

Block 207

1902 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"x18" 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.)

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.

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

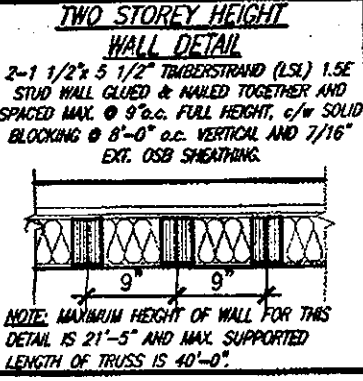
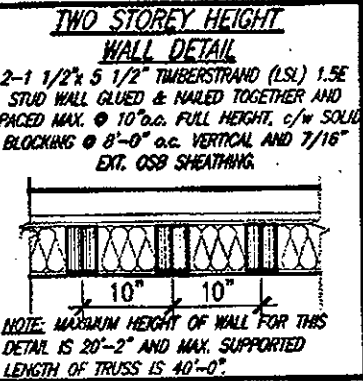
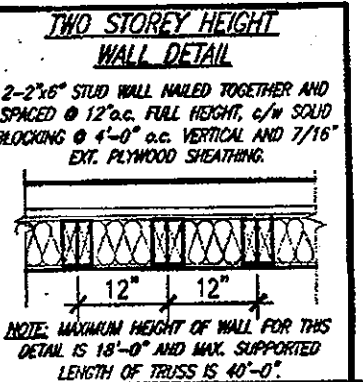
EXPOSED CONCRETE (FLATWORK)
ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa. WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)
WL1 = 3-1/2" x 3-1/2" x 5/16" L (90x90x8.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 5/16" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 8" x 4" x 3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (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

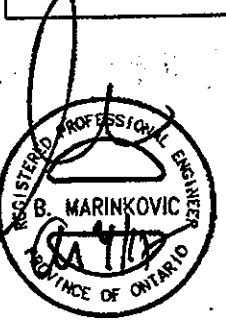
LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
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" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)



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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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			
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			
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.	139.75 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			
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. 17-171872-00-R9

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
B. R. L. DEC. 14/17
FOR CHIEF BUILDING OFFICIAL DATE

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 (111.77 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	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 (111.77 m2)
COVERAGE W/O PORCH	1106 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
name Richard Vink 24488
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.
signature R. Vink
date APR. 12/17

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

Greenpark.
Project name RUSSELL GARDENS PH.2
Municipality WATERDOWN, ON.
Date APRIL 2017
Drawn by GW
Checked by GW
Scale 3/16" = 1'-0"
16036-HIGHGROVE-3
GSE - REVISED PER CLIENT COMMENTS (HIGHGROVE-3) HIGHGROVE-3.dwg - Sep 28 2017 - 5:23 PM

