

2012 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS
 8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
 20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
 24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
 FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
 24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
FOOTINGS ON ENGINEERED FILL
 24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
 BELOW EXTERIOR WALLS.
 30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
 BELOW PARTY WALLS.
 (REFER TO ENGINEER FILL FOOTING DETAIL.)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY
 ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa
 FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS
 120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL
 F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
 F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
 F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
 F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
 F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
 (REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

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

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

BRICK VENEER LINTELS (WL)
 WL1 = 3-1/2" x 3-1/2" x 1/4" 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 3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
 WL5 = 6" 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" 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)
 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 (90x90x8.0L)
 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)

DOOR SCHEDULE

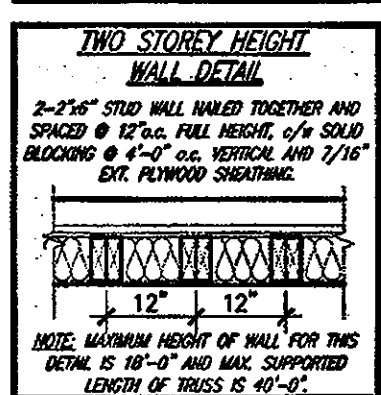
NOS.	WIDTH	HEIGHT 6' TO 9'	HEIGHT 10' OR MORE	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6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



CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 NOV 16 2017
 REC. BY _____ 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
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 Guidelines approved by the City of
 HAMILTON.



STRUDET INC.
 FOR STRUCTURE ONLY

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))

HIGHGROVE 4 AND ELEV. 1			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	485.11 S.F.	112.75 S.F.	23.24 %
LEFT SIDE	981.91 S.F.	0 S.F.	0.00 %
RIGHT SIDE	981.91 S.F.	0 S.F.	0.00 %
REAR	485.11 S.F.	130.24 S.F.	26.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2934.04 S.F.	242.99 S.F.	8.28 %
TOTAL SQ. M.	272.58 S.M.	22.57 S.M.	8.28 %

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))

HIGHGROVE 4 AND ELEV. 2			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	485.11 S.F.	123.50 S.F.	25.46 %
LEFT SIDE	1001.58 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1001.58 S.F.	0 S.F.	0.00 %
REAR	485.11 S.F.	130.24 S.F.	26.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2973.38 S.F.	253.74 S.F.	8.53 %
TOTAL SQ. M.	276.23 S.M.	23.57 S.M.	8.53 %

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))

HIGHGROVE 4 AND ELEV. 3			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	485.11 S.F.	122.00 S.F.	25.15 %
LEFT SIDE	981.91 S.F.	0 S.F.	0.00 %
RIGHT SIDE	981.91 S.F.	0 S.F.	0.00 %
REAR	485.11 S.F.	130.24 S.F.	26.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2934.04 S.F.	252.24 S.F.	8.60 %
TOTAL SQ. M.	272.58 S.M.	23.43 S.M.	8.60 %

AREA CALCULATIONS ELEV '1'

GROUND FLOOR AREA	894 SF
SECOND FLOOR AREA	1107 SF
TOTAL FLOOR AREA	2001 SF
	(185.90 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2012 SF
	(186.92 m2)
GROUND FLOOR COVERAGE	894 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	106 SF
COVERAGE W/ PORCH	1310 SF
	(121.77 m2)
COVERAGE W/O PORCH	1204 SF
	(111.86 m2)

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	902 SF
SECOND FLOOR AREA	1108 SF
TOTAL FLOOR AREA	2010 SF
	(186.73 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2021 SF
	(187.75 m2)
GROUND FLOOR COVERAGE	902 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	53 SF
COVERAGE W/ PORCH	1265 SF
	(117.52 m2)
COVERAGE W/O PORCH	1213 SF
	(112.69 m2)

AREA CALCULATIONS ELEV '3'

GROUND FLOOR AREA	894 SF
SECOND FLOOR AREA	1099 SF
TOTAL FLOOR AREA	1993 SF
	(185.16 m2)
FIRST FLOOR OPEN AREA	00 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+00 SF
GROSS FLOOR AREA	2004 SF
	(186.18 m2)
GROUND FLOOR COVERAGE	894 SF
GARAGE COVERAGE/AREA	310 SF
PORCH COVERAGE/AREA	99 SF
COVERAGE W/ PORCH	1303 SF
	(121.05 m2)
COVERAGE W/O PORCH	1204 SF
	(111.86 m2)

