

BUILDING AREA
6547.8 S.F. (608.3 m²)

PAD FOOTINGS
120 KPa. NATIVE SOIL
F1 = 42"x42"x12" CONCRETE PAD
F2 = 36"x36"x12" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 18"x18"x12" CONCRETE PAD
90 KPa. ENGINEERED FILL SOIL
F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" 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"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED)
24"x6" CONCRETE STRIP FOOTINGS (WITH REIN) BELOW PARTY WALLS
32"x6" CONCRETE STRIP FOOTINGS (WITH REIN) BELOW FIRE WALLS

FOOTINGS ON ENGINEERED FILL (90 KPa)
24"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
32"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED)
32"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW PARTY WALLS
44"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW FIRE WALLS
(REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120 KPa/17.4 kN/m² SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90 KPa/12.5 kN/m² FOR ENGINEERED FILL
SOIL BEARING TO BE VERIFIED ON-SITE BY SOIL ENGINEER

VENUEER 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.

← SUMP PUMP LOCATION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 22 2018
REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

NOTE:
REFER TO GRADING PLAN FOR NUMBER OF STEPS.

CITY OF HAMILTON
Building Division
7-132112

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

THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
MAY 29 2018

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

APR 23 2018

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

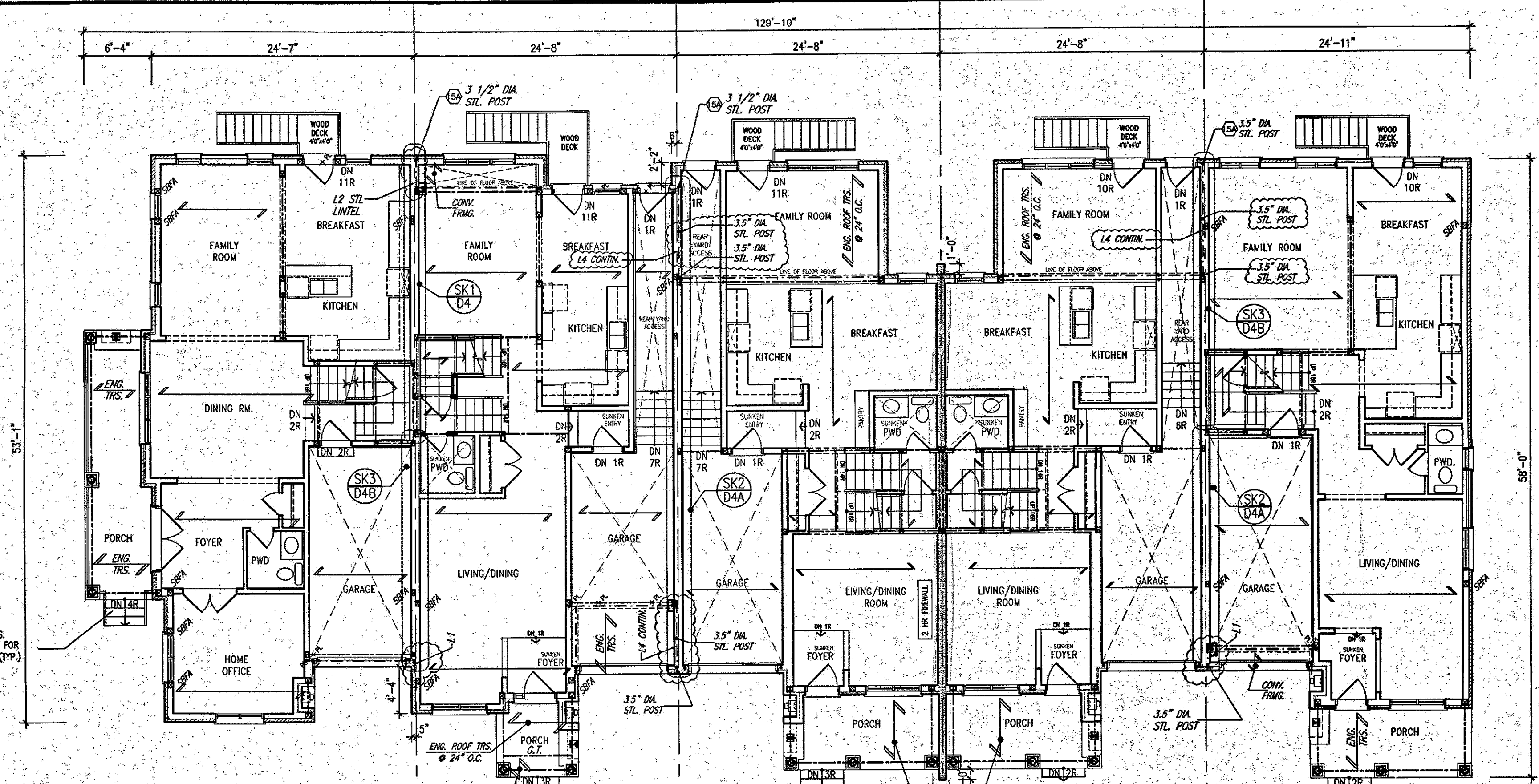
All drawings, specifications, and details are the property of VAS Design Inc. and shall remain the property of VAS Design Inc. until the project is completed. No part of this drawing may be reproduced without VAS Design Inc.'s written permission.
Richard Vink
24481
16036
42503

Greenpark.

