

BLK 210
ELEV. 2

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
5139.45 S.F. (477.47 m²)

PAD FOOTINGS
120 KPa MIN. SOIL
F1 = 45"x45"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 KPa)
20"x45" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN
24"x48" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED)
24"x48" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW PARTY WALLS
32"x8" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW FIRE WALLS

FOOTINGS ON ENGINEERED FILL (90 KPa)
24"x48" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
32"x8" CONCRETE STRIP FOOTINGS 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)

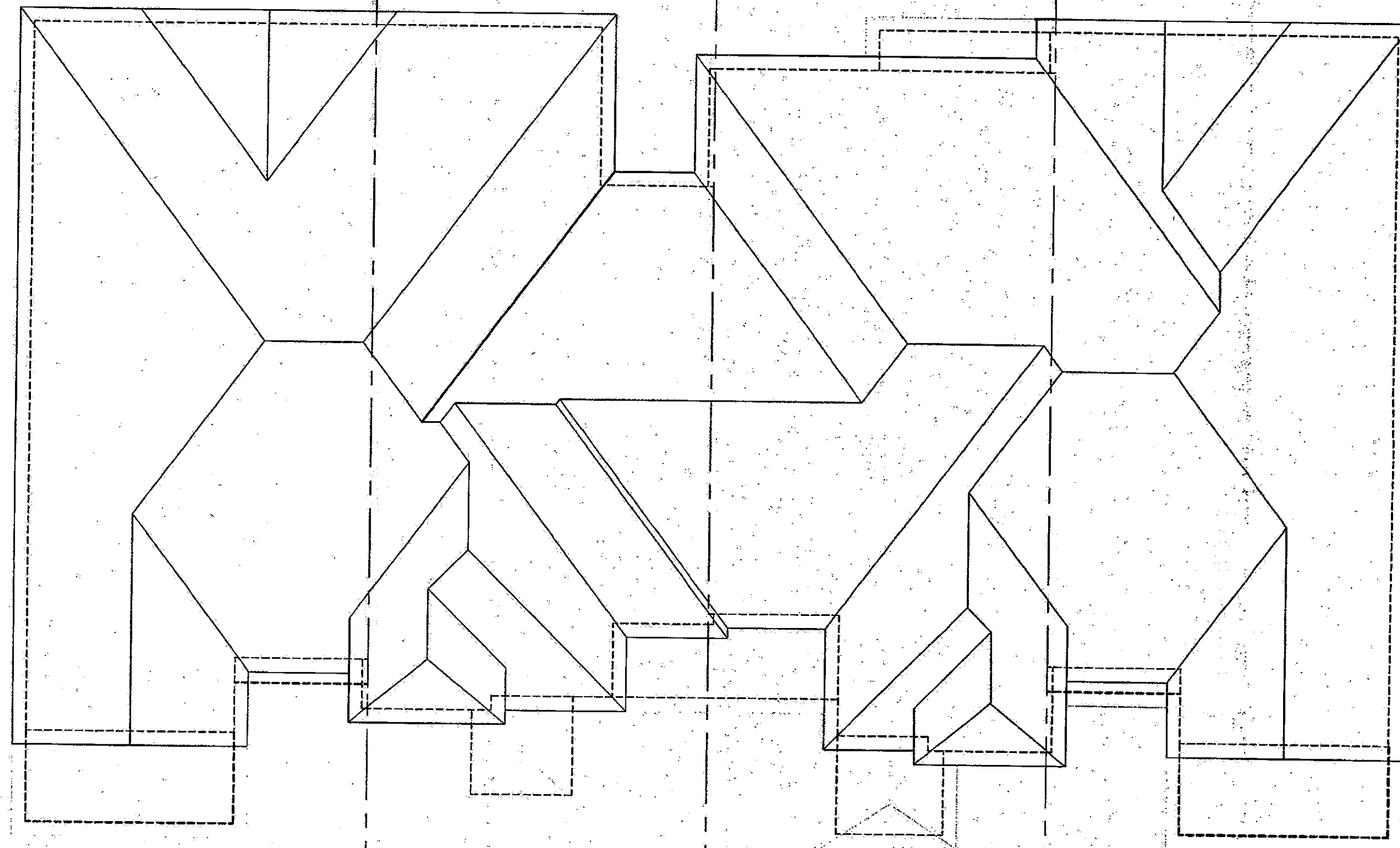
ASSUME 120KPa/17.4psi SOIL BEARING CAPACITY FOR NATIVE SOIL
OR 90KPa/13.0psi FOR ENGINEERED FILL
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER

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.

