

Bill 203

2012 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS 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)
LVL4 = 1-1 3/4"x9 1/2" (1-45x240)
LVL4A = 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

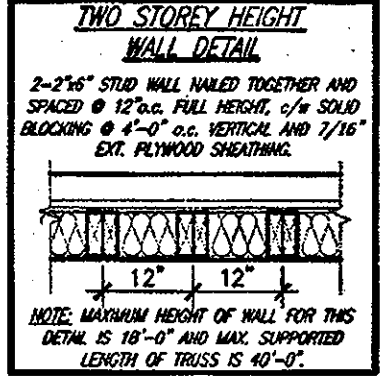
NOS.	WIDTH	HEIGHT 8' TO 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1a	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1b	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR 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.

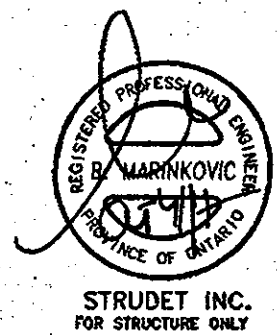
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR LAYOUTS 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 4 AND ELEV. 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	485.11 S.F.	112.75 S.F.	23.24 %
LEFT SIDE	981.91 S.F.	0 S.F.	0.00 %
RIGHT SIDE	981.91 S.F.	0 S.F.	0.00 %
REAR	485.11 S.F.	130.24 S.F.	26.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	2934.04 S.F.	242.99 S.F.	8.28 %
TOTAL SQ. M.	272.58 S.M.	22.57 S.M.	8.28 %

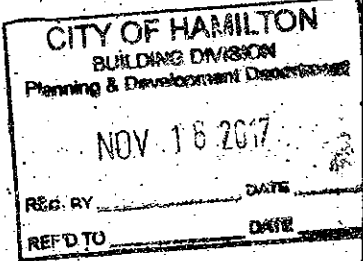
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
HIGHGROVE 4 AND ELEV. 2		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	485.11 S.F.	123.50 S.F.	25.46 %
LEFT SIDE	1091.58 S.F.	0 S.F.	0.00 %
RIGHT SIDE	981.58 S.F.	0 S.F.	0.00 %
REAR	485.11 S.F.	130.24 S.F.	26.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	2973.38 S.F.	253.74 S.F.	8.53 %
TOTAL SQ. M.	276.23 S.M.	23.57 S.M.	8.53 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
HIGHGROVE 4 AND ELEV. 3		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	485.11 S.F.	122.00 S.F.	25.15 %
LEFT SIDE	981.91 S.F.	0 S.F.	0.00 %
RIGHT SIDE	981.91 S.F.	0 S.F.	0.00 %
REAR	485.11 S.F.	130.24 S.F.	26.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	2934.04 S.F.	252.24 S.F.	8.60 %
TOTAL SQ. M.	272.58 S.M.	23.43 S.M.	8.60 %

AREA CALCULATIONS ELEV '1'	
GROUND FLOOR AREA	894 SF
SECOND FLOOR AREA	1107 SF
TOTAL FLOOR AREA	2001 SF
	(185.90 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2012 SF
	(186.92 m2)
GROUND FLOOR COVERAGE	894 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	106 SF
COVERAGE W/ PORCH	1310 SF
	(121.70 m2)
COVERAGE W/O PORCH	1204 SF
	(111.86 m2)

AREA CALCULATIONS ELEV '2'	
GROUND FLOOR AREA	902 SF
SECOND FLOOR AREA	1108 SF
TOTAL FLOOR AREA	2010 SF
	(186.53 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2021 SF
	(187.75 m2)
GROUND FLOOR COVERAGE	902 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	53 SF
COVERAGE W/ PORCH	1265 SF
	(117.52 m2)
COVERAGE W/O PORCH	1213 SF
	(112.69 m2)

AREA CALCULATIONS ELEV '3'	
GROUND FLOOR AREA	894 SF
SECOND FLOOR AREA	1099 SF
TOTAL FLOOR AREA	1993 SF
	(185.10 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2004 SF
	(186.18 m2)
GROUND FLOOR COVERAGE	894 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	99 SF
COVERAGE W/ PORCH	1303 SF
	(121.05 m2)
COVERAGE W/O PORCH	1204 SF
	(111.86 m2)



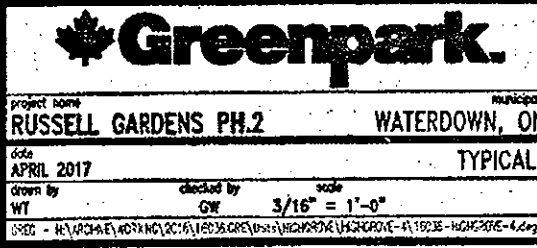
CITY OF HAMILTON Building Division
Permit No. 132161

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
[Signature] DATE
FOR CHIEF BUILDING OFFICIAL

OCT 04 2017
HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

18			9		
17			8		
16			7	REVISED: ISSUED FOR PERMIT.	SEP. 28/17 GW
15			6	ISSUED FOR PERMIT.	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. 13/17 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
signature
some 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.



