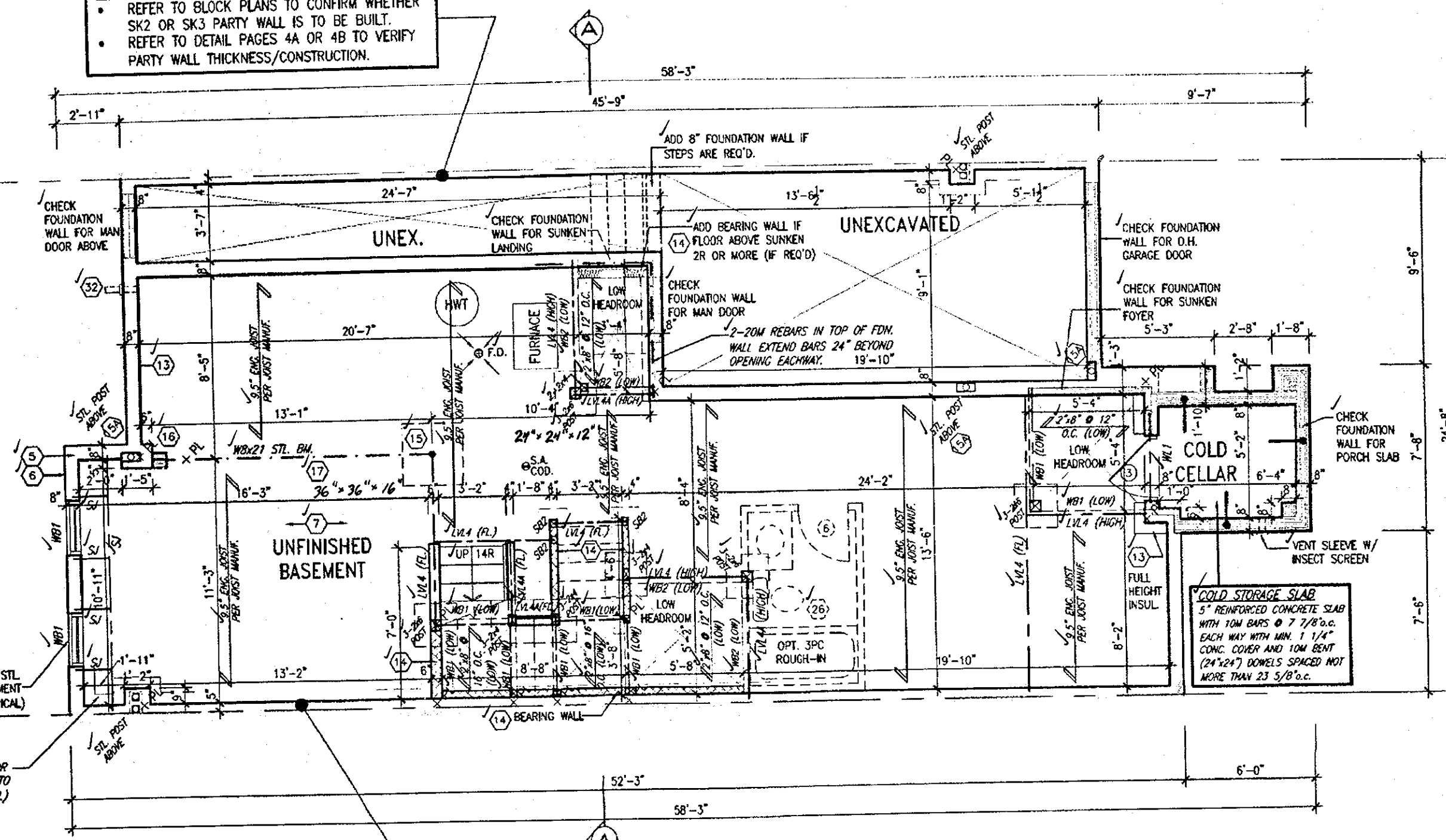


2012 SF.

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.



