

2012 SF.

BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION UNINTERRUPTED BY FRAMING

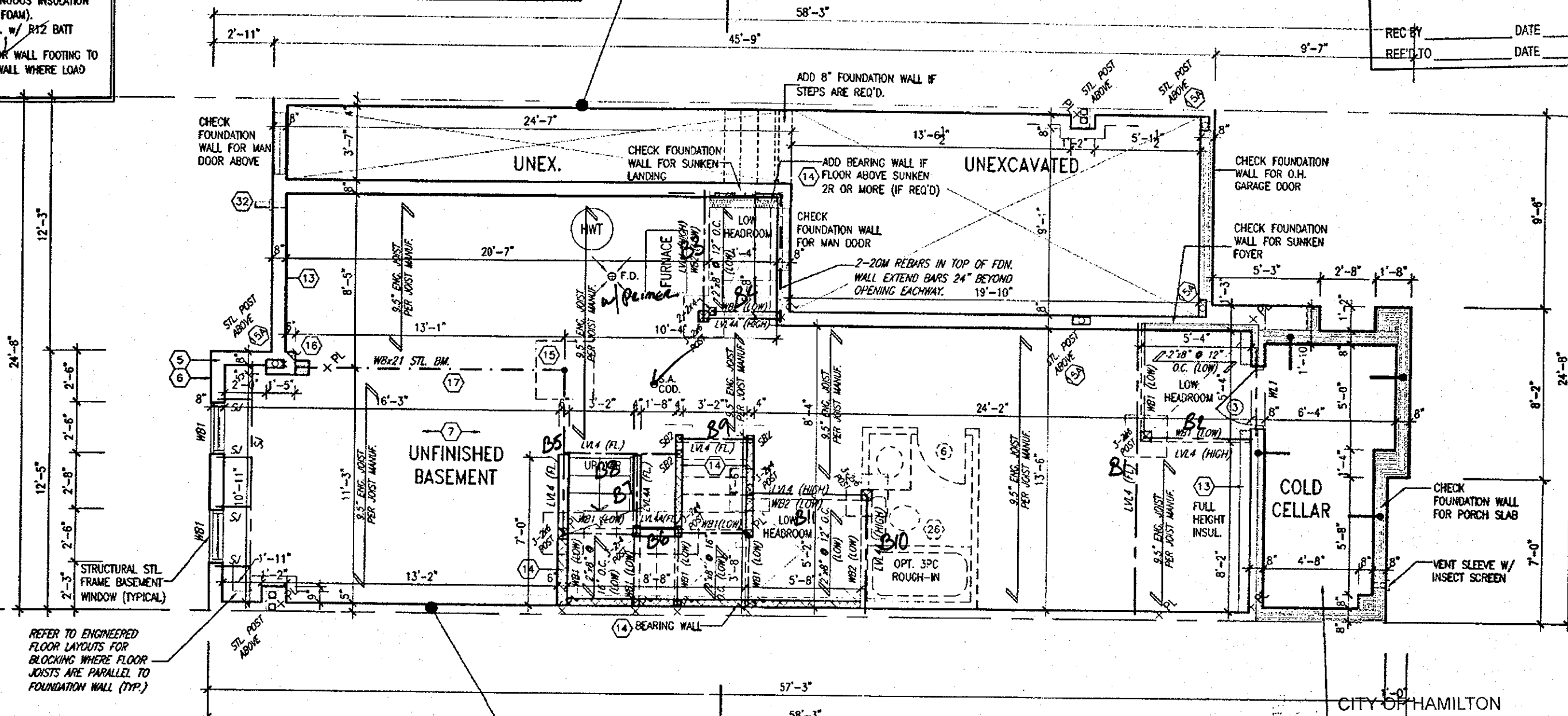
**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
FRAMING IS REQ'D. FOR
SUPPORT.**
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 22 2018

REC BY _____ DATE _____
REF TO _____ DATE _____



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. '3'

COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7'7"o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DONELS SPACED NOT
MORE THAN 23 5/8"o.c.

Permit No. 17-131908
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
MAY 30 2018
DATE
FOR SHEET BUILDING OFFICIAL

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

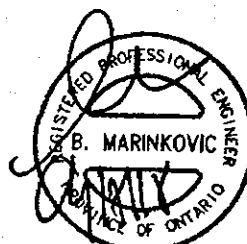
It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
working drawings with respect to any zoning or
building code or permit matter of 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.



