BK 210

2012 SF.

STRIP FOOTINGS – FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa. NATIVE SOIL	90 KPa. ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"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 (90x90x6.0L) + 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"x7 1/4" (1-45x184)
LVL1 =2-1 3/4"x7 1/4" (2-45x184)
LVL2 =3-1 3/4"x7 1/4" (3-45x184)
√LVL3 =4-1 3/4"x7 1/4" (4-45x184)
√LVL4A =1-1 3/4"x9 1/2" (1-45x240)
√LVL4 =2-1 3/4"x9 1/2" (2-45x240)
√LVL5 =3-1 3/4"x9 1/2" (3-45x240)
LVL5A =4-1 3/4"x9 1/2" (4-45x240)
LVL6A =1-1 3/4"x11 7/8" (1-45x300)
LVL6 =2-1 3/4"x11 7/8" (2-45x300)
LVL7 =3-1 3/4"x11 7/8" (3-45x300)
LVL8 =2-1 3/4"x14" (2-45x356)
LVL9 =3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

√L1 =3-1/2" x 3-1/2" x 1/4"L (90x90x6.0L)
L2 =4" x 3-1/2" x 5/16"L (100x90x8.0L)
L3 =5" x 3-1/2" x 5/16"L (125x90x8.0L)
√L4 =6" x 3-1/2" x 3/8"L (150x90x10.0L)
√L5 =6" x 4" x 3/8"L (150x100x10.0L)
L6 =7" x 4" x 3/8"L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

CERAMIC TILE FOR CONVENTIONAL LUMBER (OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0", 2 ROWS FOR SPANS GREATER THAN 7'0".

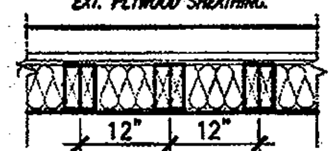
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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

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

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.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 1 6 2017
REC. BY ________ DATE ______
REF'D TO ________ DATE ______

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

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.

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	48[illegible]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		0.00 S.F.	
TOTAL SQ. FT.	2934.04 S.F.	242.99 S.[illegible]	8.28 %
TOTAL SQ. M.	272.58 S.M.	22.57 S.M.	[illegible]28 %

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	[illegible]10 SF (121.7[illegible])
COVERAGE W/O PORCH	1204 S[illegible] (111.86 m2)

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		0.00 S.F.	
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 %

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)

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

HIGHGROVE 4 AND ELEV. [illegible]	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	[illegible]1.91 S.F.	0 S.F.	0.00 %
RIGHT SIDE	981.9[illegible]	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		0.00 [illegible]	
TOTAL SQ. FT.	2934.04 S.F.	252.24 S.F.	8.[illegible] %
TOTAL SQ. M.	272.58 S.M.	23.43 S.M.	8.60 %

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 ([illegible].05 m2)
COVERAGE W/O PORCH	[illegible]04 SF (111.[illegible] m2)

CITY OF HAMILTON
Building Division
Permit No. 17-132133-00-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
DEC. 1/17
FOR CHIEF BUILDING OFFICIAL — DATE

OCT 0 4 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information: Richard Vink 24488 (name, signature, BCIN)
registration information: VA3 Design Inc. 42658

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

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

Greenpark.

HIGHGROVE 4

project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON. — project no.: 16036
date: APRIL 2017 — TYPICAL NOTES & AREAS — drawing no.: A0
drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-4

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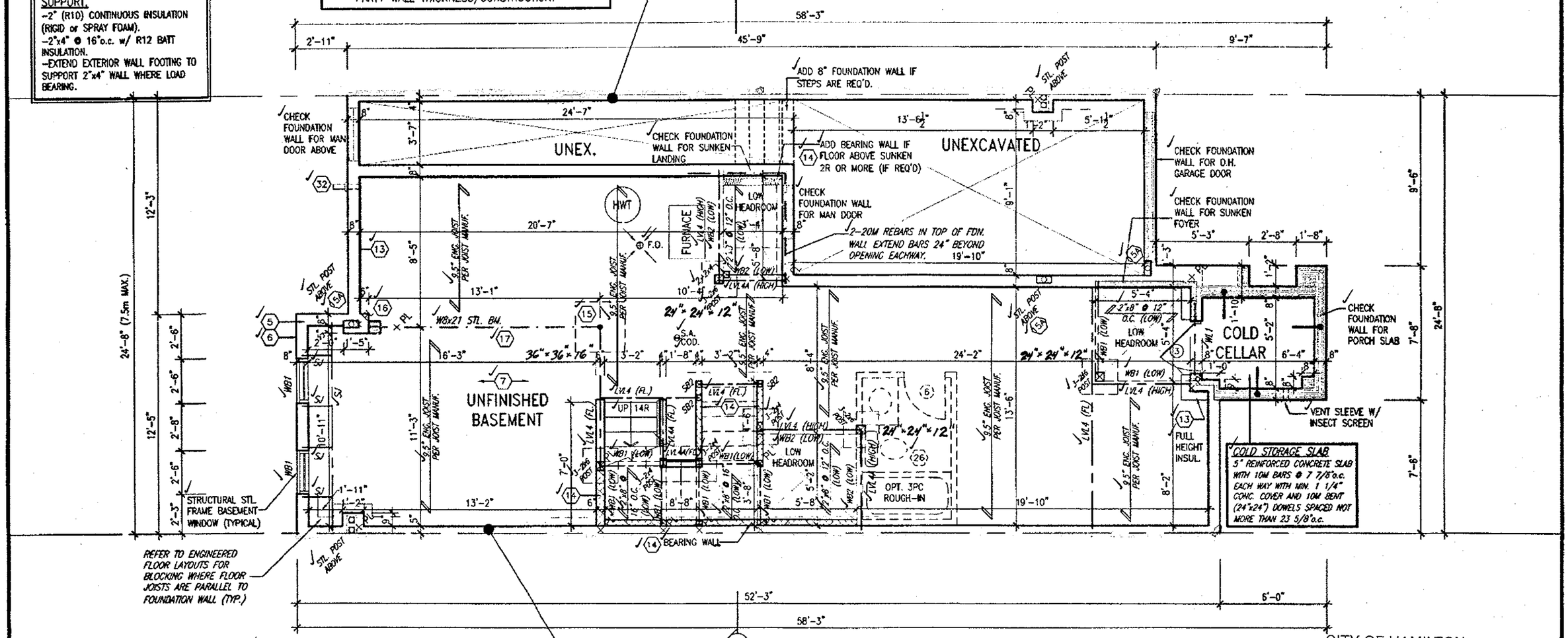
2012 SF.