HIGHGROVE 4	
project name RUSSELL GARDENS PH.2	project no. 16036
date APRIL 2017	drawing no. A0
drawn by WT	checked by GW
TYPICAL NOTES & AREAS	
16036-HIGHGROVE-4	

2012 SF.

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ARCHITECTURAL REVIEW & APPROVAL

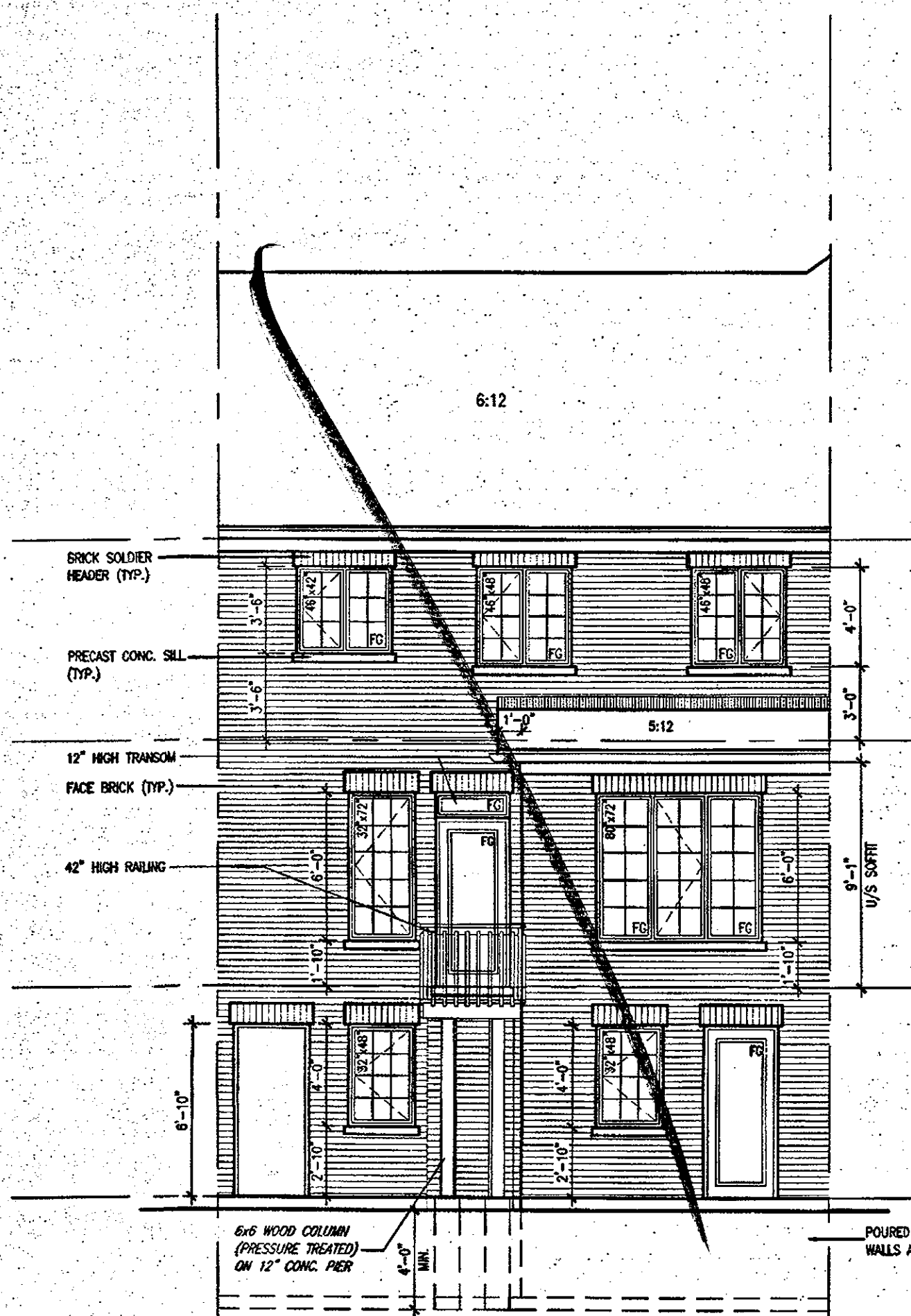
OCT 16 2017

John G. Williams Limited, Architect

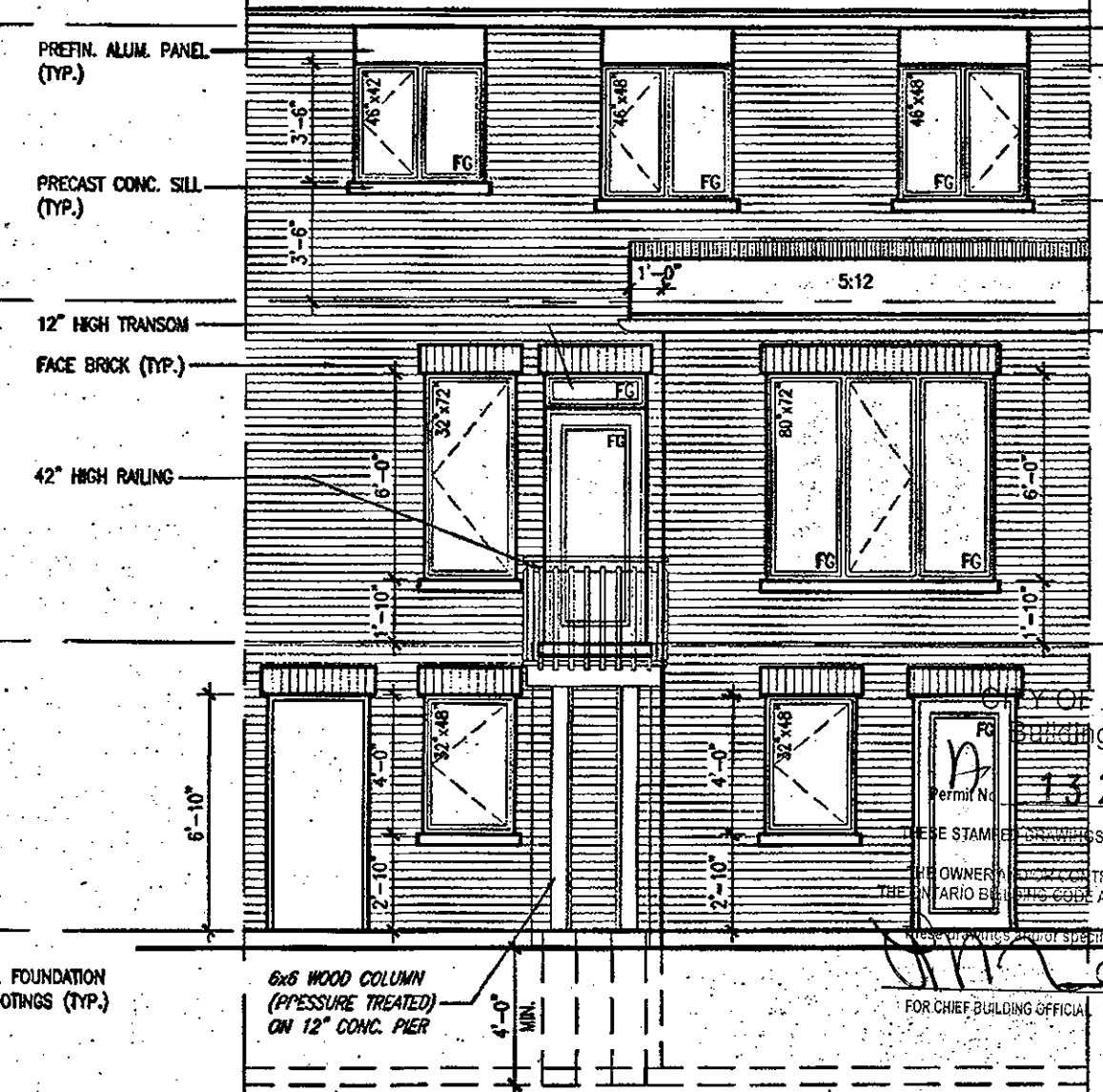
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

REC. BY: DATE: 11/16/17
REF'D TO: 6-12 DATE:



UPGRADED REAR ELEVATION '1'
WOB CONDITION



REAR ELEVATION '1/2/3'
WOB CONDITION

CITY OF HAMILTON
Building Division

Permit No. **132161**

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

OCT 04 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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
12.			3.	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17 GW
11.			2.	REVISED PER CLIENT COMMENTS.	APR. 28/17 GW
10.			1.	ISSUED FOR CLIENT PRELIMINARY REVIEW	
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 to be a Designer.

Qualification Information

Richard Vink 24488

name signature BCR

Registration Information

VAS Design Inc. 42658

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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** municipality: **WATERDOWN, ON.** project no.: **16036**

date: **APRIL 2017** checked by: **GW** scale: **3/16" = 1'-0"** drawing no.: **A11**

