

2264 SF.

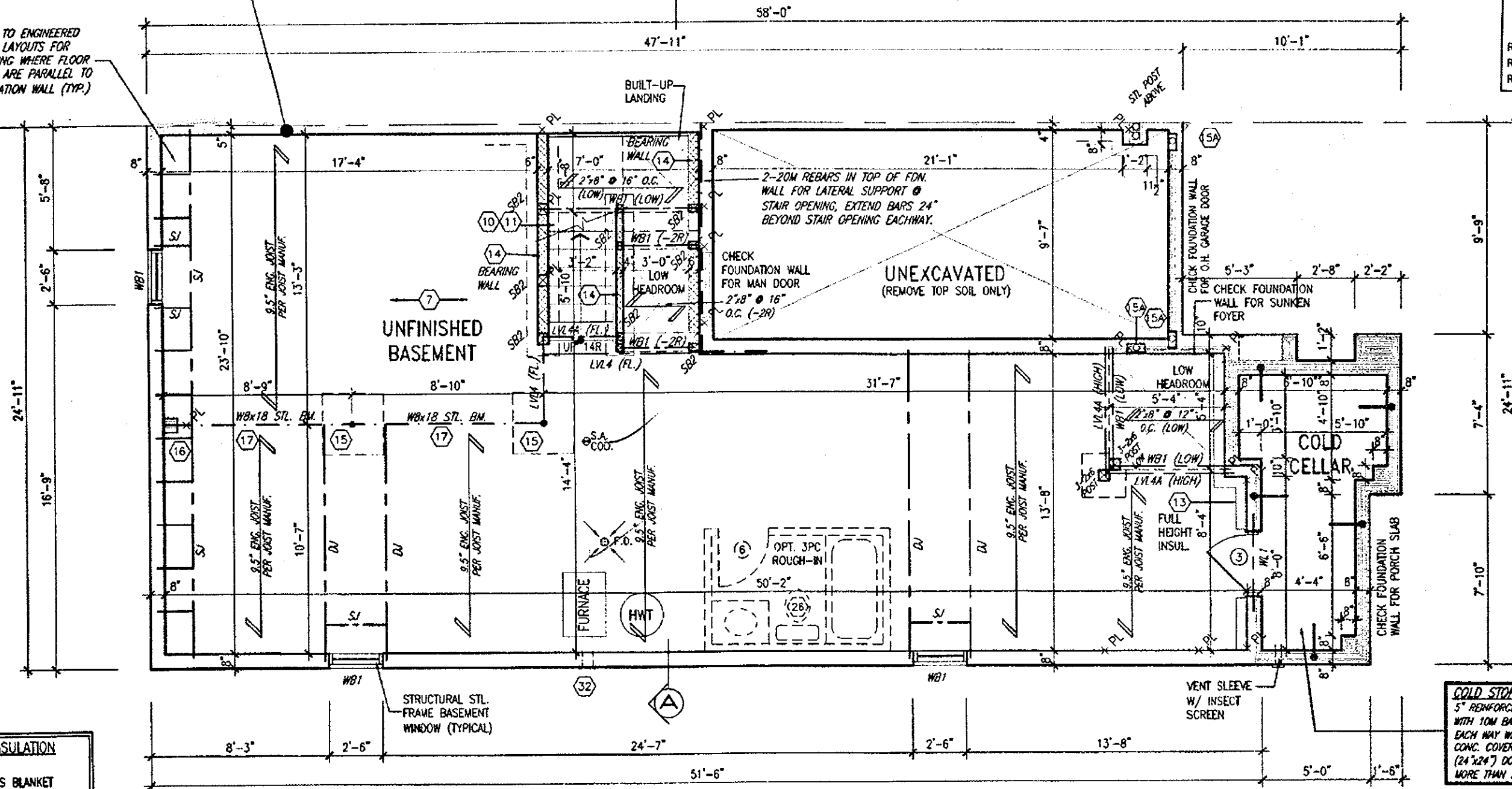
property of the source reproduction in the property of the original work.

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

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

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.



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.

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.

