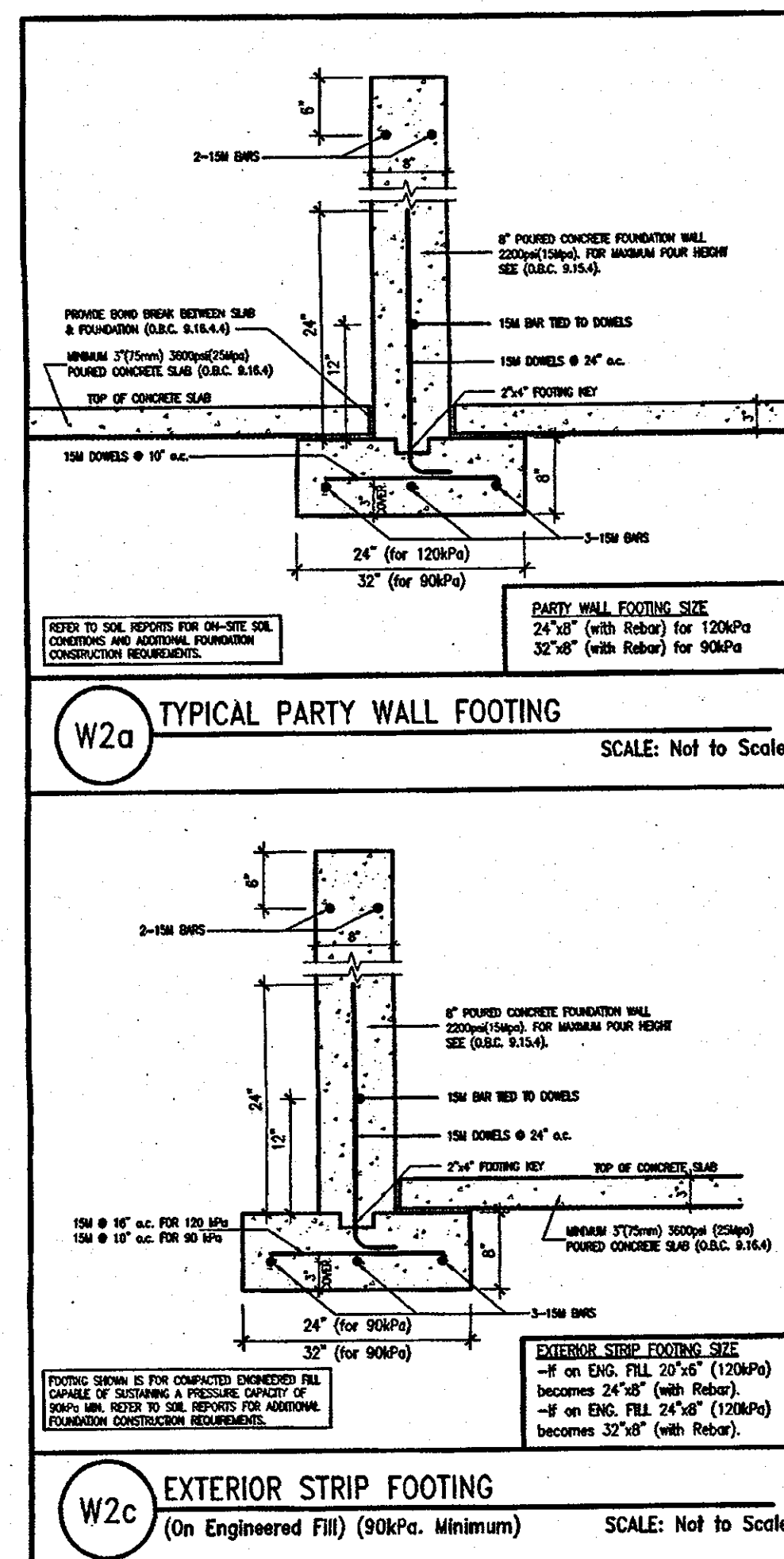
