Design Development Documents for:

McKINLEY STREET HOUSES

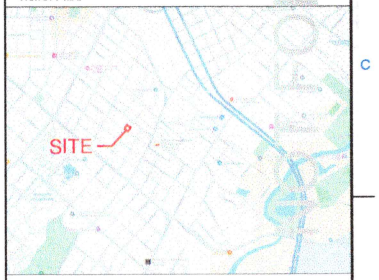


RENDERING FOR VISUAL PURPOSES ONLY. NOT FOR CONSTRUCTION.

GENERAL NOTES

1. ALL BIDDERS SHALL VISIT SITE PRIOR TO BIDDING.
2. ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODE, 2021, WITH LOUISIANA AMENDMENTS.
3. ALL CONSTRUCTION SHALL COMPLY WITH NFPA 101 (LIFE SAFETY CODE), 2015.
4. THE GENERAL CONTRACTOR SHALL FURNISH ALL FEES AND PERMITS NECESSARY FOR CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD AND SHALL NOT SCALE DIMENSIONS FROM DRAWINGS. CONTRACTOR TO REPORT ANY AND ALL DISCREPANCIES TO ARCHITECT.
6. EXTERIOR DOORS SHALL OPEN ONTO A LANDING LEVEL WITH FINISHED FLOOR AND SHALL BE OPENABLE WITHOUT USE OF A KEY, TOOL OR SPECIAL EFFORT OR KNOWLEDGE.
7. CONTRACTOR TO SIZE AND ENGINEER HVAC, MECHANICAL, PLUMBING, ELECTRICAL SERVICES, AND WIRING PER NEC.
8. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 (NATIONAL ELECTRIC CODE), 2020, WITH LOUISIANA AMENDMENTS.
9. ALL PLUMBING SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE, 2015, WITH LOUISIANA AMENDMENTS.
10. ALL HVAC WORK SHALL COMPLY WITH INTERNATIONAL MECHANICAL CODE, 2021
11. HVAC SYSTEMS TO BE MITSUBISHI. REFER TO EQUIPMENT CUTSHEETS PROVIDED BY ARCHITECT.
12. CONTRACTOR TO PROVIDE ELECTRICAL AND PLUMBING RISERS TO CODE AUTHORITY.
13. TELEPHONE AND DATA WORK SHOWN FOR COORDINATION ONLY. NOT IN CONTRACTOR'S SCOPE OF WORK.
14. TOILET, LAVATORY, AND GRAB BARS IN RESTROOM SHALL MEET A.D.A. GUIDELINES AS PER DRAWINGS.
15. PROVIDE AND INSTALL ADDRESS NUMBER 6" TALL, 1" STROKE AS PER DRAWINGS AND SPECS.
16. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE CAULKED WITH MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.
17. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 720, INTERNATIONAL BUILDING CODE, 2021.
    A. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPED INDEX OF 0-450 IN ACCORDANCE WITH IBC 719.
    B. EXPOSED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPED INDEX OF 0-450 IN ACCORDANCE WITH IBC 719.
18. ALL SILL FLASHING SHALL BE CONTINUOUS AND UNBROKEN. ALL PENETRATIONS SHALL BE SEALED AND ENDS SHALL BE DAMMED.
19. SEAL ALL PENETRATIONS THROUGH BUILDING ENVELOPE AT VAPOR BARRIER LEVEL.
20. INSTALL ALL EQUIPMENT AS PER MANUFACTURER SPECIFICATIONS.

VICINITY MAP



Revision Schedule

Number	Description	Date

PROJECT ADDRESS

115 McKINLEY STREET
LAFAYETTE, LOUISIANA 70501

OWNER

RIERA GROUP
C/O CARLOS RIERA
P.O. BOX 9131
LAFAYETTE, LOUISIANA 70502
carlos@rieragroupco.com

ARCHITECT

SO STUDIO
STEPHEN J. ORTEGO, AIA
500 JOHNSTON ST., STE. 102
LAFAYETTE, LOUISIANA 70501
(337) 541-1144
stephen@sostudioarchitecture.com

CONTRACTOR

TBD

PROJECT DATA

PROJECT DESCRIPTION:
New construction of ten (10) single-family townhouses.

Number of Stories:	2 Stories
Building Height:	Approx. 33'-1"
Total Square Footage (each house):	1,439 sq.ft.
Total Build Area (all 10 houses):	14,390 SF
Total Acreage for Development:	0.47 acres
Total Fencing (6' Tall Wood Fences):	703 LF
Total Paved Area:	5,273 SF
Total Planted Area:	7,658 SF

CODES & RESTRICTIONS:

Not limited to:

Louisiana State Uniform Construction Code

- International Residential Code (IRC), 2021 edition

FIRE PROTECTION SYSTEM:
None

IBC WIND LOAD DESIGN CRITERIA:
Wind Speed Zone: 130 mph
Exposure: B
Risk Category: II

FLOOD ZONE:
X (minimal flood hazard)

ZONING CLASSIFICATION:
MN-2

PLUMBING CODE:
REQUIRED:
- 1 water closet per dwelling
- 1 lavatory per dwelling
- 1 bathtub/shower per dwelling
- 1 kitchen sink per dwelling
- 1 automatic clothes washer connection per dwelling

PROVIDED (EACH TOWNHOUSE):
- 2 water closets per dwelling
- 2 lavatories per dwelling
- 2 bathtubs/showers per dwelling
- 1 kitchen sink per dwelling
- 1 automatic clothes washer connection per dwelling

PROJECT DATA

TOWNHOUSE 1

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		1,665 SF

TOWNHOUSE 2

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		476 SF

TOWNHOUSE 3

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		480 SF

TOWNHOUSE 4

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		363 SF

TOWNHOUSE 5

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		824 SF

TOWNHOUSE 6

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		453 SF

TOWNHOUSE 7

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		412 SF

TOWNHOUSE 8

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		384 SF

TOWNHOUSE 9

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		590 SF

TOWNHOUSE 10

FIRST FLOOR		
	CONDITIONED	467 SF
	UNCON. (GARAGE)	400 SF
2ND FLOOR		
	CONDITIONED	972 SF
TOTAL CONDITIONED		1,439 SF
TOTAL UNCONDITIONED		400 SF
BACKYARD		1,100 SF

Drawings Prepared By
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Design Development Documents for:

McKINLEY STREET HOUSES

115 McKinley Street
Lafayette, LA 70501

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COVER SHEET

Scale	As indicated	Project No.	024005
Date	09/19/2024	Sheet Number	G-001



1 First Floor Architectural Plan
1" = 10'-0"

NOT FOR CONSTRUCTION

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	GRASS
D.S.	DOWNSPOUT
	CONDENSER UNIT

