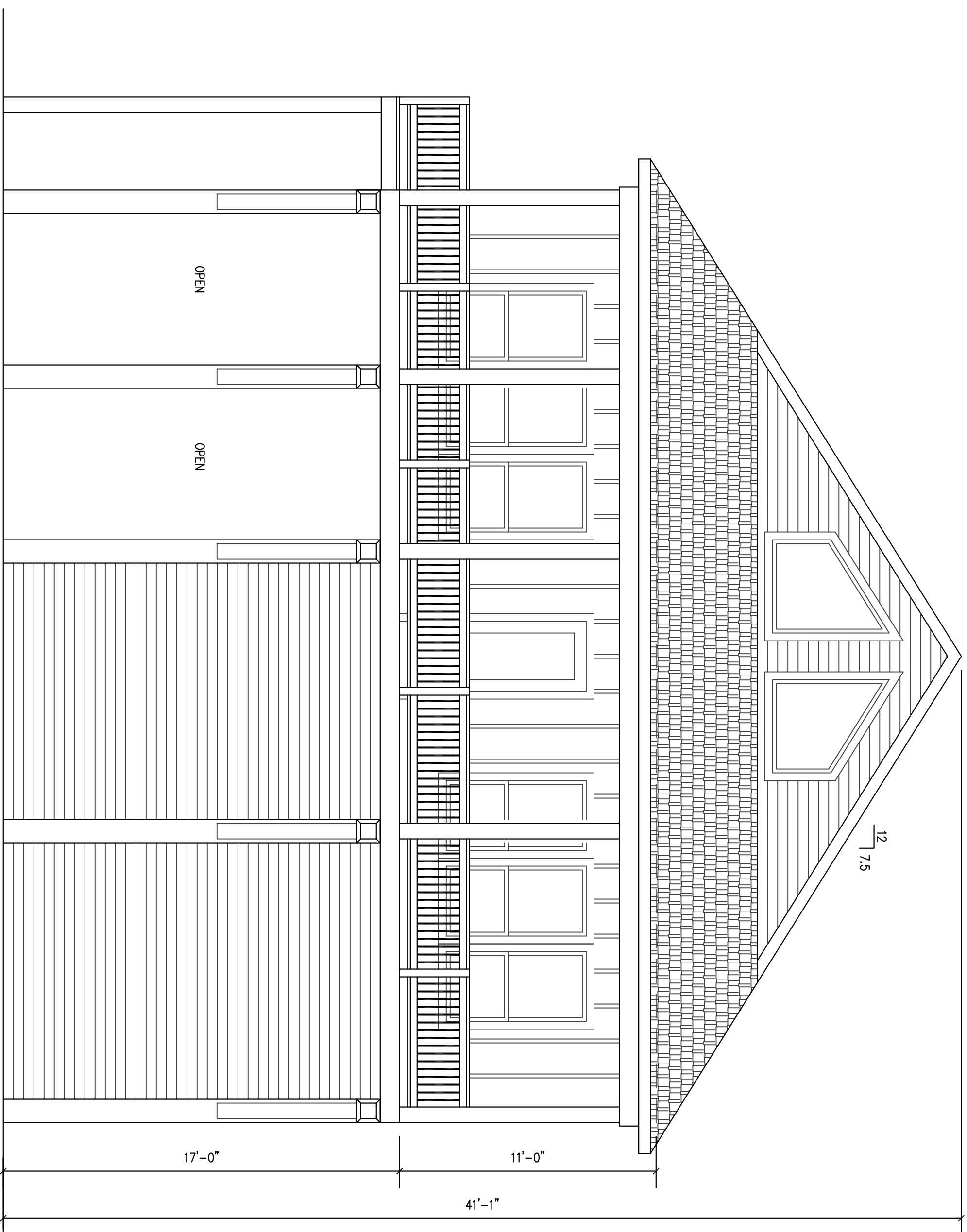


A New House for Dwayne Nielsen

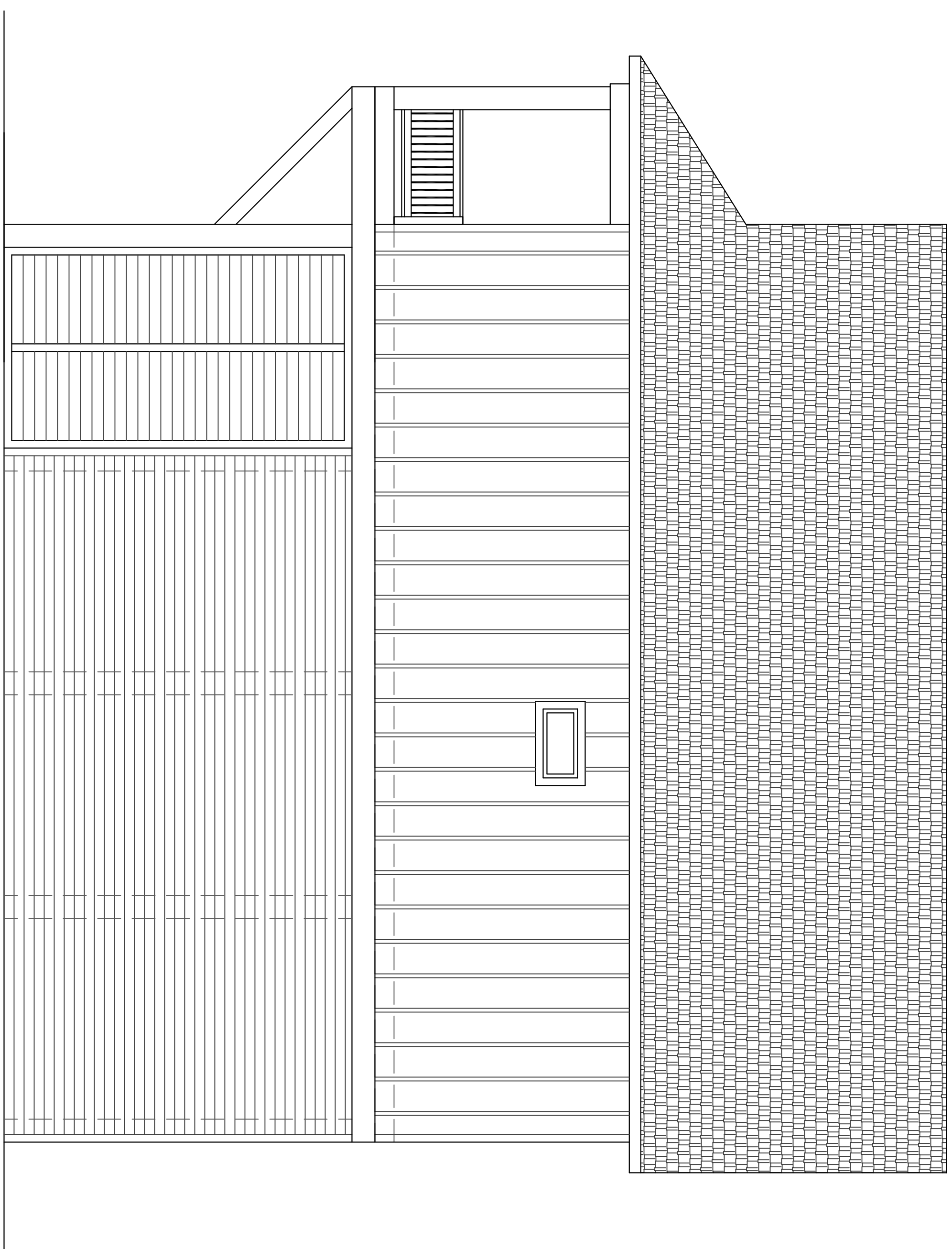
2425 Audubon Avenue

Gilchrist, Texas



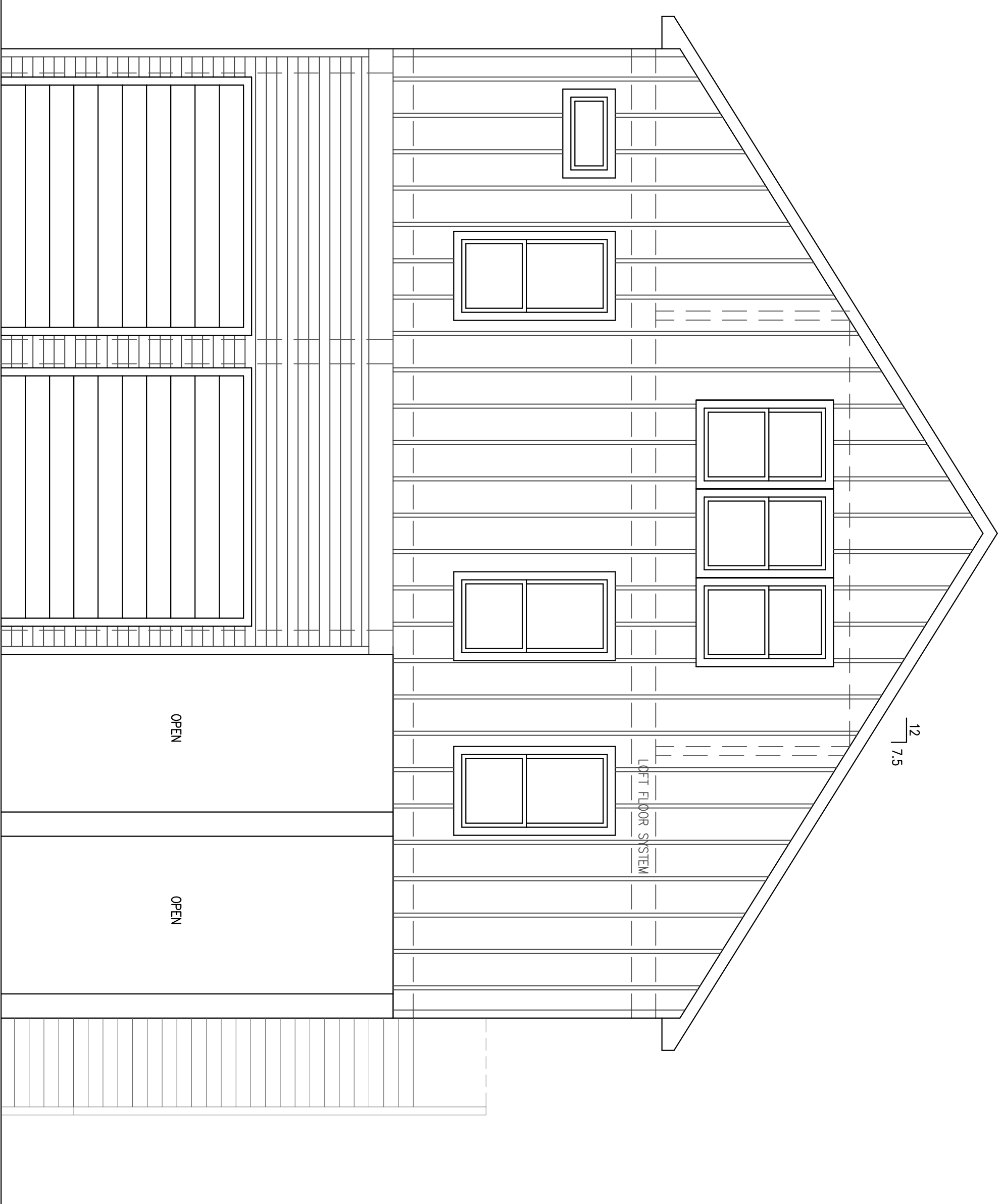
