

2309 SF.

L1 = $3^{-1/2} \times 3^{-1/2} \times 1/4^L$ (90x90x6.0L)
 L2 = $4^{-1} \times 3^{-1/2} \times 5/16^L$ (100x90x8.0L)
 L3 = $5^{-1} \times 3^{-1/2} \times 5/16^L$ (125x90x8.0L)
 L4 = $6^{-1} \times 3^{-1/2} \times 3/8^L$ (150x90x10.0L)
 L5 = $6^{-1} \times 4^{-1} \times 3/8^L$ (150x100x10.0L)
 L6 = $7^{-1} \times 4^{-1} \times 3/8^L$ (180x100x10.0L)

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
NOV 16 2017
REC BY _____ DATE _____
REC'D TO _____ DATE _____

GROUND FLOOR AREA	1056 SF
SECOND FLOOR AREA	1253 SF
TOTAL FLOOR AREA	2309 SF (214.51 m2)
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	2309 SF (214.51 m2)
GROUND FLOOR COVERAGE	1056 SF
GARAGE COVERAGE/AREA	202 SF
PORCH COVERAGE/AREA	144 SF
COVERAGE W/ PORCH	1402 SF (130.25 m2)
COVERAGE W/O PORCH	1258 SF (116.87 m2)

A circular professional engineer seal for B. Marinkovic, Province of Ontario. The seal features a stylized bridge or arch design in the center, with the text "REGISTERED PROFESSIONAL ENGINEER" around the top and "B. MARINKOVIC" and "PROVINCE OF ONTARIO" around the bottom.

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit #

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 2018

DATE

OCT 04 2017

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

18.		9			The undersigned has reviewed and takes responsibility for this design and lets the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information <i>R Vink</i> 24468 name signature GCN registration information VAS Design Inc. 42658	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416-630-2255 / f 416-630-4782 vo3design.com	 HIGHGROVE 12 project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. project no. 16036-HIGHGROVE-12 drawing no. A0
17.		8 REVISED, ISSUED FOR PERMIT.	SEP. 22/17 GW				
16.		7 ISSUED FOR PRICING.	AUG. 23/17 GW				
15.		6 ELEV. 2 PORCH DEPTH REDUCED 8".	JUL. 13/17 GW				
14.		5 STUCCO REPLACED.	JUL. 05/17 GW				
13.		4 REVISED AS PER CLIENT COMMENTS.	JUN. 21/17 WT				
12.		3 CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 15/17 GW				
11.		2 REVISED PER CLIENT COMMENTS.	MAY. 03/17 GW				
10.		1 PRELIMINARY REVIEW.	APR. 12/17 GW				
no.	description	date	by	no.			

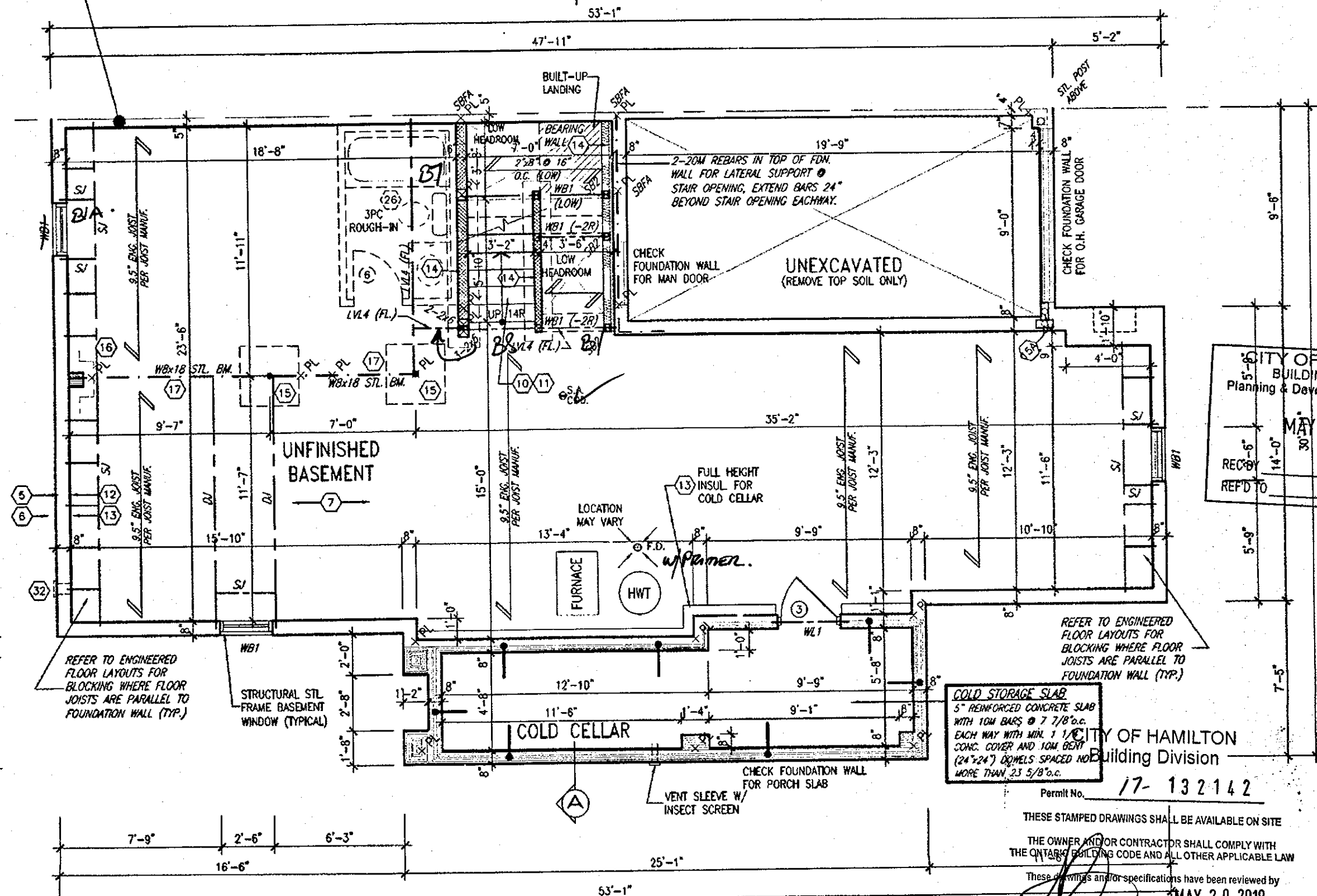
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2309 SF.

