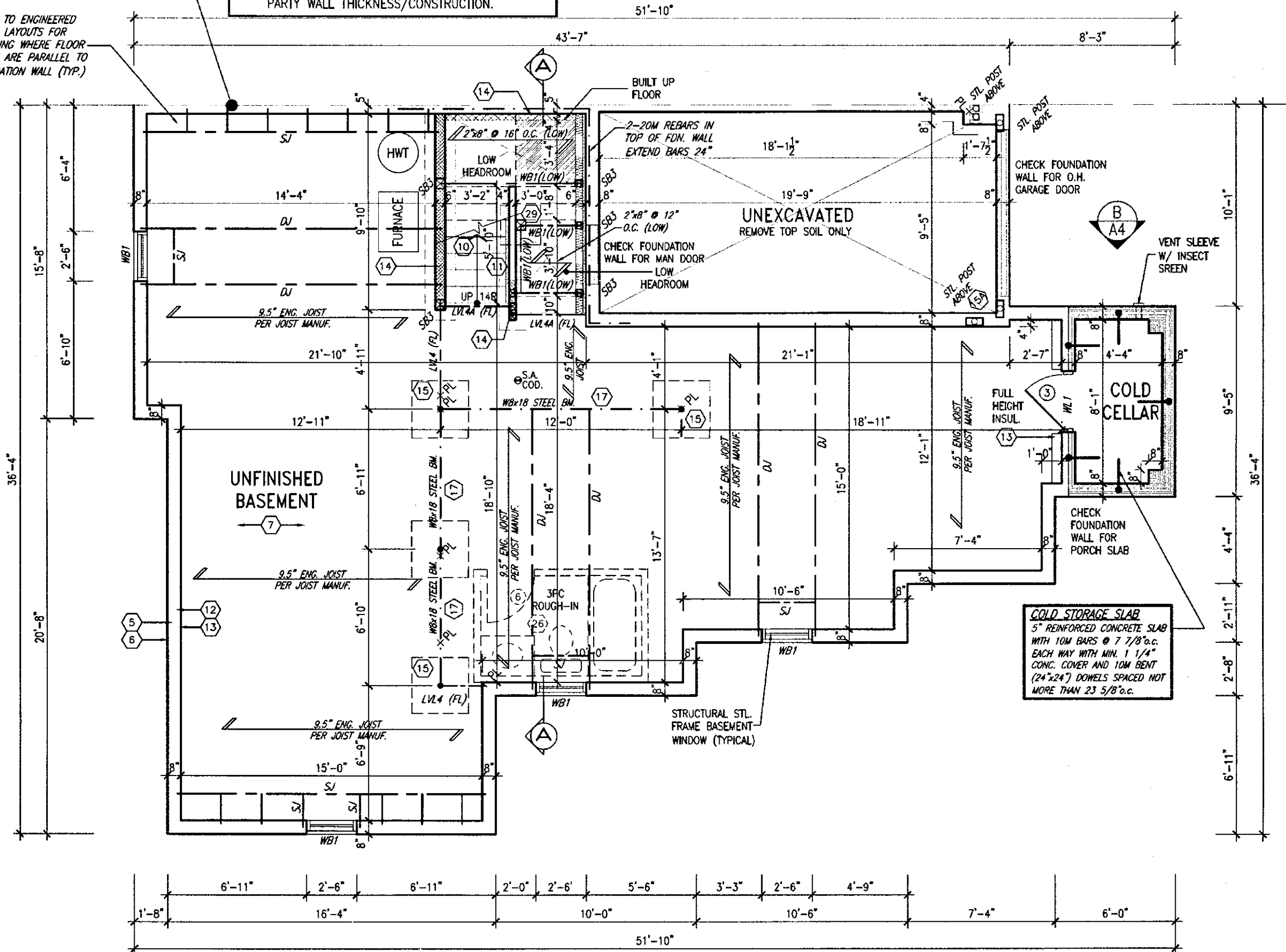


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PARTY WALL AT GARAGE SIDE CONSTRUCTION

- 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.)



