KITTRELL RESIDENCE

SHELL DOCUMENTS FOR BUILDING PERMIT

. 20 SEPTEMBER 2016 .

JONES.

GENERAL NOTES:

1. The use of these documents are restricted to the original site for which they were prepared. Reuse or reproduction of these documents, (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with Brian Kent Jones Architects Inc.

2. The general contractor and sub-contractors shall be solely responsible for complying with all federal, state, local, and safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the general contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work. The general contractor and sub-contractors are responsible for securing and maintaining all necessary insurance including workers compensation.

3. The architect is not responsible for the method of construction. The general contractor shall be responsible for coordination of all work and for the means, methods, procedures, techniques, and sequence of construction.

4. The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.

5. When the general contractor accepts delivery of all items noted on the plans either in contract or not in contract he shall be responsible for loss and / or damage of these items.

6. The general contractor shall verify all dimensions and existing field conditions with the drawings. In particular: soil conditions, incoming utilities, etc. The general contractor shall report immediately to the architect any variances or field conditions that may cause construction problems prior to commencing work.

7. All work including plumbing, hvac, and electrical work not detailed herein, shall comply with applicable state and local building codes and the building standards referenced therein.

8. Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include ½" thick sheathing. All interior stud walls are dimensioned at 3 ½" unless noted otherwise.

9. Drawings are not to be scaled. Written dimensions govern. All partition locations, all door and opening locations shall be as shown on floor plan. Any discrepancies between field dimensions and / or observations with those indicated on the drawings should be brought to the immediate attention of the architect for clarification / correction before proceeding with work in affected areas.

10. If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.

11. The contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the contractors.

12. All material used in the construction of this project shall be new unless otherwise noted. Reject and replace any damaged material resulting from warpages, weather damage, or other causes.

13. The contractor is responsible for coordination of all work including adequate per-review of all shop drawings. Errors due to lack of review and / or coordination shall be corrected at the expense of the contractor.

14. The contractor is responsible for maintaining a secure site at all times. The contractor shall cover and secure any exposed pits, trenches, etc. at the end of each work day.

15. All garages must be separated from the residence (walls, ceiling, attic space, etc.) with ⅝" Type X gypsum board.

16. It is the sole responsibility of the contractor to provide and coordinate all flashing, waterproofing, damp-proofing, and management of water distribution (i.e. gutters, downspouts, internal drains, thru-wall flashing, sub-surface drainage, etc.) associated with the structure.

17. It is the sole responsibility of the contractor to notify the owner that all houses have a potential to have radon levels that exceed the recommended levels established by the United States EPA. It is not the responsibility of Brian Kent Jones Architects, Inc. or the structural engineer to determine if radon abatement system is needed. Radon resistant construction techniques meeting the requirements of the RCO AF103.1 are to be used.

18. The site development plan included in this set may not identify all known easements, set-backs, walls, utilities, grading, flood plain analyses or additional civil engineering evaluations with regard to the impact of any adjacent waterways.

19. It is the responsibility of the general contractor to verify all subsurface conditions associated with the site and to confirm the bearing criteria of the soils.

20. Sites in proximity to water features require familiarity on the contractor's part to manage any associated risks. It is the sole responsibility of the general contractor to assess and inform the client of the recommended analysis, evaluation and troubleshooting including but not limited to: flood plain analysis, management of hydraulic risks, subsurface geotechnical analyses (groundwater, soils) and utilities.

21. The design of this house is based on the following:

    A. The contractor understanding and applying all applicable building codes.
    B. The contractor understanding and applying building principles used for residential construction.
    C. The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
    D. The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
    E. The contractor proceeding with the work in a timely manner so that the residence is subjected to a minimum amount of rain, snow, and wind.
    F. The contractor being experienced enough to execute details not shown on these documents.

FOUNDATION NOTES:

1. Reference structural engineers foundation wall design details and general notes for additional information.
2. Minimum footing depth to be 36" below grade or to firm bearing, whichever is greater.
3. All lumber in contact with any masonry surface is to be treated wood. Maintain ½" air space between any stud wall and masonry wall.
4. The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".
5. Concrete slabs in the lower level shall be 3500 psi. and garage slab shall be 4000 psi. and both shall be air-entrained concrete with a vapor barrier over base course in accordance with applicable codes.
6. It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
7. Masonry footings on these drawings have been designed for a load-bearing value of soil of 1500 psf. It is the responsibility of the general contractor to verify actual site conditions.

GENERAL FRAMING NOTES:

1. Reference structural engineers general notes and details for additional criteria.
2. All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern: fb = 875 / 1000. fv = 70 psi, fc = 725 psi, e = 1,300,000. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)
3. Minimum bearing of all structural members shall be 1 ½" unless noted otherwise.
4. All interior dimensions to face of stud (3½") unless noted otherwise.
5. All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.
6. All lvl beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.
7. All exterior wall headers to be 2-2x10's (4" walls) 3-2x10's (6" walls) at height specified on the plans unless noted otherwise.
8. Sheathing to joists / trusses: Floors - glue and nail - at panel edges 16" o.c. at intermediate supports. Use adhesive meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations. Roofs - use 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports, unless noted otherwise.
9. Apply continuous bead of glue on joists and groove of tongue-and-groove panels.
10. Provide attic access per code requirements. Any attic space over 30" in height shall have a framed 22" x 30" opening. (These locations are not exhaustively indicated on the drawings.)
11. Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.
12. Dashed areas indicate soffits. Soffit heights are either noted on the plans or are to be determined by the owner and architect at a later date.
13. R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a ½" gypsum board membrane or a ⅝" wood structural panel membrane or an equivalent material on the underside of the floor framing member which complies with Section 302.14

TREATED LUMBER:

Due to the discontinued production of CCA (chromated copper arsenate) type preservative treatment, newer preservative treatments will require that all metal fasteners that come in contact with these types of treated lumber, be of corrosive-resistant material. Industry standards recommend stainless steel or not less than G185 galvanized anchors and / or fasteners to be used.

ROOM FINISH SCHEDULE:

1. Floor finishes and ceiling heights are indicated on the floor plan.
2. All walls: painted drywall, color to be selected by owner.
3. All ceilings: smooth painted drywall, color to be selected by owner.
4. All base and casing: wood base and casings per owner's specifications.

INSULATION INFORMATION:

R1102 Insulation and fenestration criteria:
The building thermal envelope shall meet the requirements of table 1102.1 based on climate zone specified in the table 1101.2

HVAC NOTES:

1. HVAC to be in full compliance with current code.
2. HVAC contractor to submit manual J calculations.

ATTIC VENTILATION:

Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic ventilation is determined by the requirements of Section R806 Roof Ventilation.

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with ⅛ inch minimum to ¼ inch maxinum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s.m².Pa) is installed on the warm side of the ceiling.

WINDOW INFORMATION:

1. Window designations shown on the drawings are based on Marvin Ultimate Clad series.
2. In rooms with inadequate window ventilation (storage rooms, bathrooms, etc.) The mechanical ventilation system provided shall be capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.08 L / s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
3. Glazing in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation.
4. R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. R310.1.2 The minimum net clear opening height shall be 24 inches. R310.1.3 The minimum net clear opening width shall be 20 inches.
5. Fenistration should be in compliance with R1102.1

DOOR INFORMATION:

1. Interior doors: Style and finish by owner. Hardware selected by owner.
2. Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.
3. Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.
4. Doors between the garage and residence shall be equipped with solid wood not less than 1 ⅜" in thickness, solid or honeycomb core steel doors not less than 1 ⅜" thick, or 20-minute fire-rated doors.

