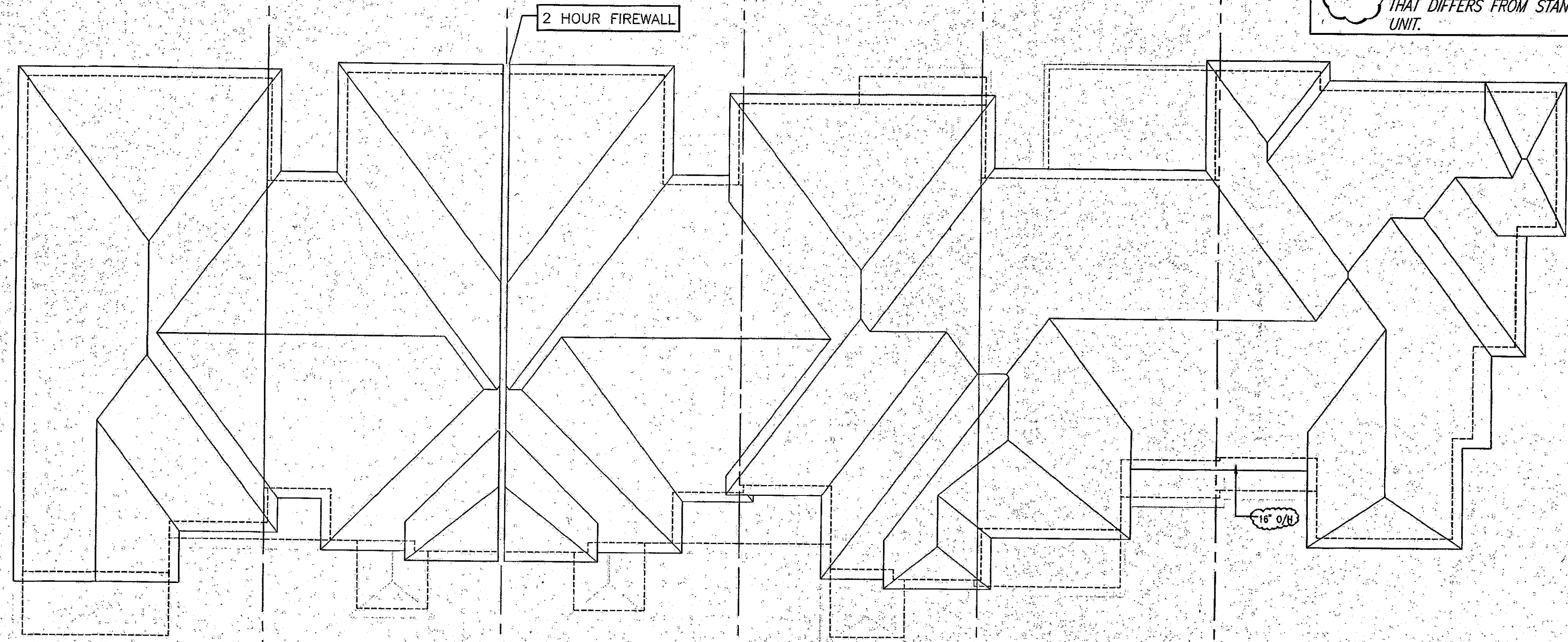
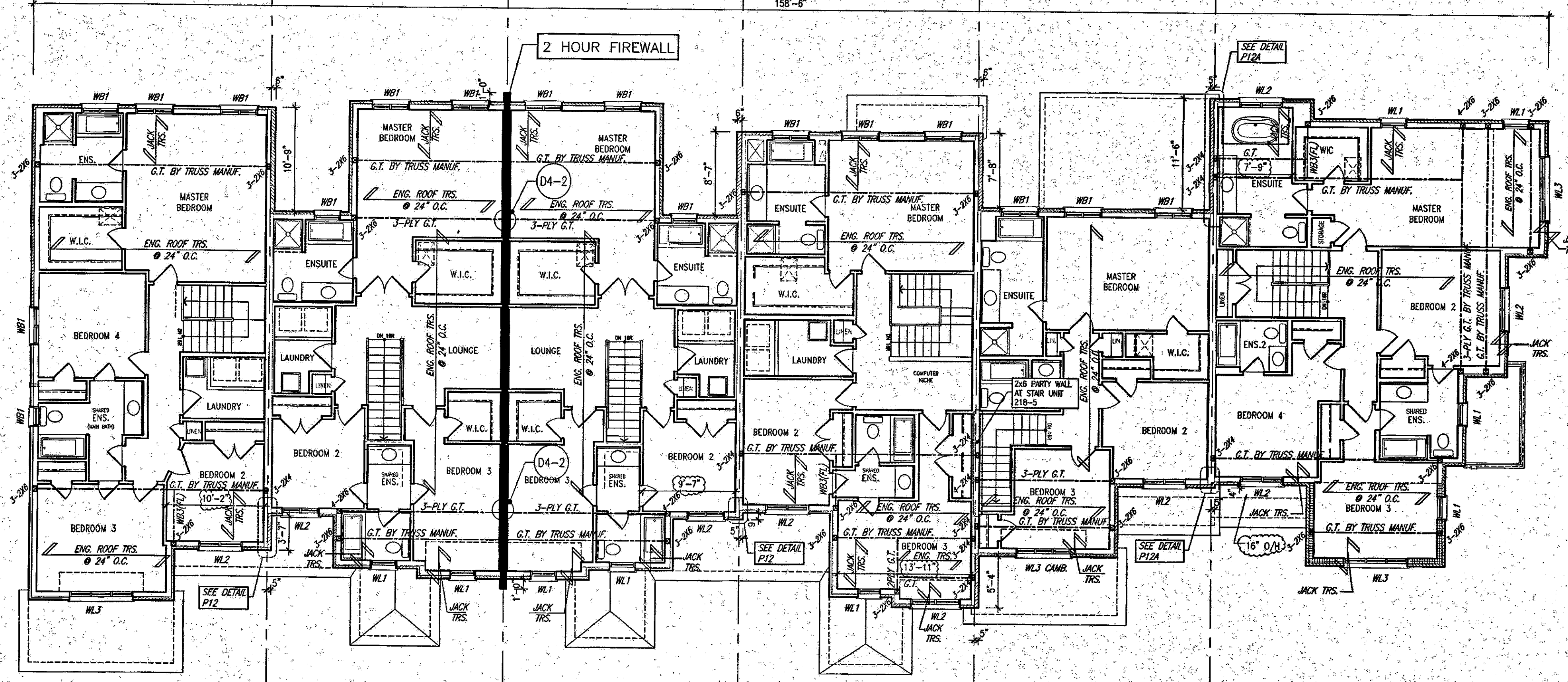




