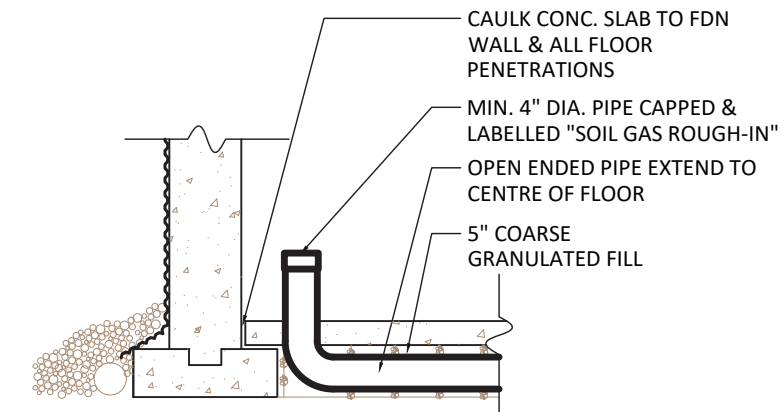


| | | | |
|----|---|-----|---|
| 1. | ALL CONCRETE SHALL CONFORM TO SECTION 9.3.1 OF CURRENT CBC. | 10. | EXTERIOR FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE GRADE. |
| 2. | FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. | 11. | WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF FLOOR JOISTS, THE REDUCED THICKNESS SHALL BE NO MORE THAN 13 3/4" HIGH AND NOT LESS THAN 3 1/2" THICK. |
| 3. | WHERE ONE STOREY MASONRY AND ONE STOREY SIDING/STUCCO WALLS SPECIFIED, PROVIDE 18" X 6" MIN. FOOTING UNLESS NOTED OTHERWISE. | 12. | WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF MASONRY, THE REDUCED THICKNESS SHALL BE NOT LESS THAN 3 1/2" THICK, TIED TO THE MASONRY WITH METAL TIES SPACED 7/8" O.C. VERTICALLY, 35" O.C. HORIZONTALLY AND THE SPACE BETWEEN WALL AND MASONRY FILLED WITH MORTAR. |
| 4. | WHERE TWO STOREY MASONRY WALLS SPECIFIED, PROVIDE 20" X 6" MIN. FOOTING UNLESS NOTED OTHERWISE. | 13. | AT FOUNDATION WALLS LONGER THAN 82'-0", PROVIDE CONTROL JOINTS AT 49'-3" INTERVALS MAX. |
| 5. | WHERE THREE STOREY MASONRY WALLS SPECIFIED, PROVIDE 26" X 8 1/2" FOOTING UNLESS NOTED OTHERWISE. | 14. | REMOVE ALL FORM TIES FLUSH WITH WALL MIN. |
| 6. | WHERE INTERIOR LOADBearing WALLS SUPPORTING UP TO TWO FLOORS SPECIFIED, PROVIDE 18" X 6" FOOTINGS UNLESS NOTED OTHERWISE. | 15. | PROVIDE 1/2" ANCHOR BOLTS @ 7'-0" O.C. MAX. EMBEDDED 4" MIN. INTO FOUNDATION WALLS FOR SILL PLATE ATTACHMENT. |
| 7. | STEPPED FOOTINGS ON FIRM SOIL SHALL NOT EXCEED A VERTICAL RISE OF 23'5/8" AND HORIZONTAL DISTANCE BETWEEN RISE SHALL BE NOT LESS THAN 5'3/8". | 16. | PROVIDE 2 COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS. |
| 8. | FOUNDATION WALLS & FOOTING CONCRETE STRENGTH TO BE MIN. 20MPa. | 17. | WHERE SUMP PIT SPECIFIED, PIT TO BE MIN. 30" DEEP, 2.7 sq.ft. IN AREA AND PROVIDED WITH SEATED COVER FASTENED TO 2" T. |
| 9. | EXTERIOR CONCRETE SLABS TO HAVE 5-HR AIR ENTRAINMENT. | | |



SCALE: $\frac{1}{2}" = 1'-0"$

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| 01 | ISSUED FOR PERMIT | 05/01/25 |
| No. | Revision/Issue | Date |

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CLIENT NAME AND ADDRESS

PROJECT NAME AND ADDRESS

| | |
|------------------------|------------------------|
| Project 24-027 | DATE 1-MAY-2025 |
| DRAWN BY PA | Sheet A1 |
| CHECKED BY PA | |
| Scale 3/16" = 1'-0" | |

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|---|---|
| <p>4. NAILS SHALL BE COMMON STEEL WIRE OR COMMON SPIRAL NAILS CONFORMING TO CSA B111.</p> <p>5. NAILS SHALL BE LONG ENOUGH, SO THAT NOT LESS THAN HALF THEIR REQUIRED LENGTH PENETRATES INTO THE SECOND MEMBER.</p> <p>6. FASTENER LENGTHS SHALL CONFORM TO TABLES 9.23.3.4 & 9.23.3.5 OF CURRENT OBC.</p> <p>7. PROVIDE MIN. 6mil PLI UNDER ALL WOOD IN CONTACT WITH CONCRETE.</p> <p>8. HOLES DRILLED IN CONVENTIONAL LUMBER ROOF RAFTERS, FLOOR JOISTS AND CEILING MEMBERS SHALL BE NOT MORE THAN ONE-QUARTER THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 2" FROM THE EDGES. NOT APPLICABLE FOR PRE-ENGINEERED JOISTS & ROOF TRUSSES.</p> <p>9. CONVENTIONAL LUMBER ROOF RAFTERS, FLOOR JOISTS AND CEILING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED ON THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF BEARING AND IS NOT DEEPER THAN ONE-THIRD THE JOIST DEPTH. NOT APPLICABLE FOR PRE-ENGINEERED JOISTS & ROOF TRUSSES.</p> <p>10. WALL STUDS ARE PERMITTED TO BE NOTCHED OR DRILLED PROVIDED NOT LESS THAN TWO-THIRDS OF THE STUD IS UNDAUNAGED. UNLESS THE STUDS ARE SUITABLY REINFORCED.</p> <p>11. ROOF TRUSSES SHALL NOT BE NOTCHED OR DRILLED UNLESS ALLOWED FOR IN THE TRUSS DESIGN.</p> | <p>12. BEAMS AND UNTELS SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT END SUPPORTS.</p> <p>13. EXCEPT FLOOR JOISTS SUPPORTED BY RIBBON BOARDS, JOISTS SHALL HAVE MIN. 1 1/2" LENGTH END BEARING.</p> <p>14. NON-LOAD BEARING WALLS PARALLEL TO JOISTS SHALL BE SUPPORTED BENEATH BY JOISTS OR BLOCKING BETWEEN JOISTS, MIN. 2X4 LUMBER, SPACED NOT MORE THAN 47" APART.</p> <p>15. WHERE BRIDGING SPECIFIED, PROVIDE 2X2 CROSS BRIDGING LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.</p> <p>16. WHERE STRAPPING SPECIFIED, PROVIDE 1X3 NAILED TO UNDERSIDE OF FLOOR JOISTS, LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.</p> <p>17. WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO UPPERMOST CEILING.</p> <p>18. PROVIDE MIN. OF 2 STUDS AT EACH CORNER AND INTERSECTION ORIENTATED TO ADEQUATELY SUPPORT VERTICAL EDGES OF SHEATHING AND CLADDING MATERIALS.</p> <p>19. PROVIDE ONE KING STUD AND ONE JACK STUD SECURED TOGETHER AT EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.</p> <p>20. STUD POSTS SHALL BE FASTENED TOGETHER TO FORM POST.</p> <p>21. PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.</p> |
|---|---|

- BEAMS AND UNTELS SHALL HAVE NOT LESS THAN 3 1/2" OF BRACING AT END SUPPORTS.
10. EXCEPT FLOOR JOISTS SUPPORTED BY RIBBON BOARDS, JOISTS SHALL HAVE MIN. 1 1/2" LENGTH END BEARING.
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17. STUD POSTS SHALL BE FASTENED TOGETHER TO FORM POST.
18. PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.
19. UNTELS OVER OPENINGS IN NON-LOAD BEARING WALLS SHALL BE FRAMED WITH MIN. TWO OF THE SAME WALL STUDS, FASTENED TOGETHER AND INSTALLED WITH FACE DIMENSION VERTICAL.
20. EACH PLY IN UNTELS OVER OPENINGS SHALL BE FASTENED TOGETHER WITH MIN. 12@3-25" NAILS SPACED 2' O.C. VERTICALLY, 1" FROM TOP & BOTTOM, 16" O.C. HORIZONTALLY AND 4" FROM EACH END, U.N.O.
21. WHERE CERAMIC FLOORING IS INSTALLED, SUBFLOOR TO BE REINFORCED.
22. PROVIDE BLOCKING FOR FUTURE GRAB BARS WHERE NOTED ON DRAWINGS. BLOCKING ADJACENT WALL CLOSET TO SUIT MIN. 30" GRAB BAR INSTALLED AT 30-50 DEGREES, SLOPING UPWARDS AWAY FROM WATER CLOSET WITH LOW POINT OF GRAB BAR BEING 1" A.F.F. & 2" IN FRONT OF WATER CLOSET. BLOCKING IN WALL BEHIND WATER CLOSET TO SUIT MIN. 24" GRAB BAR 6" ABOVE TANK.
23. AT TUBS/SHOWERS, PROVIDE BLOCKING OPPOSITE THE ENTRANCE TO THE TUB/SHOWER TO SUIT MIN. 36" GRAB BAR MOUNTED 33 1/2" A.F.F.
24. ALL EXTERIOR CLADDING TO CONFORM TO SUBSECTION (9.27)
25. PROVIDE FOAM GASKET AND CAULKING UNDER ALL UPPER FLOOR WALL PLATES
26. FOR ALL HOUSES WITH 2 X 6 X 6 EXTERIOR WALL CONSTRUCTION, EXTEND WINDOW AND DOOR JAMBS

27. PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN JAMBS & FRAME FOR ALL EXTERIOR DOORS.
28. WHERE BUILT-UP WOOD BEAMS SPECIFIED, CONNECT EACH PLY WITH (2)-3" NAILS @ 16" O.C. & 4" FROM ENDS, U.N.O.
29. WHERE A POST IS SPECIFIED, SOLID BLOCKING SHALL BE PROVIDED BELOW POST DOWN THROUGH TO FOOTING



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| 01 | ISSUED FOR PERMIT | 05/01/20 |
| No. | Revision/Issue | Date |



DC BCUK PROJECT #:267025

CLIENT NAME AND ADDRESS

Rob Creighton
(519) 630-2528

PROJECT NAME AND ADDRESS

30458 Sylvan Rd
Arkona, ON

DRAWING TITLE

MAIN FLOOR
PLAN

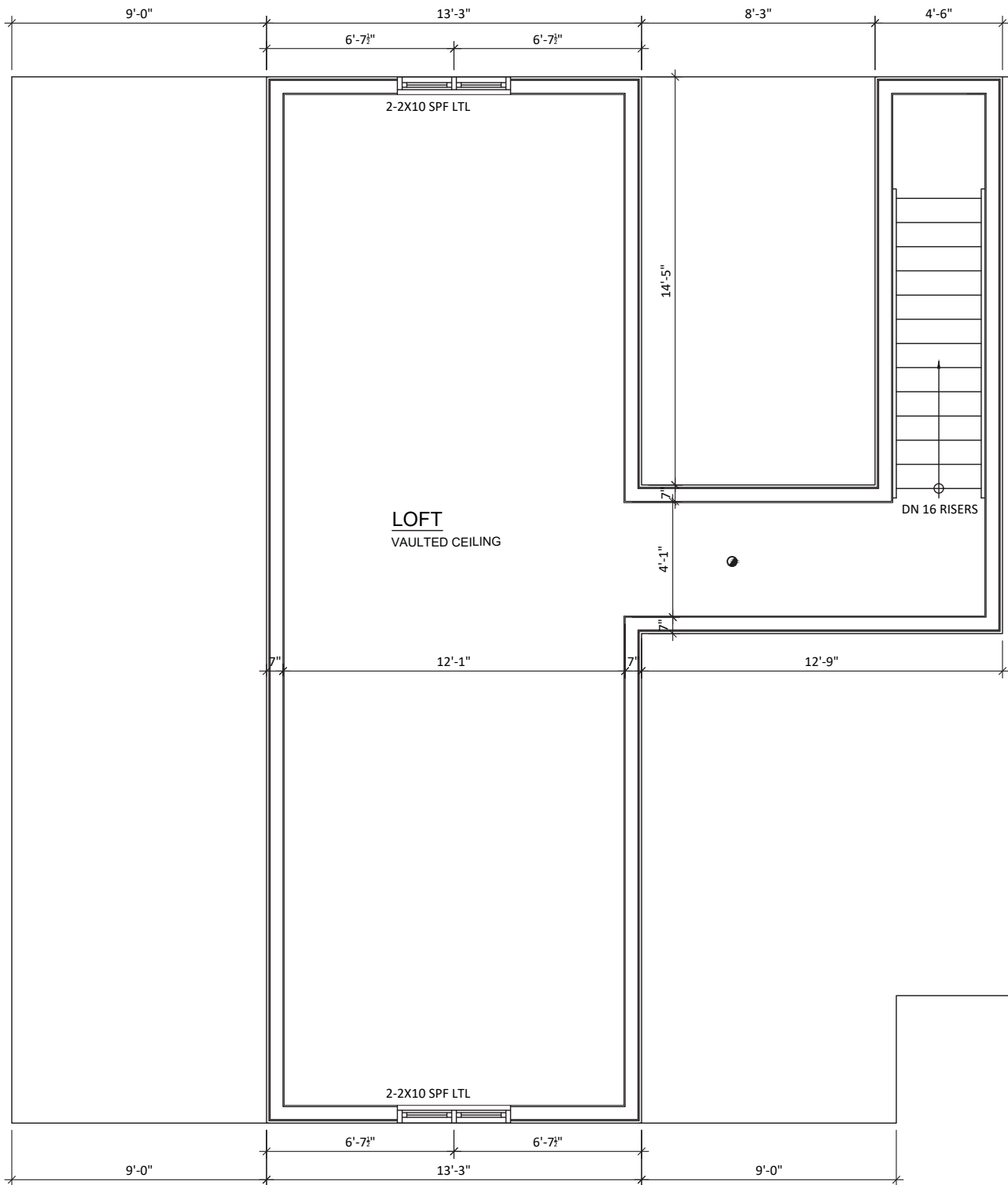
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| Project 24-027 | DATE 1-MAY-2024 |
| DRAWN BY PA | Sheet A2 |
| CHECKED BY PA | |
| Scale 3/16" = 1'-0" | |

FRAMING NOTES

- NAILS SHALL BE COMMON STEEL WIRE OR COMMON SPIRAL NAILS CONFORMING TO CSA B111.
- NAILS SHALL BE LONG ENOUGH, SO THAT NOT LESS THAN HALF THEIR REQUIRED LENGTH PENETRATES INTO THE SECOND MEMBER.
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- PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.

