

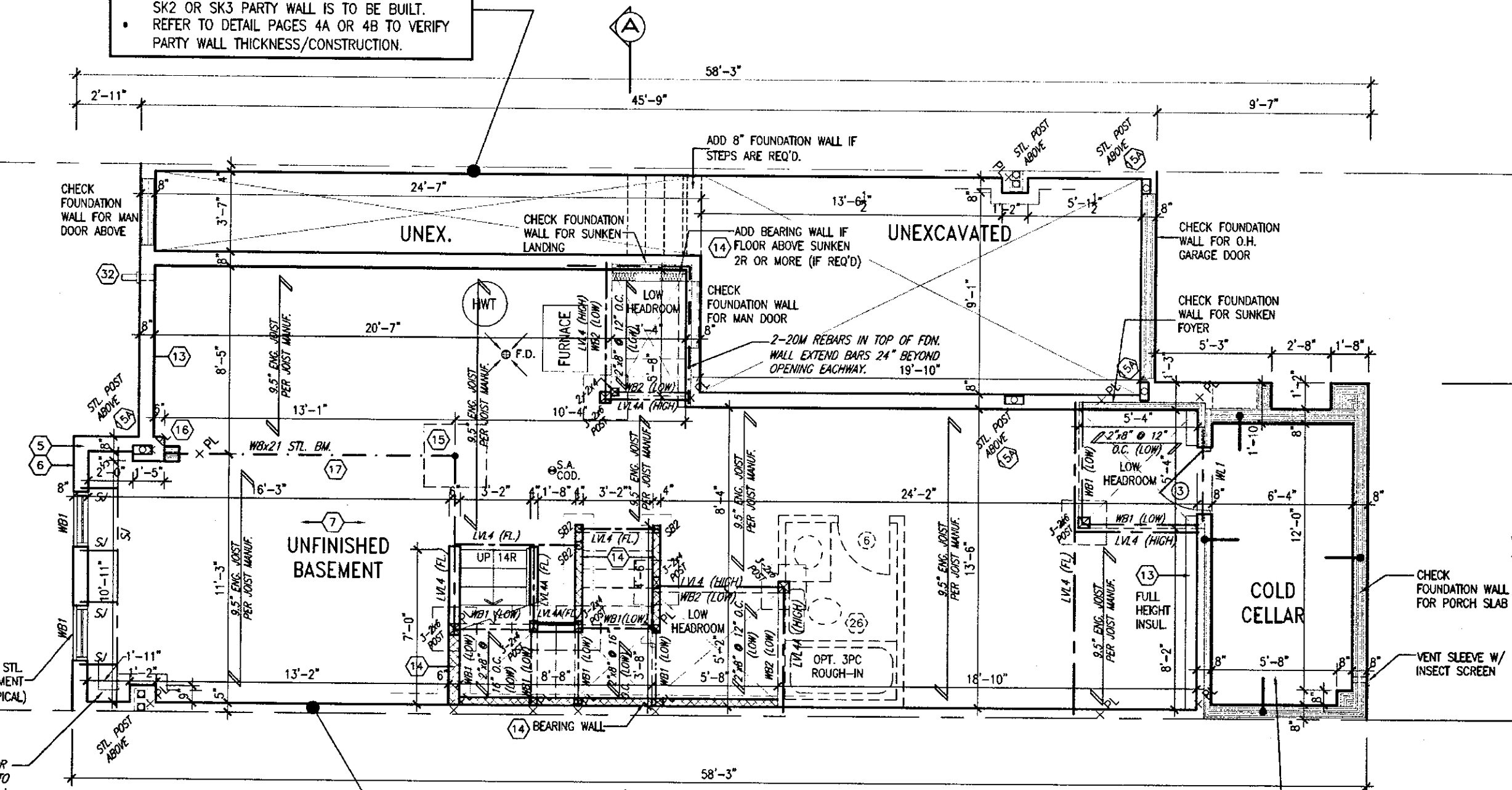
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2012 SF.

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.

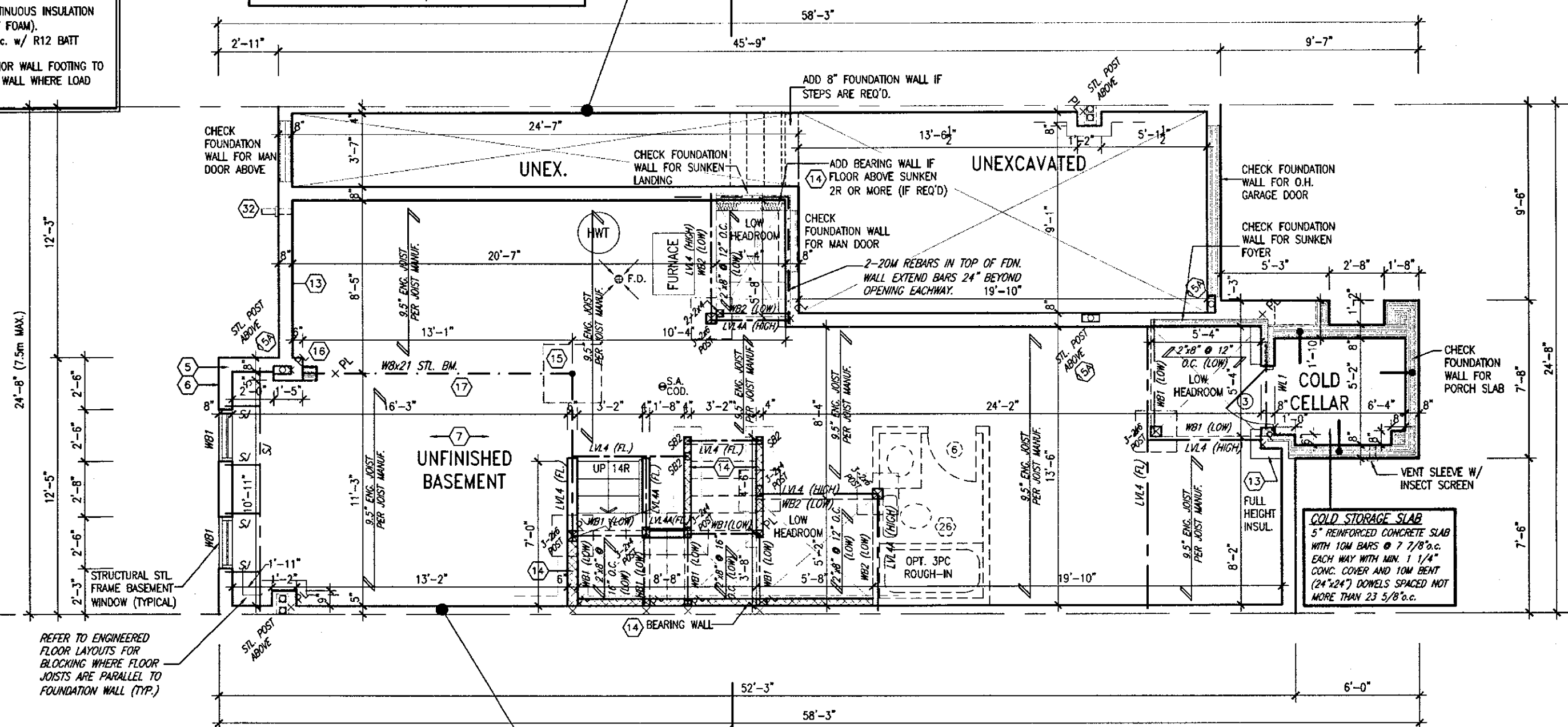
PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



BASEMENT 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
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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.)

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'

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STRUDET INC.
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ALL GARAGE SLABS, PORCH
SLABS, STAIRS (EXPOSED CONC.
FLAT WORK) TO BE 32 MPa.
WITH 5-8% AIR ENTRAINMENT.

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

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

APR 17 2018

HIGHGROVE 4 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 | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | qualification information | |
| 16 | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink 24488 | |
| 15 | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | signature | |
| 14 | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | name | |
| 13 | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | registration information | |
| 12 | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | 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. | |
| 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.**

HIGHGROVE 4

date **APRIL 2017** drawing no. **16036-HIGHGROVE-4**

checked by **GW** scale **3/16" = 1'-0"** drawing no. **A1a**

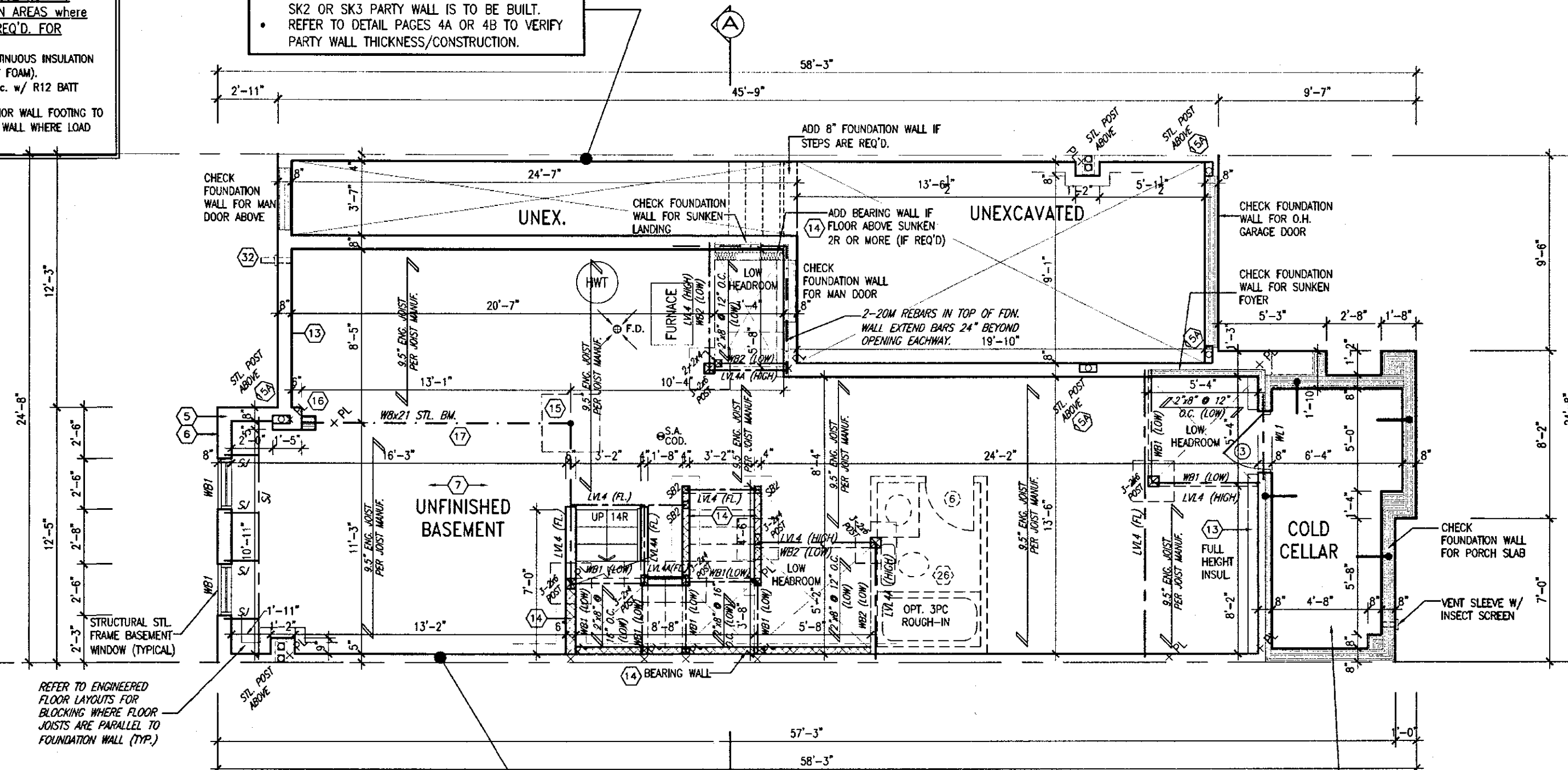
BASEMENT WALL INSULATION
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-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT
STAIR/SUNKEN AREAS where
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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

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REFER TO ENGINEERED
FLOOR LAYOUTS FOR
BLOCKING WHERE FLOOR
JOISTS ARE PARALLEL TO
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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. '3'

COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

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FLAT WORK) TO BE 32 MPa.
WITH 5. -8% AIR ENTRAINMENT.

NOTE: ROOF FRAMING


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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 4

COMPLIANCE PACKAGE 'A1'

| | | | | | | | | | |
|-----|-------------|------|----|-----|--------------------------------------|------------|----|--|-------|
| 18. | | | | 9 | REVISED. | APR. 13/18 | GW | The undersigned has reviewed and takes responsibility for this design and shall have the qualifications and meet the requirements set out in the Ontario Building Code as they relate to being a Designer. | |
| 17. | | | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | | |
| 16. | | | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | qualification information | |
| 15. | | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | Richard Vink | 24480 |
| 14. | | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | name  | BCH |
| 13. | | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | registration information YA3 Design Inc. | 42655 |
| 12. | | | | 3 | CHANGED JOIST DEPTH / FLOOR HEIGHTS | JUN. 13/17 | 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. Original prints will be scanned. | |
| 10. | description | date | by | no. | PRELIMINARY REVIEW. | APR. 12/17 | GW | date by | |

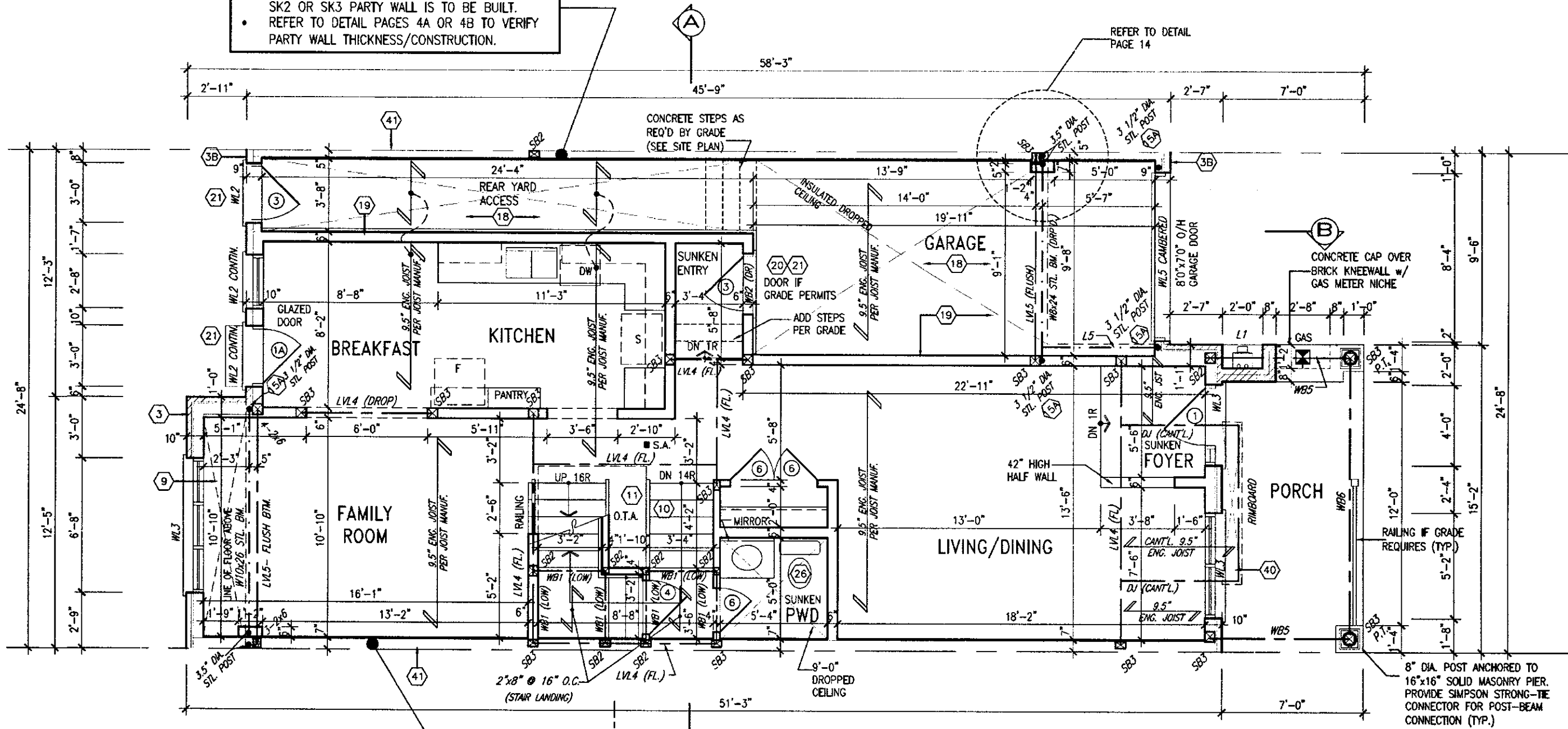
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| | | | |
|---|--|---------------------------------------|--|
|  Greenpark. | | HIGHGROVE 4 | |
| project name RUSSELL GARDENS PH.2 | | municipality WATERDOWN, ON. | |
| date APRIL 2017 | | project no. 16036 | |
| drawn by WJC | | drawing no. A1b | |
| checked by GW | | scale 3/16" = 1'-0" | |
| title BASEMENT PLAN ELEV. '3' | | file name 16036-HIGHGROVE-4 | |

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PARTY WALL AT GARAGE SIDE CONSTRUCTION

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PARTY WALL AT HOUSE SIDE CONSTRUCTION

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- REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

GROUND FLOOR PLAN ELEV. '1'

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HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | |
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| 16 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink |
| 15 | ISSUED FOR PRICING. | AUG. 23/17 | GW | 24488 |
| 14 | STUCCO REPLACED. | JUL. 05/17 | GW | signature |
| 13 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | 42658 |
| 12 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | VA3 Design Inc. |
| 11 | 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. |
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| 9 | description | date | by | no. description |

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416.630.2255 / 416.630.4782
va3design.com



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

HIGHGROVE 4

WATERDOWN, ON.

