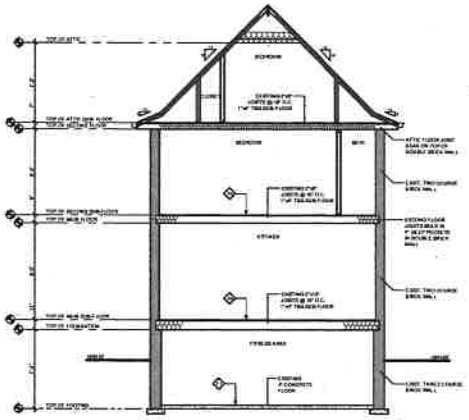
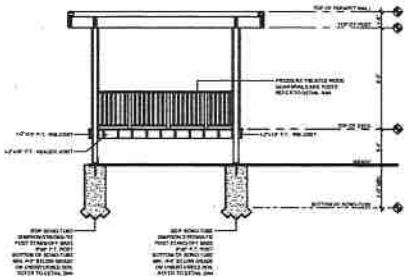
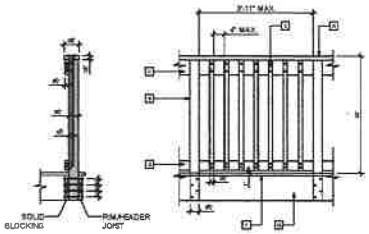


SECTION A
SCALE 3/16" = 1' - 0"



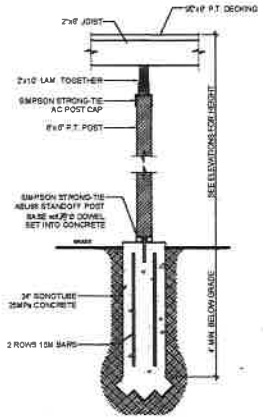
SECTION B
SCALE 3/16" = 1' - 0"



DETAIL 1: GUARDRAIL COMPONENTS & CONSTRUCTION
N.T.S.

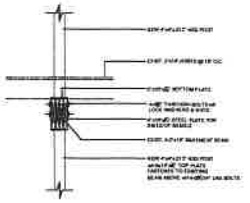
DECK HANDRAIL COMPONENTS

1. 5/8" x 1 1/8" P.T. HANDRAIL
2. 3/8" x 3 1/8" P.T. BALUSTER w/1 4 - 3" No. 9 SCREWS POST TO RIM/HEADER JOIST
3. 1/8" x 5 1/2" P.T. TOP RAIL
4. 1/2" x 3 1/2" P.T. BOTTOM RAIL
5. 1/2" x 1 1/2" P.T. PICKET w/4 2 - 2" No SCREWS TOP 2 - 2" No 8 SCREW BOTTOM
6. 1-1/2" P.T. DECKING
7. 2" x 8" P.T. JOISTS @ 16" O.C.



SECTION: POST FOUNDATION 4'-0" BELOW GRADE

DETAIL 2: 6"x6" WOOD POST
N.T.S.



DETAIL 3: POST P3 4" HSS POST w/t SADDLE CONNECTION TO BEAM
N.T.S.

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.		
02.		

1. ALL CONTRACTORS AND SUB TRADES SHALL VERIFY ALL DIMENSIONS, NOTIFY SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PLANS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OF MECHANICAL SYSTEMS OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR ELECTRICAL, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWINGS MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATE MENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE WORK REFERRED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE RESPONSIBILITIES SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

DATE	SIGNATURE
09/22/2016	

Len Angelici Design
370 SHERMAN AVE N, UNIT OF-309
HAMILTON, ON L8H 1T8
(905) 393-3068
info@lenangelicidesign.ca

