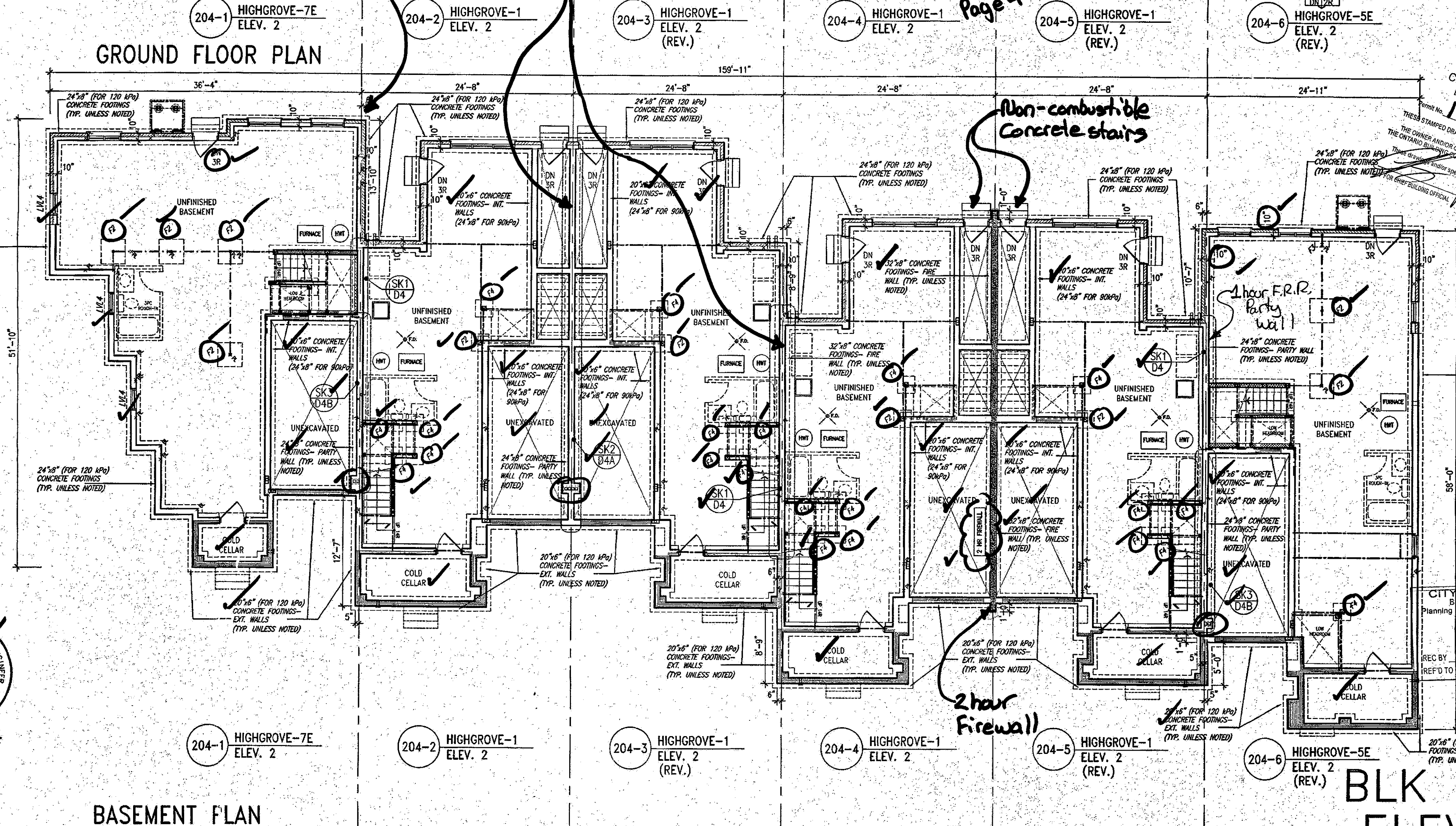
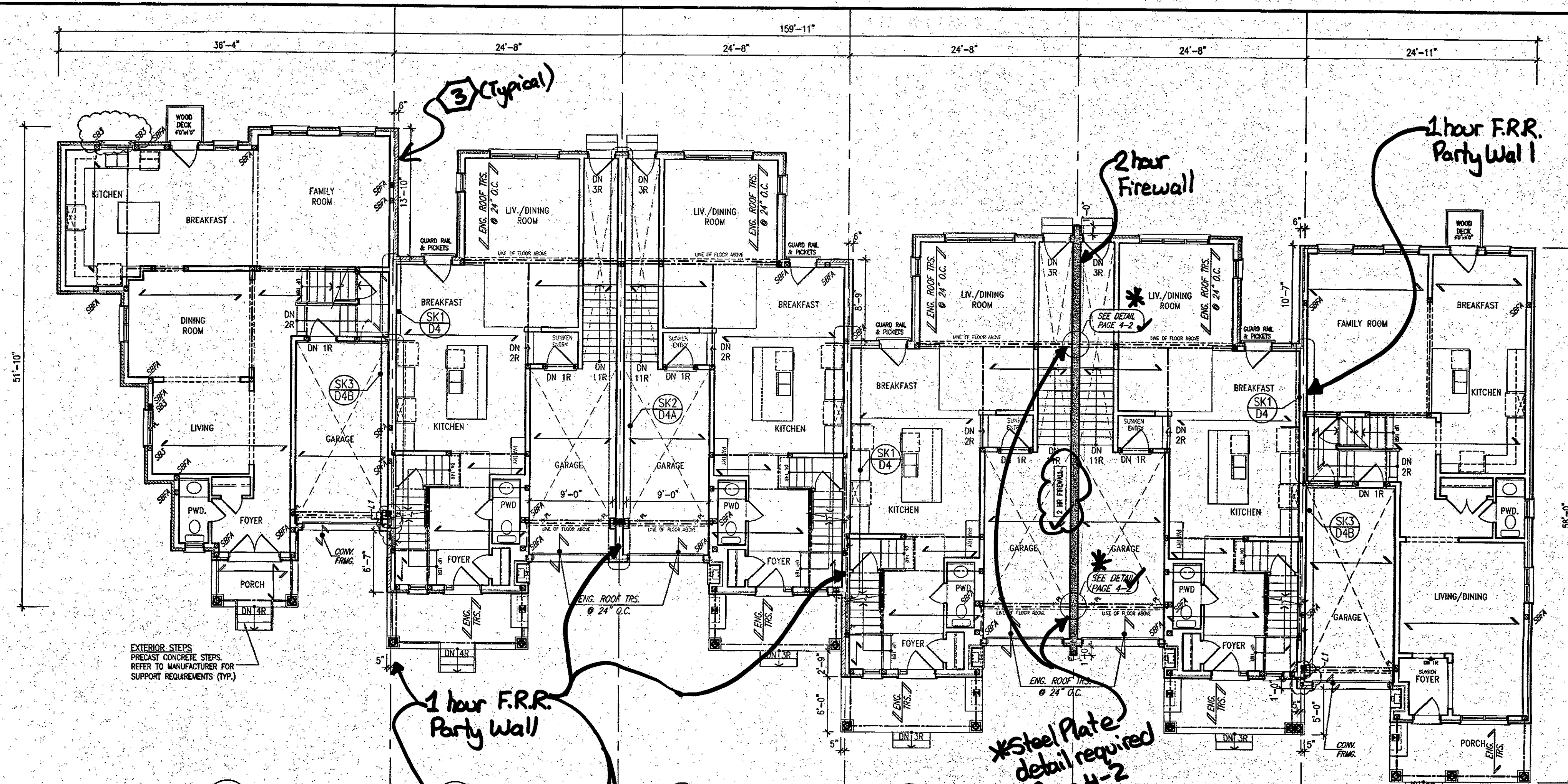
