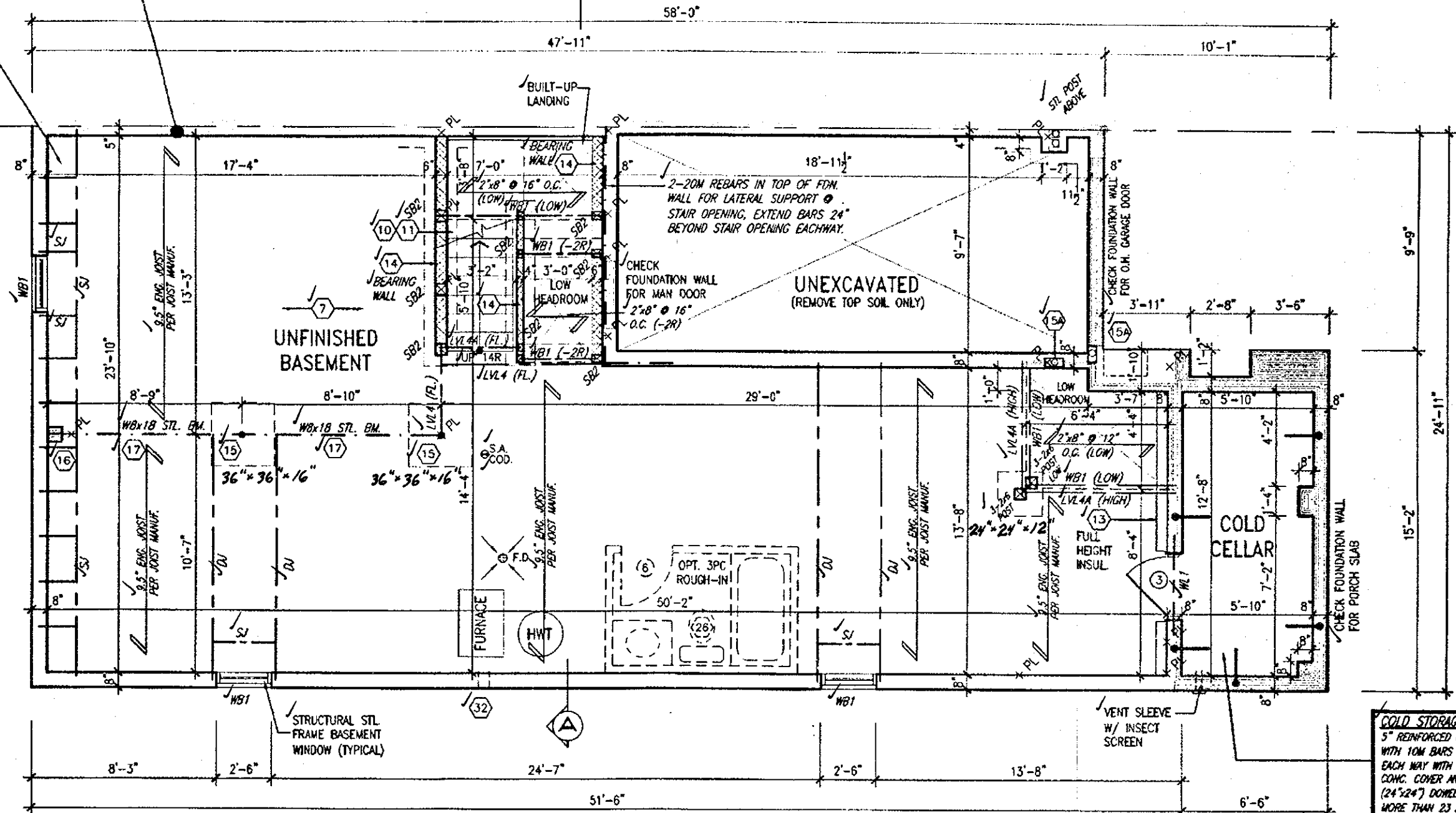


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2264 SF.

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.



STRUDET INC.
FOR STRUCTURE ONLY



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED.
FOR MORE INFORMATION PLEASE CALL:
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1-877-ESA-SAFE (372-7233)
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FIND A CONTRACTOR AT
www.pluginsafely.ca

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division
Permit No. 17-130133-00-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. K. MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

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 s/s (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 does not further professional responsibility.

18	REVISED	APR. 16/18	GW	Rev. of drawings has been 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	REV. PER CITY COMMENTS, REISSUED	FEB. 06/18	GW	qualification information
16	REVISED ISSUED FOR PERMIT	SEP. 28/17	GW	Richard Vink 24488
15	ISSUED FOR PRICING	AUG. 23/17	GW	same
14	STUCCO REPLACED	JUL. 05/17	GW	Registration Information
13	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT	VAS Design Inc. 42653
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	no description

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
1 416.630.2255 1 416.630.4782
vasdesign.com

Greenpark
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
project no.
16036
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE 5E
A1a
DATE - HAMILTON CITY BUILDING DIVISION - 15036-HIGHGROVE 5E.dwg - Size - Apr 17 2018 - 2:47 AM

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4. 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.