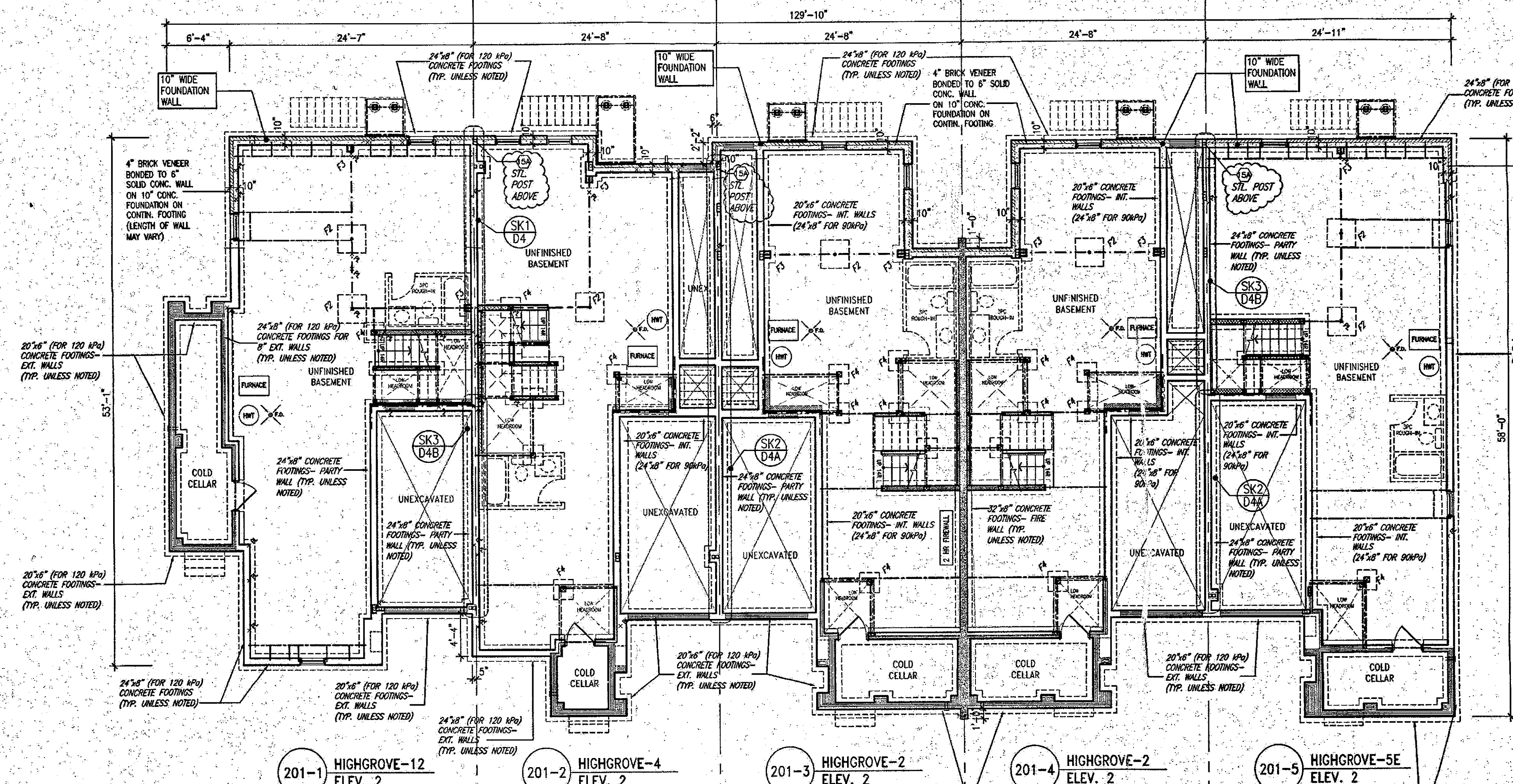
RUSSELL GARDENS PH2
WATERDOWN, ON.

