

2264 SF.

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2264 SF.

CITY OF HAMILTON
Building Division

Permit No. 17-131925

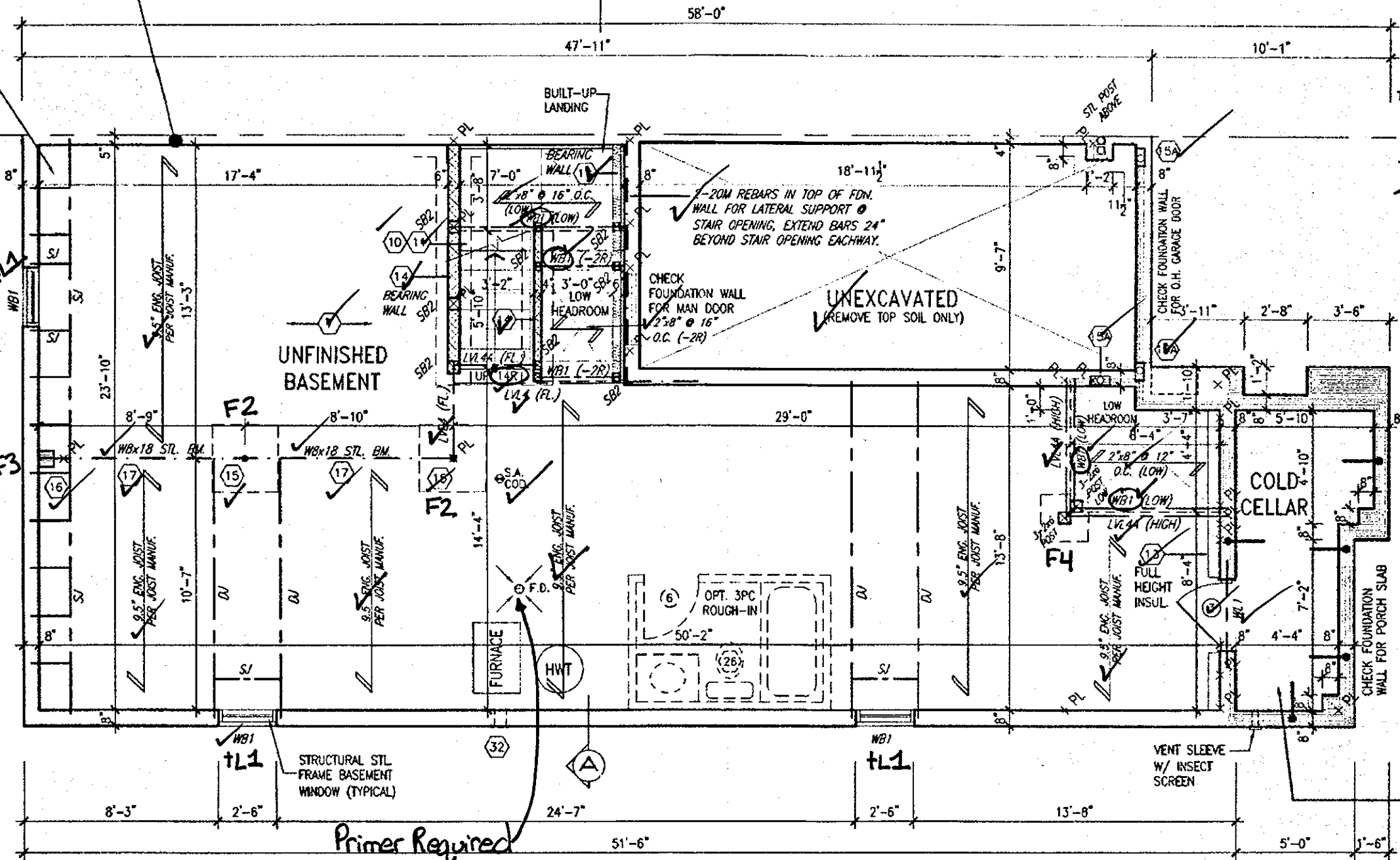
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL
DATE May 24/18

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

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK1, SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4, 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\" (R18) 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.

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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

BASEMENT PLAN ELEV. '1'

1 COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 24 2018

REC BY: [Signature] DATE: [Signature]
REF'D TO: CB DATE:

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18				9	REVISED.	APR. 16/18	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.
17				8	REV. PER CITY COMMENTS. REISSUED.	FEB. 06/18	GW	qualification information
16				7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW	name
14				5	STUCCO REPLACED.	JUL. 05/17	GW	registration information
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	VA3 Design Inc.
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	24488
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	42653
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW	
no.	description	date	by	no.	description	date	by	

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
drawn by: MARCH 2017
checked by: GW
scale: 3/16\" = 1\"-0\"
16036-HIGHGROVE 5E

HIGHGROVE 5E
project no. 16036
drawing no. A1
BAsEMENT PLAN ELEV. '1'

