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EAST ELEVATION
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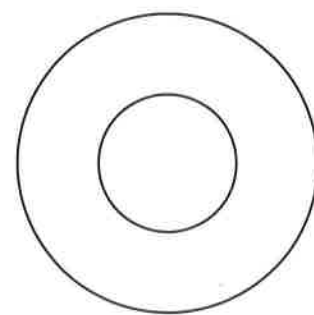
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BUILDING REMODELING
CORAL GABLES
DENTISTRY

SHEET A-1 of 1
DATE 06-25-14

NEW OFFICES FOR:
CORAL GABLES DENTISTRY

3326 PONCE DE LEON BOULEVARD - CORAL GABLES



OXIOS
ARCHITECT, P.A.

CORAL GABLES DENTISTRY

3326 PONCE DE LEON BOULEVARD - CORAL GABLES, FL. 33134

LOCATION



LOCATION MAP

NOT TO SCALE



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GENERAL NOTES

I. TYPICAL PARTITION NOTES

A. NEW PARTITIONS

- ALL NEW PARTITIONS SHALL BE METAL STUD AND DRYWALL AND SHALL BE NON-RATED (4" MINIMUM ABOVE ADJACENT CEILING) OR RATED (FIRE AND/OR SMOKE). SEE SPECIFICATIONS FOR APPROVED ASSEMBLY TYPES.
- FOR ALL RATED AND/OR SMOKE PARTITIONS, THE SURFACE AREA OF AN INDIVIDUAL RECESSED METALLIC OUTLET, SWITCH BOX, ETC. SHALL NOT EXCEED 16 SQ. IN. THE AGGREGATE SURFACE AREA OF THE RECESSED OUTLETS, BOXES, ETC., SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF SURFACE WALL AREA. BOXES THAT EXCEED EITHER 16 SQ. IN. OR THE AGGREGATE AREA LIMITATION SHALL BE RECESSED AS SHOWN IN DETAIL "RECESSED METAL WALL CABINET". SEE DETAIL 1 SHEET A-10. RECESSED BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS, REGARDLESS OF THEIR VERTICAL SEPARATION IN THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES MINIMUM AS SHOWN IN DETAIL "ELECTRICAL BOXES IN RATED AND/OR RATED SMOKE WALLS". SEE DETAIL 2 A-10.

- RECESSED BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
- ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES SHALL NOT BE RECESSED IN A RATED AND/OR RATED SMOKE WALL. SEE DETAIL "RECESSED METAL WALL CABINET" FOR DETAILS ON HOW TO PROVIDE FOR RECESSED ITEMS IN A RATED AND/OR RATED SMOKE WALL.

B. EXISTING PARTITIONS

VERIFY CONSTRUCTION OF EXISTING PARTITIONS IN FIELD AND CONSTRUCT ALL ADDITIONS OR REPAIR THERETO WITH MATCHING CONSTRUCTION.

C. FIRE RATED PARTITIONS

SEE REFLECTED CEILING PLAN FOR SPECIAL FIRE RATING, LOCATION OF SMOKE AND FIRE DIVISIONS, AND FOR PARTITIONS THAT ARE REQUIRED TO EXTEND FULL RATED CONSTRUCTION TO CONCRETE DECK ABOVE.

D. MASONRY WALLS

AT EXISTING AND NEW MASONRY WALLS, WHERE NEW FINISH IS SCHEDULED, PROVIDE 7/8" METAL FURRING MINIMUM, EXCEPT THAT 2 1/2" OR 3 5/8" METAL STUDS SHALL BE USED AS FURRING WHERE INDICATED OR REQUIRED BY MECHANICAL OR ELECTRICAL WORK. DO NOT CHASE BLOCK UNLESS APPROVED BY THE ARCHITECT.

- PROVIDE FURRING 16" O/C VERTICALLY, AND HORIZONTALLY AT TOP AND BOTTOM OF FINISH AREAS, AND AROUND PERIMETER OF ALL OPENINGS, AT ALL CORNERS, ETC.
- RETURN ROOM FINISH INTO ALL RECESSED OPENINGS AT WINDOWS, DOORS, ETC. AS INDICATED OR REQUIRED.
- INSULATE FURRED SPACE AT EXTERIOR WALLS WITH 3/4" MIN. FIBERGLASS INSULATION WITHOUT PAPER BACKING. FIBERGLASS INSULATION AT WIDER FURRING, WHEN OCCURRING AT EXTERIOR WALLS, SHALL HAVE NOMINAL THICKNESS EQUAL TO STUD SIZE.

E. WOOD BLOCKING

WOOD BLOCKING OR OTHER COMBUSTIBLE PRODUCTS ARE PERMITTED IN NON-RATED PARTITION CONSTRUCTION. PROVIDE STEEL PLATES ADEQUATELY ANCHORED TO METAL STUDS WHERE INDICATED OR AS REQUIRED TO SUPPORT ALL WALL MOUNTED ITEMS IN RATED PARTITIONS.

F. HOLLOW METAL FRAMES

ALL HOLLOW METAL DOOR FRAMES (AND BORROWED LIGHTS) SHALL BE CENTERED IN ALL METAL STUD AND DRYWALL PARTITIONS. FRAMES SHALL BE 3/8" WIDER THAN FINISHED PARTITION CONSTRUCTION.

G. CAULKING

CAULK BETWEEN ALL DISSIMILAR MATERIALS, AT ENTIRE PERIMETER OF PARTITIONS, AND PENETRATIONS THEREIN, ALL AS REQUIRED BY FIRE RATING REQUIREMENTS.

CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, CABINET WORK AND CASEWORK WITH ADJACENT MATERIALS (AFTER WALL FINISH IS INSTALLED) EVEN THOUGH JOINT MAY NOT BE VISIBLE.

H. METAL STUDS

MINIMUM METAL STUD SIZE SHALL BE 3 5/8" UNLESS NOTED OTHERWISE. PROVIDE WIDER STUDS OR DOUBLE STUD WALLS WITH APPROVED DIAPHRAGMS WHERE INDICATED OR REQUIRED BY MECHANICAL OR ELECTRICAL WORK, WHERE WIDER WALLS ARE REQUIRED. INCREASE THICKNESS OF ENTIRE ROOM WALL FROM ROOM CORNER TO ROOM CORNER.

- ALL METAL STUD CONSTRUCTION SHALL BE ANCHORED TO CONCRETE DECK ABOVE. IMPACT TYPE STUDS MAY BE USED IF SUITABLE AND APPROVED. DO NOT ANCHOR TO PRECAST CONCRETE FLOOR JOISTS WHERE OCCURRING.
- PROVIDE DIAGONAL BRACING OR HEAVY WEIGHT STUDS AT PARTITIONS WHICH EXTEND TO HEIGHTS WHICH EXCEED ALLOWABLE PARTITION STIFFNESS CHARACTERISTICS, FOLLOW MANUFACTURER'S RECOMMENDATIONS AND CODE.

