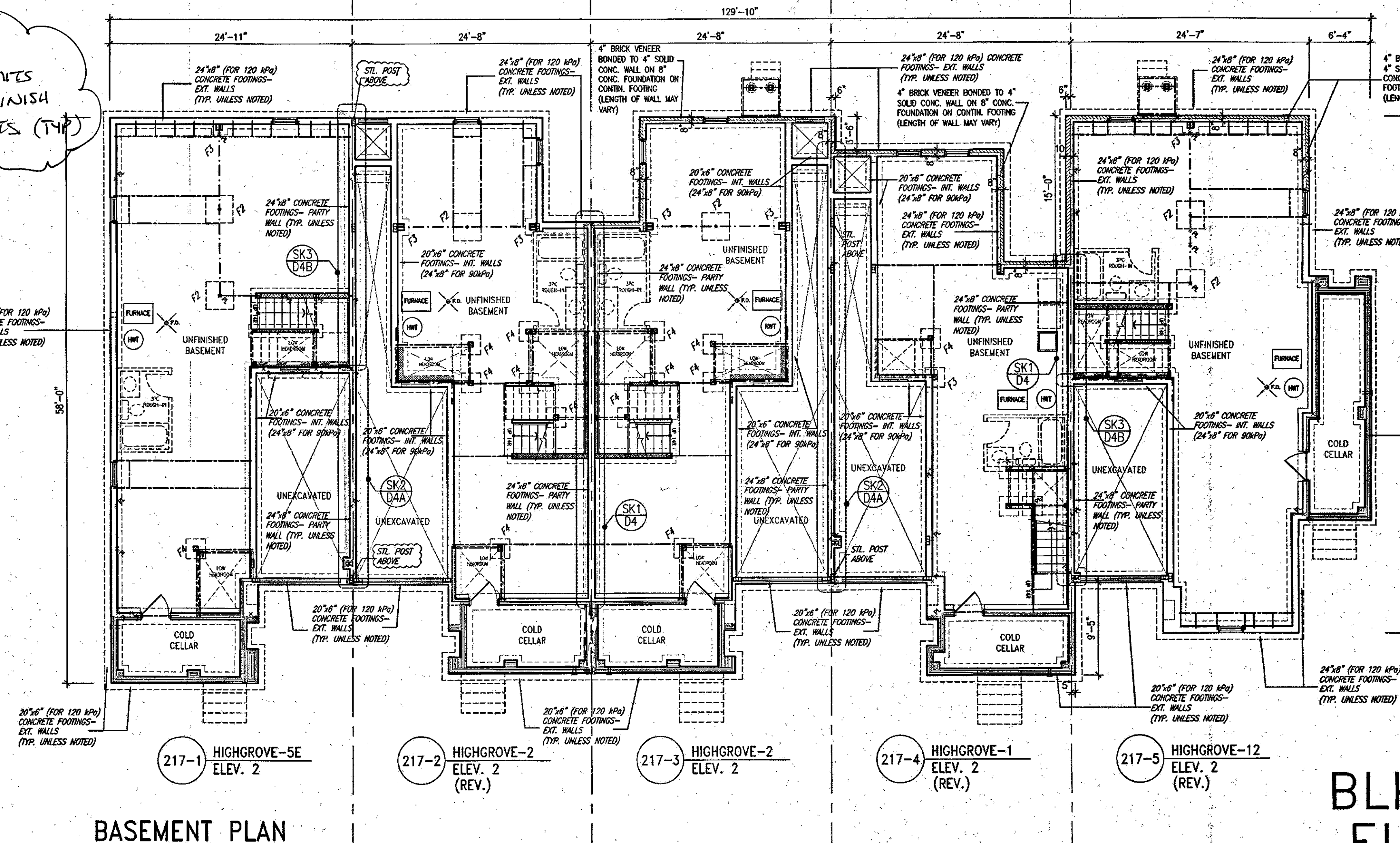
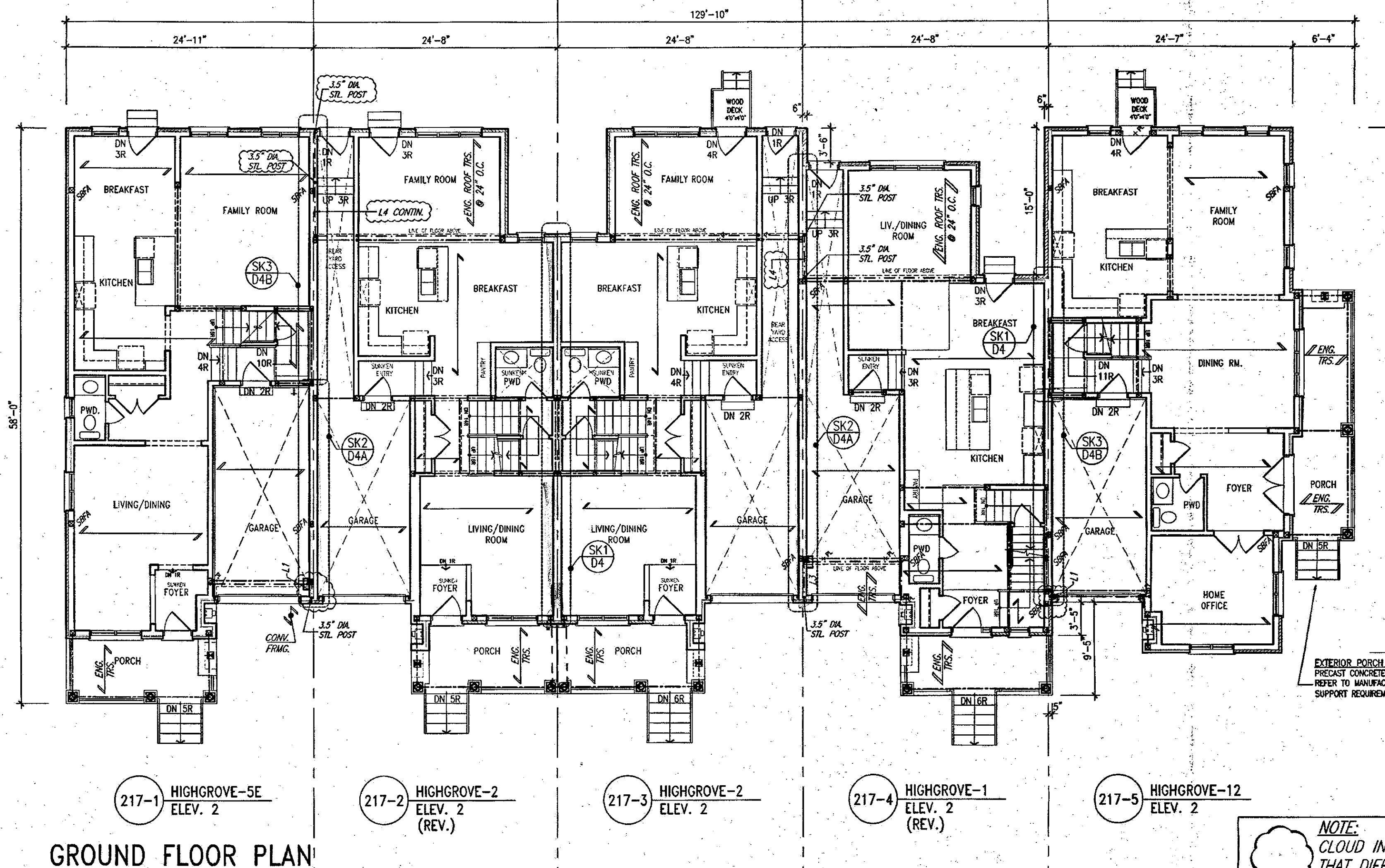
