

2598 SF.

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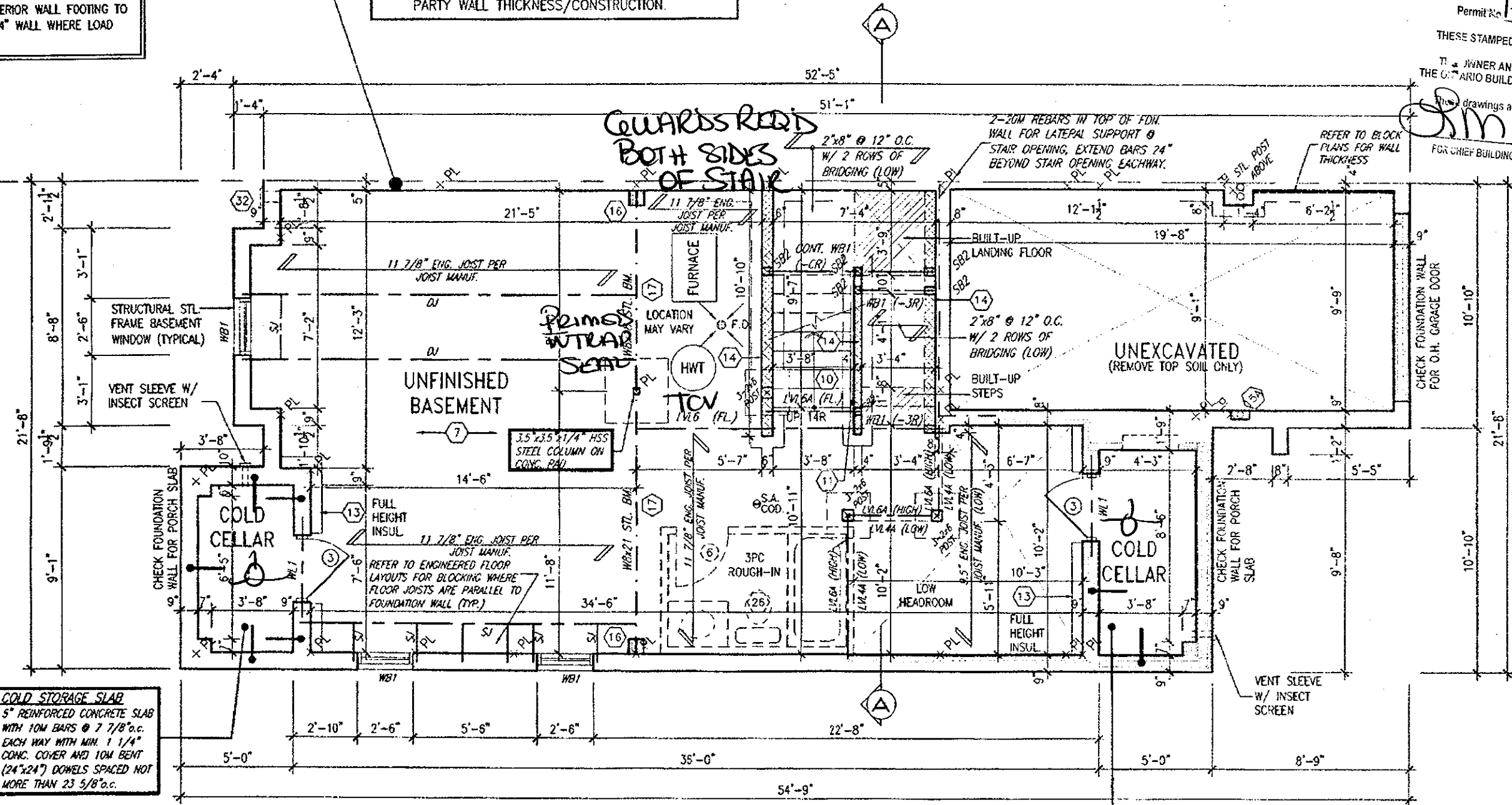
2598 SF.

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.

CITY OF HAMILTON Building Division
Permit No. **17 13 2426**
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by **Jim** FOR CHIEF BUILDING OFFICIAL
DATE **Sept 24/18**



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 '2'

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.

