

2815 SF.

PAD FOOTINGS**120 KPa NATIVE 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'	HEIGHT 10' OR MORE	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.

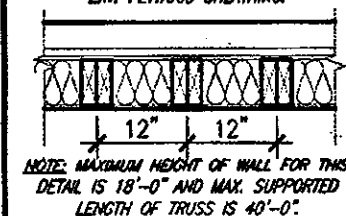
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
 FINAL APPROVED GRADING PLAN.

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".

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 working drawings with respect to any zoning or
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 HAMILTON.

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

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
DEWBERRY 12 AND ELEV. 1			
FRONT	705.53 S.F.	173.98 S.F.	24.66 %
LEFT SIDE	1454.66 S.F.	218.15 S.F.	15.00 %
RIGHT SIDE	1454.66 S.F.	0.00 S.F.	0.00 %
REAR	705.53 S.F.	130.00 S.F.	18.43 %
* 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.	4320.38 S.F.	522.13 S.F.	12.09 %
TOTAL SQ. M.	401.37 S.M.	48.51 S.M.	12.09 %

AREA CALCULATIONS

LOWER LEVEL FLOOR AREA 792 SF
 MAIN LEVEL FLOOR AREA 1017 SF
 UPPER LEVEL FLOOR AREA 1006 SF

TOTAL FLOOR AREA 2815 SF
 (261.52 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 2815 SF
 (261.52 m2)

MAIN LEVEL FLOOR COVERAGE 792 SF
 GARAGE COVERAGE/AREA 228 SF
 PORCH COVERAGE/AREA 214 SF

COVERAGE W/ PORCH 1234 SF
 (114.64 m2)

COVERAGE W/O PORCH 1020 SF
 (94.76 m2)



STRUDET INC.
 FOR STRUCTURE ONLY

18				9					
17				8					
16				7					
15				6	REVISED FOR PERMIT.	SEP. 25/17	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		

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
 name
 registration information
 VA3 Design Inc.
 signature
 24488
 BCN
 42658

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

Greenpark.
 project name
 RUSSELL GARDENS PH.2
 municipality
 WATERDOWN, ON.
 project no.
 16036
 date
 JUNE 2017
 checked by
 3/16" = 1'-0"
 16036-DEWBERRY-12
 date
 JUN 25 2017 - 8:25 AM

DEWBERRY 12
 TYPICAL NOTES & AREAS
 drawing no.
A0

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OCT 04 2017
DEWBERRY 12
 COMPLIANCE PACKAGE 'A4'

