

ALTERATIONS FOR: BLOWNAWAY

37 MONTGOMERY AVE

LONG BRANCH, NJ BLOCK 29

CODE COMPLIANCE

ENTIRE BUILDING:

BUILDING CODE: . 2015 IBC (NJ EDITION) and NJ UCC REHAB. SUBCODE

B (NON-SPRINKLERED)(EXISTING)

CONSTRUCTION TYPE: 2B (UNPROTECTED)(EXISTING)

BUILDING AREA: . 2,215 SF AREA OF RENOVATION: ... 8 SF

INFO FOR THE COMBINES TENANT SPACES: TENANT B:

LEASABLE AREA:..... YOLUME: .17,115 CU FT

OCCUPYABLE AREA: ...J,020 SF .BUSINESS = 1020/100 GROSS = 10 MIN OCCUPANCY LOAD ...

OCCUPANCY: POSTED: 49 OCC MAX EGRESS WIDTH REQ'D:O.2 INCHES PER OCC. (TABLE 1005.1). ... × 49 OCC. = 9.8 IN. REQ'D DOOR No. EGRESS WIDTH (CLEAR)

EX. FRONT DOOR EX. REAR DOOR. .68 IN. > 9.8 IN. REQ'D

OCCUPANCY: POSTED: 49 OCC MAX EGRESS WIDTH REQ'D;O.2 INCHES PER OCC. (TABLE 1005.1). x 49 OCC. = 9.8 IN. REQ'D DOOR No. EGRESS WIDTH (CLEAR) EX. FRONT DOOR 34 INCHES

17,686 CU FT

.BUSINESS = 1050/100 GR05S = 11 MIN

EX. REAR DOOR. .34 INCHES .68 IN. > 9.8 IN. REQ'D

conform to the composition listed in Section 2103.10 in the IBC.

LEASABLE AREA:

OCCUPYABLE AREA:

OCCUPANCY LOAD ...

YOLUME: .

LEASABLE AREA: .2,201 SF .34,849 CU FT OCCUPYABLE AREAL ..2,070 SF OCCUPANCY LOAD BUSINESS = 2070/100 GR05S = 21 MIN OCCUPANCY: .POSTED: 98 OCC MAX EGRESS WIDTH REQ'D; ... O.2 INCHES PER OCC. (TABLE 1005.1)

x 49 OCC. = 9.8 IN. REQ'D DOOR No. EGRESS WIDTH (CLEAR) EX. (2) FRONT DOORS. ...68 INCHES EX. (2) REAR DOOR ...68 INCHES . 136 IN. > 9.8 IN. REQ'D

GENERAL NOTES:

GENERAL CONDITIONS

USE OF DRAWINGS: These drawings are the property of the architect and shall not be used without the consent. Drawings shall not be used for issue of building permit unless signed and sealed by the Architect.

These drawings are for the intended use of a qualified N.J. licensed contractor who is familiar with the codes and standards in the State of New Jersey. These drawings are the property of the Architect \$ shall not be used without consent.

REGULATORY REQUIREMENTS: These contract documents were prepared in accordance with the New Jersey Edition of the 2009 International Building Code (IBC) and the New Jersey Uniform Construction Code: title 5:23 (UCC). The contractor # all of the sub-contractors shall conform to this \$ other applicable local, county, state \$ federal codes, laws, requiations, ordinances and requirements.

ENERGY CONSERVATION: These contract drawings were prepared to comply with the ASHRAE 90.1-2007 Code. A Com-Check will be provided for submission for building permit in conjunction with these documents.

BARRIER FREE. These contract drawings were prepared to comply with the Barrier Free Subcode NJAC 5:23-6 and the ANSI All7.1-2003 building code requirements for the submission of building permit in conjunction with these documents.

REHABILITATION SUBCODE: These contract drawings were prepared to comply with the Rehabilitation subcode NJAC-5:23-6 provided within the N.J. Uniform Construction Code for submission for building permit in conjunction with these documents.

CHANGES: Any changes to or deviations from these drawings shall not be made without the Architects consent. Changes to the plans by the owner and/or contractors shall be the responsibility of the persons making such changes.