CITY OF HAMILTON Building Division
Planning & Development Department
JUL 11 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: **Jun 29 2018**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



STRUDET INC.
FOR STRUCTURE ONLY

18	REVISED.	JUN. 26/18	GW	
17	REVISED.	APR. 26/18	GW	
16	REVISED PER CITY COMMENTS. REISSUED.	MAR. 06/18	GW	
15	REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW	
14	ISSUED FOR PRICING.	AUG. 24/17	GW	
13	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	
12	FLOOR JOIST CO-ORD.	JUL 13/17	GW	
11	REV. PER CLIENT COMMENTS. REISSUED.	JUN 26/17	GW	
10	PLANS ISSUED FOR PRE-IM. REVIEW.	JUN 21/17	GW	
9	description	date	by	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
name
registration information
VA3 Design Inc. 42653
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 126
Toronto ON M2J 1R4
1 416.630.2255 1 416.630.4782
va3design.com

Greenpark.	END DEWBERRY 2E
Project name RUSSELL GARDENS PH.2	Municipality WATERDOWN, ON.
Date JUNE, 2017	Scale 3/16" = 1'-0"
Drawn by WT	Checked by 3/16" = 1'-0"
Project no. 16036	Drawing no. A1a

DEWBERRY 2E COMPLIANCE PACKAGE 'A4'

2598 SF.

CITY OF HAMILTON
Building Division

Permit No. 132424

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
RIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

Drawings and/or specifications have been reviewed by
Jim Sept. 24/18
 BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JUL 17 2018

REC. BY _____ DATE _____
REF'D TO _____ DATE _____

JUN 28 2018

DEWBERRY 2E
COMPLIANCE PACKAGE 'A4'

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.)

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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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: Jun 29 2018
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Design Guidelines only and bears no further
professional responsibility.



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
12345

STRIJDET INC

STRUDET INC.
FOR STRUCTURE ONLY

17			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  24488 BCN name registration information VAD Design Inc. 42653 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 retained at the completion of the work. Drawings are not to be scaled	VA DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va@design.com	Greenpark. project name RUSSELL GARDENS PH.2 municipality WATERDOWN, ON. project no. 16036	END DEWBERRY 2E drawing no. 16036
16		3	REVISED.	APR. 26/18 GW					
15		7	REVISED PER CITY COMMENTS REISSUED.	MAR. 06/18 GW					
14		5	REVISED ISSUED FOR PERMIT.	SEP. 29/17 GW					
13		5	ISSUED FOR PRICING.	AUG. 24/17 GW					
12		4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT					
11		3	FLOOR JOIST CO-ORD.	JUL 13/17 GW					
10		2	REV. PER CLIENT COMMENTS. REISSUED	JUN 26/17 GW					
9		1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17 GW					
no.	description	date	by	description	date	by			

