

1902 SF.

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.

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

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

PARTY WALL AT HOUSE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER SK1 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

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 Council Architect is not responsible in any way for assessing 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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: APR 20 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

BASEMENT PLAN ELEV. '1'

CITY OF HAMILTON
Building Division

Permit No. 131917

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

[Signature] July 20/18
FOR CHIEF BUILDING OFFICIAL DATE

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB WITH 15M BARS @ 12" o.c. BOTTOM EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 15M BENT (24"x24") DOWELS SPACED NOT MORE THAN 16" o.c. TYPICAL ALL AROUND.

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18				8	REVISED	APR 13/18	GW		
17				7	REV. PER CITY COMMENTS, REISSUED	FEB 15/18	GW		
16				6	REVISED, ISSUED FOR PERMIT	SEP 28/17	GW		
15				5	ISSUED FOR PRICING	AUG 23/17	GW		
14				4	REVISED AS PER CLIENT COMMENTS	JUN 21/17	WT		
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW		
12				2	REVISED PER CLIENT COMMENTS	APR 28/17	GW		
11				1	PRELIMINARY REVIEW	APR 12/17	GW		
10									
9									
8									
7									
6									
5									
4									
3									
2									
1									

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

Greenpark. **HIGHGROVE 3**

Project Name: **RUSSELL GARDENS PH.2** Municipality: **WATERDOWN, ON.** Project No.: **16036**

Date: **APRIL 2017** Drawn by: **GW** Checked by: **GW** Scale: **3/16" = 1'-0"** Drawing No.: **16036-HIGHGROVE-3**

BASEMENT PLAN ELEV. '1'

A1

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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.

PARTY WALL AT GARAGE SIDE CONSTRUCTION

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

Permit No. 131947
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

7-01 THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by SM July 22/16
FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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

A hand-drawn floor plan of a rectangular room. The left wall is labeled "CEILING SIDES OF STAIR". The bottom wall is labeled "SUBFLOOR". The right wall has a section labeled "PRIME WTR SEAL". Dimensions are noted along the walls: "13'-8\"

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

PARTY WALL AT HOUSE SIDE CONSTRUCTION

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

BASEMENT PLAN ELEV. '1A'

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB
WITH 15M BARS @ 12" o.c.
BOTTOM EACH WAY WITH MIN. 1
1/4" CONC. COVER AND 15M
BENT (24"x24") DOWELS
SPACED NOT MORE THAN 16" o.c.
TYPICALLY ALL AROUND.

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2018
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

FEB 15 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

BLK 209.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

5€.

18				9			
17				8			
16				7	REV. PER CITY COMMENTS, REISSUED.	FEB 15/18	GW
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW
14				5	ISSUED FOR PRICING.	AUG 23/17	GW
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WA
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW
11				2	REVISED PER CLIENT COMMENTS.	APP. 28/17	GW
10				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		
qualifications information	<i>R Vink</i>	
Richard Vink		24488
name	signature	BCIN
registration information		
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
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255 Consumers Rd Suite 1
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t 416.630.2255 f 416.630.4
va3design.com



HIGHGROVE 3

project name		municipality		project no.	
RUSSELL GARDENS PH.2		WATERDOWN, ON.		16036	
date		BASEMENT PLAN ELEV. '1A'			drawing no.
APRIL 2017					
drawn by		checked by	scale	file name	A1a
WT		GW	3/16" = 1'-0"	16036-HUGROVE-3	

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PARTY WALL AT GARAGE SIDE CONSTRUCTION

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

PARTY WALL AT HOUSE SIDE CONSTRUCTION

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

CITY OF HAMILTON
BUILDING DEPARTMENT
Planning & Development Department
MAY 10 2018
REC'D BY _____
SEND TO _____

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.



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JOHN G. WILLIAMS, P.E., ARCHITECT
ARCHITECTURAL COUNCIL REVIEW
AND APPROVAL

APPROVED BY _____

DATE April 23, 2018

THIS stamp certifies compliance with the applicable
Design Guidelines only and carries no future
process or responsibility.

