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.

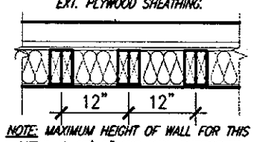
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

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

TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0".

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

DEWBERRY 2ES AND ELEV. 1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	711.62 S.F.	164.90 S.F.	23.17 %
LEFT SIDE	1392.38 S.F.	124.25 S.F.	8.92 %
RIGHT SIDE	1395.05 S.F.	0.00 S.F.	0.00 %
REAR	678.11 S.F.	166.55 S.F.	24.56 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.0 S.F.	
TOTAL SQ. FT.	4177.16 S.F.	455.70 S.F.	10.91 %
TOTAL SQ. M.	388.07 S.M.	42.34 S.M.	10.91 %

2608 SF.

AREA CALCULATIONS	ELEV '1'
LOWER LEVEL FLOOR AREA	742 SF
MAIN LEVEL FLOOR AREA	944 SF
UPPER LEVEL FLOOR AREA	922 SF
TOTAL FLOOR AREA	**2608 SF** (242.29 m2)
LOWER LEVEL FLOOR OPEN AREA	XX SF
MAIN LEVEL FLOOR OPEN AREA	XX SF
UPPER LEVEL FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	**2608 SF** (242.29 m2)
MAIN LEVEL FLOOR COVERAGE	742 SF
GARAGE COVERAGE/AREA	216 SF
PORCH COVERAGE/AREA	99 SF
COVERAGE W/ PORCH	**1057 SF** (98.19 m2)
COVERAGE W/O PORCH	**958 SF** (89.00 m2)

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OCT 0 4 2017

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
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6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW
5	ISSUED FOR PRICING.	AUG. 24/17	GW
4	REIVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
3	FLOOR JOIST CO-ORD.	JUL 13/17	GW
2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17	GW
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 — signature — 24488
name — registration information — BCIN
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.

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.2 — municipality: WATERDOWN, ON.
DEWBERRY 2ES
project no. 16036
date: JUNE 2017
TYPICAL NOTES & AREAS
drawn by: WT — checked by: – — scale: 3/16" = 1'-0" — file name: 16036-DEWBERRY-2ES
drawing no. A0

©REG – H:\ARCHIVE\WORKING\2016\16036.GRE\Vista\C$\DEWBERRY\DEWBERRY 2ES\16036-DEWBERRY-2ES.dwg – Fri – Sep 29 2017 – 1:39 PM

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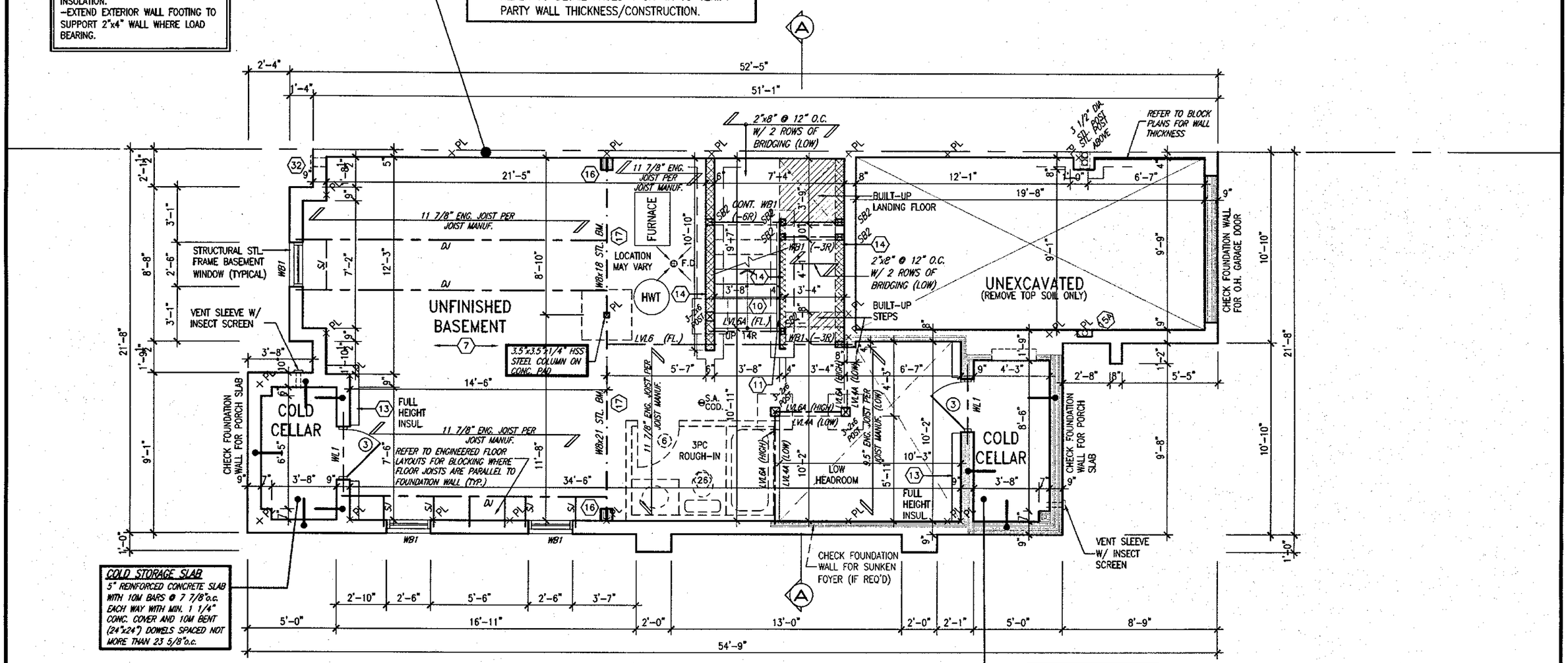
2608 SF.

