STRIP FOOTINGS – FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" 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 ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED 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 = 16"x16"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa. WITH 5–8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1	=3-1/2" x 3-1/2" x 1/4"L (90x90x6.0L)	+ 2-2"x8" SPR. No.2
WL2	=4" x 3-1/2" x 5/16"L (100x90x8.0L)	+ 2-2"x8" SPR. No.2
WL3	=5" x 3-1/2" x 5/16"L (125x90x8.0L)	+ 2-2"x10" SPR. No.2
WL4	=6" x 3-1/2" x 3/8"L (150x90x10.0L)	+ 2-2"x12" SPR. No.2
WL5	=6" x 4" x 3/8"L (150x100x10.0L)	+ 2-2"x12" SPR. No.2
WL6	=5" x 3-1/2" x 5/16"L (125x90x8.0L)	+ 2-2"x12" SPR. No.2
WL7	=5" x 3-1/2" x 5/16"L (125x90x8.0L)	+ 3-2"x12" SPR. No.2
WL8	=5" x 3-1/2" x 5/16"L (125x90x8.0L)	+ 3-2"x10" SPR. No.2
WL9	=6" x 4" x 3/8"L (150x100x10.0L)	+ 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1	=2-2"x8" (2-38x184) SPR. No.2
WB2	=3-2"x8" (3-38x184) SPR. No.2
WB3	=2-2"x10" (2-38x235) SPR. No.2
WB4	=3-2"x10" (3-38x235) SPR. No.2
WB5	=2-2"x12" (2-38x286) SPR. No.2
WB6	=3-2"x12" (3-38x286) SPR. No.2
WB7	=5-2"x12" (5-38x286) SPR. No.2
WB11	=4-2"x10" (4-38x235) SPR. No.2
WB12	=4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	=1-1 3/4"x7 1/4" (1-45x184)
LVL1	=2-1 3/4"x7 1/4" (2-45x184)
LVL2	=3-1 3/4"x7 1/4" (3-45x184)
LVL3	=4-1 3/4"x7 1/4" (4-45x184)
LVL4A	=1-1 3/4"x9 1/2" (1-45x240)
LVL4	=2-1 3/4"x9 1/2" (2-45x240)
LVL5	=3-1 3/4"x9 1/2" (3-45x240)
LVL5A	=4-1 3/4"x9 1/2" (4-45x240)
LVL6A	=1-1 3/4"x11 7/8" (1-45x300)
LVL6	=2-1 3/4"x11 7/8" (2-45x300)
LVL7	=3-1 3/4"x11 7/8" (3-45x300)
LVL8	=2-1 3/4"x14" (2-45x356)
LVL9	=3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1	=3-1/2" x 3-1/2" x 1/4"L (90x90x6.0L)
L2	=4" x 3-1/2" x 5/16"L (100x90x8.0L)
L3	=5" x 3-1/2" x 5/16"L (125x90x8.0L)
L4	=6" x 3-1/2" x 3/8"L (150x90x10.0L)
L5	=6" x 4" x 3/8"L (150x100x10.0L)
L6	=7" x 4" x 3/8"L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR 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

CERAMIC TILE FOR CONVENTIONAL LUMBER (OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"–7'0". 2 ROWS FOR SPANS GREATER THAN 7'0".

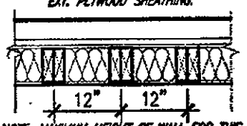
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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

NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR FLAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

TWO STOREY HEIGHT WALL DETAIL

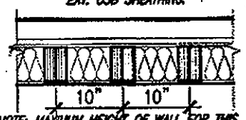
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

TWO STOREY HEIGHT WALL DETAIL

2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

TWO STOREY HEIGHT WALL DETAIL

2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

1902 SF.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

HIGHGROVE 3 ELEVATION 1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	471 S.F.	124.42 S.F.	26.42 %
LEFT SIDE	965 S.F.	00.0 S.F.	0.00 %
RIGHT SIDE	965 S.F.	00.0 S.F.	0.00 %
REAR	445 S.F.	116.17 S.F.	26.11 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	2846.00 S.F.	240.59 S.F.	8.45 %
TOTAL SQ. M.	264.40 S.M.	22.35 S.M.	8.45 %

AREA CALCULATIONS	ELEV '1'
GROUND FLOOR AREA	833 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1902 SF (176.70 m2)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m2)
COVERAGE W/O PORCH	1106 SF (102.75 m2)

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

HIGHGROVE 3 ELEVATION 2	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	466 S.F.	127.50 S.F.	27.36 %
LEFT SIDE	965 S.F.	00.0 S.F.	0.00 %
RIGHT SIDE	965 S.F.	00.0 S.F.	0.00 %
REAR	445 S.F.	116.17 S.F.	26.11 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	2841.00 S.F.	243.67 S.F.	8.58 %
TOTAL SQ. M.	263.94 S.M.	22.64 S.M.	8.58 %

AREA CALCULATIONS	ELEV '2'
GROUND FLOOR AREA	842 SF
SECOND FLOOR AREA	1078 SF
TOTAL FLOOR AREA	1920 SF (178.37 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1920 SF (178.37 m2)
GROUND FLOOR COVERAGE	842 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	48 SF
COVERAGE W/ PORCH	1163 SF (108.04 m2)
COVERAGE W/O PORCH	1115 SF (103.59 m2)