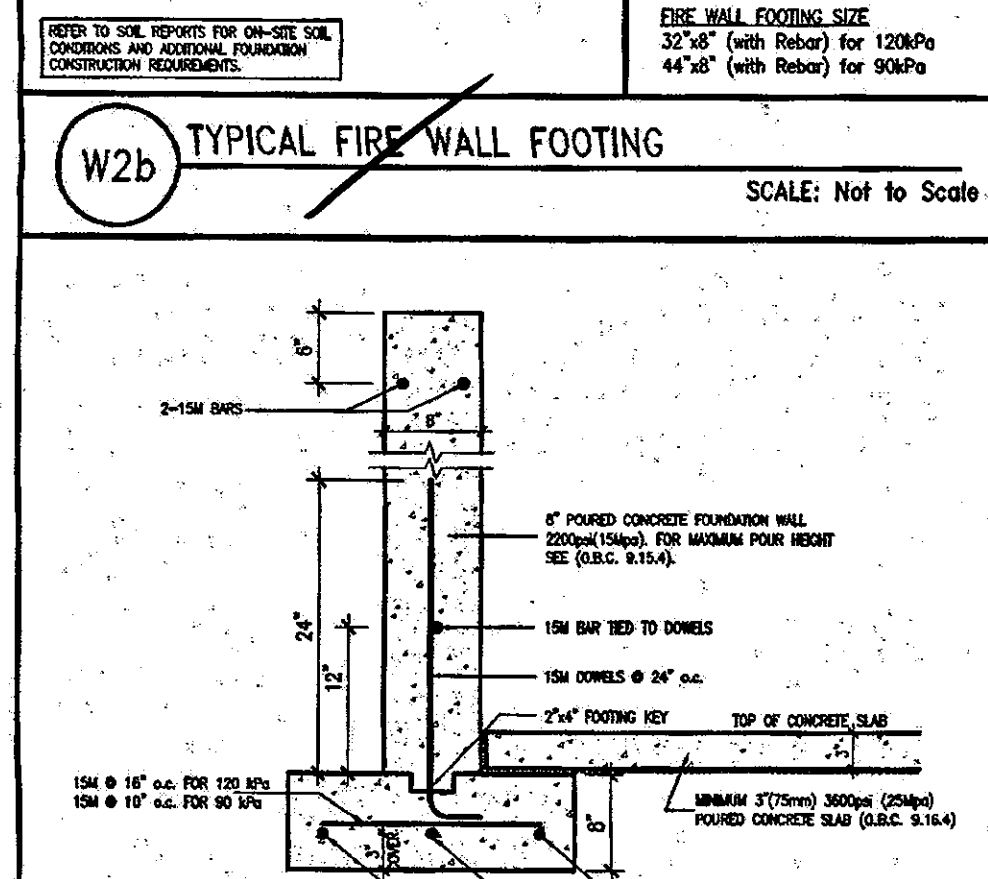
