTEL (LINTEL SUPPORT AT 6'-0" o.c. MAX.)

GARAGE/BREEZEWAY

END OF STEEL BEAM TO BE 1" MINIMUM FROM PARTY WALL GYPSUM BOARD

ADD STEEL COLUMN WHEN STEEL BEAM IS NOT CANTILEVERED. REFER TO DETAIL PAGE 14)

CANTILEVERED STEEL BEAM (REFER TO PLANS)

LVL WOOD BEAM (REFER TO UNIT PLANS)

EXTENT OF RIMBOARD

GARAGE

CENTRE LINE OF PARTY WALL

GARAGE

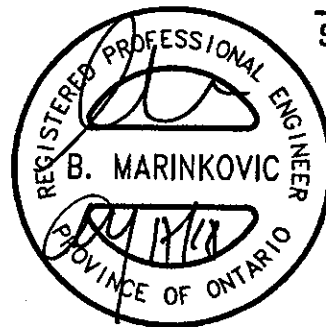
DOUBLE STUDS ON BOTH SIDES OF 3 1/2" DIA. STEEL PIPE COLUMN ANCHORED WITH 2 PAIRS OF STEEL STRAPS 1 1/2" x 3/16" (WELDED TO COLUMN AND NAILED TO STUDS)

FOR LINTEL SUPPORT- 3 1/2" DIA. STEEL COLUMN w/ 4"x4"x3/8" TOP & BTM. STEEL PLATE

1/2" GYPSUM BOARD FIREBLOCK BEHIND STEEL POST AND WOOD COLUMN.

PARTY WALL REFER TO DETAIL SK2 (PAGE 4A) FOR PARTY WALL CONSTRUCTION

**PLAN (OFFSET UPPER FLOOR) STEEL LINTELS**  
SCALE: NOT TO SCALE



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**2012 CODE COMPLIANCE PACKAGE A1**

**SK2** (Garage to Garage)

9						<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 Richard Vink 24488 signature BCO</p> <p>registration information VA3 Design Inc. 42658</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>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>Greenpark.</b></p>	<p><b>HIGHGROVE</b></p>		
4	REVISED.	APR 16/18	CW		project name RUSSELL GARDENS PH.2					municipality WATERDOWN	project no. 16036
3	REVISED PER CITY COMMENTS.	MAR 08/18	CW		date AUG 2017					scale Not to Scale	drawing no. 12
2	ISSUED FOR PERMIT.	SEP 29/17	CW		checked by					16036-GP-STD_DETAILS_A1	
1	ISSUED FOR PRICING.	AUG 22/17	CW		scale						
no.	description	date	by								

2 LAYERS 5/8" TYPE "X" CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

FIN. SECOND FLOOR

REFER TO FLOOR MANUF. SHOP DRAWINGS FOR FLOOR FRAMING AND MINIMUM BEARING REQUIRED.

HOUSE

HOUSE

NOTE: REFER TO PLANS TO CONFIRM BEAM SIZES.

REFER TO DETAIL SK3 (PAGE 4B) FOR PARTY WALL CONSTRUCTION

TYPICAL EXTERIOR WALL CONSTRUCTION. (REFER TO DETAIL PAGE 11 FOR MORE INFO.)

END OF STEEL BEAM TO BE 1" MINIMUM FROM PARTY WALL GYPSUM BOARD

1" Min. STEEL BEAM (REFER TO PLANS FOR SIZE)

L4 (6"x3 1/2"x3/8") STEEL LINTEL (LINTEL SUPPORT AT 6'-0" o.c. MAX.)(MAX. BRICK HEIGHT OF 10'-0")

DROPPED GARAGE CEILING.

3 1/2" DIA. STEEL POST w/ 4"x4"x3/8" TOP & BTM. STEEL PLATE

1/2" GYPSUM BOARD FIREBLOCK BEHIND STEEL POST

GARAGE/BREEZEWAY

LINE OF WALL ABOVE

L4 (6"x3 1/2"x3/8") STEEL LINTEL (LINTEL SUPPORT AT 6'-0" o.c. MAX.)