1 EXTERIOR ELEVATION – FRONT VIEW

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

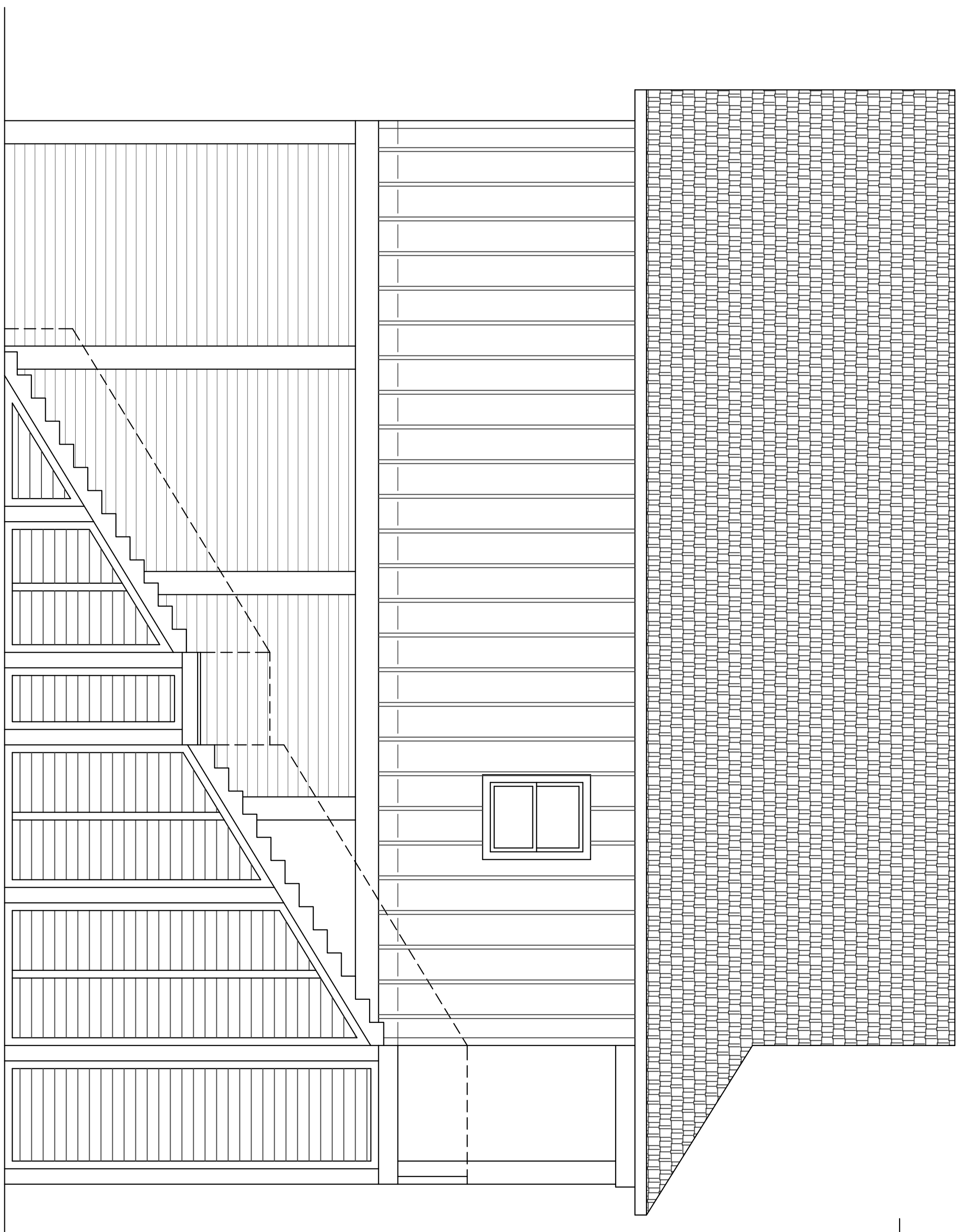


2 EXTERIOR ELEVATION – RIGHT SIDE VIEW

