

REC BY _____ DATE _____
 _____ DATE _____

2264 SF.

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.

80 KPa ENGINEERED FILL SOIL

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.

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

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

WL1	$\frac{3}{4}$ "	$3\frac{1}{2}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$1\frac{1}{4}$ "	(90x90x6.0L)	+	2-2"x8" SPR	No.2
WL2	$\frac{3}{4}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$5\frac{1}{16}$ "	(100x90x8.0L)		+	2-2"x8" SPR	No.2
WL3	$\frac{3}{4}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$5\frac{1}{16}$ "	(125x90x8.0L)		+	2-2"x10" SPR	No.2
WL4	$\frac{3}{4}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$3\frac{8}{16}$ "	(150x90x10.0L)		+	2-2"x12" SPR	No.2
WL5	$\frac{3}{4}$ "	$\times$	$4"$	$\times$	$3\frac{8}{16}$ "	(150x100x10.0L)		+	2-2"x12" SPR	No.2
WL6	$\frac{3}{4}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$5\frac{1}{16}$ "	(125x90x8.0L)		+	2-2"x12" SPR	No.2
WL7	$\frac{3}{4}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$5\frac{1}{16}$ "	(125x90x8.0L)		+	3-2"x12" SPR	No.2
WL8	$\frac{3}{4}$ "	$\times$	$3\frac{1}{2}$ "	$\times$	$5\frac{1}{16}$ "	(125x90x8.0L)		+	3-2"x10" SPR	No.2
WL9	$\frac{3}{4}$ "	$\times$	$4"$	$\times$	$3\frac{8}{16}$ "	(150x100x10.0L)		+	3-2"x10" SPR	No.2

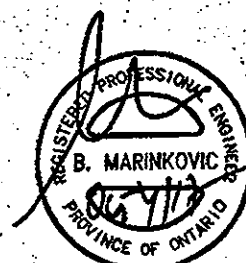
WB1	=2-2"x8"	(2-38x184)	SPR.	No.2
WB2	=3-2"x8"	(3-38x184)	SPR.	No.2
WB3	=2-2"x10"	(2-38x235)	SPR.	No.2
WB4	=3-2"x10"	(3-38x235)	SPR.	No.2
WB5	=2-2"x12"	(2-38x286)	SPR.	No.2
WB6	=3-2"x12"	(3-38x286)	SPR.	No.2
WB7	=5-2"x12"	(5-38x286)	SPR.	No.2
WB11	=4-2"x10"	(4-38x235)	SPR.	No.2
WB12	=4-2"x12"	(4-38x286)	SPR.	No.2

LVL1A	=-1=	3/4"x7	1/4"	(1-45x184)
LVL1	=-2=	3/4"x7	1/4"	(2-45x184)
LVL2	=-3=	3/4"x7	1/4"	(3-45x184)
LVL3	=-4=	3/4"x7	1/4"	(4-45x184)
LVL4A	=-1=	3/4"x9	1/2"	(1-45x240)
LVL4	=-2=	3/4"x9	1/2"	(2-45x240)
LVL5	=-3=	3/4"x9	1/2"	(3-45x240)
LVL5A	=-4=	3/4"x9	1/2"	(4-45x240)
LVL6A	=-1=	3/4"x11	7/8"	(1-45x300)
LVL6	=-2=	3/4"x11	7/8"	(2-45x300)
LVL7	=-3=	3/4"x11	7/8"	(3-45x300)
LVL8	=-2=	3/4"x14"		(2-45x356)
LVL9	=-3=	3/4"x14"		(3-45x356)

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

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.



STRUDET INC
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit No. 77-132147

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE

These drawings and/or specifications have been reviewed

MAY 29 2010

OCT 04 2017

WITH
ABLE LAM
wed by
18

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com

Greenpark.

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

DATE: MARCH 2017

TYPICAL NOTES & AREAS

drawn by: checked by: scale: file name:

WT - 3/16" = 1'-0" 16036-HIGHGROVE SE

PROG - RELAY/ET/WORKING/2016/16036.DWG/16036-HIGHGROVE-SE/16036-HIGHGROVE SE.dwg - Fri - Sep 29 2017 - 1:35 PM

HIGHGROVE 5E

project n

1603
drawing no.