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

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

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



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

BASEMENT PLAN ELEV. '2'

Electrical Contractor Registration Agency — ECRA 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.pluginsafely.ca

CITY OF HAMILTON
Building Division
Permit No. 17-132133-00-R9
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE MAY 29/18

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

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

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

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information — Richard Vink — signature — BCIN 24488
registration information — VA3 Design Inc. — 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark.
project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON.
HIGHGROVE 4 — project no. 16036
date: APRIL 2017 — BASEMENT PLAN ELEV. '2'
drawn by: WT — checked by: GW — scale: 3/16" = 1'-0" — file name: 16036-HIGHGROVE-4
drawing no. A1a

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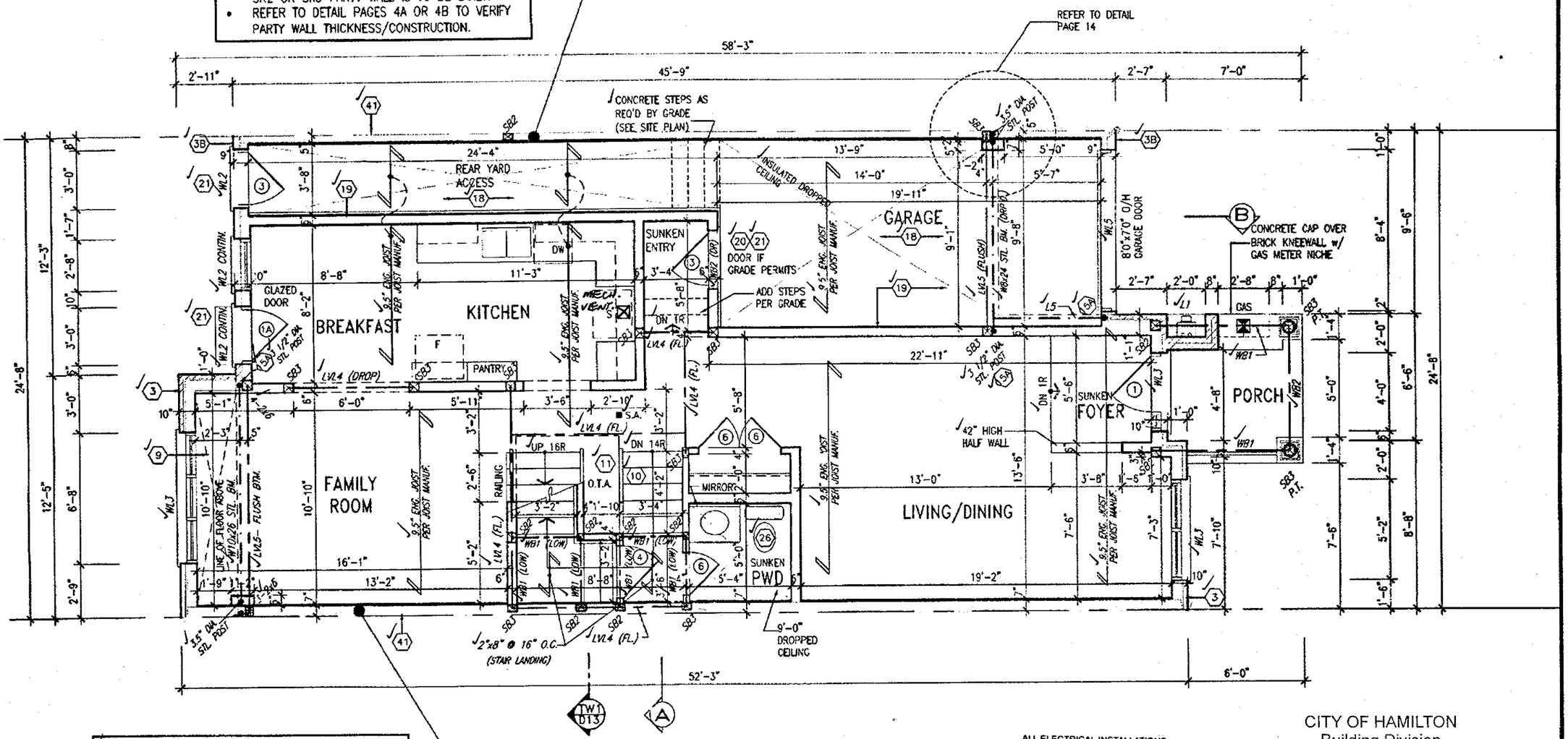
2012 SF.

