

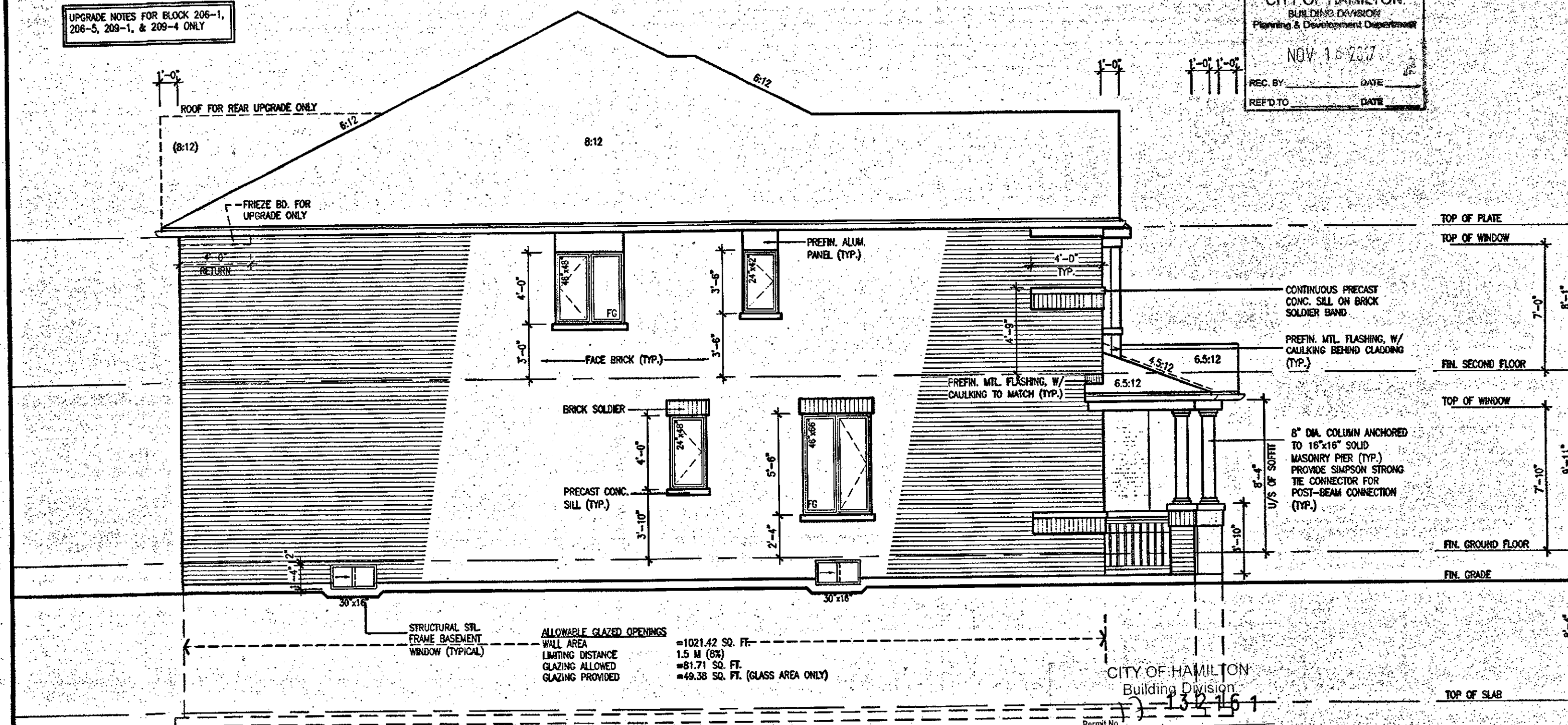
UPGRADE NOTES FOR BLOCK 206-1,
206-5 209-1 & 209-4 ONLY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2007

REC. BY _____ DATE _____

REC'D TO _____ DATE _____



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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John G. Williams Limited, Architects

LEFT SIDE ELEVATION '1'

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
RM July 24/11

 FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2017

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18.	-	-	9.	-	-	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.	-	-	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	registration information
13.	-	-	4. REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	VAS Design Inc.
12.	-	-	3. CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	
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 approval of the Designer which must be obtained at the completion of the work. Drawings are not to be scaled.
10.	-	-	1. PRELIMINARY REVIEW.	APR. 12/17	GW	
no. description	date	by	no. description	date	by	

VA3
DESIGN
255 Consumers Rd Suite 12
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
va3design.com

Greenpark.

Project name: RUSSELL GARDENS PH.2 WATERDOWN, C

date MARCH 2017 LEFT S

82 WT GW 3/16" = 1'-0"

HIGHGROVE 5E

project no.	16038
-------------	-------

DE ELEVATION '1'
drawing no. A5

16036-HIGHGROVE SE
g - Fri - Sep 29 2017 - 1:25 PM

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2264 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC. BY: DATE:
REFD TO: DATE:

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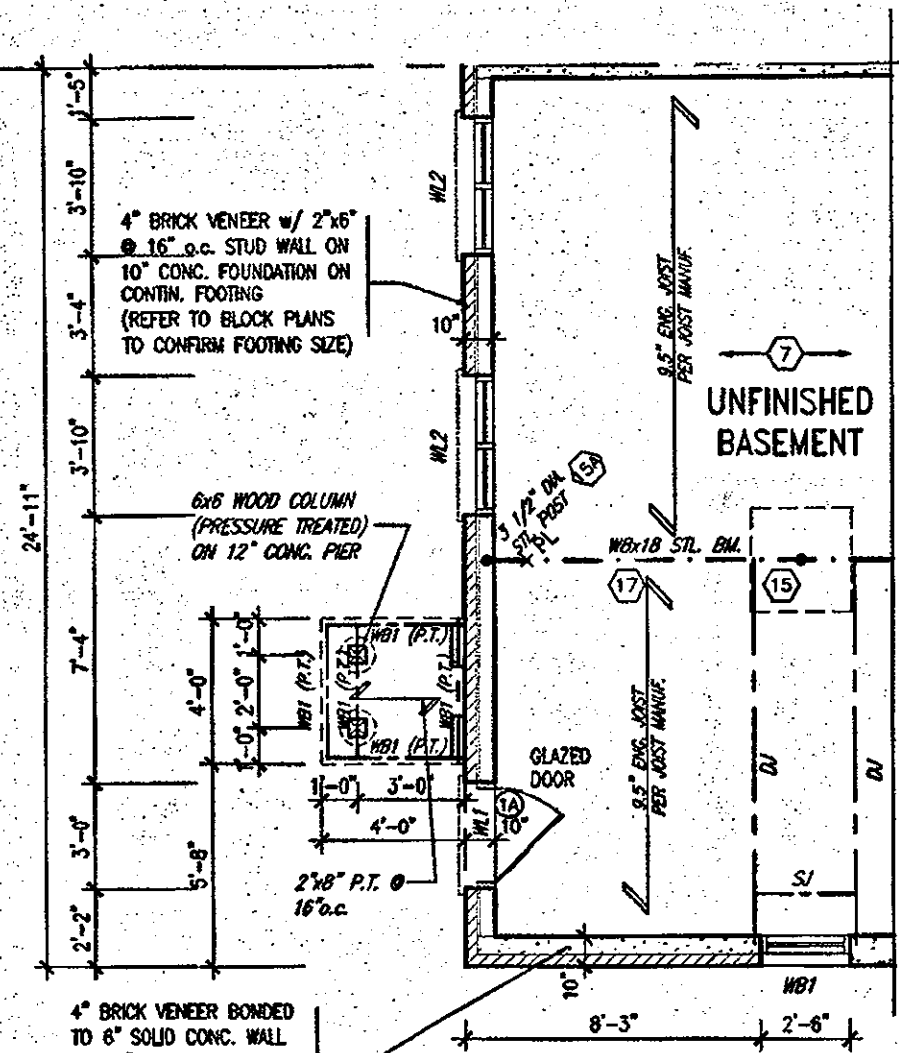
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

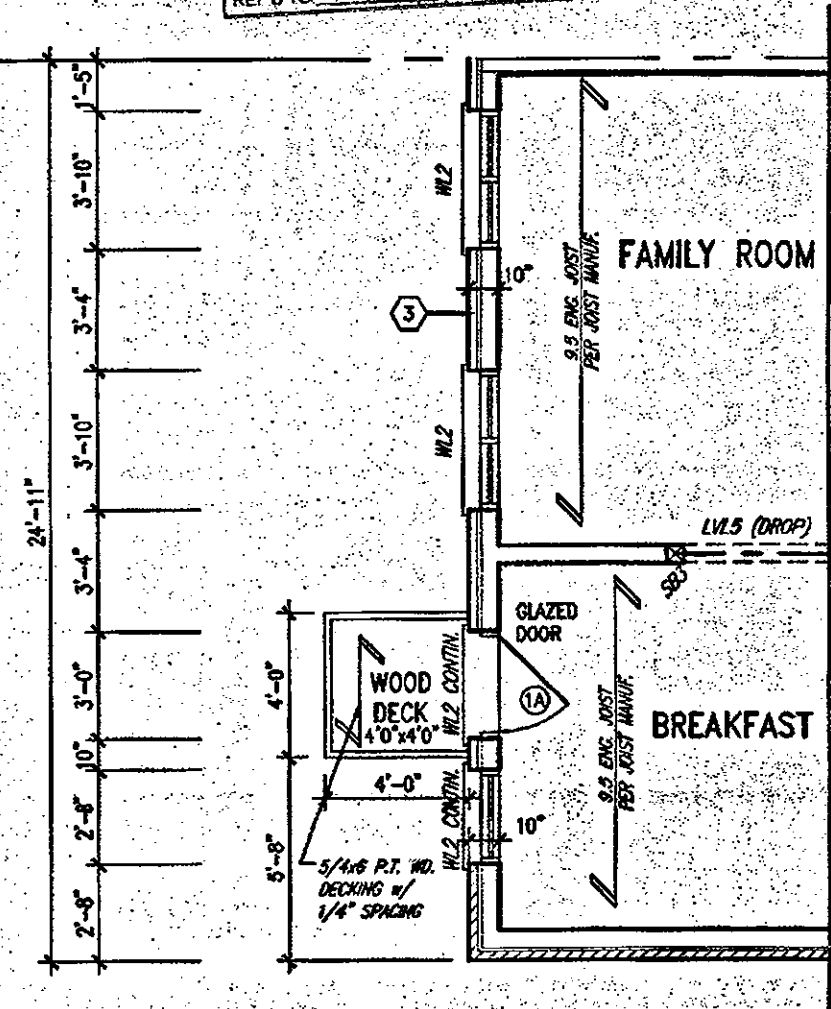
John G. Williams Limited, Architect

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



PART. BASEMENT PLAN - ELEV. '1/2/3'
W.O.B CONDITION

LOOK-OUT WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6-2) FOR
ADDITIONAL WOOD DECK INFORMATION.



PART. GROUND FLOOR PLAN- ELEV. '1/2/3'
W.O.B CONDITION

CITY OF HAMILTON
Building Division

Permit No. 132161

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



STRUDET INC.
FOR STRUCTURE ONLY

OCT 4 2017

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18		9			
17		8			
16		7	REVISED 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
no.	description	date	by	no.	description

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
signature
VA3 Design Inc. 42655
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.