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
SK1, SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4,4A OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

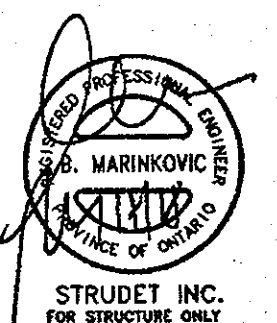


CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 22 2018
REC'D
REF'D TO
DATE
DATE

CITY OF HAMILTON
Building Division
17-132142
Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
MAY 29 2018
FOR CIVIL BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

BASEMENT PLAN - ELEV. '2'

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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

APPROVED BY: _____
DATE: MAY 17, 2018

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

18			9	REV. PER CITY COMMENTS. REISSUED.	FEB. 03/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink  2448 name registration information VAS Design Inc. 4265 signature BCN	
17			8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW		
16			7	ISSUED FOR PRICING.	AUG. 23/17	GW		
15			6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW		
14			5	STUCCO REPLACED.	JUL 05/17	GW		
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WF		
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW		
11			2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW		
10	REVISED.	APR. 16/18	GW	1	PRELIMINARY REVIEW.	APR. 12/17		GW
9	description	date	by	no	description	date		by

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

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

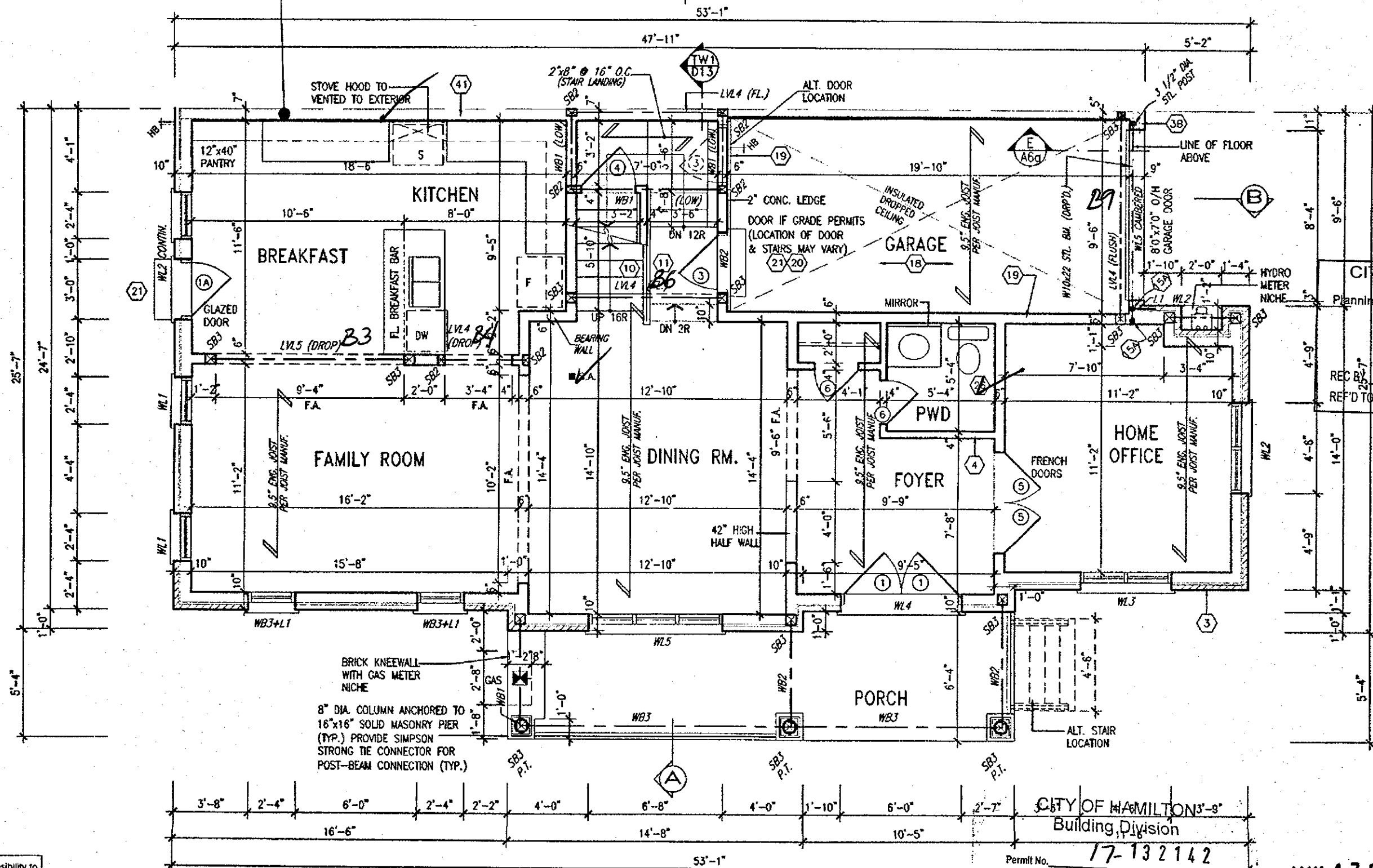
HIGHGROVE 12
Project no.
16036
drawing no.
A1a
16036-HIGHGROVE-12
May 15 2018 - 12:22 PM

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2309 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

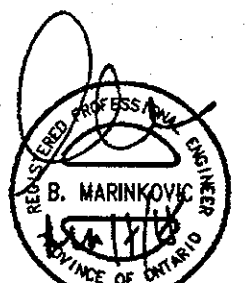
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1, SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4, 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 22 2018

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



STRUDET INC.
FOR STRUCTURE ONLY

MAY 17 2018

GROUND FLOOR PLAN - ELEV. '2'

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

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
MAY 29 2018

FOR CHIEF BUILDING OFFICIAL

DATE

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY _____
DATE: MAY 17, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18				9	REV. PER CITY COMMENTS, REISSUED.	FEB. 08/18	GW
17				8	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
16				7	ISSUED FOR PRICING.	AUG. 23/17	GW
15				6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW
14				5	STUCCO REPLACED.	JUL 05/17	GW
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW
11				2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW
10	REVISED.	APR. 16/18	GW	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

municipality
WATERDOWN, ON.