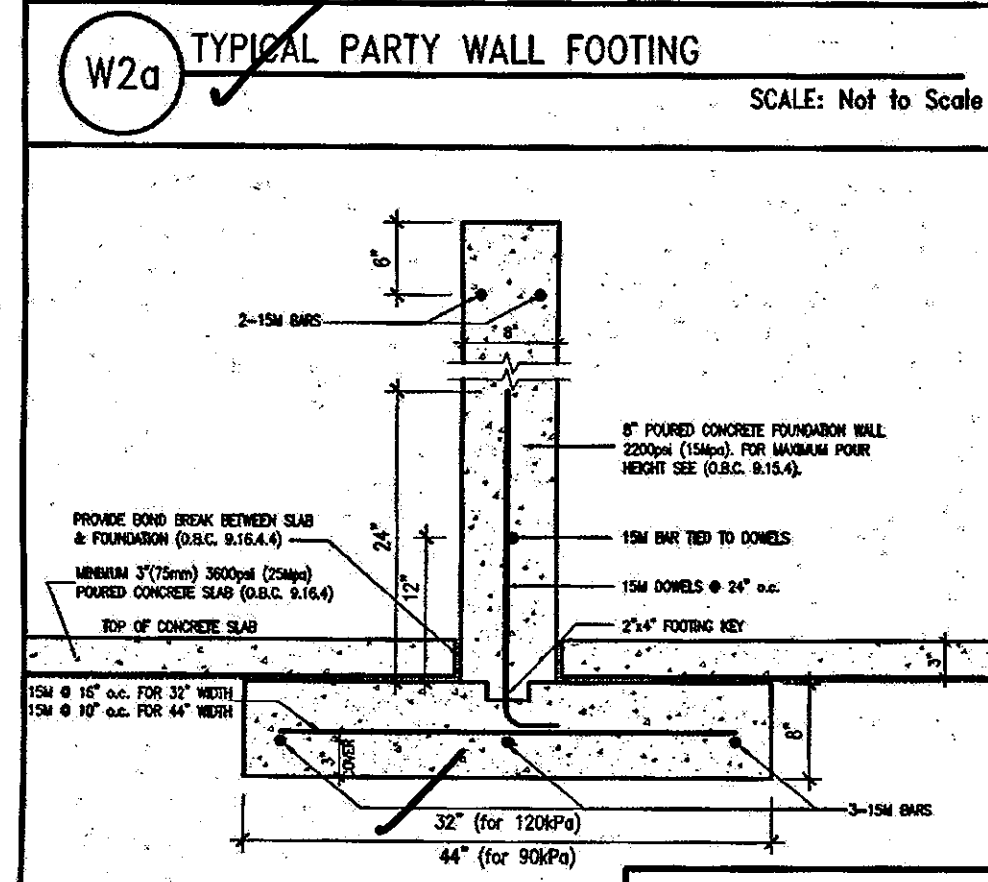
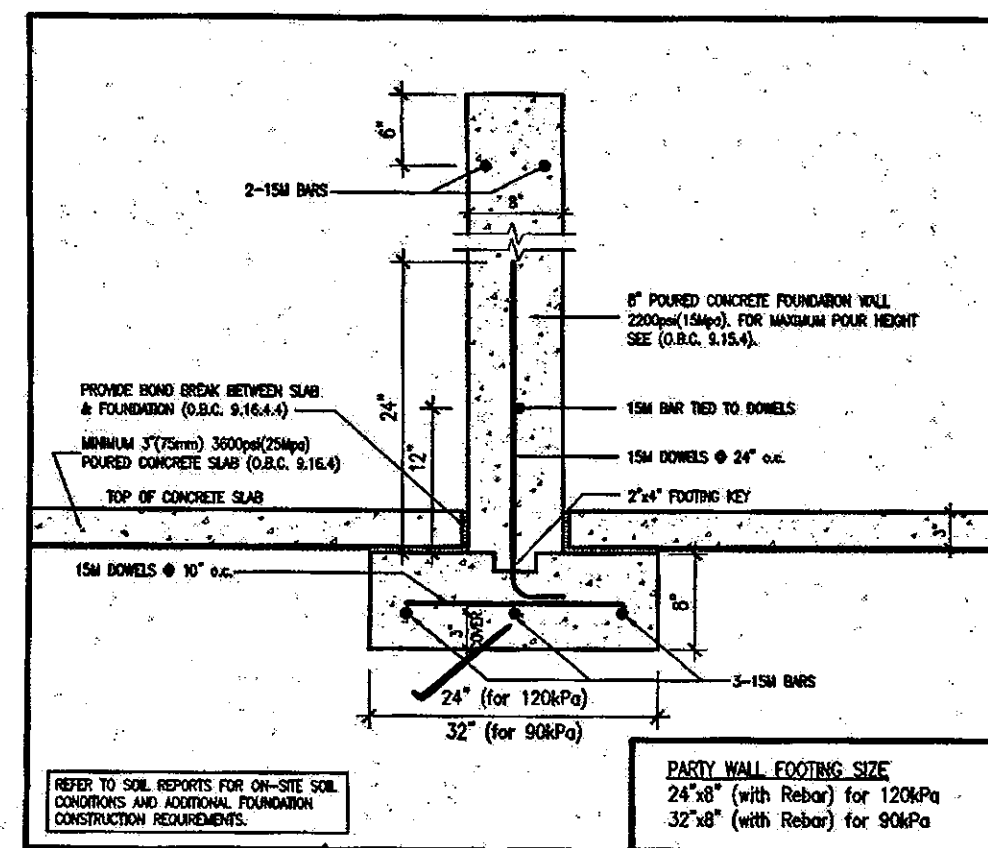




