

STRIP FOOTINGS -
FOR SINGLES & SEMIS UP TO 2 STOREY
 8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
 20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
 24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
 24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
 24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
 BELOW EXTERIOR WALLS.
 30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING
 BELOW PARTY WALLS.
 (REFER TO FOOTING DETAILS ON ENGINEERED FILL)
 ASSUME THE LARGER FOOTING SIZE
 WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (16 p.s.f.) SOIL BEARING CAPACITY OR 40 KPa
 ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS
 120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
 F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
 F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
 F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
 F5 = 18"x18"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
 (REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

BRICK VENEER LINTELS

HL1 = 3-1/2"x3-1/2"x1/4" (40x40x6.0L) + 2-2"x8" SPR No.2
 HL2 = 4"x3-1/2"x5/16" (100x40x8.0L) + 2-2"x8" SPR No.2
 HL3 = 5"x3-1/2"x5/16" (125x40x8.0L) + 2-2"x10" SPR No.2
 HL4 = 6"x3-1/2"x3/8" (150x40x10.0L) + 2-2"x12" SPR No.2
 HL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR No.2
 HL6 = 5"x3-1/2"x5/16" (125x40x8.0L) + 2-2"x12" SPR No.2
 HL7 = 5"x3-1/2"x5/16" (125x40x8.0L) + 3-2"x10" SPR No.2
 HL8 = 5"x3-1/2"x5/16" (125x40x8.0L) + 3-2"x12" SPR No.2
 HL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR No.2

LINTELS AND BEAMS

MB1 = 2-2"x8" SPR No.2 (2-38x184 SPR No.2)
 MB2 = 3-2"x8" SPR No.2 (3-38x184 SPR No.2)
 MB3 = 2-2"x10" SPR No.2 (2-38x235 SPR No.2)
 MB4 = 3-2"x10" SPR No.2 (3-38x235 SPR No.2)
 MB5 = 2-2"x12" SPR No.2 (2-38x286 SPR No.2)
 MB6 = 3-2"x12" SPR No.2 (3-38x286 SPR No.2)
 MB7 = 5-2"x12" SPR No.2 (5-38x286 SPR No.2)
 MB11 = 4-2"x10" SPR No.2 (4-38x235 SPR No.2)
 MB12 = 4-2"x12" SPR No.2 (4-38x286 SPR No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
 LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
 LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
 LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
 LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
 LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
 LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
 LVL6A = 4-1 3/4" x 9 1/2" (4-45x240)
 LVL6 = 1-1 3/4" x 11 7/8" (1-45x300)
 LVL7 = 2-1 3/4" x 11 7/8" (2-45x300)
 LVL8 = 3-1 3/4" x 11 7/8" (3-45x300)
 LVL9 = 4-1 3/4" x 11 7/8" (4-45x300)
 LVL10 = 2-1 3/4" x 14" (2-45x356)
 LVL11 = 3-1 3/4" x 14" (3-45x356)
 LVL12 = 4-1 3/4" x 14" (4-45x356)

LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN) OR EQUIVALENT.

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (40x40x6.0L)
 L2 = 4"x3-1/2"x5/16" (100x40x8.0L)
 L3 = 5"x3-1/2"x5/16" (125x40x8.0L)
 L4 = 6"x3-1/2"x3/8" (150x40x10.0L)
 L5 = 6"x4"x3/8" (150x100x10.0L)
 L6 = 7"x4"x3/8" (175x100x10.0L)

DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT 8'-0" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

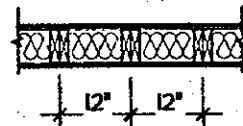
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
 PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-1"; 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

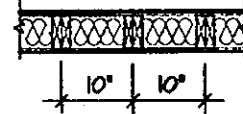
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HT C/M SOLID BLOCKING 4'-0" O.C. VERTICAL AND 1/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0"

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 15E STUD WALL GLUED AND NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HT C/M SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL AND 1/16" EXT. OSB SHEATHING.



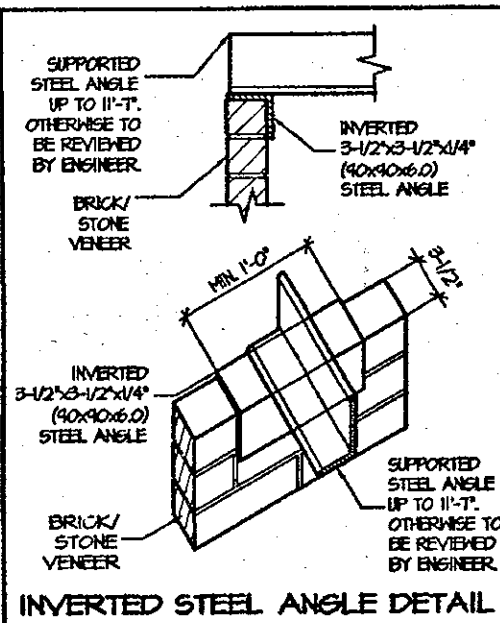
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAXIMUM WIDTH IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

THE MINIMUM THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING

COMPLIANCE PACKAGE "A1"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.51 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB < 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.25
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



INVERTED STEEL ANGLE DETAIL

AREA CALCULATIONS		ELEV. 2	
GROUND FLOOR AREA	=	1492	Sq. Ft.
SECOND FLOOR AREA	=	1617	Sq. Ft.
TOTAL FLOOR AREA	=	3109	Sq. Ft.
	=	288.84	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	60	Sq. Ft.
ADD TOTAL OPEN AREAS	=	60	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3169	Sq. Ft.
	=	294.41	Sq. M.
GROUND FLOOR COVERAGE	=	1492	Sq. Ft.
GARAGE COVERAGE / AREA	=	402	Sq. Ft.
PORCH COVERAGE / AREA	=	180	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	2074	Sq. Ft.
	=	192.68	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1894	Sq. Ft.
	=	175.96	Sq. M.

AREA CALCULATIONS		ELEV. 3	
GROUND FLOOR AREA	=	1492	Sq. Ft.
SECOND FLOOR AREA	=	1603	Sq. Ft.
TOTAL FLOOR AREA	=	3095	Sq. Ft.
	=	287.54	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	60	Sq. Ft.
ADD TOTAL OPEN AREAS	=	60	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3155	Sq. Ft.
	=	293.11	Sq. M.
GROUND FLOOR COVERAGE	=	1492	Sq. Ft.
GARAGE COVERAGE / AREA	=	402	Sq. Ft.
PORCH COVERAGE / AREA	=	125	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	2019	Sq. Ft.
	=	187.57	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1894	Sq. Ft.
	=	175.96	Sq. M.

AREA CALCULATIONS		ELEV. 1	
GROUND FLOOR AREA	=	1496	Sq. Ft.
SECOND FLOOR AREA	=	1603	Sq. Ft.
TOTAL FLOOR AREA	=	3099	Sq. Ft.
	=	287.91	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	60	Sq. Ft.
ADD TOTAL OPEN AREAS	=	60	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3159	Sq. Ft.
	=	293.48	Sq. M.
GROUND FLOOR COVERAGE	=	1496	Sq. Ft.
GARAGE COVERAGE / AREA	=	402	Sq. Ft.
PORCH COVERAGE / AREA	=	63	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1961	Sq. Ft.
	=	182.18	Sq. M.
TOTAL COVERAGE W/O PORCH	=	1898	Sq. Ft.
	=	176.53	Sq. M.

ROSEWOOD 12		ELEV. 1		COMPLIANCE PACKAGE "A1"	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	714.31	66.83	82.51	7.67	11.47 %
LEFT SIDE	1171.50	109.34	250.12	23.24	21.24 %
RIGHT SIDE	1142.38	110.78	50.62	4.70	4.25 %
REAR	784.12	72.90	152.94	14.21	19.50 %
TOTAL	3812.31	359.40	536.24	49.81	13.86 %

ROSEWOOD 12		ELEV. 2		COMPLIANCE PACKAGE "A1"	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	714.31	66.83	115.12	10.75	16.04 %
LEFT SIDE	1171.50	109.34	232.12	21.56	18.71 %
RIGHT SIDE	1142.38	110.78	50.62	4.70	4.25 %
REAR	784.12	72.90	152.94	14.21	19.50 %
TOTAL	3812.31	359.40	550.45	51.23	14.23 %

ROSEWOOD 12		ELEV. 3		COMPLIANCE PACKAGE "A1"	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	714.31	66.83	98.78	9.18	13.13 %
LEFT SIDE	1171.50	109.34	200.46	18.62	17.02 %
RIGHT SIDE	1142.38	110.78	50.62	4.70	4.25 %
REAR	784.12	72.90	152.94	14.21	19.50 %
TOTAL	3812.31	359.40	502.85	46.72	12.48 %

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

CITY OF HAMILTON
 Building Division

Permit No. 18-104066-00-R9

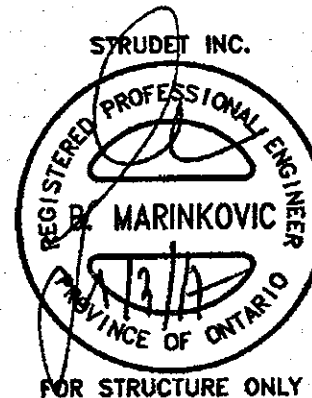
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

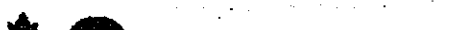
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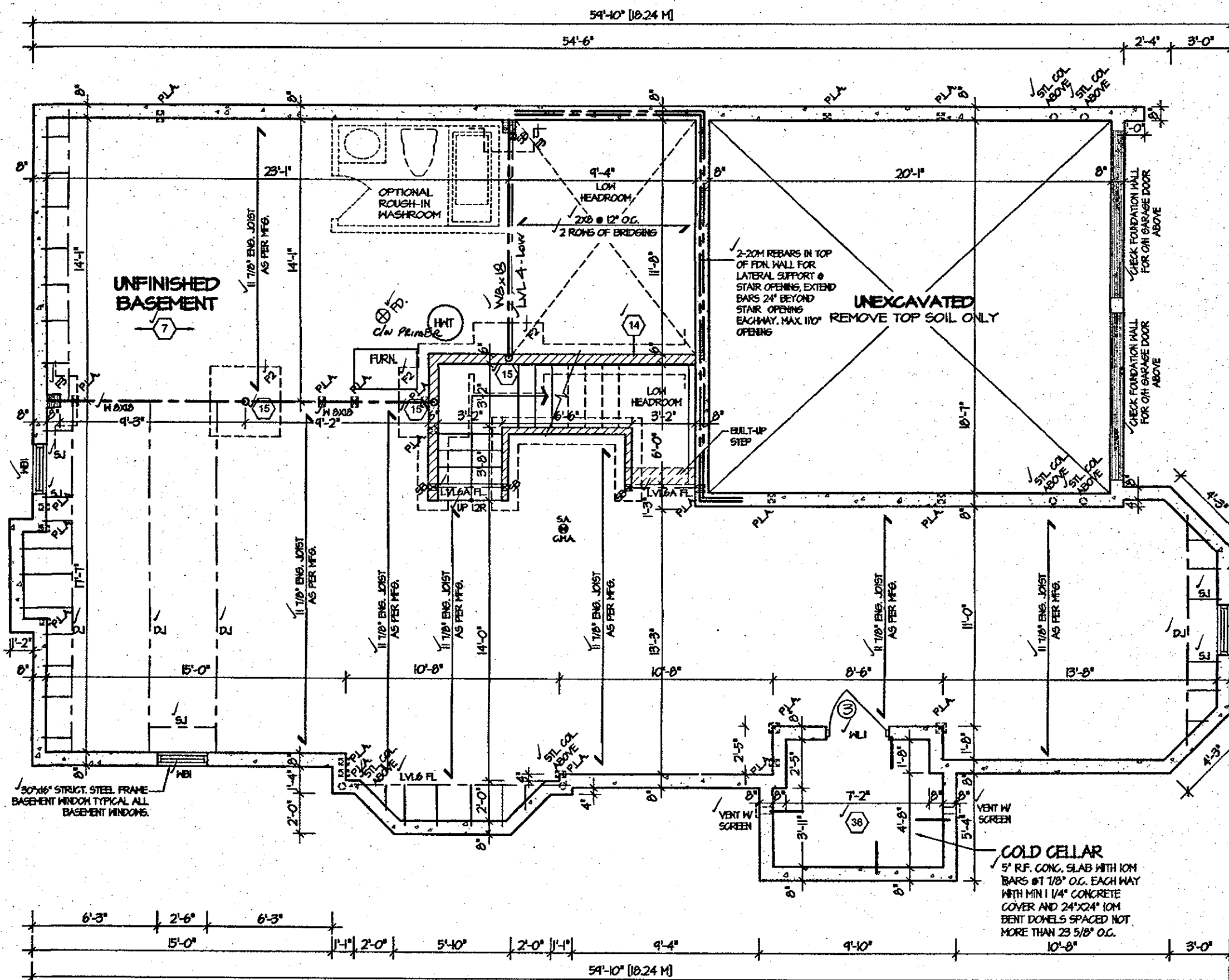
FOR CHIEF BUILDING OFFICIAL DATE JUL 14 2017