Revision Schedule

Number	Description	Date

Drawings Prepared By
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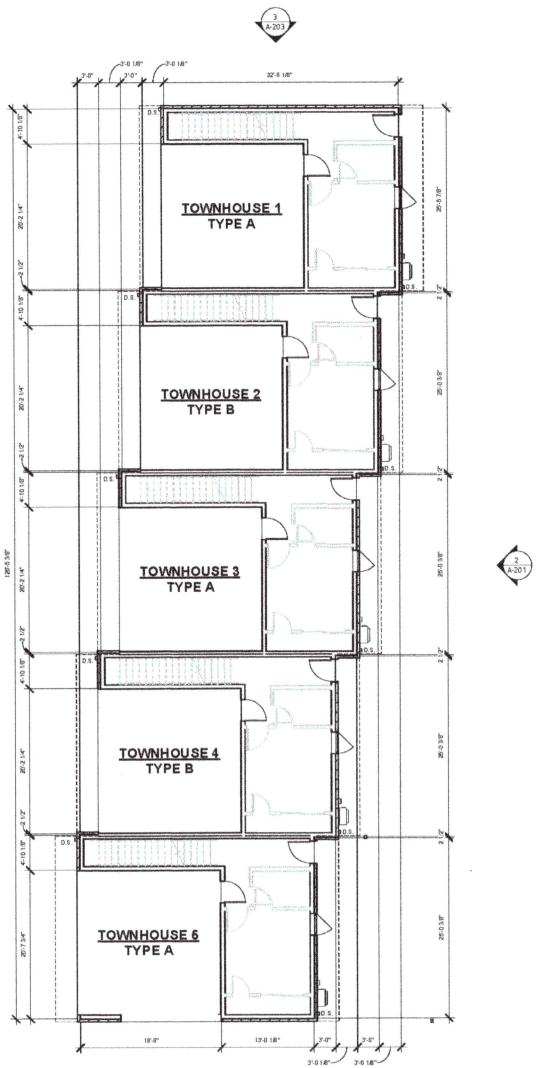
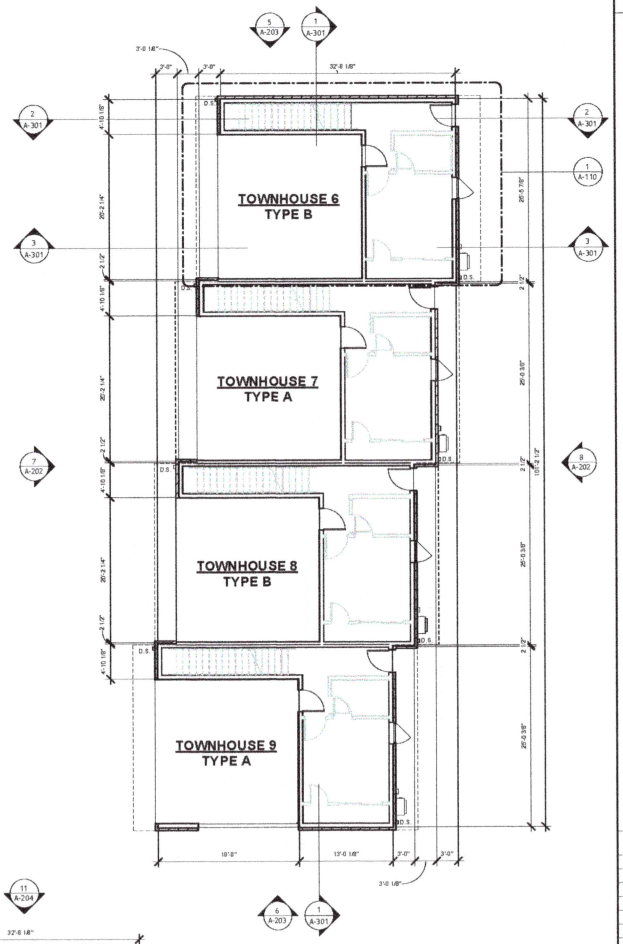
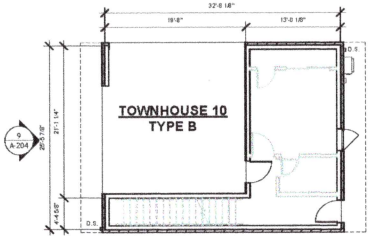
SITE PLAN

Scale	As indicated	Project No.	024005
Date	09/19/2024	Sheet Number	SP-001



2 1ST FLOOR PLAN (GROUP 1)
1/8" = 1'-0"





1 1ST FLOOR PLAN (GROUP 2)
1/8" = 1'-0"

GENERAL NOTES

1. DIMENSIONS PULLED FROM STUDS.

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

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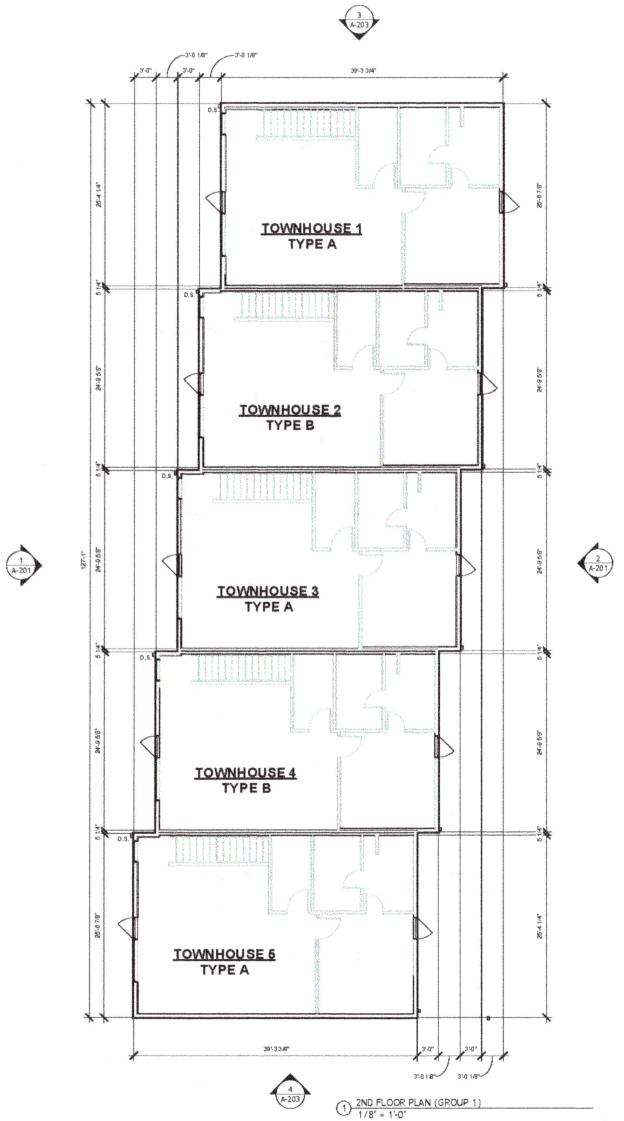
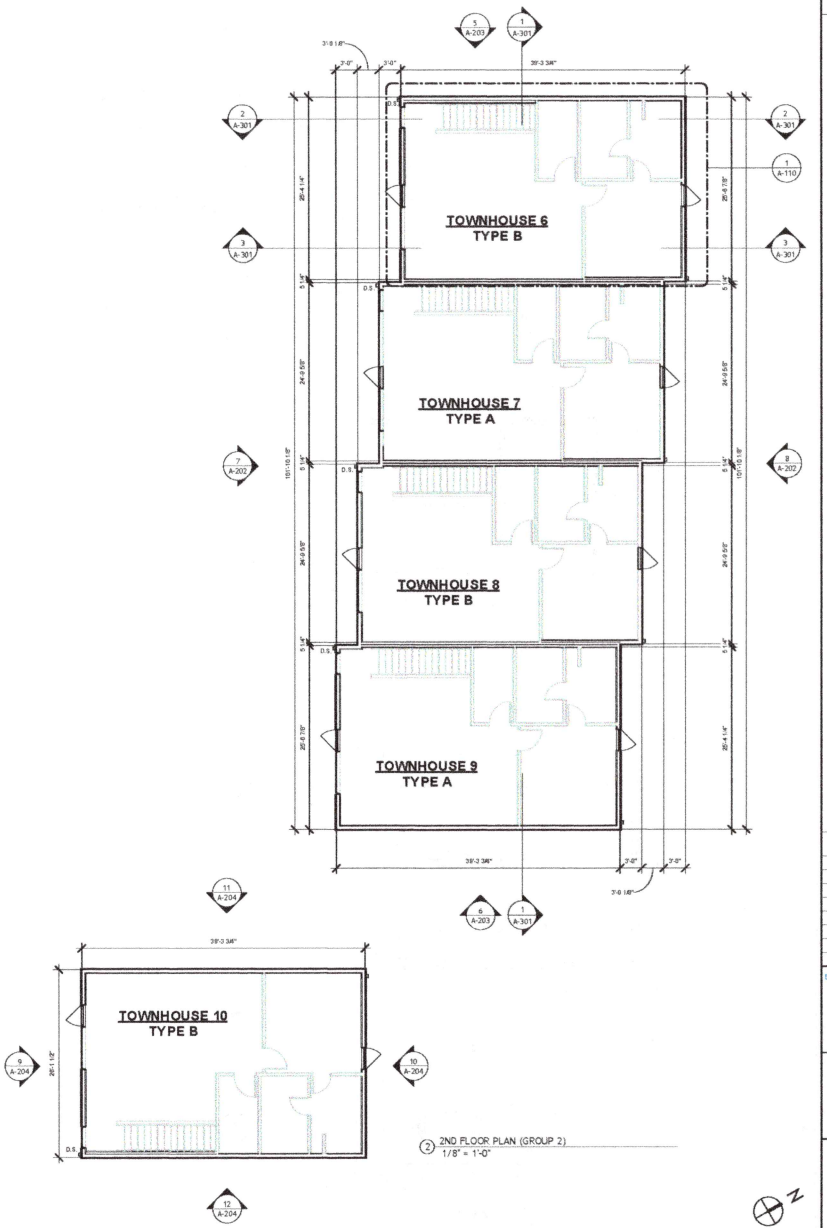
1ST FLOOR PLAN - OVERALL

