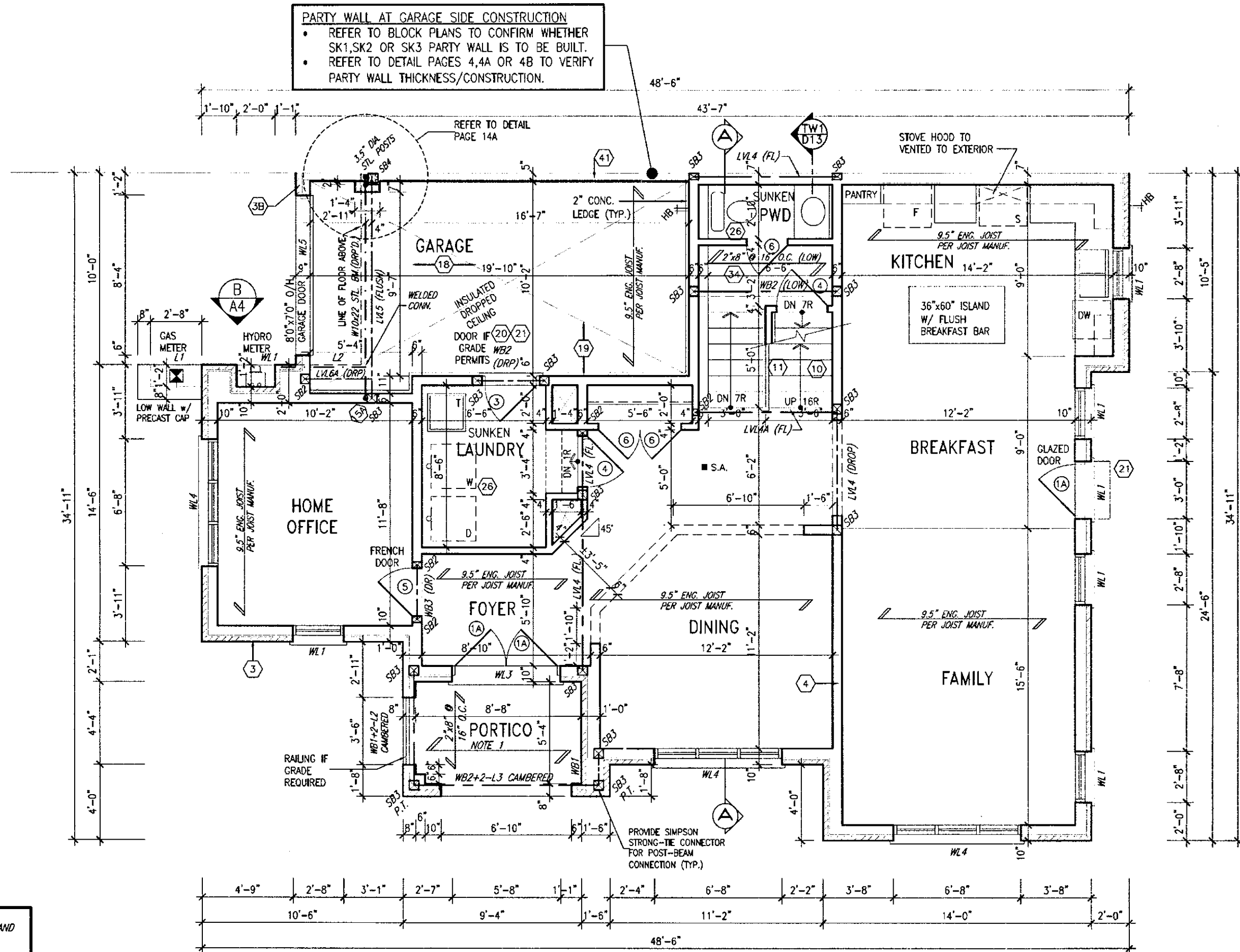


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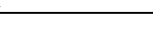


GROUND FLOOR PLAN '2'



JUL 18 2018

HIGHGROVE 11
 COMPLIANCE PACKAGE 'A1'

18				3	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.  signature	24488	BCN	42658	 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 Greenpark.	HIGHGROVE 11 B218-6	project no. 16036	drawing no. A2	
17				8	REVISED.	APR. 17/18	GW										
16				7	REV. PER CITY COMMENTS. REISSUED.	FEB. 21/18	GW										
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW										
14				5	ISSUED FOR PRICING.	AUG. 23/17	GW										
13				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT	name registration information VA3 Design Inc.									
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN. 15/17	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				2	REVISED PER CLIENT COMMENTS.	MAY 03/17	GW										
10				1	ISSUED FOR CLIENT REVIEW.	APR. 19/17	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.



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.B.3.B.(1)(d) & 3.B.3.1.3.(1)(f).

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

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.

APR 17 2018

HIGHGROVE 11
COMPLIANCE PACKAGE 'A1'

[illegible]

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BRICK SOLDIER HEADER ON
BRICK SOLDIER STACK ON
PRECAST CONC. SILL OVER
BRICK ROWLOCK (TYP.)

