

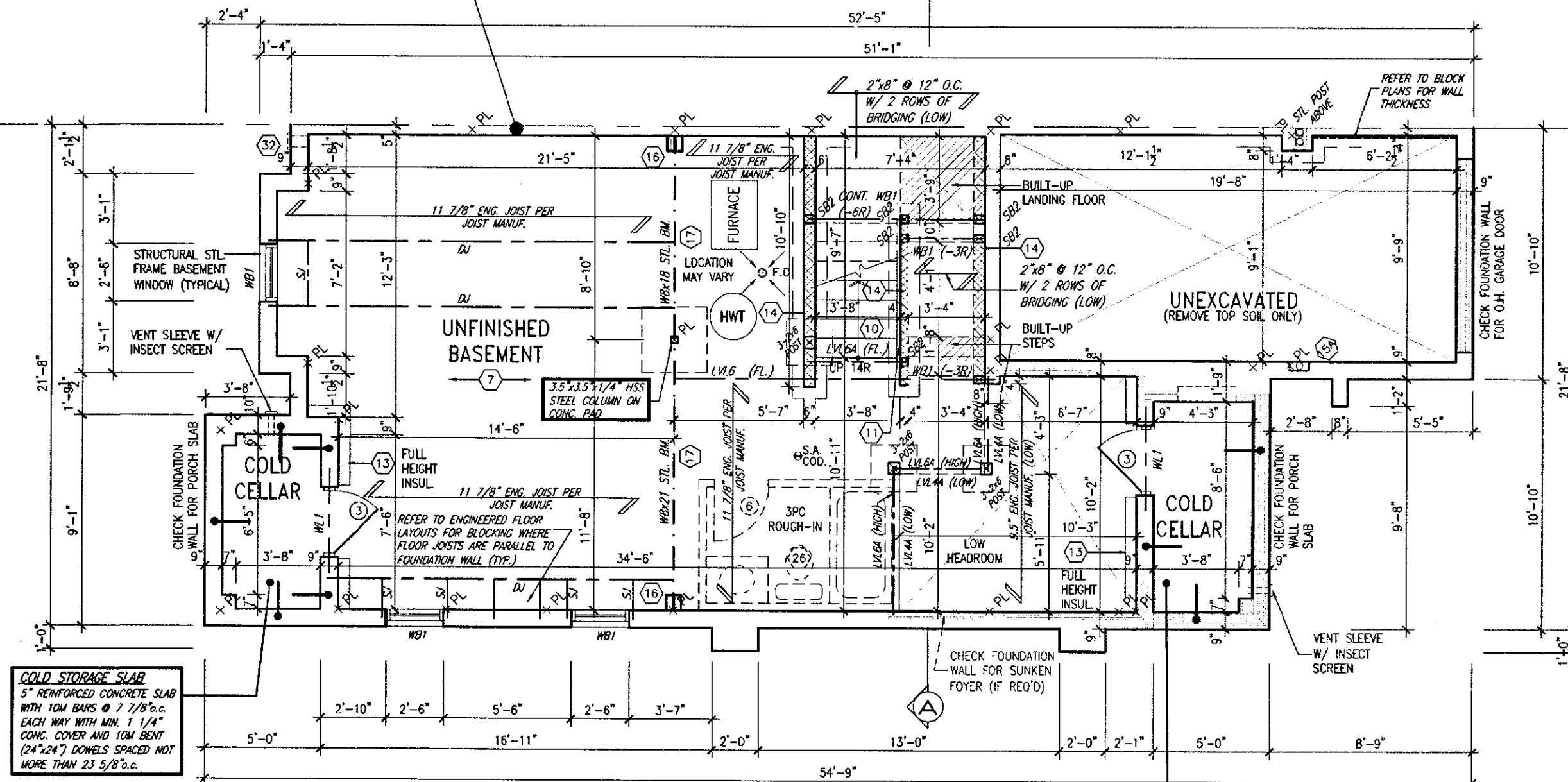
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2608 SF.

BASEMENT WALL INSULATION
(TYP) 13
-6" (R20) CONTINUOUS BLANKET INSULATION, INSULATION UNINTERRUPTED BY FRAMING

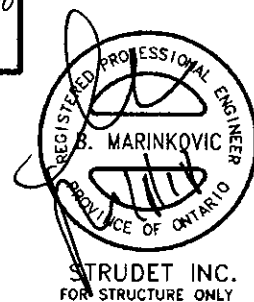
BASEMENT INSULATION AT STAIR/SUNKEN AREAS where FRAMING IS REQ'D. FOR SUPPORT.
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER SK4 OR SK5 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4A TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.



