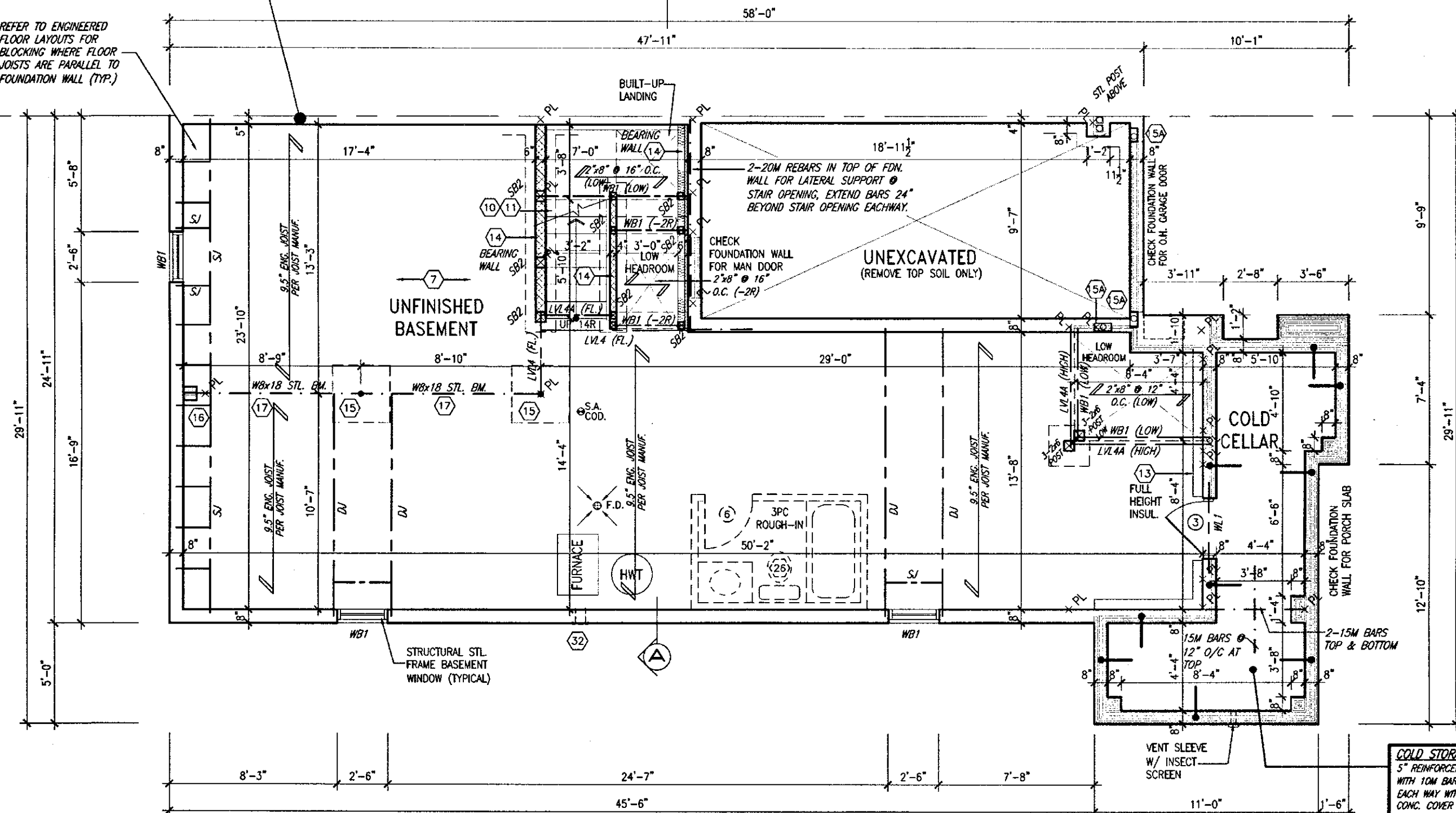


2264 SF.

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

- PARTY WALL AT GARAGE SIDE CONSTRUCTION**
- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1, SK2 OR SK3 PARTY WALL IS TO BE BUILT.
 - REFER TO DETAIL PAGES 4.4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



BASEMENT PLAN-ELEV. '1' B200/Unit 5

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

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

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

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



STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 5ES
COMPLIANCE PACKAGE A1

18	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	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	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW	qualification information
16	ISSUED FOR PRICING.	AUG. 23/17	GW	Richard Vink 24488 BCN
15	STUCCO REPLACED.	JUL 05/17	GW	signature
14	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	GW	name registration information
13	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW	VA3 Design Inc. 42658
12	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	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.
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	
10	REVISED.	APR. 17/18	GW	
9	PRELIMINARY REVIEW.	APR. 12/17	GW	
8				
7				
6				
5				
4				
3				
2				
1				

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

drawing no.: **16036-HIGHGROVE 5ES**

HIGHGROVE 5ES

project no.: **16036**

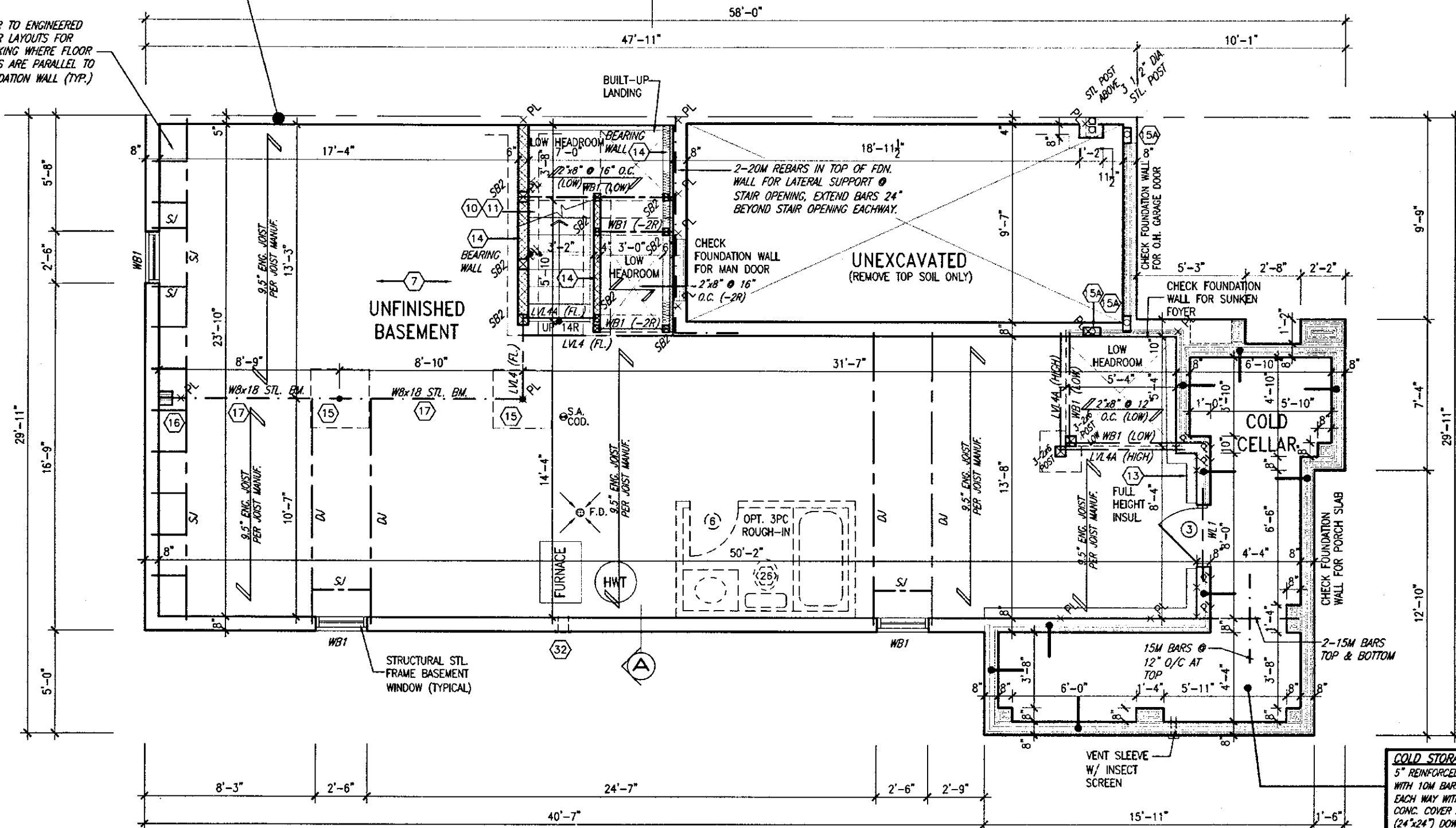
drawing no.: **A1**

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 AT GARAGE SIDE CONSTRUCTION

- REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1,SK2 OR SK3 PARTY WALL IS TO BE BUILT.
- REFER TO DETAIL PAGES 4,4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

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



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.

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

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.

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.