18				8	REVISED.		APR. 13/18
17				7	REV. PER CITY COMMENTS. ISSUED.		FEB. 15/18
16				6	REVISED. ISSUED FOR PERMIT.		SEP. 28/17
15				5	ISSUED FOR PAICING.		AUG. 23/17
14				4	REVISED AS PER CLIENT COMMENTS.		JUN. 21/17
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS		JUN. 12/17
12				2	REVISED PER CLIENT COMMENTS.		APR. 28/17
11				1	PRELIMINARY REVIEW.		APR. 12/17
10							
no	description	date	by	no	description	date	

	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 signature	BCH
	VAB 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 copied.	

VA
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Toronto Ont M2J 1R4
t 416.630.2255 f 416.630.478
va@va-design.com

 **Greenpark.**

Project name **RUSSELL GARDENS PH.2** Municipality **WATERDOWN, ON.**

Date **APRIL 2017**

Drawn by **WT** checked by **CW** scale **3/16" = 1'-0"**

GROUND FLOOR PLAN

HIGHGROVE 3

project no.
16036

PLAN ELEV. '1'

file name
16036-HIGHGROVE-3

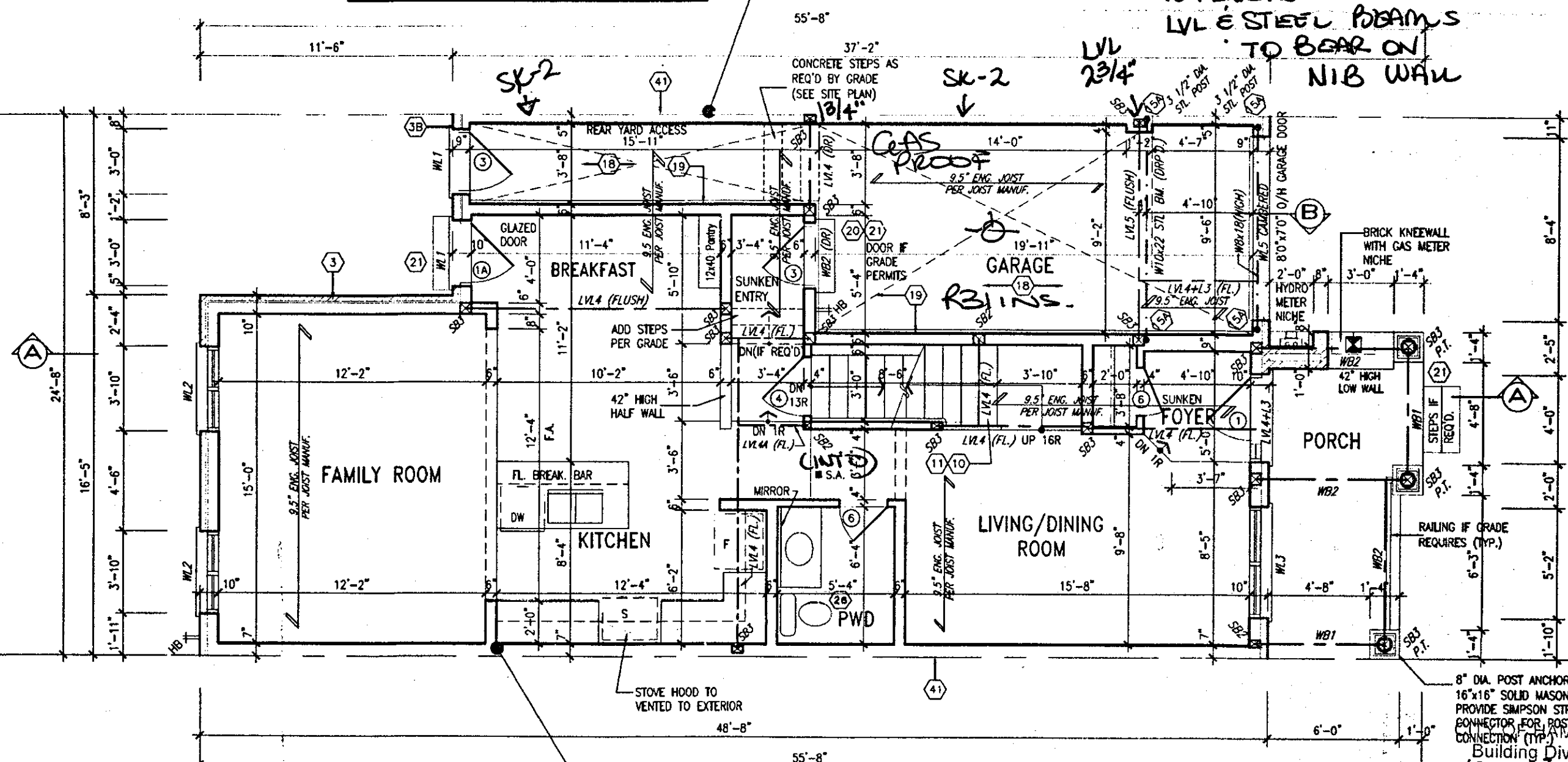
drawing no.
A2

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

PARTY WALL AT GARAGE SIDE CONSTRUCTION

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

* BEAM NOT PERMITTED
TO PENETRATE FIRE SEP.
LVL & STEEL BEAMS
TO BEAR ON
NIB WALL



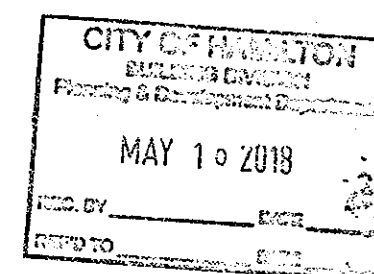
PARTY WALL AT HOUSE SIDE CONSTRUCTION

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

GROUND FLOOR PLAN ELEV. '1A'

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 Contractor/Architect is not responsible in any way for examining or approving (or not approving) 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



THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
G.M. July 22
 FOR CHIEF BUILDING OFFICIAL DATE

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.



STRUDET INC.
FOR STRUCTURE ONLY

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				qualification information	
16				7	REV. PER CITY COMMENTS, REISSUED.	FEB 15/18	GW	Richard Vink	2448
15				6	REVISED ISSUED FOR PERMIT.	SEP 28/17	GW	name	BC
14				5	ISSUED FOR PRICING.	AUG 23/17	GW	signature	4265
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	VA3 Design Inc.	
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN 12/17	GW		
11				2	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	Contractor must verify all dimensions on the job and report any discrepancies 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.	
10				1	PRELIMINARY REVIEW.	APR 12/17	GW		
9	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	24
	name	
	signature	
	VA3 Design Inc.	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.	

VA3
DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4
va3design.com

Greenpark.

