

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 AREA	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1902 SF (176.70 m2)
GROUND FLOOR COVERAGE	833 SF
CARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	86 SF
COVERAGE W/ PORCH	1202 SF (111.67 m2)
COVERAGE W/O PORCH	1106 SF (102.75 m2)

AREA CALCULATIONS		FLEV '2'
GROUND FLOOR AREA	842 SF	
SECOND FLOOR AREA	1078 SF	
TOTAL FLOOR AREA	1920 SF	
	(178.37 m ²)	
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 m ²)	
GROUND FLOOR COVERAGE	842 SF	
GARAGE COVERAGE/AREA	273 SF	
PORCH COVERAGE/AREA	48 SF	
COVERAGE W/ PORCH	1163 SF	
	(108.84 m ²)	
COVERAGE W/O PORCH	1115 SF	
	(103.59 m ²)	

<u>AREA CALCULATIONS</u>	<u>ELEV '3'</u>
GROUND FLOOR AREA	833 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 m ²)
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 m ²)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m ²)
COVERAGE W/O PORCH	1106 SF (102.75 m ²)

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
HIGHROVE 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		00.0 S.F.	
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 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	145 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		00.0 S.F.	
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		00.0 S.F.	
TOTAL SQ. FT.	2836.00 S.F.	255.92 S.F.	9.02 %
TOTAL SQ. FT.	267.47 S.F.	27.28 S.F.	9.02 %

FOR CHIEF BUILDING OFFICER

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971) using a Shimadzu 10A-UV spectrophotometer. The concentration of chlorophylls was expressed in $\mu\text{g mL}^{-1}$ of the sample.

FOR CHIEF BUILDING OFFICER

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VAG

24488                        

REGION **RUSSELL GARD**

DESIGN

255 Consumers Rd Suite 120 APRIL 2017

Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
WT

va3design.com	6862 - RESEARCH & ADVERTISING
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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

the 1990s, the number of people in the world who are illiterate has increased by 100 million. The number of illiterate people in the world is now 1 billion. The number of illiterate people in the world is now 1 billion.

...and the *Journal of the American Medical Association* (JAMA) has been the most widely cited journal in the field of medicine for over 100 years.

[illegible]

...and the fact that the *Journal of Management Studies* is a leading journal in the field of management studies.

[illegible]

LENGTH OF TRUSS IS 40'-0".

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. FUEL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
EXT. OSB SHEATHING.

9' 9'

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 21'-5" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 40'-0".

HAMILTON.

STRUDET INC.
FOR STRUCTURE ONLY

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion. The number of people aged 65 and over is expected to increase from 200 million to 400 million. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion.

ISSUED FOR PERMIT	SEP. 2
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USED FOR PRICING.	AUG. 2
USED AS PER CLIENT COMMENTS.	JUN 2

CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 1
BASED PER CLIENT COMMENTS.	APR. 1
REVISION 00-07M	APR. 1

ELIMINARY REVIEW.	DATE
Description	done

[illegible]

the 1990s, the number of people in the world who are illiterate has increased from 1.2 billion to 1.5 billion. The number of illiterate people in the world is projected to reach 1.7 billion by the year 2015. The number of illiterate people in the world is projected to reach 1.7 billion by the year 2015.

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					
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	24488
14			5	ISSUED FOR PRICING.	AUG. 23/17	GW	name	BCN
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information	
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc.	42658
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW		
10			1	PRELIMINARY REVIEW.	APR. 12/17	GW		
9	description	date	by	description	date	by	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 shall be returned at the completion of the work. Drawings shall be signed.	

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2N 1R4
t 416.630.2255 f 416.630.4782
va3design.com

 Greenpark.		HIGHGROVE 3	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	
date APRIL 2017		project 1603	
drawn by WT		checked by GW	
scale 3/16" = 1'-0"		sheet notes 16036-HIGHGROVE-3	
title GENERAL NOTES & CHARTS			
drawing no. A0			

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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.

1902 SF.

- 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)

UNFINISHED
BASEMENT

BASEMENT PLAN ELEV. '3'

PARTY WALL AT HOUSE SIDE CONSTRUCTION

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

CITY OF HAMILTON
BUILDING DIVISION
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
B. R. MAY 29/18
 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.

