

2338 SF.

PAD FOOTINGS

120 KPa NATIVE SOIL	90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" 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 = 16"x16"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

EXPOSED CONCRETE (FLATWORK)
ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa. WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)	+ 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)	+ 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)	+ 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)	+ 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" L (150x100x10.0L)	+ 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)	+ 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)	+ 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)	+ 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (150x100x10.0L)	+ 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB11 = 4-2"x10" (4-38x235) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

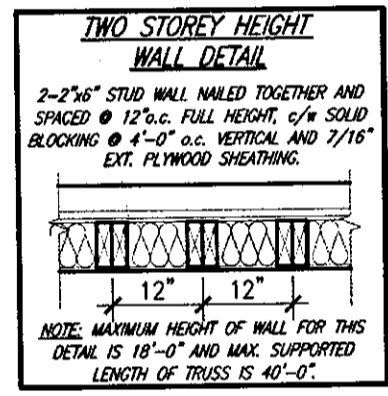
NOS.	WIDTH	HEIGHT 8' TO 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

CERAMIC TILE FOR CONVENTIONAL LUMBER (OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0", 2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING
REFER TO ENGINEERED FLOOR FLAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.



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STRUDET INC. FOR STRUCTURE ONLY

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

DEWBERRY 1 AND ELEV. 1	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	588.36 S.F.	141.83 S.F.	24.11 %
LEFT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
RIGHT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
REAR	588.36 S.F.	132.64 S.F.	22.54 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3976.66 S.F.	254.57 S.F.	6.40 %
TOTAL SQ. M.	369.44 S.M.	23.65 S.M.	6.40 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

DEWBERRY 1 AND ELEV. 2	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	588.36 S.F.	179.61 S.F.	30.53 %
LEFT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
RIGHT SIDE	1399.97 S.F.	0.00 S.F.	0.00 %
REAR	588.36 S.F.	132.64 S.F.	22.54 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3976.66 S.F.	292.35 S.F.	7.35 %
TOTAL SQ. M.	369.44 S.M.	27.16 S.M.	7.35 %

AREA CALCULATIONS ELEV '1'

LOWER LEVEL FLOOR AREA	644 SF
MAIN LEVEL FLOOR AREA	847 SF
UPPER LEVEL FLOOR AREA	833 SF
TOTAL FLOOR AREA	2324 SF
	(215.91 m2)
LOWER LEVEL FLOOR OPEN AREA	XX SF
MAIN LEVEL FLOOR OPEN AREA	XX SF
UPPER LEVEL FLOOR OPEN AREA	14 SF
ADD TOTAL OPEN AREAS	+14 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	2338 SF
	(217.21 m2)
MAIN LEVEL FLOOR COVERAGE	644 SF
GARAGE COVERAGE/AREA	216 SF
PORCH COVERAGE/AREA	78 SF
COVERAGE W/ PORCH	938 SF
	(87.14 m2)
COVERAGE W/O PORCH	860 SF
	(79.89 m2)

AREA CALCULATIONS ELEV '2'

LOWER LEVEL FLOOR AREA	644 SF
MAIN LEVEL FLOOR AREA	847 SF
UPPER LEVEL FLOOR AREA	833 SF
TOTAL FLOOR AREA	2324 SF
	(215.91 m2)
LOWER LEVEL FLOOR OPEN AREA	XX SF
MAIN LEVEL FLOOR OPEN AREA	XX SF
UPPER LEVEL FLOOR OPEN AREA	14 SF
ADD TOTAL OPEN AREAS	+14 SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	2338 SF
	(217.21 m2)
MAIN LEVEL FLOOR COVERAGE	644 SF
GARAGE COVERAGE/AREA	216 SF
PORCH COVERAGE/AREA	78 SF
COVERAGE W/ PORCH	938 SF
	(87.14 m2)
COVERAGE W/O PORCH	860 SF
	(79.89 m2)

OCT 04 2017

DEWBERRY 1 COMPLIANCE PACKAGE 'A4'

18			9				
17			8				
16			7				
15			6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	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 COMMENT, 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
registration information
VA3 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.

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

project name
RUSSELL GARDENS PH.2

date
JUNE 2017

drawn by
WT

checked by
3/16" = 1'-0"

scale

DEWBERRY 1

project no.
16036

drawing no.
A0

TYPICAL NOTES & AREAS

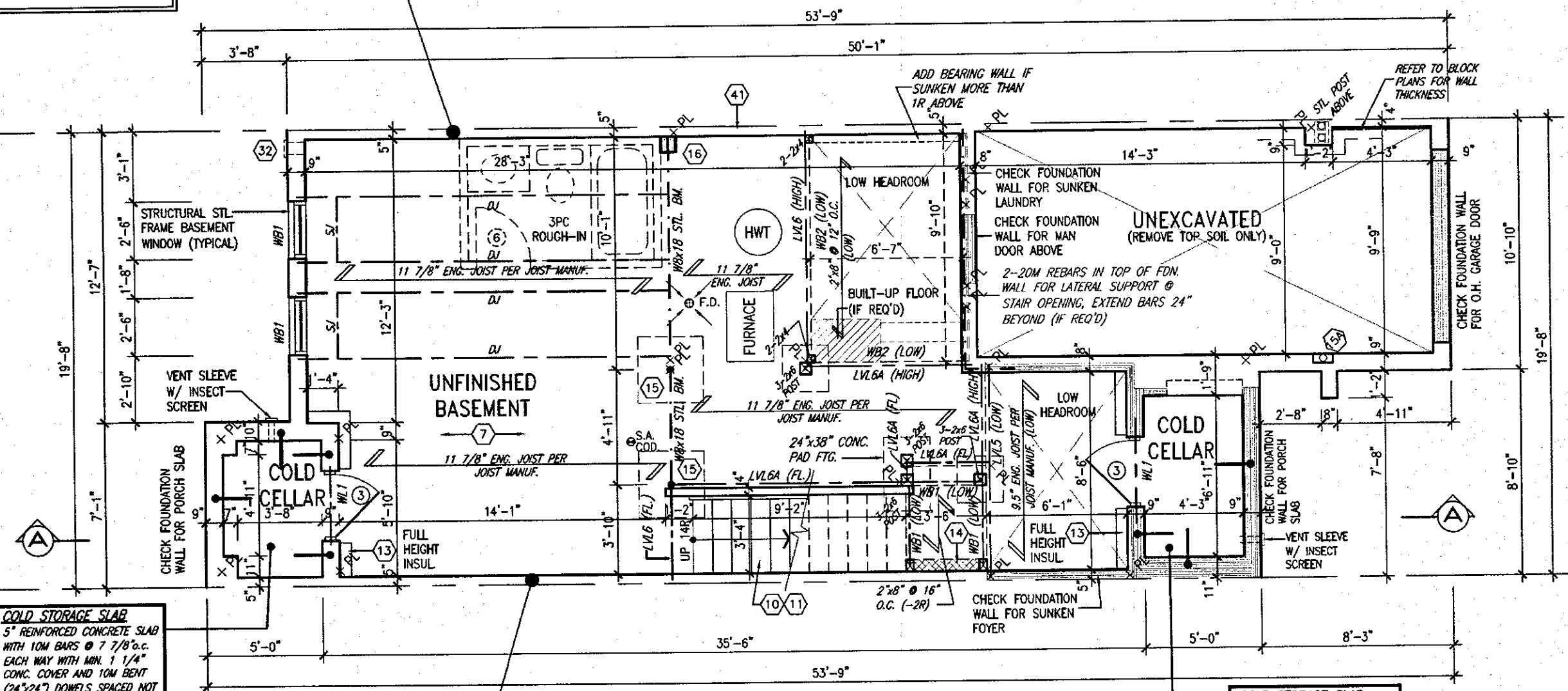
16036-DEWBERRY-1

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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.



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.

