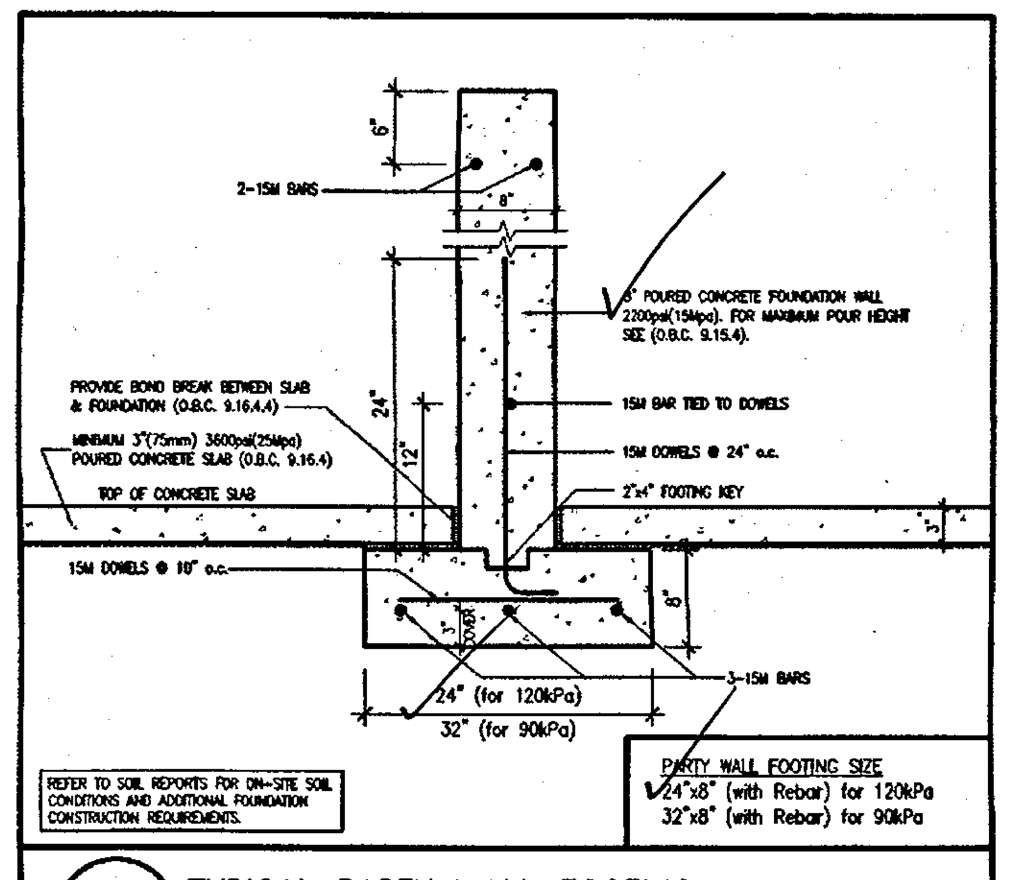
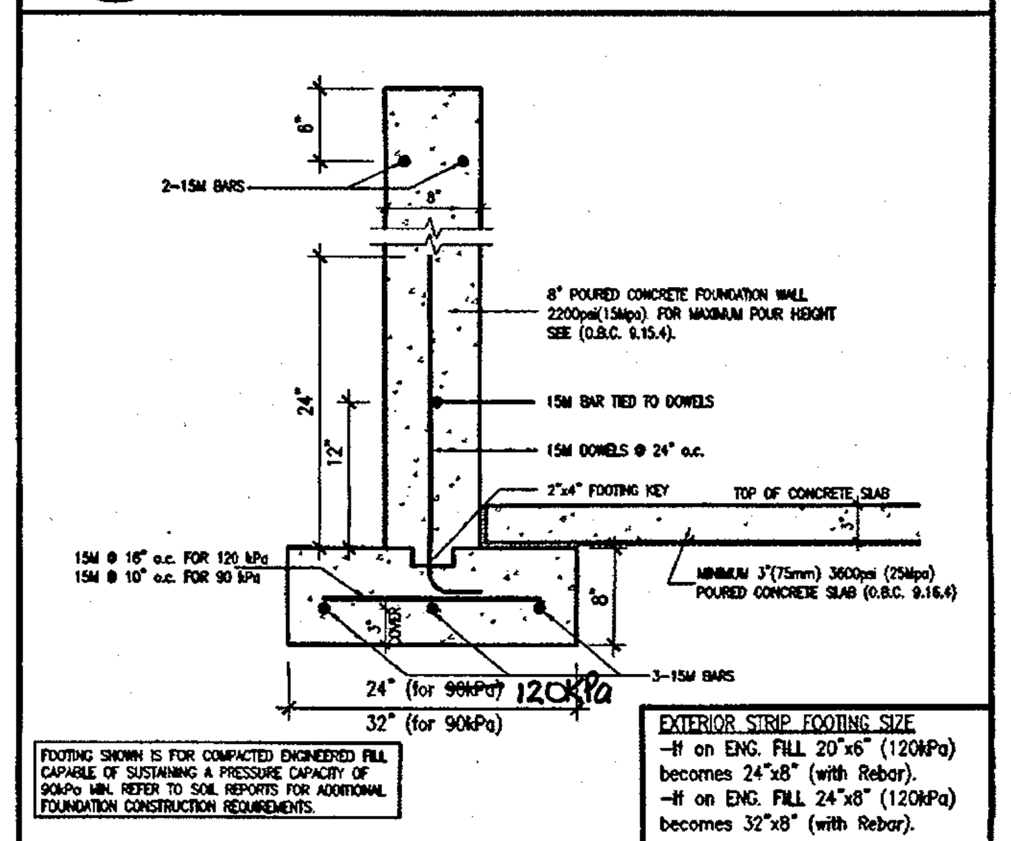