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 FEB 12 2018
 REC. BY DATE
 REF'D TO DATE



ROSEWOOD 12
 COMPLIANCE PACKAGE "A1"

5.		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					AREA CHARTS				
3.					SCALE	BY	AREA	PAGE No.	
2.					3/16"=1'-0"	V.G.	3,165	0	
1.	ISSUED FOR REVIEW				DATE	TYPE	PROJECT		
		MAR 2017		03-13-11		PROJECT NAME		RUSSEL GARDEN II	
REVISIONS									



BASEMENT FLOOR PLAN 'I'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-1", 2 ROWS FOR SPANS GREATER THAN 1'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

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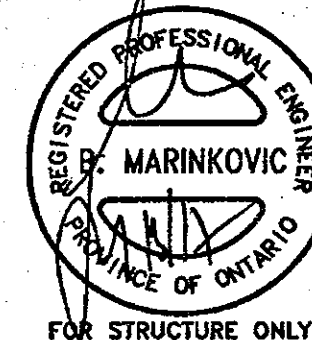
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 14 2017

STRUDET INC.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

NO.	REVISIONS	DATE
1.	ISSUED FOR REVIEW	MAR 2017

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
BASEMENT PLAN ELEV. 1

SCALE 3/16"=1'-0"
DATE MAR 2017

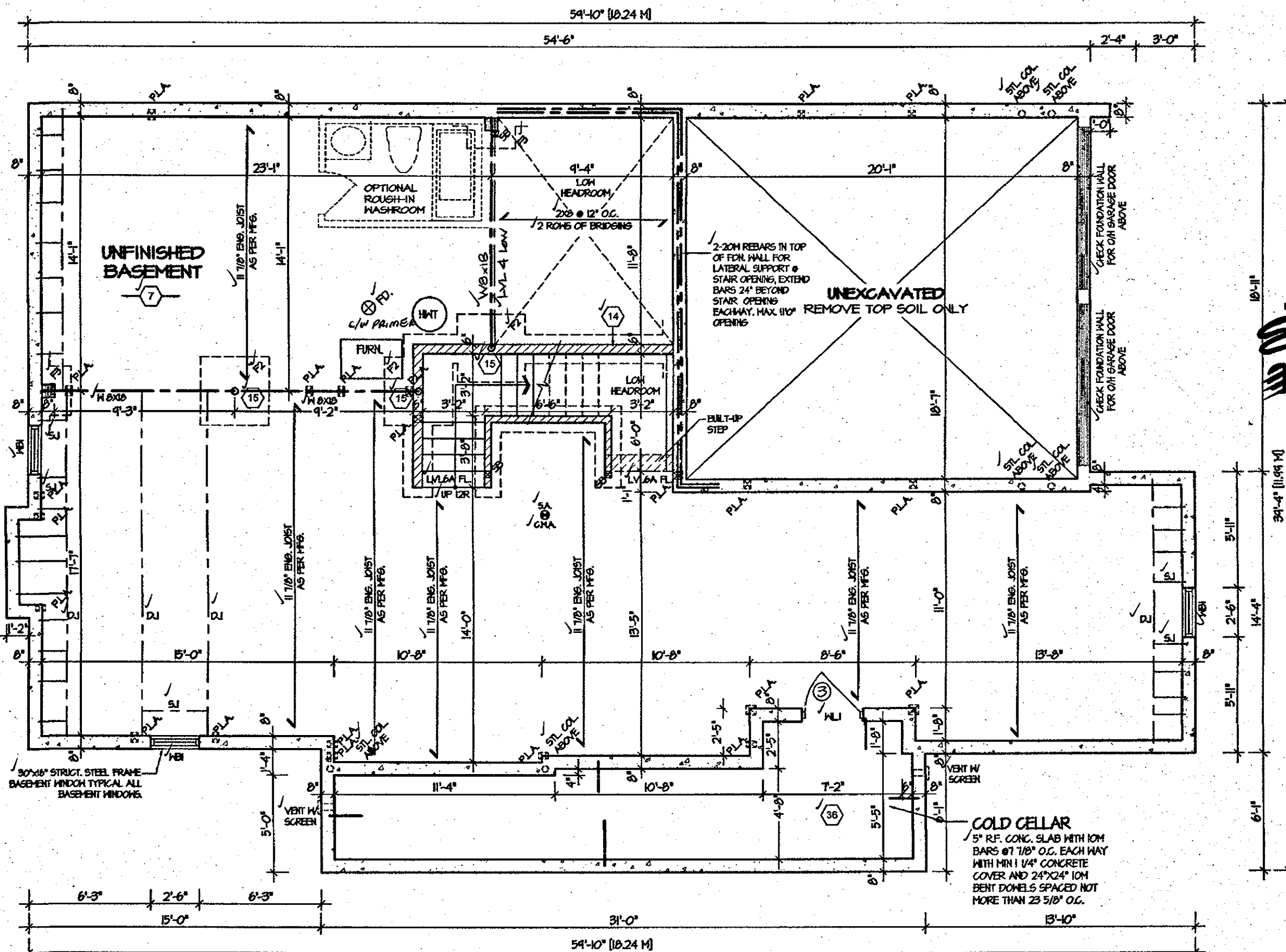
BY V.G.
TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA 3,165
PAGE No. 1
PROJECT 03-13-11

Greenpark.

PROJECT NAME
RUSSEL GARDEN II



BASEMENT FLOOR PLAN '2'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

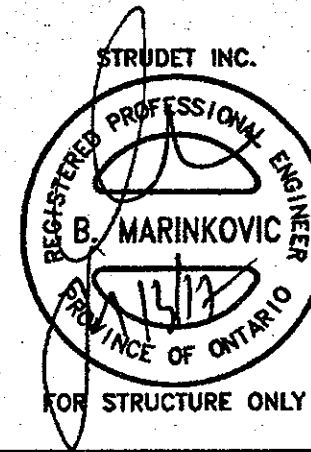
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These drawings and/or specifications have been reviewed by

[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 14 2017



FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSEL GARDEN II

REVISIONS	DATE
1. ISSUED FOR REVIEW	MAR 2017

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJA
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 660-0746

REGION DESIGN INC.

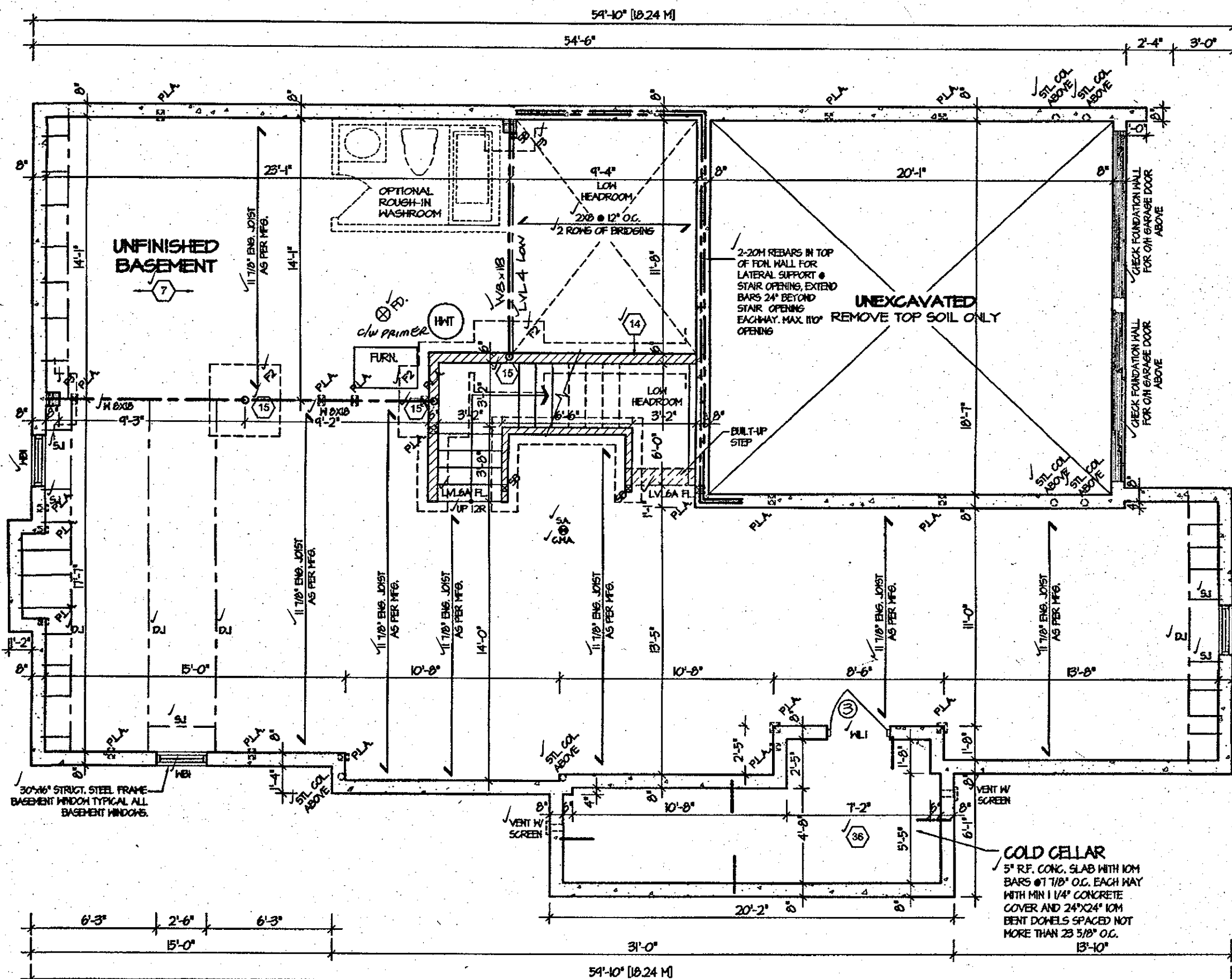
SHEET TITLE
BASEMENT PLAN ELEV. 2

SCALE 3/16"=1'-0"
DATE MAR 2017

BY V.G.
TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA 3,165
PAGE NO. 1-2
PROJECT 03-13-11



BASEMENT FLOOR PLAN 3'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

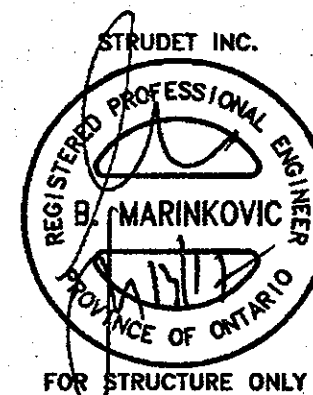
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These drawings and/or specifications have been reviewed by

[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

JUL 14 2017



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

5.		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.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE BASEMENT PLAN ELEV. 3	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME RUSSEL GARDEN II
4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/16"=1'-0"	AREA 3,165	
3.		VIKAS GAJJAR NAME SIGNATURE BCIN 28770			BY V.G.	PAGE No. 1-3	
2.					DATE MAR 2017	PROJECT 03-13-11	
1.	ISSUED FOR REVIEW	MAR 2017					
REVISIONS							

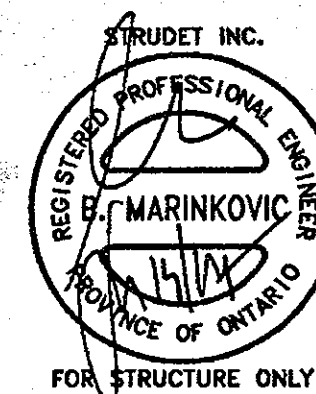


**ALL ELECTRICAL INSTALLATIONS
MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY.
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED.
FOR MORE INFORMATION PLEASE CALL:
ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY, HIRE A LICENSED
ELECTRICAL CONTRACTOR.
FIND A CONTRACTOR AT
www.pluginsafely.ca**