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	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 PER CITY COMMENTS REISSUED.	FEB 15/18	GW	qualification information
16	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	Richard Vink
15	ISSUED FOR PRICING.	AUG 23/17	GW	registration information
14	STUCCO REPLACED.	JUL 05/17	GW	VA3 Design Inc.
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	24688
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 13/17	GW	42655
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW.	APR 12/17	GW	
9				
8				
7				
6				
5				
4				
3				
2				
1				
no.	description	date	by	no.

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

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

HIGHGROVE 4
Project no. 16036
Drawing no. 16036-HIGHGROVE-4
A1b

2012 SF.

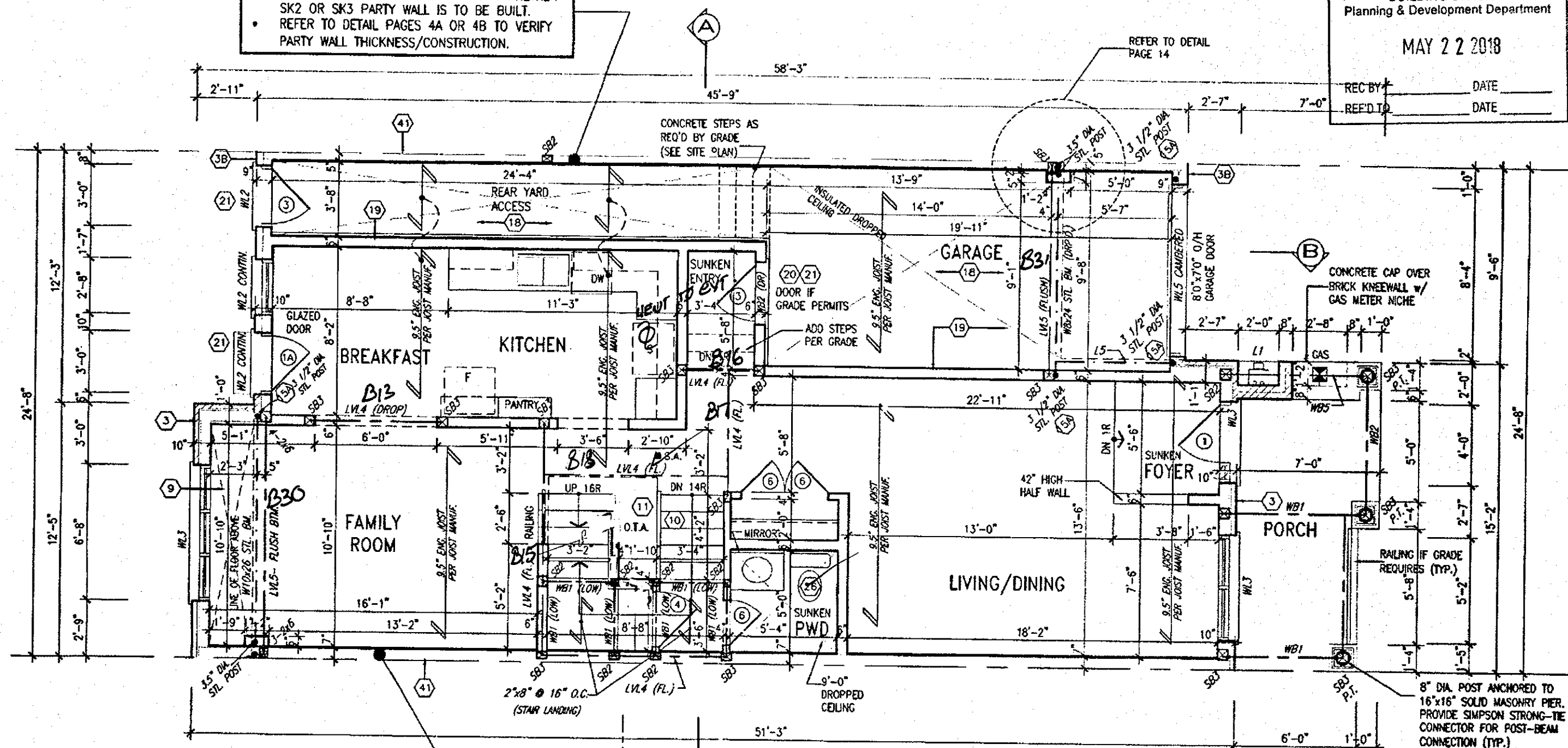
PARTY WALL AT GARAGE SIDE CONSTRUCTION

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 22 2018

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



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. 17-131908

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

MAY 30 2018

FOR CHIEF BUILDING OFFICIAL

DATE

APR 17 2018

HIGHGROVE 4
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.