I. DIMENSIONAL LAYOUT

ALL EXISTING DIMENSIONS GIVEN ARE FROM RECORD DRAWINGS. VERIFY ALL SUCH DIMENSIONS AND ALL NEW LAYOUT DIMENSIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

II. TYPICAL FINISH NOTES

A. ROOMS AND AREAS LABELED "NEW"

PROVIDE ALL NEW FINISHES AND SURFACES AT ALL ROOMS LABELED "NEW".

- REMOVE ALL EXISTING SURFACES AND FINISHES AT SUCH AREAS, DOWN TO BARE STUDS, MASONRY OR CONCRETE STRUCTURES IF APPROVED BY ARCHITECT. EXISTING WALL SURFACES (SUCH AS DRYWALL, PLASTER, STUCCO) MAY REMAIN IN THESE "NEW" AREAS, WHEN SUITABLE FOR NEW WORK OF THIS CONTRACT, AND IF SET INTO FIRST CLASS CONDITION. OBTAIN APPROVAL OF ARCHITECT BEFORE BEGINNING WORK.

- THOROUGHLY CLEAN, GRIND OR ETCH EXISTING FLOOR SLABS AS MAY BE REQUIRED TO GUARANTEE ADHESION OF NEW SCHEDULED FLOOR COVERING. ALL CONCRETE FLOORS SHALL BE LEVELED TO RECEIVE FLOOR FINISH BY FLOORING SUBCONTRACTOR.

- PAINT BOTH SIDES OF DOORS, FRAMES AND BORROWED LIGHTS, AND SIMILAR ITEMS WHICH EXTEND THRU WALLS INTO "EXISTING" ADJACENT SPACES.
- DO NOT PAINT OVER FIRE LABELS, EQUIPMENT NAMEPLATES, ELECTRIC OUTLETS, SIMILAR ITEMS.
- WHERE A SPECIFIC FINISH IS NOT SCHEDULED FOR A MINOR ITEM, IT SHALL BE PAINTED.
- PROVIDE SCHEDULED FINISH BASE ALONG THE BOTTOM OF ALL EXPOSED FRONTS, BACKS, SIDES AND ENDS OF FIXED CASEWORK, VERTICAL SUPPORTS, KNEE SPACES, ETC. SEE "INTERIOR ELEVATIONS".
- PROVIDE WATER RESISTANT FINISHES BEHIND ALL PLUMBING FIXTURES.

B. ROOMS AND AREAS LABELED "EXISTING"

AT ALL ROOMS AND AREAS LABELED "EXISTING" WHERE NEW WORK IS REQUIRED, CONTRACTOR MAY PATCH AND REPAIR DISTURBED SURFACES AND FINISHES PROVIDING THE FINISHED QUALITY OF SUCH REPAIR WORK IS INDISCERNABLE FROM THE EXISTING CONDITIONS. RETURN ALL SUCH AREAS TO PRE-CONTRACT CONDITION.

C. FREE STANDING COLUMNS

AT FREE STANDING COLUMNS, PARTITIONS, AND SIMILAR ITEMS, PROVIDE IDENTICAL FINISHES AS SCHEDULED FOR THE ROOM IN WHICH THEY OCCUR.

D. PROTECTION OF FINISHES

PROTECT ALL EXISTING ADJACENT SURFACES AND FINISHES FROM DAMAGE ARISING FROM THE WORK OF THIS CONTRACT. WHERE SUCH ITEMS ARE SOILED BY CONSTRUCTION DUST, ETC., CLEAN AND POLISH ALL SUCH ITEMS AT COMPLETION OF THE WORK, AND RESTORE TO PRE-CONTRACT CONDITION.

E. ACCESS PANELS

THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.

F. CASEWORK, BASE AND TOESPACE

AT TOESPACE OF ALL CASEWORK, MILLWORK, ETC., PROVIDE SCHEDULED ROOM BASE, FLOOR AND BASE IS SCHEDULED, FOR ALL CASEWORK ITEMS.

G. CASEWORK PAINTING

PAINTING OF "UTILITY SHELVING" SHALL BE BY PAINTING AND FINISHING DIVISION. ALL OTHER FINISHING OF CASEWORK, INCLUDING INTERIORS, SHALL BE BY CASEWORK CONTRACTOR.

H. CONCRETE FINISH

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND PATCHING OF ALL CONCRETE FLOOR SLABS AND SHALL PROVIDE A LEVEL SURFACE READY FOR THE FLOORING CONTRACTOR'S MINOR FLASHING AND FLOORING INSTALLATION.

PROVIDE PERMANENT CONCRETE PENETRATING SEALER AT ALL NEW CONCRETE FLOOR SLABS WHICH ARE TO REMAIN EXPOSED. SEALER USED SHALL BE COMPATIBLE WITH POTENTIAL FUTURE FLOORINGS AND ADHESIVES.

III. DRAWINGS & SPECIFICATIONS

- IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY WHEN SUCH DISCREPANCIES ARE DISCOVERED.

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES OR DIFFERENCES TO THE ARCHITECT AT ONCE FOR ADJUSTMENT.

- IF ANY QUESTIONS OCCUR CONCERNING ITEMS WITHIN THE DRAWING AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND RECEIVE A CLASSIFICATION BEFORE PROCEEDING WITH ANY PORTION OF THE WORK AFFECTED BY SUCH QUESTIONS.

IV. MISCELLANEOUS

- EQUIPMENT INDICATED WITH DASH-DOT LINES SHALL BE FURNISHED BY THE OWNER AND RECEIVED AND STORED BY THE GENERAL CONTRACTOR. (SEE OWNER FURNISHED EQUIPMENT MANUAL AND OWNER FURNISHED VENDOR DRAWINGS). THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF THE EQUIPMENT.

- THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING, AND ELECTRICAL AS REQUIRED AND AS NECESSARY. SEE RESPECTIVE DRAWING.

- PIPING LOCATED ABOVE GRADE AND INSIDE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS, EQUIPMENT ROOMS AND THE POWERHOUSE. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FURNISHED AREAS.

- EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, CASEWORK, EQUIPMENT, ETC., ARE "SCREENED-BACK" ON THE FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID LINES. REFER TO DEMOLITION DRAWINGS FOR EXTENT OF EXISTING TO BE REMOVED.

- THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL, SOFFIT OR CEILING IN WHICH THEY OCCUR.

- THE FOLLOWING ITEMS SHALL BE UNDER SEPARATE PERMIT:
 - 1) STOREFRONT AND WINDOWS,
 - 2) POORING,
 - 3) SIGNAGE

PLAN REVIEW DATA

BUILDING & ZONING DATA

| | |
|-----------------------------|---|
| OCCUPANCY (UNCHANGED) | "BUSINESS - GROUP B" (PER FBC 2010 SECT 304) |
| | "BUSINESS" (PER FPFC G, I, I-10) |
| CONSTRUCTION TYPE | TYPE II-5 (NON-PROTECTED) |
| FIRE SPRINKLER | NONE |
| FIRE ALARM | NONE |
| TOTAL BUILDING AREA | 2,000 S.F. |
| OCCUPANT LOAD (1:100) | 20 |
| PARKING REQUIREMENT (1:250) | 4 SPACES REQUIRED 6 SPACES PROVIDED |
| APPLICABLE CODES | FLORIDA EXIST. BLDG CODE (2010 EDITION W/ SUPPLEMENTS) NFPA 101 LIFE SAFETY CODE (CH. 7 - 2009 EDITION) NEC (1993) FLORIDA FIRE PREVENTION CODE (2010 EDITION) |

PROJECT SCOPE

THE SCOPE OF THE WORK SHOWN IN THESE PLANS SHALL BE CLASSIFIED AS "ALTERATION - LEVEL 3" AS PER FBC(FC) SECTION 405. ALL ALTERATIONS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN FBC(FC) CHAPTER 6.