CITY OF HAMILTON
Building Division

These drawings and/or specifications have been reviewed by B. R. L. FEB. 27/10

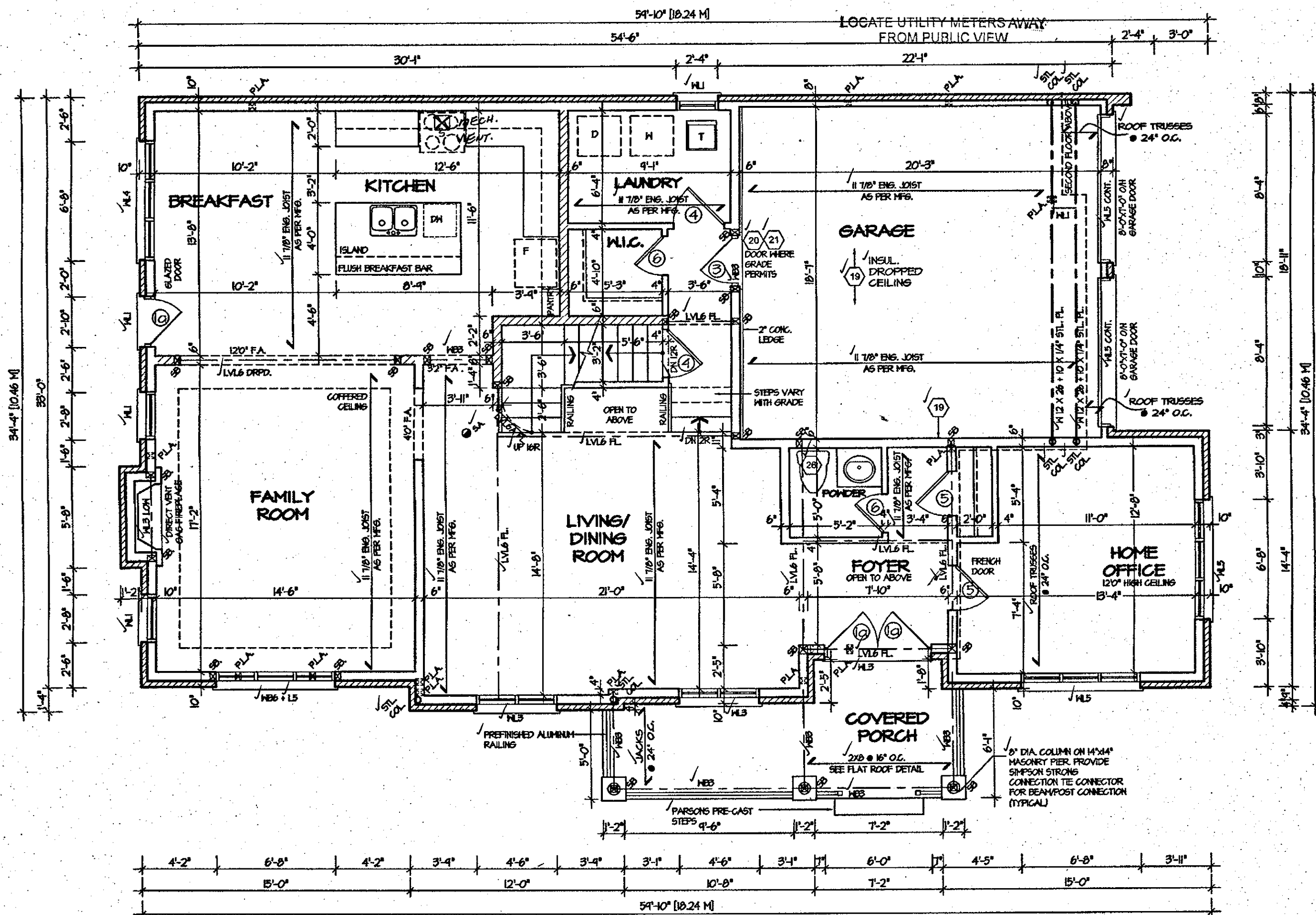
FOR CHIEF BUILDING OFFICIAL DATE



John G. Williams Limited, Architects

ROSEWOOD 12

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4.						FIRST FLOOR PLAN ELEV. 2				AREA 3,165 PAGE No. 2-2	PROJECT NAME RUSSEL GARDEN II	
3.						SCALE 3/16"=1'-0"	BY V.G.					
2.						DATE MAR 2017	TYPE					PROJECT 03-13-11
1.	ISSUED FOR REVIEW	MAR 2017				REVISIONS						



FIRST FLOOR PLAN '3'



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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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REF'D TO _____ DATE _____

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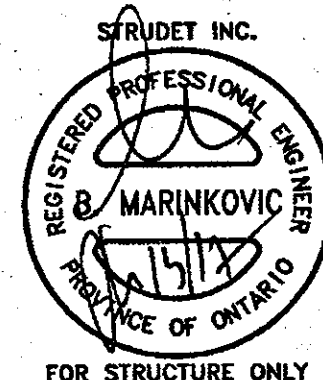
Permit No. 18-104066-00-R9

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by *[Signature]* FEB. 27/18

FOR CHIEF BUILDING OFFICIAL DATE



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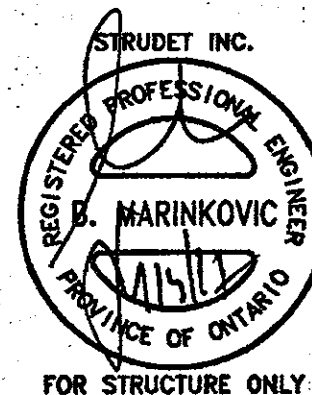
ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

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4.						FIRST FLOOR PLAN ELEV. 3				
3.						SCALE	BY	AREA	PAGE No.	
2.						3/16"=1'-0"	V.G.	3,165	2-3	
1.	ISSUED FOR REVIEW	MAR 2017				DATE	TYPE	PROJECT		
			MAR 2017		03-13-11					
REVISIONS										

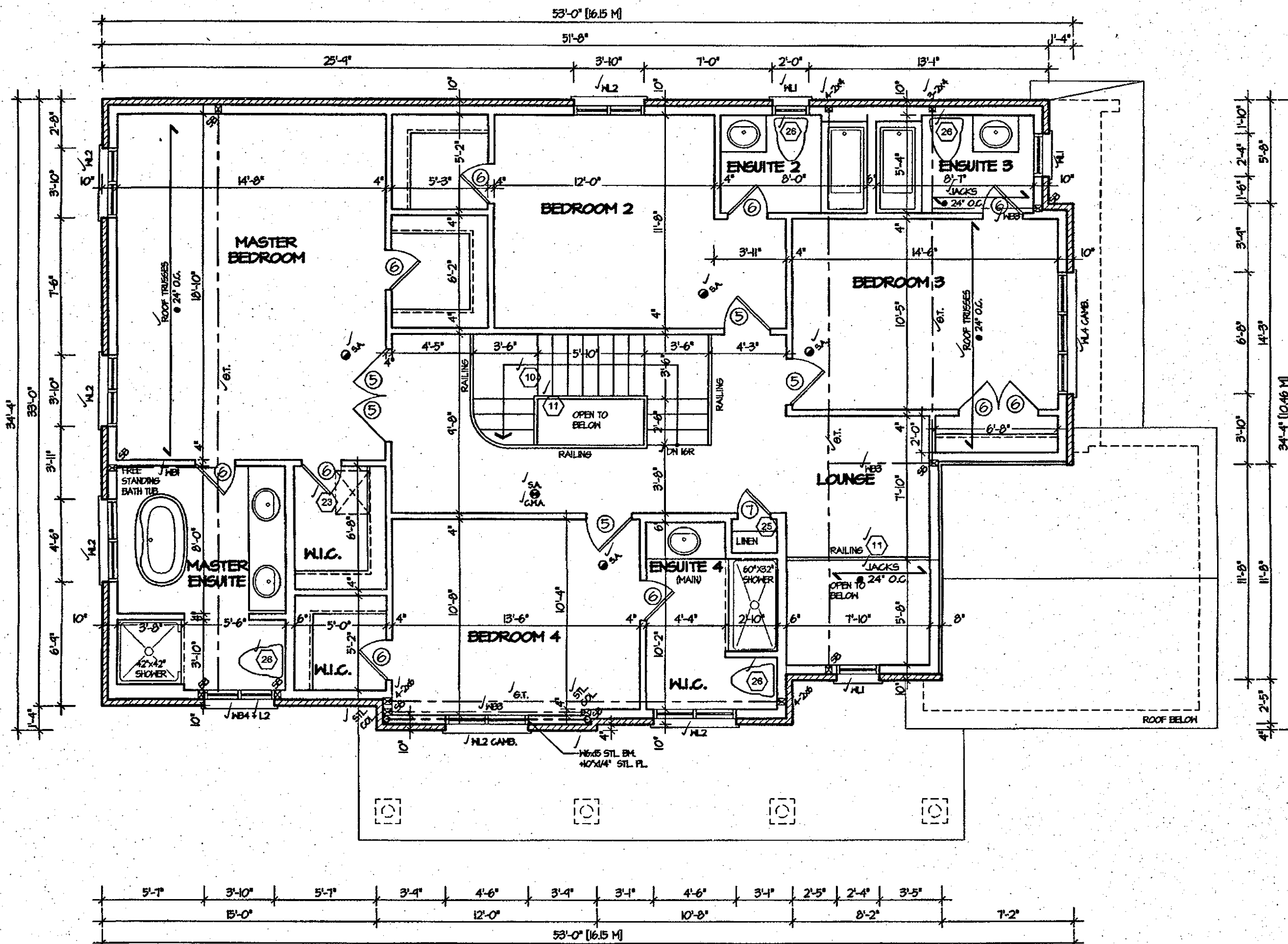


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ROSEWOOD 12

Greenpark™

PROJECT NAME **RUSSEL GARDEN II**



SECOND FLOOR PLAN '3'



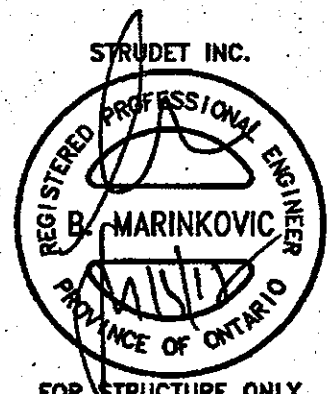
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 18-104066-00-R9
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[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

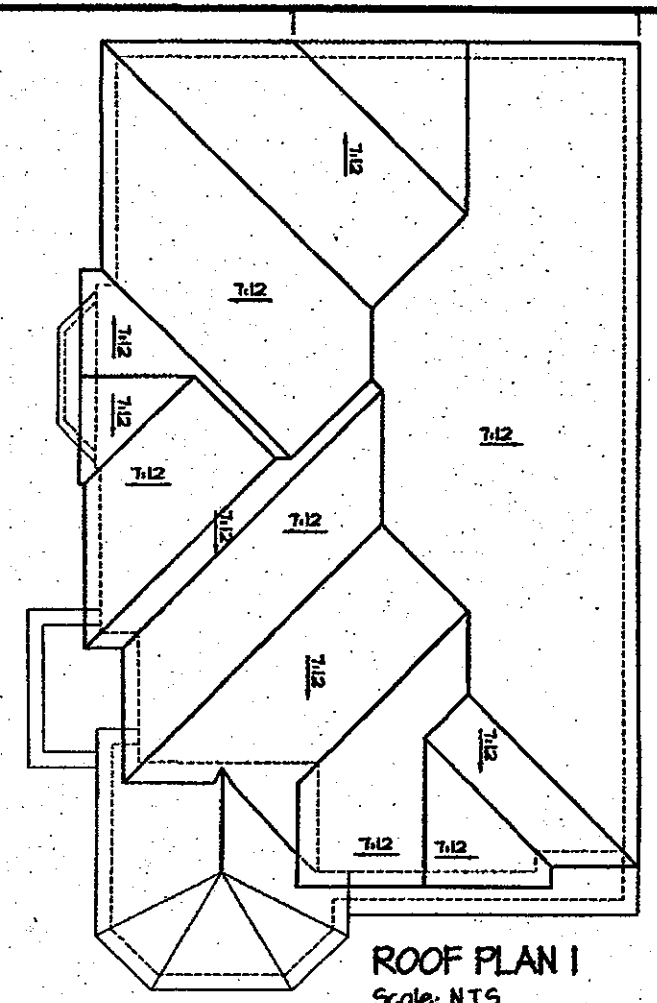
JUL 14 2017

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"



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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