PARTY WALL AT HOUSE SIDE CONSTRUCTION
 • REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

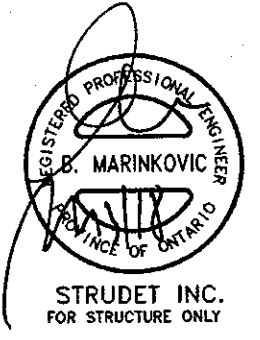
COLD STORAGE SLAB
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BASEMENT PLAN ELEVATION '1'

MAY 03 2018

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

no.	description	date	by	no.	description	date	by
18				9			
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. 22/17	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 COMMENT. 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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 qualification information
 Richard Vink 24488
 name
 registration information
 VAS 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.

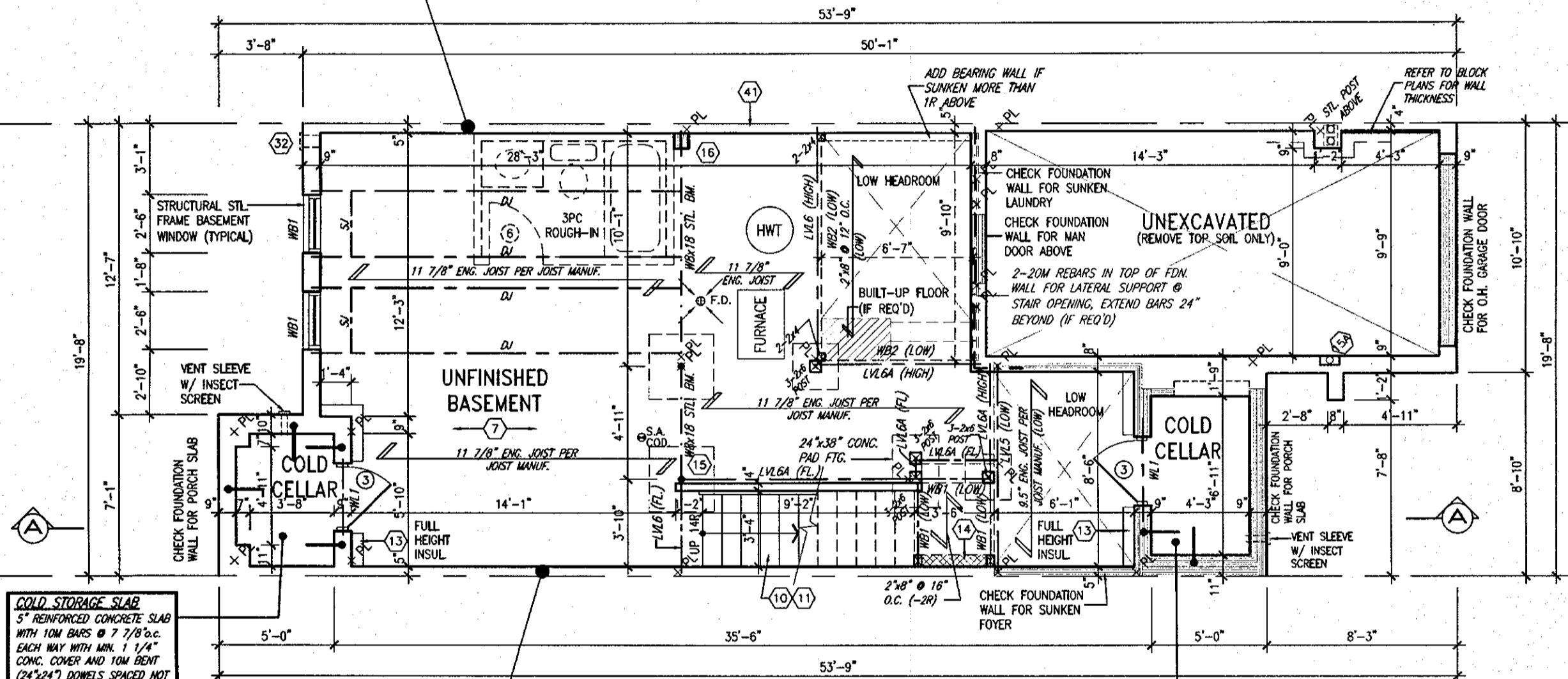
VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 416.630.2255 | 416.630.4782
 va3design.com

Greenpark. INTERIOR DEWBERRY 2E
 project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON. project no.: 16036
 date: JUNE, 2017 checked by: scale: 3/16" = 1'-0" drawing no.: 16036-DEWBERRY-1
A1

DEWBERRY 1 COMPLIANCE PACKAGE 'A4'

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.



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.

PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

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.

BASEMENT PLAN ELEVATION '2'

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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STRUDET INC.
FOR STRUCTURE ONLY

MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

no.	description	date	by	no.	description	date	by
18				9			
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. 22/17	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 COMMENT, REISSUED.	JUN 26/17	GW
10				1	PLANS ISSUED FOR PREJM. REVIEW.	JUN 21/17	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.

qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
project no.: 16036

date: JUNE, 2017
checked by: [signature]
scale: 3/16" = 1'-0"
drawing no.: 16036-DEWBERRY-1

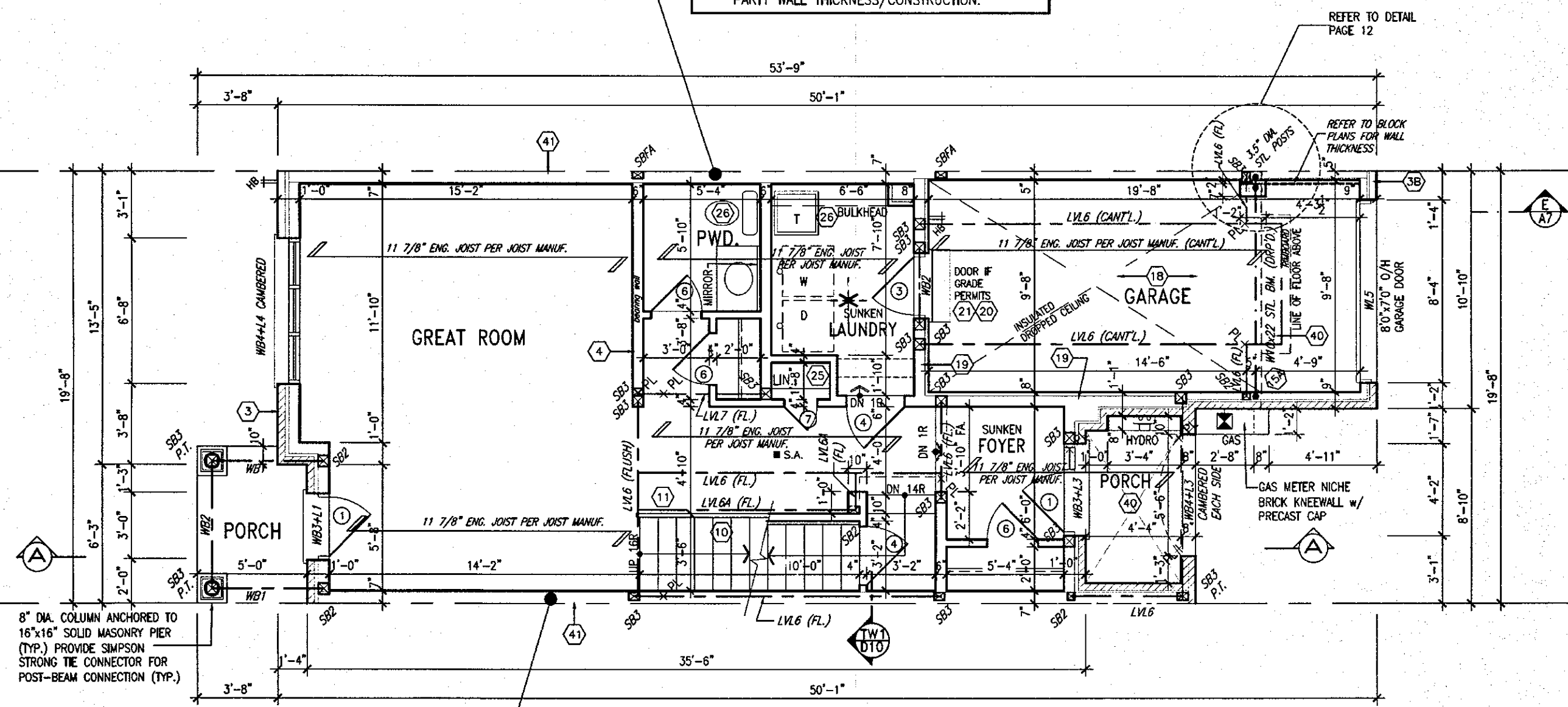
INTERIOR
DEWBERRY 2E

BASEMENT PLAN ELEV. '2'

A1a

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.