BLOCK 201
HIGHGROVE SERIES

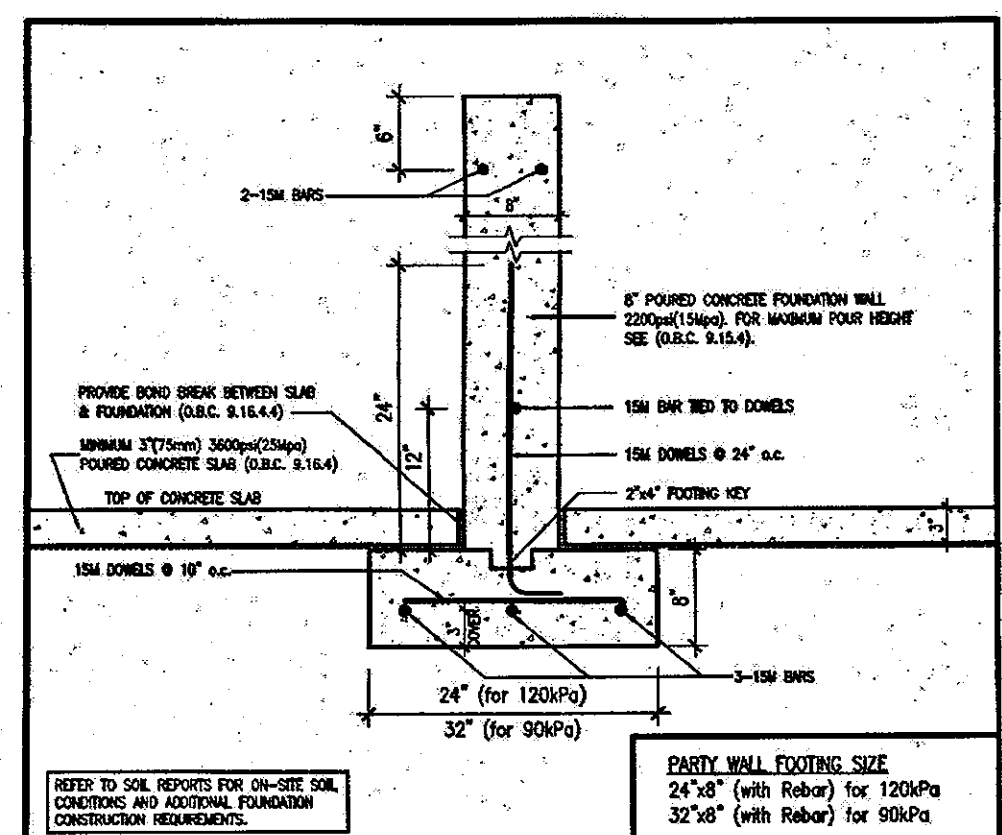
BLOCK 201 PLANS
B1



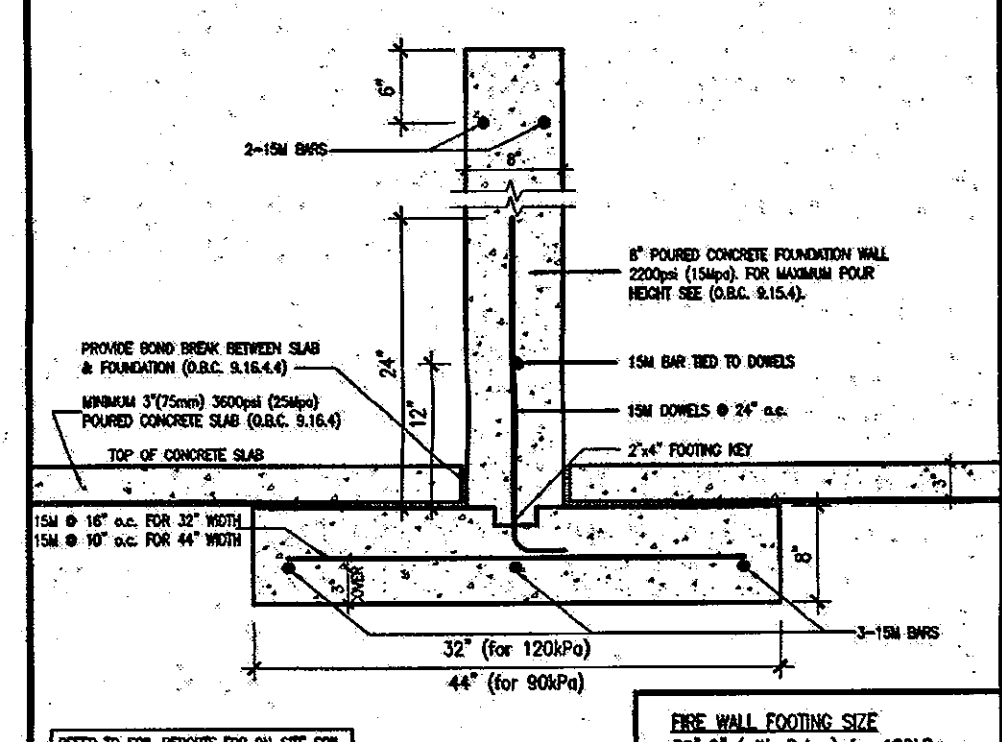
GROUND FLOOR PLAN



