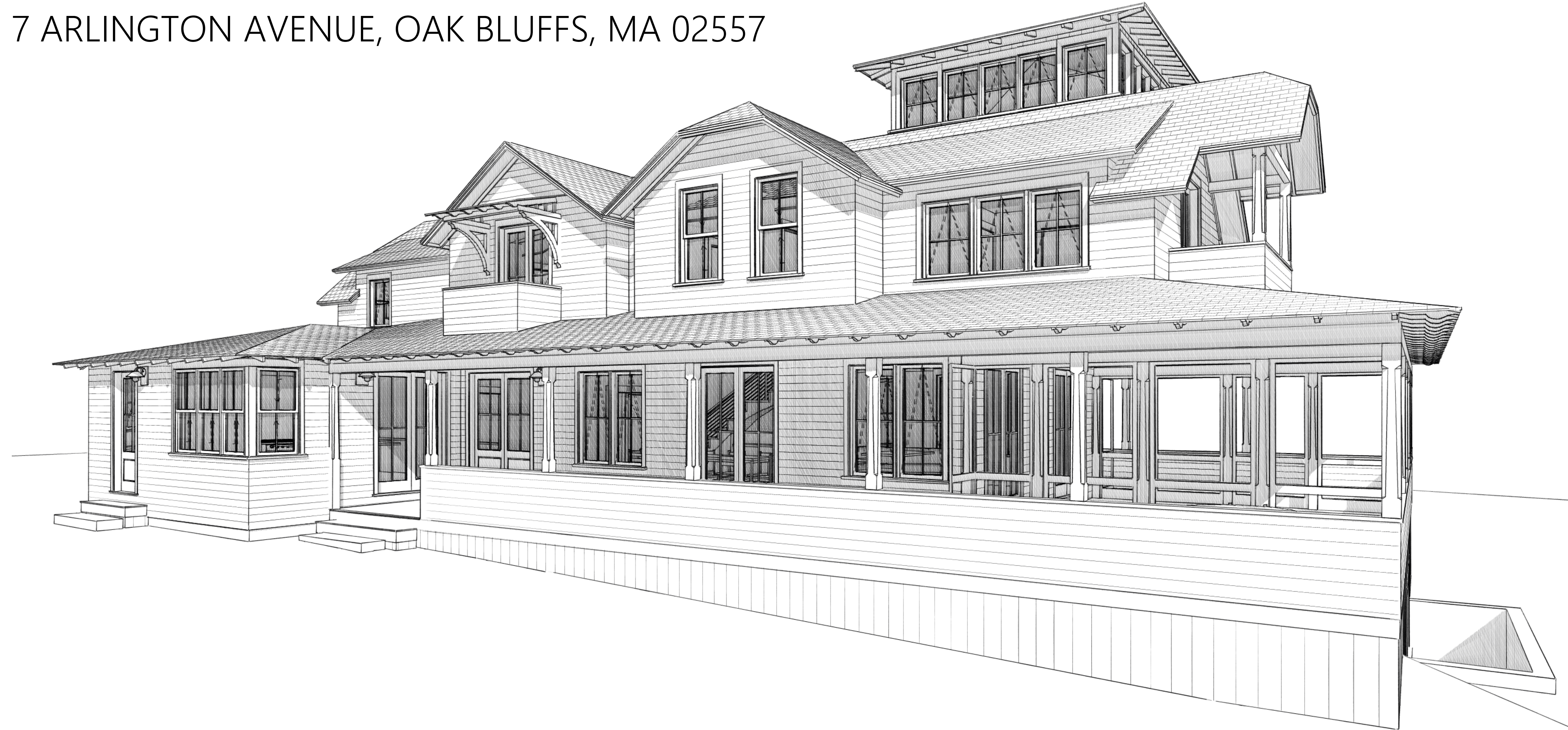


# CHUN-KIM RESIDENCE

7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557

sullivan + associates  
ARCHITECTS

508 693 0500  
sullivanassociatesarchitects.com



**BUILDING CODE INFORMATION :**

BUILDING CODE:  
MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION

ENERGY CODE:  
2021 IECC (ADOPTED BY MASSACHUSETTS JANUARY 1, 2023)

**CODE COMPLIANCE : OAK BLUFFS**

CHUN-KIM RESIDENCE  
7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557  
MAP-PARCEL: 3-15-0  
DISTRICT = R2

	REQUIRED	ACTUAL
MINIMUM LOT SIZE	ACRE	ACRE
FRONT SETBACK	MINIMUM	'
SIDEYARD SETBACK	MINIMUM	'
REAR YARD SETBACK	1 MINIMUM	'
ROOF HEIGHT	MAX. PITCHED	'
	' MAX FLAT	N/A

NOTES:

**SHEET INDEX**

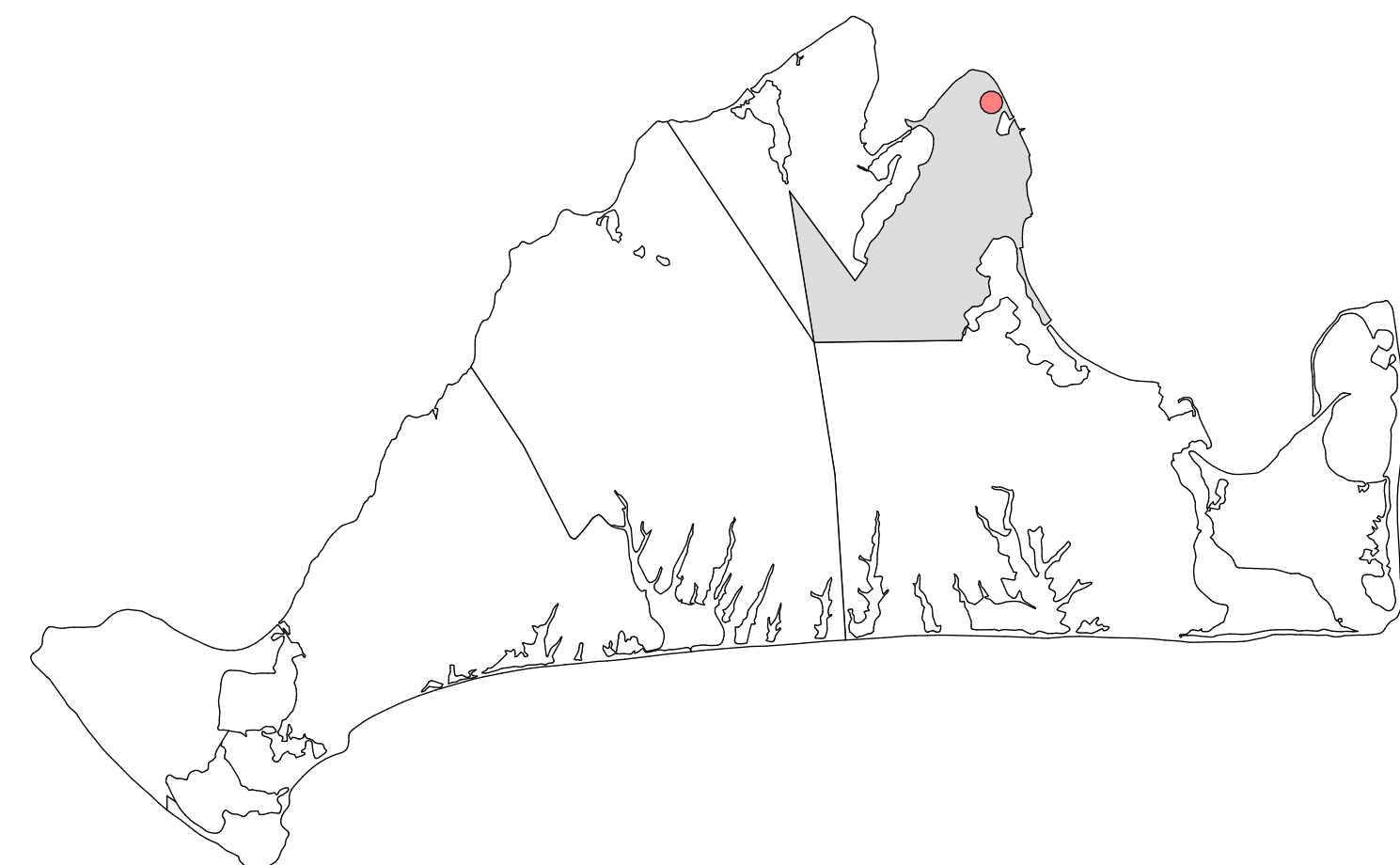
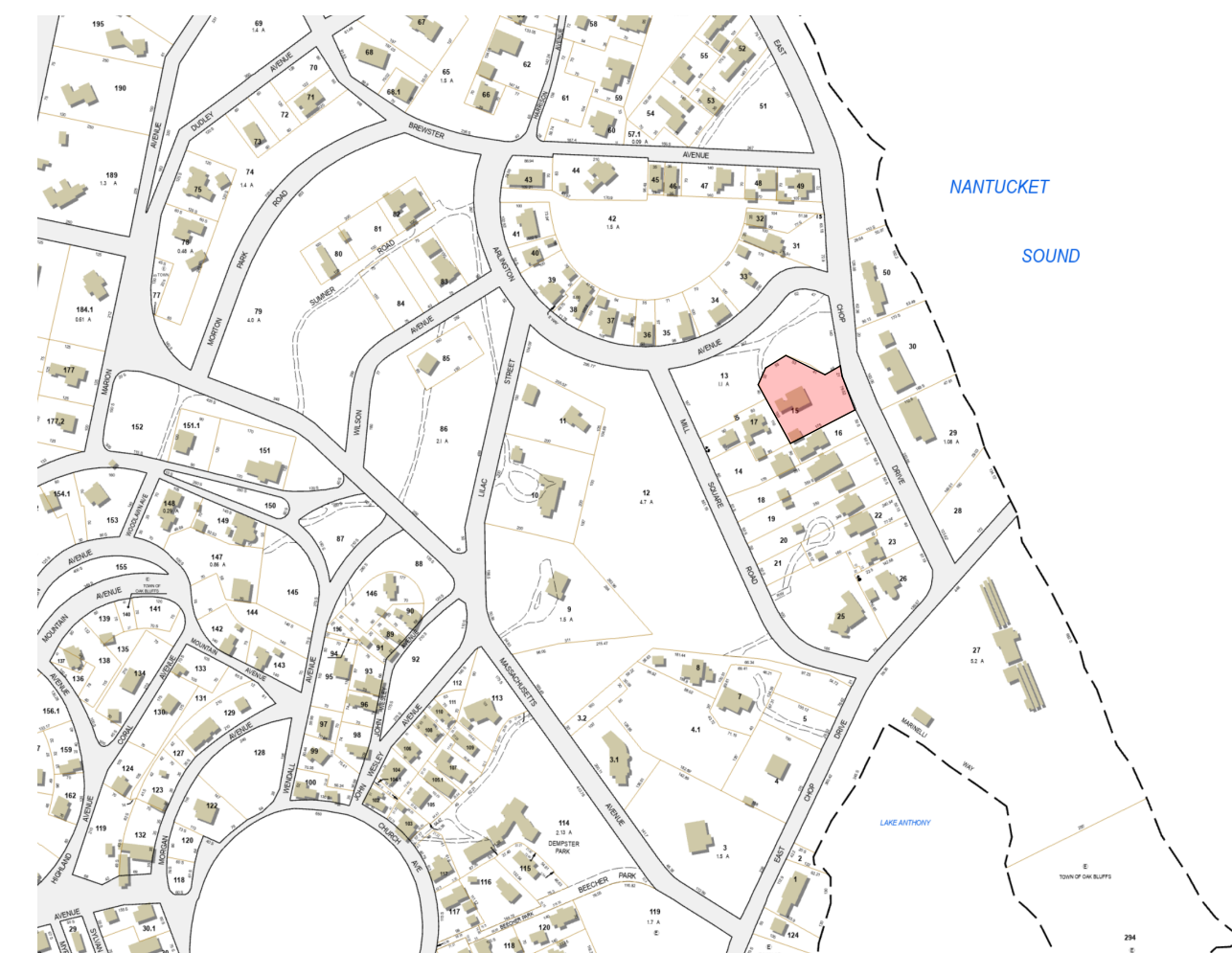
ID	NAME
A-001	GENERAL NOTES PROJECT DATA
A-002	SITE PLAN
A-100	PROPOSED FOUNDATION PLAN
A-101	PROPOSED FIRST FLOOR PLAN
A-102	PROPOSED SECOND FLOOR PLAN
A-103	PROPOSED THIRD FLOOR PLAN
A-201	PROPOSED EXTERIOR ELEVATIONS
A-202	PROPOSED EXTERIOR ELEVATIONS
A-203	PROPOSED EXTERIOR ELEVATIONS
A-204	PROPOSED EXTERIOR ELEVATIONS
A-300	BUILDING SECTION

**SQFT. PROPOSED**

ID	STORY	NAME	AREA (SQFT)
New	1	First Floor	1,870
New	2	Second Floor	1,567
New	3	Third Floor	165
			3,602 ft²

**ISSUED FOR REVIEW**

2023-11-20



**ARCHITECTS**  
SULLIVAN AND ASSOCIATES ARCHITECTS  
52 NARRAGANSETT AVENUE  
OAK BLUFFS MA, 02557  
(508) 693-0500

**STRUCTURAL ENGINEER**  
MARTHA'S VINEYARD ENGINEERING & DESIGN  
79 BEACH ROAD  
VINEYARD HAVEN, MA 02568  
(774) 563-8535

**SEPTIC & SURVEYING ENGINEER**  
SOURATI ENGINEERING GROUP  
107 BEACH ROAD  
VINEYARD HAVEN, MA 02568  
(508) 693-9933

**CONTRACTOR**

**NOTES:**

Windows and Doors to be insulated Low-E argon-filled double-pane glass to meet or exceed energy performance U-Factor of 0.3 Window Manufacturer/Contractor to obtain sign-off from Architect on which units require tempered glass before placing order. Windows and Doors glazing are required to meet Wind Borne Debris Region requirements for Large Missile Test of ASTM E 1996 and of ASTM E 1886. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact resisting standard or ANSI/DASMA 115.

Wood structural panels constructed to meet code, shall be provided for all exterior glazed openings, and any existing openings as indicated on architectural plans (See detail W-02)

Windows and Doors to meet required Design Pressures ratings for Wind Speed, Exposure Zone, and Roof Height listed on these drawings. Contractor to submit Manufacturer's Design Pressures ratings for sign-off approval on all windows and doors before placing order.

Contractor to verify quantities before placing order. Contractor to obtain rough openings from manufacturer for framing.

**GLASS**

HEAT SMART DOUBLE GLAZED 3MM THICKNESS BLACK SPACER

Exterior Profile: PUTTY Interior Profile: PUTTY

**EXTEIROR FINISH:**

Material: CLAD Color: ALPINE WHITE

**INTERIOR FINISH:**

Material: PRIMED Color: WHITE

**HARDWARE:**

Finish OIL RUBBED BRONZE Awning/Casement Style: CONTEMPORARY

Hinged Door Style: DALLAS Sliding Door Style: MIAMI

**WINDOW SCHEDULE - FOR PRICING ONLY**

MARK	QUANT.	TYPE	MANUF	MODEL#	LITES	FRAME SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
A	8	DOUBLE HUNG	ANDERSEN	A-SERIES	4	2'-8"	5'-4"	
A3	1	DOUBLE HUNG	ANDERSEN	A-SERIES	4	8'-0"	5'-4"	
B	5	AWNING	ANDERSEN	A-SERIES	4	2'-8"	6'-0"	
B2	2	AWNING	ANDERSEN	A-SERIES	4	5'-4"	6'-0"	
C	7	AWNING	ANDERSEN	A-SERIES	4	2'-4"	3'-8"	
D	4	AWNING	ANDERSEN	A-SERIES	4	2'-8"	4'-0"	
D3	2	AWNING	ANDERSEN	A-SERIES	4	8'-0"	4'-0"	
F	8	AWNING	ANDERSEN	A-SERIES	4	2'-6"	3'-4"	
G	6	AWNING	ANDERSEN	A-SERIES	4	2'-4"	3'-4"	
H	3	AWNING	ANDERSEN	A-SERIES	5	6'-0"	2'-6"	
I	1	AWNING	ANDERSEN	A-SERIES	4	2'-4"	5'-4"	

**DOOR SCHEDULE- FOR PRICING ONLY**

MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
1	2		ANDERSEN	A-SERIES	4	3'-0"	8'-0"	
2	2		SIMPSON		4	6'-0"	8'-0"	
3	4		ANDERSEN	A-SERIES	4	5'-4"	8'-0"	
4	1		ANDERSEN	A-SERIES	4	3'-0"	8'-0"	
5	2		ANDERSEN	A-SERIES	4	4'-6"	7'-0"	

