

2264 SF.

LOOSE STEEL LINTELS (1)

L1	= 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)
L2	= 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3	= 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4	= 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5	= 6" x 4" x 3/8" (150x100x10.0L)
L6	= 7" x 4" x 3/8" (180x100x10.0L)

TWO STOREY HEIGHT
WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @ 12" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



**NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 18'-0" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 48'-0".**

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



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
HIGHGROUNDS AND ELEV. 3	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	490.03 S.F.	112.68 S.F.	22.99 %
LEFT SIDE	1012.83 S.F.	58.07 S.F.	5.73 %
RIGHT SIDE	1012.83 S.F.	0 S.F.	0.00 %
REAR	490.03 S.F.	132.91 S.F.	27.12 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3005.72 S.F.	299.16 S.F.	9.95 %
TOTAL SQ. M.	279.24 S.M.	27.79 S.M.	9.95 %

AREA CALCULATIONS		FILE '3/3A/3B'
GROUND FLOOR AREA	1024 SF	
SECOND FLOOR AREA	1228 SF	
TOTAL FLOOR AREA	2252 SF	
	(209.22 m2)	
FIRST FLOOR GREEN AREA	00 SF	
SECOND FLOOR GREEN AREA	00 SF	
ADD TOTAL OPEN AREAS	+00 SF	
ADD FINISHED BSMT AREA	+00 SF	
GROSS FLOOR AREA	2252 SF	
	(209.22 m2)	
GROUND FLOOR COVERAGE	1024 SF	
GARAGE COVERAGE/AREA	220 SF	
PORCH COVERAGE/AREA	96 SF	
COVERAGE W/ PORCH	1340 SF	
	(124.57 m2)	
COVERAGE W/O PORCH	1220 SF	
	(115.57 m2)	

OCT 04 2017

HIGHGROVE 5E

COMPLIANCE PACKAGE A1

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 signature BON

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.

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

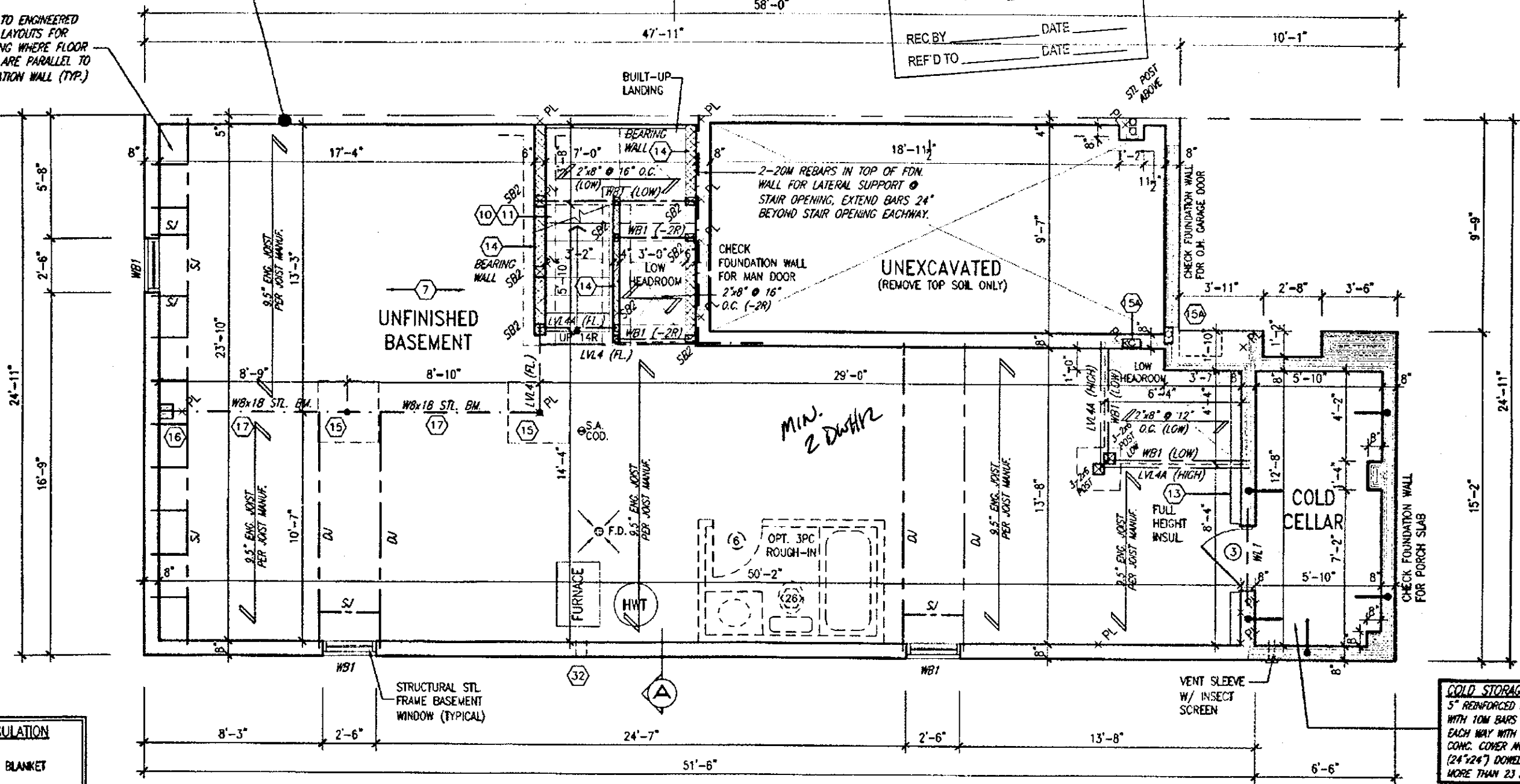
 Greenpark.		HIGHGROVE 5E
project name RUSSELL GARDENS PH.2	municipality WATERLOO, ON.	project no. 16036
date MARCH 2017	TYPICAL NOTES & AREAS	
drawn by WT	checked by —	scale 3/16" = 1'-0"
		file name 16036-HIGHGROVE 5E
CROSS - INLANDS OF RUSSELL GARDENS PHASE 2, 16036 CROSSING HIGHGROVE 5E TO CROSS HIGHGROVE 5E. SEE 16036-HIGHGROVE 5E FOR DETAILS. NOTES: THIS DRAWING IS A PART OF THE PROJECT AND IS NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION OF GREENPARK INC.		

