

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
20 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 = 8" 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"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)
LVL7A = 4-1 3/4"x11 7/8" (4-45x300)
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 (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)

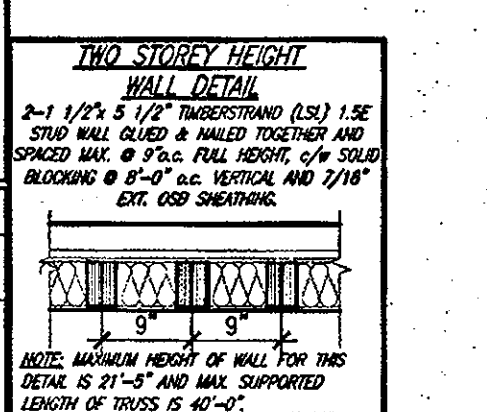
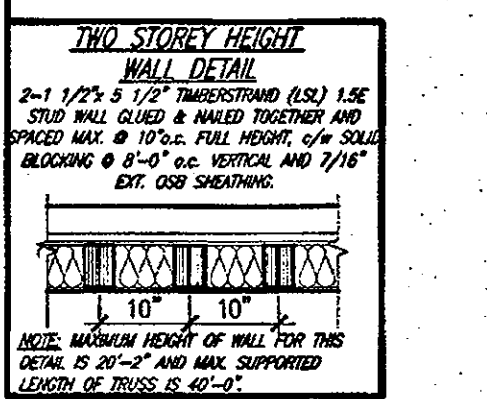
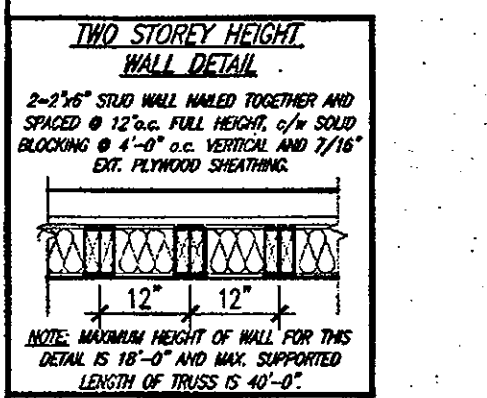
DOOR SCHEDULE				
NOS.	WIDTH	HEIGHT 8' TO 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	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 LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.



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

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.	9.02 %

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 (116.00 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	104 SF
COVERAGE W/ PORCH	1263 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 (116.00 m2)
COVERAGE W/O PORCH	1159 SF (107.67 m2)

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

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

3	ISSUED FOR PERMIT.	SEP. 22/17	GW
4	ISSUED FOR PRICING.	AUG. 23/17	GW
5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
6	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
7	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW
8	PRELIMINARY REVIEW.	APR. 12/17	GW
9	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
Richard Vink 24488
name
registration information
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark. HIGHGROVE 2
project name
RUSSELL GARDENS PH.2 WATERDOWN, ON.
project no. 16036
date APRIL 2017
checked by
scale 3/16" = 1'-0"
16036-HIGHGROVE 2
drawing no. A0
TYPICAL NOTES AND AREAS
SHEET - RUSSELL GARDENS PH.2 (16036) HIGHGROVE 2-16036-HIGHGROVE 2.dwg - Tue - Sep 26 2017 - 8:51 AM
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CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

OCT 04 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
FOR CHIEF BUILDING OFFICIAL DATE