Project name **RUSSELL GARDENS PH.2** **WATERDOWN,**

Site **APRIL 2017** **GROUND FLOOR**

Drawn by **WT** checked by **CW** scale **3/16" = 1'-0"**

HIGHGROVE 3

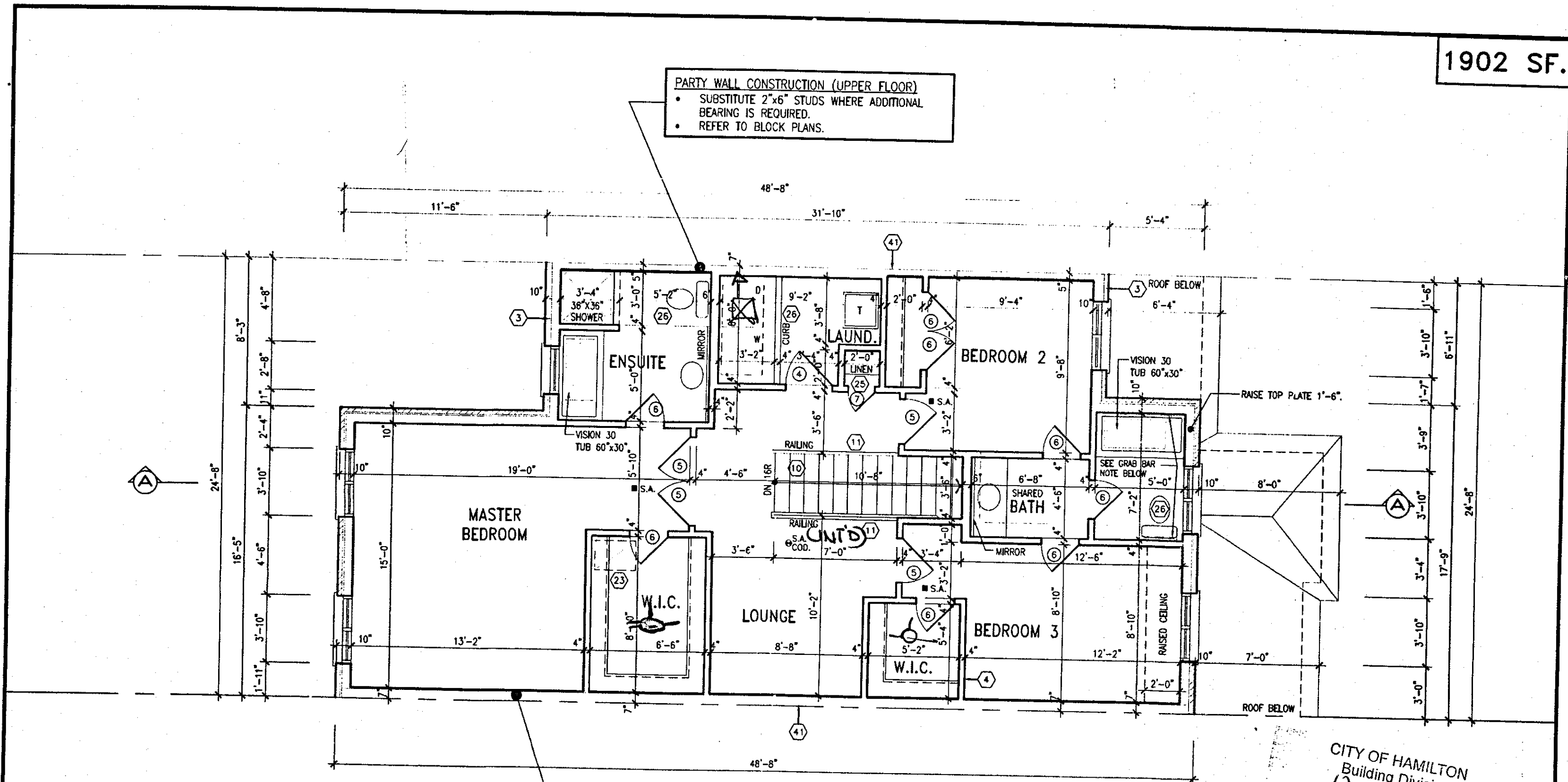
HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

FEB 15 2018

drawing no.
A20

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1902 SF.



