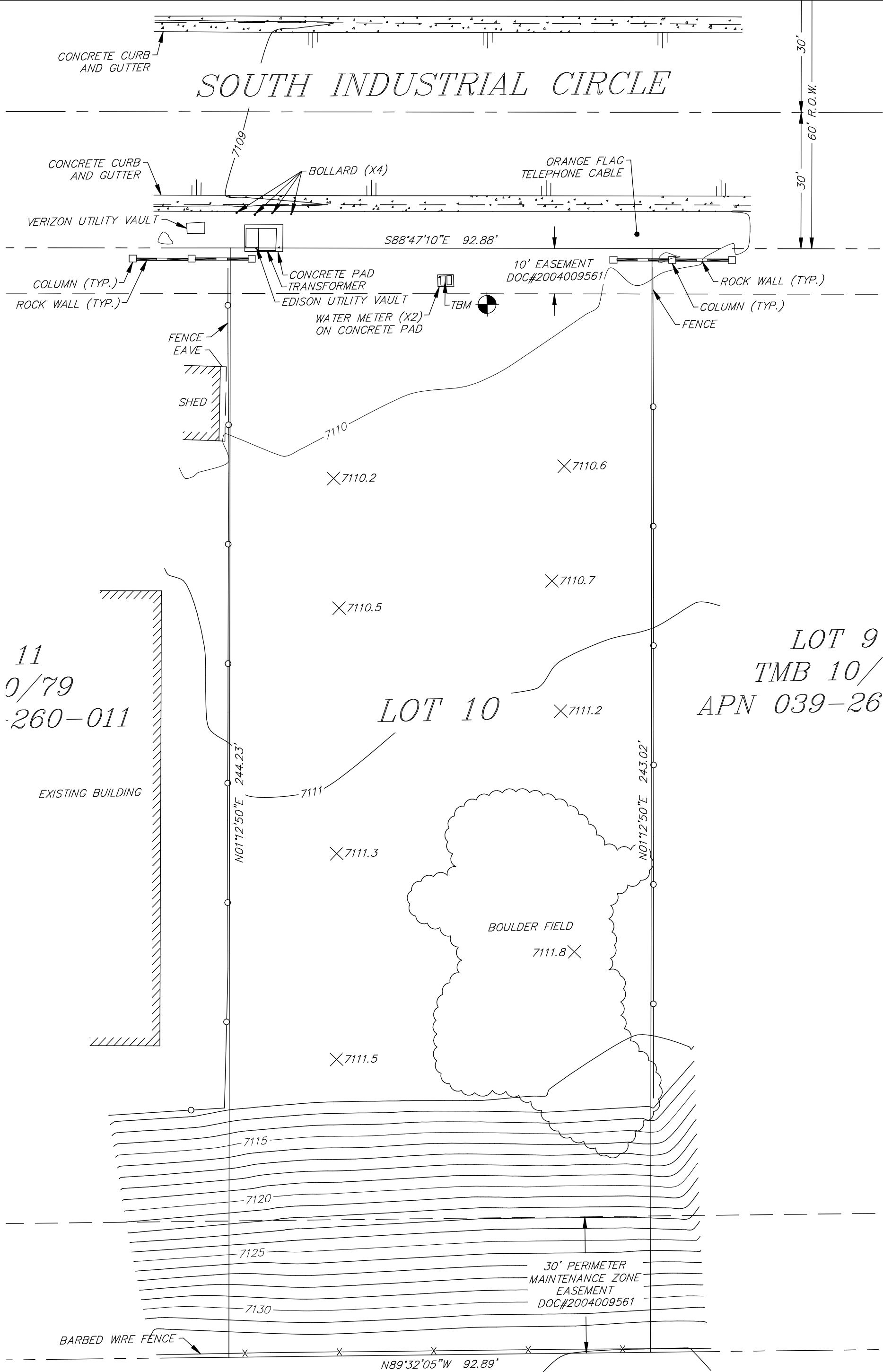
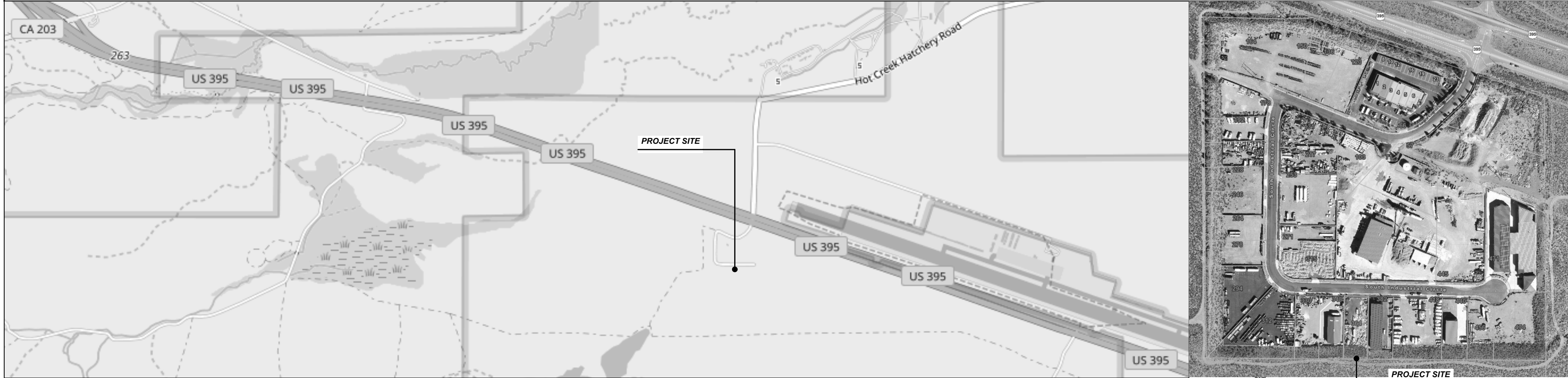
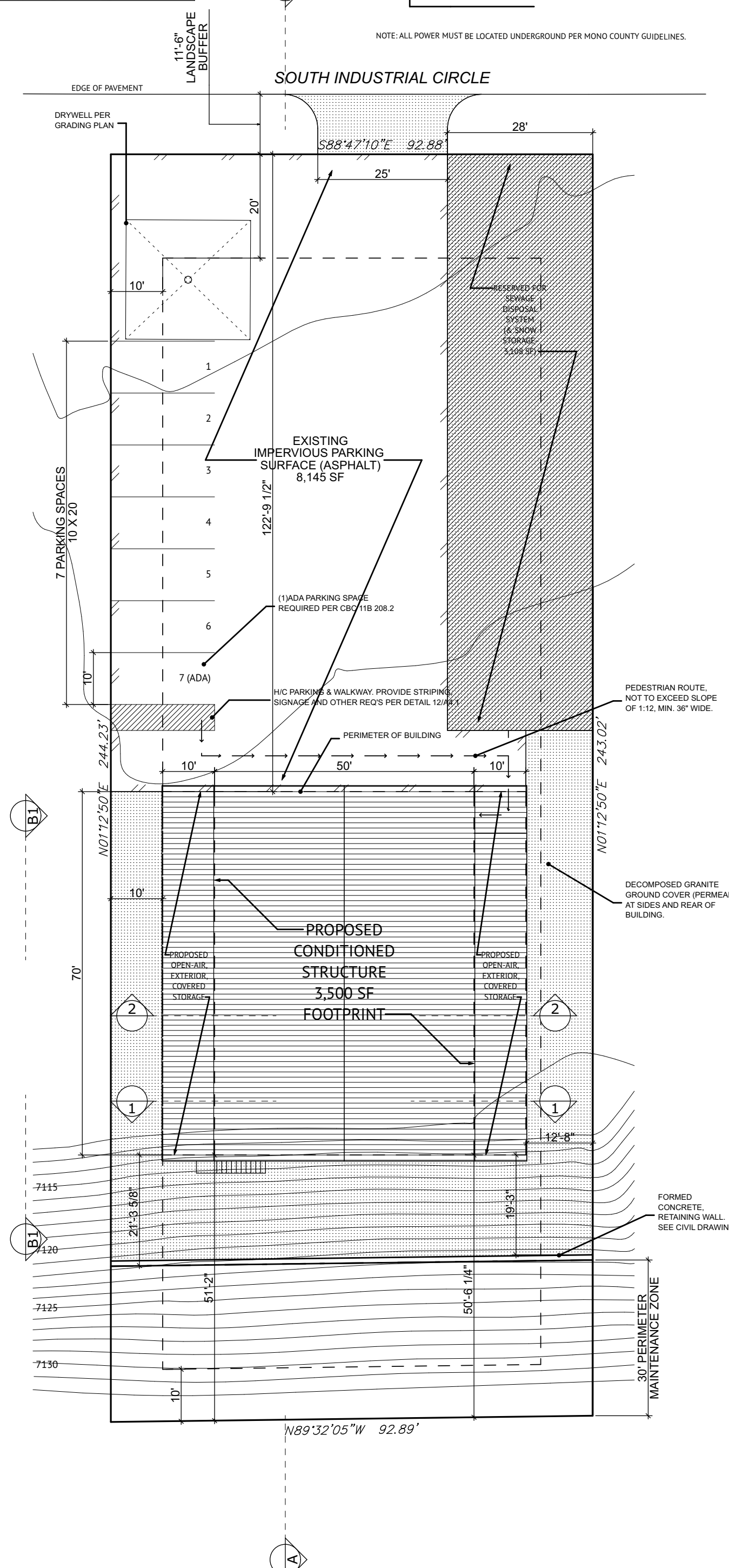


# ROCK & DIRT- INDUSTRIAL CIRCLE YARD



**1 SURVEYED SITE PLAN**  
SCALE: 1" = 20'  
PROVIDED BY: TRIAD HOLMES, ASSOC.



**3 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'

### MECHANICAL SHEET INDEX

M0.0	MECHANICAL COVERSHEET
M0.1	MECHANICAL SPECIFICATIONS
M0.2	MECHANICAL DIAGRAMS
M0.3	MECHANICAL SCHEDULES
M0.4	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M0.5	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M0.6	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M0.7	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M0.8	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M0.9	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M0.10	TITLE 24 ENERGY COMPLIANCE FORMS AND MANDATORY MEASURES
M2.1	FIRST FLOOR PLAN - MECHANICAL
M2.2	SECOND FLOOR PLAN - MECHANICAL
GRAND TOTAL: 13	