REAR ELEVATION - WOB CONDITION

16036-HIGHGROVE-4

DATE: H:\ARCHIVE\WORK\16036\016036-01\16036-HIGHGROVE-4.dwg - Thu - Sep 28 2017 - 5:22 PM

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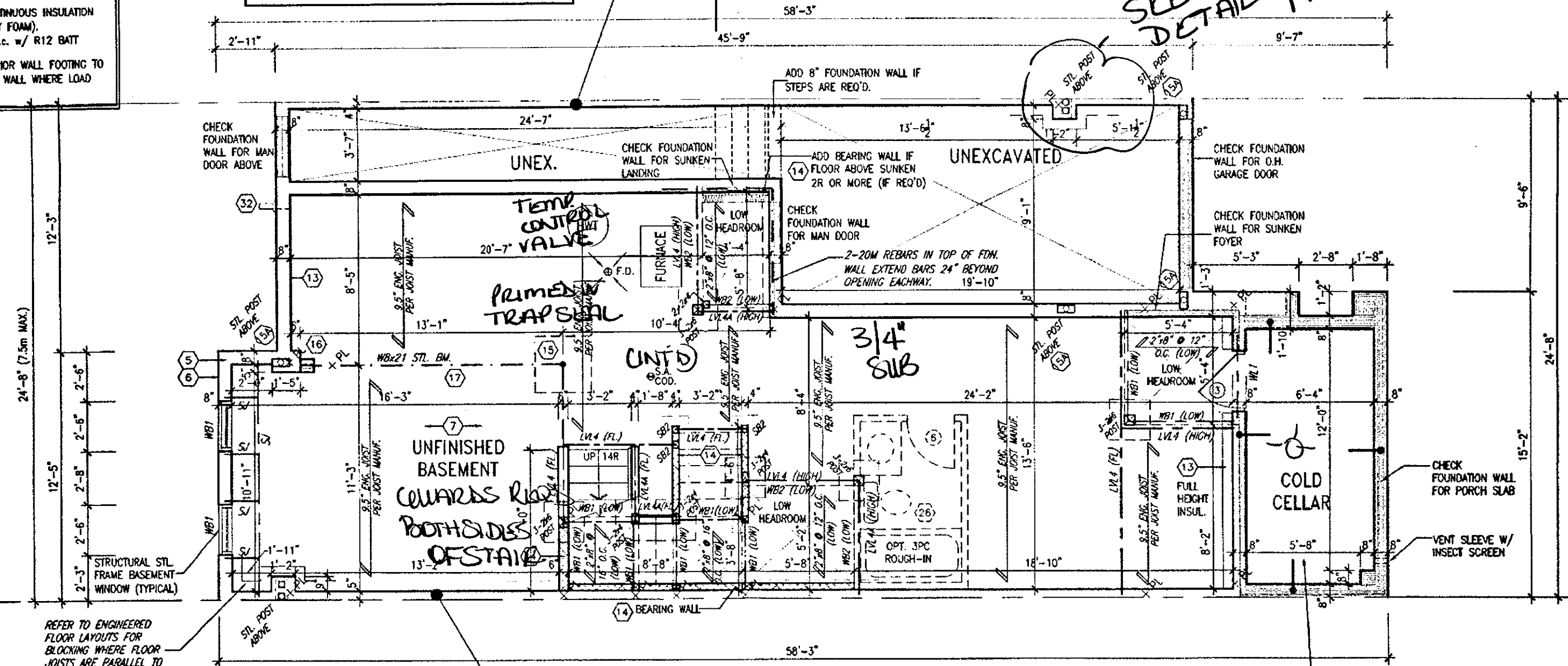
2012 SF.

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.

SEE
DETAIL ON PAGE 14A



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

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 1/8"o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOMES SPACED NOT
MORE THAN 23 5/8"o.c.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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Guidelines approved by the City of
HAMILTON.



STRUDET INC.
FOR STRUCTURE ONLY

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

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.

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
[Signature]
FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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.

no.	description	date	by	no.	description	date	by
18				3	REVISED	APR. 13/18	GW
17				8	REVISED PER CITY COMMENTS REISSUED.	FEB. 15/18	GW
16				7	REVISED, ISSUED FOR PERMIT	SEP. 28/17	GW
15				5	ISSUED FOR PRICING.	AUG. 23/17	GW
14				3	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. 13/17	GW
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
signature
VA3 Design Inc. 42658
name
registration information
VA3 Design Inc.
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Drawings are not to be scaled

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2L 1R4
416.630.2755 416.630.4782
va3design.com

