

2451 SF.

STRIP FOOTINGS -- FOR SINGLES & SEMIS UP TO 2 STOREYS
 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 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)

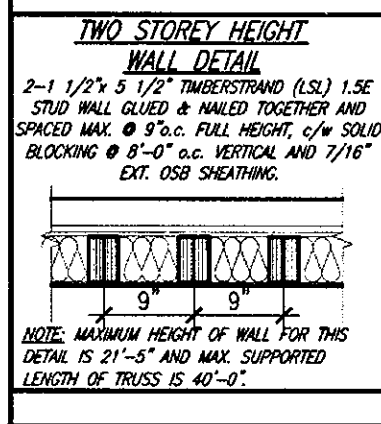
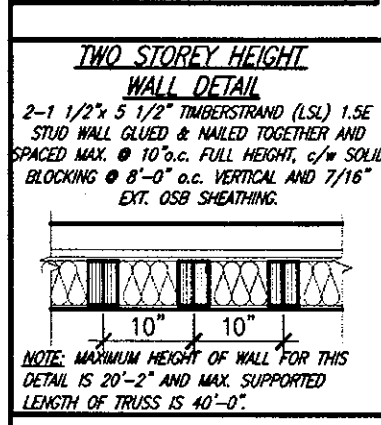
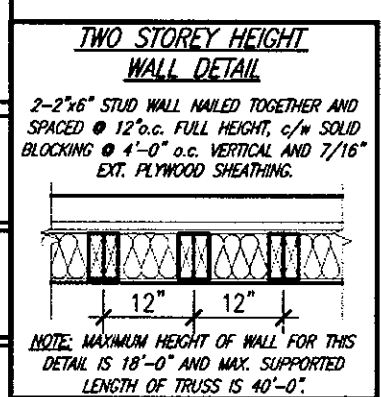
LOOSE STEEL LINTELS (L)
 L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
 L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
 L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
 L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
 L5 = 6" x 4" x 3/8" L (150x100x10.0L)
 L6 = 7" x 4" x 3/8" L (180x100x10.0L)

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.



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

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UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))

HIGHGROVE 11, ELEV. '2'	ENERGY EFFICIENCY -- OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	731.85 S.F.	100.25 S.F.	13.70 %
LEFT SIDE	1007.58 S.F.	185.09 S.F.	18.37 %
RIGHT SIDE	142.44 S.F.	0.0 S.F.	0.00 %
REAR	703.85 S.F.	126.43 S.F.	17.96 %
* OPENINGS OMITTED AS PER SB-12.3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2585.72 S.F.	411.77 S.F.	15.92 %
TOTAL SQ. M.	240.22 S.M.	38.25 S.M.	15.92 %

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	1132 SF
SECOND FLOOR AREA	1319 SF
TOTAL FLOOR AREA	2451 SF
	(227.70 m ²)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	+0 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	2451 SF
	(227.70 m ²)
GROUND FLOOR COVERAGE	1132 SF
GARAGE COVERAGE/AREA	223 SF
PORCH COVERAGE/AREA	59 SF
COVERAGE W/ PORCH	1414 SF
	(131.36 m ²)
COVERAGE W/O PORCH	1355 SF
	(125.88 m ²)



STRUDET INC.
FOR STRUCTURE ONLY

OCT 04 2017

HIGHGROVE 11 COMPLIANCE PACKAGE 'A1'

18			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.			HIGHGROVE 11 B218-6
17			8			qualification information			
16			7			Richard Vink	24488	BCN	
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17	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 15/17	GW			
11			2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW			
10			1	ISSUED FOR CLIENT REVIEW.	APR. 19/17	GW			
no.	description	date	by	no.	description	date	by	Contract documents must be reviewed 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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RUSSELL GARDENS PH.2 WATERDOWN, ON. 16036-HIGHGROVE 11

date 2017-04
drawn by BD.BHW
checked by
scale 3/16" = 1'-0"

GENERAL NOTES & CHARTS
16036-HIGHGROVE 11
drawing no. A0

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

DATE: 2017-04
SCALE: 3/16" = 1'-0"

