

131K 204

1594 SF.

PAD FOOTINGS
 120 KPa. NATIVE SOIL
 F1 = 42"x42"x18" CONCRETE PAD
 F2 = 36"x36"x18" CONCRETE PAD
 F3 = 30"x30"x12" CONCRETE PAD
 F4 = 24"x24"x12" CONCRETE PAD
 F5 = 16"x16"x8" CONCRETE PAD
 90 KPa. ENGINEERED FILL SOIL
 F1 = 48"x48"x20" CONCRETE PAD
 F2 = 40"x40"x16" CONCRETE PAD
 F3 = 34"x34"x14" CONCRETE PAD
 F4 = 28"x28"x12" 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"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)
 LVL7A = 4-1 3/4"x11 7/8" (4-45x300)
 LVL8 = 2-1 3/4"x14" (2-45x356)
 LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)
 L1 = 3-1/2" x 3-1/2" x 1/4" 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)

DOOR SCHEDULE

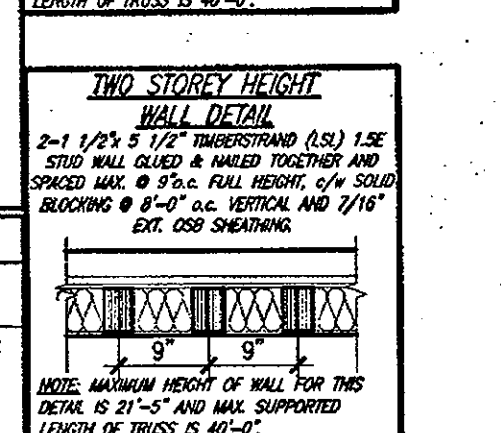
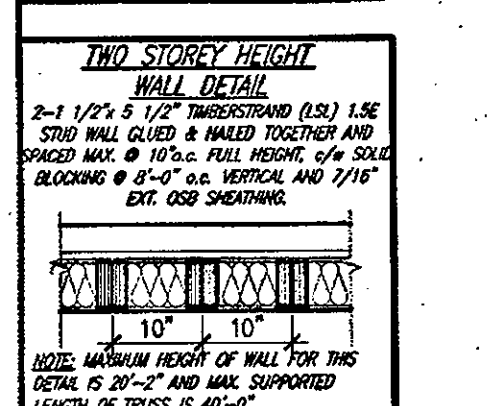
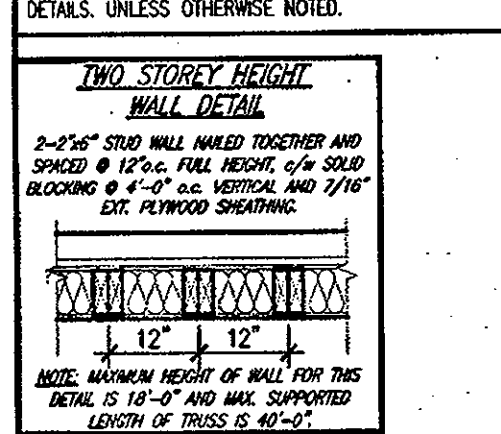
NOS.	WIDTH	HEIGHT 8' TO 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
5	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-6"	6'-8"	8'-0"	INTERIOR SLAB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



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.

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

HIGHGROVE 1, ELEVATION 1	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	441.22 S.F.	94.20 S.F.	21.35 %
LEFT SIDE	838.18 S.F.	3.33 S.F.	0.40 %
RIGHT SIDE	838.18 S.F.	0.00 S.F.	0.00 %
REAR	441.22 S.F.	112.09 S.F.	25.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2558.80 S.F.	209.62 S.F.	
TOTAL SQ. M.	237.72 S.M.	19.47 S.M.	8.19 %

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

HIGHGROVE 1, ELEVATION 2	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	441.22 S.F.	82.60 S.F.	18.72 %
LEFT SIDE	838.18 S.F.	3.33 S.F.	0.40 %
RIGHT SIDE	838.18 S.F.	0.00 S.F.	0.00 %
REAR	441.22 S.F.	112.09 S.F.	25.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2558.80 S.F.	198.02 S.F.	7.74 %
TOTAL SQ. M.	237.72 S.M.	18.40 S.M.	7.74 %

AREA CALCULATIONS ELEV '1'

GROUND FLOOR AREA	770 SF
SECOND FLOOR AREA	824 SF
TOTAL FLOOR AREA	1594 SF
	(148.08 m2)
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	1594 SF
	(148.08 m2)
GROUND FLOOR COVERAGE	770 SF
GARAGE COVERAGE/AREA	296 SF
PORCH COVERAGE/AREA	89 SF
COVERAGE W/ PORCH	1155 SF
	(107.30 m2)
COVERAGE W/O PORCH	1066 SF
	(99.03 m2)

AREA CALCULATIONS ELEV '2'

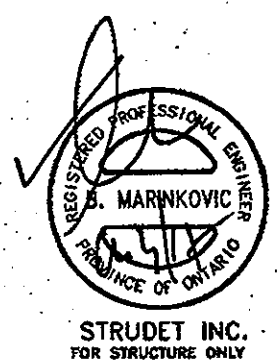
GROUND FLOOR AREA	770 SF
SECOND FLOOR AREA	824 SF
TOTAL FLOOR AREA	1594 SF
	(148.08 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1594 SF
	(148.08 m2)
GROUND FLOOR COVERAGE	770 SF
GARAGE COVERAGE/AREA	296 SF
PORCH COVERAGE/AREA	89 SF
COVERAGE W/ PORCH	1155 SF
	(107.30 m2)
COVERAGE W/O PORCH	1066 SF
	(99.03 m2)

