

PFS Corporation
 Northeast Region
 APPROVED
 H Raup - 3
 3/3/17
 Approval limited to
 Factory Built Portion



2-12' X 1-1/4" X .031" HIGH TENSIL 5500LB PAINTED METAL STRAPS BY PRESTIGE. TOP 5' OF STRAP FASTENED ON CENTER(1" FROM TOP OF STRAP TO 6" OF BOTTOM OF STUDS W/(10)-10d NAILS SPACED EVENLY)TO 2-PLY 2X6 WALL STUDS FASTENED TOGETHER WITH (2)-10d NAILS @ 8" O/C. KEEP TENSION ON STRAP DURING CONNECTION FROM TOP TO BOTTOM. REMAINDER OF STRAP COILED IN FLOOR JOISTS. STRAP FASTENED TO CEMENT BASEMENT WALL ON SITE BY BUILDER FOLLOWING DETAILS BELOW (TYPICAL BOTH UNITS)

BY BUILDER ON SITE:
 FASTEN STEEL STRAPS TO CONCRETE WALL USING (5)-1/4" X 3" BLUE CLIMASEAL TAPCON SCREWS. KEEP SCREWS NO CLOSER THAN 6" TO ANY CONCRETE EDGE & SPACE NO CLOSER THAN 6" O/C. KEEP TENSION ON STRAP AT THE TOP OF WALL & WORK DOWN TO THE BOTTOM (TYPICAL BOTH UNITS)

2-800 LB-HOLD-DOWN DEVICES IN LIEU OF CORNER BRACED WALL RETURN DETAIL (TYPICAL BOTH UNITS)

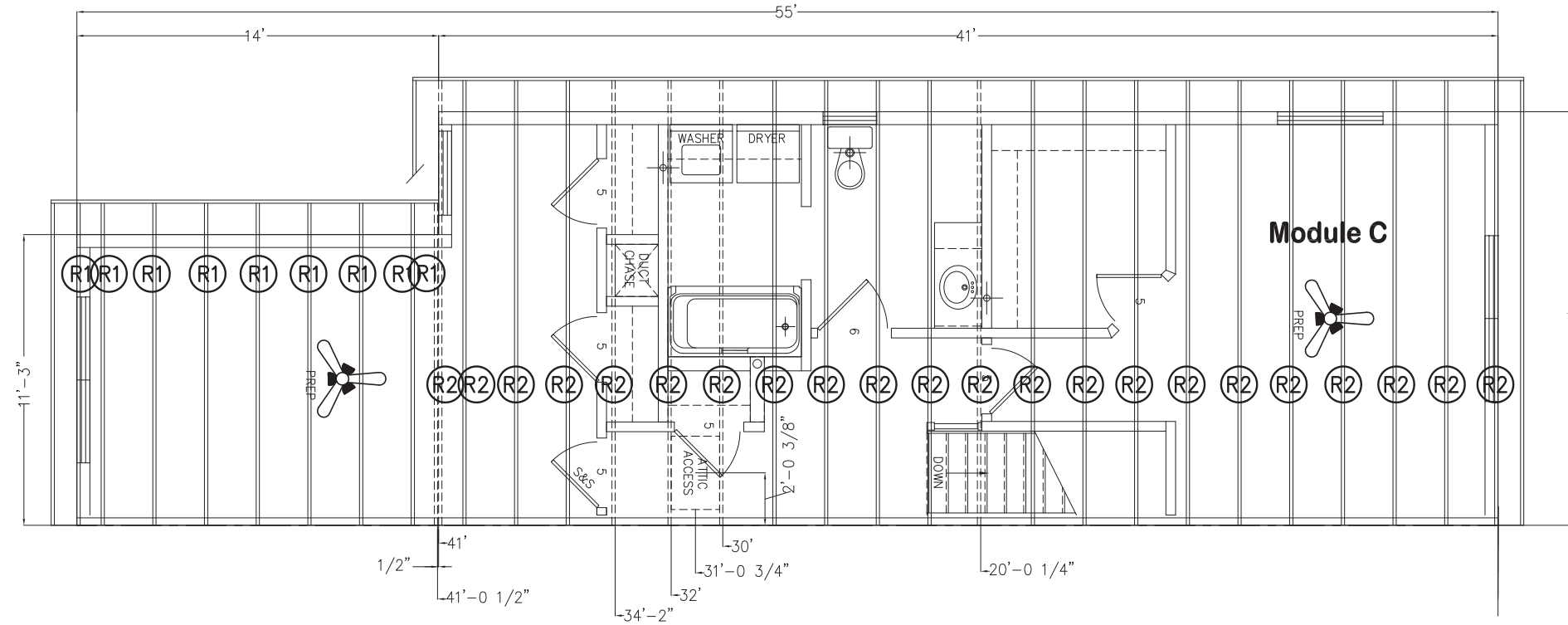
HDU5-SDS2.5 TO MEET 3000LB HOLD DOWN DEVICES ATTACHED TO STUDS (BOTH ENDS OF PANEL) WITH STRONG DRIVE STRONG DRIVE SDS HEAVY DUTY CONNECTOR SCREWS & 5/8" THREADED ROD EMBEDDED 8" INTO CONCRETE (DRILL 3/4" DIAMETER HOLE AND EPOXY INTO EXISTING CONCRETE FOUNDATION WITH SIMPSON STRONG TIE EPOXY SET-XP) (TYP. BOTH UNITS)

