

BIK 200

1796 SF.

PAD FOOTINGS

120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD

80 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'	HEIGHT 10' OR MORE	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	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"	EXTERIOR 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.

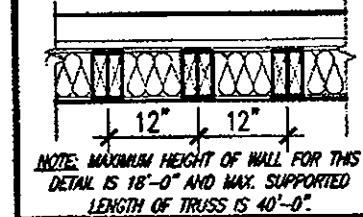
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

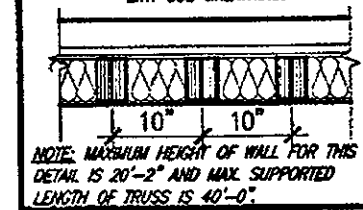
TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, C/W SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



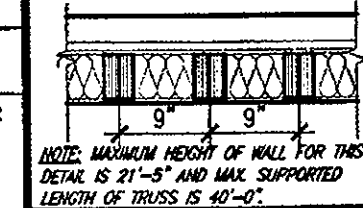
TWO STOREY HEIGHT WALL DETAIL

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.



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 2, ELEVATION 1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
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		0.00 S.F.	
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 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
HIGHGROVE 2, ELEVATION 2		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
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		0.00 S.F.	
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 %

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
HIGHGROVE 2, ELEVATION 3		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
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		0.00 S.F.	
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 '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)

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	1263 SF	(117.33 m2)
COVERAGE W/O PORCH	1159 SF	(107.67 m2)

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)

CITY OF HAMILTON
Building Division

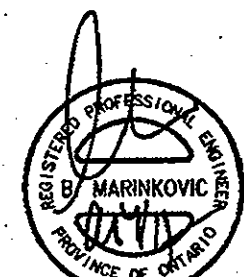
Permit No. 17-131763

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

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	WE
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

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.
signature: R Vink 24688
name: Richard Vink
registration information: 42653
VAS Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

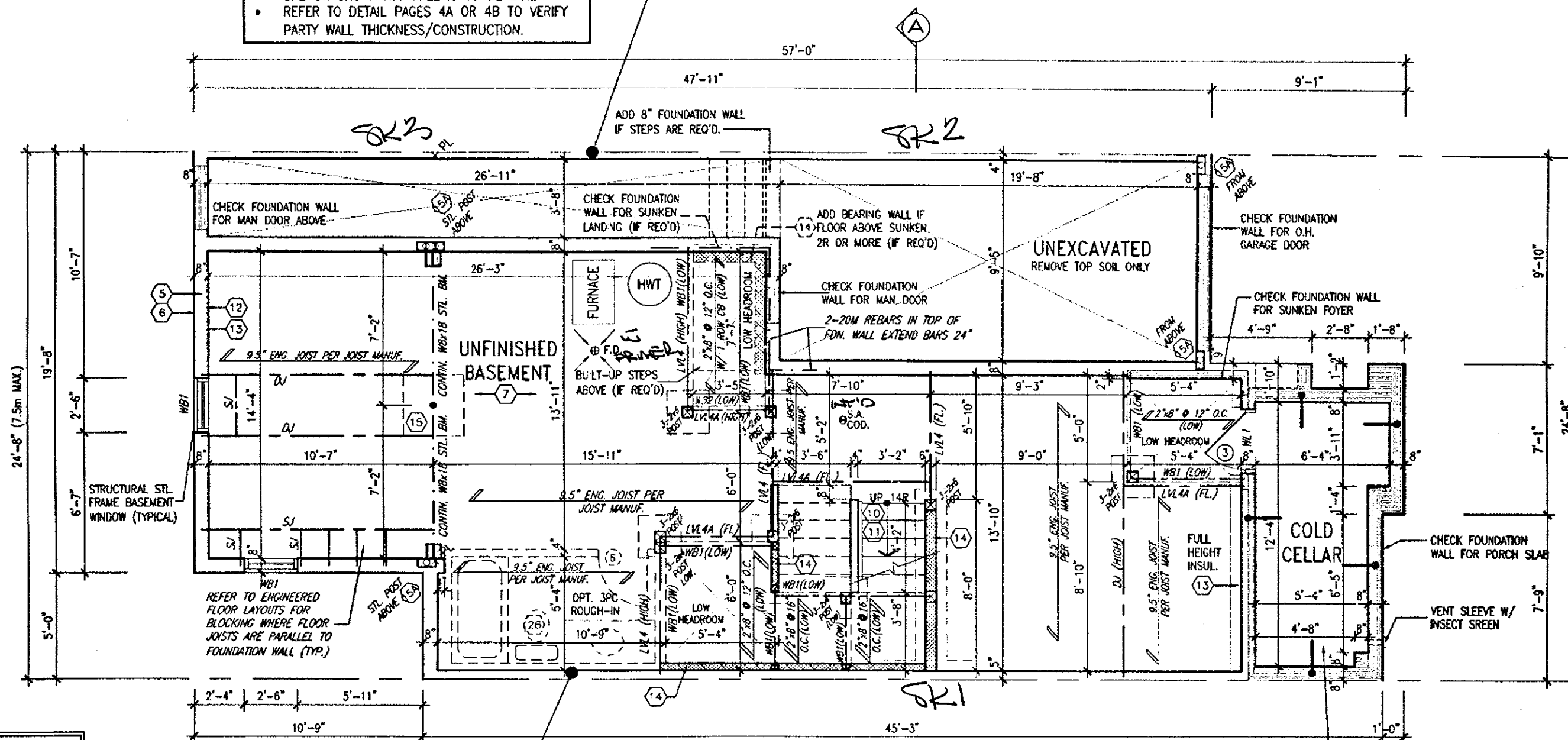
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 (416.630.4782)
vas3design.com

Greenpark.		HIGHGROVE 2	
PROJECT NAME	RUSSELL GARDENS PH.2	MUNICIPALITY	WATERDOWN, ON.
DATE	APRIL 2017	CHECKED BY	3/16" = 1'-0"
DRAWN BY	16036-HIGHGROVE 2	DATE	16036-HIGHGROVE 2
PROJECT NO.	16036	DRAWING NO.	A0

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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.

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 Contractor/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., ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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

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

MORE THAN 25%
 CITY OF HAMILTON
 Building Division
 17-131763
 Permit No. _____
 DRAWINGS SHALL BE AVAILABLE
 MAIL COM

Permit No. 17-131

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

Drawings and/or specifications have been reviewed by

17-2418

DATE

THE OWNER AND/OR ARCHITECT HAS REVIEWED THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN REVIEWED BY THE ONTARIO BUILDING CODE AND THE BUILDING DEPARTMENT.

