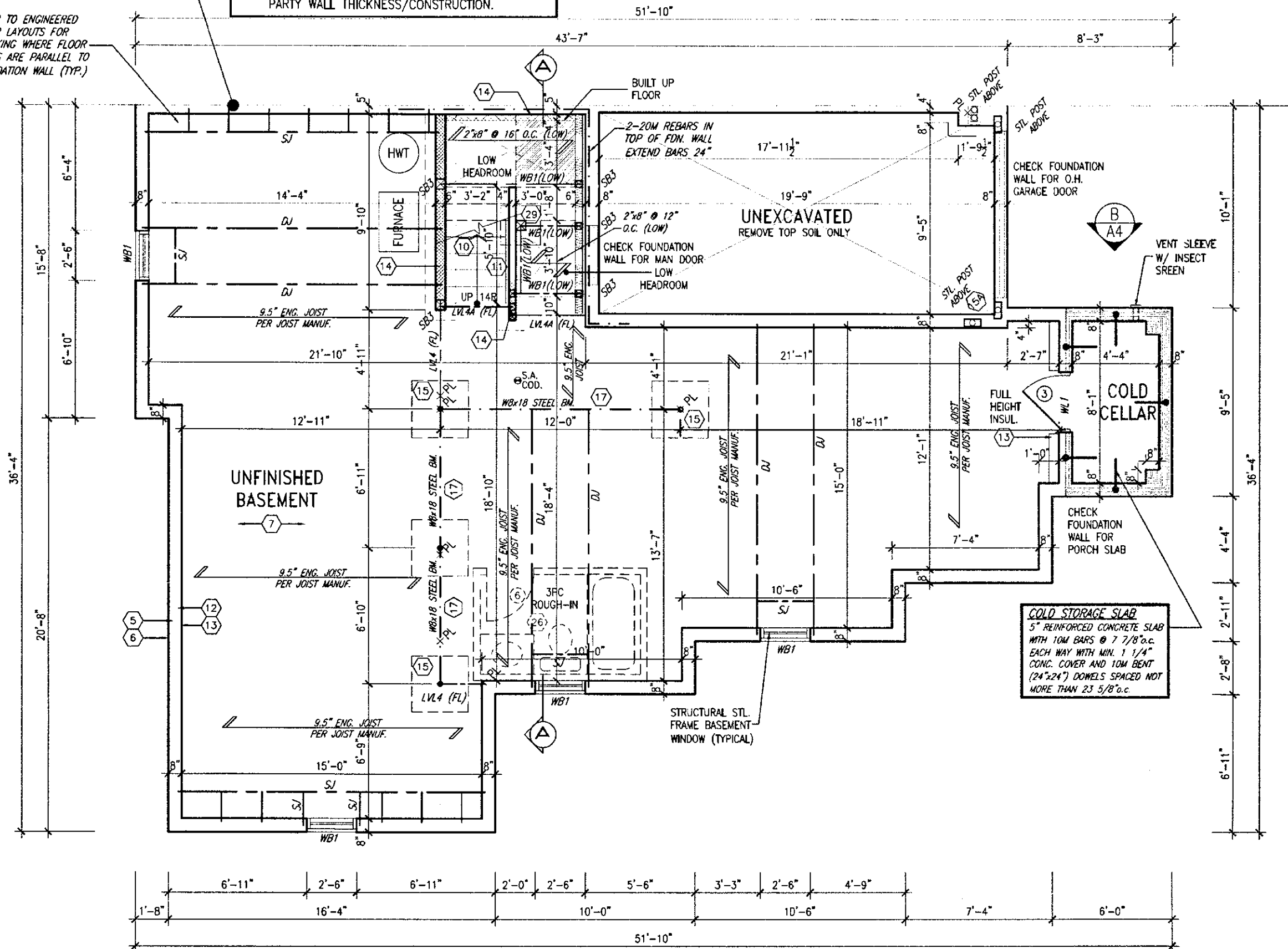


2484 SF.

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.)



BASEMENT WALL INSULATION (TYP.)