CITY OF HAMILTON
 Building Division

Permit No. **17-131966-00-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] DEC 14/17
 FOR CHIEF BUILDING OFFICIAL: _____ DATE _____

OCT 04 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

18			9			
17			8			
16			7	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW
15			6	ISSUED FOR PRICING.	AUG. 23/17	GW
14			5	STUCCO REPLACED.	JUL. 05/17	GW
13			4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17	GW
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10			1	PRELIMINARY REVIEW.	APR. 12/17	GW
no.	description	date	by	no.	description	date

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 **GW** scale **3/16" = 1'-0"** file name **16036-HIGHGROVE-4**
 drawing no. **A0**

HIGHGROVE 4
 TYPICAL NOTES & AREAS
 16036-HIGHGROVE-4
 16036-HIGHGROVE-4.dwg - Thu - Sep 28 2017 - 5:28 PM

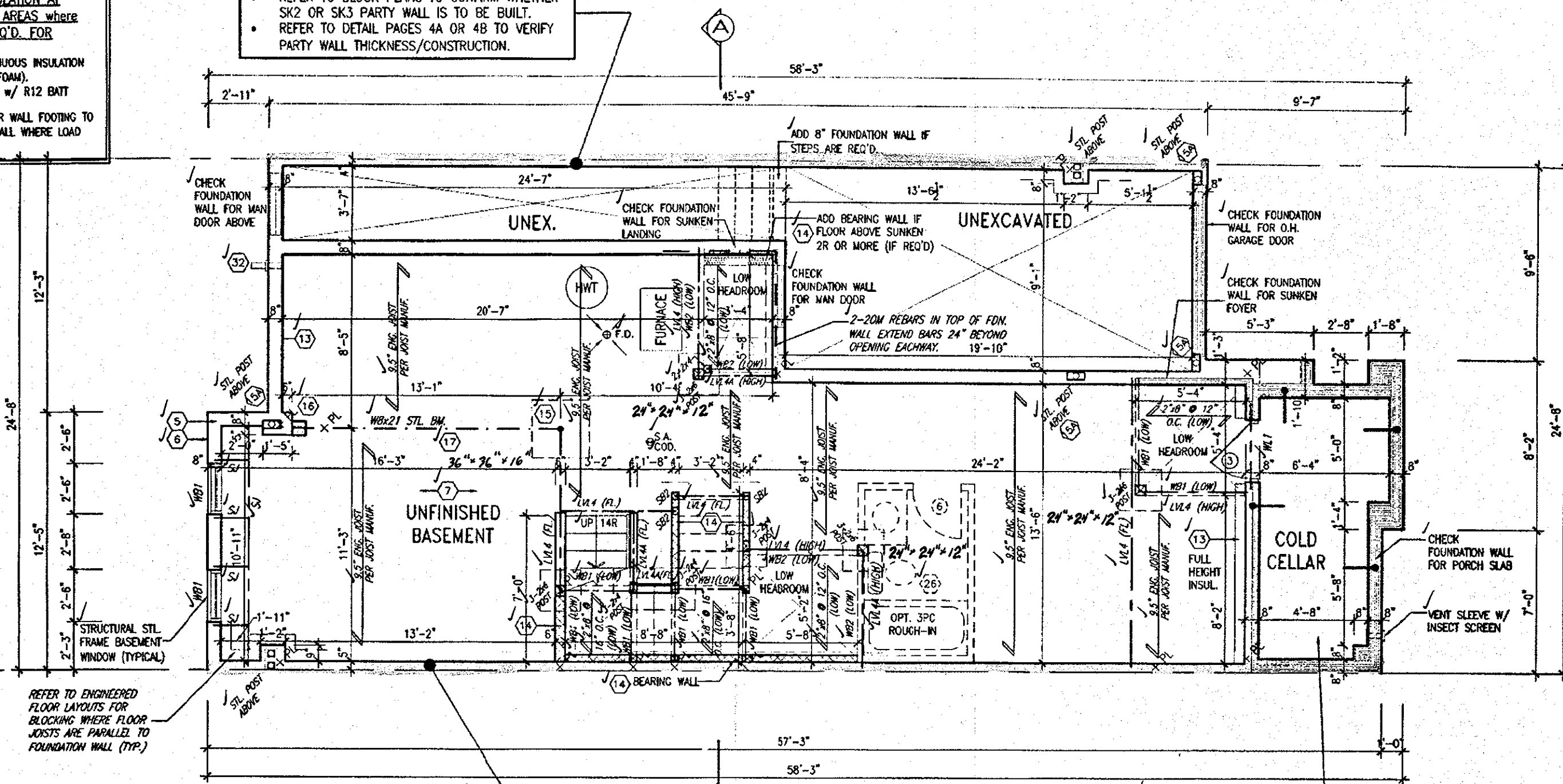
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2012 SF.

