

north kawartha health centre

183 BURLEIGH ST.
NORTH KAWARTHA, ONTARIO

O.B.C. REFERENCES:

DESIGNER REQUIREMENTS:

DIVISION C, PART 1: SECTION 1.2.1.1(3)(a)-(f) - ARCHITECT NOT REQUIRED
CLASSIFICATION OF BUILDING: DIVISION C, PART 3: TABLE 3.5.2.1 - "SMALL BUILDINGS"

EXISTING CONSTRUCTION = ONE STOREY UNSPRINKLERED BUILDING

EXISTING FLOOR AREA = 283.7 m² (3053.9 ft²)
PROPOSED FLOOR AREA = 318.5 m² (3427.9 ft²)

EXISTING USE: 'D' OCCUPANCY - BUSINESS & PERSONAL SERVICES (DOCTOR/DENTIST OFFICE)
PROPOSED USE: 'D' OCCUPANCY - BUSINESS & PERSONAL SERVICES (DOCTOR/DENTIST OFFICE)

EXISTING OCCUPANT LOAD = 31 (9.3 PER M², AS PER TABLE 3.1.17.1)

PROPOSED OCCUPANT LOAD = 35 (9.3 PER M², AS PER TABLE 3.1.17.1)

9.9.8.2 EXITS
REQUIRED = 2
EXISTING = 5
ACCESSIBLE = 1 (TABLE 3.8.1.2(1))

9.9.8.2 TRAVEL DISTANCE AS PER 9.9.8.2(1)(b) REMAINING

9.9.11.3 EMERGENCY LIGHTING AS PER PLANS

9.9.12.3 EXIT SIGNAGE AS PER PLANS

3.7 HEALTH REQUIREMENTS:
2 WASHROOMS PER EACH SEX
EXISTING = 3 UNIVERSAL WASHROOMS

3.8 ACCESSIBILITY: 1 BARRIER FREE WATER CLOSET AS PER 3.8
(1 PROVIDED) - COMPLIANCE ALTERNATIVE DE79.1 - EXISTING UNIVERSAL
WASHROOMS ACCEPTABLE

ALL EXTERIOR WINDOWS & DOORS TO REMAIN AS EXISTING

PARKING REQUIRED: 1 FOR EACH 20 m² OF NET FLOOR AREA OR PORTION THEREOF (AS PER NORTH KAWARTHA ZONING BY-LAW)

PROPOSED: 34 PARKING SPACES

TABLE OF CONTENTS

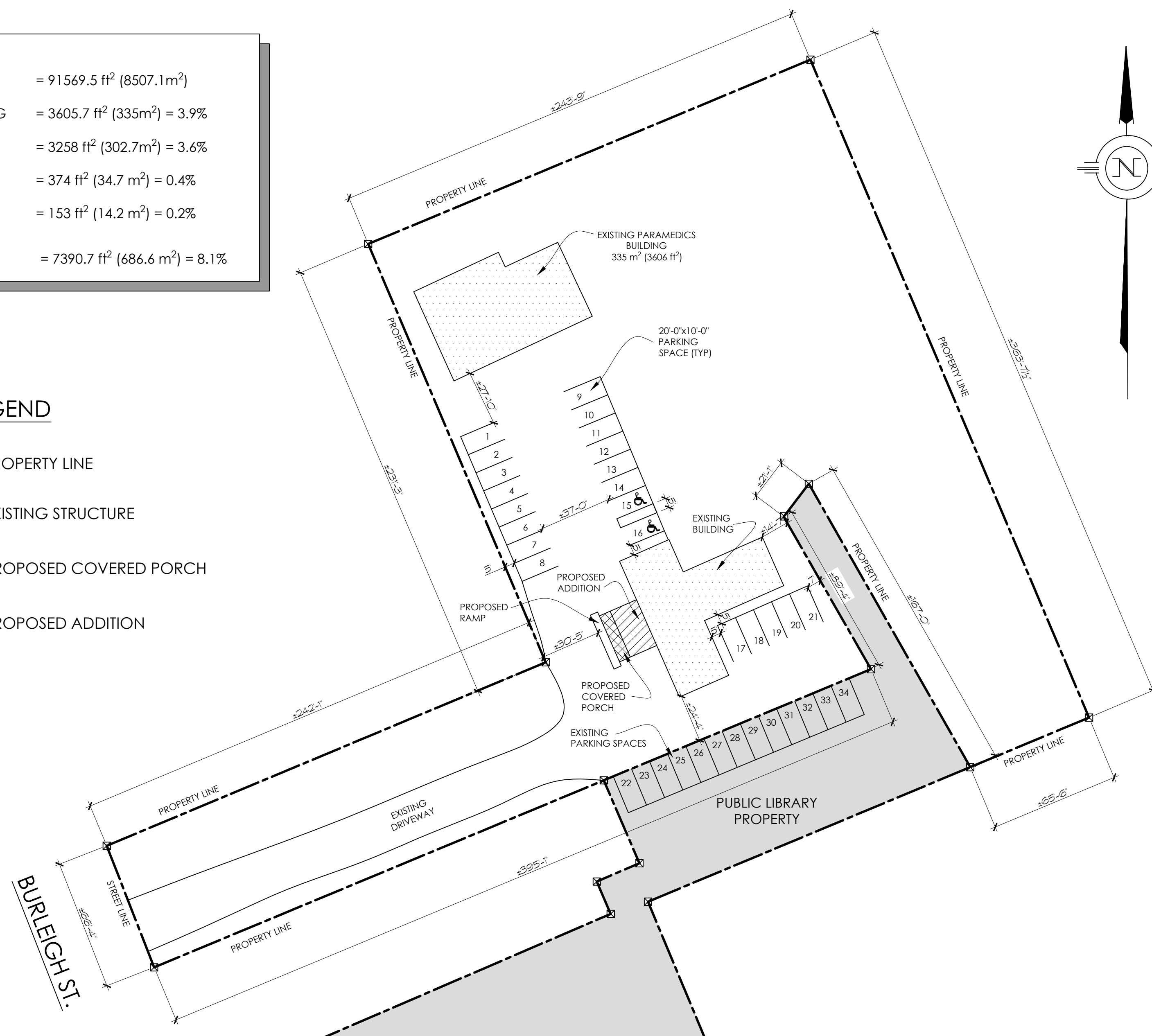
- A1 - TITLE SHEET
- A2 - FOUNDATION PLAN
- A3 - MAIN FLOOR PLAN
- A4 - ROOF PLAN
- A5 - ELEVATIONS
- A6 - CROSS SECTIONS
- E1 - ELECTRICAL PLANS

