PASCU + ARMSTRONG RESIDENCE ADDITION

144 JAMAICA STREET, TIBURON, CA 94920

PROJECT PRINCIPLES

OWNER

NICOLAE PASCU
LYNN ARMSTRONG
144 JAMAICA STREET
TIBURON, CA 94920

ARCHITECT

SKS ARCHITECTS
1852 4TH STREET
SAN RAFAEL, CA 94901
(415) 382-1656
ATTN: STEWART SUMMERS

VICINITY MAP — TIBURON, CA

SHEET INDEX

ARCHITECTURAL

A0	SITE PLAN & PROJECT DATA
V1	SURVEY
EC1	EXISTING FLOOR PLAN & ROOF PLAN
EC2	EXISTING ELEVATIONS
A1	PROPOSED ENTRY LEVEL & UPPER LEVEL FLOOR PLAN
A2	PROPOSED ROOF PLAN & STORY POLES
A3	PROPOSED ELEVATIONS & BUILDING SECTION
A4	PROPOSED ELEVATION & MATERIAL BOARD

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE STANDARD SPECIFICATIONS OF THE CURRENT ADOPTED EDITION 2019 CALIFORNIA BUILDING CODE INCLUDING THE 2019 CRC, 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CBC STANDARDS, 2019 ADAAG STANDARDS, & ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR COMMERCIAL AND RESIDENTIAL CONSTRUCTION AND SPECIFICALLY FOR THE CONSTRUCTION OF THIS STRUCTURE IN MARIN COUNTY AND THE TOWN OF TIBURON, CALIFORNIA.
2. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
3. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
6. ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR DESIGN INTENT ONLY. SPECIALTY SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FINAL DESIGN, SECURING PERMITS, INSTALLATION, INSPECTIONS, & PROPER OPERATION OF ALL SYSTEMS.
7. ALL PAINTS, FINISHES, AND ADHESIVES, CAULKING, AND SEALANTS SHALL BE LOW, VOC.
8. HOLD PRE-CONSTRUCTION MEETING WITH ALL CONCERNED PARTIES TO REVIEW CONSTRUCTION AND COORDINATION BETWEEN SUB-CONTRACTORS.
9. PROVIDE FREQUENT AND THOROUGH DUST CONTROL AND CLEAN-UP.
10. REMOVE AND CLEAR ALL FLAMMABLE VEGETATION OR COMBUSTIBLE GROUTH WITHIN THE DEFENSIBLE SPACE ZONE OF 30-100 FEET. REMOVE ALL VEGETATION WITHIN 10 FEET OF EACH SIDE OF THE DRIVEWAY.
11. DEMOLITION MAY NOT START UNTIL THE CONTRACTOR HAS OBTAINED A PERMIT FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT. THE PERMIT NUMBER MUST BE PROVIDED TO THE INSPECTOR AND NOTED ON THE JOB-SITE CARD. IF THE PROJECT IS DETERMINED TO BE EXEMPT, THEN A LETTER MUST BE PROVIDED.
12. ONLY ONE PERMANENT METER, EITHER GAS OR ELECTRIC, WILL BE AUTHORIZED UNTIL THE PROJECT IS FULLY COMPLETED AND APPROVED BY ALL AUTHORITIES. G.C. TO CHOOSE.

LEGEND

- EXISTING WALLS TO REMAIN U.O.N.
- NEW OR ALTERED EXISTING WALLS:
- EXISTING TO BE REMOVED U.O.N.
- AREA OF ADDITION, SHADED
- EXISTING FENCE
- DETAIL NO. SHEET NO.
- SECTION or ELEV. NO. SHEET NO.
- KEY NOTE
- (N) NEW
- (E) EXISTING

- (R) RELOCATED
- ℄ PROPERTY LINE
- U.O.N. UNLESS OTHERWISE NOTED
- V.I.F. VERIFY IN FIELD
- ℄ CENTER LINE
- D.S. DOWNSPOUT
- F.F. FINISH FLOOR
- F.O. FACE OF
- G.C. GENERAL CONTRACTOR
- PL PLATE
- VOL VOLUMN
- ALIGN

PROJECT DATA

PROJECT DESCRIPTION:
NEW SECOND STORY ADDITION WITH A MASTER SUITE (BEDROOM, BATHROOM, WALK-IN CLOSET) AND ADDITIONAL BEDROOM AND BATHROOM. EXPAND DECK 6'-0" (330 S.F.).

A.P. NUMBER	038-214-03
ZONING	BFC-RSP-5.8
LOT AREA	=10,913 S.F.
STORIES	TWO
CONSTRUCTION TYPE	V-B
SPRINKLERS	NO

FLOOR AREA:

EXISTING MAIN FLOOR	= 2,126 S.F.
EXIST GARAGE AREA	= 295 S.F.
TOTAL EXG BUILDING AREA	= 2,421 S.F.
TOTAL EXG FLOOR AREA RATIO (EXCLUDES GARAGE AREA)	= 2,126 S.F. OR 19.48%
PROPOSED MAIN FLOOR (NO CHANGE)	= 2,126 S.F.
PROPOSED UPPER FLOOR	= 866 S.F.
PROPOSED GARAGE (NO CHANGE)	= 295 S.F.
TOTAL NEW BUILDING AREA	= 3,287 S.F.
TOTAL NEW FLOOR AREA RATIO (EXCLUDES GARAGE AREA)	= 2,992 S.F. OR 27.42%
PARKING	3 SPACES (NO CHANGES)
LANDSCAPING	NO CHANGES
GRADING	NO GRADING

HEIGHT/SETBACKS:

	REQ'D	ACTUAL / (E)	(N) UPPER LEVEL
FRONT	N/A	15'-9"	41'-9"
REAR	N/A	80'-5"	98'-3"
SIDE (R)	N/A	10'-8"	14'-5"
SIDE (L)	N/A	3'-10"	13'-4"
HEIGHT	30'-0"	15'-10"	24'-0"