BASEMENT PLAN ELEVATION '1'

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.



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COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB WITH 10M BARS @ 7 7/8" o.c. EACH WAY WITH MIN. 1 1/4" CONC. COVER AND 10M BENT (24"x24") DOWELS SPACED NOT MORE THAN 23 5/8" o.c.

JUL 18 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

18			9	REVISED.	JUN. 26/18	GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  signature 24488 BCN 42658
17			8	REVISED.	APR. 26/18	GW	
16			7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW	
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW	
14			5	ISSUED FOR PRICING.	AUG. 24/17	GW	
13			4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 T 416.630.2255 F 416.630.4782 va3design.com
12			3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW	
11			2	REV. PER CLIENT COMMENTS. REISSUED.	JUN. 26/17	GW	
10			1	PLANS ISSUED FOR PRE-J.M. REVIEW	JUN. 21/17	GW	
no.	description	date	by	no.	description	date	



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Toronto ON M2J 1R4

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va3design.com



DEWBERRY 2ES

project name

RUSSELL GARDENS PH.2

project no.

16036

municipality

WATERDOWN, ON.

JUNE, 2017

date

checked by

WT

scale

3/16" = 1'-0"

file name

16036-DEWBERRY-2ES

BASEMENT PLAN ELEV. '1'

drawing no.

A1

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va3design.com

Greenpark.
project name
RUSSELL GARDENS PH.2
date
JUNE, 2017
drawn by
WT
checked by
scale
3/16" = 1'-0"

DEWBERRY 2ES
project no.
16036
drawing no.
A1

2608 SF.

45 MIN. F.R.R. -----
USE 5/8" TYPE 'X' INTERIOR
GYPSUM BOARD FOR 45 MIN.
F.R.R. WALLS HIGHLIGHTED

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK4 OR SK5 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4A TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL
PAGE 12B

REFER TO BLOCK
PLANS FOR WALL
THICKNESS

8" DIA. COLUMN ANCHORED TO
16"x16" SOLID MASONRY PIER
(TYP.) PROVIDE SIMPSON
STRONG TIE CONNECTOR FOR
POST-BEAM CONNECTION (TYP.)

ENTRY LEVEL PLAN ELEVATION '1'

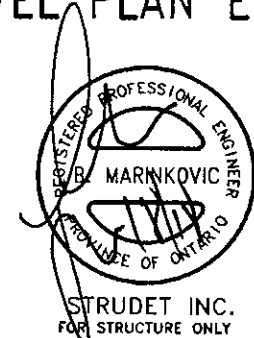
ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

JUL 18 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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18				9	REVISED.	JUN. 26/18	GW
17				8	REVISED.	APR. 26/18	GW
16				7	REVISED PER CITY COMMENTS, REISSUED.	MAR. 06/18	GW
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17	GW
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW
11				2	REV. PER C.J. COMMENTS, REISSUED.	JUN. 26/17	GW
10				1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW
no.	description	date	by	no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name
signature
registration information
V.A.S. Design Inc. 42658
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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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vo3design.com

