

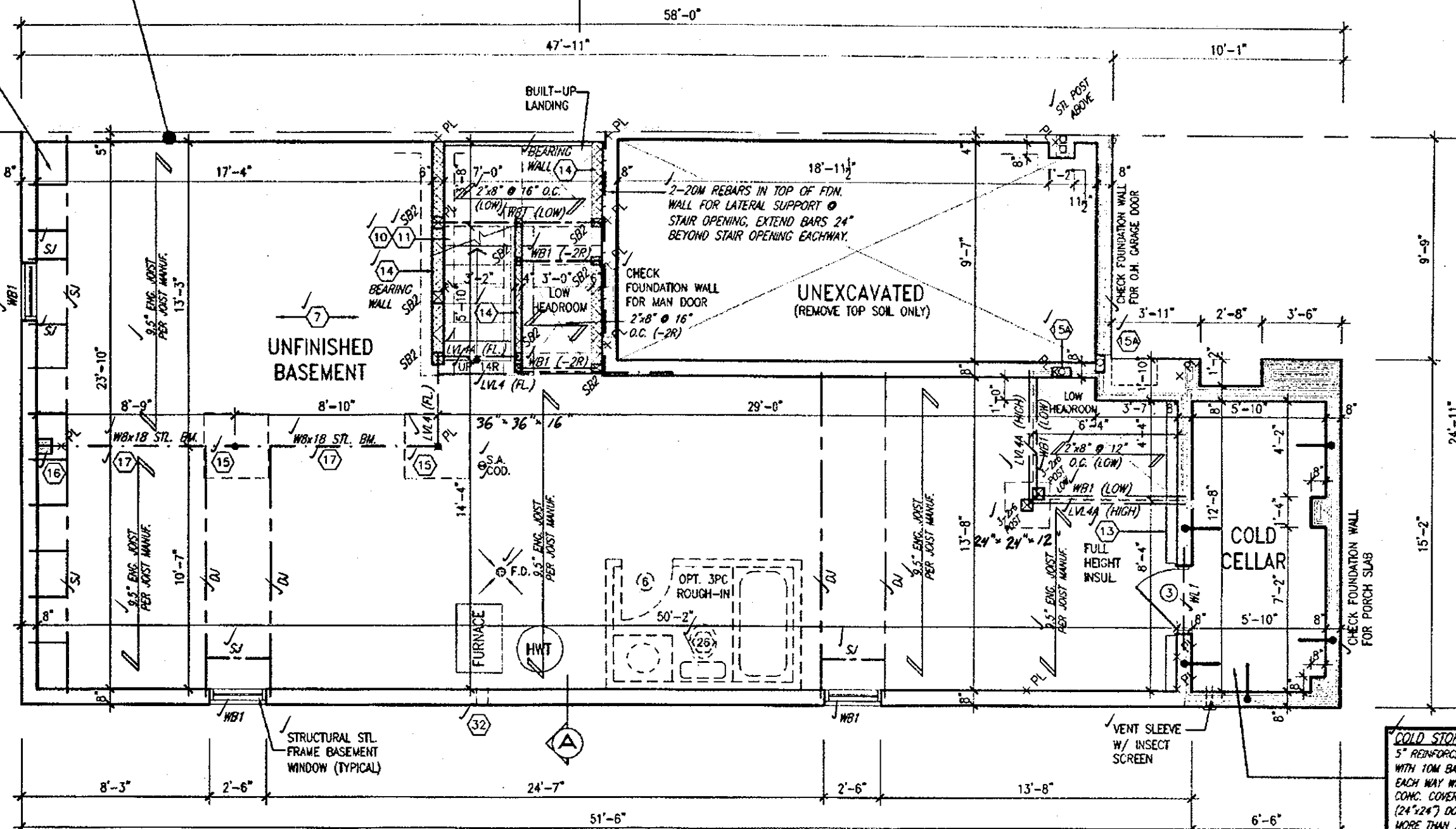
2264 SF

|                                                                                                                            |  |                                        |  |
|----------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------|--|
|  <b>Greenpark.</b>                    |  | <b>HIGHGROVE</b>                       |  |
| project name<br><b>RUSSELL GARDENS PH.2</b>                                                                                |  | municipality<br><b>WATERDOWN, ON.</b>  |  |
| date<br><b>MARCH 2017</b>                                                                                                  |  | <b>TYPICAL NOTES &amp; AREAS</b>       |  |
| drawn by<br><b>WT</b>                                                                                                      |  | file name<br><b>16036-HIGHGROVE SE</b> |  |
| checked by<br>--                                                                                                           |  | scale<br><b>3/16" = 1'-0"</b>          |  |
| project - 16340-ELIZABETH (2016), 16036 GRT/LAN/402-GROVE/ENG/CRD - SE 16036-402-GROVE SE 40 - Feb - Sep 29 2017 - 1:35 PM |  |                                        |  |
| reproduction of any part of this drawing without the written permission of the designer is prohibited.                     |  |                                        |  |

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.



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FOR STRUCTURE ONLY

## 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 5E**  
COMPLIANCE PACKAGE A1

|     |             |  |      |    |                                    |             |      |    |
|-----|-------------|--|------|----|------------------------------------|-------------|------|----|
| 18  |             |  |      | 9  | REVISED                            | APR 16/18   | G    |    |
| 17  |             |  |      | 3  | REV. PER CITY COMMENTS, REISSUED.  | FEB 06/18   | G    |    |
| 16  |             |  |      | 7  | REVISED ISSUED FOR PERMIT.         | SEP. 28/17  | G    |    |
| 15  |             |  |      | 5  | ISSUED FOR PRICING.                | AUG. 23/17  | G    |    |
| 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 24483  
BCH  
registration information  
VAS Design Inc. 42659  
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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DESIGN

