

B1K 201

1796 SF.

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" (89x89x6.4L)	+ 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (102x89x7.9L)	+ 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (127x89x7.9L)	+ 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 7/16" (152x89x11.0L)	+ 2-2"x12" SPR. No.2
WL5 = 8" x 4" x 7/16" (152x102x11.0L)	+ 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (127x89x7.9L)	+ 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (127x89x7.9L)	+ 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (127x89x7.9L)	+ 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 7/16" (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"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)	
LVL6 = 1-1 3/4"x11 7/8" (1-45x300)	
LVL6A = 2-1 3/4"x11 7/8" (2-45x300)	
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)	
LVL7A = 4-1 3/4"x11 7/8" (4-45x300)	
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" (89x89x6.4L)	
L2 = 4" x 3-1/2" x 5/16" (102x89x7.9L)	
L3 = 5" x 3-1/2" x 5/16" (127x89x7.9L)	
L4 = 6" x 3-1/2" x 7/16" (152x89x11.0L)	
L5 = 8" x 4" x 7/16" (152x102x11.0L)	
L6 = 7" x 4" x 7/16" (178x102x11.0L)	

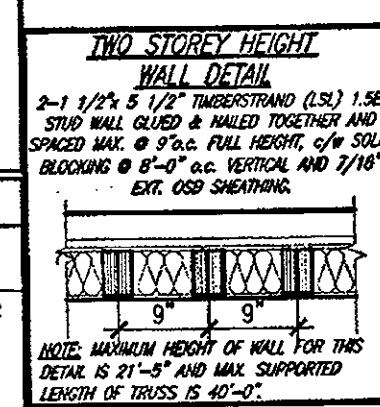
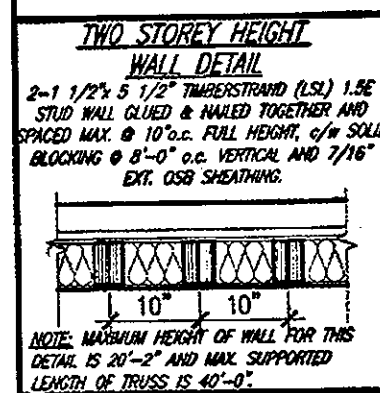
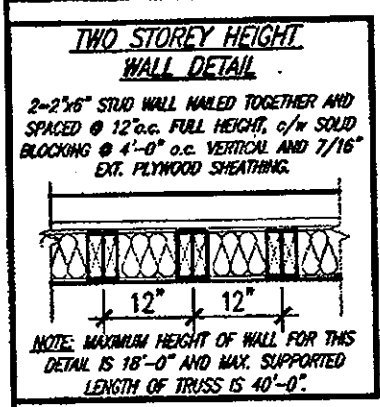
DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

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.



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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			
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			
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.	116.42 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			
TOTAL SQ. FT.	2659.18 S.F.	238.50 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	1263 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)

CITY OF HAMILTON
Building Division

Permit No. 17-132142

OCT 04 2017

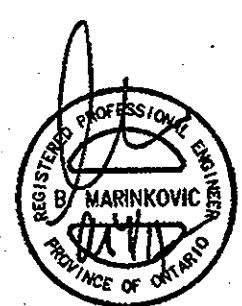
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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 29 2018

DATE



STRUDET INC.
FOR STRUCTURE ONLY

NO.	DESCRIPTION	DATE	BY
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
0	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
name
registration information
VAS 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
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
(416.630.2255 / 416.630.4782
vas3design.com

Greenpark.

project name
RUSSELL GARDENS PH.2
date
APRIL 2017
checked by
3/16" = 1'-0"
scale
16036-HIGHGROVE 2
date
Tue - Sep 26 2017 - 8:21 AM

HIGHGROVE 2

project no.
16036
drawing no.
A0

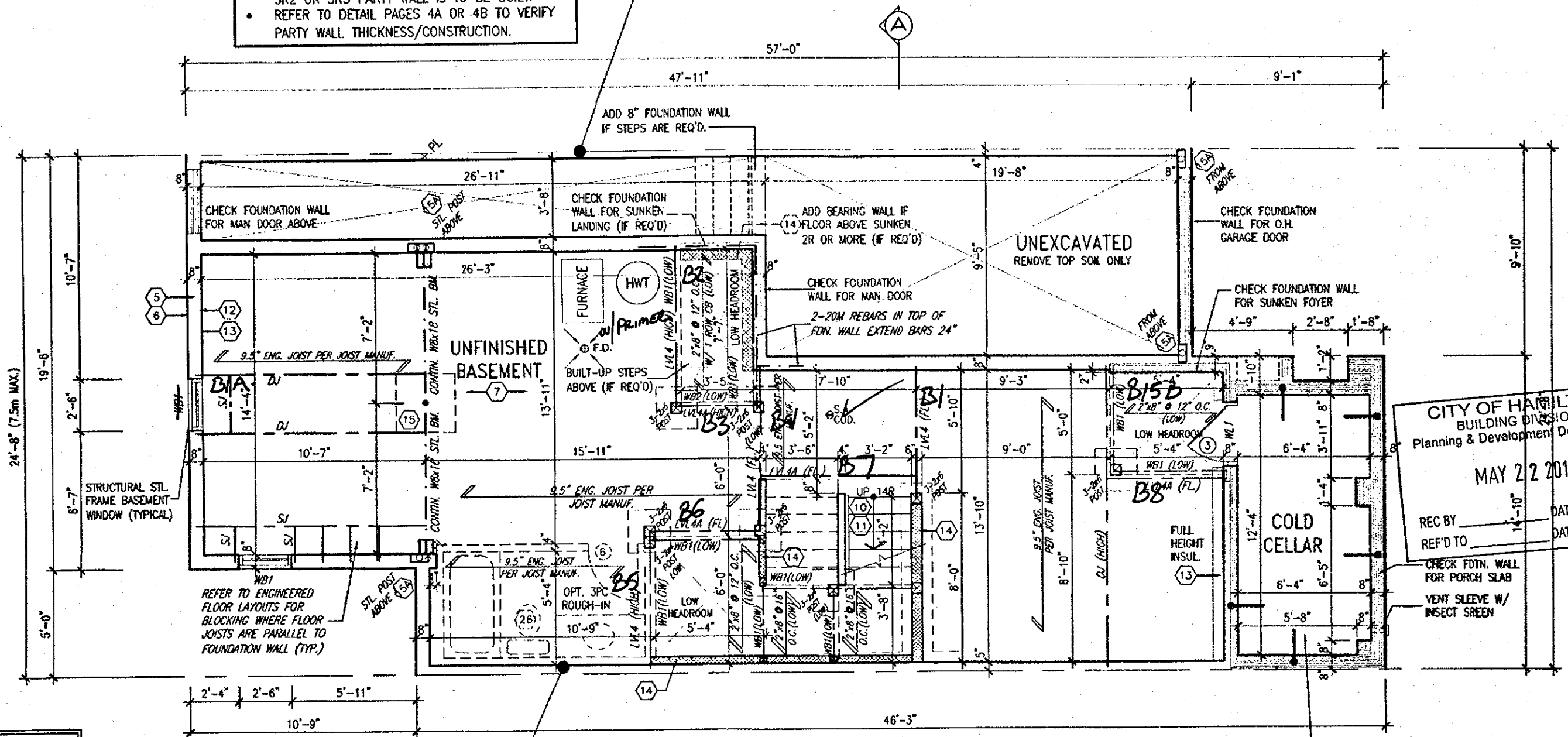
HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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1796 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

