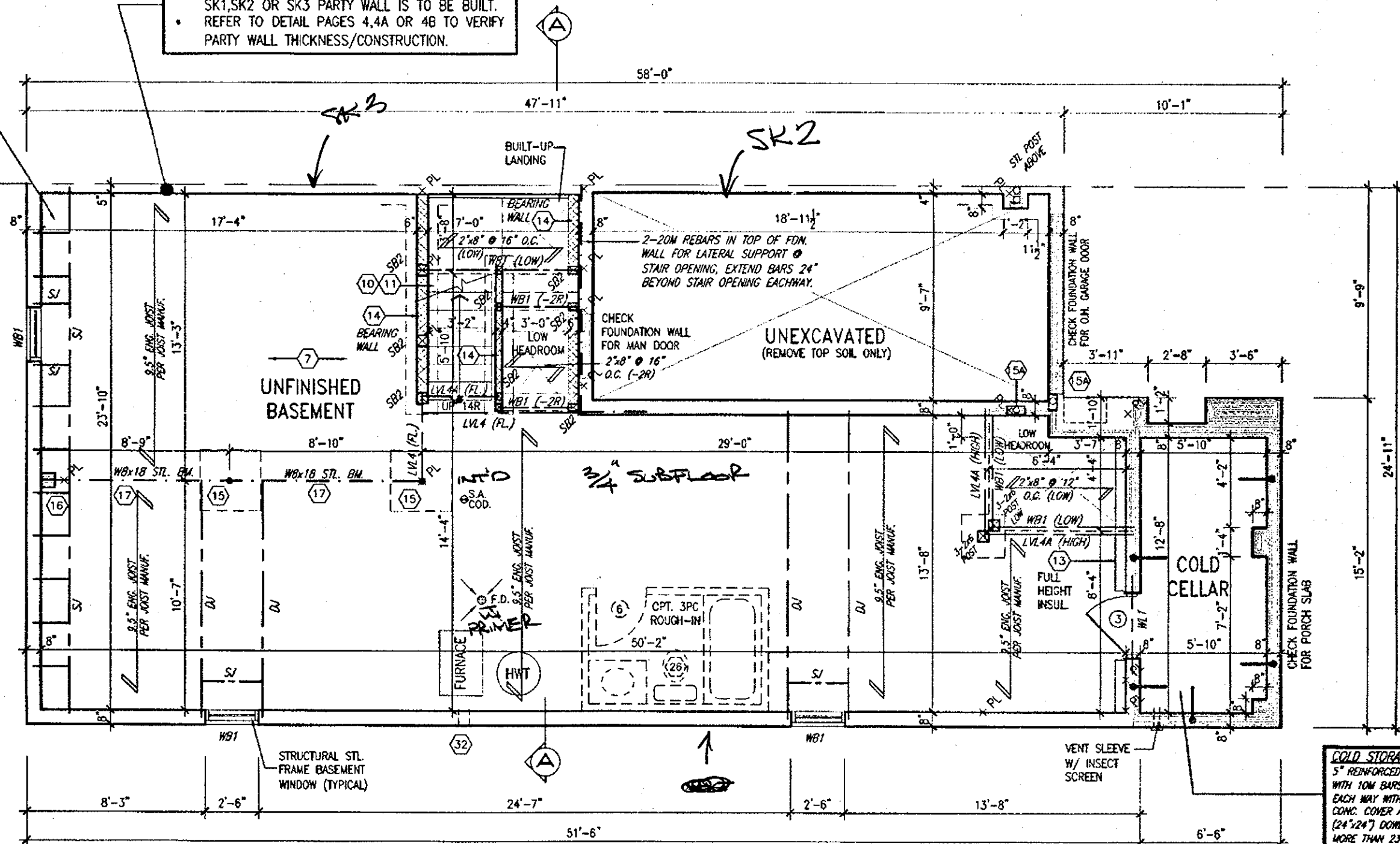


2264 SF.

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.