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

BASMENT 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.



REFER TO ENGINEERED FLOOR LAYOUTS FOR BLOCKING WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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") DOWELS SPACED NOT MORE THAN 23 5/8" o.c.



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca

CITY OF HAMILTON Building Division

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These drawings and/or specifications have been reviewed by *[Signature]* MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

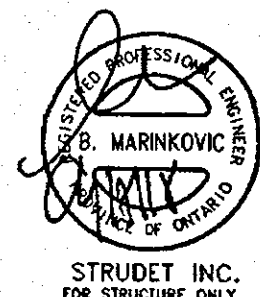
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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.



STRUDET INC. FOR STRUCTURE ONLY

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

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

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

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

18		3	REVISED.	APR. 13/18	GW
17		6	REVISED PER CITY COMMENTS REISSUED.	FEB 15/18	GW
16		7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
15		8	ISSUED FOR PRICING.	AUG. 23/17	GW
14		5	STUCCO REPLACED.	JUL 05/17	GW
13		4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WI
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10		1	PRELIMINARY REVIEW.	APR. 12/17	GW
9					
8					
7					
6					
5					
4					
3					
2					
1					
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
[Signature] 24488
Richard Wink
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.
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
1 416.630.2255 1 416.630.4782
va3design.com



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va3design.com



project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN, ON.	project no.	16036
date	APRIL 2017	checked by	GW	scale	3/16" = 1'-0"
drawn by	WT	scale	3/16" = 1'-0"	16036-HIGHGROVE-4	