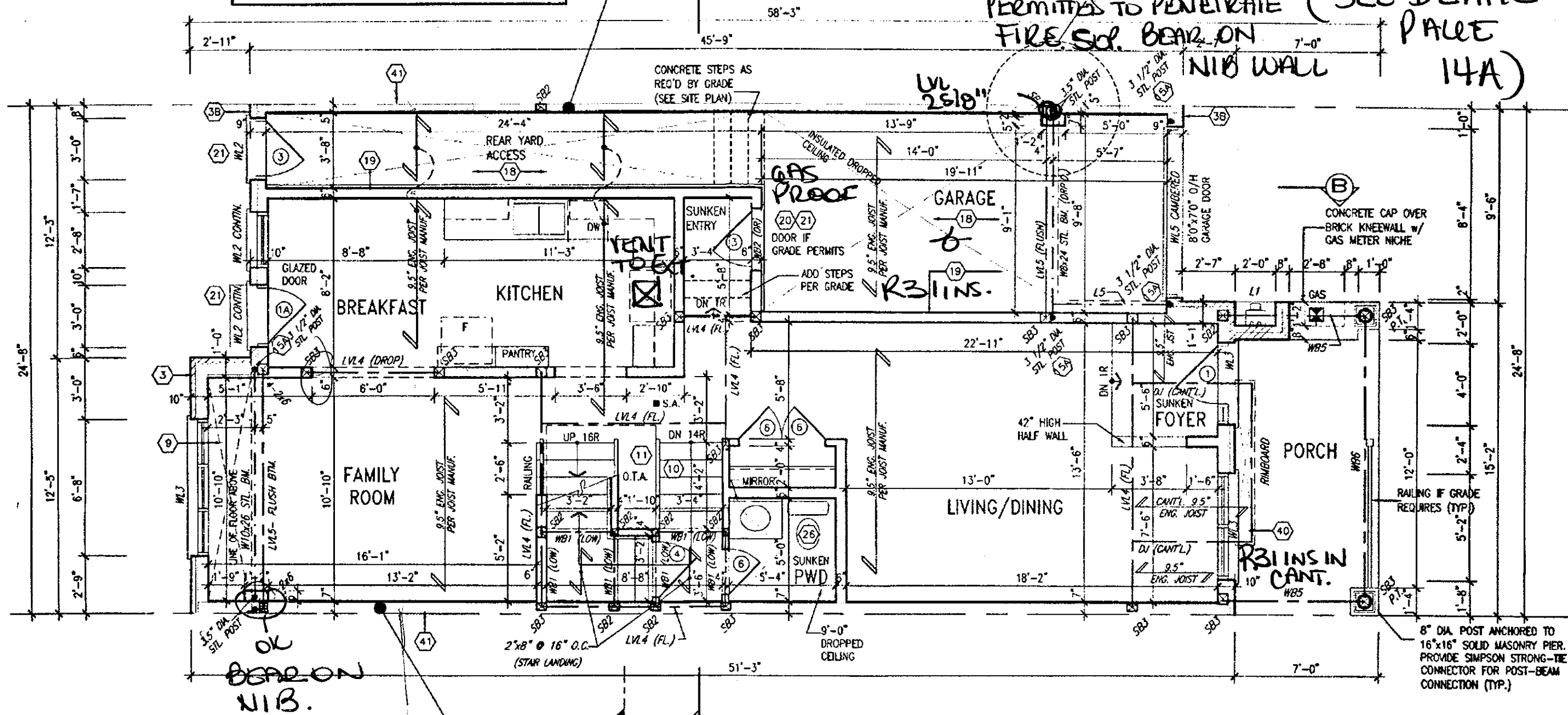
Greenpark.
PROJECT NAME: RUSSELL GARDENS PH.2
Municipality: WATERDOWN, ON.
DATE: APRIL 2017
checked by: GW
scale: 3/16" = 1'-0"
16036-HIGHGROVE-4
17 MAY 2018 5:37 PM

HIGHGROVE 4
project no. 16036
drawing no. **A1**

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.

LVL 1 STEEL BEAM NOT PERMITTED TO PENETRATE FIRE SOL. BEAM ON NIB WALL (SEE DETAIL PAGE 14A)



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'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 10 2018

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
A 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

[Signature] DATE *June 20/18*

FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 4
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.

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.



STRUDET INC.
FOR STRUCTURE ONLY

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

18		3	REVISED	APR. 13/18	GW
17		3	REVISED PER CITY COMMENTS, REISSUED.	FEB. 15/18	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		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 13/17	GW
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10		1	PRELIMINARY REVIEW.	APR. 12/17	GW
9					
8					
7					
6					
5					
4					
3					
2					
1					
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 to be a Designer.

qualification information
Name: *Richard Vink* 24488
registration information: *[Signature]* 42658
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 copied.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3des@va3.com

Greenpark.

