

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.

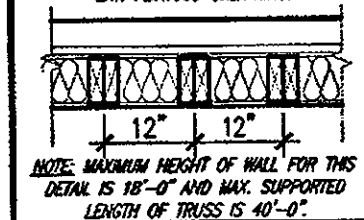
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

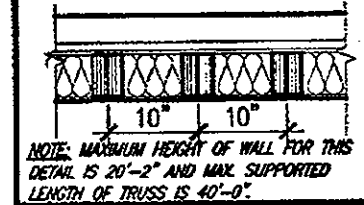
TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



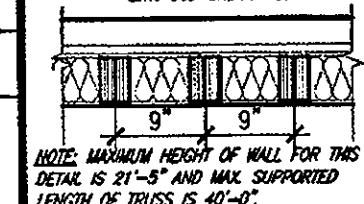
TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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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 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 %

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)	

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 %

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)	

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 '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)	

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-R9

OCT 04 2017

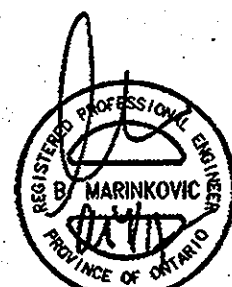
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

DEC. 14/17

FOR CHIEF BUILDING OFFICIAL DATE



STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by
1	PRELIMINARY REVIEW	APR. 12/17	GW
2	REVISED PER CLIENT COMMENTS	APR. 27/17	GW
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
4	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT
5	ISSUED FOR PRICING	AUG. 23/17	GW
6	REVISED, ISSUED FOR PERMIT	SEP. 22/17	GW

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

qualification information
Richard Vink 24486
name
signature
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.

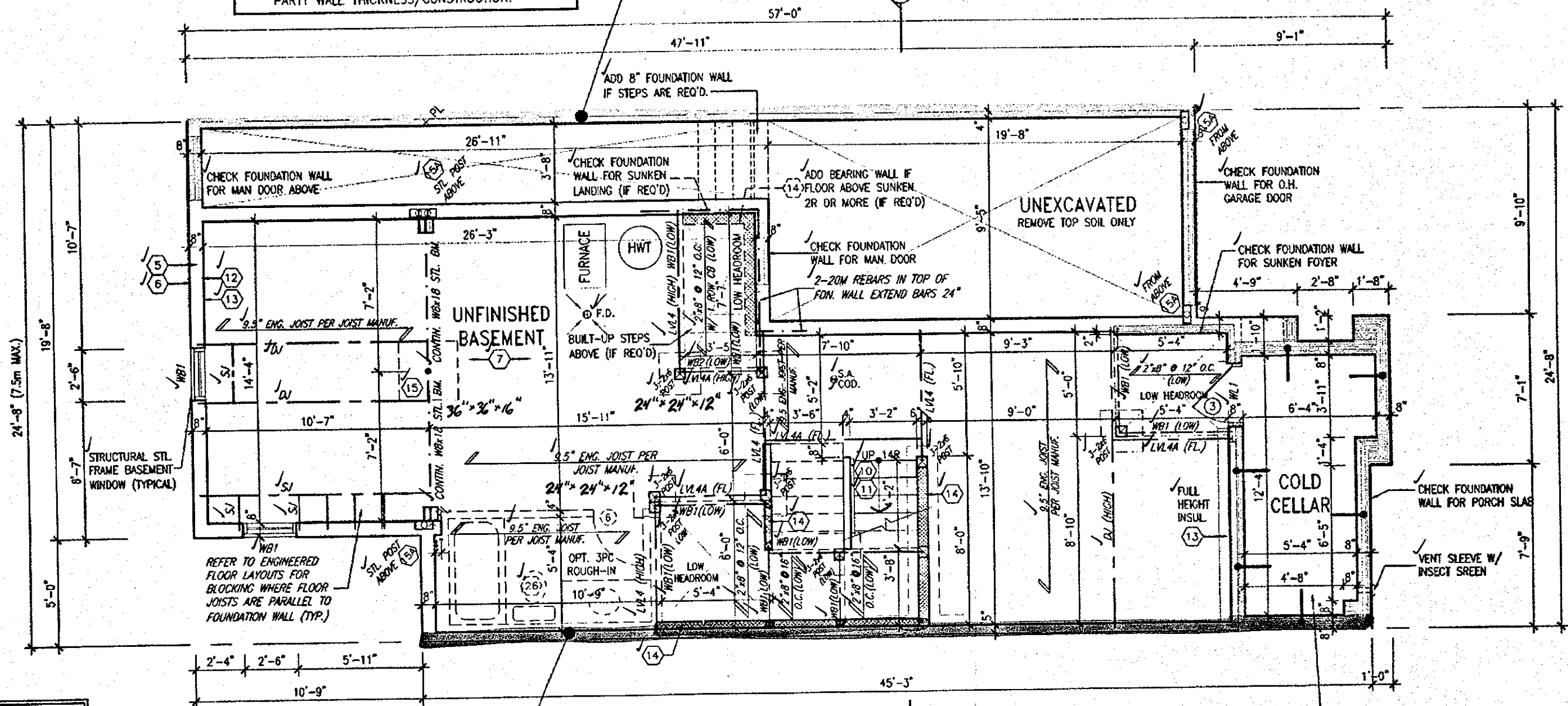
VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2N 1R4
416.630.2255 f 416.630.4782
vasdesign.com

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

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1796 SF.