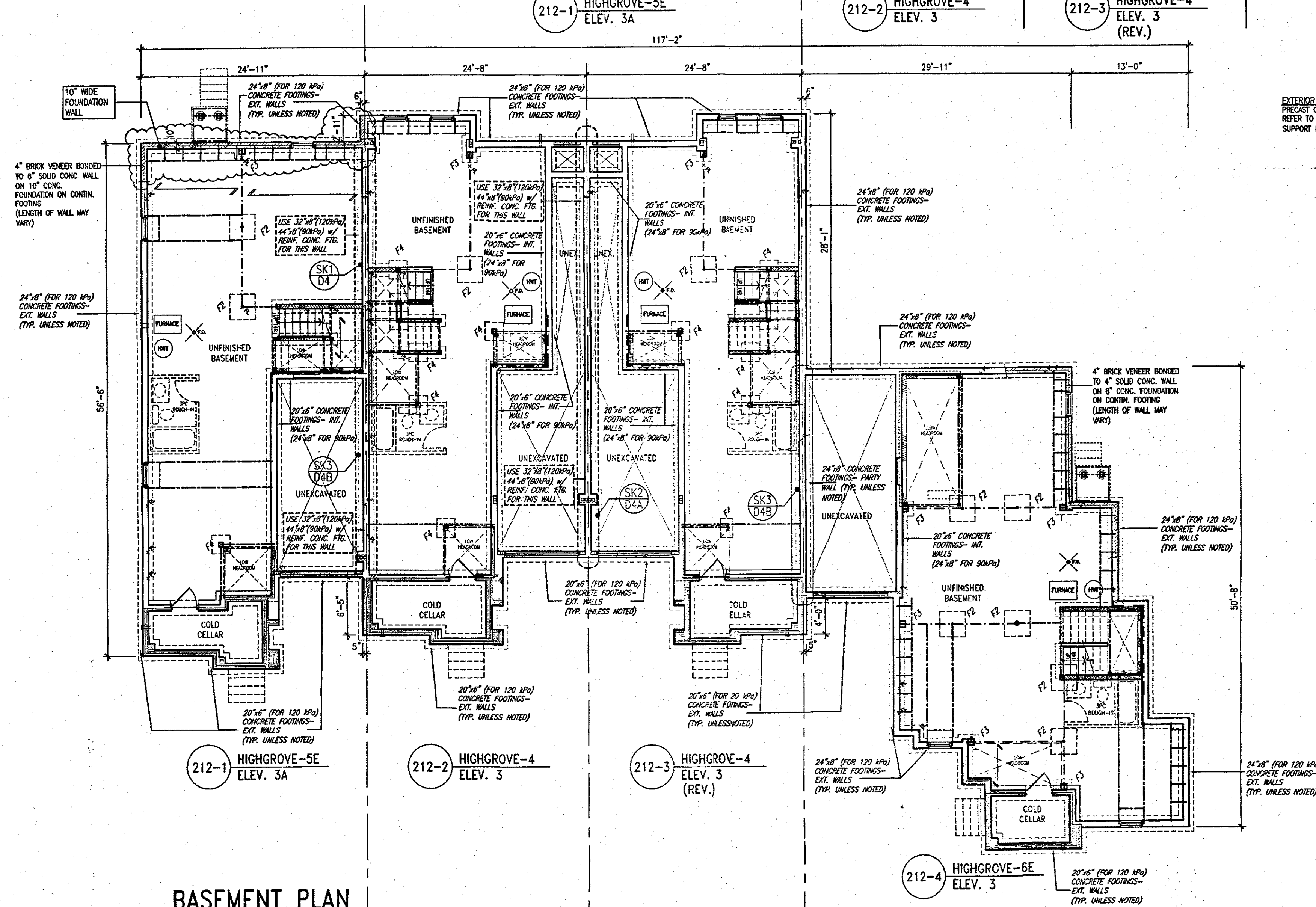
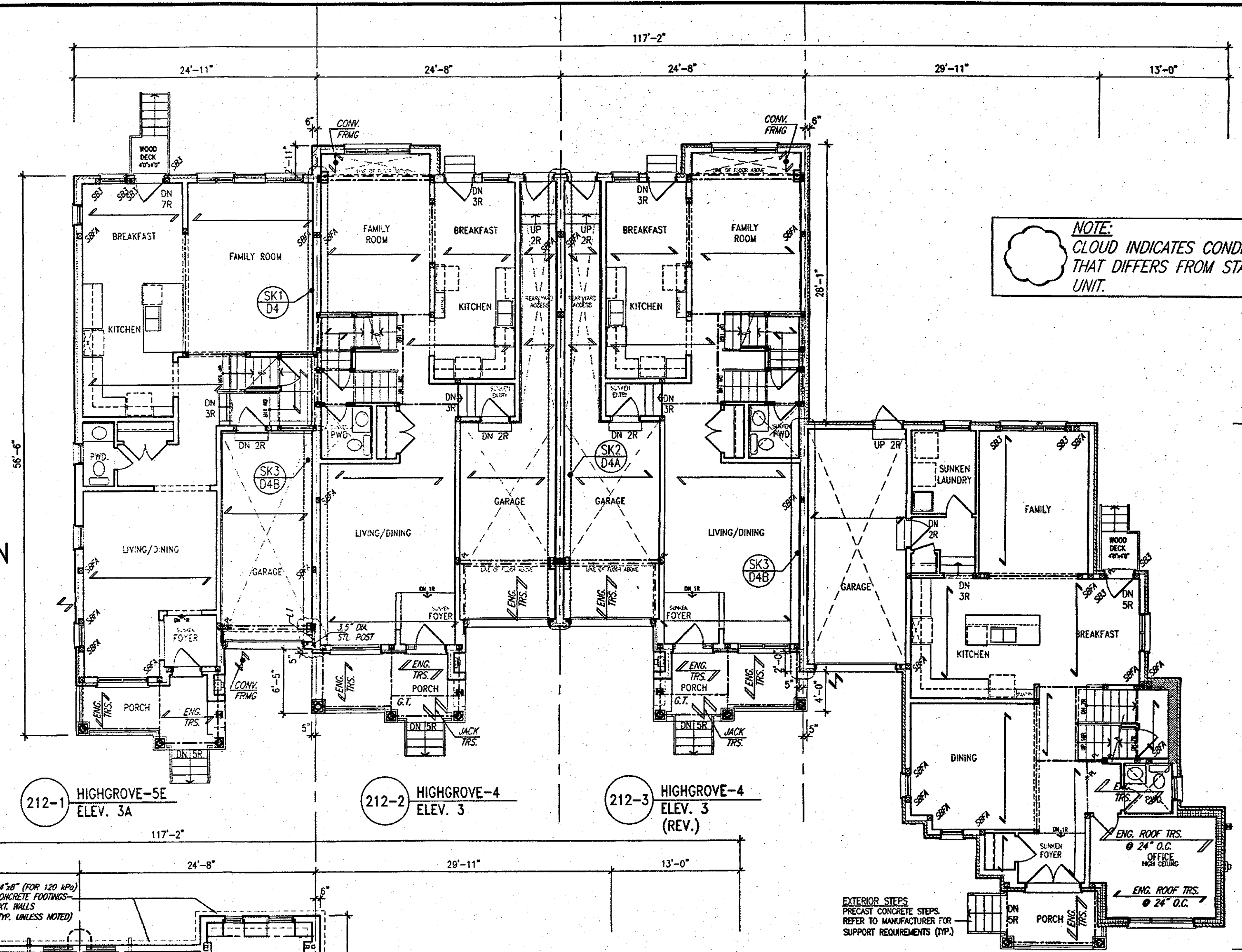
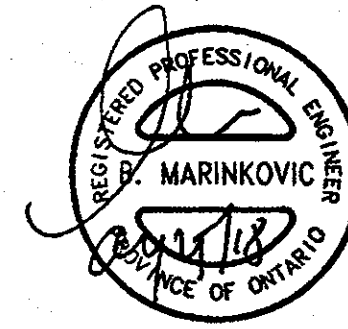