— BRICK VENEER (TYP.)

BRICK PILASTER (TYP.)

BRICK ROWLOCK W/ 1/2"

— PROJ. ON 16" WIDE 1" RAISED

BRICK PILASTER ON BRICK

ROWLOCK BASE W/ 1/2" PROJ.

17" HIGH DECOR.

PREFINISHED RAILING

— PRECAST CONC. ARCH

(TYP.)

BRICK ROWLOCK OVER BRICK

SOLDIER HEADER W/ KEYSTONE

ON BRICK SOLDIER STACK (TYP.)

— 4" PRECAST BAND (TYP.)
— STONE VENEER (TYP.)

TOP OF PLATE
TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE

FIN. BASEMENT FLOOR

 SIDE ELEV.

FRONT ELEV. 2

APR 17 2018

HIGHGROVE 11

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.  signature name registration information VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
17				8 REVISED.		APR. 17/18	GW		
16				7 REV. PER CITY COMMENTS. REISSUED.		FEB. 21/18	GW		
15				6 REVISED. ISSUED FOR PERMIT.		SEP. 29/17	GW		
14				5 ISSUED FOR PRICING.		AUG. 23/17	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 ISSUED FOR CLIENT REVIEW.		APR. 19/17	GW		
no.	description	date	by	no.	description	date	by		

**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark.

project name **RUSSELL GARDENS PH.2** municipality **WATERDOWN, ON**
date **2017-04** FRONT ELEV. 2
drawn by **BD.BIM** checked by **-** scale **3/16" = 1'-0"**

HIGHGROVE 11
B218-6

project n
1603

drawing no.

