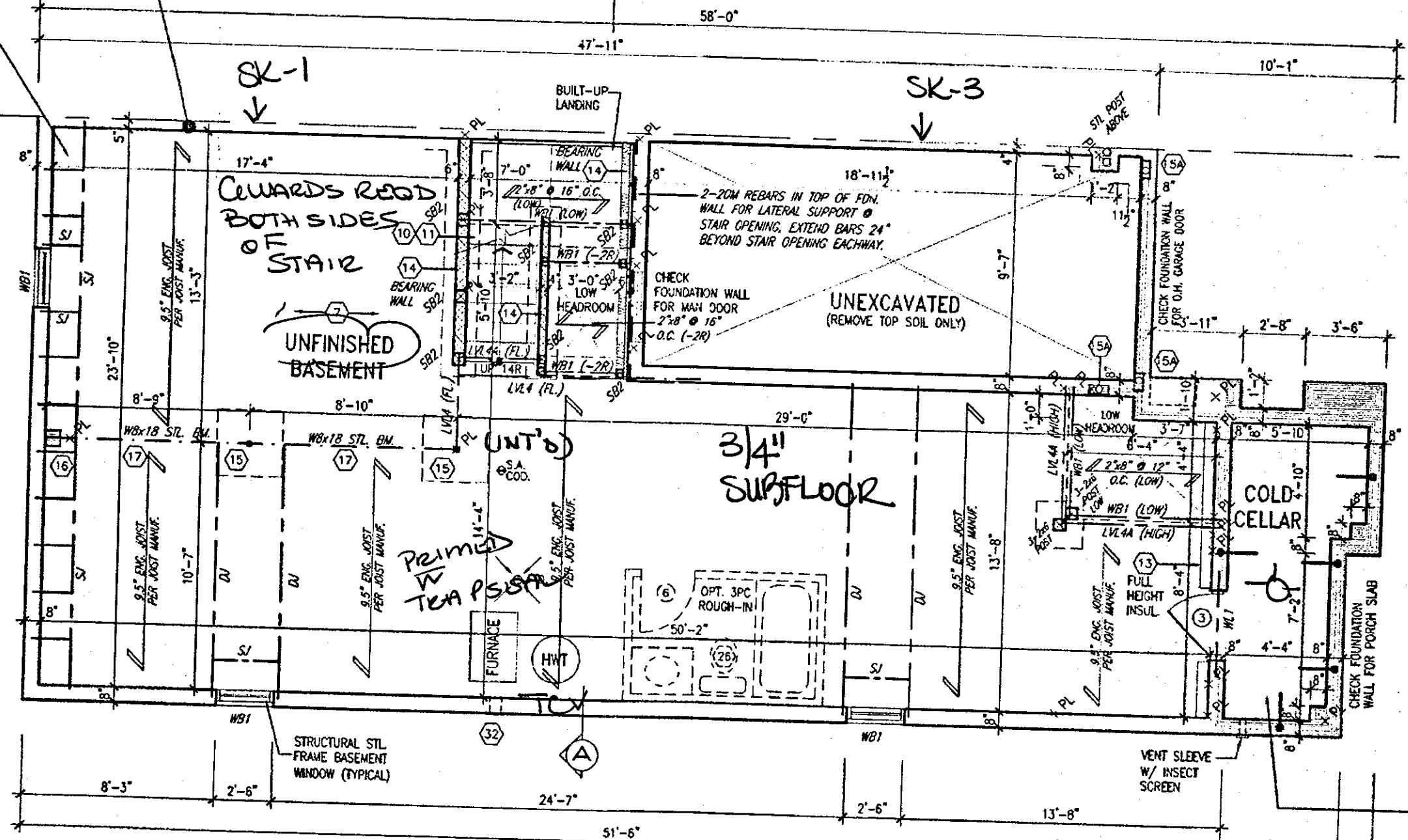


2264 SF.

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.

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.