### ELECTRICAL SHEET INDEX

E0.0	ELECTRICAL COVERSHEET
E0.1	ELECTRICAL NOTES
E0.2	ELECTRICAL SPECIFICATIONS
E0.3	ELECTRICAL DETAILS
E0.4	ELECTRICAL FORMS
E0.5	ELECTRICAL FORMS
E0.6	ELECTRICAL FORMS
E1.1	SITE PLAN - ELECTRICAL
E2.1	FIRST FLOOR PLAN - POWER
E2.2	SECOND FLOOR PLAN - POWER
E2.3	ROOF PLAN - POWER
E3.1	FIRST FLOOR PLAN - LIGHTING
E3.2	SECOND FLOOR PLAN - LIGHTING
E4.1	ELECTRICAL ONE LINE RISER DIAGRAM
E4.2	ELECTRICAL SCHEDULES
E4.3	ELECTRICAL SCHEDULES
GRAND TOTAL: 16	

### PLUMBING SHEET INDEX

P0.0	PLUMBING COVERSHEET
P0.1	PLUMBING SPECIFICATIONS
P0.2	PLUMBING DIAGRAMS
P0.3	PLUMBING DIAGRAMS
P0.4	PLUMBING SCHEDULES
P0.5	CALGREEN FORMS
P2.1	FIRST FLOOR PLAN - PLUMBING
P2.2	SECOND FLOOR PLAN - PLUMBING
GRAND TOTAL: 8	

**LEGEND**

- [Symbol] SIGNIFIES PAVEMENT/WALKWAYS
- [Symbol] SIGNIFIES SNOW STORAGE
- [Symbol] SIGNIFIES DECOMPOSED GRANITE GROUND SURFACE

**PROPERTY INFORMATION**

364 INDUSTRIAL CIRCLE  
APN: 037-260-010  
CURRENT ZONING CLASSIFICATION: N/A  
(SIERRA BUSINESS PARK SPECIFIC PLAN)  
LOT SIZE: .52 AC (22,629 +/- SF)  
FRONT SETBACK: 20 FT  
SIDE SETBACKS: 10 FT  
REAR SETBACKS: 30 FT  
MAXIMUM BUILDING HEIGHT: 30'  
OCCUPANCY TYPE: S-1/R-3  
CONSTRUCTION TYPE: TYPE 2B - (SPRINKLERED)  
ALLOWABLE GROUND COVER: (80%)

**SCOPE OF WORK**

NEW STEEL BUILDING LOWER LEVEL INDUSTRIAL WITH UPPER LEVEL CARETAKER'S UNIT.

**BUILDING CODE**

CODE COMPLIANCE- 2022 CBC  
2022 CPC  
2022 CMC  
2022 CEC  
2022 CA ENERGY CODE  
2022 CA GREEN BUILDING CODE  
MONO COUNTY MUNICIPAL CODE

MEANS OF EGRESS TO COMPLY WITH 2022 CBC CHAPTER 10 SECTIONS 1006.3.2 AND 1006.3.2.1. AND 1016.2.

THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH CBC CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

**GROUND COVER CALCS**

EXISTING LOT SIZE:	22,629 SF
ALLOWABLE GROUND COVER (G.C.): (80%)	18,103 SF
PROPOSED G.C. (ENCLOSED STRUCTURE)	3,500 SF
PROPOSED G.C. (UNENCLOSED STRUCTURE)	1,400 SF
PROPOSED G.C. (DECKS)	N/A
PROPOSED G.C. (PARKING/HARDSCAPE)	8,145 SF
<b>PROPOSED GROUND COVER: (TOTAL)</b>	<b>13,045 SF (57%)</b>

**PARKING & SNOW STORAGE ANALYSIS**

2 SPACES PER 3 ON-SITE EMPLOYEES (4 EMPLOYEES) 4 SPACES + 1 ADA SPACE FOR A TOTAL OF 5 SPACES PROVIDED.

SNOW STORAGE: 25% PARKING & DRIVEWAY:  
REQUIRED SNOW STORAGE: 25 X 8,145 SF = 2,036 SF  
PROVIDED SNOW STORAGE: 3,108 SF

**CONDITIONED AREA**

PROPOSED FIRST FLOOR AREA: (S-1)	3,500 SF
PROPOSED SECOND FLOOR AREA: (R-3)	815 SF
PROPOSED SECOND FLOOR MEZZANINE:	218 SF
<b>PROPOSED CONDITIONED AREA TOTAL:</b>	<b>4,533 SF</b>

**OWNER**

ROCK & DIRT, INC.  
DARREN TWILLEGAR  
63 BERNER ST.  
MAMMOTH LAKES, CA 93546  
(760)934-3091

**JURISDICTION**

MONO COUNTY  
BUILDING DIV.  
(760)924-1823

### ARCH/STRUCT/FIRE PROT. DRAWING LIST

COVER	SITE PLAN
1	GRADING & DRAINAGE PLAN- SHEET 1
2	GRADING & DRAINAGE PLAN- SHEET 2
CA.1.1	GREEN CODE
CA.1.2	GREEN CODE

### STEEL BUILDING PLANS DRAWING LIST

A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	NORTH & EAST ELEVATIONS
A2.2	SOUTH & WEST ELEVATIONS
A3.1	SECTIONS A & B
A3.2	SECTION C
A4.1	ADA DETAILS
S1.0	FOUNDATION PLAN
S1.1	MAIN STRUCTURAL FLOOR PLAN
S2.0	UPPER FLOOR FRAMING PLAN
S2.1	UPPER STRUCTURAL FLOOR PLAN
S2.2	CEILING FRAMING PLAN
S3.0	STRUCTURAL NOTES
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS
S3.3	STRUCTURAL DETAILS
S3.4	STRUCTURAL DETAILS
FP1	FIRE PROTECTION COVER SHEET
FP2	FIRE PROTECTION DETAILS
FP3	FIRE PROTECTION DETAILS
FP4	FIRE PROTECTION DETAILS
FP5	FIRE PROTECTION SITE PLAN
FP6	FIRE PROTECTION PLANS
FP7	FIRE PROTECTION PLANS

### MECHANICAL SHEET INDEX

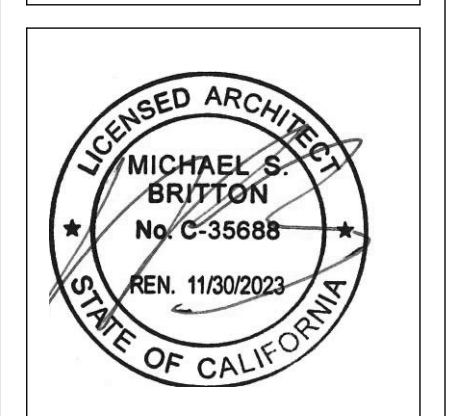
C1-C3	PLANS COVER SHEET
F1	ANCHOR BOLT PLAN
F2-F4	ANCHOR BOLT REACTIONS
F5	ANCHOR BOLT DETAILS
E1	ROOF FRAMING PLAN
E2	ROOF SHEETING PLAN
E3-E4	FRONT SIDEWALL
E5-E6	BACK SIDEWALL
E7	LEFT ENDWALL
E8	RIGHT ENDWALL
E9-E13	FRAME CROSS SECTION
E14-E15	WIND BENT ELEVATION
DET1-22	STANDARD DETAILS
R1-R3	INSTALLATION SHEETS

### ISSUES/REVISION DATE

PERMIT SUBMITTAL	7/17/23
MONO CNTY. PLANNING PLAN CHECK	8/23/23
GENERAL PLAN CK.	8/23/23

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**ROCK & DIRT, INC.**  
364 INDUSTRIAL CIRCLE  
MAMMOTH LAKES, CA 93546

Project No: 12-20  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**COVER**

Contents: Cover Sheet



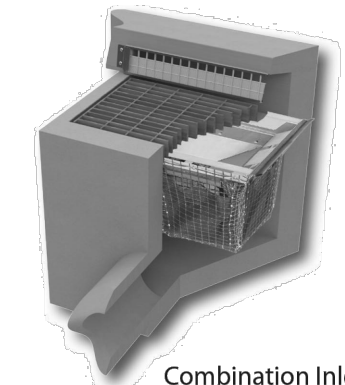


**FloGard +Plus Catch Basin Insert Filter**

Catch basin insert designed to capture sediment, gross solids, trash, and petroleum hydrocarbons from low (first flush) flows, even during the most extreme weather conditions.

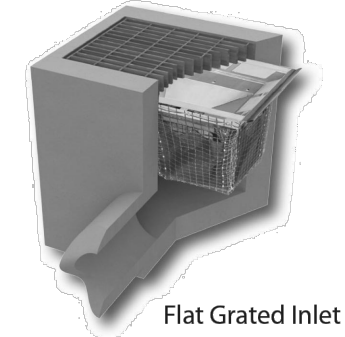
Example Types, Sizes, and Capacities  
Additional sizes, including regional and custom options are available.

