

NOV 16 2017

1796 SF.

REC'D BY: DATE:

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

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

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

BRICK VENEER LINTELS (WL)
WL1 = 3-1/2" x 3-1/2" x 1/4" L (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 = 6" 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 = 6" x 4" x 7/16" L (152x102x11.0L)
L6 = 7" x 4" x 7/16" L (178x102x11.0L)

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'-8"	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" TO 7'-0".
2 ROWS FOR SPANS GREATER THAN 7'-0".

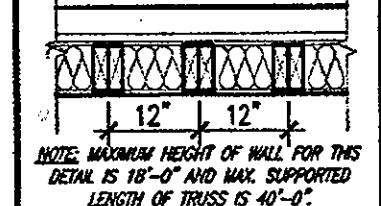
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR FLAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

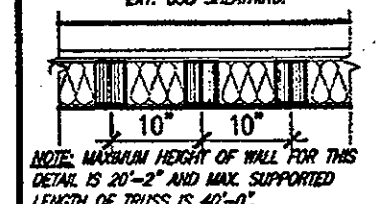
TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



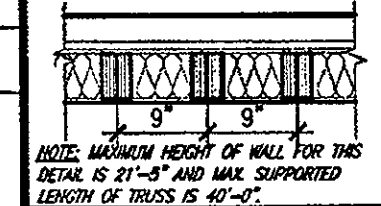
TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



CITY OF HAMILTON
Building Division

Permit No. 17-131957
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 6/22/18

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 Guidelines approved by the City of HAMILTON.

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
HIGHGROVE 2, ELEVATION 1	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
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 %

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)	

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
HIGHGROVE 2, ELEVATION 2	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
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 %

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	96 SF	
COVERAGE W/ PORCH	1255 SF	
	(117.33 m2)	
COVERAGE W/O PORCH	1159 SF	
	(107.67 m2)	

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
HIGHGROVE 2, ELEVATION 3	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
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			
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 '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)	

OCT 04 2017

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



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

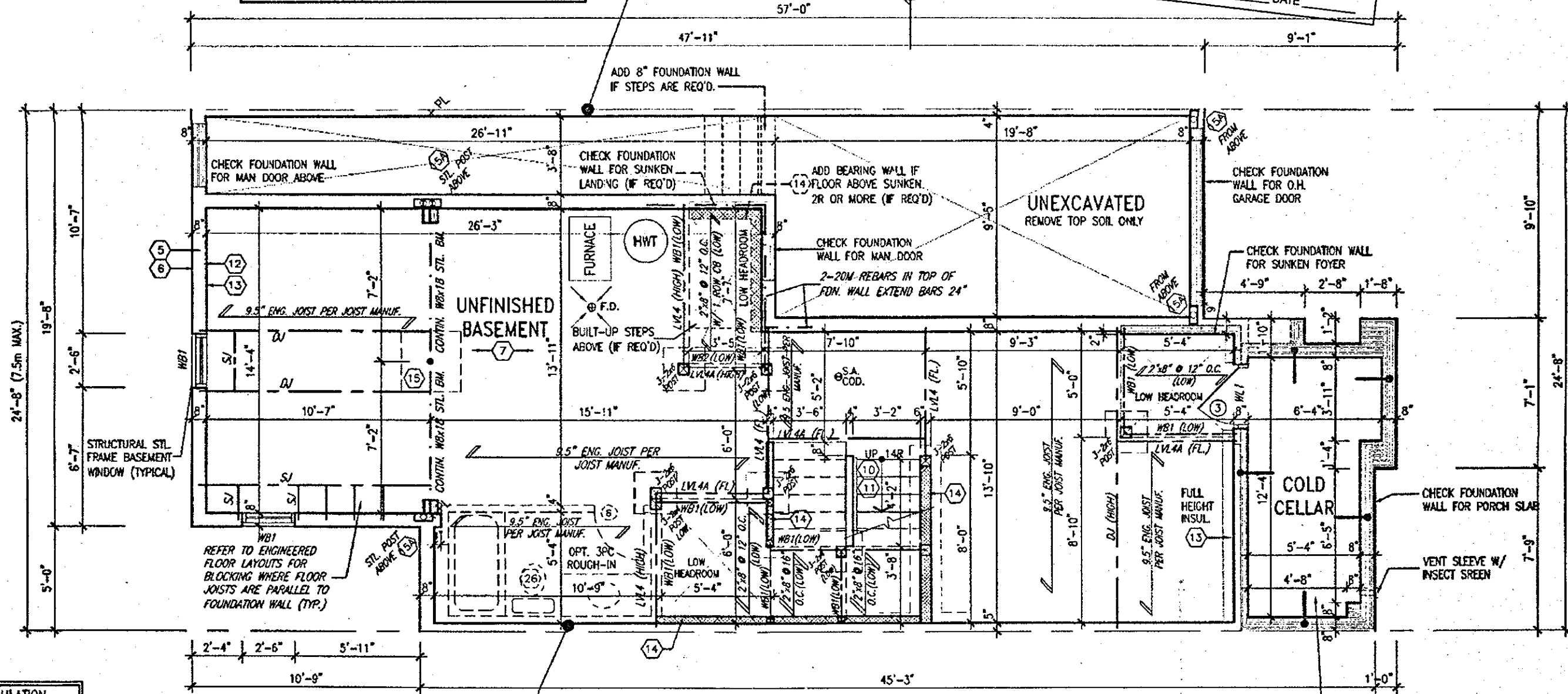
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
1 416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.		HIGHGROVE 2
project name	RUSSELL GARDENS PH.2	project no. 16036
location	WATERDOWN, ON.	drawing no. A0
date	APRIL 2017	
drawn by	checked by	scale 3/16" = 1'-0"
TYPICAL NOTES AND AREAS		
16036-HIGHGROVE 2		

1796 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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.