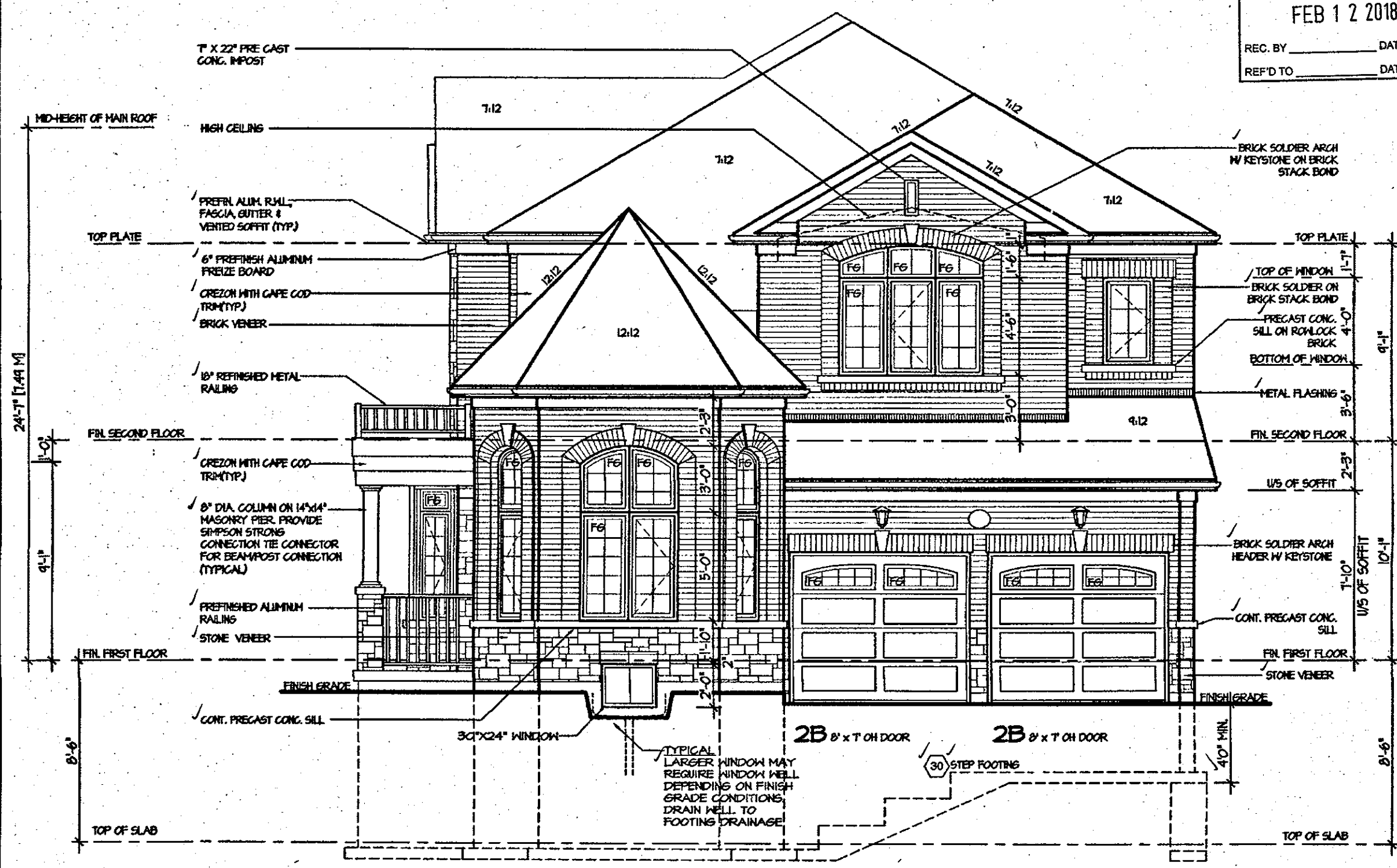
5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAR 2017 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE SECOND FLOOR PLAN ELEV. 3 SCALE 3/16"=1'-0" DATE MAR 2017 BY V.G. TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,165 PAGE No. 3-3 PROJECT 03-13-11	Greenpark. PROJECT NAME RUSSEL GARDEN II
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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CITY OF HAMILTON
Building Division

Permit No. **18-104066-00-R9**

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ARCHITECTURAL REVIEW & APPROVAL

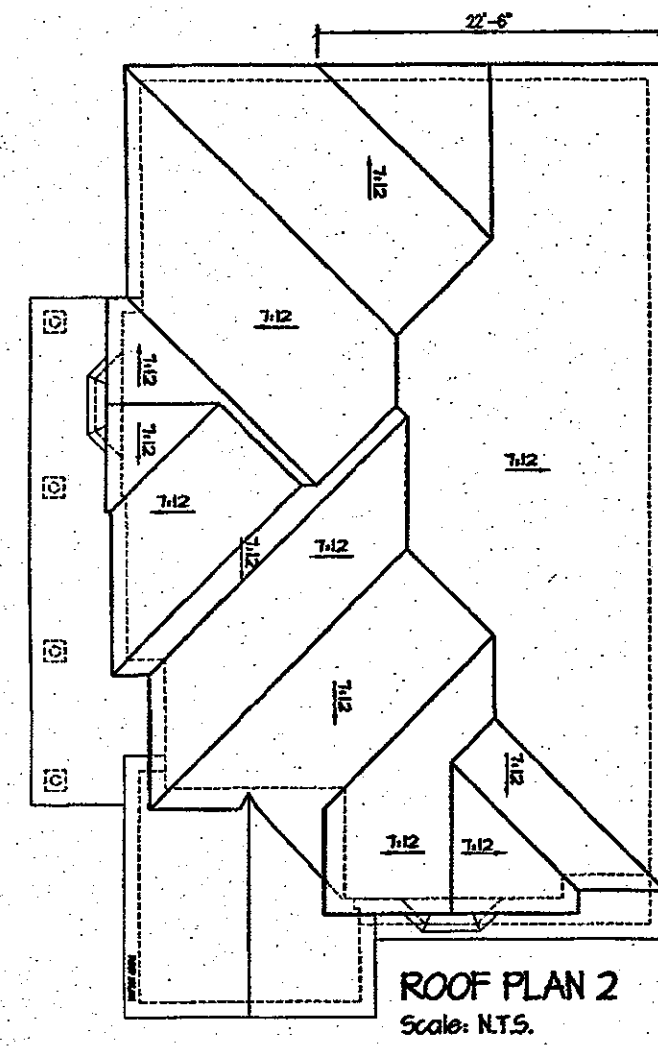
NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

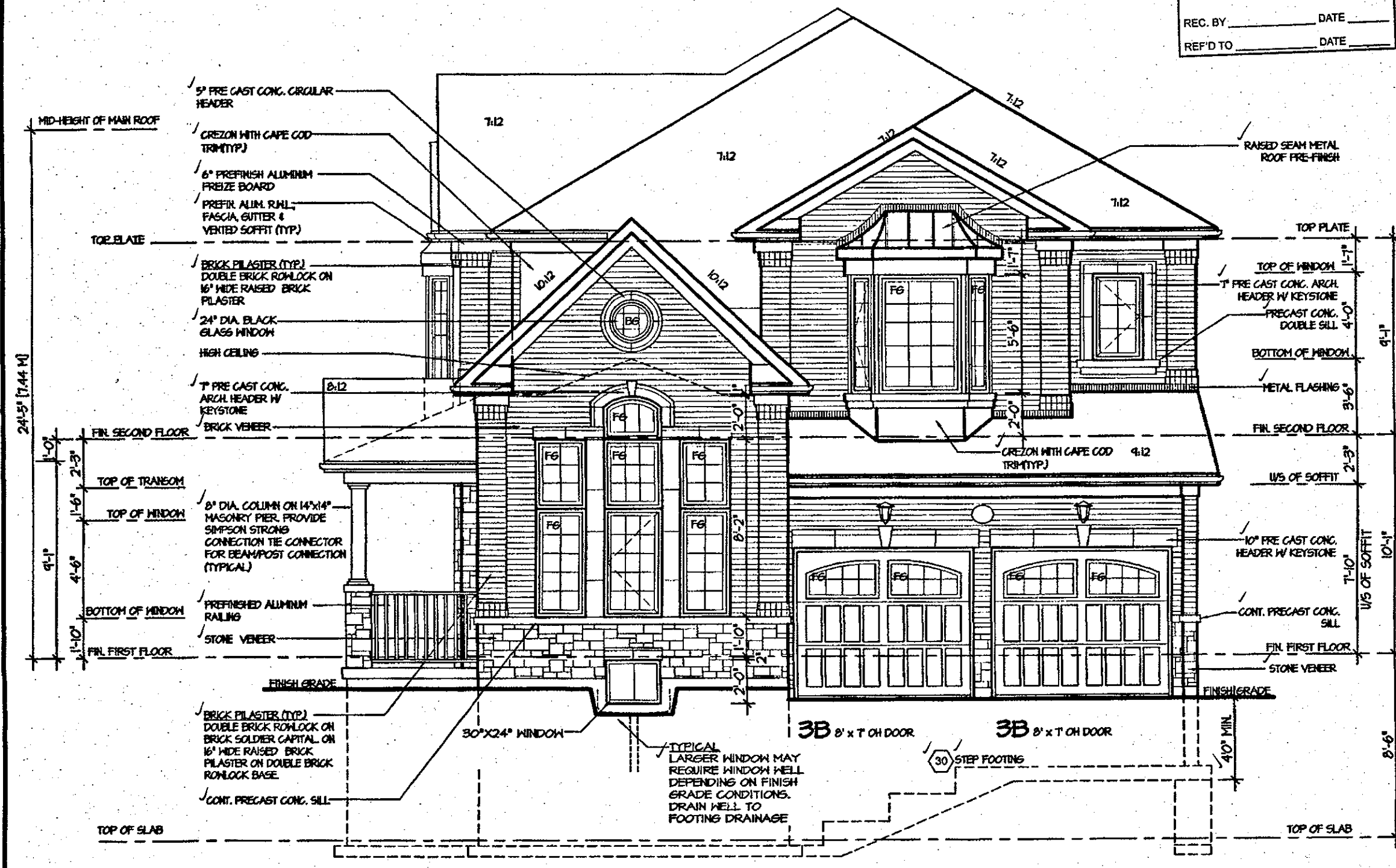
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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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CITY OF HAMILTON
Building Division

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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4.				SCALE 3/16"=1'-0"	BY V.G.	AREA 3,165	PAGE No. 4-2	
3.				DATE MAR 2017	TYPE	PROJECT 03-13-11		
2.								
1.	ISSUED FOR REVIEW			MAR 2017				
REVISIONS								

ROSEWOOD 12
✓ COMPLIANCE PACKAGE "A1"

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4.					FRONT ELEVATION					PAGE No. 4-3	PROJECT NAME RUSSEL GARDEN II
3.					ELEV. 3						
2.					SCALE	BY	AREA				
1.	ISSUED FOR REVIEW				MAR 2017	3/16"=1'-0"	V.G.	3,165			
REVISIONS						DATE	TYPE	PROJECT			
						MAR 2017		03-13-11			



FLANKAGE ELEVATION 2

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

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[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC. BY _____ DATE _____
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ARCHITECTURAL REVIEW & APPROVAL

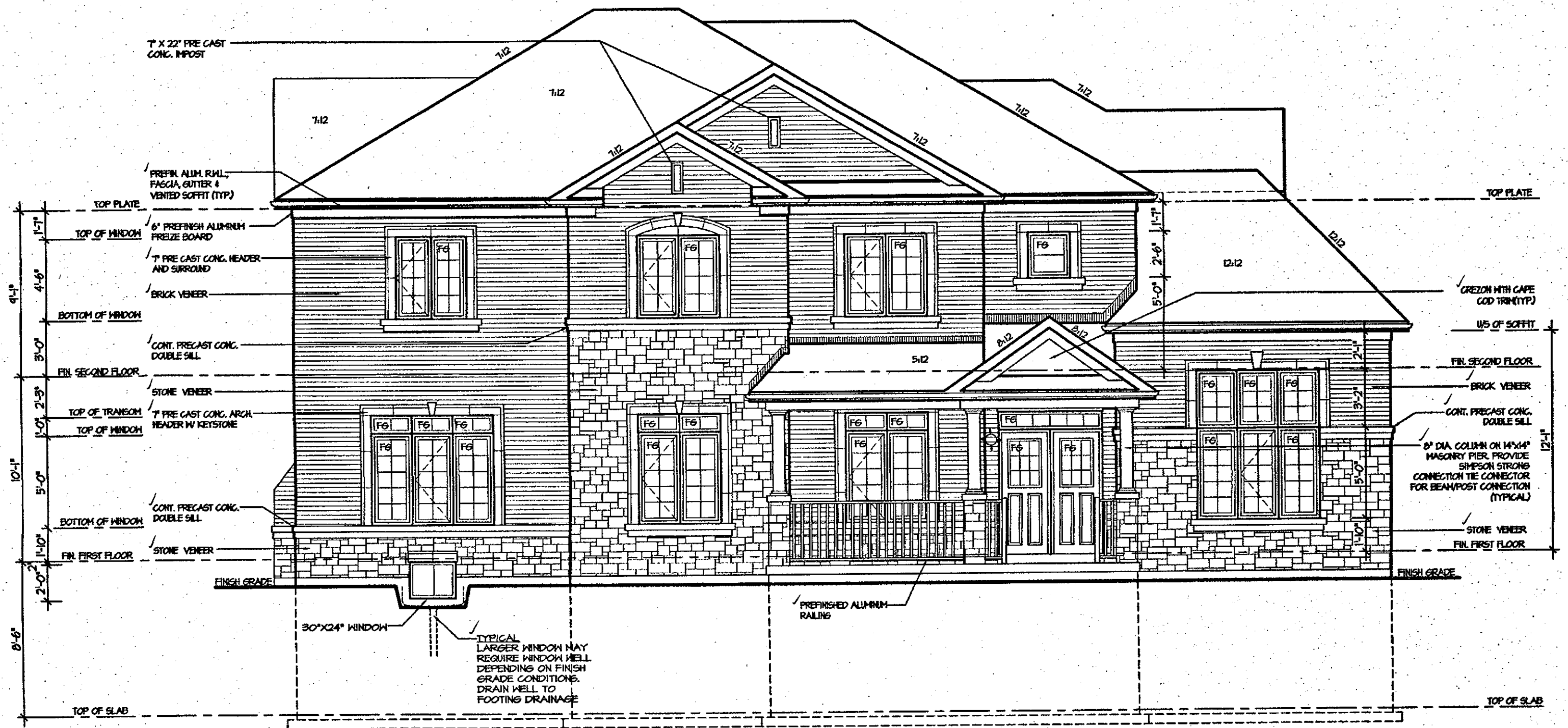
NGV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAR 2017	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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE LEFT SIDE ELEVATION ELEV. 2 SCALE 3/16"=1'-0" BY V.G. DATE MAR 2017 TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,165 PAGE No. 5-2 PROJECT 03-13-11	Greenpark. PROJECT NAME RUSSEL GARDEN II
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FLANKAGE ELEVATION 3

