

Delburg Mill House Addition and Renovation

303 Delburg Street
Davidson, North Carolina 28036



CONTACTS

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GENERAL CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF MASONRY OR FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO WINDOWS AND DOORS LOCATED IN MASONRY WALLS ARE TO THE MASONRY OPENING. ALL DIMENSIONS TO WINDOWS AND DOORS IN METAL OR WOOD STUD WALLS ARE TO THE CENTERLINE OF THE OPENING UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO ITEMS SUCH AS EXPANSION JOINTS, CONTROL JOINT, DOWNSPOUTS AND SCUPPERS ARE TO THE CENTERLINE.
- REFER TO THE WALL SECTIONS FOR THE CONSTRUCTION OF ALL TYPICAL EXTERIOR WALLS.
- ALL BATHROOMS SHALL RECEIVE WATER RESISTANT GYPSUM BOARD ON WALLS AND CEILINGS UNLESS NOTED/SCHEDULED OTHERWISE.
- ALL PARTITIONS EXTEND TO UNDERSIDE OF STRUCTURE ABOVE. ALL METAL STUD PARTITION TYPES SHALL BE ANCHORED TO DECK ABOVE PER "DOUBLE TRACK SLIP JOINT" DETAIL. ALL CMU PARTITIONS AND BEARING WALLS SHALL BE GROUTED AT METAL DECK VOIDS.
- SEE PARTITION TYPES FOR WALL RATING INFORMATION.
- PROVIDE BLOCKING IN WALLS FOR ALL WALL HUNG ITEMS SUCH AS CABINETS, TOILET ACCESSORIES, CHALKBOARDS, WHITEBOARDS, DIRECTORIES AND TACKBOARDS.
- REFER TO WINDOW AND DOOR DETAILS FOR WINDOWS AND DOORS.
- FOR FIRE EXTINGUISHER CABINET (FEC), MOUNTING HEIGHTS AND DETAILS THE FIRE EXTINGUISHER CABINET (FEC) DETAIL. FIRE EXTINGUISHER CABINETS ARE TO BE PLACED SUCH THAT THEY DO NOT INTERFERE WITH REACHING ACCESS TO OTHER WALL DEVICES SUCH AS LIGHT SWITCHES, THERMOSTATS, OUTLETS, ETC.
- ALIGN CENTERLINES OF ELECTRICAL, MECHANICAL OR PLUMBING DEVICES WITH ARCHITECTURAL FEATURES WHERE POSSIBLE. ARCHITECT TO VERIFY LOCATIONS OF ALL DEVICES BEFORE PERMANENT PLACEMENT.
- ALL CONDUIT AND PIPING SHALL BE CONCEALED AND SHALL NOT BE RUN EXPOSED. ANY CONDUIT OR PIPING LEFT EXPOSED SHALL BE MOVED AND HIDDEN WITH THE FINISHES AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF PENETRATIONS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS WORK. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. THE GENERAL CONTRACTOR SHALL PROVIDE AND COORDINATE THE PREPARATION OF COORDINATION DRAWINGS FOR ALL TRADES. SEE SPECIFICATION.
- DEMOLITION WHERE REQUIRED SHALL BE CARRIED OUT WITHOUT UNNECESSARILY DAMAGING MATERIAL NOT PART OF THE DEMOLITION. WHERE DEMOLITION OCCURS, BUILDING ELEMENTS SHALL BE RENOVATED WITH PATCHING OR REWORKING AS REQUIRED TO PROVIDE FINISHED SURFACES, EDGES, TRIM OR OTHER ELEMENT CONSISTENT WITH THE EXISTING ADJACENT MATERIAL TYPE, FINISH, AND TEXTURE.
- ALL NEW WOOD DOORS AND HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED. ALL EXISTING DOORS SHALL BE PREPPED AND PAINTED.
- NEW STORAGE ROOMS SHALL HAVE BUILT IN SHELVING UNLESS NO SHELF LINES ARE SHOWN ON THE PLAN FOR THE SPACE.
- ALL CMU BLOCK AND BRICK DIMENSIONS ARE SET TO COURSING. AT PREINSTALLATION MEETING, ARCHITECT SHALL BE INFORMED BEFORE MASONRY WORK BEGINS IF THERE ARE AREAS WHERE BRICK OR BLOCK DO NOT COURSE.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND ERECTION OF STRUCTURAL MATERIALS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH NEW WORK IN AREAS AFFECTED BY EXISTING CONDITIONS. THE DESIGNER SHALL BE INFORMED IN WRITING OF CONFLICTS BETWEEN EXISTING AND PROPOSED NEW CONSTRUCTION.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION, AND ANY TEMPORARY BRACING OR SUPPORT REQUIRED TO ACCOMMODATE THE CONTRACTOR'S MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED ON THE STRUCTURE. SUCH LOADS SHALL NOT EXCEED THE CAPACITY OF THE STRUCTURE AT ANY TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, FURNISHING, ERECTING, AND REMOVING ANY SHORING AND BRACING REQUIRED DURING CONSTRUCTION, INCLUDING FOUNDATION CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO TEMPORARILY BRACE AND SUPPORT WALLS DURING CONSTRUCTION PRIOR TO ERECTION OF PERMANENT STRUCTURAL MEMBERS WHICH WILL SERVE AS PERMANENT BRACING FOR WALLS.
- DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL CONCRETE HAS REACHED ITS REQUIRED COMPRESSIVE STRENGTH. USE MECHANICAL HAND-TAMPERS FOR COMPACTING BACKFILL AGAINST WALLS.
- NO OPENINGS NOR ANY CHANGES IN SIZE, DIMENSION OR LOCATION SHALL BE MADE IN ANY STRUCTURAL ELEMENTS WITHOUT WRITTEN APPROVAL OF THE DESIGNER.
- THE CONTRACTOR SHALL INFORM THE DESIGNER, IN WRITING, OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY VIRTUE OF THE DESIGNER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE DESIGNER OF SUCH DEVIATION AT TIME OF SUBMISSION, AND THE DESIGNER HAS GIVEN WRITTEN APPROVAL FOR THE SPECIFIC DEVIATION.
- WHERE CONSTRUCTION TOLERANCES ALLOW FOR VARIATIONS IN LOCATION, SIZE, ETC. OF STRUCTURAL ELEMENTS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS AND LABOR NECESSARY TO MODIFY CONNECTION ELEMENTS AS REQUIRED TO PROVIDE A FINISHED PRODUCT WHICH IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. ANY SUCH MODIFICATIONS REQUIRED SHALL BE REVIEWED AND APPROVED BY THE DESIGNER PRIOR TO EXECUTION.
- THE DESIGNER SHALL BE NOTIFIED AT THE PROPER TIME WHEN ITEMS ARE READY FOR FIELD REVIEW. SUFFICIENT NOTICE SHALL BE GIVEN TO ALLOW SCHEDULING OF THE FIELD REVIEW.

SAFETY NOTES:

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE, OR LOSS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REGULATIONS, PROGRAMS, AND PRECAUTIONS RELATED TO ALL WORK ON THIS PROJECT. SAFETY REGULATIONS SHALL BE FOLLOWED STRICTLY.

WINDOW INSTALLATION NOTES:

- SHIM UNITS IN THE OPENING PLUMB LEVEL AND SQUARE.
- FILL VOIDS AROUND UNIT WITH INSULATION. DO NOT OVERFILL CAUSING UNIT TO BOW.
- PROVIDE A PRIMARY AND SECONDARY AIR AND WATER SEAL AROUND THE PERIMETER OF THE UNIT. USE BACKER ROD AND SEALANT AT BOTH THE INTERIOR AND EXTERIOR EDGE OF FRAME.

IN FIN INSTALLATION USE A PRIMARY SEAL TO SEAL THE UNIT TO THE EXTERIOR FINISH MATERIAL. USE A SECONDARY SEAL TO PROVIDE A CONTINUOUS BEAD OF SEALANT BEHIND THE INSTALLATION FIN BEFORE SETTING THE UNIT IN PLACE OR SEAL FIN WITH WATERPROOF TAPE.

- SEAL WALL CAVITY AROUND PERIMETER OF UNIT.
- CLIPS MUST BE ATTACHED TO WALL FRAMING WITH ANCHORS ADEQUATE FOR DESIGN PRESSURE SPECIFIED. WALL FRAMING AROUND WINDOW OPENING MUST ALSO BE ADEQUATE TO WITHSTAND WIND LOADS TRANSFERRED FROM WINDOW COMPOSITE.
- IN MASONRY, THRU-WALL CAVITY FLASHING WITH WEEP RECOMMENDED AT HEAD AND SILL.

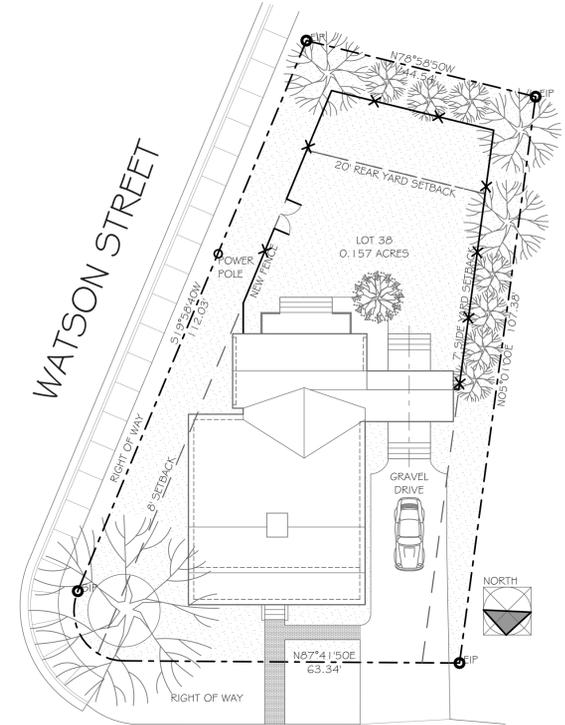
BACKERBOARD INSTALLATION INSTRUCTIONS:

- GAP AT WALLS - LEAVE A 1/4" GAP BETWEEN THE PANEL EDGES AND THE WALL.
- GAP AT EDGES - SPACE THE PANEL EDGES ABOUT 1/8" WITH #64 COMMON NAILS.
- USE BACKERBOARD SCREWS - 1 1/2" SCREWS FOR 1/2" BOARD. DO NOT USE ORDINARY DRYWALL SCREWS.
- AROUND THE PERIMETER - DRIVE SCREWS EVERY 4" SPACED 1/2" FROM PANEL EDGES.
- AT THE CORNERS - KEEP THE SCREWS 2" FROM THE INTERSECTION.
- IN THE CENTER - SPACE THE SCREWS 6" ON-CENTER IN BOTH DIRECTIONS.
- FILL THE JOINTS - WITH THIN-SET USING A MARGIN TROWEL. SPREAD AND SMOOTH THE MIXTURE 1 1/2" ON BOTH SIDES OF THE JOINT.
- APPLY FIBERGLASS TAPE - TO THE JOINTS WHERE ONE OR BOTH EDGES ARE SQUARE CUT. EMBED THE TAPE FIRMLY IN THE WET THIN-SET.
- ROUNDED PANEL EDGES - REQUIRE NO TAPE REINFORCING. SIMPLY FILL THE JOINTS WITH THIN-SET WHERE BOTH PANEL EDGES ARE UNQUIT.
- COVER THE TAPE - WITH A SECOND APPLICATION OF THIN-SET. USE THE FLAT EDGE OF THE TROWEL TO SPREAD AND FEATHER THE MORTAR FOR A PERFECTLY FLAT SURFACE.

