

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

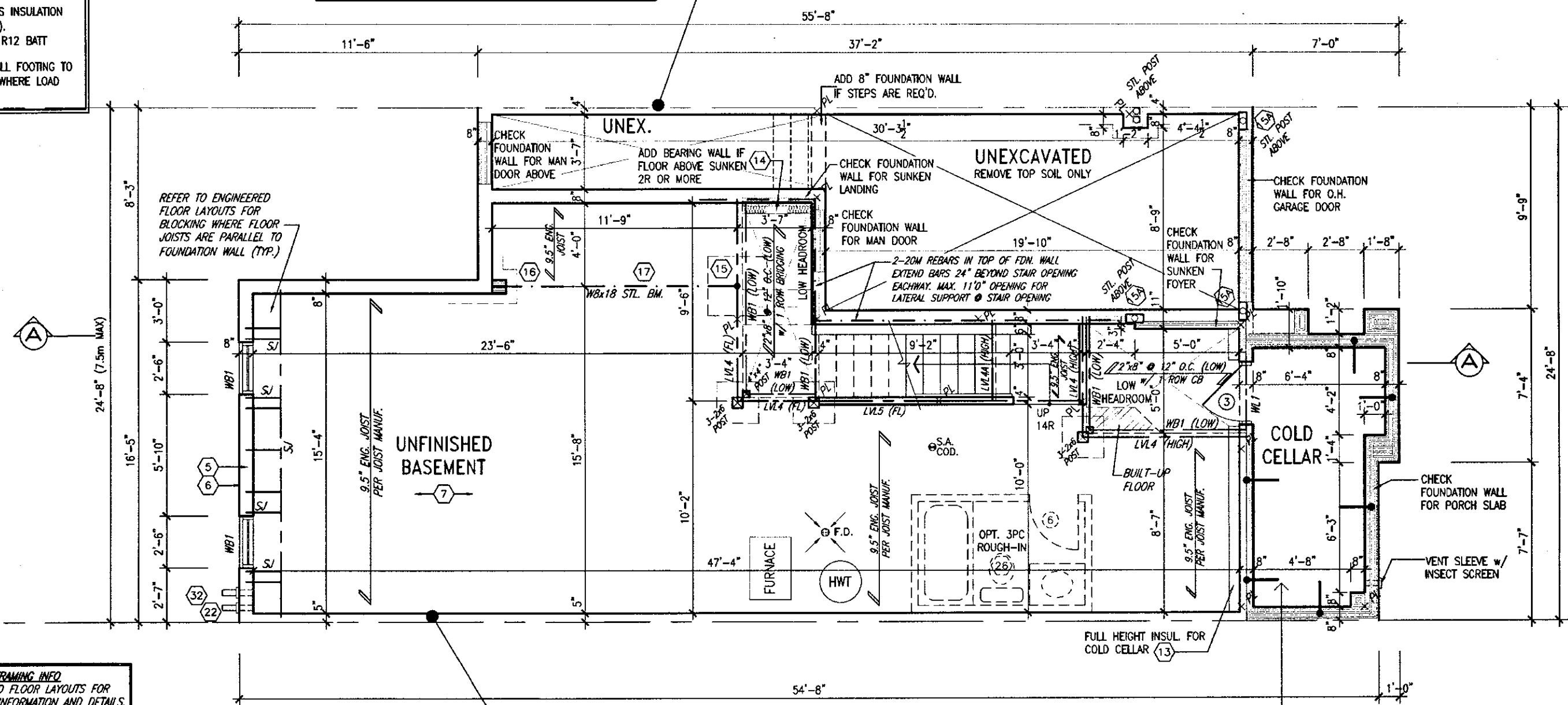
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1902 SF.

BASEMENT WALL INSULATION
(TYP) 13
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS** where
FRAMING IS REQ'D. FOR
SUPPORT.
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4A OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.



BASEMENT PLAN ELEV. '1A'

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB
WITH 15M BARS @ 12"o.c.
BOTTOM EACH WAY WITH MIN. 1
1/4" CONC. COVER AND 15M
BENT (24"x24") DOWELS
SPACED NOT MORE THAN 16"o.c.
TYPICALL ALL AROUND.

ENGINEERED FLOOR FRAMING INFO
REFER TO ENGINEERED FLOOR LAYOUTS FOR
ALL FLOOR FRAMING INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED.

PARTY WALL AT HOUSE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK1 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
working drawings with respect to any zoning or
building code or permit matter or that any
house can be properly built or located on its lot.

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



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 3 COMPLIANCE PACKAGE 'A1'

18			9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
----	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

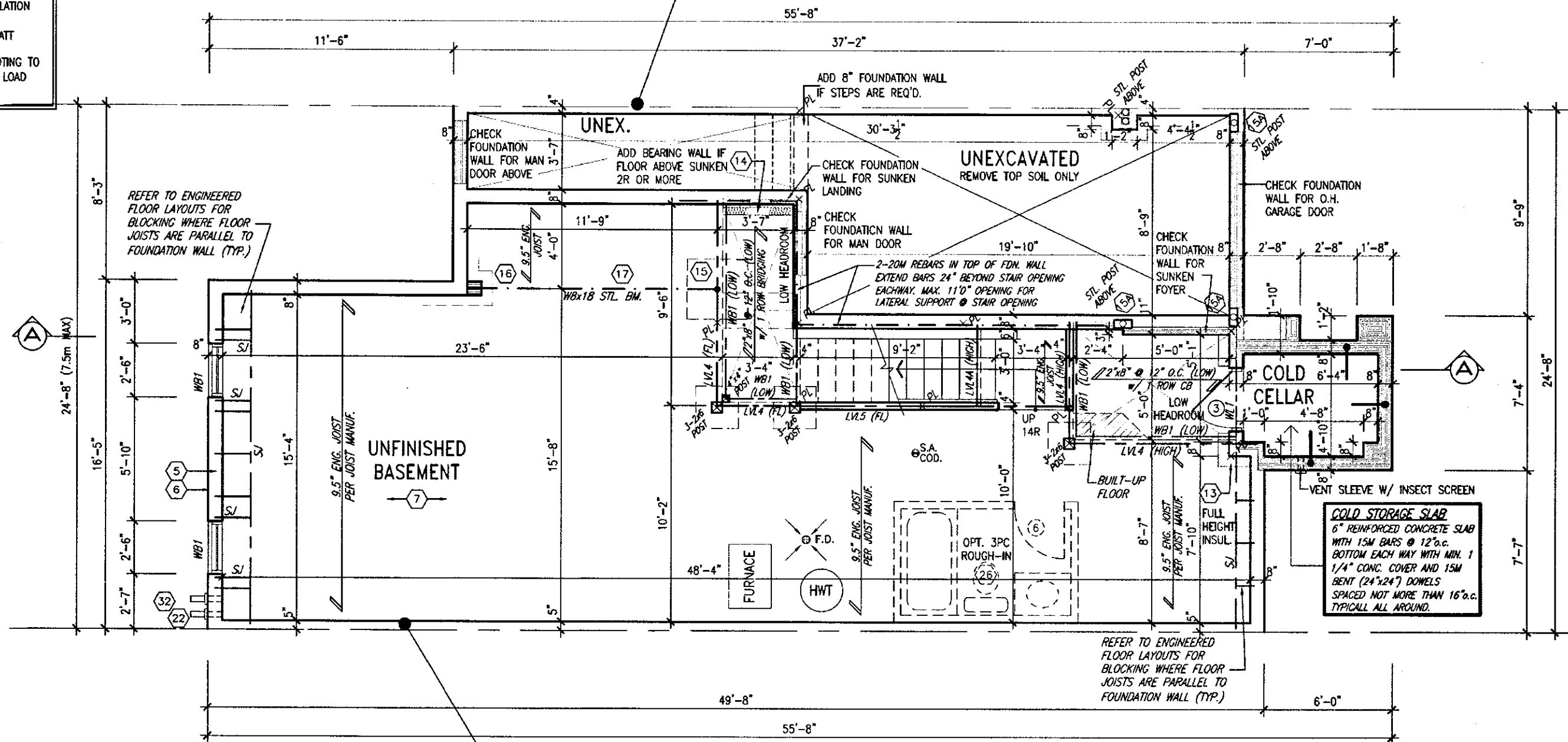
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
FRAMING IS REQ'D. FOR
SUPPORT.**
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4A OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

1902 SF.



PARTY WALL AT HOUSE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK1 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

BASEMENT PLAN ELEV. '2'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18				9	REVISED.	APR. 13/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW	qualification information
16				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink
15				5	ISSUED FOR PRICING.	AUG. 23/17	GW	name
14				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VA3 Design Inc.
12				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	42658
11				1	PRELIMINARY REVIEW.	APR. 12/17	GW	
10								
no.	description	date	by	no.	description	date	by	

VA3 DESIGN

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

Greenpark.

project name
RUSSELL GARDENS PH.2

municipality
WATERDOWN, ON.

HIGHGROVE 3

project no.
16036

date
APRIL 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

BASEMENT PLAN ELEV. '2'

file name
16036-HIGHGROVE-3

drawing no.
A1b

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
FRAMING IS REQ'D. FOR
SUPPORT.

- 2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
- 2"x4" @ 16"o.c. w/ R12 BATT INSULATION.
- EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

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

UNFINISHED
BASEMENT

BASEMENT PLAN ELEV. '3'

PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB
WITH 15M BARS @ 12" o.c.
BOTTOM EACH WAY WITH MIN. 1
1/4" CONC. COVER AND 15M
BENT (24"x24") DOWELS
SPACED NOT MORE THAN 16" o.c.
TYPICALLY ALL AROUND.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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





STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

HIGHGROVE 3

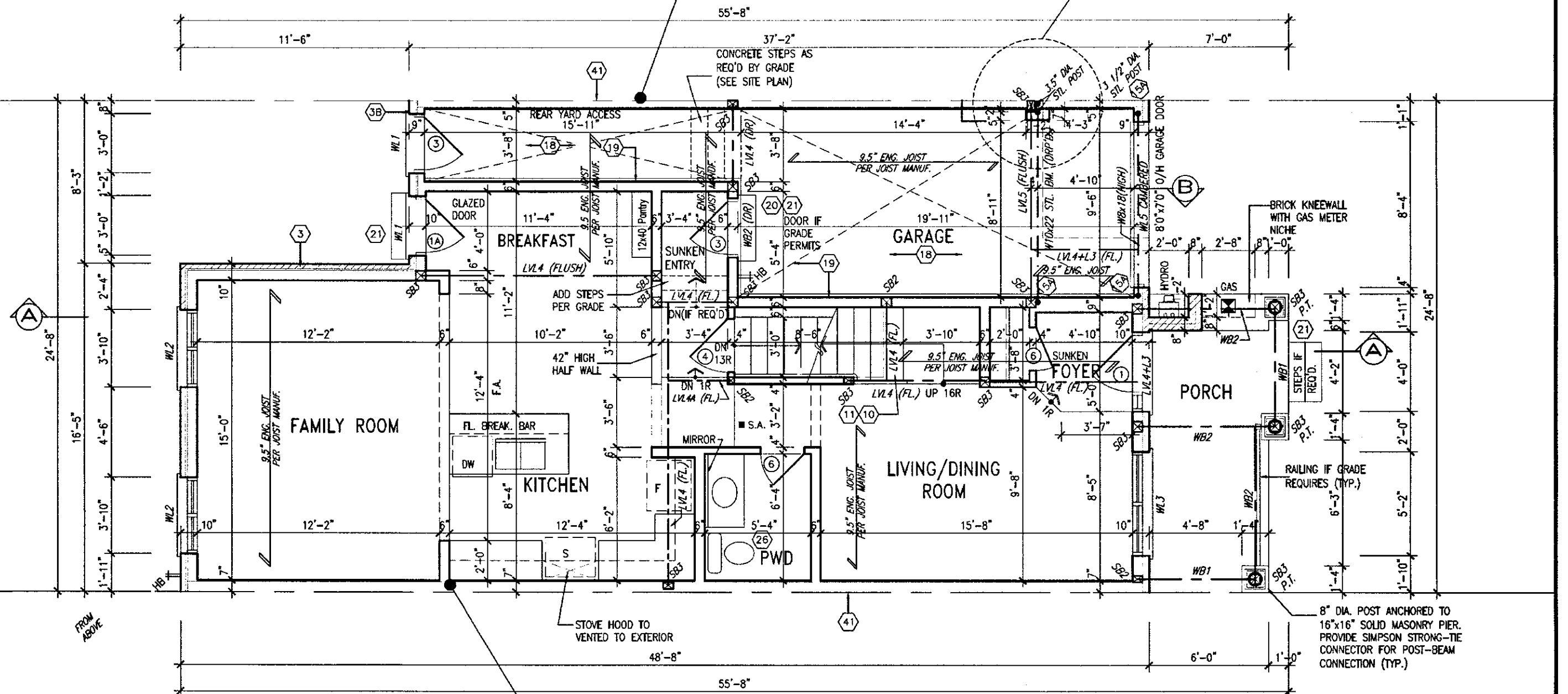
18		9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		HIGHGROVE 3 - project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. project no. 1603	drawing no. A1c
17		8 REVISED.	APR. 13/18	GW						
16		7 REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW						
15		6 REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	24488				
14		5 ISSUED FOR PRICING.	AUG. 23/17	GW	name	BCN				
13		4 REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information VA3 Design Inc.	42658				
12		3 CHANGED JOIST DEPTH / FLOOR HEIGHTS.	JUN 12/17	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			

All drawings, specifications, related documents and design are the copyright property of V&J DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&J DESIGN's written permission.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL
PAGE 14



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

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.