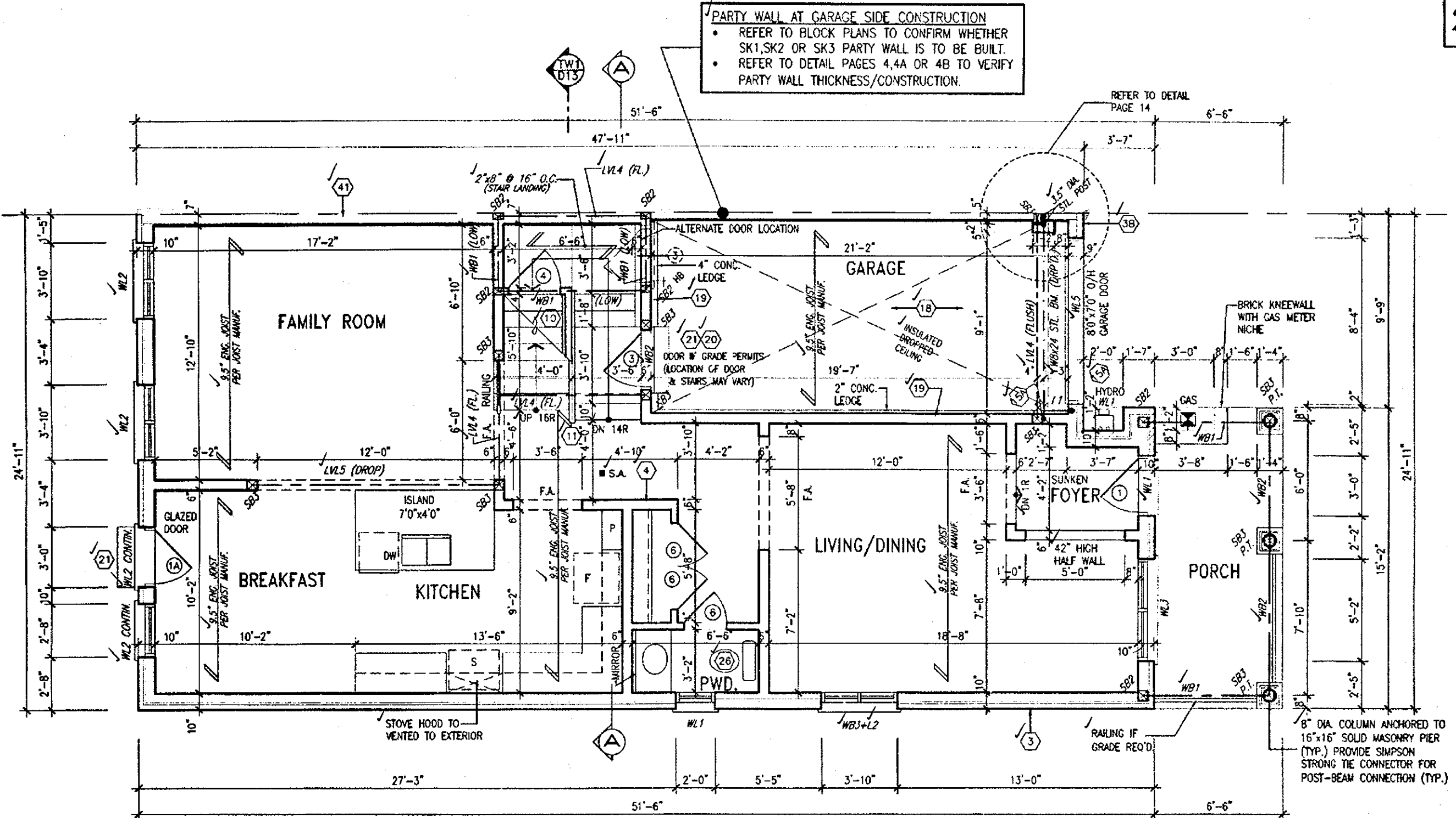
255 Consumers Rd Suite 120  
Toronto, ON M2J 1R4  
1 416.630.2255 | 416.630.4782  
vasdesign.com

**Greenpark.**

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

date: MARCH 2017

2264 SF.



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

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These drawings and/or specifications have been reviewed by

*[Signature]* MAY 30/18  
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.



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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 |     |             |      | 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 08/18   | GW   | qualification information                                                                                                                                                                                                                                                                                     |
| 16 |     |             |      | 7  | REVISED, ISSUED FOR PERMIT.        | SEP. 28/17  | GW   | Richard Vink 24488                                                                                                                                                                                                                                                                                            |
| 15 |     |             |      | 6  | ISSUED FOR PRICING.                | AUG. 23/17  | GW   | home 42658                                                                                                                                                                                                                                                                                                    |
| 14 |     |             |      | 5  | STUCCO REPLACED.                   | JUL 05/17   | GW   | registration information                                                                                                                                                                                                                                                                                      |
| 13 |     |             |      | 4  | REVISED AS PER CLIENT COMMENTS.    | JUN 21/17   | WT   | VAS Design Inc.                                                                                                                                                                                                                                                                                               |
| 12 |     |             |      | 3  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 14/17   | 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 returned at the completion of the work. Drawings are not to be scaled. |
| 10 |     |             |      | 1  | PRELIMINARY REVIEW.                | APR. 12/17  | GW   |                                                                                                                                                                                                                                                                                                               |
| 9  | no. | description | date | by | no.                                | description | date | by                                                                                                                                                                                                                                                                                                            |