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

BASEMENT INSULATION AT STAIR/SUNKEN AREAS

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

ENGINEERED FLOOR FRAMING INFO

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

BASEMENT PLAN EL. 2



STRUDET INC.
FOR STRUCTURE ONLY

JUL 18 2018

HIGHGROVE 7E
COMPLIANCE PACKAGE 'A1'

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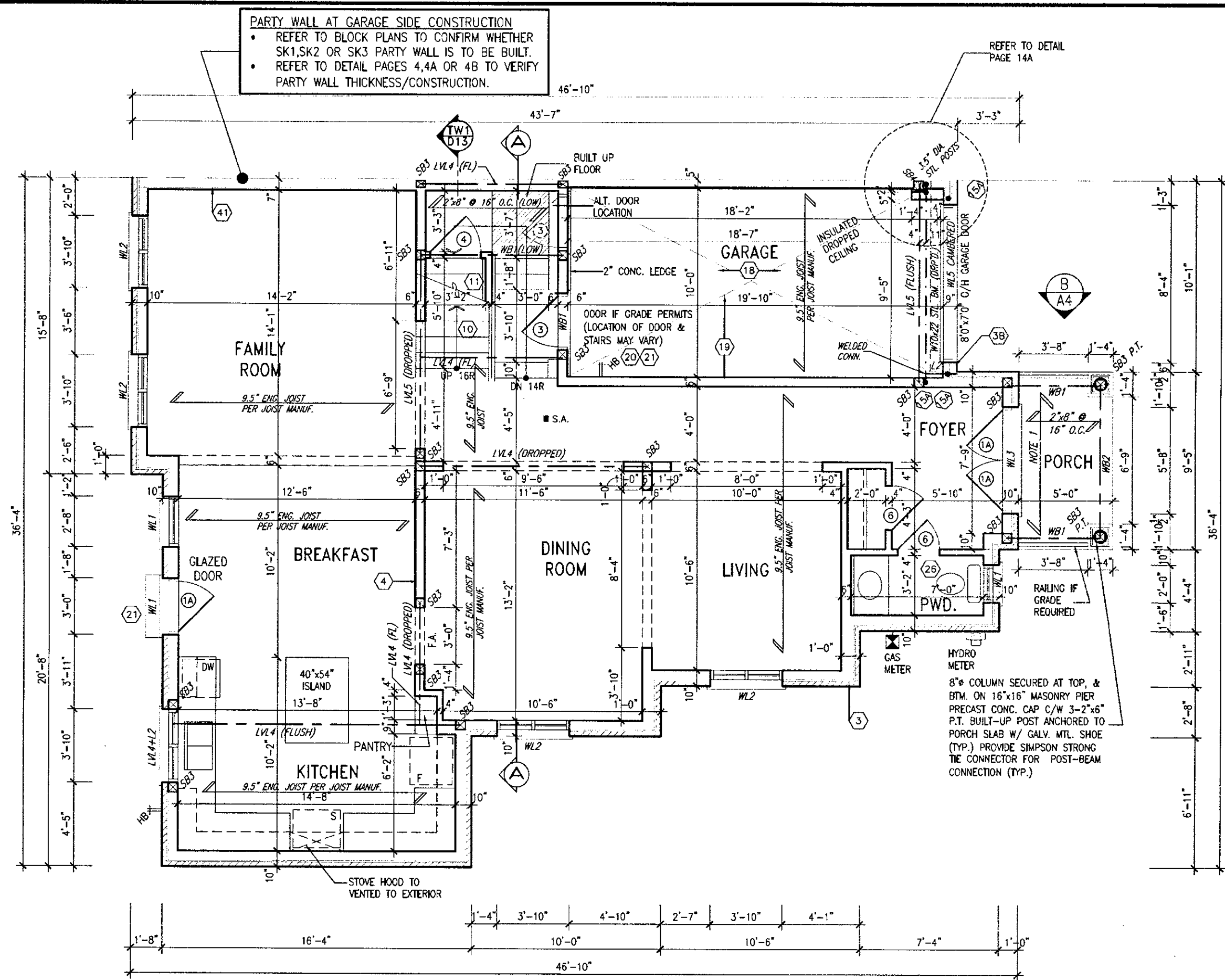
18	REVISED.	JUN. 26/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	REVISED.	APR. 17/18	GW	qualification information
16	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW	Richard Vink 24488
15	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	signature
14	STUCCO REPLACED.	JUL 05/17	GW	name
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registration information
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW	VAS Design Inc. 42653
11	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	PRELIMINARY REVIEW.	APR. 13/17	GW	
9	REVISED.	JUN. 26/18	GW	
8	REVISED.	APR. 17/18	GW	
7	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW	
6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW	
5	STUCCO REPLACED.	JUL 05/17	GW	
4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	
3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW	
2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW	
1	PRELIMINARY REVIEW.	APR. 13/17	GW	
no.	Description	date	by	no.

