

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
F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

90 KPa, ENGINEERED FILL SOIL
F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD

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)

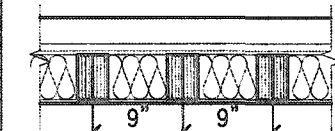
L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-0" OR MORE	HEIGHT 8'-0" 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"	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

TWO STOREY HEIGHT WALL DETAIL

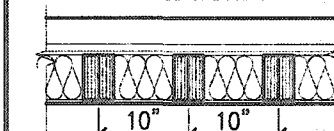
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 9" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



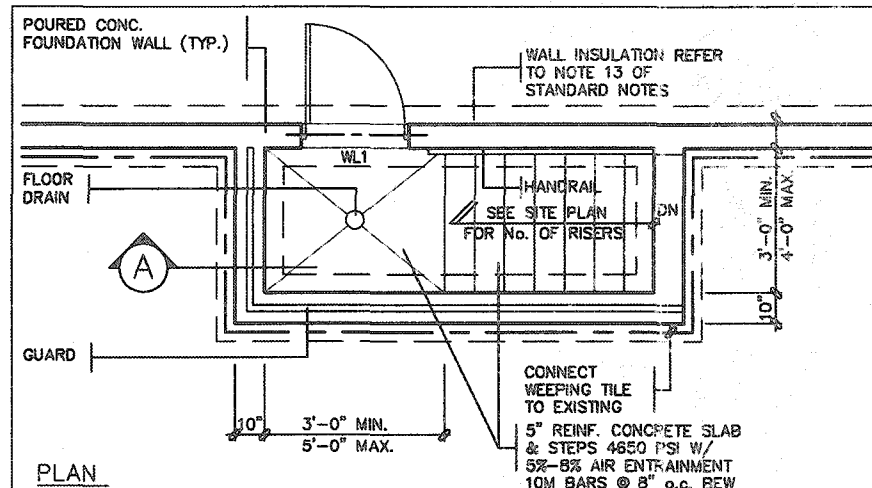
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 21'-5" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 40'-0".

TWO STOREY HEIGHT WALL DETAIL

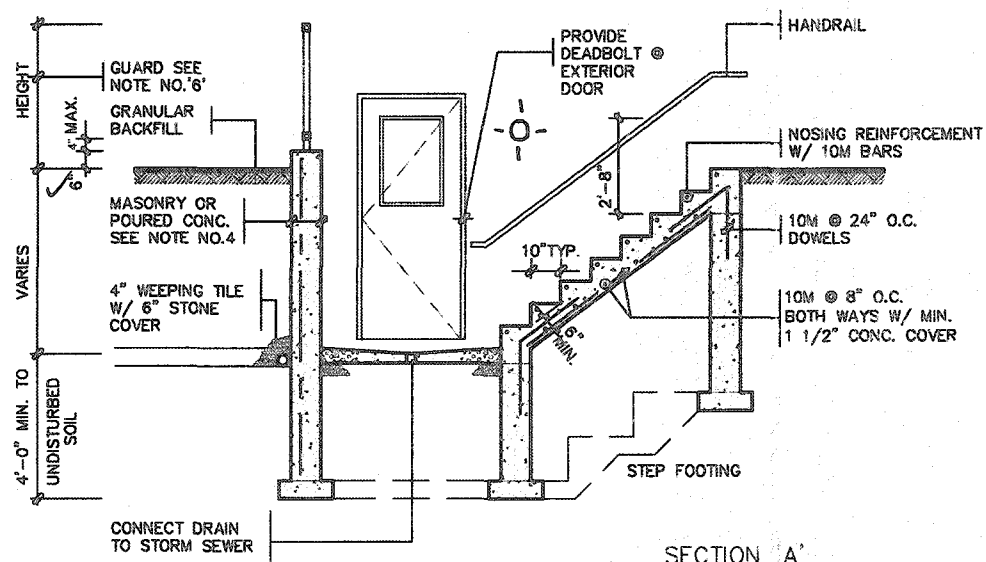
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED & NAILED TOGETHER AND
SPACED MAX. @ 10" o.c. FULL HEIGHT, c/w SOLID
BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16"
EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAX. SUPPORTED
LENGTH OF TRUSS IS 40'-0".