THE SCOPE OF THE WORK INCLUDES THE REMODELING OF THE EXISTING 1-STORY COMMERCIAL BUILDING. THE NEW CONSTRUCTION INCLUDES INCREASING HEIGHT OF BUILDING THREE (3) FEET, DEMOLITION AND RECONSTRUCTION OF EXISTING PARTITIONS, REPLACEMENT OF ALL ELECTRICAL AND MECHANICAL SYSTEMS, REPLACEMENT OF WINDOWS, AND REPAIRING/PAINTING OF EXTERIOR WALLS.

GRAPHIC SYMBOLS

NOTE

NOTE NO.

CEILING HEIGHT

#-#'

SECTION

SECTION NO.

PAGE NO.

CENTERLINE

NORTH ARROW

1 HOUR RATED WALL / PARTITION

REVISION CLOUD

REVISION

INTERIOR ELEVATION

NEW DOOR

NEW WINDOW

REVISIONS

5-21-14 CITY COMMENTS

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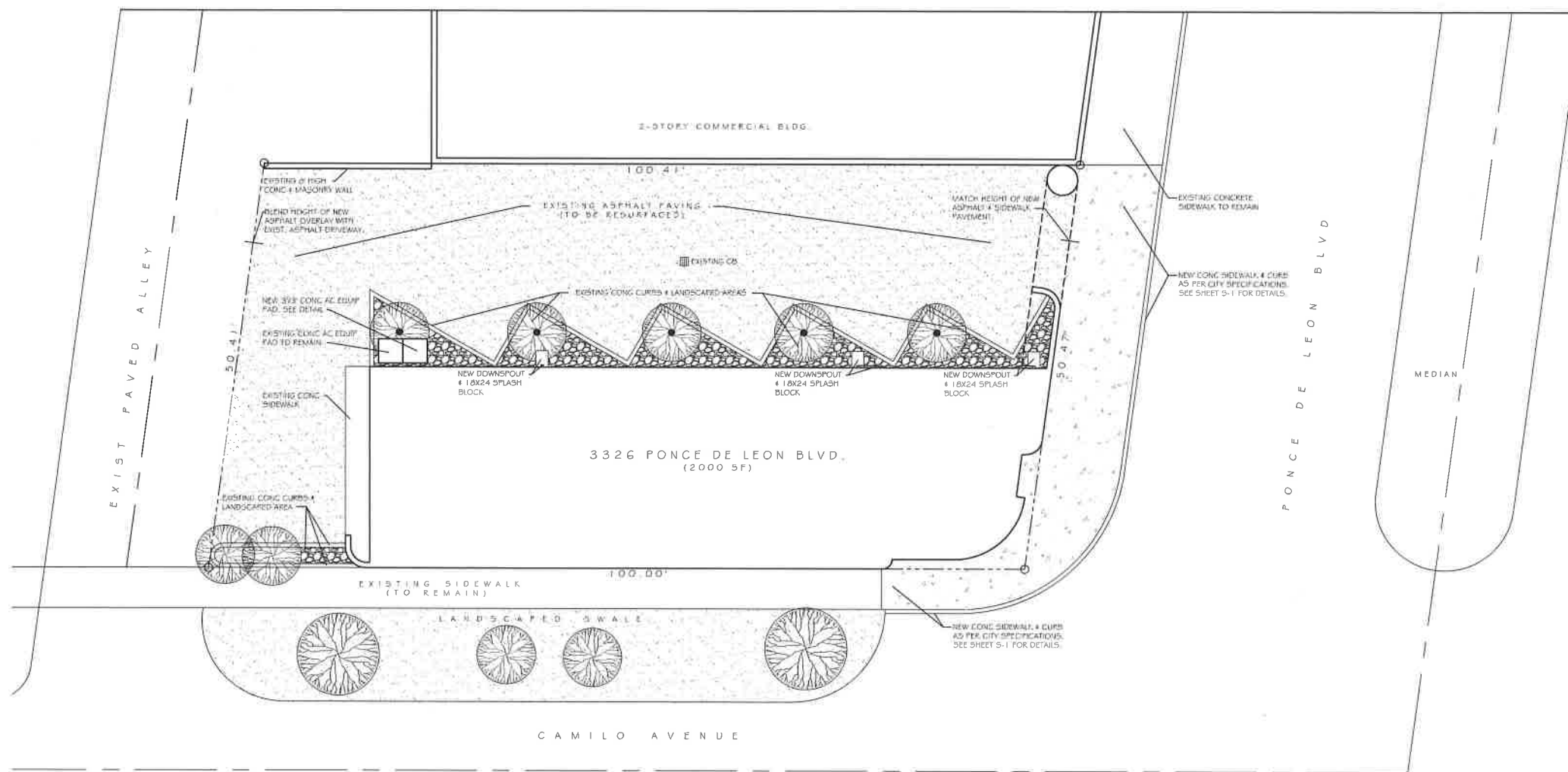
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CORAL GABLES
DENTISTRY

3326 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

SHEET: A-0.1 of 14

DATE: 01-03-14

01-03-14 FINAL CONSTRUCTION PERMIT ISSUE



SITE PLAN

SCALE: 1/8" = 1'-0"