HIGHGROVE 4

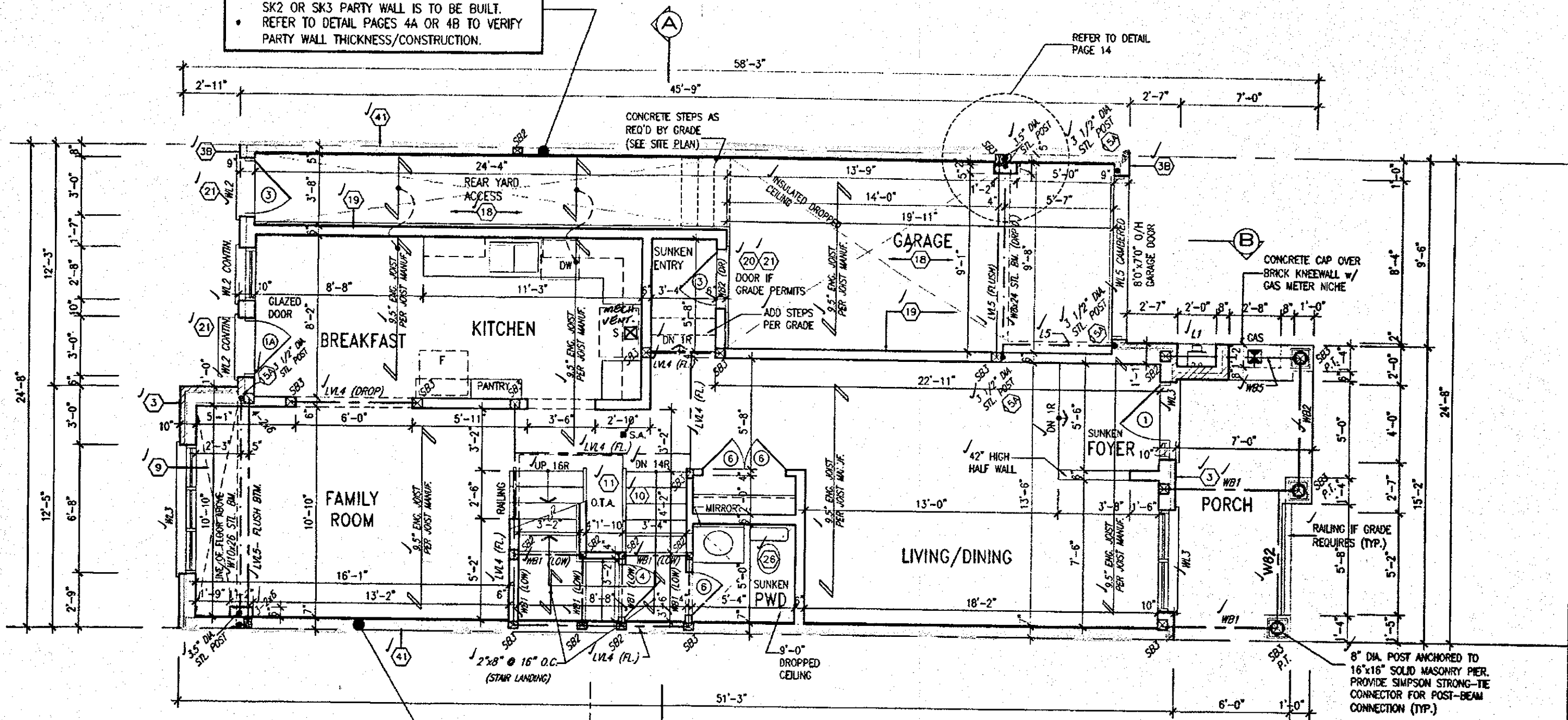
BASEMENT PLAN ELEV. '3'

A1b

2012 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

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



PARTY WALL AT HOUSE SIDE CONSTRUCTION

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GROUND FLOOR PLAN ELEV.



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CITY OF HAMILTON Building Division

Permit No. 17-131966-00-R9

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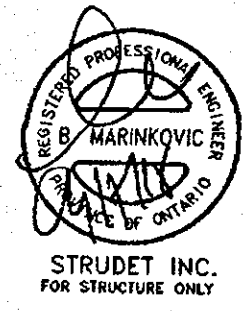
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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY *[Signature]*
DATE: Apr 20 2018

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

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

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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