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



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 22 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____

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 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 PLAN - ELEV. 2

COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB WITH 10M BARS @ 2'-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.

CITY OF HAMILTON
Building Division
17-132142
Permit No.
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS AND REQUIREMENTS
These drawings and/or specifications have been reviewed by
FOR OFFICIAL BUILDING OFFICIAL
APR 17 2018

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THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE APPLICABLE ARCHITECTURAL DESIGN GUIDELINES APPROVED BY THE CITY OF HAMILTON.

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOWIC
P. ENG.
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

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
BCN
42658
VAS Design Inc.

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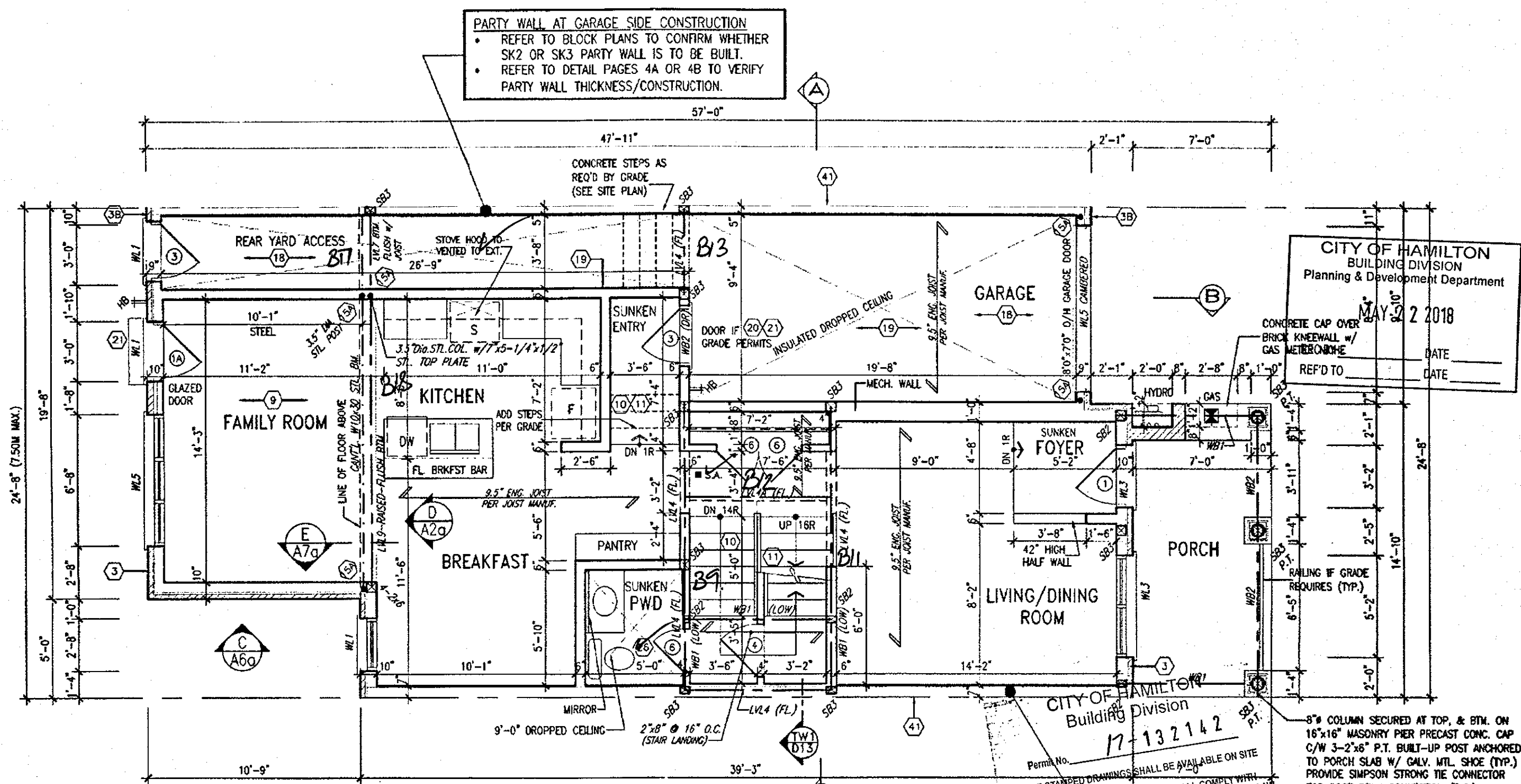
VA DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 | 416.630.4782
vasdesign.com