FloGard Combination Inlet										
SPECIFIER CHART										
MODEL NO.	STANDARD & SHALLOW DEPTH		STANDARD DEPTH		SHALLOW DEPTH		SHALLOW DEPTH		SHALLOW DEPTH	
	INLET ID (INCHES)	GRATE OD (INCHES)	TOTAL BYPASS CAPACITY (CU FT)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (GPM)	SHALLOW DEPTH (INCHES)	INLET ID (INCHES)	GRATE OD (INCHES)	TOTAL BYPASS CAPACITY (CU FT)	SHALLOW DEPTH (INCHES)
FGP-1833FGO	18 X 33	18 X 36	7.0	2.5	1.7	FGP-1833FGO	18	36	7.0	2.5
FGP-1836FGO	18 X 36	18 X 40	8.9	2.9	1.8	FGP-1836FGO	18	40	8.9	2.9
FGP-2434FGO	24 X 34	24 X 36	8.1	3.0	2.1	FGP-2434FGO	24	36	8.1	3.0
FGP-2436FGO	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436FGO	24	40	8.0	3.4



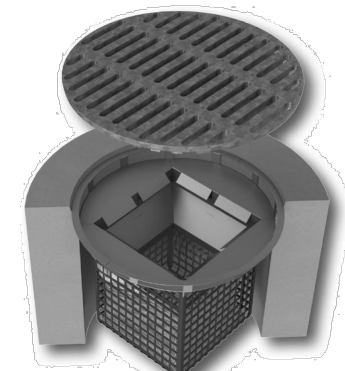
Combination Inlet

FloGard Flat Grated Inlet										
SPECIFIER CHART										
MODEL NO.	STANDARD & SHALLOW DEPTH		STANDARD DEPTH		SHALLOW DEPTH		SHALLOW DEPTH		SHALLOW DEPTH	
	INLET ID (INCHES)	GRATE OD (INCHES)	TOTAL BYPASS CAPACITY (CU FT)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (GPM)	SHALLOW DEPTH (INCHES)	INLET ID (INCHES)	GRATE OD (INCHES)	TOTAL BYPASS CAPACITY (CU FT)	SHALLOW DEPTH (INCHES)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F	12	14	2.8	0.3
FGP-18F	18 X 18	18 X 19	4.7	0.8	0.7	FGP-18F	18	19	4.7	0.8
FGP-18F	18 X 18	18 X 20	4.7	0.9	0.7	FGP-18F	18	20	4.7	0.9
FGP-1836F	18 X 36	18 X 40	8.9	2.3	1.6	FGP-1836F	18	40	8.9	2.3
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F	22	24	6.1	2.2
FGP-24F	24 X 24	24 X 27	8.1	2.9	1.5	FGP-24F	24	27	8.1	2.9
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F	24	40	8.0	3.4
FGP-2448F	24 X 48	24 X 48	9.3	4.4	2.4	FGP-2448F	24	48	9.3	4.4
FGP-30F-TN	28 X 28	32 X 32	6.3	2.2	1.5	FGP-30F-TN	28	32	6.3	2.2
FGP-36F	30 X 30	30 X 34	8.1	3.0	2.0	FGP-36F	30	34	8.1	3.0
FGP-36F	30 X 36	30 X 40	8.1	4.6	2.4	FGP-36F	30	40	8.1	4.6
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F	36	48	11.5	6.8
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F	48	54	13.2	9.5
FGP-1833F	18 X 34	18 X 36	8.0	2.3	1.8	FGP-1833F	18	36	8.0	2.3
FGP-2234F	22 X 34	24 X 36	8.0	3.4	2.0	FGP-2234F	22	36	8.0	3.4



Flat Grated Inlet

FloGard Circular Grated Inlet					
SPECIFIER CHART					
MODEL NUMBER	INLET ID (INCHES)	GRATE OD (INCHES)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (GPM)	TOTAL BYPASS CAPACITY (GPM)
FGP-RF18F	18	18	0.3	0.4	2.8
FGP-RF18F	18	20	0.8	0.7	4.7
FGP-RF20F	20	23	0.8	0.7	4.7
FGP-RF21F	21	23.5	0.8	0.7	4.7
FGP-RF22F	22	24	0.8	0.7	4.7
FGP-RF24F	24	26	0.8	0.7	4.7
FGP-RF30F	30	32	2.2	1.5	6.1
FGP-RF36F	36	39	3.6	2.0	8.1

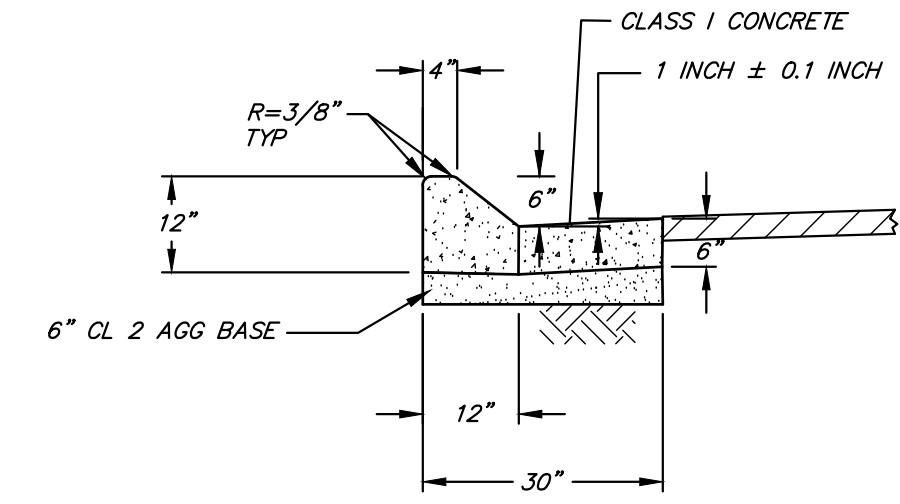


Circular Frame Catch Basin

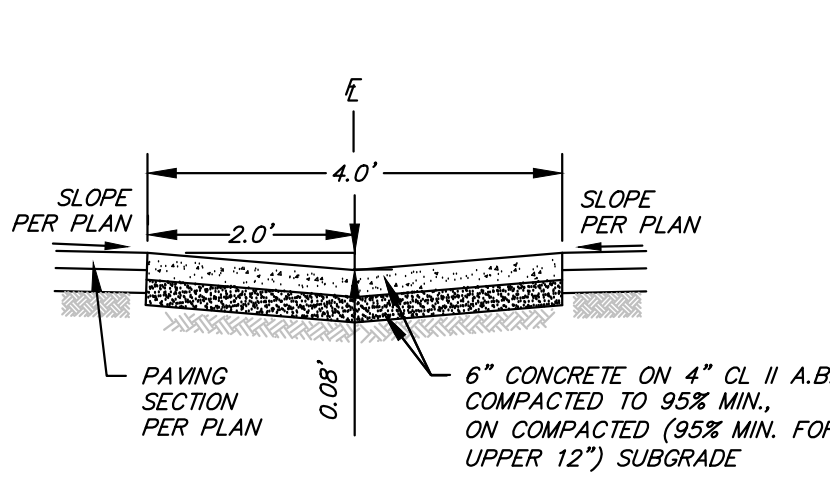
Visit our website: [oldcastlestormwater.com](http://oldcastlestormwater.com) or call (800) 579-8819 for additional sizes and options.

Oldcastle Stormwater Solutions (800) 579-8819 oldcastlestormwater.com stormcapture.com 12/22/2015\_V3 ©2015 Oldcastle Precast, Inc.

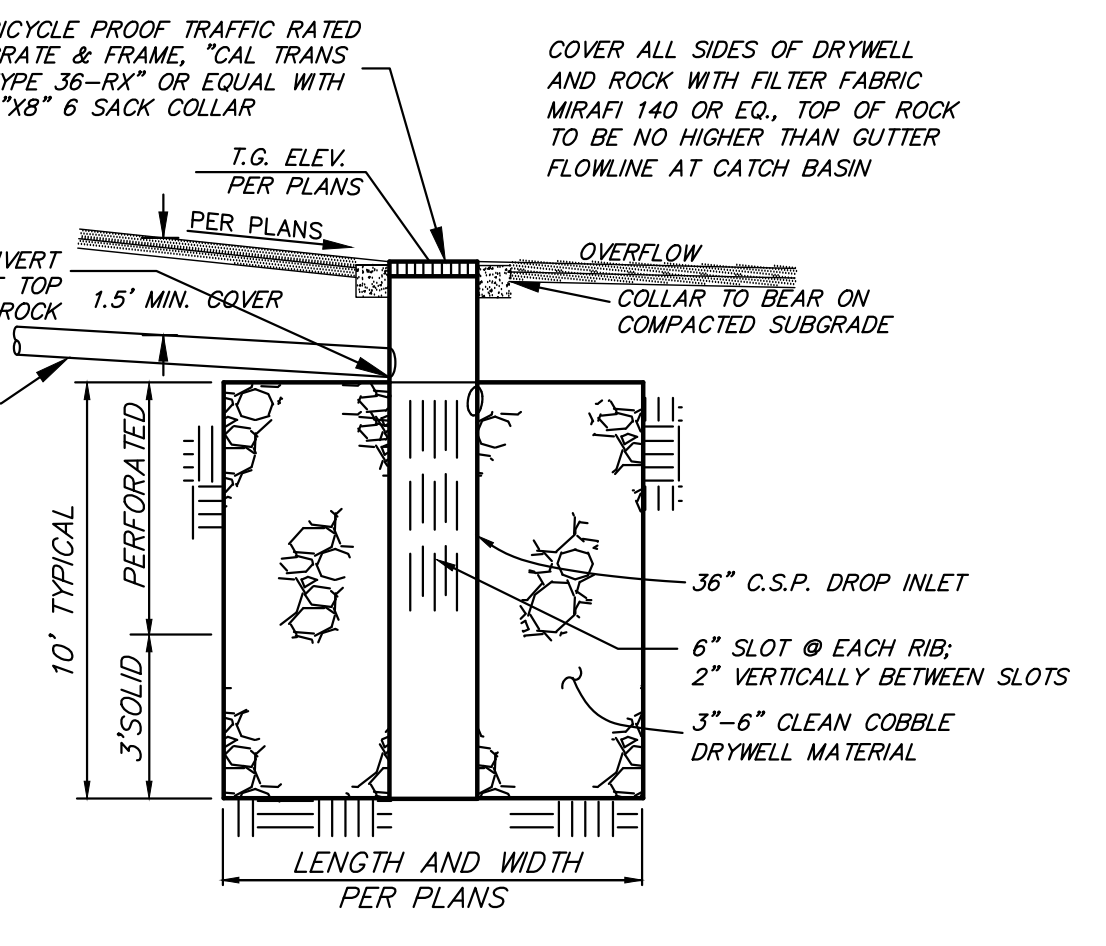
Inlet Filtration



TYPE I CURB & GUTTER DETAIL N.T.S.



CONCRETE SWALE N.T.S.



TYPICAL DRYWELL DETAIL N.T.S.