PARTY WALL AT GARAGE SIDE CONSTRUCTION

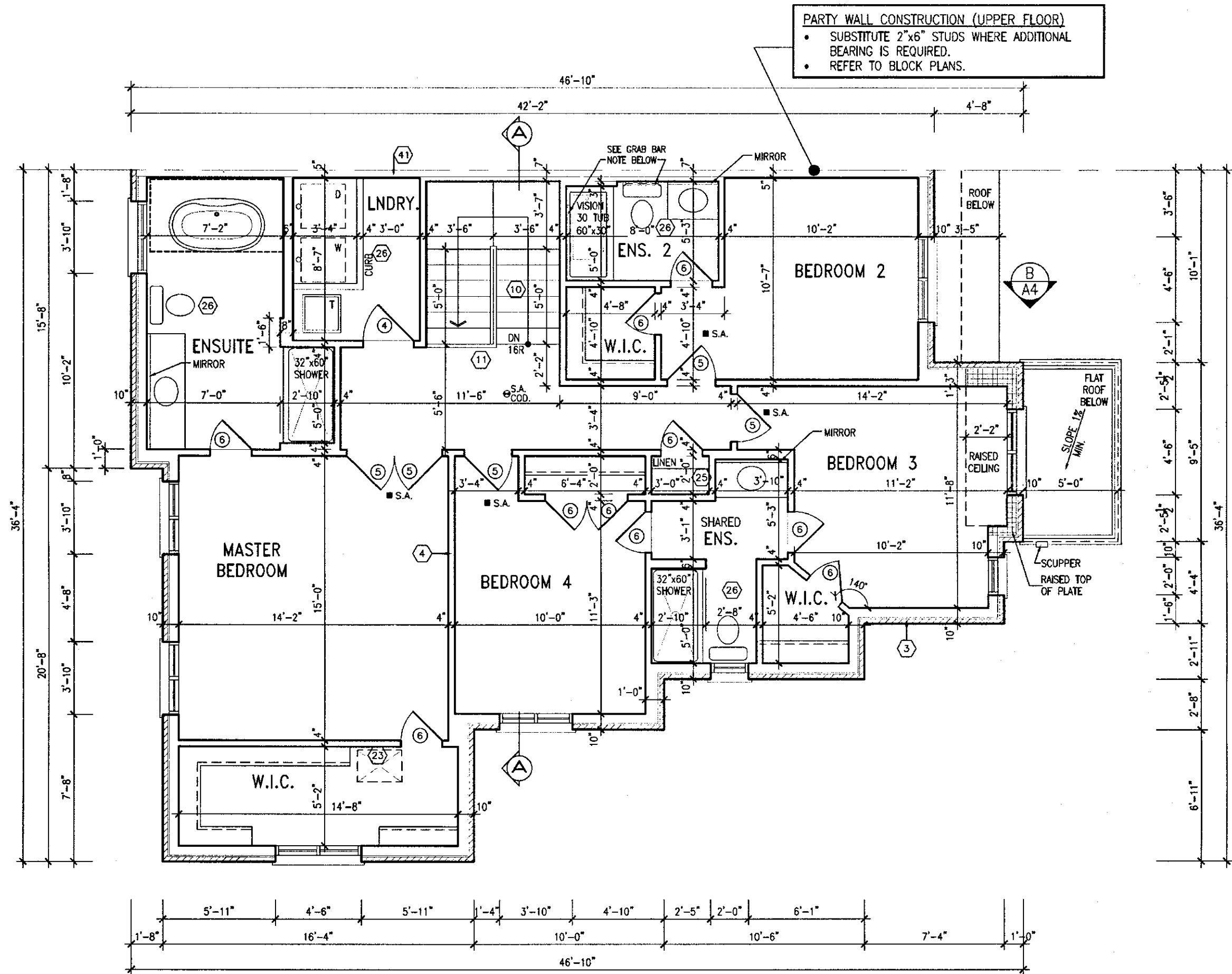
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- REFER TO DETAIL PAGES 4,4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

Architectural floor plan showing a layout with rooms including Family Room, Garage, Foyer, Dining Room, Living Room, Kitchen, Breakfast, and PWD. (Pantry/Walk-in Cooler). The plan includes dimensions for rooms and overall exterior measurements. Key features include a built-up floor, a garage door, a stove hood vented to exterior, and a porch with a railing. Structural details like joists, ledges, and doors are indicated. Notes specify column securing and railing requirements.