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

HIGHGROVE 3 ELEVATION 3	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	461 S.F.	139.75 S.F.	30.31 %
LEFT SIDE	965 S.F.	00.0 S.F.	0.00 %
RIGHT SIDE	965 S.F.	00.0 S.F.	0.00 %
REAR	445 S.F.	116.17 S.F.	26.11 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	2836.00 S.F.	255.92 S.F.	9.02 %
TOTAL SQ. M.	263.47 S.M.	23.78 S.M.	9.02 %

AREA CALCULATIONS	ELEV '3'
GROUND FLOOR AREA	833 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1902 SF (176.70 m2)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m2)
COVERAGE W/O PORCH	1106 SF (102.75 m2)

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-RS
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
FOR CHIEF BUILDING OFFICIAL — DATE DEC. 14/17

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
5	ISSUED FOR PRICING.	AUG. 23/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
1	PRELIMINARY REVIEW.	APR. 12/17	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information — Richard Vink — signature — 24488
name — registration information — VA3 Design Inc. — BCIN — 42658

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

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

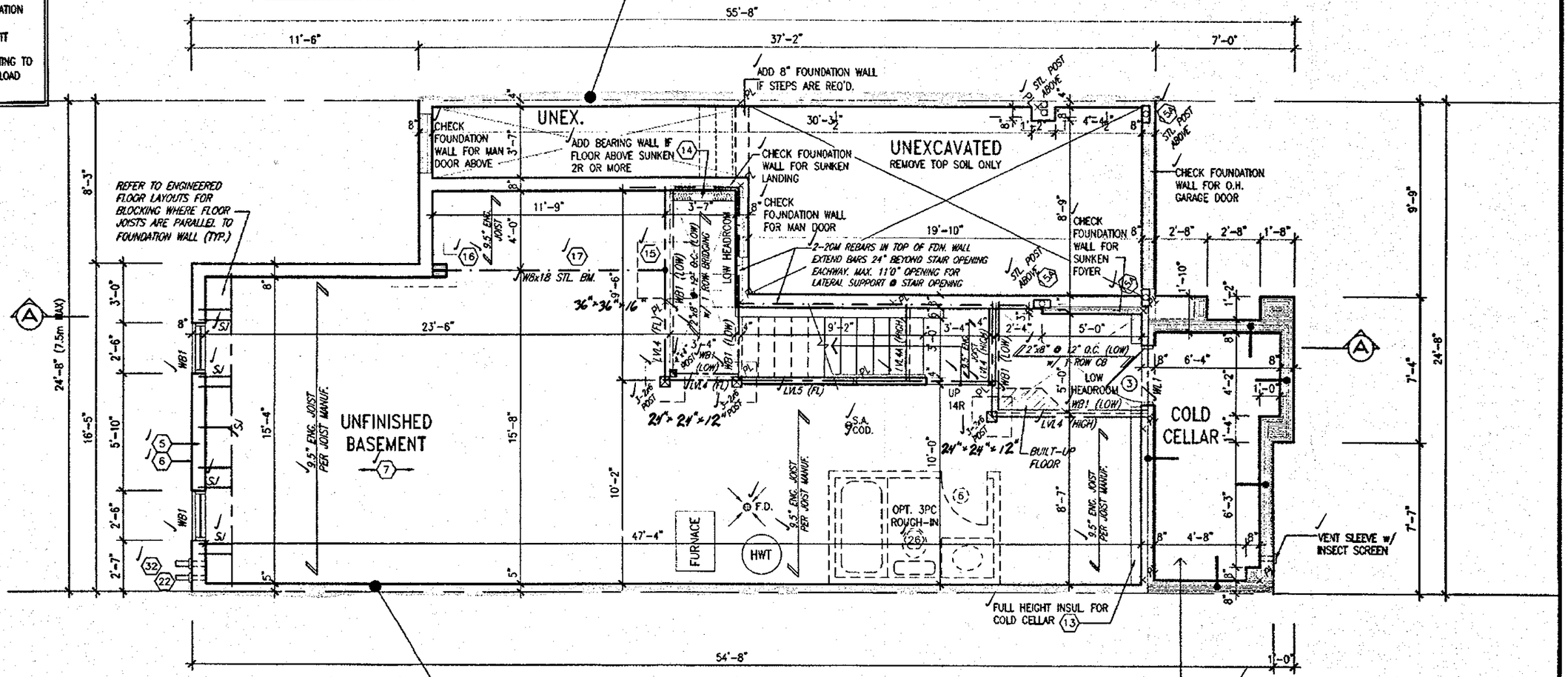
project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON. — HIGHGROVE 3 — project no. 16036
date: APRIL 2017 — GENERAL NOTES & CHARTS
drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-3
drawing no. A0

1902 SF.

BASEMENT WALL INSULATION (TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS where FRAMING IS REQ'D. FOR SUPPORT.
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



BASEMENT PLAN ELEV. '3'

