

B/K 204

2264 SF.

STRIP FOOTINGS - FOR SINGLES & SEWIS UP TO 2 STOREYS
 8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
 20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
 24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
 FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
 24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
FOOTINGS ON ENGINEERED FILL
 24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
 BELOW EXTERIOR WALLS.
 30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
 BELOW PARTY WALLS.
 (REFER TO ENGINEER FILL FOOTING DETAIL.)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY
 ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS
120 KPa NATIVE SOIL **90 KPa ENGINEERED FILL SOIL**
 F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
 F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
 F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
 F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
 F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
 (REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

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

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

BRICK VENEER LINTELS (WL)
 WL1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L) + 2-2"x8" SPR. No.2
 WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
 WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
 WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
 WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
 WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
 WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
 WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
 WL9 = 6" x 4" x 3/8" (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" (90x90x6.0L)
 L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
 L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
 L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
 L5 = 6" x 4" x 3/8" (150x100x10.0L)
 L6 = 7" x 4" x 3/8" (180x100x10.0L)

DOOR SCHEDULE

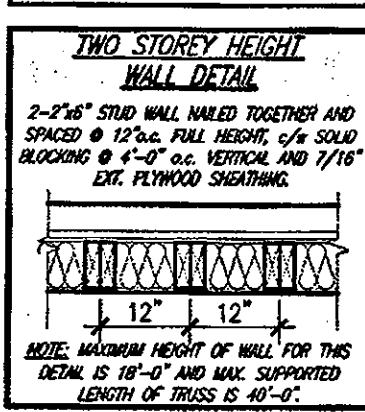
NOS.	WIDTH	HEIGHT 8' TO 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
5	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
8	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 LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.



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CITY OF HAMILTON
 Building Division

Permit No. **17-132182**

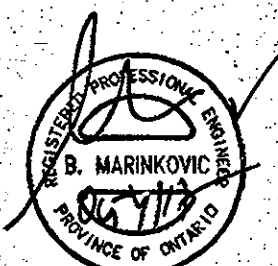
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE



STRUDET INC.
 FOR STRUCTURE ONLY

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

HIGHGROVE 5E AND ELEV. 1	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	490.03 S.F.	113.42 S.F.	23.15 %
LEFT SIDE	1012.83 S.F.	58.07 S.F.	5.73 %
RIGHT SIDE	1012.83 S.F.	0 S.F.	0.00 %
REAR	490.03 S.F.	132.91 S.F.	27.12 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3005.72 S.F.	299.90 S.F.	9.98 %
TOTAL SQ. M.	279.24 S.M.	27.86 S.M.	9.98 %

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

HIGHGROVE 5E AND ELEV. 2	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	490.03 S.F.	113.67 S.F.	23.20 %
LEFT SIDE	1012.83 S.F.	58.07 S.F.	5.73 %
RIGHT SIDE	1012.83 S.F.	0 S.F.	0.00 %
REAR	490.03 S.F.	132.91 S.F.	27.12 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3005.72 S.F.	300.15 S.F.	9.99 %
TOTAL SQ. M.	279.24 S.M.	27.88 S.M.	9.99 %

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

HIGHGROVE 5E AND ELEV. 3	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	490.03 S.F.	112.68 S.F.	22.99 %
LEFT SIDE	1012.83 S.F.	58.07 S.F.	5.73 %
RIGHT SIDE	1012.83 S.F.	0 S.F.	0.00 %
REAR	490.03 S.F.	132.91 S.F.	27.12 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3005.72 S.F.	299.16 S.F.	9.95 %
TOTAL SQ. M.	279.24 S.M.	27.79 S.M.	9.95 %

AREA CALCULATIONS ELEV '1'

GROUND FLOOR AREA	1030 SF
SECOND FLOOR AREA	1234 SF
TOTAL FLOOR AREA	2264 SF
	(210.33 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	00 SF
ADD TOTAL OPEN AREA	+00 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2264 SF
	(210.33 m2)
GROUND FLOOR COVERAGE	1030 SF
GARAGE COVERAGE/AREA	220 SF
PORCH COVERAGE/AREA	10 SF
COVERAGE W/ PORCH	1340 SF
	(124.49 m2)
COVERAGE W/O PORCH	1250 SF
	(116.13 m2)

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	1030 SF
SECOND FLOOR AREA	1234 SF
TOTAL FLOOR AREA	2264 SF
	(210.33 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	00 SF
ADD TOTAL OPEN AREAS	+00 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2264 SF
	(210.33 m2)
GROUND FLOOR COVERAGE	1030 SF
GARAGE COVERAGE/AREA	220 SF
PORCH COVERAGE/AREA	102 SF
COVERAGE W/ PORCH	1352 SF
	(125.61 m2)
COVERAGE W/O PORCH	1250 SF
	(116.13 m2)

AREA CALCULATIONS ELEV '3/3A/3B'

GROUND FLOOR AREA	1024 SF
SECOND FLOOR AREA	1228 SF
TOTAL FLOOR AREA	2252 SF
	(209.22 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	00 SF
ADD TOTAL OPEN AREAS	+00 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2252 SF
	(209.22 m2)
GROUND FLOOR COVERAGE	1024 SF
GARAGE COVERAGE/AREA	220 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1340 SF
	(124.49 m2)
COVERAGE W/O PORCH	1244 SF
	(115.57 m2)

COPY

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

OCT 04 2017
HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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

Greenpark. **HIGHGROVE 5E**
 project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN, ON.** project no.: **16036**
 date: **MARCH 2017** checked by: _____ scale: **3/16" = 1'-0"** drawing no.: **A0**
 title: **TYPICAL NOTES & AREAS**
 16036-HIGHGROVE 5E
 16036-HIGHGROVE 5E.dwg - 16 - Sep 26 2017 - 1:35 PM