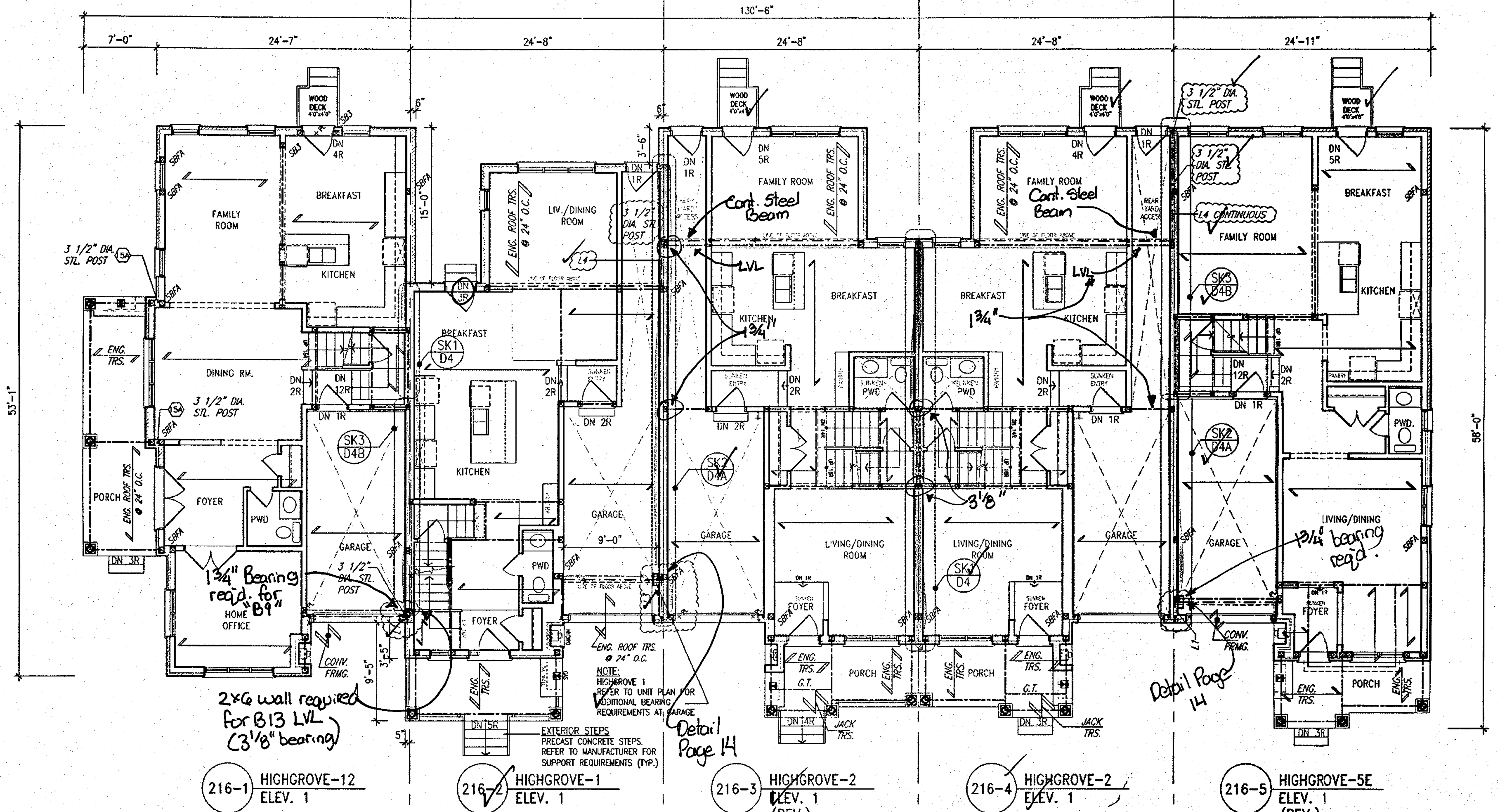


