

1902 SF.

- L1 = $3\frac{1}{2}'' \times 3\frac{1}{2}'' \times 1\frac{1}{4}''$ (90x90x6.0L)
- L2 = $4'' \times 3\frac{1}{2}'' \times 5\frac{1}{16}''$ (100x90x8.0L)
- L3 = $5'' \times 3\frac{1}{2}'' \times 5\frac{1}{16}''$ (125x90x8.0L)
- L4 = $6'' \times 3\frac{1}{2}'' \times 3\frac{7}{8}''$ (150x90x10.0L)
- L5 = $6'' \times 4'' \times 3\frac{7}{8}''$ (150x100x10.0L)
- L6 = $7'' \times 4'' \times 3\frac{7}{8}''$ (180x100x10.0L)

NOS.	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING
1	2'-10"	6'-8"	8'-0"
1a	2'-8"	6'-8"	8'-0"
2	2'-8"	6'-8"	8'-0"
3	2'-8"	6'-8"	8'-0"
4	2'-8"	6'-8"	8'-0"
5	2'-6"	6'-8"	8'-0"
6	2'-2"	6'-8"	8'-0"
7	1'-6"	6'-8"	8'-0"

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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



STRUDET INC.
FOR STRUCTURE ONLY

UNINSULATED OPENINGS (PER CODE 58 12.000000)			
HIGHROVE 3 ELEVATION 1	ENERGY EFFICIENCY - DEC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	471 S.F.	124.42 S.F.	26.42 %
LEFT SIDE	965 S.F.	00.0 S.F.	0.00 %
RIGHT SIDE	965 S.F.	00.0 S.F.	0.00 %
REAR	445 S.F.	116.17 S.F.	26.11 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	2846.00 S.F.	240.59 S.F.	8.45 %
TOTAL SQ. M.	264.40 S.M.	22.35 S.M.	8.45 %

HIGHGROVE 3 ELEVATION 2	ENERGY EFFICIENCY - 5812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	466 S.F.	7.50 S.F.	27.36
LEFT SIDE	965 S.F.	00.0 S.F.	0.00
RIGHT SIDE	965 S.F.	00.0 S.F.	0.00
REAR	445 S.F.	116.17 S.F.	26.11
* OPENINGS OMITTED AS PER SB-12 3.1.1.9 (MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	2841.00 S.F.	243.67 S.F.	8.58
TOTAL SQ. M.	263.94 S.M.	22.64 S.M.	8.58

HIGHGROVE 3 ELEVATION 3		ENERGY EFFICIENCY - CBC, 2012	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	461 S.F.	139.75 S.F.	30.31
LEFT SIDE	965 S.F.	0.0 S.F.	0.00
RIGHT SIDE	965 S.F.	0.0 S.F.	0.00
REAR	445 S.F.	116.17 S.F.	26.11
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.		2856.00 S.F.	9.02
TOTAL SQ. M.		263.47 S.M.	9.02

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

DATE

GROUND FLOOR AREA	833 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 m ²)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1902 SF (176.70 m ²)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m ²)
COVERAGE W/O PORCH	1106 SF (102.75 m ²)

GROUND FLOOR AREA	842 SF
SECOND FLOOR AREA	1078 SF
TOTAL FLOOR AREA	1920 SF (178.37 m ²)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED CEILING AREA	+XX SF
GROSS FLOOR AREA	1920 SF (178.37 m ²)
GROUND FLOOR COVERAGE	842 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	48 SF
COVERAGE W/ PORCH	1163 SF (108.04 m ²)
COVERAGE W/O PORCH	1115 SF (103.59 m ²)

GROUND FLOOR AREA	833 S
SECOND FLOOR AREA	169 S
TOTAL FLOOR AREA	1002 S
	176.70 m ²
FIRST FLOOR OPEN AREA	XX S
SECOND FLOOR OPEN AREA	XX S
ADD TOTAL OPEN AREAS	+XX S
ADD FINISHED BASE AREA	+XX S
GROSS FLOOR AREA	1902 S
	(176.70 m ²)
GROUND FLOOR COVERAGE	833 S
CARAGE COVERAGE/AREA	273 S
PORCH COVERAGE/AREA	96 S
COVERAGE W/ PORCH	1202 S
	(111.67 m ²)
COVERAGE W/O PORCH	1106 S
	(102.75 m ²)