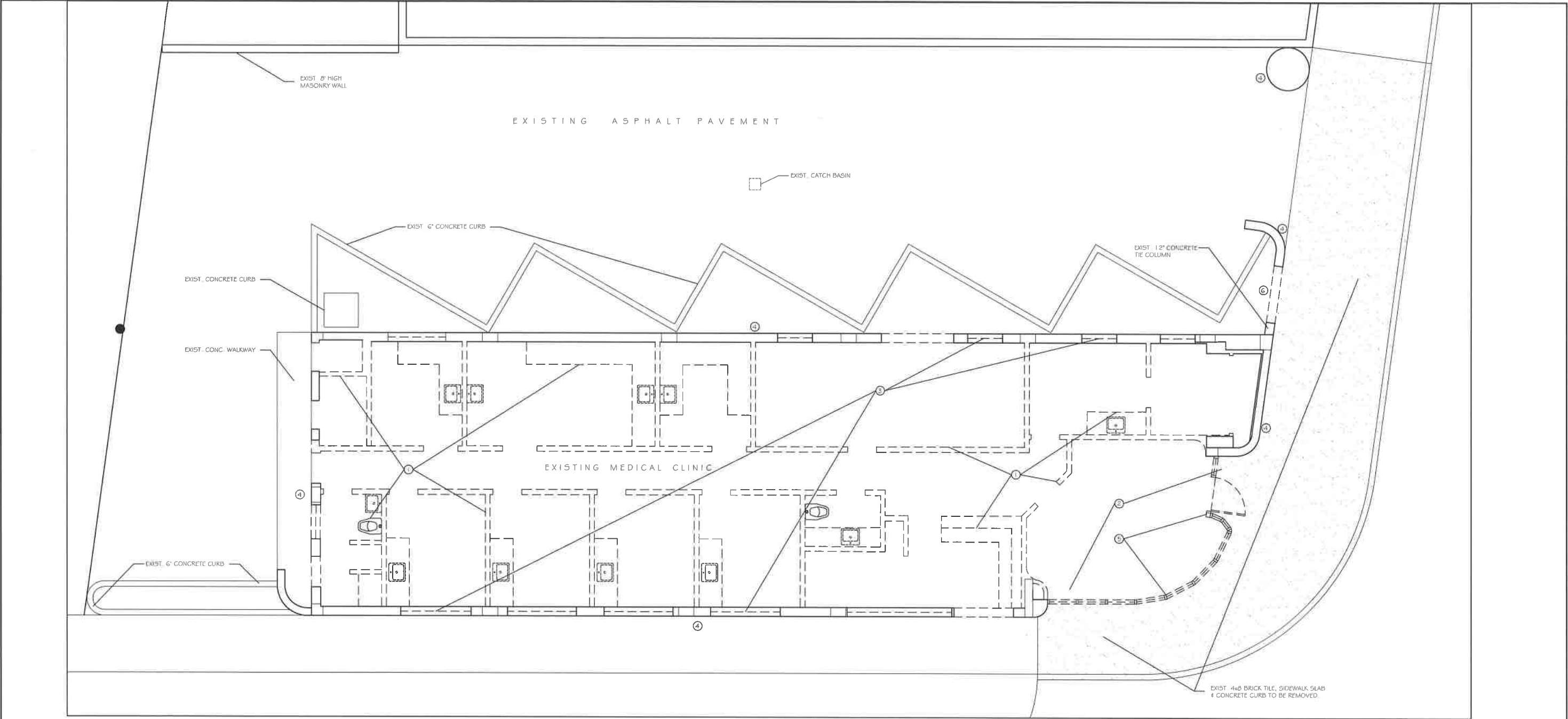


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EXISTING & DEMOLITION PLAN

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



DEMOLITION NOTES: ○

- 1 REMOVE ALL INTERIOR PARTITIONS, CEILINGS, WALL & FLOOR FINISHES, ACCESSORIES, DOOR ASSEMBLIES, MILLWORK, ELECTRICAL/PLUMBING/MECHANICAL ITEMS ON THE INTERIOR AND EXTERIOR OF THE BUILDING. LEAVE BARE MASONRY WALLS, CONCRETE FLOOR SLAB & ROOF STRUCTURE. ALL ITEMS SHALL BE PROPERLY DISPOSED OFF SITE.
- 2 REMOVE INTERIOR & EXTERIOR CEILING SOFFIT.
- 3 REMOVE ALL EXISTING WINDOWS.
- 4 REMOVE EXISTING EXTERIOR WALL TILE & MORTAR. REMOVE ALL LOOSE STUCCO & SANDBLAST EXTERIOR WALLS IN PREPARATION FOR NEW STUCCO.
- 5 REMOVE EXISTING STOREFRONT SYSTEM & BRACING.
- 6 REMOVE EXISTING MASONRY FOR NEW WINDOW OPENING. SEE A-3 & A-6 FOR DIMENSIONS.
- 7 CONTRACTOR SHALL PROTECT ALL ADJACENT PUBLIC & PRIVATE OWNED PROPERTY FROM DAMAGE THROUGHOUT THE DURATION OF THE WORK.
- 8 CONTRACTOR SHALL COORDINATE HIS SCHEDULE AND WORK WITH THE GOVERNING MUNICIPALITIES, AGENCIES & UTILITIES COMPANIES TO ENSURE THE SMOOTH & SAFE PROGRESSION OF THE WORK.
- 9 CONTRACTOR SHALL EMPLOY BARRICADES, PROTECTION DEVICES, & OTHER CUSTOMARY MEANS TO PROMOTE SITE SAFETY & PROTECTION OF THE PUBLIC.

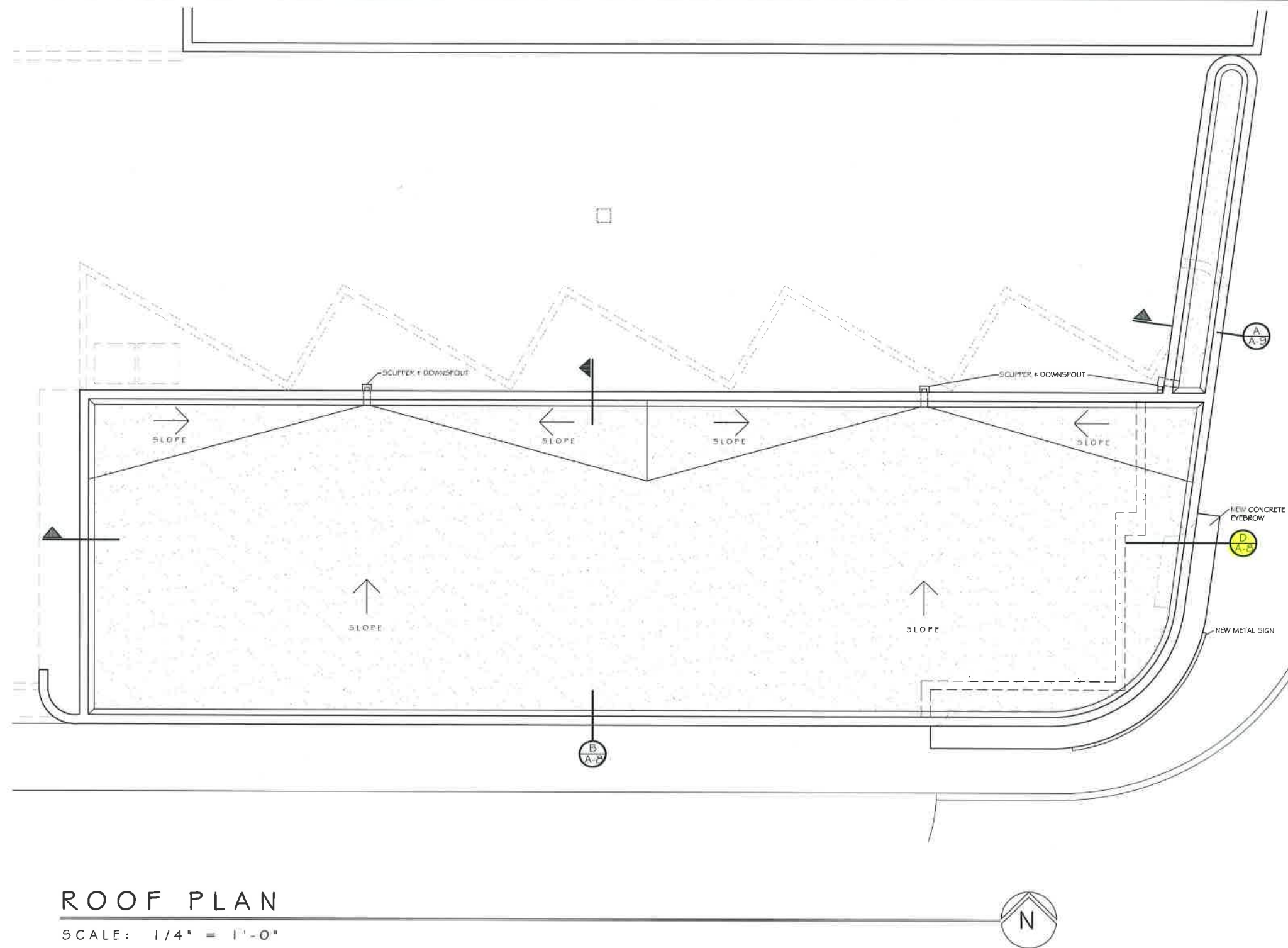
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ROOF PLAN