PROJECT

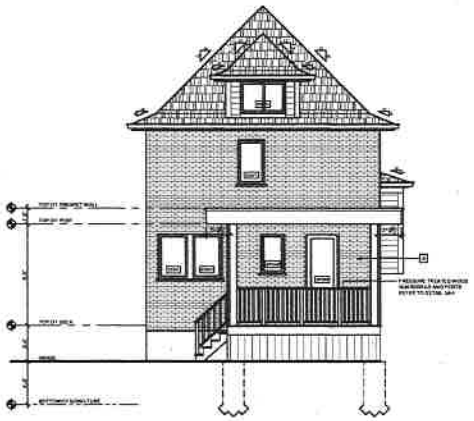
PROPOSED RESIDENCE
61 FLATT AVE
HAMILTON, ON
L8P 4N2

SHEET TITLE

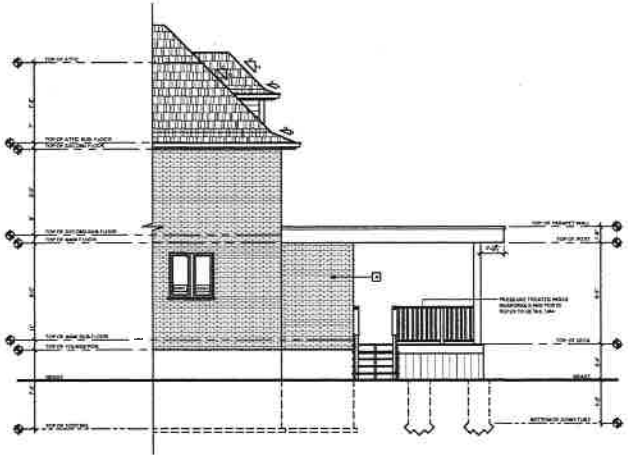
SECTIONS AND DETAILS

DRAWN BY	L. ANGELICI
DATE	09/22/2016
SCALE	As noted
PROJECT No.	17549

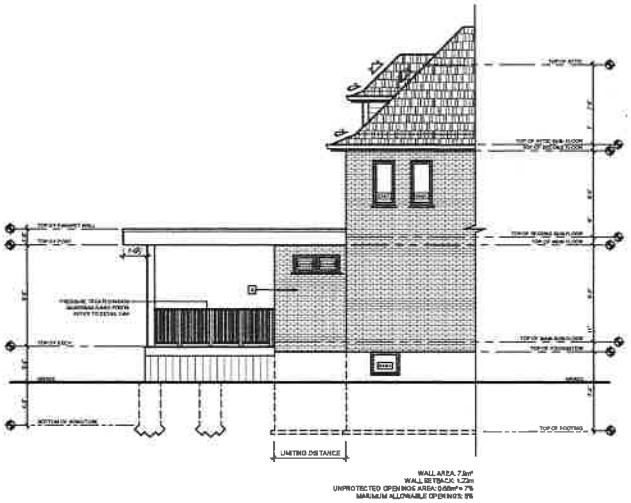
A4



REAR ELEVATION
SCALE 3/16" = 1' - 0"



RIGHT SIDE ELEVATION
SCALE 3/16" = 1' - 0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1' - 0"

EXTERIOR FINISH INDEX
1 BRICK VENEER

PROJECT NORTH	TRUE NORTH

No	REVISION	DATE
03	SUBMISSION FOR PERMIT	[illegible]
02	SUBMISSION FOR PERMIT	[illegible]
01	REVIEW & FOR PERMIT	[illegible]

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY ERROR OR NOTE PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS, POINTS AND NOTES DESCRIBE FOR NOT THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND PROJECTED SUBMISSIONS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL SUBMITTED PLANS TO COORDINATE CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OF PRE-MANUFACTURED TRUSSES OR ANY PRE-ENGINEERED PROJECTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING OR ELECTRICAL DRAWINGS
7. DRAWINGS MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

DATE	SIGN
05/22/2018	

Len Angelici Design
370 SHERMAN AVE N, UNIT 0F-269
HAMILTON, ON L8H 1T8
(905) 393-3965
info@lenangelicidesign.ca

