

2012 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

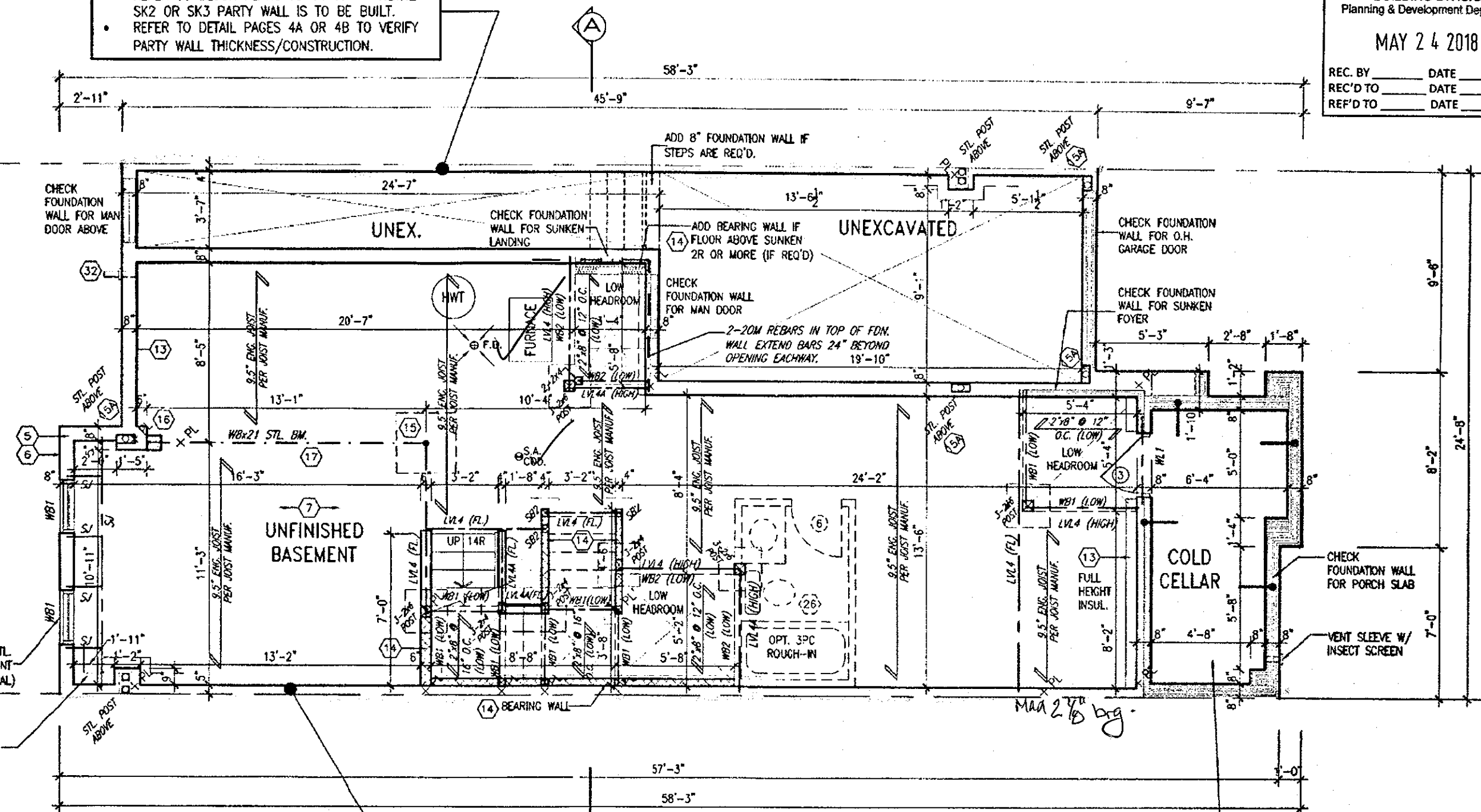
MAY 24 2018

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

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.

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. '3'

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.