 Greenpark.		HIGHGROVE 7E B204-1	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	
date 2017-04		project no. 16036	
drawn by BD.BIM		drawing no. A2	
checked by -		scale 3/16" = 1'-0"	
title GROUND FLOOR PLAN EL. 2		file name 16036-HIGHGROVE 7E	
(REV) - HIGHLIGHTING AND CORRECTIONS BY: HUGHES ASSOCIATES INC. (DRAWING NO. 16036-HIGHGROVE 7E) DATE: APR 17 2018 - 2:55 PM			

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SECOND FLOOR PLAN EL. 2

FEB 15 2018

HIGHGROVE 7E
COMPLIANCE PACKAGE 'A1'

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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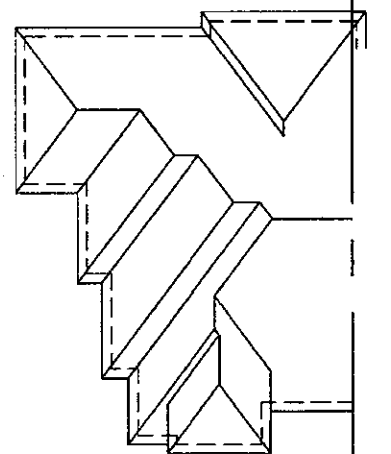
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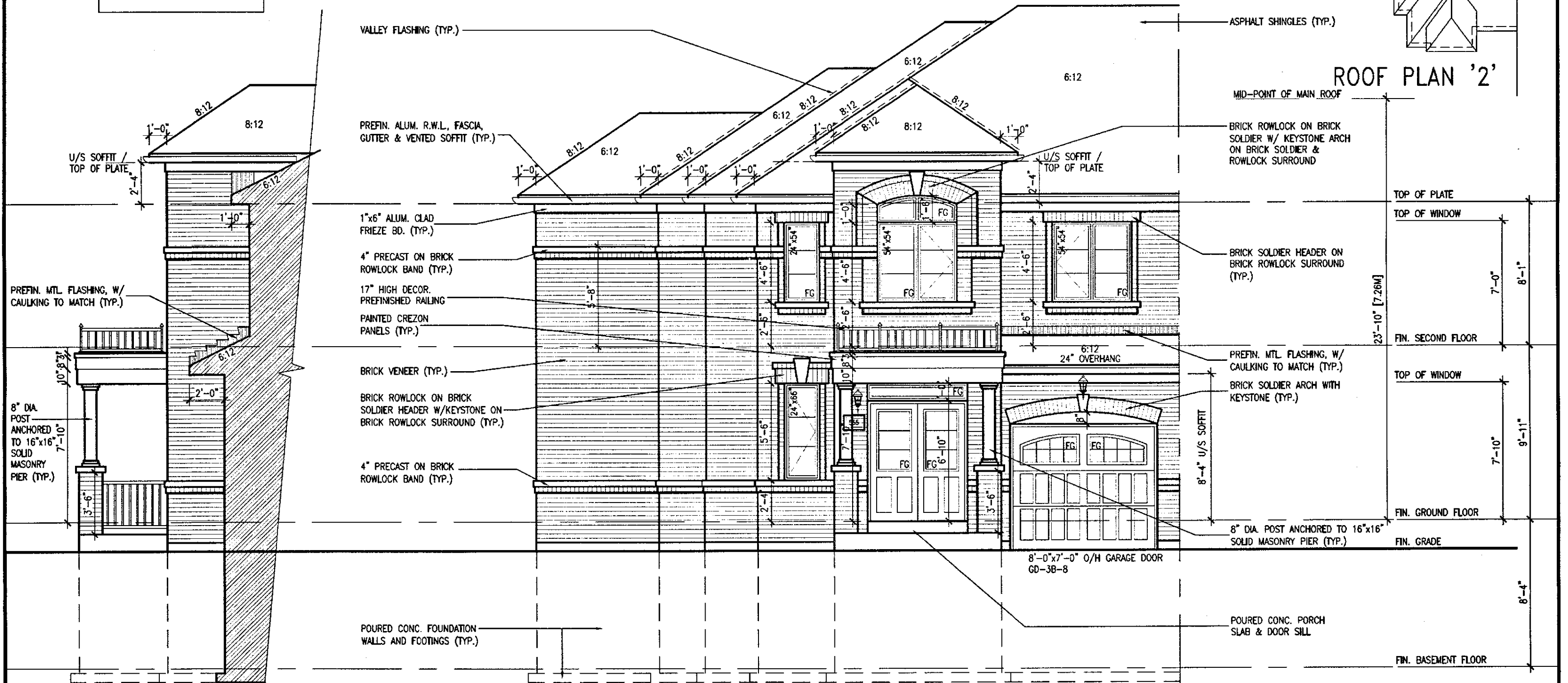
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ROOF PLAN '2'



FRONT ELEV. 2

SIDE ELEV.