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.



STRUDET INC
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18				9			
17				8	REVISED.	APR. 13/18	G
16				7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	G
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	G
14				5	ISSUED FOR PRICING.	AUG. 23/17	G
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	N
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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	b

<p>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.</p>		
<p>qualification information</p>	<p><i>R. Vink</i></p>	<p>244</p>
<p>Richard Vink</p>	<p>signature</p>	<p>B</p>
<p>name</p>		
<p>registration information</p>		
<p>VA3 Design Inc.</p>		<p>426</p>
<p>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.</p>		



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



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

HIGHGROVE 3

ject no.
036

date APRIL 2017 GROUND FLOOR PLAN ELEV '1'

drawn by _____ checked by _____ scale _____ file name _____

FD-

21

21

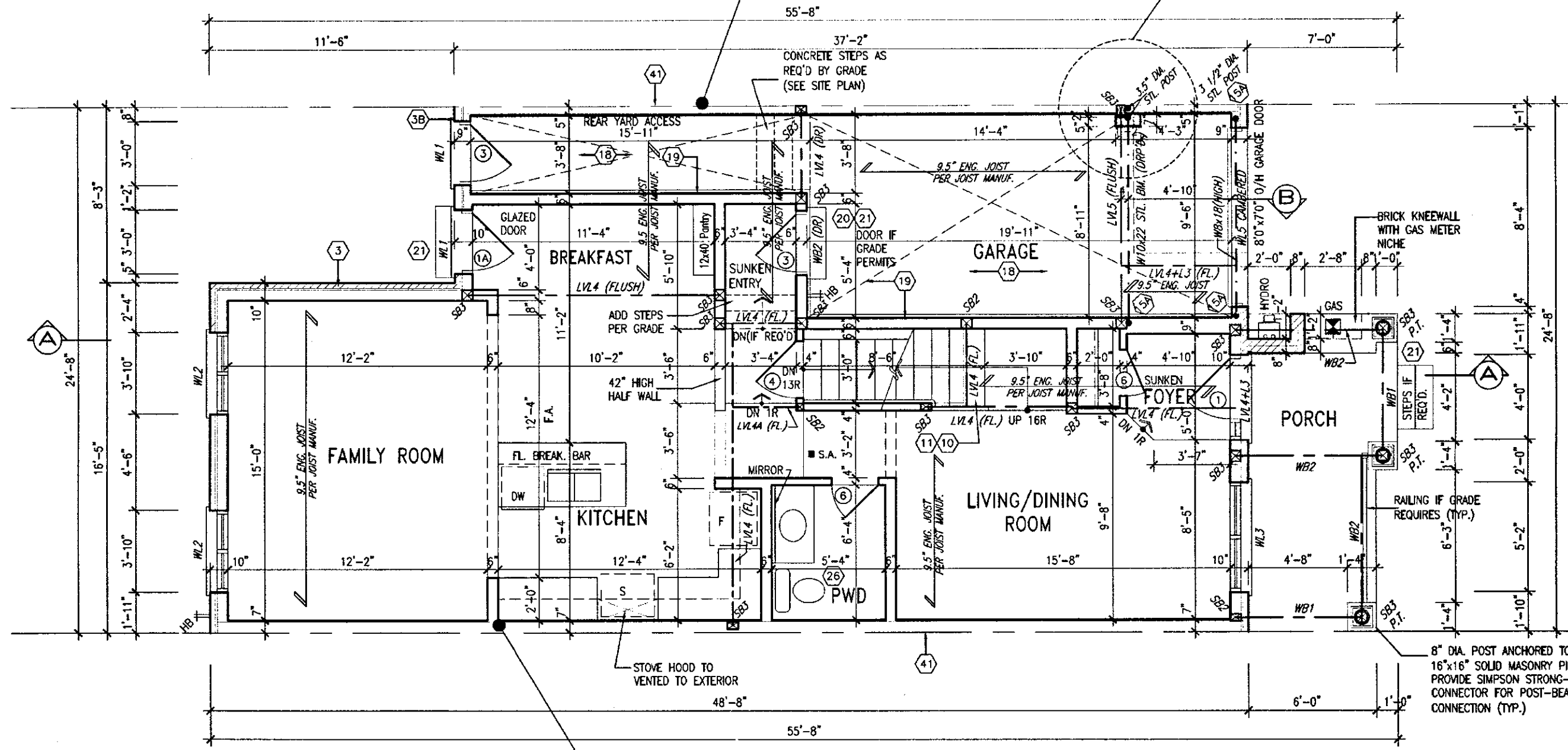
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1902 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL PAGE 14



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

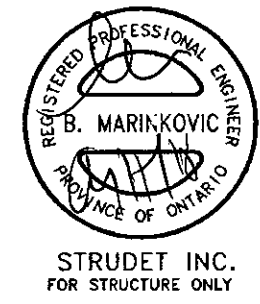
GROUND FLOOR PLAN ELEV. '1A'

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.

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.



APR 17 2018

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

18				9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
----	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

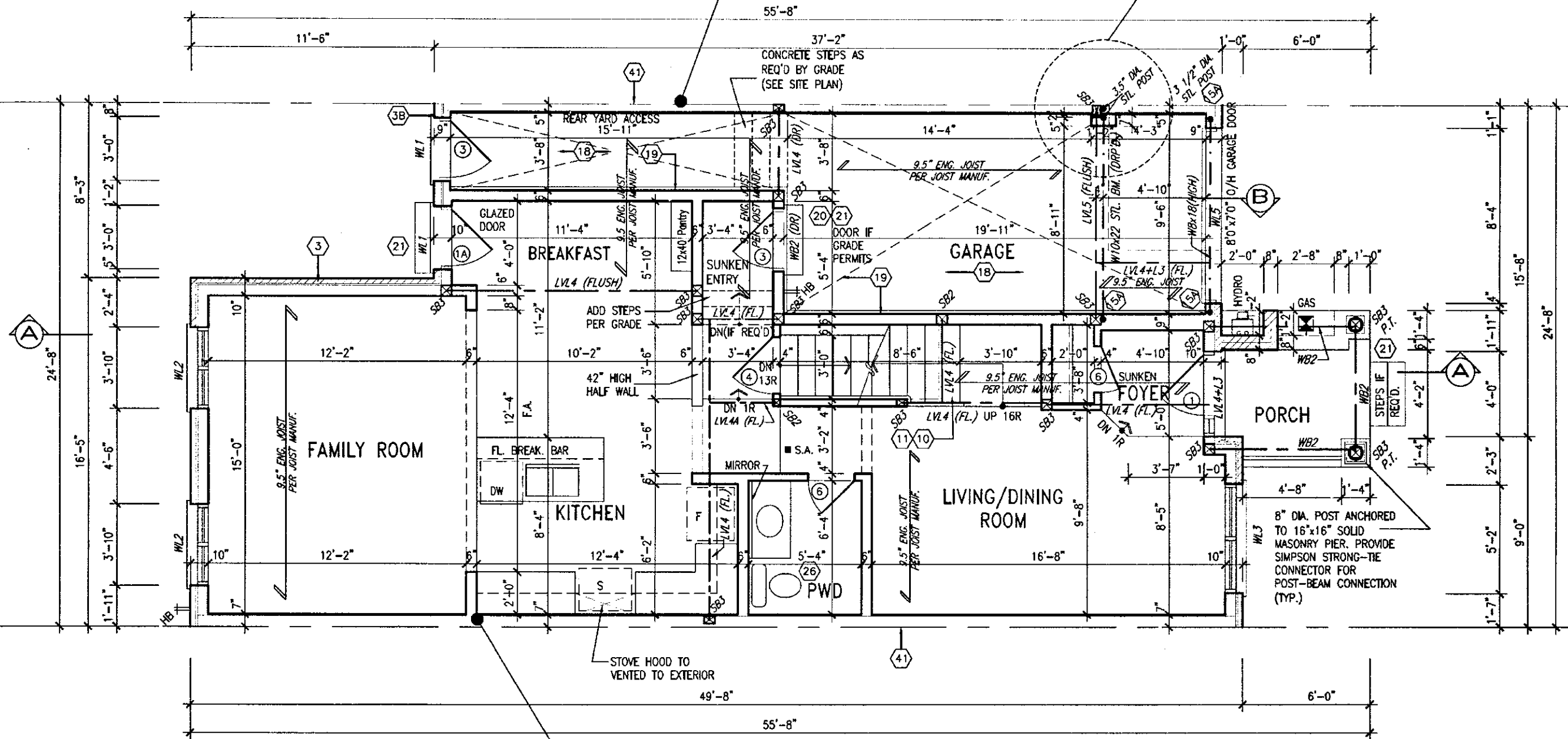
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1902 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL PAGE 14



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

GROUND FLOOR PLAN ELEV. '2'

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.

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.



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

18				9				8	REVISED.	APR. 13/18	GW				
17				7	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW	7	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW				
16				6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW				
15				5	ISSUED FOR PRICING.	AUG. 23/17	GW	5	ISSUED FOR PRICING.	AUG. 23/17	GW				
14				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT				
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW				
12				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW				
11				1	PRELIMINARY REVIEW.	APR. 12/17	GW	1	PRELIMINARY REVIEW.	APR. 12/17	GW				
10															
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
signature
name
registration information
V.A.S. 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

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

Greenpark.

Project name
RUSSELL GARDENS PH.2

municipality
WATERDOWN, ON.

date
APRIL 2017

checked by
GW

scale
3/16" = 1'-0"

drawing no.
16036-HIGHGROVE-3

HIGHGROVE 3

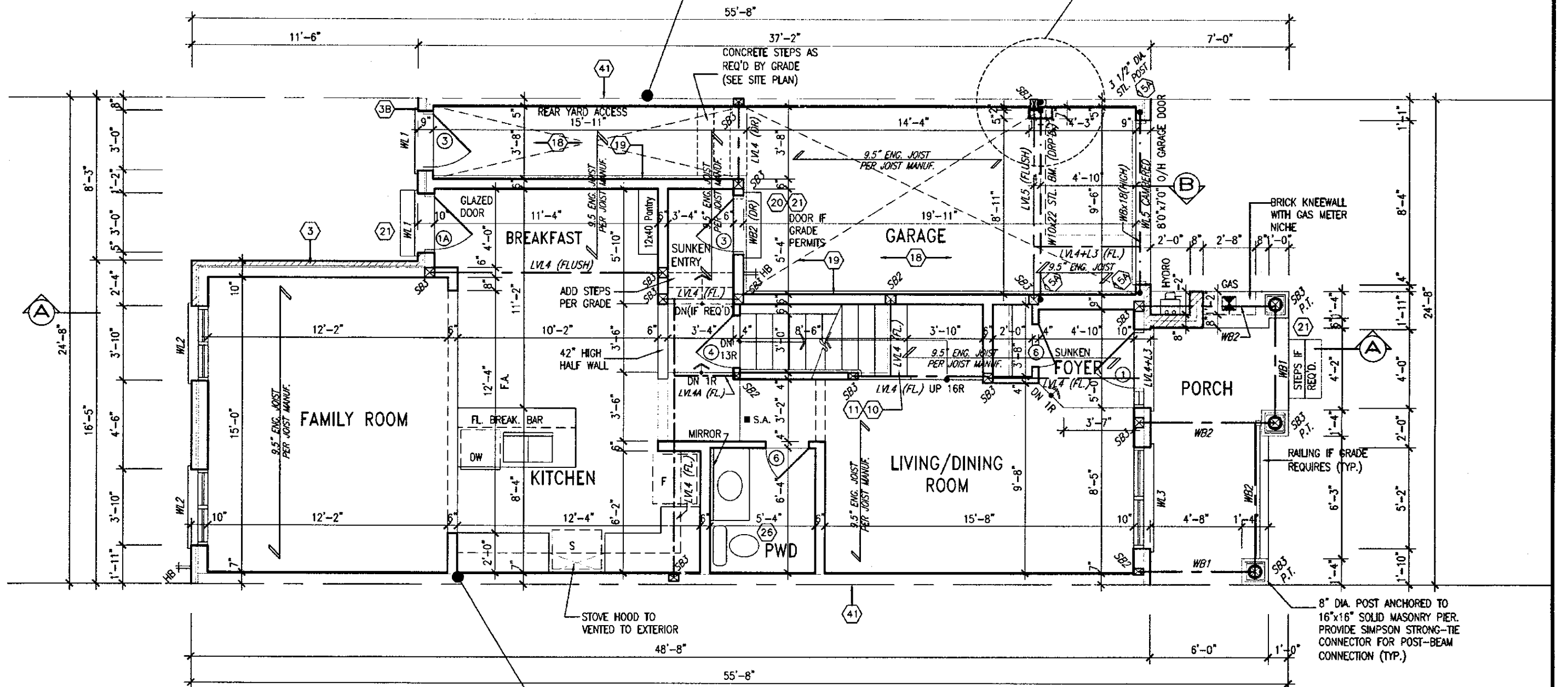
project no.
16036

drawing no.
A2b

1902 SF.

- PARTY WALL AT GARAGE SIDE CONSTRUCTION
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
 - REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL PAGE 14



- PARTY WALL AT HOUSE SIDE CONSTRUCTION
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
 - REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

GROUND FLOOR PLAN ELEV. '3'

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.