PROJECT

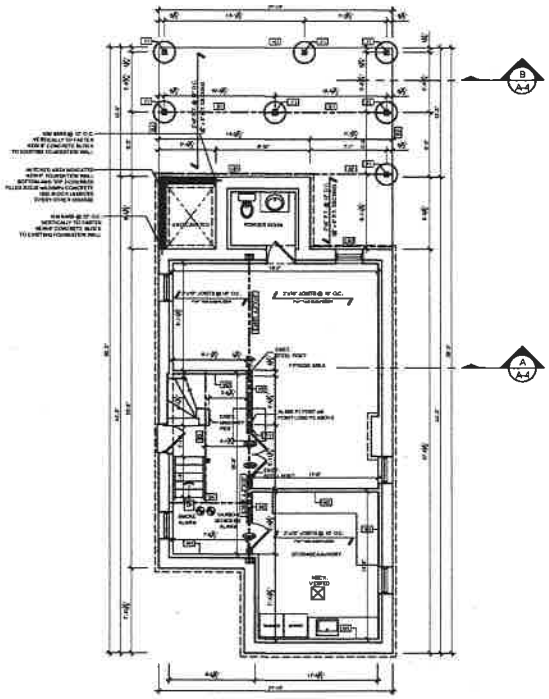
PROPOSED RESIDENCE
61 FLATT AVE
HAMILTON, ON
L8P 4N2

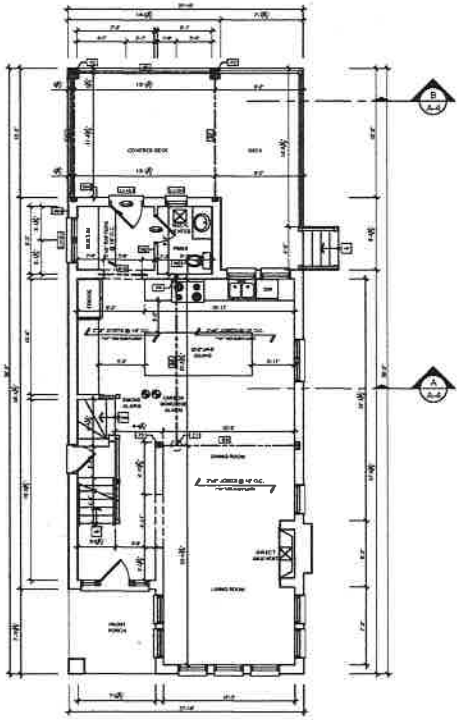
SHEET TITLE

PROPOSED ELEVATIONS

DRAWN BY	L. ANGELICI
DATE	04/22/2018
SCALE	3/16"=1'-0"
PROJECT No.	17045

A3





PROPOSED FOUNDATION PLAN
SCALE 3/16" = 1' - 0"

AREA: 851.6 SQ FT (79.1m²)

PROPOSED MAIN FLOOR PLAN
SCALE 3/16" = 1' - 0"

AREA: 855 SQ FT (79.4m²)
DECK: 313.1 SQ FT (29m²)

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE

1. ALL CONTRACTORS/FABRICATORS/TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED, ALL DIMENSIONS, FRAMES AND REFER TO DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL VERIFY ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OF PRE-FABRICATED TRUSSES OR ANY PRE-FABRICATED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWINGS MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. ALTERATIONS TO THE DRAWINGS MAY MAKE IT NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

QUALIFICATION INFORMATION

LEONARD ANGELICI 42381
NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43163
NAME BCIN

09/22/2017
DATE SIGNATURE

Len Angelici Design
275 SHERMAN AVE N, UNIT OF-262
HAMILTON, ON L8H 7T8
(905) 363-6363
info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE:
61 FLATT AVE
HAMILTON, ON
L8P 4N2