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

Greenpark.
PROJECT NAME: RUSSELL GARDENS PH.2
MUNICIPALITY: WATERDOWN, ON.
DATE: 2017-04
DRAWN BY: B2.BIM
CHECKED BY: 3/16" = 1'-0"
SCALE: 3/16" = 1'-0"

HIGHGROVE 7E
B204-1
PROJECT NO: 16036
DRAWING NO: 16036-HIGHGROVE 7E
A1

2484 SF.



NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
w/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

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

NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS 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.

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HAMILTON.

GROUND FLOOR PLAN EL. 2

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



JUL 18 2018

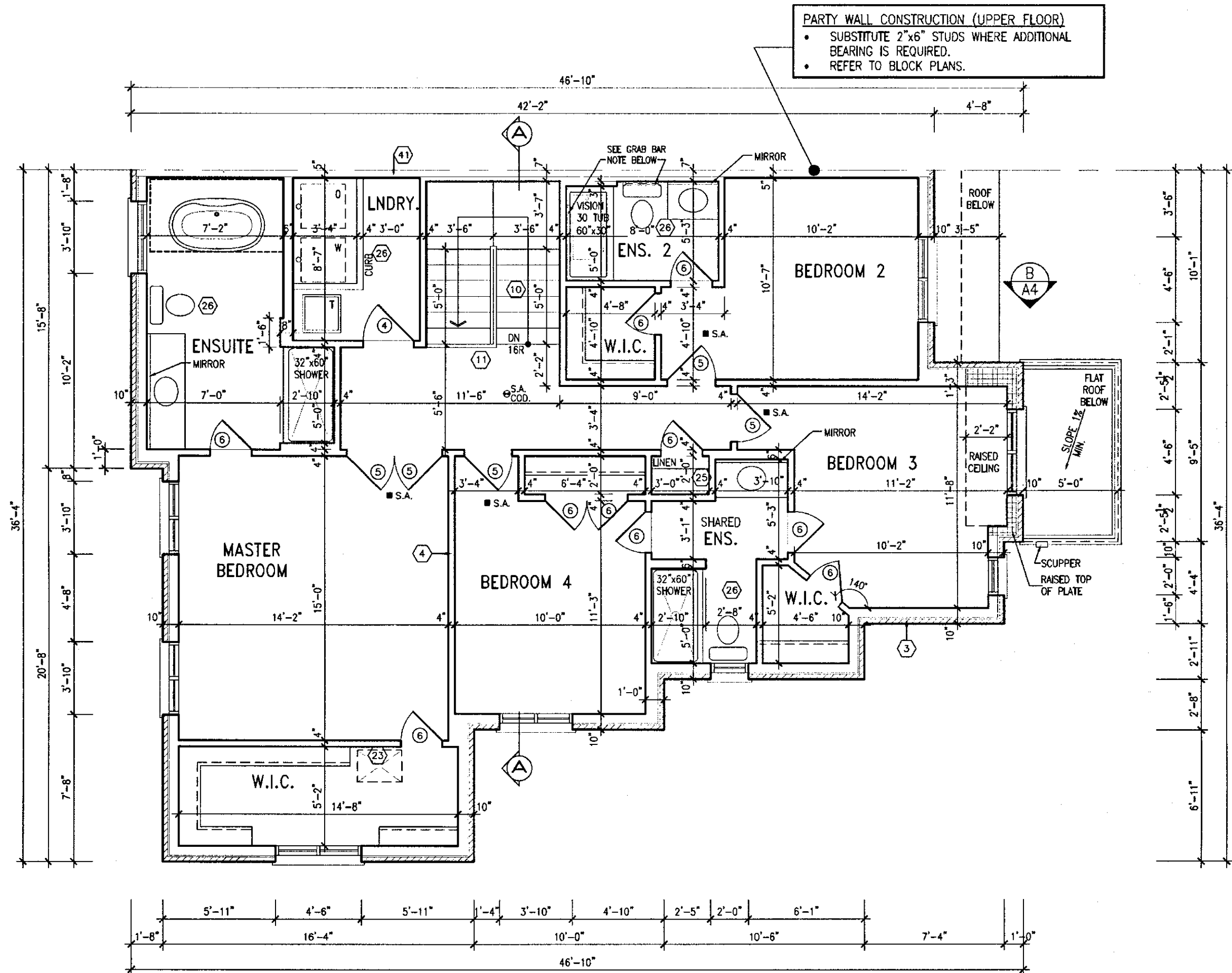
HIGHGROVE 7E COMPLIANCE PACKAGE 'A1'