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



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

BASEMENT INSULATION AT STAIR/SUNKEN AREAS where FRAMING IS REQ'D. FOR SUPPORT.
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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

BASEMENT PLAN - ELEV. 3

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

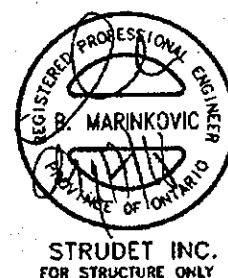
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN C. 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.



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.plugsafely.ca



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

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 29/18
FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

8	REVISED.	APR 13/18	GW
7	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW
6	REVISED. ISSUED FOR PERMIT.	SEP 22/17	GW
5	ISSUED FOR 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 24488
name
registration information
VAS Design Inc. 42858
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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.
date
APRIL 2017
checked by
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE 2
file name
16036-HIGHGROVE 2

HIGHGROVE 2

project no.
16036
drawing no.
A1b

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1796 SF.

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

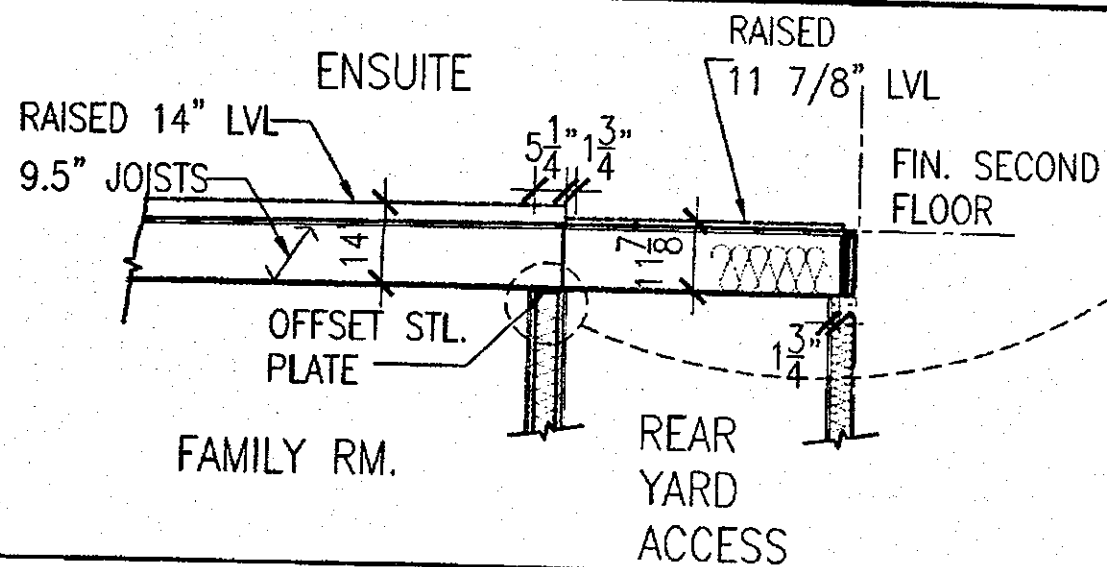
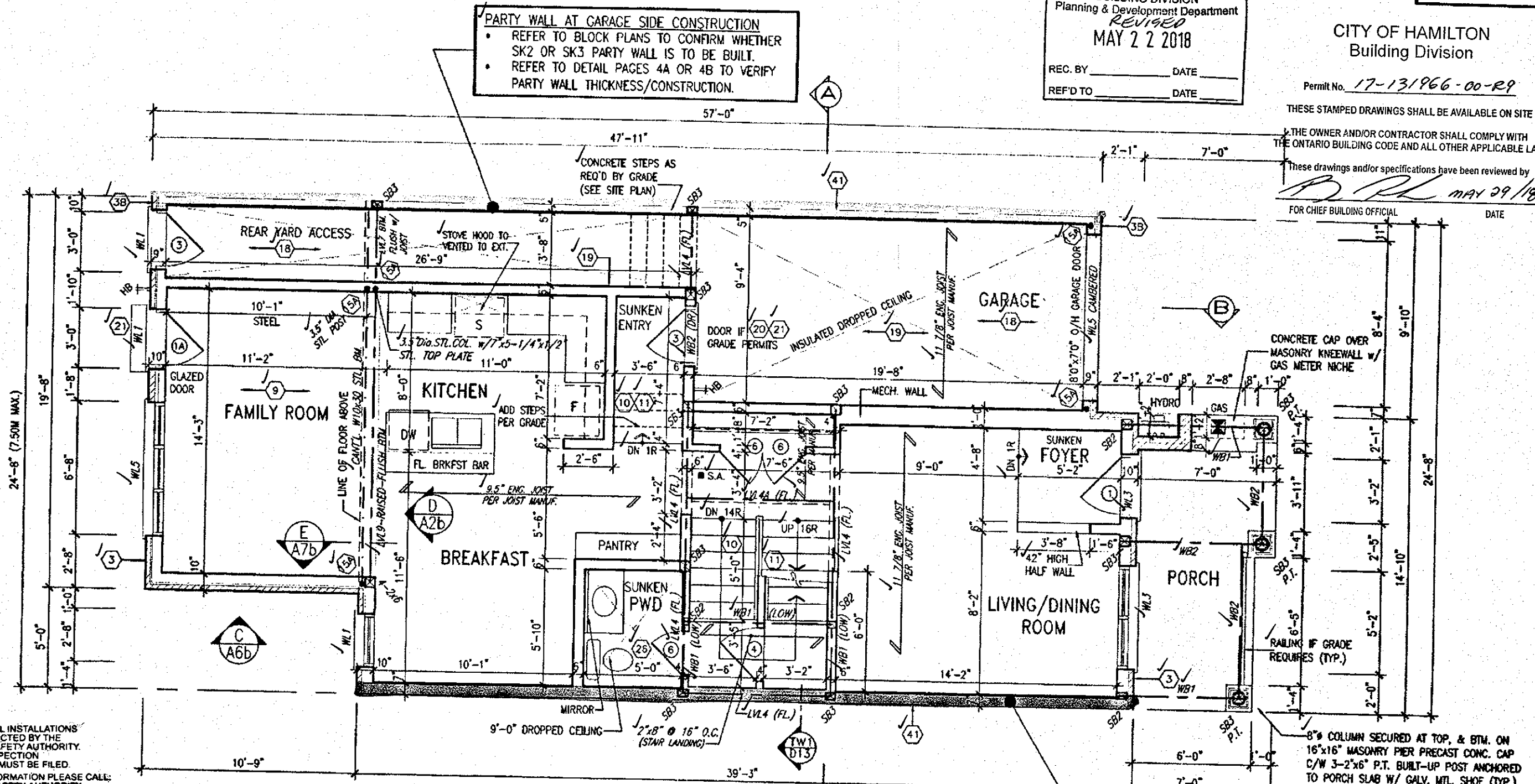
CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-R9