STRUDET INC.
FOR STRUCTURE ONLY

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 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 GW	
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

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.

Richard Vink
name
registration information
VAS Design Inc.
24488
BCN
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.

VAS DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 1.416.630.4782
vasdesign.com

Greenpark.

HIGHGROVE 4

PROJECT NAME: RUSSELL GARDENS PH.2
MUNICIPALITY: WATERDOWN, ON.
DATE: APRIL 2017
DRAWN BY: WT
CHECKED BY: GW
SCALE: 3/16" = 1'-0"
PROJECT NO.: 16036
DRAWING NO.: A2b

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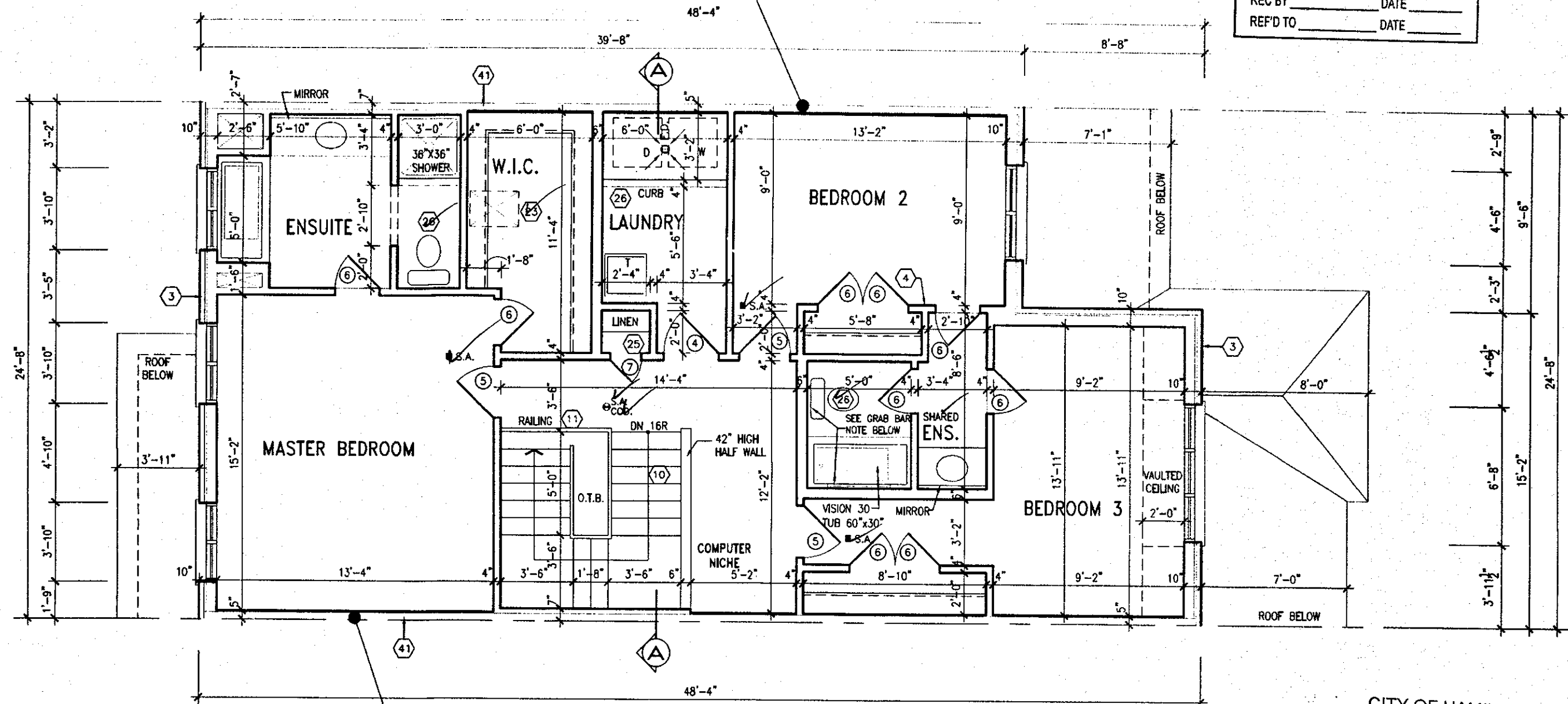
2012 SF.

PARTY WALL CONSTRUCTION (UPPER FLOOR)
 • SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
 • REFER TO BLOCK PLANS.