General Notes 02
SCALE: 3" = 1'-0"

DOOR NUMBER	DOOR INFORMATION	FRAME INFORMATION	DETAILS
100A	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Solid Core Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
100B	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Solid Core Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
101A	WIDTH PR 1'-5" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Three Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
102A	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL TYPE Cased Opening	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
103A	WIDTH 3'-4" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
105A	WIDTH 2'-4" HEIGHT 6'-11" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
106A	WIDTH PR 2'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel Sliding	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
107A	WIDTH 2'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Three Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
108A	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL TYPE Cased Opening	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
109A	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Wood TYPE Screened Door	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
109B	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Wood TYPE Screened Door	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
110A	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
111A	WIDTH 3'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Wood TYPE French	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD

DOOR NUMBER	DOOR INFORMATION	FRAME INFORMATION	DETAILS
113A	WIDTH 2'-0" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
114A	WIDTH 2'-6" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
114B	WIDTH 2'-8" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Solid Core Wood TYPE Six Panel	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
115A	WIDTH 2'-8" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel Pocket	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
116A	WIDTH 2'-4" HEIGHT 6'-8" THICKNESS 1 3/4" MATERIAL Molded Wood TYPE Six Panel Wood	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD
116B	WIDTH 2'-0" HEIGHT 6'-0" THICKNESS MATERIAL Metal/Glass TYPE GI Shower Door	MATERIAL TYPE NOTES	HEAD JAMB THRESHOLD



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Site Plan 01
SCALE: 1/16" = 1'-0"

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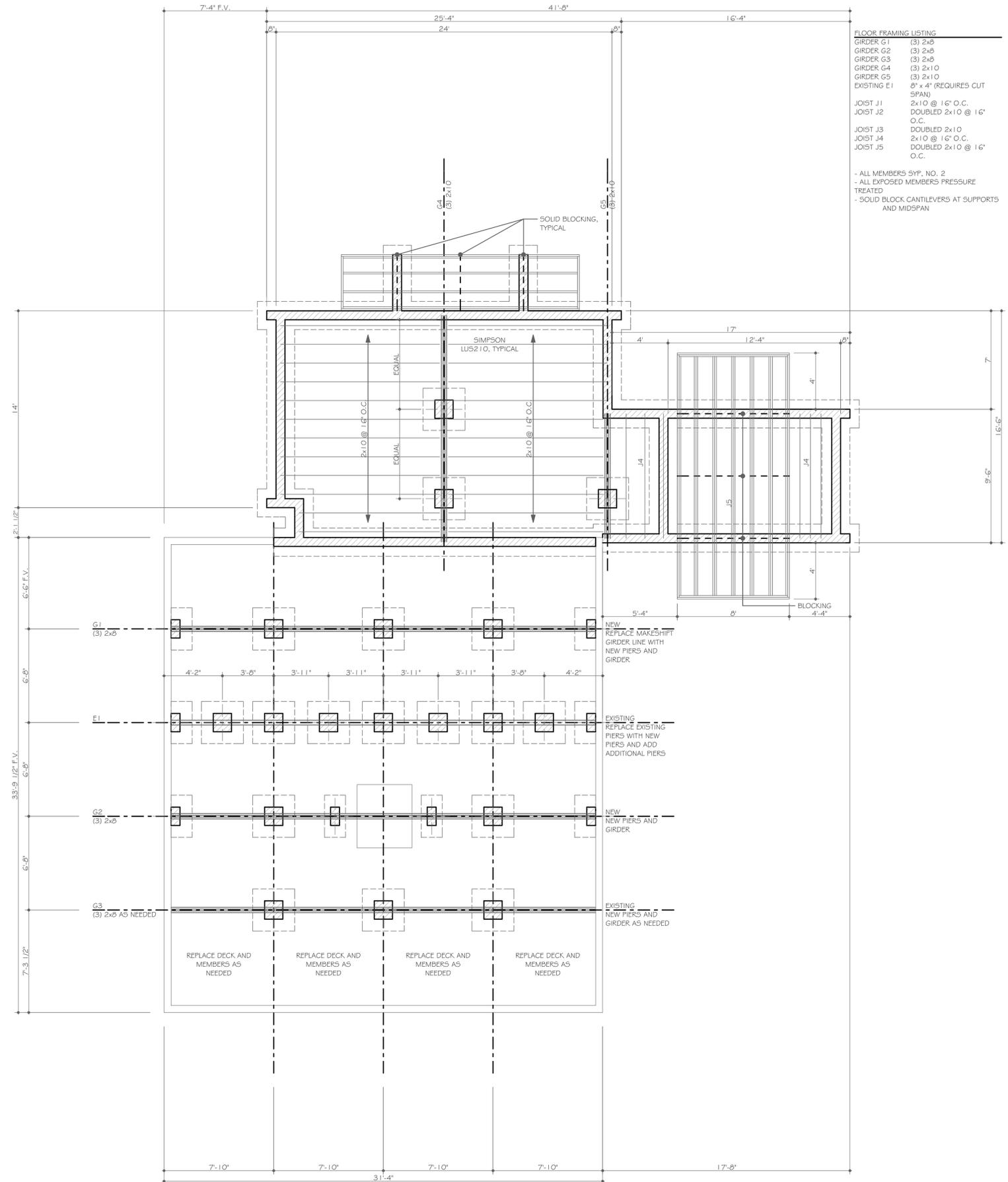
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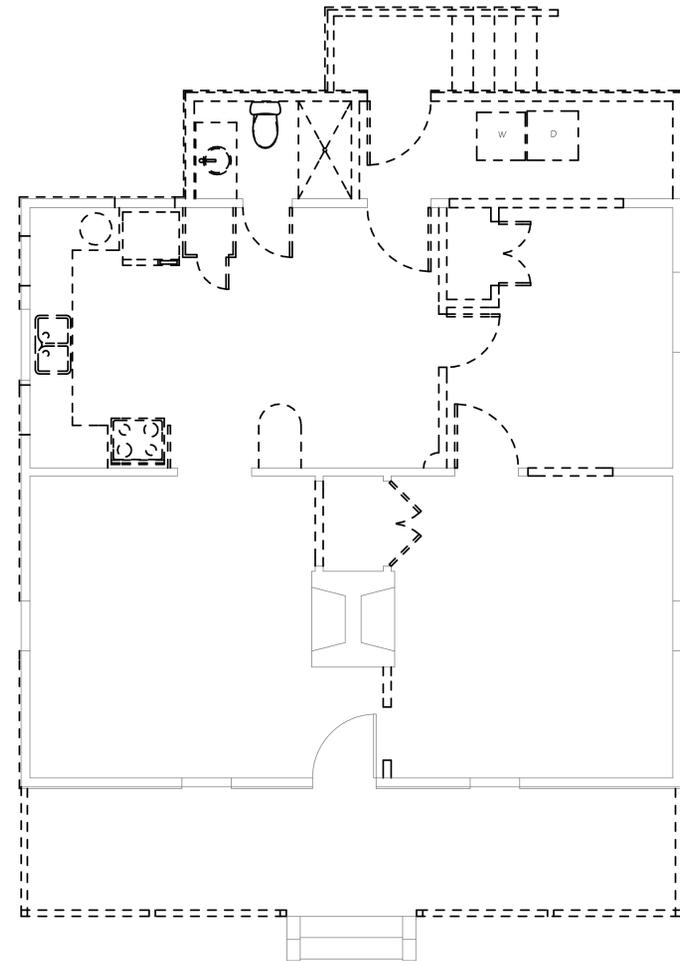
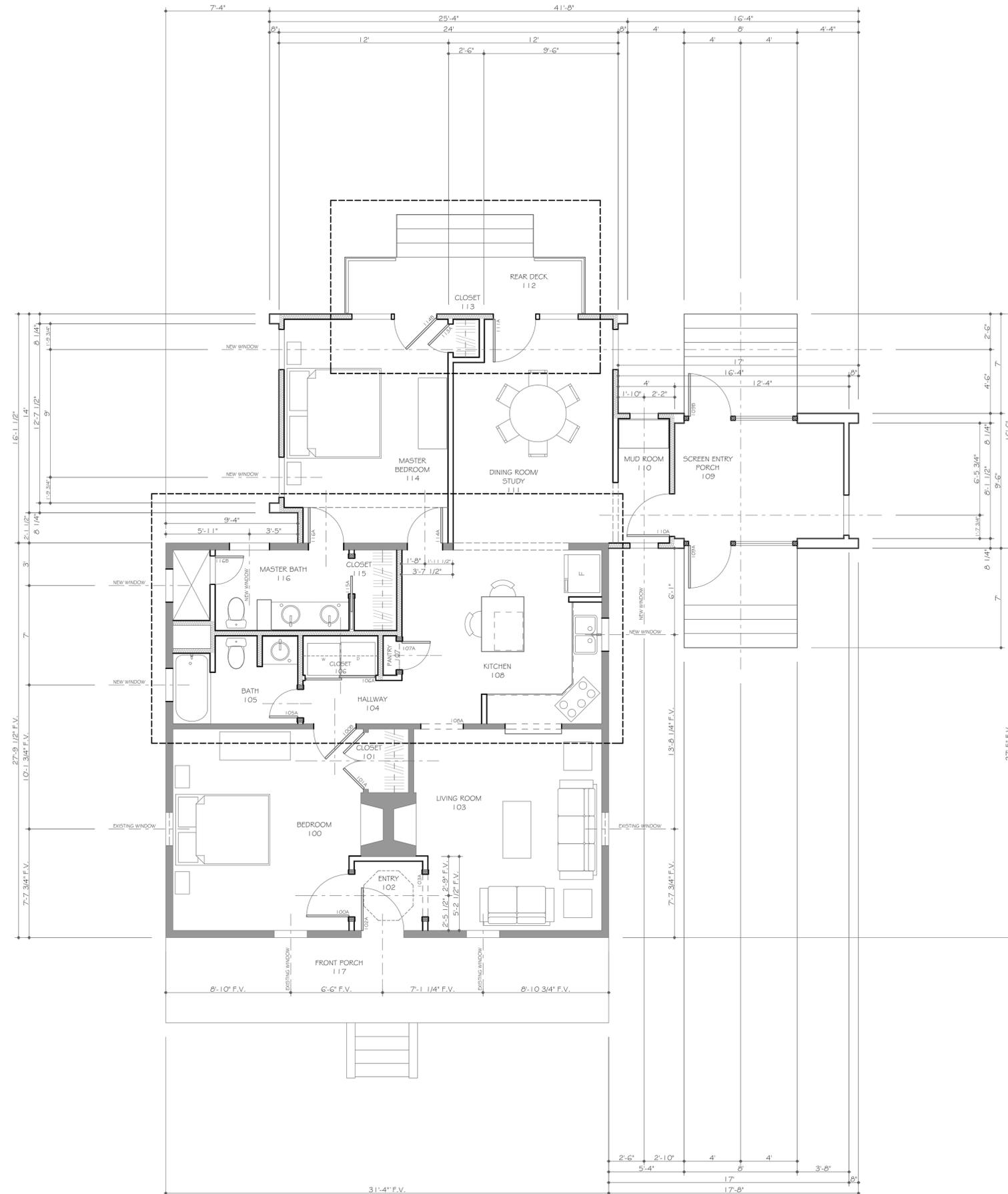
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Foundation and First Floor Framing Plan
SCALE: 1/4" = 1'-0" 01



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Floor Plan
SCALE: 1/4" = 1'-0" 04