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. 1

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.

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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.

CITY OF HAMILTON
Building Division
Permit No. 17-134957
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 6/22/18

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
STRUDET INC.
FOR STRUCTURE ONLY

1	PRELIMINARY REVIEW	APR 12/17	GW
2	REVISOR COMMENTS	APR 12/17	GW
3	ISSUED FOR PRICING	AUG 23/17	GW
4	REVISOR COMMENTS	JUN 21/17	WT
5	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
6	REVISOR COMMENTS	APR 27/17	GW
7	PRELIMINARY REVIEW	APR 12/17	GW
8	REVISOR COMMENTS	APR 12/17	GW
9	REVISOR COMMENTS	APR 12/17	GW
10	REVISOR COMMENTS	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 Wink
signature
24488
name
registration information
VAS Design Inc.
42658

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

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
checked by
3/18" = 1'-0"
scale
16038-HIGHGROVE 2
drawing no.
A1

HIGHGROVE 2
project no.
16038
drawing no.
A1

1796 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC BY _____ DATE _____
REF D TO _____ DATE _____

CITY OF HAMILTON
Building Division

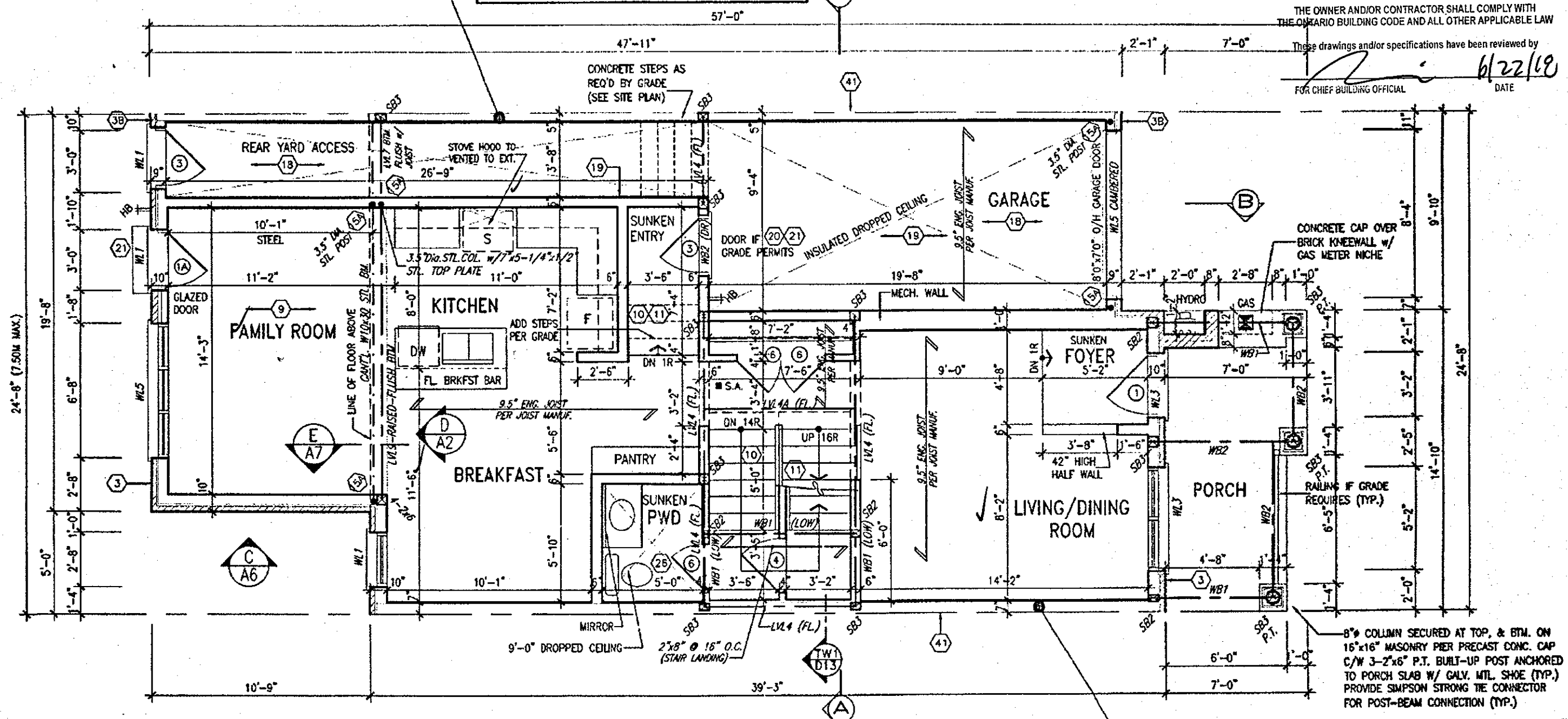
Permit No. 17-131957

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 6/22/18

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.

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.



STRUDET INC.
FOR STRUCTURE 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.