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.



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.

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

BASEMENT PLAN ELEVATION '1'

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.

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
STRUDET INC.
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MAY 03 2018

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

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

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Greenpark.

project name	RUSSELL GARDENS PH.2
municipality	WATERDOWN, ON.
	DEWBERRY 2ES
project no.	16036
date	JUNE, 2017
	BASEMENT PLAN ELEV. '1'
drawn by	WT
checked by	–
scale	3/16" = 1'-0"
file name	16036-DEWBERRY-2ES
drawing no.	A1

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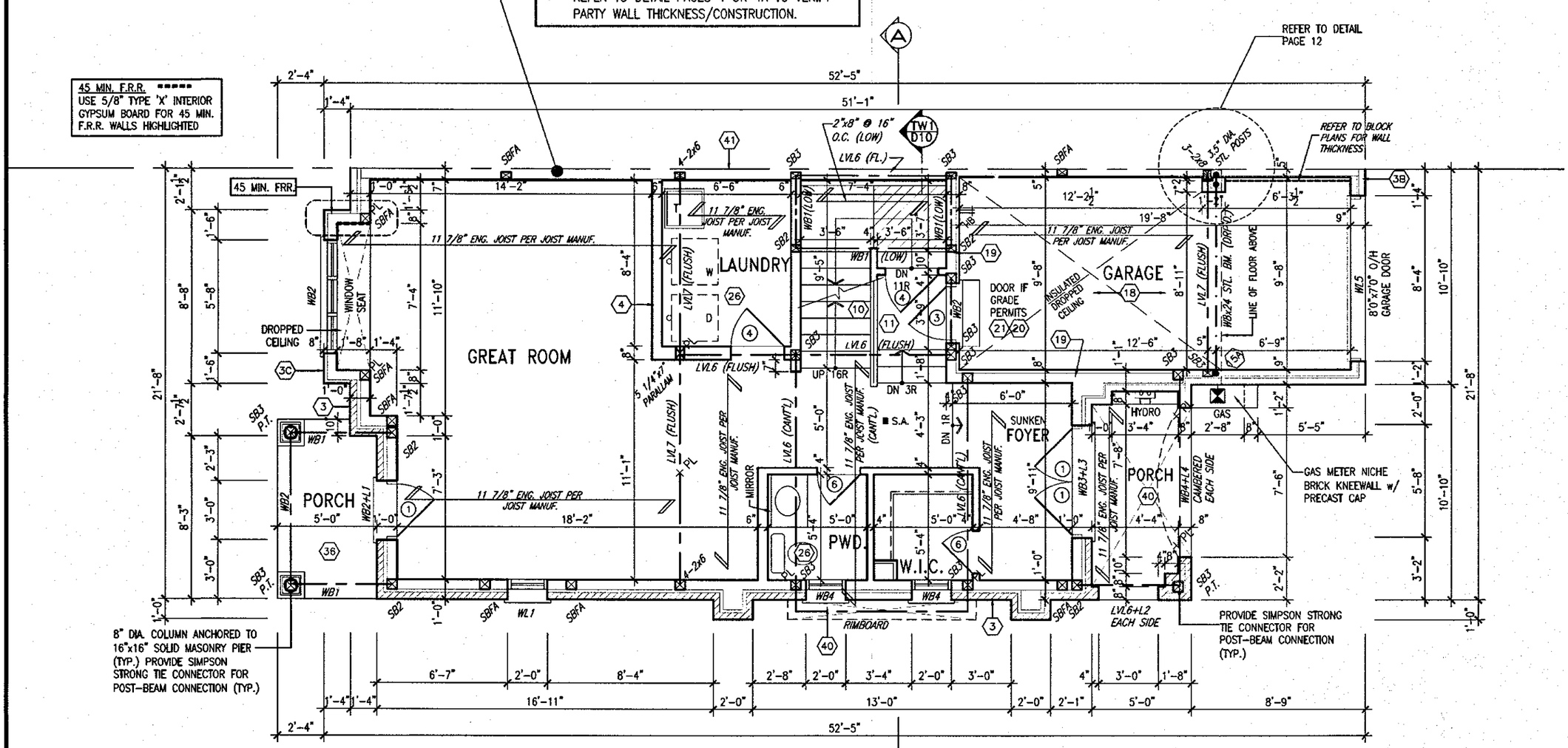
2608 SF.