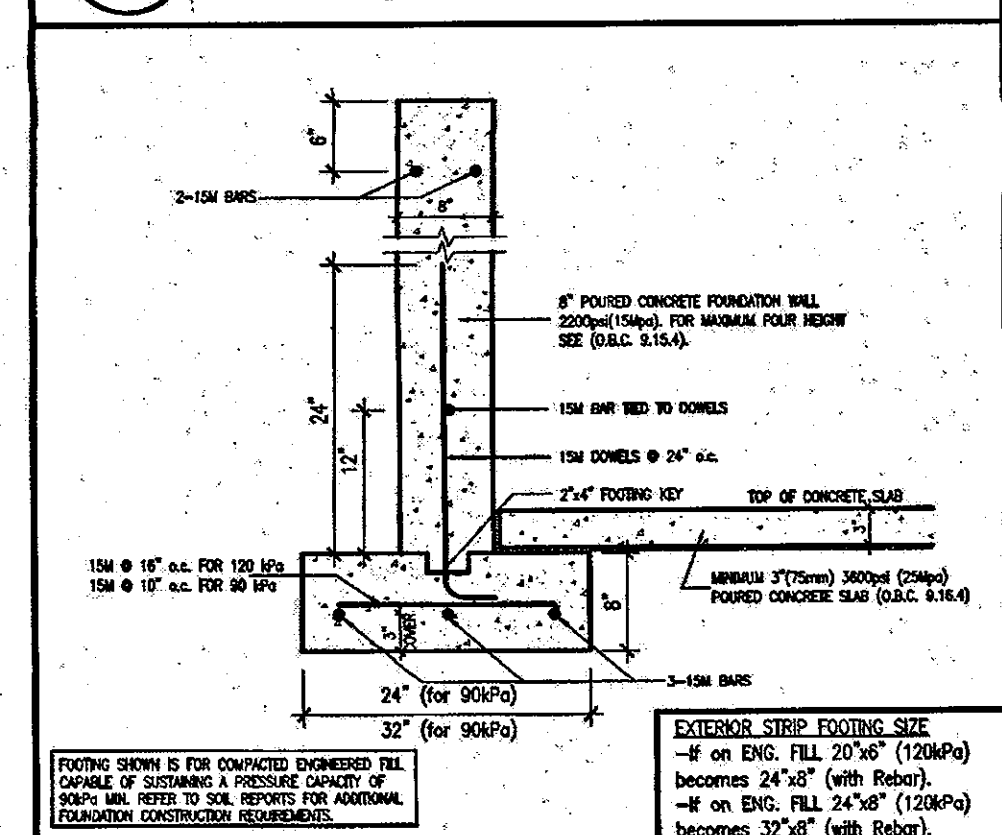
BASEMENT PLAN



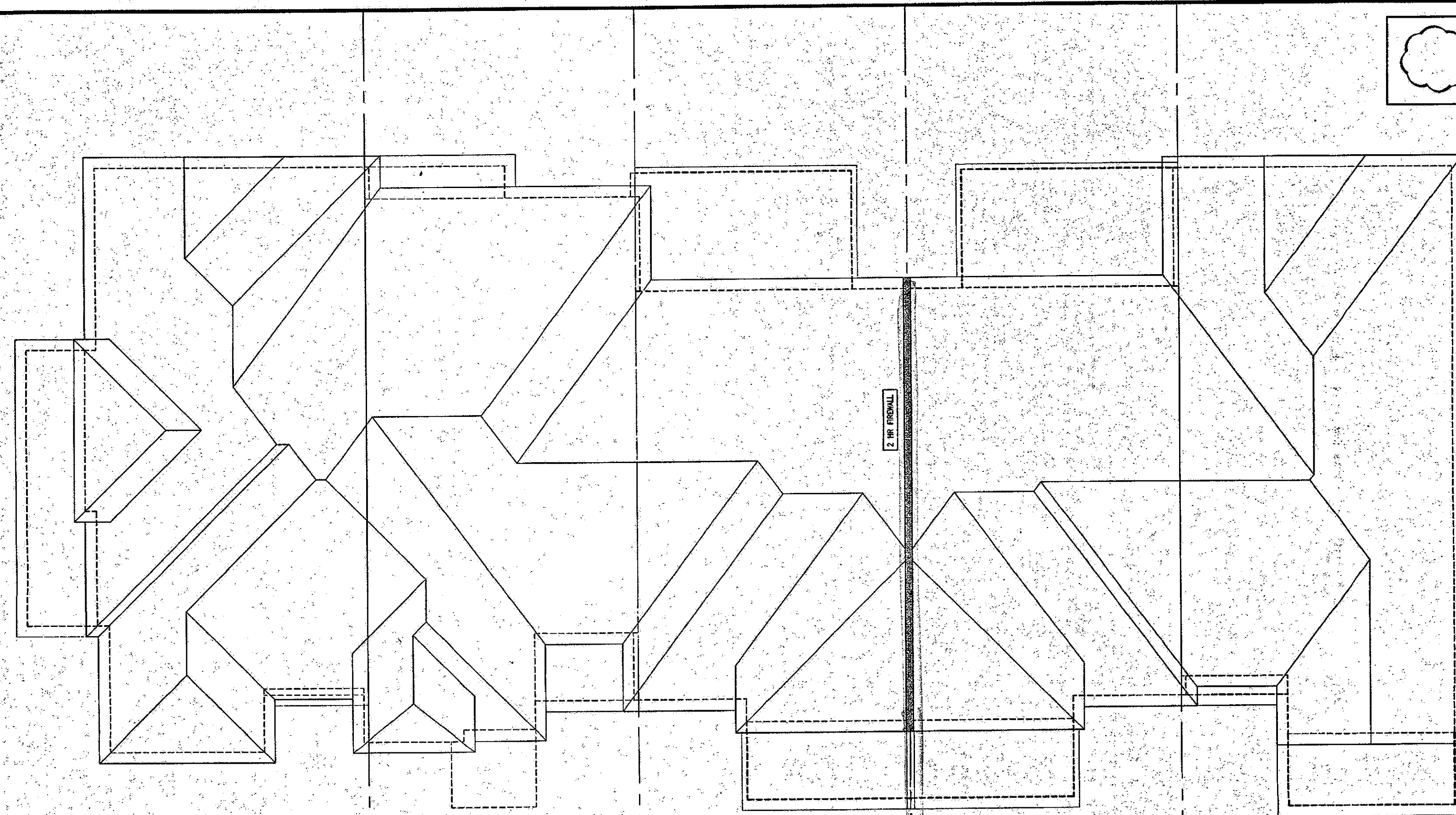
W2a TYPICAL PARTY WALL FOOTING
SCALE: Not to Scale