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

DATE: Apr. 20, 2018

BASEMENT PLAN ELEV. '3'



STRUDET INC.
FOR STRUCTURE ONLY

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
gc-jk Aug 8/80
 FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18.			5	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	
17.			8	REV. PER CITY COMMENTS. REISSUED.	FEB. 06/18	GW	Ontario Building Code to be a Designer.	
16.			7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	qualification information	
15.			6	ISSUED FOR PRICING.	AUG. 23/17	GW	Richere Vink	2441
14.			5	STUCCO REPLACED.	JUL 05/17	GW	name	8
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.	426
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 project. Drawings are not to be copied.	
10.			1	PRELIMINARY REVIEW.	APR. 12/17	GW	date	by
no. description		date	by	no. description	date	by		



VAR
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com



project name	municipality
RUSSELL GARDENS PH.2	WATERDOWN, ON.

date _____ BASEMENT _____

March 2017 Basement

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

HIGHGROVE 5E

—

project no.
16036

PLAN FLEV 3' drawing no.

FILE NO. **A1b**

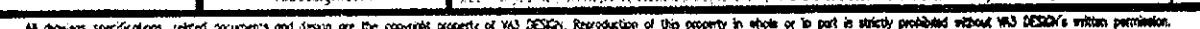
16036-HIGHGROVE SE
Tue - Apr 17 2012 - 8:42 AM

All drawings, specifications, related documents and design are the copyright property of V&J DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&J DESIGN's written permission.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

