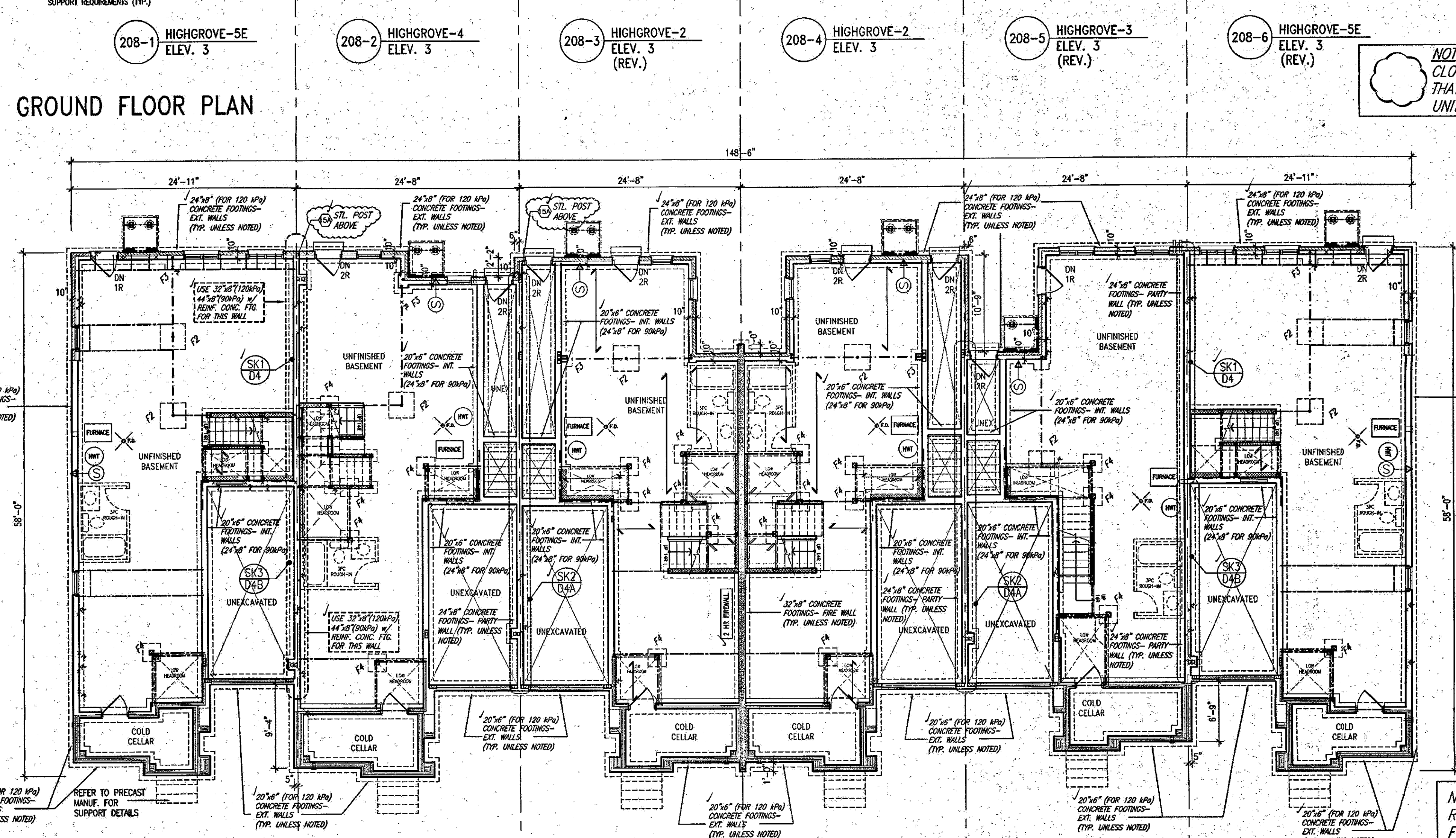
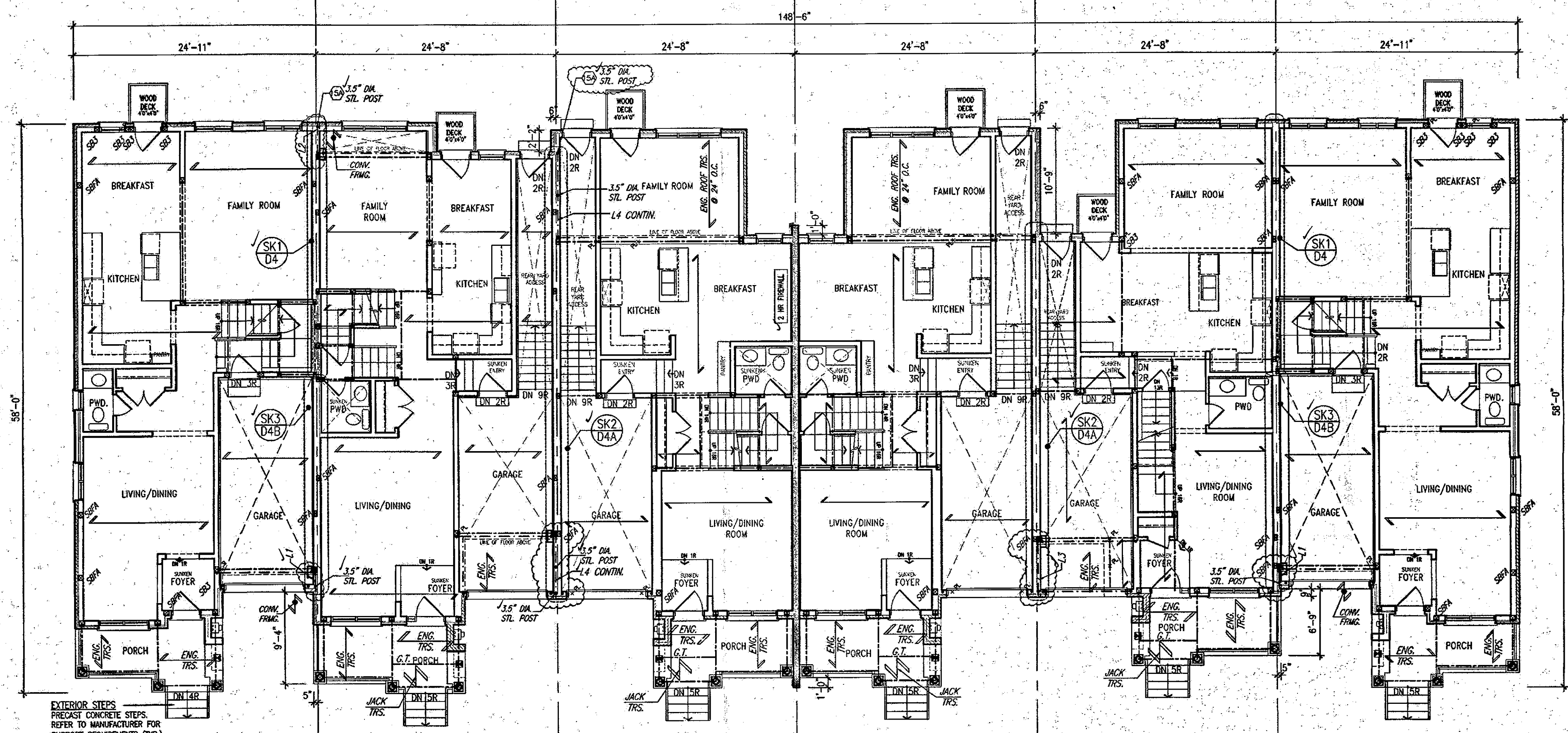