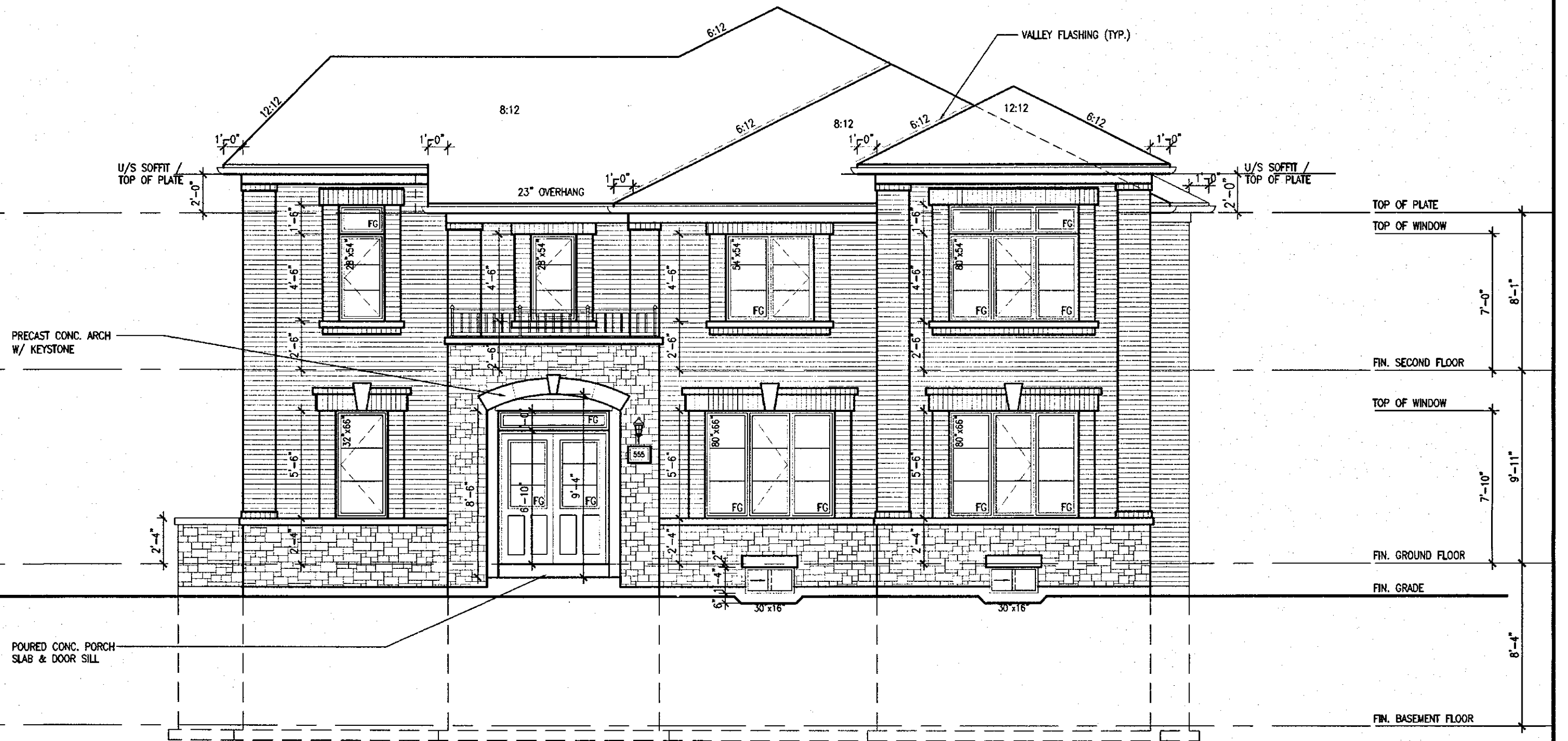
• •

44

A4

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FLANKAGE ELEV. 2

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APR 17 2018

HIGHGROVE 11

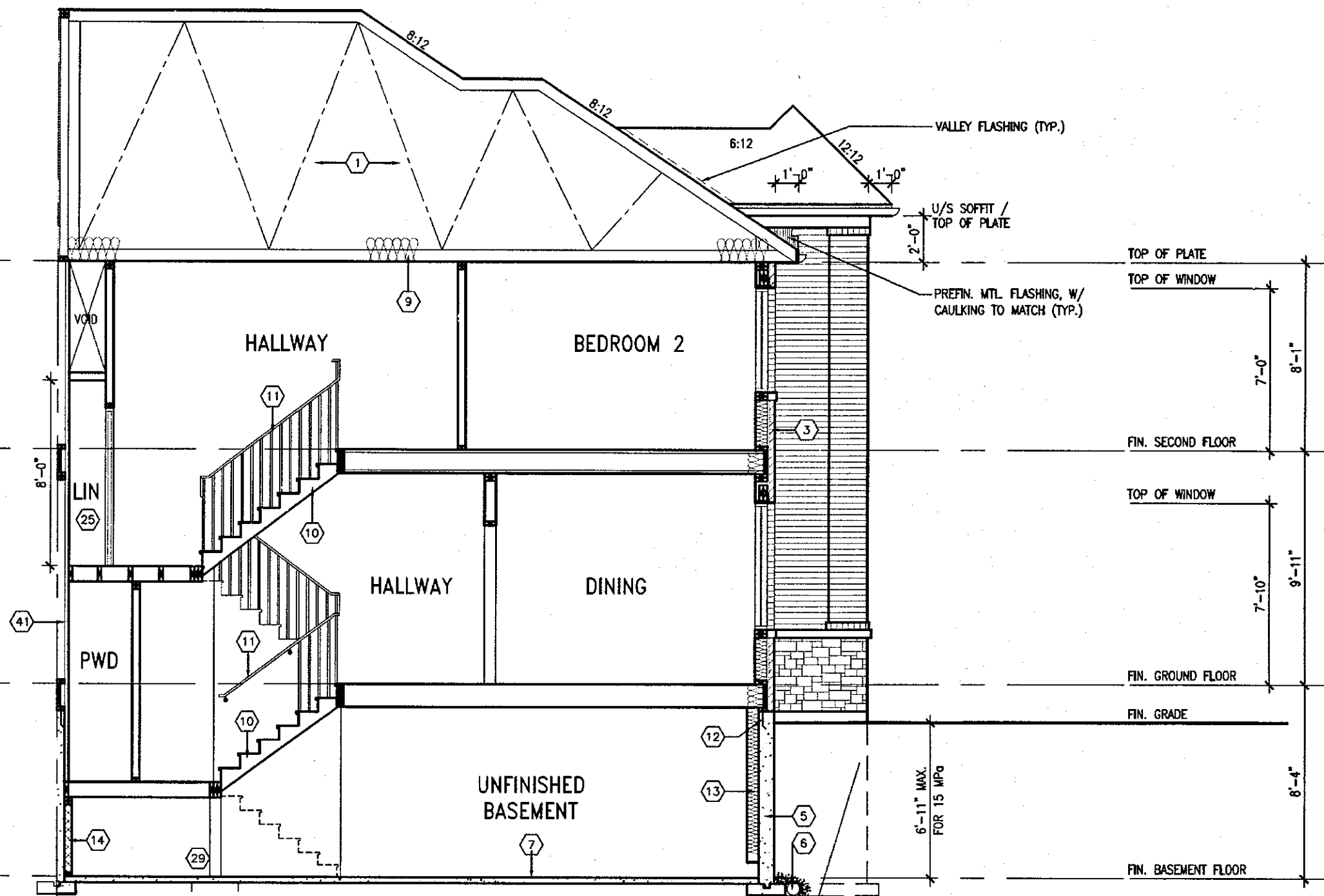
COMPLIANCE PACKAGE 'A1'

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CROSS SECTION 'A-A'
ELEV. '2'

OCT 04 2017

HIGHGROVE 11 COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

It is the Engineer's professional responsibility to ensure that all plans submitted for approval fully comply with the Architectural Design Guidelines approved by the City of Hamilton.

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

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