

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.

Permit No. 111

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
[Signature] sheet 5/18

FOR SHEET BUILDING OFFICIAL DATE

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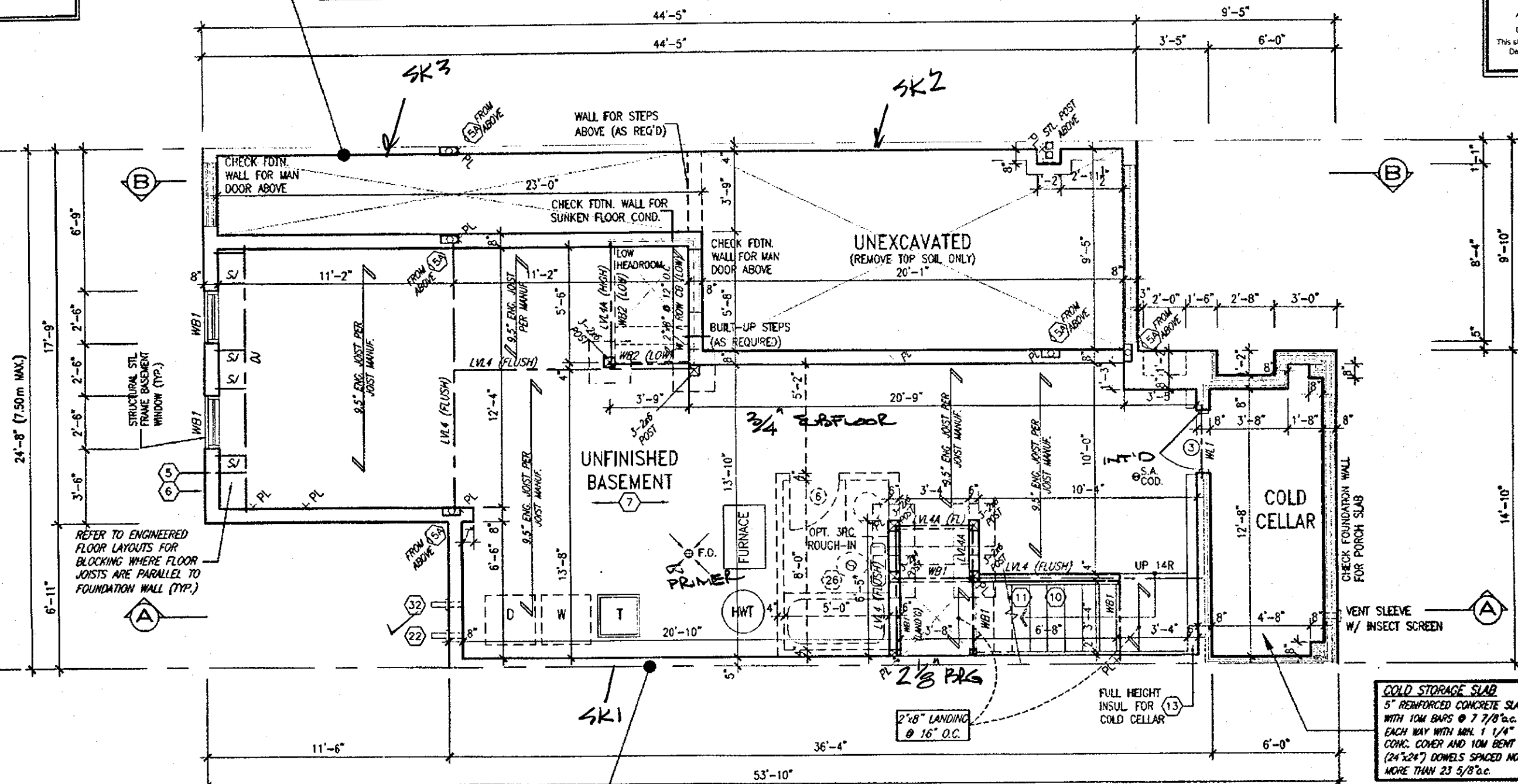
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

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.

1594 SF.



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

BASEMENT PLAN - ELEV. 2

APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 1

BASEMENT PLAN - ELEV. 2

drawing no.

A1a



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
11111

STRUDET INC.
FOR STRUCTURE ONLY

3	REVISED.	APR 13/18	CW	The undersigned has reviewed and takes responsibility for this design and has the qualifications to meet the requirements set out in the Ontario Building Code to be a Designer.	
4	REV. PER CITY COMMENTS. REISSUED.	FEB 08/18	GW		
5	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	qualification information	
6	ISSUED FOR PRICING.	AUG. 23/17	GW	Richard Vink	24
7	STRUCTURE REPLACED.	JUL 05/17	GW	none	
8	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information VA3 Design Inc.	42
9	CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17	GW		
10	REVISED PER CLIENT COMMENTS.	APR. 27/17	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 job. No drawings are to be copied.	
11	PRELIMINARY REVIEW	APR. 12/17	GW		
12	description	date	by		

VAD
DESIGN
255 Consumers Rd Suite
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.
vad@vdesign.com

Greenpark.

project name **RUSSELL GARDENS PH2** monopack
 type **WATERDOWN, ON**
 date **APRIL 2017** BASEMENT
 drawn by _____ checked by _____ scale **$3/16" = 1'-0"$**
 in _____

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1594 SF.