Greenpark. HIGHGROVE 2
Project name: RUSSELL GARDENS PH.2
Municipality: WATERDOWN, ON.
Project no.: 16036
Drawing no.: A1a
Date: APRIL 2017
Checked by: _____
Scale: 3/16" = 1'-0"
16036-HIGHGROVE 2

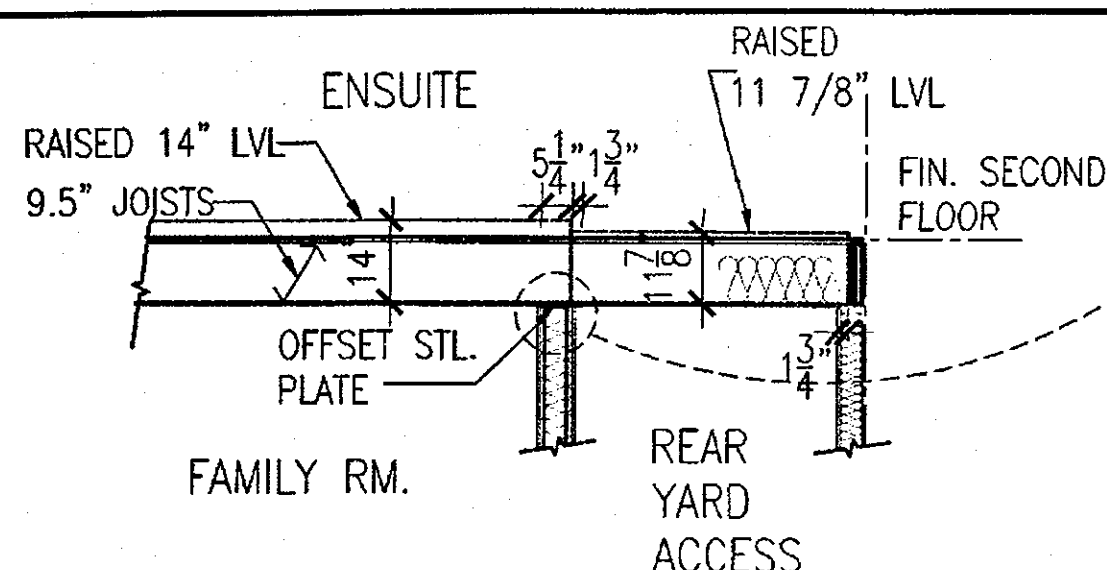
HIGHGROVE-2 COMPLIANCE PACKAGE 'A1'

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1796 SF.



GROUND FLOOR PLAN - ELEV. 2



WOOD BEAMS OVER FAMILY RM.
Not to Scale

PARTY WALL AT HOUSE SIDE CONSTRUCTION

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

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

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

NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST
w/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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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: [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'

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.
10	REVISED.	APR 13/18	GW		qualification information
11	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW		
12	REVISED. ISSUED FOR PERMIT.	SEP 22/17	GW	Richard Vink	244
13	ISSUED FOR PRICING.	AUG 23/17	GW	name	signature
14	REVISED AS PER CLIENT COMMENTS.	APR 21/17	WT	registration information	426
15	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAB Design Inc.	
16	REVISED PER CLIENT COMMENTS.	APR 27/17	GW		
17	PRELIMINARY REVIEW.	APR 12/17	GW		
18	description	date	by		

VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.636.2255 f 416.630.478
vasdesign.com

Greenpark.

Project name **RUSSELL GARDENS PH.2** Municipality **WATERDOWN, ON.**

Date **APRIL 2017** **GROUND FLOOR I**

Drawn by _____ checked by _____ note _____

- $3/16" = 1'-0"$

Scale: 1/8" = 1'-0" (1/4" = 1'-0") 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0"

HIGHGROVE 2		project # 1603
PLAN - ELEV. 2	file name 16036-HIGHGROVE 2	drawing no. A2a
Fri - Apr 23 2010 - 3:17 PM		

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MAY 22 2018

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

TOP OF PLATE

BEDROOM 2

FIN. SECOND FLOOR

CITY OF HAMILTON
Building Division

Permit No. 17-132142

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
MAY 29 2018

FOR CHIEF BUILDING OFFICIAL **FIN. GROUND ENTER**

FEB 15 2018

SECTION A-A ELEV. 2

HIGHGROVE-2

COMPLIANCE PACKAGE 'A1'

STRUDET INC.
FOR STRUCTURE ONLY

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	2448/
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name	signature
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information	BC
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc.	4255/
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW		
1	PRELIMINARY REVIEW.	APR 25/17	GW		
no	description	date	hw		

VA3
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark

project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16036
date APRIL 2017	SECTION A-A ELEV. 2	drawing no. A6a
drawn by -	checked by -	scale 3/16" = 1'-0"
		file name 16036-HIGHGROVE 2
DATE PLOTTED: 2018.01.16 16:03:00 USER: JACQUES.LAFORT PROJECT: 2016036-HIGHGROVE 2 DAY: Thu - Feb 15 2018 - 2:29 PM		

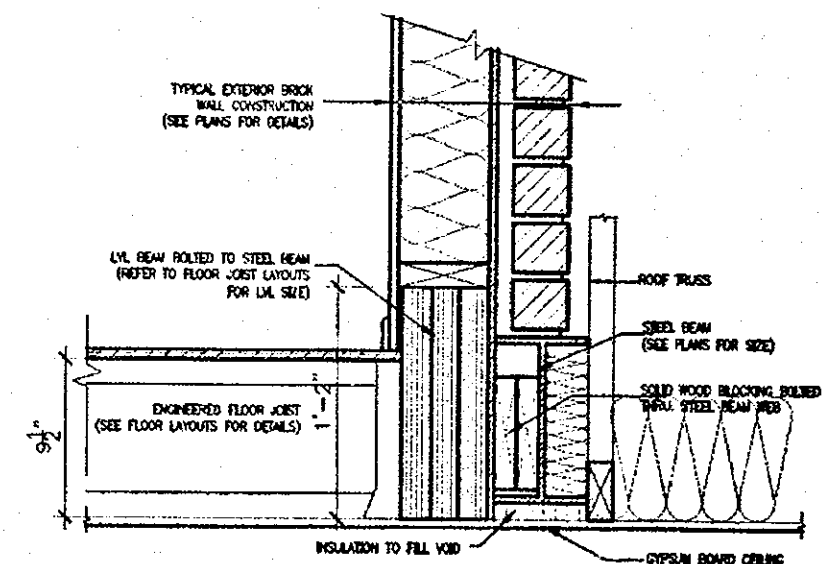
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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council 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.