END OF STEEL BEAM TO BE 1" MINIMUM FROM PARTY WALL GYPSUM BOARD

ADD STEEL COLUMN WHEN STEEL BEAM IS NOT CANTILEVERED. REFER TO DETAIL PAGE 14)

CANTILEVERED STEEL BEAM (REFER TO PLANS)

LVL WOOD BEAM (REFER TO UNIT PLANS)

EXTENT OF RIMBOARD

GARAGE

HOUSE

DOUBLE STUDS ON BOTH SIDES OF 3 1/2" DIA. STEEL PIPE COLUMN ANCHORED WITH 2 PAIRS OF STEEL STRAPS 1 1/2" x 3/16" (WELDED TO COLUMN AND NAILED TO STUDS)

FOR LINTEL SUPPORT- 3 1/2" DIA. STEEL COLUMN w/ 4"x4"x3/8" TOP & BTM. STEEL PLATE

1/2" GYPSUM BOARD FIREBLOCK BEHIND STEEL POST AND WOOD COLUMN.

PARTY WALL REFER TO DETAIL SK3 (PAGE 4B) FOR PARTY WALL CONSTRUCTION

PLAN (OFFSET UPPER FLOOR)

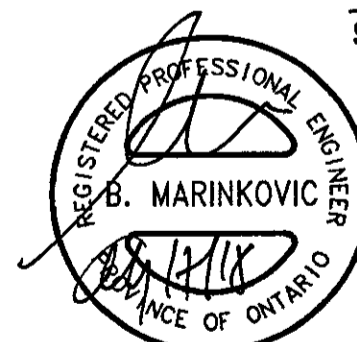
STEEL BEAMS

SCALE: NOT TO SCALE

TYPICAL STEEL BEAM/POST AT PARTY WALL

SECTION 1

SCALE: NOT TO SCALE



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APR 17 2018

2012 CODE COMPLIANCE PACKAGE A1

SK3 (Garage to House)

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
6				signature
5				BCN
4	REVISED.	APR. 16/18	GW	24488
3	REVISED PER CITY COMMENTS.	MAR. 08/18	GW	42658
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vasdesign.com

Greenpark  
project name  
RUSSELL GARDENS PH.2  
date  
AUG 2017  
checked by  
scale  
Not to Scale

HIGHGROVE  
municipality  
WATERDOWN  
project no.  
16036  
drawing no.  
STEEL BEAMS AT WALL JOGS  
16036-GP-STD\_DETAILS\_A1  
12A

2 LAYERS 5/8" TYPE "X" CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

FIN. SECOND FLOOR

REFER TO FLOOR MANUF. SHOP DRAWINGS FOR FLOOR FRAMING AND MINIMUM BEARING REQUIRED.

NOTE: REFER TO PLANS TO CONFIRM BEAM SIZES.

REFER TO DETAIL SK1 (PAGE 4) FOR PARTY WALL CONSTRUCTION

TYPICAL EXTERIOR WALL CONSTRUCTION. (REFER TO DETAIL PAGE 11 FOR MORE INFO.)

END OF STEEL BEAM TO BE 1" MINIMUM FROM PARTY WALL GYPSUM BOARD

STEEL BEAM (REFER TO PLANS FOR SIZE)

L4 (6"x3 1/2"x3/8") STEEL LINTEL (LINTEL SUPPORT AT 6'-0" o.c. MAX.) (MAX. BRICK HEIGHT OF 10'-0")

