

2012 SF.

**STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS**  
 8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS  
 20"x6" 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)  
 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)  
 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**

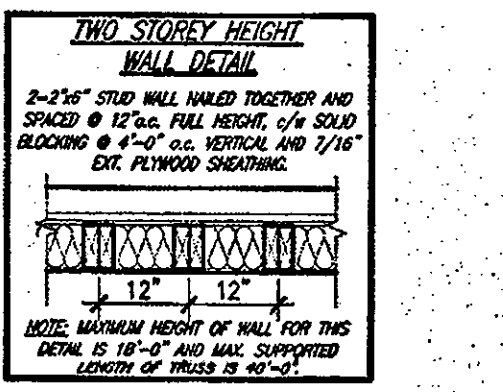
NOS.	WIDTH	HEIGHT 8' TO 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1a	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1b	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR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



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STRUDET INC.  
 FOR STRUCTURE ONLY

**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 %

Permit No. *131977*  
 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

**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	1001.58 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1001.58 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 %

Permit No. *131977*

**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 %

Permit No. *131977*

**AREA CALCULATIONS ELEV '1'**

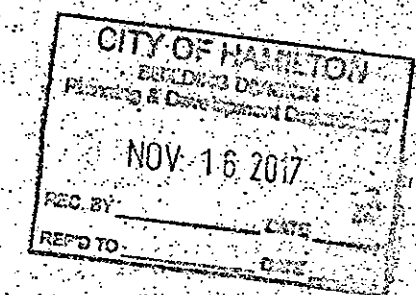
GROUND FLOOR AREA	894 SF
SECOND FLOOR AREA	1107 SF
<b>TOTAL FLOOR AREA</b>	<b>2001 SF</b>
	(185.90 m <sup>2</sup> )
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
<b>GROSS FLOOR AREA</b>	<b>2012 SF</b>
	(186.92 m <sup>2</sup> )
GROUND FLOOR COVERAGE	894 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	106 SF
<b>COVERAGE W/ PORCH</b>	<b>1310 SF</b>
	(121.70 m <sup>2</sup> )
<b>COVERAGE W/O PORCH</b>	<b>1204 SF</b>
	(111.86 m <sup>2</sup> )

**AREA CALCULATIONS ELEV '2'**

GROUND FLOOR AREA	902 SF
SECOND FLOOR AREA	1108 SF
<b>TOTAL FLOOR AREA</b>	<b>2010 SF</b>
	(186.73 m <sup>2</sup> )
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
<b>GROSS FLOOR AREA</b>	<b>2021 SF</b>
	(187.85 m <sup>2</sup> )
GROUND FLOOR COVERAGE	902 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	53 SF
<b>COVERAGE W/ PORCH</b>	<b>1265 SF</b>
	(117.52 m <sup>2</sup> )
<b>COVERAGE W/O PORCH</b>	<b>1213 SF</b>
	(112.69 m <sup>2</sup> )

**AREA CALCULATIONS ELEV '3'**

GROUND FLOOR AREA	894 SF
SECOND FLOOR AREA	1099 SF
<b>TOTAL FLOOR AREA</b>	<b>1993 SF</b>
	(185.16 m <sup>2</sup> )
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
<b>GROSS FLOOR AREA</b>	<b>2004 SF</b>
	(186.18 m <sup>2</sup> )
GROUND FLOOR COVERAGE	894 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	99 SF
<b>COVERAGE W/ PORCH</b>	<b>1303 SF</b>
	(121.05 m <sup>2</sup> )
<b>COVERAGE W/O PORCH</b>	<b>1204 SF</b>
	(111.86 m <sup>2</sup> )



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	PRELIMINARY REVIEW.	APR. 12/17 GW
no.	description	date	by	no.	description	date

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



**Greenpark** HIGHGROVE 4

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no: 16036

date: APRIL 2017 scale: 3/16" = 1'-0" drawing no: AO

255 Consumers Rd Suite 120 Toronto ON M2J 1R4  
 418.830.2255 | 418.630.4782  
 vo@design.com

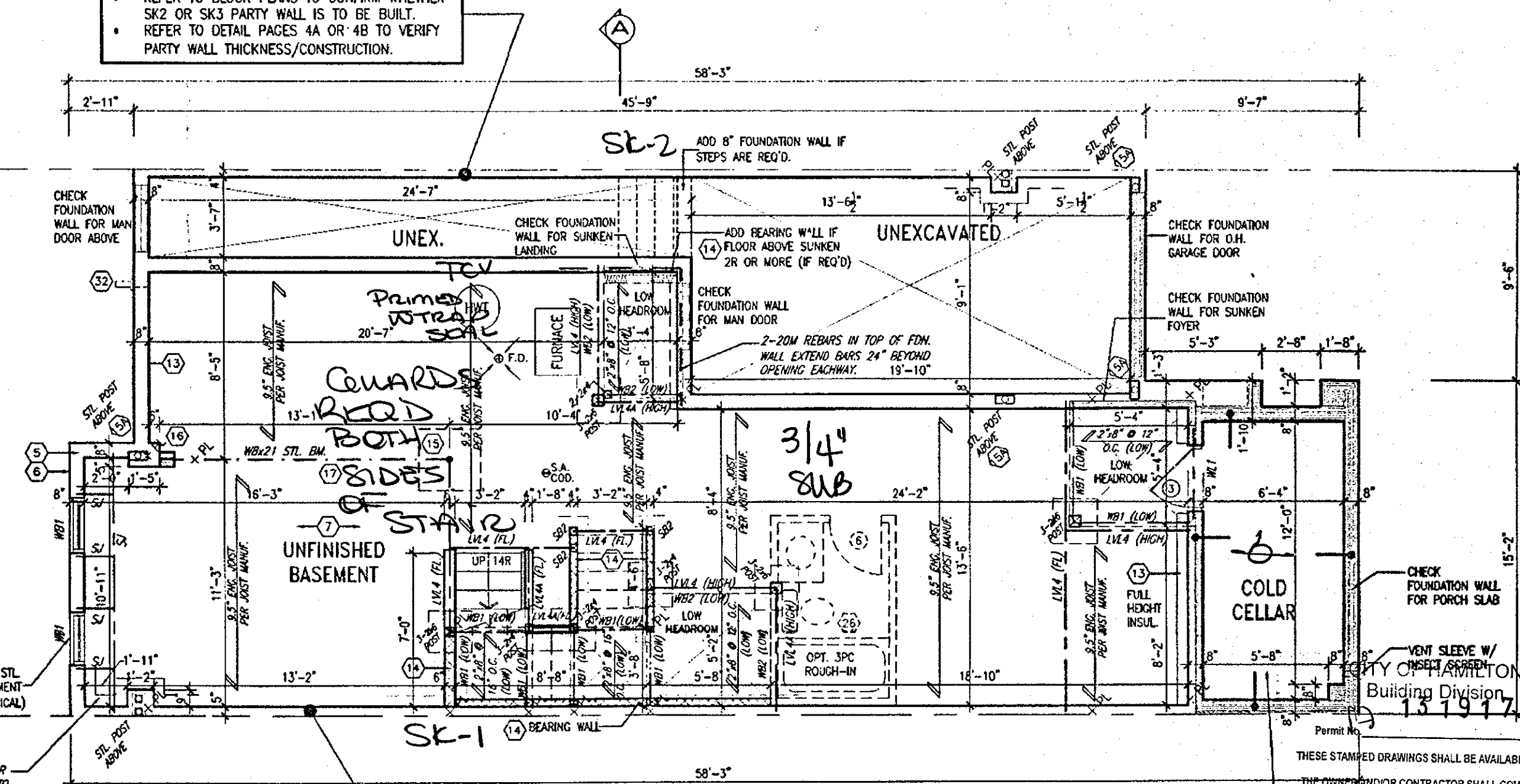
16036-HIGHGROVE-4  
 SEP - NOV 2017  
 Thu - Sep 23 2017 - 5:29 PM