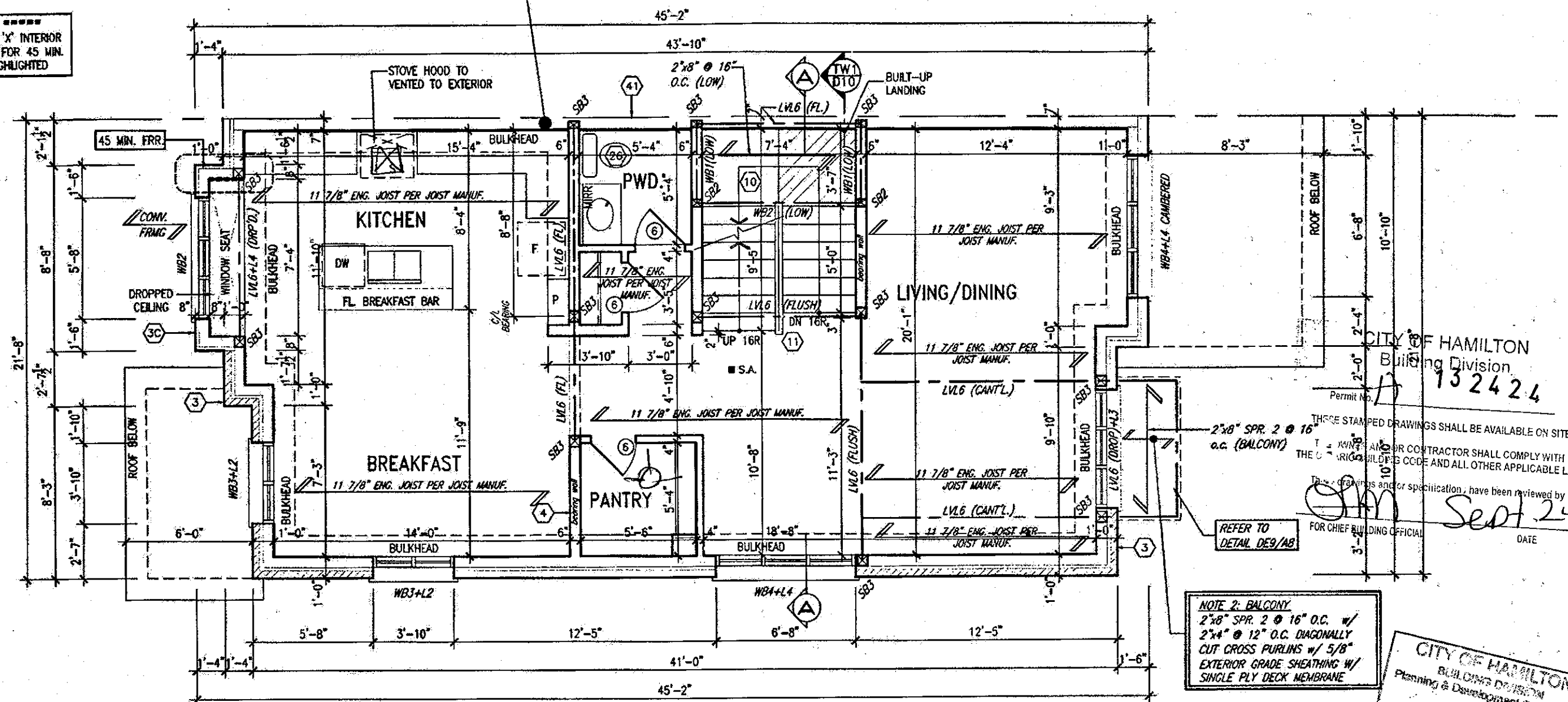
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2598 SF.

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.



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 '2'



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND ASSOCIATE

APPROVED BY: _____
DATE: Mar. 09, 2013
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

	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.	WAR. 06/18 GW	qualification information
15	6	REVISED. ISSUED FOR PERMIT.	Sep. 29/17 GW	Richard Vink 2448
14	5	ISSUED FOR PRICING.	AUG. 24/17 GW	name signature B-
13	4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT	registration information VAS Design Inc. 4265
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 like work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project. Drawings are not to be copied.
10	1	PLANS ISSUED FOR PRELIM REVIEW.	JUN 21/17 GW	
no.	description	date	by no.	description date by

VAS
DESIGN
255 Consumers Rd Suite 172
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.47
vasdesign.com

Greenpark

Project name
RUSSELL GARDENS PH.2

Municipality
WATERDOWN, ON.

Date
JUNE, 2017

Main floor
MAIN FLOOR

Drawn by
WT

Checked by
-

Scale
3/16" = 1'-0"