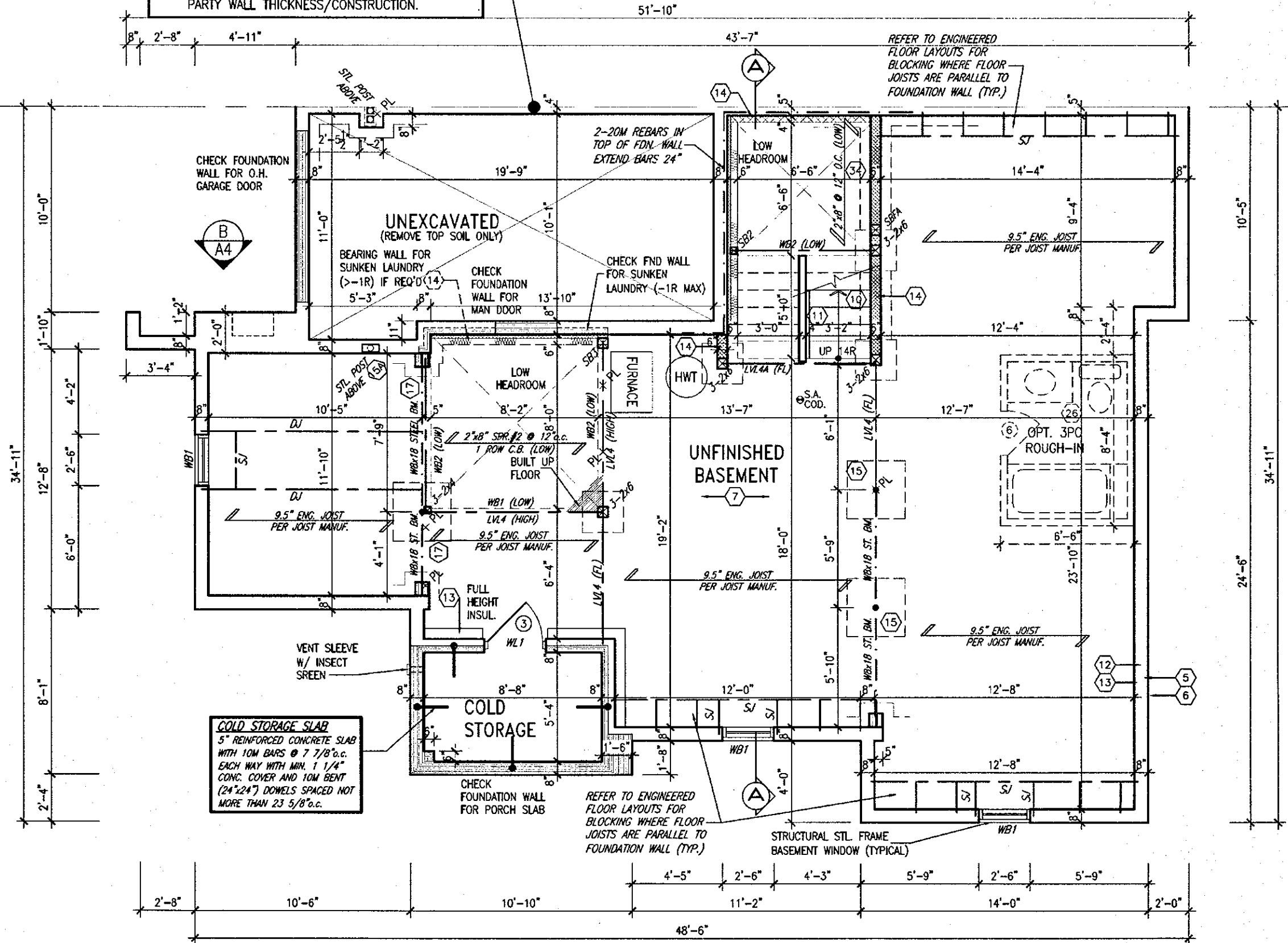
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BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

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 SK1,SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4,4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB WITH 10M BARS @ 7 7/8"o.c. EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 10M BENT (24"x24") DOMELS SPACED NOT MORE THAN 23 5/8"o.c.