GROUND FLOOR PLAN



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



STRUDET INC.
FOR STRUCTURE ONLY
CITY OF HAMILTON
Building Division
Permit No. 17-131908
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS
DATE: MAY 20 2018

NOTE:
REFER TO GRADING PLAN
FOR NUMBER OF STEPS.

BLK 212
ELEV. 3

BUILDING AREA
5486.7 S.F. (509.7 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"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"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 120kPa/17.4kPa SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90kPa/ 13.0kPa 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.

← SUMP PUMP LOCATION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Code of Ontario and all applicable regulations and by-laws. The Architect is not responsible in any way for any errors or omissions or for any damage or loss of any kind resulting from the use of these plans. This stamp certifies compliance with the applicable Ontario Building Code and is not a guarantee of the accuracy of the information provided.

10	ISSUED FOR PERMITS	APR 25/18	ON
9	REVISED	APR 25/18	ON
8	REVISED PER COMMENTS	APR 25/18	ON
7	REVISED PER COMMENTS	APR 25/18	ON
6	REVISED PER COMMENTS	APR 25/18	ON
5	REVISED PER COMMENTS	APR 25/18	ON
4	ISSUED FOR PERMITS	APR 25/18	ON
3	REVISED PER COMMENTS	APR 25/18	ON
2	REVISED PER COMMENTS	APR 25/18	ON
1	ISSUED FOR PERMITS	APR 25/18	ON

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. DRAWINGS ARE NOT TO BE COPIED.

V3 DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
416.630.2265
416.630.4782
v3design.com

Greenpark.
RUSSELL GARDENS PH2
WATERLOO, ON.
HIGHGROVE SERIES
BLOCK 212
BLOCK 212 PLANS
B1

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
5486.7 S.F. (509.7 m²)

PAD FOOTINGS
120 KPA MIN. SOIL
F1 = 45"x45"x18" CONCRETE PAD F1 = 45"x45"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 = 18"x18"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"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 120KPa/174psi 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 programs in the subdivision agreement. The Contract Architect is not responsible for any costs for engineering or surveying site (existing) plans or working drawings with respect to any zoning building code or permit matter or that 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.

JORDAN C. MULLIKENS LTD., ARCHITECTS
JACQUELINE COLEMAN REVIEW
AND APPROVAL
DATE: MAY 22, 2018

The client certifies, under penalty of perjury, that the information provided is true and correct to the best of their knowledge.

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

CITY OF HAMILTON
Building Division
Permit No. 17-131908
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
DATE: MAY 22 2018
FOR CLERK'S OFFICIAL

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

1	ISSUED FOR PERMIT	APR 25/18 CM
2	REVISED PER CITY COMMENTS, PERMITTED	FEB 15/18 CM
3	REVISED PER CITY COMMENTS, PERMITTED	SEP 28/17 CM
4	ISSUED FOR PERMIT	AUG 28/17 CM
5	REVISED AS PER ENGINEER COMMENTS	AUG 17/17 MT
6	ISSUED FOR ROOF TRUSS MANUF.	AUG 17/17 MT

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.