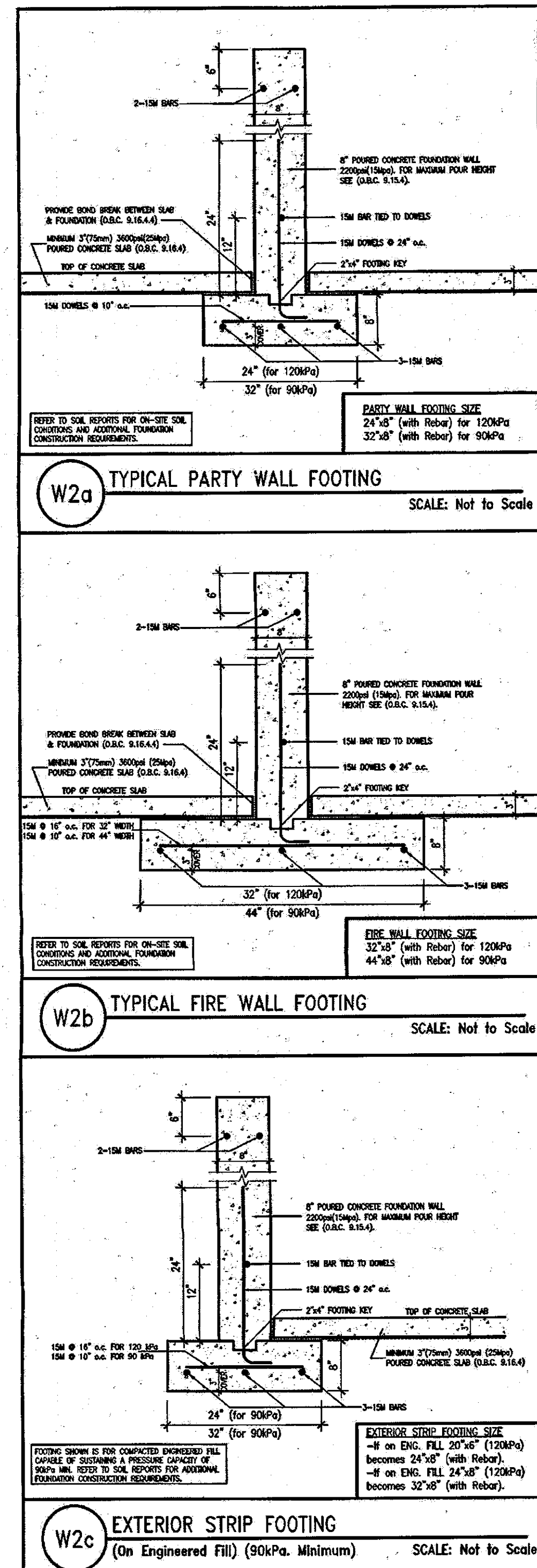




CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
250-50-00
MAY 2 2 2018
REC. BY: DATE: _____
REF'D TO: DATE: _____

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-029
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CHARTER BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
DATE: MAY 29/18
FOR CHIEF BUILDING OFFICIAL

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
ENGINE OF ONTARIO
STRUTER INC.
FOR STRUCTURE ONLY

APR 25 2018

NOTE:
REFER TO GRADING PLAN
FOR NUMBER OF STEPS.

BUILDING AREA
7888.39 S.F. (732.85 m2)

PAD FOOTINGS
120 KPa. MINIMUM SOIL
F1 = 42"x42"x16" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" 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"x10" CONCRETE PAD F5 = 18"x18"x10" 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 FLOOR PLAN FOR REINFORCEMENT)

ASSUME 120KPa/17.4psi SOIL BEARING CAPACITY FOR NATIVE SOIL OR 90KPa/13.0psi FOR ENGINEERED FILL
SOIL BEARINGS TO BE NOTED 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 REQUIRED
LOCATION TO BE DETERMINED ON SITE

It is the builder's complete responsibility to ensure that all work submitted for approval complies with the applicable building code and all applicable regulations and requirements including zoning, fire, and other applicable laws. The Contractor is not responsible for any errors or omissions in the drawings or specifications. The drawings and specifications are the property of the architect and shall remain the property of the architect. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from the architect.

THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE CHARTER BUILDING CODE AND ALL OTHER APPLICABLE LAW. THESE DRAWINGS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED BY THE CHIEF BUILDING OFFICIAL.