UTES & AREAS
file 5000
16036-HIGHROVE SE

DESIGN's written permission.

18				9		
17				8		
16				7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17 G
15				6	ISSUED FOR PRICING.	AUG. 23/17 G
14				5	STUCCO REPLACED.	JUL. 05/17 S
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17 W
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17 G
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17 G
10				1	PRELIMINARY REVIEW.	APR. 12/17 G
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 Wink *R. Wink* 244

name signature

registration information

VAS Design Inc. 428

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 copied.

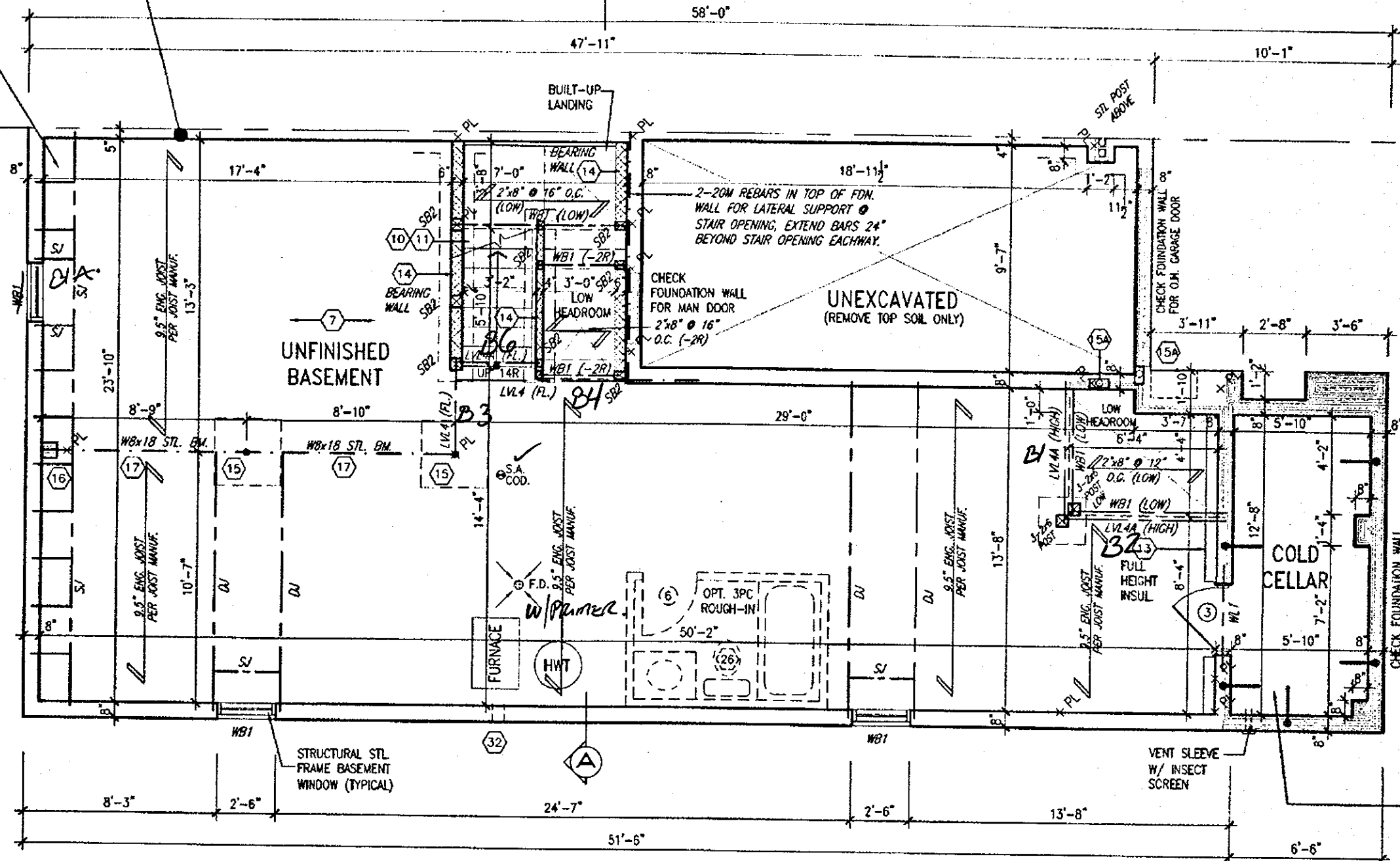
All drawings, specifications, related documents and design are the copyright property of V&S DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&S DESIGN's written permission.