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.



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

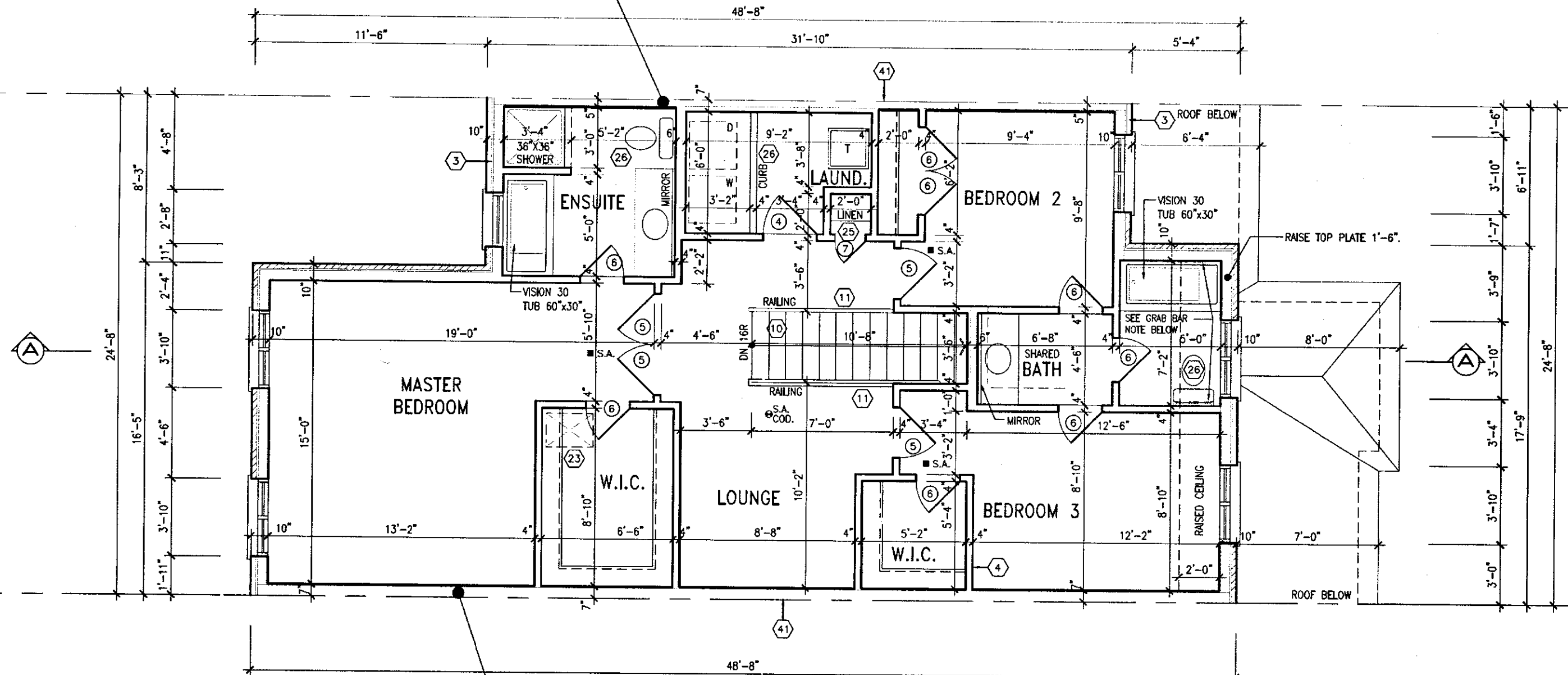
HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

18																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

1902 SF.

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



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

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.

NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS AND TOWNHOUSE BLOCK PLANS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE:
REFER TO BLOCK WORKING DRAWINGS FOR SECOND FLOOR STRUCTURAL INFORMATION.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

18			9		
17			8		
16			7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18 GW
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17 GW
14			5	ISSUED FOR PRICING.	AUG. 23/17 GW
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 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

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
VA3 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.

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

Greenpark.

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

HIGHGROVE 3

project no.
16036

date
APRIL 2017
drawn by
WT
checked by
GW
scale
3/16" = 1'-0"

SECOND FLOOR PLAN ELEV. '1'

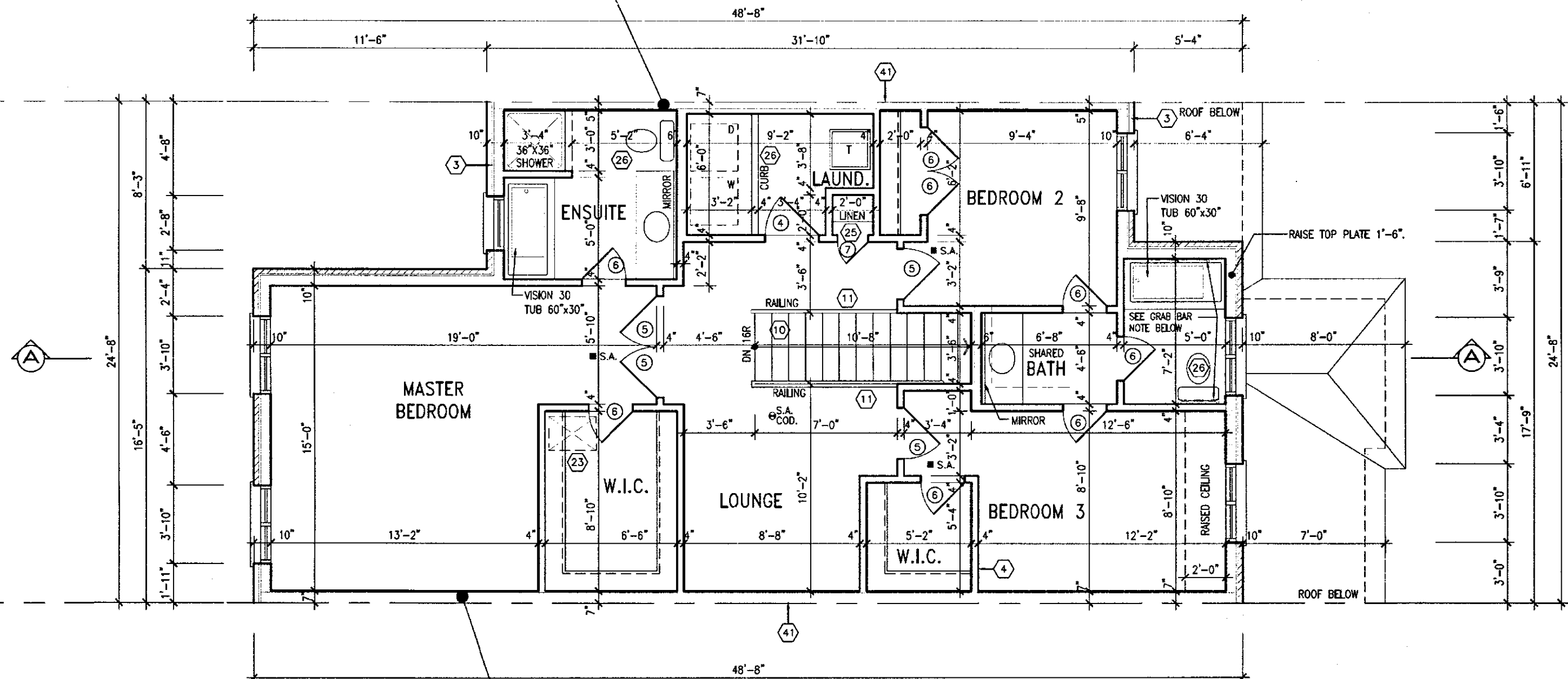
file name
16036-HIGHGROVE-3

drawing no.
A3

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

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

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3,
3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

18				9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8			
16				7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18 GW	qualification information
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17 GW	Richard Vink 24485 BCR
14				5	ISSUED FOR PRICING.	AUG. 23/17 GW	name signature
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT	registration information
12				3	CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17 GW	VA3 Design Inc. 42658
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.
no.	description	date	by	no.	description	date	by
				1	PRELIMINARY REVIEW.	APR. 12/17 GW	

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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

Greenpark.

project name	RUSSELL GARDENS PH.2		municipality	WATERDOWN, ON.
date	APRIL 2017		SECOND FLOOR PLAN	
drawn by	checked by	scale		
WT	GW	3/16" = 1'-0"		

HIGHGROVE 3

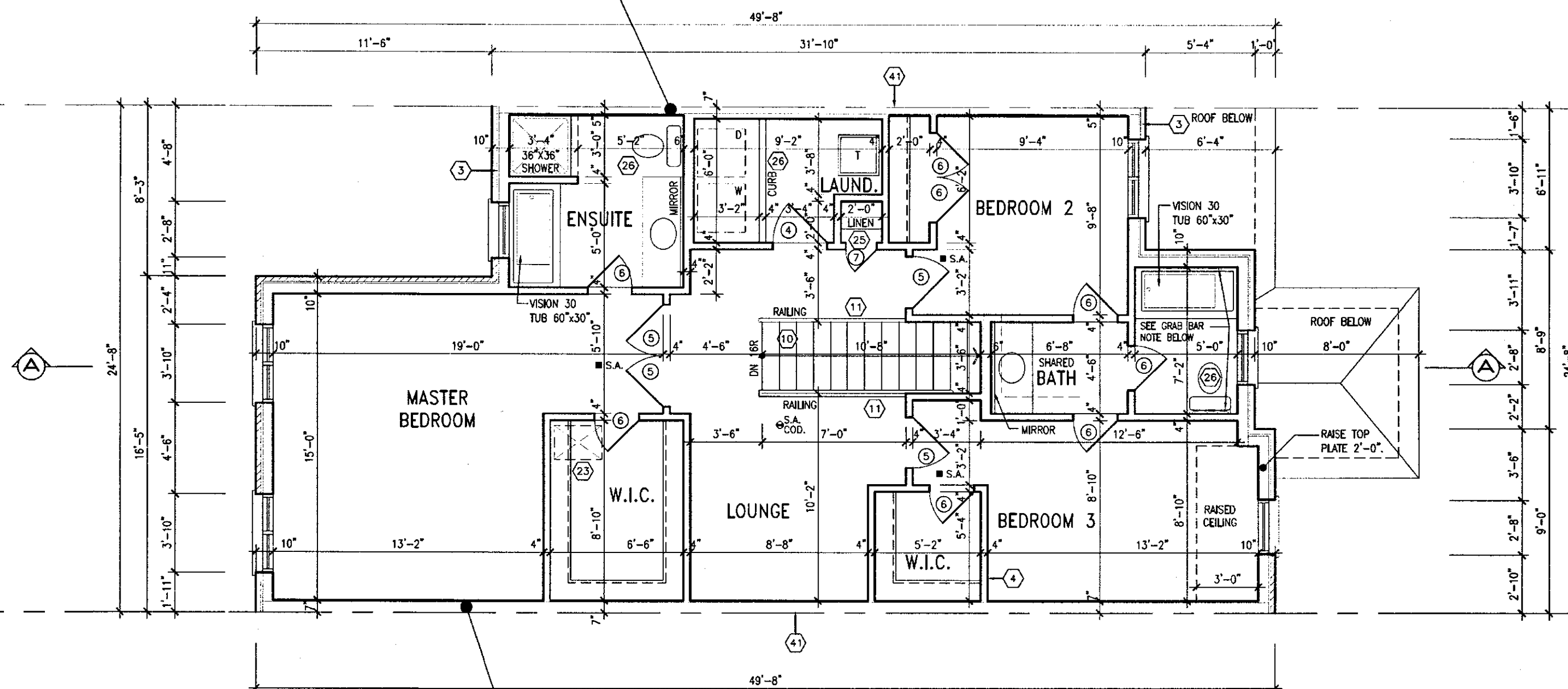
SECOND FLOOR PLAN ELEV. '1A'

project no.
16036

drawing no.
A3a

PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



PARTY WALL CONSTRUCTION (UPPER FLOOR)


- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

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

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3,
3.8.3.2.(1)(d) & 3.8.3.13.(1)(f).