PARTY WALL AT HOUSE SIDE CONSTRUCTION
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB WITH 15M BARS @ 12"o.c. BOTTOM EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 15M BENT (24"x24") DOWELS SPACED NOT MORE THAN 16"o.c. TYPICALL ALL AROUND.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: Apr. 20, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

Electrical Contractor Registration Agency of the Electrical Safety Authority

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.pluginsafety.ca

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-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
MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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8	REVISED.	APR. 13/18	GW
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
5	ISSUED FOR PRICING.	AUG. 23/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
1	PRELIMINARY REVIEW.	APR. 12/17	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information: Richard Vink, signature, 24488 (BCIN)
registration information: VA3 Design Inc. 42658

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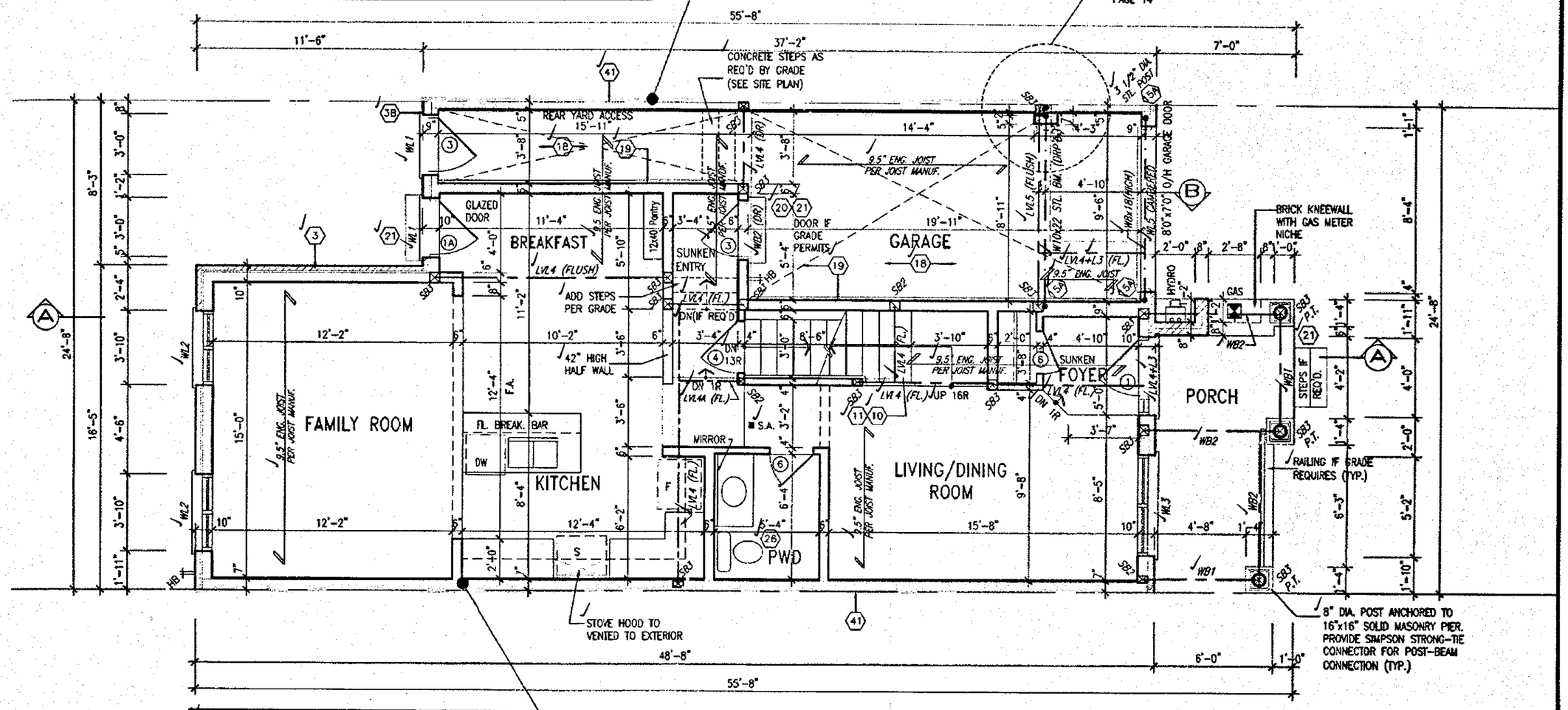
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
HIGHGROVE 3	project no. 16036
date: APRIL 2017	BASEMENT PLAN ELEV. '3'
drawn by: WT	checked by: GW
scale: 3/16" = 1'-0"	file name: 16036-HIGHGROVE-3
drawing no. A1c	

1902 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



PARTY WALL AT HOUSE SIDE CONSTRUCTION
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

GROUND FLOOR PLAN ELEV. '3'

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-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

MAY 29/18

FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: Apr. 20, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

Electrical Contractor Registration Agency of the Electrical Safety Authority

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PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca

NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS AND TOWNHOUSE BLOCK PLANS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

ENGINEERED FLOOR FRAMING INFO
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL FLOOR FRAMING INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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no.	description	date	by
9			
8	REVISED.	APR. 13/18	GW
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
6	REVISED ISSUED FOR PERMIT.	SEP. 28/17	GW
5	ISSUED FOR PRICING.	AUG. 23/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
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1	PRELIMINARY REVIEW.	APR. 12/17	GW