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

1159.125F



1796 SF.

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

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

CITY OF HAMILTON
Building Division

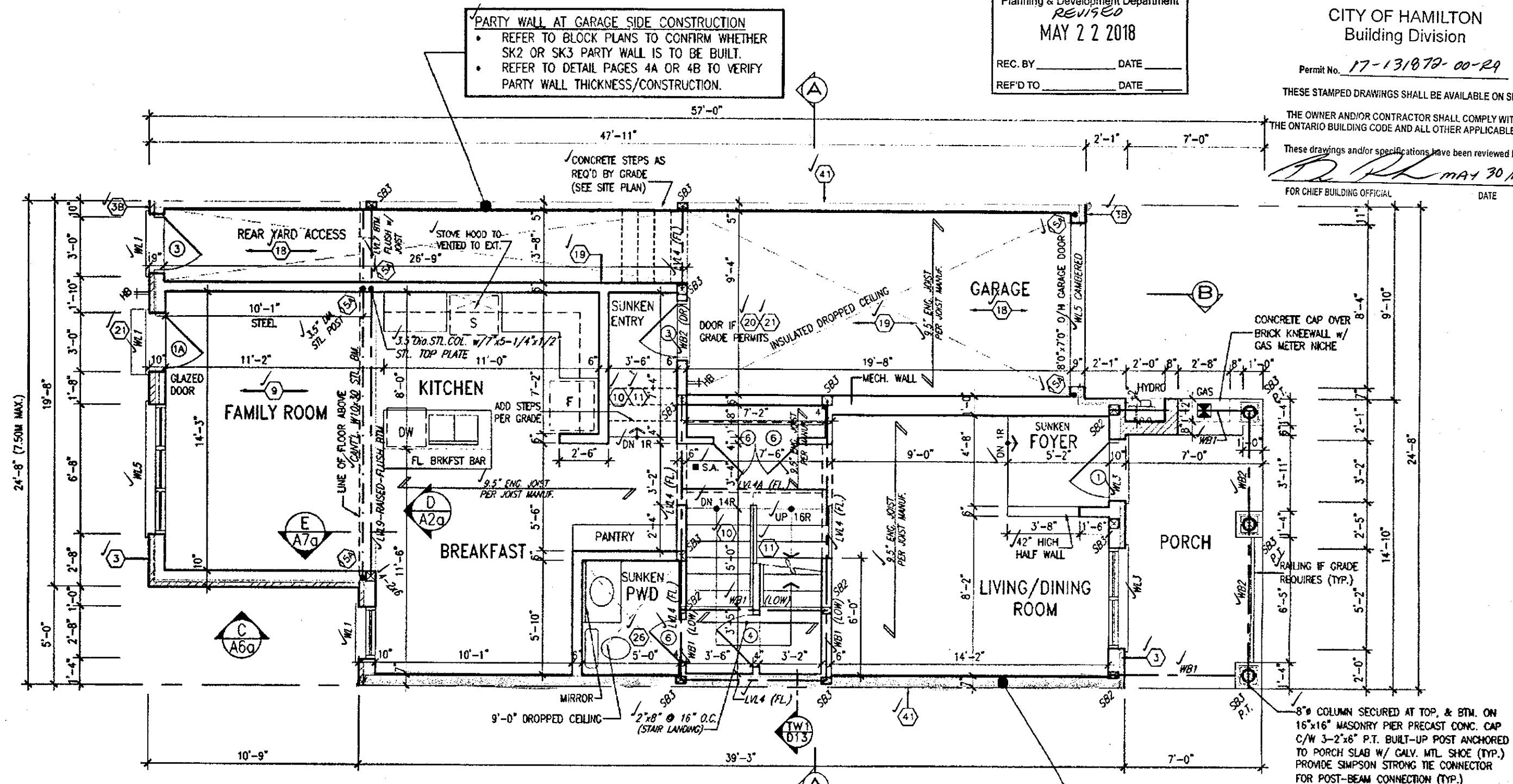
Permit No. **17-131872-00-R9**

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

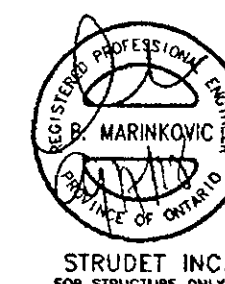
[Signature] MAY 30 18
FOR CHIEF BUILDING OFFICIAL DATE



GROUND FLOOR PLAN - ELEV. 2

PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



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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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL PERMIT
CALC. APPROVAL

APPROVED BY
DATE: APR 20 2018

This stamp certifies compliance with the applicable Architectural Design Guidelines 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.

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

8	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 21/17	GW	VAS Design Inc.
2	REVISED PER CLIENT COMMENTS.	APR 27/17	GW	42653
1	PRELIMINARY REVIEW	APR 12/17	GW	
no	description	date	by	