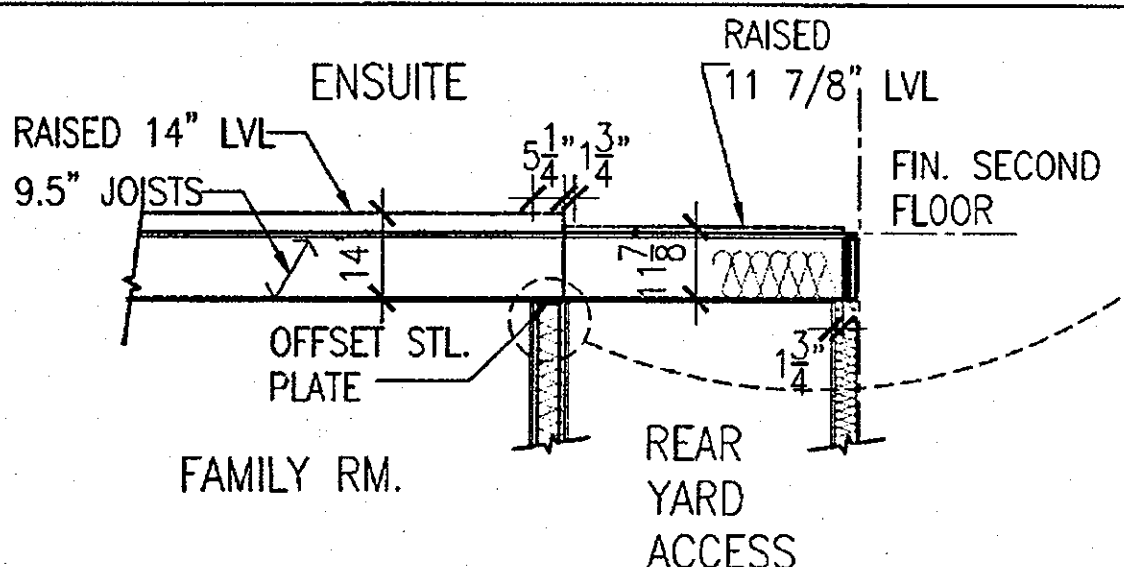
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

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'



D A2 WOOD BEAMS OVER FAMILY RM.
Not to Scale

3	REVISED.	APR. 13/18	SW
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	WL
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

VAS 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

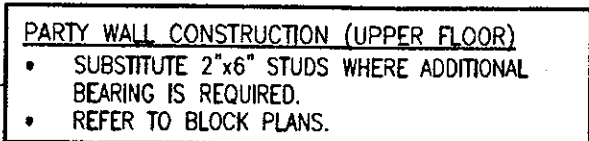
date: APRIL 2017 scale: 3/16" = 1'-0" drawing no.: 16036-HIGHGROVE 2 A2

GROUND FLOOR PLAN - ELEV. 1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

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



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~~ specifications have been reviewed by

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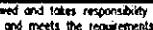
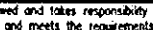
NOTE:
REFER TO BLOCK WORKING DRAWINGS FOR
SECOND FLOOR STRUCTURAL INFORMATION.

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,
J.8.3.8.(1)(d) & J.8.3.13.(1)(f).

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.		24488
8								
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW			Richard Vink name registration information VAS Design Inc.		24488
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			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.		24253
1	PRELIMINARY REVIEW.	APR. 12/17	GW					
no.	description	date	by					



VAD
DESIGN

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

Greenpark.

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

date APRIL 2017 S
drawn by checked by scale 3/16" = 1'-0"

HIGHGROVE 2

Project no.
6036

ing no.
A3

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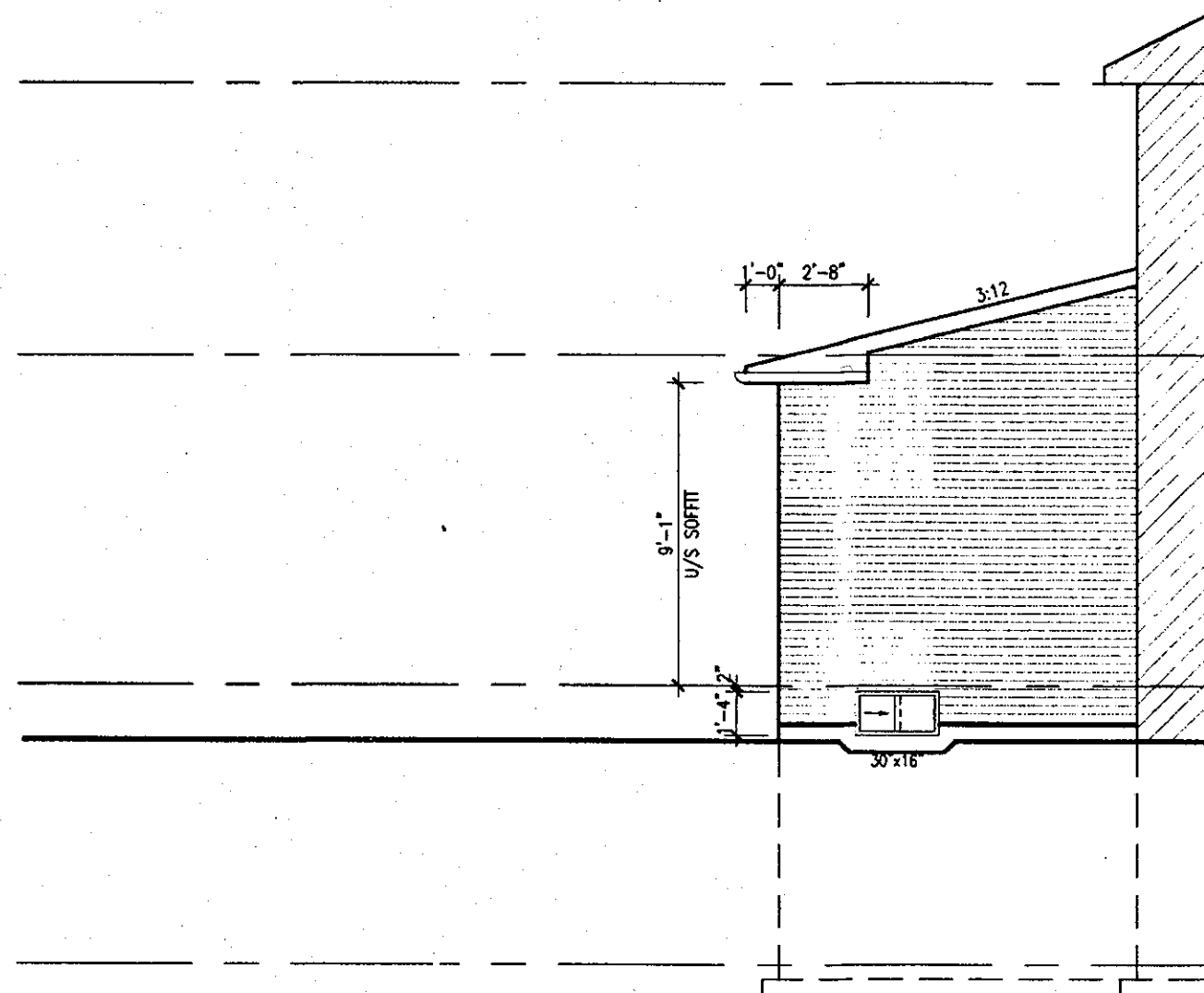
1796 SF.

