

3409 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

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" (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

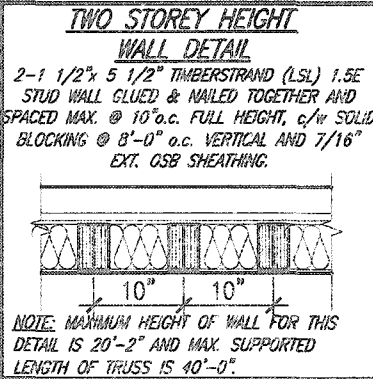
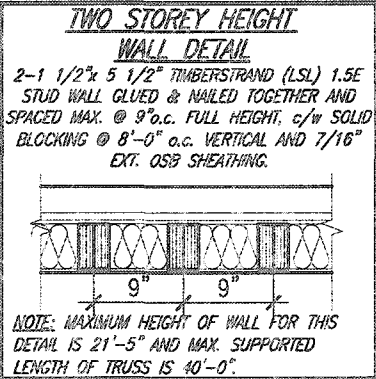
LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
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'-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"	EXTERIOR 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 9.10.6)

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".

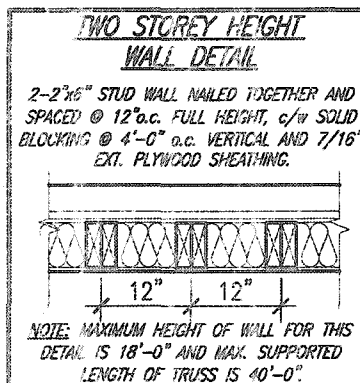
NOTE: ROOF FRAMING

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 LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.



THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

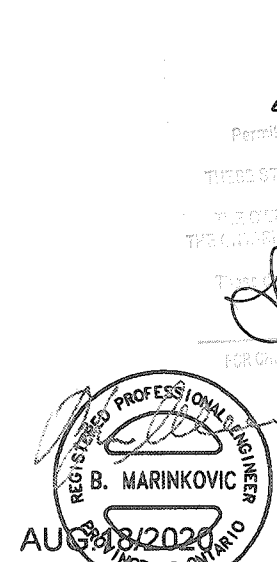
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab <600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci- Denotes Continuous insulation without framing interruption.

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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

HAMILTON BUILDING DIVISION Planning & Development Department JAN 19 2021

MOUNTAINASH 6-009 COMPLIANCE PACKAGE 'A1'

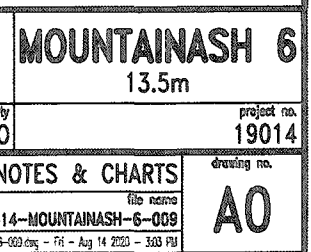
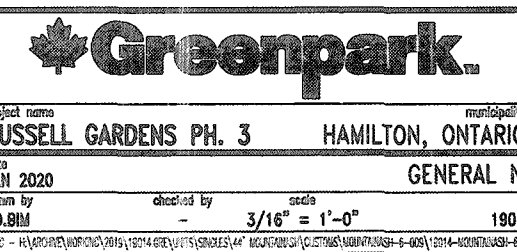
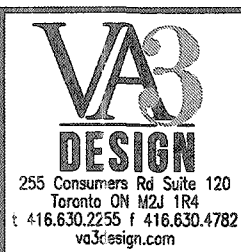
AREA CALCULATIONS	ELEV '2'
GROUND FLOOR AREA	1502 SF
SECOND FLOOR AREA	1922 SF
TOTAL FLOOR AREA	3424 SF (318.10 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	11 SF
ADD TOTAL OPEN AREAS	+11 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	3435 SF (319.12 m2)
GROUND FLOOR COVERAGE	1509 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	95 SF
COVERAGE W/ PORCH	1997 SF (185.53 m2)
COVERAGE W/O PORCH	1902 SF (176.70 m2)