SITE STATISTICS

LOT AREA	= 91569.5 ft ² (8507.1m ²)
EXISTING PARAMEDIC BUILDING	= 3605.7 ft ² (335m ²) = 3.9%
EXISTING HEALTH CENTRE	= 3258 ft ² (302.7m ²) = 3.6%
PROPOSED ADDITION	= 374 ft ² (34.7 m ²) = 0.4%
PROPOSED COVERED PORCH	= 153 ft ² (14.2 m ²) = 0.2%
TOTAL PROPOSED LOT COVERAGE	= 7390.7 ft ² (686.6 m ²) = 8.1%

LEGEND

- PROPERTY LINE
- EXISTING STRUCTURE
- PROPOSED COVERED PORCH
- PROPOSED ADDITION



SITE PLAN

SCALE: 1"=40'-0"

ITEM	ONTARIO BUILDING CODE MATRIX	O.B.C. REFERENCE					
		PART 3	PART 9	PART 11			
1.	PROJECTION DESCRIPTION <input type="checkbox"/> NEW - TENANT FIT-UP <input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> ADDITION <input checked="" type="checkbox"/> RENOVATION	1.1.2 (A)	1.1.2 (A) & 9.10.1.3	1.1.1 TO 11.4			
2.	MAJOR OCCUPANCY (S) - GROUP 'D' - BUSINESS & PERSONAL SERVICE	3.1.2.1 (1)	9.10.2				
3.	BUILDING AREA BLDG FOOTPRINT 337.4 m ² SUITE 318.5 m ²	1.4.1.2 (A)	1.4.1.2 (A)				
4.	GROSS AREA ENTIRE BLDG 337.4 m ² SUITE 318.5 m ²	1.4.1.2 (A)	1.4.1.2 (A)				
5.	NUMBER OF STOREYS ABOVE GRADE 1 BELOW GRADE 0	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4				
6.	NUMBER OF STREETS / FIRE FIGHTER ACCESS 1	3.2.2.10 & 3.2.5	9.10.20				
7.	BUILDING CLASSIFICATION - 'D' OCCUPANCY - SMALL BUILDING	3.2.2.20 - 83					
8.	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> NOT REQUIRED <input type="checkbox"/> IN LIEU OF RATING	3.2.2.20 - 83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX				
9.	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9	N/A				
10.	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4	9.10.18				
11.	WATER SERVICE SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7	N/A				
12.	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N/A				
13.	CONSTRUCTION RESTRICTIONS <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20 - 83	9.10.6				
14.	MEZZANINE AREA - N/A	3.2.2.1.1 (3) - (8)					
15.	OCCUPANT LOAD BASED ON <input checked="" type="checkbox"/> m ² OR sq. ft. / PERSON <input type="checkbox"/> DESIGN OF BUILDING	3.1.17	9.9.1.3				
16.	MAIN FLOOR OCCUPANCY LOAD OCCUPANCY = 35 PERSONS						
17.	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.8 3.3.1.2 & 3.3.1.19	9.5.2 11.3.3.2 (2) (b) 9.10.1.3, (4)				
18.	REQUIRED FIRE RESISTANCE RATING (F.R.R.) - N/A F.R.R. OF SUPPORTING MEMBERS - N/A	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9				
19.	SPATIAL SEPERATION: CONSTRUCTION OF EXTERIOR WALLS IF APPLICABLE, SEE ELEVATIONS	3.2.3	9.10.14				
20.	PLUMBING FIXTURE REQUIREMENTS MALE/FEMALE COUNT @ (EXCEPT OTHERWISE NOTED) 50 % / 50 % MAIN FLOOR: OCCUPANCY GROUP D						
		OCCUPANT LOAD	O.B.C. TABLE NO.	FIXTURES REQUIRED	FIXTURES PROVIDED		
		35	3.7.4.7	2	3	3.7.4.7	3.7.4.7
21.	OTHER (DESCRIBE)						

north kawartha health centre

183 burleigh st. apsley, ON

GENERAL SPECIFICATIONS:

ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF OR GREATER.

ALL EXTERIOR FOOTINGS SHALL BE TAKEN DOWN TO A MINIMUM DEPTH OF 4'-0" BELOW FINISHED GRADE.

REMOVE ALL TOPSOIL BENEATH ALL CONCRETE SLABS.

ALL FOUNDATION WALL FOOTINGS SHALL BE A MINIMUM 8" THICK. FOOTING PROJECTION SHALL BE MINIMUM 4" WIDE.