BASEMENT PLAN '2'



APR 17 2018

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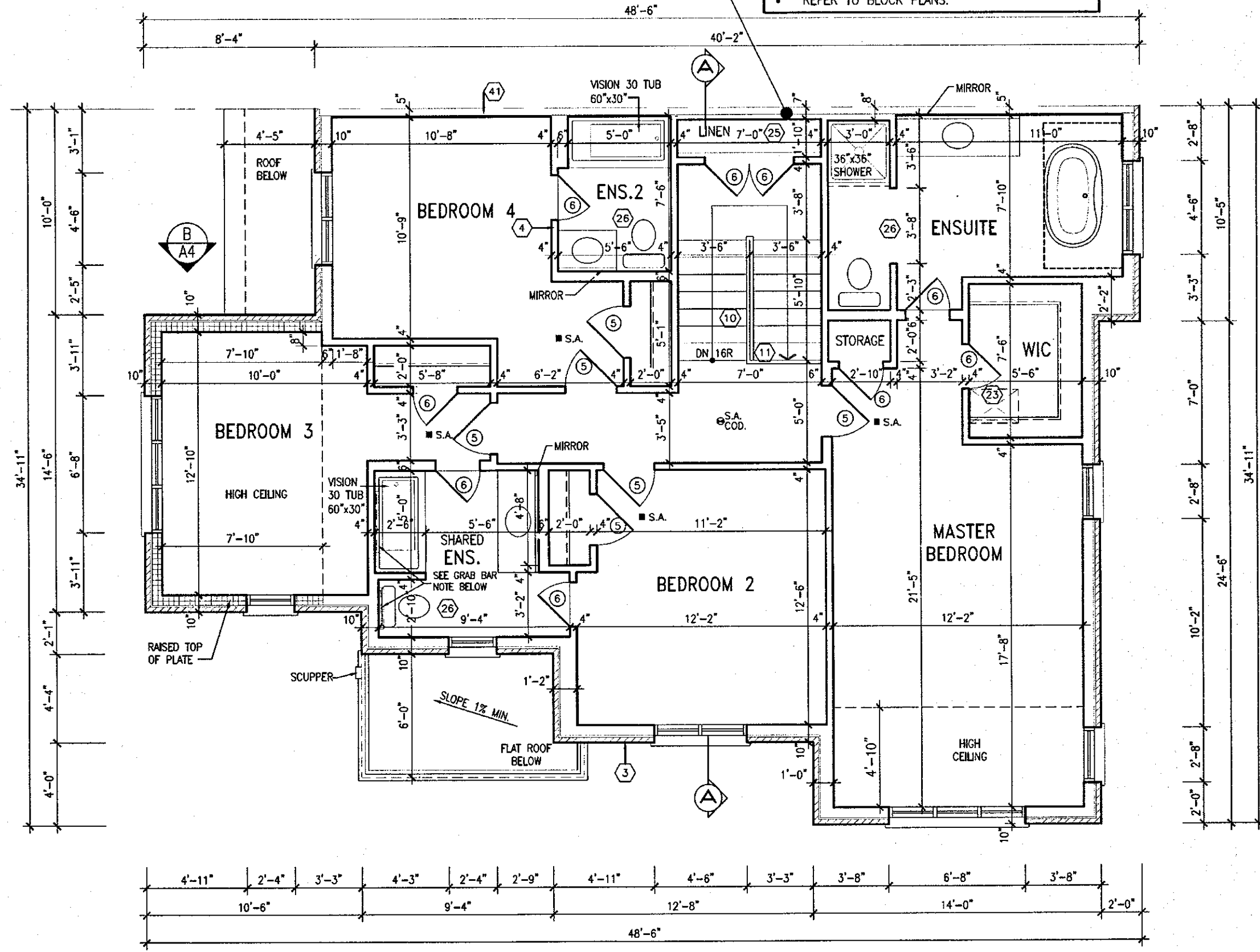
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vasdesign.com

Greenpark. HIGHGROVE 11 B218-6
project name RUSSELL GARDENS PH.2 WATERDOWN, ON. project no. 16036
date 2017-04 checked by scale 3/16" = 1'-0"
drawing no. BASEMENT PLAN '2' drawing no. A1
file name 16036-HIGHGROVE 11
date Apr 17 2018 2:40 PM

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



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)(d) & 3.8.3.13.(1)(f).