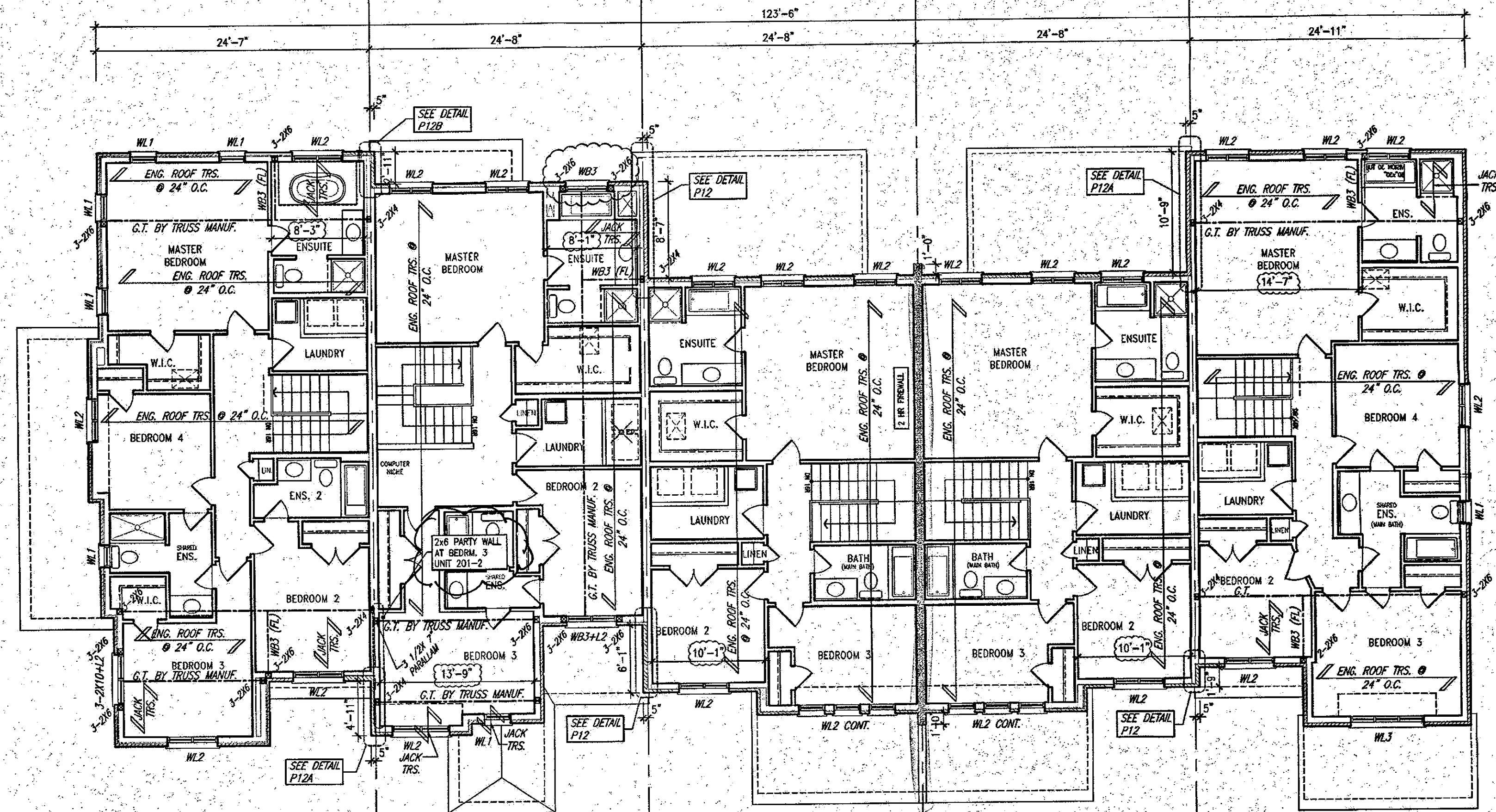
W2b TYPICAL FIRE WALL FOOTING
SCALE: Not to Scale



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



ROOF PLAN



SECOND FLOOR PLAN

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
6547.8 S.F. (608.3 m²)

PAD FOOTINGS
120 KPa NATIVE SOIL 50 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x18" CONCRETE PAD F2 = 40"x40"x18" 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"x8" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
24"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED)
24"x8" CONCRETE STRIP FOOTINGS (WITH REINFT) BELOW PARTY WALLS
32"x8" CONCRETE STRIP FOOTINGS (WITH REINFT) BELOW FIRE WALLS

FOOTINGS ON ENGINEERED FILL (50 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)
30"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 1200psi/174psi SOIL BEARING CAPACITY FOR NATIVE SOIL
OR 50KPa/ 130psi 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.

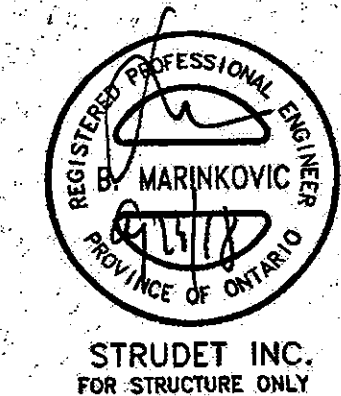
**REFER TO INDIVIDUAL UNITS
FOR THE FOLLOWING**
-GROUND FLOOR ROOF
STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
-GROUND FLOOR AND
SECOND FLOOR STRUCTURE
-DOUBLE VOLUME WALL
LOCATION AND DETAILS
-CONCRETE SLABS

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

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 22 2018
REC BY: DATE:
REF'D TO: DATE:

CITY OF HAMILTON
Building Division
17-132142
Permit No. _____
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
MAY 29 2018
DATE



APR 23 2018

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 for any errors or omissions or for any delays or for any 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.

JOHNNY G. WILKINS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: _____
DATE: MAY 22, 2018
This document complies with the subdivision Design Guidelines and will have no further relevance to the project.

10	ISSUED FOR PERMITS	APR 19/18	CM
9	REVISED PER CITY COMMENTS	APR 19/18	CM
8	REVISED PER CITY COMMENTS	APR 19/18	CM
7	REVISED PER CITY COMMENTS	APR 19/18	CM
6	REVISED PER CITY COMMENTS	APR 19/18	CM
5	REVISED PER CITY COMMENTS	APR 19/18	CM
4	ISSUED FOR PERMITS	APR 19/18	CM
3	REVISED PER CITY COMMENTS	APR 19/18	CM
2	REVISED PER CITY COMMENTS	APR 19/18	CM
1	ISSUED FOR PERMITS	APR 19/18	CM

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 copied.

V3 DESIGN
255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
416.630.2255
416.630.4782
v3design.com

All drawings, specifications, related documents and data are the property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.

and for the verification and then responsibility for the owner. The architect is not responsible for any errors or omissions or for any delays or for any building code or permit matter or that any house can be properly built or located on its lot.