Demolition Floor Plan
SCALE: 1/4" = 1'-0" 01

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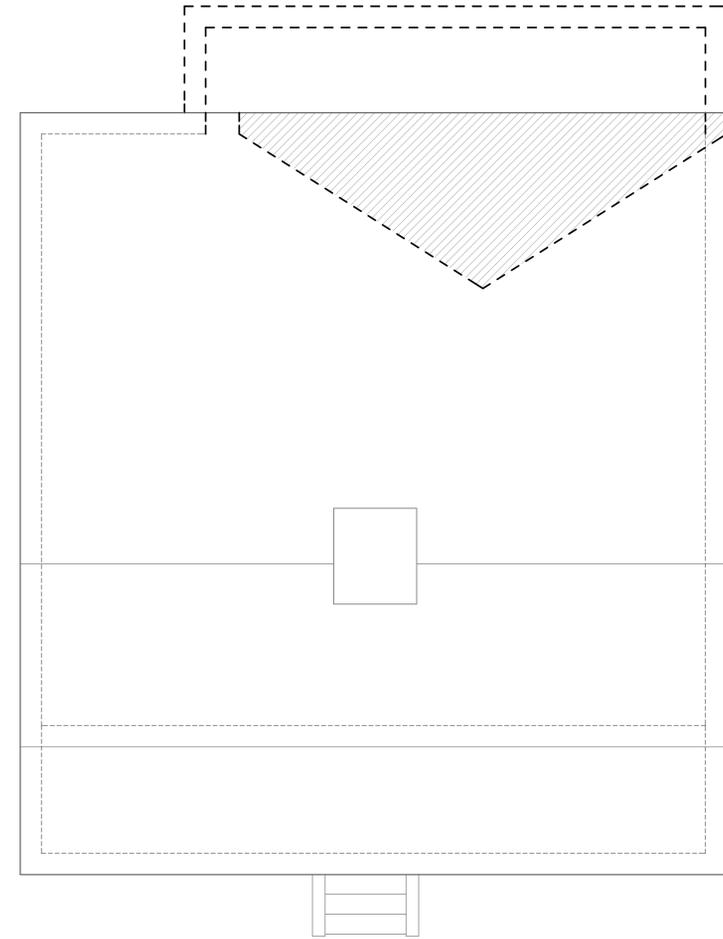
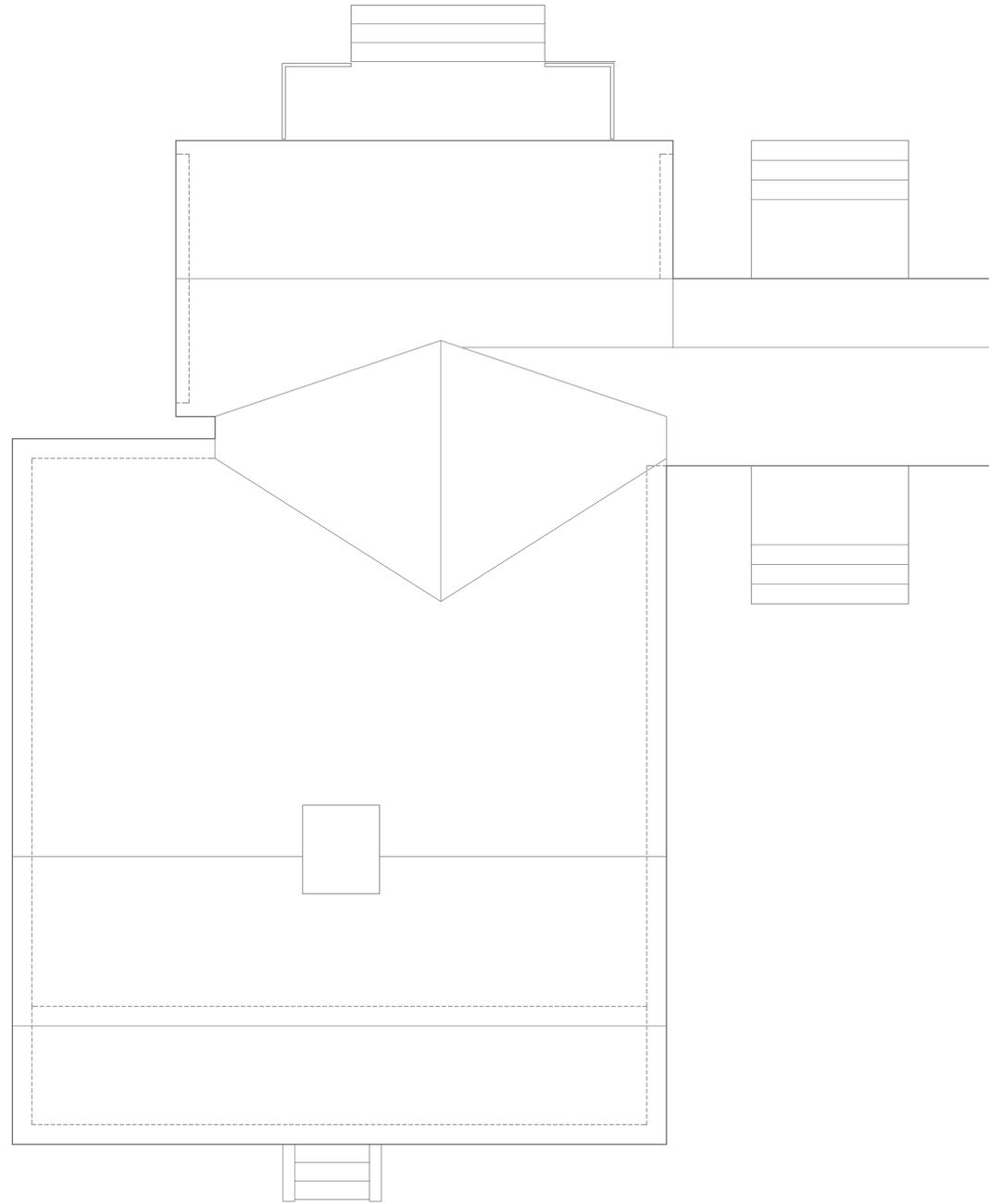
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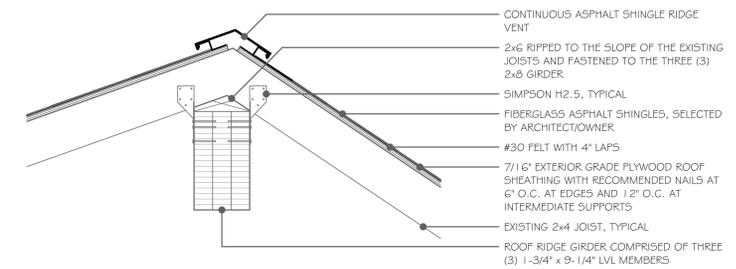
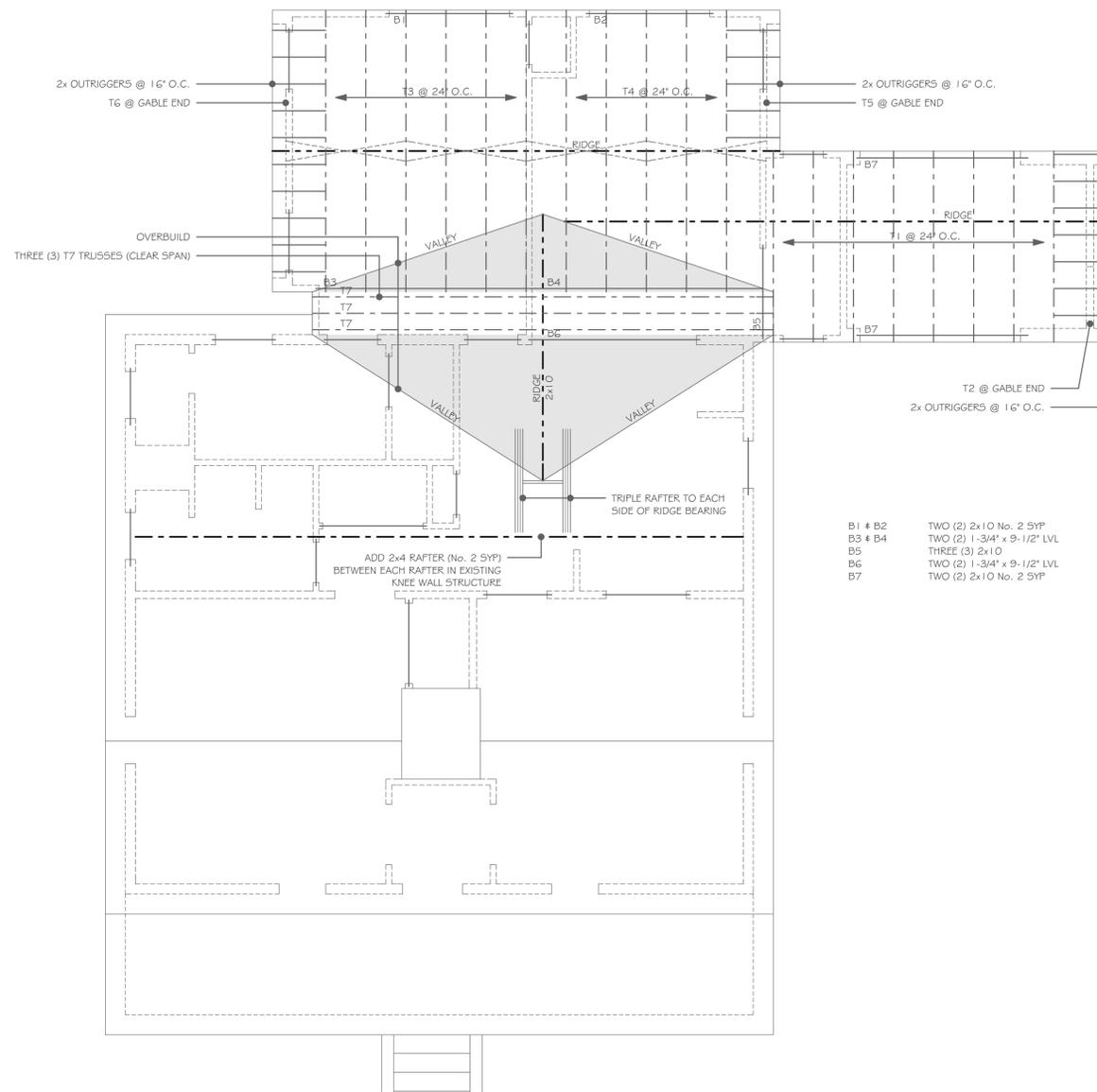
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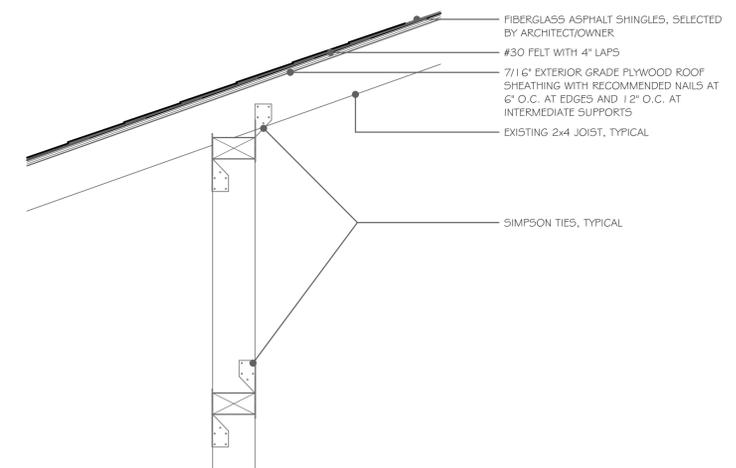
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Roof Detail at Existing Ridge 02
SCALE: 1/2" = 1'-0"



Roof Detail 01
SCALE: 1/2" = 1'-0"

Roof Framing Plan 04
SCALE: 1/4" = 1'-0"



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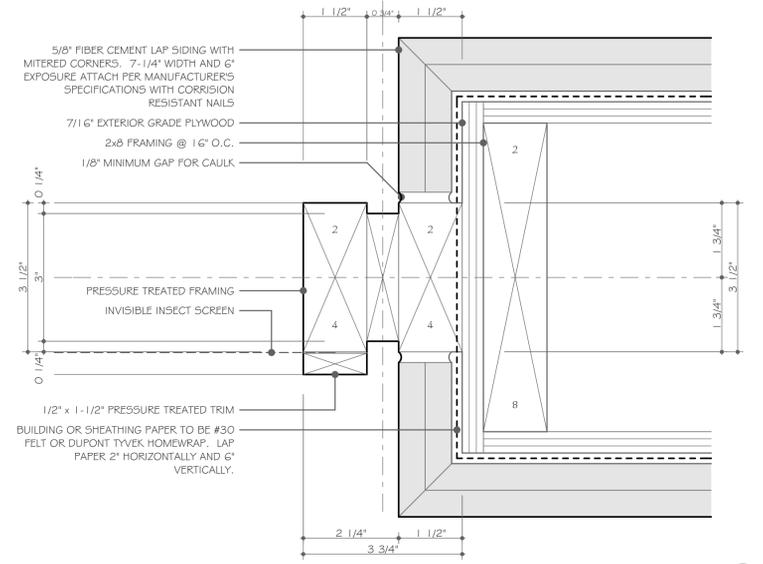
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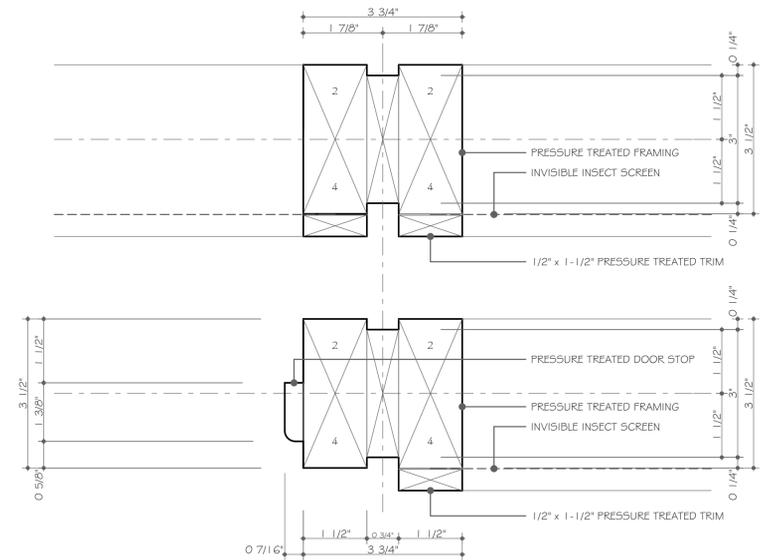
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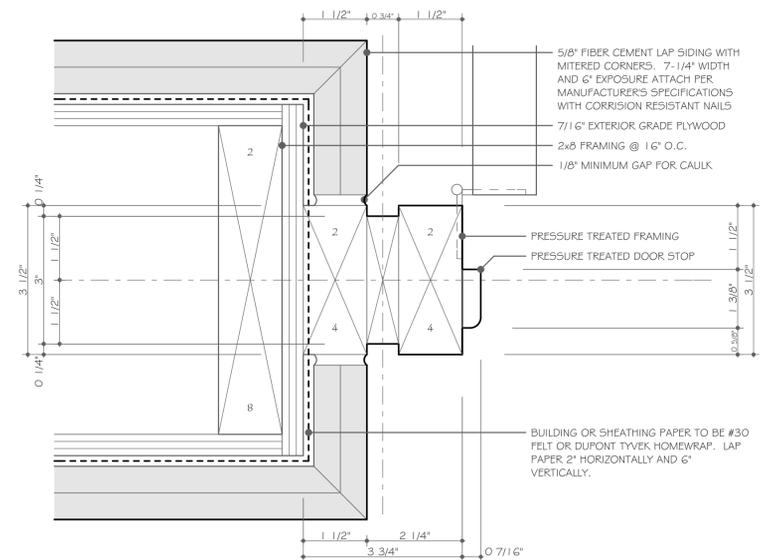
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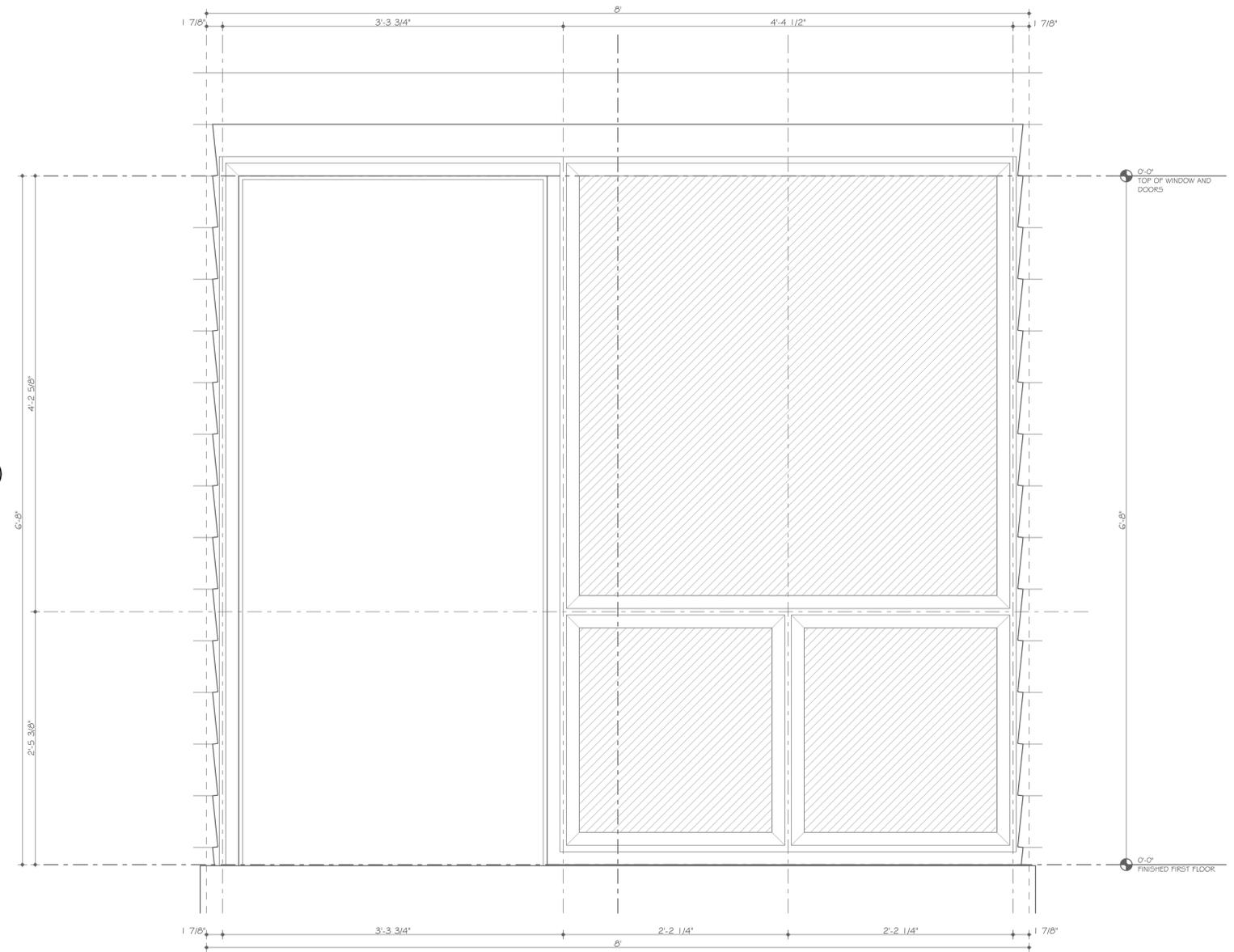
Screen Porch Detail
SCALE: 6" = 1'-0" 09