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

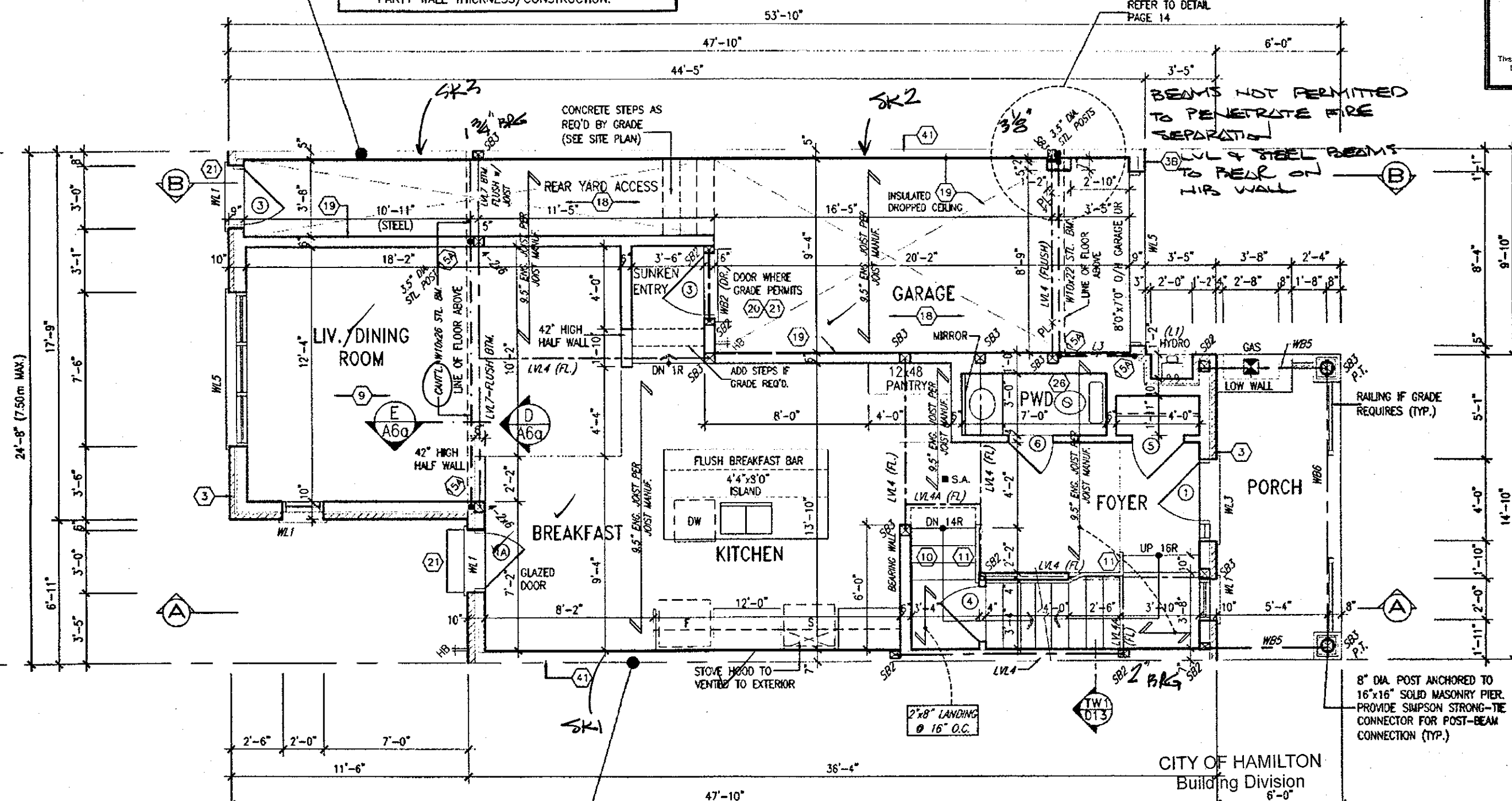
APPROVED BY

DATE: APR 20, 2018

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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.

REFER TO DETAIL
PAGE 14



CITY OF HAMILTON
Building Division

Permit No. 17-132120

GROUND FLOOR PLAN - ELEV. 2

PARTY WALL AT HOUSE SIDE CONSTRUCTION
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• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

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 LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'



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7	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW	Richard Vink
6	ISSUED FOR PRICING.	AUG. 23/17	GW	24488
5	STUCCO REPLACED.	JUL. 05/17	GW	804
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	42658
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW	
1	PRELIMINARY REVIEW	APR. 12/17	GW	
no	description	date	by	

VAS
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2N 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

RUSSELL GARDENS PH2 WATERDOWN, ON.

APRIL 2017 checked by 3/16" = 1'-0" 16036-HIGHGROVE 1

HIGHGROVE 1

project no. 16036

drawing no. A2a

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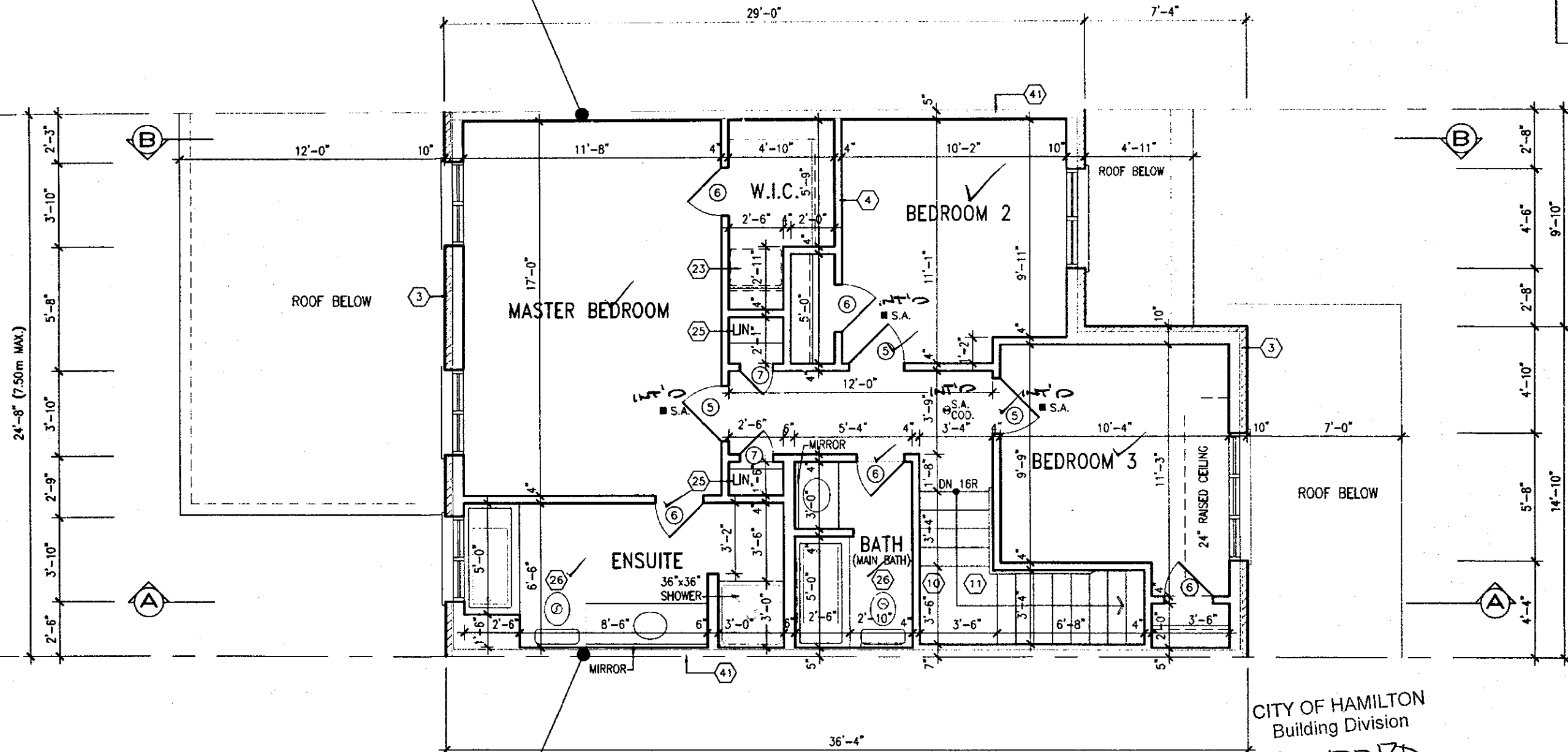
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PARTY WALL CONSTRUCTION (UPPER FLOOR)

- 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.