CITY OF HAMILTON
Building Division
Permit No. 17-131957
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] 6/22/18
DATE
FOR CHIEF BUILDING OFFICIAL

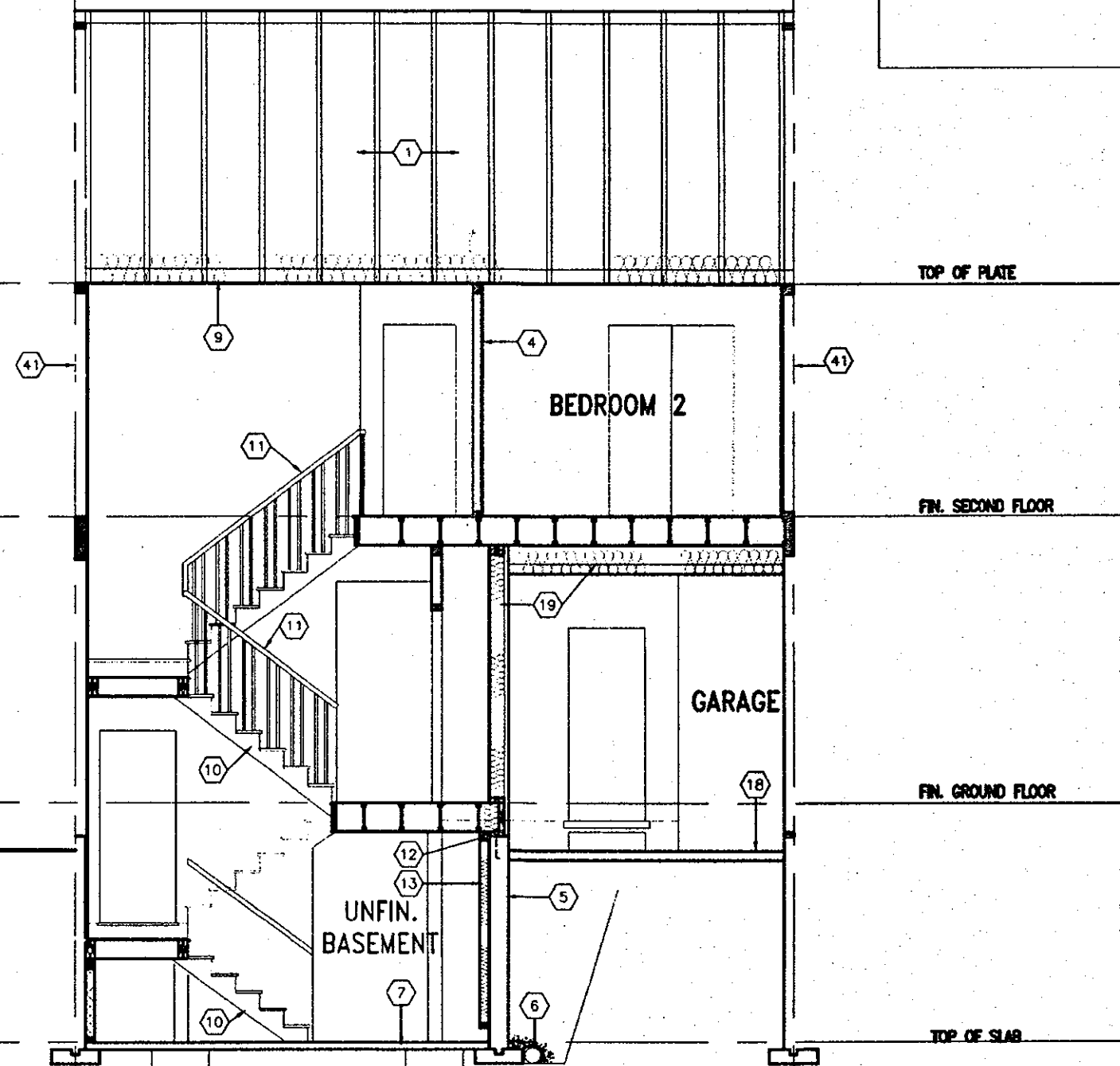
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____