WALL LEGEND:

2x4 or 2x6 Wood Stud Wall
Brick Veneer
Concrete Block Wall
Poured Concrete Wall
Alternates

ELECTRIC NOTES:

1. Electric to be in full compliance with the 2011 National Electric Code.
2. 400 amp electric service to be grounded.
3. Smoke alarms shall be installed per RCO 314.3
   A. Smoke detectors and CO2 detectors shall be installed in:
      A.A. All sleeping rooms
      A.B. Outside and in the immediate vicinity of each sleeping room
      A.C. On each additional story including basements and habitable attics
   B. All detectors shall be interconnected
   C. Where the interior floor area for a given level of a dwelling uinit is greater than 1,000 s.f., smoke alarms shall be installed so all points on the ceiling shall have a smoke alarm within a distance of 30 feet travel distance or shall have an equivalent of one smoke alarm per 500 s.f. of floor area. Per NFPA 72 29.5.1.3
   D. Smoke alarms and smoke detectors shall not be installed winthin a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3.4(5)
   E. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. Per RCO 314.1
4. CO alarms shall be installed outside each sleeping room Per RCO 315

CODE DATA:

GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO

SQUARE FOOTAGE:

LOWER LEVEL:	1,255 S.F.
FIRST FLOOR:	3,277 S.F.
SECOND FLOOR:	1,682 S.F.
TOTAL:	6,214 S.F.
1-CAR GARAGE:	393 S.F.
2-CAR GARAGE:	641 S.F.
UNFINISHED LOWER LEVEL:	1,968 S.F.

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
GN-1	General Notes
SP-1	Site Plan
A1.1	Lower Level Floor Plan
A2.1	First Floor Plan
A3.1	Second Floor Plan
A4.1	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A6.1	Building Sections
A6.2	Building Sections
A7.1	Wall Sections
A7.2	Wall Sections
A7.3	Wall Sections
S0.1	Foundation Plan
S1.1	First Floor Framing Plan
S2.1	Second Floor / Low Roof Framing Plan
S3.1	High Roof Framing Plan
S4.1	Framing Sections
S4.2	General Notes

SHELL DOCUMENTS FOR BUILDING PERMIT

STATE OF OHIO * REGISTERED ARCHITECT * BRIAN KENT JONES 10093

KITTRELL RESIDENCE
5051 BRAND ROAD
DUBLIN, OHIO

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503 SOUTH FRONT ST. COLUMBUS, OH 43215

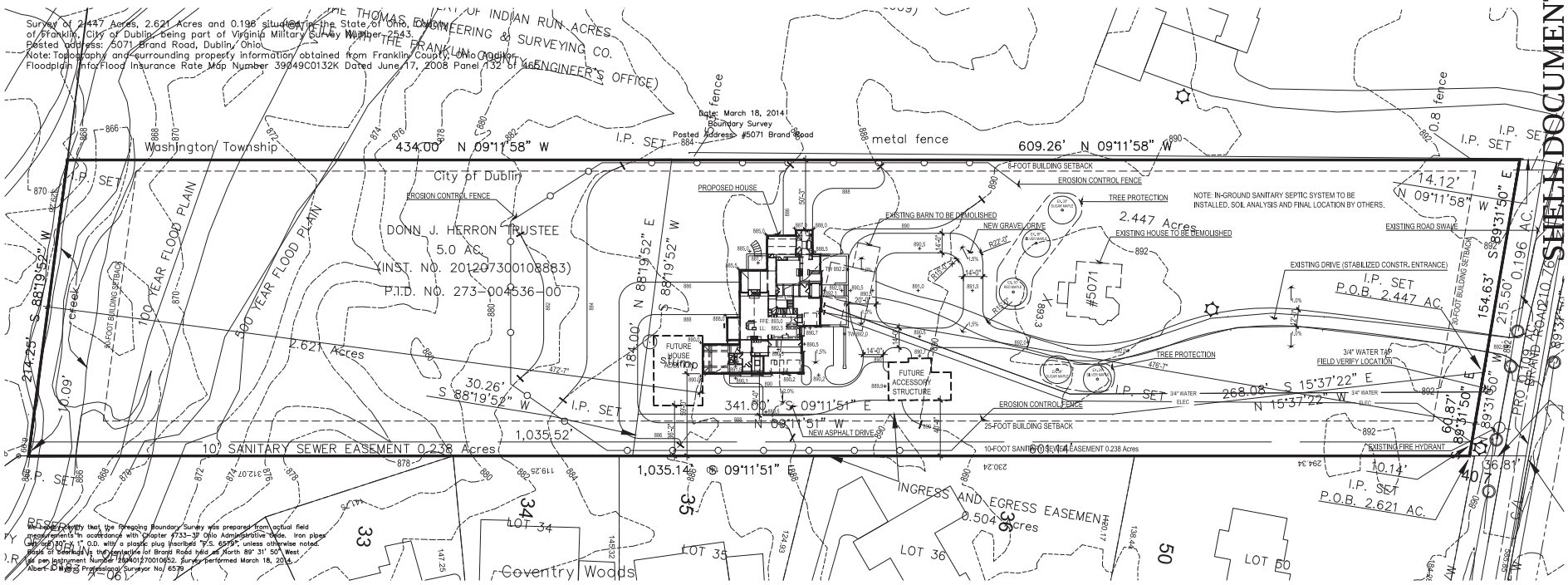
GENERAL NOTES
16013
20 SEPTEMBER 2016
CONSTRUCTION DOCUMENTS

REVISIONS

GN-1

Survey of 2.447 Acres, 2.621 Acres and 0.196 situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey Number 2543.
Posted address: 5071 Brand Road, Dublin, Ohio
Note: Topography and surrounding property information obtained from Franklin County, Ohio Auditor.
Floodplain Info: Flood Insurance Rate Map Number 39049C0132K Dated June 17, 2008 Panel 132 of 465

Date: March 18, 2014
Boundary Survey
Posted Address: #5071 Brand Road



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes Set are 5/8" x 30" x 1" O.D. with a plastic plug inscribed "J.S. 6979", unless otherwise noted.
Basis of bearings is the centerline of Brand Road held as North 89° 31' 50" West as per instrument Number 201401270010652. Survey performed March 18, 2014.
Albert E. Jones Professional Surveyor No. 6579

SITE PLAN | GRADING PLAN
Scale : 1" = 30' - 0"

