

1796 SF.

**PAD FOOTINGS**  
120 KPa. NATIVE SOIL  
F1 = 42"x42"x18" CONCRETE PAD  
F2 = 36"x36"x16" CONCRETE PAD  
F3 = 30"x30"x12" CONCRETE PAD  
F4 = 24"x24"x12" CONCRETE PAD  
F5 = 16"x16"x8" CONCRETE PAD  
20 KPa. ENGINEERED FILL SOIL  
F1 = 48"x48"x20" CONCRETE PAD  
F2 = 40"x40"x16" CONCRETE PAD  
F3 = 34"x34"x14" CONCRETE PAD  
F4 = 28"x28"x12" 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 (89x89x6.4L) + 2-2"x8" SPR. No.2  
WL2 = 4" x 3-1/2" x 5/16" L (102x89x7.9L) + 2-2"x8" SPR. No.2  
WL3 = 5" x 3-1/2" x 5/16" L (127x89x7.9L) + 2-2"x10" SPR. No.2  
WL4 = 6" x 3-1/2" x 7/16" L (152x89x11.0L) + 2-2"x12" SPR. No.2  
WL5 = 8" x 4" x 7/16" L (152x102x11.0L) + 2-2"x12" SPR. No.2  
WL6 = 5" x 3-1/2" x 5/16" L (127x89x7.9L) + 2-2"x12" SPR. No.2  
WL7 = 5" x 3-1/2" x 5/16" L (127x89x7.9L) + 3-2"x12" SPR. No.2  
WL8 = 5" x 3-1/2" x 5/16" L (127x89x7.9L) + 3-2"x10" SPR. No.2  
WL9 = 6" x 4" x 7/16" L (152x102x11.0L) + 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" 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)  
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)  
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)  
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)  
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)  
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)  
LVL8 = 2-1 3/4" x 14" (2-45x356)  
LVL9 = 3-1 3/4" x 14" (3-45x356)

**LOOSE STEEL LINTELS (L)**  
L1 = 3-1/2" x 3-1/2" x 1/4" L (89x89x6.4L)  
L2 = 4" x 3-1/2" x 5/16" L (102x89x7.9L)  
L3 = 5" x 3-1/2" x 5/16" L (127x89x7.9L)  
L4 = 6" x 3-1/2" x 7/16" L (152x89x11.0L)  
L5 = 8" x 4" x 7/16" L (152x102x11.0L)  
L6 = 7" x 4" x 7/16" L (178x102x11.0L)

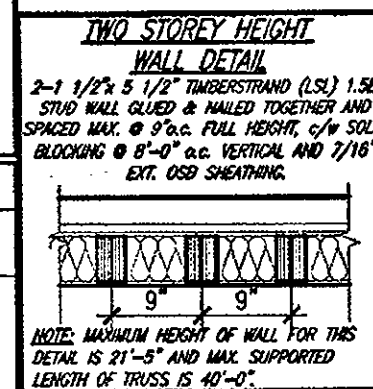
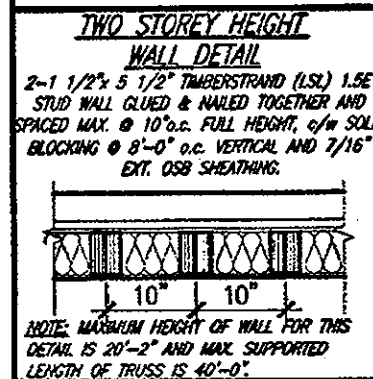
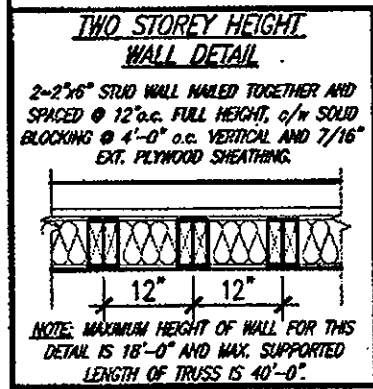
| DOOR SCHEDULE |        |        |                    |                         |
|---------------|--------|--------|--------------------|-------------------------|
| NOS.          | WIDTH  | HEIGHT | HEIGHT 10" OR MORE | TYPE                    |
| 1             | 2'-10" | 6'-8"  | 8'-0"              | 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'-8"  | 6'-8"  | 8'-0"              | INTERIOR SLAB DOOR      |
| 6             | 2'-6"  | 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.



CITY OF HAMILTON  
Building Division  
Permit No. 17-131925  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS  
These drawings and/or specifications have been reviewed by  
[Signature] DATE  
CITY CHIEF BUILDING OFFICIAL

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.

| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))                                           |                |                              |            |
|------------------------------------------------------------------------------------------|----------------|------------------------------|------------|
| HIGHGROVE 2, ELEVATION 1                                                                 |                | ENERGY EFFICIENCY - OBC SB12 |            |
| ELEVATION                                                                                | WALL AREA S.F. | OPENING S.F.                 | PERCENTAGE |
| FRONT                                                                                    | 442.11 S.F.    | 116.35 S.F.                  | 26.32 %    |
| LEFT SIDE                                                                                | 887.48 S.F.    | 0.00 S.F.                    | 0.00 %     |
| RIGHT SIDE                                                                               | 887.48 S.F.    | 0.00 S.F.                    | 0.00 %     |
| REAR                                                                                     | 442.11 S.F.    | 123.08 S.F.                  | 27.84 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                | 0.00 S.F.                    |            |
| TOTAL SQ. FT.                                                                            | 2659.18 S.F.   | 239.43 S.F.                  | 9.00 %     |
| TOTAL SQ. M.                                                                             | 247.04 S.M.    | 22.24 S.M.                   | 9.00 %     |

| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))                                           |                |                              |            |
|------------------------------------------------------------------------------------------|----------------|------------------------------|------------|
| HIGHGROVE 2, ELEVATION 2                                                                 |                | ENERGY EFFICIENCY - OBC SB12 |            |
| ELEVATION                                                                                | WALL AREA S.F. | OPENING S.F.                 | PERCENTAGE |
| FRONT                                                                                    | 442.11 S.F.    | 116.84 S.F.                  | 26.43 %    |
| LEFT SIDE                                                                                | 887.48 S.F.    | 0.00 S.F.                    | 0.00 %     |
| RIGHT SIDE                                                                               | 887.48 S.F.    | 0.00 S.F.                    | 0.00 %     |
| REAR                                                                                     | 442.11 S.F.    | 123.08 S.F.                  | 27.84 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                | 0.00 S.F.                    |            |
| TOTAL SQ. FT.                                                                            | 2659.18 S.F.   | 239.92 S.F.                  | 9.02 %     |
| TOTAL SQ. M.                                                                             | 247.04 S.M.    | 22.29 S.M.                   | 9.02 %     |

| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))                                           |                |                              |            |
|------------------------------------------------------------------------------------------|----------------|------------------------------|------------|
| HIGHGROVE 2, ELEVATION 3                                                                 |                | ENERGY EFFICIENCY - OBC SB12 |            |
| ELEVATION                                                                                | WALL AREA S.F. | OPENING S.F.                 | PERCENTAGE |
| FRONT                                                                                    | 442.11 S.F.    | 113.42 S.F.                  | 25.65 %    |
| LEFT SIDE                                                                                | 887.48 S.F.    | 0.00 S.F.                    | 0.00 %     |
| RIGHT SIDE                                                                               | 887.48 S.F.    | 0.00 S.F.                    | 0.00 %     |
| REAR                                                                                     | 442.11 S.F.    | 123.08 S.F.                  | 27.84 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                | 0.00 S.F.                    |            |
| TOTAL SQ. FT.                                                                            | 2659.18 S.F.   | 236.50 S.F.                  | 8.89 %     |
| TOTAL SQ. M.                                                                             | 247.04 S.M.    | 21.97 S.M.                   | 8.89 %     |

| AREA CALCULATIONS ELEV '1' |                     |
|----------------------------|---------------------|
| GROUND FLOOR AREA          | 848 SF              |
| SECOND FLOOR AREA          | 945 SF              |
| TOTAL FLOOR AREA           | 1793 SF (166.58 m2) |
| FIRST FLOOR OPEN AREA      | XX SF               |
| SECOND FLOOR OPEN AREA     | 3 SF                |
| ADD TOTAL OPEN AREAS       | +3 SF               |
| ADD FINISHED BSMT AREA     | +XX SF              |
| GROSS FLOOR AREA           | 1796 SF (166.85 m2) |
| GROUND FLOOR COVERAGE      | 848 SF              |
| GARAGE COVERAGE/AREA       | 311 SF              |
| PORCH COVERAGE/AREA        | 96 SF               |
| COVERAGE W/ PORCH          | 1255 SF (116.60 m2) |
| COVERAGE W/O PORCH         | 1159 SF (107.67 m2) |

| AREA CALCULATIONS ELEV '2' |                     |
|----------------------------|---------------------|
| GROUND FLOOR AREA          | 848 SF              |
| SECOND FLOOR AREA          | 945 SF              |
| TOTAL FLOOR AREA           | 1793 SF (166.58 m2) |
| FIRST FLOOR OPEN AREA      | XX SF               |
| SECOND FLOOR OPEN AREA     | 3 SF                |
| ADD TOTAL OPEN AREAS       | +3 SF               |
| ADD FINISHED BSMT AREA     | +XX SF              |
| GROSS FLOOR AREA           | 1796 SF (166.85 m2) |
| GROUND FLOOR COVERAGE      | 848 SF              |
| GARAGE COVERAGE/AREA       | 311 SF              |
| PORCH COVERAGE/AREA        | 104 SF              |
| COVERAGE W/ PORCH          | 1255 SF (117.33 m2) |
| COVERAGE W/O PORCH         | 1159 SF (107.67 m2) |