PLAN



SECTION A

GENERAL NOTES

1. FOOTINGS

24"x8" POURED CONCRETE FOOTING.
ALL FOOTINGS SHALL REST ON
NATURAL UNDISTURBED SOIL OR
COMPACTED ENGINEERED FILL

2. CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF
(32MPa) 4650 PSI @ 28 DAYS W/
5% TO 8% AIR ENTRAINMENT

3. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
8 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM

4. INSULATION

FOR INSULATION VALUE & VAPOUR BARRIER LOCATION,
REFER TO NOTE 13 OF STANDARD NOTES.

5. RETAINING WALL

10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR
WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL
REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL
REINFORCEMENT @ 24" o.c. FOR WALL HEIGHTS FROM 4'-8"
TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" o.c. & 15M
VERTICAL EACH FACE @ 12" o.c. FOR WALL HEIGHTS FROM
7'-0" TO 8'-6". WALL TO RESIST LATERAL DESIGN LOADS
AS PER OBC DIVISION B SECTION 4.1.5.16.

6. GUARDS

3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM
OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER
HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

BASEMENT WALK-UP

PLAN, SECTION & NOTES

SCALE: N.T.S.

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 Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	0.28	
Skylights Maximum U-value	0.49	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	
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.

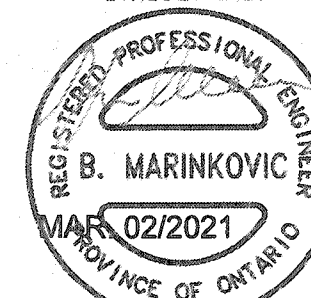
UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	817.62 S.F.	137.36 S.F.	16.80 %
LEFT SIDE	1423.36 S.F.	96.17 S.F.	6.76 %
RIGHT SIDE	1324.17 S.F.	70.33 S.F.	5.31 %
REAR	956.31 S.F.	171.57 S.F.	17.94 %
* 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.	4521.46 S.F.	475.43 S.F.	10.51 %
TOTAL SQ. M.	420.05 S.M.	44.17 S.M.	10.51 %

AREA CALCULATIONS

	ELEV '3'
GROUND FLOOR AREA	1480 SF
SECOND FLOOR AREA	1880 SF
TOTAL FLOOR AREA	3360 SF (312.15 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	8 SF
ADD TOTAL OPEN AREAS	+8 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	3368 SF (312.90 m2)
GROUND FLOOR COVERAGE	1487 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	58 SF
COVERAGE W/ PORCH	1938 SF (180.05 m2)
COVERAGE W/O PORCH	1880 SF (174.66 m2)

STRUDET INC.



FOR STRUCTURE ONLY

MOUNTAINASH 6-257 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

CITY OF HAMILTON
Building Division

Permit No. 21-105897

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

gjn 04/09/21
FOR CHIEF BUILDING OFFICIAL DATE



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



project name
RUSSELL GARDENS PH. 3 HAMILTON, ONTARIO

date
JAN 2020
checked by
BD.BIM
scale
3/16" = 1'-0"

GENERAL NOTES & CHARTS

19014-MOUNTAINASH-8-257

MOUNTAINASH 6
13.5m

project no.
19014

drawing no.
A0

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
02/2021
PROVINCE OF ONTARIO

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAR 23 2021

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

3409 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-105897

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These drawings and/or specifications have been reviewed by

Gym 04/09/21

FOR CHIEF BUILDING OFFICIAL DATE

[illegible]

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

GROUND FLOOR PLAN - ELEV. '3'

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC, DIV. 8- TABLE 6.2.3.12.

