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".

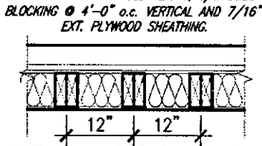
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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".

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

2309 SF.

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

HIGHGROVE 12, ELEVATION 1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	503.14 S.F.	104.37 S.F.	20.74 %
LEFT SIDE	1043.97 S.F.	209.59 S.F.	20.08 %
RIGHT SIDE	1043.97 S.F.	0.00 S.F.	0.00 %
REAR	503.14 S.F.	112.92 S.F.	22.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3094.22 S.F.	426.88 S.F.	13.80 %
TOTAL SQ. M.	287.46 S.M.	39.66 S.M.	13.80 %

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

HIGHGROVE 12, ELEVATION 2	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	503.14 S.F.	68.58 S.F.	13.63 %
LEFT SIDE	1044.05 S.F.	208.66 S.F.	19.99 %
RIGHT SIDE	1044.05 S.F.	0.00 S.F.	0.00 %
REAR	503.14 S.F.	102.07 S.F.	20.29 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	3094.38 S.F.	379.31 S.F.	12.26 %
TOTAL SQ. M.	287.47 S.M.	35.24 S.M.	12.26 %

AREA CALCULATIONS	ELEV '1'
GROUND FLOOR AREA	1056 SF
SECOND FLOOR AREA	1253 SF
TOTAL FLOOR AREA	**2309 SF** (214.51 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	**2309 SF** (214.51 m2)
GROUND FLOOR COVERAGE	1056 SF
GARAGE COVERAGE/AREA	202 SF
PORCH COVERAGE/AREA	161 SF
COVERAGE W/ PORCH	**1419 SF** (131.83 m2)
COVERAGE W/O PORCH	**1258 SF** (116.87 m2)

AREA CALCULATIONS	ELEV '2'
GROUND FLOOR AREA	1056 SF
SECOND FLOOR AREA	1253 SF
TOTAL FLOOR AREA	**2309 SF** (214.51 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	**2309 SF** (214.51 m2)
GROUND FLOOR COVERAGE	1056 SF
GARAGE COVERAGE/AREA	202 SF
PORCH COVERAGE/AREA	144 SF
COVERAGE W/ PORCH	**1402 SF** (130.25 m2)
COVERAGE W/O PORCH	**1258 SF** (116.87 m2)

OCT 0 4 2017

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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9	.	.	.
8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
7	ISSUED FOR PRICING.	AUG. 23/17	GW
6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
5	STUCCO REPLACED.	JUL 05/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW
2	REVISED PER CLIENT COMMENTS.	MAY 03/17	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		BCIN
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.

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
HIGHGROVE 12 –	project no. 16036
date: APRIL 2017	GENERAL NOTES & CHARTS
drawn by: WT	checked by: GW
scale: 3/16" = 1'-0"	file name: 16036-HIGHGROVE-12
drawing no. A0	

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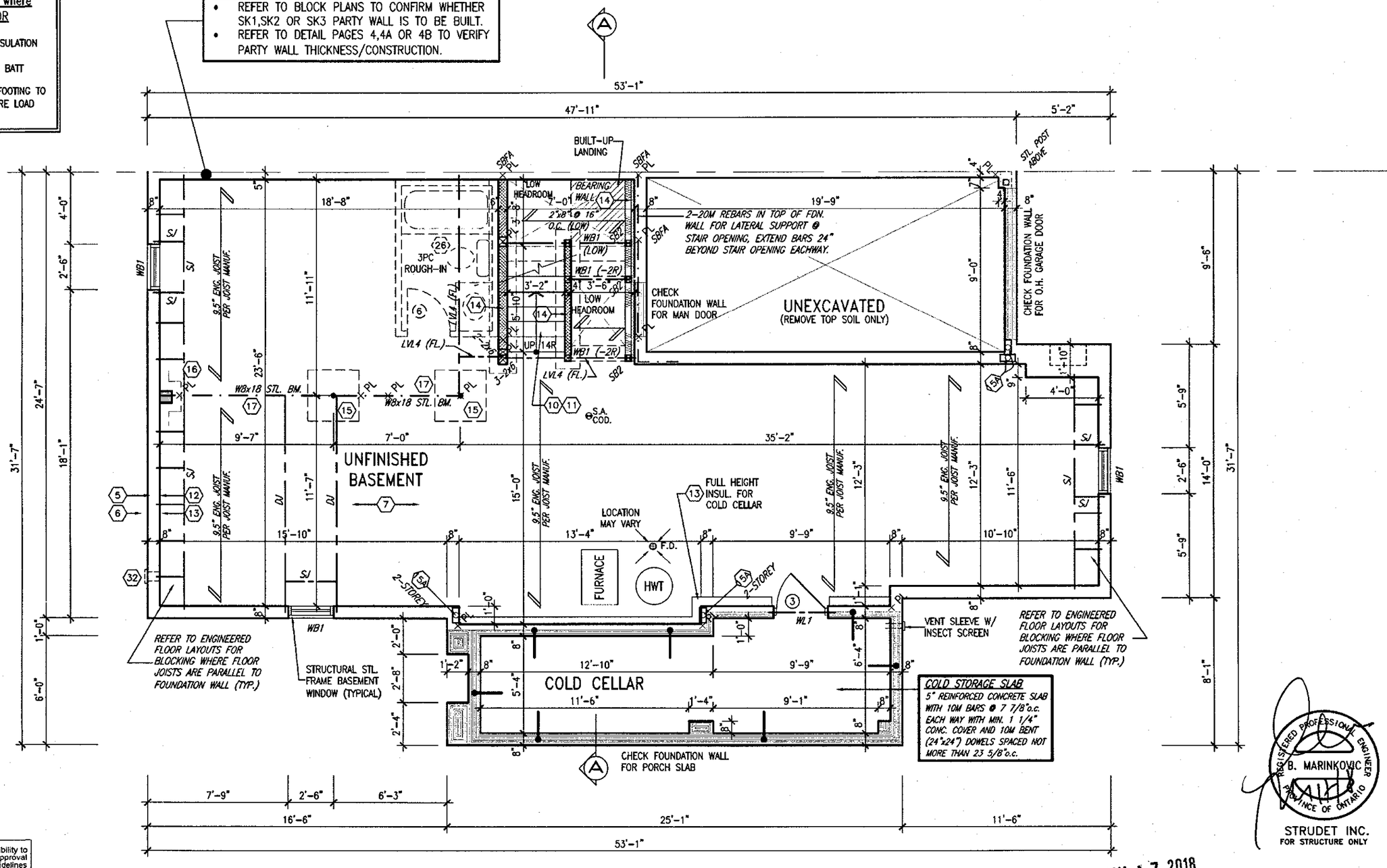
2309 SF.

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 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") DOWELS SPACED NOT MORE THAN 23 5/8"o.c.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

MAY 17 2018

BASEMENT PLAN – ELEV. '1'

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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10	REVISED.	APR. 16/18	GW
9	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
7	ISSUED FOR PRICING.	AUG. 23/17	GW
6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
5	STUCCO REPLACED.	JUL 05/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW
2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW
1	PRELIMINARY REVIEW.	APR. 12/17	GW

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

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name	RUSSELL GARDENS PH.2
municipality	WATERDOWN, ON.
HIGHGROVE 12	–
project no.	16036
date	APRIL 2017
drawing	BASEMENT PLAN ELEV. '1'
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-12
drawing no.	A1

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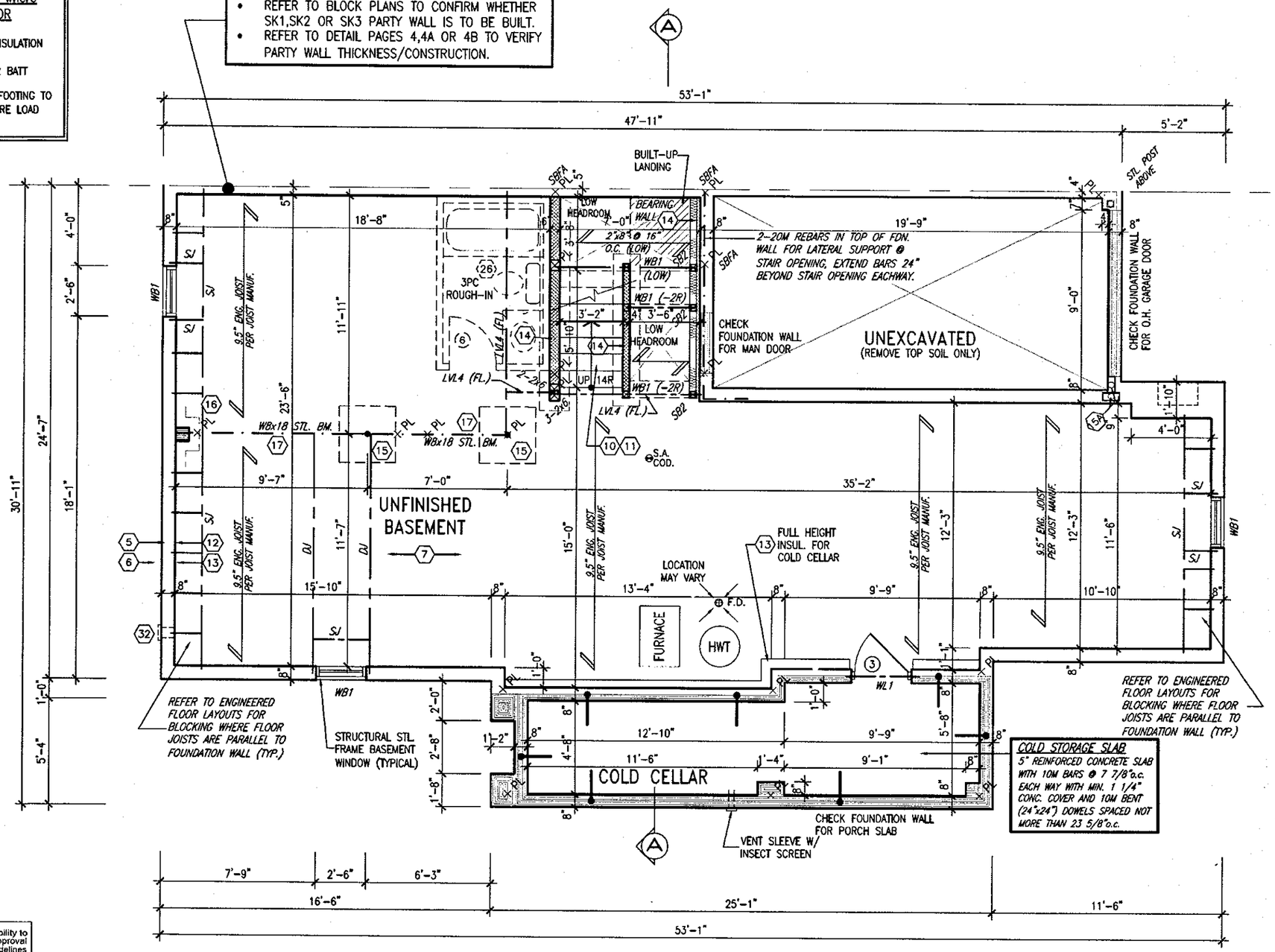
2309 SF.