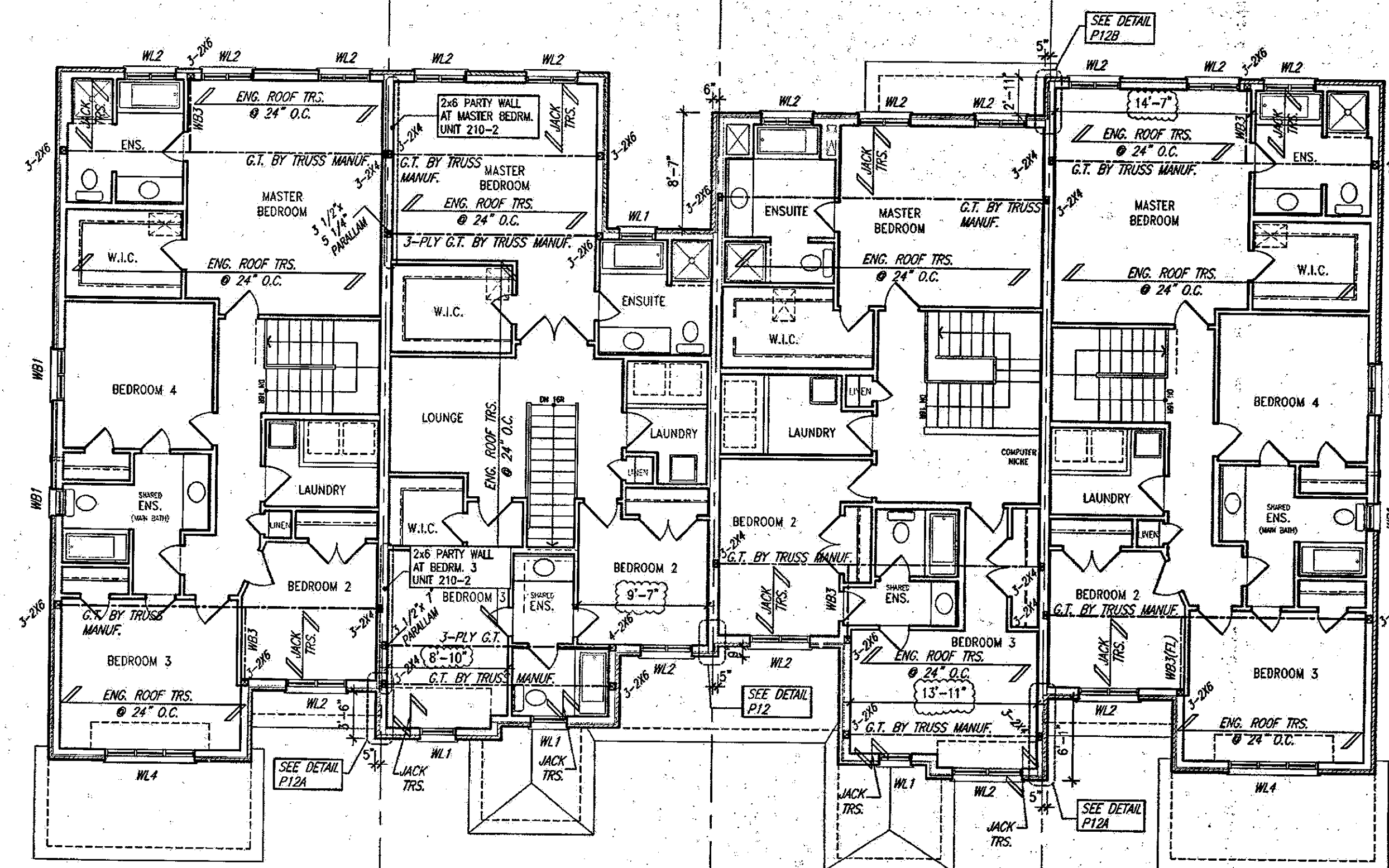


210-1 HIGHGROVE-5E
ELEV. 2
ROOF PLAN

210-2 HIGHGROVE-3
ELEV. 2

210-3 HIGHGROVE-4
ELEV. 2
(REV.)