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C SIDE ELEV. '1'
ALLOWABLE GLAZED OPENINGS
WALL AREA = 115.56 SQ. FT.
LIMITING DISTANCE 1.5 M (10%)
GLAZING ALLOWED = 11.55 SQ. FT.
GLAZING PROVIDED = 2.44 SQ. FT. (GLASS AREA ONLY)



SECTION A-A ELEV. 1

FEB 15 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

9	REV. PER CITY COMMENTS, REISSUED.	FEB 08/18	GW
8	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
7	ISSUED FOR PRICING.	AUG. 23/17	GW
6	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
5	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
4	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW
3	PRELIMINARY REVIEW.	APR 25/17	GW
2			
1			
0			

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
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.

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

Greenpark.
Project name
RUSSELL GARDENS PH.2
Municipality
WATERDOWN, ON.
date
APRIL 2017
drawn by
checked by
scale
3/16" = 1'-0"

HIGHGROVE 2
Project no.
16036
drawing no.
A6
SECTION A-A ELEV. 1
16036-HIGHGROVE 2
16036-HIGHGROVE 2.dwg - Thu - Feb 15 2018 - 2:26 PM

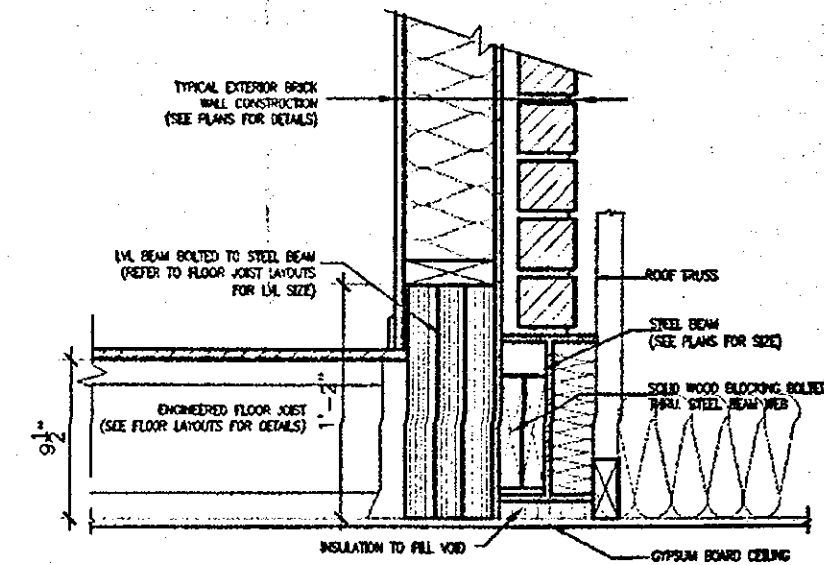
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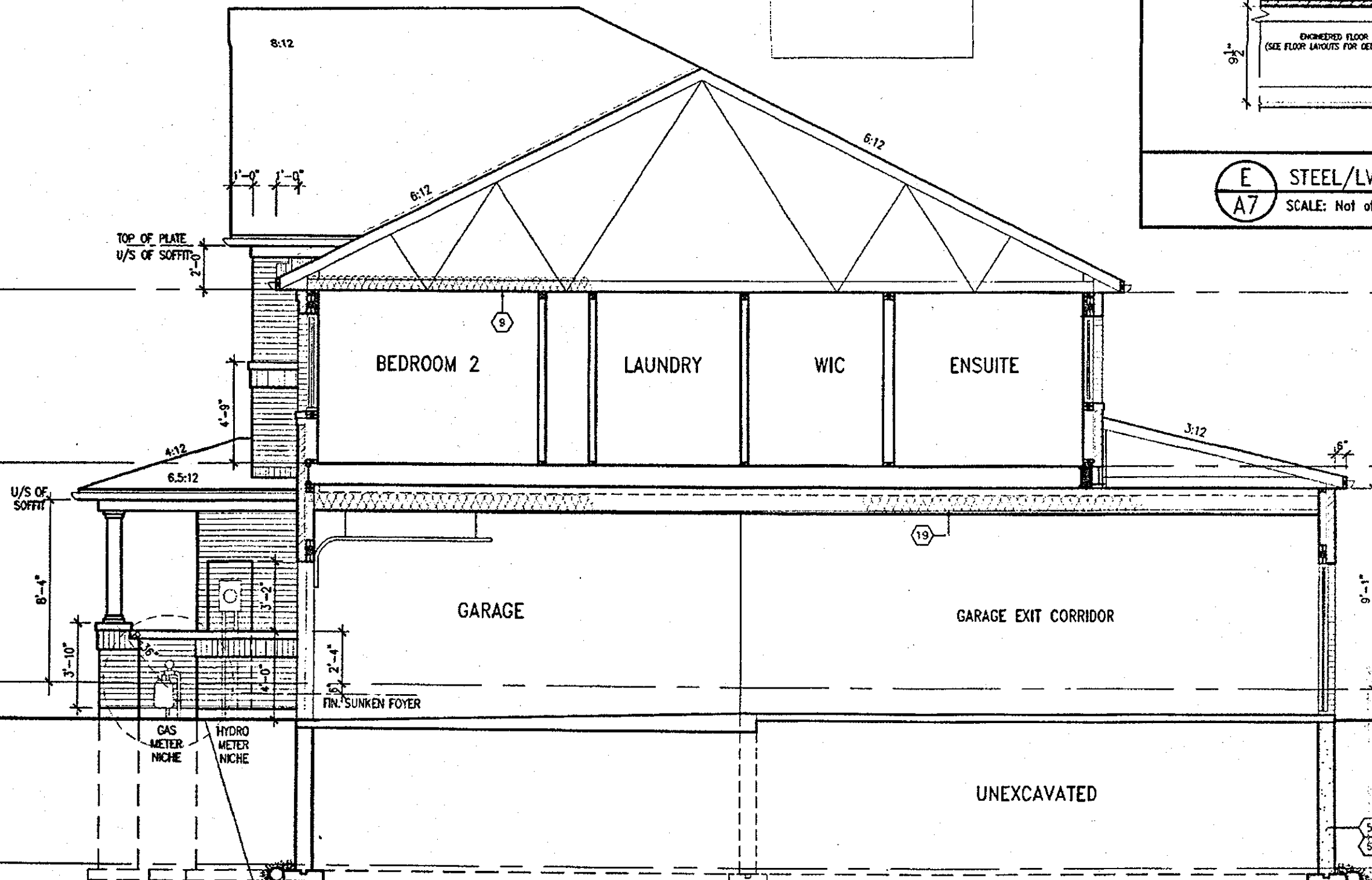
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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
Planning & Development Department