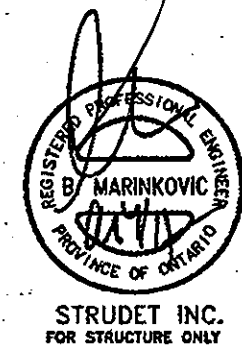
| AREA CALCULATIONS ELEV '3' |                     |
|----------------------------|---------------------|
| GROUND FLOOR AREA          | 848 SF              |
| SECOND FLOOR AREA          | 945 SF              |
| TOTAL FLOOR AREA           | 1793 SF (166.58 m2) |
| FIRST FLOOR OPEN AREA      | XX SF               |
| SECOND FLOOR OPEN AREA     | 3 SF                |
| ADD TOTAL OPEN AREAS       | +3 SF               |
| ADD FINISHED BSMT AREA     | +XX SF              |
| GROSS FLOOR AREA           | 1796 SF (166.85 m2) |
| GROUND FLOOR COVERAGE      | 848 SF              |
| GARAGE COVERAGE/AREA       | 311 SF              |
| PORCH COVERAGE/AREA        | 96 SF               |
| COVERAGE W/ PORCH          | 1255 SF (116.60 m2) |
| COVERAGE W/O PORCH         | 1159 SF (107.67 m2) |

COPY

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

OCT 04 2017

HIGHGROVE-2  
COMPLIANCE PACKAGE 'A1'



| REVISIONS       |                                    | DESIGNER   |    |
|-----------------|------------------------------------|------------|----|
| 9               |                                    |            |    |
| 8               |                                    |            |    |
| 7               |                                    |            |    |
| 6               | REVISED, ISSUED FOR PERMIT.        | SEP. 22/17 | 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. 27/17 | GW |
| 1               | PRELIMINARY REVIEW.                | APR. 12/17 | GW |
| no. description |                                    | date       | by |

VAS  
DESIGN  
255 Consumers Rd Suite 120  
Toronto ON M2N 1R4  
416.630.2255 / 416.630.4782  
vasdesign.com

Greenpark  
project name  
RUSSELL GARDENS PH.2  
municipality  
WATERDOWN, ON.  
project no.  
16036  
drawing no.  
A0  
TYPICAL NOTES AND AREAS  
date  
APRIL 2017  
checked by  
scale  
3/16" = 1'-0"  
16036-HIGHGROVE 2  
SHEET - RUSSELL GARDENS PH.2 / 16036-HIGHGROVE 2-16036-HIGHGROVE 2.dwg - Tue - Sep 26 2017 - 8:21 AM

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1796 SF.

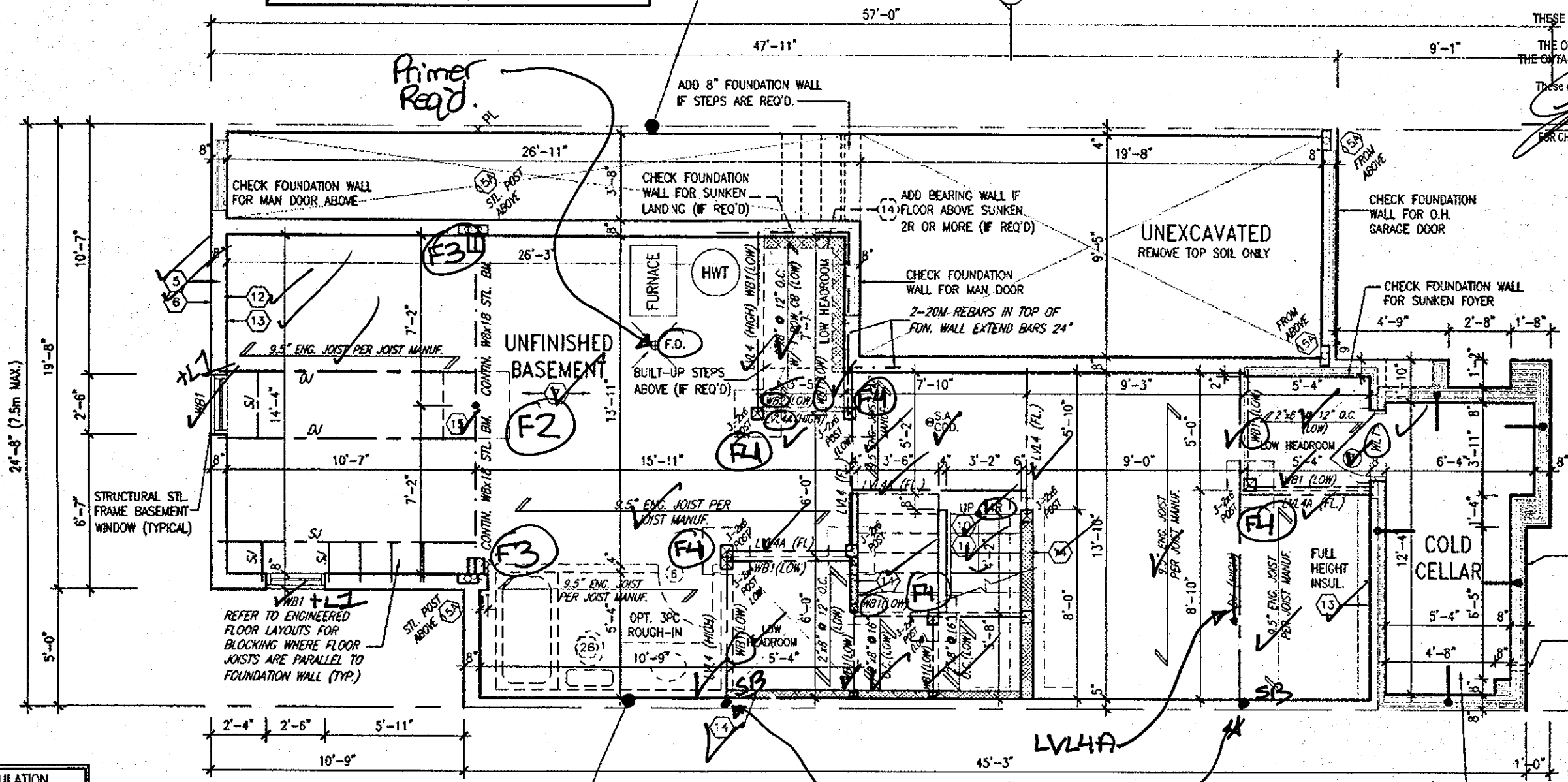
CITY OF HAMILTON  
Building Division

Permit No. 17-131925

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] DATE May 24/18  
FOR CHIEF BUILDING OFFICIAL

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.

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.  
-6" (R10) CONTINUOUS INSULATION  
(RIGID or SPRAY FOAM).  
-2" x 4" @ 16" o.c. w/ R12 BATT  
INSULATION.  
-EXTEND EXTERIOR WALL FOOTING TO  
SUPPORT 2" x 4" WALL WHERE LOAD  
BEARING.

CBC 9.39  
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" x 24") DOWNELS SPACED NOT  
MORE THAN 23 5/8" o.c.

COPY  
CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

APR 24 2018  
REC BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO CB DATE \_\_\_\_\_

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.

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

APR 17 2018

HIGHGROVE-2  
COMPLIANCE PACKAGE 'A1'

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

|    |                                    |           |    |
|----|------------------------------------|-----------|----|
| 3  | REVISED.                           | APR 13/18 | GW |
| 4  | REV. PER CITY COMMENTS. REISSUED.  | FEB 08/18 | GW |
| 5  | REVISED. ISSUED FOR PERMIT.        | SEP 22/17 | GW |
| 6  | ISSUED FOR PRICING.                | AUG 23/17 | GW |
| 7  | REVISED AS PER CLIENT COMMENTS.    | JUN 21/17 | WT |
| 8  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 12/17 | GW |
| 9  | REVISED PER CLIENT COMMENTS.       | APR 27/17 | GW |
| 10 | PRELIMINARY REVIEW.                | APR 12/17 | GW |
| 11 | DESCRIPTION                        | DATE      | BY |

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

Greenpark. HIGHGROVE 2  
project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON.  
date APRIL 2017  
drawn by [Signature] checked by [Signature] scale 3/16" = 1'-0"  
drawing no. 16036-HIGHGROVE 2  
drawing no. A1

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1796 SF.