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 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") DOWELS SPACED NOT MORE THAN 23 5/8"o.c.

BASEMENT PLAN – ELEV. '2'

MAY 17 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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

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va3design.com

Greenpark.

HIGHGROVE 12

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

date: APRIL 2017 — BASEMENT PLAN ELEV. '2'

drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-12

drawing no. A1a

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2309 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
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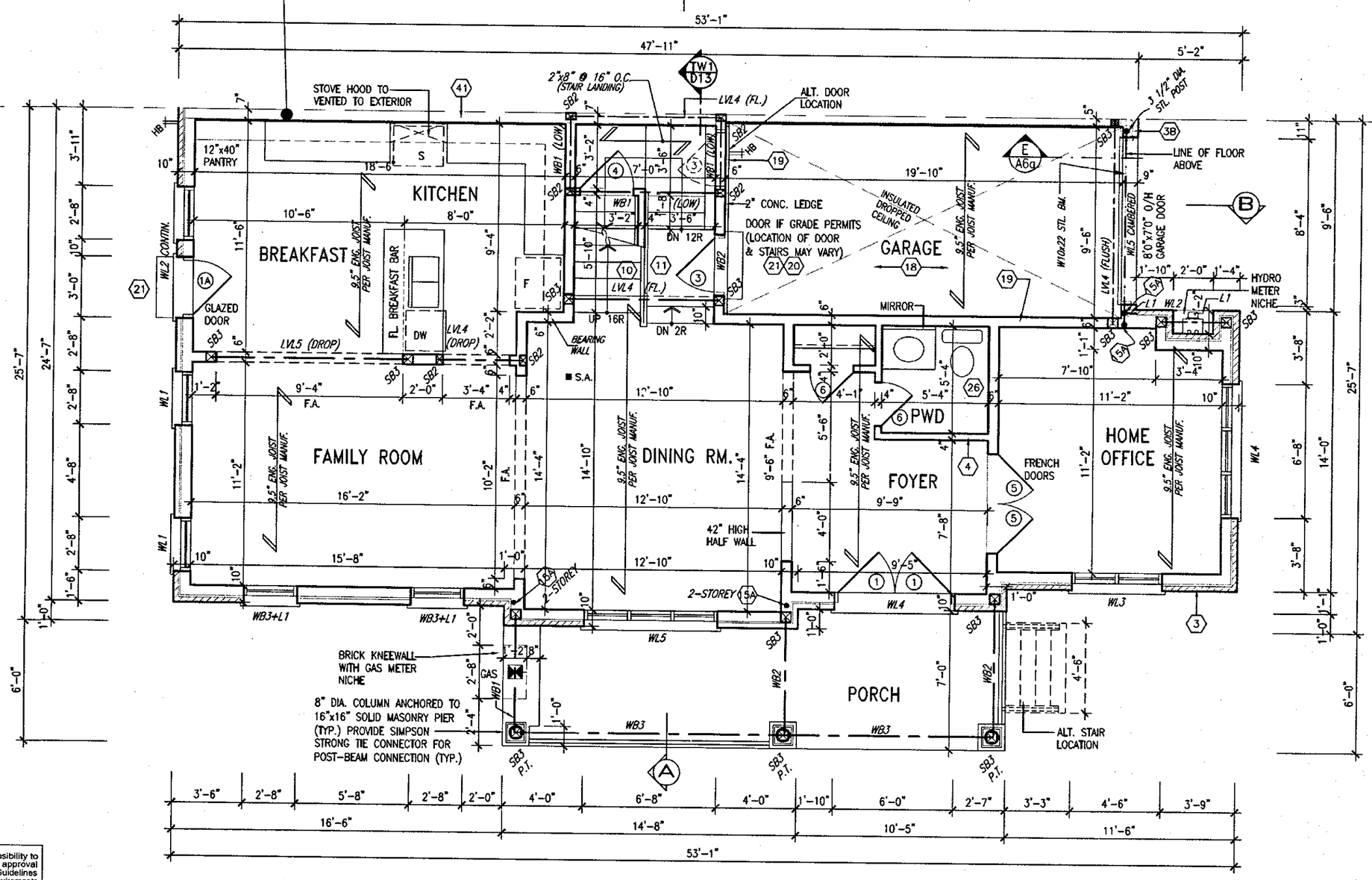

GROUND FLOOR PLAN – ELEV. '1'

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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va3design.com

Greenpark

HIGHGROVE 12

project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON.
project no. 16036
date: APRIL 2017
GROUND FLOOR PLAN ELEV. '1'
drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-12
drawing no. A2

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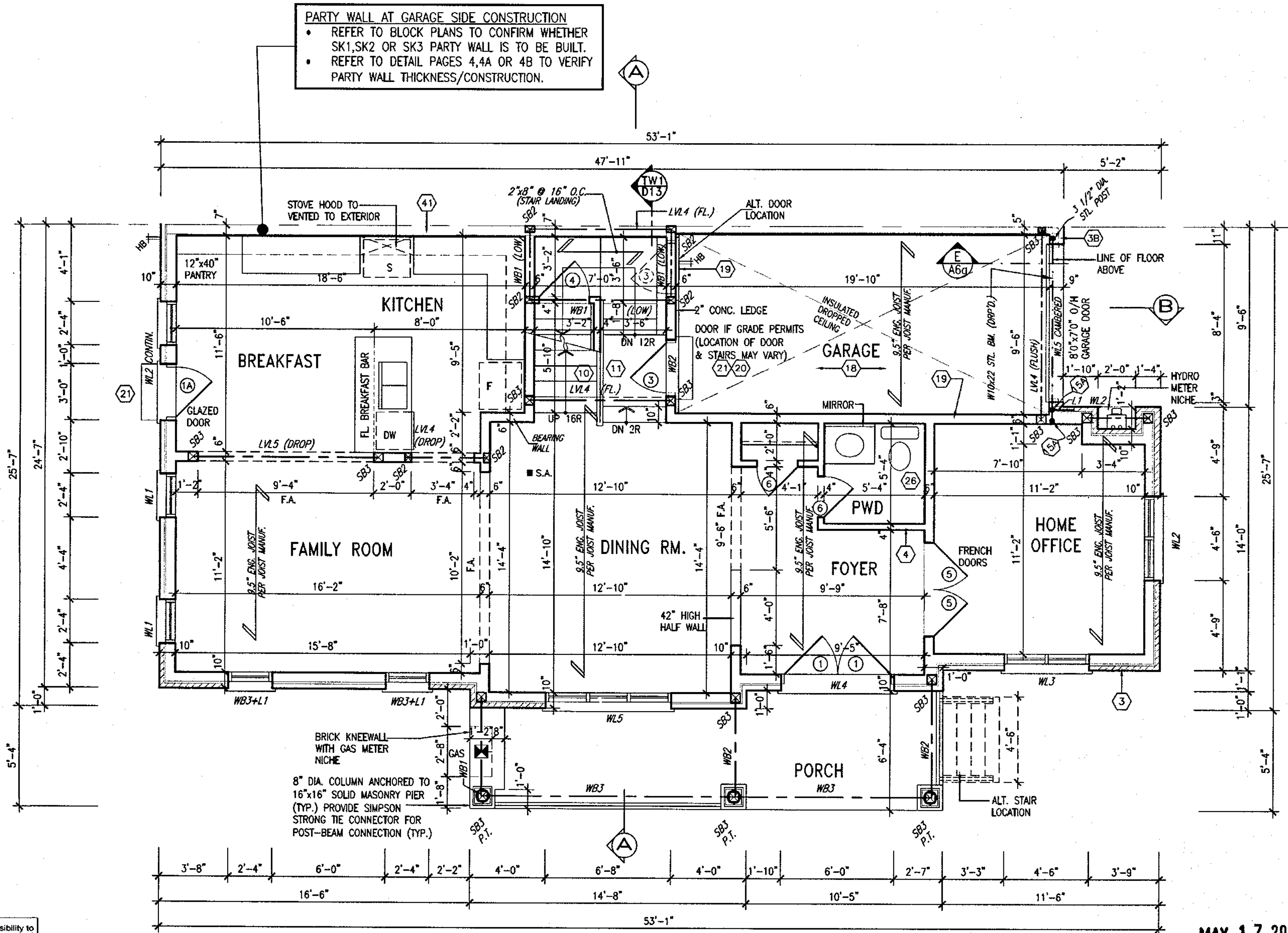
REGISTERED PROFESSIONAL ENGINEER
R. B. MARINKOVIC
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

MAY 17 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

2309 SF.



STRUDET INC.
FOR STRUCTURE ONLY

B. MARINKOVIC
REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

MAY 17 2018

GROUND FLOOR PLAN – ELEV. '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 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18	.	.	.	9	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
17	.	.	.	8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
16	.	.	.	7	ISSUED FOR PRICING.	AUG. 23/17	GW
15	.	.	.	6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
14	.	.	.	5	STUCCO REPLACED.	JUL 05/17	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	REVISED.	APR. 16/18	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 — 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

HIGHGROVE 12
–

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.	project no.: 16036
date: APRIL 2017	GROUND FLOOR PLAN ELEV. '2'	drawing no.: A2a
drawn by: WT	checked by: GW	scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-12		

