

Bill 205

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" 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)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
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" L (89x89x6.4L)
L2 = 4" x 3-1/2" x 5/16" L (102x89x7.9L)
L3 = 5" x 3-1/2" x 5/16" L (127x89x7.9L)
L4 = 6" x 3-1/2" x 7/16" L (152x89x11.0L)
L5 = 6" x 4" x 7/16" L (152x102x11.0L)
L6 = 7" x 4" x 7/16" L (178x102x11.0L)

DOOR SCHEDULE

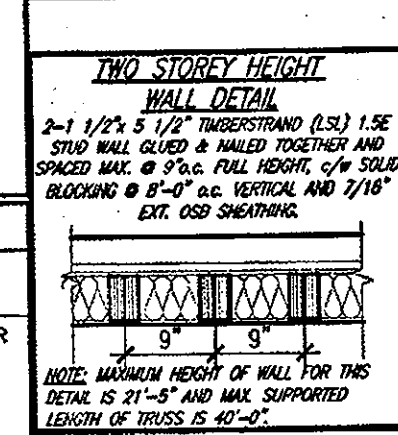
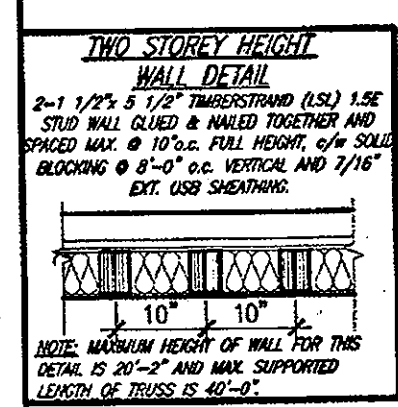
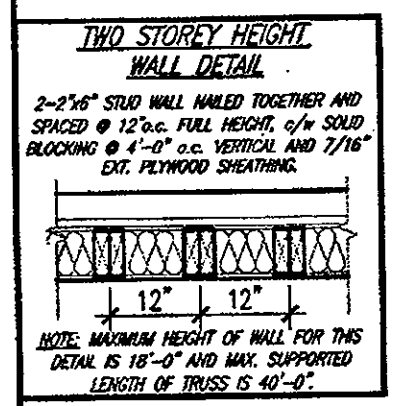
NOS.	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB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



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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			
TOTAL SQ. FT.	2659.18 S.F.	239.43 S.F.	9.02 %
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			
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			
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	1255 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)



no.	description	date	by
3			
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	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

The undersigned has reviewed and certifies responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

signature: *Richard Vink* 24488
name: Richard Vink
registration information: 42658
VAB 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.

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

Greenpark. HIGHGROVE 2

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

date: APRIL 2017 drawn by: checked by: 3/16" = 1'-0" scale: 16036-HIGHGROVE 2

TYPICAL NOTES AND AREAS

Sheet: **A0**

CITY OF HAMILTON
Building Division

Permit No: 17-13991

OCT 0 4 2017

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]* Aug 8/18

DATE

FOR CHIEF BUILDING OFFICIAL

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

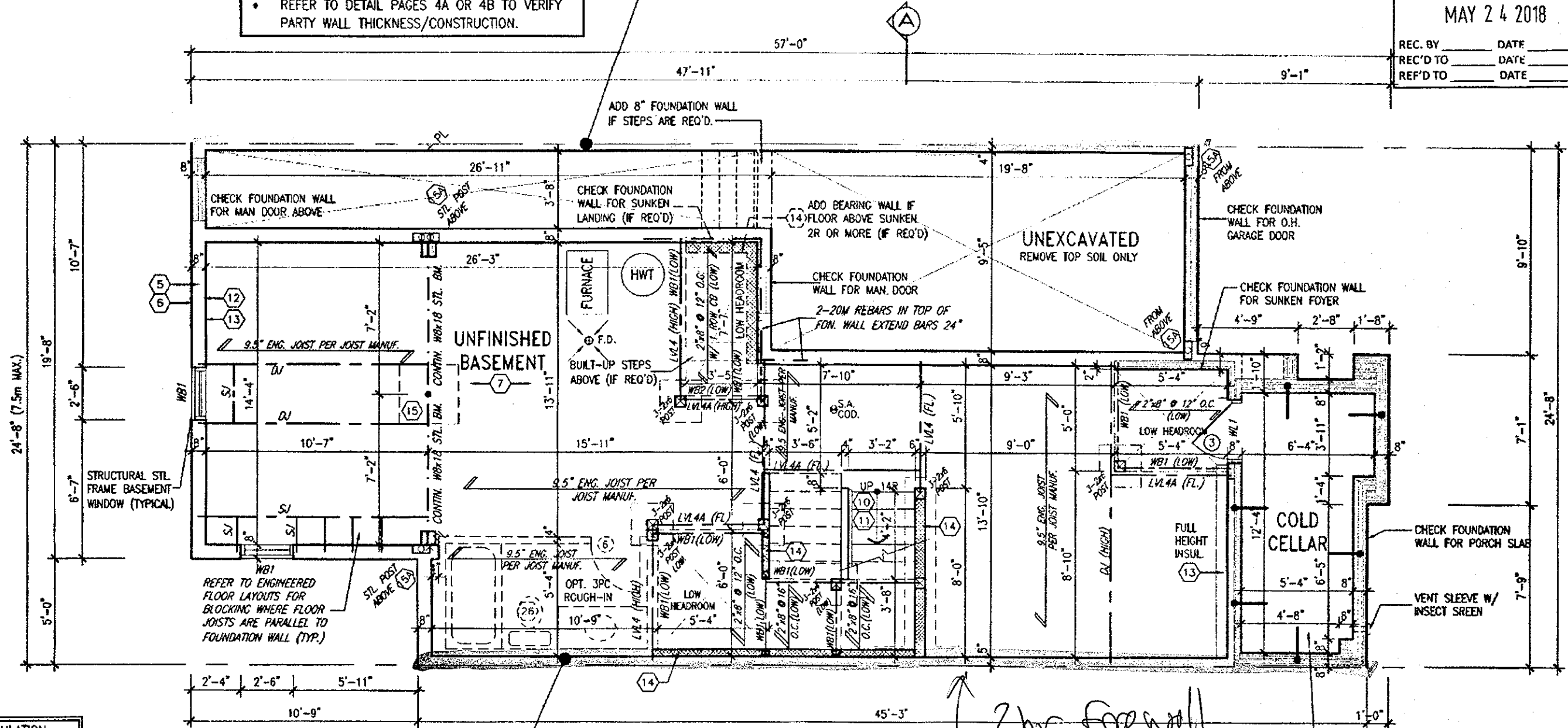
1796 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____