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These drawings and/or specifications have been reviewed by
B. R. L. MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE



3	REVISED.	APR. 13/18	CW
7	REV. PER CITY COMMENTS REISSUED.	FEB. 08/18	GW
6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
5	ISSUED FOR FRAMING.	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

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
Checked by: _____
Scale: 3/16" = 1'-0"

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'
Project No. 16036
Ground Floor Plan - ELEV. 3
Drawing No. A2b

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1796 SF.

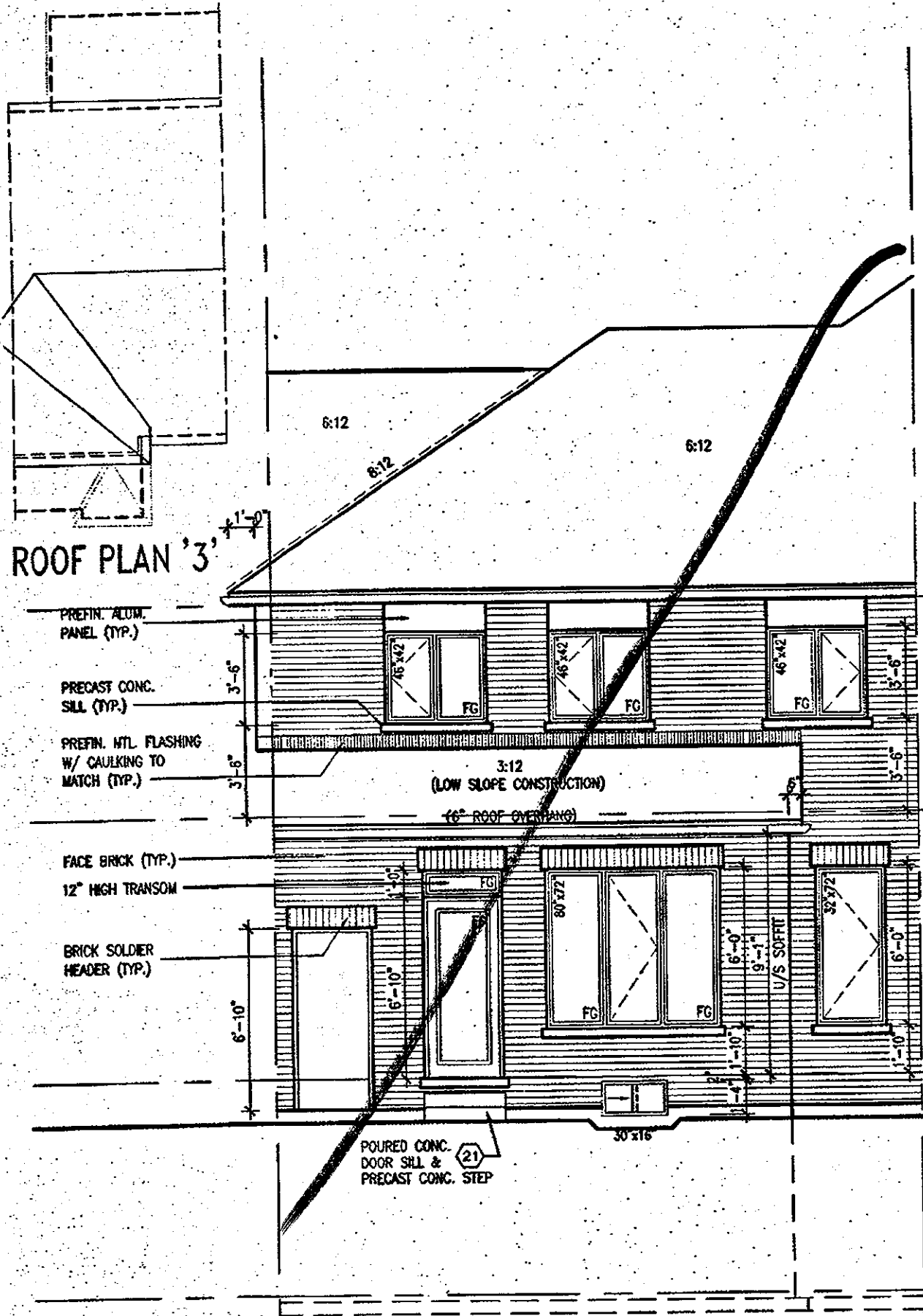
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-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
[Signature] REC. 14/17
FOR CHIEF BUILDING OFFICIAL DATE