OCT 04 2017

HIGHGROVE 3
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	-		
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17 GW	Richard Vink
14				5	ISSUED FOR PRICING.	AUG. 23/17 GW	name
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT	registration information
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 GW	VAS Design Inc.
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17 GH	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 approval for the designs which must be returned at the completion of the drawings are not to be acted.
10				1	PRELIMINARY REVIEW.	APR. 12/17 GW	date by
no.	description	deta	hw	no.	description	date	by

**VA3
DESIGN**
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4
va3design.com

Greenpark

HIGHGROVE 3

project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16038
date APRIL 2017		drawing no. A0
GENERAL NOTES & CHARTS		
drawn by WTE	checked by GW	scale 3/16" = 1'-0"
the name 16038-HIGHGROVE-3		
SHEET - WATERDOWN PHASE 2 (16038) (PHASE 2) HIGHGROVE-3, HIGHGROVE-3-000 - Rev. 28 2017 - 5/23/18		

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1902 SF.

ROOF PLAN
ELEV. 1PREFIN. ALUM. PANEL
(TYP.)PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

6:12

6:12

8:12

8:12

PRECAST BAND ON BRICK
SOLDIER BAND (TYP.)PREFIN. MTL. FLASHING,
W/ CAULKING TO MATCH
(TYP.)

18" HIGH TRANSOM (FG)

6" DIA. POST ANCHORED
TO 16"x16" SOLID
MASONRY PIER (TYP.)POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

(21)

POURED CONC. DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

REAR ELEVATION '1'

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

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

FRONT ELEVATION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

REC. BY _____ DATE _____
REF'D TO _____ DATE _____ASPHALT SHINGLES
(TYP.) MID-POINT OF MAIN ROOF

VALLEY FLASHING (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

TOP OF PLATE

TOP OF WINDOW

BRICK VENEER (TYP.)

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

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

BRICK SOLDIER ARCH.
WITH KEYSTONE (TYP.)CONT. 4" PRECAST CONC.
SILL ON BRICK SOLDIER
BAND (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

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 LAW

These drawings and/or specifications have been reviewed by
Sm *July 20/18*
FOR CHIEF BUILDING OFFICIAL
TOWN OF SLAB

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John G. Williams Limited, Architect

18.			9.		
17.			8.		
16.			7.		
15.			6.	REVISED: ISSUED FOR PERMIT.	SEP. 28/17 GW
14.			5.	ISSUED FOR PRICING.	AUG. 23/17 GW
13.			4.	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT
12.			3.	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 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

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
signature
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 M2N 1E4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH.2 WATERDOWN, ON.

date
APRIL 2017

drawn by
WT
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 3

project no.
16036

drawing no.
A4

title
FRONT & REAR ELEVATION '1'

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1902 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.

OCT 16 2017

John G. Williams Limited, Architect

CITY OF HAMILTON
Building Division

Permit No. A-132151

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:

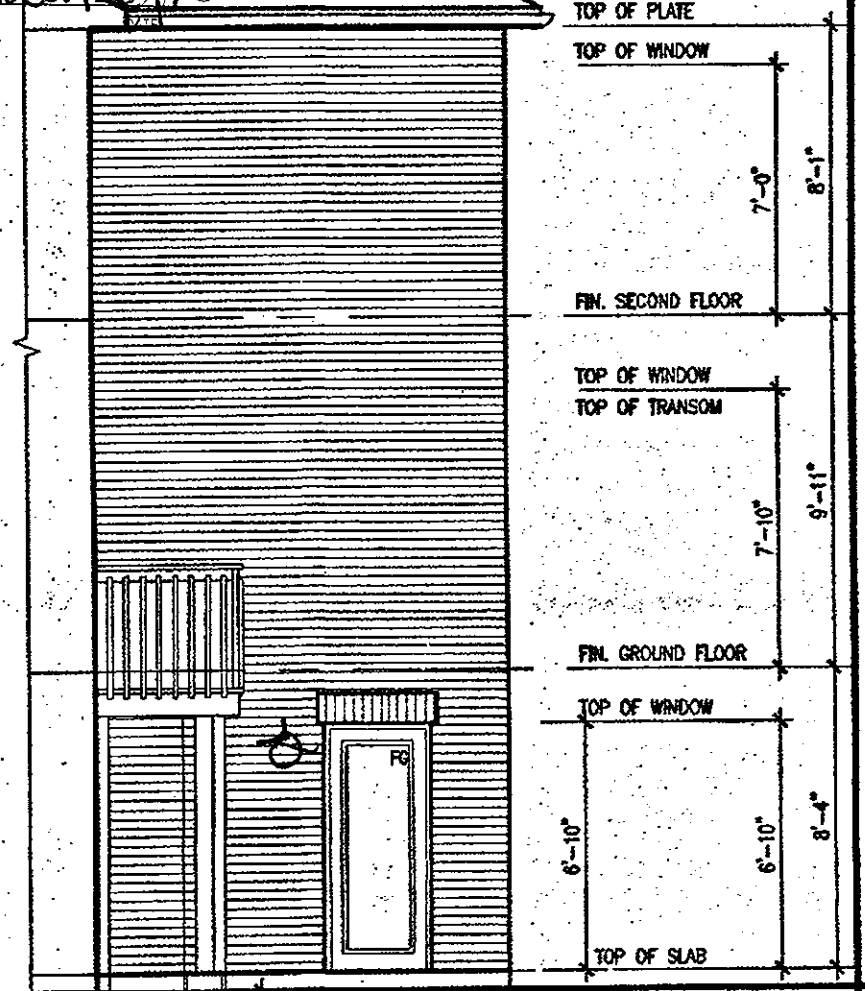
FOR CHIEF BUILDING OFFICIAL

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

PART. BASEMENT PLAN
W.O.B. CONDITION

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

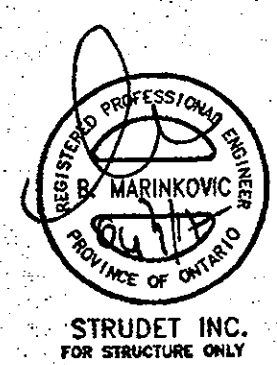
PART. GROUND FLOOR PLAN
W.O.B. CONDITION



SIDE ELEVATION 1/1A/2/3'
WOB CONDITION

OCT 16 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'



no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW
14				5	ISSUED FOR PRICING.	AUG. 23/17	GW
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW		

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
VAS Design Inc. 42658
none
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
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.		HIGHGROVE 3	
project name RUSSELL GARDENS PH.2	city/township WATERDOWN, ON.	project no. 160336	drawing no. A10
date APRIL 2017			
drawn by WT			
checked by GW			
scale 3/16" = 1'-0"			
file name 160336-HIGHGROVE-3			
date 2017-04-28 10:23 AM			

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BASEMENT WALL INSULATION
(TYP) 13
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