DATE APR 17 2011

FOR CHIEF BUILDING OFFICIAL

HIGHGROVE-2

COMPLIANCE PACKAGE 'A1'

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
No. 1110

STRUDET INC.
FOR STRUCTURE ONLY

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Organic Building Code to be a Designer.
8	REVISED.	APR. 13/18	GW		qualification information
7	REV PER CITY COMMENTS REISSUED.	FEB. 08/'8	GW		
6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW		Richard Vink 24
5	ISSUED FOR PRICING.	AUG. 23/17	GW		name signature
4	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT		registration information VAS Design Inc. 42
3	CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN. 12/17	GW		
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW		Contractor must reply to Director's on the plot and report any discrepancy to the Designer before proceeding with work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project.
1	PRELIMINARY REVIEW.	APR. 12/17	GW		
	description	date	by		



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t: 416.630.2255 f: 416.630.478
va3design.com

Greenpark.

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

project no.
16036

BASEMENT PLAN - ELEV. 1

drawing no.
A1

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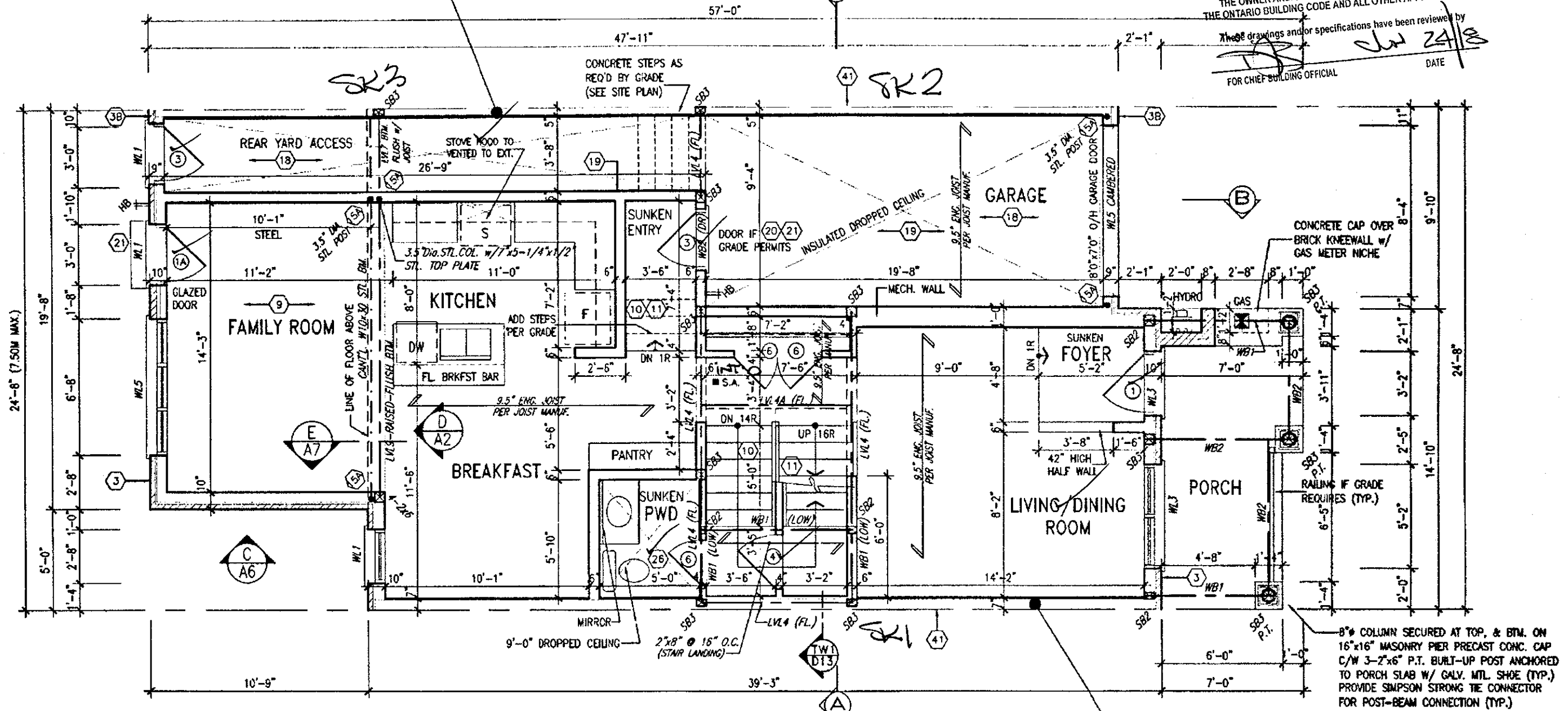
1796 SF.

CITY OF HAMILTON
Building Division

Permit No. 17-131763

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 24/8

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.



GROUND FLOOR 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.

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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

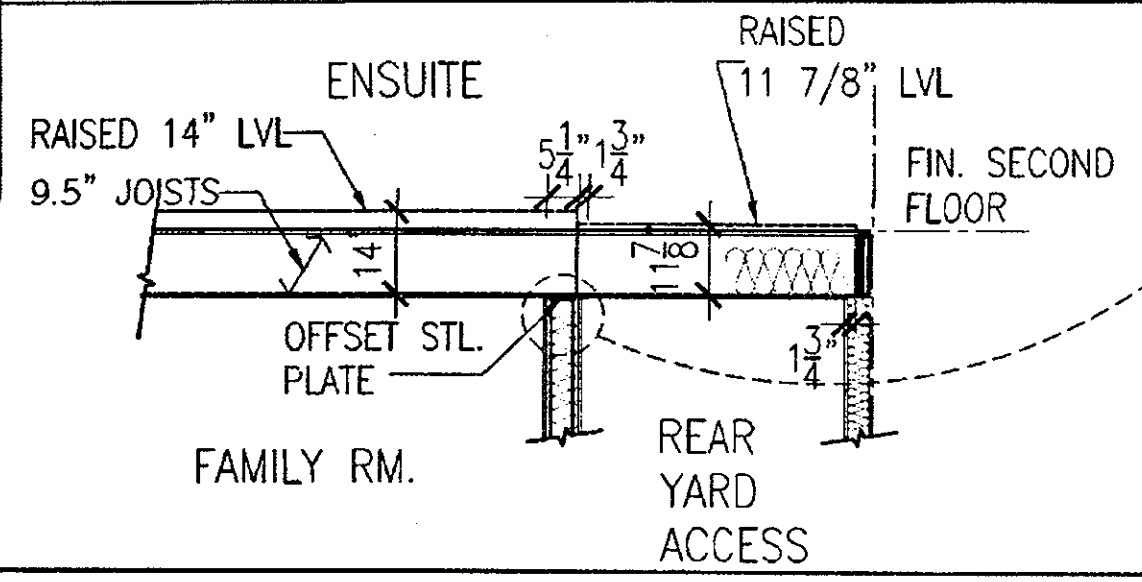
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility



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.