Any drawings or framing plans submitted by others showing any changes to Architect's plans shall be the responsibility of the Contractor and/or Owner. No deviations from the work shown or reasonably implied shall be undertaken vilthout the Architect's written consent. A copy of which will be filed with the construction official. Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in

MANUFACTURER'S SFECIFICATIONS: All materials shall be installed in strict accordance with the manufacturer's written specifications or by the material's institute. Manufacturer shall be responsible for the performance of their product and shall indemnify and save harmless the Owner, Architect and General Contractor in case of failure. Contractor shall provide shop drawings for review and approval by Architect

prior to installation. **DRAMINGS:** Do not scale drawings, follow written dimensions. Notify Architect of any discrepancies prior to commencement of work. Construction notes on drawings are inclusive of all trades and shall be read and understood by all contractors #

subcontractors before construction begins. Architectural plans shall take precedence over any shop drawings prepared bil outside consultants. Architect assumes no liability for shop drawings or changes in structure without written approval by the Architect.

These specifications are intended to supplement the working drawings which together are to be used for performing the work.

Where the specifications disagree with the drawings, the drawings shall supersede the specifications. The Contractor is responsible for notification of Architect for any necessary clarifications to construction documents or specifications.

Details shown in any building section or drawing apply to all similar sections unless otherwise noted. Contractor to notify Architect if clarification is needed.

Any details not shown on drawing or provided by manufacturer should be brought to the immediate attention of the architect before continuing construction. <u>SAPETY:</u> All contractors to provide all necessary barricades and safety precautions and strictly adhere to all covering codes on safety, including State, Local, and the

The contractor is responsible to provide safety for all person's entering the work site or work area during construction.

IND™NITY: The Contractor shall indemnify and save the Owner and Architect ¢ their agents and their employees harmless form all claims for the loss of or damage to property or personal injuries to, or death or any and all persons, including without limitations employees, agents, servants or contractors or subcontractors arising out of work done by the contractor, his employees, agents, servants and/or subcontractors.

FIELD VISIT: All contractors are to visit the site prior to commencement of work and familiarize themselves with the area and requirements for the job. Contractor to notify Architect prior to commencement of work.

JOB SUPERVISION: The Architect has not be retained for any construction supervision or any inspection of this job & therefore is not responsible for this phase of the contract.

LABOR & WORK: All work shall be performed in a workman like manner. The Contractor shall be solely responsible for all conduct and quality of the work. **GUARANTEES:** All work shall be guaranteed for a period of one year after final

payment has been made to contractor. SENERAL REQUIREMENTS

All materials and equipment shall be approved for use as required by governing municipal, State, and/or Federal agencies and shall bear all required approvals. CODE COMPLIANCE: Contractor to secure a copy and be familiar with the 2009 nternational Building Code New Jersey Edition prior to start of construction.

hese drawings are in compliance with the Architect's interpretation of the 2009 New Jersey Edition of the international Building Code. It is assumed that when a building permit is issued by the building inspector, that he has thoroughly examined the drawings and specifications according to the UCC, IBC & IRC requirements. Any changes, made by anu partu durina construction shall be the responsibility of the person making changes. Architect will not take any responsibility for changes not approved.

FIELD CONFLICTS: It is the sole responsibility of the G.C. to notify the Professional of Record (P.O.R.) in writing, in a timely manner, of any conflicts in the field so that the P.O.R. may verify field conditions.

Should the G.C. or owner proceed without written verification from the P.O.R., the G.C. shall assume all costs associated with the redesign, materials and construction costs to conclude the project.

EXISTING CONDITIONS: (if applicable) All conditions and dimensions shall be verified by the contractor prior to the start of construction. The contractor shall report, in writing, discrepancies to the architect immediately upon discovery of such conditions that are shown on drawings.

Contractor shall be responsible for notifying the owner 4 architect of any existing surfaces that are not level or plumb. The contractor shall discuss with the owner the options of repairing these existing conditions as well as the costs for the repair for the unleveled surfaces. Unlevel floor # walls surfaces shall be the responsibility of the owner. The Architect shall not be responsible for existing conditions.

HIDDEN CONDITIONS: Contractor is to familiarize himself with the construction drawings # existing conditions prior to submission of bid for compliance with design intent of proposed work & shall notify architect of any condition hidden or unseen which is not addressed on plans. Exploratory work to be provided by contractor as required to assess the existing conditions prior to commencement of work. GENERAL DEMOLITION

A utility mark out is to be provided before the commencement of work. All Utility lines are to be terminated in an approved manner. Contractor to field verify all work which is to be demolished prior to commencement of work as required for extent of job.