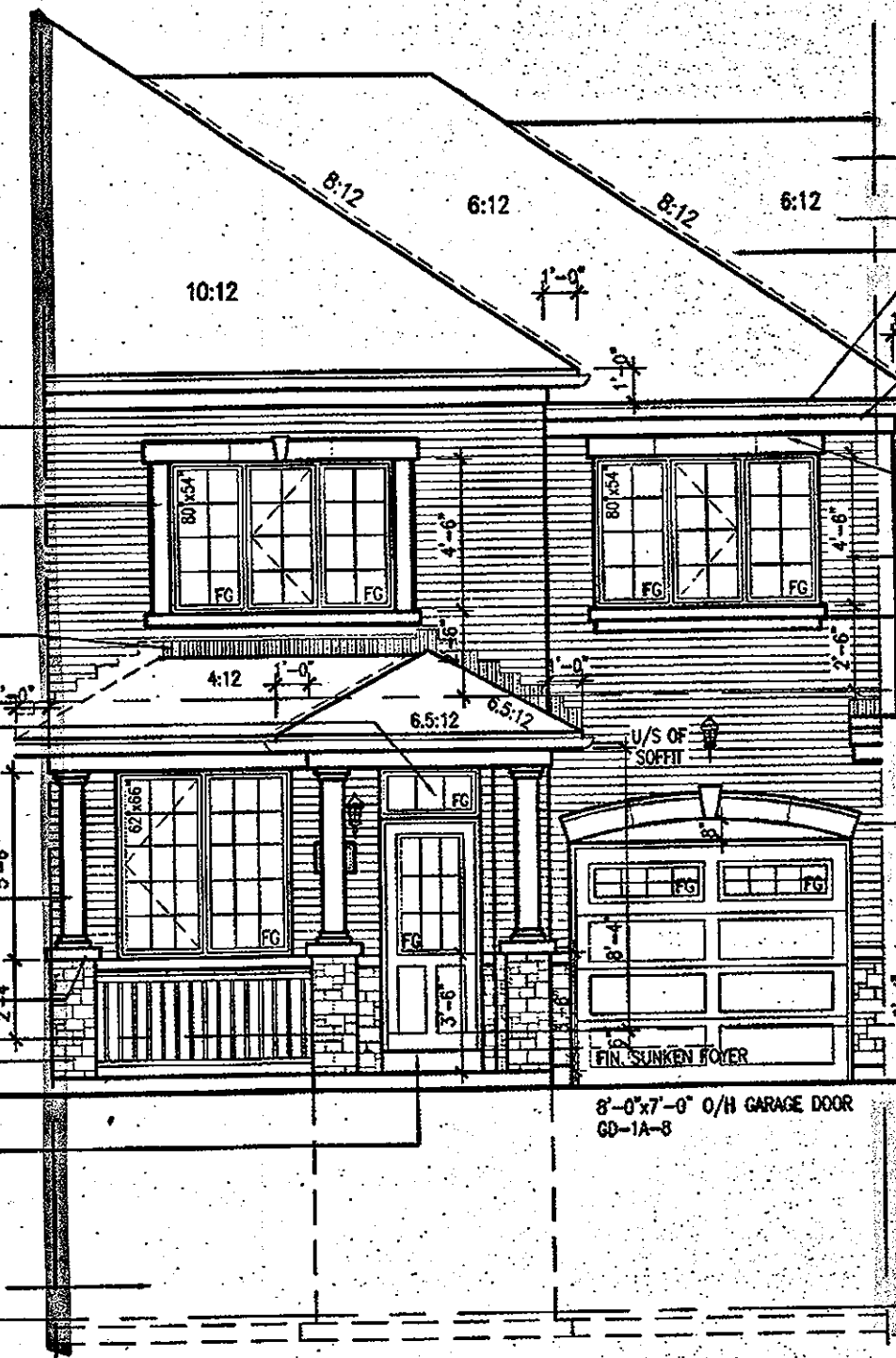
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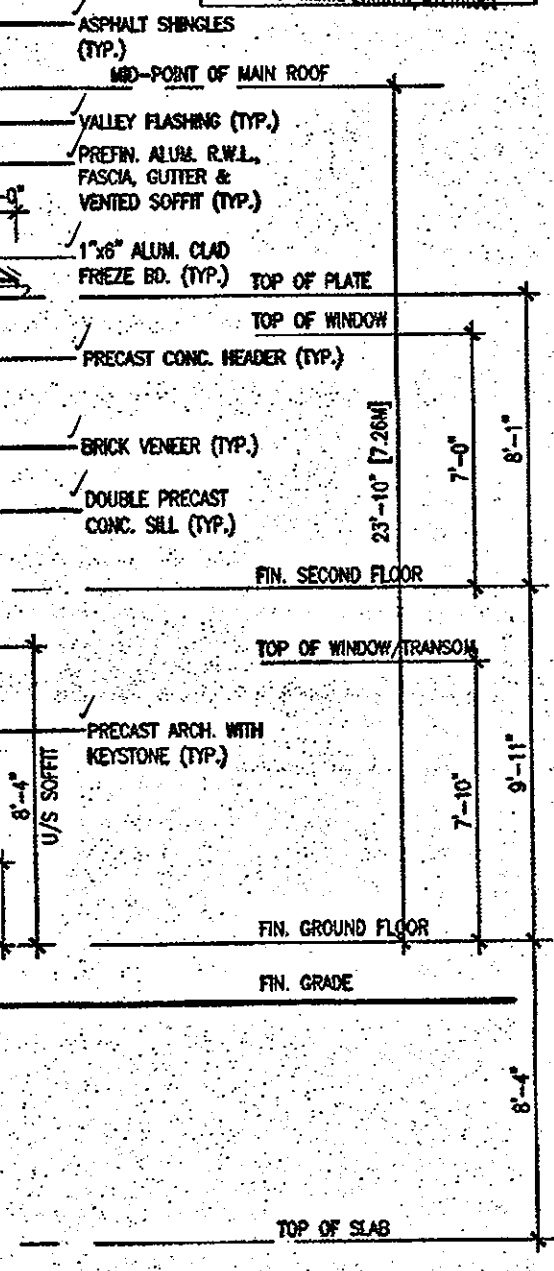
ARCHITECTURAL REVIEW & APPROVAL
OCT 16 2017
John G. Williams Limited, Architect



