

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.

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

UNFINISHED
BASEMENT

BASEMENT PLAN ELEV. '3'

CITY OF HAMILTON
Building Division

Permit No. 17-131847

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

and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

JUN 28 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

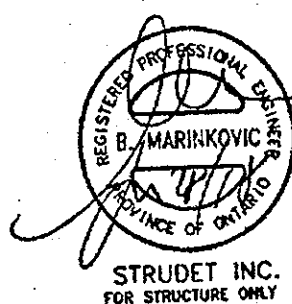
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 a 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: Jun 29 2018

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



18			9	REVISED.	JUN. 26/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Arizona Building Code to be a Designer.	
17			3	REVISED.	APR. 13/18	GW		
16			7	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW	qualification information	
15			8	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	2448
14			5	ISSUED FOR PRICING	AUG. 23/17	GW	none	625
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	GW	qualification information	
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHT	JUN 12/17	GW	VAS Design Inc.	
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW		
10			1	PRELIMINARY REVIEW.	APR. 12/17	GW		
9	no. description	date	by	no. description	date	by	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.	

VAS
DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1B4
t: 416.630.2255 f: 416.630.478
vasdesign.com

Greenpark.

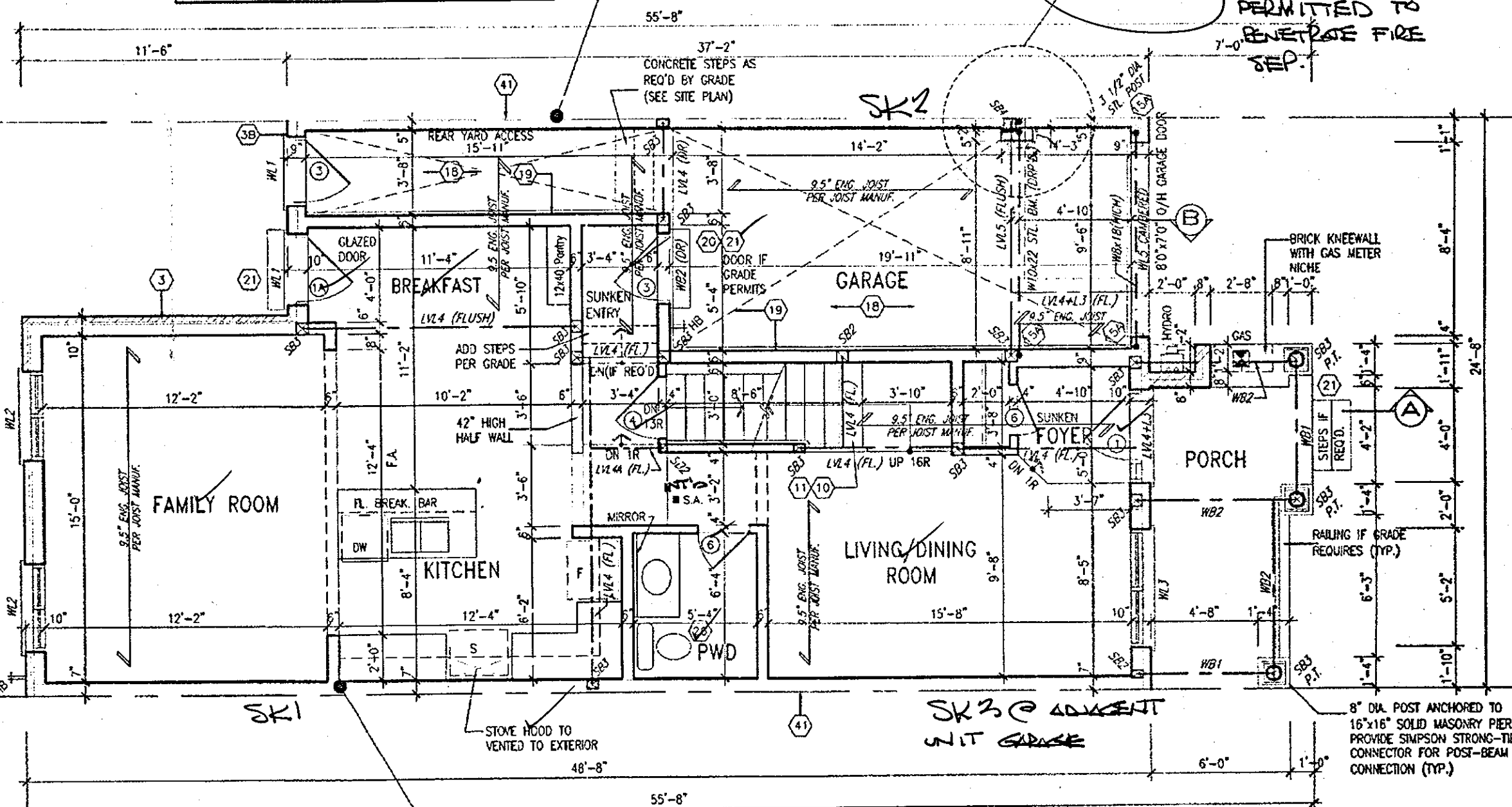
HIGHGROVE 3

project name	city	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.		16036
date	drawing title		drawing no.
APRIL 2017	BASEMENT PLAN ELEV. '3'		
checked by	scale	the name	
WT	GW 3/16" = 1'-0"	16036-HIGHGROVE-3	

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1902 SF.

- 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 14ABEAMS NOT