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

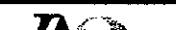


STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

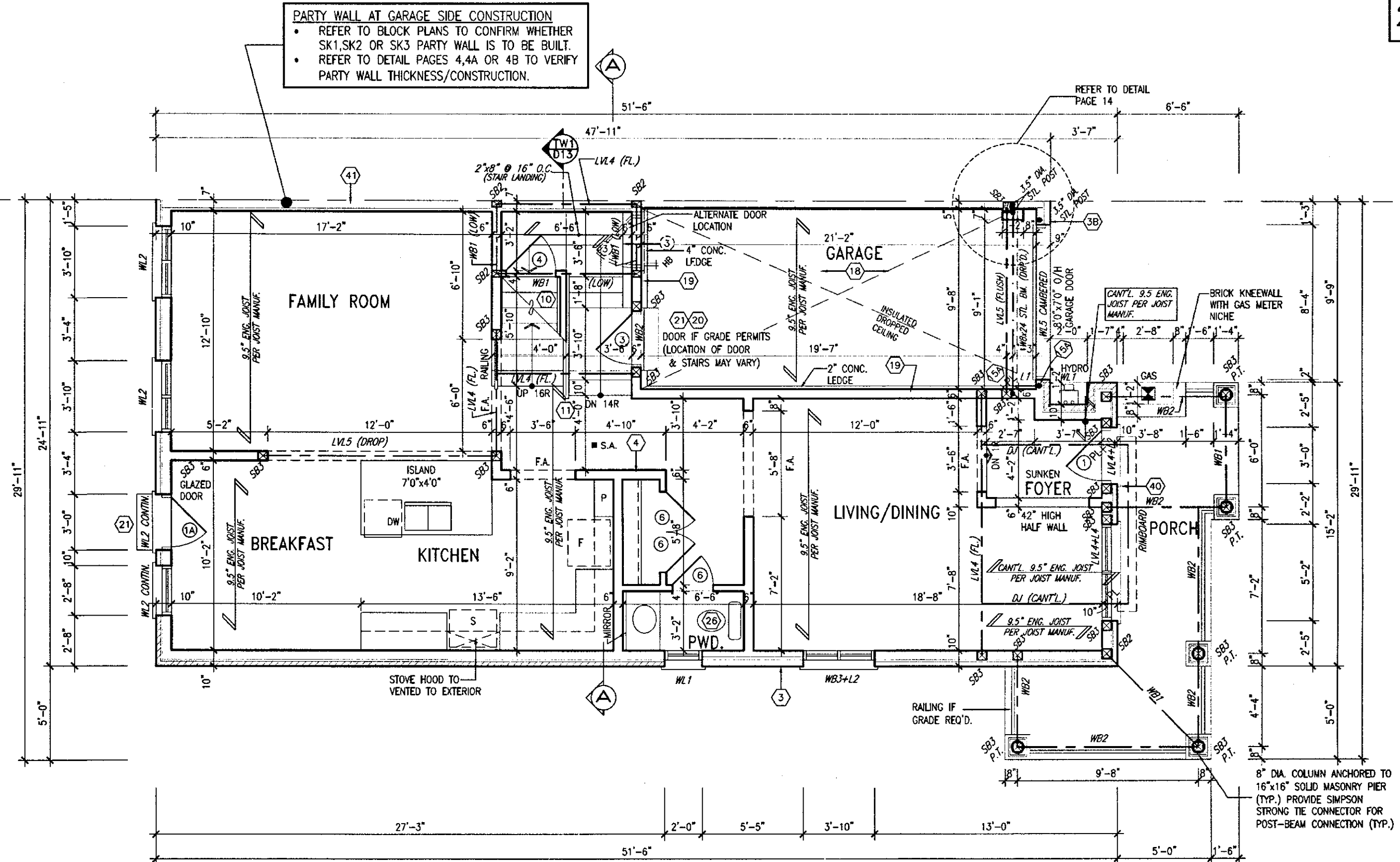
HIGHGROVE 5ES

COMPLIANCE PACKAGE A1

18			9	REV. PER CITY COMMENTS, REISSUED.	FEB. 21/18	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. qualification information Richard Vink  signature 24488 BCN 42658	 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			
17			8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW						
16			7	ISSUED FOR PRICING.	AUG. 23/17	GW						
15			6	STUCCO REPLACED.	JUL. 05/17	GW						
14			5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW						
13			4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW						
12			3	REAR EL. 3. ROOF REVISED TO MATCH BLKS.	JUN. 01/17	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.	drawn by scale 3/16" = 1'-0"	checked by scale 3/16" = 1'-0"	file name 16036-HIGHGROVE 5ES.dwg	drawing no. A1b	
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW						
10	REVISED.		1	PRELIMINARY REVIEW.	APR. 12/17	GW						
no.	description	date	by	no.	description	date						by
		APR. 17/18	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.

2264 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.



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 5ES COMPLIANCE PACKAGE A1

18	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW
17	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
16	ISSUED FOR PRICING.	AUG. 23/17	GW
15	STUCCO REPLACED.	JUL. 05/17	GW
14	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW
13	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW
12	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	PRELIMINARY REVIEW.	APR. 12/17	GW
9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW
8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
7	ISSUED FOR PRICING.	AUG. 23/17	GW
6	STUCCO REPLACED.	JUL. 05/17	GW
5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW
4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW
3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW
2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
1	PRELIMINARY REVIEW.	APR. 12/17	GW
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.

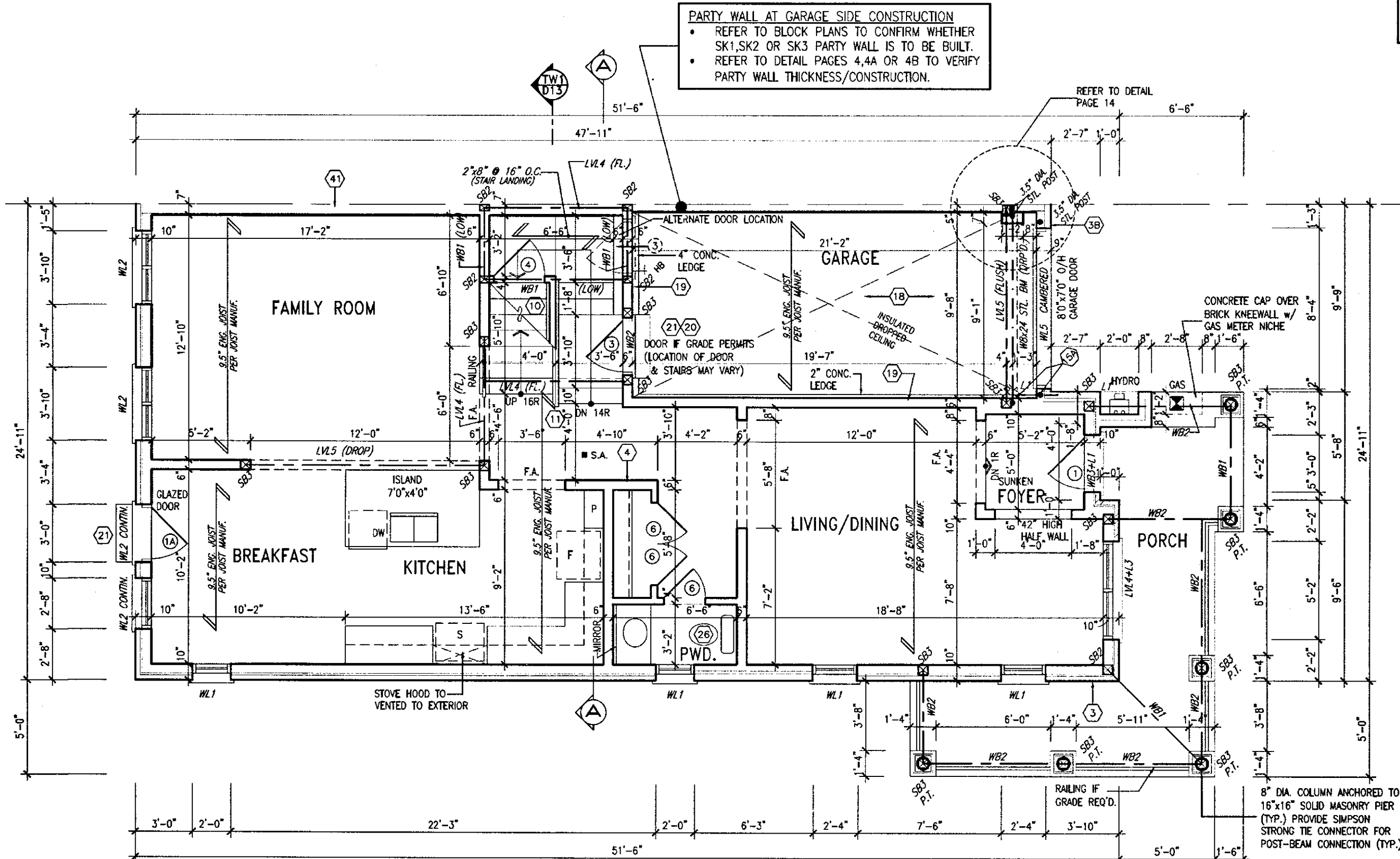
qualification information
Richard Vink 24488
name registration information
VA3 Design Inc. 42658

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.		HIGHGROVE 5ES	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16036	
date MARCH 2017	checked by GW	scale 3/16" = 1'-0"	drawing no. A2
GROUND FLOOR PLAN ELEV. '1'			
16036-HIGHGROVE 5ES			