CITY OF HAMILTON
Building Division

Permit No. 17-13941

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 4
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 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-BAR 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.

no.	description	date	by	no.	description	date	by
18				9	REVISED.	APR 13/18	GW
17				8	REVISED PER CITY COMMENTS. REISSUED.	FEB 15/18	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 13/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW
10				1	PRELIMINARY REVIEW.	APR 12/17	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 24488
name registration information VAS Design Inc. 42653
signature
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.

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

Greenpark.
Project name: RUSSELL GARDENS PH.2
City: WATERDOWN, ON.
Date: APRIL 2017
Drawn by: GW
Checked by: GW
Scale: 3/16" = 1'-0"

HIGHGROVE 4
Project no. 16036
Drawing no. A1b
Title: BASEMENT PLAN ELEV. '3'

2012 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

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

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Provide hood exhaust fan vented to exterior.

REFER TO DETAIL PAGE 14

CONCRETE STEPS AS REQ'D BY GRADE (SEE SITE PLAN)

GROUND FLOOR PLAN ELEV. '3'

PARTY WALL AT HOUSE SIDE CONSTRUCTION
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FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 4
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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

REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
STRUDET INC.
FOR STRUCTURE ONLY

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11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10				1	PRELIMINARY REVIEW	APR. 12/17	GW

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qualification information
Richard Vink 24488
BCR
signature
VAS Design Inc. 42658

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

Greenpark.
subject name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
checked by
GW
scale
3/18" = 1'-0"

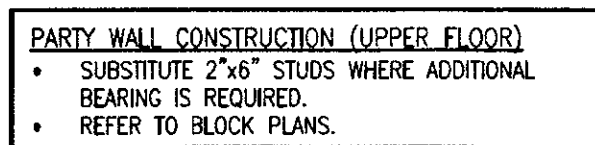
HIGHGROVE 4
project no.
16036
drawing no.
A2b
16036-HIGHGROVE-4
date
Apr 13 2018 - 3:25 PM

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

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



CITY OF HAMILTON
Building Division

Permit No. 7-1304

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by _____

FOR CHIEF BUILDING OFFICIAL

FEB 15 2010

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

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TOWNHOUSE BLOCK PLANS FOR ALL ROOF
FRAMING INFORMATION UNLESS OTHERWISE
NOTED.

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 Division 01000 Section 01060 of the Building Code to be a Designer.			
17				8	REVISED PER CITY COMMENTS REISSUED.	FEB 15/18	GW	qualification information			
16				7	REVISED, ISSUED FOR PERMIT.	SEP 28/17	GW	signature	R Vink	2448-	BCL
15				6	ISSUED FOR PRICING.	AUG 23/17	GW	name	Richard Vink		
14				5	STUCCO REPLACED.	JUL 05/17	GW	registration information	VAS Design Inc.	4265-	
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT				
12				3	CHANGED JOIST DEPTH / FLOOR HEIGHTS	MAY 13/17	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	date	by			

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Richard Vink	<i>R Vink</i>	24
name	signature	
registration information		
VA3 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. Drawings are not to be scaled.



VADesign

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

Greenpark.

HIGHGROVE 4

project name	project no.
RUSSELL GARDENS PH.2	16036
municipality	
WATERDOWN, ON.	
date	
APRIL 2017	
SECOND FLOOR PLAN ELEV. 3'	
drawn by	drawing no.
WT	A3b
checked by	file name
GW	16036-HIGHGROVE-4
scale	
3/16" = 1'-0"	
16036-HIGHGROVE-4.dwg - Thu - Feb 15 2018 - 11:38 AM 16036-HIGHGROVE-4.dwg - Thu - Feb 15 2018 - 11:38 AM	

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ROOF PLAN
ELEV. 3

6:12

8:12

VAULTED CEILING

1'-0" 2'-1" 2'-1" 1'-0"

6:12

ASPHALT SHINGLES (TYP.)

MID-POINT MAIN ROOF

VALLEY FLASHING (TYP.)

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

1"x6" ALUM. CHAD

[illegible]

Architectural elevation drawing of a house showing a front porch, main entrance, and garage. The drawing includes various annotations for materials, dimensions, and construction details.

