

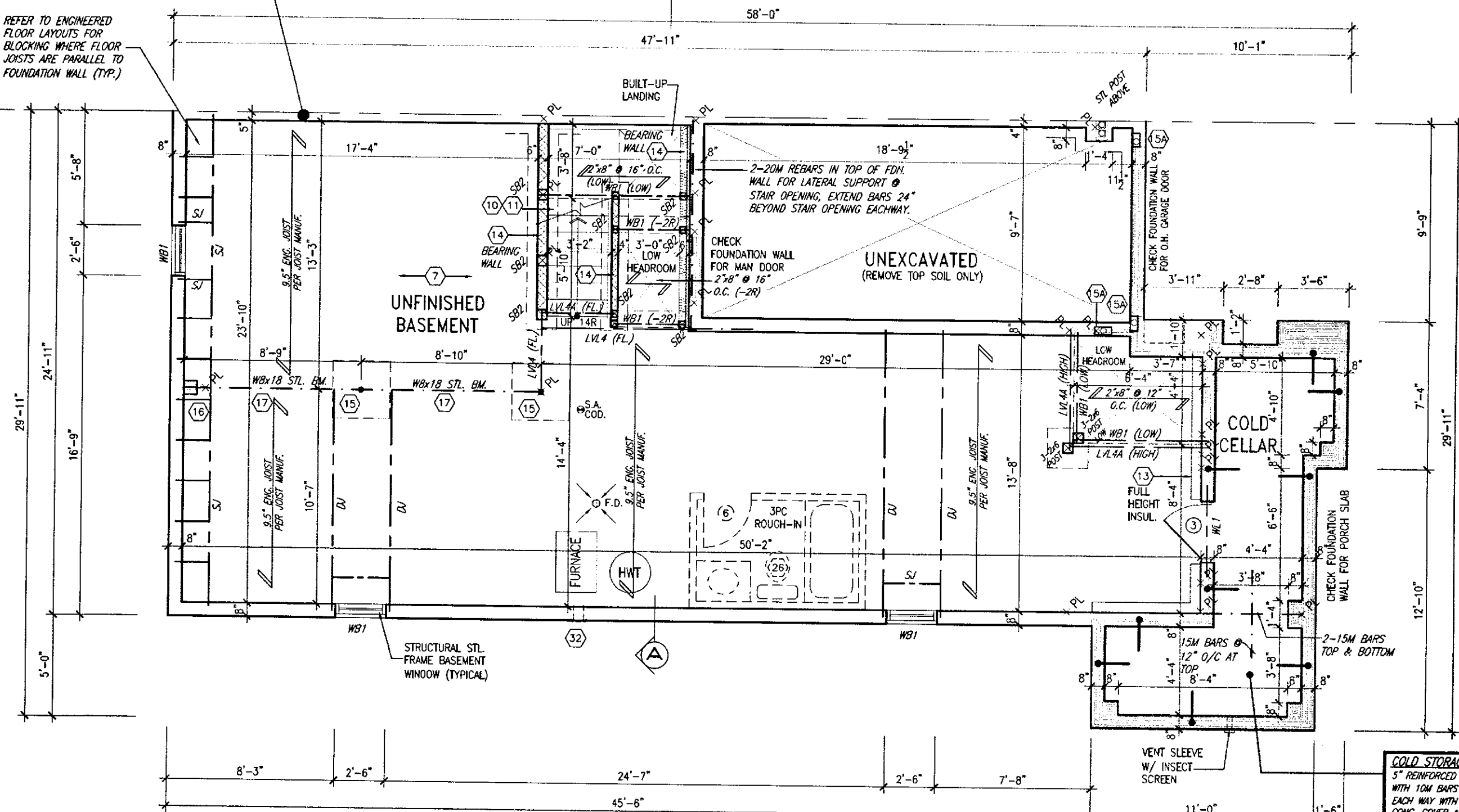
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2264 SF.

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 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).

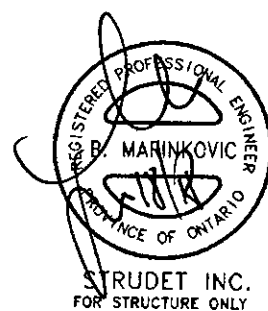
-2"x4" @ 16" O.C. w/ R12 BATT
INSULATION.

-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
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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.

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



JUL 18 2018

HIGHGROVE 5ES
COMPLIANCE PACKAGE A1

13	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.	255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com	RUSSELL GARDENS PH.2	WATERDOWN, ON.	project no. 16036	drawing no. A1
17	REVISED.	JUN. 26/18	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.					
16	REVISED.	APR. 12/18	GW	1 PRELIMINARY REVIEW.	APR. 12/17	GW	scale 3/16" = 1'-0"	16036-HIGHGROVE 5ES	
15	REVISED.	JUN. 14/17	GW	3 REAR EL. 3 ROOF REVISED TO MATCH BUKS.	JUN. 01/17	GW			
14	REVISED.	JUN. 21/17	GW	4 CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW			
13	REVISED.	JUN. 21/17	GW	5 REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	GW			
12	REVISED.	JUN. 14/17	GW	6 STUCCO REPLACED.	JUL. 05/17	GW			
11	REVISED.	SEP. 22/17	GW	8 REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW			
10	REVISED.	FEB. 21/18	GW	9 REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW			
9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW						

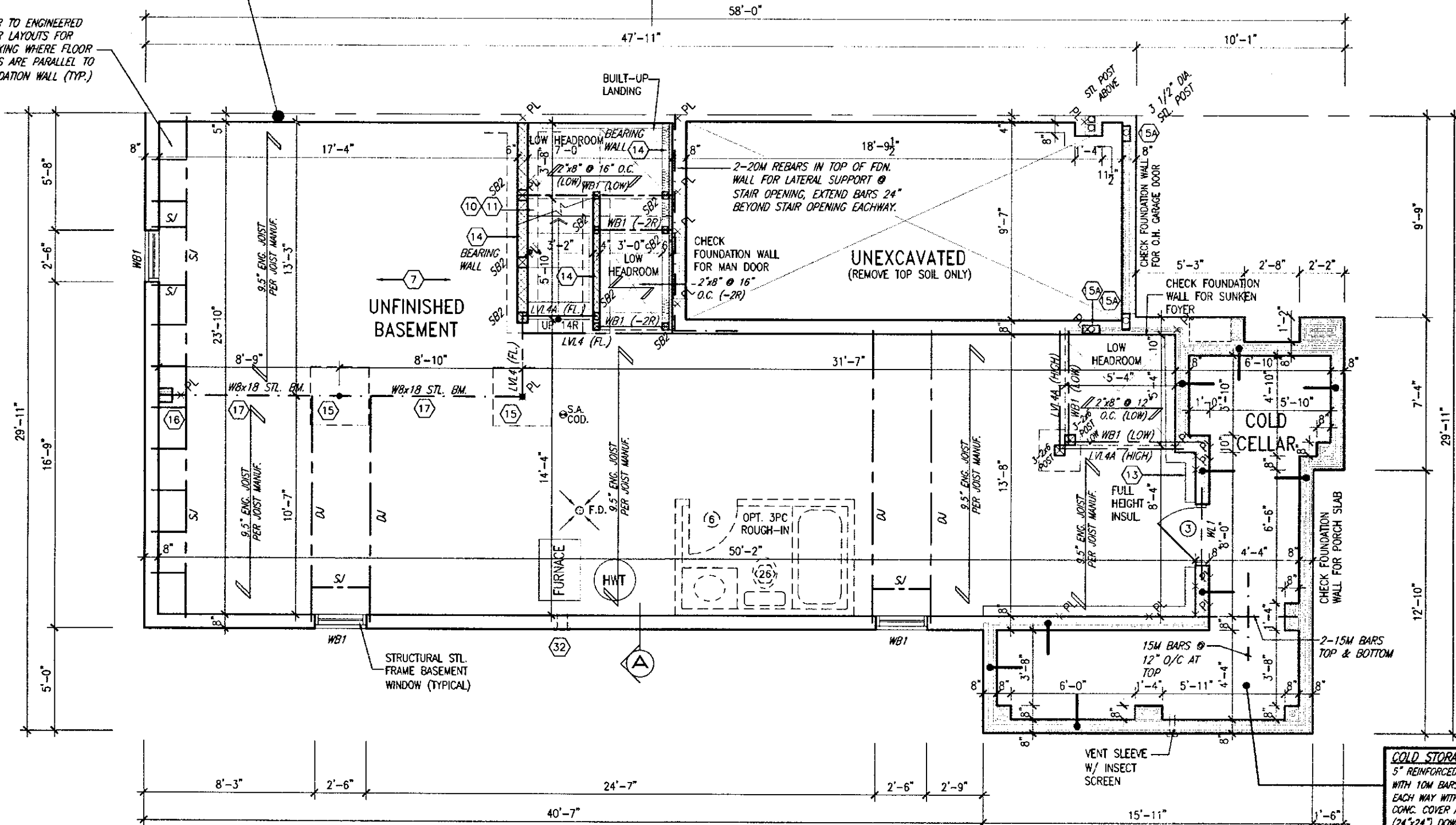
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2264 SF.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

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- REFER TO DETAIL PAGES 4.4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

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



BASEMENT PLAN ELEV. '3' - BLOCK 205, UNIT 1

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.