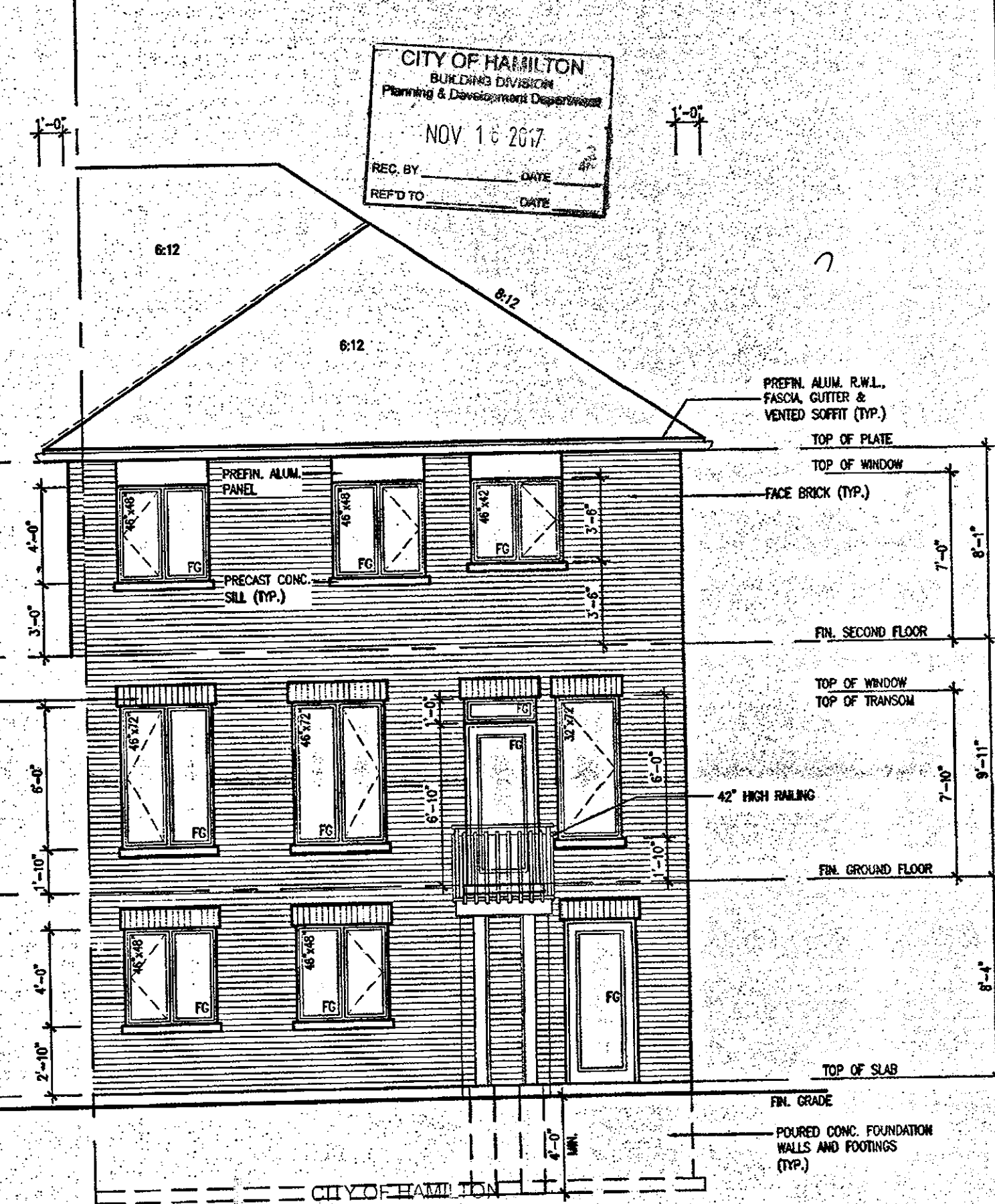
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
HIGHGROVE 5E
Project Name: RUSSELL GARDENS PH.2
Municipality: WATERDOWN, ON.
Project No.: 16036
Date: MARCH 2017
Drawn by: WT
Checked by: GW
Scale: 3/16" = 1'-0"
Drawing No.: 16036-HIGHGROVE 5E
PART. PLANS- WOB CONDITION
A12

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

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



	Greenpark.	HIGHGROVE SE
Project name RUSSELL GARDENS PH.2	Municipality WATERDOWN, ON.	Project # 1603
Date MARCH 2017	UPGRADED REAR EL. '1' & STD. REAR '1/2/3' - WOB COND. Scale 3/16" = 1'-0"	Drawing No. A13
Drawn by WT	Checked by CW	File Name 1603SE-HIGHGROVE SE
CSSE - ALL RIGHTS RESERVED © 2016 CSSE (L.L.C.) ALL RIGHTS RESERVED. HIGHGROVE SE 1603SE-HIGHGROVE SE.dwg - Fri - Sep 29 2017 - 1:25 PM		
PROPERTY OF WAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without WAS DESIGN's written permission.		