2815 SF.

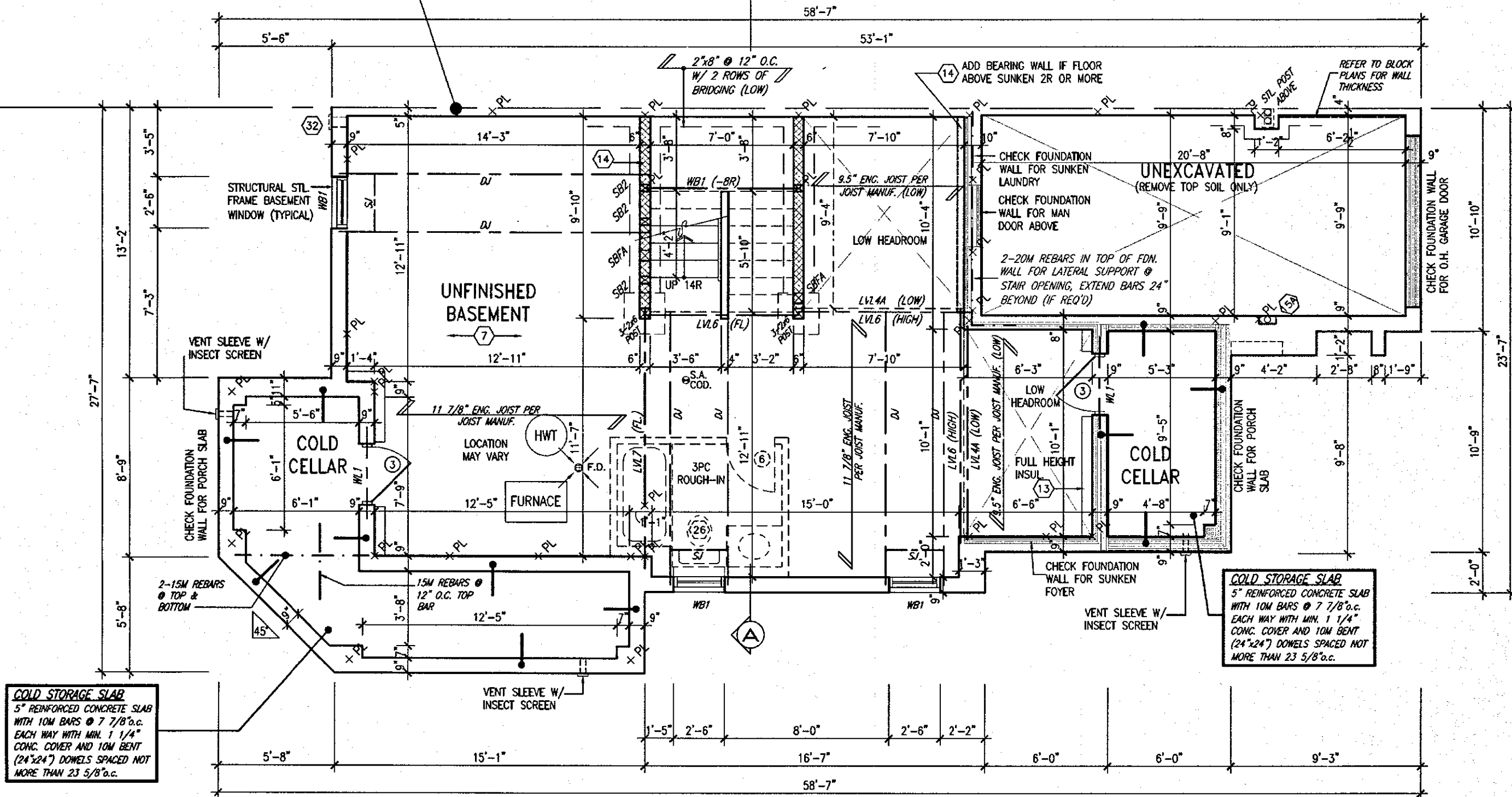
BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**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.

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ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
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in the subdivision agreement. The Control
Architect is not responsible in any way for
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working drawings with respect to any zoning or
building code or permit matter or that any
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Guidelines approved by the City of
HAMILTON.



BASEMENT PLAN ELEVATION '1'

MAY 03 2018

DEWBERRY 12
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. 25/17	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

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

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 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
JUNE, 2017
checked by
scale
3/16" = 1'-0"
drawing no.
16036-DEWBERRY-12
file name
16036-DEWBERRY-12.dwg - Fr - Apr 27 2018 - 9:02 AM

**CORNER
DEWBERRY 12**

project no.
16036
drawing no.
A1

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2815 SF.