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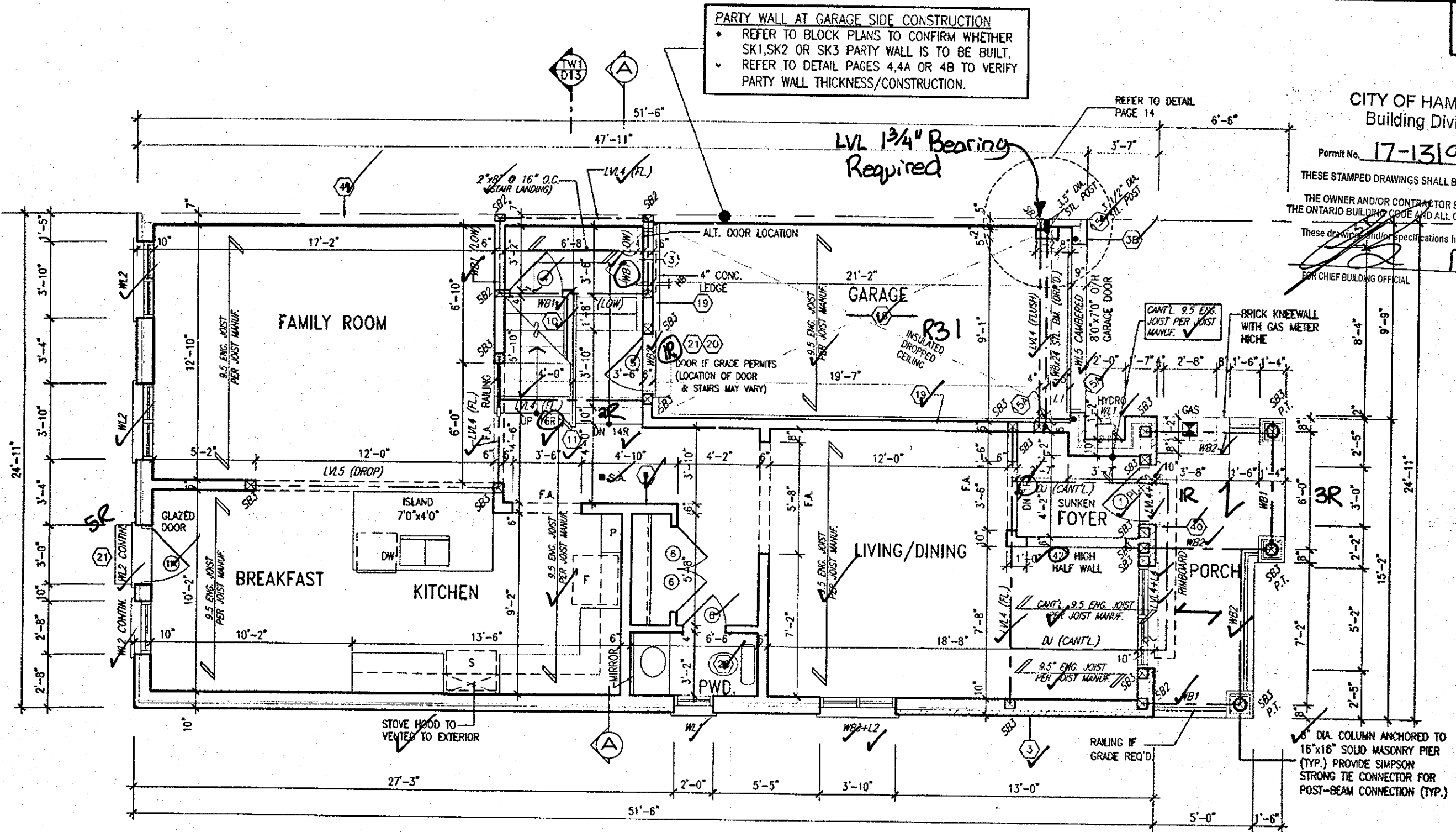
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Building Division

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FOR CHIEF BUILDING OFFICIAL
May 24/18
DATE



GROUND FLOOR PLAN ELEV. '1'

1 COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 24 2018

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

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HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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

APPROVED BY: _____
DATE: Apr 20 2018

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9						
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6						
5						
4						
3						
2						
1						
no.	description	date	by	no.	description	date

VAS DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2L 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

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

date: MARCH 2017
checked by: GW
scale: 3/16" = 1'-0"