**VAS DESIGN**

255 Consumers Rd Suite 120  
Toronto, ON M2J 1S4  
1 416.630.2255 / 416.630.4782  
vasdesign.com

**Greenpark.**

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

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

16036-HIGHGROVE 5E-NEW

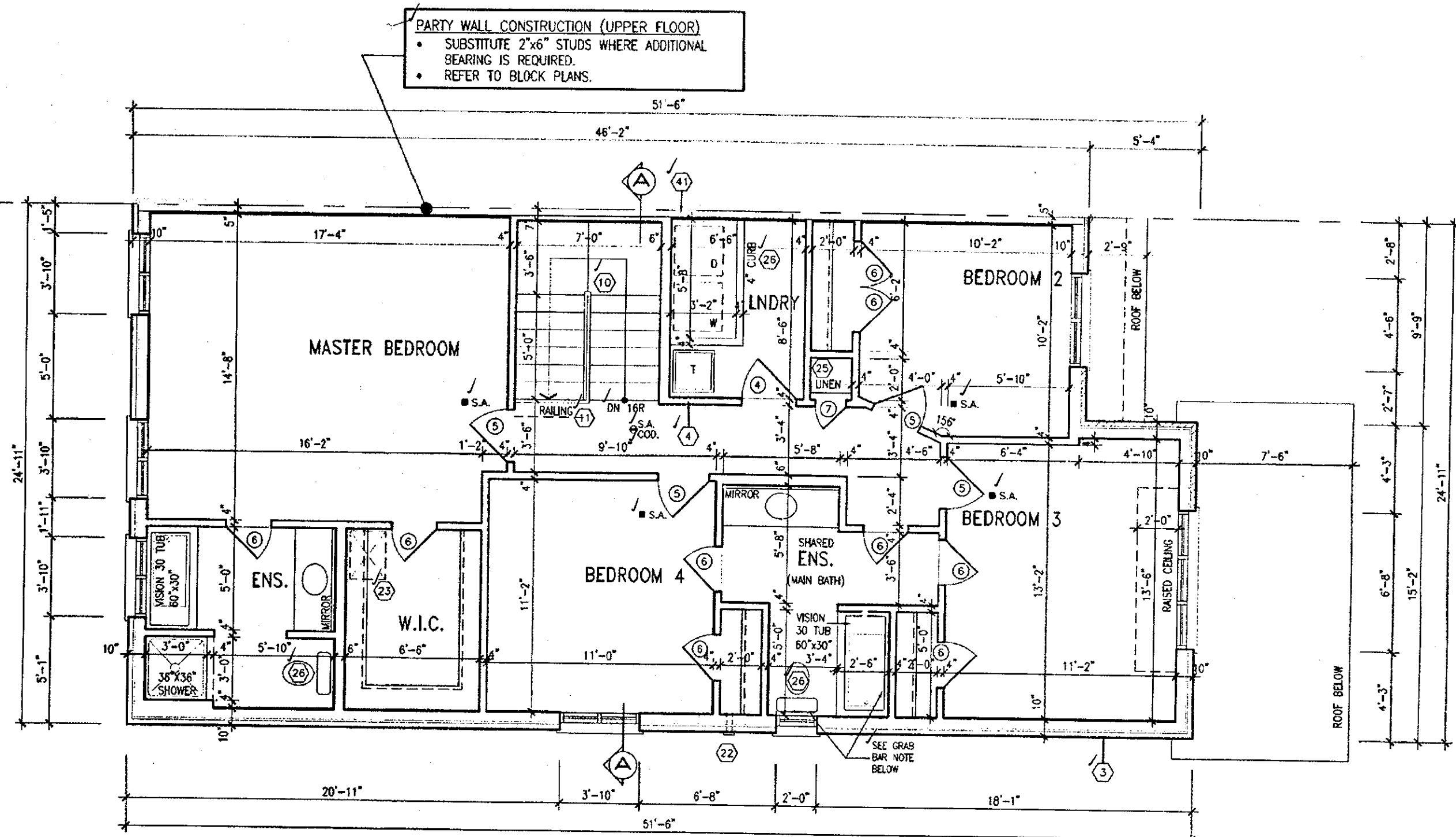
HIGHGROVE 5E

project no. 16036

drawing no. A2a

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2264 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. 17-131872-00-R9  
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These drawings and/or specifications have been reviewed by  
*B. R. K.* MAY 30/18  
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.

**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 |
| 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 |

**VAS DESIGN**  
255 Consumers Rd Suite 120  
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  
checked by  
CW  
scale  
3/16" = 1'-0"  
16036-HIGHGROVE 5E-NEW

**HIGHGROVE 5E**  
project no.  
16036  
drawing no.  
A3a  
SECOND FLOOR PLAN ELEV. '2'



2264 SF.

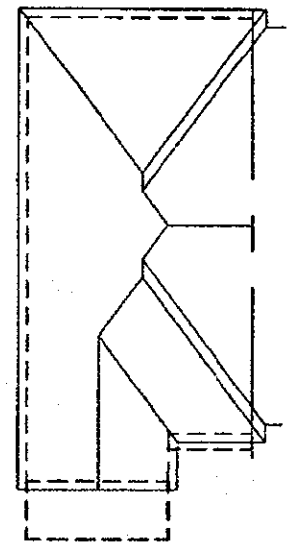
CITY OF HAMILTON  
Building DivisionCITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department  
REVISED  
MAY 22 2018REC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

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

R. P. K. MAY 30/18  
FOR CHIEF BUILDING OFFICIAL DATE

ROOF PLAN '2'

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER ON  
BRICK STACK (TYP.)PRECAST CONC. SILL  
(TYP.)

FIN. SECOND FLOOR

PREFIN. MTL. FLASHING, W/  
CAULKING TO MATCH (TYP.)

TOP OF WINDOW

BRICK SOLDIER W/ KEYSTONE.

CONTINUOUS PRECAST  
CONC. SILL OVER BRICK  
ROWLOCK BAND (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

8'-4"

7'-10"

9'-11"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

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8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

8'-4"

FRONT ELEVATION '2'

APR 17 2018

HIGHGROVE 5E  
COMPLIANCE PACKAGE A1

REAR ELEVATION '2'

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVALAPPROVED BY: \_\_\_\_\_  
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  |
| 15  |             |      |    | 6   | ISSUED FOR PRICING.                | AUG. 23/17 | G  |
| 14  |             |      |    | 5   | STUCCO REPLACED.                   | JUL 05/17  | G  |
| 13  |             |      |    | 4   | REVISED AS PER CLIENT COMMENTS.    | JUN 21/17  | F  |
| 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 the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Richard Vink  
signature  
24488  
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.