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
Planning & Development Department
REVISED
MAY 22 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. **17-131872-00-R9**

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] MAY 30/18
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: *[Signature]*
DATE: **Apr 20, 2018**
The stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

REGISTERED PROFESSIONAL ENGINEER
P. MARINKOVIC
STRUCTURAL ENGINEER
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.

no.	description	date	by	no.	description	date	by
18				5	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	W1
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
[Signature] 24488
name
Richard Vink
signature
VA3 Design Inc.
42655
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.

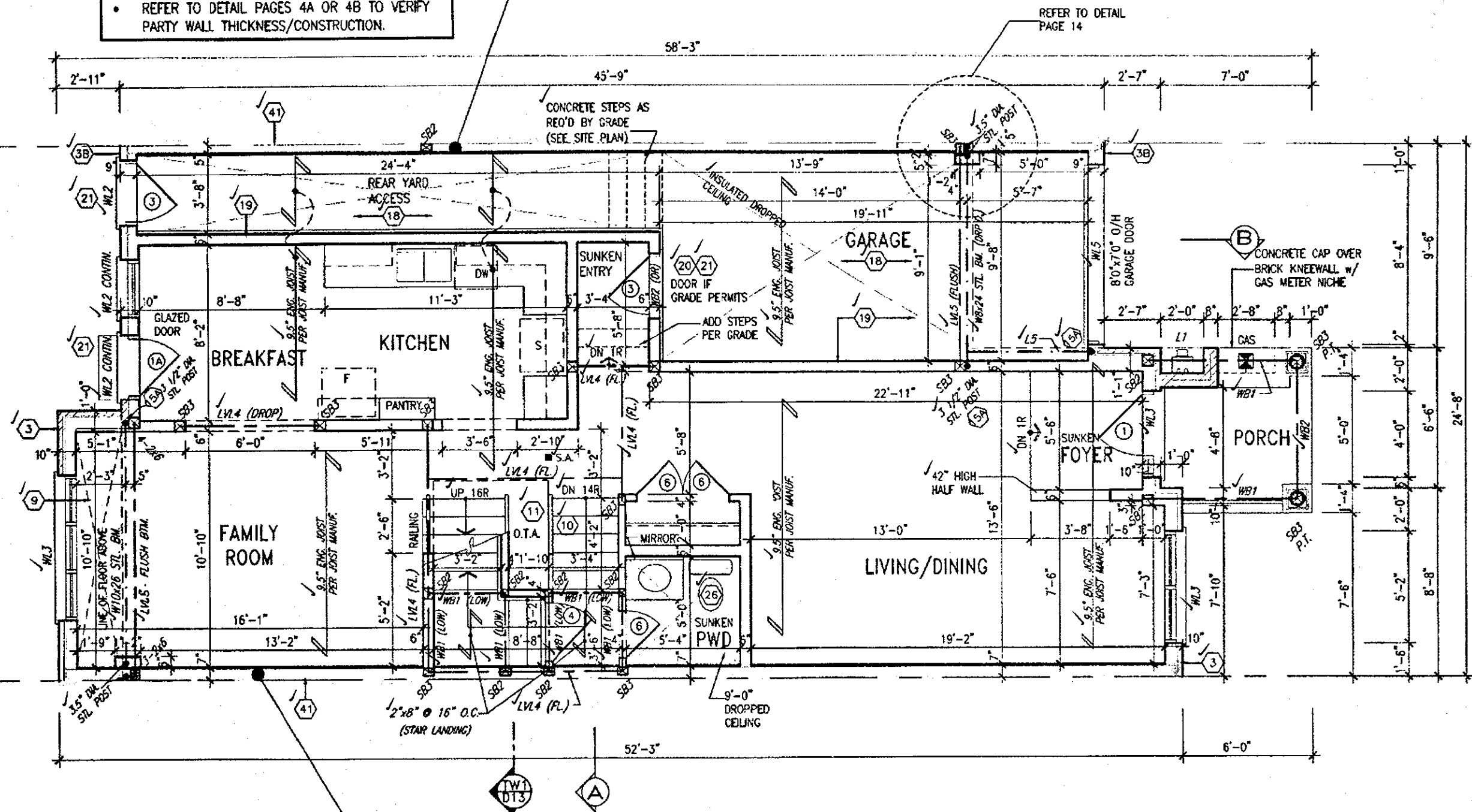
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH.2
location
WATERDOWN, ON.
date
APRIL 2017
checked by
GW
scale
3/16" = 1'-0"
drawing no.
16035-HIGHGROVE-4
drawing no.
A1a