HIGHGROVE 12

project no.
16036

date
APRIL 2017

checked by
WT

scale
3/16" = 1'-0"

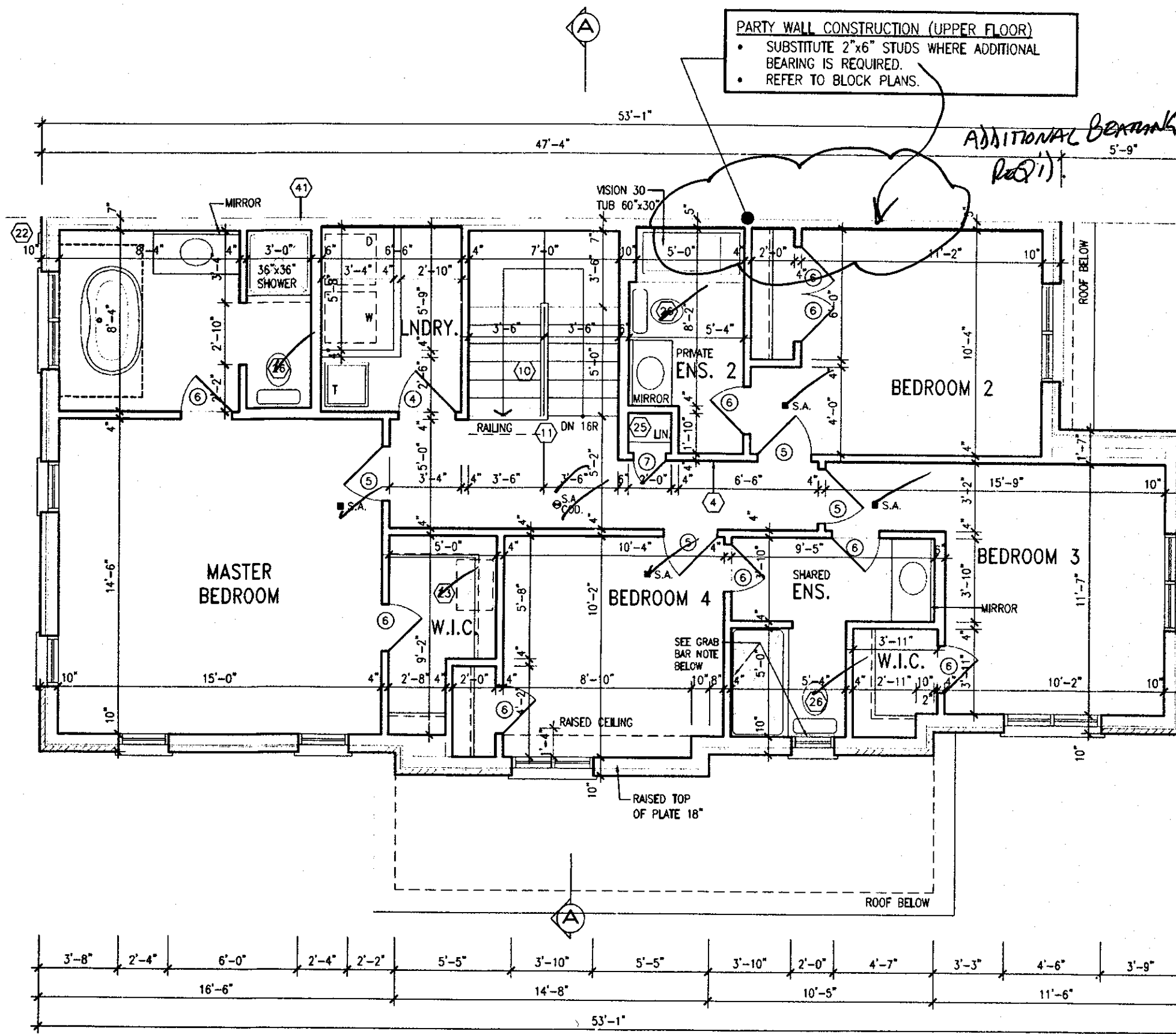
drawing no.
16036-HIGHGROVE-12

sheet no.
A2a

GROUND FLOOR PLAN ELEV. '2'

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2309 SF.