210-4 HIGHGROVE-5E
ELEV. 2
(REV.)



210-1 HIGHGROVE-5E
ELEV. 2

210-2 HIGHGROVE-3
ELEV. 2

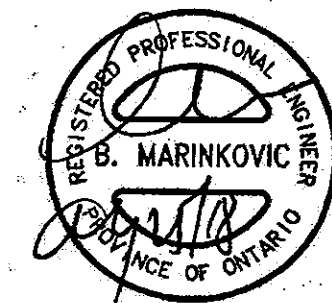
210-3 HIGHGROVE-4
ELEV. 2
(REV.)

210-4 HIGHGROVE-5E
ELEV. 2
(REV.)

SECOND FLOOR PLAN

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

CITY OF HAMILTON
Building Division
Permit No. 17-130133-00-009
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 MAY 29 18
FOR CHIEF BUILDING OFFICIAL DATE



STRUDET INC.
FOR STRUCTURE ONLY

APR 25 2018

BLK 210
ELEV. 2

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 provisions in the subdivision agreement. The Control Authority is not responsible for any errors or omissions in the drawings or for any changes or modifications made to the plans after they have been approved by the City of Hamilton.

This is to certify that these plans comply with the applicable Architectural Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Authority is not responsible for any errors or omissions in the drawings or for any changes or modifications made to the plans after they have been approved by the City of Hamilton.

JAMES G. WILLIAMS LTD. ARCHITECT
AND APPROVED
DATE: _____
APPROVED BY: _____
This stamp certifies compliance with the Ontario Building Code and all other applicable laws and regulations.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	APR 24/18	DM
2	REVISED	APR 24/18	DM
3	REV. PER CITY COMMENTS, REISSUED	FEB. 15/18	DM
4	ISSUED FOR PERMIT	DATE 04/17/18	DM
5	ISSUED FOR PERMIT	DATE 04/17/18	DM
6	REVISED AS PER ENG. COMMENTS	AUG 17/17	WT
7	REVISED AS PER CLIENT COMMENTS	AUG 17/17	WT
8	ISSUED FOR ROOF TRUSS MANUFACTURER	JUL 14/17	DM

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
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vasdesign.com

Greenpark.

project name
RUSSELL GARDENS PH2

location
WATERDOWN, ON.

series
HIGHGROVE SERIES

date
JULY 2017

scale
1/8" = 1'-0"