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 10M BARS @ 7 7/8\"o.c.
EACH WAY WITH MIN. 1 1/4\"
CONC. COVER AND 10M 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: _____
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. 17-131911

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

FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

3	REVISED	APR 13/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
4	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW	qualification information
5	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink 24488
6	ISSUED FOR PRICING.	AUG. 23/17	GW	name
7	REVISED AS PER CLIENT COMMENTS.	JAN. 21/17	WI	registration information
8	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc. 42655
9	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.
10	PRELIMINARY REVIEW.	APR. 12/17	GW	date
11	description			by

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

Greenpark.

project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN, ON.	project no.	16036
date	APRIL 2017	checked by	scale	16036-HIGHGROVE 2	A1b
drawn by		3/16\" = 1'-0\"			

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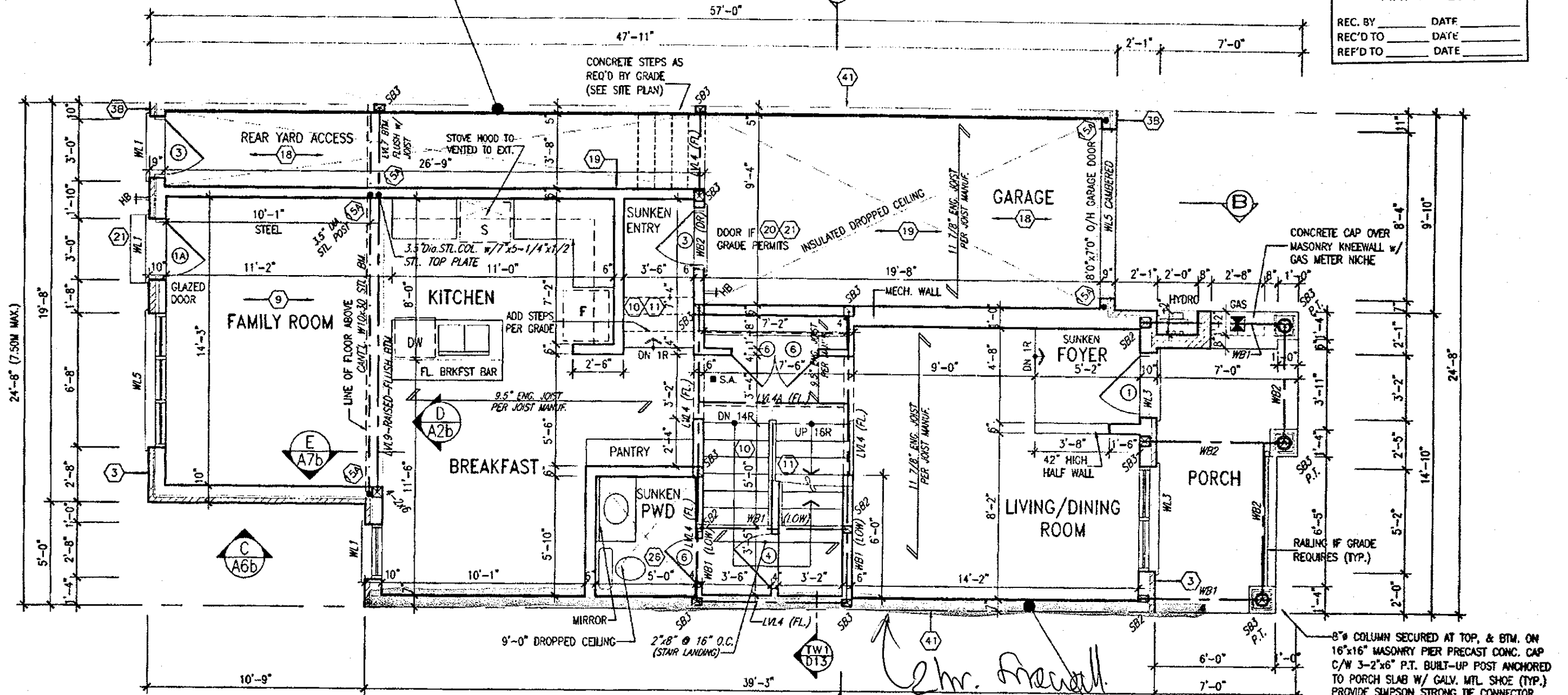
1796 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____