18			9	REVISED.	JUN. 26/18	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 <i>R Vink</i> Richard Vink 24488 name signature BCN registration information VA3 Design Inc. 42658		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		HIGHGROVE 7E B204-1	project no. 16036
17			8	REVISED.	APR. 17/18	GW						
16			7	REVISED PER CITY COMMENTS. REISSUED.	FEB. 15/18	GW						
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW						
14			5	STUCCO REPLACED.	JUL. 05/17	GW						
13			4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT						
12			3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 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					

date 2017-04		checked by BD.BIM	scale 3/16" = 1'-0"	file name 16036-HIGHGROVE 7E	drawing no. A2
notes + 16036-HIGHGROVE 7E B204-1 HIGHGROVE 7E B					

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2484 SF.



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).

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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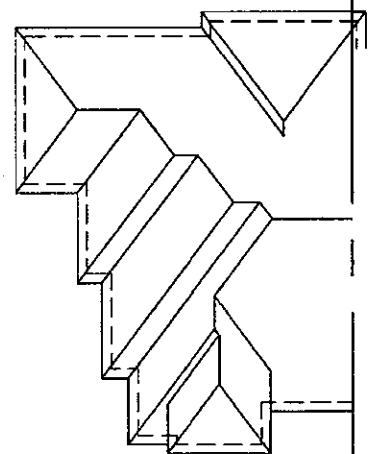
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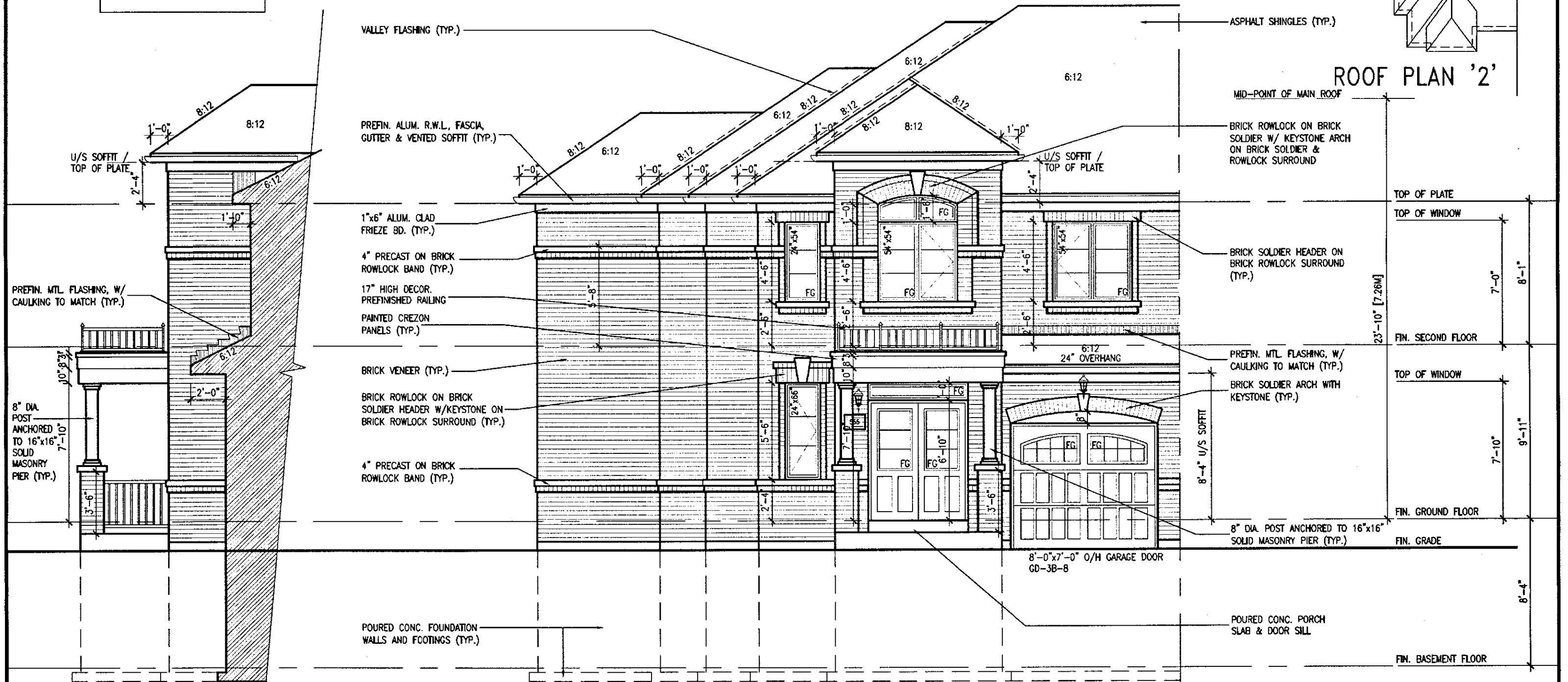
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2484 SF.