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

ENTRY LEVEL PLAN ELEVATION '1'

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ENGINEERED FLOOR SUBFLOORS
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MAY 03 2018

**DEWBERRY 1
 COMPLIANCE PACKAGE 'A4'**

no.	description	date	by	no.	description	date	by
18				9			
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. 22/17	GW
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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 COMMENT. REISSUED.	JUN 26/17	GW
10				1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17	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.

qualification information
 Richard Vink 24488
 name registration information BCM
 VAS Design Inc. 42658

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Greenpark.

Project name: RUSSELL GARDENS PH.2
 Municipality: WATERDOWN, ON.
 Project no.: 16036

date: JUNE, 2017
 drawn by: [signature]
 checked by: [signature]
 scale: 3/16" = 1'-0"

ENTRY LEVEL PLAN ELEV. '1'
 drawing no.: 16036-DEWBERRY-1

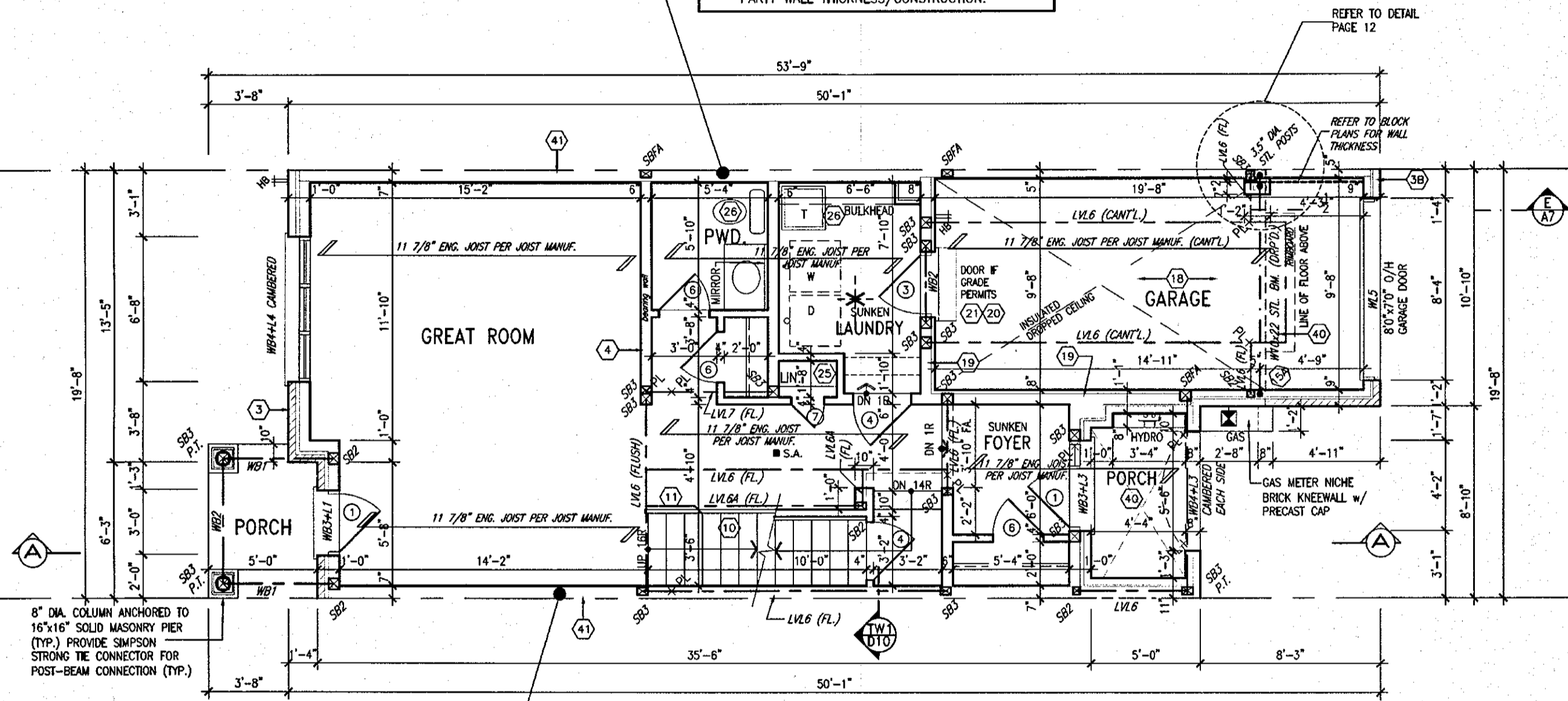
**INTERIOR
 DEWBERRY 1**

drawing no.: **A2**

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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.



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

ENTRY LEVEL PLAN ELEVATION '2'

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MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

no.	description	date	by	no.	description	date	by
18				9			
17				8	REVISED.	APR. 26/18	GW
16				7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW
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13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
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qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658

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Greenpark.

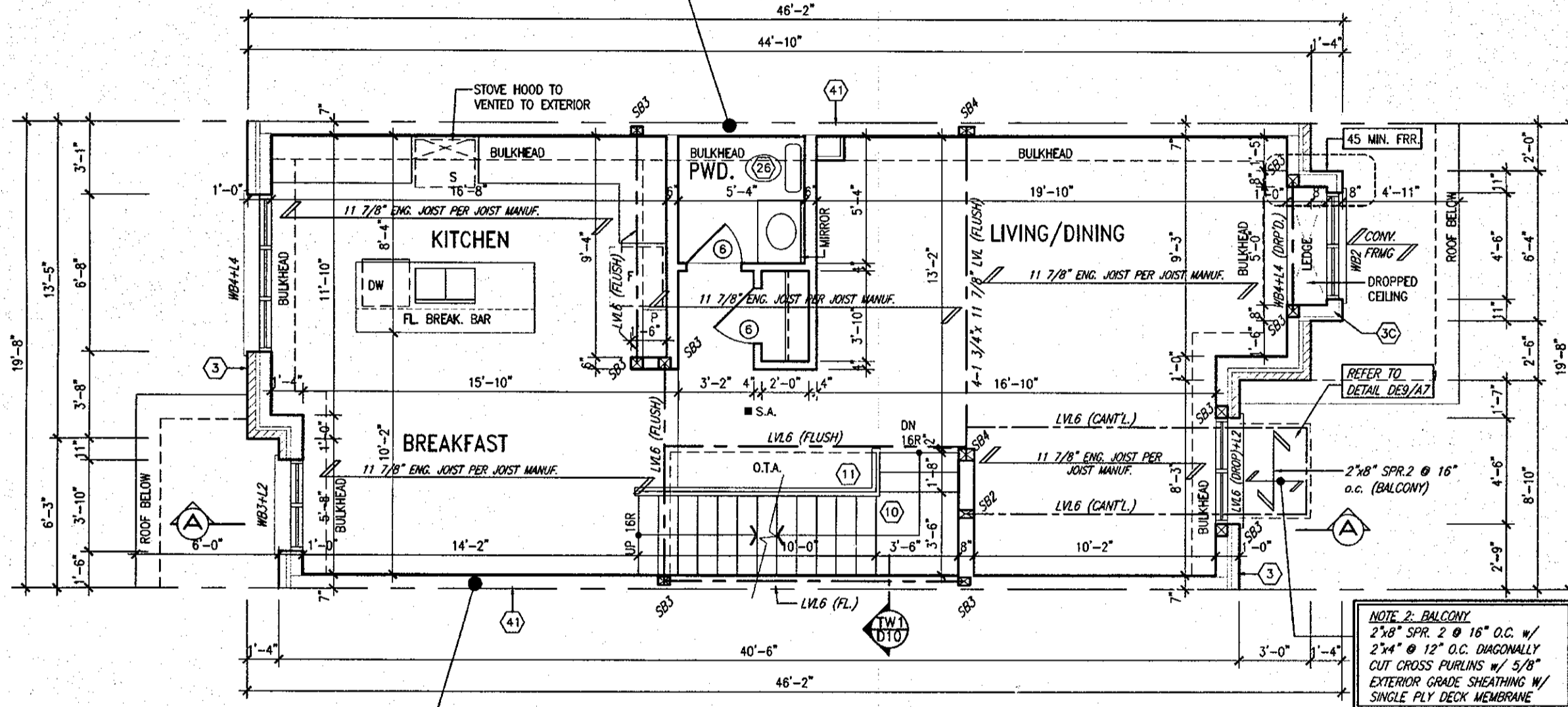
project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
date: JUNE, 2017
checked by: [signature]
scale: 3/16" = 1'-0"
file name: 16036-DEWBERRY-1

INTERIOR
DEWBERRY 1

project no. 16036
drawing no. A2a

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.



