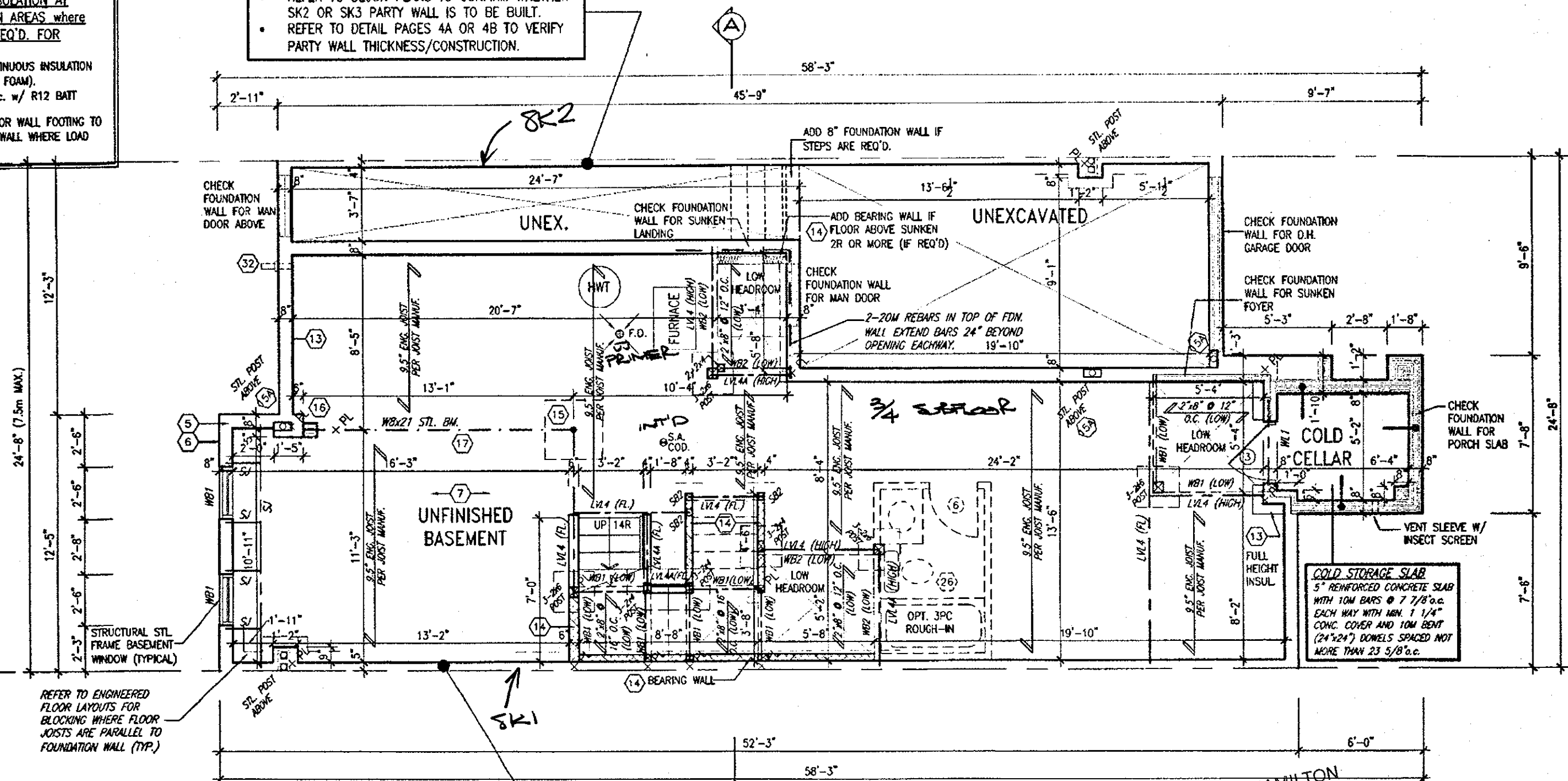


BASEMENT WALL INSULATION
(TYP) (13)
-5" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**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.



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

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

APR 17 2018

HIGHGROVE 4 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.

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	REVISED	APR. 13/18	GW
17	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW
16	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
15	ISSUED FOR PRICING.	AUG. 23/17	GW
14	STUCCO REPLACED	JUL. 05/17	GW
13	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17	GW
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	PRELIMINARY REVIEW	APR. 12/17	GW
9	PRELIMINARY REVIEW	APR. 12/17	GW
8	PRELIMINARY REVIEW	APR. 12/17	GW
7	PRELIMINARY REVIEW	APR. 12/17	GW
6	PRELIMINARY REVIEW	APR. 12/17	GW
5	PRELIMINARY REVIEW	APR. 12/17	GW
4	PRELIMINARY REVIEW	APR. 12/17	GW
3	PRELIMINARY REVIEW	APR. 12/17	GW
2	PRELIMINARY REVIEW	APR. 12/17	GW
1	PRELIMINARY REVIEW	APR. 12/17	GW

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

Waterdown, ON.

BASEMENT PLAN ELEV. '2'

date: APRIL 2017

drawn by: WT

checked by: GW

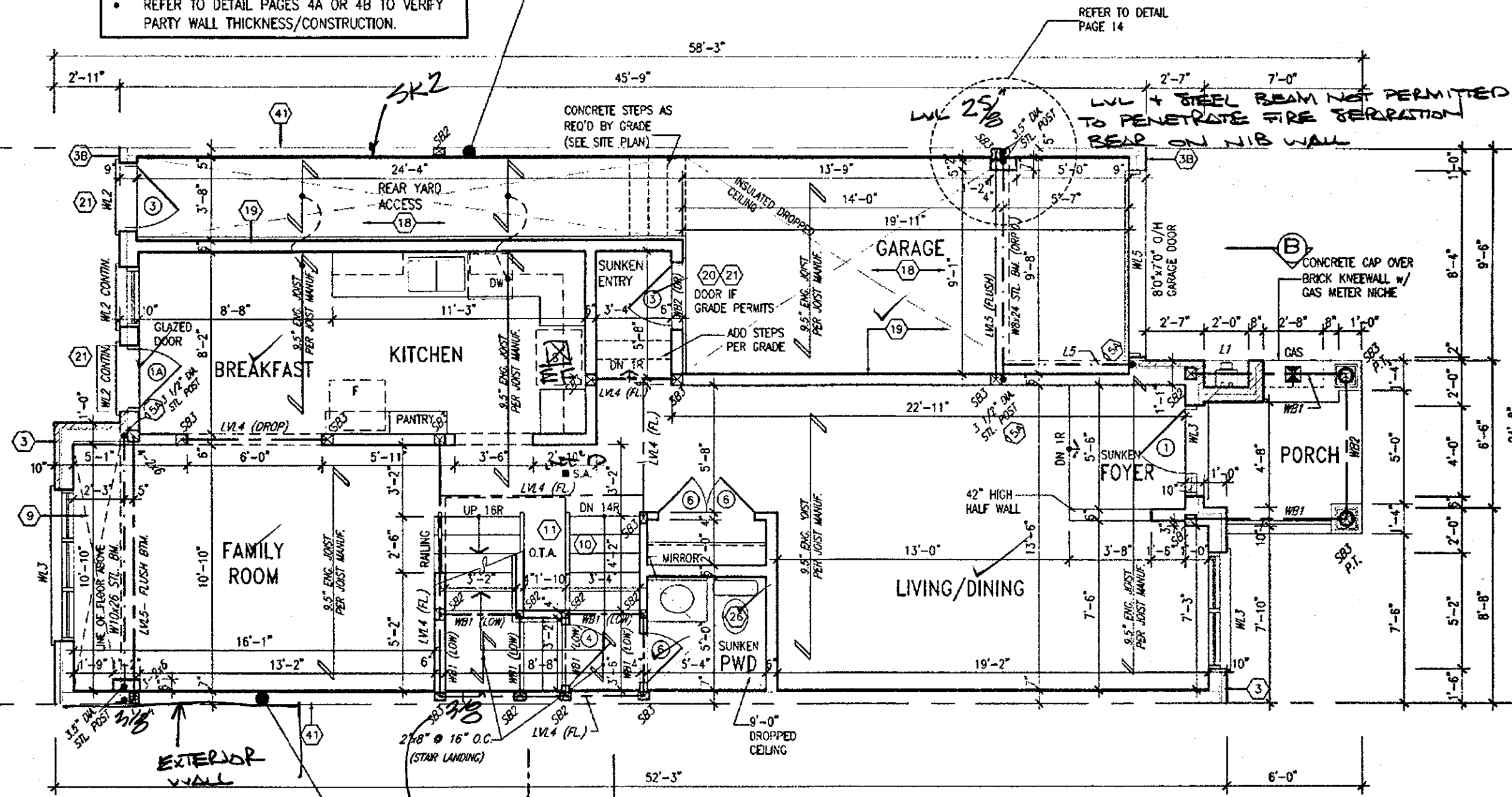
scale: 3/16" = 1'-0"

project no. 16036

drawing no. A1a

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.