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.

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



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.

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MAY 03 2018

DEWBERRY 2ES
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name — registration information
VA3 Design Inc. — 42658

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Greenpark

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

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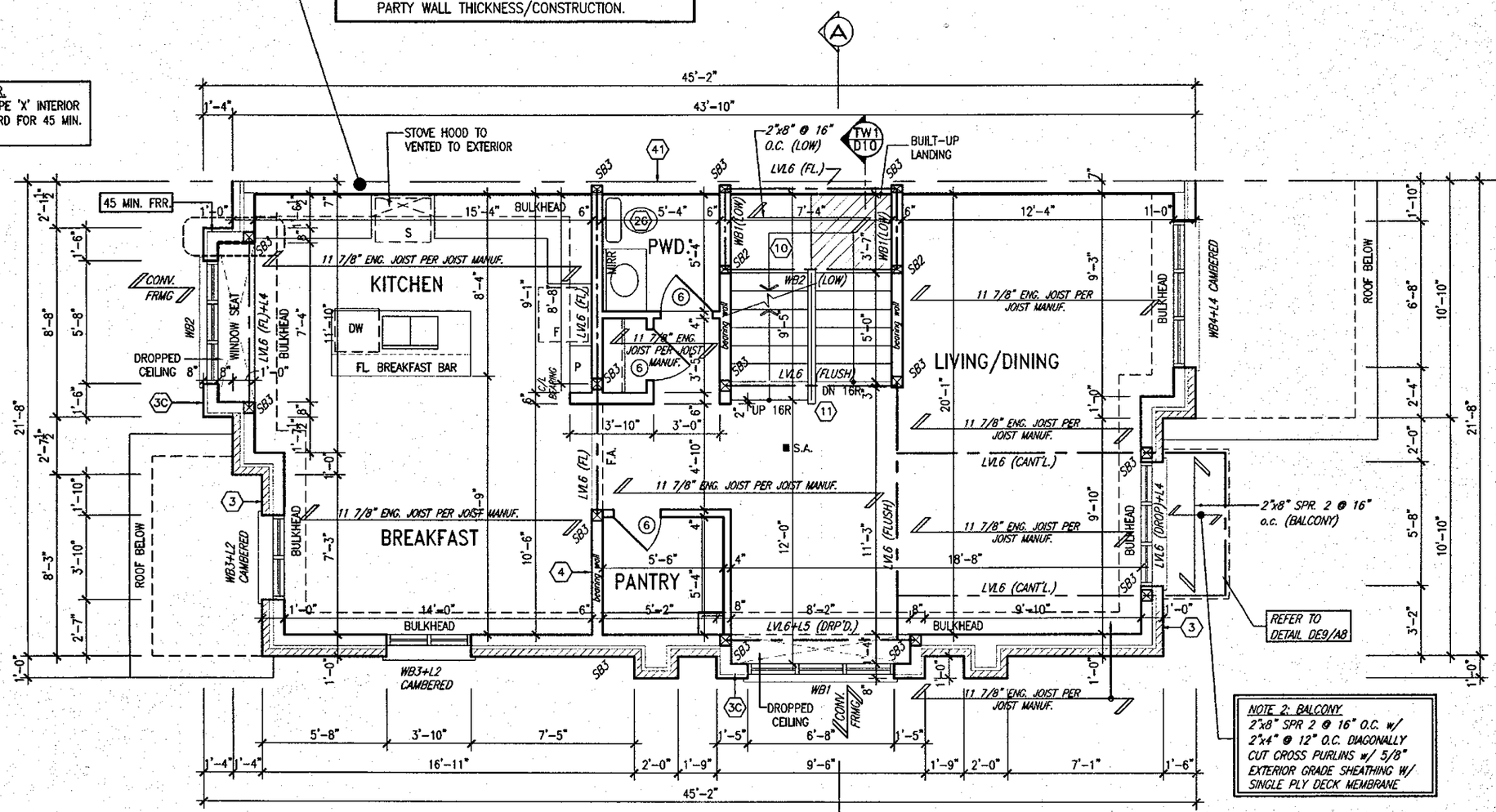
2608 SF.