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

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

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

HIGHGROVE 3

date	checked by	scale	file name
APRIL 2017	GW	3/16" = 1'-0"	16036-HIGHGROVE-3

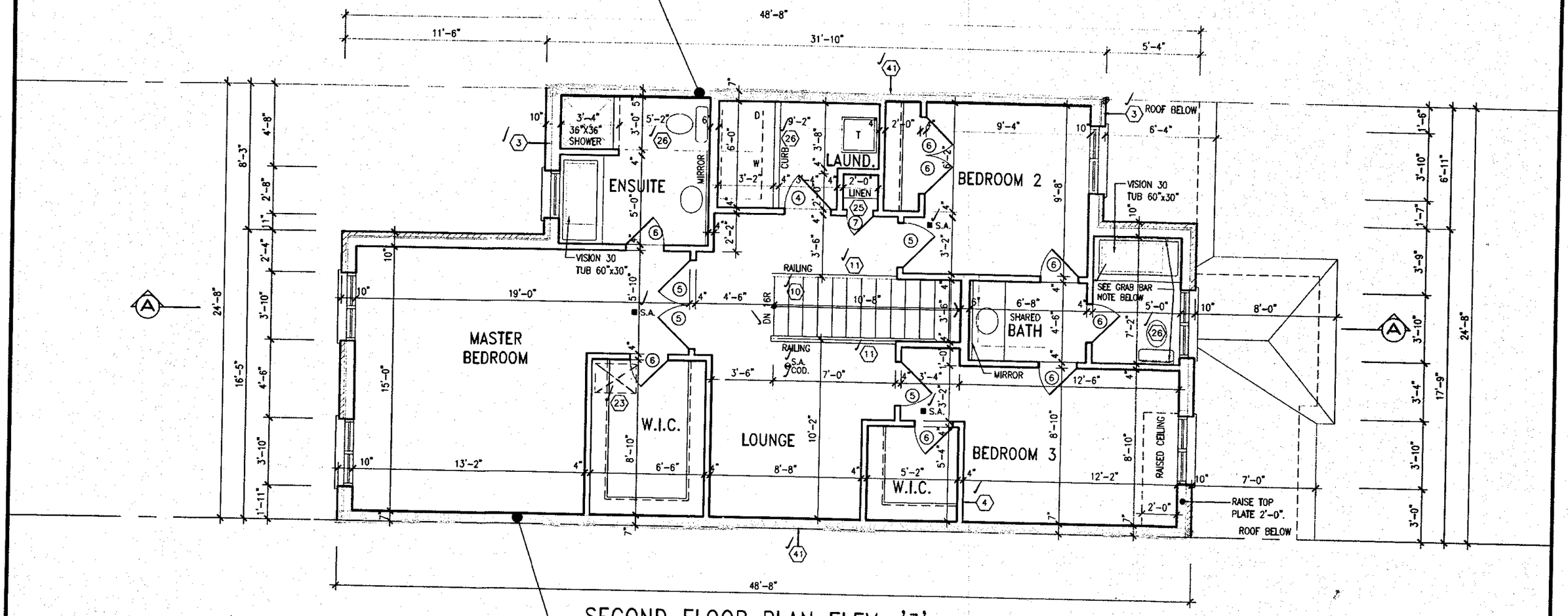
GROUND FLOOR PLAN ELEV. '3'

drawn by: WT

drawing no. A2c

1902 SF.

PARTY WALL CONSTRUCTION (UPPER FLOOR)
- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



PARTY WALL CONSTRUCTION (UPPER FLOOR)
- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

SECOND FLOOR PLAN ELEV. '3'

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-RQ

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

FOR CHIEF BUILDING OFFICIAL — DATE MAY 29/18

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

FEB 1 5 2018

Electrical Contractor Registration Agency of the Electrical Safety Authority

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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

NOTE:
REFER TO BLOCK WORKING DRAWINGS FOR SECOND FLOOR STRUCTURAL INFORMATION.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(a) & 3.8.3.13.(1)(f).