PERMITTED TO
PENETRATE FIRE
SEP.

- 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.

GROUND FLOOR PLAN ELEV. '3'

CITY OF HAMILTON
Building Division

Permit No. **17-131847**

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

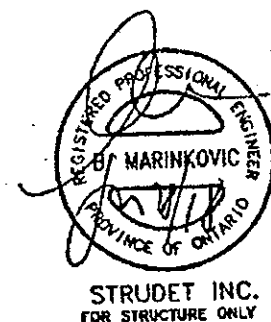
These drawings and/or specifications have been reviewed by
[Signature] DATE **11/8**

FOR CHIEF BUILDING OFFICIAL

JUN 28 2018

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.



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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, building 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 **Jun 29 2018**

The architect certifies compliance with the applicable
Design Guidelines and warrants to the
project owner responsibility.

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18	REVISED	JUN 26/18	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	APR 13/18	GW	qualification information
16	REV. PER CITY COMMENTS, REISSUED.	FEB 15/18	GW	Richard Vink 24488
15	REVISED, ISSUED FOR PERMIT.	SEP 28/17	GW	name
14	ISSUED FOR PHICING	AUG 23/17	GW	regulations information
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	VA3 Design Inc. 42655
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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 copied.
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW.	APR 12/17	GW	
9	description	date	by	description
8	description	date	by	description
7	description	date	by	description
6	description	date	by	description
5	description	date	by	description
4	description	date	by	description
3	description	date	by	description
2	description	date	by	description
1	description	date	by	description

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1P4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.