No bearing partitions are to be removed before adequate temporary supports are in place. Provide protection for people and property from any structural failure, etc. with bracing, shoring, or needling.

SELECTIVE DIMOLITION: Selective portions of the interior and/or the exterior of the including plumling, electrical, heating and cooling systems, are to be removed and the remaining porions are to be patched to match and aligned with remaining adjacent surfaces. Renove above and below grade construction which will interfere with the

DEMOLISHED MATERIALS: Demolished materials/ equipment which are to be reused are to be careful, removed and stored in a protected area. Unless otherwse noted all demolished materials/equipment are to become the Property

of the contrctor. No on-site sales of materials will be permitted. All demolished material to be disposed of at a legally approved dump site and shall be continuous hauled away and not allowed to accumulate on site.

PROTECTIONOF WORK: Protect all work scheduled to remain during demolition. Patch and repair rmaining construction as required to match existing work. Replace or spair all damaged work areas effected by demolition or alteration to

match existin in place. Provide protection for people and property form any structural etc. with braing, shoring, or needling. Contractor timaintain weather protection for existing structure to remain as required.

WOODSAND PLASTICS:

continued

ROUGH CARFINTRY: For lumber, provide 545, 5 - Dry, grade marked & complying with DOC PS 20 'ructural lumber shall be Douglas Fir #2 and conform to standards set forth by the merican Forest and Paper Association (AFPA). All lumber in contact with masonry, expeed to the weather, as indicated in Chapter 23 in the IBC, or as Indicated on rawing shall be pressure treated to comply with AWPA UI. Sizes of lumber are indicatecon drawings.

All framing luber shall be installed true, level plumb, square, well spiked # nailed properly braed and well secured in position.

Contractor sail be responsible for replacing any split, damaged or cracked framing members as equired. All lumber is 9 be properly stored and protected against the weather # termite

infestation. Sore all lumber off the ground and cover when not in use. All framing luber shall conform to Chapter 23 in the NJ Edition of the IBC. All fire retariant treated wood shall have a flame spead index of 25 or less & shall

conform to ATME E84 or UL723 \$ Section 2303.2 in the IBC. FLYWOOD: Fovide plywood with American Plywood Association grade stamp on each sheet indicating the span rating, exposure durability classification, thickness, and grade designation Fiwood shall comply with the requirements of Doc PS-I or Doc PS-2. The following min. hickness # grade designations shall be provided for the applicable locations. Whre the drawings may indicate a different thickness, the larger thickness

shall be instaed. Wall Shathing 1/2" APA rated sheathing (32/16) Exposure 1 Roof Shathing 5/8" APA rated sheathing (40/20) Exposure I Floor Shathina 3/4"" APA rated sheathing (40/20) Exposure I

WOOD CONNETORS: All clips, hangers, strapping, post bases and caps \$ all wood connectors ce to be manufactured by Simpson Strong Tie Company. All connectors are to be installed as per manufacturer's specifications. All connectors are to be used with manufacurer's approved fasteners. All connectors exposed to the elements or exterior are:o be hot dipped zinc-galvanized with hot dipped zinc-galvanized fasteners coplying with Section 2304.9 in the IBC. Any connectors exposed to salt water spray r within a half mile of salt water the fastener connectors are to be stainless stell to provide durability against corrosion.

HURRICANE CIPS: Install Simpson Hurricane clips, model #H2.5 on each rafter typical for top plateapplication or model #H-3 for a plate over ceiling joist application. Install as permanufacturer's specifications. Use manufacturer approved fasteners.

METAL FASTNINGS: Anchor bolts 1/2" diameter x 18" long @ 6'-0" O.C. and 12" from each corner ind/or splice in plate. A minimum of two bolts per plate section with one bolt located ot more than 12" or less 4" from each end of the plate section. Plate washers are o be installed between the foundation sill \$\pi\$ the nut on all anchor bolts. Plate washerare to be 3"X3"X.229". All anchor bolts to conform to ASTM A307 unless

WOOD APPLICATIONS:

All headers shill be a minimum of (2)2 "xIO" unless noted otherwise. See header schedule. All joists \$ bams shall bear on a minimum of 3½" solid base. Contractor shall provide double joistsunder partitions parallel to floor framing unless otherwise noted. Provide joists 6" apot under plumbing or utility walls (typical) to allow for piping.