MAY 24 2018

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

CITY OF HAMILTON
Building Division
Permit No. 17-131957
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
[Signature] 6/22/18
FOR CHIEF BUILDING OFFICIAL DATE

SECTION B-B ELEV. 1

APR 17 2018

HIGHGROVE-2 COMPLIANCE PACKAGE 'A1'



3	REVISED	APR 13/18	GW	The undersigned has reviewed and takes responsibility for the 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	name
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WI	registration information
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc. 42858
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	

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

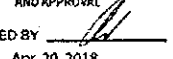
Greenpark.
project name
RUSSELL GARDENS PH.2
city
APRIL 2017
drawn by
checked by
scale
3/16" = 1'-0"

HIGHGROVE 2
project no.
16036
drawing no.
A7
SECTION B-B ELEV. 1
18036-HIGHGROVE 2
18036-HIGHGROVE 2
18036-HIGHGROVE 2
18036-HIGHGROVE 2

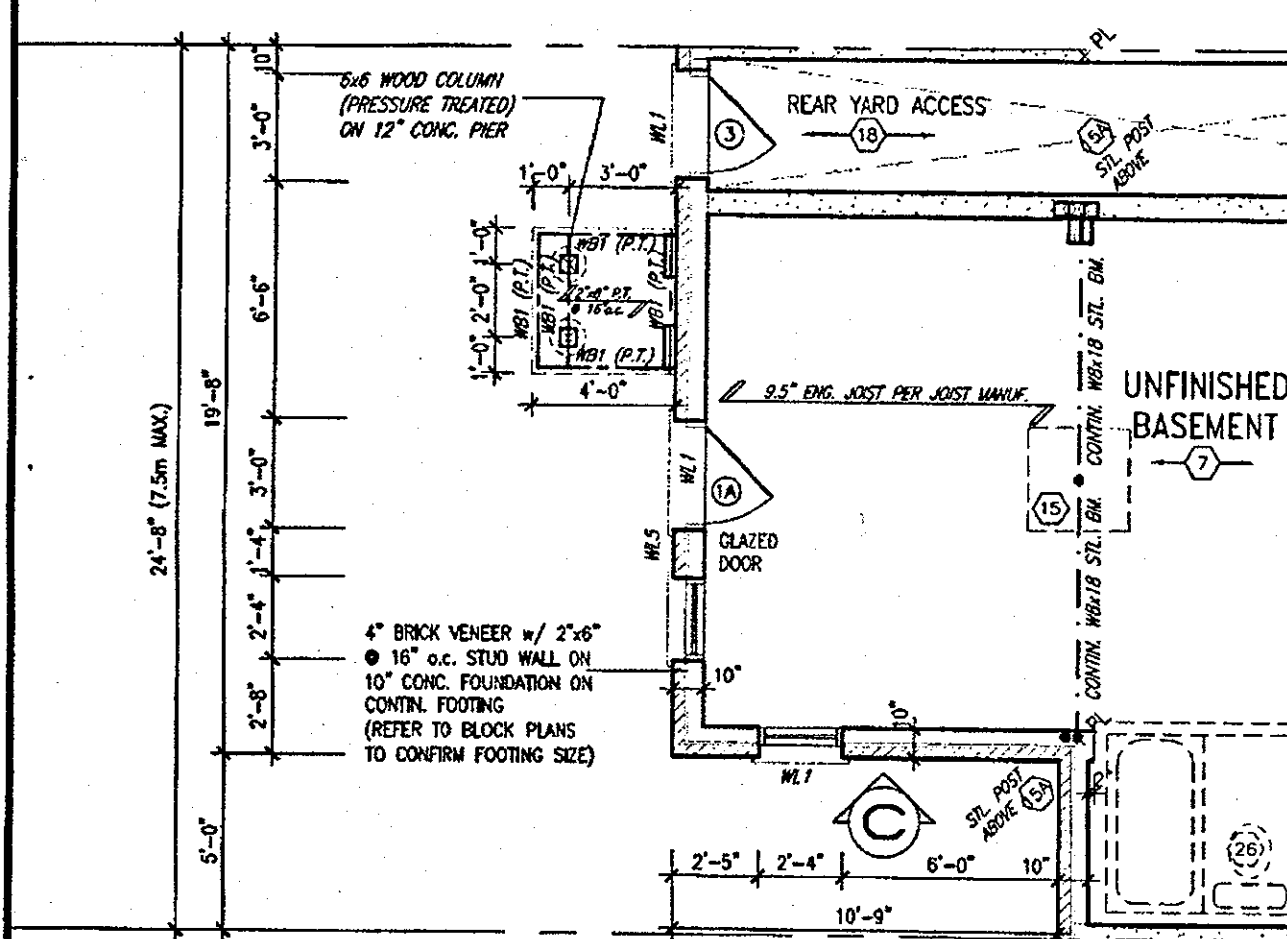
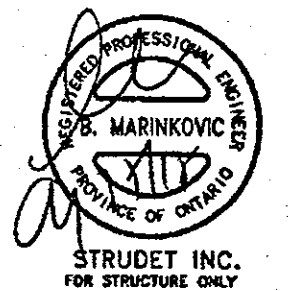
1796 SF.