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SITE PLAN
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20 SEPTEMBER 2016
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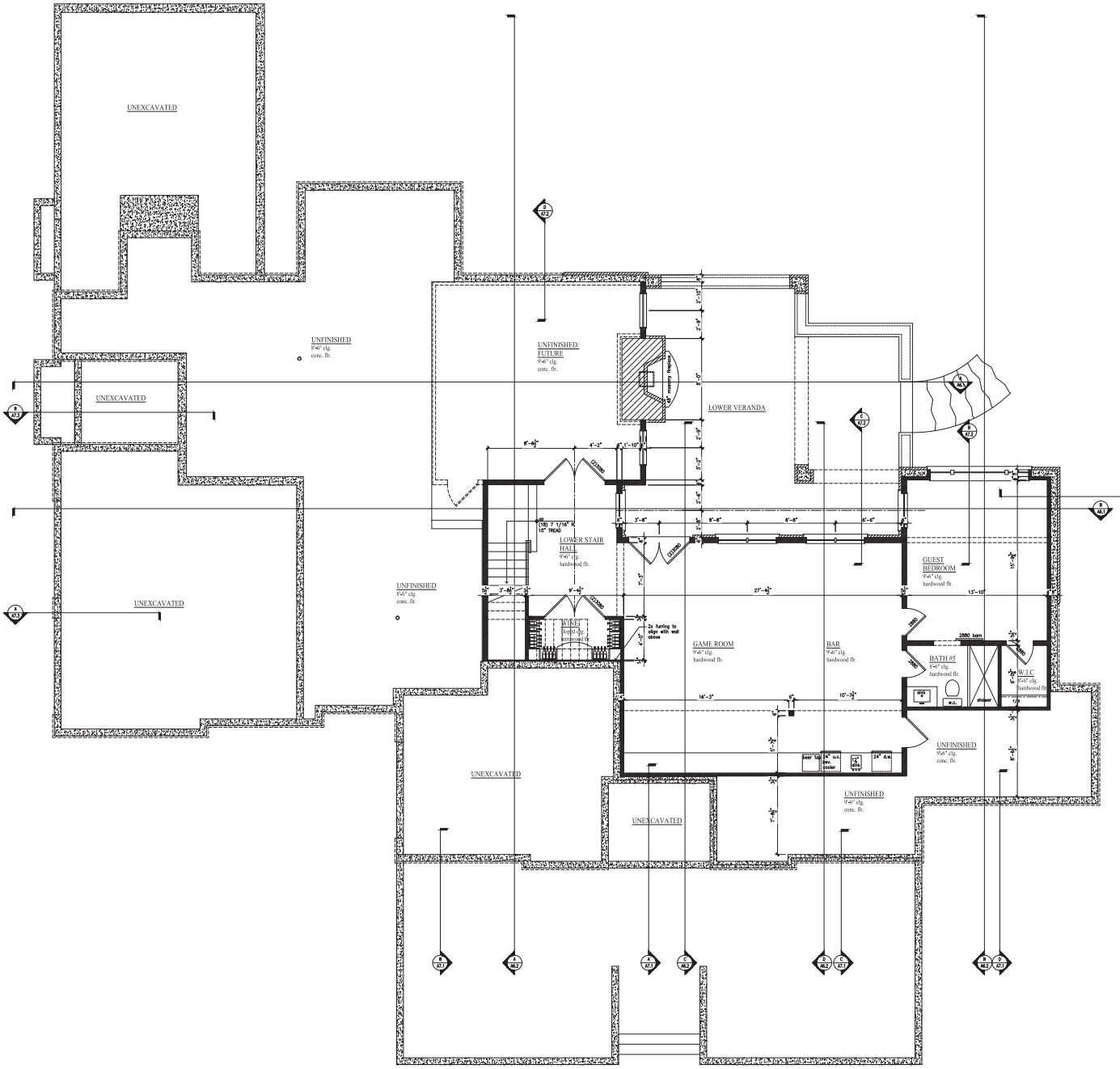
SP-1



LOWER LEVEL FLOOR PLAN
1/4"=1'-0"

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LOWER LEVEL FLOOR PLAN

16013
20 SEPTEMBER 2016

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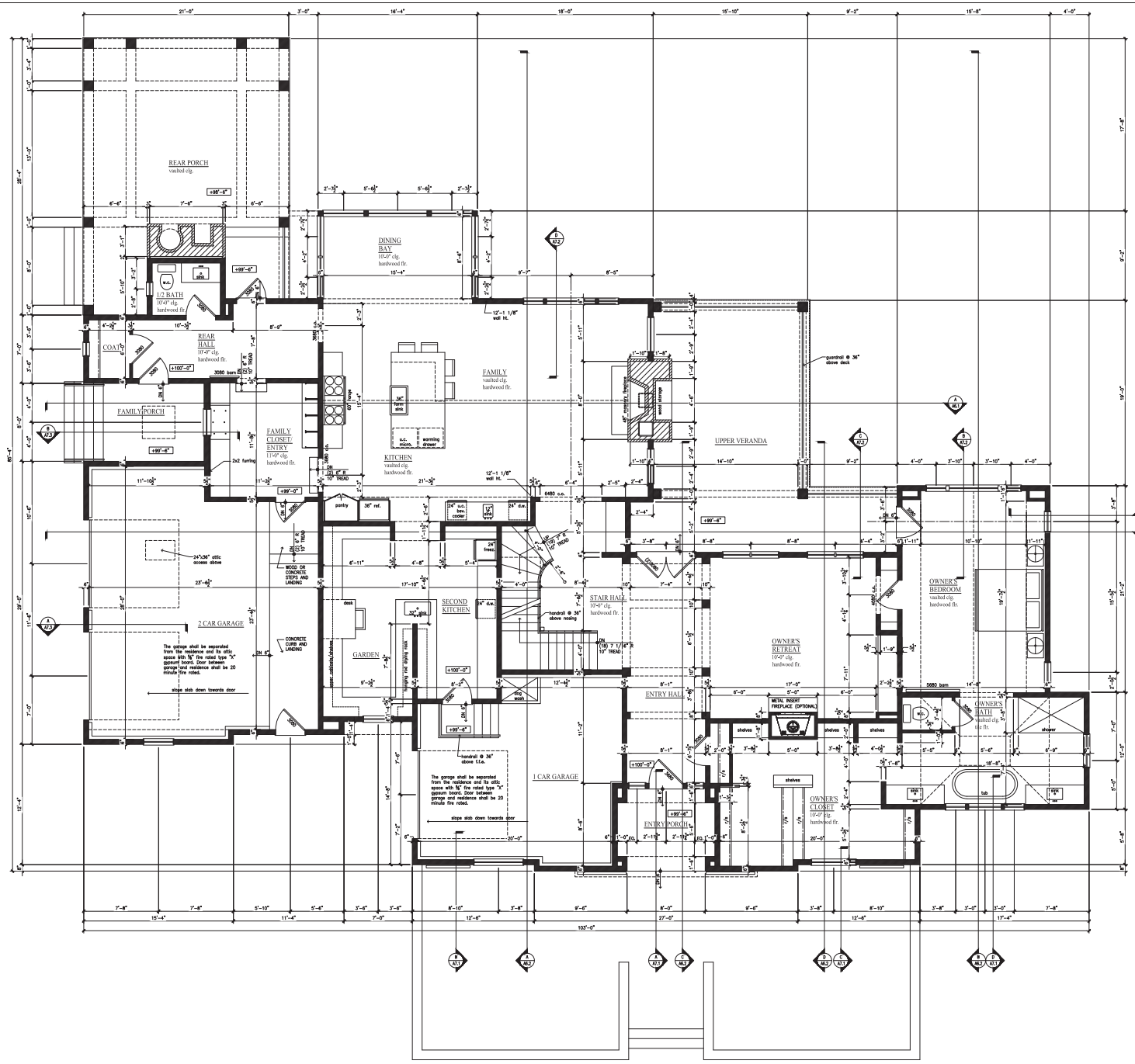
REVISIONS

A1.1



FIRST FLOOR PLAN
1/4"=1'-0"