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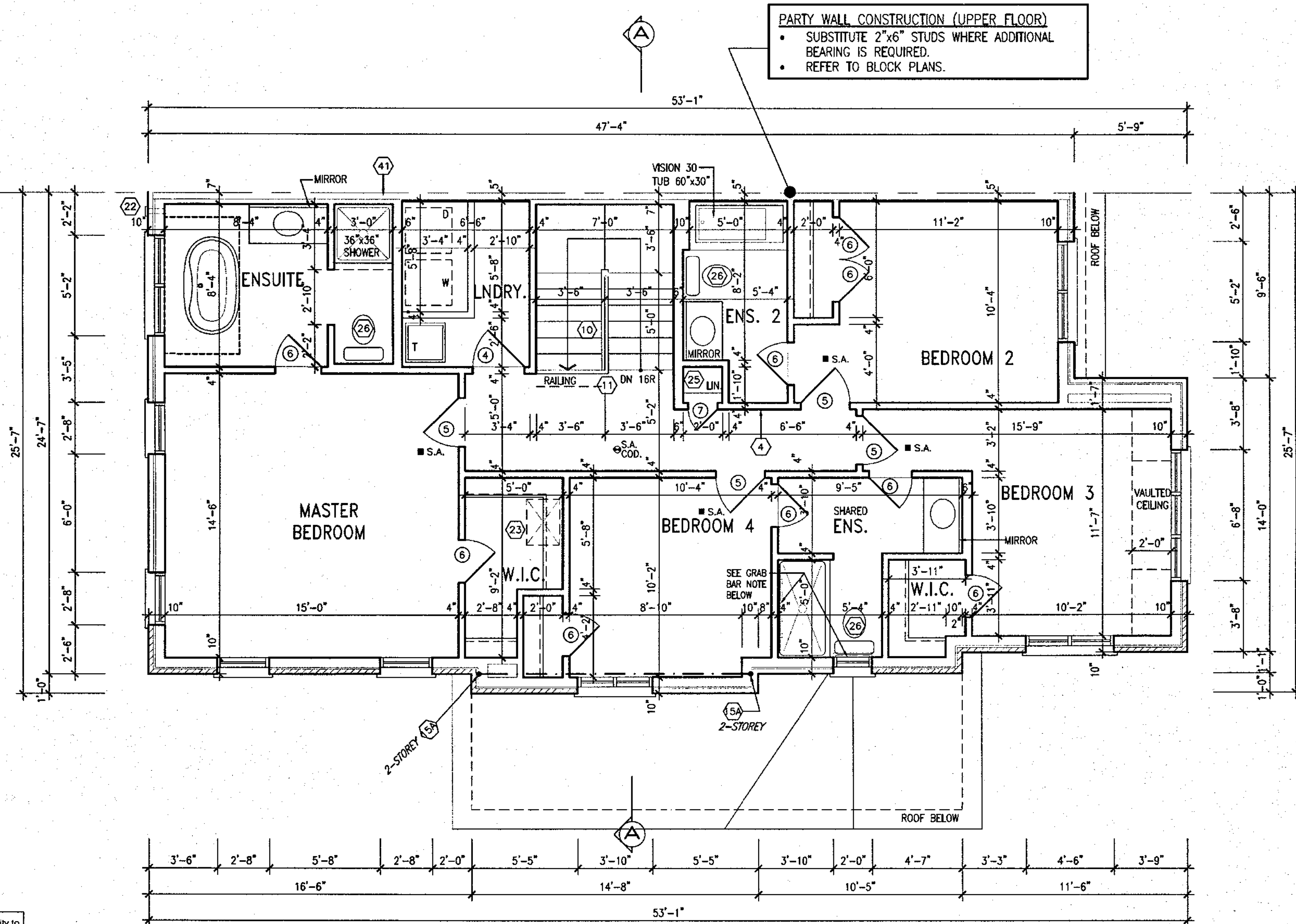
2309 SF.



SECOND FLOOR PLAN – ELEV. '1'

FEB 09 2018

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HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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13	.	.	.	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12	.	.	.	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW
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registration information
VA3 Design Inc. 42658

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va3design.com

Greenpark.

HIGHGROVE 12
–

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: APRIL 2017
SECOND FLOOR PLAN ELEV. '1'
drawing no.: A3
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-12

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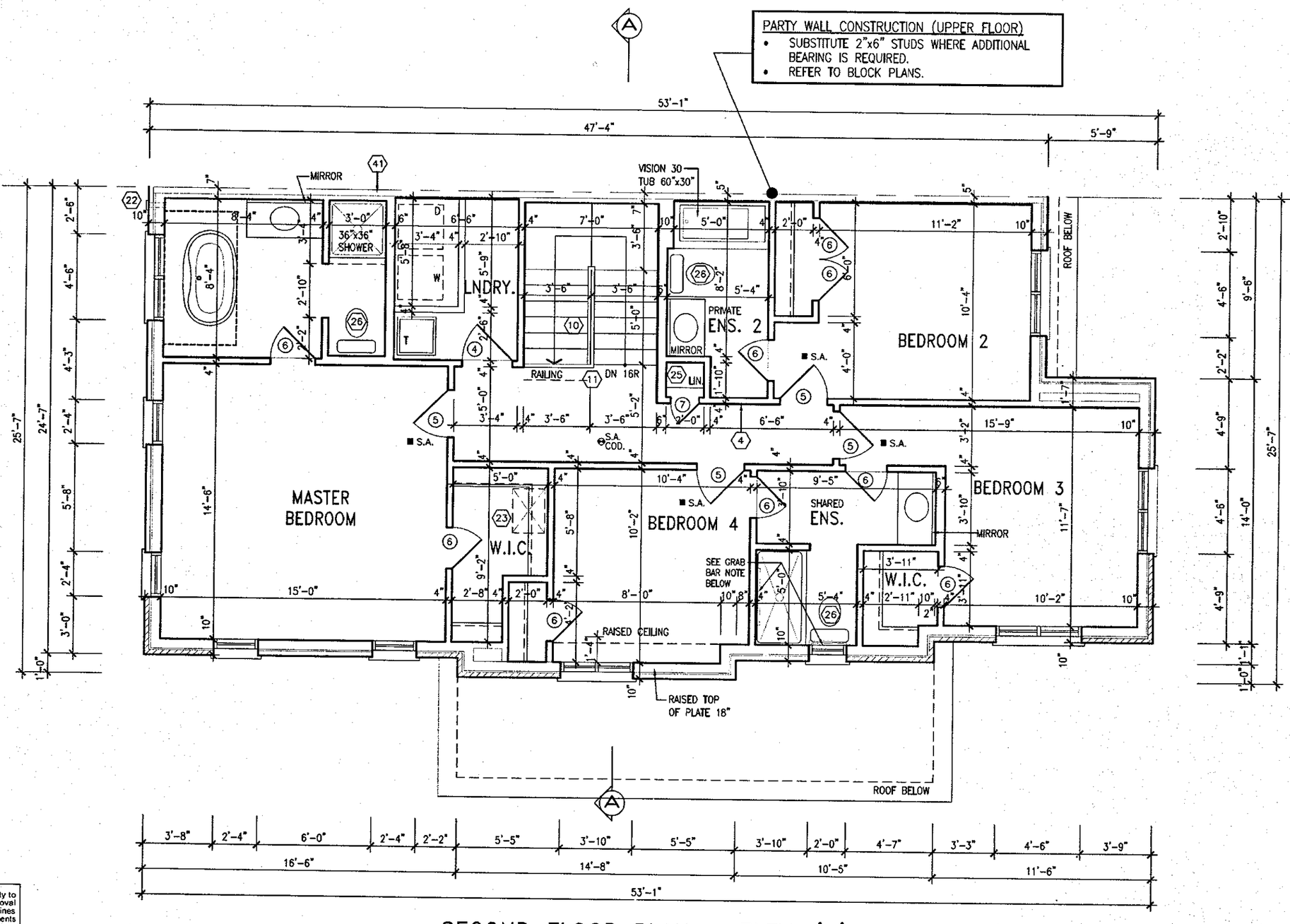
2309 SF.



SECOND FLOOR PLAN – ELEV. '2'

FEB 09 2018

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t 416.630.2255 f 416.630.4782
va3design.com

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

Greenpark.

HIGHGROVE 12

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: APRIL 2017
SECOND FLOOR PLAN ELEV. '2'
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-12
drawing no.: A3a

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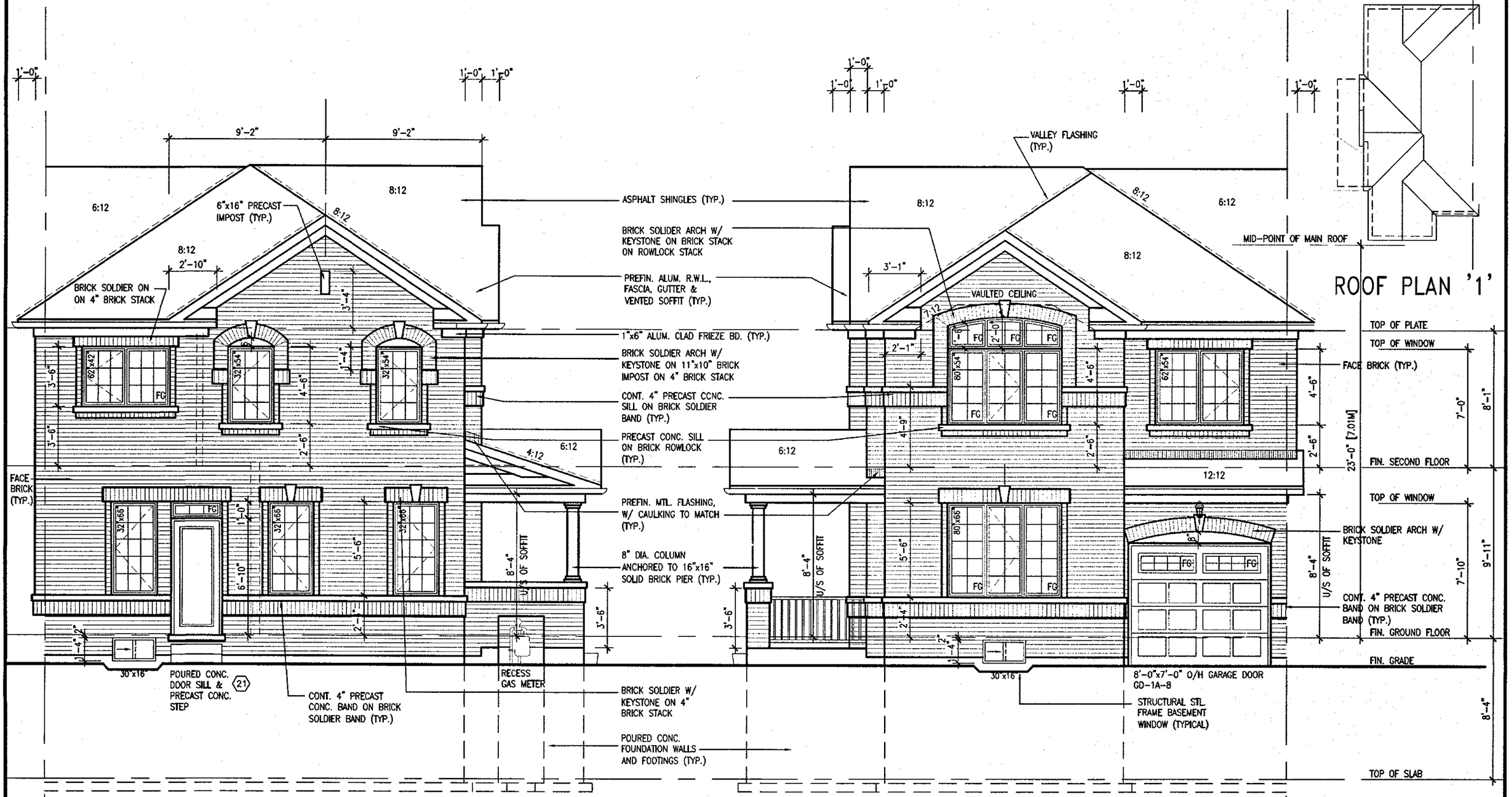