In bearing wals, headers shall rest on double stud, each side

Provide wood "blocking" in exterior walls where plywood seams occur. Provide a sill lealer and termite shield on top of foundation walls below treated wood sills. Provide solic or "x" type bridging @ 8'-0" on center maximum.

Flitch plate keams shall be assembled with 1/2" diameter carriage type bolts spaced at 16" O.C., staggered. Provide double bolts at ends, unless noted otherwise. Notching of studs shall not be cut more than 25% of their width.

Drilling of stude shall not be more than 60% of the stud width and the edge of the hole is no more than 5%" to the edge of the stud. double studs where in exterior walls or bearing partitions drilled over 40% and up to 60%, no more than two successive studs are to be doubled or bored.

Bored holes shall not be located in the same cross section of cut or notch in stud. When top plate is notched more than 50% provide 16 gauge and 1.5 inch wide metal tie fastened across & to the plate at each side of the notch with 3-8d nalls each side.

FIRE BLOCKING: Install fire blocking at all concealed draft openings to form an effective fire barrier horizontally \$\ vertically, between stories and between top story \$ roof space as per the requirements of Section 717 in IBC.

THERMAL AND MOISTURE PROTECTION

SILL SEALER: Provide at all exterior walls between the masonry foundation & the wood sill plate a minimum 6" wide polyethylene sill seale insulation. Sill sealer to be manuf. by Owens Corning or equal and install as per maufacturer's specifications.

BATT INSULATION: Provide glass fiber thermal isulation for exterior walls as Indicated as Indicated on construction drawings. Insulation shall conform to ASTM C665, Type III, (reflective aluminum foil facing), class 'A'for all exterior walls, ceilings & attics. Use Type I unfaced) for Interior applications. Fiche spread Index not to exceed 25 with a smoke developed index not to exceed 450 complying with ASTM E 84 & Section 719 of the IBC. Install vapor barrier to face of bated side

SELF ADHERED FLASHING: Provide 25 mil. self (dhered flashing membrane around all window & door openings. Install as per manufactrer's installation instructions. AIR INFILTRATION BARRIER: Provide a 5 mil. high density polyethylene fiber air infiltration barrier "Tyvek" as manufactured by Dujont or equal on all exterior walls. All laps shall be not less than 6" and material shall be continuous to the top of wall \$ terminated at at penetration & building appendaces to comply with the requirements of Chapter 14 in the NJ Edition of the IBC.

ASPHALT FIBERGLASS SHINGLES: Provide minimul 235 lb. U.S. Class A, I20 mph windresistant asphalt fiberglass shingles conforming to ASTM D225 or D3462 & Chapter 15 of the NJ Edition of the IRC. Color, texture, \$ patern as selected by owner unless otherwise indicated on drawings. Install as per manufacturer's installation instructions. All roof finish material to be installed as per maufacturer's specifications to conform to Section 1507. Contractor to provide not less than four fasteners per strip shingle or two fasteners per individual shingle.

Wind resistance for all asphalt shingles shall be tisted in accordance with ASTM 7158 and shall conform with Section 1507 & Table 1507...7.1(1) in the IBC. Roof shingles shall be class 6 or H per ASTM 7158.

Minimum roof covering fire classification shall comply with the requirements of table 1505.1 \$ Section 1505 in the IBC based on the type of construction of the building. BUILT UP ROOFING: Provide built-up roofing system that complies with Section 1507 and Table 1507.10.2. in IBC. Install as per manufacture's installation instructions. Minimum roof covering fire classification shall comply with the requirements of table 1505.1 \$ Section 1505 in the IBC based on the type of construction of the building. MODIFIED BITUMEN ROOFING: Provide modified burnen roofing system that complies WITH Section 1507 in the IBC &CGSB 37-GP56M, AITM D 6162, ASTM D 6163, ASTM D6164, ASTM D6222, ASTM D 6223, ASTM D6298 or ASTM D6509 . Install as per

Minimum roof covering fire classification shall combly with the requirements of table 1505.1 & Section 1505 in the IBC based on the type of construction of the building. FLASHING & SHEET METAL: Provide aluminum sheet, .032", thick C22A41 clear anodized finish for concealed \$ exposed flashing locations Provide metal flashing over all windows # doors in exterior walls throughout as will as all wall # roof intersections, autters & whenever there is a cahing in roof slop or direction. Provide pan flashing under all exterior doors. Flashing to be installed nall areas where concrete is in contact with wood framing. All wail, base, cap, thr- wall, and/or counter-flashing etc. as required to prevent the entrance of moisture # rater and shall be a minimum of 8". Open valley flashings shall be a minimum of 24" \$ shall conform to Table 1507.2.9.2 in the NJ Edition of the IBC.