Signature: _____
Name: Richard Vitek
Firm: V3 DESIGN INC.
Date: MAY 22, 2018

Greenpark.

RUSSELL GARDENS PH2

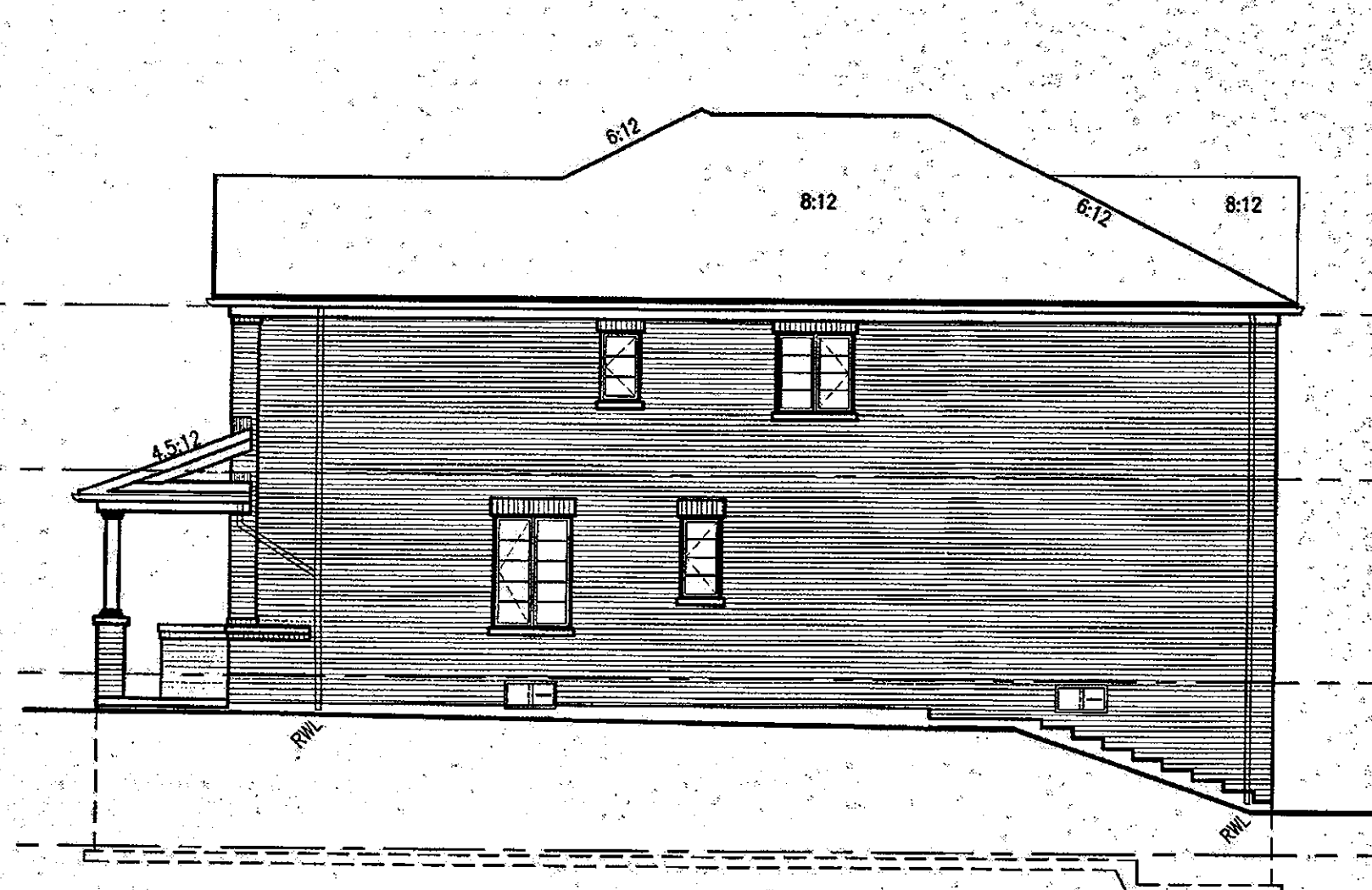
WATERDOWN, ON.