**GLOSSARY**

<p>@ - AT CL - CENTERLINE PL - PROPERTY LINE # - DIAMETER # - POUND OR NUMBER (E) - EXISTING (N) - NEW ABV - ABOVE ACC - ACCESS ACOUS- ACOUSTICAL A.D. - AREA DRAIN ADJ. - ADJUSTABLE A.F.F. - ABOVE FINISHED FLOOR A.I.B. - AIR INFILTRATION BARRIER ATL - ALTERNATING APPROX - APPROXIMATE ARCH - ARCHITECT BD - BOARD BLDG - BUILDING BLKG - BLOCKING BM - BEAM B.O. - BOTTOM OF B/ - BOTTOM B/W - BOTH WAYS BP - BASE PLATE CAB - CABINET C.B. CATCH BASIN CEM - CEMENT CER. - CERAMIC C.I.P. - CAST-IN-PLACE C.J. - CONTROL JOINT CLG - CEILING CLKG - CAULKING CL - CENTER LINE CLO - CLOSET CLR - CLEAR CMU - CONCRETE MASONRY UNIT CNTR - COUNTER COL - COLUMN CONC. - CONCRETE CONN - CONNECTION CONT. - CONTINUOUS CORR. - CORRIDOR C.T. CERAMIC TILE CPT - CARPET / CARPETED CTR - CENTER DBL - DOUBLE DEMO - DEMOLITION DTL - DETAIL DEV - DEVELOPMENT DIA - Ø - DIAMETER DIM - DIMENSION DIR - DIRECTION DN - DOWN D.O. - DOOR OPENING DR - DISHWASHER DW - DISHWASHER DWG - DRAWING E - EAST EA - EACH EA/W - EACH WAY ECT - ECTEREA ELEV - ELEVATION ELEC - ELECTRICAL EMBED - EMBEDDED ENCL - ENCLOSURE ENG - ENGINEER EQ - EQUALLY EQUIP - EQUIPMENT</p>	<p>EST - ESTIMATE EXIST - EXISTING EXP - EXPOSED / EXPOSURE EXT - EXTERIOR F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER FF - FIRST FLOOR F/F - FINISH FLOOR TO FINISH FLOOR FRN - FINISH FDN - FOUNDATION FLASH - FLASHING FL FLOOR / FLOORING FLUOR - FLUORESCENT F.O. - FACE OF F.O.C. - FACE OF CONCRETE F.O.F. - FINISHED BY OWNER - INSTALLED BY CONTRACTOR F.O.M. - FACE OF MASONRY F.O.S. - FACE OF STUDS F.O.F. - FACE OF FINISH F.O.S. - FACE OF STUDS FR - FRAME FRFP - FIREPROOF FRPL - FIREPLACE FTG - FOOTING FT - FOOT OR FEET FURR - FURRING FUT - FUTURE F.W. - FULL WIDTH FG - FINISH GRADE FND - FOUNDATION GA - GAUGE GALV - GALVANIZED G.C. - GENERAL CONTRACTOR GL - GLASS GLAM - GLUE- LAMINATED GR - GRADE G.W.B. - GYPSUM WALL BOARD H.B. - HORSE BIB H.C. - HOLLOW CORE H.D.O. - HIGH DENSITY OVERLAY HDR - HEADER HOWD - HARDWOOD HOWE - HARDWARE HEM - HEMLOCK H.M. HOLLOW METAL HORZ - HORIZONTAL H.P. - HIGH POINT HR - HOUR HT - HEIGHT HVAC - HEATING / VENTILATING / AIR CONDITIONING H.W. - HOT WATER I.D. - INSIDE DIAMETER IN - INCH INSUL - INSULATION INT - INTERIOR J.B. - JUNCTION BOX J.F. - JOINT FILLER JT - JOINT LSL - LAMINATED STRAND LUMBER LVL - LAMINATED VENEER LUMBER LAM. - LAMINATE / LAMINATED LAV - LAVATORY L.F. - LINEAL FEET LOC - LOCATION LP. - LOW POINT LT - LIGHT</p>	<p>MAS - MASONRY MAX - MAXIMUM M.B. - MACHINE BOLT M.C. - MEDICINE CABINET MDF - MEDIUM DENSITY FIBERBOARD MDO - MEDIUM DENSITY OVERLAY MECH - MECHANICAL MILAM - MICROLAM MEMB - MEMBRANE MTL - METAL MFR - MANUFACTURER MIN - MINIMUM MISC. - MISCELLANEOUS MTD - MOUNTED MAT - MATERIAL MUL - MILLION N - NORTH N/A - NOT APPLICABLE N.I.C. - NOT IN CONTRACT NO - NUMBER NAT - NATURAL OA - OVERALL O/C - ON CENTER O.D.A. - OUTSIDE DIAMETER O.D. - OVERFLOW DRAIN OFF - OFFICE OH - OVERHEAD OPNG - OPENING OPP - OPPOSITE OP. HD. - OPPOSITE HAND PERF - PERFORATED PERP - PERPENDICULAR PL - PLATE PLAM - PLASTIC LAMINATE PLAS - PLASTER PWD - PLYWOOD PNL - PANEL PR - PAIR PRCST - PRE-CAST PT - POINT PTD - PAINTED PTN - PARTITION PLY - PLYWOOD PSF - POUND PER SQUARE FOOT PSI - POUND PER SQUARE INCH PSL - PARALLEL STRAND LUMBER P.T. - PRESSURE TREATED PTD - PAINTED R - RAISER R.A. - RETURN AIR RAD - RADIUS R.B. - RUBBER BASE R.D. - ROOF DRAIN RET - RETAINING REF - REFERENCE REFR - REFRIGERATOR REIN - REINFORCED REM - REMAINDER REQ - REQUIRED REV - REVISION / REVISIONS / REVISED RSTR - REGISTER R.H. RIGHT HAND RM - ROOM RO - ROUGH OPENING R.V.P. - RADON VENT PIPE R.W.L. - RAIN WATER LEADER</p>	<p>S - SOUTH S.A.F. - SELF-ADHERED FLASHING S.A.M. SELF ADHERED MEMBRANE S.C. - SOILD CORE S.D. - SMOKE DETECTOR SCHED - SCHEDULE SECT - SECTION S.G. - SAFETY GLASS SH - SHELF S.I.P. - STRUCTURAL INSULATED PANEL SHR - SHOWER SHT - SHEET SHT.MTL. - SHEET METAL SHTG - SHEATHING SIM - SIMILAR SL - SLAB S.O.G. - SLAB ON GRADE SPEC - SPECIFICATION SF - SECOND FLOOR S/F SUBFLOOR SQ.IN. - SQUARE INCHES S.S. - STAINLESS STEEL STA - STATION STD - STANDARD STL - STEEL STOR - STORAGE STAGG - STANGGERED STR - STRUCTURAL SUSP - SUSPENDED SYM - SYMMETRICAL T - TREAD T.B. - TOWEL BAR T.C. - TOP OF CURB TEL - TELEPHONE TER - TERRAZZO T &amp; G - TONGUE AND GROOZE T.G. - TEMPERED GLASS THK - THINK T.O. - TOP OF T.O.S. - TOP OF SLAB / TOP OF STEEL T.O.W. - TOP OF WALL T.P.H. - TOILET PAPER HOLDER T/ - TOP T/B - TOP AND BOTTOM TRD - TO BE DETERMINED TRR - TO BE REMOVED TJ - ENGINEER JOIST TP - TOP PLATE TYP - TYPICAL U.N.O. - UNLESS OTHERWISE NOTED VCT. - VONYL COMPOSITION TILE VEN - VENEER VERT - VERTICAL VEST - VESTIBULE VIF - VERIFY IN FIELD W/ - WITH W - WEST WRC - WESTERN RED CEDAR W.C. - WATER CLOSET WD - WOOD W.F. - WIDE FLANGE W.H. - WATER HEATER W/O - WITHOUT WIN - WINDOW WP - WATERPROOF WR - WATER RESISTANT WT - WEIGHT Z.C.C. - ZINC COATED COPPER</p>
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**GENERAL NOTES**

- CODES: ALL WORK SHALL CONFORM TO THE CURRENT MASSACHUSETTS STATE BUILDING CODES LISTED IN BUILDING CODE INFORMATION TABLE ON TITLE PAGE.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXISTS.
- ALL FRAMING SHALL BE LEVEL, PLUMB, AND TRUE TO LINES SHOWN.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT BLOCKING, BAKING, AND JACKS REQUIRED FOR INSTALLATION.
- VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING: CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.
- NOTIFY OWNER 10 DAYS IN ADVANCE OF DEMOLITION.
- SET ALL TILES WITH JOINTS AS DIRECTED BY OWNER OR ARCHITECT. ALL TILES SHALL BE ACCURATELY ALIGNED AND TRUE TO PLANE.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- ALL PLUMBING AND VENTING SHALL BE ACCORDING TO LOCAL CODES.
- SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
- INSULATION IS TO BE PROVIDED AT ALL BATHROOMS AND AHU CLOSETS.
- PROVIDE FIREBLOCKING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
- PROVIDE DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
- MOUNT ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY W/ ARCHITECT.
- USE PVC WASTE LINES FOR ALL PLUMBING IN CEILINGS AND WALLS.
- ALL INSULATION MATERIALS SHALL HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE-DEVELOPED RATING NOT TO EXCEED 450, PER MASSACHUSETTS STATE BUILDING CODE.
- CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.
- ALL ELECTRICAL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AS WELL AS THE NATIONAL ELECTRIC CODE, MOST RECENT ADDITION.
- THE CONTRACTOR IS REQUIRED TO COORDINATE BETWEEN THE TRADES THE SEQUENCE OF THE CONSTRUCTION AND THE REQUIRED REVIEW AND APPROVALS FOR THE HOUSE TO BE CERTIFIED AS ENERGY STAR COMPLIANT.