HIGHGROVE 2- BEAMS OVER FAMILY ROOM

1796 SF.



E STEEL/LVL BEAM OVER FAMILY RM.
A7a SCALE: Not of Scale

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

TOP OF PLATE MAY 22 2018
TOP OF WINDOW
REC BY
REF'D TO

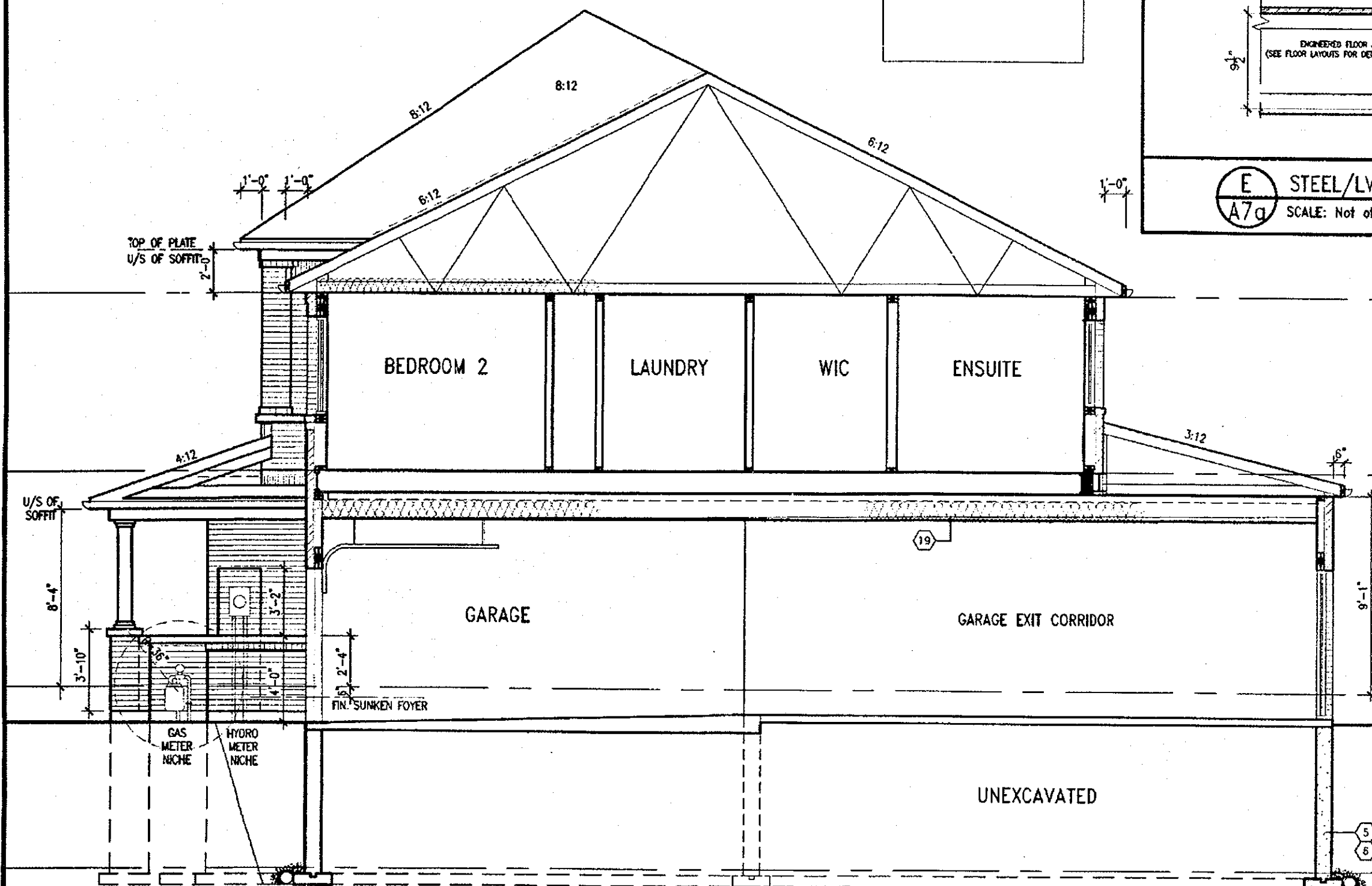
CITY OF HAMILTON
Building Division

Permit No. M-132142

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 29 2018

FOR CHIEF BUILDING OFFICIAL DATE



SECTION B-B ELEV. 2

APR 17 2018

HIGHGROVE-2 COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

1	DESCRIPTION	DATE	BY
2	PRELIMINARY REVIEW	APR. 12/17	GW
3	REVISION PER CLIENT COMMENTS	APR. 27/17	GW
4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
5	ISSUED FOR PRICING	AUG. 23/17	GW
6	REVISED, ISSUED FOR PERMIT	SEP. 22/17	GW
7	REV. PER CITY COMMENTS, REISSUED	FEB. 08/18	GW
8	REVISED	APR. 13/18	GW