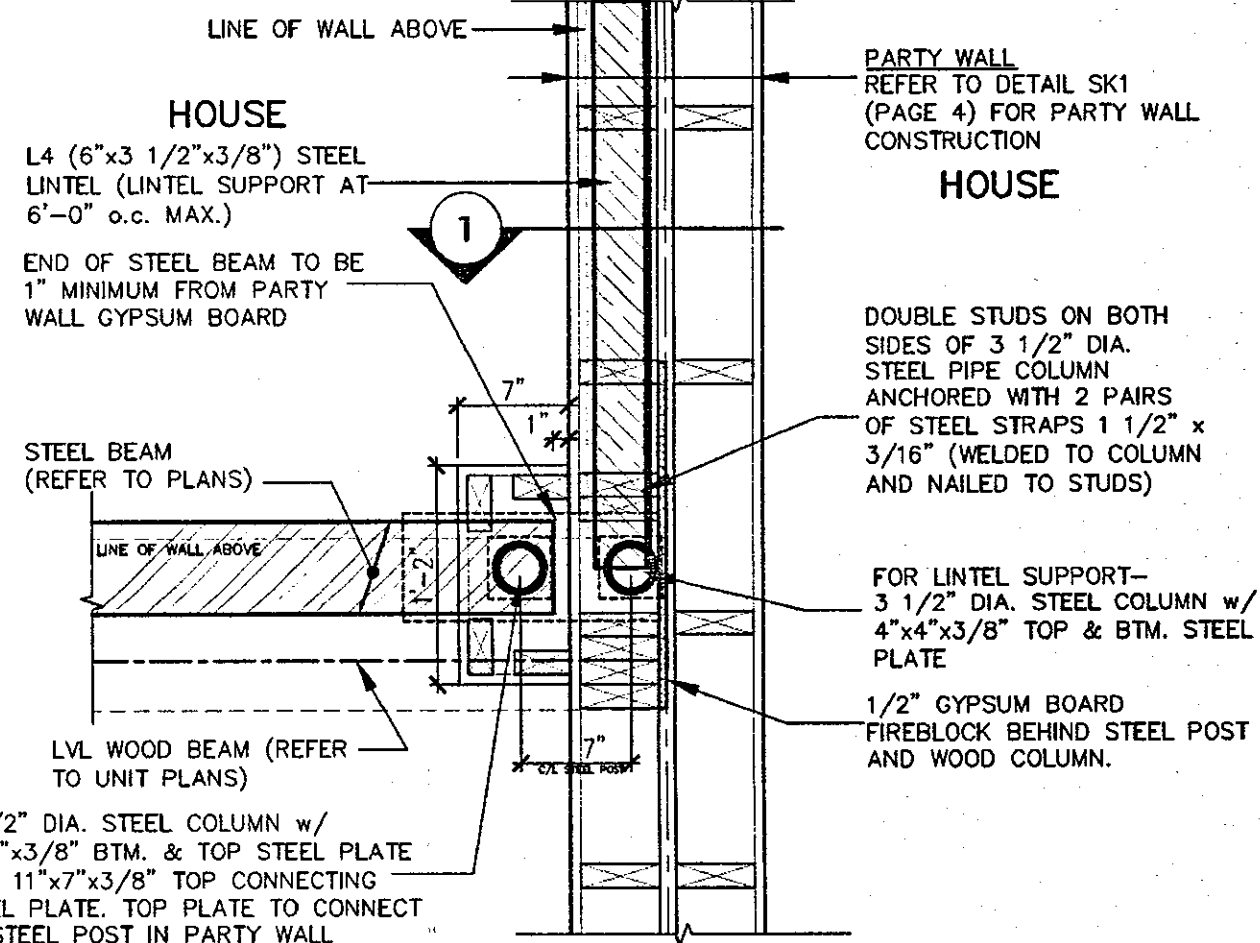
3 1/2" DIA. STEEL POST w/ 4"x4"x3/8" TOP & BTM. STEEL PLATE

3 1/2" DIA. STEEL POST w/ 4"x4"x3/8" TOP & BTM. STEEL PLATE

1/2" GYPSUM BOARD FIREBLOCK BEHIND STEEL POST

**TYPICAL STEEL POST/LINTEL AT PARTY WALL SECTION 1**

SCALE: NOT TO SCALE



**PLAN (OFFSET UPPER FLOOR) STEEL BEAMS/LINTELS**  
SCALE: NOT TO SCALE



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APR 17 2018

**2012 CODE COMPLIANCE PACKAGE A1**

**SK1** (House to House)

9				
8				
7				
6				
5				
4	REVISED.	APR. 16/18	GW	
3	REVISED PER CITY COMMENTS.	MAR. 08/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

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qualification information  
Richard Vink 24488  
signature  
name  
registration information  
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782  
va3design.com