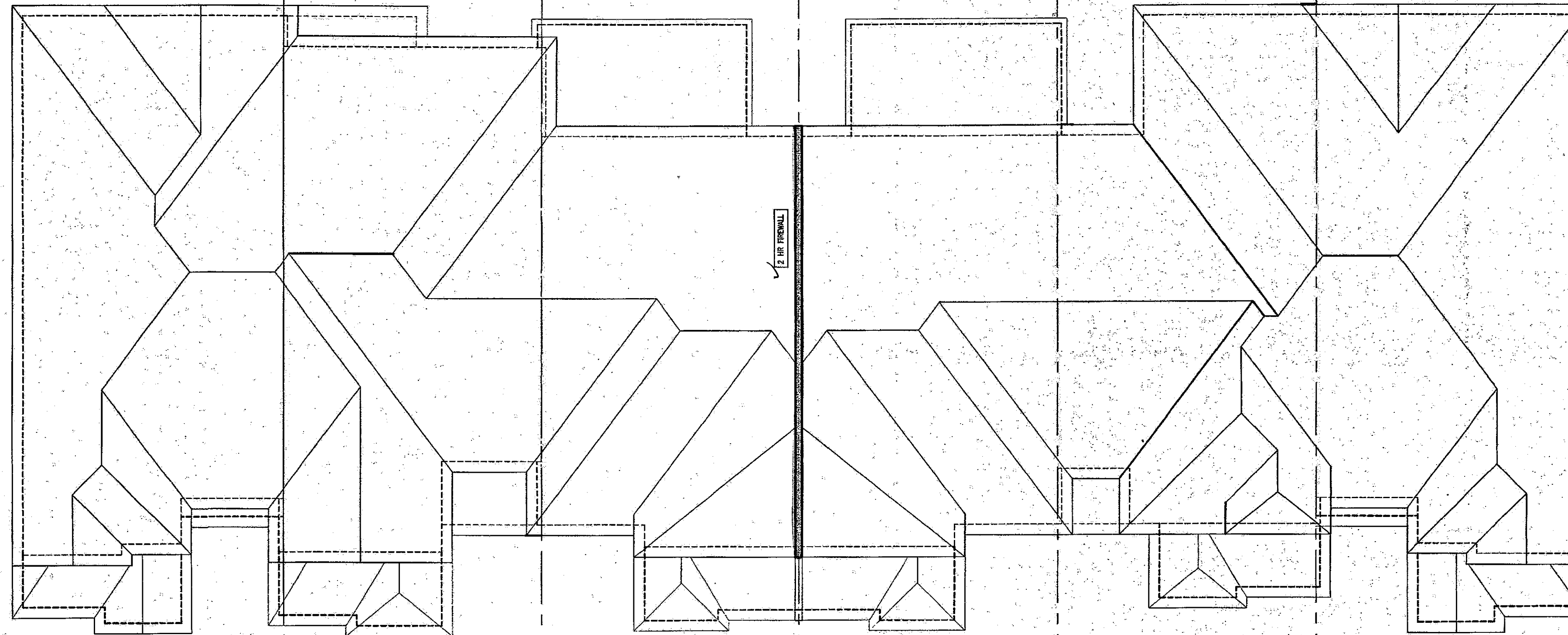
APPROVED BY: JERRY L. WILLIAMS, CHIEF BUILDING OFFICIAL
DATE: MAY 29/18

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.

V&B DESIGN
255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
T 416.630.2255
F 416.630.4762
vbdesign.com