CONCRETE FOR REINFORCED FOOTINGS, FOUNDATION WALLS AND BASEMENT FLOOR SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa.

CONCRETE FOR EXTERIOR SLABS AND STEPS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa AND AIR ENTRAINMENT OF 5 TO 8%.

CONCRETE FLOOR SLABS SHALL HAVE A MAXIMUM SLUMP OF 4".

ALL CONCRETE SLABS SHALL BE REINFORCED WITH 6"x6" #6 WELDED WIRE MESH.

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" DIAMETER ANCHOR BOLTS AT 48" o.c. MAXIMUM WITH SILL GASKET UNDER. BOLTS SHALL BE EMBEDDED MINIMUM 10" DEEP INTO THE FOUNDATION WALL.

ALL STRUCTURAL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 OR NO. 2 GRADE LUMBER UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LENGTH OF BEARING END OF BEAMS SHALL BE NOT LESS THAN 3 1/2'.

PROVIDE MINIMUM 8" DEEP SOLID MASONRY BENEATH BEAMS SUPPORTED ON MASONRY.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS OVER 6'-0" IN LENGTH RUNNING PARALLEL TO THE FLOOR JOISTS. DOUBLE FLOOR JOISTS MAY BE SEPARATED A MAXIMUM 8" BY 2"x4" BLOCKING @ 4'-0" o.c. TO ALLOW FOR THE PASSAGE OF HEATING DUCTS.

PROVIDE DOUBLE HEADERS AND TRIMMERS AROUND ALL MAJOR FLOOR OPENINGS.

PROVIDE SOLID BLOCKING UNDER ALL LOAD BEARING PARTITIONS.

ALL SUB-FLOORING SHALL BE MINIMUM 1/2" TONGUE AND GROOVE EXTERIOR GRADE DOUGLAS FIR PLYWOOD. SELECT SHEATHING.

PLYWOOD SUB-FLOORING SHALL BE SCREWED AND GLUED WITH AN ELASTOMERIC GLUE TO FLOOR JOISTS.

PROVIDE DOUBLE STUDS AROUND ALL OPENINGS.

PROVIDE MID-HEIGHT BLOCKING (GIRTS) IN ALL LOAD BEARING STUD WALLS.

INTERIOR LOAD BEARING STUD PARTITIONS IN BASEMENT SHALL BE 2x6 @ 16" o.c. ON 6 mil POLYETHYLENE ON 6" DEEP BY 18" WIDE CONCRETE FOOTING AND 4" DEEP BY 5 1/2" WIDE CONCRETE PEDESTAL.

ALL EXTERIOR STUD PARTITIONS SHALL BE 2x6 @ 16" o.c. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALL INTERIOR STUD PARTITIONS SHALL BE 2x4 @ 16" o.c. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PROVIDE DOUBLE 2x10 HEADER OVER ALL WINDOWS TO ACT AS LINTELS UNLESS OTHERWISE NOTED.

APPLY BREATHER TYPE BUILDING PAPER WITH MINIMUM 4" OVERLAP AT JOINTS OVER WALL SHEATHING.

PROVIDE 6 mil POLYETHYLENE VAPOUR BARRIER THROUGHOUT ALL INSULATED WALLS AND CEILINGS ON THE WARM SIDE.

ENSURE TIGHT SEAL AND CONTINUITY OF ALL VAPOUR BARRIER INCLUDING CONTINUOUS APPLICATION AT WALL INTERSECTIONS AND WALL PLATE / CEILING JOIST CONDITIONS.

PROVIDE ONE LAYER OF TAR PAPER BETWEEN CONCRETE FOUNDATION WALLS AND INTERIOR STRAPPING OR STUD WALLS.

LENGTH OF END BEAMS OF FLOOR, ROOF OR CEILING JOISTS SHALL BE NOT LESS THAN 1 1/2'.

WHERE STUDS, JOISTS OR STRAPPING ARE 24" o.c. INSTALL 1/2" GYPSUM DRYWALL.

WHERE STUDS, JOISTS OR STRAPPING ARE 16" o.c. INSTALL 1/2" GYPSUM DRYWALL.

FINISH ALL DRYWALL BY TAPING AND MUDDING SCREW LOCATIONS - 3 COATS AND SANDING SMOOTH.

ALL WINDOWS SHALL HAVE SEALED DOUBLE GLAZED UNITS AND BE LOW 'E' COATED AND ARGON FILLED. DIMENSIONS ON DRAWINGS INDICATE ROUGH STUD OPENING WITH ACTUAL WINDOW FRAME SIZES BEING 1" LESS. CHECK WITH EACH INDIVIDUAL MANUFACTURER FOR ALLOWABLE DIFFERENCE PRIOR TO FRAMING.

ADHERE TO ALL THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION AND TO ALL BY-LAWS OF THE MUNICIPALITY.

CLIMATIC DATA FOR THE PURPOSE OF DESIGN WAS DETERMINED USING A DESIGN SNOW LOAD OF 2.5 kPa (THE MINIMUM ALLOTTED IN THE TABLE 2.5.1.A FROM THE ONTARIO BUILDING CODE, LATEST EDITION.)

ALL FINISHED MATERIALS ARE TO BE SPECIFIED BY OWNERS.

ALL PLUMBING FIXTURES ARE TO BE AS SPECIFIED BY THE OWNERS. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH PART 7 OF THE ONTARIO BUILDING CODE, LATEST EDITION.

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO HYDRO ELECTRICAL CODE, LATEST EDITION. ALL ITEMS OF ELECTRICAL EQUIPMENT MUST BE C.S.A. APPROVED.