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

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

OCT 04 2017

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
 FOR STRUCTURE ONLY

9 - 7 REVISED, ISSUED FOR PERMIT. SEP. 22/17 GH 6 ISSUED FOR PRICING. AUG. 23/17 GH 5 STUCCO REPLACED. JUL. 05/17 GH 4 REVISED AS PER CLIENT COMMENTS. JUN. 21/17 WT 3 CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 12/17 GH 2 REVISED PER CLIENT COMMENTS. APR. 27/17 GH 1 PRELIMINARY REVIEW. APR. 12/17 GH 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 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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH2 municipality WATERDOWN, ON. project no. 16036 date APRIL 2017 checked by scale 3/16" = 1'-0" drawing no. 16036-HIGHGROVE-1 16036 - RUSSELL GARDENS PH2 (A1) 16036-01 (A1) 16036-02 (A1) 16036-03 (A1) 16036-04 (A1) 16036-05 (A1) 16036-06 (A1) 16036-07 (A1) 16036-08 (A1) 16036-09 (A1) 16036-10 (A1) 16036-11 (A1) 16036-12 (A1) 16036-13 (A1) 16036-14 (A1) 16036-15 (A1) 16036-16 (A1) 16036-17 (A1) 16036-18 (A1) 16036-19 (A1) 16036-20 (A1) 16036-21 (A1) 16036-22 (A1) 16036-23 (A1) 16036-24 (A1) 16036-25 (A1) 16036-26 (A1) 16036-27 (A1) 16036-28 (A1) 16036-29 (A1) 16036-30 (A1) 16036-31 (A1) 16036-32 (A1) 16036-33 (A1) 16036-34 (A1) 16036-35 (A1) 16036-36 (A1) 16036-37 (A1) 16036-38 (A1) 16036-39 (A1) 16036-40 (A1) 16036-41 (A1) 16036-42 (A1) 16036-43 (A1) 16036-44 (A1) 16036-45 (A1) 16036-46 (A1) 16036-47 (A1) 16036-48 (A1) 16036-49 (A1) 16036-50 (A1) 16036-51 (A1) 16036-52 (A1) 16036-53 (A1) 16036-54 (A1) 16036-55 (A1) 16036-56 (A1) 16036-57 (A1) 16036-58 (A1) 16036-59 (A1) 16036-60 (A1) 16036-61 (A1) 16036-62 (A1) 16036-63 (A1) 16036-64 (A1) 16036-65 (A1) 16036-66 (A1) 16036-67 (A1) 16036-68 (A1) 16036-69 (A1) 16036-70 (A1) 16036-71 (A1) 16036-72 (A1) 16036-73 (A1) 16036-74 (A1) 16036-75 (A1) 16036-76 (A1) 16036-77 (A1) 16036-78 (A1) 16036-79 (A1) 16036-80 (A1) 16036-81 (A1) 16036-82 (A1) 16036-83 (A1) 16036-84 (A1) 16036-85 (A1) 16036-86 (A1) 16036-87 (A1) 16036-88 (A1) 16036-89 (A1) 16036-90 (A1) 16036-91 (A1) 16036-92 (A1) 16036-93 (A1) 16036-94 (A1) 16036-95 (A1) 16036-96 (A1) 16036-97 (A1) 16036-98 (A1) 16036-99 (A1) 16036-100 (A1)	HIGHGROVE 1 TYPICAL NOTES AND AREAS A0
--	--	---	---	---

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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.

PARTY WALL AT HOUSE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK1 OR SK2 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

*A separate permit is
required to finish
the basement*

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 specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL *July 19/18* DATE

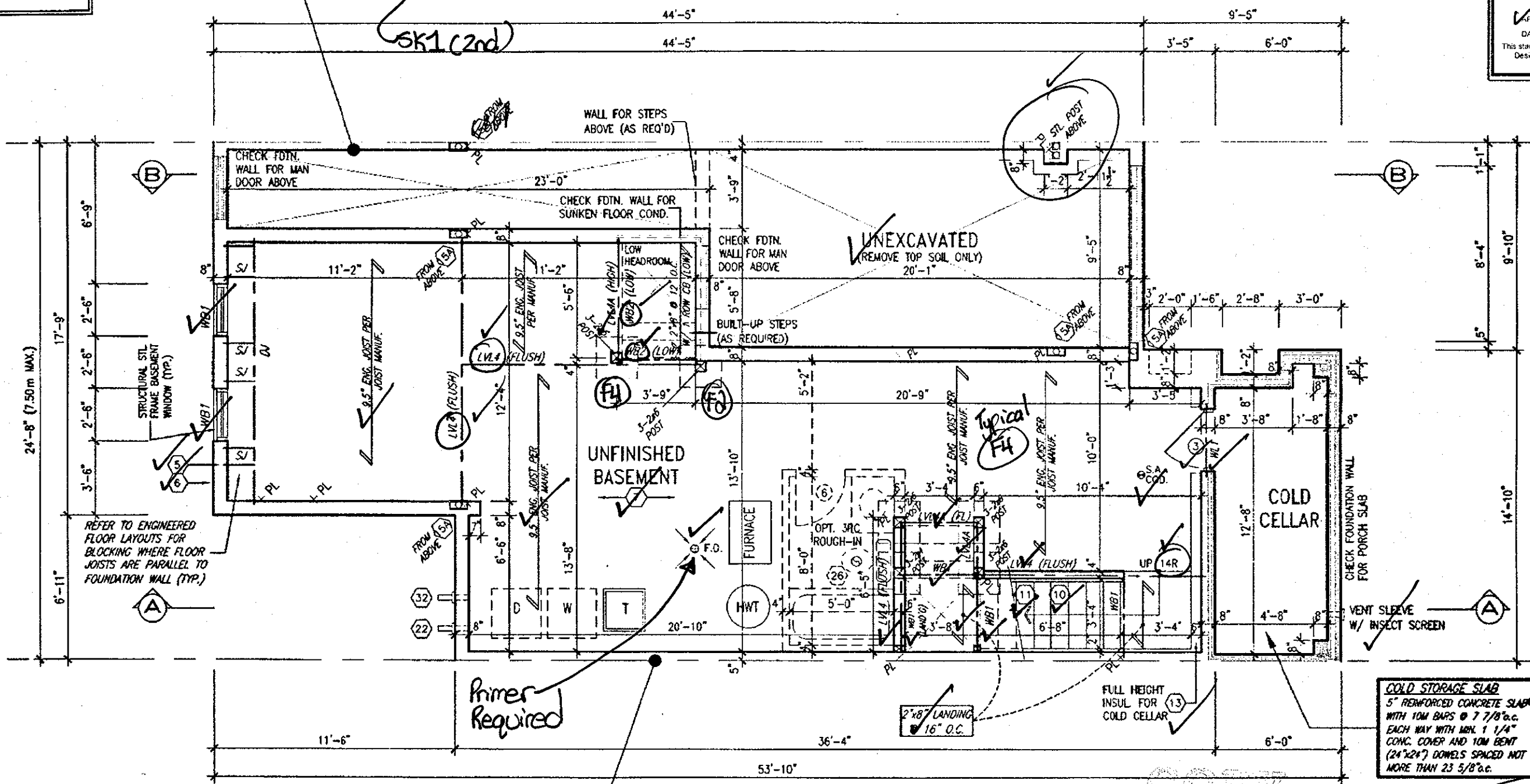
It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
working drawings with respect to any zoning or
building code or permit matter or that any
house can be properly built or located on its lot.

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

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

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

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



BASEMENT PLAN - ELEV. 2

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

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.

M.n. 32m8
w/ 5-8% A.E.
APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROFESSIONAL SEAL
STRUDET INC.
FOR STRUCTURE ONLY

3	REVISED.	APR. 13/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
4	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW	qualification information
5	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink 24493
6	ISSUED FOR PRICING.	AUG. 23/17	GW	signature
7	STUCCO REPLACED.	JUL. 05/17	GW	none
8	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information
9	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	VA3 Design Inc. 42658
10	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.
11	PRELIMINARY REVIEW	APR. 12/17	GW	
12	description	date	by	

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.
Project name: RUSSELL GARDENS PH2
Municipality: WATERDOWN, ON.
Date: APRIL 2017
Scale: 3/16" = 1'-0"
Drawing no. 16036-HIGHGROVE-1

HIGHGROVE 1
Project no. 16036
Drawing no. A1a

All drawings, specifications, related documents and design are the copyright property of V&S DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&S DESIGN's written permission.