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FIRST FLOOR PLAN
1603
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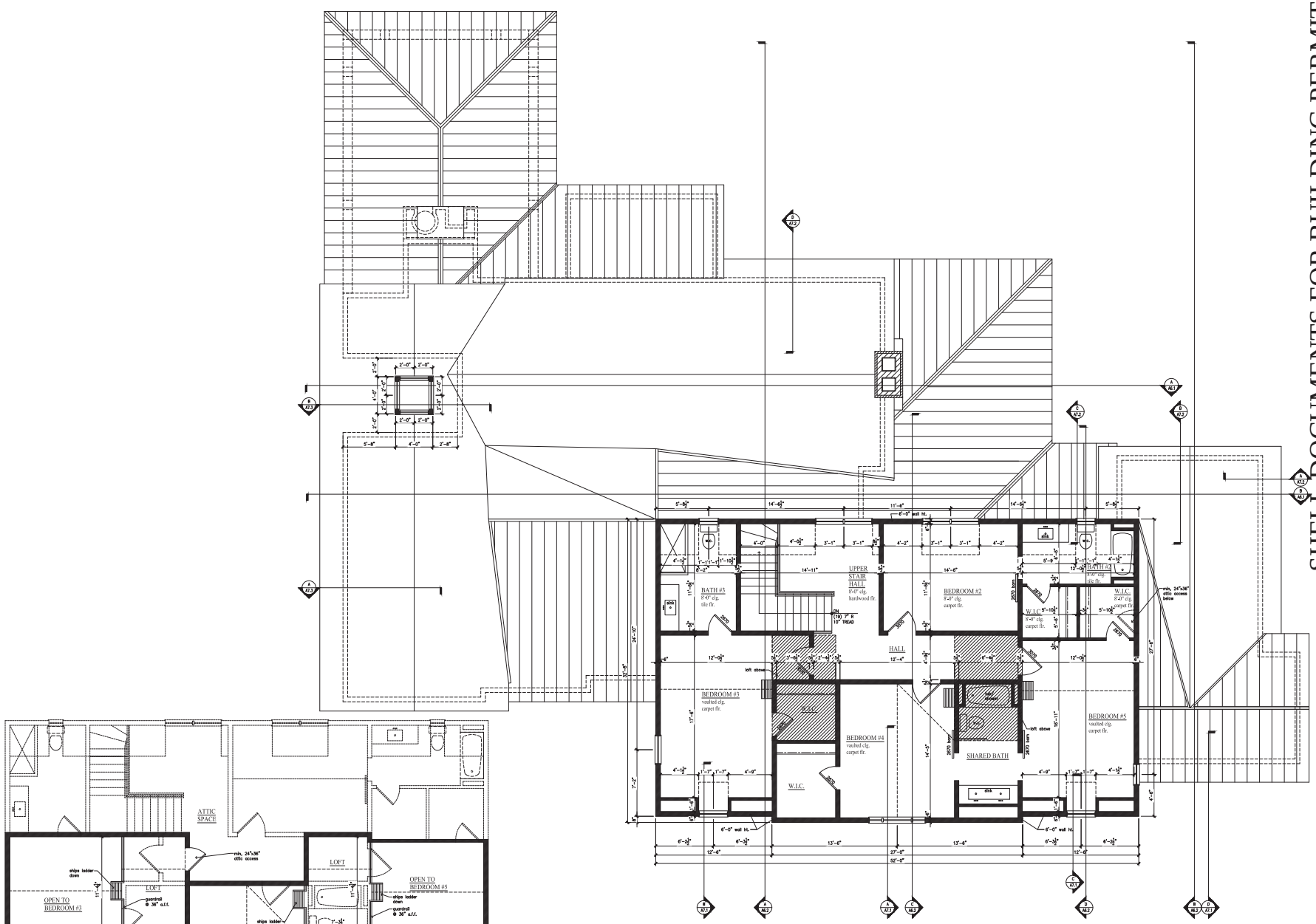
A2.1



LOFT PLAN
1/4"=1'-0"

SECOND FLOOR PLAN
1/4"=1'-0"

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SECOND FLOOR PLAN

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20 SEPTEMBER 2016

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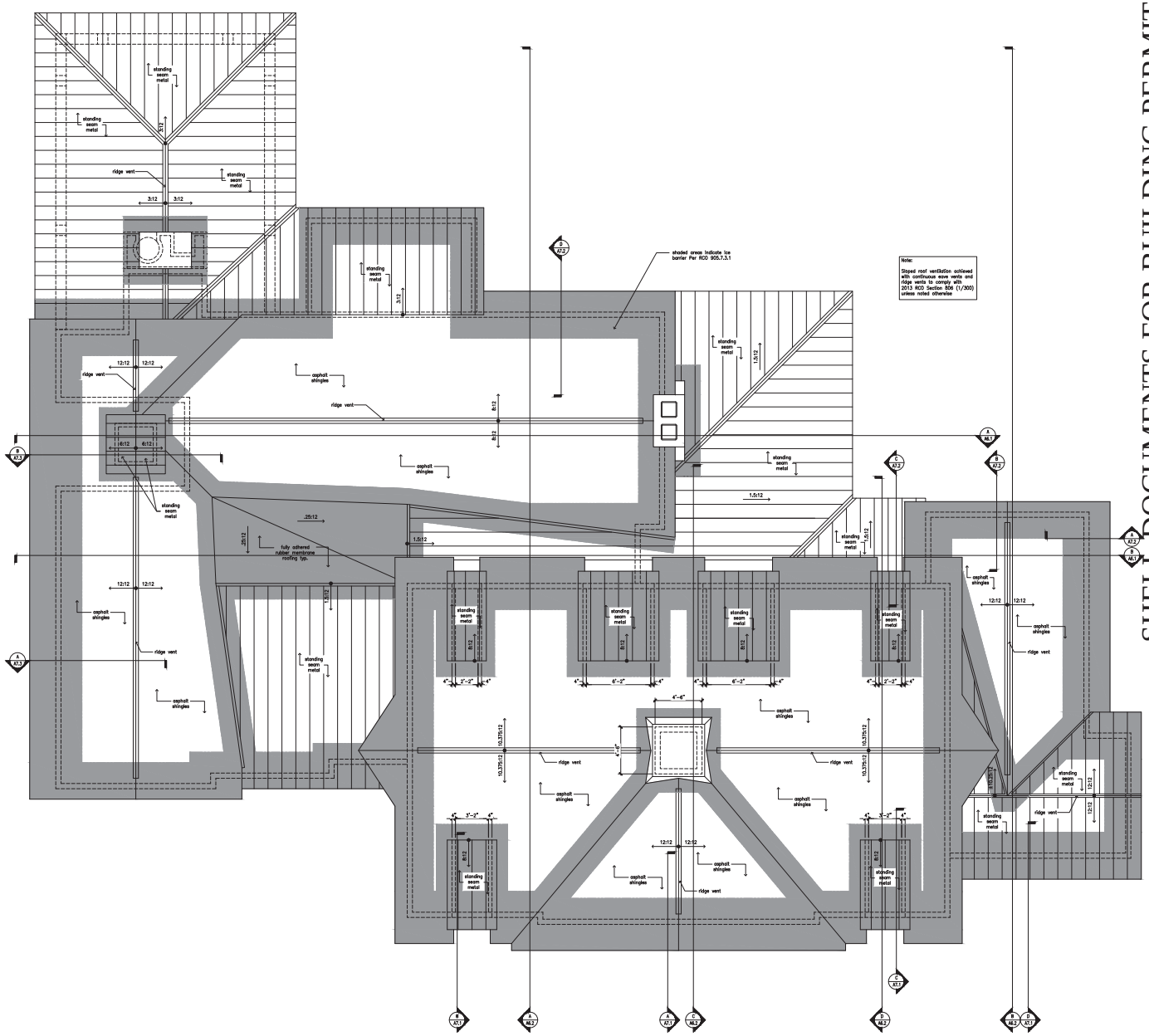
A3.1



ROOF PLAN
1/4"=1'-0"