2264 SF.



GROUND FLOOR PLAN ELEV. '3' - BLOCK 205, UNIT 1

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

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

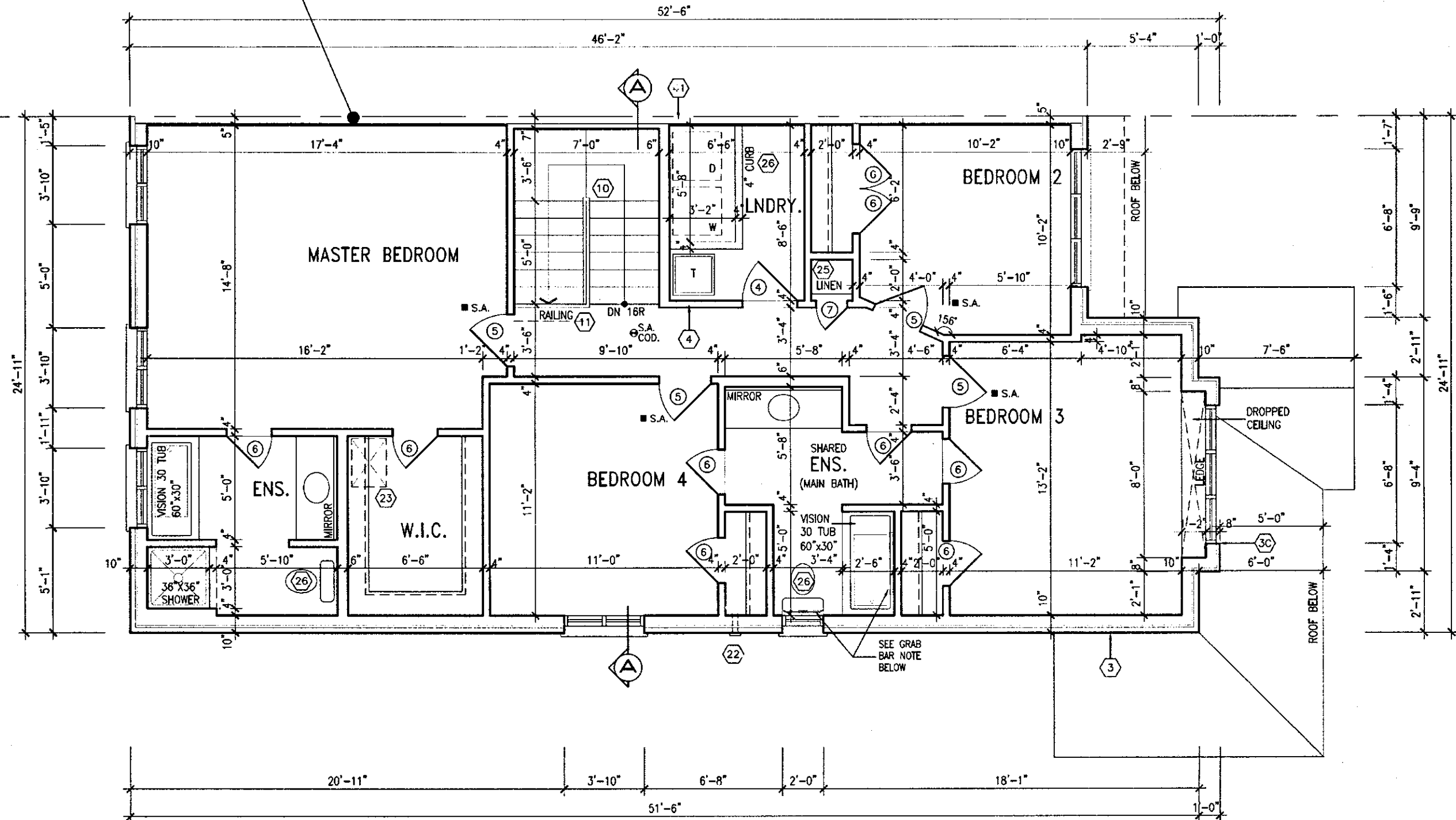
HIGHGROVE 5ES COMPLIANCE PACKAGE A1

18. REVISED. APR. 17/18 GW 17. REVISED. APR. 17/18 GW 16. REVISED. APR. 17/18 GW 15. REVISED. APR. 17/18 GW 14. REVISED. APR. 17/18 GW 13. REVISED. APR. 17/18 GW 12. REVISED. APR. 17/18 GW 11. REVISED. APR. 17/18 GW 10. REVISED. APR. 17/18 GW 9. REV. PER CITY COMMENTS. REISSUED. FEB. 21/18 GW 8. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW 7. ISSUED FOR PRICING. AUG. 23/17 GW 6. STUCCO REPLACED. JUL. 05/17 GW 5. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 GW 4. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 14/17 GW 3. REAR EL. 3 ROOF REVISED TO MATCH BLKS. JUN. 01/17 GW 2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW 1. PRELIMINARY REVIEW. APR. 12/17 GW	18. REVISED. APR. 17/18 GW 17. REVISED. APR. 17/18 GW 16. REVISED. APR. 17/18 GW 15. REVISED. APR. 17/18 GW 14. REVISED. APR. 17/18 GW 13. REVISED. APR. 17/18 GW 12. REVISED. APR. 17/18 GW 11. REVISED. APR. 17/18 GW 10. REVISED. APR. 17/18 GW 9. REV. PER CITY COMMENTS. REISSUED. FEB. 21/18 GW 8. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW 7. ISSUED FOR PRICING. AUG. 23/17 GW 6. STUCCO REPLACED. JUL. 05/17 GW 5. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 GW 4. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 14/17 GW 3. REAR EL. 3 ROOF REVISED TO MATCH BLKS. JUN. 01/17 GW 2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW 1. PRELIMINARY REVIEW. APR. 12/17 GW	18. REVISED. APR. 17/18 GW 17. REVISED. APR. 17/18 GW 16. REVISED. APR. 17/18 GW 15. REVISED. APR. 17/18 GW 14. REVISED. APR. 17/18 GW 13. REVISED. APR. 17/18 GW 12. REVISED. APR. 17/18 GW 11. REVISED. APR. 17/18 GW 10. REVISED. APR. 17/18 GW 9. REV. PER CITY COMMENTS. REISSUED. FEB. 21/18 GW 8. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW 7. ISSUED FOR PRICING. AUG. 23/17 GW 6. STUCCO REPLACED. JUL. 05/17 GW 5. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 GW 4. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 14/17 GW 3. REAR EL. 3 ROOF REVISED TO MATCH BLKS. JUN. 01/17 GW 2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW 1. PRELIMINARY REVIEW. APR. 12/17 GW	18. REVISED. APR. 17/18 GW 17. REVISED. APR. 17/18 GW 16. REVISED. APR. 17/18 GW 15. REVISED. APR. 17/18 GW 14. REVISED. APR. 17/18 GW 13. REVISED. APR. 17/18 GW 12. REVISED. APR. 17/18 GW 11. REVISED. APR. 17/18 GW 10. REVISED. APR. 17/18 GW 9. REV. PER CITY COMMENTS. REISSUED. FEB. 21/18 GW 8. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW 7. ISSUED FOR PRICING. AUG. 23/17 GW 6. STUCCO REPLACED. JUL. 05/17 GW 5. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 GW 4. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 14/17 GW 3. REAR EL. 3 ROOF REVISED TO MATCH BLKS. JUN. 01/17 GW 2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW 1. PRELIMINARY REVIEW. APR. 12/17 GW	18. REVISED. APR. 17/18 GW 17. REVISED. APR. 17/18 GW 16. REVISED. APR. 17/18 GW 15. REVISED. APR. 17/18 GW 14. REVISED. APR. 17/18 GW 13. REVISED. APR. 17/18 GW 12. REVISED. APR. 17/18 GW 11. REVISED. APR. 17/18 GW 10. REVISED. APR. 17/18 GW 9. REV. PER CITY COMMENTS. REISSUED. FEB. 21/18 GW 8. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW 7. ISSUED FOR PRICING. AUG. 23/17 GW 6. STUCCO REPLACED. JUL. 05/17 GW 5. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 GW 4. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 14/17 GW 3. REAR EL. 3 ROOF REVISED TO MATCH BLKS. JUN. 01/17 GW 2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW 1. PRELIMINARY REVIEW. APR. 12/17 GW	18. REVISED. APR. 17/18 GW 17. REVISED. APR. 17/18 GW 16. REVISED. APR. 17/18 GW 15. REVISED. APR. 17/18 GW 14. REVISED. APR. 17/18 GW 13. REVISED. APR. 17/18 GW 12. REVISED. APR. 17/18 GW 11. REVISED. APR. 17/18 GW 10. REVISED. APR. 17/18 GW 9. REV. PER CITY COMMENTS. REISSUED. FEB. 21/18 GW 8. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW 7. ISSUED FOR PRICING. AUG. 23/17 GW 6. STUCCO REPLACED. JUL. 05/17 GW 5. REVISED AS PER CLIENT COMMENTS. JUN. 21/17 GW 4. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. JUN. 14/17 GW 3. REAR EL. 3 ROOF REVISED TO MATCH BLKS. JUN. 01/17 GW 2. REVISED PER CLIENT COMMENTS. APR. 28/17 GW 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.

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.

APR 17 2018

HIGHGROVE 5ES

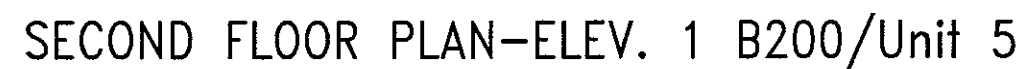
COMPLIANCE PACKAGE A1

18			9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW	The undersigned has reviewed and takes responsibility for this design and less the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com	Greenpark. project name RUSSELL GARDENS PH.2 date MARCH 2017 drawn by WT checked by GW scale 3/16" = 1'-0" HIGHGROVE 5ES 16036-HIGHGROVE 5ES DT - HIGHGROVE SES HIGHGROVE PHASE 2 - HIGHGROVE SES 16036-HIGHGROVE SES - Cus - Apr 17 2015 - 11:56 AM	HIGHGROVE 5ES - municipality WATERDOWN, ON. project no. 16036	drawing no. A3
17		8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW					
16		7	ISSUED FOR PRICING.	AUG. 23/17	GW					
15		6	STUCCO REPLACED.	JUL. 05/17	GW					
14		5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW					
13		4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW	Richard Vink signature 24488 BCV 42658				
12		3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW					
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW					
10	REVISED.	1	PRELIMINARY REVIEW.	APR. 12/17	GW					
9	no. description	date	by	no. description	date		by			

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.



1. REMOVE MASTER ENSUITE TUB AND RELOCATE TOILET. EXTEND VANITY WITH SECOND SINK. ADD SEAT TO SHOWER AND MAKE FRAMELESS GLASS.
2. ADD LINEN SHELVES TO MASTER WALK-IN CLOSET.
3. REMOVE LINEN CLOSET, BEDROOM DOOR, WALLS AND CLOSET TO MAKE OPEN LOUNGE AREA.
4. REMOVE DOOR FROM BEDROOM TO SHARED ENSUITE.

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

HIGHGROVE 5ES
BLOCK 200 TH.5
COMPLIANCE PACKAGE A1

18.				9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	G
17.				8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	G
16.				7	ISSUED FOR PRICING.	AUG. 23/17	G
15.				6	STUCCO REPLACED.	JUL 05/17	G
14.				5	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	G
13.				4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	G
12.				3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	G
11.	PURCHASER REVISIONS	APR 25/18	MB	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	G
10.	REVISED.	APR. 17/18	GW	1	PRELIMINARY REVIEW.	APR. 12/17	G
no.	description	date	by	no.	description	date	

**SITE COPY
FOR
CONSTRUCTION**

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.

REGION
DESIGN
INC.
Greenpark.