GROUND FLOOR PLAN ELEV. '1'

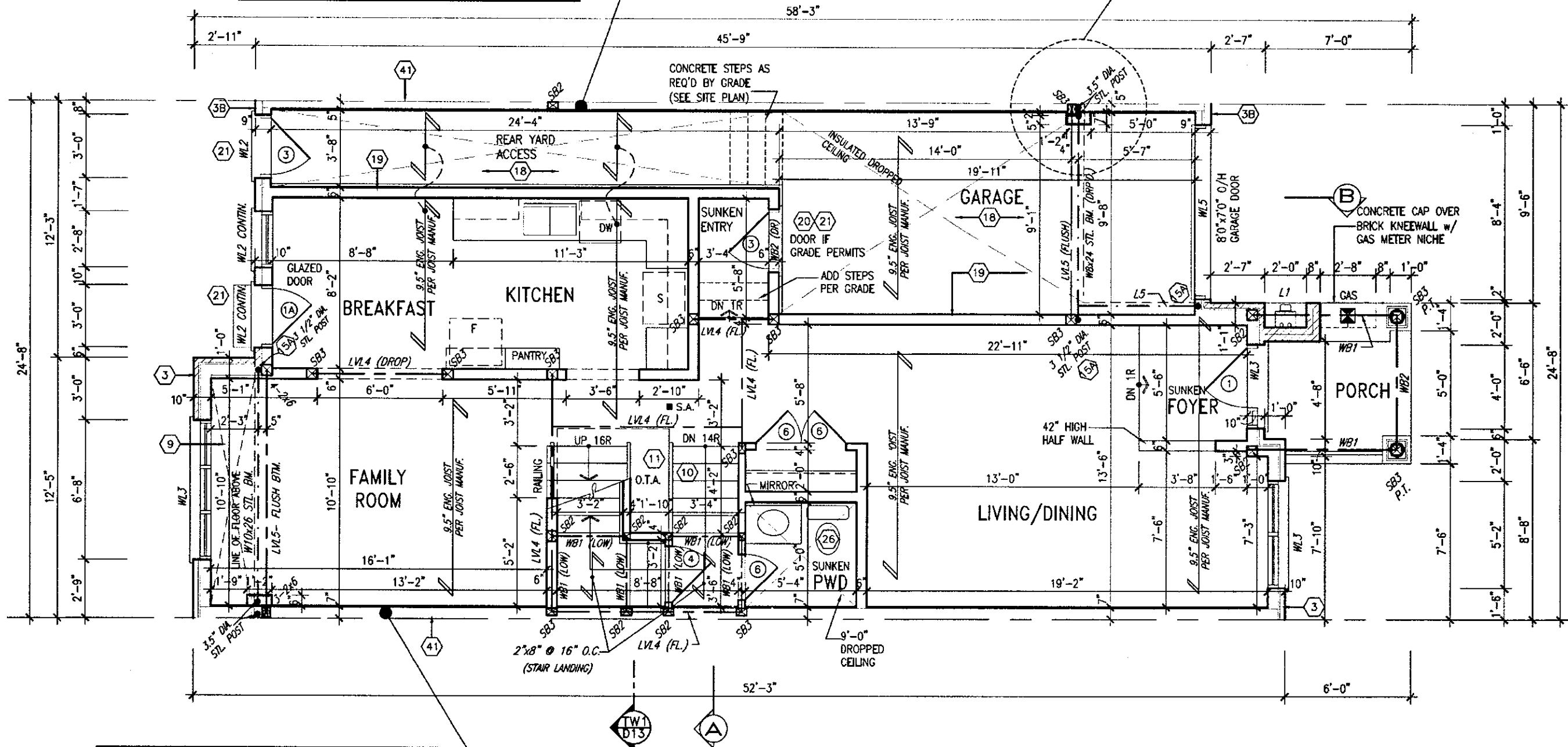
project no.
16036

drawing no.
A2

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

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GROUND FLOOR PLAN ELEV. '2'

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APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | | | |
|-----|-------------|------|----|--------------------------------------|-------------|------|--|
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| 15 | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | Richard Vink |
| 14 | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | name |
| 13 | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | registration information |
| 12 | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | VA3 Design Inc. |
| 11 | | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | 42658 |
| 10 | | | 1 | PRELIMINARY REVIEW. | APR. 12/17 | GW | |
| no. | description | date | by | no. | description | date | by |

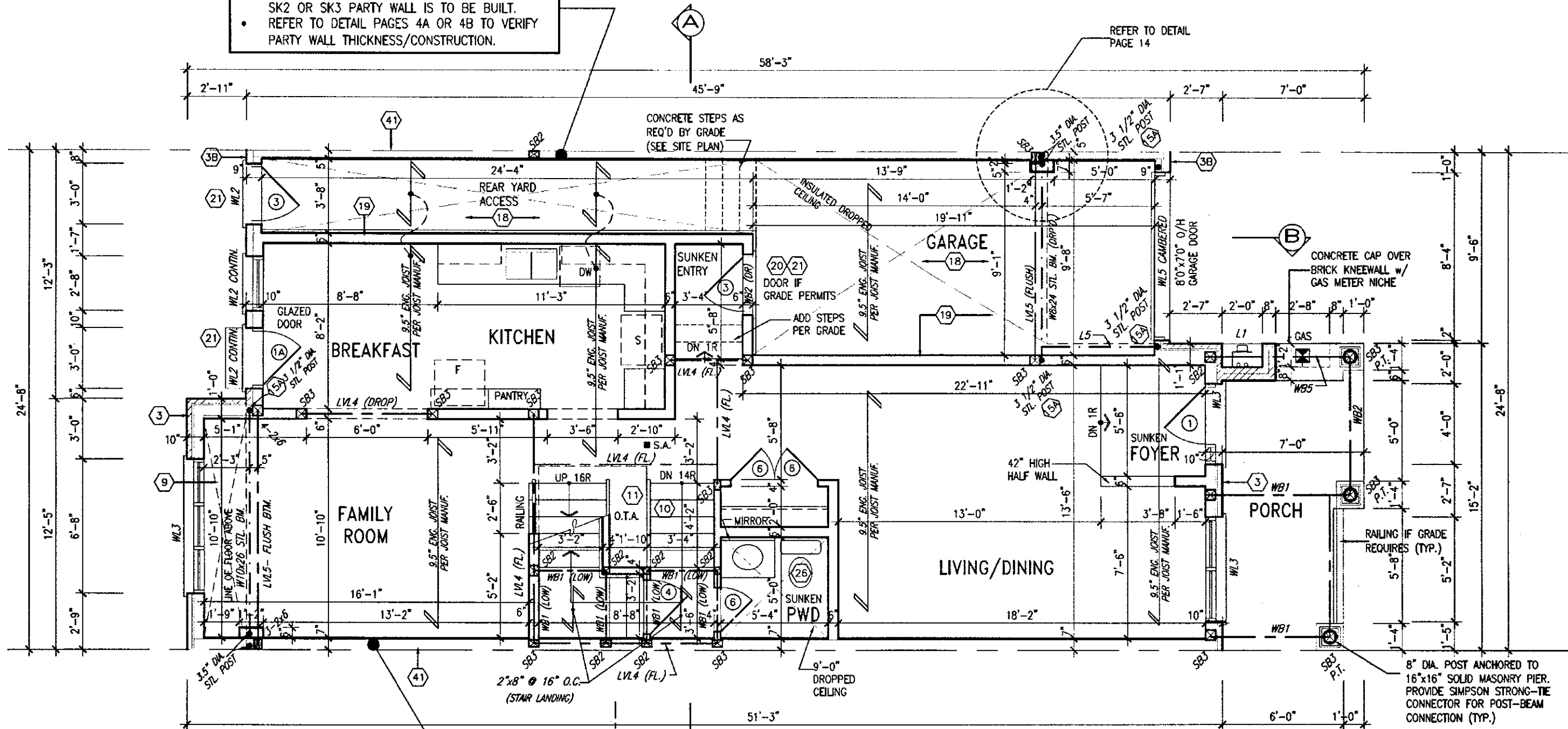
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com



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

HIGHGROVE 4
municipality
WATERDOWN, ON.
project no.
16036
drawing no.
A2a
file name
16036-HIGHGROVE-4

- PARTY WALL AT GARAGE SIDE CONSTRUCTION**
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK2 OR SK3 PARTY WALL IS TO BE BUILT.
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- PARTY WALL AT HOUSE SIDE CONSTRUCTION**
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
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GROUND FLOOR PLAN ELEV. '3'

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APR 17 2018

HIGHGROVE 4 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. |
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| 16 | | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink 24488 |
| 15 | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | signature |
| 14 | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | name |
| 13 | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | registration information |
| 12 | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | 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. |
| 10 | | | 1 | PRELIMINARY REVIEW. | APR. 12/17 | GW | |
| no. description | | date | by | no. description | | | |

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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH.2

municipality
WATERDOWN, ON.

HIGHGROVE 4

project no.
16036

date
APRIL 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

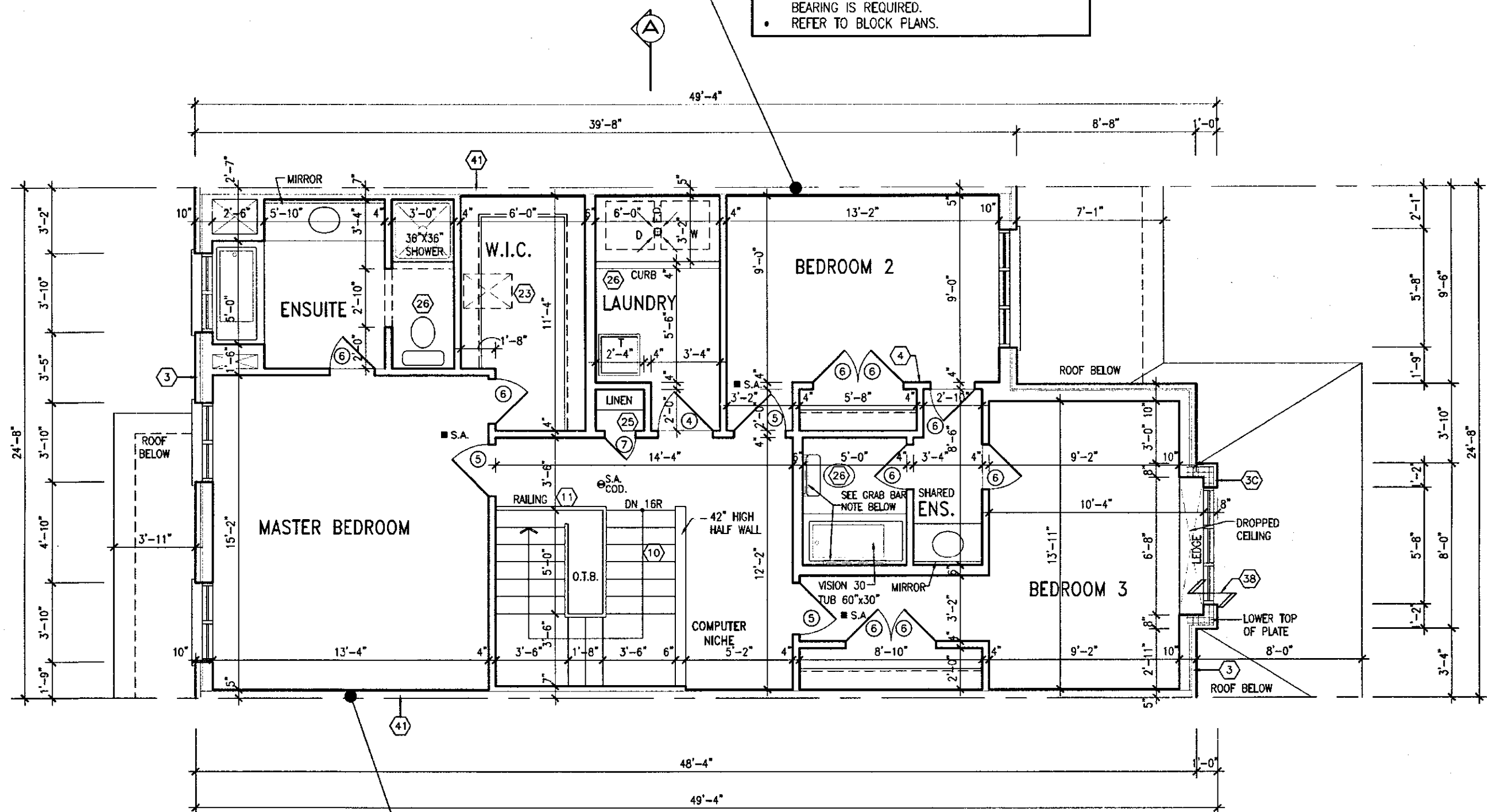
file name
16036-HIGHGROVE-4

drawing no.
A2b

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PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



SECOND FLOOR PLAN ELEV. '1'

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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

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).

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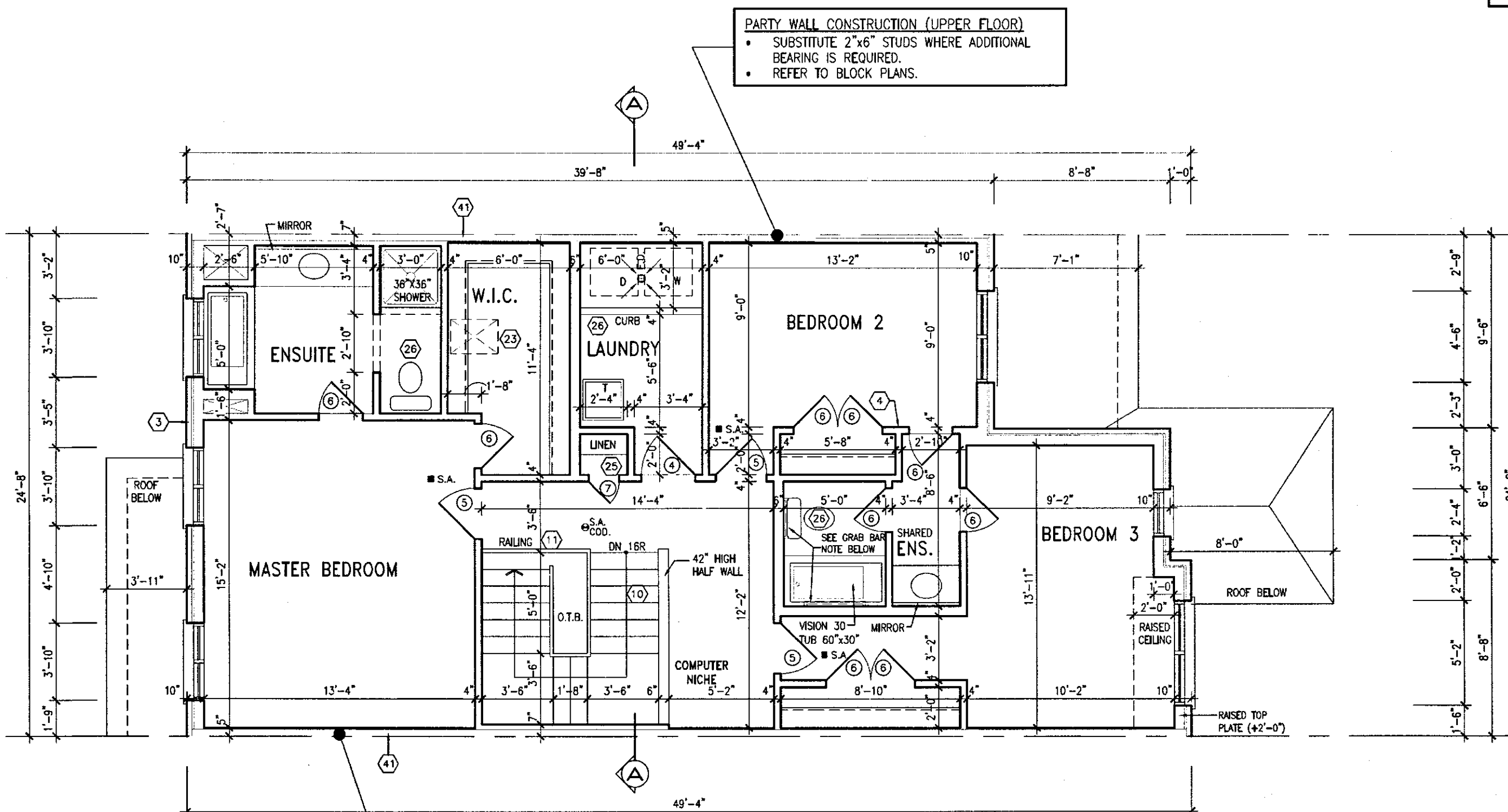
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FEB 15 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | |
|--|--|--|--|--|---|
| <p>18. _____</p> <p>17. _____</p> <p>16. _____</p> <p>15. _____</p> <p>14. _____</p> <p>13. _____</p> <p>12. _____</p> <p>11. _____</p> <p>10. _____</p> <p>9. _____</p> | <p>8. REVISED PER CITY COMMENTS. REISSUED. FEB. 15/18 GW</p> <p>7. REVISED. ISSUED FOR PERMIT. SEP. 28/17 GW</p> <p>6. ISSUED FOR PRICING. AUG. 23/17 GW</p> <p>5. STUCCO REPLACED. JUL. 05/17 GW</p> <p>4. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 WT</p> <p>3. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 13/17 GW</p> <p>2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW</p> <p>1. PRELIMINARY REVIEW. APR. 12/17 GW</p> | <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>Richard Vink 24488 BCN</p> <p>signature</p> <p>name registration information</p> <p>VAS Design Inc. 42658</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 scaled.</p> | <p>VAS DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto, ON M2J 1B4 t 416.630.2255 f 416.630.4782 vasdesign.com</p> | <p>Greenpark.</p> <p>project name RUSSELL GARDENS PH.2</p> <p>location WATERDOWN, ON.</p> <p>date APRIL 2017</p> <p>drawn by WT</p> <p>checked by GW</p> <p>scale 3/16" = 1'-0"</p> | <p>HIGHGROVE 4</p> <p>project no. 16036</p> <p>drawing no. A3</p> <p>SECOND FLOOR PLAN ELEV. '1'</p> <p>16036-HIGHGROVE-4</p> <p>DATE: 2018-02-15 11:38 AM</p> |
|--|--|--|--|--|---|

2012 SF.



PARTY WALL CONSTRUCTION (UPPER FLOOR)

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

SECOND FLOOR PLAN ELEV. '2'

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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).

| | | | | | | | | | |
|---|--|--|--|---|------------|----|--|-------|--|
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| 17 | | | | 8 REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | | | |
| 16 | | | | 7 REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | qualification information | | |
| 15 | | | | 6 ISSUED FOR PRICING. | AUG. 23/17 | GW | Richard Vink | 24488 | |
| 14 | | | | 5 STUCCO REPLACED. | JUL. 05/17 | GW | name | BCR | |
| 13 | | | | 4 REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | WT | registration information | | |
| 12 | | | | 3 CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 13/17 | GW | VAS Design Inc. | 42658 | |
| 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 work. Drawings are not to be scaled. | | | | | |

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FEB 15 2018

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'



VA
DESIGN

DESIGN
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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 4

project no.
16036

SECOND FLOOR PLAN ELEV. '2'

deciding on

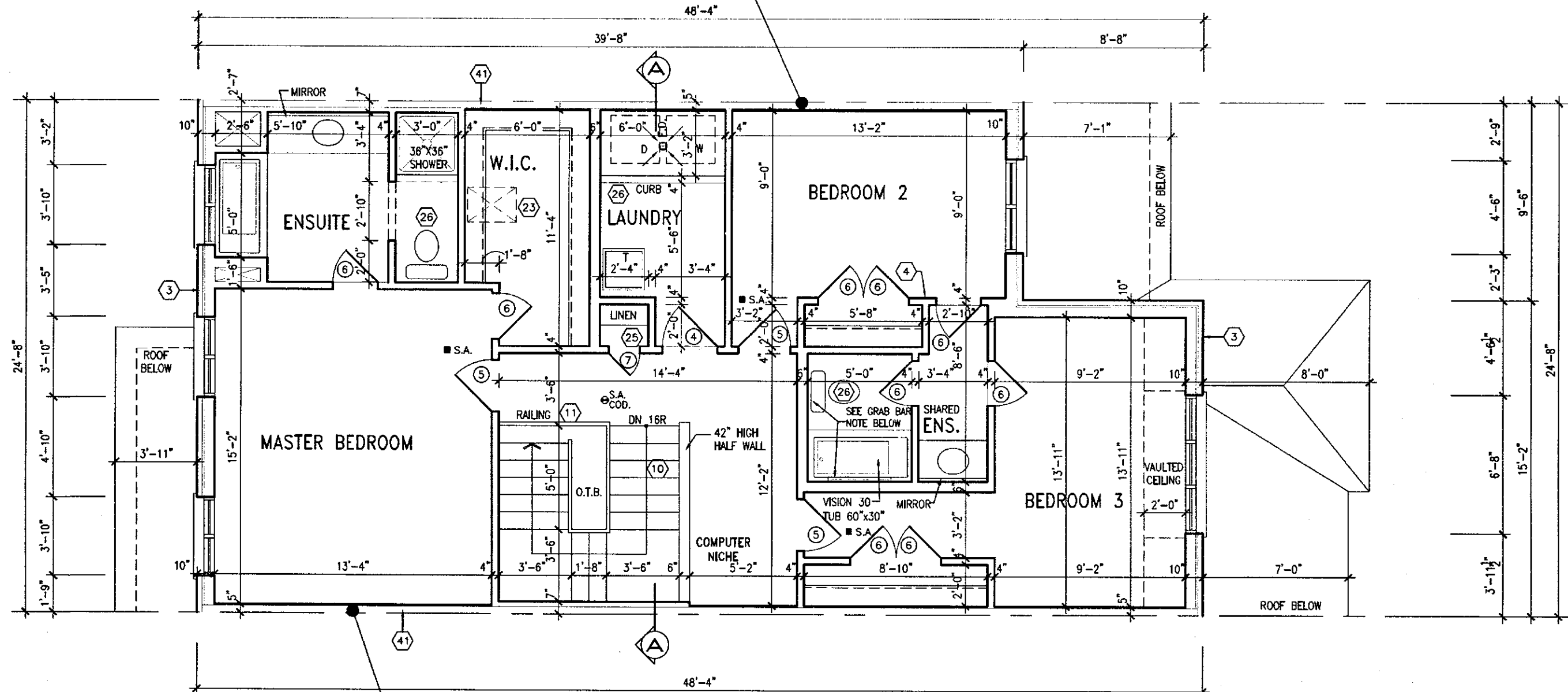
Accounting 102

17.