2264 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.

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



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.

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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. '2'

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 22 2018

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

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

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
APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18	REVISED	APR. 16/18	GW	1
17	REV. PER CITY COMMENTS, REISSUED.	FEB. 06/18	GW	2
16	REVISED ISSUED FOR PERMIT	SEP. 28/17	GW	3
15	ISSUED FOR PRICING	AUG. 23/17	GW	4
14	STUCCO REPLACED	JUL. 05/17	GW	5
13	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT	6
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	7
11	REVISED PER CLIENT COMMENTS	APR. 28/17	GW	8
10	PRELIMINARY REVIEW	APR. 12/17	GW	9
9				
8				
7				
6				
5				
4				
3				
2				
1				

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
signature
VA3 Design Inc. 42659

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
1.416.636.2255 / 1.416.630.4782
va3design.com

Greenpark.

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

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

HIGHGROVE 5E

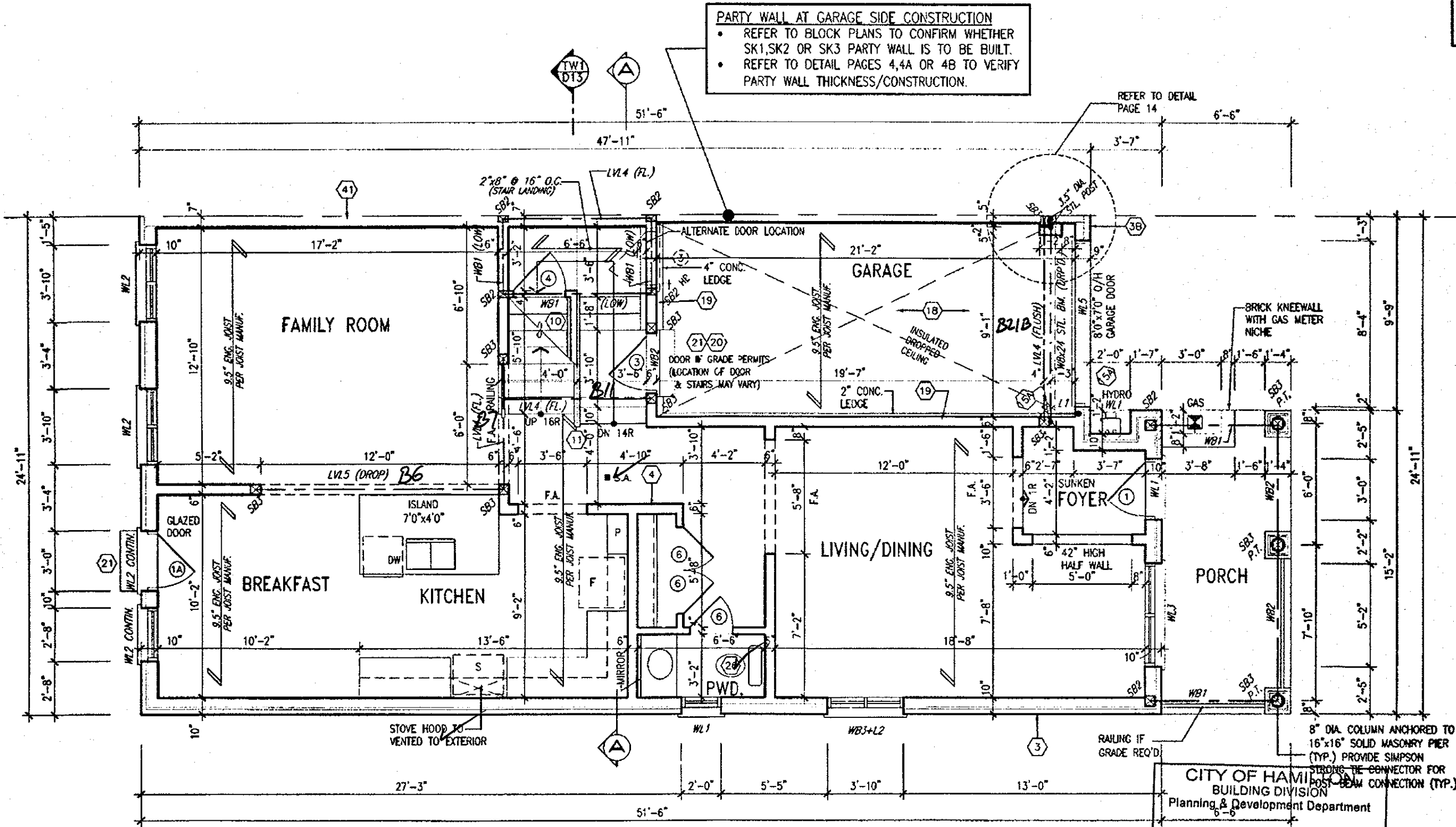
project no. 16036

BASEMENT PLAN ELEV. '2'

16036-HIGHGROVE 5E

A1a

2264 SF.



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

APR 17 2018

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

REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
STRUDET INC.
FOR STRUCTURE ONLY

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

18	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	REV. PER CITY COMMENTS. REISSUED	FEB 06/18	GW	
16	REVISED. ISSUED FOR PERMIT	SEP. 28/17	GW	
15	ISSUED FOR PRICING	AUG. 23/17	GW	
14	STUCCO REPLACED	JUL 05/17	GW	
13	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT	
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW	
11	REVISED PER CLIENT COMMENTS	APR. 28/17	GW	
10	PRELIMINARY REVIEW	APR. 12/17	GW	
9	DESCRIPTION	DATE	BY	DESCRIPTION

Richard Vink
signature
24488
BCN
42658
VAS Design Inc.
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.