DRY LAND AREA:

DRY LAND LOT AREA	= 8,233 S.F.
EXISTING DRY LAND F.A.R. (NO GARAGE)	= 25.8%
PROPOSED DRY LAND F.A.R. (NO GARAGE)	= 36.3%

IMPERVIOUS SURFACE

EXISTING SITE AREA	= 10,913 SQ. FT.
EXISTING HOUSE/PORCH/DECK FOOTPRINT	= 3,547 SQ. FT.
EXG DRIVEWAY (ASPHALT)	= 333 SQ. FT.
EXISTING FRONT WALK (CONC)	= 642 SQ. FT.
TOTAL EXISTING IMPERVIOUS SURFACE	= 4,522 SQ. FT. (41.4%)
NEW SITE INFO	
NEW HOUSE/PORCH/DECK FOOTPRINT	= 3,877 SQ. FT. (330 S.F. DECK INCREASE)
NEW DRIVEWAY (CONCRETE)	= 333 SQ. FT. (NO CHANGE)
NEW FRONT SIDEWALK	= 642 SQ. FT. (NO CHANGE)
NEW IMPERVIOUS SURFACE	= 4,852 SQ. FT. (44.5%)

NET CHANGE TO IMPERVIOUS IMPERVIOUS SURFACE = 330 SQ. FT.

ARTISTIC RENDERING

SITE PLAN

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

0 2' 4' 8' 16' 32'

SKS ARCHITECTS
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San Rafael, CA 94901
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REVISIONS	DATE	BY

Pascu and Armstrong Residence
144 Jamaica Street
Tiburon, CA 94920
A.P. # 038-214-03

LICENSED ARCHITECT STEWART K. SUMMERS
C-25816
10/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

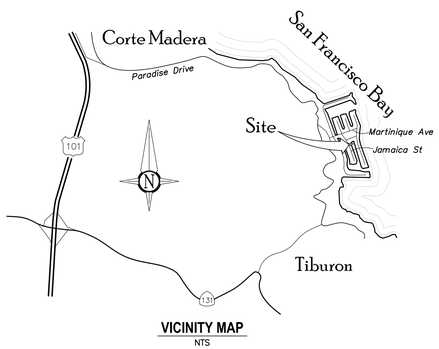
COVER SHEET, SITE PLAN, & PROJECT DATA

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

DATE:	06/24/21
SCALE:	AS NOTED
DRAWN:	SKS
JOB NO.	
SHEET NO:	A0

NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN DECEMBER 2020 USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: "+" CUT ON MONUMENT RIM OPPOSITE HOUSE #143 TRINIDAD WAY, ELEVATION=10.85, NGVD29 DATUM. CONVERTED TO NAVD88 DATUM BY SHIFTING ELEVATION 2.66 PER NGS VERTCON.
3. BOUNDARY IS BASED UPON THAT MAP OF PARADISE CAY MAP NO.1 FILED IN BOOK 10 OF MAPS, AT PAGE 28, MCR.
4. NAVIGATION EASEMENT IS DELINEATED PER R1; BERTHING AREA IS DELINEATED PER R3 WHICH WAS FILED IN COORDINATION WITH THAT "DECLARATION OF THE ESTABLISHMENT OF RECIPROCAL EASEMENTS" FILED IN BOOK 1397, PAGE 224, MCR.
5. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREE SPECIES ARE LABELED IF IDENTIFIABLE. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS.
6. BOUNDARY INFORMATION SHOWN IS BASED UPON FIELD TIES AND RECORD INFORMATION. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY. SAID RESOLUTION MAY REQUIRE A RECORD OF SURVEY UNDER STATE LAW. BOUNDARY INFORMATION SHOWN IS BASED UPON A PREVIOUSLY RECORDED MAP ON FILE IN THE PUBLIC RECORDS.
7. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
8. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



VICINITY MAP
NTS

LEGEND

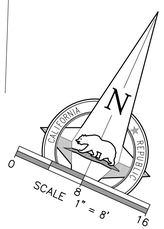
- BUILDING
- CENTER LINE (PER MAP)
- FENCE, WOOD
- EDGE OF LAWN
- CONCRETE
- AC — AIR CONDITIONING UNIT
- DOWNSPOUT
- ELECTRIC MAIN
- G — GAS METER
- 12T — TREE, TO SCALE, WITH DRIPLINE, DIAMETER & TYPE
- W — WATER METER

ABBREVIATIONS

AC	AIR CONDITIONING
APN	ASSESSORS PARCEL NUMBER
C	COMMUNICATIONS
CONC	CONCRETE
E	ELECTRIC
EM	ELECTRIC METER
FFT	FINISHED FLOOR, THRESHOLD
FS	FINISHED SURFACE
G	GAS
MCR	MARIN COUNTY RECORDS
NTS	NOT TO SCALE
CO	SANITARY SEWER CLEAN OUT
T	TREE
W	WATER
WSO	WATER SHUT OFF
R1	MAP OF PARADISE CAY, MAP NO.1 10 RM 28, MCR
R2	CORNER RECORD FOR APN 038-214-03, DATED 8/15/2011
R3	RECORD OF SURVEY, BOOK 2 OF OFFICIAL SURVEYS, PAGE 210, MCR

FLOOD HAZARD AREA

PARCEL IS WITHIN A FLOOD HAZARD AREA WITH 0.2% ANNUAL CHANCE OF FLOODING, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 06041C0486E, REVISED MARCH 16, 2016