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

GROUND FLOOR PLAN ELEV. '2'

Electrical Contractor Registration Agency of the Electrical Safety Authority

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CITY OF HAMILTON
Building Division

Permit No. 17-132133-00-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

MAY 29/18

FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

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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

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

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

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

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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9	REVISED.	APR. 13/18	GW
8	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
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name registration information
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Greenpark.

project name	RUSSELL GARDENS PH.2
municipality	WATERDOWN, ON.
HIGHGROVE 4	
project no.	16036
date	APRIL 2017
title	GROUND FLOOR PLAN ELEV. '2'
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-4
drawing no.	A2a

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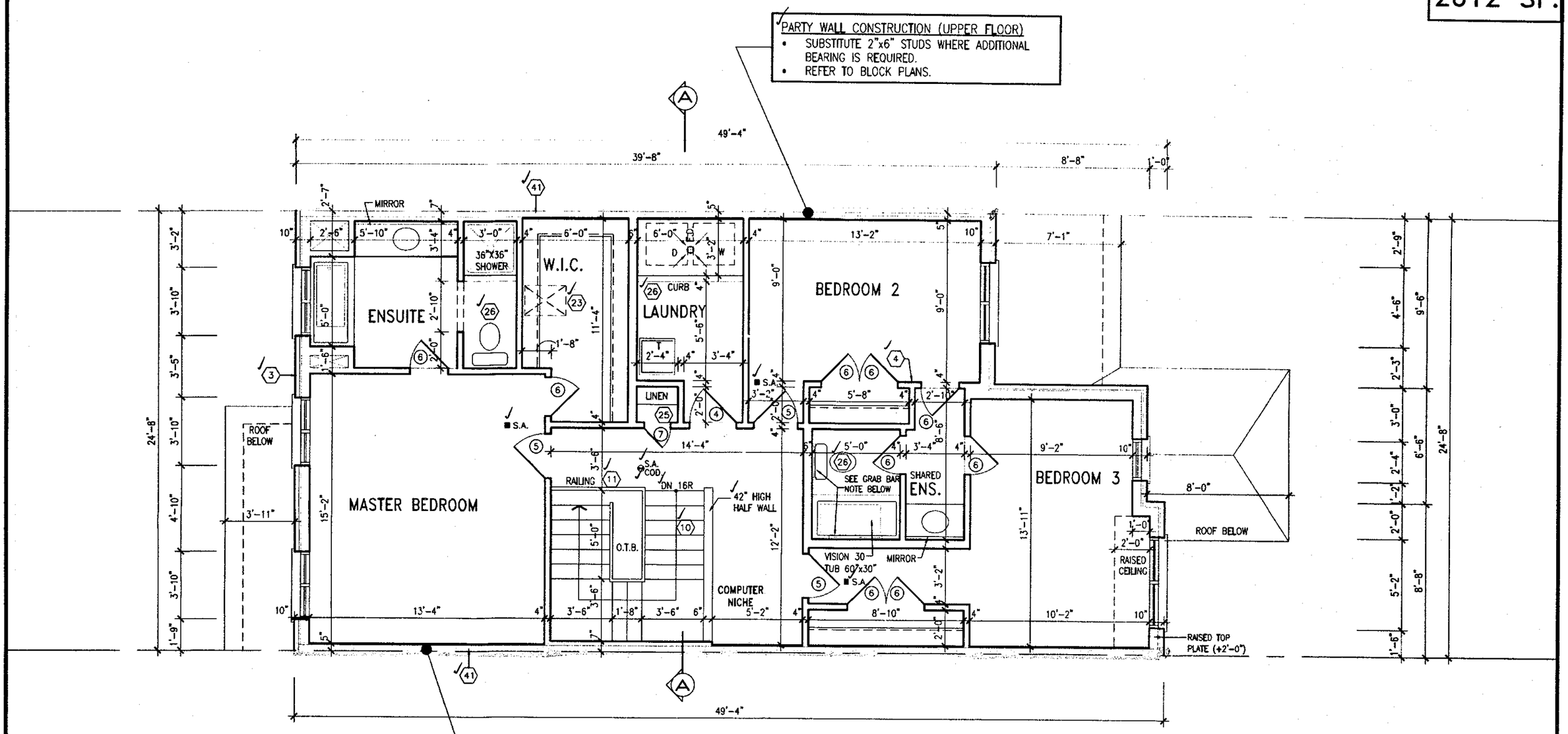
2012 SF.

PARTY WALL CONSTRUCTION (UPPER FLOOR)
- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



PARTY WALL CONSTRUCTION (UPPER FLOOR)
- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

SECOND FLOOR PLAN ELEV. '2'

Electrical Contractor Registration Agency of the Electrical Safety Authority

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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

Permit No. 17-132133-00-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

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)(d) & 3.8.3.13.(1)(f).

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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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'

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

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

qualification information
Richard Vink — signature — 24488
name — registration information — BCIN
VA3 Design Inc. — 42658

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

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

Greenpark.

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
HIGHGROVE 4
project no. 16036
date: APRIL 2017
SECOND FLOOR PLAN ELEV. '2'
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-4
drawing no. A3a