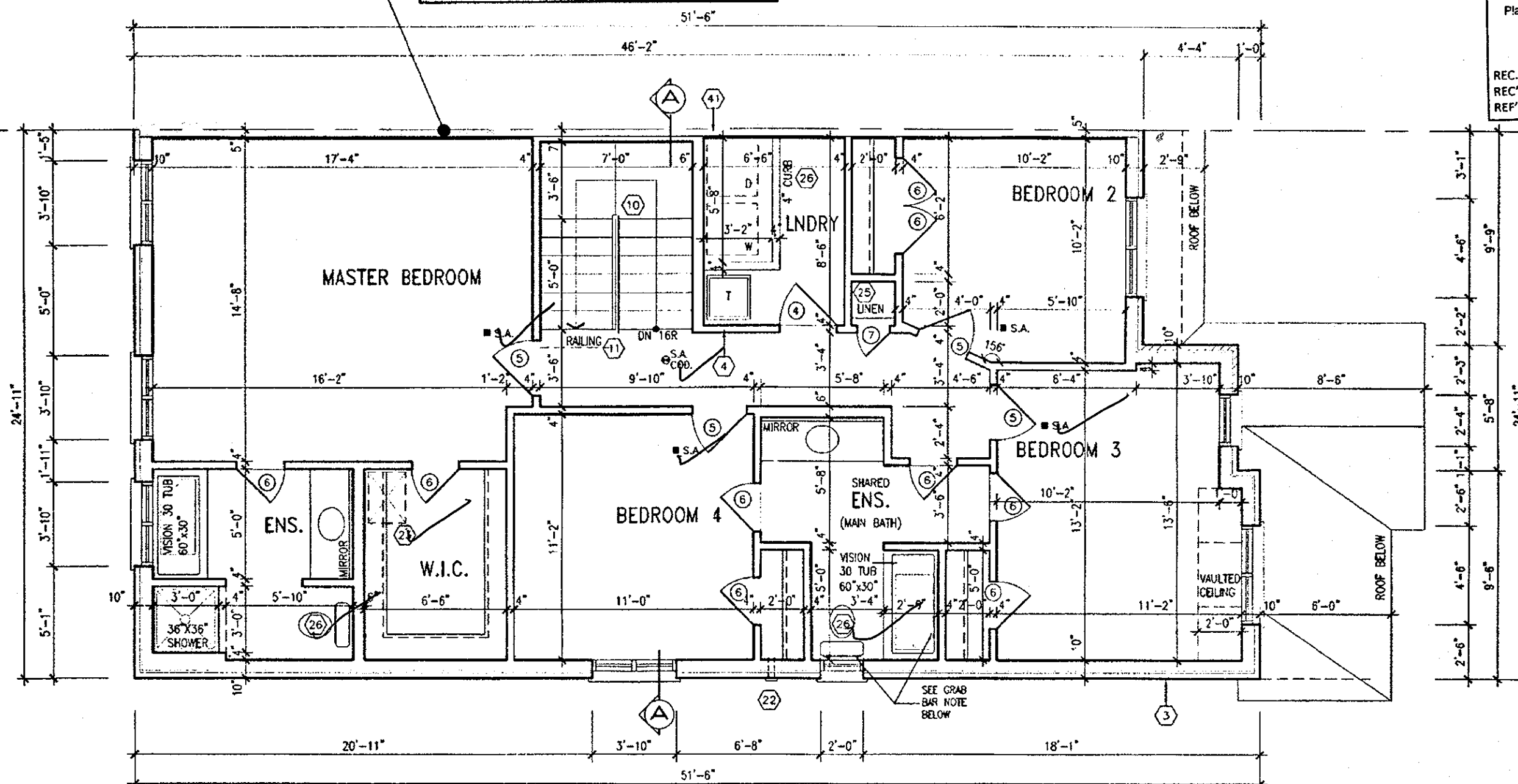
MAY 24 2018

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



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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



CITY OF HAMILTON
Building Division

Permit No. 17-13194

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 15/18 APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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

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

18				9	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				8	REV. PER CITY COMMENTS. REISSUED.	FEB. 06/18	GW	qualification information	
16				7	REVISED. ISSUED FOR PERMIT.	SEP. 28/14	GW	Richard Vink	244
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW	signature	
14				5	STUCCO REPLACED.	JUL. 05/17	GW	name	
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	qualification information	426
12				3	CHANGED JOIST DEPT/ FLOOR HEIGHTS.	JUN. 14/17	GW	VAK3 Design Inc.	
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	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 project.	
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW		
9	description	date	by	no	description	date	by		

All documents, printed documents and design are the copyright property of VAI DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAI DESIGN's written permission.


VA
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark.

HIGHGROVE 5E

project name	municipality
RUSSELL GARDENS PH.2	WATERDOWN, ON.

project no.
16036

DATE MARCH 2017 SECOND FLOOR PLAN ELEV. '3'