SHEET TITLE

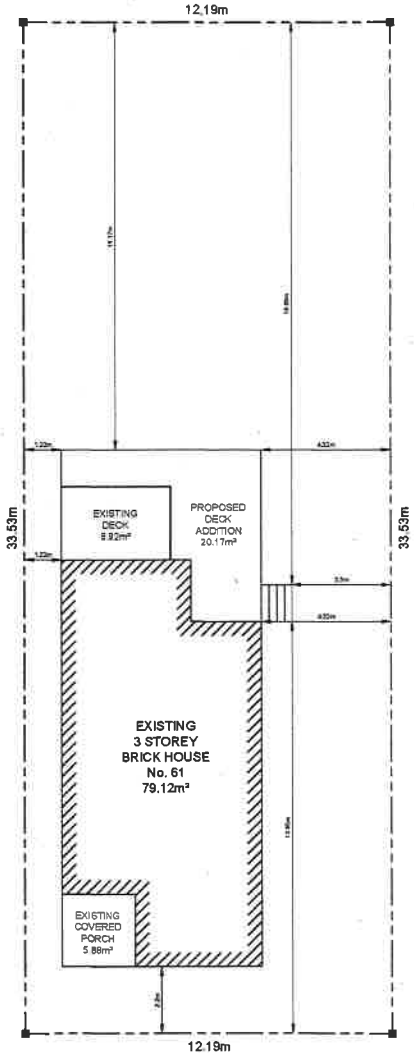
PROPOSED FOUNDATION AND MAIN FLOOR PLANS

DRAWN BY	L. ANGELICI
DATE	09/22/2017
SCALE	3/16"=1'-0"
PROJECT No.	17045

A2

SITE DATA

ZONE:	C
LOT AREA:	408.77m²
EXISTING DWELLING FOOTPRINT:	79.12m²
EXISTING REAR DECK AREA:	8.92m²
EXISTING FRONT COVERED PORCH AREA:	5.88m²
PROPOSED DECK ADDITION AREA:	20.17m²
LOT COVERAGE:	19.36%
BUILDING HEIGHT	
No. of STOREYS:	3
DECK ADDITION SETBACKS	
LEFT SIDE:	1.22m
RIGHT SIDE:	4.32m
REAR:	14.17m



FLATT AVE.

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01	[illegible]	[illegible]

1. ALL CONTRACTORS/MANDER TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, ART AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED, ALL DIMENSIONS, FENCE AND SIGN SITE DIMENSIONS AND THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PROCEDURES TO BE USED OR ANY PRE-FABRICATED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING OR ELECTRICAL DRAWINGS
7. DRAWINGS MUST NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS ESTATE RIGHT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

09/22/2017

DATE SIGNATURE

Len Angelici Design
370 SHERMAN AVE N, UNIT DF-269
HAMILTON, ON L8H 7T8
(905) 393-2565
info@lenangelicidesign.ca