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

MAIN FLOOR PLAN ELEVATION '1'

NOTE 2: BALCONY
 2"x8" SPR. 2 @ 16" O.C. w/
 2"x4" @ 12" O.C. DIAGONALLY
 CUT CROSS PURLINS w/ 5/8"
 EXTERIOR GRADE SHEATHING w/
 SINGLE PLY DECK MEMBRANE

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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 1
 COMPLIANCE PACKAGE 'A4'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 22/17	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 COMMENT. 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
 registration information
 VA3 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.

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 416.630.2255 | 416.630.4782
 va3design.com

Greenpark.

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

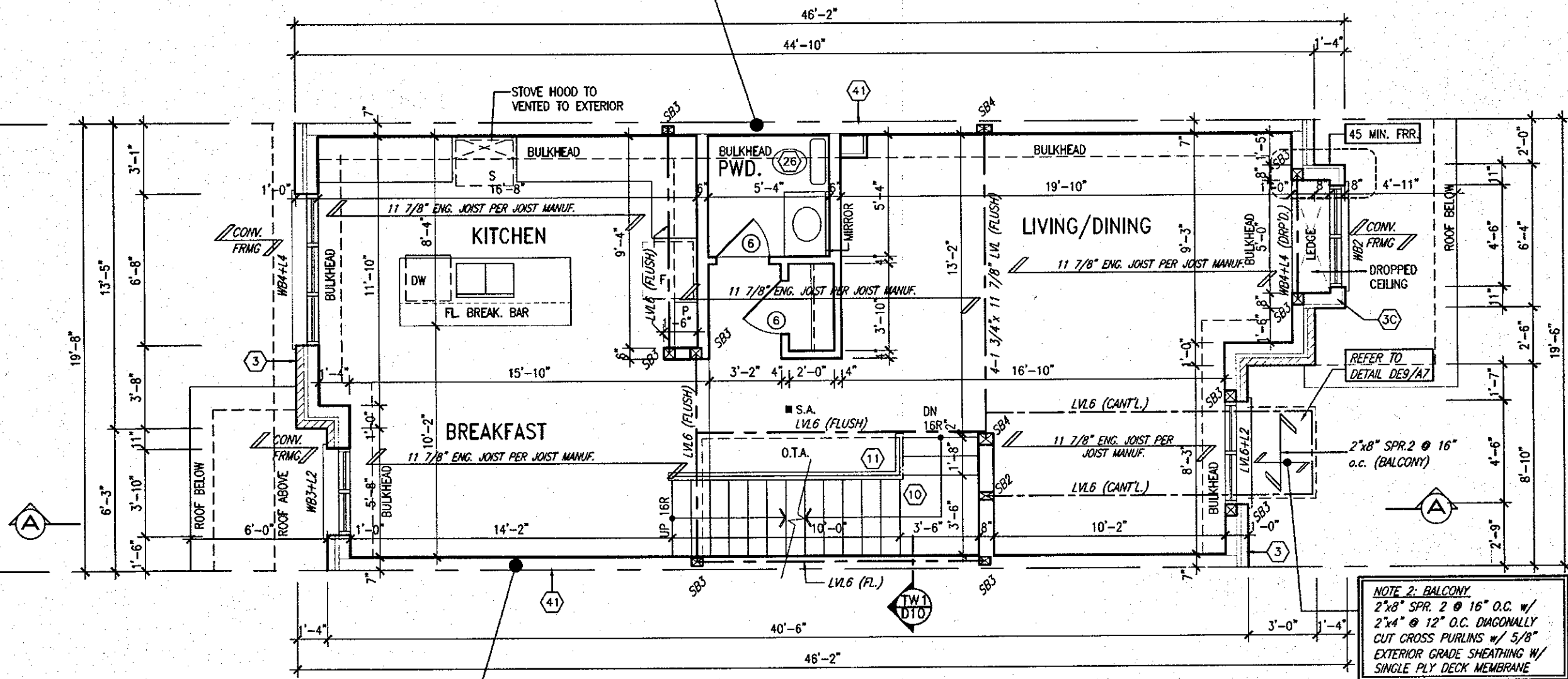
INTERIOR DEWBERRY 1

project no.: 16036
 drawing no.: A3
 file name: 16036-DEWBERRY-1

2338 SF.

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.



PARTY WALL AT HOUSE SIDE CONSTRUCTION

- REFER TO SK4 DETAIL PAGE 4 FOR PARTY WALL CONSTRUCTION.

MAIN FLOOR PLAN ELEVATION '2'

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STRUDET INC.
FOR STRUCTURE ONLY

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MAY 03 2018

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COMPLIANCE PACKAGE 'A4'

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Greenpark.

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

INTERIOR
DEWBERRY 1

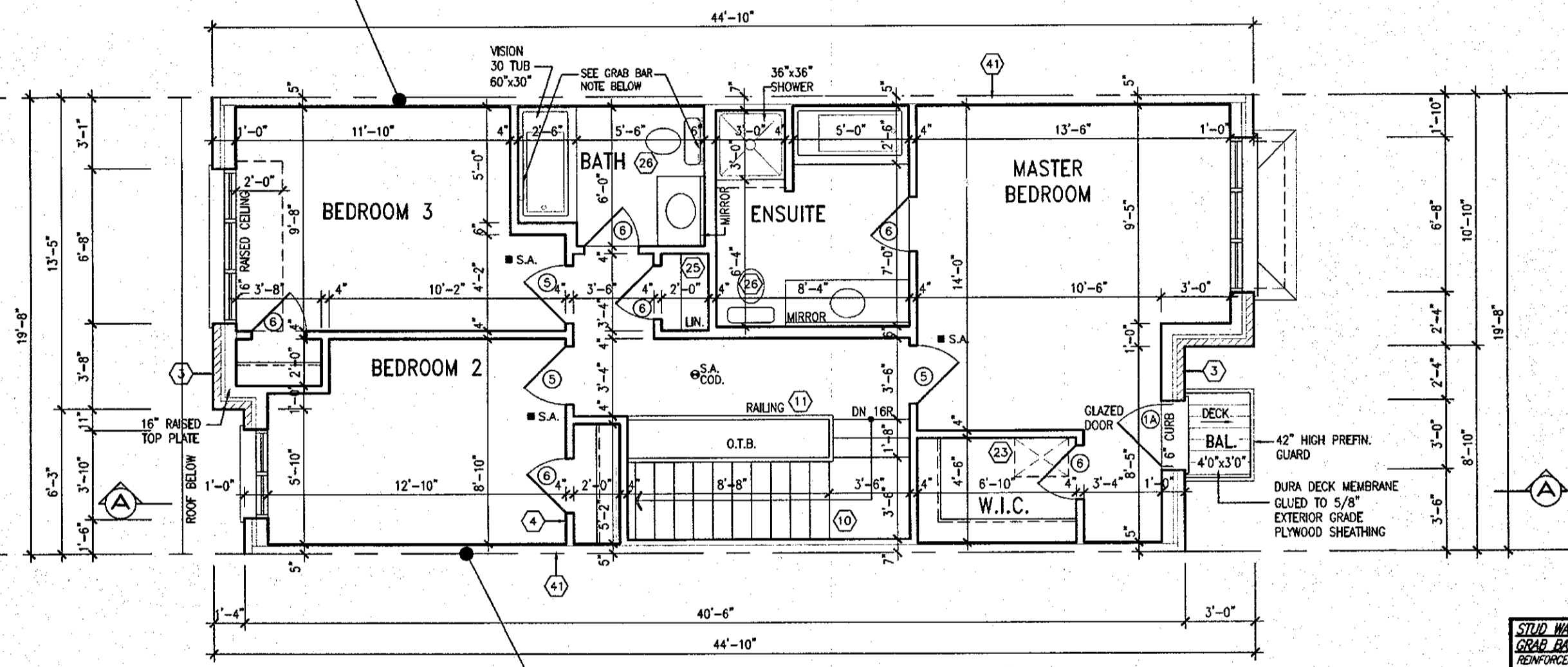
project no.: 16036
drawing no.: A3a

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2338 SF.