2264 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____

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) 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.



STRUDET INC.
FOR STRUCTURE ONLY

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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 CONTROL REVIEW AND APPROVAL
APPROVED BY _____
DATE: Apr 20, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

BASEMENT PLAN ELEV. '2'

CITY OF HAMILTON
Building Division

Permit No. 17-132216

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

DATE: July 24/18

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

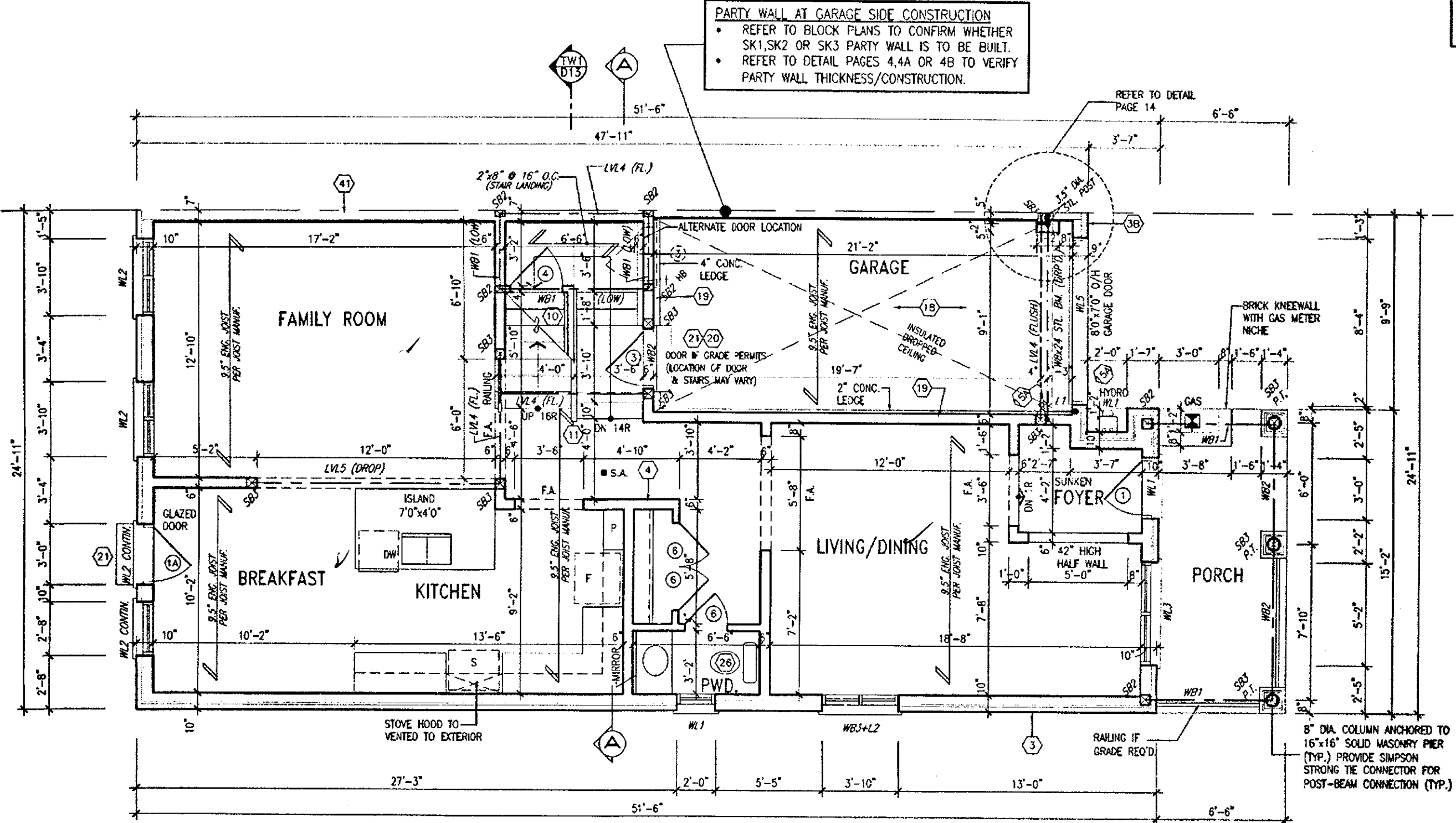
18	REVISED	APR. 16/18	GW
17	REV. PER CITY COMMENTS, REISSUED.	FEB. 06/18	GW
16	REVISED ISSUED FOR PERMIT.	SEP. 28/17	GW
15	ISSUED FOR PRICING.	AUG. 23/17	GW
14	STUCCO REPLACED	JUL. 05/17	GW
13	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 14/17	GW
11	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW
10	PRELIMINARY REVIEW.	APR. 12/17	GW
9	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
signature
24483
BCH
42653
VIA Design Inc.
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

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

Greenpark. HIGHGROVE 5E
project name: RUSSELL GARDENS PH.2 WATERDOWN, ON.
project no: 16036
date: MARCH 2017
checked by: GW
scale: 3/16" = 1'-0"
sheet: 16036-HIGHGROVE SE
drawing no: A1a

2264 SF.



GROUND FLOOR PLAN ELEV. '2'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL 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.



STRUDET INC.
FOR STRUCTURE ONLY

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

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.

CITY OF HAMILTON
Building Division

Permit No. 17-132216

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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

FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18	REVISED	APR 16/18	GW	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.
17	REV. PER CITY COMMENTS, REISSUED	FEB 06/18	GW	
16	REVISED, ISSUED FOR PERMIT	SEP 28/17	GW	notification information
15	ISSUED FOR PRICING	AUG 23/17	GW	Richard Vink
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 14/17	GW	VAS Design Inc.
11	REVISED PER CLIENT COMMENTS	APR 28/17	GW	
10	PRELIMINARY REVIEW	APR 12/17	GW	
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VAS
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255 Consumers Rd Suite 120
Toronto, ON M2L 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH.2

WATERDOWN, ON.