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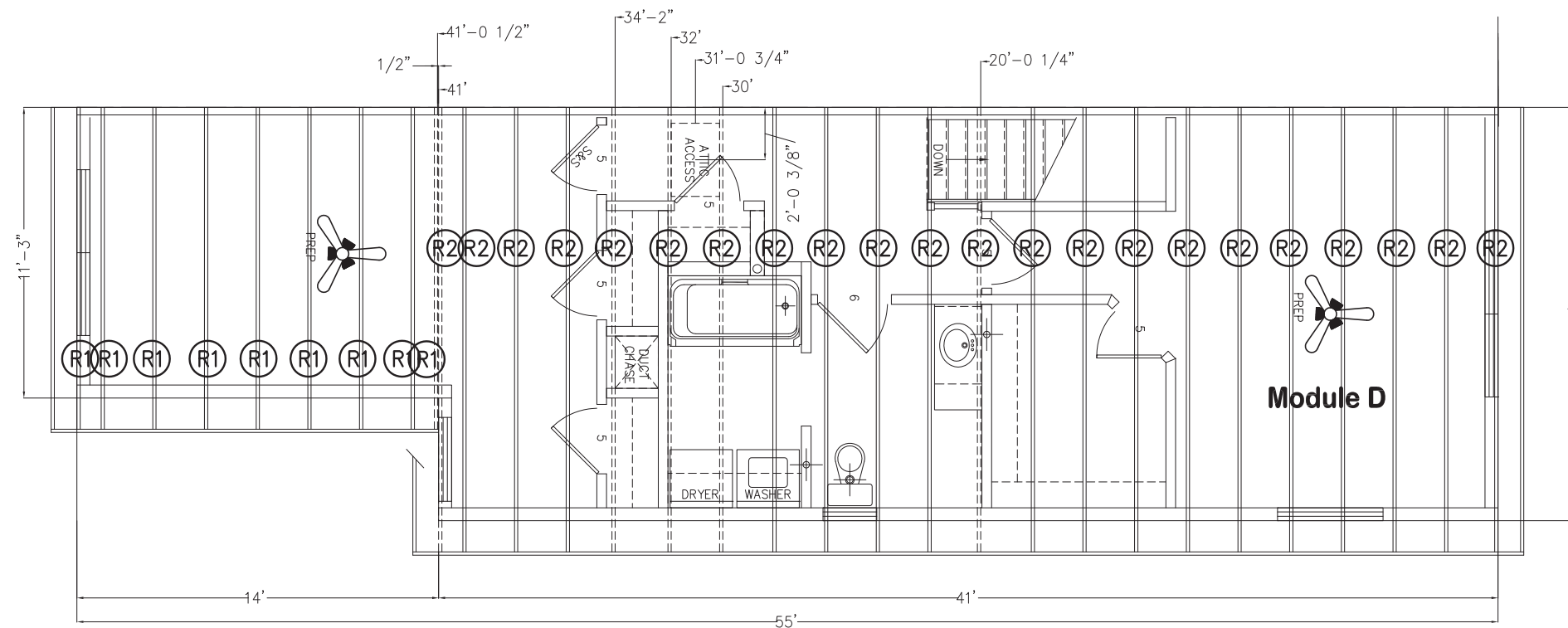
A Front Elevation
6-1

Revision Date	Mar. 02/17
Revised by	AG
Braced Wall Fastening Detail	R12859A-6-1B
12827A	
Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4E-2R8 Phone: (506)433-9130 Fax: (506)433-9141	
prestige HOMES	<i>We're built differently.</i>
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Original Date	Feb. 10/17
Scale	1/4" = 1'-0"
Sheet No.	—

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Unit 1



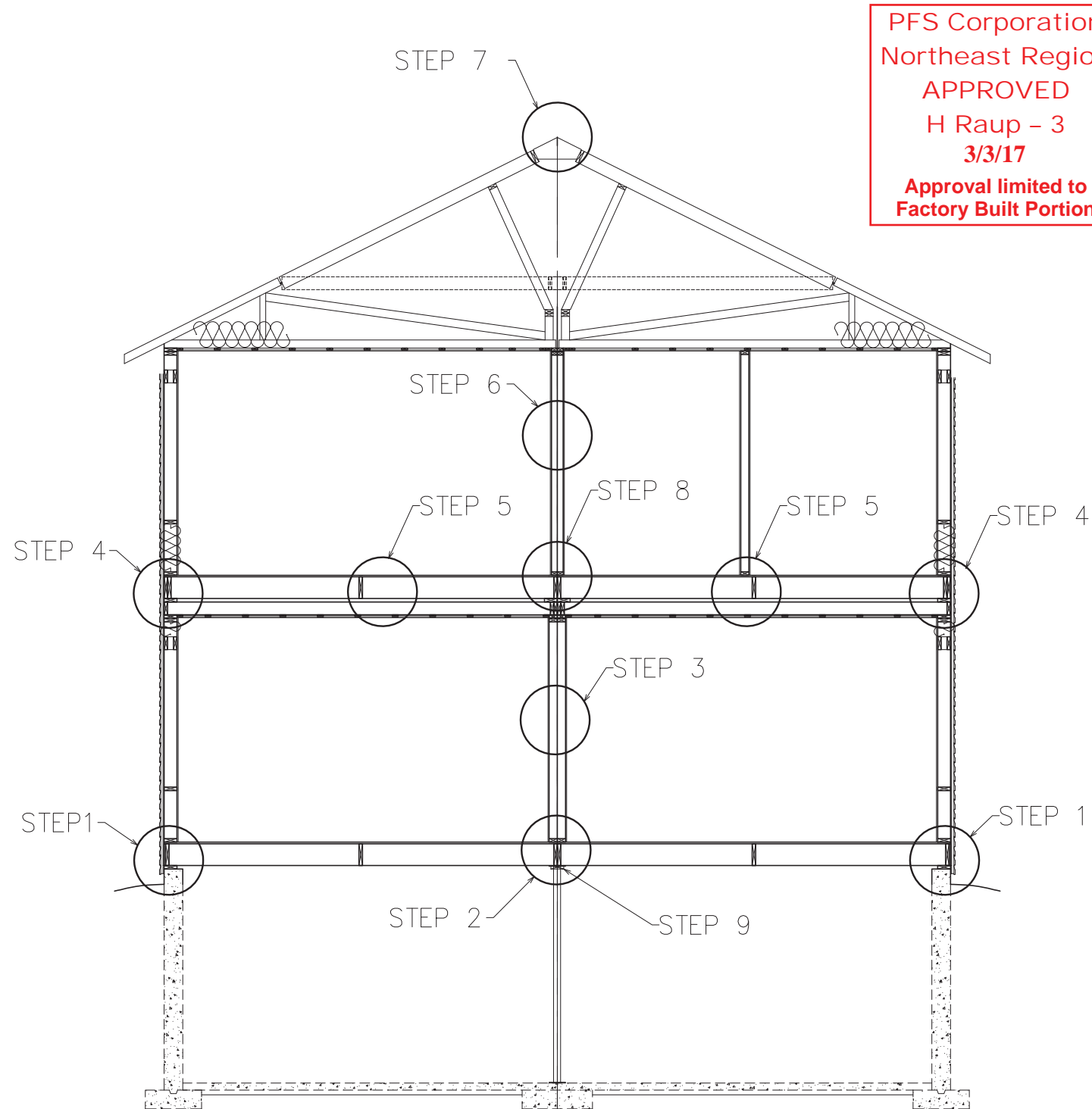
Unit 2

- (R1) = 18 ~ 11'-3' FLAT TRUSSES
- (R2) = 44 ~ 16' FLAT TRUSSES

**CAPS ON SITE FASTENED TO EACH MEMBER
 BELOW AS PER "STANDARD PIGGY BACK
 TRUSS CONNECTION DETAIL"**

Serial #:	12827A	Second Floor Ceiling Centers for 32' x 55'
Reference #:	???	Sheet #
Drawn By:	R.KING	S12A
Date:	JAN 26/2017	
Scale:	1/4"=1'-0"	

SITE CONNECTION DETAIL



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STEP 1: HOME MUST BE TIED TO FOUNDATION WITH STRAP ANCHORS EMBEDDED IN CONCRETE @ 8'-0" C/C (EMBEDDED BY FOUNDATION CONTRACTOR & NAILED TO RIM BY SITE FINISH CREW), OR HAVE STEEL STRAPPING FASTENED @ 32" C/C INTO SILL PLATE & RIM JOIST WITH MIN. 3-1/4" NAILS, 3 PER END (BY SITE FINISH CREW) OR TOENAILED WITH MIN. 3-1/4" NAILS @ 16" C/C FROM RIM JOIST INTO SILL PLATE (BY SITE FINISH CREW)

STEP 2: CENTER BEAM IS MADE UP OF 1-PLY 9-1/4" LVL EACH MODULE AND THROUGH BOLTED AT 4'-0" O/C WITH 5/8" THREADED RODS.