**Greenpark.** HIGHGROVE

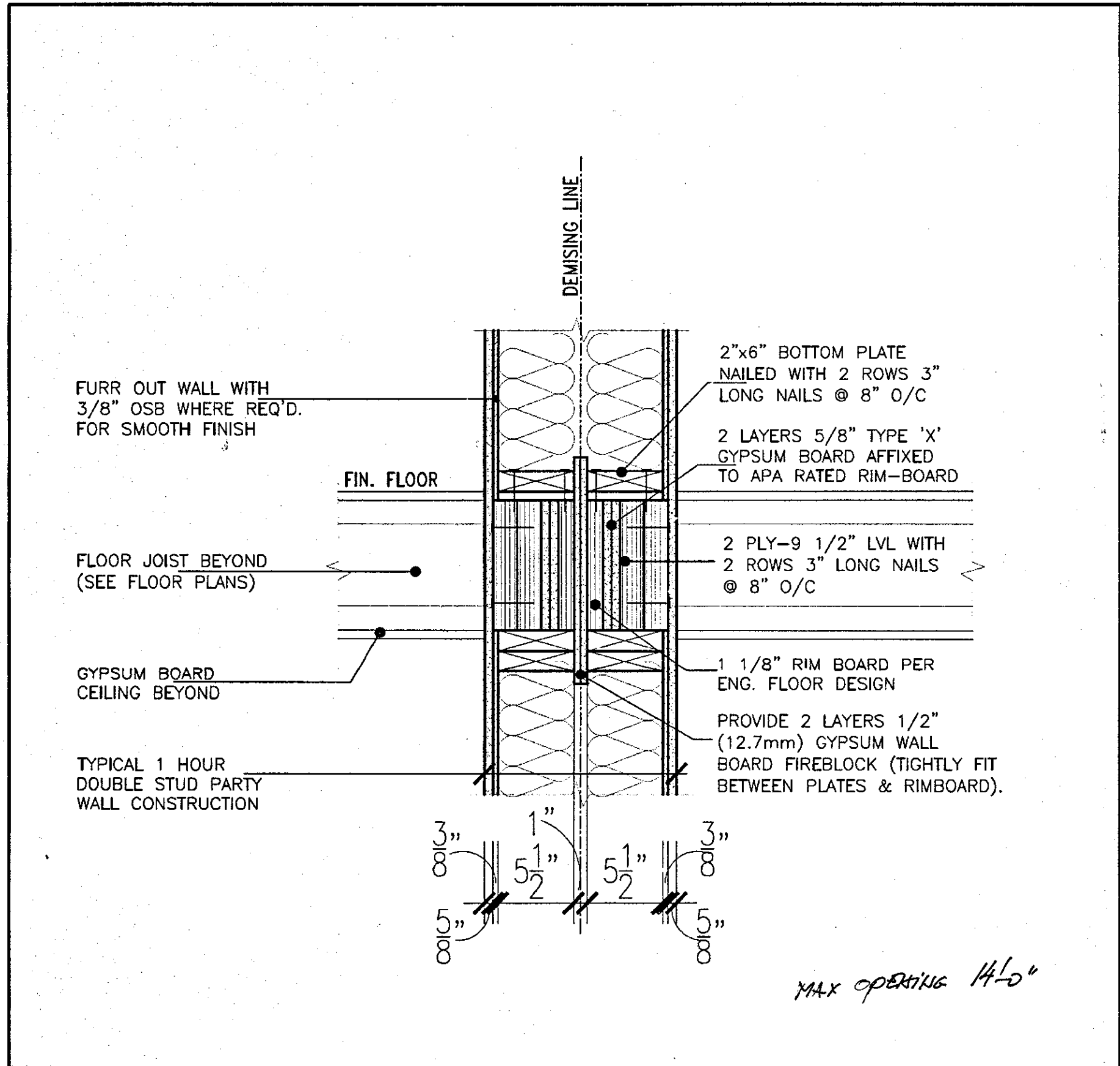
project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN project no.: 16036

date: AUG 2017 checked by: scale: Not to Scale drawing no.: 12B

file name: 16036-GP-STD\_DETAILS\_A1

DATE: H:\ARCHIVE\B\MARINKOVIC\2018\16036-REV\DETAILS\HOUSE-GP-STD\_DETAILS\_A1.dwg - Tue - Apr 17 2018 - 3:16 PM

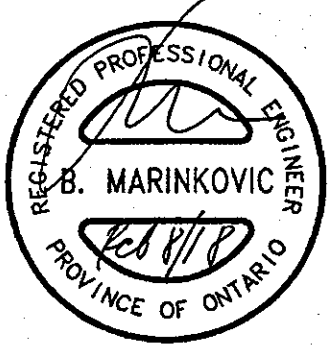
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TW1