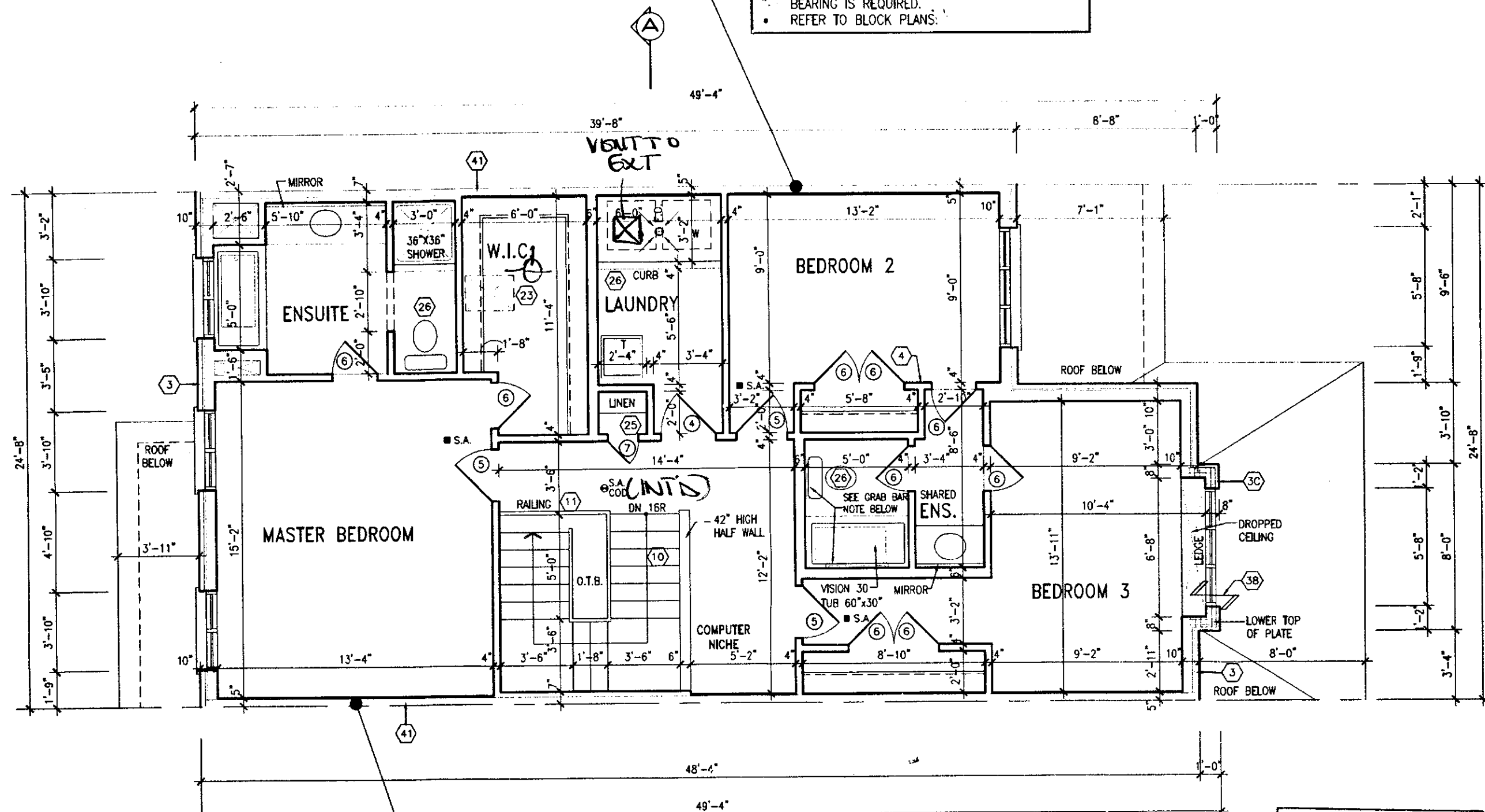
project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
date: APRIL 2017
drawn by: GW
checked by: GW
scale: 3/16" = 1'-0"

HIGHGROVE 4

project no. 16036
drawing no. A2
title: GROUND FLOOR PLAN ELEV. '1'

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



PARTY WALL CONSTRUCTION (UPPER FLOOR)

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

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

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

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3,
3.8.3.8.(1)(d) & 3.8.3.13.(1)(i).

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CITY OF HAMILTON
Building Division

Permit No. 132161

Permit No. 7

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 have been reviewed by

THE ONTARIO BUILDING CODE AND THE
These drawings and/or specifications have been reviewed by
[Signature] *June 20/18*
DATE
FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

FEB 15 1970

HIGHGROVE 4
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 PER CITY COMMENTS REISSUED.	FEB 15/18	GW
16				7	REVISED. ISSUED FOR PERMIT	SEP. 28/17	GW qualification information
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW Richard Vink 2448
14				5	STUCCO REPLACED.	JUL 05/17	GW name signature 2448
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT registration information VA3 Design Inc. 4265
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	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 work. Drawings are not to be scaled.
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW
no.	description	date	by	no.	description	date	by