ROOF PLAN '2'



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'

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

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

18				9	.	.	.	The undersigned has reviewed and takes responsibility for this design
17				8	.	.	.	and has the qualifications and meets the requirements set out in the
16				7	.	.	.	Ontario Building Code to be a Designer.
15				6	REVISED, ISSUED FOR PERMIT,	SEP. 28/17	GW	qualification information
14				5	STUCCO REPLACED,	JUL. 05/17	GW	Richard Vink  244
13				4	REVISED AS PER CLIENT COMMENTS,	JUN 21/17	WT	name signature B
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 15/17	GW	registration information VA3 Design Inc. 426
11				2	REVISED PER CLIENT COMMENTS,	MAY 03/17	GW	
10				1	PRELIMINARY REVIEW,	APR. 13/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
no.	description	date	by	no.	description	date	by	

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 *h.k.k*

Y Richard Vink *R Vink* 244

name / signature

V&S Design Inc. 426

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All

drawings and specifications are instruments of service and the 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 _____ 15

2017-04 LE

2. **BD.BIM** - $3/16" = 1'-0"$

04-00 - MARCH 15, WORKING 2016 16036 GREYHUNTS HIGH GROVE, HIG GROVE - 71 16036 - HIGH GROVE 71.dwg

HIGHGROVE 7E
B204-4

project	1603
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FT SIDE ELEV 2	drawing no.
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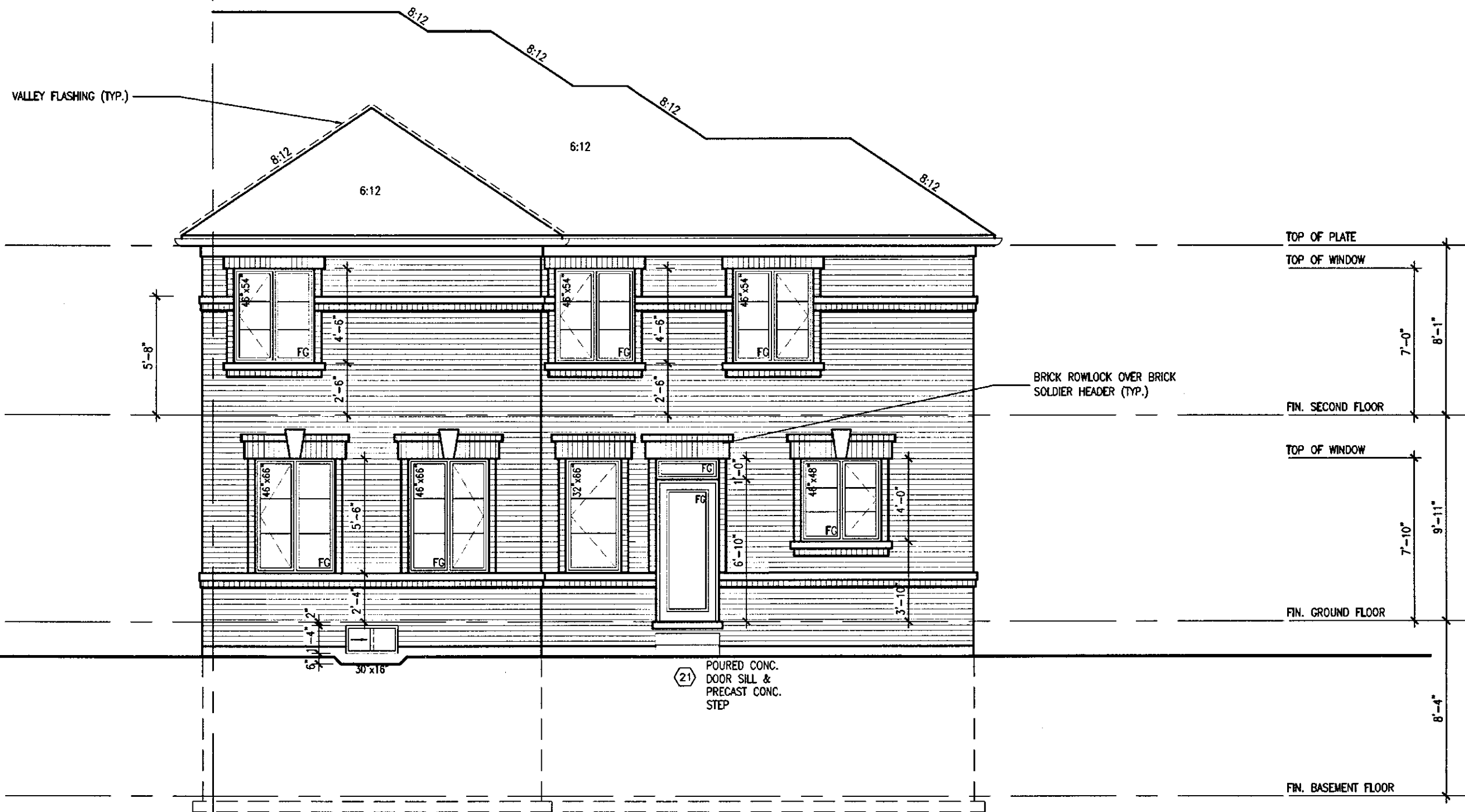
RT SIDE ELEV. 2