GROUND FLOOR PLAN ELEV. '2'

**Electrical Contractor
Registration Agency**
of the
**Electrical
Safety
Authority**

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

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 MAY 29/18

 FOR CHIEF BUILDING OFFICIAL DATE

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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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.

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.

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

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

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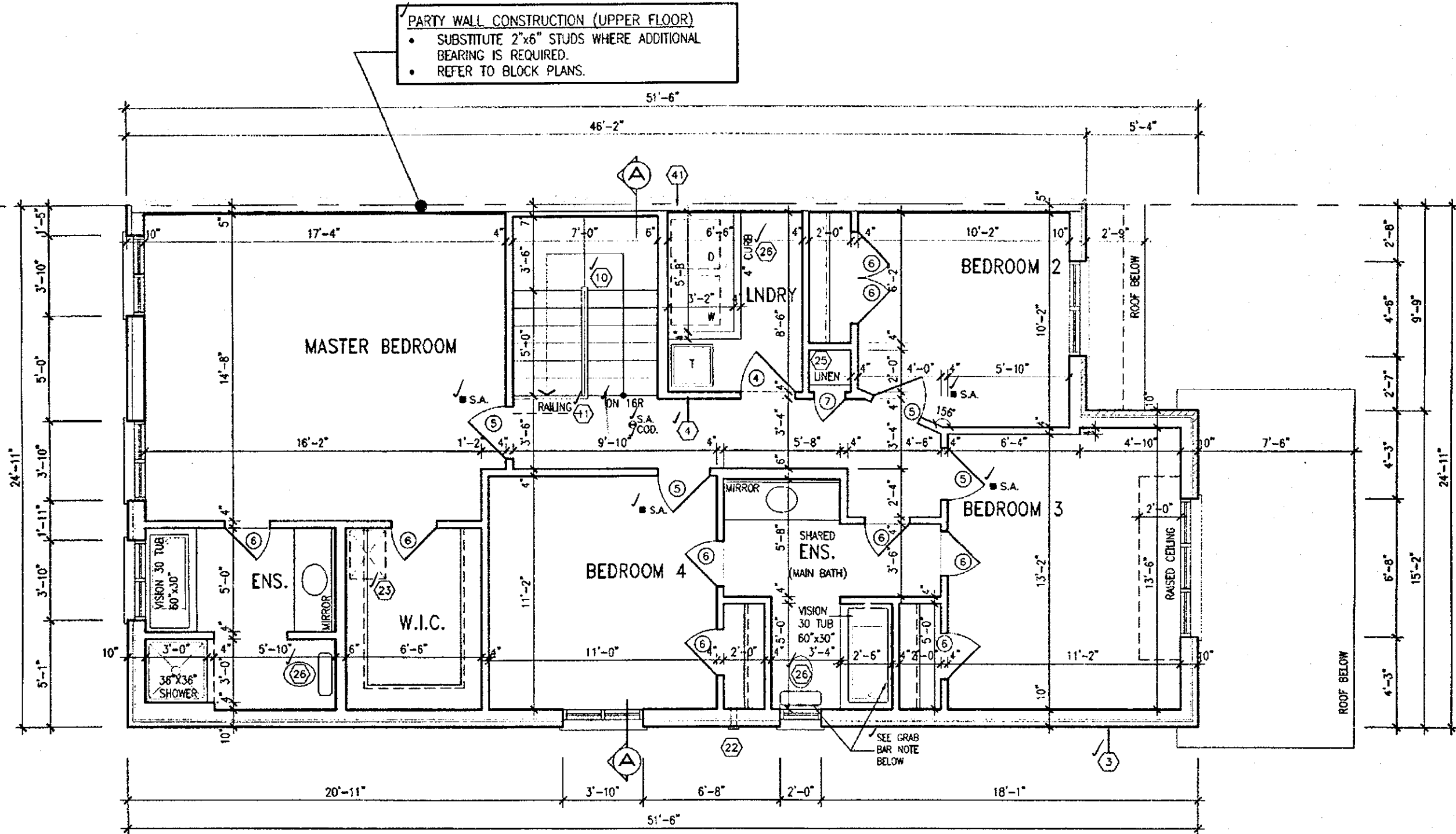
18				9	REVISED.	APR 16/18	GW
17				8	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	GW
16				7	REVISED ISSUED FOR PERMIT.	SEP 28/17	GW
15				6	ISSUED FOR PRICING.	AUG 23/17	GW
14				5	STUCCO REPLACED.	JUL 05/17	GW
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW
10				1	PRELIMINARY REVIEW.	APR 12/17	GW
no. description				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	244888
name	signature
registration information	BCH
YAS 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.	

VAR
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

 Greenpark.		HIGHGROVE 5E	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	
date MARCH 2017		project no. 16036	
drawn by WT		checked by GW	
scale 3/16" = 1'-0"		file name 16036-HIGHGROVE 5E-NEW	
drawing no. A2a		date Mar - Apr 16 2018 - 11:27 AM	

2264 SF.



SECOND FLOOR PLAN ELEV. '2'



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CITY OF HAMILTON Building Division

Permit No. 17-132133-00-R9

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE

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

APR 17 2018

HIGHGROVE 5E 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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18				9	REVISED.	APR 16/18	G
17				8	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	G
16				7	REVISED. ISSUED FOR PERMIT.	SEP 28/17	G
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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 14/17	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

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
registration information
VAS 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.