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.

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



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

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

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D. MARINKOVIC
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DEWBERRY 2ES
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Greenpark.

END UPGRADE
DEWBERRY 2ES

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.	project no.: 16036
date: JUNE, 2017	MAIN FLOOR PLAN ELEV. '1'	drawing no.: A3
drawn by: WT	checked by: –	scale: 3/16" = 1'-0"
file name: 16036-DEWBERRY-2ES		

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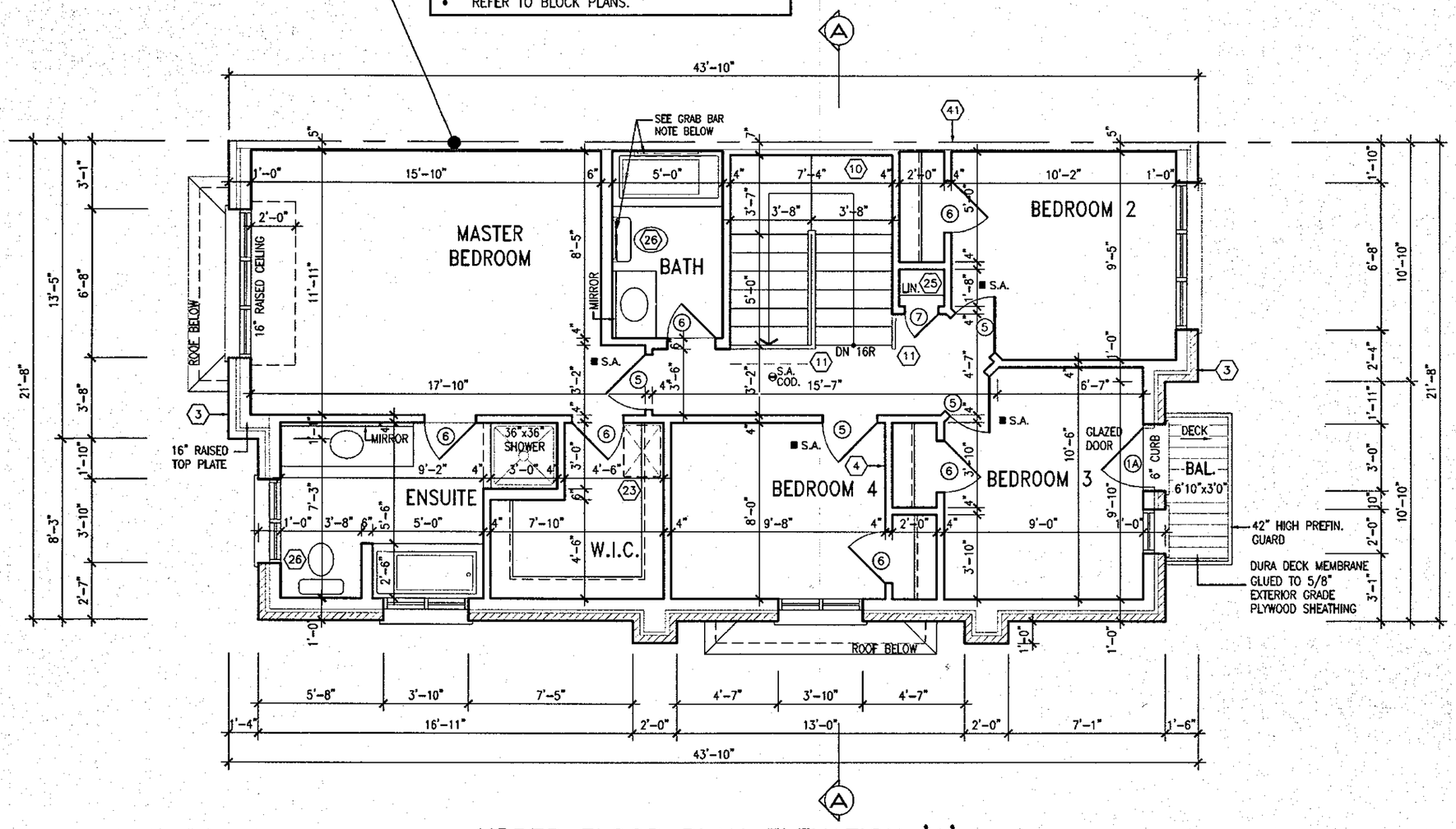
2608 SF.