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

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

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



**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.

**CITY OF HAMILTON**  
BUILDING DIVISION  
Planning & Development Department  
MAY 16 2018  
REG. BY DATE  
REF'D TO DATE

Permit No. 151917  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER/INDIOR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings and/or specifications have been reviewed by  
*DM* *dule22/18*  
FOR CHIEF BUILDING OFFICIAL DATE

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.

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.



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ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-6X 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 I/ED**  
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL FLOOR FRAMING INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

18	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.
17	REVISED PER CITY COMMENTS REISSUED.	FEB. 15/18	GW	qualification information
16	REVISED. ISSUED FOR PERMIT	SEP. 28/17	GW	Richard Yink 24438
15	ISSUED FOR PRICING.	AUG. 23/17	GW	name signature
14	SUCCED REPLACED.	JUL 05/17	GW	registration information VAS Design Inc. 42658
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 scaled.
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW	
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	
10	PRELIMINARY REVIEW.	APR. 12/17	GW	
no.	description	date	by	no.

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

**Greenpark.**  
RUSSELL GARDENS PH.2 WATERDOWN, ON.  
APRIL 2017  
Checked by: *[Signature]*  
Scale: 3/16" = 1'-0"  
16036-HIGHGROVE-4  
A1

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

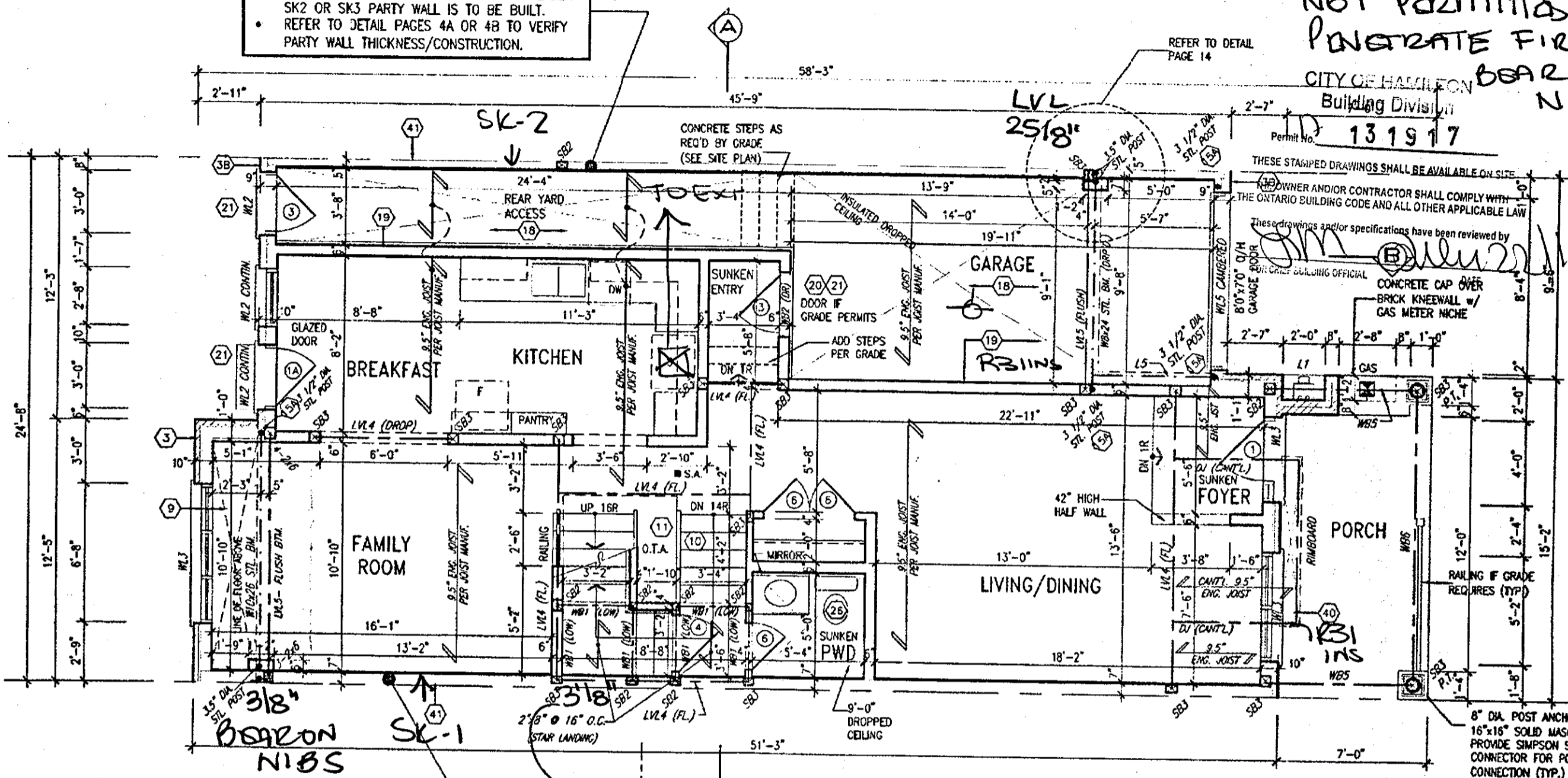
2012 SF.