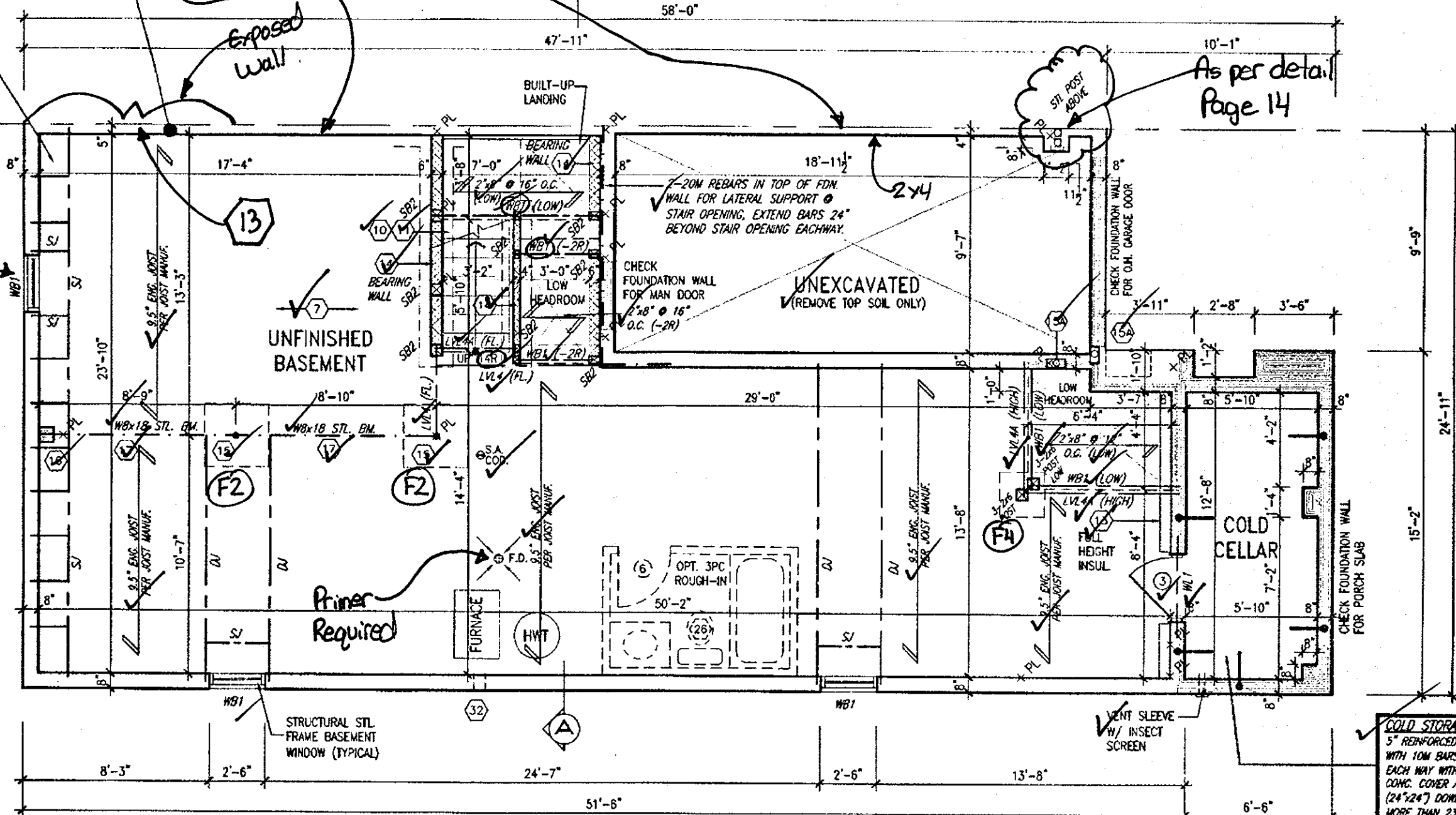
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2264 SF.

REFER TO ENGINEERED FLOOR LAYOUTS FOR BLOCKING WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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.

As per detail Page 14



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" (R20) 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.

* A separate permit is required to finish the basement *

BASEMENT PLAN ELEV. '2'

CITY OF HAMILTON Building Division

Permit No. 17-132182

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

PER CHIEF BUILDING OFFICIAL

min. 32MPa w/5-8% a.e.

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.

COPY

CITY OF HAMILTON BUILDING DIVISION Planning & Development Department

MAY 24 2018

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

APR 17 2018

HIGHGROVE 5E COMPLIANCE PACKAGE A1

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

APPROVED BY: _____
 DATE: Apr. 20, 2018

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



STRUDET INC.
 FOR STRUCTURE ONLY

18		3	REVISED	APR. 16/18	GW
17		3	REV. PER CITY COMMENTS, REISSUED.	FEB. 06/18	GW
16		7	REVISED ISSUED FOR PERMIT	SEP. 28/17	GW
15		8	ISSUED FOR PRICING.	AUG. 23/17	GW
14		5	STUCCO REPLACED.	JUL. 05/17	GW
13		4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
12		5	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10		1	PRELIMINARY REVIEW.	APR. 12/17	GW
9					
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no.	description	date	by	no.	description

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code and all other applicable law.

signature: *R. Vink* 24488 BCh
 name: registration information: VAS Design Inc. 42653

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
 1 416.630.2255 1 416.630.4782
 vasdesign.com

Greenpark.

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

date: MARCH 2017
 drawn by: _____
 checked by: GW
 scale: 3/16" = 1'-0"

HIGHGROVE 5E

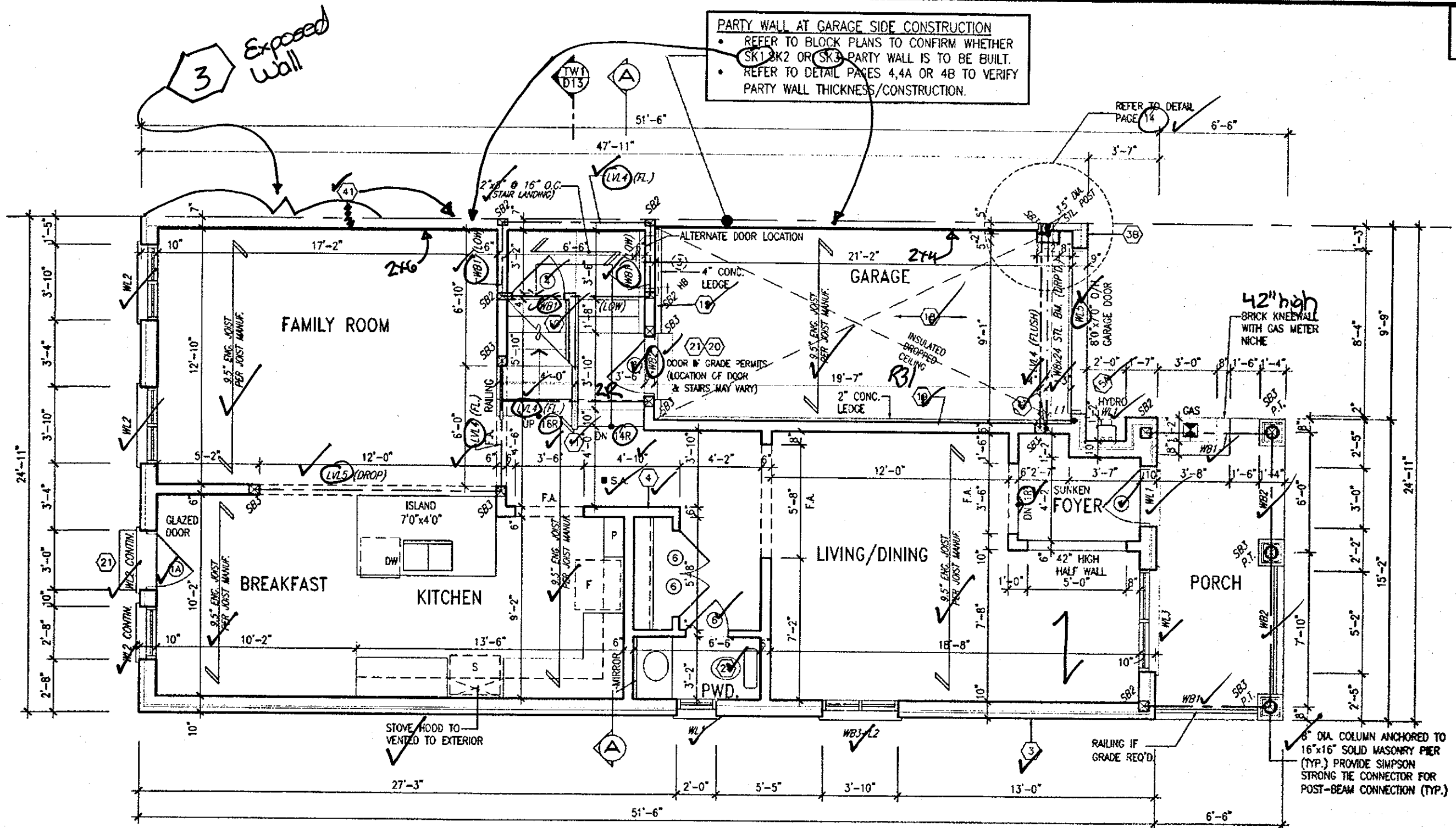
BASEMENT PLAN ELEV. '2'