BUILDING AREA
7402.86 S.F. (687.75 m²)

PAD FOOTINGS
120 KPa. NATIVE 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 = 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.)
30"x48" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
30"x48" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).
30"x48" CONCRETE STRIP FOOTINGS (WITH REINFC.) BELOW PARTY WALLS.
FOOTINGS ON ENGINEERED FILL (90 KPa.)
30"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
30"x48" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED).
32"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW PARTY WALLS.
44"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW PARTY WALLS. (REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 1200kPa/17.4kN SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90kPa/13.0kN 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

CITY OF HAMILTON Building Division
Form No. 17-132182
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER/OWNER'S REPRESENTATIVE SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING BY-LAW AND ALL OTHER APPLICABLE LAWS
DATE: 17/12/18
BY: [Signature]
This is to certify that these plans comply with the applicable Architectural Code and all other applicable laws of the City of Hamilton.
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Code and all applicable regulations and requirements including zoning provisions and any variations to the applicable requirements. The Contractor warrants to the City of Hamilton that the building code or permit matter or that any other matter can be properly dealt with on site.

NOTE:
REFER TO GRADING PLAN FOR NUMBER OF STEPS.

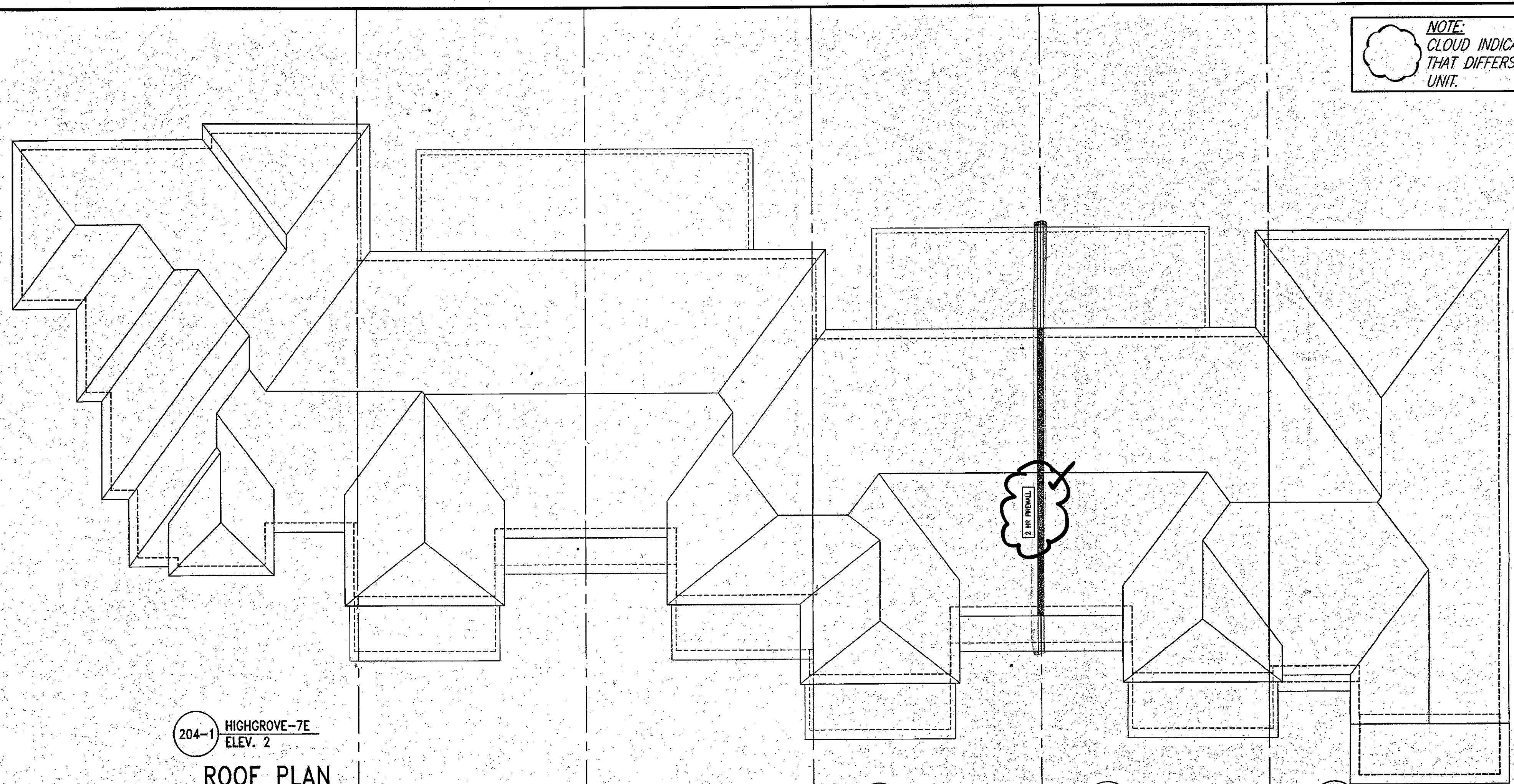
NO.	REVISION	DATE
1	ISSUED	APR 19/18 CM
2	REVISIONS 2-5, BECK REPLACED W/ JULIE BALCONY.	APR 09/18 CM
3	REVISION FOR CITY COMMENTS, REVISIONS.	FEB 15/18 CM
4	REVISION FOR PERMIT.	SEP 29/17 CM
5	REVISION FOR PERMIT.	AUG 23/17 CM
6	REVISION FOR PERMIT COMMENTS.	MAY 15/17 CM
7	REVISION AS PER CLIENT COMMENTS.	AUG 11/17 CM
8	REVISION FOR ROOF TRUSS LAYOUTS.	JUN 12/17 CM

Contractor shall 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
Tel: 416.830.2255
Fax: 416.830.4782
vasdesign.com