218-1 HIGHGROVE-5E ELEV. 2
218-2 HIGHGROVE-3 ELEV. 2 (REV.)
218-3 HIGHGROVE-3 ELEV. 2
218-4 HIGHGROVE-4 ELEV. 2 (REV.)
218-5 HIGHGROVE-1 ELEV. 2
218-6 HIGHGROVE-11 ELEV. 2

ROOF PLAN



218-1 HIGHGROVE-5E ELEV. 2
218-2 HIGHGROVE-3 ELEV. 2 (REV.)
218-3 HIGHGROVE-3 ELEV. 2
218-4 HIGHGROVE-4 ELEV. 2 (REV.)
218-5 HIGHGROVE-1 ELEV. 2
218-6 HIGHGROVE-11 ELEV. 2

SECOND FLOOR PLAN

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
7528.23 S.F. (699.40 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 = 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 (80 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/ 130psi FOR ENGINEERED FILL
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER.

CITY OF HAMILTON
Building Division
Permit No. 17-132120
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 JUN 5/18
FOR CHIEF BUILDING OFFICIAL

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 including zoning provisions and all requirements of the City of Hamilton. The Architect is not responsible in any way for alterations or approvals of the building 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.

JONAS G. WILLIAMS LTD., ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
AND APPROVAL
DATE: June 26, 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute a further professional representation.



1	ISSUED FOR PERMIT	APR 18/18 CH
2	REVISION	
3	REVISION PER CITY COMMENTS	FEB 21/18 CH
4	REVISION FOR PERMIT	DEC 20/17 CH
5	ISSUED FOR PERMIT	AUG 23/17 CH
6	REVISION AS PER ENGINEER COMMENTS	AUG 21/17 CH
7	REVISION AS PER CITY COMMENTS	MAY 17/17 CH
8	ISSUED FOR ROOF TRUSS LAYOUTS	MAY 14/17 CH
9	DESCRIPTION	DATE

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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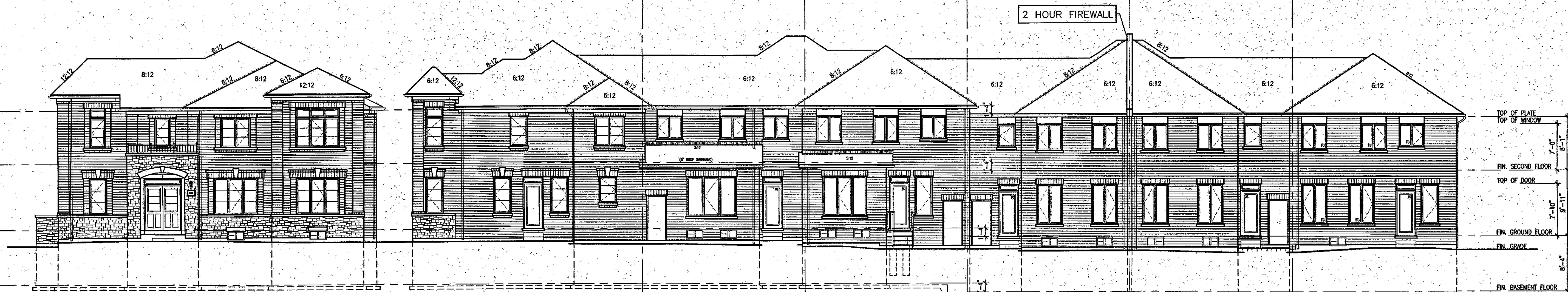
Richard Visk
24488
43600

