

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" (90x90x6.0L) + 2-2"x8" SPR. No.2
 WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
 WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
 WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
 WL5 = 6" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
 WL6 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
 WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
 WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
 WL9 = 6" x 4" x 3/8" (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" (90x90x6.0L)
 L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
 L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
 L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
 L5 = 6" x 4" x 3/8" (150x100x10.0L)
 L6 = 7" x 4" x 3/8" (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.

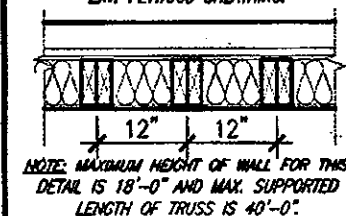
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO
 FINAL APPROVED GRADING PLAN.

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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 Guidelines approved by the City of
 HAMILTON.

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

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
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)

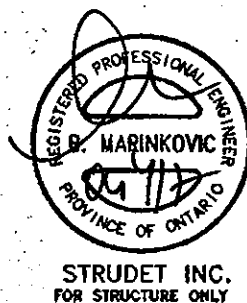
LOWER LEVEL FLOOR OPEN AREA XX SF
 MAIN LEVEL FLOOR OPEN AREA XX SF
 UPPER LEVEL FLOOR OPEN AREA XX SF
 ADD TOTAL OPEN AREAS +XX SF
 ADD FINISHED BSMT AREA +XX SF

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, 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	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"

TYPICAL NOTES & AREAS

file name
16036-DEWBERRY-12

drawing no.
A0

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OCT 04 2017

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

2815 SF.

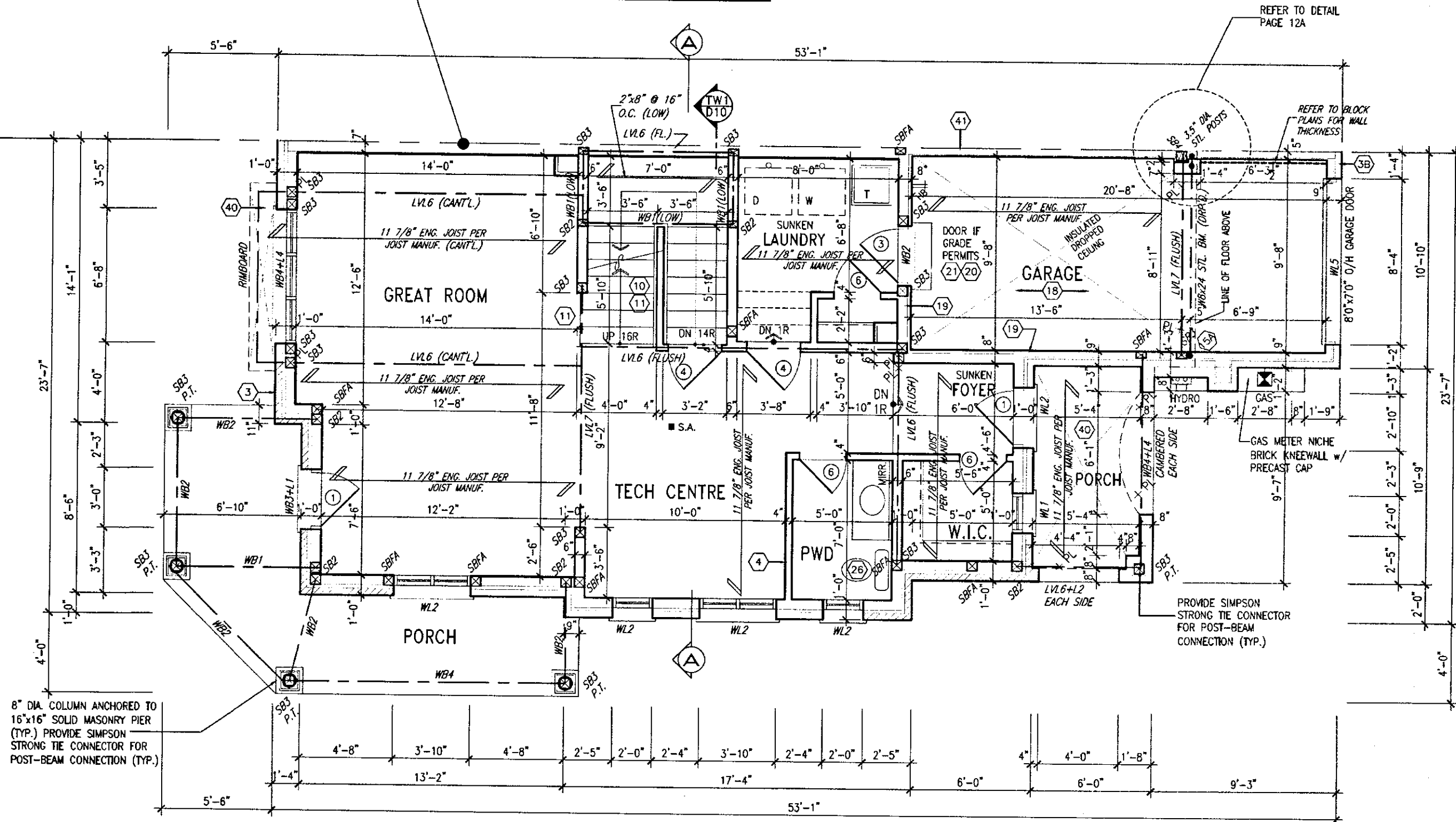
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PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER SK4 OR SK5 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4A TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL PAGE 12A

