

1796 SF.

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

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

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

WL1	= 3-1/2" x 3-1/2" x 1/4" (89x89x6.4L) +	2-2"x8" SPR. No.2
WL2	= 4" x 3-1/2" x 5/16" (102x89x7.9L)	2-2"x8" SPR. No.2
WL3	= 3-1/2" x 3-1/2" x 5/16" (127x89x7.9L)	2-2"x10" SPR. No.2
WL4	= 3-1/2" x 3-1/2" x 7/16" (152x89x11.0L)	2-2"x12" SPR. No.2
WL5	= 4" x 7/16" (152x102x11.0L)	2-2"x12" SPR. No.2
WL6	= 3-1/2" x 5/16" (127x89x7.9L)	2-2"x12" SPR. No.2
WL7	= 3-1/2" x 5/16" (127x89x7.9L)	3-2"x12" SPR. No.2
WL8	= 3-1/2" x 5/16" (127x89x7.9L)	3-2"x10" SPR. No.2
WL9	= 4" x 7/16" (152x102x11.0L)	3-2"x10" SPR. No.2

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

LV1A	=1-1	$3/4 \times 7$	$1/4$	(1-45x184)
LV1	=2-1	$3/4 \times 7$	$1/4$	(2-45x184)
LV2	=3-1	$3/4 \times 7$	$1/4$	(3-45x184)
LV3	=4-1	$3/4 \times 7$	$1/4$	(4-45x184)
LV4A	=1-1	$3/4 \times 9$	$1/2$	(1-45x240)
LV4	=2-1	$3/4 \times 9$	$1/2$	(2-45x240)
LV5	=3-1	$3/4 \times 9$	$1/2$	(3-45x240)
LV5A	=4-1	$3/4 \times 9$	$1/2$	(4-45x240)
LV6A	=1-1	$3/4 \times 11$	$7/8$	(1-45x300)
LV6	=2-1	$3/4 \times 11$	$7/8$	(2-45x300)
LV7	=3-1	$3/4 \times 11$	$7/8$	(3-45x300)
LV7A	=4-1	$3/4 \times 11$	$7/8$	(4-45x300)
LV8	=2-1	$3/4 \times 14$		(2-45x356)
LV9	=3-1	$3/4 \times 14$		(3-45x356)

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)

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"	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

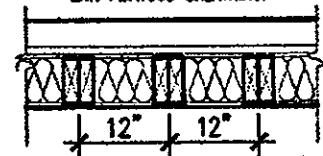
(DBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C.
BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0",
2 ROWS FOR SPANS GREATER THAN 7'0".

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.

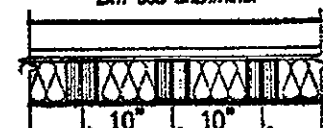
REFER TO ENGINEERED FLOOR FLAYOUTS FOR ALL
ENGINEERED FLOOR FRAMING INFORMATION AND
DETAILS UNLESS OTHERWISE NOTED.

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.



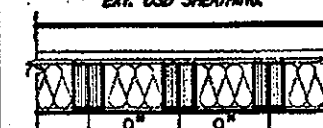
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 18'-0" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 40'-0".

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.



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

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 SOLED
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.

HIGHGROVE 2, ELEVATION	ENERGY EFFICIENCY - OBC S812		
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			
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 %

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			
TOTAL SQ. FT.	2659.16 S.F.	239.92 S.F.	9.02 %
TOTAL SQ. M.	247.04 S.M.	22.29 S.M.	9.02 %

HIGHGROVE 2, ELEVATION 3		ENERGY EFFICIENCY - CBC 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 %
CITY OF HAMILTON	247.04 S.M.	21.97 S.M.	8.89 %

GROUND FLOOR AREA	848 SF
SECOND FLOOR AREA	945 SF
TOTAL FLOOR AREA	1793 SF (166.58 m ²)
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 m ²)
GROUND FLOOR COVERAGE	848 SF
GARAGE COVERAGE/AREA	311 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1255 SF (116.60 m ²)
COVERAGE W/O PORCH	1159 SF (107.67 m ²)

AREA CALCULATIONS		FEET
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 UNIT AREA		+XX SF
GROSS FLOOR AREA		1796 SF
		(166.85 m2)
GROUND FLOOR COVERAGE		848 SF
GARAGE COVERAGE/AREA		311 SF
PORCH COVERAGE/AREA		104 SF
COVERAGE W/ PORCH		1263 SF
		(117.33 m2)
COVERAGE W/O PORCH		1159 SF
		(107.67 m2)

AREA CALCULATIONS	AREA SF
GROUND FLOOR AREA	848 SF
SECOND FLOOR AREA	945 SF
TOTAL FLOOR AREA	1793 SF (166.58 m ²)
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 m ²)
GROUND FLOOR COVERAGE	848 SF
GARAGE COVERAGE/AREA	311 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1255 SF (116.60 m ²)
COVERAGE W/O PORCH	1159 SF (107.67 m ²)

CITY OF HAMILTON
Building Division

Permit No. _____

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

FOR CHIEF BUILDING OFFICIAL _____ DATE AUG 21

OCT 04 2017

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

9			
8			
7			
6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	G
5	ISSUED FOR PRICING.	AUG. 23/17	G
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	W
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	G
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	G
1	PRELIMINARY REVIEW.	APR. 12/17	G
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 as is a Designer.	
	qualification information	
	Richard Vink	244
	name	8
	registration information	
	VAS Design Inc.	426
	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 11
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4343
va3design.com

Greenpark.

HIGHGROVE 2

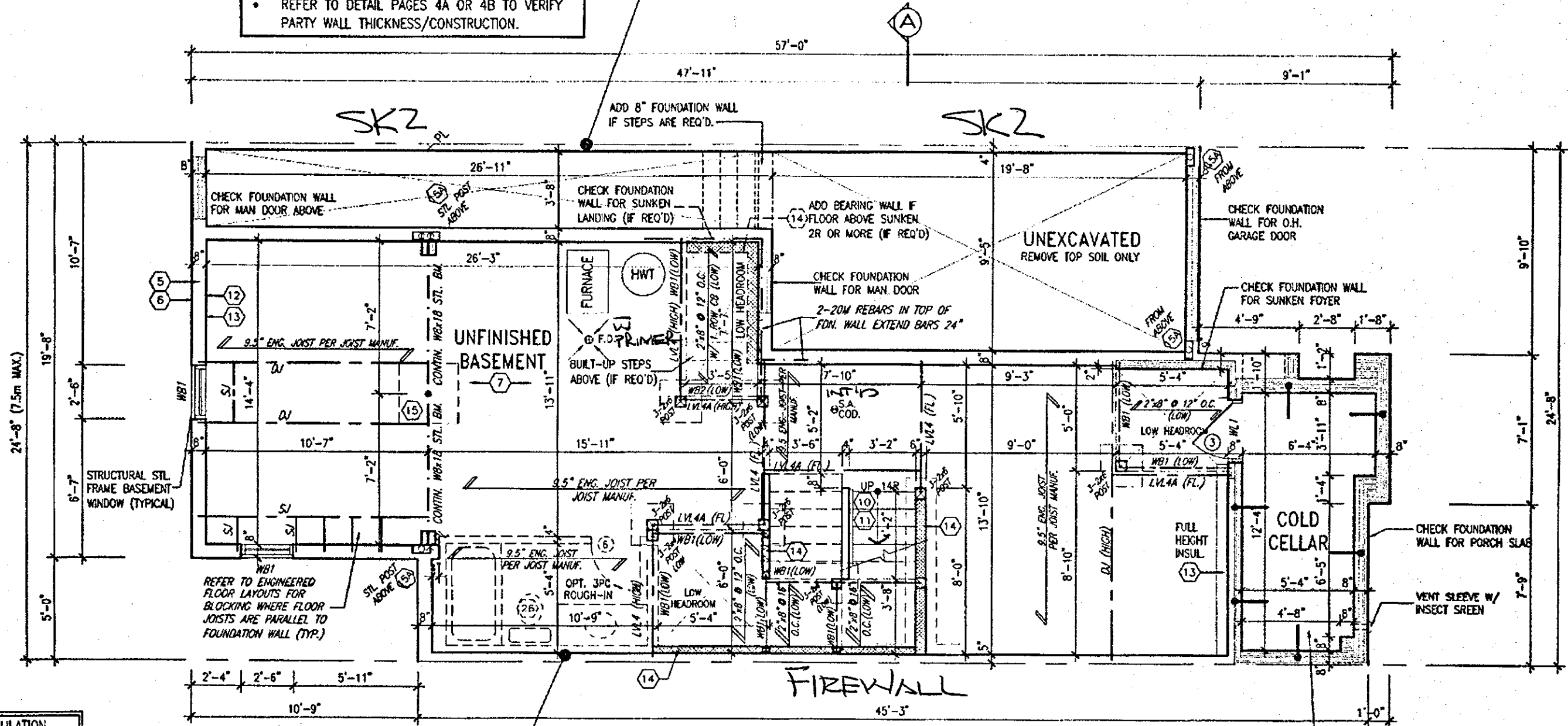
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16035
date APRIL 2017	TYPICAL NOTES AND AREAS	
drawn by _____	checked by _____	drawing no. A0
scale 3/16" = 1'-0"		
file name 16035-HIGHWAY 2		
ERIC - H:\PROJECTS\16035\16035-GEN\HYDROGRAPHIC-A\16035-HIGHWAY 2.dwg - Tue - Sep 28 2017 - 8:21 AM		

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1796 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.