HIGHGROVE 3
project no. 16036
drawing no. A0
GENERAL NOTES & CHARTS

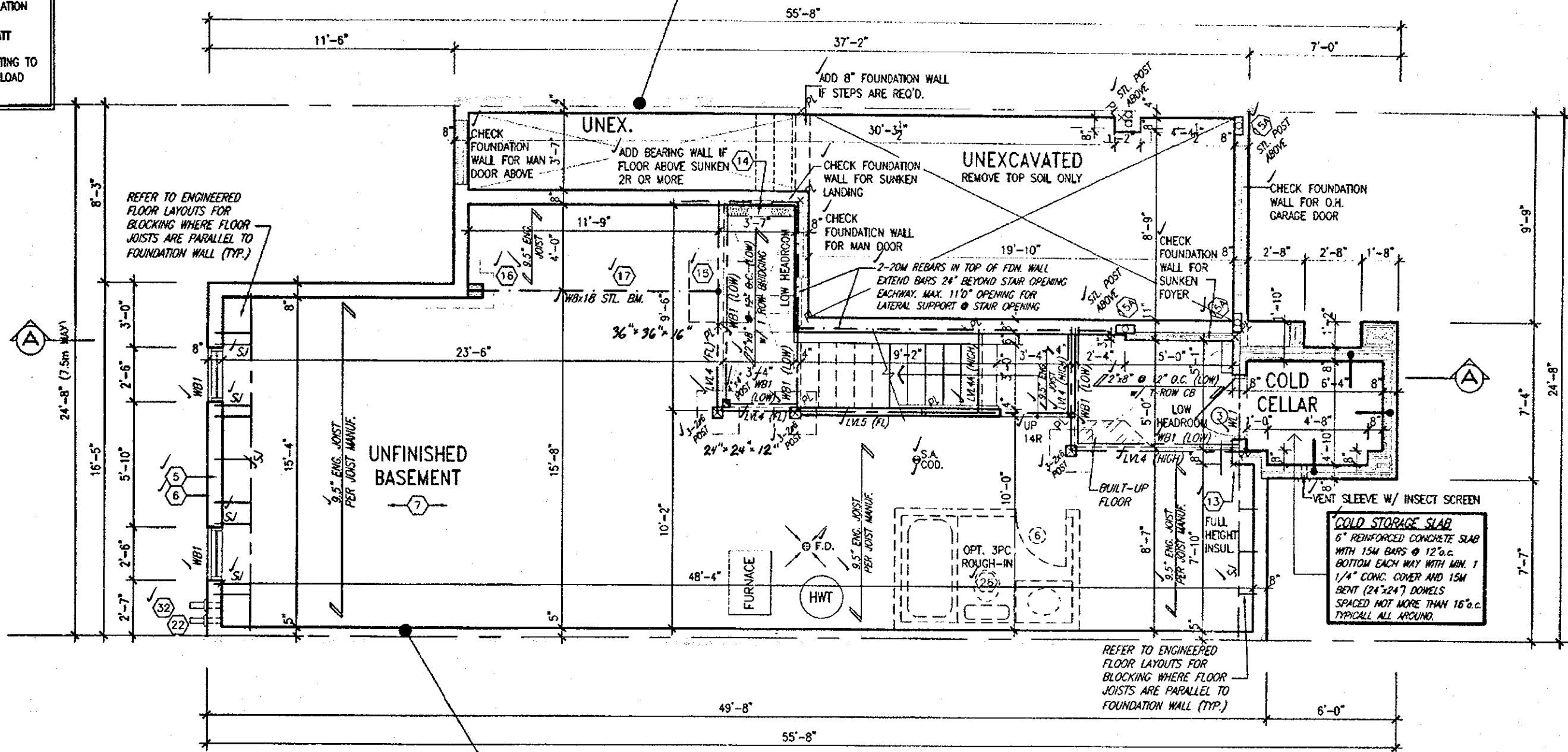
All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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. '2'

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. No 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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 22 2018

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

CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

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

Greenpark.

HIGHGROVE 3

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

date
15 JUL 2013

BASEMENT PLAN ELEV. '2'

APRIL 2017
drawn by WT checked by GW scale 3/16" = 1'-0"

LAN ELEV. 2
file name
16036-HIGHGROVE-3

15				9		
17				8	REVISED.	APR. 13/18
16				7	REV. PER CITY COMMENTS. REISSUED	FEB. 15/18
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17
14				5	ISSUED FOR PRICING.	AUG. 23/17
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17
10				1	PRELIMINARY REVIEW.	APR. 12/17
no.	description	date	by	no.	description	date

SW	The undersigned has reviewed and takes responsibility for this design	
SW	and has the qualifications and meets the requirements set out in the	
VI	Consent Building Code to be a Designer.	
SW	qualification information	
VI	Richard Wink	244
SW	name	
VI	signature	B
SW	regulation information	
VI	YAS Design Inc.	426
SW	Contractor must verify all dimensions on the job and report any	
VI	discrepancy to the Designer before proceeding with the work. All	
SW	drawings & specifications are instruments of service and the property	
VI	of the Designer which must be returned at the completion of the project.	
SW	Dismantling or alteration is prohibited.	



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

Greenpark.