STRUDET INC.
FOR STRUCTURE ONLY

BASEMENT PLAN ELEV. '1'

CITY OF HAMILTON
Building Division
Permit No. **A 131917**
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 **July 22/18**

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2018
REC. BY: [Signature] DATE: [Signature]
REF'D TO: [Signature]

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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
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			
7			
6			
5			
4			
3			
2			
1			
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
Name: Richard Vink
Registration Information: 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 copied.

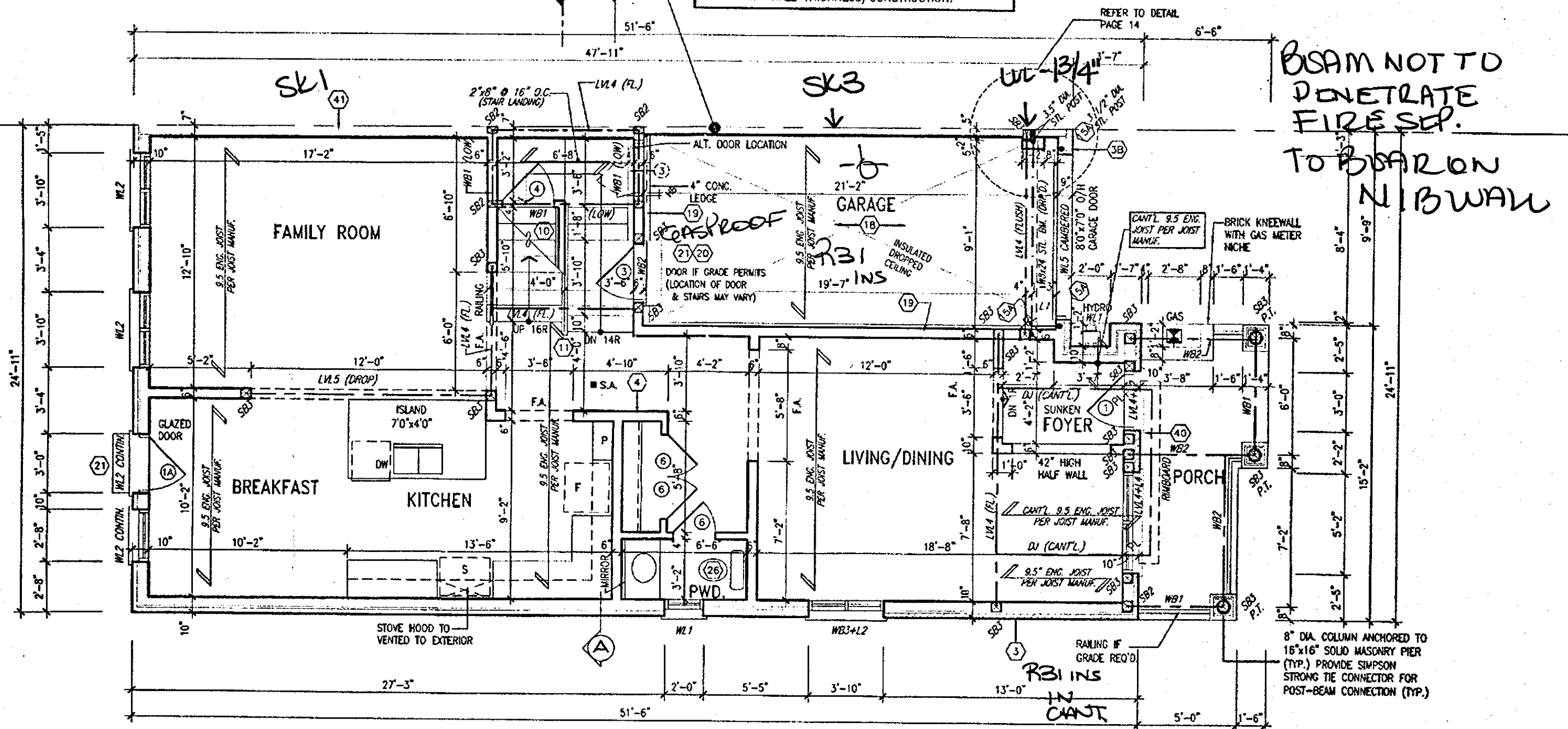
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.
project name: RUSSELL GARDENS PH.2
location: WATERDOWN, ON.
date: MARCH 2017
drawn by: [Signature]
checked by: [Signature]
scale: 3/16\" = 1'-0\"
16038-HIGHGROVE 5E

HIGHGROVE 5E
project no. 16036
drawing no. **A1**

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.