**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.

LVL ESTER BEAMS NOT PERMITTED TO PENETRATE FIRE SEP. BAR ON NIB WALL

CITY OF HAMILTON Building Division  
Permit No. 131917



**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.

DETAIL PAGE 13  
13 GROUND FLOOR PLAN ELEV. '1'

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department  
MAY 16 2018  
REC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

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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.



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

APR 17 2018

**HIGHGROVE 4  
COMPLIANCE PACKAGE 'A1'**

no.	description	date	by	no.	description	date	by
18				9	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				6	ISSUED FOR PRICING.	AUG. 23/17	GW
14				5	STJCCO 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

**VAS DESIGN**  
255 Consumers Rd Suite 120  
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vasdesign.com

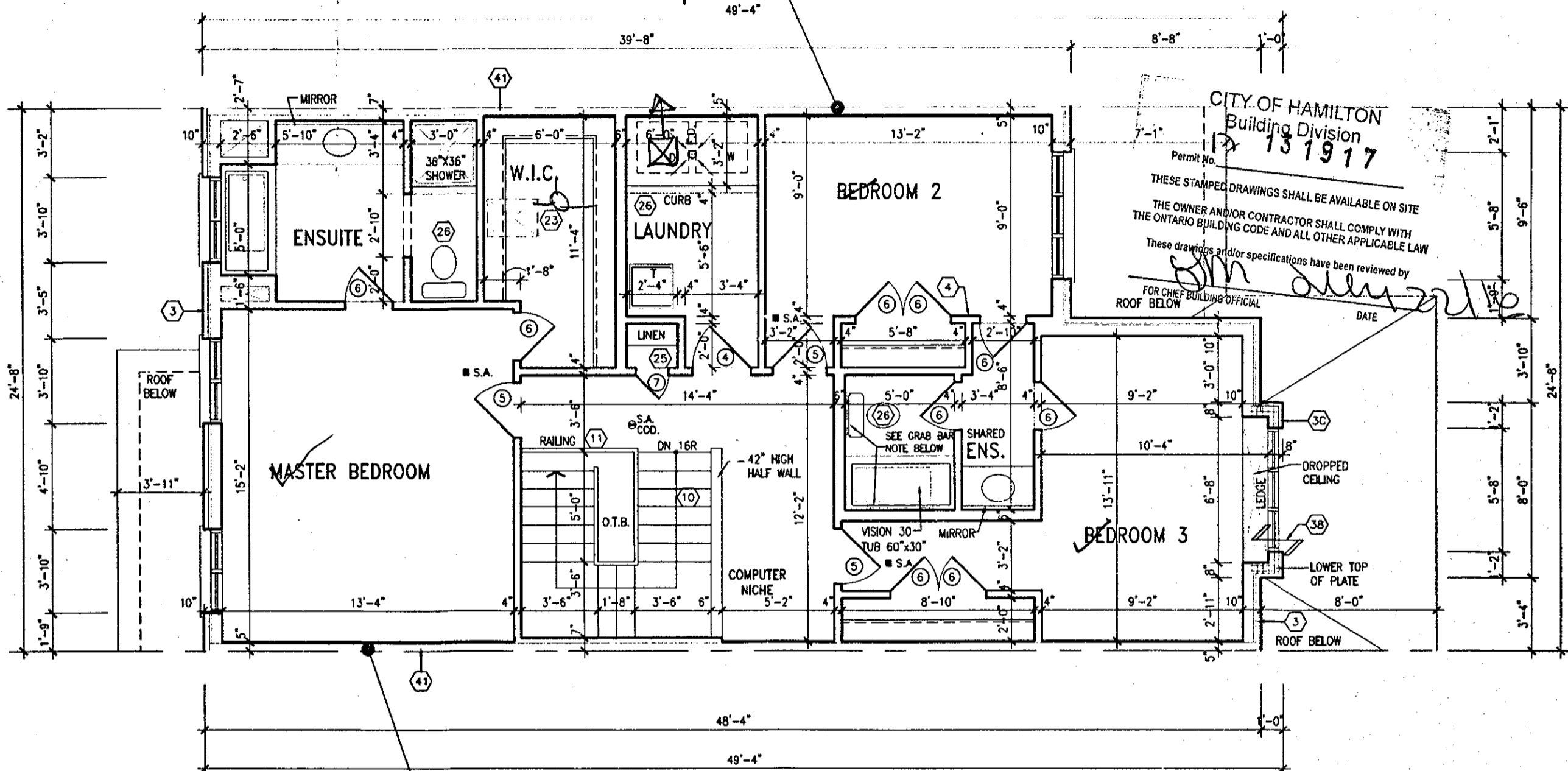
**Greenpark.** HIGHGROVE 4

project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no. 16036

date: APRIL 2017  
checked by: GW  
scale: 3/16" = 1'-0"  
drawing no. 16036-HIGHGROVE-4  
A2

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



CITY OF HAMILTON  
 Building Division  
 Permit No. 131917  
 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

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

SECOND FLOOR PLAN ELEV. '1'

CITY OF HAMILTON  
 BUILDING DIVISION  
 Planning & Development Department  
 MAY 16 2018  
 REC'D BY [Signature]  
 REF'D TO [Signature]

FEB 15 2018

HIGHGROVE 4  
 COMPLIANCE PACKAGE 'A1'

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**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).

18			9		
17			8	REVISED PER CITY COMMENTS REISSUED.	FEB 15/18 GW
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	PRELIMINARY REVIEW.	APR. 12/17 GW
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  
 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 copied.

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

**Greenpark.** HIGHGROVE 4

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036

date: APRIL 2017 checked by: [Signature] scale: 3/16" = 1'-0" drawing no.: 16036-HIGHGROVE-4

SECOND FLOOR PLAN ELEV. '1'

16036-HIGHGROVE-4

**A3**

2012 SF.

CITY OF HAMILTON  
Building Division

Permit No. **A 13191-07**

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

*R. Vink* **July 22/18**  
FOR CHIEF BUILDING OFFICIAL DATE

ASPHALT SHINGLES  
(TYP.)

MID-POINT, MAIN ROOF

VALLEY FLASHING (TYP.)

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

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

TOP OF PLATE

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

TOP OF WINDOW

BRICK VENEER  
(TYP.)

FIN. SECOND FLOOR

BRICK SOLDIER ARCH.  
WITH KEY STONE (TYP.)