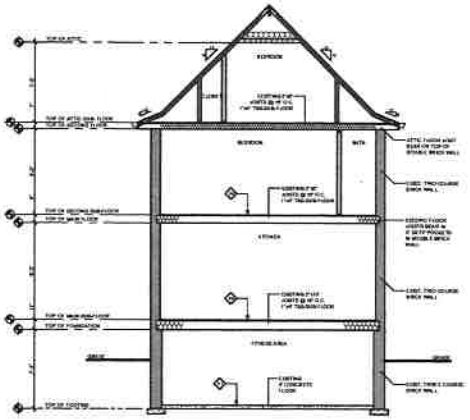
PROJECT

PROPOSED RESIDENCE
61 FLATT AVE
HAMILTON, ON
L8P 4N2

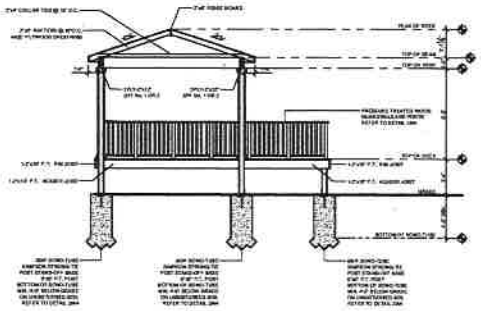
SHEET TITLE

SITE PLAN

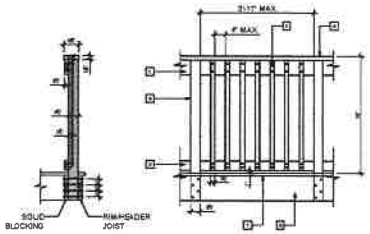
DRAWN BY: L. ANGELICI	SP1
DATE: 09/20/2017	
SCALE: 1:75	
PROJECT No: 17065	



SECTION A
SCALE 3/16" = 1' - 0"



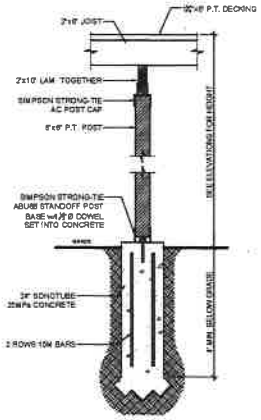
SECTION B
SCALE 3/16" = 1' - 0"



DETAIL 1: GUARDRAIL COMPONENTS & CONSTRUCTION
N.T.S.

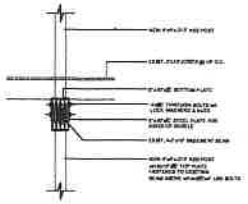
DECK HANDRAIL COMPONENTS

- [A] 5/8" x 1 1/2" P.T. HANDRAIL
- [B] 3/8" x 3 1/2" P.T. BALUSTER w/t 1 - 2" No. 8 SCREWS POST TO RIM-HEADER JOIST
- [C] 1 1/2" x 5 1/2" P.T. TOP RAIL
- [D] 1 1/2" x 3 1/2" P.T. BOTTOM RAIL
- [E] 1 1/2" x 1 1/2" P.T. PICKET w/t 2 - 2" No SCREWS TOP 2 - 2" No 8 SCREW BOTTOM
- [F] 1-1/2" P.T. DECKING
- [G] 2" x 8" P.T. JOISTS @ 16" O.C

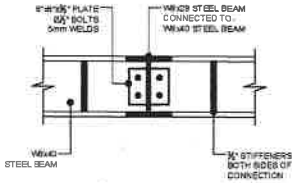


SECTION: POST FOUNDATION 4'-0" BELOW GRADE

DETAIL 2: 6"x6" WOOD POST
N.T.S.



DETAIL 3: POST P3 4" HSS POST w/t SADDLE CONNECTION TO BEAM
N.T.S.



DETAIL 4 - BEAM TO BEAM CONNECTION
N.T.S.

PROJECT NORTH	TRUE NORTH

No	REVISION	DATE
01	DRAWINGS FOR PERMIT	2017-09-11

1. AN CONTRACTOR AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PLANS AND PROJECT DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE USE OF PROCEDURES, TECHNIQUES OR ANY PRE-FABRICATED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL CHANGES.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS CONDITION IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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

NAME	BCIN
LEONARD ANGELICI	42291

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43182

09/22/2017
DATE — SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT DP-269
HAMILTON, ON L8H 7T8
(905) 393-5868
info@lenangelicidesign.ca

PROJECT

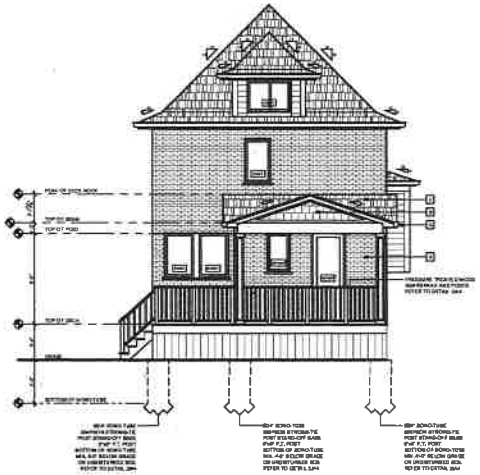
PROPOSED RESIDENCE
61 FLATT AVE
HAMILTON, ON
L8P 4N2