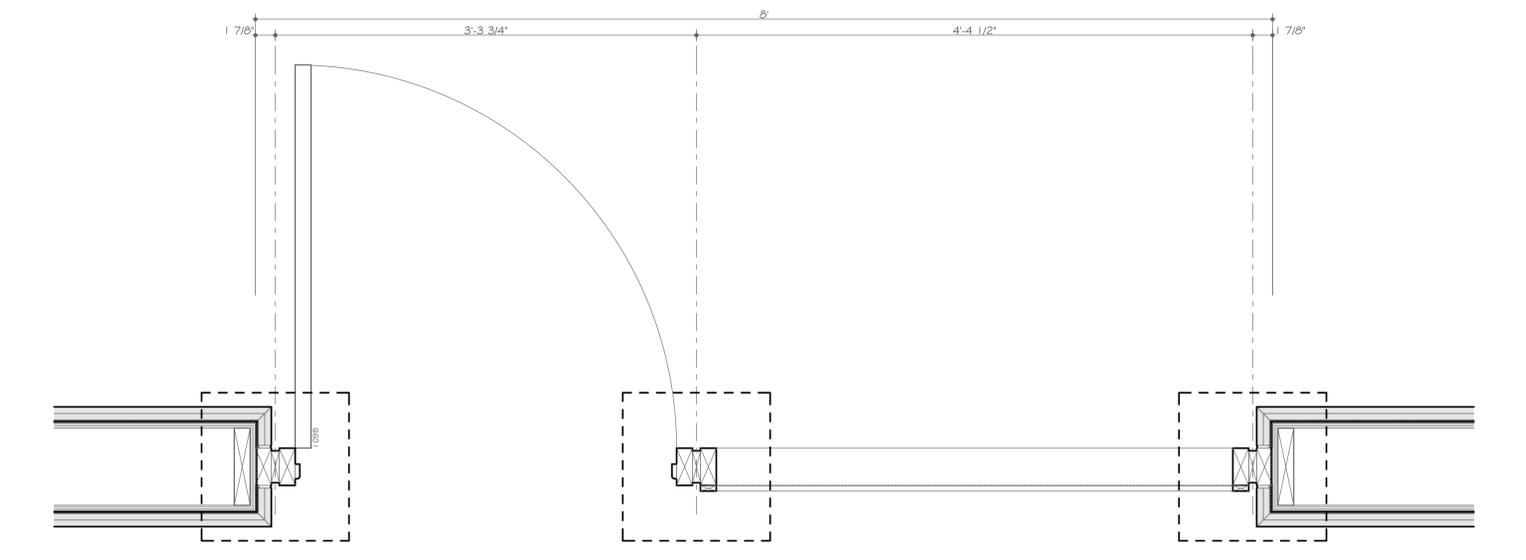
Screen Porch Detail
SCALE: 6" = 1'-0" 08



Screen Porch Detail
SCALE: 6" = 1'-0" 07



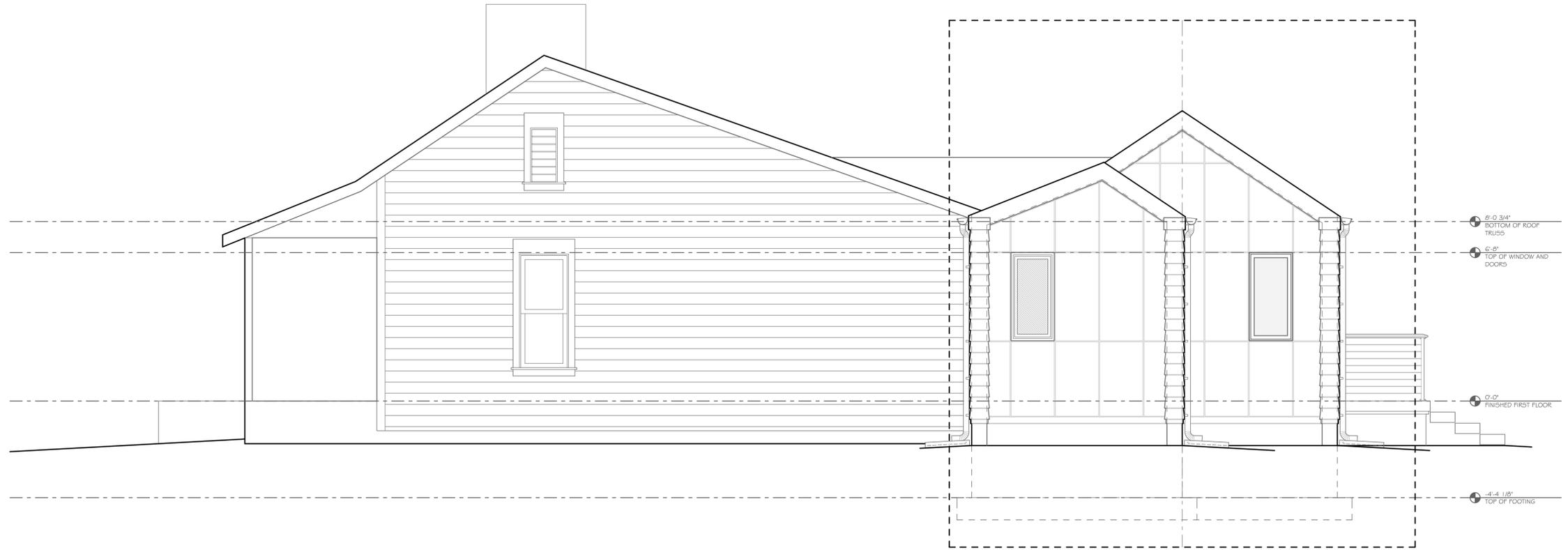
Enlarged Screen Frame Detail
SCALE: 1 1/2" = 1'-0" 02



Screen Porch Detail
SCALE: 1 1/2" = 1'-0" 03

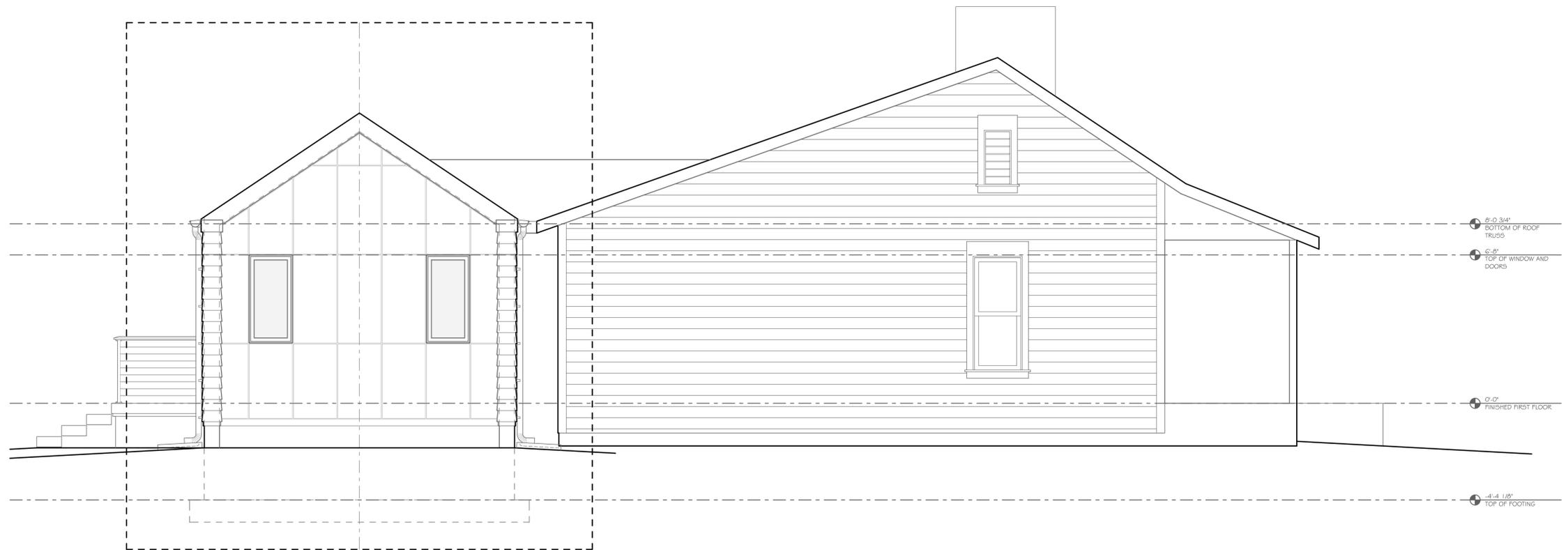


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- 6'-0 3/4" BOTTOM OF ROOF TRUSS
- 6'-6" TOP OF WINDOW AND DOORS
- 0'-0" FINISHED FIRST FLOOR
- 4'-4 1/8" TOP OF FOOTING

Exterior Elevation 02
SCALE: 3/8" = 1'-0"



- 6'-0 3/4" BOTTOM OF ROOF TRUSS
- 6'-6" TOP OF WINDOW AND DOORS
- 0'-0" FINISHED FIRST FLOOR
- 4'-4 1/8" TOP OF FOOTING

Exterior Elevation 01
SCALE: 3/8" = 1'-0"