- CONSTRUCTION LEGEND**
- INSTALL 21'X20'X10' DRY WELL PER DETAIL HEREON
  - CONSTRUCT 3" HMA PAVEMENT ON 6" CL 2 AGG. BASE
  - CONSTRUCT CONCRETE SWALE PER DETAIL HEREON
  - CONSTRUCT 24"X24" PRECAST DROP INLET, JENSEN OR EQUAL VALUE. INSTALL OLDCASTLE FLOGARD+PLUS FGP-24F CATCH BASIN INSERT FILTER PER INFORMATION HEREON.
  - INSTALL 12" AWWA C900 DRAIN PIPE
  - CONSTRUCT 3' WIDE X 3" DEEP AC SWALE TO INLET
  - CONSTRUCT 6" CURB AND GUTTER PER DETAIL THIS SHEET
  - CONSTRUCT 40" WIDE HMA DRIVEWAY ENTRANCE
  - CONSTRUCT CONCRETE RETAINING WALL PER DETAIL HEREON.

**DRY WELL SIZING CALCULATIONS**  
 ASSUMED IMPERVIOUS SURFACE AREA:  
 PAVED AREA = 9,199 SQFT  
 FUTURE PAVED AREA = 2,729 SQFT  
 FUTURE ROOF AREA = 4,900 SQFT  
 TOTAL 16,828 SQFT

$V_{REQ'D} = \frac{1}{2}(0.92(16,828)) = 1,302 CF$

$V_{SUPPLIED} = (\pi(1.5)^2 \times (10)) + ((21 \times 20 \times 10) - (\pi(1.5)^2 \times 10)) = 1,330 CF$

th  
 triad/holmes assoc.  
 civil engineering  
 land surveying  
 MAMMOTH LAKES  
 BISHOP  
 REDWOOD CITY  
 SAN LUIS OBISPO

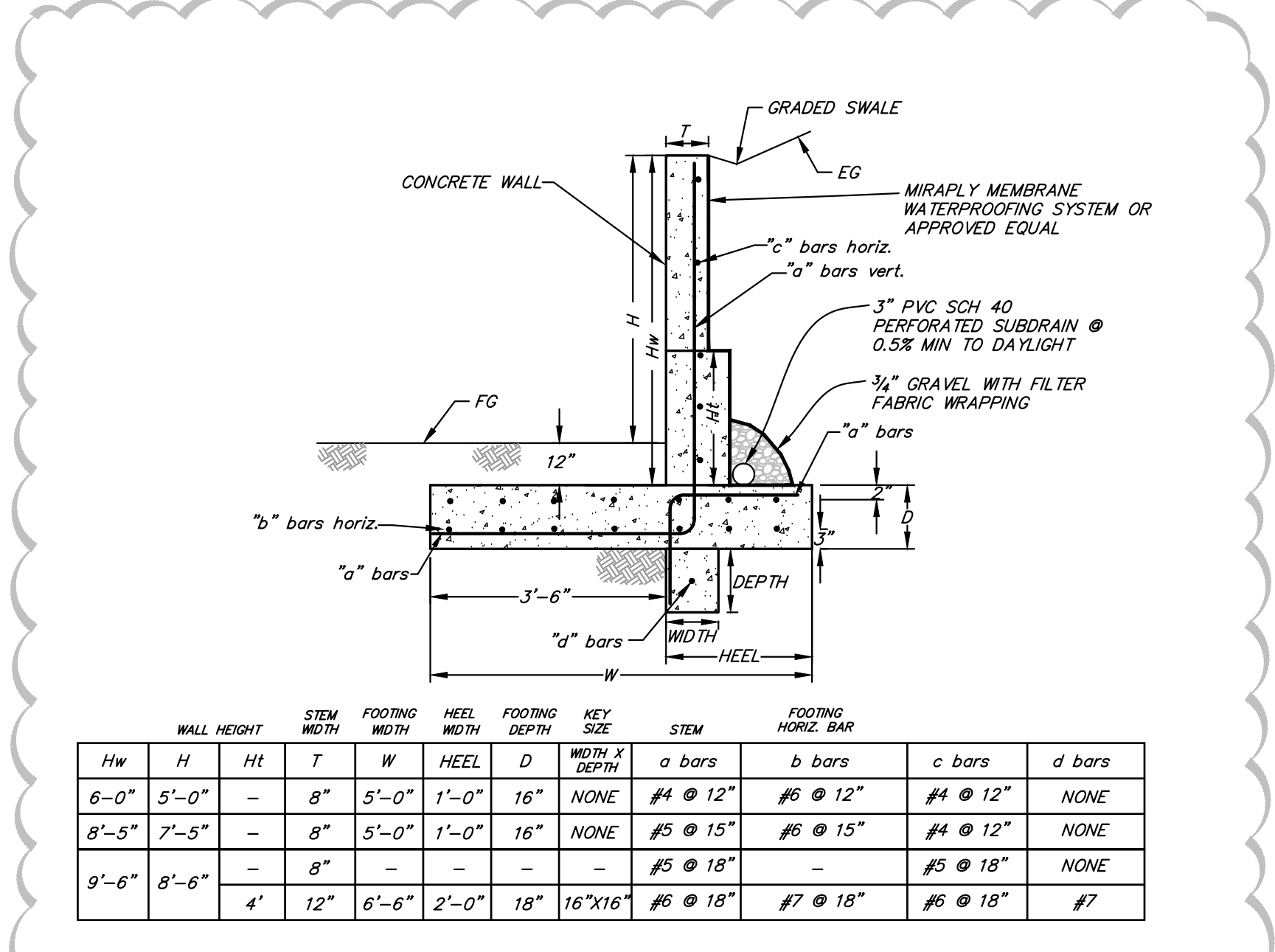
PREPARED & SUBMITTED BY:  
 REGISTERED PROFESSIONAL ENGINEER  
 THOMAS A. PLATZ  
 NO. C 41039  
 CIVIL  
 STATE OF CALIFORNIA

DATE:

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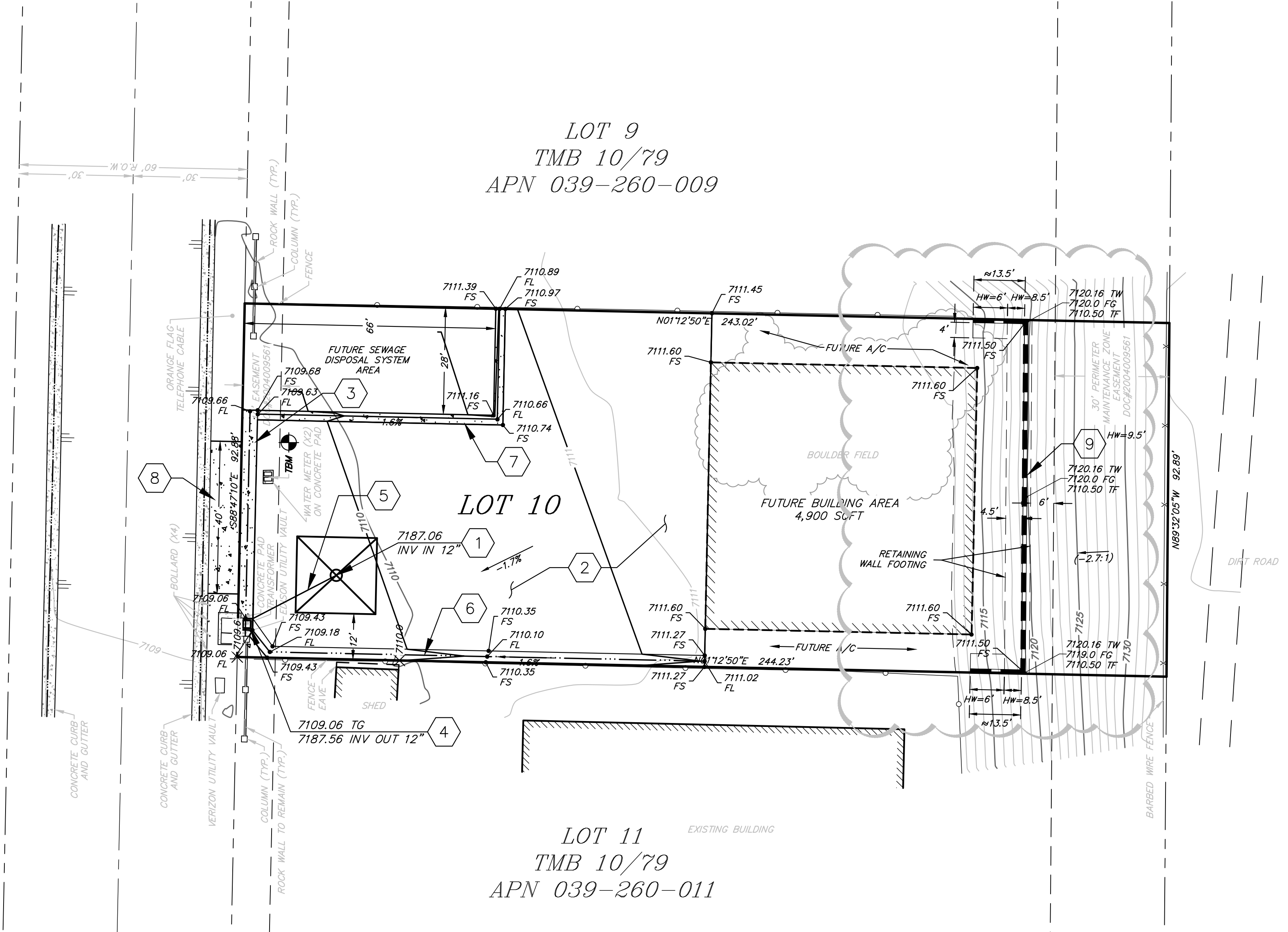
REVISIONS:	BY:
ADD'D RETAIN WALL MBP	

PREPARED FOR:

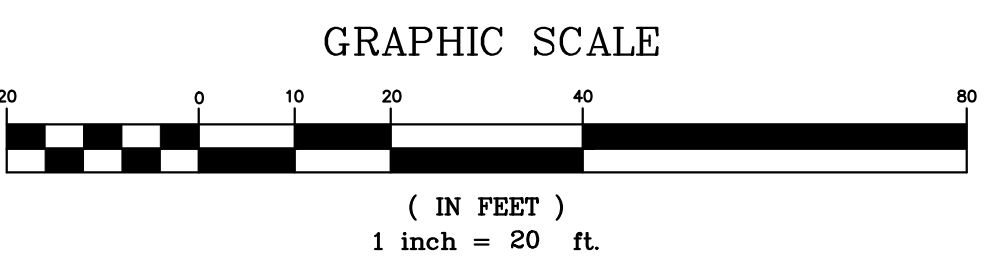


RETAINING WALL DETAIL N.T.S.