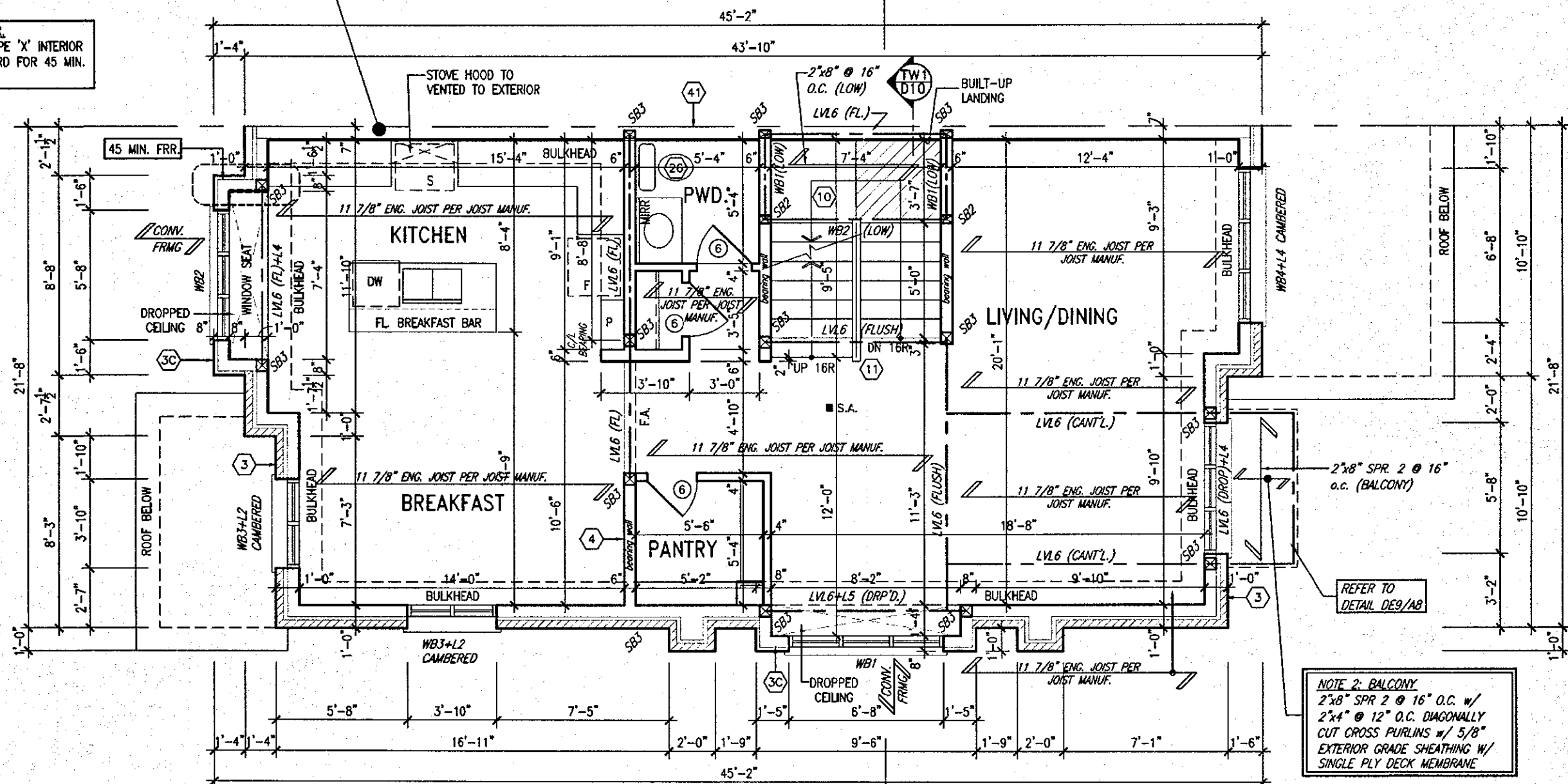
Greenpark.

DEWBERRY 2ES
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
project no.
16036
date
JUNE, 2017
ENTRY LEVEL PLAN ELEV. '1'
drawing no.
A2
scale
3/16" = 1'-0"
file name
16036-DEWBERRY-2ES

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45 MIN. F.R.R.
USE 5/8" TYPE 'X' INTERIOR
GYPSUM BOARD FOR 45 MIN.
F.R.R. WALLS

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK4 OR SK5 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4A TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.



MAIN FLOOR PLAN ELEVATION '1'

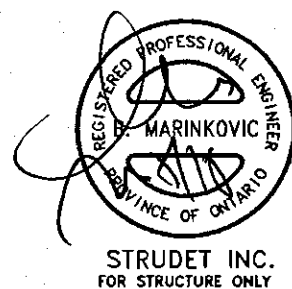
ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

MAY 03 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

It is the Engineer's responsibility to ensure that the plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