Scale	As indicated	Project No.	024005
		Sheet Number	A-101
Date	09/19/2024		OF



1 2ND FLOOR PLAN (GROUP 1)
1/8" = 1'-0"



2 2ND FLOOR PLAN (GROUP 2)
1/8" = 1'-0"

GENERAL NOTES

1. DIMENSIONS PULLED FROM STUDS.

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

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Design Development Documents for:

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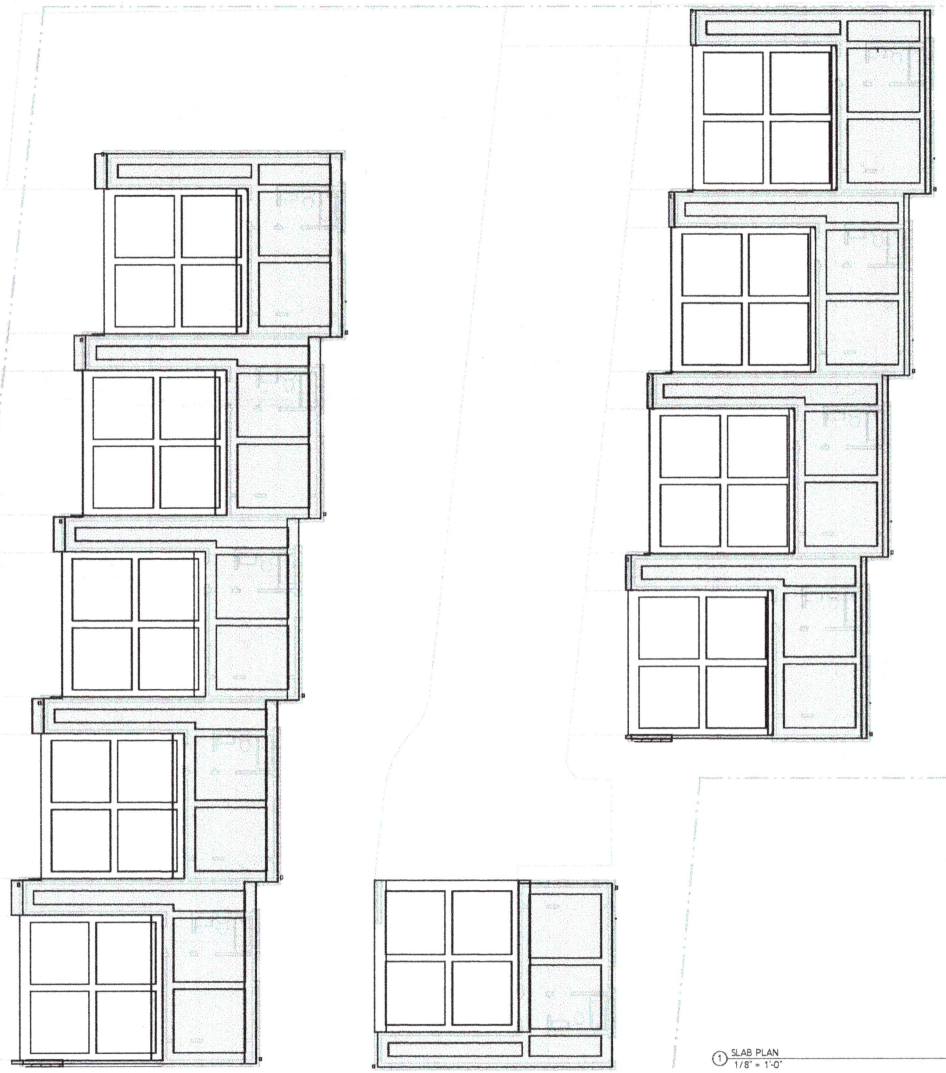
2ND FLOOR PLAN - OVERALL

Scale	As indicated	Project No.	024005
Date	09/19/2024	Sheet Number	A-102



1 SLAB PLAN
1/8" = 1'-0"

N

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

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Design Development Documents for:

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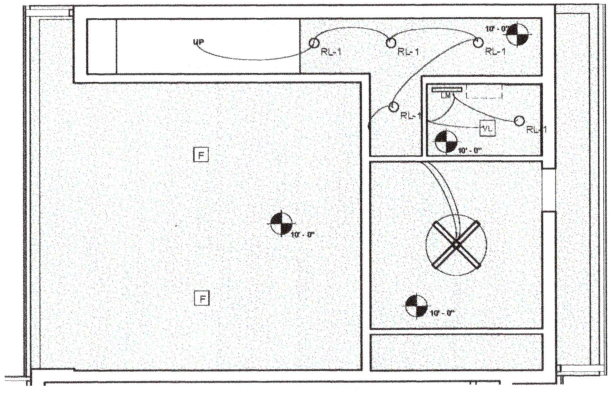
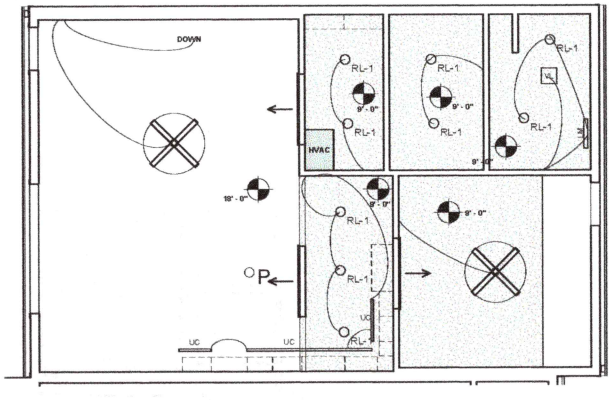
SLAB PLAN

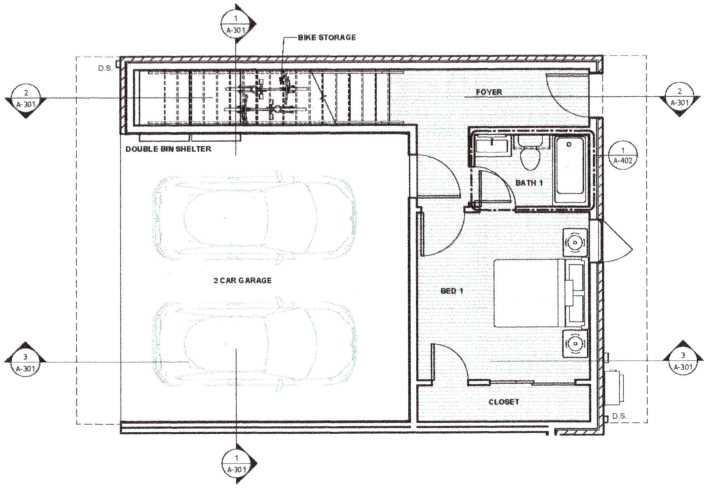
Scale: As indicated	Project No.: 024005
Date: 09/19/2024	Sheet Number: A-105



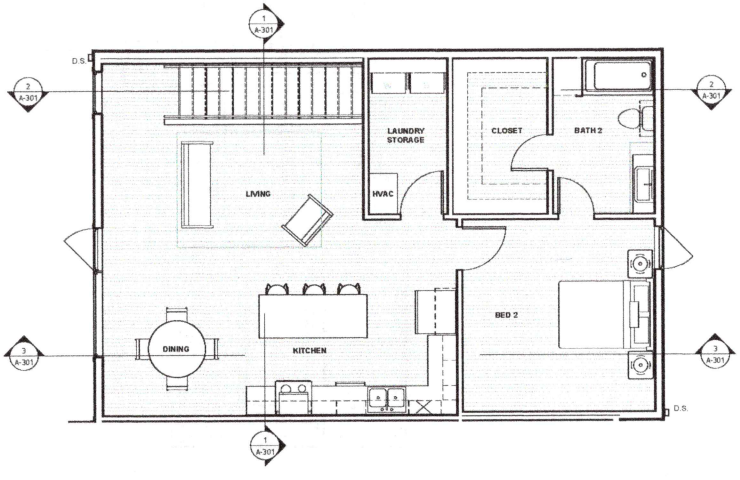
3 1ST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