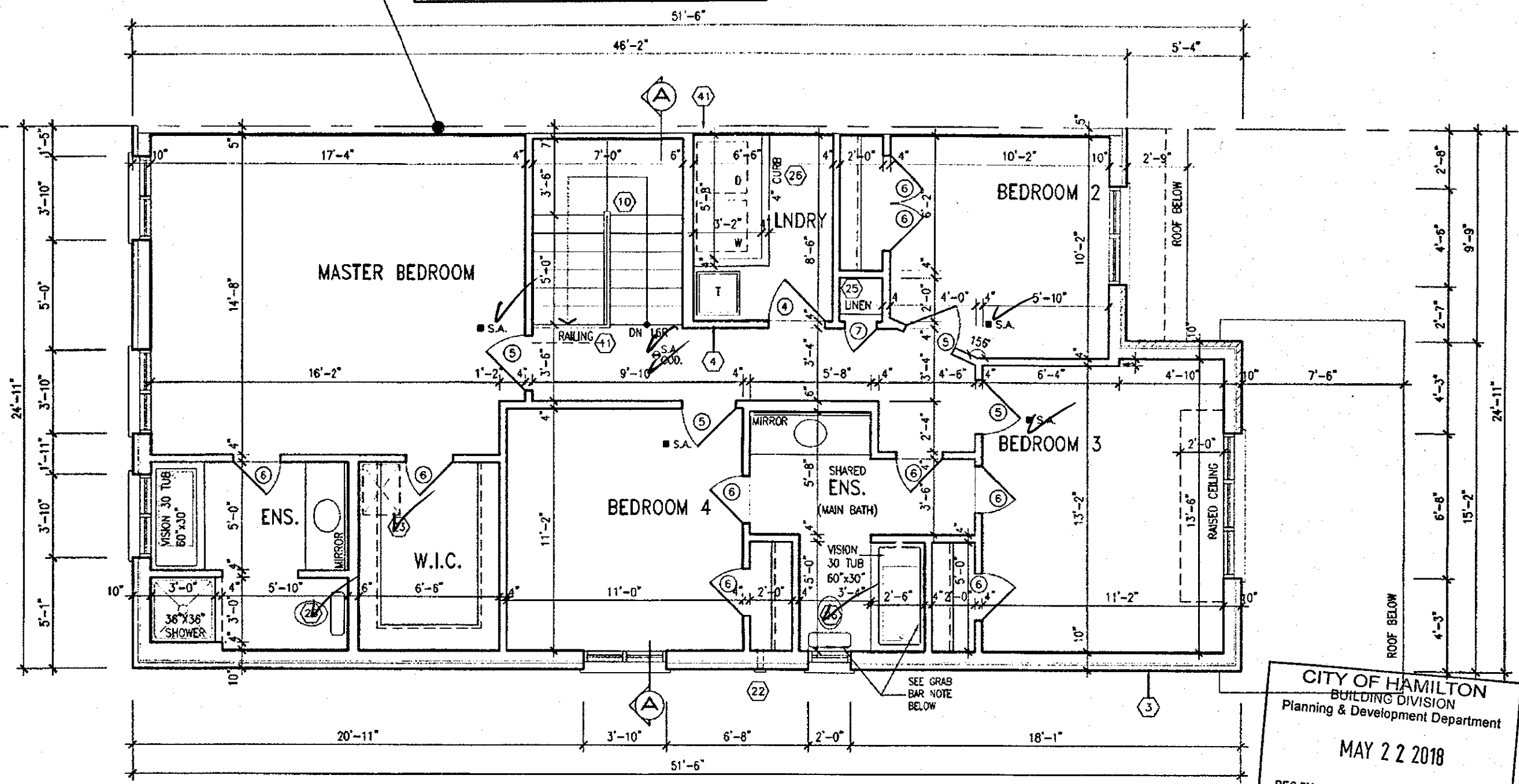
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH.2
WATERDOWN, ON.
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
16036-HIGHGROVE 5E-NEW
drawing no.
A2a

HIGHGROVE 5E
project no.
16036
drawing no.
A2a

2264 SF.

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



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

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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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 and bears no further professional responsibility.

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

18		3	REVISED	APR 16/18	DN
17		8	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	GW
16		7	REVISED: ISSUED FOR PERMIT.	SEP. 28/17	GW
15		6	ISSUED FOR PRICING.	AUG. 23/17	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 14/17	GW