BLOCK 201

BLOCK 201 PLANS

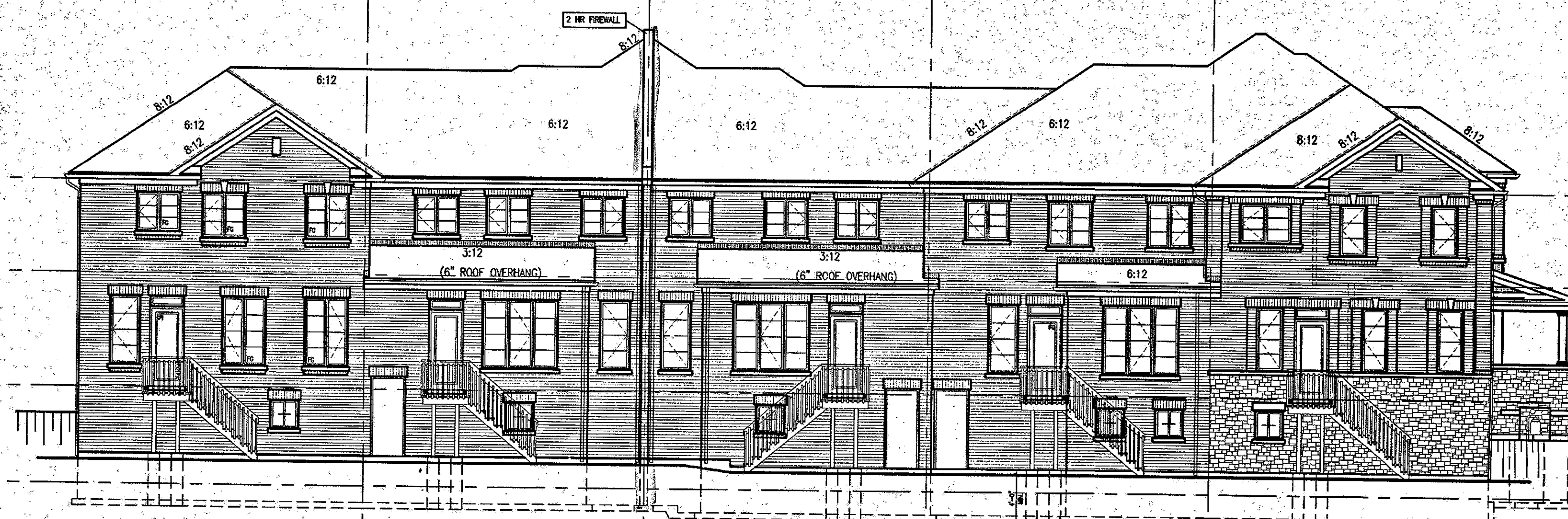
BLK 201
ELEV. 2

 NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



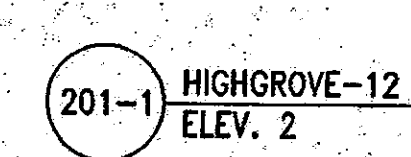
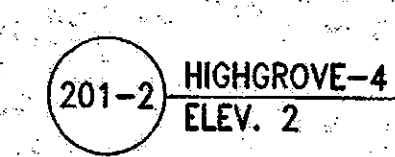
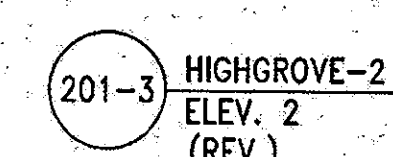
201-5 HIGHGROVE-5E
ELEV. 2 (UPGRADED)

RIGHT SIDE ELEVATION



201-5 HIGHGROVE-5E
ELEV. 2
(REV.)

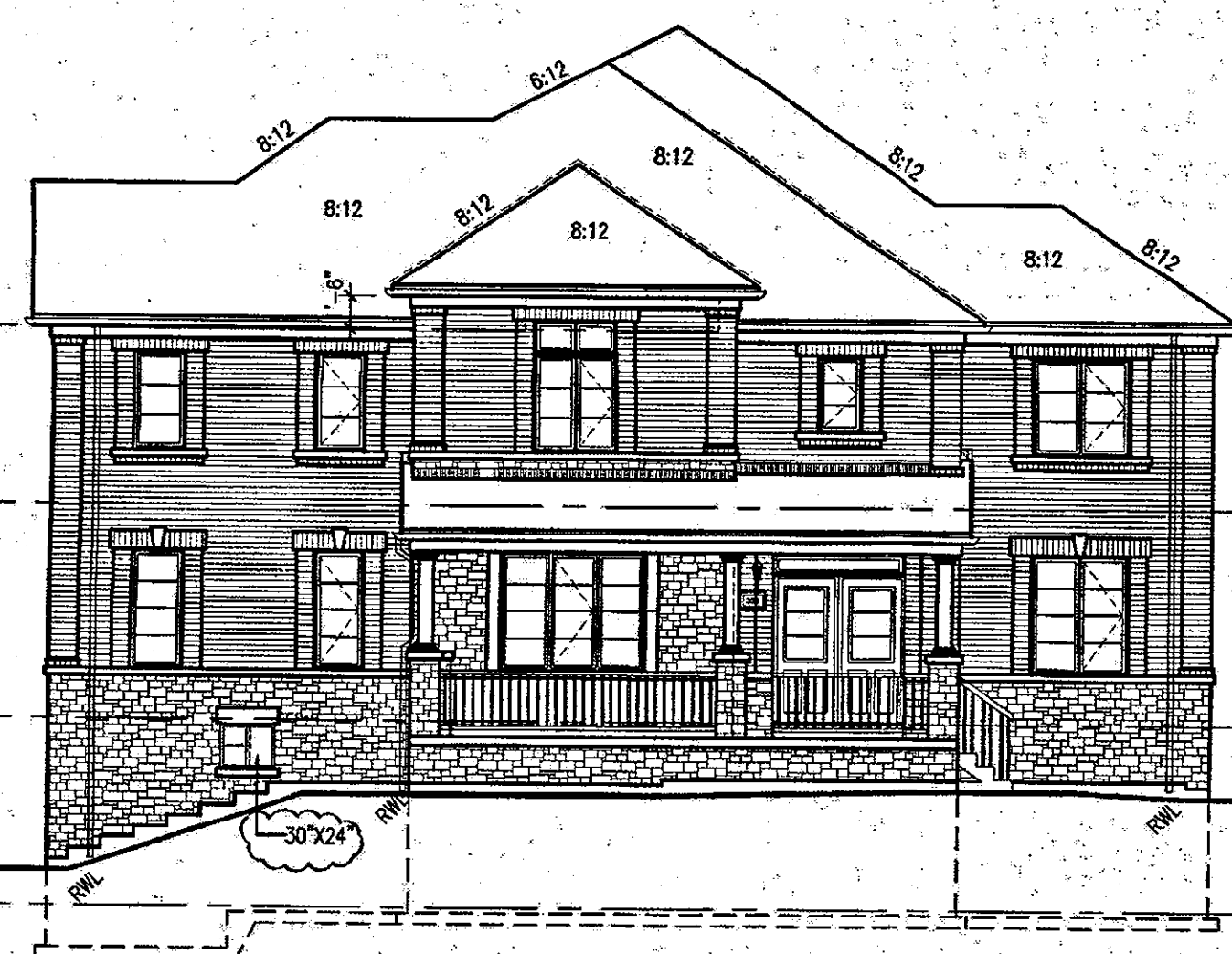
REAR ELEVATION UPGRADE



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department.