1594 SF.

See Trusses for Unit 3 for changes

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
[Signature] DATE July 19/18
[Signature] DATE

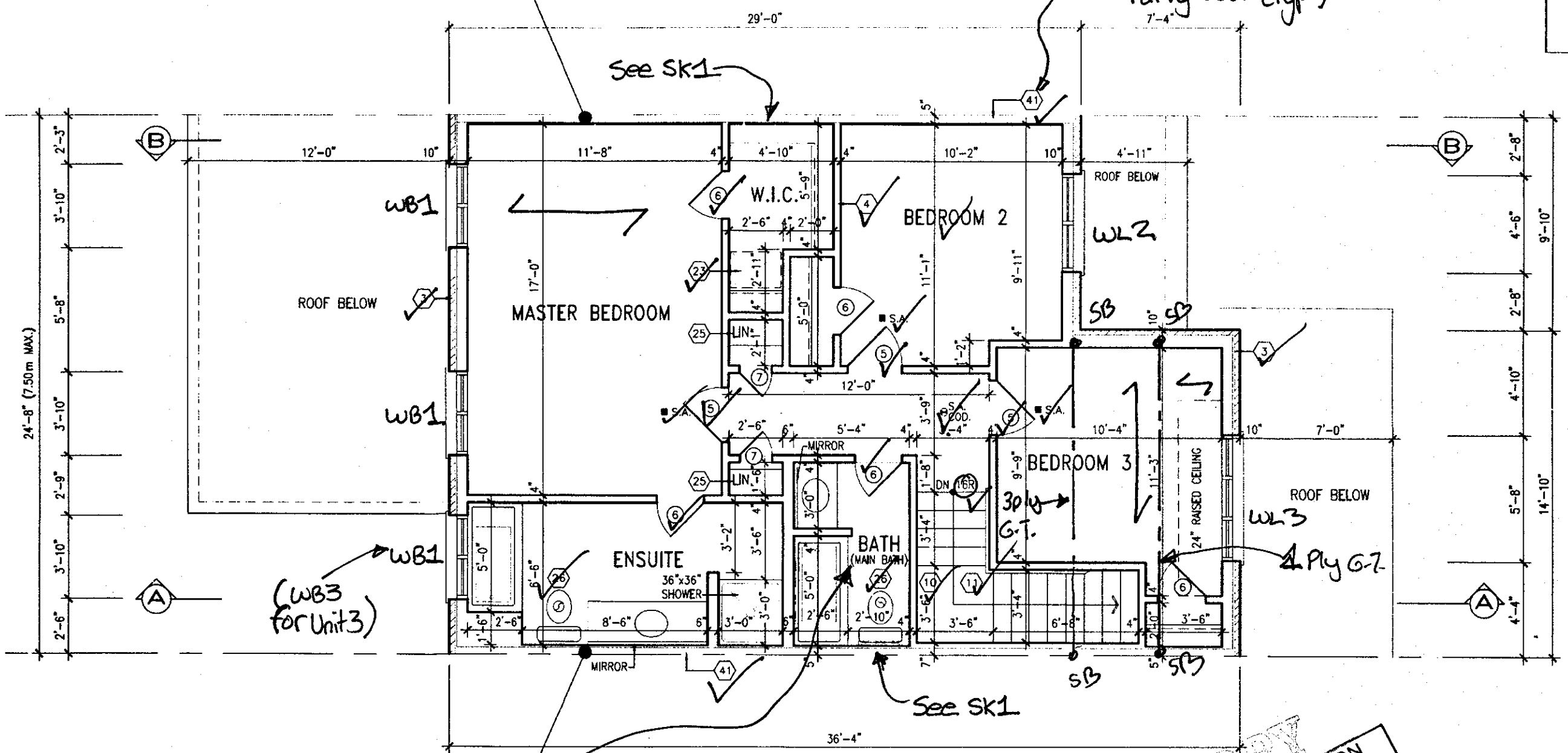
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

See Block Plans & Truss layout/spec's for roof framing

PARTY WALL CONSTRUCTION (UPPER FLOOR)
• SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
• REFER TO BLOCK PLANS.

1 hour F.R.R. Party Wall (typ.)



1890.8

PARTY WALL CONSTRUCTION (UPPER FLOOR)
• SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
• REFER TO BLOCK PLANS.

Required at stairs for unit 5, Unit 3

SECOND FLOOR PLAN - ELEV. 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY [Signature] DATE
REFD TO [Signature] DATE

FEB 09 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

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

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)(a) & 3.8.3.13.(1)(i).

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

3	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	STUCCO REPLACED.	JUL 05/17	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
Richard Vink 24488
signature
registration information
VA3 Design Inc. 42658

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark. HIGHGROVE 1

project name
RUSSELL GARDENS PH2 municipality
WATERDOWN, ON. project no.
16036

date
APRIL 2017
drawn by
checked by
scale
3/16" = 1'-0"
file name
16036-HIGHGROVE 1
drawing no.
A3a

SECOND FLOOR PLAN - ELEV. 2

1594 SF.

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 specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

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.

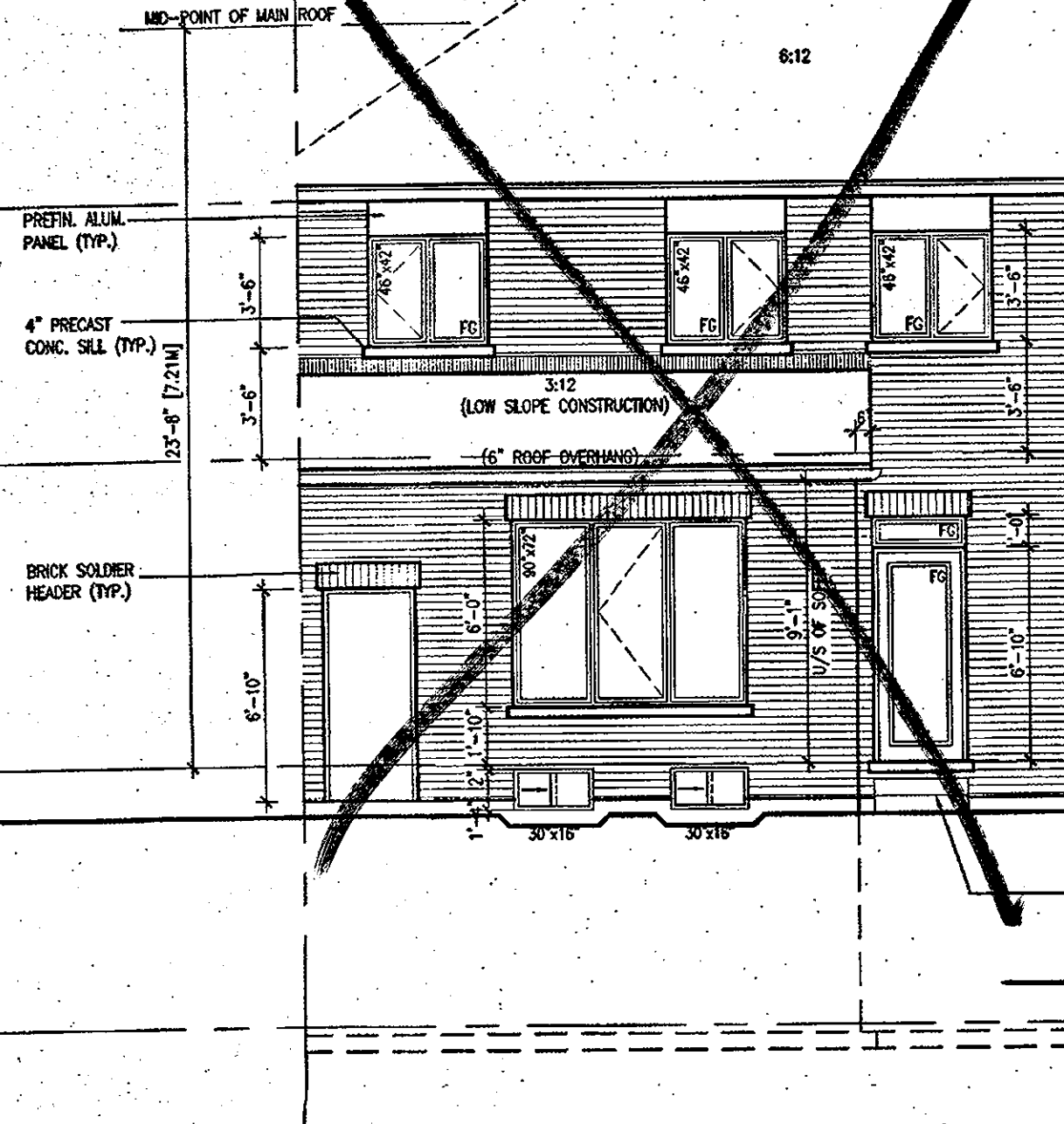
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