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.

Permit No.

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 DM July 22 1960
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2013
REC'D BY _____ DATE _____
REQ'D TO _____ FROM _____

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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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.

18				9	REVISED.	APR. 16/18	GW	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. 4765 Contractor must verify all dimensions on the job and report any discrepancies 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.
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	
9	no. description	date	by	no	description	date	by	



VAR
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.™

HIGHGROVE 5E

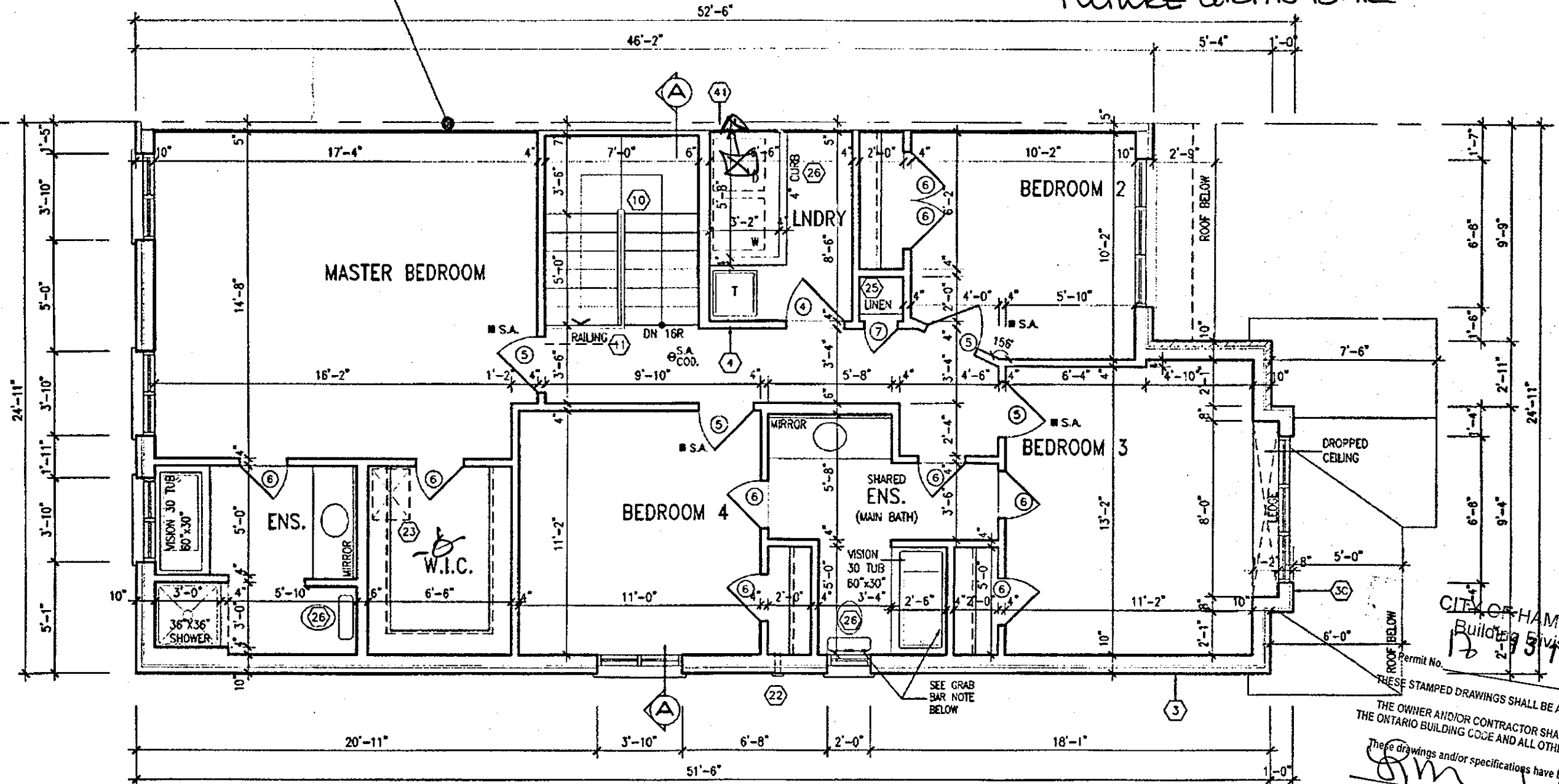
project name	project no.
RUSSELL GARDENS PH.2	16036
municipality	
WATERDOWN, ON.	
date	drawing no.
MARCH 2017	
GROUND FLOOR PLAN ELEV. '1'	
drawn by	checked by
WT	GW
scale	
$3/16" = 1'-0"$	
file name	
16036-HIGHCROVE SE-MEN	
A2	