VA3
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com

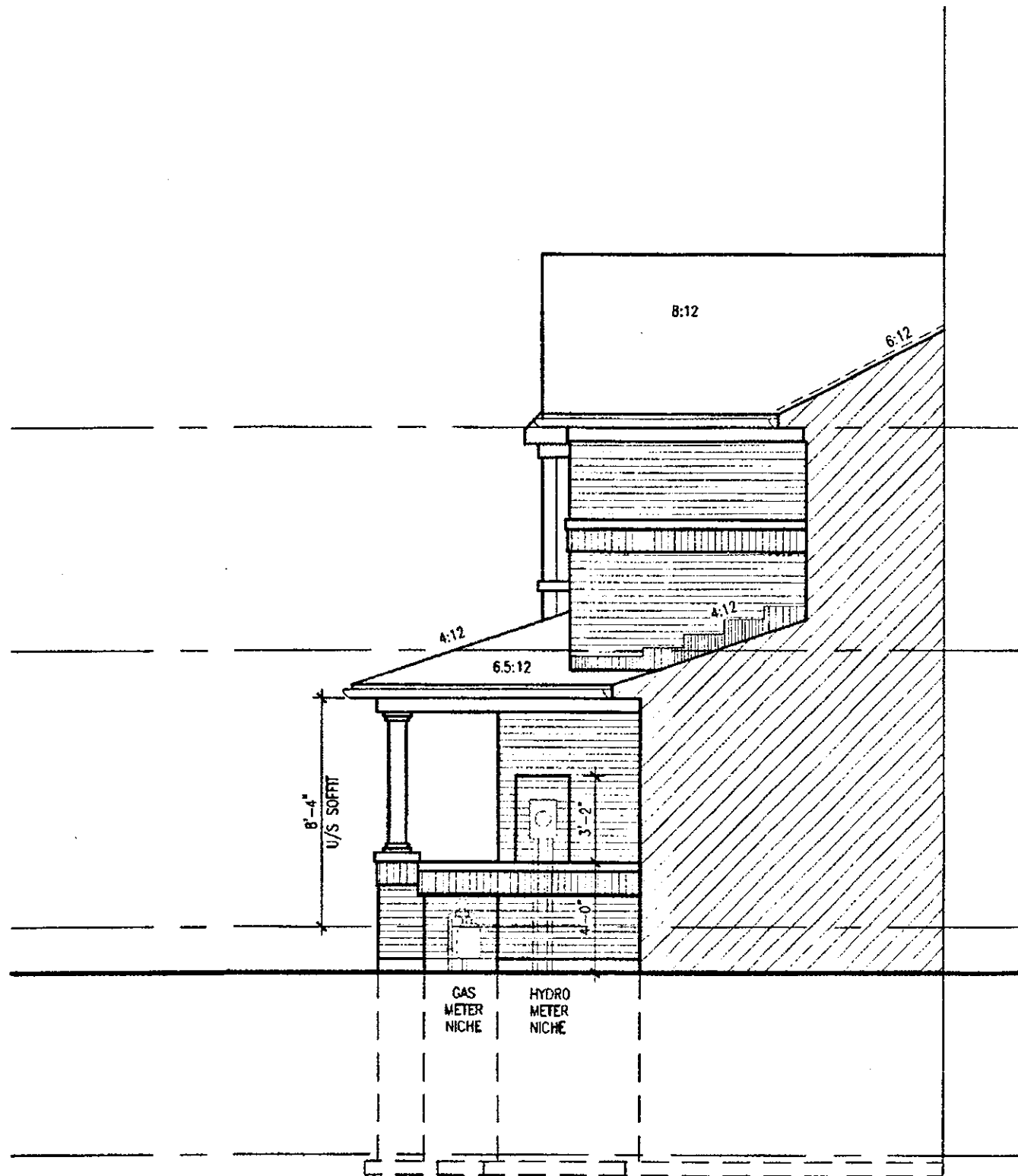
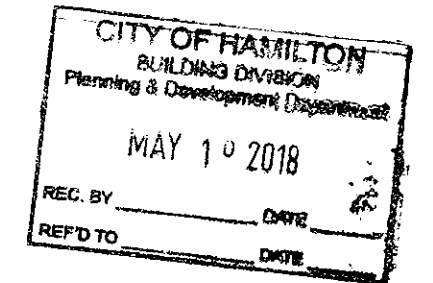
Greenpark.