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



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: 1 - 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.

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MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7	REVISED PER CITY COMMENTS, REISSUED.	MAR. 06/18	CW
15				6	REVISED, ISSUED FOR PERMIT.	SEP. 22/17	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 COMMENT, REISSUED.	JUN 26/17	GW
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no.	description	date	by	no.	description	date	by

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qualification information
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signature
name
registration information
VA3 Design Inc. 42658

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VA3 DESIGN

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va3design.com

Greenpark.

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

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

project no.
16036

drawing no.
A4

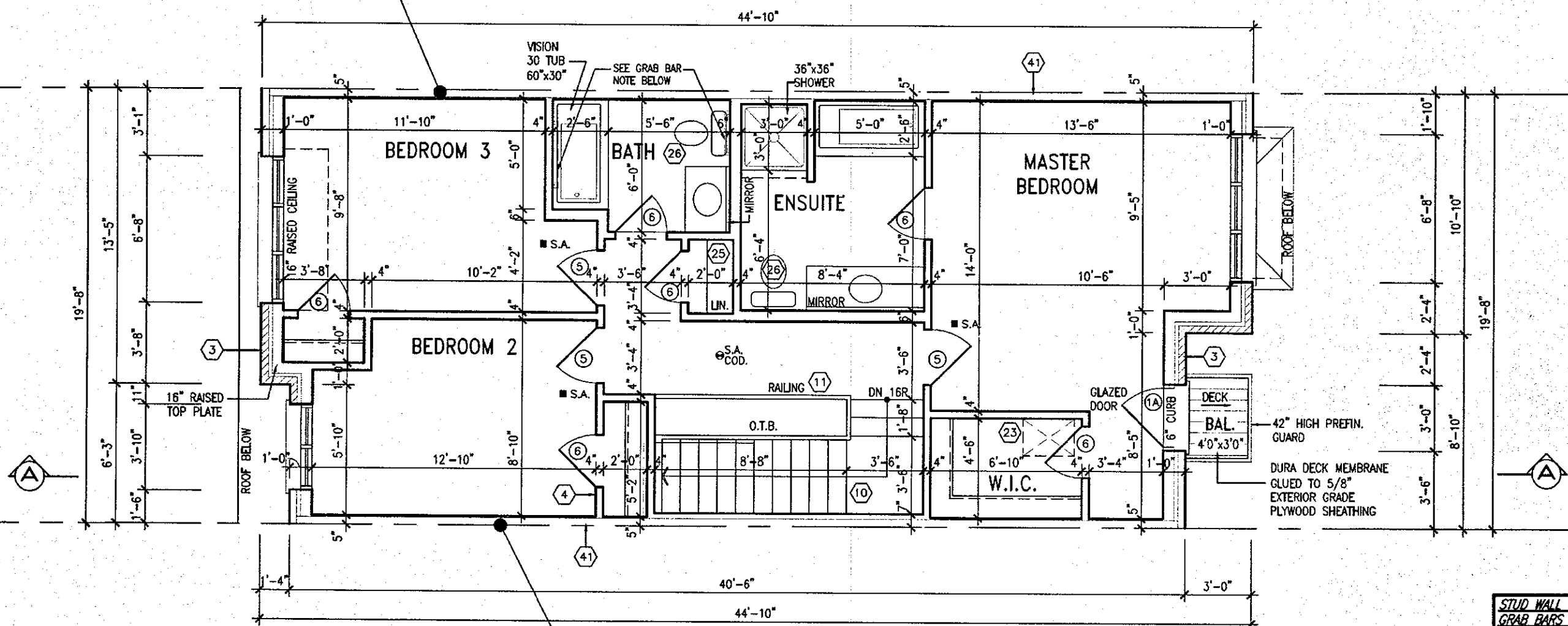
INTERIOR
DEWBERRY 1

UPPER FLOOR PLAN ELEV. '1'

16036-DEWBERRY-1

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



PARTY WALL CONSTRUCTION (UPPER FLOOR)

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UPPER FLOOR PLAN ELEVATION '2'

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DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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12				3	FLOOR JOIST CO-ORD.	JUL. 13/17	GW
11				2	REV. PER CLIENT COMMENT, REISSUED.	JUN 25/17	GW
10				1	PLANS ISSUED FOR PREJM. REVIEW.	JUN 21/17	GW

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 qualification information
 Richard Vink 24488
 name registration information
 VAS 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.



Greenpark.

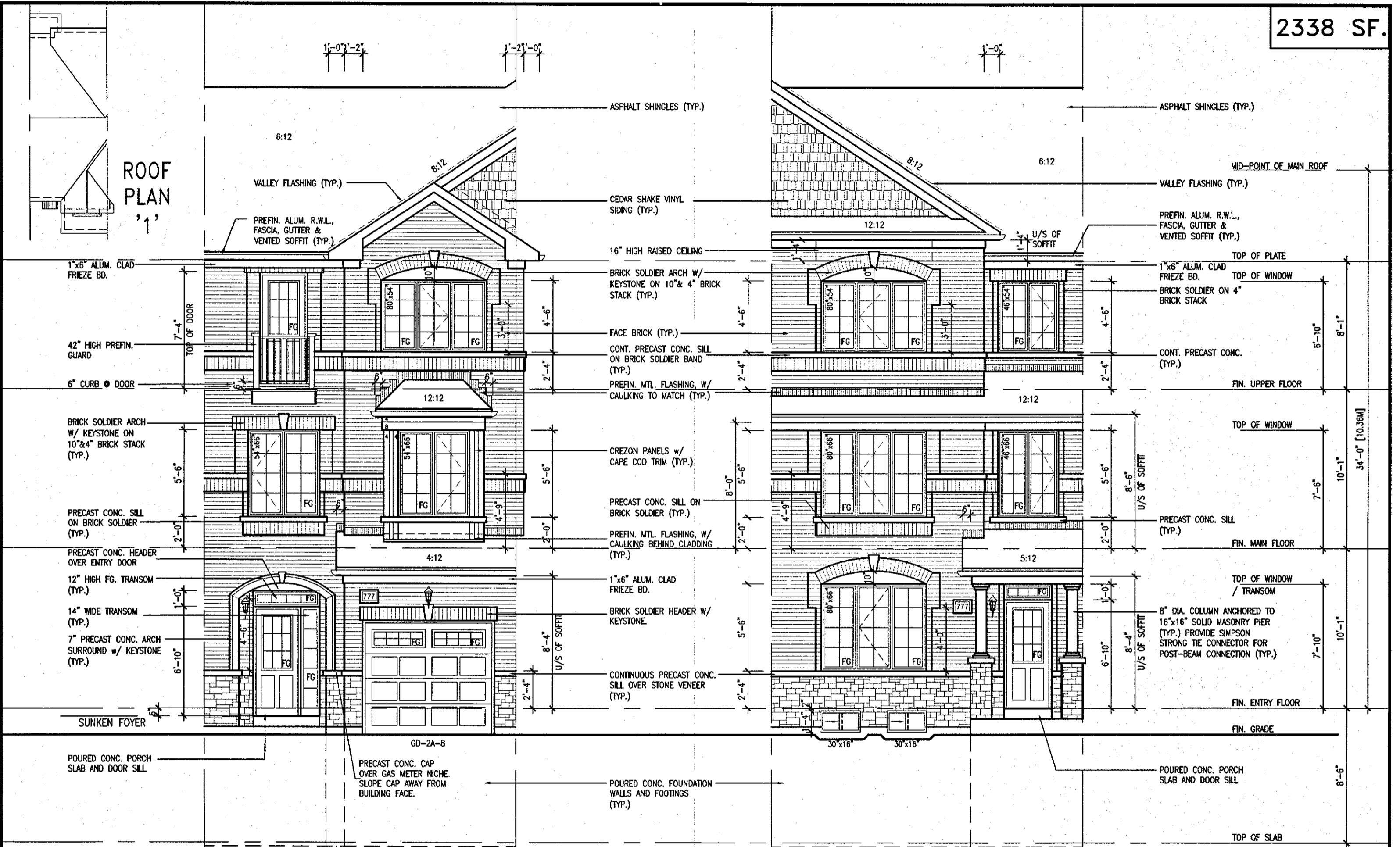
project name: RUSSELL GARDENS PH.2
 municipality: WATERDOWN, ON.
 date: JUNE, 2017
 drawn by: [signature]
 checked by: [signature]
 scale: 3/16" = 1'-0"