A-50

100

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



SECOND FLOOR PLAN ELEV. '3'

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

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).

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.

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FEB 15 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | |
|-----|-------------|------|--------------------------------------|------------|-------------|
| 18 | | 9 | | | |
| 17 | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW |
| 16 | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW |
| 15 | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW |
| 14 | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW |
| 13 | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT |
| 12 | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | 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
BCIN 42658
VAS Design Inc.

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

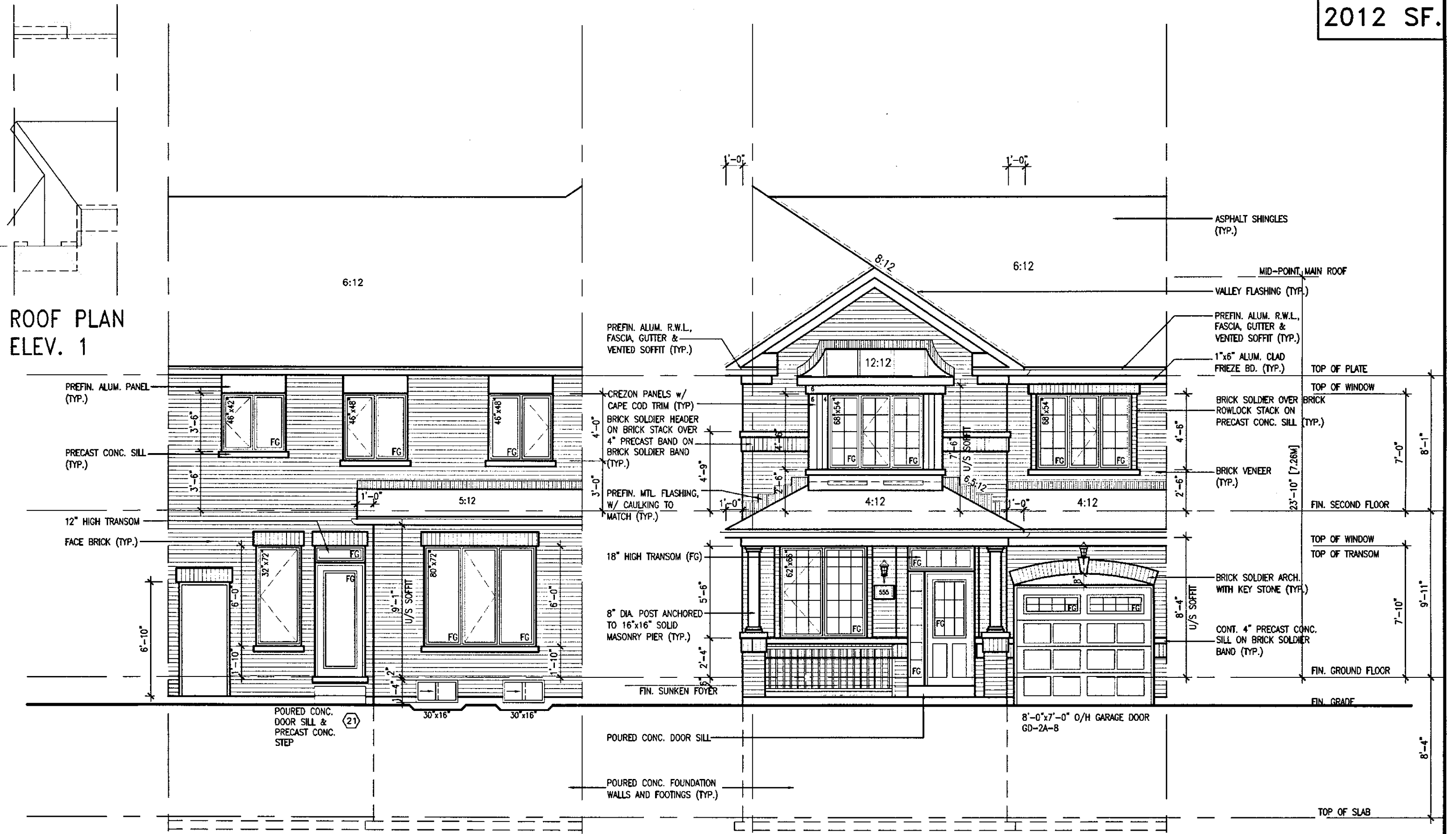
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

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 4
project no.
16036
drawing no.
A3b
SECOND FLOOR PLAN ELEV. '3'
16036-HIGHGROVE-4
Feb 15 2018 - 11:58 AM

2012 SF.

ROOF PLAN ELEV. 1



REAR ELEVATION '1'

FRONT ELEVATION '1'

OCT 04 2017

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

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| | | | | | | |
|-----|-------------|------|------------------------------------|------------|-------------|--|
| 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 | REVISED, ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink |
| 15 | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | signature |
| 14 | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | name |
| 13 | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | registration information |
| 12 | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | VA3 Design Inc. |
| 11 | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | 42658 |
| 10 | | 1 | PRELIMINARY REVIEW. | APR. 12/17 | GW | |
| no. | description | date | by | no. | description | date |

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 4

project no.
16036

date
APRIL 2017

FRONT & REAR ELEVATIONS ELEV. '1'

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

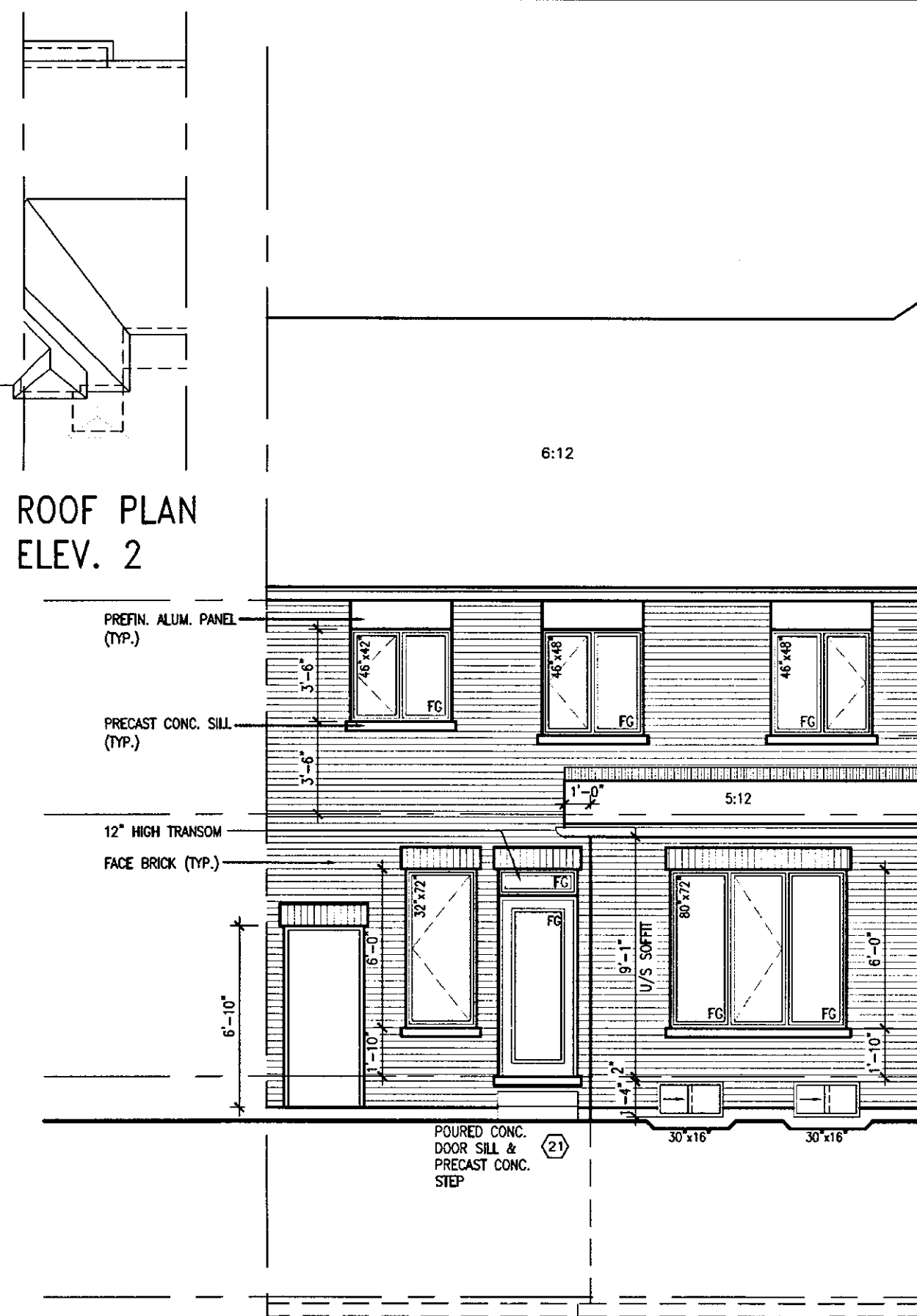
file name
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drawing no.
A4

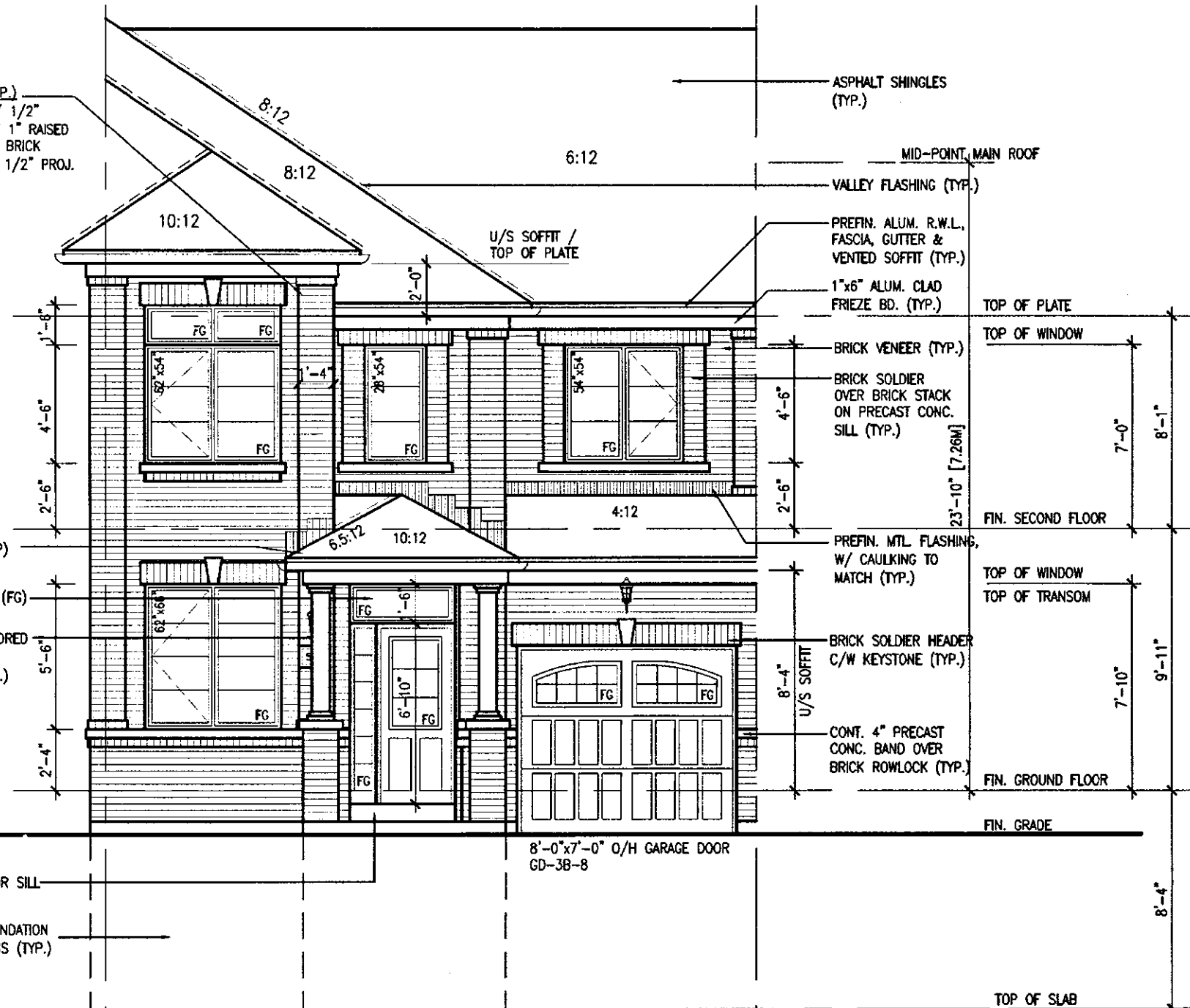
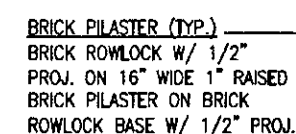
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2012 SF.

ROOF PLAN
ELEV. 2



REAR ELEVATION '2'



FRONT ELEVATION '2'


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OCT 04 2017

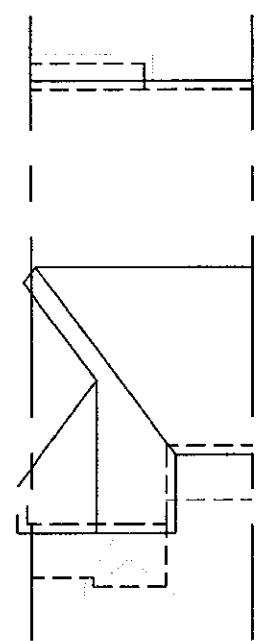
HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

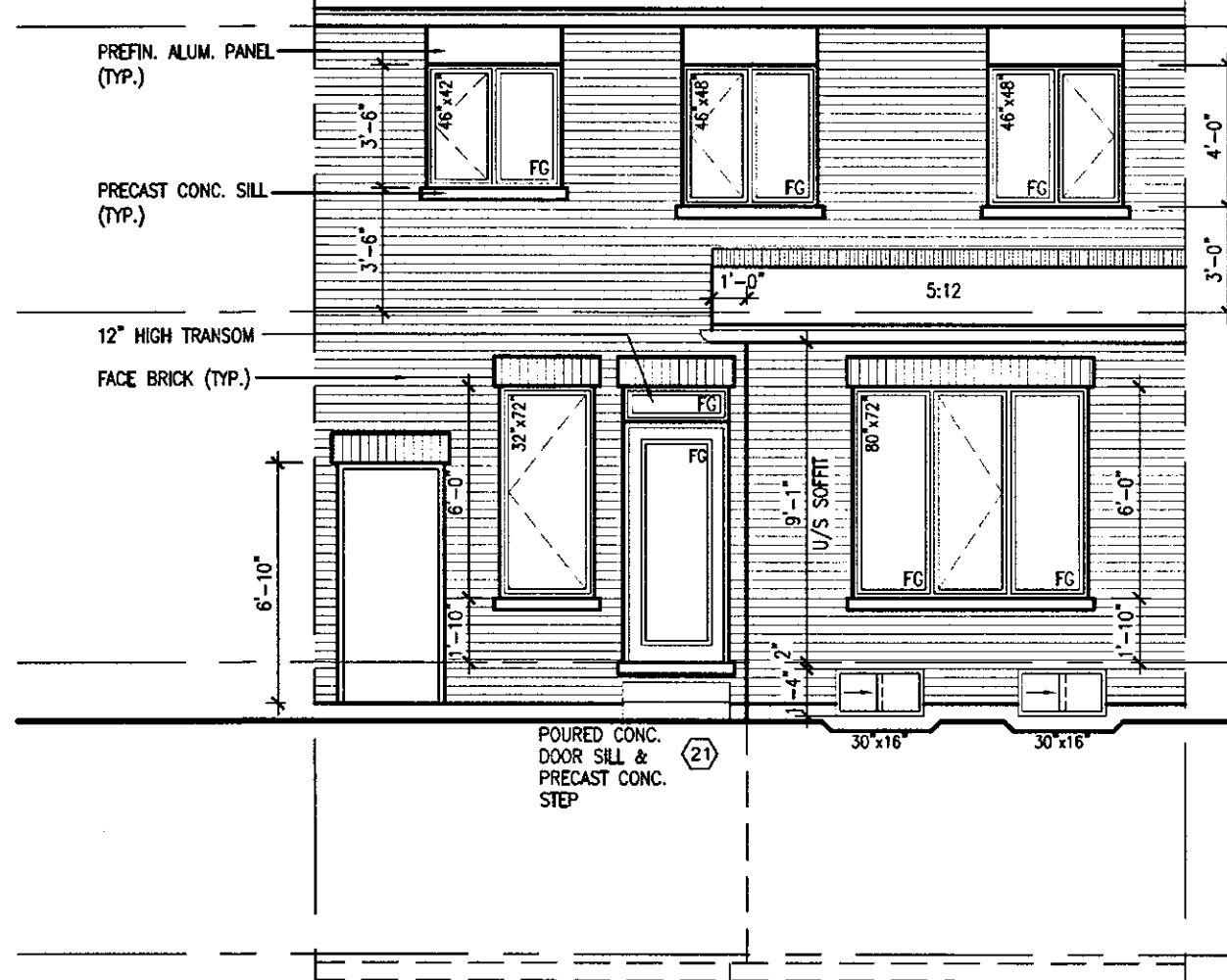
| | | | | | | | | |
|-----|-------------|------|------------------------------------|------------|-------------|--|---|--|
| 18 | | | 9 | | | <div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div><div><div>VA3</div><div>DESIGN</div></div><div>255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 416.630.4782 va3design.com</div></div> | <div><div><div></div><div>project name RUSSELL GARDENS PH.2 date APRIL 2017 drawing no. 16036-HIGHGROVE-4</div><div>checked by GW scale 3/16" = 1'-0" file name 16036-HIGHGROVE-4</div><div>project no. 16036 drawing no. A4a</div></div><div><div>16036-HIGHGROVE-4.dwg - Thu - Sep 28 2017 - 5:26 PM</div></div></div> | <div><div>HIGHGROVE 4</div><div>-</div><div>project no. 16036 drawing no. A4a</div></div> |
| 17 | | 8 | | | | | | |
| 16 | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | | | |
| 15 | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | | | |
| 14 | | 5 | STUCCO REPLACED. | JUL 05/17 | GW | | | |
| 13 | | 4 | REVISAS PER CLIENT COMMENTS. | JUN 21/17 | WT | | | |
| 12 | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 13/17 | GW | | | |
| 11 | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | | | |
| 10 | | 1 | PRELIMINARY REVIEW. | APR. 12/17 | GW | | | |
| no. | description | date | bv | no | description | date | bv | |