REAR ELEVATION '1'

FRONT ELEVATION '1'

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APR 17 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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10	REVISED.	APR. 16/18	GW

no.	description	date	by
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qualification information
name: Richard Vink — signature — BCIN 24488
registration information
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

HIGHGROVE 12

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: APRIL 2017
FRONT & REAR ELEVATION '1'
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-12
drawing no.: A4

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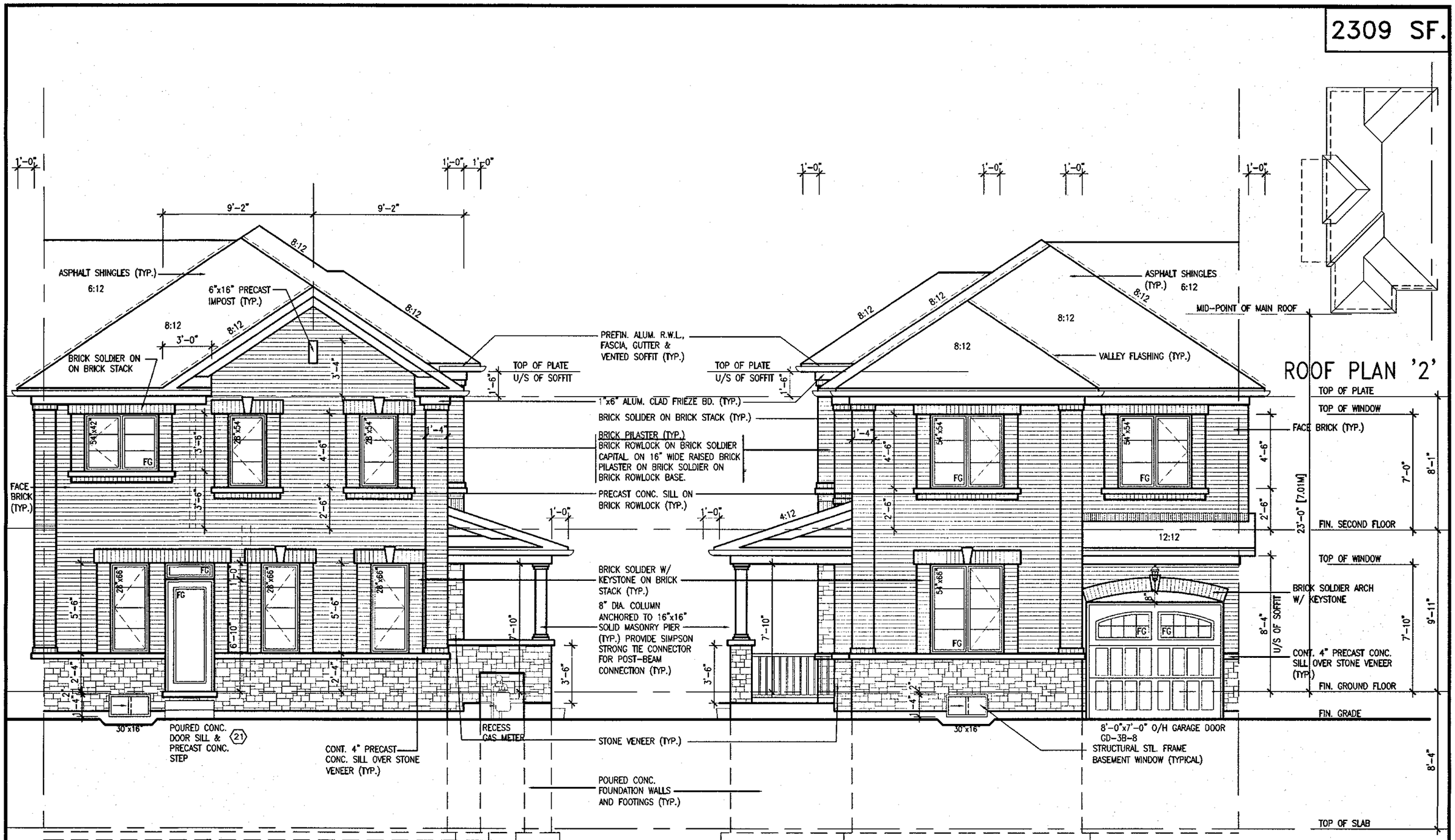

APR 17 2018

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HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
HIGHGROVE 12 –	project no. 16036
date: APRIL 2017	FRONT & REAR ELEVATION '2'
drawn by: WT	checked by: GW
scale: 3/16" = 1'-0"	file name: 16036-HIGHGROVE-12
drawing no.	A4a

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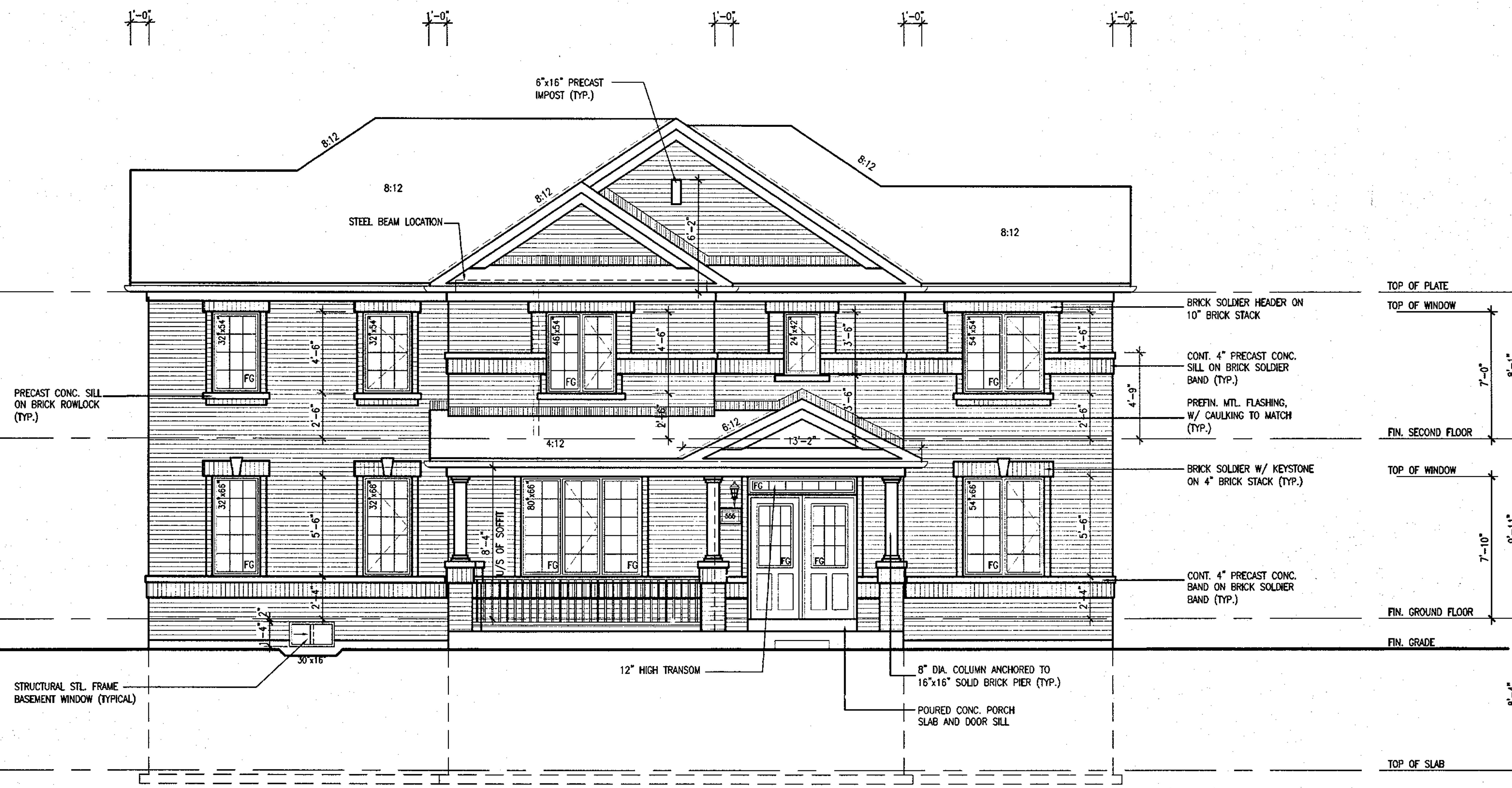

FLANKAGE ELEVATION '1'

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APR 17 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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name — signature — BCIN
registration information
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Greenpark

HIGHGROVE 12

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: APRIL 2017
FLANKAGE ELEVATION '1'
drawing no.: A5
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-12

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FLANKAGE ELEVATION '2'

APR 17 2018

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HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18	.	.	.
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Greenpark.

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

HIGHGROVE 12

project no. 16036

date: APRIL 2017 — FLANKAGE ELEVATION '2'

drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-12

drawing no. A5a

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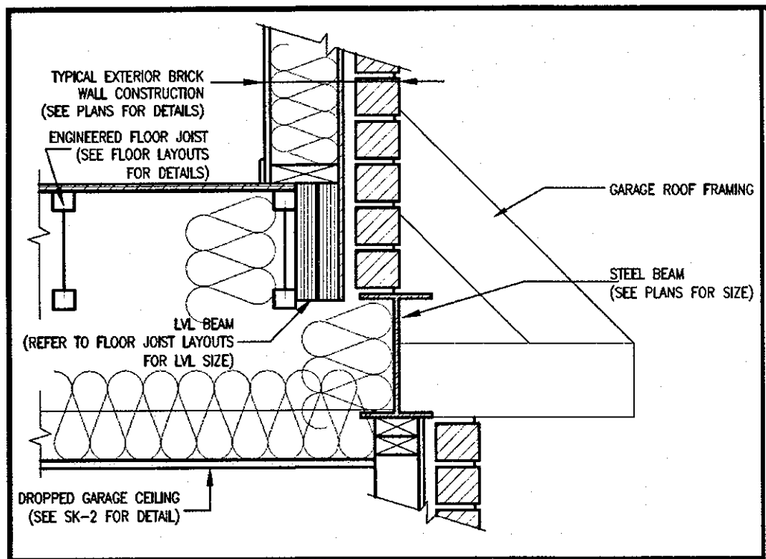
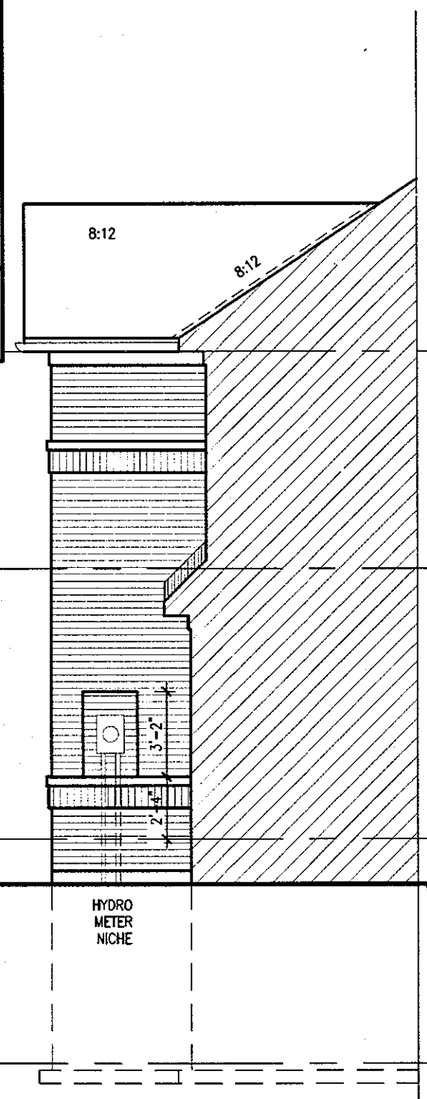
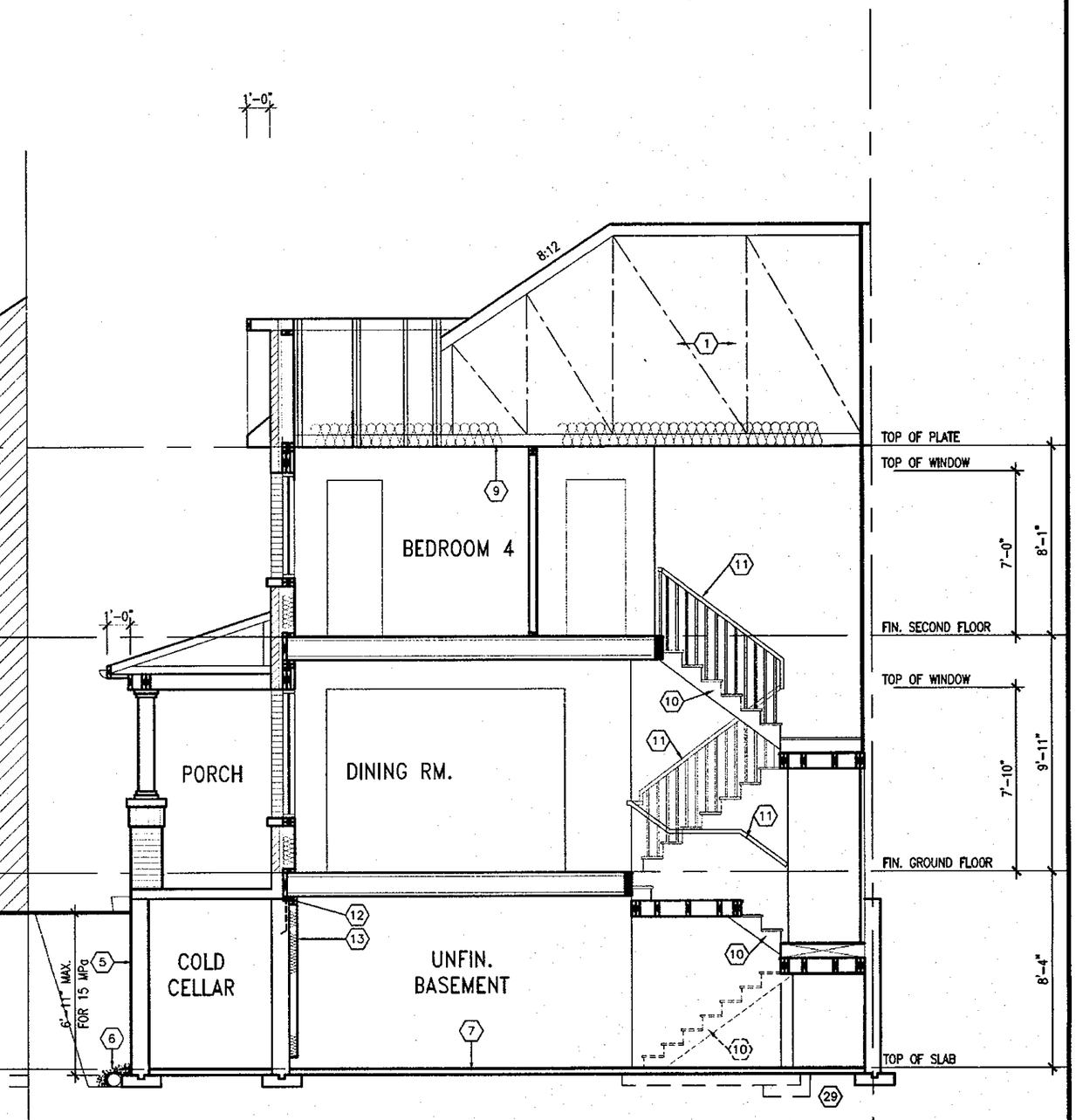


E / A6 STEEL/LVL BEAM OVER GARAGE
Not to Scale



SECTION B
ELEV. '1'



SECTION A–A ELEV. 1

APR 17 2018

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

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HIGHGROVE 12
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Greenpark

project name	RUSSELL GARDENS PH.2
municipality	WATERDOWN, ON.
HIGHGROVE 12	
project no.	16036
date	APRIL 2017
SECTION A–A ELEV. '1'	
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-12
drawing no.	A6

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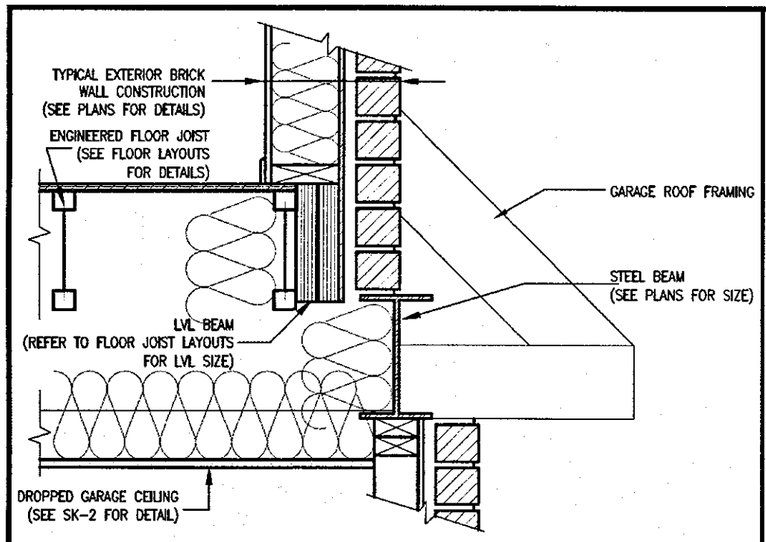
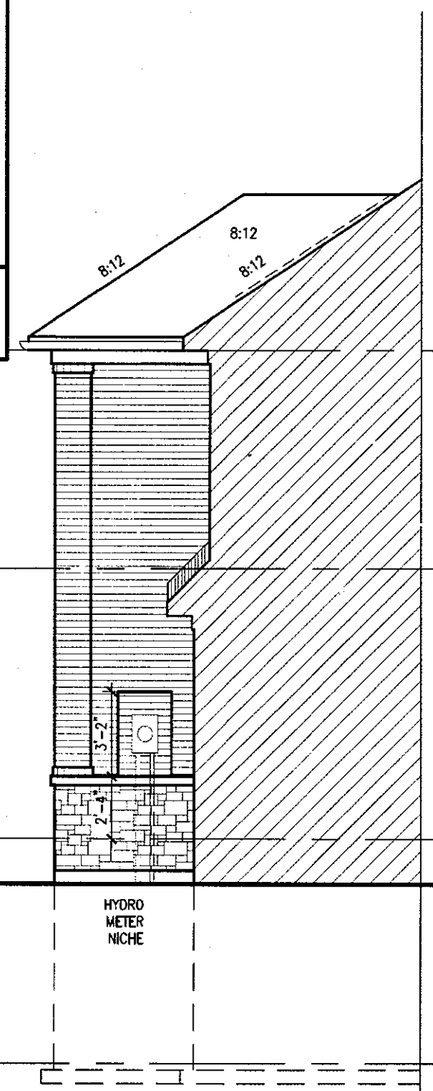
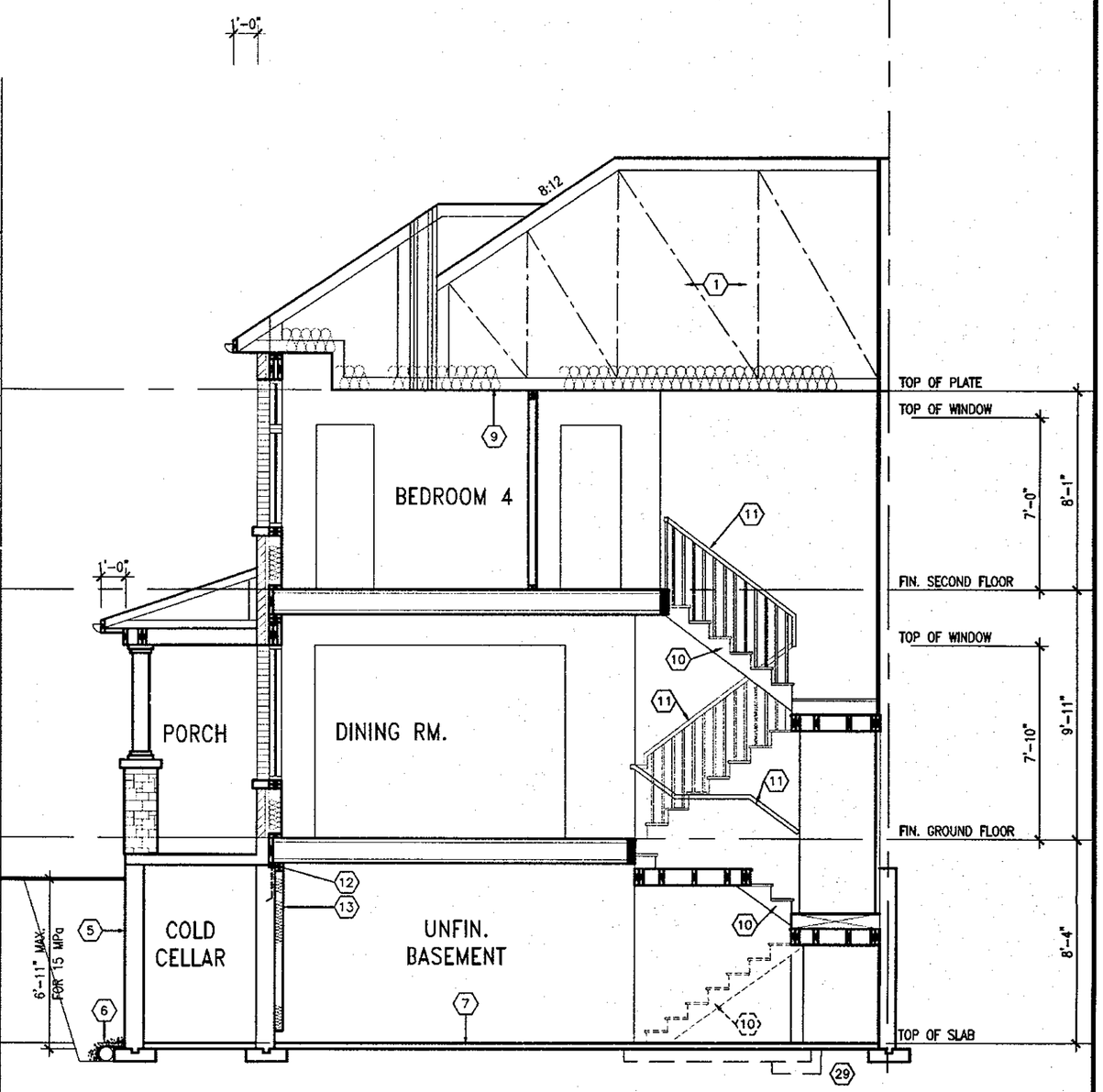