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



D A2 WOOD BEAMS OVER FAMILY RM.
Not to Scale

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.
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW	qualification information
6	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	W1	registration information
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	VAS Design Inc. 42658
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	date by
no.	description	date	by	

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

APR. 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

Greenpark. HIGHGROVE 2

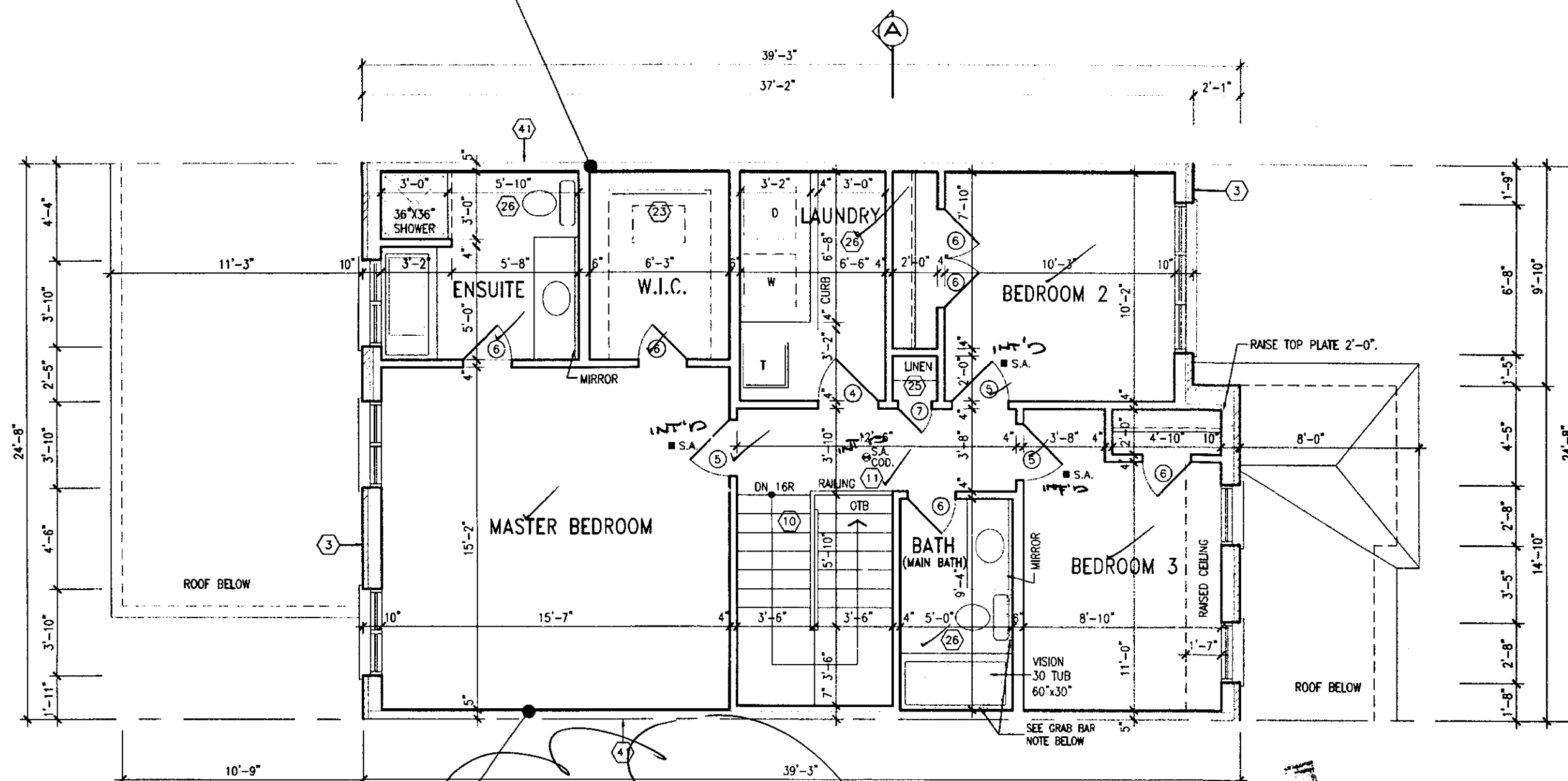
Project name	RUSSELL GARDENS PH.2	Municipality	WATERDOWN, ON.	Project no.	16036
DATE	APRIL 2017	checked by	scale	3/16" = 1'-0"	16036-HIGHGROVE 2
drawn by		checked by	scale	3/16" = 1'-0"	16036-HIGHGROVE 2

GROUND FLOOR PLAN - ELEV. 1
drawing no. **A2**

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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.

SECOND 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.

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)(f).

CITY OF HAMILTON
Building Division
17-131763
Permit No. _____

17-1317

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 LAWS

These drawings and/or specifications have been reviewed by
 DATE 2/18

 FOR CHIEF BUILDING OFFICIAL

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

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.
8				
7	REV. PER CITY COMMENTS, REISSUED.	FEB 08/18	GW	qualification information
6	REVISED ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name signature
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VA3 Design Inc.
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	
1	PRELIMINARY REVIEW.	APR. 12/17	GW	
0	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Drawings are not to be altered without the written consent of the Designer.

VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark.

HIGHGROVE 2

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

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CITY OF HAMILTON
Building Division

Permit No. 17-131763

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

DATE
TOP OF PLATE

FIN. SECOND FLOOR

FIN. GROUND FLOOR

TOP OF SLAB

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)

FEB 15 2018

HIGHGROVE-2

COMPLIANCE PACKAGE 'A1'

HIGHGROVE 2

Greenpark.

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

date APRIL 2017		SECTION A-A ELEV. 1	
drawn by	checked by	scale 3/16" = 1'-0"	file name 16036-HIGHGROVE 2

drawing no.
A6

A circular professional seal for a Registered Professional Engineer in the Province of Ontario. The seal contains the text "REGISTERED PROFESSIONAL ENGINEER" around the top arc and "PROVINCE OF ONTARIO" around the bottom arc. In the center, the name "B. MARINKOVIC" is printed. A stylized signature is written over the seal.