16036-HIGHGROVE 5E

A1a

PARTY WALL AT GARAGE SIDE CONSTRUCTION

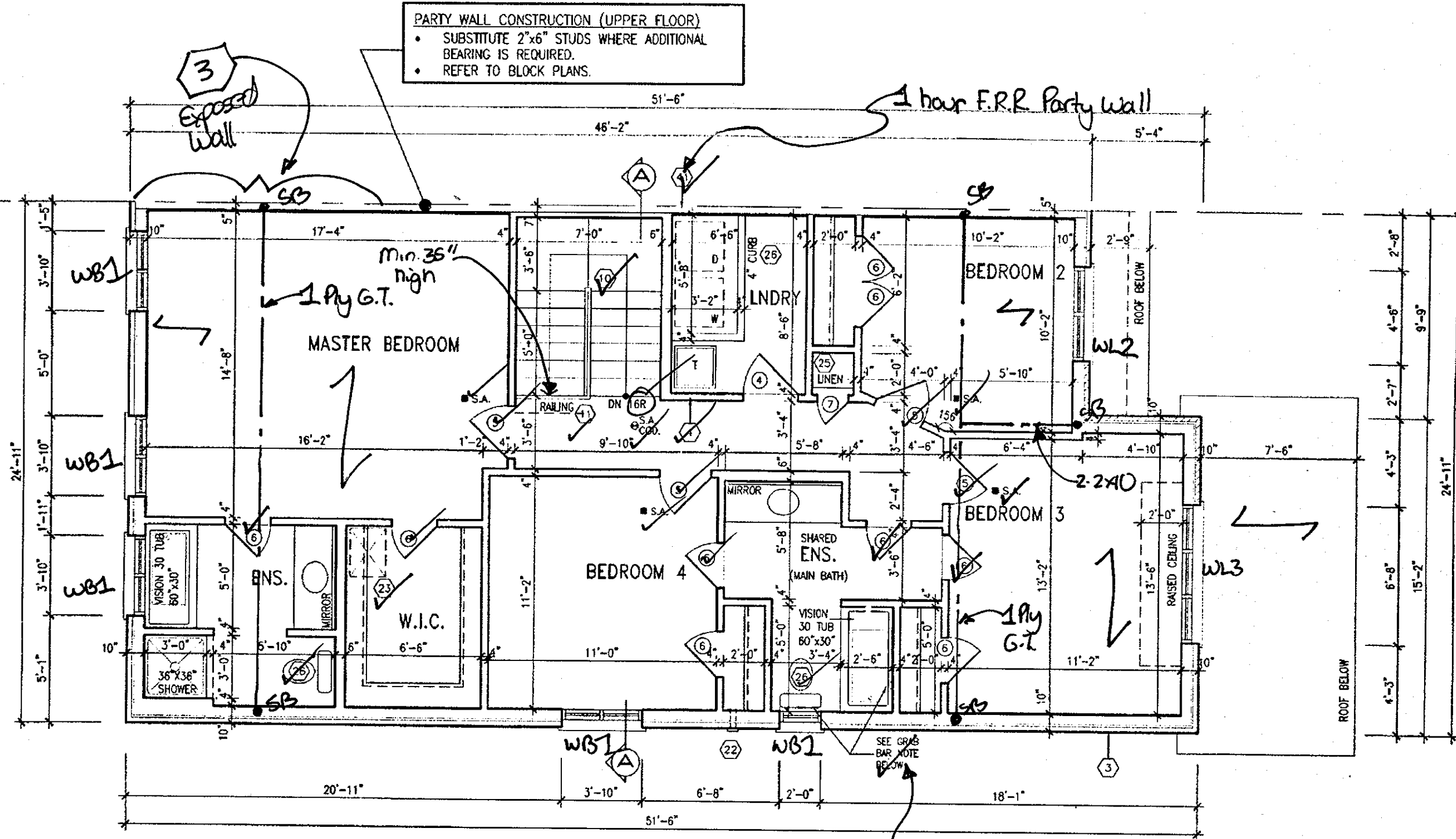
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4,4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



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2264 SF.



SECOND FLOOR PLAN ELEV. '2'

Reinforcement for future grab bars

CITY OF HAMILTON
Building Division

Permit No. 17-132182

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These drawings and/or specifications have been reviewed by:

FOR CHIEF BUILDING OFFICIAL

DATE

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

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

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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

APPROVED BY: [Signature]
DATE: Apr. 20, 2018

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

18	REVISED.	APR. 16/18	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.
17	REV. PER CITY COMMENTS. REISSUED.	FEB. 06/18	GW	
16	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	
15	ISSUED FOR PRICING.	AUG. 23/17	GW	
14	STUCCO REPLACED.	JUL. 05/17	GW	Richard Vink
13	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name registration information VAS Design Inc.
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	24483
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	42655
10	PRELIMINARY REVIEW.	APR. 12/17	GW	
9	REVISED.	APR. 16/18	GW	
8	REV. PER CITY COMMENTS. REISSUED.	FEB. 06/18	GW	
7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	
6	ISSUED FOR PRICING.	AUG. 23/17	GW	
5	STUCCO REPLACED.	JUL. 05/17	GW	Richard Vink
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name registration information VAS Design Inc.
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	24483
2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	42655
1	PRELIMINARY REVIEW.	APR. 12/17	GW	
no.	description	date	by	no.