18				9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information  Richard Vink name registration information VAS Design Inc. 2440 BC 4265
17				8						
16				7	REV. PER CITY COMMENTS, REISSUED.	FEB, 15/18	GW			
15				6	REVISED, ISSUED FOR PERMIT.	SEP, 28/17	GW			
14				5	ISSUED FOR PRICING.	AUG, 23/17	GW			
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT			
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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 this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
	registration information	
W	Richard Vink	2448
	name	signature
	registration information	BC
W	V3 Design Inc.	4265
	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.	



VAG
DESIGN

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

Greenpark.

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

date **APRIL 2017** SECOND FLOOR

drawn by **WT** checked by **GW** scale **3/16" = 1'-0"**

WTS - 11-04-01-02 02-04-01-02 03-04-01-02 04-04-01-02 05-04-01-02 06-04-01-02 07-04-01-02 08-04-01-02 09-04-01-02 10-04-01-02 11-04-01-02 12-04-01-02 13-04-01-02 14-04-01-02 15-04-01-02 16-04-01-02 17-04-01-02 18-04-01-02 19-04-01-02 20-04-01-02 21-04-01-02 22-04-01-02 23-04-01-02 24-04-01-02 25-04-01-02 26-04-01-02 27-04-01-02 28-04-01-02 29-04-01-02 30-04-01-02 31-04-01-02 32-04-01-02 33-04-01-02 34-04-01-02 35-04-01-02 36-04-01-02 37-04-01-02 38-04-01-02 39-04-01-02 40-04-01-02 41-04-01-02 42-04-01-02 43-04-01-02 44-04-01-02 45-04-01-02 46-04-01-02 47-04-01-02 48-04-01-02 49-04-01-02 50-04-01-02 51-04-01-02 52-04-01-02 53-04-01-02 54-04-01-02 55-04-01-02 56-04-01-02 57-04-01-02 58-04-01-02 59-04-01-02 60-04-01-02 61-04-01-02 62-04-01-02 63-04-01-02 64-04-01-02 65-04-01-02 66-04-01-02 67-04-01-02 68-04-01-02 69-04-01-02 70-04-01-02 71-04-01-02 72-04-01-02 73-04-01-02 74-04-01-02 75-04-01-02 76-04-01-02 77-04-01-02 78-04-01-02 79-04-01-02 80-04-01-02 81-04-01-02 82-04-01-02 83-04-01-02 84-04-01-02 85-04-01-02 86-04-01-02 87-04-01-02 88-04-01-02 89-04-01-02 90-04-01-02 91-04-01-02 92-04-01-02 93-04-01-02 94-04-01-02 95-04-01-02 96-04-01-02 97-04-01-02 98-04-01-02 99-04-01-02 100-04-01-02 101-04-01-02 102-04-01-02 103-04-01-02 104-04-01-02 105-04-01-02 106-04-01-02 107-04-01-02 108-04-01-02 109-04-01-02 110-04-01-02 111-04-01-02 112-04-01-02 113-04-01-02 114-04-01-02 115-04-01-02 116-04-01-02 117-04-01-02 118-04-01-02 119-04-01-02 120-04-01-02 121-04-01-02 122-04-01-02 123-04-01-02 124-04-01-02 125-04-01-02 126-04-01-02 127-04-01-02 128-04-01-02 129-04-01-02 130-04-01-02 131-04-01-02 132-04-01-02 133-04-01-02 134-04-01-02 135-04-01-02 136-04-01-02 137-04-01-02 138-04-01-02 139-04-01-02 140-04-01-02 141-04-01-02 142-04-01-02 143-04-01-02 144-04-01-02 145-04-01-02 146-04-01-02 147-04-01-02 148-04-01-02 149-04-01-02 150-04-01-02 151-04-01-02 152-04-01-02 153-04-01-02 154-04-01-02 155-04-01-02 156-04-01-02 157-04-01-02 158-04-01-02 159-04-01-02 160-04-01-02 161-04-01-02 162-04-01-02 163-04-01-02 164-04-01-02 165-04-01-02 166-04-01-02 167-04-01-02 168-04-01-02 169-04-01-02 170-04-01-02 171-04-01-02 172-04-01-02 173-04-01-02 174-04-01-02 175-04-01-02 176-04-01-02 177-04-01-02 178-04-01-02 179-04-01-02 180-04-01-02 181-04-01-02 182-04-01-02 183-04-01-02 184-04-01-02 185-04-01-02 186-04-01-02 187-04-01-02 188-04-01-02 189-04-01-02 190-04-01-02 191-04-01-02 192-04-01-02 193-04-01-02 194-04-01-02 195-04-01-02 196-04-01-02 197-04-01-02 198-04-01-02 199-04-01-02 200-04-01-02 201-04-01-02 202-04-01-02 203-04-01-02 204-04-01-02 205-04-01-02 206-04-01-02 207-04-01-02 208-04-01-02 209-04-01-02 210-04-01-02 211-04-01-02 212-04-01-02 213-04-01-02 214-04-01-02 215-04-01-02 216-04-01-02 217-04-01-02 218-04-01-02 219-04-01-02 220-04-01-02 221-04-01-02 222-04-01-02 223-04-01-02 224-04-01-02 225-04-01-02 226-04-01-02 227-04-01-02 228-04-01-02 229-04-01-02 230-04-01-02 231-04-01-02 232-04-01-02 233-04-01-02 234-04-01-02 235-04-01-02 236-04-01-02 237-04-01-02 238-04-01-02 239-04-01-02 240-04-01-02 241-04-01-02 242-04-01-02 243-04-01-02 244-04-01-02 245-04-01-02 246-04-01-02 247-04-01-02 248-04-01-02 249-04-01-02 250-04-01-02 251-04-01-02 252-04-01-02 253-04-01-02 254-04-01-02 255-04-01-02 256-04-01-02 257-04-01-02 258-04-01-02 259-04-01-02 260-04-01-02 261-04-01-02 262-04-01-02 263-04-01-02 264-04-01-02 265-04-01-02 266-04-01-02 267-04-01-02 268-04-01-02 269-04-01-02 270-04-01-02 271-04-01-02 272-04-01-02 273-04-01-02 274-04-01-02 275-04-01-02 276-04-01-02 277-04-01-02 278-04-01-02 279-04-01-02 280-04-01-02 281-04-01-02 282-04-01-02 283-04-01-02 284-04-01-02 285-04-01-02 286-04-01-02 287-04-01-02 288-04-01-02 289-04-01-02 290-04-01-02 291-04-01-02 292-04-01-02 293-04-01-02 294-04-01-02 295-04-01-02 296-04-01-02 297-04-01-02 298-04-01-02 299-04-01-02 300-04-01-02 301-04-01-02 302-04-01-02 303-04-01-02 304-04-01-02 305-04-01-02 306-04-01-02 307-04-01-02 308-04-01-02 309-04-01-02 310-04-01-02 311-04-01-02 312-04-01-02 313-04-01-02 314-04-01-02 315-04-01-02

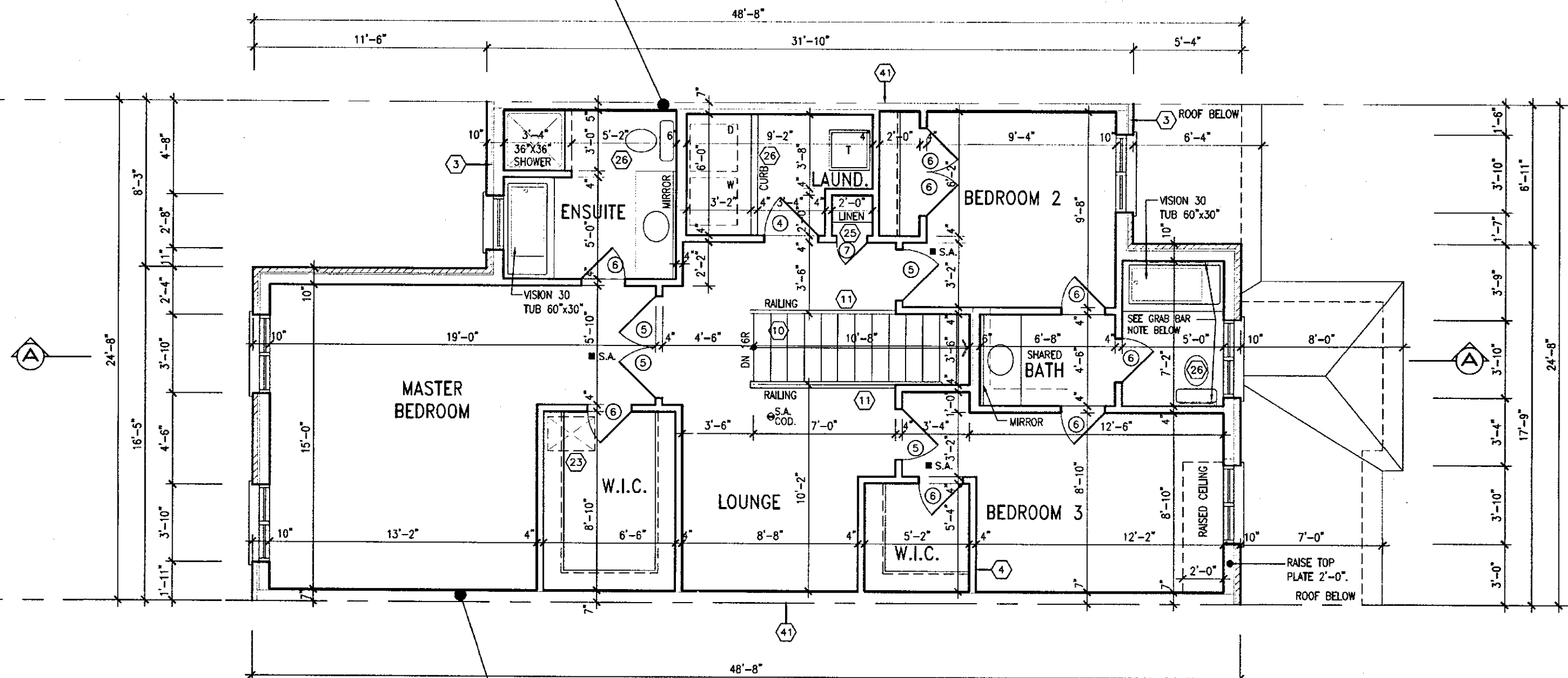
HIGHGROVE 3

project no.
1603
drawing no.
A3b

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



PARTY WALL CONSTRUCTION (UPPER FLOOR)


- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

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.

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3,
3.8.3.8.(1)(d) & 3.8.3.1.3.(1)(f).

18				9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink  2448 name registration information VAS Design Inc. 4265
17				8					
16				7	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW		
15				6	REVISED ISSUED FOR PERMIT.	SEP. 28/17	GW		
14				5	ISSUED FOR PRICING.	AUG. 23/17	GW		
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT		
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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 this design and has verified qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Richard Vink *R Vink* 2448

name signature BK

registration information

VA3 Design Inc. 4265

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. (Owner's use not to be applied)



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

Greenpark.

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

date
APRIL 2017

drawn by
WT

checked by
GW

scale
 $3/16" = 1'-0"$

HIGHGROVE 3

	municipality
WATERDOWN, ON.	

SECOND FLOOR PLAN ELEV. '3'

project no.
16036

drawing no.
A3c

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1902 SF.

ROOF PLAN
ELEV. 1

PREFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

6:12

6:12

8:12

8:12



POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

(2)

30"x16"

30"x16"

REAR ELEVATION '1'

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

PRECAST BAND ON BRICK
SOLDIER BAND (TYP.)

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

18" HIGH TRANSOM (FG)

8" DIA. POST ANCHORED
TO 16"x16" SOLID
MASONRY PIER (TYP.)

POURED CONC. DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FIN. SUNKEN FOYER

12:12

8:12

12:12

6:12

U/S SOFFIT /
TOP OF PLATE

ASPHALT SHINGLES
(TYP.) MID-POINT OF MAIN ROOF

VALLEY FLASHING (TYP.)

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

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

BRICK VENEER (TYP.)

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

BRICK SOLDIER ARCH.
WITH KEYSTONE (TYP.)

CONT. 4" PRECAST CONC.
SILL ON BRICK SOLDIER
BAND (TYP.)

8'-0"x7'-0" O/H GARAGE DOOR
GD-2A-8

FRONT ELEVATION '1'

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

HIGHGROVE 3

18			9						
17			8						
16			7						
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	24488	
14			5	ISSUED FOR PRICING.	AUG. 23/17	GW	signature	BCN	
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information	VA3 Design Inc.	42658
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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 this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

qualification information
R Vink
signature
24488
BCN

registration information
VA3 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.

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

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

date
APRIL 2017

checked by
GW

scale
3/16" = 1'-0"

file name
16036-HIGHGROVE-3

project no.
16036

drawing no.
A4

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.

PREFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

6:12

8:12

6:12

POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

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.