ARCHITECTURAL REVIEW & APPROVAL

OCT 6 2017

John G. Williams Limited, Architect

ROOF PLAN
ELEV. 2



REAR ELEVATION
ELEV. 2

BRICK SOLDIER ARCH WITH
KEYSTONE ON BRICK STACK

24" RAISED CEILING

BRICK PILASTER (TYP.)
BRICK ROWLOCK W/ 1/2"
PROJ. ON 16" WIDE 1" RAISED
BRICK PILASTER ON BRICK
ROWLOCK BASE W/ 1/2" PROJ.

4" PRECAST (TYP.)

PRETIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

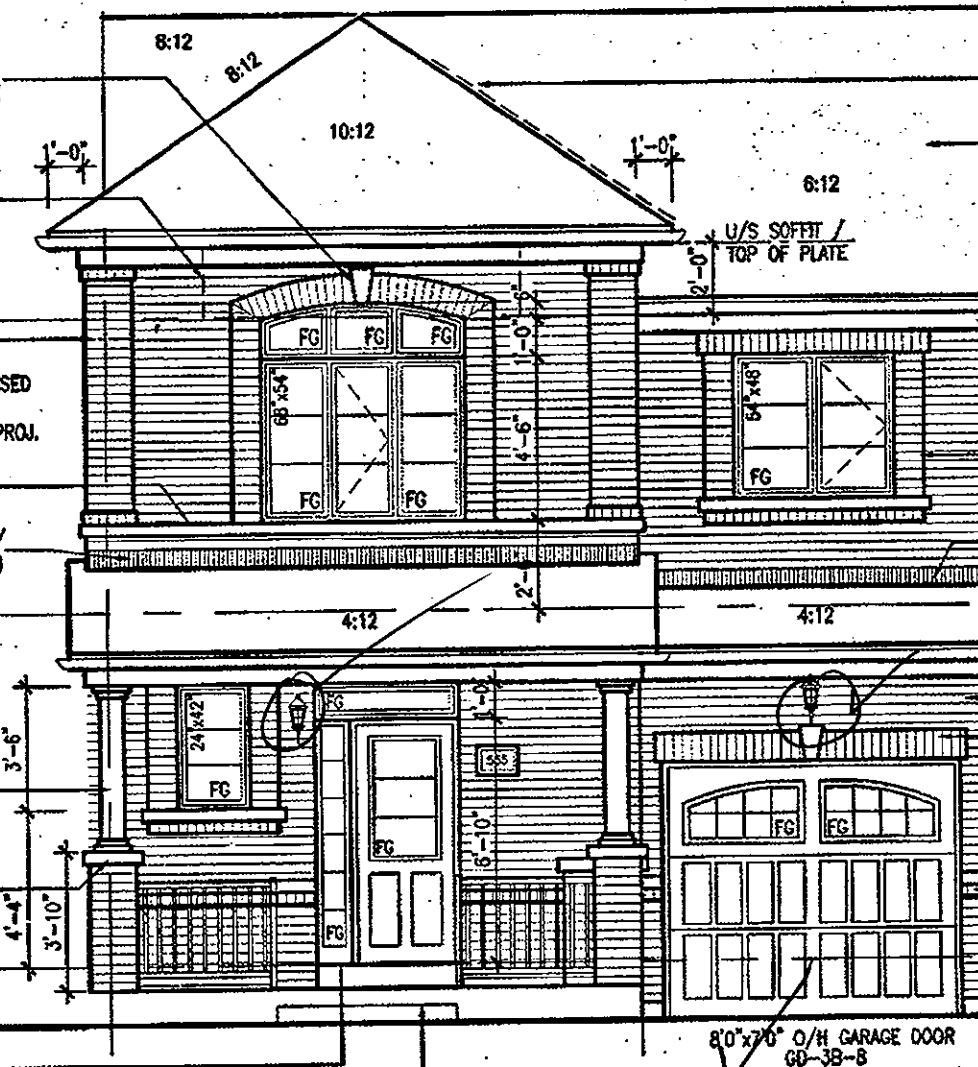
✓ 8" POST ANCHORED
TO 16"x16" SOLID
MASONRY PIER (TYP.)

4" PRECAST CAP (TYP.)

POURED CONC. DOOR SILL

PRECAST CONC. STEPS
(AS REQUIRED) (21)

✓ POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)



FRONT ELEVATION
ELEV. 2

VALLEY FLASHING (TYP.)

ASPHALT SHINGLES (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

TOP OF PLATE
TOP OF WINDOW

1"x6" ALUM. CLAD
FREEZE BD. (TYP.)

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

PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW/TRANSOM

✓ BRICK (TYP.)
BRICK SOLDIER HEADER
WITH KEYSTONE (TYP.)

U/S OF SOFFIT

4" PRECAST + BRICK
ROWLOCK BAND (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

REC BY CB

REFD TO

DATE OCT 04 2017

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

9			
8			
7	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
6	ISSUED FOR PRICING.	AUG. 23/17	GW
5	STUCCO REPLACED.	JUL. 06/17	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
Richard Vink
name
24488
signature
SCN
VA3 Design Inc.
42558

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.

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpak. HIGHGROVE 1

project name
RUSSELL GARDENS PH2 WATERDOWN, ON.

date
APRIL 2017

checked by
3/16" = 1'-0"

scale
16036-HIGHGROVE 1

drawing no.
A4a

project no.
16036

front and rear elevations - ELEV. 2

DATE - MAY 2017 - 5:07 PM

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1594 SF.