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
24483
42655

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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: **MARCH 2017** checked by: **GW** scale: **3/16" = 1'-0"**

SECOND FLOOR PLAN ELEV. '2'

16036-HIGHGROVE 5E-NEW

HIGHGROVE 5E

project no. 16036

A3a

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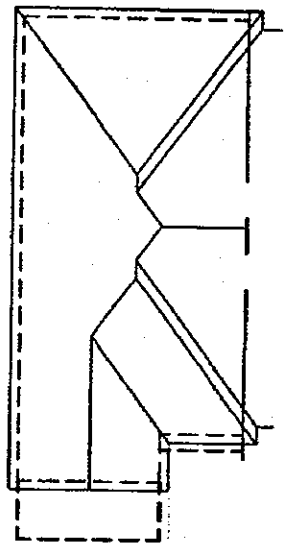
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

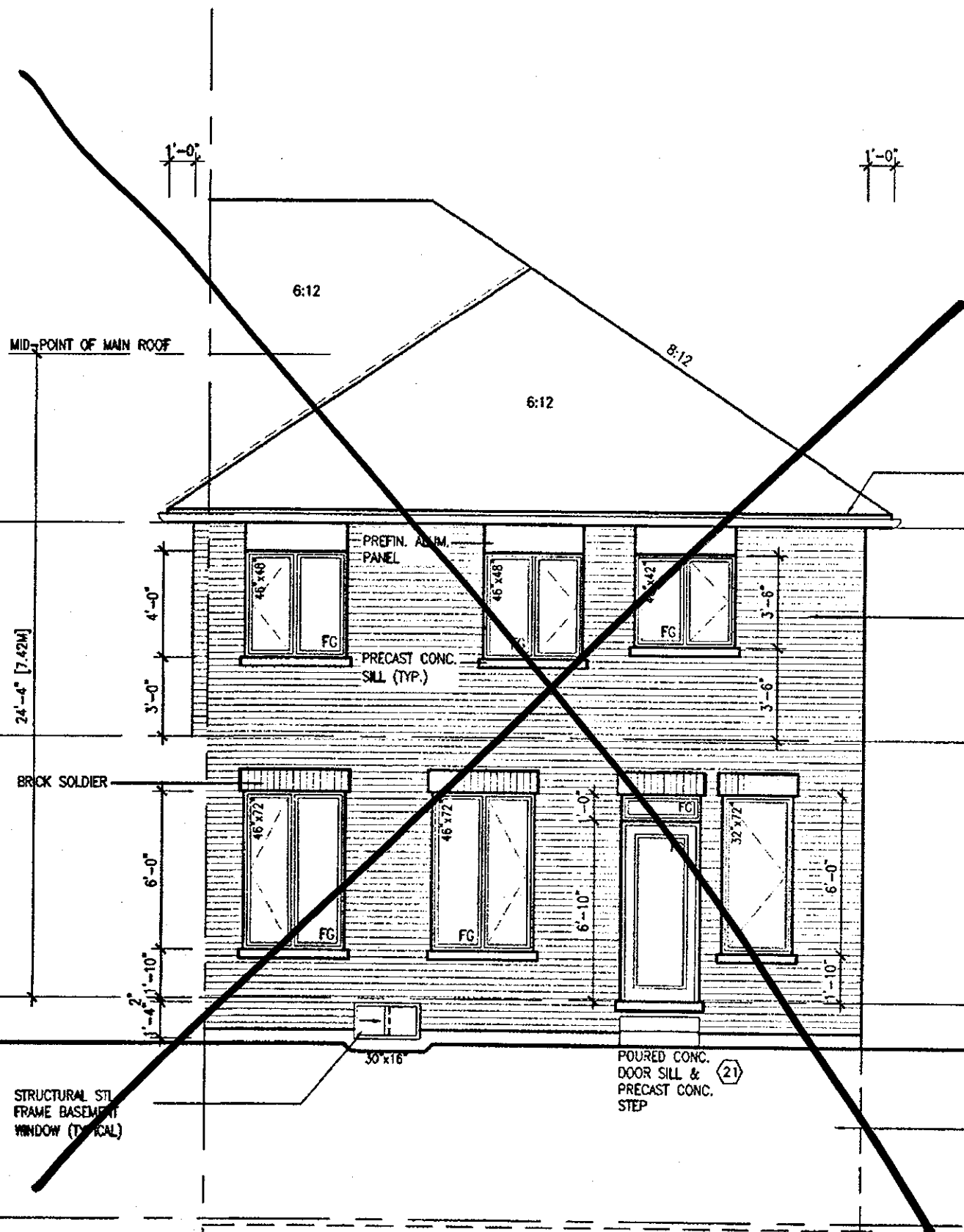
DATE

July 19/18



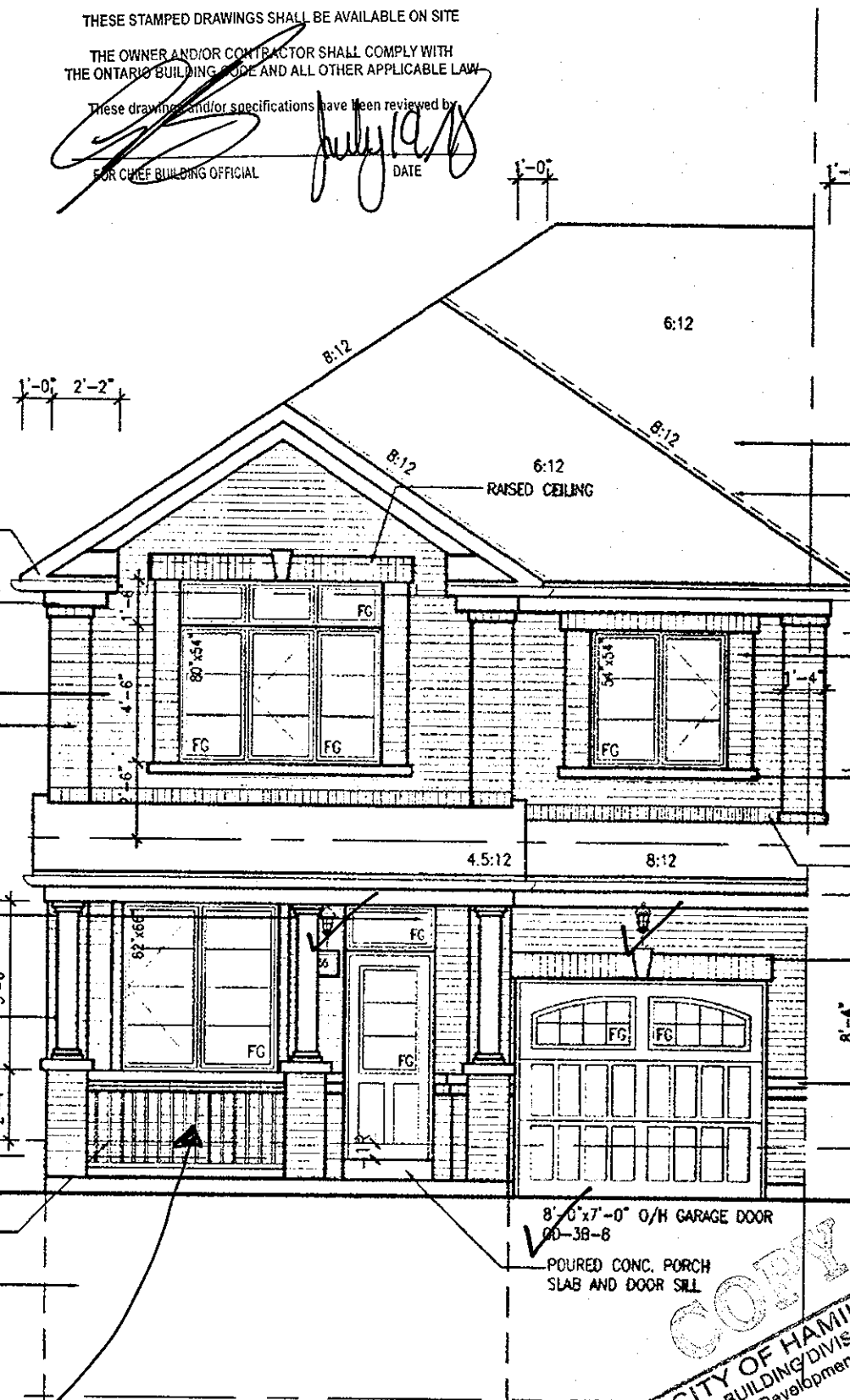
ROOF PLAN '2'
ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)



REAR ELEVATION '2'

*Imperial
Kool-Ray
Eng. Guards*



FRONT ELEVATION '2'

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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.

18				3	REVISED.	APR 16/18	GW
17				8	REV. PER CITY COMMENTS, REISSUED.	FEB 06/18	GW
16				7	REVISED, ISSUED FOR PERMIT.	SEP 28/17	GW