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2264 SF.

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

MAIN BATH
 REINFORCING FOR
 FUTURE CURB BAR



SECOND FLOOR PLAN ELEV. '1'

CITY OF HAMILTON
 Building Division
 Permit No. 17-1917
 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 July 22/16

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 MAY 10 2016
 REC'D BY [Signature]
 REF'D TO [Signature]

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	REVISED	APR 16/18	GW	
17	REV. PER CITY COMMENTS, REISSUED.	FEB 05/18	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 14/17	GW	
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW.	APR 12/17	GW	
9	DESCRIPTION	DATE	BY	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
 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)

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

Greenpark.
 Project name
 RUSSELL GARDENS PH.2
 Municipality
 WATERDOWN, ON.
 date
 MARCH 2017
 drawn by
 WT
 checked by
 GW
 scale
 3/16" = 1'-0"
 SECOND FLOOR PLAN ELEV. '1'

HIGHGROVE 5E
 project no.
 16036
 drawing no.
 A3
 16036-HIGHGROVE 5E
 DATE: Apr 17 2018 - 9:22 AM

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APR 17 2018

 **Greenpark.**

project name	project no.
RUSSELL GARDENS PH.2	16036
local municipality	
WATERDOWN, ON.	
date	drawing no.
MARCH 2017	A4
FRONT & REAR ELEVATION- ELEV. '1'	
drawn by	checked by
WT	GW
scale	the notes
3/16" = 1'-0"	16036-HIGHGROVE SE-HW
NOT TO SCALE - COPIES OF THIS DRAWING ARE BEING PROVIDED TO THE CITY OF WATERDOWN FOR RECORD - MAY 15, 2018 - 11:28 AM	

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POURED CONCRETE
CITY OF SLAB AND DOOR SILL
PLANNING & DEVELOPMENT DEPARTMENT
MAY 10 2018