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STRUDET INC. FOR STRUCTURE ONLY

JUL 18 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	REVISED.		JUN. 26/18	GW	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

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qualification information

Richard Vink 24488 BCN

signature

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.

date
MARCH 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

HIGHGROVE 5ES

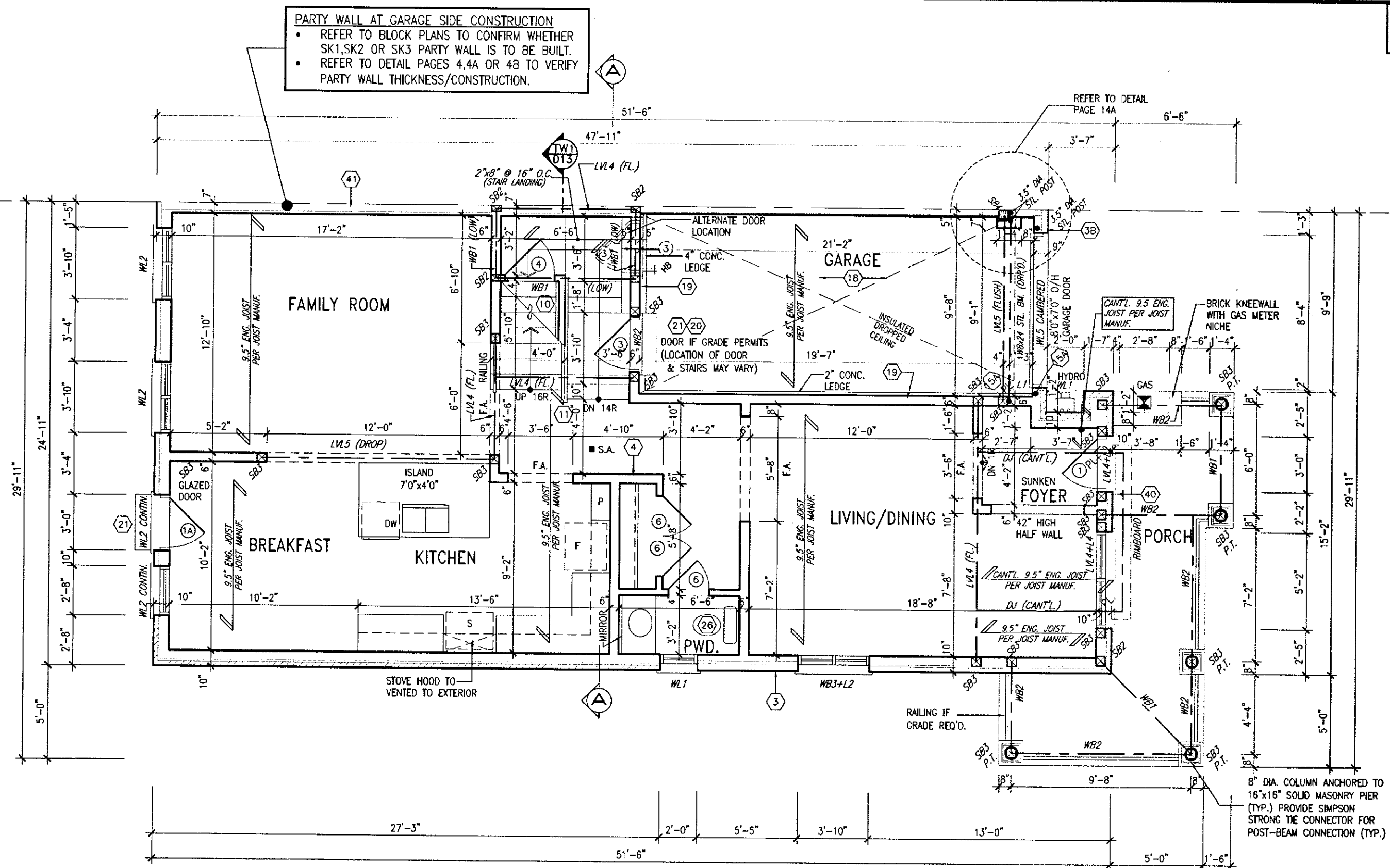
project no.
16036

BASEMENT PLAN ELEV. '3'

file name
16036-HIGHGROVE 5ES

drawing no.
A1b

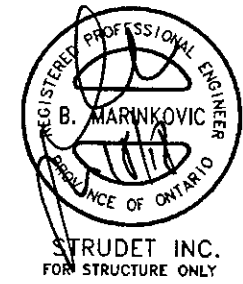
2264 SF.



GROUND FLOOR PLAN - ELEV. '1' B200/Unit 5

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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.