4 2ND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 1ST FLOOR PLAN - TYPICAL LAYOUT
1/4" = 1'-0"



2 2ND FLOOR PLAN - TYPICAL LAYOUT
1/4" = 1'-0"

N

GENERAL NOTES

1. DIMENSIONS PULLED FROM STUDS.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
D.S.	DOWNSPOUT

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

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Design Development Documents for:

McKINLEY STREET HOUSES

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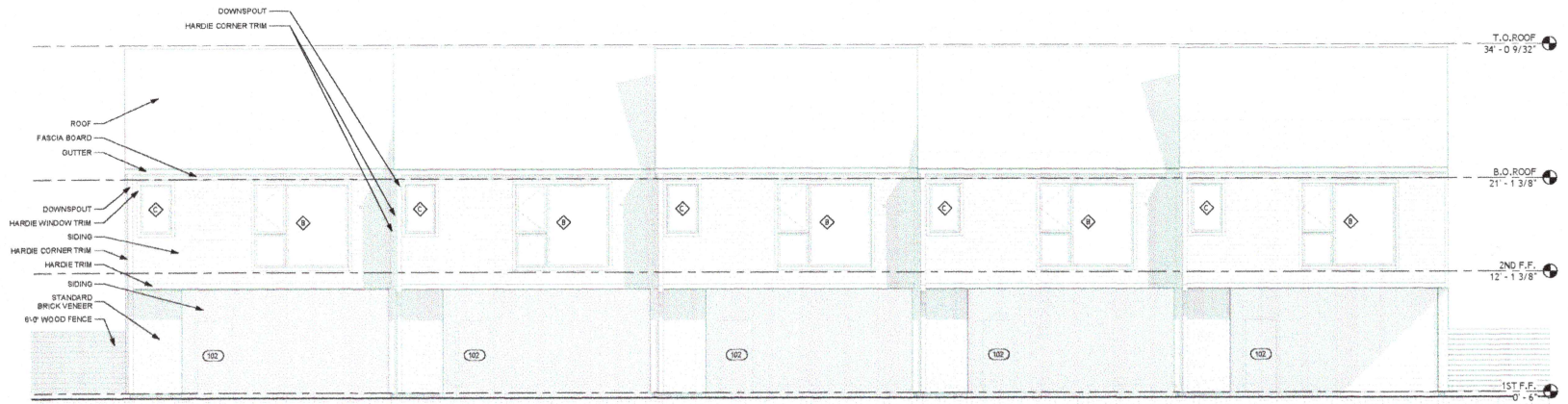
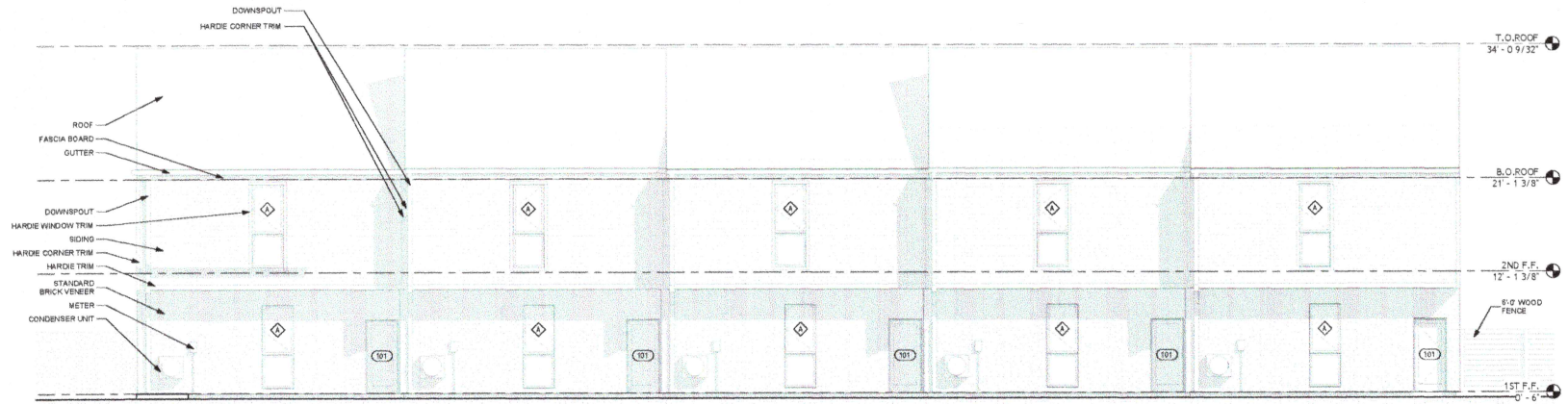
1ST & 2ND FLOOR PLAN & RCP - TYPICAL

Scale	As indicated	Project No.	024006
		Sheet Number	A-110
Date	09/19/2024		



1 FRONT ELEVATION - TOWNHOUSES 1-5
3/16" = 1'-0"



2 REAR ELEVATION - TOWNHOUSES 1-5
3/16" = 1'-0"

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

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Design Development Documents for:

McKINLEY STREET HOUSES

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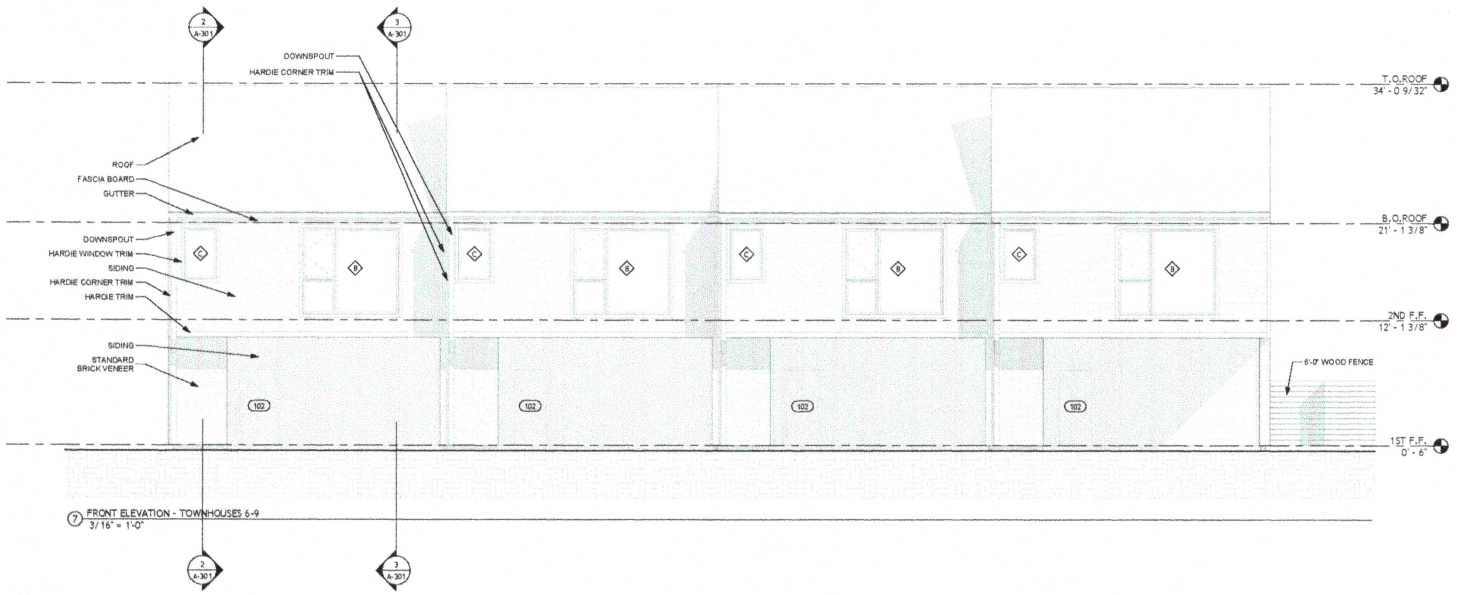
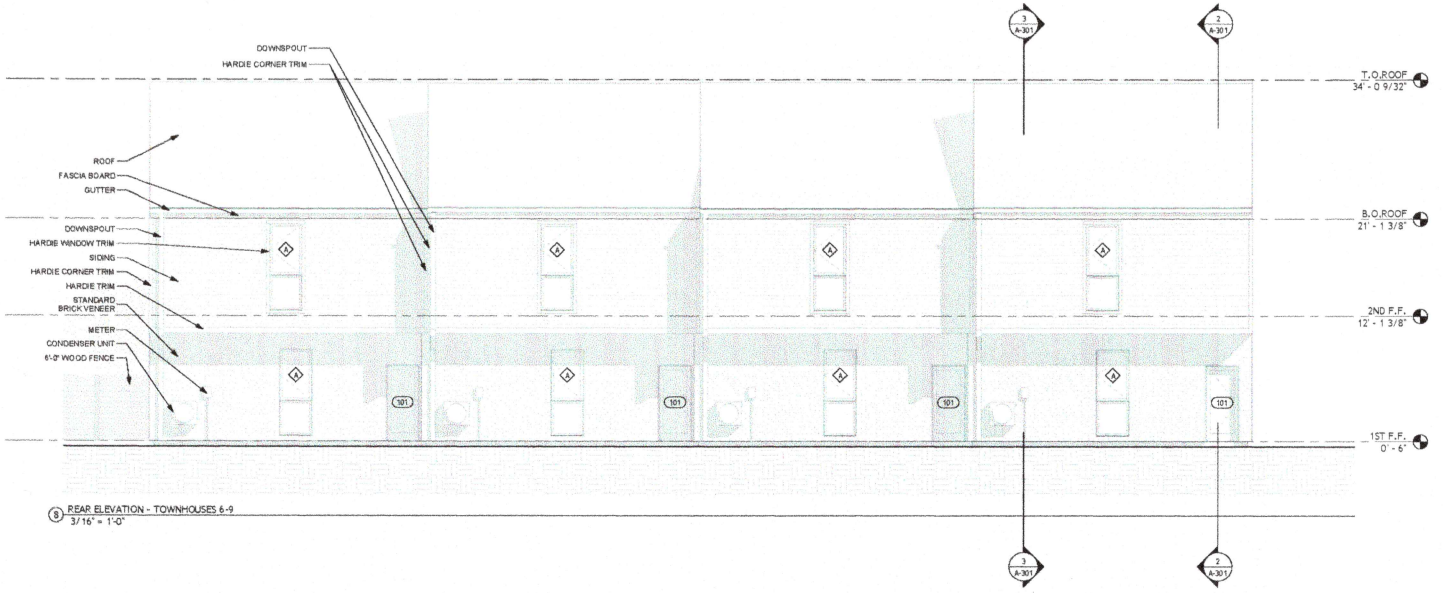
FRONT & REAR ELEVATIONS - TOWNHOUSES 1-5