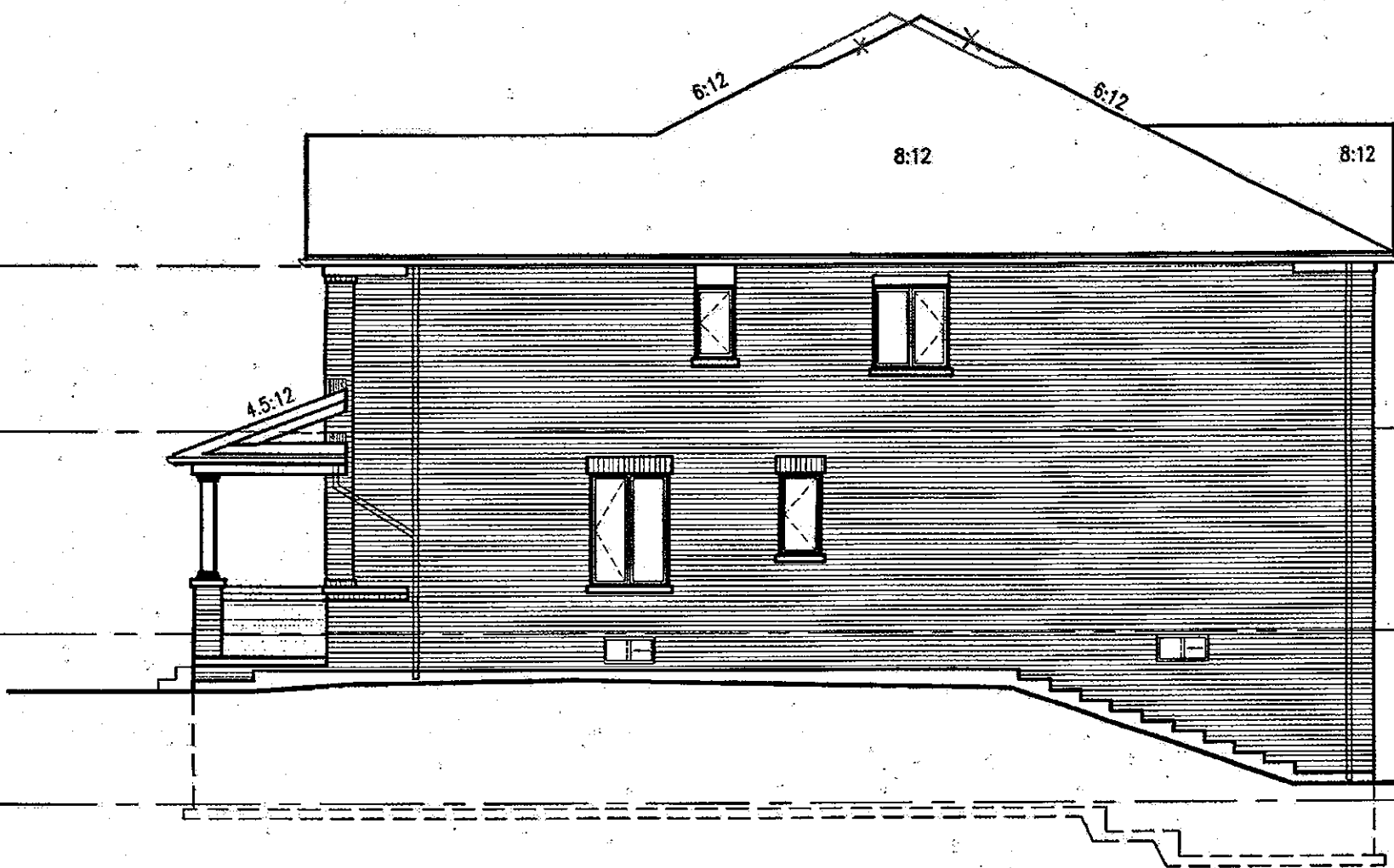
block no.
18036

sheet no.
24

block 210 plans
BLOCK 210 PLANS

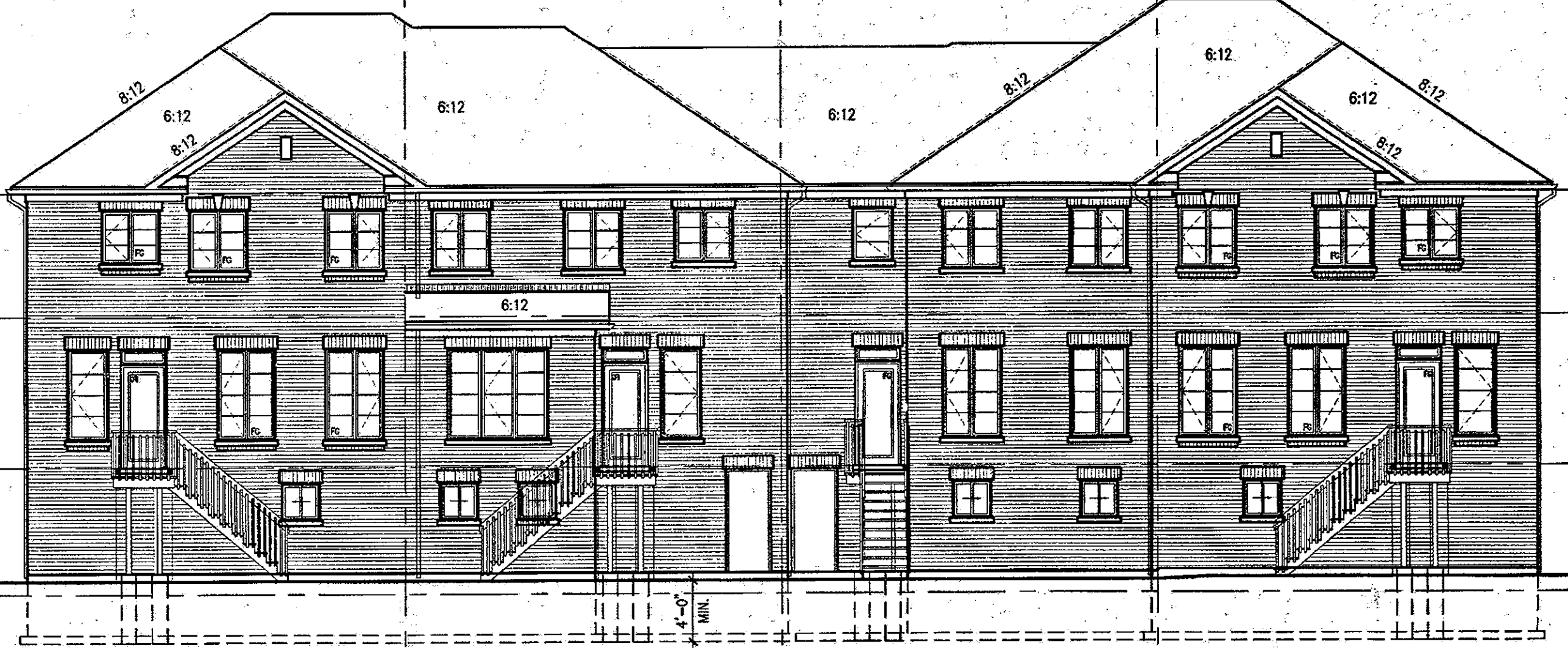
sheet no.
B2

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



210-4 HIGHGROVE-5E
ELEV. 2

RIGHT SIDE ELEVATION



210-4 HIGHGROVE-5E
ELEV. 2 (REV.)