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ROOF PLAN
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20 SEPTEMBER 2016
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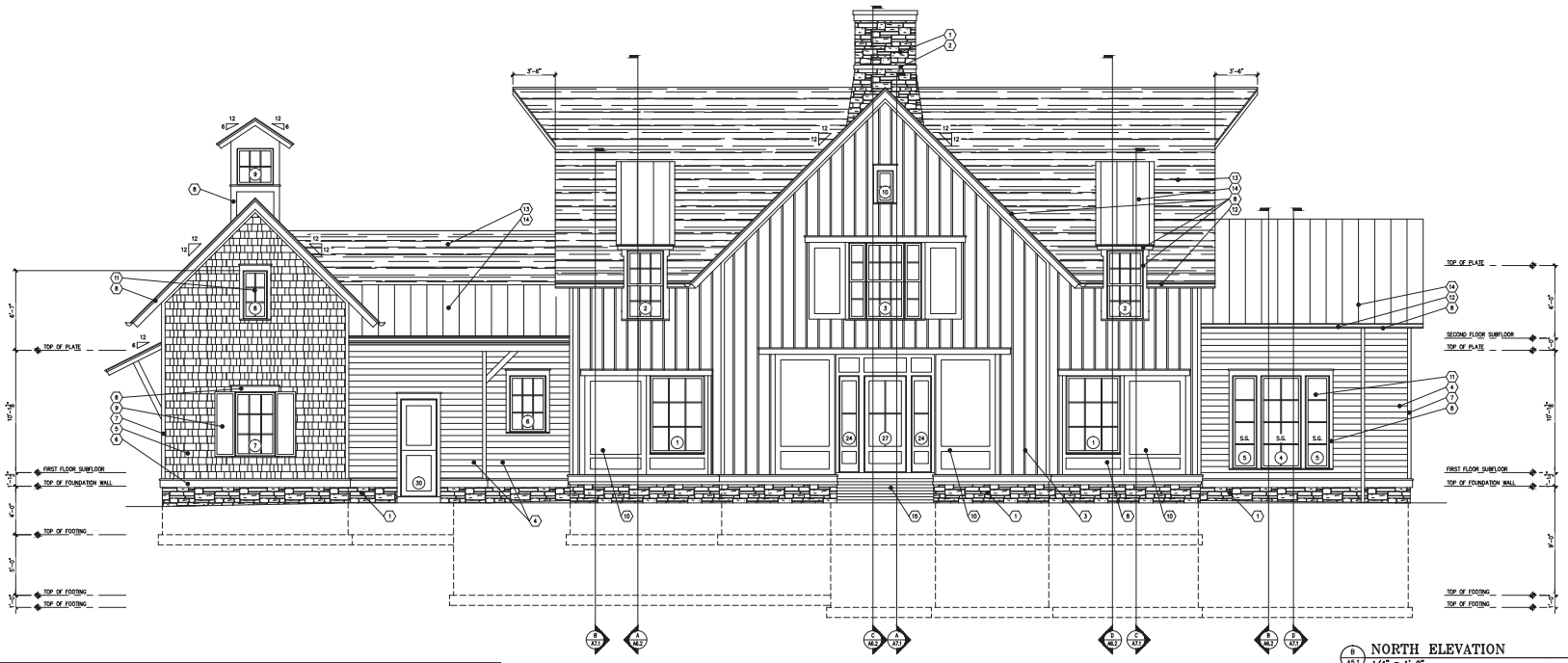
A4.1



B A5.1 NORTH ELEVATION
1/4" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

SIZES ARE BASED ON MARVIN ALUMINUM CLAD WINDOWS AND DOORS

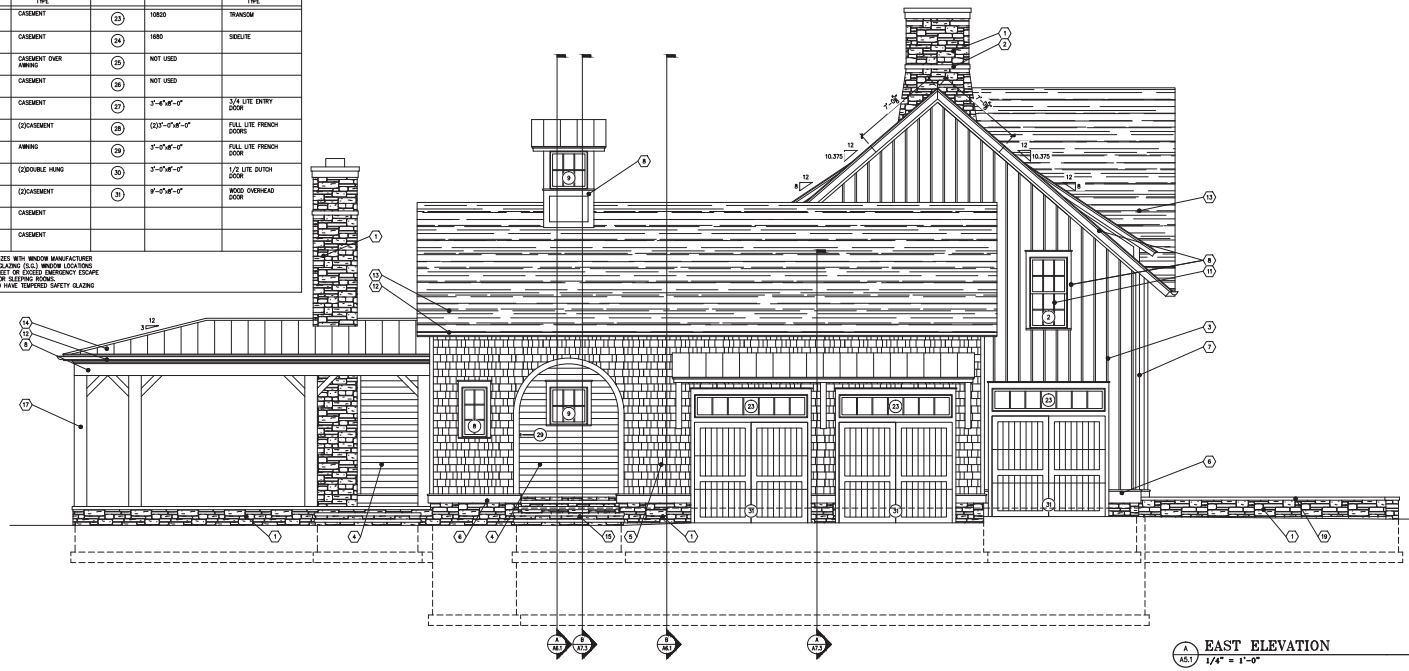
NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
1	5678	CASEMENT	12	2448	CASEMENT	23	10820	TRANSOM
2	3030	DOUBLE HUNG	13	6092	CASEMENT	24	1680	SIDELITE
3	1134,3234,1134	(3)DOUBLE HUNG	14	4072/4024	CASEMENT OVER AWNING	25	NOT USED	
4	4092	CASEMENT	15	4072	CASEMENT	26	NOT USED	
5	2492	CASEMENT	16	6045	CASEMENT	27	3'-4"x8'-0"	3/4 LITE ENTRY DOOR
6	3654	CASEMENT	17	(2)3278	(2)CASEMENT	28	(2)3'-0"x8'-0"	FULL LITE FRENCH DOORS
7	4064	CASEMENT	18	2636	AWNING	29	3'-0"x8'-0"	FULL LITE FRENCH DOOR
8	2448	CASEMENT	19	(2)3030	(2)DOUBLE HUNG	30	3'-0"x8'-0"	1/2 LITE DUTCH DOOR
9	3636	CASEMENT	20	(2)3636	(2)CASEMENT	31	9'-0"x8'-0"	WOOD OVERHEAD DOOR
10	1632	CASEMENT	21	7296	CASEMENT			
11	3672	CASEMENT	22	5096	CASEMENT			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. WINDOW TYPES 3, 4 AND 15 MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING

Exterior Finish Coded Notes:

1. Thin stone veneer
2. Cut stone band
3. Board and batten siding
4. Clapboard siding - 6" exposure
5. Cedar shingle siding
6. Composite sill on 1x10 trim board
7. 1x4 corner boards
8. Fiber cement trim boards
9. Painted wood shutters
10. Painted wood fixed barn doors
11. Clad wood windows and doors
12. Aluminum 1/2 round gutters and downspouts
13. Asphalt shingles
14. Standing seam metal roof
15. Stone treads and risers
16. 36" high iron guardrail
17. Timber post
18. Exposed rafter tails
19. Cut stone wall cap
20. Cut stone lintel and sill