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



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.

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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

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 [Signature]
 FOR CHIEF BUILDING OFFICIAL DATE 5/18

APR 17 2018

HIGHGROVE 5E
 COMPLIANCE PACKAGE A1

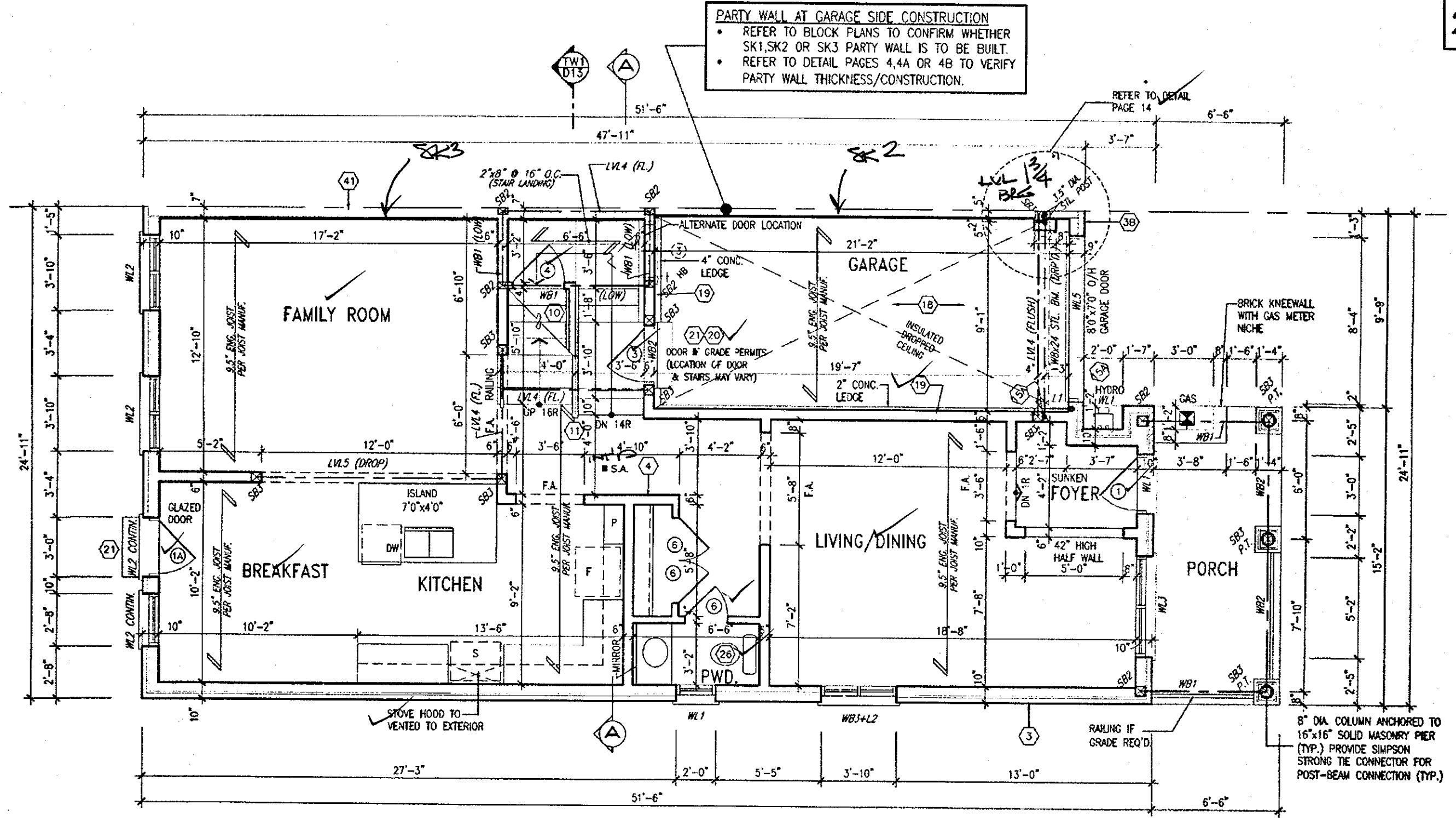
18	REVISED	APR. 16/18	GW	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	REV. PER CITY COMMENTS, REISSUED.	FEB. 06/18	GW	qualification information
16	REVISED ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink 24483
15	ISSUED FOR PRICING.	AUG. 23/17	GW	name registration information VAS Design Inc. 42653
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				
8				
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5				
4				
3				
2				
1				
no.	description	date	by	no.