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



3 EXTERIOR ELEVATION – REAR VIEW
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION – LEFT SIDE VIEW
SCALE: 1/4" = 1'-0"

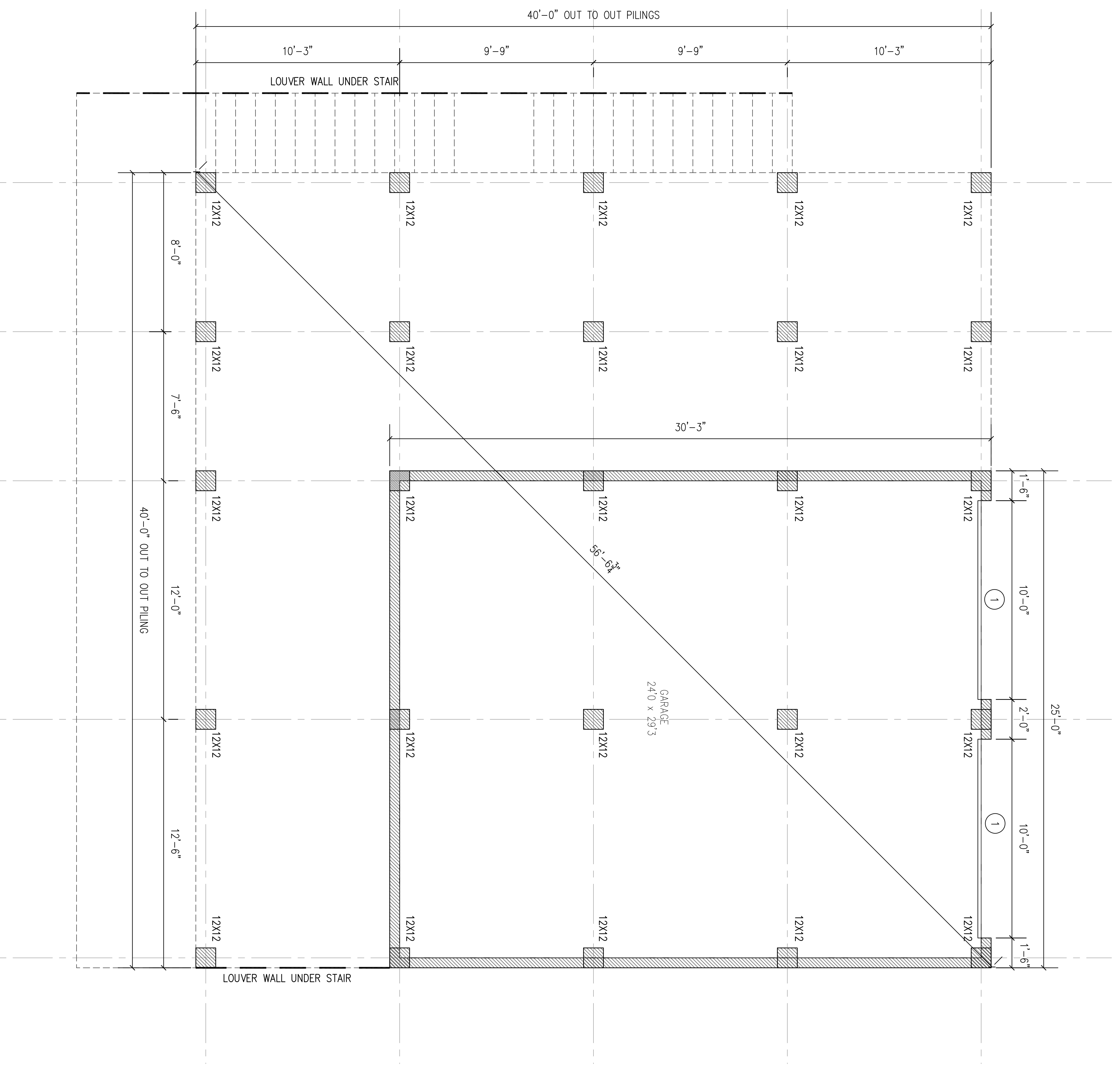
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A New House for Dwayne Nielsen
2425 Audubon Avenue, Gilchrist, Texas

DATE: 01 MARCH, 2024
REVISIONS:

SHEET NO.