GROUND FLOOR PLAN ELEV. '2'

CITY OF HAMILTON
Building Division
Permit No. 17-13270
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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 12/5/18
FOR CHIEF BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 4
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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STRUDET INC.
FOR STRUCTURE ONLY

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18	REVISED	APR 13/18	GW
17	REVISED PER CITY COMMENTS. REISSUED.	FEB 15/18	GW
16	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW
15	ISSUED FOR PERMIT.	AUG 23/17	GW
14	STUCCO REPLACED.	JUL 05/17	GW
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW
10	PRELIMINARY REVIEW.	APR 12/17	GW
9	DESCRIPTION	DATE	BY

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
VA3 Design Inc.
42658

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.

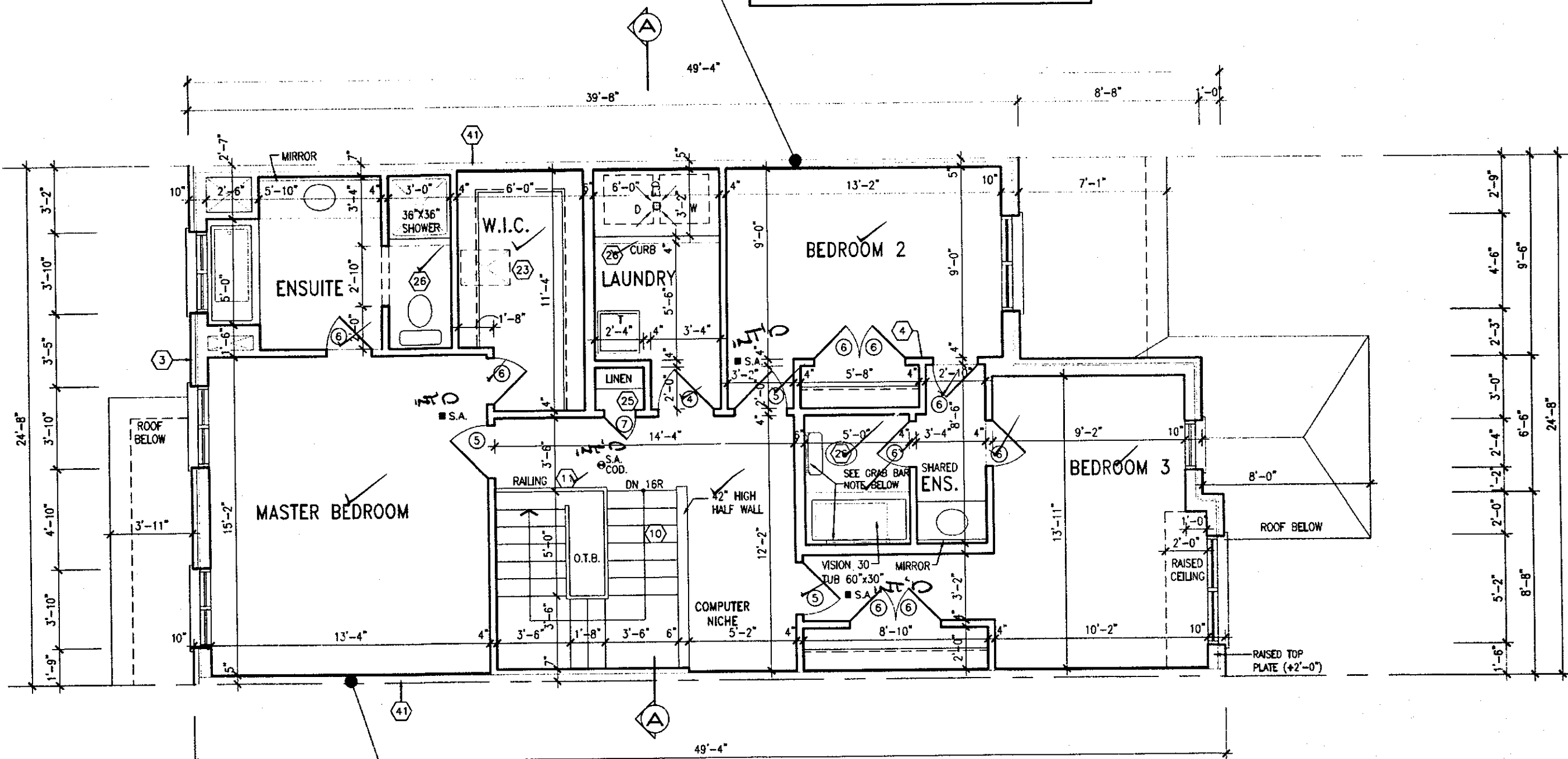
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2W 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
drawn by
WT
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 4
project no.
16036
drawing no.
A2a
file name
16036-HIGHGROVE-4
date
APR 13 2018 - 3:24 PM

2012 SF.

- 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.

SECOND FLOOR PLAN ELEV. '2'

CITY OF HAMILTON
Building Division

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The drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL

FEB 15 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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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.

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			
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	W
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
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.

qualification information
Richard Vink 24488
signature
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. HIGHGROVE 4

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

date: APRIL 2017 scale: 3/16" = 1'-0" drawing no.: A3a

checked by: GW

16036-HIGHGROVE-4
15-03-2018 11:38 AM

2012 SF.

ROOF PLAN
ELEV. 2

PREFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL-
(TYP.)

12" HIGH TRANSOM —

POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

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

HARDIE OR EQ. (TYP)

18" HIGH TRANSOM (FG)

8" DIA. POST ANCHOR
TO 16"x16" SOLID
MASONRY PIER (TYP.)

POURED CONC. DOOR SILL-

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

— ASPHALT SHINGLES
(TYP.)

MID-POINT, MAIN ROOF

—VALLEY FLASHING (TYPE)

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

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

BRICK VENEER (TYP.)

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

PREFIN. MTL FLASHING,
W/ CAULKING TO

MATCH (TYP.)

BRICK SOLDIER HEADER
C/W KEYSTONE (TYP.)

[illegible]

—CONT. 4" PRECAST
CONC. BAND OVER
BRICK ROWLOCK (TYP.)

CITY OF HAMILTON
Building Division

Permit No.

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

_____ has been reviewed by _____

These drawings and specifications have been reviewed by:

[Signature] DATE *DEC 3*

FOR CHIEF BUILDING OFFICIAL

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ARCHITECTURAL REVIEW & APPROVAL

ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John G. Williams, AIA, Architect

REAR ELEVATION '2'

FRONT ELEVATION '2'

OCT 04 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 4

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. 05/17	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 COMMENTS.	APR. 28/17	G	
10	.	.	.	1	PRELIMINARY REVIEW.	APR. 12/17	G	
no.	description		date	by	no	description	date	by

Q	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 Wink	2443
W	some registration information	
W	signature	
W	V3 Design Inc.	4263
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer immediately 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.	