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

6"x16" PRECAST
IMPOST (TYP.)

PRECAST BAND ON BRICK
SOLDIER BAND (TYP.)

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

18" HIGH TRANSOM (FG)

8" DIA. POST ANCHORED
TO 16"x16" SOLID
MASONRY PIER (TYP.)

POURED CONC. DOOR SILL.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

OCT 04 2017

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

HIGHGROVE 3

18	.	.	.	9	.	.	.
17	.	.	.	8	.	.	.
16	.	.	.	7	.	.	.
15	.	.	.	6	REVISED ISSUED FOR PERMIT.	SEP. 28/17	
14	.	.	.	5	ISSUED FOR PRICING.	AUG. 23/17	
13	.	.	.	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	
12	.	.	.	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	
11	.	.	.	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	
10	.	.	.	1	PRELIMINARY REVIEW.	APR. 12/17	
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.		
	qualification information		
GW	Richard Vink	<i>R Vink</i>	2444
GW	name	signature	9
WT	registration information		
GW	VAS Design Inc.		4265
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.		
bu	Drawings and I/A to be sealed		



VAR
DESIGN

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

Greenpark.

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

date **APRIL 2017** FRONT & REAR

drawn by _____ checked by **GW** scale **3/16" = 1'-0"**

UT **WT - H:\ARC\416\BOS\2016\16036.GPJ\UT\H\ARC\416\BOS\2016\16036.GPJ - HIGHWAY - 3.dwg**

project no. 16036	
ELEVATION '1A'	drawing no.
file name 16036-HIGHGROVE-3	A4a

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

REFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL -
(TYP.)

12" HIGH TRANSOM (FG)-

FACE BRICK (TYP.)

6:12

6:12

POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

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.

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

BRICK PILASTER (TYP.)
BRICK ROWLOCK W/ 1/2"
PROJ. ON 16" WIDE 1" RAISED
BRICK PILASTER ON BRICK
ROWLOCK BASE W/ 1/2" PROJ.

18" HIGH TRANSOM (FG)

8" DIA. POST ANCHORED
TO 16"x16" SOLID
MASONRY PIER (TYP.)

POURED CONC. DOOR SILL-

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

OCT 04 2017

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

OCT 04 2017

HIGHGROVE 3

project no.
16036

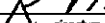
FRONT & REAR ELEVATION '2'

drawing no.

A4b |

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			qualification information
15		-	6	REVISED ISSUED FOR PERMIT.	SEP. 28/17 GW	Richard Vink 2448
14		-	5	ISSUED FOR PRICING.	AUG. 23/17 GW	home signature 80
13		-	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT	VAS Design Inc. 4265
12		-	3	CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17 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. 07-16-17 10:25 to 10:45 PM
10		-	1	PRELIMINARY REVIEW.	APR. 12/17 GW	
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		2448
name	signature	BO
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 drawings and specifications are submitted as service and the property of the Designer, which must be returned at the completion of the work. Drawings are not to be copied.



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

Greenpark.

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

date
APRIL 2017

drawn by	checked by	scale
WT	GW	3/16" = 1'-0"

HIGHGROVE 3

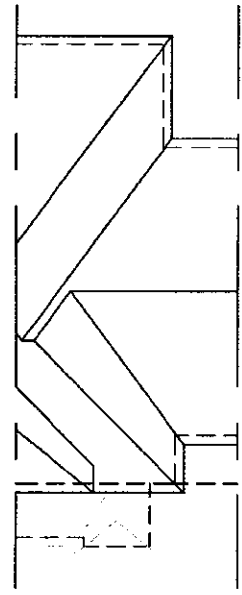
project no.
16036

FRONT & REAR ELEVATION '2'

drawing no.

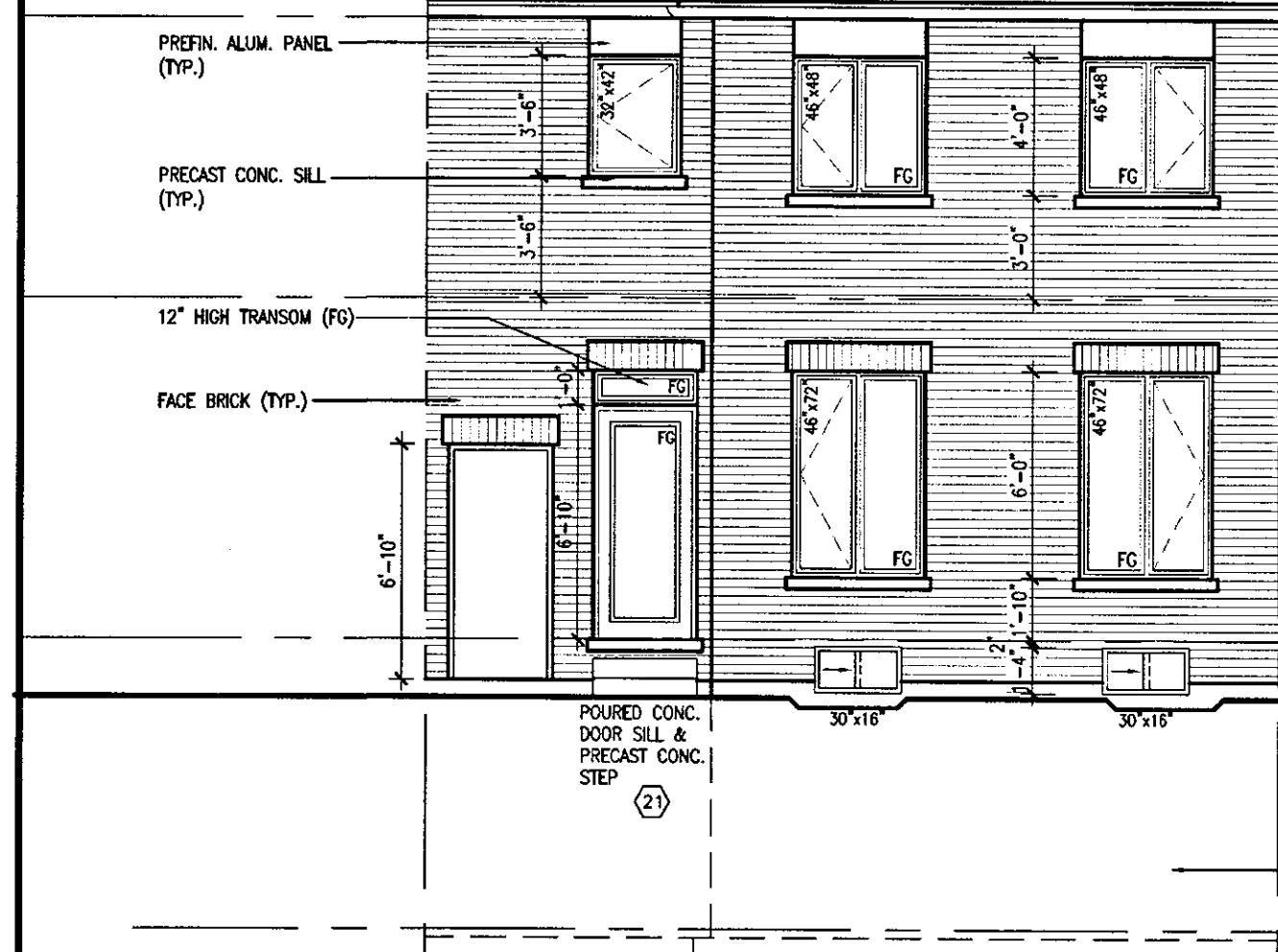
A4b |

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

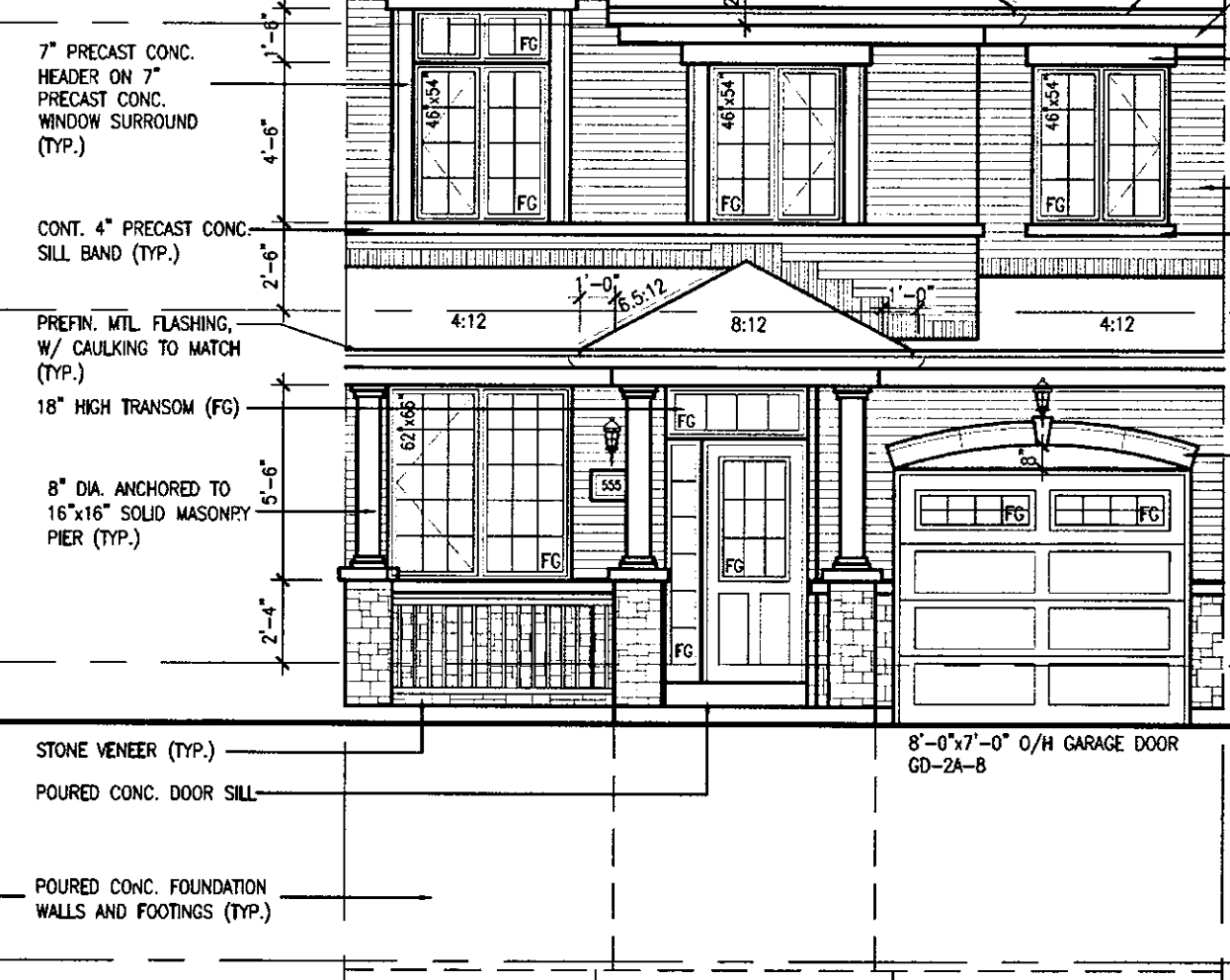


ROOF PLAN
ELEV. 3

1902 SF.



REAR ELEVATION '3'



FRONT ELEVATION '3'

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.