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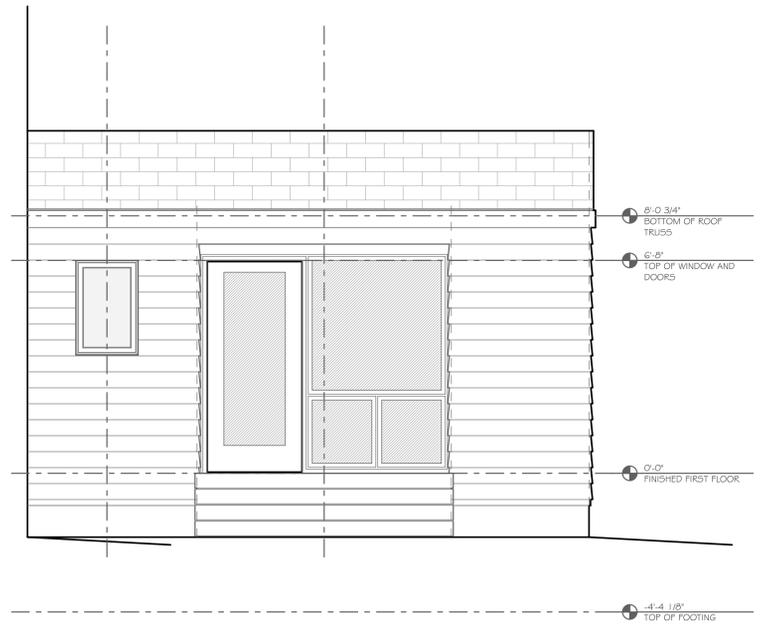
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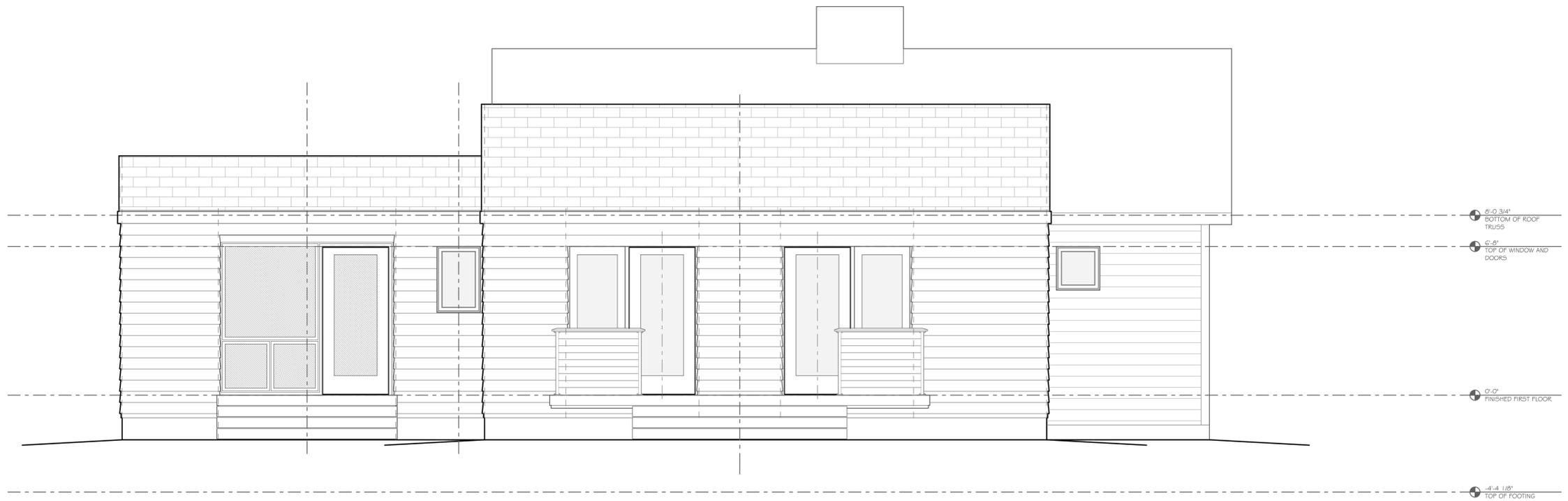
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Exterior Elevation 02
SCALE: 3/8" = 1'-0"



Exterior Elevation 01
SCALE: 3/8" = 1'-0"

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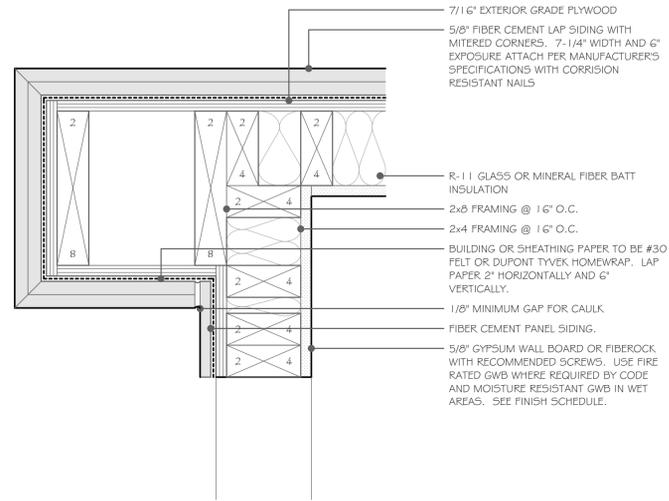
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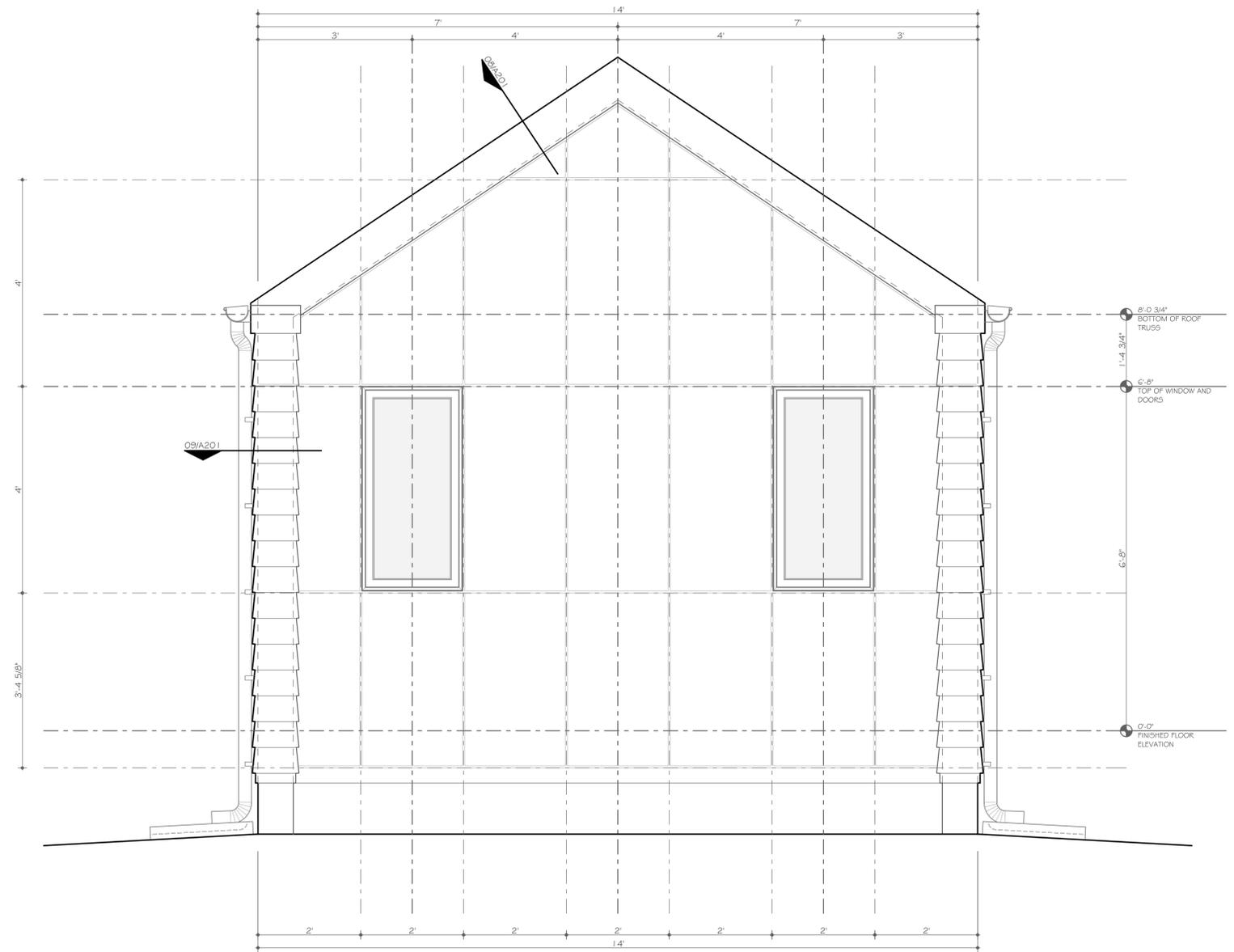
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Enlarged Plan Detail
SCALE: 3" = 1'-0" **09**



Enlarged Exterior Elevation
SCALE: 3/4" = 1'-0" **01**

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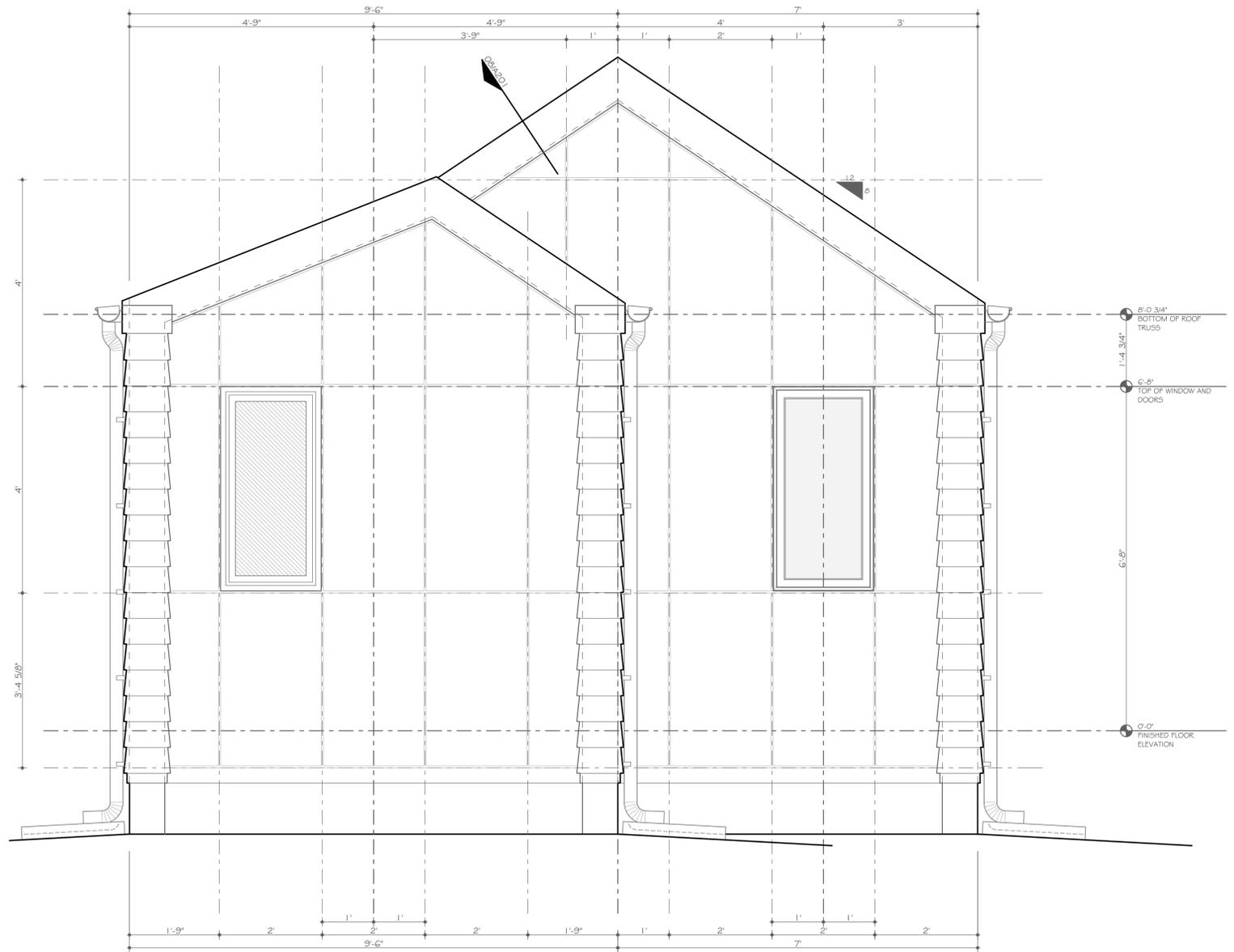
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Enlarged Exterior Elevation
SCALE: 3/4" = 1'-0" 01