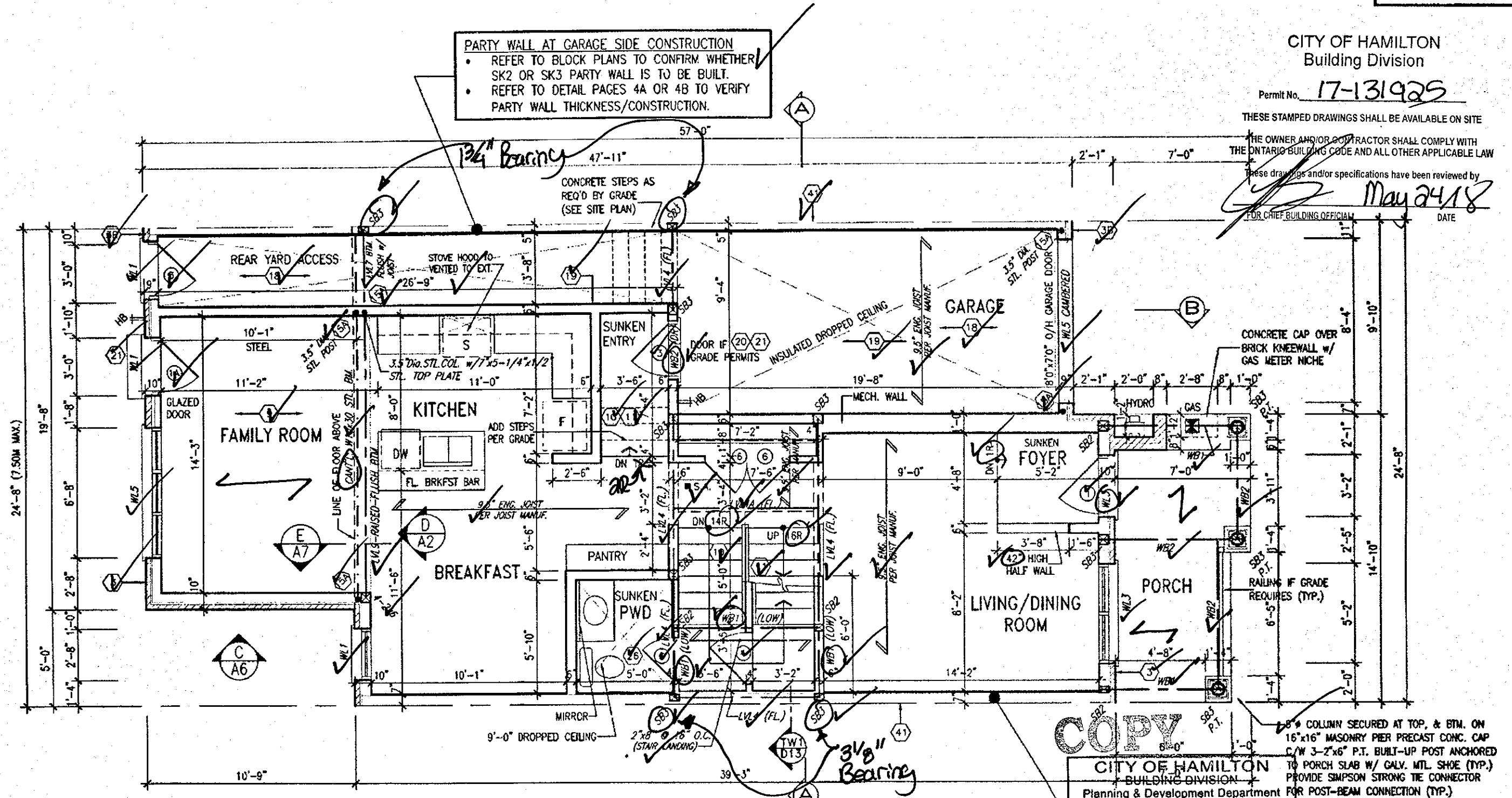
CITY OF HAMILTON  
Building Division

Permit No. **17-131925**

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]* May 24/18  
FOR CHIEF BUILDING OFFICIAL DATE



|    |                                      |            |    |                                                                                                                                                                                                                                                                                                               |
|----|--------------------------------------|------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3  | REVISED.                             | APR. 13/18 | 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.                                                                                                                            |
| 4  | REVISED PER CITY COMMENTS. REISSUED. | FEB. 08/18 | GW | qualification information                                                                                                                                                                                                                                                                                     |
| 5  | REVISED. ISSUED FOR PERMIT.          | SEP. 22/17 | GW | Richard Vink 24488                                                                                                                                                                                                                                                                                            |
| 6  | ISSUED FOR PRICING.                  | AUG. 23/17 | GW | name 804                                                                                                                                                                                                                                                                                                      |
| 7  | REVISED AS PER CLIENT COMMENTS.      | JUN. 21/17 | WI | registration information 42658                                                                                                                                                                                                                                                                                |
| 8  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS   | JUN 12/17  | GW | VA3 Design Inc.                                                                                                                                                                                                                                                                                               |
| 9  | REVISED PER CLIENT COMMENTS.         | APR. 27/17 | GW | 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. |
| 10 | PRELIMINARY REVIEW.                  | APR. 12/17 | GW | date by                                                                                                                                                                                                                                                                                                       |
| 11 | description                          |            |    |                                                                                                                                                                                                                                                                                                               |

**VA3 DESIGN**  
255 Consumers Rd. Suite 120  
Toronto, ON M2J 1R4  
1 416.630.2255 / 416.630.4782  
va3design.com

|                                           |                                     |
|-------------------------------------------|-------------------------------------|
| <b>Greenpark.</b>                         | <b>HIGHGROVE 2</b>                  |
| Project Name: <b>RUSSELL GARDENS PH.2</b> | Municipality: <b>WATERDOWN, ON.</b> |
| Date: <b>APRIL 2017</b>                   | Scale: <b>3/16" = 1'-0"</b>         |
| Drawn by: <i>[Signature]</i>              | Checked by: <i>[Signature]</i>      |
| Project No. <b>16036</b>                  | Drawing No. <b>A2</b>               |

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PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

1796 SF.

Permit No. 17-131925

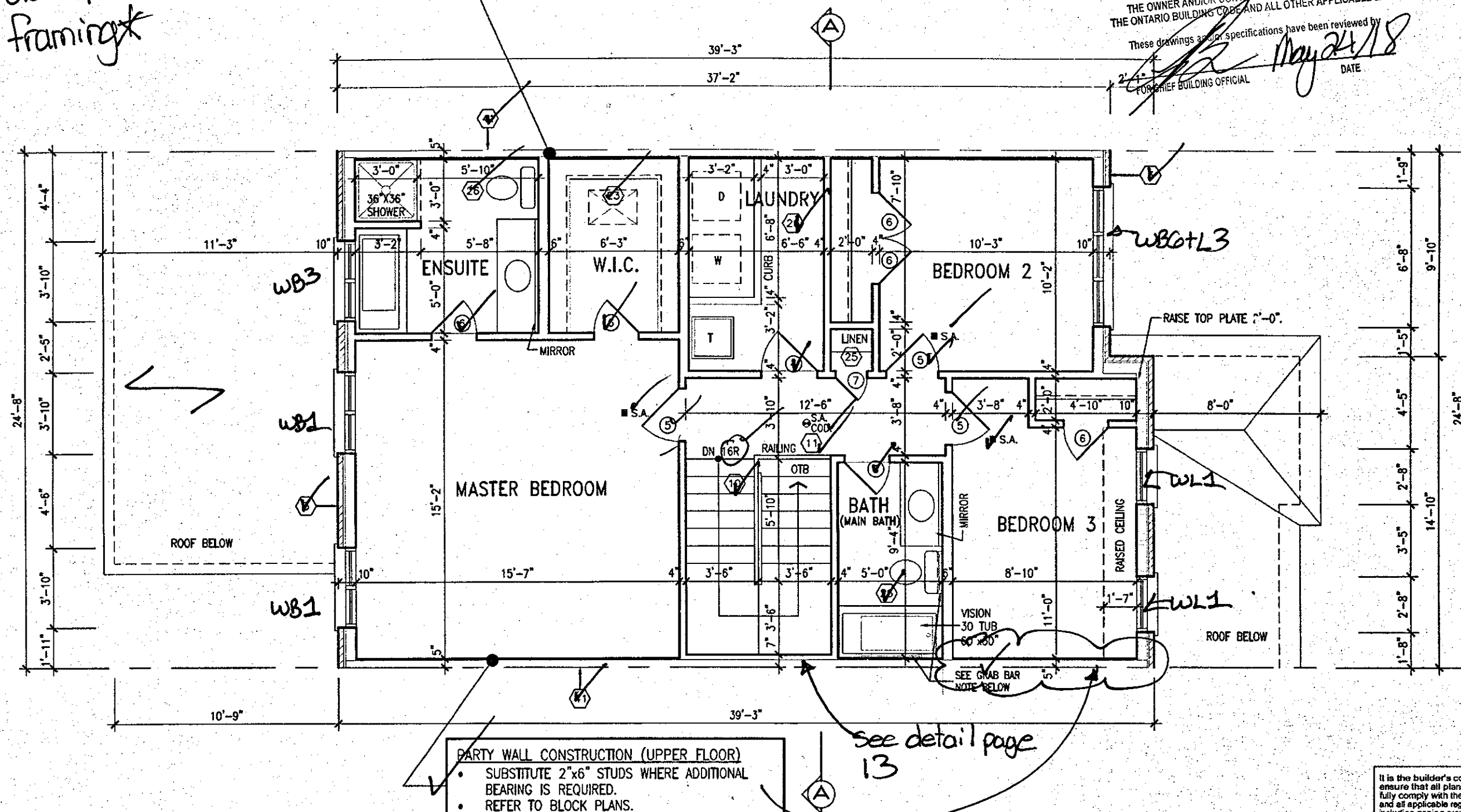
Permit No. 12345678  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings have been reviewed by

These drawings and/or specifications have been reviewed by

*[Signature]* *May 24/18*

DATE

FOR CHIEF BUILDING OFFICIAL



SECOND 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.

**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).

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 Contractor/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.