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. 3

COLD STORAGE SLAB

5" REINFORCED CONCRETE SLAB WITH 10# BARS @ 7 7/8"o.c. EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 10# BENT (24"x24") DOMES SPACED NOT MORE THAN 23 5/8"o.c.

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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. 17-131847

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 APR 17 2018

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

8	REVISED.	APR. 13/18	LW	The undersigned has reviewed and takes responsibility for the 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 24483
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name registration information VAS Design Inc. 42653
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	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.
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	
1	PRELIMINARY REVIEW.	APR. 12/17	GW	
0	DESCRIPTION.			

VA3 DESIGN

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

Greenpark. HIGHGROVE 2

Project Name: RUSSELL GARDENS PH.2 WATERDOWN, ON. Project No: 16036

DATE: APRIL 2017 BASEMENT PLAN - ELEV. 3

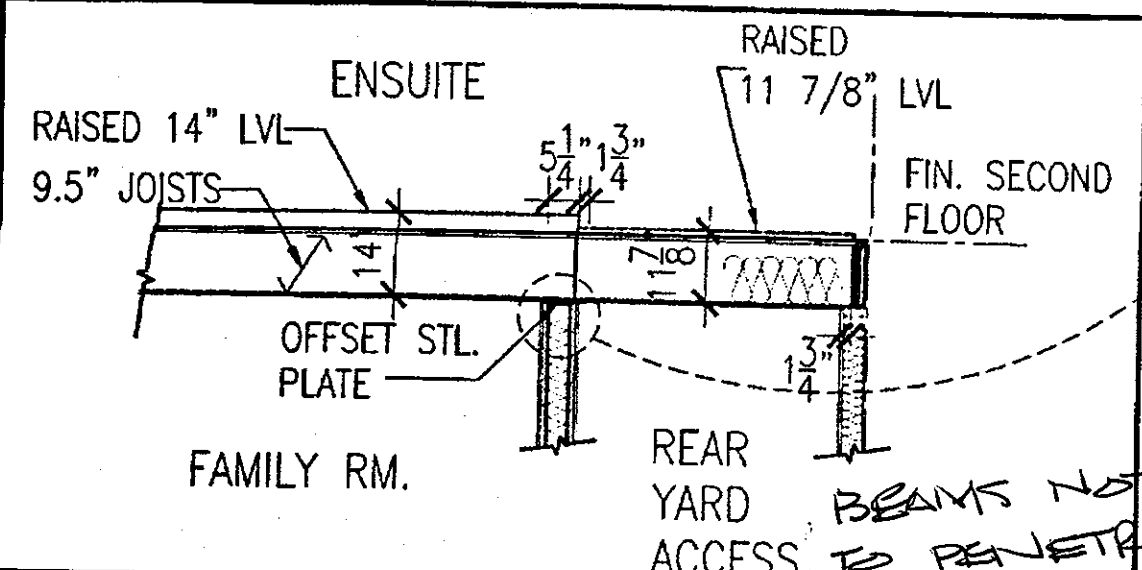
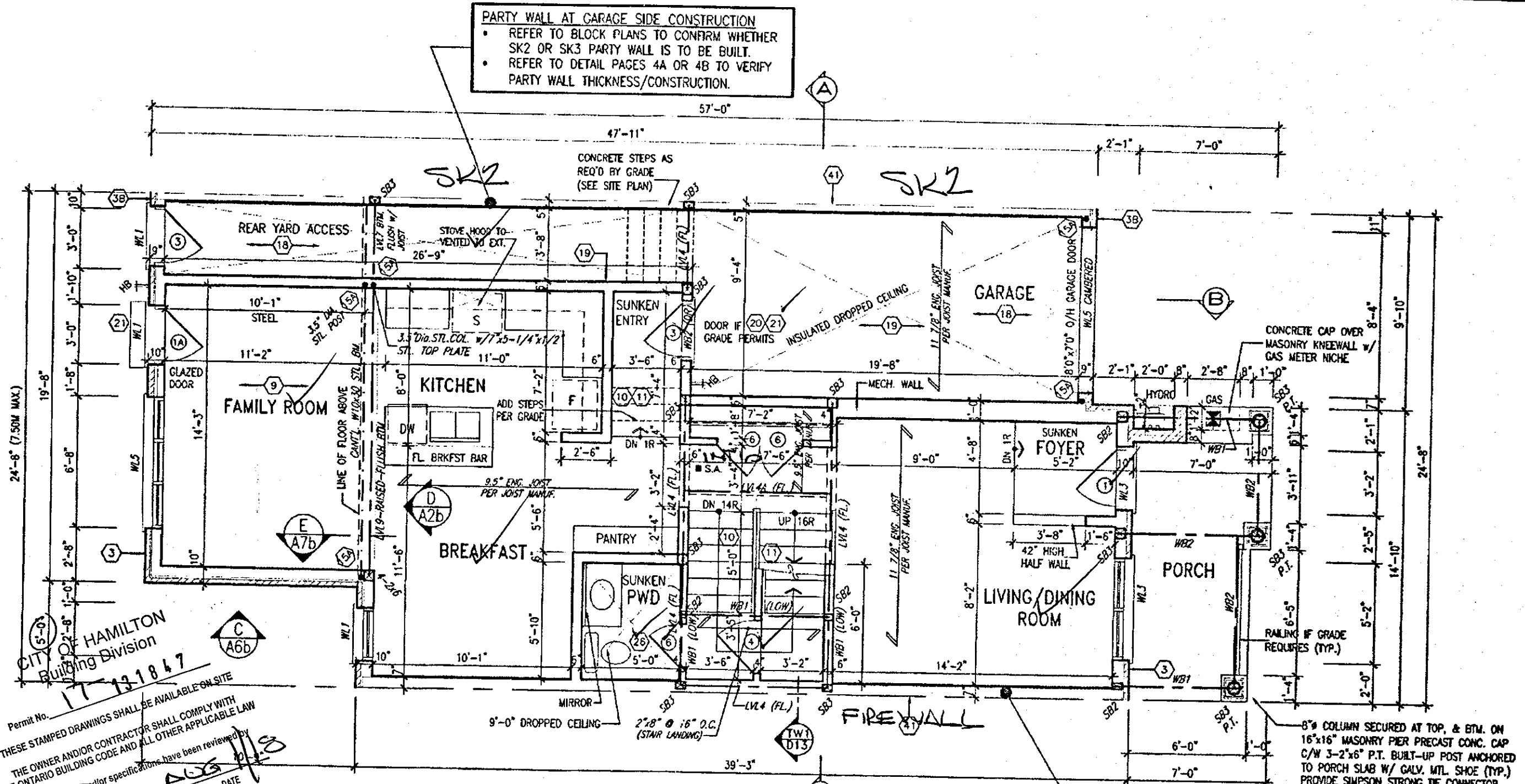
Drawn by: [Signature] Scale: 3/16" = 1'-0" 16036-HIGHGROVE 2

Checked by: [Signature] Date: Apr 17 2018 8:26 AM

A1b

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1796 SF.



D A2b
WOOD BEAMS OVER FAMILY RM.
Not to Scale
DETAIL 1A

8	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 FRICING	AUG 23/17	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
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.

Richard Vink
name
registration information
VAS Design Inc.
24488
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.