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

NEW ROOF SCUPPER CALCULATIONS

| | |
|---|-----------------------------|
| HORIZONTALLY PROJECTED ROOF AREA: | 2,250 SF |
| RAINFALL ZONE: | 4.5" / HR |
| INCHES OF HEAD: | 3" |
| SCUPPERS INSTALLED: | 2 @ 6" @ NORTH SIDE OF ROOF |
| ROOF AREA SERVED: $2,250 \text{ SF} \times 5/4.5 =$ | 2,500 SF |
| (SEE FBC PLUMBING CODE TABLE 1106.7) | |

ROOFING SPECIFICATION

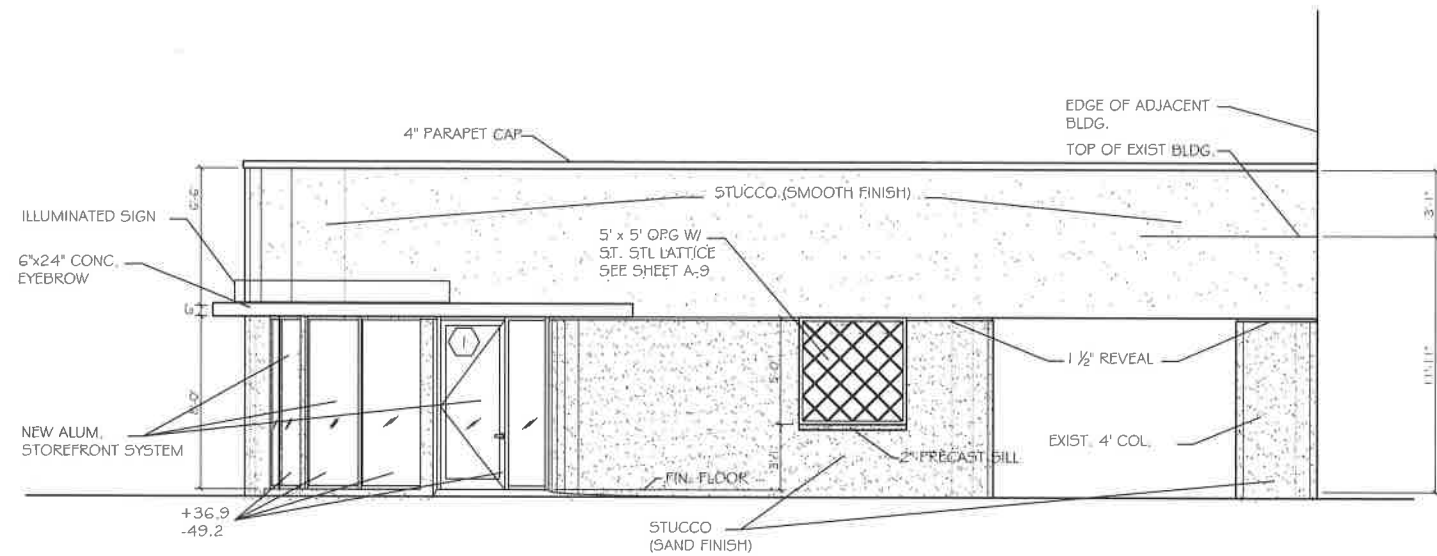
- ROOFING SHALL BE A 4-PLY GRAVEL SURFACED FIBERGLASS BUILT-UP ROOF OVER 4" RIGID INSULATION BOARD.
- RIGID HIGH DENSITY WOOD FIBER INSULATION BOARD SHALL BE MECHANICALLY ANCHORED TO STEEL DECK PER MFR'S SPECS.
- 4 PLY ROOFING SYSTEM SHALL BE JOHNS-MANVILLE GLASPLY PREMIER OR GLASPLY IV OR APPROVED EQUAL.
- ASPHALT SHALL BE 170 DEGREE F, TYPE II, FLAT.
- GRAVEL AGGREGATE SHALL MEET REQUIREMENTS OF ASTM D 1868.
- NEW ROOFING SYSTEM SHALL BE EQUAL TO JOHNS-MANVILLE SPECIFICATION #4GIG.

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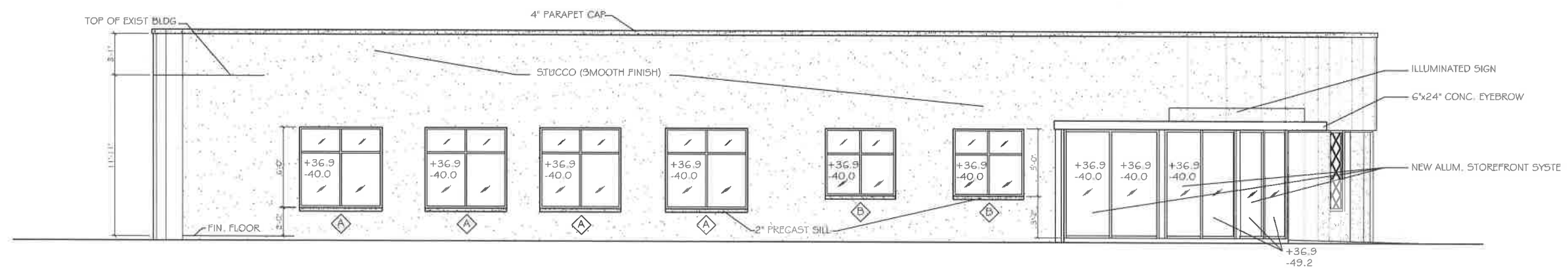
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EAST ELEVATION