3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18			9		
17			8		
16			7		
15			6	REVISED ISSUED FOR PERMIT.	SEP. 28/17 GW
14			5	ISSUED FOR PRICING.	AUG. 23/17 GW
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 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

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
VA3 Design Inc. 42658
BCN

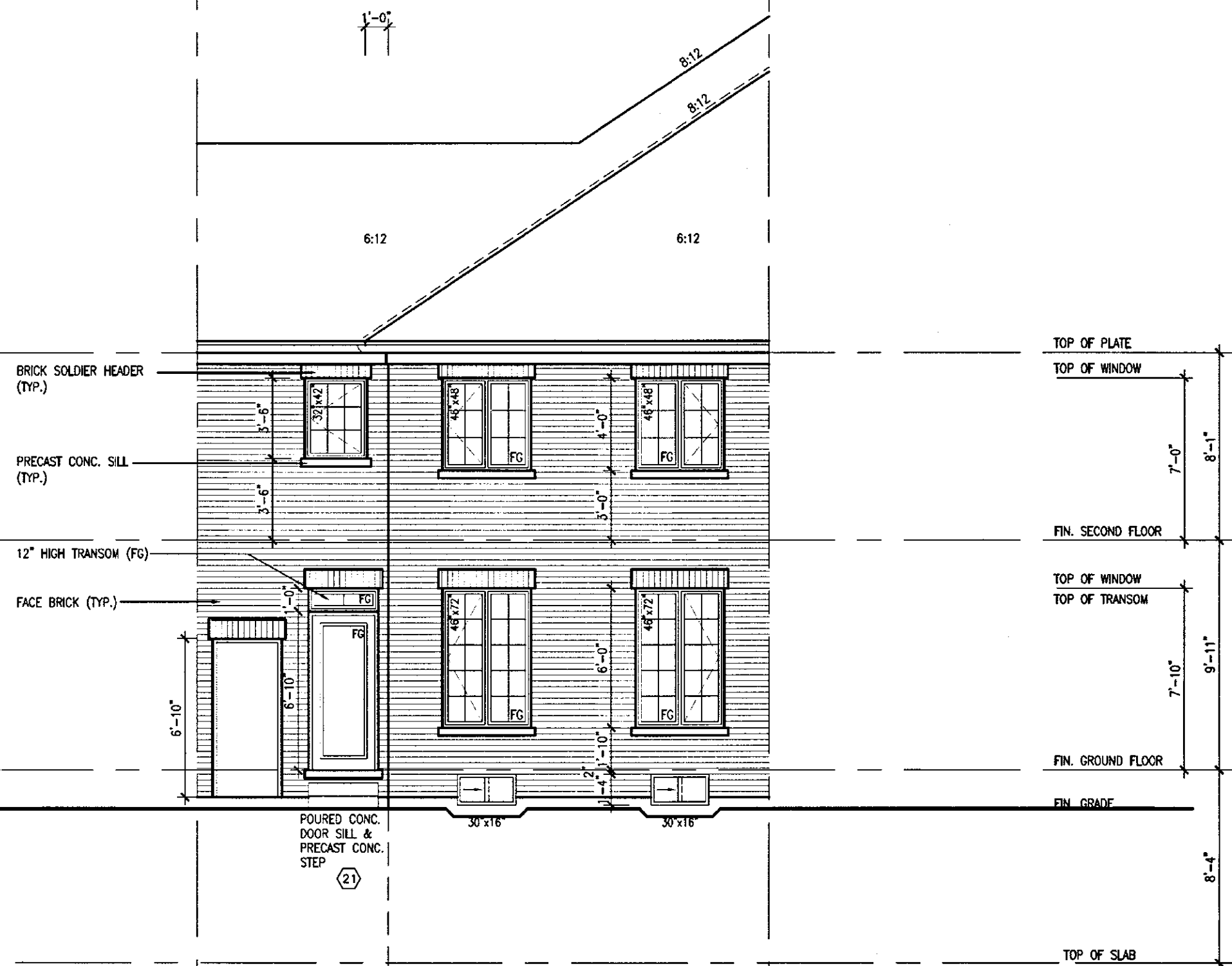
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
drawn by
WT
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 3
project no.
16036
drawing no.
A4c
date
APRIL 2017
file name
16036-HIGHGROVE-3
drawing title
FRONT & REAR ELEVATION '3'

1902 SF.



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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.

UPGRADED REAR ELEVATION '1'

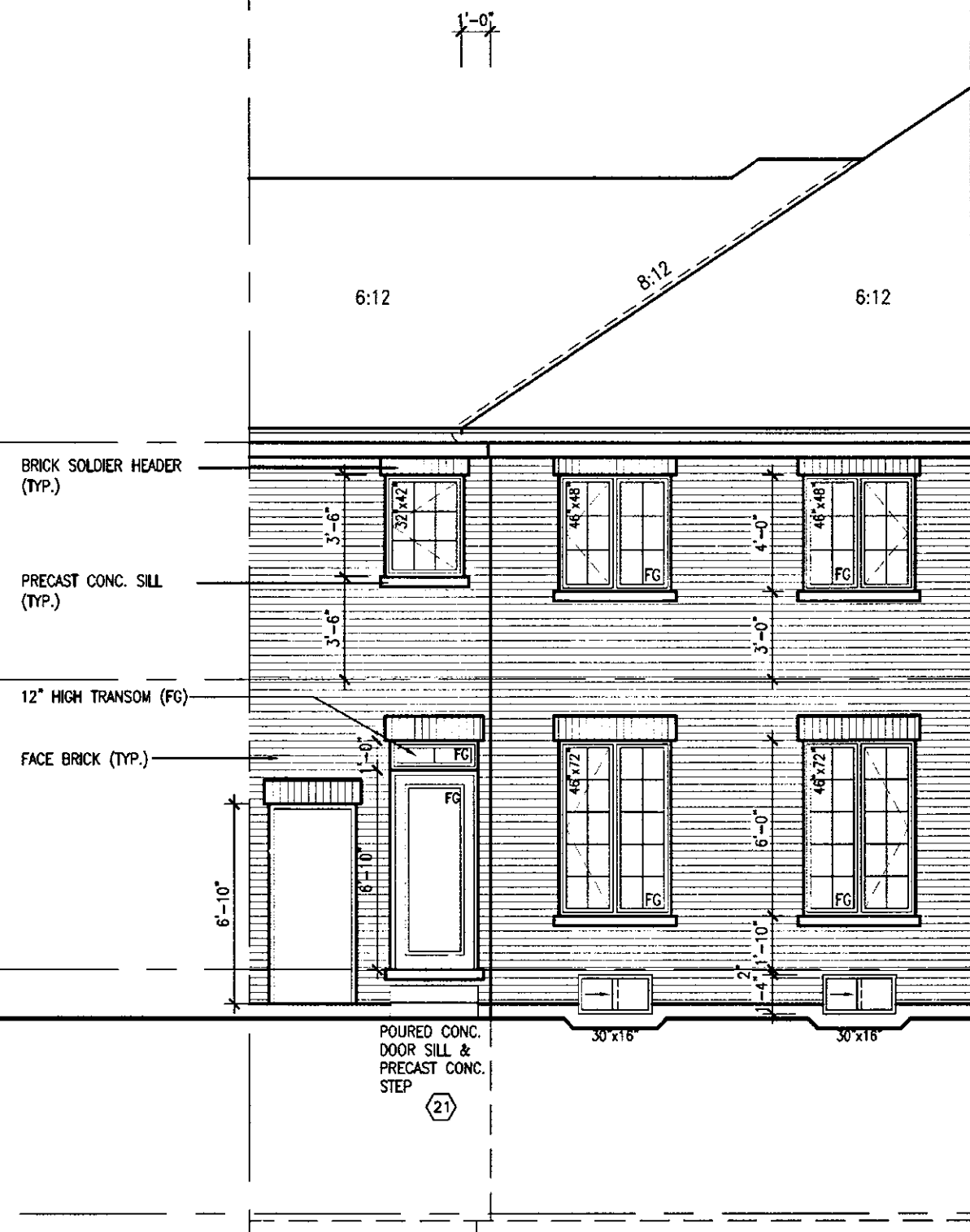
ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

OCT 04 2017

HIGHGROVE 3 COMPLIANCE PACKAGE 'A1'

18			9			<div>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.</div> <div></div> <div>signature</div> <div>BCR</div> <div>42658</div>	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div>Greenpark.</div> <div>project name RUSSELL GARDENS PH.2 date APRIL 2017 drawn by WT checked by GW scale 3/16" = 1'-0" drawing no. 16036-HIGHGROVE-3 date THU - SEP 28 2017 - 5:23 PM</div>	<div>HIGHGROVE 3 project no. 16036 drawing no. A5</div>
17		8							
16		7							
15		6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW				
14		5	ISSUED FOR PRICING.	AUG. 23/17	GW				
13		4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT				
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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	All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.	

1902 SF.



UPGRADED REAR ELEVATION '1A'

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

OCT 04 2017

HIGHGROVE 3

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.

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			qualification information	
16			7				
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	
14			5	ISSUED FOR PRICING.	AUG. 23/17	GW	
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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

VA3 DESIGN

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

Greenpark.

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

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

drawing no.: **16036-HIGHGROVE-3**

HIGHGROVE 3

project no.: **16036**

drawing no.: **A5a**

$$\frac{1}{x} - 0$$

6:12

9:17

g.

6:12

FACE BRICK (TYP.)

FIN. GRADE

POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

HIGHGROVE 3

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.

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			qualification information
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17 GW	Richard Vink <i>R Vink</i> 24488
14			5	ISSUED FOR PRICING.	AUG. 23/17 CW	name BCM
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT	registration information VA3 Design Inc. 42658
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 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	
no.	description	date	by no.	description	date	by no.

VA3 DESIGN

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

HIGHGROVE 3

project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	project no. 1603
date APRIL 2017	drawing title UPGRADED REAR ELEVATION '2'		drawing no. A5b
drawn by WT	checked by GW	scale 3/16" = 1'-0"	file name 1603b-HIGHGROVE-3

(SEAL - PROFESSIONAL ARCHITECT) 1603B GREENPARK DESIGN INC. HIGHGROVE-3, 1603b-HIGHGROVE-3.dwg - Thu - Sep 28 2017 - 5:25 PM

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1902 SF.

PRECAST CONC. HEADER
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

POURED CONC.
DOOR SILL &
PRECAST CONC.
STEP
(21)

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

UPGRADED REAR ELEVATION '3'

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

OCT 04 2017

HIGHGROVE 3
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.

18		9	
17		8	
16		7	
15		6	REVISED. ISSUED FOR PERMIT. SEP. 28/17 GW
14		5	ISSUED FOR PRICING. AUG. 23/17 GW
13		4	REVISED AS PER CLIENT COMMENTS. JUN 21/17 WT
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS JUN 12/17 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

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
VA3 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.

VA3
DESIGN

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

Greenpark.

project name
RUSSELL GARDENS PH.2

municipality
WATERDOWN, ON.

HIGHGROVE 3

project no.
16036

date
APRIL 2017

drawing no.
UPGRADED REAR ELEVATION '3'

drawn by
WT

checked by
GW

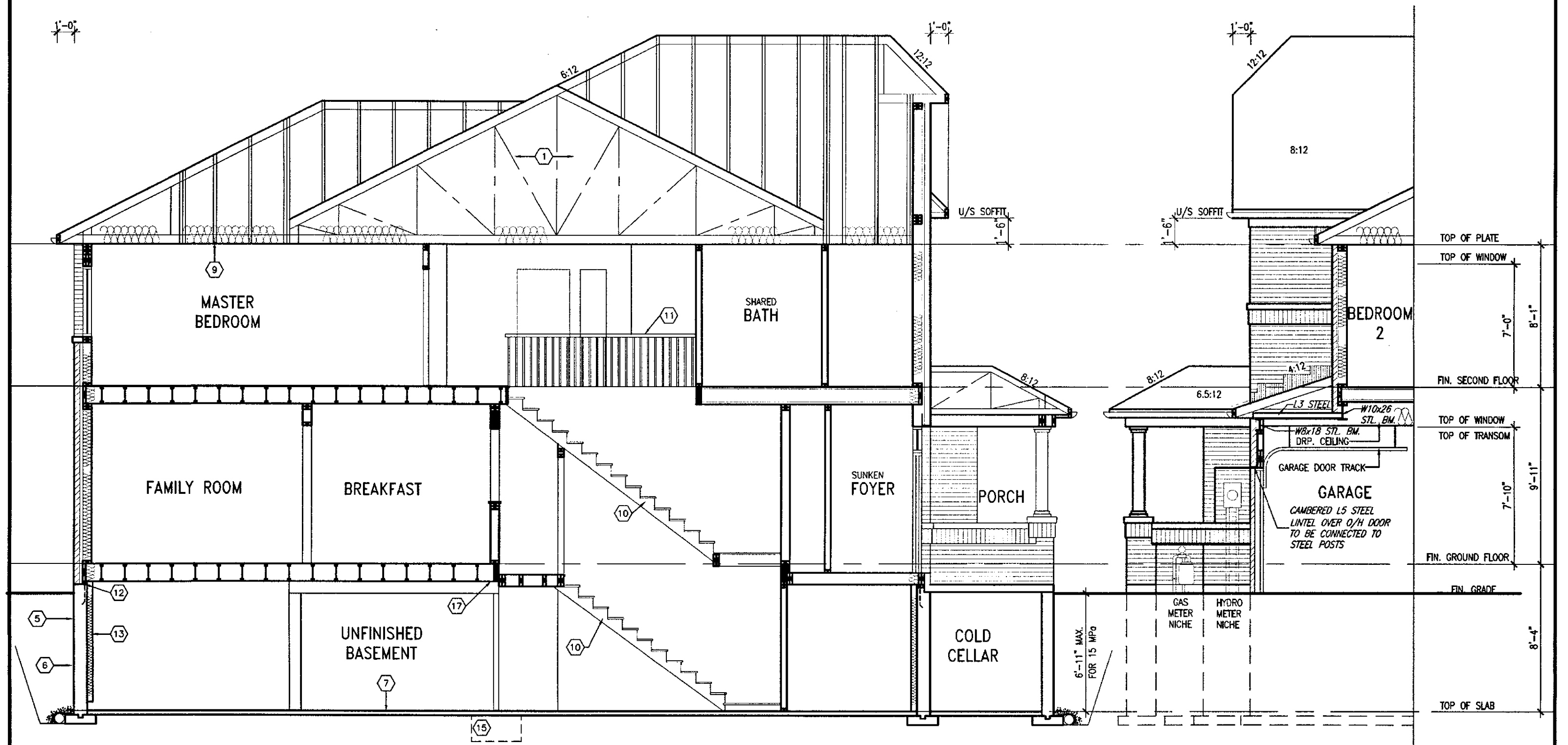
scale
3/16" = 1'-0"

file name
16036-HIGHGROVE-3

drawing no.
A5c

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1902 SF.