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10		1	PRELIMINARY REVIEW.	APR. 12/17	GW
9					
8					
7					
6					
5					
4					
3					
2					
1					
0					

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

Greenpark.
project name
RUSSELL GARDENS PH.2
date
MARCH 2017
drawn by
WT
checked by
CW
scale
3/16" = 1'-0"

HIGHGROVE 5E
project no.
16036
drawing no.
A3a
SECOND FLOOR PLAN ELEV. '2'

— ASPHALT SHINGLES (TYP.)

— VALLEY FLASHING (TYP.)

MAY 22 2018

6:12
RAISED CEILING
REC BY _____
REF'D TO _____

6.12

6.17

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

1'x6" ALUM. CLAD FREEZE RD.

— FACE BRICK (TYP.)

BRICK PILASTER (TYP.)
BRICK ROWLOCK ON BRICK
SOLDIER CAPITAL ON 16"
WIDE RAISED BRICK PILASTER
ON BRICK SOLDIER ON BRICK
ROWLOCK BASE

18" HIGH TRANSOM ———
(4.5 SQ. FT. EXCLUDED
FROM S8-12)

8" DIA. COLUMN ANCHORED
TO 16"x16" SOLID MASONRY—
PIER (TYP.) PROVIDE SIMPSON
STRONG-TIE CONNECTOR FOR
POST-BEAM CONNECTION
(TYP.)