W2a TYPICAL PARTY WALL FOOTING SCALE: Not to Scale

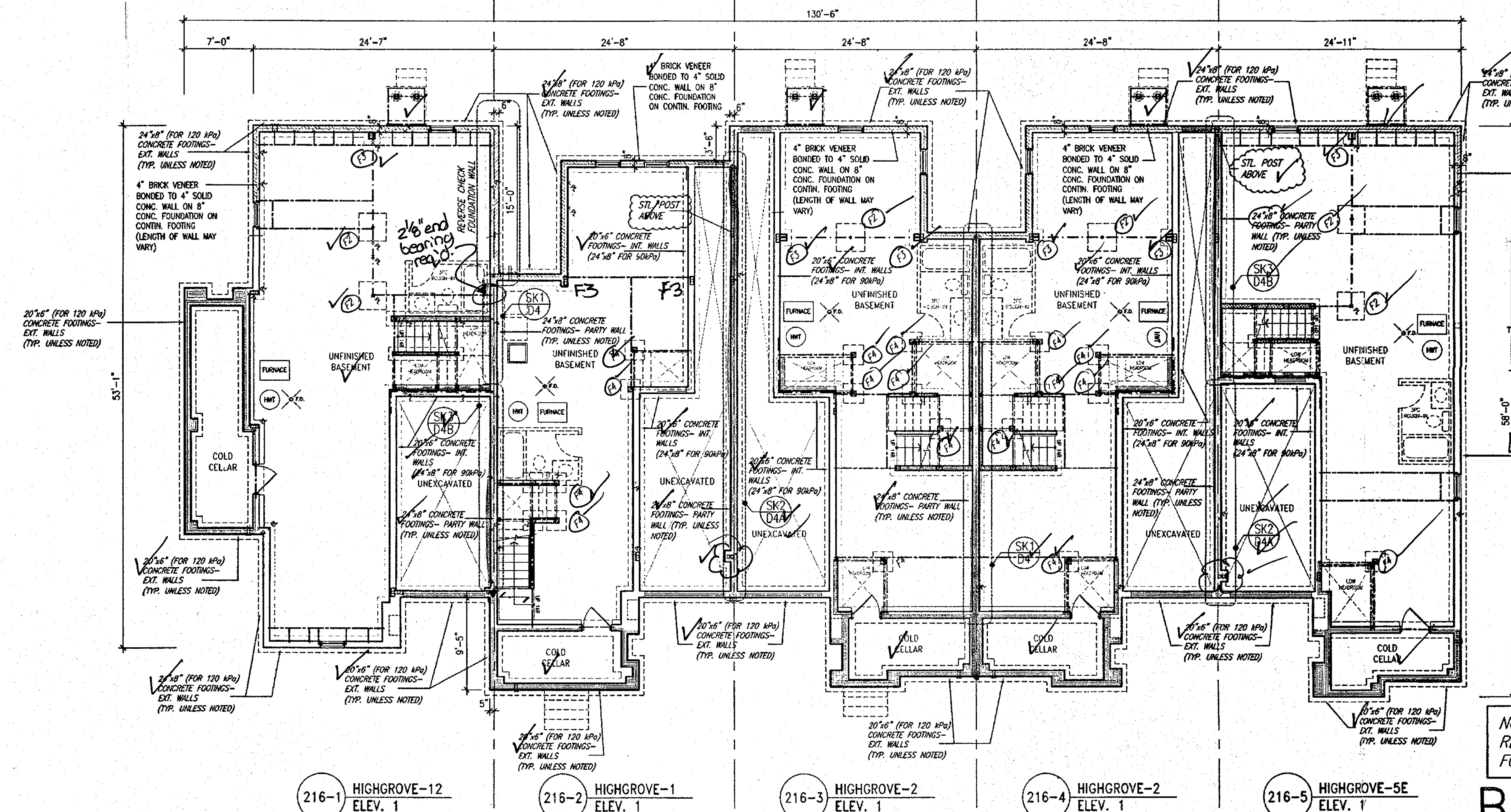


W2c EXTERIOR STRIP FOOTING (On Engineered Fill) (90kPa. Minimum) SCALE: Not to Scale



GROUND FLOOR PLAN

NOTE:
CLOUD INDICATES CONDITION THAT DIFFERS FROM STANDARD UNIT.



BASEMENT PLAN

A separate permit is required to finish the basements

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

4" BRICK VENEER BONDED TO 4" SOLID CONC. WALL ON 8" CONC. FOUNDATION ON CONTIN. FOOTING (LENGTH OF WALL MAY VARY)

CITY OF HAMILTON
Building Division
Permit No. 17-131925
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
FOR CHIEF BUILDING OFFICIAL May 24/18 DATE

24"x8" (FOR 120 kPa) CONCRETE FOOTINGS- EXT. WALLS (TYP. UNLESS NOTED)

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 24 2018
REC BY ____ DATE ____
REF'D TO CB DATE ____

APR 17 2018

NOTE:
REFER TO GRADING PLAN FOR NUMBER OF STEPS.

BLK 216 ELEV. 1

BUILDING AREA
6436.9 S.F. (598.0 m2)

PAD FOOTINGS

120 KPa. NATIVE SOIL	90 KPa. ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD	F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD	F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD	F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

STRIP FOOTINGS – FOR 2 STOREY TOWNHOUSES

FOOTINGS ON NATIVE SOIL (120 kPa.)
20"x6" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
24"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).
24"x8" CONCRETE STRIP FOOTINGS (with REINF.) BELOW PARTY WALLS.
32"x8" CONCRETE STRIP FOOTINGS (with REINF.) BELOW FIRE WALLS.

FOOTINGS ON ENGINEERED FILL (90 kPa.)
24"x8" CONCRETE STRIP FOOTINGS–with REINFOREMENT, AS NOTED ON PLAN