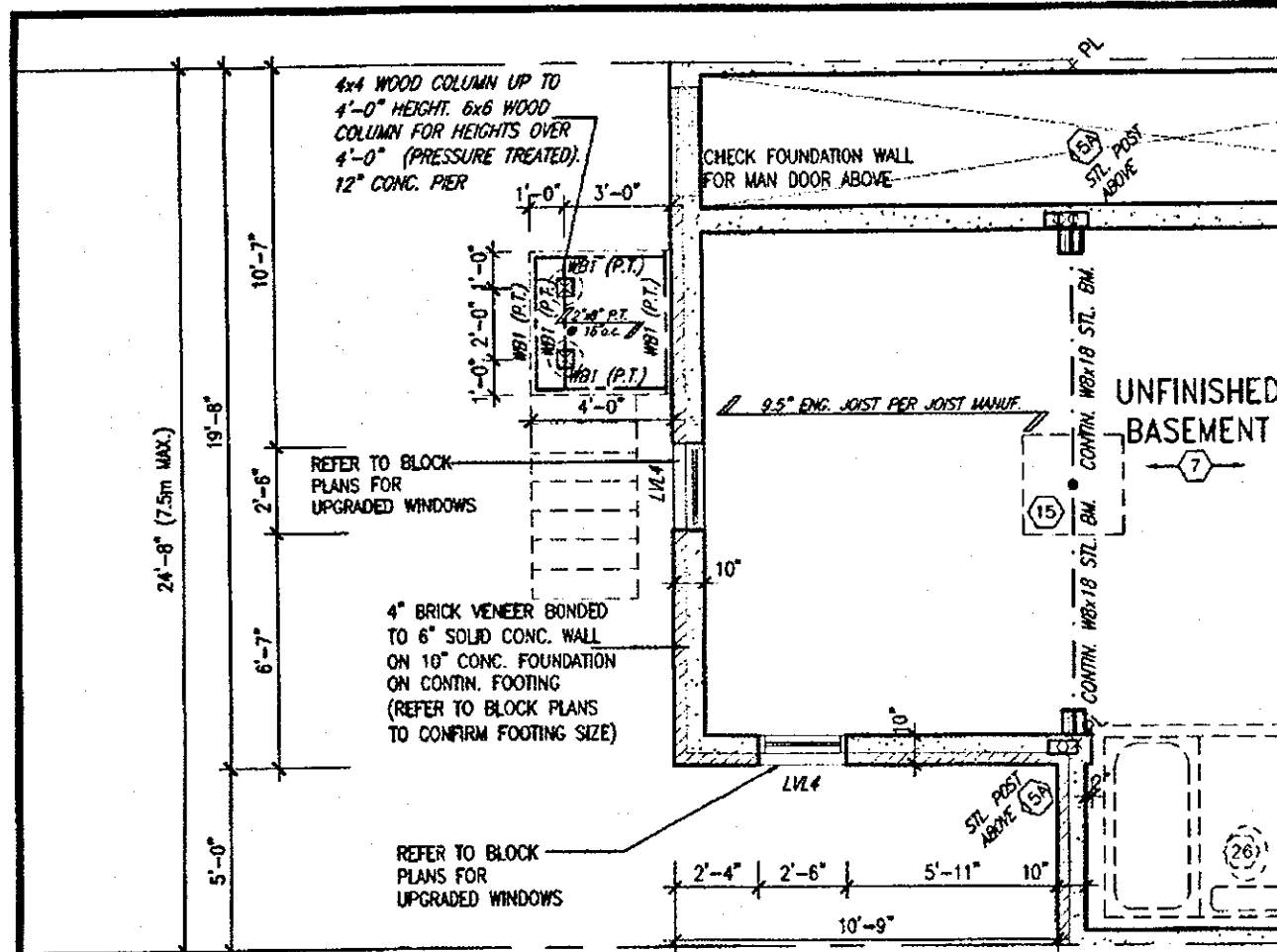
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
1 416.630.2255 1 416.630.4782
va3design.com



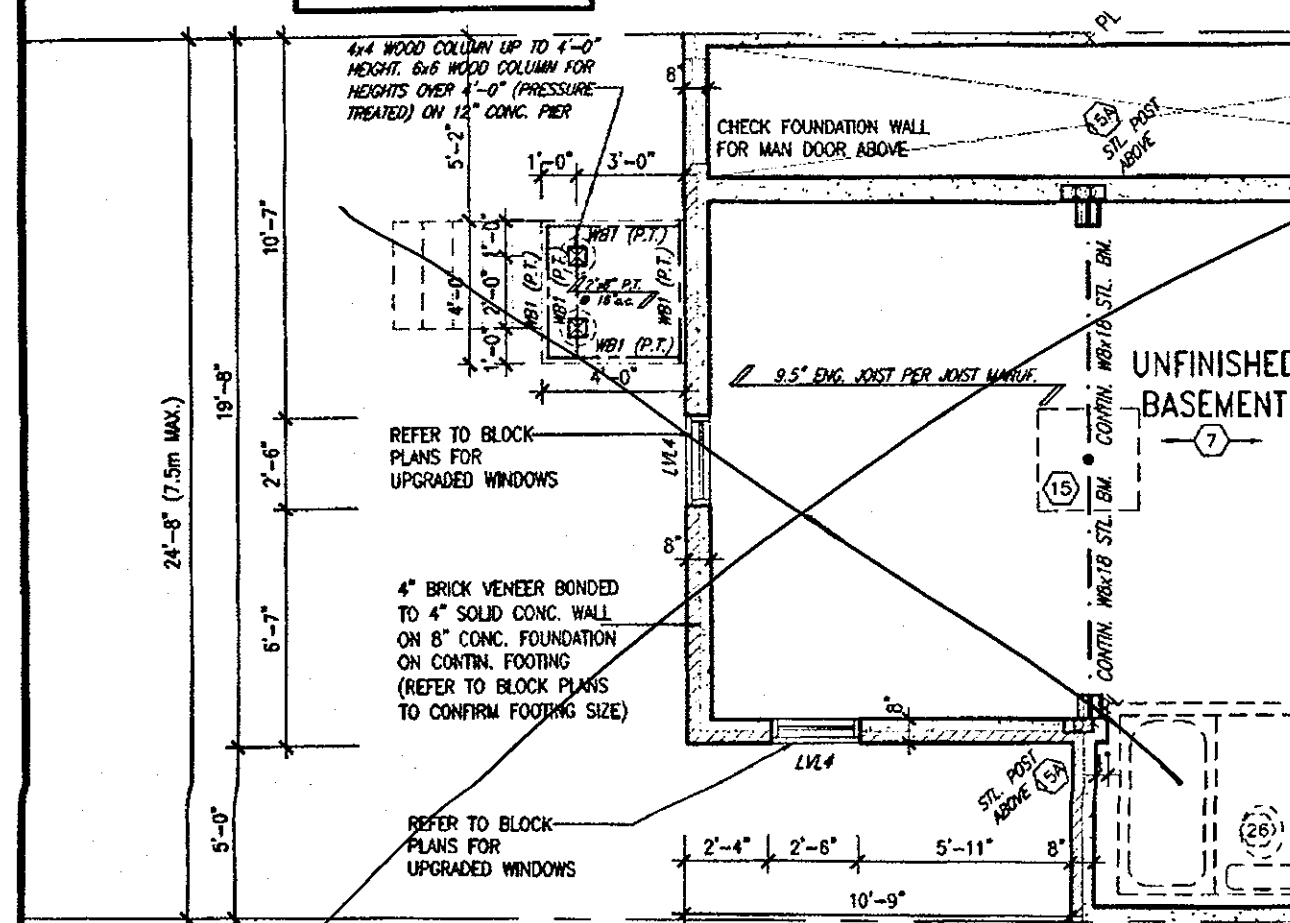
Project name: RUSSELL GARDENS PH.2
Municipality: WATERDOWN, ON.
Project No.: 16036