Project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN, ON.**

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

Project no: **16036** drawing no: **16036-HIGHGROVE-3**

HIGHGROVE 3

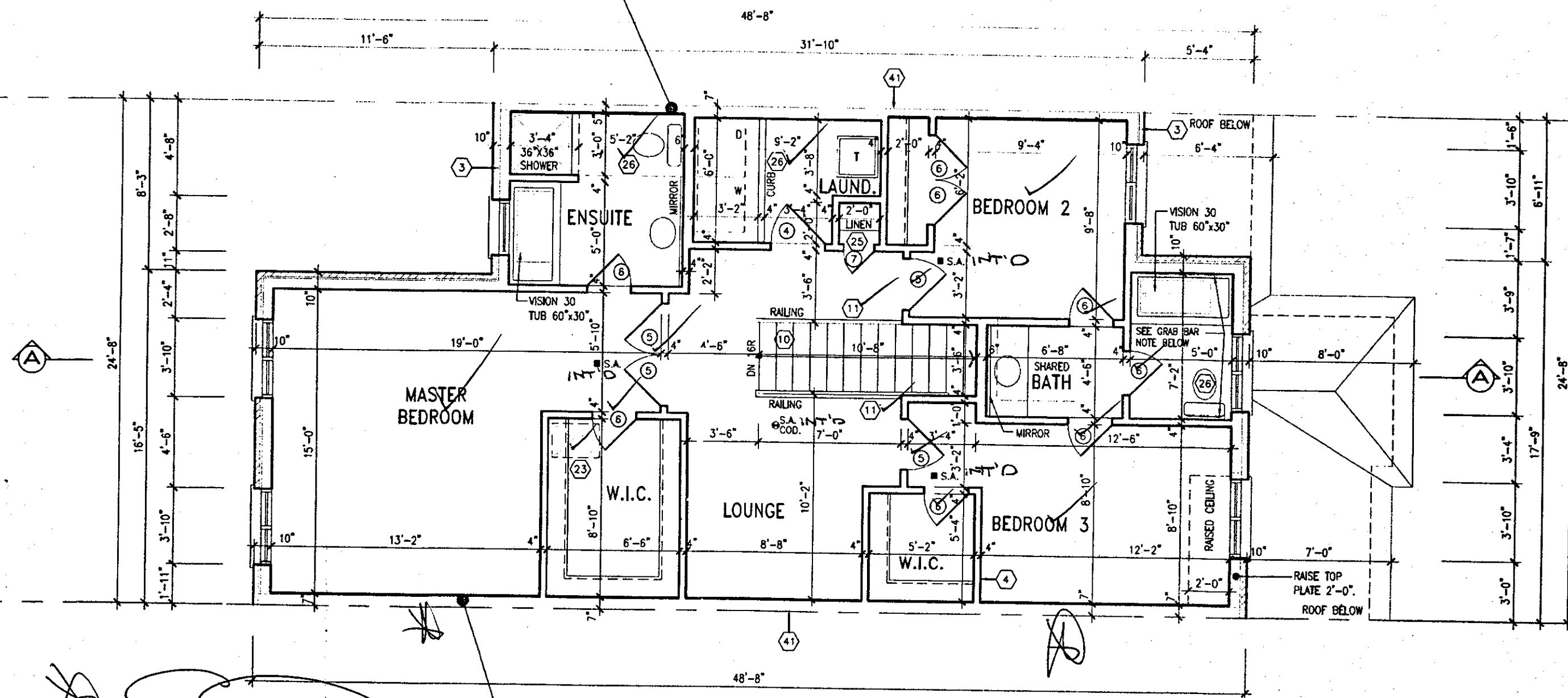
Project no: **16036**

drawing no: **A2c**

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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.

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CITY OF HAMILTON
Building Division

Building Division
Permit No. 17-131847

Permit No. 17-10

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 specifications have been reviewed by 17-11

THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAWINGS BEING IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS.

These drawings and/or specifications have been reviewed by

TJB DATE AUG 11/12

FOR CHIEF BUILDING OFFICIAL

FEB 1

FEB 15 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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

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)(d) & 3.8.3.13.(1)(f).

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	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW		Richard Vink 2448 BC
15				6	REVISED ISSUED FOR PERMIT.	MAY 28/17	GW		signature
14				5	ISSUED FOR PRICING.	AUG. 23/17	GW		registration information
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT		VAS Design Inc. 4265
12				3	CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17	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 property of the Designer which must be returned at the completion of the work.
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW		Drawings must be sealed
no.	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.

W	qualification information	
W	Richard Vink	244B
W	name	signature
T	registration information	BCI
W	VA3 Design Inc.	4265

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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VAR
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		SECOND FLOOR	
drawn by	checked by	scale	
WT	GW	3/16" = 1'-0"	

HIGHGROVE 3

drawing no.
A3c

1902 SF.

ROOF PLAN
ELEV. 3

PREFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL-
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

REAR ELEVATION '3'

FRONT ELEVATION '3'

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

OCT 04 2017

HIGHGROVE 3

project to
16036

A4c

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OCT 16 2017

John G. Williams Limited, Architects

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

18				9		
17				8		
16				7		
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17
14				5	ISSUED FOR PRICING.	AUG. 23/17
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUNE 12/17
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17
10				1	PRELIMINARY REVIEW.	APR. 12/17
no.	description	date	by	no.	description	date

The undersigned has reviewed and takes responsibility for this design and meets the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Richard Vink 244

name

signature

registration information

VAS Design Inc. 426

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VAB
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

date
APRIL 2017

drawn by
WT

checked by
CW

scale
3/16" = 1'-0"

municipality
WATERDOWN, ON.

FRONT & REAR

SHEET - B:\AS\CHS\MONTGOMERY\160326.GRD\160326.GRD\160326.DWG\160326-3\160326-RMCHDPRD-3.dwg -

project no.
16036

R ELEVATION '3'