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2012 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. 17-132133-00-RS
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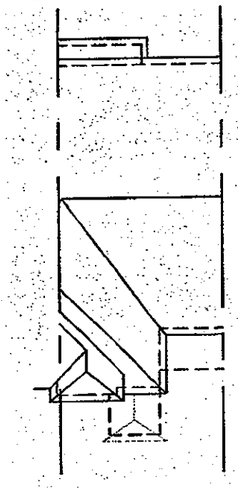
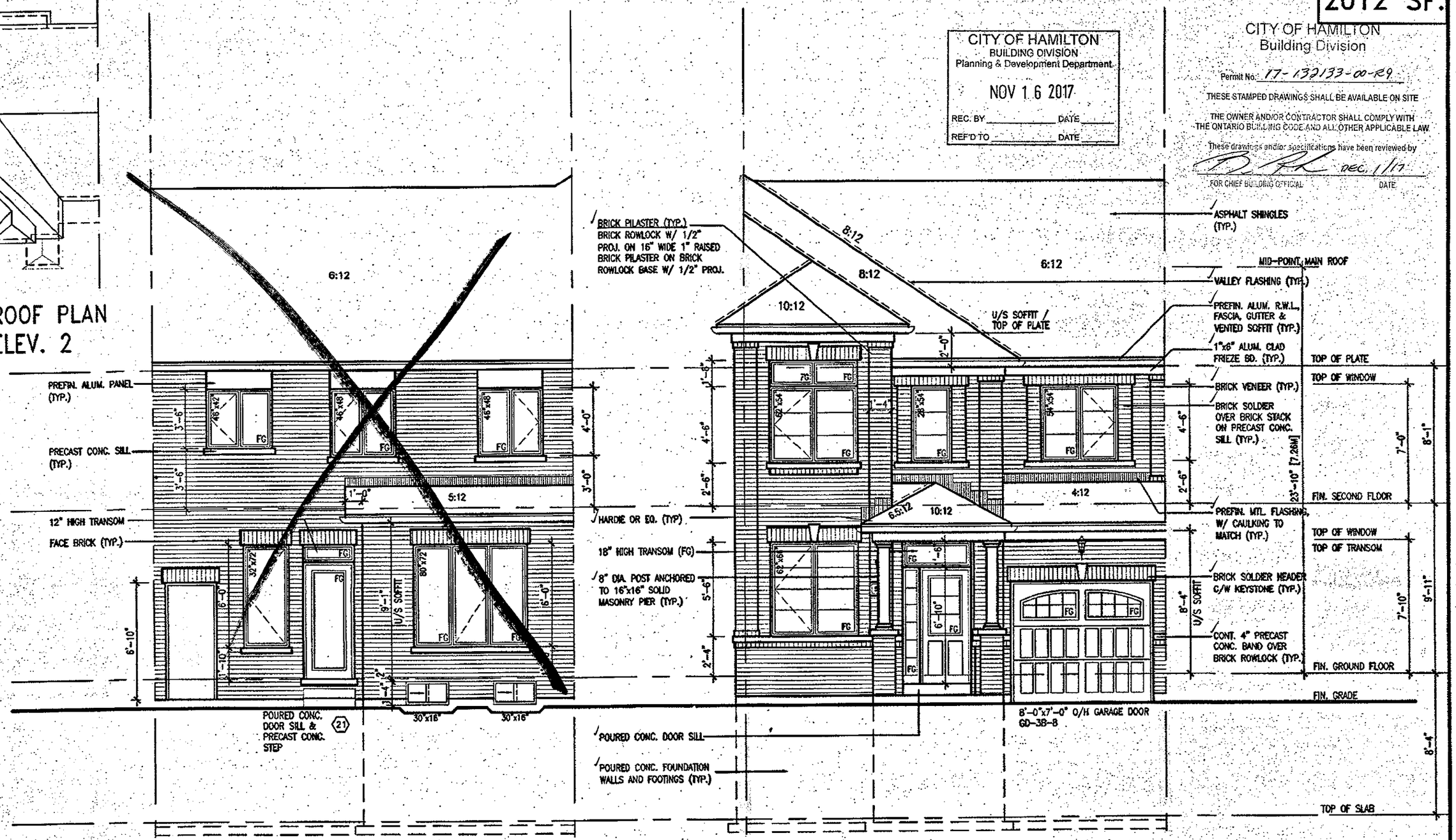
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
DEC. 1/17
FOR CHIEF BUILDING OFFICIAL DATE



ROOF PLAN
ELEV. 2



REAR ELEVATION '2'

FRONT ELEVATION '2'

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

OCT 04 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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8			
7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
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2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
1	PRELIMINARY REVIEW.	APR. 12/17	GW

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qualification information — Richard Vink — signature — 24488
name — registration information — VA3 Design Inc. — BCIN 42658
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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.
HIGHGROVE 4	
project no.	16036
date	APRIL 2017
FRONT & REAR ELEVATIONS ELEV. '2'	
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-4
drawing no.	A4a

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2012 SF.