SECOND FLOOR PLAN '2'

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

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HIGHGROVE 11
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<p>18</p>		<p>9</p>		<p>17</p>		<p>8 REVISED.</p>		<p>APR. 17/18 GW</p>		<p>24488</p>		<p>VA3 DESIGN</p>		<p>Greenpark.</p>		<p>HIGHGROVE 11</p>	
<p>16</p>		<p>7</p>		<p>16</p>		<p>REV. PER CITY COMMENTS, REISSUED.</p>		<p>FEB. 21/18 GW</p>		<p>signature</p>		<p>2017-04</p>		<p>RUSSELL GARDENS PH.2</p>		<p>WATERDOWN, ON.</p>	
<p>15</p>		<p>6</p>		<p>15</p>		<p>REVISED, ISSUED FOR PERMIT.</p>		<p>SEP. 29/17 GW</p>		<p>Richard Vink</p>		<p>drawn by</p>		<p>16036-HIGHGROVE 11</p>		<p>project no. 16036</p>	
<p>14</p>		<p>5</p>		<p>14</p>		<p>ISSUED FOR PRICING.</p>		<p>AUG. 23/17 GW</p>		<p>BCN</p>		<p>checked by</p>		<p>3/16" = 1'-0"</p>		<p>16036-HIGHGROVE 11</p>	
<p>13</p>		<p>4</p>		<p>13</p>		<p>REVISED AS PER CLIENT COMMENTS.</p>		<p>JUN 21/17 WT</p>		<p>signature</p>		<p>scale</p>		<p>16036-HIGHGROVE 11</p>		<p>drawing no. A3</p>	
<p>12</p>		<p>3</p>		<p>12</p>		<p>CHANGED JOIST DEPTH/ FLOOR HEIGHTS</p>		<p>JUN 15/17 GW</p>		<p>VA3 Design Inc.</p>		<p>255 Consumers Rd Suite 120</p>		<p>2017-04</p>		<p>SECOND FLOOR PLAN '2'</p>	
<p>11</p>		<p>2</p>		<p>11</p>		<p>REVISED PER CLIENT COMMENTS.</p>		<p>MAY 03/17 GW</p>		<p>42658</p>		<p>2017-04</p>		<p>16036-HIGHGROVE 11</p>		<p>16036-HIGHGROVE 11</p>	
<p>10</p>		<p>1</p>		<p>10</p>		<p>ISSUED FOR CLIENT REVIEW.</p>		<p>APR. 19/17 GW</p>		<p>42658</p>		<p>2017-04</p>		<p>16036-HIGHGROVE 11</p>		<p>16036-HIGHGROVE 11</p>	
<p>no. description</p>		<p>date</p>		<p>by</p>		<p>no. description</p>		<p>date</p>		<p>by</p>		<p>no. description</p>		<p>date</p>		<p>by</p>	