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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16			
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10			
9			
8			
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
6	REVISED ISSUED FOR PERMIT.	SEP. 28/17	GW
5	ISSUED FOR PRICING.	AUG. 23/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW
1	PRELIMINARY REVIEW.	APR. 12/17	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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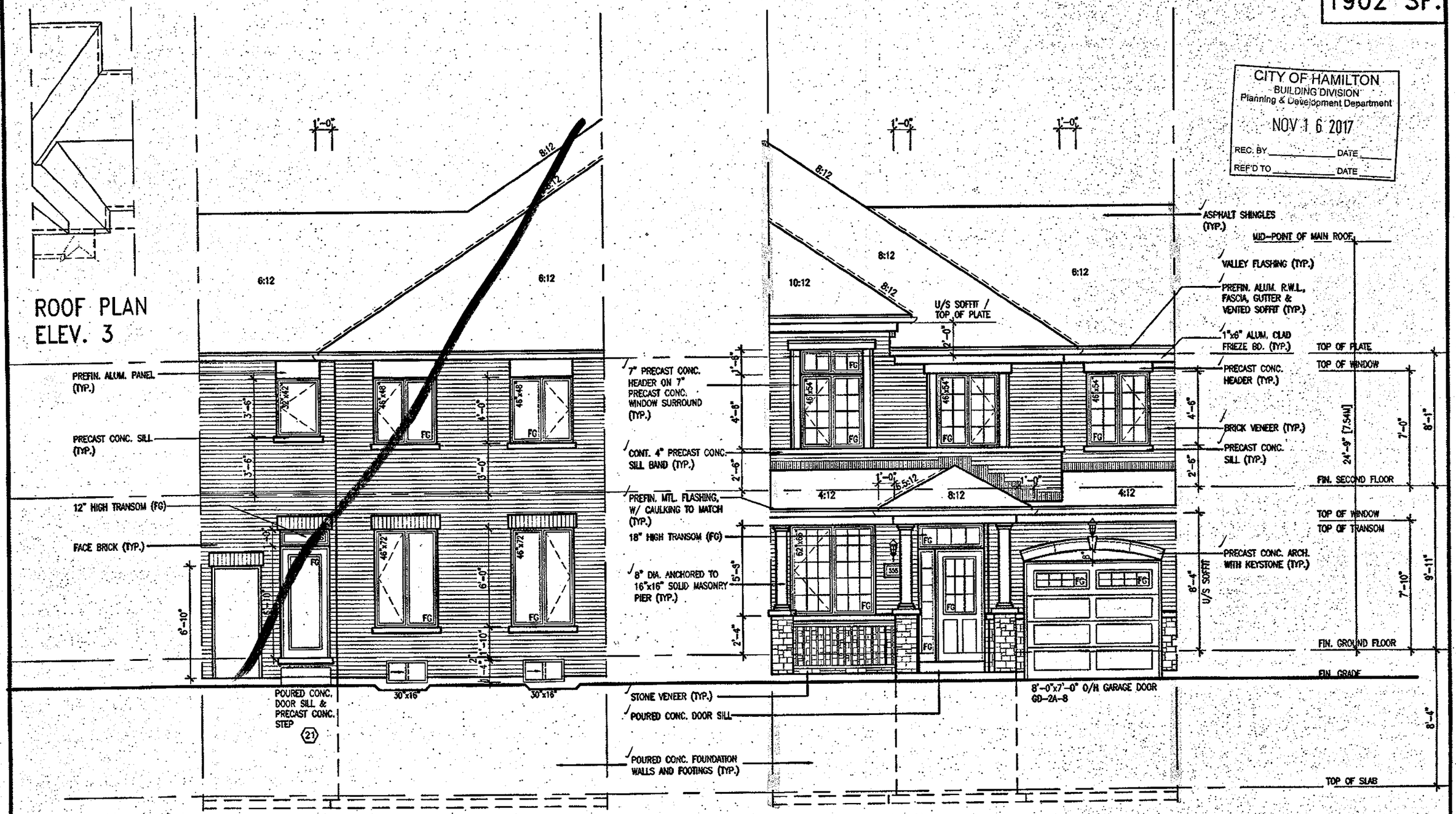
va3design.com

Greenpark

project name	RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON.
project no.	16036
date	APRIL 2017
drawing title	SECOND FLOOR PLAN ELEV. '3'
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-3
drawing no.	A3c

HIGHGROVE 3

1902 SF.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 1 6 2017
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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ARCHITECTURAL REVIEW & APPROVAL

OCT 1 6 2017

John G. Williams Limited, Architect

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

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

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-R9

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL — DATE: DEC. 14/17

OCT 0 4 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18	.	.	.	9	.	.	.
17	.	.	.	8	.	.	.
16	.	.	.	7	.	.	.
15	.	.	.	6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
14	.	.	.	5	ISSUED FOR PRICING.	AUG. 23/17	GW
13	.	.	.	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12	.	.	.	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
11	.	.	.	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	.	.	.	1	PRELIMINARY REVIEW.	APR. 12/17	GW

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qualification information
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name — registration information
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Greenpark.

project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON.

