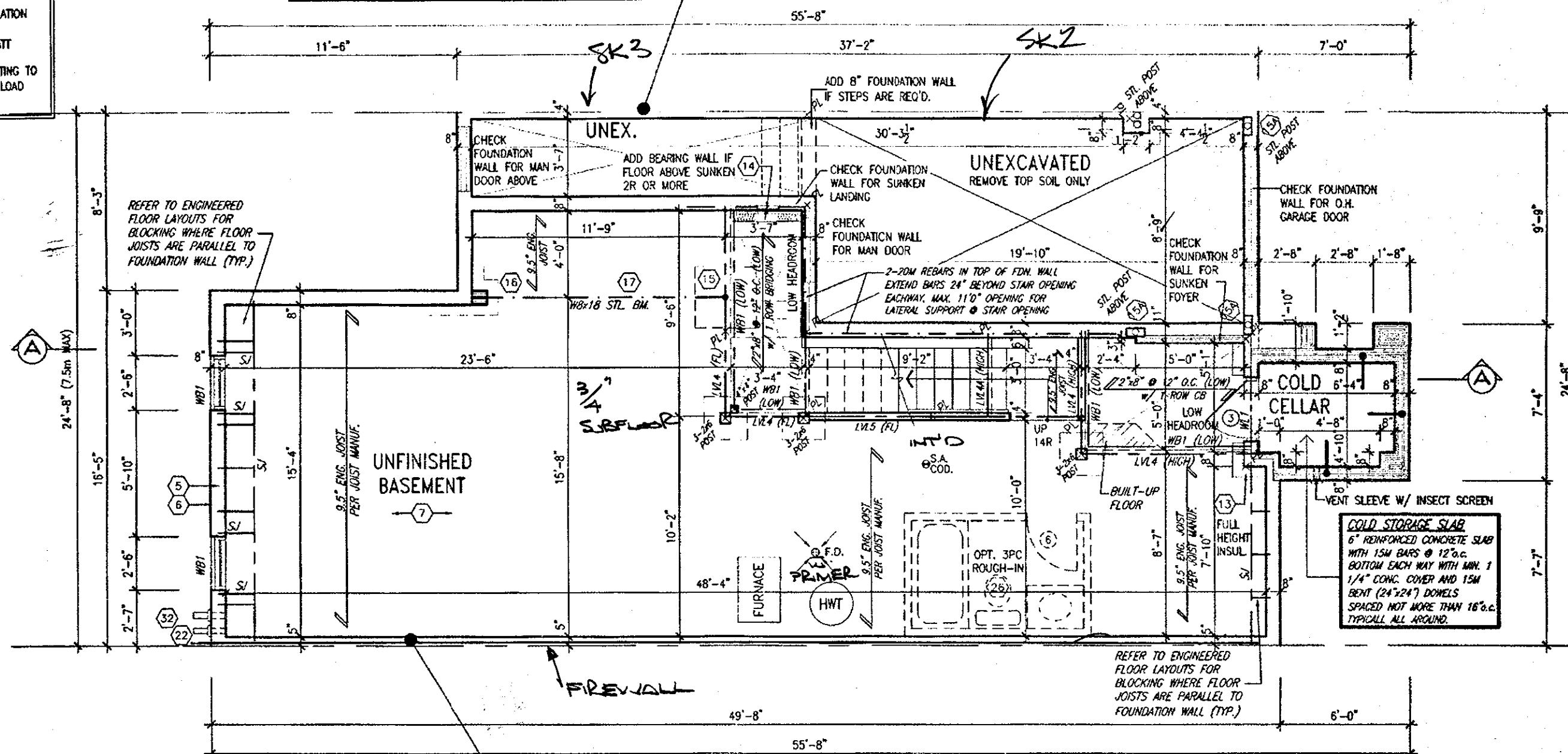


BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
FRAMING IS REQ'D. FOR
SUPPORT.

- 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'

CITY OF HAMILTON
Building Division

Permit No. 17-132120

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

APR 17 2018

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. No 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.