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

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE 5E-NEW
date
MAY 29/18

HIGHGROVE 5E
project no.
16036
drawing no.
A3a

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REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

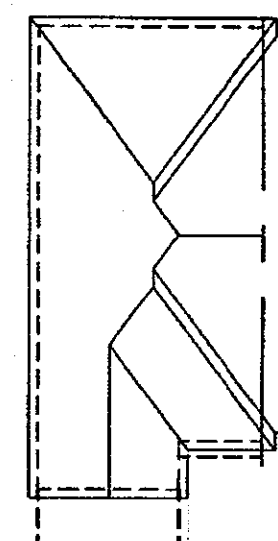
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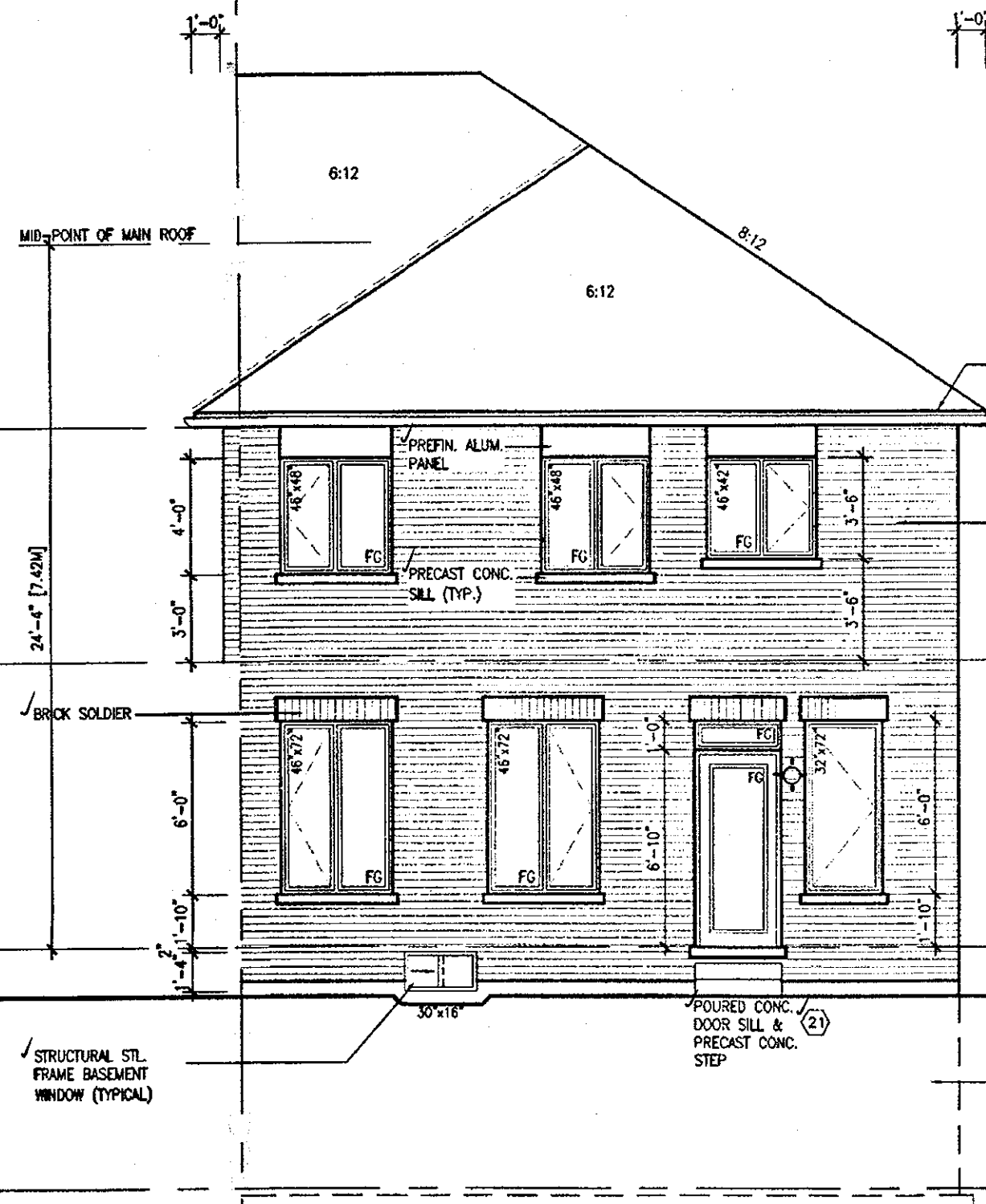
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[Signature] MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