HIGHGROVE 3

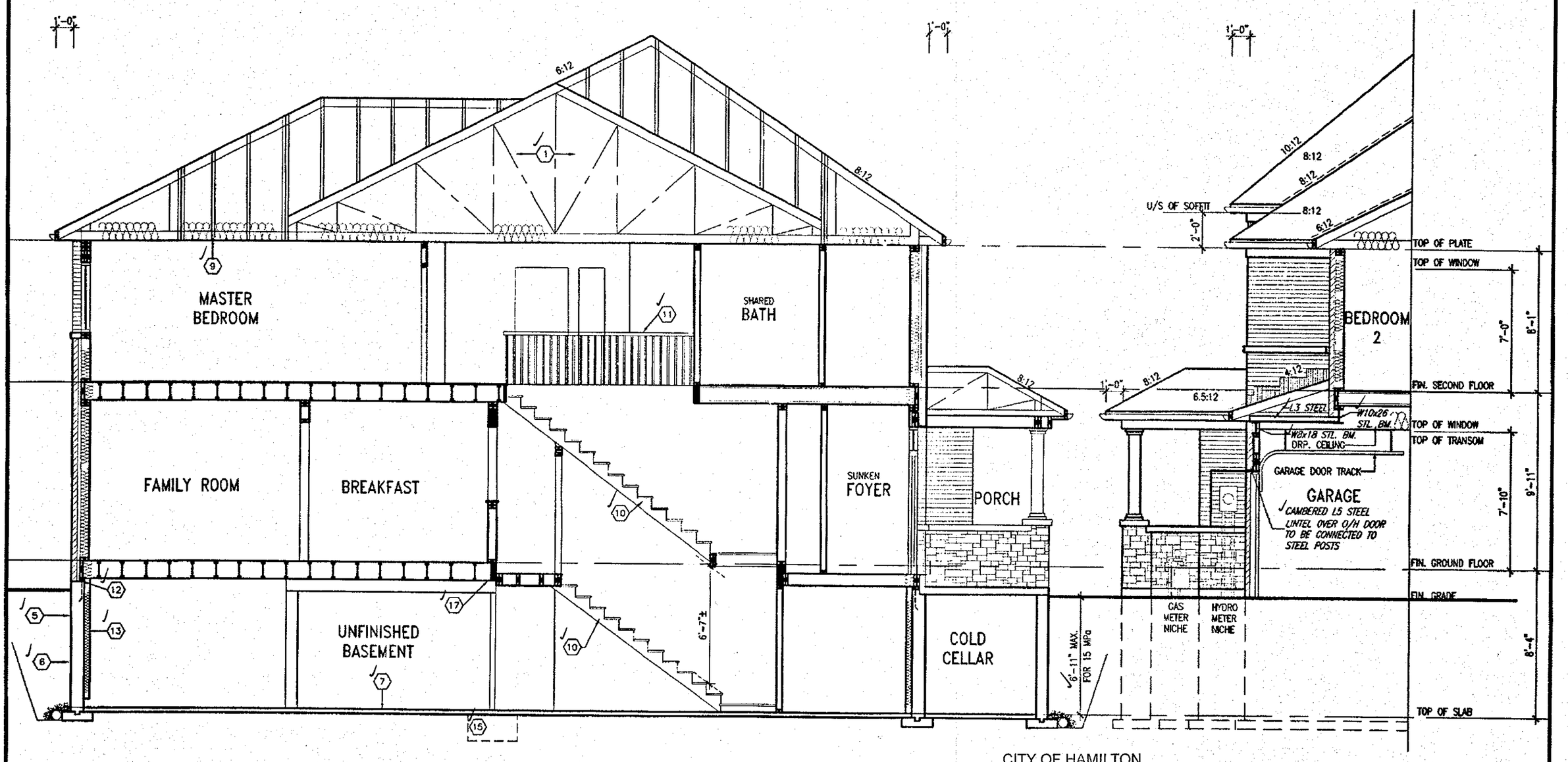
project no. 16036

date: APRIL 2017 — FRONT & REAR ELEVATION '3'

drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-3

drawing no. A4c

1902 SF.



SECTION A-A ELEV. 3

SECTION B

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REGISTERED PROFESSIONAL ENGINEER
D. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-R9
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MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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no.	description	date	by
9			
8	REVISED.	APR. 13/18	GW
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
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name — registration information
VA3 Design Inc. — 42658

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
HIGHGROVE 3	project no. 16036
date: APRIL 2017	SECTION A-A ELEV. 3
drawn by: WT	checked by: GW
scale: 3/16" = 1'-0"	file name: 16036-HIGHGROVE-3
drawing no. A6c	

1902 SF.

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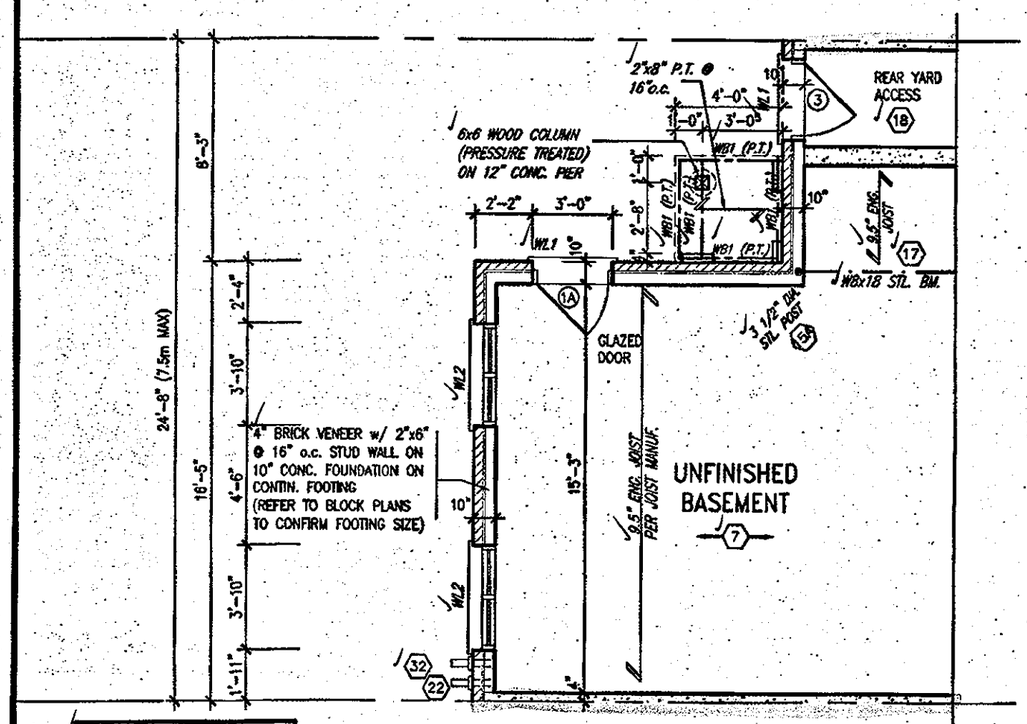
ARCHITECTURAL REVIEW & APPROVAL