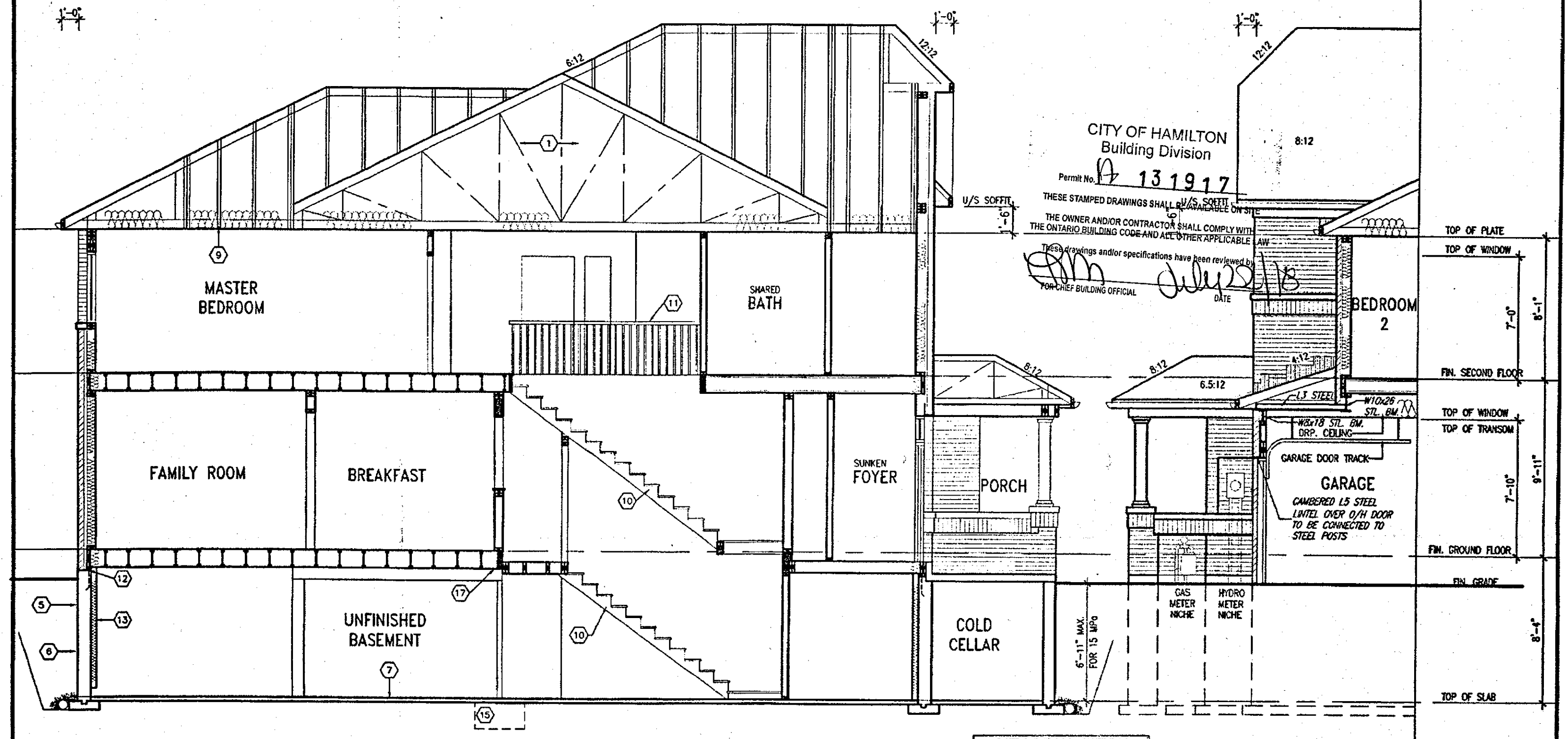
HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark.
Project name: **RUSSELL GARDENS PH.2**
Location: **WATERDOWN, ON.**
Project no.: **16036**
Drawing no.: **16036-HIGHGROVE-3**
Date: **APRIL 2017**
Scale: **3/16" = 1'-0"**
Title: **SECOND FLOOR PLAN ELEV. '1A'**
Drawing no.: **A3a**

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1902 SF.