E / A6a STEEL/LVL BEAM OVER GARAGE
Not to Scale



SECTION B
ELEV. '2'



SECTION A-A ELEV. 2

APR 17 2018

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REGISTERED PROFESSIONAL ENGINEER
R. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
17				8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
16				7	ISSUED FOR PRICING.	AUG. 23/17	GW
15				6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
14				5	STUCCO REPLACED.	JUL 05/17	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	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
name: Richard Vink — signature — BCIN: 24488
registration information
VA3 Design Inc. — 42658

Contractor must verify all dimensions on the job and report any descrepancy 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.

HIGHGROVE 12

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

date: APRIL 2017 — SECTION A-A- ELEV. '2'

drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-12

drawing no. A6a

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2309 SF.

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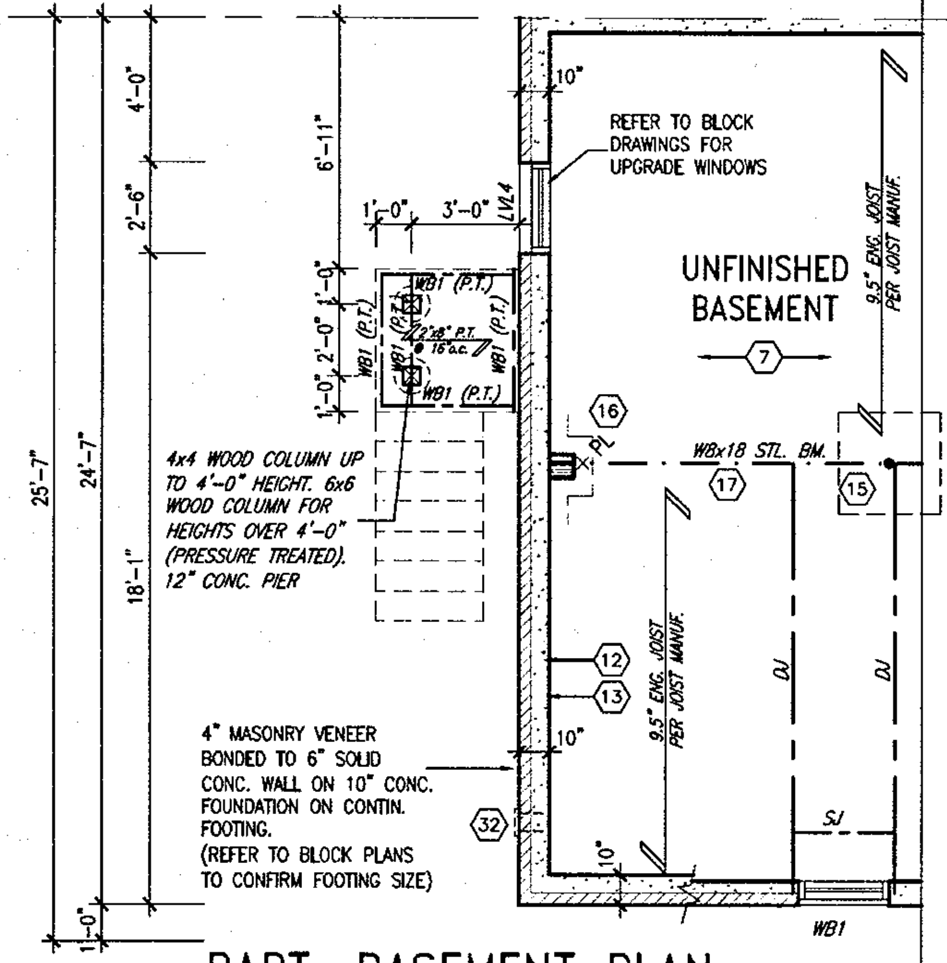
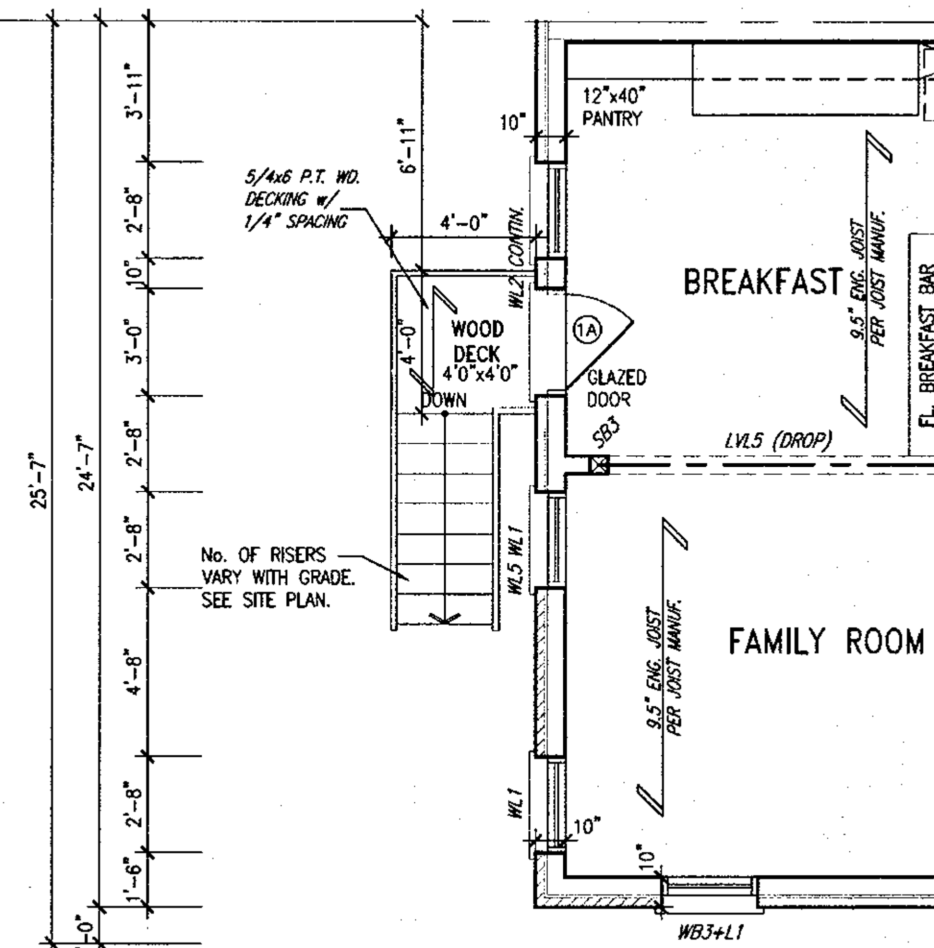


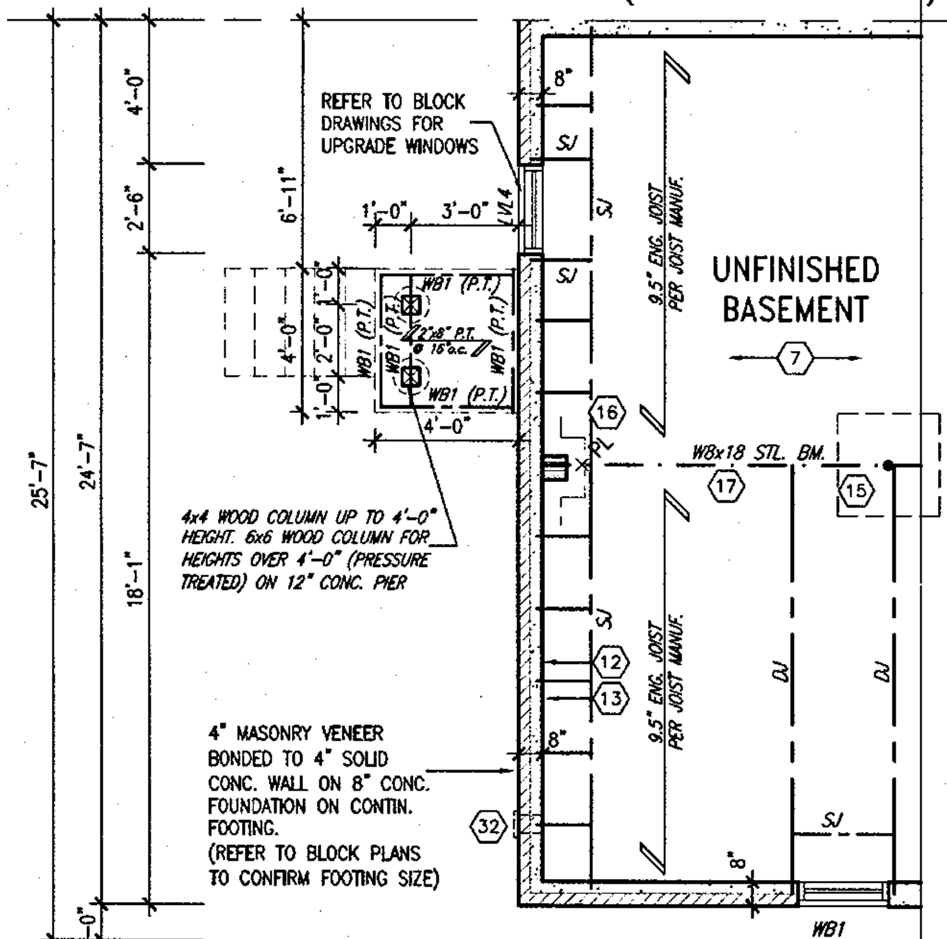
VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