SECOND FLOOR PLAN - ELEV. '2'

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

CITY OF HAMILTON
Building Division
Permit No. 17-132142

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 2018
FOR CHIEF BUILDING OFFICIAL DATE

FEB 09 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

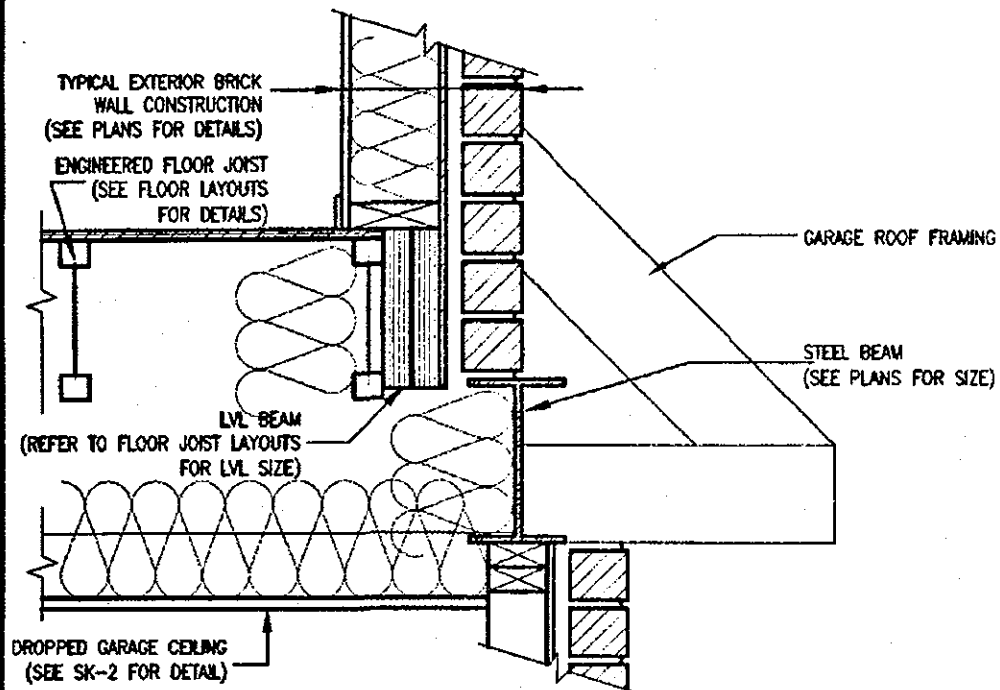
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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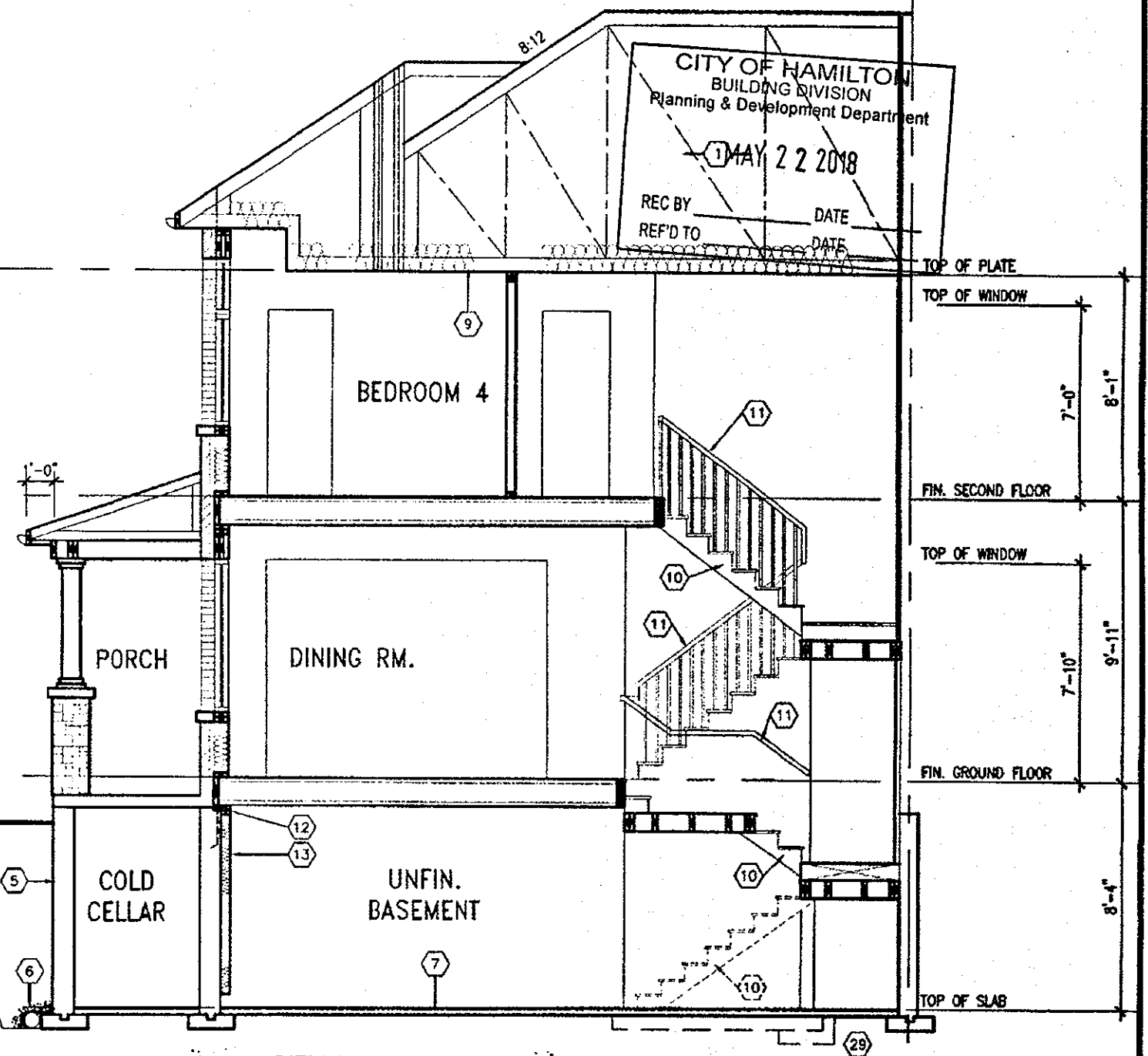
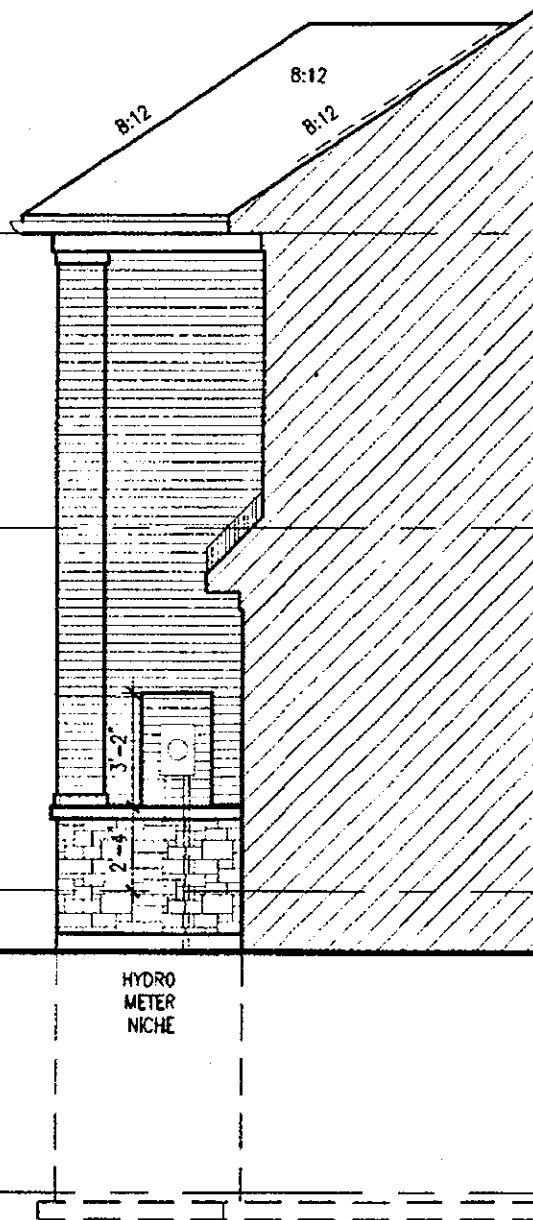
18	9	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink signature <i>R Vink</i> 24488 BCN 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 copied. 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. project no. 16036 date APRIL 2017 drawn by WT checked by GW scale 3/16" = 1'-0" file name 16036-HIGHGROVE-12 title SECOND FLOOR PLAN ELEV. '2' drawing no. A3a HIGHGROVE 12 <tr><td>17</td><td>8</td><td>REVISED. ISSUED FOR PERMIT.</td><td>SEP 22/17</td><td>GW</td></tr><tr><td>16</td><td>7</td><td>ISSUED FOR PRICING.</td><td>AUG 23/17</td><td>GW</td></tr><tr><td>15</td><td>6</td><td>ELEV. 2 PORCH DEPTH REDUCED 8".</td><td>JUL 13/17</td><td>GW</td></tr><tr><td>14</td><td>5</td><td>STUCCO REPLACED.