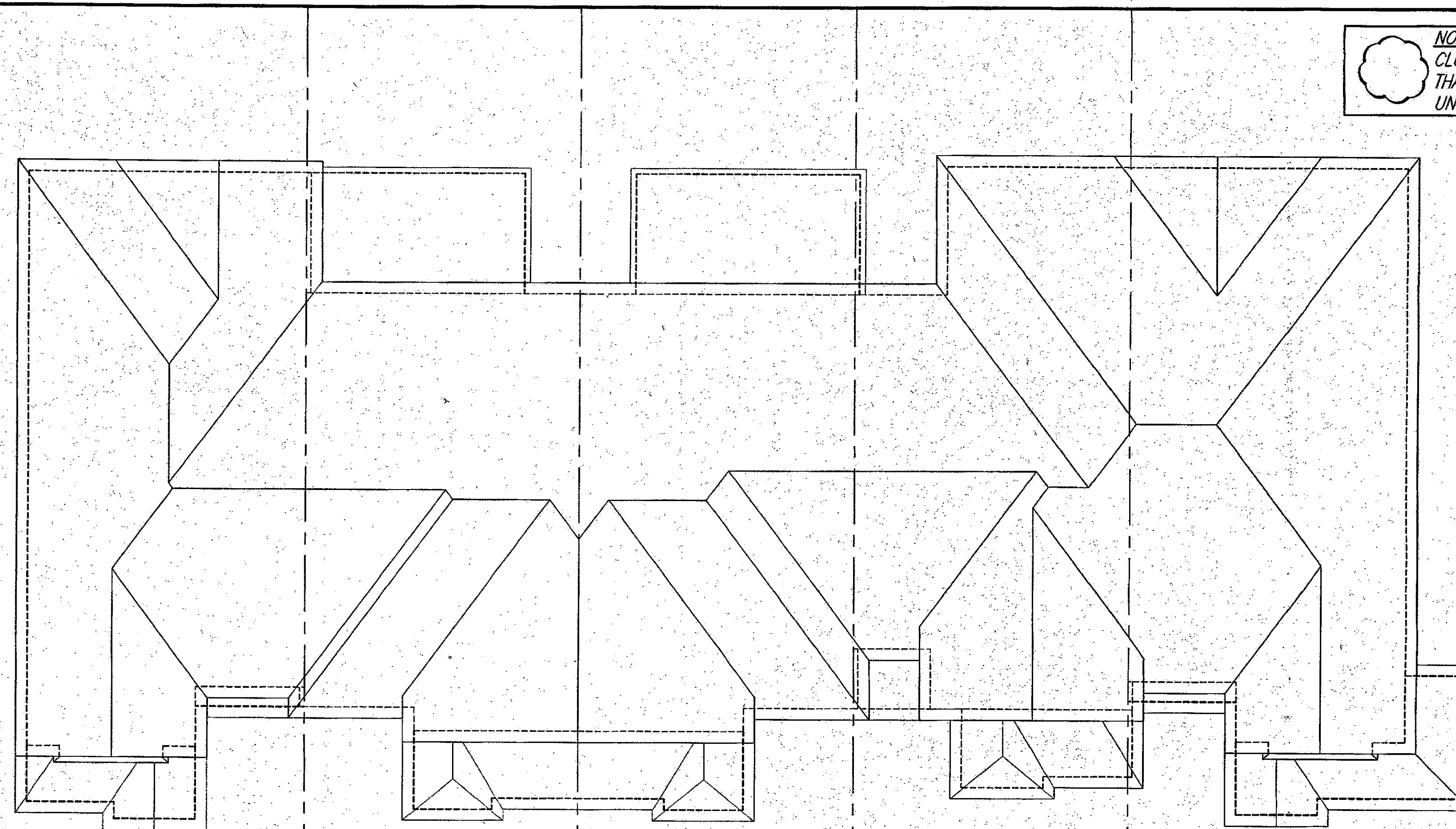