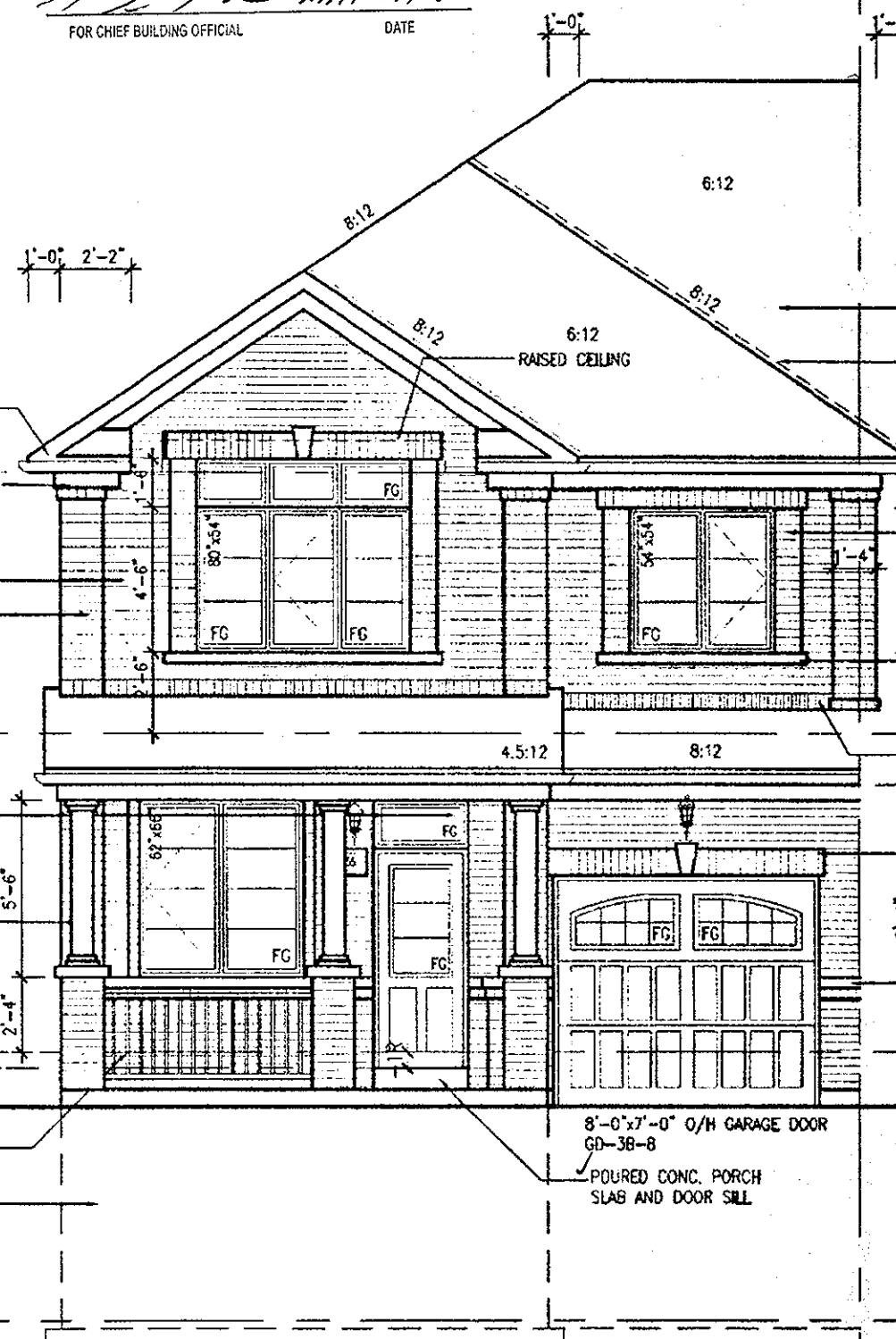


ROOF PLAN '2'

ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)



REAR ELEVATION '2'



FRONT ELEVATION '2'

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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

18	.	.	.	9	REVISED.	APR 16/18	GW
17	.	.	.	8	REV. PER CITY COMMENTS, REISSUED.	FEB 05/18	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

Richard Vink
24488
BCN
42658
255 Consumers Rd Suite 120
Toronto ON M2G 1R4
1 416.630.2255 1 416.630.4782
vinkdesign.com

VA3
DESIGN

Greenpark.

HIGHGROVE 5E

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036
date: MARCH 2017
checked by: GW
scale: 3/16" = 1'-0"
drawing no.: A4a
16036-HIGHGROVE 5E-NEW
11/21/18

APR 17 2018

HIGHGROVE 5E
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
B. R. L. MAY 29/68
 FOR CHIEF BUILDING OFFICIAL DATE

TOP OF WINDOW

7'-0"
8'-1"

11-5

FIN. GRADE

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 contract drawing code to be a Designer. qualification information Richard Vink name registration information VAS Design Inc. signature BC 4265
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	STUDIOS REPLACED.	JUL 05/17	GW		
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WI		
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	

The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Richard Vink	2448
name	signature BC
registration information	
VAS Design Inc.	4265

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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

Greenpark.

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

SECTION A-A AND SECTION B ELEV. '2'

HIGHGROVE 5E

6036

A6a

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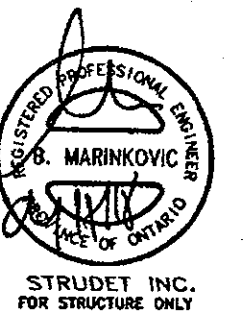
2264 SF.

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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 only and bears no further professional responsibility.