A A5.1 EAST ELEVATION
1/4" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

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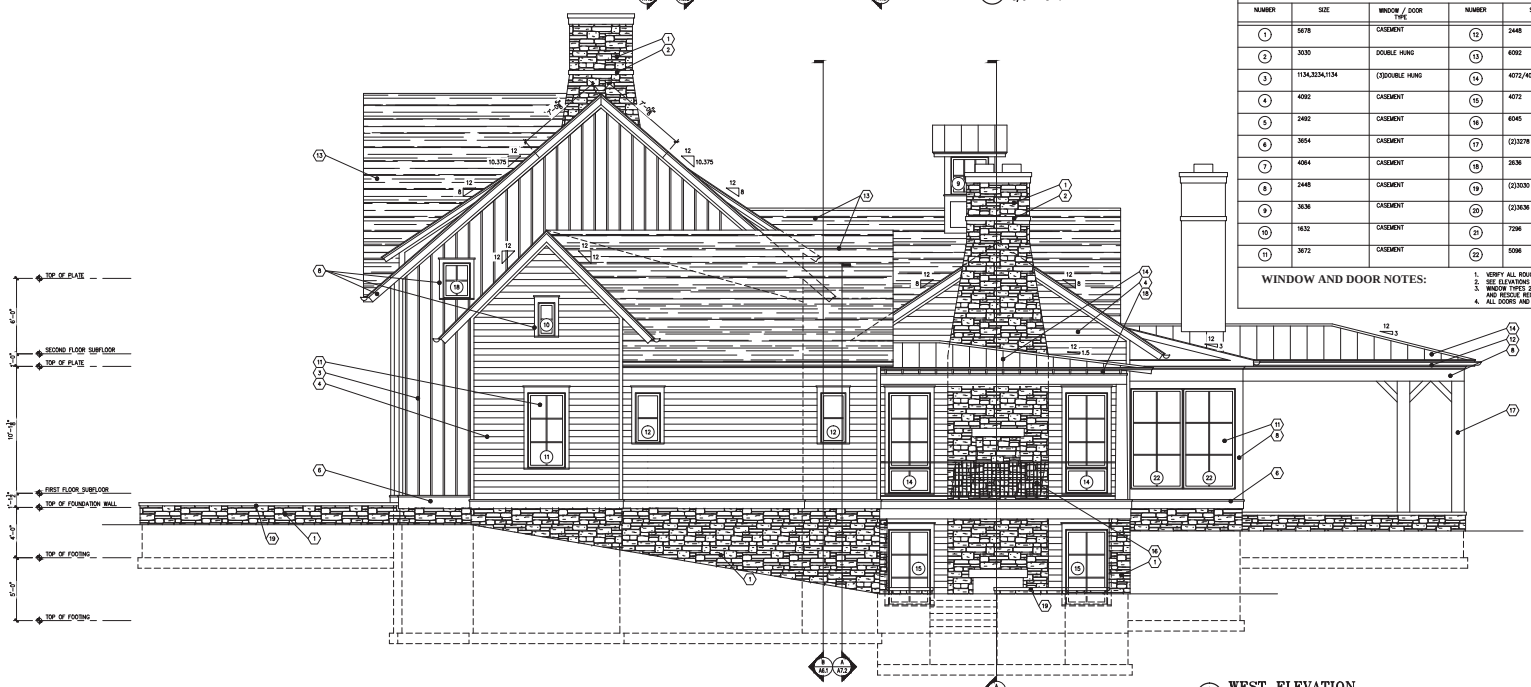
EXTERIOR ELEVATIONS
16013
20 SEPTEMBER 2016
CONSTRUCTION DOCUMENTS

REVISIONS

A5.1

B A5.2 SOUTH ELEVATION
1/4" = 1'-0"



A A5.2 WEST ELEVATION
1/4" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

SIZES ARE BASED ON MARVIN ALUMINUM CLAD WINDOWS AND DOORS

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4	4092	CASEMENT	15	4072	CASEMENT	26	NOT USED	
5	2492	CASEMENT	16	6045	CASEMENT	27	3'-6"x8'-0"	3/4 LITE ENTRY DOOR
6	3654	CASEMENT	17	(2)3278	(2)CASEMENT	28	(2)3'-0"x8'-0"	FULL LITE FRENCH DOORS
7	4064	CASEMENT	18	2636	AWNING	29	3'-0"x8'-0"	FULL LITE FRENCH DOOR
8	2448	CASEMENT	19	(2)3030	(2)DOUBLE HUNG	30	3'-0"x8'-0"	1/2 LITE DUTCH DOOR
9	3636	CASEMENT	20	(2)3636	(2)CASEMENT	31	9'-0"x8'-0"	WOOD OVERHEAD DOOR
10	1632	CASEMENT	21	7296	CASEMENT			
11	3672	CASEMENT	22	5096	CASEMENT			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. WINDOW TYPES 2, 3 AND 15 MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING

Exterior Finish Coded Notes:

1. Thin stone veneer
2. Cut stone band
3. Board and batten siding
4. Clapboard siding - 6" exposure
5. Cedar shingle siding
6. Composite sill on 1x10 trim board
7. 1x4 corner boards
8. Fiber cement trim boards
9. Painted wood shutters
10. Painted wood fixed barn doors
11. Clad wood windows and doors
12. Aluminum 1/2 round gutters and downspouts
13. Asphaxt shingles
14. Standing seam metal roof
15. Stone treads and risers
16. 36" high iron guardrail
17. Timber post
18. Exposed rafter tails
19. Cut stone wall cap
20. Cut stone lintel and sill

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EXTERIOR ELEVATIONS

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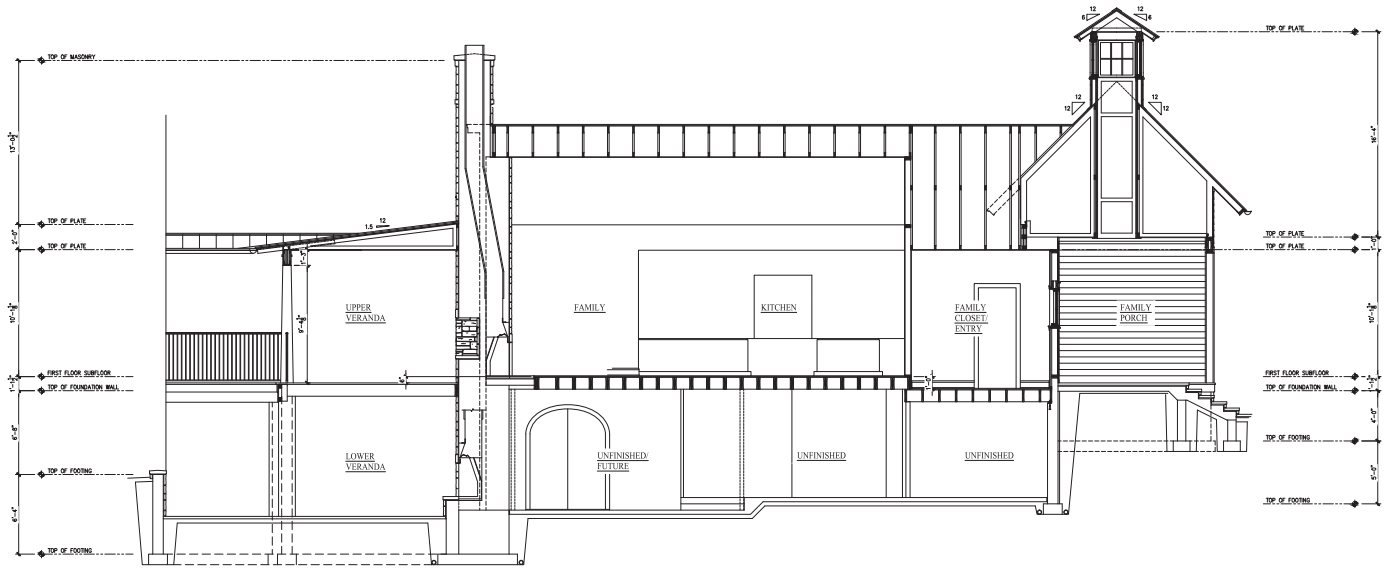
B A6.1 BUILDING SECTION
1/4" = 1'-0"



A A6.1 BUILDING SECTION
1/4" = 1'-0"