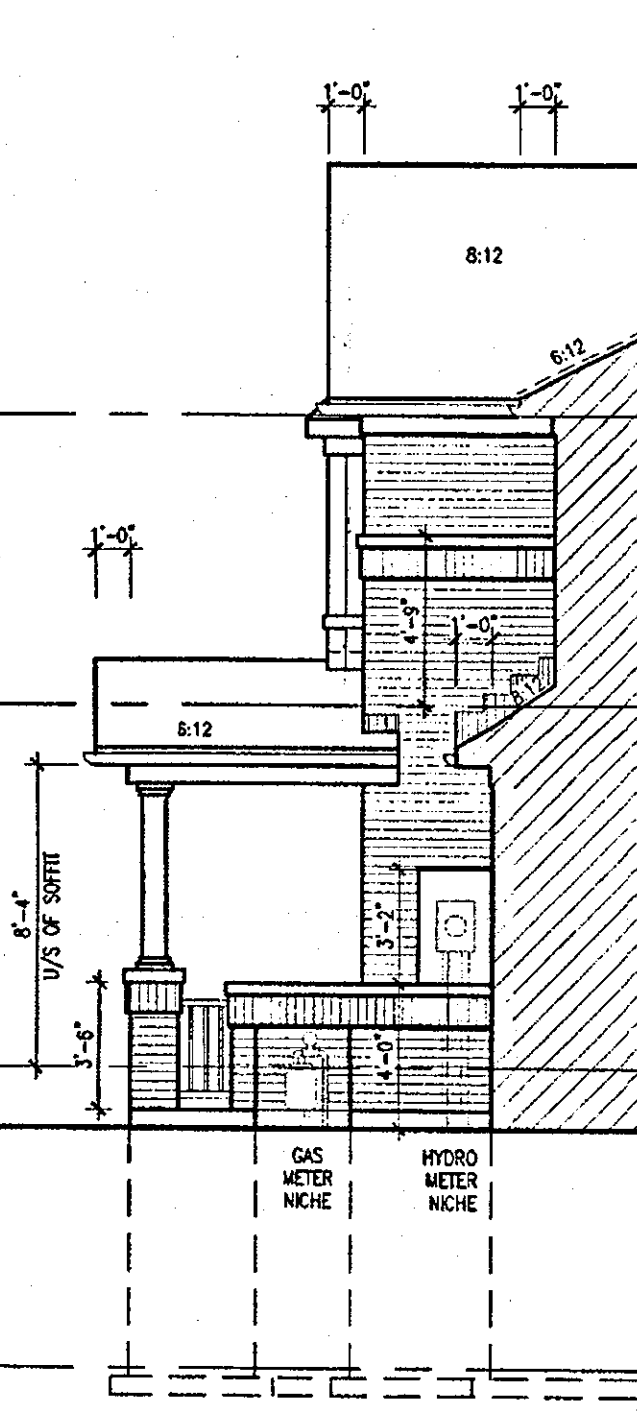
FRONT ELEVATION '1'

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	W
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 lists the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information	<i>R. Vink</i>	
Richard Vink		2448