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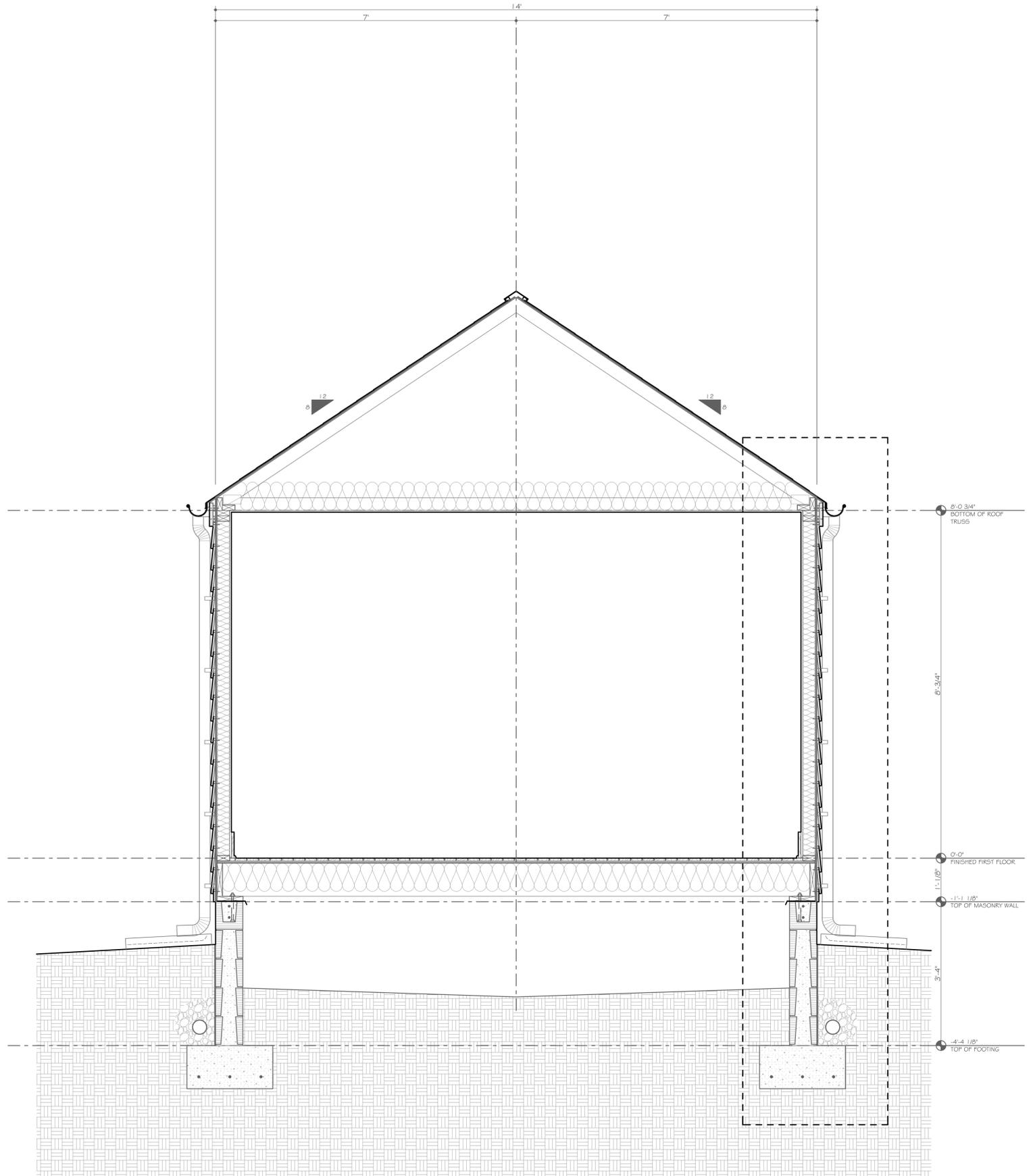
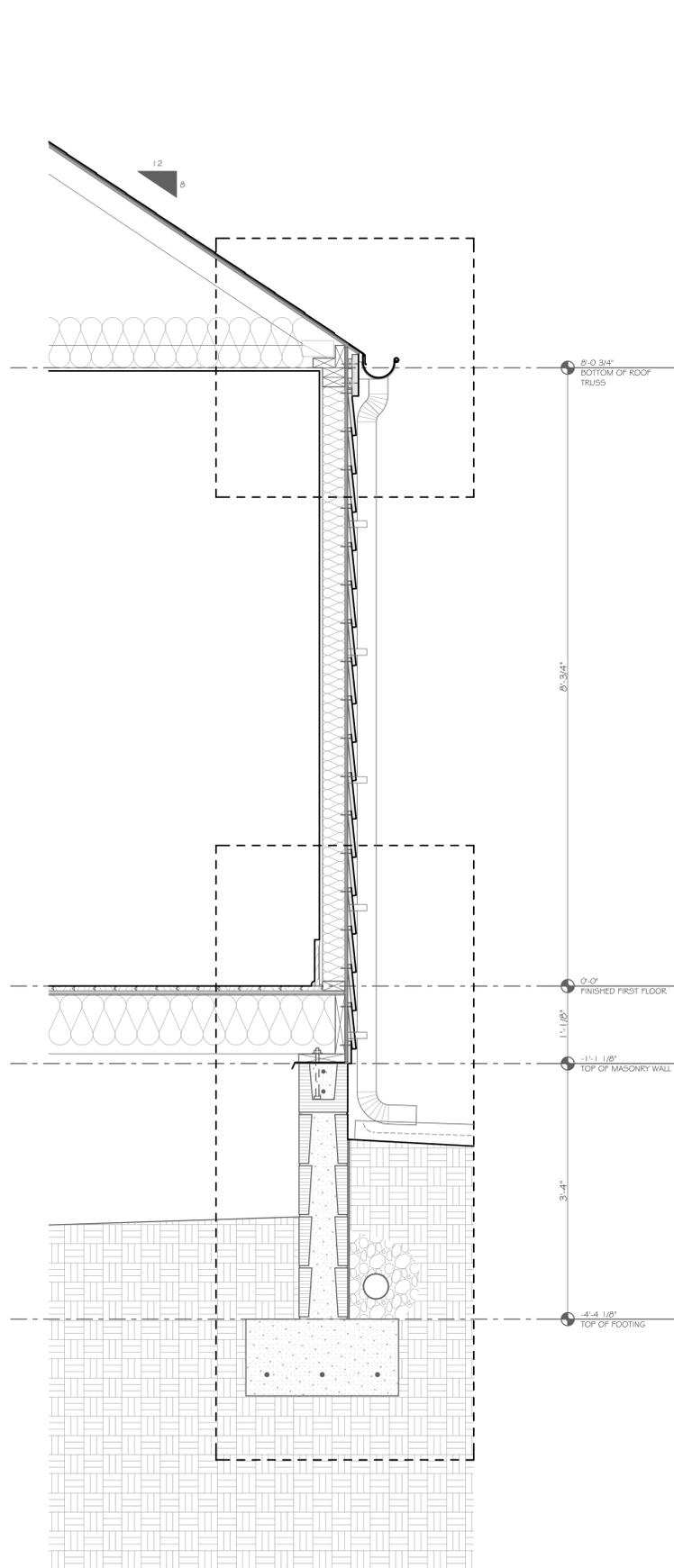
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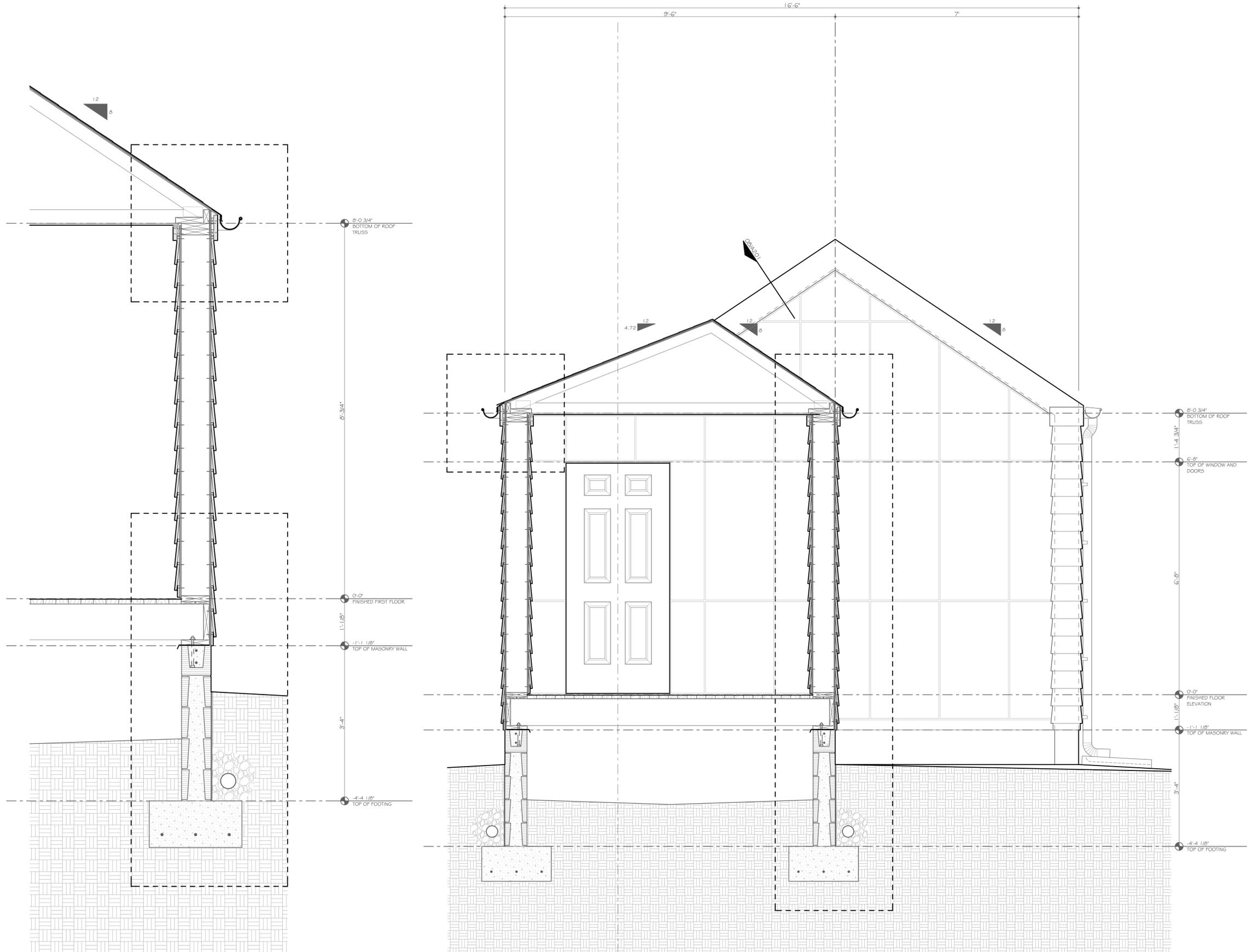
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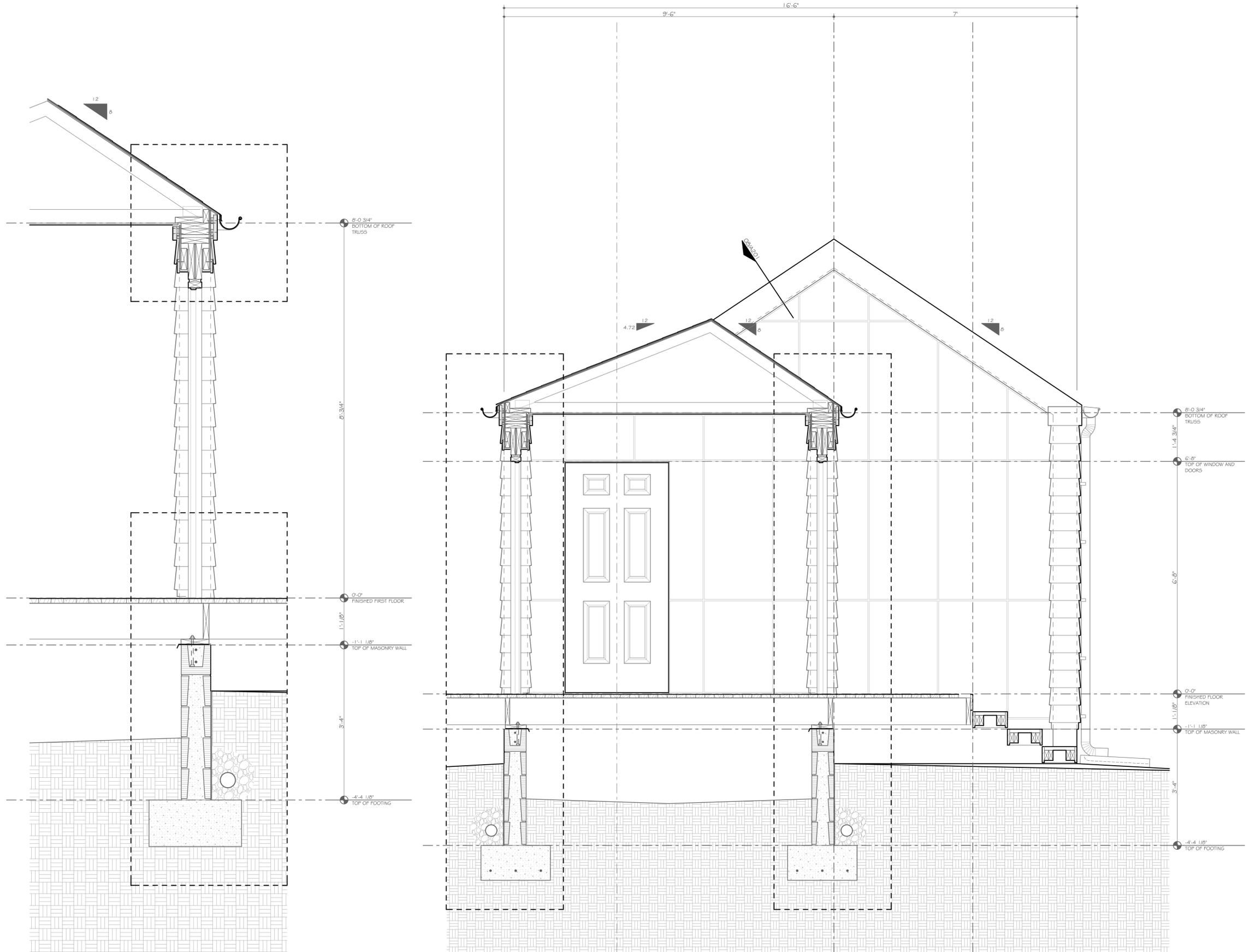