JUL 18 2018

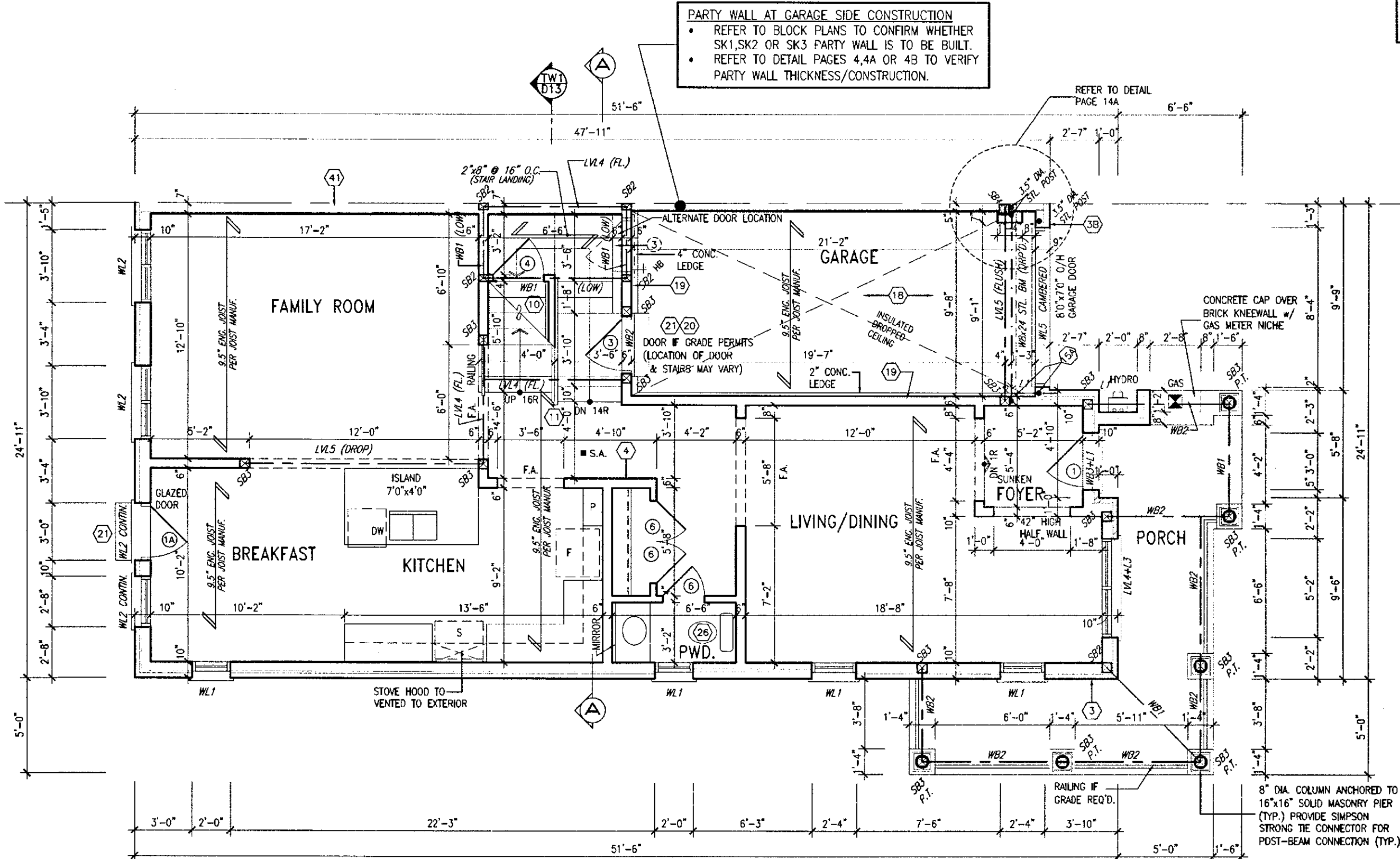
HIGHGROVE 5ES

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	drawing no. A2
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	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.	date MARCH 2017	checked by GW	scale 3/16" = 1'-0"	file name 16036-HIGHGROVE 5ES	date JUL 25 2018	drawing no. A2	
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	REVISED.	JUN. 26/18	GW	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW								
10	REVISED.	APR. 17/18	GW	1	PRELIMINARY REVIEW.	APR. 12/17	GW								
no.	description			no.	description			date	by						

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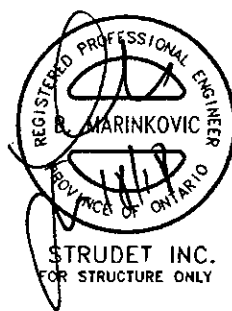
2264 SF.



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

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

JUL 18 2018

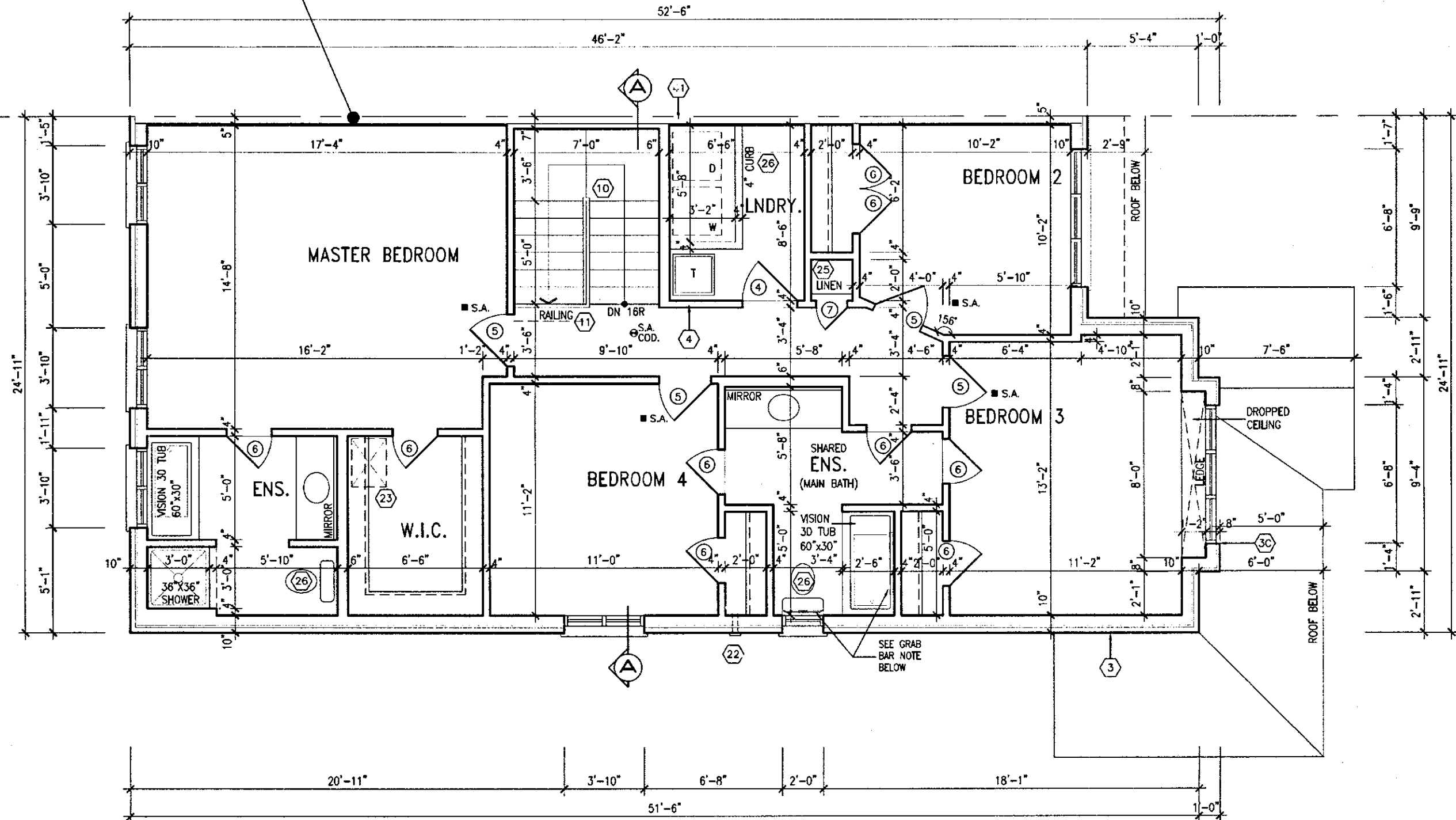
HIGHGROVE 5ES
COMPLIANCE PACKAGE A1

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. JUN. 26/18 GW 10. REVISED. APR. 12/18 GW 9. 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	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 signature R. Vink 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 location WATERDOWN, ON. date MARCH 2017 checked by GW scale 3/16" = 1'-0"	HIGHGROVE 5ES project no. 16036 drawing no. A2b GROUND FLOOR PLAN ELEV. '3' 16036-HIGHGROVE 5ES
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2264 SF.

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



SECOND FLOOR PLAN-ELEV. 1 B200/Unit 5

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APR 17 2018

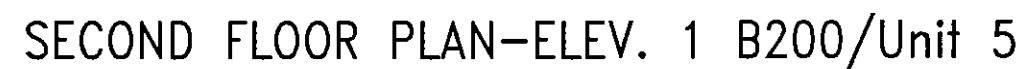
HIGHGROVE 5ES COMPLIANCE PACKAGE A1

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 signature <i>R Vink</i> 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. project name RUSSELL GARDENS PH.2 date MARCH 2017 drawn by WT municipality WATERDOWN, ON. project no. 16036 drawing no. A3 SECOND FLOOR PLAN ELEV. '1' 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	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				

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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
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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	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	PURCHASER REVISIONS	APR. 25/18	MB	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

**SITE COPY
FOR
CONSTRUCTION**

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REGION
DESIGN
INC.

 **Greenpark.**

HIGHGROVE 5ES

project name	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN, ON.	160336
date		drawing no.
MARCH 2017		160336
SECOND FLOOR PLAN ELEV. '1'		
drawn by	checked by	scale
WT	GW	3/16" = 1'-0"
file name		
160336-HIGHCROVE SES-OUT		
(CIRC - PL HIGHCROVE) (MODIFIED) (2016) 160336 GRE (Units) (HIGHCROVE) (HIGHCROVE-SES) 160336-HIGHCROVE SES-OUT.dwg - Wed - Apr 26 2018 - 5:39 PM		