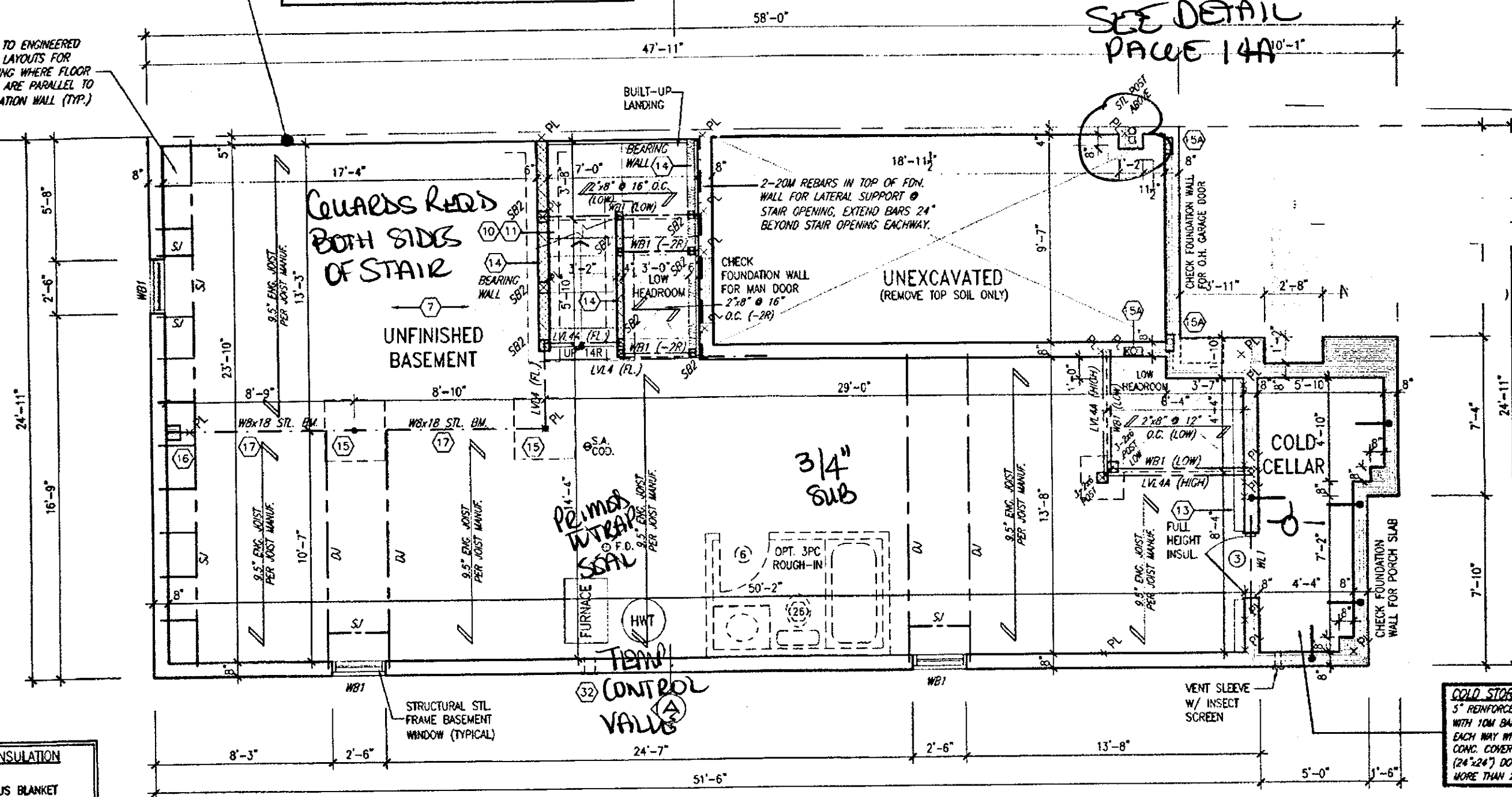
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2264 SF.

- 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.)

SEE DETAIL
PAGE 14A



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.



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BASEMENT PLAN ELEV. '1'

CITY OF HAMILTON
Building Division

12 132161

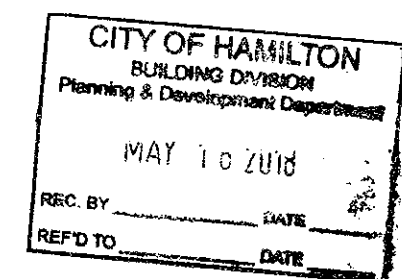
Permit No.

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] *[Signature]*
FOR CHIEF BUILDING OFFICIAL DATE



APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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 FRICING.	AUG. 23/17	GW	
14	STUCCO REPLACED.	JUL 05/17	GW	Richard Vink
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	name registration information
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW	VA3 Design Inc.
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	24483
10	PRELIMINARY REVIEW.	APR. 12/17	GW	42658
9				
8				
7				
6				
5				
4				
3				
2				
1				
no.	description	date	by	description

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.