32"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS–with REINFORCEMENT (UNLESS OTHERWISE NOTED).
32"x8" CONCRETE STRIP FOOTINGS– with REINFORCEMENT BELOW PARTY WALLS.
44"x8" CONCRETE STRIP FOOTINGS – with REINFORCEMENT BELOW FIRE WALLS.
(REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120kPa/17.4psi SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90kPa/ 13.0psi FOR ENGINEERED FILL.
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER.

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

REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING
-GROUND FLOOR ROOF STRUCTURE
-BASEMENT AND GROUND FLOOR LINTELS
-GROUND FLOOR AND SECOND FLOOR STRUCTURE
-DOUBLE VOLUME WALL LOCATION AND DETAILS
-CONCRETE SLABS

NOTE:
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK PLANS

SOFFIT VENTING
NO SOFFIT VENTING AT ROOF OVERLAP OF DEMISING LINE/ PARTY WALL.

(S) SUMP PUMP LOCATION

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.

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.

no.	description	date	by
10	.	.	.
9	REVISED.	APR. 17/18	GW
8	REVISED DECKS PER CLIENT.	APR. 09/18	GW
7	REVISED PER CITY'S LATEST COMMENT.	MAR. 02/18	GW
6	REVISED PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
5	REVISED. ISSUED FOR PERMIT.	OCT. 03/17	GW
4	ISSUED FOR PRICING.	AUG. 23/17	GW
3	REVISED AS PER ENGINEER COMMENTS.	AUG. 21/17	WT
2	REVISED AS PER CLIENT COMMENTS.	AUG. 11/17	WT
1	ISSUED FOR CLIENT REVIEW	JUL. 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 architect which must be returned at the completion of the work. Drawings are not to be scaled.