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. 17-132133-00-R9
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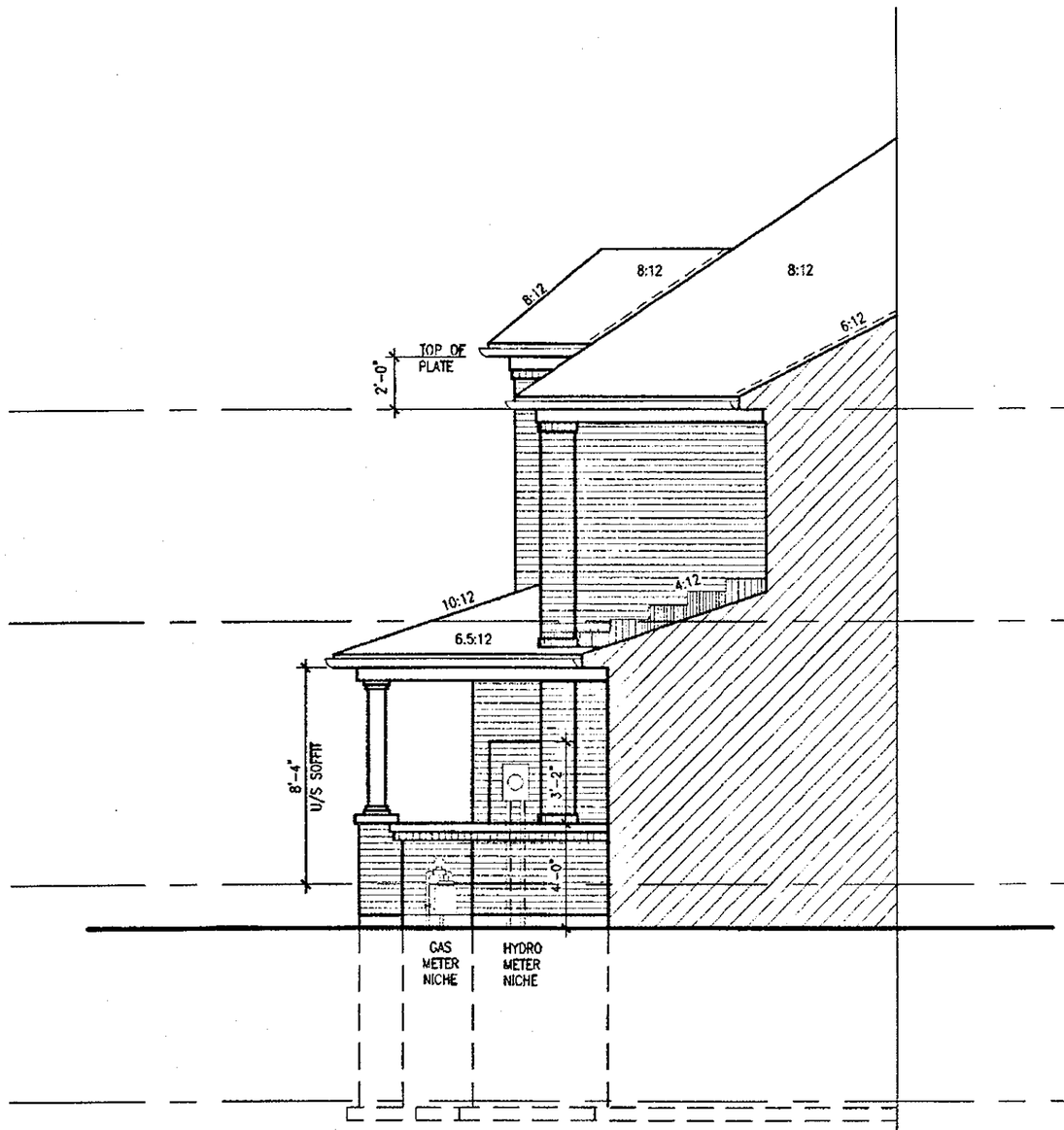
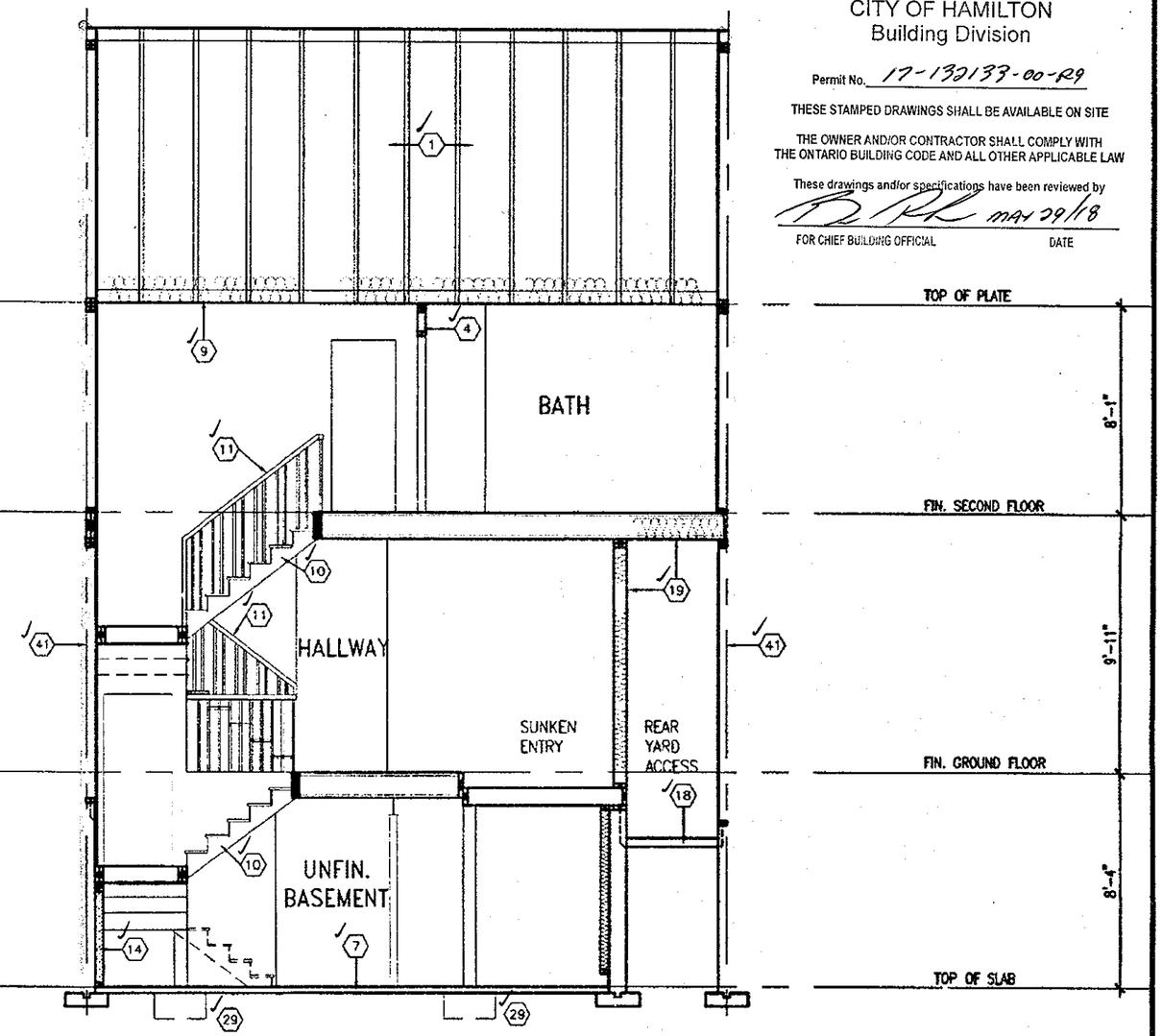
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE MAY 29/18



SECTION B ELEV. 2



SECTION A-A ELEV. 2

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

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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no.	description	date	by
9	REVISED.	APR. 13/18	GW
8	REVISED PER CITY COMMENTS REISSUED.	FEB. 15/18	GW
7	REVISED ISSUED FOR PERMIT.	SEP. 28/17	GW
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1	PRELIMINARY REVIEW.	APR 12/17	GW

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qualification information
Richard Vink — signature — 24488 BCIN
registration information
VA3 Design Inc. — 47658

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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.
HIGHGROVE 4
project no. 16036
date: APRIL 2017
SECTION A-A ELEV. '2'
drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
file name: 16036-HIGHGROVE-4
drawing no. A6a