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

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[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 12
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4.						LEFT SIDE ELEVATION				
3.						ELEV. 3				
2.						SCALE	BY	AREA	PAGE No.	
1.	ISSUED FOR REVIEW	MAR 2017				3/16"=1'-0"	V.G.	3,165	5-3	
REVISIONS					DATE		PROJECT		PROJECT NAME	
					MAR 2017		03-13-11			RUSSEL GARDEN II



CITY OF HAMILTON
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4.					RIGHT SIDE ELEVATION					PAGE No. 6	PROJECT NAME RUSSEL GARDEN II
3.					ELEV. 1						
2.					SCALE	BY	AREA				
1.	ISSUED FOR REVIEW				MAR 2017	REVISIONS	3/16"=1'-0"	V.G.			
				DATE	TYPE	PROJECT					
				MAR 2017		03-13-11					



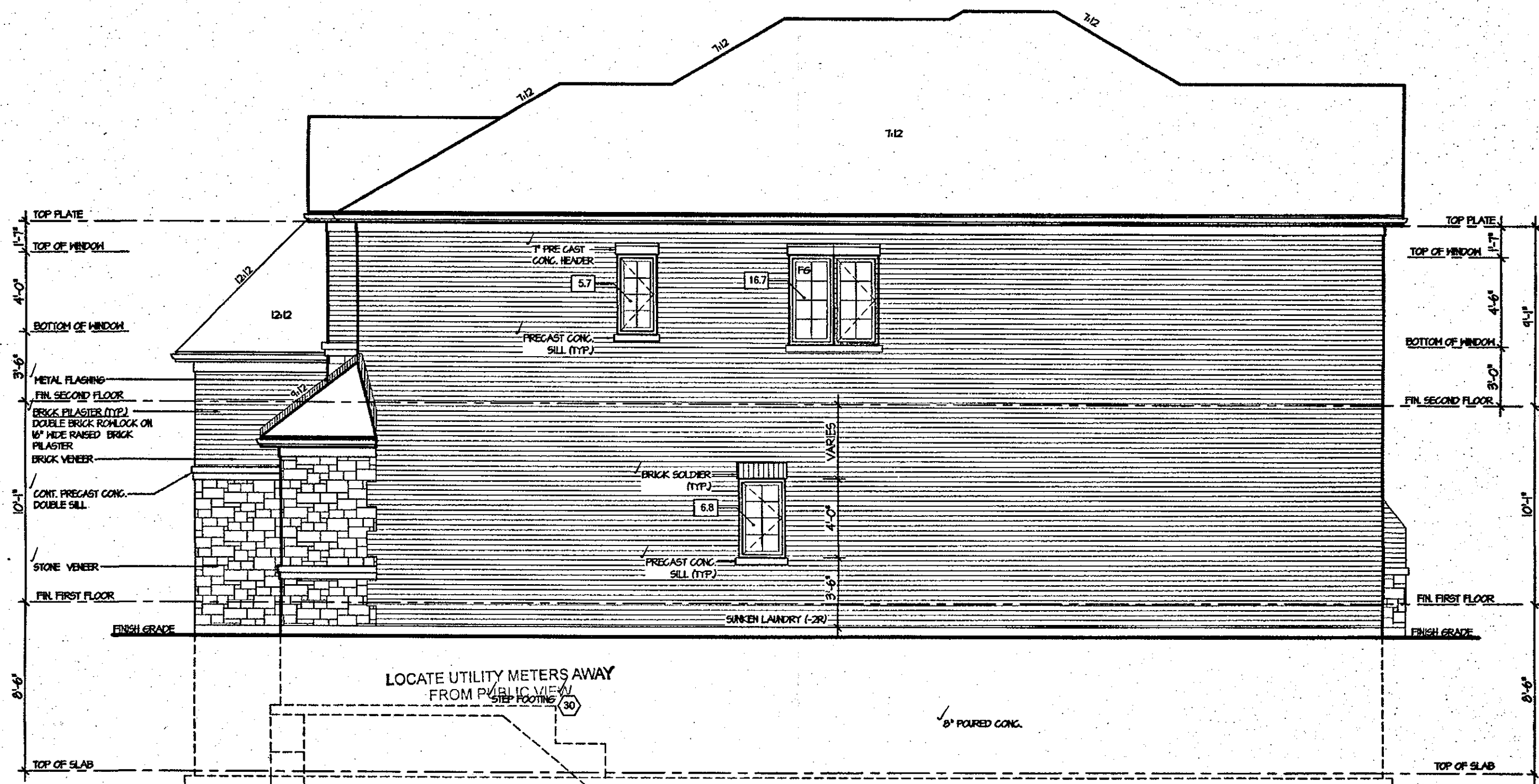
CITY OF HAMILTON
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FEB 12 2018

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4.					RIGHT SIDE ELEVATION				
3.					ELEV. 2				
2.					SCALE	BY	AREA	PAGE No.	
1.	ISSUED FOR REVIEW				3/16"=1'-0"	V.G.	3,165	6-2	
REVISIONS		MAR 2017	DATE	TYPE	PROJECT				
			MAR 2017		03-13-11				



RIGHT ELEVATION 3

ALLOWABLE GLAZING (STANDARD PLAN)	
✓ WALL AREA	= 1067 Sq. Ft.
✓ ALLOWABLE GLAZED AREA @ 7% 12 H SIDE YARD	= 74.69 Sq. Ft.
✓ ACTUAL GLAZED AREA	= 29.2 Sq. Ft.

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

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FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
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Planning & Development Department
FEB 12 2018
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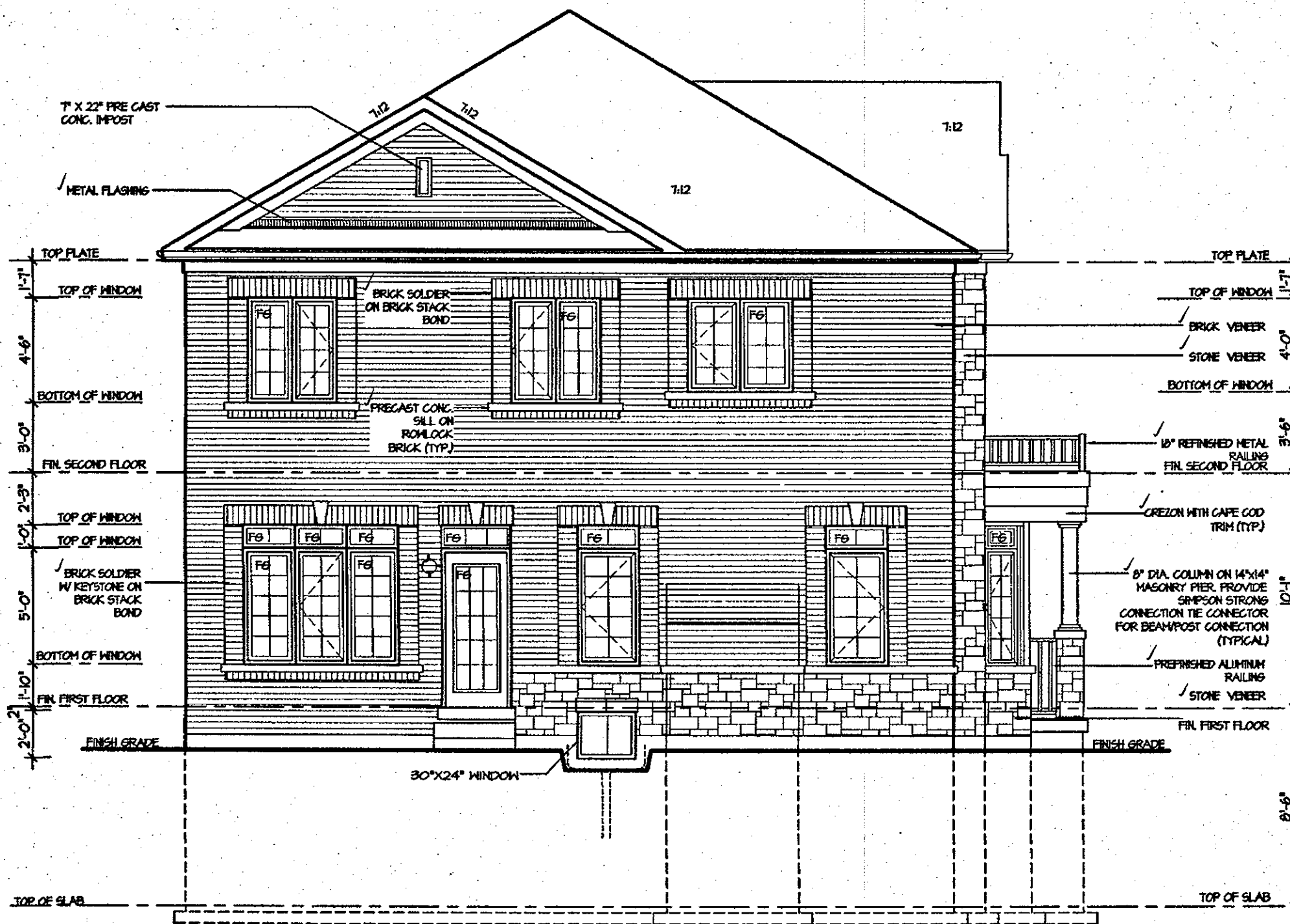
NOV 20 2017

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4.											
3.											
2.											
1.	ISSUED FOR REVIEW										
REVISIONS											



REAR ELEVATION I

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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Building Division

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NOV 20 2017

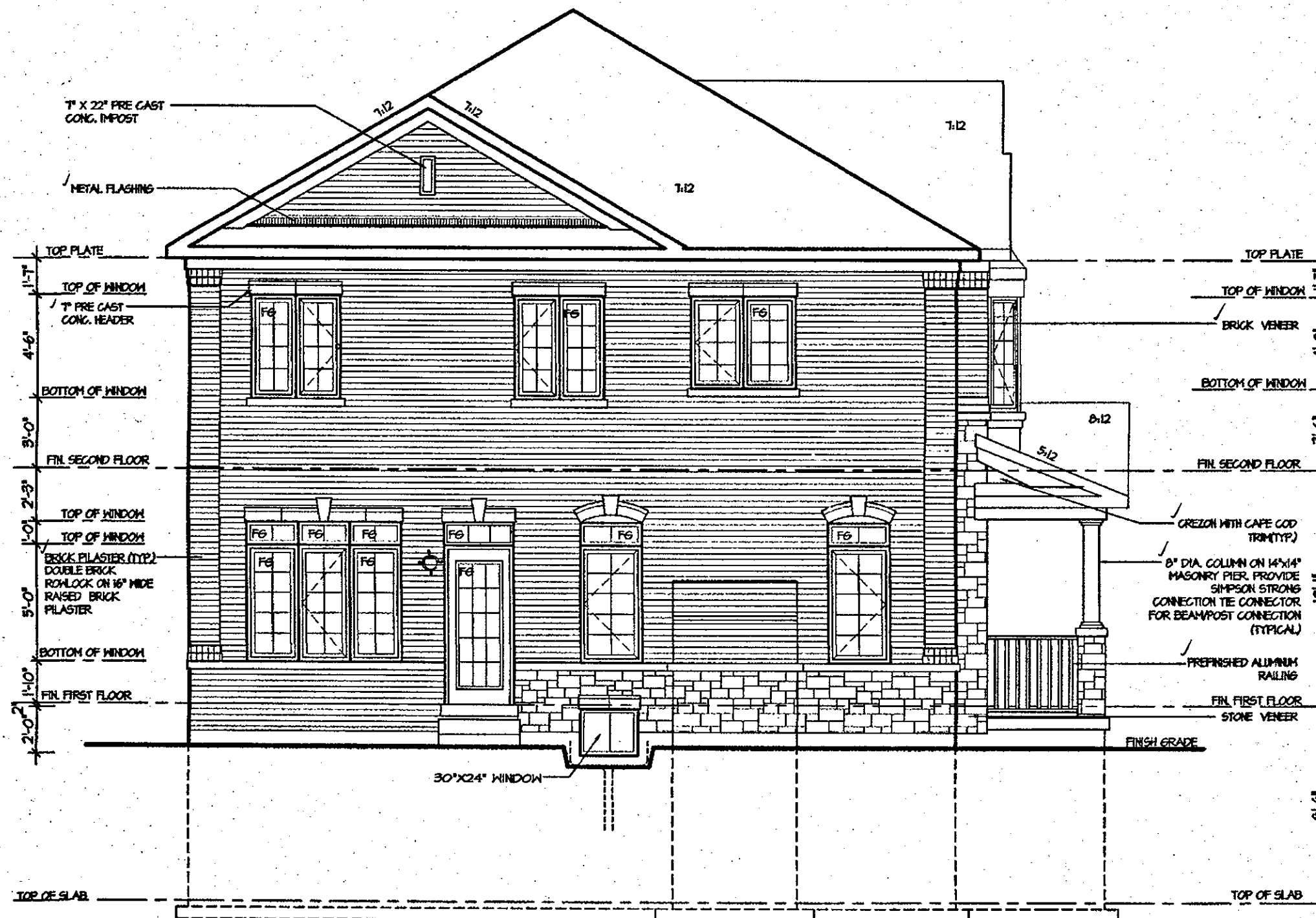
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4.	REAR ELEVATION ELEV. 2				AREA	PAGE No.		
3.	SCALE				BY	3,165	7	
2.	DATE				TYPE	PROJECT		
1. ISSUED FOR REVIEW	MAR 2017				MAR 2017	03-13-11		
REVISIONS		PROJECT NAME RUSSEL GARDEN II						

Greenpark.