**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

WATERDOWN, ON.

HIGHGROVE 5E

project no.  
16036date  
MARCH 2017checked by  
GWscale  
3/16" = 1'-0"drawing no.  
16036-HIGHGROVE 5E-NEWdrawing no.  
A4a

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BUILDING DIVISION  
Planning & Development Department

NOV 16 2017

REC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

Permit No. 17-131872-00-R9

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ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by  
B. R. L. DEC. 14/17

FOR CHIEF BUILDING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

Architectural elevation drawing of a building facade. The drawing shows a series of windows and doors with various dimensions and material specifications.

**Dimensions and Specifications:**

- Roof: ROOF FOR REAR UPGRADE ONLY (8:12)
- Frieze: FRIEZE BD. FOR UPGRADE ONLY
- Return: 4'-0" RETURN
- Windows: 4'-0" x 3'-0" (FC), 3'-6" x 3'-6" (FC), 4'-0" x 3'-10" (PC), 5'-6" x 2'-4" (FC)
- Door: 4'-0" x 3'-10" (PC)
- Structural: 30 x 16
- Material: BRICK SOLDIER, PRECAST CONC. SILL (TYP.)

**Summary Table:**

| ALLOWABLE GLAZED OPENINGS |                                  |
|---------------------------|----------------------------------|
| WALL AREA                 | =1021.42 SQ. FT.                 |
| LIMITING DISTANCE         | 1.5 M (8%)                       |
| GLAZING ALLOWED           | =81.71 SQ. FT.                   |
| GLAZING PROVIDED          | =49.38 SQ. FT. (GLASS AREA ONLY) |

ARCHITECTURAL REVIEW & APPROVAL  
OCT 16 2017  
John G. Williams Limited, Architect

# HIGHGROVE 5E

## 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 Vink                                                                                                                                                                                                                                                                                                  | 2448 |
| 14  | -           | -    | 5  | STUCCO REPLACED.                  | JUL. 05/17 | GW | <i>R Vink</i><br>signature                                                                                                                                                                                                                                                                                    | 9C   |
| 13  | -           | -    | 4  | REVISED AS PER CLIENT COMMENTS.   | JUN 21/17  | WT | residential information                                                                                                                                                                                                                                                                                       |      |
| 12  | -           | -    | 3  | CHANGED ROOF DEPTH/ FLOOR HEIGHTS | JUN 14/17  | GW | VAS Design Inc.                                                                                                                                                                                                                                                                                               | 4265 |
| 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 copied. |      |
| 10  | -           | -    | 1  | PRELIMINARY REVIEW.               | APR. 12/17 | GW |                                                                                                                                                                                                                                                                                                               |      |
| no. | description | date | by | no.                               | date       | by |                                                                                                                                                                                                                                                                                                               |      |

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

# Greenpark.

**HIGHGROVE 5E**

|                                                                                                                      |                                       |                               |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------|
| project name<br><b>RUSSELL GARDENS PH.2</b>                                                                          | municipality<br><b>WATERDOWN, ON.</b> | project<br><b>16035</b>       |
| date<br><b>MARCH 2017</b>                                                                                            | <b>LEFT SIDE ELEVATION '2'</b>        | drawing no.<br><b>A5a</b>     |
| drawn by<br><b>WT</b>                                                                                                | checked by<br><b>GW</b>               | scale<br><b>3/16" = 1'-0"</b> |
| 16035 - RUSSELL GARDENS PH.2 (16035) (LGA) - HIGHGROVE SE - 16035 - HIGHGROVE SE ALLEY - Fri - Sep 29 2017 - 1:35 PM |                                       |                               |

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CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department  
*REVISED*  
MAY 2 2 2018