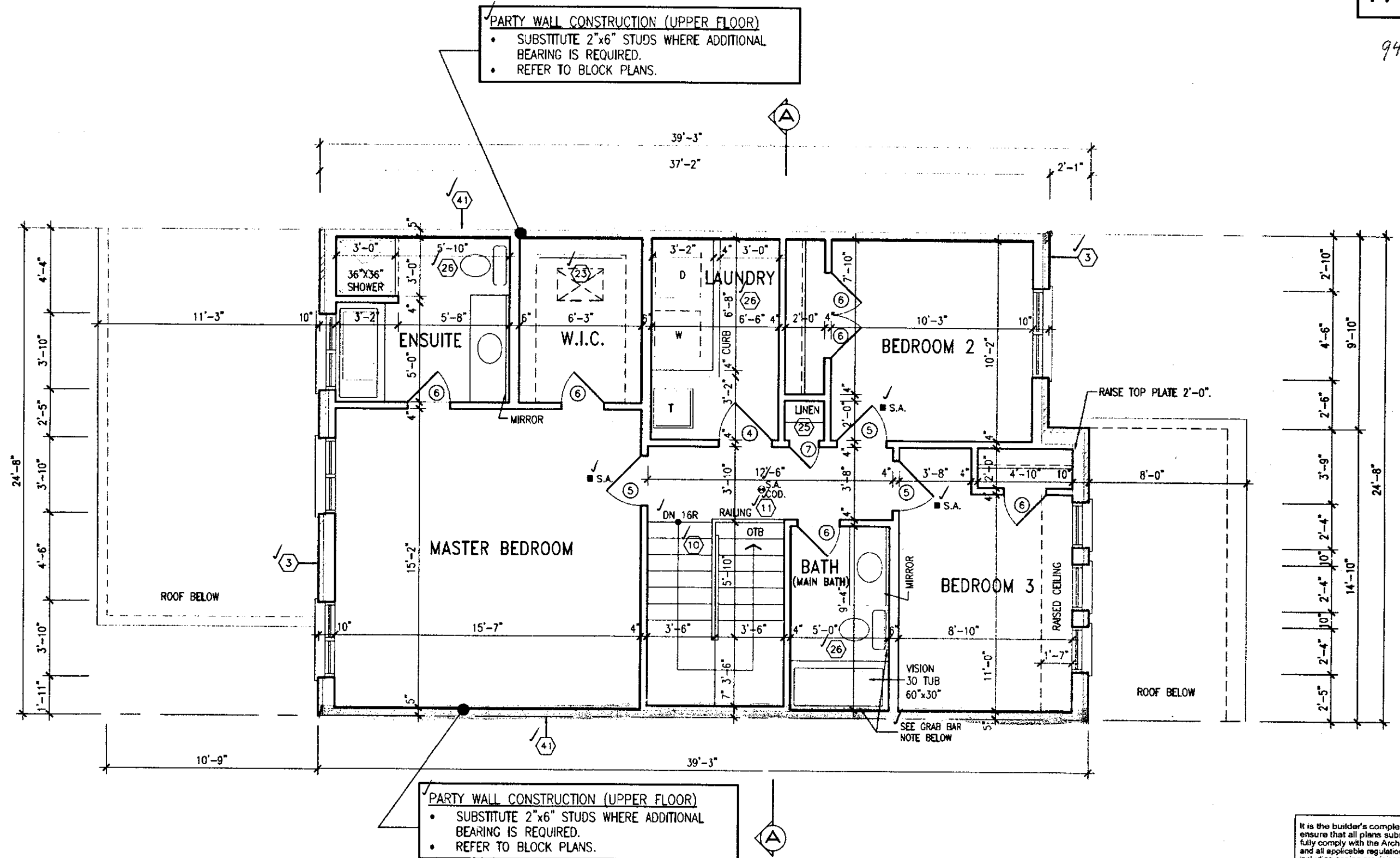
VA DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2B 1R4
416.630.2255 / 416.630.4782
valdesign.com

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. A2a

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1796 SF.

947.70 SF



SECOND FLOOR PLAN - ELEV. 2

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)(4) & 3.8.3.13.(1)(1).

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
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
BRL MAY 30/18
FOR CHIEF BUILDING OFFICIAL DATE

FEB 09 2018

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
COMPLIANCE PACKAGE 'A1'

7	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. 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.
qualification information
Richard Vink
signature
name
registration information
V.A.S. Design Inc.
BCN
24488
42658

V.A.S.
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
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE 2
16036-HIGHGROVE 2

HIGHGROVE 2
drawing no.
A3a

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 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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 18 2017

John G. Williams Limited, Architects

NOV 16 2017

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

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

DAI

PREFIN. ALUM.
PANEL (TYP.)

PRECAST CONC
SILL (TYP.) —

PREFIN. NTL FLASHING
W/ CAULKING TO
MATCH (TYP.)

FACE BRICK (TYP.)

12" HIGH TRANSOM

BRICK SOLDIER
HEADER (TYP.)

POURED CONC. DOOR SILL & PRECAST CONC. STEP

BRICK SOLDIER HEADER
ON BRICK STACK OVER
FORECAST SILL (TYP.)

PREFR. MTL FLASHING W/
CAULKING TO MATCH (TYP.)

18" HIGH TRANSOM

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

4" PRECAST CONC.
CAP (TYP.)

POURED CONC. DOOR SILL.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

OCT 04 2017

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

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

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					
7					qualification information
6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink	244
5	ISSUED FOR PRICING.	AUG. 23/17	GW	name	signature
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information	42
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 job. Drawings are not to be used.	
1	PRELIMINARY REVIEW.	APR. 12/17	GW	date	by
no	description				