Scale 3/16" = 1'-0"	Project No. 024005
Date 09/19/2024	Sheet Number A-201



7 FRONT ELEVATION - TOWNHOUSES 6-9
3/16" = 1'-0"



9 REAR ELEVATION - TOWNHOUSES 6-9
3/16" = 1'-0"

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
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Design Development Documents for:

McKINLEY STREET HOUSES

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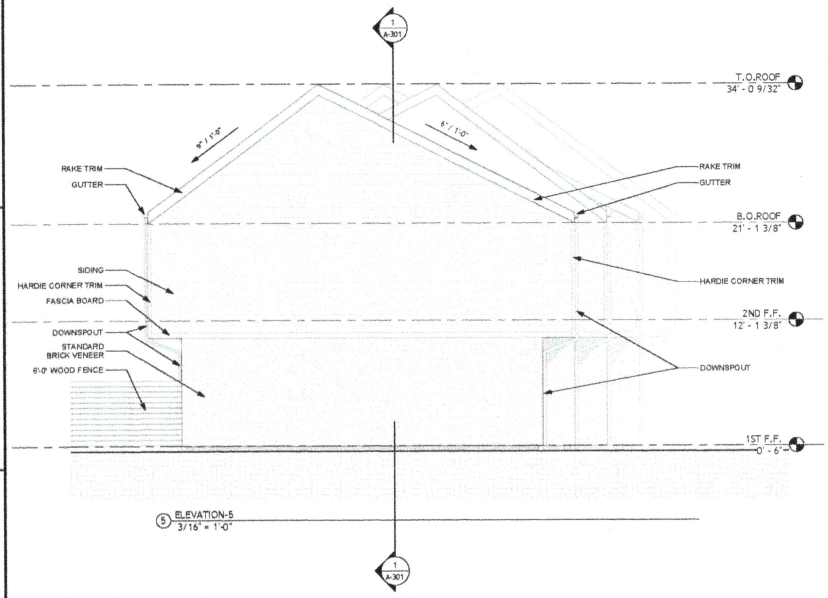
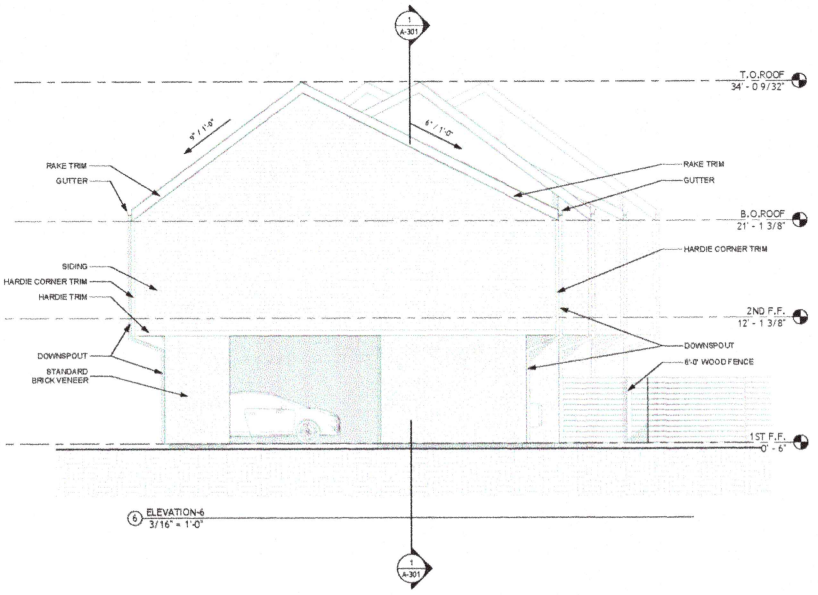
FRONT & REAR ELEVATIONS - TOWNHOUSES 6-9

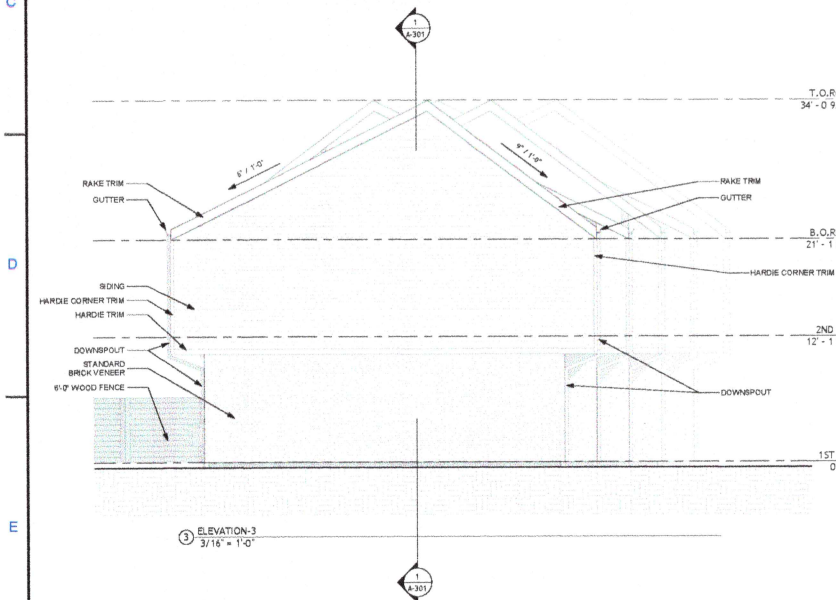
Scale	3/16" = 1'-0"
Project No.	024005
Date	09/19/2024
Sheet Number	A-202