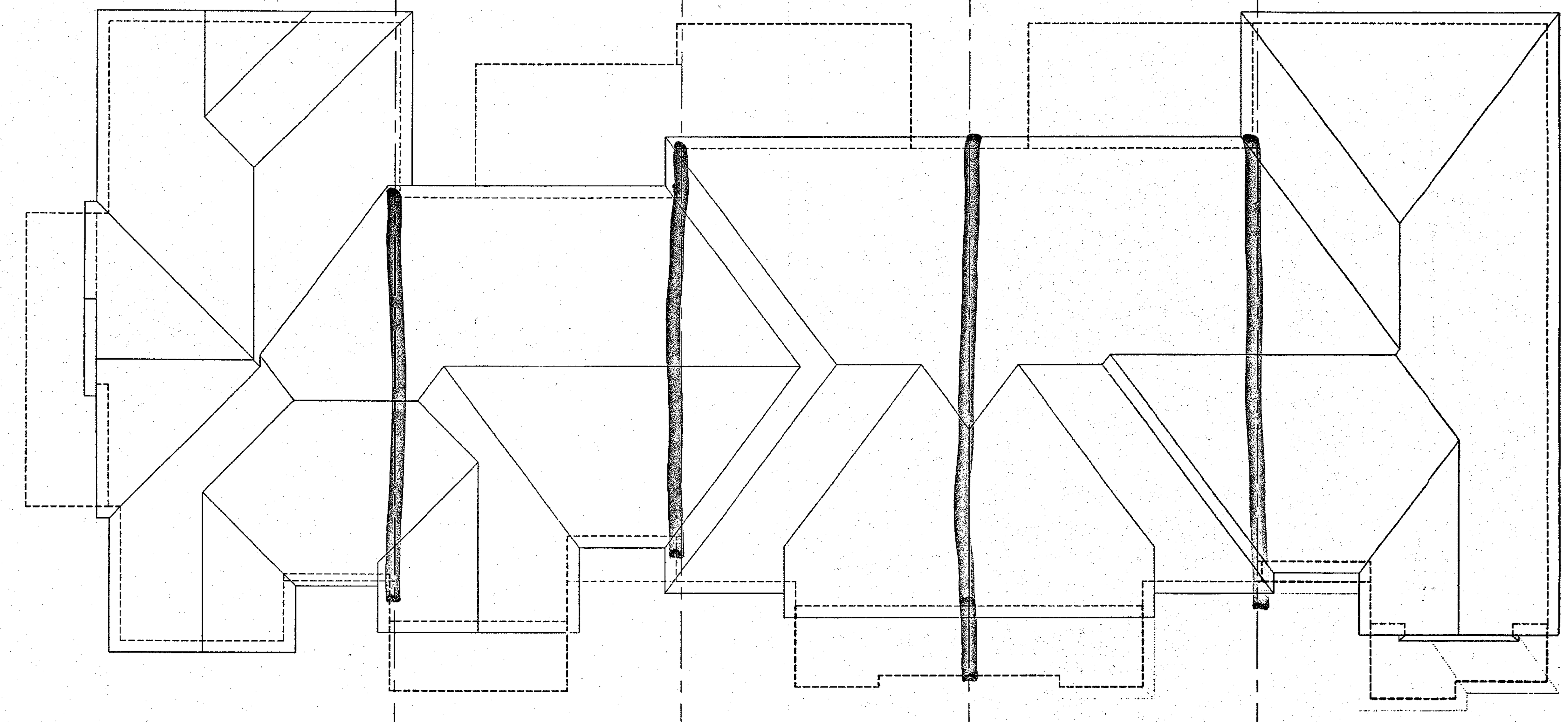
VA3 DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
va3design.com

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 / BCIN
registration information: VA3 Design Inc. 42658