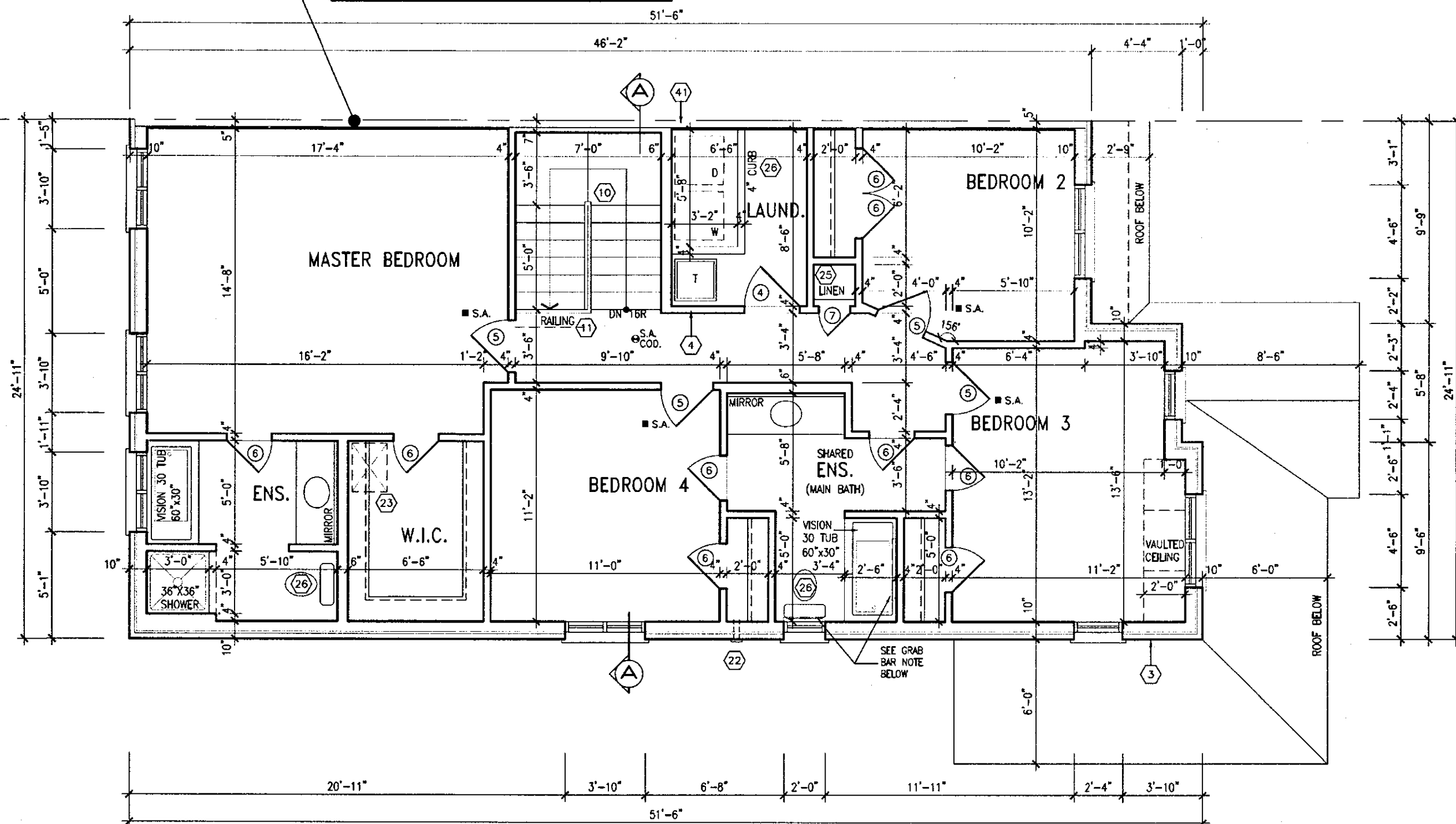
drawing no.

A3TH5

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2264 SF.

- PARTY WALL CONSTRUCTION (UPPER FLOOR)**
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 - REFER TO BLOCK PLANS.



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

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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	1.	PRELIMINARY REVIEW.	APR. 12/17	GW	
no.	description	date	by	no.	description	date	by

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qualification information
Richard Vink
signature
name
registration information
VAS Design Inc.
BCN
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 5ES

project no.
16036

date
MARCH 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

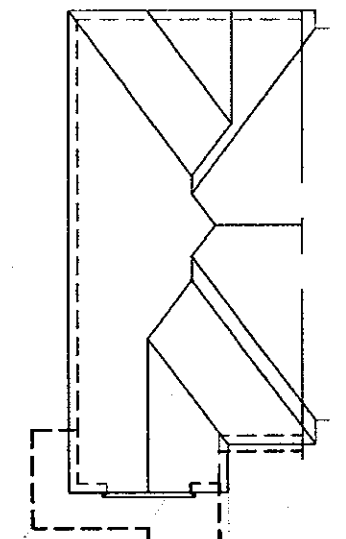
SECOND FLOOR PLAN ELEV. '3'

16036-HIGHGROVE 5ES

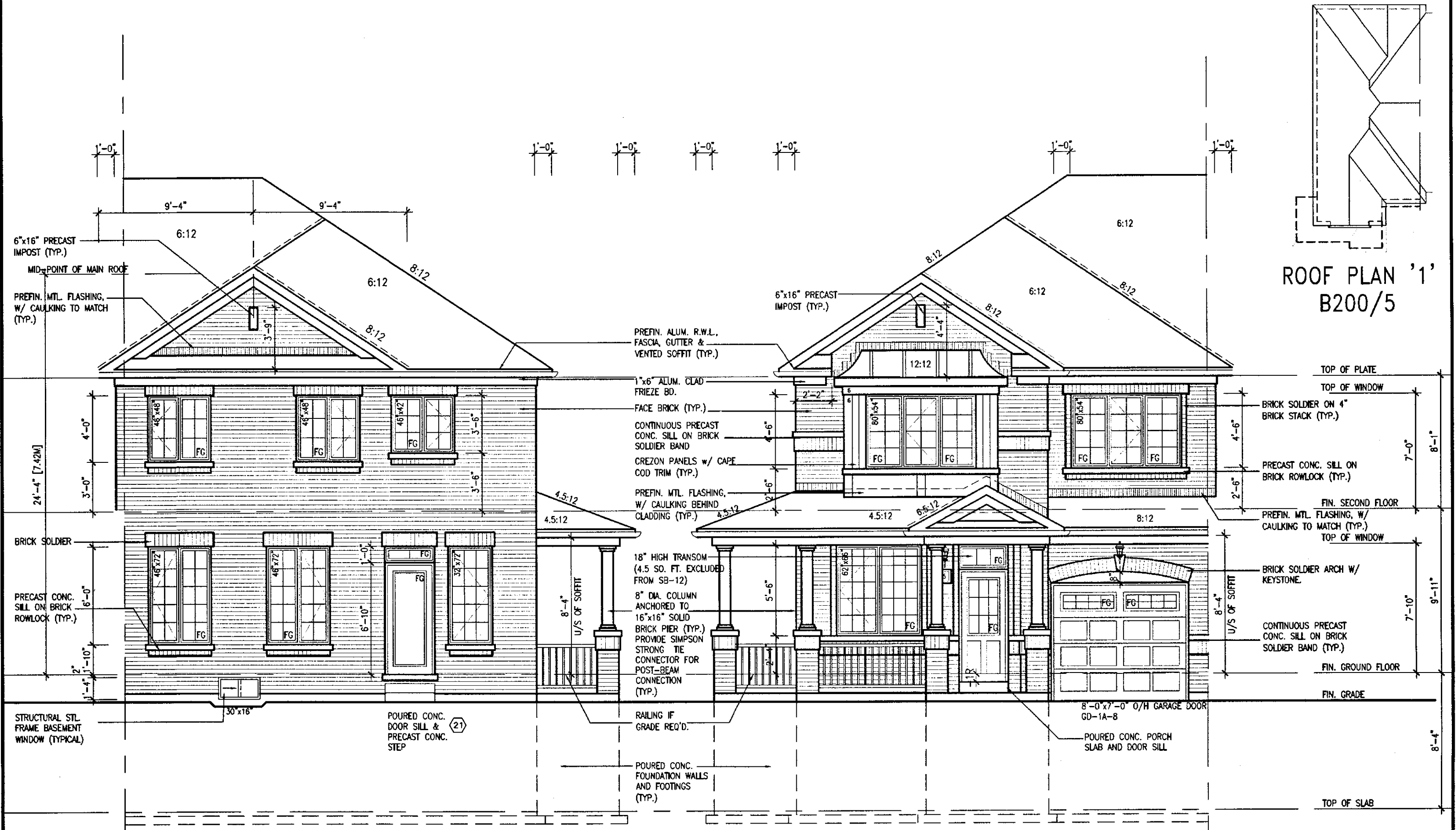
drawing no.
A3b

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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

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18			9	REV. PER CITY COMMENTS, REISSUED.	FEB. 21/18	GW
17			8	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	GW
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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		

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

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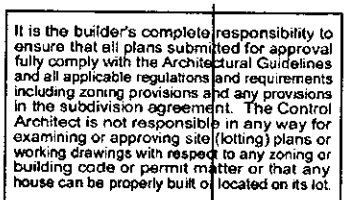
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

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 DESIGNER RICHARD VINK HIGHGROVE 5ES (16036-HIGHGROVE 5ES.dwg) - Sat - Apr 17 2018 - 11:50 AM

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— VALLEY FLASHING (TYP.)