TOP OF WINDOW

TOP OF TRANSOM

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

FIN. GROUND FLOOR

FIN. GRADE

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

CREZON PANELS w/  
CAPE COD TRIM (TYP.)  
BRICK SOLDIER HEADER  
ON BRICK STACK OVER  
4" PRECAST BAND ON  
BRICK SOLDIER BAND  
(TYP.)

PREFIN. WTL. FLASHING,  
w/ CAULKING TO  
MATCH (TYP.)

18" HIGH TRANSOM (FG)

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

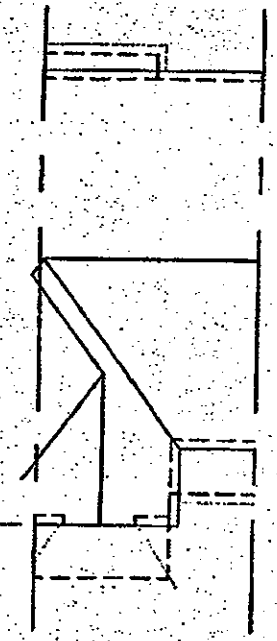
FIN. SUNKEN FLOOR

POURED CONC. DOOR SILL

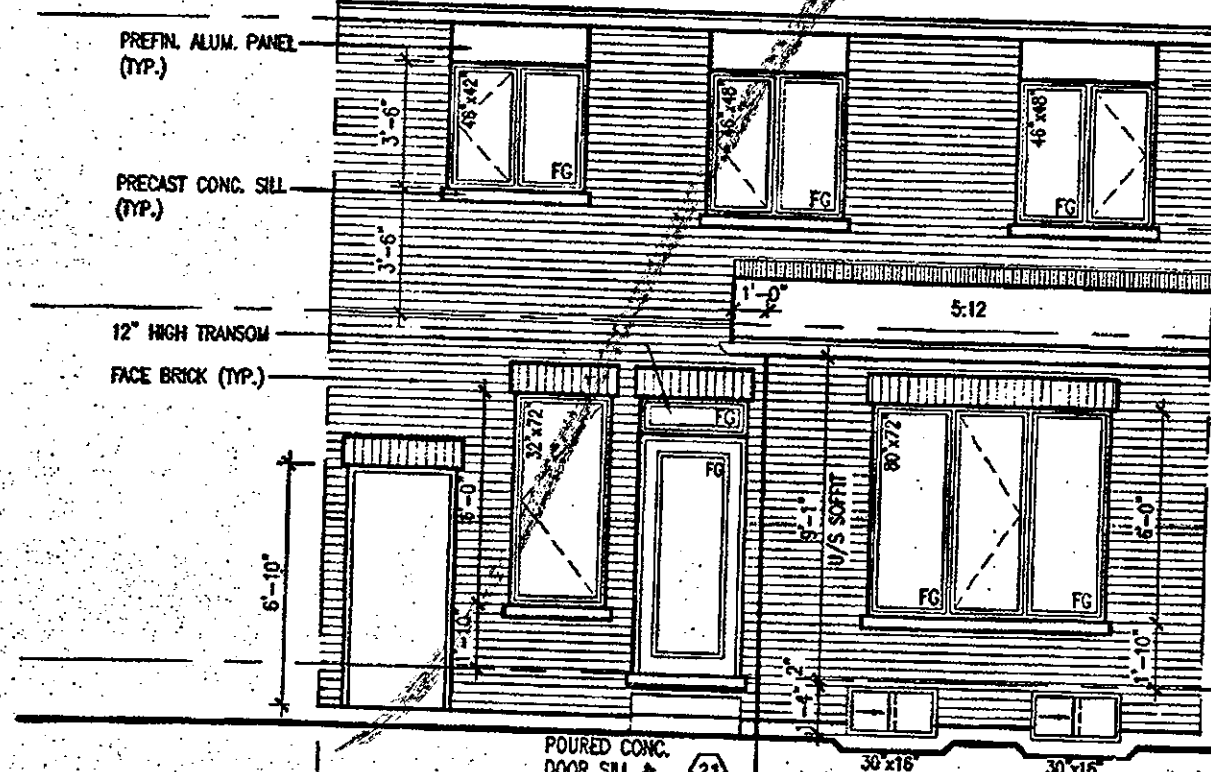
POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

8'-0"x7'-0" O/H GARAGE DOOR  
GD-2A-B

TOP OF SLAB



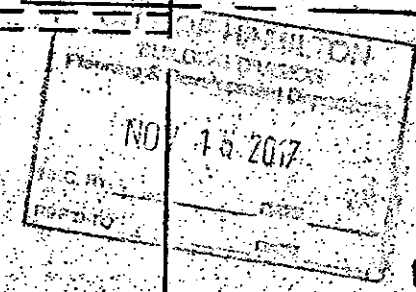
ROOF PLAN  
ELEV. 1



REAR ELEVATION '1'



FRONT ELEVATION '1'



OCT 04 2017

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 building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John W. Williams Limited, Architect

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	PRELIMINARY REVIEW.	APR. 12/17 GW
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.

Richard Vink *R. Vink* 24488  
BCR  
name: Richard Vink  
registration information: VAS Design Inc. 42658