STRUDET INC.
FOR STRUCTURE ONLY

16		9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Arizona Building Code to be a Designer.
17		8 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	Richard Vink	244
14		5 ISSUED FOR PRICING.	AUG 23/17	GW	name signature	426
13		4 REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information	
12		3 CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17	TGW	VAS Design Inc.	
11		2 REVISED PER CLIENT COMMENTS.	APR 28/17	GW		
10		1 PRELIMINARY REVIEW.	APR 12/17	GW		
9	Association	Date by Association	Date by Association			

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 *R Vink* 24

YA3 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.



VA
DESIGN

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

Greenpark.

PROJECT NAME	MUNICIPALITY
RUSSELL GARDENS PH.2	WATERDOWN, ON

date
APRIL 2017

drawn by
WT

checked by
GW

scale
 $3/16" = 1'-0"$

HIGHGROVE 3

project no
16038

11b

PLAN FLEV. '2'

drawing no.
A 1 b

AID

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57 SKINNER
DUGGS

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Building Division

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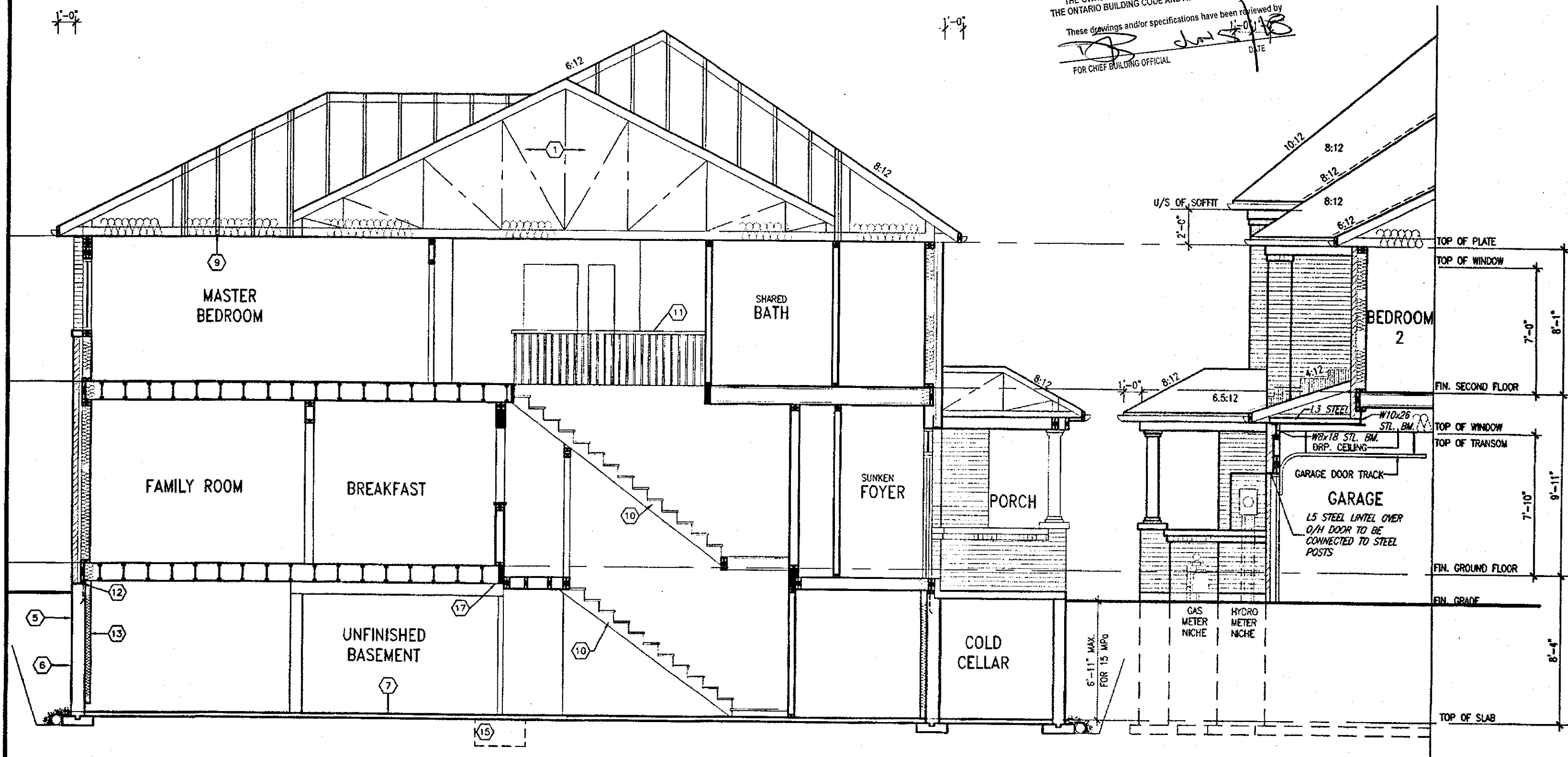
Permit No. 11-0118