INTERIOR
 DEWBERRY 1

project no. 16036
 drawing no. A4a

2338 SF.

ROOF PLAN '1'



REAR ELEVATION '1'

FRONT ELEVATION '1'

MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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18				9			
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. 22/17	GW
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qualification information
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signature
name registration information
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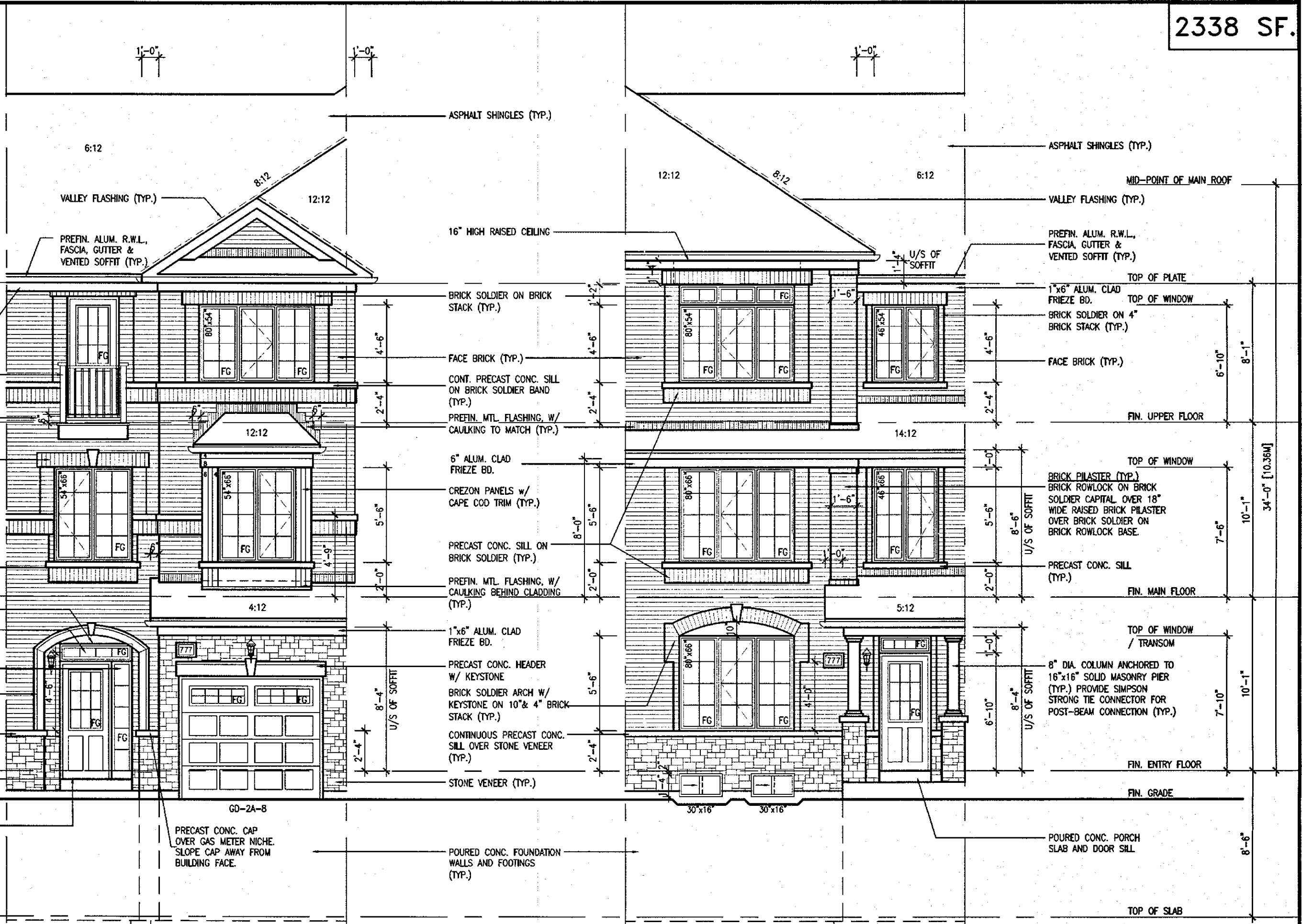
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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark. INTERIOR DEWBERRY 1
Project name: RUSSELL GARDENS PH.2 WATERDOWN, ON. project no. 16036
date: JUNE, 2017 checked by: scale: 3/16" = 1'-0" drawing no. A5
drawn by: WT
16036-DEWBERRY-1
16036-DEWBERRY-1.dwg - Thu - May 3 2018 - 10:48 AM

2338 SF.

ROOF PLAN '2'



REAR ELEVATION '2'

FRONT ELEVATION '2'

MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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17				8	REVISED.	APR. 26/18	GW
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Greenpark.