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

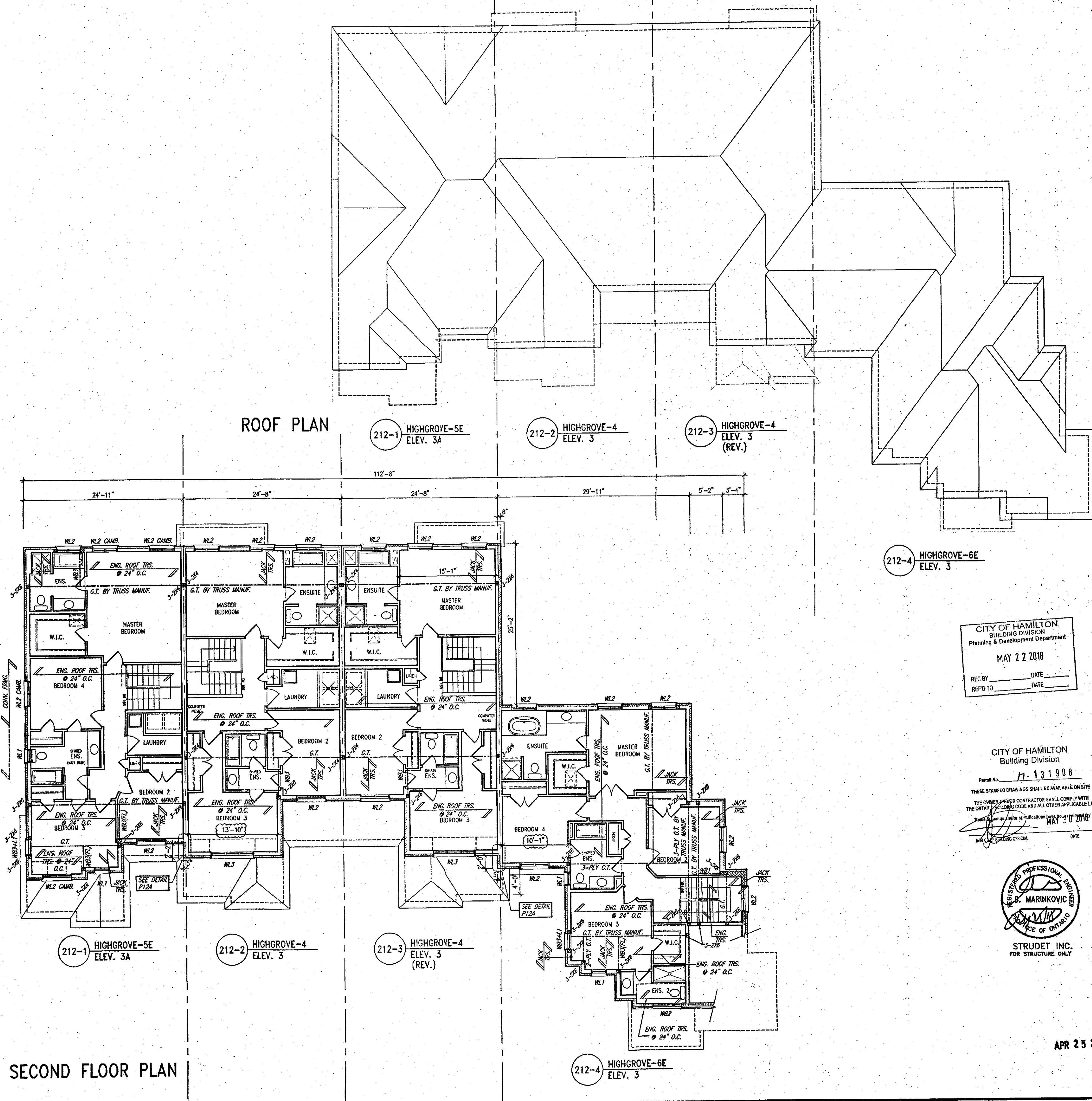
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name: Richard Vitek
signature: [Signature]
title: Designer
company: VAS Design Inc.
phone: 416.630.2255
fax: 416.630.4782
email: vasdesign.com

Greenpark.

Project Name: RUSSELL GARDENS PH2
Address: WATERDOWN, ON. M9C 5B6
Block: 212
Block 212 PLANS
Date: JULY 2017
Scale: 1/8" = 1'-0"
Sheet: 82
Block: 16035-BLOCK 212