WALL HEIGHT	STEM WIDTH	FOOTING WIDTH	HEEL WIDTH	FOOTING DEPTH	KEY SIZE	STEM WIDTH X DEPTH	a bars	b bars	c bars	d bars
6'-0"	5'-0"	8"	5'-0"	1'-0"	16"	NONE	#4 @ 12"	#6 @ 12"	#4 @ 12"	NONE
8'-5"	7'-5"	8"	5'-0"	1'-0"	16"	NONE	#5 @ 15"	#6 @ 15"	#4 @ 12"	NONE
9'-6"	8'-6"	8"	5'-0"	1'-0"	16"	NONE	#5 @ 18"	#6 @ 18"	#4 @ 12"	NONE
		4'	12"	6'-6"	2'-0"	18"	16"X16"	#6 @ 18"	#7 @ 18"	#6 @ 18"



LOT 11 EXISTING BUILDING  
 TMB 10/79  
 APN 039-260-011  
 DRAINAGE PLAN



DRAINAGE PLAN  
 364 INDUSTRIAL CIRCLE  
 MONO COUNTY, CALIFORNIA

DATE: 6/30/2023  
 SCALE: AS SHOWN  
 DRAWN: JS  
 JOB NO.: 01.1863.7  
 DWG: 2  
 SHEET 2 OF 2



PREPARED AND SUBMITTED BY:  
 THOMAS A. PLATZ DATE  
 P.E. C 41039



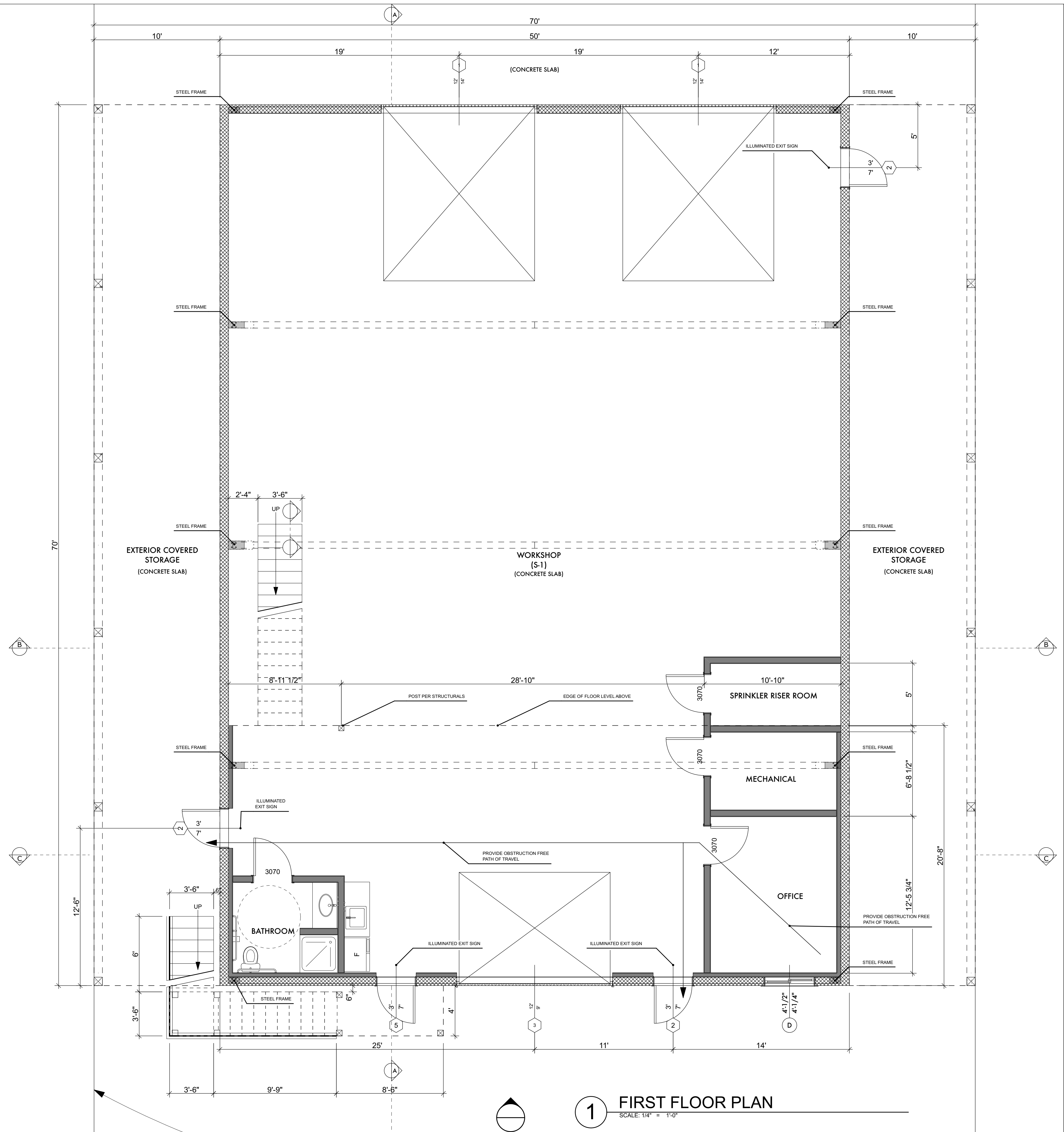












**1 FIRST FLOOR PLAN**

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

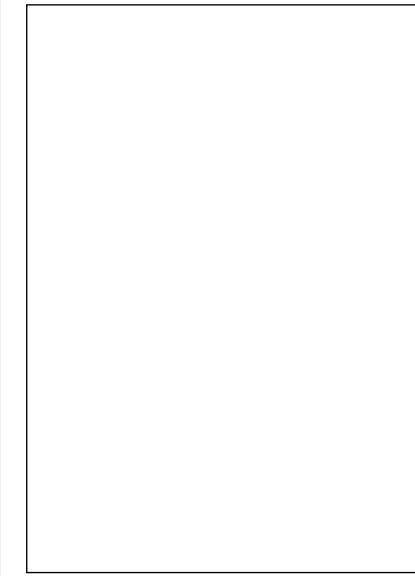
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 mike@brittonarchitecture.com



**ROCK & DIRT, INC.**  
 364 INDUSTRIAL CIRCLE  
 MAMMOTH LAKES, CA 93546



Project No: 12-20  
 Designed by: MB  
 Drawn by: MB  
 Checked by: MB

**A1.1**  
 Contents: FIRST FLOOR PLAN

WINDOW SCHEDULE						
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U FACTOR	TEMPERED
A	1	MILGARD ULTRA	5'x5'		PER TITLE 24	YES
B	1	MILGARD ULTRA	6'x4'		PER TITLE 24	YES
C	1	MILGARD ULTRA	3'x3'-6"		PER TITLE 24	YES
D	1	MILGARD ULTRA	4'x4'		PER TITLE 24	YES
E	1	MILGARD ULTRA	6'x3'-6"		PER TITLE 24	YES
5						

**2 WINDOW SCHEDULE**  
SCALE: 1" = 1'-0"

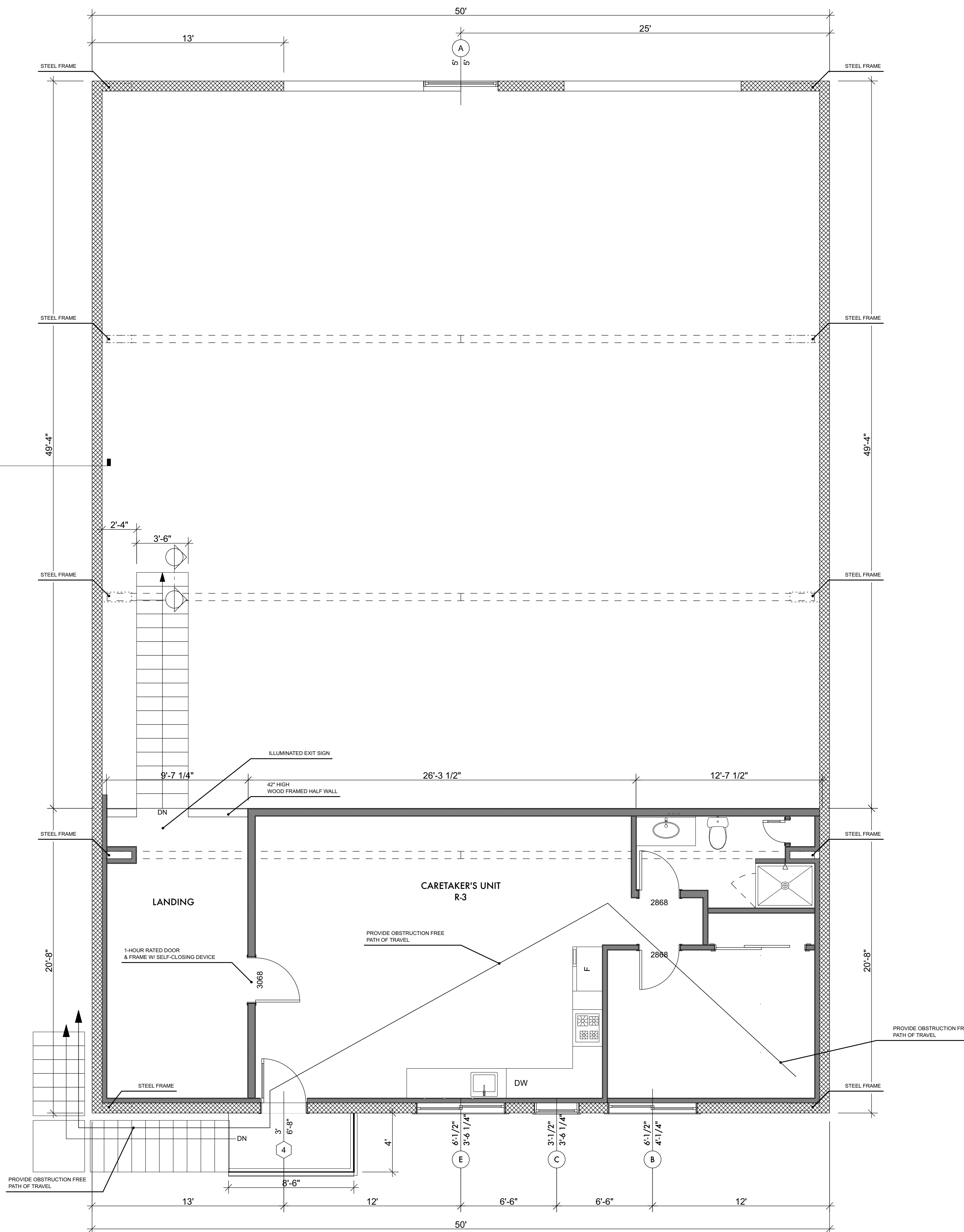
EXTERIOR DOOR SCHEDULE						
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U-FACTOR	TEMPERED
1	2		12'x14'		PER TITLE 24	YES
2	1		1'-6"x6'-8"		PER TITLE 24	YES
2	3		3'x7'		PER TITLE 24	YES
3	1		12'x9'		PER TITLE 24	YES
4	1		3'x6'-8"		PER TITLE 24	YES
5	1		3'x7'		PER TITLE 24	YES
9						

