

Blk 200

1902 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" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4" (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
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"	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.

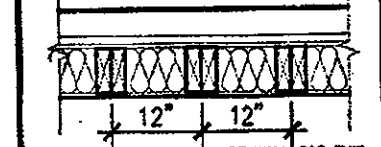
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

TWO STOREY HEIGHT WALL DETAIL

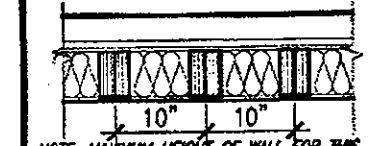
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

TWO STOREY HEIGHT WALL DETAIL

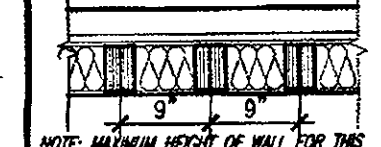
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

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.



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

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

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

HIGHGROVE 3 ELEVATION 1	ENERGY EFFICIENCY - OBC 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 %

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

HIGHGROVE 3 ELEVATION 2	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	466 S.F.	127.50 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(4) 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 %

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

HIGHGROVE 3 ELEVATION 3	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	461 S.F.	130.75 S.F.	30.31 %
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.	2836.00 S.F.	255.92 S.F.	9.02 %
TOTAL SQ. M.	263.47 S.M.	23.78 S.M.	9.02 %

CITY OF HAMILTON Building Division
Permit No. 17-1131763

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
DATE JUN 24/18
FOR CHIEF BUILDING OFFICIAL

AREA CALCULATIONS ELEV '1'

GROUND FLOOR AREA	833 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 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	1902 SF (176.70 m2)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m2)
COVERAGE W/O PORCH	1106 SF (102.75 m2)

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	842 SF
SECOND FLOOR AREA	1078 SF
TOTAL FLOOR AREA	1920 SF (178.37 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	1920 SF (178.37 m2)
GROUND FLOOR COVERAGE	842 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	48 SF
COVERAGE W/ PORCH	1163 SF (108.04 m2)
COVERAGE W/O PORCH	1115 SF (103.59 m2)

AREA CALCULATIONS ELEV '3'

GROUND FLOOR AREA	835 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 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	1902 SF (176.70 m2)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m2)
COVERAGE W/O PORCH	1108 SF (102.75 m2)

OCT 04 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	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
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
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark. **HIGHGROVE 3**

project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no. 160336

date: APRIL 2017 scale: 3/16" = 1'-0" file name: 160336-HIGHGROVE-3

drawn by: WT checked by: GW

GENERAL NOTES & CHARTS

A0

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.

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

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.

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
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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 _____
DATE JUN 29, 2018

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

BASEMENT PLAN ELEV. '1'



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.

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 JUN 28 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18	REVISED.	JUN 26/18	GW	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meet 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	Richard Vink 24482
15	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	signature
14	ISSUED FOR PHASING.	AUG 23/17	GW	VA3 Design Inc. 42653
13	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT	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.
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW.	APR 12/17	GW	
9	description	date	by	no
8	description	date	by	no

VA3 DESIGN
255 Consumers Rd Suite 120
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1 416.630.2255 1 416.630.4782
va3design.com

Greenpark.
PROJECT NAME
RUSSELL GARDENS PH.2
MUNICIPALITY
WATERDOWN, ON.
DATE
APRIL 2017
CHECKED BY
GW
SCALE
3/16" = 1'-0"

HIGHGROVE 3
drawing no.
16036
file name
16036-HIGHGROVE-3
DATE
JUN 28 2018 1:03 PM

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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.**
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(RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT
INSULATION.
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SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
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• 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. '1A'

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

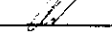
PARTY WALL AT HOUSE SIDE CONSTRUCTION
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6" REINFORCED CONCRETE SLAB
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building code or permit matter or that any
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This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
HAMILTON.

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

APPROVED BY: 
DATE: APR 20, 2018

This stamp certifies compliance with the applicable
Design Guidelines only and does not further
professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

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
 DATE JUN 24/18
FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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

VA3 DESIGN
255 Consumers Rd Suite 120
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va3design.com

Greenpark.