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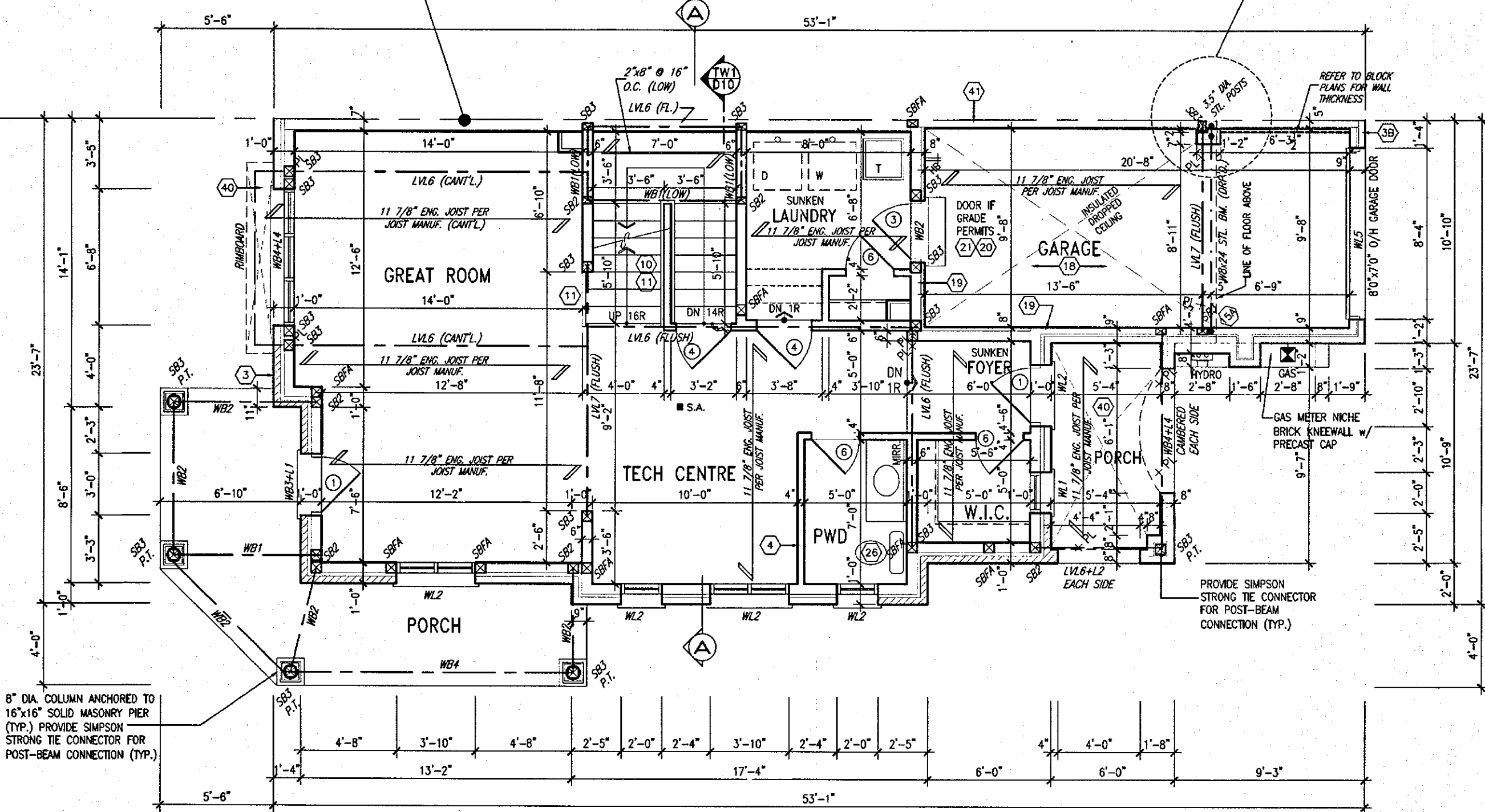
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PARTY WALL AT GARAGE SIDE CONSTRUCTION

- 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.

REFER TO DETAIL PAGE 14

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.)

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

ENTRY LEVEL PLAN ELEVATION '1'

MAY 03 2018

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'



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. 25/17	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

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

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VA3
DESIGN

255 Consumers Rd Suite 120
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416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH.2

municipality
WATERDOWN, ON.