DATE: APRIL 2017
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 3/16" = 1'-0"
SECTION B-B ELEV. 2
16036-HIGHGROVE 2
A7a

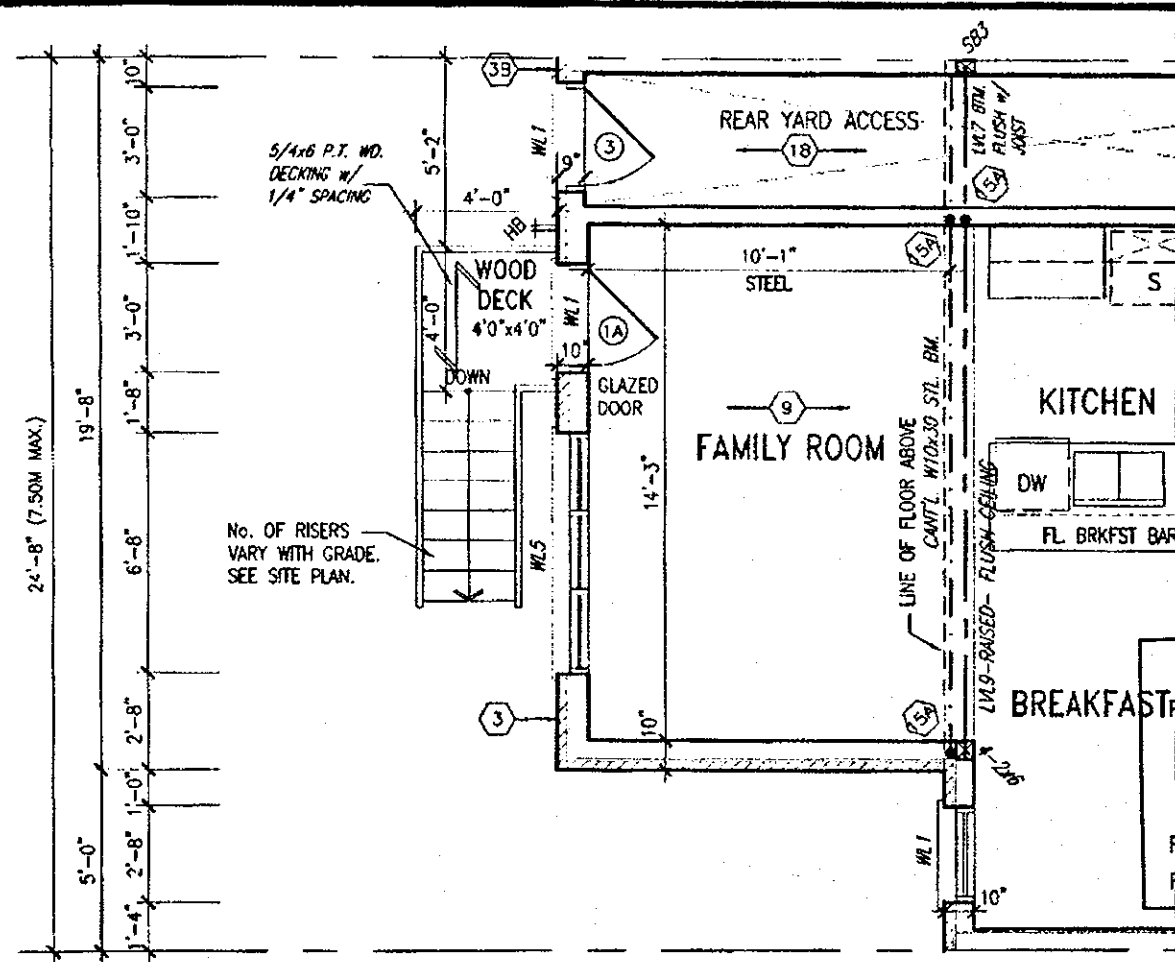
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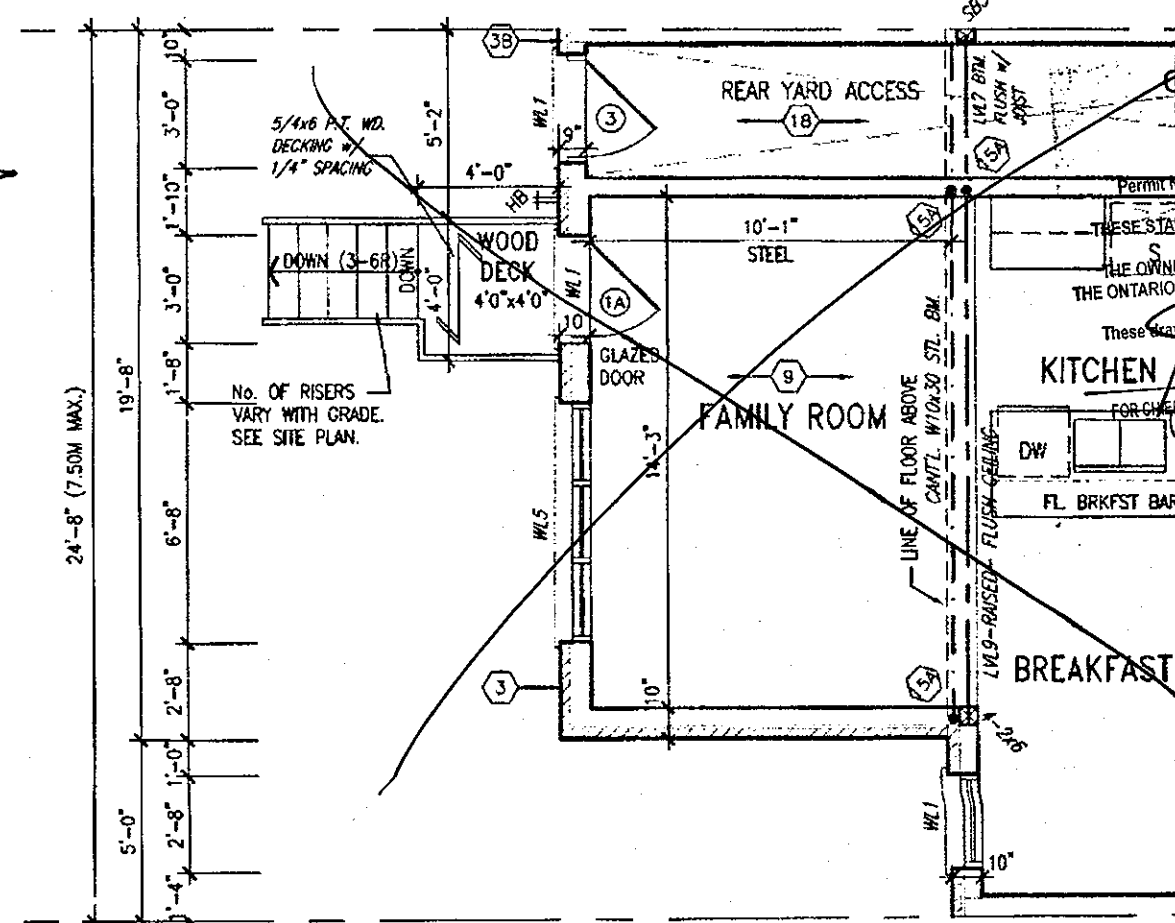
PART. BASEMENT PLAN
W.O.D CONDITION (8R OR MORE)