REFER TO BLOCK PLANS FOR WALL THICKNESS



ENTRY LEVEL PLAN ELEVATION '1'

JUL 18 2018

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4\"/>



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. qualification information Richard Vink  2448 BC name signature registration information VAS Design Inc., 4265 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 and subject to be returned to the Designer.
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	date	by	

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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.

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t 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\"/>

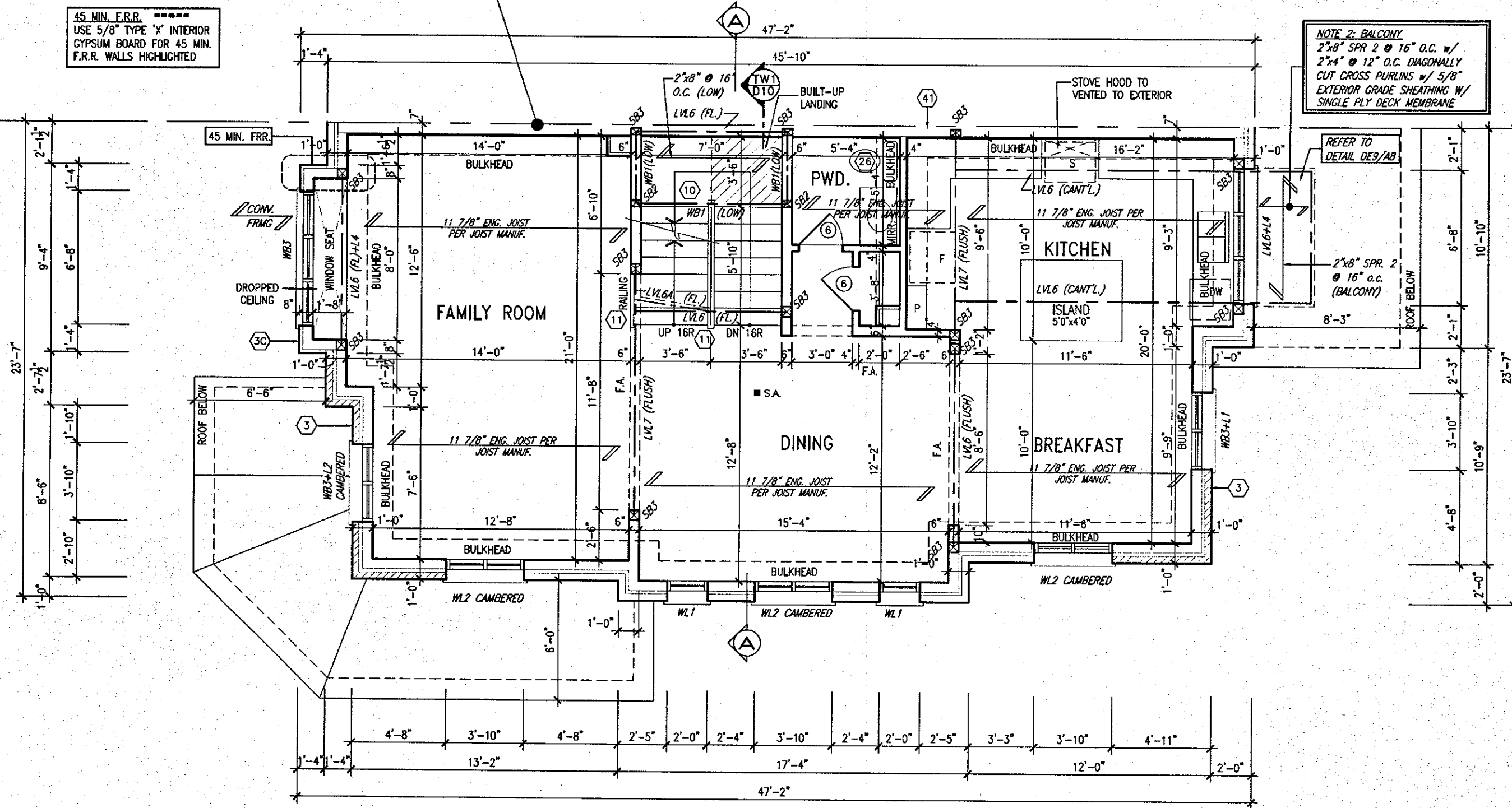
CORNER
DEWBERRY 12
project no.
16036
drawing no.
A2