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

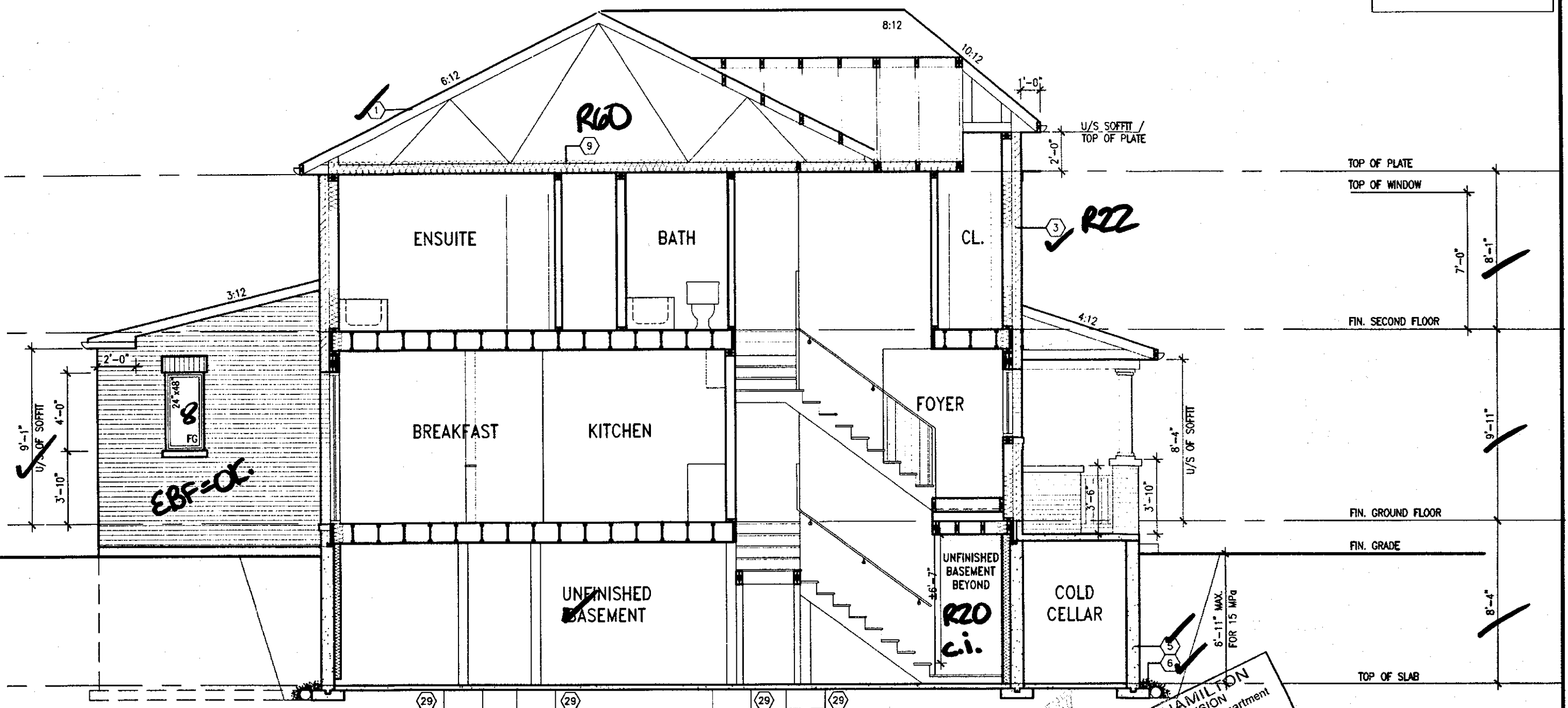
These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

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



WALL AREA	123.00 SQ. FT.
LIMITING DISTANCE	2.7 M (25%)
GLAZING ALLOWED	30.75 SQ. FT.
GLAZING PROVIDED	6.56 SQ. FT.

SECTION A-A
ELEV. 2



STRUDET INC.
FOR STRUCTURE ONLY

31	REV. PER CITY COMMENTS, REISSUED.	EB 08/18	GW
7	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
6	ISSUED FOR PRICING.	AUG. 23/17	GW
5	STUCCO REPLACED.	JUL. 05/17	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
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 1R4
416.630.2255 / 416.630.4782
va3design.com

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

FEB 15 2018
HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

Greenpark.	HIGHGROVE 1
Project name RUSSELL GARDENS PH2	Municipality WATERDOWN, ON.
Date APRIL 2017	Project no. 16036
Drawn by VA3	Checked by VA3
Scale 3/16" = 1'-0"	File name 16036-HIGHGROVE 1
Drawing no. A5a	

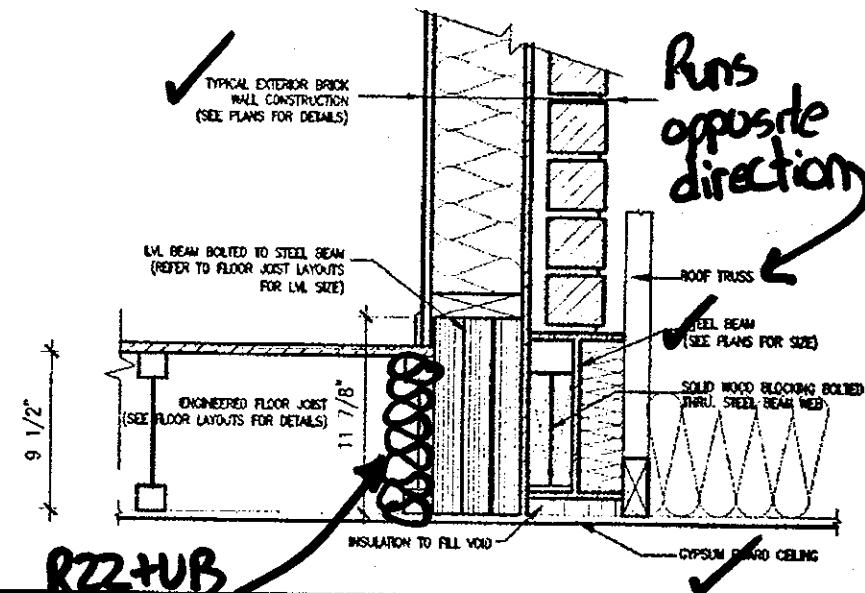
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1594 SF.