DATE: APR 13 2018

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

REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

Greenpark. **HIGHGROVE 2**

RUSSELL GARDENS PH.2 **WATERDOWN, ON.** **16036**

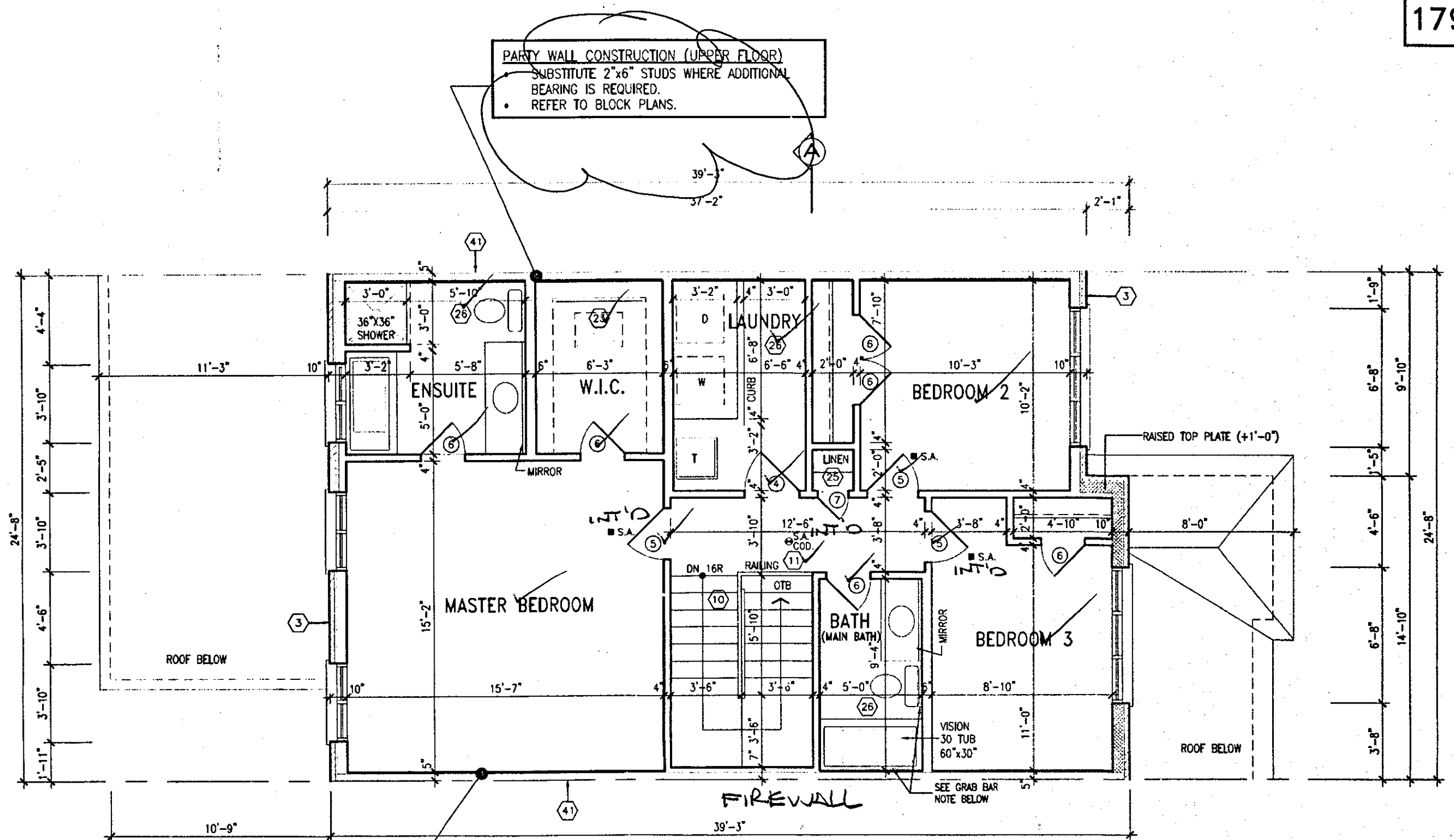
APRIL 2017 **GROUND FLOOR PLAN - ELEV. 3** **16036-HIGHGROVE 2** **A2b**

APPROVED BY: [Signature]
DATE: APR 20 2018
This stamp certifies compliance with the applicable Design Guide lines only and bears no further professional responsibility.

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.

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 Guide lines only and bears no further professional responsibility.

1796 SF.



SECOND FLOOR PLAN - ELEV. 3

CITY OF HAMILTON
Building Division

Permit No. **17-131847**
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 **AUG 1/18**
FOR CHIEF BUILDING OFFICIAL

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.

FEB 09 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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

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

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

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				qualification information
7	REV. PER CITY COMMENTS, REISSUED.	FEB. 08/18	GW	Richard Vink
6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW	signature
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name
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	24488
1	PRELIMINARY REVIEW.	APR. 12/17	GW	BCN
no.	description	date	by	42658

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

Greenpark.	HIGHGROVE 2
Project name RUSSELL GARDENS PH.2	Municipality WATERDOWN, ON.
Date APRIL 2017	Project no. 16036
Drawn by 3/16" = 1'-0"	Scale 16036-HIGHGROVE 2
Checked by 3/16" = 1'-0"	Sheet no. A3b

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1796 SF.

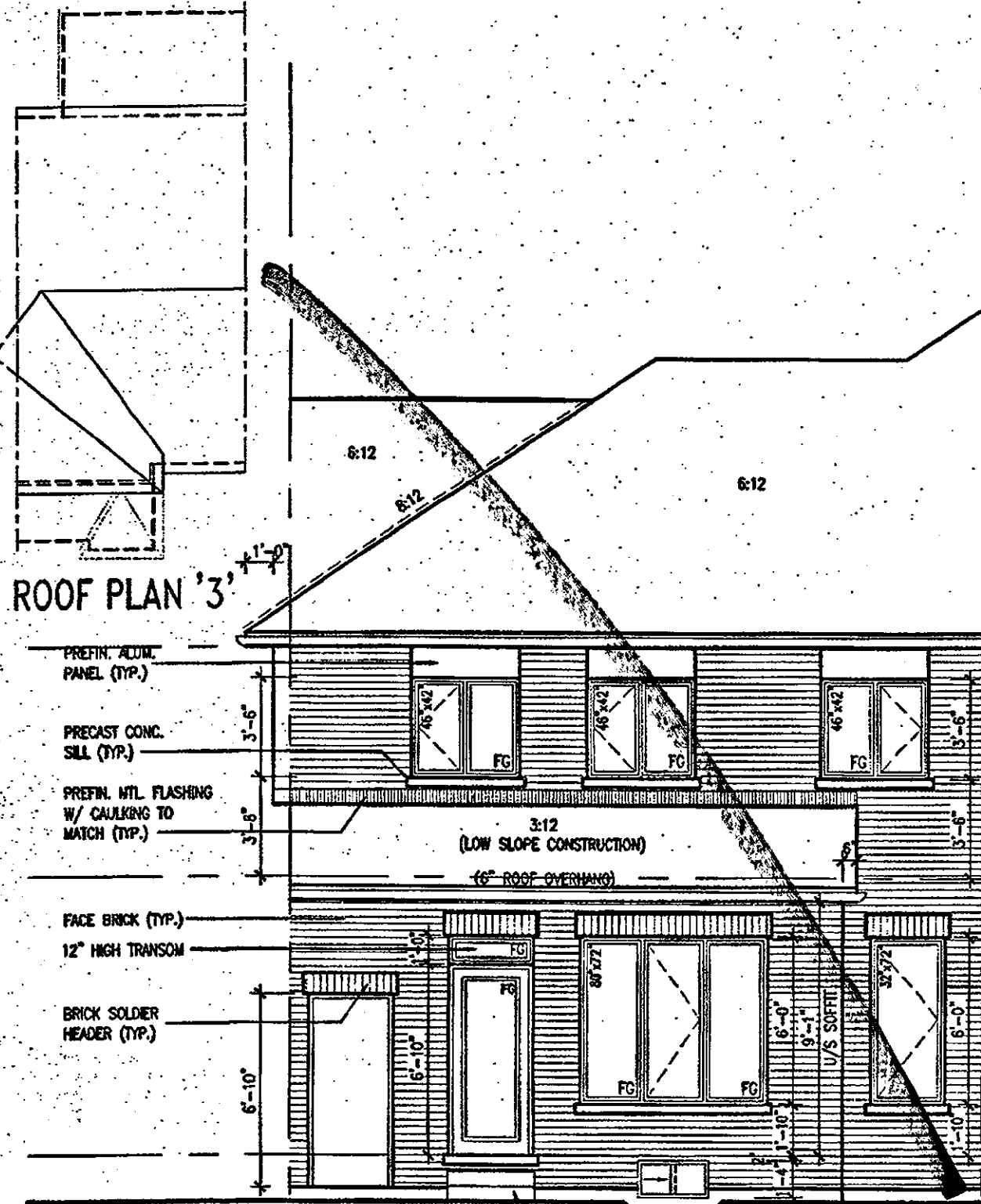
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