PART. BASEMENT PLAN
W.O.D CONDITION (8R OR MORE)

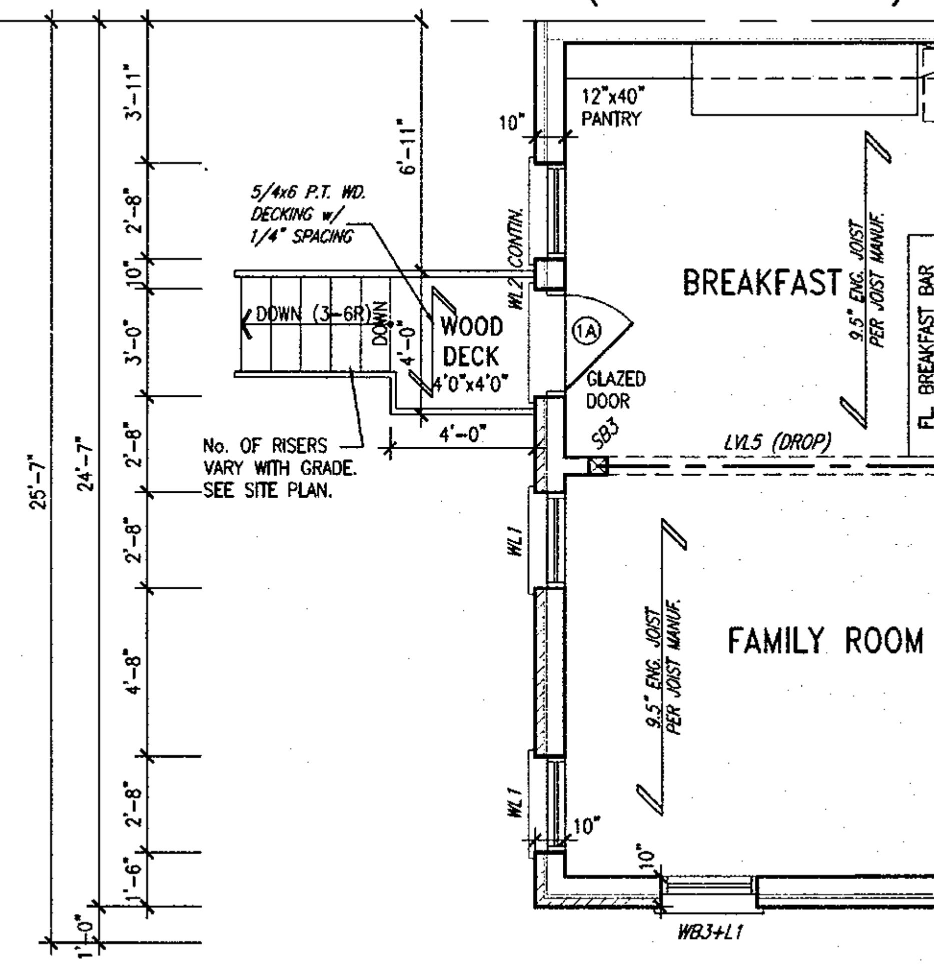


PART. GROUND FLOOR PLAN
W.O.D CONDITION (8R OR MORE)

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



PART. BASEMENT PLAN
W.O.D CONDITION (4R TO 7R)



PART. GROUND FLOOR PLAN
W.O.D CONDITION (4R TO 7R)

B. MARINKOVIC
STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18	.	.	.	9	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
17	.	.	.	8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
16	.	.	.	7	ISSUED FOR PRICING.	AUG. 23/17	GW
15	.	.	.	6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
14	.	.	.	5	STUCCO REPLACED.	JUL 05/17	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	REVISED.	APR. 16/18	GW	1	PRELIMINARY REVIEW.	APR. 12/17	GW

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qualification information: Richard Vink (name), signature, BCIN 24488
registration information: VA3 Design Inc. 42658

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va3design.com

Greenpark.

HIGHGROVE 12

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: APRIL 2017
PARTIAL PLANS– DECK CONDITION
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-12
drawing no.: A7

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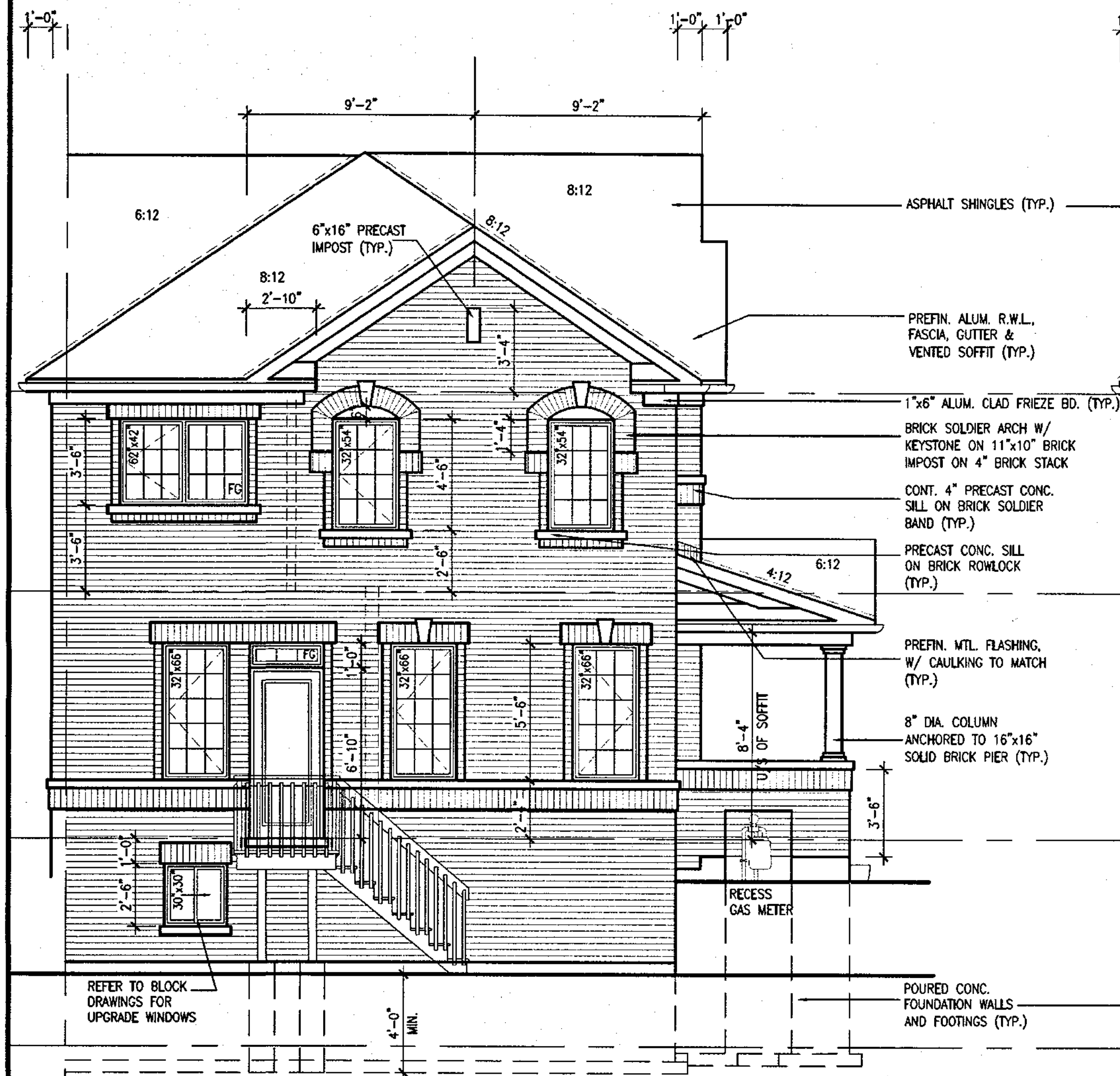
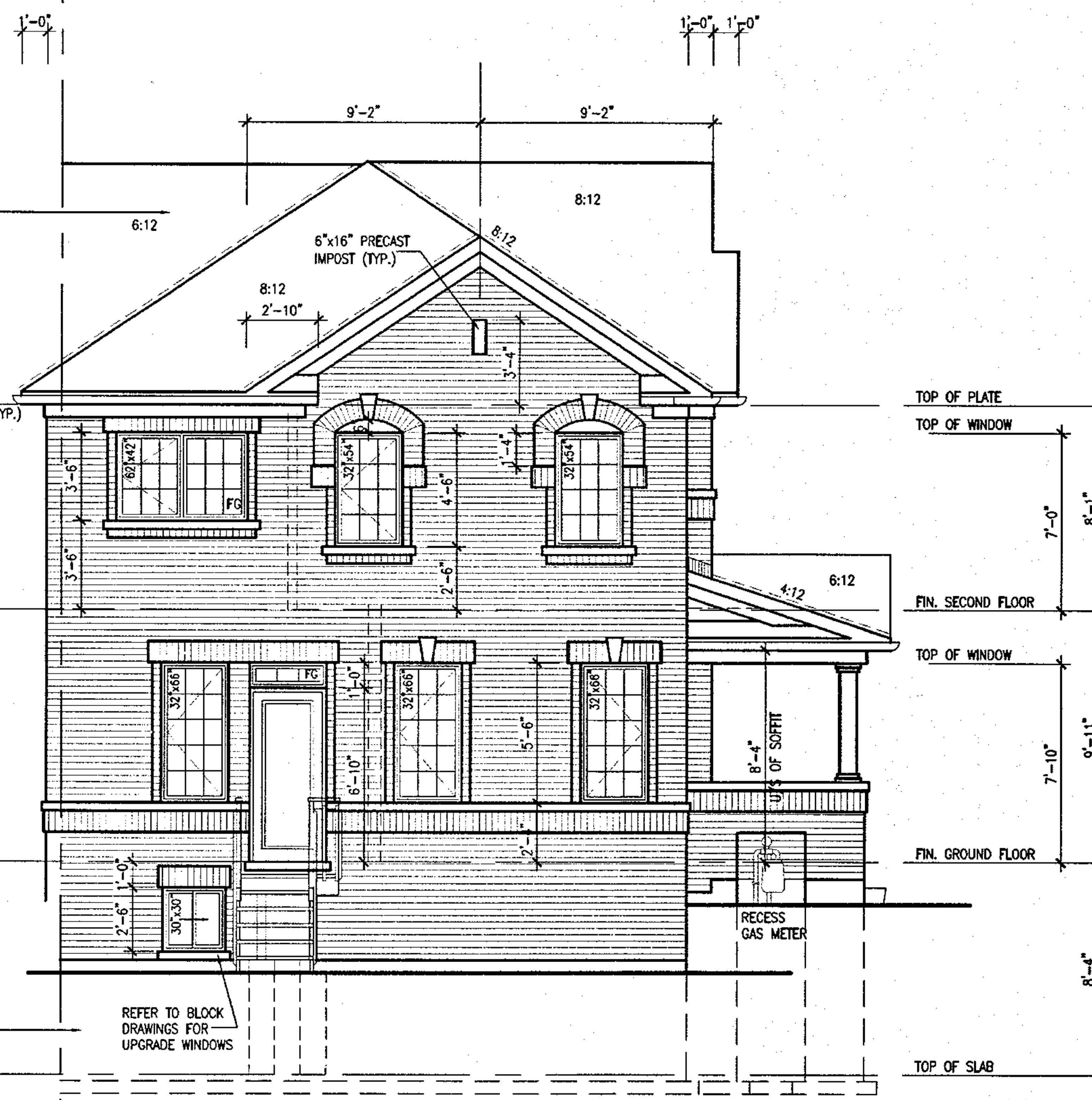
2309 SF.