HOLLOW STRUCTURAL STEEL SECTIONS & PLATES SHALL CONFORM TO CAN/CSA-G40.21-M92 GRADE 350W CLASS C.

ANCHOR BOLTS SHALL CONFORM TO ASTM A36 Fy=36 KSI.

REINFORCING STEEL SHALL CONFORM TO CSA G30.18-M92 GRADE 400 (60KSI).

CONCRETE WORK SHALL CONFORM TO CAN/CSA A23.1:2.3 FOR MATERIALS AND WORKMANSHIP. REINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE 25 MPa.

HOT ROLLED STEEL SECTIONS SHALL CONFORM TO CSA G40.21 350W ASTM A992, A572 GRADE 50.

ALL HARDWARE TO BE SIMPSON STRONG-TIE OR EQUAL.

BACKFILL OF INTERIOR SIDE OF FOUNDATION WALL TO BE 1/2" CLEAR CRUSHED STONE, COMPACTED IN 8" LIFTS. ANY ADDITIONAL FILL REQUIRED BELOW THE SLAB OR EXTERIOR ENTRY SLAB/RAMP TO BE 1/2" CLEAR CRUSHED STONE, AGAIN MECHANICALLY COMPACTED IN 8" LIFTS.

NOTE:
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ORDERING MATERIALS

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

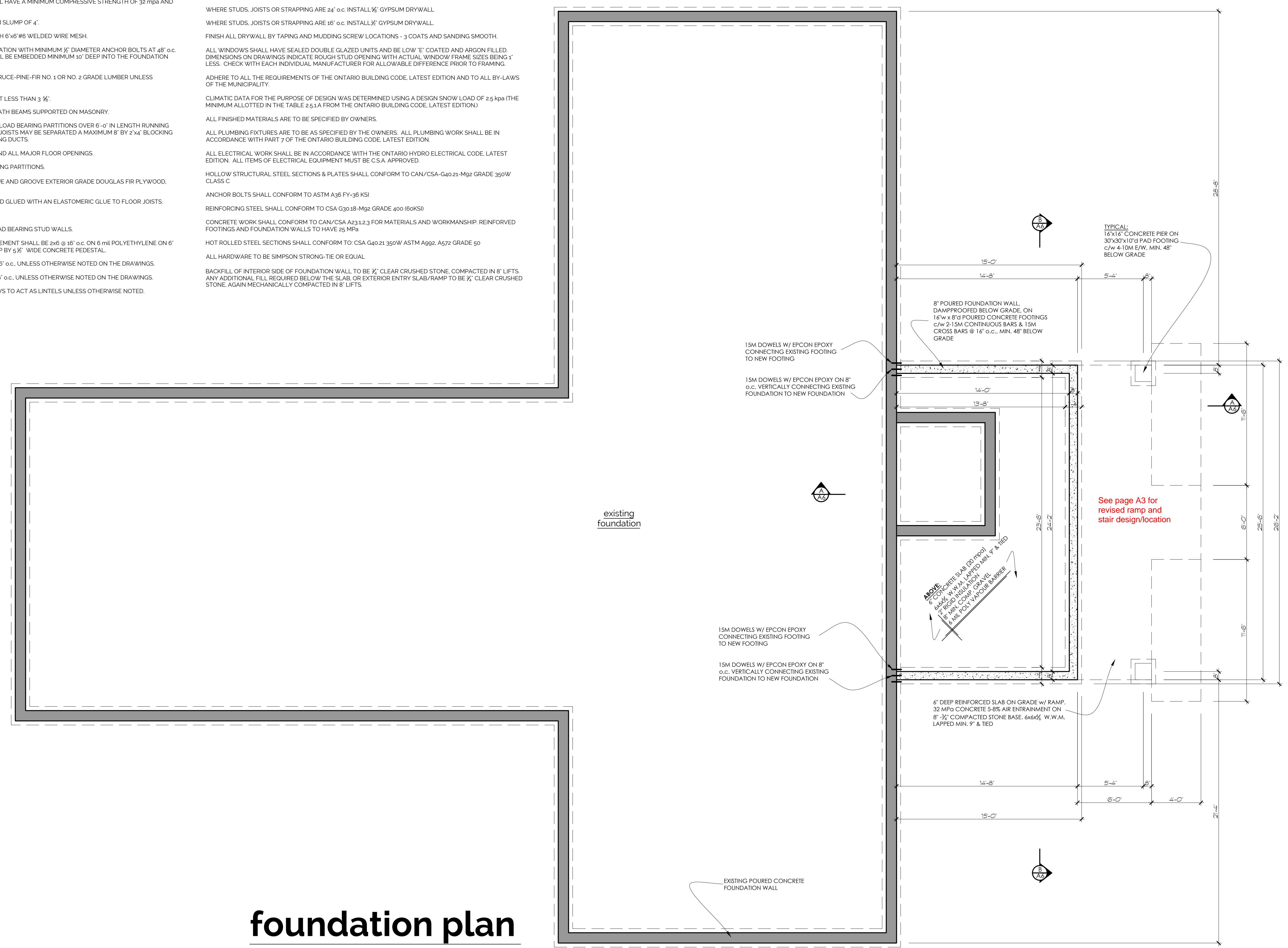
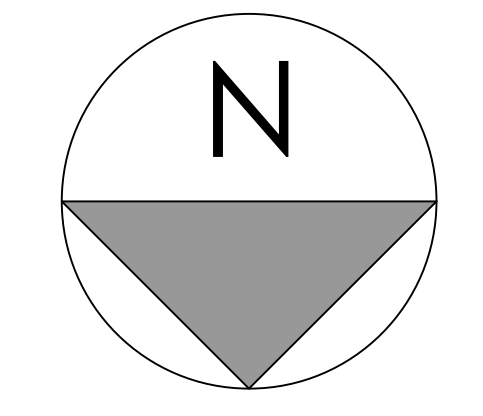
ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY. DRAWINGS ARE NOT TO BE SCALED.

DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF MOLLY CONLIN DESIGN & DRAFTING.

LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED WALL
- EMERGENCY LIGHTING
- EMERGENCY EXIT SIGNAGE
- POWER DOOR OPERATOR



foundation plan

Drawings For:
NORTH KAWARTHA HEALTH CENTRE
183 BURLEIGH ST.
NORTH KAWARTHA, ON

Notes / Revisions:
MAY 21, 2021:
UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST
MARCH 26, 2025:
UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST

Project:
RENOVATION & ADDITION

Title:
FOUNDATION PLAN



FIRM BCIN#: 109402
319 County Rd. 8
Douro, ON K0L 2H0
705-313-5510

SIGNATURE: *Molly Conlin*






Designed By:
M. CONLIN

Date:
AUGUST, 2020

Page:
A2

Scale:
1/4" = 1'-0"

LEGEND

-  110v RECEPTACLE
-  CATEGORY & CABLE FOR COMPUTER NETWORK
-  POWER DOOR OPERATOR
-  EMERGENCY LIGHTING
-  EMERGENCY EXIT SIGNAGE
-  LIGHT SWITCH

Shaded areas are existing portions of the building that are not within the scope of RFP-02-26 with the exception of HVAC alterations which are noted on the HVAC drawings included in the RFP-02-26 documents.

WINDOW & DOOR NOTE:
FRAMER TO ADD A DIMENSION OF 1" TO WINDOW OPENING FOR THE DIFFERENCE BETWEEN ROUGH STUD OPENING AND FRAME SIZE. CHECK WITH MANUFACTURER PRIOR TO ORDERING.

ALL LINTELS TO BE 2-2x10 UNLESS OTHERWISE NOTED







ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

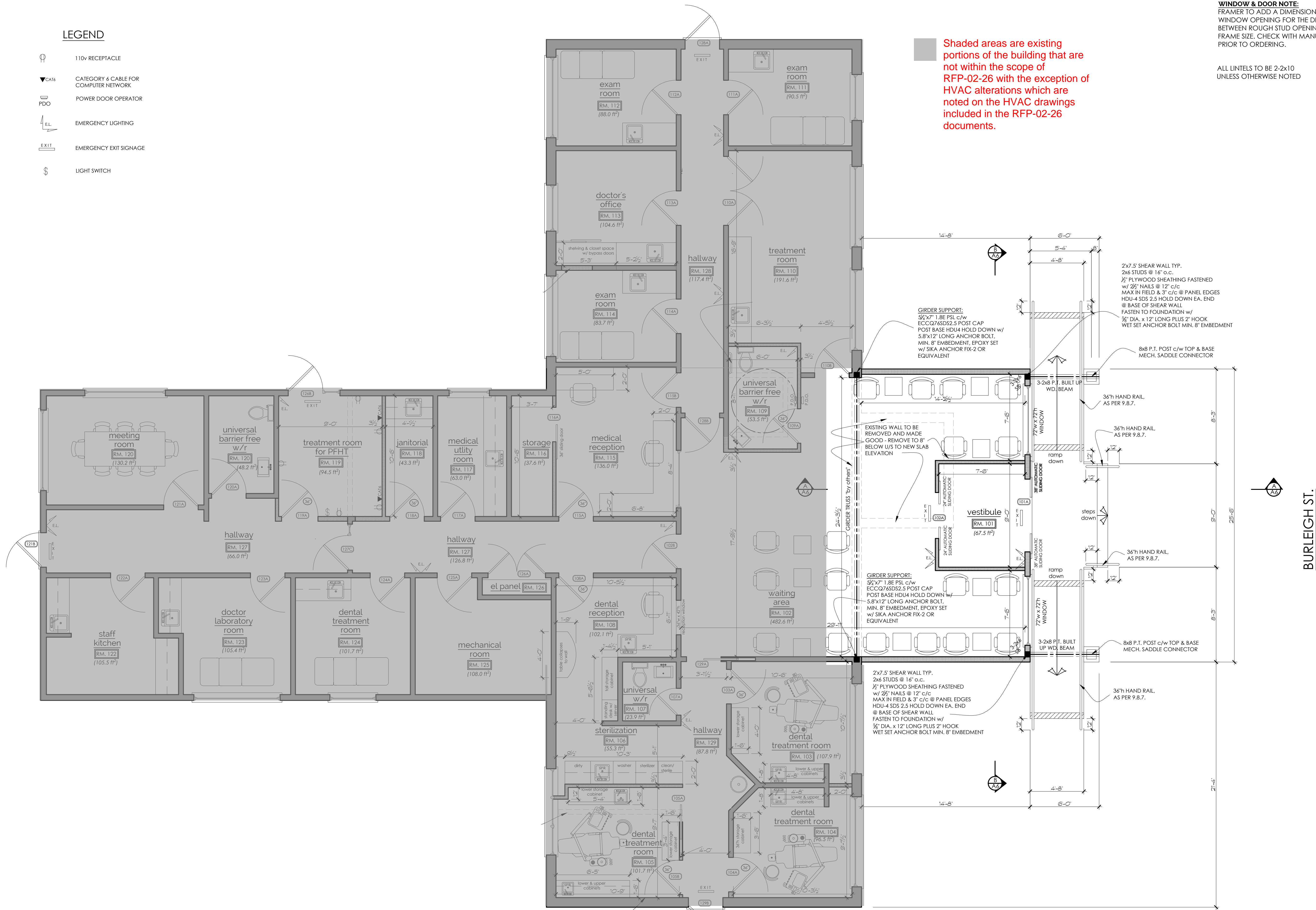
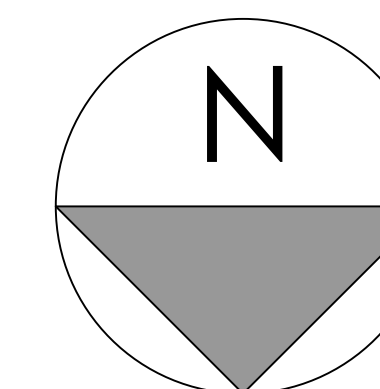
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LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  PROPOSED WALL
-  EMERGENCY LIGHTING
-  EMERGENCY EXIT SIGNAGE
-  POWER DOOR OPERATOR