16036-HIGHGROVE 7E

- Thu - Sep 28 2007 - 4:31 PM

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2484 SF.



REAR ELEV. 2

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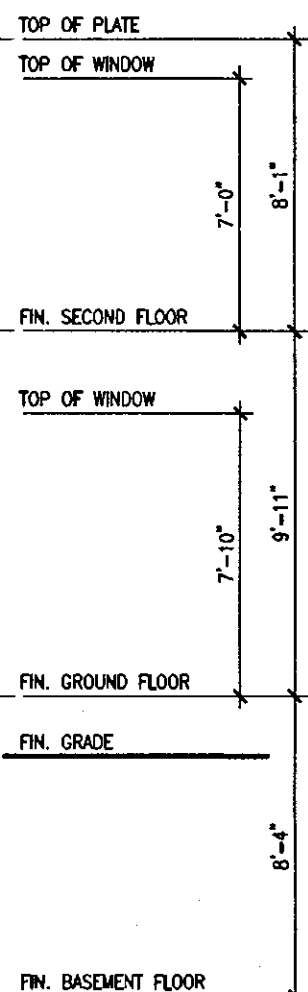
OCT 04 2017

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. qualification information Richard Vink <i>R Vink</i> 24488 name signature BCN registration information 42658 VA3 Design Inc. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com   HIGHGROVE 7E B204-4 project no. 16036			
17			8				project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16036
16			7				date 2017-04	checked by BD.BIM	scale 3/16" = 1'-0"
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17		GW	file name 16036-HIGHGROVE 7E	drawing no. A6
14			5	STUCCO REPLACED.	JUL. 05/17	GW	REAR ELEV. 2		
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		

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CROSS SECTION 'A-A'



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

HIGHGROVE 7E
COMPLIANCE PACKAGE 'A1'