15				6	ISSUED FOR PRICING.	AUG 23/17	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 14/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW
10				1	PRELIMINARY REVIEW.	APR 12/17	GW
9							
8							
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4							
3							
2							
1							
no.	description	date	by	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.
qualification information
Richard Vink 24488
signature
42658
name
registration information
VAS Design Inc.
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.

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

Greenpark.

project name
RUSSELL GARDENS PH.2

city
WATERDOWN, ON.

project no.
16036

date
MARCH 2017

checked by
GW

scale
3/16" = 1'-0"

drawing no.
A4a

HIGHGROVE 5E

COMPLIANCE PACKAGE A1

FRONT AND REAR ELEVATION '2'

16036-HIGHGROVE 5E-NEW
Mar - Apr '18 11:27 AM

CITY OF HAMILTON
Building Division

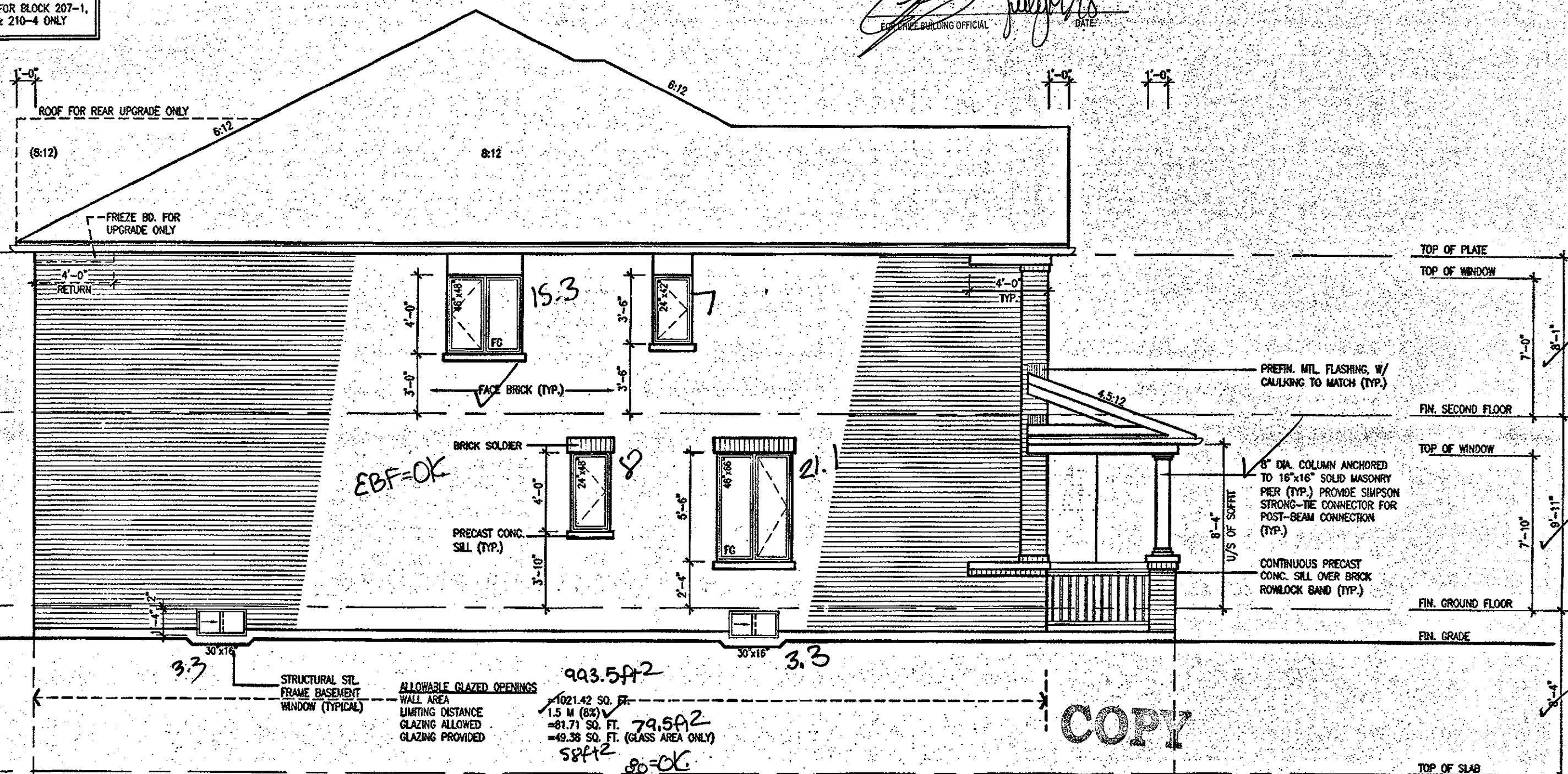
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FOR LIFE BUILDING OFFICIAL