SECTION A-A ELEV. 1

SECTION B

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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STRUDET INC.
FOR STRUCTURE ONLY

no	description	date	by	no	description	date	by
19				3	REVISED	APR. 13/18	GW
18				6	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW
17				7	REV. PER CITY COMMENTS, REISSUED.	FEB. 15/18	GW
16				8	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW
15				9	ISSUED FOR PRICING.	AUG. 23/17	GW
14				4	REVISED AS PER CLIENT COMMENTS.	JUN. 21/17	WT
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW
12				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
11				1	PRELIMINARY REVIEW.	APR. 12/17	GW
10							
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3							
2							
1							

The undersigned has reviewed and takes responsibility for the design and has the qualifications, and meets the requirements set out in the Ontario Building Code to be a Designer.

signature: *R. Vink* 24489
name: Richard Vink
registration information: VAS Design Inc.
42658

Contractor must verify all dimensions on the job and report any discrepancies 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
416.630.2255 / 416.630.4782
va3design.com

Greenpark.		HIGHGROVE 3	
project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.	project no: 16036	drawing no: A6
date: APRIL 2017	checked by: GW	scale: 3/16" = 1'-0"	section: SECTION A-A ELEV. 1
16036-HIGHGROVE-3		APR 13 2018 - 3:13 PM	