16036-HIGHGROVE 5E-NEW

HIGHGROVE 5E

project no. 16036

drawing no. A2

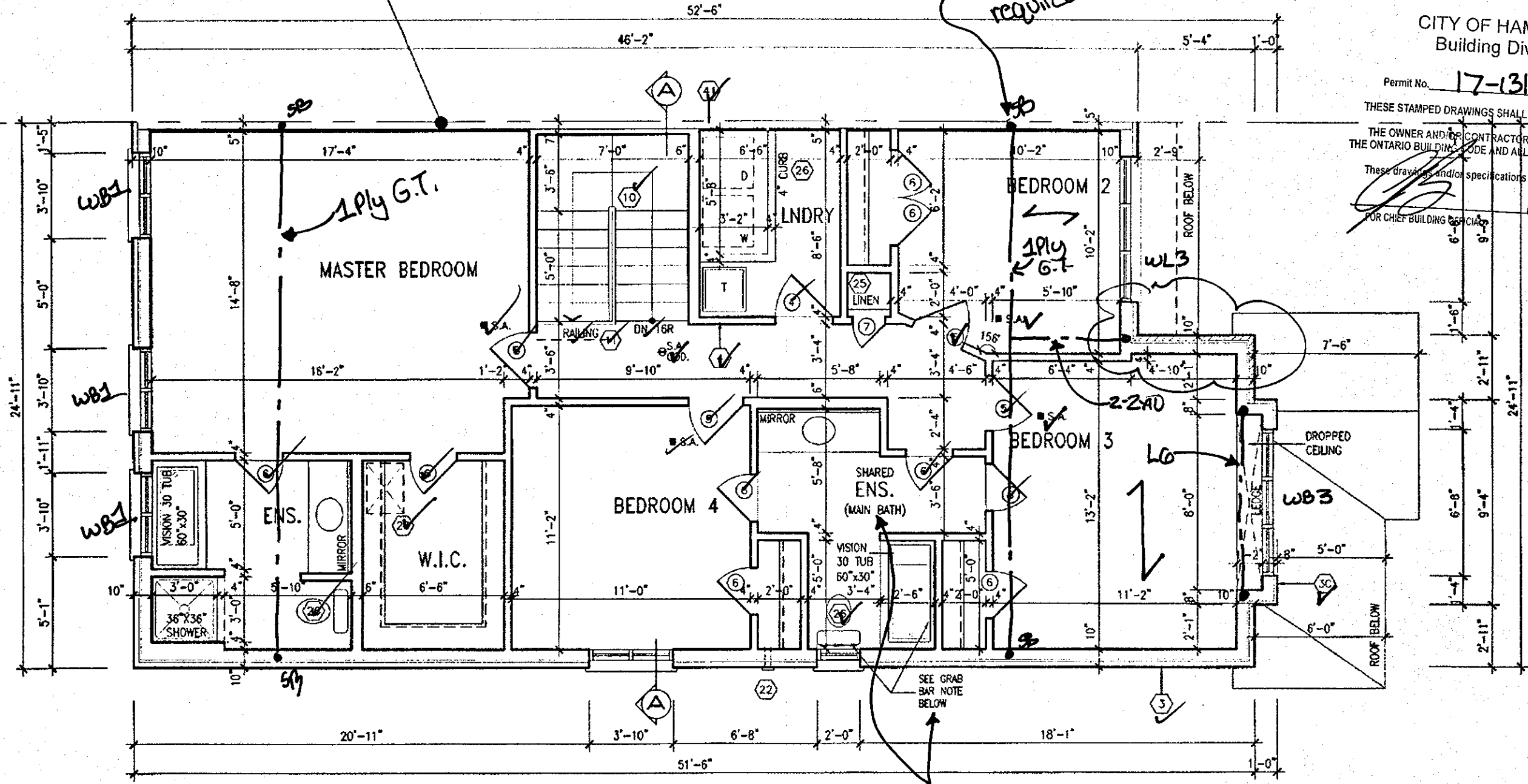
2264 SF.

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

CITY OF HAMILTON
 Building Division

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 [Signature] May 24/18
 DATE



SECOND FLOOR PLAN ELEV. '1'

*Solid Blocking required for future grab bar reinforcement

COPY

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 APR 24 2018
 REC BY _____ DATE _____
 REF'D TO CB DATE _____

APR 17 2018

HIGHGROVE 5E
 COMPLIANCE PACKAGE A1

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 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL
 APPROVED BY: [Signature]
 DATE: Apr 20, 2018
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NOTE: ROOF FRAMING
 REFER TO ROOF TRUSS SHOP DRAWINGS AND TOWNHOUSE BLOCK PLANS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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no.	description	date	by

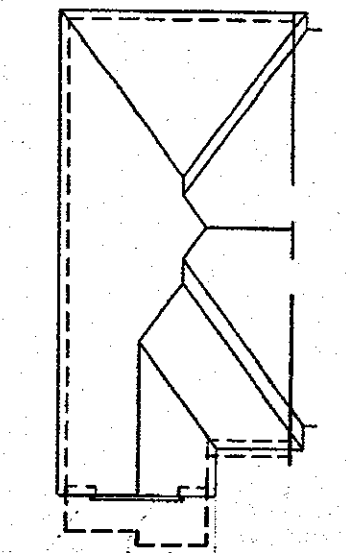
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Richard Vink 24483
 name
 registration information
 VAS Design Inc. 47653
 Contractor must verify 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
 location
 WATERDOWN, ON.
 date
 MARCH 2017
 checked by
 GW
 scale
 3/16" = 1'-0"