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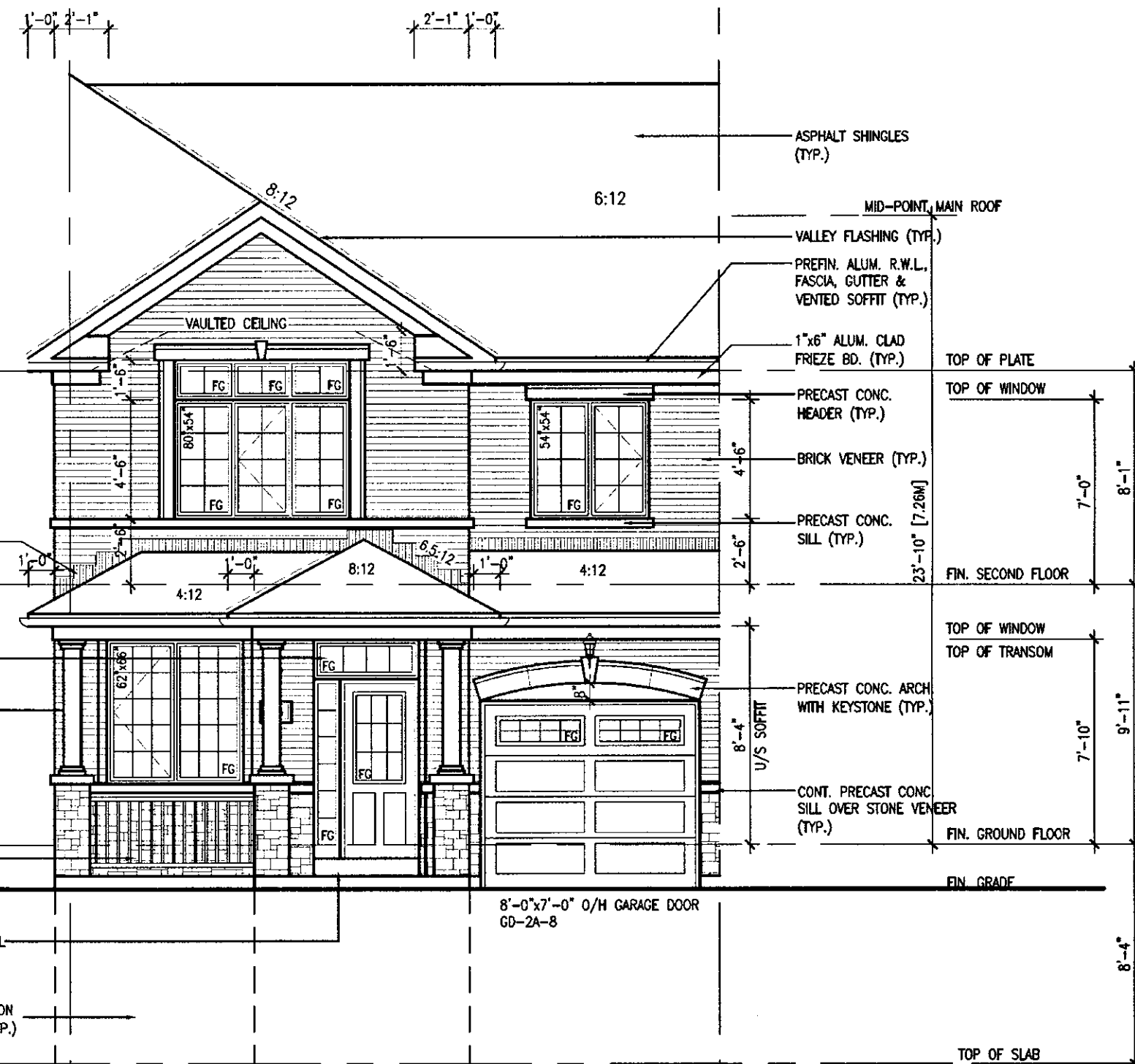
2012 SF.



ROOF PLAN
ELEV. 3



REAR ELEVATION '3'



FRONT ELEVATION '3'

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OCT 04 2017

HIGHGROVE 4 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 | | | | qualification information |
| 16 | | 7 | REVISED, ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink |
| 15 | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | signature |
| 14 | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | 24488 |
| 13 | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | BCM |
| 12 | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | 42658 |
| 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 |



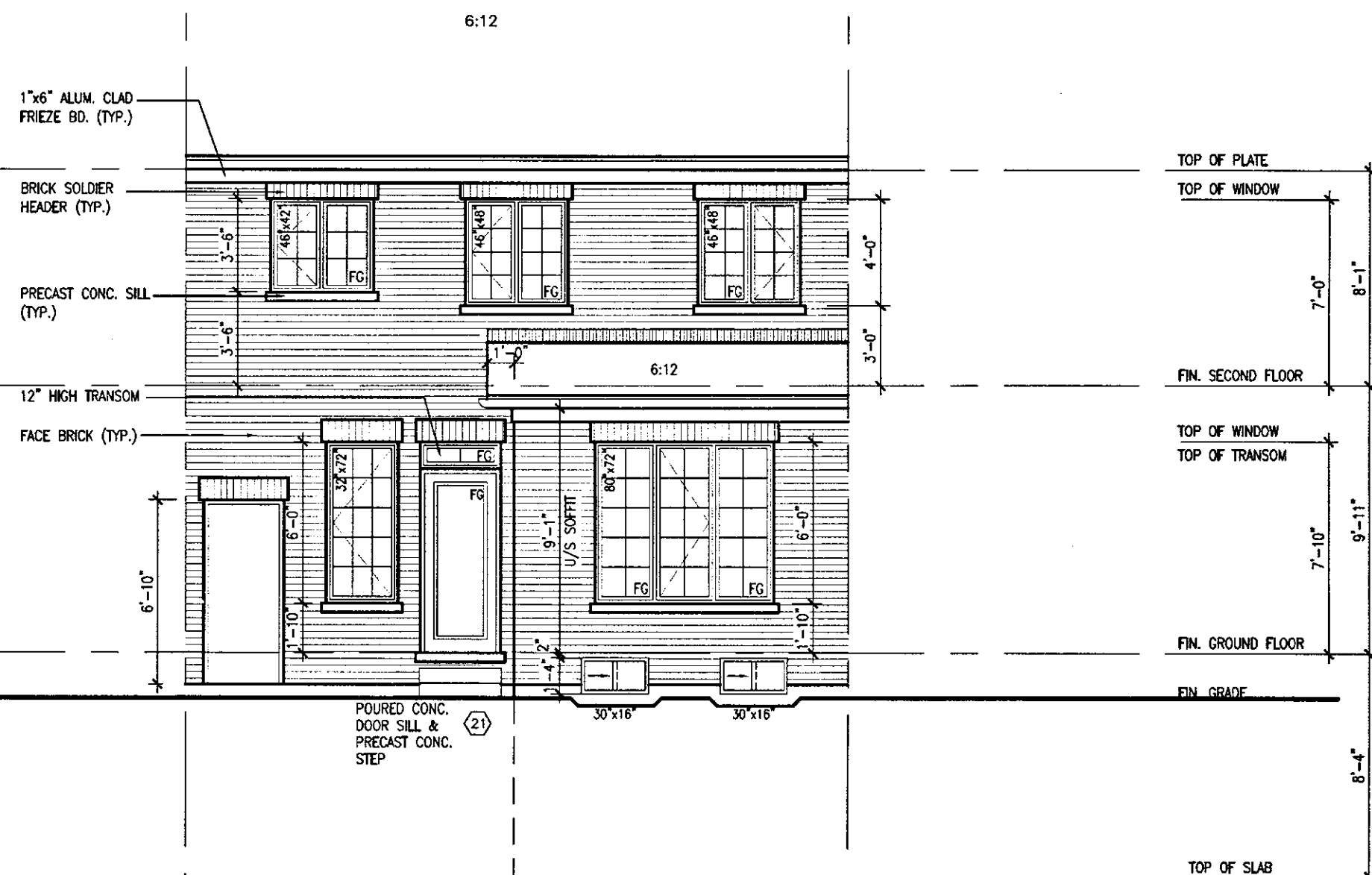
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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com



| | | | | | |
|--------------|----------------------|--------------|-------------------|-------------|---------------|
| project name | RUSSELL GARDENS PH.2 | municipality | WATERDOWN, ON. | project no. | 16036 |
| date | APRIL 2017 | checked by | GW | scale | 3/16" = 1'-0" |
| drawn by | WT | file name | 16036-HIGHGROVE-4 | drawing no. | A4b |

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UPGRADED REAR ELEVATION '1'

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

OCT 04 2017

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

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| 18 | | | | 9 | | | |
| 17 | | | | 8 | | | |
| 16 | | | | 7 | REVISED, ISSUED FOR PERMIT. | SEP. 28/17 | G |
| 15 | | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | G |
| 14 | | | | 5 | STUCCO REPLACED. | JUL 05/17 | G |
| 13 | | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | W |
| 12 | | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 13/17 | 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 |

| | | |
|---|--|-----------|
| | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | |
| W | qualification information | |
| | Richard Vink | 2443 |
| | name | signature |
| T | registration information | B |
| | V&3 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.org.net/la,hs,ncpl | |

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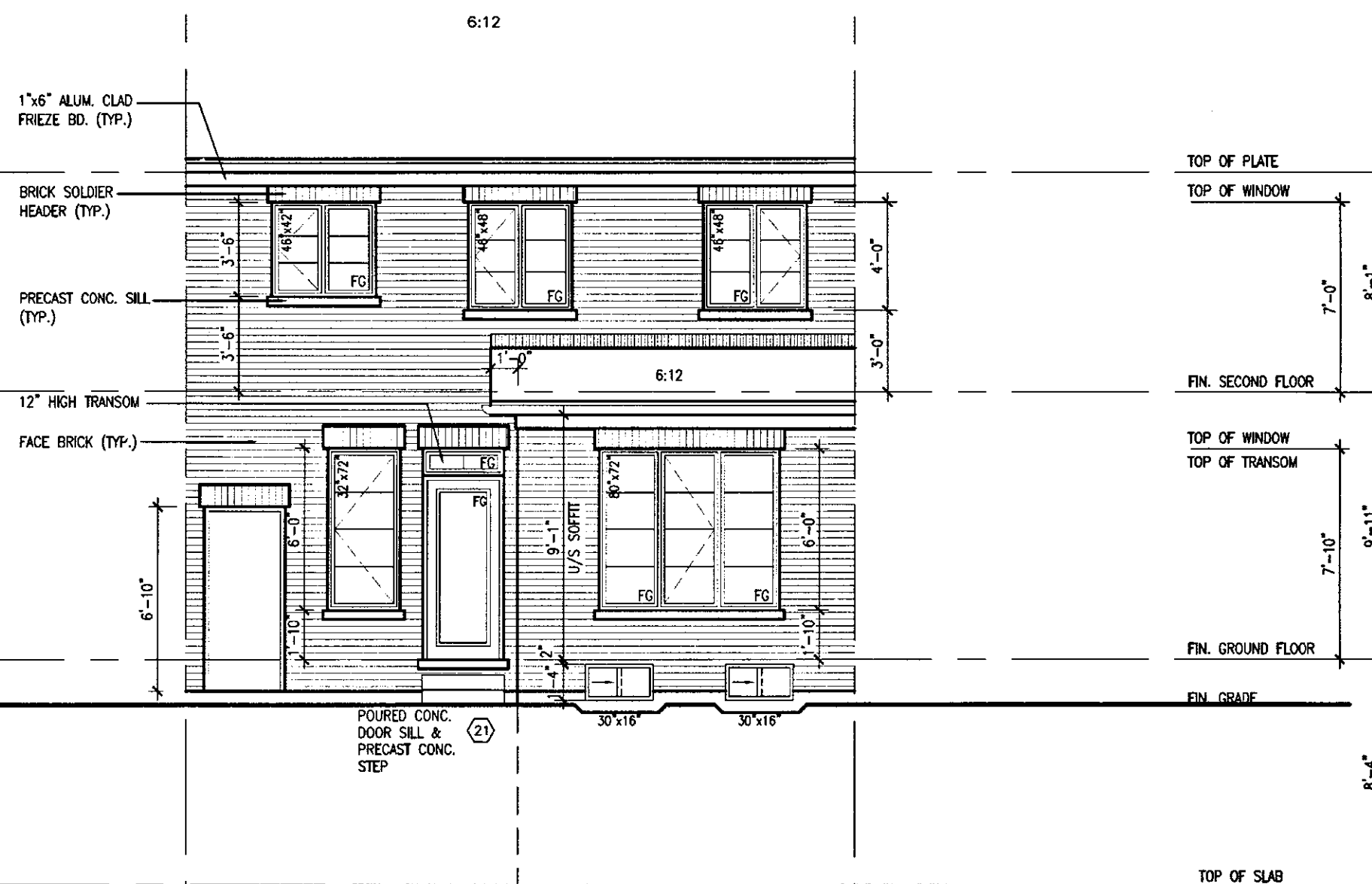
Greenpark.

HIGHGROVE 4

| | | | | | | | | |
|--------------|----------------------|---------------|-----------------------------|-------------------|--|-------------|-------------|----|
| project name | RUSSELL GARDENS PH.2 | | municipality | WATERDOWN, ON. | | project no. | 16036 | |
| date | APRIL 2017 | | UPGRADED REAR ELEVATION '1' | | | | drawing no. | A5 |
| drawn by | checked by | scale | | file name | | | | |
| WT | GW | 3/16" = 1'-0" | | 16036-HIGHGROVE-4 | | | | |

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UPGRADED REAR ELEVATION '2'

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

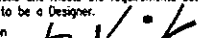


OCT 04 2017

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

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|-----------------|--|------|------------------------------------|-----------------|------|--|---|---|---|---------------------------------------|---|---------------------------|--|
| 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.  signature BCN 42658 |  255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 / f 416.630.4782 va3design.com |  HIGHGROVE 4 | project name RUSSELL GARDENS PH.2 | municipality WATERDOWN, ON. | project no. 16036-HIGHGROVE-4 | drawing no. A5a | |
| 17 | | 8 | | | | | | | | | | | |
| 16 | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | | | | | | | | |
| 15 | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | | | | | | | | Richard Vink |
| 14 | | 5 | STUCCO REPLACED. | JUL 05/17 | GW | | | | | | | | name registration information VA3 Design Inc. |
| 13 | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | WT | | | | | | | | |
| 12 | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 13/17 | 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 | 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. | | | | | | |

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UPGRADED REAR ELEVATION '3'

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

OCT 04 2017

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

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| | | | | | | | |
|-----|-------------|------|--------|--------------------------------------|------------|----|---|
| 18 | | - | - | 9 | | | The undersigned has reviewed and takes responsibility for this design |
| 17 | | - | - | 8 | | | and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
| 16 | | - | - | 7 REVISED, ISSUED FOR PERMIT. | SEP. 28/17 | GW | qualification information |
| 15 | | - | - | 6 ISSUED FOR PRICING. | AUG. 23/17 | GW | Richard Vink 244 |
| 14 | | - | - | 5 STUCCO REPLACED. | JUL. 05/17 | GW | name signature B |
| 13 | | - | - | 4 REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | WT | registration information VAS Design Inc. 426 |
| 12 | | - | - | 3 CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 13/17 | 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 project. |
| 10 | | - | - | 1 PRELIMINARY REVIEW. | APR. 12/17 | GW | (BIDDERS are not to be issued) |
| no. | description | date | by no. | description | date | by | |

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

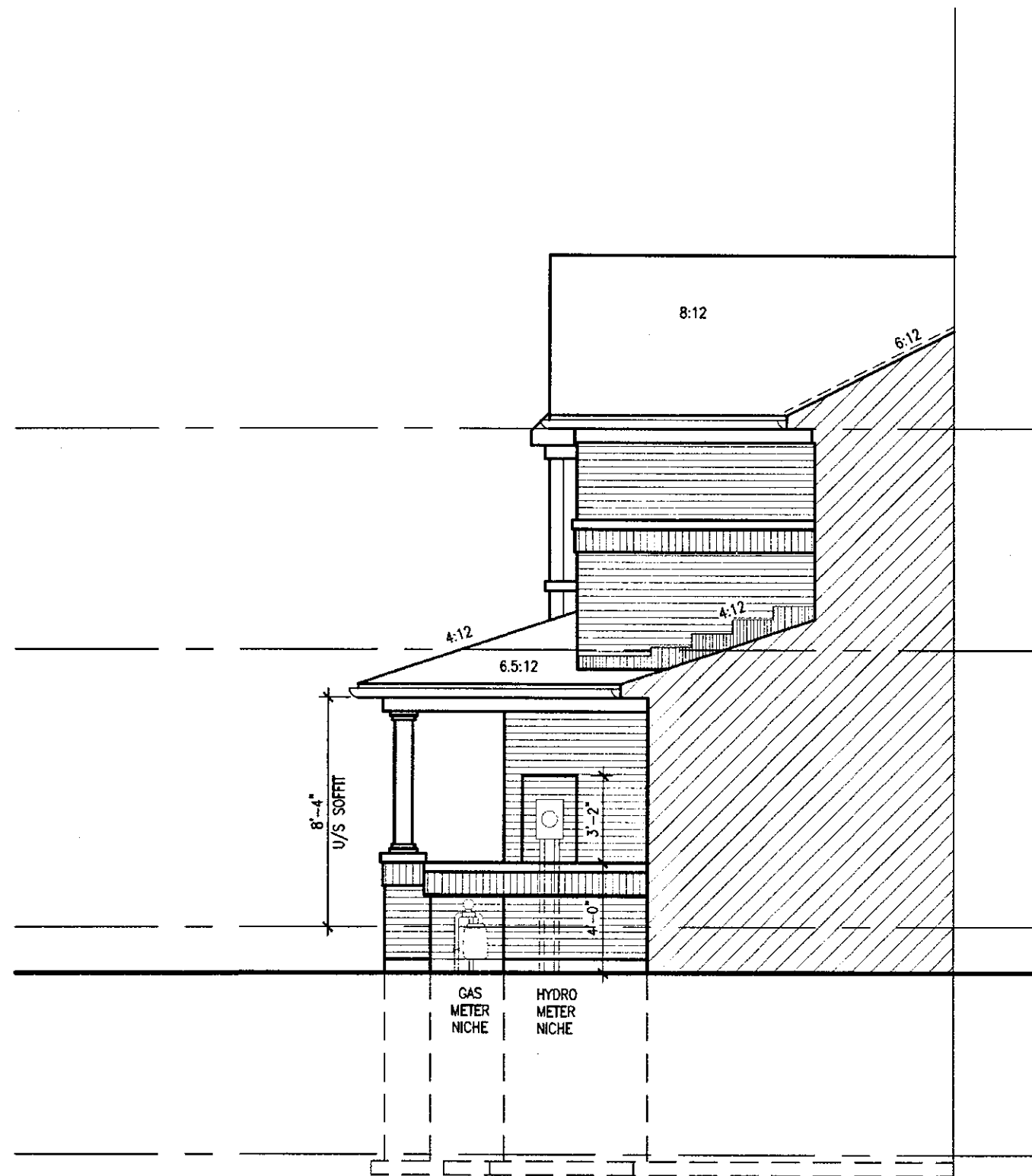
Greenpark.