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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.

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

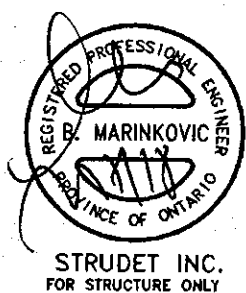


ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

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	Richard Vink  2448 BC
15		-	-	6 REVISED, ISSUED FOR PERMIT.	SEP. 25/17	GW	name
14		-	-	5 ISSUED FOR PRICING.	AUG. 24/17	GW	signature
13		-	-	4 REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	registration information
12		-	-	3 FLOOR JOIST CO-ORD.	JUL. 13/17	GT	VAS Design Inc., 4265
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 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. Dimensions on job to be verified by contractor.
no.	description	date	by	no.	description	date	by
				1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17	GW

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qualification information		
Richard Vink		2448
name	signature	BO
registration information		
VA3 Design Inc.		4265
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t 416.630.2255 f 416.630.478
va3design.com

 **Greenpark.**

Project name: **RUSSELL GARDENS PH.2** Municipality: **WATERDOWN,**

Year: **2017** Main floor: **MAIN FLOOR**

Drawn by: _____ checked by: _____ scale: **3/16" = 1'-0"**

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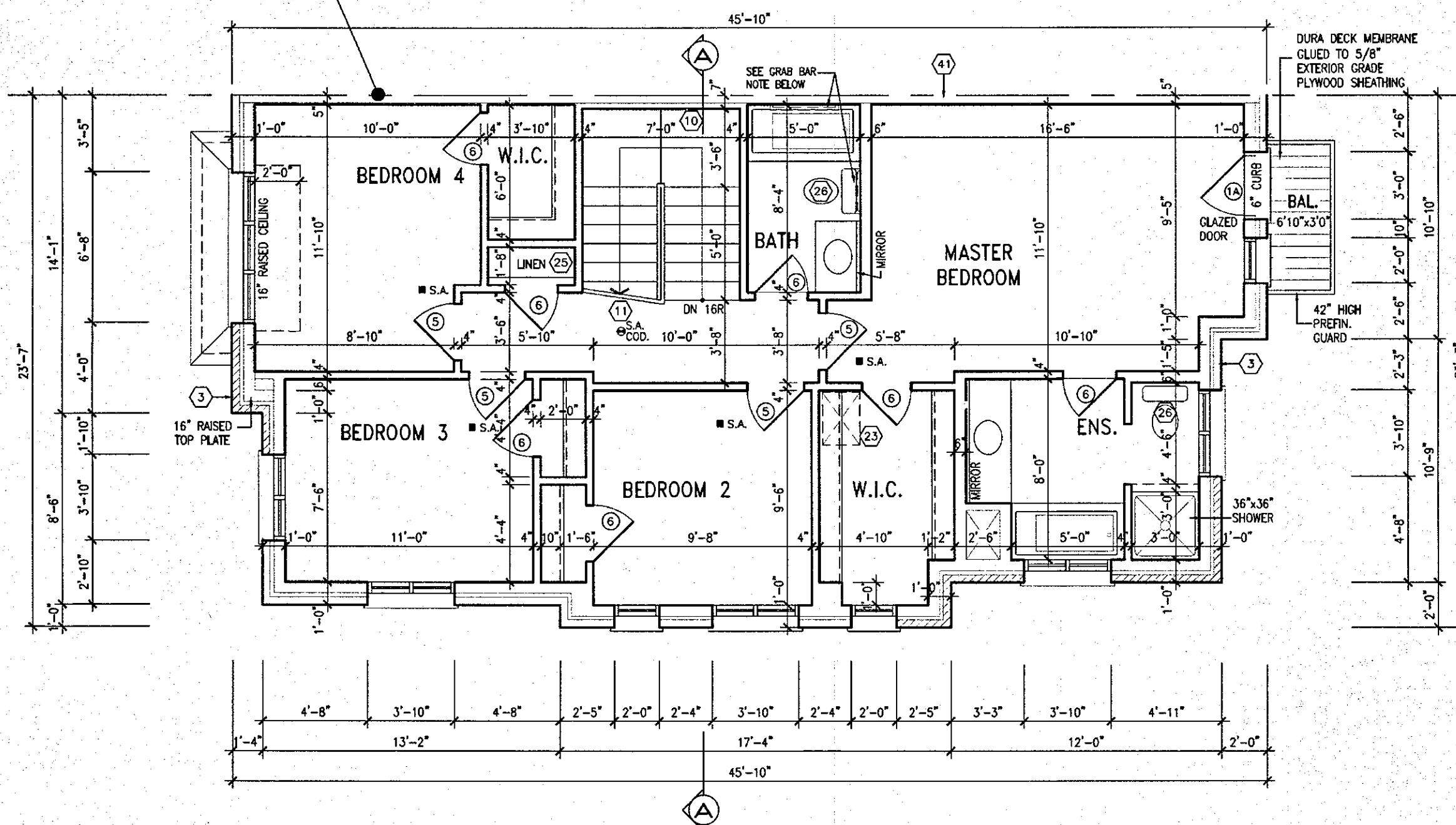
The title block is a rectangular area in the top left corner of the drawing. It contains the following text: "CORNER" in large, bold, black capital letters; "DEWBERRY 12" in smaller, black capital letters; "project no." in a small font, followed by "16036" in a larger, bold, black font; "ELEV. '1'" in a medium-sized font; "file name" in a small font, followed by "DEWBERRY-12" in a medium-sized font; and "drawing no." in a small font, followed by "A3" in a large, bold, black font.

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[illegible]

PARTY WALL CONSTRUCTION (UPPER FLOOR)

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



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)(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.

MAY 03 2018

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

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17				8			qualification information
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	Richard Vink 24488
13				4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT	signature R Vink BOH
12				3	FLOOR JOIST CO-ORD.	JUL 13/17 GW	name registration information VA3 Design Inc. 42658
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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t 416.630.2255 f 416.630.4782
va3design.com