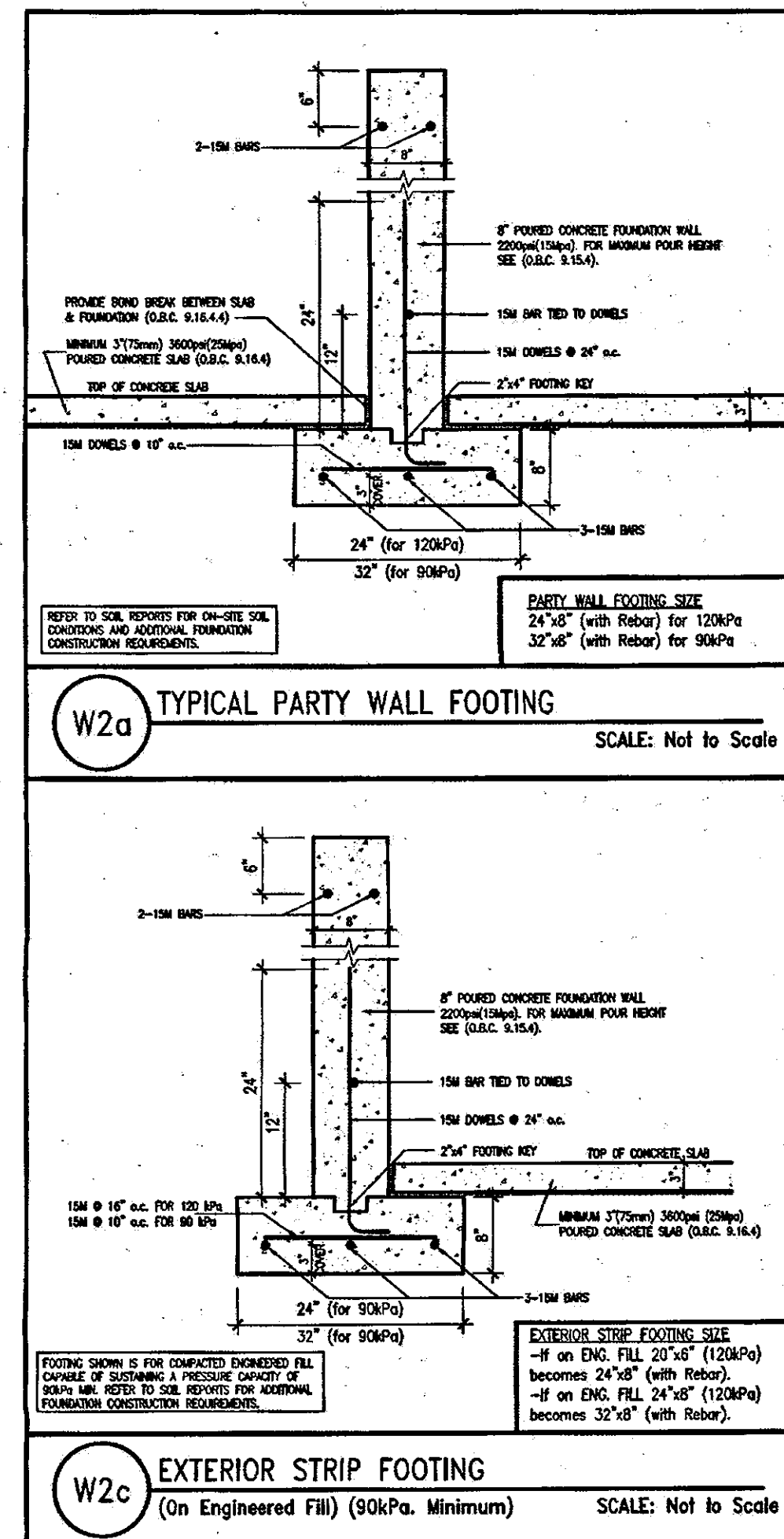