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

date
15 JUL 2013

BASEMENT PLAN ELEV. '2'

APRIL 2017
drawn by WT checked by GW scale 3/16" = 1'-0"

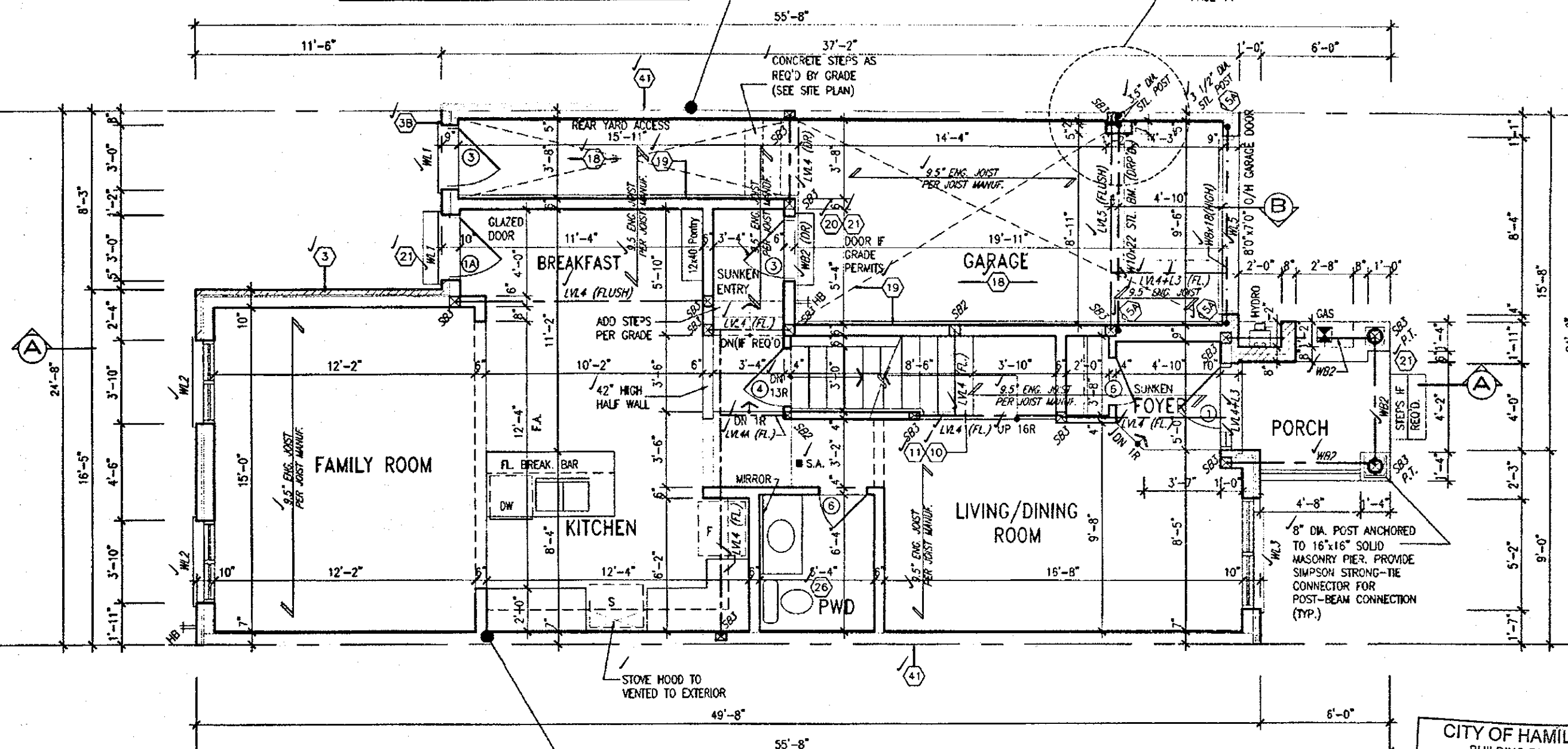
LAN ELEV. 2
file name
16036-HIGHGROVE-3

All diagram specifications, related documents and images are the copyright property of V&S DESIGN. Reproduction of the property in whole or in part is strictly prohibited without V&S DESIGN's written permission.