STRUDET INC.
FOR STRUCTURE ONLY

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.
8				
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	CW	Qualification information
6	REVISED. ISSUED FOR PERMIT.	S.P. 22/17	CW	Richard Vink 2448/18
5	ISSUED FOR PRICING.	AUG. 23/17	CW	name signature BCL
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	Registration information
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	CW	VAA3 Design Inc. 4265/17
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 copied.
1	PRELIMINARY REVIEW.	APR 25/17	CW	
no.	description	date by		



VAR
DESIGN

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

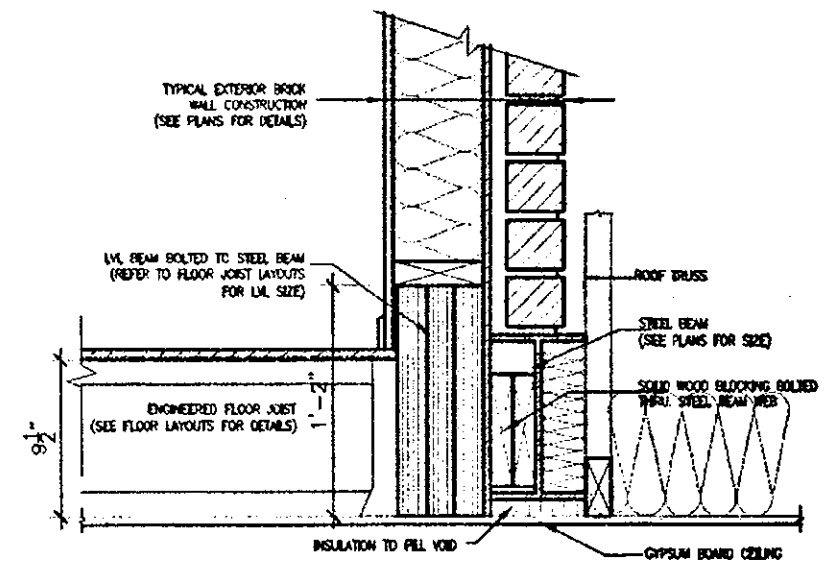
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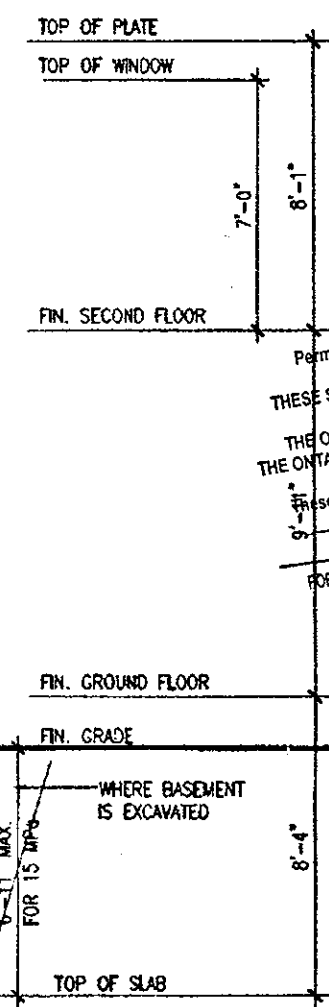
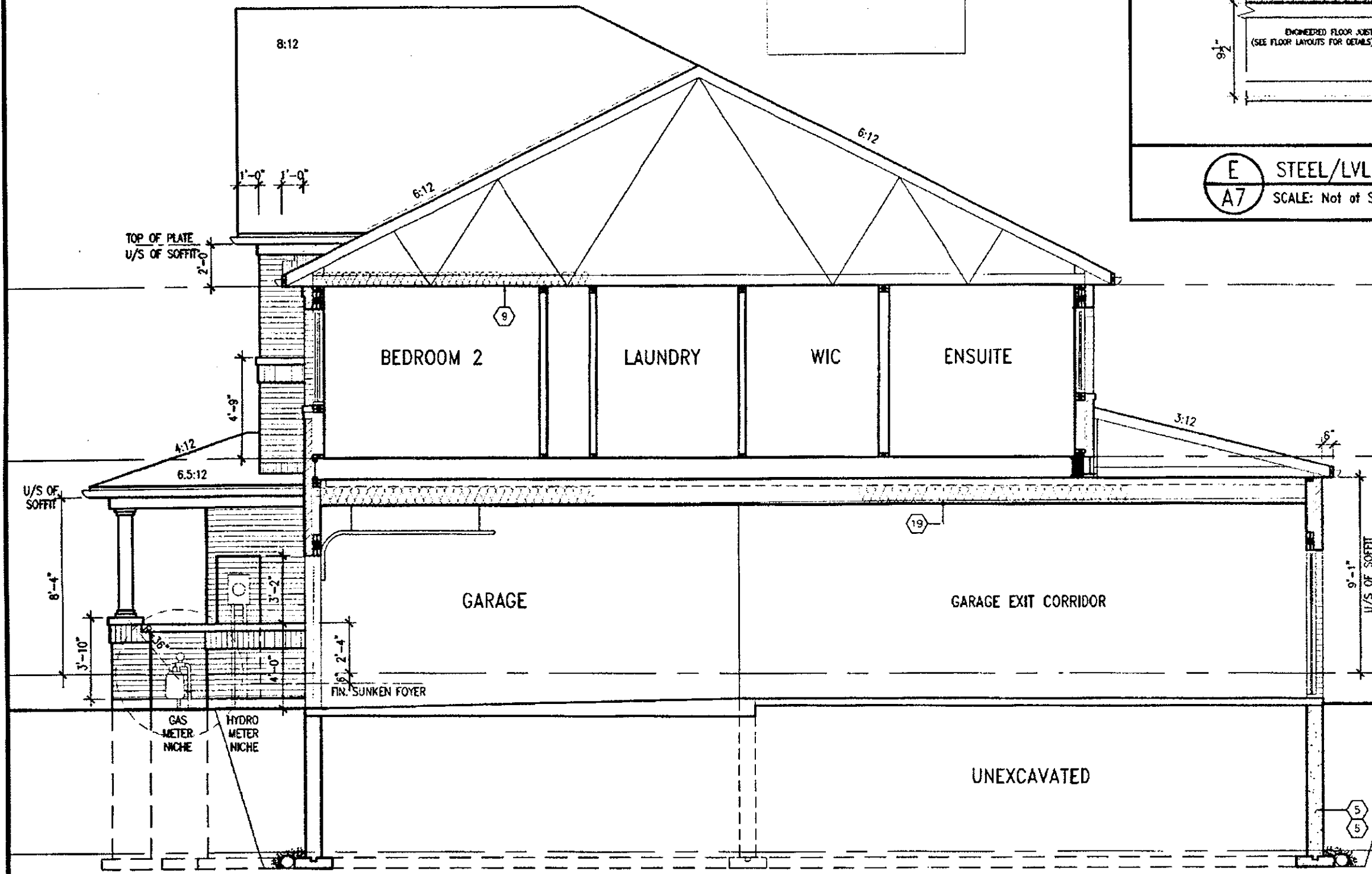
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