[illegible]

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Architectural elevation drawing of a building facade. The drawing includes the following details and dimensions:

- Roof:** Gabled roof with a pitch of 6:12. Ridge line is 1'-0" above the top of the wall.
- Exterior Wall:**
 - Top section: 1"x6" ALUM. CLAD FRIEZE BD.
 - Material: FACE BRICK (TYP.)
 - Windows (Top): 4'-0" high, 3'-0" wide. One is a double window (46"x46" FG), the other is a single window (24"x42").
 - Material: BRICK SOLDIER
 - Windows (Bottom): 4'-0" high, 3'-10" wide. One is a double window (46"x46" FG), the other is a single window (24"x46").
 - Material: PRECAST CONC. SILL (TYP.)
- Foundation:**
 - STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL) 30"x16"
 - ALLOWABLE GLAZED OPENINGS:
 - WALL AREA = 1012.83 SQ. FT.
 - LIMITING DISTANCE 1.5 M (8%)
 - GLAZING ALLOWED = 81.03 SQ. FT.
 - GLAZING PROVIDED = 49.38 SQ. FT. (GLASS AREA ONLY)
- Right Side Details:**
 - 7'-0" TYP. (Horizontal dimension)
 - 4'-0" (Vertical dimension)
 - 4.5:12 (Pitch of roof section)
 - 6.5:12 (Pitch of roof section)
 - 6'-0" TYP. (Horizontal dimension)
 - 8'-4" U/S OF SOFFIT (Vertical dimension)
 - RAILING IF GRADE REQ'D.
- Annotations:**
 - CREZON PANELS w/ CAPE COD TRIM (TYP.)
 - CONTINUOUS PRECAST CONC. SILL ON BRICK SOLDIER BAND
 - PREFIN. MTL FLASHING, w/ CAULKING TO MATCH (TYP.)
 - PREFIN. MTL FLASHING, w/ CAULKING BEHIND CLADDING (TYP.)
 - 8" DIA. COLUMN ANCHORED TO 16"x16" SOLID MASONRY PIER (TYP.) PROVIDE SIMPSON STRONG TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)
- Vertical Dimensions (Right Side):**
 - TOP OF PLATE
 - TOP OF WINDOW
 - 7'-0"
 - 8'-1"
 - FIN. SECOND FLOOR
 - TOP OF WINDOW
 - 7'-10"
 - 9'-11"
 - FIN. GROUND FLOOR
 - FIN. GRADE
 - 8'-4"
 - TOP OF SLAB

OCT 04 2017

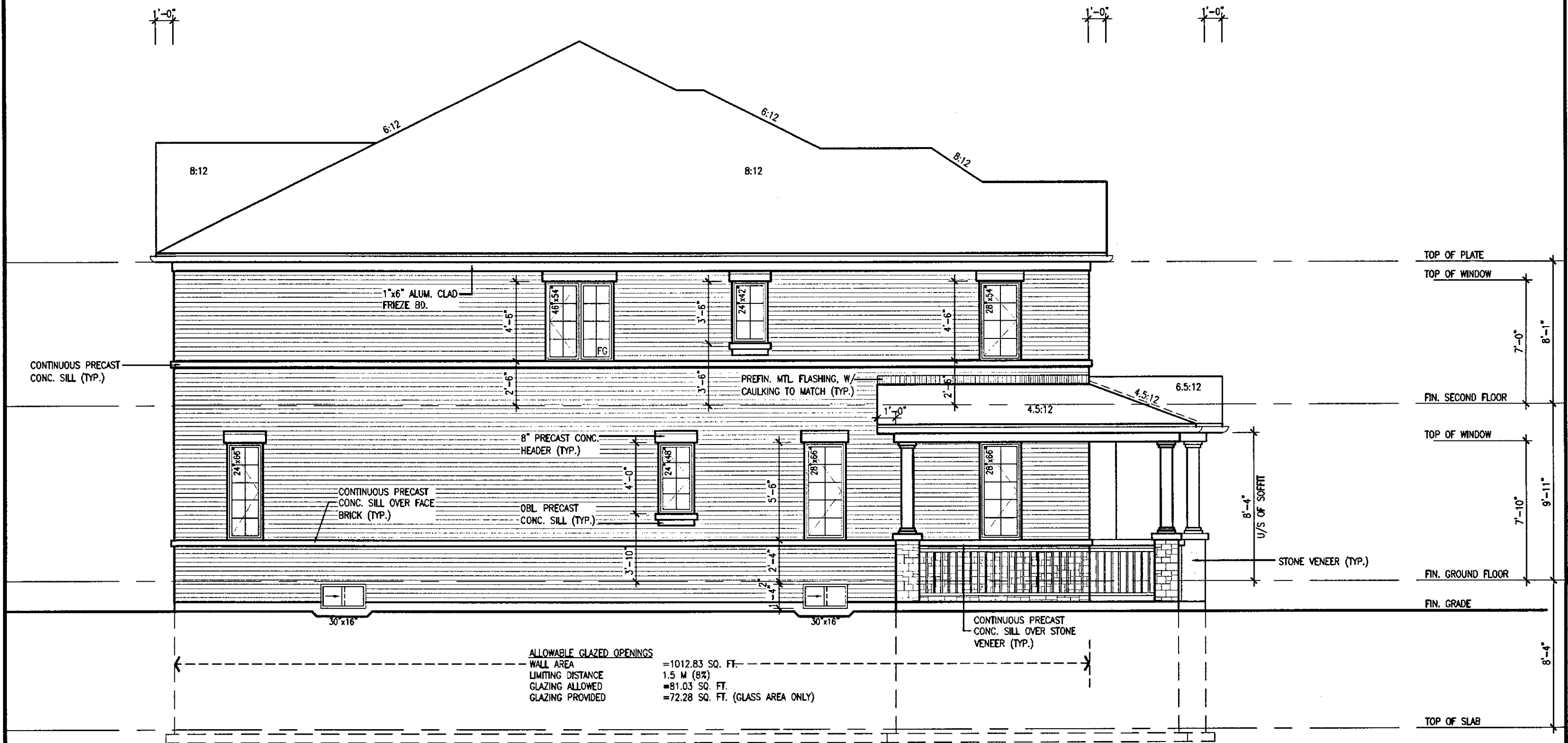
HIGHGROVE 5ES
COMPLIANCE PACKAGE A1

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[illegible]

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2264 SF.



LEFT SIDE ELEVATION '3'
BLOCK 205, UNIT 1

OCT 04 2017

HIGHGROVE 5ES
COMPLIANCE PACKAGE A1

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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

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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.

project no.
16036

date
MARCH 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

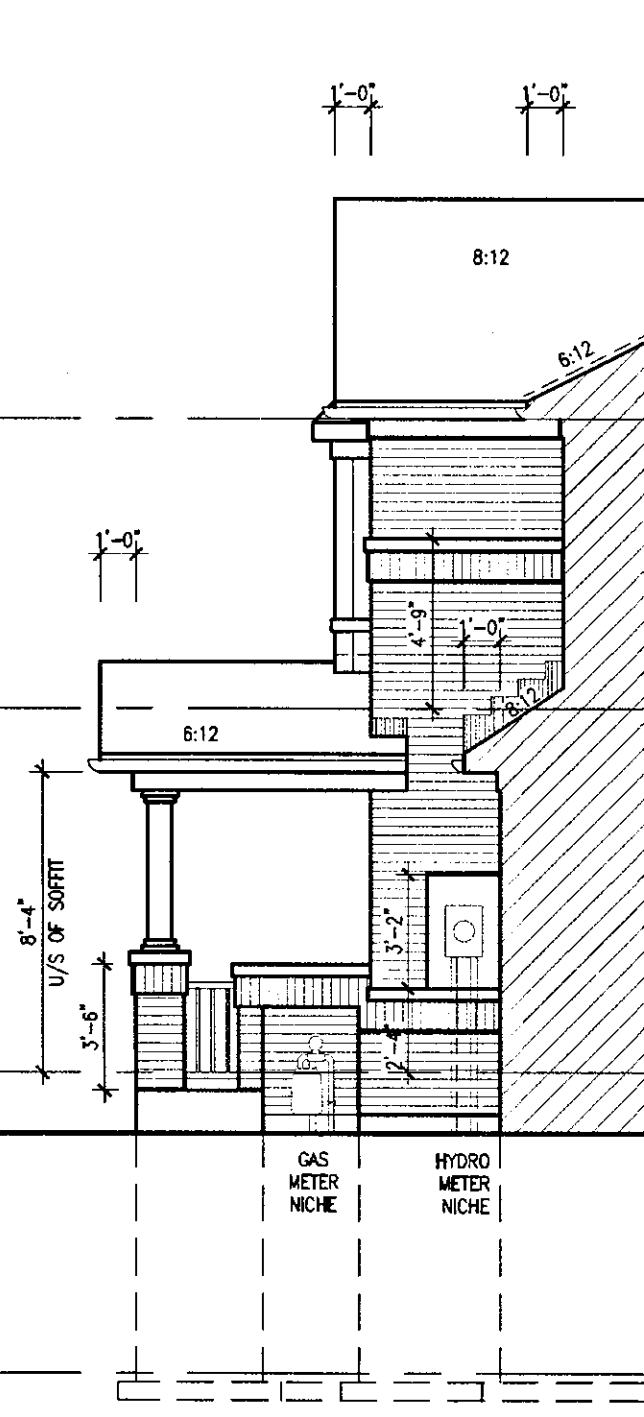
LEFT SIDE ELEVATION '3'