- LINTELS OVER OPENINGS IN NON-LOAD BEARING WALLS SHALL BE FRAMED WITH MIN. TWO OF THE SAME WALL STUDS, FASTENED TOGETHER AND INSTALLED WITH FACE DIMENSION VERTICAL.
- EACH PLY IN LINTELS OVER OPENINGS SHALL BE FASTENED TOGETHER WITH MIN. (2)-3/25" NAILS SPACED 2" O.C. VERTICALLY, 1" FROM TOP & BOTTOM, 16" O.C. HORIZONTALLY AND 4" FROM EACH END, U.N.O.
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- WHERE A POST IS SPECIFIED, SOLID BLOCKING SHALL BE PROVIDED BELOW POST DOWN THROUGH TO FOOTING



LOFT FLOOR PLAN

AREA: 611 SQ.FT.

General Notes

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No. Revision/Issue Date

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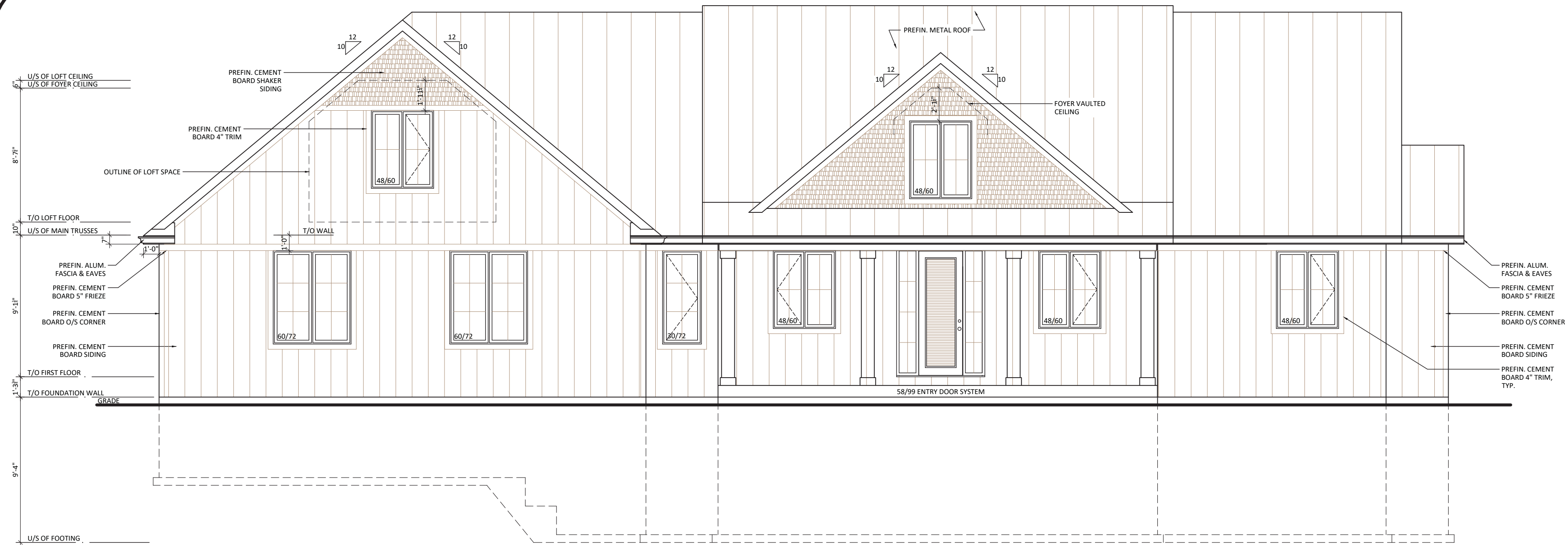
PROJECT NAME AND ADDRESS

30458 Sylvan Rd
Arkona, ON

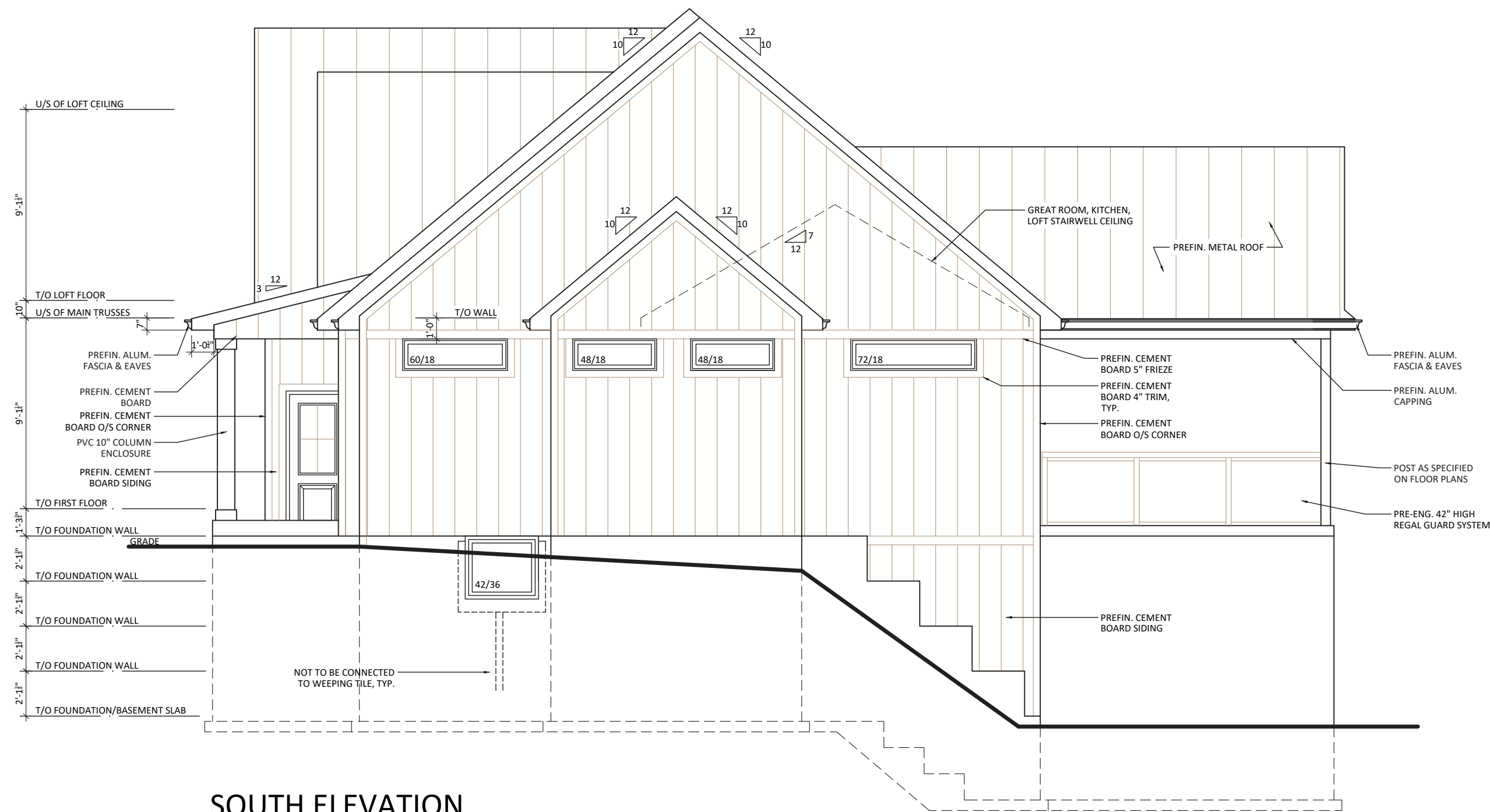
DRAWING TITLE

MAIN FLOOR
PLAN

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| Project | 24-027 | DATE | 1-MAY-2025 |
| DRAWN BY | PA | Sheet | A3 |
| CHECKED BY | PA | | |
| Scale | 3/16" = 1'-0" | | |



WEST ELEVATION



SOUTH ELEVATION

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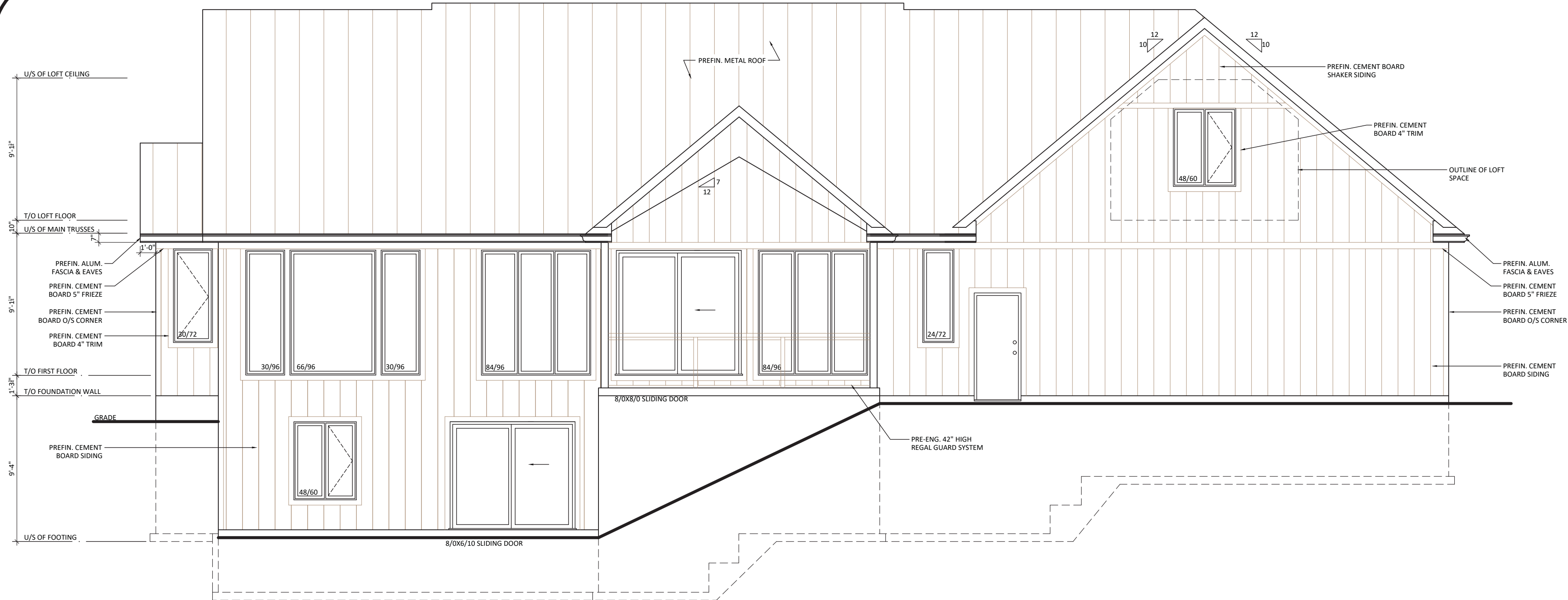
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Arkona, ON