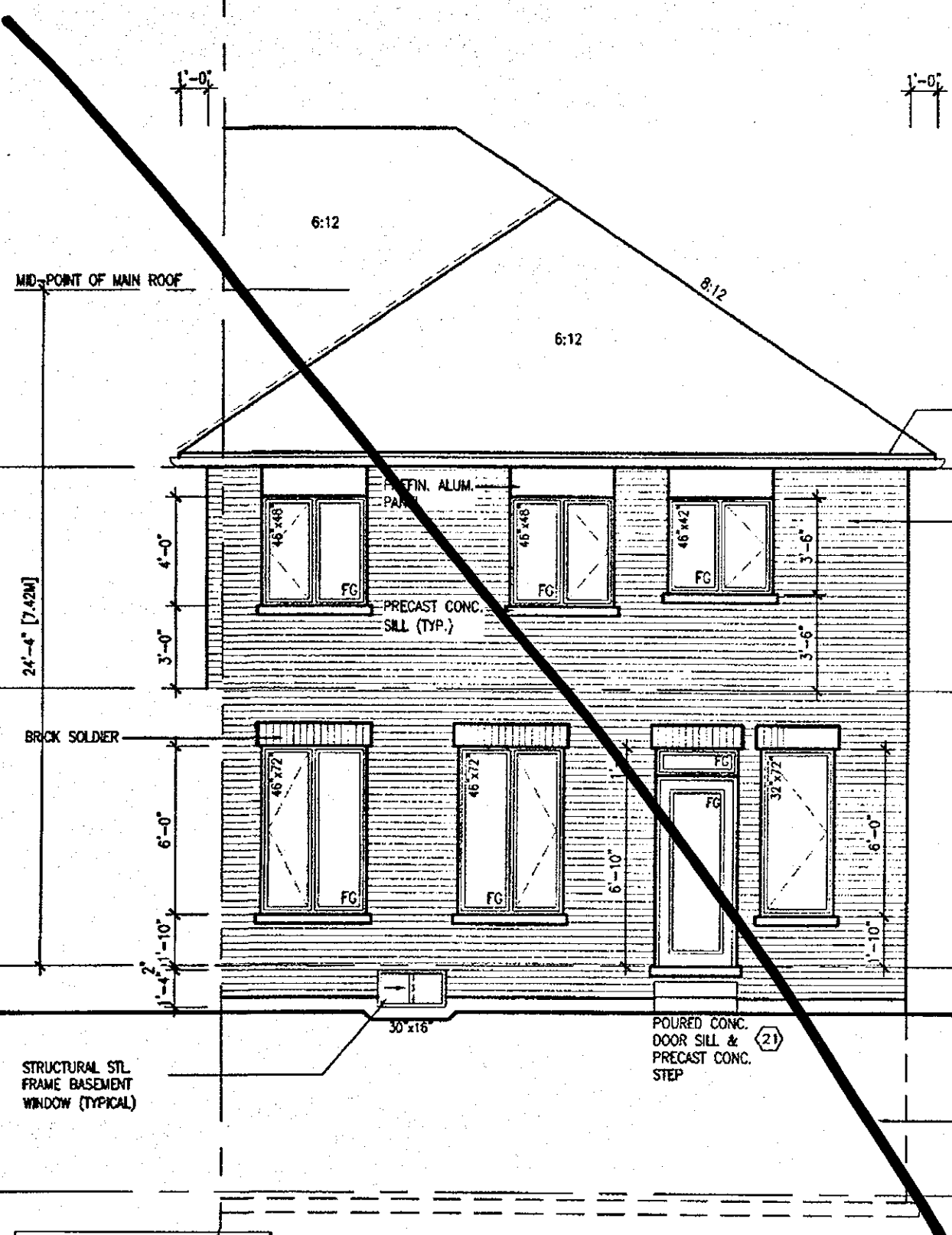
HIGHGROVE 5E
 project no.
 16036
 drawing no.
 A3
 SECOND FLOOR PLAN ELEV. '1'

2264 SF.

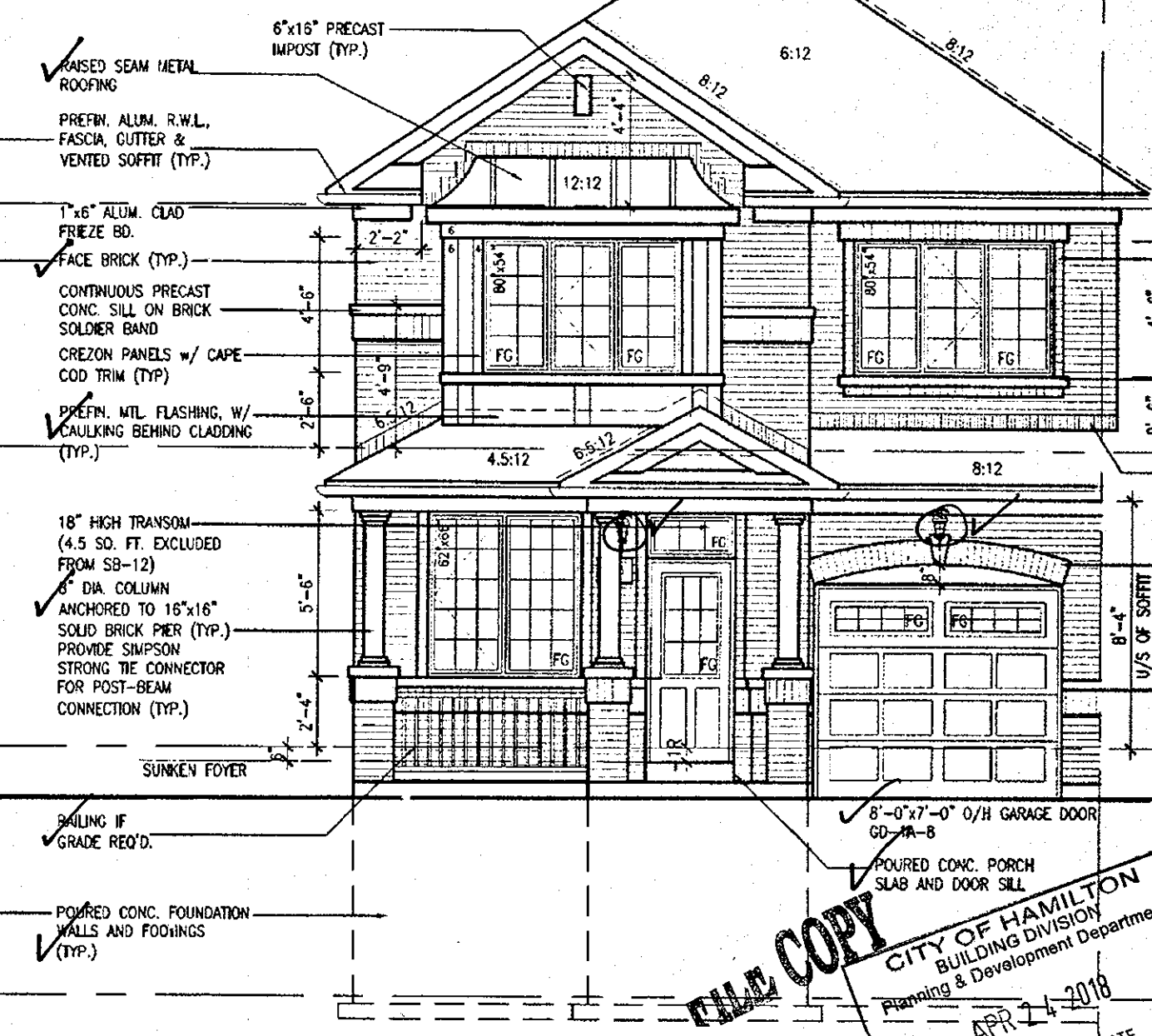


ROOF PLAN '1'

CITY OF HAMILTON
Building Division
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DATE May 29/18
FOR CHIEF BUILDING OFFICIAL



REAR ELEVATION '1'



FRONT ELEVATION

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

APPROVED BY: [Signature]
DATE: Apr 20, 2018
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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
Richard Vink 24488
name
registration information
VAD 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.