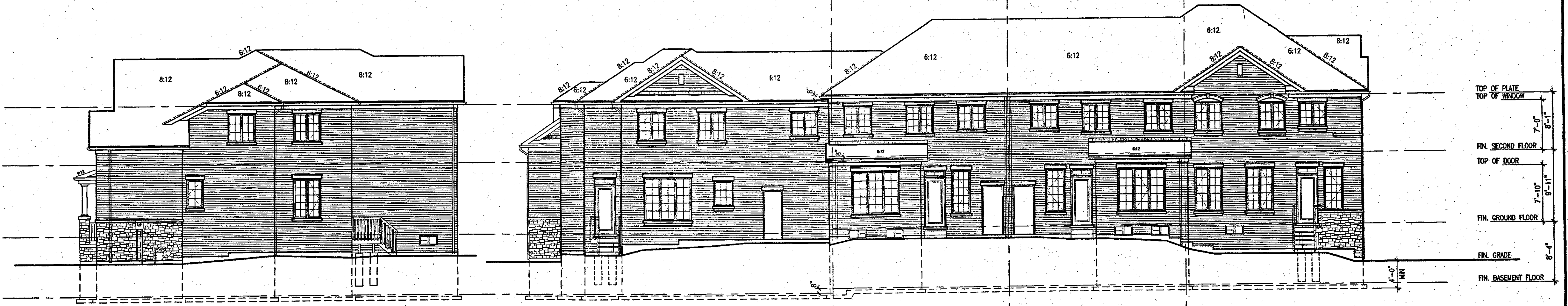
APR 25 2018



SECOND FLOOR PLAN

ROOF PLAN

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



212-4 HIGHGROVE-6E
ELEV. 3

212-4 HIGHGROVE-6E
ELEV. 3

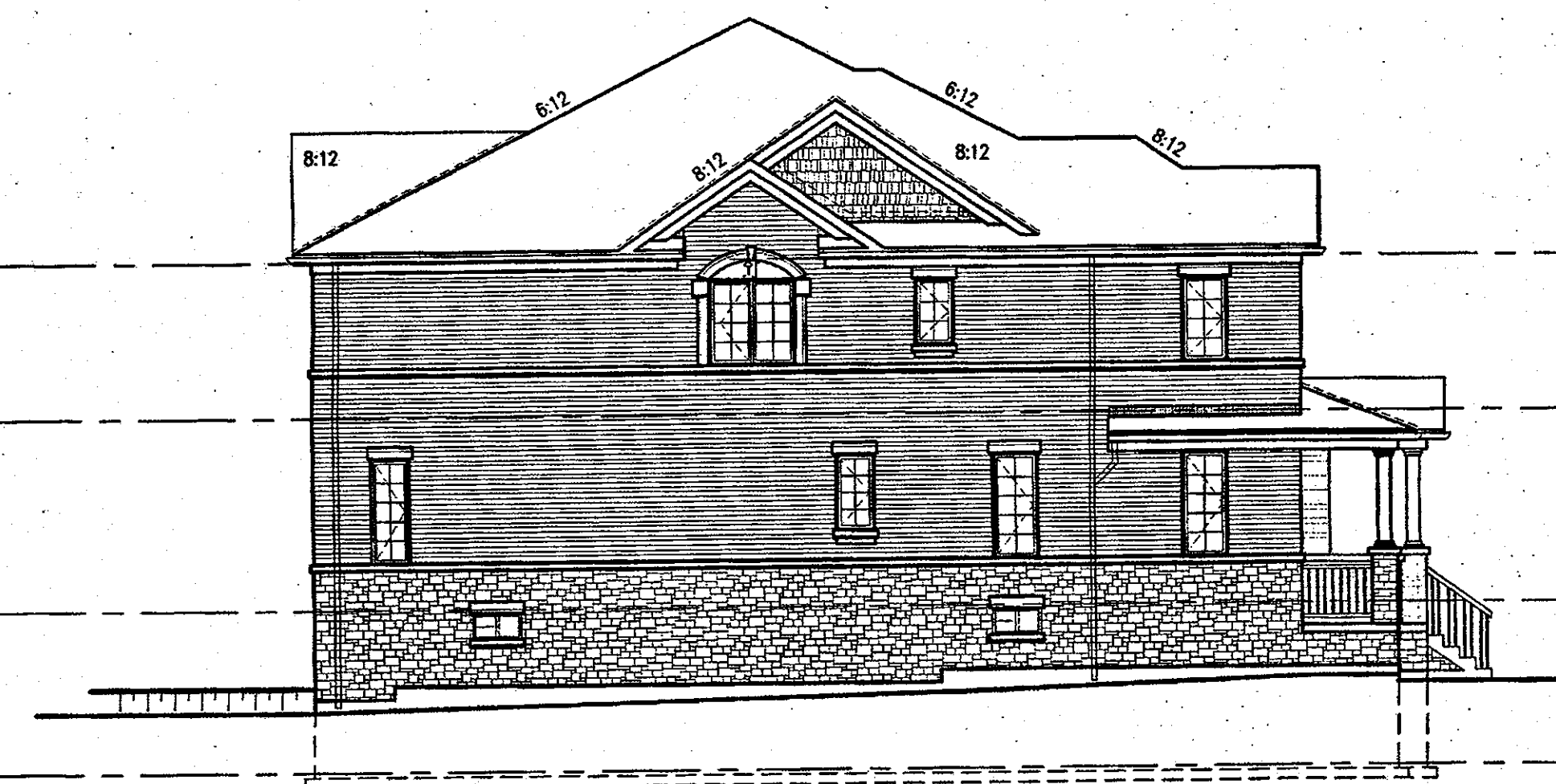
212-3 HIGHGROVE-4
ELEV. 3
(REV.)