RED'D BETWEEN
UNITS 4 & 5

SECOND FLOOR PLAN - ELEV. 2

CITY OF HAMILTON
Building Division

Permit No. 17-132125

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

DATE FEB 09 2018
FOR CHIEF BUILDING OFFICIAL

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

**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)(a) & 3.8.3.13.(1)(a).

NOTE:
REFER TO BLOCK WORKING DRAWINGS FOR
SECOND FLOOR STRUCTURAL INFORMATION.

3	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.
7	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW	qualification information
6	ISSUED FOR PRICING.	AUG. 23/17	GW	Richard Vink 24488
5	STUCCO REPLACED.	JUL 05/17	GW	signature
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name registration information
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc. 42658
2	REVISED PER CLIENT COMMENTS	APR. 27/17	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.
1	PRELIMINARY REVIEW	APR. 12/17	GW	
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.

HIGHGROVE 1

project name
RUSSELL GARDENS PH2
date
APRIL 2017
drawn by
3/16" = 1'-0"
checked by
16036-HIGHGROVE 1
scale
16036-HIGHGROVE 1
drawing no.
A3a

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1594 SF.

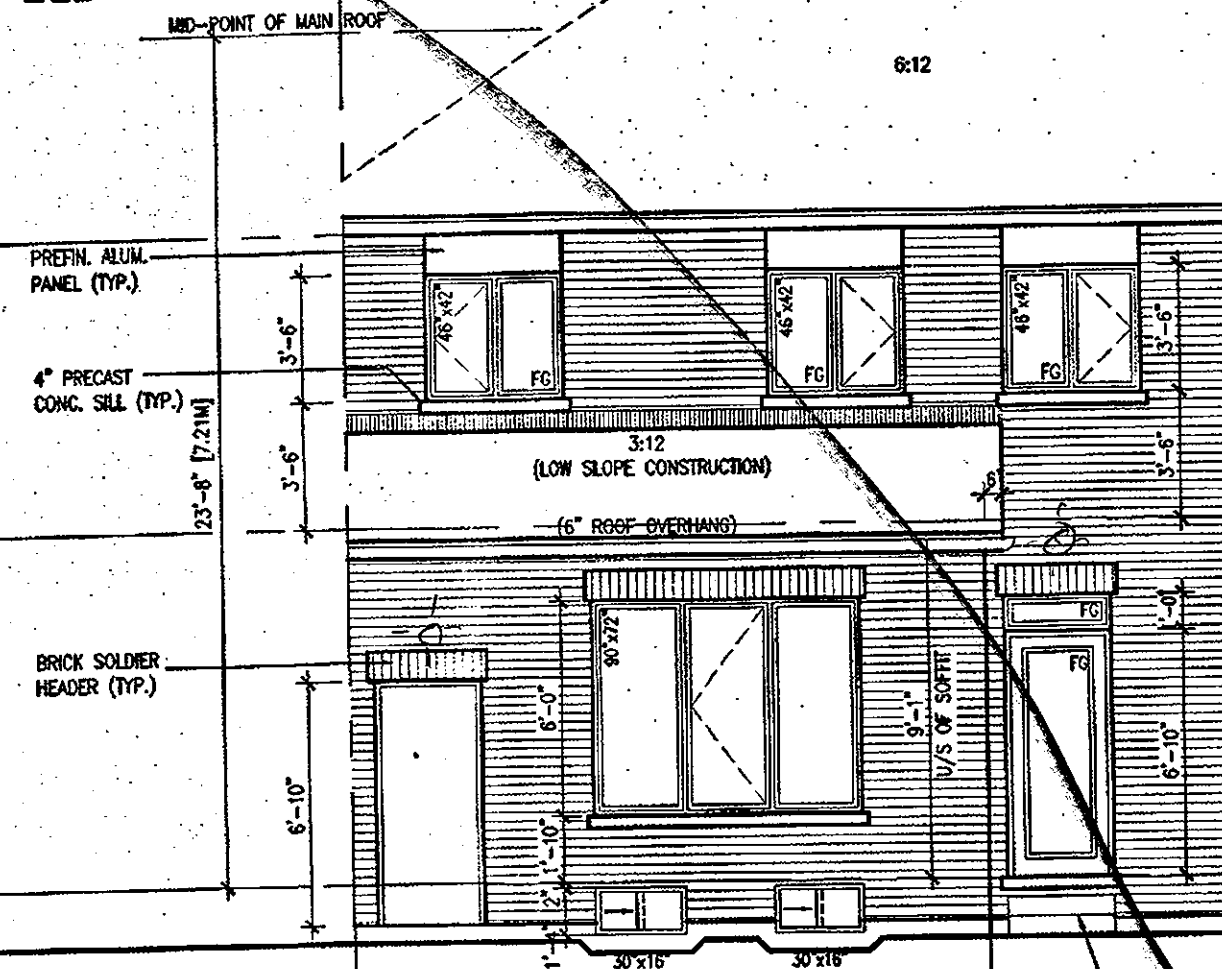
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ARCHITECTURAL REVIEW & APPROVAL