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COPY

**CITY OF HAMILTON**  
BUILDING DIVISION  
Planning & Development Department

FEB 12 2018

REC BY LS DATE \_\_\_\_\_  
REF'D TO CB DATE \_\_\_\_\_

FEB 09 2018

# HIGHGROVE-2

## COMPLIANCE PACKAGE 'A1'

|    |                                    |            |    |  |  |                                                                                                                                                                                                                                                                                                               |
|----|------------------------------------|------------|----|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  |                                    |            |    |  |  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |
| 8  |                                    |            |    |  |  |                                                                                                                                                                                                                                                                                                               |
| 7  | REV. PER CITY COMMENTS. REISSUED.  | FEB. 08/18 | GW |  |  | qualification information                                                                                                                                                                                                                                                                                     |
| 6  | REVISED. ISSUED FOR PERMIT.        | SEP. 22/17 | GW |  |  | Richard Vink 244                                                                                                                                                                                                                                                                                              |
| 5  | ISSUED FOR PRICING.                | AUG. 23/17 | GW |  |  | name signature 5                                                                                                                                                                                                                                                                                              |
| 4  | REVISED AS PER CLIENT COMMENTS.    | JUN. 21/17 | WT |  |  | registration information VAS Design Inc. 428                                                                                                                                                                                                                                                                  |
| 3  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 12/17  | GW |  |  |                                                                                                                                                                                                                                                                                                               |
| 2  | REVISED PER CLIENT COMMENTS.       | APR. 27/17 | GW |  |  | 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. The drawings are to be sealed. |
| 1  | PRELIMINARY REVIEW.                | APR. 12/17 | GW |  |  |                                                                                                                                                                                                                                                                                                               |
| NO | description                        | date       | by |  |  |                                                                                                                                                                                                                                                                                                               |



**VAG**  
**DESIGN**

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

## Greenpark

## HIGHGROVE 2

|                                                                                                                |                   |
|----------------------------------------------------------------------------------------------------------------|-------------------|
| project name                                                                                                   | project no.       |
| RUSSELL GARDENS PH.2                                                                                           | 16036             |
| municipality                                                                                                   |                   |
| WATERDOWN, ON.                                                                                                 |                   |
| date                                                                                                           | drawing no.       |
| APRIL 2017                                                                                                     | A3                |
| SECOND FLOOR PLAN - ELEV. 1                                                                                    |                   |
| drawn by                                                                                                       | file name         |
| checked by                                                                                                     | 16036-HIGHGROVE 2 |
| scale                                                                                                          |                   |
| 3/16" = 1'-0"                                                                                                  |                   |
| 16036 - HIGHGROVE 2.dwg - Thu - Feb 8 2018 - 12:01 PM<br>16036 - HIGHGROVE 2.dwg - Thu - Feb 8 2018 - 12:01 PM |                   |

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1796 SF.

CITY OF HAMILTON  
Building Division

Permit No. 17-131925

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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

FOR CHIEF BUILDING OFFICIAL

DATE

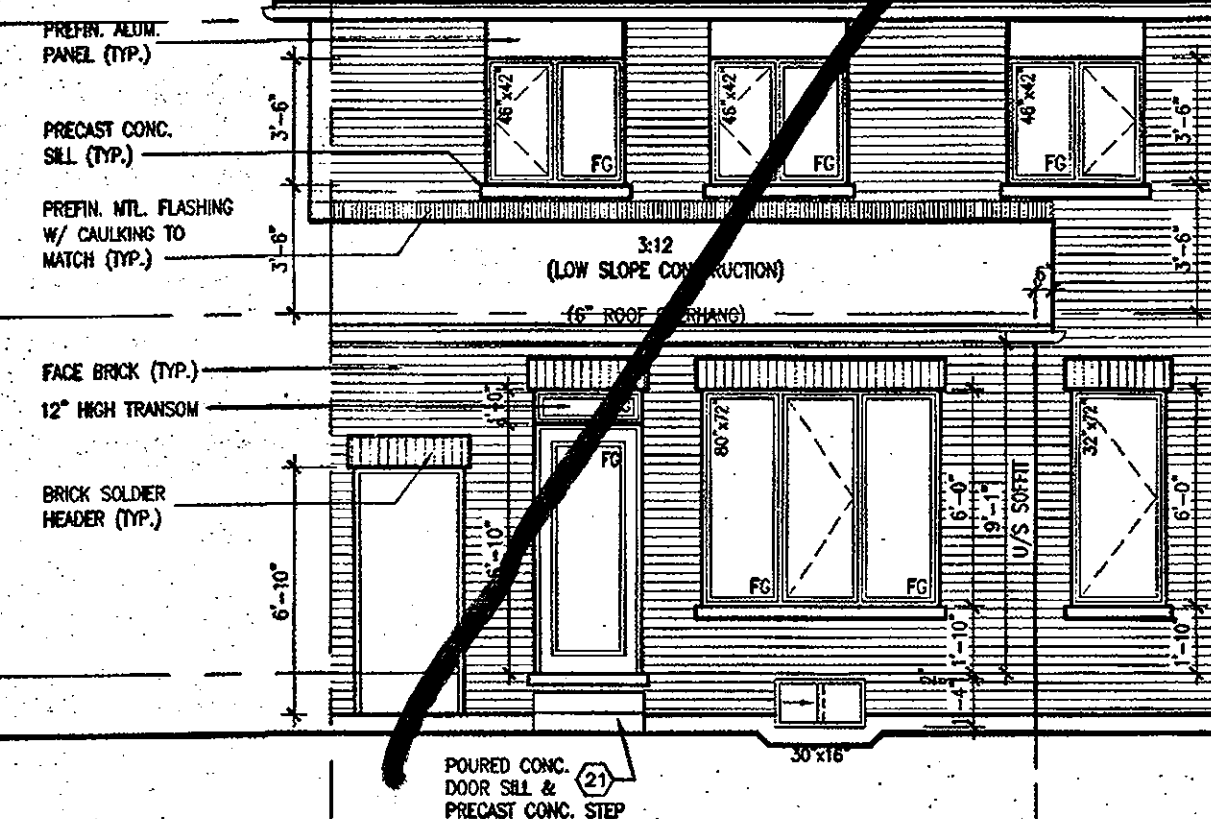
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OCT 16 2017

John G. Williams Limited, Architect

ROOF PLAN '1'



REAR ELEVATION  
ELEV. 1

4" PRECAST CONC. ON  
BRICK SOLDIER BAND (TYP.)

18"x30" LOUVER WITH  
BRICK ROWLOCK STACK  
SURROUND  
ON PRECAST SILL

BRICK SOLDIER HEADER  
ON BRICK STACK (TYP.)

4" PRECAST CONC. ON  
BRICK SOLDIER BAND (TYP.)

PREFIN. MTL. FLASHING W/  
CAULKING TO MATCH (TYP.)

18" HIGH TRANSOM

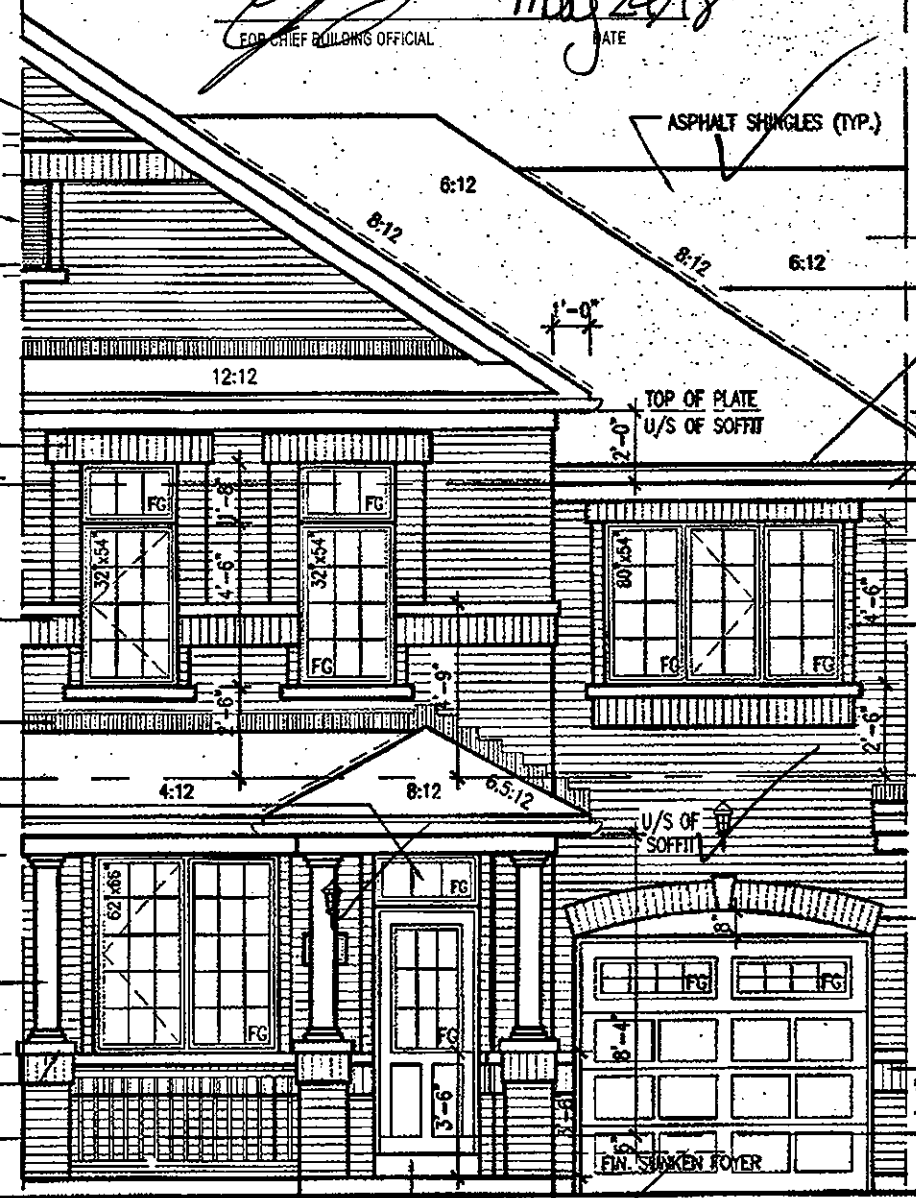
8" DIA. POST ANCHORED  
TO 16"x16" SOLID  
MASONRY PIER (TYP.)