REAR ELEVATION
ELEV. 3



FRONT ELEVATION
ELEV. 3



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

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

1	PRELIMINARY REVIEW	APR. 12/17	GW
2	REVISD PER CLIENT COMMENTS	APR. 27/17	GW
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
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6	REVISED, ISSUED FOR PERMIT	SEP. 22/17	GW

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qualification information
Richard Vink 24483
name
signature
VA3 Design Inc. 42858
registration information

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

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

HIGHGROVE 2
project no.
16036
drawing no.
A4b
16036-HIGHGROVE 2
date
Sep 26 2017 - 8:21 AM

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

OCT 04 2017

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, or for determining any building code or permit matter 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.

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

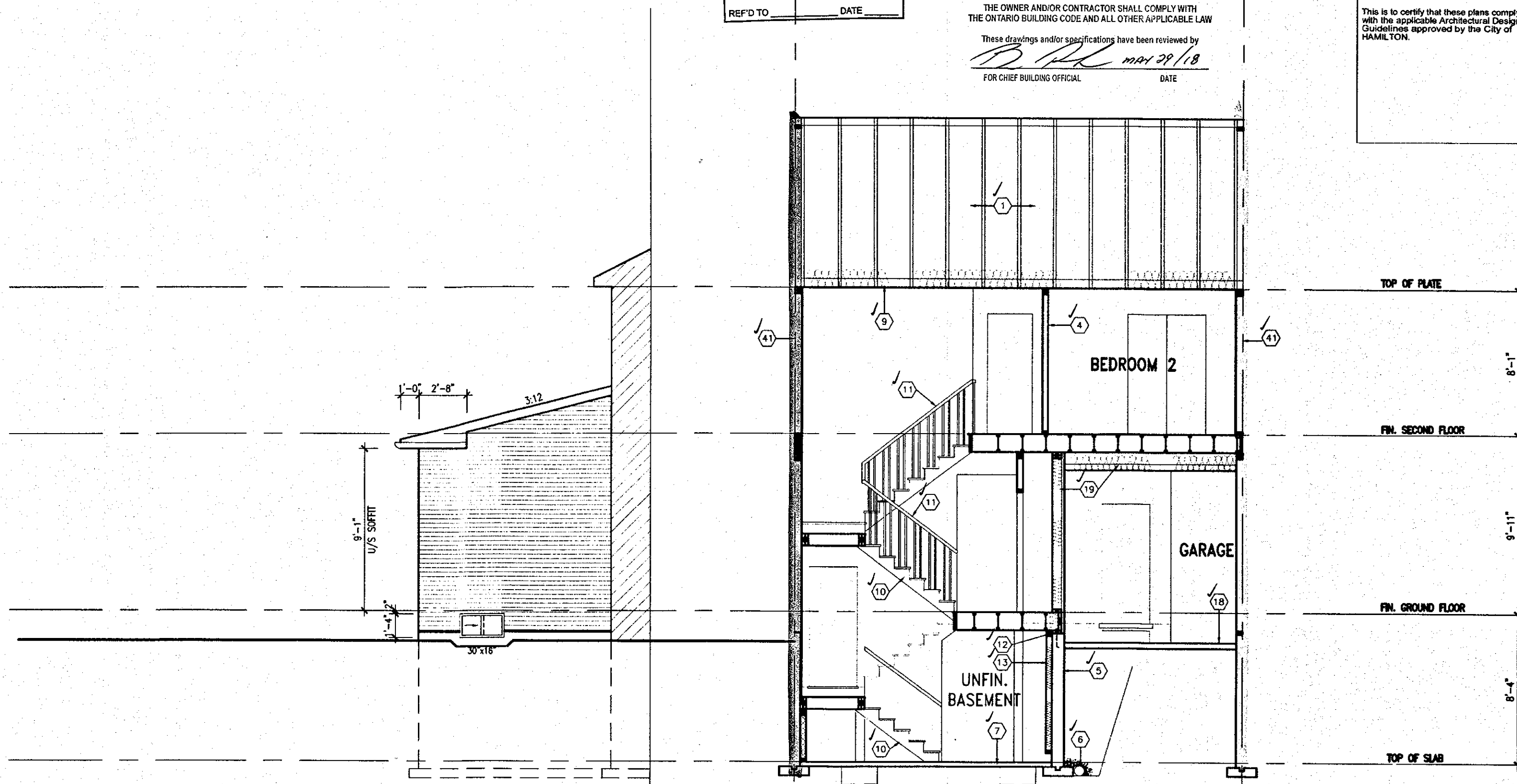
Permit No. 17-131966-00-R9

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

B. H. MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE



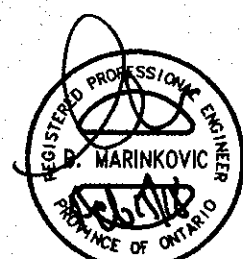
ALLOWABLE GLAZED OPENINGS

✓ 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)

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.
8				qualification information
7	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW	Richard Vink <i>R Vink</i> 244
6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	signature
5	ISSUED FOR PRICING.	AUG. 23/17	GW	registration information
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	VAS Design Inc. 426
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	Contractor must verify all dimensions on 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 project or destroyed if not so used.
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	
1	PRELIMINARY REVIEW.	APR 25/17	GW	
NO	description	date	by	

VAR
DESIGN

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



project name **RUSSELL GARDENS PH.2** municipal **WATERDOWN, ON**
date **APRIL 2017** section **SECT**
drawn by _____ checked by _____ scale **3/16" = 1'-0"**

HIGHGROVE 2

SECTION A-A ELEV. 3

drawing no.
A6b

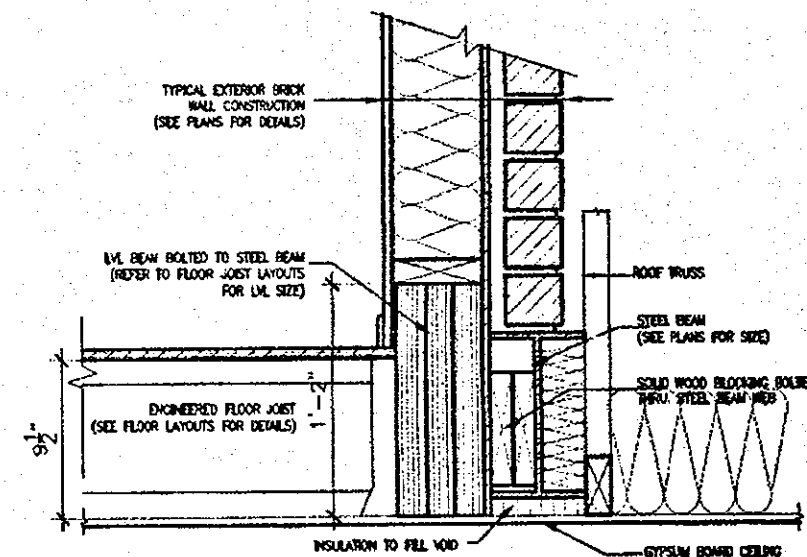
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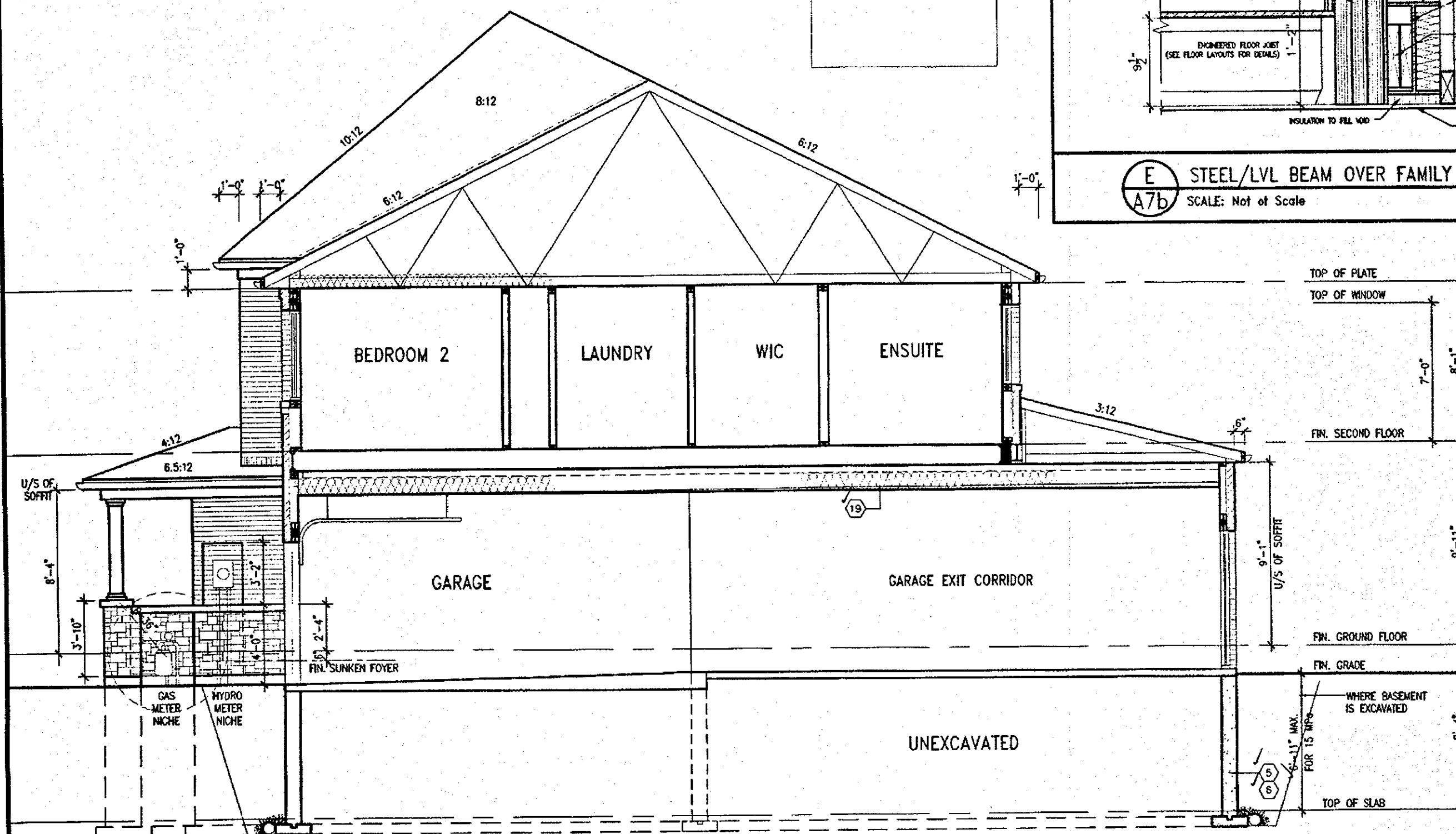
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