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REC BY: CB
REFD TO: [Signature]
DATE: APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

Greenpark.

HIGHGROVE 5E

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: MARCH 2017
checked by: GW
scale: 3/16" = 1'-0"
sheet name: 16036-HIGHGROVE 5E-NEW
date: Apr 16, 2018 - 11:26 AM
drawing no.: **A4**

2264 SF.

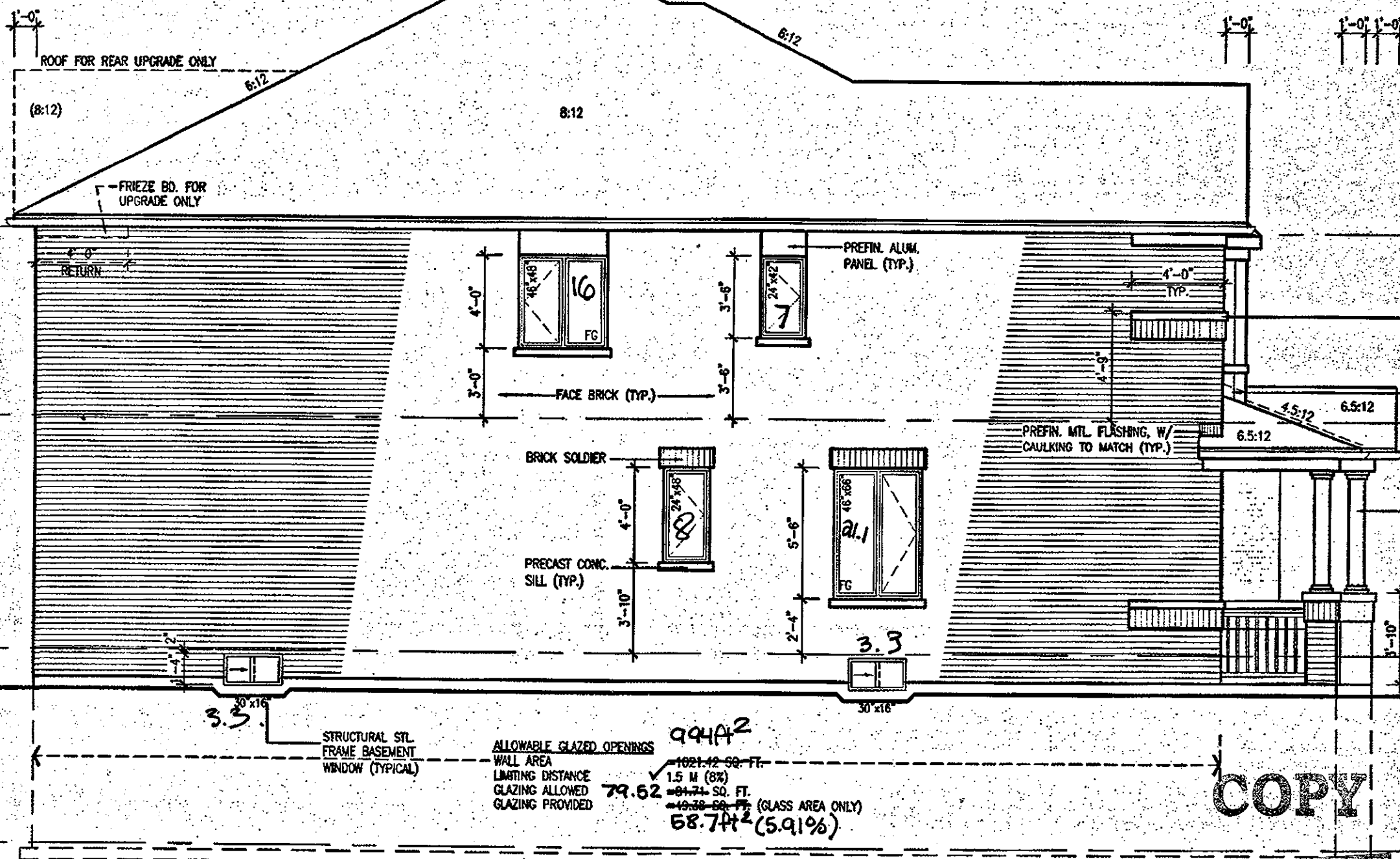
UPGRADE NOTES FOR BLOCK 206-1,
206-5, 209-1, & 209-4 ONLY

CITY OF HAMILTON
Building Division

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[Signature] May 24/18
FOR CHIEF BUILDING OFFICIAL DATE



ALLOWABLE GLAZED OPENINGS
WALL AREA 1021.12 SQ. FT.
LIMITING DISTANCE 1.5 M (8%)
GLAZING ALLOWED 79.62 SQ. FT.
GLAZING PROVIDED 58.74 SQ. FT. (5.91%)

80=OK
LEFT SIDE ELEVATION '1'