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. 3

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.



CITY OF HAMILTON
Building Division
17-131911
STRUDET INC.
FOR STRUCTURE ONLY

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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 bears no further professional responsibility.

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.

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

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.

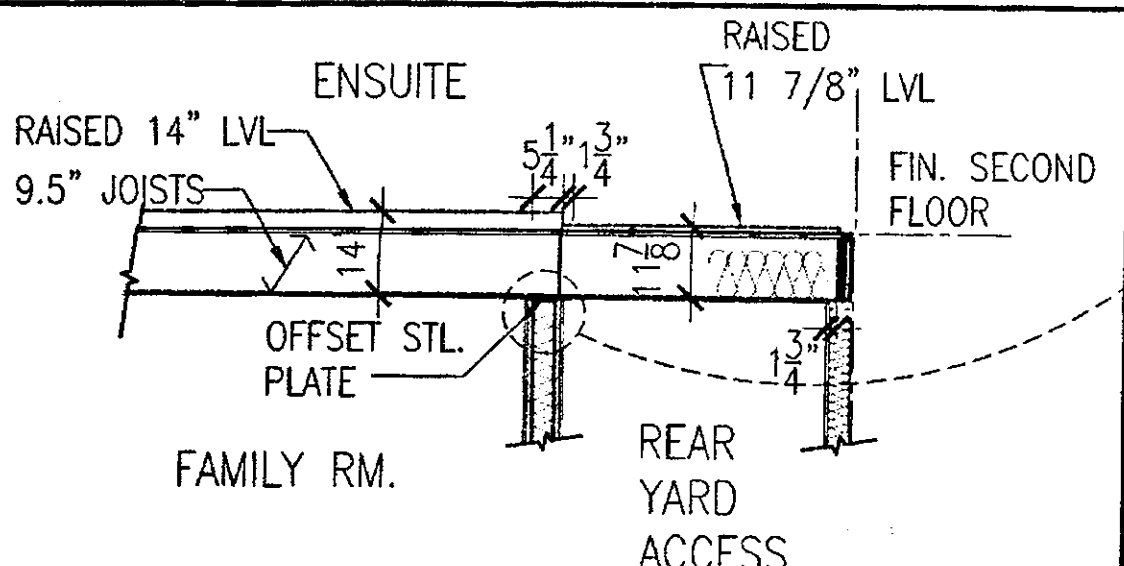
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255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

These drawings and/or specifications have been reviewed by
APR 17 2018
Aug 3/18
DATE

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

Project Name	RUSSELL GARDENS PH.2	Municipality	WATERDOWN, ON.	Project No.	16036
Date	APRIL 2017	Drawn by	3/16" = 1'-0"	Scale	16036-HIGHGROVE 2
Checked by		Ground Floor Plan - Elev. 3			A2b



D
A2b

WOOD BEAMS OVER FAMILY RM.
Not to Scale

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1796 SF.