REAR ELEVATION-ELEV. 1
DECK CONDTION
(8R OR MORE)



REAR ELEVATION-ELEV. 1
DECK CONDTION
(4R TO 7R MAX)

APR 17 2018

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HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18	.	.	.	9	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
17	.	.	.	8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
16	.	.	.	7	ISSUED FOR PRICING.	AUG. 23/17	GW
15	.	.	.	6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
14	.	.	.	5	STUCCO REPLACED.	JUL 05/17	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	REVISED.	APR. 16/18	GW	1	PRELIMINARY REVIEW.	APR. 12/17	GW

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

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

HIGHGROVE 12
–

project name	RUSSELL GARDENS PH.2
municipality	WATERDOWN, ON.
project no.	16036
date	APRIL 2017
title	REAR ELEVATION '1' – DECK CONDITION
drawing no.	A8
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-12

GREC – K:\ARCHIVE\WORKING\2016\16036.GRE\Jobs\HIGHGROVE\HIGHGROVE-12\16036-HIGHGROVE-12.dwg – Mon – Apr 16 2018 – 2:17 PM

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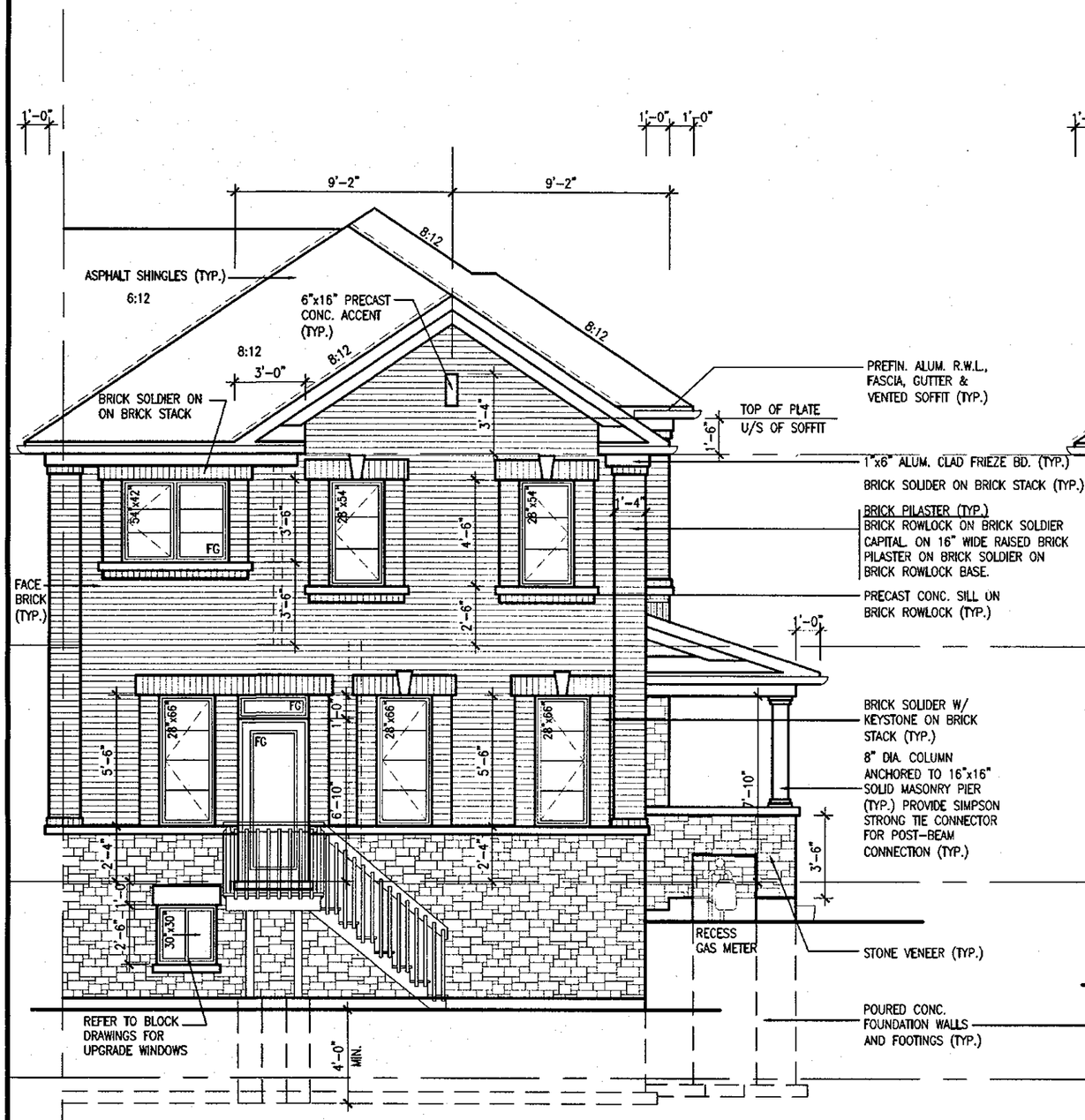
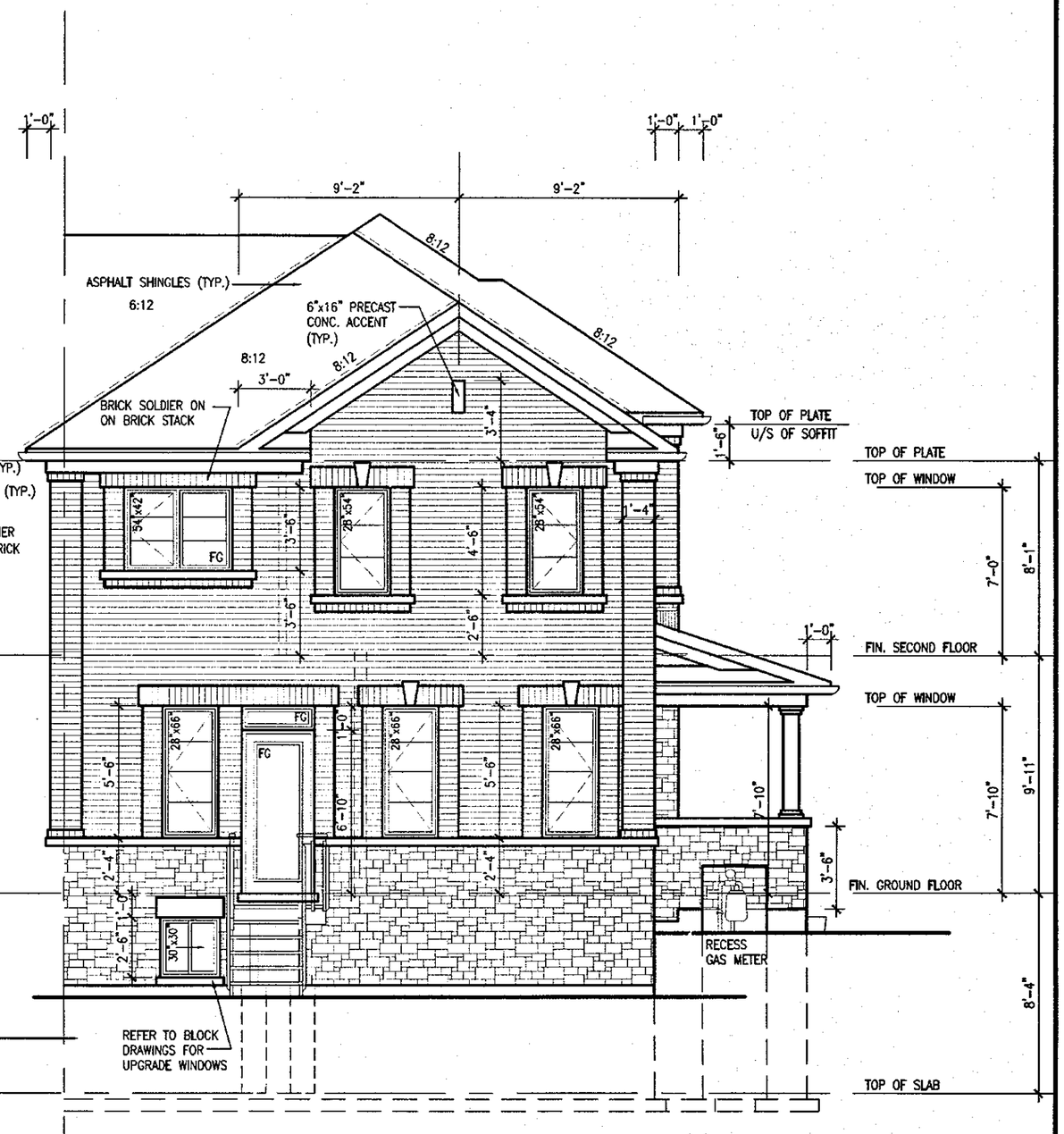
2309 SF.



REAR ELEVATION–ELEV. 2
DECK CONDTION
(8R OR MORE)



REAR ELEVATION–ELEV. 2
DECK CONDTION
(4R TO 7R MAX)

APR 17 2018

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HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18		.	.
17		.	.
16		.	.
15		.	.
14		.	.
13		.	.
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no.	description	date	by
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1	PRELIMINARY REVIEW.	APR. 12/17	GW

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

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Greenpark.

HIGHGROVE 12

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

date: APRIL 2017
REAR ELEVATION '2'– DECK CONDITION
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036–HIGHGROVE–12
drawing no.: A8a

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