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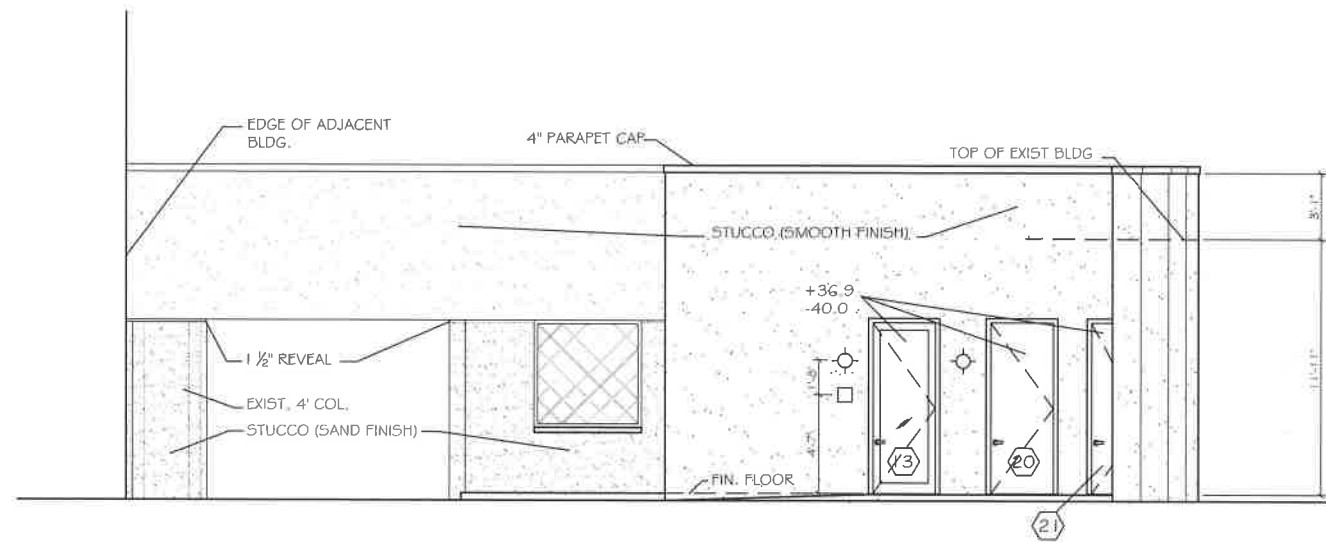
SOUTH ELEVATION

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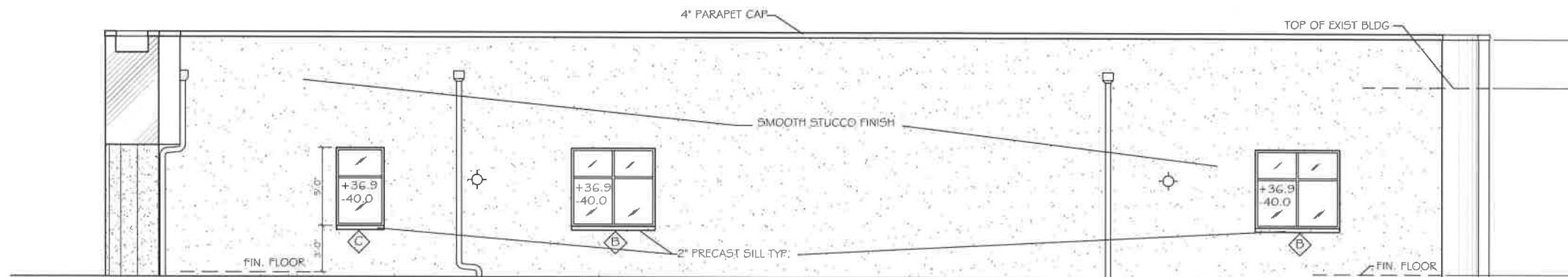
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NORTH ELEVATION

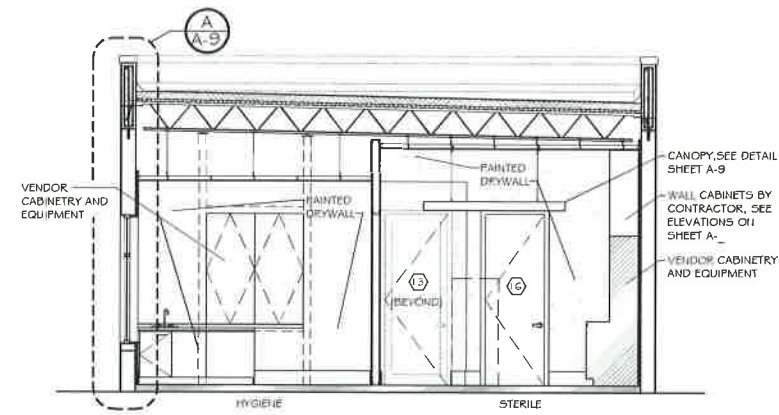
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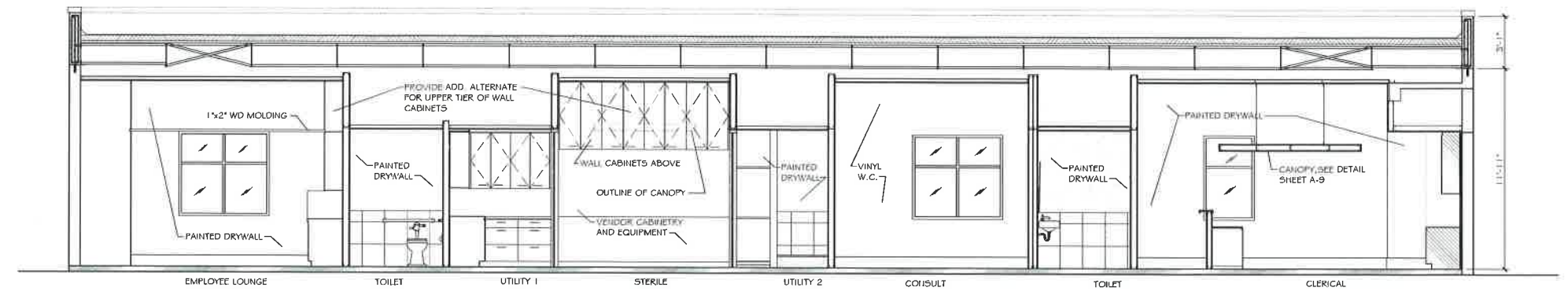


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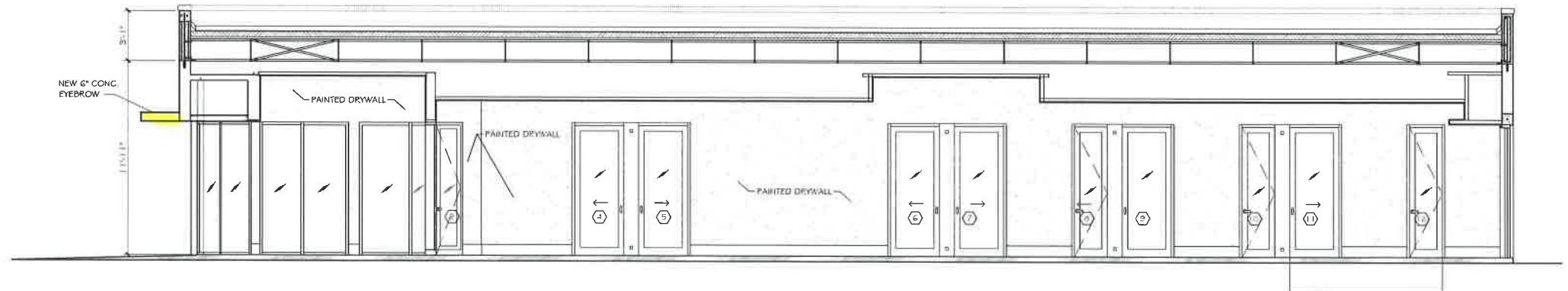
SECTION 'B'