SUNKEN FOYER

RAILING IF _____
GRADE REQ'D. _____

POURED CONC. FOUNDATION-
WALLS AND FOOTINGS
(TYP.)

CITY OF HAMILTON
Building Division
17 13214

Permit No. _____

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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

8'-0" x 7'-0" O/H GARAGE DOOR
GD-3B-8

—POURED CONC. PORCH
SLAB AND DOOR SILL

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER ON
BRICK STACK (TYP.)

— PRECAST CONC. SILL
(TYP.)

FIN. SECOND FLOOR

PREFIN. MTL FLASHING, W/
CAULKING TO MATCH (TYP.)
TOP OF WINDOW

- BRICK SOLDIER W/ KEYSTONE

CONTINUOUS PRECAST
— CONC. SILL OVER BRICK
POWDERK BAND OVER

FIN. GROUND FLOOR

EN GRADE

TOP OF SLAB

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

APPROVED BY: _____
DATE: Apr. 20, 2018
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18				9	REVISED.	APR 16/18	G
17				8	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	G
16				7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	G
15				6	ISSUED FOR PRICING.	AUG. 23/17	G
14				5	STRUCTURE REPLACED.	JUL 05/17	G
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	W
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	G
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	G
10				1	PRELIMINARY REVIEW.	APR 12/17	G
no. description		date	by	no.	description	date	by

W	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 Wink	<i>R Wink</i>	2448
W	name	signature	BC
W	registration information		
W	VAS Design Inc.		4265
W	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.		



VAR
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va@design.com

Greenpark.

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

DATE
MARCH 2017

DRAWN BY
WT

CHECKED BY
GW

SCALE
 $3/16" = 1'$

HIGHGROVE 5E

city	project no.
N.	16036

AR ELEVATION '2'	drawing on
6036-HIGHGROVE SE-NEW	A4a

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

MAY 22 2018

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

TOP OF PLATE
TOP OF WINDOW

CITY OF HAMILTON
Building Division
PM. SECOND FLOOR

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

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

APR 17 2018

HIGHGROVE 5E

COMPLIANCE PACKAGE A1

Greenpark.

HIGHGROVE 5E

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

DATE: MARCH 2017 SECTION A-A AND SECTION B ELEV. '2'

drawn by: WT checked by: GW scale: 3/16" = 1'-0" title: 18036-HIGHGROVE SE-NEW

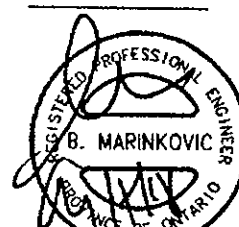
A6a

SECTION B ELEV. 2

SECTION A-A ELEV. '2'

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.