SECTION A-A ELEV. 1

SECTION B

APR 17 2018

HIGHGROVE 3

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.



STRUDET INC.
FOR STRUCTURE ONLY

18				9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8 REVISED.	APR. 13/18	GW		
16				7 REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW		
15				6 REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	244
14				5 ISSUED FOR PRICING.	AUG. 23/17	GW	name signature	
13				4 REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information	
12				3 CHANGED JOINT DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	V&A Design Inc.	428
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				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 project. Drawings are not to be scaled.				

The Designer has reviewed and takes responsibility for this design. The design meets the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Richard Yink 244

name registration information
VA3 Design Inc. 428

signature

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 proper use of the design which must be returned at the completion of the work.

Drawings: www.dwg.org or www.bim.org



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



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

HIGHGROVE 3

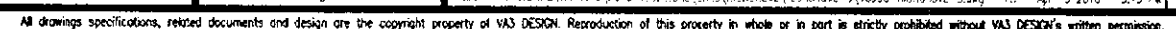
Project no.
6036

SECTION A-A ELEV. 1

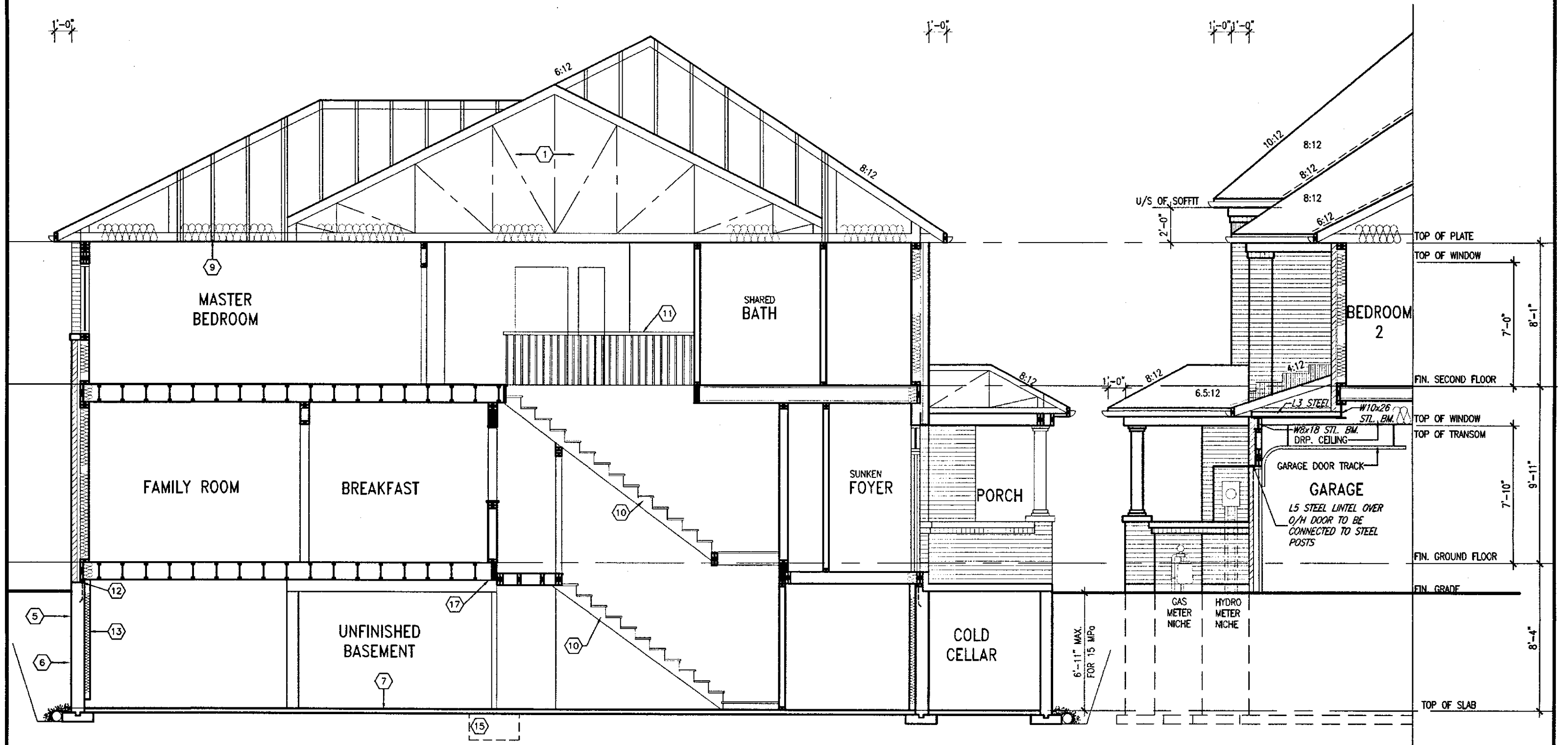
drawn by	checked by	scale	file name
WT	GW	3/16" = 1'-0"	16036-HIGHGROVE-3

Drawing no.
A6

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

$$1' - 0''$$


1902 SF.



SECTION A-A ELEV. 2

SECTION B

APR 17 2018

HIGHGROVE 3 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.



STRUDET INC.
FOR STRUCTURE ONLY

18			9		
17			8	REVISED.	APR. 13/18 GW
16			7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18 GW
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17 GW
14			5	ISSUED FOR PRICING.	AUG. 23/17 GW
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 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

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 BCN
signature
VA3 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.

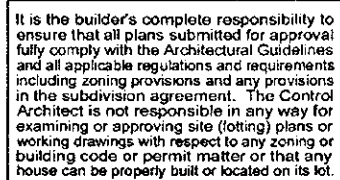
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
Project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
APRIL 2017
drawn by
WT
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 3
project no.
16036
drawing no.
SECTION A-A ELEV. 2
16036-HIGHGROVE-3
A6b

$$1 - 0^2$$

A number line with a closed circle at -1 and an open circle at 0. The region between -1 and 0 is shaded.

$$\frac{1}{2} - 0''$$


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



STRUDET INC.
FOR STRUCTURE ONLY

SECTION B

APR 17 2018

HIGHGROVE 3
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 REVISED.	APR. 13/18	GW	signature <i>R. Vink</i>
16					7 REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW	
15					6 REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	name Richard Vink BCA
14					5 ISSUED FOR PRICING.	AUG. 23/17	GW	
13					4 REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information VA3 Design Inc. 42658
12					3 CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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	
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 *b. V. 1*

Richard Vink *[Signature]* 244

name registration information signature

VA3 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 proper

of the Designer which must be returned at the completion of the work.

Drawings are not to be scaled.



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

Greenpark.

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

date _____

APRIL 2017

drawn by WT checked by GW scale 3/16" = 1'-0"

1216 H:\ARCHIVE\ACRONY\2016\18035.GZEL\18\HIGHOROVE\HIGHOROV

HIGHGROVE 3

Project no.
6036

SECTION A-A ELEV. 3

40

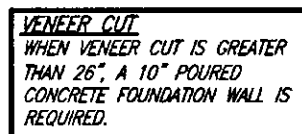
Abc

Free

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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.



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






NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL
INFORMATION.



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

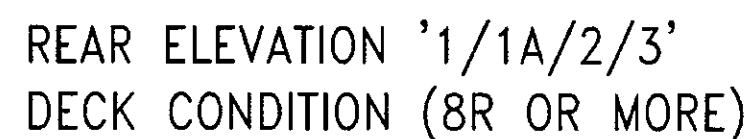
HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18.				8	REVISED.	APR. 13/18	GW	<div>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.</div> <div>qualification information</div> <div>Richard Vink</div> <div></div> <div>signature</div> <div>24488</div> <div>BCN</div> <div>42658</div>	<div></div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>vo3design.com</div>	<div></div> <div>project name</div> <div>RUSSELL GARDENS PH.2</div> <div>municipality</div> <div>WATERDOWN, ON.</div> <div>project no.</div> <div>16036</div>	<div>PARTIAL PLANS- DECK CONDITION</div> <div>date</div> <div>APRIL 2017</div> <div>drawn by</div> <div>WT</div> <div>checked by</div> <div>GW</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div>file name</div> <div>16036-HIGHGROVE-3</div> <div>notes</div> <div>16036-HIGHGROVE-3-REVISED PER CITY COMMENTS-3-16036-HIGHGROVE-3.dwg</div> <div>Date: Apr 13 2018 - 3:13 PM</div>	<div>drawing no.</div> <div>A7</div>
17.			7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW						
16.			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW						
15.			5	ISSUED FOR PRICING.	AUG. 23/17	GW						
14.			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT						
13.			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN 12/17	GW						
12.			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	<div>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.</div> <div>drawings not to be copied</div>					
11.			1	ISSUED FOR CLIENT PRELIMINARY REVIEW								
10.												
no.	description	date	bv	no.	description	date					bv	

All drawings specifications, tested documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



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.



APR 17 2018

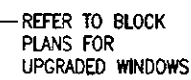
HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		HIGHGROVE 3 -	project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16036	drawing no. A8
17			8 REVISED.	APR. 13/18 GW											
16			7 REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18 GW											
15			6 REVISED. ISSUED FOR PERMIT.	SEP. 28/17 GW	Richard Vink	signature	24488								
14			5 ISSUED FOR PRICING.	AUG. 23/17 GW		name	BCH								
13			4 REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT		registration information	42658								
12			3 CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17 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.	date	checked by	scale	file name			
11			2 REVISED PER CLIENT COMMENTS.	APR. 28/17 GW									16036-HIGHGROVE-3		
10			1 ISSUED FOR CLIENT PRELIMINARY REVIEW										16036-HIGHGROVE-3.dwg - Feb - Apr 13 2018 - 3:13 PM		
no. description				date	by	no. description	date								

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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.



APR 17 2018

Greenpark.

HIGHGROVE 3

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

date April 2017		UPGRADE REAR ELEV. 1/1A - DECK CONDITION		drawing no.	
drawn by WT	checked by COW	scale 3/16" = 1'-0"	file name 16036-HIGHGROVE-3		

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

The undersigned has reviewed and takes responsibility for this design and meets the specifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information *R. Vink* 2444

Richard Vink signature B

home registration information

VA3 Design Inc. 4282

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 project. 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

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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.

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

BRICK SOLDIER HEADER
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)-

FACE BRICK (TYP.)

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

— REFER TO BLOCK
PLANS FOR
UPGRADED WINDOWS

4x4 WOOD COLUMN UP TO
4'-0" HEIGHT. 6x6 WOOD
COLUMN FOR HEIGHTS OVER
4'-0" (PRESSURE TREATED).
12" CONC. PIER

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

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

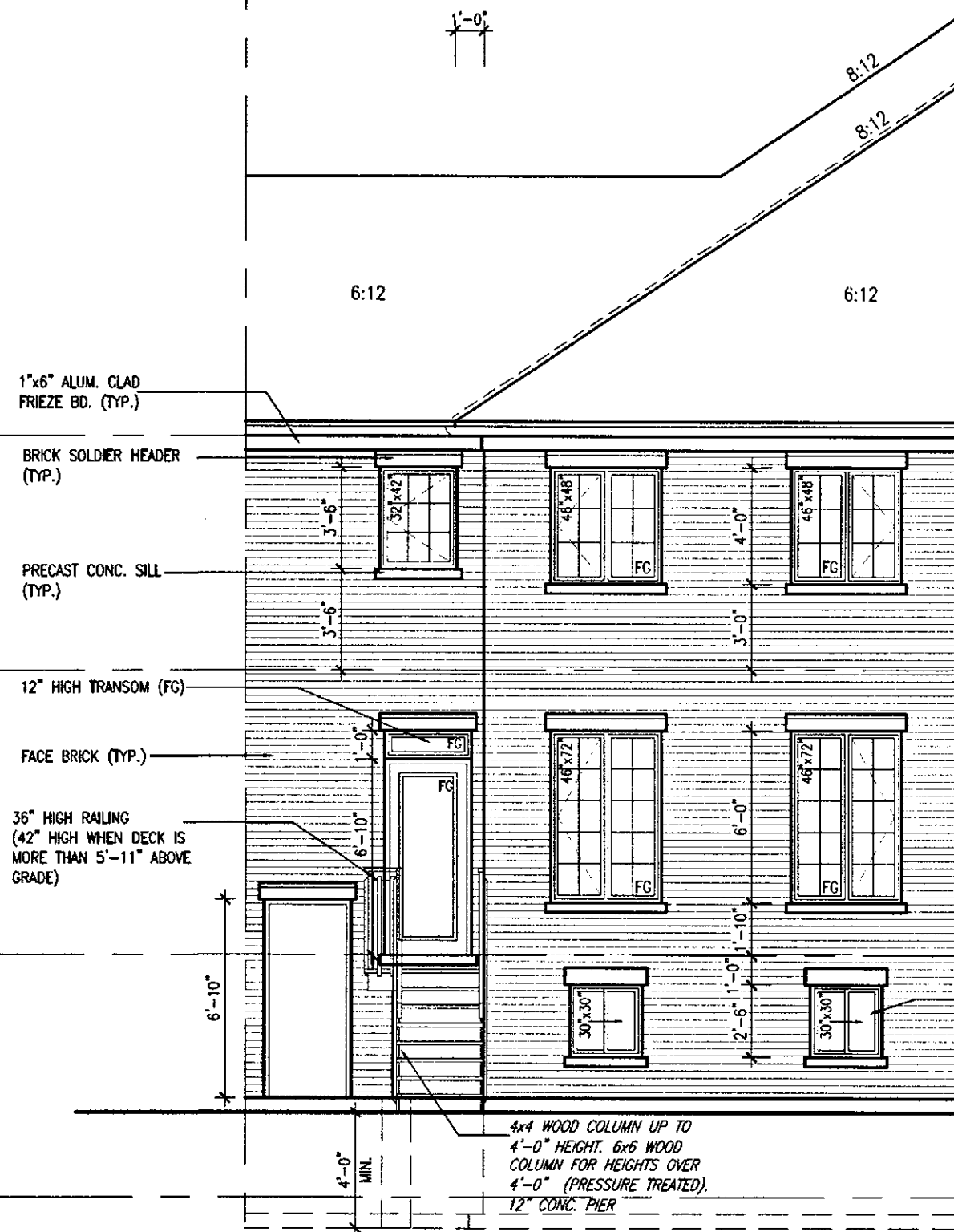
[illegible]