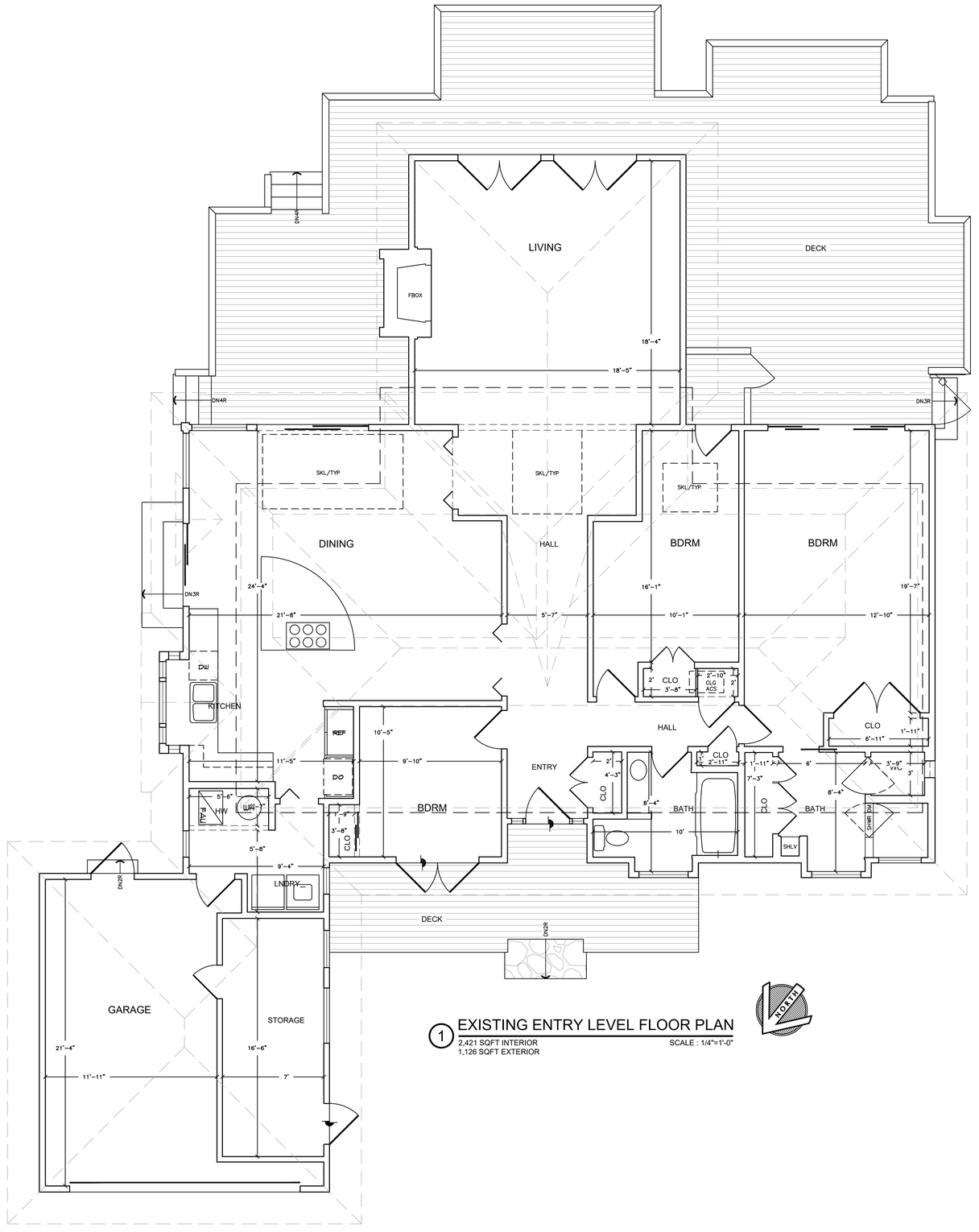
LANDS OF PASCU & ARMSTRONG
144 JAMAICA STREET
APN 038-214-03
TIBURON, MARIN COUNTY, CALIFORNIA

Topographic Map

1031Survey, Inc.
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2020.12.28 SURVEY DATE: DEC2020
SCALE: 1" = 8'
FILE: 20278Topo SHEET: 1 OF 1