REC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

Permit No. 17-131872-00-R9

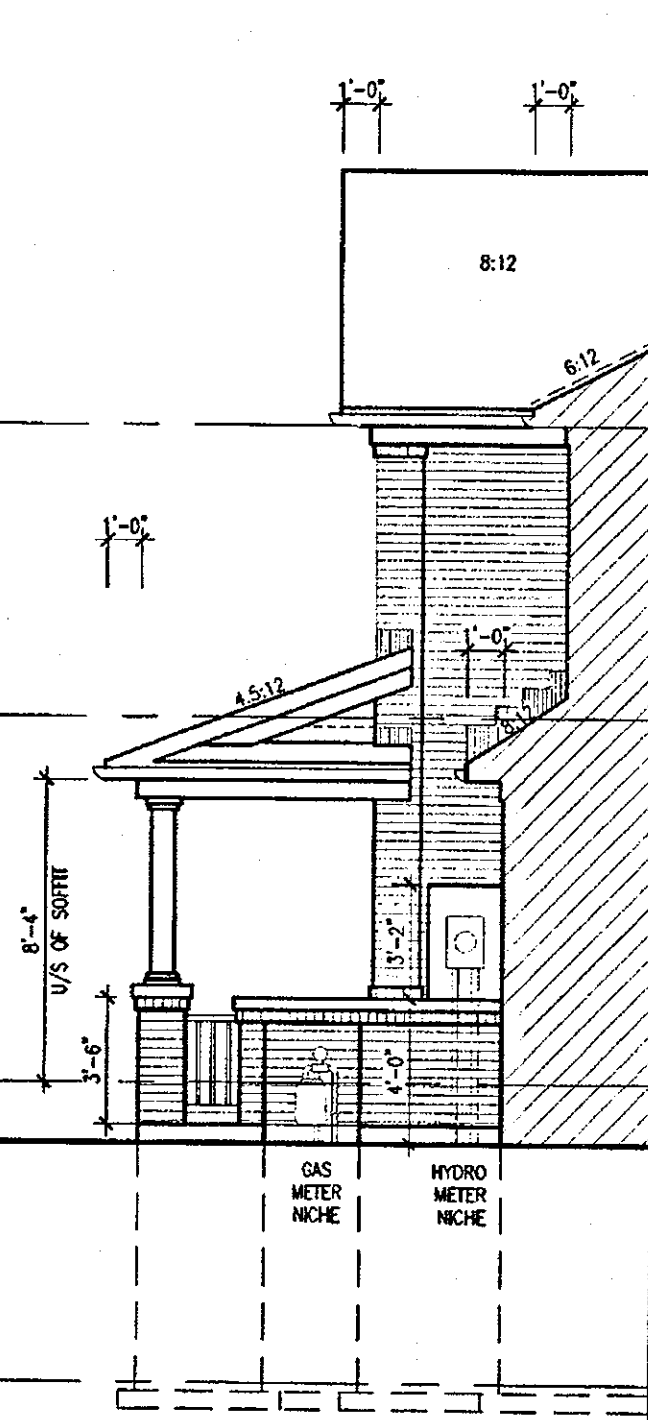
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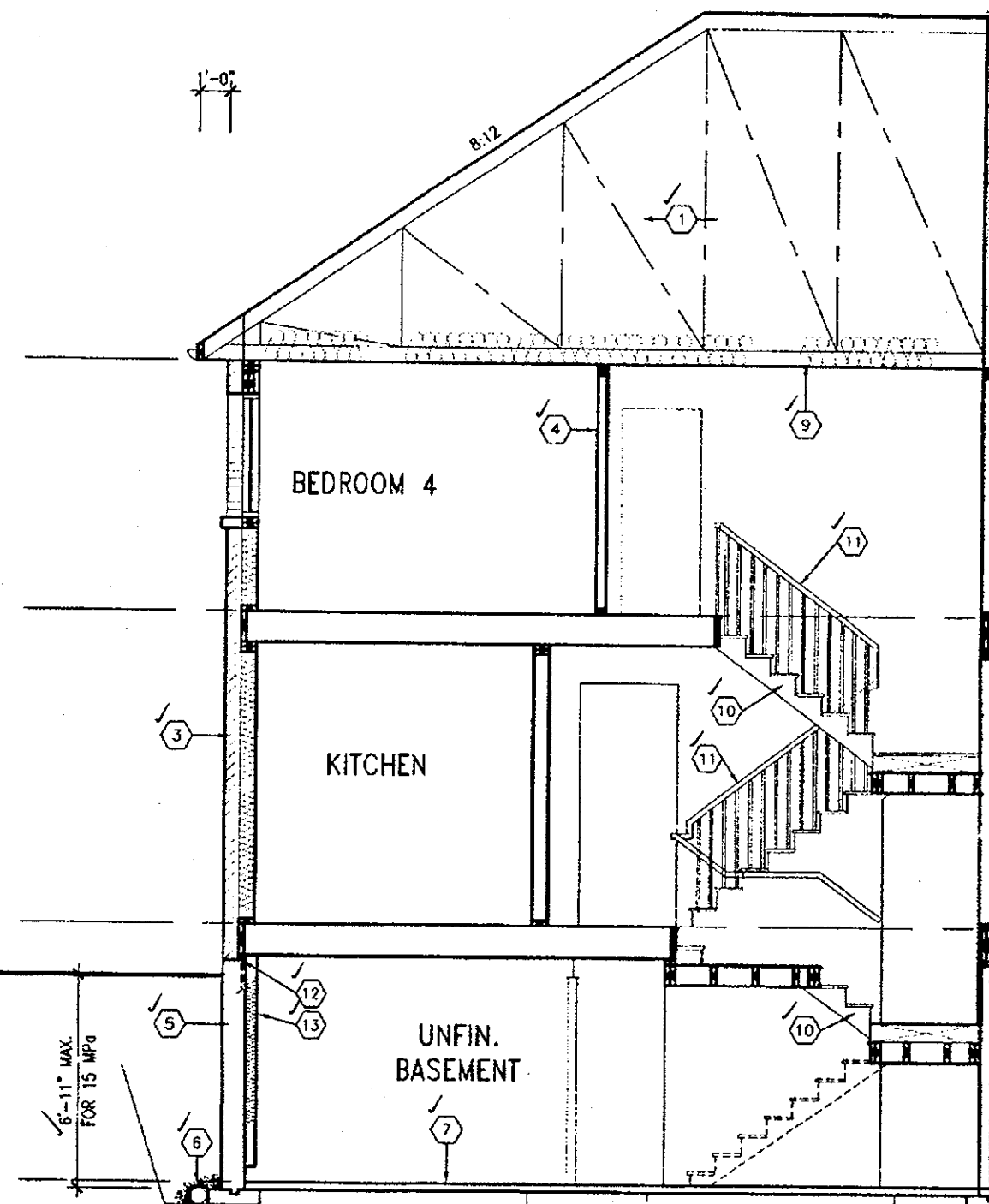
These drawings and/or specifications have been reviewed by

*B. R. L.* MAY 30 / 18

FOR CHIEF BUILDING OFFICIAL DATE



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SECTION A-A ELEV. '2'

APR 17 2018

HIGHGROVE 5E  
COMPLIANCE PACKAGE A1

**Greenpark.**

**HIGHGROVE 5E**

|                        |                                     |               |
|------------------------|-------------------------------------|---------------|
| project name           | municipality                        | project       |
| RUSSELL GARDENS PH.2   | WATERDOWN, ON.                      | 1603          |
| date                   | SECTION A-A AND SECTION B ELEV. '2' | drawing no.   |
| MARCH 2017             |                                     |               |
| drawn by               | checked by                          | scale         |
| WT                     | GW                                  | 3/16" = 1'-0" |
| 16036-HIGHGROVE SE-NEW |                                     | A6a           |