HIGHGROVE 2- BEAMS OVER FAMILY ROOM

1796 SF.

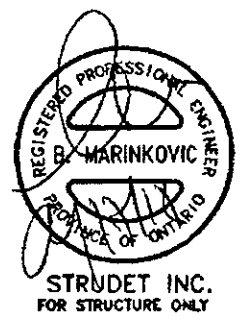


E STEEL/LVL BEAM OVER FAMILY RM.
A7 SCALE: Not at Scale



CITY OF HAMILTON
 Building Division
 Permit No. **17-131763**
 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 24/18**
 FOR CHIEF BUILDING OFFICIAL

SECTION B-B
 ELEV. 1



APR 17 2018
HIGHGROVE-2
 COMPLIANCE PACKAGE 'A1'

1	PRELIMINARY REVIEW	APR. 12/17	GW
2	REVISD PER CLIENT COMMENTS	APR. 27/17	GW
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
4	REVISD AS PER CLIENT COMMENTS	JUN. 21/17	WJ
5	ISSUED FOR PRICING	AUG. 23/17	GW
6	REVISD, ISSUED FOR PERMIT	SEP. 22/17	GW
7	REV. PER CITY COMMENTS REISSUED	FEB. 08/18	GW
8	REVISED	APR. 13/18	GW

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

Greenpark. **HIGHGROVE 2**

Project name: **RUSSELL GARDENS PH.2** Municipality: **WATERDOWN, ON.** Project no.: **16036**

City: **APRIL 2017** Section: **SECTION B-B ELEV. 1** Drawing no.: **A7**

Scale: **3/16" = 1'-0"**

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1796 SF.

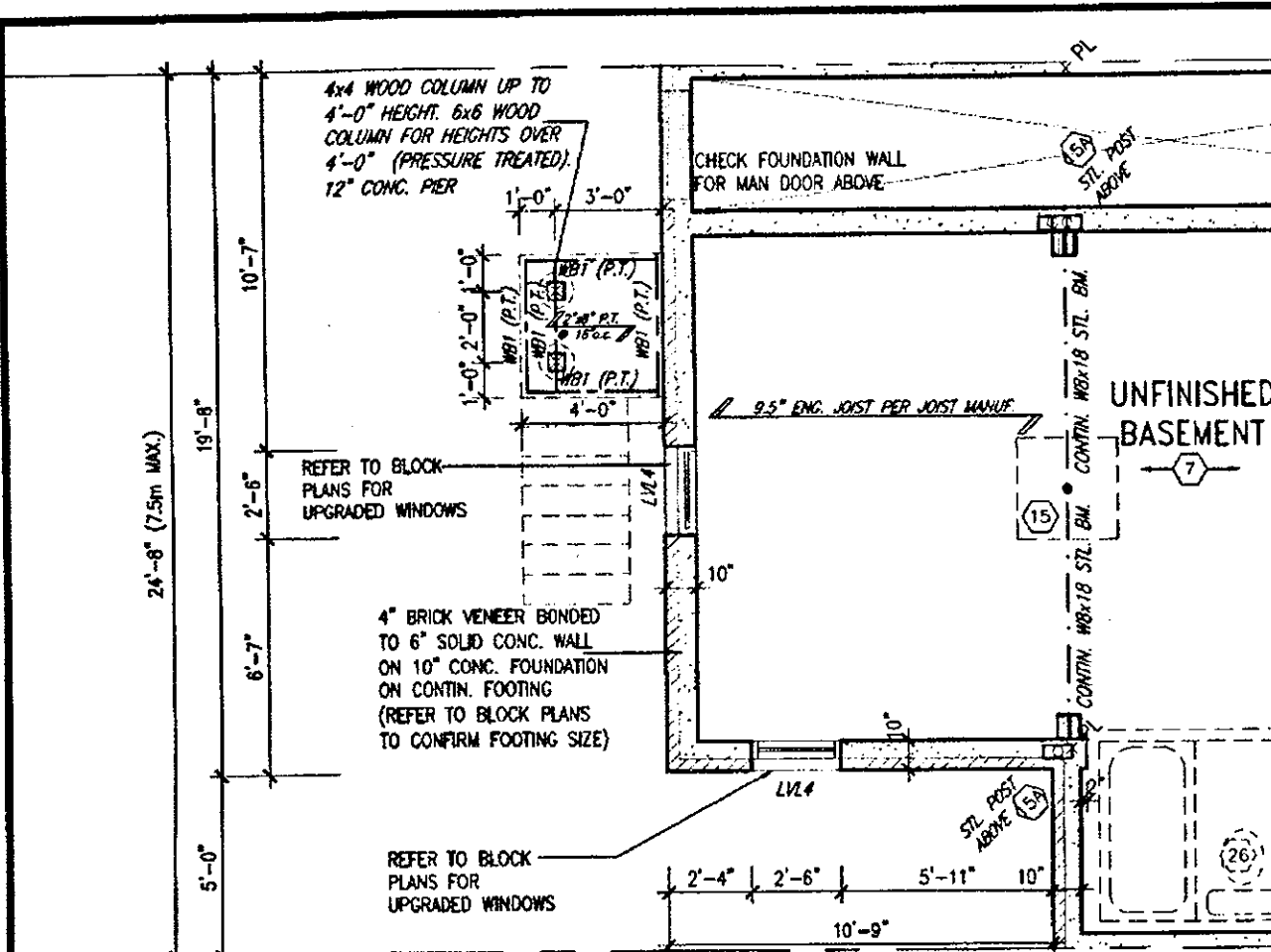
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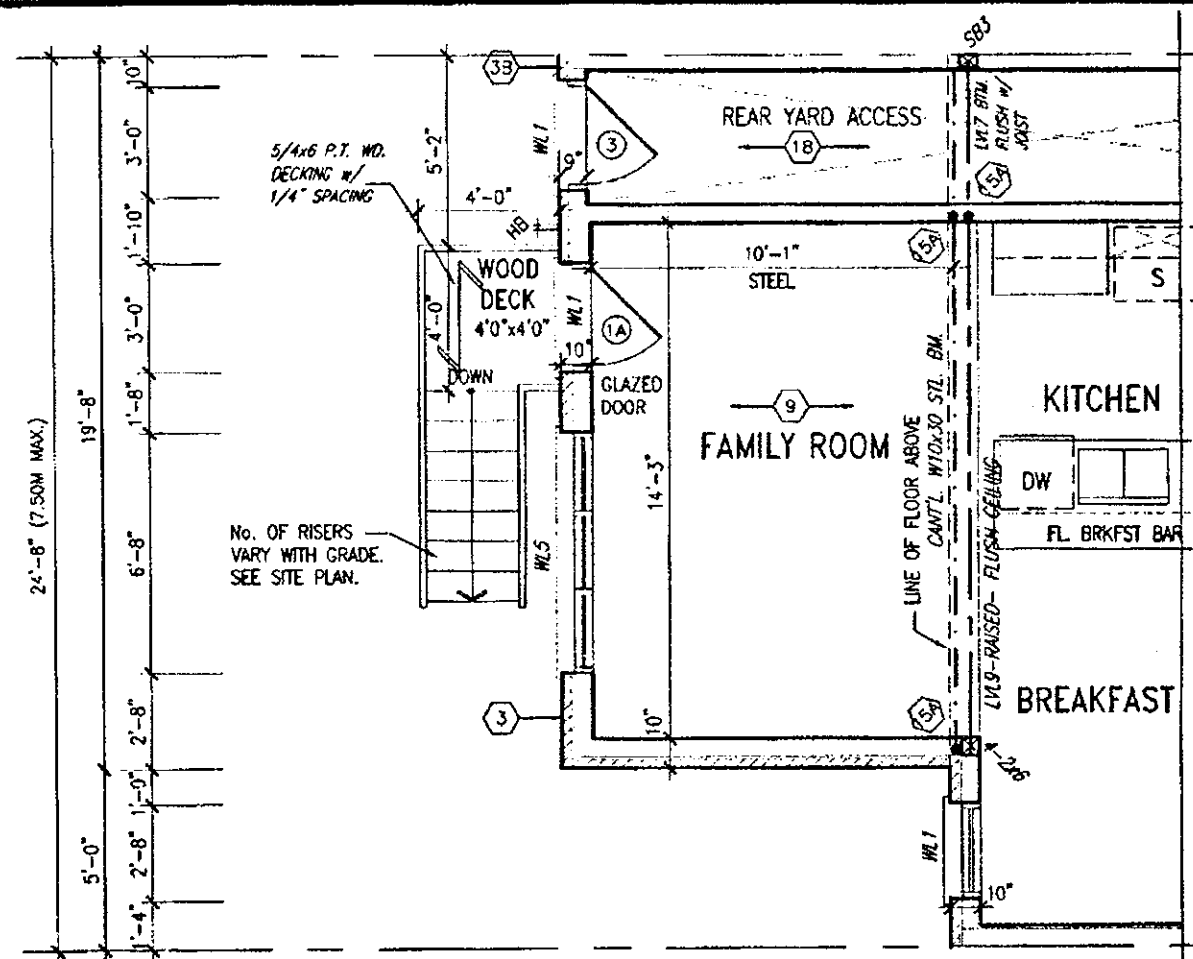
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: APR 20, 2018