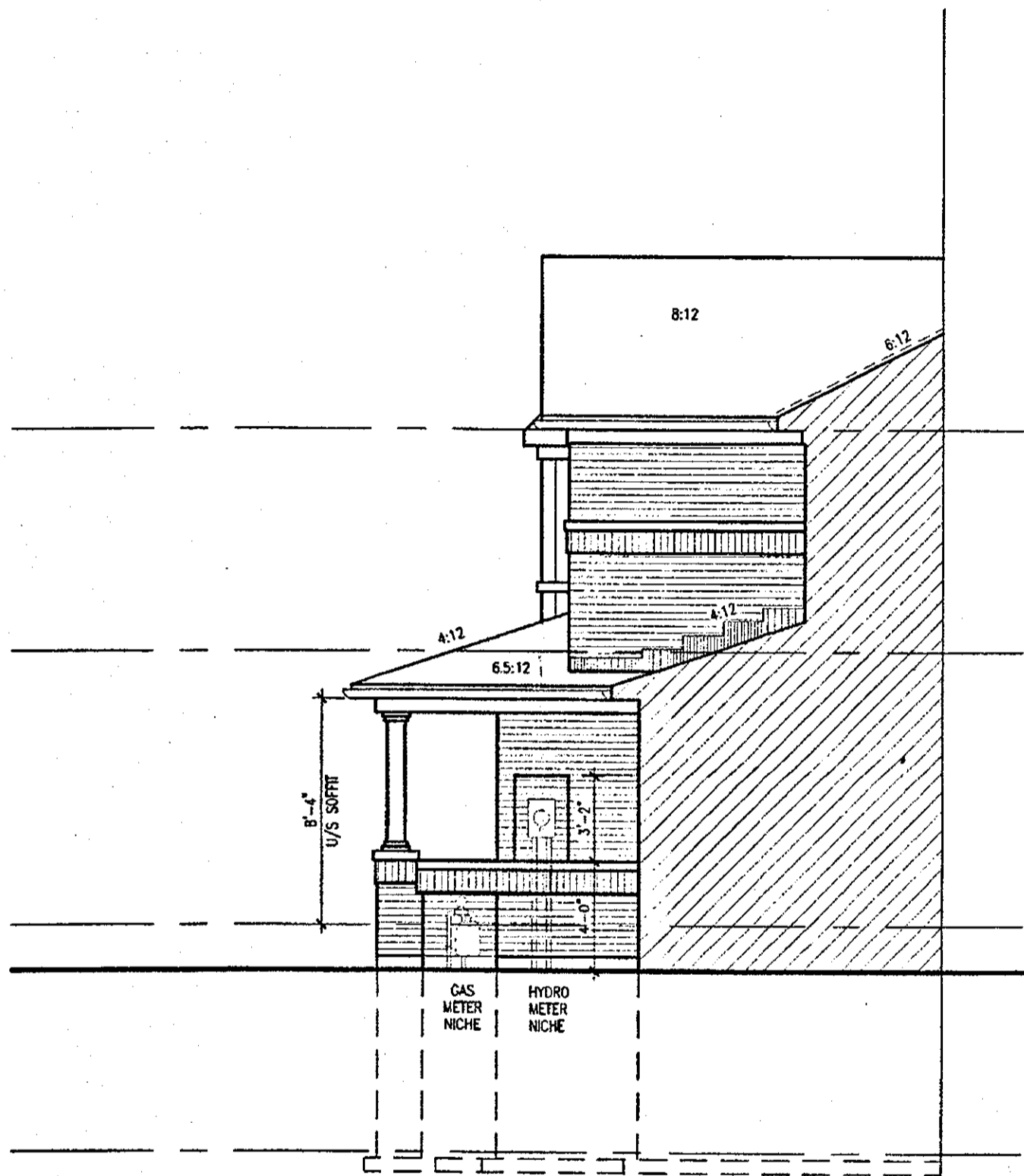
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**VAS DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vasdesign.com

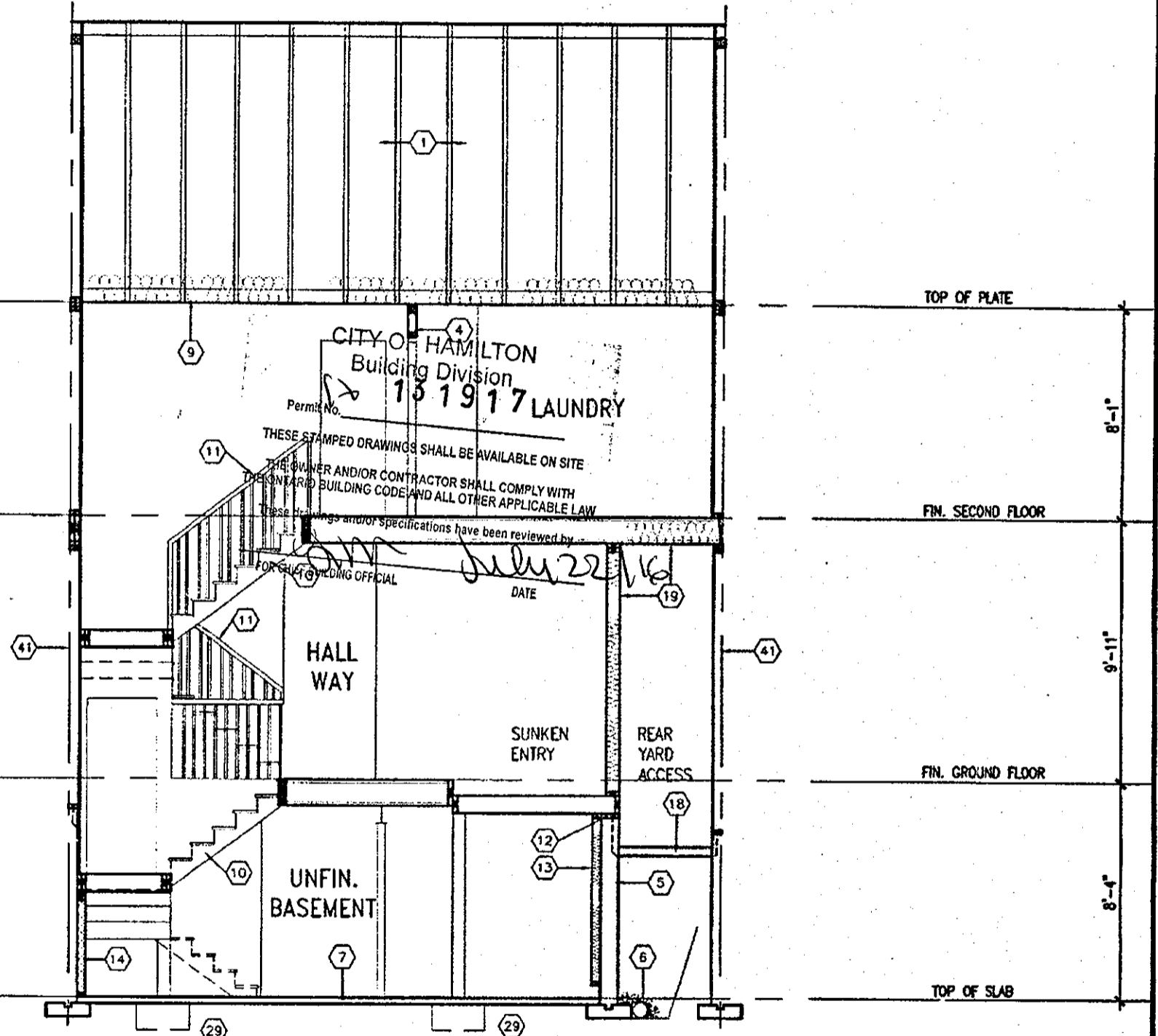
**Greenpark.**  
project name: RUSSELL GARDENS PH.2  
municipality: WATERDOWN, ON.  
code: APRIL 2017  
drawn by: WT  
checked by: GW  
scale: 3/16" = 1'-0"