HIGHGROVE 5ES

project name	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.	16036
date	drawing no.	
MARCH 2017	SECOND FLOOR PLAN ELEV. '1'	
drawn by	checked by	scale
WT	GW	3/16" = 1'-0"
file name		A3 THIS
16036-HIGHGROVE SES-OUT		
(REG - R:\HARDWARE\WORKING\2016\16036.GRE\Units\HIGHGROVE\HIGHGROVE-SES\16036-HIGHGROVE SES-out.dwg - Wed - Apr 28 2018 - 5:39 PM)		

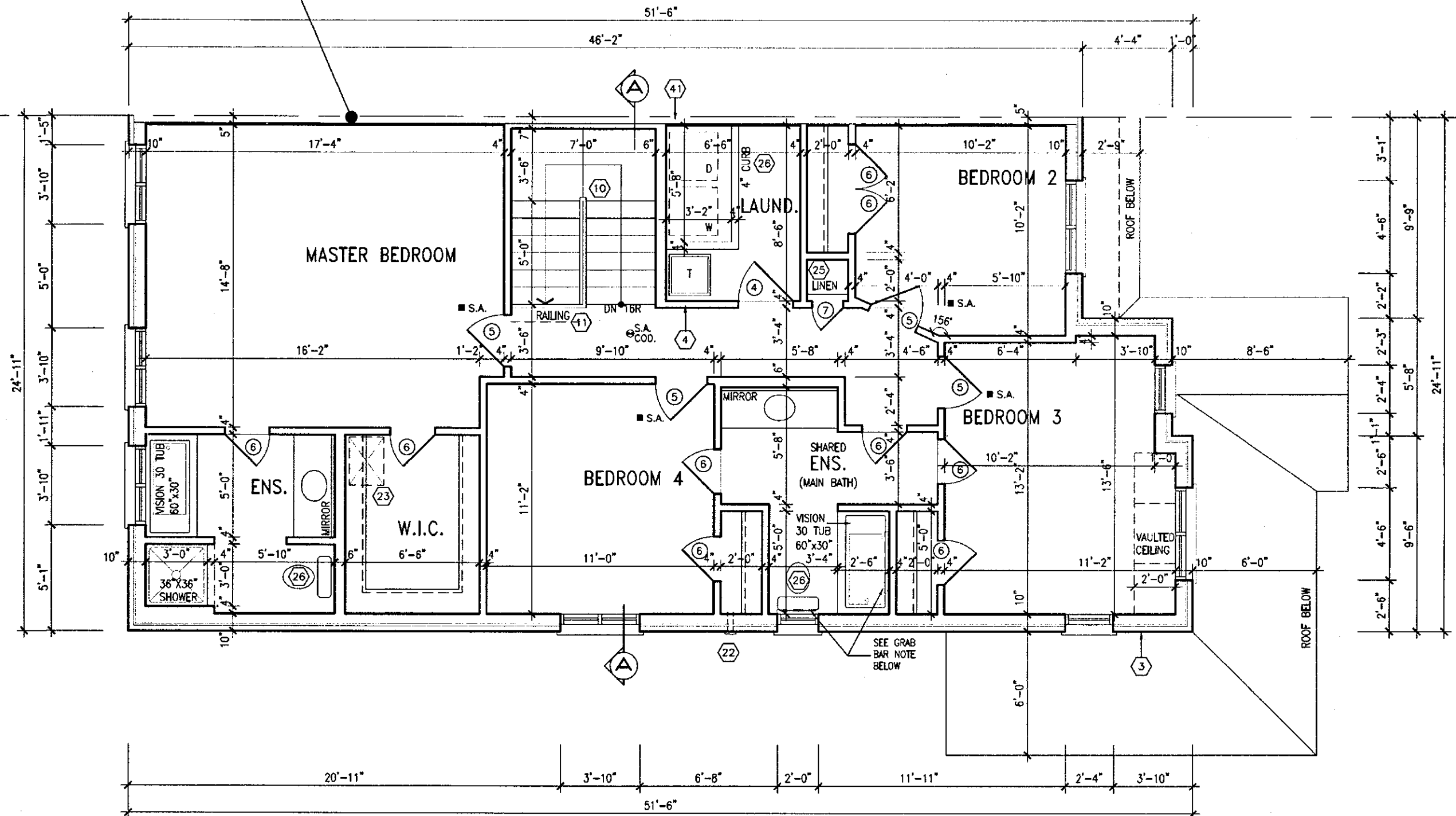
drawing no.

A3TH5

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.

2264 SF.

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



SECOND FLOOR PLAN ELEV. '3' - BLOCK 205, UNIT 1

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.

APR 17 2018

HIGHGROVE 5ES

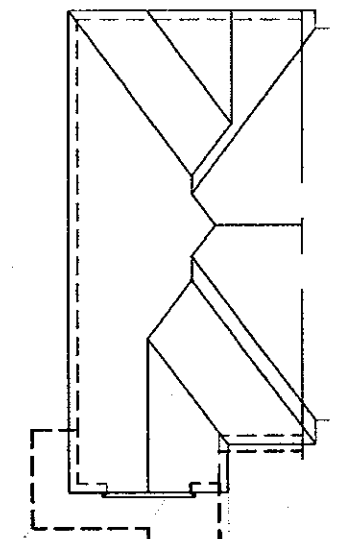
COMPLIANCE PACKAGE A1

18		9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	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. qualification information Richard Vink  24488 BCN 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. 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. 16036	HIGHGROVE 5ES — project no. 16036	
17		8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW				
16		7	ISSUED FOR PRICING.	AUG. 23/17	GW				
15		6	STUCCO REPLACED.	JUL. 05/17	GW				
14		5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW				
13		4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW				
12		3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW				
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW				
10	REVISED.	1	PRELIMINARY REVIEW.	APR. 12/17	GW				
no.	description	date	by	no.	description				date

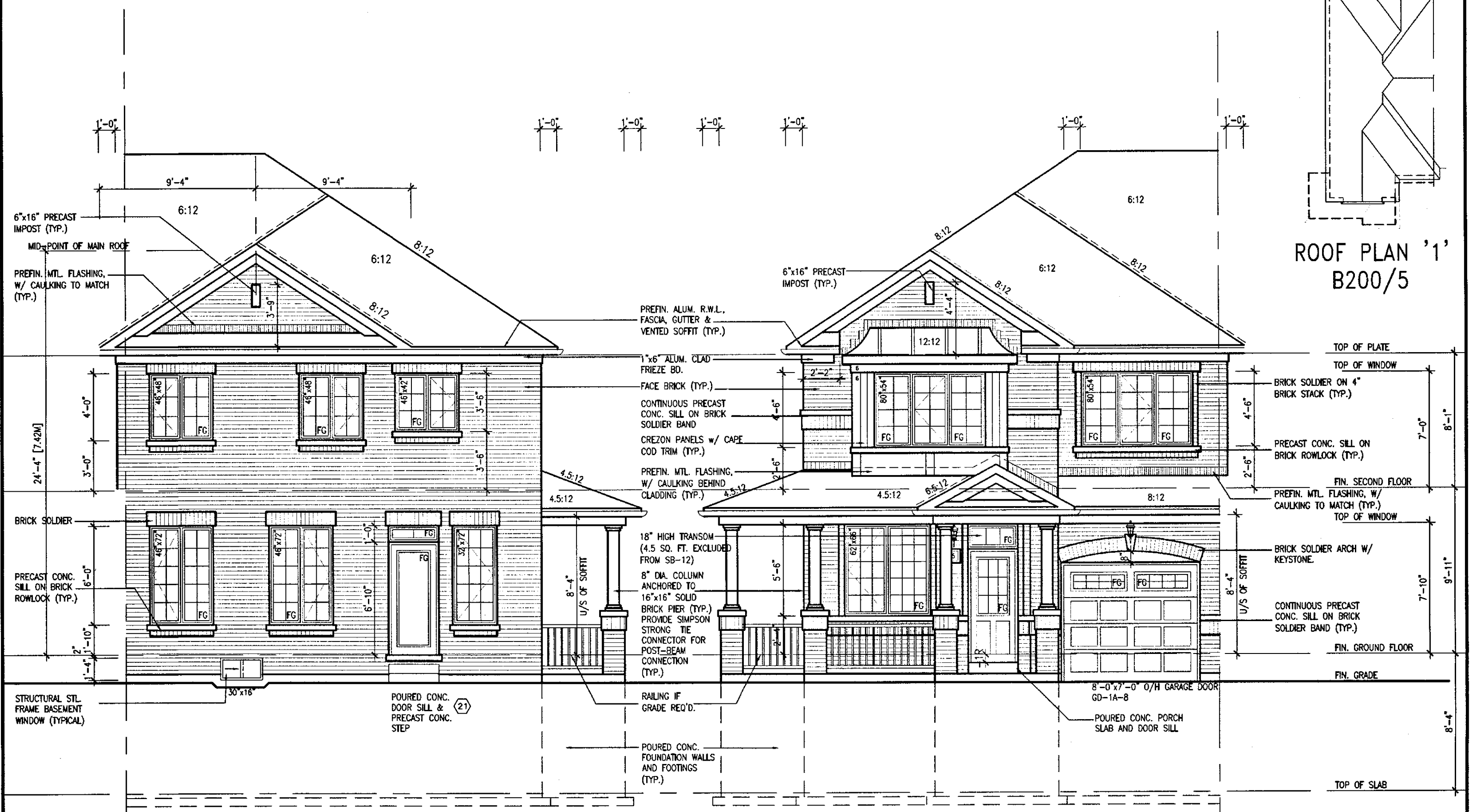
date		checked by		scale		file name		A3b
MARCH 2017		GW		3/16" = 1'-0"		16036-HIGHGROVE 5ES		
WT - RUSSELL GARDENS PH.2 - 5ES, 2ND FLOOR PLAN ELEV. '3' - HIGHGROVE 5ES.dwg - Tue - Apr 17 2018 - 11:56 AM								

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.

2264 SF.



ROOF PLAN '1'
B200/5



REAR ELEVATION '1' B200/Unit 5

FRONT ELEVATION '1'
B200/Unit 5

APR 17 2018

HIGHGROVE 5ES
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	REV. PER CITY COMMENTS, REISSUED.	FEB. 21/18	GW
17			8	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
16			7	ISSUED FOR PRICING.	AUG. 23/17	GW
15			6	STUCCO REPLACED.	JUL. 05/17	GW
14			5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW
13			4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW
12			3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW
11			2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	REVISED.	APR. 17/18	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: BCN
VAS 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.