VA3 DESIGN
 255 Consumers Rd Suite 170
 Toronto, ON M2J 1R4
 416.630.2255 / 416.630.4782
 va3design.com

Greenpark.
 project name: RUSSELL GARDENS PH.2
 location: WATERDOWN, ON.
 date: MARCH 2017
 scale: 3/16" = 1'-0"
 drawing no.: 16036-HIGHGROVE 5E
 title: BASEMENT PLAN ELEV. '2'

HIGHGROVE 5E
 project no.: 16036
 drawing no.: A1a

2264 SF.



GROUND FLOOR PLAN ELEV. '2'

CITY OF HAMILTON
Building Division

Permit No. **17-132120**

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] DATE **APR 17 2018**
FOR CHIEF BUILDING OFFICIAL



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.

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		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	
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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

VAS DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2235 f 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH.2

date
MARCH 2017

checked by
GW

scale
3/16" = 1'-0"

file name
16036-HIGHGROVE 5E-NEW

drawing no.
A2a

HIGHGROVE 5E

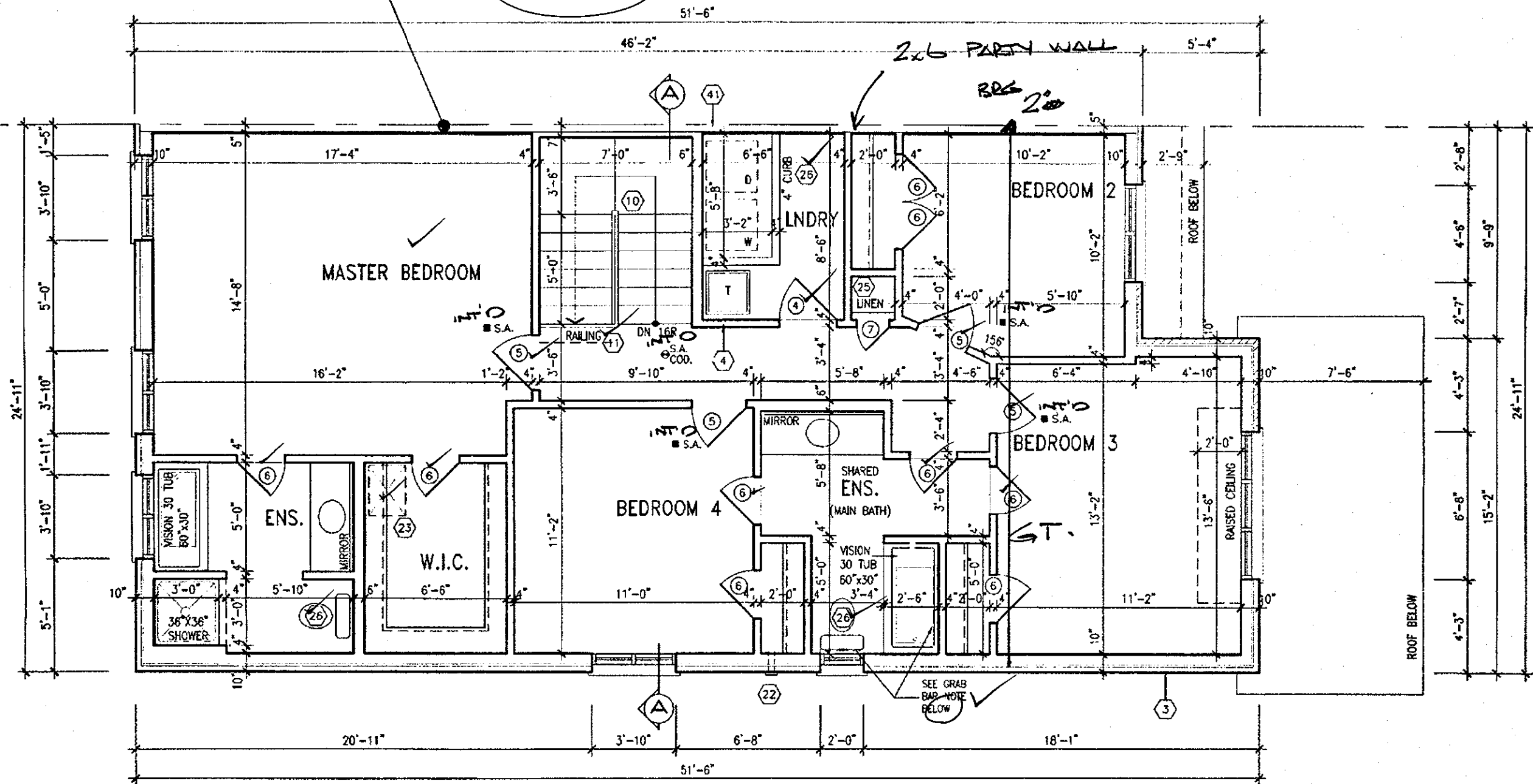
project no.
16036

location
WATERDOWN, ONT.

date
APR 17 2018

2264 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

Permit No. 17-13270

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] DATE Jan 5/18
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.

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.

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. 28/17	GW	Richard Vink	24483
15				6	ISSUED FOR PRICING.	AUG. 23/17	GW		
14				5	STUCCO REPLACED.	JUL. 05/17	GW	name	
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information	
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	VA3 Design Inc.	42655
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
1 416.630.2255 1 416.630.4782
va3design.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