**HIGHGROVE 4**  
project no.: 16036  
drawing no.: A4  
sheet title: FRONT & REAR ELEVATIONS ELEV. '1'

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SECTION B ELEV. 1



SECTION A-A ELEV. 1

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Dept.  
MAY 16 2018  
REC. BY: [Signature] DATE: [Blank]  
REFD TO: [Blank] EXT: [Blank]

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 of 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

no.	description	date	by	no.	description	date	by
9	REVISED	APR 13/18	GW	1	PRELIMINARY REVIEW	APR 12/17	GW
8	REVISED PER CITY COMMENTS. REISSUED.	FEB 15/18	GW	2	REVISED PER CLIENT COMMENTS.	APR 28/17	GR
7	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW
6	ISSUED FOR PRKING.	AUG 23/17	GW	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
5	STUCCO REPLACED.	JUL 05/17	GW	5	STUCCO REPLACED.	JUL 05/17	GW

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

**Greenpark.**  
project name: RUSSELL GARDENS PH.2  
municipality: WATERDOWN, ON.  
project no.: 16036  
drawing no.: A6  
SECTION A-A ELEV. '1'  
scale: 5/16" = 1'-0"  
date: APR 13 2018 - 3:24 PM

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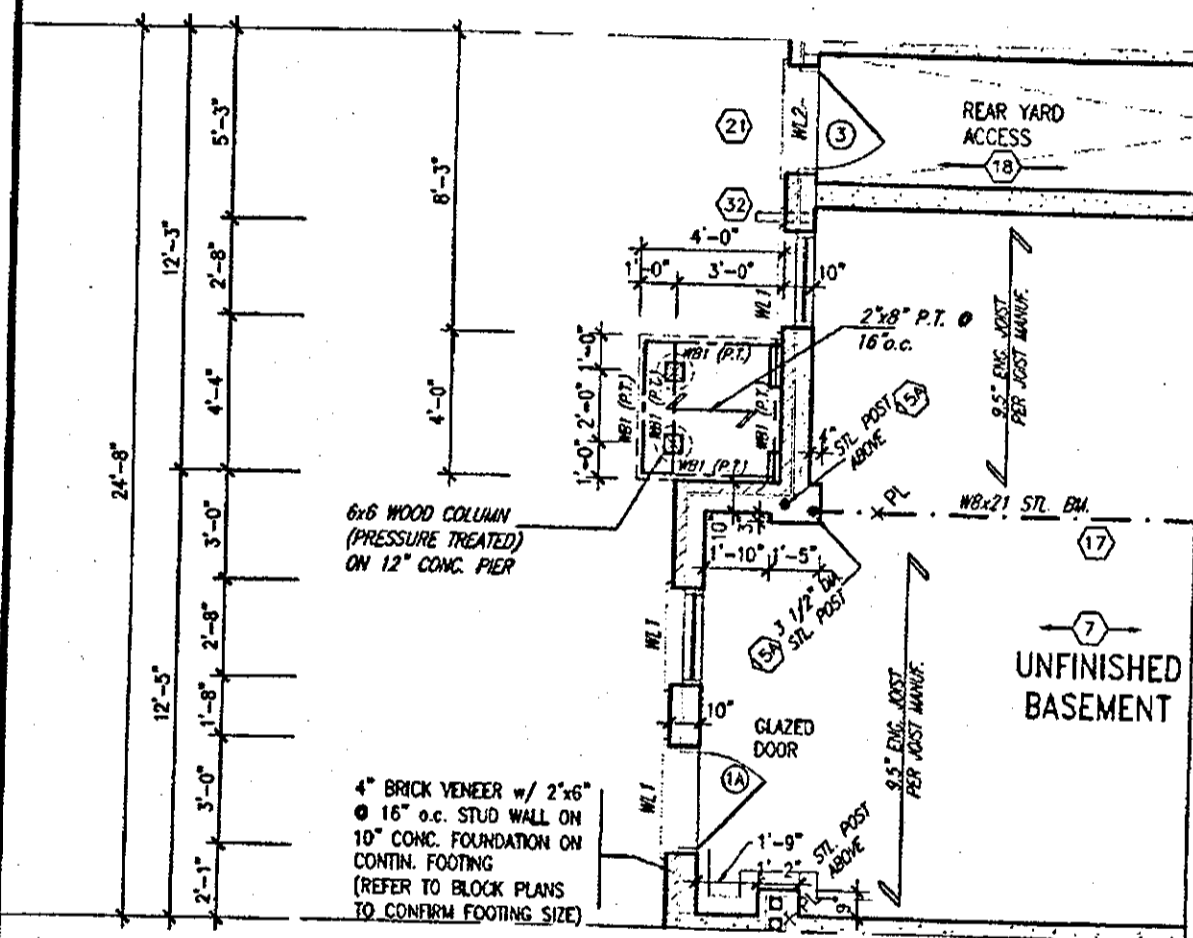
2012 SF.