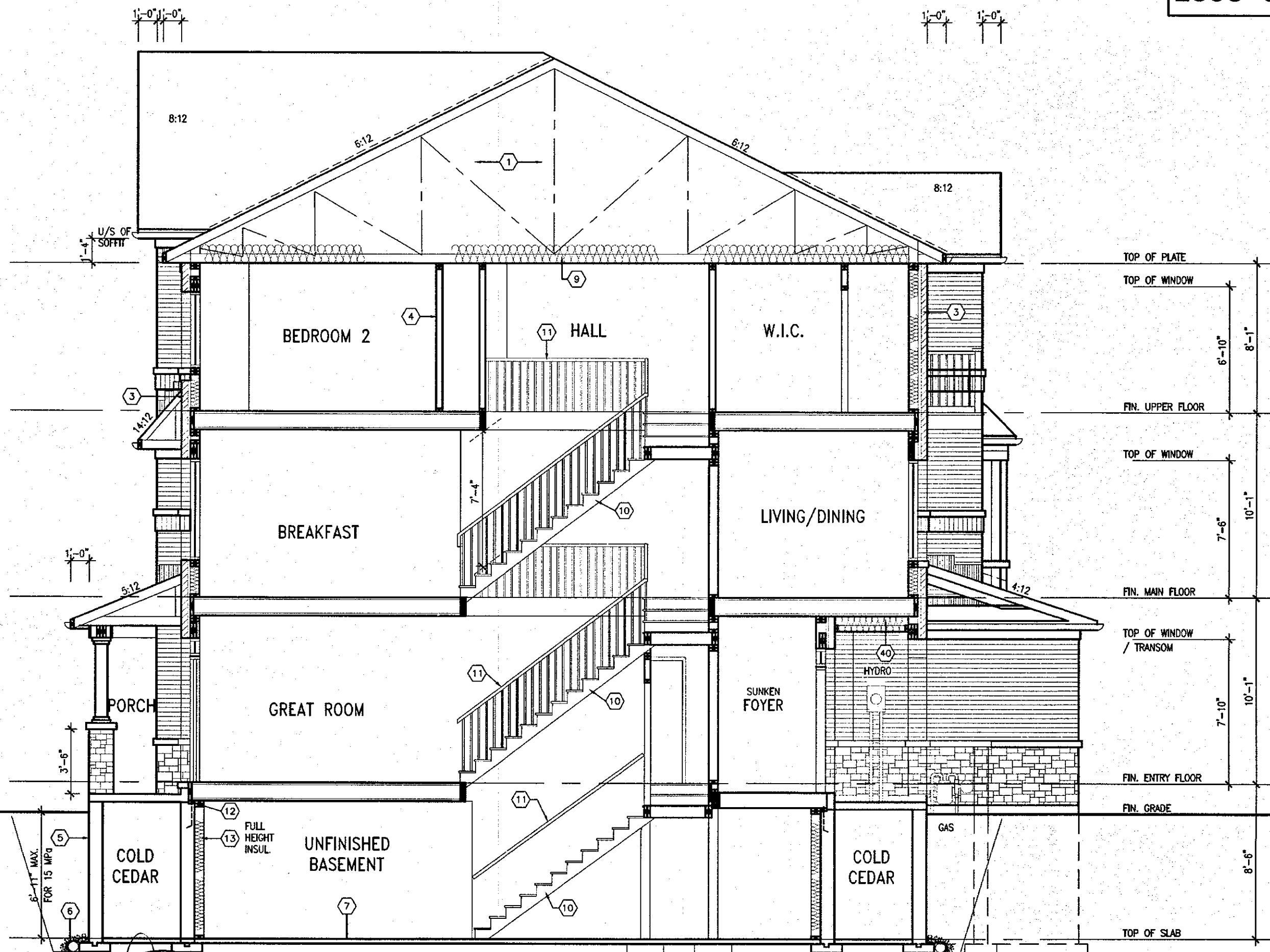
project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.
date: JUNE, 2017
drawn by: WT
checked by: [signature]
scale: 3/16" = 1'-0"

INTERIOR DEWBERRY 1

project no. 16036
drawing no. 16036-DEWBERRY-1
A5a

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2338 SF.



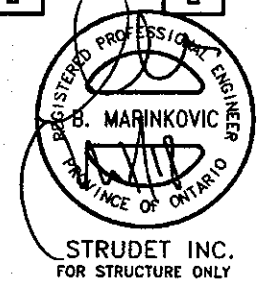
SECTION A-A -ELEV. '1'

MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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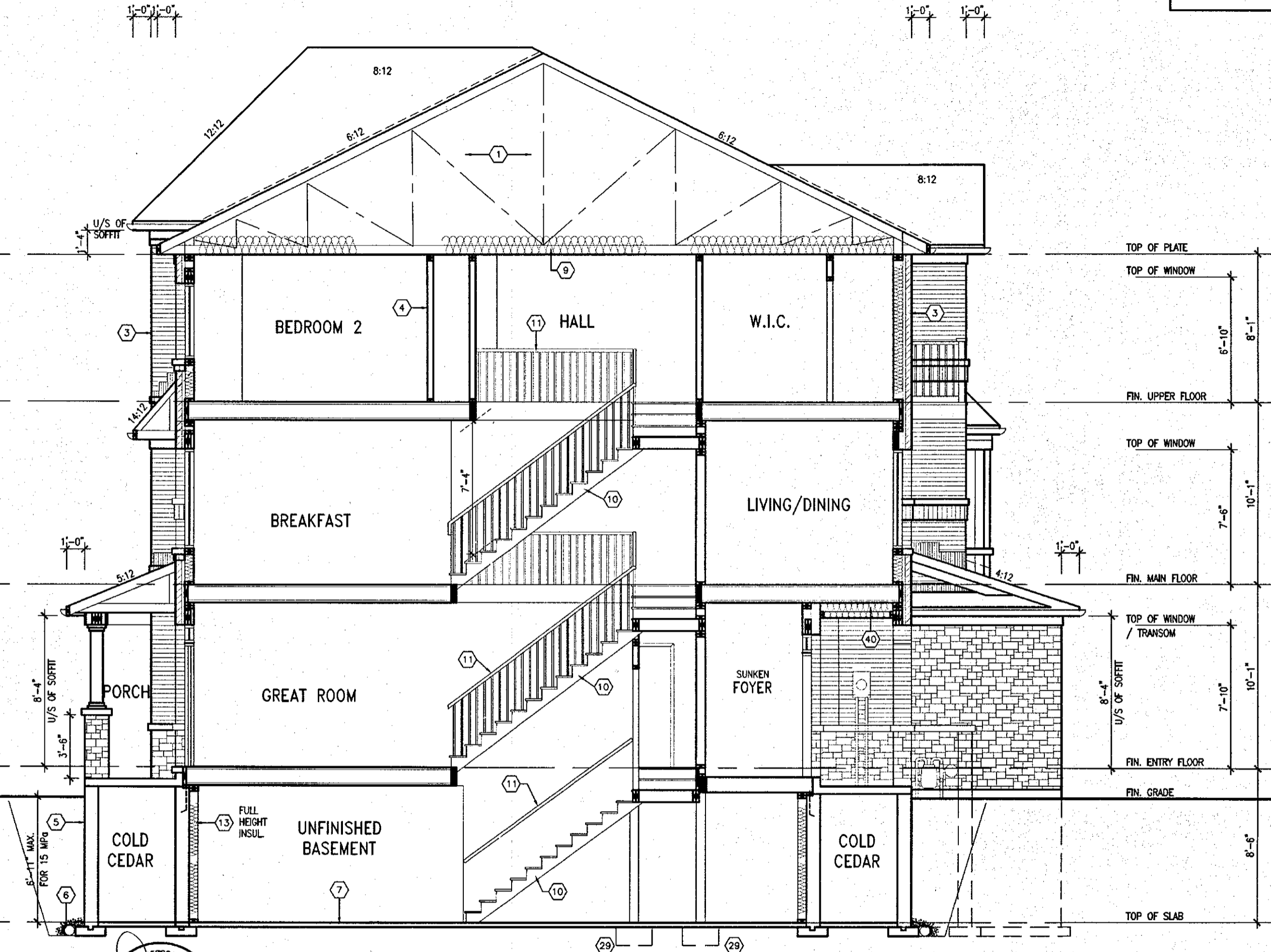
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t 416.630.2255 f 416.630.4782
va3design.com

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

INTERIOR
DEWBERRY 1
project no.
16036
drawing no.
A6

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2338 SF.



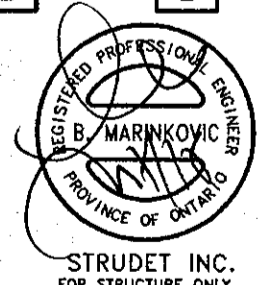
SECTION A-A - ELEV. '2'

MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

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Greenpark.