CITY OF HAMILTON
Building Division

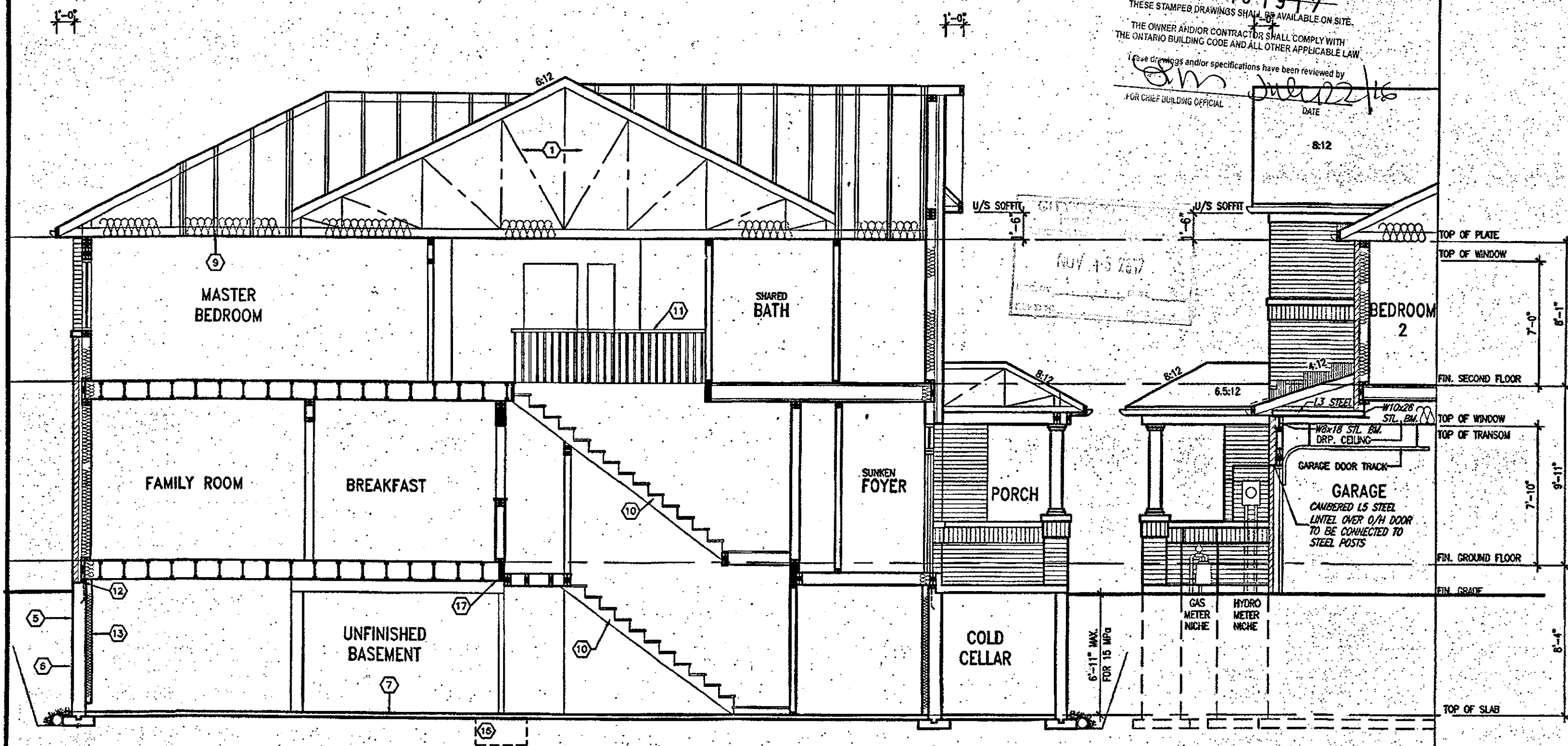
Permit No. 131917

THESE STAMPER DRAWINGS SHALL BE AVAILABLE ON SITE.

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by
SM July 22

FOR CHIEF BUILDING OFFICIAL

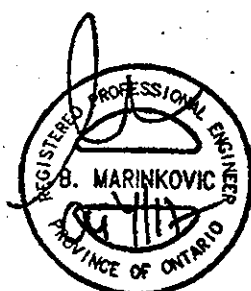


SECTION B

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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STRUDET INC.
FOR STRUCTURE ONLY

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON ARCHITECTURAL REVIEW & APPROVAL

OCT 18 2017

John G. Williams Limited, Architect

18		-	-	9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Contract Bidding Code to be a Designer.			
17		-	-	8		-	-	Qualification Information			
16		-	-	7		-	-				
15		-	-	6	REVISED, ISSUED FOR PERMIT.	SEP. 28/17	GW	Richard Vink	2448		
14		-	-	5	ISSUED FOR PRICING.	AUG. 23/17	GH	name	signature	GC	
13		-	-	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	qualification information	V&S Design Inc.	4265	
12		-	-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GH				
11		-	-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GH	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding. All notes, drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.			
10		-	-	1	PRELIMINARY REVIEW.	APR. 12/17	GH				
no. description		date	hrs	no	description	date	hrs				

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.

Richard Vink *R Vink* 24

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.

**VA3
DESIGN**

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 APRIL 2017 SECTION

DRAWN BY WT CHECKED BY GW SCALE 3/16" = 1'-0"