J:\20278-Pascu\Dwg\20278Topo.dwg, 12/28/2020 8:18:39 AM



1 EXISTING ENTRY LEVEL FLOOR PLAN

2,421 SQFT INTERIOR
1,126 SQFT EXTERIOR

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

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A.P. # 038-214-03

LICENSED ARCHITECT STEWART K. SUMMERS C-25816 10/31/2021 RENEWAL DATE STATE OF CALIFORNIA

EXISTING FLOOR PLAN

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SCALE:	AS NOTED
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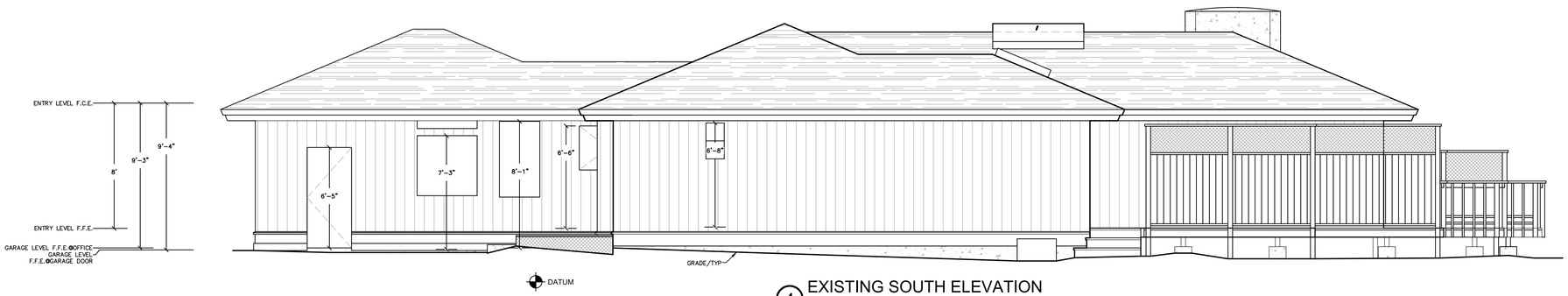
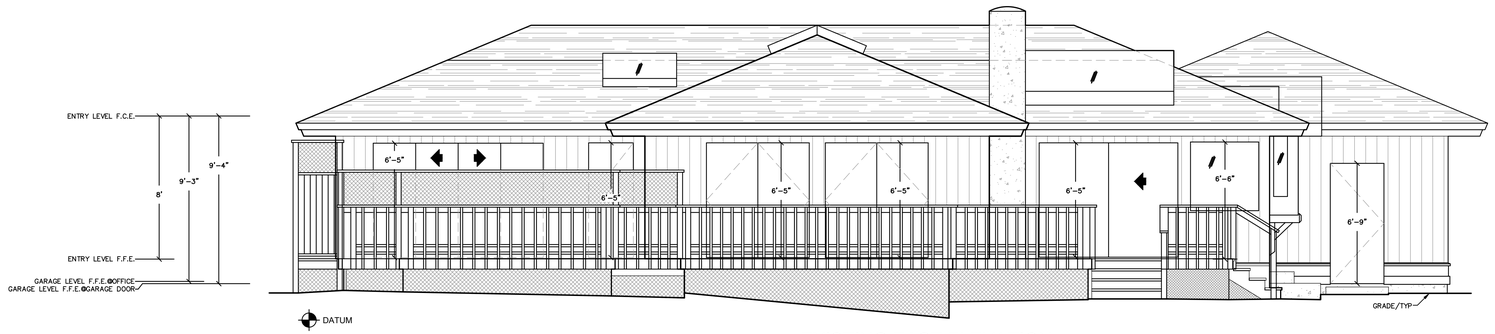
JOB NO.	
SHEET NO:	EC1



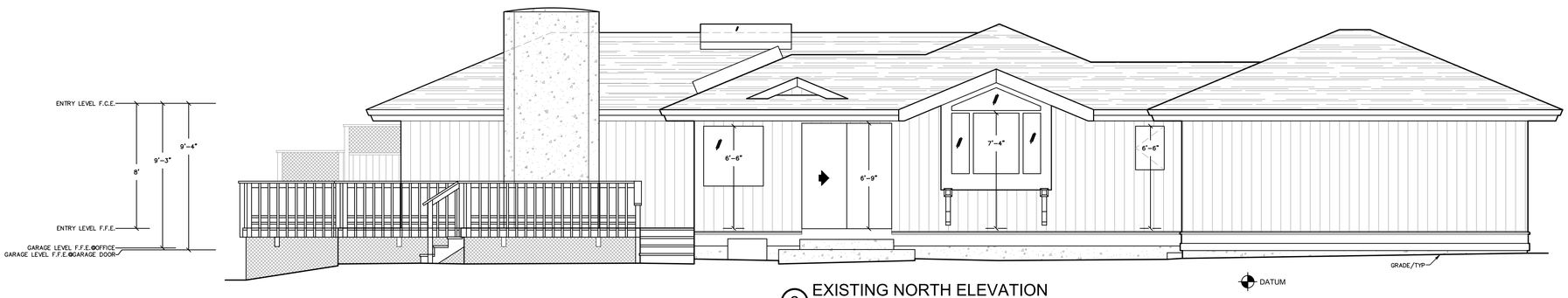
4 EXISTING SOUTH ELEVATION

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



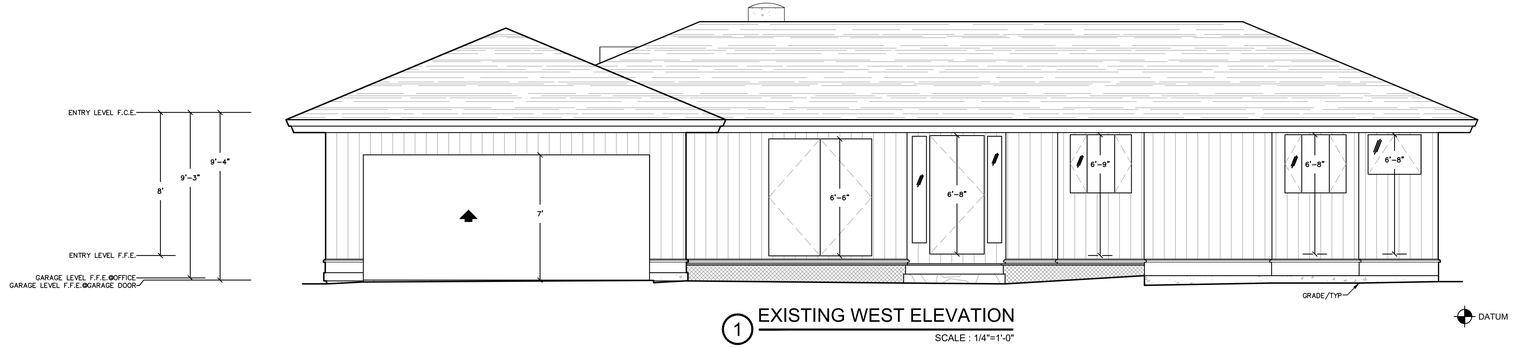
3 EXISTING EAST ELEVATION

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



2 EXISTING NORTH ELEVATION

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



1 EXISTING WEST ELEVATION

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

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Pascu and Armstrong Residence

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REGISTERED ARCHITECT STEWART K. SUMMERS C-25816 10/31/2021 RENEWAL DATE STATE OF CALIFORNIA