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



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. '2'

CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

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
 MAY 30/18
 FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 22 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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.



STRUDET INC
FOR STRUCTURE ONLY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The Contractor/Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning, 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.

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18				9			The undersigned has reviewed and takes responsibility for this design and has the applications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8 REVISED.	APR 13/18 GW		
16				7 REV. PER CITY COMMENTS, REDSSED.	FEB 15/18 GW		
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 Ontario Building Code to be a Designer.

W	qualification information	
PK	Richard Vink	244
SW	name	9
FT	registrations information	476
	V&Z Design, Inc.	
	signature	

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.



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo@design.com

Greenpark

HIGHGROVE 3

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

side ABOUND FLOOD

date APRIL 2017 GROUND FLOOR
 drawn by checked by scale

2 WT GW $3/16" = 1'-0"$

project no.
16036

PLAN CLEV 'D' drawing no.

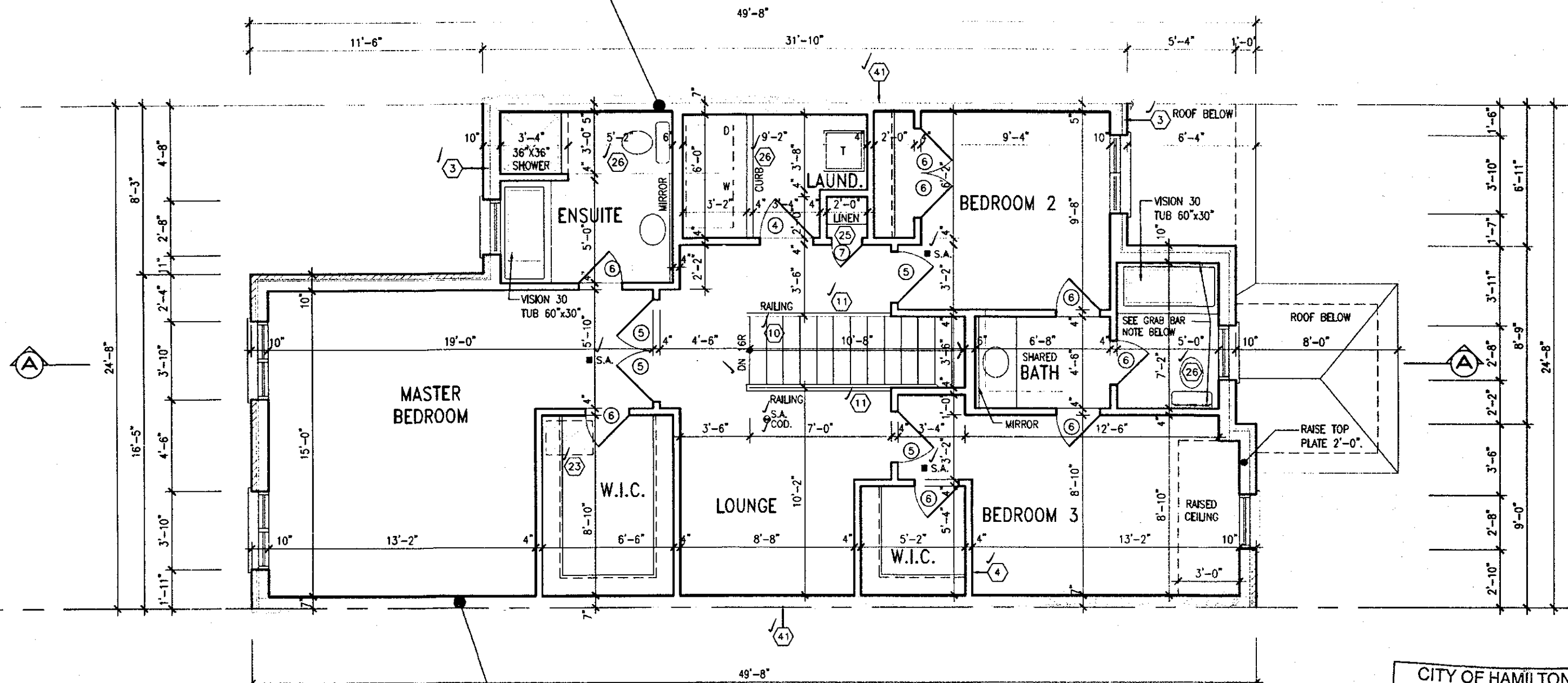
PLAN ELEV. 2
Sb none
A2b

16036-HIGHGROVE-3 **AZD**

ALL drawings, specifications, related documents and design are the intellectual property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

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

Permit No. 17-131872-00-29

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

 MAY 30/18

FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 22 2018

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

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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		-	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		-	-	8		-	qualification information		
16		-	-	7	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW	R Vink	2440
15		-	-	6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	B
14		-	-	5	ISSUED FOR PRICING.	AUG. 23/17	GW	signature	
13		-	-	4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name registration information	
12		-	-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	VAS Design Inc.	426
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.

qualification information	<i>R Vink</i>	244
Richard Vink		
name	signature	B
registration information		
V43 Design Inc		426

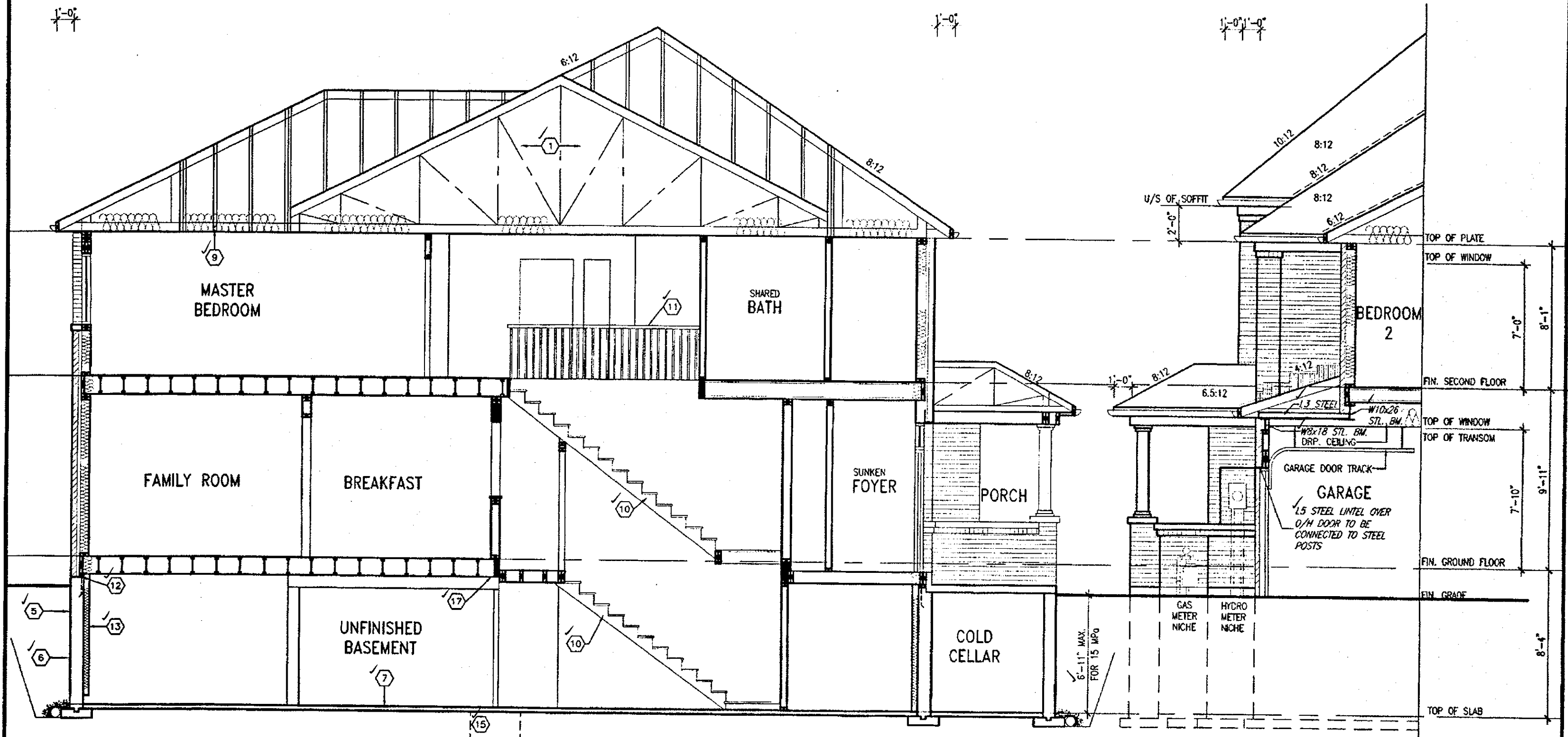
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