HIGHGROVE 4
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
Planning & Development Department
REVISED
MAY 22 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. **17-131872-00-R9**

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] MAY 30/18
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 this subdivision agreement. The Contractor/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 *[Signature]*
DATE: **Apr 20, 2018**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

[Professional Engineer Stamp]
B. MARINKOVIC
ENGINEER
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.

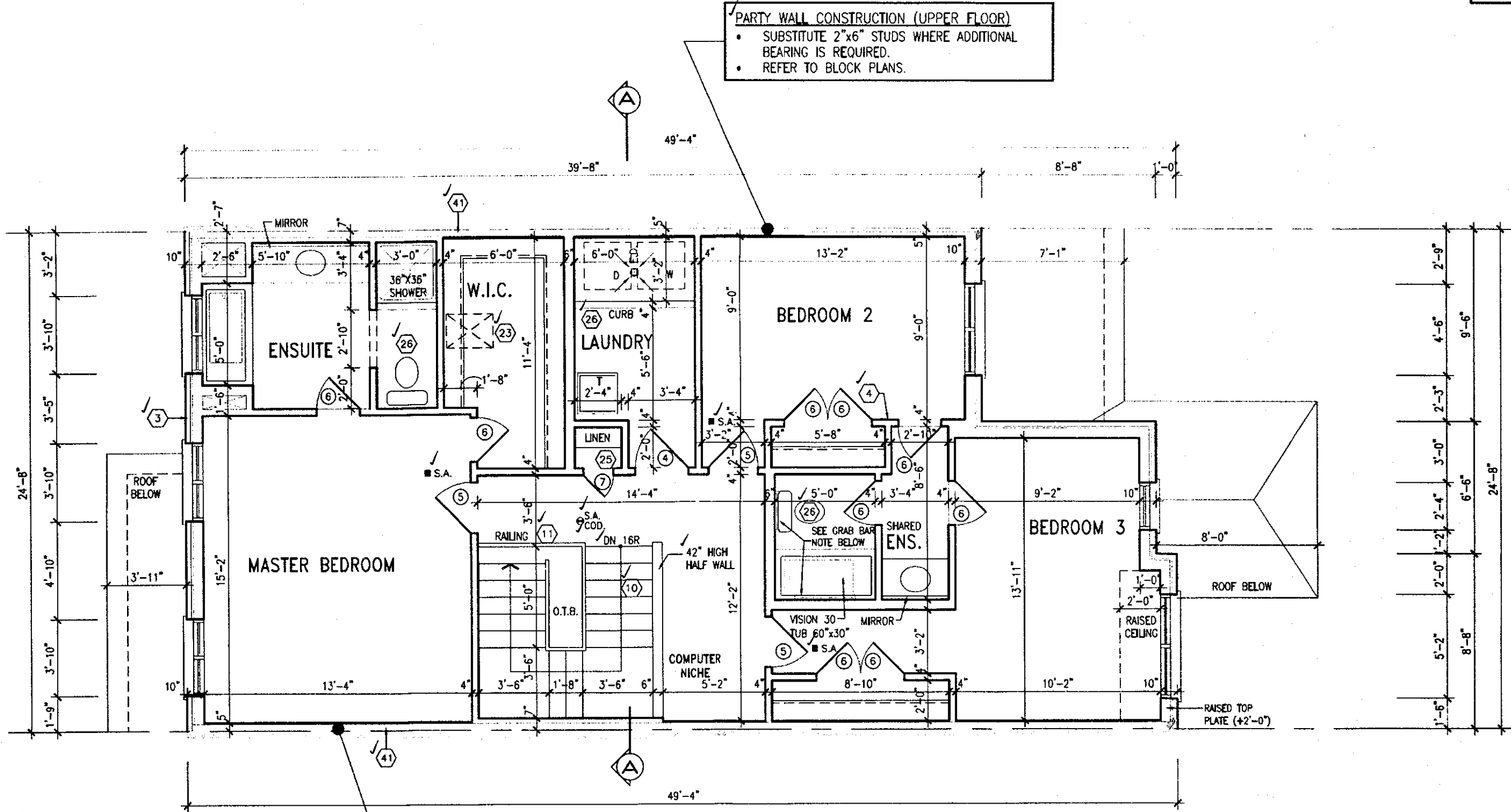
18	REVISED.	APR. 13/18	GW	
17	8. REVISED PER CITY COMMENTS. REDISSUED.	FEB. 15/18	GW	
16	7. REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	
15	6. ISSUED FOR PRICING.	AUG. 23/17	GW	
14	5. STUCCO REPLACED.	JUL. 05/17	GW	
13	4. REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	
12	3. CHANGED JOIST DEPTH/ FLOOR HEIGHTS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