CITY OF HAMILTON

BUILDING DIVISION

Planning & Development Department

MAY 24 2018

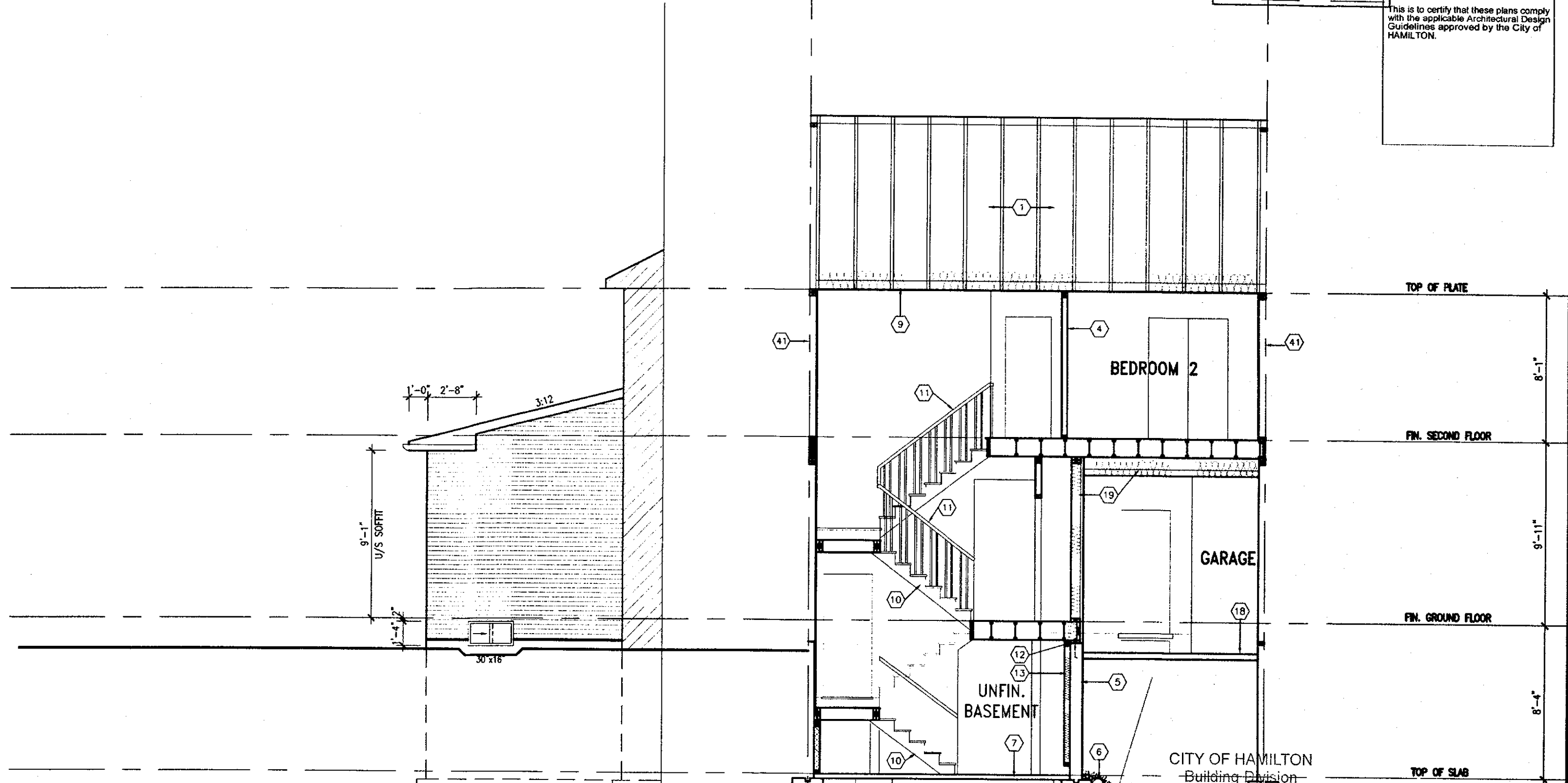
REC. BY DATE

REC'D TO DATE

REF'D TO DATE

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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)

SECTION A-A ELEV. '3'

Permit No. 17-131941
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]* FEB 15 2018
FOR CHIEF BUILDING OFFICIAL

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

3	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	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW
1	PRELIMINARY REVIEW.	APR. 25/17	GW
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink 24488
name registration information
VAS Design Inc. 42658
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