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))			
MOUNTAINASH 6-009, ELEV. 2 ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	837.81 S.F.	177.12 S.F.	21.14 %
LEFT SIDE	1486.04 S.F.	91.68 S.F.	6.17 %
RIGHT SIDE	1488.79 S.F.	48.17 S.F.	3.24 %
REAR	1112.32 S.F.	248.81 S.F.	22.37 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0.00 S.F.	
TOTAL SQ. FT.	4924.96 S.F.	565.78 S.F.	11.49 %
TOTAL SQ. M.	457.54 S.M.	52.56 S.M.	11.49 %

CITY OF HAMILTON Building Division 21 10 24 12

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

These drawings and specifications have been reviewed by [Signature] DATE 06/22/21



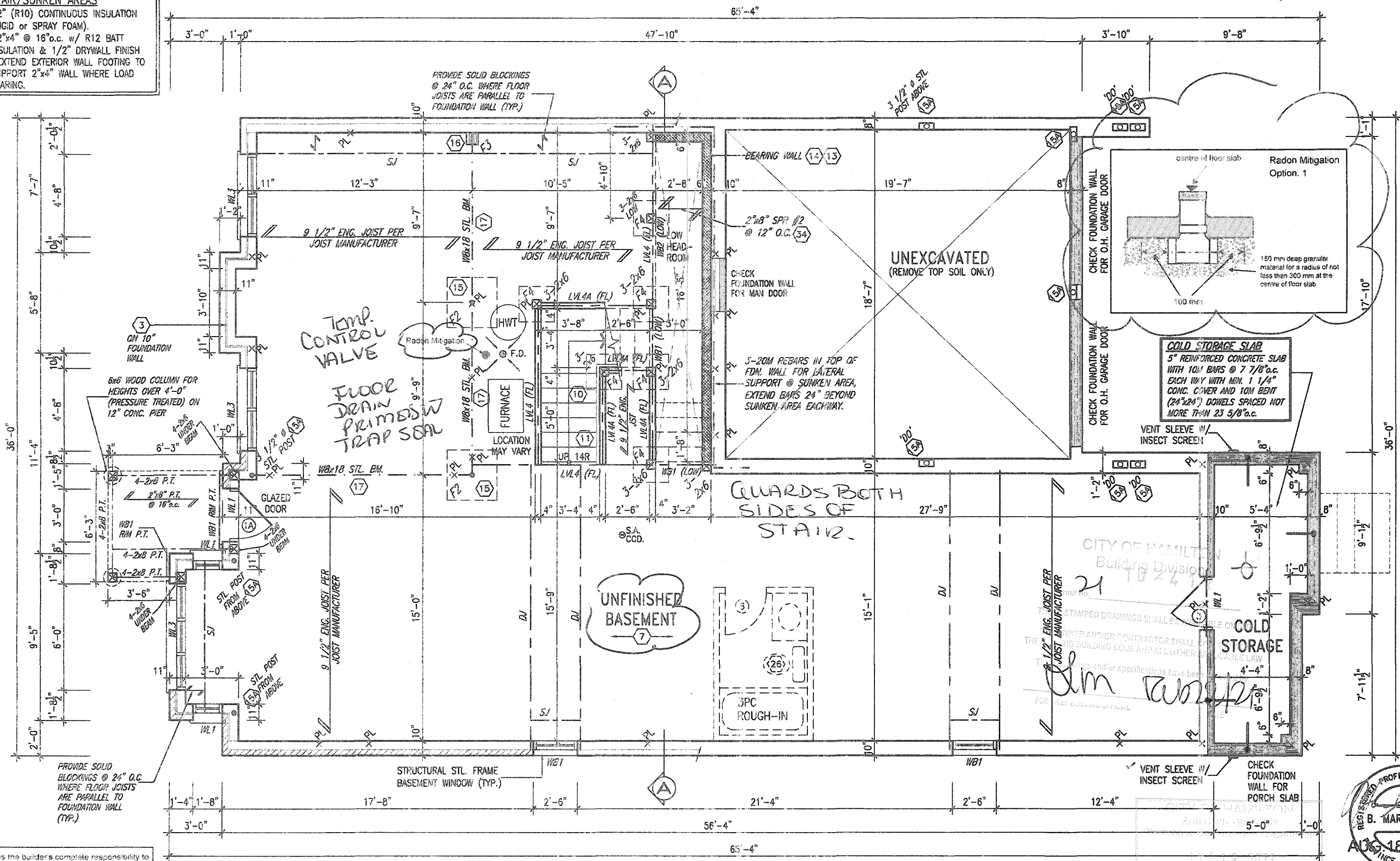
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3409 SF.