16036-HIGHGROVE 5ES

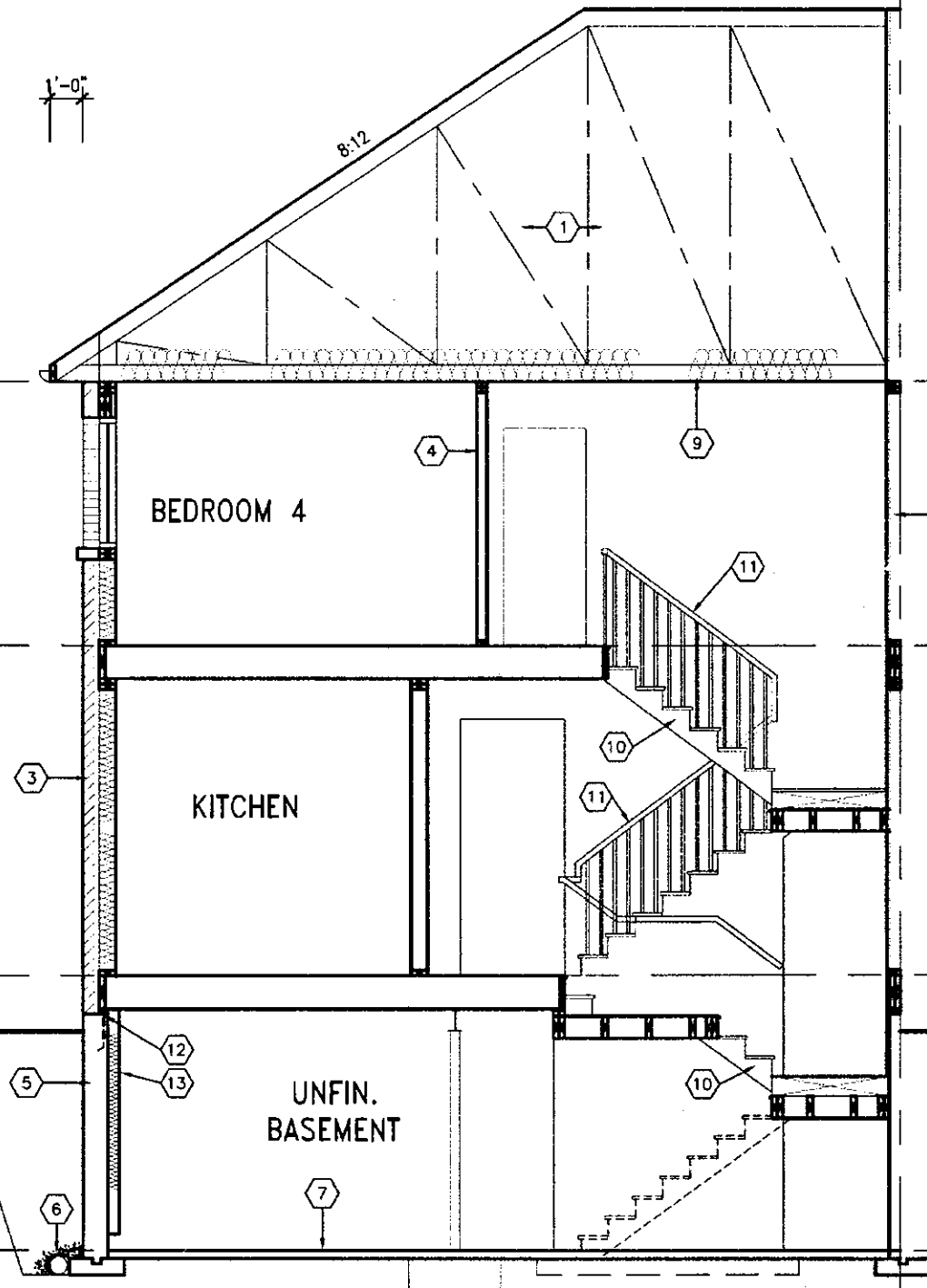
drawing no.
A5b

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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

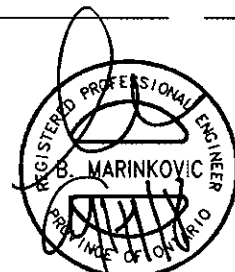
7'-0"
8'-1"
9'-11"
8'-4"

APR 17 2018

HIGHGROVE 5ES COMPLIANCE PACKAGE A1

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STRUDET INC.
FOR STRUCTURE ONLY

18		9	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW
17		8	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	GW
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no.	description	date	by	no.	description

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

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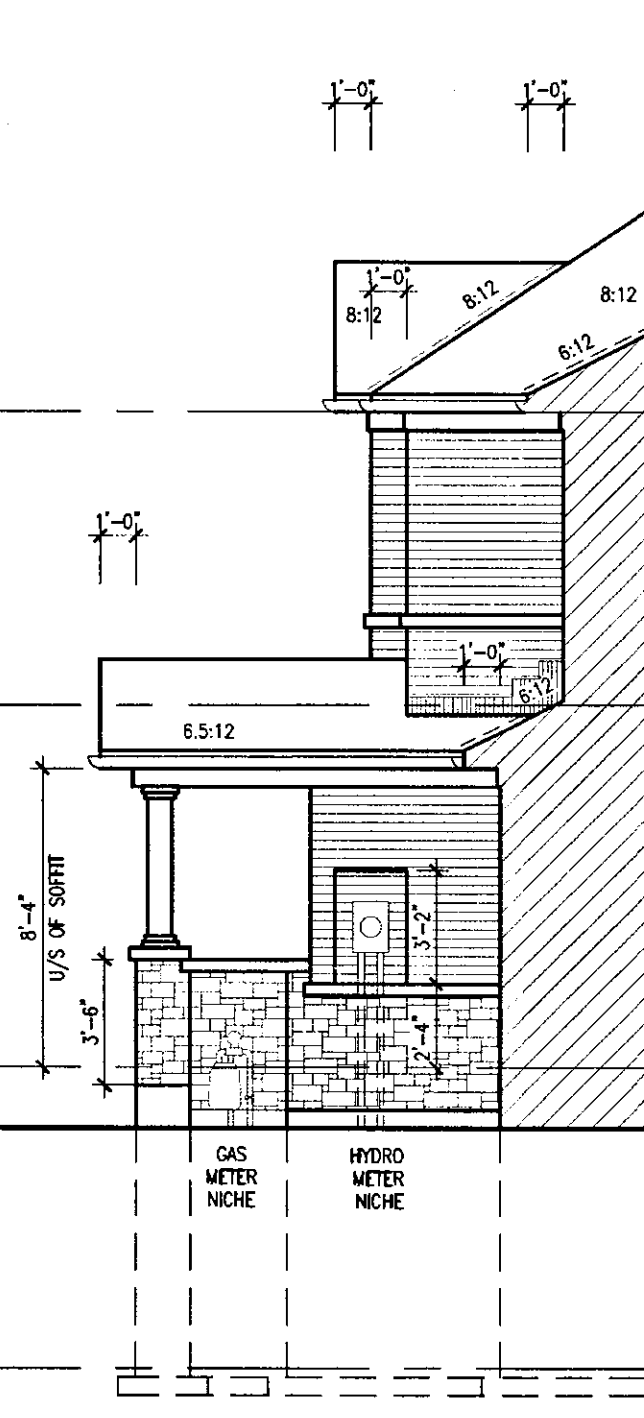
VA3 DESIGN
255 Consumers Rd. Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