UPGRADE NOTES FOR BLOCK 207-1,
207-6, 210-1, & 210-4 ONLY



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

ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John G. Williams Limited, Architects

LEFT SIDE ELEVATION '2'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

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

OCT 04 2017

HIGHGROVE 5E

COMPLIANCE PACKAGE A1

18	-	-	9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	-	-	8	-	-	-	qualification information
16	-	-	7	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	<i>R Vink</i> 24. signature
15	-	-	6	ISSUED FOR PRICING.	AUG. 23/17	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. 14/17	GW	
11	-	-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	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 project.
10	-	-	1	PRELIMINARY REVIEW.	APR. 12/17	GW	
no.	description	date	by	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.

qualification information

Richard Vink 24

name signature

registration information

VA3 Design Inc. 42

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 proper use of the Designer's work must be returned at the completion of the work.

Drawings are not to be copied

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com

 Greenpark.		HIGHGROVE 5E	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.		project no. 1603
date MARCH 2017		drawing no. A5a	
checked by GW		scale 3/16" = 1'-0"	
title LEFT SIDE ELEVATION '2'		file name 16036-HIGHGROVE 5E	
created by GW		date Mar 22 2017 - 1:35 PM	

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2264 SF.

CITY OF HAMILTON
Building Division

Permit No. **17-132182**

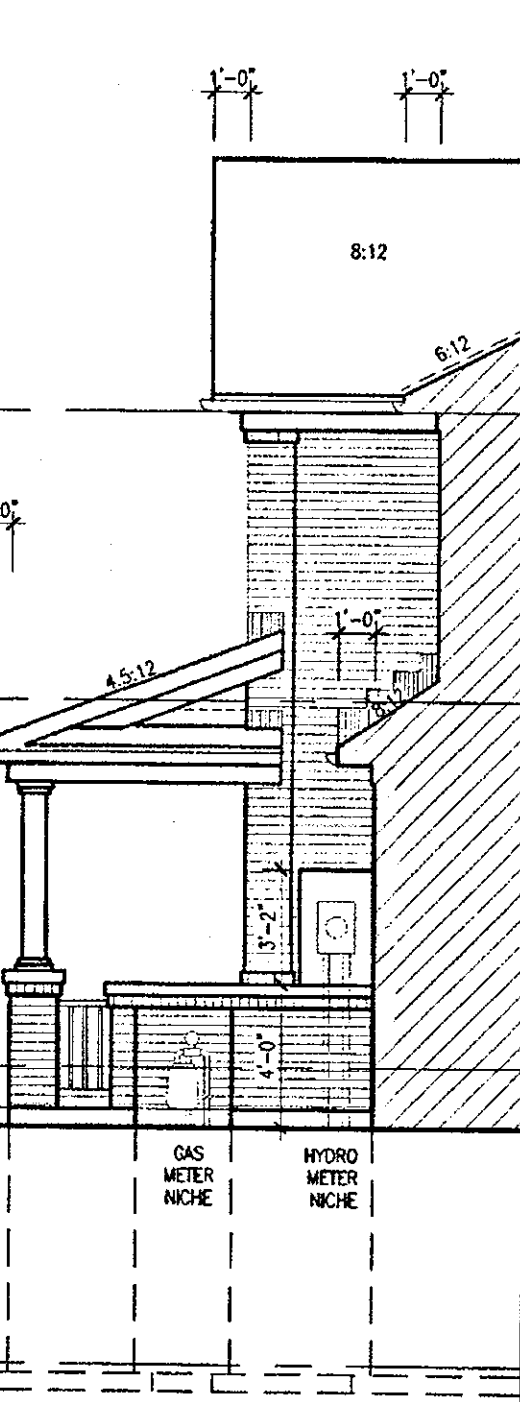
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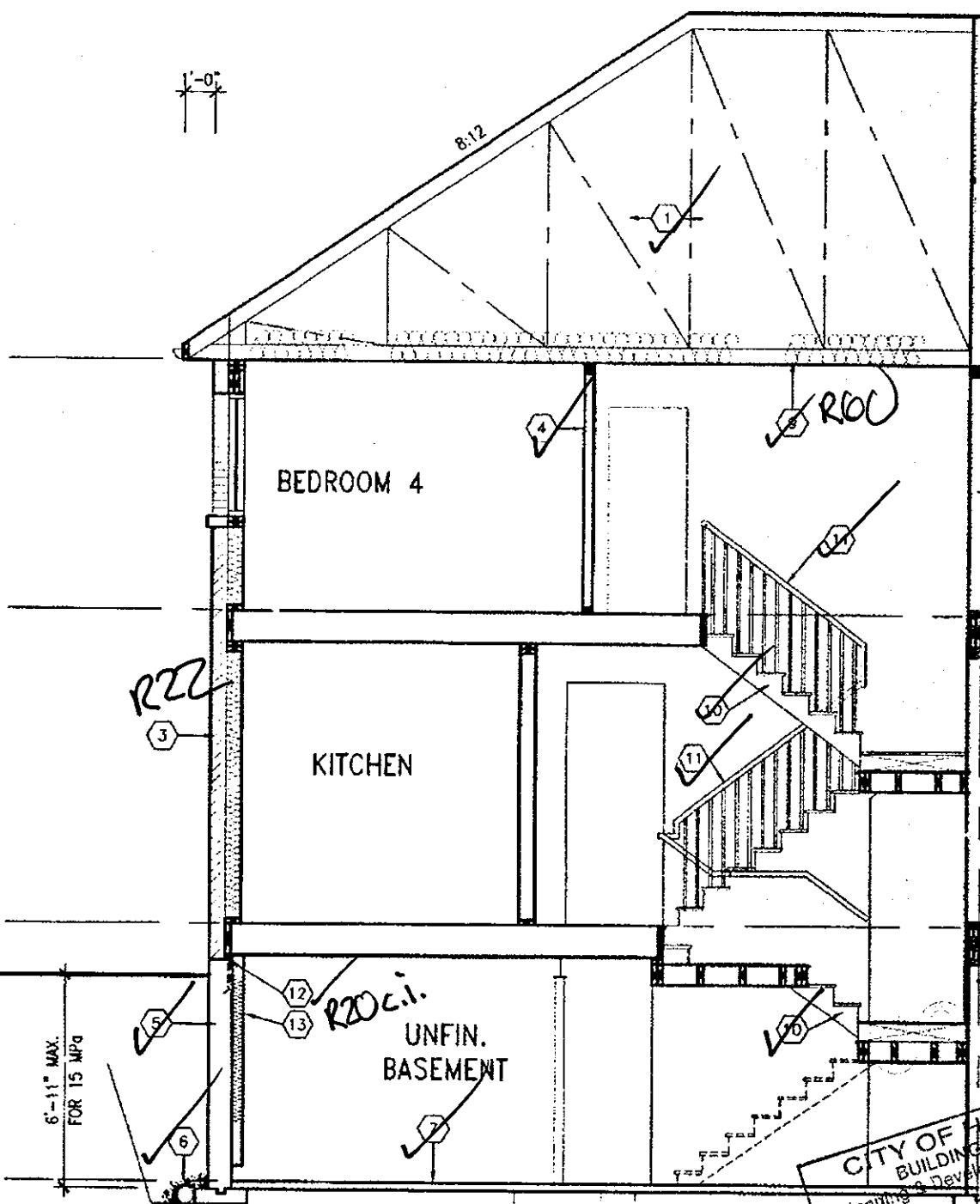
These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