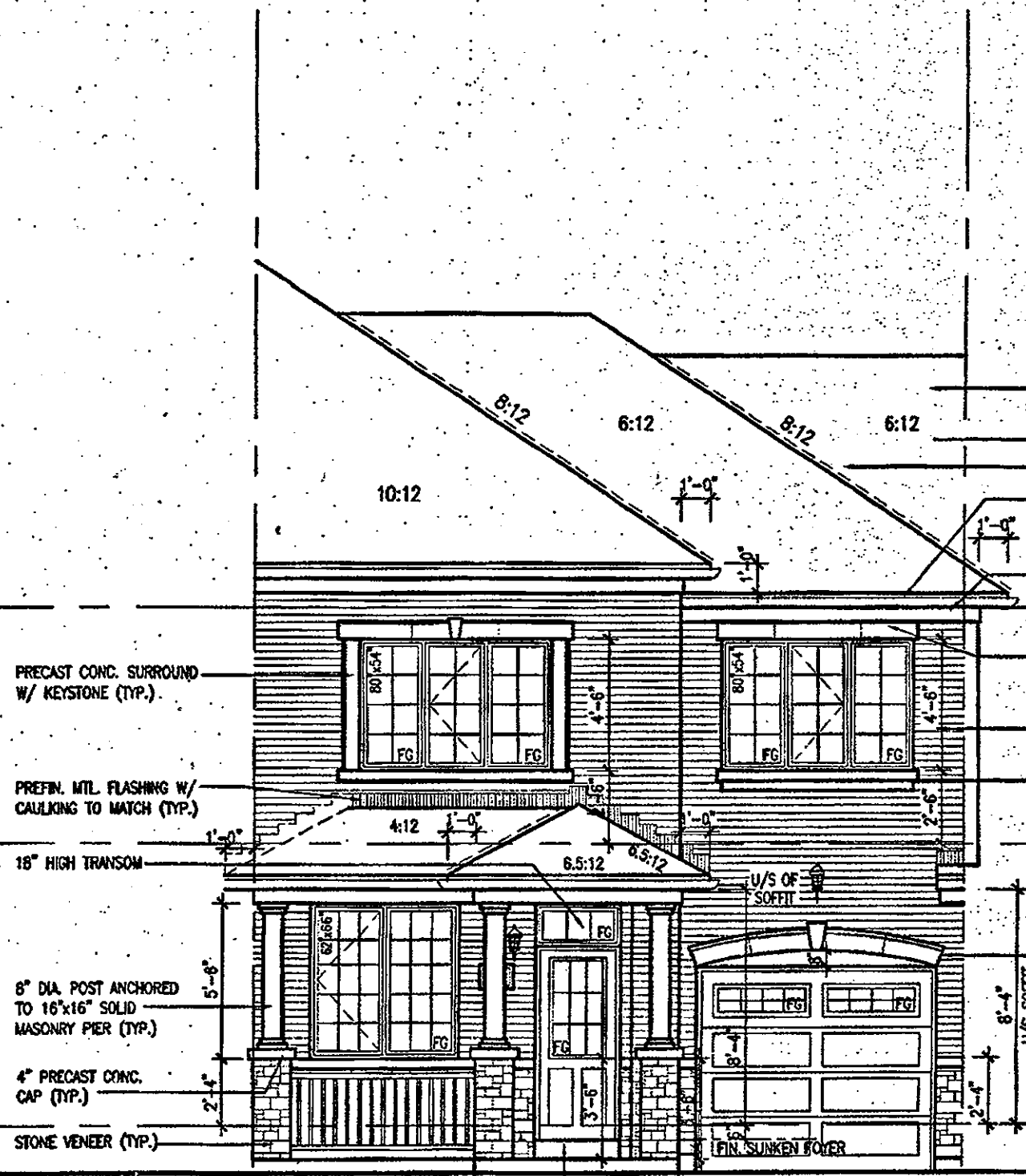
ARCHITECTURAL REVIEW & APPROVAL

OCT 18 2017

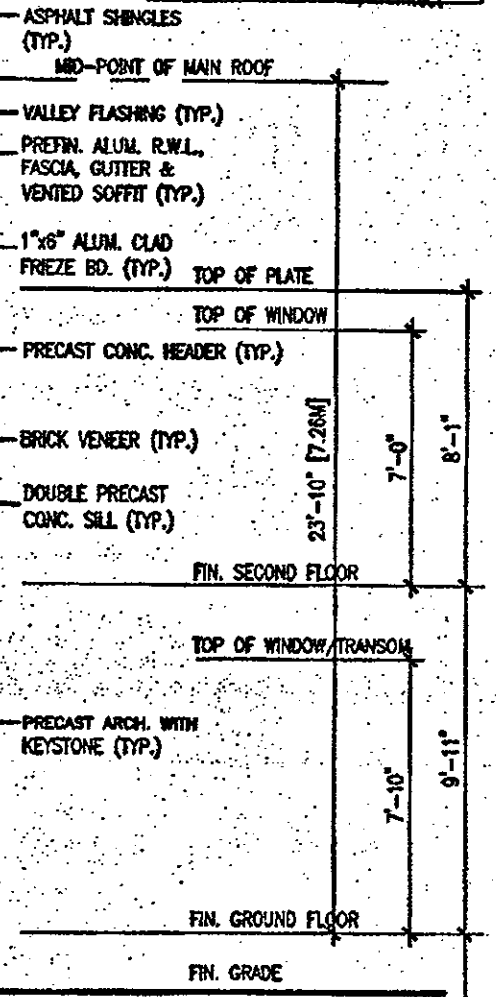
John G. Williams Limited, Architect



REAR ELEVATION
ELEV. 3



FRONT ELEVATION
ELEV. 3



ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.
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

1	PRELIMINARY REVIEW	APR. 12/17	GW
2	REVISED PER CLIENT COMMENTS	APR. 27/17	GW
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
4	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT
5	ISSUED FOR PRICING	AUG. 23/17	GW
6	REVISED. ISSUED FOR PERMIT	SEP. 22/17	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
signature
VAS Design Inc. 42658
registration information
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
1 416.630.2255 / 416.630.4782
vasdesign.com

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

HIGHGROVE 2
project no.
16036
drawing no.
A4b
FRONT & REAR ELEVATION '3'

8'-0"x7'-0" O/H GARAGE DOOR
GD-1A-B
CITY OF HAMILTON
Building Division
17-1318A7
Permit No.
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.
THE OWNER/ARCHITECT/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

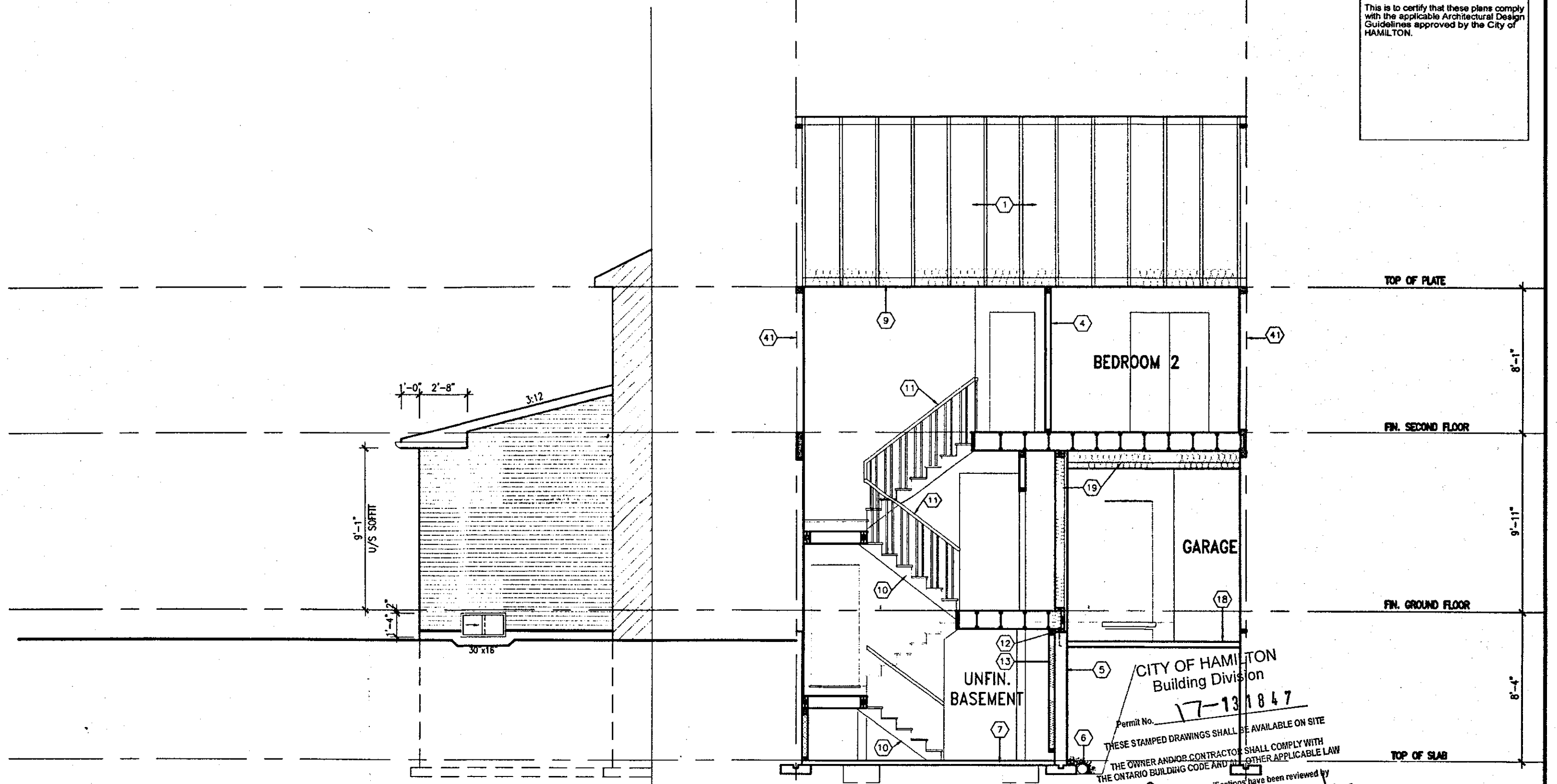
HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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1796 SF.