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

BASEMENT INSULATION AT STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 17, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

BASEMENT PLAN - ELEV. '2'

16			9		
17			8		
18			7		
19			6		
20			5	CUSTOM DRAWINGS PER PURCHASER REQUEST	AUG 13/20 GW
21			4	STAIRWAY WIDTH CORRECTED.	AUG 05/20 GW
22			3	ISSUED FOR PERMIT.	APR 13/20 GW
23			2	UPDATED PER ENG & CLIENT COMMENTS	MAR 24/20 GW
24			1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	JAN 28/20 GW
25					
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
signature
24468
ECN
42658
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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va3design.com

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va3design.com

Greenpark.

MOUNTAINASH 6-009
COMPLIANCE PACKAGE 'A1'

MOUNTAINASH 6
13.5m

project name: RUSSELL GARDENS PH. 3
location: HAMILTON, ONTARIO
drawing no.: 19014
drawing title: BASEMENT PLAN - ELEV. '2'

checked by: [Signature] scale: 3/16" = 1'-0"
drawn by: BQJIM
date: JAN 2020
project no.: 19014-MOUNTAINASH-6-009
file name: A1a

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
AUG 18/2020
PROVINCE OF ONTARIO

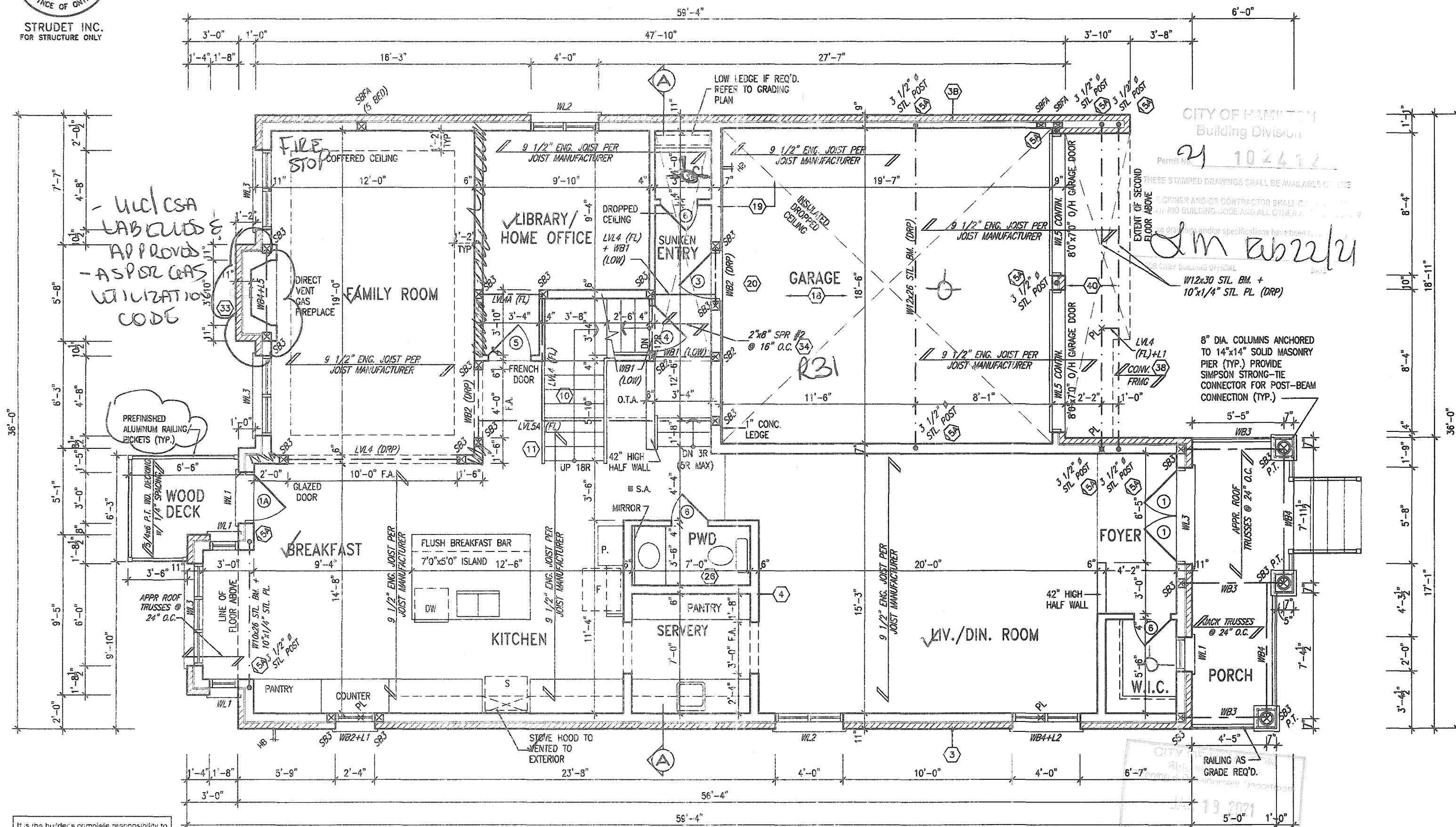
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3409 SF.