HIGHGROVE 2

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

FILED IN: C:\WORK\2017\16036\16036-HIGHGROVE 2.dwg - Thu - Feb 15 2018 - 2:26 PM

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

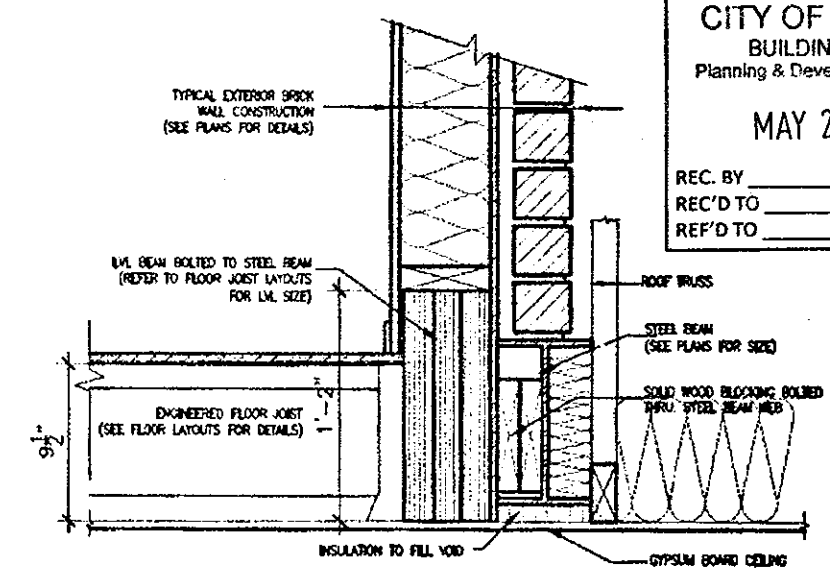
HIGHGROVE 2- BEAMS OVER FAMILY ROOM

1796 SF.

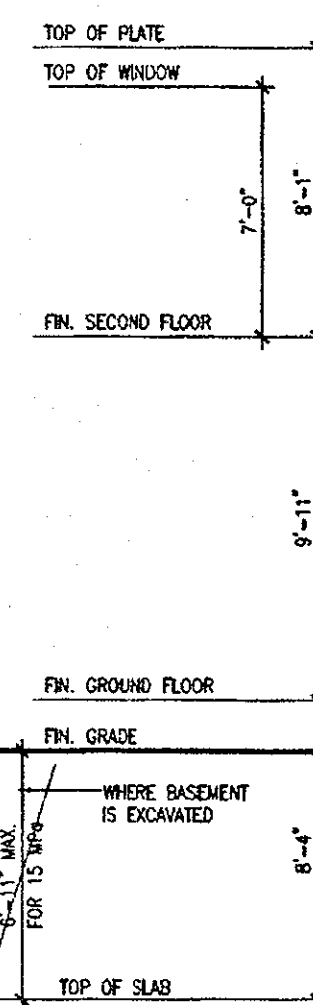
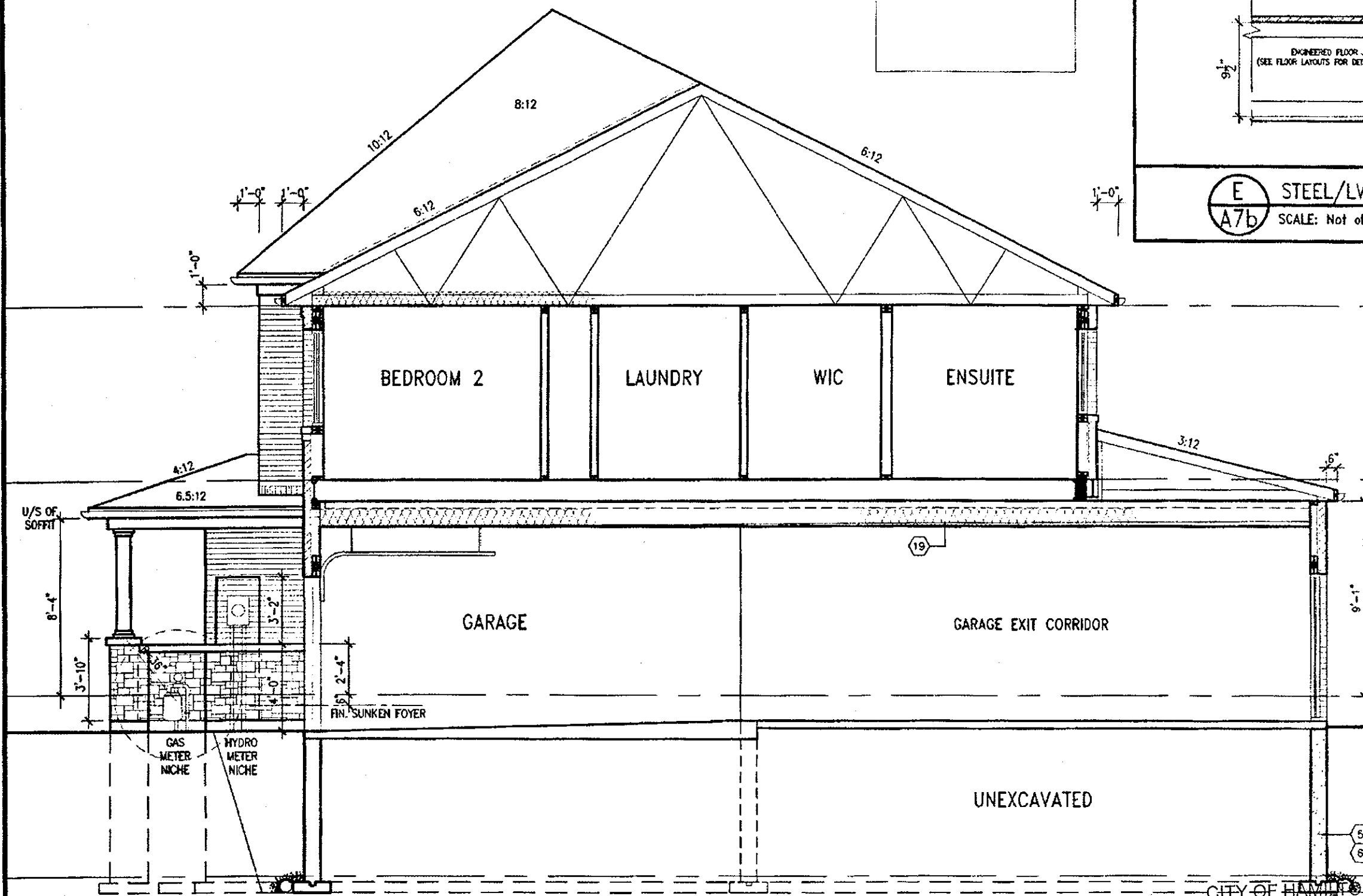
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____