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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 | CW | 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.<br>qualification information<br>Richard Vink<br>name<br>registration information<br>VAS Design Inc.<br>428 |
| 17 |             |      |    | 8  | REV. PER CITY COMMENTS. REISSUED.  | SEP 05/18  | CW |                                                                                                                                                                                                                                                                                               |
| 16 |             |      |    | 7  | REVISED. ISSUED FOR PERMIT.        | SEP. 28/17 | GM |                                                                                                                                                                                                                                                                                               |
| 15 |             |      |    | 6  | ISSUED FOR PRICING.                | AUG. 23/17 | GM |                                                                                                                                                                                                                                                                                               |
| 14 |             |      |    | 5  | STUCCO REPLACED.                   | JUL 05/17  | CW |                                                                                                                                                                                                                                                                                               |
| 13 |             |      |    | 4  | REVISED AS PER CLIENT COMMENTS.    | JUN 21/17  | WT |                                                                                                                                                                                                                                                                                               |
| 12 |             |      |    | 3  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 14/17  | GM |                                                                                                                                                                                                                                                                                               |
| 11 |             |      |    | 2  | REVISED PER CLIENT COMMENTS.       | APR. 28/17 | GM |                                                                                                                                                                                                                                                                                               |
| 10 |             |      |    | 1  | PRELIMINARY REVIEW.                | APR. 12/17 | GM |                                                                                                                                                                                                                                                                                               |
| no | description | date | by | no | description                        | date       | by |                                                                                                                                                                                                                                                                                               |

**VAR**  
**DESIGN**  
255 Consumers Rd Suite  
Toronto ON M2J 1A  
; 416.630.2255 / 416.630.2255  
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2264 SF.

CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department  
NOV 16 2017  
REC. BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REF. TO: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF HAMILTON  
Building Division

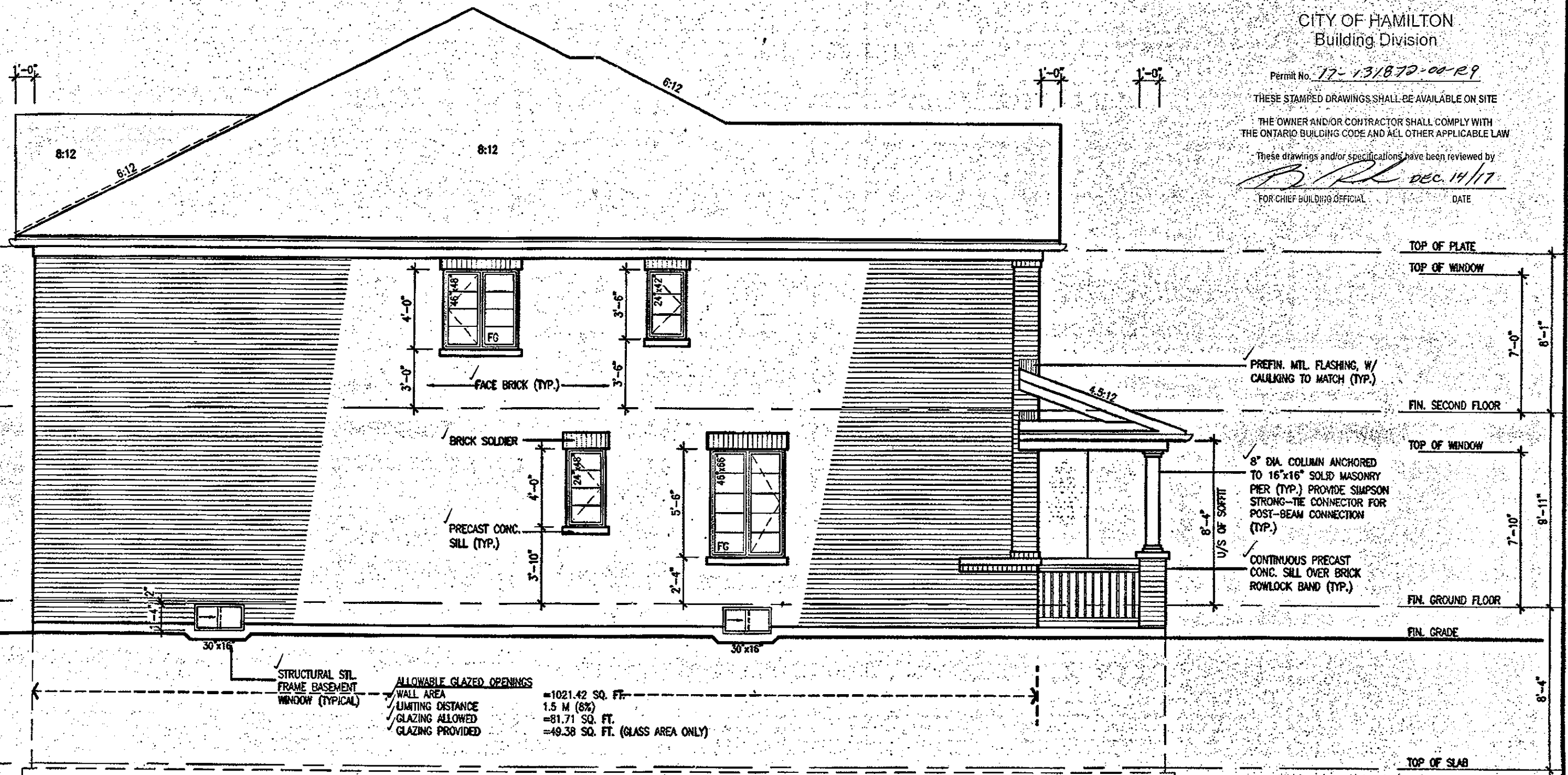
Permit No. 17-131872-00-R9

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

*B. R. K.* dec. 14/17  
FOR CHIEF BUILDING OFFICIAL DATE



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

OCT 16 2017

John G. Williams Limited, Architect

## UPGRADED LEFT SIDE ELEVATION '2' FOR BLOCK 201-5

OCT 04 2017

HIGHGROVE 5E  
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. | <b>VAS</b><br>DESIGN<br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>vasdesign.com | <b>Greenpark.</b> | HIGHGROVE 5E |
| 17. |             |      | 8. |                                     |               | Qualification Information<br>Richard Vink 24488<br>signature<br>name<br>registration information<br>VAS Design Inc. 42658                                                          |                                                                                                                            |                   |              |
| 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                                                                                                                         |                   |              |