OCT 6 2017

John G. Williams Limited, Architect

ROOF PLAN
ELEV. 2REAR ELEVATION
ELEV. 2BRICK SOLDIER ARCH WITH
KEYSTONE ON BRICK STACK

24" RAISED CEILING

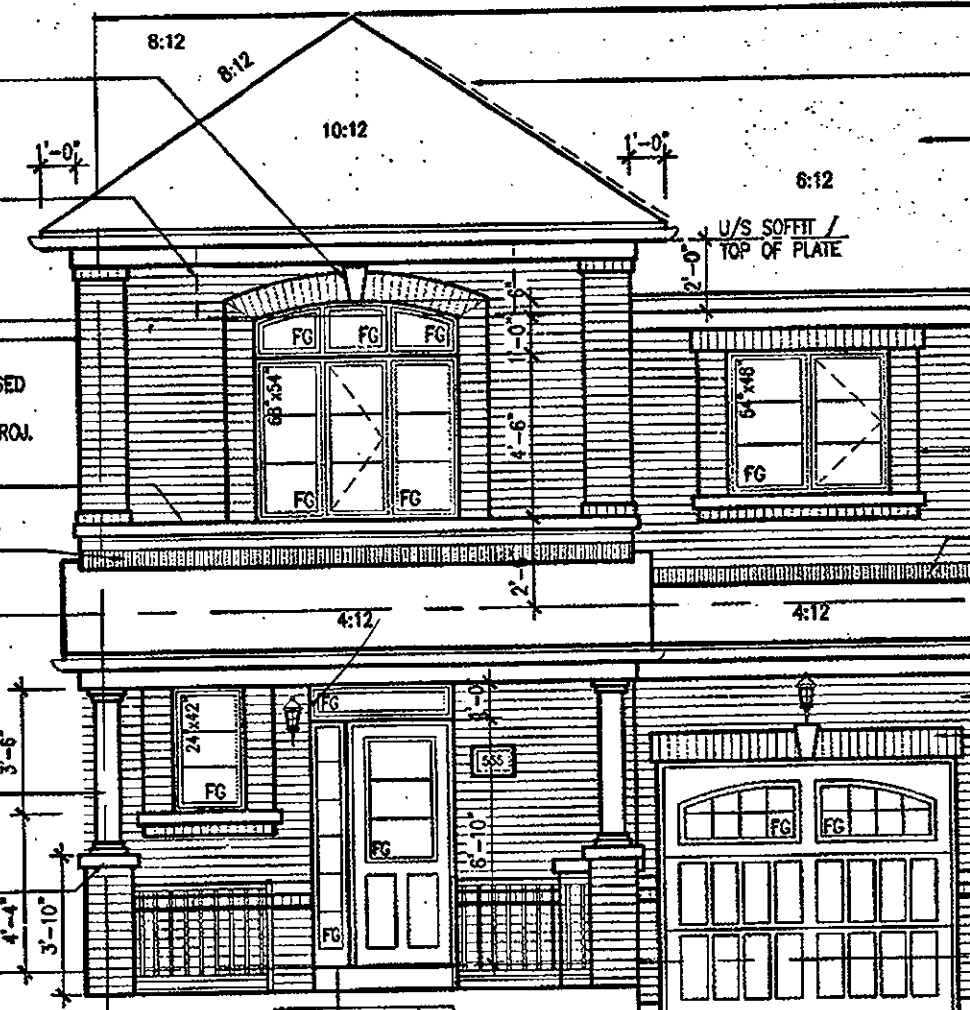
BRICK PILASTER (TYP.)
BRICK ROWLOCK W/ 1/2"
PROJ. ON 16" WIDE 1" RAISED
BRICK PILASTER ON BRICK
ROWLOCK BASE W/ 1/2" PROJ.

4" PRECAST (TYP.)

PREFIN. MTL FLASHING, W/
CAULKING TO MATCH (TYP.)8" POST ANCHORED
TO 16"x16" SOLID
MASONRY PIER (TYP.)

4" PRECAST CAP (TYP.)

POURED CONC. DOOR SILL

PRECAST CONC. STEPS
(AS REQUIRED) (2)POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

VALLEY FLASHING (TYP.)

ASPHALT SHINGLES (TYP.)

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

TOP OF PLATE

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

TOP OF WINDOW

BRICK SOLDIER OVER BRICK
STACK ON PRECAST CONC. SILL
(TYP.)PREFIN. MTL FLASHING, W/
CAULKING TO MATCH (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW/TRANSOM

FACE BRICK (TYP.)

BRICK SOLDIER HEADER
WITH KEYSTONE (TYP.)4" PRECAST + BRICK
ROWLOCK BAND (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

8'0"x7'0" O/H GARAGE DOOR
GD-3B-B CITY OF HAMILTON
Building Division

Permit No. 17-132120

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

DATE OCT 04 2017

FRONT ELEVATION
ELEV. 2HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'

9			
8			
7	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
6	ISSUED FOR PRICING.	AUG. 23/17	GW
5	STUCCO REPLACED.	JUL. 06/17	GW
4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW
1	PRELIMINARY REVIEW	APR. 12/17	GW
	no. description	date	by

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qualification information
Richard Vink 24488
name
registration information
VAS Design Inc. 42658

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

Greenpark.
project name
RUSSELL GARDENS PH2
multiplicity
WATERDOWN, ON.
date
APRIL 2017
drawn by
checked by
scale
3/16" = 1'-0"
file name
16036-HIGHGROVE 1
drawing no.
A4a

HIGHGROVE 1
project no.
16036
drawing no.
A4a

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1594 SF.

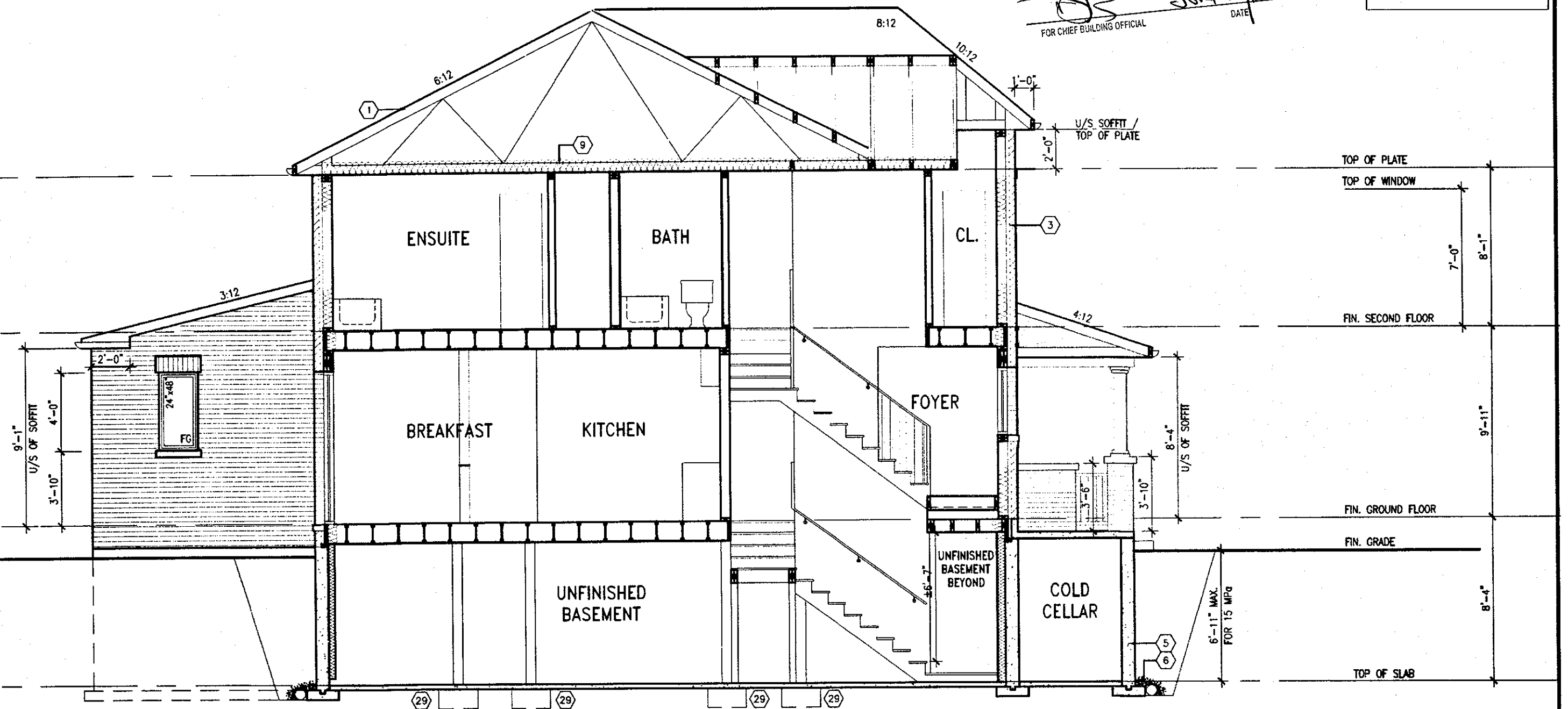
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CITY OF HAMILTON
Building Division