DRAWN BY WT CHECKED BY GW SCALE 3/16" = 1'-0" SDR NAME 16036-HIGHGROVE SE-NEW

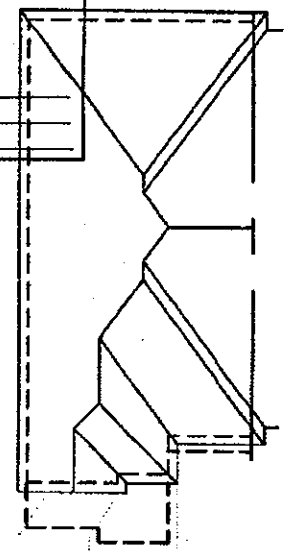
drawing no.
A3b

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

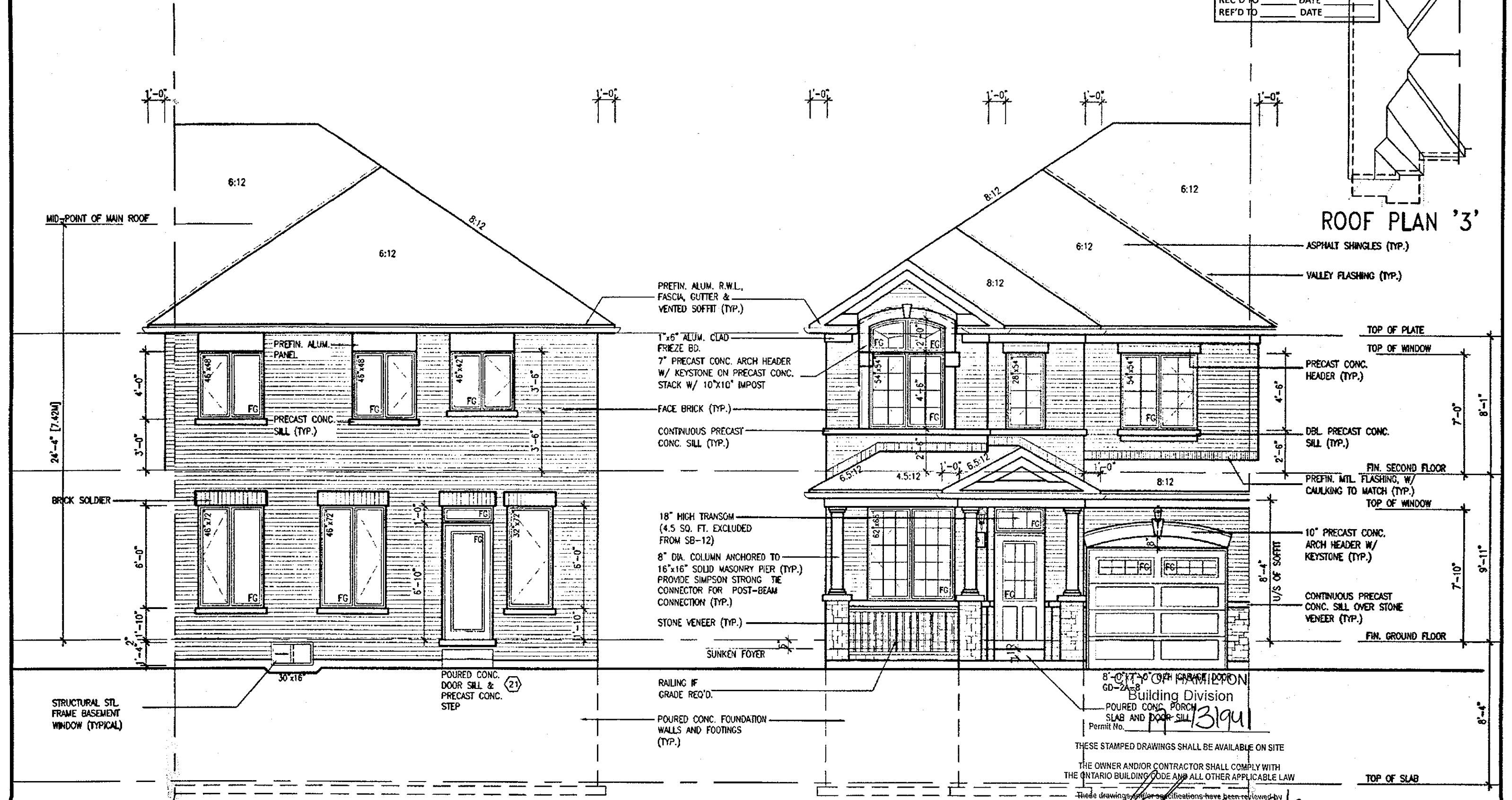
2264 SF.

MAY 24 2018

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



ROOF PLAN '3'



REAR ELEVATION '3'

FRONT ELEVATION '3'

HIGHGROVE 5E
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 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:
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
17	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	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 14/17	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.

Richard Vink
name
registration information
VA3 Design Inc.
24488
BCA
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 M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.

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

16036-HIGHGROVE 5E-NEW

16036

FRONT AND REAR ELEVATION '3'