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

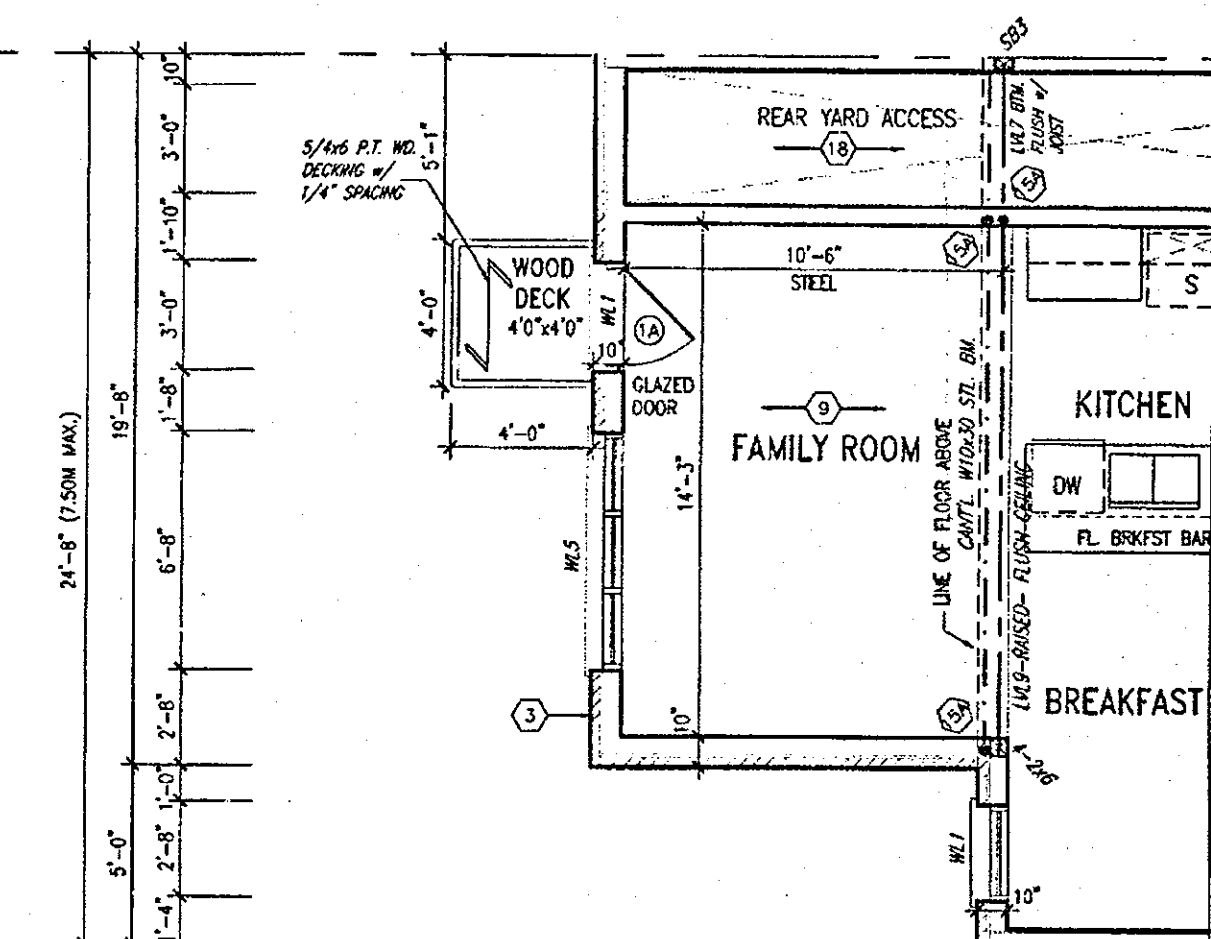
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: APR 20 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____



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

PART. BASEMENT PLAN
W.O.B CONDITION



PART. GROUND FLOOR PLAN
W.O.B CONDITION

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

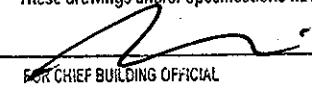
CITY OF HAMILTON
Building Division

Permit No. 17-131957

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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

 6/27/18
DATE

FOR CHIEF BUILDING OFFICIAL

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	WJ
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	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 24488
Home Registration Information
VIA Design Inc. 42653
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VIA
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
via3design.com