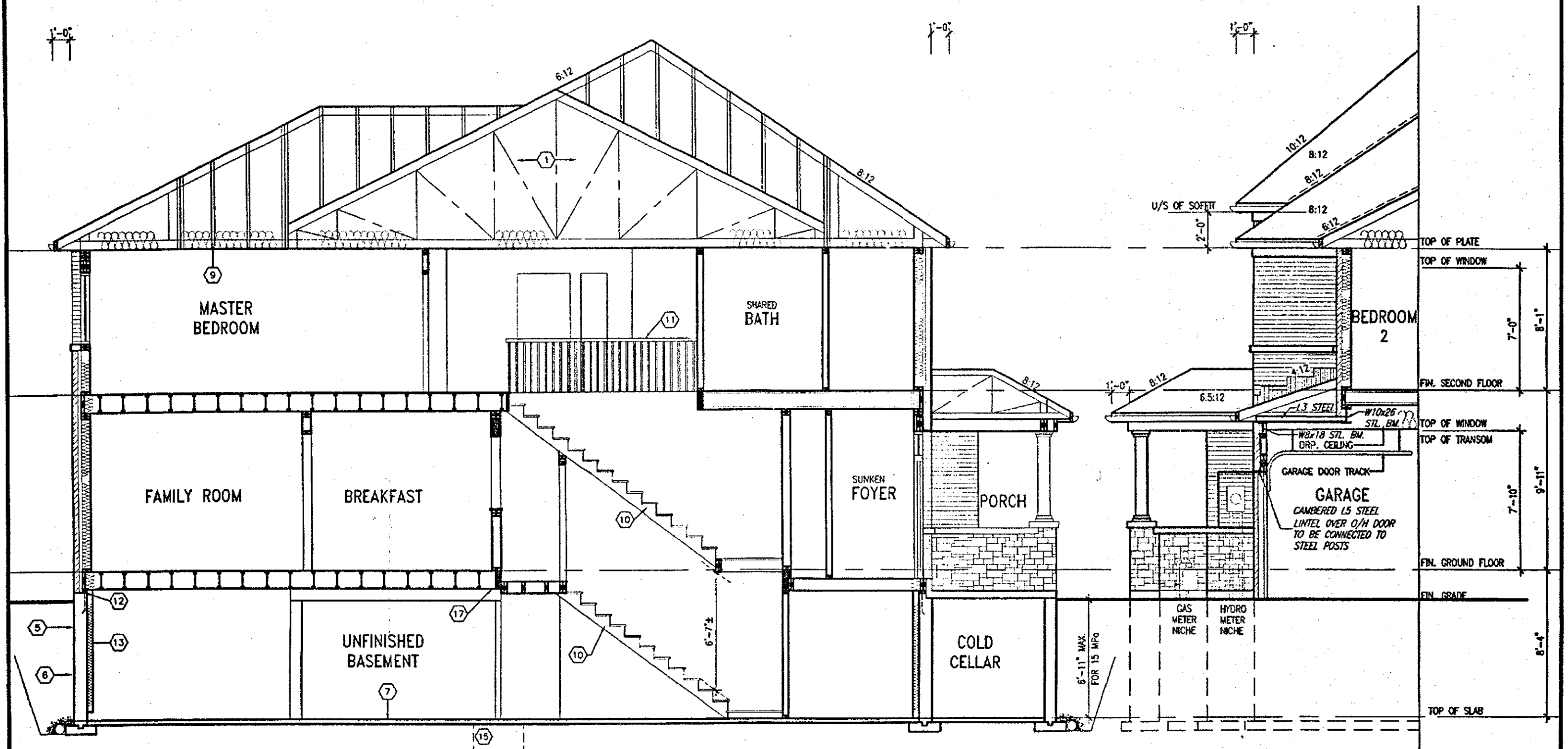
the name
16036-HIGHGROVE-3

Thurs - Sep 28 2017 - 5:24 PM

drawing no.
A4c

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1902 SF.



SECTION A-A ELEV. 3

CITY OF HAMILTON
Building Division

Permit No. 17-131847

SECTION B

APR 17 2018

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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no.	description	date	by	no.	description	date	by
18				3	REVISED.	APR. 13/18	GW
17				7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
16				5	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
15				3	ISSUED FOR PRICING.	AUG. 23/17	GW
14				1	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
12				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
11				1	PRELIMINARY REVIEW.	APR. 12/17	GW
10							

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
BCN
home 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 PH.2
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 3
project no.
16036
SECTION A-A ELEV. 3
drawing no.
A6c

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APPROVED BY: [Signature]
DATE: APR 29, 2018
This stamp certifies compliance with the applicable design Guidelines only and bears no further professional responsibility.

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

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

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.

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL
INFORMATION.

CITY OF HAMILTON
Building Division
131847

Permit No. 17-1318

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH

THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

And/or specifications have been reviewed by

[Signature]

THE OWNER AND/OR CONTRACTOR
ONTARIO BUILDING CODE AND ALL OTHER
These drawings and/or specifications have been reviewed by
DATE
FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

[illegible]

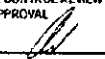
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1902 SF.