HIGHGROVE 4

| | | |
|----------------------|-----------------------------|-------------------|
| project name | municipality | project no. |
| RUSSELL GARDENS PH.2 | WATERDOWN, ON. | 16036 |
| date | drawing no. | |
| APRIL 2017 | UPGRADED REAR ELEVATION '3' | |
| drawn by | checked by | scale |
| WT | GW | 3/16" = 1'-0" |
| | | file name |
| | | 16036-HIGHGROVE-4 |

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2012 SF.



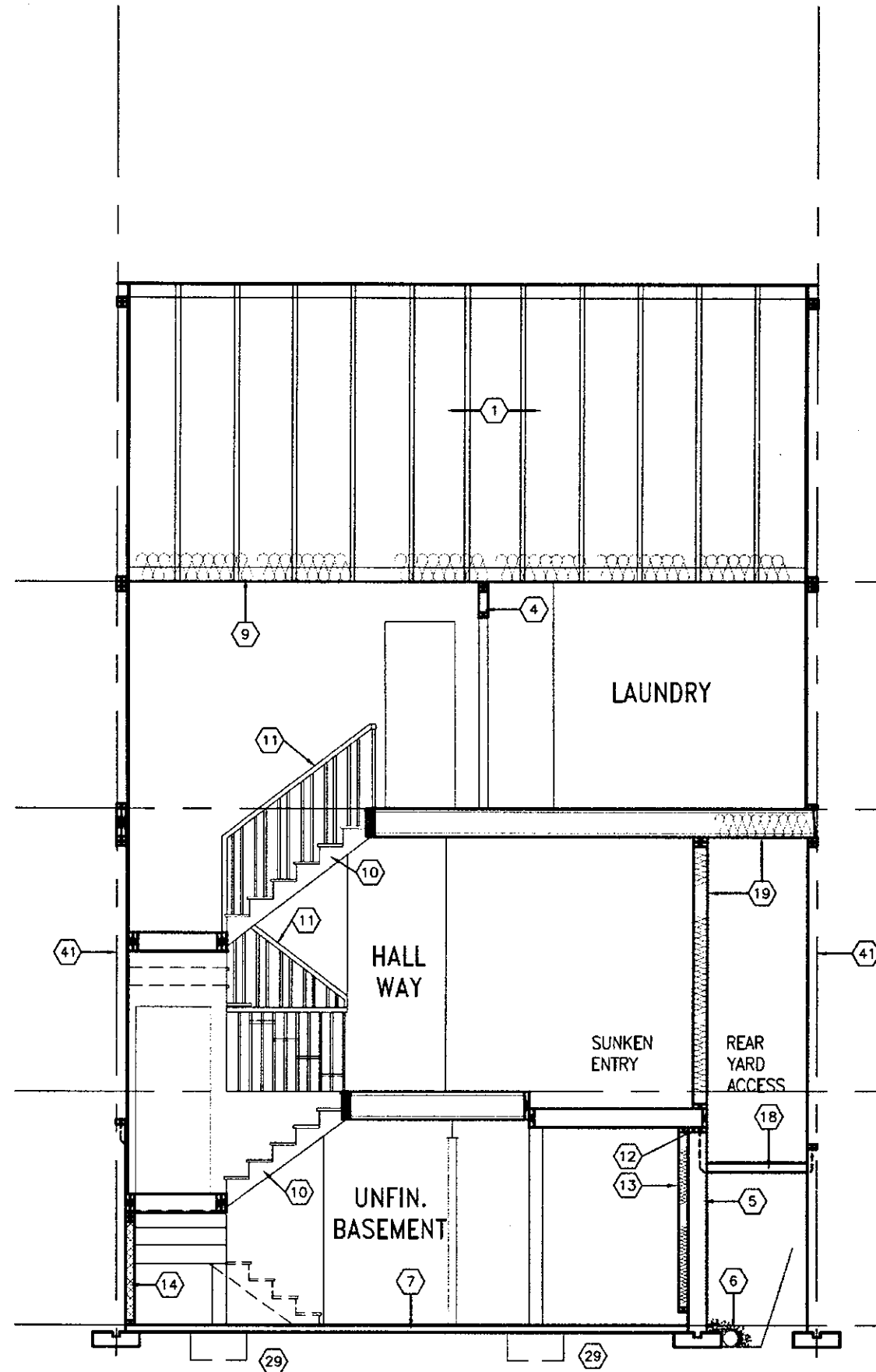
SECTION B ELEV. 1

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STRUDET INC.
FOR STRUCTURE ONLY



SECTION A-A ELEV. 1

APR 17 2018

HIGHGROVE 4 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 | | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | qualification information |
| 16 | | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink |
| 15 | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | signature |
| 14 | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | 24488 |
| 13 | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | name |
| 12 | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | registration information |
| 11 | | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | VA3 Design Inc. |
| 10 | | | 1 | PRELIMINARY REVIEW. | APR. 12/17 | GW | 42658 |
| no. | description | date | by | no. | description | date | by |

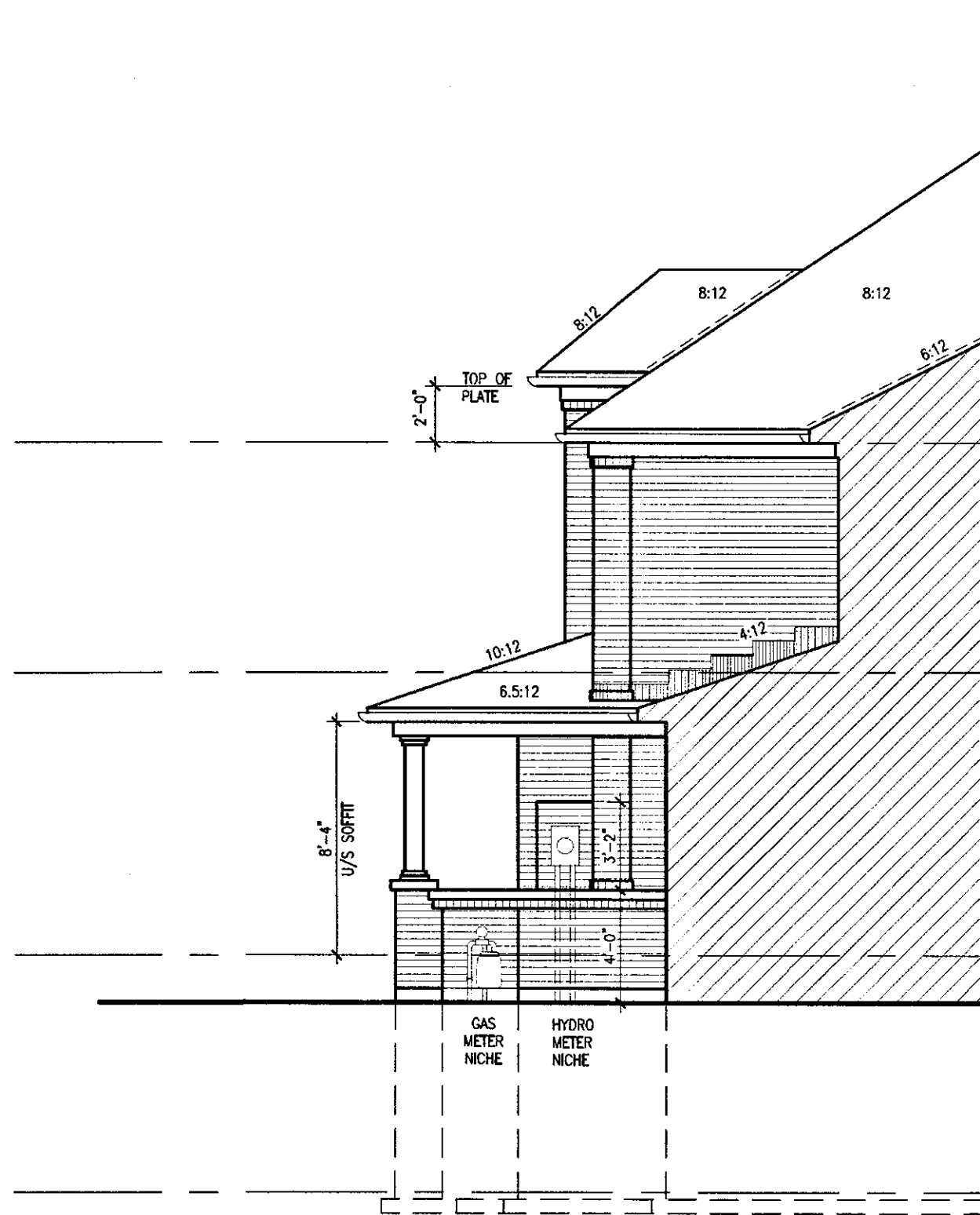
VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

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

HIGHGROVE 4
project no.
16036
drawing no.
A6
SECTION A-A ELEV. '1'

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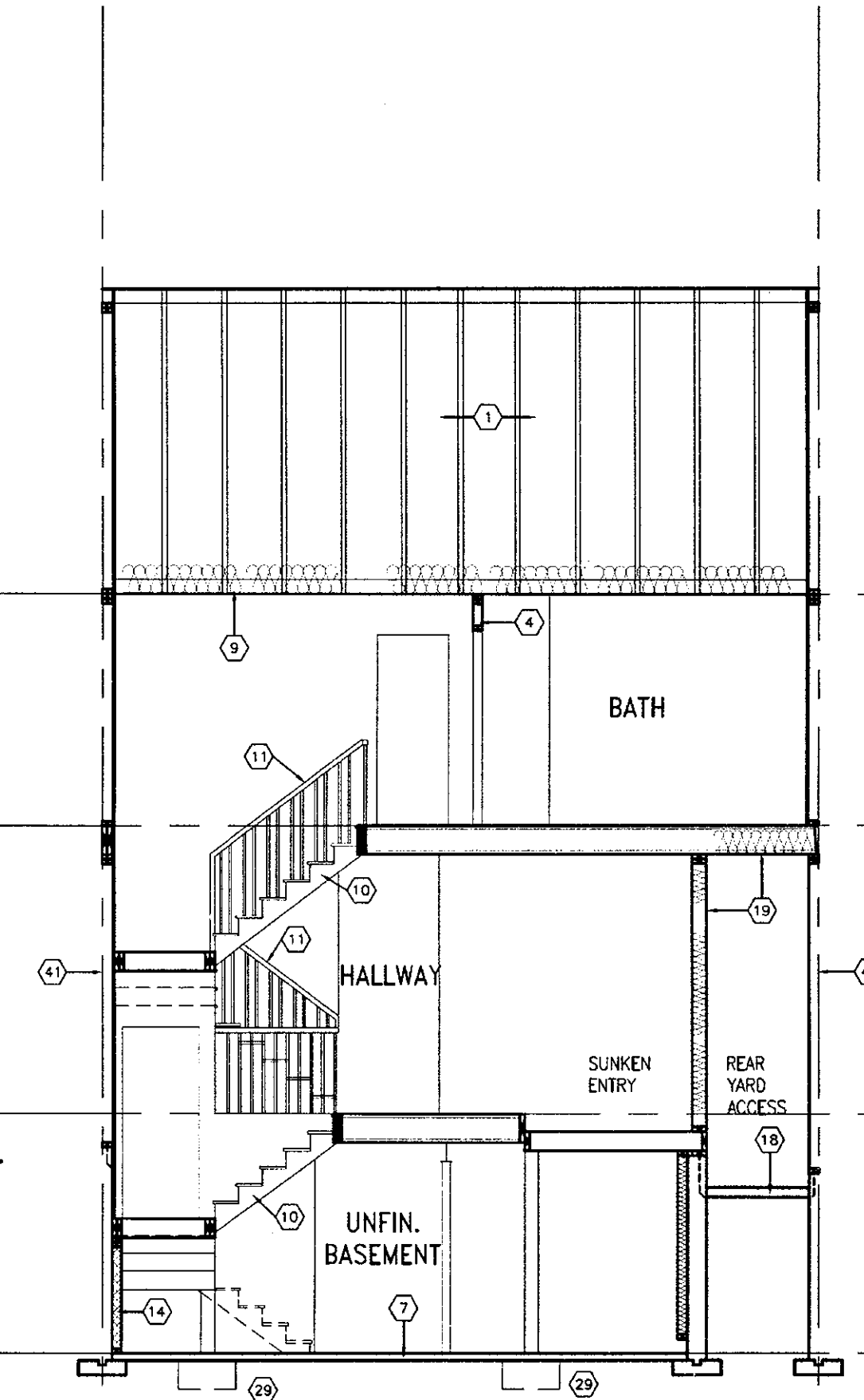
2012 SF.



SECTION B ELEV. 2



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SECTION A-A ELEV. 2

APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

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| | | | | | | | | |
|-----|-------------|--|------|----|--------------------------------------|-------------|------|----|
| 18 | | | | 9 | REVISED. | APR. 13/18 | GW | |
| 17 | | | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | |
| 16 | | | | 7 | REVISED ISSUED FOR PERMIT. | SEP. 28/17 | GW | |
| 15 | | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | |
| 14 | | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | |
| 13 | | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | |
| 12 | | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | 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
Richard Vink
signature
24488
BCR
42658
VA3 Design Inc.

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

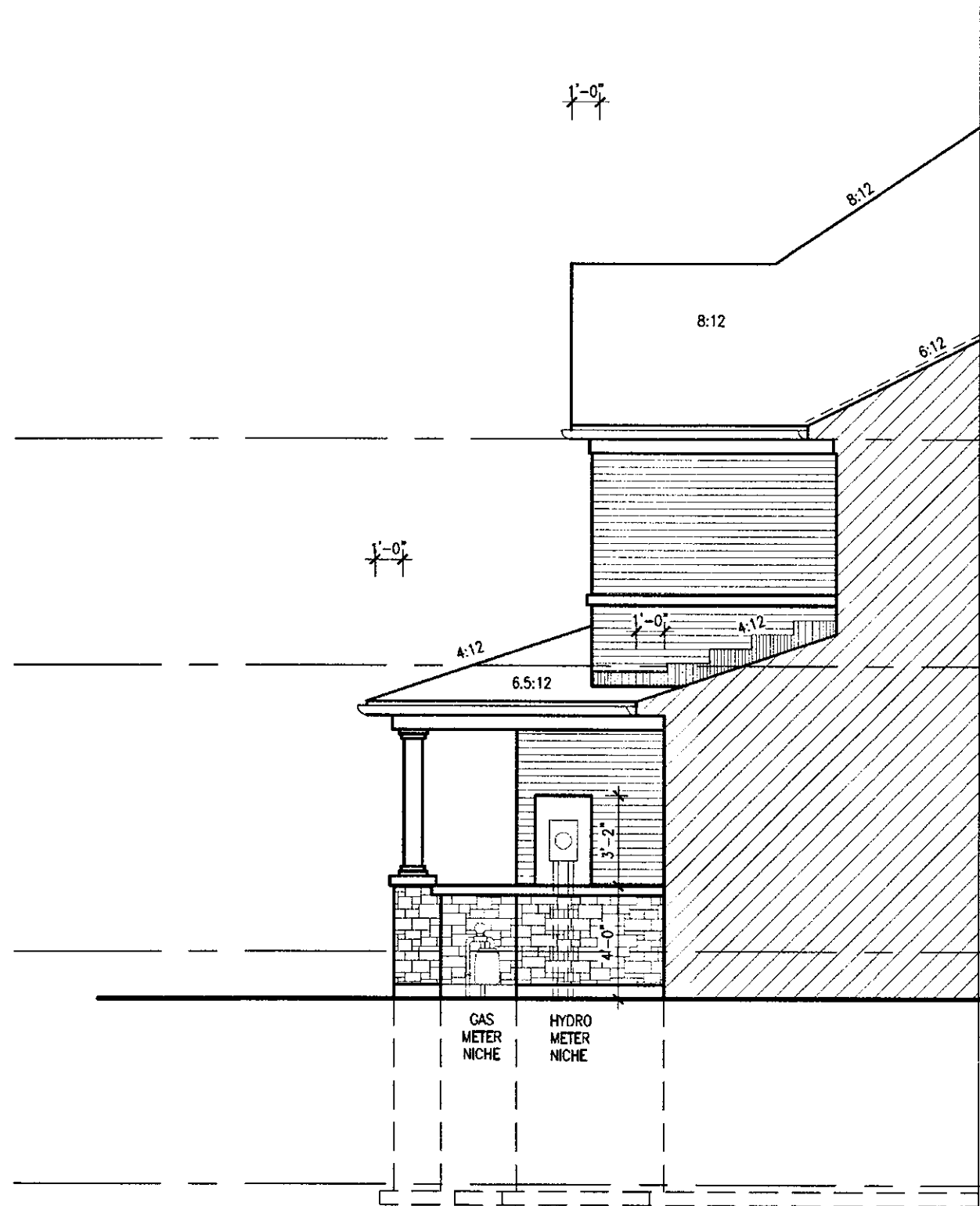
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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 4
project no.
16036
drawing no.
16036-HIGHGROVE-4
A6a

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2012 SF.