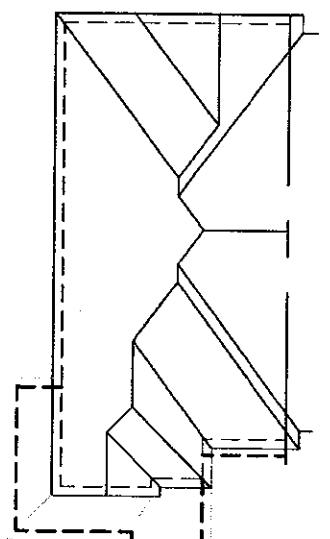
VAS DESIGN

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

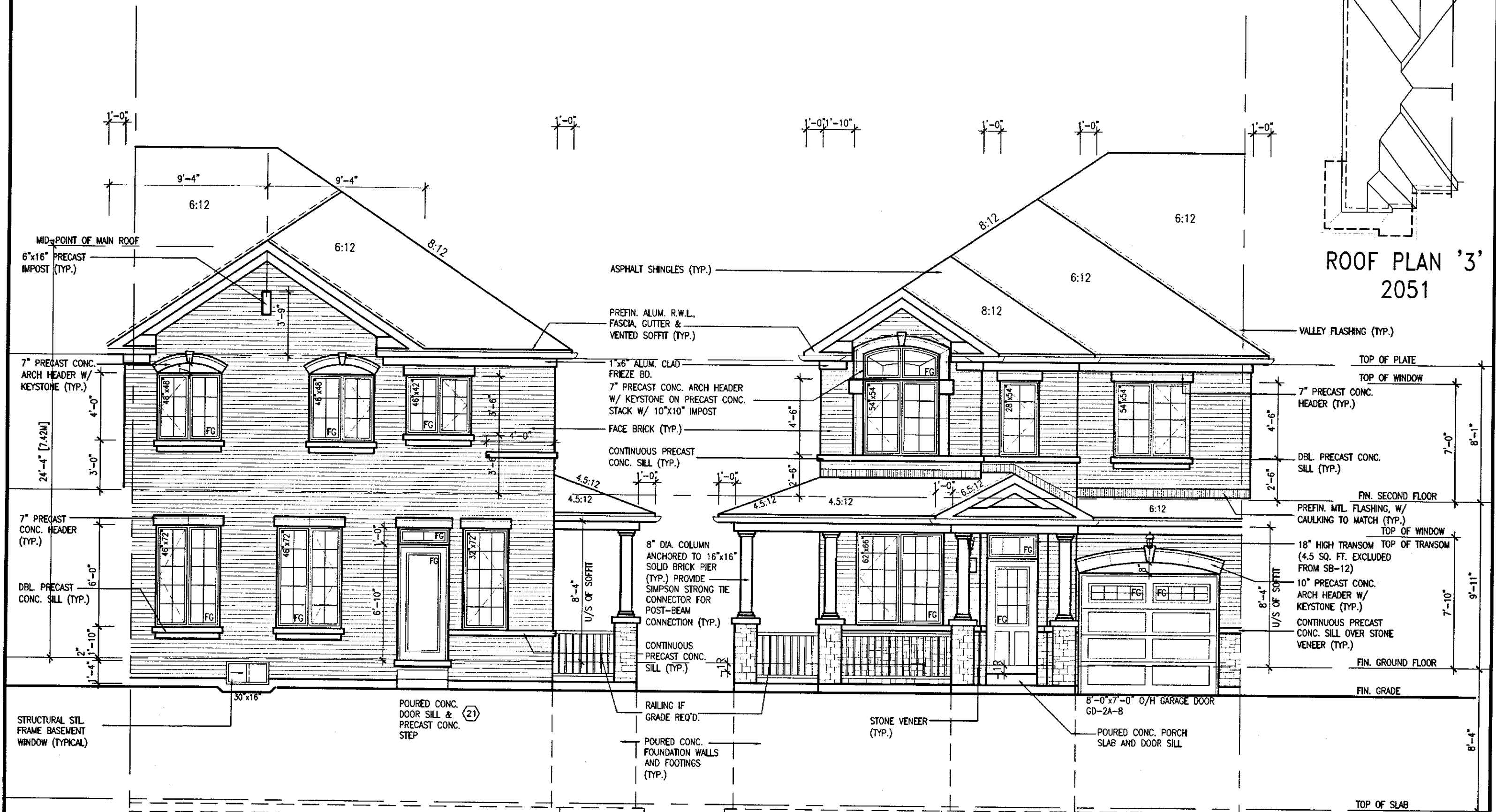
Greenpark.		HIGHGROVE 5ES	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16036	
date MARCH 2017	checked by GW	scale 3/16" = 1'-0"	drawing no. A4
FRONT & REAR ELEVATION '1'		16036-HIGHGROVE 5ES	

FILED - REGISTRATION NUMBER 24488 BY DESIGNER RICHARD VINK - HIGHGROVE 5ES (16036) - HIGHGROVE 5ES.dwg - Tue - Apr 17, 2018 - 11:50 AM

2264 SF.



ROOF PLAN '3'
2051



REAR ELEVATION '3'
BLOCK 205, UNIT 1

FRONT ELEVATION '3'
BLOCK 205, UNIT 1

APR 17 2018

HIGHGROVE 5ES
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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</
----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

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.

[illegible]

OCT 04 2017

HIGHGROVE 5ES

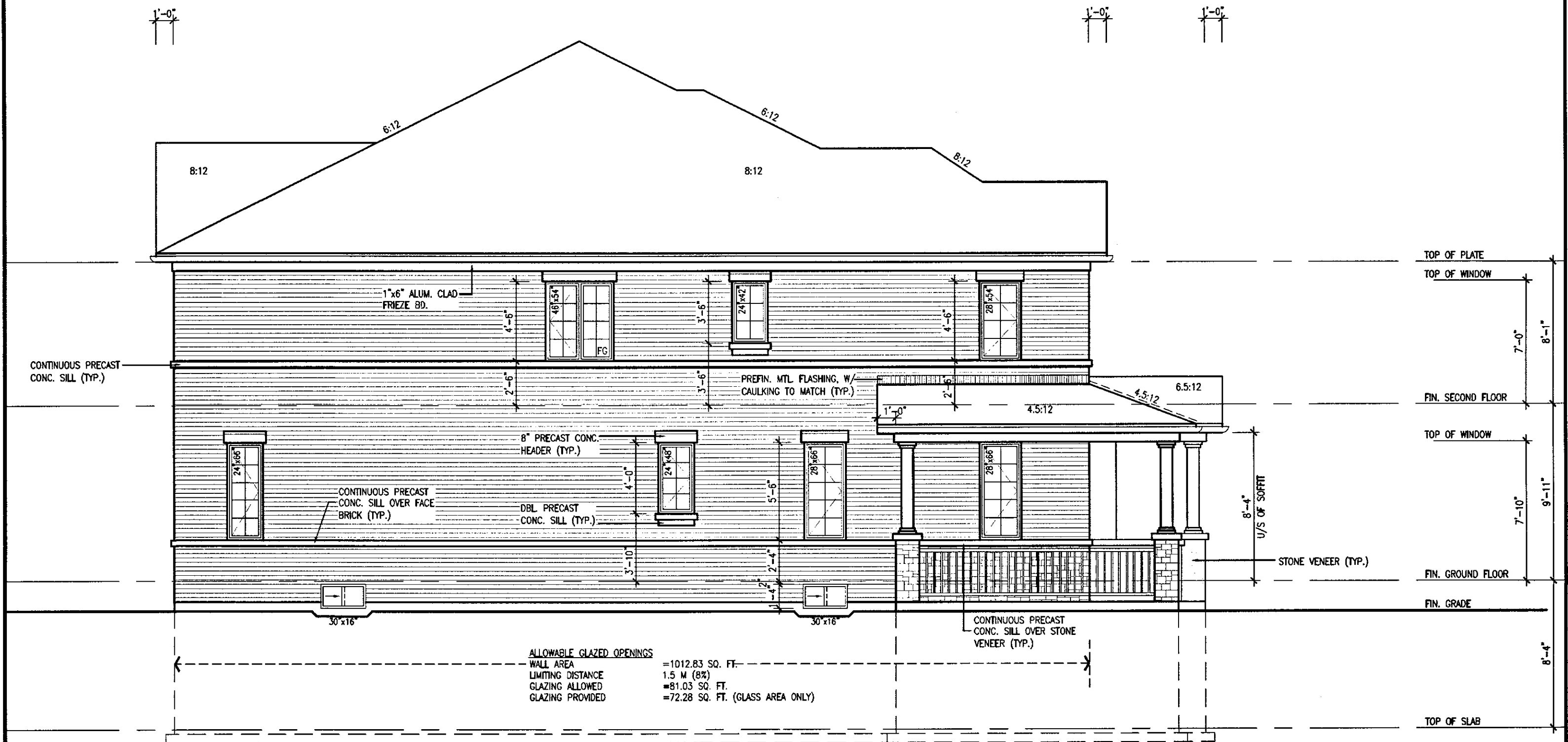
COMPLIANCE PACKAGE A1

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. qualification information Richard Vink  signature 24488 BCN 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.	 255 Consumers Rd Suite 120 Toronto, ON M6L 1T7 t 416.630.2255 f 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH.2 date MARCH 2017 checked by GW scale 3/16" = 1'-0" drawing no. A5	HIGHGROVE 5ES - project no. 16036 municipality WATERDOWN, ON. LEFT SIDE ELEVATION '1' file name 16036-HIGHGROVE 5ES
17		8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW				
16		7	ISSUED FOR PRICING.	AUG. 23/17	GW				
15		6	STUCCO REPLACED.	JUL. 05/17	GW				
14		5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW				
13		4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 14/17	GW				
12		3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW				
11		2	REVISOR PER CLIENT COMMENTS.	APR. 28/17	GW				
10		1	PRELIMINARY REVIEW.	APR. 12/17	GW				
no.	description	date	by	no.	description				

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.

2264 SF.



LEFT SIDE ELEVATION '3'
BLOCK 205, UNIT 1

OCT 04 2017

HIGHGROVE 5ES

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	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
16		7	ISSUED FOR PRICING.	AUG. 23/17	GW
15		6	STUCCO REPLACED.	JUL. 05/17	GW
14		5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW
13		4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 14/17	GW
12		3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	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
signature
24488
BCN
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.