HIGHGROVE 5E

project no.
160336

date
MARCH 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

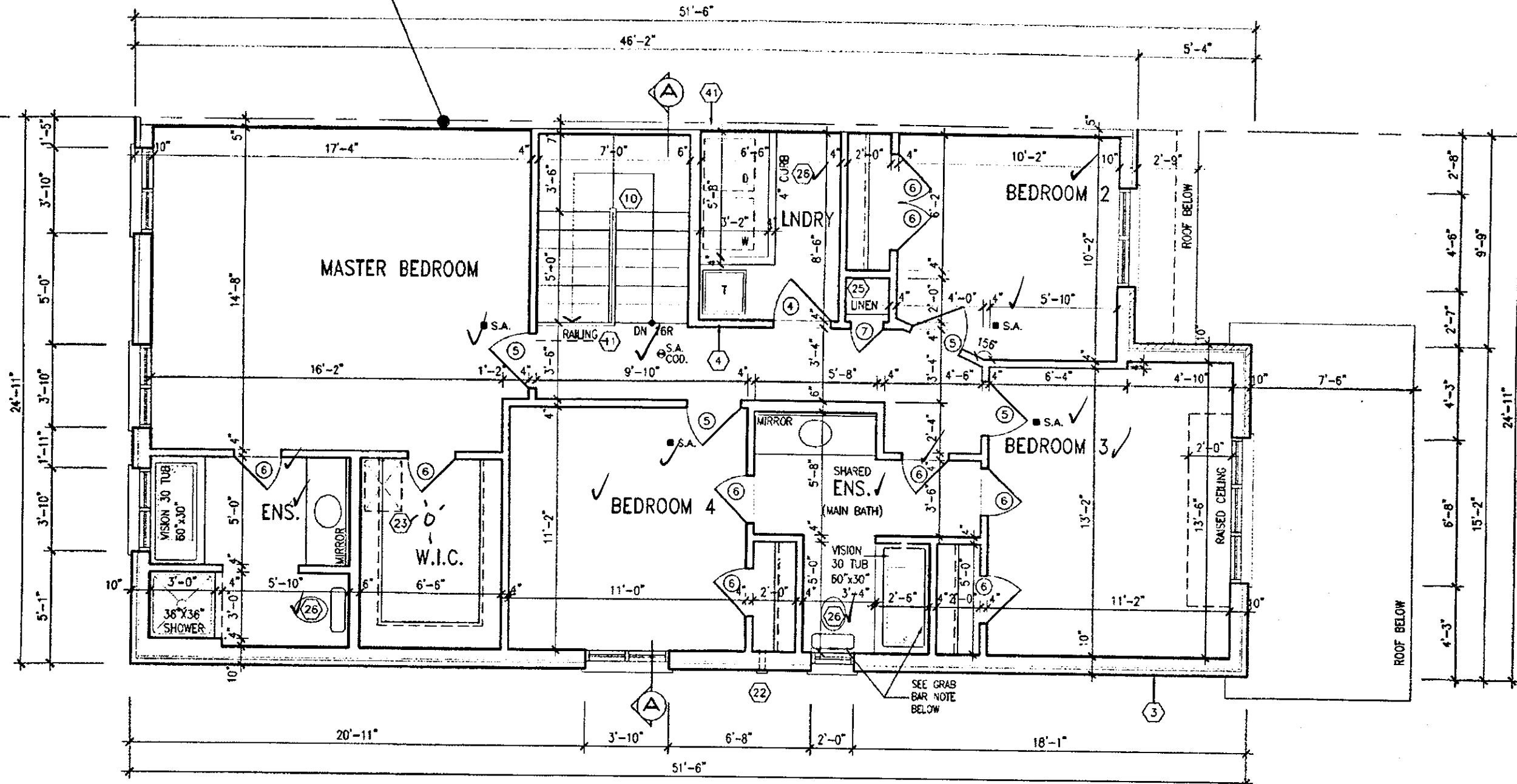
160336-HIGHGROVE 5E-NEW

drawing no.
A2a

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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. '2'

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Building Division

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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
[Signature] DATE July 24/18
FOR CHIEF BUILDING OFFICIAL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC BY _____ DATE _____
REF'D TO _____ DATE _____

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL 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.