4" PRECAST CONC.  
CAP ON BRICK  
SOLDIER BAND (TYP.)

POURED CONC. DOOR SILL

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

FRONT ELEVATION  
ELEV. 1



ASPHALT SHINGLES (TYP.)

TOP OF PLATE  
U/S OF SOFFIT

U/S OF SOFFIT

8'-0"x7'-0" O/H GARAGE DOOR  
60-1A-8

MID-POINT OF MAIN ROOF

VALLEY FLASHING (TYP.)

PREFIN. ALUM. R.W.L.  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)

1"x8" ALUM. CLAD  
FRIEZE BD. (TYP.)

TOP OF PLATE

TOP OF WINDOW

BRICK VENEER (TYP.)

BRICK SOLDIER OVER BRICK  
ROWLOCK STACK ON PRECAST  
CONC. SILL OVER BRICK  
SOLDIER (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW

BRICK SOLDIER ARCH.  
WITH KEYSTONE (TYP.)

4" PRECAST CONC. ON  
BRICK SOLDIER BAND (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

COPY

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

OCT 04 2017

HIGHGROVE-2  
COMPLIANCE PACKAGE 'A1'

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

|   |                                    |            |    |
|---|------------------------------------|------------|----|
| 3 | REVISED, ISSUED FOR PERMIT.        | SEP. 22/17 | GW |
| 4 | ISSUED FOR PRICING.                | AUG. 23/17 | GW |
| 5 | REVISED AS PER CLIENT COMMENTS.    | JUN. 21/17 | WT |
| 6 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 12/17 | GW |
| 7 | REVISED PER CLIENT COMMENTS.       | APR. 27/17 | GW |
| 8 | PRELIMINARY REVIEW.                | APR. 12/17 | GW |
| 9 | not description                    | date       | by |

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Richard Vink 24483  
name registration information BCN  
VA3 Design Inc. 42656  
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  
416.630.2255 / 416.630.4782  
va3design.com

Greenpark.  
project name  
RUSSELL GARDENS PH.2  
municipality  
WATERDOWN, ON.  
date  
APRIL 2017  
drawn by  
checked by  
scale  
3/16" = 1'-0"  
sheet no.  
16036-HIGHGROVE 2  
date  
SEP 26 2017 - 021 AM

HIGHGROVE 2  
project no.  
16036  
drawing no.  
A4

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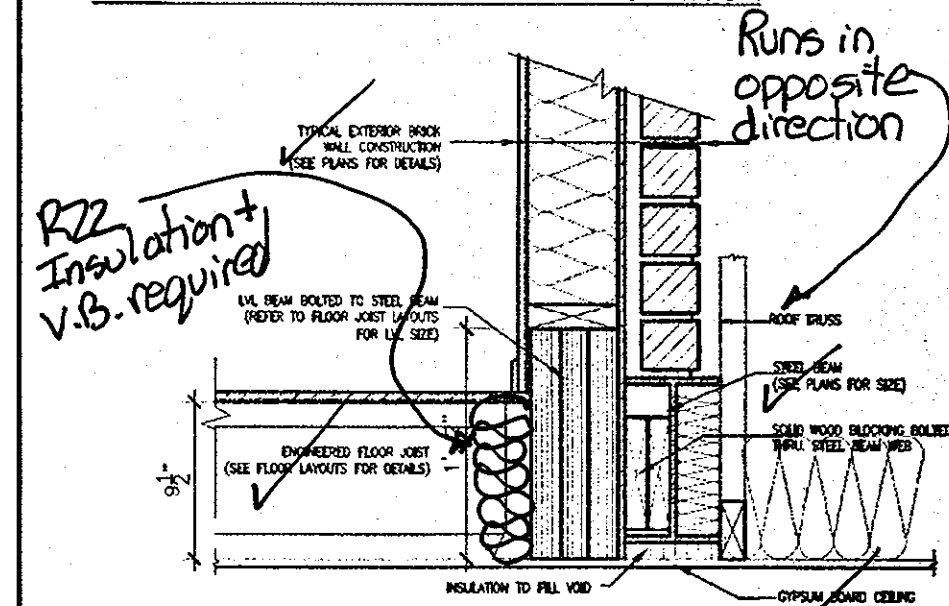


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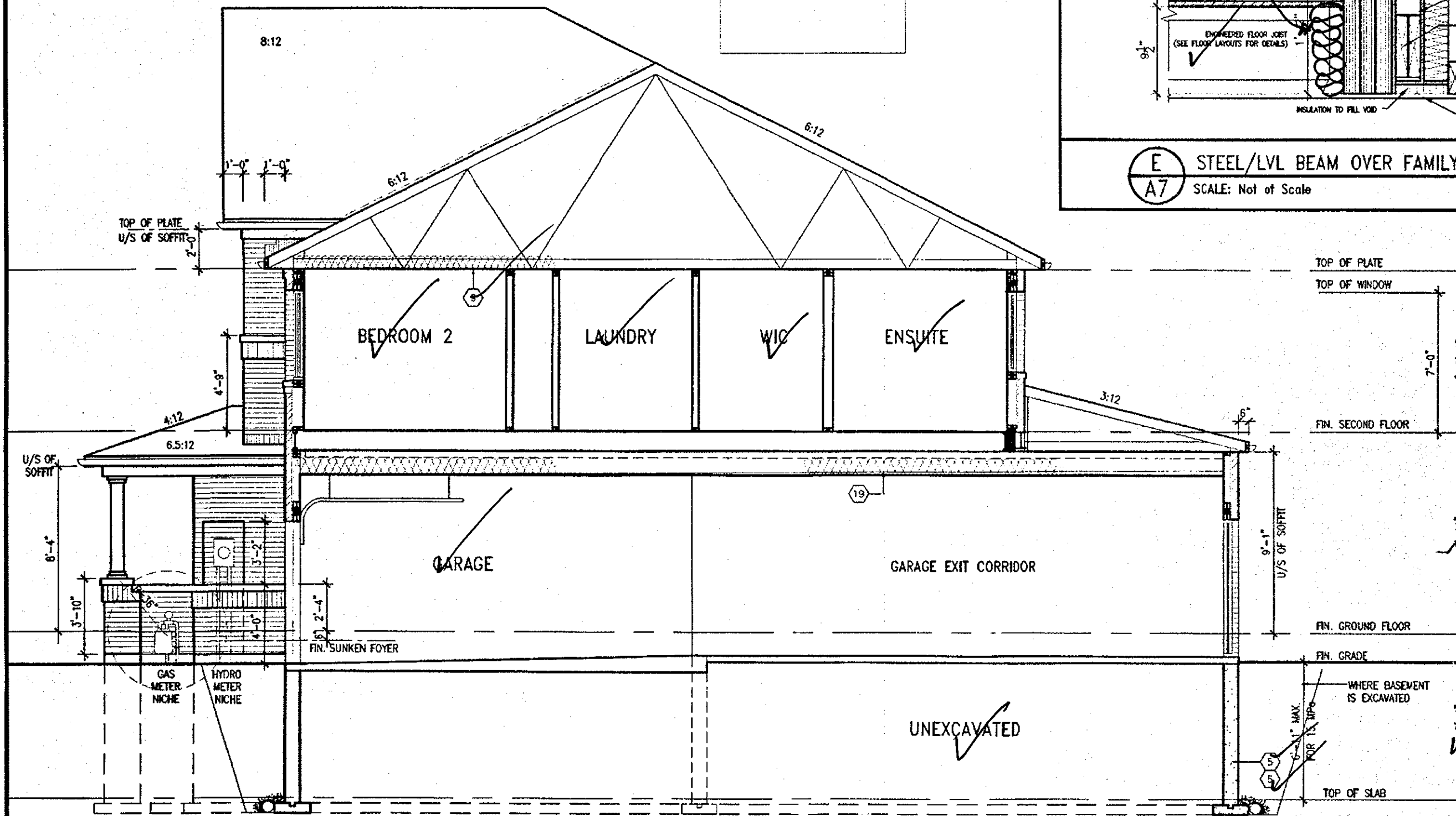
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

# HIGHGROVE 2- BEAMS OVER FAMILY ROOM

1796 SF.



**E** STEEL/LVL BEAM OVER FAMILY RM.  
**A7** SCALE: Not of Scale



CITY OF HAMILTON  
Building Division

Permit No. **17-13192S**  
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 specifications have been reviewed by  
*May 24/18*  
FOR CHIEF BUILDING OFFICIAL DATE