name	signature	BC
registration information		
VAS Design Inc.		4265
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All 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)		

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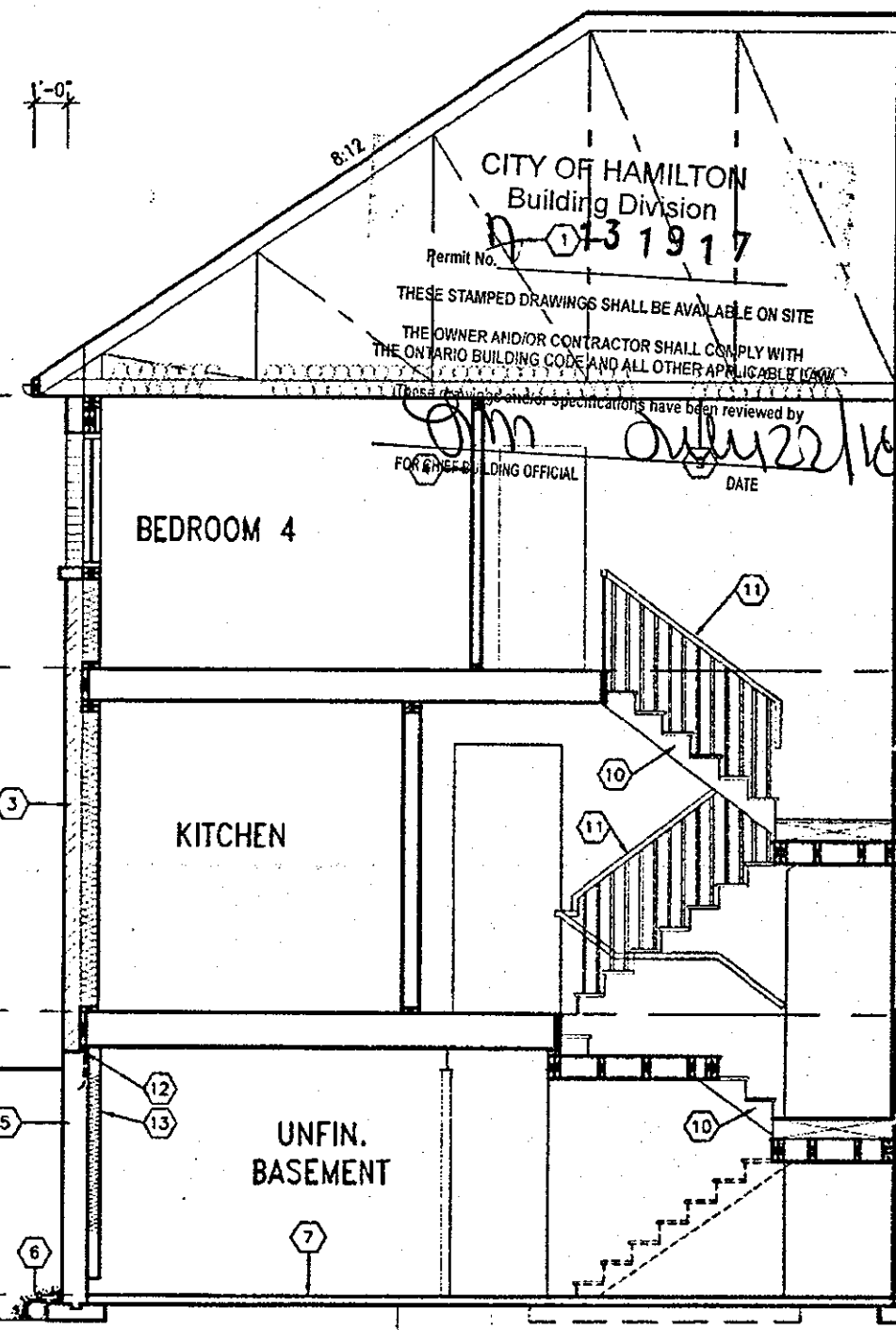
2264 SF.