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.

**Electrical Contractor
Registration Agency**

of the
**Electrical
Safety
Authority**

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PLUG IN SAFELY. HIRE A LICENSED
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FIND A CONTRACTOR AT
www.electricalsafely.ca**

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

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

qualification information

Richard Vink 24

name signature

registration information

VAS Design Inc. 42

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.

Owner's Representative's Initials

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

 **Greenpark**

Project name
RUSSELL GARDENS PH.2

Location
WATERDOWN/PHASE 2

Date
APRIL 2017

Drawn by
GH

Checked by
GH

Scale
3/16" = 1'-0"

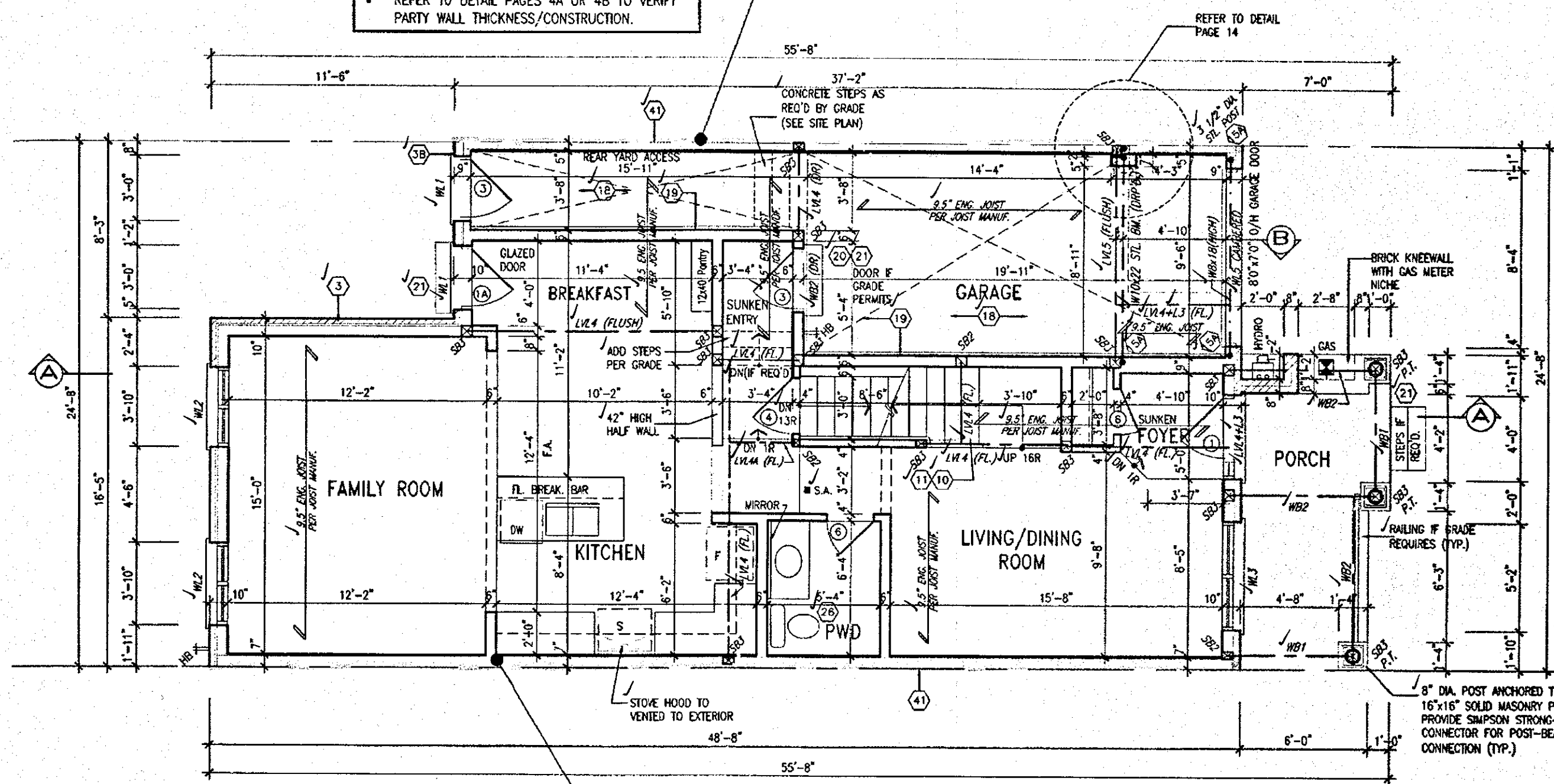
Base
BASES

HIGHGROVE 3		project no.	16036
PLAN ELEV. 3'		drawing no.	A1c
the name 16036-HIGHGROVE-3			
Tue - Apr 27 2010 - 0:52 AM			

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1902 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