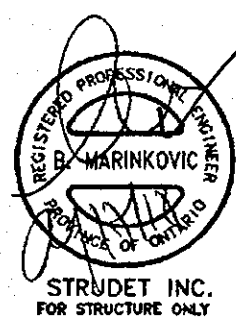
**COPY**

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

APR 24 2018

REC BY **CB** DATE **APR 17 2018**

**HIGHGROVE-2**  
COMPLIANCE PACKAGE 'A1'



SECTION B-B  
ELEV. 1

|     |                                    |            |    |                                                                                                                                                                                                                                                                                                               |
|-----|------------------------------------|------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3   | REVISED                            | APR 13/18  | 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.                                                                                                                            |
| 7   | REV. PER CITY COMMENTS. REISSUED.  | FEB. 08/18 | GW | qualification information                                                                                                                                                                                                                                                                                     |
| 8   | REVISED. ISSUED FOR PERMIT.        | SEP. 22/17 | GW | Richard Vink 24488                                                                                                                                                                                                                                                                                            |
| 5   | ISSUED FOR PRICING.                | AUG. 23/17 | GW | signature BCN                                                                                                                                                                                                                                                                                                 |
| 4   | REVISED AS PER CLIENT COMMENTS.    | JUN. 21/17 | WI | 42653                                                                                                                                                                                                                                                                                                         |
| 3   | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 12/17  | GW | name registration information VAS Design Inc.                                                                                                                                                                                                                                                                 |
| 2   | REVISED PER CLIENT COMMENTS.       | APR. 27/17 | GW | 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. |
| 1   | PRELIMINARY REVIEW.                | APR. 12/17 | GW |                                                                                                                                                                                                                                                                                                               |
| no. | description                        | date       | by |                                                                                                                                                                                                                                                                                                               |



255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
416.630.2255 / 416.630.4782  
vasdesign.com



|                                             |                                       |                                   |
|---------------------------------------------|---------------------------------------|-----------------------------------|
| Project name<br><b>RUSSELL GARDENS PH.2</b> | Municipality<br><b>WATERDOWN, ON.</b> | Project no.<br><b>16036</b>       |
| Date<br><b>APRIL 2017</b>                   | checked by<br><b>3/16" = 1'-0"</b>    | Scale<br><b>18036-HIGHGROVE 2</b> |
| Drawn by<br><b>CB</b>                       |                                       | File name<br><b>A7</b>            |

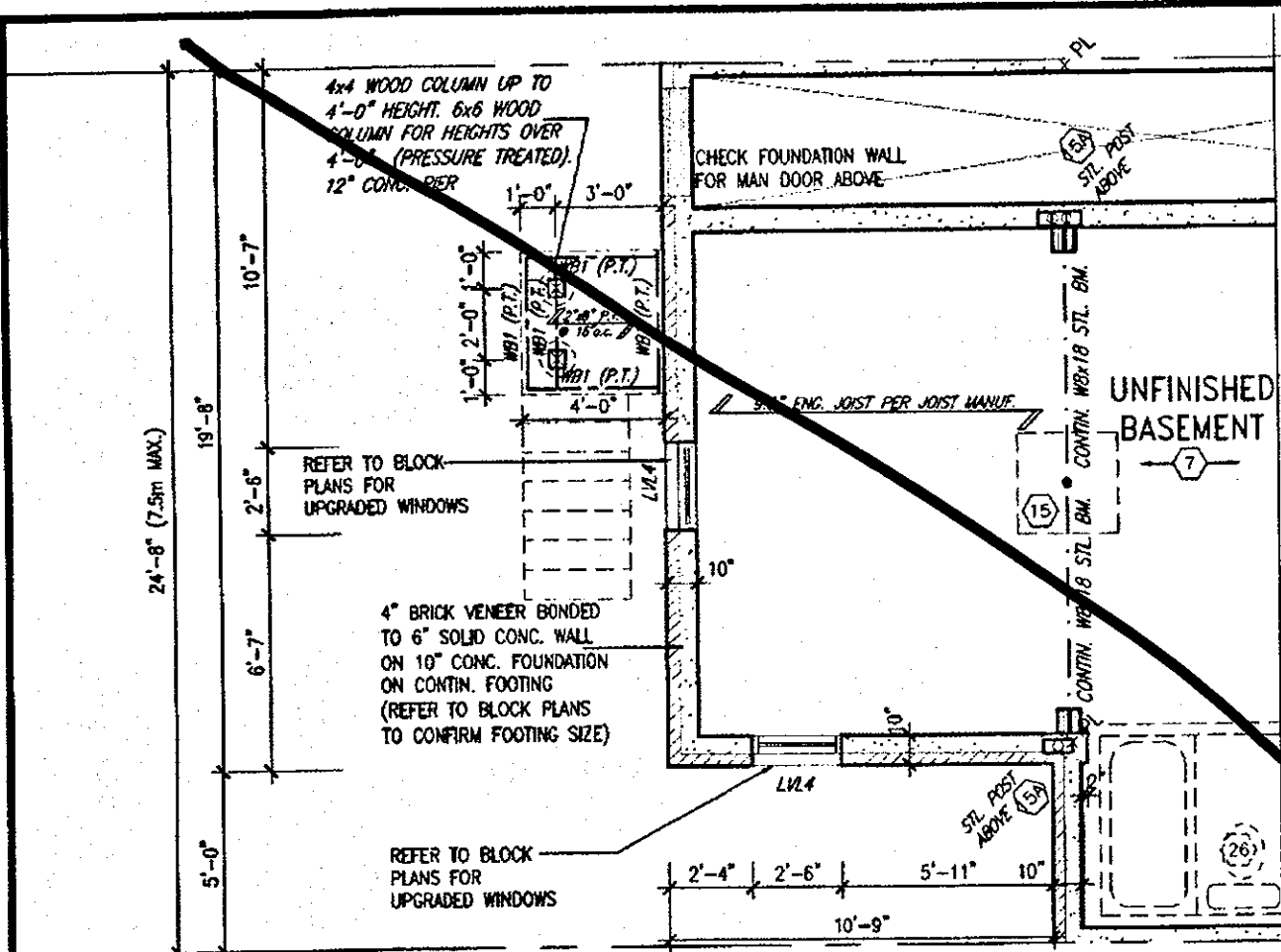
1796 SF.

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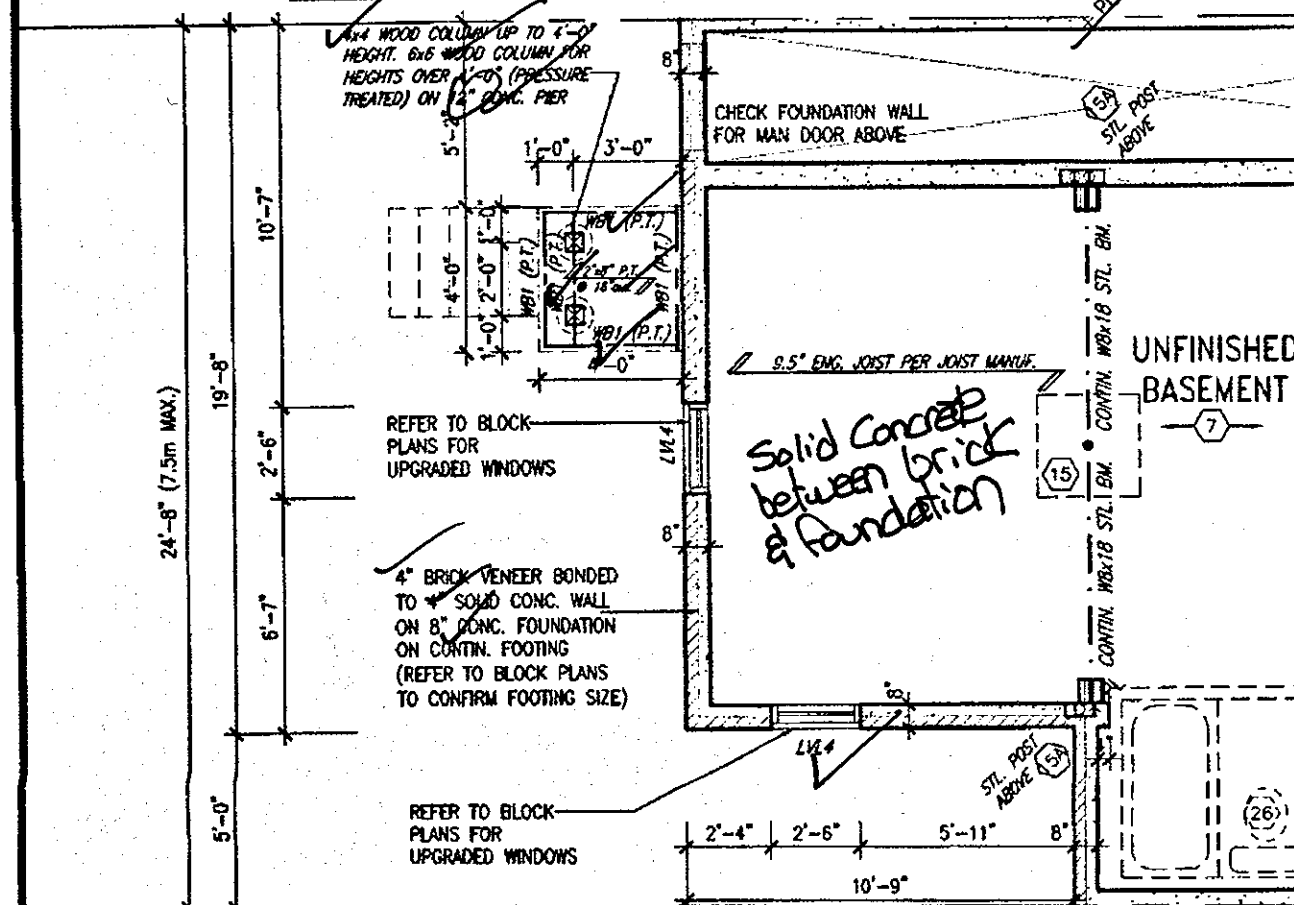
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