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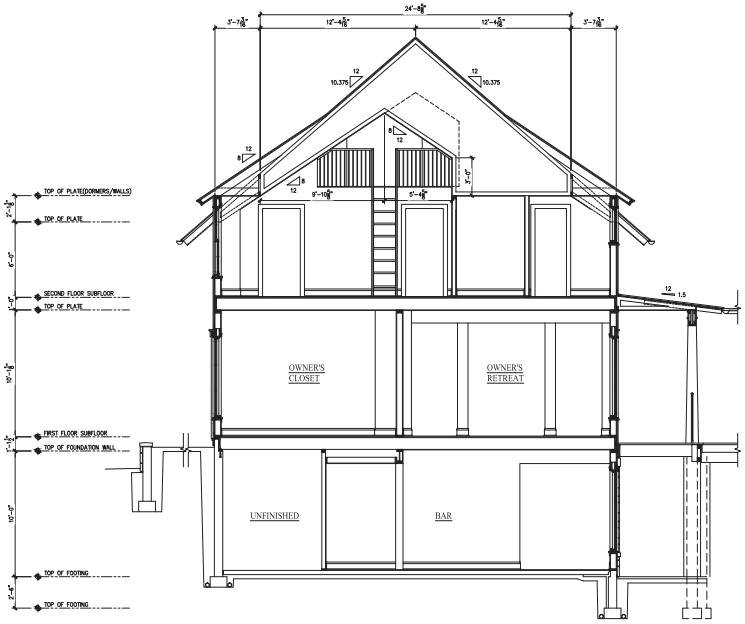

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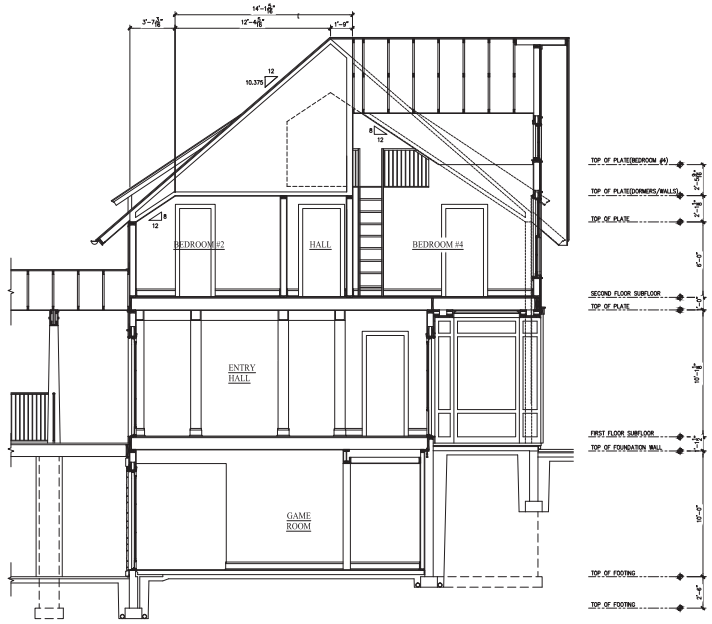
1/4" = 1'-0"



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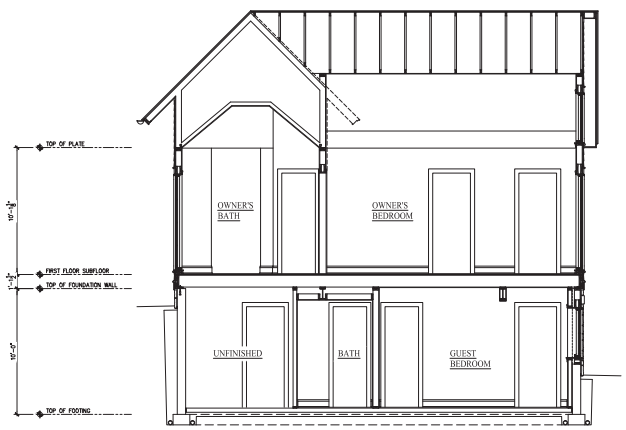
1/4" = 1'-0"



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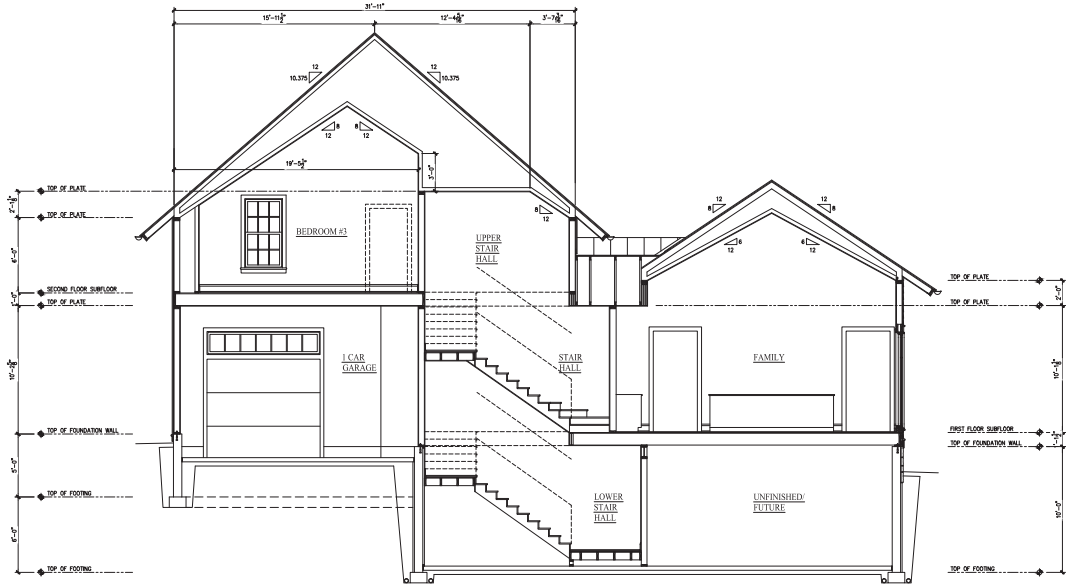
1/4" = 1'-0"



A A6.2 BUILDING SECTION
1/4" = 1'-0"

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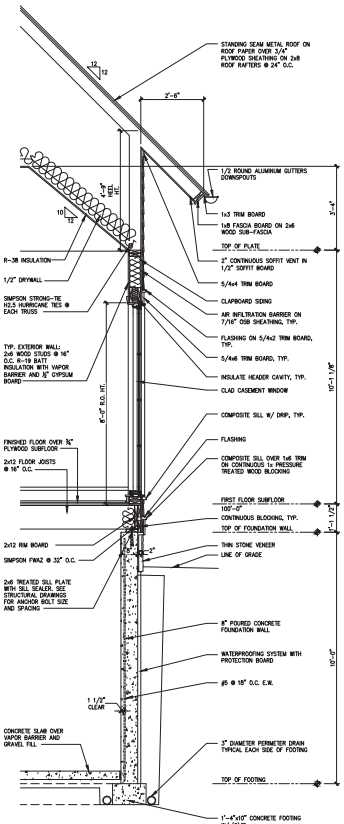
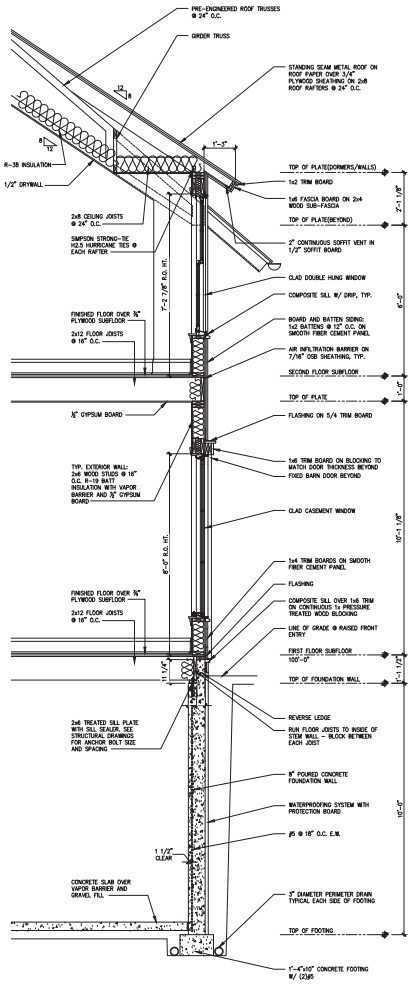