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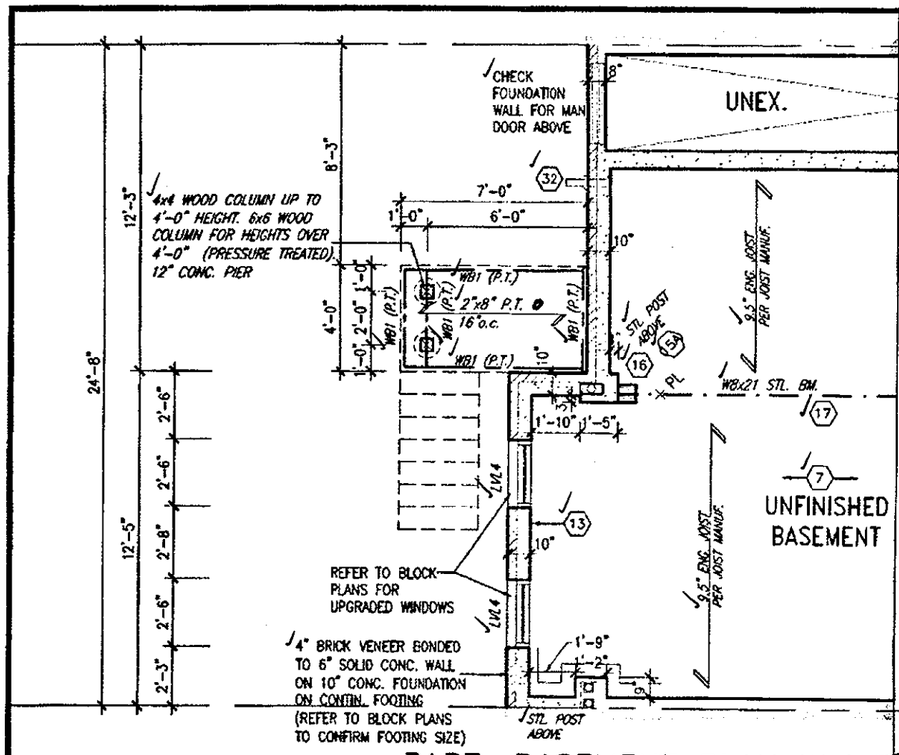
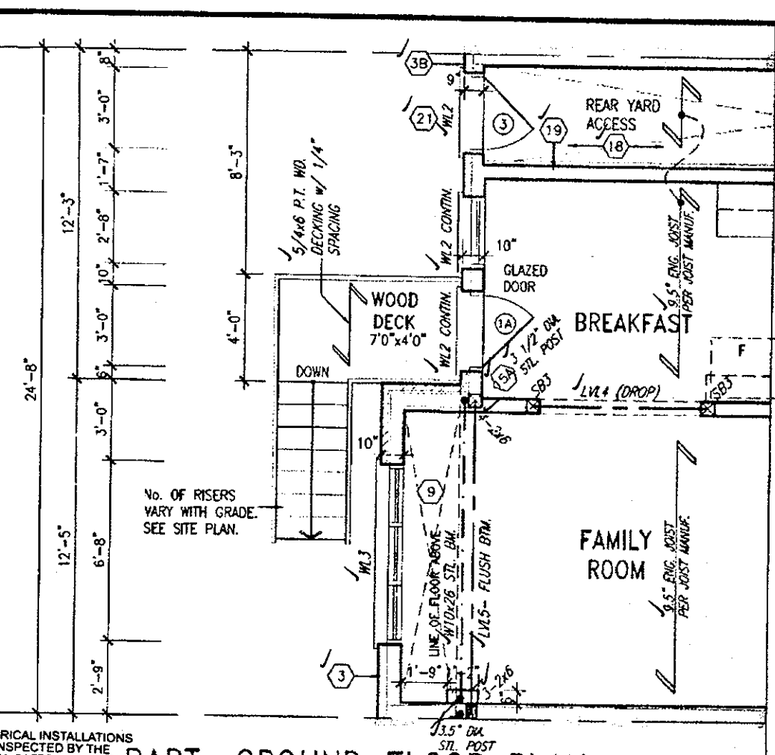


PART. BASEMENT PLAN W.O.D CONDITION (8R OR MORE)



PART. GROUND FLOOR PLAN W.O.D CONDITION (8R OR MORE)

Electrical Contractor Registration Agency of the Electrical Safety Authority

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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.

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

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

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL INFORMATION.