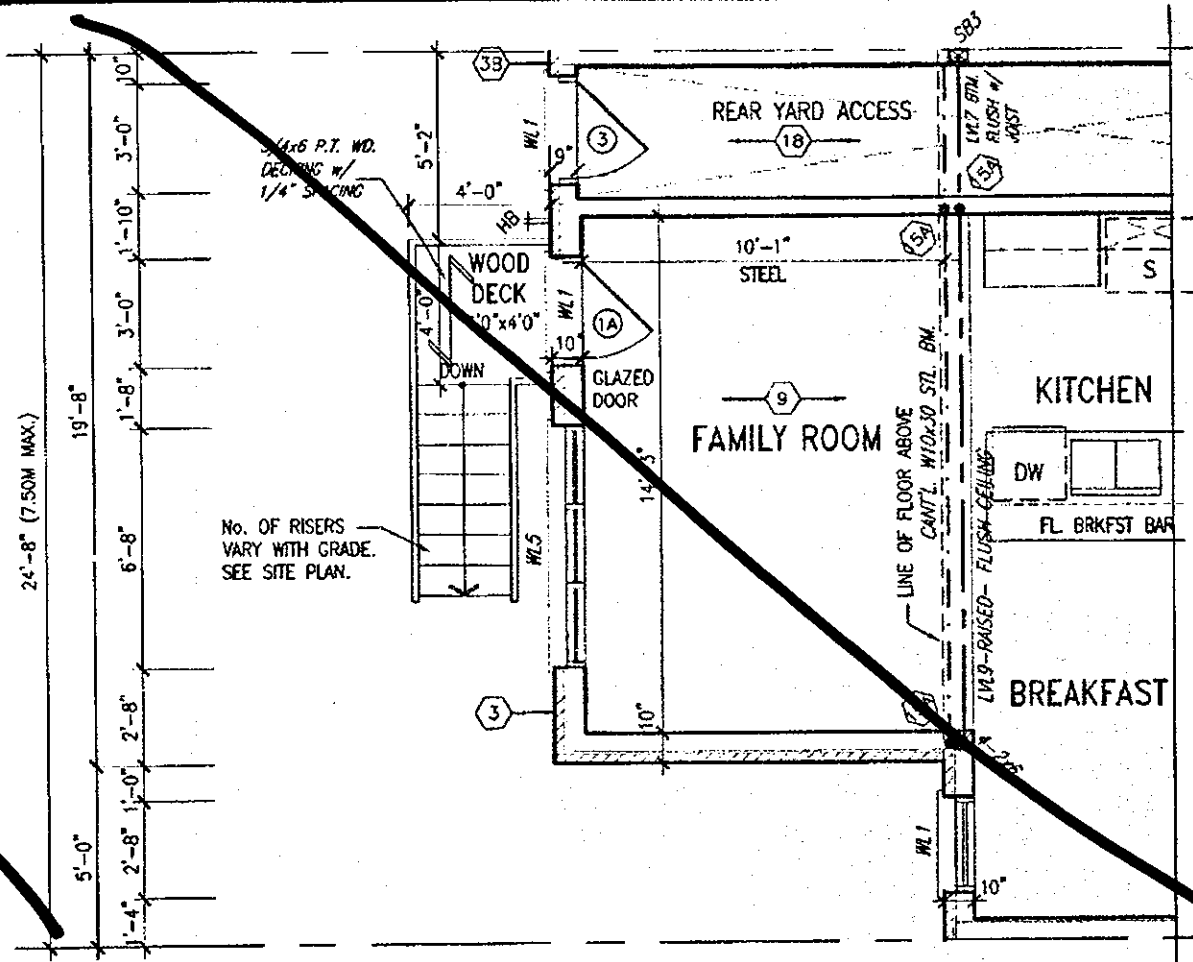
APPROVED BY:   
DATE: Apr. 20, 2018  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



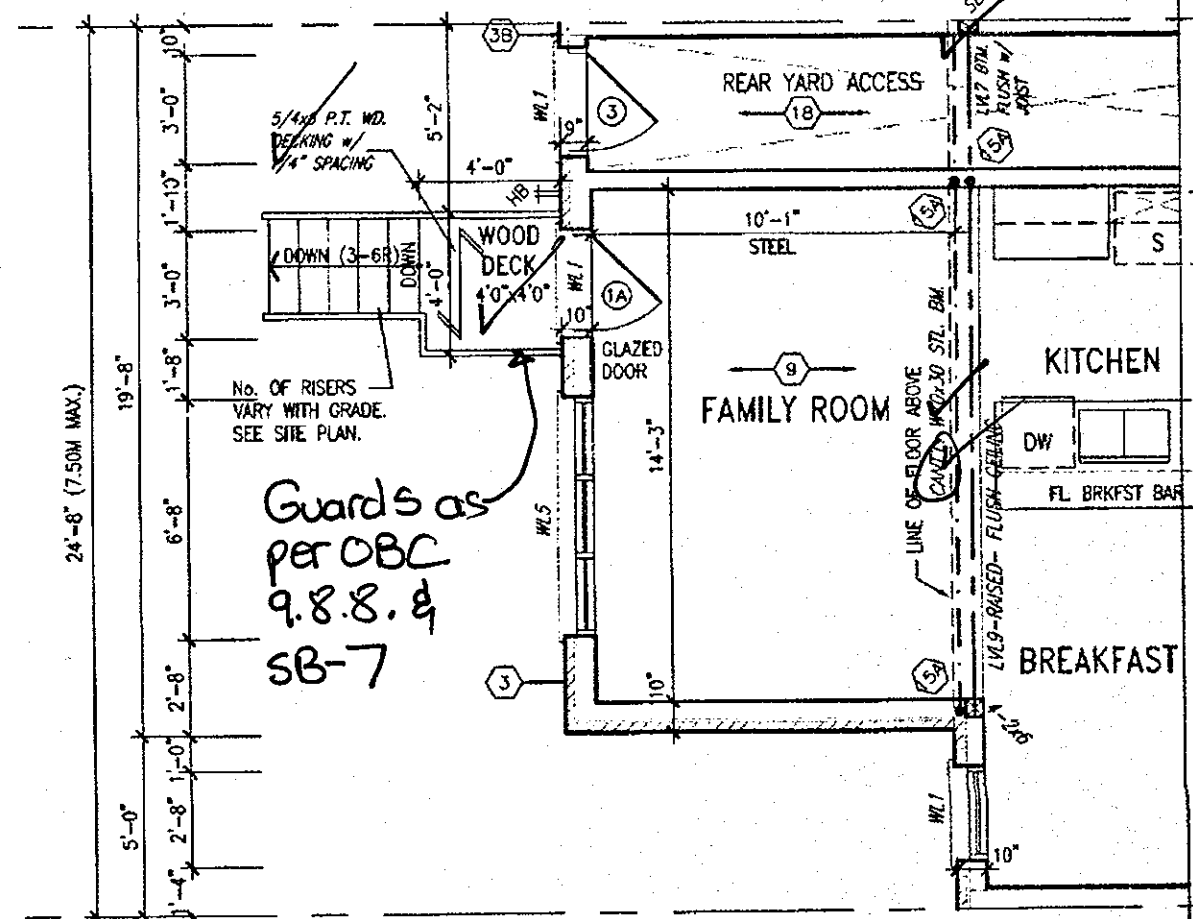
PART. BASEMENT PLAN  
W.O.D CONDITION (8R OR MORE)



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



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



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

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

CITY OF HAMILTON  
Building Division

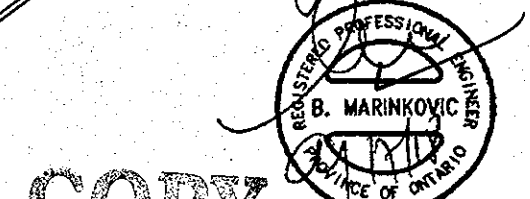
Permit No. 17-131925

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE May 24/18



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FOR STRUCTURE ONLY

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BUILDING DIVISION  
Planning & Development Department

APR 24 2018

REC BY CB DATE APR 17 2018  
REF'D TO CB DATE

**HIGHGROVE-2**  
COMPLIANCE PACKAGE 'A1'

|    |                                    |            |    |                                                                                                                                                                                                                                                                                                               |
|----|------------------------------------|------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | REVISED.                           | APR. 13/18 | 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.                                                                                                                            |
| 7  | REV. PER CITY COMMENTS. REISSUED.  | FEB. 08/18 | GW | qualification information                                                                                                                                                                                                                                                                                     |
| 5  | REVISED ISSUED FOR PERMIT.         | SEP. 22/17 | GW | Richard Vink 24488                                                                                                                                                                                                                                                                                            |
| 4  | ISSUED FOR PRICING.                | AUG. 23/17 | SW | not a registration information                                                                                                                                                                                                                                                                                |
| 3  | REVISED AS PER CLIENT COMMENTS.    | JUN. 21/17 | WT | VAS Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 2  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 12/17 | GW |                                                                                                                                                                                                                                                                                                               |
| 1  | REVISED PER CLIENT COMMENTS.       | APR. 27/17 | GW | 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. |
| 1  | PRELIMINARY REVIEW.                | APR. 12/17 | GW |                                                                                                                                                                                                                                                                                                               |
| no | description                        | date       | by |                                                                                                                                                                                                                                                                                                               |

**VAS DESIGN**  
255 Consumers Rd. Suite 120  
Toronto ON M2J 1R4  
416.630.2255 / 416.630.4782  
vasdesign.com

**Greenpark.**

RUSSELL GARDENS PH.2 WATERDOWN, ON.