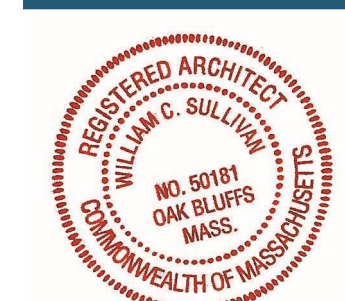
**MATERIAL LEGEND**

	GRADE		BLOCKING		DECK BOARD
	GRAVEL		STRUCTURAL FRAMING MEMBER		WOOD TRIM
	FOUNDATION WALLS PORPOSED		LVL		WOOD FLOORING
	FOUNDATION WALLS EXISTING		PLYWOOD SHEATHING/ SUB-FLOOR		CEDAR SHINGLES
	CMU BLOCK		GYPSUM BOARD		BRICK RUNNING BOND
	BRICK		RIGID INSULATION		PROPOSED WALLS
	STONE		SPRAY FOAM INSULATION		EXISTING WALLS
	STEEL		BATT INSULATION		

**SYMBOL LEGEND**

	NORTH ARROW		REVISION INDICATOR		INTERIOR ELEVATION
	FLOOR PLAN ELEVATION		SLOPE / PITCH SYMBOL		SQUARE FOOTAGE - GENERAL
	SECTION BREAK LINE		NOTE MARKER		SQUARE FOOTAGE - SHORE ZONE
	DOOR MARKER		REVISION LABEL		
	WINDOW MARKER		ELEVATION MARKER		
	DETAIL MARKER		SECTION MARKER		

**sullivan + associates**  
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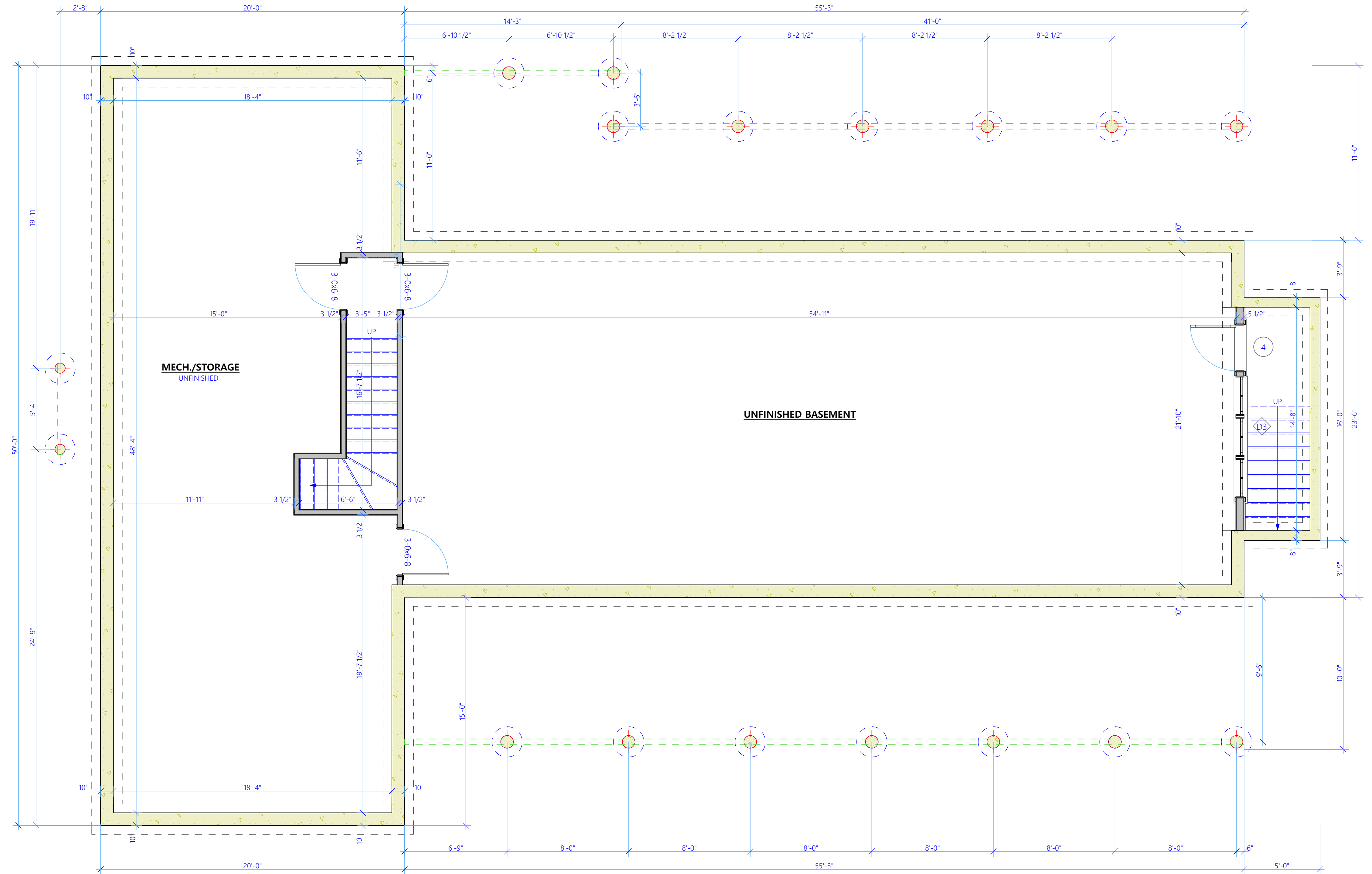


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SET #1	##/##/20

PROJECT NAME: **CHUN-KIM RESIDENCE**  
ADDRESS: **7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557**  
SHEET TITLE: **GENERAL NOTES PROJECT DATA**