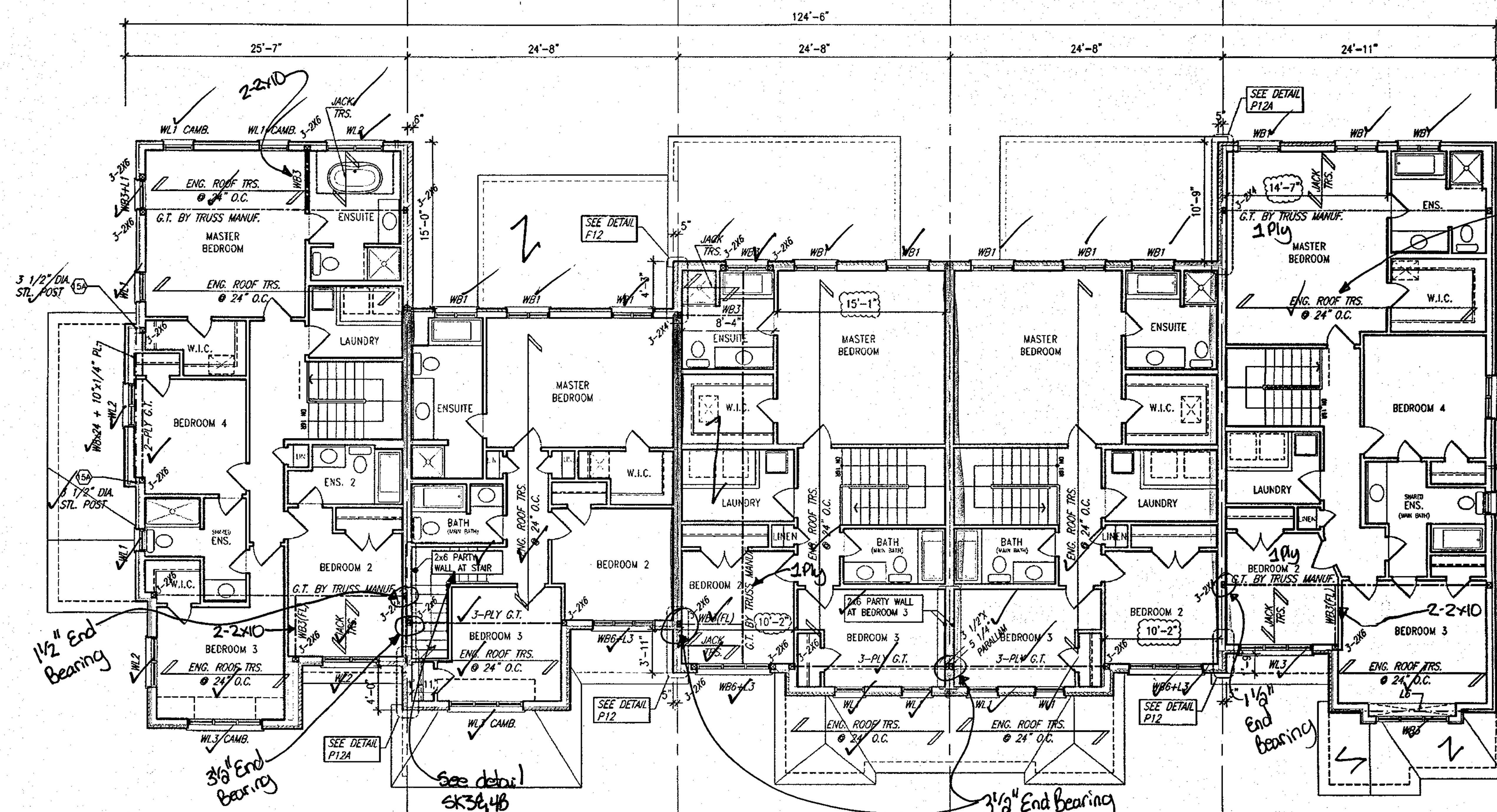
Greenpark.

project name	RUSSELL GARDENS PH2
municipality	WATERDOWN, ON.
project no.	16036
unit name	HIGHGROVE SERIES
unit no.	BLOCK 216
title	BLOCK 216 PLANS
date	JULY 2017
scale	1/8" = 1'-0"
drawn by	WT
checked by	-
file name	16036-BLOCK 216
drawing no.	B1

NOTE:
CLOUD INDICATES CONDITION THAT DIFFERS FROM STANDARD UNIT.