STEP 3: EVERY MATEWALL OPENING MUST BE CLAMPED AND FASTENED WITH 3 PCS OF STEEL STRAPPING WITH MINIMUM OF TWO 2" NAILS PER END (TOP, CENTER, BOTTOM OF WALL)

STEP 4: STEEL STRAPPING MUST SPAN BETWEEN FLOOR FRAMING AND 2X6 SILL AT 32" O/C MINIMUM WITH MINIMUM 3-1/4" NAILS, ONE AT EACH END OF STRAP, OR 3-1/4" NAIL TOE NAILED FROM RIM JOIST TO 2X6 PLATE AT 16" O/C. A MORE SECURE METHOD MAY BE REQUIRED IN HIGH WIND AREAS. ALL AREAS WHERE STRAPS ARE TO BE LOCATED THE 1" CODE BOARD MUST BE CUT OUT AND REINSTALLED UPON INSTALLATION OF THE STEEL STRAPPING. WATER RESISTIVE BARRIER TO COVER THERE AFTER.

STEP 5: INSTALL STEEL STRAPPING WITH 24" OF MARRIAGE WALL AND THREE MORE STRAPS EQUALLY SPACED ON THE EXTERIOR SIDE OF THE GABLE END OF EACH MODULE. THESE WILL BE FASTENED WITH MINIMUM 3-1/4" NAILS PER END OR 3-1/4" NAILS TOE NAILED FROM RIM JOIST TO 2X6 PLATE.

STEP 6: EVERY MATEWALL OPENING MUST BE CLAMPED AND FASTENED WITH 3 PCS OF STEEL STRAPPING WITH MINIMUM OF TWO 2" NAILS PER END. (TOP, CENTER, BOTTOM OF WALL)

STEP 7: HOME MUST BE TIED TOGETHER AT THE PEAK WITH STEEL STRAPPING (MIN. 3-1/4" NAILS PER END) EVERY OTHER TRUSS, MATERIAL SUPPLIED BY PRESTIGE HOMES AND INSTALLED BY SITE COMPLETION TEAM. ASPHALT RIDGE CAP SUPPLIED BY PRESTIGE HOMES AND INSTALLED BY SITE COMPLETION TEAM.

STEP 8: ALL FLOOR SHEATHING AT MATEWALL OPENINGS ARE STEPPED BACK AND A CONTINUOUS PIECE OF FLOOR SHEATHING INSTALLED ON SITE.

STEP 9: BY BUILDER AFTER HOME IS SET TOGETHER. INSTALL 2X6 PLATE(SUPPLIED BY BUILDER) ON BOTTOM OF CENTER BEAM RUNNING FULL LENGTH OF HOME. THIS IS A FIRE STOP.

SITE INSTALLED TRUSSES

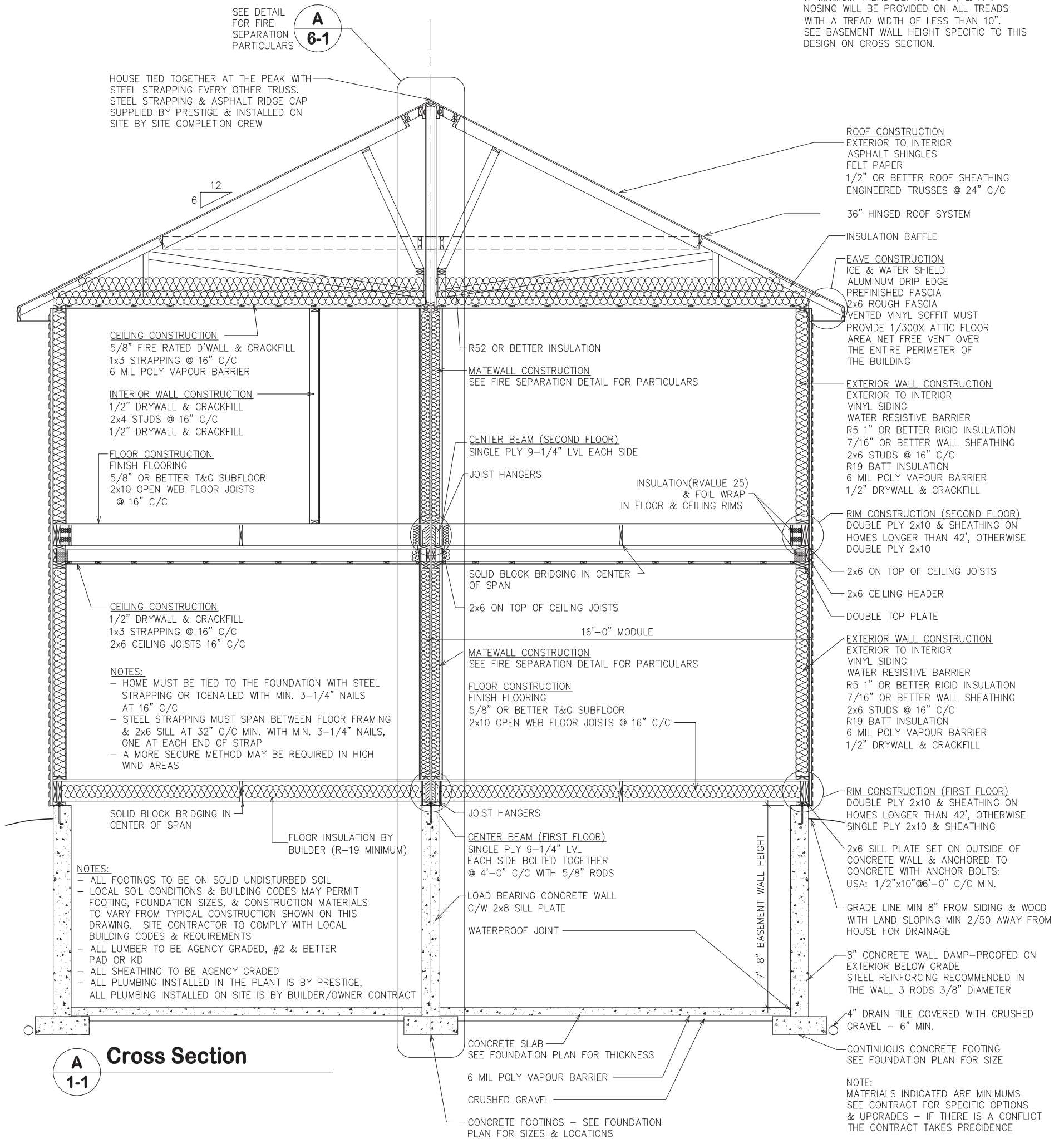
ALL SITE INSTALLED TRUSSES AND/OR TRUSS CAPS INSTALLED AS PER STANDARD PIGGYBACK TRUSS CONNECTION DETAIL SUPPLIED IN THIS DRAWING PACKAGE.