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

HIGHGROVE 5E

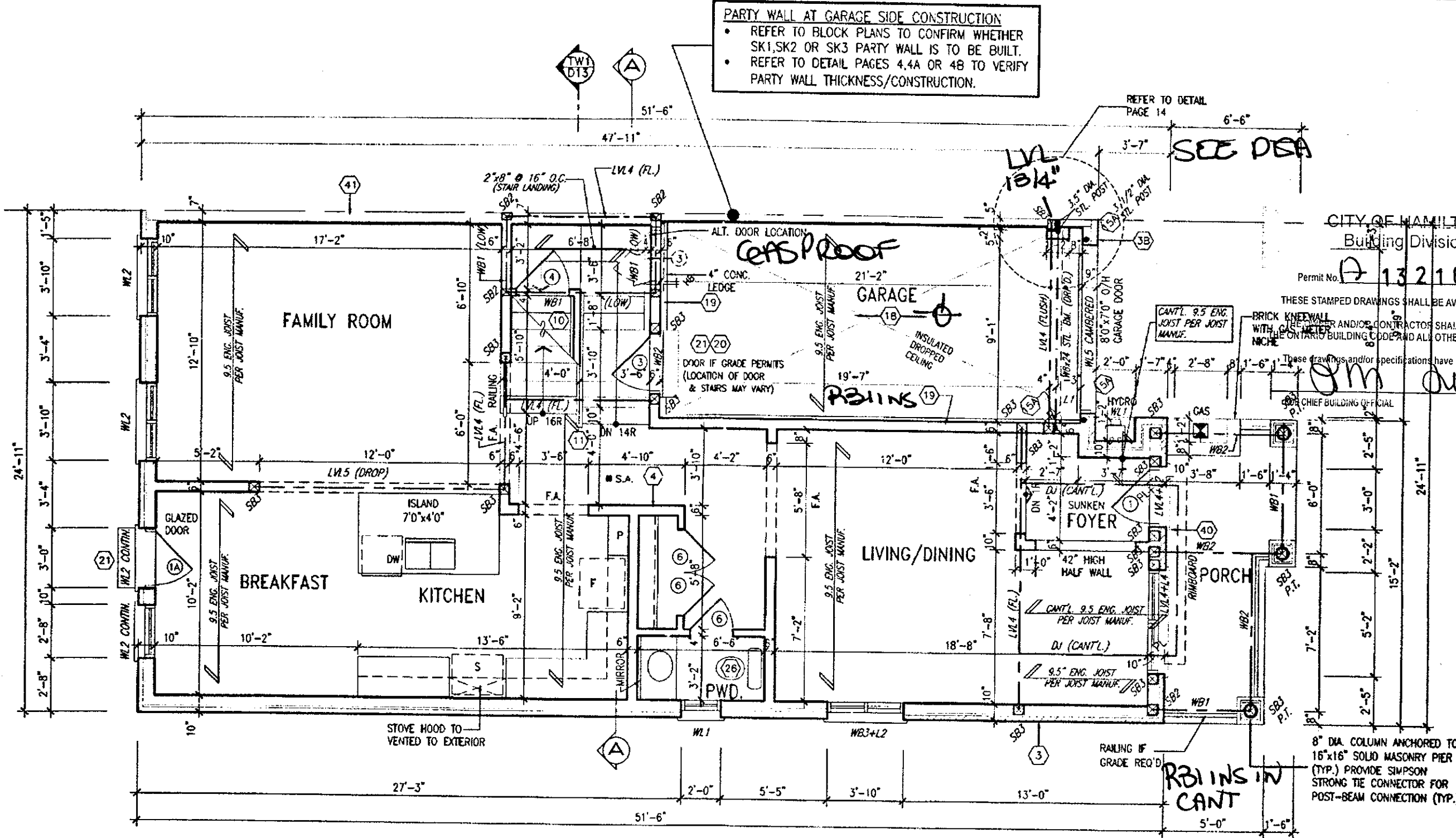
BASEMENT PLAN ELEV. '1'

16036-HIGHGROVE 5E

A1

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CITY OF HAMILTON
Building Division
Permit No. **A 132161**
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BRICK KNEEWALL AND/OR CONTRACTORS SHALL COMPLY WITH
WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] DATE **July 20/18**
CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 16 2018
REC. BY _____ DATE _____
REF'D TO _____ 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 only and bears no further professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% 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			3	REVISED	APR 16/18	GW	The Designer 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	
16			7	REVISED, ISSUED FOR PERMIT.	SEP 28/17	GW	qualification information
15			6	ISSUED FOR PRICING.	AUG 23/17	GW	Richard Vink
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	VAS Design Inc.
11			2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	24488
10			1	PRELIMINARY REVIEW.	APR 12/17	GW	42658
9							
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 416.630.4782
vasdesign.com