SEPARATE PERMITS
REQUIRED TO FINISH
THE BASEMENTS (TYP.)



NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
6447.4 S.F. (598.9 m²)

PAD FOOTINGS
120 KPa. MIN. SOIL
F1 = 42"x42"x18" CONCRETE PAD F2 = 48"x48"x20" CONCRETE PAD
F3 = 36"x36"x18" CONCRETE PAD F4 = 40"x40"x18" CONCRETE PAD
F5 = 30"x30"x12" CONCRETE PAD F6 = 34"x34"x14" CONCRETE PAD
F7 = 24"x24"x12" CONCRETE PAD F8 = 28"x28"x12" CONCRETE PAD
F9 = 16"x16"x8" CONCRETE PAD F10 = 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)
32"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.)
20"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
24"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

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

SUMP PUMP LOCATION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
Permit No. 17-132216
MAY 24, 2018
REC'D BY: DATE
REF'D TO: DATE

VA3 DESIGN
255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
T 416.630.2725
F 416.630.4782
va3design.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	APR. 25/18
2	REVISION: REVISIONS PER CLIENT	APR. 25/18
3	REVISION: PER CITY COMMENTS, REVISIONS	APR. 25/18
4	REVISION: ISSUED FOR PERMIT	APR. 25/18
5	ISSUED FOR PERMIT	APR. 25/18
6	REVISION: AS PER ENGINEER COMMENTS	APR. 25/18
7	REVISION: FOR CHANGING REVISIONS FOR ROOF TRUSS LAYOUTS	APR. 25/18
8	ISSUED FOR ROOF TRUSS LAYOUTS	APR. 25/18