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

 **Greenpark.**

lot name **MUSSELL GARDENS PH.2** municipality **WATERDOWN, ON**

year built **FALL 2017** front & rear elevations **FRONT & REAR ELEVATIONS**

checked by **GW** scale **3/16" = 1'-0"**

note - PLANTING WORK NOT TO BE DONE UNTIL AFTER THE CONCRETE WALKWAYS ARE Laid - RECONSTRUCTED - SEE PLAN

HIGHGROVE 4

project no. 16036

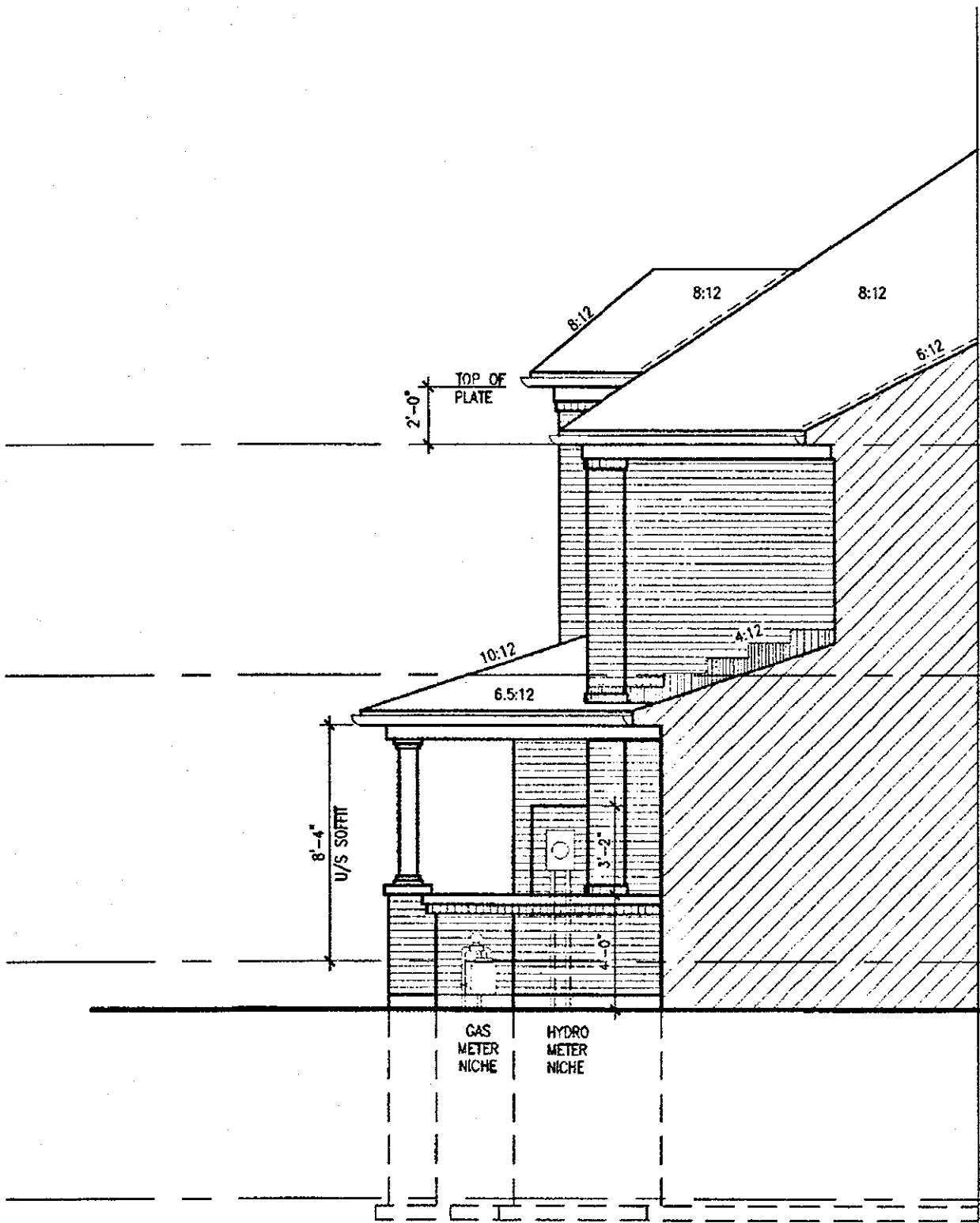
ONS ELEV. '2' drawing no. A4a

16036-HIGHGROVE-4

— Sep 22 2017 - 5:26 PM

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2012 SF.



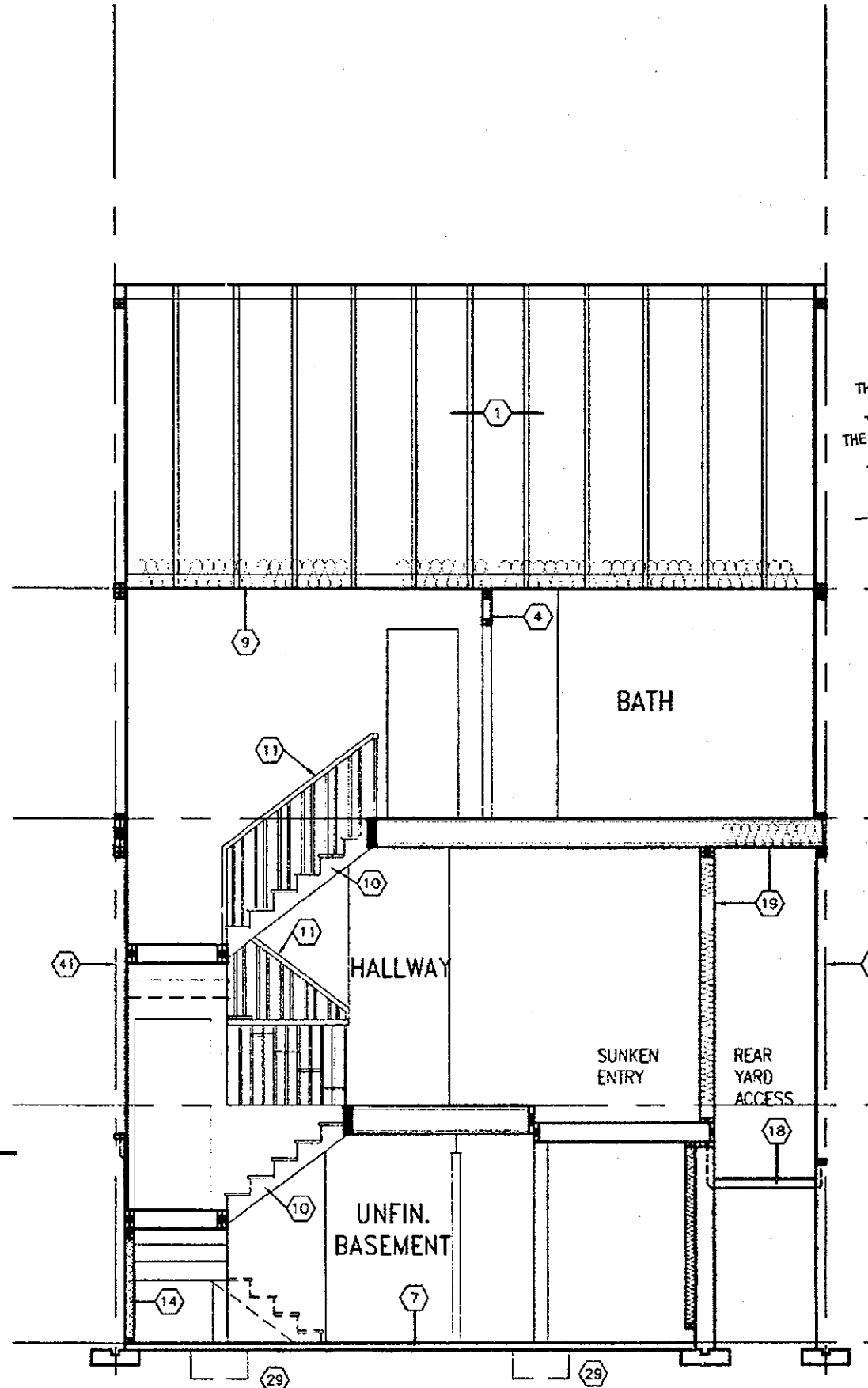
SECTION B ELEV. 2

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SECTION A-A ELEV. 2

CITY OF HAMILTON
Building Division
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These drawings and/or specifications have been reviewed by
[Signature] DATE Jun 5/18
FOR CHIEF BUILDING OFFICIAL

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.
17			8	REVISED PER CITY COMMENTS. REISSUED	FEB. 15/18	GW	
16			7	REVISED ISSUED FOR PERMIT	SEP. 28/17	GW	qualification information
15			6	ISSUED FOR PRICING	AUG. 23/17	GW	Richard Vink 24488
14			5	STUCCO REPLACED	JUL. 05/17	GW	name registration information
13			4	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT	VA3 Design Inc. 42658
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17	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. 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 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

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

HIGHGROVE 4
SECTION A-A ELEV. '2'
A6a

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2012 SF.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: Apr 20 2018
The undersigned certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. 17-132120