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 OBC. 9.5.2.3, 3.8.3.8.(1)(a) & 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 2ES
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2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17	GW
1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW

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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.
DEWBERRY 2ES	project no. 16036
date: JUNE, 2017	UPPER FLOOR PLAN ELEV. '1'
drawn by: WT	checked by: –
scale: 3/16" = 1'-0"	file name: 16036-DEWBERRY-2ES
drawing no. A4	

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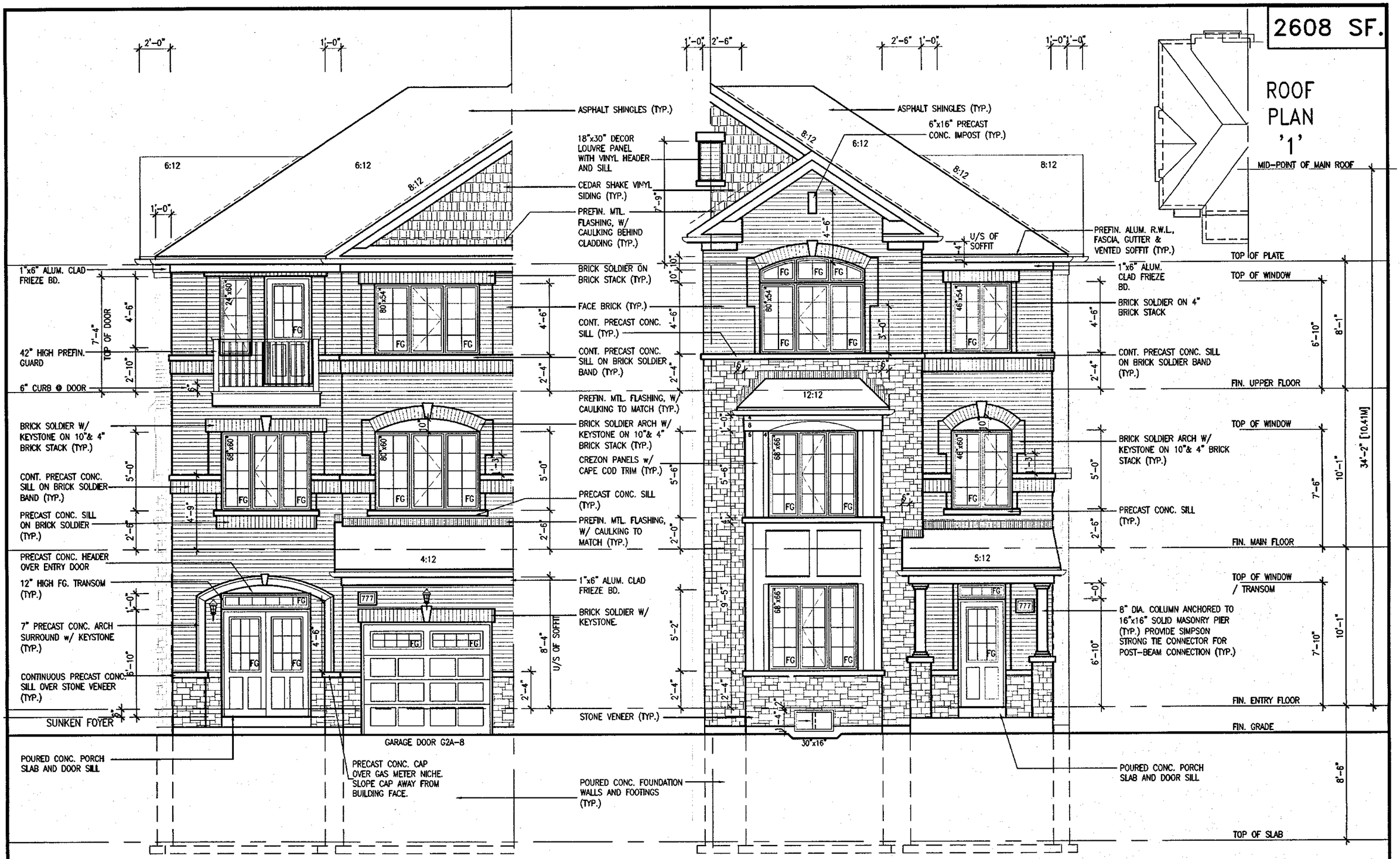
2608 SF.