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

18		3	REVISED	APR 16/18	CW	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	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	CW	
16		7	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	CW	
15		6	ISSUED FOR PRICING.	AUG. 23/17	CW	
14		5	STUCCO REPLACED.	JUL 05/17	CW	
13		4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	
12		3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS.	JUN 14/17	CW	
11		2	REVISED PER CLIENT COMMENTS.	APR. 28/17	CW	
10		1	PRELIMINARY REVIEW.	APR. 12/17	CW	
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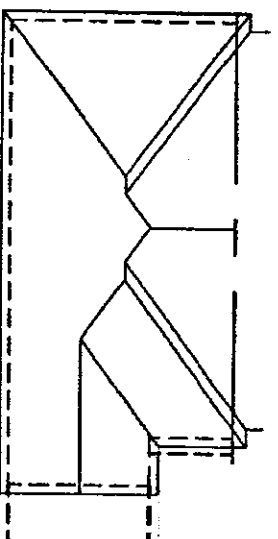
Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
MARCH 2017
checked by
CW
scale
3/16" = 1'-0"
16036-HIGHGROVE 5E-NEW

HIGHGROVE 5E
project no.
16036
drawing no.
A3a

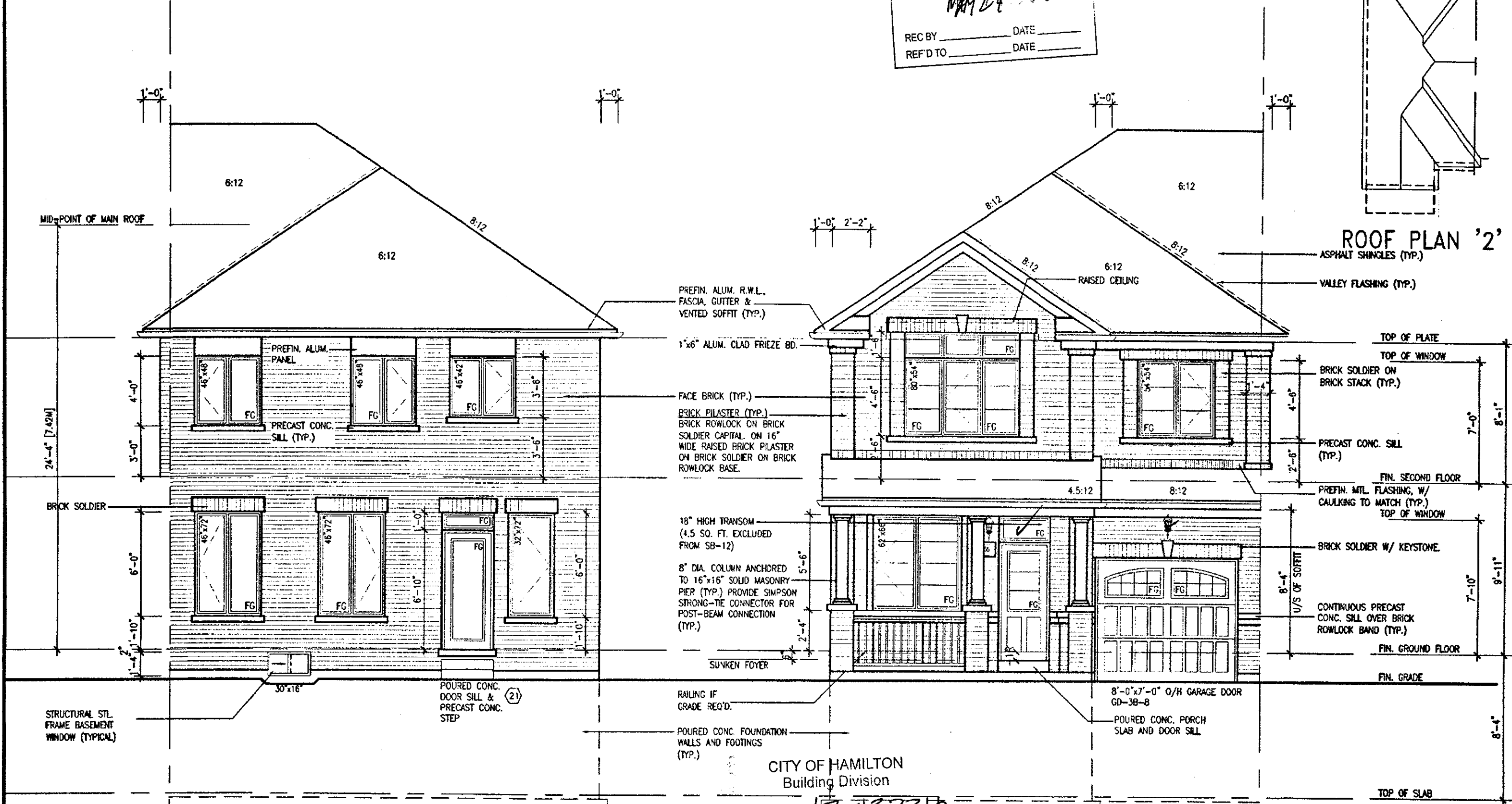
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BUILDING DIVISION
Planning & Development Services
MAY 24 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____