DRAWN BY: **JG/MA**  
DATE: **2023-11-20**  
MAP/PARCEL: **3-15-0**  
JOB #: **20C01**  
DRAWING #: **A-001**

FOR PERMIT ONLY



**FOUNDATION PLAN**

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

FOR PERMIT ONLY

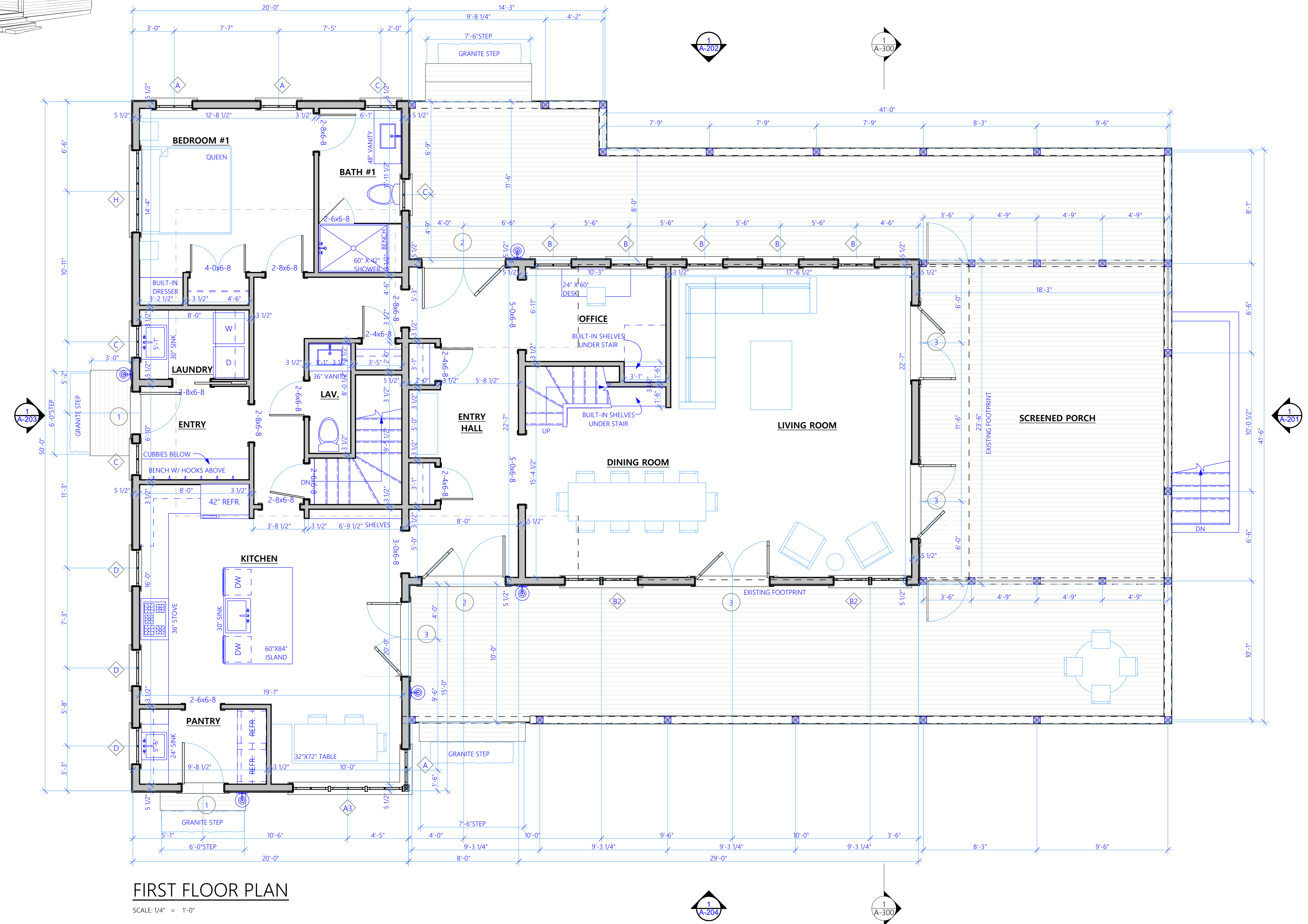


SET:	DATE:
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PROJECT NAME:	CHUN-KIM RESIDENCE
ADDRESS:	7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	PROPOSED FOUNDATION PLAN

DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	

A-100



**FIRST FLOOR PLAN**

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



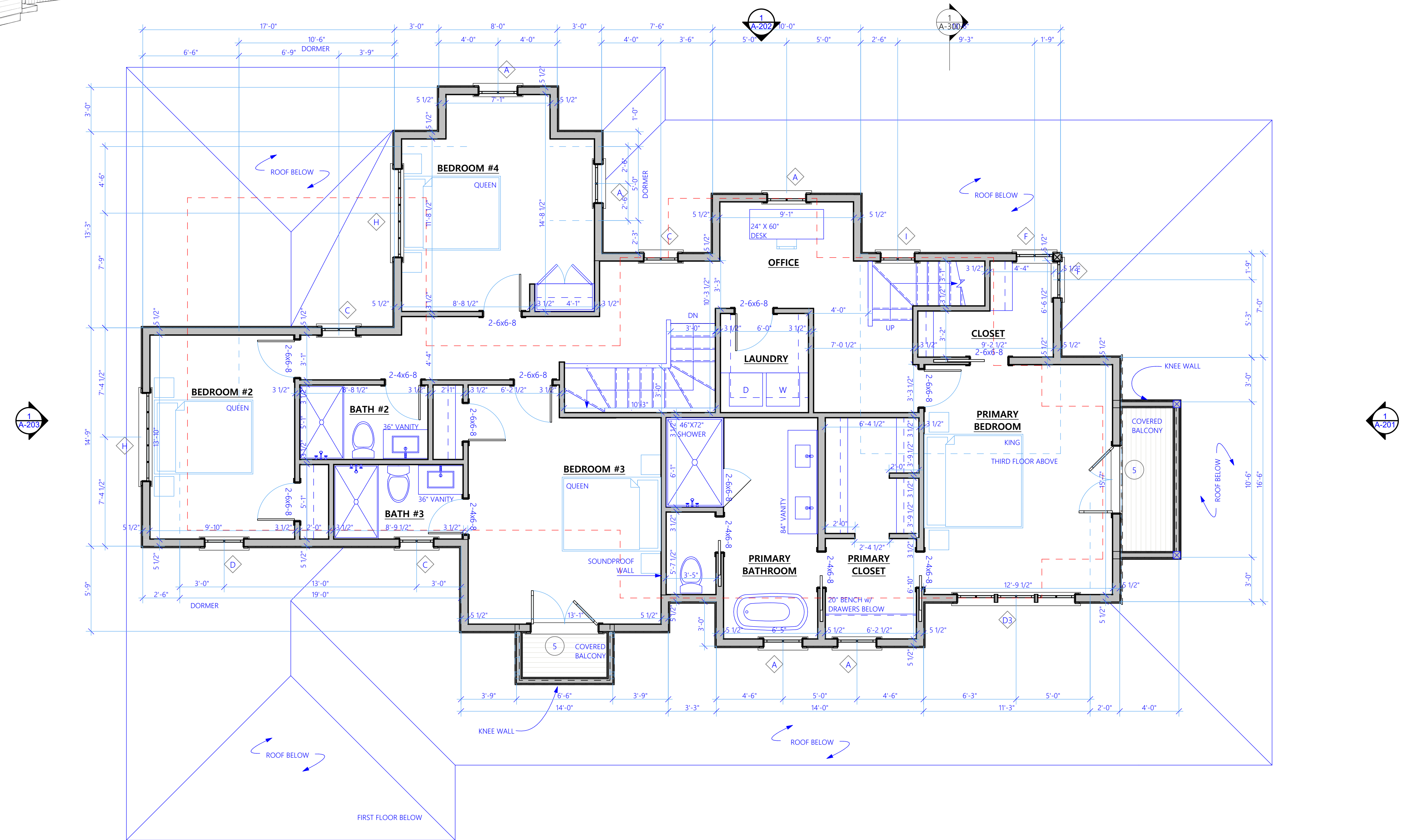
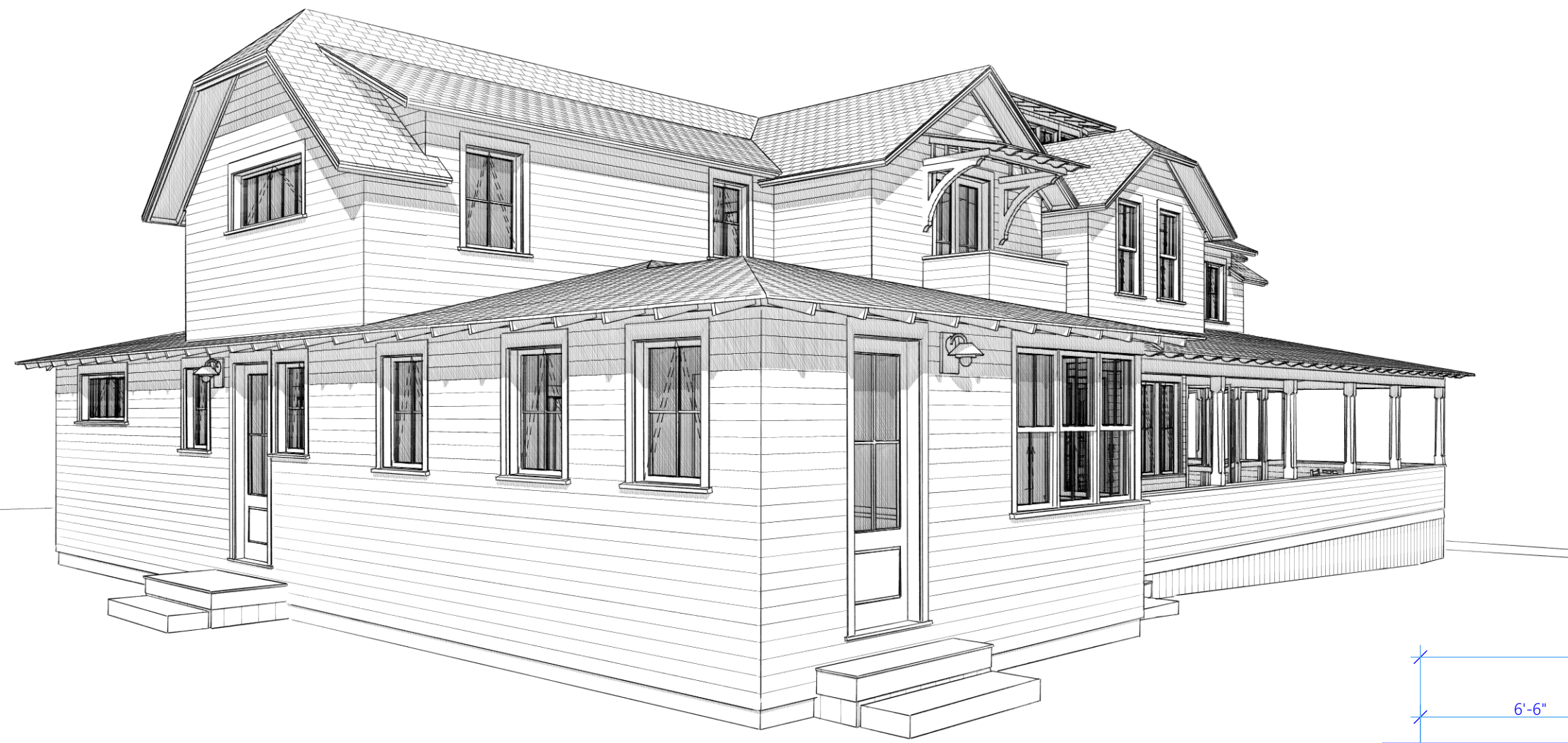
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PROJECT NAME:	<b>CHUN-KIM RESIDENCE</b>
ADDRESS:	<b>7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557</b>
SHEET TITLE:	<b>PROPOSED FIRST FLOOR PLAN</b>

DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	

**A-101**

**FOR PERMIT ONLY**



**SECOND FLOOR PLAN**

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

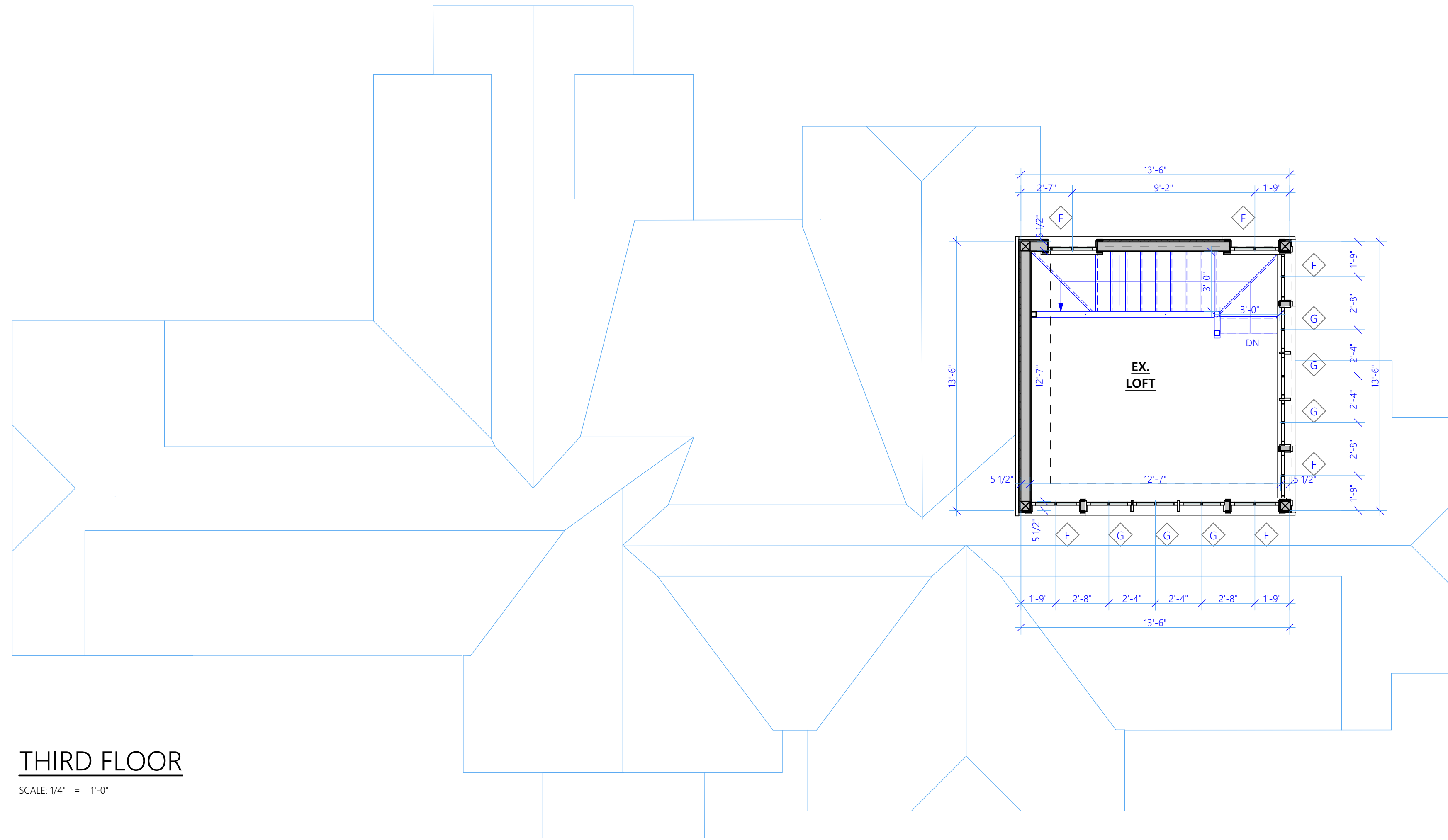
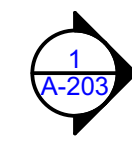
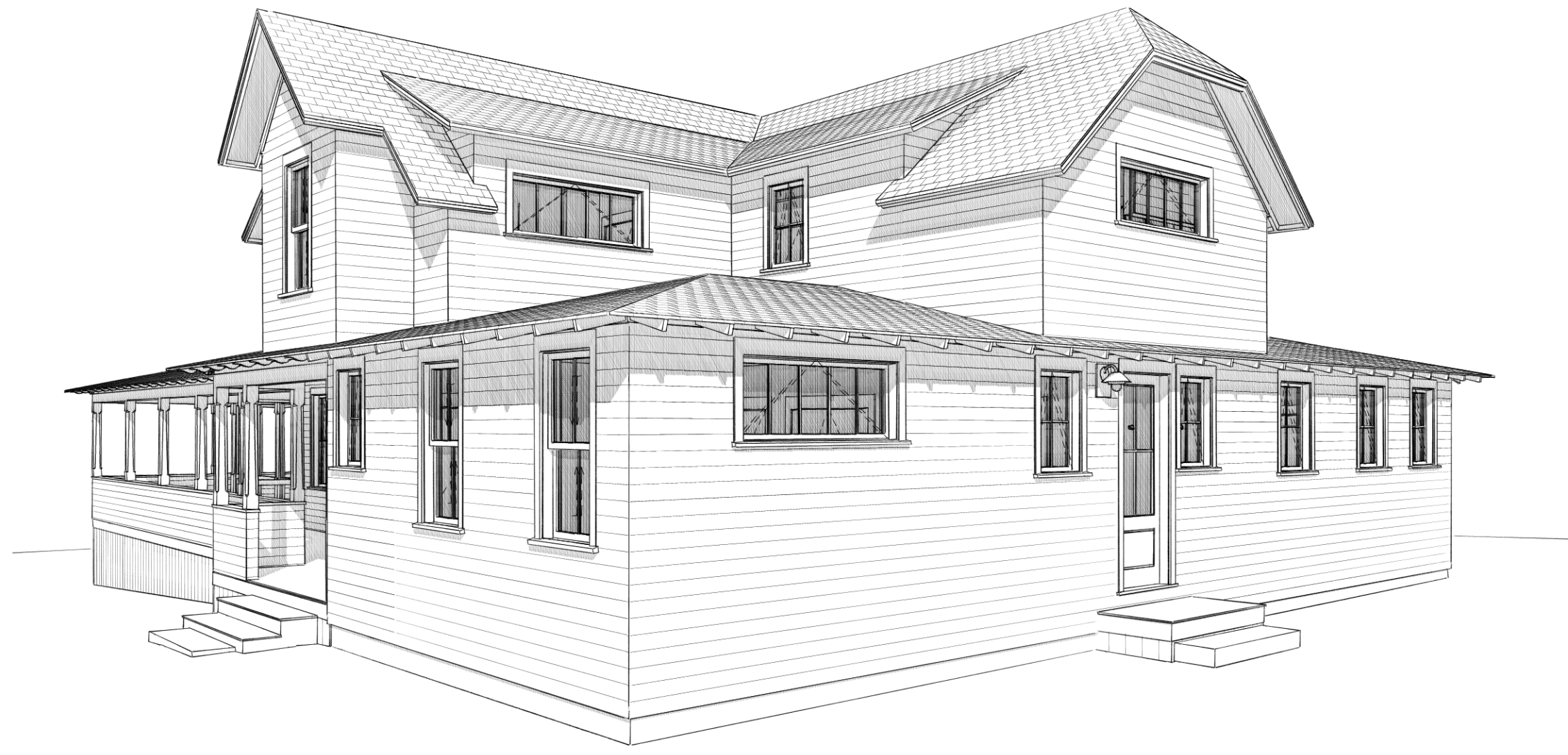
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SET #1	##/##/20