END
DEWBERRY 2E

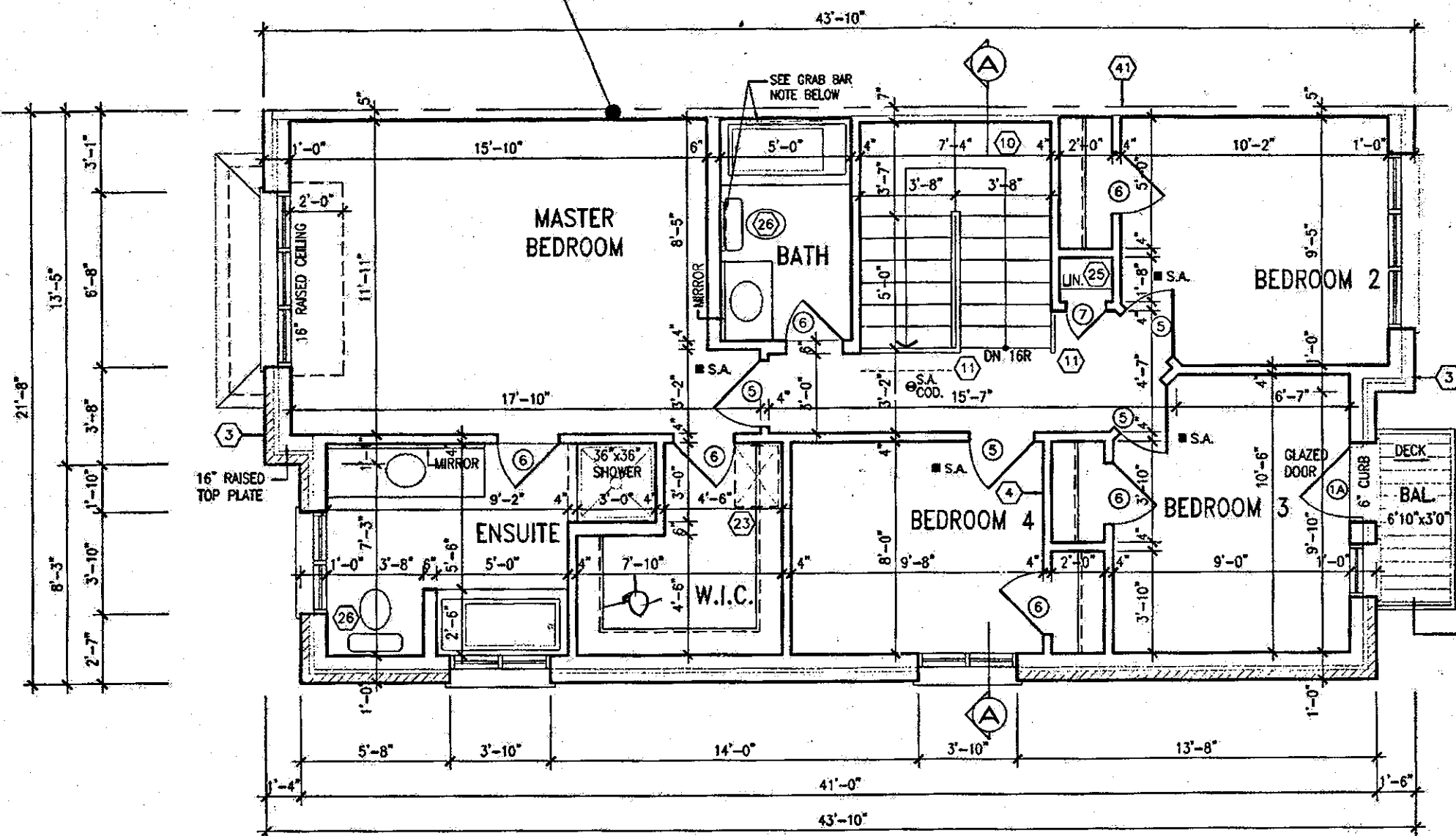
project no.
16038

drawing no.
A30

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2598 SF.

- PARTY WALL CONSTRUCTION (UPPER FLOOR)
- SUBSTITUTE 2"x8" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
 - REFER TO BLOCK PLANS.



UPPER FLOOR PLAN ELEVATION '2'

CITY OF HAMILTON
Building Division
Permit No. **A 132424**
THREE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
Drawings and/or specifications have been reviewed by
SM **Sept. 24/18**
FOR CHIEF BUILDING OFFICIAL
DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development & Construction
MAY 10 2018
REC. BY
REFD TO
DATE

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)(i).

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.

DEWBERRY 2E
COMPLIANCE PACKAGE 'A4'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: **[Signature]**
DATE: **Mar. 08, 2018**
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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		
10.				1.	PLANS ISSUED FOR PRE-IM. 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
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.

VAR DESIGN
255 Consumers Rd. Suite 120
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
16036-DEWBERRY-2E
drawing no.
A4a

END
DEWBERRY 2E
project no.
16036
drawing no.
A4a

ROOF PLAN '2'

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

12:12

8:12

6:12

1'-0"

2'-6"

2'-6"

1'-0"

1'-0"

2'-6"

2'-6"

1'-0"

12:12

8:12

6:12

12:12

6"x16" PRECAST CONC. IMPOST

U/S OF SOFFIT

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

TOP OF PLATE

1"x6" ALUM. CLAD FRIEZE BD.

TOP OF WINDOW

BRICK SOLDIER ON 4" BRICK STACK

PRECAST CONC. SILL ON BRICK SOLDIER (TYP.)

FIN. UPPER FLOOR

TOP OF WINDOW

BRICK PILASTER (TYP.)

BRICK ROWLOCK ON BRICK SOLDIER CAPITAL OVER 18" WIDE RAISED BRICK PILASTER OVER BRICK SOLDIER ON BRICK ROWLOCK BASE.