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 24438
BCN
47658
VAS Design Inc.
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
416.630.2255 / 416.630.4782
va3design.com

Greenpark.		HIGHGROVE 4	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16035	
date APRIL 2017		drawing no. A2a	
checked by GW		scale 3/16" = 1'-0"	
drawing no. 16035-HIGHGROVE-4		drawing no. A2a	

2012 SF.



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
Planning & Development Department
REVISED
MAY 22 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

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 30/18
 FOR CHIEF BUILDING OFFICIAL DATE

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					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. REDSUED.	FEB. 15/18	GW		
16				7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW		
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW	qualification information	
14				5	STUCCO REPLACED.	JUL. 05/17	GW	name	2441
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	signature	9
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 13/17	GW	registration information	4265
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	VAS Design Inc.	
10				1	PRELIMINARY REVIEW.	APR. 12/17	GW		
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 scaled.					

W	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	2441
W	name	9
W	signature	
W	registration information	
W	VA3 Design Inc.	4263
W	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.	



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

Greenpark.

HIGHGROVE 4

project name	RUSSELL GARDENS PH.2		city	WATERDOWN, ON.		project no.	16036
date	APRIL 2017		SECOND FLOOR PLAN ELEV. '2'				drawing no.
drawn by	checked by	scale	file name		A3a		
WT	GW	3/16" = 1'-0"	16036-HIGHGROVE-4				

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2012 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 22 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