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[Signature] DATE JUN 5/18
FOR CHIEF BUILDING OFFICIAL



WALL AREA	123.00 SQ. FT.
LIMITING DISTANCE	2.7 M (25%)
GLAZING ALLOWED	30.75 SQ. FT.
GLAZING PROVIDED	6.56 SQ. FT.

OK

SECTION A-A
ELEV. 2



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FOR STRUCTURE ONLY

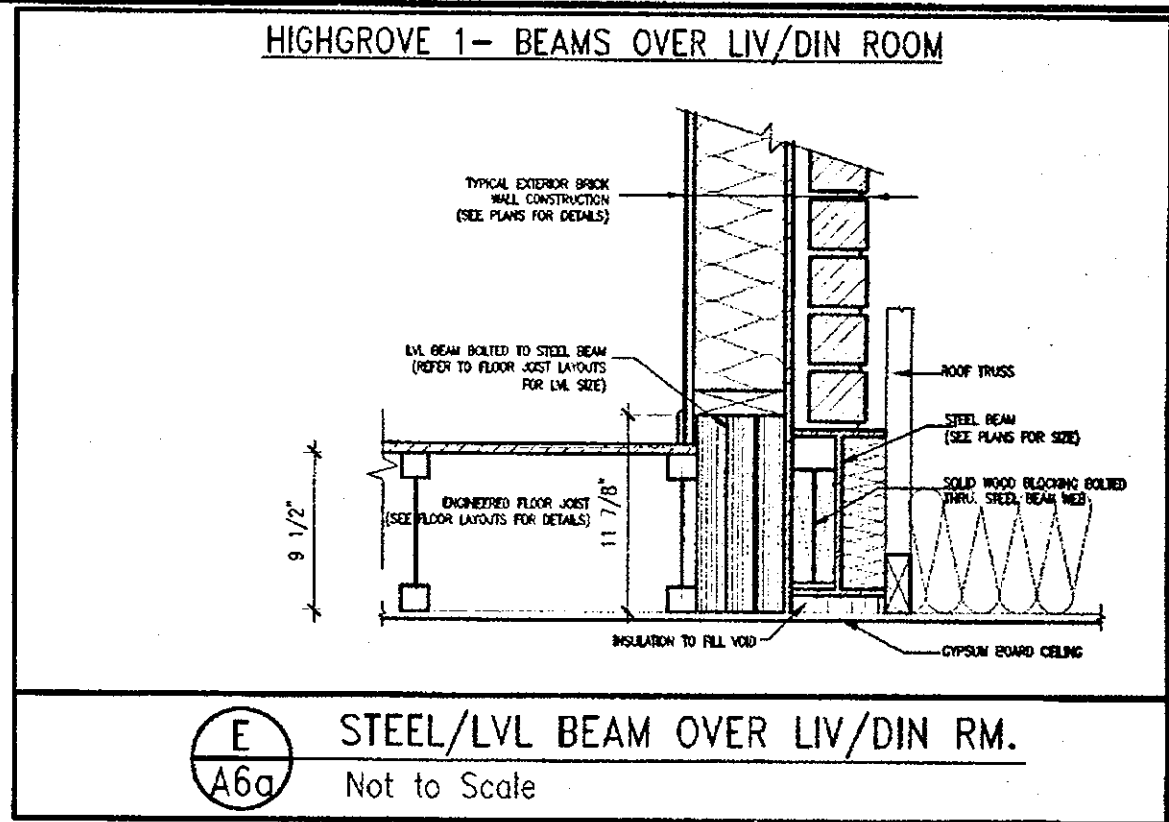
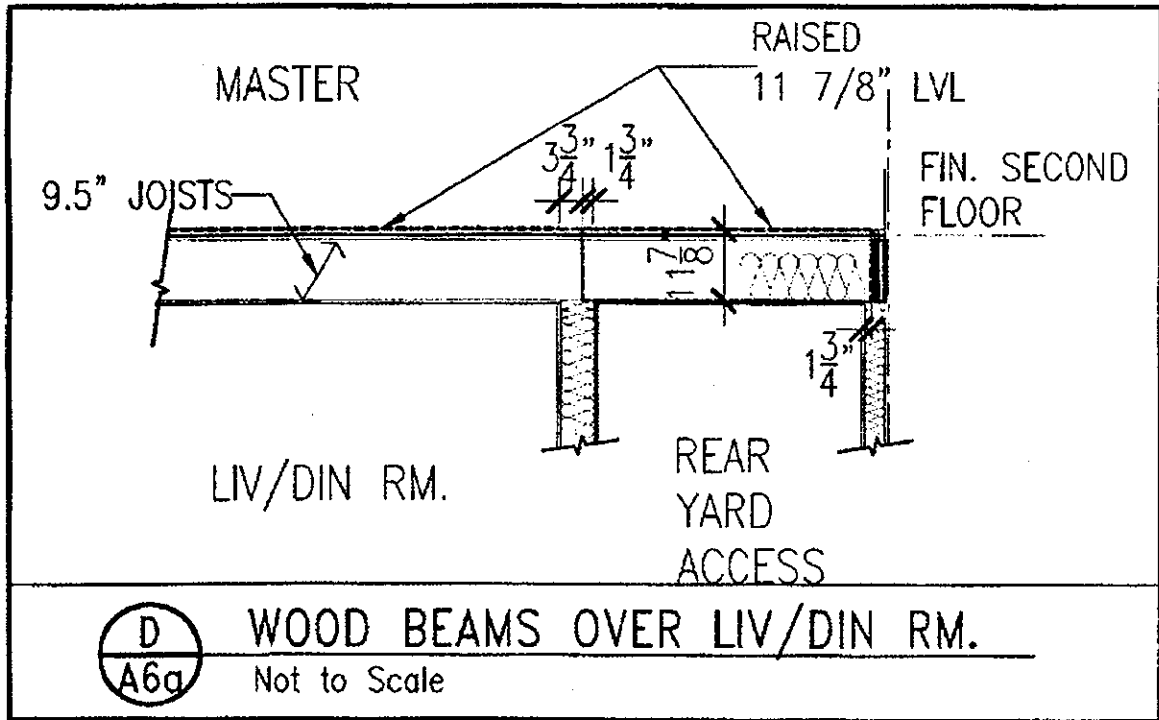
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5	STUCCO REPLACED.	JUL. 05/17	GW	name
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1	PRELIMINARY REVIEW	APR. 12/17	GW	
no.	description	date	by	