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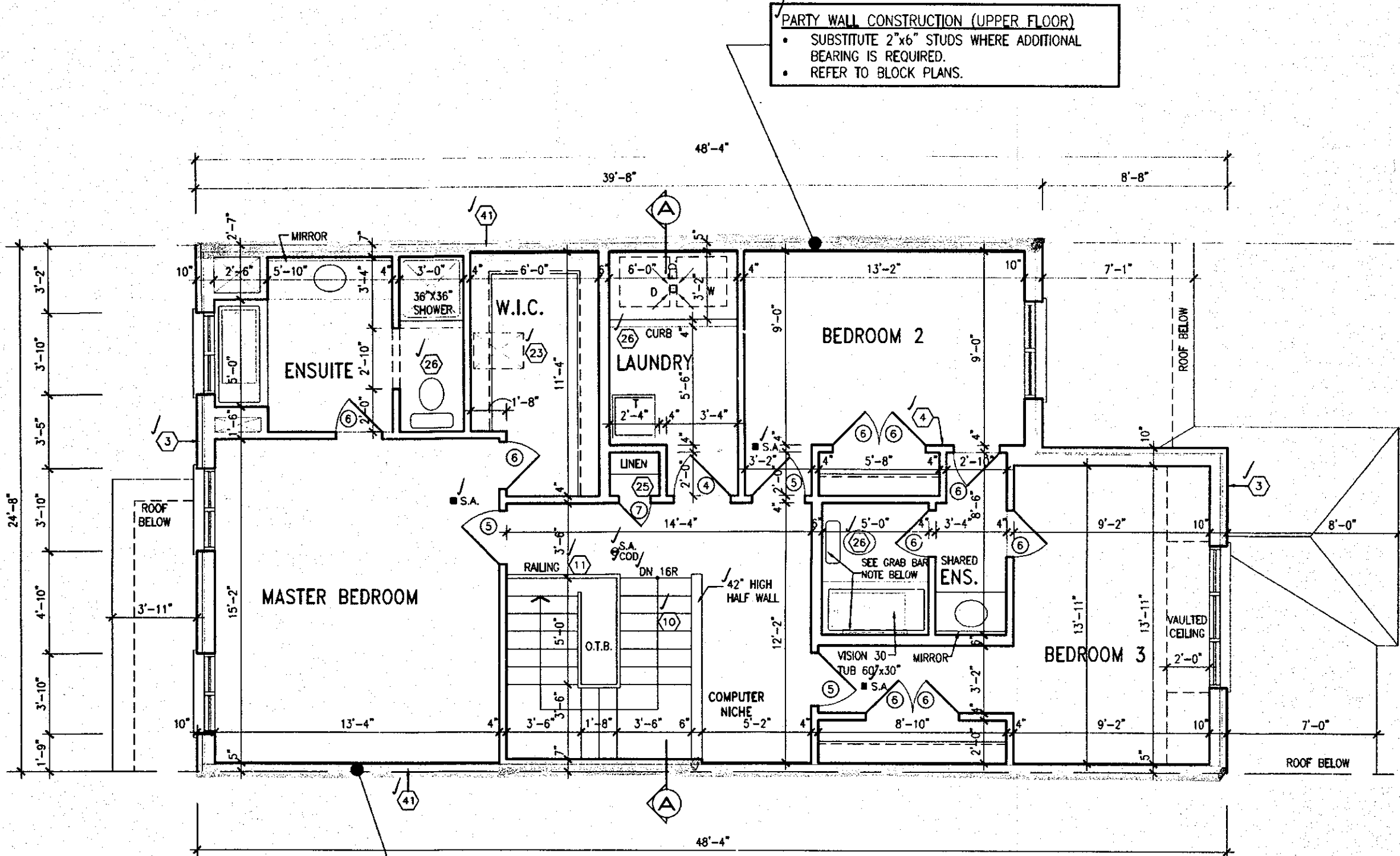
Richard Vink
signature
24488
BCR
42658

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VAS
DESIGN

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

	HIGHGROVE 4
Project name: RUSSELL GARDENS PH.2	Waterdown, ON.
Date: APRIL 2017	checked by: GW
Scale: 3/16" = 1'-0"	16036-HIGHGROVE-4
Ground Floor Plan Elev. '3'	A2b



SECOND FLOOR PLAN ELEV. '3'

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



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Building Division

Permit No. 17-131966-00-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 29/18
FOR CHIEF BUILDING OFFICIAL DATE

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

FEB 15 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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

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18				9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