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

Site: APRIL 2017
Scale: 3/16" = 1'-0"

Checked by: CW
Drawing no: 18036-HIGHGROVE-3

HIGHGROVE 3

Project no: 16036

File name: 18036-HIGHGROVE-3

DATE: APR 17 2018 - 8:37 AM

A1a

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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.

BEAMS NOT PERMITTED TO PENETRATE.

55'-8"
37'-2"
CONCRETE STEPS AS
REQ'D BY GRADE
(SEE SITE PLAN)

SK2.  41

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.

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

APPROVED BY _____
DATE: MAR. 29, 2013

 Greenpark.		HIGHGROVE 3	
Project Name RUSSELL GARDENS PH.2		Municipality WATERDOWN, ON.	
Project No. 16036		Drawing No. A2	
Date APRIL 2017		Title GROUND FLOOR PLAN ELEV. '1'	
Drawn by WT		Scale 3/16" = 1'-0"	
Checked by CW		Revision 16036-HIGHGROVE-3	

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1902 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

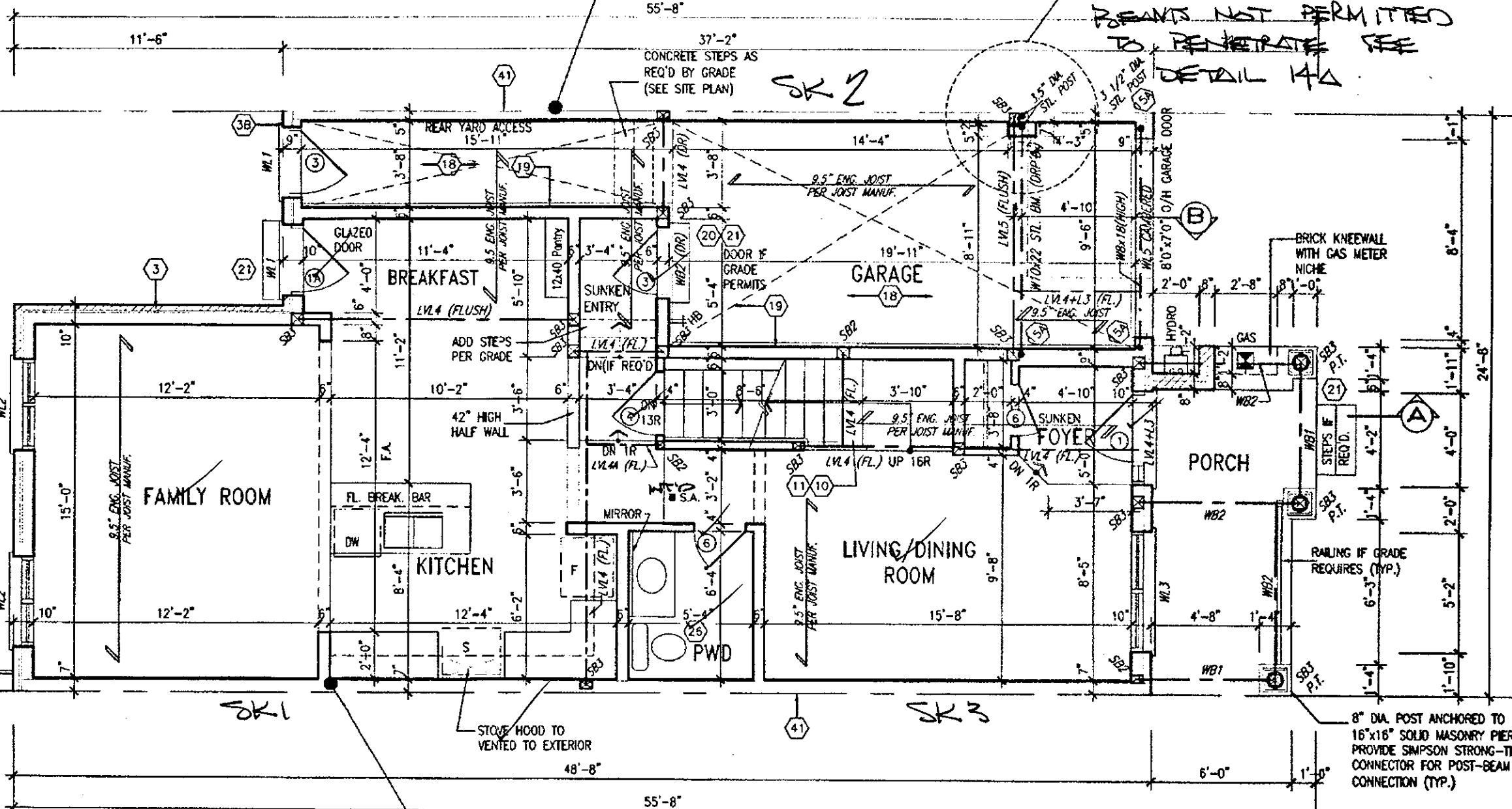
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL PAGE 14