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

APPROVED BY: [Signature]

DATE: DEC 1, 2020
This plan certifies compliance with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement.

GROUND FLOOR PLAN - ELEV. '2'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER CBC, DIV. B- TABLE 6.2.3.12
• KITCHEN EXHAUST: 3.0m
• DRIVEWAY, PARKING SPACE, ROAD: 1.5m
• SOLID FUEL APPLIANCE EXHAUST: 3.0m
KIT-EX-HO-E-2020.dwg

18		9	
17		8	
16		7	
15		6	
14		5	CUSTOM DRAWINGS PER PURCHASER REQUEST AUG 13/20 GW
13		4	STAIRWAY WIDTH CORRECTED. AUG. 05/20 GW
12		3	ISSUED FOR PERMIT. APR 13/20 GW
11		2	UPDATED PER ENG & CLIENT COMMENTS MAR 24/20 GW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW. JAN. 23/20 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.
signature: [Signature] 24488
name: Richard Vink
registration information: BCN
VAS Design Inc. 42658

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

Greenpark.

project name	RUSSELL GARDENS PH. 3	location	HAMILTON, ONTARIO	project no.	19014
date	JAN 2020	checked by	BD, DIM	scale	3/16" = 1'-0"
drawing no.	GROUND FLOOR PLAN - ELEV. '2'	file name	19014-MOUNTAINASH-6-009	drawing no.	A2a

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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
BATHTUB IN MAIN BATHROOM PER OBC, DIV. 8-9.5.2.3.
REFER TO FOLLOWING SECTIONS FOR THE FIXTURES
LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).
SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.

Architectural Floor Plan Details:

- Rooms and Dimensions:**
 - Master Bedroom: 15'-0" x 18'-0"
 - Master Ensuite: 7'-2" x 15'-10"
 - Laundry: 5'-10" x 7'-4"
 - Flex Rm.: 10'-2" x 16'-6"
 - Bedroom 2: 13'-10" x 18'-8"
 - Bedroom 3: 12'-0" x 17'-2"
 - Bedroom 4: 12'-0" x 12'-10"
 - Ensuite 2: 5'-8" x 5'-0"
- Bathrooms and Showers:**
 - Master Ensuite: Includes mirror, frameless glass shower, and seat.
 - Ensuite 2: Includes 30"x60" shower.
 - Laundry: Includes curb and W.I.C.
- Structural and Construction Notes:**
 - WB3+L1, WL1, WB3 (FL), WL2, WL3 CAMBERED.
 - APPROVED ROOF TRUSSES @ 24" O.C.
 - JACK TRUSSES @ 24" O.C.
 - RAISED CEILING, VAULTED CEILING.
 - CONVENTIONAL FRAMING OVER TRUSSES.
 - PIGGYBACK ROOF TRUSSES.
 - APPROVED ROOF TRUSSES @ 24" O.C.
 - APPROVED SCISSOR ROOF TRUSSES @ 24" O.C.
 - W.I.C., MIRROR, SHARED ENS., FUTURE GRAB BARS.
 - W.B.S.A., O.T.B., DN 18R, RAILING.
 - 18" RAISED CEILING, CONTIN. WL 4.
 - TOP OF PLATE RAISED 18".
 - ROOF BELOW.
- Dimensions and Spacing:**
 - Overall dimensions: 36'-0" (width), 55'-4" (length).
 - Room dimensions and spacing are provided throughout the plan.
- Notes and References:**
 - LISTED WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).
 - SHOWER 3.8.3.13.(2)(g), BATHTUB 3.8.3.13.(4)(e).
 - FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
 - GB-NOTE-2020.dwg
 - CITY OF HAMILTON Building Division.
 - Permit No. 102412.
 - THESE STAMPED DRAWINGS SHALL BE AVAILABLE TO THE OWNER AND/OR CONTRACTOR SHALL BE OF NO VALIDITY UNLESS THE DRAWING IS IN ACCORDANCE WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE CODES. NO SPECIFICATIONS HAVE BEEN PROVIDED.
 - Signature: am, Date: 2/27/20.

project name RUSSELL GARDENS PH. 3	municipality HAMILTON, ONTARIO	project no. 19014
date JAN 2020	SECOND FLOOR PLAN - ELEV. '2'	
drawn by BD.BIM	checked by -	scale 3/16" = 1'-0"
drawing no. 19014-MOUNTAINASH-6-009		A3a

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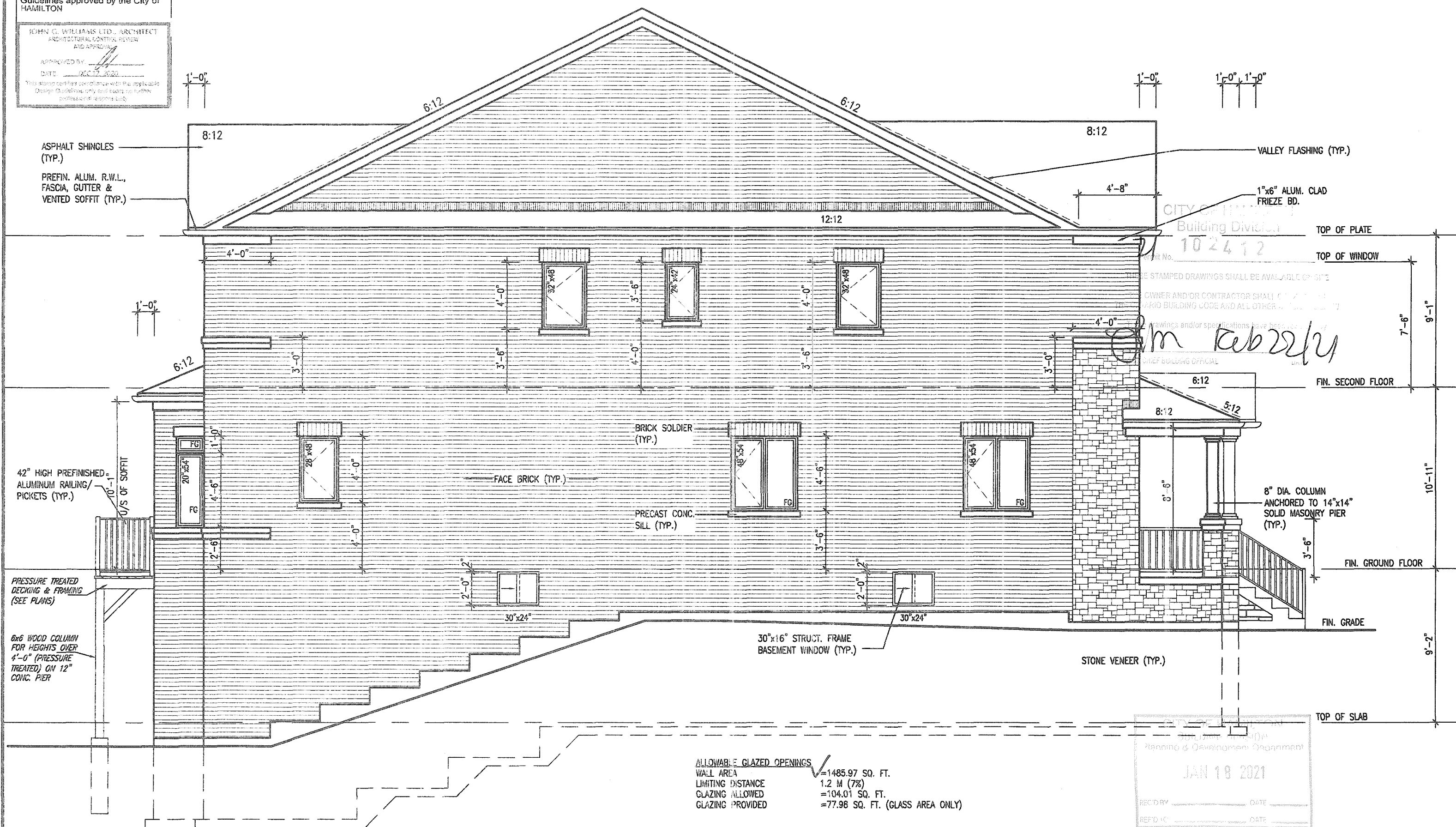
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: 06.13.2020