ROOF PLAN '2'



REAR ELEVATION '2'

FRONT ELEVATION '2'

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

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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 CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: APR 20 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

18	REVISED	APR 16/18	GW	15- 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	REV. PER CITY COMMENTS. REISSUED.	FEB 06/18	GW	qualification information
16	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	Richard Vink 24488
15	ISSUED FOR PRICING.	AUG 23/17	GW	signature 42653
14	STUCCO REPLACED.	JUL 05/17	GW	name registration information
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	VAS Design Inc.
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	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	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW.	APR 12/17	GW	
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no.	description	date	by	no.

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Toronto ON M2J 1R4
416.630.2255 416.630.4782
vasdesign.com

Greenpark. HIGHGROVE 5E
project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no.: 16036
date: MARCH 2017 FRONT AND REAR ELEVATION '2'
drawn by: WT checked by: GW scale: 3/16" = 1'-0" the name: 16036-HIGHGROVE 5E-NEW
drawing no.: A4a

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2017

REC BY _____ DATE _____
REF'D TO _____ DATE _____

UPGRADE NOTES FOR BLOCK 207-1, 207-6, 210-1, & 210-4 ONLY

CITY OF HAMILTON
Building Division

Permit No. 17-132216

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.
THE OWNER AND CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW.
These drawings were prepared and reviewed by
[Signature] *[Signature]* *[Signature]*
DATE: 12/24/18

ROOF FOR REAR UPGRADE ONLY
(8:12)
6:12
8:12
6:12
1'-0"
1'-0"
1'-0"

4'-0" RETURN
4'-0"
3'-0"
4'-0"
3'-6"
3'-6"
FACE BRICK (TYP.)
BRICK SOLDIER
4'-0"
3'-10"
PRECAST CONC. SILL (TYP.)
30"x16"
STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL)

4'-0" TYP.
4'-0"
5'-6"
2'-4"
30"x16"

4'-0"
4'-0"
8'-4" U/S OF SOFFIT
8'-4"
8'-11"
8'-4"

PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
FIN. SECOND FLOOR
TOP OF WINDOW
8" DIA. COLUMN ANCHORED TO 16"x16" SOLID MASONRY PIER (TYP.) PROVIDE SIMPSON STRONG-TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)
CONTINUOUS PRECAST CONC. SILL OVER BRICK ROWLOCK BAND (TYP.)
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

ALLOWABLE GLAZED OPENINGS
WALL AREA ≈ 1021.42 SQ. FT.
LIMITING DISTANCE 1.5 M (8%)
GLAZING ALLOWED ≈ 81.71 SQ. FT.
GLAZING PROVIDED ≈ 49.38 SQ. FT. (GLASS AREA ONLY)

HIGHGROVE 5E

COMPLIANCE PACKAGE A1

18.				9.		
17.				8.		
16.				7.	REVISED, ISSUED FOR PERMIT.	SEP. 28/17
15.				6.	ISSUED FOR PRICING.	AUG. 23/17
14.				5.	STUCCO REPLACED.	JUL 05/17
13.				4.	REVISED AS PER CLIENT COMMENTS.	JUN 21/17
12.				3.	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17
11.				2.	REVISED PER CLIENT COMMENTS.	APR. 28/17
10.				1.	PRELIMINARY REVIEW.	APR. 12/17
no. description			date	by	no. description	date

SW	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 name qualitative information VAS 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 proper use of them is required. The Designer will not be held responsible for any errors or omissions on the part of the Contractor.	26 42
SW	signature	
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VA3
DESIGN
255 Consumers Rd Suite 101
Toronto ON M2J 1R8
t 416.630.2255 f 416.630.2255
va3design.com

 Greenpark.		HIGHGROVE 5E
project name RUSSELL GARDENS PH.2	municipality WATERDOWN, ON.	project no. 16035
date MARCH 2017	checked by CW	drawing no. A5a
drawn by WT		scale 3/16" = 1'-0"
left side elevation '2'		file name 16035-HIGHGROVE 5E
drawing - H:\PROJECTS\HARRISON\2016\16035 GREENPARK HIGHGROVE 5E\16035-HIGHGROVE 5E.dwg - Fri - Sep 22 2017 - 1:35 PM		

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2264 SF.