ROBENTS NOT PERMITTED TO PENETRATE SEE DETAIL 14A

CONCRETE STEPS AS REQ'D BY GRADE (SEE SITE PLAN)

SK 2



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. '1A'

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.



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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 does not constitute a Design Review or approval by the City of Hamilton.

CITY OF HAMILTON
Building Division

Permit No. 17-131763

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These drawings and/or specifications have been reviewed by [Signature]
DATE: APR 17 2018
FOR CHIEF BUILDING OFFICIAL

HIGHGROVE 3 COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				3	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							
9							
8							
7							
6							
5							
4							
3							
2							
1							

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 Yink
registration number: 24488
firm: VAS Design Inc.
registration number: 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.

VA
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va.design.com

project name: RUSSELL GARDENS PH.2

city: WATERDOWN, ON.

project no.: 16036

date: APRIL 2017

checked by: GW

scale: 3/16" = 1'-0"

16036-HIGHGROVE-3

HIGHGROVE 3

GROUND FLOOR PLAN ELEV. '1A'

drawing no.: A2a

1902 SF.

ROOF PLAN
ELEV. 1A

PREFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

6:12

8:12

6:12

6"x16" PRECAST
IMPOST (TYP.)

PRECAST BAND ON BRICK
SOLDIER BAND (TYP.)

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

18" HIGH TRANSOM (FG)

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

FIN. SUNKEN FOYER

POURED CONC. DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

REAR ELEVATION '1A'

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.

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ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John G. Williams Limited, Architect

FRONT ELEVATION '1A'

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.)

BRICK VENEER (TYP.)

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

BRICK SOLDIER ARCH.
WITH KEYSTONE (TYP.)

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

CITY OF HAMILTON
Building Division

17-131763

Permit No.

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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

OCT 16 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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.

Richard Vink
signature
24488
BCN
42658

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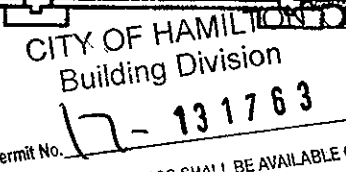
**VAS
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2N 1R4
416.630.2255 416.630.4782
vasdesign.com

Greenpark.		HIGHGROVE 3	
Project name RUSSELL GARDENS PH.2	Municipality WATERDOWN, ON.	Project no. 16036	Drawing no. A4a
Date APRIL 2017	Scale 3/16" = 1'-0"	Sheet name FRONT & REAR ELEVATION '1A'	Sheet no. 16036-HIGHGROVE-3
Drawn by WT	Checked by GW	Project location 16036-HIGHGROVE-3	Project date Sep 28 2017 - 5:23 PM

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 $1-0$

1-07



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These drawings and/or specifications have been reviewed by

[Signature] *[Signature]* *24*

DATE

FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

VA
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.471
va@va-g.com

 Greenpark.		HIGHGROVE 3	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	
date APRIL 2017		project no. 16036	
drawn by WT		checked by CW	
scale 3/16" = 1'-0"		drawing no. A6a	
section A-A		elev. 1A	
title 16036-HIGHGROVE-3		drawing no. A6a	

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JOHN C. 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.

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

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL
INFORMATION.