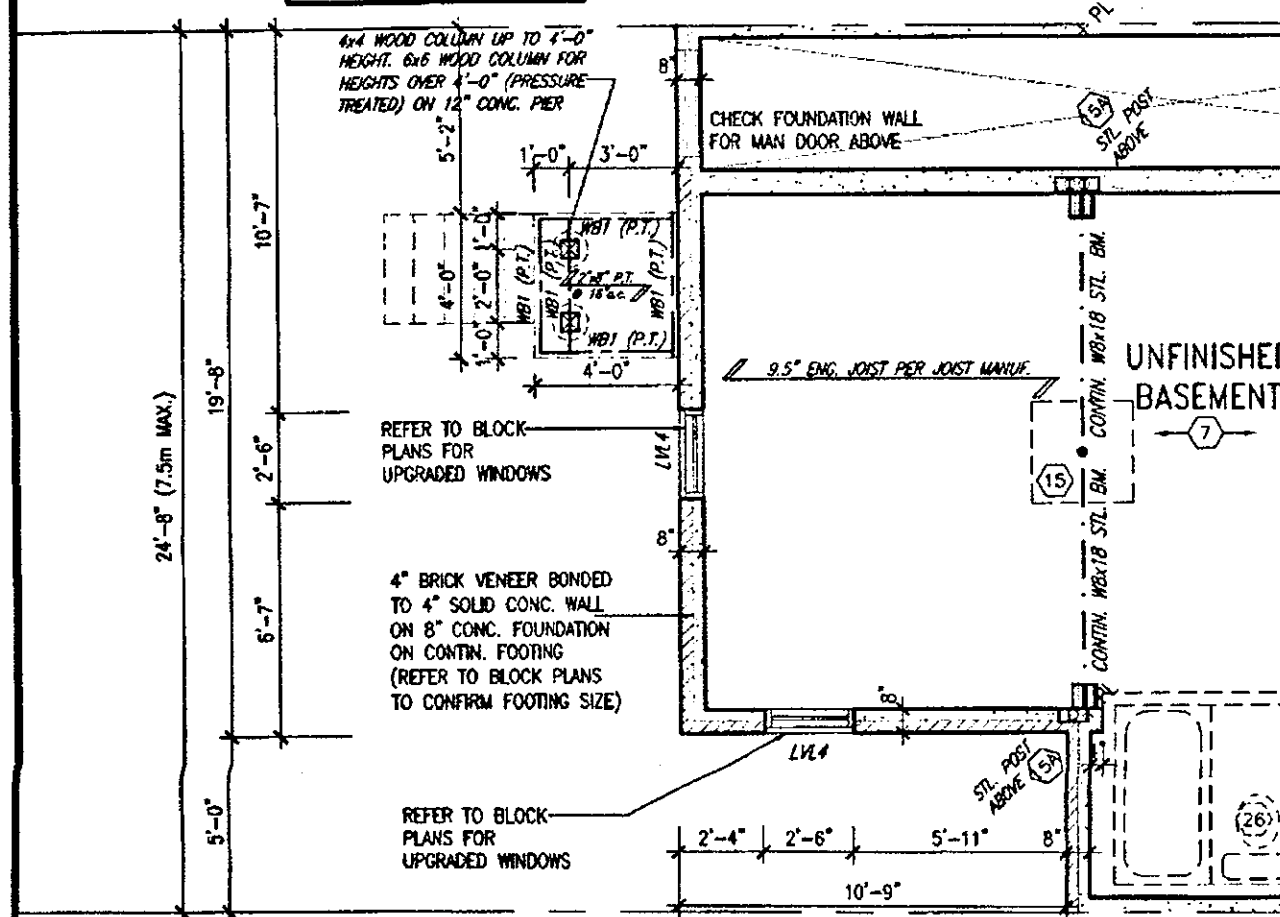
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