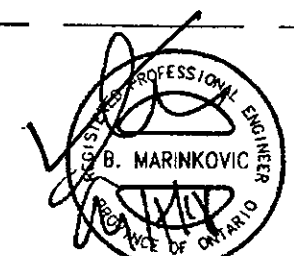
DATE



SECTION B ELEV. 2



SECTION A-A ELEV. '2'



STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REC BY **CB** DATE **APR 17 2018**
REF'D TO **CB** DATE

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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

18				9	REVISED.	APR. 16/18	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. qualification information Richard Vink 24489 signature home 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 copied.
17				8	REV. PER CITY COMMENTS. REISSUED.	FEB 05/18	GW	
16				7	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	
15				6	ISSUED FOR PRICING.	AUG. 23/17	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 14/17	GW	
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW	
no	description	date	by	no	description	date	by	

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

Greenpark.
project name: **RUSSELL GARDENS PH.2**
municipality: **WATERDOWN, ON.**
date: **MARCH 2017**
drawn by: **WT**
checked by: **GW**
scale: **3/16" = 1'-0"**
drawing no.: **16036-HIGHGROVE 5E-NEW**

HIGHGROVE 5E
project no.: **16036**
drawing no.: **A6a**

CITY OF HAMILTON
Building Division
Permit No. 17-132182

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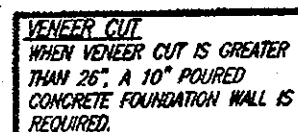
These drawings and/or specifications have been reviewed by
DATE July 19, 2017

FOR CHIEF BUILDING OFFICIAL

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

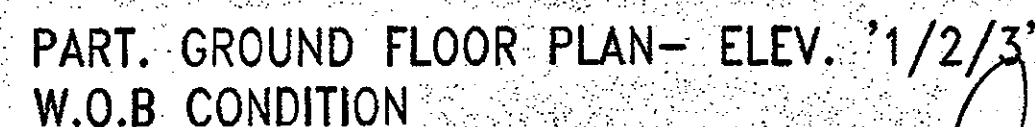
OCT 16 2017

John G. Williams Limited, Architect



TO CONFIRM FOOTING SIZE)
PART. BASEMENT PLAN - ELEV. '1 1/2/3'
W.O.B. CONDITION

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



COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
16 2017

NOV-16 2017

REC BY _____
REF'D TO CB

STRUDET INC.
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OCT 04 2017

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18				9					The undersigned has reviewed and takes responsibility for this design and has the qualifications to execute the requirements set out in the Ontario Building Code to be a Designer.
17				8					
16				7	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	qualification information	
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW	Richard Vink	2444
14				5	STUCCO REPLACED.	JUL. 05/17	GW	name	
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information	4263
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW	VAS Design Inc.	
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW		
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW		
no. description		date	by	no.	description	date	by	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 project. Services are not to be used.	

**VA3
DESIGN**
255 Consumers Rd Suite 120
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va3design.com

Greenpark.