</td><td>JUL 05/17</td><td>GW</td></tr><tr><td>13</td><td>4</td><td>REVISED AS PER CLIENT COMMENTS.</td><td>JUN 21/17</td><td>WT</td></tr><tr><td>12</td><td>3</td><td>CHANGED JOIST DEPTH/ FLOOR HEIGHTS</td><td>JUN 15/17</td><td>GW</td></tr><tr><td>11</td><td>2</td><td>REVISED PER CLIENT COMMENTS</td><td>MAY 03/17</td><td>GW</td></tr><tr><td>10</td><td>1</td><td>PRELIMINARY REVIEW.</td><td>APR 12/17</td><td>GW</td></tr><tr><td>no.</td><td>description</td><td>date</td><td>by</td><td>no.</td><td>description</td><td>date</td><td>by</td></tr>	17	8	REVISED. ISSUED FOR PERMIT.	SEP 22/17	GW	16	7	ISSUED FOR PRICING.	AUG 23/17	GW	15	6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW	14	5	STUCCO REPLACED.	JUL 05/17	GW	13	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	12	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW	11	2	REVISED PER CLIENT COMMENTS	MAY 03/17	GW	10	1	PRELIMINARY REVIEW.	APR 12/17	GW	no.	description	date	by	no.	description	date	by
17	8	REVISED. ISSUED FOR PERMIT.	SEP 22/17	GW																																																	
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no.	description	date	by	no.		description	date	by																																													