Annotations:

- PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
- 18" HIGH TRANSOM (FG)
- 8" DIA. POST ANCHORED TO 16"x16" SOLID MASONRY PIER (TYP.)
- STONE VENEER (TYP.)
- POURED CONC. DOOR SILL
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
- 8'-0"x7'-0" O/H GARAGE DOOR GD-2A-8

Dimensions:

- 8'-0" (Overall width of porch)
- 1'-0" (Porch depth)
- 4'-12" (Porch width segments)
- 8'-12" (Main entrance width)
- 4'-12" (Garage door width)
- 8'-0" (Overall width of house)
- 5'-0" (Garage door height)
- 8'-0" (Overall height of house)

Materials and Details:

- FG (Finish Grade)
- Stone Veneer (Typ.)
- Poured Concrete (Typ.)
- Prefinished Metal Flashing (Typ.)

The drawing shows a section of an exterior wall. At the top, there is a horizontal line labeled "TOP OF PLATE". Below this, the wall is divided into two main sections. The upper section is labeled "PRECAST CONC. HEADER (TYP.)" and "BRICK VENEER (TYP.)". The lower section is labeled "PRECAST CONC. SILL (TYP.)". The wall is shown with a foundation labeled "FIN. SECOND FLOOR". The wall is shown with a foundation labeled "FIN. GROUND FLOOR". The wall is shown with a foundation labeled "FIN. GRADE".

Dimensions and specifications:

- Header height: 4'-6"
- Sill height: 2'-6"
- Header material: PRECAST CONC. HEADER (TYP.)
- Veneer material: BRICK VENEER (TYP.)
- Sill material: PRECAST CONC. SILL (TYP.)
- Foundation: FIN. SECOND FLOOR
- Foundation: FIN. GROUND FLOOR
- Foundation: FIN. GRADE

John G. Williams Limited, Architect

Permit No. 7-39w

These drawings and/or specifications have been reviewed by
[Signature] Aug 21
 FOR CHIEF BUILDING OFFICIAL OCT 04 2017

enpark.	HIGHGROVE 4
2	project
WATERDOWN, ON.	1603

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. 06/17	G
13	.	.	.	4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	W
12	.	.	.	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17	G
11	.	.	.	2	REVISED PER CLIENT COMMENT'S.	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 has the qualifications and meets the requirements set out in the General Building Code to be a Designer.	
N	qualification information	
T	Richard Wink	24
I	name	
E	signature	
R	VAS Design Inc.	42
A	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 proper use of the Designer's work must be returned at the completion of the project. www.vasdesigninc.com or by mail	

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

project name	site	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.		1603
date APRIL 2017	FRONT & REAR ELEVATIONS ELEV. '3"		drawing no. A4b
drawn by WT	checked by GW	scale 3/16" = 1'-0"	file name 1603S-HIGHGROVE-4
DWG - 1603S-HIGHGROVE-4.dwg C:\Users\jwong\AppData\Local\Temp\1603S-HIGHGROVE-4.dwg - Thu - Sep 28 2017 - 5:28 PM			