VAR
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
yn3design.com

Greenpark

project name RUSSELL GARDENS PH.2	project 16033
municipality WATERDOWN, ON.	
date APRIL 2017	drawing no. A40
FRONT & REAR ELEVATION '2' drawn by _____ checked by _____ scale $3/16" = 1'-0"$ the name 16036-HIGHGROVE 2	
sheet - 16036-HIGHGROVE 2 16036-01-16036-02-16036-03-16036-04-16036-05-16036-06-16036-07-16036-08-16036-09-16036-10-16036-11-16036-12-16036-13-16036-14-16036-15-16036-16-16036-17-16036-18-16036-19-16036-20-16036-21-16036-22-16036-23-16036-24-16036-25-16036-26-16036-27-16036-28-16036-29-16036-30-16036-31-16036-32-16036-33-16036-34-16036-35-16036-36-16036-37-16036-38-16036-39-16036-40-16036-41-16036-42-16036-43-16036-44-16036-45-16036-46-16036-47-16036-48-16036-49-16036-50-16036-51-16036-52-16036-53-16036-54-16036-55-16036-56-16036-57-16036-58-16036-59-16036-60-16036-61-16036-62-16036-63-16036-64-16036-65-16036-66-16036-67-16036-68-16036-69-16036-70-16036-71-16036-72-16036-73-16036-74-16036-75-16036-76-16036-77-16036-78-16036-79-16036-80-16036-81-16036-82-16036-83-16036-84-16036-85-16036-86-16036-87-16036-88-16036-89-16036-90-16036-91-16036-92-16036-93-16036-94-16036-95-16036-96-16036-97-16036-98-16036-99-16036-100-16036-101-16036-102-16036-103-16036-104-16036-105-16036-106-16036-107-16036-108-16036-109-16036-110-16036-111-16036-112-16036-113-16036-114-16036-115-16036-116-16036-117-16036-118-16036-119-16036-120-16036-121-16036-122-16036-123-16036-124-16036-125-16036-126-16036-127-16036-128-16036-129-16036-130-16036-131-16036-132-16036-133-16036-134-16036-135-16036-136-16036-137-16036-138-16036-139-16036-140-16036-141-16036-142-16036-143-16036-144-16036-145-16036-146-16036-147-16036-148-16036-149-16036-150-16036-151-16036-152-16036-153-16036-154-16036-155-16036-156-16036-157-16036-158-16036-159-16036-160-16036-161-16036-162-16036-163-16036-164-16036-165-16036-166-16036-167-16036-168-16036-169-16036-170-16036-171-16036-172-16036-173-16036-174-16036-175-16036-176-16036-177-16036-178-16036-179-16036-180-16036-181-16036-182-16036-183-16036-184-16036-185-16036-186-16036-187-16036-188-16036-189-16036-190-16036-191-16036-192-16036-193-16036-194-16036-195-16036-196-16036-197-16036-198-16036-199-16036-200-16036-201-16036-202-16036-203-16036-204-16036-205-16036-206-16036-207-16036-208-16036-209-16036-210-16036-211-16036-212-16036-213-16036-214-16036-215-16036-216-16036-217-16036-218-16036-219-16036-220-16036-221-16036-222-16036-223-16036-224-16036-225-16036-226-16036-227-16036-228-16036-229-16036-230-16036-231-16036-232-16036-233-16036-234-16036-235-16036-236-16036-237-16036-238-16036-239-16036-240-16036-241-16036-242-16036-243-16036-244-16036-245-16036-246-16036-247-16036-248-16036-249-16036-250-16036-251-16036-252-16036-253-16036-254-16036-255-16036-256-16036-257-16036-258-16036-259-16036-260-16036-261-16036-262-16036-263-16036-264-16036-265-16036-266-16036-267-16036-268-16036-269-16036-270-16036-271-16036-272-16036-273-16036-274-16036-275-16036-276-16036-277-16036-278-16036-279-16036-280-16036-281-16036-282-16036-283-16036-284-16036-285-16036-286-16036-287-16036-288-16036-289-16036-290-16036-291-16036-292-16036-293-16036-294-16036-295-16036-296-16036-297-16036-298-16036-299-16036-300-16036-301-16036-302-16036-303-16036-304-16036-305-16036-306-16036-307-16036-308-16036-309-16036-310-16036-311-16036-312-16036-313-16036-314-16036-315-16036-316-16036-317-16036-318-16036-319-16036-320-16036-321-16036-322-16036-323-16036-324-16036-325-16036-326-16036-327-16036-328-16036-329-16036-330-16036-331-16036-332-16036-333-16036-334-16036-335-16036-336-16036-337-16036-338-16036-339-16036-340-16036-341-16036-342-16036-343-16036-344-16036-345-16036-346-16036-347-16036-348-16036-349-16036-350-16036-351-16036-352-16036-353-16036-354-16036-355-16036-356-16036-357-16036-358-16036-359-16036-360-16036-361-16036-362-16036-363-16036-364-16036-365-16036-366-16036-367-16036-368-16036-369-16036-370-16036-371-16036-372-16036-373-16036-374-16036-375-16036-376-16036-377-16036-378-16036-379-16036-380-16036-381-16036-382-16036-383-16036-384-16036-385-16036-386-16036-387-16036-388-16036-389-16036-390-16036-391-16036-392-16036-393-16036-394-16036-395-16036-39	