HIGHGROVE 2- BEAMS OVER FAMILY ROOM

1796 SF.



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



CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-R9
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These drawings and/or specifications have been reviewed by
B. K. MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

SECTION B-B ELEV. 3

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

APR 17 2018

HIGHGROVE-2 COMPLIANCE PACKAGE 'A1'



3	PRELIMINARY REVIEW	APR. 12/17	CW
4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	CW
5	ISSUED FOR PRICING	AUG. 23/17	CW
6	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT
7	REV. PER CITY COMMENTS. REISSUED	FEB. 08/18	CW
8	REVISED	APR. 13/18	CW

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
name registration information
VAS Design Inc. 42658

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VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2G 1R4
416.630.2255 416.630.4782
va3design.com

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

1796 SF.

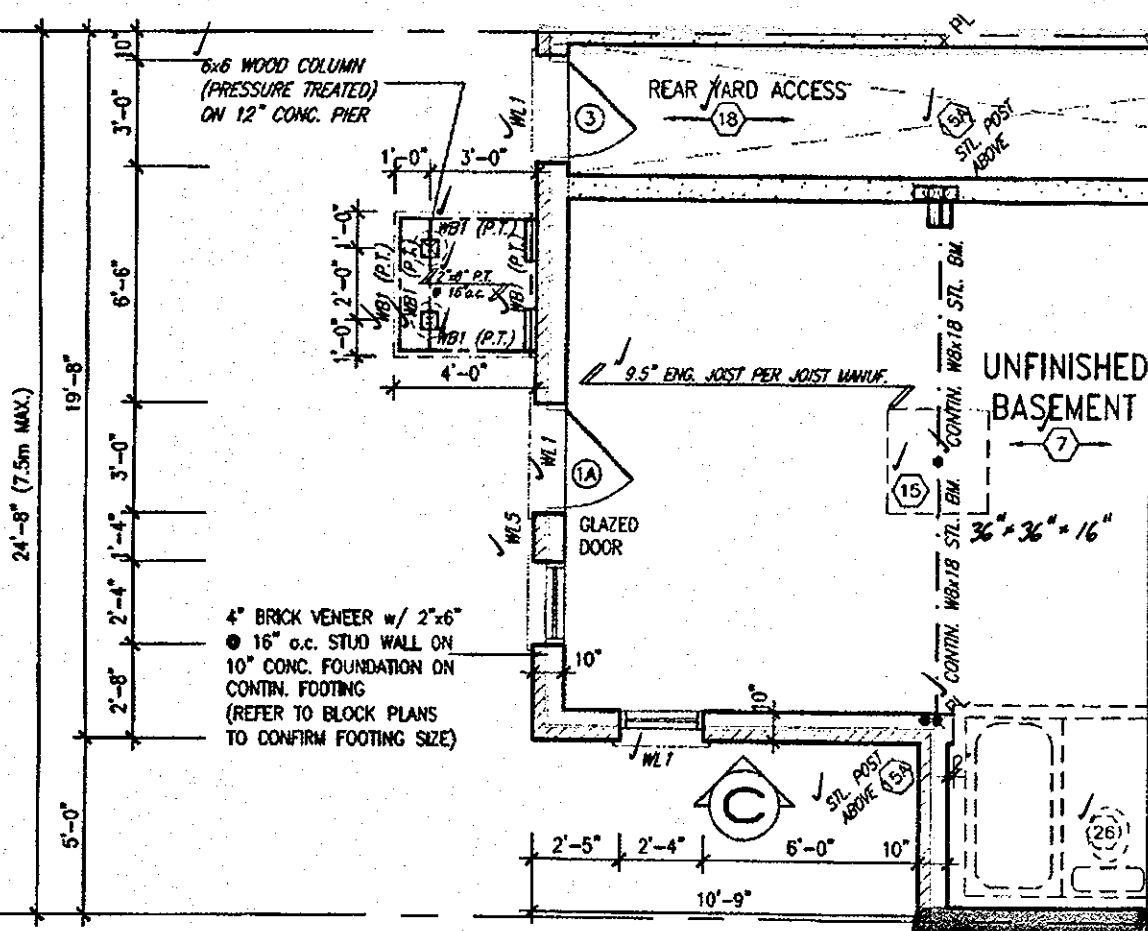
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