DRAWING TITLE

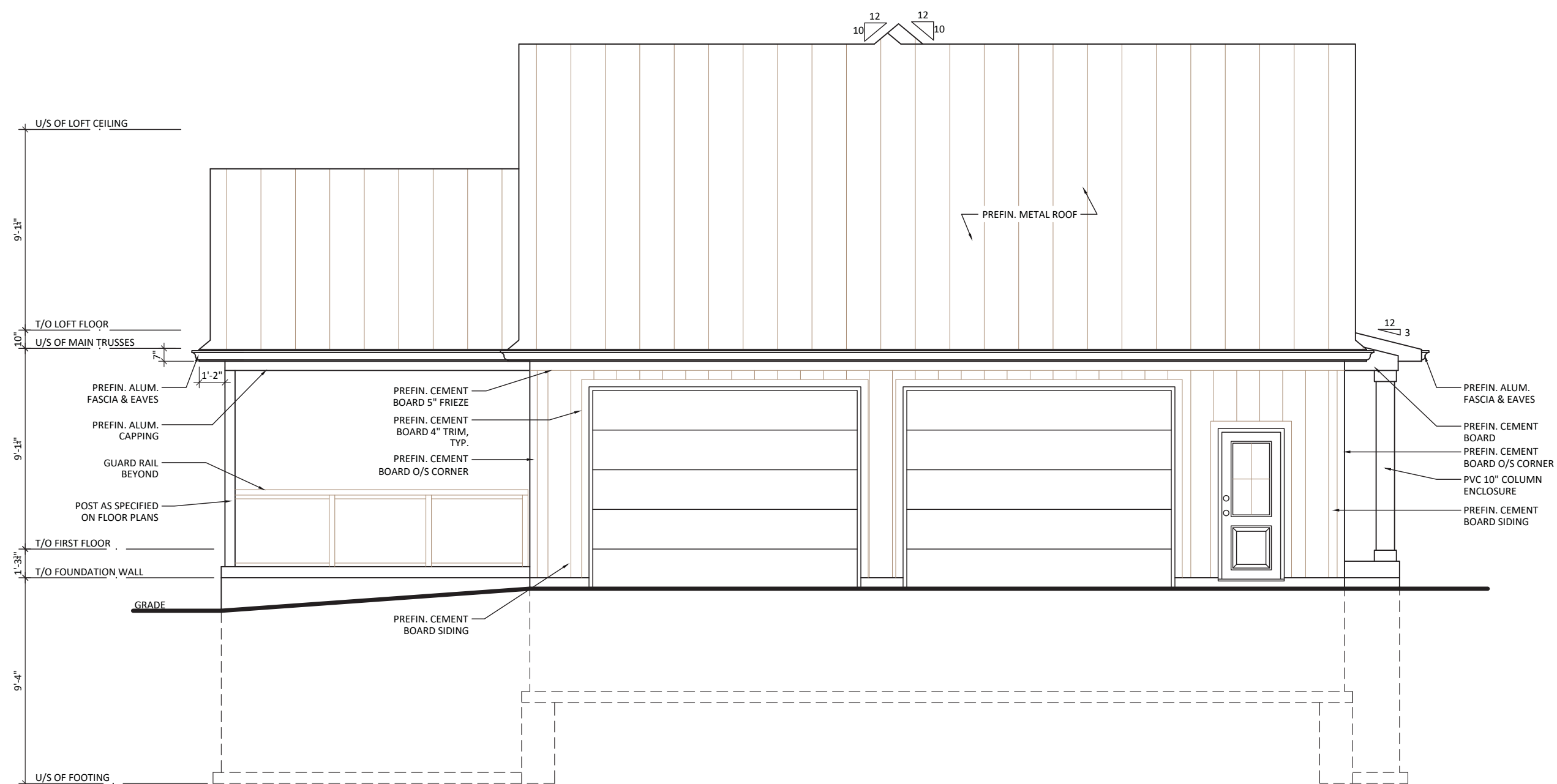
WEST & SOUTH
ELEVATIONS

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| Project | DATE |
| 24-027 | 1-MAY-2025 |
| DRAWN BY | Sheet |
| PA | |
| CHECKED BY | |
| PA | |
| Scale | |
| 3/16" = 1'-0" | |

A4



EAST ELEVATION



NORTH ELEVATION

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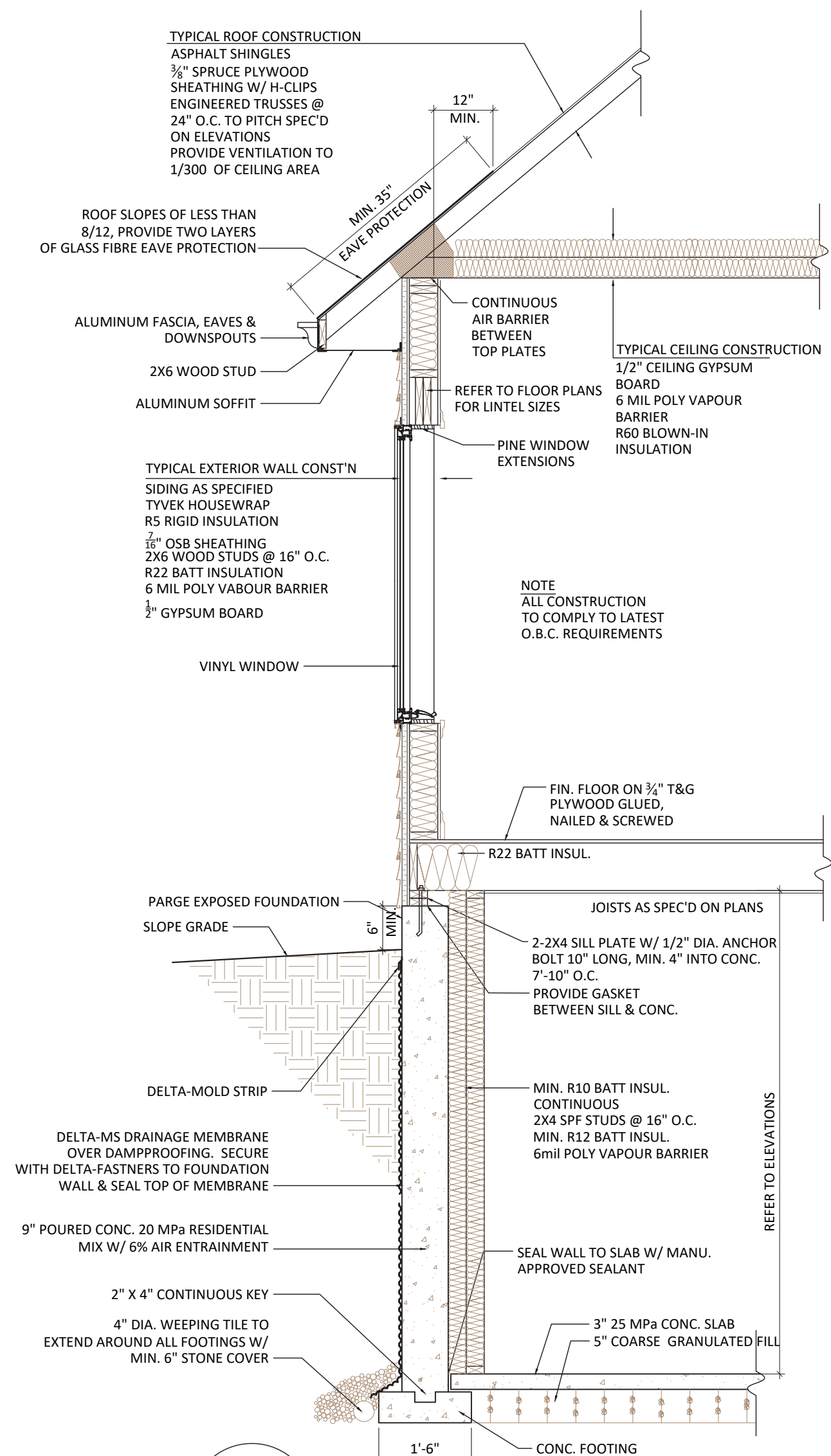
PROJECT NAME AND ADDRESS

30458 Sylvan Rd
Arkona, ON

DRAWING TITLE

EAST & NORTH
ELEVATIONS

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|------------|---------------|-------|------------|
| Project | 24-027 | DATE | 1-MAY-2025 |
| DRAWN BY | PA | Sheet | A5 |
| CHECKED BY | PA | | |
| Scale | 3/16" = 1'-0" | | |



1
A6 **TYPICAL WALL SECTION**
SCALE: 1/2" = 1'-0"

| General Notes | | |
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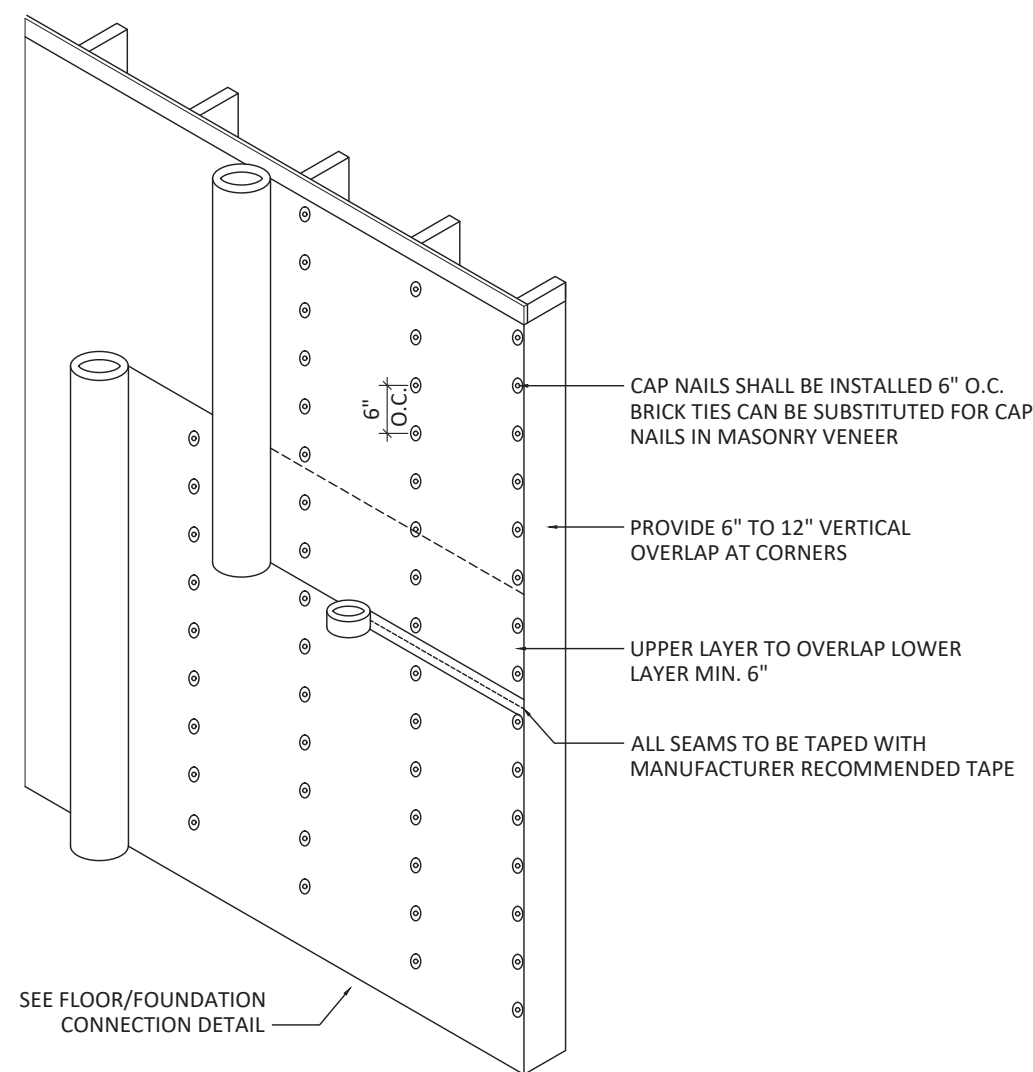
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| Rob Creighton (519) 630-2528 |

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| 30458 Sylvan Rd Arkona, ON |

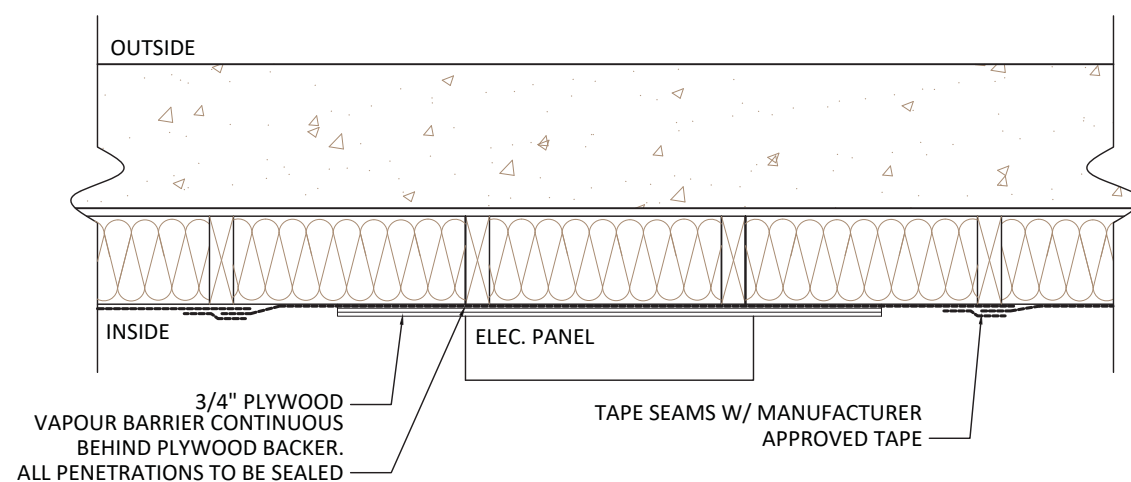
| DRAWING TITLE |
|-----------------------------------|
| WALL SECTION & TYPICAL DETAILS |

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| Project 24-027 | DATE 1-MAY-2025 |
| DRAWN BY PA | Sheet |
| CHECKED BY PA | A6 |
| Scale AS NOTED | |