HIGHGROVE 5E

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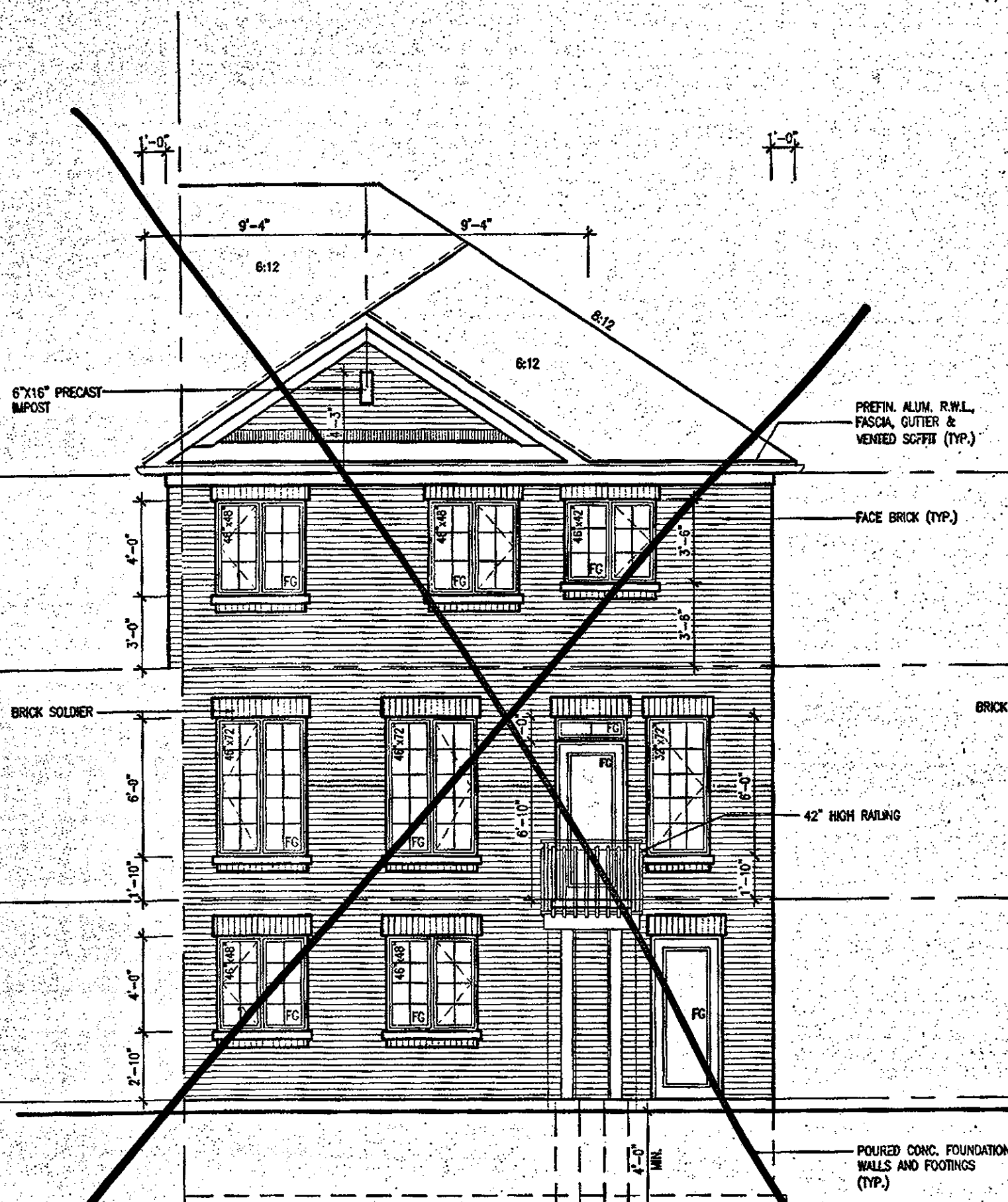
Permit No. **17-132182**

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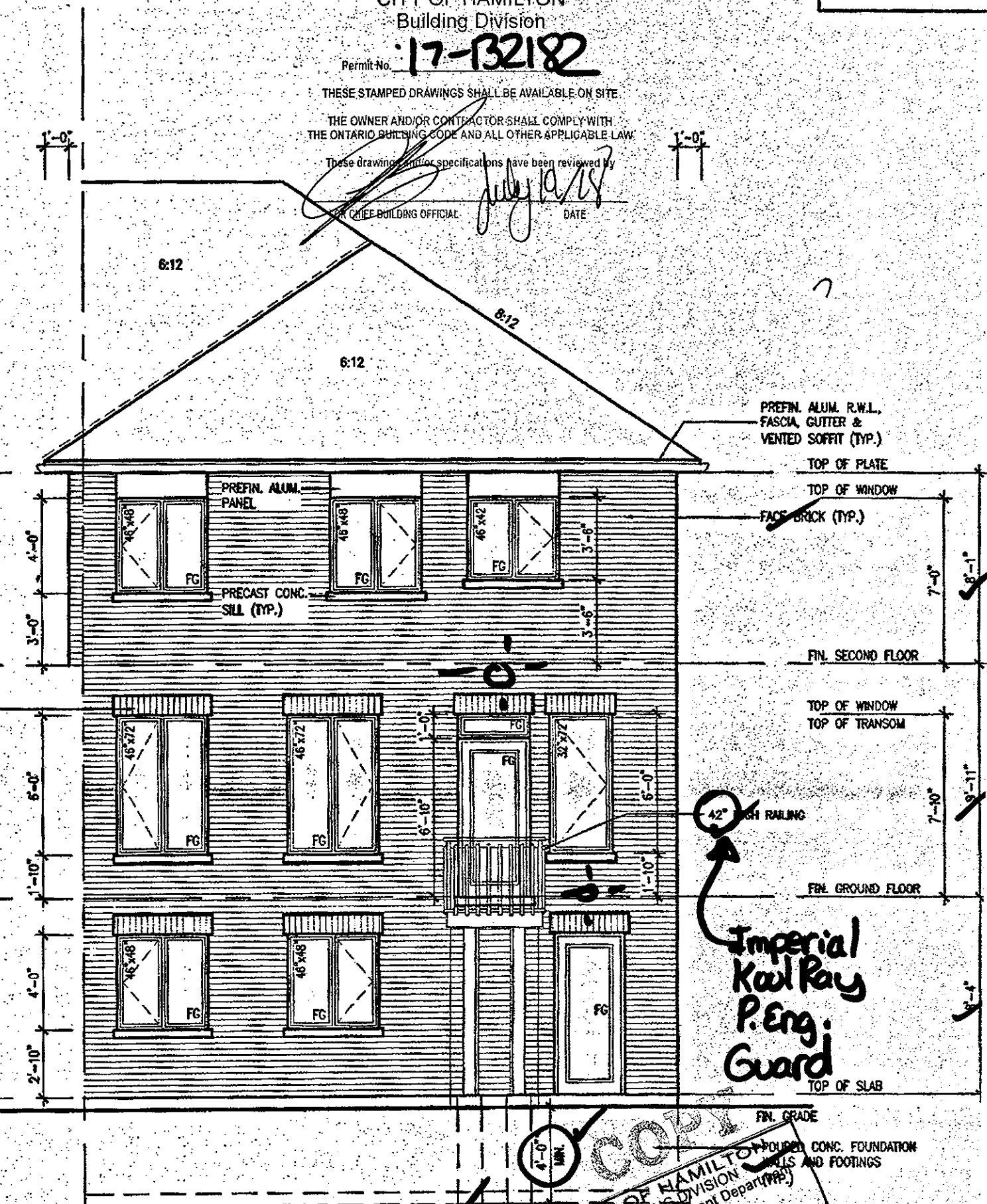
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

DATE **July 12/17**



UPGRADED REAR ELEVATION '1'
WOB CONDITION



REAR ELEVATION '1' (2/3)
WOB CONDITION

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OCT 1 8 2017

John G. Williams Limited, Architect

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW
14				5	STUCCO REPLACED.	JUL. 05/17	GW
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
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11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	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
Richard Vink 24488
name
Registration Information
VIA Design Inc. 42658

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VIA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
via3design.com

Greenpark. HIGHGROVE 5E
project name
RUSSELL GARDENS PH.2 WATERDOWN, ON.
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
16036-HIGHGROVE 5E
DATE - 11/14/2017 11:00:00 AM 16036-HIGHGROVE 5E - 11/14/2017 11:00:00 AM - 11/14/2017 11:00:00 AM