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



APR 17 2018

HIGHGROVE 5E COMPLIANCE PACKAGE A1

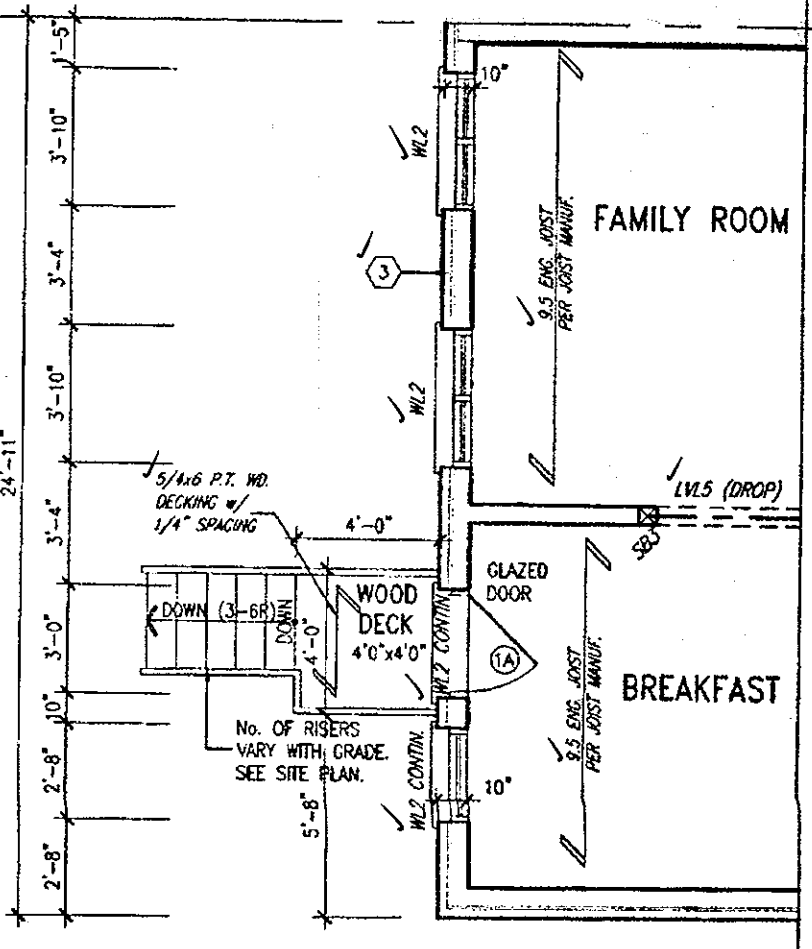
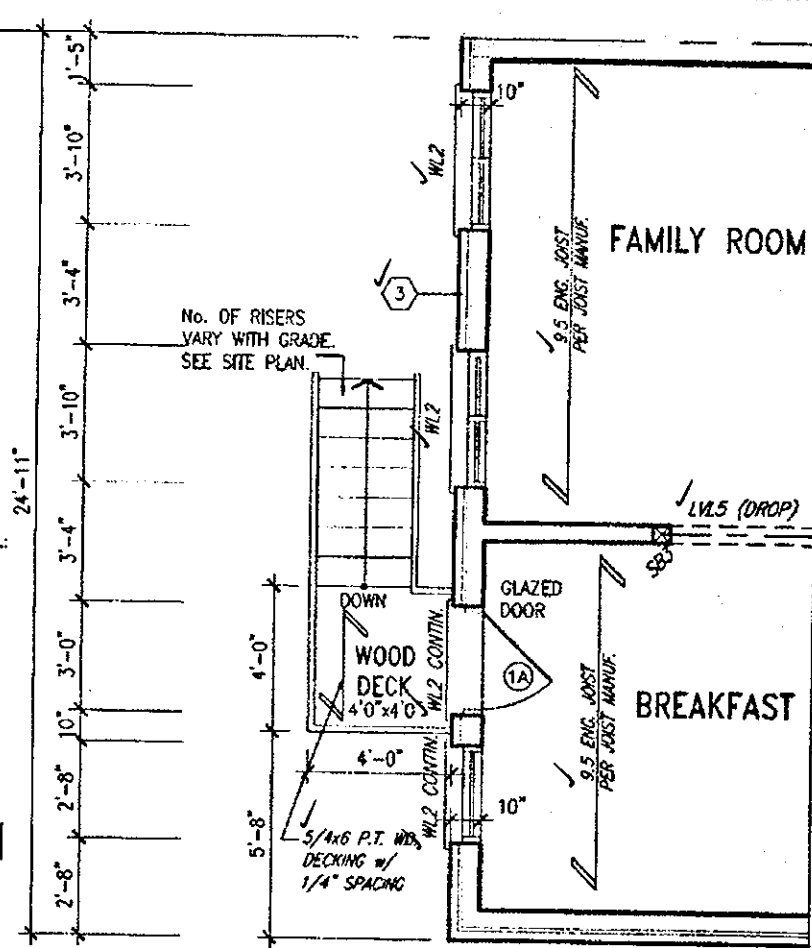
HIGHGROVE 5E