project name	RUSSELL GARDENS PH.2		municipality	WATERDOWN, ON.		project no.	16036
date	APRIL 2017		SECOND FLOOR PLAN ELEV. '2'			drawing no.	
drawn by	checked by	scale	file name		A3b		
WT	GW	3/16" = 1'-0"	16036-HIGHGROVE-3				

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1902 SF.



SECTION A-A ELEV. 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

SECTION B

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] MAY 30/18
FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 3
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.



STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by	no.	description	date	by
18				9	REVISED	APR. 13/18	GW
17				8	REVISED	FEB. 15/18	GW
16				7	REV. PER CITY COMMENTS. REISSUED	SEP. 28/17	GW
15				6	REVISED, ISSUED FOR PERMIT	AUG. 23/17	GW
14				5	ISSUED FOR PRICING	JUN 21/17	WT
13				4	REVISED AS PER CLIENT COMMENTS	JUN 12/17	GW
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	APR. 28/17	GW
11				2	REVISED PER CLIENT COMMENTS	APR. 12/17	GW
10				1	PRELIMINARY REVIEW		

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
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 scaled.

VA3
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
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 3
project no.
16036
SECTION A-A ELEV. 2
drawing no.
A6b

1902 SF.

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 (plot) 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.

OCT 16 2017

John G. Williams Limited, Architect

PART. BASEMENT PLAN
W.O.B. CONDITION

PART. GROUND FLOOR PLAN
W.O.B. CONDITION

SIDE ELEVATION '1/1A/2/3'
WOB CONDITION

OCT 16 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

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

CITY OF HAMILTON
Building Division

Permit No. 17-13/872-00-29

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] DEC 14/17
FOR CHIEF BUILDING OFFICIAL DATE

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	ISSUED FOR CLIENT PRELIMINARY REVIEW		
no.	description	date	by	no.	description	date	by

The undersigned has reviewed and taken 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
signature
VA3 Design Inc. 42558
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.

project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
project no.
16036
drawing no.
A10
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"
file name
16036-HIGHGROVE-3
WT
CNS - H:\ARCHITECTURE\2016\16036-HIGHGROVE\HIGHGROVE-3.dwg - Iss - Sep 28 2017 - 5:23 PM