Revision Date		Revised by		SITE CONNECTION DETAIL
Drawn By	ALK	Original Date	May 1/13	Prestige Homes
Scale	3/16" = 1'-0"	Sheet No.	—	2-Storey
Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4E-2R8 Phone: (506)433-9130 Fax: (506)433-9141				

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FOR THE STATE OF MAINE, BASEMENT STAIRS ARE A COMPONENT OF THIS DESIGN WITH A MAXIMUM RISER HEIGHT OF 8-1/4", A MINIMUM TREAD DEPTH OF 9", & A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH A TREAD WIDTH OF LESS THAN 10". SEE BASEMENT WALL HEIGHT SPECIFIC TO THIS DESIGN ON CROSS SECTION.



Sheet No.	Drawn By AG
Original Date	Aug 15/16
Scale	1/4"=1'-0"

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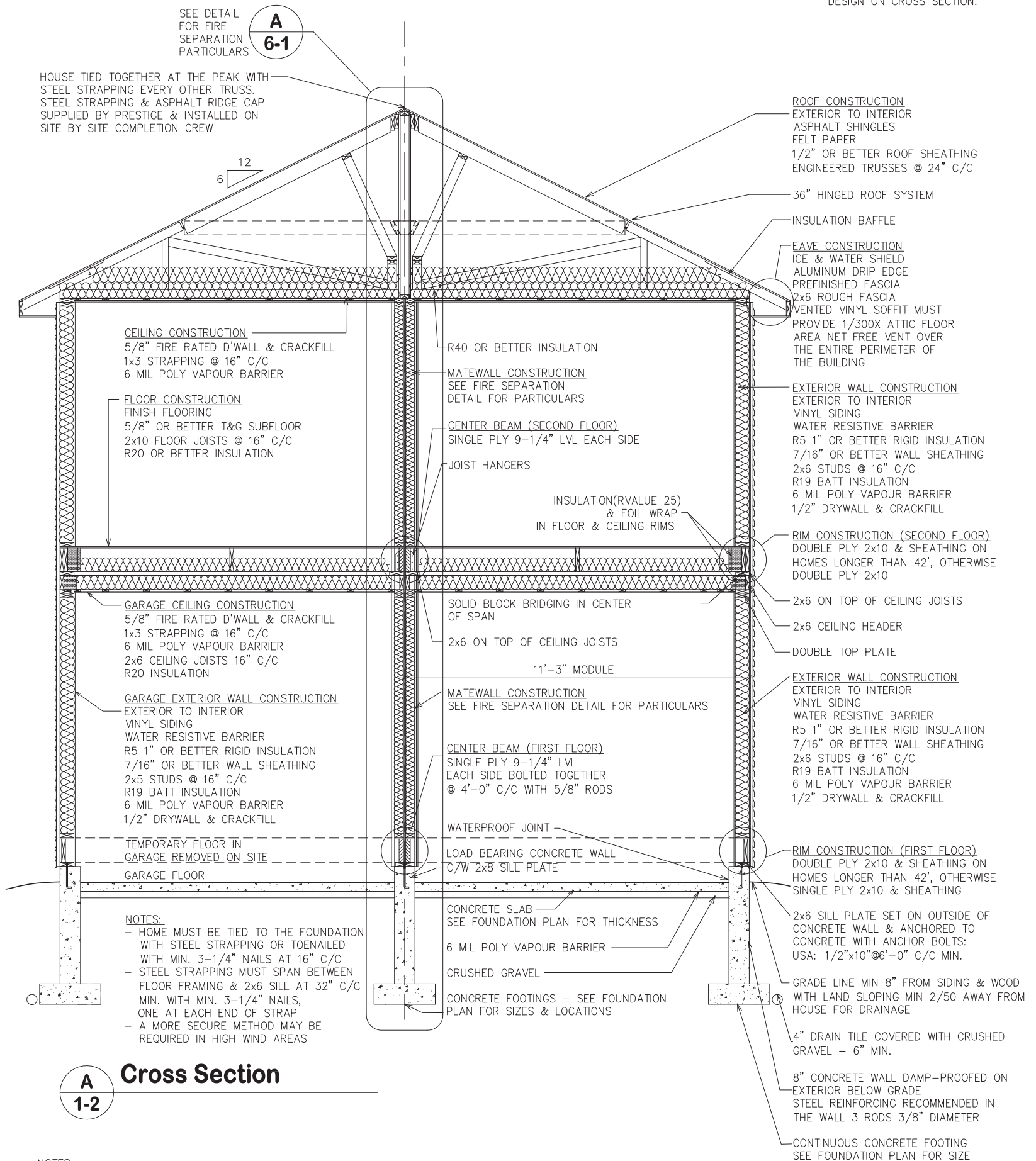
Cross Section
12827A **R12859A-1-1D**

Revision Date
Feb. 27/17
Revised by
AG

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FOR THE STATE OF MAINE, BASEMENT STAIRS ARE A COMPONENT OF THIS DESIGN WITH A MAXIMUM RISER HEIGHT OF 8-1/4", A MINIMUM TREAD DEPTH OF 9", & A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH A TREAD WIDTH OF LESS THAN 10". SEE BASEMENT WALL HEIGHT SPECIFIC TO THIS DESIGN ON CROSS SECTION.