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

CITY OF HAMILTON
Building Division

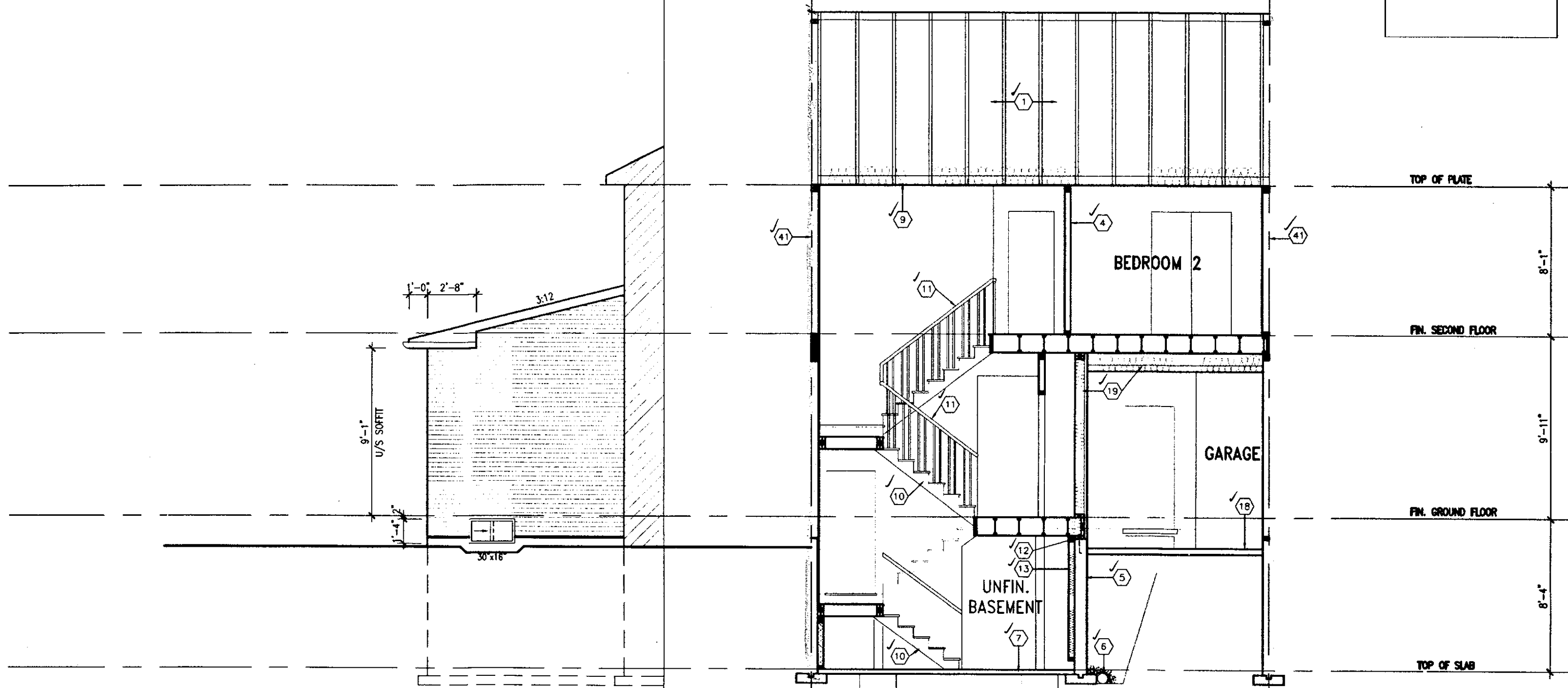
Permit No. 17-131872-00-R9

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
R. R. May 30/18

FOR CHIEF BUILDING OFFICIAL DATE



SIDE ELEV. '2'

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. 2

FEB 15 2018

HIGHGROVE-2

COMPLIANCE PACKAGE 'A1'