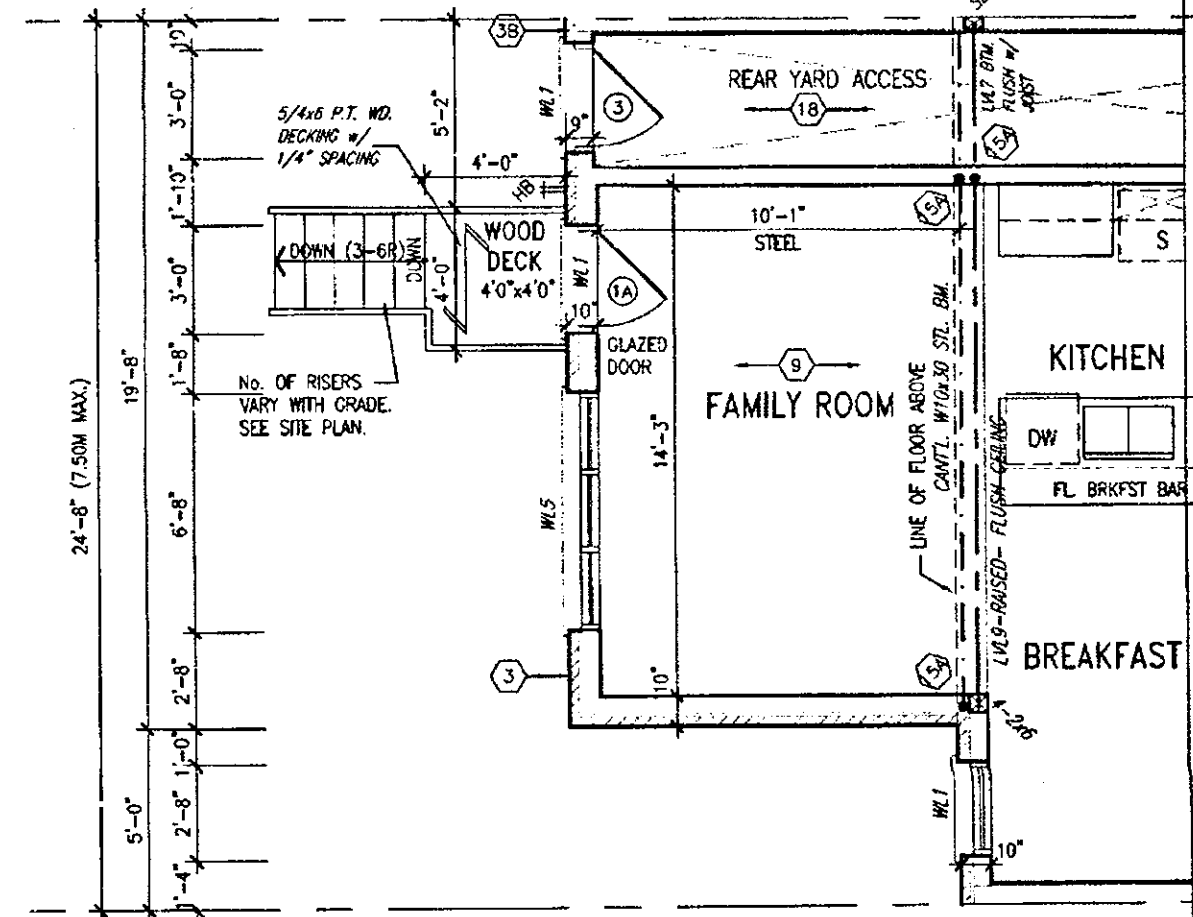
PART. BASEMENT PLAN
W.O.D CONDITION (8R OR MORE)



PART. GROUND FLOOR PLAN
W.O.D CONDITION (8R OR MORE)



PART. BASEMENT PLAN W.O.D
CONDITION (4R TO 7R MAX.)



PART. GROUND FLOOR PLAN W.O.D
CONDITION (4R TO 7R MAX.)

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

CITY OF HAMILTON
Building Division

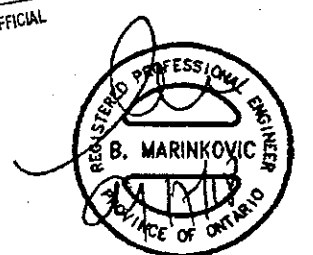
Permit No. 131763

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by
DATE: APR 20, 2018

FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

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	WT
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	no description		

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

Greenpark.	HIGHGROVE 2
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.
date APRIL 2017	checked by scale 3/16" = 1'-0"
drawing no. 16038-HIGHGROVE 2	drawing no. A8

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1796 SF.