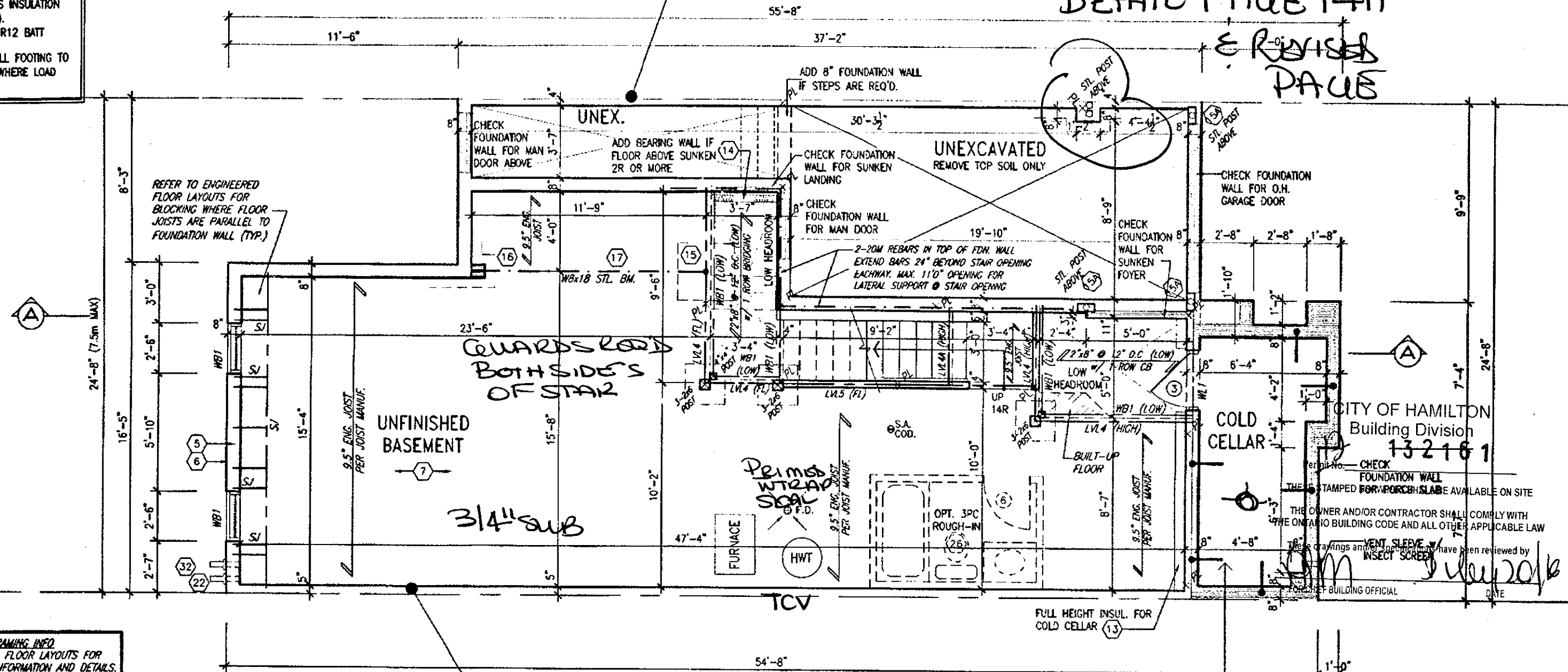
BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
FRAMING IS REQ'D. FOR
SUPPORT.

-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

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

SEE
DETAIL PAGE 14A
E. ^{REVISED}
PAGE



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

BASEMENT PLAN ELEV. '1'

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.

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB
WITH 15M BARS @ 12"o.c.
BOTTOM EACH WAY WITH MIN. 1
1/4" CONC. COVER AND 15M
BENT (24"x24") DOWELS
SPACED NOT MORE THAN 16"o.c.
TYPICAL ALL AROUND.

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.

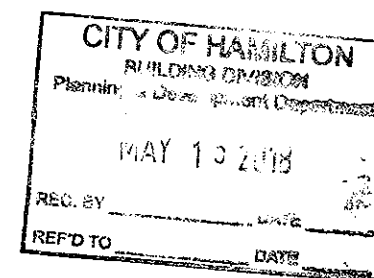
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Apr. 20, 2018

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



STRUDET INC.
FOR STRUCTURE ONLY



APR 17 2018

HIGHGROVE 3
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 REVISED	FEB. 15/18 GW			qualification information
16			7 REV. PER CITY COMMENTS, REISSUED.	AUG. 13/18 GW			R Vink signature BC
15			6 REVISED ISSUED FOR PERMIT.	S.E.P. 28/17 GW			VAS Design Inc. 4265
14			5 ISSUED FOR PRICING.	JUN. 20/17 GW			
13			4 REVISED AS PER CLIENT COMMENTS.	JUN. 21/17 WT			
12			3 CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN. 12/17 GW			
11			2 REVISED PER CLIENT COMMENTS.	AUG. 28/17 GW			
10			1 PRELIMINARY REVIEW.	MAY. 12/17 GW			
n°	description	date	by no description	date by no			

VAS
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.471
vo3-design.com

Greenpark.