• 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. '3'

Electrical Contractor
Registration Agency
of the
Electrical
Safety
Authority
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

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 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: [Signature]
DATE: MAY 22, 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. 17-131966-00-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

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18		9			
17		3	REVISED	APR. 13/18	GW
16		7	REV. PER CITY COMMENTS, REISSUED	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

The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Yank 24488
name
signature
VA3 Design Inc. 42658
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 work. Drawings are not to be scaled.

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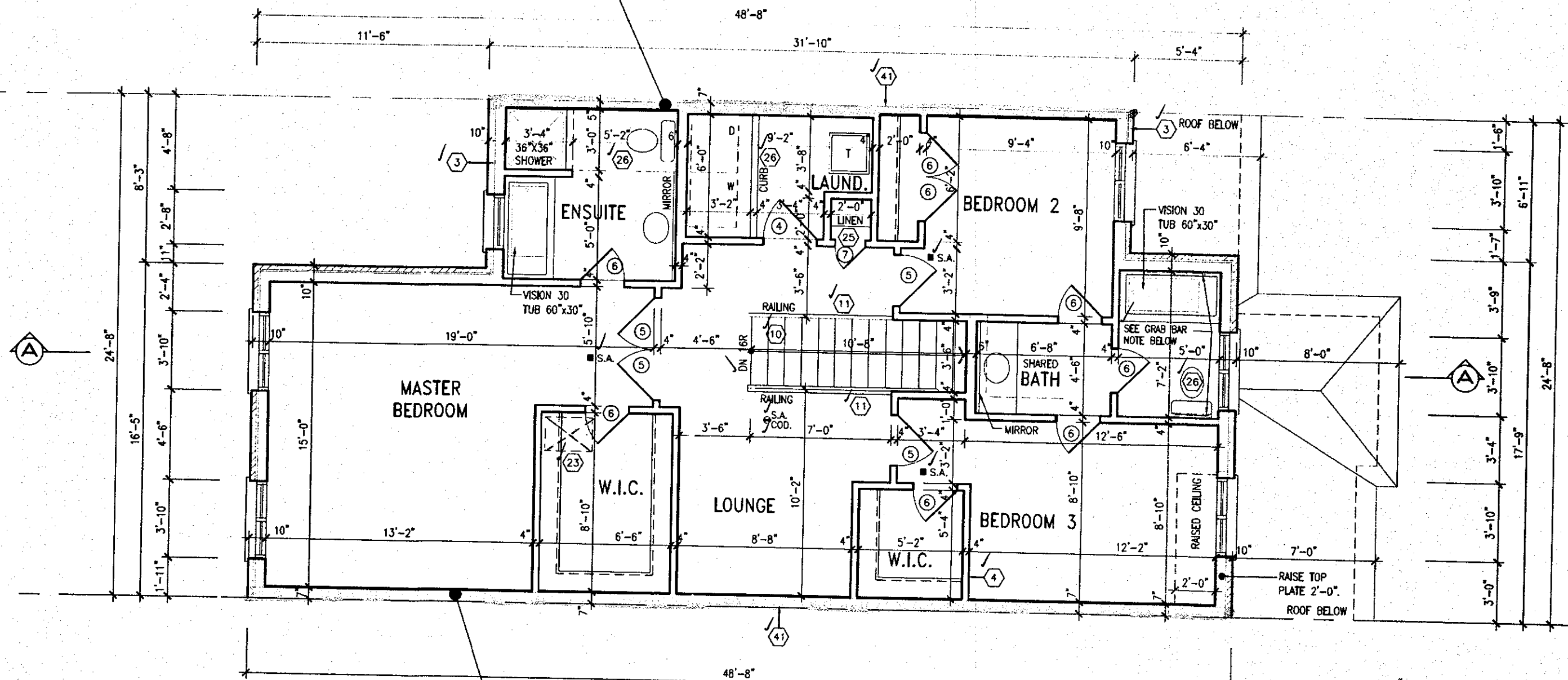
Greenpark.
Project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE-3
date
Apr 13 2018 - 3:13 PM