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

date: MARCH 2017 created by: GW scale: 3/16" = 1'-0" sheet no.: 16036-HIGHGROVE 5E-NEW

drawing no.: A9



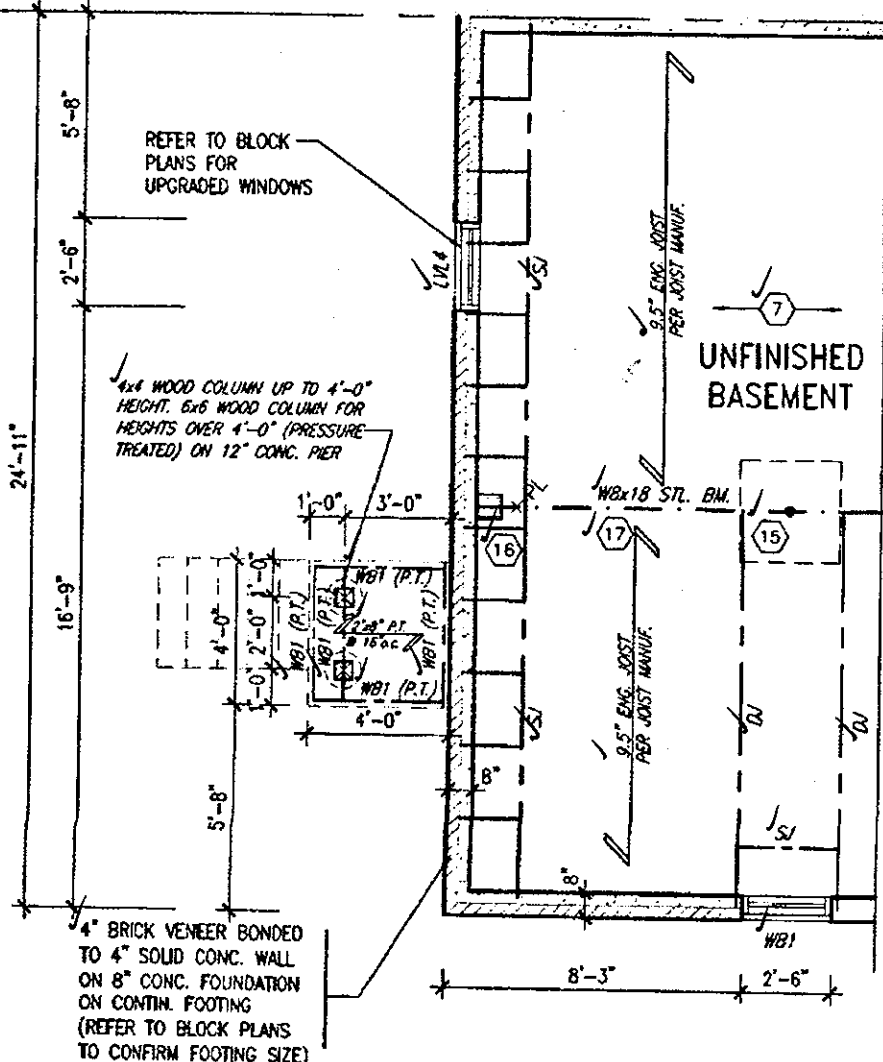
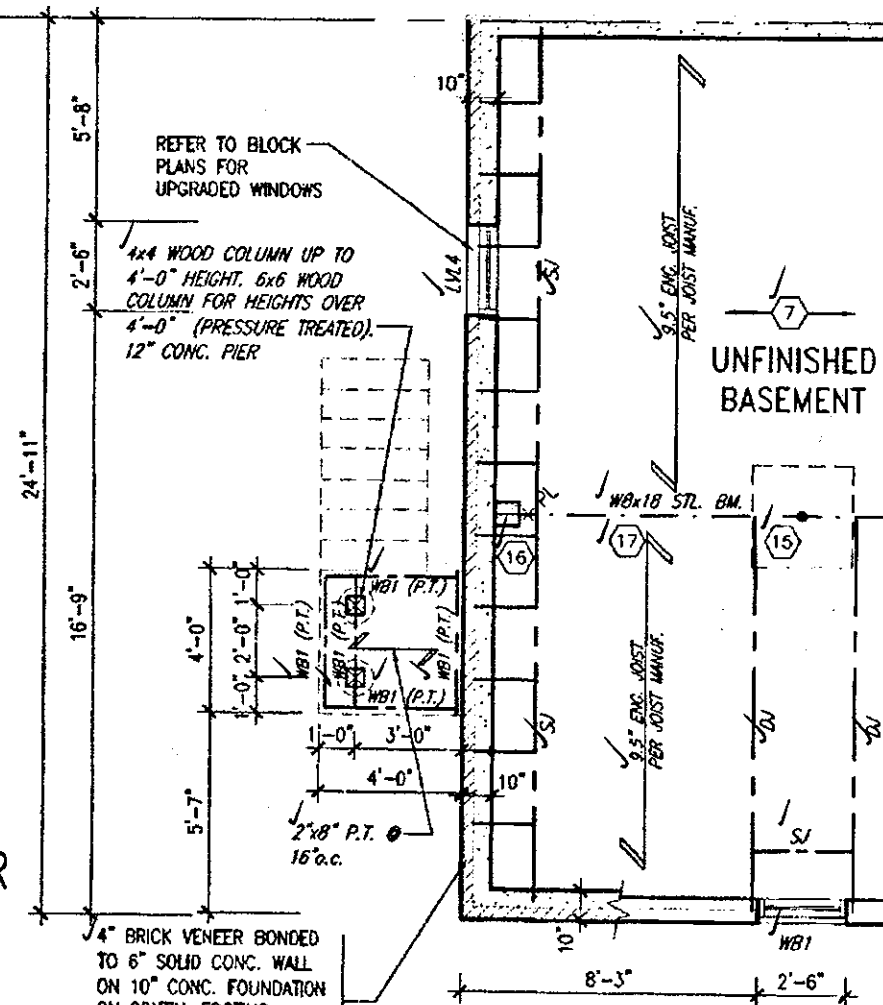
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Planning & Development Department
REVISED
MAY 22 2018
REC. BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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Building Division
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FOR CHIEF BUILDING OFFICIAL DATE