HOUSE TIED TOGETHER AT THE PEAK WITH STEEL STRAPPING EVERY OTHER TRUSS. STEEL STRAPPING & ASPHALT RIDGE CAP SUPPLIED BY PRESTIGE & INSTALLED ON SITE BY SITE COMPLETION CREW

SEE DETAIL FOR FIRE SEPARATION PARTICULARS

CEILING CONSTRUCTION
5/8" FIRE RATED D'WALL & CRACKFILL
1x3 STRAPPING @ 16" C/C
6 MIL POLY VAPOUR BARRIER

FLOOR CONSTRUCTION
FINISH FLOORING
5/8" OR BETTER T&G SUBFLOOR
2x10 FLOOR JOISTS @ 16" C/C
R20 OR BETTER INSULATION

GARAGE CEILING CONSTRUCTION
5/8" FIRE RATED D'WALL & CRACKFILL
1x3 STRAPPING @ 16" C/C
6 MIL POLY VAPOUR BARRIER
2x6 CEILING JOISTS 16" C/C
R20 INSULATION

GARAGE EXTERIOR WALL CONSTRUCTION
EXTERIOR TO INTERIOR
VINYL SIDING
WATER RESISTIVE BARRIER
R5 1" OR BETTER RIGID INSULATION
7/16" OR BETTER WALL SHEATHING
2x5 STUDS @ 16" C/C
R19 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL & CRACKFILL

TEMPORARY FLOOR IN GARAGE REMOVED ON SITE
GARAGE FLOOR

NOTES:
- HOME MUST BE TIED TO THE FOUNDATION WITH STEEL STRAPPING OR TOENAILED WITH MIN. 3-1/4" NAILS AT 16" C/C
- STEEL STRAPPING MUST SPAN BETWEEN FLOOR FRAMING & 2x6 SILL AT 32" C/C MIN. WITH MIN. 3-1/4" NAILS, ONE AT EACH END OF STRAP
- A MORE SECURE METHOD MAY BE REQUIRED IN HIGH WIND AREAS

R40 OR BETTER INSULATION

MATEWALL CONSTRUCTION
SEE FIRE SEPARATION DETAIL FOR PARTICULARS

CENTER BEAM (SECOND FLOOR)
SINGLE PLY 9-1/4" LVL EACH SIDE
JOIST HANGERS

INSULATION(RVALUE 25) & FOIL WRAP IN FLOOR & CEILING RIMS

SOLID BLOCK BRIDGING IN CENTER OF SPAN
2x6 ON TOP OF CEILING JOISTS

11'-3" MODULE

MATEWALL CONSTRUCTION
SEE FIRE SEPARATION DETAIL FOR PARTICULARS

CENTER BEAM (FIRST FLOOR)
SINGLE PLY 9-1/4" LVL EACH SIDE BOLTED TOGETHER @ 4'-0" C/C WITH 5/8" RODS

WATERPROOF JOINT

LOAD BEARING CONCRETE WALL C/W 2x8 SILL PLATE

CONCRETE SLAB - SEE FOUNDATION PLAN FOR THICKNESS

6 MIL POLY VAPOUR BARRIER

CRUSHED GRAVEL

CONCRETE FOOTINGS - SEE FOUNDATION PLAN FOR SIZES & LOCATIONS

ROOF CONSTRUCTION
EXTERIOR TO INTERIOR
ASPHALT SHINGLES
FELT PAPER
1/2" OR BETTER ROOF SHEATHING
ENGINEERED TRUSSES @ 24" C/C

36" HINGED ROOF SYSTEM

INSULATION Baffle

EAVE CONSTRUCTION
ICE & WATER SHIELD
ALUMINUM DRIP EDGE
PREFINISHED FASCIA
2x6 ROUGH FASCIA
VENTED VINYL SOFFIT MUST PROVIDE 1/300X ATTIC FLOOR AREA NET FREE VENT OVER THE ENTIRE PERIMETER OF THE BUILDING

EXTERIOR WALL CONSTRUCTION
EXTERIOR TO INTERIOR
VINYL SIDING
WATER RESISTIVE BARRIER
R5 1" OR BETTER RIGID INSULATION
7/16" OR BETTER WALL SHEATHING
2x6 STUDS @ 16" C/C
R19 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL & CRACKFILL

RIM CONSTRUCTION (SECOND FLOOR)
DOUBLE PLY 2x10 & SHEATHING ON HOMES LONGER THAN 42', OTHERWISE DOUBLE PLY 2x10

2x6 ON TOP OF CEILING JOISTS

2x6 CEILING HEADER

DOUBLE TOP PLATE

EXTERIOR WALL CONSTRUCTION
EXTERIOR TO INTERIOR
VINYL SIDING
WATER RESISTIVE BARRIER
R5 1" OR BETTER RIGID INSULATION
7/16" OR BETTER WALL SHEATHING
2x6 STUDS @ 16" C/C
R19 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL & CRACKFILL

RIM CONSTRUCTION (FIRST FLOOR)
DOUBLE PLY 2x10 & SHEATHING ON HOMES LONGER THAN 42', OTHERWISE SINGLE PLY 2x10 & SHEATHING

2x6 SILL PLATE SET ON OUTSIDE OF CONCRETE WALL & ANCHORED TO CONCRETE WITH ANCHOR BOLTS: USA: 1/2"x10"@6'-0" C/C MIN.

GRADE LINE MIN 8" FROM SIDING & WOOD WITH LAND SLOPING MIN 2/50 AWAY FROM HOUSE FOR DRAINAGE

4" DRAIN TILE COVERED WITH CRUSHED GRAVEL - 6" MIN.

8" CONCRETE WALL DAMP-PROOFED ON EXTERIOR BELOW GRADE
STEEL REINFORCING RECOMMENDED IN THE WALL 3 RODS 3/8" DIAMETER

CONTINUOUS CONCRETE FOOTING
SEE FOUNDATION PLAN FOR SIZE

NOTE:
MATERIALS INDICATED ARE MINIMUMS
SEE CONTRACT FOR SPECIFIC OPTIONS & UPGRADES - IF THERE IS A CONFLICT THE CONTRACT TAKES PRECEDENCE

A 1-2 Cross Section

NOTES:
- ALL FOOTINGS TO BE ON SOLID UNDISTURBED SOIL
- LOCAL SOIL CONDITIONS & BUILDING CODES MAY PERMIT FOOTING, FOUNDATION SIZES, & CONSTRUCTION MATERIALS TO VARY FROM TYPICAL CONSTRUCTION SHOWN ON THIS DRAWING. SITE CONTRACTOR TO COMPLY WITH LOCAL BUILDING CODES & REQUIREMENTS
- ALL LUMBER TO BE AGENCY GRADED, #2 & BETTER PAD OR KD
- ALL SHEATHING TO BE AGENCY GRADED
- ALL PLUMBING INSTALLED IN THE PLANT IS BY PRESTIGE, ALL PLUMBING INSTALLED ON SITE IS BY BUILDER/OWNER CONTRACT

Sheet No.	Drawn By AG
	Original Date Aug 15/16
	Scale 1/4"=1'-0"