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C SIDE ELEV. '3'

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)

OK

SECTION A-A ELEV. 3

CITY OF HAMILTON
Building Division
Permit No. 17-131847
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
DATE 1/18
FOR CHIEF BUILDING OFFICIAL

FEB 15 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

3				The undersigned has reviewed and takes responsibility for the 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 registration information
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	VA3 Design Inc. 42658
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 12/17	GW	
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. 25/17	GW	
no.	description	date	by	

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

Greenpark.		HIGHGROVE 2	
project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN, ON.
project no.	16036	project no.	16036
date	APRIL 2017	SECTION A-A ELEV. 3	
drawn by	checked by	scale	3/16" = 1'-0"
16036-HIGHGROVE 2		drawing no.	A6b

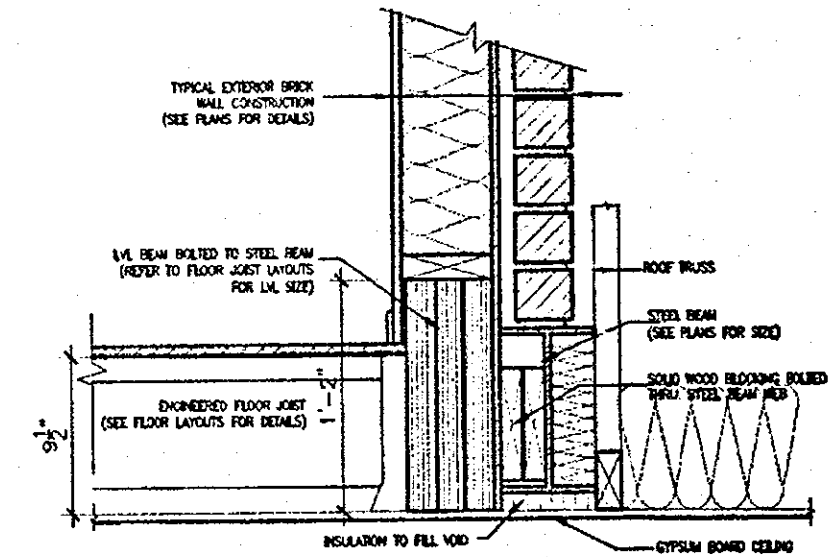
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HIGHGROVE 2- BEAMS OVER FAMILY ROOM

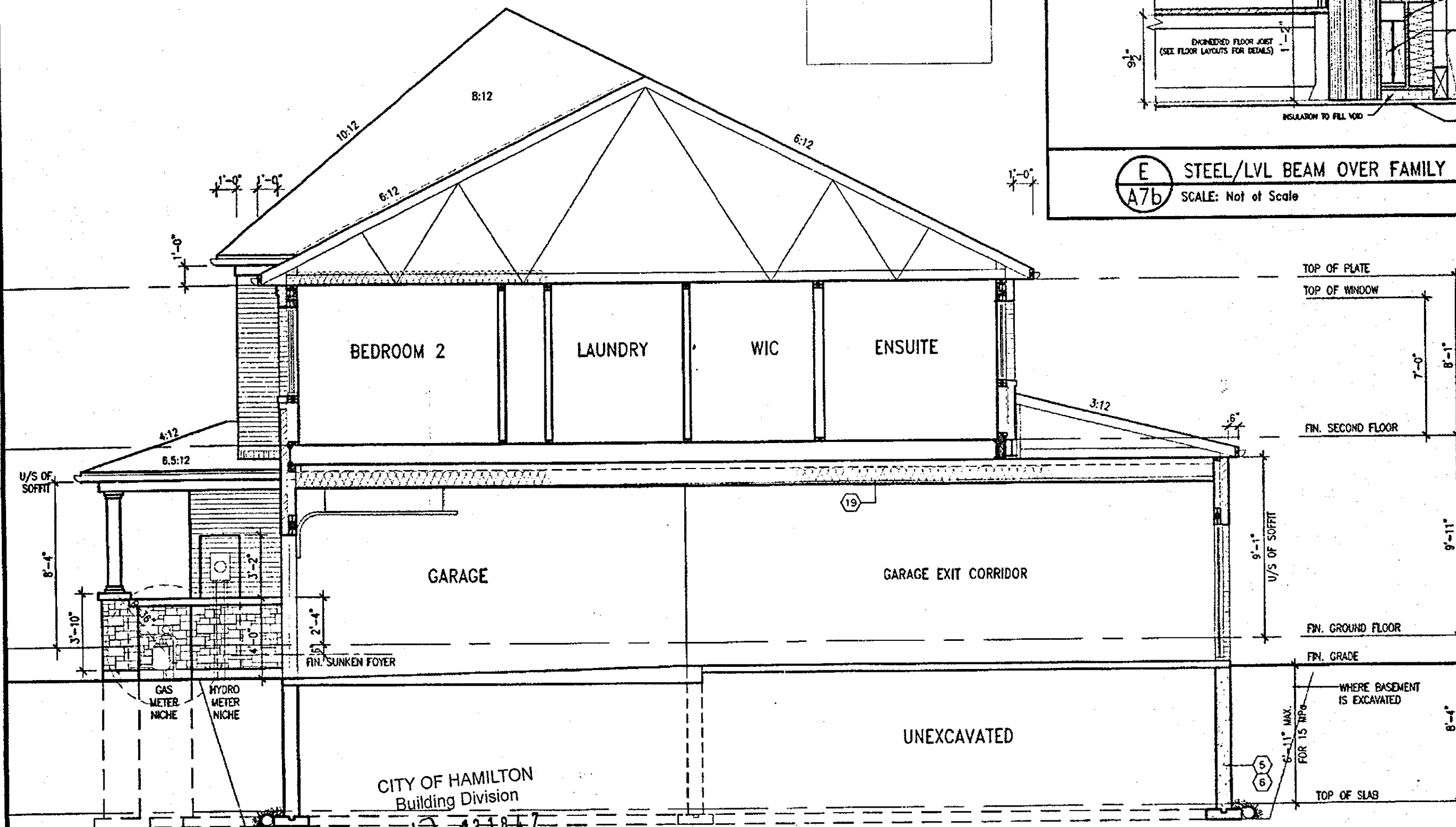
1796 SF.

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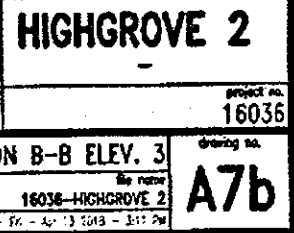
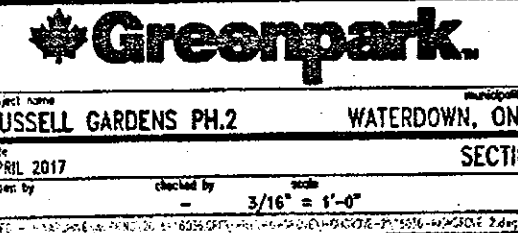
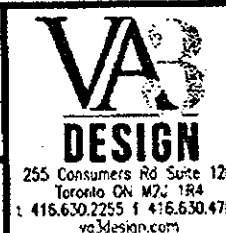
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.



E STEEL/LVL BEAM OVER FAMILY RM.
A7b SCALE: Not of Scale



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



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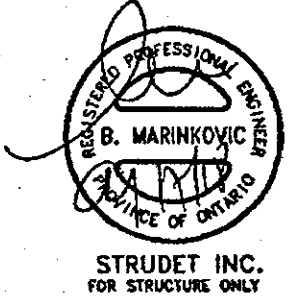
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: APR 20, 2018

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

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



APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 2

Greenpark.