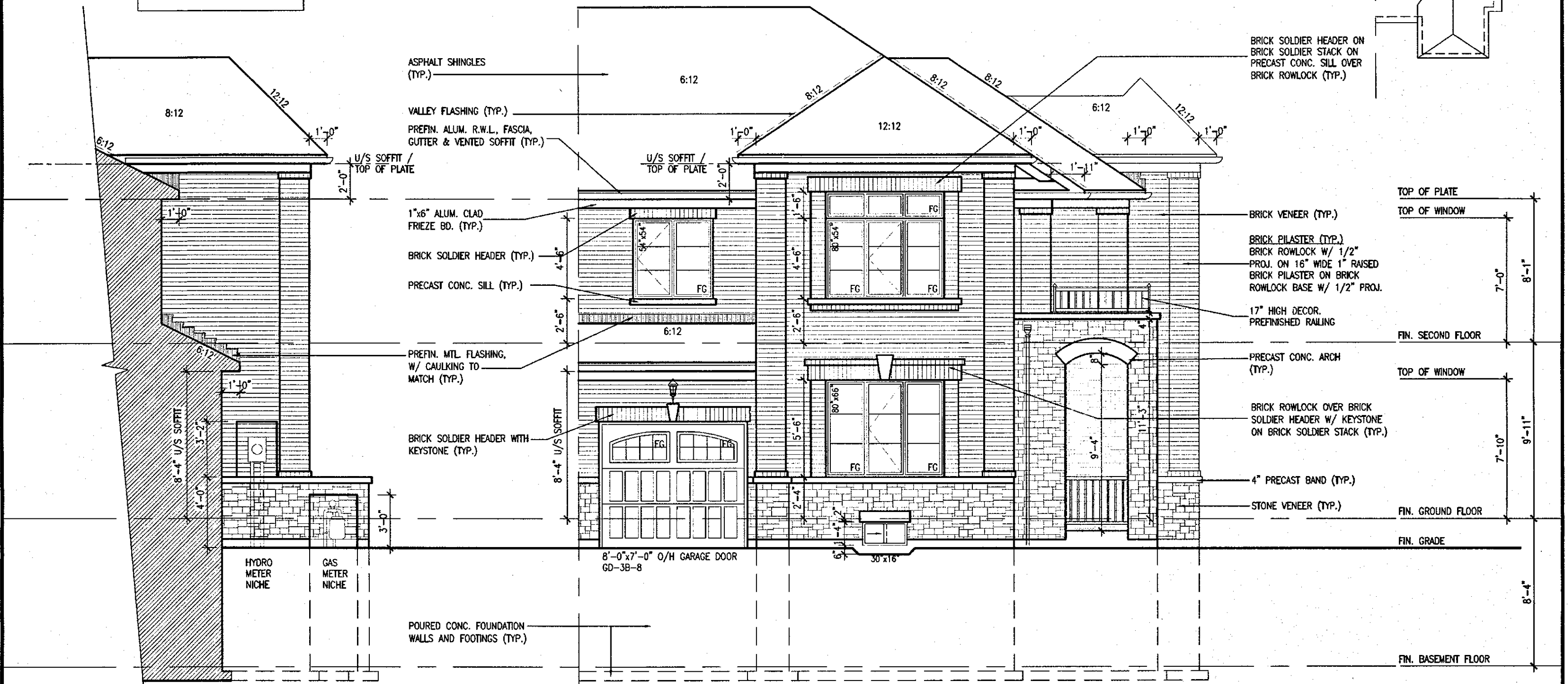
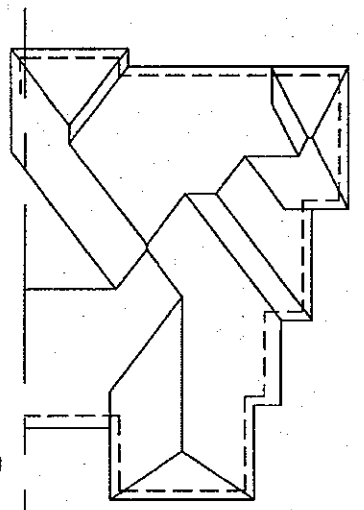
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ROOF PLAN '2'



B SIDE ELEV.

FRONT ELEV. 2

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HIGHGROVE 11
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18			
17			
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qualification information
Richard Vink 24488
signature
VA3 Design Inc. 42658

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Greenpark. HIGHGROVE 11 B218-6