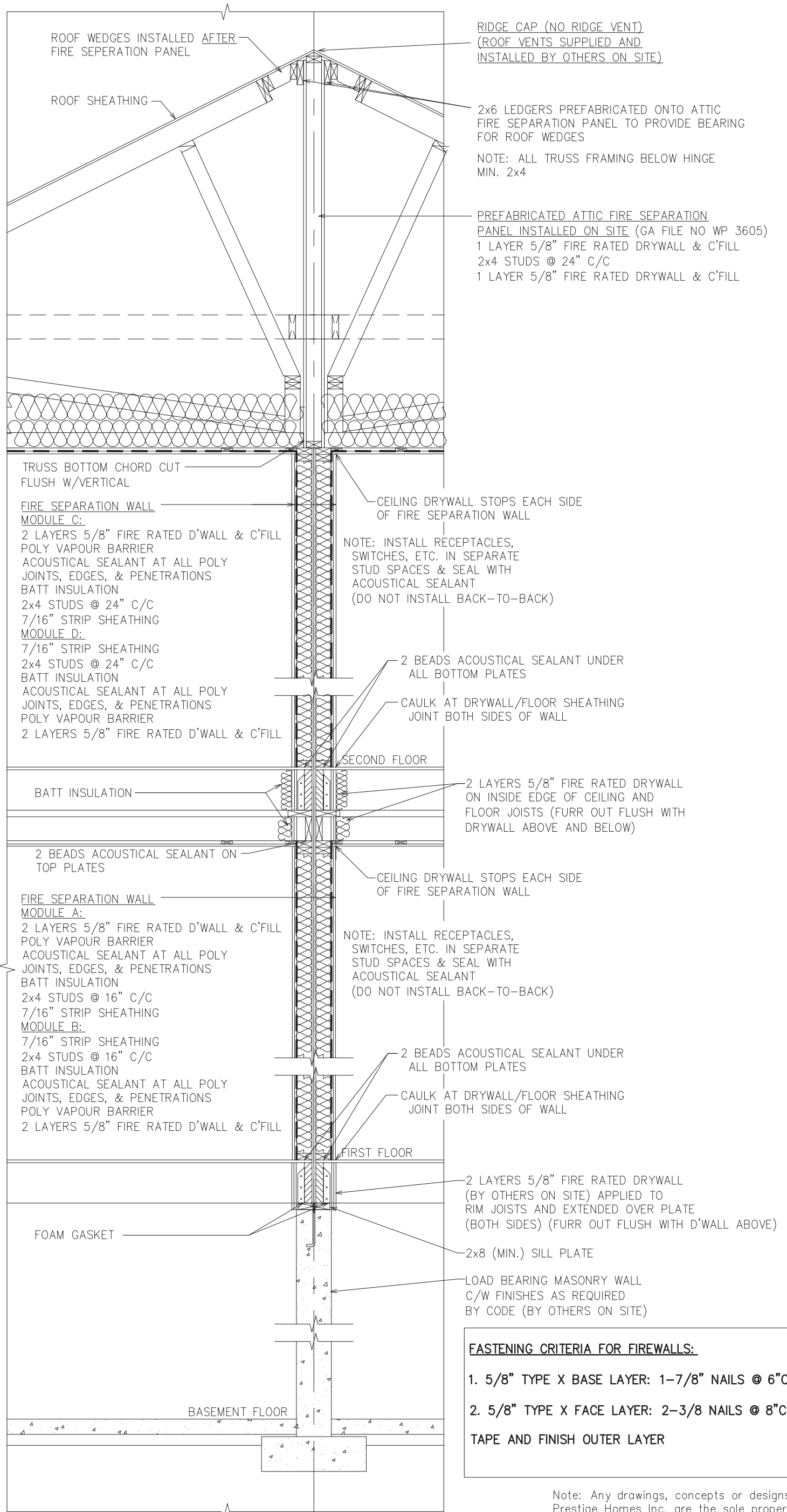
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Cross Section	
12827A	R12859A-1-2C

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AG

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FASTENING CRITERIA FOR FIREWALLS:

- 5/8" TYPE X BASE LAYER: 1-7/8" NAILS @ 6"C/C
- 5/8" TYPE X FACE LAYER: 2-3/8" NAILS @ 8"C/C

TAPE AND FINISH OUTER LAYER

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A Fire Separation Detail (GA file no WP3820)
6-1