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

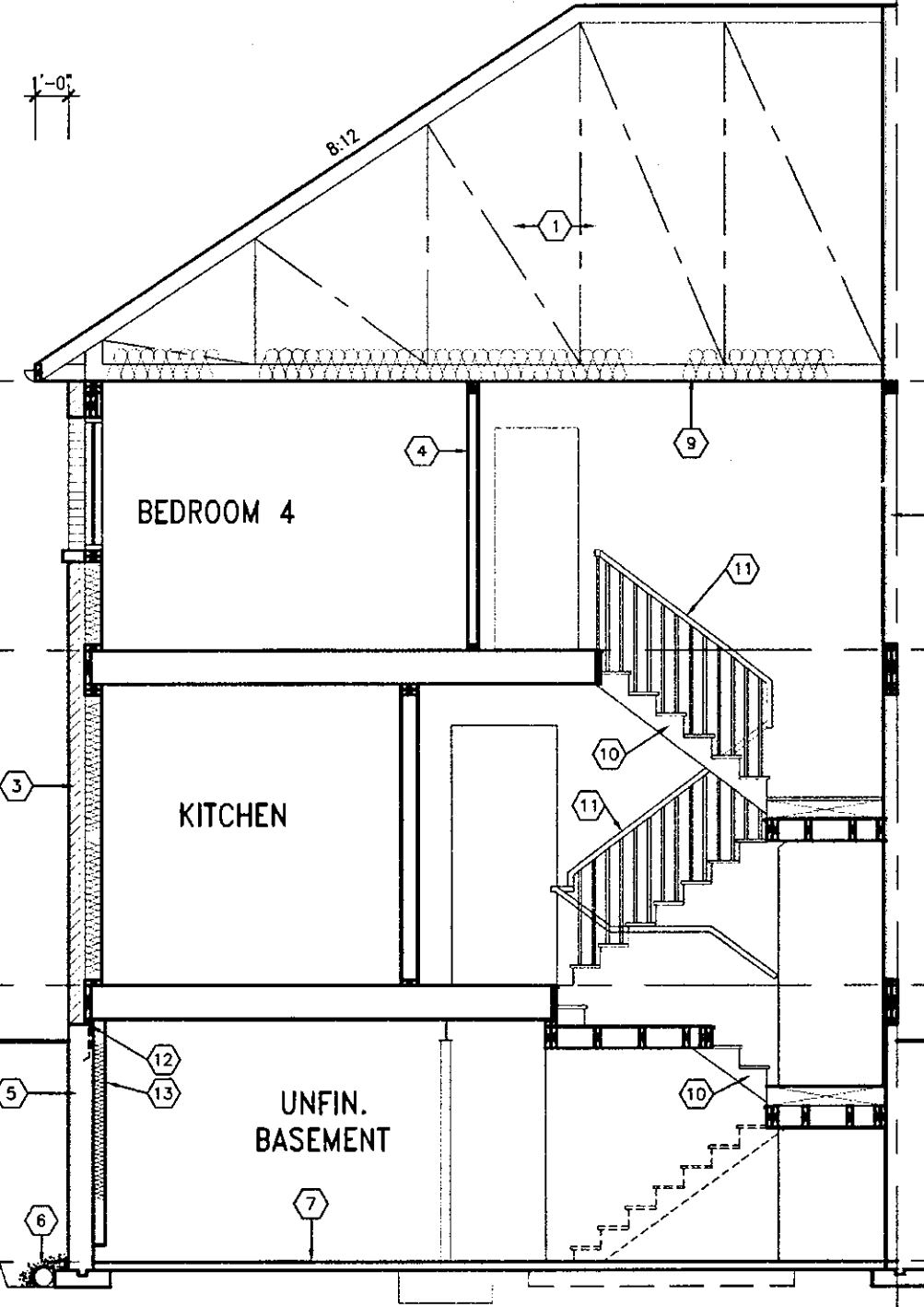
HIGHGROVE 5ES
municipality
WATERDOWN, ON.
project no.
16036
drawing no.
A6
SECTION A-A AND SECTION B ELEV. '1'

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SECTION B ELEV. 3



SECTION A-A ELEV. '3'

APR 17 2018

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no.	description	date	by	no.	description	date	by

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qualification information
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signature
name
registration information
VA3 Design Inc. 42658

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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

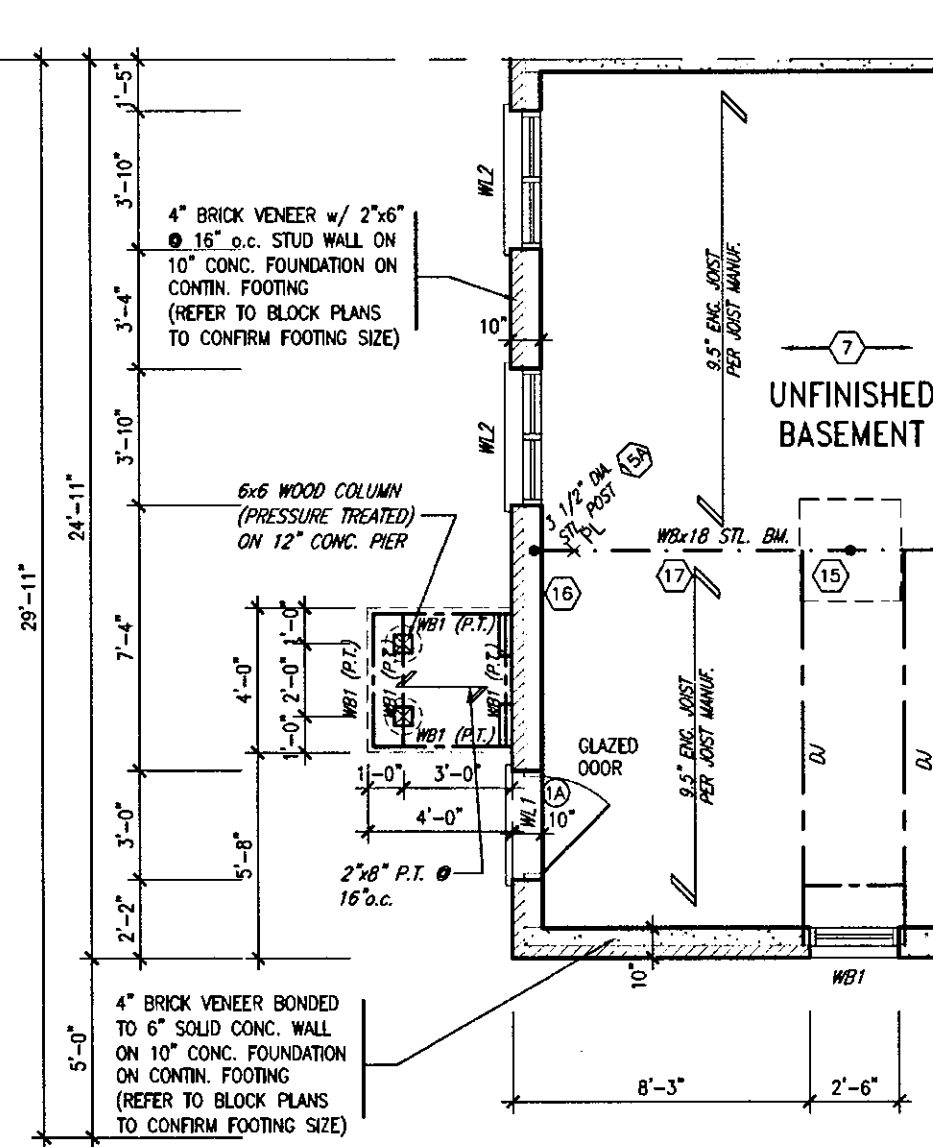
SECTION A-A AND SECTION B ELEV. '3'