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ADDRESS:	7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	PROPOSED SECOND FLOOR PLAN

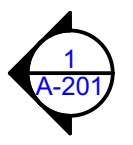
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DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	

A-102

FOR PERMIT ONLY



**THIRD FLOOR**  
SCALE: 1/4" = 1'-0"



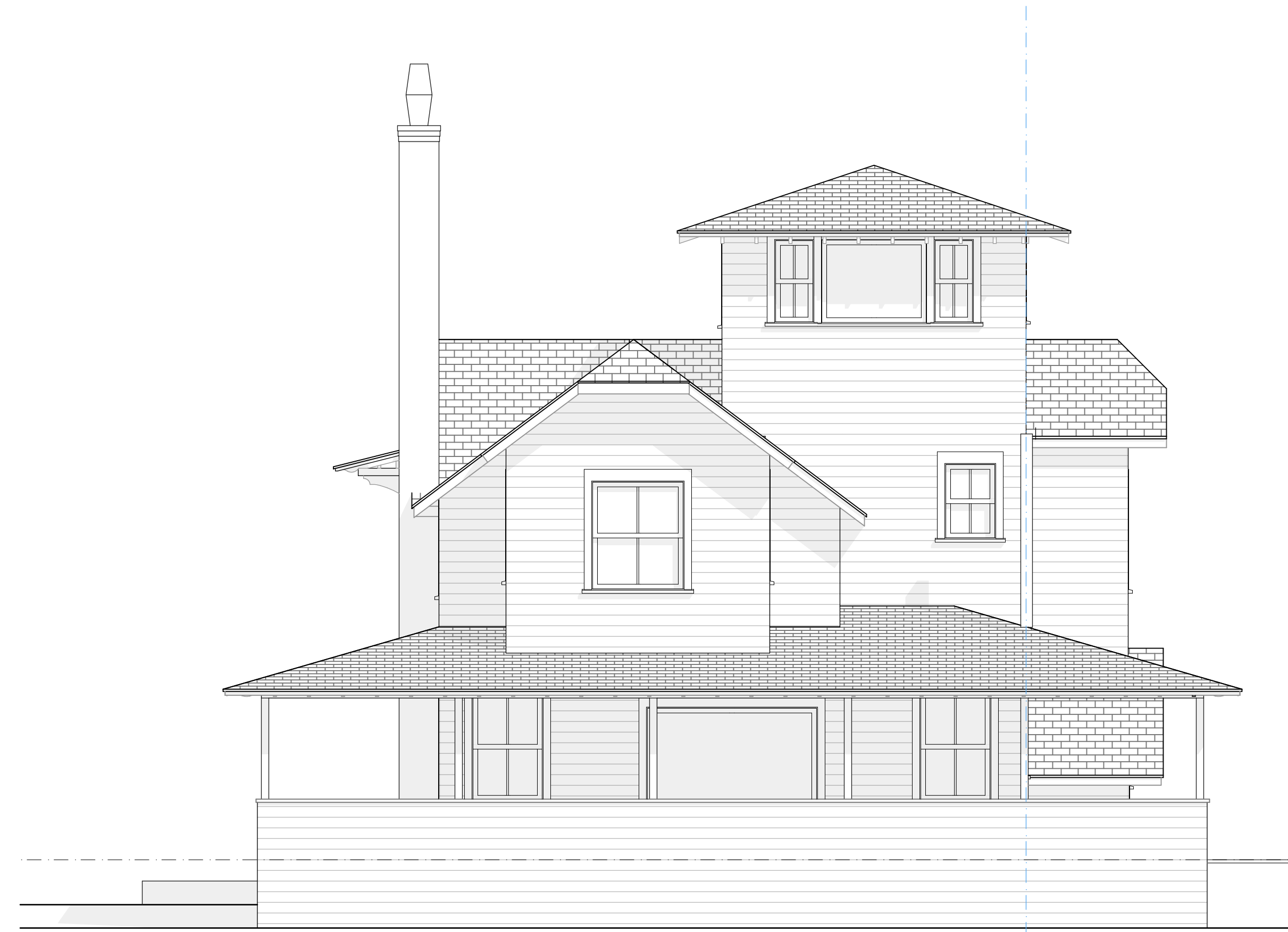
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SHEET TITLE:	PROPOSED THIRD FLOOR PLAN

DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	

A-103

FOR PERMIT ONLY



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



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



SET:	DATE:
SET #1	##/##/20

PROJECT NAME:	CHUN-KIM RESIDENCE
ADDRESS:	7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	PROPOSED EXTERIOR ELEVATIONS
DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	A-201

FOR PERMIT ONLY



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



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



SET:	DATE:
SET #1	##/##/20

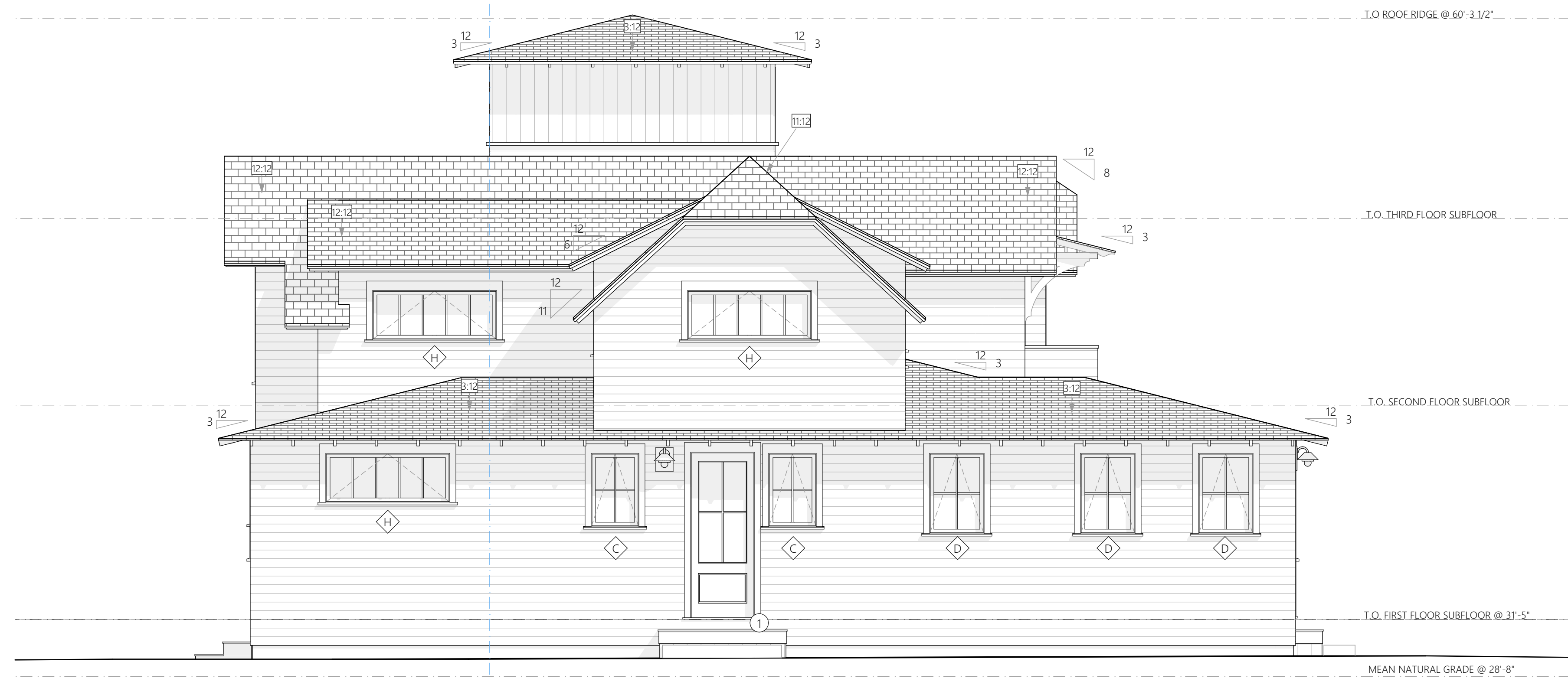
PROJECT NAME:	CHUN-KIM RESIDENCE
ADDRESS:	7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	PROPOSED EXTERIOR ELEVATIONS
DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	A-202