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[Signature] DATE 5/10
FOR CHIEF BUILDING OFFICIAL

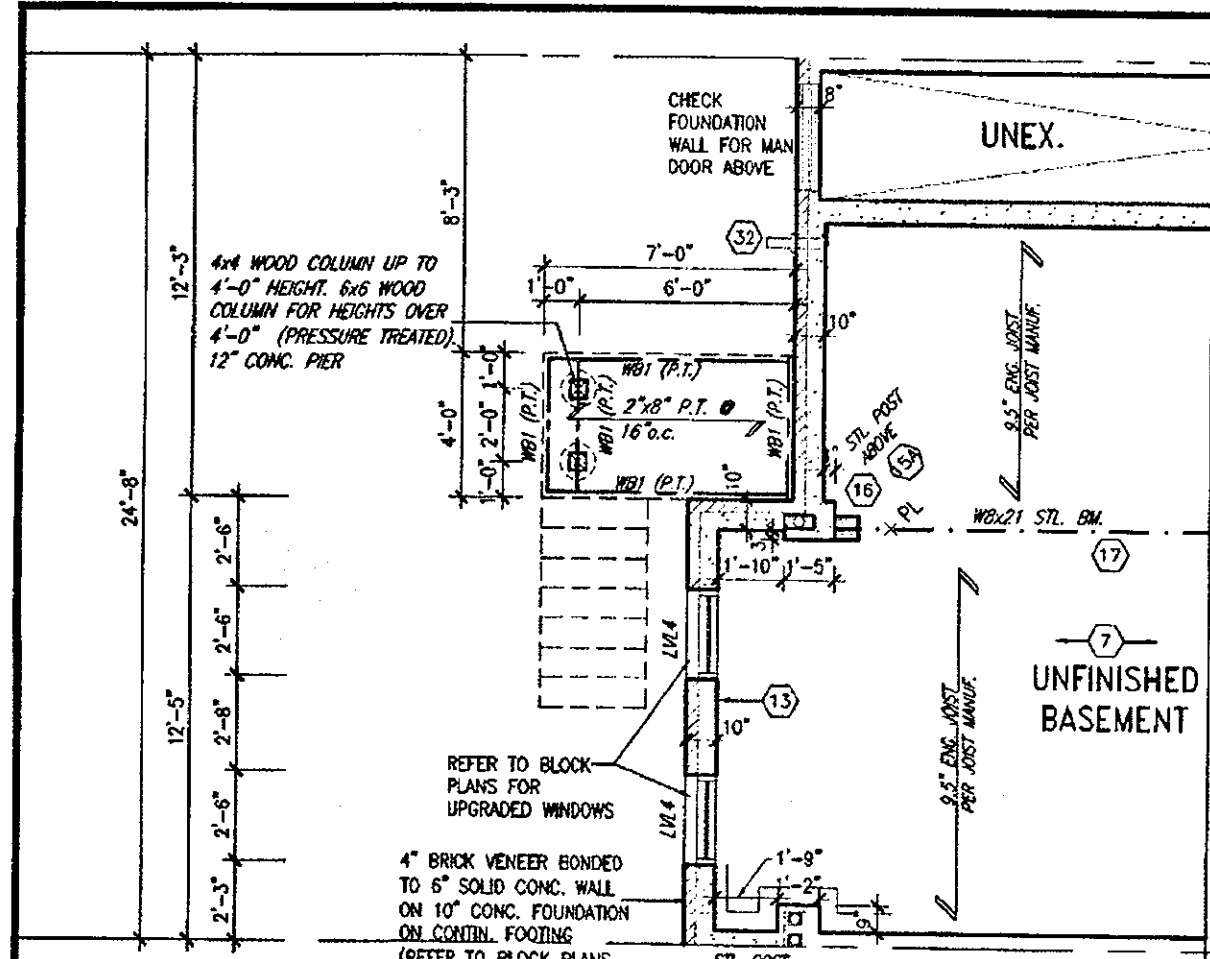
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6)
FOR ADDITIONAL WOOD DECK INFORMATION.

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL
INFORMATION.