EXISTING ELEVATIONS

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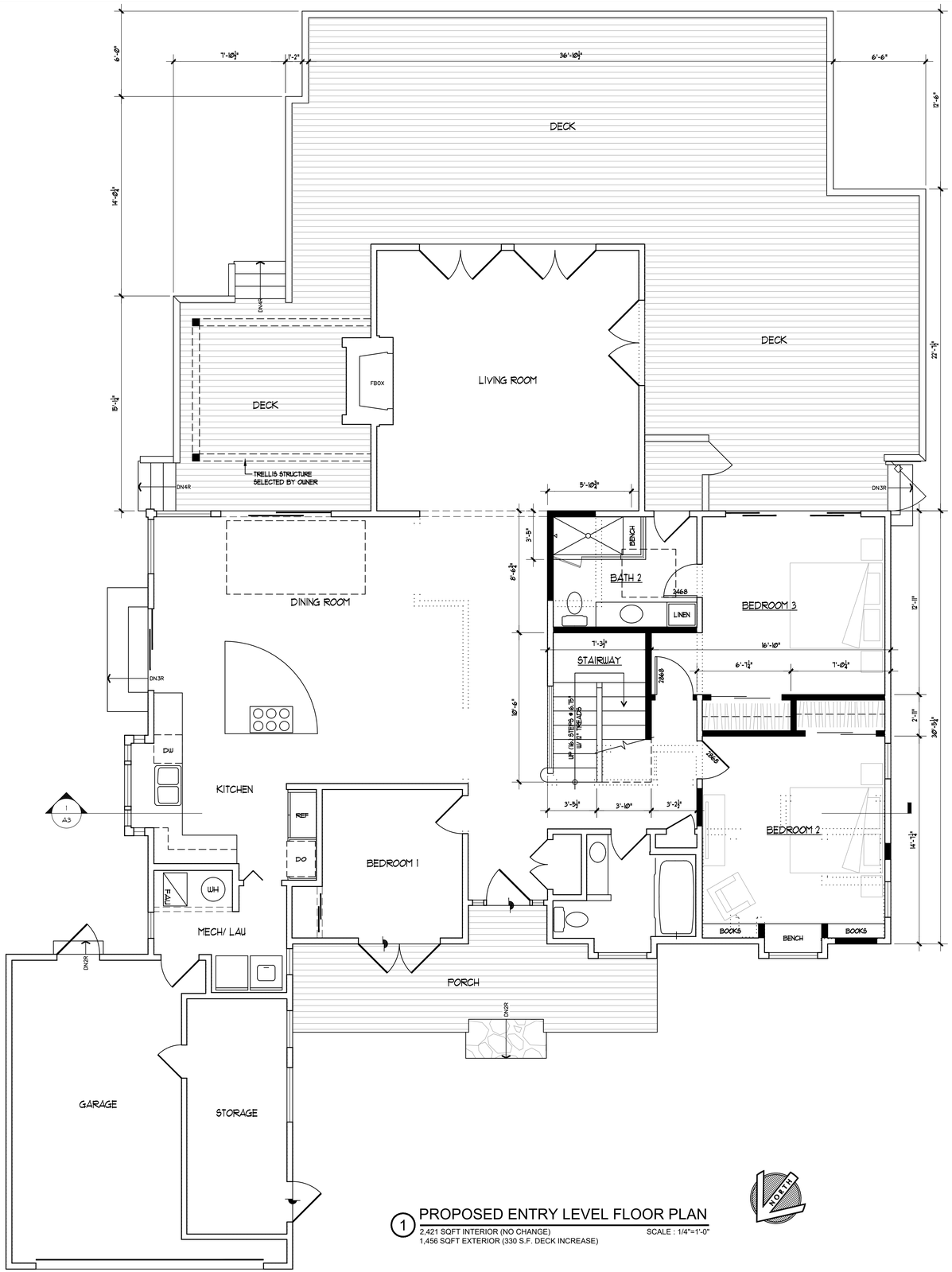
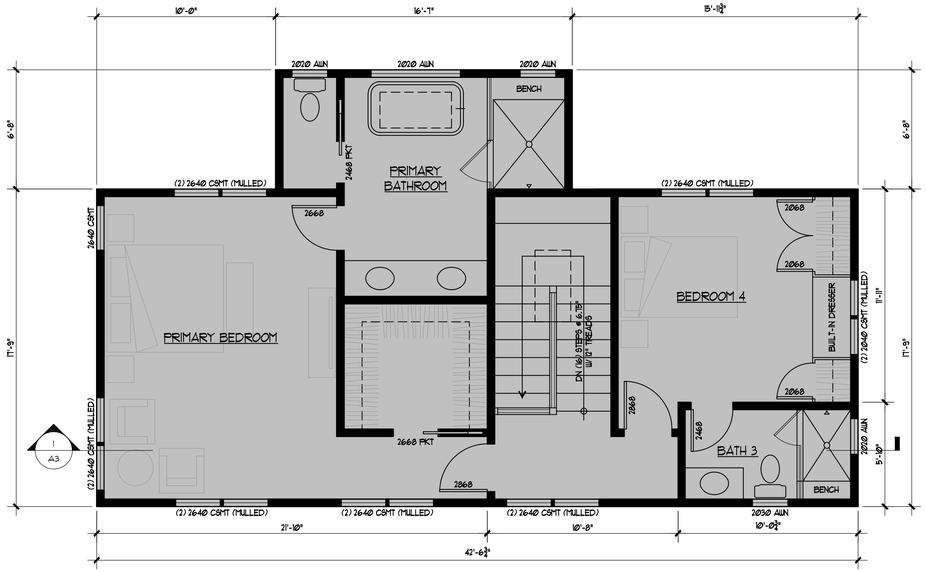
JOB NO.	
SHEET NO:	EC2