CITY OF HAMILTON
Building Division
Permit No. 17-138133-00-R9
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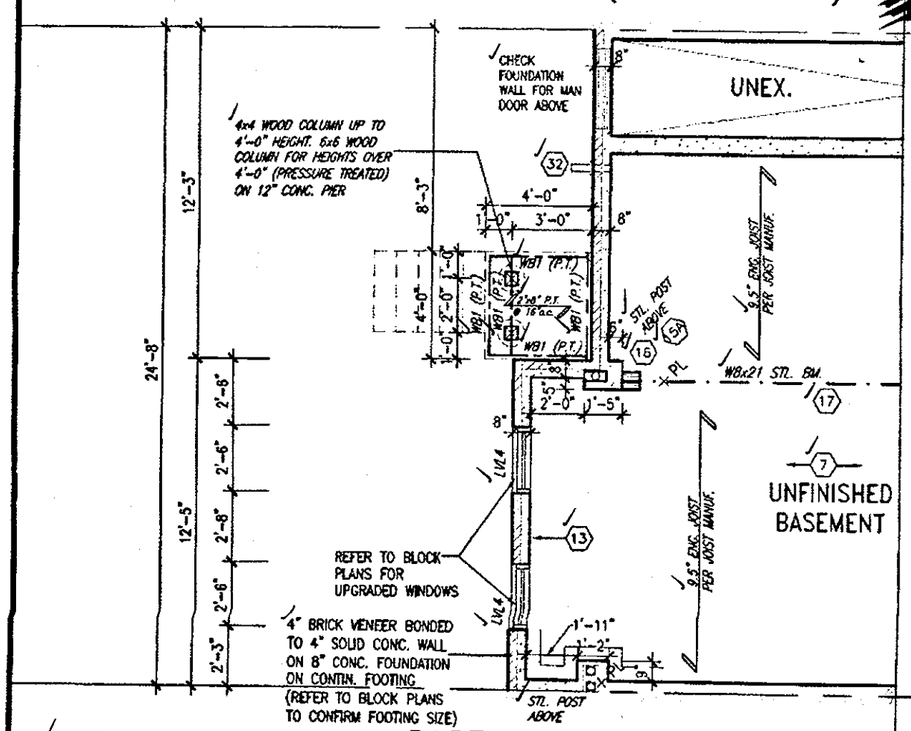
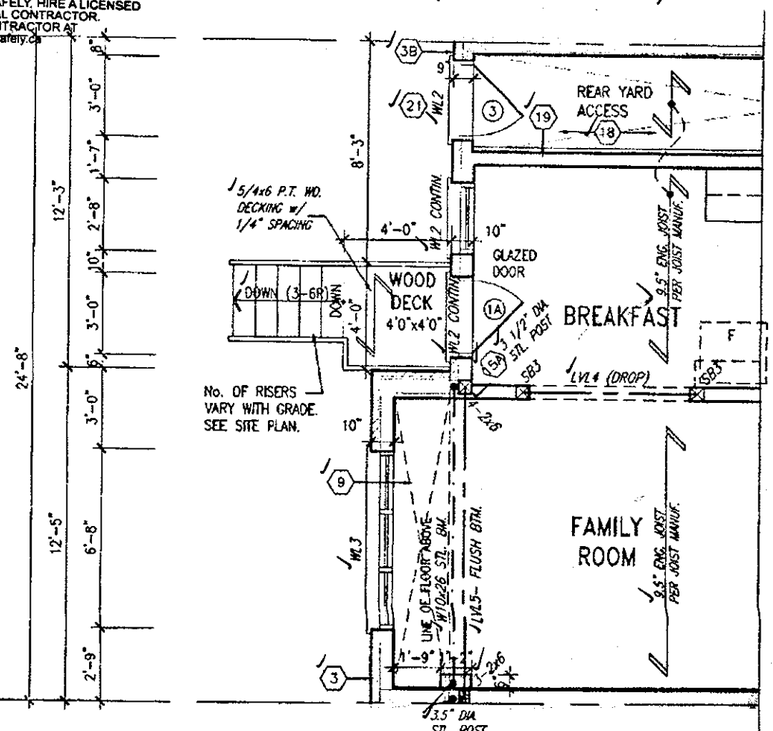
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE: MAY 29/18

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

APR 17 2018



PART. BASEMENT PLAN W.O.D CONDITION (4R TO 7R)



PART. GROUND FLOOR PLAN W.O.D CONDITION (4R TO 7R)

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

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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9	REVISED.	APR. 13/18	GW
8	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
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2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
1	ISSUED FOR CLIENT PRELIMINARY REVIEW		

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qualification information
name: Richard Vink — signature — BCIN 24488
registration information
VAS Design Inc. — 42658

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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 — municipality: WATERDOWN, ON.
project no.	16036
date	APRIL 2017
drawing title	PARTIAL PLANS- DECK CONDITION
drawn by	WT
checked by	GW
scale	3/16" = 1'-0"
file name	16036-HIGHGROVE-4
drawing no.	A7