D A7.1 WALL SECTION
1/2" = 1'-0"



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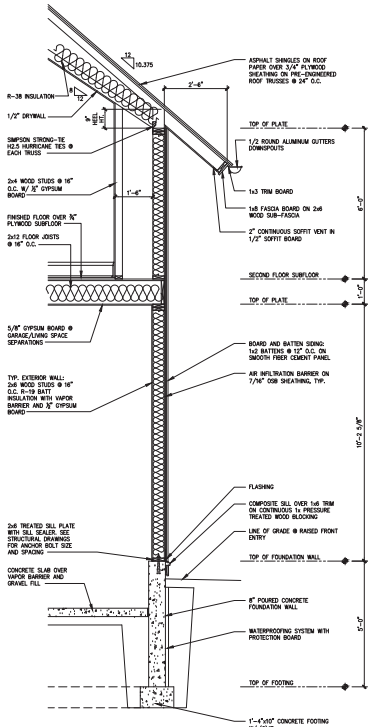
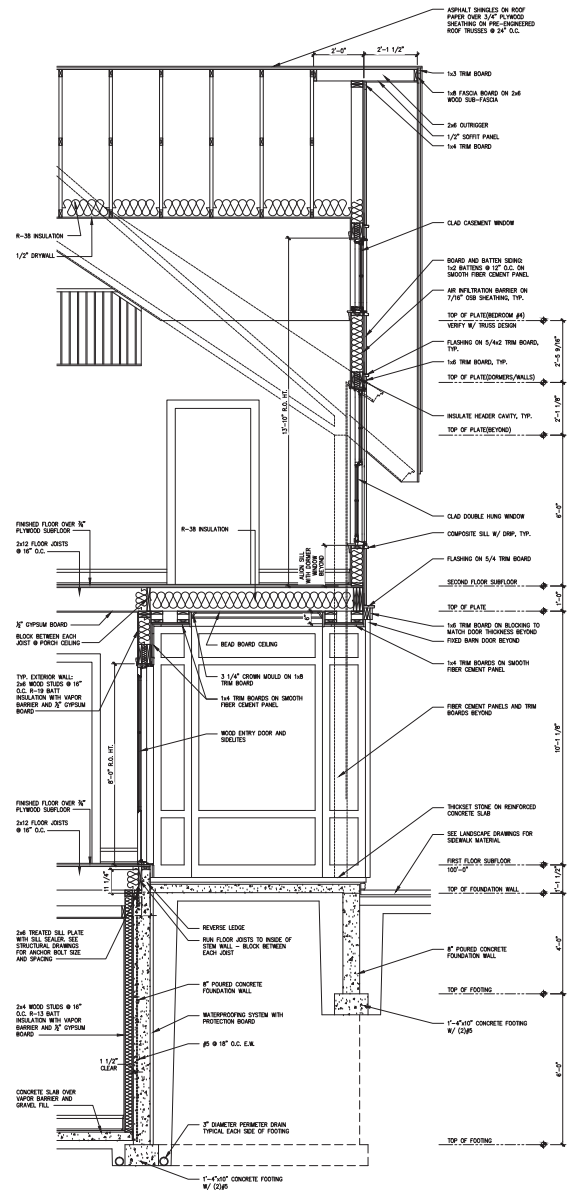
1/2" = 1'-0"



B A7.1 WALL SECTION
1/2" = 1'-0"



A A7.1 WALL SECTION
1/2" = 1'-0"

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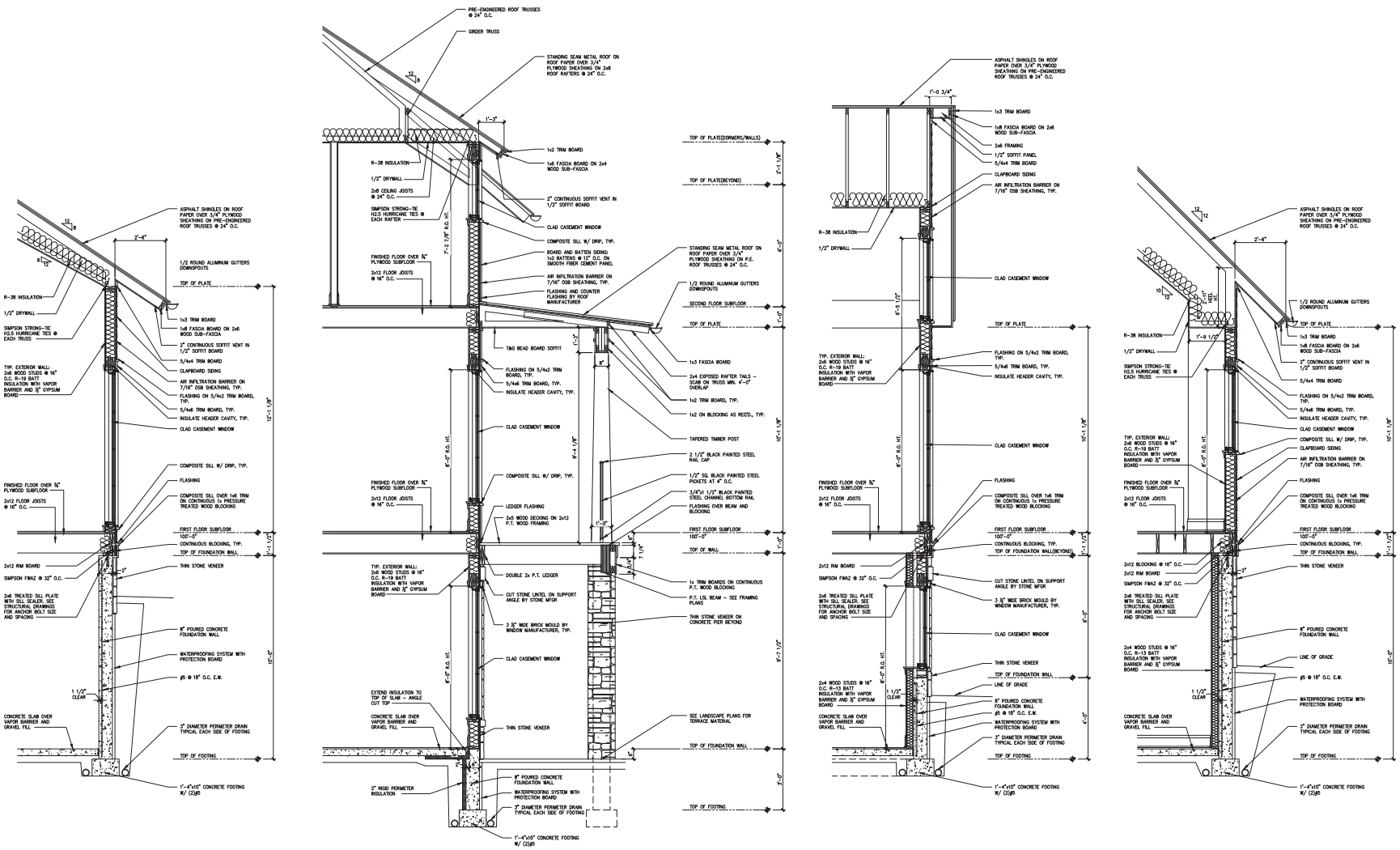

D A7.2 WALL SECTION
1/2" = 1'-0"

C A7.2 WALL SECTION
1/2" = 1'-0"

B A7.2 WALL SECTION
1/8" = 1'-0"

A A7.2 WALL SECTION
1/8" = 1'-0"

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