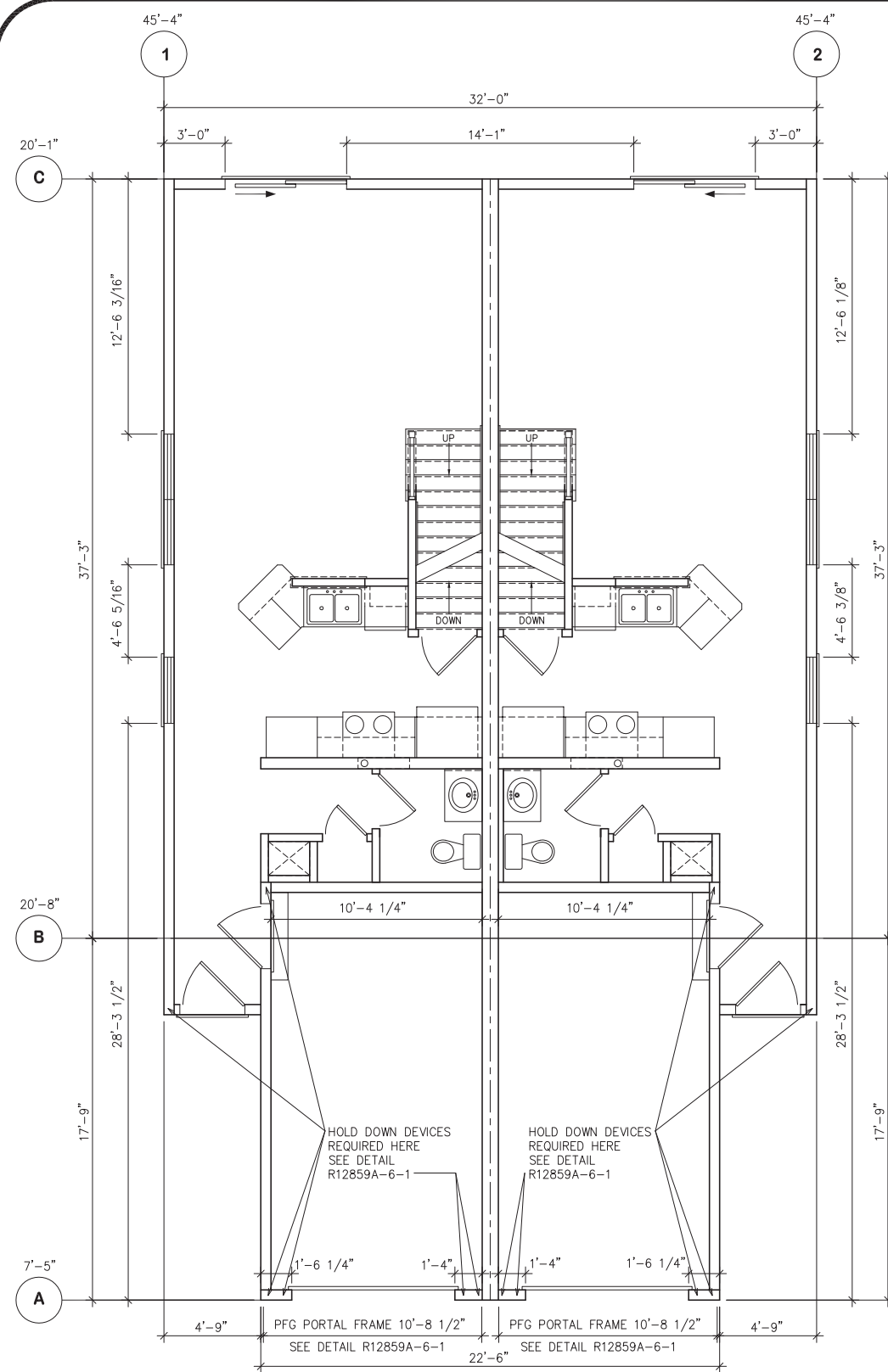
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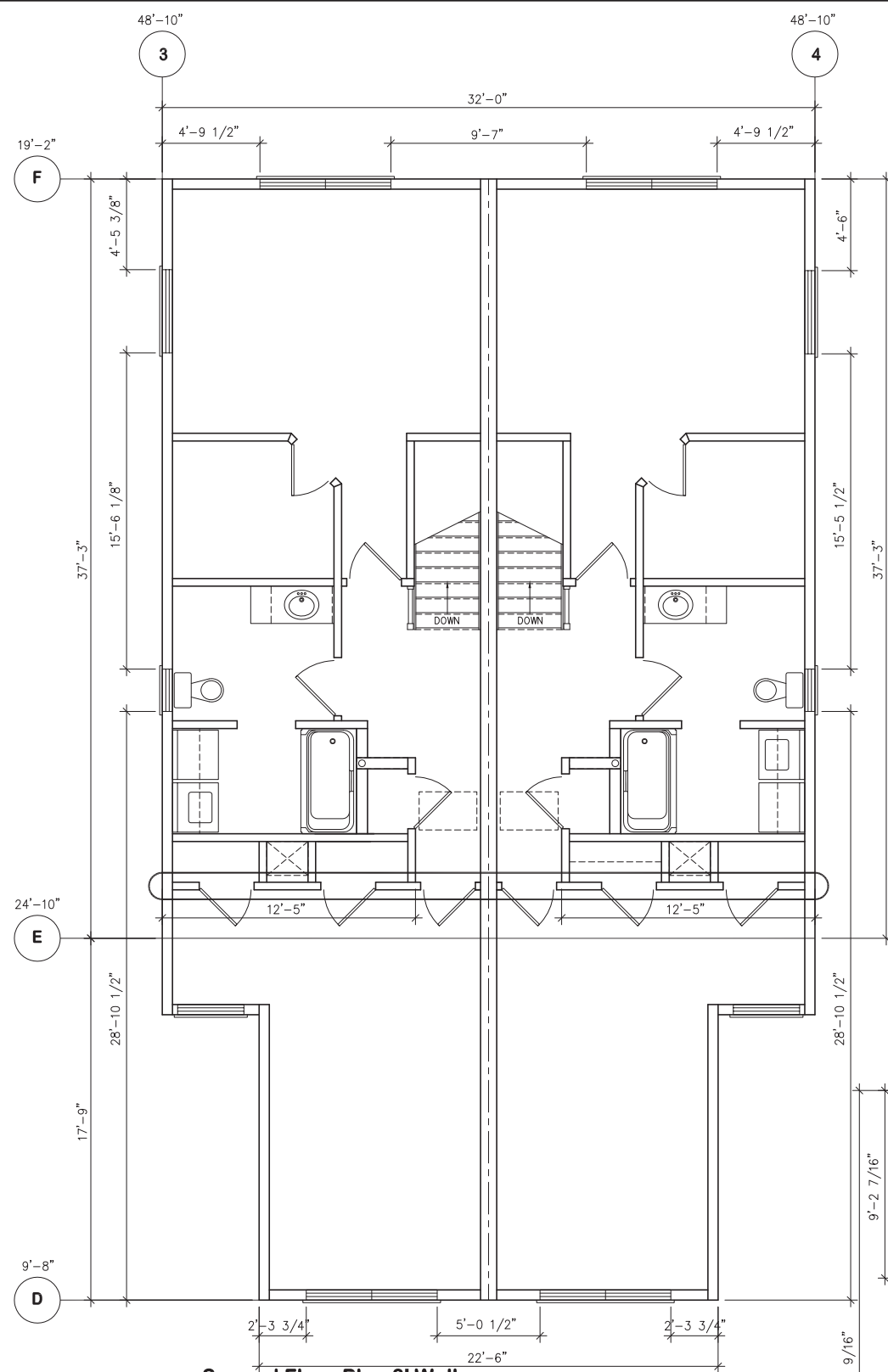
Fire Separation Detail	
12827A	R12859A-6-1B

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First Floor Plan 8' Walls

EXTERIOR WALL LINE	TOTAL WALL LINE LENGTH	BRACED WALL SPACING	BRACED WALL METHOD	TABULATED MIN BRACED WALL TOTAL TABLE R602.10.1.2(1)	WIND EXPOSURE FACTOR TABLE R602.10.1.2(1) FOOTNOTE A	RIDGE TO EAVE HEIGHT FACTOR TABLE R602.10.1.2(1) FOOTNOTE C	WALL HEIGHT FACTOR TABLE R602.10.1.2(1) FOOTNOTE D	WALL LINE QTY FACTOR TABLE R602.10.1.2(1) FOOTNOTE E	MIN. BRACED WALL LENGTH REQ'D	WALL LENGTH PROVIDED	WALL MEETS REQUIREMENT
A	22'-6"	17'-9"	PFG	7.1	1.0	.66	0.90	1.3	5.48	5'-8"	YES
B	32'-0"	37'-3"	CS-WSP	13.5	1.0	.93	0.90	1.3	14.69	20'-8"	YES
C	32'-0"	37'-3"	CS-WSP	13.5	1.0	.93	0.90	1.3	14.69	20'-1"	YES
1	55'-0"	32'-0"	CS-WSP	11.7	1.0	.93	0.90	1.0	9.79	45'-4"	YES
2	55'-0"	32'-0"	CS-WSP	11.7	1.0	.93	0.90	1.0	9.79	45'-4"	YES
D	22'-6"	17'-9"	CS-WSP	3.5	1.0	.66	0.90	1.3	2.7	9'-8"	YES
E	32'-0"	37'-3"	CS-WSP	7.0	1.0	.93	0.90	1.3	7.62	24'-10"	YES
F	32'-0"	37'-3"	CS-WSP	7.0	1.0	.93	0.90	1.3	7.62	19'-2"	YES
3	55'-0"	32'-0"	CS-WSP	6.4	1.0	.93	0.90	1.0	5.36	48'-10"	YES
4	55'-0"	32'-0"	CS-WSP	6.4	1.0	.93	0.90	1.0	5.36	48'-10"	YES



Second Floor Plan 8' Walls

BRACED WALL FASTENING CRITERIA: CS-WSP ALL WALLS
 6d COMMON(0.113" X 2") NAILS @ 6" O/C SPACING (PANEL EDGES) AND @ 12" O/C (INTERMEDIATE SUPPORTS) OR 16 GAUGE X 1-3/4" STAPLES @ 3" O/C SPACING (PANEL EDGES) AND @ 6" O/C SPACING (INTERMEDIATE SUPPORTS)

R602.10.8 PANEL JOINTS ALL WALLS:
 ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1-1/2" THICKNESS.