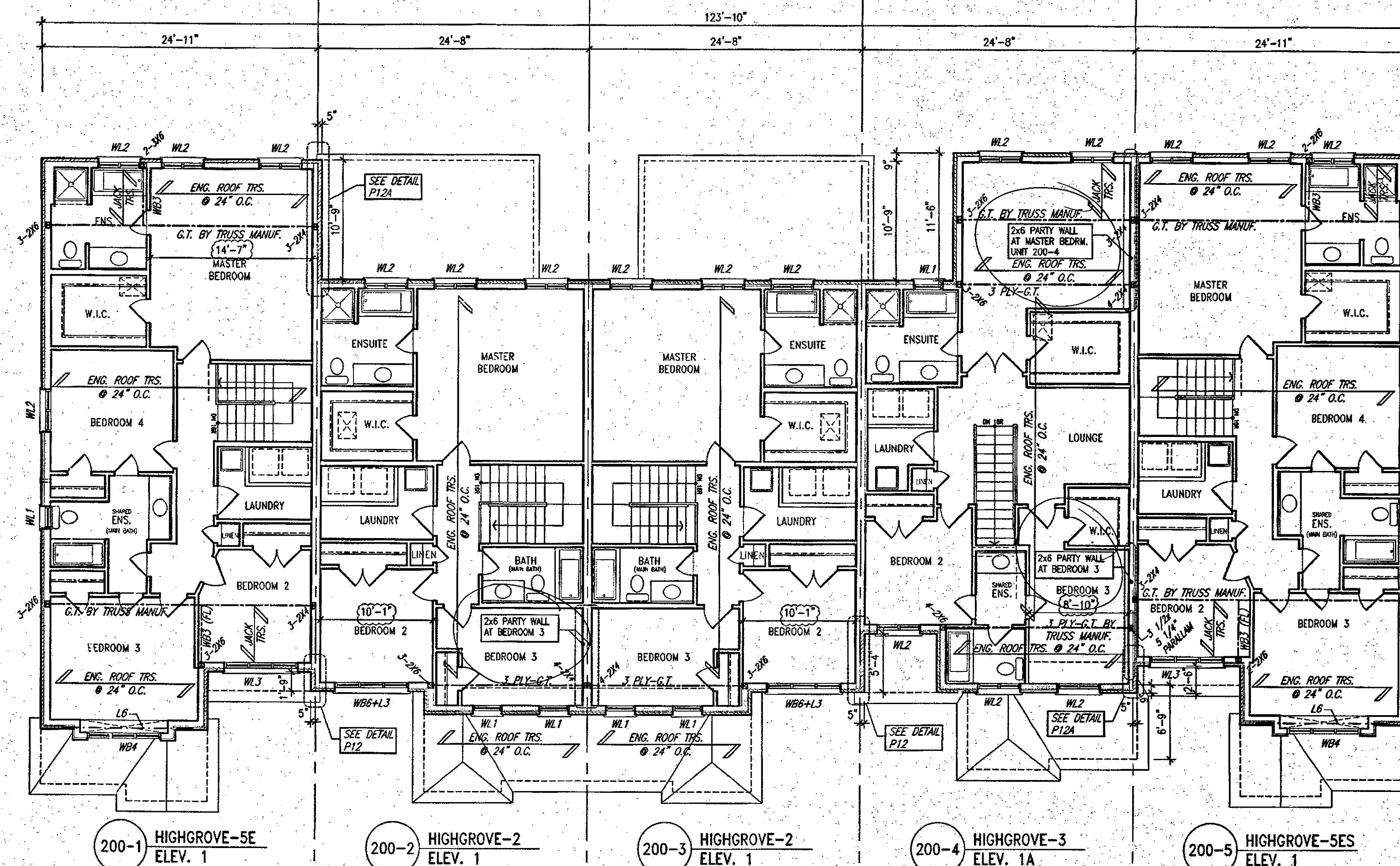