CORNER DEWBERRY 12

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

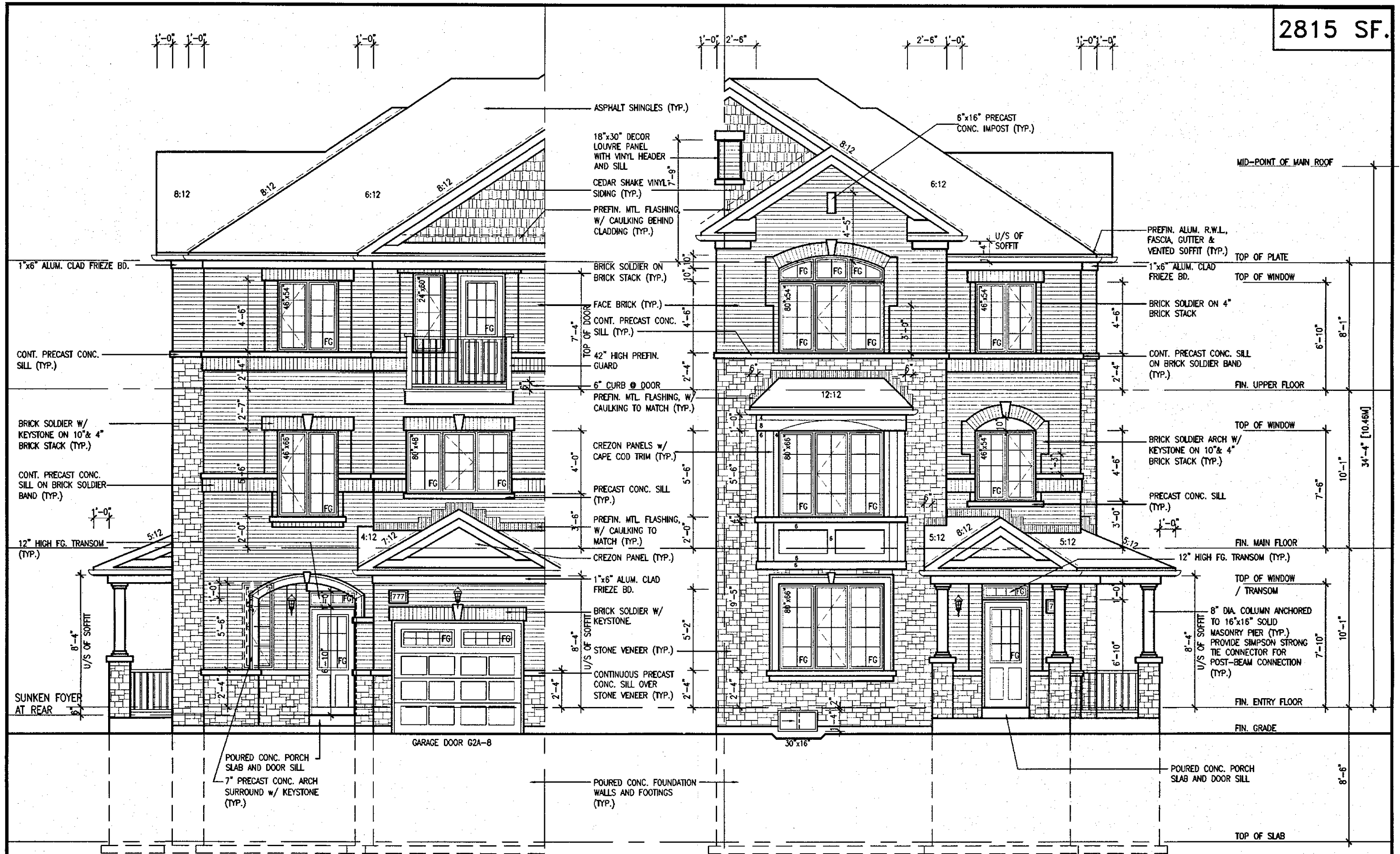
date: **JUNE, 2017** drawing no.: **A4**

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

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2815 SF.



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REAR ELEVATION '1'

FRONT ELEVATION '1'

MAY 03 2018

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

18				9					
17				8	REVISED.	APR. 26/18	GW		
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no.	description	date	by	no.	description	date	by		

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

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VAS
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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"

CORNER
DEWBERRY 12
project no.
16036
drawing no.
A5

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ROOF
PLAN
'1'

TOP OF PLATE

TOP OF WINDOW

FIN. UPPER FLOC

TOP OF WINDOW

FIN. MAIN FLOOR

TOP OF WINDOW

FIN. ENTRY FLOOR

FIN. GRADE _____

MAY 03 2018

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

Greenpark.

CORNER
DEWBERRY 12

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

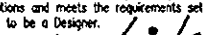
date **JUNE, 2017** FLANKAGE ELEVATION '1'
 drawn by _____ checked by _____ scale **3/16" = 1'-0"** file name _____
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A6

FLANKAGE ELEVATION '1'

[illegible]