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APR 17 2018

HIGHGROVE 3 COMPLIANCE PACKAGE 'A1'

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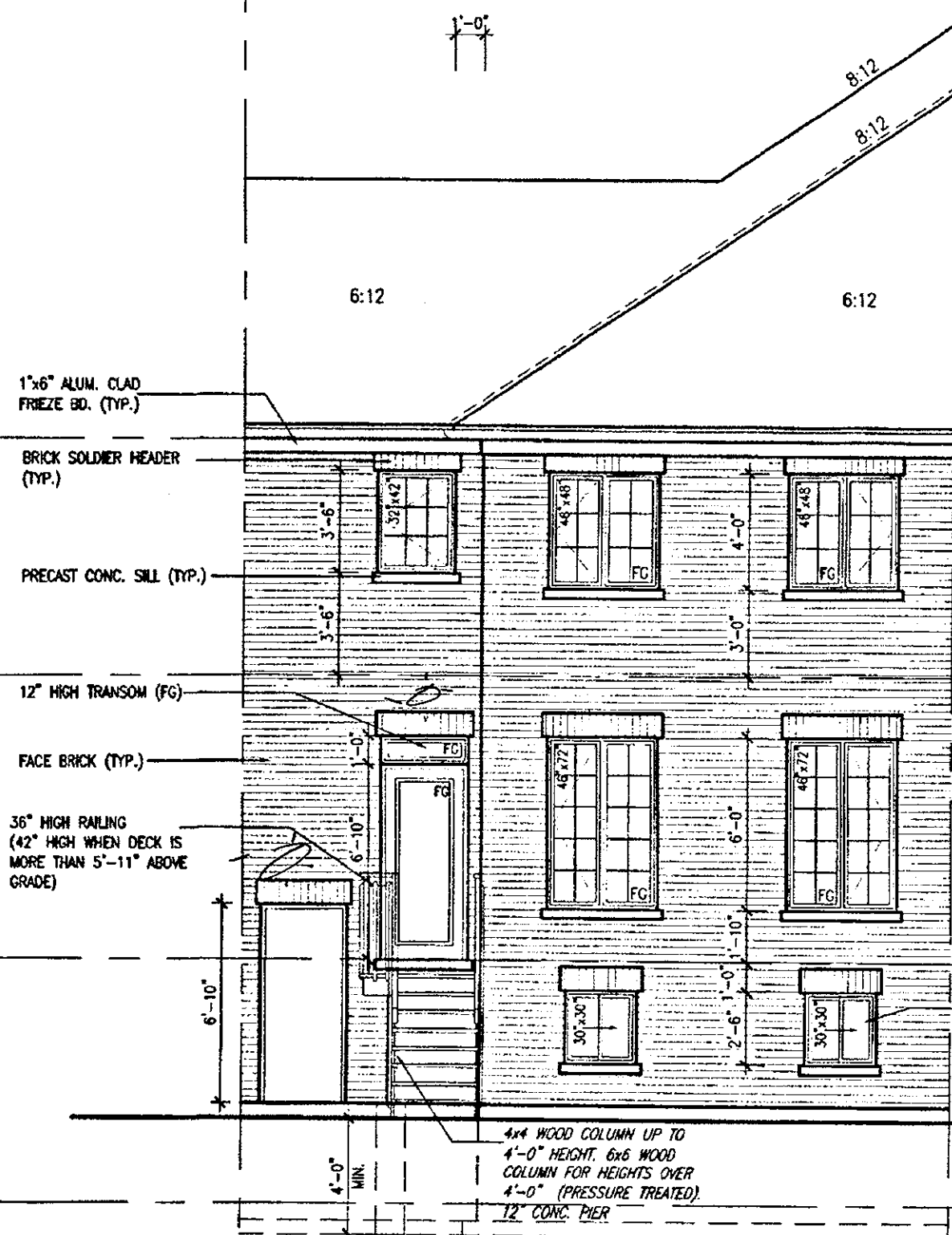
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY 

DATE: Apr. 20, 2018

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



UPGRADED REAR ELEVATION '1/1A'
DECK CONDITION (8R OR MORE)

CITY OF HAMILTON
Building Division
17- 131763
Permit No. _____
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These drawings and/or specifications have been reviewed by
JWS 24/18
DATE
FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

[illegible]

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