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department

MAY 22 2018

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



SECOND FLOOR PLAN ELEV. '3'

PARTY WALL CONSTRUCTION (UPPER FLOOR)
 • SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
 • REFER TO BLOCK PLANS.

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)(i).

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CITY OF HAMILTON
 Building Division

Permit No. 17-131908

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These drawings and/or specifications have been reviewed by
 MAY 30 2018
 FOR CHIEF BUILDING OFFICIAL DATE

FEB 15 2018

HIGHGROVE 4
 COMPLIANCE PACKAGE 'A1'

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VA3
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 va3design.com

Greenpark.

HIGHGROVE 4

project name
 RUSSELL GARDENS PH.2
 municipality
 WATERDOWN, ON.
 project no.
 16036
 date
 APRIL 2017
 drawn by
 WT
 checked by
 GW
 scale
 3/16" = 1'-0"
 title
 SECOND FLOOR PLAN ELEV. '3'
 drawing no.
 16036-HIGHGROVE-4
 A3b

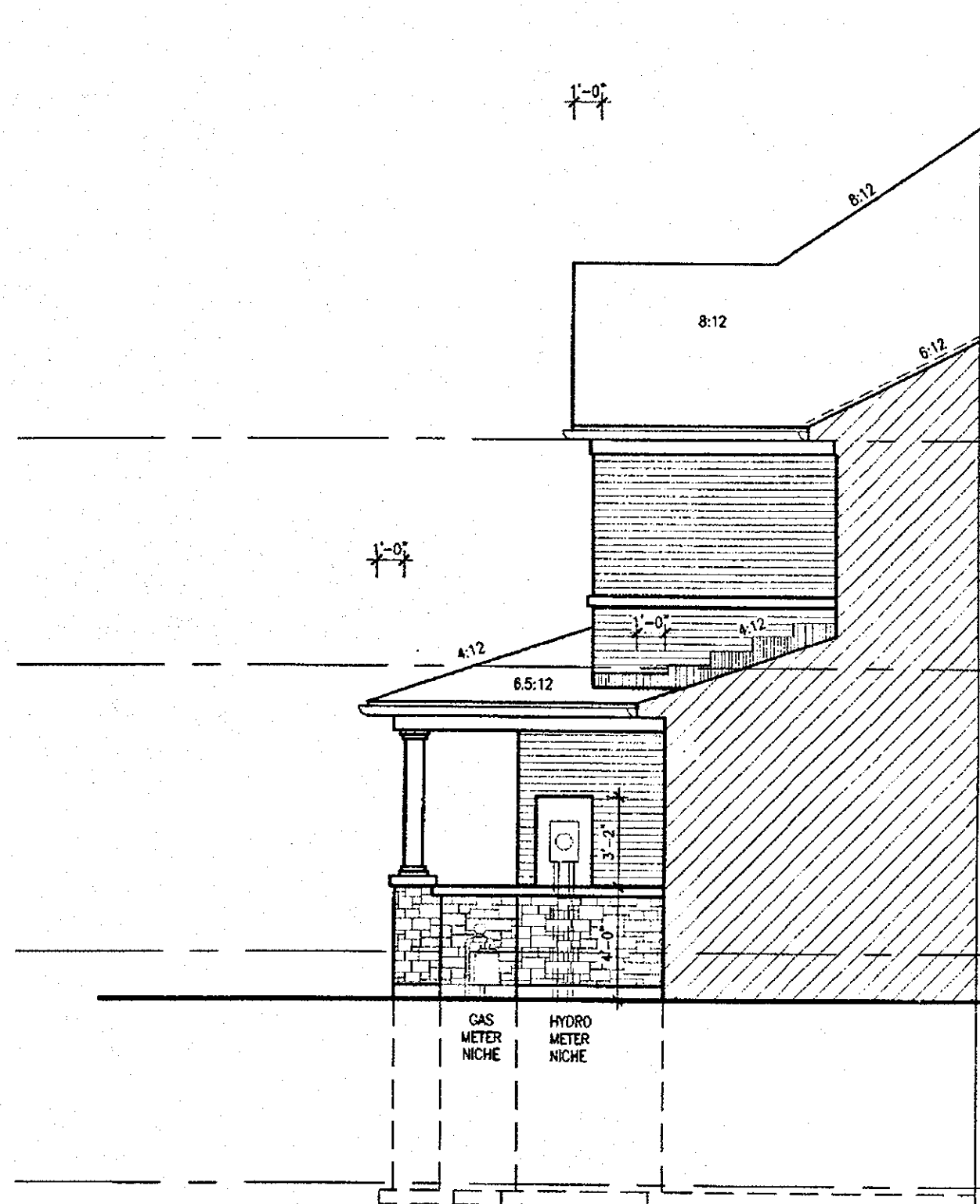
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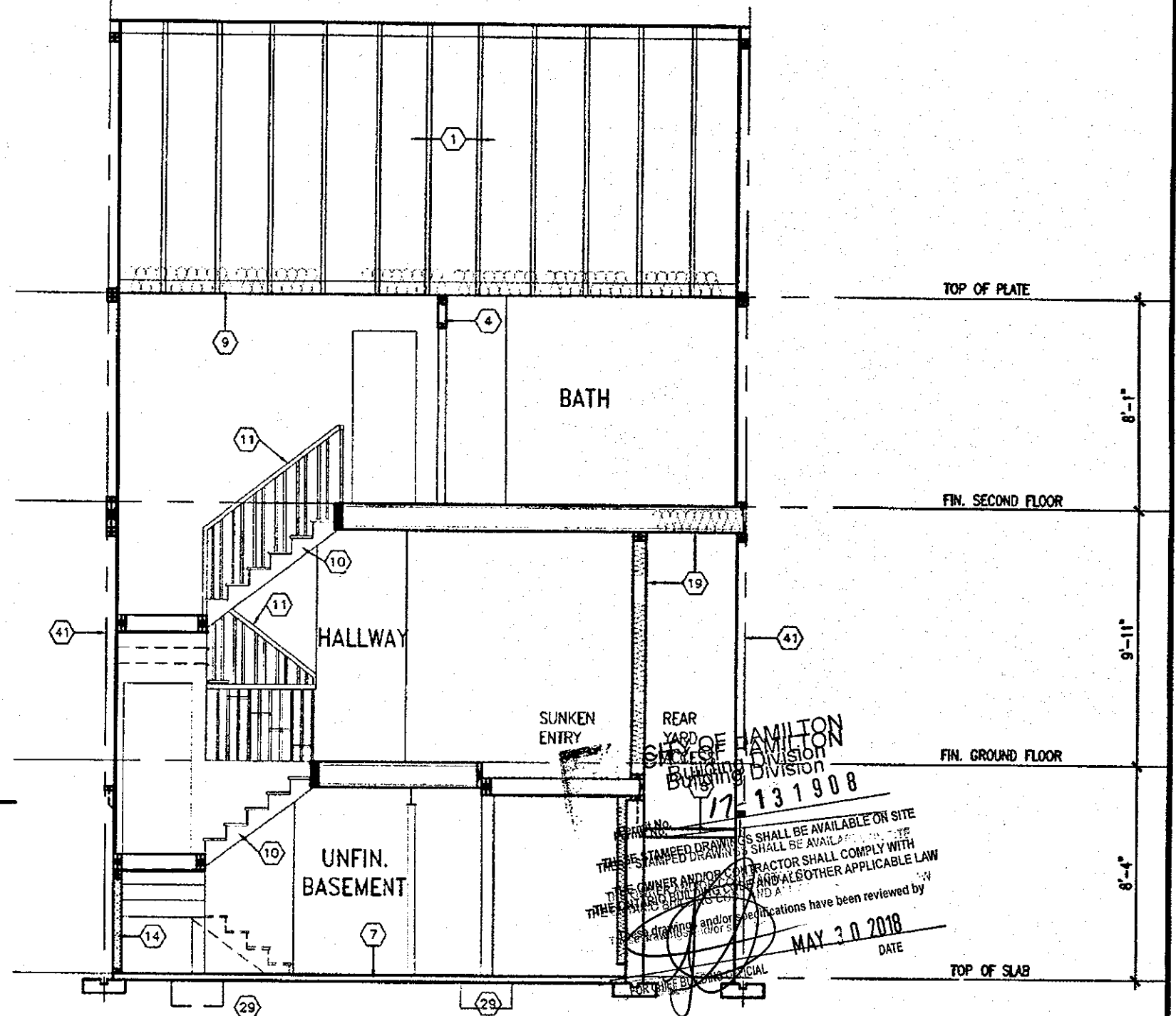
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BUILDING DIVISION
Planning & Development Department

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REC BY _____ DATE _____
REF TO _____ DATE _____



SECTION B ELEV. 3



SECTION A-A ELEV. 3

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

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no	description	date	by	no	description	date

VAR3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
vo3design.com

Greenpark. **HIGHGROVE 4**
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**
Section: **SECTION A-A ELEV. 3** Drawing No.: **A6b**

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