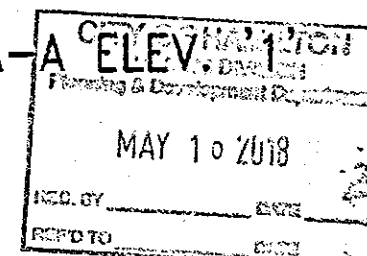
SECTION B ELEV. 1



STRUDET INC.
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SECTION A-A ELEV. 1



TOP OF PLATE
TOP OF WINDOW
7'-0" 8'-1"
FIN. SECOND FLOOR
9'-11"
FIN. GROUND FLOOR
FIN. GRADE
8'-4"
TOP OF SLAB

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

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18				5	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

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qualification information
Richard Vink 24488
name registration information
Vink 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.

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

Greenpark.
Project name
RUSSELL GARDENS PH.2
Waterdown, ON.
Date
MARCH 2017
Drawn by
WT
checked by
GW
scale
3/16" = 1'-0"
SECTION A-A AND SECTION B ELEV. '1'
16036-HIGHGROVE 5E-NEW
File name
16036-HIGHGROVE 5E-NEW
Date
APR 17 2018

HIGHGROVE 5E
project no.
16036
drawing no.
A6

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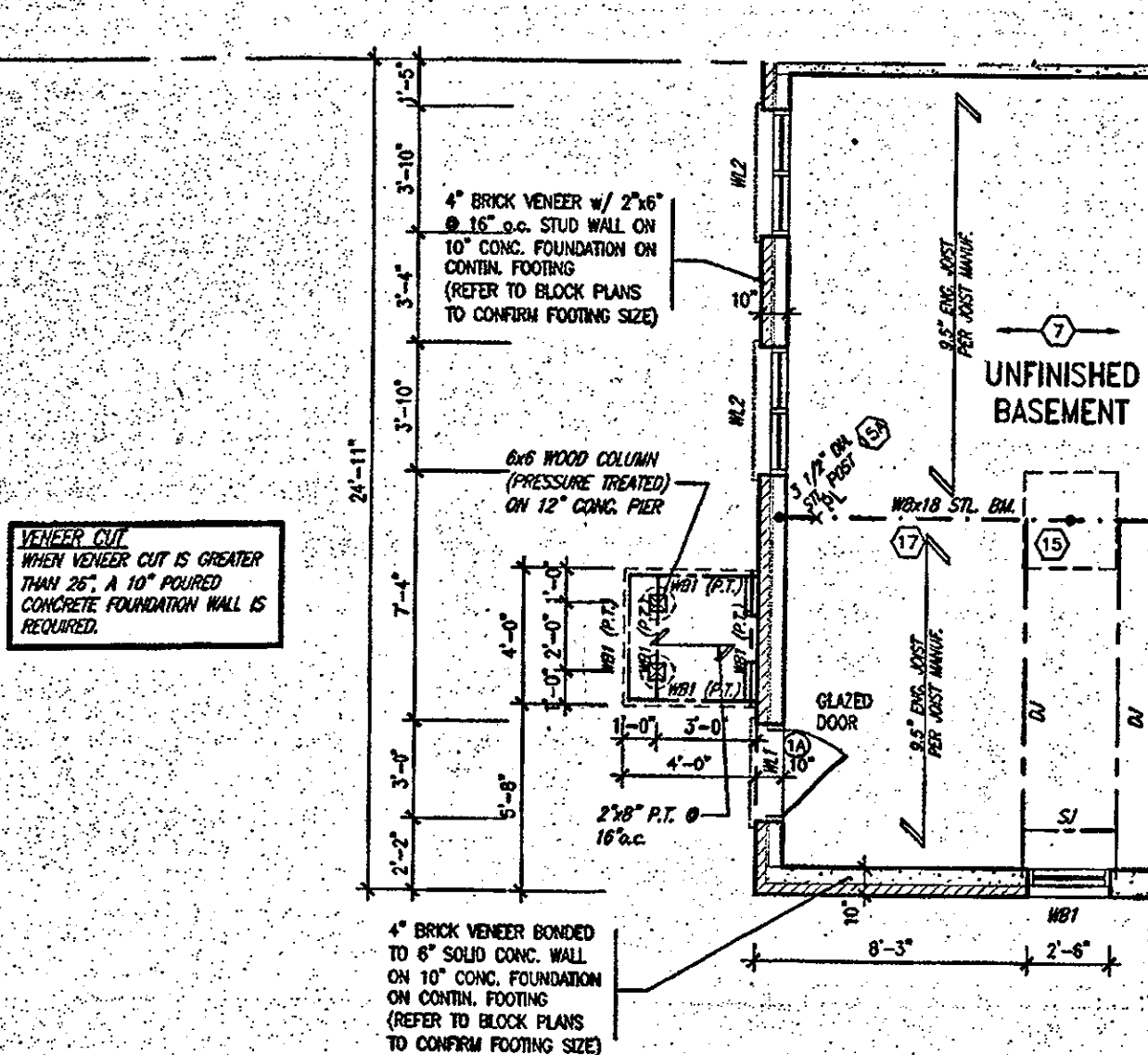
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