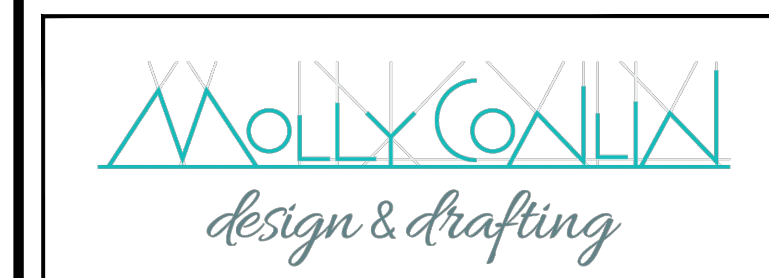


Drawings For:
NORTH KAWARTHA HEALTH CENTRE
183 BURLEIGH ST.
NORTH KAWARTHA, ON

Notes / Revisions:
MAY 21, 2021:
UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST
MARCH 26, 2025:
UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST

Project:
RENOVATION & ADDITION

Title:
MAIN FLOOR PLAN



FIRM BCIN#: 109402
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Douro, ON K0L 2H0
705-313-5510

SIGNATURE: *Molly Conlin*

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Date:
AUGUST, 2020

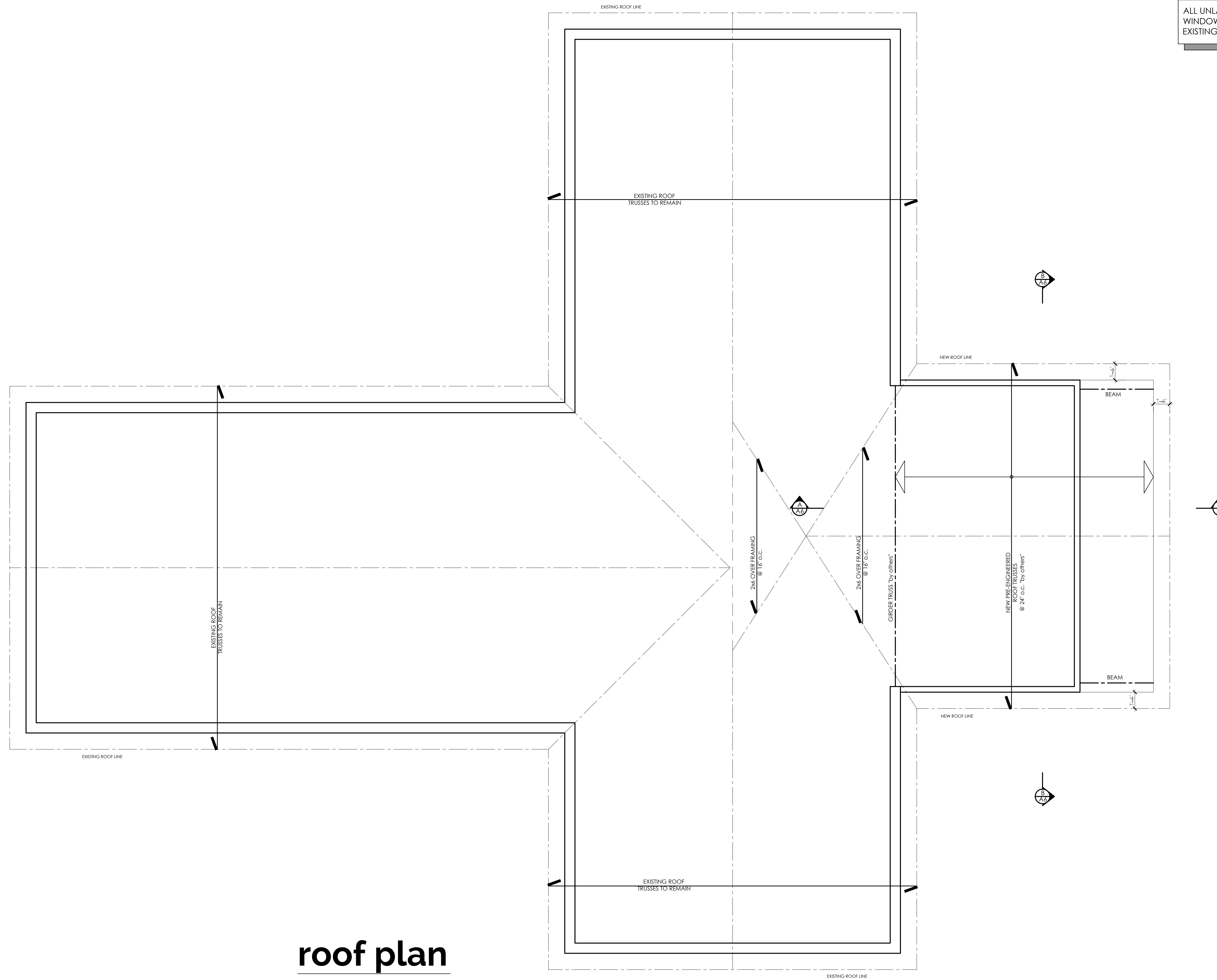
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Page:
A3