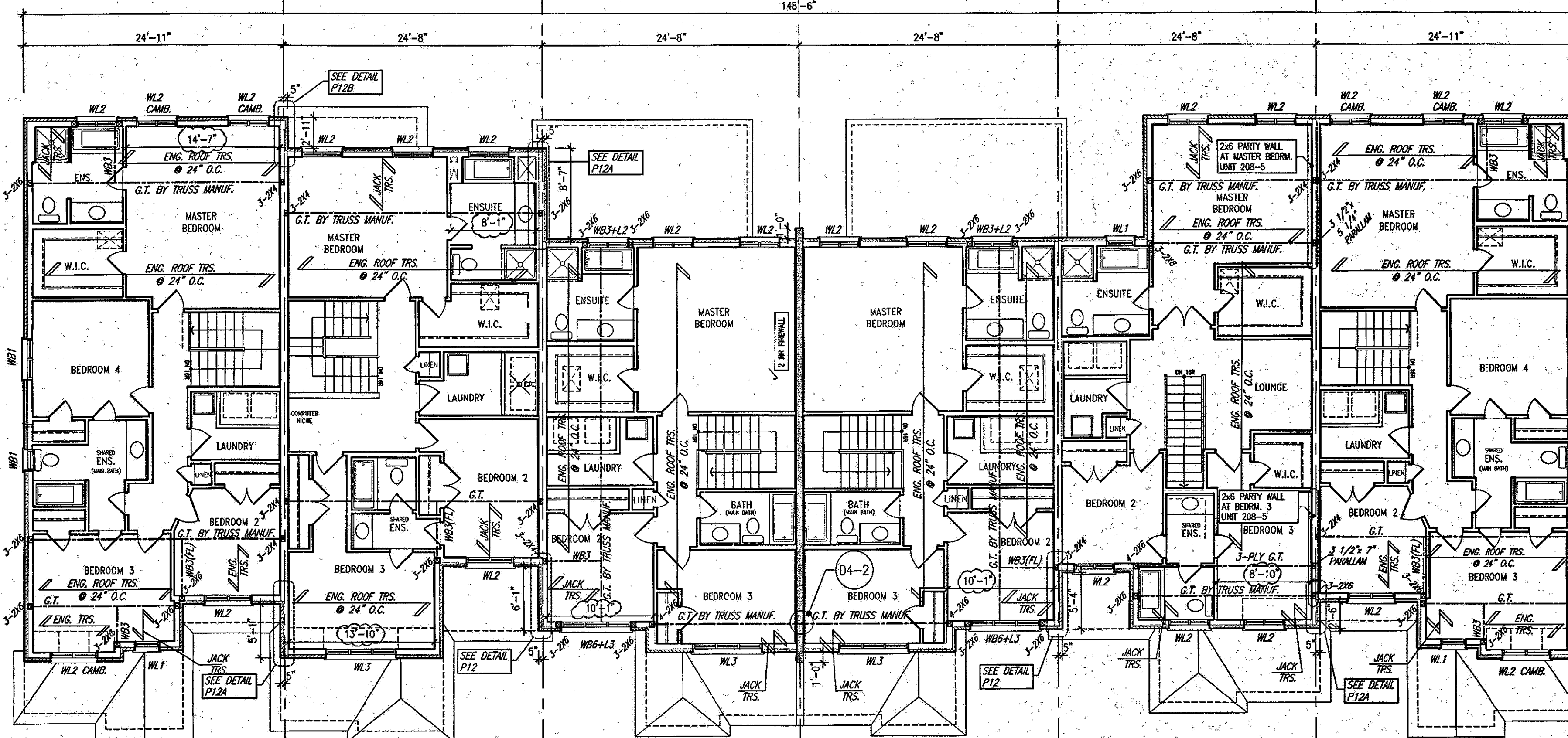
Greenpark.
PROJECT: RUSSELL GARDENS PH2
LOCATION: WATERLOO, ON.
HIGHGROVE SERIES
BLOCK 208
B1

BLK 208 ELEV. 3



208-1 HIGHGROVE-5E ELEV. 3
208-2 HIGHGROVE-4 ELEV. 3
208-3 HIGHGROVE-2 ELEV. 3 (REV.)
208-4 HIGHGROVE-2 ELEV. 3
208-5 HIGHGROVE-3 ELEV. 3 (REV.)
208-6 HIGHGROVE-5E ELEV. 3 (REV.)

ROOF PLAN



208-1 HIGHGROVE-5E ELEV. 3
208-2 HIGHGROVE-4 ELEV. 3
208-3 HIGHGROVE-2 ELEV. 3 (REV.)
208-4 HIGHGROVE-2 ELEV. 3
208-5 HIGHGROVE-3 ELEV. 3 (REV.)
208-6 HIGHGROVE-5E ELEV. 3 (REV.)