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



18			9		
17			8		
16			7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18 GW
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17 GW
14			5	ISSUED FOR PRICING.	AUG. 24/17 GW
13			4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT
12			3	FLOOR JOIST CO-ORD.	JUL 13/17 GW
11			2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17 GW
10			1	PLANS ISSUED FOR PREJM. REVIEW	JUN. 21/17 GW
no. description	date	by	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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAS
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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name **RUSSELL GARDENS PH.2** municipality **WATERDOWN, ON.**

date **JUNE, 2017** checked by **3/16" = 1'-0"**

scale **3/16" = 1'-0"**

file name **16036-DEWBERRY-2ES**

END UPGRADE
DEWBERRY 2ES

project no. **16036**

drawing no. **A3**

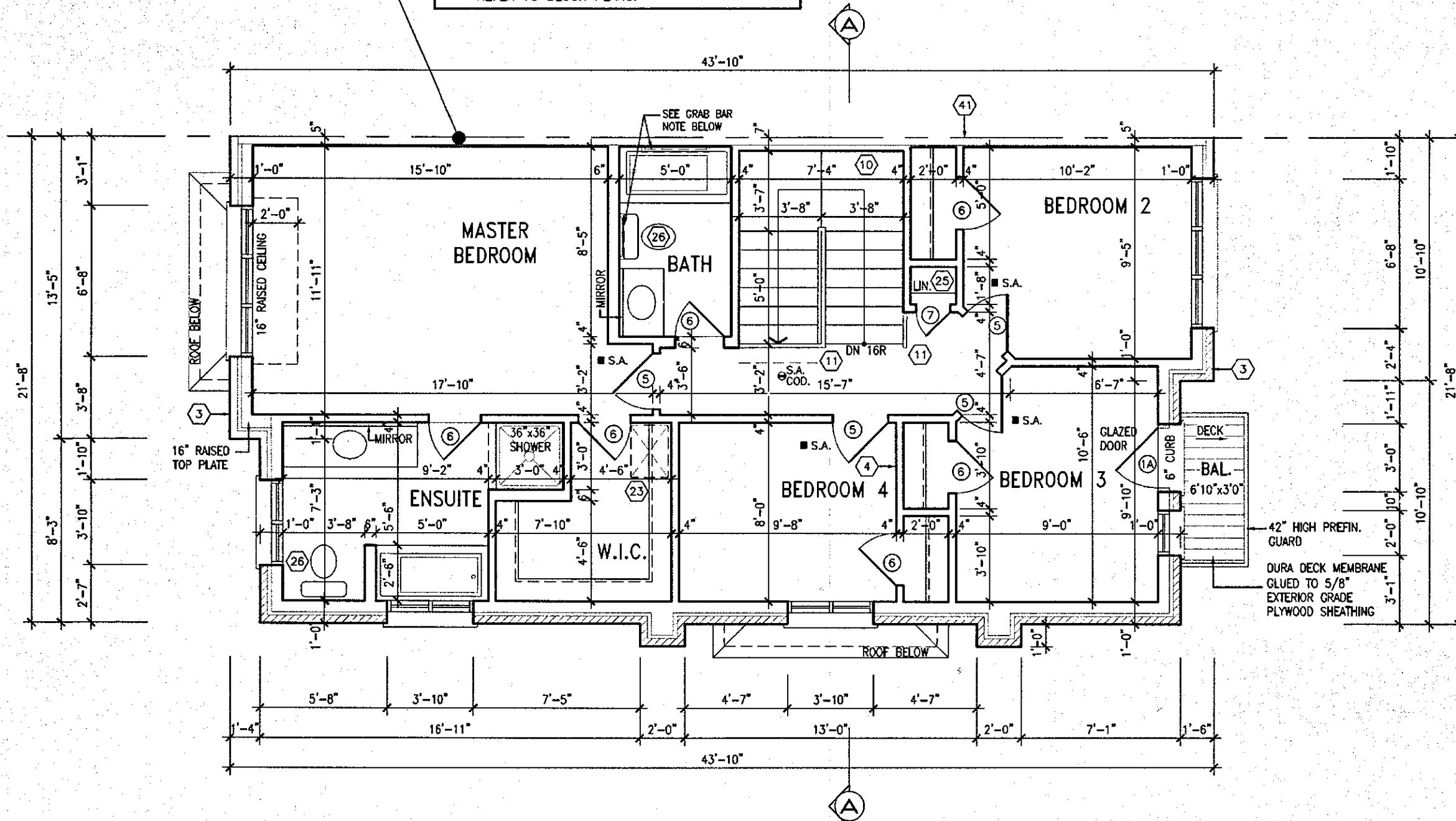
title **MAIN FLOOR PLAN ELEV. '1'**

date **JUNE, 2017**

2608 SF.

PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.