WOOD PARTY WALL LATERAL  
SUPPORT AT STAIR OPENING

SCALE: Not to Scale



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FEB 09 2018

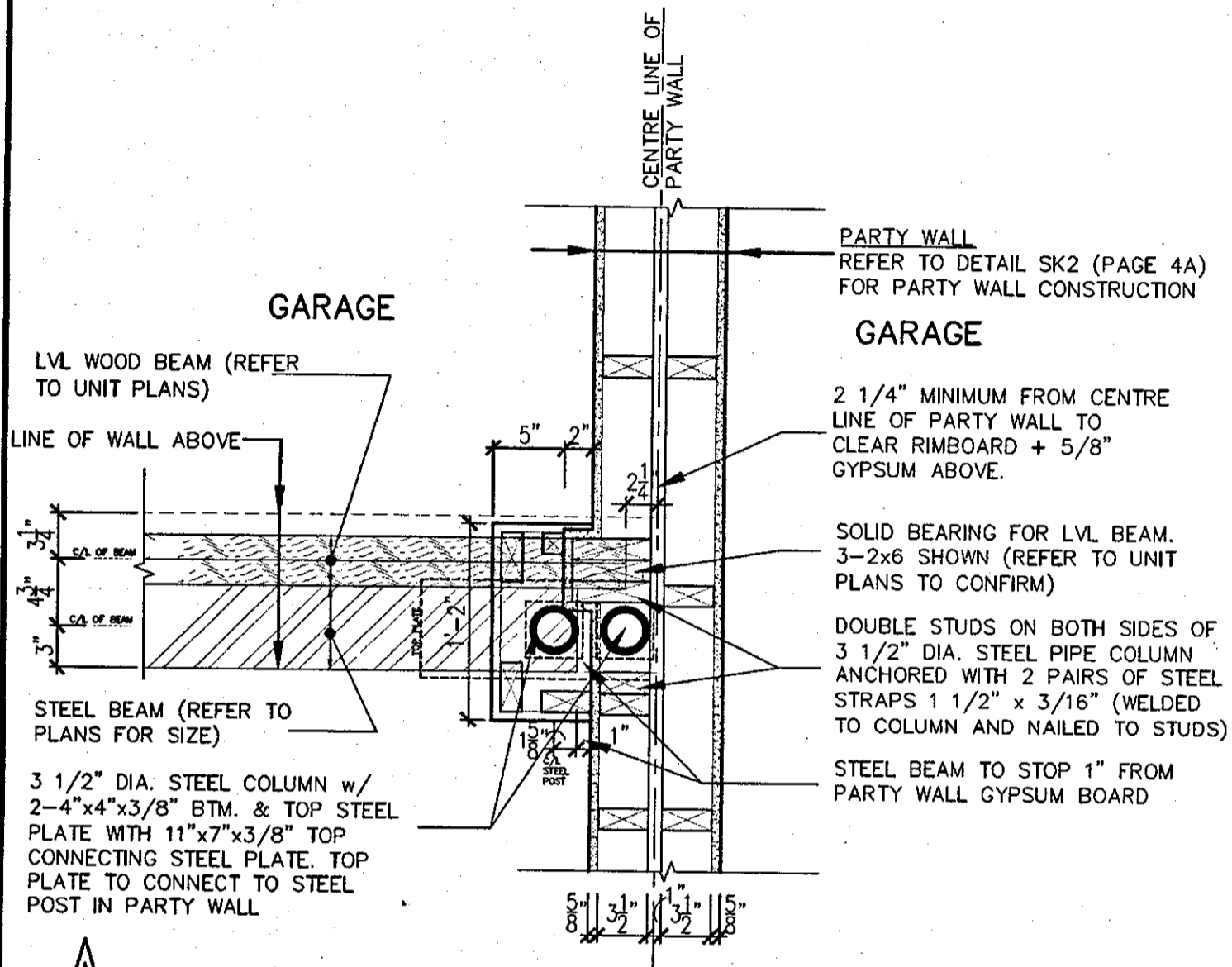
2012 CODE  
COMPLIANCE PACKAGE A1

9					
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6					
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4					
3	REV. TO MAINTAIN RIMBOARD PROTECTION.	FEB. 06/17	GW		
2	ISSUED FOR PERMIT.	SEP. 29/17	GW		
1	ISSUED FOR PRICING.	AUG. 22/17	GW		
no.	description	date	by		

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416.630.2255 | 416.630.4782  
vasdesign.com