HIGHGROVE 5E

project no. 16036

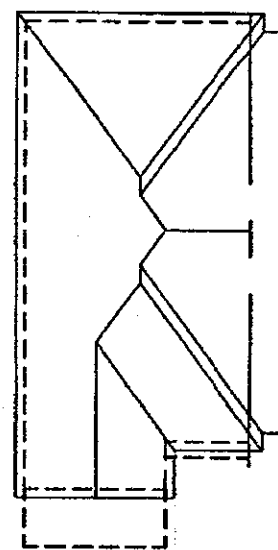
drawing no. A3a

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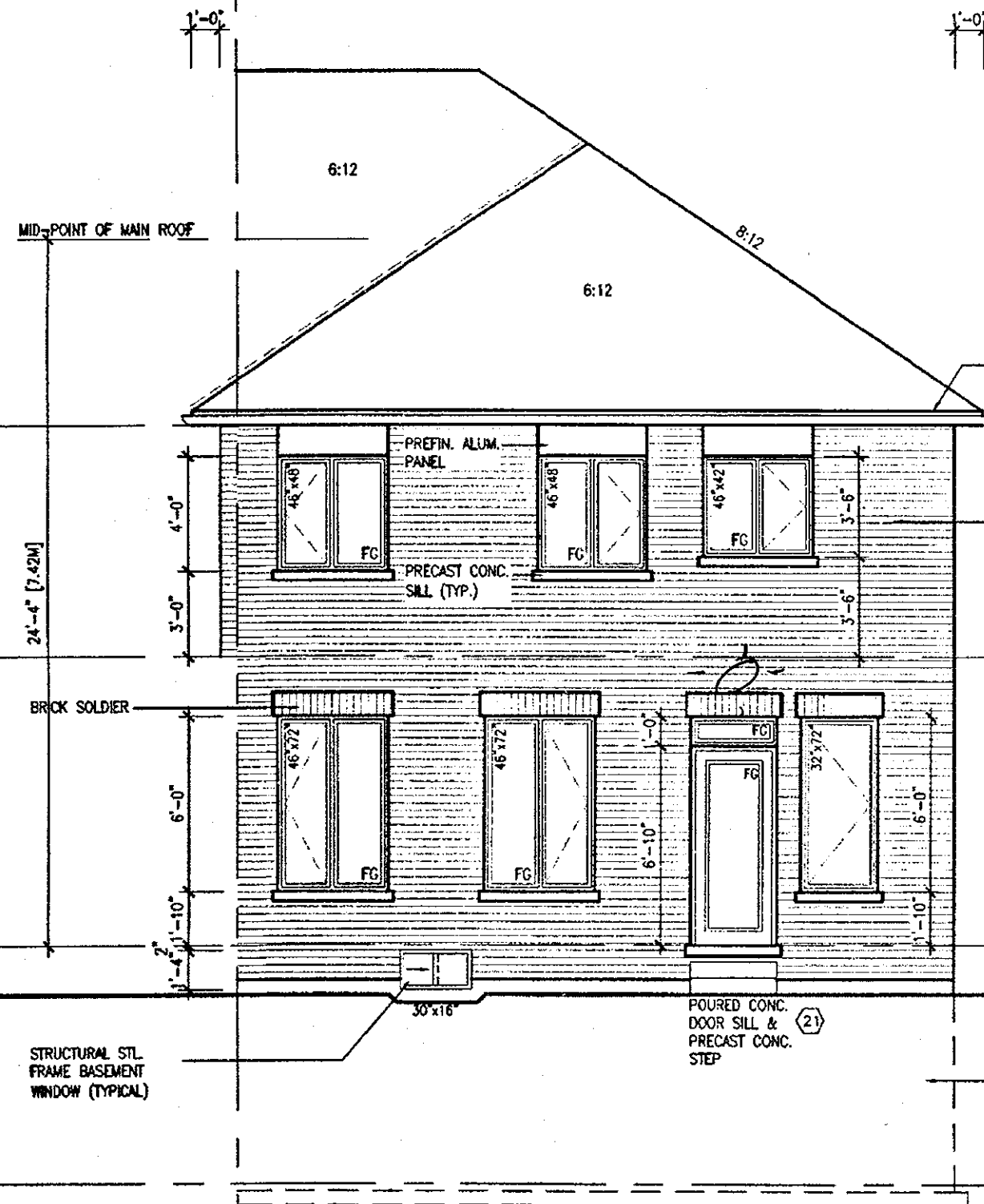
CITY OF HAMILTON
Building Division