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional and engineers liability.



LEFT SIDE ELEVATION - ELEV '2'
(w/ UPGRADED REAR)

MOUNTAINASH 6-009
COMPLIANCE PACKAGE 'A1'

[illegible]

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3409 SF.



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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTING REVIEW
AND APPROVAL

APPROVED BY: [Signature]

DATE: DEC 12, 2001

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility

UPGRADED REAR ELEVATION -
ELEV. '2'

MOUNTAINASH 6-009
COMPLIANCE PACKAGE 'A1'

[illegible]

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10" HIGH x 1/4" STEEL
ANGLE WELDED TO -
STEEL COLUMN. BEAM
BOLTED TO PLATE WITH
2-1/2" DIA. BOLTS.

HSS 4"x4"x 1/4" STEEL
COLUMN (FULL HEIGHT)

WOOD
BEAM

4"x4"x1/4" STEEL
ANGLE WELDED TO
STEEL COLUMN FOR
BEAM SUPPORT

ELEV.
WOOD LINTEL AT STEEL COLUMN
SCALE: NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
No. 10240
PROVINCE OF ONTARIO
AUG 31 2024

STRUDET INC.
FOR STRUCTURE ONLY

FLEX RM.

LAUNDRY

SERVERY

PWD

42" HIGH
HALF WALL

SUNKEN
ENTRY

CLOSET

UNFINISHED
BASEMENT

BEARING
WALL
14 13

CROSS SECTION 'A-A'
(ELEV. '2')

MOUNTAINASH 6-009
COMPLIANCE PACKAGE 'A1'

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

18				9		The undersigned has reviewed and takes responsibility for this design and thus the qualifications and status the requirements set out in
17				8		Ontario Building Code to be a Designer.
16				7		qualification information
15				6		Richard Vink <i>R Vink</i> 244
14				5	CUSTOM DRAWINGS PER PURCHASER REQUEST AUG 13/20 GW	noma signature B
13				4	STAIRWAY WIDTH CORRECTED. AUG. 05/20 GW	registration information 426
12				3	ISSUED FOR PERMIT. APR 13/20 GW	VAS Design Inc.
11				2	UPDATED PER ENG & CLIENT COMMENTS MAR 24/20 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 who must be returned at the completion of the work. Drawings are not to be copied.
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW. JAN. 28/20 GW	
no.	description	date	by	no.	description	date by

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