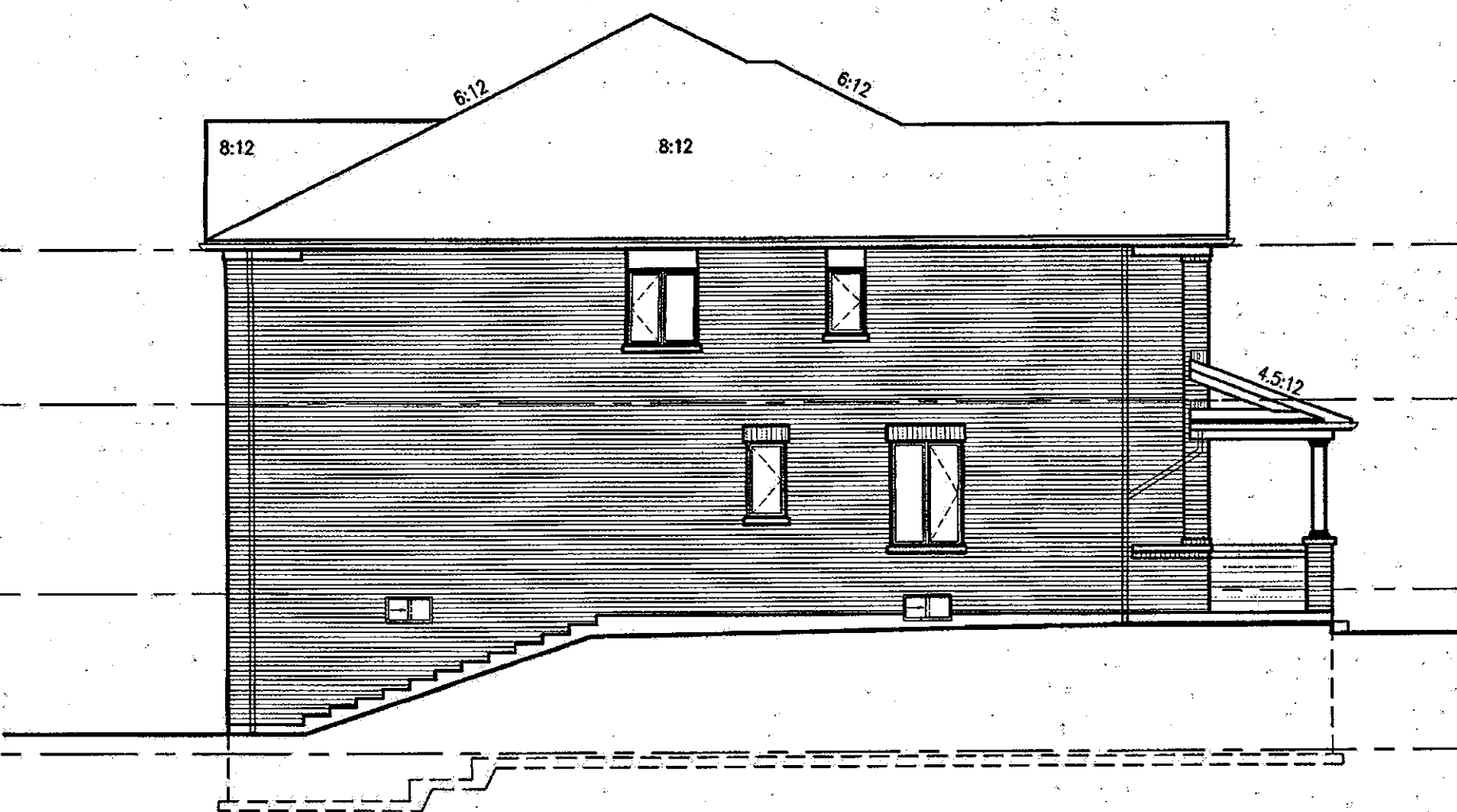
210-3 HIGHGROVE-4
ELEV. 2 (REV.)