UPPER FLOOR PLAN ELEVATION '1'

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO CBC 9.5.2.3, 3.8.3.8(1)(d) & 3.8.3.13(1)(f).

NOTE:

REFER TO BLOCK WORKING DRAWINGS FOR SECOND FLOOR STRUCTURAL INFORMATION.

NOTE: BALCONY CONSTRUCTION

ONE PLY WATERPROOF MEMBRANE (DURADEK) ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING OVER ENGINEERED FLOOR JOISTS. SLOPE TO EXTERIOR WITH WOOD SLEEPERS. MEMBRANE TO EXTEND 6" UP AT WALLS & 4" DOWN AT OPEN BALCONY EDGE.

MAY 03 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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18			9		
17			8		
16			7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18 GW
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17 GW
14			5	ISSUED FOR PRICING.	AUG. 24/17 GW
13			4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT
12			3	FLOOR JOIST CO-ORD.	JUL. 13/17 GW
11			2	REV. PER CLIENT COMMENTS. REISSUED.	JUN. 26/17 GW
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no.	description	date	no.	description	date

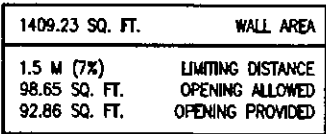
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAD
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t 416.630.2255 f 416.630.4782
vadesign.com

Greenpark.
project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
JUNE, 2017
drawn by
WT
checked by
-
scale
3/16" = 1'-0"

DEWBERRY 2ES
project no.
16036
drawing no.
A4

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OCT 04 2017

DEWBERRY 2ES

COMPLIANCE PACKAGE 'A4'

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18				9				The undersigned has reviewed and takes responsibility for this design and less the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17				8				
16				7				
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17	GW	Richard Vink <i>R Vink</i> signature 24488
14				5	ISSUED FOR PRICING.	AUG. 24/17	GW	BCN
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	qualification information VA3 Design Inc. registration information 42658
12				3	FLOOR JOIST CO-ORD.	JUL 13/17	GW	
11				2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17	GW	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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.
10				1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW	
no.	description	date	by	no.	description	date	by	

VA3 DESIGN

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va3design.com

Greenpark.

project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN, ON.** project # **1603**

date: **JUNE, 2017** SIDE ELEVATION '1'