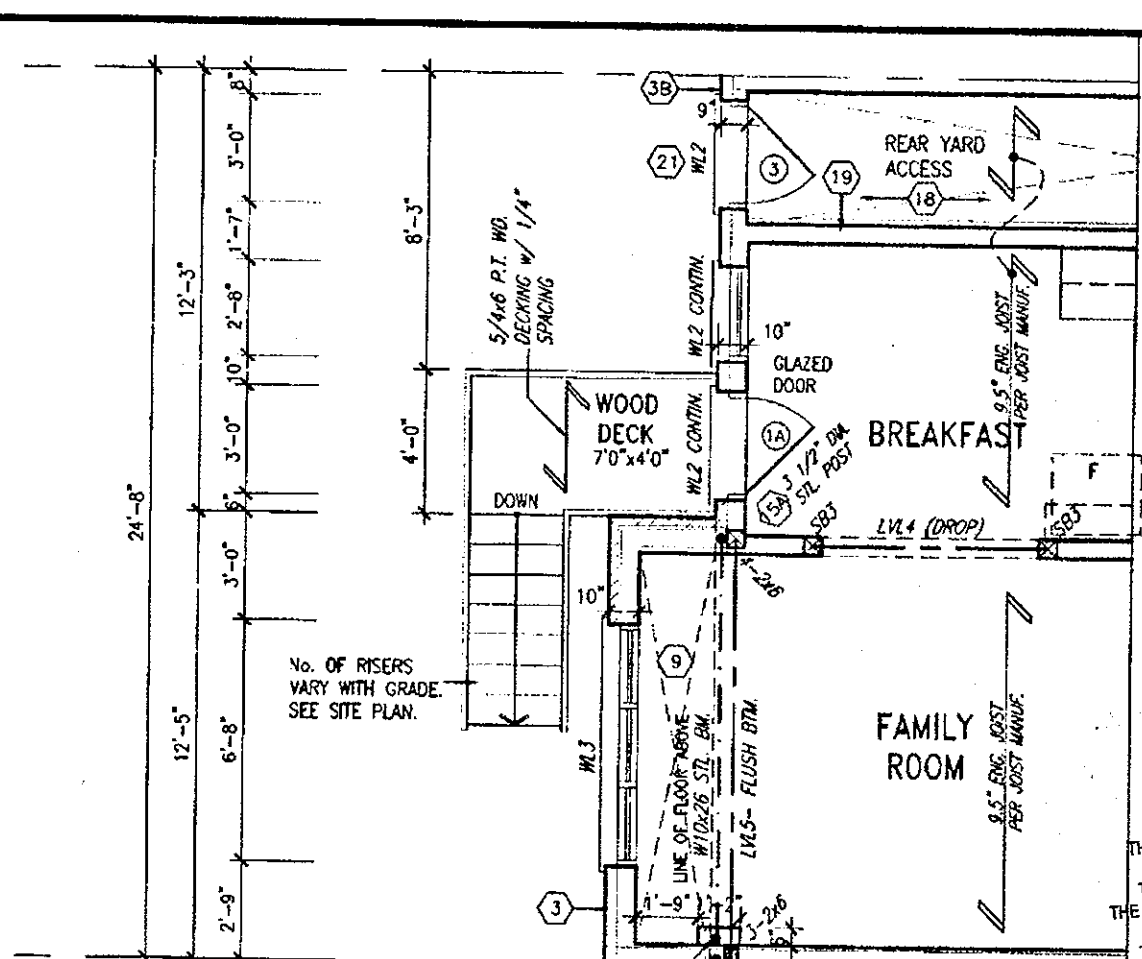


APR 17 2018

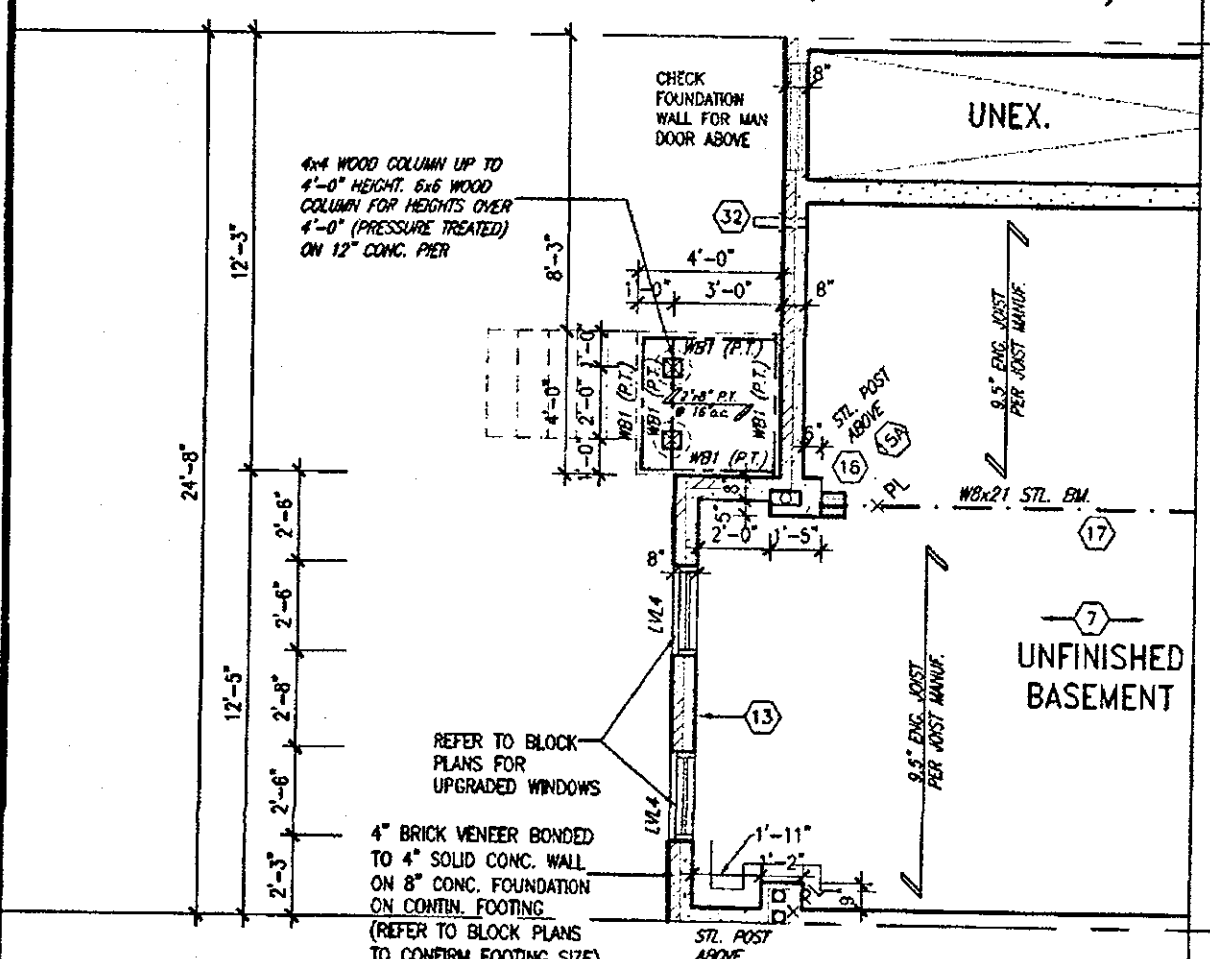
HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'



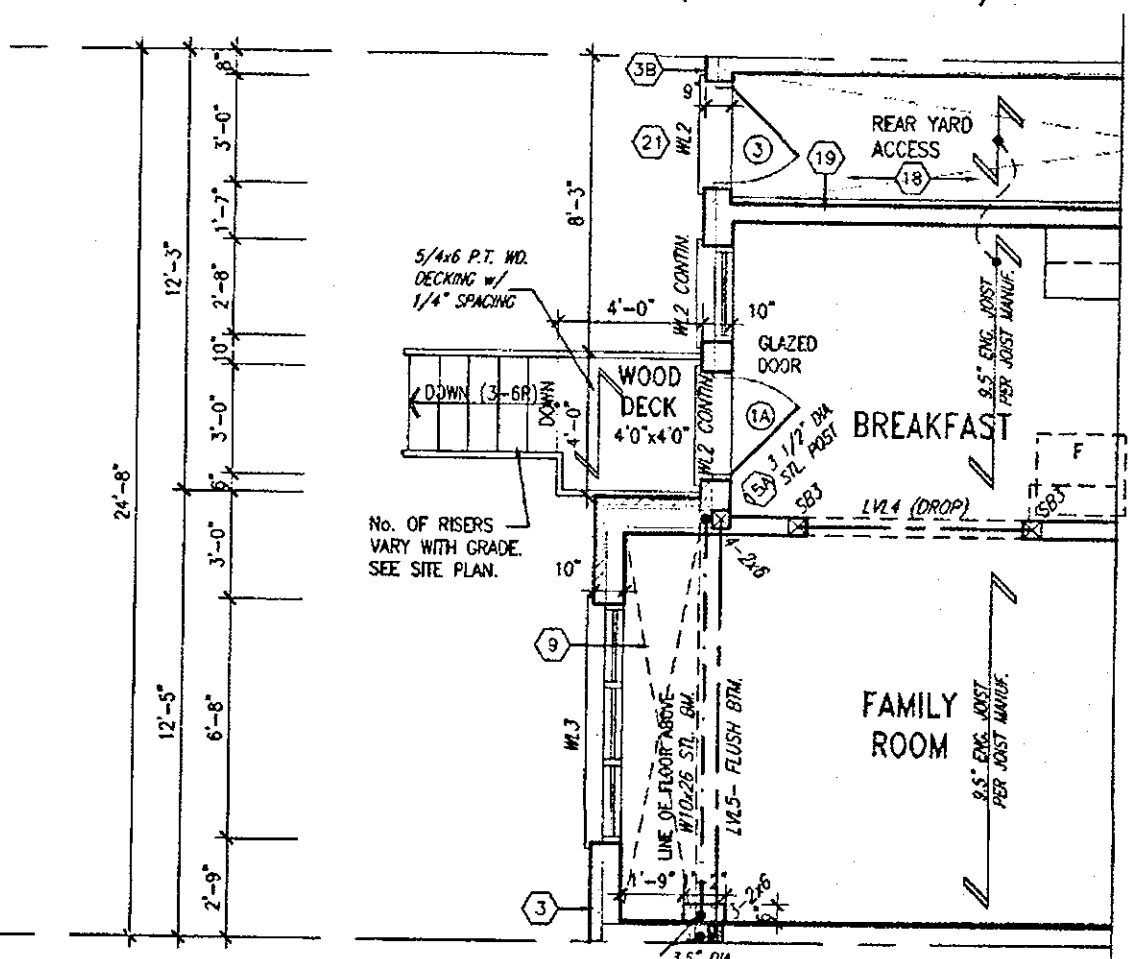
PART. BASEMENT PLAN W.O.D
CONDITION (8R OR MORE)



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



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



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

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

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	ISSUED FOR CLIENT PRELIMINARY REVIEW		
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.

qualification information
[Signature] 24488
Richard Vink
signature
42653

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

Greenpark.		HIGHGROVE 4	
project name RUSSELL GARDENS PH.2	city WATERDOWN, ON.	project no. 16036	drawing no. A7
date APRIL 2017	checked by GW	scale 3/16" = 1'-0"	sheet no. 16036-HIGHGROVE-4

2012 SF.

CITY OF HAMILTON
Building Division

Permit No. 17-13272

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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 JUN 5/18