FOR PERMIT ONLY





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



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



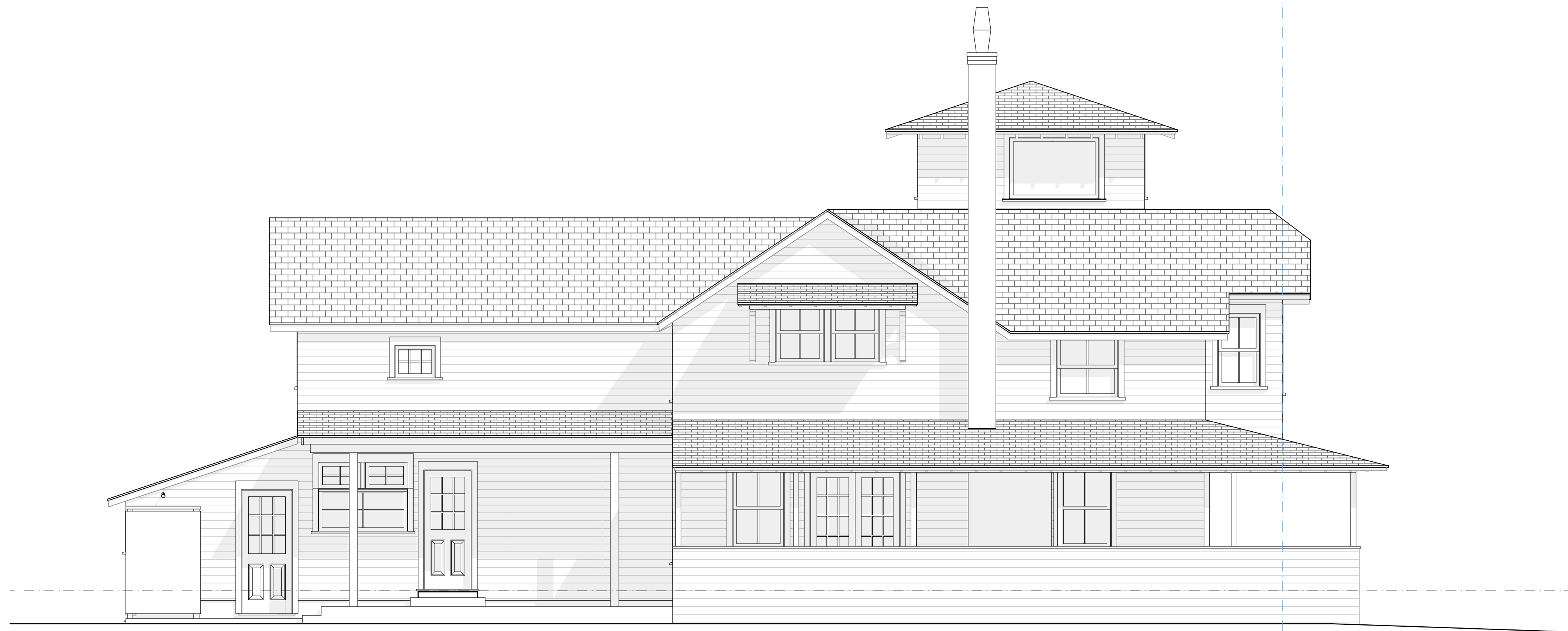
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PROJECT NAME:	CHUN-KIM RESIDENCE
ADDRESS:	7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	PROPOSED EXTERIOR ELEVATIONS

DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	

A-203

FOR PERMIT ONLY



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



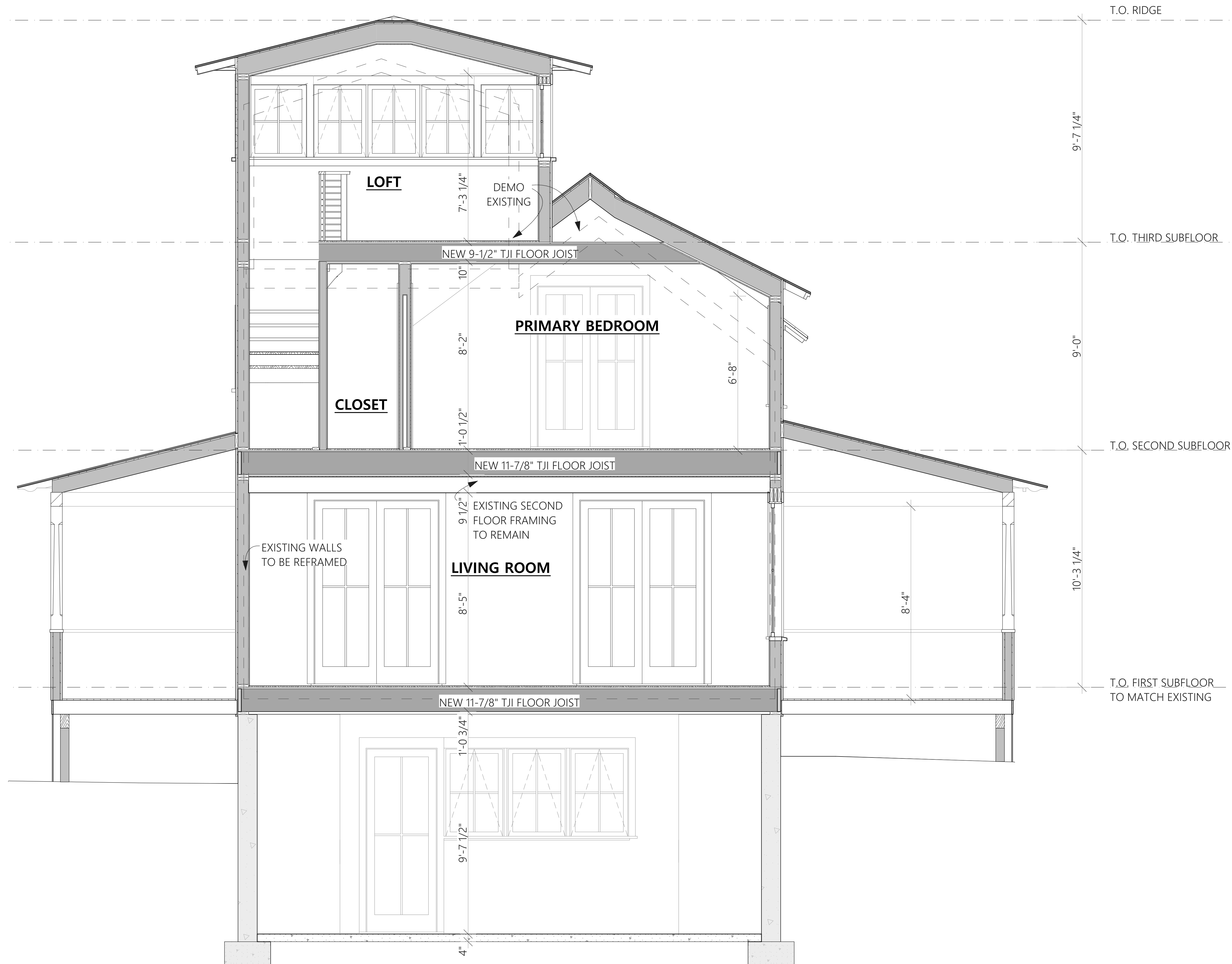
1 SOUTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

FOR PERMIT ONLY



SET:	DATE:
SET #1	##/##/20

PROJECT NAME:	CHUN-KIM RESIDENCE
ADDRESS:	7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	PROPOSED EXTERIOR ELEVATIONS
DRAWN BY:	JG/MA
DATE:	2023-11-20
MAP/PARCEL:	3-15-0
JOB #:	20C01
DRAWING #:	A-204



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

FOR PERMIT ONLY

SET: DATE:

PROJECT NAME: CHUN-KIM RESIDENCE  
ADDRESS: 7 ARLINGTON AVENUE, OAK BLUFFS, MA 02557  
SHEET TITLE: BUILDING SECTION

DRAWN BY: JG/MA

DATE: 2023-11-20

MAP/PARCEL: 3-15-0

JOB #: 20C01

DRAWING #:

A-300