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



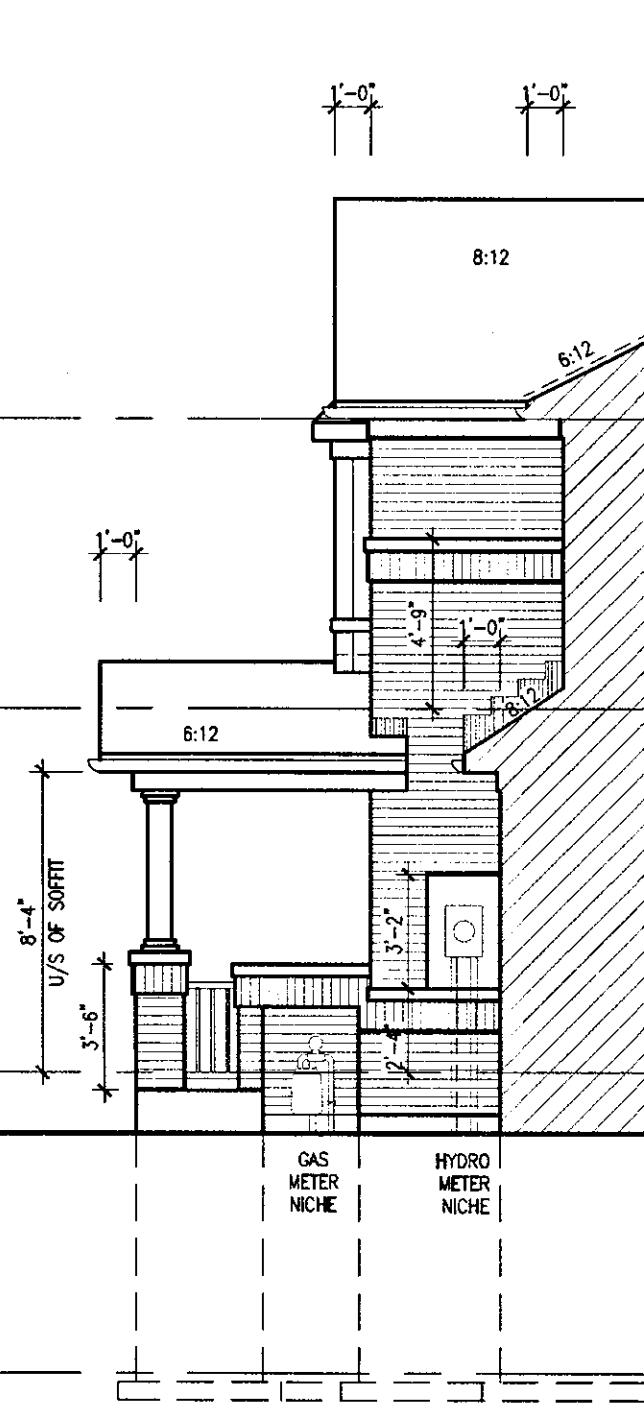
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
MARCH 2017
checked by
GW
scale
3/16" = 1'-0"
drawing no.
16036-HIGHGROVE 5ES

HIGHGROVE 5ES

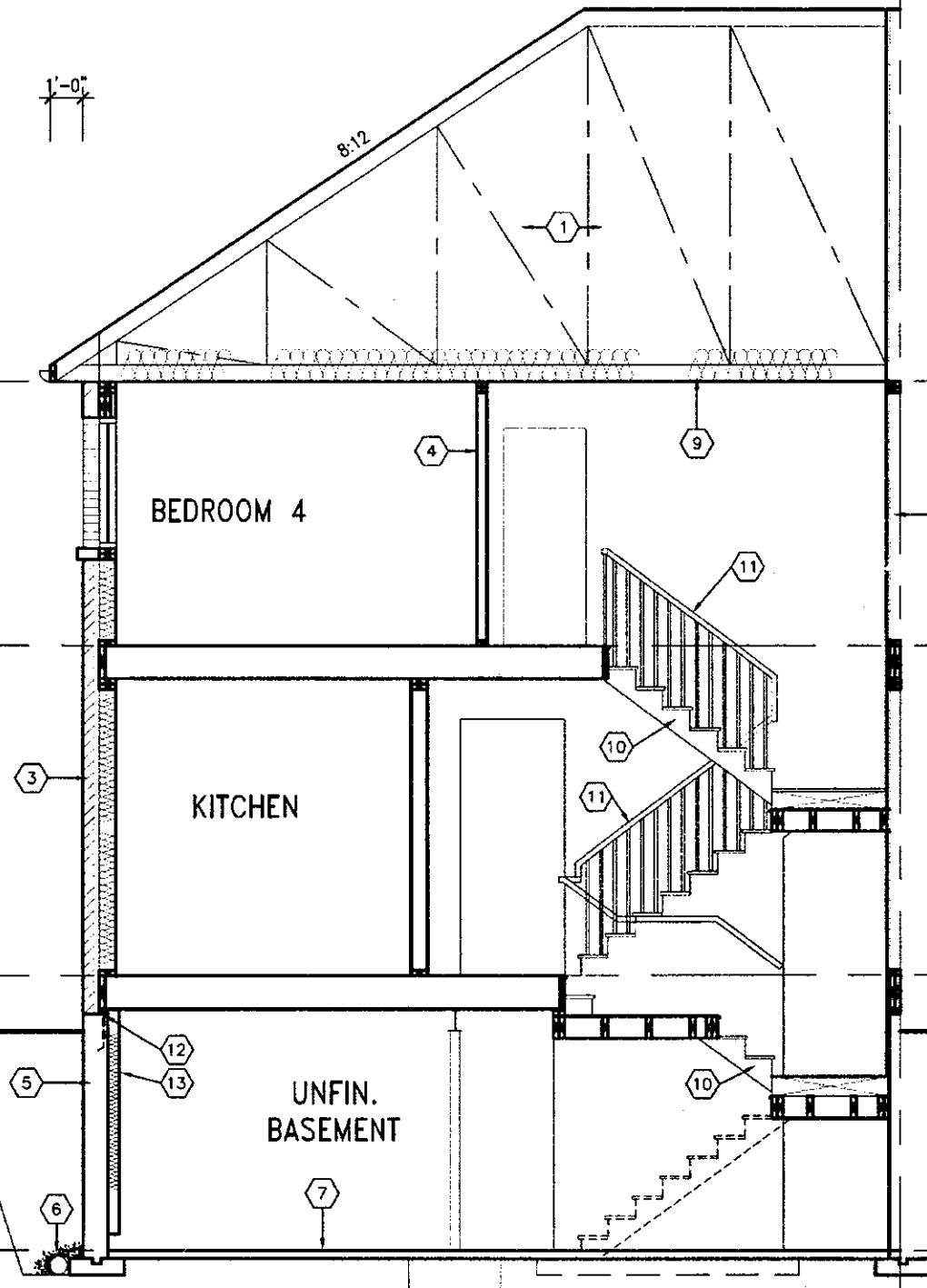
project no.
16036

drawing no.
A5b

2264 SF.



SECTION B ELEV. 1



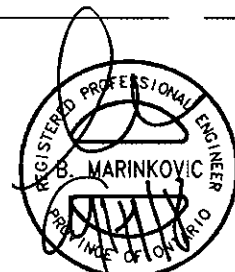
SECTION A-A ELEV. '1'

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

7'-0"
8'-1"
9'-11"
8'-4"