file name
16036-HIGHGROVE 5ES
drawing no.
A6b

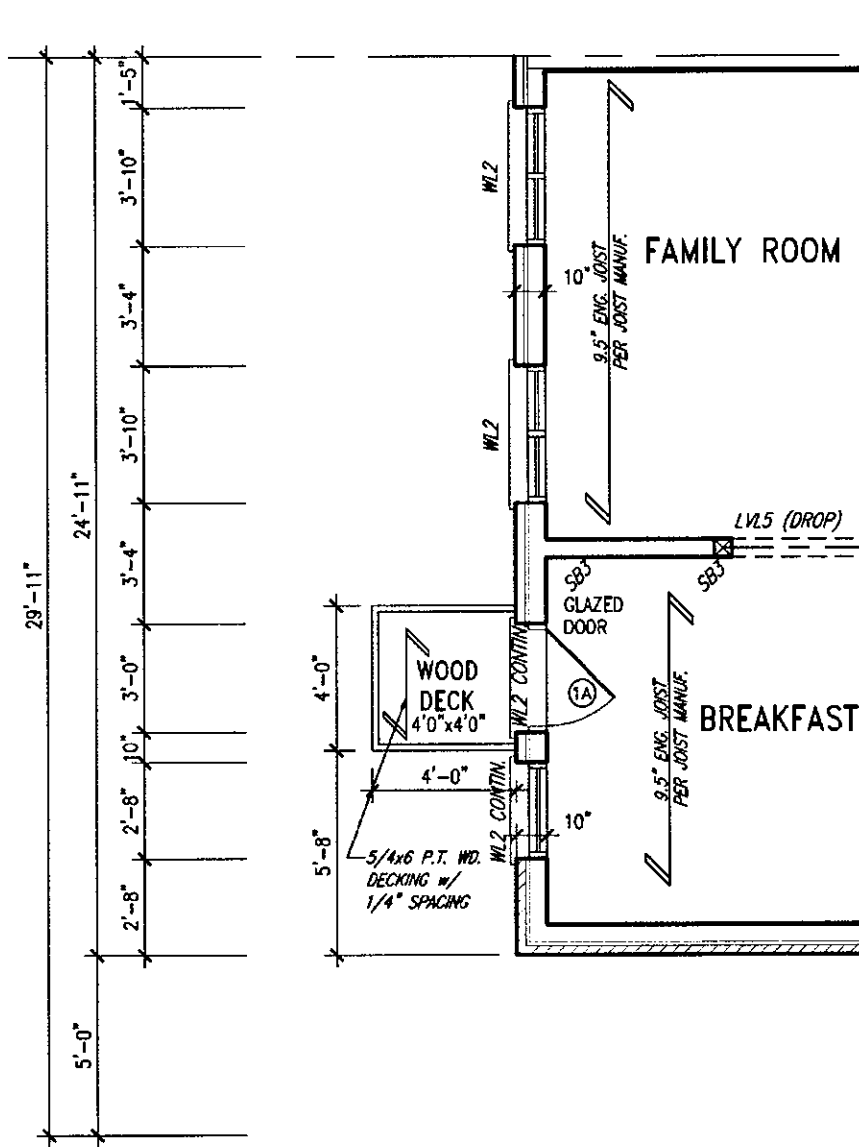
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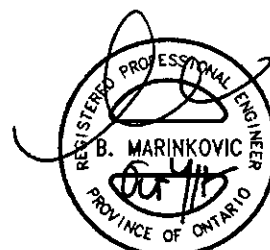
PART. BASEMENT PLAN- ELEV. '3'
W.O.B CONDITION



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

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

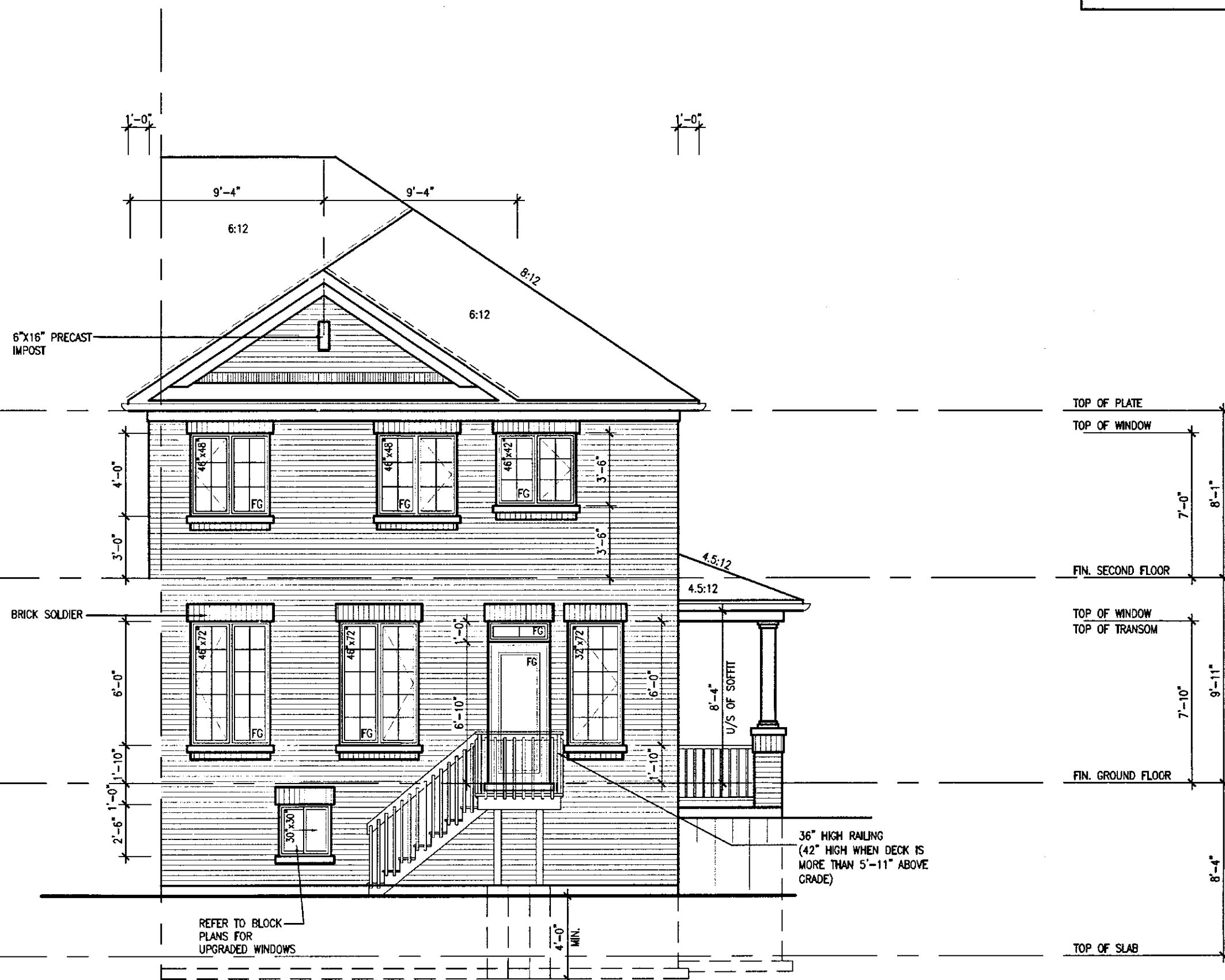
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE
6-2) FOR ADDITIONAL WOOD DECK INFORMATION.

OCT 04 2017

HIGHGROVE 5ES COMPLIANCE PACKAGE A1

18			9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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2264 SF.



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

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OCT 04 2017

HIGHGROVE 5ES

COMPLIANCE PACKAGE A1

17	-	-	9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. date MARCH 2017 drawn by WT checked by CW scale 3/16" = 1'-0" file name 16036-HIGHGROVE SE5 (SIGNED - H:\PROJECTS\GREENPARK\2016\HIGHGROVE\PHASE2\HGH-GROVE-SE5\16036-HIGHGROVE-SE5.dwg - Fri - Sep 22 2017 - 5:07 PM)	HIGHGROVE SE5 drawing no. A8
16	-	-	8 REVISED. ISSUED FOR PERMIT.	SEP. 22/17 GW					
15	-	-	7 ISSUED FOR PRICING.	AUG. 23/17 GW					
14	-	-	6 STUCCO REPLACED.	JUL. 05/17 GW	Richard Vink  24488 BCN 42658				
13	-	-	5		name registration information VA3 Design Inc.				
12	-	-	4 REVISED AS PER CLIENT COMMENTS.	JUN. 21/17 WT					
11	-	-	3 CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17 GW					
10	-	-	2 REVISED PER CLIENT COMMENTS.	APR. 28/17 GW					
no.	description	date	by	no.	description	date			
10				1	PRELIMINARY REVIEW.	APR. 12/17 GW			

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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	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.				
14			4	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	GW					
13			3	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW					
12			2	PRELIMINARY REVIEW.	APR. 12/17	GW					
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