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

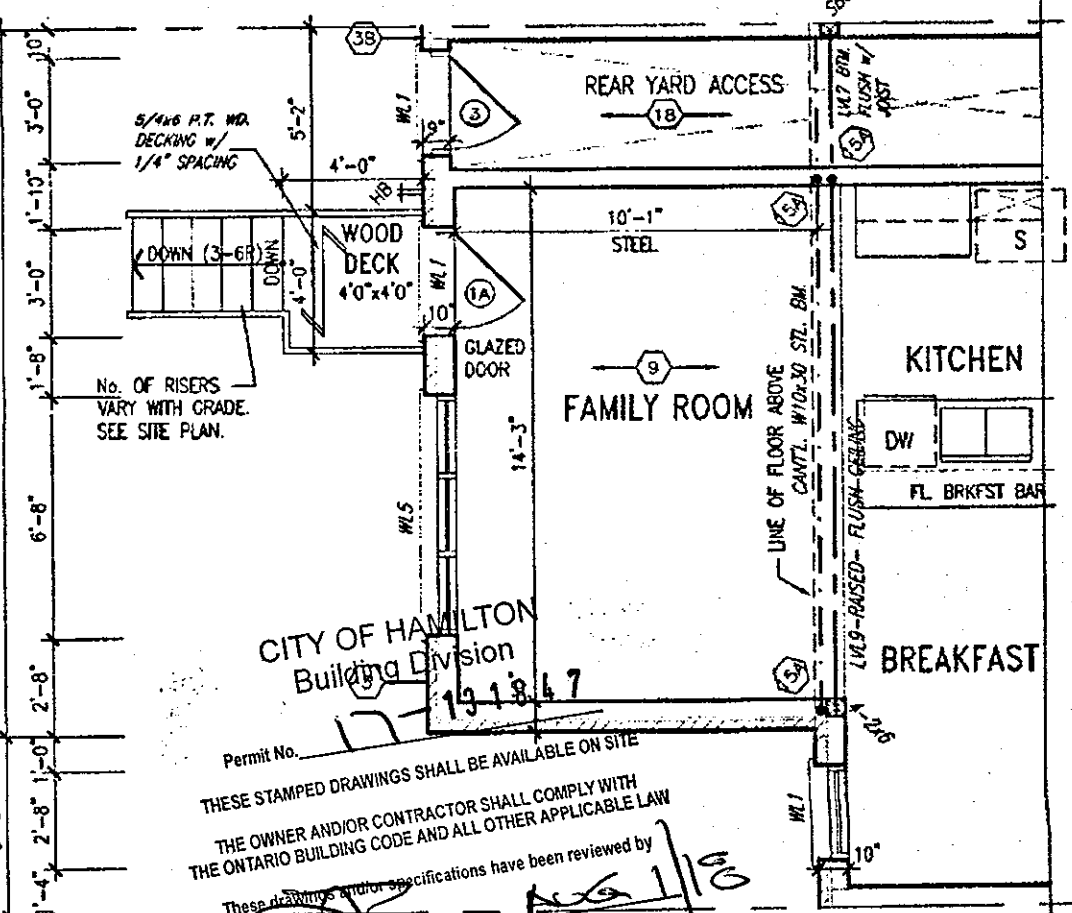
VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
T 416.630.2255 F 416.630.4782
va3design.com

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signature
Richard Vink
name
Richard Vink
registration information
VA3 Design Inc.
42658
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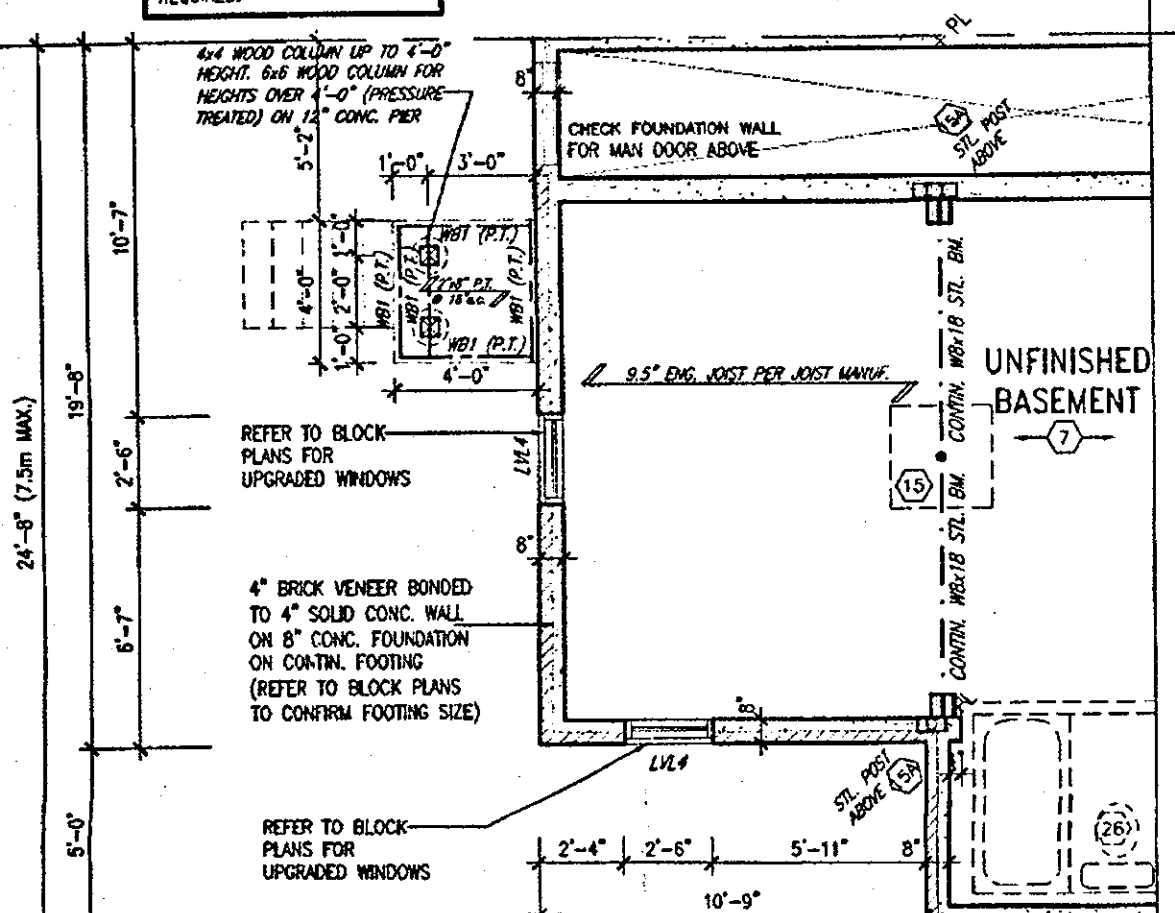
9	REVISED	APR 13/18	GW
8	REV. PER CITY COMMENTS, REISSUED	FEB. 08/18	GW
7	REVISED, ISSUED FOR PERMIT	SEP. 22/17	GW
6	ISSUED FOR PRICING	AUG. 23/17	GW
5	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT
4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
3	REVISED PER CLIENT COMMENTS	APR. 27/17	GW
2	PRELIMINARY REVIEW	APR. 12/17	GW
1	description	date	by