**HIGHGROVE 2**

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036  
date: APRIL 2017 checked by: 3/16" = 1'-0" scale: 16036-HIGHGROVE 2  
drawing no.: A8

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1796 SF.

CITY OF HAMILTON  
Building Division

Permit No. 17-131925

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE May 24/18

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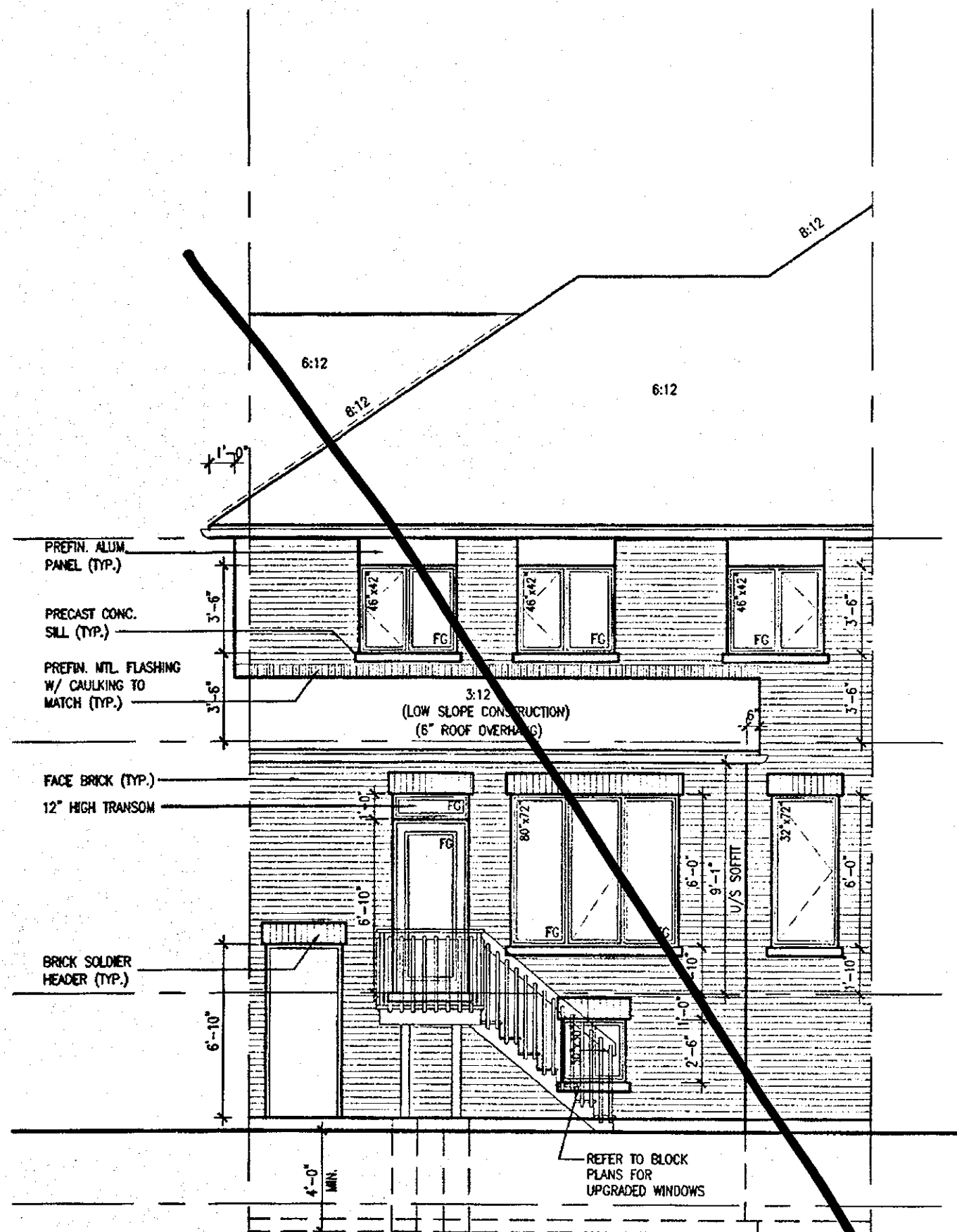
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JOHN G. WILLIAMS, ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

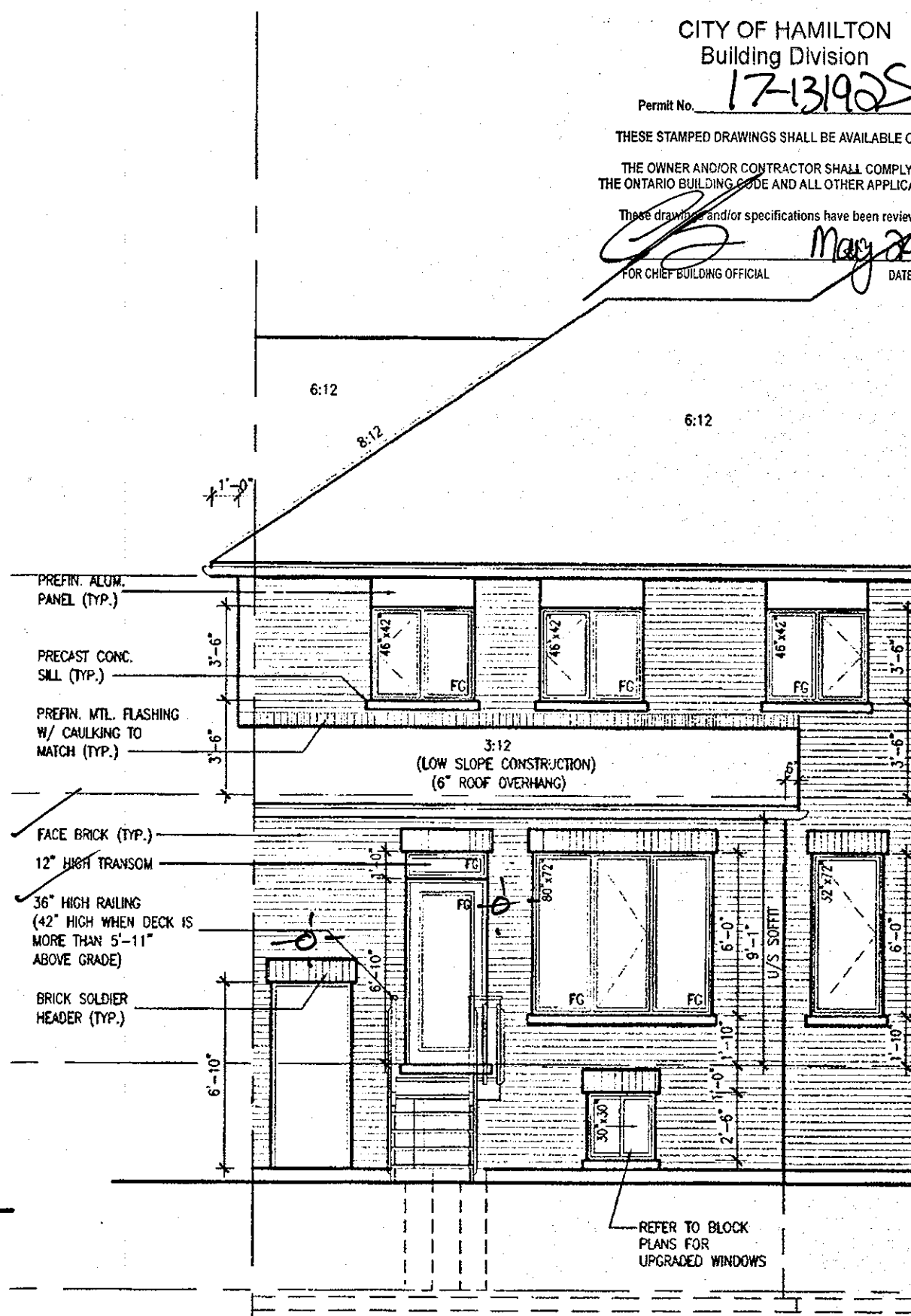
APPROVED BY: [Signature]

DATE: APR 20, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



REAR ELEVATION-ELEV. 1/2/3  
DECK CONDITION  
(8R OR MORE)



REAR ELEVATION-ELEV. 1/2/3  
DECK CONDITION  
(4R TO 7R MAX)

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE

COPY

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

APR 24 2018

REC BY: [Signature] DATE: [Signature]

REF'D TO: [Signature] DATE: [Signature]

APR 17 2018

HIGHGROVE-2  
COMPLIANCE PACKAGE 'A1'

|     |                                    |            |    |
|-----|------------------------------------|------------|----|
| 3   | REVISED.                           | APR. 13/18 | GW |
| 7   | REV. PER CITY COMMENTS. REISSUED.  | FEB. 08/18 | GW |
| 6   | REVISED. ISSUED FOR PERMIT.        | SEP. 22/17 | 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. 27/17 | GW |
| 1   | PRELIMINARY REVIEW.                | APR. 12/17 | GW |
| no. | description                        | date       | by |

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

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

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vakdesign.com

Greenpark.  
project name  
RUSSELL GARDENS PH.2  
date  
APRIL 2017  
drawn by  
checked by  
scale  
3/16" = 1'-0"

HIGHGROVE 2  
project no.  
16036  
drawing no.  
A9

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