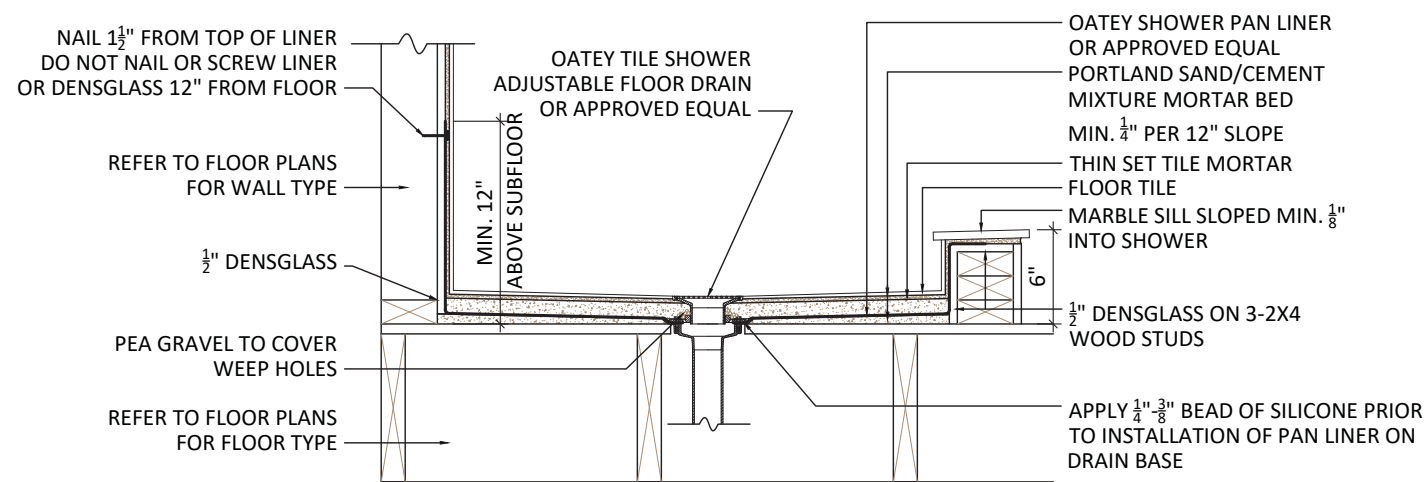
AIR BARRIER DETAIL

SCALE: $\frac{1}{2}$ " = 1'-0"



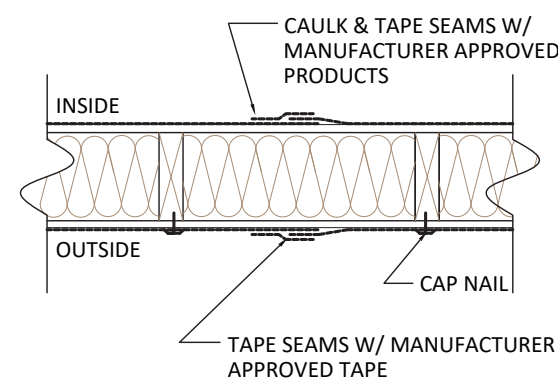
AIR BARRIER @ ELEC. PANEL

SCALE: 1" = 1'-0"



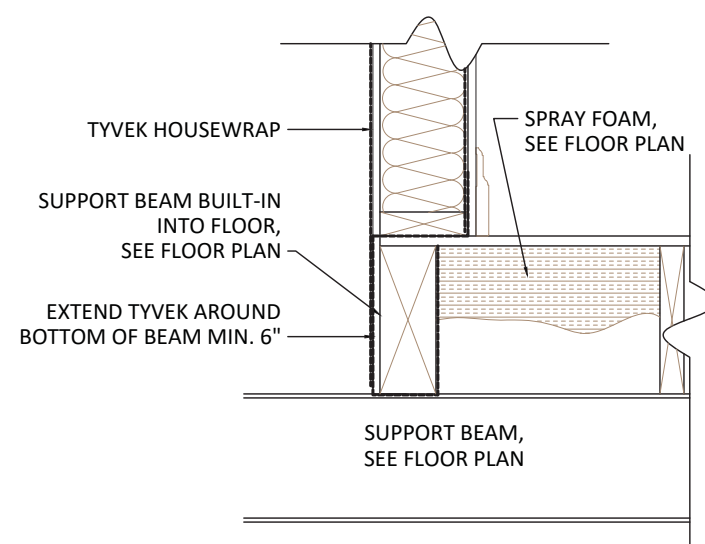
SHOWER PAN DETAIL

SCALE: 1" = 1'-0"



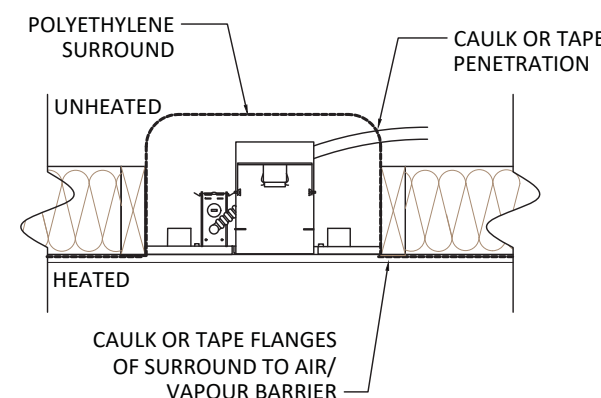
TYPICAL JOINT IN AIR BARRIER

SCALE: 1" = 1'-0"



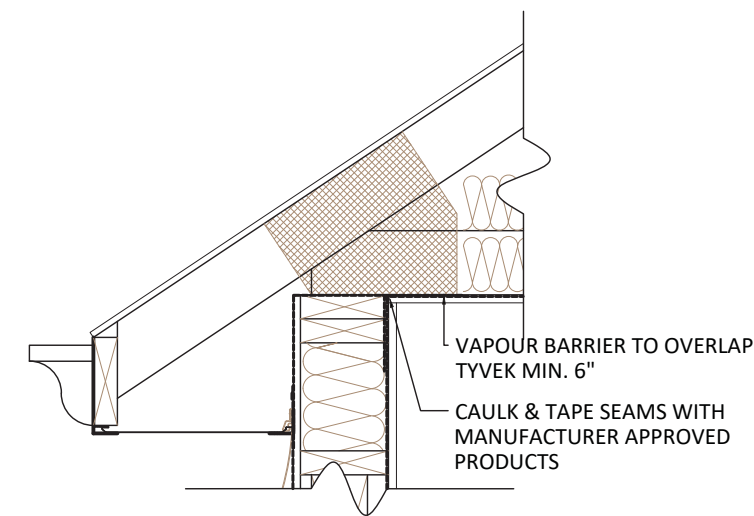
TYPICAL AIR BARRIER @ BEAM

SCALE: 1" = 1'-0"



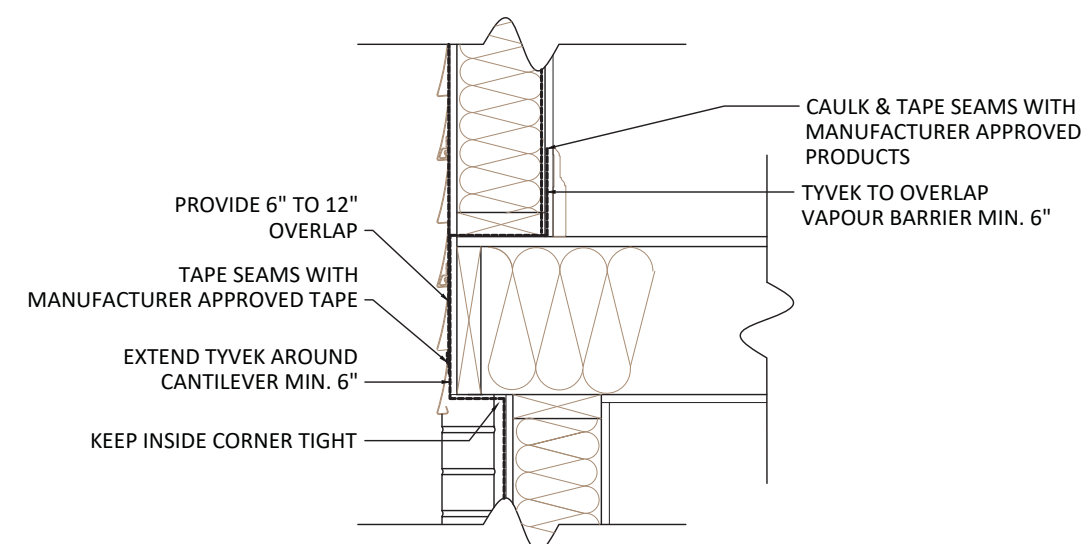
TYPICAL AIR BARRIER @ PENETRATIONS

SCALE: 1" = 1'-0"



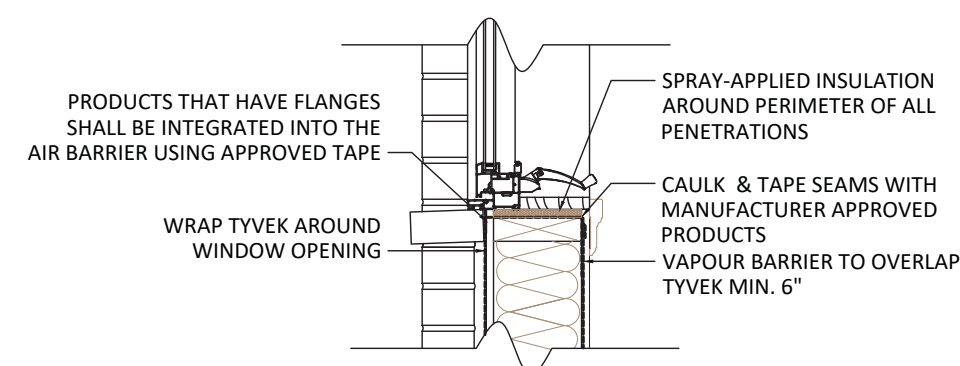
TYPICAL AIR BARRIER @ CEILING

SCALE: 1" = 1'-0"



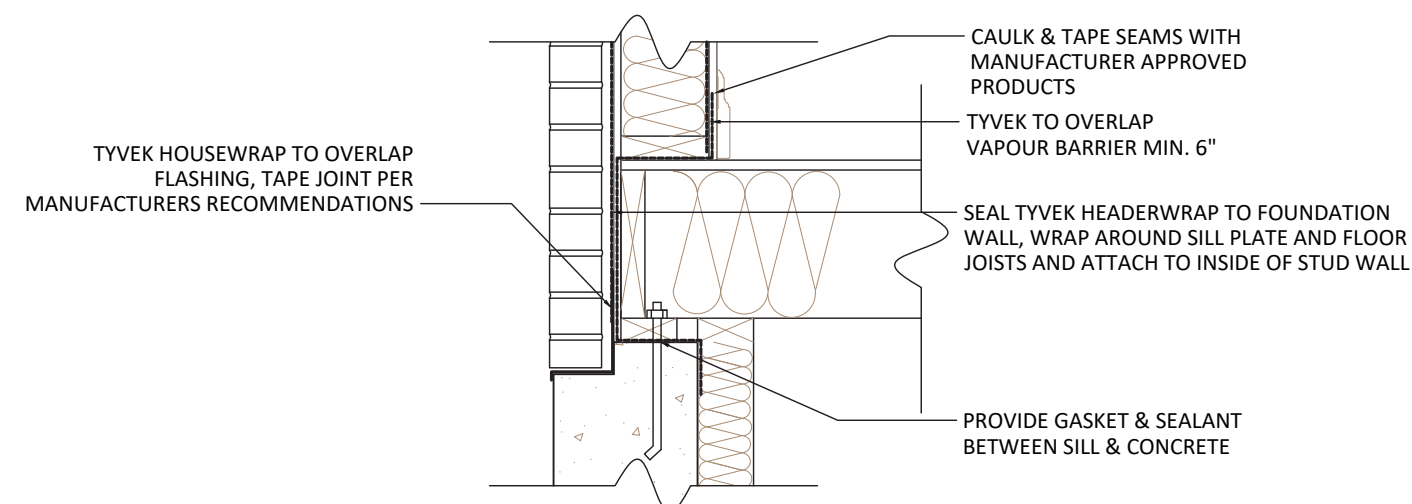
TYPICAL AIR BARRIER @ CANTILEVER FLOOR

SCALE: 1" = 1'-0"



TYPICAL AIR BARRIER @ WINDOWS/DOORS

SCALE: 1" = 1'-0"



TYPICAL AIR BARRIER @ FLOOR/FOUNDATION CONNECTION

SCALE: 1" = 1'-0"

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| 01 | ISSUED FOR PERMIT | 05/01/25 |
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DC BCUK PROJECT #:267025