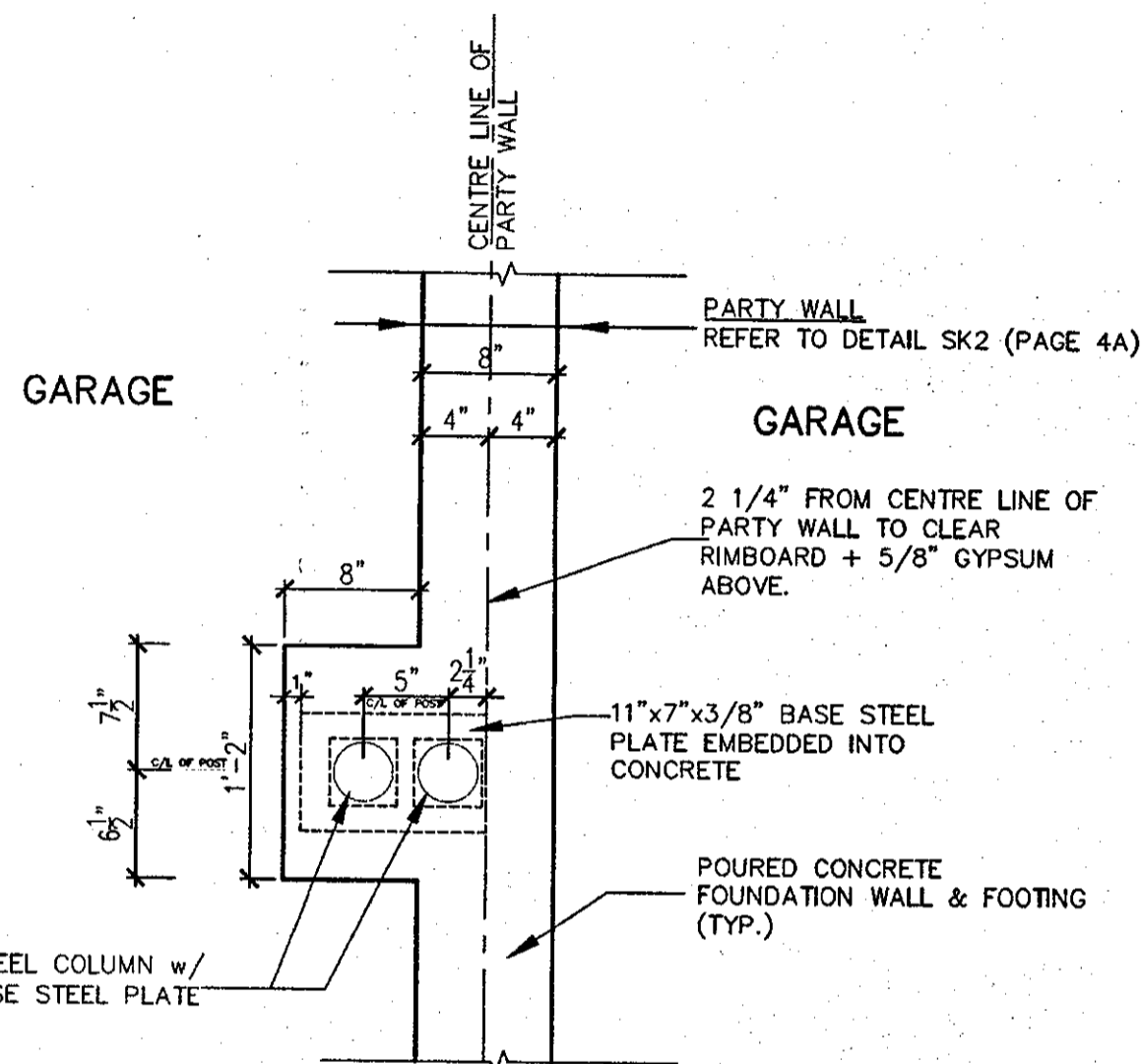
**Greenpark.** HIGHGROVE  
project name: RUSSELL GARDENS PH.2  
municipality: WATERDOWN  
project no.: 16036  
date: JAN. 2018  
file name: TALL WALL AT PARTY WALL  
scale: Not to Scale  
drawing no.: 13

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**PLAN (STEEL BEAM IN GARAGE)**

SCALE: NOT TO SCALE



**FOUNDATION PLAN (STEEL BEAM IN GARAGE)**

SCALE: NOT TO SCALE



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**2012 CODE COMPLIANCE PACKAGE A1**

**SK2 (Garage to Garage)**

9				The undersigned has reviewed and takes responsibility for this design and is the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488
6				name registration information VA3 Design Inc. 42658
5				
4	ISSUED.	APR. 16/18	GW	
3	REVISED PER CITY COMMENTS.	MAR. 08/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

<b>VA3 DESIGN</b>	<b>Greenpark.</b>	<b>HIGHGROVE</b>
300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	project name <b>RUSSELL GARDENS PH.2</b>	project no. <b>16036</b>
date <b>APRIL 2018</b>	checked by <b>Not to Scale</b>	scale <b>16036-GP-STD_DETAILS_A1</b>
drawn by <b>GW</b>	drawing no. <b>14</b>	

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