COPY

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC BY: CB DATE: _____
REP'D TO: CB DATE: _____

OCT 04 2017

HIGHGROVE 5E
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
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no.	description	date	by	no.	description

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qualification information
Richard Vink 24488
signature
none
registration information
VA3 Design Inc. 42658
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark. HIGHGROVE 5E
project name
RUSSELL GARDENS PH.2 WATERDOWN, ON.
project no.
16036
date
MARCH 2017
drawn by
checked by
scale
3/16" = 1'-0"
sheet no.
16036-HIGHGROVE 5E
drawing no.
A5

2264 SF.

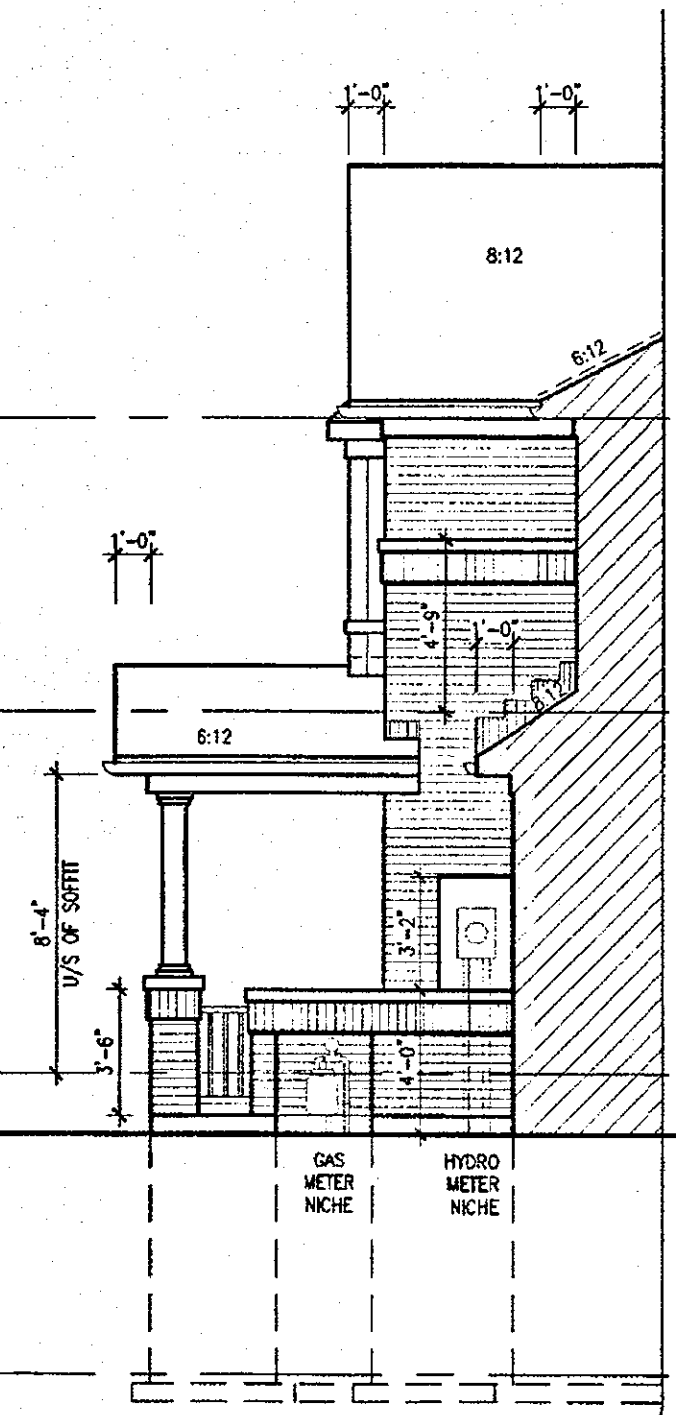
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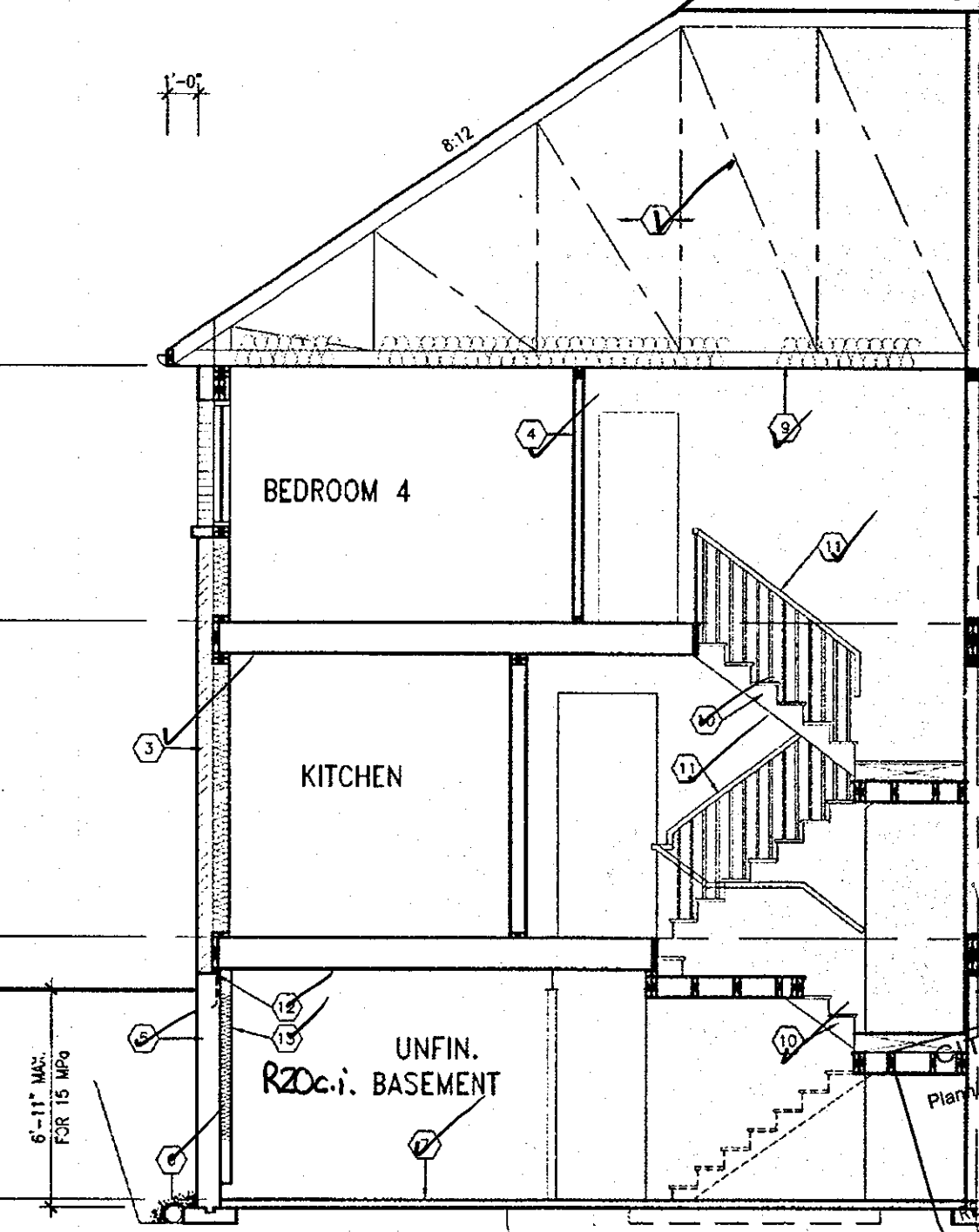
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FOR CHIEF BUILDING OFFICIAL DATE