A1.1



ALL DIMENSIONS ARE MEASURED TO FACE OF STUD

SQUARE FOOTAGE	
GRADE LEVEL:	GARAGE = 757 SQFT
LIVING LEVEL:	HOUSE = 1680 SQFT
	DECK = 450 SQFT
	LOFT / BALCONY = 375 SQFT

NOTE:
SEE SHEET A2.1 FOR
DOOR AND WINDOW
SCHEDULE

1 PROPOSED FLOOR PLAN - GRADE LEVEL

SCALE: 3/8" = 1'-0"

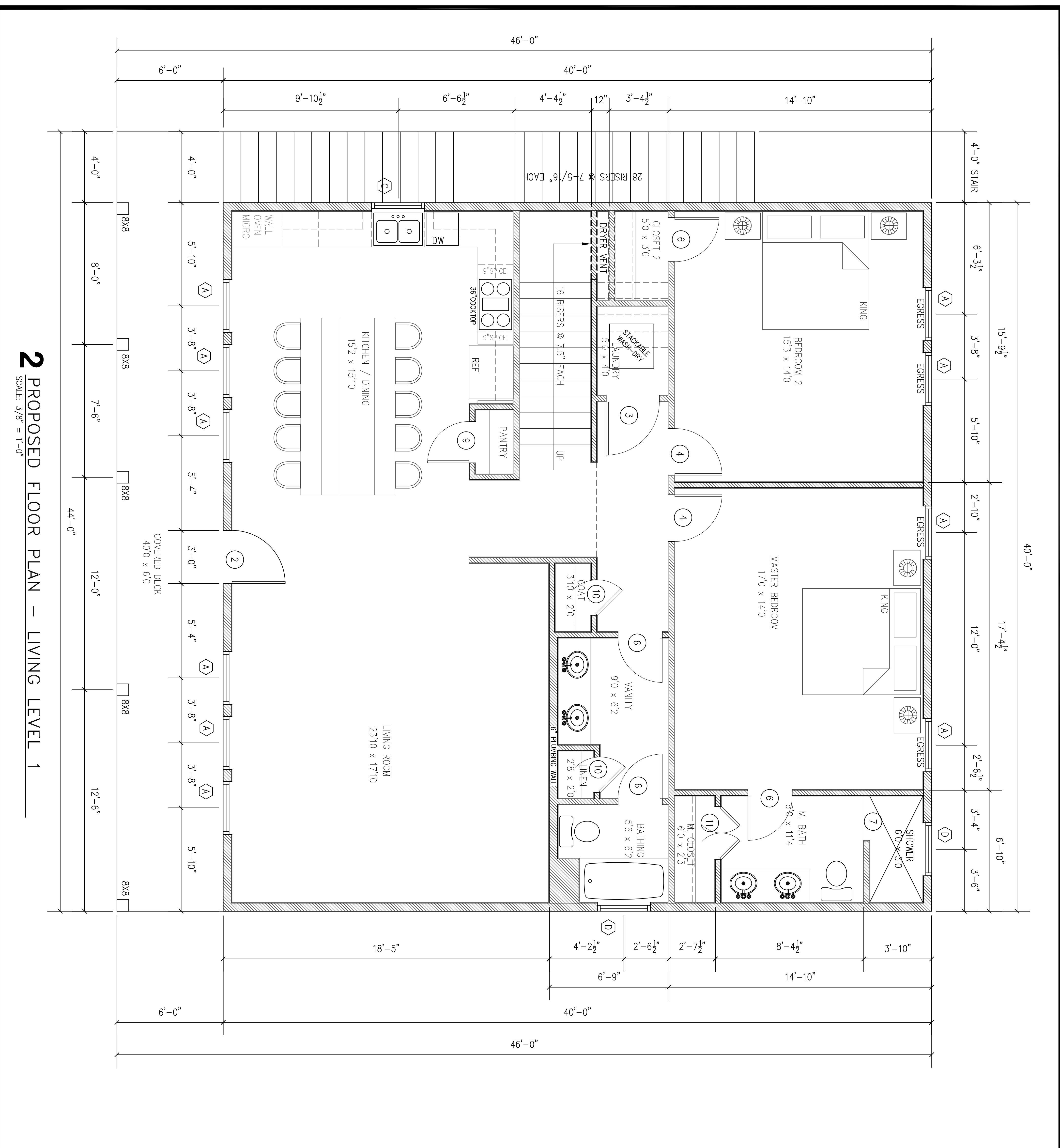
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A New House for Dwayne Nielsen
2425 Audubon Avenue, Gilchrist, Texas

DATE: 01 MARCH, 2024
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SHEET NO.