**3 EXTERIOR DOOR SCHEDULE**  
SCALE: 1" = 1'-0"

**WINDOW NOTES:**  
 SCHEDULE SPECIFIES ANDERSEN WINDOWS. ALTERNATES MAY BE USED, COORDINATE ROUGH OPENING SIZES WITH CHOSEN WINDOW MANUFACTURER.  
 CONTRACTOR TO CONFIRM ALL DOORS AND WINDOWS & NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
 ALL UNITS TO INCLUDE CAPILLARY TUBES.  
 ALL UNITS TO EXCLUDE THE USE OF GAS FILLS CUE TO ELEVATION.  
 GLAZING ON ALL UNITS TO BE LOW E3 WITH TEMPERED EXTERIOR PANES TO MEET WUI CODE. R337.8  
 SCREENS TO BE INCLUDED ON ALL UNITS.  
 MAXIMUM WINDOW SILL HEIGHT FOR EGRESS UNITS SHALL BE 44"  
 EXTERIOR FINISH TO BE CLAD, COLOR BLACK.  
 INTERIOR FINISH TO BE PAINTED BLACK.

**EXTERIOR DOOR NOTES:**  
 CONTRACTOR TO CONFIRM ALL DOORS & WINDOWS & NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
 GLAZING ON ALL UNITS TO BE LOW E3 WITH TEMPERED EXTERIOR PANES TO MEET WUI CODE. R337.8  
 STILES & RAILS NOT LESS THAN 1 3/8" THICK AND RAISED PANELS NOT LESS THAN 1 1/4" THICK EXCEPT THE INTERIOR PERIMETER MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK, OR:  
 NON COMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR  
 HAVE A FIRE RESISTANT RATING OF AT LEAST 20 MINUTES, OR  
 CONFORM TO SFM STANDARD 12-7A-1  
 ALL DOOR GLAZING TO BE TEMPERED  
 EXTERIOR FINISH TO BE COLOR BLACK.  
 INTERIOR FINISH TO BE WOOD, PAINTED BLACK.

**NOTES:**  
 DOORS & WINDOWS SHALL COMPLY WITH TITLE-24 SPECIFIED U-FACTORS WHERE ANY INCONSISTENCY MAY APPEAR. SEE SHEETS A0.3 & A0.4



**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

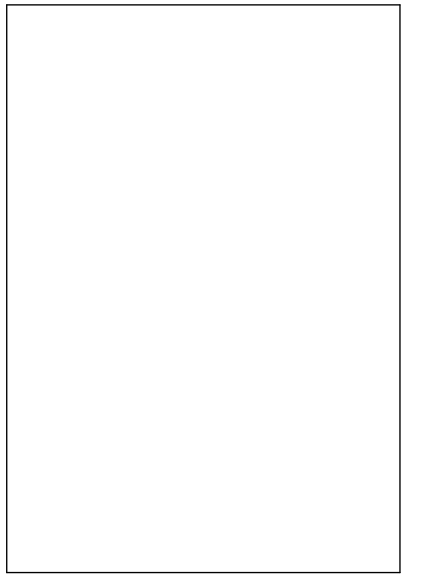
ISSUES/REVISION	DATE
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 MAMMOTH LAKES, CA 93546



Project No: 12-20  
 Designed by: MB  
 Drawn by: MB  
 Checked by: MB

**A1.2**  
 Contents: SECOND FLOOR PLAN



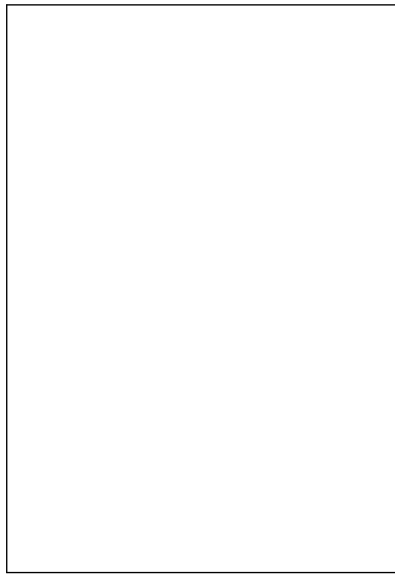
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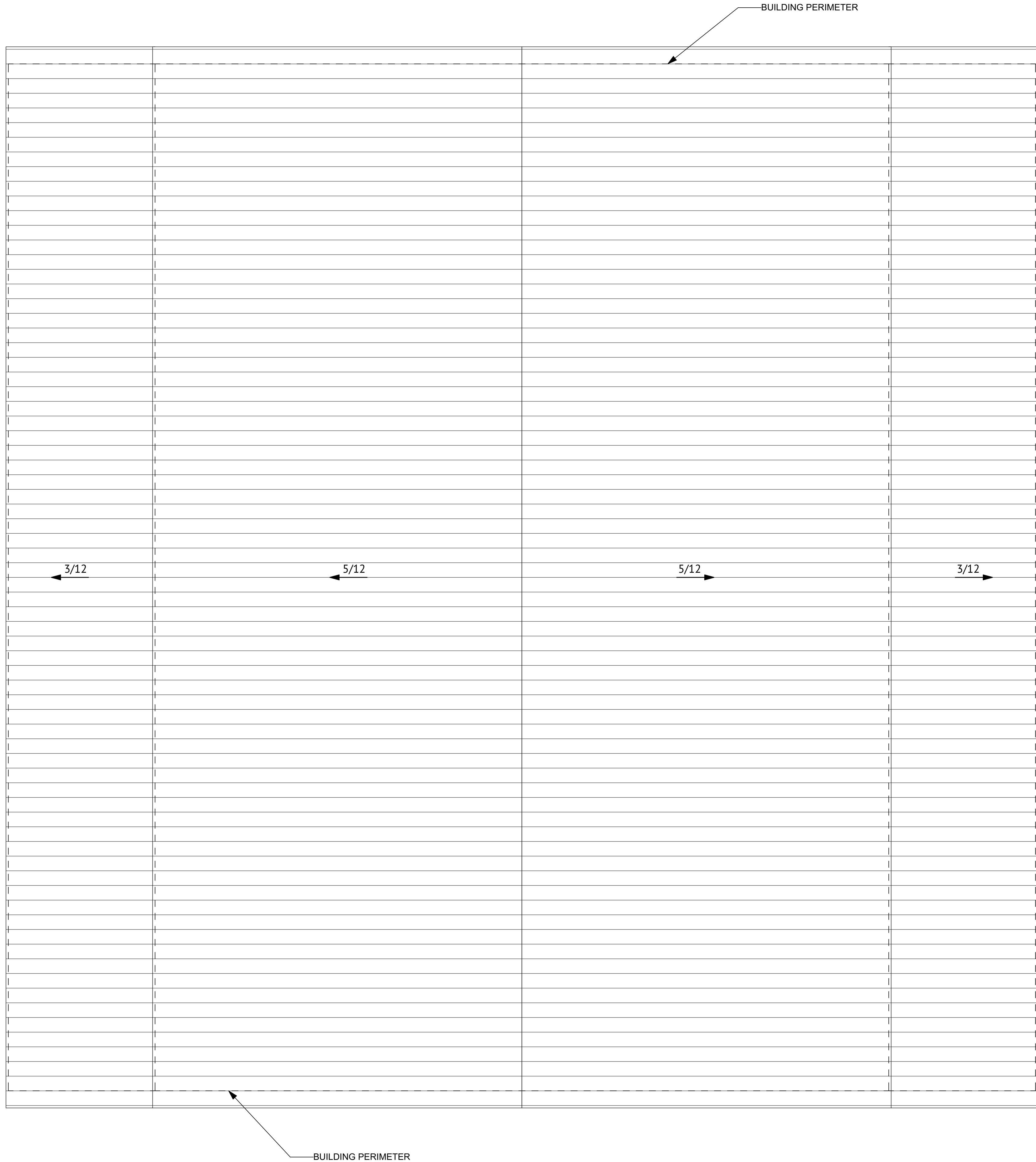


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**A1.3**  
Contents: ROOF PLAN