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] 11-0118

FOR CHIEF BUILDING OFFICIAL DATE



SECTION A-A ELEV. 2

SECTION B

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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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				9	REVISED	APR. 13/18	GW	The undersigned has reviewed and taken 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 name registration information VAS Design Inc. signature 2448 90 4765
17				8	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW	
16				7	REV. PER CITY COMMENTS, REISSUED.	SEP. 28/17	GW	
15				6	REVISED, ISSUED FOR PERMIT.	AUG. 23/17	GW	
14				5	ISSUED FOR PRICING.	JUN. 21/17	WT	
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 12/17	GW	
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	APR. 28/17	GW	
11				2	REVISED PER CLIENT COMMENTS.	APR. 12/17	GW	
10				1	PRELIMINARY REVIEW.			
9	description	date	by	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 *R Vink* 24

name signature



VAR
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo@design.com

Greenpark.

HIGHGROVE 3

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

project no
16036

Date: APRIL 2017
 drawn by: WT
 checked by: GW
 scale: 3/16" = 1'-0"
 SECTION A-A ELEV. 2
 file name: 16036-HIGHGROVE-3
 drawing no. A6b

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FACE BRICK (TYP.)

6:12

1-0

1-0-

8:12

8:13

11

10:12

U/S SOFFIT
TOP OF PLATE

6:12

— ASPHALT SHINGLES
(TYP.)

MID-POINT OF MAIN ROOF

—VALLEY FLASHING (TYP.)

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

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER OVER
BRICK STACK ON PRECAST
CONC. SILL (TYP.)

—BRICK VENEER (TYP.)

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

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSO

—BRICK SOLDIER WITH
KEYSTONE (TYP.)

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

---CONT. 4" PRECAST CONC.
SILL W/ BRICK ROWLOCK

FIN. GROUND FLOOR

FIN. GRAD.

FRONT ELEVATION '2'

John G. Williams, Limited, Architect

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

CONTRACTOR SHALL COMPLY WITH _____

_____ APPLICABLE

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

FOR CHIEF BUILDING OFFICIAL

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 3

18				9				
17				8				
16				7				
15				5	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	by	no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and Ass the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualifications information	
Richard Vink	2448
name	signature
registration information	BCI
V33 Design Inc.	4265
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**VA3
DESIGN**

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4747
va3design.com

Greenpark.

project name RUSSELL GARDENS PH.2	city WATERDOWN, ON.	municipality 16033
date APRIL 2017	FRONT & REAR ELEVATION '2'	
drawn by GW	checked by GW	scale 3/16" = 1'-0"
sheet no. 9/1	file name 16033-HIGHGROVE-3	A4b
G:\16033 - HIGHGROVE\WORKING\ACT1616033.GRD\PROJECT\HIGHGROVE-3\16033-HIGHGROVE-3.dwg Thu Sep 28 2017 - 5:23 PM		

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