• KITCHEN EXHAUST	3.0m
• DRIVEWAY, PARKING SPACE, ROAD	1.5m
• SOLID FUEL APPLIANCE EXHAUST	3.0m

NOTE 2: BALCONY OVER PORCH
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS FURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SIMPLE PLY ROOF MEMBRANE

MOUNTAINASH 6-257
COMPLIANCE PACKAGE 'A1'

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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vqdesign.com	MOUNTAINASH 13.5m project name RUSSELL GARDENS PH. 3 municipality HAMILTON, ONTARIO date JAN 2020 drawing by BD,BM checked by - scale 3/16" = 1'-0" title name GROUND FLOOR PLAN - ELEV. '3' file name 19014-MOUNTAINASH-G-257 <td rowspan="6"> project 19014 drawing no. A2b </td>	project 19014 drawing no. A2b							
17		8												
16		7												
15		6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20				WT						
14		5	CUSTOM PER PURCHASER REQUEST	SEP 25/20				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. 28/20	GW									
no.	description	date	by	no.	description	date	by							

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3409 SF.

CITY OF HAMILTON
Building Division

Permit No. 21-105897

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

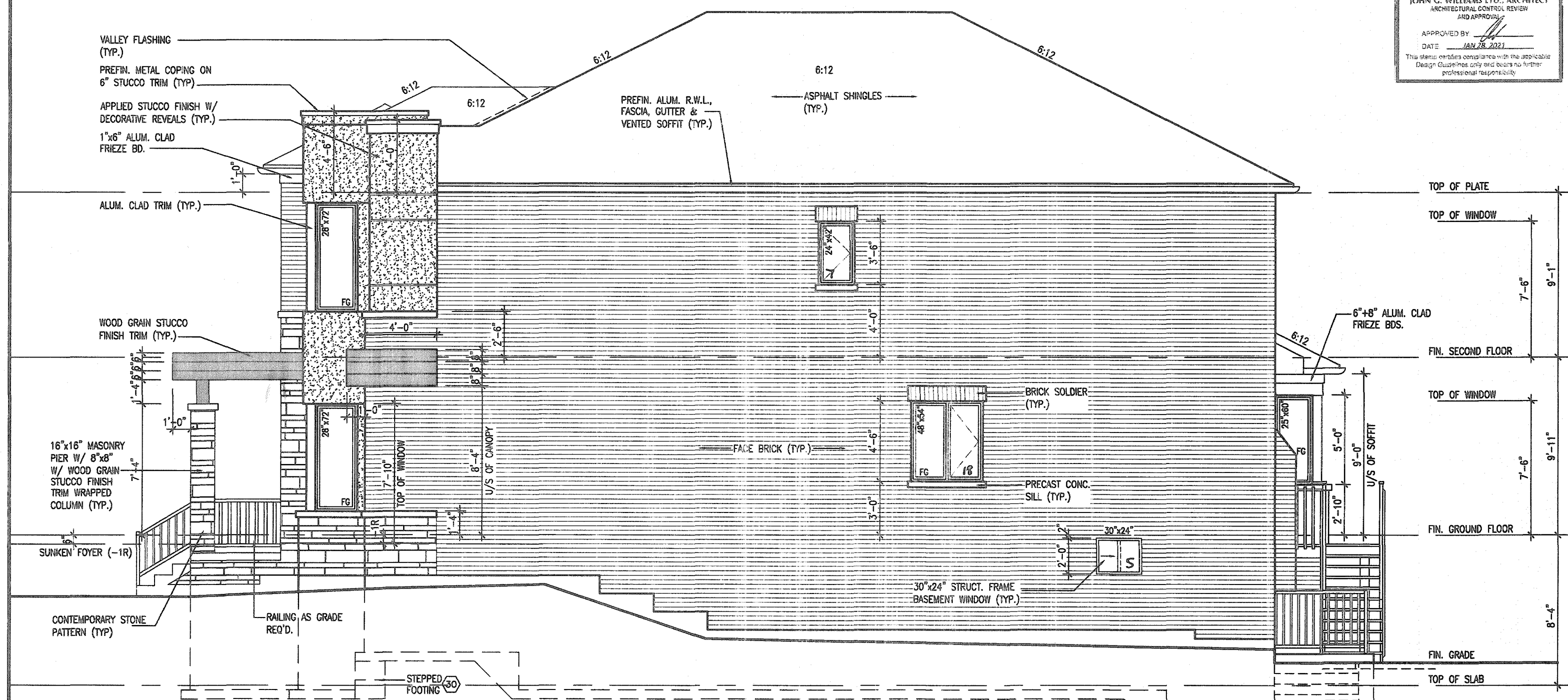
CJR 04/09/21
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 4 2021
REC'D 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 *[Signature]*
DATE JAN 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