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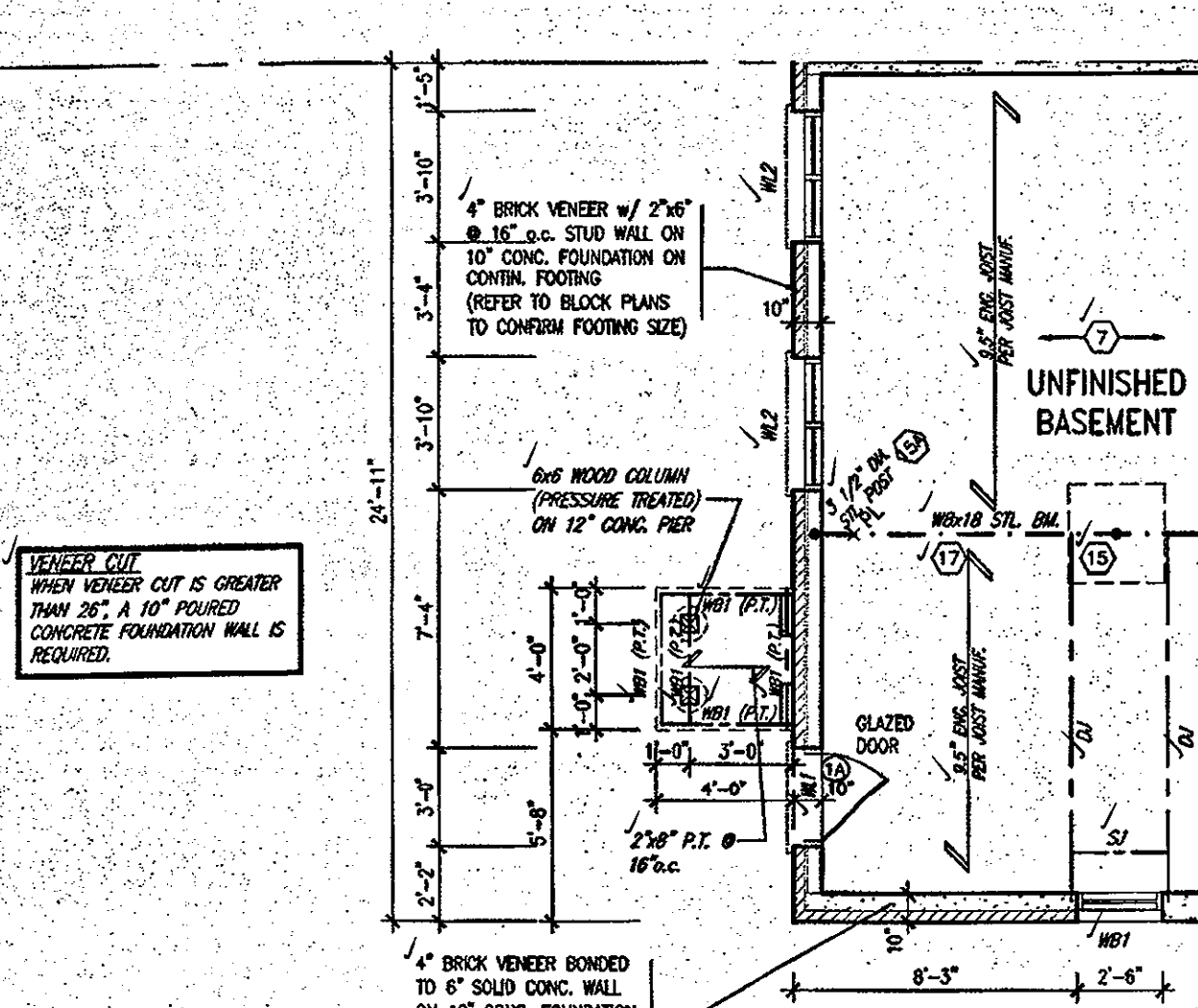
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~~ARCHITECTURAL REVIEW & APPROVAL~~