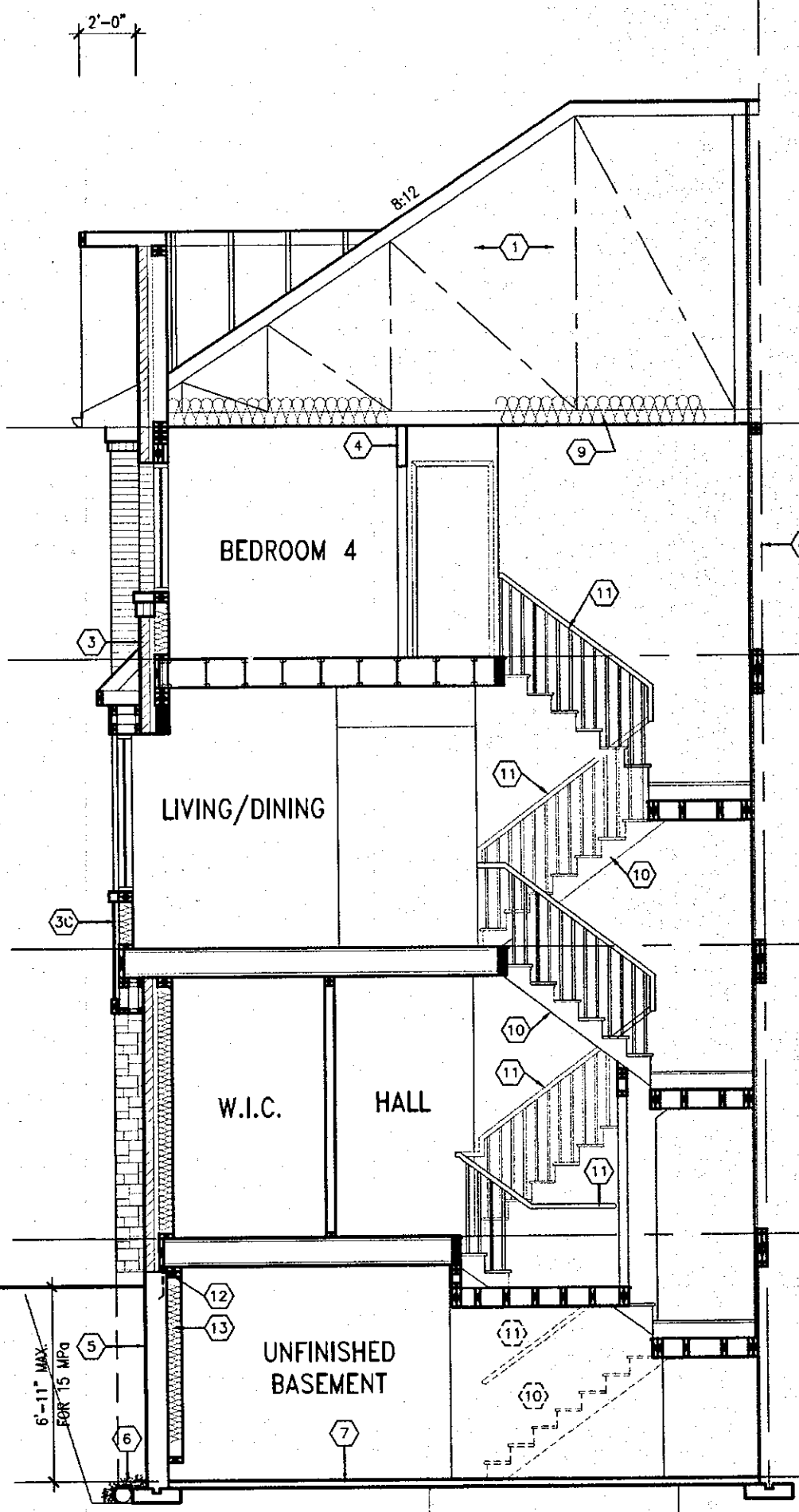
drawing no. **A6**

drawn by _____ checked by _____ scale **3/16" = 1'-0"** file name **16036-DEWBERRY-2ES**

WT - H:\ARCHIVE\ADRONNA\2016\16036.DRW J:\VA3\CAREERS\DEWBERRY 2ES\16036-DEWBERRY-2ES.dwg - FR - Sep 29 2017 : 1:39 PM

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2608 SF.



TOP OF PLATE
TOP OF WINDOW
6'-10" 8'-1"
FIN. UPPER FLOOR
TOP OF WINDOW
7'-6" 10'-1"
FIN. MAIN FLOOR
TOP OF WINDOW / TRANSOM
7'-10" 10'-1"
FIN. ENTRY FLOOR
FIN. GRADE
8'-6"
TOP OF SLAB

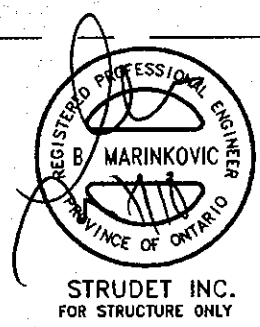
SECTION A-A - ELEV. '1'

MAY 03 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

It is the responsibility of the registered professional engineer to ensure that the plans and specifications submitted for review are in accordance with the applicable Building Code and other regulations. The engineer is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the contractor.