16036-HIGHGROVE 5E-NEW

16036

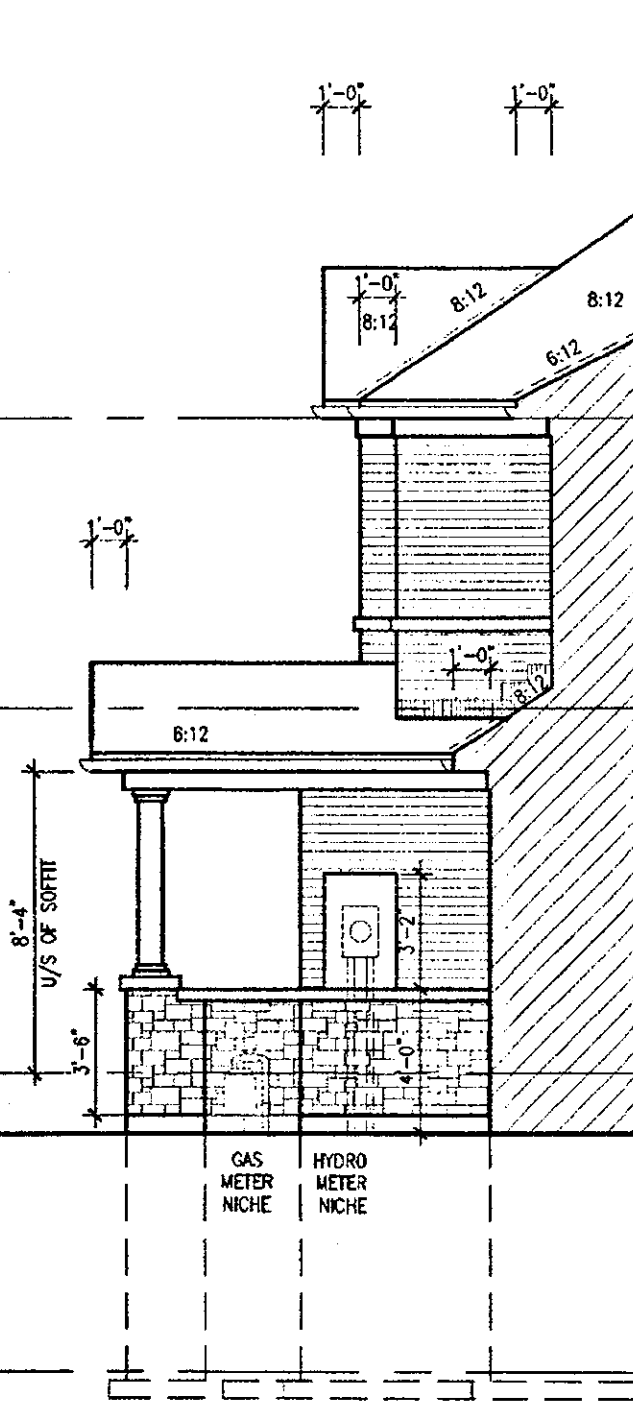
A4b

2264 SF.

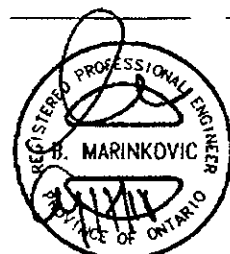
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