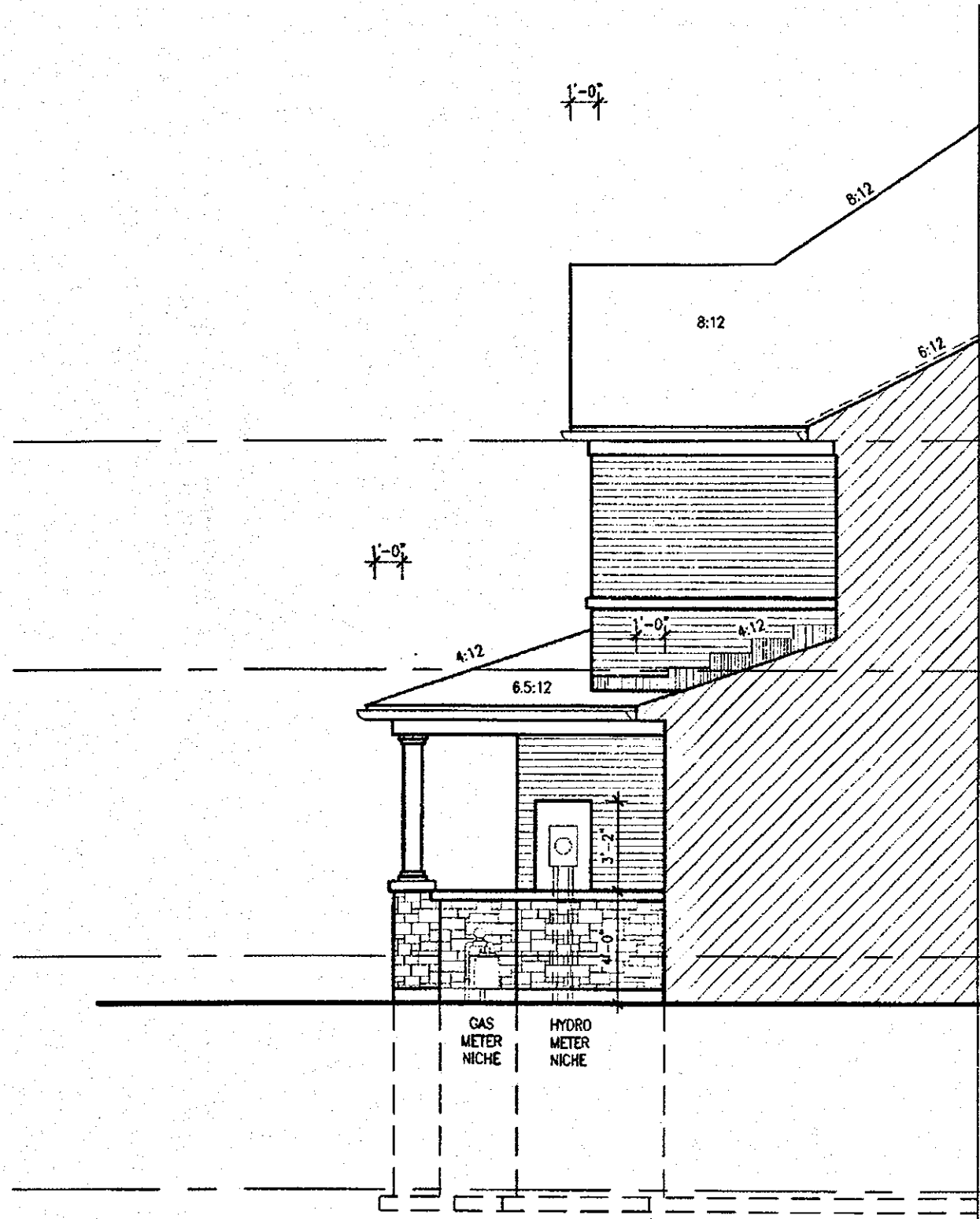
Greenpark.
Project name: RUSSELL GARDENS PH.2
Waterdown, ON.
Date: APRIL 2017
checked by: GW
scale: 3/16" = 1'-0"

HIGHGROVE 4
project no. 16036
SECOND FLOOR PLAN ELEV. '3'
drawing no. A3b
16036-HIGHGROVE-4
Feb 15 2018 - 11:38 AM