APR 17 2018

HIGHGROVE 7E
COMPLIANCE PACKAGE 'A1'

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VALLEY FLASHING (TYP.)

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

U/S SOFFIT /
TOP OF PLATE

TOP OF PLATE
TOP OF WINDO

17" HIGH DECOR.
PREFINISHED RAILING

FIN. SECOND FLOOR

TOP OF WINDO

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

FIN. GROUND FLOOR

FIN. GROUND

FIN, BASEMENT FLOOR

WALL AREA A	323.94 SQ. FT.
LIMITING DISTANCE	3.2 M (23%)
OPENING ALLOWED	74.51 SQ. FT.
OPENING PROVIDED	20.50 SQ. FT.

WALL AREA B	198.33 SQ. FT.
LIMITING DISTANCE	3.3 M (30%)
OPENING ALLOWED	59.50 SQ. FT.
OPENING PROVIDED	36.48 SQ. FT.

WALL AREA C	208.25 SQ. FT.
LIMITING DISTANCE	2.2 M (15%)
OPENING ALLOWED	31.24 SQ. FT.
OPENING PROVIDED	26.94 SQ. FT.

OCT 04 2017

HIGHGROVE 7E

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	.	.	.	
16				7	.	.	.	qualification information
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink 2448-80
14				5	STUCCO REPLACED.	JUL. 05/17	GW	home signature
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	registration information VA3 Design Inc. 42653
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 15/17	GW	
11				2	REVISED PER CLIENT COMMENTS.	MAY. 03/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
10				1	PRELIMINARY REVIEW.	APR. 13/17	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	<i>R Vink</i>	24
Richard Vink		