WALL LEGEND

- EXISTING WALLS TO REMAIN U.O.N.
- WALLS ABOVE OR BELOW
- NEW OR ALTERED EXISTING WALLS:
- EXISTING TO BE REMOVED U.O.N.
- AREA OF ADDITION OR ALTERATION, NOTED & SHADED



1 PROPOSED ENTRY LEVEL FLOOR PLAN

2,421 SQFT INTERIOR (NO CHANGE)
1,456 SQFT EXTERIOR (330 S.F. DECK INCREASE)

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

NORTH

2 PROPOSED UPPER LEVEL FLOOR PLAN

866 SQFT INTERIOR

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

NORTH

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STEWART K. SUMMERS
C-25816
10/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

PROPOSED ENTRY LEVEL & UPPER LEVEL FLOOR PLAN

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

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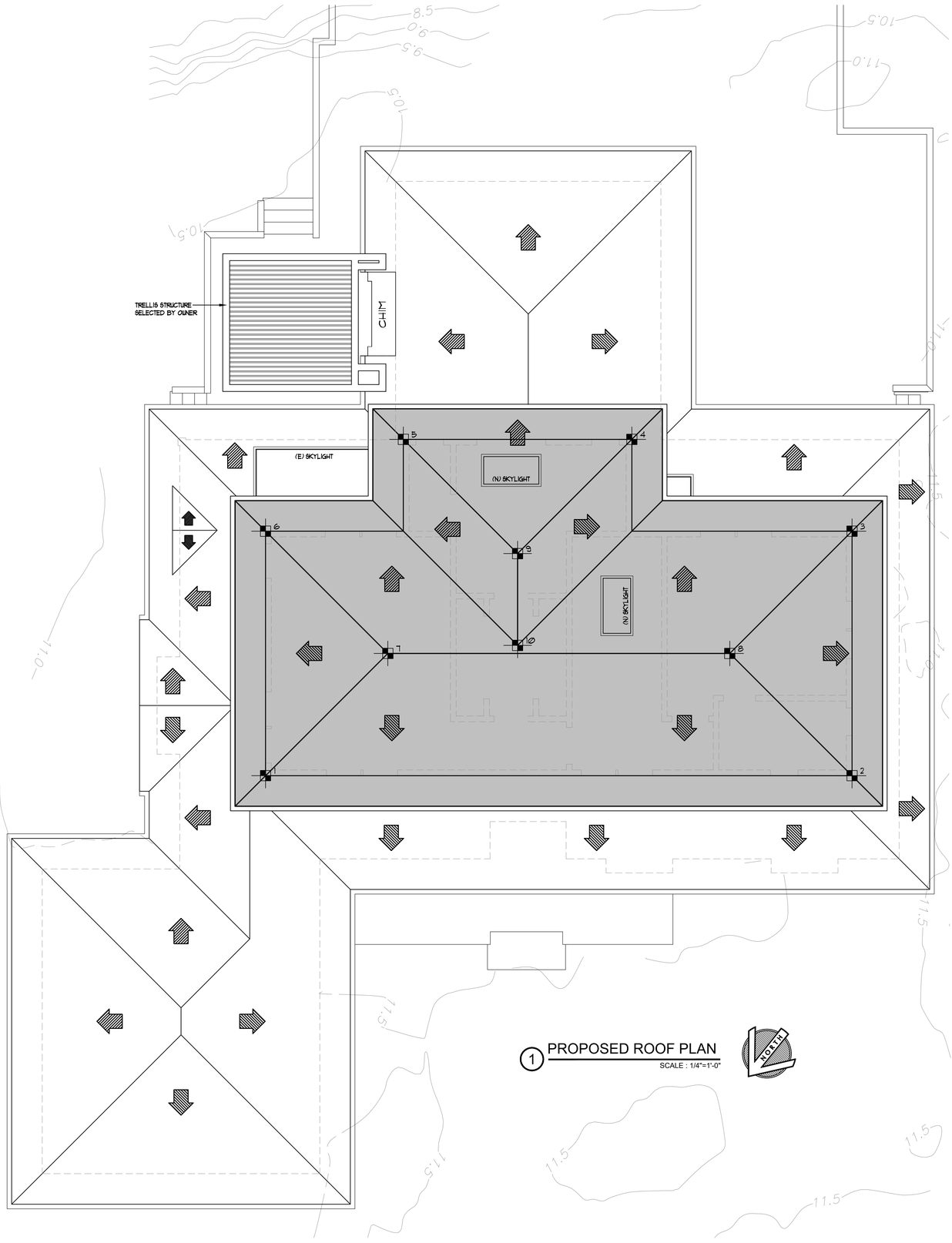
SHEET NO:	A1

ROOF LEGEND

- ROOF LINE
- WALLS BELOW ROOF LINE
- AREA OF NEW ROOF



1 PROPOSED ROOF PLAN
SCALE : 1/4"=1'-0"

NORTH

BLDG. CORNER & RIDGE HEIGHTS & STORY POLE LEGEND

NOTE: STORY POLE HEIGHTS TAKEN FROM FIRST LEVEL FINISH FLOOR SET AT 100'.