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



SECTION B-B
ELEV. 3

CITY OF HAMILTON
Building Division
Permit No. 17-139M

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 13/18*

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'



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
8	REVISED, ISSUED FOR PERMIT	SEP. 22/17	GW	Richard Vink
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	VAS Design Inc.
2	REVISED PER CLIENT COMMENTS	APR. 27/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	PRELIMINARY REVIEW	APR. 12/17	GW	date
no.	description	date	by	

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

Greenpark.	HIGHGROVE 2
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.
site APRIL 2017	checked by 3/16" = 1'-0"
drawn by APRIL 2017	scale 3/16" = 1'-0"
SECTION B-B ELEV. 3	16036-HIGHGROVE 2
drawing no. A7b	project no. 16036

1796 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____

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

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

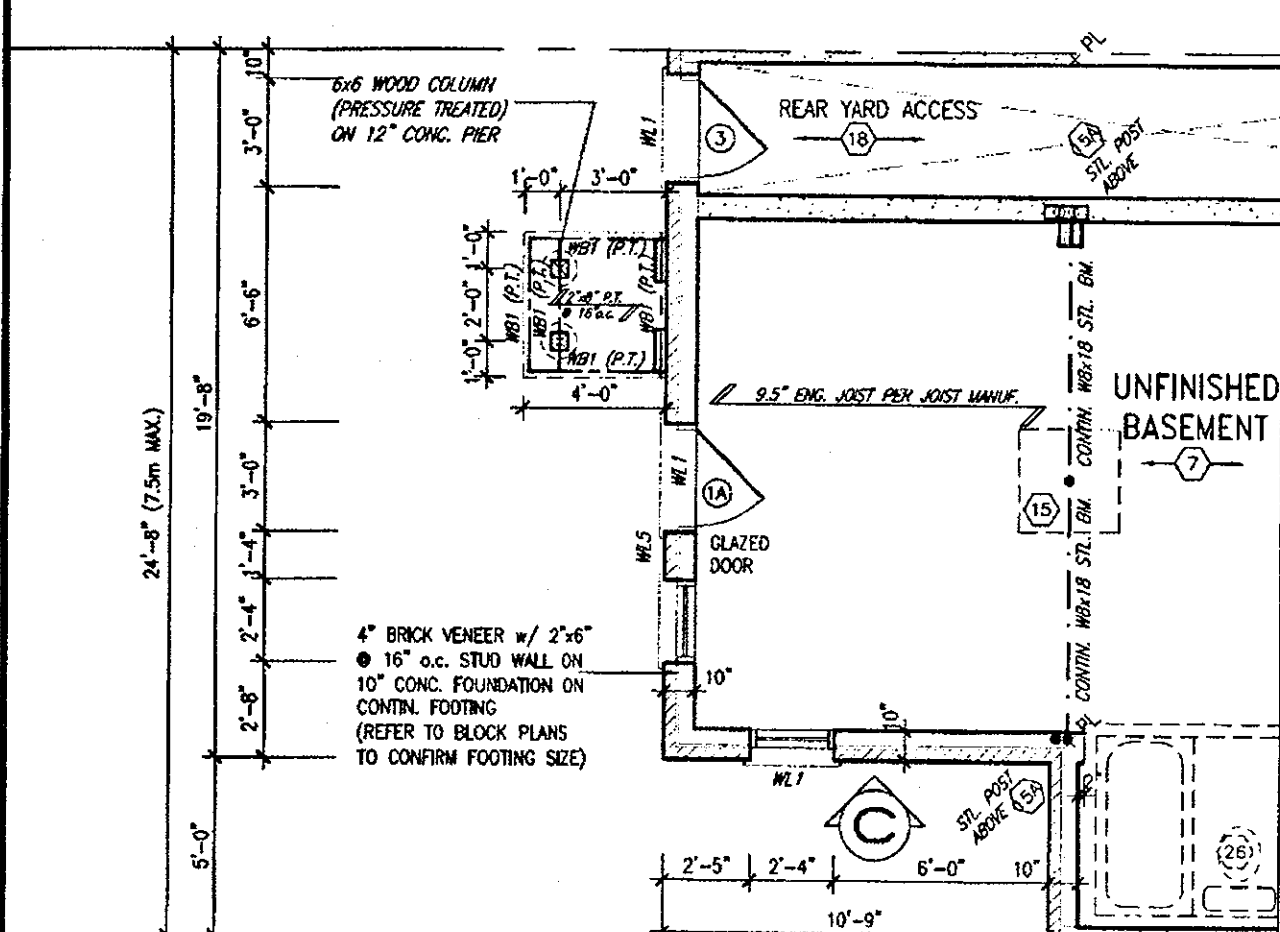
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY _____
DATE: Apr. 20, 2018