Greenpark
RUSSELL GARDENS PH2
WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 204
BLOCK 204 PLANS
B1





204-1 HIGHGROVE-7E
ELEV. 2

ROOF PLAN

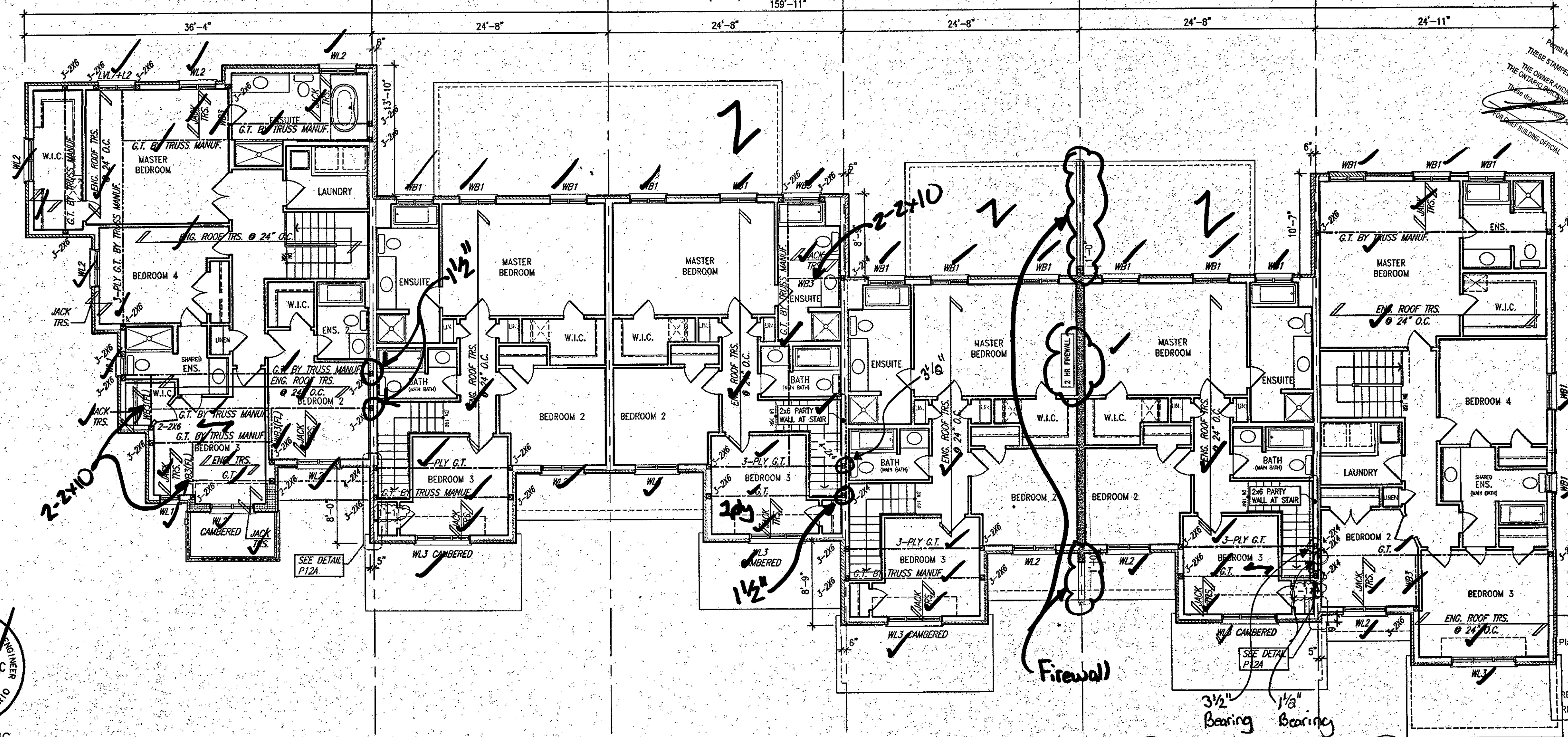
204-2 HIGHGROVE-1
ELEV. 2

204-3 HIGHGROVE-1
ELEV. 2 (REV.)

204-4 HIGHGROVE-1
ELEV. 2

204-5 HIGHGROVE-1
ELEV. 2 (REV.)

204-6 HIGHGROVE-5E
ELEV. 2 (REV.)



204-1 HIGHGROVE-7E
ELEV. 2

204-2 HIGHGROVE-1
ELEV. 2

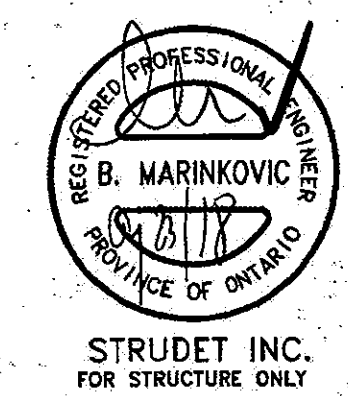
204-3 HIGHGROVE-1
ELEV. 2 (REV.)

204-4 HIGHGROVE-1
ELEV. 2

204-5 HIGHGROVE-1
ELEV. 2 (REV.)

204-6 HIGHGROVE-5E
ELEV. 2 (REV.)