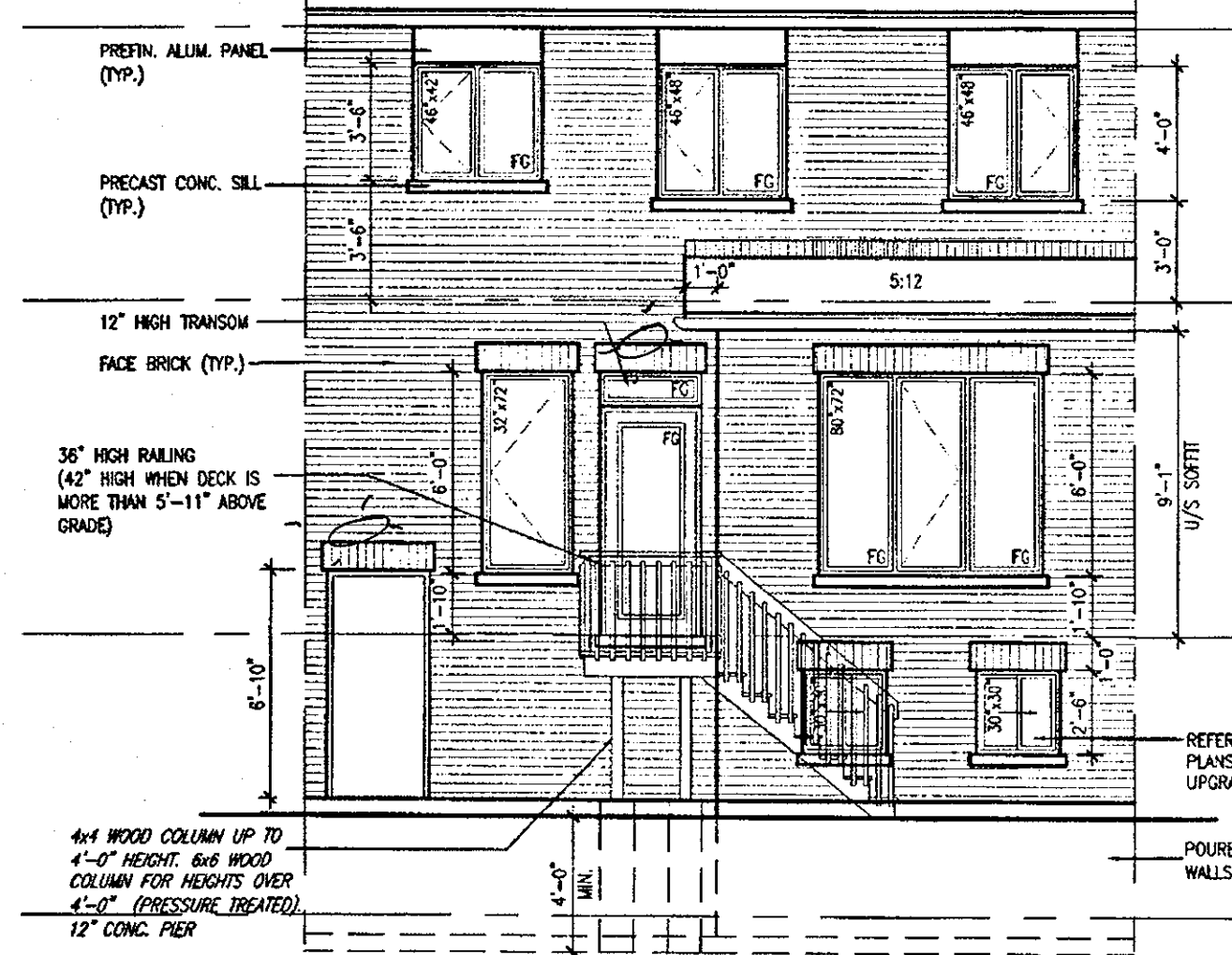
6:12

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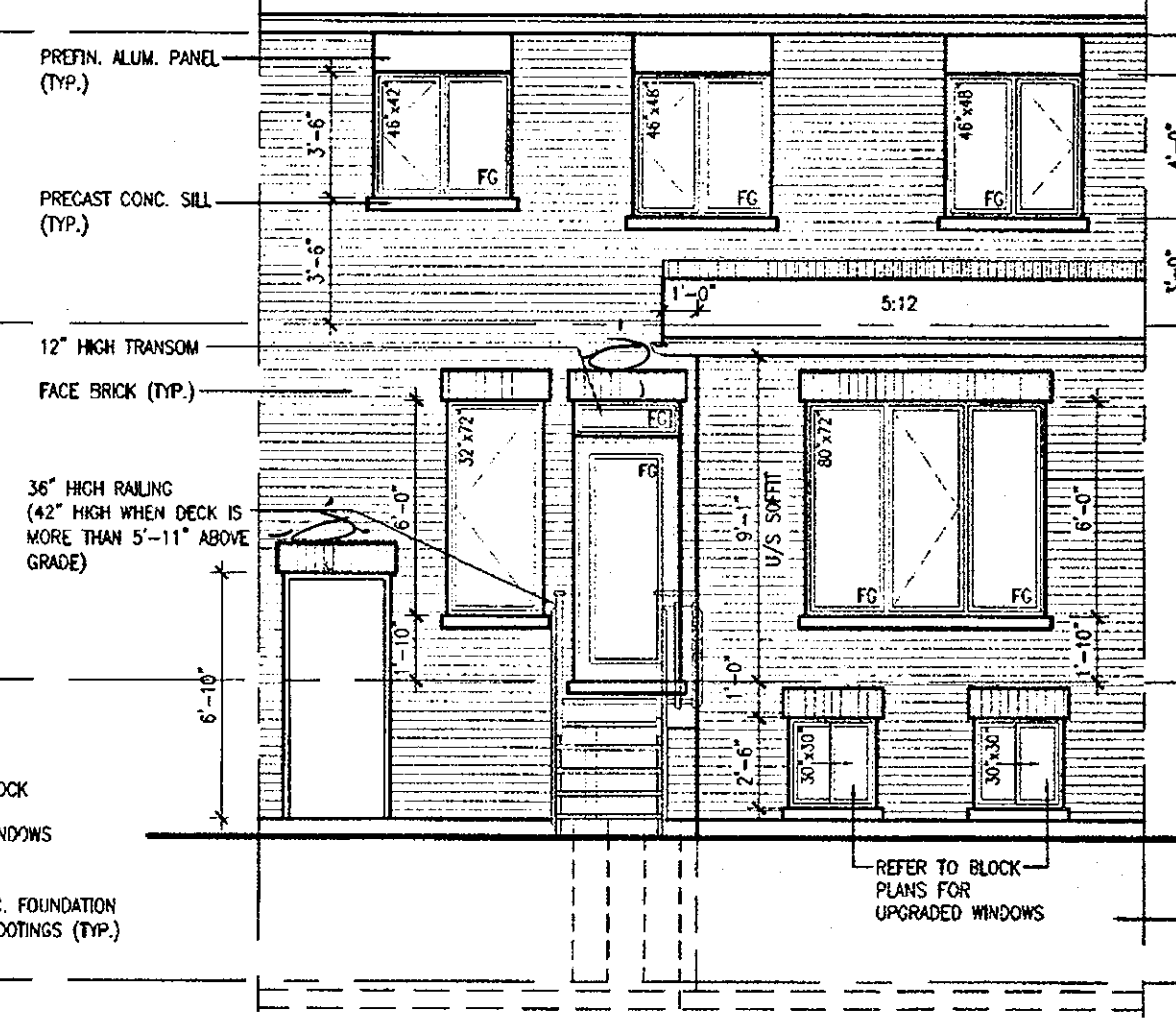
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

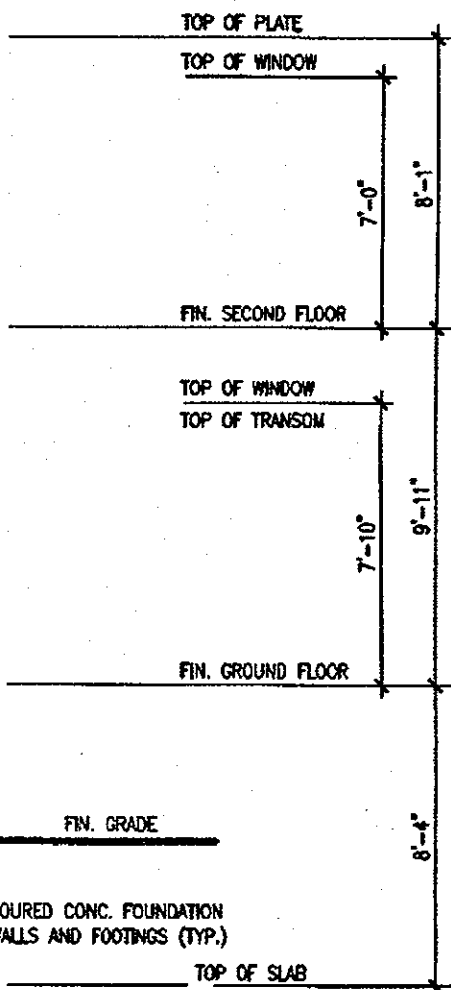
APPROVED BY: [Signature]
DATE: APR 20, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



REAR ELEVATION '1/2/3'
DECK CONDITION (8R OR MORE)



REAR ELEVATION '1/2/3'
DECK CONDITION (4R TO 7R MAX)



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 24488 name signature BCM 42658 VA3 Design Inc. Contractor must verify all dimensions on 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 work. va3design.com	VA3 DESIGN 255 Consumers Rd. Suite 120 Toronto, Ontario M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH.2 Waterdown, ON. participality BCM project no. 16036	drawing no. A8
17		8	REVISED PER CITY COMMENTS REISSUED	FEB. 15/18	GW					
16		7	REVISED. ISSUED FOR PERMIT	SEP. 28/17	GR					
15		6	ISSUED FOR PRICING	AUG. 23/17	GR					
14		5	SKETCH REPLACED	JUL 05/17	GR					
13		4	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT					
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GR					
11		2	REVISED PER CLIENT COMMENTS	APR. 28/17	GR					
10		1	ISSUED FOR CLIENT PRELIMINARY REVIEW							
9										
8										
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no. description		date	by	no. description	date	by				

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2012 SF.