ELEVATION MARKER

MARK #	BASE ELEV @ FINISH FLOOR	HEIGHT OF POLE FROM F.F.	HEIGHT OF POLE FROM (E) ROOF	POLE ELEVATION FROM F.F.
#1	ELEVATION - 12.95'	18.0'	1'-0"	30.95'
#2	ELEVATION - 12.95'	18.0'	1'-0"	30.95'
#3	ELEVATION - 12.95'	18.0'	8'-1"	30.95'
#4	ELEVATION - 12.95'	18.0'	8'-7½"	30.95'
#5	ELEVATION - 12.95'	18.0'	9'-3½"	30.95'
#6	ELEVATION - 12.95'	18.0'	6'-11"	30.95'
#7	ELEVATION - 12.95'	21.7'	10'-3¾"	34.65'
#8	ELEVATION - 12.95'	21.7'	10'-3¾"	34.65'
#9	ELEVATION - 12.95'	21.45'	10'-4½"	34.4'
#10	ELEVATION - 12.95'	21.45'	10'-3¾"	34.4'

STORY POLE NOTES:

TO IDENTIFY ROOF SLOPE, INSTALL ORANGE TAPE OR STRINGS:

- BETWEEN POLES 1 & 2, 1 & 6, 1 & 7
- BETWEEN POLES 2 & 3, 2 & 8
- BETWEEN POLES 3 & 6, 3 & 8
- BETWEEN POLES 4 & 5, 4 & 9
- BETWEEN POLES 5 & 9
- BETWEEN POLES 6 & 7
- BETWEEN POLES 7 & 8
- BETWEEN POLES 9 & 10

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PROPOSED ROOF PLAN

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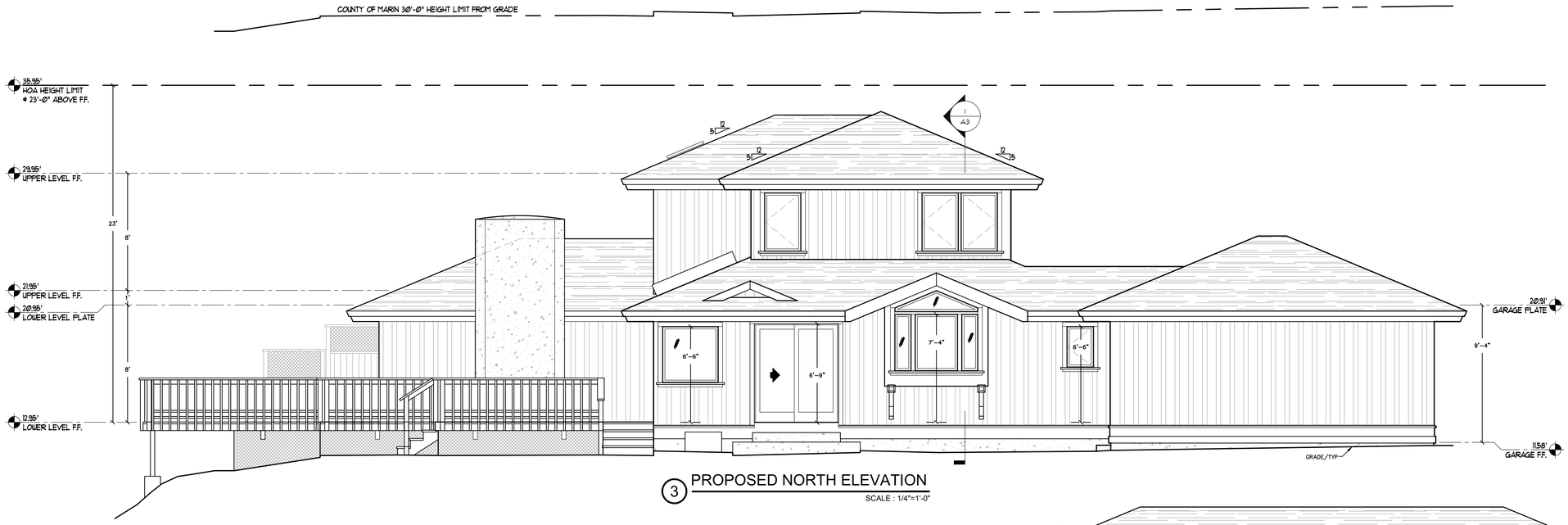
SHEET NO:	A2

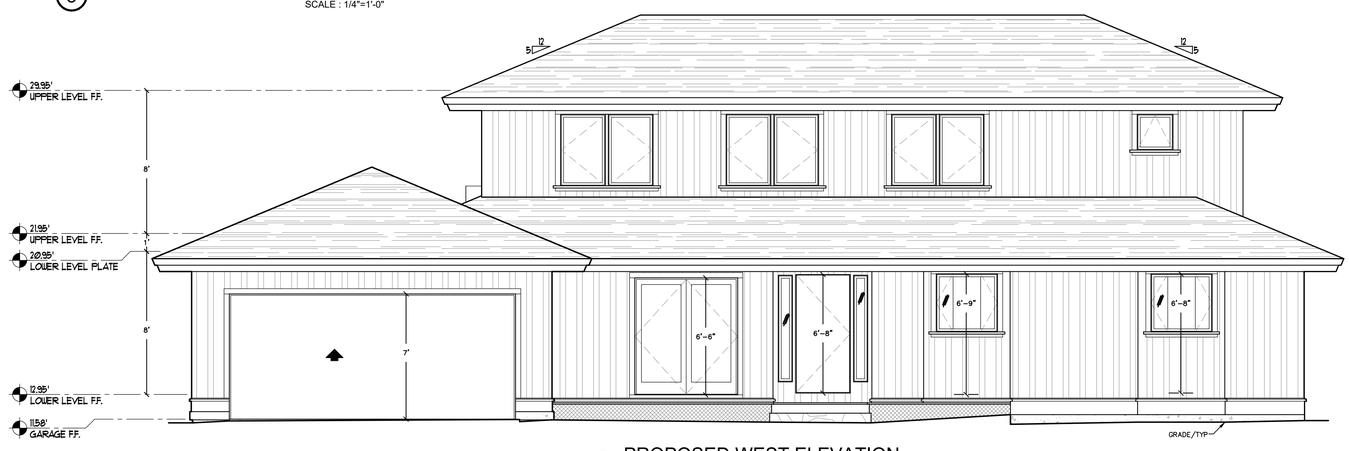


3 PROPOSED NORTH ELEVATION

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

EXTERIOR ELEVATION NOTES

1. (N) COMP. SHINGLE ROOF TO MATCH EXISTING.
2. (N) FASCIAS - COLOR "WHITE DOVE"
3. (N) 4" GUTTERS - PAINTED WHITE
4. (N) BOARD AND BATTEN SIDING - COLOR "WHITE DOVE"
5. (N) TRIM - COLOR "WHITE DOVE"
6. (N) WINDOWS BY MARVIN - COLOR "STONE WHITE"
7. (N) ENTRY DOOR - PER OWNER SELECTION
8. (E) GARAGE DOOR TO REMAIN - PAINT "WHITE DOVE"
9. (N) SKYLIGHT