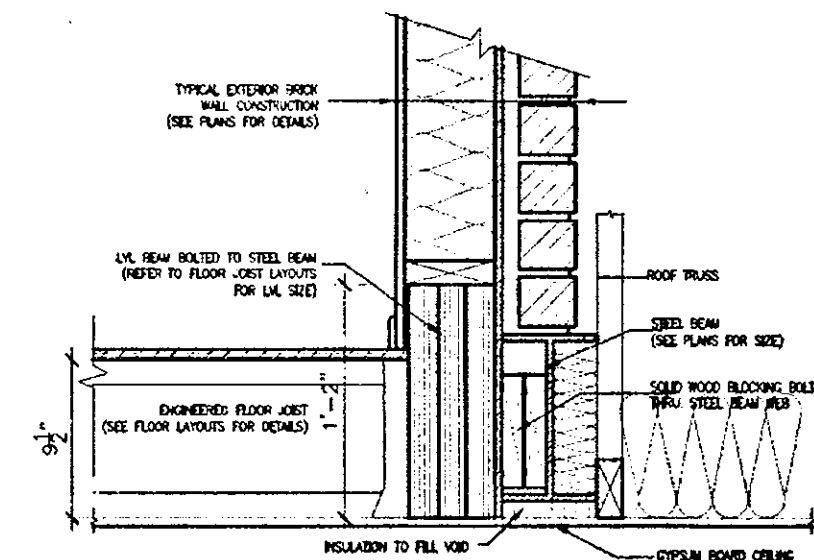
STRUDET INC.
FOR STRUCTURE ONLY

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.		 255 Consumers Rd Suite 120 Toronto, ON M2J 1R7 T 416.630.2255 F 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH.2 date APRIL 2017 drawn by checked by scale 3/16" = 1'-0"	municipality WATERDOWN, ON. drawing no. SECTION A-A ELEV. 2	project no. 16036-HIGHGROVE 2 file name 16036-HIGHGROVE 2	A6a
8			qualification information							
7	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW	Richard Vink	24488					
6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	name	BCH					
5	ISSUED FOR PRICING.	AUG. 23/17	GW	registration information	42658					
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							

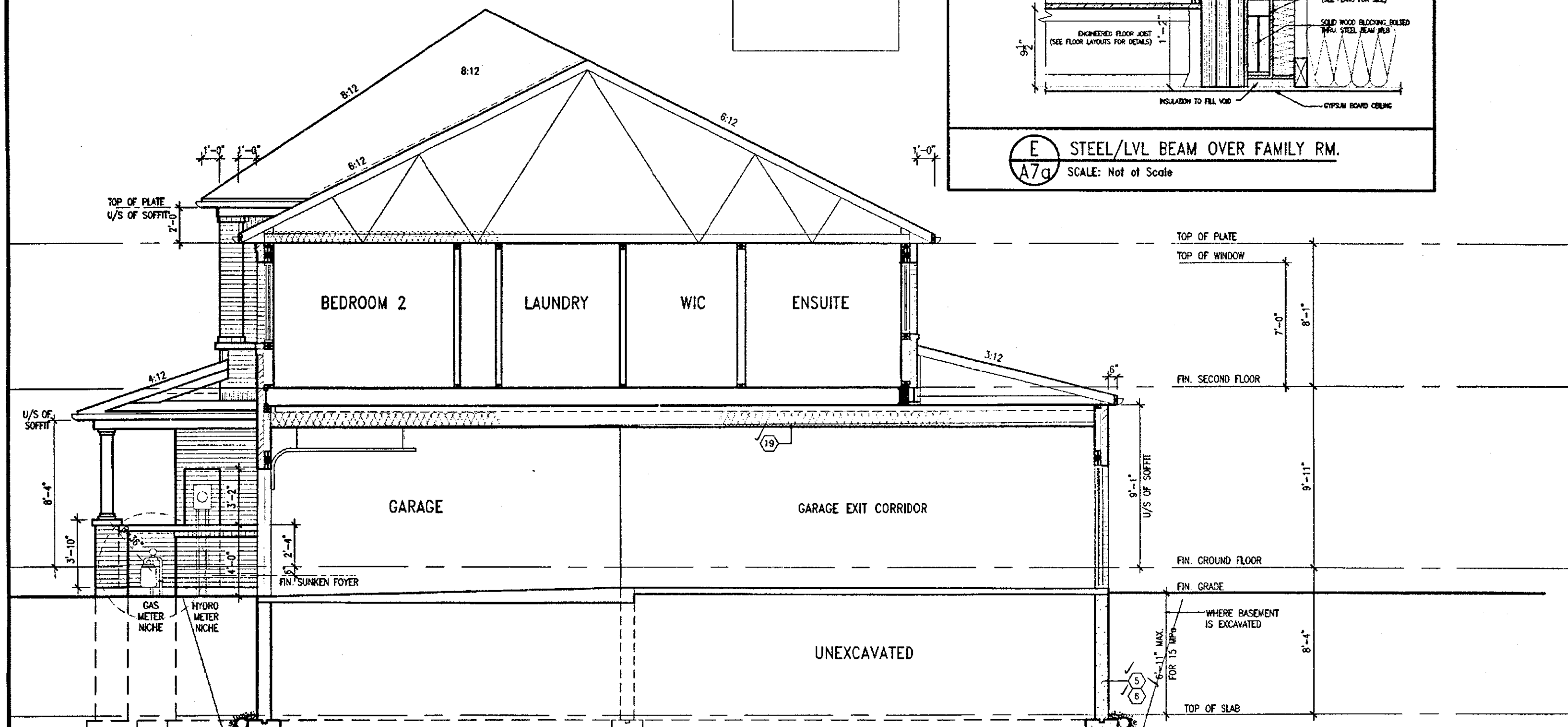
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