RIGHT SIDE ELEVATION - ELEV '3'

ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1294.65 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=90.63 SQ. FT.
GLAZING PROVIDED	=49.53 SQ. FT. (GLASS AREA ONLY) - 5 BED ✓

MOUNTAINASH 6-257

COMPLIANCE PACKAGE 'A1'

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CITY OF HAMILTON
Building Division

Permit No. 21-105897

THESE STAMPED DRAWINGS SHALL BE AVAILABLE FOR REVIEW

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

These drawings and/or specifications have been reviewed by

Cgw 04/09/21
FOR CHIEF BUILDING OFFICIAL DATE

3409 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 4 2021

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



REAR ELEVATION - ELEV. '3'

MOUNTAINASH 6-257
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

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

APPROVED BY: [Signature]
DATE: JAN 26, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

18			9				
17			8				
16			7				
15			6	REVISED REAR BOX BAY PER CLIENT.	DEC. 14/20	WT	
14			5	CUSTOM PER PURCHASER REQUEST	SEP 25/20	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. 28/20	GW	
no.	description	date	by	no.	description	date	by

The undersigned has reviewed and taken 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
BCIN
name registration information
VAS Design Inc.
42659
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.

VA3
DESIGN

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. 3

location
HAMILTON, ONTARIO

MOUNTAINASH 6
13.5m

project no.
19014

date
JAN 2020
drawn by
BD.SIM

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

REAR ELEVATION - ELEV '3'

file name
19014-MOUNTAINASH-6-257

drawing no.
A7b

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3409 SF.

CITY OF HAMILTON
Building Division

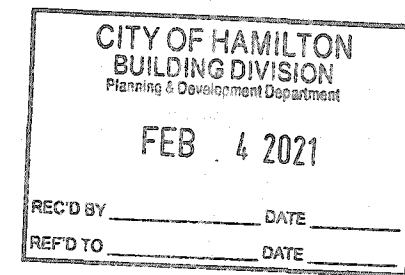
Permit No. **21-105897**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE TO THE

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CJR 04/09/21
FOR CHIEF BUILDING OFFICIAL DATE