210-2 HIGHGROVE-3
ELEV. 2

210-1 HIGHGROVE-5E
ELEV. 2

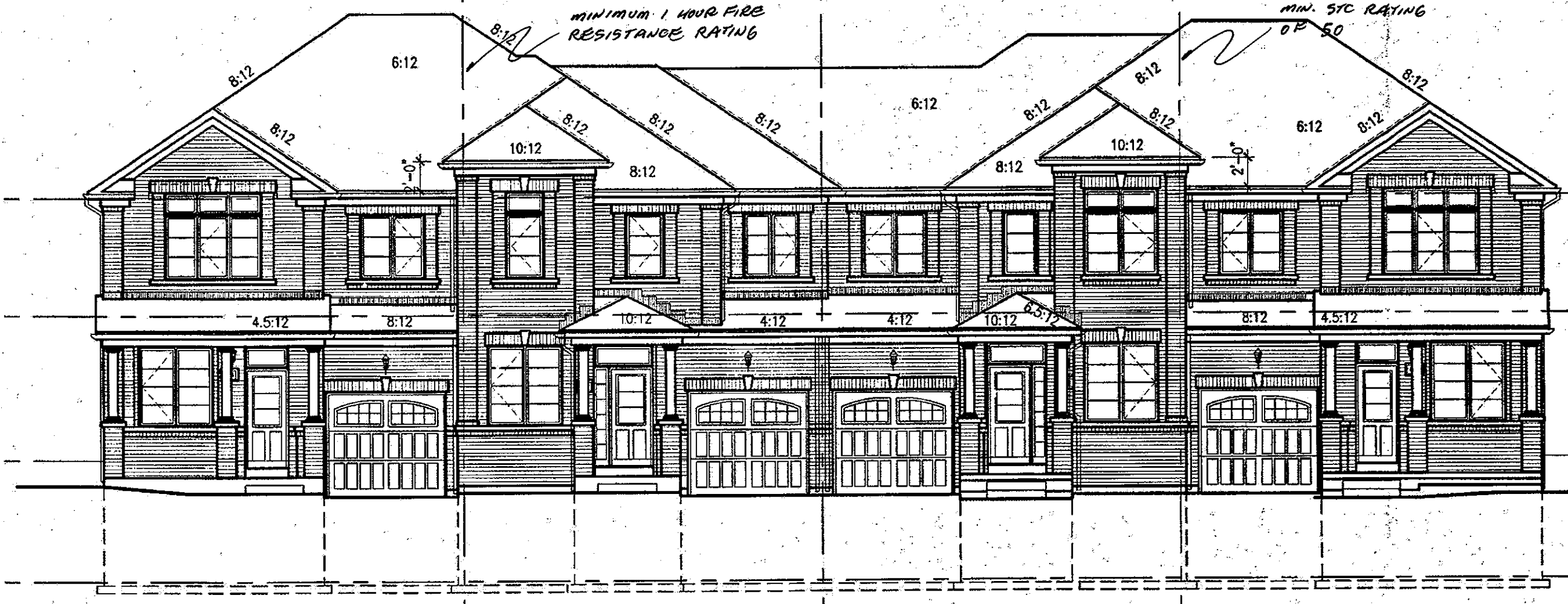
REAR ELEVATION UPGRADE

TOP OF PLATE
TOP OF WINDOW
8'-1"
7'-0"
FIN. SECOND FLOOR
TOP OF DOOR
7'-0"
9'-11"
FIN. GROUND FLOOR
8'-4"
FIN. GRADE
FIN. BASEMENT FLOOR



210-1 HIGHGROVE-5E
ELEV. 2

LEFT SIDE ELEVATION



210-1 HIGHGROVE-5E
ELEV. 2

210-2 HIGHGROVE-3
ELEV. 2

210-3 HIGHGROVE-4
ELEV. 2 (REV.)

210-4 HIGHGROVE-5E
ELEV. 2 (REV.)

FRONT ELEVATION

CITY OF HAMILTON
Planning & Development Department
Revised
MAY 2 2 2018
REC. BY: _____ DATE: _____
REFD TO: _____ DATE: _____

TOP OF PLATE
TOP OF WINDOW
8'-1"
7'-0"
FIN. SECOND FLOOR
TOP OF DOOR
7'-0"
9'-11"
FIN. GROUND FLOOR
8'-4"
FIN. GRADE
FIN. BASEMENT FLOOR

CITY OF HAMILTON
Building Division
Permit No. 17-130133-00-20
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
DATE MAY 29/18
FOR CHIEF BUILDING OFFICIAL

APR 25 2018

BLK 210
ELEV. 2

It is the builder's complete responsibility to ensure that all drawings submitted for approval comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions to the applicable requirements. The Contractor is not responsible in any way for ensuring or approving any (partial) plans or drawings that are not in compliance with the applicable zoning code or permit number or that any building is properly built or related to its use.

This is to certify that these plans comply with the applicable Architectural Guidelines and all applicable regulations and requirements approved by the City of Hamilton.

JOHN C. WILKINS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: _____
DATE: MAY 30 2018
The drawings are not to be used for construction without the approval of the Architect. Drawing Guidelines apply and unless noted to the contrary, the drawings are not to be scaled.

1	ISSUED FOR PERMIT	APR 24/18 ON
2	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
3	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
4	ISSUED FOR PERMIT	APR 24/18 ON
5	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
6	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
7	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
8	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
9	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
10	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
11	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
12	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
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26	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
27	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
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29	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON
30	REV. PER CITY COMMENTS, RESSUED	APR 24/18 ON

V3 DESIGN
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va3design.com

Greenpark.

PROJECT NAME	RUSSELL GARDENS PH2	PROJECT NO.	16036
LOCATION	WATERDOWN, ON	DATE	APR 25 2018
DESIGNER	HIGHGROVE SERIES	BLOCK 210	B3
DATE	JULY 2017	SCALE	1/8" = 1'-0"
BY	16036-BLOCK 210	BY	16036-BLOCK 210