Project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN, ON.

date: JUNE, 2017
checked by: [signature]
scale: 3/16" = 1'-0"

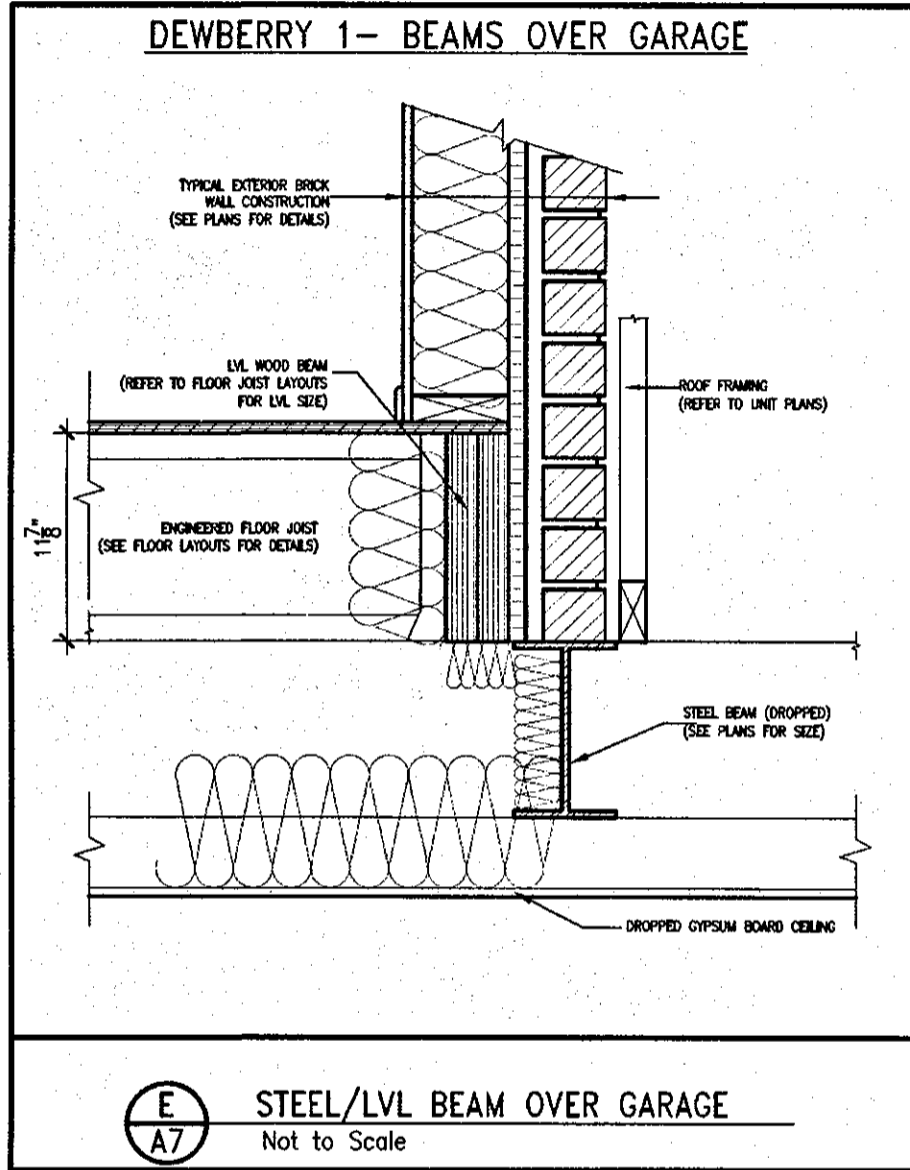
INTERIOR
DEWBERRY 1

project no. 16036

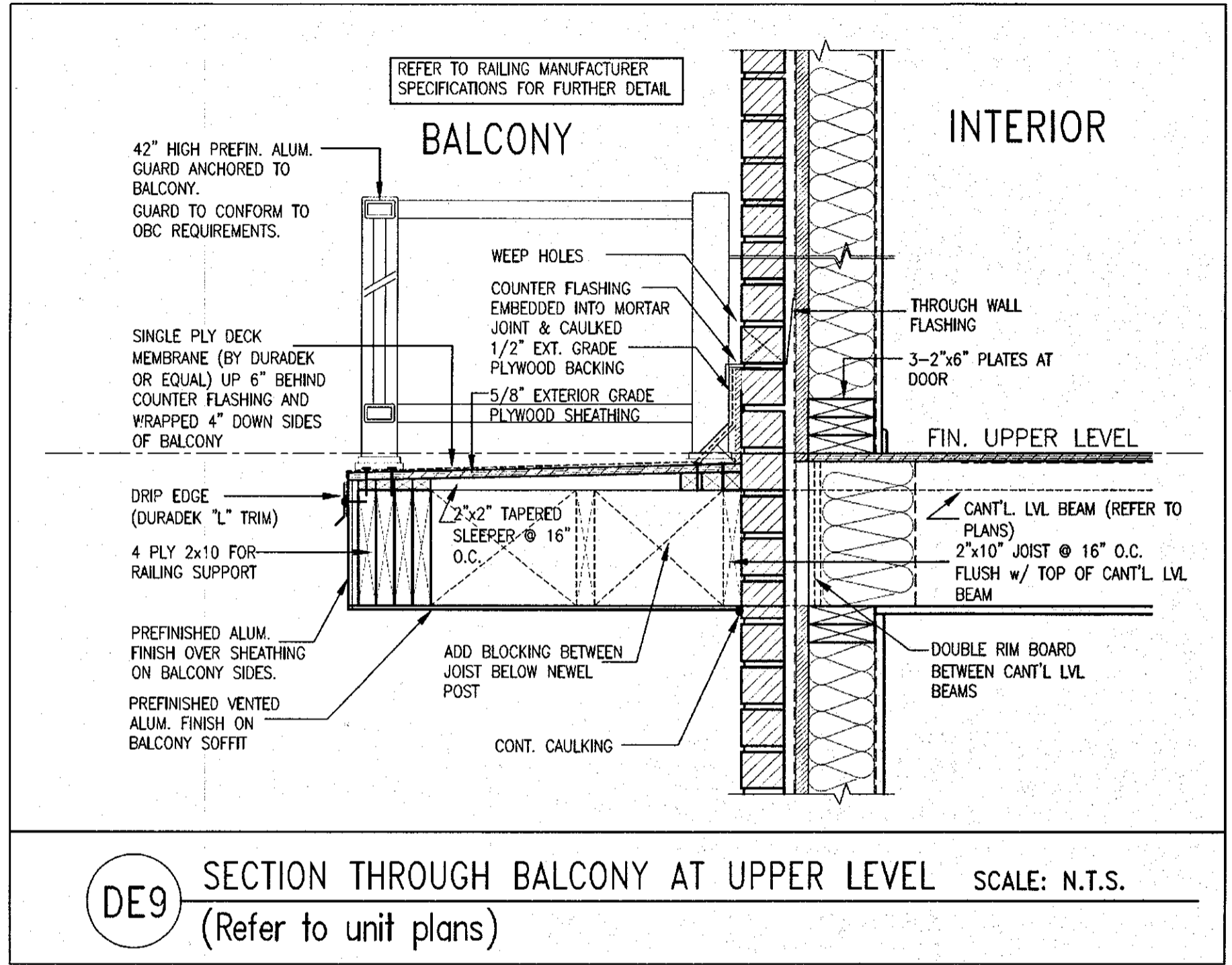
SECTION A-A, ELEV. '2'

file name: 16036-DEWBERRY-1
drawing no. **A6a**

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E STEEL/LVL BEAM OVER GARAGE
A7 Not to Scale



DE9 SECTION THROUGH BALCONY AT UPPER LEVEL SCALE: N.T.S.
(Refer to unit plans)

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MAY 03 2018

DEWBERRY 1
COMPLIANCE PACKAGE 'A4'

<p>18. _____</p> <p>17. _____</p> <p>16. _____</p> <p>15. _____</p> <p>14. _____</p> <p>13. _____</p> <p>12. _____</p> <p>11. _____</p> <p>10. _____</p> <p>no. description date by no. description date by</p>		<p>9. _____</p> <p>8. _____</p> <p>7. REVISED PER CITY COMMENTS. REISSUED. MAR. 06/18 GW</p> <p>6. REVISED. ISSUED FOR PERMIT. SEP. 22/17 GW</p> <p>5. ISSUED FOR PRICING. AUG. 24/17 GW</p> <p>4. REVISED AS PER ENGINEER COMMENTS. AUG. 22/17 WT</p> <p>3. FLOOR JOIST CO-ORD. JUN. 13/17 GW</p> <p>2. REV. PER CLIENT COMMENT. REISSUED. JUN. 26/17 GW</p> <p>1. PLANS ISSUED FOR PRELIM. REVIEW. JUN. 21/17 GW</p>	<p>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.</p> <p>qualification information Richard Vink 24488 signature name registration information VA3 Design Inc. 42658 BCR</p>	<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>Greenpark.</p> <p>project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN, ON.</p>	<p>INTERIOR DEWBERRY 1</p> <p>project no. 16036</p> <p>date: JUNE, 2017 checked by: _____ scale: 3/16" = 1'-0"</p> <p>drawing no. 16036-DEWBERRY-1</p>
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