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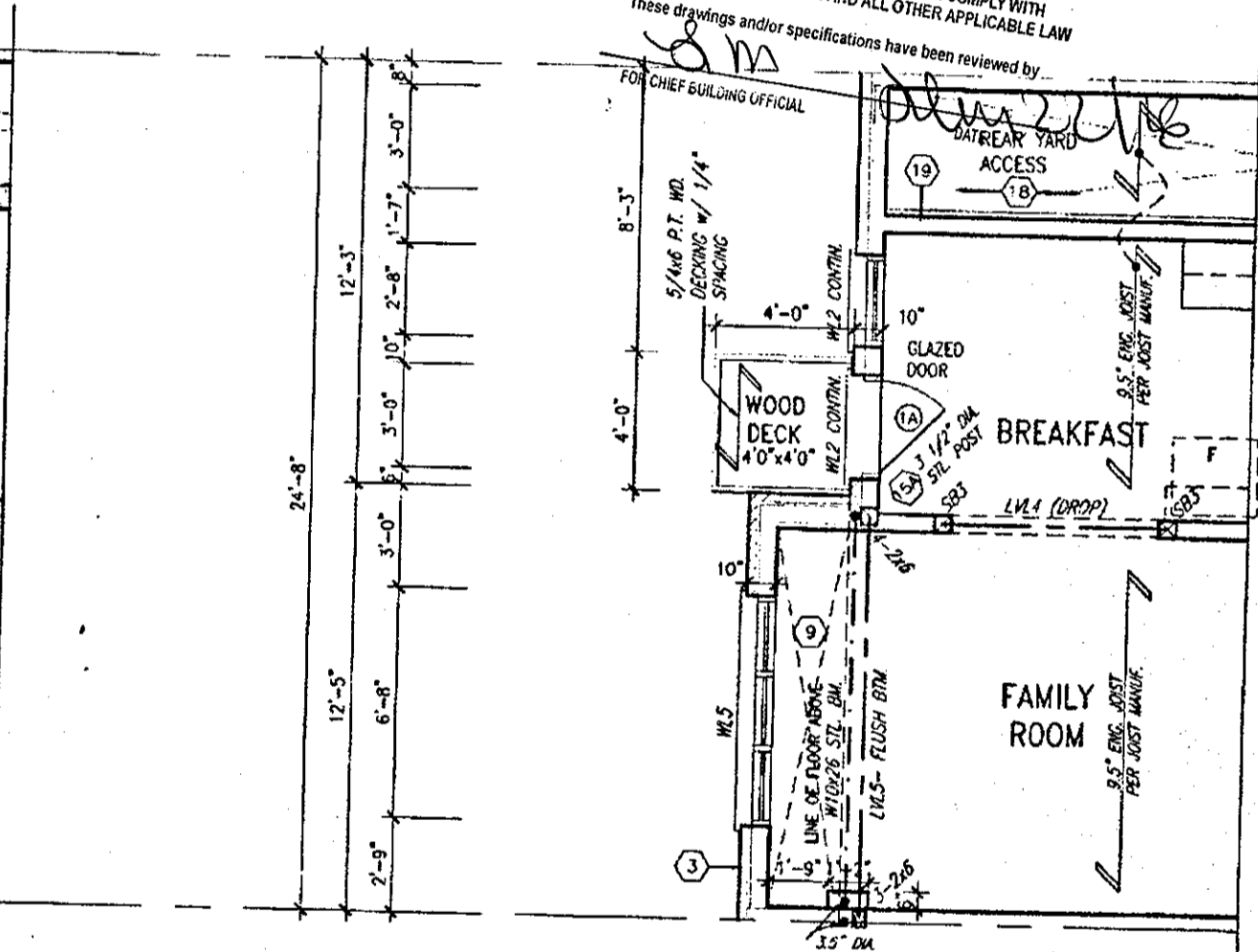
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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. 131917  
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



PART. BASEMENT PLAN  
W.O.B CONDITION

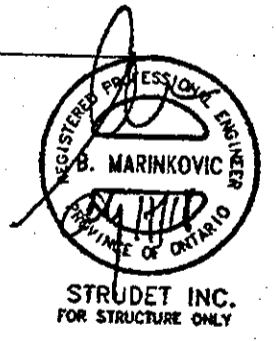


PART. GROUND FLOOR PLAN  
W.O.B CONDITION

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

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department  
MAY 16 2018  
REG. BY: *[Signature]* DATE: *[Date]*  
REF'D TO: *[Date]*

NOTE:  
REFER TO STANDARD DRAWINGS FOR ADDITIONAL  
INFORMATION.



APR 17 2018

HIGHGROVE 4  
COMPLIANCE PACKAGE 'A1'

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

no.	description	date	by	no.	description	date	by
18				9	REVISED	APR. 13/18	CW
17				8	REVISED PER CITY COMMENTS REISSUED	FEB. 15/18	CW
16				7	REVISED ISSUED FOR PERMIT	SEP. 28/17	CW
15				5	ISSUED FOR PRICING	AUG. 23/17	CW
14				5	STUCCO REPLACED		
13				4	REVISED AS PER CLIENT COMMENTS	JUL. 05/17	CW
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 21/17	WT
11				2	REVISED PER CLIENT COMMENTS	JUN. 13/17	CW
10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW	APR. 28/17	CW
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.  
Richard Vink  
signature  
24488  
BCN  
42653  
VAS Design Inc.

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

**Greenpark.** HIGHGROVE 4  
project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no.: 16036  
date: APRIL 2017 checked by: *[Signature]* scale: 3/16" = 1'-0"  
drawn by: NT  
16036-HIGHGROVE-4  
A10

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2012 SF.