ROOF PLAN



SECOND FLOOR PLAN

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
6455.35 S.F. (599.7 m²)

PAD FOOTINGS
120 KPa. NAME SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x15" CONCRETE PAD F2 = 40"x40"x15" 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"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).

24"x8" CONCRETE STRIP FOOTINGS (WITH REINFC) BELOW PARTY WALLS.
32"x8" CONCRETE STRIP FOOTINGS (WITH REINFC) 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).

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/174psi SOIL BEARING CAPACITY FOR NATIVE SOIL OR 50KPa/7.0psi 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 provisions and requirements in the subdivision agreement. The Council Architect is not responsible for any error or omission in the drawings or for any damage or loss of property or for any other reason arising from the use of these plans.

This is to certify that these plans comply with the applicable Architectural Guidelines and the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL SERVICES
ARCHITECT

APPROVED BY: *[Signature]*
DATE: 11/18/2018

The above drawings and specifications are the property of the City of Hamilton and shall remain the property of the City of Hamilton.

REGISTERED PROFESSIONAL ENGINEER
S. MARINKOVIC
11/18
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit No. 131763

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

FOR CHM BUILDING OFFICIAL
DATE: 2/2/18

APR 23 2018

BLK 200
ELEV. 1

1	ISSUED FOR PERMIT	APR 18/18	ON
2	REVISION	SEP 29/17	ON
3	REVISION	NOV 17/17	ON
4	REVISION	NOV 17/17	ON
5	REVISION	NOV 17/17	ON
6	REVISION	NOV 17/17	ON
7	REVISION	NOV 17/17	ON
8	REVISION	NOV 17/17	ON
9	REVISION	NOV 17/17	ON
10	REVISION	NOV 17/17	ON

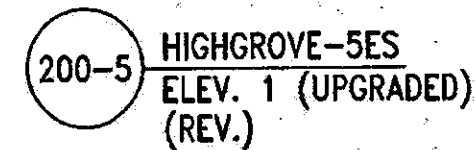
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be altered.

VAS DESIGN
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vasdesign.com

Greenpark
RUSSELL GARDENS PH2
WATERDOWN, ON.
HIGHGROVE SERIES
BLOCK 200 PLANS
JULY 2017
1/8" = 1'-0"



NO
CL
TH
UN



Architectural elevation drawing of a three-story brick building facade. The drawing shows a symmetrical design with a central entrance and two side entrances. The roof is gabled with a 6:12 pitch. The facade features numerous windows, including large multi-paned windows on the second floor and smaller windows on the first floor. The drawing includes structural details like roof overhangs and stairs leading to the entrances.

200-5 HIGHGROVE-5ES
ELEV. 1
(REV.)

200-4 HIGHGROVE-3
ELEV. 1A
(REV.)

200-3 HIGHGROVE-2
ELEV. 1

200-2 HIGHGROVE-2
ELEV. 1
(REV.)

200-1 HIGHGROVE-5E
ELEV. 1



ORDINARY CONSTRUCTION
NON COMBUSTIBLE HARDENED BOARD



200-2 HIGHGROVE-2
ELEV. 1
(REV.)

200-3 HIGHGROVE-2
ELEV. 1

200-4 HIGHGROVE-3
ELEV. 1A
(REV.)

200-5 HIGHGROVE-5E
ELEV. 1
(REV.)

Diagram illustrating the vertical levels and dimensions of a building section:

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

Dimensions are indicated by vertical arrows:

- Height from TOP OF WINDOW to FIN. SECOND FLOOR: 10'-0"
- Height from TOP OF DOOR to FIN. GROUND FLOOR: 10'-0"

This is to certify that these plans conform with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JAMES G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: Apr. 25, 2018

This plan certifies compliance with the applicable Design Guidelines sets and forms as follows:

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: Aug. 25, 2013
This plan certifies compliance with the applicable
Design Guidelines and bears no further
responsibility.

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.		

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.		

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The undersigned has reviewed and takes responsibility for this design and owns the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Registration information

R. Vink 24486
name
signature RCM
registration information
11.7.97 42658

project name
RUSSELL GARDENS PH2
municipality

BLOCK 200 ELEVATIONS
 Date: JULY 2017 Scale: 1/8" = 1'-0"
 Drawing No. B3

16035-BLOCK 200

CITY OF HAMILTON
Building Division

Permit No. 17-131763

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
[Signature] Jan 24/18
DATE

FOR CHIEF BUILDING OFFICIAL

APR 23 2018

BLK 200
ELEV. 1

HIGHGROVE SERIES **BLOCK 200**

BLOCK 200 ELEVATIONS

scale 1/8" = 1'-0"

drawing no. B3

16035-BLOCK 200