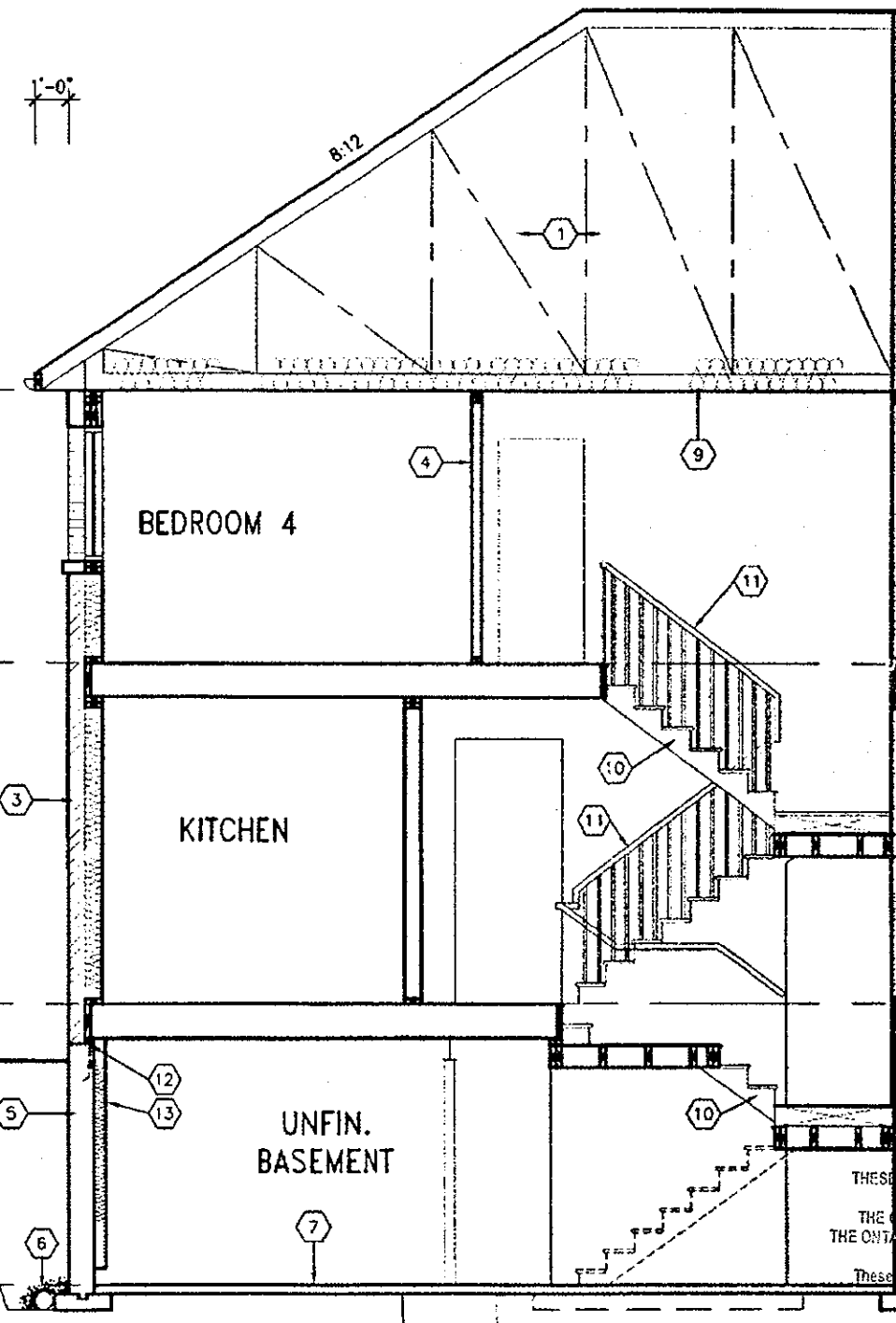
REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____



SECTION B ELEV. 3



STRUDET INC.
FOR STRUCTURE ONLY



SECTION A-A ELEV. '3'

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
CITY OF HAMILTON GRADE
Building Division
A-13941
Permit No. A-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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
APR 17 2018

HIGHGROVE 5E
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 its lot.

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

18				9	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. qualification information Richard Vink 24488 signature name registration information VA3 Design Inc. 42653 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.
17				8	REV. PER CITY COMMENTS. REISSUED.	FEB. 06/18	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. 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	date	by	



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



Project name
RUSSELL GARDENS PH.2
Waterdown, ON.

HIGHGROVE 5E

Project no.
16036

DATE: MARCH 2017
Drawn by: WT
checked by: GW
scale: 3/16" = 1'-0"
SECTION A-A AND SECTION B ELEV. '3'
16036-HIGHGROVE 5E-NEW
Apr 16 2018 - 11:27 AM
Drawing no.
A6b

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

All drawings, specifications, related documents and design are the copyright property of V43 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V43 DESIGN's written permission.

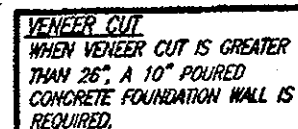
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