A2.0



ALL DIMENSIONS ARE MEASURED TO FACE OF STUD

SQUARE FOOTAGE	
GRADE LEVEL:	757 SQFT
LIVING LEVEL:	1680 SQFT
LOFT:	450 SQFT
LOFT / BALCONY:	375 SQFT

DOOR SCHEDULE		
MARK	DESCRIPTION	QTY
1	10'-0"W x 10'-0"H ROLL-UP GARAGE DOOR	2
2	3'-0"W x 8'-0"H EXTERIOR DOOR w/GLAZING	1
3	3'-0"W x 8'-0"H INTERIOR DOOR	1
4	2'-8"W x 8'-0"H INTERIOR DOOR	2
5	48" WIDE BARN DOOR (OPENING AT LOFT AREA)	2
6	2'-6"W x 8'-0"H INTERIOR DOOR	5
7	30" WIDE OPENING AT MASTER BATH SHOWER	1
8	30" WIDE ATTIC ACCESS DOOR	2
9	2'-4"W x 8'-0"H INTERIOR DOOR	1
10	2'-0"W x 8'-0"H INTERIOR DOOR	2
11	(2) 1'-6"W x 8'-0"H INTERIOR DOOR	1

WINDOW SCHEDULE		
MARK	DESCRIPTION	QTY
A	3'-0"W x 6'-0"H SINGLE HUNG WINDOW SILL = 2'-0" AFF	10
B	3'-0"W x 5'-0"H SINGLE HUNG WINDOW SILL = 2'-0" AFF	3
C	3'-0"W x 4'-0"H SINGLE HUNG WINDOW SILL = 4'-0" AFF	1
D	3'-0"W x 1'-6"H FIXED WINDOW SILL = 6'-6" AFF	2
E	4'-0"WIDE CUSTOM WINDOW SILL = 16'-0" AFF	2

2 PROPOSED FLOOR PLAN – LIVING LEVEL 1
SCALE: 3/8" = 1'-0"

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2425 Audubon Avenue, Gilchrist, Texas

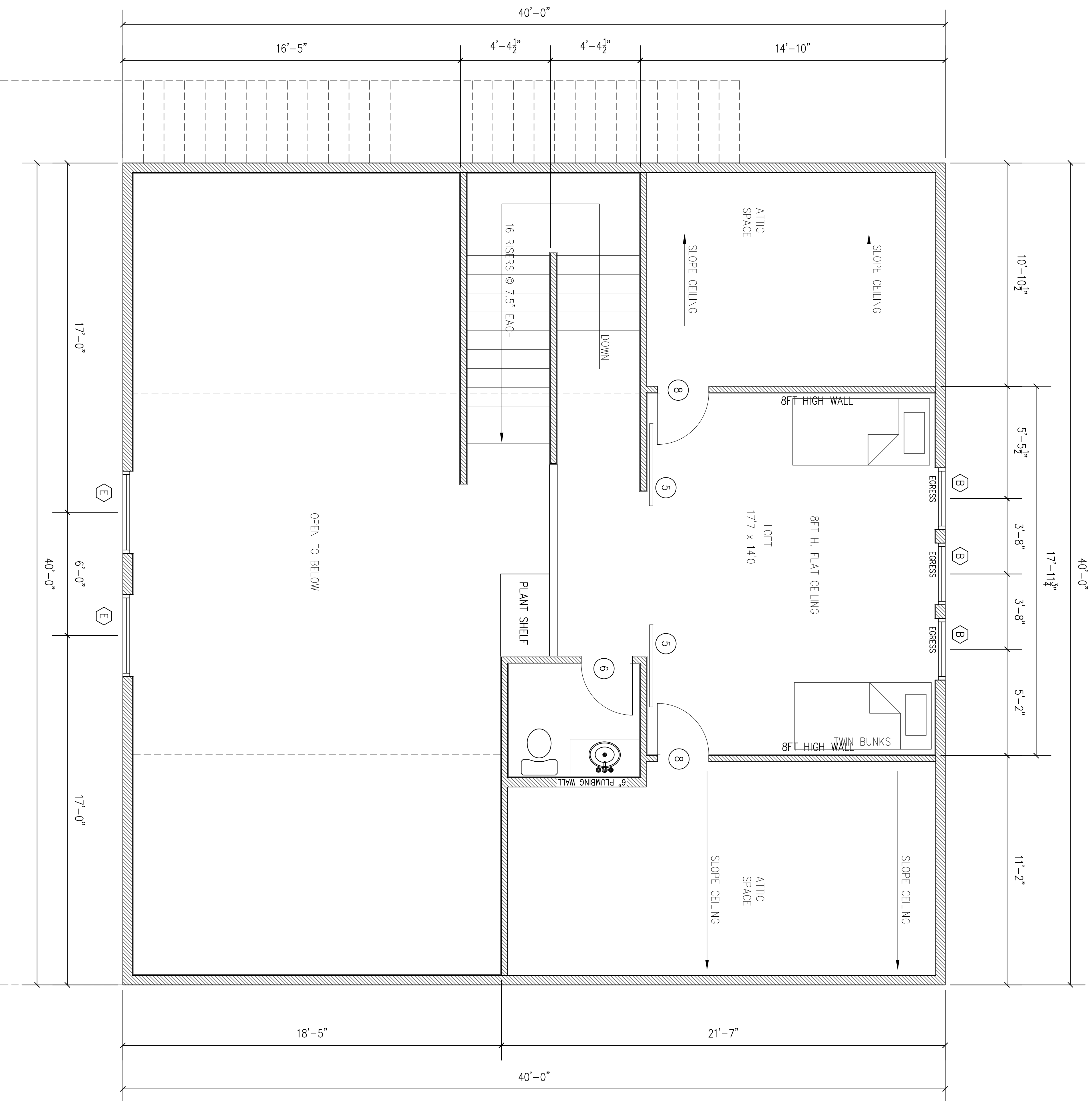
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REVISIONS:

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A2.1



ALL DIMENSIONS ARE MEASURED TO FACE OF STUD

SQUARE FOOTAGE	
GRADE LEVEL:	GARAGE = 757 SQFT
LOFTS LEVEL:	LIVING = 1680 SQFT
	KITCHEN = 450 SQFT
	LOFT / BALCONY = 375 SQFT

NOTE:
SEE SHEET A2.1 FOR
DOOR AND WINDOW
SCHEDULE

3 PROPOSED FLOOR PLAN – LOFT / BALCONY

SCALE: 3/8" = 1'-0"

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2425 Audubon Avenue, Gilchrist, Texas

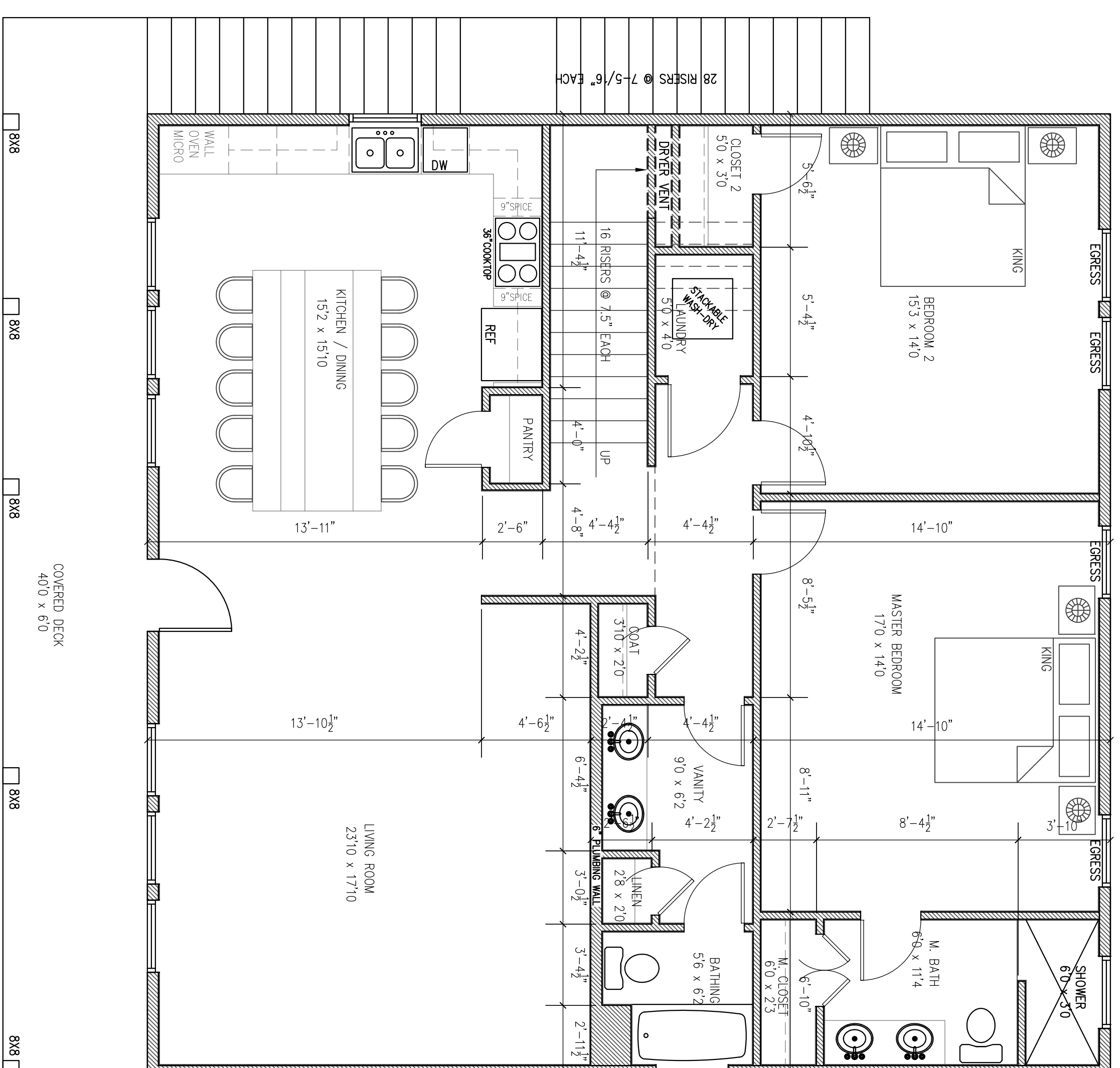
DATE: 01 MARCH, 2024
REVISIONS:

SHEET NO.