DESC - R/W AP HAVE WORKING 2016 16036 GREY DRAIN WITH DROVE 140000000-21 20036-KICKDROVE-1 cng

HIGHGROVE 3

project
1603

N A-A ELEV. 1A
file name
16036-HIGHGROVE--3
Thu - Sep 28 2017 - 5:23 PM

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ARCHITECTURAL REVIEW & APPROVAL

OCT 4 6 2017

John G. Williams Limited, Architects

TOP OF PLATE

TOP OF WINDOW

0-0

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

 $7-10^{\circ}$

FIN. GROUND FLOOR

TOP OF WINDOW

5-10"

TOP OF SLAB

FIN. GRADE

REAR ELEVATION '1/1A/2/3'
WOB CONDITION

OCT 04 2017

HIGHGROVE 3

COMPLIANCE PACKAGE 'A1'

18	-	-	9	-	-	The undersigned has reviewed and takes responsibility for this design and meets 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 2448 BC
14	-	-	5	ISSUED FOR PRICING.	AUG. 23/17	GW	none signature VAS Design Inc. 4265
13	-	-	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	
12	-	-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	
11	-	-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW	
10	-	-	1	ISSUED FOR CLIENT PRELIMINARY REVIEW	-	-	
no.	description	date	by	no.	description	date	by

**VA3
DESIGN**
255 Consumers Rd Suite
Toronto ON M2J 1R1
t 416.630.2255 f 416.630.2255
va3design.com

Greenpark.

HIGHGROVE 3

project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project 1603
date APRIL 2017		
drawing title REAR ELEVATION - WOB CONDITION		
drawn by WT	checked by GW	scale 3/16" = 1'-0"
file name 160336-HIGHGROVE-3		A11
drawing no. 160336-HIGHGROVE-3.dwg - Thu - Sep 28 2017 - 5:23 PM		

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