HIGHGROVE 3

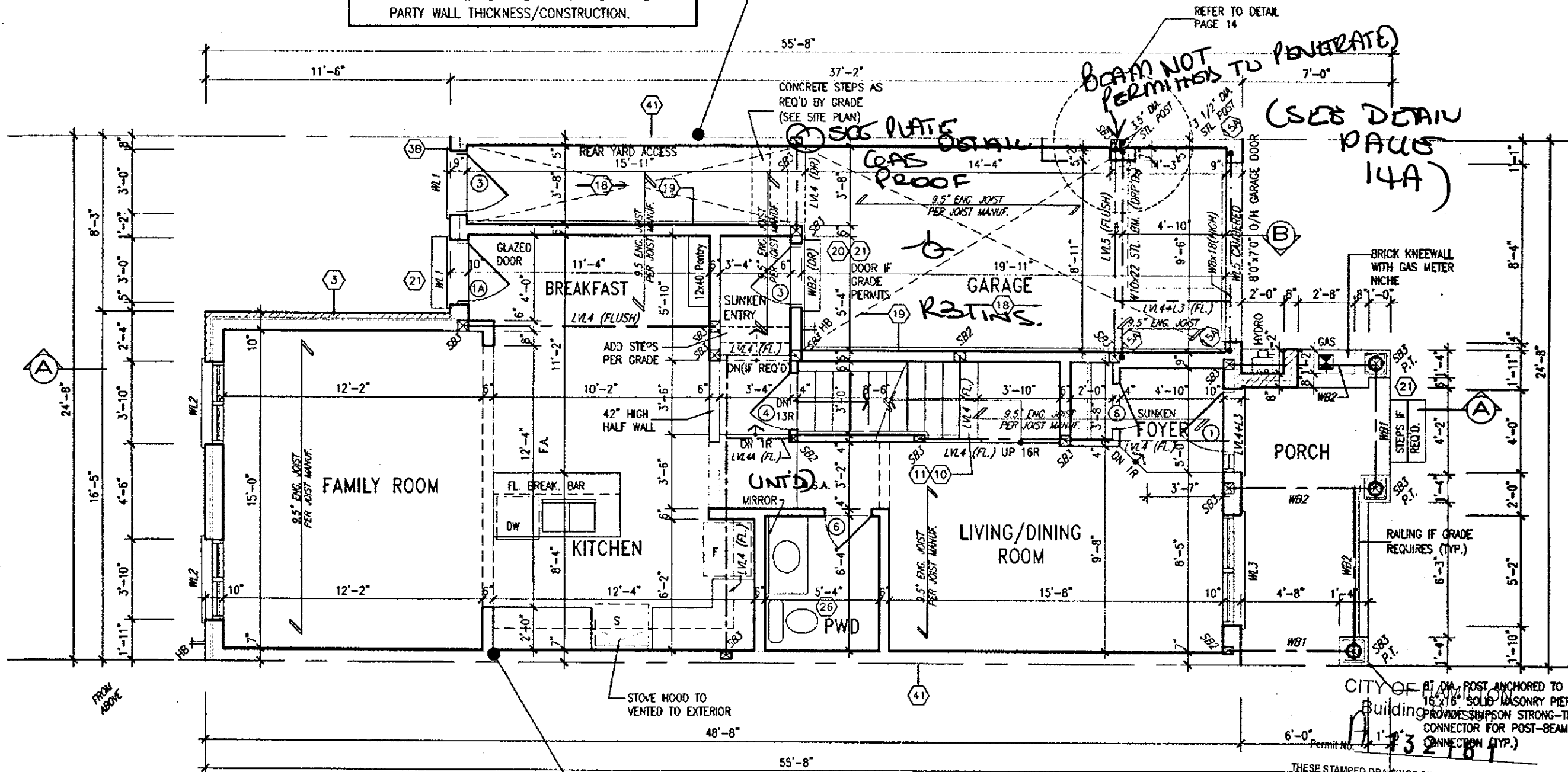
project name	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.	16036
date	drawing no.	
APRIL 2017	BASEMENT PLAN ELEV. '1'	
drawn by	checked by	scale
WT	GW	3/16" = 1'-0"
		file name
		16036-HIGHGROVE-3
		A1

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1902 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.



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.

GROUND FLOOR PLAN ELEV. '1'

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

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



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 building vision 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.