**1** ROOF PLAN  
SCALE: 1/4" = 1'-0"

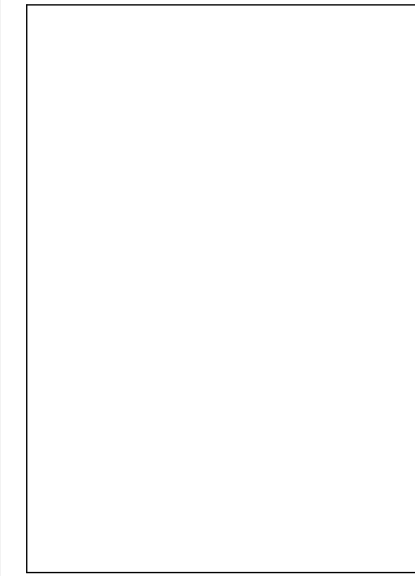
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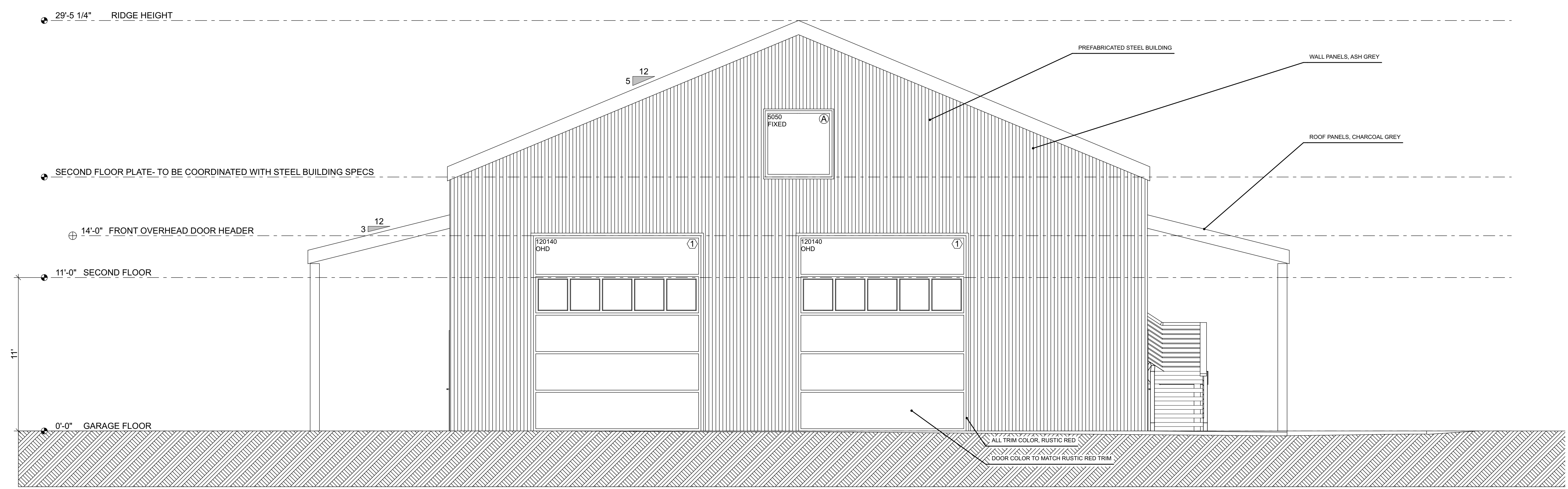


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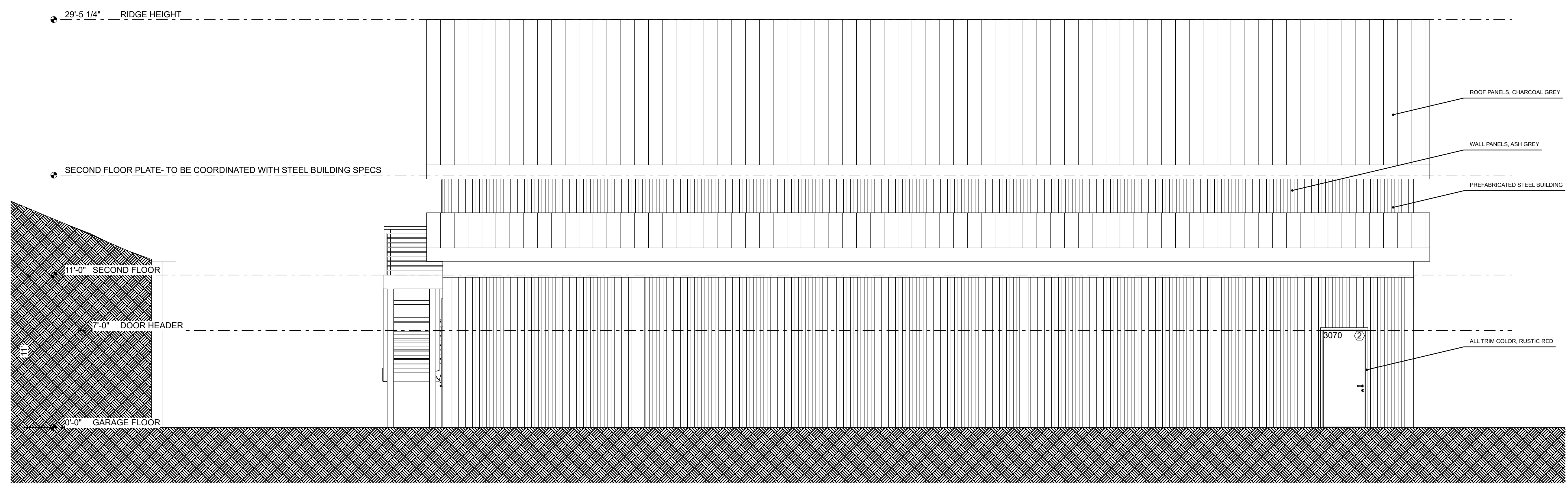


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Drawn by: MB  
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**A2.1**  
Contents: ELEVATIONS