SECOND FLOOR PLAN



NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
7402.86 S.F. (687.75 m2)

PAD FOOTINGS
120 KPa NATIVE SOIL
F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x18" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD
80 KPa ENGINEERED FILL SOIL
F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x18" 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"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED)
24"x8" CONCRETE STRIP FOOTINGS (with REIN) BELOW PARTY WALLS
32"x8" CONCRETE STRIP FOOTINGS (with REIN) BELOW FIRE WALLS

FOOTINGS ON ENGINEERED FILL (80 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 80KPa/11.3psi 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
17-132182
THIS STAMPED DRAWING SHALL BE AVAILABLE ON SITE
THE OWNER/ARCHITECT/CONTRACTOR SHALL COMPLY WITH
THE CITY OF HAMILTON'S BUILDING BY-LAW AND ALL OTHER APPLICABLE LAWS
DATE: JUL 19/18
BY: [Signature]

It is the builder's complete responsibility to
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the foundation agreement. The Contractor
Architect is not responsible for any delay or
consequence for approving the footing, wall or
foundation details. It is the responsibility of the
builder to ensure that the footing, wall or
foundation details are properly built or installed on site.
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
Hamilton.
JOHN C. WILSHIRE LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
DATE: AUG 20, 2018
APPROVED BY: [Signature]
The above is a true and correct copy of the original
drawing. Guidelines only and not to be used for
construction purposes.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	APR 19/18
2	REVISED FOR CITY COMMENTS, REISSUED	FEB 15/18
3	REVISED, ISSUED FOR PERMIT	SEP 29/17
4	ISSUED FOR PERMIT	AUG 23/17
5	REVISED AS PER ENGINEER COMMENTS	AUG 15/17
6	REVISED AS PER CLIENT COMMENTS	AUG 11/17
7	ISSUED FOR ROOF TRUSS LAYOUTS	JUL 12/17

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.

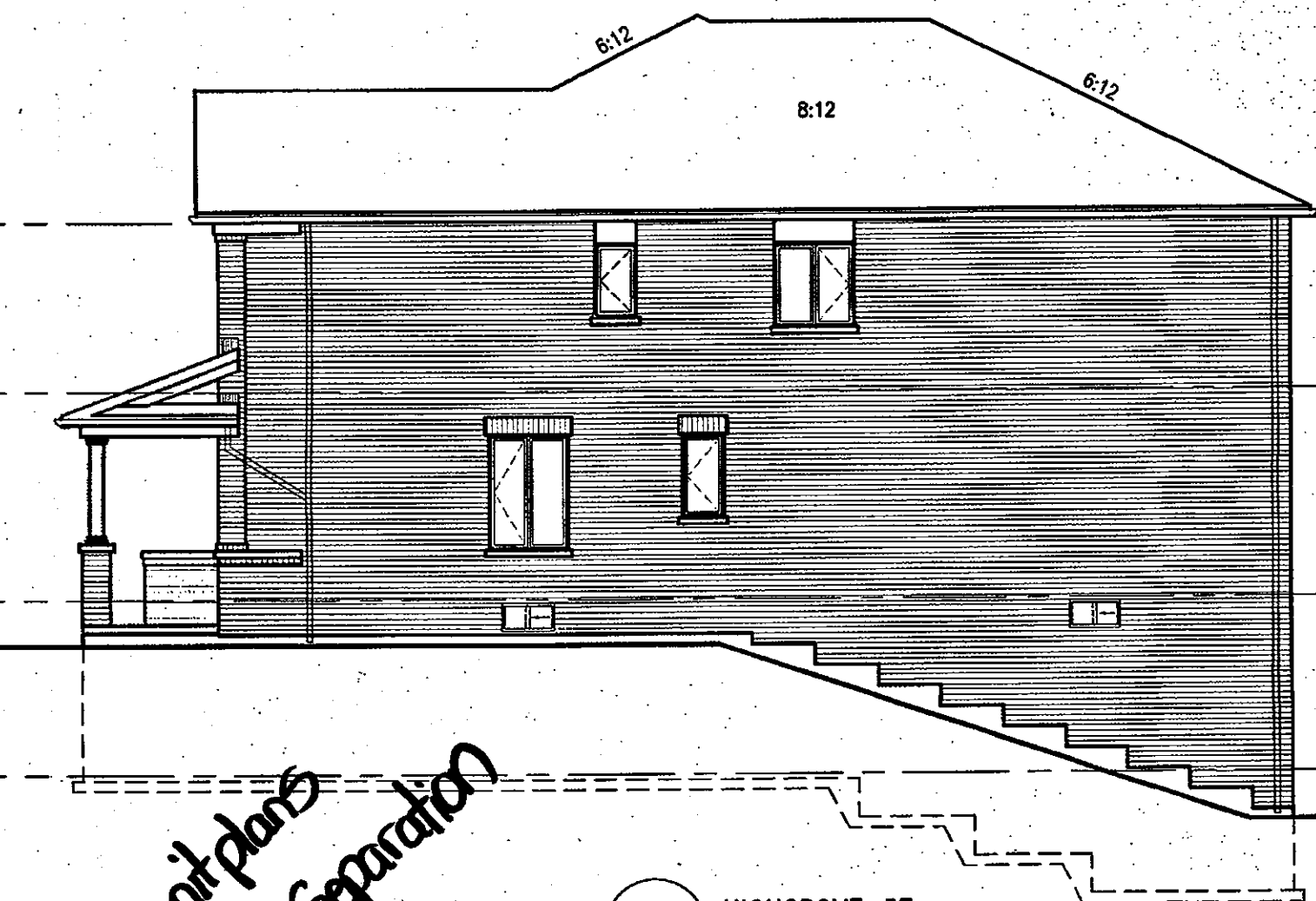
VAS DESIGN
255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
416.630.2255
416.630.4782
vasdesign.com