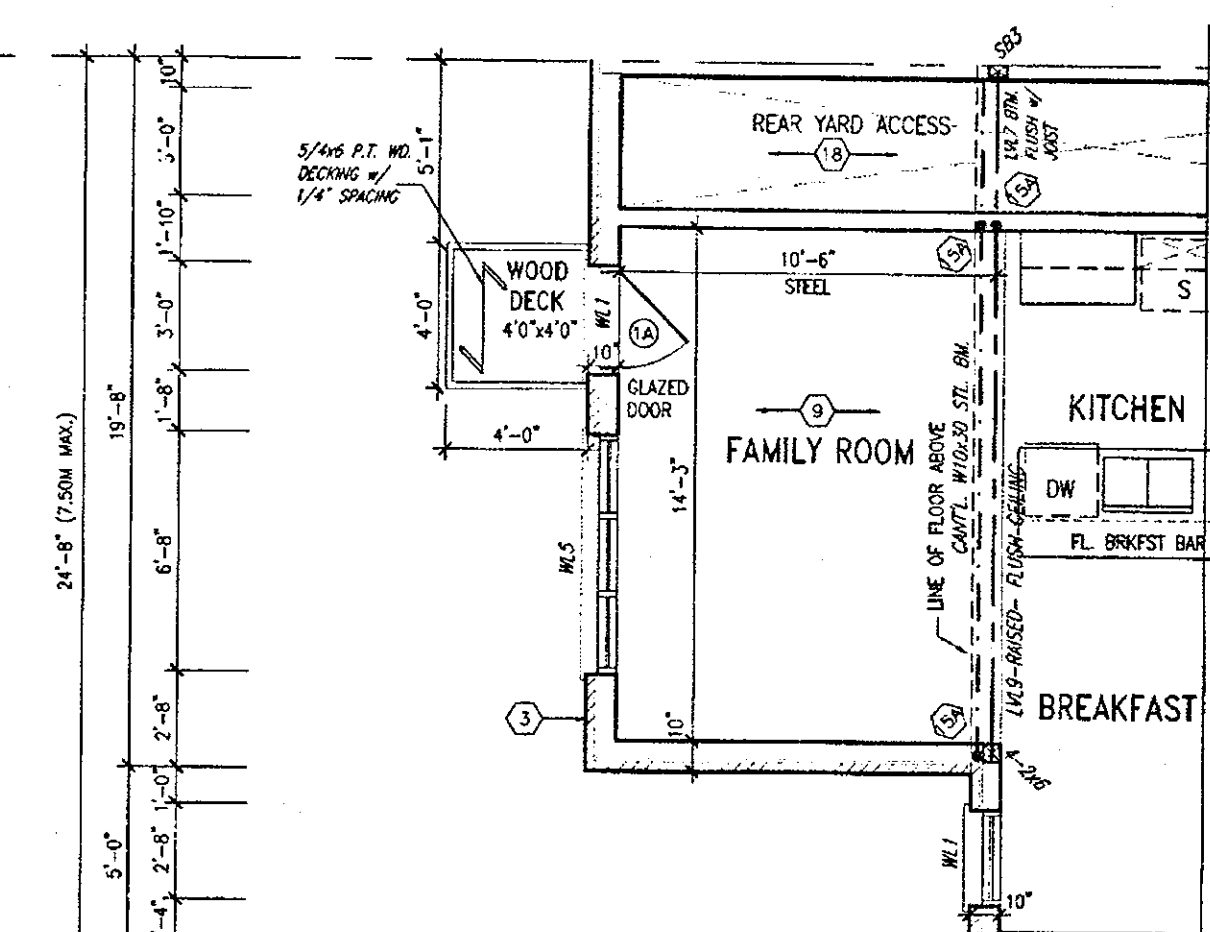
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY



PART. BASEMENT PLAN
W.O.B CONDITION



PART. GROUND FLOOR PLAN
W.O.B CONDITION

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

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

CITY OF HAMILTON
Building Division

Permit No. 17-131941

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE Aug 13/18

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW	registration information
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	VA3 Design Inc.
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	24483
1	PRELIMINARY REVIEW.	APR. 12/17	GW	42653
no.	description	date	by	