REAR ELEVATION 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] FEB. 27/18
FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

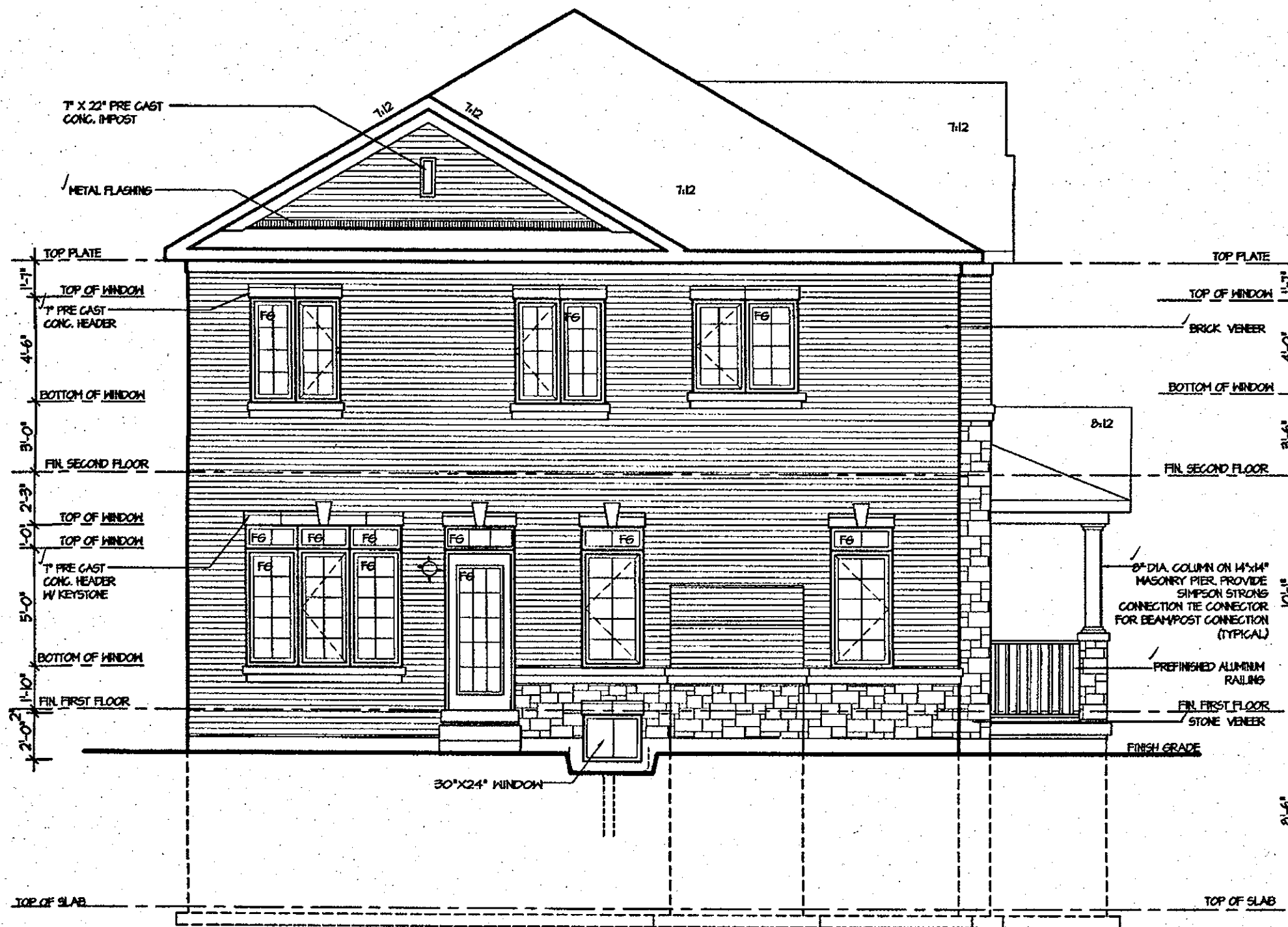
John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5.		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR <i>[Signature]</i> 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.					REAR ELEVATION ELEV. 2	SCALE	BY	AREA	PAGE No.
3.						3/16"=1'-0"	V.G.	3,165	
2.						DATE	TYPE	PROJECT	
1.	ISSUED FOR REVIEW				MAR 2017	MAR 2017		03-13-11	
REVISIONS			7-2 RUSSEL GARDEN II						

Greenpark.



REAR ELEVATION 3

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

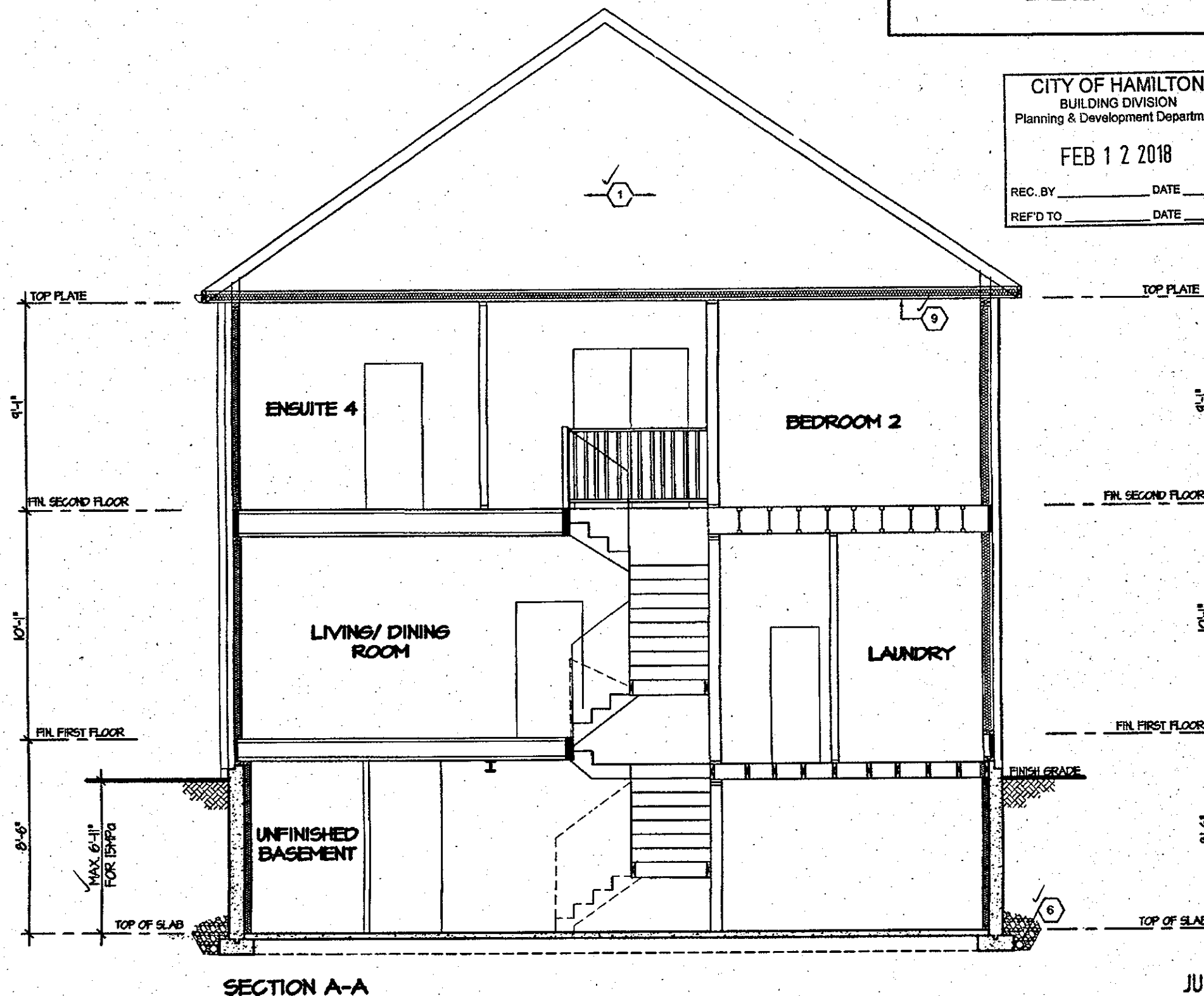
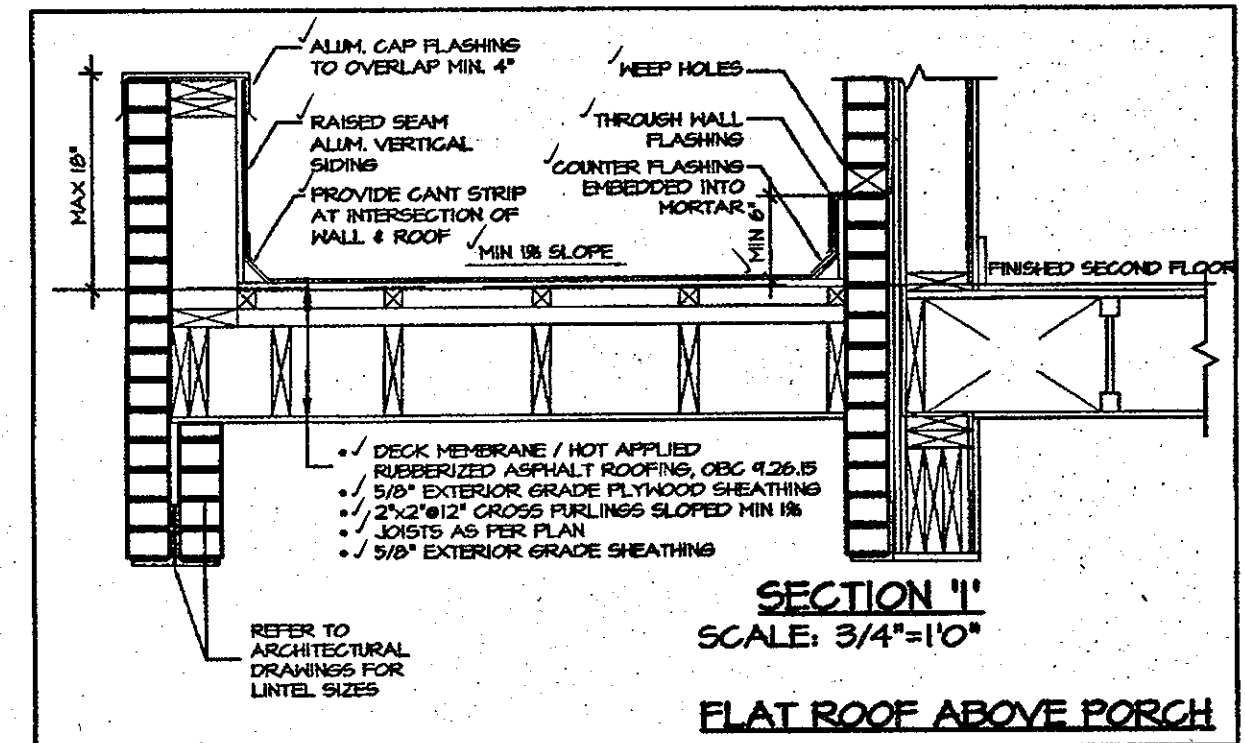
John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

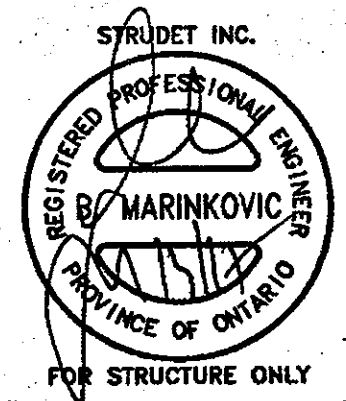
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4.					REAR ELEVATION	AREA	3,165	
3.					ELEV. 3	BY	V.G.	
2.					SCALE	3/16"=1'-0"	DATE	MAR 2017
1.					TYPE		PROJECT	03-13-11
ISSUED FOR REVIEW		MAR 2017	7-3		PROJECT NAME		RUSSEL GARDEN II	
REVISIONS								