REC'D BY: [Signature] DATE: MAY 24 2018
REF'D TO: [Signature] DATE: [Blank]

Greenpark

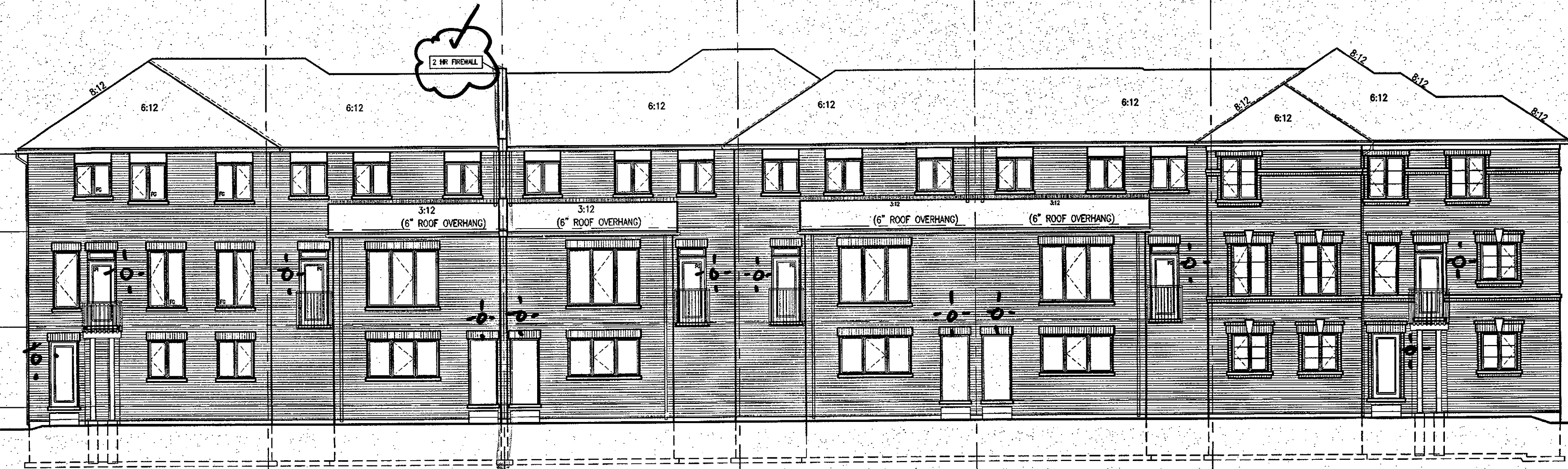
RUSSELL GARDENS PH2
WATERLOO, ON
HIGHGROVE SERIES
BLOCK 204
BLOCK 204 PLANS
B2

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



204-6 HIGHGROVE-5E
ELEV. 2

RIGHT SIDE ELEVATION



204-6 HIGHGROVE-5E
ELEV. 2 (REV.)

204-5 HIGHGROVE-1
ELEV. 2 (REV.)