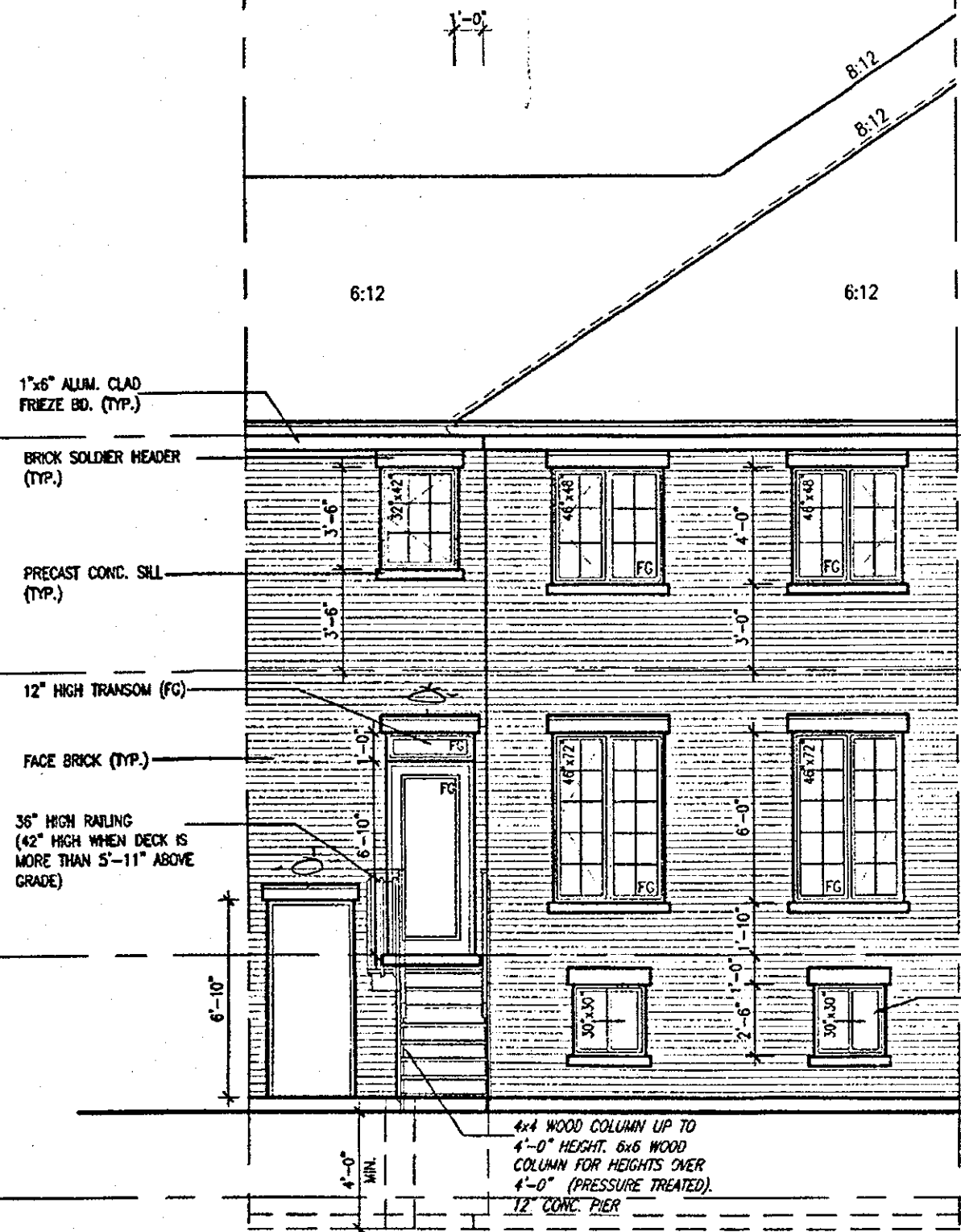
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: APR. 20, 2018

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



UPGRADED REAR ELEVATION '3'
DECK CONDITION (8R OR MORE)

CITY OF HAMILTON
Building Division

Permit No. **17 131847**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by
 DATE **APR 11/18**

FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

18			3	REVISED.	APR. 15/18	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			7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW	qualification information
16			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink 24488
15			5	ISSUED FOR PRICING.	AUG. 23/17	GW	signature
14			4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name
13			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 12/17	GW	registration information
12			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	VA3 Design Inc. 42658
11			1	ISSUED FOR CLIENT PRELIMINARY REVIEW.			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							
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2							
1							
0							

VA3 DESIGN

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

		HIGHGROVE 3	
Project name	RUSSELL GARDENS PH.2	Municipality	WATERDOWN, ON.
Date	APRIL 2017	Project no.	16036
Drawn by	GW	Checked by	GW
Scale	3/16" = 1'-0"	File name	16036-HIGHGROVE-3
Notes	UPGRADE REAR ELEV. 3 - DECK CONDITION		
1-10 1-10 1-10 1-10 1-10 1-10 1-10 1-10 1-10 1-10		Drawing no.	A9c

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