SECOND FLOOR PLAN

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
7888.39 S.F. (732.85 m2)

PAD FOOTINGS
PAD 1 = 42"x42"x16" CONCRETE PAD
PAD 2 = 36"x36"x16" CONCRETE PAD
PAD 3 = 30"x30"x12" CONCRETE PAD
PAD 4 = 24"x24"x12" CONCRETE PAD
PAD 5 = 18"x18"x8" CONCRETE PAD
PAD 6 = 48"x48"x20" CONCRETE PAD
PAD 7 = 40"x40"x16" CONCRETE PAD
PAD 8 = 34"x34"x14" CONCRETE PAD
PAD 9 = 28"x28"x12" CONCRETE PAD
PAD 10 = 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 1000#/17.4kPa SOIL BEARING CAPACITY FOR NATIVE SOIL OR 500#/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.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
REVISED
MAY 2 2 2018
REC. BY: DATE
REP'D TO: DATE

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-89
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 CHIEF BUILDING OFFICIAL DATE

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
P.E. 118
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

APR 25 2018

BLK 208
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 of the Ontario Building Code. The Architect is not responsible in any way for ensuring that the building is constructed in accordance with the approved plans or for any building code or zoning 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.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTING GROUP
DATE: JUL 30 2018
The above certifies compliance with the applicable Ontario Building Code and does not constitute professional responsibility.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	APR 24/18	CM
2	REVISED PER CITY COMMENTS, REISSUED	FEB 15/18	CM
3	REVISED FOR PERMIT	DEC 20/17	CM
4	ISSUED FOR PERMIT	AUG 23/17	CM
5	REVISED AS PER ENGINEER COMMENTS	AUG 16/17	MT
6	REVISED AS PER CLIENT COMMENTS	AUG 11/17	MT
7	ISSUED FOR ROOF TRUSS LAYOUT	JUL 14/17	CM

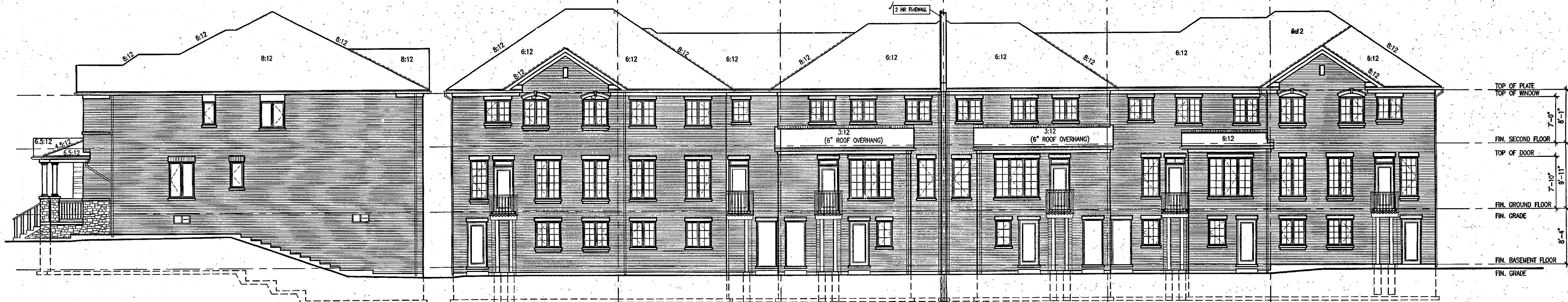
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be used.

V3 DESIGN
255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
T 416.630.2255
F 416.630.4782
v3design.com

Greenpark.

PROJECT NAME
RUSSELL GARDENS PH2
WATERLOO, ON.
DATE
JULY 2017
SCALE
1/8" = 1'-0"
DRAWN BY
16035-BLOCK 208
CHECKED BY
DATE
16035-BLOCK 208
BLOCK 208 PLANS
BLOCK 208
82

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



RIGHT SIDE ELEVATION

208-6 HIGHGROVE-5E
ELEV. 3

208-6 HIGHGROVE-5E
ELEV. 3 (REV.)