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

MAY 0 3 2018

DEWBERRY 2ES
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. 29/17	GW
14	.	.	.	5	ISSUED FOR PRICING.	AUG. 24/17	GW
13	.	.	.	4	REIVISED 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

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
name: Richard Vink — signature: R Vink — BCIN: 24488
registration information: VA3 Design Inc. — 42658

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Greenpark.

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

DEWBERRY 2ES

project no. 16036

date: JUNE, 2017 — FRONT & REAR ELEVATION '1'

drawn by: WT — checked by: – — scale: 3/16" = 1'-0" — file name: 16036-DEWBERRY-2ES

drawing no. A5

DWG - H:\ARCHIVES\WORKING\2016\16036.GRE\va3\DEWBERRY 2ES\16036-DEWBERRY-2ES.dwg - Fri - Apr 27 2018 - 9:01 AM

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2608 SF.

1409.23 SQ. FT.	WALL AREA
1.5 M (7%)	LIMITING DISTANCE
98.65 SQ. FT.	OPENING ALLOWED
92.86 SQ. FT.	OPENING PROVIDED

SIDE ELEVATION '1'

OCT 0 4 2017

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DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

no.	description	date	by
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7	.	.	.
6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW
5	ISSUED FOR PRICING.	AUG. 24/17	GW
4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
3	FLOOR JOIST CO-ORD.	JUL 13/17	GW
2	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17	GW
1	PLANS ISSUED FOR PRELIM. REVIEW	JUN. 21/17	GW

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

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Greenpark

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
DEWBERRY 2ES	project no. 16036
date: JUNE, 2017	SIDE ELEVATION '1'
drawn by: WT	checked by: –
scale: 3/16" = 1'-0"	file name: 16036-DEWBERRY-2ES
DWG - H:\APCHIVE\ACHNNG\2016\16036.GRE\Jrbs\DEWBERRY\DEWBERRY 2ES\16036-DEWBERRY-2ES.dwg - Fri - Sep 29 2017 - 1:39 PM	drawing no. A6