CORNER
DEWBERRY 12

project no.
16036

date
JUNE, 2017

checked by
WT

ENTRY LEVEL PLAN ELEV. '1'

scale
3/16" = 1'-0"

file name
16036-DEWBERRY-12

drawing no.
A2

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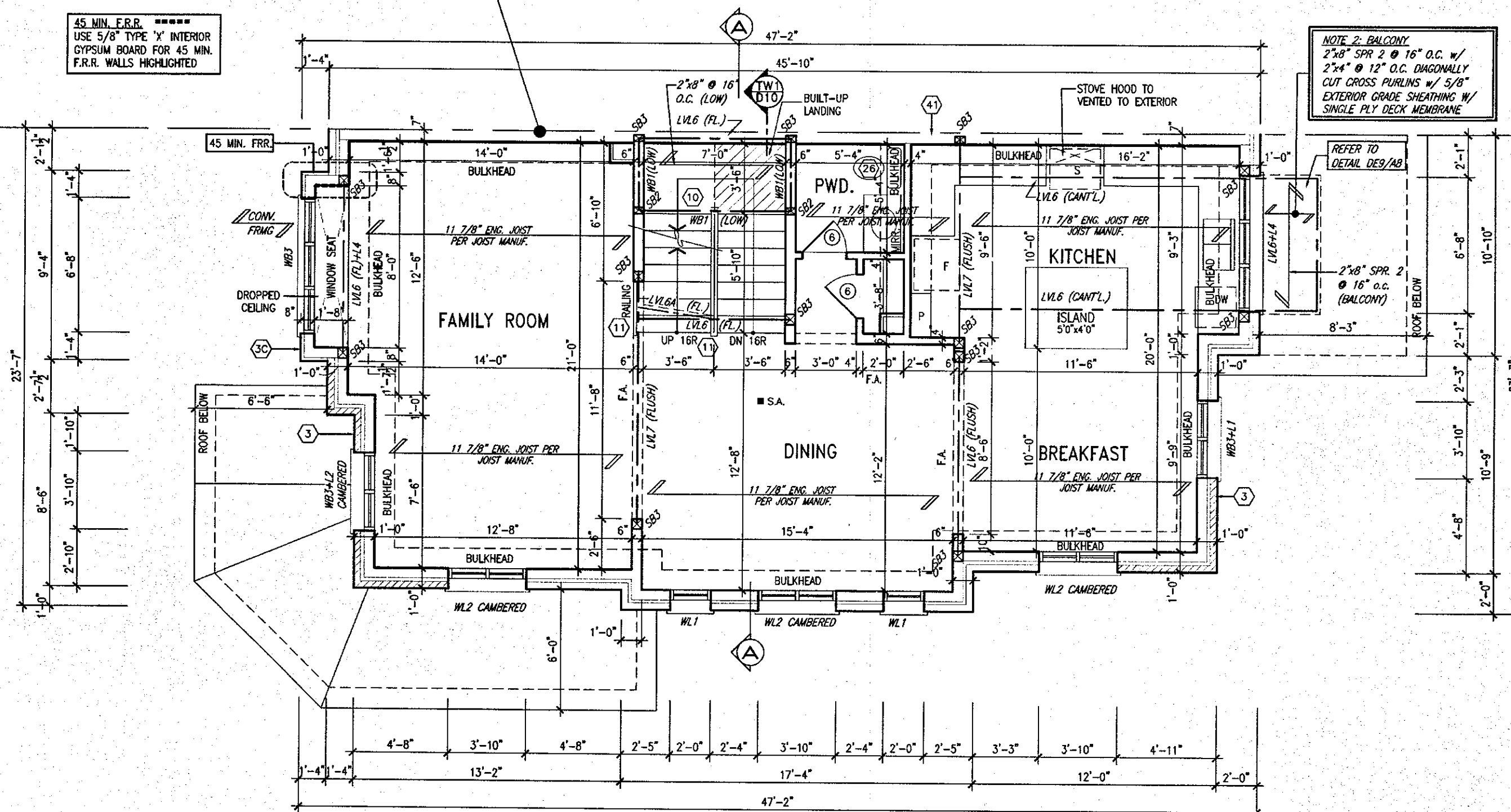
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45 MIN. F.R.R. *****
USE 5/8" TYPE 'X' INTERIOR
GYPSUM BOARD FOR 45 MIN.
F.R.R. WALLS HIGHLIGHTED

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.