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

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

HIGHGROVE 2
PART. PLANS- WOB CONDITION
16036-HIGHGROVE 2
A11

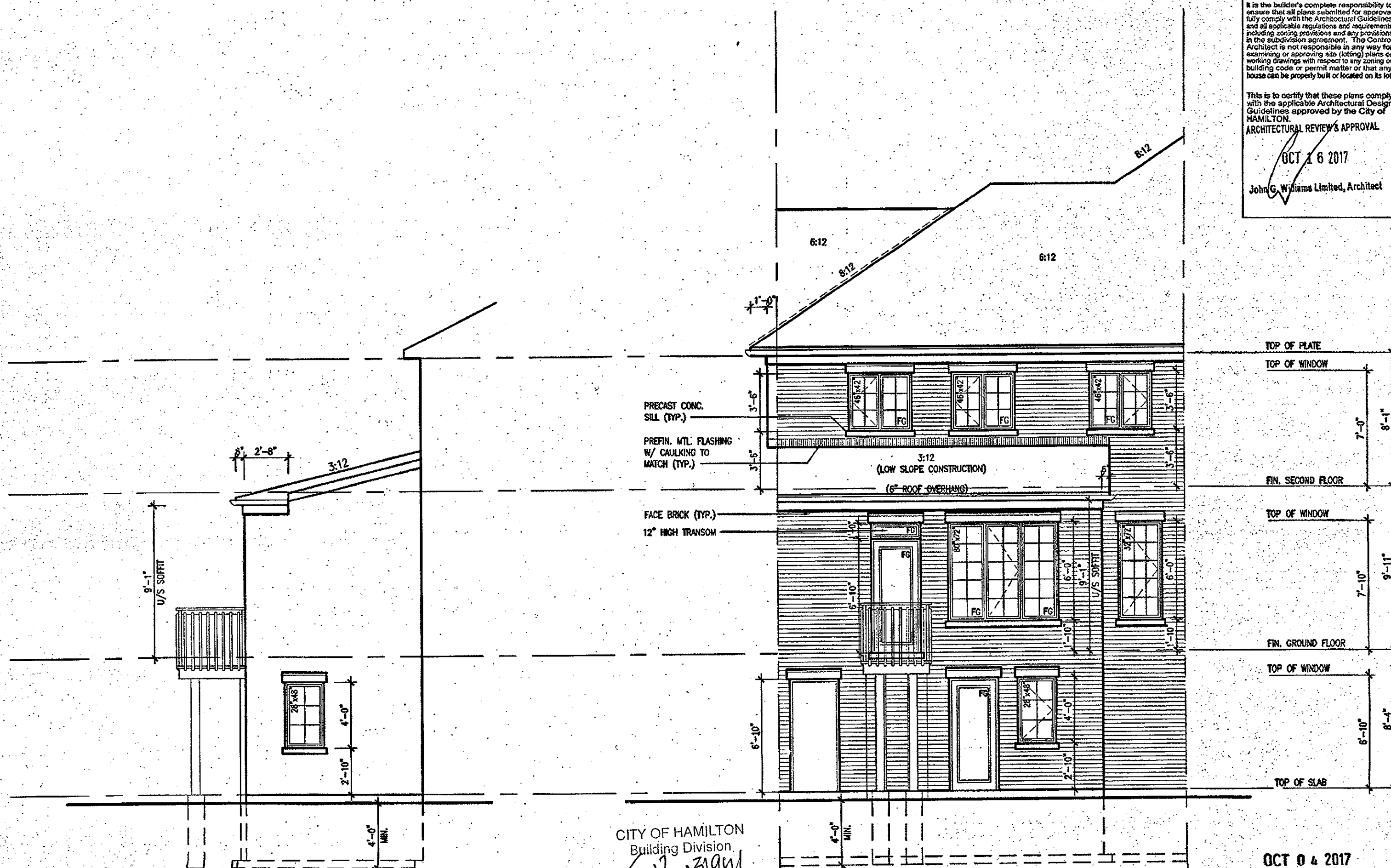
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

OCT 4 6 2017

John G. Williams Limited, Architects




 SIDE ELEV.
 W.O.B. CONDITION

WALL AREA	192.60 SQ. FT.
LIMITING DISTANCE	1.5 M (8.0%)
GLAZING ALLOWED	15.40 SQ. FT.
GLAZING PROVIDED	7.81 SQ. FT.

Permit No. 19101

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE

UPGRADED REAR ELEVATION-ELEV. 3
WOB CONDITION

OCT 04 2017

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

9	FOR OFFICE BUILDING OFFICIAL				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the City of Los Angeles Building Code to be a Designer.
8					certification information
7					
6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink	2841
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name	8
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information	
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	VAS Design Inc.	426
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 job. Drawings are not to be copied.	
1	PRELIMINARY REVIEW.	APR. 12/17	GW	date	by
0	description				

VA3
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com

Greenpark

HIGHGROVE 2

Project name RUSSELL GARDENS PH.2	Municipality WATERDOWN, ON.	Project 1603
Date APRIL 2017	UPGRADED REAR ELEV. 3- WOB CONDITION	
Drawn by --	Checked by --	Note 16036-HIGHGROVE 2
Scale 3/16" = 1'-0"		
CADD - H:\36036-2\HIGHGROVE 2\16036.DWG User: HIGHGROVE 2\HONGROVE-A\16036-HIGHGROVE 2.dwg - Tue - May 26 2017 - 8:21 AM		

A131

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