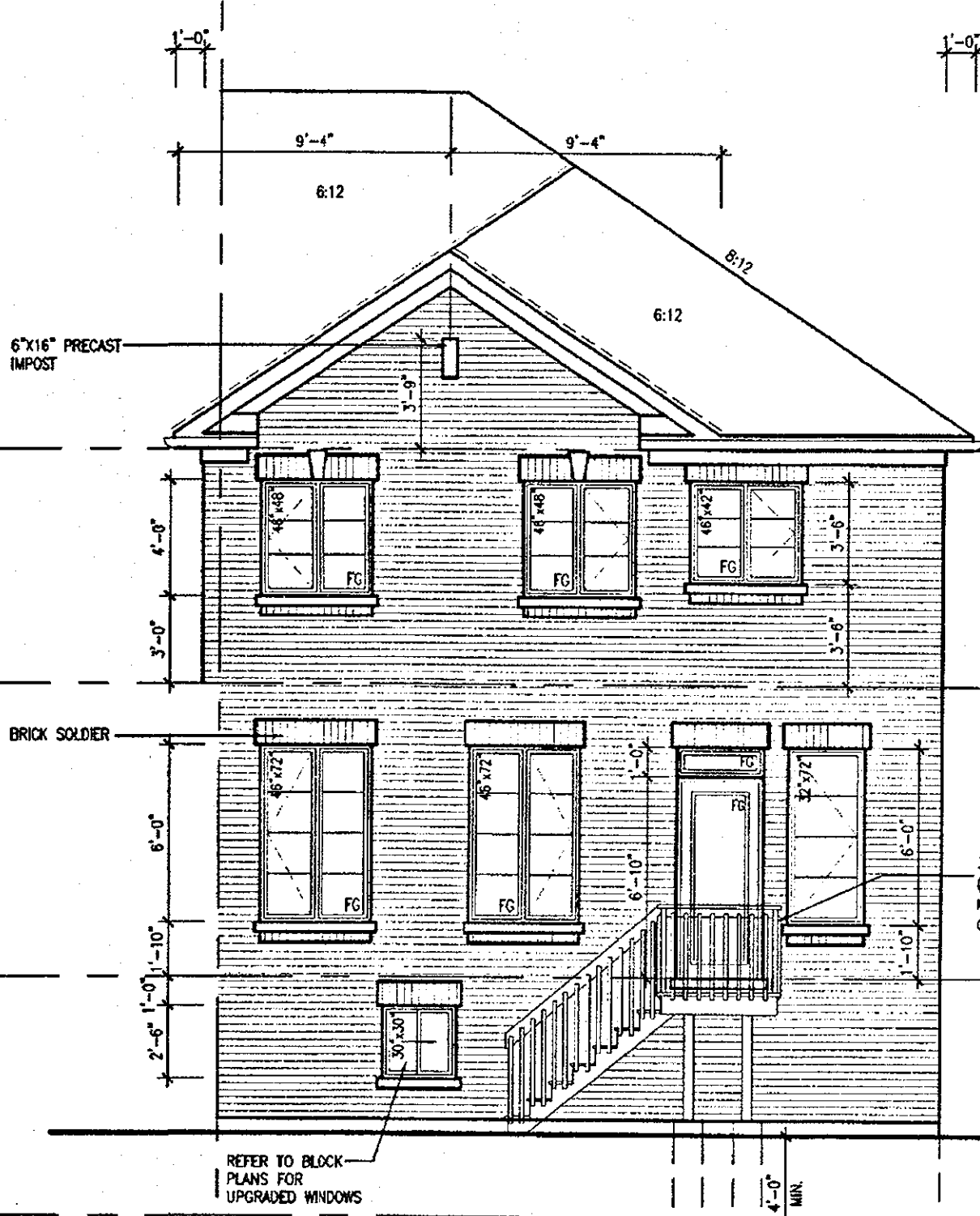
STRUDET INC.
FOR STRUCTURE ONLY

18				3	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. qualification information Richard Vink <i>R Vink</i> 24489 name signature BCN registration information VAS Design Inc. 47653 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. Contractor must not be copied
17				8	REV. PER CITY COMMENTS, REISSUED.	FRI 06/18	GW	
16				7	REVISED, ISSUED FOR PERMIT.	SEP 28/17	GW	
15				6	ISSUED FOR PRICING.	AUG 23/17	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 14/17	GW	
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10				1	PRELIMINARY REVIEW.	APR 22/17	GW	
no	description	date	by	no	description	date	by	