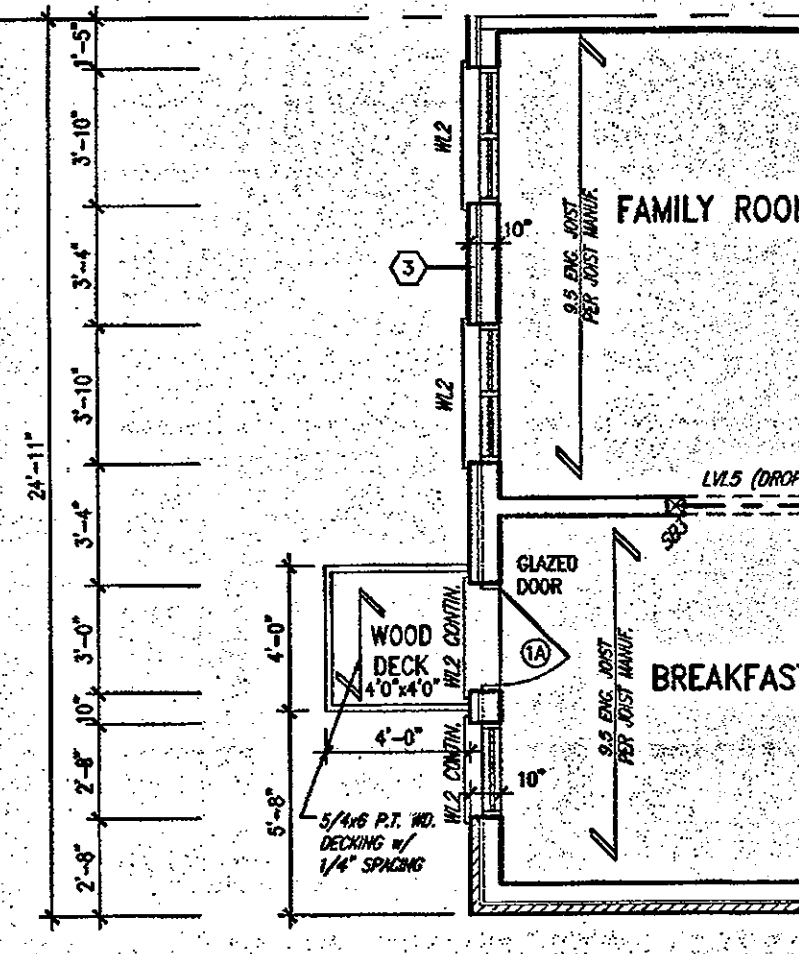
SEP 16 2011

John G. Williams Limited, Architects



PART. BASEMENT PLAN - ELEV. '1 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. 17-13194

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

DA



STRUDET INC
FOR STRUCTURE ONLY

OCT 04 2017

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

			9	-	-	The undersigned has reviewed and takes responsibility for this design and has the authority and certifies the requirements set out in the Ontario Building Code to be a Designer.
18			8			
17			7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17 GW	qualification information
16			6	ISSUED FOR PRICING.	AUG. 23/17 GW	Richard Vink
15			5	STUCCO REPLACED.	JUL. 05/17 GW	home signature
14			4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17 WT	Registration Information Y&Z Design Inc.
13			3	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 product of the Designer which must be released at the completion of the work. Drawings are not to be scaled.
12			2	REVISED PER CLIENT COMMENTS.	APR. 28/17 GW	
11			1	PRELIMINARY REVIEW.	APR. 12/17 GW	
10	no. description	date by no. description date by				