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

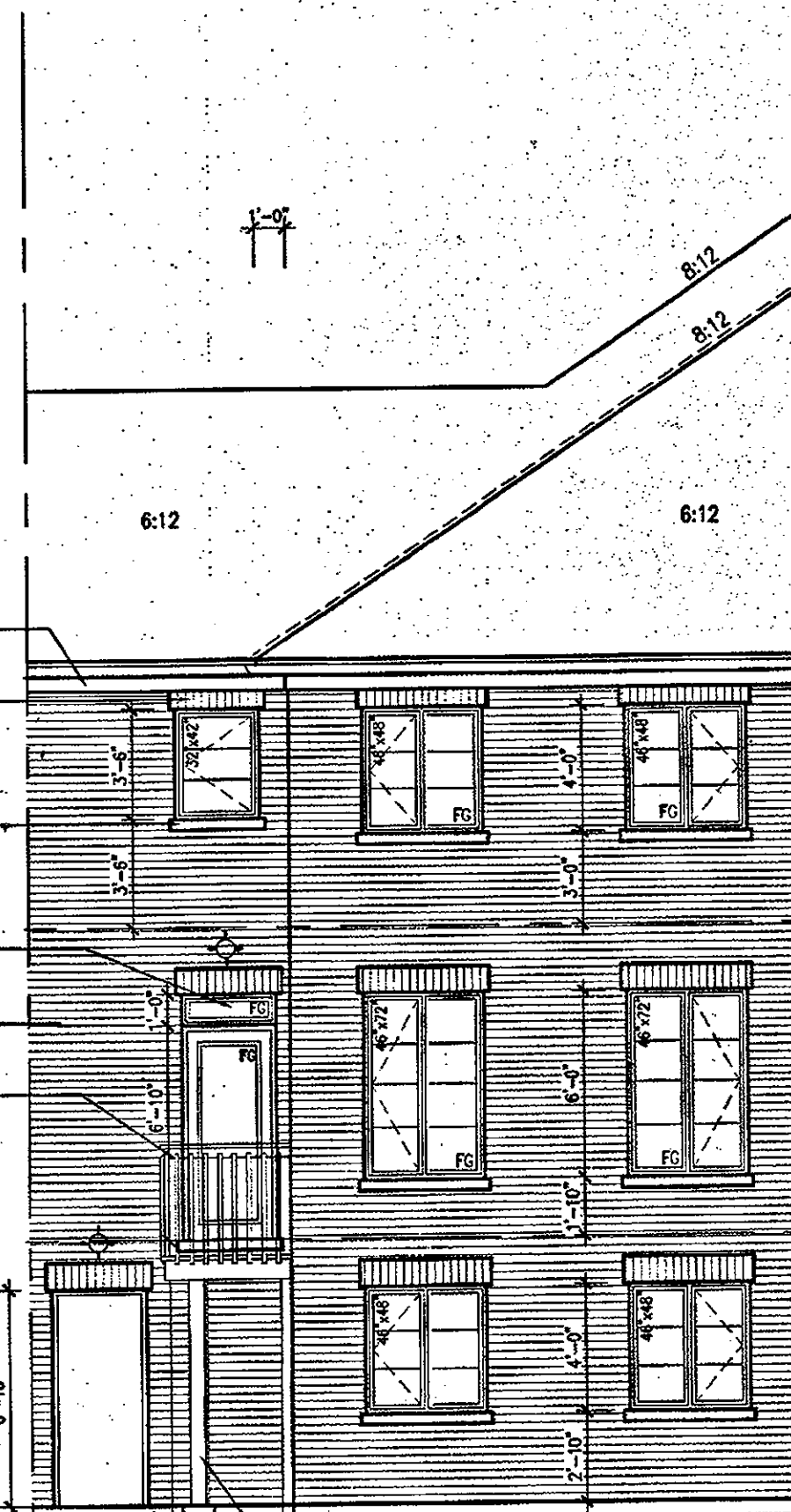
1902 SF.

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.

OCT 1/6 2017

John G. Williams Limited, Architect



1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)
BRICK SOLDIER HEADER
(TYP.)
PRECAST CONC. SILL
(TYP.)
12" HIGH TRANSOM (FG)
FACE BRICK (TYP.)
42" HIGH RAILING

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF WINDOW
TOP OF TRANSOM
FIN. GROUND FLOOR
TOP OF SLAB

CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC. BY DATE
REF'D TO DATE

UPGRADED REAR ELEVATION '2'
WOB CONDITION

OCT 04 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	ISSUED FOR CLIENT PRELIMINARY REVIEW	
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
signature
none 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.

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.
project no.
16036
date
APRIL 2017
checked by
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE-3
drawing no.
A11b

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.