Greenpark.
PROJECT NAME
RUSSEL GARDENS PH2
WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 218
BLOCK 218 PLANS
JULY 2017
1/8" = 1'-0"

BLK 218
ELEV. 2

APR 23 2018

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



218-6 HIGHGROVE-11
ELEV. 2

RIGHT SIDE ELEVATION

218-6 HIGHGROVE-11
ELEV. 2

218-5 HIGHGROVE-1
ELEV. 2

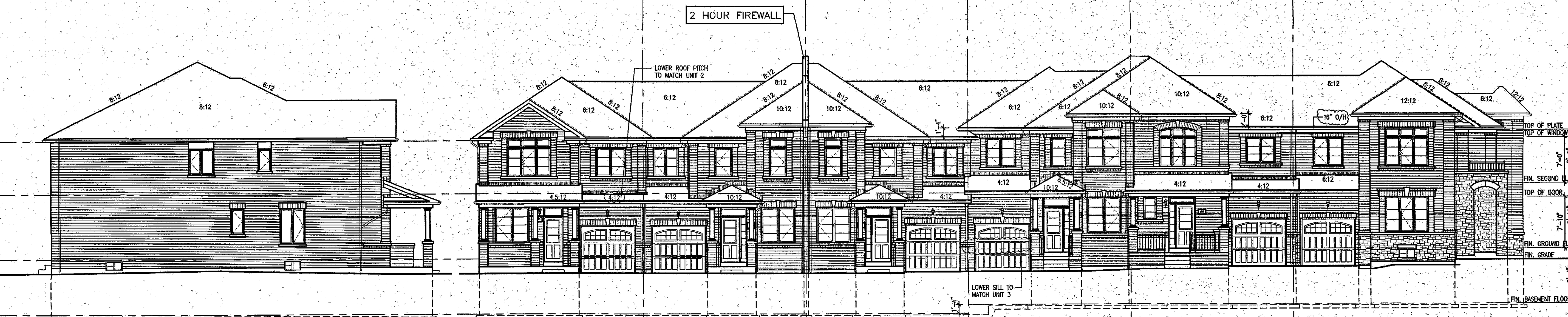
218-4 HIGHGROVE-4
ELEV. 2
(REV.)

218-3 HIGHGROVE-3
ELEV. 2

218-2 HIGHGROVE-3
ELEV. 2
(REV.)

218-1 HIGHGROVE-5E
ELEV. 2

REAR ELEVATION



218-1 HIGHGROVE-5E
ELEV. 2

LEFT SIDE ELEVATION

218-1 HIGHGROVE-5E
ELEV. 2

218-2 HIGHGROVE-3
ELEV. 2
(REV.)

218-3 HIGHGROVE-3
ELEV. 2

218-4 HIGHGROVE-4
ELEV. 2
(REV.)

218-5 HIGHGROVE-1
ELEV. 2

218-6 HIGHGROVE-11
ELEV. 2

FRONT ELEVATION

APR 23 2018

BLK 218
ELEV. 2

It is the architect's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable municipal and provincial regulations. The Architect is not responsible in any way for any errors or omissions in the drawings or for any building code or permit matter or for any house can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Guidelines and all applicable municipal and provincial regulations.

JAMES G. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONTROL, DESIGN & CONSTRUCTION
APPROVED BY: [Signature]
DATE: AUG 23, 2018

Rev.	Description	Date	By
1	ISSUED FOR PERMITS	APR 18/18	OW
2	REVISED PER COMMENTS	APR 18/18	OW
3	REVISED PER COMMENTS	APR 18/18	OW
4	REVISED PER COMMENTS	APR 18/18	OW
5	REVISED PER COMMENTS	APR 18/18	OW
6	REVISED PER COMMENTS	APR 18/18	OW
7	REVISED PER COMMENTS	APR 18/18	OW
8	REVISED PER COMMENTS	APR 18/18	OW
9	REVISED PER COMMENTS	APR 18/18	OW
10	REVISED PER COMMENTS	APR 18/18	OW

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Greenpark.

PROJECT NAME: RUSSEL GARDENS PH2
LOCATION: WATERDOWN, ON.
DATE: APR 23 2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
SHEET: 18 OF 18
BLOCK 218
ELEVATIONS
B3