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



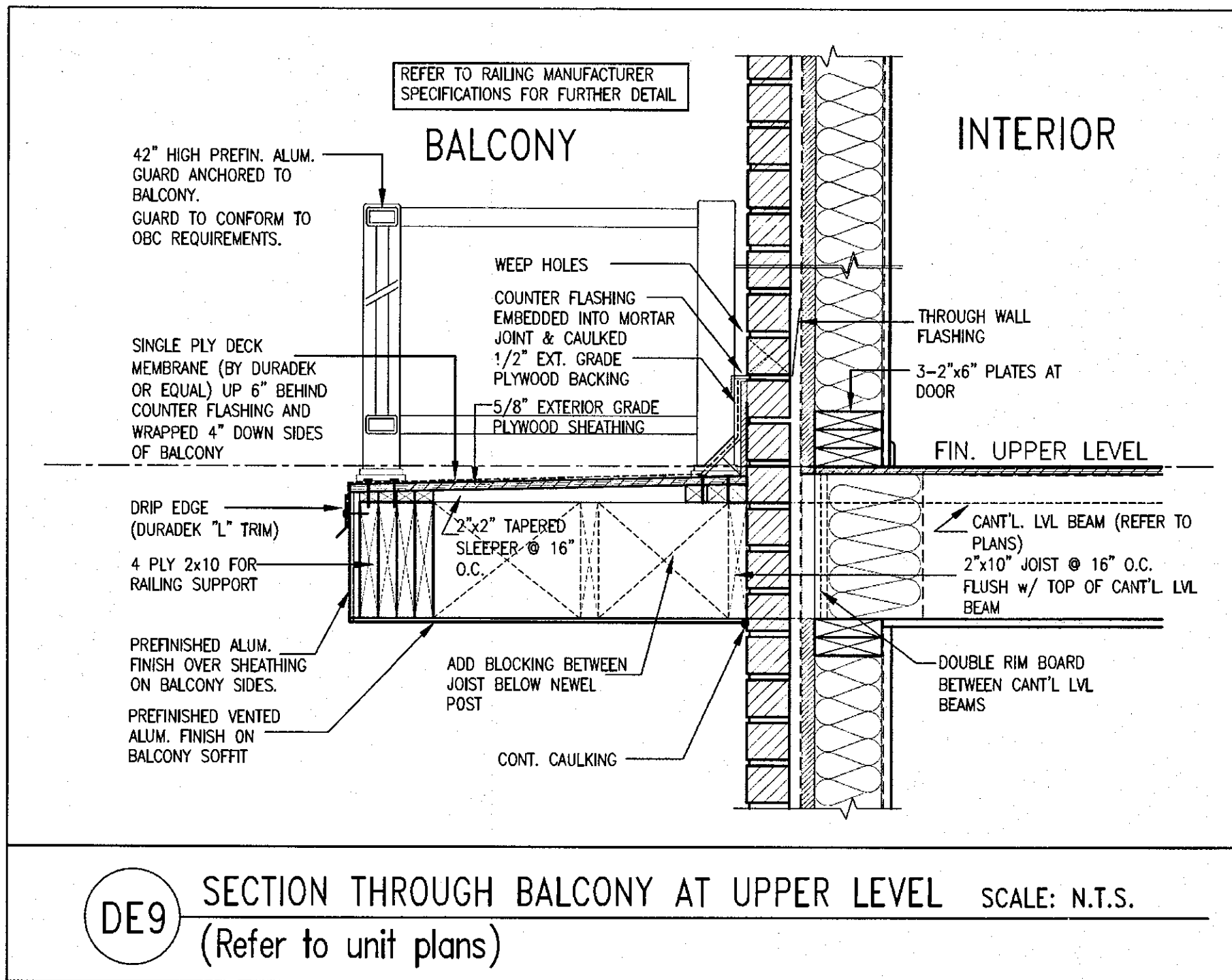
18			9		
17			8		
16			7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18 GW
15			6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17 GW
14			5	ISSUED FOR PRICING.	AUG. 24/17 GW
13			4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT
12			3	FLOOR JOIST CO-ORD.	JUL 13/17 GW
11			2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17 GW
10			1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17 GW
no. description	date	by	no. description	date	by

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Greenpark.
project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
date: JUNE, 2017
checked by: [blank]
scale: 3/16" = 1'-0"
drawing no.: 16036-DEWBERRY-2ES
drawing no.: A7

2608 SF.



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STRUDET INC.
FOR STRUCTURE ONLY

OCT 04 2017

DEWBERRY 2ES

COMPLIANCE PACKAGE 'A4'

18		-	9	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17		-	8	-	qualification information
16		-	7	-	
15		-	6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17 GW Richard Yink 24488
14		-	5	ISSUED FOR PRICING.	AUG. 24/17 GW name signature BCN
13		-	4	REMOVED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT registration information VAB Design Inc. 42658
12		-	3	FLOOR JOIST CO-ORD.	JUL 13/17 GW 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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.
11		-	2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17 GW
10		-	1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17 GW
no. description		date by no. description	date by		

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		DEWBERRY ZES	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	project no. 1603
date JUNE, 2017		BALCONY SECTION	
drawing no. WT	checked by -	scale 3/16" = 1'-0"	file name 160336-DEWBERRY-ZES
(SSG - HYAN/HARVEY/PORNDAMP) 2015\15036 GREENPARK\BERRY_ZES\160336-DEWBERRY-zes.dwg - Fri - Sep 29 2017 - 1:38 PM			

A8

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