Greenpark.
RUSSELL GARDENS PH.2
WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 217
BLOCK 217 PLANS
B1

BLK 217
ELEV. 2

APR 25 2018

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
6447.4 S.F. (598.9 m²)

PAD FOOTINGS
120 MPa, 120 MPa
F1 = 42"x42"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 MPa)
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 EXTERIOR WALLS
30"x6" CONCRETE STRIP FOOTINGS (with REIN.) BELOW FIRE WALLS

FOOTINGS ON ENGINEERED FILL (90 MPa)
24"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
30"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED)
30"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 MPa/17 MPa SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90 MPa/13 MPa FOR ENGINEERED FILL
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER

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 ordinances and any conditions of approval. The Architect is not responsible in any way for obtaining or approving any building code or zoning ordinance or for any change or change in interpretation of any building code or zoning ordinance or for any change or change in interpretation of any building code or zoning ordinance.

This is to certify that these plans comply with the applicable Architectural Guidelines and zoning ordinances and any conditions of approval approved by the City of Hamilton.
JOHN G. WILHELM, LTD., ARCHITECT
ARCHITECTURAL CONSULTANTS
4400 SHEPPARD AVE. E.
UNIT 10
SCARBOROUGH, ONT. M1S 1T6
APPROVED BY: [Signature]
DATE: MAY 24, 2017
DESIGN: [Signature]
DATE: MAY 24, 2017

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2017
REC BY: [Signature] DATE: [Signature]
REF D TO: [Signature] DATE: [Signature]

CITY OF HAMILTON
Building Division
Permit No. 17-132216
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 [Signature] for BUILDING DIVISION

APR 25 2018

BLK 217
ELEV. 2

ROOF PLAN

SECOND FLOOR PLAN



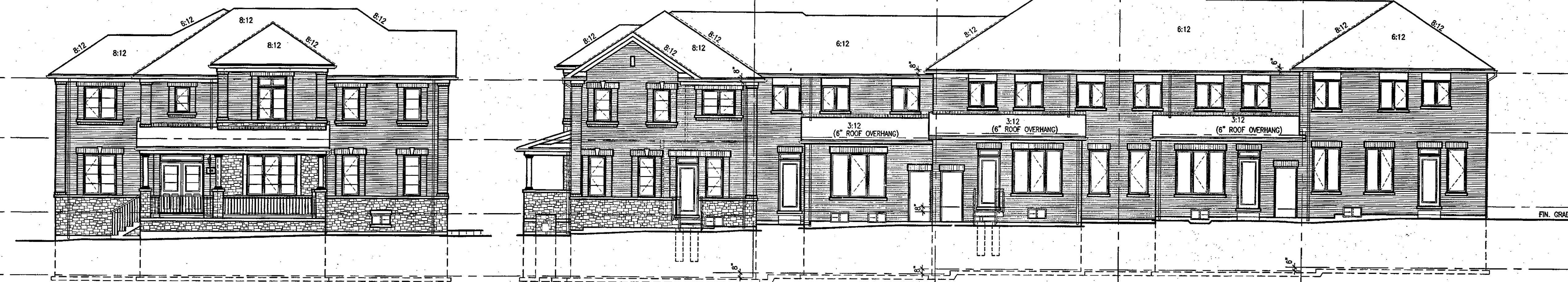
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	APR 25/18	CH
2	REVISION: PER CITY COMMENTS, REISSUED	APR 25/18	CH
3	REVISION: PER CITY COMMENTS, REISSUED	APR 25/18	CH
4	ISSUED FOR PERMIT	APR 25/18	CH
5	REVISION: PER ENGINEER COMMENTS	AUG 17/17	WT
6	REVISION: PER CLIENT COMMENTS	AUG 17/17	WT
7	REVISION: PER ENGINEER COMMENTS	AUG 17/17	WT
8	REVISION: PER CLIENT COMMENTS	AUG 17/17	WT
9	ISSUED FOR ROOF TRUSS LAYOUTS	AUG 17/17	WT

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

Greenpark

Project name: RUSSELL GARDENS PH.2
Address: WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 217
BLOCK 217 PLANS
82

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



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

8'-0"
7'-0"
7'-10"
8'-11"
8'-4"