OCT 1 6 2017

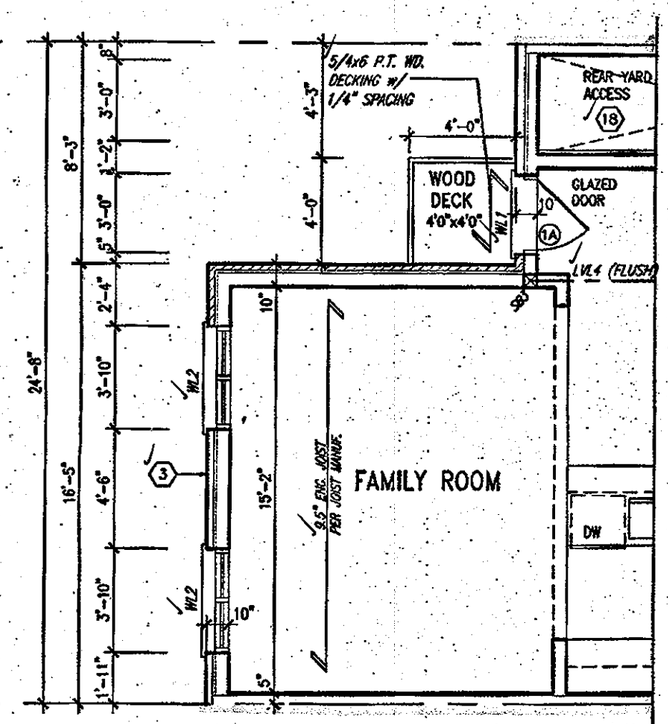
John G. Williams Limited, Architect



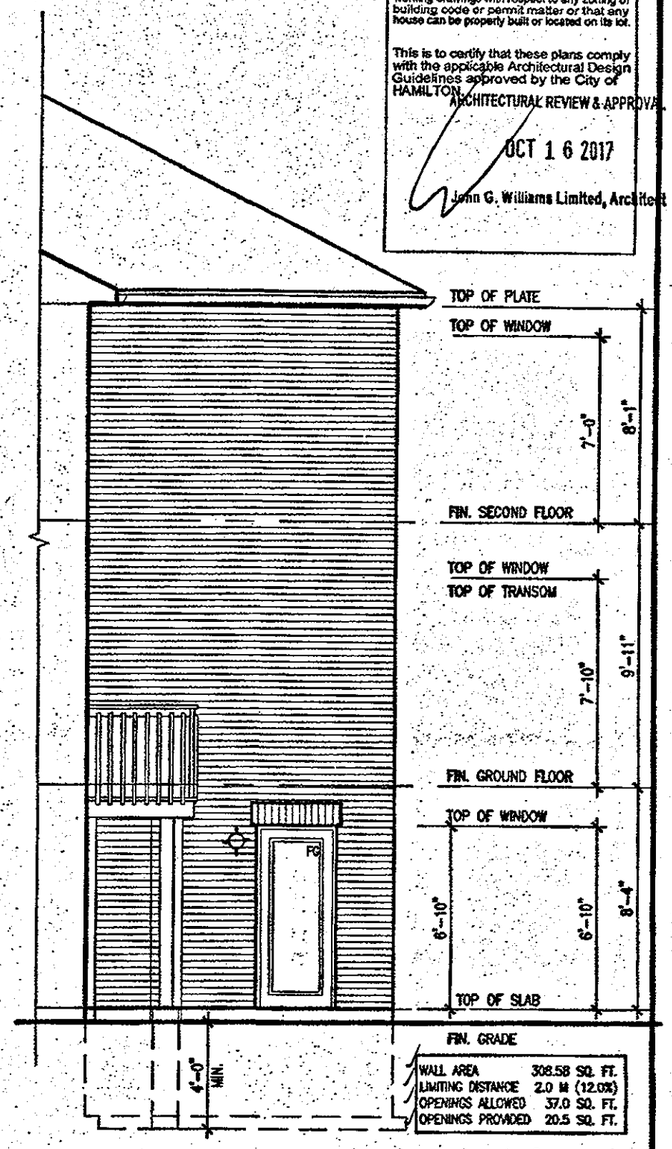
VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

PART. BASEMENT PLAN
W.O.B CONDITION

LOOK-OUT WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6-2) FOR ADDITIONAL WOOD DECK INFORMATION.