212-2 HIGHGROVE-4
ELEV. 3

212-1 HIGHGROVE-5E
ELEV. 3A

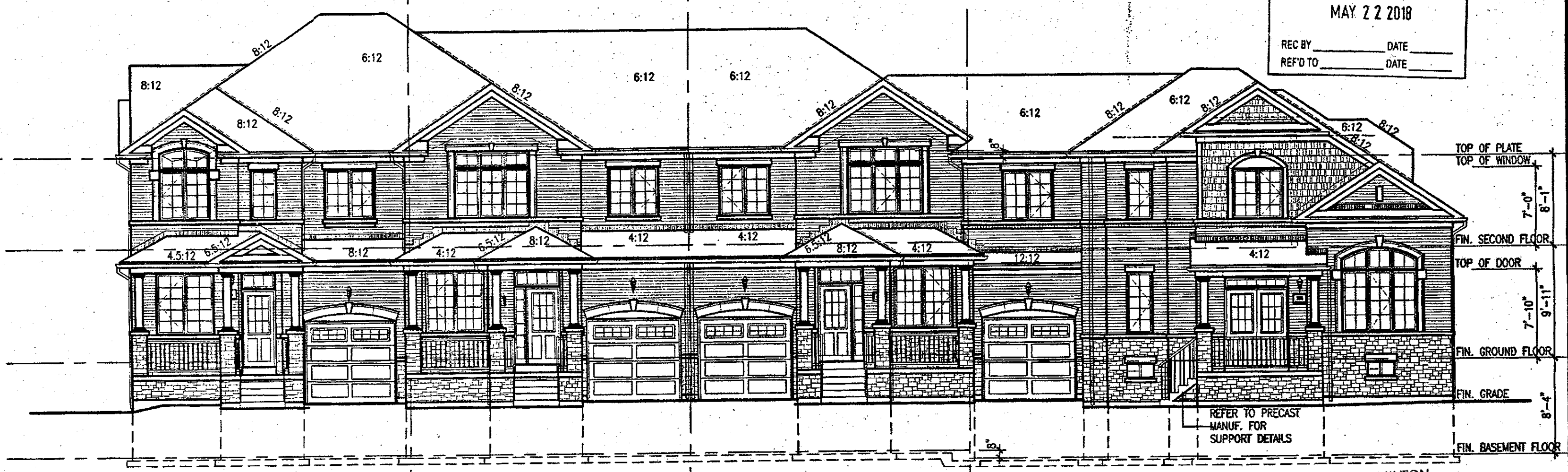
RIGHT SIDE ELEVATION

REAR ELEVATION UPGRADE



212-1 HIGHGROVE-5E
ELEV. 3A

LEFT SIDE UPGRADE ELEVATION



212-1 HIGHGROVE-5E
ELEV. 3A

212-2 HIGHGROVE-4
ELEV. 3

212-3 HIGHGROVE-4
ELEV. 3
(REV.)

212-4 HIGHGROVE-6E
ELEV. 3

FRONT ELEVATION

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

CITY OF HAMILTON
Building Division
Permit No. 17-131908
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 THE BUILDING OFFICIAL DATE MAY 30 2018

APR 25 2018

BLK 212
ELEV. 3

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 to the applicable agreements. The Contractor is not responsible in any way for any errors or omissions in the drawings or for any building code or permit matter or that any house is in compliance with or based on the drawings. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONSULTANTS
DATE: MAY 22 2018
The design and/or construction with the appropriate design should not only be based on the design but also on the design.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	APR 25/18 CM	
2	REVISIONS FOR CLIENT	APR 25/18 CM	
3	REVISIONS FOR CITY COMMENTS	APR 25/18 CM	
4	ISSUED FOR PERMIT	SEP 28/17 CM	
5	ISSUED FOR PERMIT	APR 25/17 CM	
6	REVISIONS AS PER ENGINEER COMMENTS	AUG 17/17 WT	
7	REVISIONS AS PER CLIENT COMMENTS	AUG 17/17 WT	
8	REVISIONS FOR ROOF TRUSS LAYOUTS	AUG 17/17 CM	

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

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Richard Vink
2488
2488

Information
VAS Design Inc.
2488

***Greenpark.**

Project Name
RUSSELL GARDENS PH2

Address
WATERLOO, ON.

Block
BLOCK 212

Highgrove Series
BLOCK 212 ELEVATIONS

Scale
1/8" = 1'-0"

Date
JULY 2017

Drawn by
16038-BLOCK 212

Sheet No.
B3