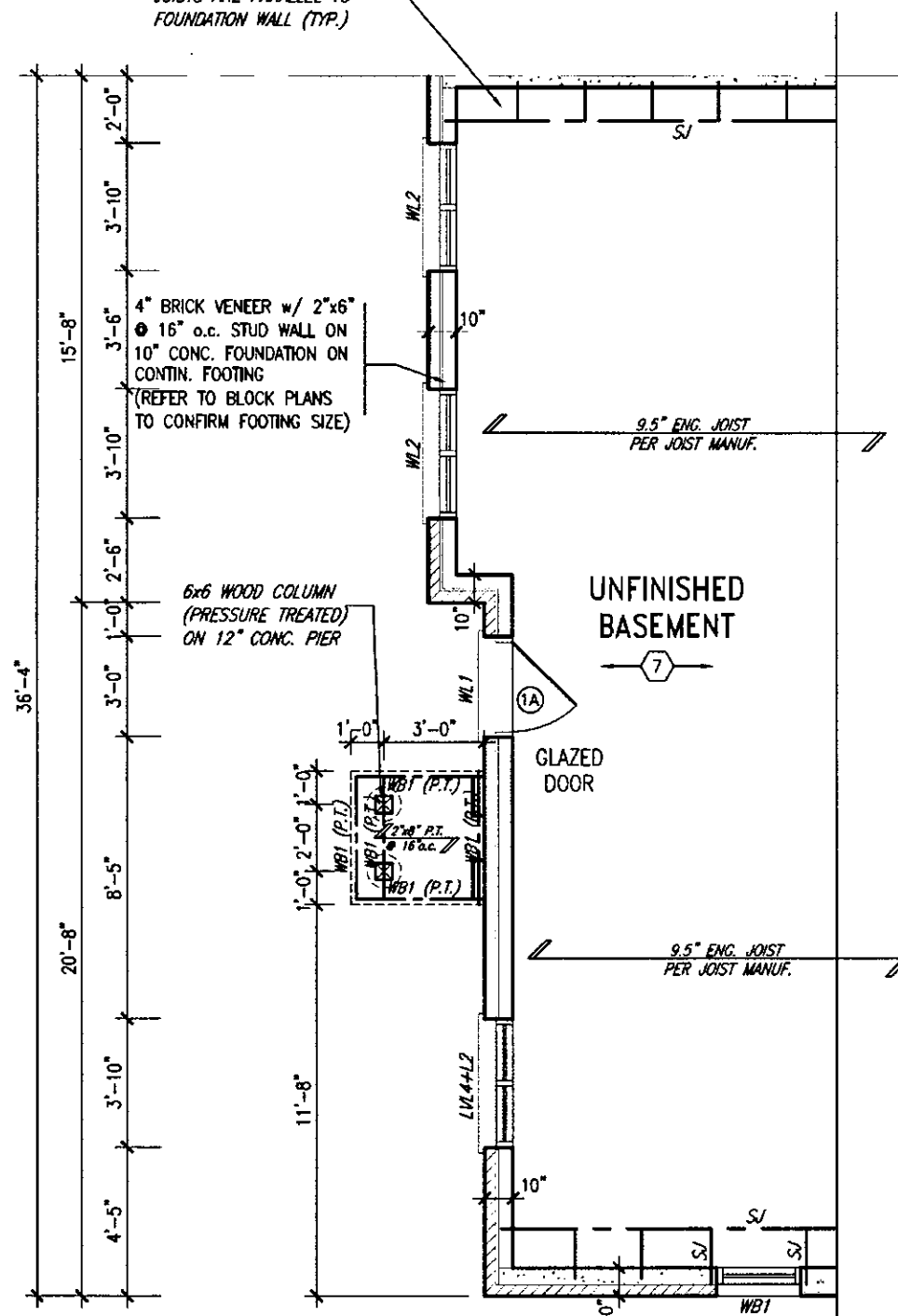
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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18		9			The undersigned has reviewed and takes responsibility for this design and lists 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. HIGHGROVE 7E B204-1 project no. 16036	CROSS SECTION 'A-A' date 2017-04 checked by scale 3/16" = 1'-0" file name 16036-HIGHGROVE 7E drawn by BB.BIM DESIGN - 255 CONSUMERS RD SUITE 120 TORONTO ONTARIO M2J 1R4 TEL: 416.630.2255 FAX: 416.630.4782 VA3 DESIGN INC. FEB 15/18 HIGHGROVE 7E.dwg - Thu Feb 15 2018 - 2:15 PM	drawing no. A7
17		8							
16	7	REVISED PER CITY COMMENTS REISSUED.	FEB. 15/18	GW					
15	6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW					
14	5	STUCCO REPLACED.	JUL 05/17	GW	Richard Vink signature 24488 BCN				
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					
10	1	PRELIMINARY REVIEW.	APR. 13/17	GW					
no.	description	date	by	no.	description	date	by		