**VA3
DESIGN**
255 Consumers Rd Suite 101
Toronto ON M2J 1L9
t 416.630.2255 f 416.666.1111
www.vasign.com

Greenpark

HIGHGROVE SE

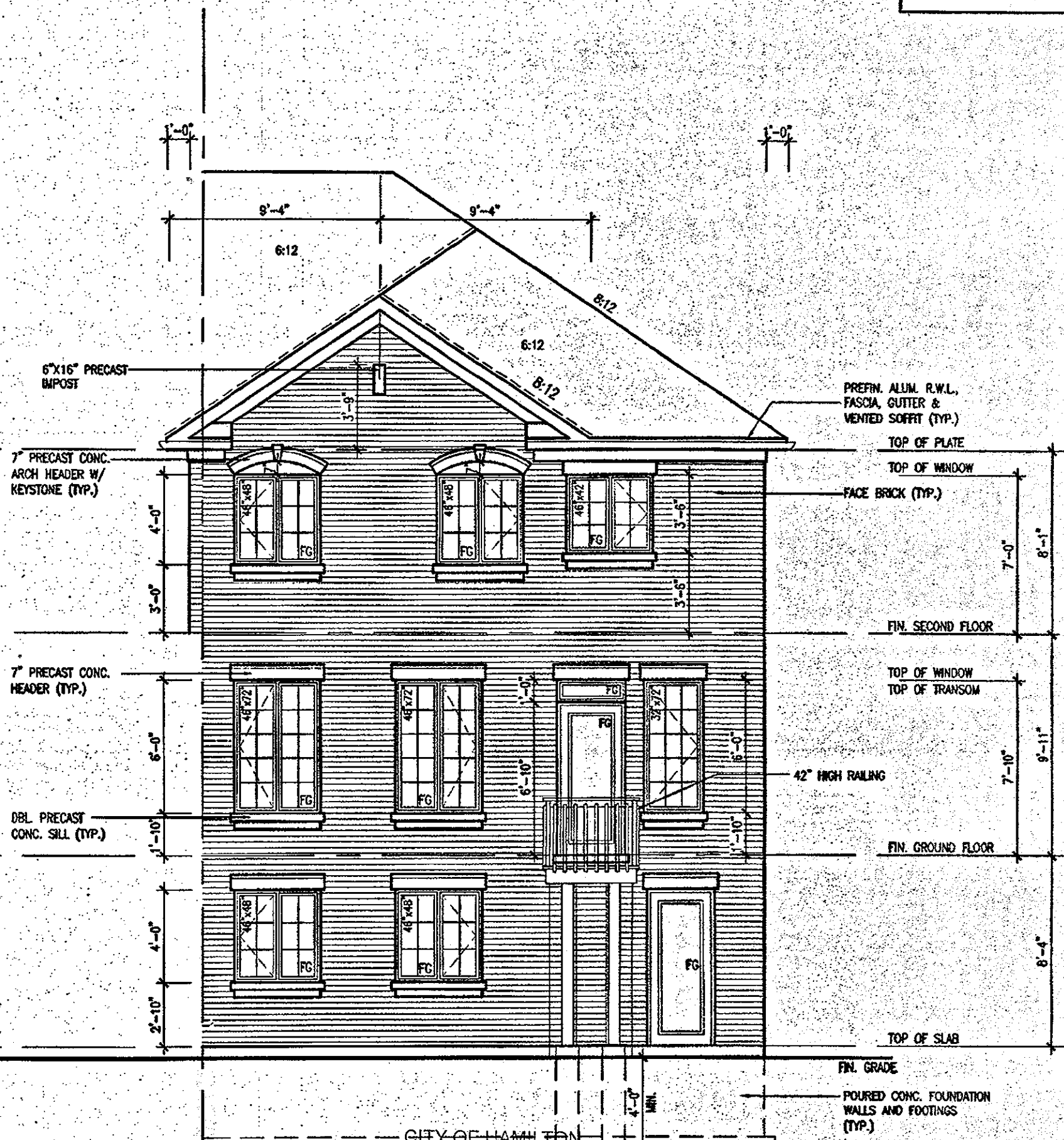
project name	environmental policy	project
RUSSELL GARDENS PH.2	WATERDOWN, ON.	1603

date MARCH 2017 PART. PLANS- WOB CONDITION drawing no. A112

drawn by **WT** checked by **GW** $3/16'' = 1'' - 8''$ **16036-HIGHGROVE SE**

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

2264 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 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, Architect

CITY OF HAMILTON
Building Division
UPGRADED REAR ELEVATION '3'
Permit No. **WOB CONDITION**

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
[Signature] Aug 13/18
FOR CHIEF BUILDING OFFICIAL

OCT 4 2017

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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	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	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.

qualification information
Richard Vink
BCN
24488
some registration information
VA3 Design Inc.
42558

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 M2N 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.		HIGHGROVE 5E	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16038	drawing no. A13b
date MARCH 2017			
checked by GW			
scale 3/16" = 1'-0"			
file name 16038-HIGHGROVE 5E			
date 2017-03-09 10:51:11			

16038-HIGHGROVE 5E.dwg - Fri - Sep 29 2017 - 1:35 PM

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.