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

ARCHITECTURAL PROGRAM APPROVAL

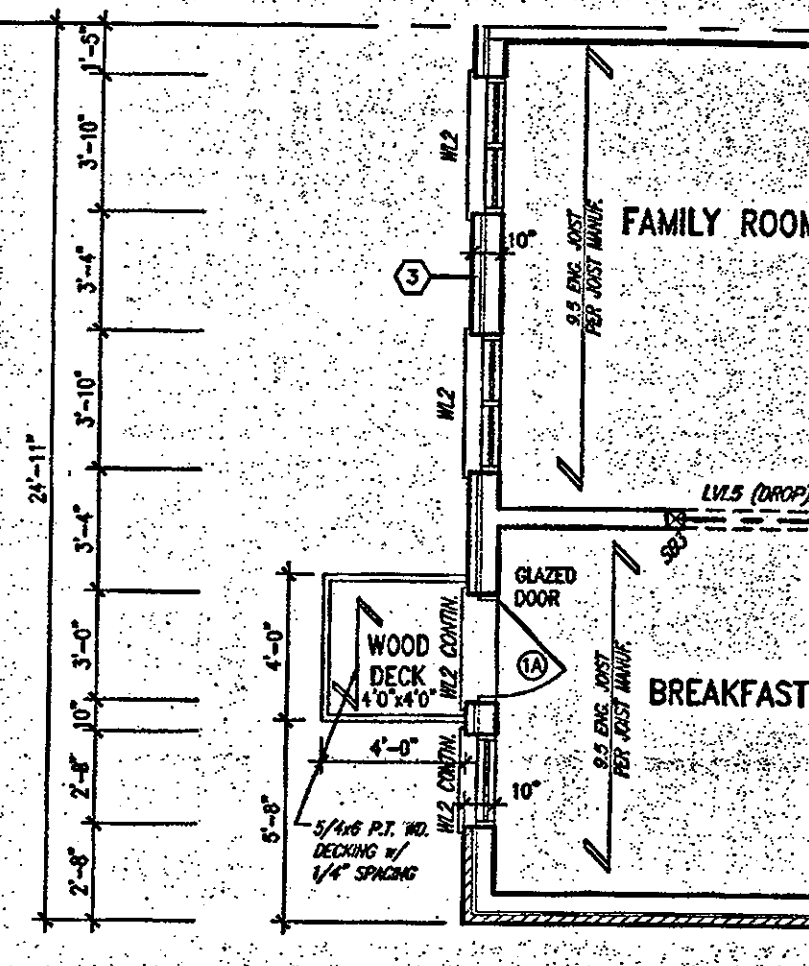
OCT 16 2017

John G. Williams Limited, Architect

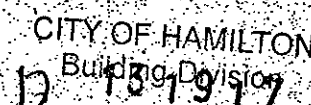
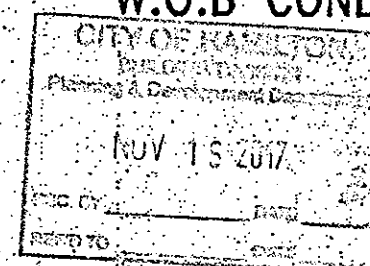


PART. BASEMENT PLAN - ELEV. '1 1/2/3'
W.O.B. CONDITION

LOOK-OUT WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6-2) FOR
ADDITIONAL WOOD DECK INFORMATION

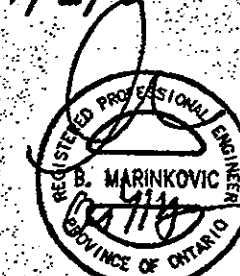


PART. GROUND FLOOR PLAN- ELEV. '1 1/2/3'
W.O.B. CONDITION



Permit N

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE



STRUDET INC.
FOR STRUCTURE ONLY

OCT 04 2017

HIGH GROVE 5E
COMPLIANCE PACKAGE A1

18.	-	-	-	9	-	-	-
17.	-	-	-	8	-	-	-
16.	-	-	-	7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GU
15.	-	-	-	6	ISSUED FOR PRICING.	AUG. 23/17	GU
14.	-	-	-	5	STUCCO REPLACED.	JUL. 05/17	GU
13.	-	-	-	4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	W
12.	-	-	-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GU
11.	-	-	-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GU
10.	-	-	-	1	PRELIMINARY REVIEW.	APR. 12/17	GU
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. Registration Information Richard Vink name signature VAS Design Inc.	24 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 group is not responsible for the Designer which must be obtained at the completion of the work. Drawings are not to be used for any other purpose.	



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com



project name
RUSSELL GARDENS PH.2 WATERDOWN, ON

date **MARCH 2017** **PART. PLANS- WOB CONDITION**
 drawn by _____ checked by **GW** scale **3/16" = 1'-0"** the owner **16036-HIGHGROVE 5**
 WT _____

HIGHGROVE SE

project
1603

A12

As of the reporting period, the company and its subsidiaries have not been involved in any litigation or legal proceedings that could materially affect the company's financial position or results of operations.