HIGHGROVE 4

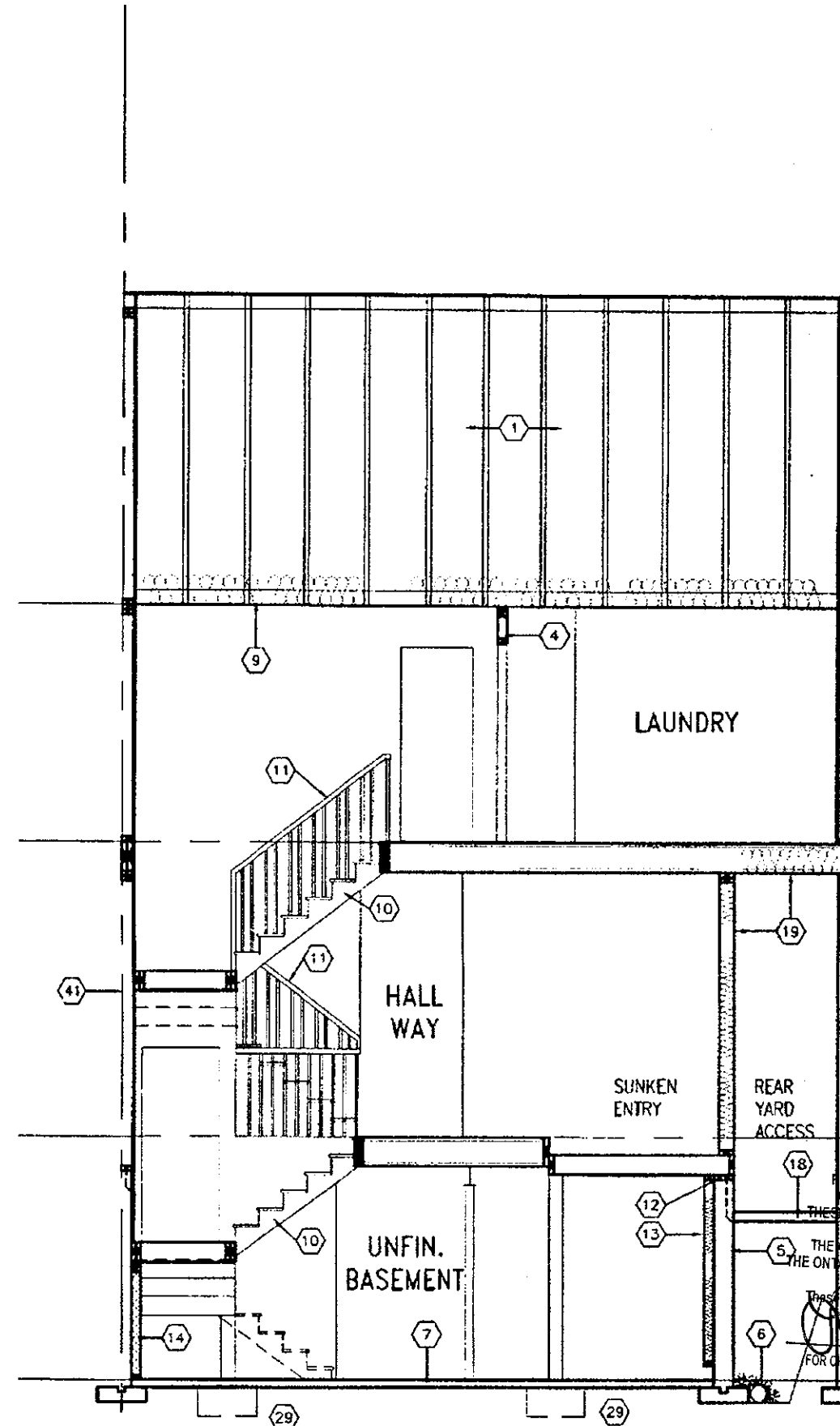
project name	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.	16036
date		
APRIL 2017		
SECOND FLOOR PLAN ELEV. '1'		
drawn by	checked by	scale
WT	GW	3/16" = 1'-0"
file name		drawing no.
16036-HIGHGROVE-4		
A3		

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2012 SF.



SECTION B ELEV. 1



SECTION A-A ELEV. 1

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
[Signature]
FOR CHIEF BUILDING OFFICIAL
DATE: **July 20/18**

APR 17 2018

HIGHGROVE 4 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.



STRUDET INC.
FOR STRUCTURE ONLY

18				9	REVISED	APR 13/18	G
17				8	REVISED PER CITY COMMENTS. REISSUED.	FEB 15/18	G
16				7	REVISED. ISSUED FOR PERMIT.	SEP 28/17	G
15				6	ISSUED FOR PRICING.	AUG 23/17	G
14				5	STUCCO REPLACED.	JUL 05/17	G
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	W
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	G
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	G
10				1	PRELIMINARY REVIEW.	APR 12/17	G
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
[Signature] 24488 BCN
name
registration information
VA3 Design Inc. 47858

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.



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416.630.2255 / 416.630.4782
va3design.com



project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APR 2017
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 4

SECTION A-A ELEV. '1'

16036-HIGHGROVE-4
drawing no.
A6

2012 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 (holding) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY: *[Signature]*
DATE: APR 20 2018

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

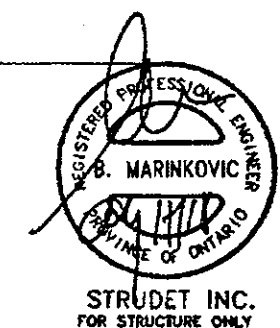
CITY OF HAMILTON
Building Division

Permit No. **132161**

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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
[Signature]
FOR CHIEF BUILDING OFFICIAL

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL
INFORMATION.



STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 10 2018

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

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'



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



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

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

Project no.: **16036** drawing no.: **A10**

HIGHGROVE 4

Project no.: **16036**

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

Project no.: **16036** drawing no.: **A10**

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.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 25", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

18	REVISED.	APR. 13/18	GW
17	REVISED PER CITY COMMENTS REISSUED.	FEB. 15/18	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
13	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17	GW
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	ISSUED FOR CLIENT PRELIMINARY REVIEW		
9	REVISION		
8	REVISED PER CITY COMMENTS REISSUED.		
7	REVISED ISSUED FOR PERMIT.		
6	ISSUED FOR PRICING.		
5	STUCCO REPLACED.		
4	REVISED AS PER CLIENT COMMENTS.		
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS		
2	REVISED PER CLIENT COMMENTS.		
1	ISSUED FOR CLIENT PRELIMINARY REVIEW		
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] 24483
Richard Vink
name registration information
VA3 Design Inc. 47655

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