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



SECTION 'A'

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



SECTION 'C'

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



SECTION 'D'

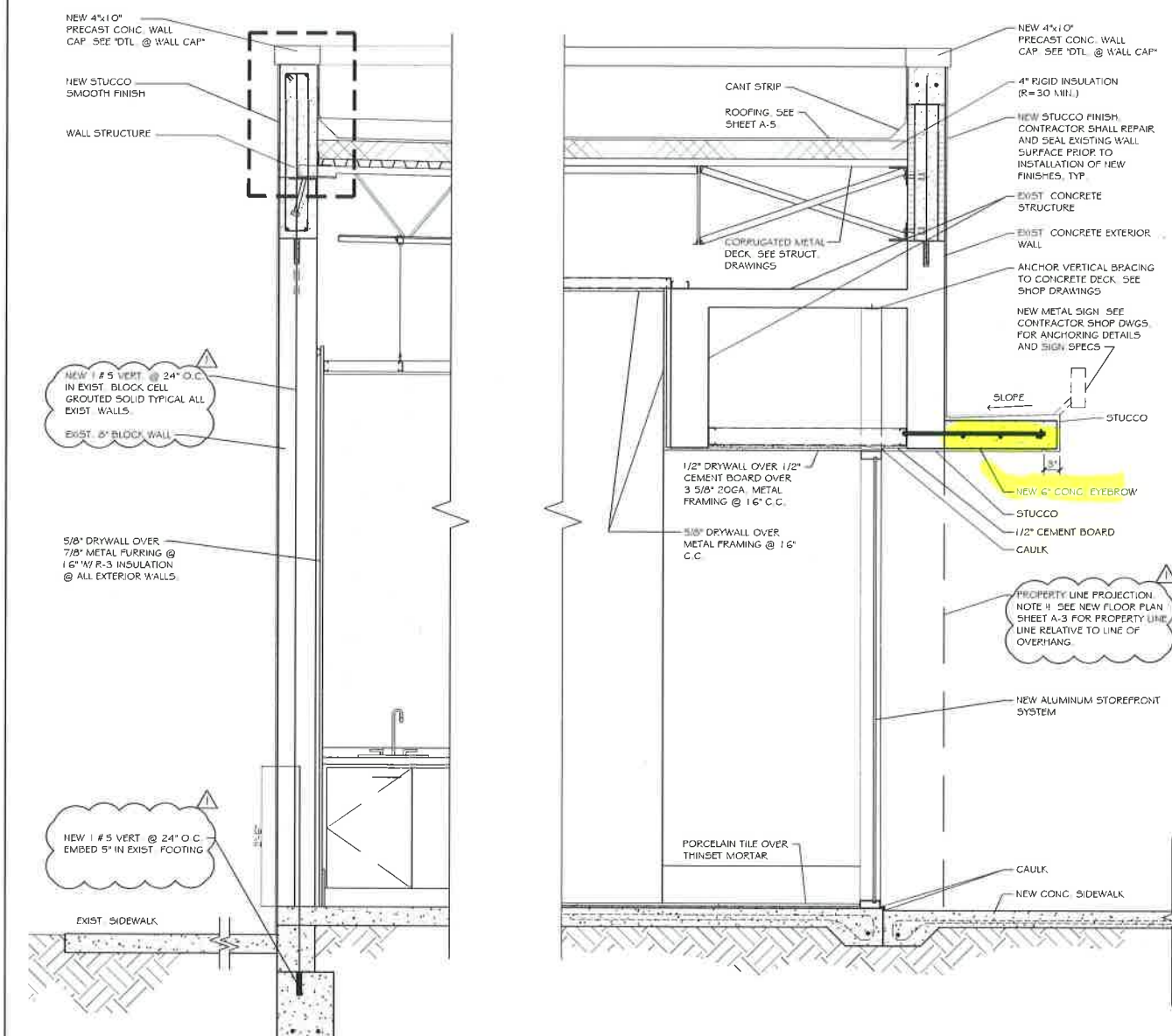
SCALE: 1/4" = 1'-0"

REVISIONS
 5-21-14 CITY COMMENTS

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 BUILDING REMODELING
 CORAL GABLES
 DENTISTRY
 3325 PONCE DE LEON SWD
 CORAL GABLES, FL 33134
 SHEET: A-8 of 14
 DATE: 01-03-14

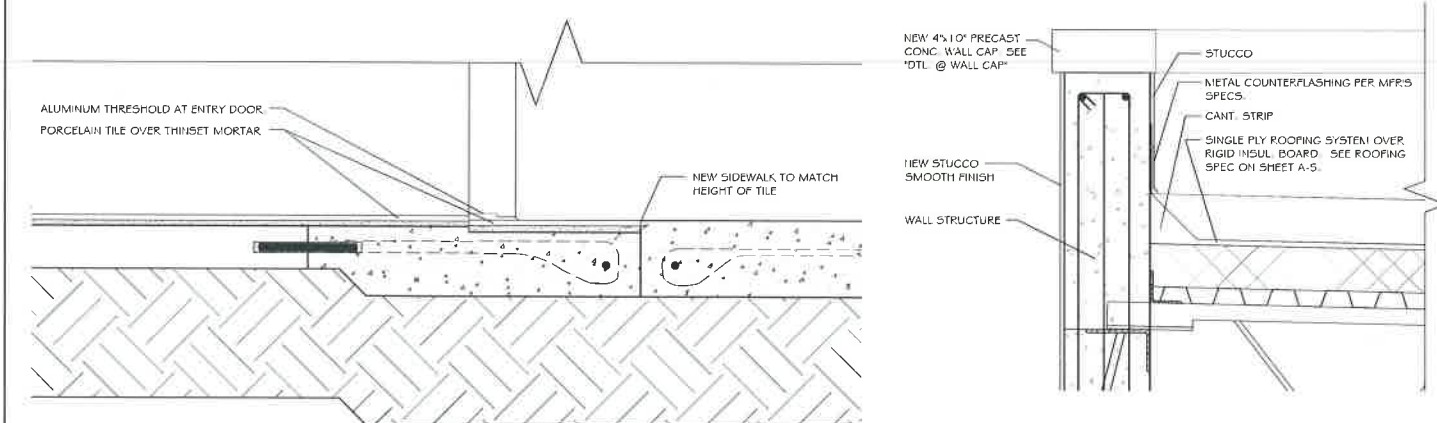
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SECTION 'A'
SCALE: 3/4" = 1'-0"