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

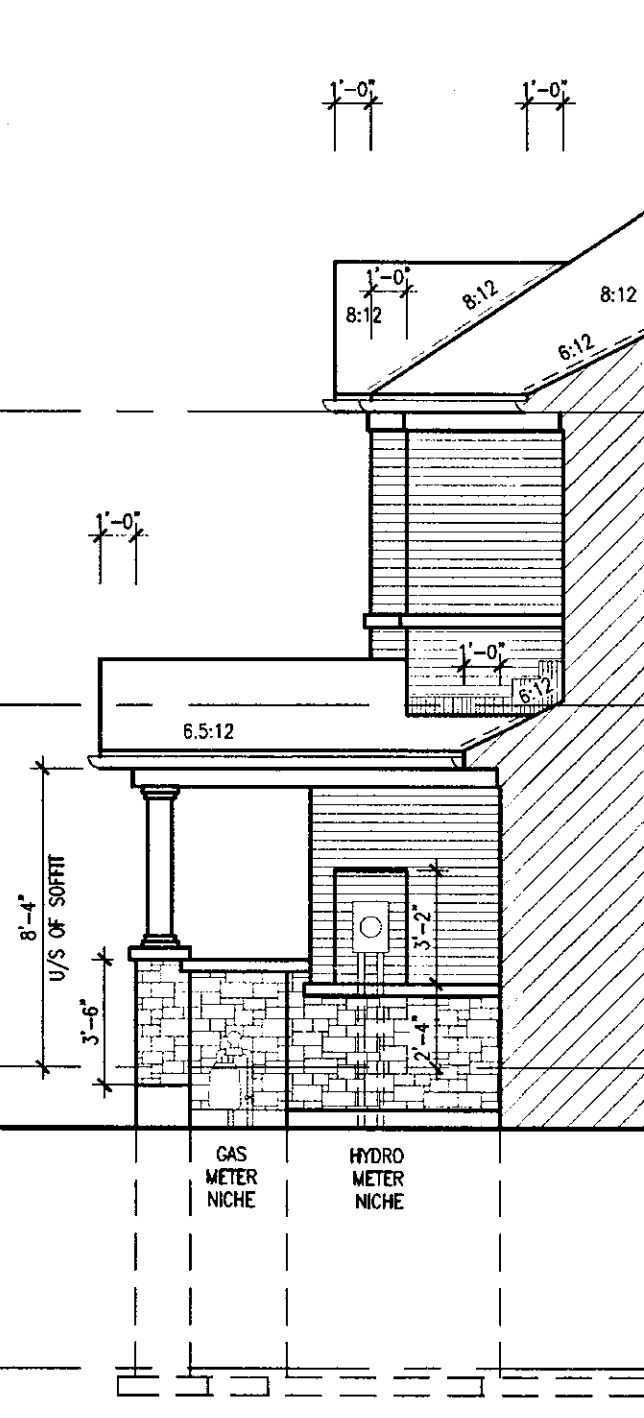
APR 17 2018

HIGHGROVE 5ES COMPLIANCE PACKAGE A1

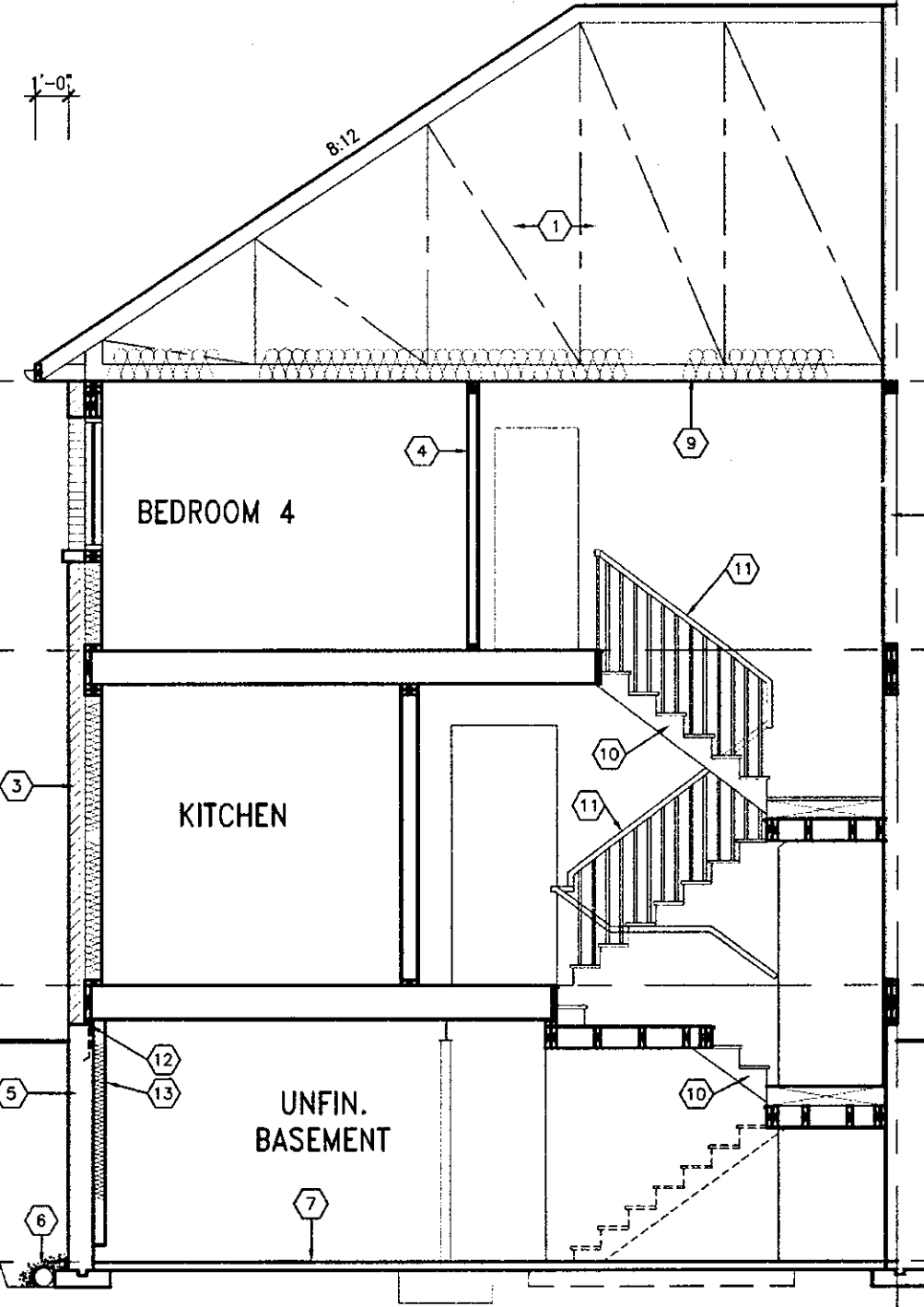
18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	REV. PER CITY COMMENTS. REISSUED. REVISED. ISSUED FOR PERMIT. ISSUED FOR PRICING. STUCCO REPLACED. REVISED AS PER CLIENT COMMENTS. CHANGED JOIST DEPTH/ FLOOR HEIGHTS. REAR EL. 3. ROOF REVISED TO MATCH BLKS. REVISED PER CLIENT COMMENTS. PRELIMINARY REVIEW.	FEB. 21/18 SEP. 22/17 AUG. 23/17 JUL. 05/17 JUN. 21/17 JUN. 14/17 JUN. 01/17 APR. 28/17 APR. 12/17	GW GW GW GW GW GW GW GW 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. qualification information Richard Vink signature 24488 BCR 42658 VA3 Design Inc.	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. project no. 16036 drawing no. A6
---	--	---	---	--	---	---

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.

2264 SF.



SECTION B ELEV. 3



SECTION A-A ELEV. '3'

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

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 5ES COMPLIANCE PACKAGE A1

18				9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW
17				8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
16				7	ISSUED FOR PRICING.	AUG. 23/17	GW
15				6	STUCCO REPLACED.	JUL. 05/17	GW
14				5	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW
13				4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW
12				3	REAR EL. 3 ROOF REVISED TO MATCH BLKS.	JUN. 01/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	REVISED.	APR. 17/18	GW	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 24488
signature
name
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.



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



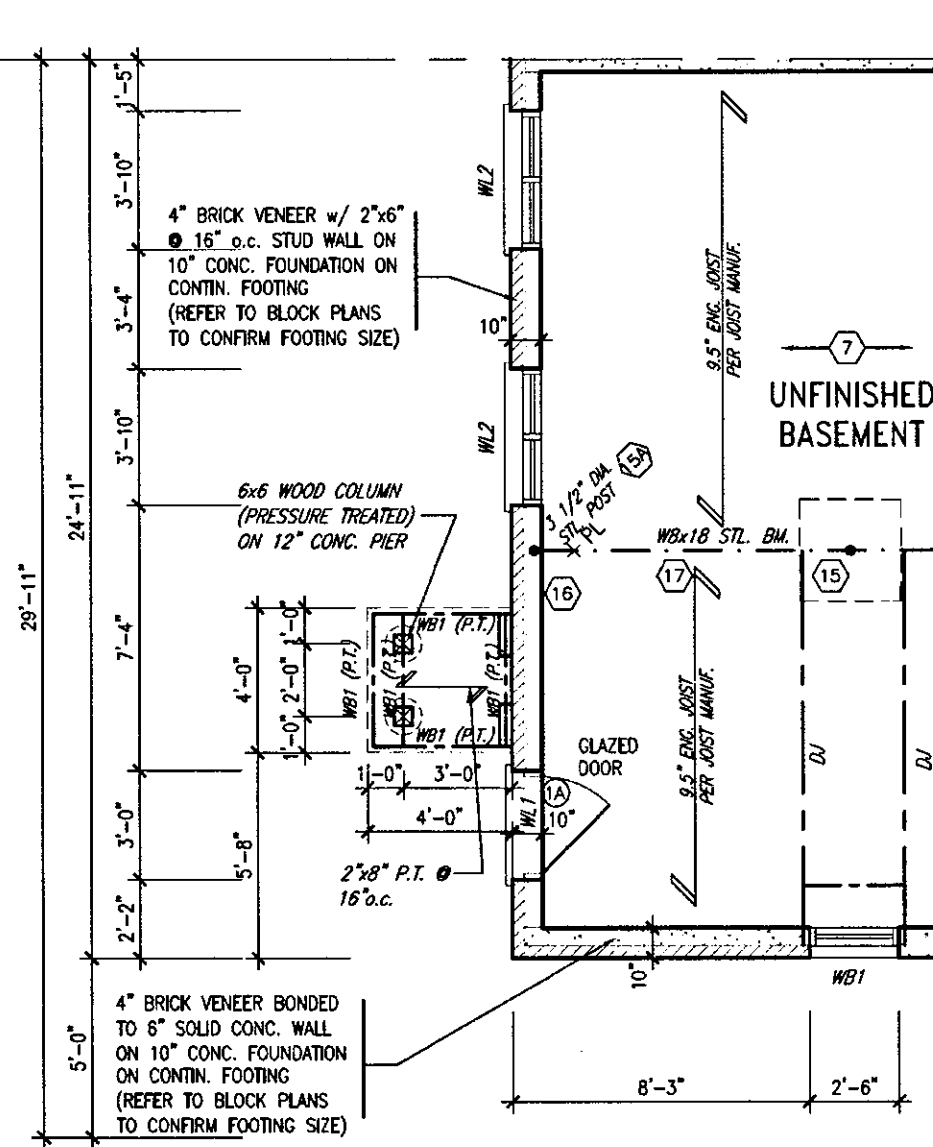
Project name
RUSSELL GARDENS PH.2
Municipality
WATERDOWN, ON.
Date
MARCH 2017
Drawn by
WT
Checked by
GW
Scale
3/16" = 1'-0"

HIGHGROVE 5ES
Project no.
16036
Section A-A AND SECTION B ELEV. '3'
File name
16036-HIGHGROVE 5ES
Drawing no.
A6b

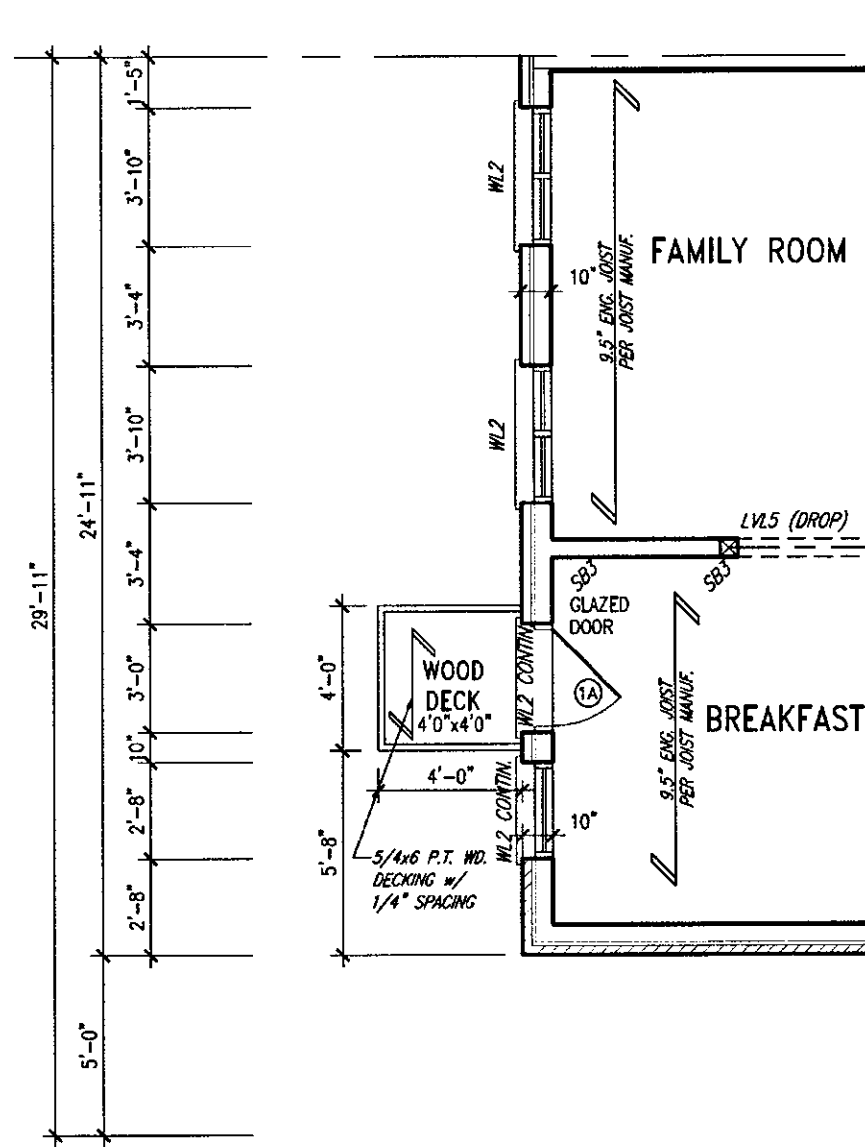
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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