PART. GROUND FLOOR PLAN
W.O.B CONDITION



SIDE ELEVATION '1/1A/2/3'
WOB CONDITION

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-R9

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DEC. 14/17

FOR CHIEF BUILDING OFFICIAL DATE

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 1 6 2017
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
NOV 17
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

OCT 0 4 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
14				5	ISSUED FOR PRICING.	AUG. 23/17	GW
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW		

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

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: APRIL 2017
PARTIAL PLANS– WOB CONDITION
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-3
drawing no.: A10

1902 SF.

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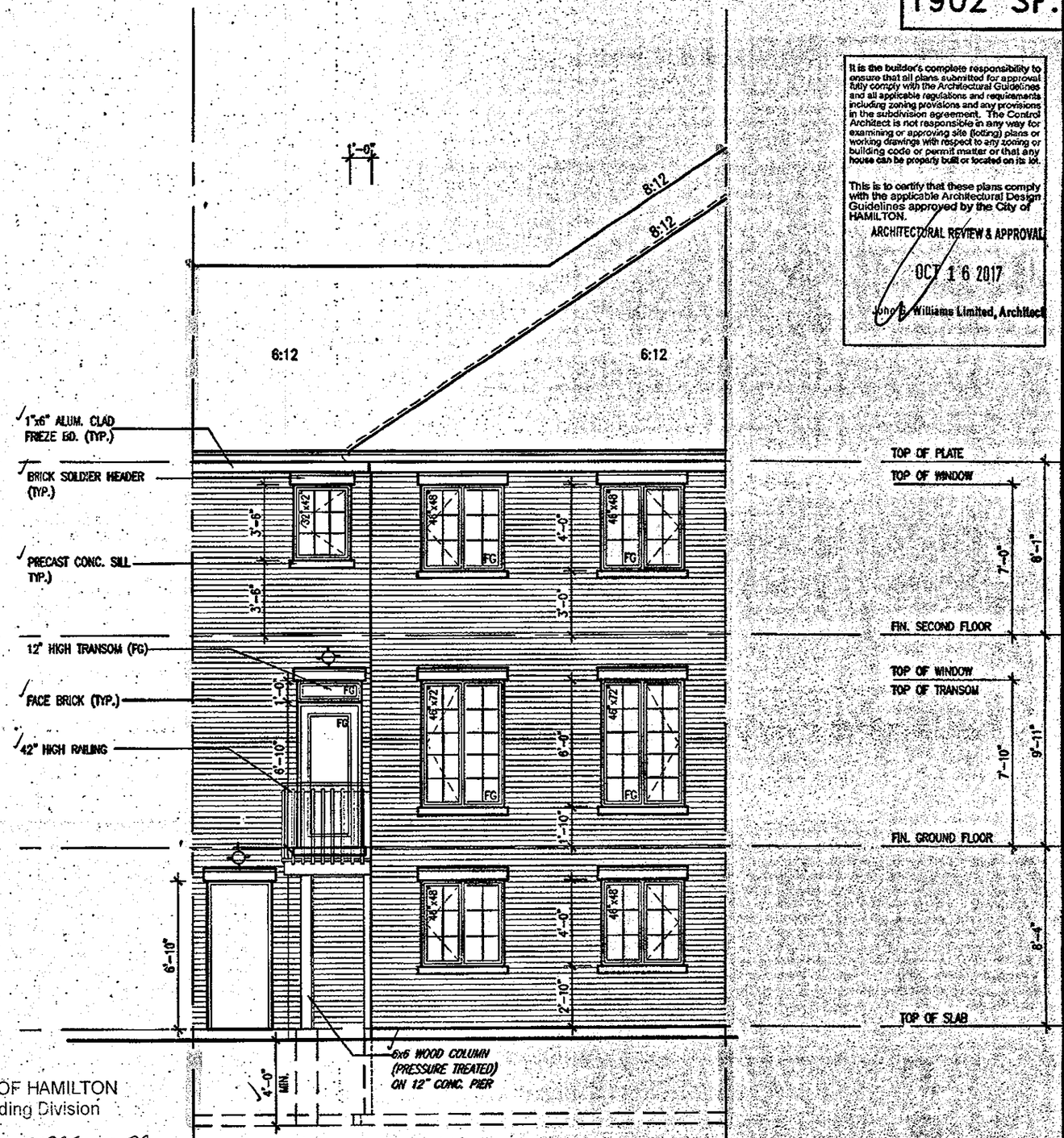
ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John C. Williams Limited, Architect



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC. BY _____ DATE _____
REF'D.TO _____ DATE _____

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Building Division
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DEC. 14/17
FOR CHIEF BUILDING OFFICIAL — DATE

UPGRADED REAR ELEVATION '3'
WOB CONDITION

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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registration information: VA3 Design Inc. — BCIN 42658

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Greenpark.

project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON.
HIGHGROVE 3
project no. 16036
date: APRIL 2017 — UPGRADE REAR ELEV. 3 – WOB CONDITION
drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-3
drawing no. A11c
DWG - N:\ARCHIVE\ACTIVE\2016\16036 GRP\DWGS\HIGHGROVE\HIGHGROVE-3\16036-HIGHGROVE-3.dwg - Thu - Sep 28 2017 - 5:24 PM