OCT 16 2017

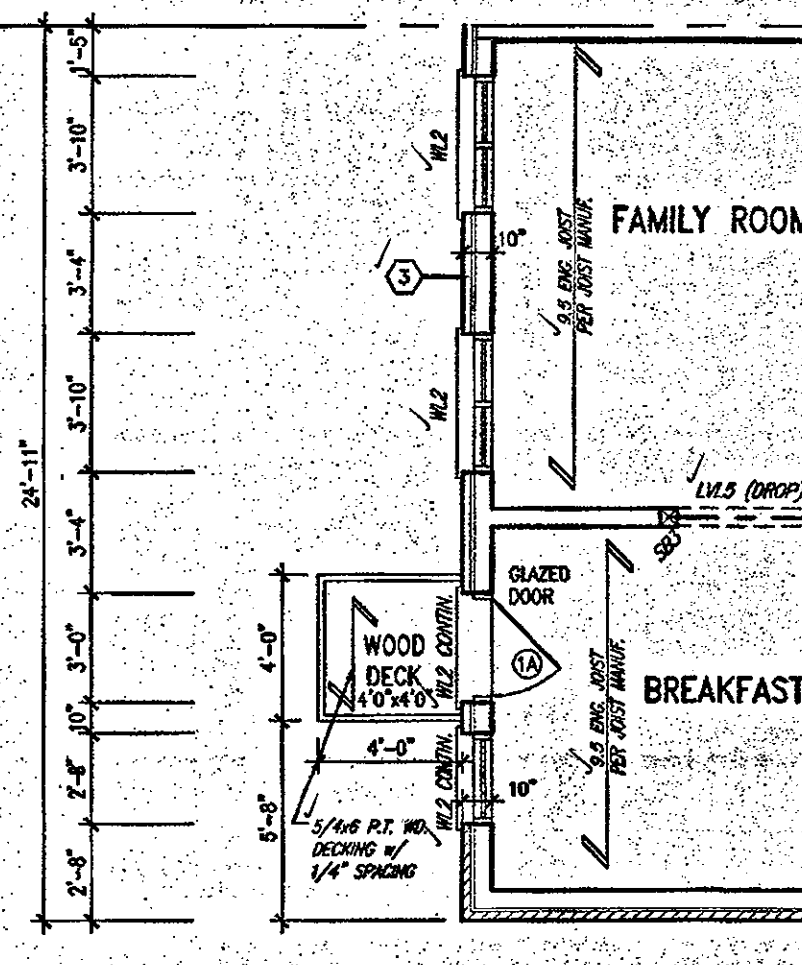
John G. Williams Limited, Architect



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

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  
Planning & Development Department

NOV 16 2017

REC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF HAMILTON  
Building Division

Permit No. 17-131872-00-R4

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. 14/19



STRUDET INC.  
FOR STRUCTURE ONLY

OCT 04 2017

# HIGHGROVE 5E

## COMPLIANCE PACKAGE A1

|     |             |      |    |     |                                    |              |
|-----|-------------|------|----|-----|------------------------------------|--------------|
| 18  |             |      |    | 9   |                                    |              |
| 17  |             |      |    | 8   |                                    |              |
| 16  |             |      |    | 7   | REVISED, ISSUED FOR PERMIT.        | SEP. 28/17 G |
| 15  |             |      |    | 6   | ISSUED FOR PRICING.                | AUG. 23/17 G |
| 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         |

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 | <i>R Vink</i> | 24 |           |
| W | Richard Vink              |               |    |           |
| W | name                      |               |    | signature |
| T | registration information  |               |    |           |
|   | VA3 Design Inc.           |               | 42 |           |

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 416.630.478  
va@vision.com

# Greenpark.

**HIGHGROVE 5E**

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

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

drawn by WT checked by GW scale 3/16" = 1'-0" file name 16036-HIGHGROVE SE A12

ORF - H:\AB\NFE\WORKING\2018\16036\NFE\Grp1\NCHCR35E\NCHCR35E-SE\16036-NCHCR35E SE\reg - FH - Sep 29 2017 - 1:35 PM

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Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes the following dimensions and specifications:

- Roof:** Gabled roof with a pitch of 6:12. The ridge is 9'-4" from the left and right eaves. The roof slope is 8:12 on the right side. A 1'-0" wide section is shown at the top right.
- Second Floor:**
  - Three windows, each 46" x 46" with a frame (FG).
  - Dimensions: 4'-0" between windows, 3'-0" from the left edge, and 3'-6" from the right edge.
  - Labels: "TOP OF WINDOW", "FACE BRICK (TYP.)", "FIN. SECOND FLOOR".
- First Floor:**
  - Two windows, each 46" x 72" with a frame (FG).
  - A central door with a transom, 42" high railing, and a frame (FG).
  - Dimensions: 6'-10" between windows, 1'-0" from the left edge, and 6'-0" from the right edge.
  - Labels: "TOP OF WINDOW", "TOP OF TRANSOM", "42" HIGH RAILING", "FIN. GROUND FLOOR".
- Foundation:**
  - Labels: "TOP OF SLAB", "FIN. GRADE", "POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)".
  - Minimum dimension: 4'-0" MIN.

OCT 04 2017

# HIGHGROVE 5E

## COMPLIANCE PACKAGE A1

ARCHITECTURAL REVIEW & APPROVAL  
OCT 16 2017  
John G. Williams Limited, Architect

REC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

These drawings and/or specifications have been reviewed by  
*B. R. L.* DEC. 14/17  
 FOR CHIEF BUILDING OFFICIAL DATE

|     |             |      |    |    |                                    |            |    |
|-----|-------------|------|----|----|------------------------------------|------------|----|
| 18  | .           | .    | .  | 9  | .                                  | .          | .  |
| 17  | .           | .    | .  | 8  | .                                  | .          | .  |
| 16  | .           | .    | .  | 7  | REVISED. ISSUED FOR PERMIT.        | SEP. 28/17 | GA |
| 15  | .           | .    | .  | 6  | ISSUED FOR PRICING.                | AUG. 23/17 | GA |
| 14  | .           | .    | .  | 5  | STUCCO REPLACED.                   | JUL. 05/17 | GA |
| 13  | .           | .    | .  | 4  | REVISED AS PER CLIENT COMMENTS.    | JUN 21/17  | W  |
| 12  | .           | .    | .  | 3  | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 14/17  | GA |
| 11  | .           | .    | .  | 2  | REVISED PER CLIENT COMMENTS.       | APR. 28/17 | GA |
| 10  | .           | .    | .  | 1  | PRELIMINARY REVIEW.                | APR. 12/17 | GA |
| no. | description | date | by | no | description                        | date       | by |

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qualification information

Richard Vink 244

name signature

registration information

VAS Design Inc. 426

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 copied.

**VA3**  
**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.478  
va3design.com

**Greenpark.**

Project name: **MUSSELL GARDENS PH.2**      Municipality: **WATERDOWN, ON**

Site: **ARCH 2017**      **UPGRADED REAR ELEV.**

Drawn by: **SW**      Scale: **3/16" = 1'-0"**

File: **316 - WATERDOWN PHASE 2 2016 160508.CRW 1-15-16-PROV.DWG 160508-35 16036-16036PROV.SCH**

|                                   |  |             |      |
|-----------------------------------|--|-------------|------|
| HIGHGROVE 5E                      |  | project no. | 1603 |
| 2'- WOB COND.                     |  | drawing no. | A130 |
| file name                         |  |             |      |
| 16036-HIGHGROVE 5E                |  |             |      |
| Aug - Fri - Sep 29 2017 - 1:35 PM |  |             |      |

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