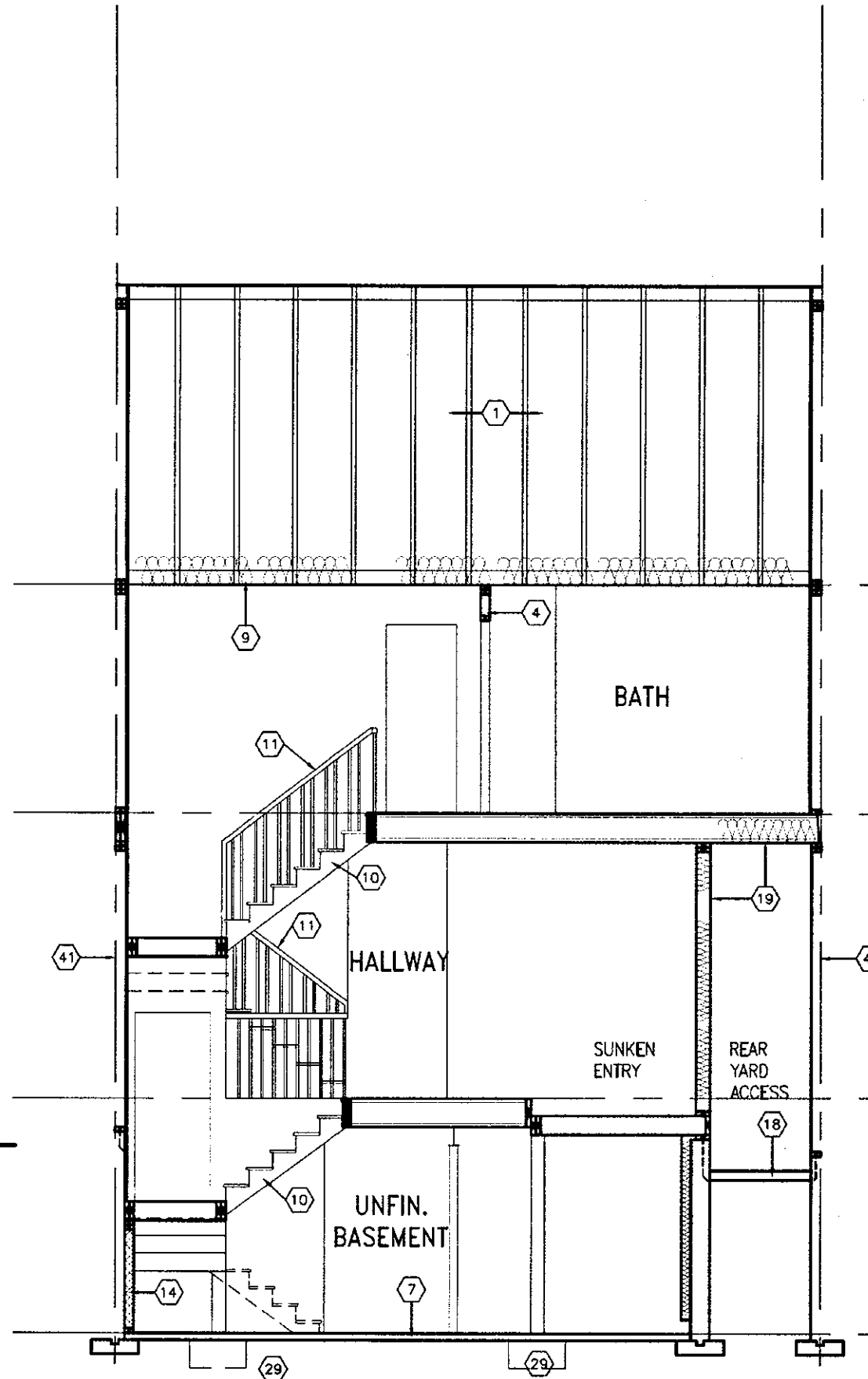
SECTION B ELEV. 3

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SECTION A-A ELEV. 3

APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | | | |
|-----|-------------|------|----|--------------------------------------|-------------|------|----|
| 18 | | | 9 | REVISED. | APR. 13/18 | GW | |
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| 14 | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | |
| 13 | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | |
| 12 | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | |
| 11 | | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | |
| 10 | | | 1 | PRELIMINARY REVIEW. | APR. 12/17 | GW | |
| no. | description | date | by | no. | description | date | by |

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qualification information
Richard Vink
name
registration information
VA3 Design Inc.
BCN
24488
signature
42658

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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 4

project no.
16036
drawing no.
A6b

SECTION A-A ELEV. 3
16036-HIGHGROVE-4
File name
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2012 SF.

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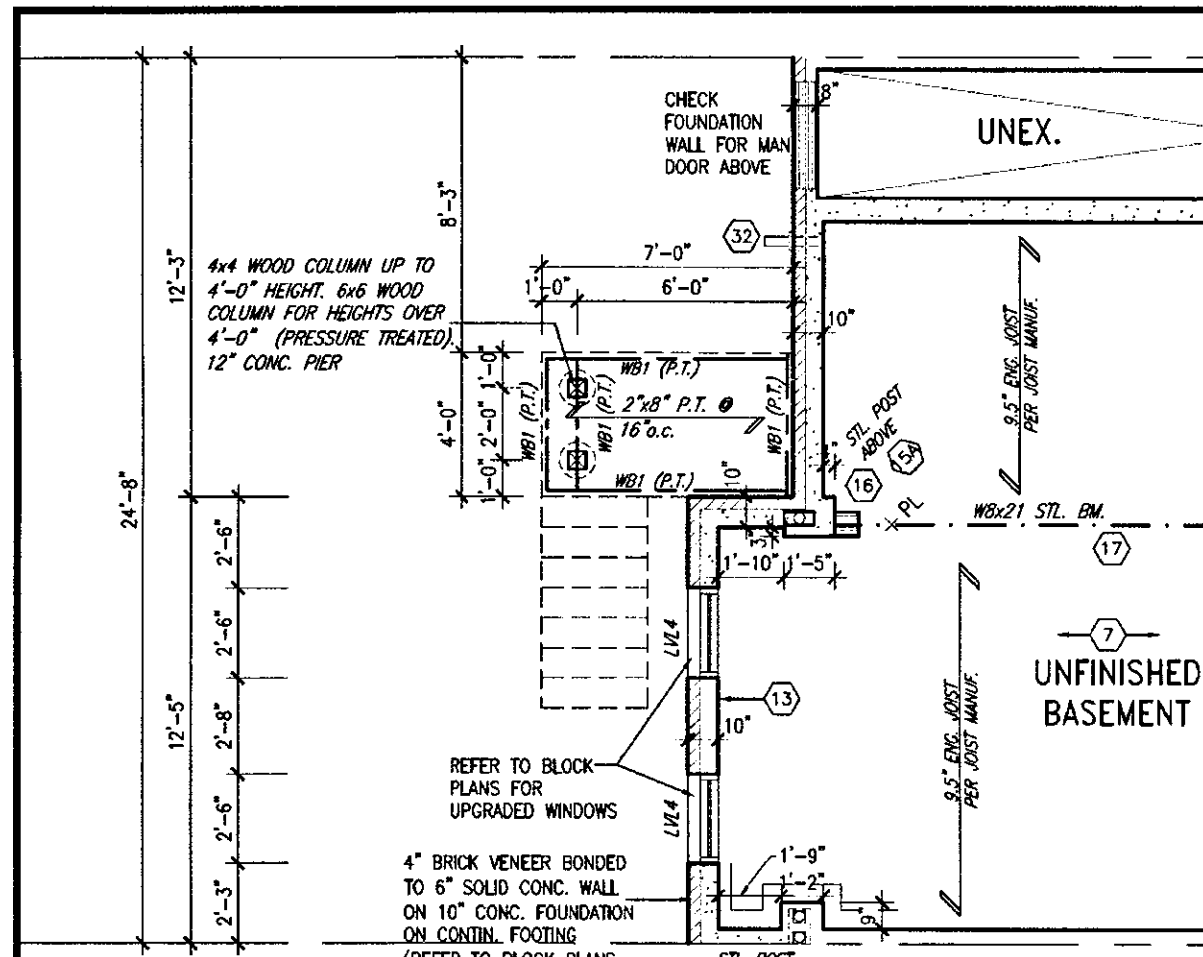
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6) FOR ADDITIONAL WOOD DECK INFORMATION.

NOTE:
REFER TO STANDARD DRAWINGS FOR ADDITIONAL INFORMATION.

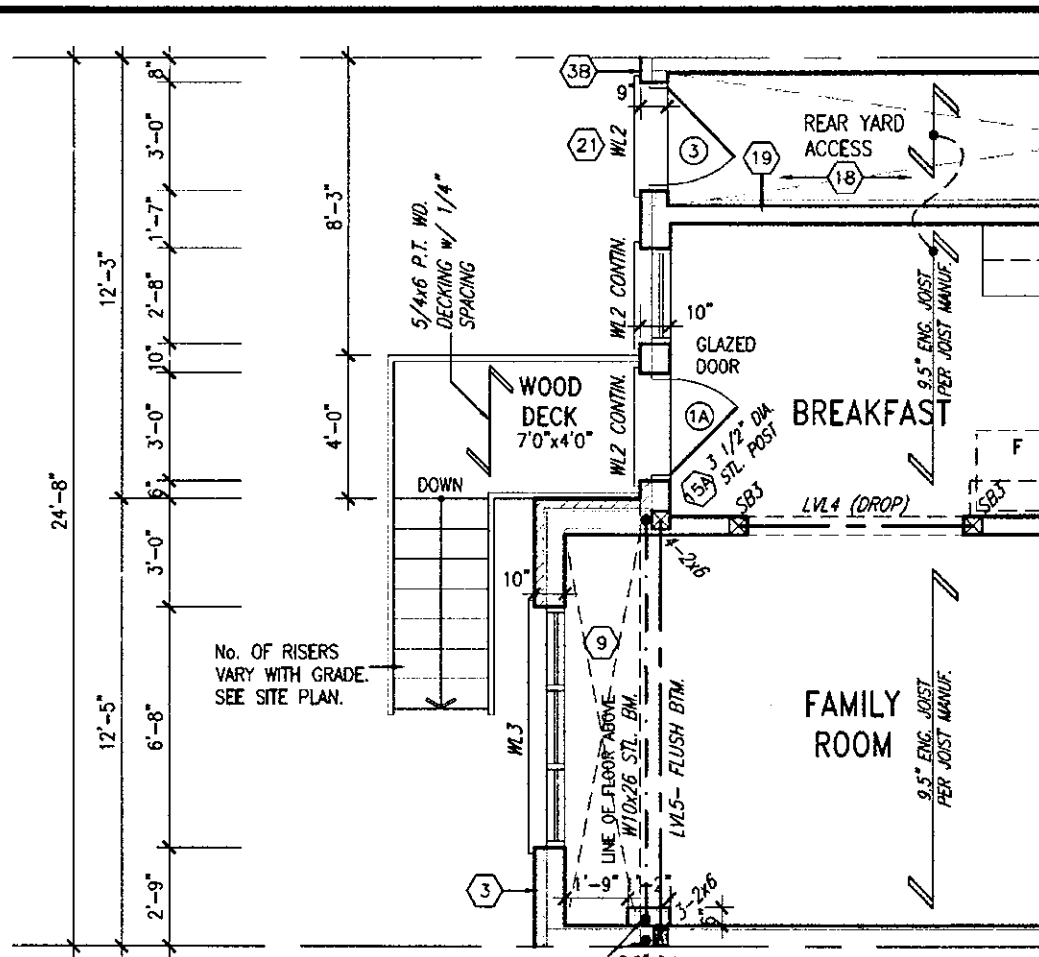


APR 17 2018

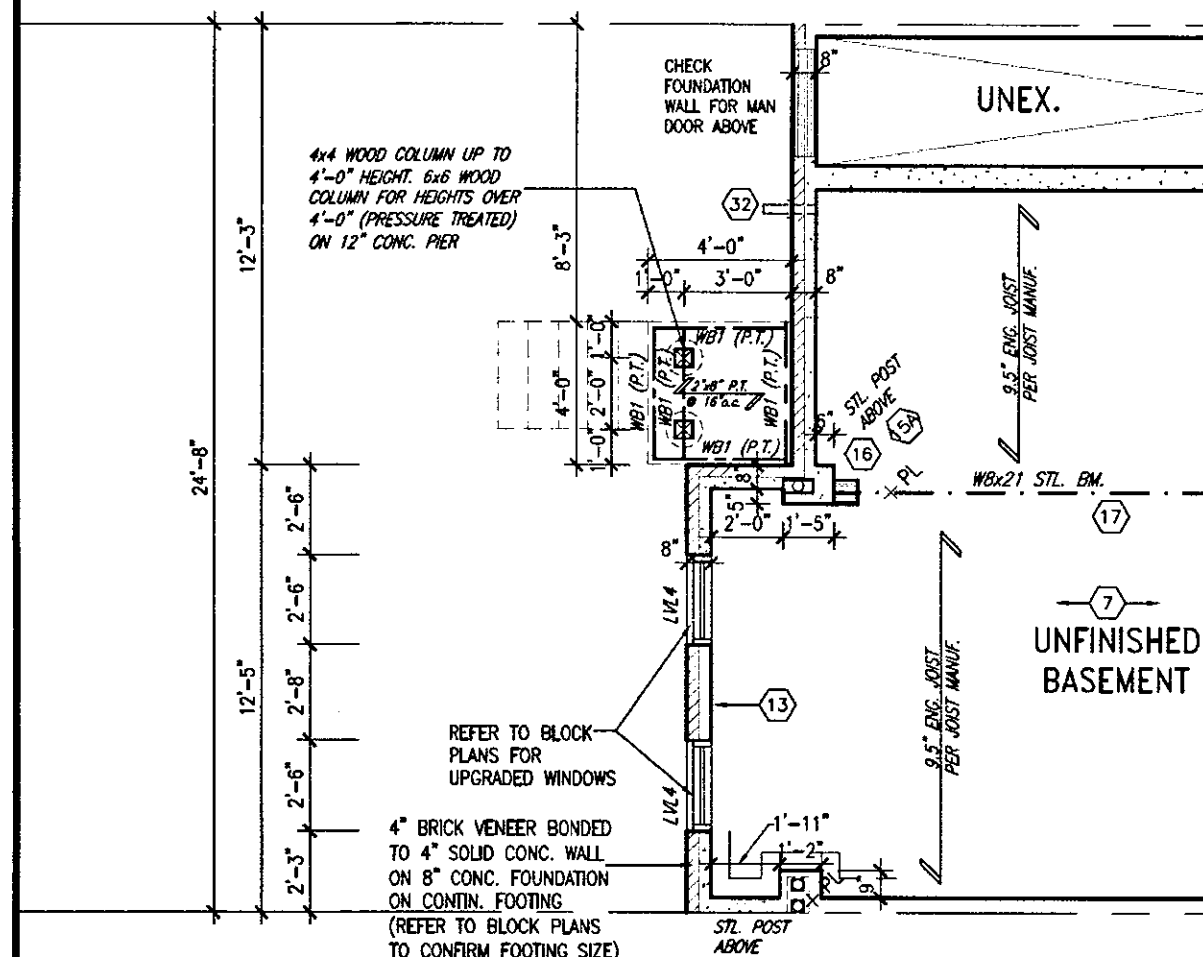
HIGHGROVE 4 **COMPLIANCE PACKAGE 'A1'**



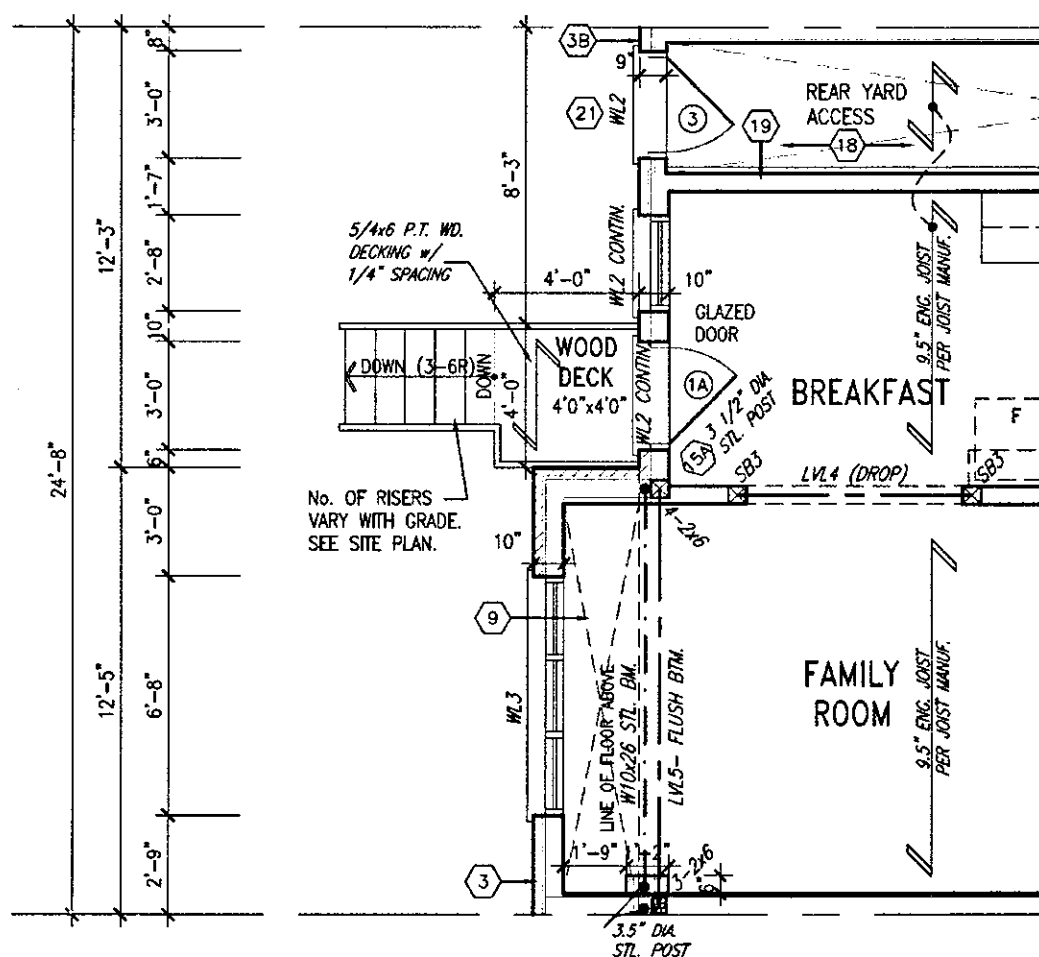
**PART. BASEMENT PLAN W.O.D
CONDITION (8R OR MORE)**



**PART. GROUND FLOOR PLAN
W.O.D CONDITION (8R OR MORE)**



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



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

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

| | | | |
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qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH.2

Waterdown, ON.