1796 SF.



E STEEL/LVL BEAM OVER FAMILY RM.
A7a SCALE: Not of Scale



FOR CHIEF BUILDING OFFICIAL _____ DATE MAY 30/11

SECTION B-B
ELEV. 2

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

APR 17 2018

HIGHGROVE-2

COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Arizona Building Code to be a Designer.	
8	REVISED.	APR. 13/18	GW		
7	REV. PER CITY COMMENTS RESSUED.	FEB. 08/18	GW	qualification information	
6	REVISED. ISSUED FOR PERMIT.	S.E.P. 22/17	GW	Richard Vink	2448
5	ISSUED FOR PRICING.	AUG. 23/17	GW	 signature	BC
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registrations information VA3 Design Inc.	4265
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:	Contractor must rely on drawings or the job and report any discrepancies 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.	

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

qualification information

Richard Vink	2448
name	signature
registration information	BC
VAB3 Design Inc.	4265



VAD
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 1 416.630.4781
va3design.com

Greenpark.

HIGHGROVE 2

project name	project no.
RUSSELL GARDENS PH.2	16036
city	township
WATERDOWN, ON.	
date	SECTION B-B ELEV. 2
APRIL 2017	
drawn by	checked by
-	3/16" = 1'-0"
scale	the name
	16036-HIGHCROVE 2
drawing no.	
	A7a

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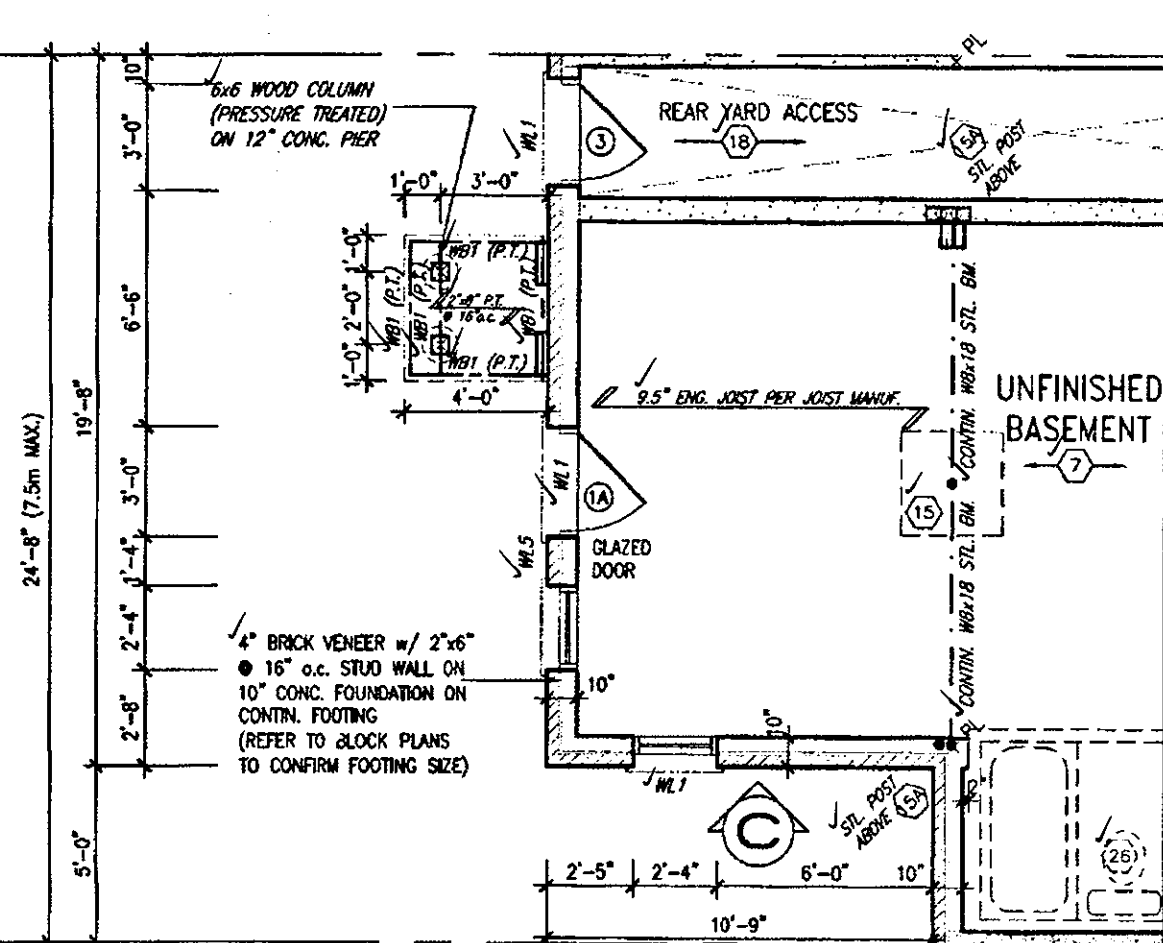
1796 SF.