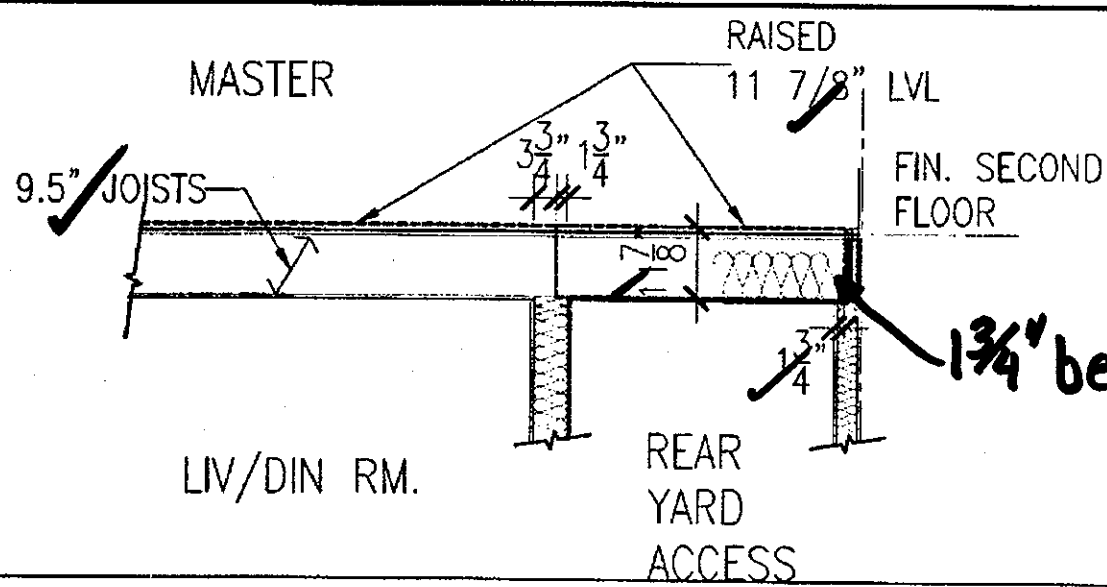
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

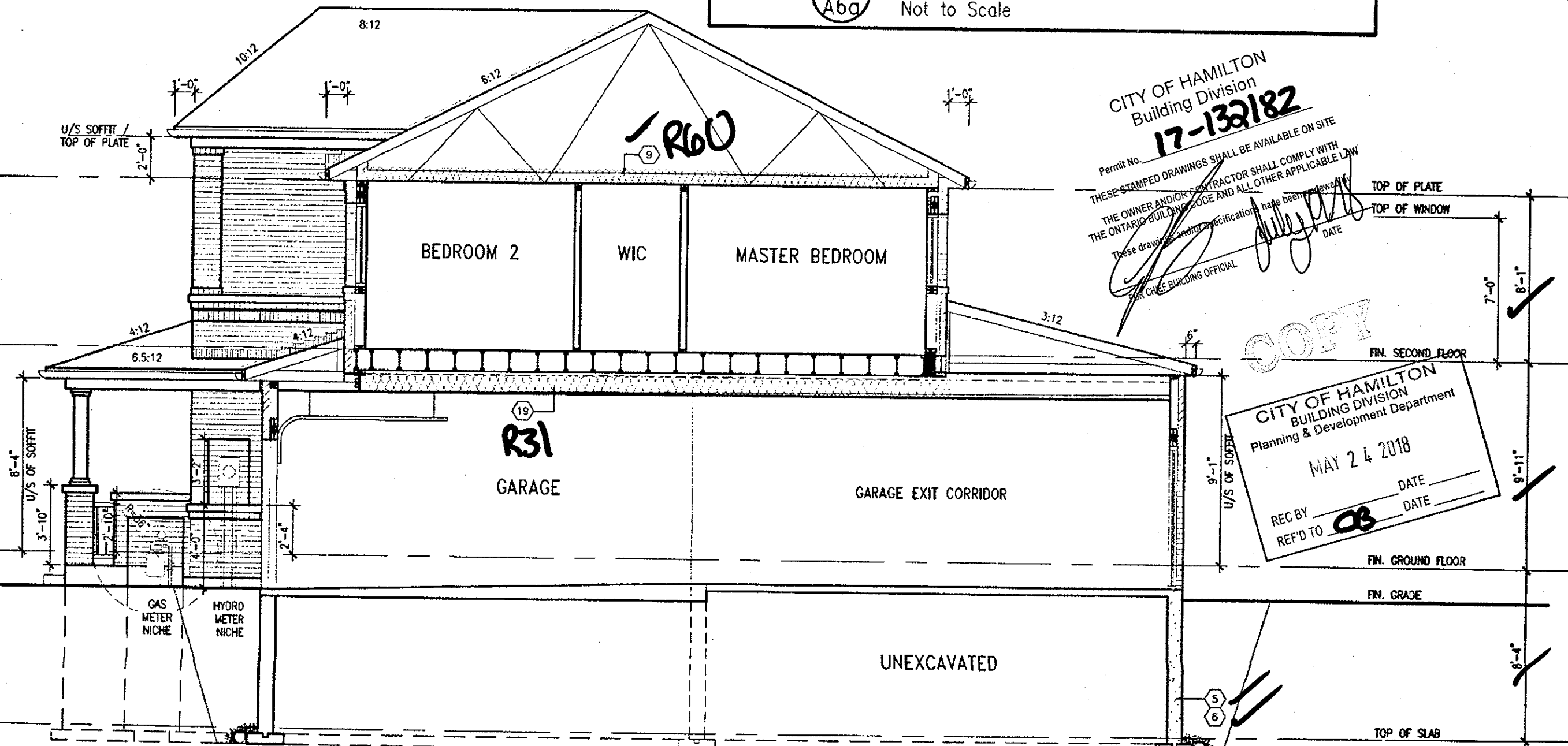
HIGHGROVE 1- BEAMS OVER LIV/DIN ROOM



E
A6a STEEL/LVL BEAM OVER LIV/DIN RM.
Not to Scale



D
A6a WOOD BEAMS OVER LIV/DIN RM.
Not to Scale



CITY OF HAMILTON
Building Division
Permit No. 17-132182

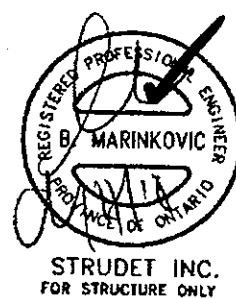
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed
DATE
FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY
REFD TO
DATE
DATE
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

SECTION B-B
ELEV. 2

APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'



9	REVISED	APR 13/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW	qualification information
7	REVISED. ISSUED FOR PERMIT.	SEP 22/17	GW	Richard Vink
6	ISSUED FOR PRICING.	AUG 23/17	GW	signature
5	STUCCO REPLACED.	JUL 05/17	GW	24488
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	42658
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc.
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	
0	description	date	by	

VAS
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2N 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH2

HIGHGROVE 1

project no.
16036

date
APRIL 2017

SECTION B-B, ELEV. 2

drawing no.
16036-HIGHGROVE

scale
3/16" = 1'-0"

A6a

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1594 SF.

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 specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