2264 SF.

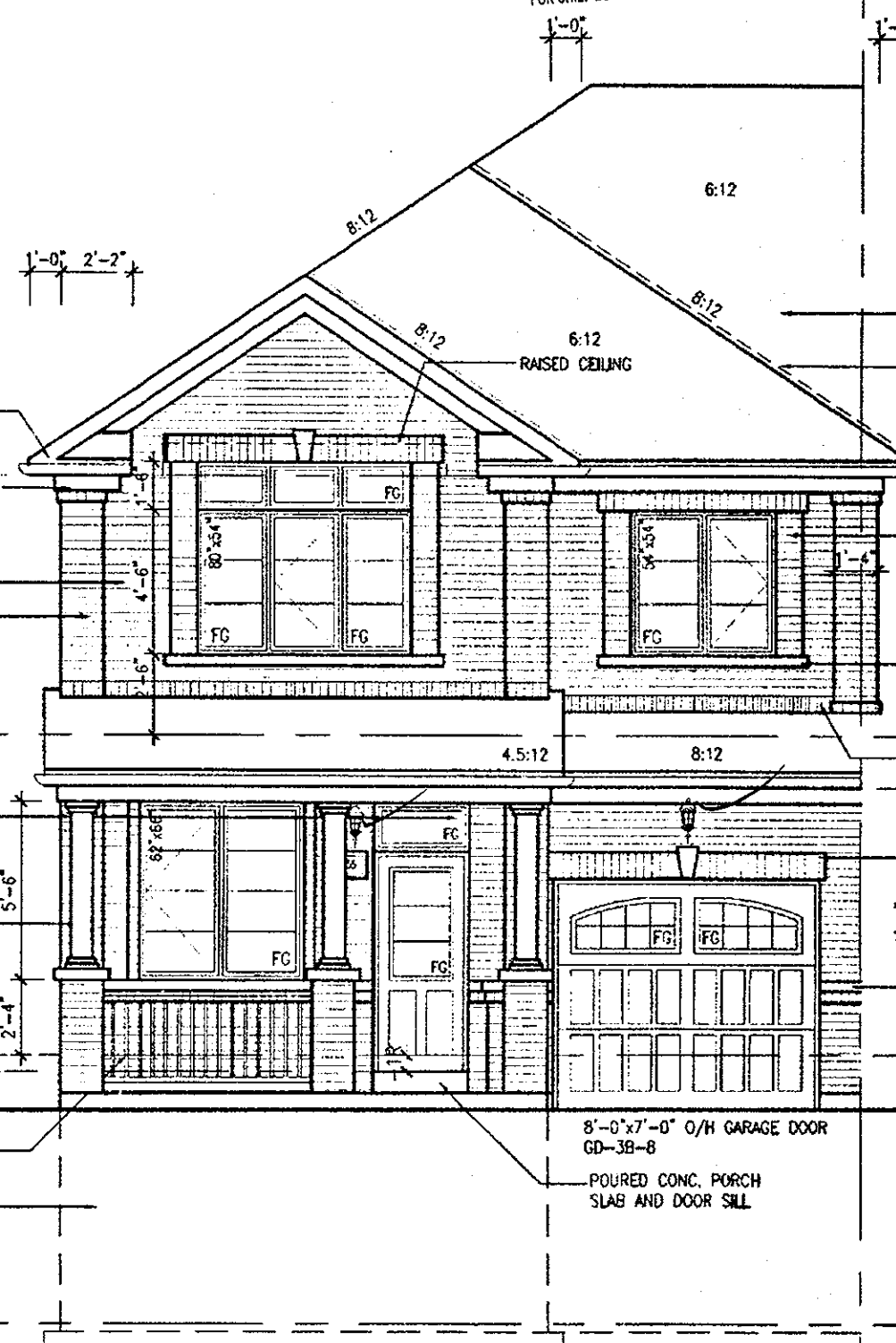
Permit No. 17-13270
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
108 Jun 5/18
FOR CHIEF BUILDING OFFICIAL DATE



ROOF PLAN '2'



REAR ELEVATION '2'



FRONT ELEVATION '2'

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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
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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
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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
9					
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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.
qualification information
Richard Vink 24488
name
signature
registration information
VAS 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.

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

Greenpark.
subject name
RUSSELL GARDENS PH.2
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
municipality
WATERDOWN, ON.
16036-HIGHGROVE SE-NEW
drawing no.
A4a