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OCT 16 2017

John G. Williams Limited, Architect

CITY OF HAMILTON  
Building Division

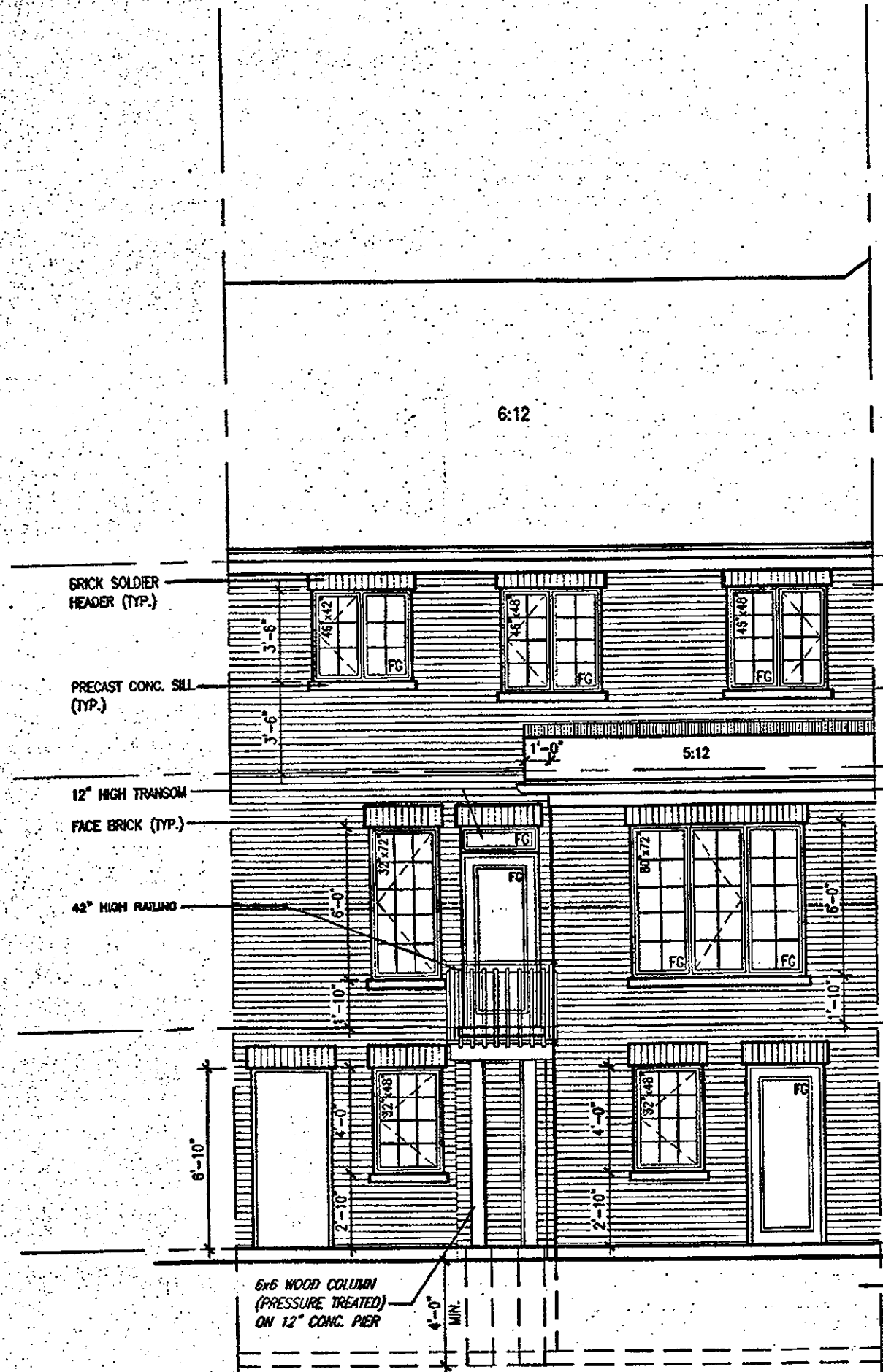
Permit No. **H 131917**

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THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

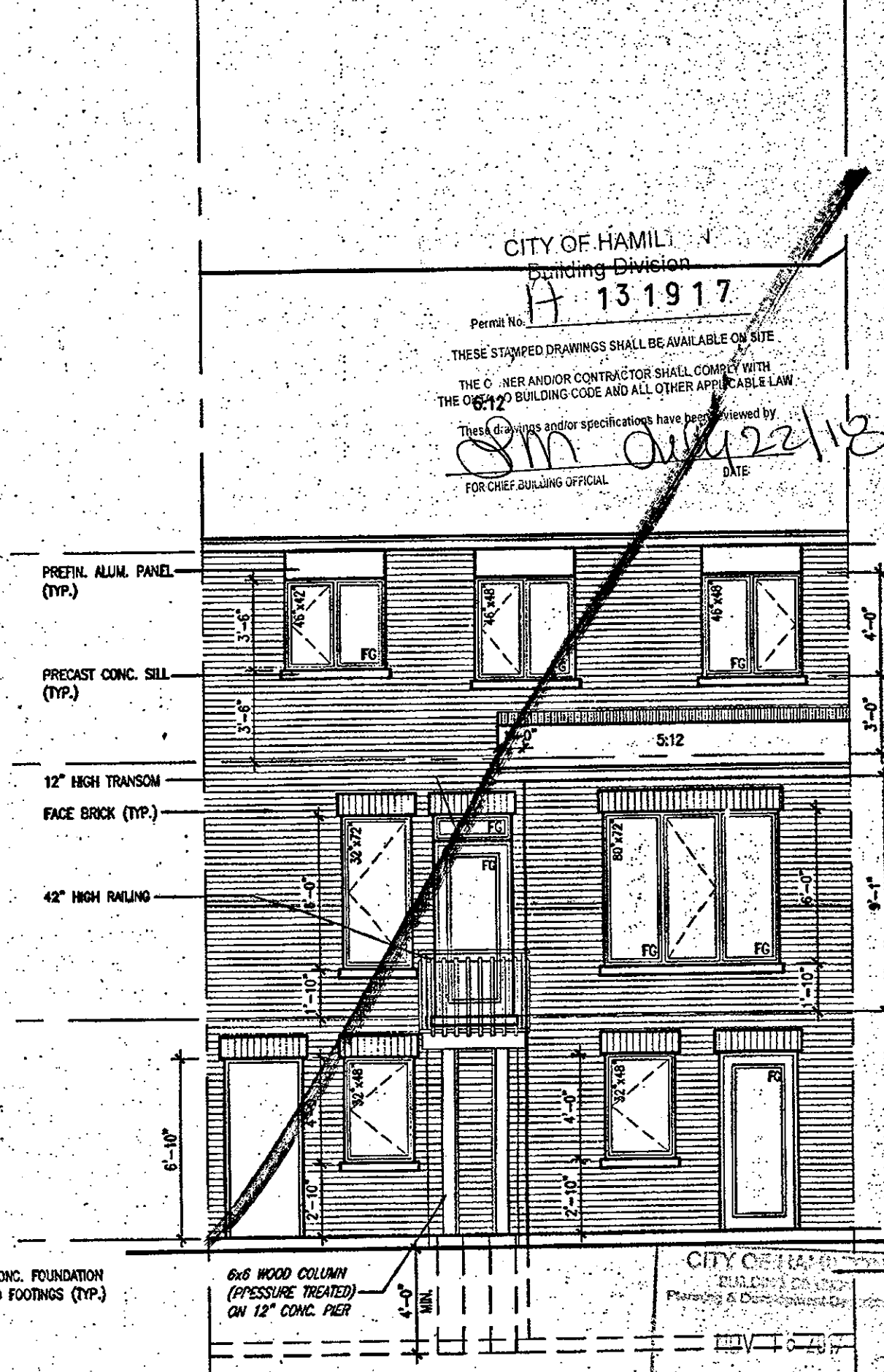
These drawings and/or specifications have been reviewed by:

*[Signature]* DATE **July 22/18**

FOR CHIEF BUILDING OFFICIAL



UPGRADED REAR ELEVATION '1'  
WOB CONDITION



REAR ELEVATION '1/2/3'  
WOB CONDITION

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

OCT 04 2017

**HIGHGROVE 4**  
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW
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10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW		

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 qualification information  
 Richard Vink 24488  
 name  
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 255 Consumers Rd Suite 120  
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 T 416.630.2255 | 416.630.4782  
 vasdesign.com

**Greenpark.** HIGHGROVE 4

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

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

16036-HIGHGROVE-4  
 WT  
 DATE: 16/04/2017 10:00:00 AM  
 No. - Sep 25 2017 - 5:28 PM

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