ROOF PLAN



SECOND FLOOR PLAN

B. MARINKOVIC
REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
Permit No. 17-131925
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
FOR CHIEF BUILDING OFFICIAL May 24/18 DATE

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 2 4 2018
REC BY ________ DATE ________
REF'D TO CB DATE ________

APR 1 7 2018

BLK 216
ELEV. 1

BUILDING AREA
6436.9 S.F. (598.0 m2)

PAD FOOTINGS

120 KPa. NATIVE SOIL	90 KPa. ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD	F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD	F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD	F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

STRIP FOOTINGS – FOR 2 STOREY TOWNHOUSES

FOOTINGS ON NATIVE SOIL (120 kPa.)
20"x6" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
24"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).
24"x8" CONCRETE STRIP FOOTINGS (with REINF.) BELOW PARTY WALLS.
32"x8" CONCRETE STRIP FOOTINGS (with REINF.) BELOW FIRE WALLS.

FOOTINGS ON ENGINEERED FILL (90 kPa.)
24"x8" CONCRETE STRIP FOOTINGS–with REINFORCEMENT, AS NOTED ON PLAN
32"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS–with REINFORCEMENT (UNLESS OTHERWISE NOTED).
32"x8" CONCRETE STRIP FOOTINGS– with REINFORCEMENT BELOW PARTY WALLS.
44"x8" CONCRETE STRIP FOOTINGS – with REINFORCEMENT BELOW FIRE WALLS.
(REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120kPa/17.4psi SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90kPa/ 13.0psi FOR ENGINEERED FILL.
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER.

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

REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING
–GROUND FLOOR ROOF STRUCTURE
–BASEMENT AND GROUND FLOOR LINTELS
–GROUND FLOOR AND SECOND FLOOR STRUCTURE
–DOUBLE VOLUME WALL LOCATION AND DETAILS
–CONCRETE SLABS

NOTE:
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK PLANS

SOFFIT VENTING
NO SOFFIT VENTING AT ROOF OVERLAP OF DEMISING LINE/ PARTY WALL.

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.

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.

no.	description	date	by
10	.	.	.
9	REVISED.	APR. 17/18	GW
8	.	.	.
7	REVISED PER CITY'S LATEST COMMENT.	MAR. 02/18	GW
6	REVISED PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
5	REVISED. ISSUED FOR PERMIT.	OCT. 03/17	GW
4	ISSUED FOR PRICING.	AUG. 23/17	GW
3	REVISED AS PER ENGINEER COMMENTS.	AUG. 21/17	WT
2	REVISED AS PER CLIENT COMMENTS.	AUG. 11/17	WT
1	ISSUED FOR CLIENT REVIEW	JUL. 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 architect which must be returned at the completion of the work. Drawings are not to be scaled.

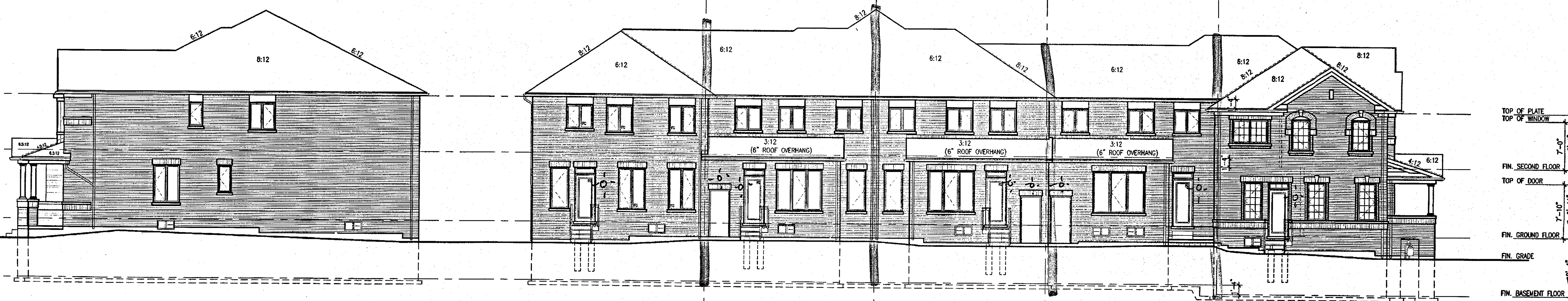
VA3 DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
va3design.com

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 BCIN signature
registration information
VA3 Design Inc. 42656

Greenpark.

project name: RUSSELL GARDENS PH2
municipality: WATERDOWN, ON.
project no.: 16036
unit name: HIGHGROVE SERIES
unit no.: BLOCK 216
title: BLOCK 216 PLANS
date: JULY 2017
scale: 1/8" = 1'-0"
drawn by: WT
checked by: -
file name: 16036-BLOCK 216
drawing no.: B2

NOTE:
CLOUD INDICATES CONDITION THAT DIFFERS FROM STANDARD UNIT.