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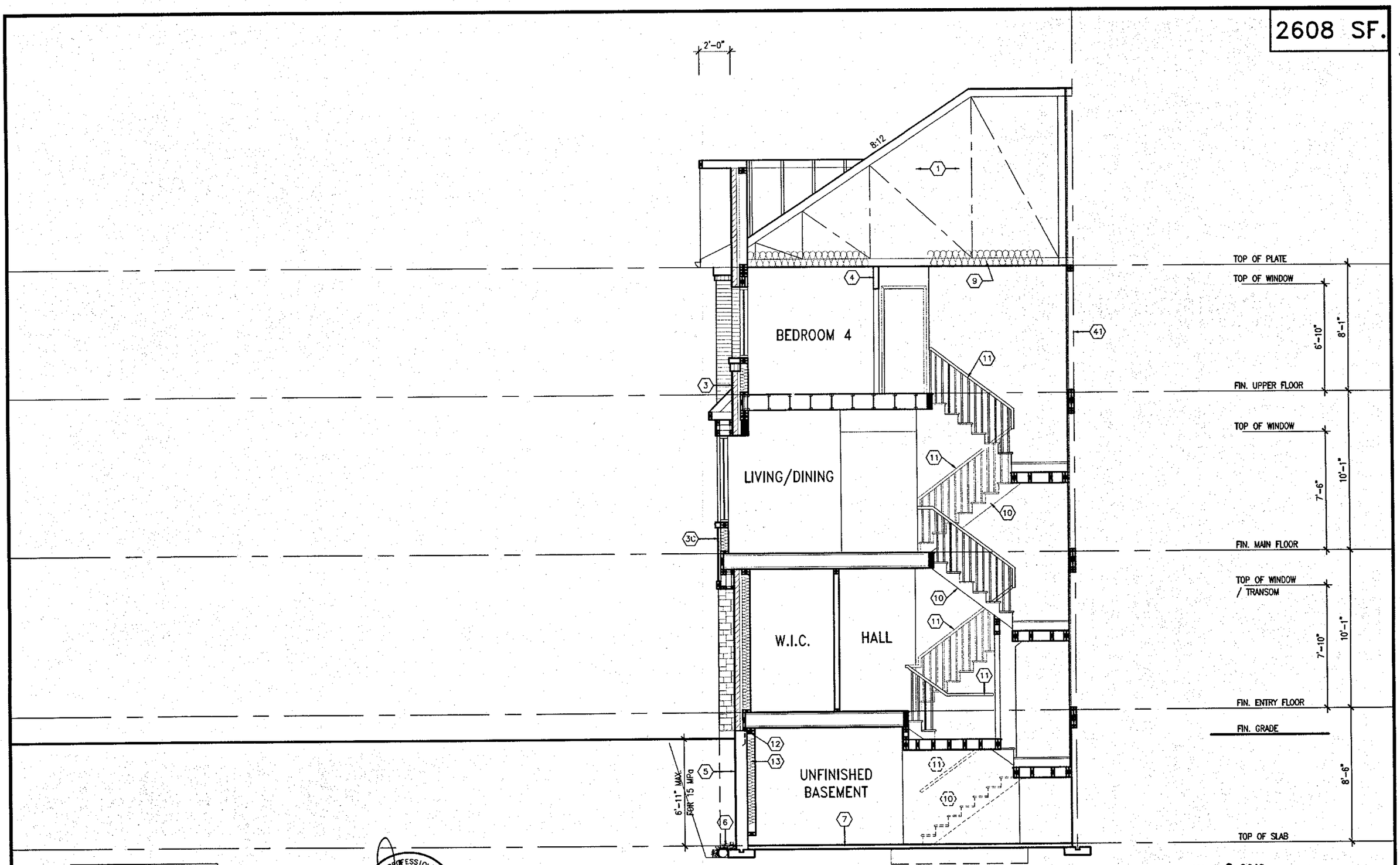
2608 SF.



MAY 03 2018

SECTION A-A - ELEV. '1'

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

DEWBERRY 2ES
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. 29/17	GW
14	.	.	.	5	ISSUED FOR PRICING.	AUG. 24/17	GW
13	.	.	.	4	REIVISED 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

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Greenpark.