PARTIAL PLANS- DECK CONDITION

date
APRIL 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

HIGHGROVE 4

project no.
16036

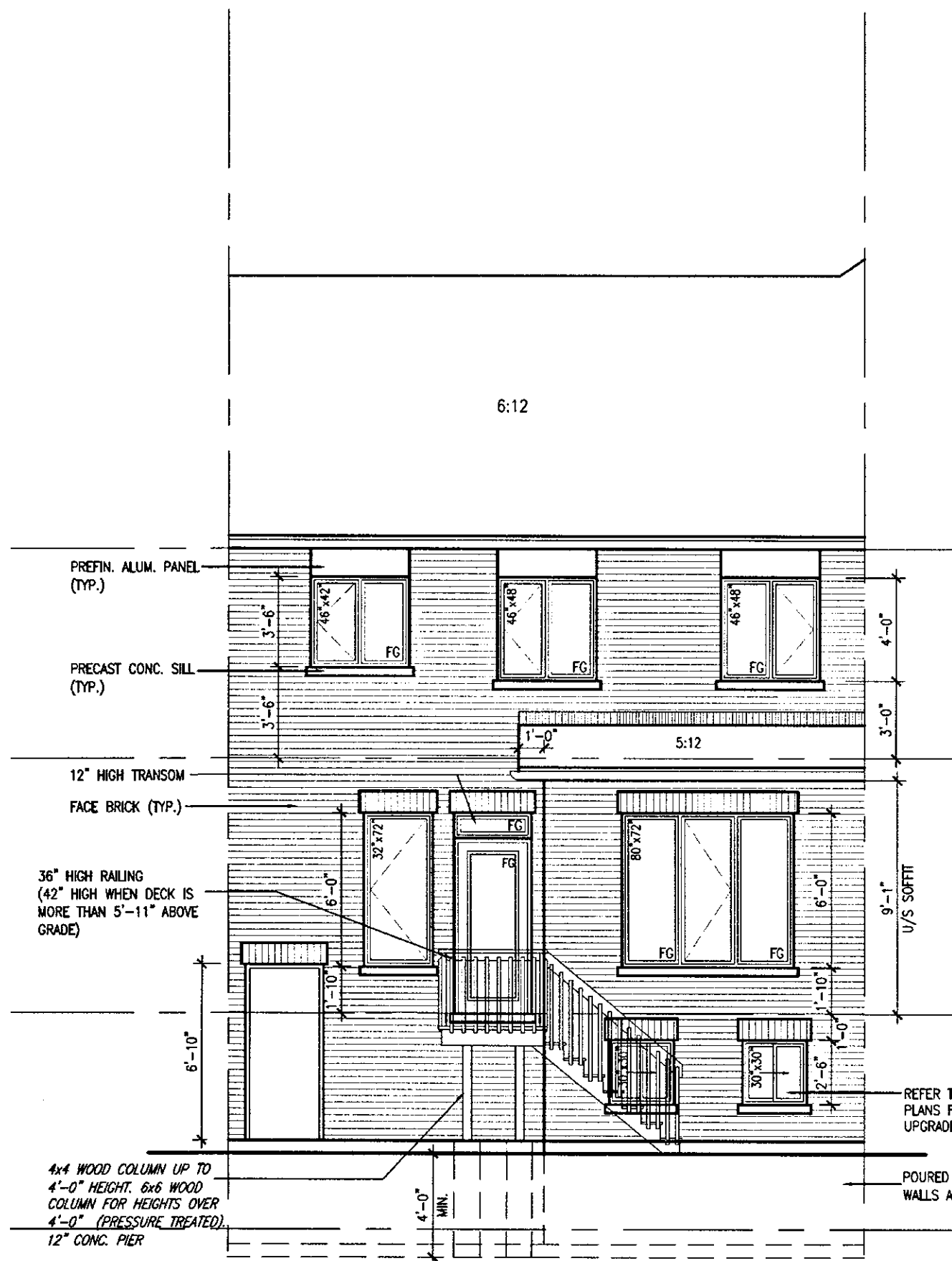
drawing no.
A7

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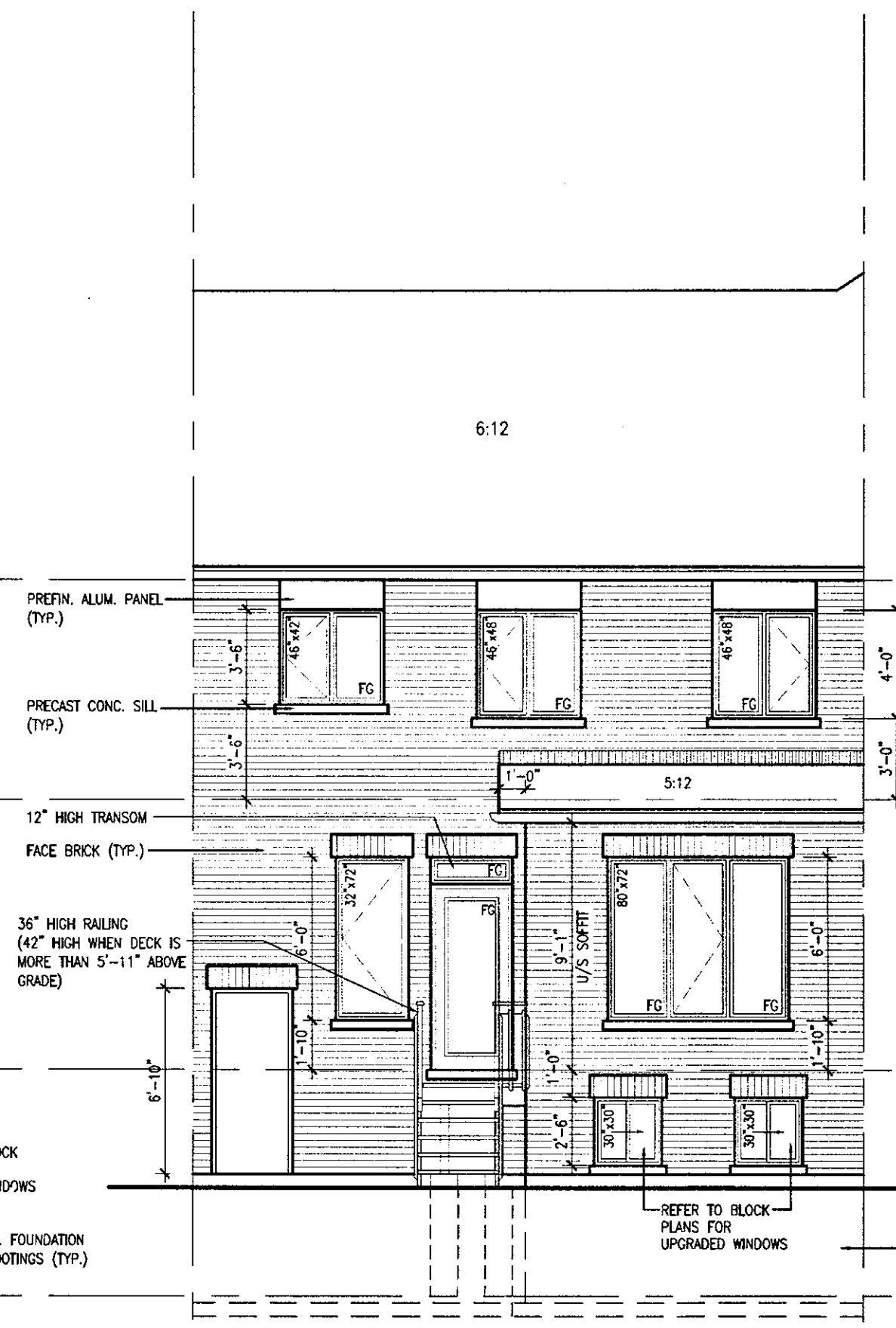
2012 SF.

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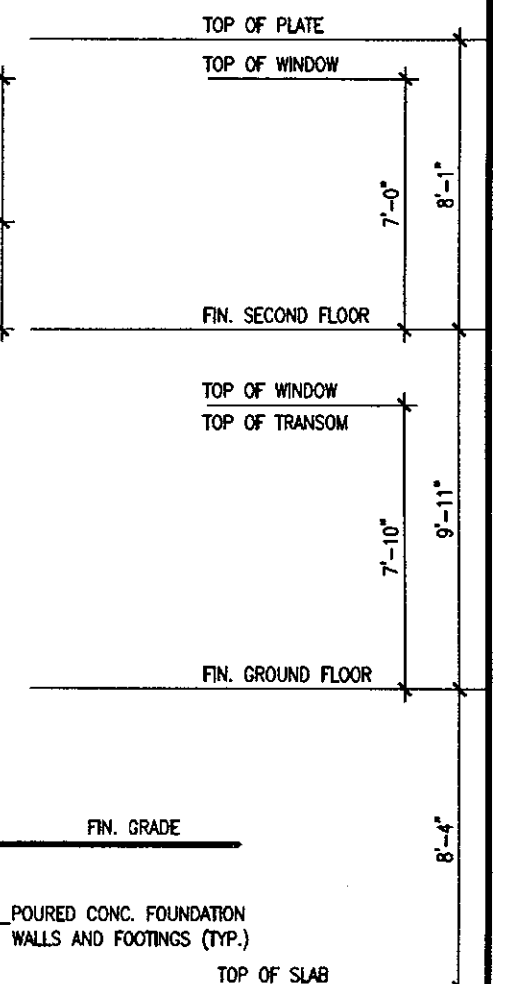
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.



REAR ELEVATION '1/2/3'
DECK CONDITION (8R OR MORE)



REAR ELEVATION '1/2/3'
DECK CONDITION (4R TO 7R MAX)



APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | | | | |
|-----|-------------|--|------|----|--------------------------------------|-------------|------|---|
| 18 | | | | 9 | REVISED. | APR. 13/18 | G | |
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| 14 | | | | 5 | STUCCO REPLACED. | JUL 05/17 | G | |
| 13 | | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | W | |
| 12 | | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 13/17 | G | |
| 11 | | | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | G | |
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| no. | description | | date | by | no. | description | date | b |

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qualification information
Richard Vink 24488
name
signature
registration information
VA3 Design Inc. 42658

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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 4

Project no.
16036

Date
APRIL 2017

Checked by
GW

Scale
3/16" = 1'-0"

File name
16036-HIGHGROVE-4

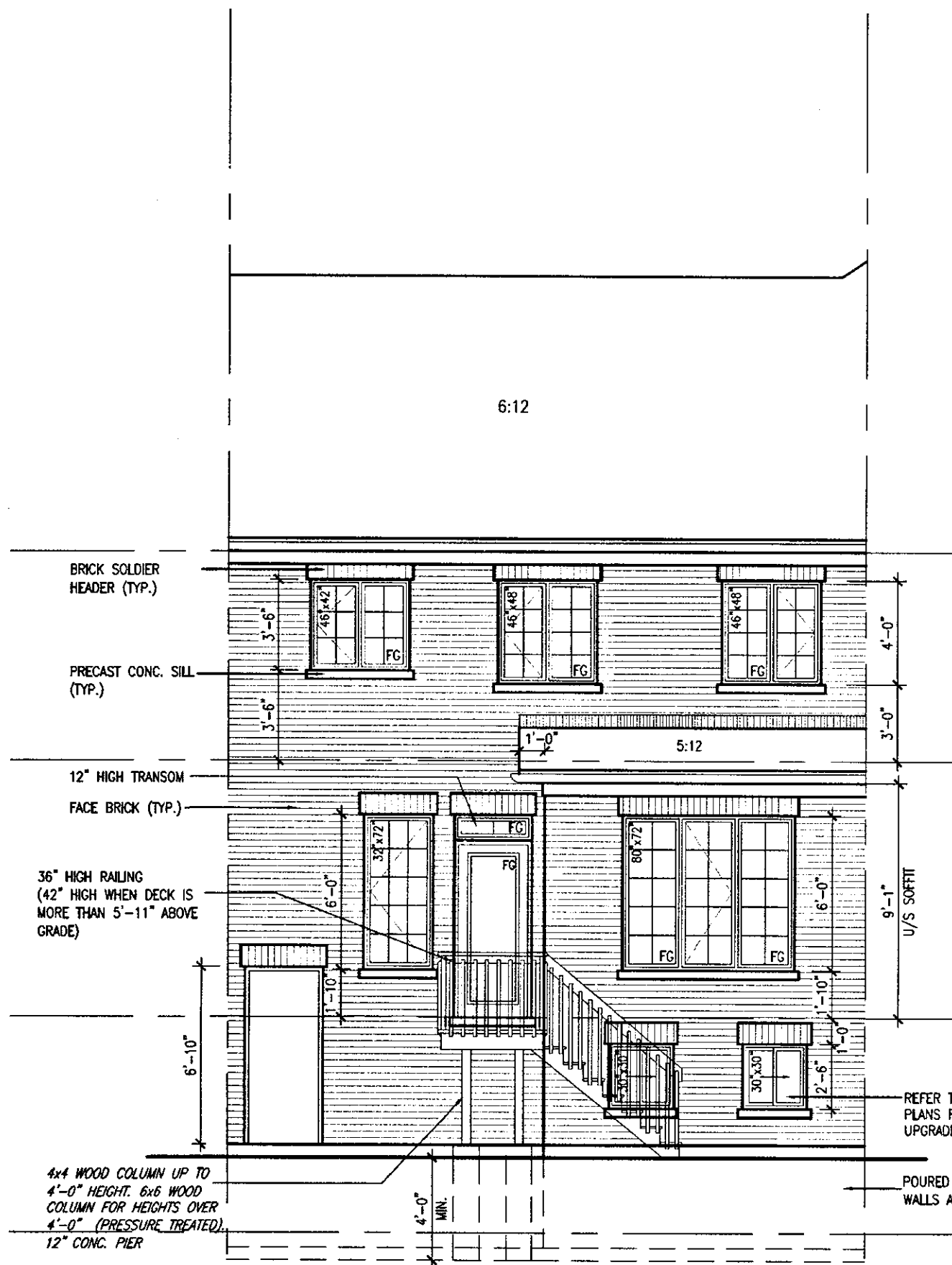
Drawing no.
A8

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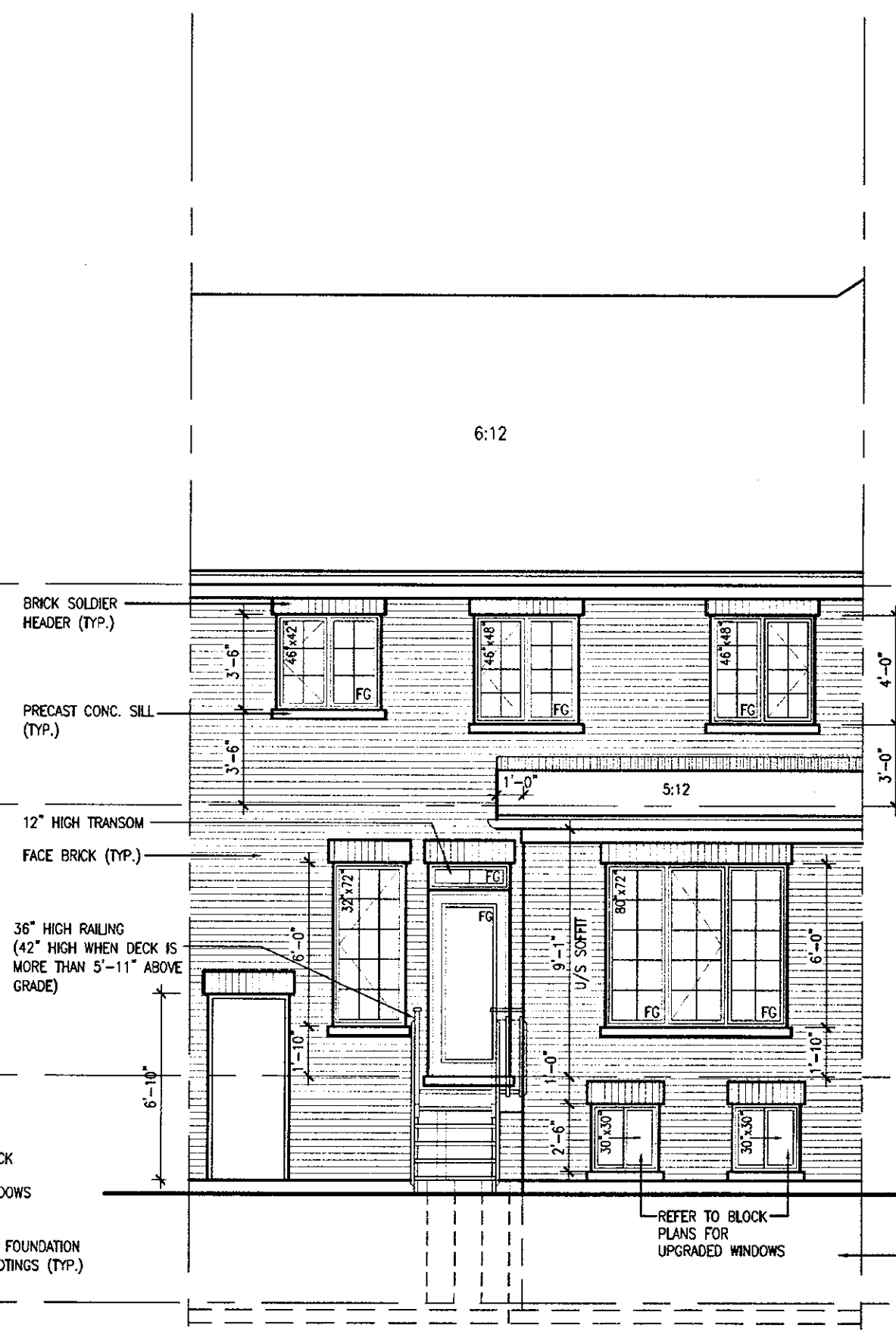
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UPGRADED REAR ELEVATION '1'
DECK CONDITION (8R OR MORE)



UPGRADED REAR ELEVATION '1'
DECK CONDITION (4R TO 7R MAX)

APR 17 2018

HIGHGROVE 4
COMPLIANCE PACKAGE 'A1'

| | | | | | | | |
|-----|-------------|------|----|-----|--------------------------------------|------------|----|
| 18 | | | | 9 | REVISED. | APR. 13/18 | GW |
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| no. | description | date | by | no. | description | date | by |

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qualification information
Richard Vink 24488
signature
name
registration information
VA3 Design Inc. 42658

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VA3
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va3design.com

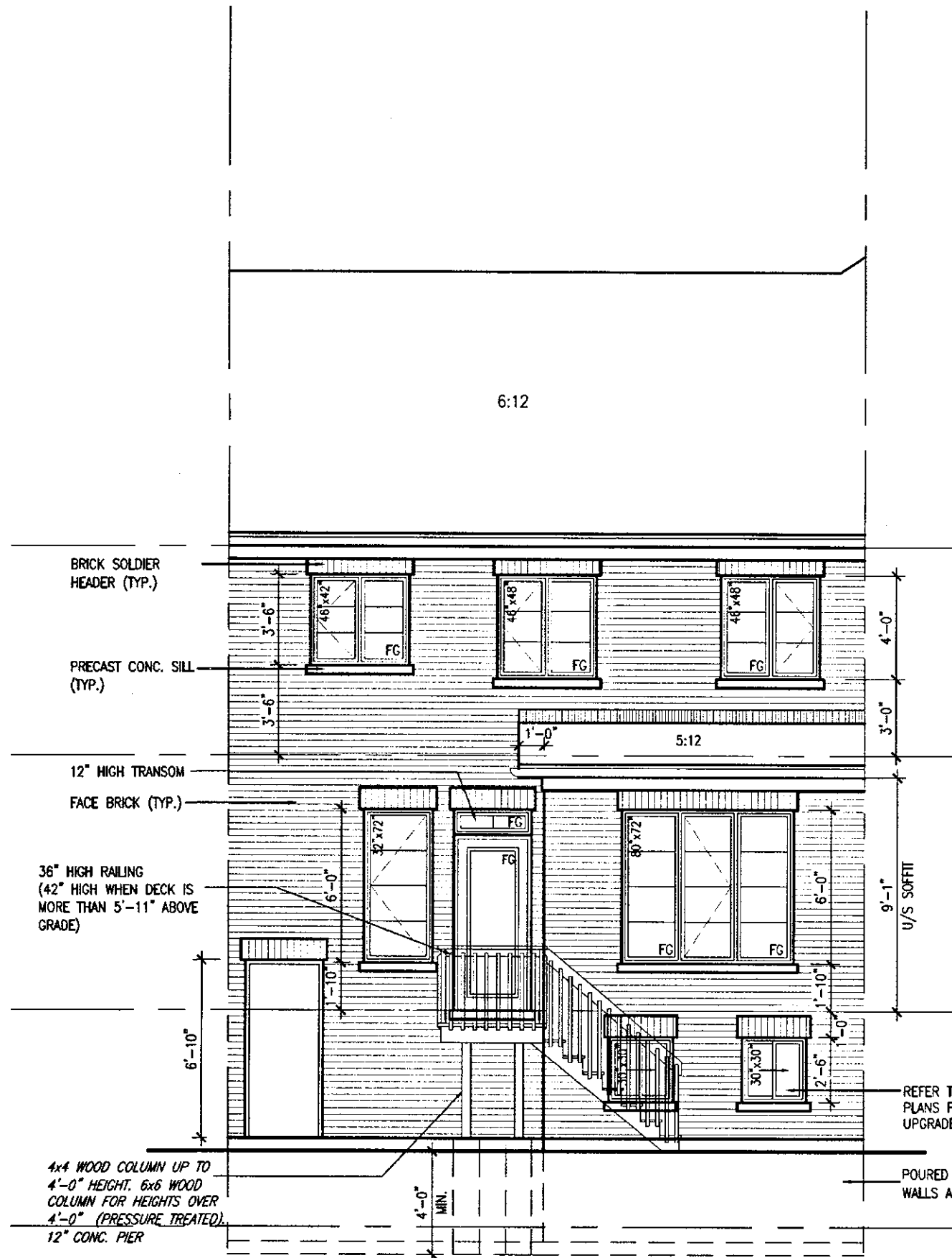
Greenpark.
project name
RUSSELL GARDENS PH.2
date
APRIL 2017
drawn by
WT
checked by
GW
scale
3/16" = 1'-0"