PRECAST CONC. SILL (TYP.)

FIN. MAIN FLOOR

TOP OF WINDOW / TRANSOM

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

FIN. ENTRY FLOOR

FIN. GRADE

POURED CONC. PORCH SLAB AND DOOR SILL

PRECAST CONC. CAP OVER GAS METER NICHE. SLOPE CAP AWAY FROM BUILDING FACE.

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

CITY OF HAMILTON Building Division

132424

Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS

CITY OF HAMILTON Building Division Planning & Development Department

MAY 10 2018

TOP OF SLAB

CITY OF HAMILTON
Building Division
132424

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF BIRMINGHAM BUILDING CODE AND ALL OTHER APPLICABLE LAWS

ALL drawings and/or specifications have been reviewed by
 FOR CHIEF BUILDING OFFICIAL **FRONT ELEVATION**

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
MAY 10 2019
REG. BY _____ DATE _____
REF'D TO _____ DATE _____

MAY 03 2018

DEWBERRY 2E
COMPLIANCE PACKAGE 'A4'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: May 17, 2018
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

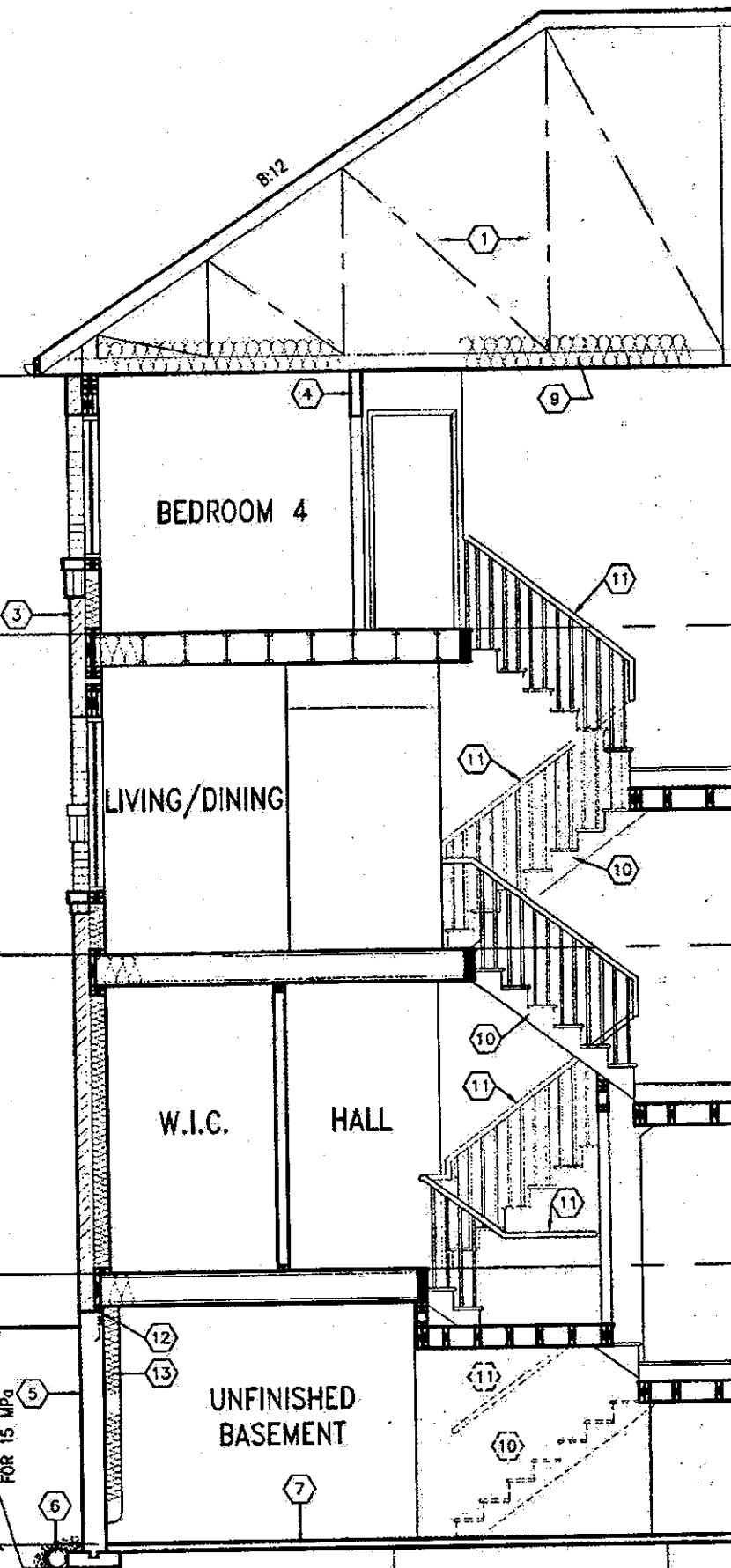
18		9				The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
17		8 REVISED.	APR. 26/18	GW			
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15		6 REVISED. ISSUED FOR PERMIT.	SEP. 29/17	GW			
14		5 ISSUED FOR PRICING.	AUG. 24/17	GW	Richard Vink	24	
13		4 REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17	WT	name signature		
12		3 FLOOR JOIST CO-ORD.	JUL. 13/17	GW	registration information VA3 Design Inc.	42	
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	pc	description	date	by