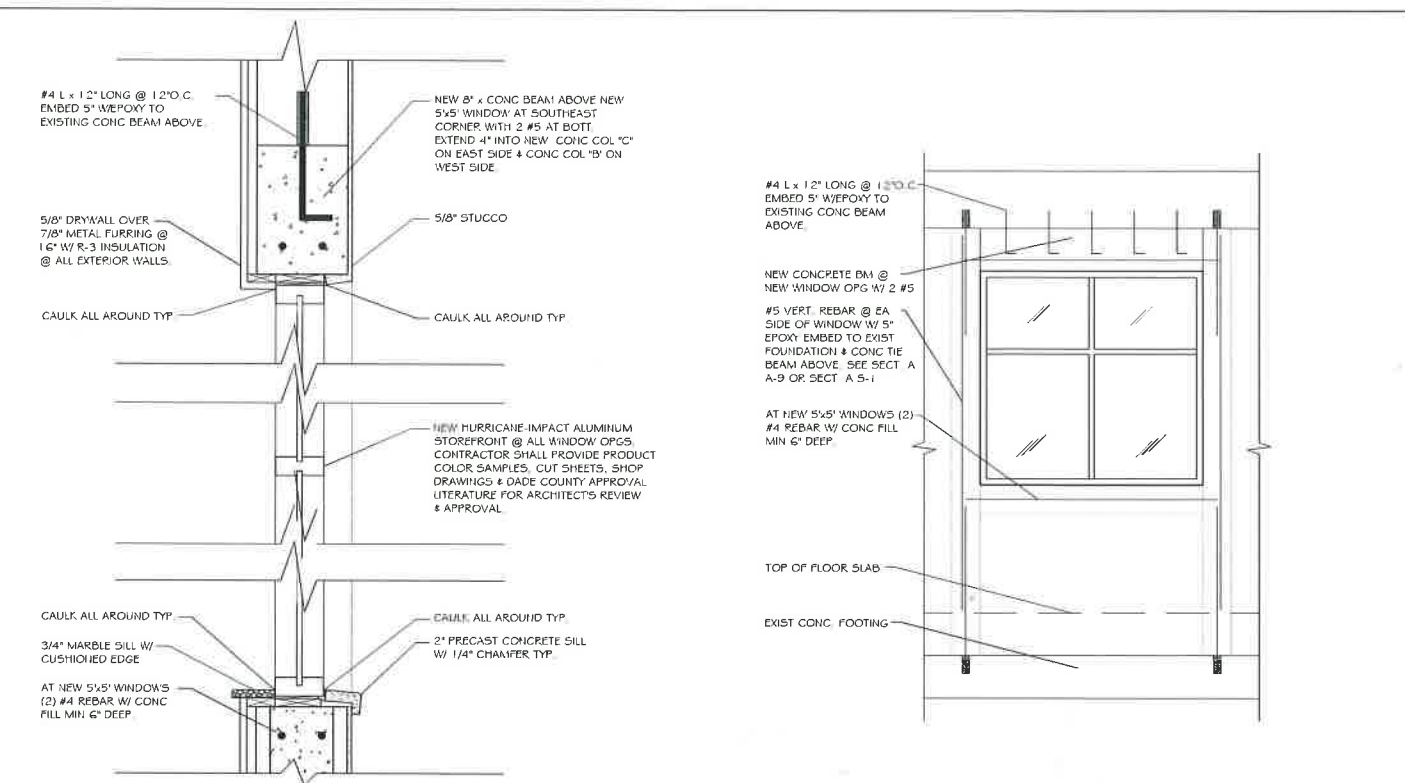
SECTION 'B'
SCALE: 3/4" = 1'-0"



DETAIL @ ENTRY
SCALE: 1-1/2" = 1'-0"

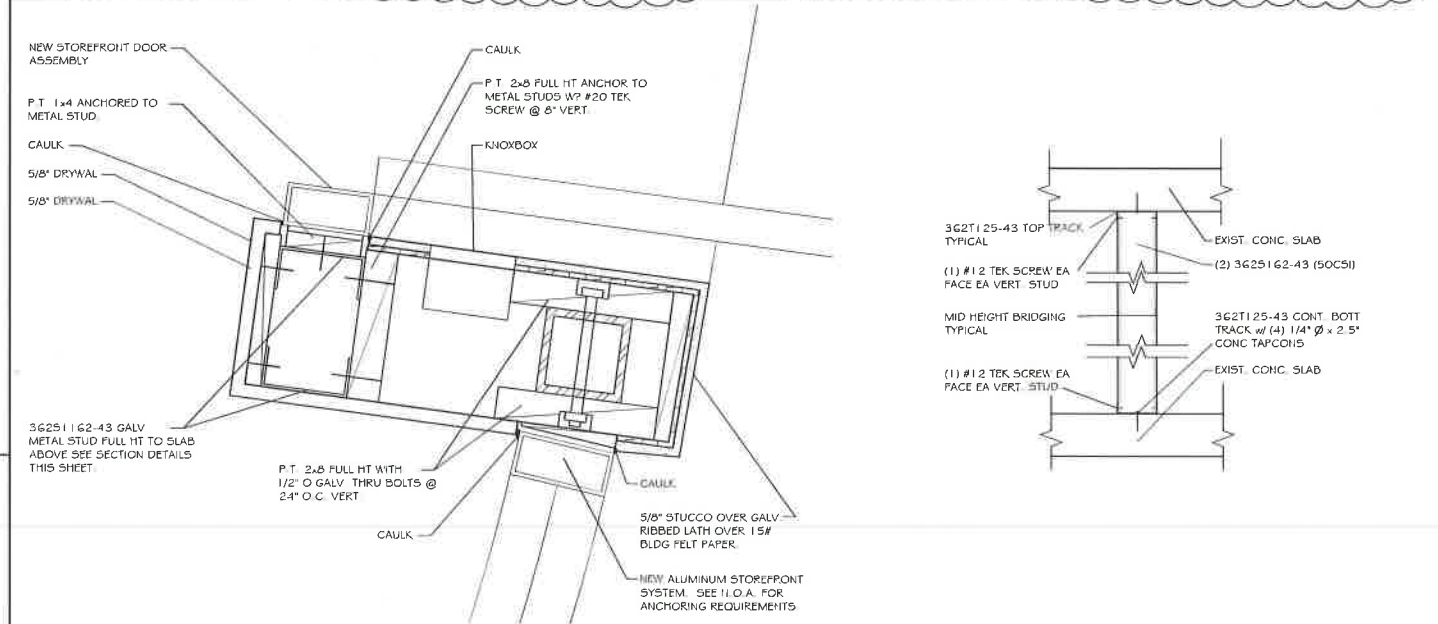
DETAIL @ WALL CAP
SCALE: 1 1/2" = 1'-0"

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WINDOW DETAIL 1
SCALE: 1 1/2" = 1'-0"

WINDOW DETAIL 2
SCALE: 1/2" = 1'-0"



PLAN
SCALE: 3" = 1'-0"

SECTION
SCALE: 1 1/2" = 1'-0"

DETAILS @ ENTRY COLUMN

| REVISIONS | |
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