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
DEWBERRY 2ES	project no. 16036
date: JUNE, 2017	SECTION A-A - ELEV. '1'
drawn by: WT	checked by: –
scale: 3/16" = 1'-0"	file name: 16036-DEWBERRY-2ES
drawing no. A7	

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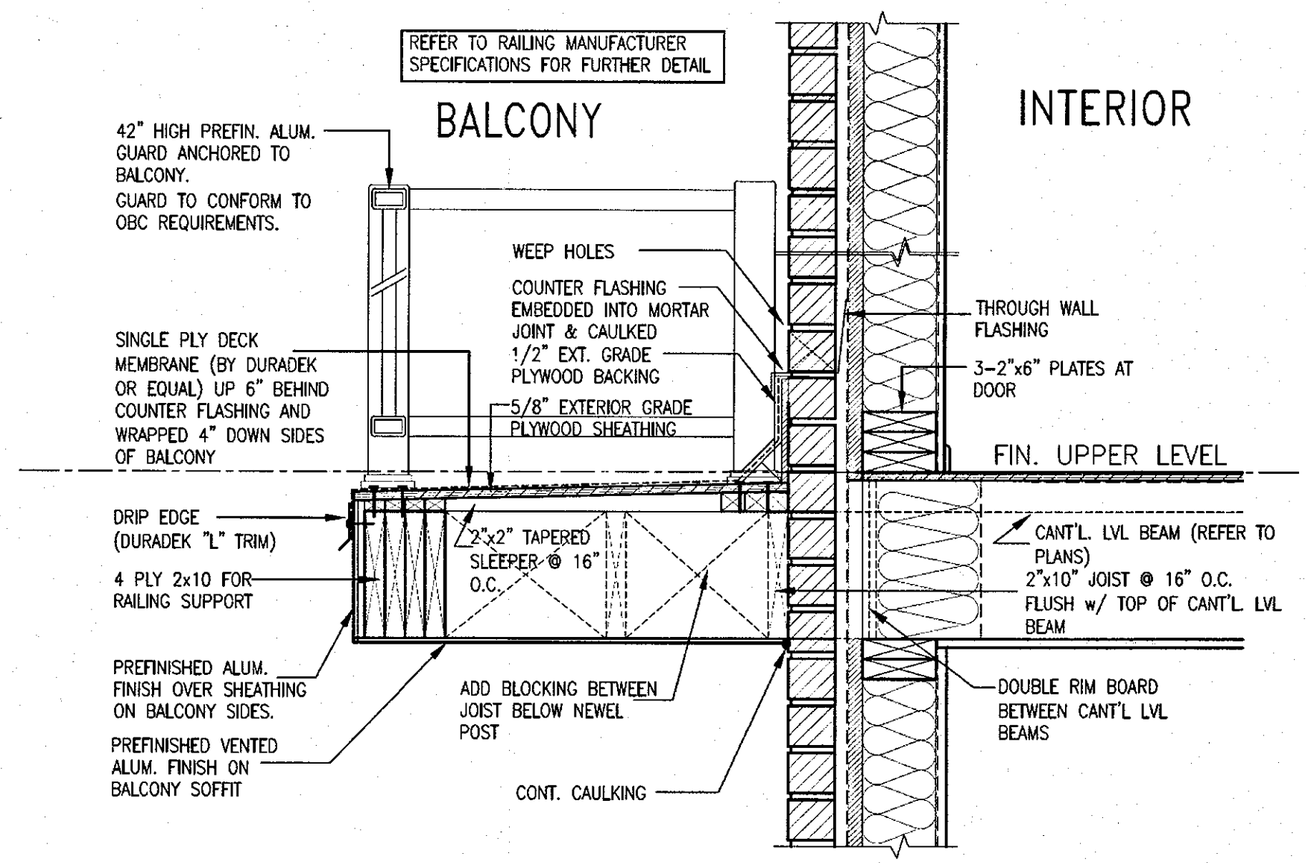
2608 SF.



DE9 SECTION THROUGH BALCONY AT UPPER LEVEL SCALE: N.T.S.

(Refer to unit plans)

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REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO

STRUDET INC.
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OCT 0 4 2017

DEWBERRY 2ES
COMPLIANCE PACKAGE 'A4'

no.	description	date	by	no.	description	date	by
18	.	.	.	9	.	.	.
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15	.	.	.	6	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW
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13	.	.	.	4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT
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Greenpark.

project name: RUSSELL GARDENS PH.2	municipality: WATERDOWN, ON.
DEWBERRY 2ES	project no. 16036
date: JUNE, 2017	BALCONY SECTION
drawn by: WT	checked by: –
scale: 3/16" = 1'-0"	file name: 16036-DEWBERRY-2ES
drawing no. A8	

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