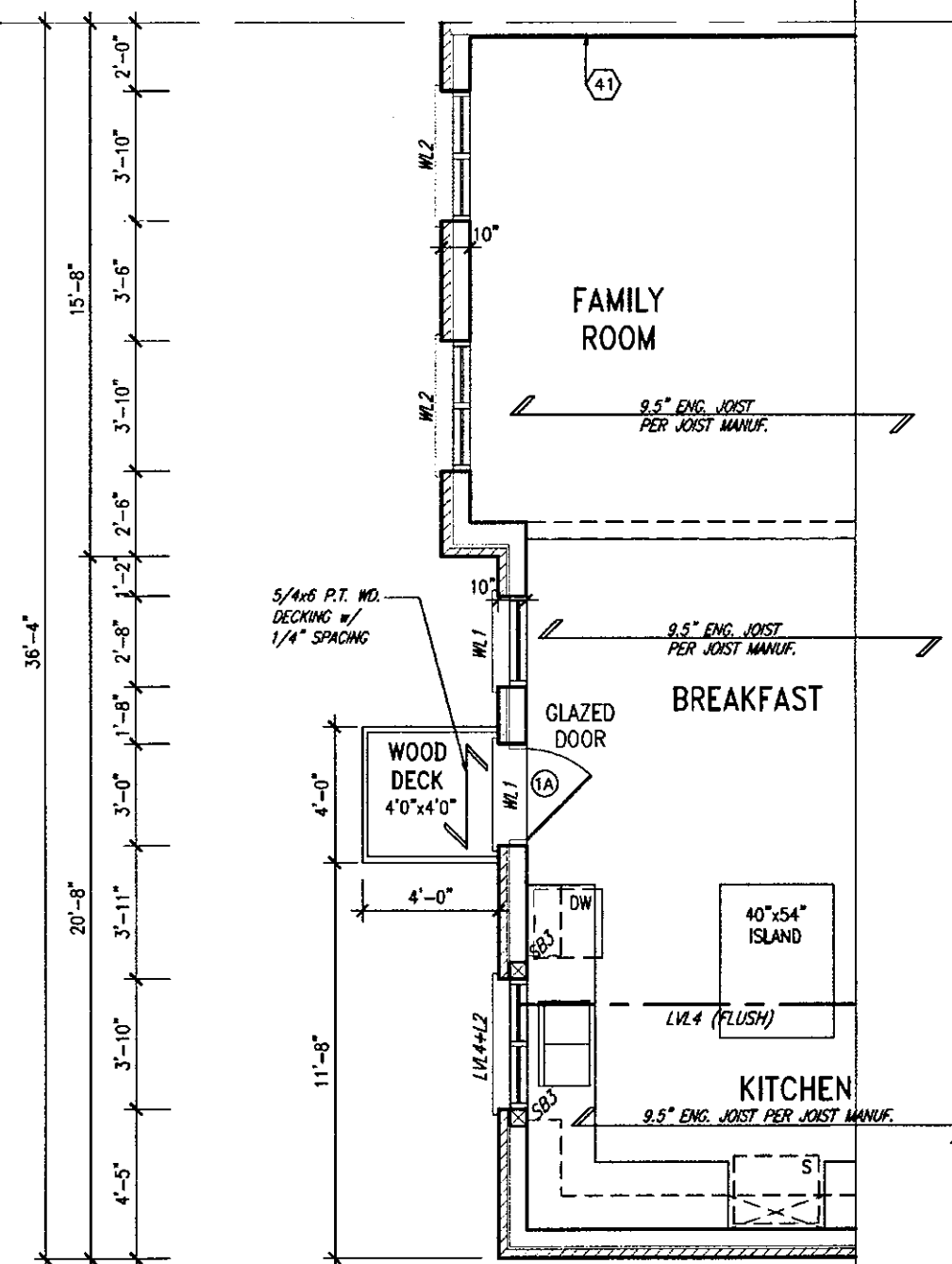
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REFER TO ENGINEERED
FLOOR LAYOUTS FOR
BLOCKING WHERE FLOOR-
JOISTS ARE PARALLEL TO
FOUNDATION WALL (TYP.)



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

PART. BASEMENT PLAN
W.O.B CONDITION



PART. GROUND FLOOR PLAN
W.O.B CONDITION

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STRUDET INC.
FOR STRUCTURE ONLY

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

OCT 04 2017

HIGHGROVE 7E

COMPLIANCE PACKAGE 'A1'

[illegible]

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REAR ELEV. 2 - WOB CONDITION

OCT 04 2017

HIGHGROVE 7E

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