SECTION B ELEV. 1



SECTION A-A ELEV. '1'

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 24 2018
DATE
TOP OF SLAB

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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Richard Vink
signature
24483
BCR
42653
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va3design.com

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Greenpark.
project name
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municipality
WATERDOWN, ON.
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
16036-HIGHGROVE 5E-NEW
file name
16036-HIGHGROVE 5E-NEW.dwg
date
Mar - Apr 18 2018 - 11:26 AM

HIGHGROVE 5E
project no.
16036
drawing no.
A6

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4	REMOVED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	VAS Design Inc.	4.
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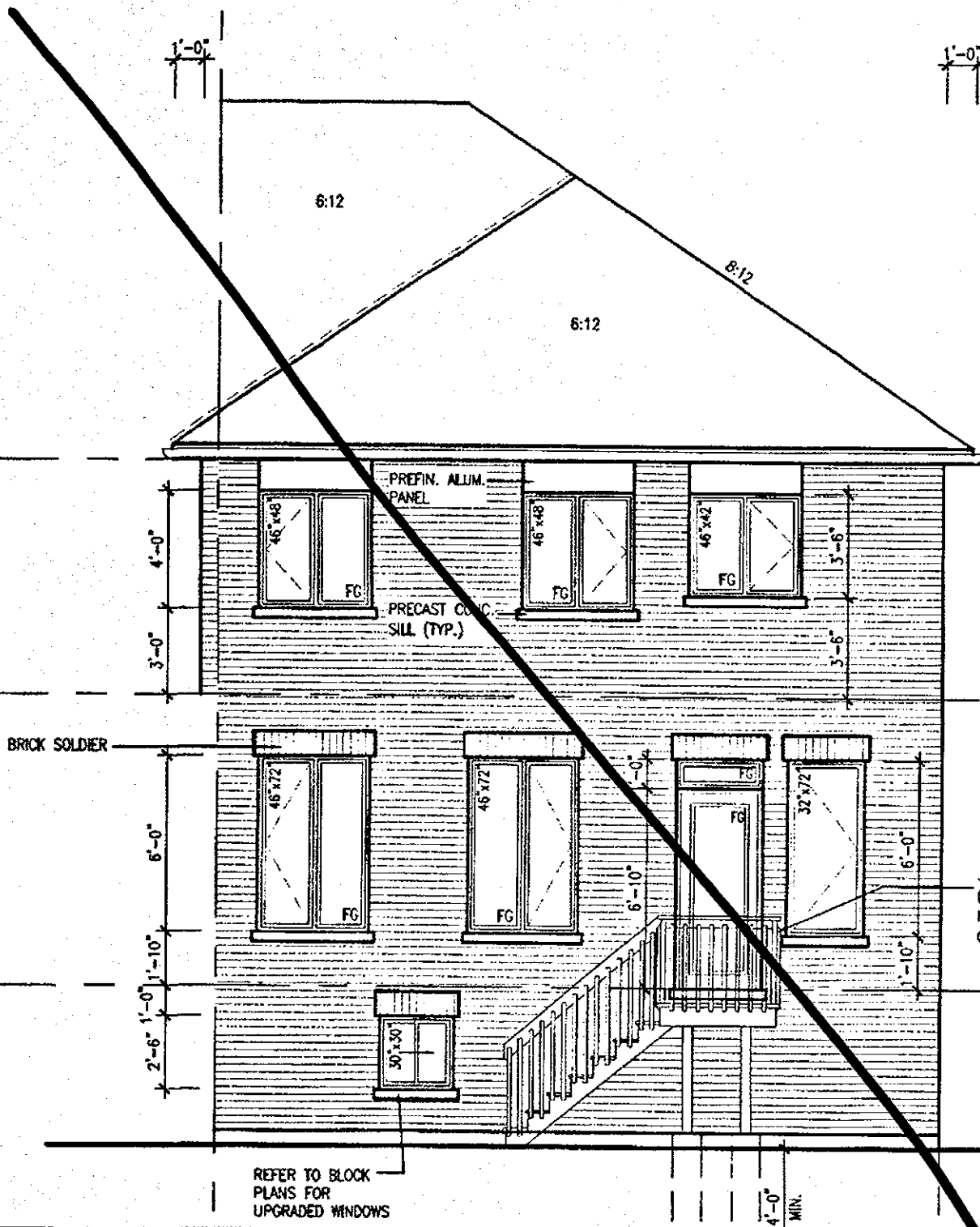
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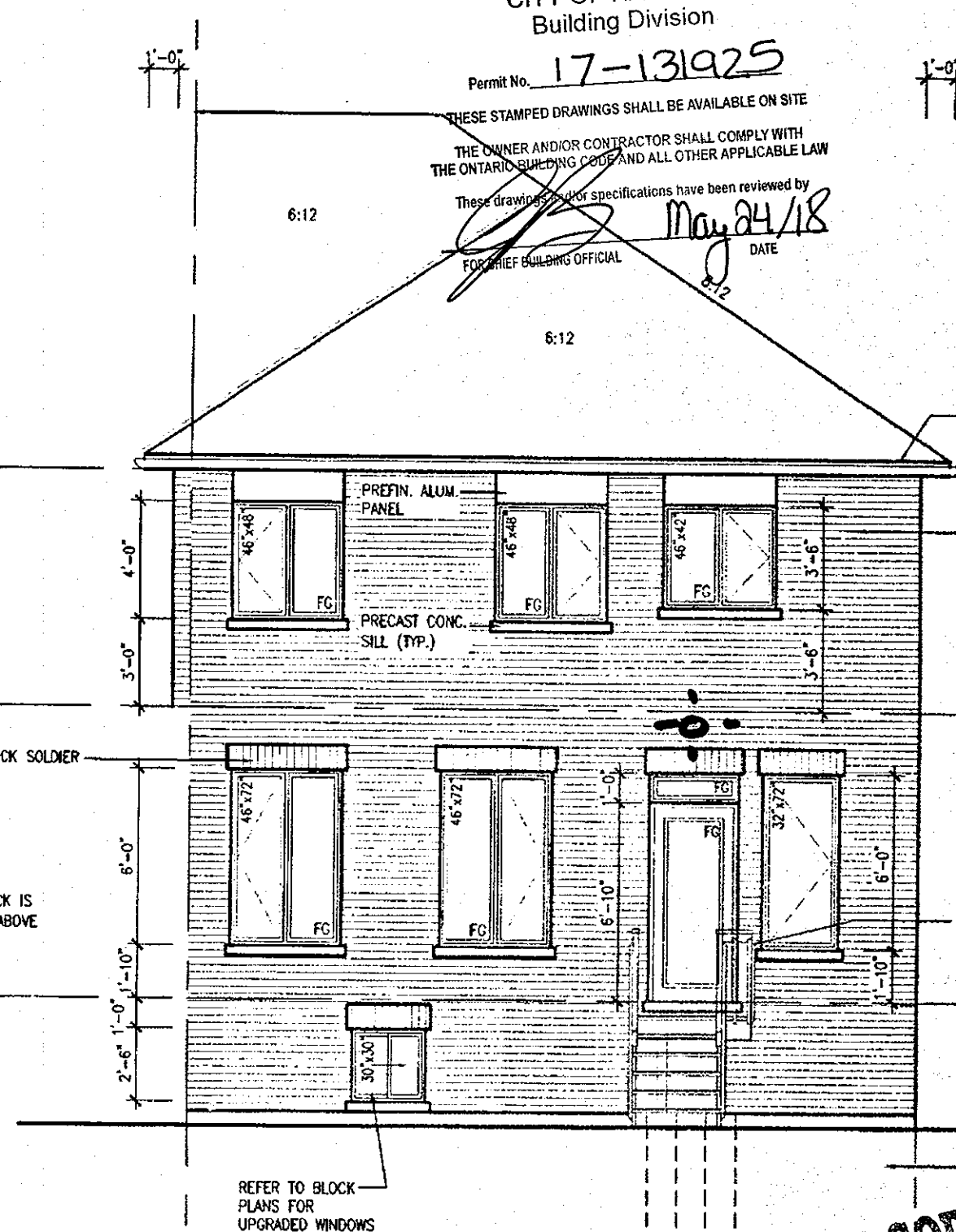
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DATE May 24/18



REAR ELEVATION '1'/'2'/'3'
DECK CONDITION (8R OR MORE)



REAR ELEVATION '1'
DECK CONDITION (4R TO 7R MAX.)

PREFIN. ALUM. R.W.I.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

TOP OF PLATE

TOP OF WINDOW

FACE BRICK (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

TOP OF SLAB

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 24 2018

REC BY DATE

REF'D TO DATE

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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VA3
DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1B4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.

Project name
RUSSELL GARDENS PH.2

Waterdown, ON.

HIGHGROVE 5E

Project no.
16036

Sheet
MARCH 2017
Title
REAR ELEVATION '1'- DECK CONDITION
Scale
3/16" = 1'-0"
16036-HIGHGROVE 5E-NEW
A10

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