name registration information VA3 Design Inc. signature 42

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

**VA3
DESIGN**

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

Greenpark

project name	municipality
RUSSELL GARDENS PH.2	WATERDOWN, ON

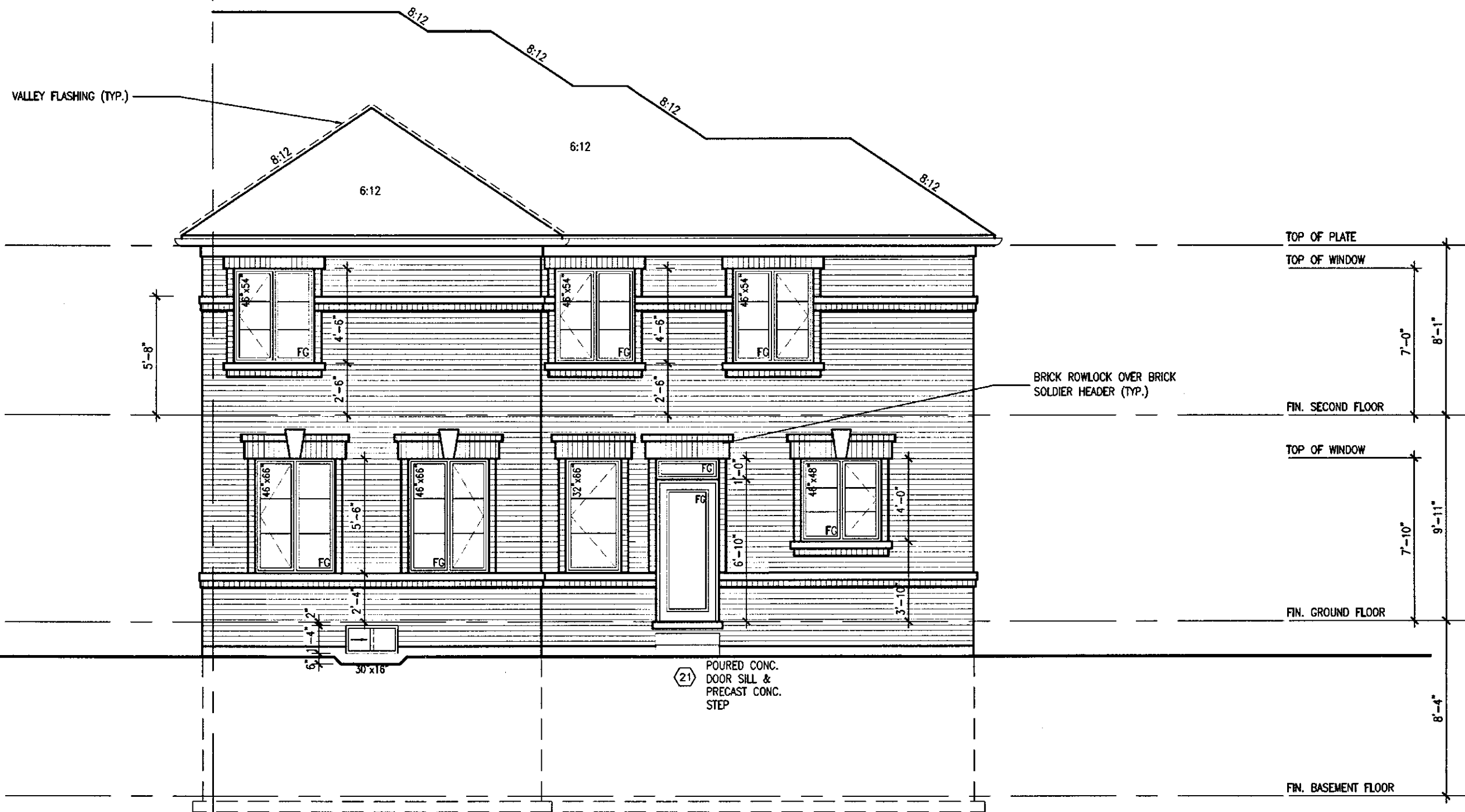
date	2017-04	
drawn by	checked by	scale
BD.BIM	-	3/16" = 1'-0"

HIGHGROVE 7E
B204-4

drawing no.
A5

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2484 SF.



REAR ELEV. 2

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

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

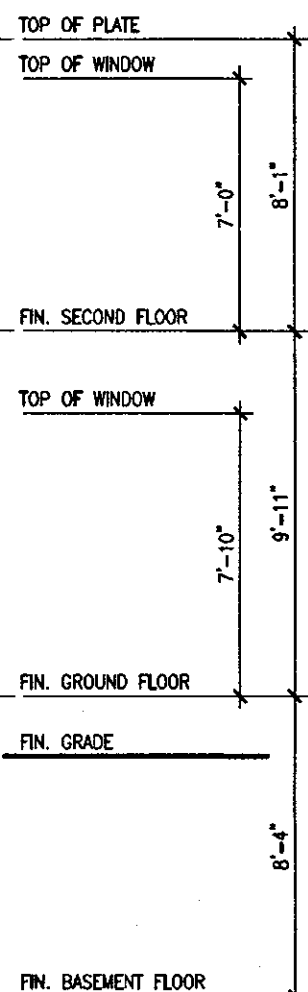
OCT 04 2017

HIGHGROVE 7E

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. VA3 DESIGN 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.	HIGHGROVE 7E B204-4 project no. 16036	date 2017-04 checked by BD.BIM scale 3/16" = 1'-0"	REAR ELEV. 2 file name 16036-HIGHGROVE 7E	drawing no. A6
17		8									
16		7									
15		6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW						
14		5	STUCCO REPLACED.	JUL. 05/17	GW	signature BCN 42658					
13		4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT						
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 15/17	GW						
11		2	REVISED PER CLIENT COMMENTS.	MAY. 03/17	GW						
10		1	PRELIMINARY REVIEW.	APR. 13/17	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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CROSS SECTION 'A-A'



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FEB 15 2018

HIGHGROVE 7E
COMPLIANCE PACKAGE 'A1'