216-5 HIGHGROVE-5E ELEV. 1

RIGHT SIDE ELEVATION

216-5 HIGHGROVE-5E ELEV. 1 (REV.)
216-4 HIGHGROVE-2 ELEV. 1
216-3 HIGHGROVE-2 ELEV. 1 (REV.)
216-2 HIGHGROVE-1 ELEV. 1
216-1 HIGHGROVE-12 ELEV. 1

REAR ELEVATION

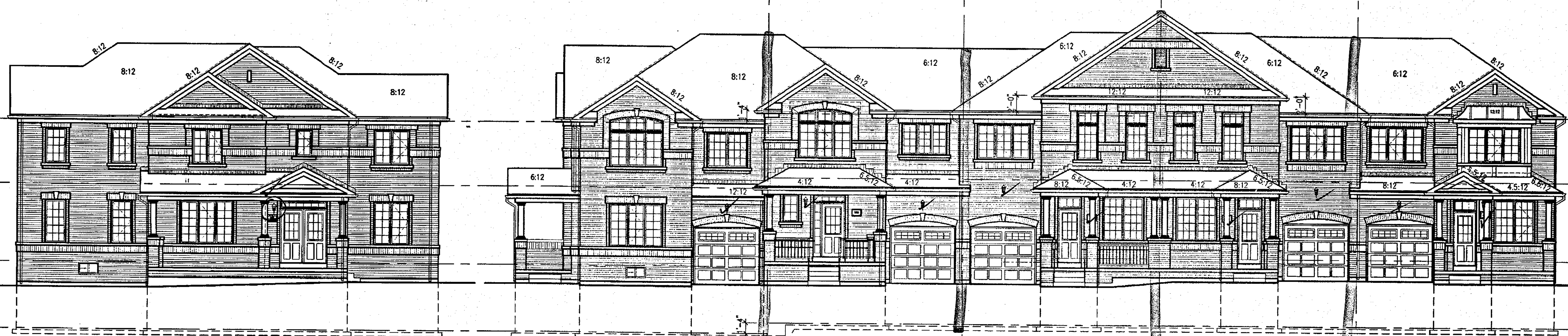
▨ = 1 hour Party Wall (F.R.R.)

CITY OF HAMILTON
Building Division
Permit No. 17-131925
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
FOR CHIEF BUILDING OFFICIAL — May 24/18 DATE

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.

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.



216-1 HIGHGROVE-12 ELEV. 1

LEFT SIDE ELEVATION

216-1 HIGHGROVE-12 ELEV. 1
216-2 HIGHGROVE-1 ELEV. 1
216-3 HIGHGROVE-2 ELEV. 1 (REV.)
216-4 HIGHGROVE-2 ELEV. 1
216-5 HIGHGROVE-5E ELEV. 1 (REV.)

FRONT ELEVATION

COPY

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
APR 2 4 2018
REC BY ______ DATE ______
REF'D TO CB DATE ______

APR 1 7 2018

BLK 216
ELEV. 1

no.	description	date	by
10	.	.	.
9	REVISED.	APR. 17/18	GW
8	.	.	.
7	REVISED DECKS PER CLIENT.	APR. 09/18	GW
6	REVISED PER CITY COMMENTS. REISSUED.	FEB. 08/18	GW
5	REVISED. ISSUED FOR PERMIT.	OCT. 03/17	GW
4	ISSUED FOR PRICING.	AUG. 23/17	GW
3	REVISED AS PER ENGINEER COMMENTS.	AUG. 21/17	WT
2	REVISED AS PER CLIENT COMMENTS.	AUG. 11/17	WT
1	ISSUED FOR CLIENT REVIEW	JUL. 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 architect 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

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 — BCIN
registration information
VA3 Design Inc. — 42658

Greenpark.

project name: RUSSELL GARDENS PH2
municipality: WATERDOWN, ON. — project no.: 16036
unit name: HIGHGROVE SERIES — unit no.: BLOCK 216
title: BLOCK 216 ELEVATIONS
date: JULY 2017 — scale: 1/8" = 1'-0" — drawing no.: B3
drawn by: WT — checked by: - — file name: 16036-BLOCK 216