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.

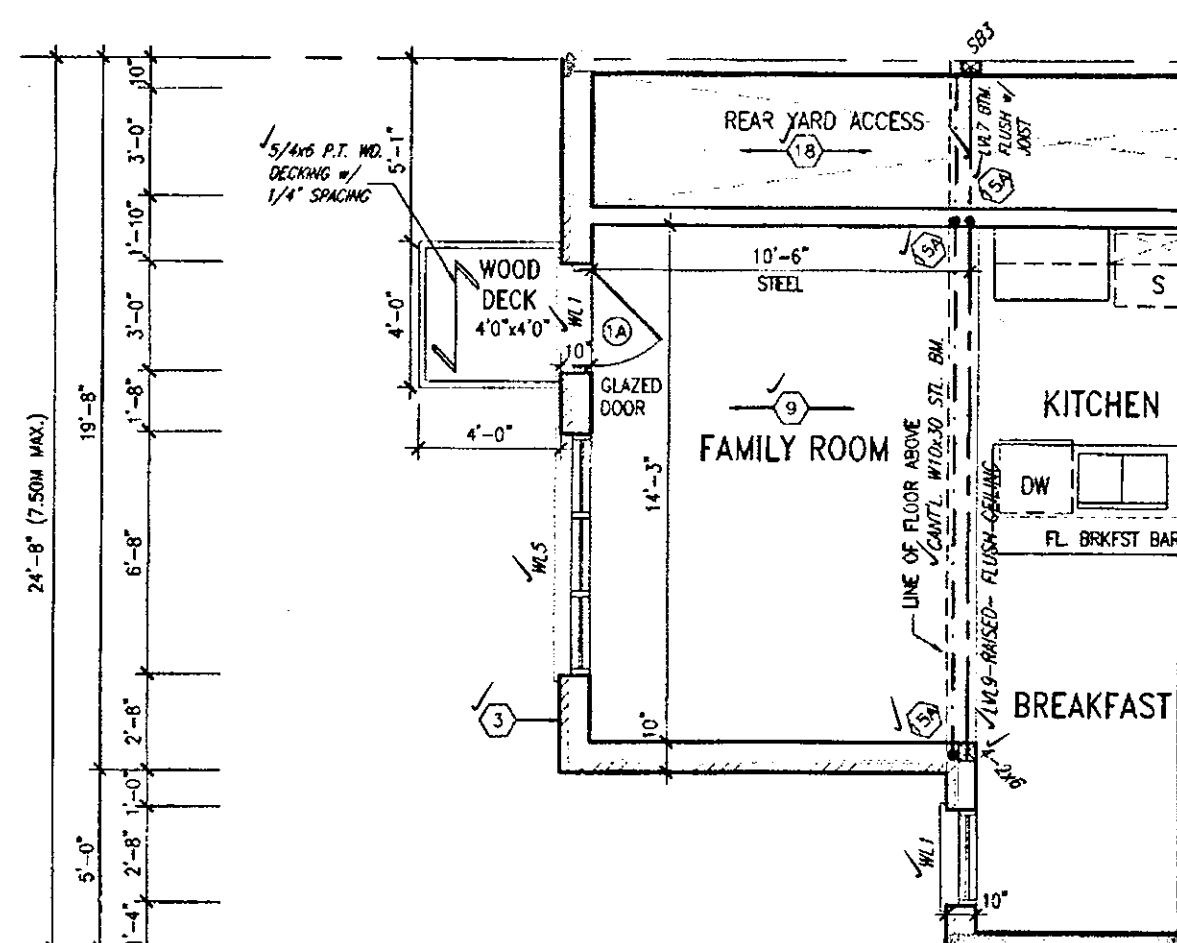
JOHN L. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CERTIFICATE NO. 110
1105 APPROVED

APPROVED BY: [Signature]
DATE: May 20, 2018
This plan is not valid for construction without the approval of the City of Hamilton Building Division. No other reproduction is permitted.



VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26\", A 10\"/>

PART. BASEMENT 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
REVISED
MAY 2 2 2018
REC. BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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
[Signature] MAY 30/18
FOR CHIEF BUILDING OFFICIAL DATE

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
5	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink 24488
3	ISSUED FOR PRICING	AUG. 23/17	GW	room
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	W1	registration information
5	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc. 42653
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	
no	description	date	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.
Date: APRIL 2017
Scale: 3/16\"/>

HIGHGROVE 2
Project no. 16036
PART. PLANS- WOB CONDITION
Date: APRIL 2017
Scale: 3/16\"/>

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