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.)

1796 SF.

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 and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 22 2018

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

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

CITY OF HAMILTON
Building Division

17-132142

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

These drawings and/or specifications have been reviewed by
MAY 29 2018

FOR CHIEF BUILDING OFFICIAL

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
OFFICE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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

VA
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va.design.com

Greenpark.
RUSSELL GARDENS PH.2
WATERDOWN, ON.
PART. PLANS- DECK CONDITION
APRIL 2017
checked by: *[Signature]*
scale: 3/16" = 1'-0"

HIGHGROVE 2
project no. 16036
drawing no. A8
16036-HIGHGROVE 2

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1796 SF.

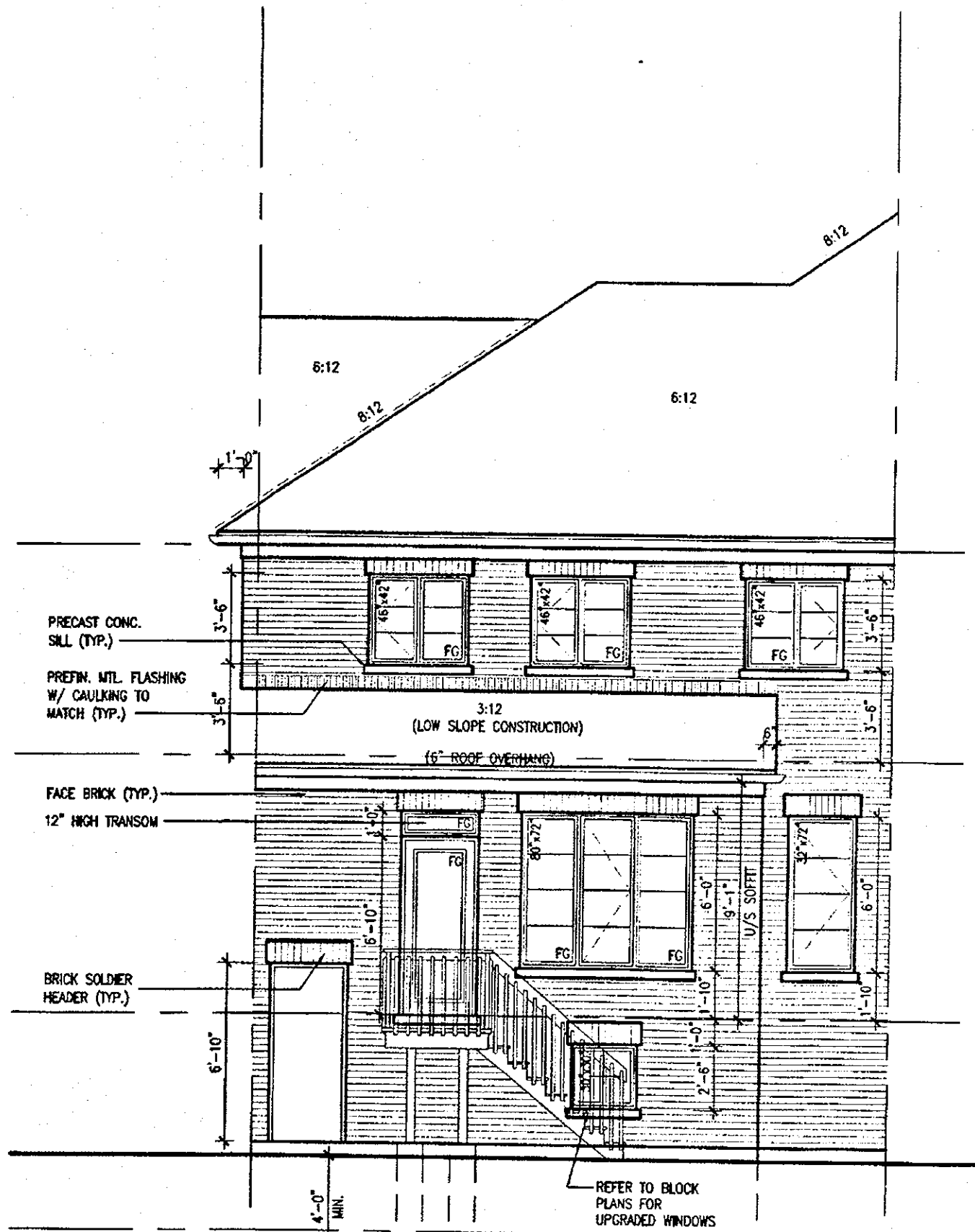
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