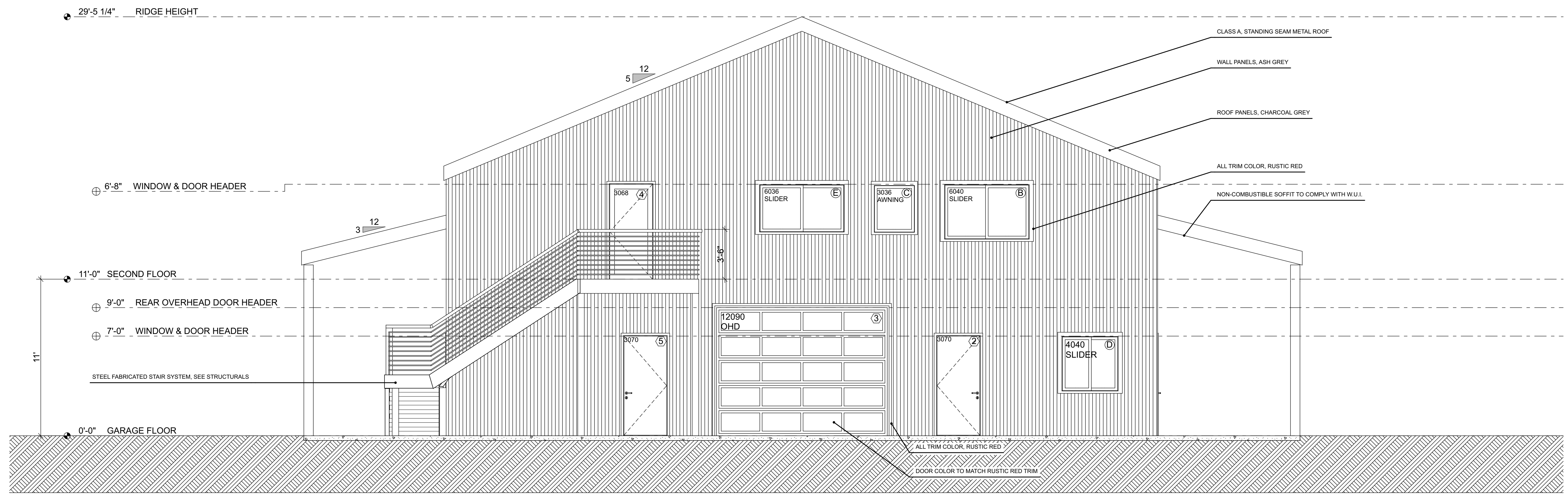


**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

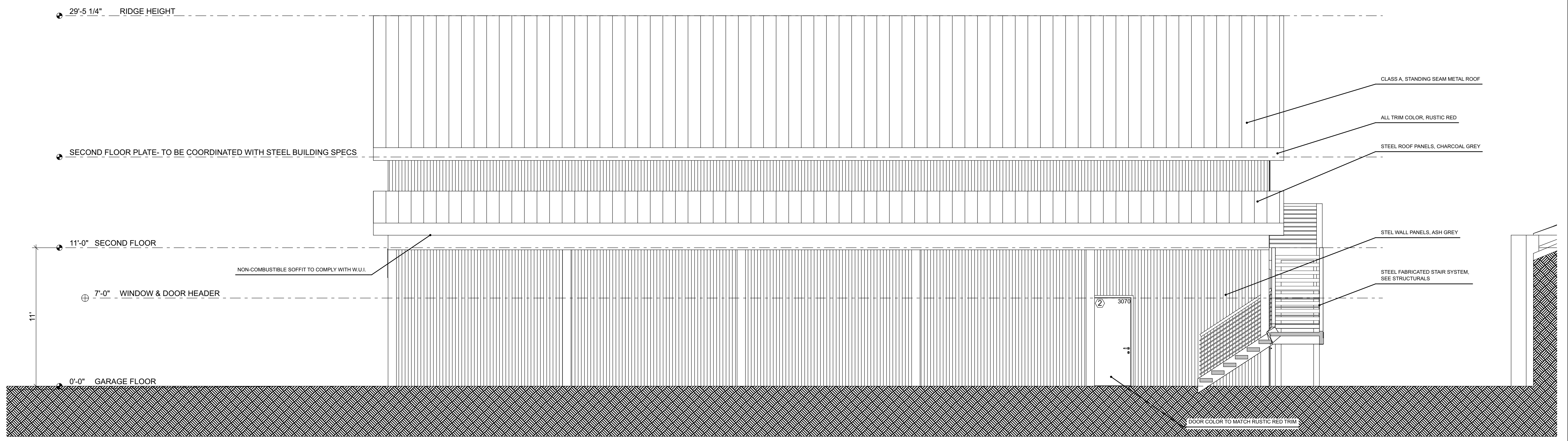


**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"





**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

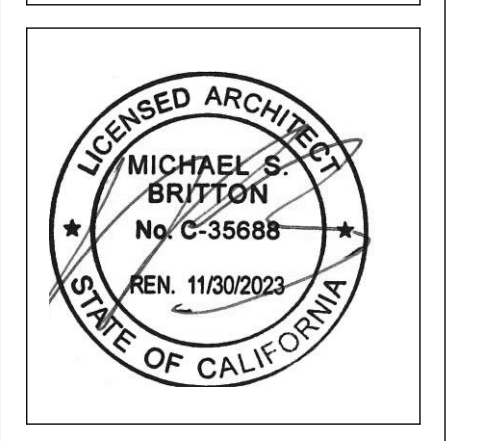


**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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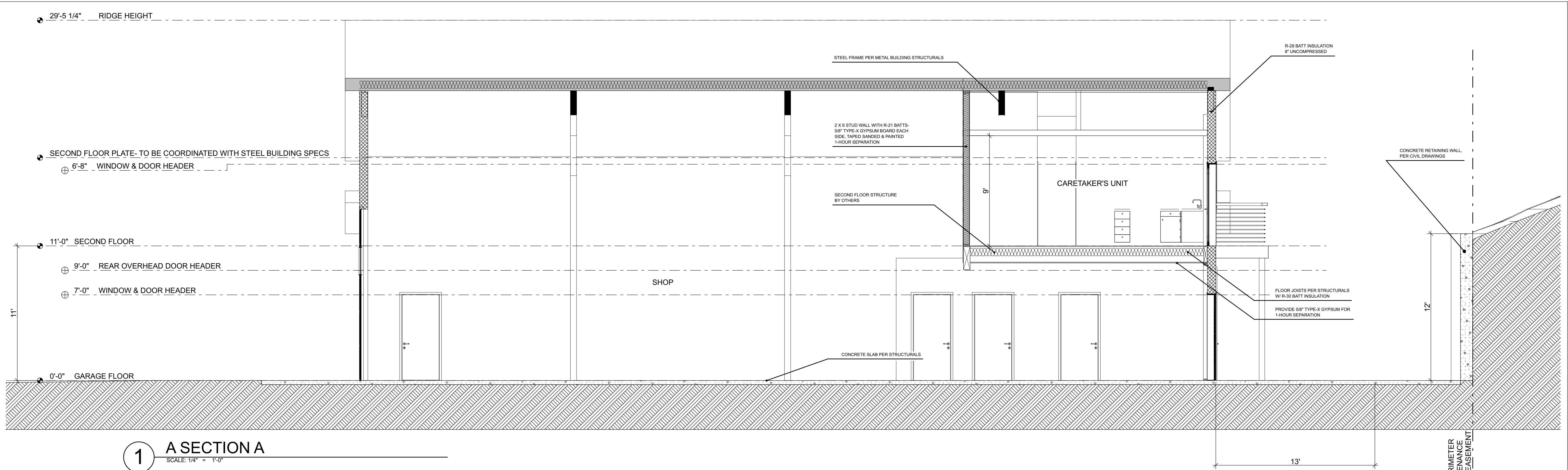
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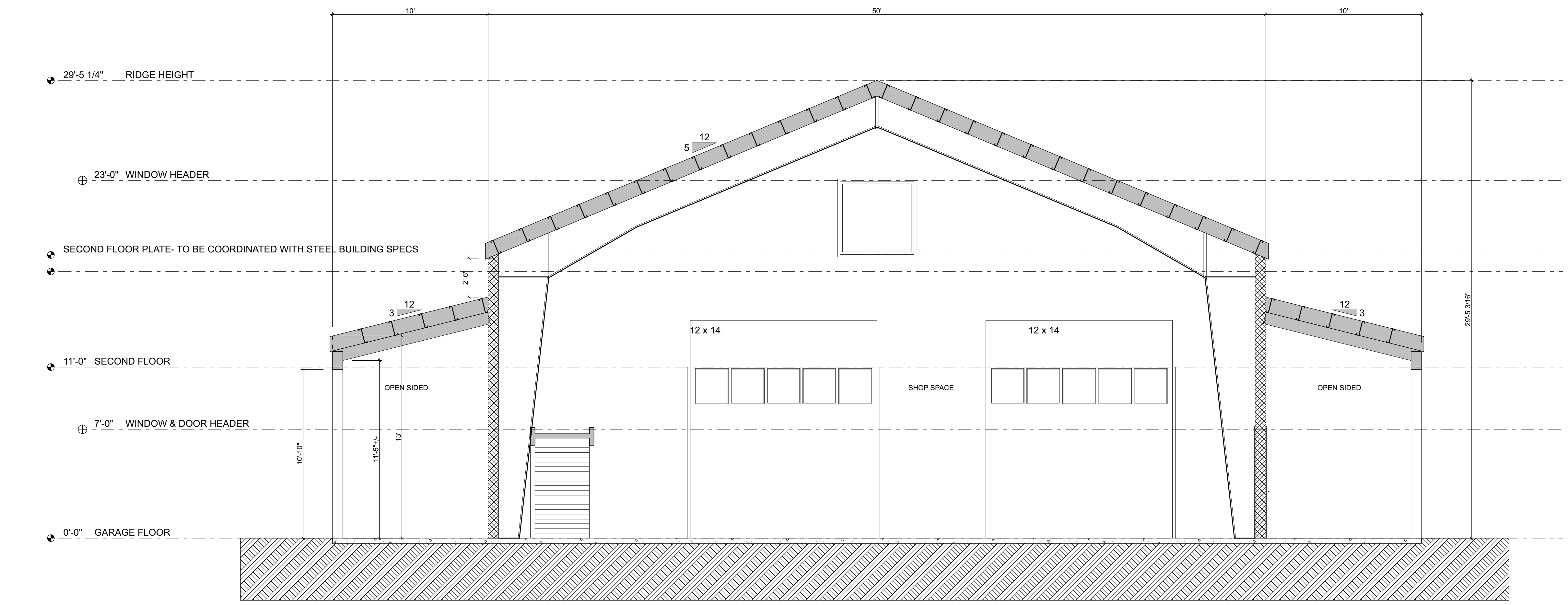
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**A2.2**  
Contents: ELEVATIONS



**1 A SECTION A**  
SCALE: 1/4" = 1'-0"



**2 B SECTION B**  
SCALE: 1/4" = 1'-0"

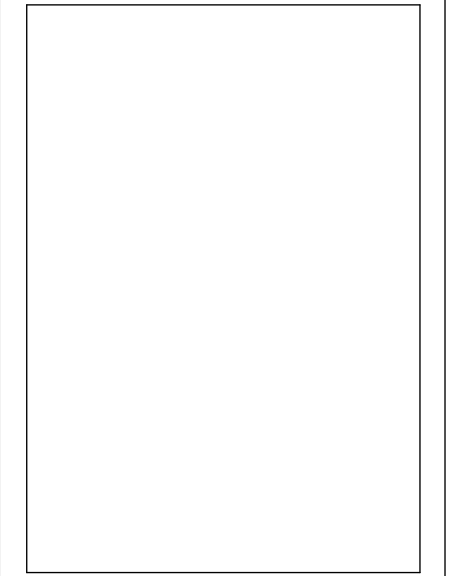
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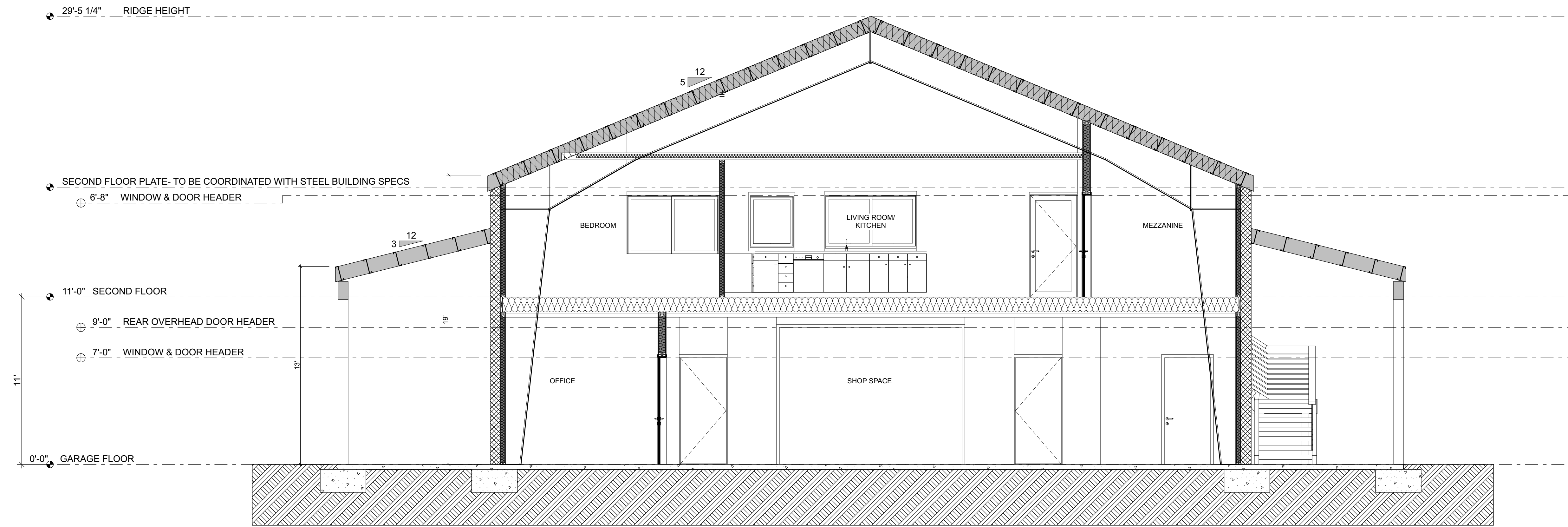
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**A3.1**  
Contents: SECTIONS





**1** C SECTION C  
SCALE: 1/4" = 1'-0"

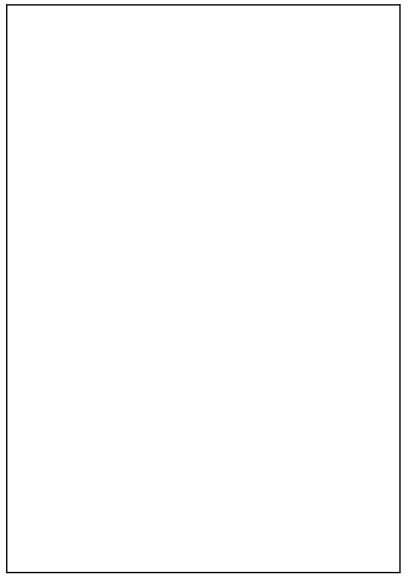
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**A3.2**  
Contents: SECTIONS