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 PH2** municipality: **WATERDOWN, ON.**
date: **APRIL 2017**
drawn by: *[Signature]* checked by: *[Signature]* scale: **3/16" = 1'-0"**

HIGHGROVE 1
project no. **16036**
drawing no. **A5a**
SECTION A-A, ELEV. 2
16036-HIGHGROVE 1
Feb 15 2018 - 2:22 PM

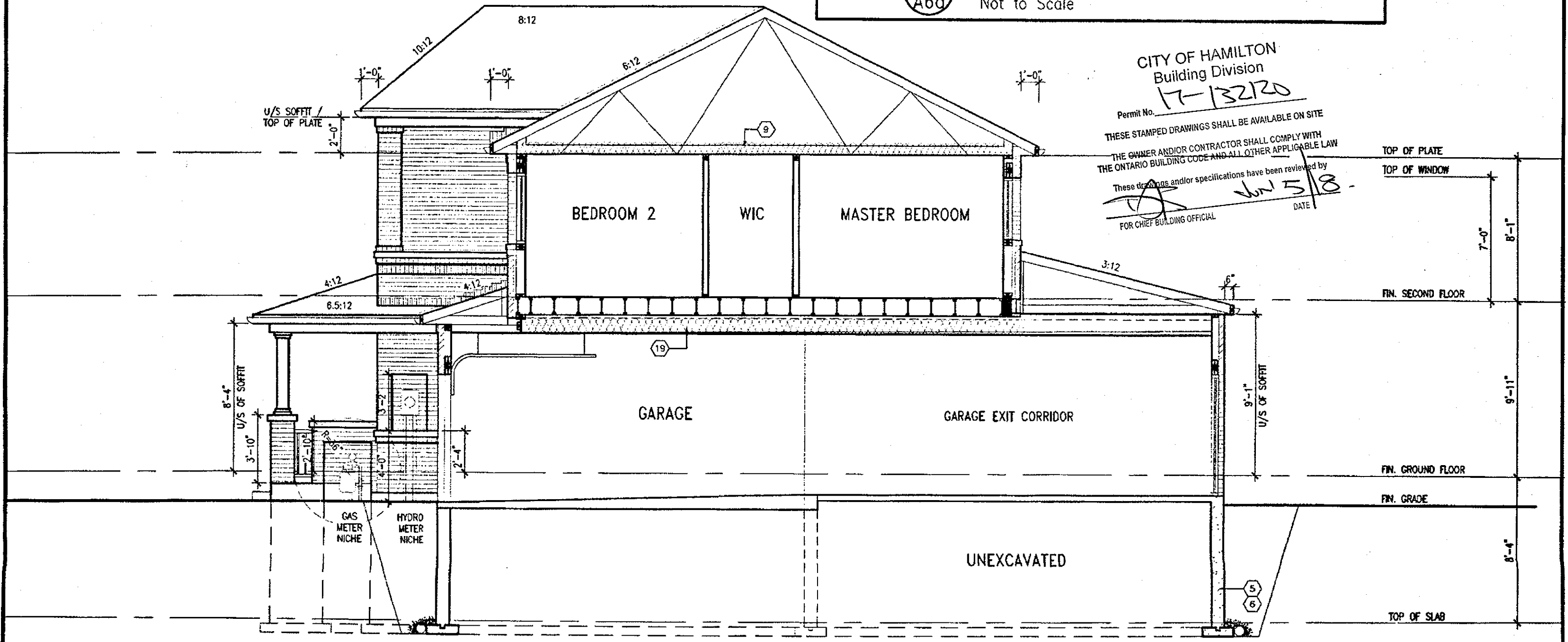
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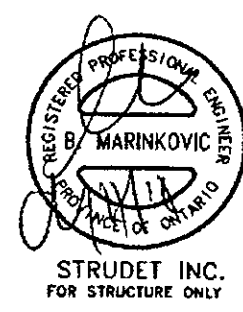
CITY OF HAMILTON
Building Division
Permit No. 17-132120

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FOR CHIEF BUILDING OFFICIAL
DATE JUN 5/18

SECTION B-B
ELEV. 2

APR 17 2018

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'



9. REVISED.	APR. 13/18	GW
8. REV. PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
7. REVISED. ISSUED FOR PERMIT.	SEP. 22/17	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. 12/17	GW
2. REVISED PER CLIENT COMMENTS.	APR. 27/17	GW
1. PRELIMINARY REVIEW	APR. 12/17	GW
10. Description	date	by

VAR DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
Project name: RUSSELL GARDENS PH2
Location: WATERDOWN, ON.
Date: APRIL 2017
Checked by: [Signature]
Scale: 3/16" = 1'-0"