CLIENT NAME AND ADDRESS

Rob Creighton
(519) 630-2528

PROJECT NAME AND ADDRESS

30458 Sylvan Rd
Arkona, ON

DRAWING TITLE

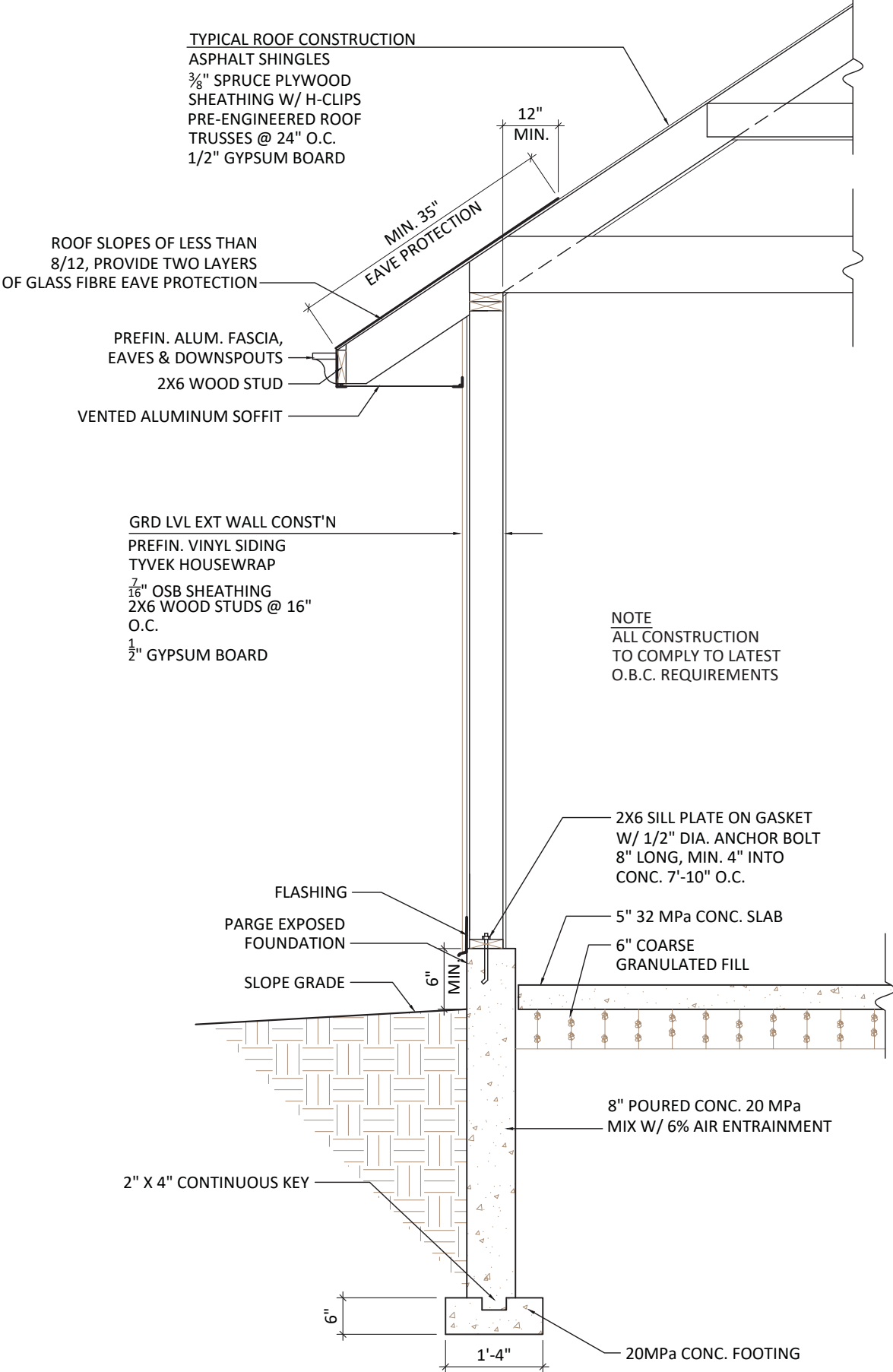
AIR/VAPOUR
BARRIER DETAILS &
SHOWER PAN
DETAIL

| | | | |
|------------|----------|-------|------------|
| Project | 24-027 | DATE | 1-MAY-2025 |
| DRAWN BY | PA | Sheet | A7 |
| CHECKED BY | PA | | |
| Scale | AS NOTED | | |

GENERAL CONSTRUCTION NOTES

1. ALL STEEL LINTELS SUPPORTING BRICK TO HAVE 6" MIN. BEARING AT EACH END.
2. MASONRY VENEER THAT IS 3 1/2" THICK SHALL NOT PROJECT MORE THAN 1" FROM SUPPORTING BASE & 1/2" FROM SUPPORTING BASE WHERE THE MASONRY VENEER IS LESS THAN 3 1/2" THICK.
3. MASONRY FLASHINGS TO CONFORM TO SUBSECTION 9.20.13.
4. CONCRETE STAIRS TO BE CANTILEVERED SHALL BE CONSTRUCTED & INSTALLED IN CONFORMANCE WITH SUBSECTION 9.8.10.
5. CONCRETE STAIRS WITH MORE THAN 2 TREADS & 2 RISERS REQUIRES TO BE SUPPORTED ON A FOUNDATION WALL OR CANTILEVERED FROM THE MAIN FOUNDATION WALL.
6. DOORS & WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS 9.7.5.2 & 9.7.5.3.
7. PROVIDE WEEP HOLES IN BRICK IN ACCORDANCE WITH 9.20.13.8.
8. MORTAR JOINT THICKNESS IN MASONRY VENEER SHALL BE 3/8".
9. STEEL ANGLE LINTELS SHALL PRIMED AND PAINTED.
10. PROVIDE MIN. 3 1/2" OF END BEARING FOR ALL BEAMS.
11. CAULK PERIMETER OF ALL DOORS, WINDOWS, EXHAUSTS, PIPES, ETC., PENETRATING EXTERIOR TO WALL.
12. PROVIDE WEEP HOLES AT BOTTOM OF MASONRY WALLS AND AT LINTELS SPACED NOT MORE THAN 2'-7" APART.
13. ALL CHIMNEYS TO EXTEND 2'-11" ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF & NOT LESS THAN 24" ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 9'-10" OF THE CHIMENY.
14. CHIMNEY CAP TO HAVE 1" (MIN.) OVERHANG FROM ALL SIDES.
15. ROOF FLASHINGS TO CONFORM TO SUBSECTION 9.26.4.
16. PROVIDE ELECTRICAL & LIGHTING FACILITIES AS PER SECTION 9.34.
17. CHIMNEY SADDLES ARE REQUIRED IF THE UPPER SIDE OF THE CHIMNEY ON A SLOPING ROOF IS MORE THAN 2'-6" WIDE.
18. ROOF & ATTIC VENTILATION MUST CONFORM TO SUBSECTIONS 9.19.1.1 TO 9.19.1.4.
19. ALL CHIMNEYS & FIREPLACES TO CONFORM TO SECTION 9.21 & 9.22.
20. EXCEPT WHERE A DOOR PROVIDES DIRECT ACCESS TO THE EXTERIOR, FLOOR LEVELS CONTAINING BEDROOMS MUST HAVE ONE WINDOW OPENING WITH AN UNOBSTRUCTED AREA OF 3.8 SQ.FT. (MIN.) WITH NO DIMENSION LESS THAN 15" & 3'-3" MAX. FROM FLOOR LEVEL.

21. STAIRS, UNIFORM RISE/RUN RISE =5" MIN. =7 5/8" MAX. =10" MIN. =14" MAX. =1" MAX. =6'-5" MIN. =2'-10" MIN. =34" MIN. TO 42" MAX.
22. INTERIOR GUARDS SERVING STAIRS OTHER THAN SPIRAL STAIRS SHALL -35 1/2" HEIGHT MIN. -4" OPENING MAX. -NON-CLIMABLE
23. EXTERIOR GUARDS TO BE 35 1/2" MIN. WHERE THE WALKING SURFACE OF THE PORCHES, DECKS, LANDINGS & BALCONIES ARE LESS THAN 5'-11" ABOVE FINISHED GRADE 9.8.8.3.
24. STAIRS TO BASEMENTS TO BE ENCLOSED BY WALLS OR GUARDS.
25. MINIMUM HEADROOM BELOW BEAMS AND DUCTS TO BE 6'-5" AND 6'-11" IN ALL OTHER AREAS.
26. ALL GUARDS TO CONFORM TO SB-7 OF THE O.B.C.
27. PROVIDE 22" X 28" ATTIC ACCESS INTO ATTIC SPACES WITH NOT MORE THAN ONE DWELLING UNIT & 22" X 35 1/2" WHERE MORE THAN ONE DWELLING UNIT.
28. ALL STUD WALLS BETWEEN GARAGE & LIVING AREAS TO BE 2 X 6 STUDS @ 16" O.C. C/W R22 INSULATION & 1/2" GYPSUM BOARD.
29. ALL AIR BARRIERS TO BE CONTINUOUS & SEALED WITH MANUFACTURER RECOMMENDED SEALANT AT ALL JOINTS, PENETRATIONS & INTERFACE WITH ADJACENT MATERIALS.
30. SEAL TOP OF FOUNDATION WALL TO AIR BARRIER, FOUNDATION WALL TO CONCRETE SLAB & ALL PENETRATIONS THROUGH CONCRETE SURFACES.
31. R-12 INSULATION BEHIND RISERS ON EXTERIOR WALLS & UNDER DUCTS IN CEILINGS ABOVE UNHEATED SPACE.
32. COORDINATE ALL EXTERIOR DOOR & WINDOW ROUGH OPENINGS WITH DOOR & WINDOW SUPPLIER.
33. ALL SMOKE ALARMS ARE TO HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS OF 18.5.3 OF NFPA 72.
34. PROVIDE A 3-WAY SWITCH AT THE TOP & BOTTOM OF STAIRS.
35. UNDERCUT ALL DOORS 3/4" TO ROOMS WITHOUT RETURN AIR.
36. WHEN BASEMENT FINISHED, PROVIDE MIN. 1 FORCED AIR SUPPLY OUTLET PER ROOM. EXTEND ALL SUPPLY AIR DUCTORK TO FLOOR LEVEL TO PROVIDE LOW WALL AIR SUPPLY AND TO BATH EXTERIOR WALLS



TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"

WALL TYPES

TYPICAL LOADBEARING WALL
1/2" GYPSUM BOARD
2X4 WOOD STUD @ 12" O.C.
1/2" GYPSUM BOARD



OR

1/2" GYPSUM BOARD
2X6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD
*WHERE NO FINISH IS INSTALLED ON STUDS, PROVIDE BLOCKING SECURED TO STUDS AT MID-HEIGHT



TYPICAL NON-LOADBEARING WALL
1/2" GYPSUM BOARD
2X4 WOOD STUD @ 16" O.C.
1/2" GYPSUM BOARD



TYPICAL PLUMBING WALL
1/2" GYPSUM BOARD
2X6 WOOD STUD @ 16" O.C.
1/2" GYPSUM BOARD

TYPICAL SMOKE SEAL WALL
1/2" GYPSUM BOARD
6MIL POLY VAPOUR BARRIER
2X6 WOOD STUD @ 16" O.C.
R22 BATT INSULATION
1/2" GYPSUM BOARD
*SEAL ALL PENETRATIONS AND JOINTS WITH APPROVED SEALANT



TYPICAL EXTERIOR SIDING VENEER
SIDING AS SPECIFIED
TYVEK HOUSEWRAP
7/16" OSB SHEATHING OR
1/2" SECUROCK SHEATHING
2X6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
6 MIL POLY VABOUR BARRIER
1/2" GYPSUM BOARD



LEGEND

| | | | |
|-------|------------------------------|--------|---------------------------------|
| ALUM | ALUMINUM | HRV | HOT WATER HEATER |
| AFF | ABOVE FINISHED FLOOR | LTL | LINTEL |
| B.P. | BEAM POCKET | ME | MATCH EXISTING |
| CANT. | CANTILEVER | MIN | MINIMUM |
| C.O. | SANITARY CLEAN-OUT | MANU | MANUFACTURER |
| C.D. | CONDENSATE DRAIN | MAX | MAXIMUM |
| CONC | CONCRETE | N.T.S. | NOT TO SCALE |
| CONT | CONTINUOUS | O.A. | OPEN AIR |
| COOR | COORDINATE | O.C. | ON-CENTER |
| D/B | DEADBOLT | P.T. | PRESSURE TREATED |
| D.F. | DOUGLAS FIR | PREFIN | PREFINISHED |
| DIA | DIAMETER | RAD. | RADIUS |
| D.J. | DOUBLE JOIST | S.L. | STEEL LINTEL |
| DN | DOWN | SF | STEP FOOTING |
| DW | DISHWASHER | SIM | SIMILAR |
| DWG | DRAWING | SPF | SPRUCE PINE FUR |
| DWR | DRYWALL RETURN | ST | STOVE |
| E.P. | ELECTRICAL PANEL | S.V. | SITE VERIFY |
| EQ | EQUAL | T.D. | TROUGH DRAIN |
| F/B | FLUSHBOLT | T/O | TOP OF |
| F.D. | FLOOR DRAIN | T.J. | TRIPLE JOIST |
| FO | FINISHED OPENING | TYP | TYPICAL |
| FR | FRIDGE | U.N.O. | UNLESS NOTED OTHERWISE |
| F.S. | FLOOR SUPPLIER | U/S | UNDERSIDE |
| FTG | FOOTING | W.M. | WATER MAIN |
| FDN | FOUNDATION | | |
| GALV. | GALVANIZED | HRV | EXHAUST FAN TO HRV |
| HMD | HOLLOW METAL DOOR | EXT | EXHAUST FAN TO EXTERIOR |
| HMDI | HOLLOW METAL DOOR INSULATED | | |
| HMF | HOLLOW METAL FRAME | | |
| HMFI | HOLLOW METAL FRAME INSULATED | | |
| HRV | HEAT RECOVERY VENTILATOR | | |
| | | | SMOKE / CARBON DIOXIDE DETECTOR |

General Notes

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CLIENT NAME AND ADDRESS

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PROJECT NAME AND ADDRESS

Detached Shop
30458 Sylvan Rd
Arkona, ON

DRAWING TITLE

GENERAL NOTES,
ABBREVIATIONS,
BEAM SCHEDULE,
WALL TYPES &
GUARD DETAILS

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|-------------------|--------------------|
| Project 24-027 | DATE 1-MAY-2025 |
| DRAWN BY PA | Sheet |
| CHECKED BY PA | A0 |
| Scale AS NOTED | |

FOOTING & FOUNDATION NOTES

1. ALL CONCRETE SHALL CONFORM TO SECTION 9.3.1 OF CURRENT OBC.

2. FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL.

3. WHERE ONE STOREY MASONRY AND ONE STOREY SIDING/STUCCO WALLS SPECIFIED, PROVIDE 18" X 6" MIN. FOOTING UNLESS NOTED OTHERWISE.