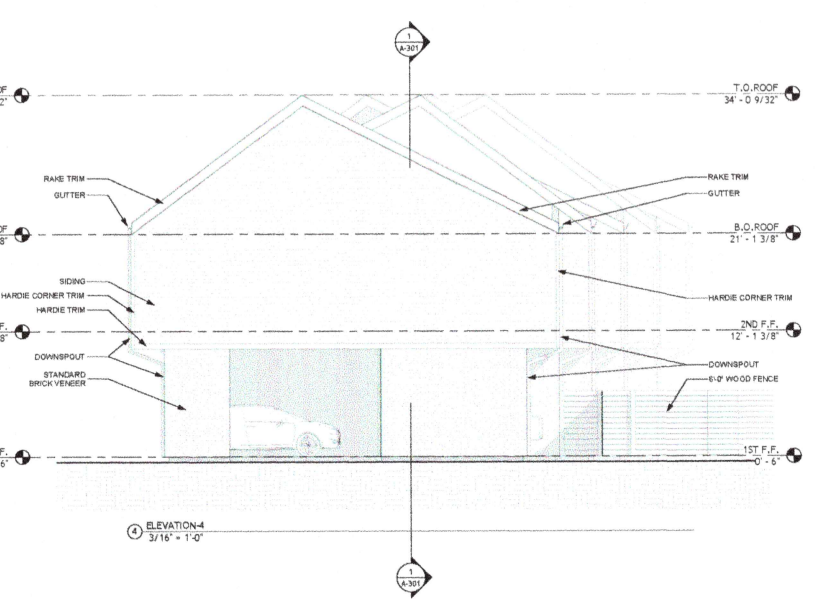
5 ELEVATION-5
3/16" = 1'-0"



6 ELEVATION-6
3/16" = 1'-0"



3 ELEVATION-3
3/16" = 1'-0"



4 ELEVATION-4
3/16" = 1'-0"

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
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Design Development Documents for:

McKINLEY STREET HOUSES

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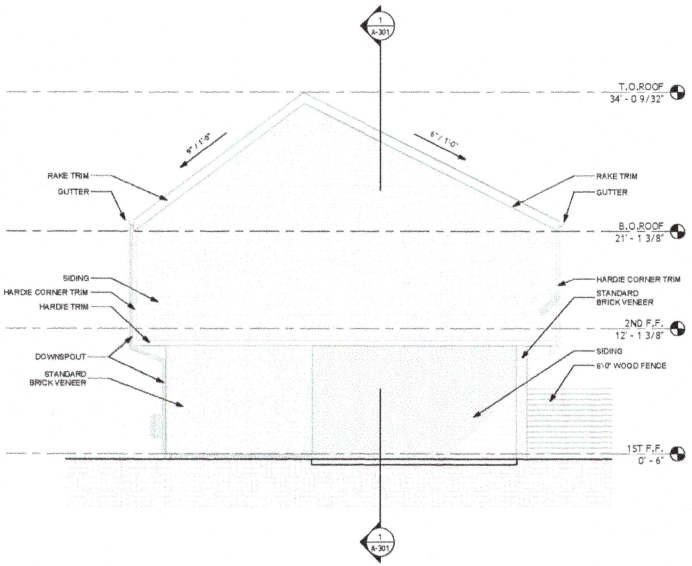
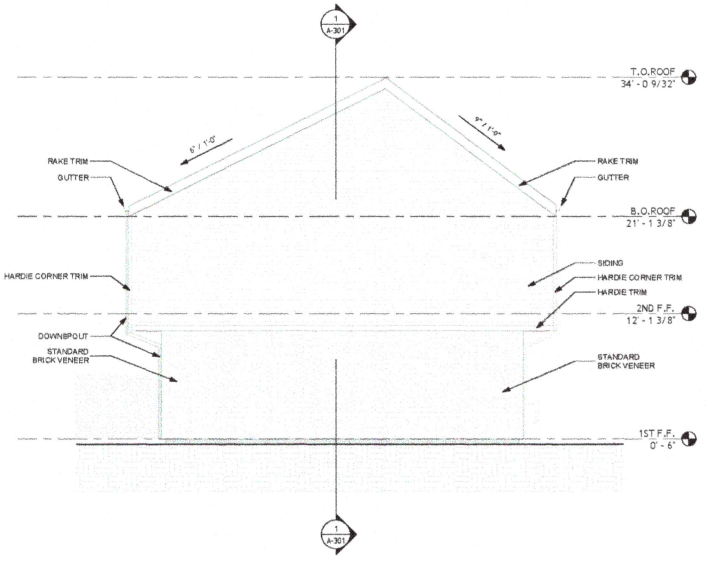
SIDE ELEVATIONS - TOWNHOUSES 1-9

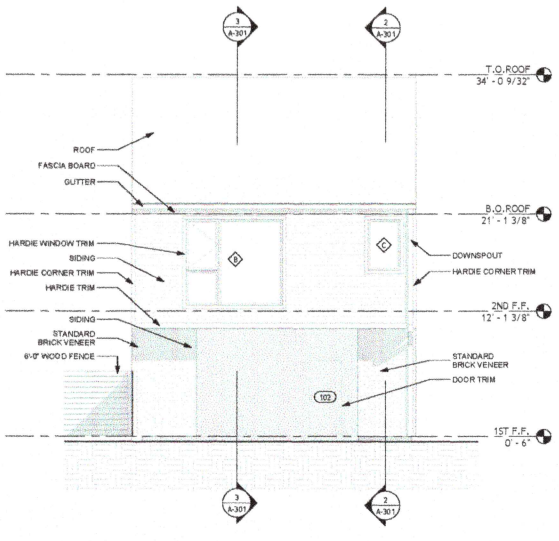
Scale	3/16" = 1'-0"	Project No.	024005
Date	09/19/2024	Sheet Number	A-203



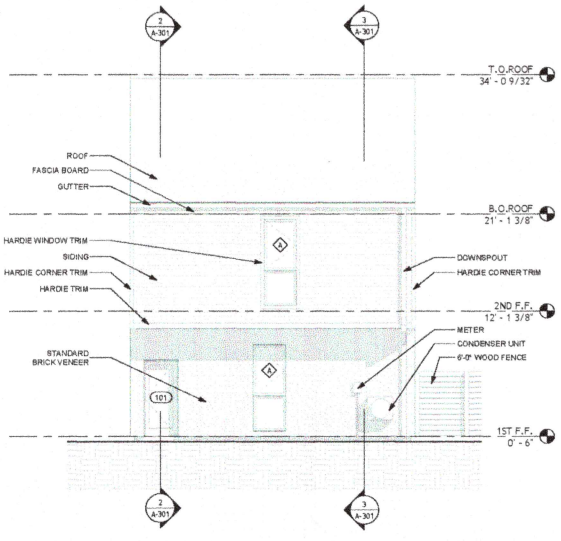
11 SIDE (WEST) ELEVATION - TOWNHOUSE 10
3/16" = 1'-0"



12 SIDE (EAST) ELEVATION - TOWNHOUSE 10
3/16" = 1'-0"



9 FRONT ELEVATION - TOWNHOUSE 10
3/16" = 1'-0"



10 REAR ELEVATION - TOWNHOUSE 10
3/16" = 1'-0"

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
SO/STUDIO
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Design Development Documents for:

McKINLEY STREET HOUSES

115 McKinley Street
Lafayette, LA 70501

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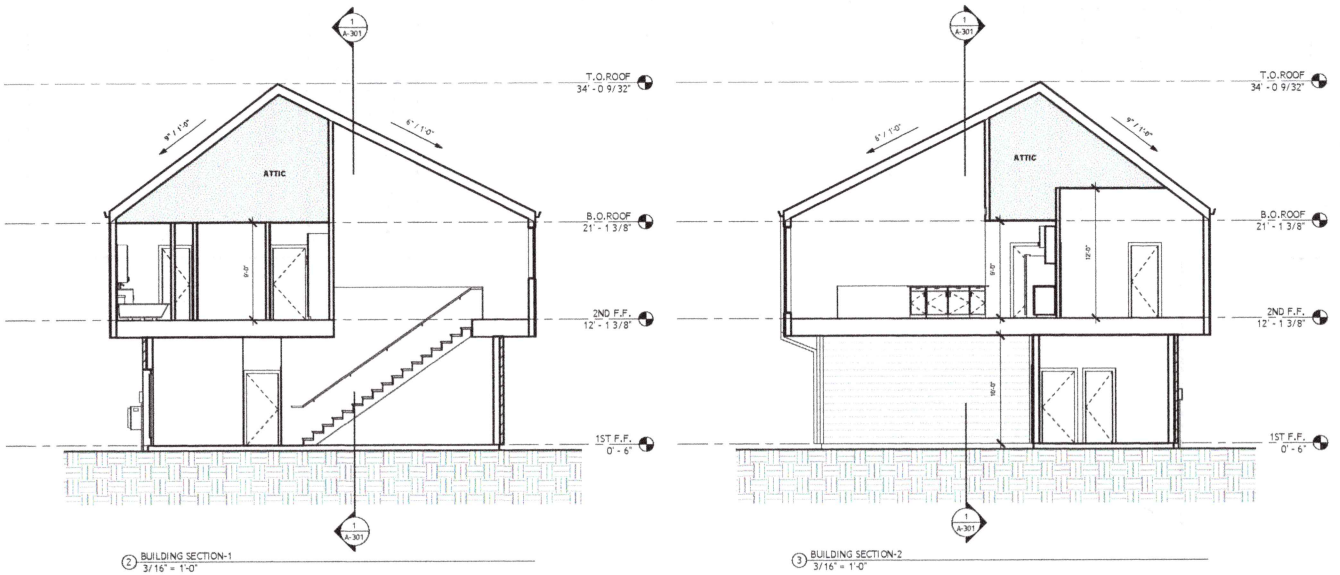
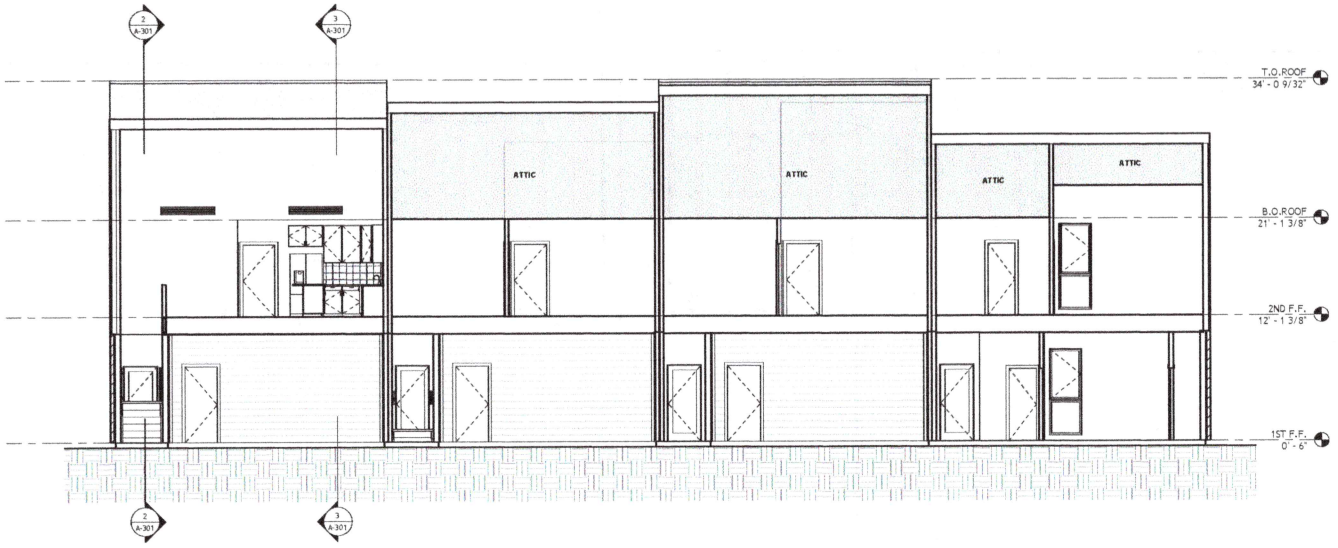
ELEVATIONS (ALL) - TOWNHOUSE 10

Scale	3/16" = 1'-0"	Project No.	024006
Date	09/19/2024	Sheet Number	A-204





NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
SO/STUDIO
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Design Development Documents for:

McKINLEY STREET HOUSES

115 McKinley Street
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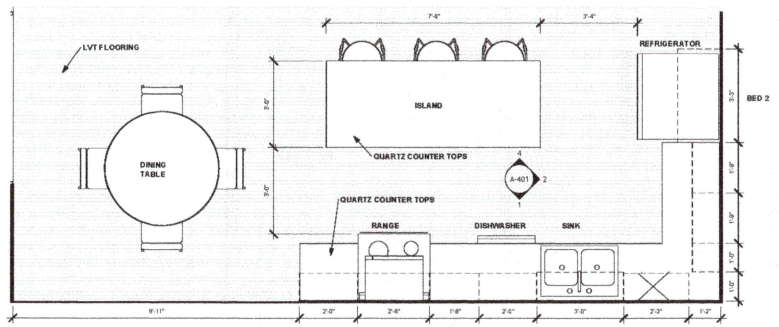
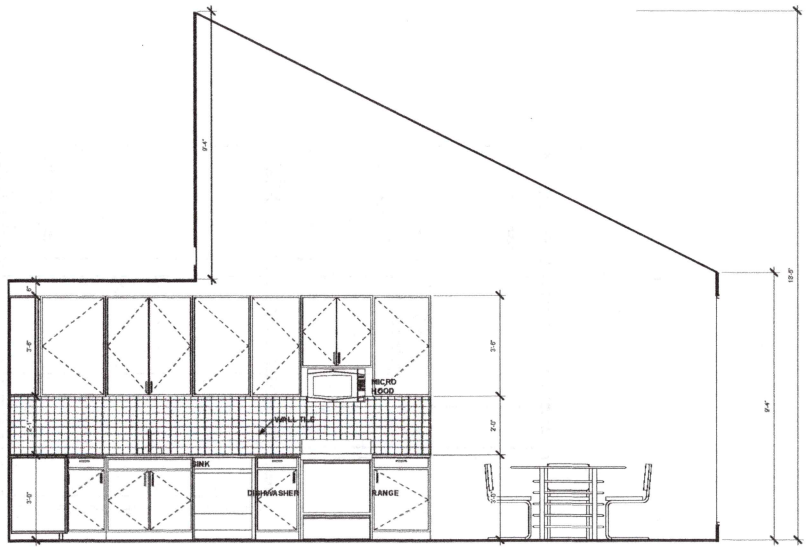
TYPICAL SECTIONS

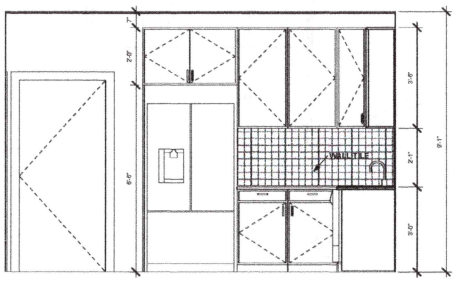
Scale	As indicated	Project No.	024005
Date	09/19/2024	Sheet Number	A-301



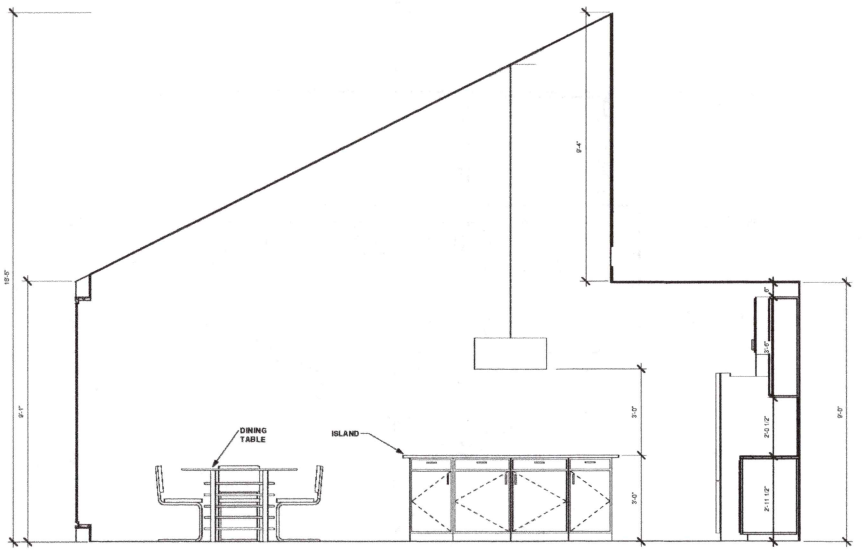
3 KITCHEN PLAN
1/2" = 1'-0"



1 KITCHEN A
1/2" = 1'-0"



2 KITCHEN B
1/2" = 1'-0"



4 KITCHEN C
1/2" = 1'-0"

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
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Stephen J. Ortego, AIA
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Design Development Documents for:

McKINLEY STREET HOUSES

115 McKinley Street
Lafayette, LA 70501

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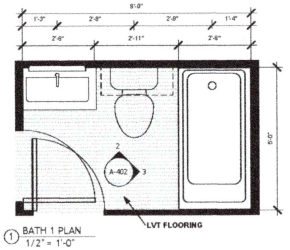
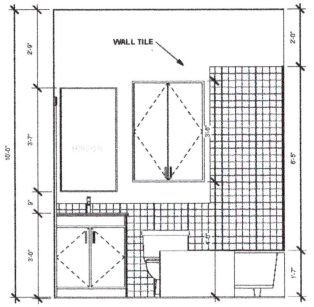
ENLARGED PLANS & INTERIOR ELEVATIONS

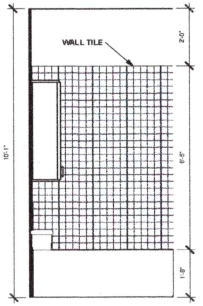
Scale	1/2" = 1'-0"	Project No.	024005
Date	09/19/2024	Sheet Number	A-401



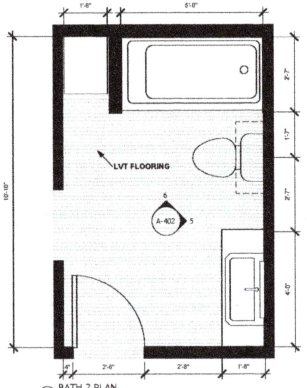
1 BATH 1 PLAN
1/2" = 1'-0"



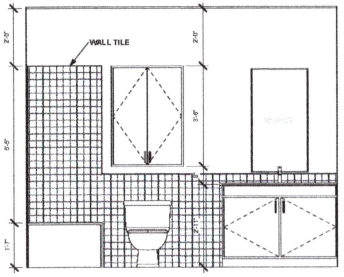
2 BATH 1 - 2
1/2" = 1'-0"



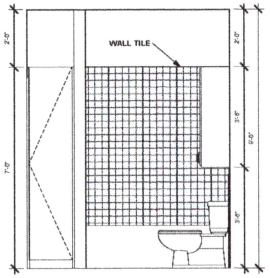
3 BATH 1 - 3
1/2" = 1'-0"



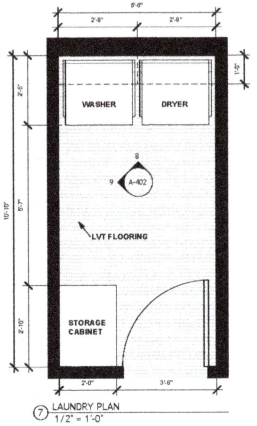
4 BATH 2 PLAN
1/2" = 1'-0"



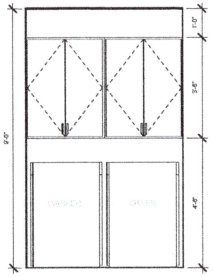
5 BATH 2 - 5
1/2" = 1'-0"



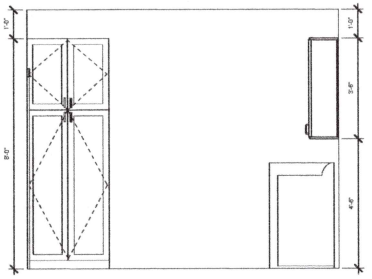
6 BATH 2 - 6
1/2" = 1'-0"



7 LAUNDRY PLAN
1/2" = 1'-0"



8 LAUNDRY - 8
1/2" = 1'-0"



9 LAUNDRY - 9
1/2" = 1'-0"

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
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Lafayette, LA 70501

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ENLARGED PLANS & INTERIOR ELEVATIONS

Scale	1/2" = 1'-0"	Project No.	024005
Date	09/19/2024	Sheet Number	A-402 OF

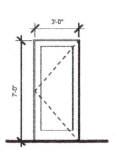
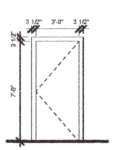
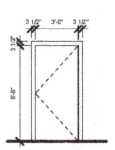
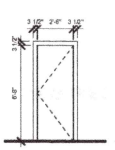
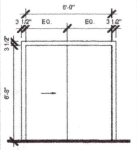
1ST FLOOR DOOR SCHEDULE

Mark	Door Size Width	Door Size Height	Door Size Thickness	Count	Door Material	Door Finish	Frame Material	Frame Type	Fire Rating Label	Hardware Set No.	Comments
101	3' - 0"	7' - 0"	0' - 1 3/4"	10							
102	3' - 0"	7' - 0"	0' - 1 3/4"	10							
103	2' - 6"	6' - 8"	0' - 1 3/4"	10							
104	3' - 0"	6' - 8"	0' - 1 3/4"	10							
105	2' - 6"	6' - 8"	0' - 1 3/4"	10							
106	2' - 6"	6' - 8"	0' - 1 3/4"	10							
107	6' - 0"	6' - 8"	0' - 1 3/4"	10							

2ND FLOOR DOOR SCHEDULE

Mark	Door Size Width	Door Size Height	Door Size Thickness	Count	Door Material	Door Finish	Frame Material	Frame Finish	Fire Rating Label	Hardware Set No.	Comments
201	3' - 0"	6' - 8"	0' - 1 3/4"	10							
202	2' - 6"	6' - 8"	0' - 1 3/4"	10							
203	2' - 6"	6' - 8"	0' - 1 3/4"	10							
204	3' - 0"	6' - 8"	0' - 1 3/4"	10							

DOOR LEGEND

SIZE	3'-0" x 7'-0"	3'-0" x 7'-0"	3'-0" x 6'-8"	2'-6" x 6'-8"	6'-0" x 6'-8"
VIEW					
ID	101	102	104, 201, 204	103, 105, 106, 202, 203	107

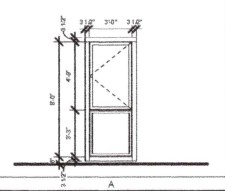
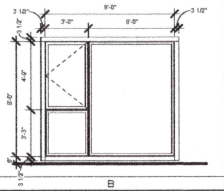
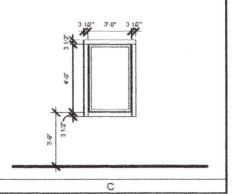
FINISH SCHEDULE

Room	Floor Finish	Wall Finish	Ceiling Finish
FOYER	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
BEDROOM 1	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
BATH 1	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD & WALL TILE	PRIMED AND PAINTED 1/2" GYPSUM BOARD
CLOSET 1	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
BEDROOM 2	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
BATH 2	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD & WALL TILE	PRIMED AND PAINTED 1/2" GYPSUM BOARD
CLOSET 2	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
LAUNDRY	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
LIVING	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD	PRIMED AND PAINTED 1/2" GYPSUM BOARD
LIVING/KITCHEN	LVT FLOORING	PRIMED AND PAINTED 5/8" GYPSUM BOARD & WALL TILE	PRIMED AND PAINTED 1/2" GYPSUM BOARD

WINDOW SCHEDULE

Type Mark	Size Width	Size Height	Count	Material	Finish	Glazing Thickness	Glazing Type	Comments
A	3' - 0"	4' - 9"	22					
B	3' - 0"	4' - 9"	11					
C	3' - 0"	4' - 9"	11					

WINDOW LEGEND

SIZE	3'-0" x 8'-0"	9'-0" x 8'-0"	3'-0" x 4'-9"
VIEW			
ID	A	B	C

GENERAL NOTES

1. LAFAYETTE WOOD-WORKS TO BE RESIDENTIAL DOOR SUPPLIERS.
   ADDRESS: 3004 CAMERON ST.
   LAFAYETTE, LA 70506
   PHONE: 337-233-5250
2. PROVIDE PEEPHOLES AT ALL UNIT ENTRY DOORS AT 60" HEIGHT ABOVE FINISH FLOOR.

NOT FOR CONSTRUCTION

Revision Schedule

Number	Description	Date

Drawings Prepared By
SO/STUDIO
600 Johnston St., Ste. 102, Lafayette, LA 70501
phone: (337) 541-1144
Stephen J. Ortego, AIA stephen@sostudioarchitecture.com

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SCHEDULES

Scale: As indicated
Project No.: 024005
Date: 09/19/2024
Sheet Number: A-601 OF