HIGHGROVE 4

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

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MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: Apr. 20, 2018
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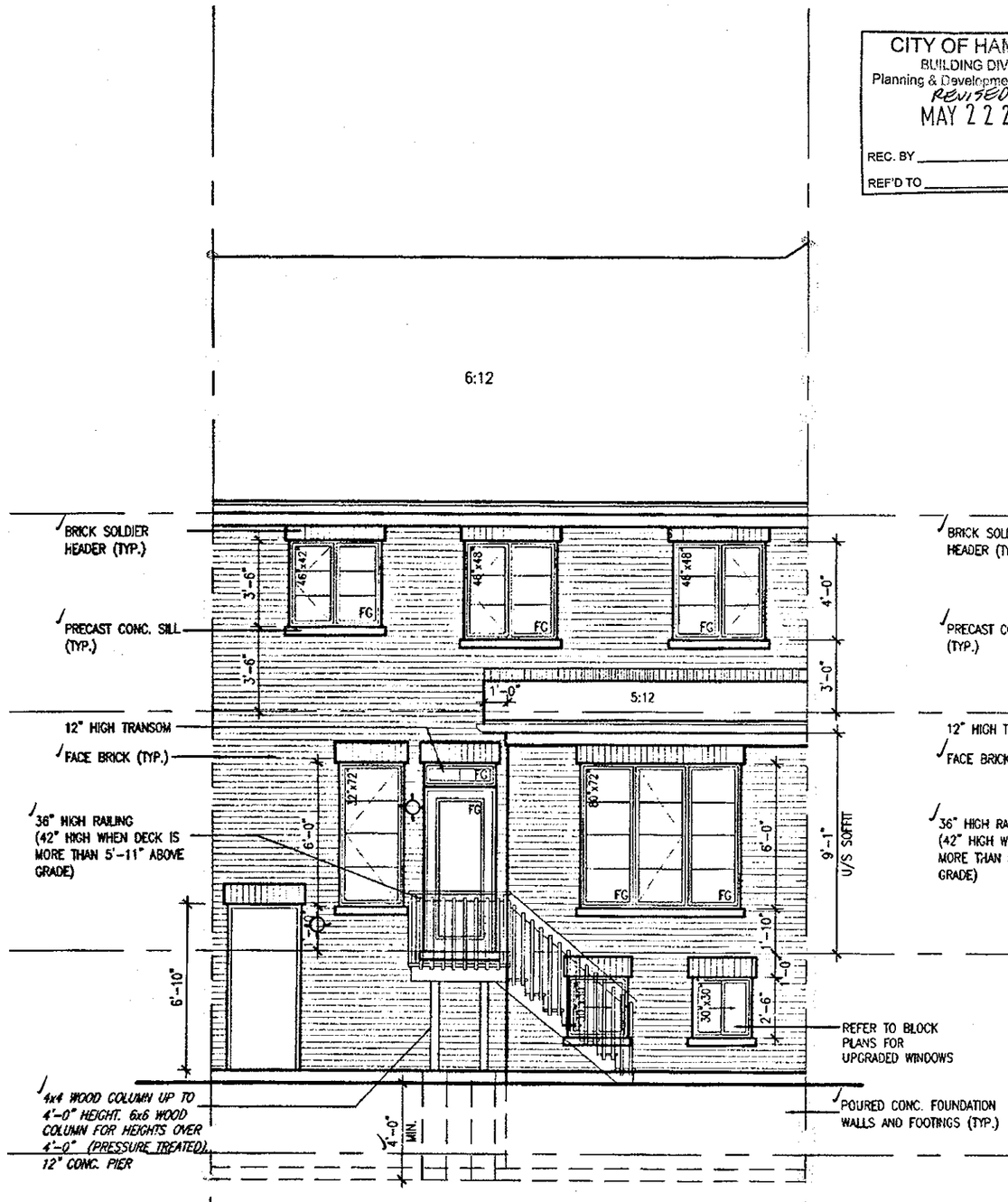
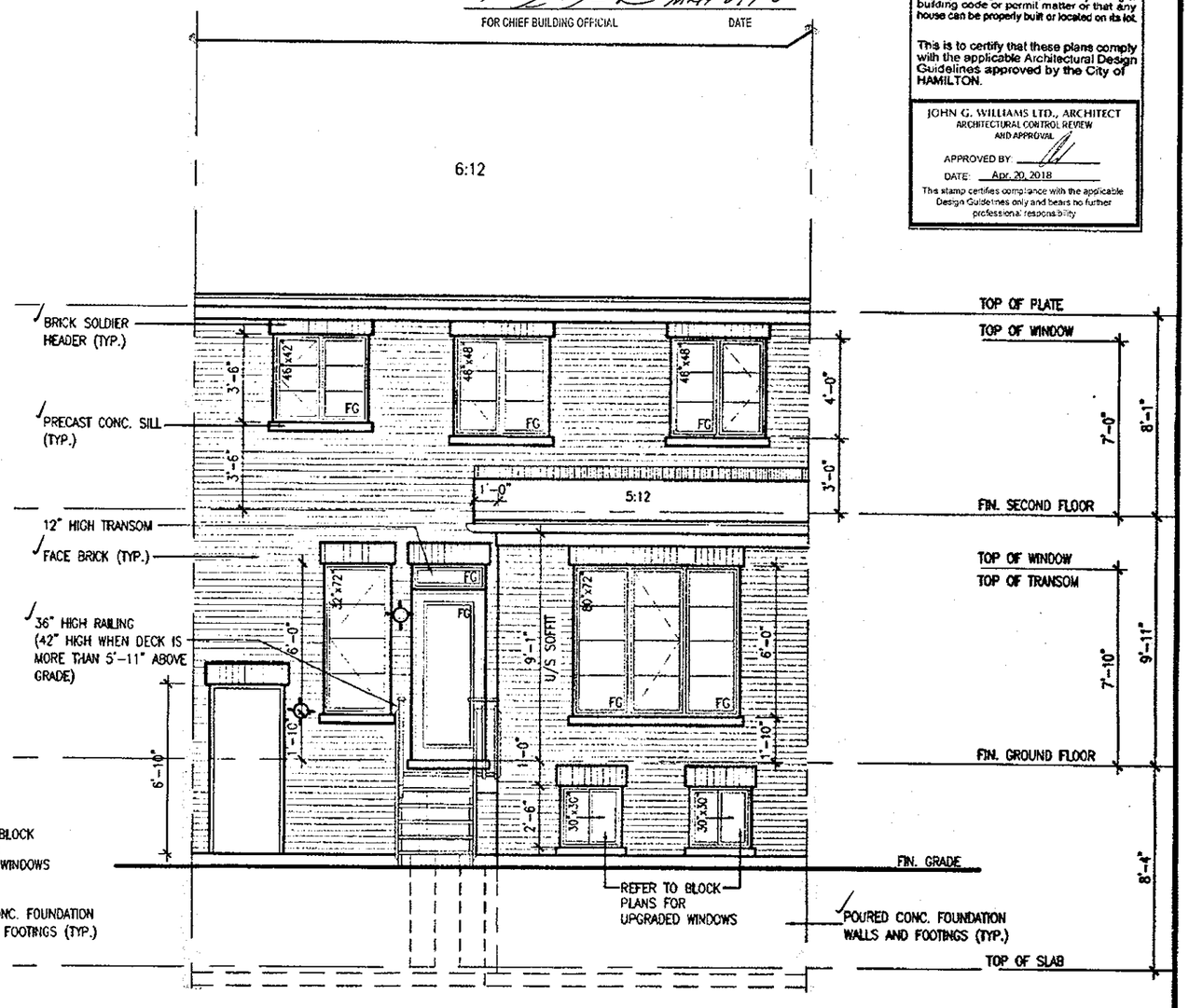


UPGRADED REAR ELEVATION '2'
DECK CONDITION (8R OR MORE)



UPGRADED REAR ELEVATION '2'
DECK CONDITION (4R TO 7R MAX)

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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qualification information
Richard Vink — signature — 24488
name — registration information — BCIN
VA3 Design Inc. — 42658

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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	municipality	HIGHGROVE 4
RUSSELL GARDENS PH.2	WATERDOWN, ON.	project no. 16036

date			
APRIL 2017	UPGRADED REAR ELEV. 2 – DECK CONDITION		drawing no.
drawn by WT	checked by GW	scale 3/16" = 1'-0"	file name 16036-HIGHGROVE-4

A9a

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