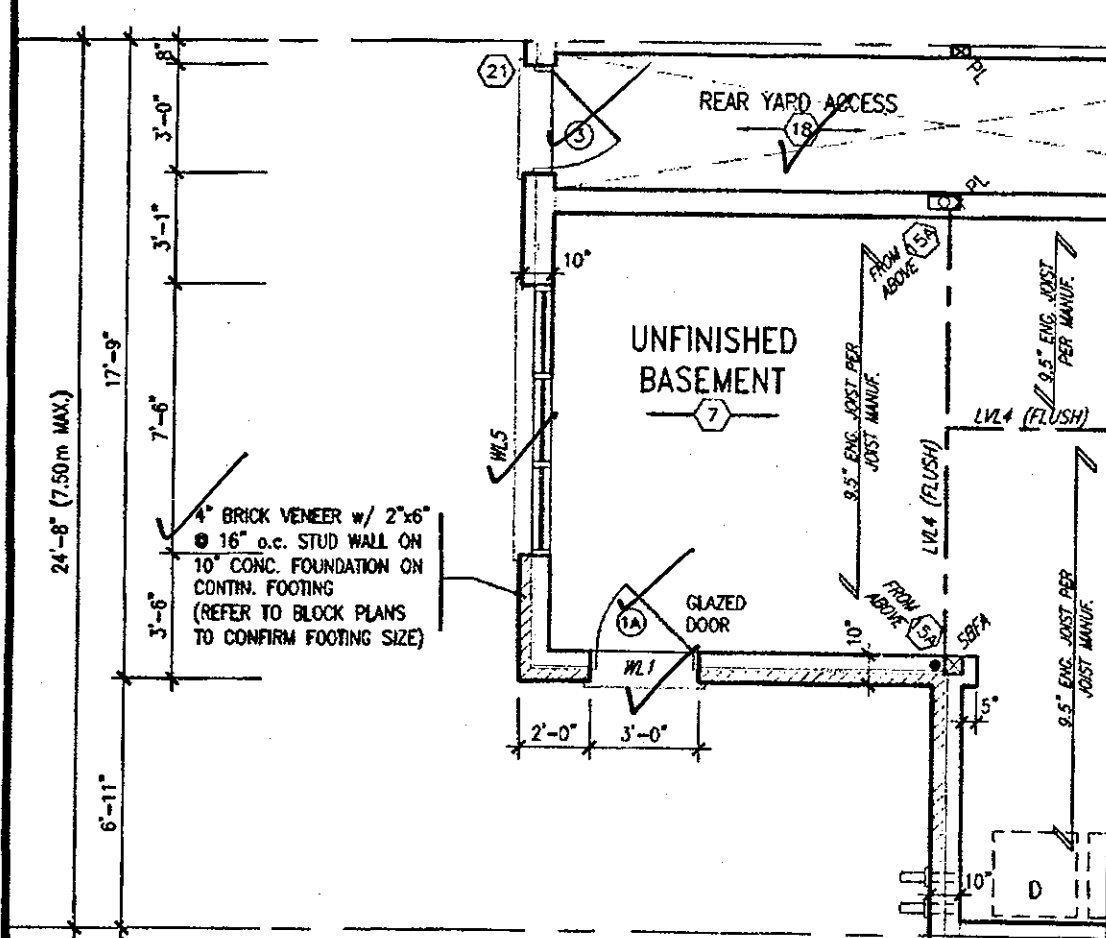
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

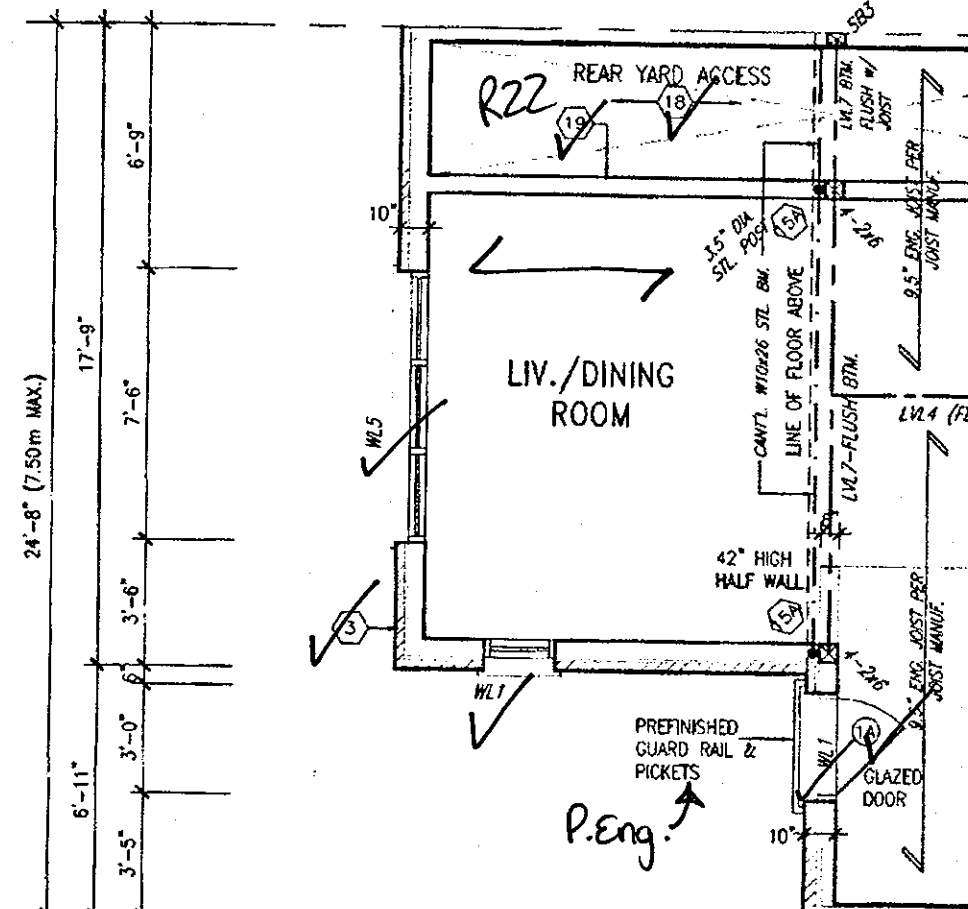
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



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

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAI 24 2018

REC BY: [Signature] DATE: [Blank]
REF'D TO: [Signature] DATE: [Blank]

APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

3	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	STUCCO REPLACED.	JUL. 05/17	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	ISSUED FOR CLIENT REVIEW	APR 25/17	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
Richard Vink
signature
24488
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.

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

Greenpark.
project name
RUSSELL GARDENS PH2
date
APRIL 2017
checked by
scale
3/16" = 1'-0"