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

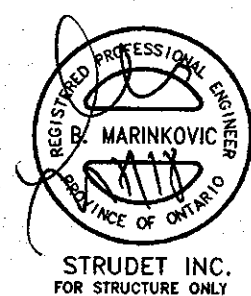


ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

MAIN FLOOR PLAN ELEVATION '1'

MAY 03 2018

DEWBERRY 12
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	REVISED PER CITY COMMENTS, REISSUED.	MAR. 06/18	GW	 signature
15		.	.	6	REVISED, ISSUED FOR PERMIT.	SEP. 25/17	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	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding. All drawings and specifications are instruments of service and the work of the Designer which must be returned at the completion of the project and sent to be destroyed by the Designer.
10		.	.	1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17	GW	
no.	description	date	by	no.	description	date	hv	

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 name registration information VA3 Design Inc.	<i>R Vink</i> signature	24 42
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 used for any other purpose.		



VA3
DESIGN

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

Greenpark.

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

date
JUNE, 2017

drawn by checked by scale
WT 3/16" = 1'-0"

CORNER
DEWBERRY 12

project no.
16036

A Z

A3

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STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
TUB/TUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3,
3.8.3.8(1)(g) & 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.

MAY 03 2018

DEWBERRY 12
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			
16				7	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18 GW	qualification information
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 25/17 GW	Richard Vink 24488
14				5	ISSUED FOR PRICING.	AUG. 24/17 GW	name signature BOH
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT	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 copied.
10				1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17 GW	va3design.com
no.	description	date	by	no.	description	date	by

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

Greenpark.

CORNER DEWBERRY 12

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

date **JUNE, 2017** drawing no. **A4**

UPPER FLOOR PLAN ELEV. "1"

drawn by _____ checked by _____ scale **3/16" = 1'-0"** file name **16036-DEWBERRY-12**

WT - H:\ARCHIVE\PROJECTS\2016\0306_GREENPARK\GREENPARK_DEWBERRY_12\16036-DEWBERRY-12.dwg - Tue - Mar 6 2018 - 3:06 PM

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2815 SF.



REAR ELEVATION '1'

FRONT ELEVATION '1'

MAY 03 2018

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

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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 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
signature
name registration information BCIN 42658
VAS Design Inc.

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
DESIGN
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vasdesign.com