Wall Section
SCALE: 1" = 1'-0" 04

1 Section
SCALE: 3/4" = 1'-0"



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Project:
**Delburg Mill House
Addition and Renovations**
303 Delburg Street
Davidson, North Carolina 28036

Sheet Title:

Issue Date:

Design Phrase:
Construction Documents

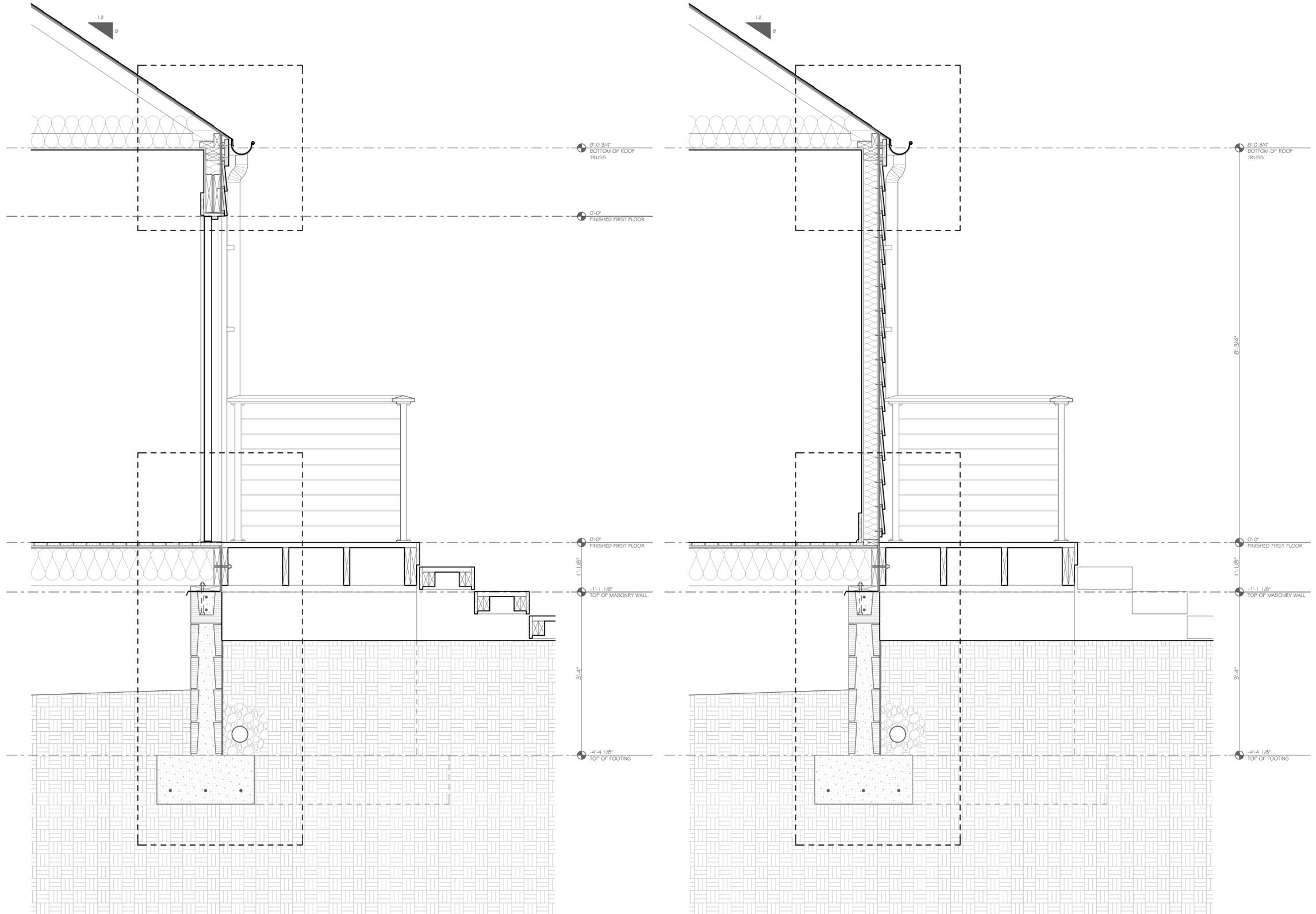
Revision Date(s):

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A502



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Project:
**Delburg Mill House
Addition and Renovations**
303 Delburg Street
Davidson, North Carolina 28036

Sheet Title:

Issue Date:

Design Phase:
Construction Documents

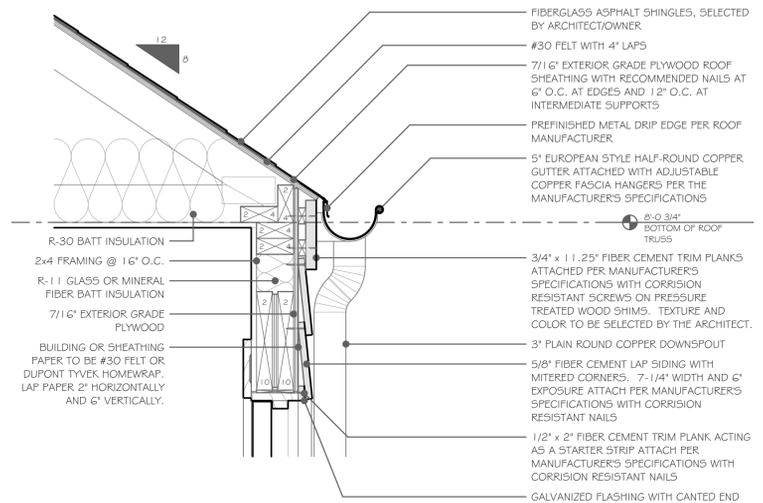
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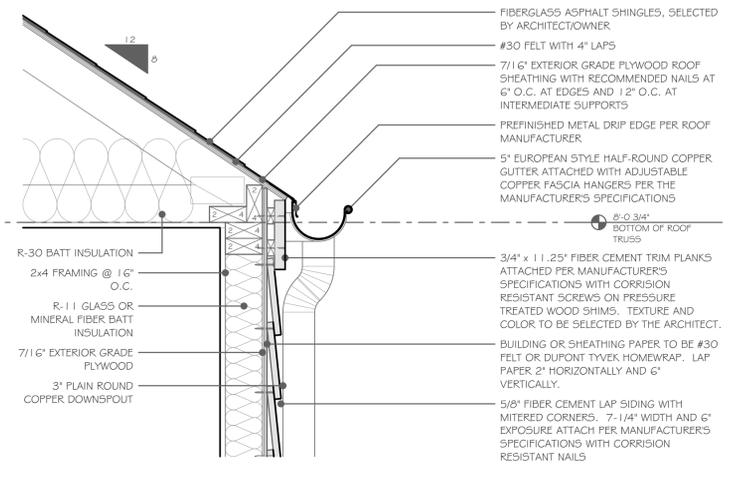
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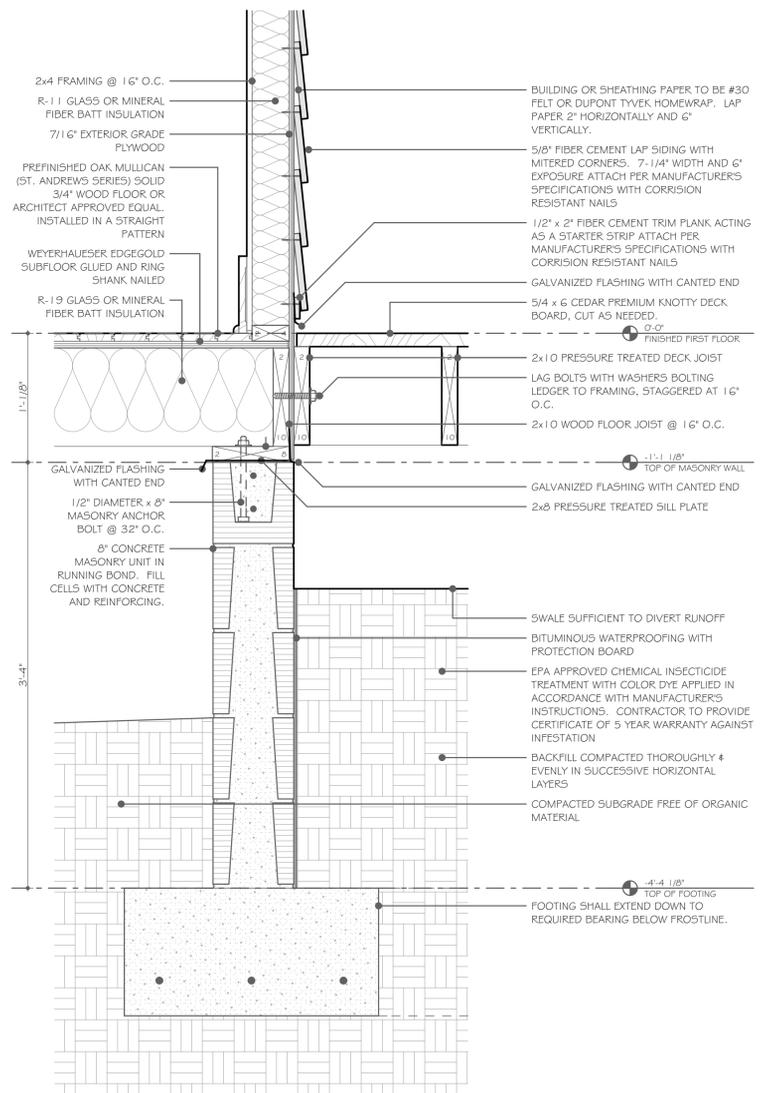
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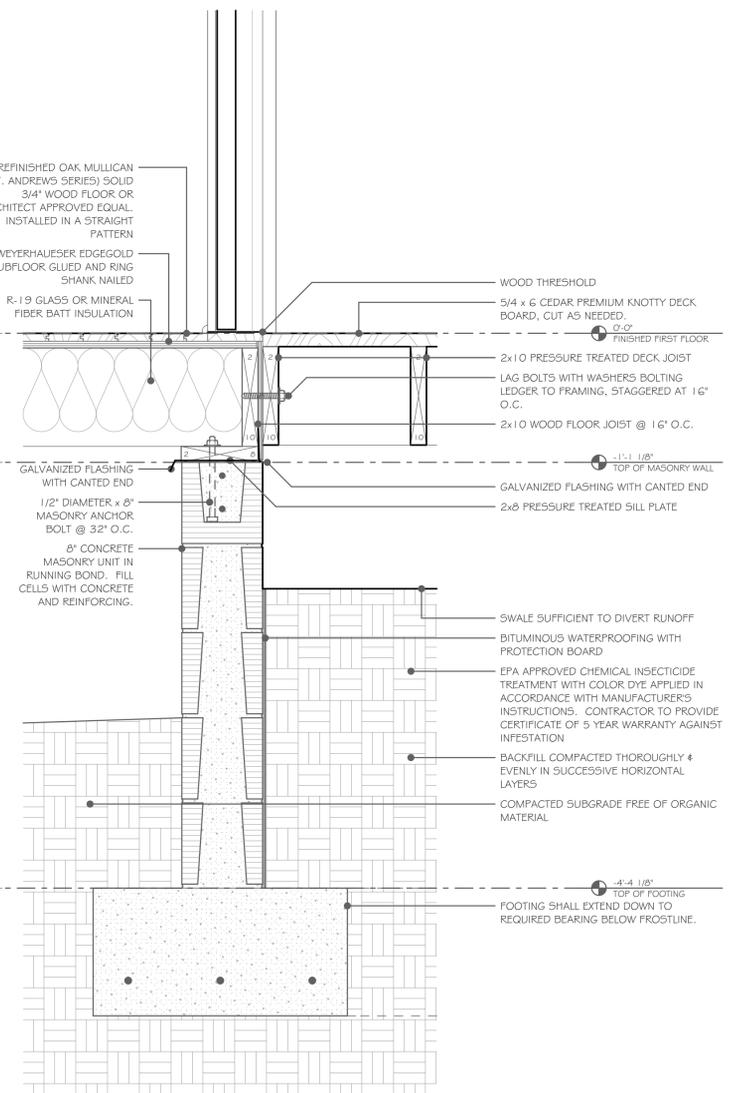
Wall Section Detail
SCALE: 1 1/2" = 1'-0" 06