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Richard Vink	24
name signature	
registration information VA3 Design Inc.	42
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VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark.

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$$\frac{1}{1-0}$$


TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. UPPER FLOOR

TOP OF WINDOW

7'-6"

10'-1"

MILTON

FIN. MAIN FLOOR

2-24

AVAILABLE ON SITE

ALL COMPLY WITH

OTHER APPLICABLE LAW

been reviewed by

J. 24/11/18

DATE

FIN. ENTRY FLOOR

FIN. GRADE

8'-6"

TOP OF SLAB

CITY OF HAMILTON
Building Division **FIN: MAIN FLOOR**

Permit No. 13-24-24

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
T. 4. OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by
Jim Sept. 24/18

FOR CHIEF BUILDING OFFICIAL DATE

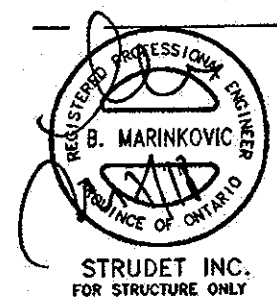
CITY OF HAMILTON
BUILDING DEPARTMENT
Planning & Development Department
MAY 10 2018
RC. BY _____ DATE _____
REC'D TO _____ DATE _____

SECTION A-A - ELEV. '2'

DEWBERRY 2E
COMPLIANCE PACKAGE 'A4'

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10				1	PLANS ISSUED FOR PREJM. REVIEW.	JUN 21/17 GW
no.	description	date	by	no.	description	date by

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qualification information

Richard Vink 2448-8642

name signature

registration information VAS Design Inc. 4265

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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.	END DEWBERRY 2E
project name RUSSELL GARDENS' PH.2	municipality WATERDOWN, ON.
date JUNE, 2017	project no. 16036
checked by --	drawing no. A7a
scale 3/16" = 1'-0"	SECTION A-A - ELEV. '2'
file name 16036-DEWBERRY-2E	
© 2017 GREENPARK CONSULTING INC. ALL RIGHTS RESERVED. GREENPARK CONSULTING INC. 16036-DEWBERRY-2E.dwg - Tue - Mar 6, 2019 - 2:58 PM	