SHEET TITLE

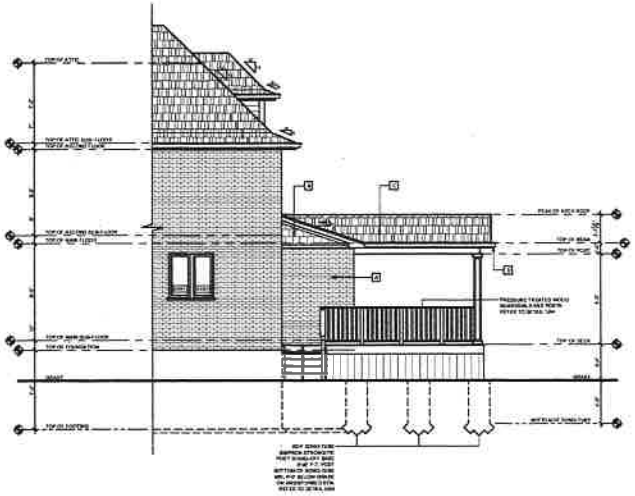
SECTIONS AND DETAILS

DRAWN BY	L. ANGELICI
DATE	09/22/2017
SCALE	3/16"=1'-0"
PROJECT No	17043

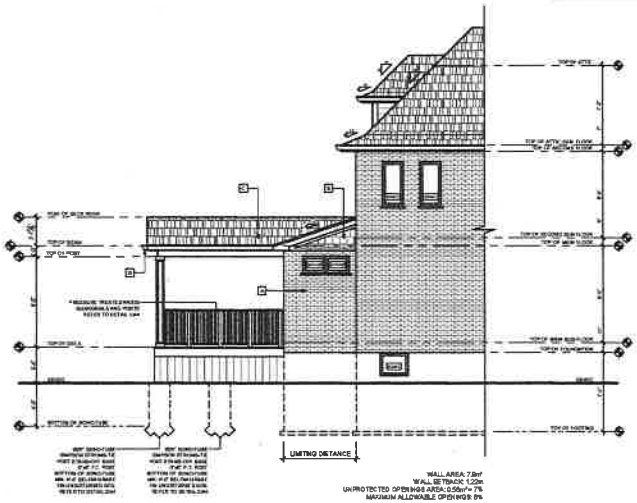
A4



REAR ELEVATION
SCALE 3/16" = 1' - 0"



RIGHT SIDE ELEVATION
SCALE 3/16" = 1' - 0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1' - 0"

EXTERIOR FINISH INDEX	
A	BRICK VENEER
B	PRE-FINISHED CEDAR SHAKES
C	ASPHALT SHINGLES
D	6" PRE-FIN. ALUM. EAVESTROUGH ON 3" WITH PRE-FIN. ALUM. FASCIA CAP PRE-FIN. ALUMINUM DOWNSPOUT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01	DRAWINGS FOR PERMIT	09/22/2017

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND SUPPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO CO-MENCEMENT CONSTRUCTION AND ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRODUCTS THAT IS TRADE OR ANY PRE-FABRICATED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR NON-TRAL PLUMBING, OR ELECTRICAL DRAWINGS
7. DRAWINGS MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS NOTE IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE LICENSED TRADES HAVE NO PROFILE AND TO ASSUME RESPONSIBILITY FOR THIS DESIGN, AND THAT THEY ARE QUALIFIED AND MEETS THE ENGINEERING REQUIREMENTS OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

NAME	BCIN
LEONARD ANGELICI	43391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43182

DATE	SIGNATURE
09/22/2017	

Len Angelici Design
270 SHERMAN AVE N, UNIT 01-203
HAMILTON, ON L8N 1T8
(905) 393-8993
info@lenangelicidesign.ca