Sidewall flashing shall be by the step flashing meiod. The flashing shall be a minimum of 4" high \$ 4" wide. At termination the flashing nall be turned out in a manner to direct water away from the wall # onto the roof

Parapet coping shall be provided at all parapetualis and shall be noncombustable with a minimum of the wall parapet wall thickness. Provide a drip edge at all eaves and gables of hingle roofs. Overlap to be a

minimum of 2". Eave drip edges shall extend 1/4" blow sheathing \$ extend back on the roof a minimum of 2". Mechānically fasten drip eges a maximūm of 12" on center. ROOF DRAINAGE: Where expansive soils exist, (controlled method of water removal # drainage must be provided that will collect # ocharge all water to the ground surface at least 5 ft. away from the foundation wils or to an approved drainage

system as required by the governing codes, pluming subcode, local authorities and/or

the township. Roof drainage shall comply with Section 1503 \$ 19 Plumbing Sub-code NJAC 5:23-3:15. Where roof drains are required over flow drainsaving the same size of the roof drain shall be installed with the inlet flow line 2" abovehe low point of the roof. Installation \$ sizing shall conform to with the Plumbing subcoc (NJAC 5:23-3:15)

<u>GUTTERS & DOWNSPOUTS:</u> Provide aluminum gutts & leaders as required for proper roof drainage. Gutters shall be .032" min. thicknis & style shall be as selected by owner. Downspouts shall be .023" thick 3"x4" reangular corrugated style. Provide splash blocks at all leaders. Color as selectedly owner. Comply with Section 1503 SEALANTS & CAULKING: Elastometric sealant shalle I component polysulfide or I component polyurethane sealant conforming to F5 TT-5-00230 Cos A. Provide closed cell backer rod. Each color & class of sealant shall be of a single maracturer.

All caulking and sealant work shall conform to thatorementioned codes & standards. Caulk all loints : wood to masonry, wood to metallood to wood, wood to glass, etc. Exterior caulking to be Acrylic type & interior toe butyl rubber manufactured by Tremco or equal install as per manufacturer's specificatis.

interior finishes:

walls & ceilings. Color as selected by owner.

manufacturer's installation instructions.

Interior finishes shall comply with the requirements of Chair 8 in the iBC. All interior finishes shall be classified in accordance with ASTM E84 ULT23. Interior finish requirements are based on use group & shall be classifiens per Table 803.9 in the IBC. Contractor shall be responsible to complying with the minin finish requirements in Table 803.9 for all interior finishes.on walls and cellings.

GYPSUM BOARD: Provide 15" thick standard taper gyps board complying with ASTM C36 & Chapter 25 in the IBC unless otherwise noted. Mair screw attach drywall as per Table 2508.1 \$ Section 2508 in the IBC. Adhesives for (sum board shall conform to ASTM C557. Provide manufacturer standard metal trim assories of the bead type that shall conform to Table 2508.1. Provide ready mixed vinylint compound and perforated loint tape conforming to ASTM C4; C475. Install compoun three coats. On completion, all walls & ceilings shall be smooth, true & without noticea irreqularities.

Provide water-resistant gupsum board conforming to ASTI288, CI325 or CI178 & IBC Sections 2509, 1210.2 \$ 1210.3 in tollet rooms and wet an. Install as per manufacturer's

PAINT: Provide one coat of latex primer \$ two coats often semi-gloss on all interior

Exterior paint shall be one coat of latex primer \$ two co of acrylic latex exterior paint. Install as per manufacturer's specifications. Color selected by owner. Stained trim to have one coat of transparent stain \$ twcats of polyurethane sating finish. Contractor shall touch sanded between coats. Colcs selected by owner Undercoats and systems shall be of the same manufactures the final coat.