Greenpark.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 12 2018
REC. BY _____ DATE _____
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CITY OF HAMILTON
Building Division
Permit No. 18-104066-00-R9
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ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

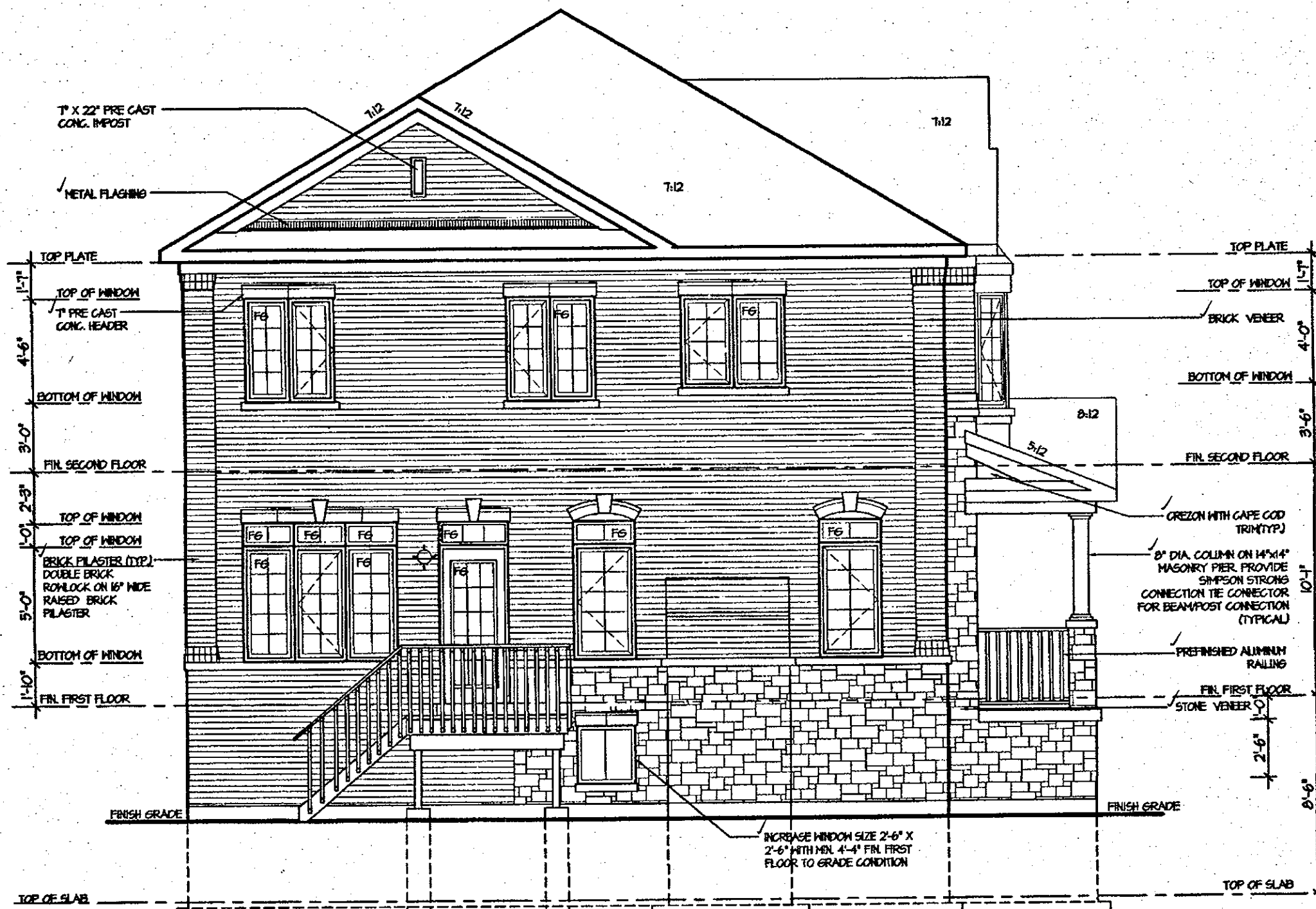
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4.					DECK ELEVATION				
3.					ELEV. 1				
2.					SCALE	BY	AREA	PAGE No.	
1.	ISSUED FOR REVIEW				MAR 2017	3/16"=1'-0"	V.G.	3,165	
REVISIONS			DATE	TYPE	PROJECT				
			MAR 2017		03-13-11				



REAR ELEVATION 2
FOR DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 18-104066-00-R9

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[Signature] FEB. 27/18

FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

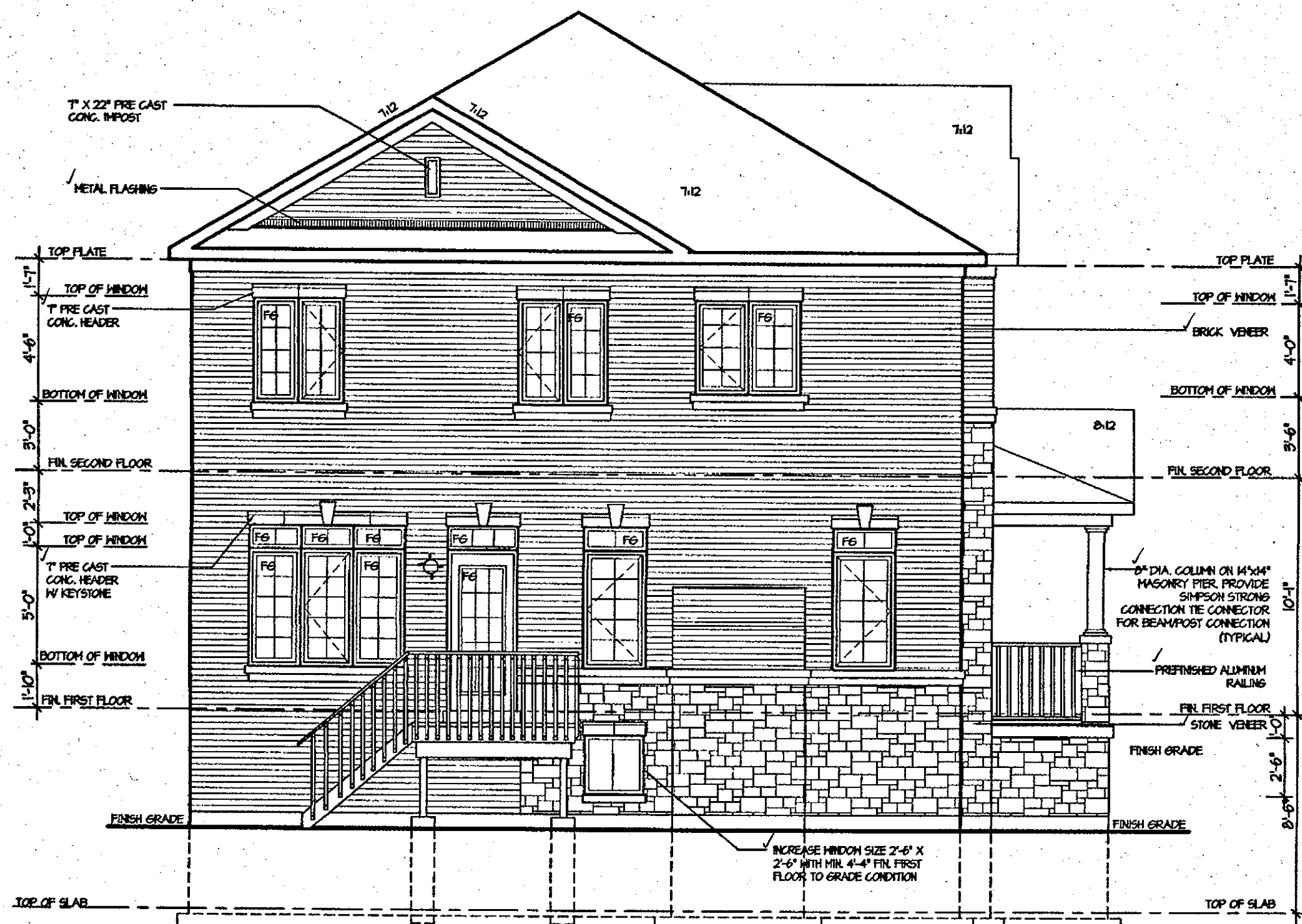
John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

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4.	DECK ELEVATION				AREA	PAGE No.			
3.	ELEV. 2				3,165	9-2A			
2.	SCALE				BY	PROJECT			
1.	3/16"=1'-0"				V.G.	03-13-11			
ISSUED FOR REVIEW		MAR 2017		DATE		TYPE		PROJECT NAME	
REVISIONS								RUSSEL GARDEN II	

Greenpark.



REAR ELEVATION 3
FOR DECK CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 12 2018

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Building Division

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ARCHITECTURAL REVIEW & APPROVAL

NOV 20 2017

John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

JUL 14 2017

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW MAR 2017		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746		REGION DESIGN INC.		SHEET TITLE DECK ELEVATION ELEV. 3 SCALE 3/16"=1'-0" DATE MAR 2017		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 3,165 PROJECT 03-13-11		PAGE No. 9-2B		PROJECT NAME RUSSEL GARDEN II	
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Greenpark.

GUARDS
 SEE NOTE NO.6
 6" MIN. 4"
 RETAINING WALL
 SEE NOTE NO.5
 4" WEEPING TILE
 W/6" STONE
 COVER
 4'-0" MIN. TO
 UNDISTURBED
 SOIL
 CONG. SILL
 STEP FOOTING
 NOSING
 REINFORCEMENT
 W/ 10M BARS
 10M @ 24" O.C.
 DOWELS
 10M @ 8" O.C.
 BOTH WAYS
 CONNECT DRAIN
 TO STORM SEWER
 SECTION

- ✓ 1. FOOTING
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
- ✓ 2. CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32 MPA (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
- ✓ 3. EXTERIOR STAIRS
7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- ✓ 4. INSULATION
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
- ✓ 5. RETAINING WALL
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.13.16.
- ✓ 6. GUARDS
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11". 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

REC. BY _____ DATE _____
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ARCHITECTURAL REVIEW & APPROVAL

NOV 20/2017

John G. Williams Limited, Architects

STRUDET INC.



B. MARINKOVIC

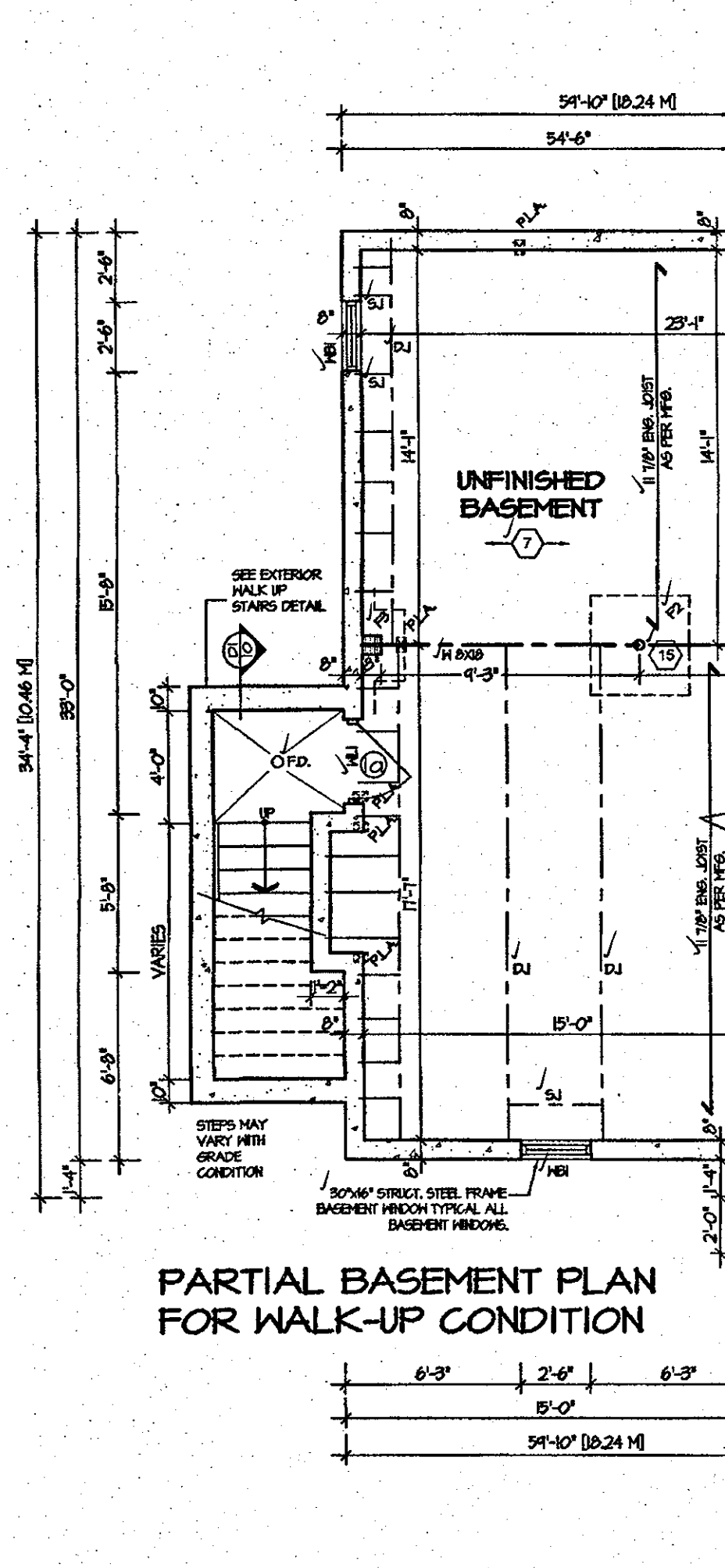
FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