NOTE:
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main floor plan



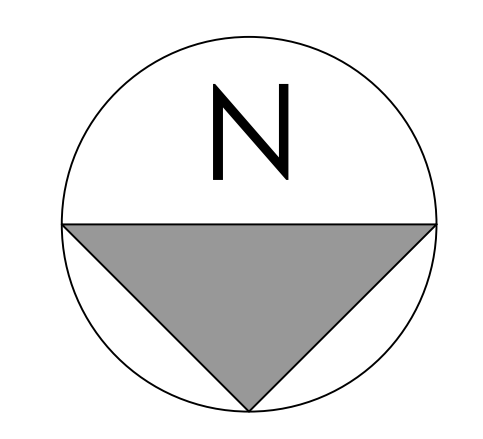


ALL UNLABELED DOORS & WINDOWS TO REMAIN AS EXISTING

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.
 ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.
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LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED WALL
- EMERGENCY LIGHTING
- EMERGENCY EXIT SIGNAGE
- POWER DOOR OPERATOR



Drawings For:
 NORTH KAWARTHA HEALTH CENTRE
 183 BURLEIGH ST.
 NORTH KAWARTHA, ON

Notes / Revisions:

Project:
 RENOVATION & ADDITION

Title:
 ROOF PLAN



FIRM BCIN#: 109402
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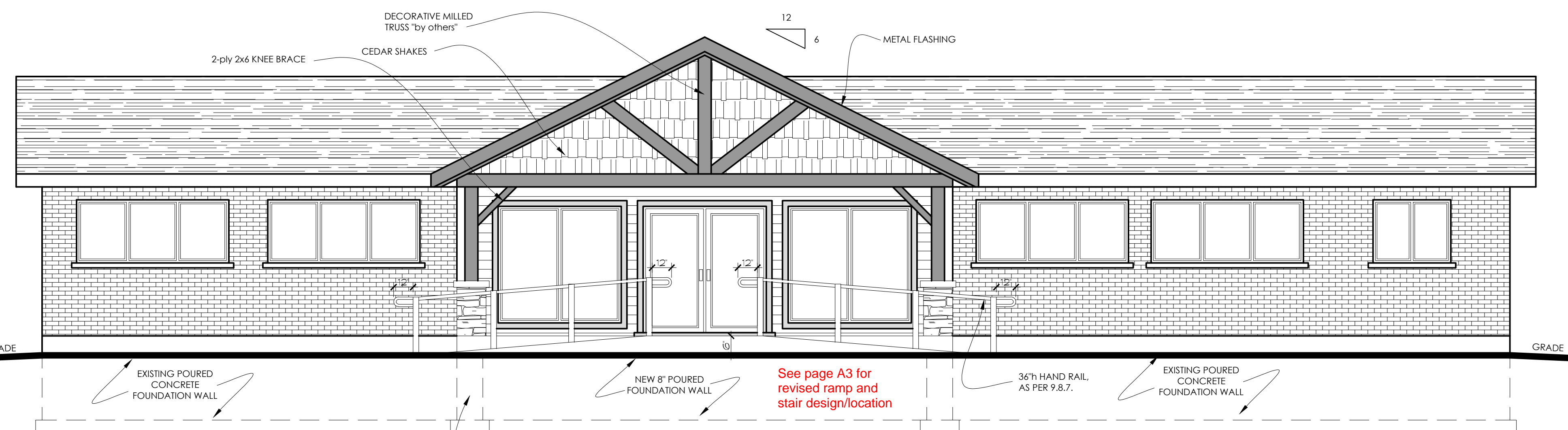
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Page:
 A4