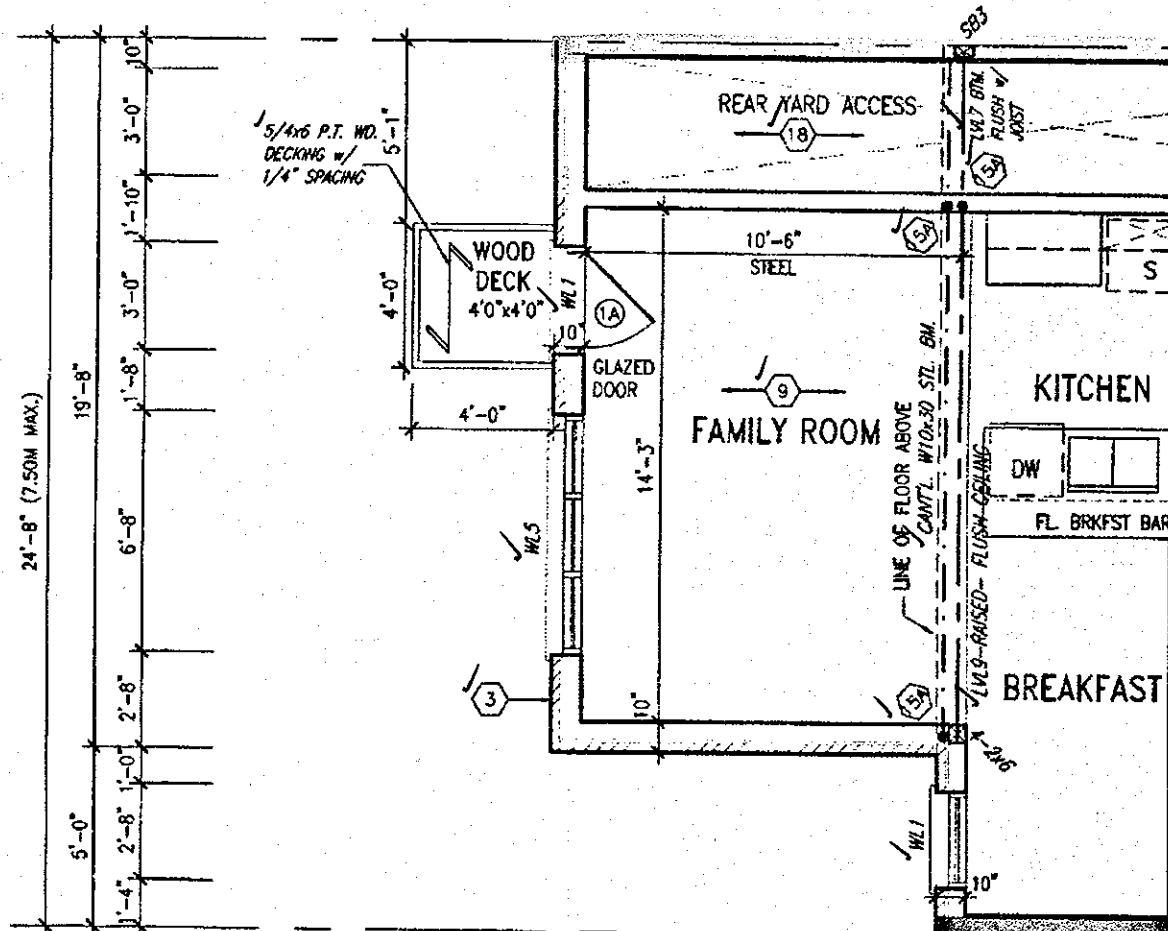
APPROVED BY
DATE: APR 20 2018

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



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

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

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. 17-131966-00-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

[Signature] MAY 29 2018
FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE-2
COMPLIANCE PACKAGE 'A1'

3	REVISED	APR 13/18	GW
7	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW
6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
5	ISSUED FOR PRICING.	AUG. 23/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WI
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
no.	description	date	by

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qualification information
Richard Vink 24488 BCR
name
registration information
VAS Design Inc. 42653

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416.630.2255 f 416.630.4782
va3design.com

Greenpark.

HIGHGROVE 2

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

date: APRIL 2017
checked by: [Signature]
scale: 3/16" = 1'-0"

PART. PLANS- WOB CONDITION
16036-HIGHGROVE 2
drawing no.: **A11**

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