2264 SF.



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



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

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

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

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

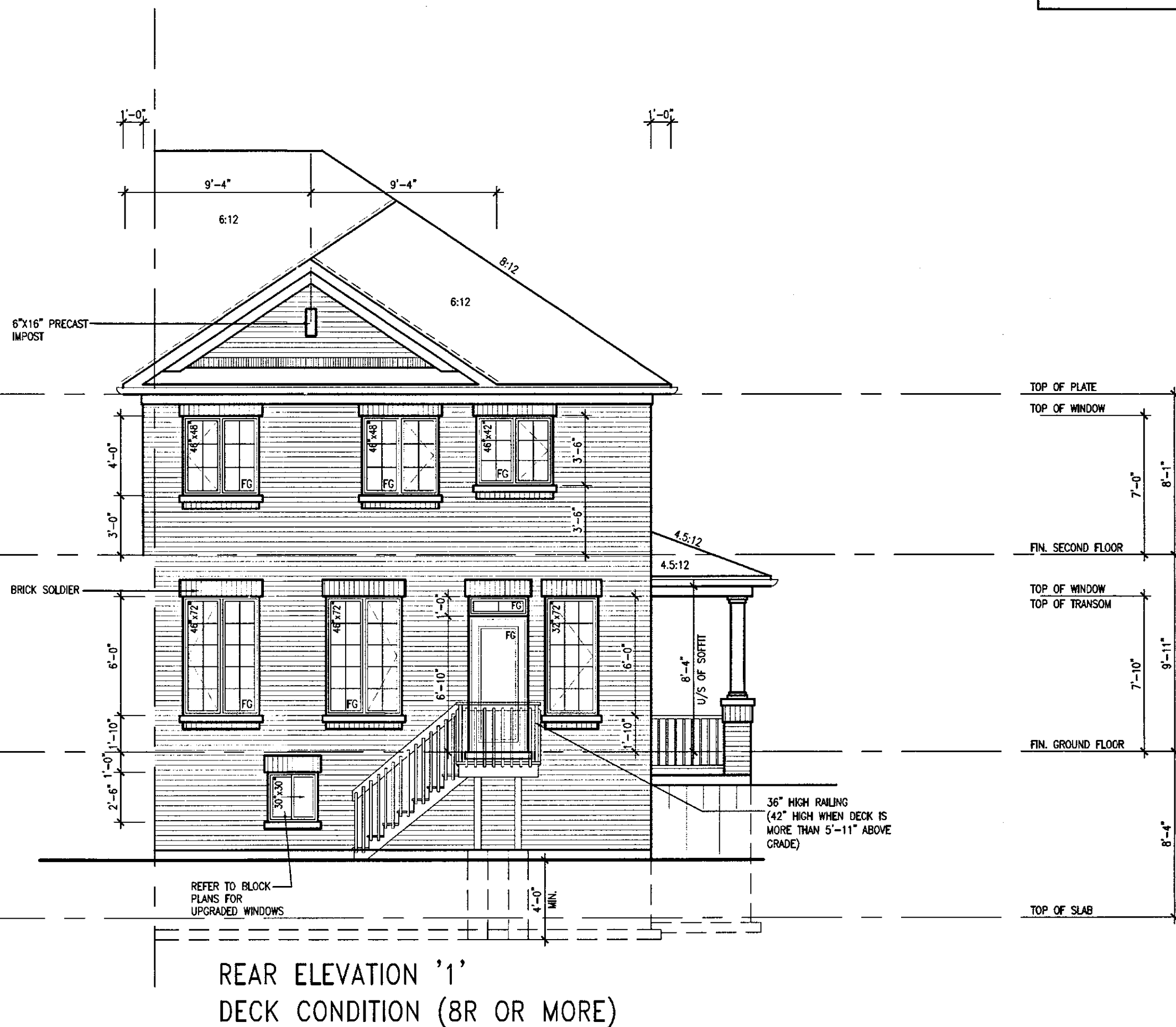
OCT 04 2017

HIGHGROVE 5ES 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.

2264 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.

OCT 04 2017

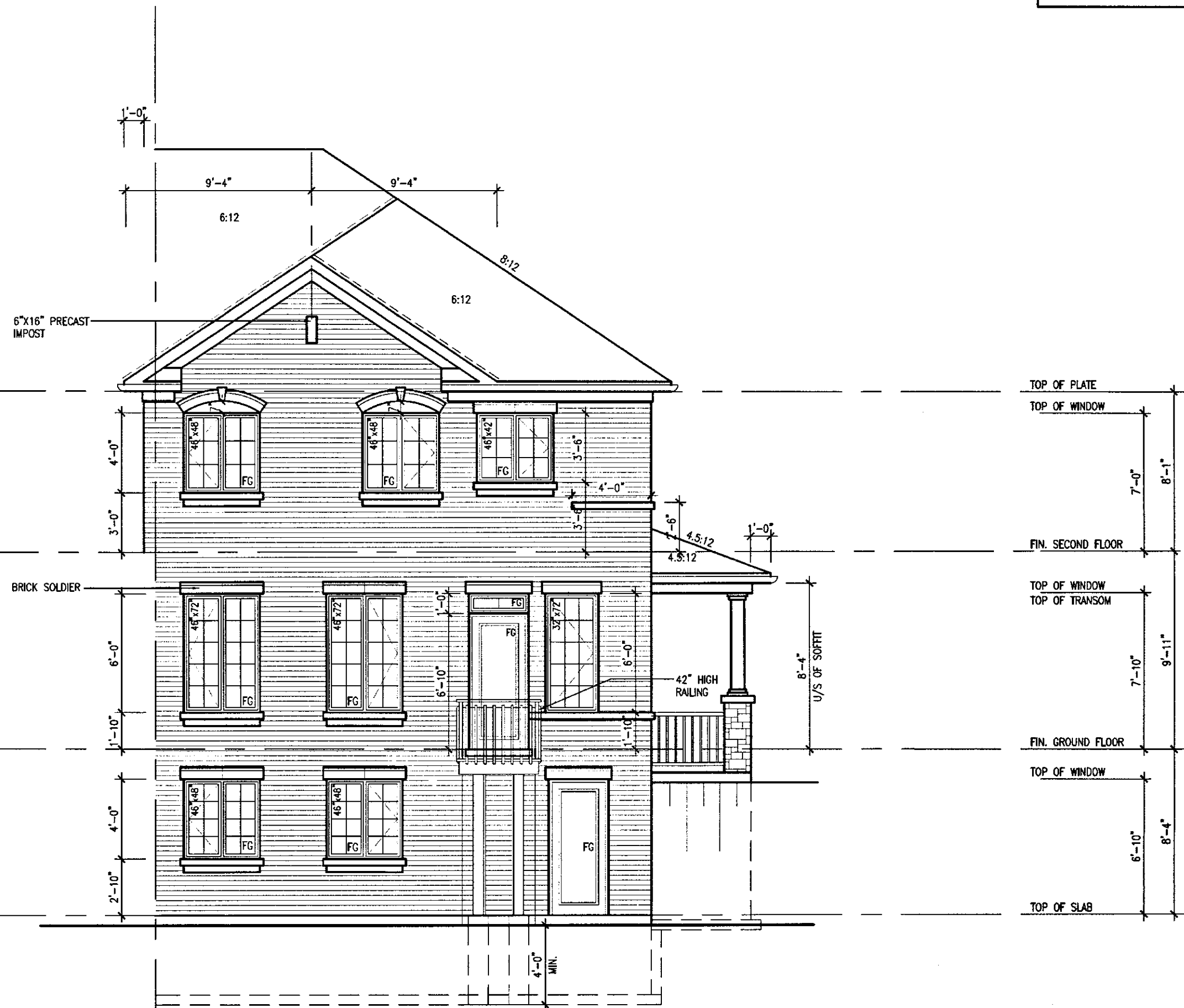
HIGHGROVE 5ES

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 vasdesign.com	 project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. date MARCH 2017 drawn by WT checked by CW scale 3/16" = 1'-0" file name 16036-HIGHGROVE SE5 (SIGNED - PROJECT) VAS\ADMIN\2017\16036-GRD-PHASE TWO\DRAWING\HIGH-GROVE-SE5\16036-HIGHGROVE SE5.dwg - Fri - Sep 22 2017 - 5:07 PM	HIGHGROVE SE5 - project 16036 drawing no. A8	
17	-	-	8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17 GW	BCH				
16	-	-	7	ISSUED FOR PRICING.	AUG. 23/17 GW	signature		24488		
15	-	-	6	STUCCO REPLACED.	JUL. 05/17 GW	name registration information	VAS Design Inc.	42658		
14	-	-	5	.	.	.				
13	-	-	4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17 WT	.				
12	-	-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17 GW	.				
11	-	-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17 GW	.				
10	-	-	1	PRELIMINARY REVIEW.	APR. 12/17 GW	.				
no./description			date	by	no./description	date	by			

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.

2264 SF.



REAR ELEVATION '3'
WOB CONDITION

OCT 04 2017

HIGHGROVE 5ES
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	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	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.	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. project no. 16036	HIGHGROVE 5ES	drawing no. A8b
17			7	ISSUED FOR PRICING.	AUG. 23/17	GW	qualification information Richard Vink signature 24488				
16			6	STUCCO REPLACED.	JUL 05/17	GW	name VA3 Design Inc. 42658				
15			5	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT					
14			4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	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.				
13			3	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW					
12			2	PRELIMINARY REVIEW.	APR. 12/17	GW					
11			1								
10											
9											
8											
7											
6											
5											
4											
3											
2											
1											
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.