HIGHGROVE 3
16036
GROUND FLOOR PLAN ELEV. '3'
A2c

1902 SF.

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



SECOND FLOOR PLAN ELEV. '3'

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



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.pluginately.ca

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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
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
[Signature] MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

FEB 15 2018

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			
17		8			
16		7	REV. PER CITY COMMENTS, REISSUED.	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

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.
[Signature]
Richard Vink 24488
name registration information BCM
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
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark. HIGHGROVE 3
Project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036
date: APRIL 2017
drawn by: GW checked by: GW scale: 3/16" = 1'-0"
16036-HIGHGROVE-3
A3c

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

REFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

6-12

6:12

7" PRECAST CONC.
HEADER ON 7"
PRECAST CONC.
WINDOW SURROUND
(TYP.)

CONT. 4" PRECAST CONC.
SILL BAND (TYP.)

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

18" HIGH TRANSOM (FG)

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

POURED CONC.
DOOR SILL &
PRECAST CONC
STEP

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

OCT 1/6 2017

John G. Williams Limited, Architects

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

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

FRONT ELEVATION '3'

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 LAWS

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 3

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

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

qualification information

Richard Vink 24

name

signature

registration information

V63 Design Inc. 42

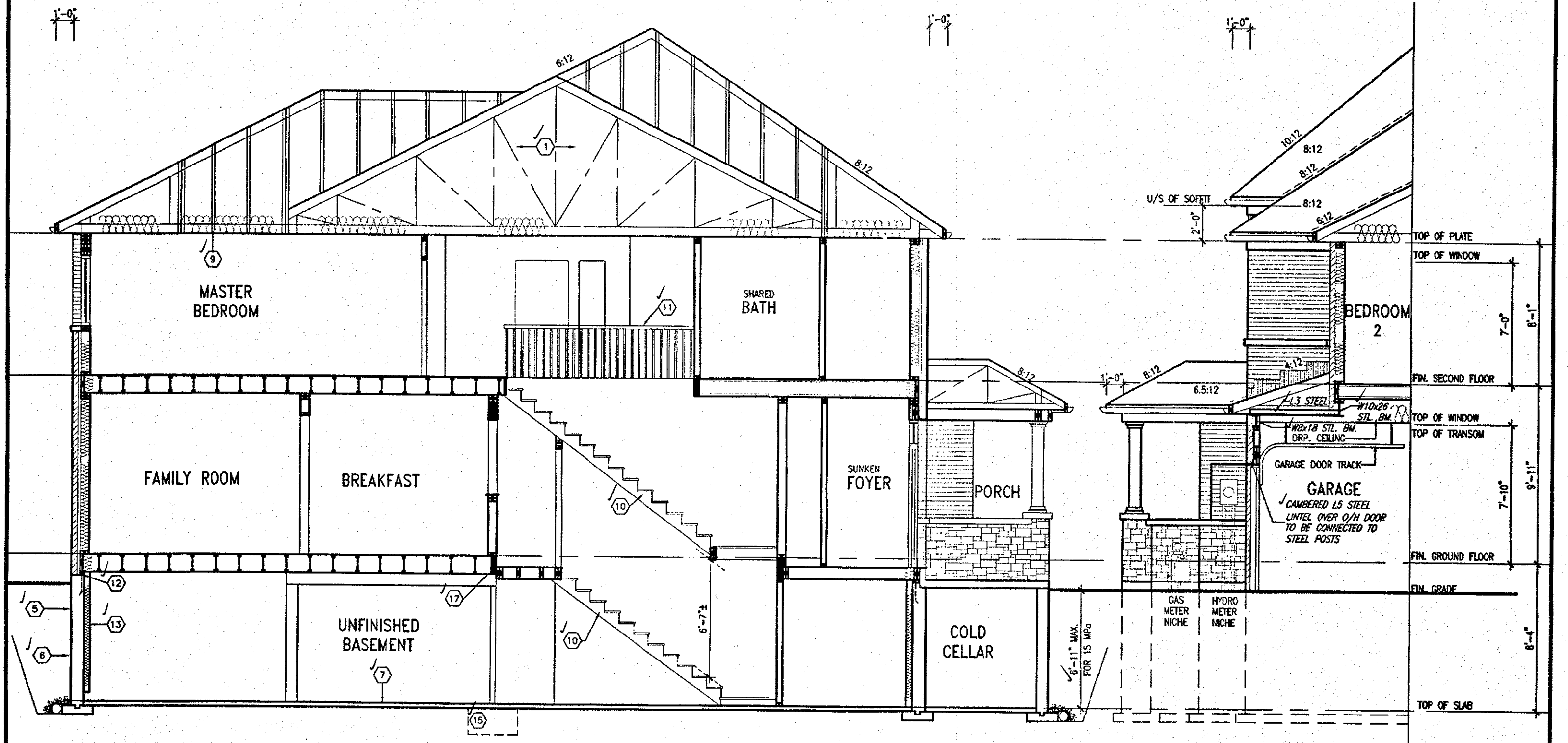
Contractor must verify all dimensions on the job and report any deviations to the Originator before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
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255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4777
va3design.com