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

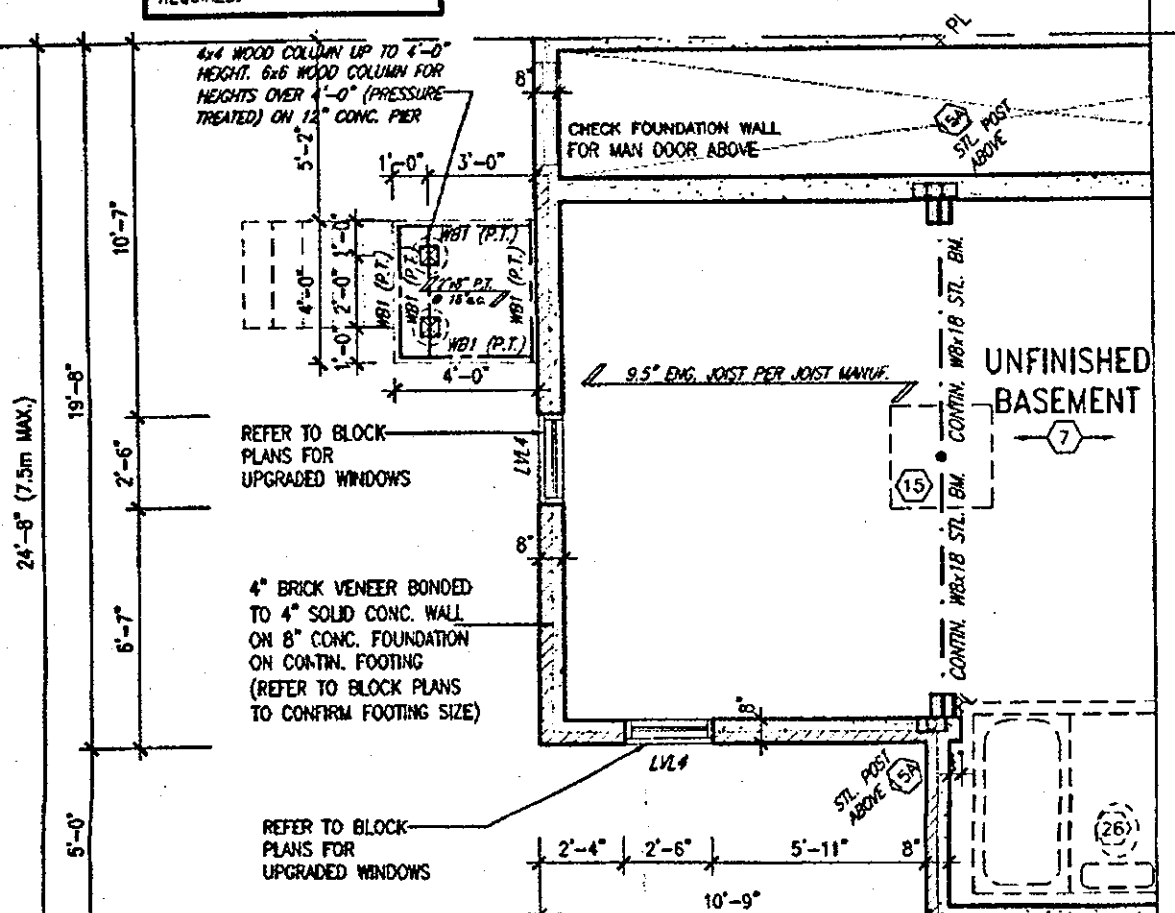


PART. GROUND FLOOR PLAN W.O.D
CONDITION (4R TO 7R MAX.)

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

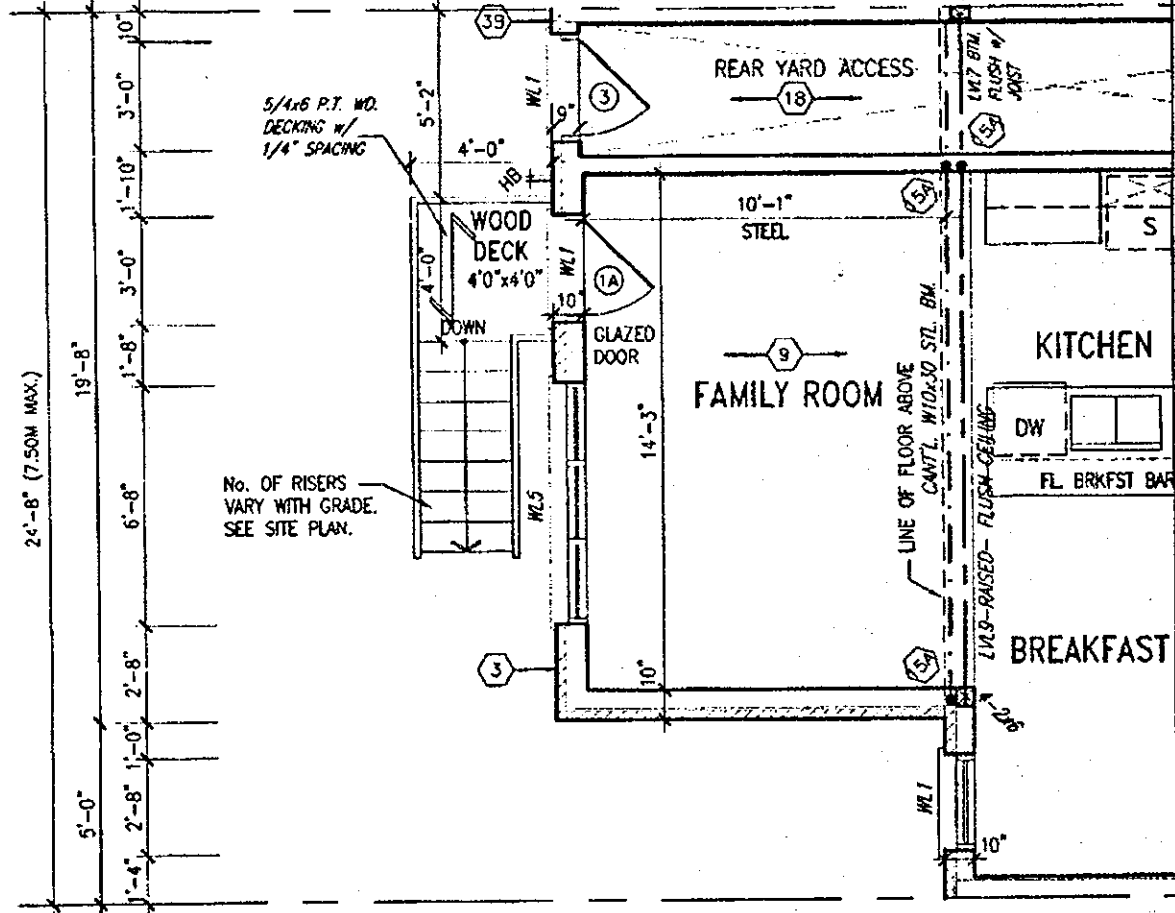
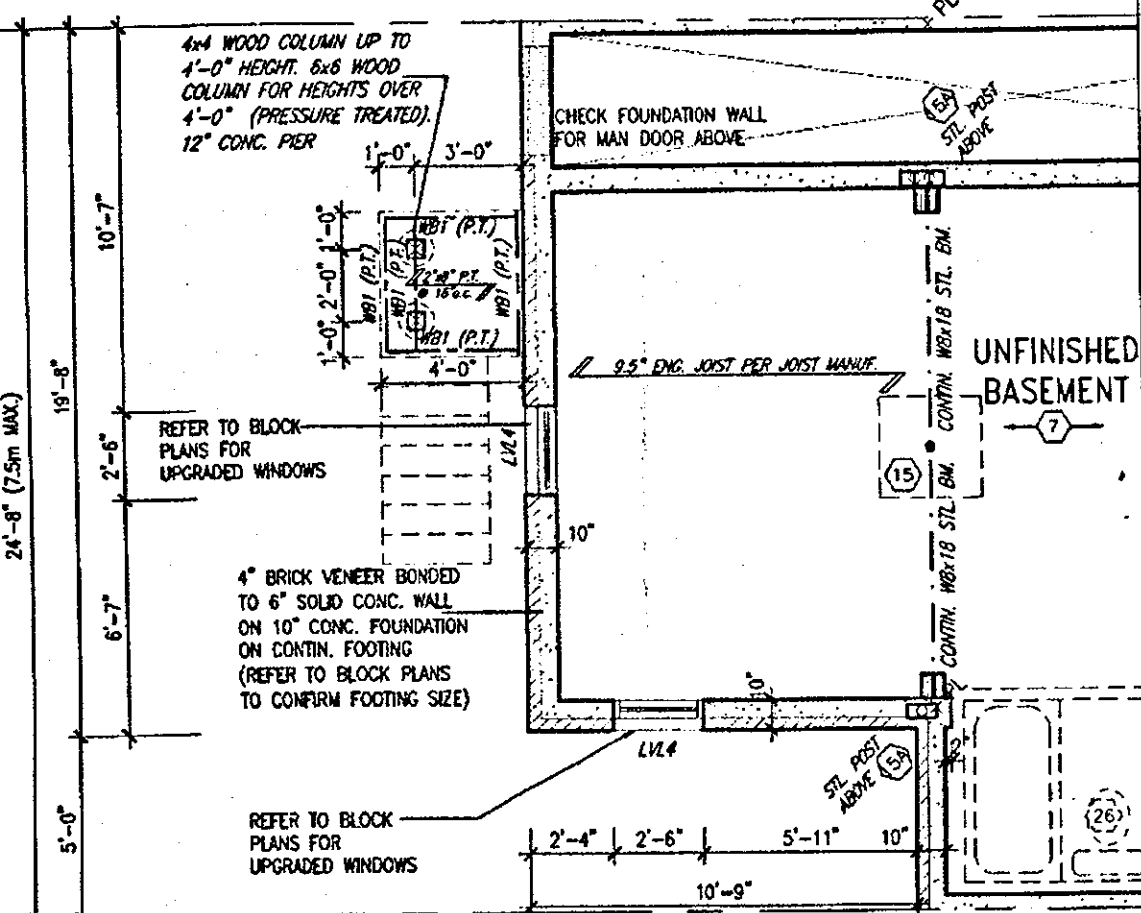


PART. BASEMENT PLAN W.O.D
CONDITION (4R TO 7R MAX.)