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 size (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

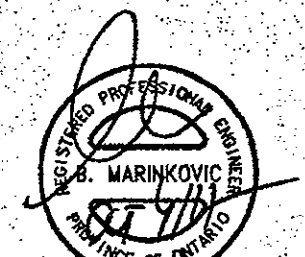
John G. Williams Limited, Architect

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

CITY OF HAMILTON
Building Division

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

FOR CHIEF BUILDING OFFICIAL



STRUDET INC.
FOR STRUCTURE ONLY

OCT 14 2017

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

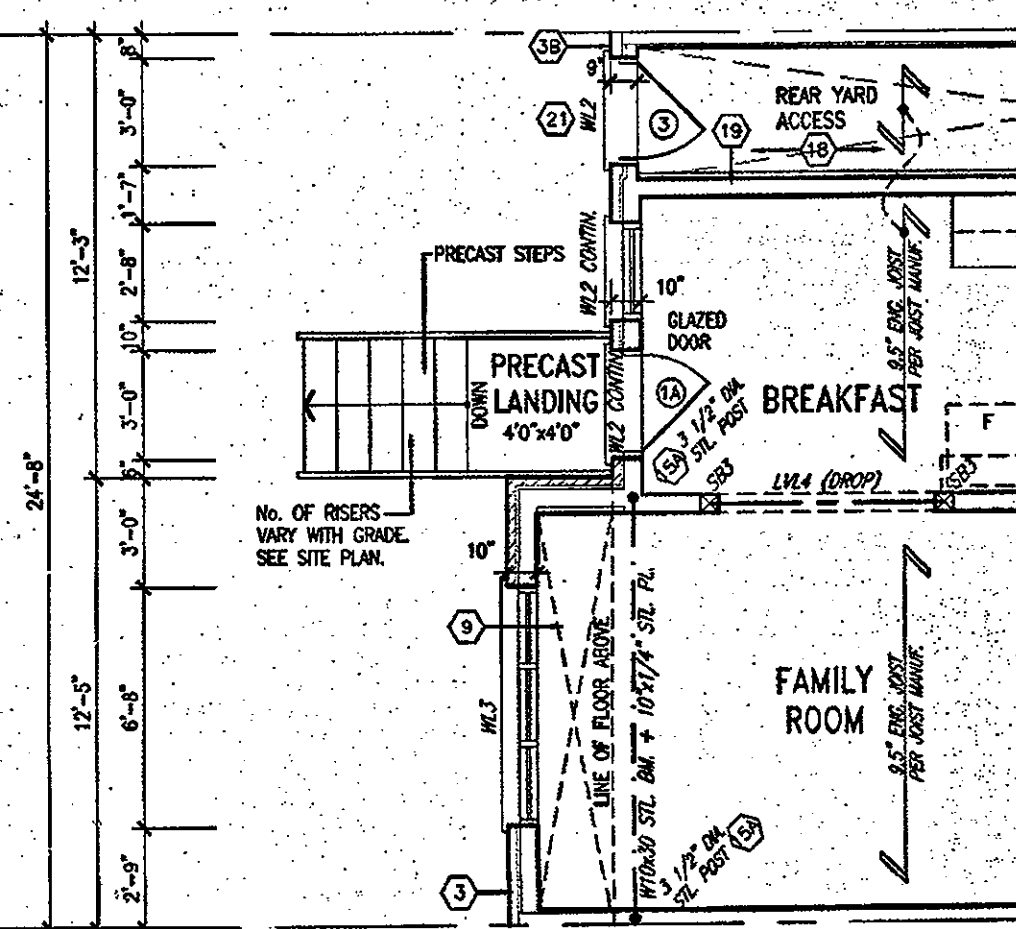
Greenpark.

HIGHGROVE 4

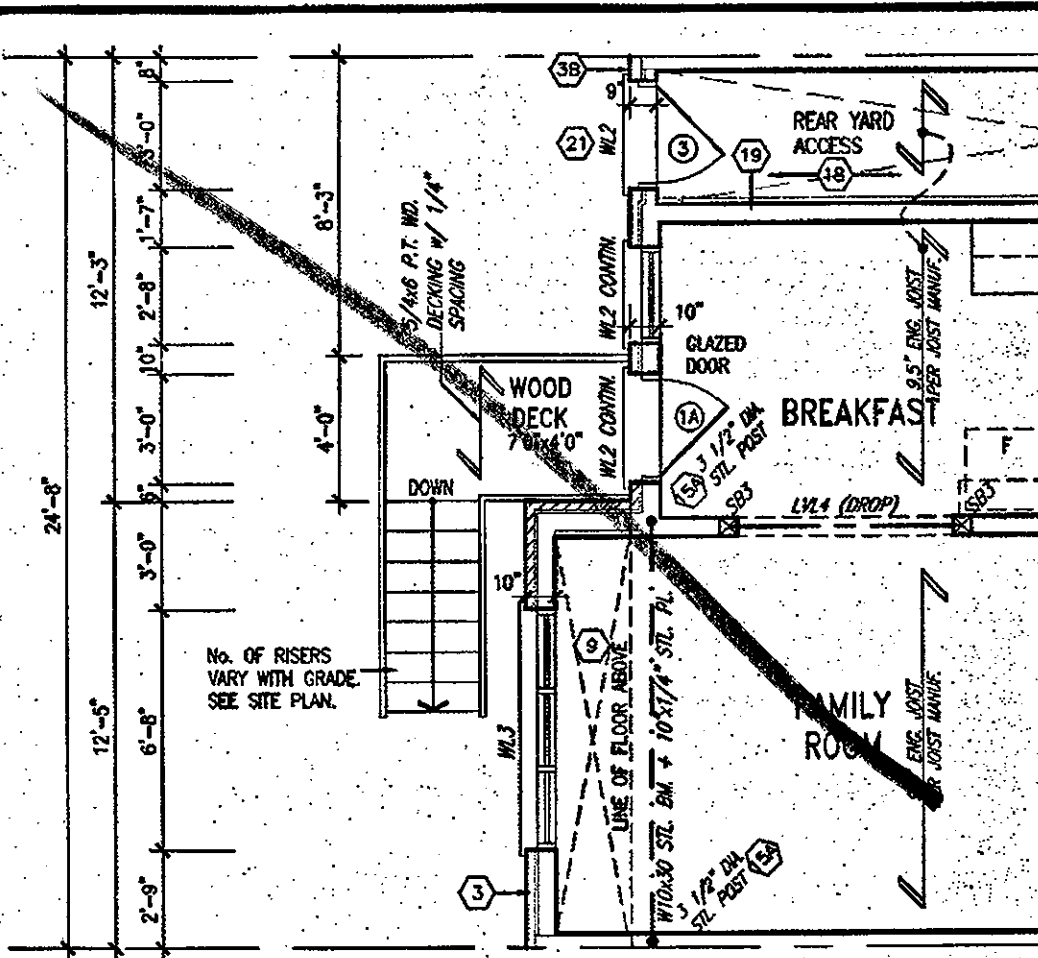
Project name: RUSSELL GARDENS PH.2 WATERDOWN, ON.
Date: APRIL 2017
Scale: 3/16" = 1'-0"
Drawing no.: 16036-HIGHGROVE-4
A7