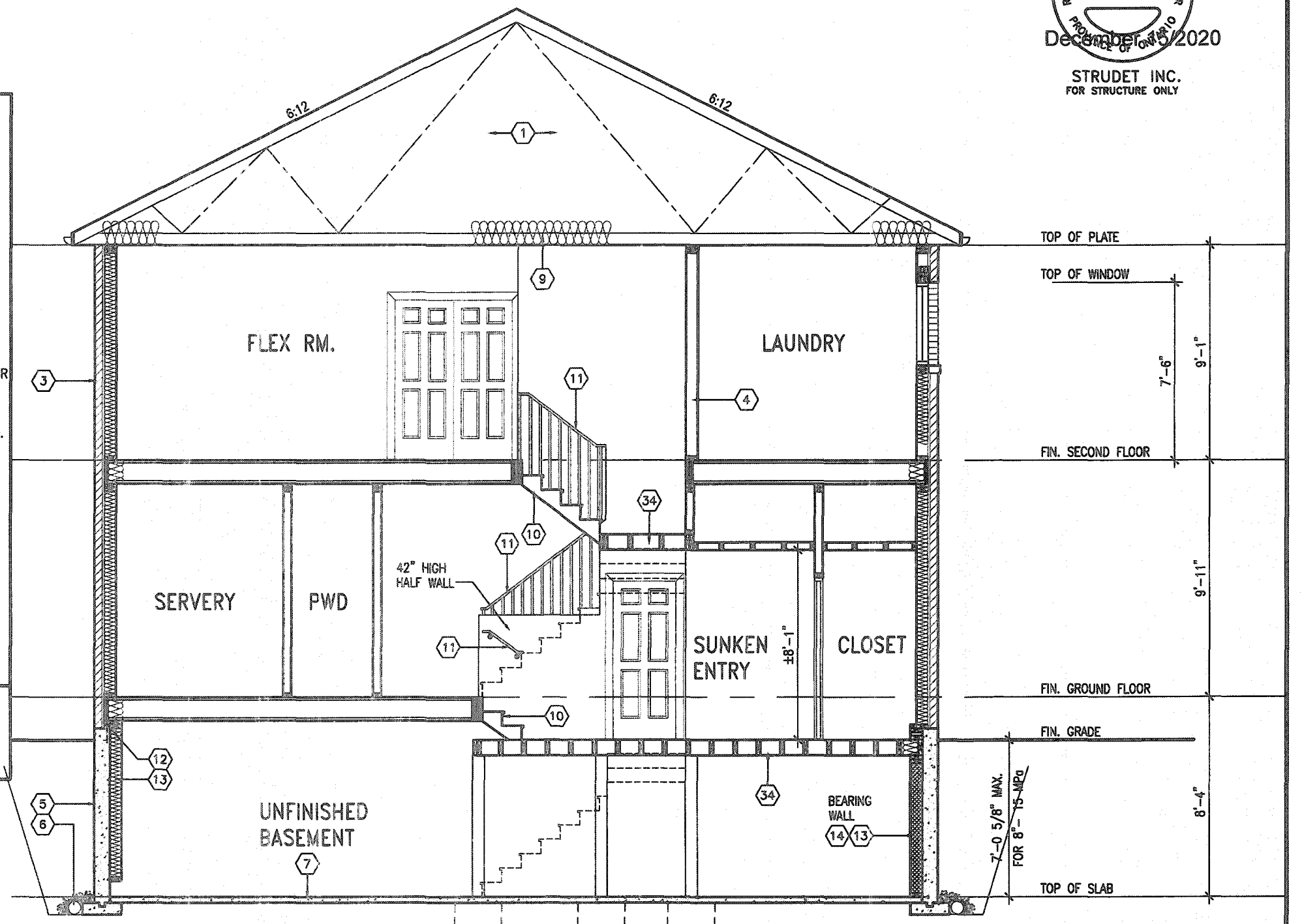
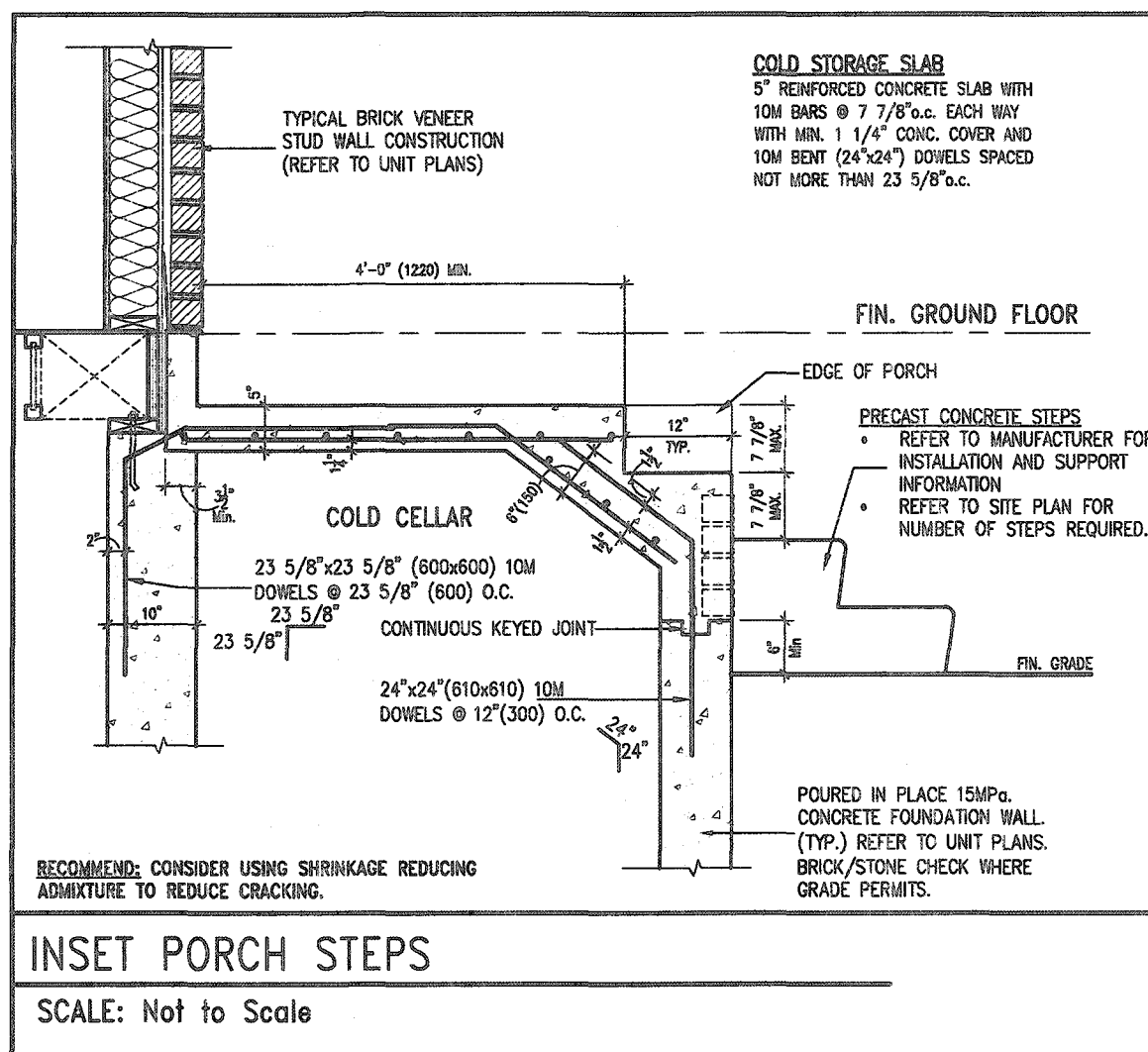
10" HIGH x 1/4" STEEL
ANGLE WELDED TO
STEEL COLUMN. BEAM
BOLTED TO PLATE WITH
2-1/2" DIA. BOLTS.

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



CROSS SECTION 'A-A'
(ELEV. '3')

MOUNTAINASH 6-257
COMPLIANCE PACKAGE 'A1'

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HAMILTON

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14				5	CUSTOM PER PURCHASER REQUEST	SEP 25/20	GW
13				4	STAIRWAY WIDTH CORRECTED.	AUG. 05/20	GW
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no.	description	date	by	no.	description	date	by

VAS DESIGN
255 Consumers Rd Suite 120
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vasdesign.com

Greenpark.

MOUNTAINASH 6
13.5m

project name
RUSSELL GARDENS PH. 3

city
JAN 2020

checked by
3/16" = 1'-0"

drawn by
B.D.BIM

19014-MOUNTAINASH-6-257

CROSS SECTION 'A-A'

drawing no.
A8b

project no.
19014

city
HAMILTON, ONTARIO

date
DEC 14 2020 - 2:15 PM

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