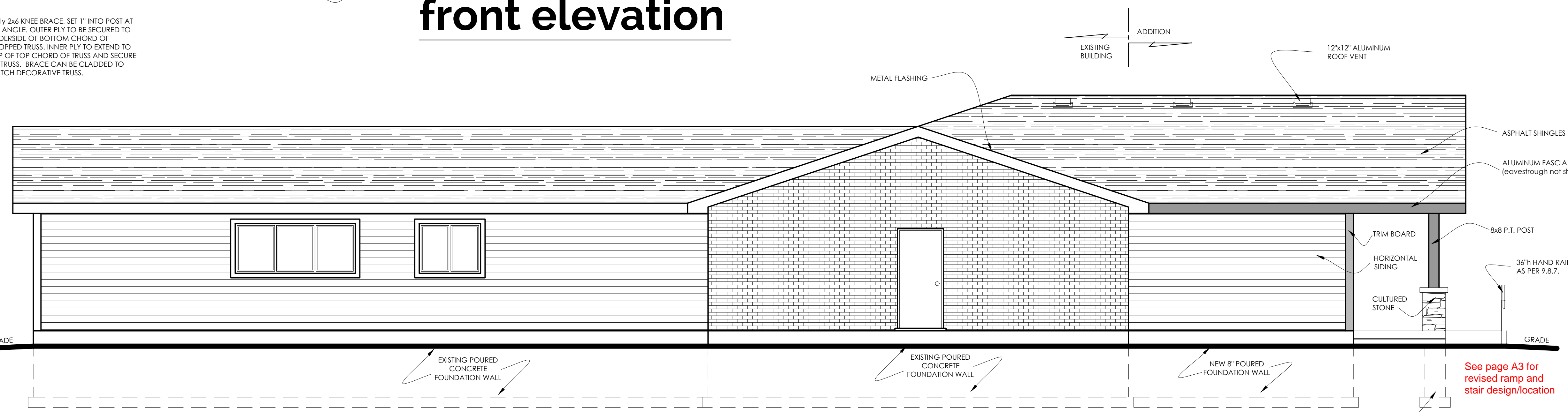
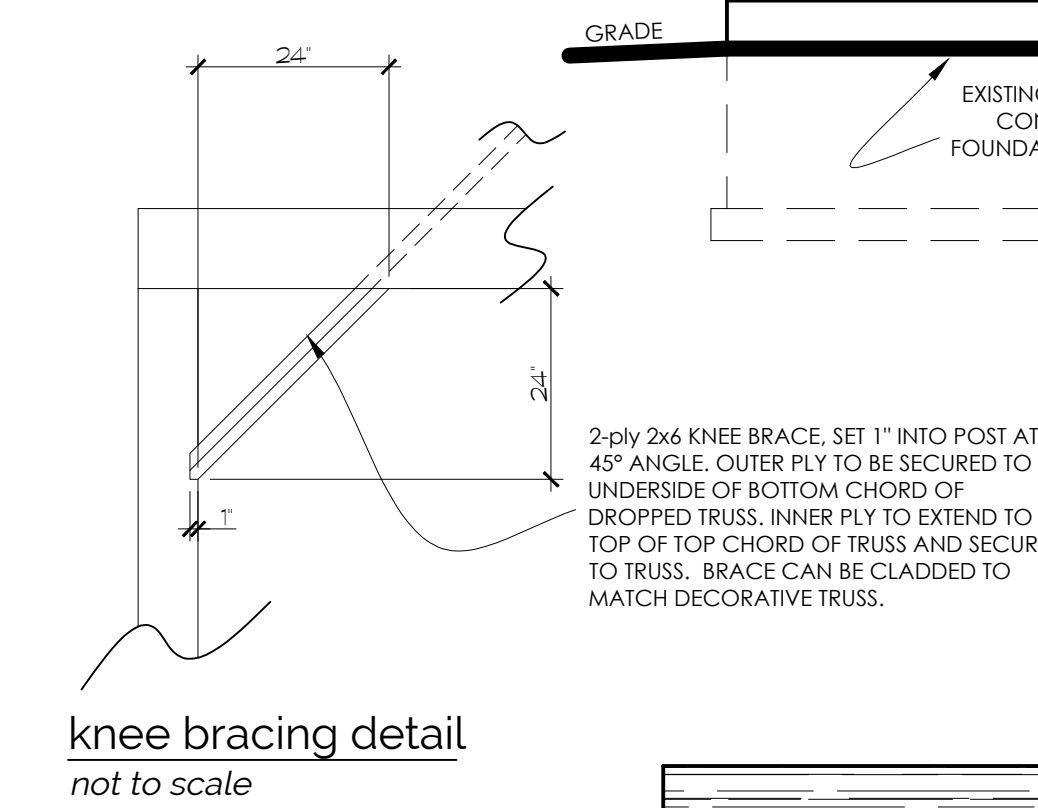
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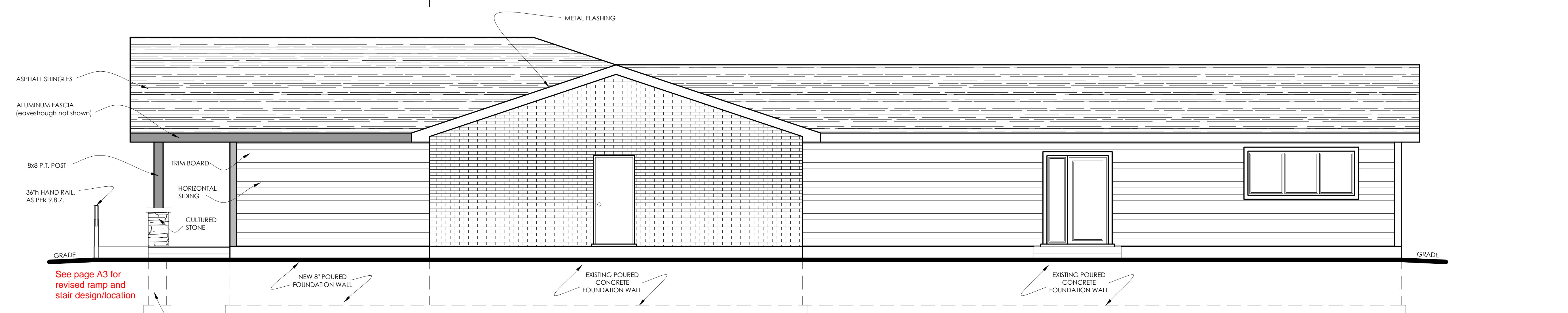
roof plan
 -SHOWS REPRESENTATION OF ROOF - TRUSS DRAWINGS WILL SUPERCEDE WHAT IS SHOWN ON ROOF PLAN



front elevation



left elevation



right elevation

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NORTH KAWARTHA, ON

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RENOVATION & ADDITION

Title:
ELEVATIONS



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