HIGHGROVE 5E
COMPLIANCE PACKAGE A1
project no.
16036
drawing no.
A4a

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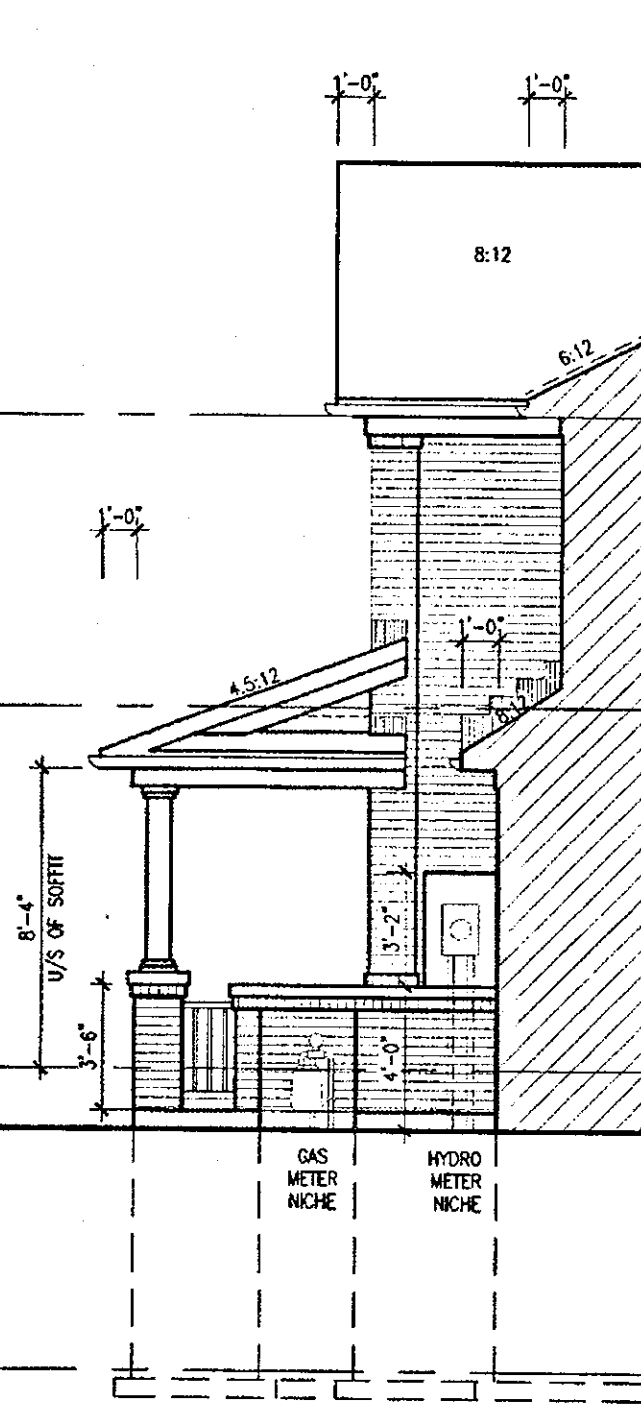
2264 SF.