CITY OF HAMILTON
Building Division

Permit No. 17-132216

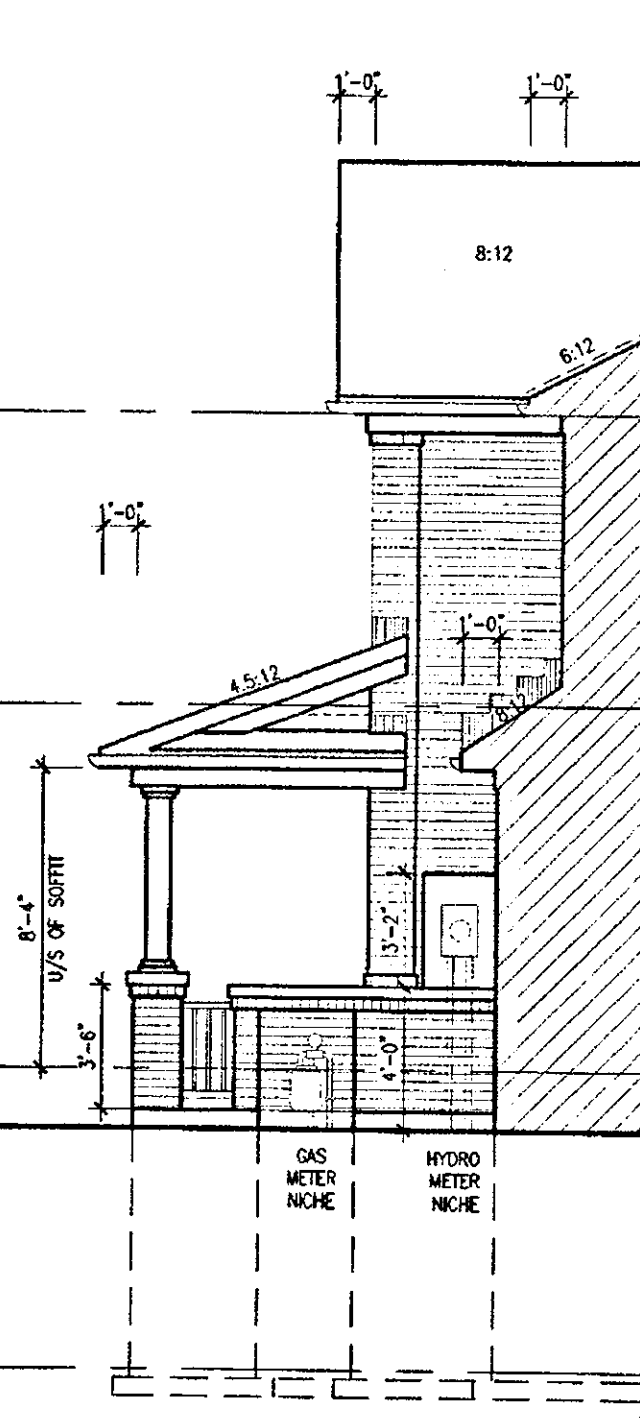
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