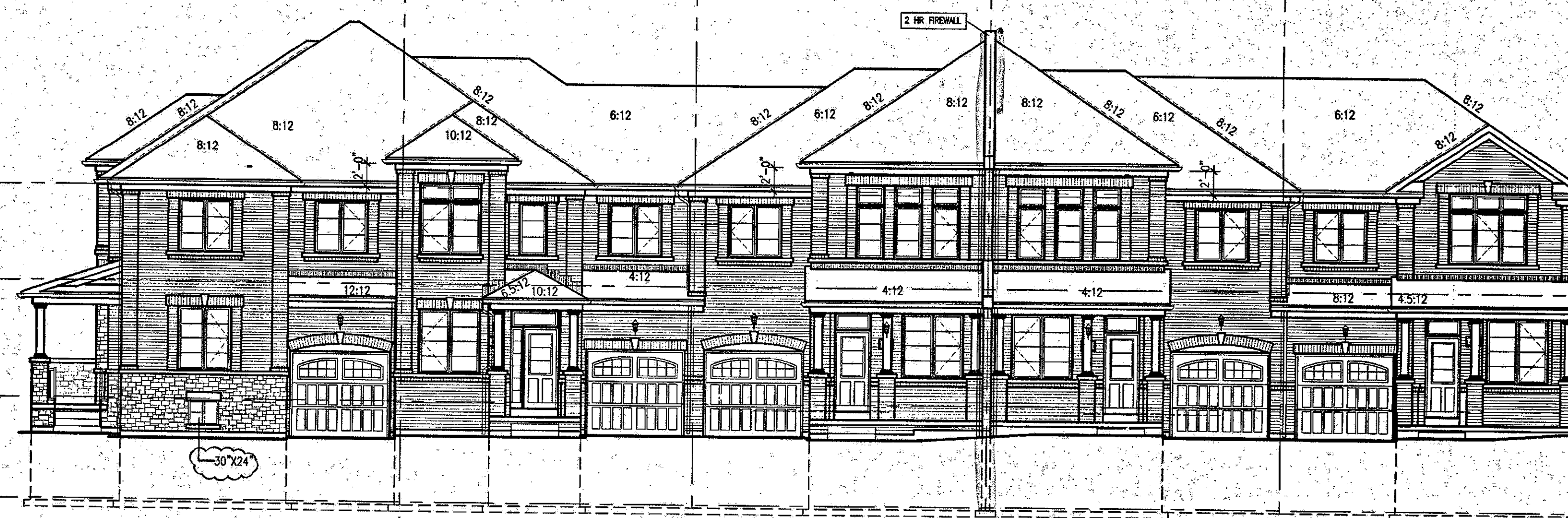
MAY 22 2018

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



201-1 HIGHGROVE-12
ELEV. 2

LEFT SIDE ELEVATION



201-1 HIGHGROVE-12
FLEV 2

FRONT ELEVATION



CITY OF HAMILTON
Building Division

Permit No. 12-132142

THESE STAMPED 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

 MAY 29 2018

DATE

Diagram illustrating the vertical dimensions of a building facade:

- TOP OF PLATE
- TOP OF WINDOW
- 7'-0"
- 8'-11"
- FIN. SECOND FLOOR
- TOP OF DOOR
- 9'-11"
- 7'-10"
- FIN. GROUND FLOOR
- 8'-4"
- FIN. BASEMENT FLOOR

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 Central Architect is not responsible in any way for reviewing or approving site (external) plans or working drawings with respect to any zoning or building code or permit matter or if any house can be properly built or located on the 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: **April 25, 2018**

The stamp provides recognition with the applicable Design Guidelines, yet still leaves no room for potential interpretation.

10			
9			
8			
7	REVISED.	APR. 19/18	GW
6			
5	REVISED. ISSUED FOR PERMIT.	SEP. 26/17	GW
4	ISSUED FOR PRICING.	AUG. 23/17	GW
3	REVISED AS PER ENG. COMMENTS.	AUG. 14/17	WT
2	REVISED AS PER CLIENT COMMENTS.	AUG. 11/17	WT
1	ISSUED FOR ROOF TRUSS LAYOUTS.	JUL. 12/17	WT
no.	description	date	by

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

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.	The undersigned has reviewed and takes responsibility for this design and will bear the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. copyright information <i>Richard Vink</i> 24458 none signature BCM copyright information VAS DESIGN, INC. 425558
---	--

Greenpark.

project name	RUSSELL GARDENS PH2
municipality	project no.

WATERDOWN, ON.	16036
unit name	unit no.
HIGHGROVE SERIES	BLOCK 201

BLOCK 201 ELEVATIONS	
date JUN 2017	scale 1"=60'

drawn by _____ checked by _____ (in name) **R3**

APR 23 2018

BLK 201
ELEV. 2

VA3
DESIGN

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

drawings, specifications, related rights and design are the sole property of VAS DESIGN. If the use of this property in or is part is strictly limited without VAS DESIGN's permission.	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 home registration information VAS Design Inc. 42558
--	---

Greenpark.

name
SSELL GARDENS PH2
city
project no.

ERDOWN, ON. 16036
HIGROVE SERIES BLOCK 201

BLOCK 201 ELEVATIONS

by _____ checked by _____ (in room)