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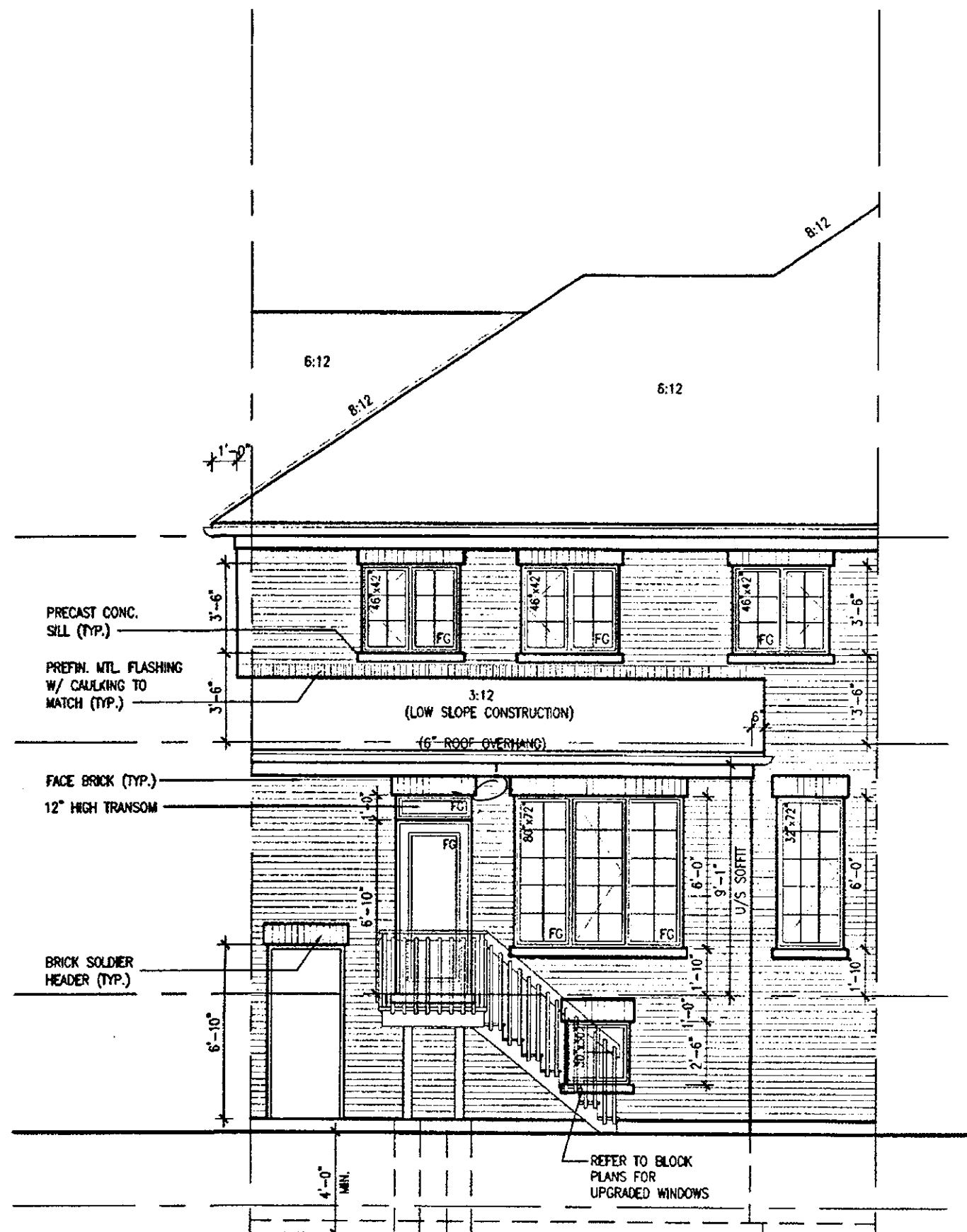
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: Aug. 20, 2018

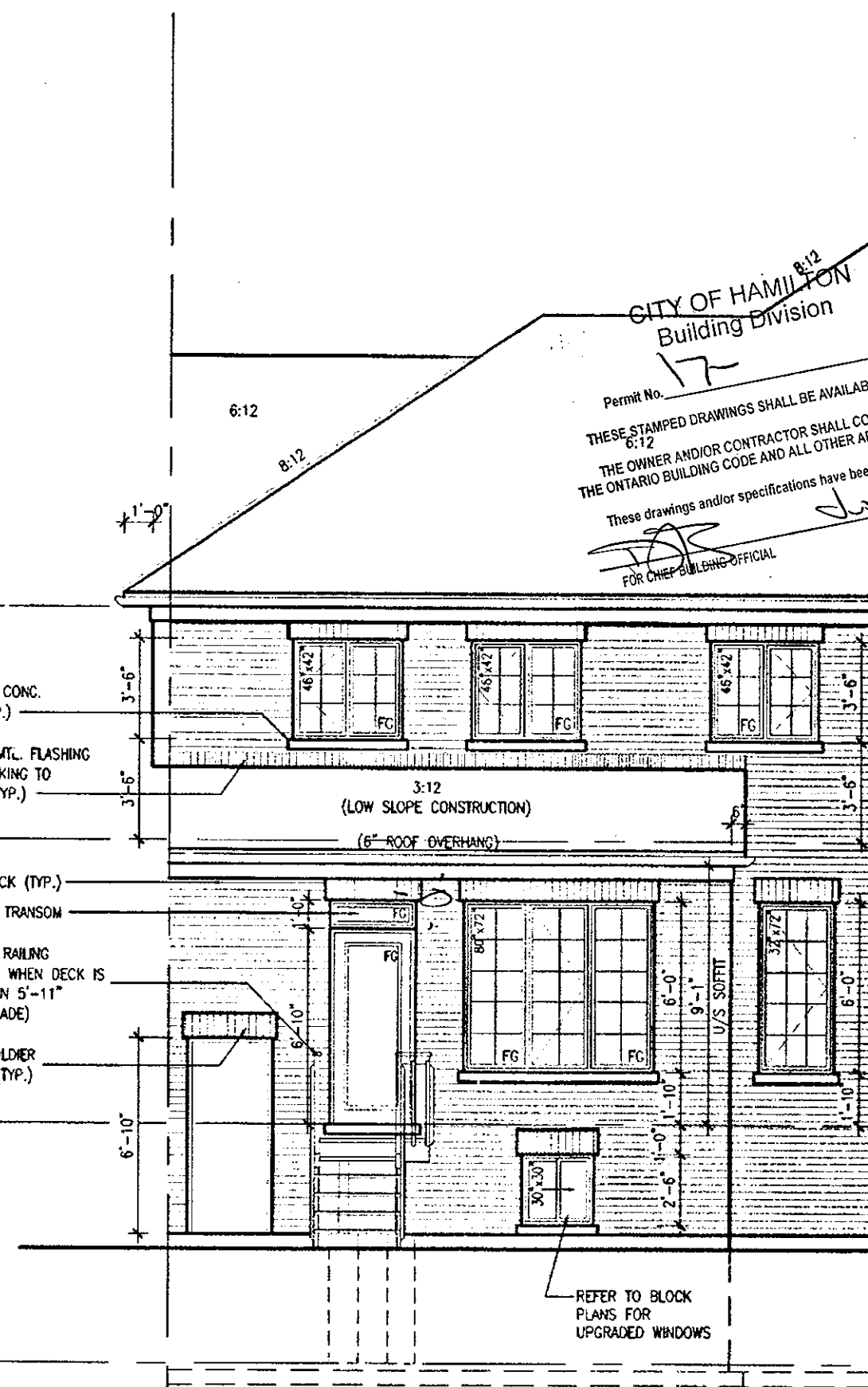
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
Building Division
Permit No. 17

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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
DATE 24/13



UPGRADED REAR ELEVATION-ELEV. 1
DECK CONDITION
(8R OR MORE)



UPGRADED REAR ELEVATION-ELEV. 1
DECK CONDITION
(4R TO 7R MAX)

APR 17 2018

HIGHGROVE-2 COMPLIANCE PACKAGE 'A1'

3	REVISED	APR. 13/18	GW
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
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	WI
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
0	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
BCA
name
registration information
VAS Design Inc.
42658
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Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.
Project name
RUSSELL GARDENS PH.2
Waterdown, ON.
Date
APRIL 2017
Scale
3/16" = 1'-0"

HIGHGROVE 2
Project no.
16036
Drawing no.
A10