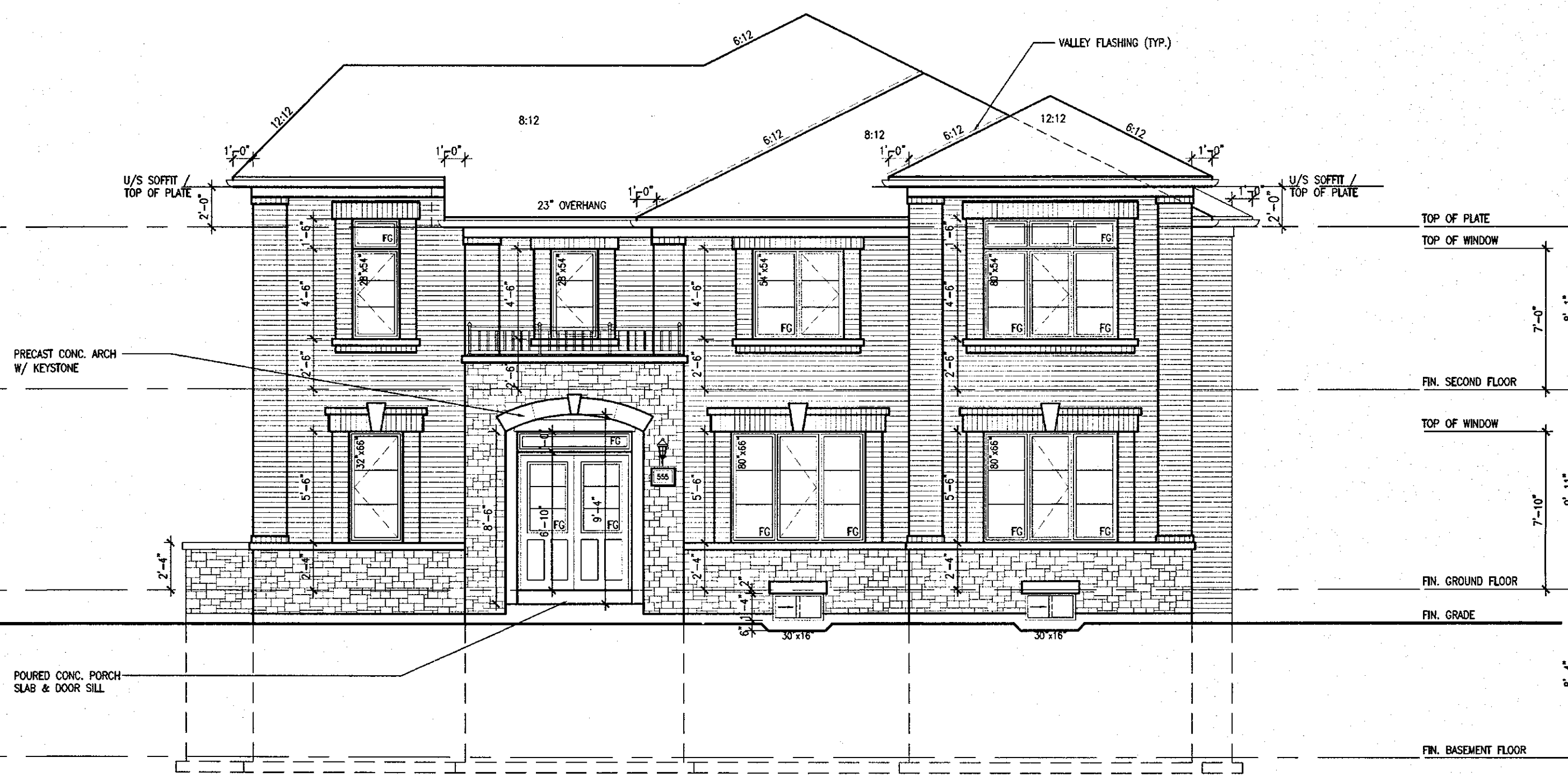
project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036