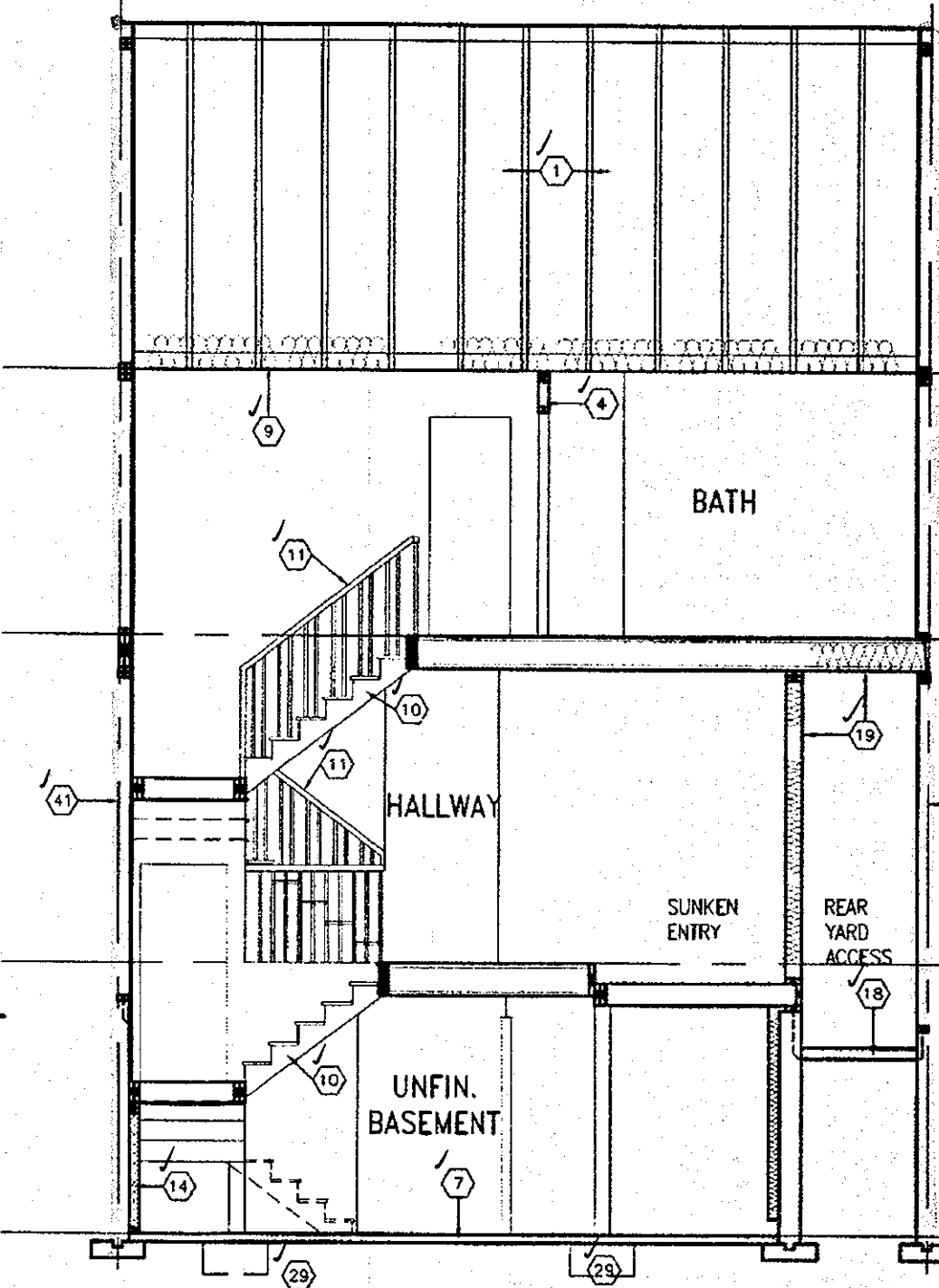
2012 SF.

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

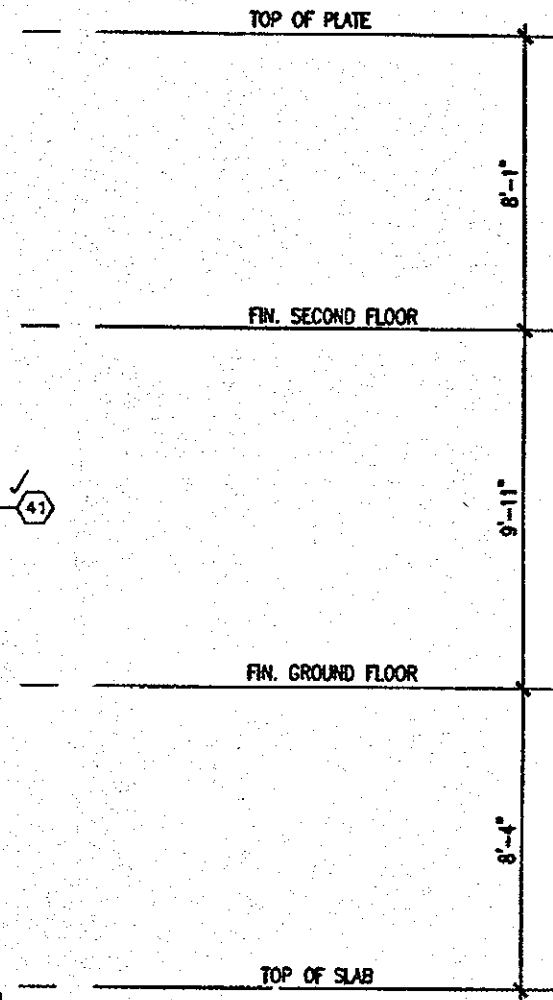
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Permit No. 17-131966-00-R9
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B. B. K. MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE



SECTION B ELEV. 3



SECTION A-A ELEV. 3



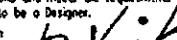
APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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18		9	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. qualification information Richard Vink 24488  signatures 824 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.  255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com  project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. project no. 16036 date APRIL 2017 checked by GW scale 3/16" = 1'-0" SECTION A-A ELEV. 3 16036-HIGHGROVE-4 drawing no. A6b	
17		8	REVISED PER CITY COMMENTS REISSUED.	FEB. 15/18	GW		
16		7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW		
15		6	ISSUED FOR PRICING.	AUG. 23/17	GW		
14		5	STUCCO REPLACED.	JUL. 05/17	GW		
13		4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT		
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 13/17	GW		
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW		
10		1	PRELIMINARY REVIEW.	APR. 12/17	GW		
no.	description	date	by	no.	description		date

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2012 SF.

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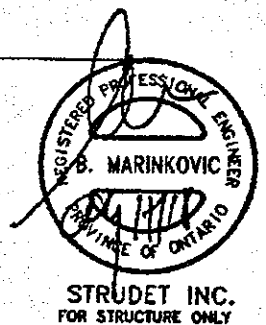
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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

APPROVED BY:
DATE: APR 20 2018

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

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL INFORMATION.



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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. 17-131966-00-R9
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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE MAY 29/18

PART. BASEMENT PLAN
W.O.B CONDITION

PART. GROUND FLOOR PLAN
W.O.B CONDITION

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



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233). PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugin safely.ca

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

18			9	REVISED.	APR 13/18	GW	
17			8	REVISED PER CITY COMMENTS. REISSUED.	FEB 15/18	GW	
16			7	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	
15			6	ISSUED FOR PRICING.	AUG 23/17	GW	
14			5	STUCCO REPLACED.	JUL 05/17	GW	
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW	
11			2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10			1	ISSUED FOR CLIENT PRELIMINARY REVIEW			
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
Richard Yink 24483
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.

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

Greenpark. HIGHGROVE 4
Project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON.
drawing no. 16036
date: APRIL 2017
checked by: GW
scale: 3/16" = 1'-0"
16036-HIGHGROVE-4
drawing no. A10

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

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

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

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect

✓ PRECAST CONC.
HEADER (TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM

✓ FACE BRICK (TYP.)-

42" HIGH RAILING —

6x6 WOOD COLUMN
(PRESSURE TREATED)
ON 12" CONC. PIER

✓ POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-R9

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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

BRL DEC. 14/67

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

UPGRADED REAR ELEVATION '3'
WOB CONDITION

OCT 04 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW
15		-	6	ISSUED FOR PRICING.	AUG. 23/17	GW
14		-	5	STUCCO REPLACED.	JUL 05/17	GW
13		-	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12		-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW
11		-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10		-	1	ISSUED FOR CLIENT PRELIMINARY REVIEW		
no. description				date	by	

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

 Greenpark.		HIGHGROVE 4	
project name	city	county	project no.
MUSSELL GARDENS PH.2	WATERDOWN, ON.		16036
date	description		drawing no.
APR 2017	UPGRADED REAR ELEV. 3 - WOB CONDITION		A111b
checked by	scale	file name	
CW	3/16" = 1'-0"	16036-HIGHGROVE-4.dwg	
TS - HIGHGROVE-4.dwg 2016 16036-HIGHGROVE-4.dwg - 16036-HIGHGROVE-4.dwg - Thu - Sep 29 2017 - 5:28 PM User: greenpark			

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