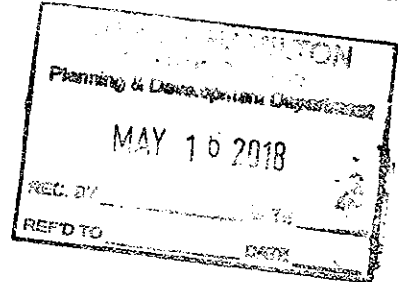
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTING FIRM
AND APPROVAL

APPROVED BY: [Signature]
DATE: APR 17 2018

This stamp certifies compliance with the applicable Design Guidelines and any other applicable laws, regulations, codes, and standards.

CITY OF HAMILTON
Building Department
Permit No. 132181

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] FOR CHIEF BUILDING OFFICIAL
DATE: APR 17 2018



HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				8	REVISED	APR 13/18	GW
17				7	REV. PER CITY COMMENTS, REISSUED	FEB 15/18	GW
16				6	REVISED, ISSUED FOR PERMIT	SEP 28/17	GW
15				5	ISSUED FOR PRICING	AUG 23/17	GW
14				4	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
12				2	REVISED PER CLIENT COMMENTS	APR 28/17	GW
11				1	PRELIMINARY REVIEW	APR 12/17	GW
10							

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
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 1S4
416.630.2255 / 416.630.4182
va3design.com

Greenpark.		HIGHGROVE 3	
project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN, ON.
project no.	16036	drawing no.	A2
date	APRIL 2017	checked by	GW
scale	3/16" = 1'-0"	date	APR 13 2018
file name	16036-HIGHGROVE-3		

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$$\frac{1}{2} - 0 = \frac{1}{2}$$


A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "MARINKOVIC" is printed. The seal is marked with a large, stylized handwritten signature or scribble that crosses through the center and the name.

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Planning & Devt. Services
MAY 10 2013
REC. BY _____ DATE _____
REFD TO _____ DATE _____

APR 17 2018

Greenpark.

project no.
16036

A6



VA
DESIGN

W	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.	
W	qualification information	
W	Richard Vink	2448
W	name	
W	signature	8
W	regulator information	
W	VAS Design Inc.	4263
W	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.	
W	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.	

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1902 SF.

BASEMENT WALL INSULATION (TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS where FRAMING IS REQ'D. FOR SUPPORT.
-2" (R10) CONTINUOUS INSULATION (RIGID OR SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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

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

UNFINISHED BASEMENT

BASEMENT PLAN ELEV. 3

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.

CITY OF HAMILTON
JUL 9 2018
REC. BY: DATE:
REF'D TO: DATE:

CITY OF HAMILTON Building Division
Permit No. 132161
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: JUL 20/18

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB WITH 15M BARS @ 12"o.c. BOTTOM EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 15M BENT (24"x24") DOWELS SPACED NOT MORE THAN 16"o.c. TYPICALLY ALL AROUND.

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: JUN 29, 2018
This stamp certifies compliance with the applicable Design Guide, and only when used in conjunction with the professional signature.

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

18	REVISED.	JUN. 28/18 GW	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	REVISED.	APR. 13/18 GW	qualification information
16	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18 GW	
15	REVISED, ISSUED FOR PERMIT.	SEP. 28/17 GW	Richard Vink 24485
14	ISSUED FOR PRICING.	AUG. 23/17 GW	signature 804
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 GW	42653
12	CHANGED JOIST DEPTH/ FLOOR HEIGHT	JUN 12/17 GW	
11	REVISED PER CLIENT COMMENTS.	APR. 28/17 GW	
10	PRELIMINARY REVIEW.	APR. 12/17 GW	
9	REVISED.		
8	REVISED.		
7	REV. PER CITY COMMENTS, REISSUED.		
6	REVISED, ISSUED FOR PERMIT.		
5	ISSUED FOR PRICING.		
4	REVISED AS PER CLIENT COMMENTS.		
3	CHANGED JOIST DEPTH/ FLOOR HEIGHT		
2	REVISED PER CLIENT COMMENTS.		
1	PRELIMINARY REVIEW.		

Richard Vink 24485
signature 804
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 used.

VAD DESIGN
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416.630.2255 / 416.630.4792
vadesign.com

Greenpark.	HIGHGROVE 3
Project Name: RUSSELL GARDENS PH.2	Waterdown, ON.
Date: APRIL 2017	checked by: GW
Scale: 3/16" = 1'-0"	16036-HIGHGROVE-3
Project No: 16036	Drawing No: A1c

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