217-5 HIGHGROVE-12
ELEV. 2

RIGHT SIDE ELEVATION

217-5 HIGHGROVE-12
ELEV. 2

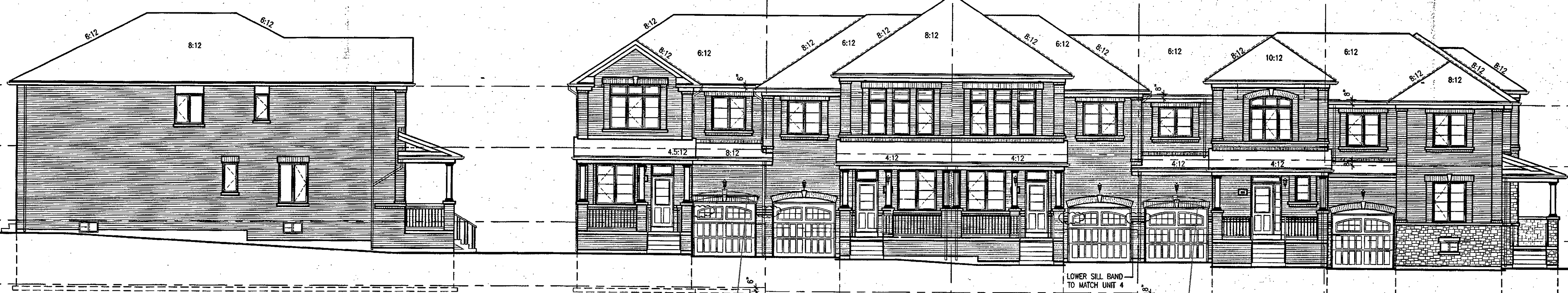
217-4 HIGHGROVE-1
ELEV. 2 (REV.)

217-3 HIGHGROVE-2
ELEV. 2

217-2 HIGHGROVE-2
ELEV. 2 (REV.)

217-1 HIGHGROVE-5E
ELEV. 2

REAR ELEVATION



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

8'-0"
7'-0"
7'-10"
8'-11"
8'-4"

217-1 HIGHGROVE-5E
ELEV. 2

LEFT SIDE ELEVATION

217-1 HIGHGROVE-5E
ELEV. 2

217-2 HIGHGROVE-2
ELEV. 2 (REV.)

217-3 HIGHGROVE-2
ELEV. 2

217-4 HIGHGROVE-1
ELEV. 2 (REV.)

217-5 HIGHGROVE-12
ELEV. 2

FRONT ELEVATION

APR 25 2018

BLK 217
ELEV. 2

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 24 2017
REC BY: DATE: REF'D TO: DATE:

CITY OF HAMILTON
Building Division
Permit No. 17-132216
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 specifications have been reviewed by:
FOR CHIEF BUILDING OFFICIAL: DATE: 2017/04/24

It is the builder's complete responsibility to ensure that all items submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the applicable regulations. The Contractor acknowledges and agrees that it is not responsible for any way for examining or approving any existing plans or existing drawings with respect to any zoning or 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.
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND REVISION:
APPROVED BY: DATE: 2017/04/24
The following drawings were submitted with this application:
Drawing Number: 17-132216-01
Drawing Title: BLOCK 217 ELEVATIONS

1	ISSUED FOR PERMIT	APR 25/18
2	REVISED FOR PERMIT	APR 25/18
3	REVISED FOR PERMIT	APR 25/18
4	ISSUED FOR PERMIT	APR 25/18
5	REVISED FOR PERMIT	APR 25/18
6	REVISED FOR PERMIT	APR 25/18
7	REVISED FOR PERMIT	APR 25/18
8	REVISED FOR PERMIT	APR 25/18
9	REVISED FOR PERMIT	APR 25/18
10	REVISED FOR PERMIT	APR 25/18
11	REVISED FOR PERMIT	APR 25/18
12	REVISED FOR PERMIT	APR 25/18
13	REVISED FOR PERMIT	APR 25/18
14	REVISED FOR PERMIT	APR 25/18
15	REVISED FOR PERMIT	APR 25/18
16	REVISED FOR PERMIT	APR 25/18
17	REVISED FOR PERMIT	APR 25/18
18	REVISED FOR PERMIT	APR 25/18
19	REVISED FOR PERMIT	APR 25/18
20	REVISED FOR PERMIT	APR 25/18

VAS DESIGN
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vasdesign.com

Greenpark.
RUSSELL GARDENS PH.2
WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 217
BLOCK 217 ELEVATIONS
JULY 2017
1/8" = 1'-0"