CERAMIC TILE: Ceramic tile requirements shall conform to ANSI AI37.1 & Section 2103.5 in the IBC. Mortar for Ceramic tile shall conform to ANSI A108.1A & ANSI A108.1B &

RESILIENT FLOORING: All vinyl composition tile shall be the size as indicated on drawings or as selected by owner. Resilient flooring shall conform to Section 804 in the IBC & the class shall be in accordance with NFPA 253. Provide minimum 1/8" thick tile complying with FS-SS-T-312, Type IV.

Contractor to verify existing slab calcium content for compatibility of tile adhesive to existing slab. confirm with manufacturer's recommended installation specifications. contractor to notify architect of any inconsistencies.

Vinyl wall base shall be 4" high complying with F5 55-W-40, Type II. Provide stabilized type waterproof adhesives recommended by flooring manufacturer. ACOUSTICAL CEILING: Provide 3/4" thick mineral fiber acoustical panels manufactured by Armstrong or USG. NRC minimum of 50: CAC minimum of 35 & minimum light reflectance of

.75, Class 'A' material. Celling suspension system shall be intermediate duty, fully exposed, lay-in type complying with ASTM C635 & C636. Celling tile product & size are to be as specified on drawings or as selected by owner. SPECIALTIES: TOILET ACCESSORIES: Provide toilet accessories in locations indicated on the construction

brushed stainless steel, as indicated on drawings or as selected by owner. LOUVERS: Provide extruded aluminum louver of the size as dictated by mechanical drawings prepared by a licensed Mechanical Engineer or as required by mechanical contractor for fresh air intake. Louvers are to be electrically operated and shall have an aluminum mesh insect screen.

drawings. Accessories shall be manufactured by Bobrick or equal. All finishes shall be a

CABINETRY:

KITCHEN & BATH CABINETS: Where indicated on drawings, the contractor shall provide wood cabinets and/or vanities as selected by owner. Architectural drawings show preliminary layout only, final & exact layout for kitchen & bath are to be provided by contractor's manufacturer as per the direction of \$ approved by the owner. Cabinet style, finish & hardware as well as counter tops are to be selected by owner unless otherwise noted on the arazings or flature schedule.

MECHANICAL: (See Mechanical Drawings)

These Construction Documents do not include the design of plumbing, air conditioning, or heating systems. The Architect assumes no responsibility or liability for their design.

ELECTRICAL: (See Electrical Drawings)

These Construction Documents do not include design of any electrical systems. Electrical plans are for lighting & outlet locations only. The Architect assumes no responsibility for their electrical engineering or design.

DRAWING LIST

AIOI COVER SHEET AIO2 ASBUILT FLOOR PLANS PLUMBING NOTES: EXISTING SINGLE USE H/C BARRIER-FREE COMPLIANT TOILET ROOMS (2) TO REMAIN

EXIT ACCESS TRAVEL DISTANCE

ALL OCCUPANCY LOADS MUST BE POSTED WITH SIGNS AS INDICATED ON THIS DRAWING. (98 MAX)

.. 200'-0" (TABLE 1016.1)

!. GENERAL CONTRACTOR TO COORDINATE ADDITIONAL EMERGENCY LIGHTING AS REQUIRED BY FIRE MARSHALL REVIEW.

KEY PLAN

77.95

END

CITY OF LONG BRANCH (128)

RIGHT OF WAY

N.T.S

AREA OF WORK

1.40AC±

AVENUE

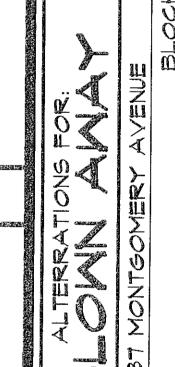
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HEID COBA

CITY OF LONG BRANCH BUILDING DEPARTMENT

SUBCODE PLAN REVIEW APPROVAL BUILDING DATES /8/15 PLUMBING.____DATE ELECTRICAL DATE

USE OF THIS DESIGN IS PROHIBITED WITHOUT WRITTEN CONSENT, DRAWINGS ARE NOT FOR PROTOTYPICAL USE. MONTEFORTE ARCHITECTURAL STUDIO, LLC. @ 2016



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DRAWN BY: CHECKED BY:

JOB NO.

3.7.16