HIGHGROVE 1
Project no. 16036
Section B-B, ELEV. 2
Drawing no. A6a

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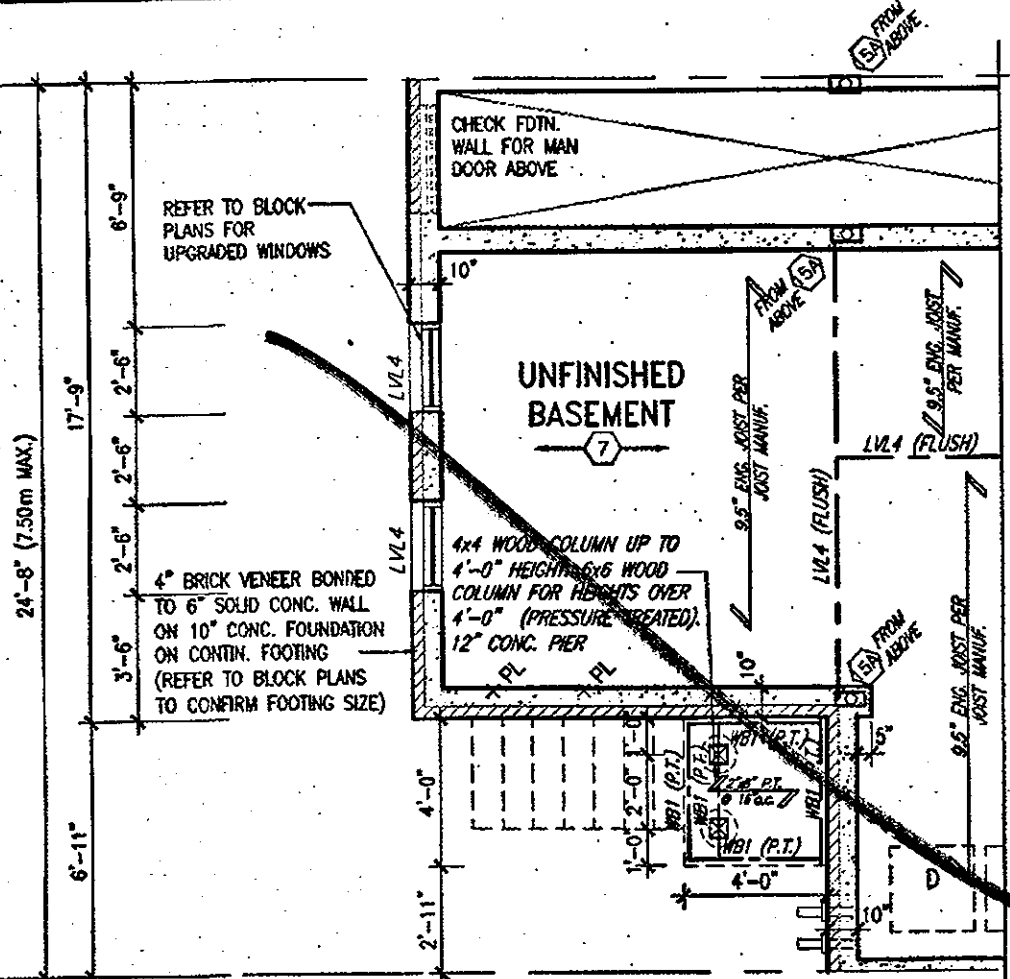
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ARCHITECTURAL REVIEW & APPROVAL