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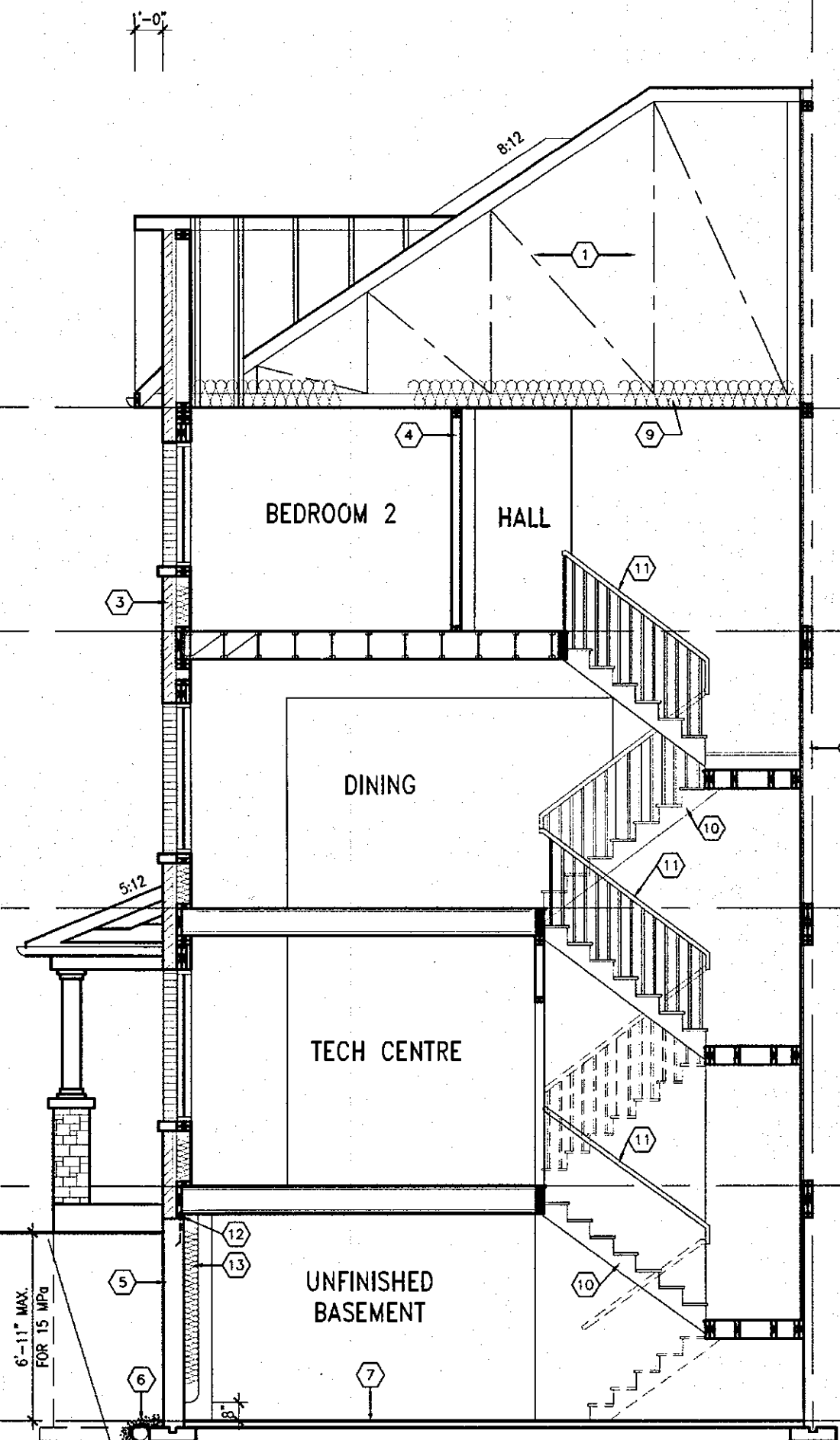
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17				8 REVISED.	APR. 26/18	GW	qualification information	 signature name registration information VAS Design Inc. 24488 BON 42658
16				7 REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW	qualification information	
15				6 REVISED. ISSUED FOR PERMIT.	SEP. 25/17	GW	Richard Vink	
14				5 ISSUED FOR PRICING.	AUG. 24/17	GW	name	
13				4 REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	registration information	
12				3 FLOOR JOIST CO-ORD.	JUL. 13/17	GW	VAS Design Inc.	
11				2 REV. PER CUENT 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



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

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2815 SF.



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

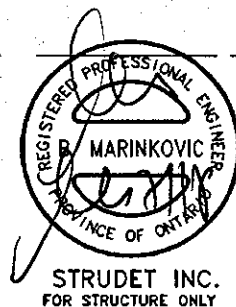
SECTION A-A - ELEVATION '1'

MAY 03 2018

DEWBERRY 12 COMPLIANCE PACKAGE 'A4'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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



STRUDET INC.
FOR STRUCTURE ONLY

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. 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

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
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t 416.630.2255 f 416.630.4782
va3design.com

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

CORNER DEWBERRY 12
project no.
16036
SECTION A-A - ELEV. '1'
drawing no.
A7

DEWBERRY 12
COMPLIANCE PACKAGE 'A4'

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