4. WHERE TWO STOREY MASONRY WALLS SPECIFIED, PROVIDE 20" X 6" MIN. FOOTING UNLESS NOTED OTHERWISE.

5. WHERE THREE STOREY MASONRY WALLS SPECIFIED, PROVIDE 26" X 8 1/2" FOOTING UNLESS NOTED OTHERWISE.

6. WHERE INTERIOR LOADBEARING WALLS SUPPORTING UP TO TWO FLOORS SPECIFIED, PROVIDE 18" X 6" FOOTINGS UNLESS NOTED OTHERWISE.

7. STEPPED FOOTINGS ON FIRM SOIL SHALL NOT EXCEED A VERTICAL RISE OF 23 5/8" AND HORIZONTAL DISTANCE BETWEEN RISE SHALL BE NOT LESS THAN 23 5/8".

8. FOUNDATION WALLS & FOOTING CONCRETE STRENGTH TO BE MIN. 20MPa.

9. EXTERIOR CONCRETE SLABS TO HAVE 5-8% AIR ENTRAINMENT.
10. EXTERIOR FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE GRADE.

11. WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF FLOOR JOISTS, THE REDUCED THICKNESS SHALL BE NO MORE THAN 13 3/4" HIGH AND NOT LESS THAN 3 1/2" THICK.

12. WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF MASONRY, THE REDUCED THICKNESS SHALL BE NOT LESS THAN 3 1/2" THICK, TIED TO THE MASONRY WITH METAL TIES SPACED 7 7/8" O.C. VERTICALLY, 35" O.C. HORIZONTALLY AND THE SPACE BETWEEN WALL AND MASONRY FILLED WITH MORTAR.

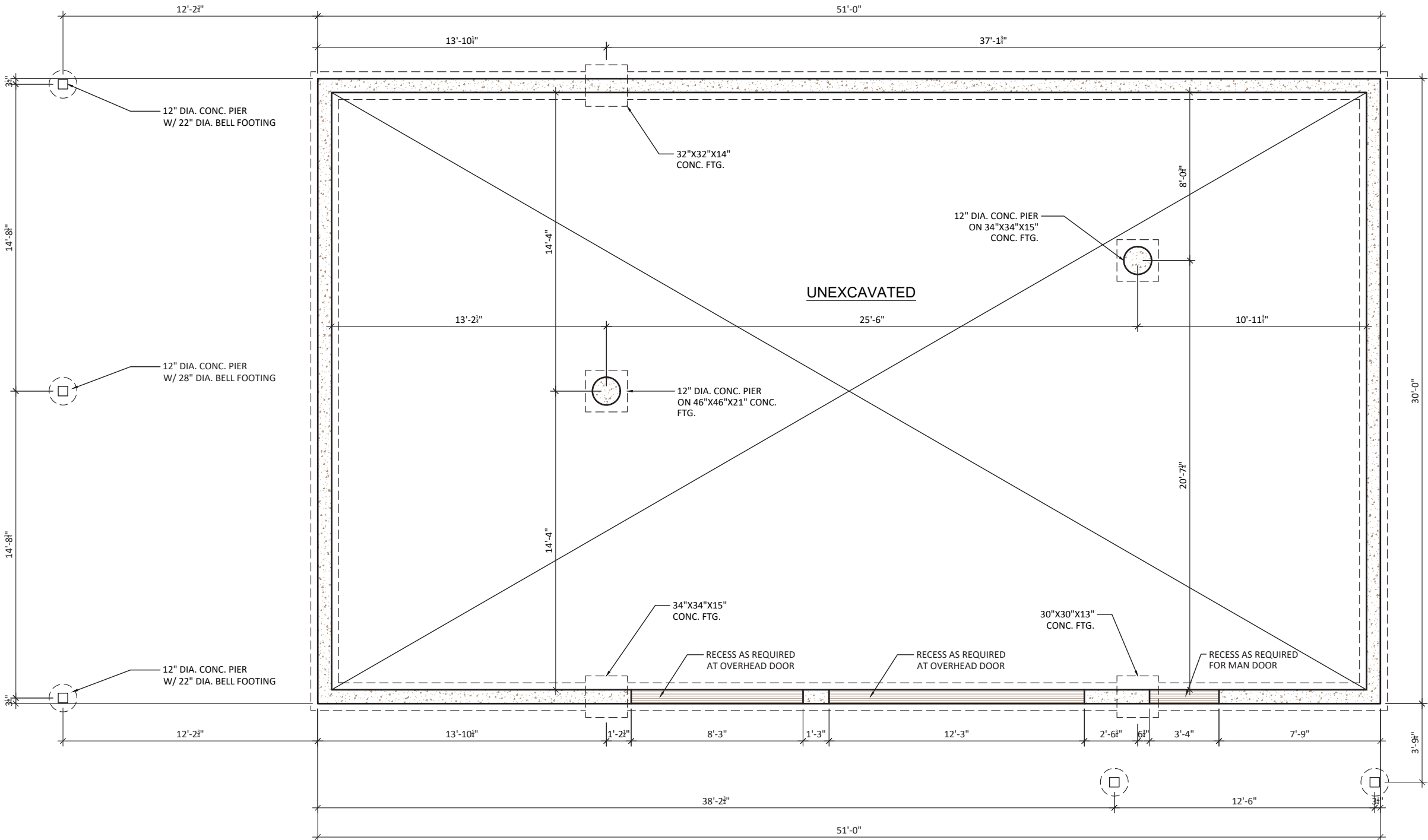
13. AT FOUNDATION WALLS LONGER THAN 82'-0", PROVIDE CONTROL JOINTS AT 49'-3" INTERVALS MAX.

14. REMOVE ALL FORM TIES FLUSH WITH WALL MIN.

15. PROVIDE 1/2" ANCHOR BOLTS @ 7'-10" O.C. MAX. EMBEDDED 4" MIN. INTO FOUNDATION WALLS FOR SILL PLATE ATTACHMENT.

16. PROVIDE 2 COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

17. WHERE SUMP PIT SPECIFIED, PIT TO BE MIN. 30" DEEP, 2.7 sq.ft. IN AREA AND PROVIDED WITH SEALED COVER FASTENED TO PIT.



FOUNDATION PLAN

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FOUNDATION
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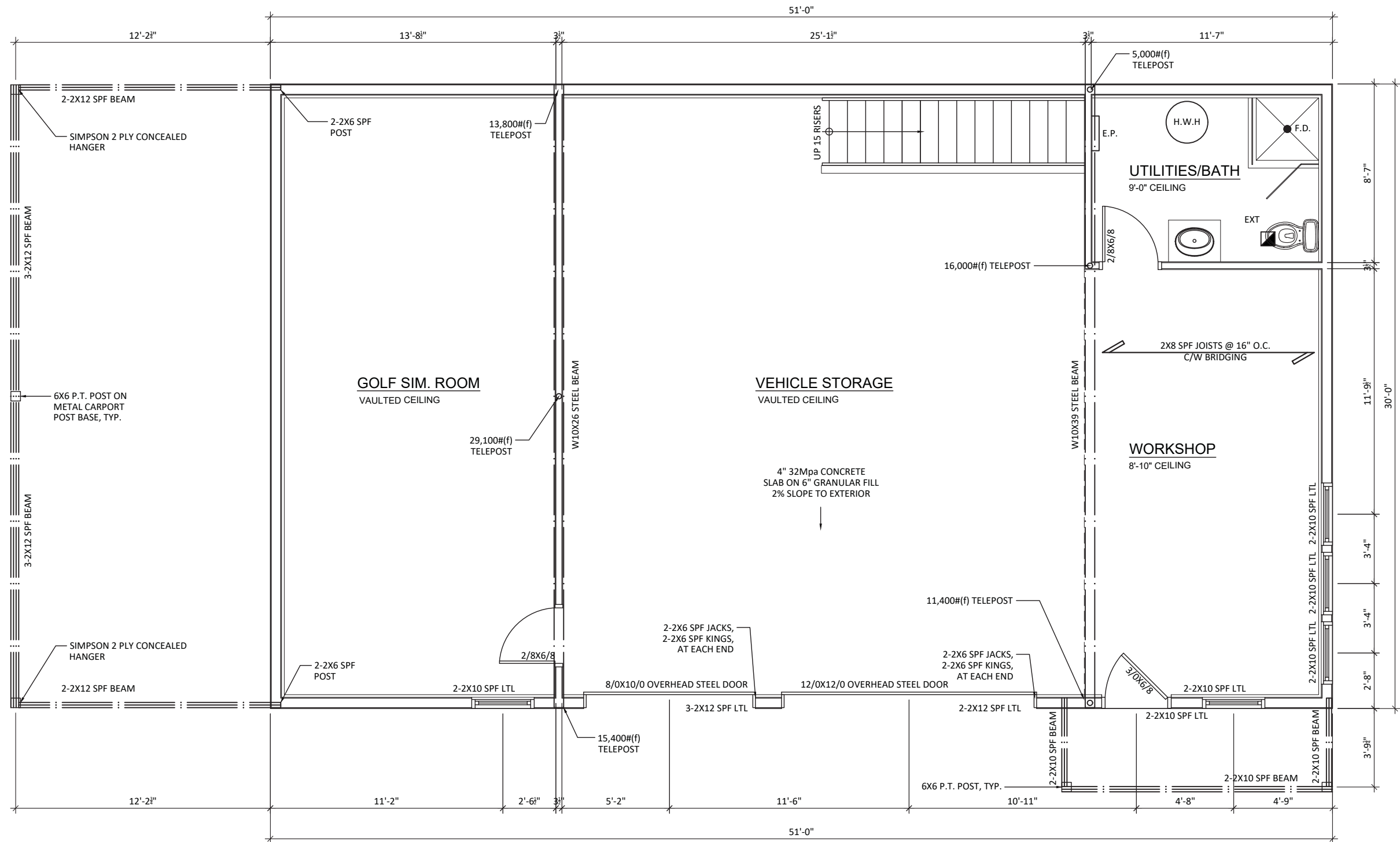
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| Project 24-027 | DATE 1-MAY-2025 |
| DRAWN BY PA | Sheet |
| CHECKED BY PA | A1 |
| Scale 3/16" = 1'-0" | |

FRAMING NOTES

- NAILS SHALL BE COMMON STEEL WIRE OR COMMON SPIRAL NAILS CONFORMING TO CSA B111.
- NAILS SHALL BE LONG ENOUGH, SO THAT NOT LESS THAN HALF THEIR REQUIRED LENGTH PENETRATES INTO THE SECOND MEMBER.
- FASTENER LENGTHS SHALL CONFORM TO TABLES 9.23.3.4 & 9.23.3.5 OF CURRENT OBC.
- PROVIDE MIN. 6mil POLY UNDER ALL WOOD IN CONTACT WITH CONCRETE.
- HOLES DRILLED IN CONVENTIONAL LUMBER ROOF RAFTERS, FLOOR JOISTS AND CEILING MEMBERS SHALL BE NOT MORE THAN ONE-QUARTER THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 2" FROM THE EDGES. NOT APPLICABLE FOR PRE-ENGINEERED JOISTS & ROOF TRUSSES.
- CONVENTIONAL LUMBER ROOF RAFTERS, FLOOR JOISTS AND CEILING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED ON THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF BEARING AND IS NOT DEEPER THAN ONE-THIRD THE JOIST DEPTH. NOT APPLICABLE FOR PRE-ENGINEERED JOISTS & ROOF TRUSSES.
- WALL STUDS ARE PERMITTED TO BE NOTCHED OR DRILLED PROVIDED NOT LESS THAN TWO-THIRDS OF THE STUD IS UNDAMAGED, UNLESS THE STUDS ARE SUITABLY REINFORCED.
- ROOF TRUSSES SHALL NOT BE NOTCHED OR DRILLED UNLESS ALLOWED FOR IN THE TRUSS DESIGN.
- BEAMS AND LINTELS SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT END SUPPORTS.
- EXCEPT FLOOR JOISTS SUPPORTED BY RIBBON BOARDS, JOISTS SHALL HAVE MIN. 1 1/2" LENGTH END BEARING.
- NON-LOADBEARING WALLS PARALLEL TO JOISTS SHALL BE SUPPORTED BENEATH BY JOISTS OR BLOCKING BETWEEN JOISTS, MIN. 2X4 LUMBER, SPACED NOT MORE THAN 47" APART.
- WHERE BRIDGING SPECIFIED, PROVIDE 2X2 CROSS BRIDGING LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.
- WHERE STRAPPING SPECIFIED, PROVIDE 1X3 NAILED TO UNDERSIDE OF FLOOR JOISTS, LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.
- WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO UPPERMOST CEILING.
- PROVIDE MIN. OF 2 STUDS AT EACH CORNER AND INTERSECTION ORIENTATED TO ADEQUATELY SUPPORT VERTICAL EDGES OF SHEATHING AND CLADDING MATERIALS.
- PROVIDE ONE KING STUD AND ONE JACK STUD SECURED TOGETHER AT EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.
- STUD POSTS SHALL BE FASTENED TOGETHER TO FORM POST.
- PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.