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2309 SF.



E
A6a STEEL/LVL BEAM OVER GARAGE
Not to Scale



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

CITY OF HAMILTON
BUILDING DIVISION
SECTION A-A ELEV. 2

Permit No. 17-132142

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by
MAY 29 2018

FOR CREE BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
STRUDET INC.
FOR STRUCTURE ONLY

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18				9	REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW		
17				8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW		
16				7	ISSUED FOR PRICING.	AUG. 23/17	GW		
15				6	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL. 13/17	GW		
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12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 15/17	GW		
11				2	REVISED PER CLIENT COMMENTS.	MAY. 03/17	GW		
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW		
no.	description	date	by	no.	description	date	by		

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

Greenpark. HIGHGROVE 12
PROJECT NAME: RUSSELL GARDENS PH.2 WATERDOWN, ON.
PROJECT NO.: 16036
DATE: APRIL 2017
CHECKED BY: GW
SCALE: 3/16" = 1'-0"
SECTION A-A- ELEV. '2'
16036-HIGHGROVE-12
A6a

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

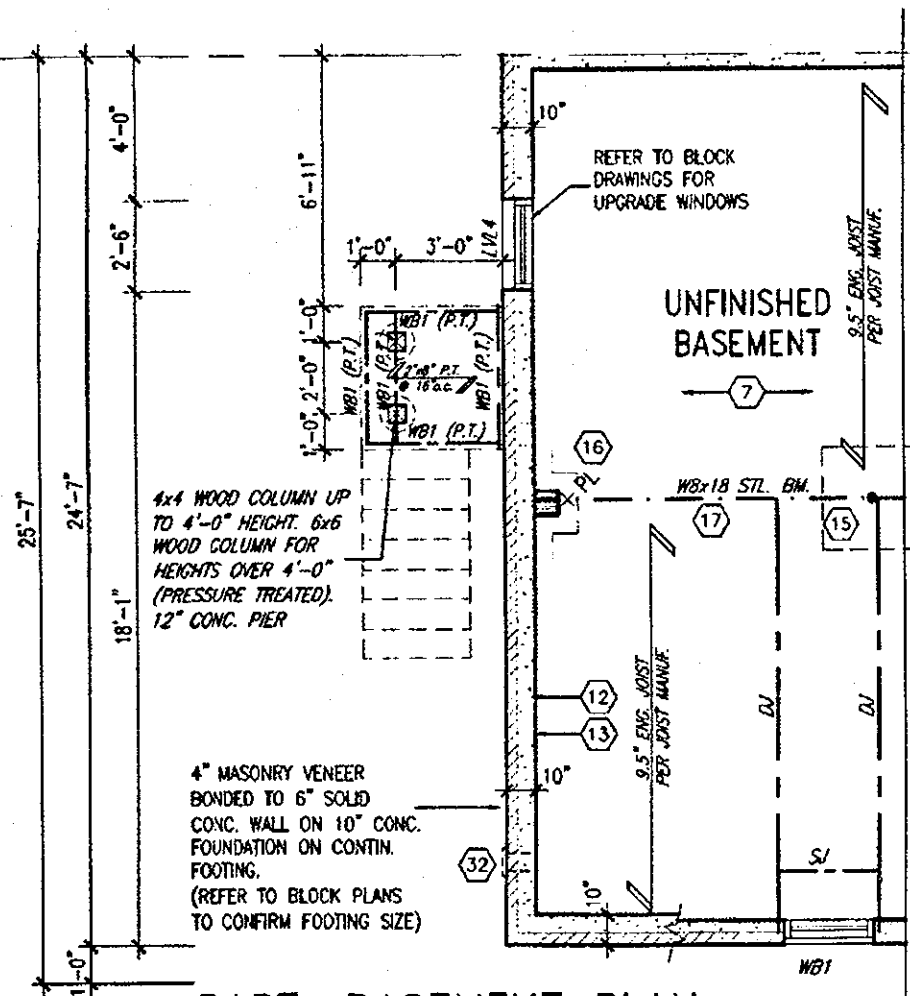
APPROVED BY:
DATE: Apr. 20, 2018

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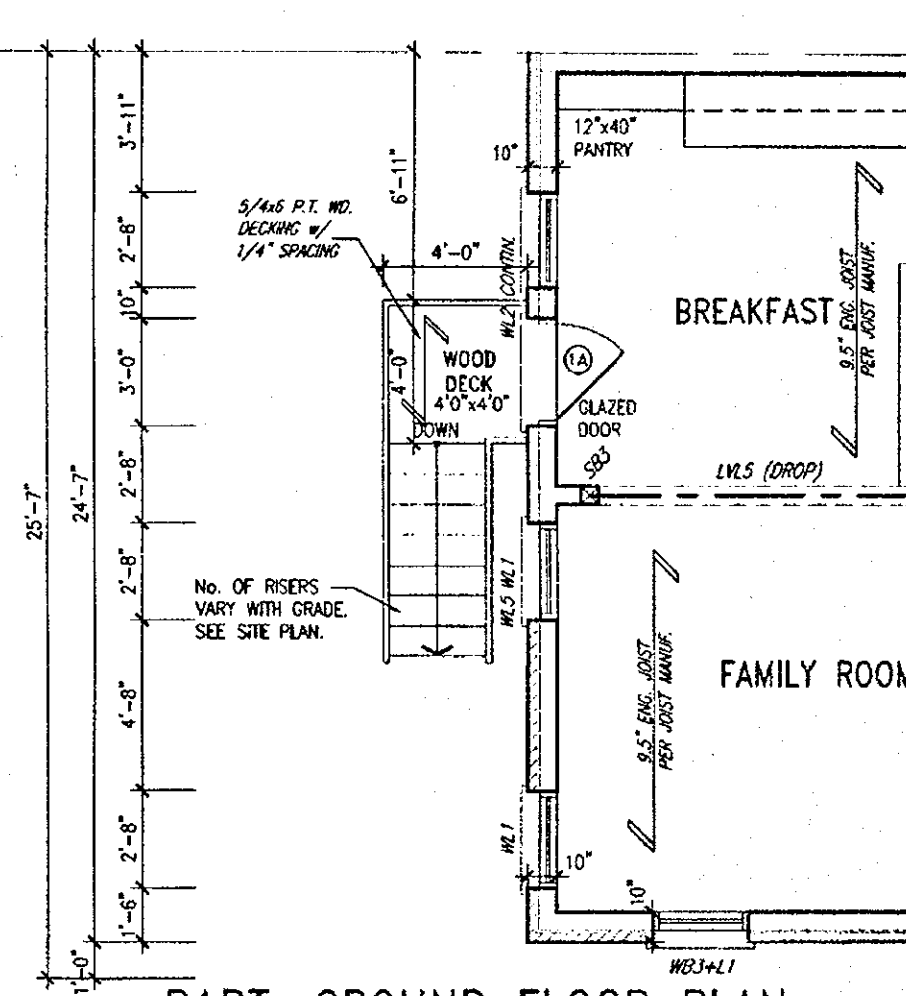
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 22 2018