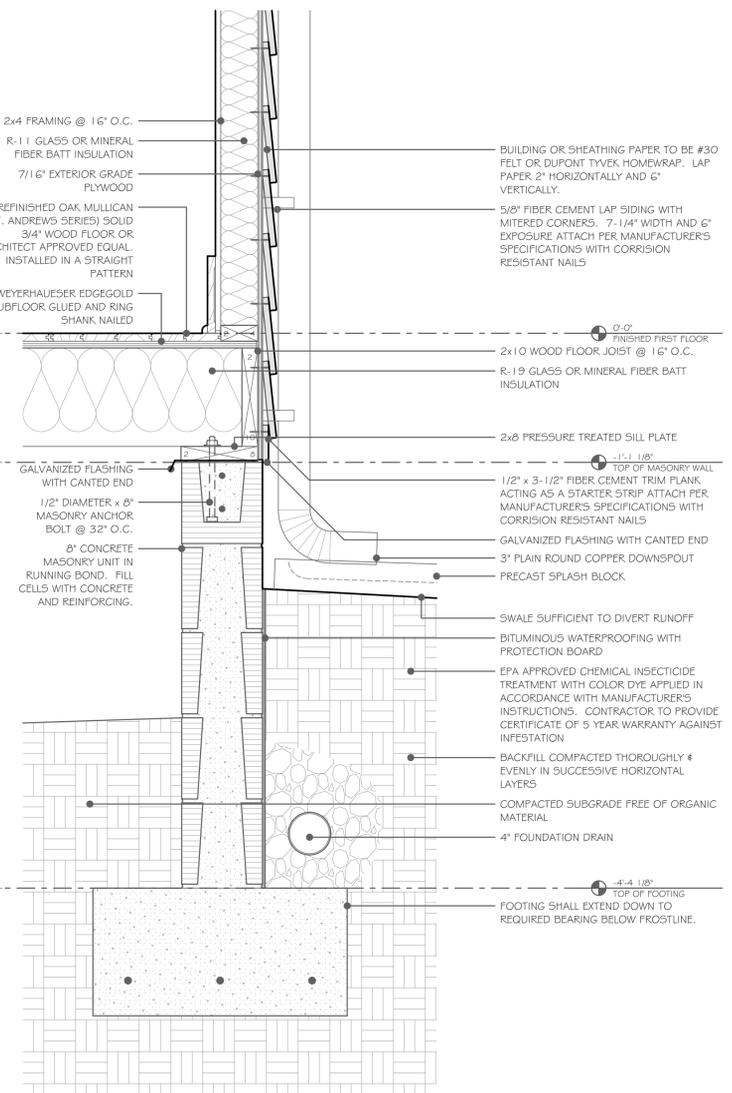
Wall Section Detail
SCALE: 1 1/2" = 1'-0" 03



Wall Section Detail
SCALE: 1 1/2" = 1'-0" 07



Wall Section Detail
SCALE: 1 1/2" = 1'-0" 04



Wall Section Detail
SCALE: 1 1/2" = 1'-0" 01

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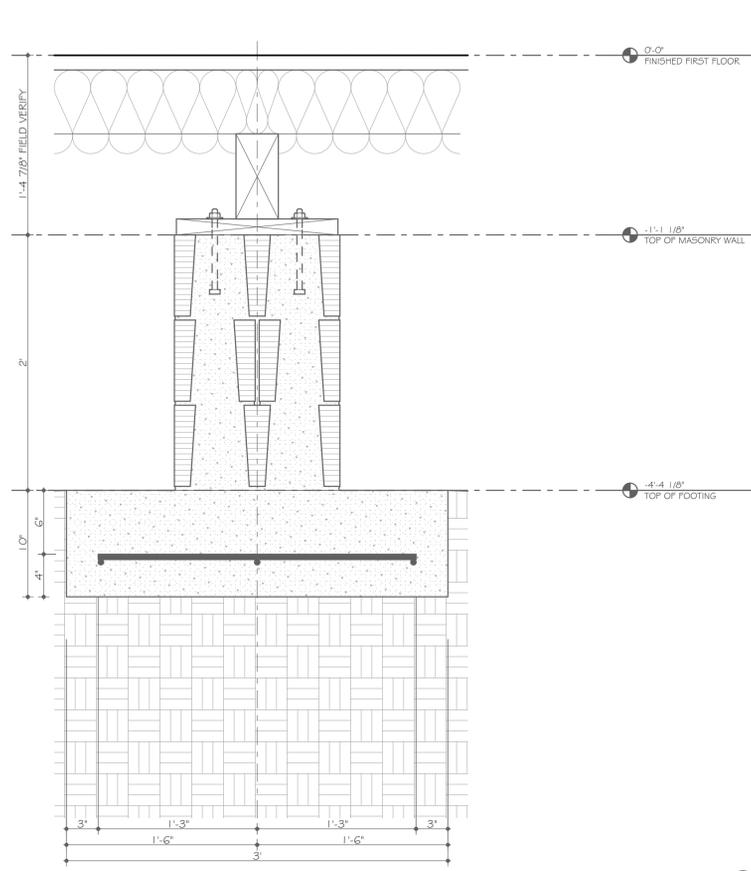
Revision Date(s):

Sheet Number:
A504

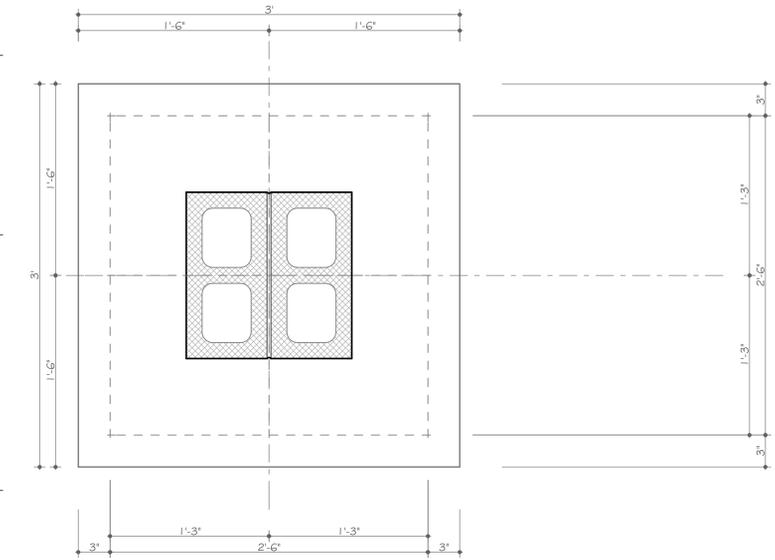
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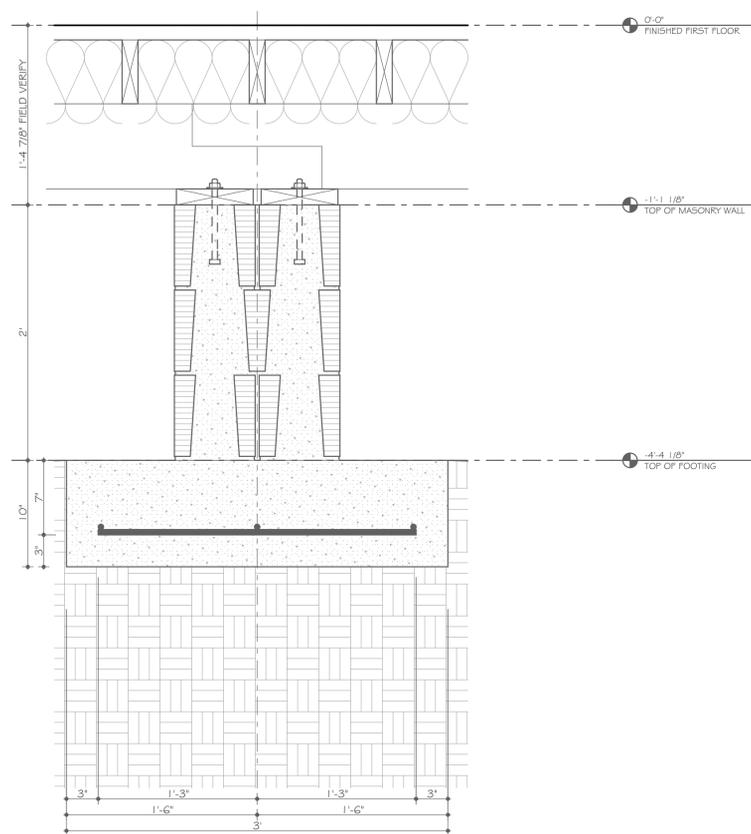
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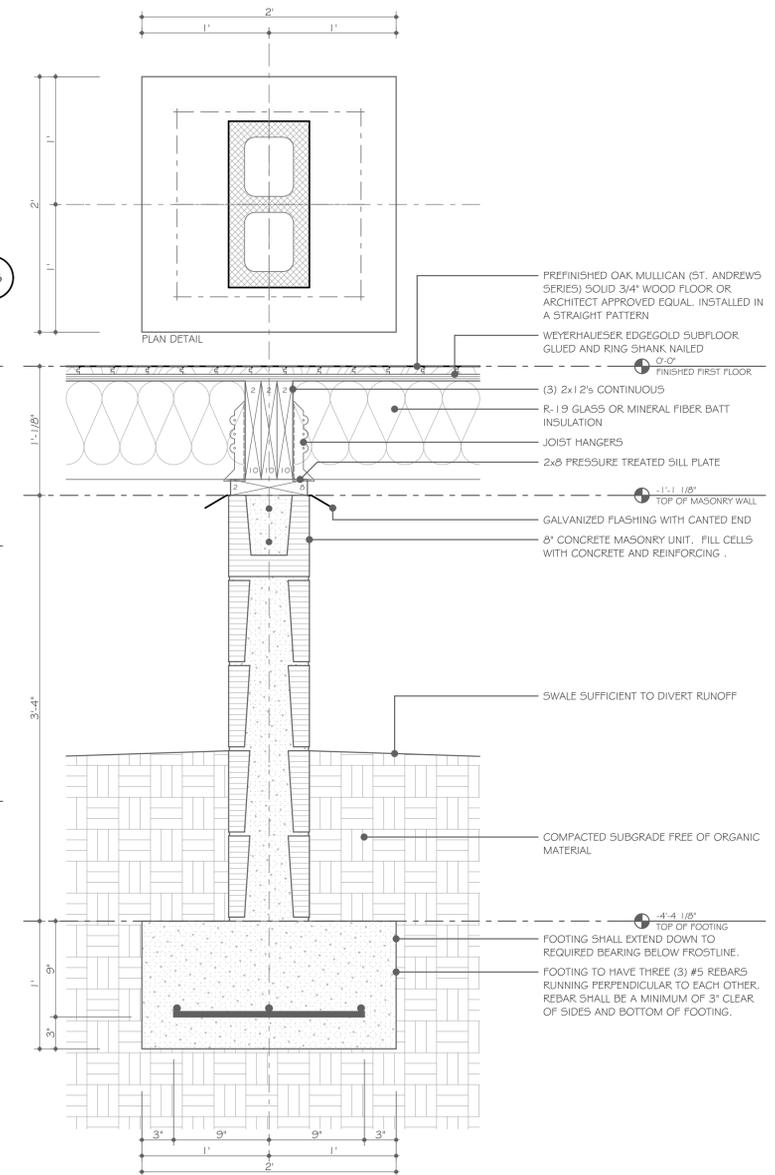
Wall Section Detail at Existing Detail
SCALE: 1 1/2" = 1'-0" (08)



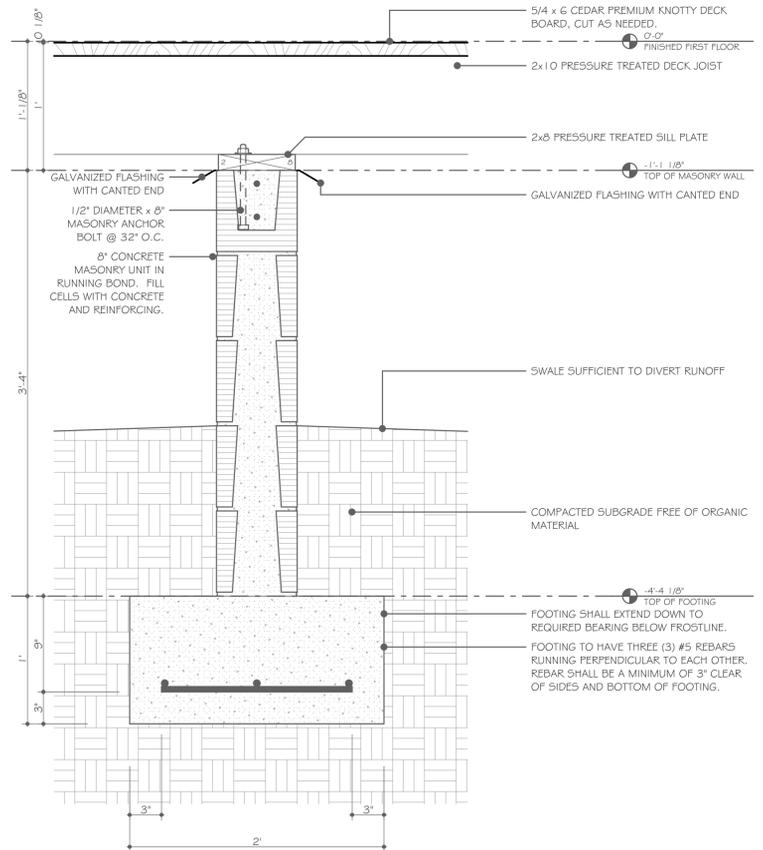
Plan Detail
SCALE: 1 1/2" = 1'-0" (06)



Wall Section Detail at Existing House
SCALE: 1 1/2" = 1'-0" (07)



Wall Section Detail
SCALE: 1 1/2" = 1'-0" (04)



Wall Section Detail
SCALE: 1 1/2" = 1'-0" (01)

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