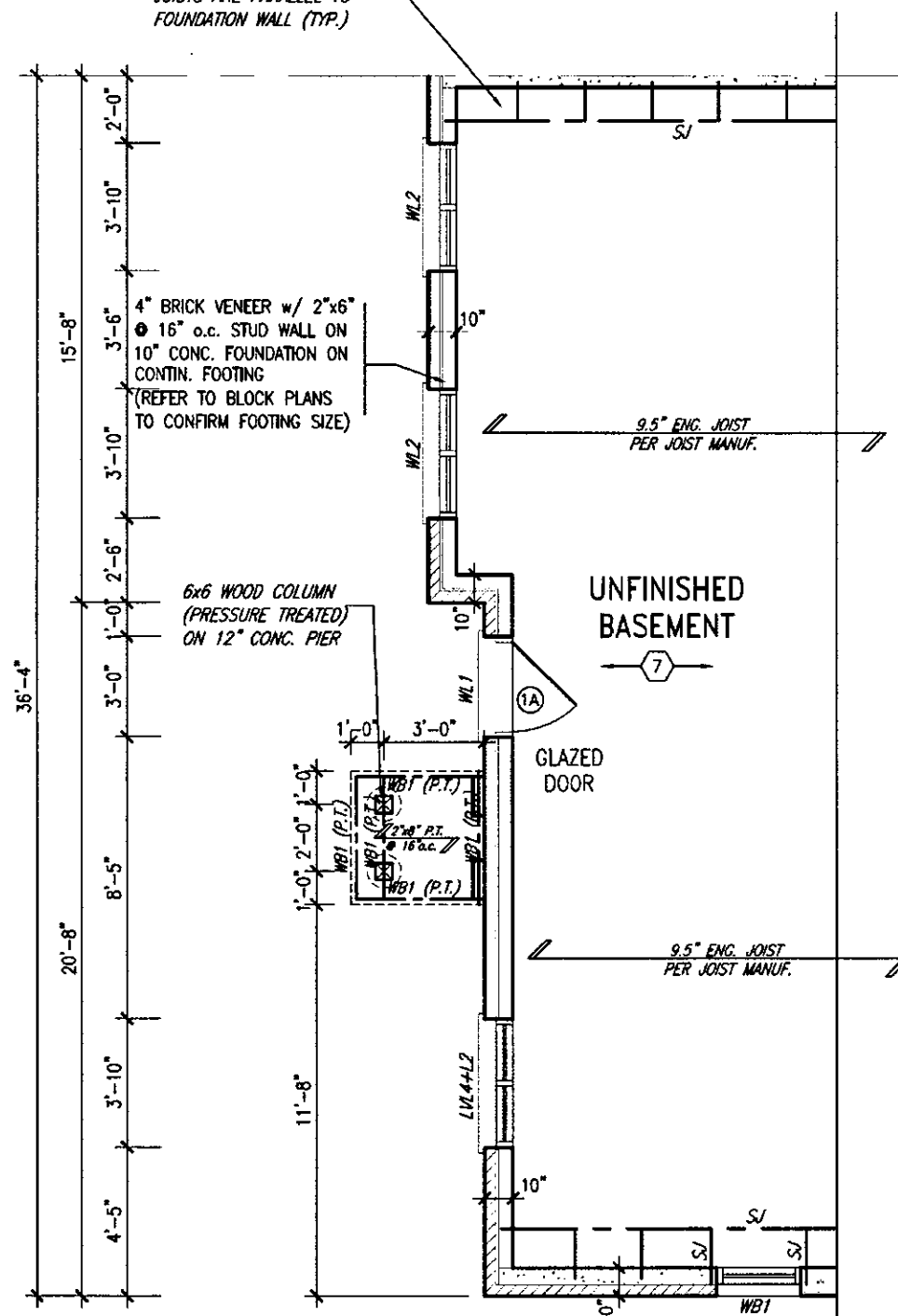
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[illegible]