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

HIGHGROVE 2
PART. PLANS- WOB CONDITION
16036-HIGHGROVE 2
A11

1796 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

REC BY: _____ DATE _____
REF'D TO: _____ DATE _____CITY OF HAMILTON
Building Division

Permit No. 17-131957

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

6/22/18
DATE

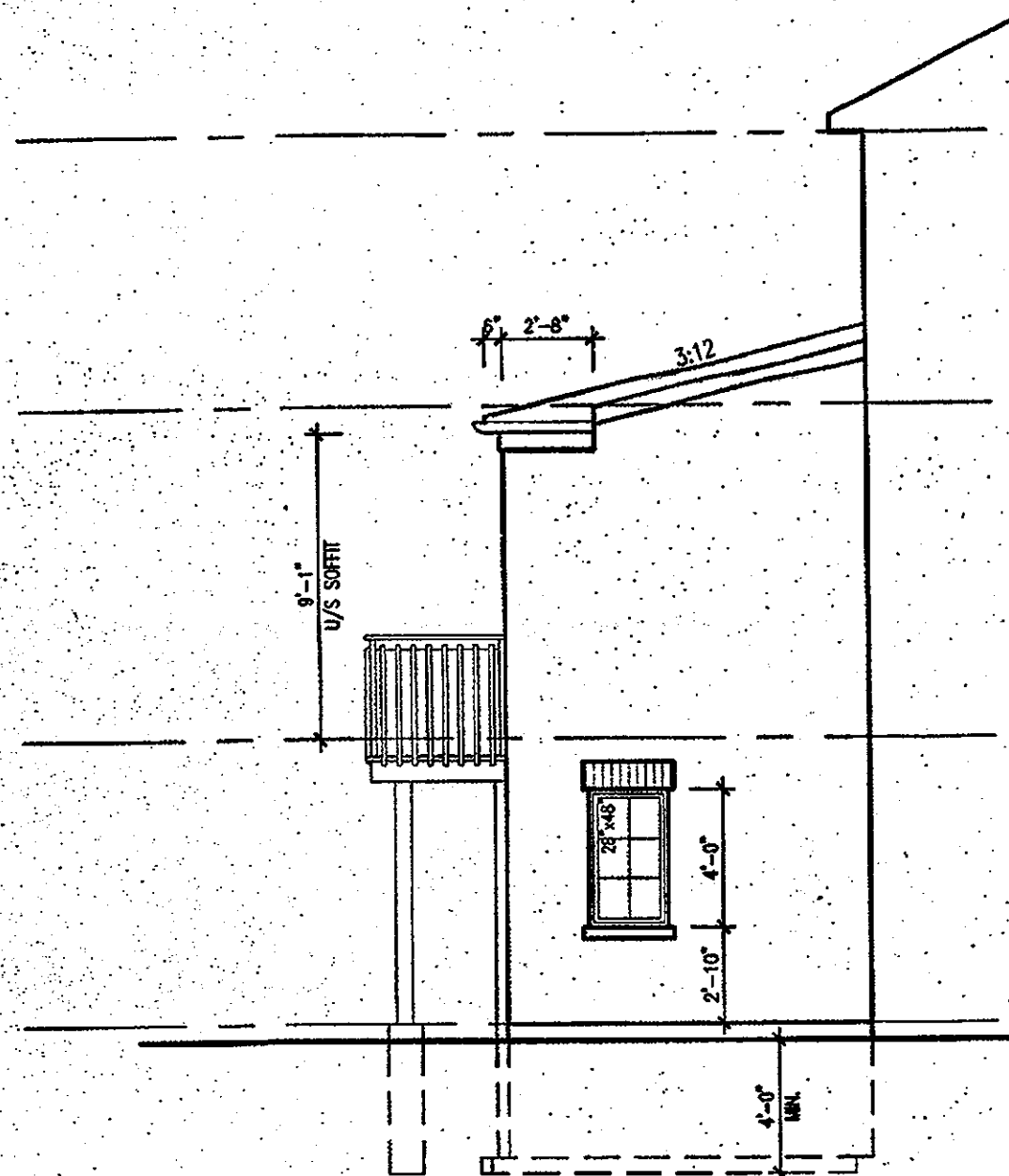
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ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

JOHN G. WILLIAMS LIMITED, ARCHITECT

SIDE ELEV.
W.O.B. CONDITIONWALL AREA 192.60 SQ. FT.
LIMITING DISTANCE 1.5 M (8.0%)
GLAZING ALLOWED 15.40 SQ. FT.
GLAZING PROVIDED 7.81 SQ. FT.PRECAST CONC.
SILL (TYP.)PREFIN. MTL. FLASHING
W/ CAULKING TO
MATCH (TYP.)FACE BRICK (TYP.)
12" HIGH TRANSOM

6:12

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UPGRADED REAR ELEVATION-ELEV. 1
WOB CONDITION

OCT 04 2017

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

9					
8					
7					
6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink	24488
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.
qualification information
signature
Richard Vink
signature
VA3 Design Inc.
42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.

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

date: APRIL 2017 checked by: 5/16" = 1'-0" scale: 16036-HIGHGROVE 2

drawing no. 16036-HIGHGROVE 2
A13
REG - RUSSELL GARDENS PH.2 WATERDOWN, ON. HIGHGROVE 2.dwg - Tue - Sep 26 2017 - 8:21 AM

HIGHGROVE 2

project no. 16036

drawing no. 16036-HIGHGROVE 2

A13

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