date: 2017-04 site: FRONT ELEV. 2 & SIDE ELEV. B drawing no.: A4

drawn by: BB.BIN checked by: 3/16" = 1'-0" scale: 16036-HIGHGROVE 11

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FLANKAGE ELEV. 2

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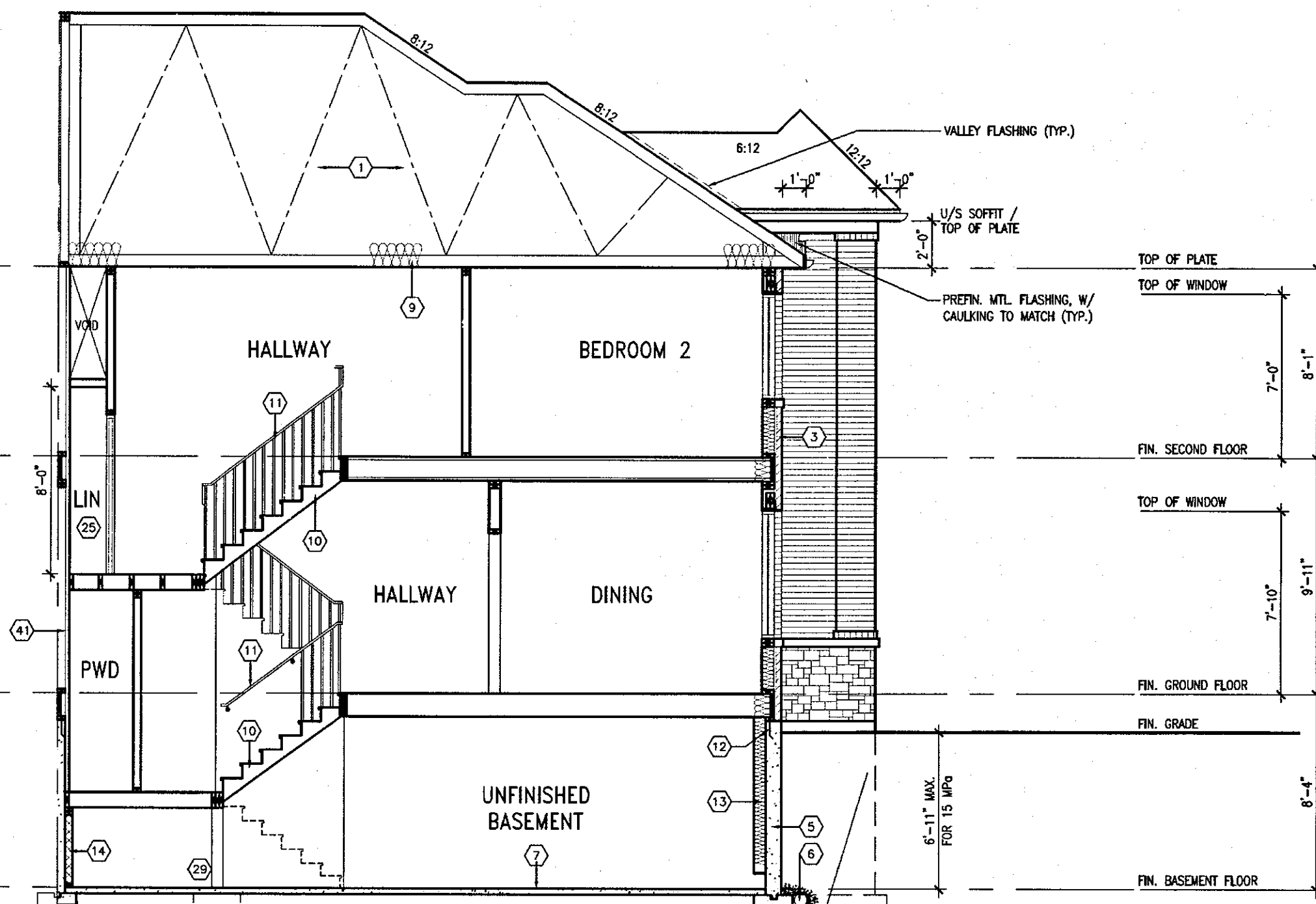
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Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.

HIGHGROVE 11
B218-6
project no.
16036
drawing no.
A5

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CROSS SECTION 'A-A'
ELEV. '2'

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FOR STRUCTURE ONLY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

18		9			
17		8			
16		7			
15		6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17	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 15/17	GW
11		2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW
10		1	ISSUED FOR CLIENT REVIEW.	APR. 19/17	GW
no.	description	date	by	no.	description

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

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

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

VA3 DESIGN
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va3design.com

Greenpark.
Project name: RUSSELL GARDENS PH.2
Municipality: WATERDOWN, ON.
Date: 2017-04
Drawn by: BD, BIM
Checked by: [Signature]
Scale: 3/16" = 1'-0"

HIGHGROVE 11
B218-6
Project no. 16036
Drawing no. A7
File name: 16036-HIGHGROVE 11