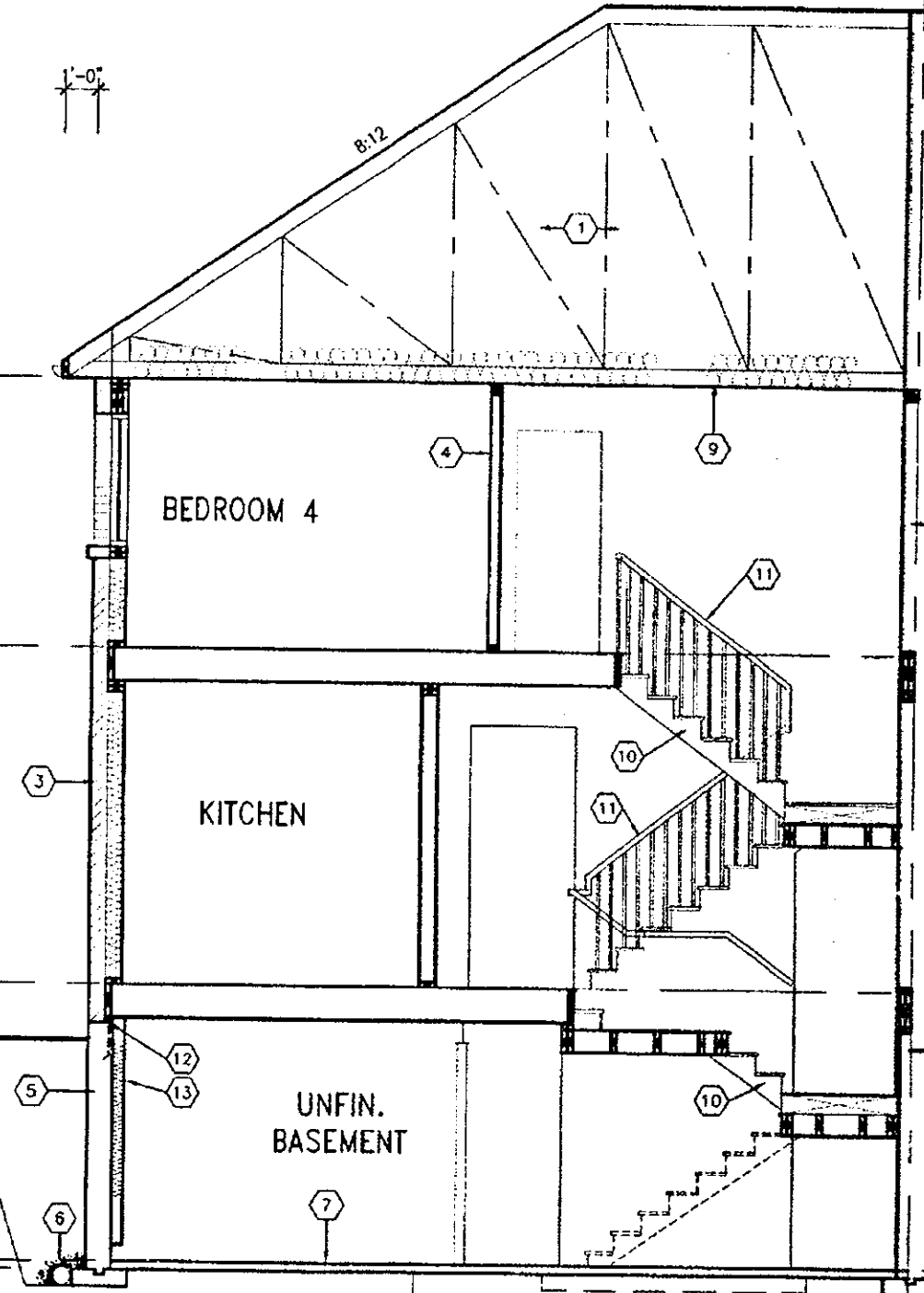
These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE 5/24/18

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2018
REC BY _____ DATE _____
REF'D TO _____ DATE _____



SECTION B ELEV. 2

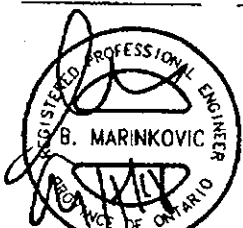


SECTION A-A ELEV. '2'

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

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STRUDET INC.
FOR STRUCTURE ONLY

APR 17 2018

HIGHGROVE 5E
COMPLIANCE PACKAGE A1

18				9	REVISED	APR 16/18	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 name registration information VA3 Design Inc. 24483 BCR 42655
17				8	REV. PER CITY COMMENTS. REISSUED	FEB 06/18	GW	
16				7	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	
15				6	ISSUED FOR PRICING.	AUG 23/17	GW	
14				5	STUCCO REPLACED.	JUL 05/17	GW	
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	Contractor must verify all dimensions on the sub and report any discrepancy to the Designer before proceeding with 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. (printed name must be included)
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 14/17	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	date	by	

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.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"**
sheet name: **16036-HIGHGROVE 5E-NEW**

HIGHGROVE 5E
project no: **16036**
drawing no: **A6a**

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