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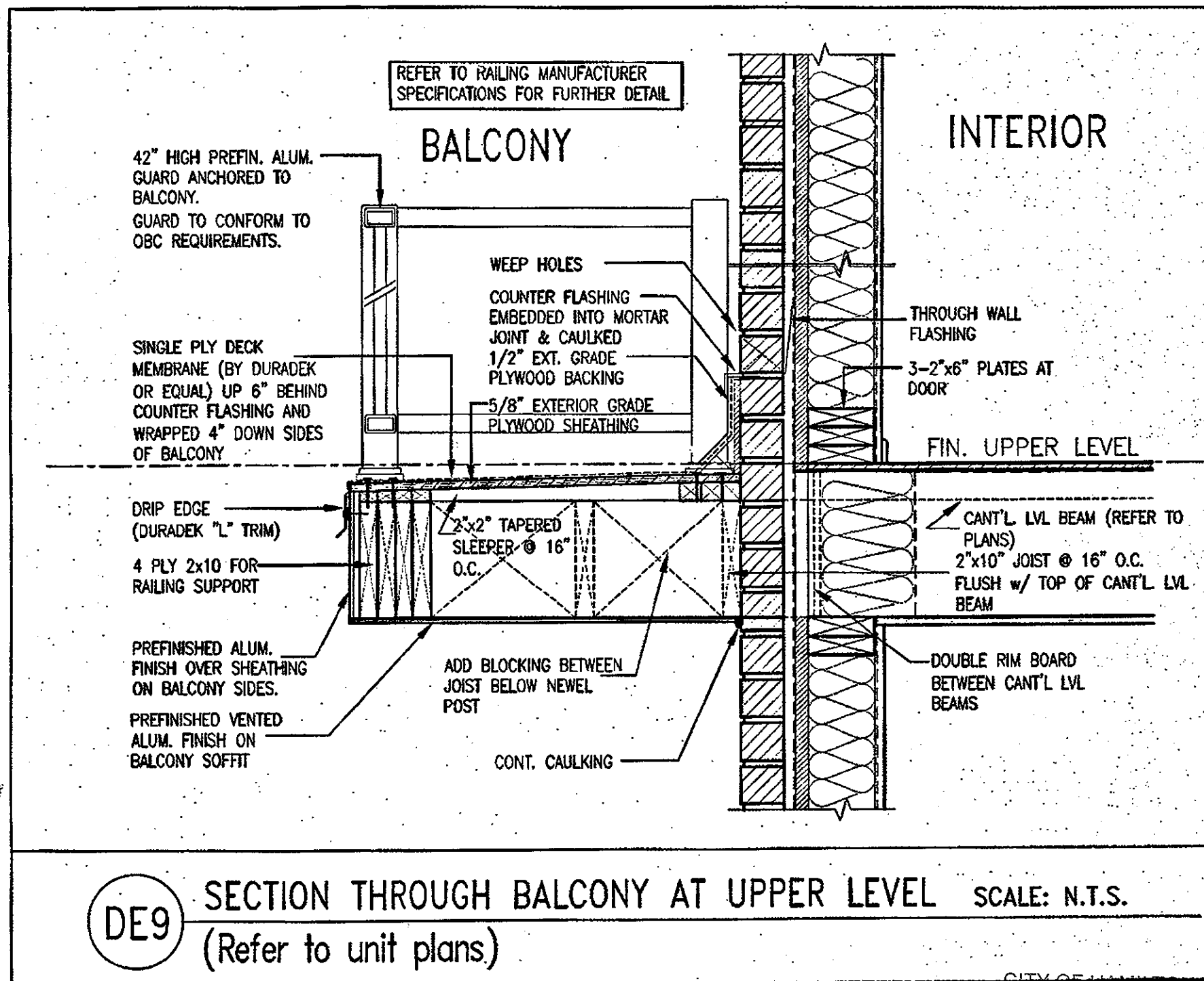
1-0



END
DEWBERRY 2E
project no
16036
ELEVATION '2'
dwg. no.
16036-DEWBERRY-2E
A6a
F6 - Sep 29 2017 - 11:47 AM

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2598 SF.



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STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
A 13 2424
Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE LAW

The drawings and/or specifications have been reviewed by
 JIM Sept 24/18
 FOR CHIEF BUILDING OFFICIAL DATE

OCT 04 2017

DATE 7
DEWBERRY 2E
COMPLIANCE PACKAGE 'A4'

17		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. qualification information 24488 BCh	
16		8					
15		7					
14		6	REVISED, ISSUED FOR PERMIT.	SEP. 29/17 GW	Richard Vink		
13		5	ISSUED FOR PRICING.	AUG. 24/17 GW	Name	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
12		4	REVISED AS PER ENGINEER COMMENTS.	AUG. 22/17 WT	Registration Information		
11		3	FLOOR JOIST CO-ORD.	JUL 13/17 GW	VA3 Design Inc.		
10		2	REV. PER CLIENT COMMENTS, REISSUED.	JUN 26/17 GW			
9		1	PLANS ISSUED FOR PRELIM. REVIEW.	JUN 21/17 GW			
no.	description	date	by	no.	description	date	by

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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va3design.com

END

DEWBERRY 2E

project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN, ON.	project no.	16036
date	JUNE, 2017	checked by	scale	BALCONY SECTION	drawing no.
drawn by	WT	-	3/16" = 1'-0"	16036-DEWBERRY-2E	A8
WT - WATSON HORN INC., 1636 DUNDAS STREET WEST, WATERDOWN, ONTARIO L9H 7G6 - Tel : 905.270.7277 - Fax : 905.270.7278					

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