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

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



1796 SF.

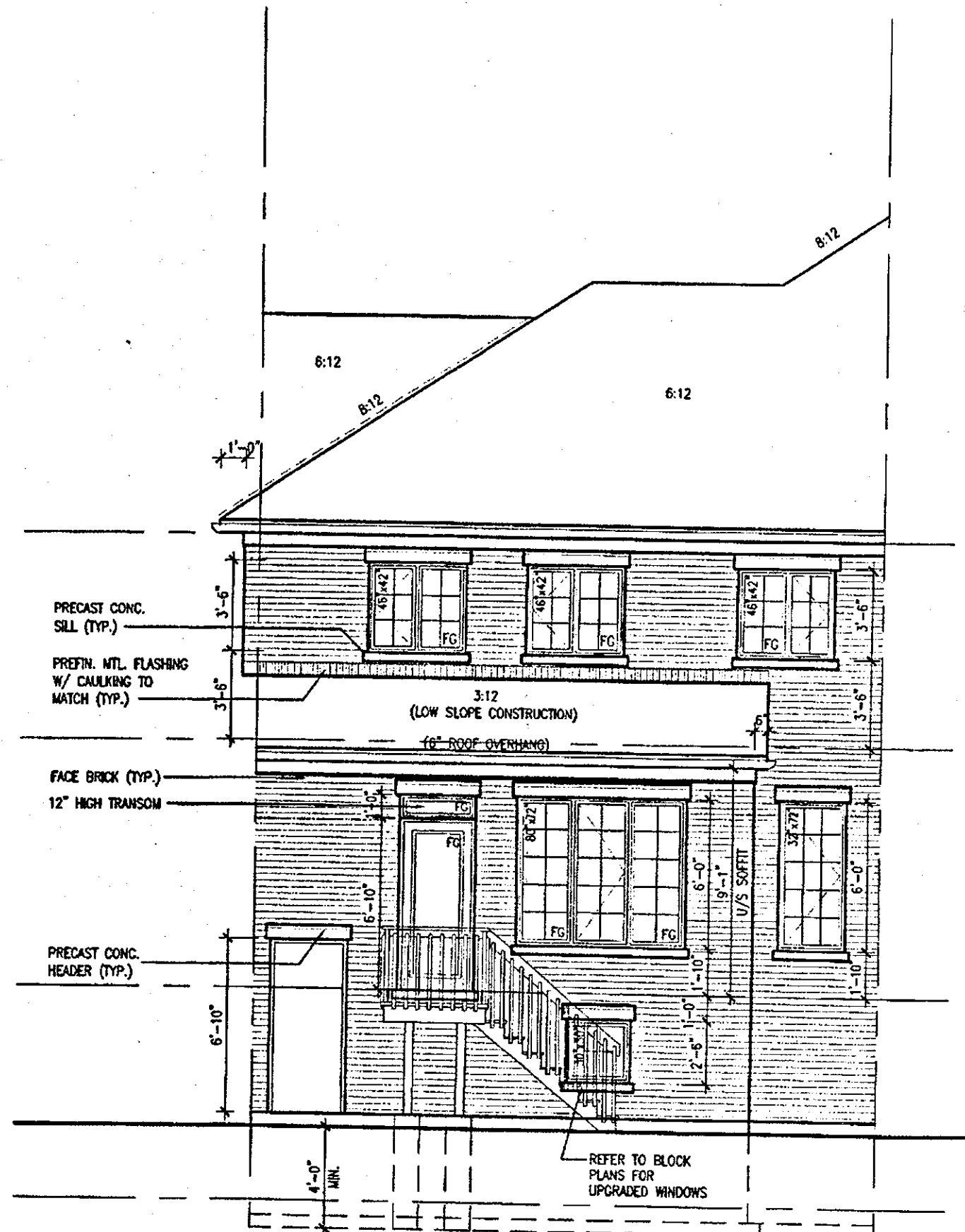
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

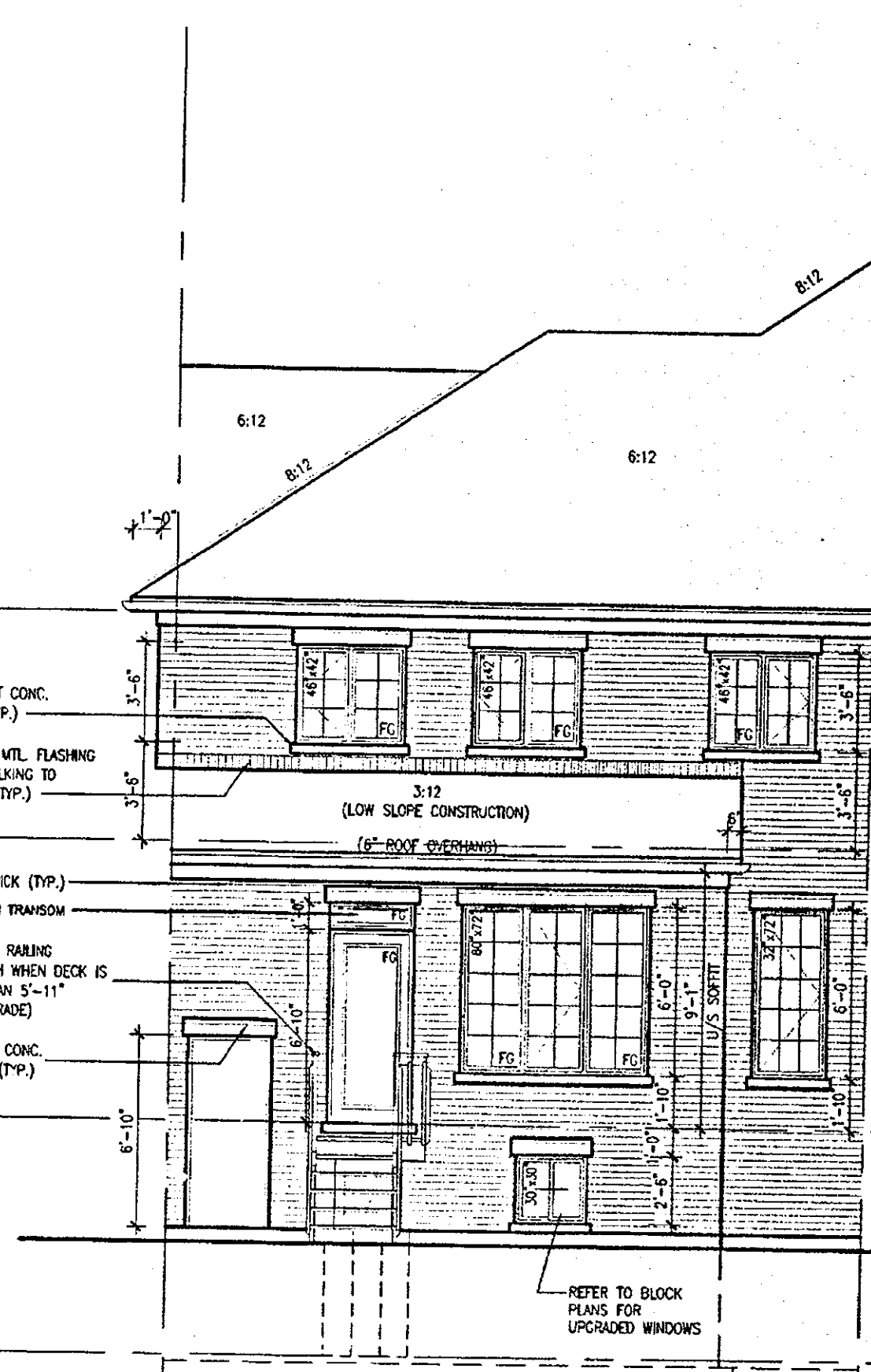
APPROVED BY: _____
DATE: APR 20, 2018

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



UPGRADED REAR ELEVATION-ELEV. 3
DECK CONDITION
(8R OR MORE)
MILTON
Building Division
Permit No. 17-131847

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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
TJD AUG 1/18
FOR CHIEF BUILDING OFFICIAL DATE



UPGRADED REAR ELEVATION-ELEV. 3
DECK CONDITION
(4R TO 7R MAX)

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

3	REVISED	APR 13/18	GW
4	REV. PER CITY COMMENTS, REISSUED	FEB 08/18	GW
5	REVISED, ISSUED FOR PERMIT	SEP. 22/17	GW
6	ISSUED FOR PRICING	AUG. 23/17	GW
7	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT
8	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
9	REVISED PER CLIENT COMMENTS	APR. 27/17	GW
10	PRELIMINARY REVIEW	APR. 12/17	GW
11	DESCRIPTION	DATE	BY

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qualification information:
Richard Vink
name
registration information
VAS Design Inc.
24483
BCN
42853
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VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
1 416.630.2255 1 416.630.4782
vasdesign.com

Greenpark.		HIGHGROVE 2	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16036	
date APRIL 2017		drawing no. 16036-HIGHGROVE 2	
checked by 3/16" = 1'-0"		scale 16036-HIGHGROVE 2	
drawn by		drawing no. A10b	

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