STRUCTURE TYPE	ONE OR TWO FAMILY DETACHED
#STORIES TABLE R602.10.1.2(1) FOOTNOTE A	ONE
SEISMIC DESIGN CATEGORY	B
WIND SPEED(3 SECOND GUST)	LESS THAN 100 MPH
WIND EXPOSURE	B
MEAN ROOF HEIGHT	29'-3"
EAVE TO RIDGE HEIGHT	10'-9"
WALL HEIGHT	8'-0"
# VERTICAL BRACED WALL LINES	2
# HORIZONTAL BRACED WALL LINES	2
ROOF/CEILING DEAD LOAD	15 PSF
GYPSON BOARD ON INTERIOR WALLS	YES

STRUCTURE TYPE	ONE OR TWO FAMILY DETACHED
#STORIES TABLE R602.10.1.2(1) FOOTNOTE A	TWO
SEISMIC DESIGN CATEGORY	B
WIND SPEED(3 SECOND GUST)	LESS THAN 100 MPH
WIND EXPOSURE	B
MEAN ROOF HEIGHT	29'-3"
EAVE TO RIDGE HEIGHT	10'-9"
WALL HEIGHT	8'-0"
# VERTICAL BRACED WALL LINES	2
# HORIZONTAL BRACED WALL LINES	2
ROOF/CEILING DEAD LOAD	15 PSF
GYPSON BOARD ON INTERIOR WALLS	YES

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Braced Wall Detail (Rev1)

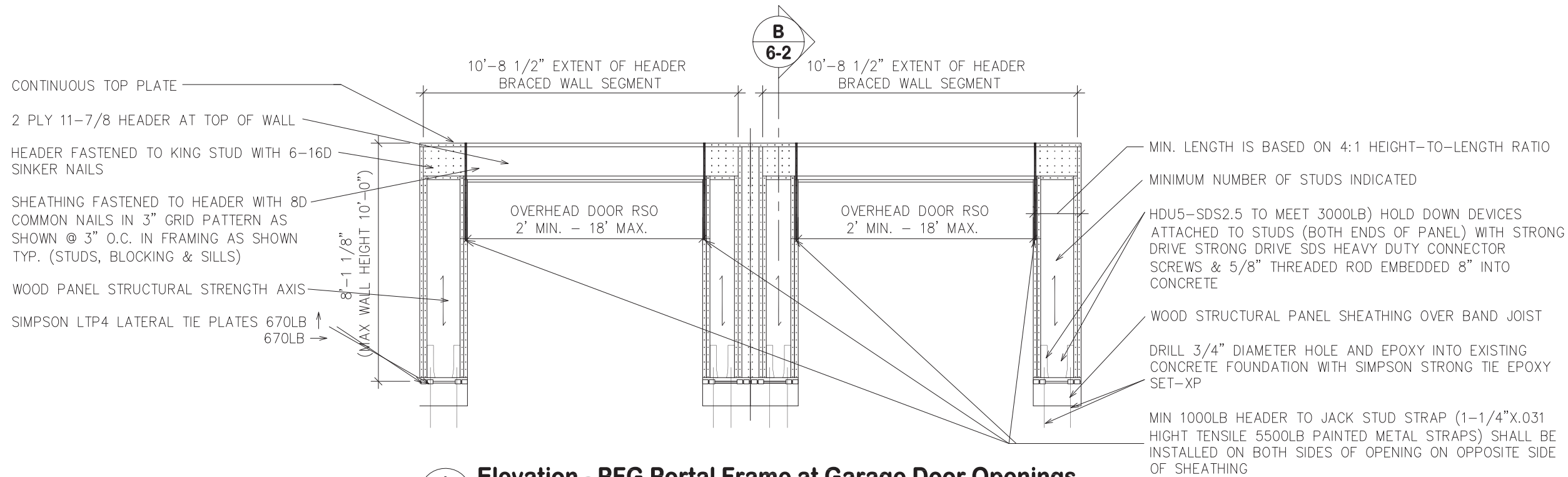
12827A R12859A

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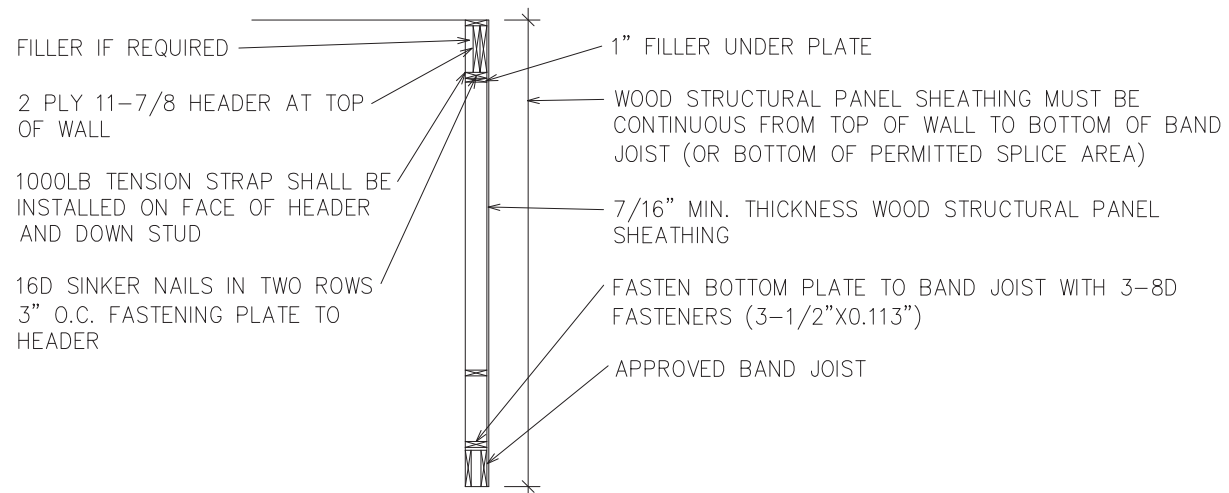
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 Scale: 1/8"=1'-0"

Sheet No. _____



A
6-2 **Elevation - PFG Portal Frame at Garage Door Openings**
BRACED WALL SECTION AS PER 2009 IRC R602.10.34



B
6-2 **Section - PFG Portal Frame at Garage Door Openings**
BRACED WALL SECTION AS PER 2009 IRC R602.10.34

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Braced Wall Fastening Detail
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