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

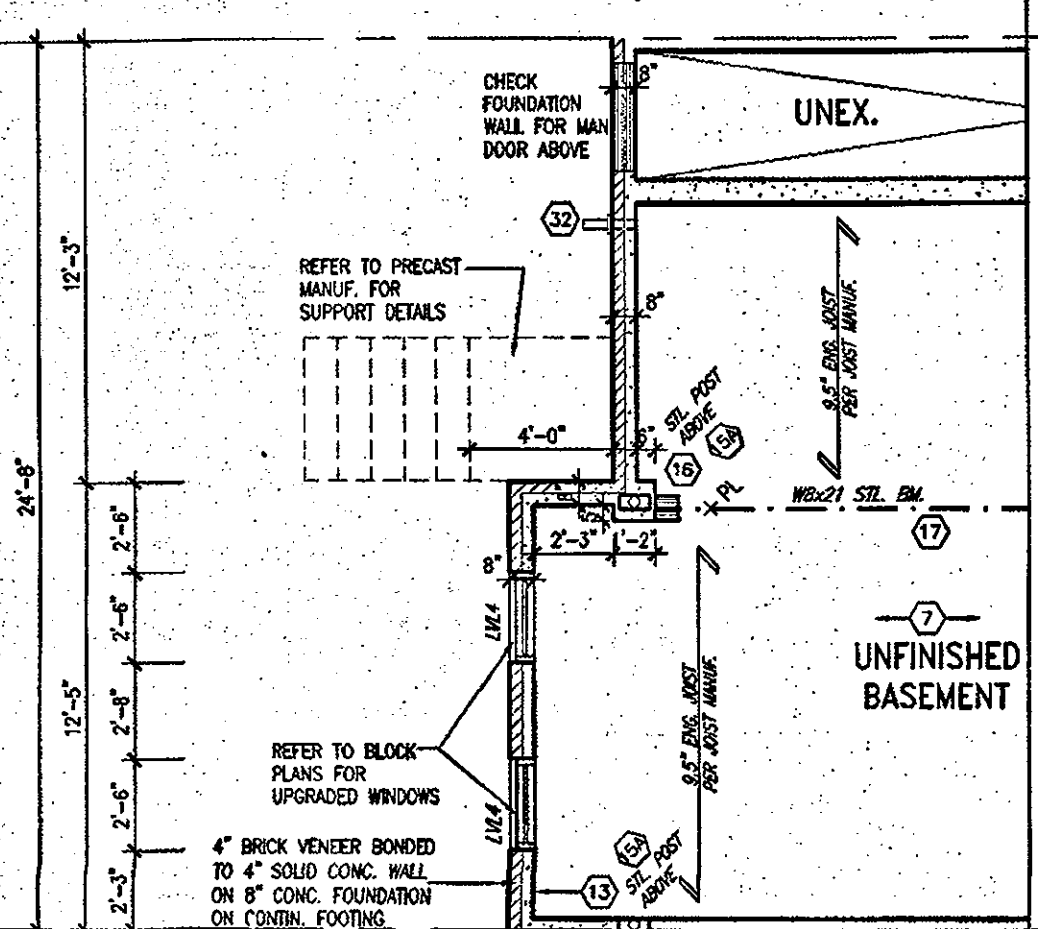
PART. GROUND FLOOR PLAN
W.O.D CONDITION (4R TO 7R)



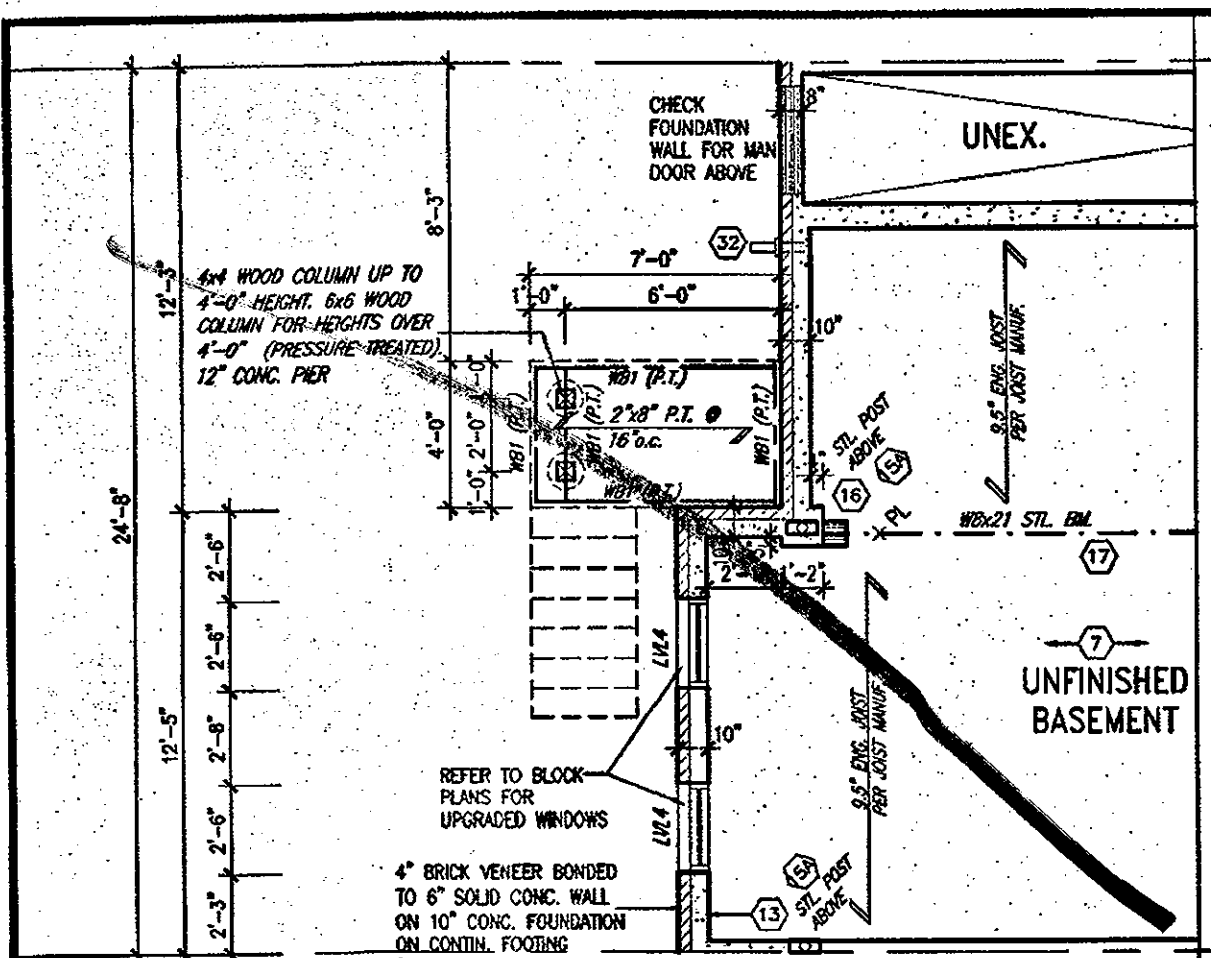
PART. GROUND FLOOR PLAN
W.O.D CONDITION (8R OR MORE)



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



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.

no.	description	date	by	no.	description	date	by
18				9			
17				8			
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	WF
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW		

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
registration information
VAS Design Inc. 42658
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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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

OCT 1/6 2017

John G. Williams Limited, Architects

6:12

OCT 04 2017

REAR ELEVATION '1/2/3'
DECK CONDITION (4R TO 7R MAX)

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 4

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. 05/17 G
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 V
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17 G
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17 G
10			1	ISSUED FOR CLIENT PRELIMINARY REVIEW	
no	description	date	by	no	description
					date

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	<i>R Vink</i>	24
W	Richard Vink		

name	signature
registration information	
YAS 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 proper use thereof is left to the discretion of the contractor.

of the Designer which must be returned at the completion of the
 drawings are not to be scored.

**VA3
DESIGN**

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

va5design.com

Greenpark

project name **RUSSELL GARDENS PH 2** **WATERDOWN, ON**

date: APRIL 2017 REAR ELEVATIONS -

Drawn by WT checked by GW scale 3/16" = 1'-0"

REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT

project
160

drawing no.
A2

AO

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