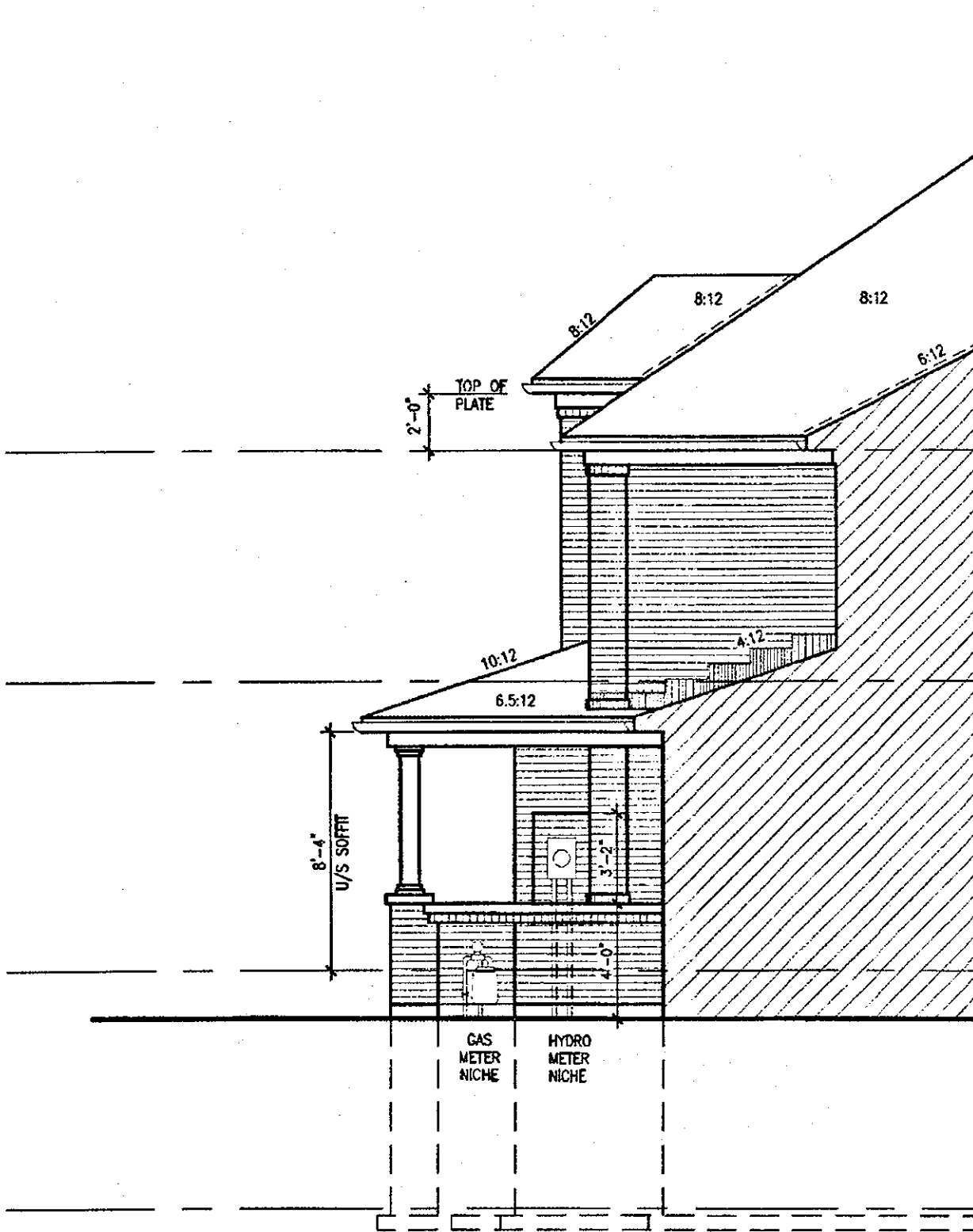
Permit No. 17-131870-00-R9

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

B. R. H. MAY 30/18
FOR CHIEF BUILDING OFFICIAL DATE



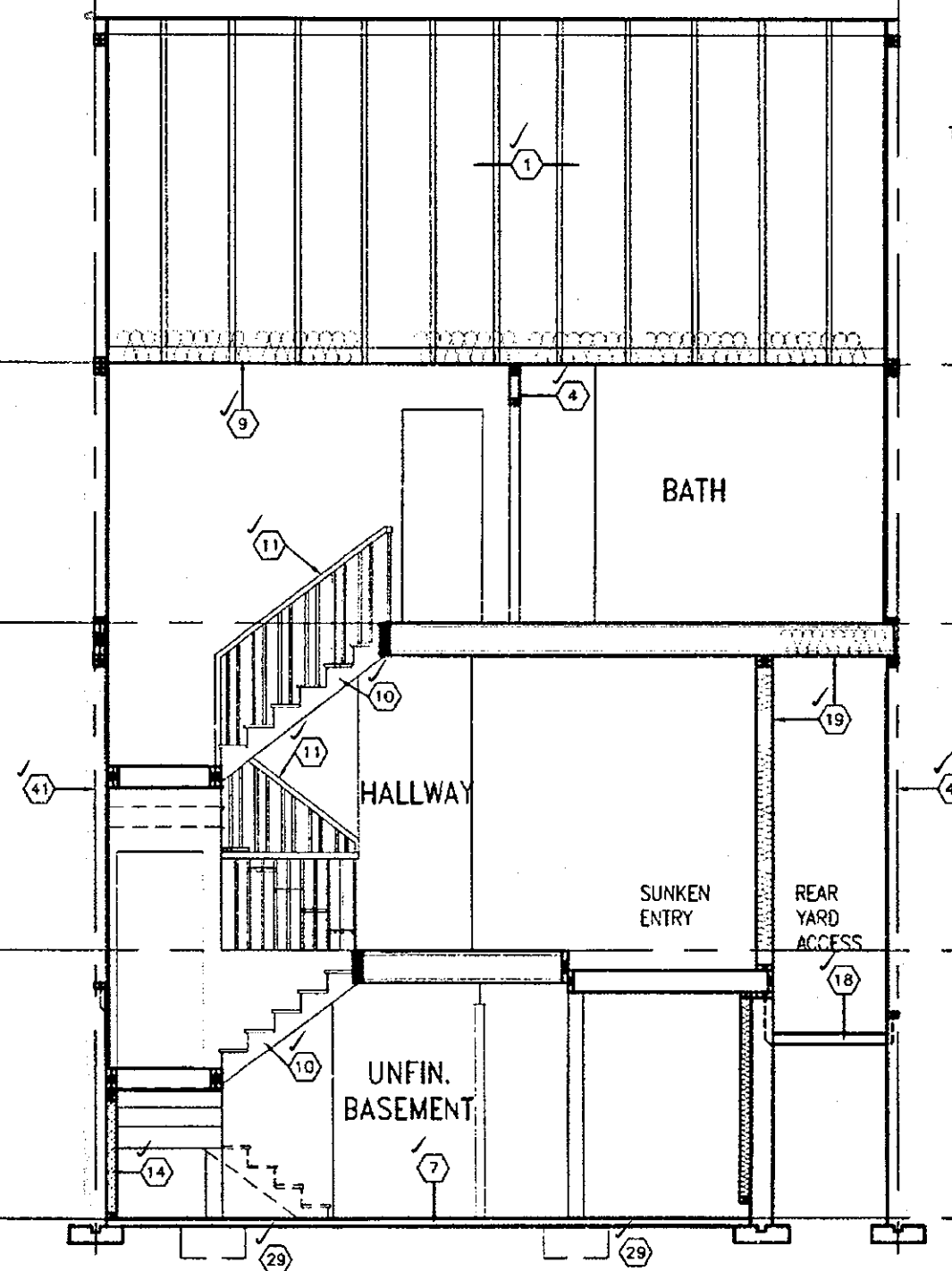
SECTION B ELEV. 2

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.



STRUDET INC.
FOR STRUCTURE ONLY



SECTION A-A ELEV. 2

APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 1 416.630.4782 vadesign.com	 RUSSELL GARDENS PH.2 WATERDOWN, ON.	HIGHGROVE 4	project no. 16036	drawing no. A6a
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						

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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 site listing 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.

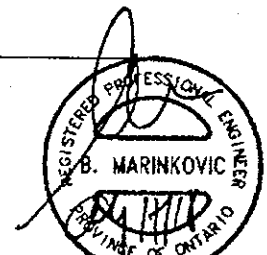
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY

DATE: APR 20, 2018

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a professional seal or endorsement.

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL INFORMATION.



STRUDET INC.
FOR STRUCTURE ONLY

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.

CITY OF HAMILTON
Building Division

Permit No. 17-131872-00-R9

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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 DATE MAY 30/18

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 22 2018

REC. BY DATE
REF'D TO DATE

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

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 Yank <i>R Yank</i> signature name registration information VAS Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the job.
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	

VAS
DESIGN

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

Greenpark.

RUSSELL GARDENS PH.2

WATERDOWN, ON.