HIGHGROVE 1
project no.
16036
drawing no.
A7

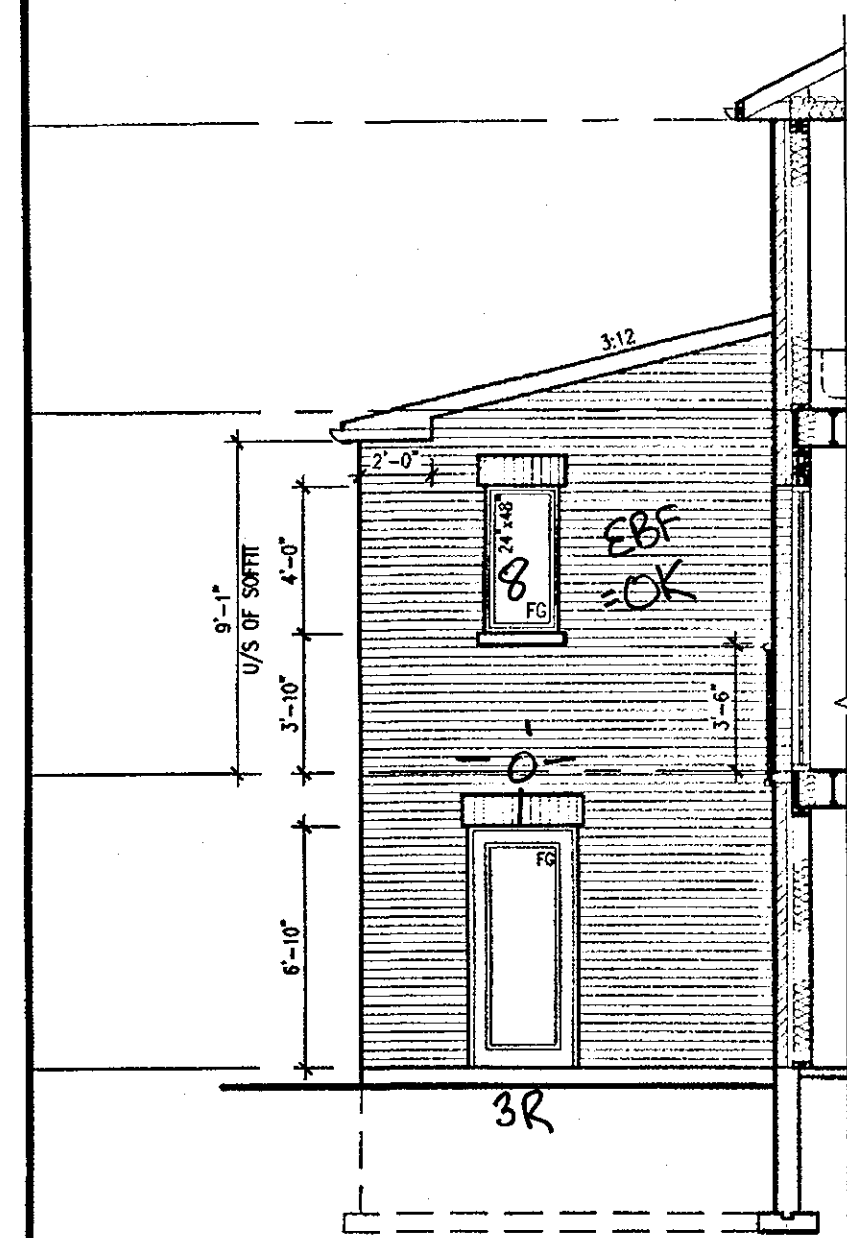
CITY OF HAMILTON
Building Division
Permit No. 17-132182
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] DATE July 2018
FOR CHIEF BUILDING OFFICIAL

1594 SF.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN C. 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.

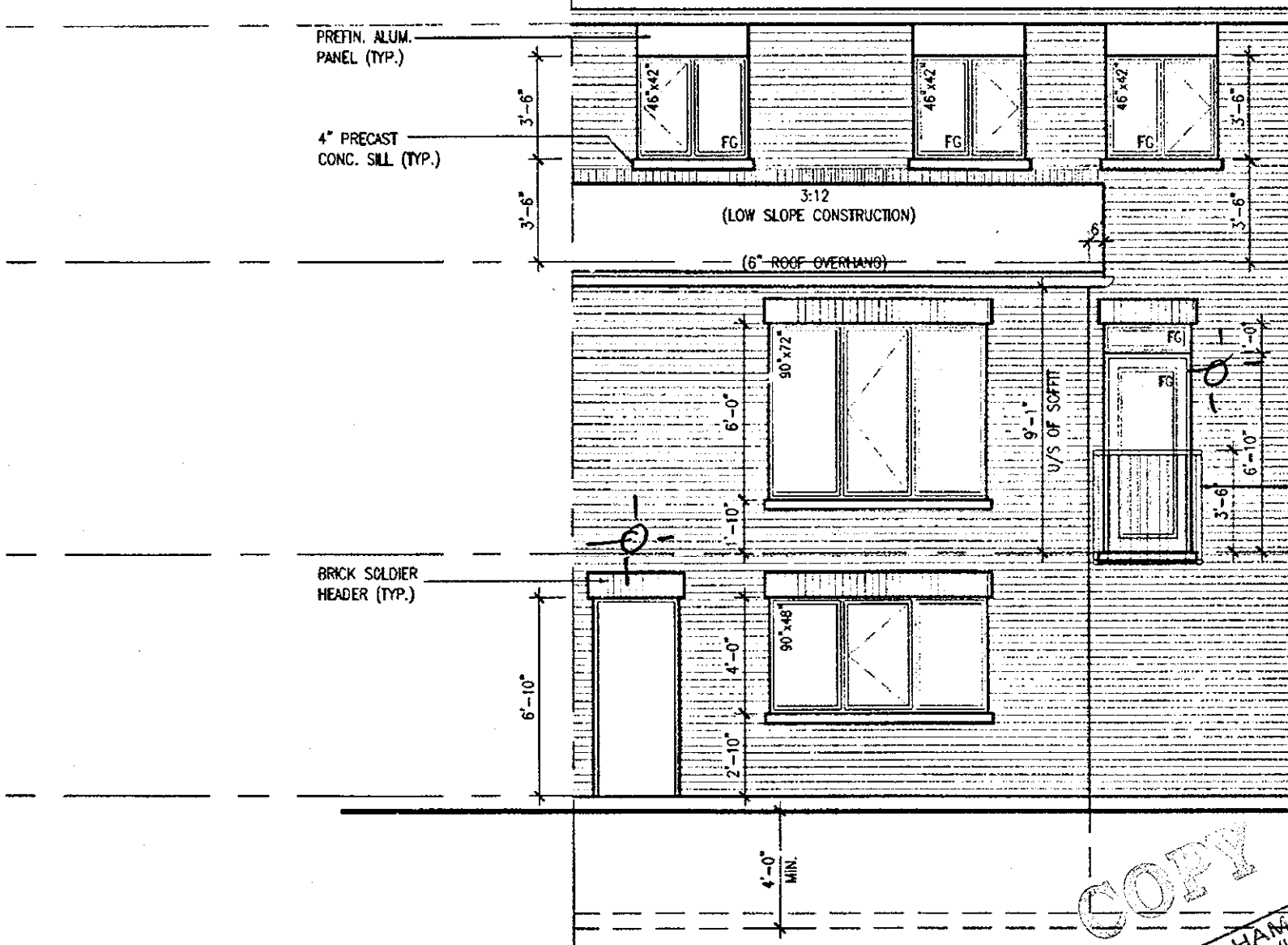


WALL AREA 206.04 SQ. FT.
LIMITING DISTANCE 2.1m 2.7 M (25%)
OPENING ALLOWED 30.4-51.61 SQ. FT.
OPENING PROVIDED 28.5 SQ. FT.

1594
132182

80-OK

PART. SIDE ELEVATION
WOB CONDITION



REAR ELEVATION
WOB CONDITION

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

APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

1	REVISED.	APR. 13/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
2	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW	qualification information
3	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink 24483
4	ISSUED FOR PRICING.	AUG. 23/17	GW	name registration information 42658
5	STUCCO REPLACED.	JUL. 05/17	GW	signature
6	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	VAS Design Inc.
7	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	
8	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	
9	PRELIMINARY REVIEW	APR. 12/17	GW	
10	description	date	by	

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

Greenpark. HIGHGROVE 1

project name RUSSELL GARDENS PH2 WATERDOWN, ON. project no. 16036

date APRIL 2017 checked by 3/16" = 1"-0" drawing no. **A8**

16036-HIGHGROVE 1

APR 11 2018 - 3:05 PM

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.