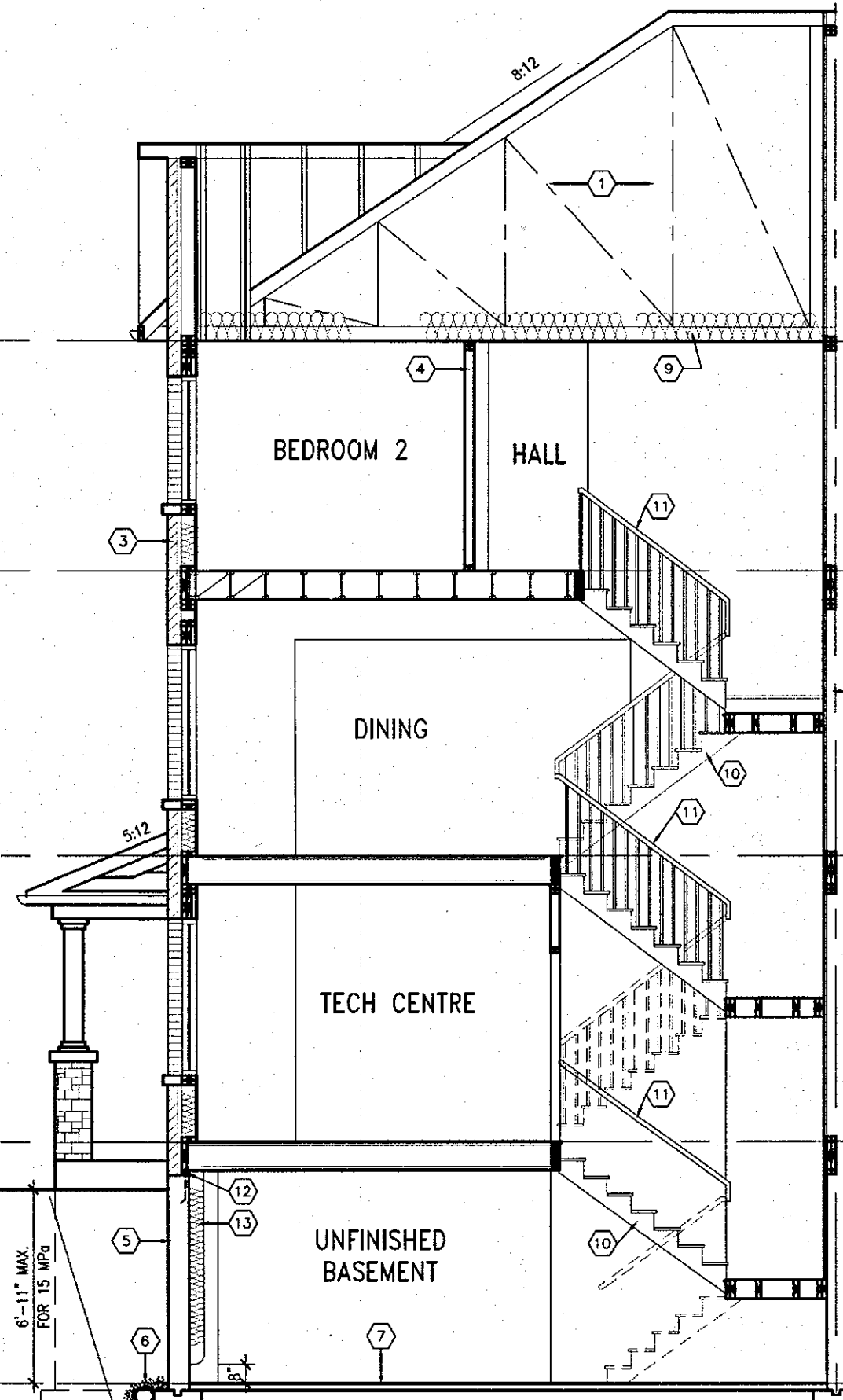
Greenpark.

project name
RUSSELL GARDENS PH.2
municipality
WATERDOWN, ON.
date
JUNE, 2017
checked by
scale
3/16" = 1'-0"
drawing no.
16036-DEWBERRY-12
file name
16036-DEWBERRY-12.dwg
date
Apr 27 2018 - 9:02 AM

CORNER
DEWBERRY 12

project no.
16036
drawing no.
A5

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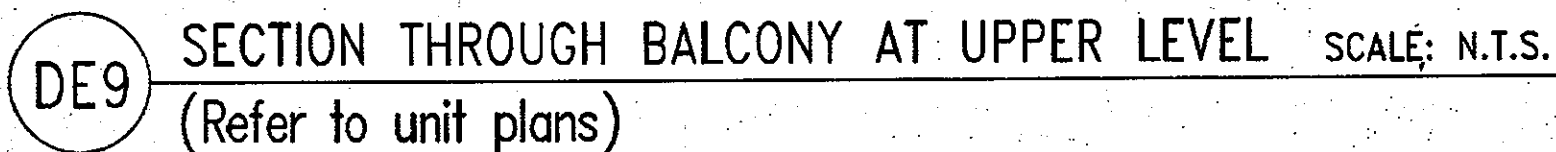
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

DEWBERRY 12
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[illegible]

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