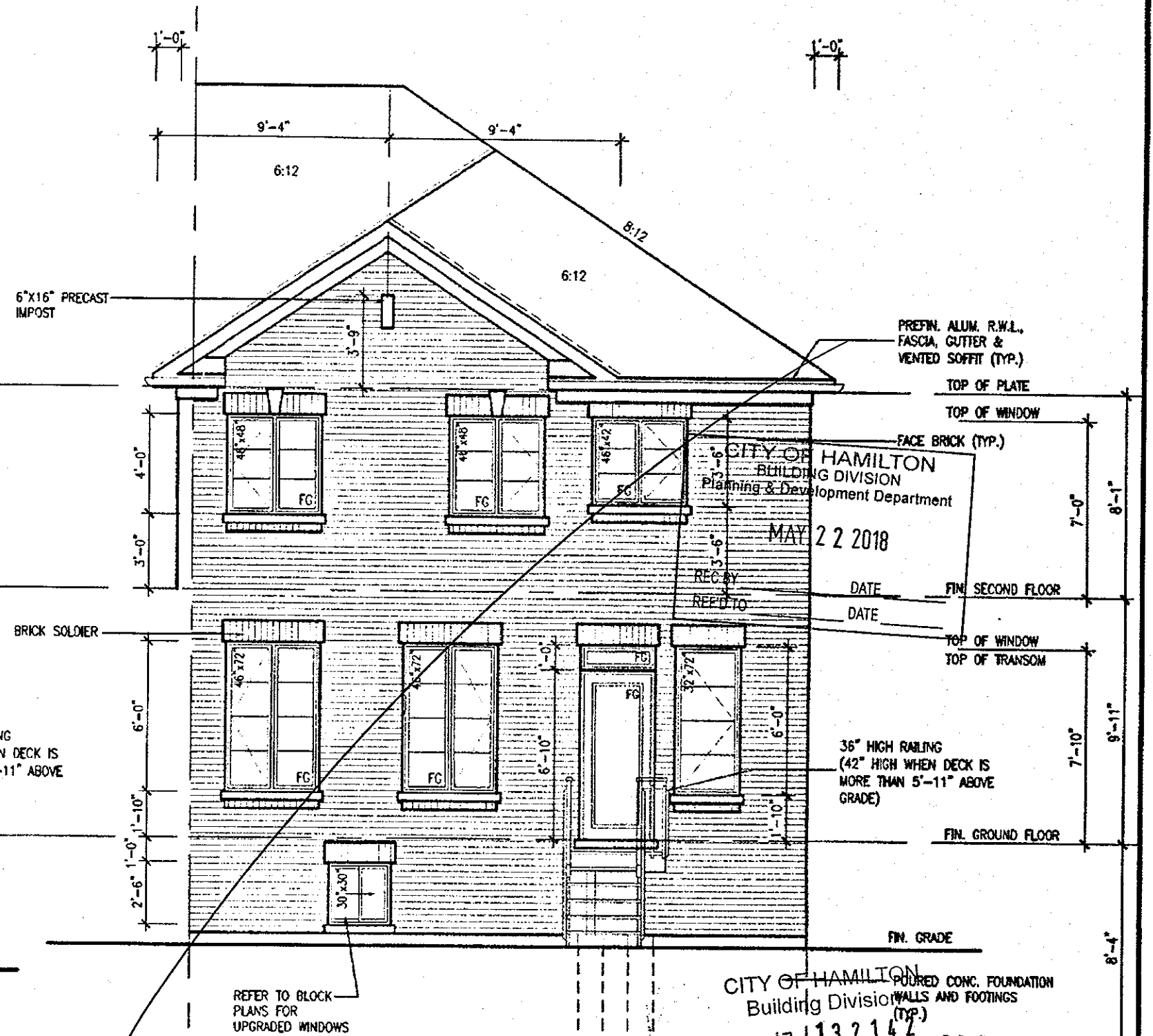
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 Greenpark.		HIGHGROVE 5E	
Project name RUSSELL GARDENS PH.2		Municipality WATERDOWN, ON.	
Date MARCH 2017		Project no. 16036	
Drawn by WT		Drawing no. A9	
Checked by CW		Scale 3/16" = 1'-0"	
File name 16036-HIGHGROVE 5E-NEW			

2264 SF.



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



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

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

APR 17 2018

HIGHGROVE 5E
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: [Signature]
DATE: Apr. 20, 2018

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

18	REVISED.	APR. 16/18	GW	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.
17	REV. PER CITY COMMENTS. ISSUED.	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	signature
14	5. STUCCO REPLACED.	JUL. 05/17	GW	name
13	4. REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information
12	3. CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 14/17	GW	VA3 Design Inc.
11	2. REVISED PER CLIENT COMMENTS.	APR. 28/17	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 scaled.
10	1. PRELIMINARY REVIEW.	APR. 12/17	GW	
9	no. description	date	by	no. description

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

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Toronto, ON M2J 1R4
416.630.2255 416.630.4782
va3design.com

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

HIGHGROVE 5E
project no.
16036
drawing no.
A11a