208-5 HIGHGROVE-3
ELEV. 3 (REV.)

208-4 HIGHGROVE-2
ELEV. 3

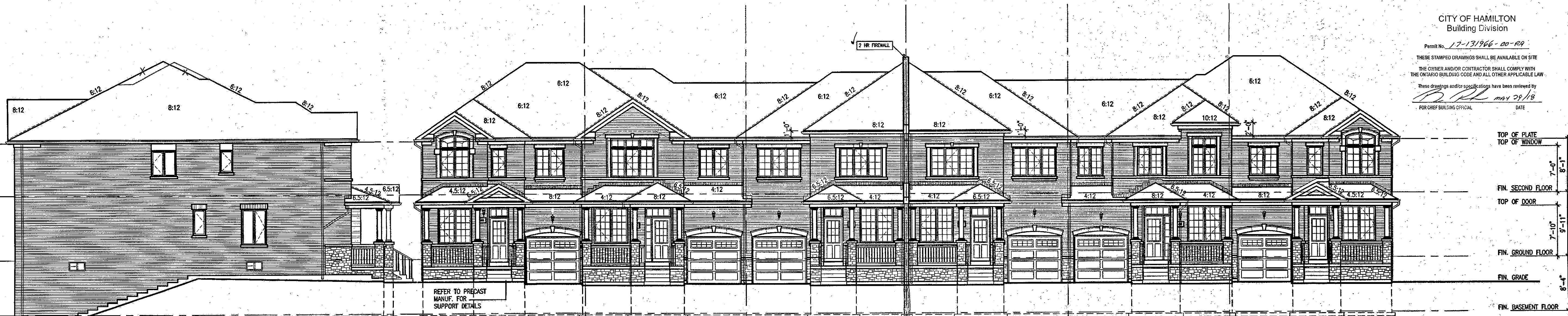
208-3 HIGHGROVE-2
ELEV. 3 (REV.)

208-2 HIGHGROVE-4
ELEV. 3

208-1 HIGHGROVE-5E
ELEV. 3

REAR ELEVATION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
2014-05-09
MAY 22 2018
REC. BY DATE
REF'D TO DATE



LEFT SIDE ELEVATION

208-1 HIGHGROVE-5E
ELEV. 3

208-1 HIGHGROVE-5E
ELEV. 3

208-2 HIGHGROVE-4
ELEV. 3

208-3 HIGHGROVE-2
ELEV. 3 (REV.)

208-4 HIGHGROVE-2
ELEV. 3

208-5 HIGHGROVE-3
ELEV. 3 (REV.)

208-6 HIGHGROVE-5E
ELEV. 3 (REV.)

FRONT ELEVATION

CITY OF HAMILTON
Building Division
Permit No. 17-131966-00-RP
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 CHIEF BUILDING OFFICIAL DATE

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

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 in the subdivision agreement. The Council is not responsible in any way for drawings or specifications submitted 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.

JOHN G. WILLIAMS LTD., ARCHITECT
AND APPROVAL
APPROVED BY: [Signature]
DATE: MAY 29/18
The undersigned certifies that the plans and specifications are true and correct and that the building will be constructed in accordance with the same.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	APR. 24/18	CW
2	REVISED PER CITY COMMENTS, REISSUED	FEB. 15/18	CW
3	REVISED, ISSUED FOR PERMIT	DEC. 04/17	CW
4	ISSUED FOR PERMIT	AUG. 15/17	WT
5	REVISED AS PER ENGINEER COMMENTS	AUG. 15/17	WT
6	REVISED AS PER CLIENT COMMENTS	AUG. 14/17	CW
7	ISSUED FOR ROOF TRUSS DRAWING		

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 used.

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

Greenpark
Project Name: RUSSELL GARDENS PH2
Location: WATERDOWN, ON.
Highgrove Series
Block 208
Block 208 Elevations
Date: 2017
Scale: 1/8" = 1'-0"
Sheet: B3

APR 25 2018
BLK 208
ELEV. 3