[illegible]

All device specifications, related documents and design are the copyright property of W5 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without W5 DESIGN's written permission.

1902 SF.



SECTION A-A ELEV. 3

SECTION B

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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] 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 _____



STRUDET INC.
FOR STRUCTURE ONLY

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

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

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.

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

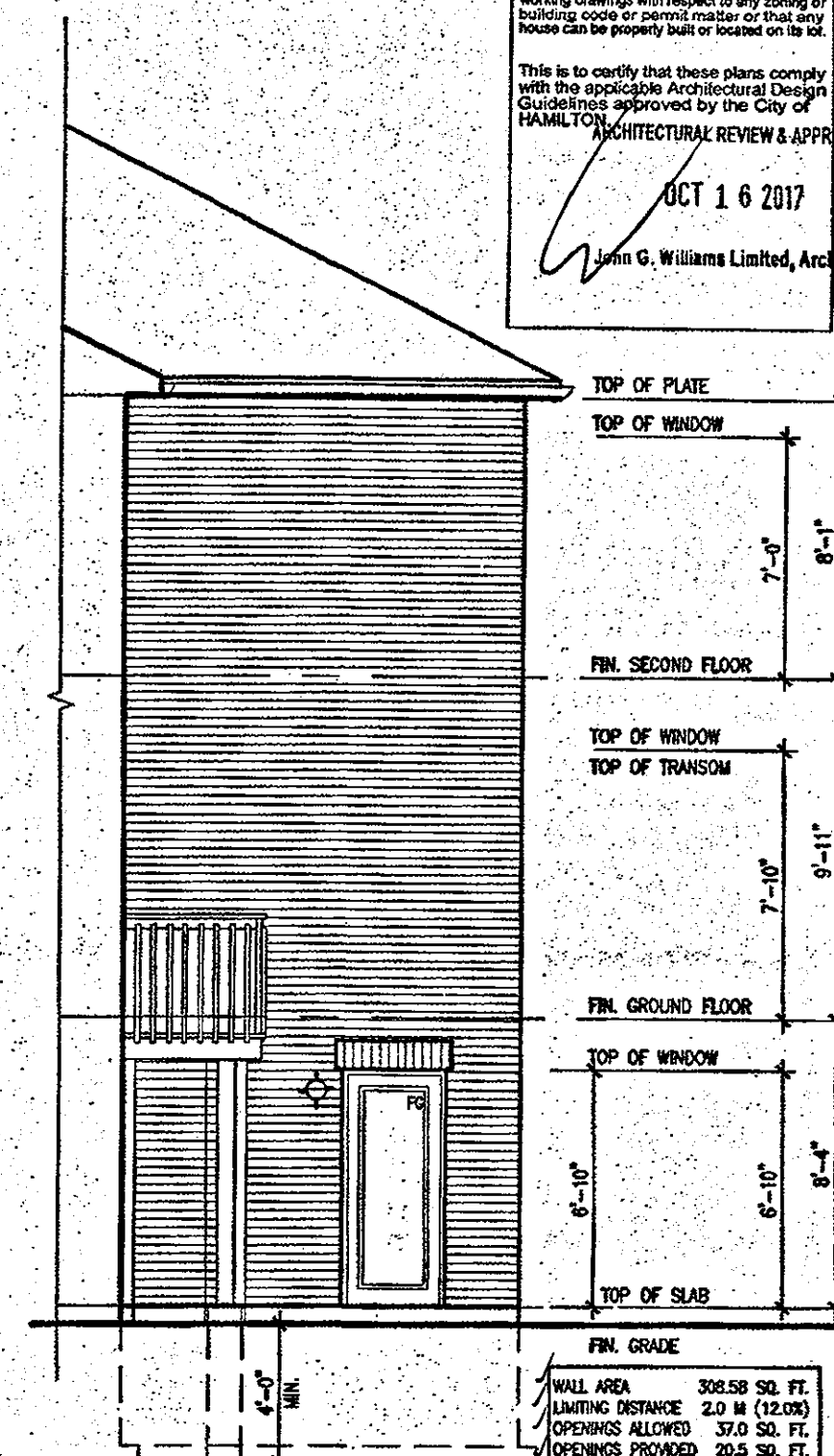
Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 3
project no.
16036
drawing no.
A6c
SECTION A-A ELEV. 3
16038-HIGHGROVE-3
APR 13 2018 - 3:13 PM