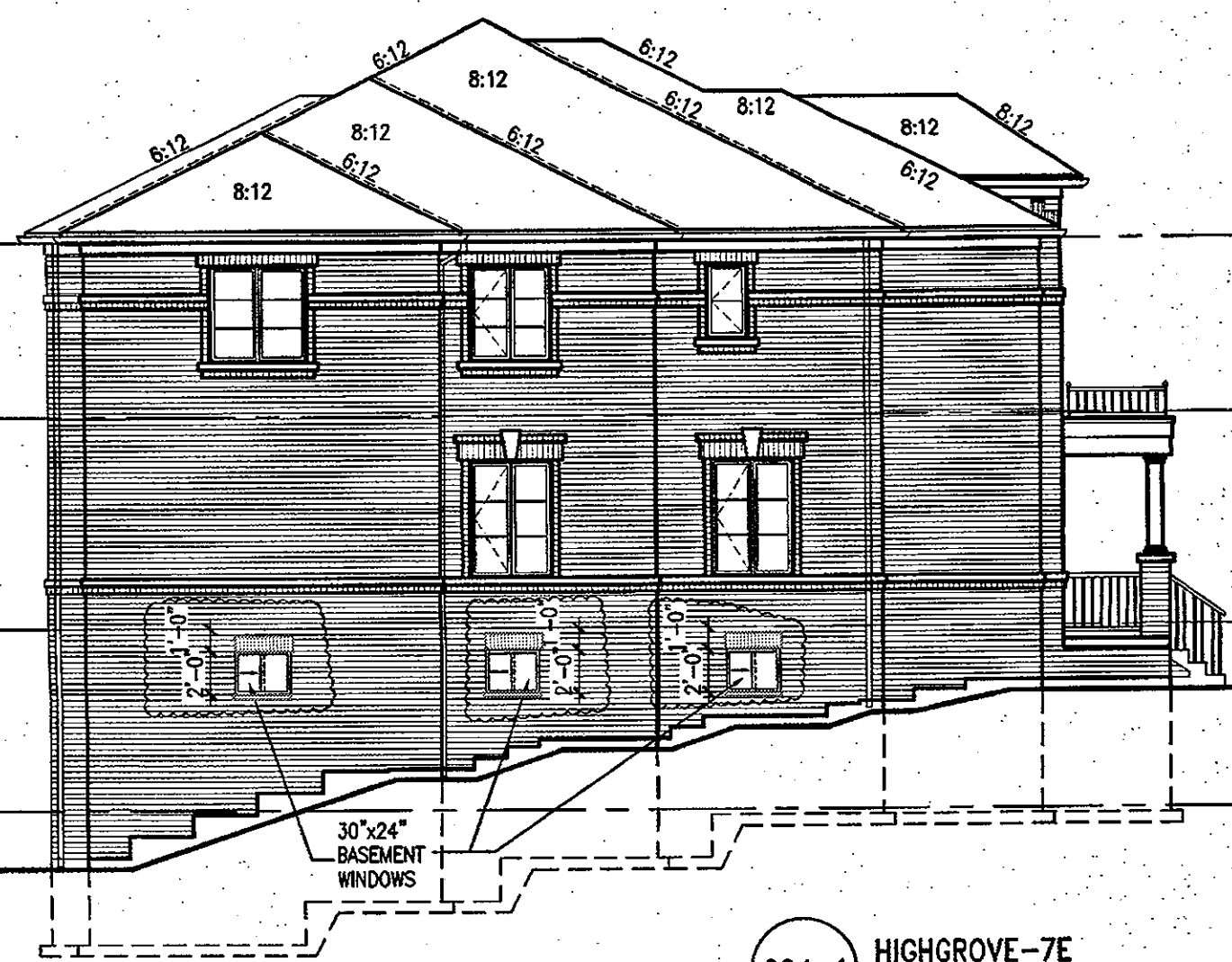
204-4 HIGHGROVE-1
ELEV. 2

204-3 HIGHGROVE-1
ELEV. 2 (REV.)

204-2 HIGHGROVE-1
ELEV. 2

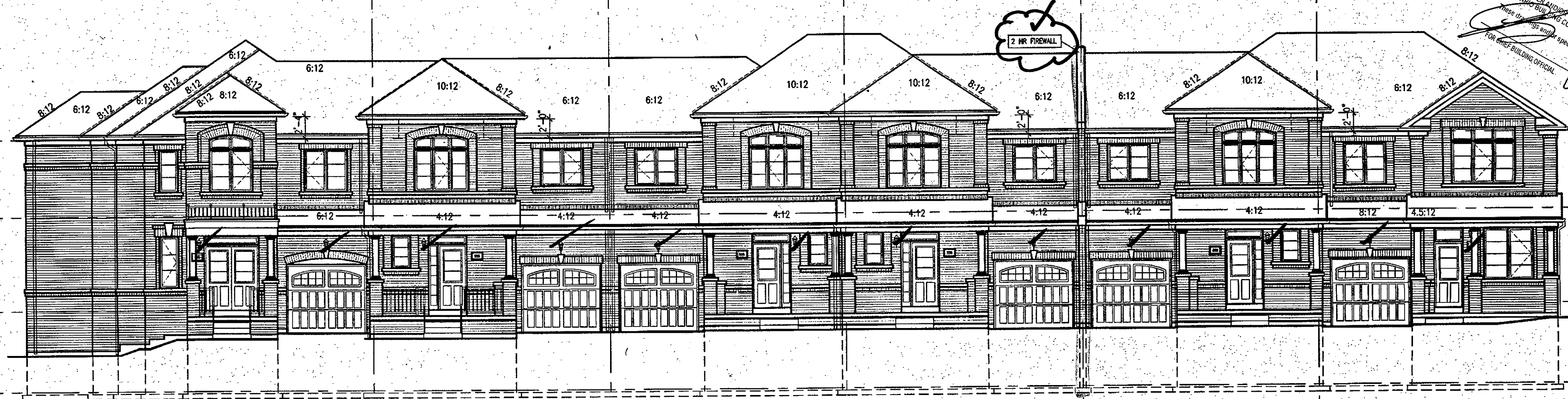
204-1 HIGHGROVE-7E
ELEV. 2

REAR ELEVATION



204-1 HIGHGROVE-7E
ELEV. 2

LEFT SIDE ELEVATION



204-1 HIGHGROVE-7E
ELEV. 2

204-2 HIGHGROVE-1
ELEV. 2

204-3 HIGHGROVE-1
ELEV. 2 (REV.)

204-4 HIGHGROVE-1
ELEV. 2

204-5 HIGHGROVE-1
ELEV. 2 (REV.)

204-6 HIGHGROVE-5E
ELEV. 2 (REV.)

FRONT ELEVATION

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF DOOR
FIN. GROUND FLOOR
FIN. GRADE
FIN. BASEMENT FLOOR

CITY OF HAMILTON
Building Division
17-132182
THESE DRAWINGS SHALL BE AVAILABLE ON SITE
FOR REVIEW BY THE BUILDING OFFICIAL
DATE: AUG 23, 2018
BY: [Signature]

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Building Code and any amendments thereto. The City of Hamilton is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The City of Hamilton is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

10	ISSUED FOR PERMIT	APR 19/18 CM
9	REVISED	APR 19/18 CM
8	UNITS 2-5, BESS REPLACED W/ JULY BALCONY	APR 19/18 CM
7	REVISED FOR CITY COMMENTS, REDUCED	FEB 15/18 CM
6	REVISED FOR CITY COMMENTS, REDUCED	SEP 29/17 CM
5	REVISED FOR PERMIT	AUG 23/17 CM
4	REVISED FOR PERMIT	AUG 15/17 CM
3	REVISED AS PER CLIENT COMMENTS	AUG 15/17 CM
2	REVISED AS PER CLIENT COMMENTS	AUG 15/17 CM
1	ISSUED FOR ROOF TRUSS LAYOUTS	JUL 12/17 CM

VA3 DESIGN
255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
416.630.2256
416.630.4782
va3design.com

Greenpark
RUSSELL GARDENS PH2
WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 204
BLOCK 204 ELEVATIONS
B3

BLK 204
ELEV. 2