CITY OF HAMILTON
Building Division

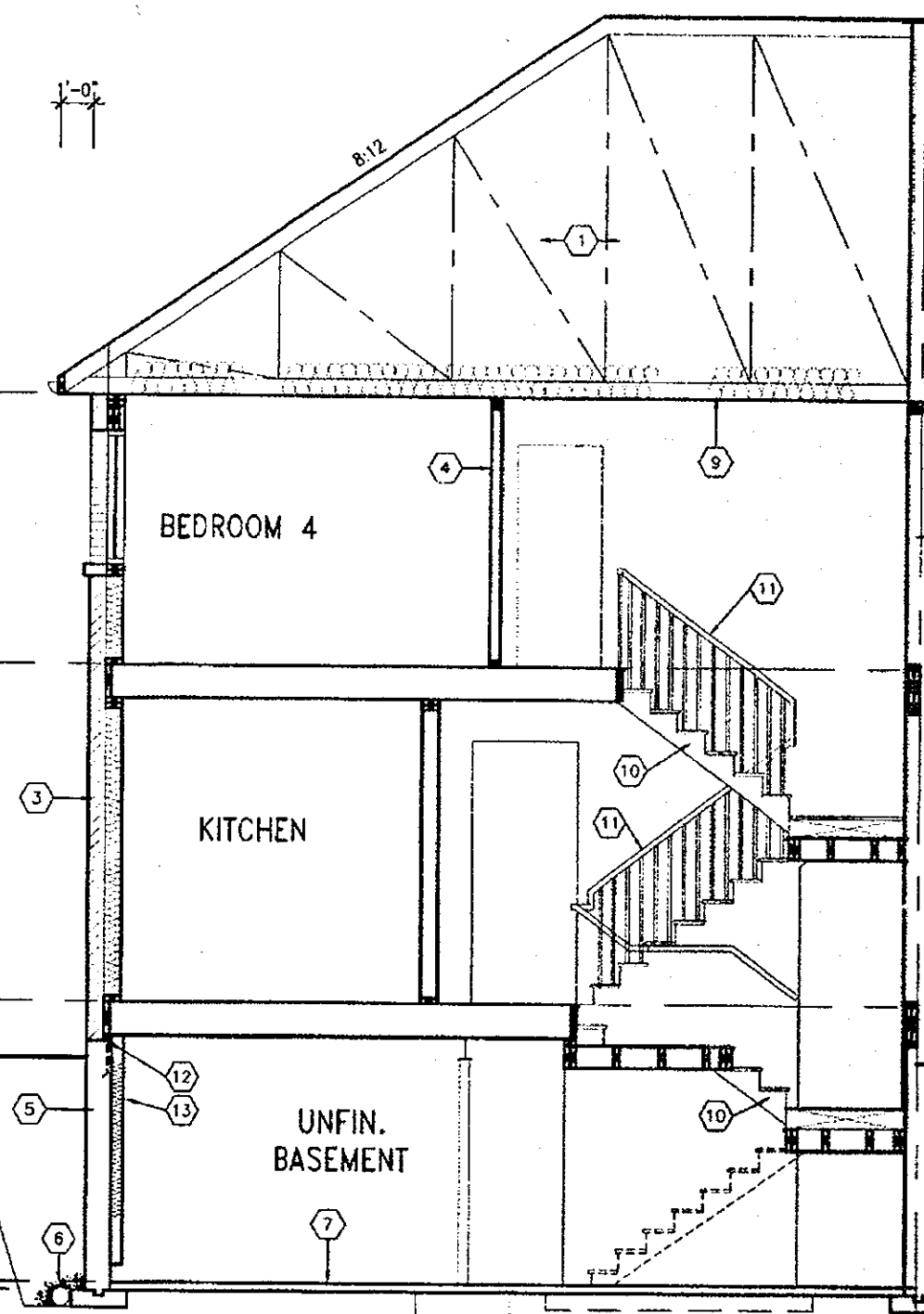
Permit No. 17-13278

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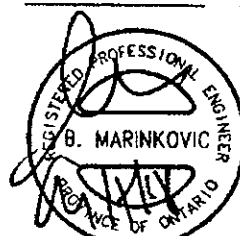
These drawings and/or specifications have been reviewed by
[Signature] 2018
FOR CHIEF BUILDING OFFICIAL DATE



SECTION B ELEV. 2



SECTION A-A ELEV. '2'



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APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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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. qualifications information <i>R Vink</i> signature name registration information VAS Design Inc.	2441
17				8	REV. PER CITY COMMENTS, REISSUED.	FEB 06/18	GW		B
16				7	REVISED, ISSUED FOR PERMIT.	SEP 28/17	GW		4765
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		

VAS
DESIGN

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Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

PROJECT NAME: RUSSELL GARDENS PH.2
MUNICIPALITY: WATERDOWN, ON.

DATE: MARCH 2017
DRAWN BY: [Signature]
CHECKED BY: GW
SCALE: 3/16" = 1'-0"

HIGHGROVE 5E

PROJECT NO: 16036

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

16036-HIGHGROVE 5E-NEW

drawing no. **A6a**

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