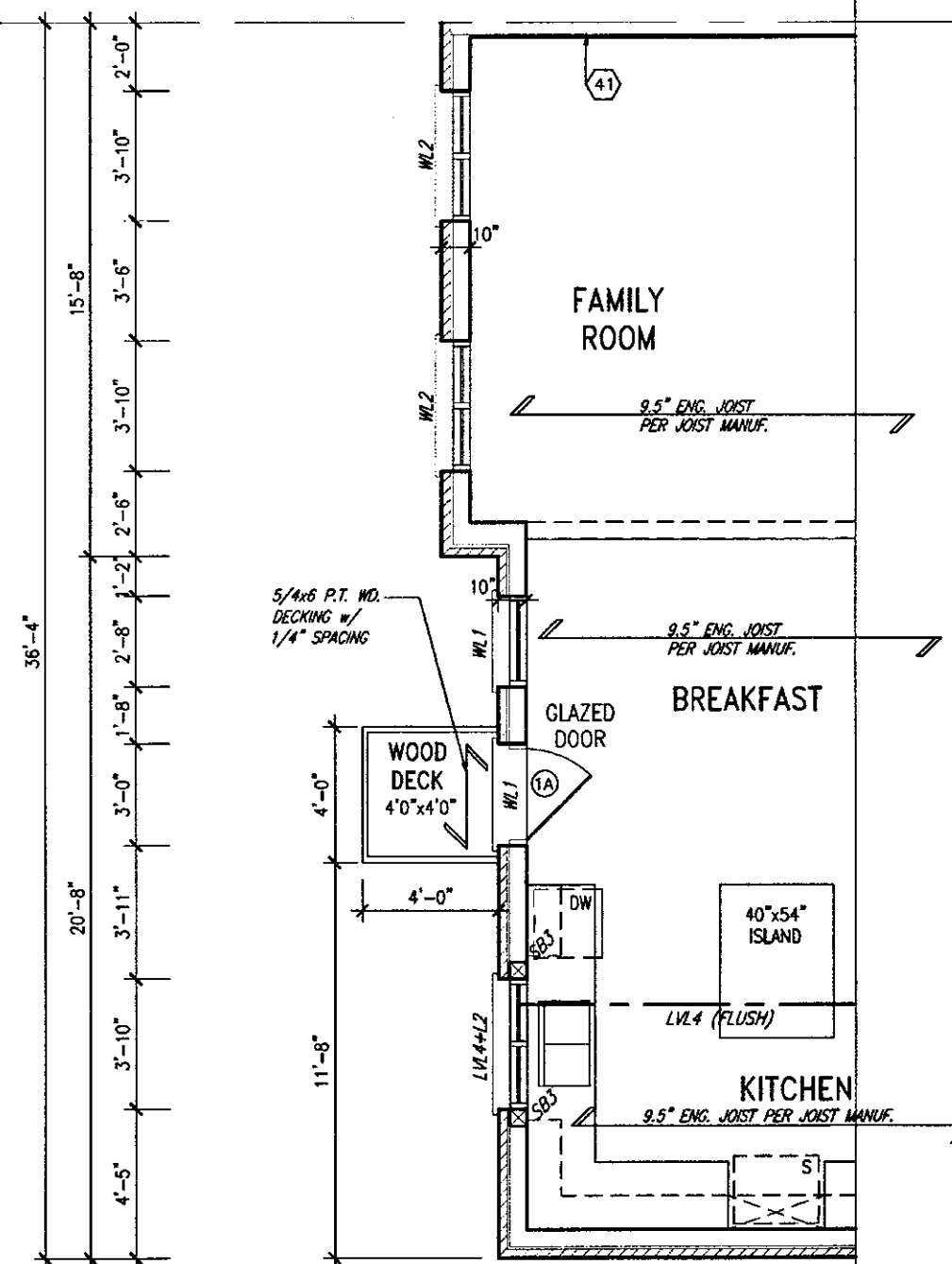
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REFER TO ENGINEERED
FLOOR LAYOUTS FOR
BLOCKING WHERE FLOOR-
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)



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

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



PART. GROUND FLOOR PLAN
W.O.B CONDITION

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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HIGHGROVE 7E

COMPLIANCE PACKAGE 'A1'

[illegible]

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[illegible]

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REAR ELEV. 2 - WOB CONDITION

OCT 04 2017

HIGHGROVE 7E

COMPLIANCE PACKAGE 'A1'

18				9				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.
17				8				qualification information
16				7				
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink <i>R Vink</i> signature 24488
14				5	STUCCO REPLACED.	JUL 05/17	GW	BCM
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	name registration information VA3 Design Inc. 42658
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW	
11				2	REVISED PER CLIENT COMMENTS.	MAY 03/17	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. 13/17	GW	
no.	description	date	by	no.	description	date	by	

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