HIGHGROVE 4

project no. 16036

APRIL 2017

PARTIAL PLANS- WOB CONDITION

drawn by

checked by

scale 3/16" = 1'-0"

16036-HIGHGROVE-4

drawing no. A10

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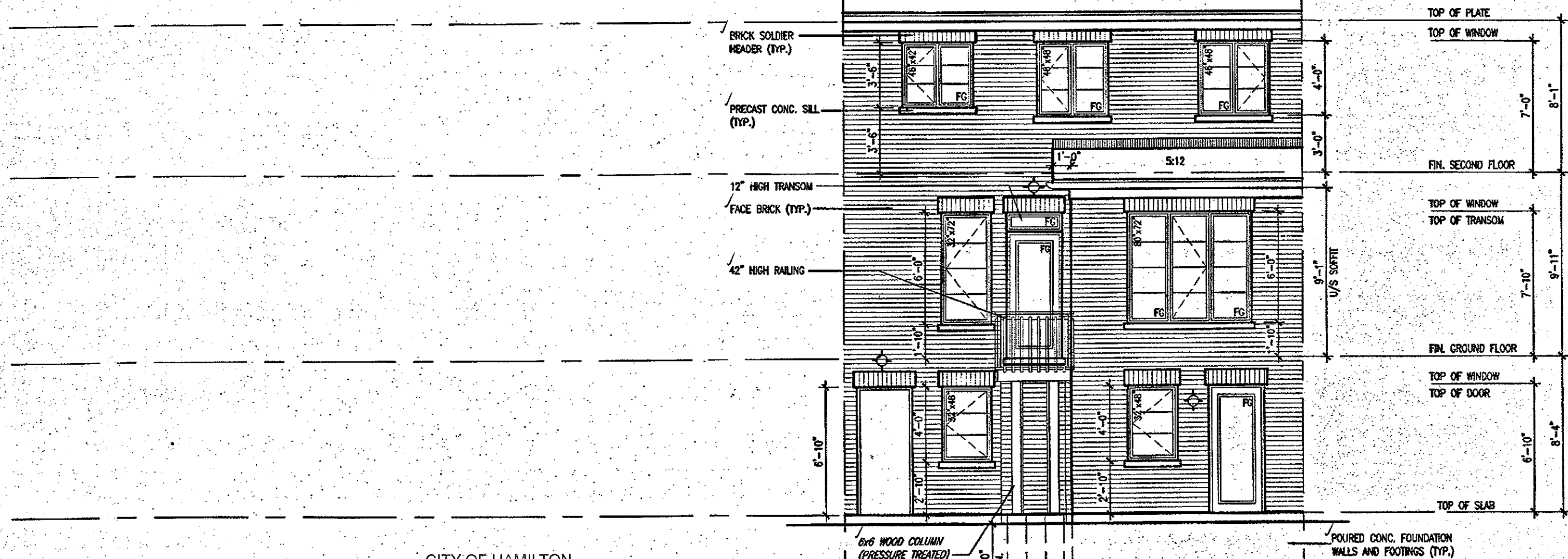
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ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

John G. Williams Limited, Architect



NOV 16 2017

REC. BY _____ DATE _____

REF'D TO _____ DATE _____

Permit No. 12-131872-00-R9

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 DEC. 14/17

UPGRADED REAR ELEVATION '2'
WOB CONDITION

OCT 04 2017

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

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		-		
16		-	7	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	qualification information
15		-	6	ISSUED FOR PRICING.	AUG. 23/17	GW	Richard Wink 2449
14		-	5	STUCCO REPLACED.	JUL. 05/17	GW	Name signature 80
13		-	4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information VAS Design Inc. 4265
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 retained at the completion of the work. Drawings are not to be copied.
10		-	1	ISSUED FOR CLIENT PRELIMINARY REVIEW			
no. description		date	by no.	description	date	by	

**VA3
DESIGN**
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

Greenpark.

HIGHGROVE 4

project name RUSSELL GARDENS PH.2	city/township WATERDOWN, ON.	project no. 16036
date APRIL 2017	UPGRADED REAR ELEV. 2 - WOB CONDITION	drawing no. A11c
drawn by CW	checked by scale 3/16" = 1'-0"	file name 16036-HIGHCROVE-4
SHEET - H:\PROJECTS\2017\16036\DWG\H16036-HIGHCROVE-4.DWG - TWP - Sep 28 2017 - 5:28 PM		

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