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



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
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10	PRELIMINARY REVIEW	APR. 12/17	GW
9	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
signature
24488
BCN
VA3 Design Inc.
42658
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

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

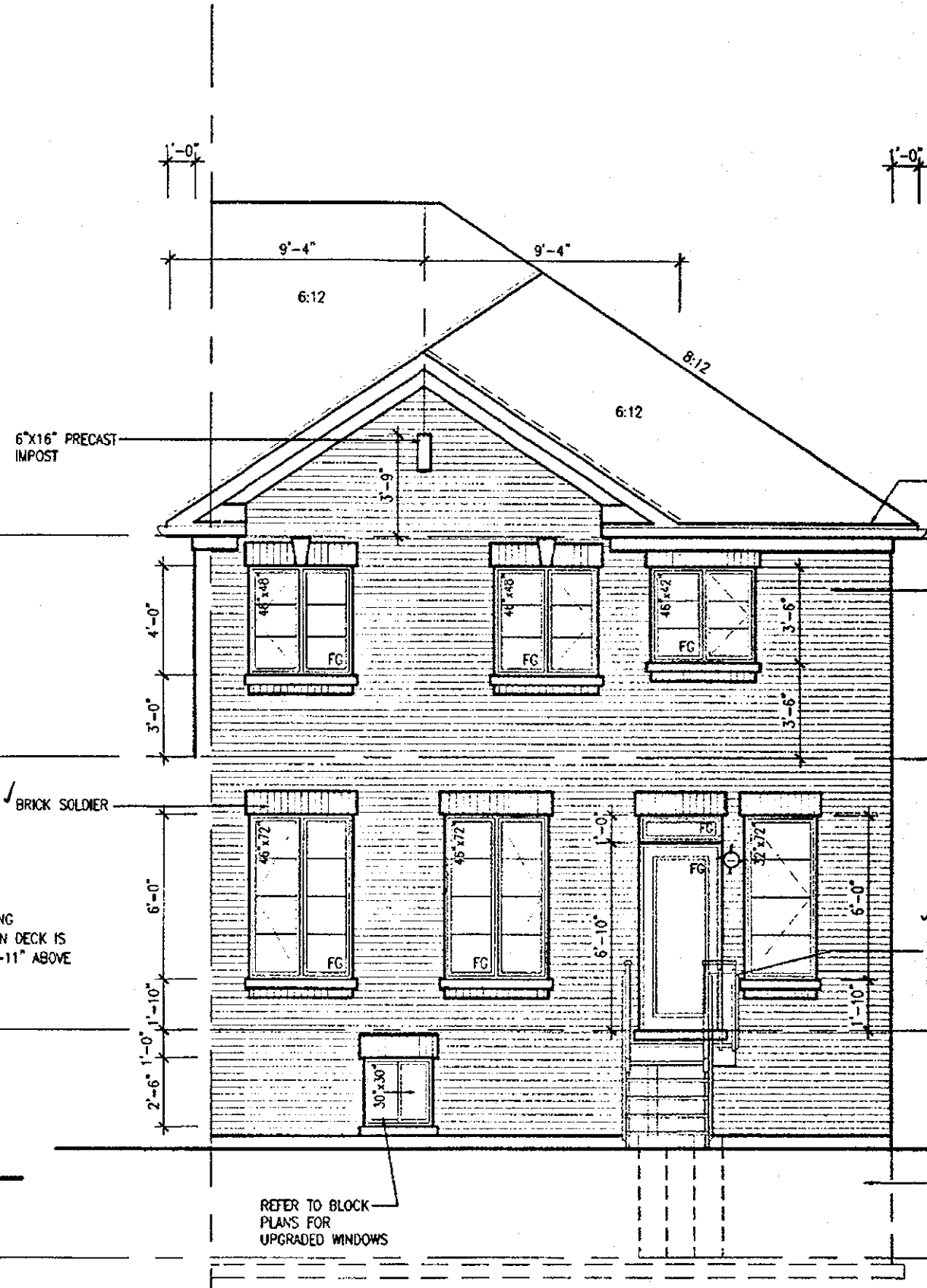
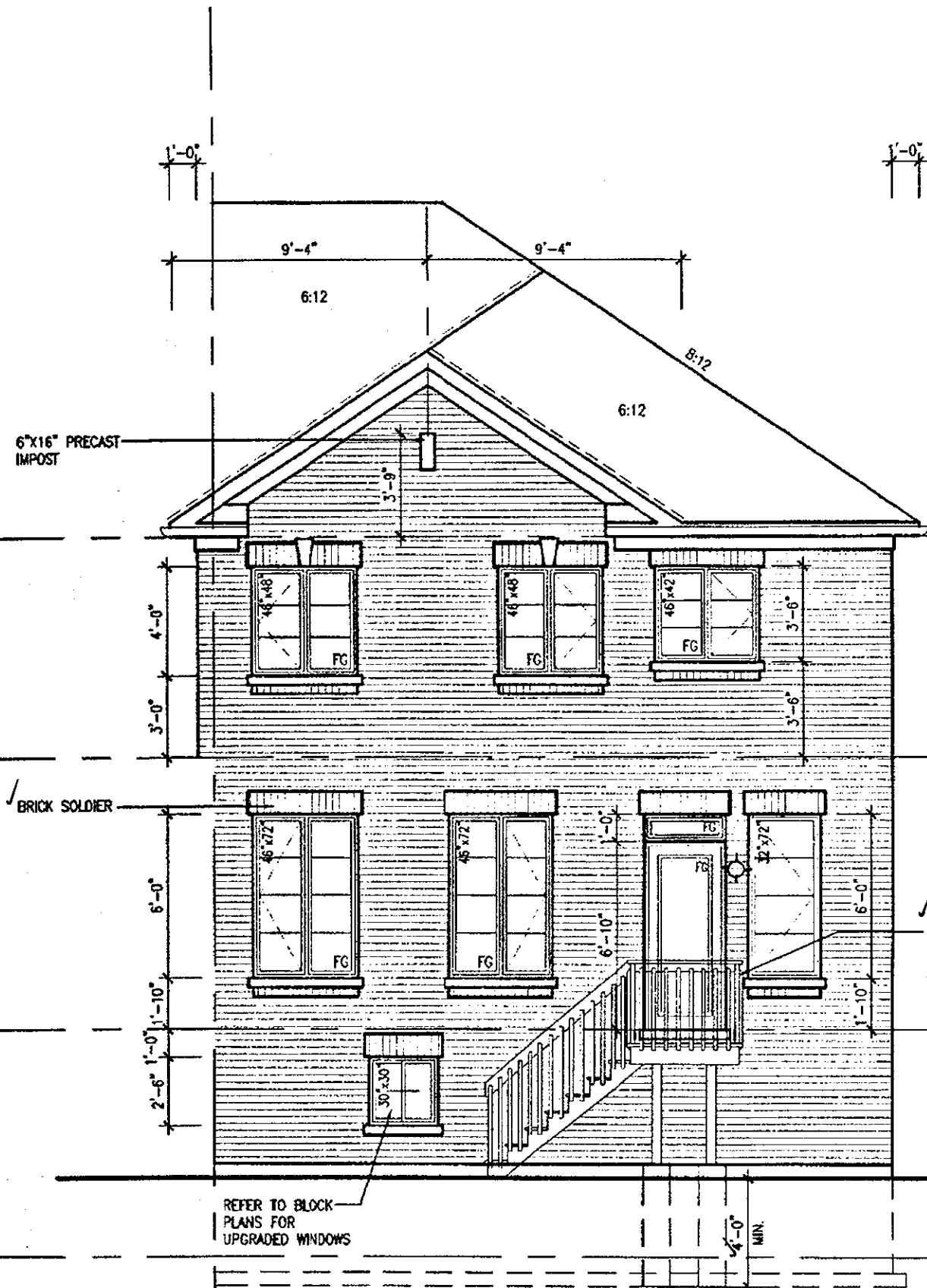
PART. BASEMENT PLAN W.O.D CONDITION (8R OR MORE)

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

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

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

2264 SF.



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

TOP OF PLATE

TOP OF WINDOW

FACE BRICK (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW
TOP OF TRANSOM

FIN. GROUND FLOOR

36" HIGH RAILING
(42" HIGH WHEN DECK IS
MORE THAN 5'-11" ABOVE
GRADE)

FIN. GRADE

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

TOP OF SLAB

UPGRADED REAR ELEVATION '2'
DECK CONDITION (8R OR MORE)

CITY OF HAMILTON
Building Division

Permit No. 17-132133-00-R9

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[Signature] MAY 29/18
FOR CHIEF BUILDING OFFICIAL DATE

UPGRADED REAR ELEVATION '2'
DECK CONDITION (4R TO 7R MAX.)

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

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.

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.

18	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	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	Richard Vink
13	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW	name registration information
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	VAS Design Inc.
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	42658
10	PRELIMINARY REVIEW.	APR. 12/17	GW	
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1				
no.	description	date	by	no.

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.
[Signature]
Richard Vink
name 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.

VAS
DESIGN
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vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH.2

WATERDOWN, ON.

project no.
16036

date
MARCH 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

16036-HIGHGROVE SE-NEW

1127 AM

HIGHGROVE 5E

drawing no.
A11a

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