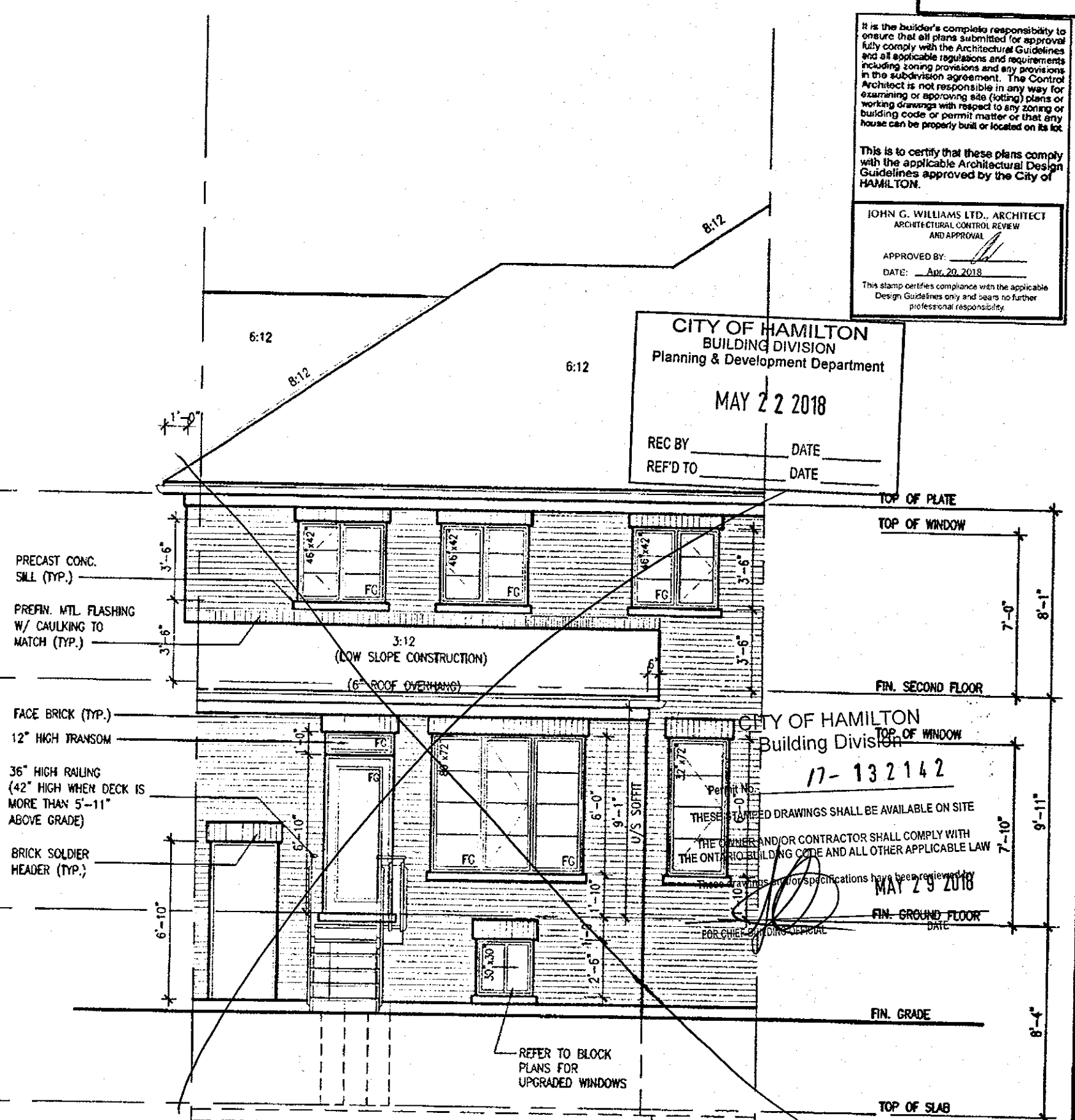
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 22 2018
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____



UPGRADED REAR ELEVATION-ELEV. 2
DECK CONDITION
(8R OR MORE)



UPGRADED REAR ELEVATION-ELEV. 2
DECK CONDITION
(4R TO 7R MAX)

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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
6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink 24498
5	ISSUED FOR PRICING.	AUG. 23/17	GW	signature
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	registration information
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	VAS Design Inc. 42658
1	PRELIMINARY REVIEW.	APR. 12/17	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.
no	description	date	by	

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

Greenpark.
Project name: **RUSSELL GARDENS PH.2**
Location: **WATERDOWN, ON.**
Date: **APRIL 2017**
Drawn by: _____
Checked by: _____
Scale: **3/16" = 1'-0"**

HIGHGROVE 2
Project no.: **16036**
Drawing no.: **A10a**