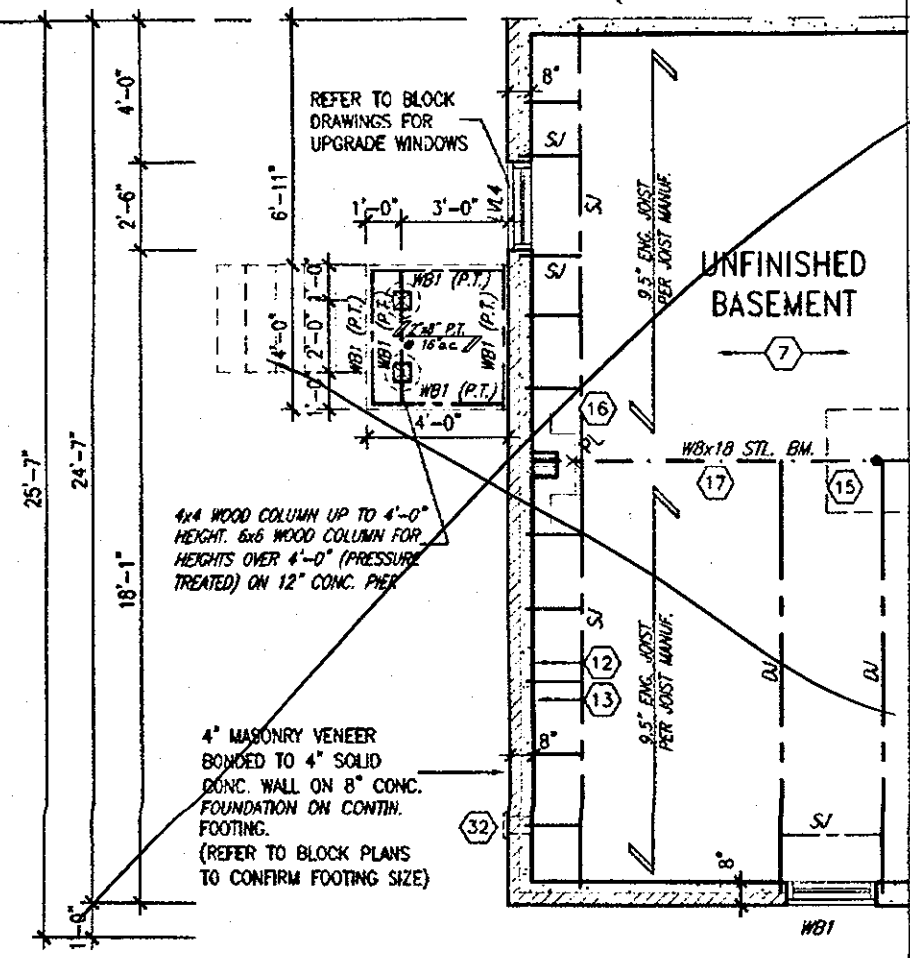
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____



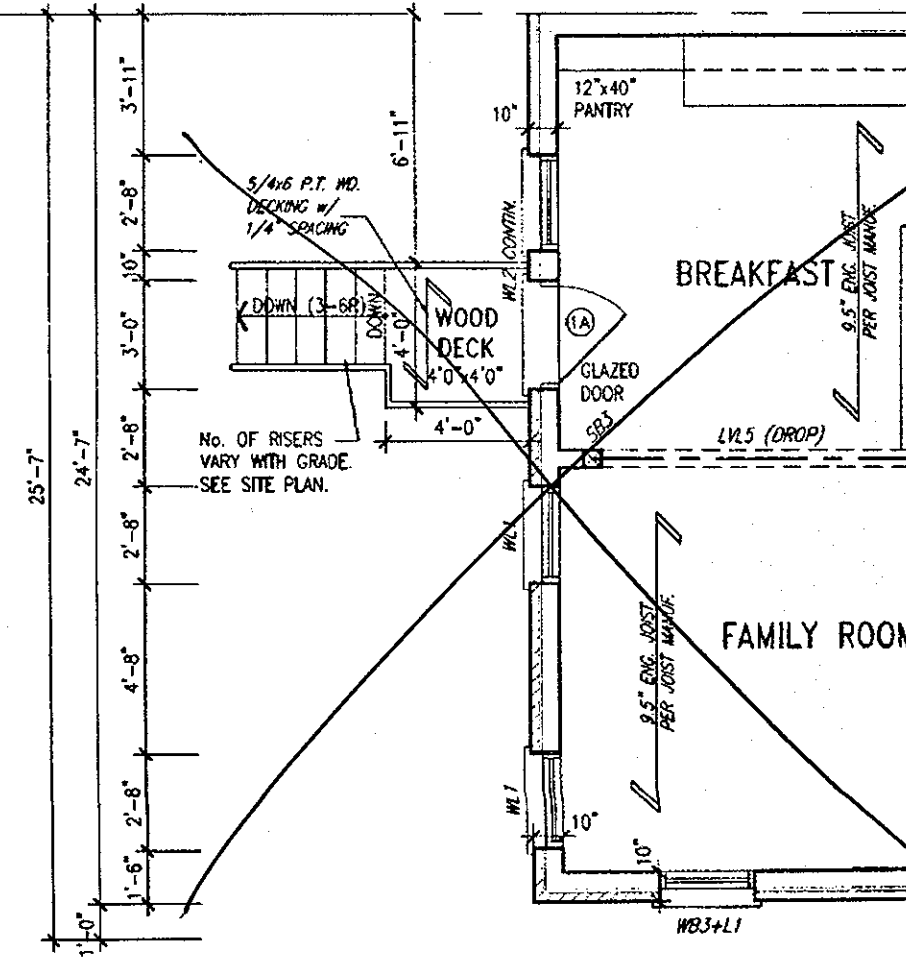
PART. BASEMENT PLAN
W.O.D. CONDITION (8R OR MORE)



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



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



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

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

CITY OF HAMILTON
Building Division
Permit No. 17-132142

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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 2018
FOR CHIEF BUILDING OFFICIAL DATE

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROFESSIONAL ENGINEER
STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018
HIGHGROVE 12
COMPLIANCE PACKAGE 'A1'

18	REV. PER CITY COMMENTS. ISSUED.	FEB 08/18	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	REVISED AS PER CLIENT COMMENTS.	SEP. 22/17	GW	qualification information
16	ISSUED FOR PERMIT.	AUG. 23/17	GW	Richard Wink
15	ELEV. 2 PORCH DEPTH REDUCED 8".	JUL 13/17	GW	home registration information
14	STUCCO REPLACED.	JUL 05/17	GW	VAS Design Inc.
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	24488
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW	42658
11	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW	
10	REVISED.	APR. 16/18	GW	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 used.
9	PRELIMINARY REVIEW.	APR. 12/17	GW	
8	DESCRIPTION	date	by	date