2 PROPOSED WEST ELEVATION

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

1 PROPOSED NORTH/SOUTH SECTION

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

SKS ARCHITECTS
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REVISIONS	DATE	BY

Residence

Pascu and Armstrong

144 Jamaica Street
Tiburon, CA 94920
A.P. # 038-214-03

REGISTERED ARCHITECT STEWART K. SUMMERS C-25816 10/31/2021 RENEWAL DATE STATE OF CALIFORNIA

PROPOSED ELEVATIONS & BUILDING SECTIONS

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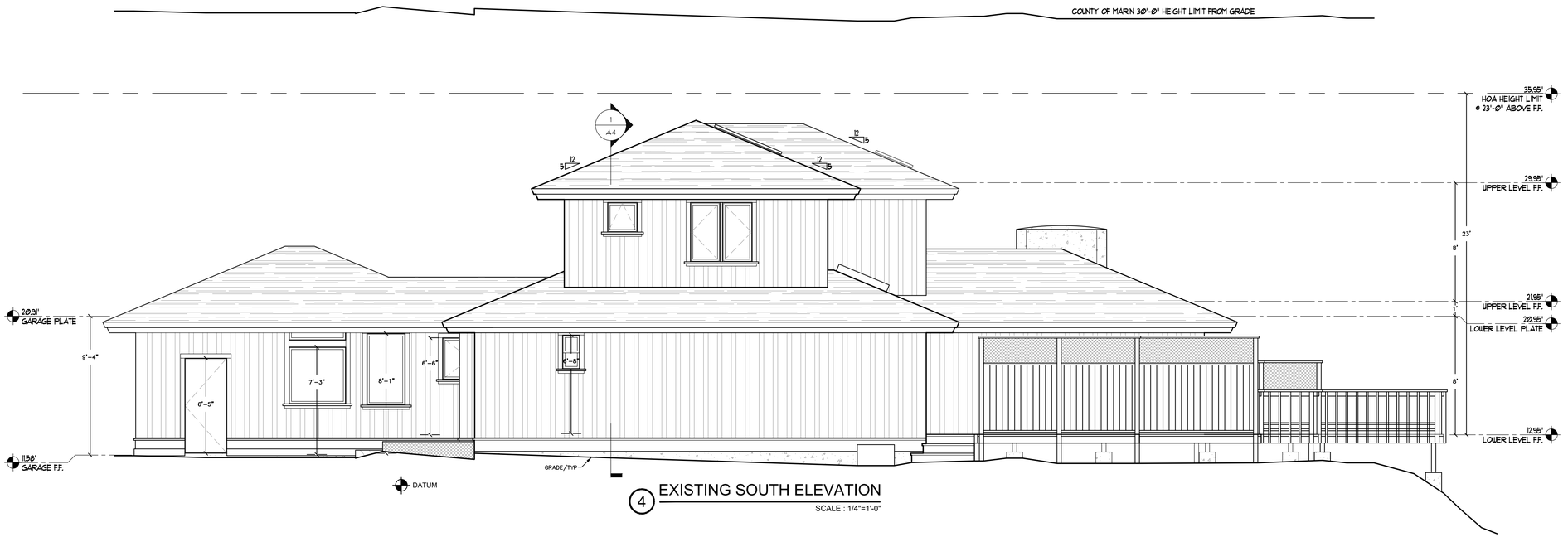
DATE:	06/24/21
SCALE:	AS NOTED
DRAWN:	SKS
JOB NO.	
SHEET NO:	A3



4 EXISTING SOUTH ELEVATION

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

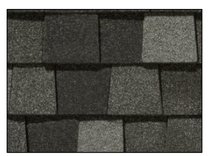
EXTERIOR ELEVATION NOTES

1. (N) COMP. SHINGLE ROOF TO MATCH EXISTING.
2. (N) FASCIAS - COLOR "WHITE DOVE"
3. (N) 4" GUTTERS - PAINTED WHITE
4. (N) BOARD AND BATTEN SIDING - COLOR "WHITE DOVE"
5. (N) TRIM - COLOR "WHITE DOVE"
6. (N) WINDOWS BY MARVIN - COLOR "STONE WHITE"
7. (N) ENTRY DOOR - PER OWNER SELECTION
8. (E) GARAGE DOOR TO REMAIN - PAINT "WHITE DOVE"
9. (N) SKYLIGHT

3 EXISTING EAST ELEVATION

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

EXTERIOR MATERIALS & COLORS



1

COMPOSITION ROOFING,
CERTAINTEED LANDMARK PRO
COLOR: "GEORGETOWN GRAY"

4

HARDIEPANEL VERTICAL
BOARD AND BATTEN SIDING
COLOR: "WHITE DOVE"

5

HARDIETRIM
COLOR: "WHITE DOVE"

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REVISIONS	DATE	BY

Pascu and Armstrong Residence

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Tiburon, CA 94920
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LICENSED ARCHITECT
STEWART K. SUMMERS
C-25816
10/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

PROPOSED ELEVATIONS & MATERIAL BOARD

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SCALE:	AS NOTED
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JOB NO.	
SHEET NO:	A4