HIGHGROVE 4
project no.
16036
drawing no.
A9
file name
16036-HIGHGROVE-4
date
APR 13 2018 - 3:24 PM

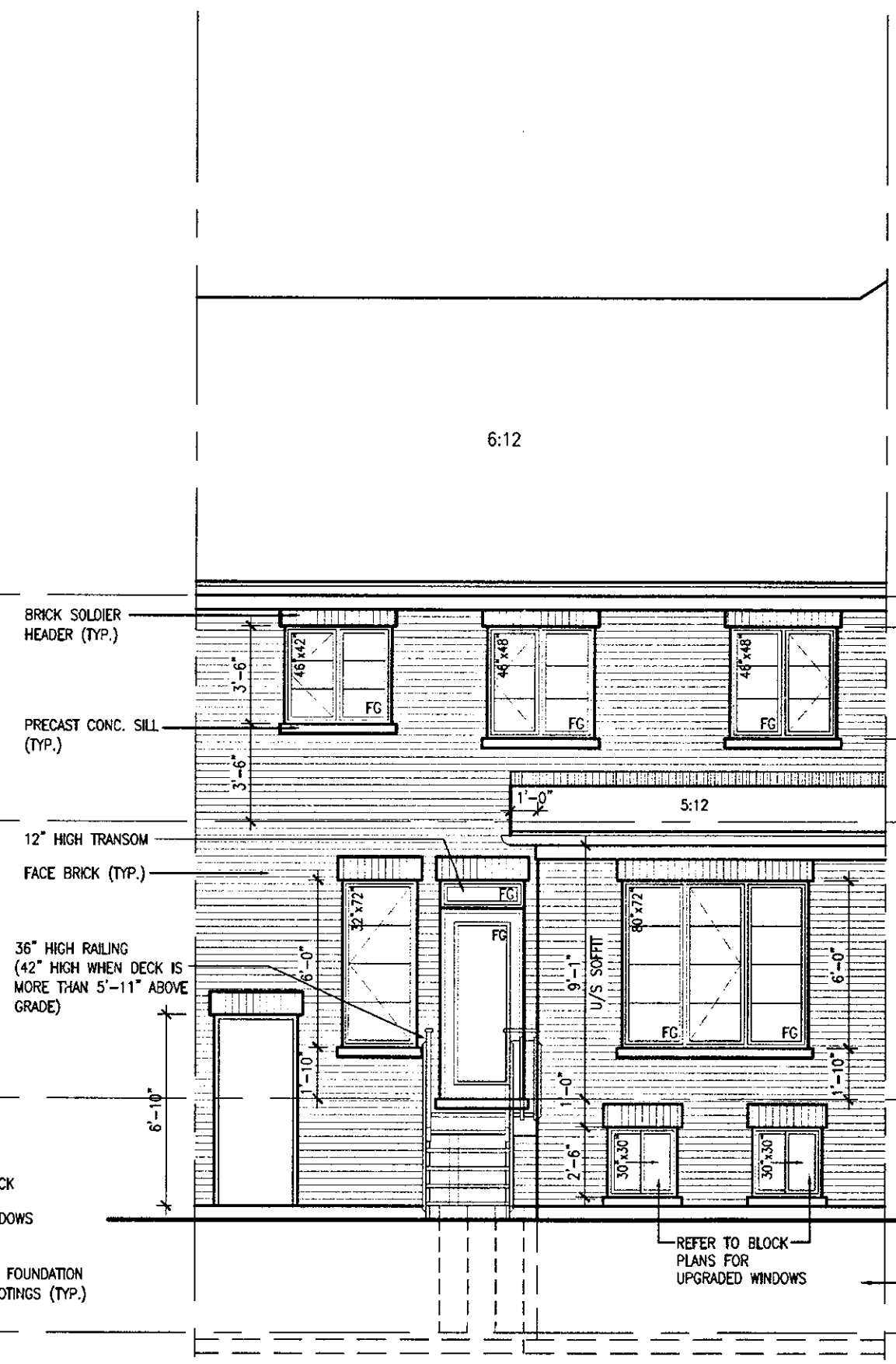
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UPGRADED REAR ELEVATION '2'
DECK CONDITION (8R OR MORE)



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

APR 17 2018

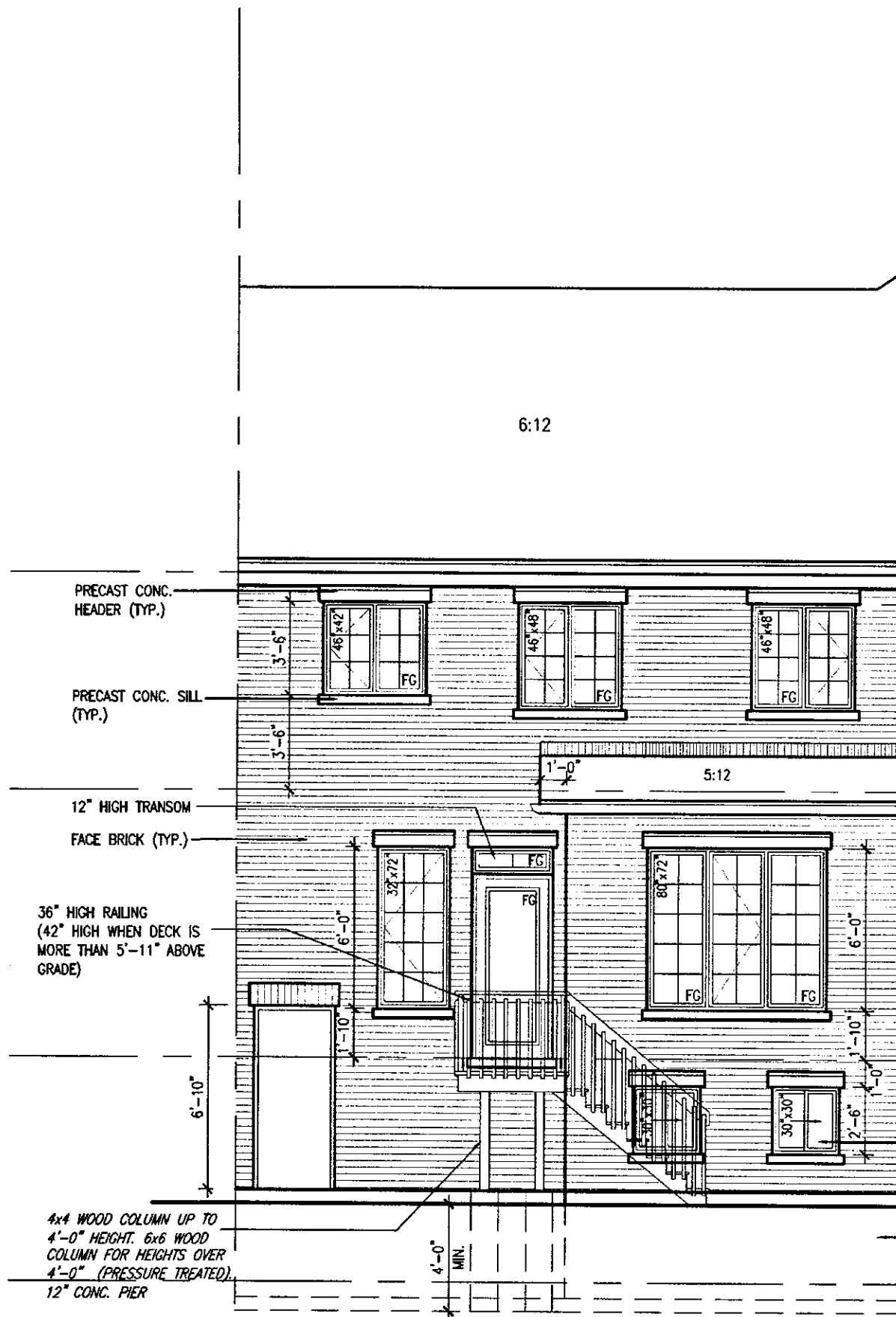
HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | | | | | | | | |
|-----------------|--|------|----|--------------------------------------|------------|------|--|--|--|--|------------------------------|----------------------------|
| 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. | <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p> | <p>project name RUSSELL GARDENS PH.2 date APRIL 2017 drawn by WT checked by GW scale 3/16" = 1'-0"</p> | <p>municipality WATERDOWN, ON.</p> | <p>project no. 16036</p> | <p>drawing no. A9a</p> |
| 17 | | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | qualification information Richard Vink signature 24488 BCN 42658 | | | | | |
| 16 | | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | | | | | | |
| 15 | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | | | | | | |
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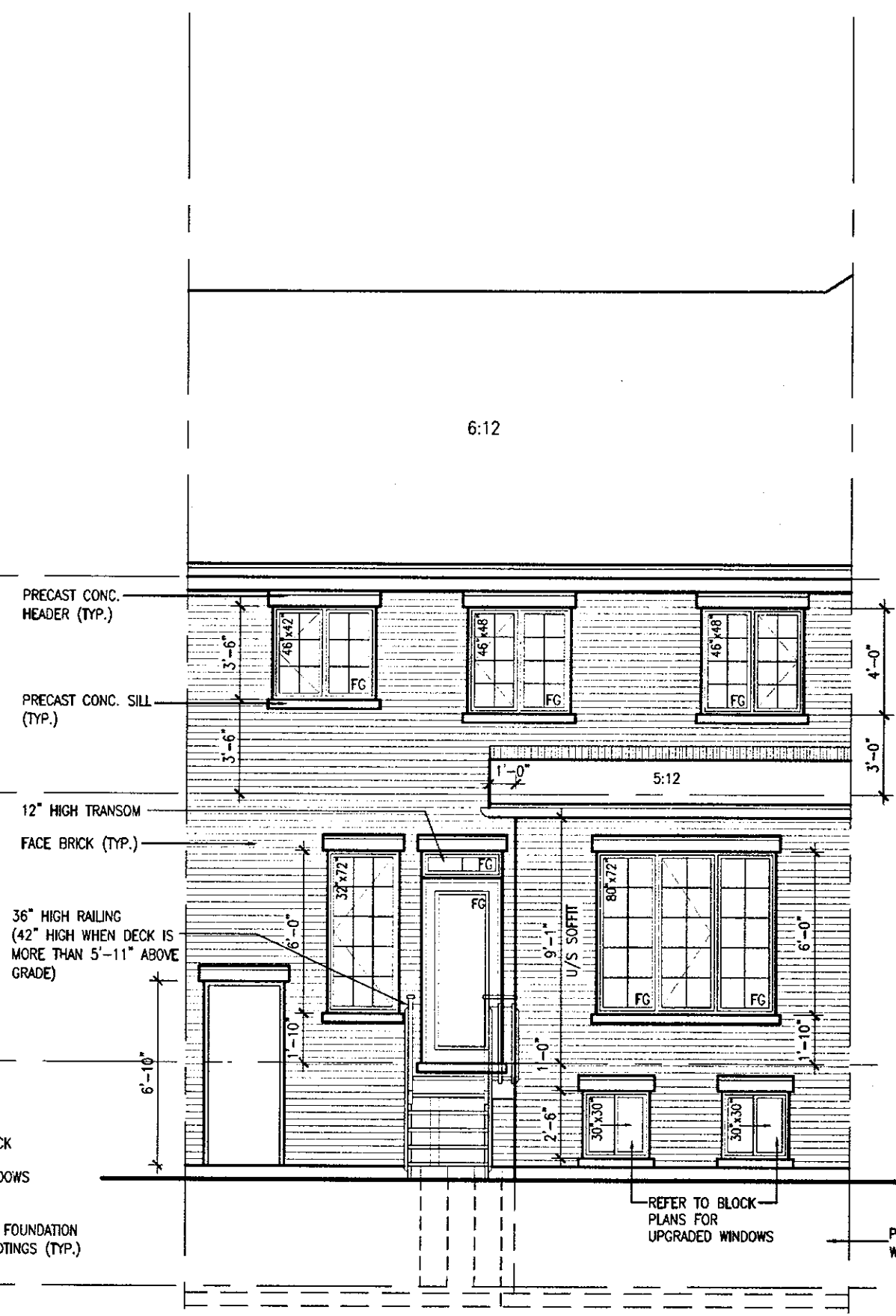
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UPGRADED REAR ELEVATION '3'
DECK CONDITION (8R OR MORE)



UPGRADED REAR ELEVATION '3'
DECK CONDITION (4R TO 7R MAX)

APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

| | | | | | | | |
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| 17 | | | 8 | REVISED PER CITY COMMENTS. REISSUED. | FEB. 15/18 | GW | qualification information |
| 16 | | | 7 | REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | Richard Vink |
| 15 | | | 6 | ISSUED FOR PRICING. | AUG. 23/17 | GW | signature |
| 14 | | | 5 | STUCCO REPLACED. | JUL. 05/17 | GW | name |
| 13 | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 | WT | registration information |
| 12 | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN. 13/17 | GW | VAS Design Inc. |
| 11 | | | 2 | REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | 24488 |
| 10 | | | 1 | ISSUED FOR CLIENT PRELIMINARY REVIEW | | | 42658 |
| no. | description | date | by | no. | description | date | by |

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

Greenpark.
project name
RUSSELL GARDENS PH.2
date
APRIL 2017
drawn by
WT
checked by
CW
scale
3/16" = 1'-0"
municipality
WATERDOWN, ON.
project no.
16036
drawing no.
16036-HIGHGROVE-4

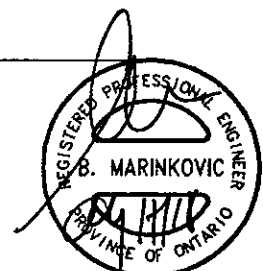
HIGHGROVE 4
drawing no.
A9b

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NOTE:
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STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 4 COMPLIANCE PACKAGE 'A1'

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

PART. BASEMENT PLAN
W.O.B CONDITION

PART. GROUND FLOOR PLAN
W.O.B CONDITION

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

| | | | | | | | |
|-----|-------------|------|----|-----|--------------------------------------|------------|----|
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t 416.630.2255 f 416.630.4782
vasdesign.com

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

HIGHGROVE 4
project no.
16036
drawing no.
A10
PARTIAL PLANS- WOB CONDITION
16036-HIGHGROVE-4
file name
16036-HIGHGROVE-4.dwg - 10m - Apr 17 2018 - 3:42 PM

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



OCT 04 2017

HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

| | | | | | | | |
|-----|-------------|------|----|-----|--------------------------------------|-----------|---|
| 18 | | | | 9 | | | |
| 17 | | | | 8 | | | |
| 16 | | | | 7 | REVISED, ISSUED FOR PERMIT. | SEP 28/17 | G |
| 15 | | | | 6 | ISSUED FOR PRICING. | AUG 23/17 | G |
| 14 | | | | 5 | STUCCO REPLACED. | JUL 05/17 | G |
| 13 | | | | 4 | REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | W |
| 12 | | | | 3 | CHANGED JOIST DEPTH/ FLOOR HEIGHTS | JUN 15/17 | 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 | b |

| | | |
|---|---|-----|
| W | The undersigned has reviewed and takes responsibility for this design and | |
| W | has the qualifications and meets the requirements set out in the | |
| W | Ontario Building Code to be a Designer. | |
| W | qualification information | |
| W | Richard Yink | 244 |
| W | home | |
| W | signature | |
| W | registration information | |
| W | YA3 Design Inc. | 428 |
| W | Contract must verify all dimensions on the job and report any | |
| W | discrepancy to the Designer before proceeding with the work. All | |
| W | drawings and specifications are instruments of service and the proper | |
| W | use of the Designer which must be returned at the completion of the work. | |
| W | Drawings are not to be scaled. | |

VA3
DESIGN

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

Greenpark

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

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

HIGHGROVE 4

WATERDOWN, ON

BEAR ELEVATION - WOP CONDITION

file name

A11

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OCT 04 2017

HIGHGROVE 4

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. |  <p>255 Consumers Rd Suite 120 Toronto, ON M2L 1P5 t 416.630.2255 f 416.630.4782 va3design.com</p> |  <p>HIGHGROVE 4</p> | <p>project name RUSSELL GARDENS PH.2</p> <p>municipality WATERDOWN, ON.</p> <p>project no. 16035-HIGHGROVE-4</p> | <p>drawing no. A111</p> |
| 17 | | 8 | | qualification information | | | | | |
| 16 | | 7 REVISED. ISSUED FOR PERMIT. | SEP. 28/17 GW | Richard Vink | 24488 | | | | |
| 15 | | 6 ISSUED FOR PRICING. | AUG. 23/17 GW | signature | BCN | | | | |
| 14 | | 5 STUCCO REPLACED. | JUL. 05/17 GW | registration information | VA3 Design Inc. | | | | |
| 13 | | 4 REVISED AS PER CLIENT COMMENTS. | JUN. 21/17 WT | | 42658 | | | | |
| 12 | | 3 CHANGED JOIST DEPTH / FLOOR HEIGHTS | JUN. 13/17 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 | | |

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HIGHGROVE 4

COMPLIANCE PACKAGE 'A1'

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|-----------------|--|--|------------|-----------------|------|--|---|---|----|
| 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>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com</div></div> | <div><div></div><div>HIGHGROVE 4</div></div> | <div>project name RUSSELL GARDENS PH.2</div> <div>municipality WATERDOWN, ON.</div> <div>project no. 1603</div> | |
| 17 | | 8 | | | | | | | |
| 16 | | 7 REVISED. ISSUED FOR PERMIT. | SEP. 28/17 | GW | | | | | |
| 15 | | 6 ISSUED FOR PRICING. | AUG. 23/17 | GW | | | | | |
| 14 | | 5 STUCCO REPLACED. | JUL 05/17 | GW | | | | | |
| 13 | | 4 REVISED AS PER CLIENT COMMENTS. | JUN 21/17 | WT | | | | | |
| 12 | | 3 CHANGED JOIST DEPTH / FLOOR HEIGHTS | JUN 13/17 | GW | | <div>name Richard Vink</div> <div>signature </div> <div>registration information VA3 Design Inc.</div> <div>24488 BON 42658</div> | <div>date APRIL 2017</div> <div>checked by GW</div> <div>scale 3/16" = 1'-0"</div> <div>file name 1603S-HIGHGROVE-4</div> | <div>drawing no. A111</div> | |
| 11 | | 2 REVISED PER CLIENT COMMENTS. | APR. 28/17 | GW | | | | | |
| 10 | | 1 ISSUED FOR CLIENT PRELIMINARY REVIEW | | | | | | | |
| no. description | | date | by | no. description | date | | | | dx |

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