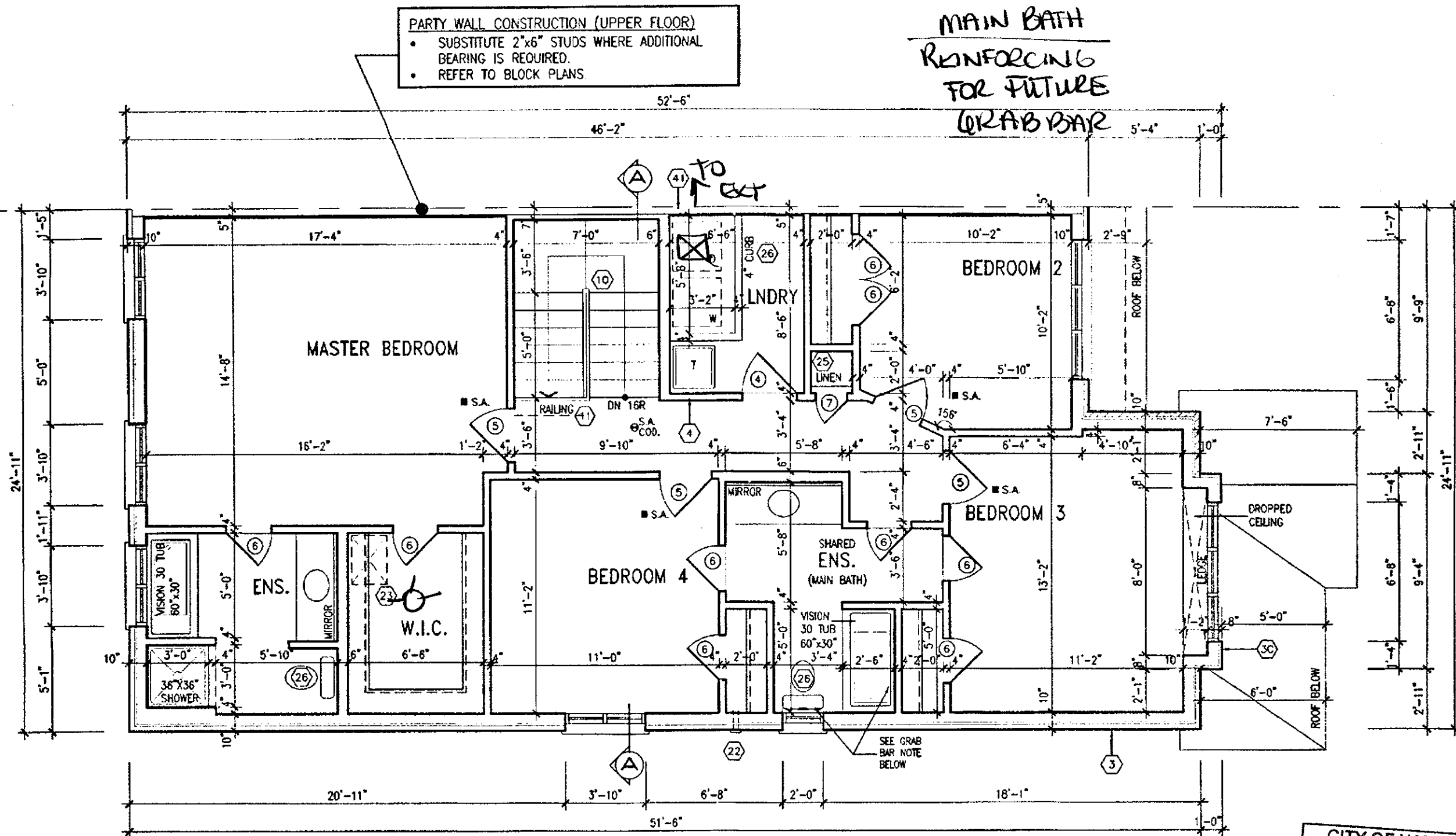
Greenpark. **HIGHGROVE 5E**

project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN, ON.** project no: **16036**

date: **MARCH 2017** checked by: **GW** note: **3/16" = 1'-0"** 16036-HIGHGROVE 5E-NEW

drawing no: **A2**

2264 SF.



SECOND FLOOR PLAN ELEV. '1'

CITY OF HAMILTON
Building Division
Permit No. **17 132161**

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These drawings and/or specifications have been reviewed by
[Signature] **July 20/16**
DATE
FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 16 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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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.

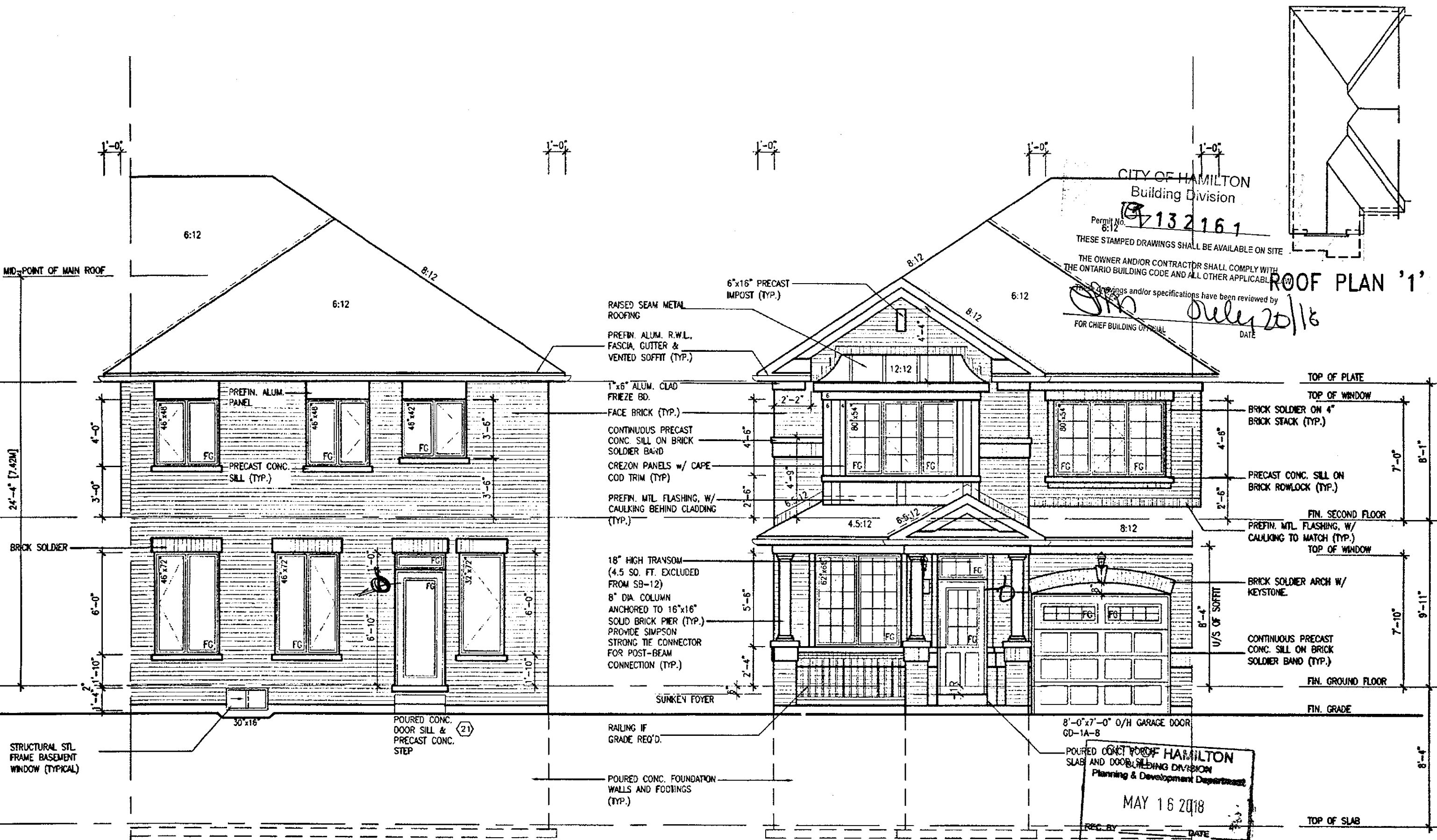
APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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 this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 1 416.630.2255 1 416.630.4782 vasdesign.com	project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036	drawn by: WV checked by: GW scale: 3/16" = 1'-0" date: 16036-HIGHGROVE 5E date: Apr 17 2018	drawing no.: A3
17	REV. PER CITY COMMENTS. REISSUED.	FEB 05/18	GW	Richard Vink signature 24488 BVN				
16	REVISED. ISSUED FOR PERMIT	SEP 28/17	GW	qualification information				
15	ISSUED FOR PRICING.	AUG 23/17	GW	Richard Vink signature 24488 BVN				
14	STUCCO REPLACED.	JUL 05/17	GW	name registration information				
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	VAS Design Inc. 42658				
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	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.				
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW					
10	PRELIMINARY REVIEW.	APR 12/17	GW					
9	REVISED	APR 16/18	GW					
8	REV. PER CITY COMMENTS. REISSUED.	FEB 05/18	GW					
7	REVISED. ISSUED FOR PERMIT	SEP 28/17	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 14/17	GW					
2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW					
1	PRELIMINARY REVIEW.	APR 12/17	GW					
no.	description	date	by	no.	description	date	by	no.