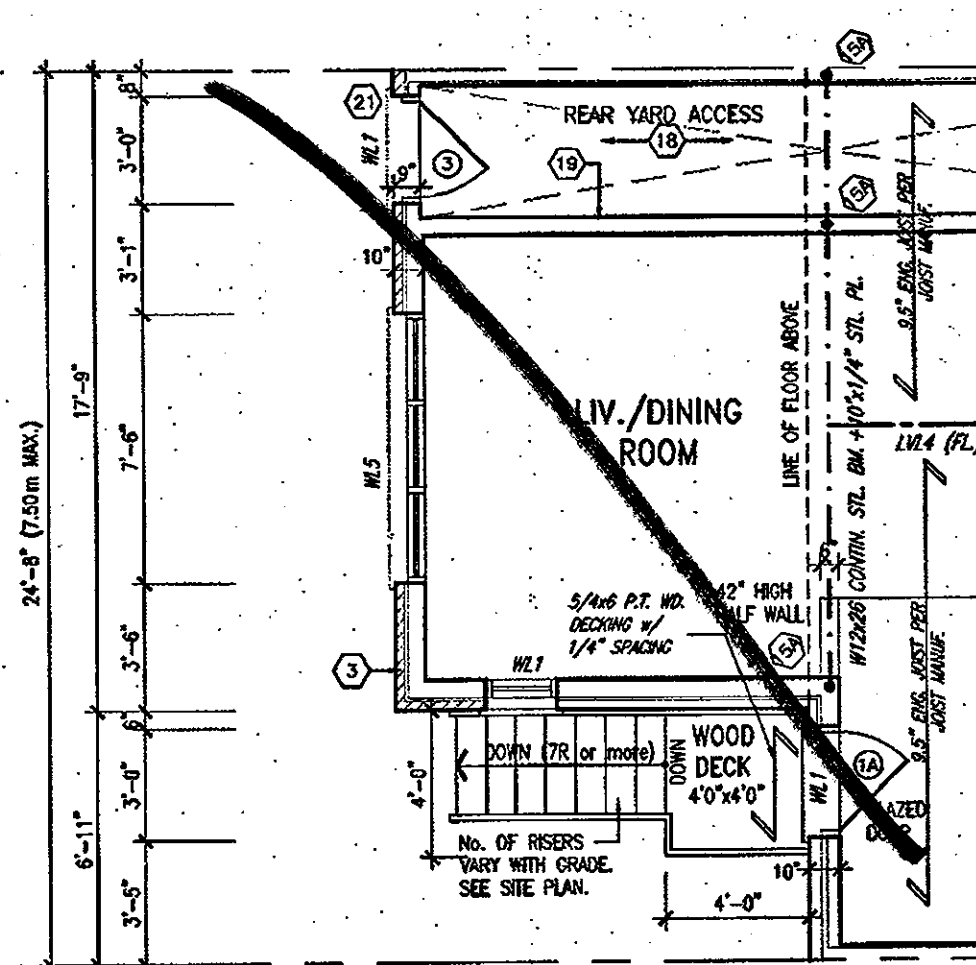
OCT 16 2017

John G. Williams Limited, Architect



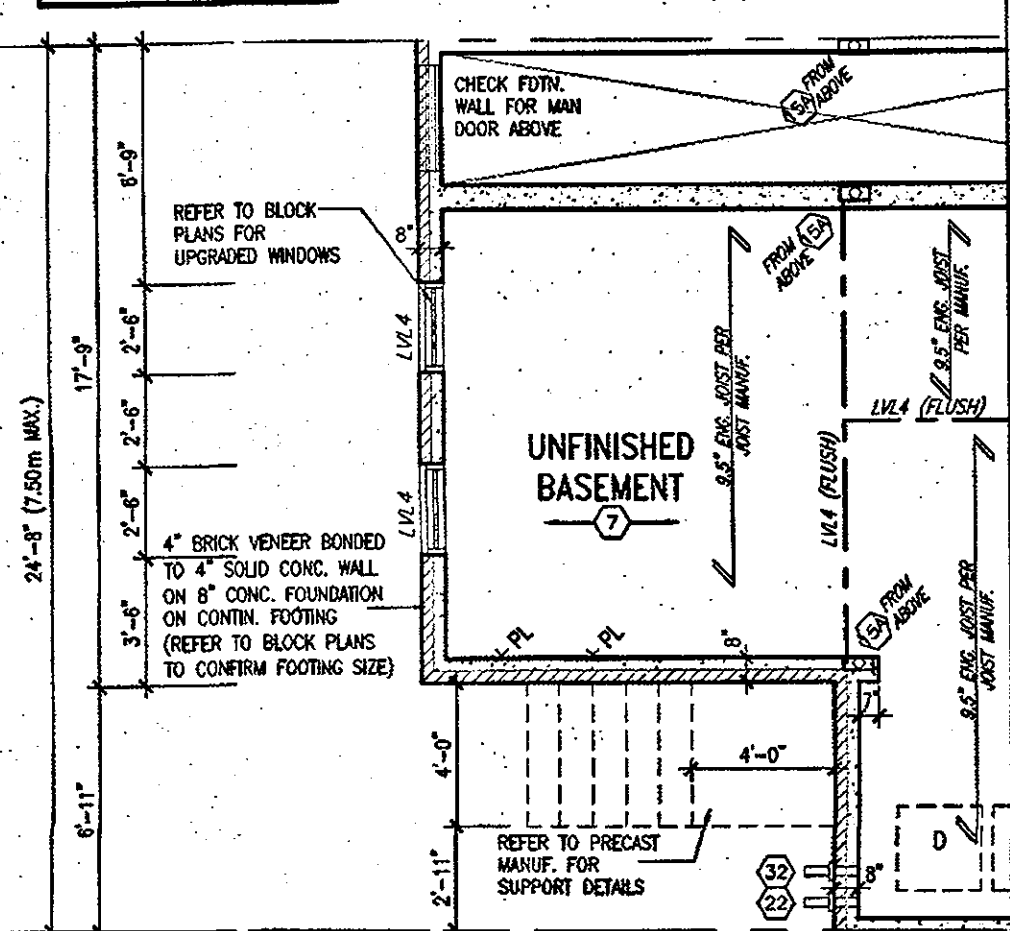
VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

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

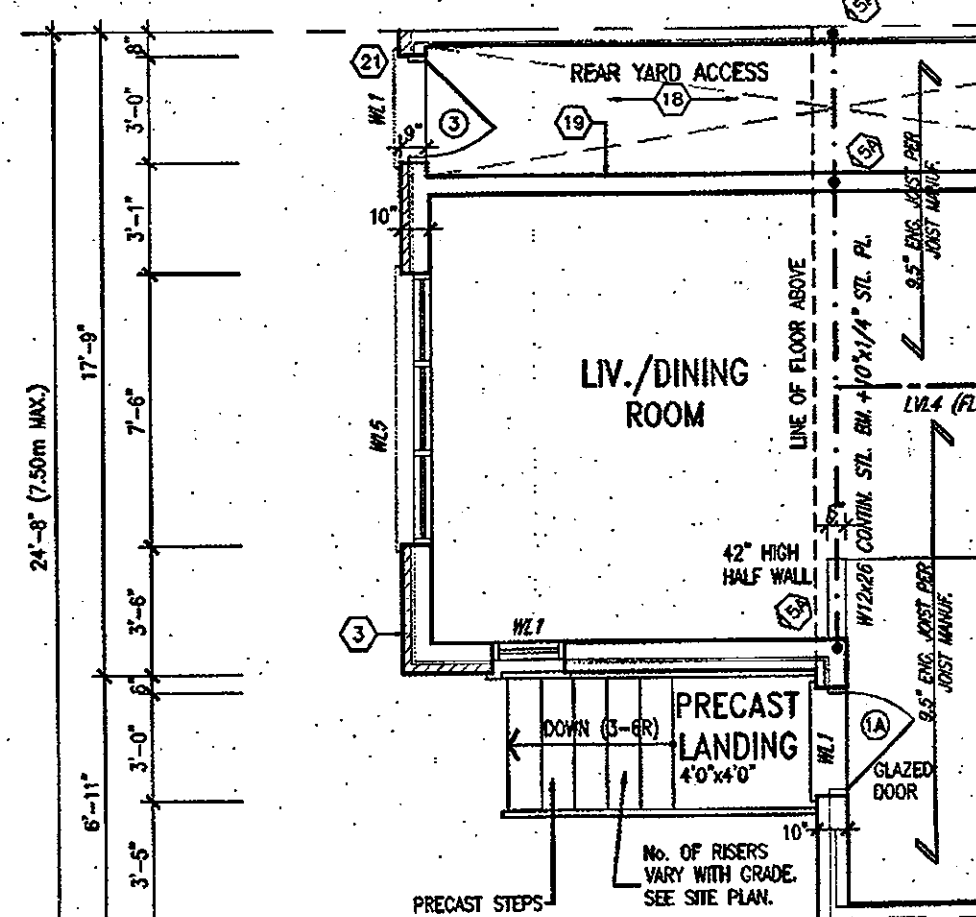


PART. GROUND FLOOR PLAN
W.O.D CONDITION (8R OR MORE)

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



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



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

CITY OF HAMILTON
Building Division
Permit No. **17-132120**
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[Signature] DATE **DEC 3/17**
FOR CHIEF BUILDING OFFICIAL

OCT 04 2017

HIGHGROVE-1
COMPLIANCE PACKAGE 'A1'



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

9			
8			
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2	REVISED PER CLIENT COMMENTS.	APR. 27/17	GW
1	ISSUED FOR CLIENT REVIEW	APR. 25/17	GW
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.
[Signature]
Richard Vink
registration information:
VA3 Design Inc.
24488
42655

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

Greenpark.	HIGHGROVE 1
Project Name RUSSELL GARDENS PH2	Location WATERDOWN, ON.
Date APRIL 2017	Scale 3/16" = 1'-0"
Drawn by [Signature]	Checked by [Signature]
Project No. 16036	Sheet No. A7

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