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

1902 SF.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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.

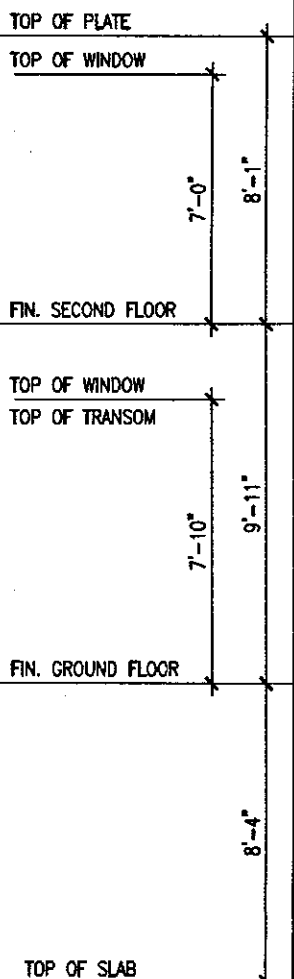
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.



REFER TO BLOCK
PLANS FOR
UPGRADED WINDOWS

4x4 WOOD COLUMN UP TO
4'-0" HEIGHT. 6x6 WOOD
COLUMN FOR HEIGHTS OVER
4'-0" (PRESSURE TREATED).
12" CONC. PIER

UPGRADED REAR ELEVATION '3'
DECK CONDITION (8R OR MORE)



APR 17 2018

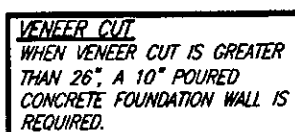
HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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.	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark. project name RUSSELL GARDENS PH.2 date APRIL 2017 drawn by WT	municipality WATERDOWN, ON.	project no. 16036	drawing no. A9c
17			8	REVISED.	APR. 13/18	GW					
16			7	REV. PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW					
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink signature 24488 BCN				
14			5	ISSUED FOR PRICING.	AUG. 23/17	GW	none				
13			4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	VAS Design Inc. 42658				
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW					
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW					
10			1	ISSUED FOR CLIENT PRELIMINARY REVIEW							
no. description		date	by	no. description		date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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 Contractor/Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

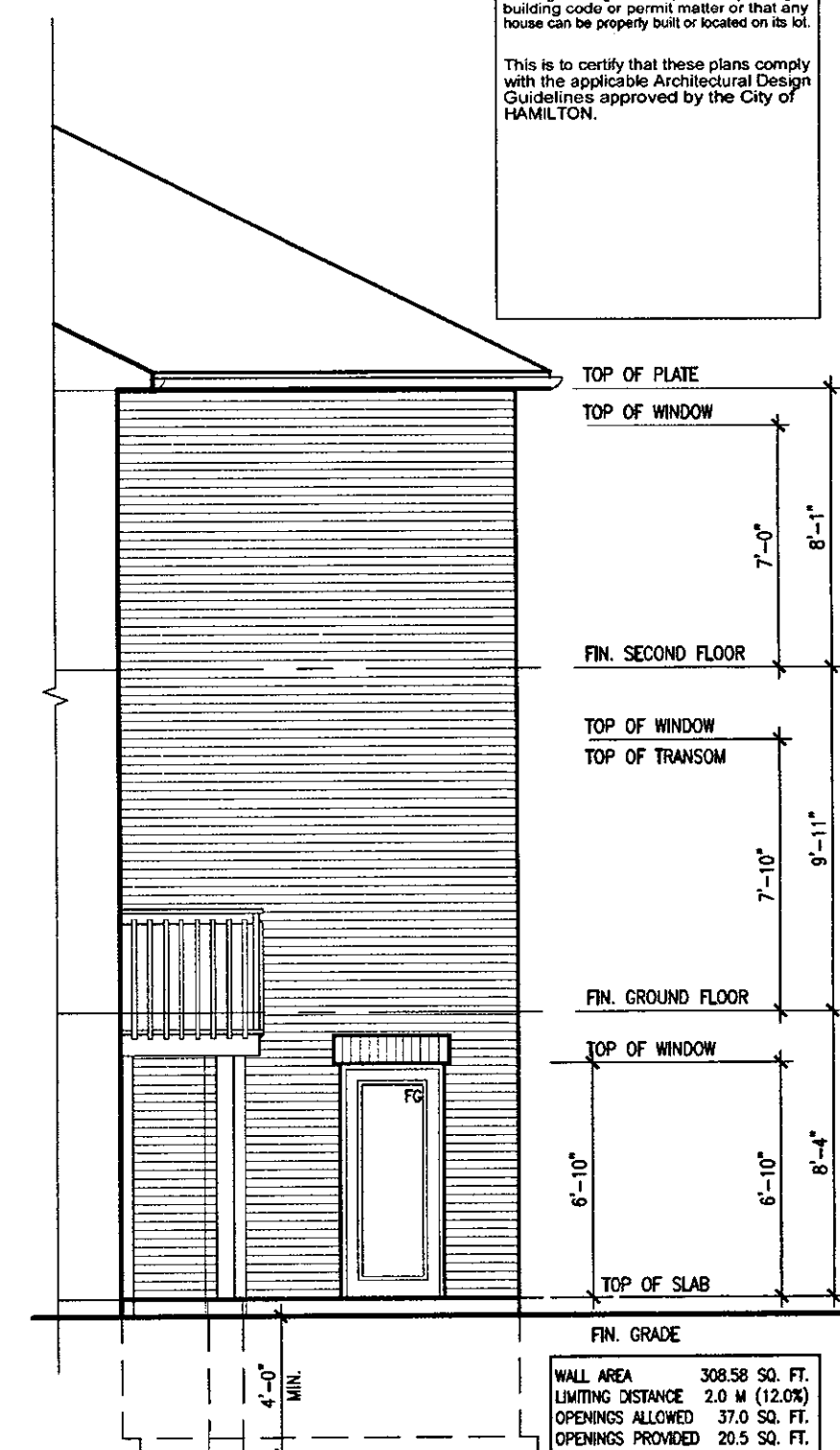
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON



PART. BASEMENT PLAN
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
W.O.B CONDITION



SIDE ELEVATION '1/1A/2/3'
WOB CONDITION

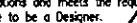
OCT 04 2017

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

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				qualification information
16		-	7				Richard Vink  2448 BC
15		-	6	REVISED: ISSUED FOR PERMIT.	SEP. 28/17	GW	home registration information YAS Design Inc. 4265.
14		-	5	ISSUED FOR PRICING.	AUG. 23/17	GW	
13		-	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	
12		-	3	CHANGED JOIST DEPTH / FLOOR HEIGHTS	JUN 12/17	GW	
11		-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	
10		-	1	ISSUED FOR CLIENT PRELIMINARY REVIEW			
no.	description	date	by	no.	description	date	by

**VA3
DESIGN**

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


Greenpark.

project name	RUSSELL GARDENS PH.2		municipality	WATERDOWN, ON.		project no.	1603	
date	APRIL 2017		PARTIAL PLANS-- WOB CONDITION				drawing no.	A10
drawn by	WT	checked by	GW	scale	3/16" = 1'-0"		file name	

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1902 SF.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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.

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

BRICK SOLDIER HEADER
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

42" HIGH RAILING

6x6 WOOD COLUMN
(PRESSURE TREATED)
ON 12" CONC. PIER

UPGRADED REAR ELEVATION '1/1A'
WOB CONDITION

PREFIN. ALUM. PANEL
(TYP.)

PRECAST CONC. SILL
(TYP.)

12" HIGH TRANSOM (FG)

FACE BRICK (TYP.)

42" HIGH RAILING

6x6 WOOD COLUMN
(PRESSURE TREATED)
ON 12" CONC. PIER

REAR ELEVATION '1/1A/2/3'
WOB CONDITION

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN. GROUND FLOOR

TOP OF WINDOW

TOP OF SLAB

FIN. GRADE

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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

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 24488
registration information BCN
VA3 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.

VA3
DESIGN

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

Greenpark.

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

date APRIL 2017
drawn by WT checked by GW scale 3/16" = 1'-0"

REAR ELEVATION - WOB CONDITION

HIGHGROVE 3

project no. 16036

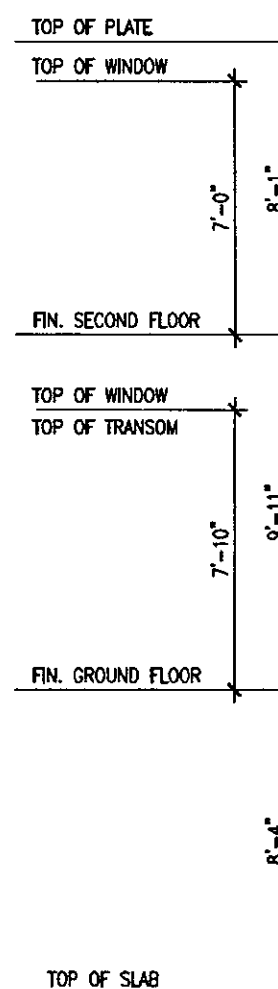
drawing no.

A11

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.


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.



OCT 04 2017

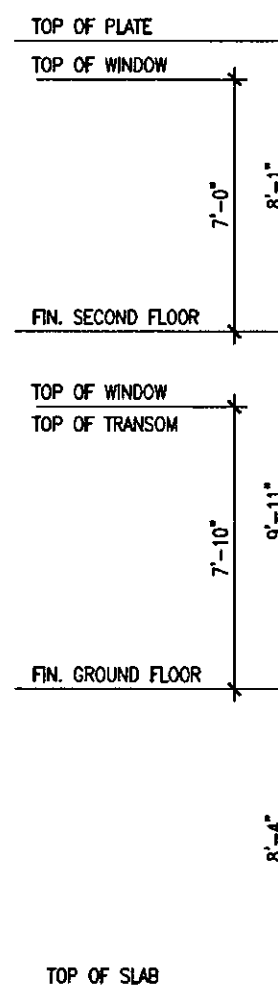
HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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.	<div><div>VA3 DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>HIGHGROVE 3</div><div>project name RUSSELL GARDENS PH.2</div><div>municipality WATERDOWN, ON.</div><div>project no. 16036</div></div>		
17		8							
16		7							
15		6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW				
14		5	ISSUED FOR PRICING.	AUG. 23/17	GW				
13		4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT				
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN 12/17	GW				
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW				
10		1	ISSUED FOR CLIENT PRELIMINARY REVIEW						
no.	description	date	by	no.	description	date	by		

All drawings, specifications, related documents and design are the copyright property of VAL DESIGN. Reproducing of this property in whole or in part is strictly prohibited without VAL DESIGN's written permission.

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.



OCT 04 2017

HIGHGROVE 3

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. project no. 16036-HIGHGROVE-3	drawing no. A116
17.		8.							
16.		7.							
15.		6.	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink 24488			
14.		5.	ISSUED FOR PRICING.	AUG. 23/17	GW	signature BCHA			
13.		4.	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information VA3 Design Inc. 42558			
12.		3.	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	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.	ISSUED FOR CLIENT PRELIMINARY REVIEW						
no. description		date	by	no. description	date	by			

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.