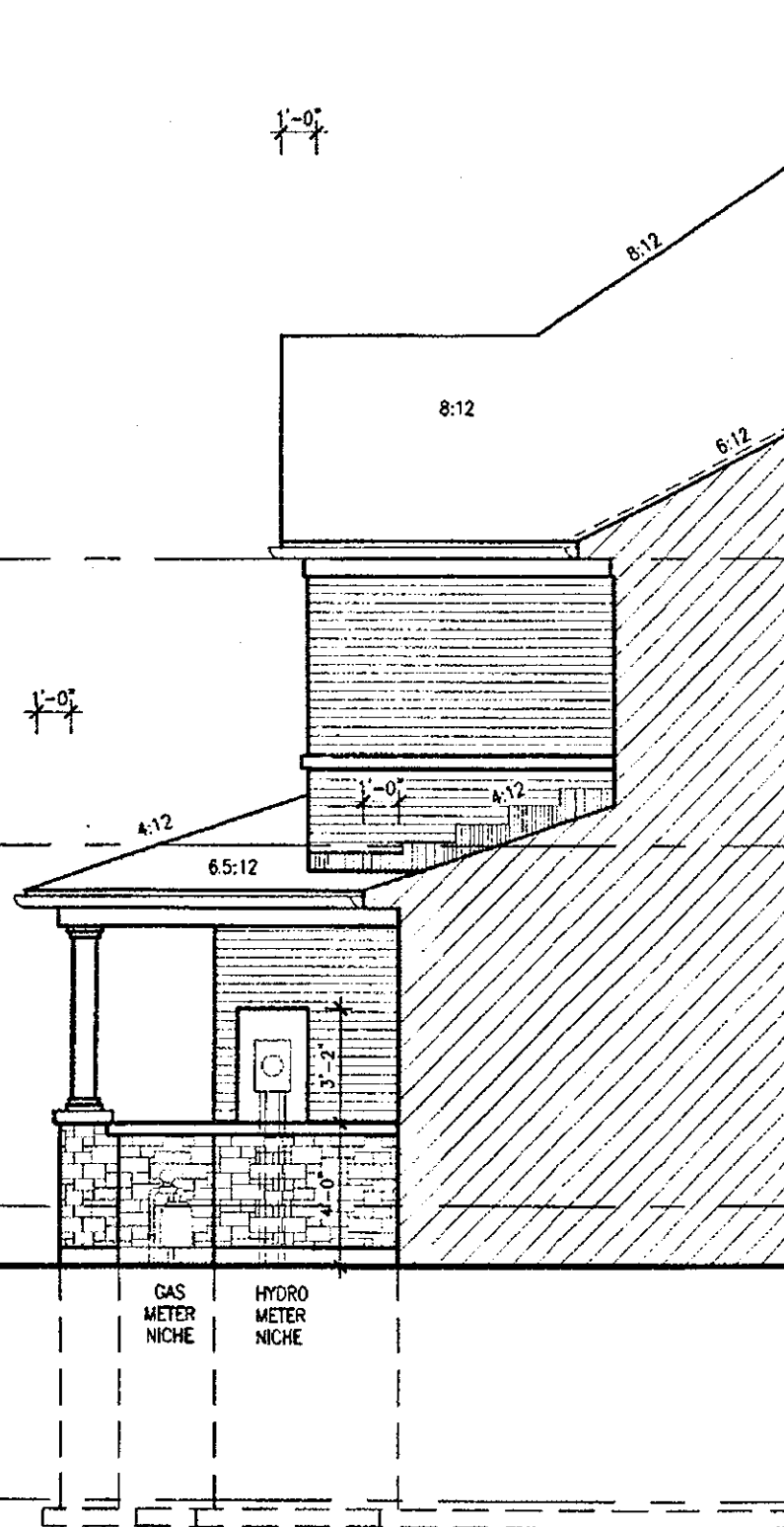
11. The following information is provided for the year ended 31 December 2014:

2012 SF.

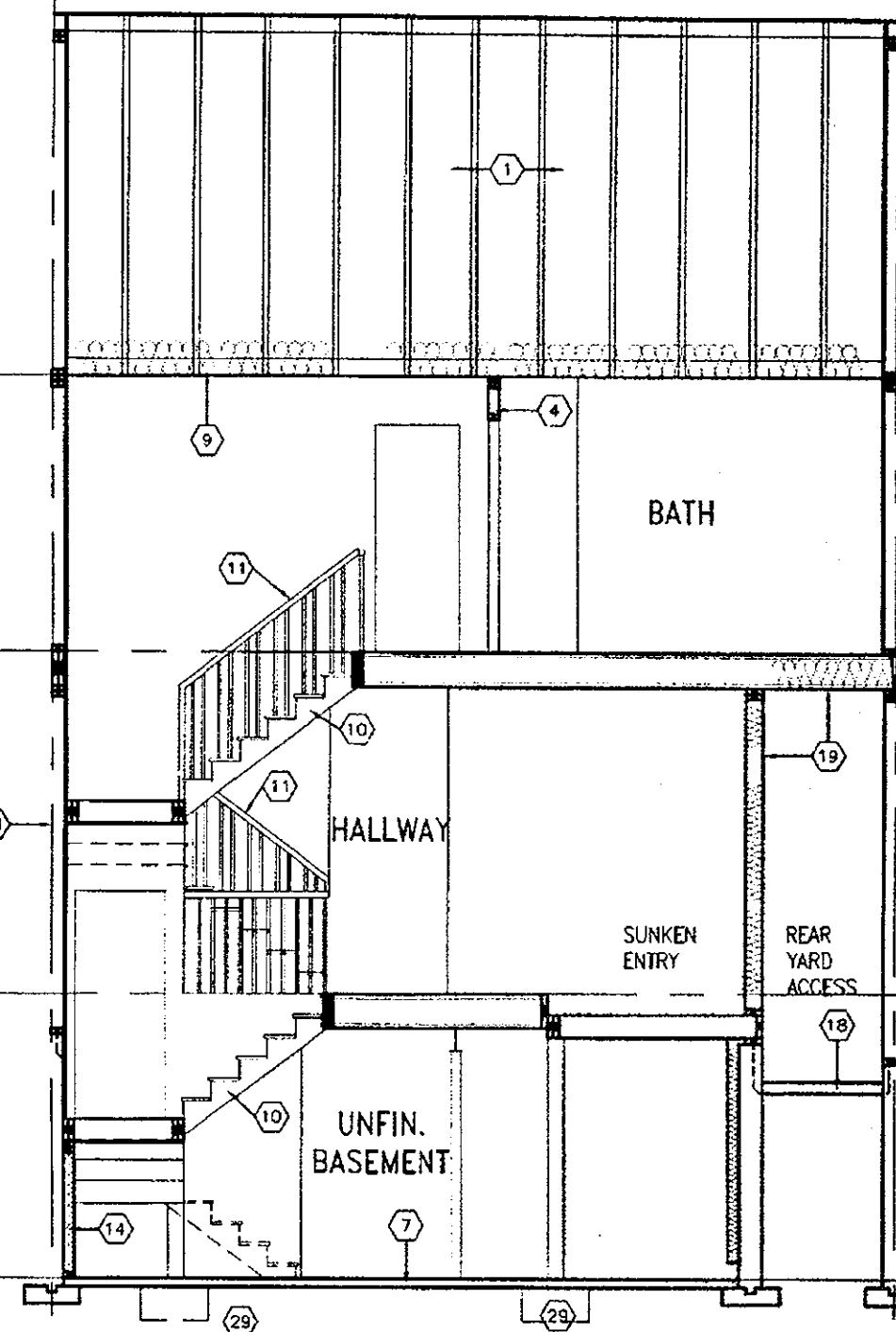
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
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SECTION B ELEV. 3



SECTION A-A ELEV. 3

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STRUET INC.
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Permit No. 17-131941

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FOR CHIEF BUILDING OFFICIAL DATE
APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

18		9	REVISED.	APR. 13/18	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  244 name signature registration information VAS Design Inc. 426 Contractor must verify all dimensions in 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 project.	
17		8	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW		
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no.	description	date	by	no.	description		date

VAS
DESIGN

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

Greenpark.

RUSSELL GARDENS PH.2 WATERDOWN, ON.

PROJECT name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036
DATE: APRIL 2017 checked by: GW 3/16" = 1'-0" 16036-HIGHGROVE-4
drawing no.: A6b

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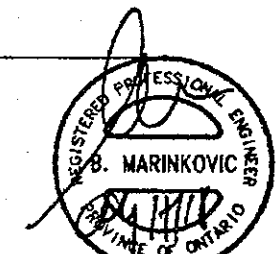
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Apr. 20, 2018
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NOTE:
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FOR CHIEF BUILDING OFFICIAL

DATE

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

PART. BASEMENT PLAN
W.O.B CONDITION

PART. GROUND FLOOR PLAN
W.O.B CONDITION

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

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

18				9	REVISED	APR. 13/18	GW
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10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW		
no.	description	date	by	no.	description	date	by

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qualification information
Richard Yink
24483
BCN
name
registration information
VAS Design Inc.
42653
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Toronto ON M2J 1R4
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vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
project no.
16036
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE-4
A10

HIGHGROVE 4
PARTIAL PLANS- WOB CONDITION
drawing no.
A10

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