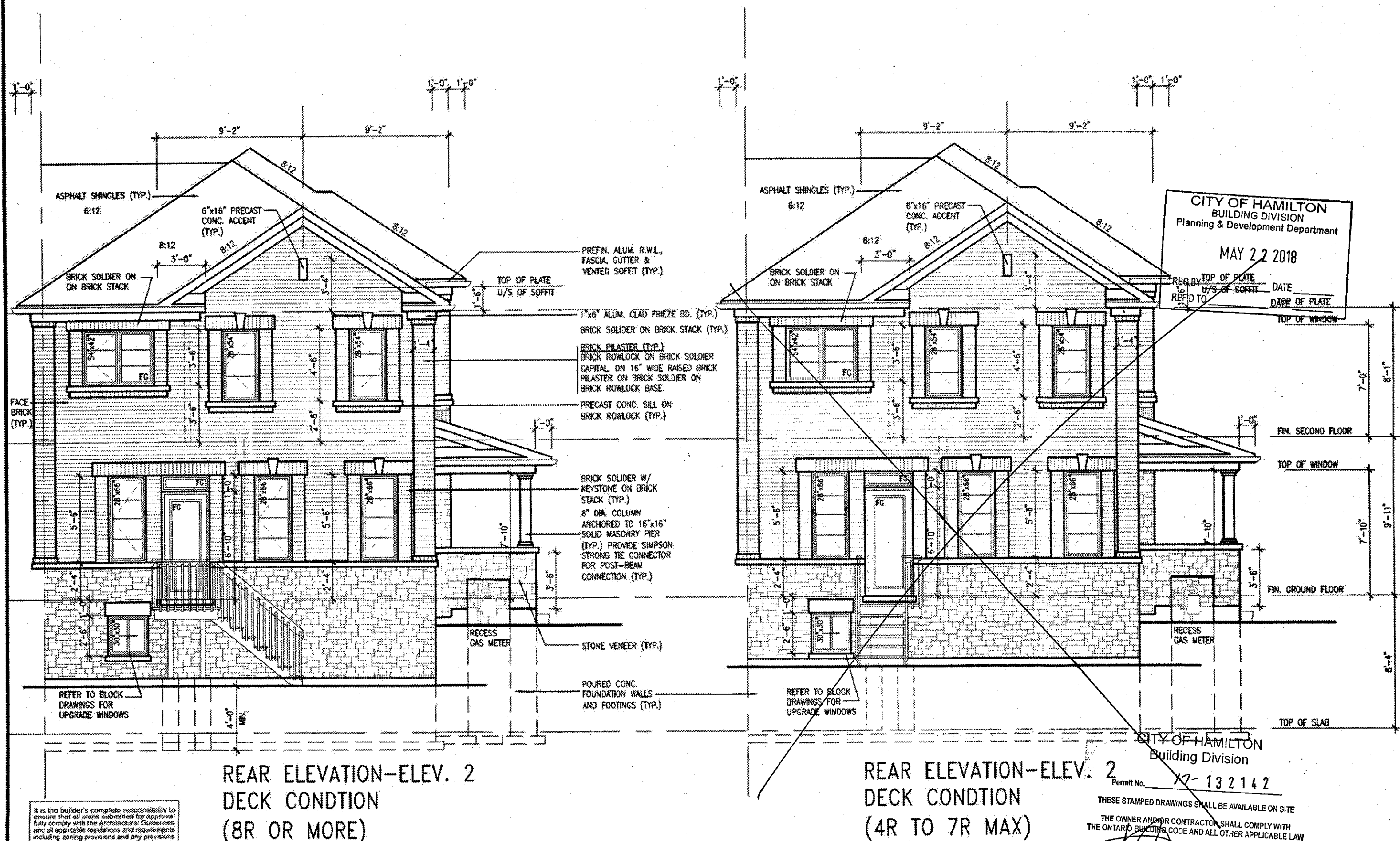
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2N 1S4
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH.2
WATERDOWN, ON.
municipality
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"
16036-HIGHGROVE-12
16036-HIGHGROVE-12.dwg
Apr 15 2018 - 2:17 PM

HIGHGROVE 12
project no.
16036
drawing no.
A7

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2309 SF.



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
DATE: 10/1/81

APPROVED BY: _____
DATE: Apr. 25, 2018

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

18			9	REV. PER CITY COMMENTS, RUSSUED.	FEB 08/18	SW	the undersigned has reviewed and takes responsibility for this design and has the applications and marks the requirements set out in the
17			8	REVISED. ISSUED FOR PERMIT.	SEP 22/17	GW	business building Code to be a Designer.
16			7	ISSUED FOR PRICING.	AUG 23/17	GW	qualification information
15			6	ELEV. 2 PORCH DEPTH REDUCED 8"	JUL 13/17	GW	Richards Vink 244
14			5	STUCCO REPLACES.	JUL 06/17	GW	name signature 8
13			4	REVISED AS FOR CLIENT COMMENTS.	JUN 21/17	WT	registration information VA3 Design Inc. 426
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN 15/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All
11			2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Drawings are not to be scaled
10	REVISED	APR 16/18	1	PRELIMINARY REVIEW.	APR 12/17	GW	date
9	description	date	by	description	date	by	

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 Greenpark.		HIGHGROVE 12	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	
drawing no. 16039		project 16039	
date APRIL 2017 drawn by WT	checked by GW	title REAR ELEVATION '2'- DECK CONDITION $3/16" = 1'-0"$	drawing no. A8c

* The above information was obtained from the records of the Department of Health, Education and Welfare, Office of Research and Statistics, Bureau of Census, Washington, D.C.