2264 SF.



REAR ELEVATION '1'

FRONT ELEVATION '1'

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

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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	qualification information
16	REVISED, ISSUED FOR PERMIT	SEP. 28/17	GW	Richard Vink 24488
15	ISSUED FOR PRICING	AUG. 23/17	GW	name
14	STUCCO REPLACED	JUL. 05/17	GW	registration information
13	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	GW	VAS Design Inc. 42658
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	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.
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10	PRELIMINARY REVIEW	APR. 12/17	GW	
9	description	date	by	description

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

Greenpark.

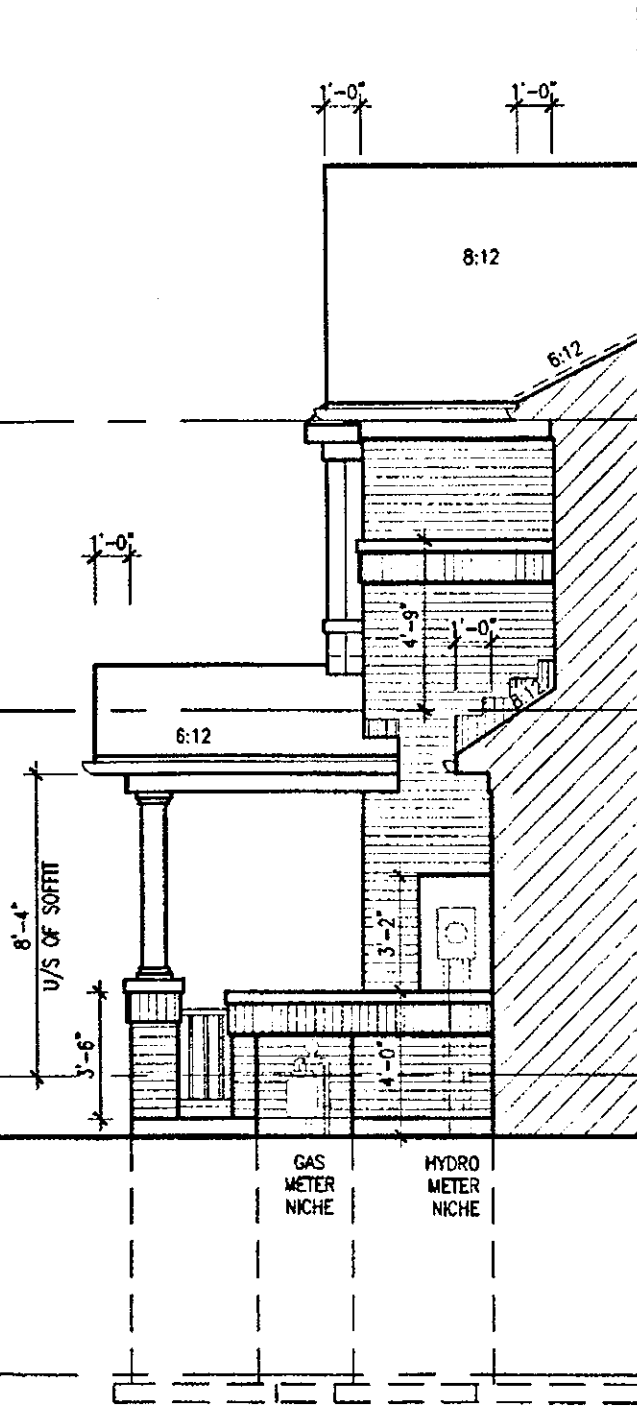
HIGHGROVE 5E

project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no.: 16036

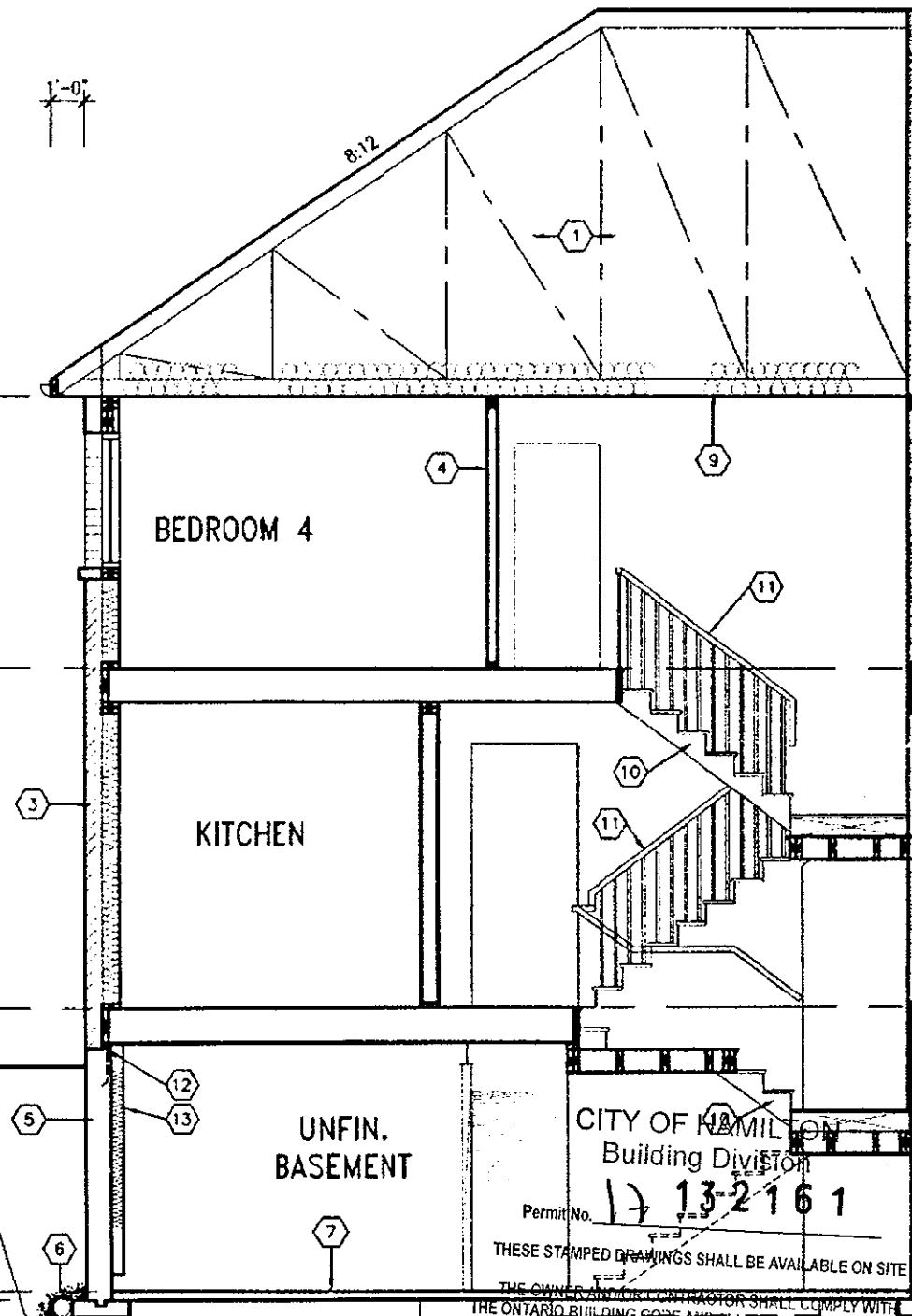
date: MARCH 2017 checked by: GW scale: 3/16" = 1'-0" sheet name: 16036-HIGHGROVE 5E-NEW drawing no.: A4

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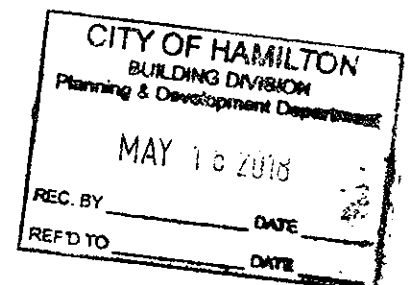
2264 SF.



SECTION B ELEV. 1



SECTION A-A ELEV. 1'



TOP OF PLATE
TOP OF WINDOW

FIN. SECOND FLOOR

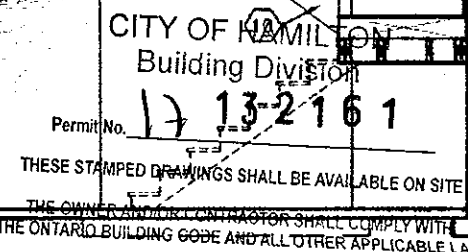
FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB



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FOR CHIEF BUILDING OFFICIAL

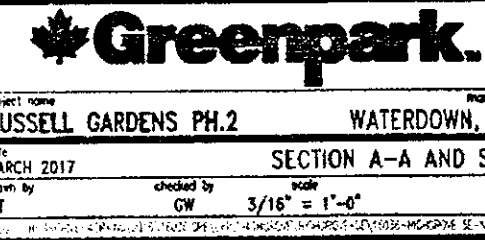
APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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18		5	REVISED	APR 16/18	GW	The designer 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		6	REV. PER CITY COMMENTS, REISSUED	FEB 06/18	GW	
16		7	REVISED, ISSUED FOR PERMIT	SEP 28/17	GW	qualification information
15		8	ISSUED FOR PRICING	AUG 23/17	GW	Richard Vink
14		9	STUCCO REPLACED	JUL 05/17	GW	name
13		10	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT	registration information
12		11	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW	VAS Design Inc.
11		12	REVISED PER CLIENT COMMENTS	APR 28/17	GW	42653
10		13	PRELIMINARY REVIEW	APR 12/17	GW	
9		14				
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		27				
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		29				
		30				



HIGHGROVE 5E
project no. 16036
drawing no. A6
SECTION A-A AND SECTION B ELEV. '1'
MARCH 2017
checked by GW
scale 3/16" = 1'-0"
16036-HIGHGROVE 5E-NEW
16036-HIGHGROVE 5E-NEW - Rev. - APR 16 2018 - 11:25 AM

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