PROJECT

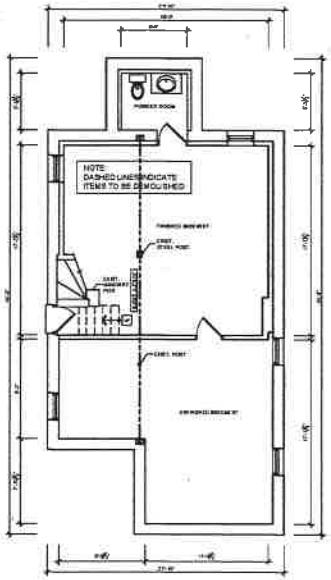
PROPOSED RESIDENCE
61 FLATT AVE
HAMILTON, ON
L8P 4N2

SHEET TITLE

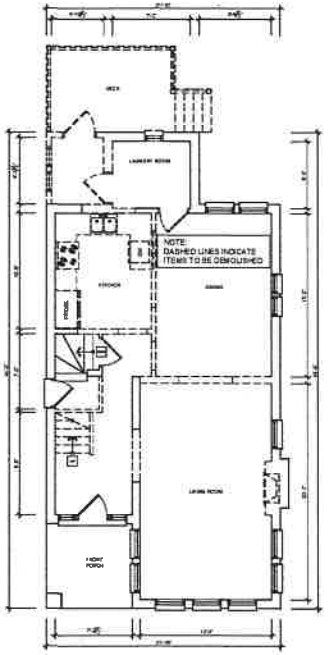
PROPOSED ELEVATIONS

DRAWN BY	L. ANGELICI
DATE	09/22/2017
SCALE	3/16"=1'-0"
PROJECT No.	17045

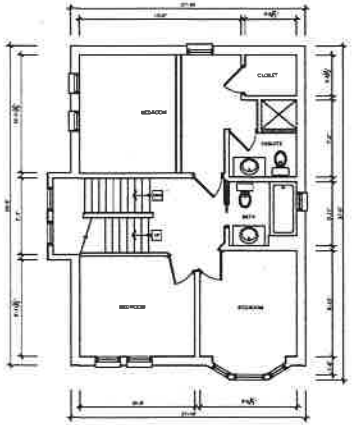
A3



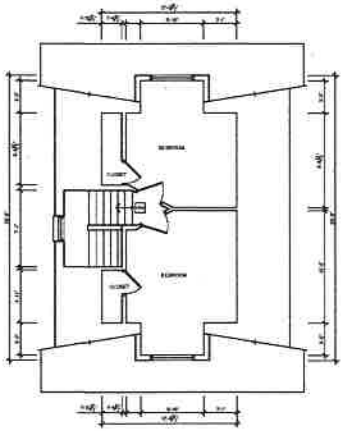
EXISTING FOUNDATION PLAN
SCALE 3/16" = 1' - 0"



EXISTING MAIN FLOOR PLAN
SCALE 3/16" = 1' - 0"



EXISTING SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"



EXISTING ATTIC PLAN
SCALE 3/16" = 1' - 0"

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE

1. ALL CONTRACTORS/LABOUR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS, PRICES AND RELATED DOCUMENTS MUST BE PRIOR CHECKED BY LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE PRICES OR PRODUCTS THAT ARE ON ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR MATERIAL, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWINGS MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY MAY BE DEEMED AS THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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

NAME	REGISTRATION
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	REGISTRATION
LEN ANGELICI DESIGN	42392

09/22/2017
DATE SIGNATURE

Len Angelici Design
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PROJECT

PROPOSED RESIDENCE
61 FLATT AVE
HAMILTON, ON
L8P 4N2

SHEET TITLE

EXISTING FLOOR PLANS

DRAWN BY	L ANGELICI
DATE	09/22/2017
SCALE	3/16"=1'-0"
PROJECT No.	17065

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