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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John G. Williams Limited, Architects



OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY



**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
Planning & Development Department

NOV 16 2017.

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 B. R. L. DEC. 14/11

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

18.		-	-	9.		-	-
17.		-	-	8.		-	-
16.		-	-	7.		-	-
15.		-	-	6.	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	G
14.		-	-	5.	ISSUED FOR PRICING.	AUG. 23/17	G
13.		-	-	4.	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	V
12.		-	-	3.	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	G
11.		-	-	2.	REVISED PER CLIENT COMMENTS.	APR. 26/17	G
10.		-	-	1.	ISSUED FOR CLIENT PRELIMINARY REVIEW		
no.	description		date	by	no.	description	date

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>	
Richard Vink	<i>R. Vink</i>	24
name	<i>signature</i>	
registration information		
VAS Design Inc.		42
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding. All the drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.		



V&A
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4770
va3design.com

Greenpark

HIGHGROVE 3

project name	municipality	project
RUSSELL GARDENS PH.2	WATERDOWN, ON.	1603

date APRIL 2017	PARTIAL PLANS- WOB CONDITION		drawing no.
drawn by WT	checked by GW	scale 3/16" = 1'-0"	file name A10

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ARCHITECTURAL REVIEW & APPROVAL

ОСЧ 16 2017

John E. Williams Limited, Architects

TOP OF PLATE

TOP OF WINDOW

10

10

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN. GROUND FLOOR

TOP OF SLAB

CITY OF HAMILTON
Building Division

Permit No. 17-131966-00-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

DATE _____

UPGRADED REAR ELEVATION '3'
WOB CONDITION

OCT 04 2017

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

REC. BY: _____ DATE: _____

REF'D TO _____ DATE _____

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

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.

W	qualification information		
W	Richard Vink	<i>R Vink</i>	244
W	name	signature	6

Contractor must verify all Generators 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 128
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark

project name	sheet no.	revision(s)	project no.
RUSSELL GARDENS PH.2		WATERDOWN, ON.	16036
date APRIL 2017	UPGRADE REAR ELEV. 3 - WOB CONDITION		drawing no. A11c
drawn by GW	checked by GW	scale 3/16" = 1'-0"	file name 16036-HIGHGROVE-3
MSD - H\ARCHIVE\ARCHIVE\DC16\16036 DRA\DC16\HIGHGROVE-3\16036-HIGHGROVE-3.dwg Thu - Sep 28 2017 - 5:24 PM			

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