- LINTELS OVER OPENINGS IN NON-LOAD BEARING WALLS SHALL BE FRAMED WITH MIN. TWO OF THE SAME WALL STUDS, FASTENED TOGETHER AND INSTALLED WITH FACE DIMENSION VERTICAL.
- EACH PLY IN LINTELS OVER OPENINGS SHALL BE FASTENED TOGETHER WITH MIN. (2)-3/25" NAILS SPACED 2" O.C. VERTICALLY, 1" FROM TOP & BOTTOM, 16" O.C. HORIZONTALLY AND 4" FROM EACH END, U.N.O.
- WHERE CERAMIC FLOORING IS INSTALLED, SUBFLOOR TO BE REINFORCED.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS WHERE NOTED ON DRAWINGS. BLOCKING ADJACENT WALL CLOSET TO SUIT MIN. 30" GRAB BAR INSTALLED AT 30-50 DEGREES, SLOPING UPWARDS AWAY FROM WATER CLOSET WITH LOW POINT OF GRAB BAR BEING 30"-35" A.F.F. & 2" IN FRONT OF WATER CLOSET. BLOCKING IN WALL BEHIND WATER CLOSET TO SUIT MIN. 24" GRAB BAR 6" ABOVE TANK.
- AT TUBS/SHOWERS, PROVIDE BLOCKING OPPOSITE THE ENTRANCE TO THE TUB/SHOWER TO SUIT MIN. 36" GRAB BAR MOUNTED 33 1/2" A.F.F.
- ALL EXTERIOR CLADDING TO CONFORM TO SUBSECTION (9.27)
- PROVIDE FOAM GASKET AND CAULKING UNDER ALL UPPER FLOOR WALL PLATES
- FOR ALL HOUSES WITH 2 X 6 EXTERIOR WALL CONSTRUCTION, EXTEND WINDOW AND DOOR JAMBS TO SUIT

- PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN JAMBS & FRAME FOR ALL EXTERIOR DOORS.
- WHERE BUILT-UP WOOD BEAMS SPECIFIED, CONNECT EACH PLY WITH (2)-3" NAILS @ 16" O.C. & 4" FROM ENDS, U.N.O.
- WHERE A POST IS SPECIFIED, SOLID BLOCKING SHALL BE PROVIDED BELOW POST DOWN THROUGH TO FOOTING



GROUND FLOOR PLAN

AREA: 1530 SQ.FT.

General Notes

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Arkona, ON

DRAWING TITLE

MAIN FLOOR
PLAN

| | |
|------------------------|--------------------|
| Project 24-027 | DATE 1-MAY-2025 |
| DRAWN BY PA | Sheet |
| CHECKED BY PA | A2 |
| Scale 3/16" = 1'-0" | |

FRAMING NOTES

1. NAILS SHALL BE COMMON STEEL WIRE OR COMMON SPIRAL NAILS CONFORMING TO CSA B111.

2. NAILS SHALL BE LONG ENOUGH, SO THAT NOT LESS THAN HALF THEIR REQUIRED LENGTH PENETRATES INTO THE SECOND MEMBER.

3. FASTENER LENGTHS SHALL CONFORM TO TABLES 9.23.3.4 & 9.23.3.5 OF CURRENT OBC.

4. PROVIDE MIN. 6mil POLY UNDER ALL WOOD IN CONTACT WITH CONCRETE.

5. HOLES DRILLED IN CONVENTIONAL LUMBER ROOF RAFTERS, FLOOR JOISTS AND CEILING MEMBERS SHALL BE NOT MORE THAN ONE-QUARTER THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 2" FROM THE EDGES. NOT APPLICABLE FOR PRE-ENGINEERED JOISTS & ROOF TRUSSES.

6. CONVENTIONAL LUMBER ROOF RAFTERS, FLOOR JOISTS AND CEILING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED ON THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF BEARING AND IS NOT DEEPER THAN ONE-THIRD THE JOIST DEPTH. NOT APPLICABLE FOR PRE-ENGINEERED JOISTS & ROOF TRUSSES.

7. WALL STUDS ARE PERMITTED TO BE NOTCHED OR DRILLED PROVIDED NOT LESS THAN TWO-THIRDS OF THE STUD IS UNDAMAGED, UNLESS THE STUDS ARE SUITABLY REINFORCED.

8. ROOF TRUSSES SHALL NOT BE NOTCHED OR DRILLED UNLESS ALLOWED FOR IN THE TRUSS DESIGN.
9. BEAMS AND LINTELS SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT END SUPPORTS.

10. EXCEPT FLOOR JOISTS SUPPORTED BY RIBBON BOARDS, JOISTS SHALL HAVE MIN. 1 1/2" LENGTH END BEARING.

11. NON-LOADBEARING WALLS PARALLEL TO JOISTS SHALL BE SUPPORTED BENEATH BY JOISTS OR BLOCKING BETWEEN JOISTS, MIN. 2X4 LUMBER, SPACED NOT MORE THAN 47" APART.

12. WHERE BRIDGING SPECIFIED, PROVIDE 2X2 CROSS BRIDGING LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.

13. WHERE STRAPPING SPECIFIED, PROVIDE 1X3 NAILED TO UNDERSIDE OF FLOOR JOISTS, LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.

14. WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO UPPERMOST CEILING.

15. PROVIDE MIN. OF 2 STUDS AT EACH CORNER AND INTERSECTION ORIENTATED TO ADEQUATELY SUPPORT VERTICAL EDGES OF SHEATHING AND CLADDING MATERIALS.

16. PROVIDE ONE KING STUD AND ONE JACK STUD SECURED TOGETHER AT EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.

17. STUD POSTS SHALL BE FASTENED TOGETHER TO FORM POST.

18. PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.
19. LINTELS OVER OPENINGS IN NON-LOAD BEARING WALLS SHALL BE FRAMED WITH MIN. TWO OF THE SAME WALL STUDS, FASTENED TOGETHER AND INSTALLED WITH FACE DIMENSION VERTICAL.

20. EACH PLY IN LINTELS OVER OPENINGS SHALL BE FASTENED TOGETHER WITH MIN. (2)-3/25" NAILS SPACED 2" O.C. VERTICALLY, 1" FROM TOP & BOTTOM, 16" O.C. HORIZONTALLY AND 4" FROM EACH END, U.N.O.

21. WHERE CERAMIC FLOORING IS INSTALLED, SUBFLOOR TO BE REINFORCED.

22. PROVIDE BLOCKING FOR FUTURE GRAB BARS WHERE NOTED ON DRAWINGS. BLOCKING ADJACENT WALL CLOSET TO SUIT MIN. 30" GRAB BAR INSTALLED AT 30-50 DEGREES, SLOPING UPWARDS AWAY FROM WATER CLOSET WITH LOW POINT OF GRAB BAR BEING 30"-35" A.F.F. & 2" IN FRONT OF WATER CLOSET. BLOCKING IN WALL BEHIND WATER CLOSET TO SUIT MIN. 24" GRAB BAR 6" ABOVE TANK.

23. AT TUBS/SHOWERS, PROVIDE BLOCKING OPPOSITE THE ENTRANCE TO THE TUB/SHOWER TO SUIT MIN. 36" GRAB BAR MOUNTED 33 1/2" A.F.F.

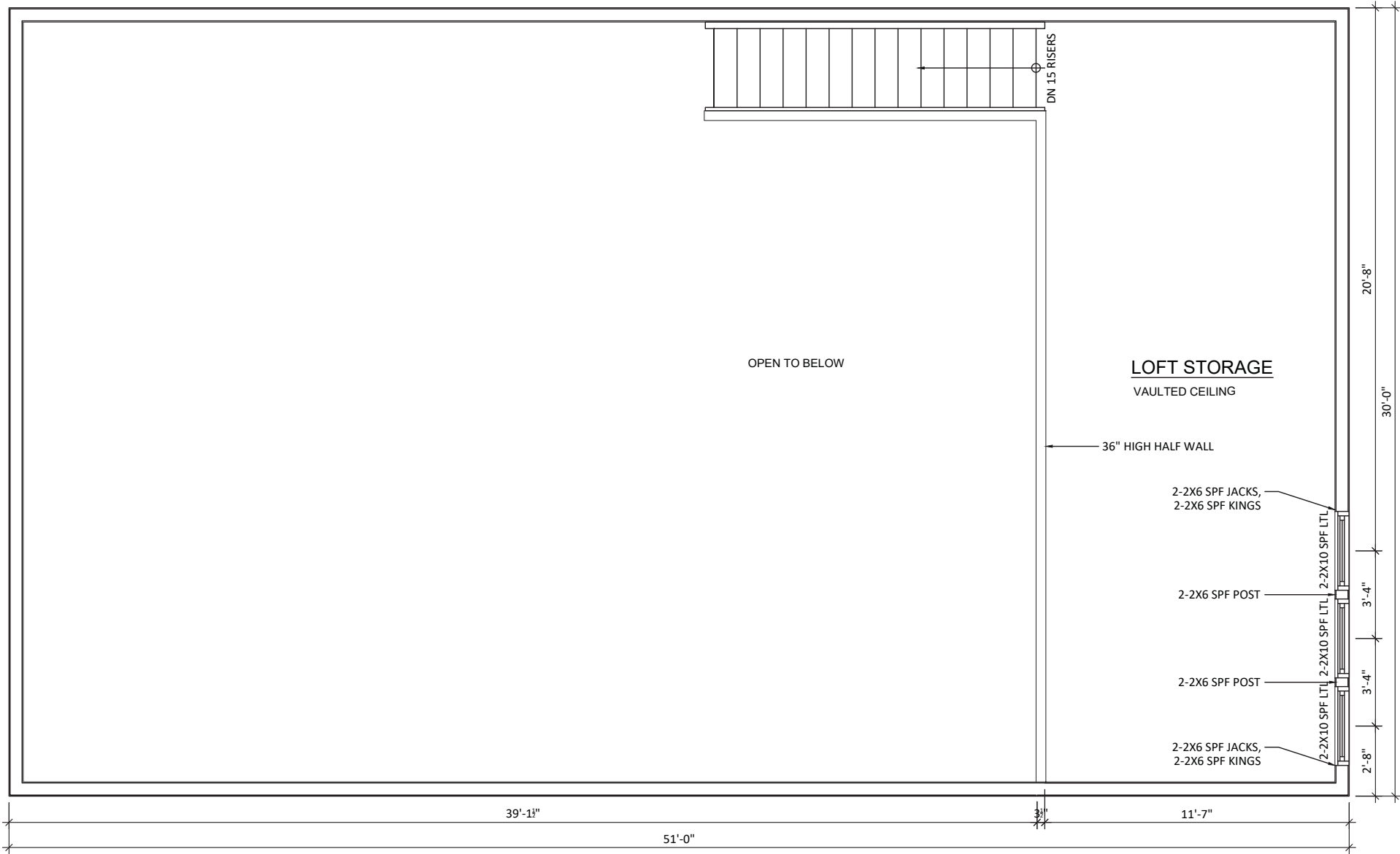
24. ALL EXTERIOR CLADDING TO CONFORM TO SUBSECTION (9.27)

25. PROVIDE FOAM GASKET AND CAULKING UNDER ALL UPPER FLOOR WALL PLATES

26. FOR ALL HOUSES WITH 2 X 6 EXTERIOR WALL CONSTRUCTION, EXTEND WINDOW AND DOOR JAMBS TO SUIT
27. PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN JAMBS & FRAME FOR ALL EXTERIOR DOORS.

28. WHERE BUILT-UP WOOD BEAMS SPECIFIED, CONNECT EACH PLY WITH (2)-3" NAILS @ 16" O.C. & 4" FROM ENDS, U.N.O.

29. WHERE A POST IS SPECIFIED, SOLID BLOCKING SHALL BE PROVIDED BELOW POST DOWN THROUGH TO FOOTING



LOFT FLOOR PLAN

AREA: 418 SQ.FT.