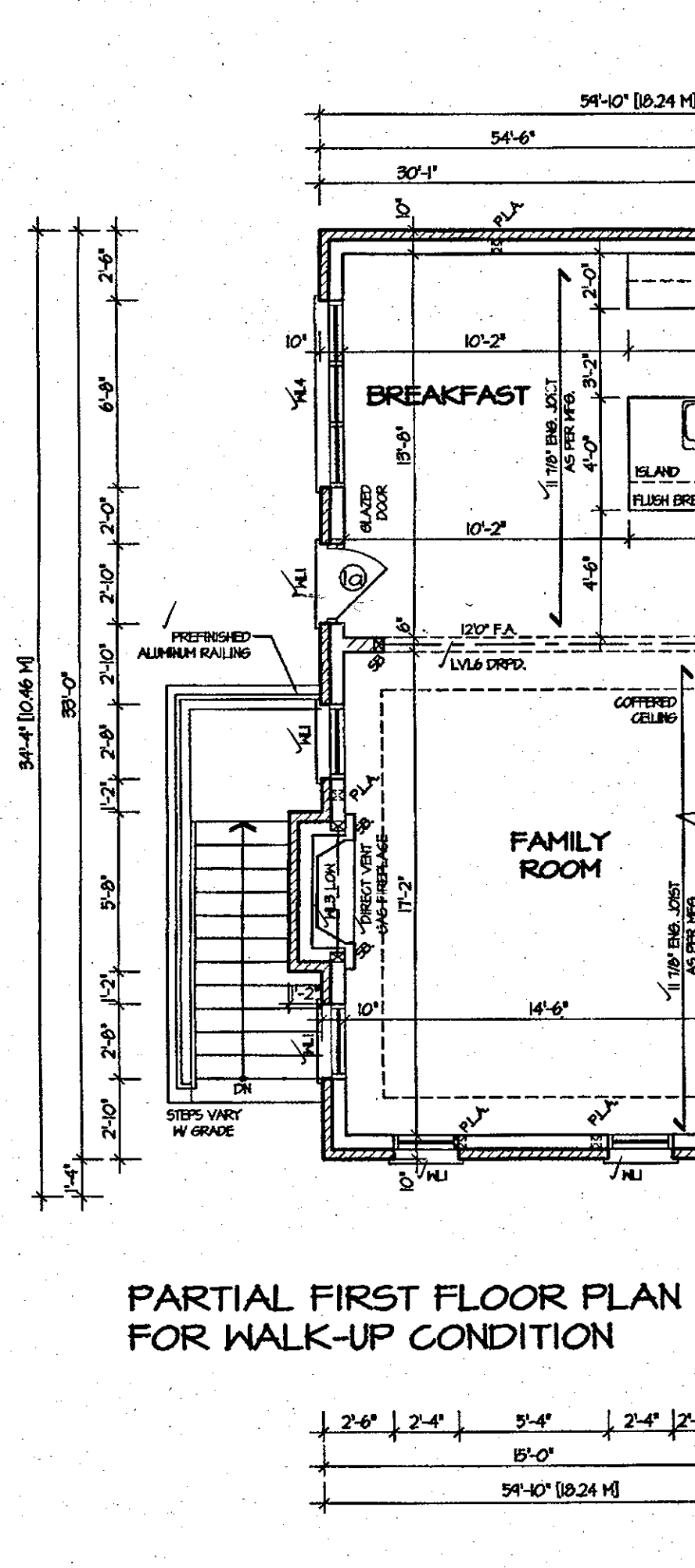
JUL 14 2017

ROSEWOOD 12

✓ COMPLIANCE PACKAGE "A1"



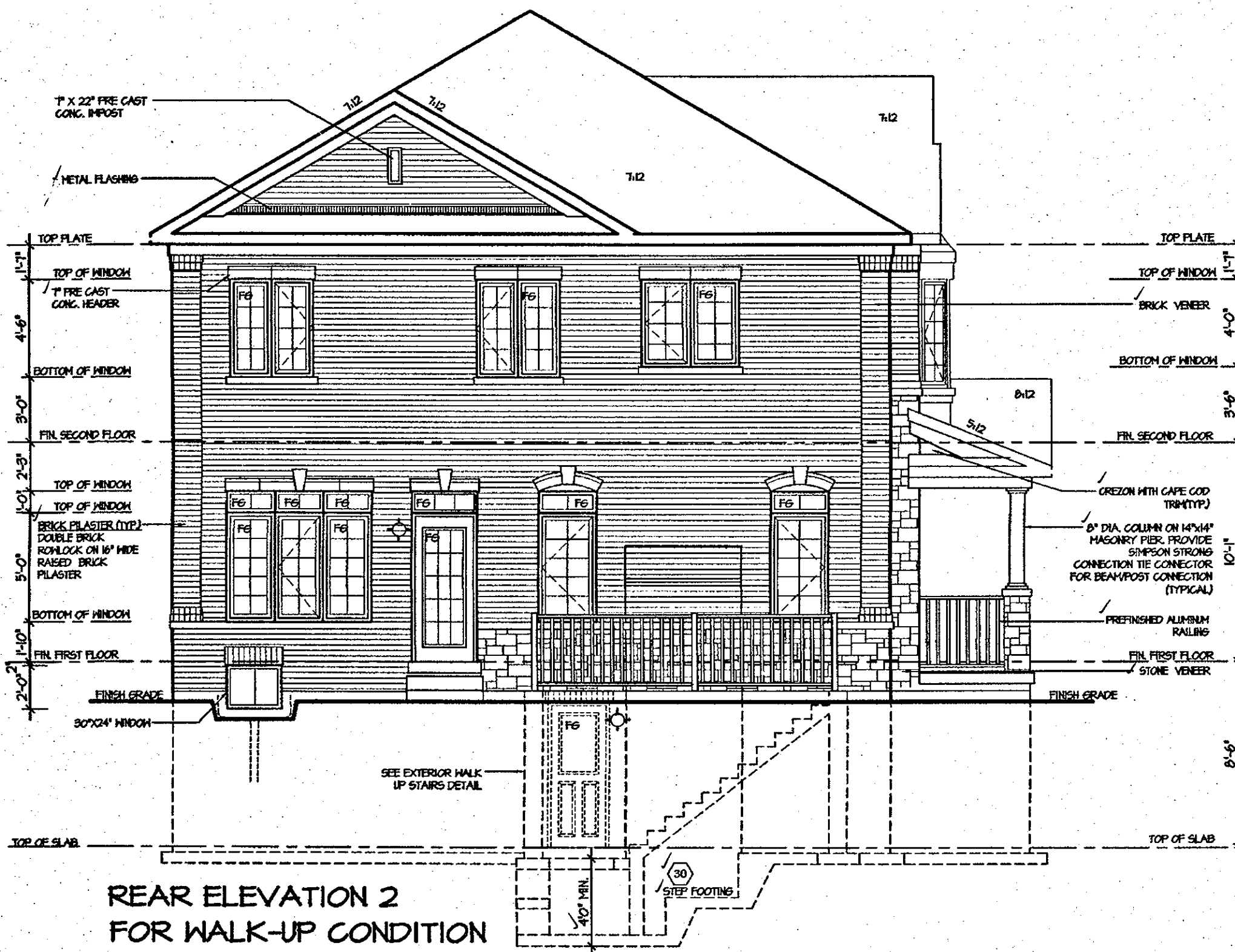
PARTIAL BASEMENT PLAN FOR WALK-UP CONDITION



PARTIAL FIRST FLOOR PLAN
FOR WALK-UP CONDITION

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4.					WALK-UP PLANS				
3.					SCALE	BY	AREA	PAGE No.	
2.					3/16"=1'-0"	V.G.	3,165	10	
1.	ISSUED FOR REVIEW				MAR 2017	DATE	TYPE	PROJECT	
REVISIONS			MAR 2017		03-13-11	RUSSEL GARDEN II			





REAR ELEVATION 2
FOR WALK-UP CONDITION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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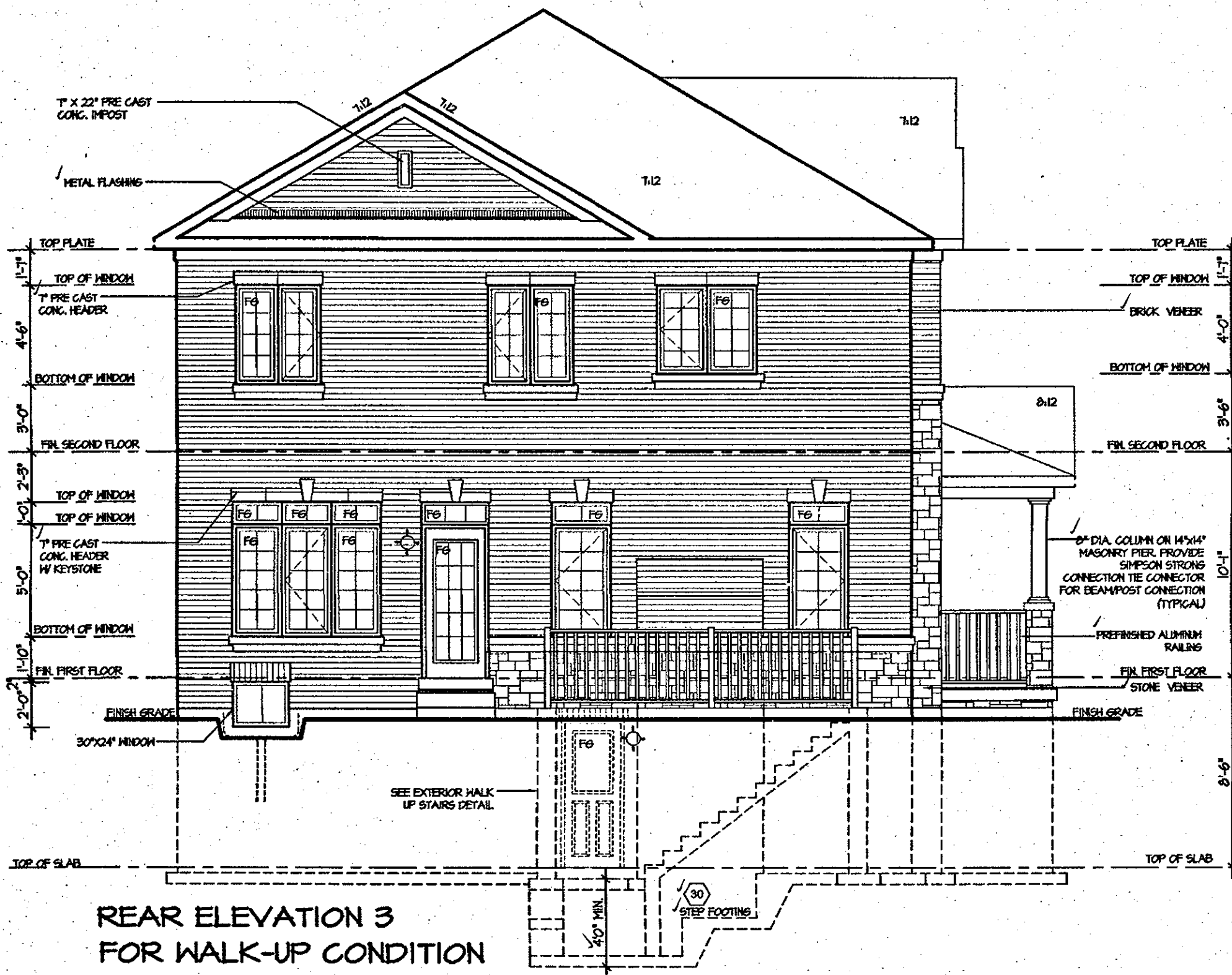
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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2017
John G. Williams Limited, Architect

ROSEWOOD 12
COMPLIANCE PACKAGE "A1"

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3.					SCALE	3/16"=1'-0"	BY		V.G.
2.					DATE	MAR 2017	TYPE		
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REVISIONS									