General Notes

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. CONTRACTOR AND ALL SUB-TRADES MUST CHECK THEIR DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE TRUSS DESIGN AND FLOOR CONSTRUCTION DRAWINGS WHERE APPLICABLE.

| | | |
|-----|-------------------|----------|
| | | |
| 01 | ISSUED FOR PERMIT | 05/01/25 |
| No. | Revision/Issue | Date |

DCBUCK
ENGINEERING
79 Ridout Street South
London, Ontario (N6C 3X2)
Phone: (226) 270-9921
dwayne@dcuckengineering.com



DC BCUK PROJECT #:267025

CLIENT NAME AND ADDRESS

Rob Creighton
(519) 630-2528

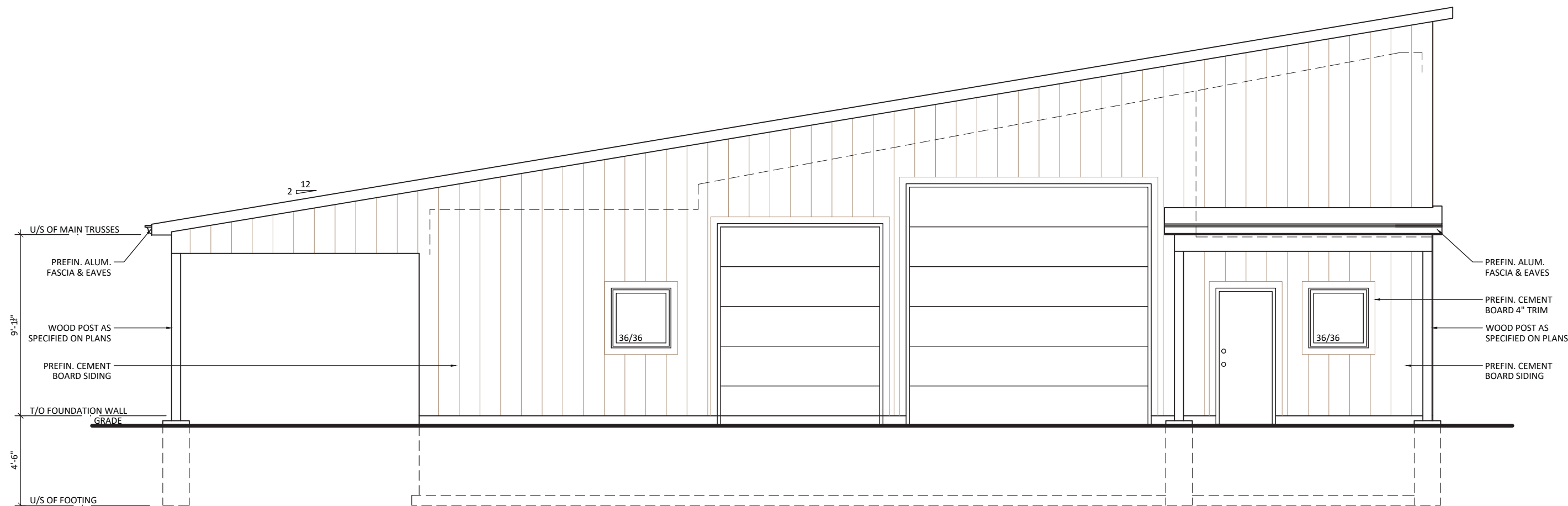
PROJECT NAME AND ADDRESS

Detached Shop
30458 Sylvan Rd
Arkona, ON

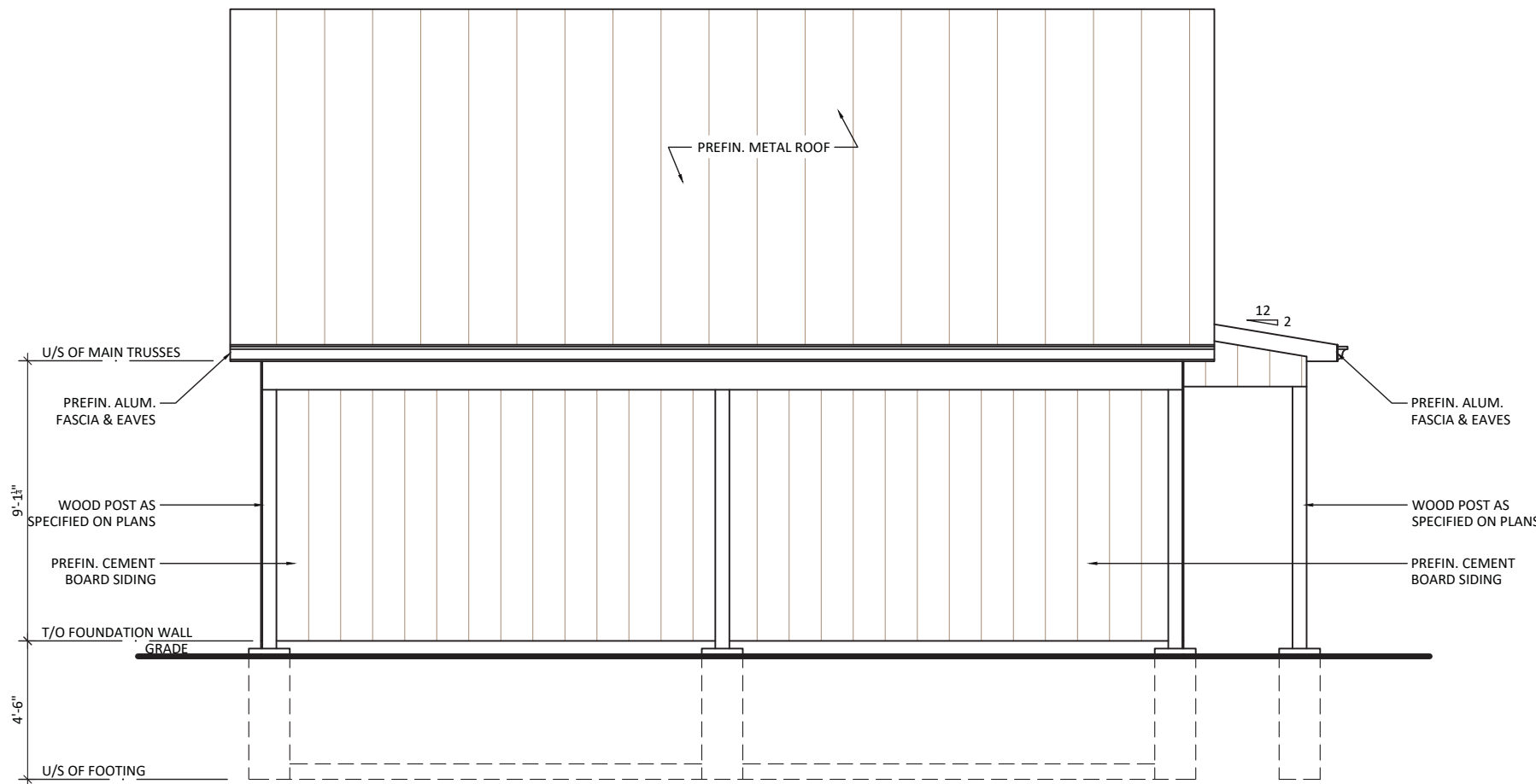
DRAWING TITLE

MAIN FLOOR
PLAN

| | |
|------------------------|--------------------|
| Project 24-027 | DATE 1-MAY-2025 |
| DRAWN BY PA | Sheet |
| CHECKED BY PA | A3 |
| Scale 3/16" = 1'-0" | |



SOUTH ELEVATION



WEST ELEVATION

General Notes

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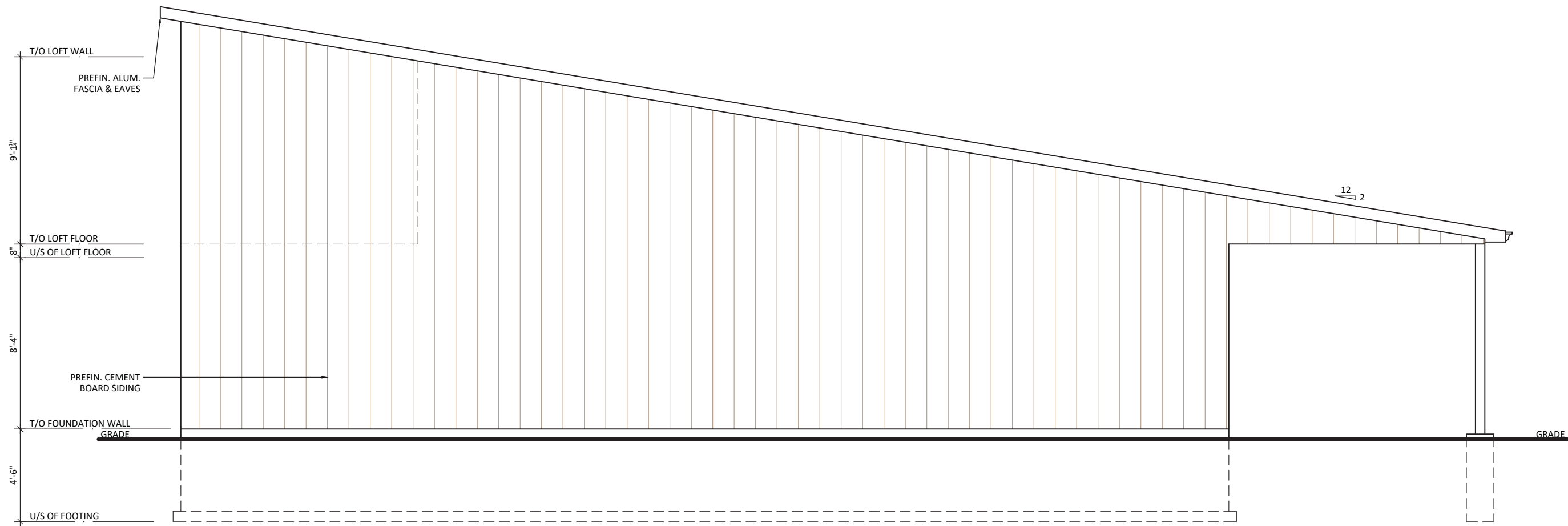
PROJECT NAME AND ADDRESS

Detached Shop
30458 Sylvan Rd
Arkona, ON

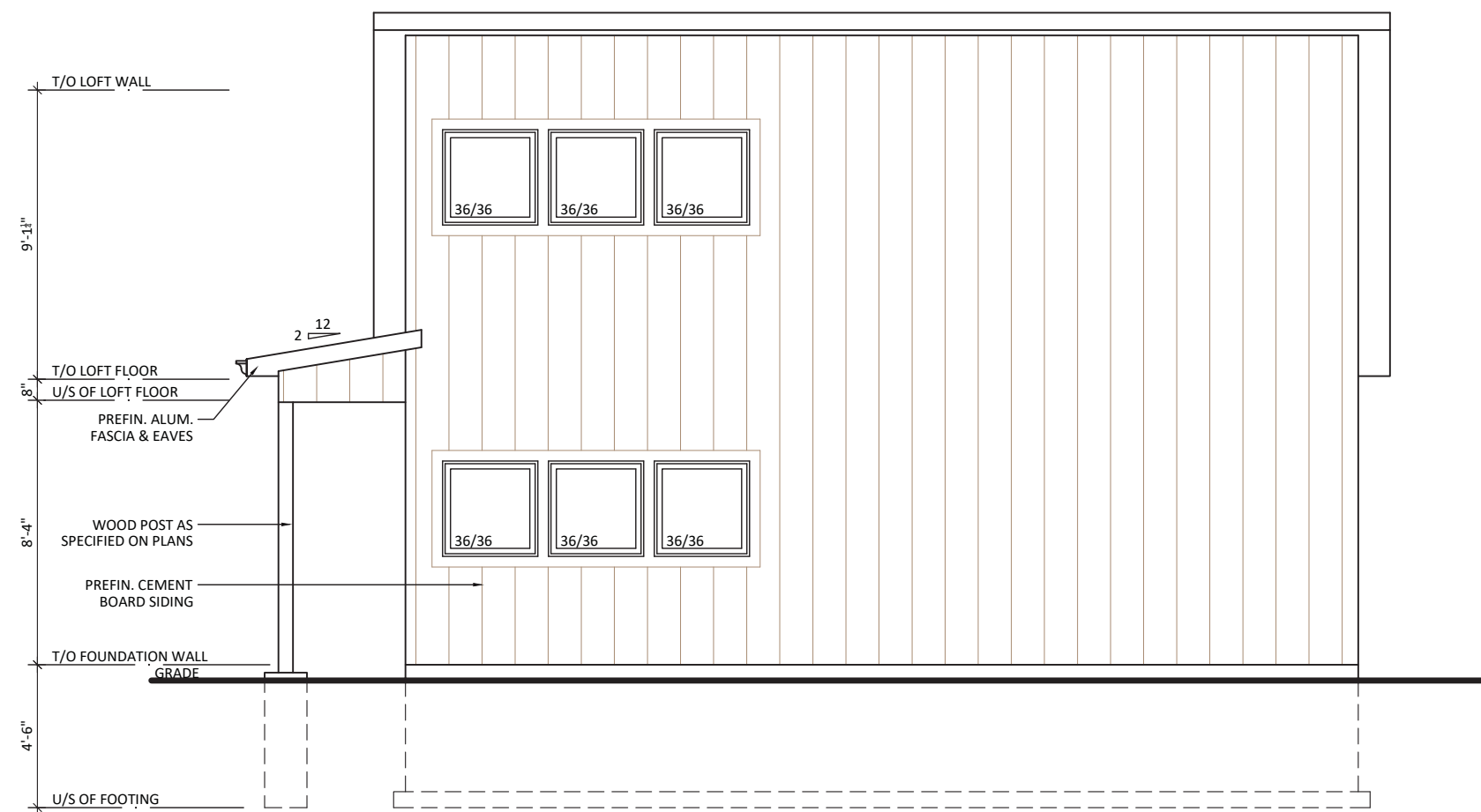
DRAWING TITLE

**SOUTH & WEST
ELEVATIONS**

| | |
|---------------|------------|
| Project | DATE |
| 24-027 | 1-MAY-2025 |
| DRAWN BY | Sheet |
| PA | A4 |
| CHECKED BY | |
| PA | |
| Scale | |
| 3/16" = 1'-0" | |



NORTH ELEVATION



EAST ELEVATION

General Notes

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. CONTRACTOR AND ALL SUB-TRADES MUST CHECK THEIR DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

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PROJECT NAME AND ADDRESS

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Arkona, ON

DRAWING TITLE

NORTH & EAST
ELEVATIONS

| | | | |
|------------|---------------|-------|------------|
| Project | 24-027 | DATE | 1-MAY-2025 |
| DRAWN BY | PA | Sheet | A5 |
| CHECKED BY | PA | | |
| Scale | 3/16" = 1'-0" | | |