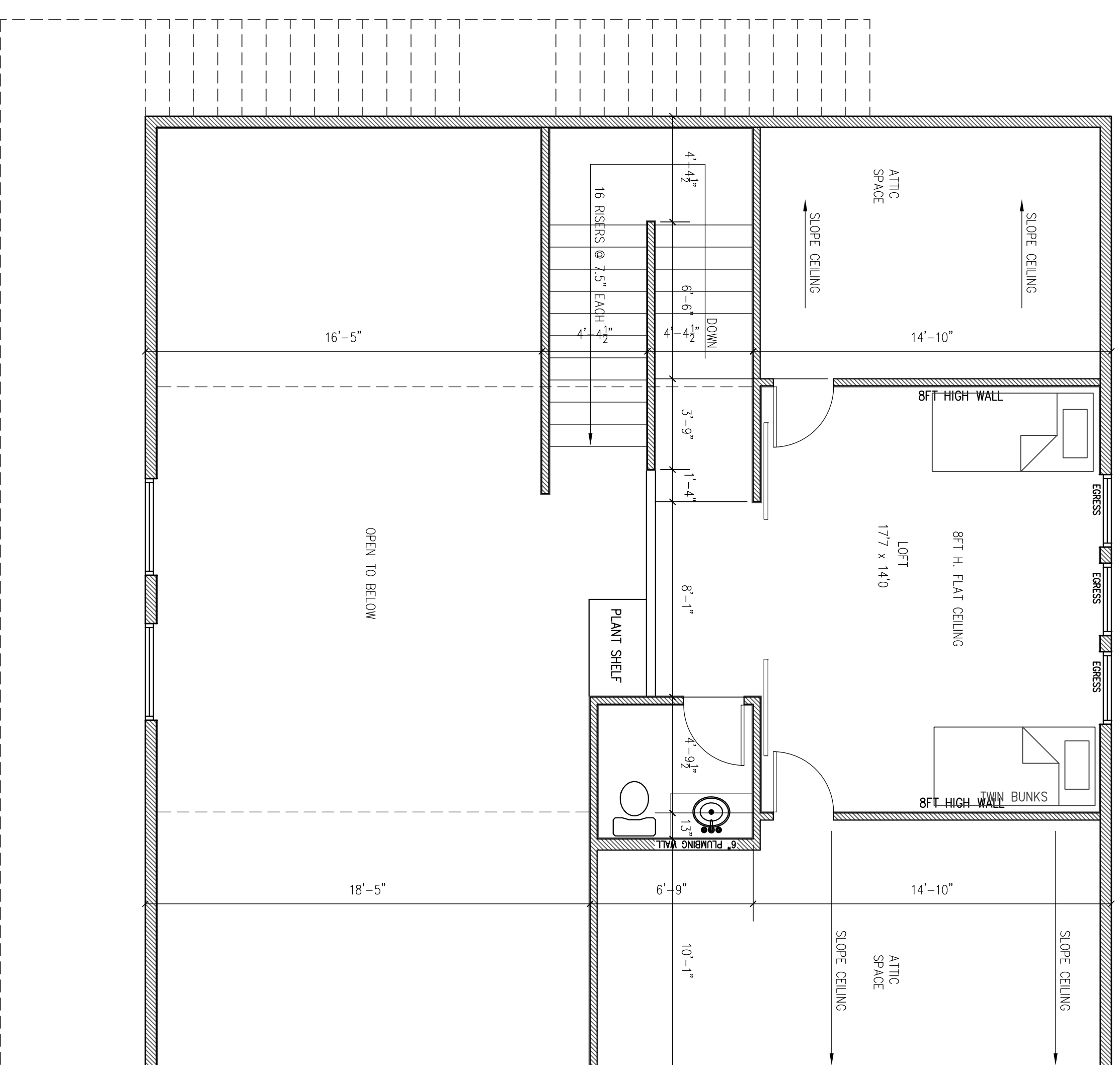
A2.2

ALL DIMENSIONS ARE MEASURED TO FACE OF STUD

SQUARE FOOTAGE	
MAN HOUSE (40 SPACES)	= 3033 SQFT
LOFT (10 SPACES)	= 220 SQFT
OUTDOOR LIVING	= 24 SQFT
FRONT ENTRY	= 24 SQFT
REAR DECK	= 60 SQFT
TOTAL SLAB AT MAN HOUSE	= 4141 SQFT



4 PROPOSED FLOOR PLAN W/INTERIOR DIMENSIONS
SCALE: 1/4" = 1'-0" LIVING LEVEL



5 PROPOSED FLOOR PLAN W/INTERIOR DIMENSIONS
SCALE: 1/4" = 1'-0" LOFT / BALCONY

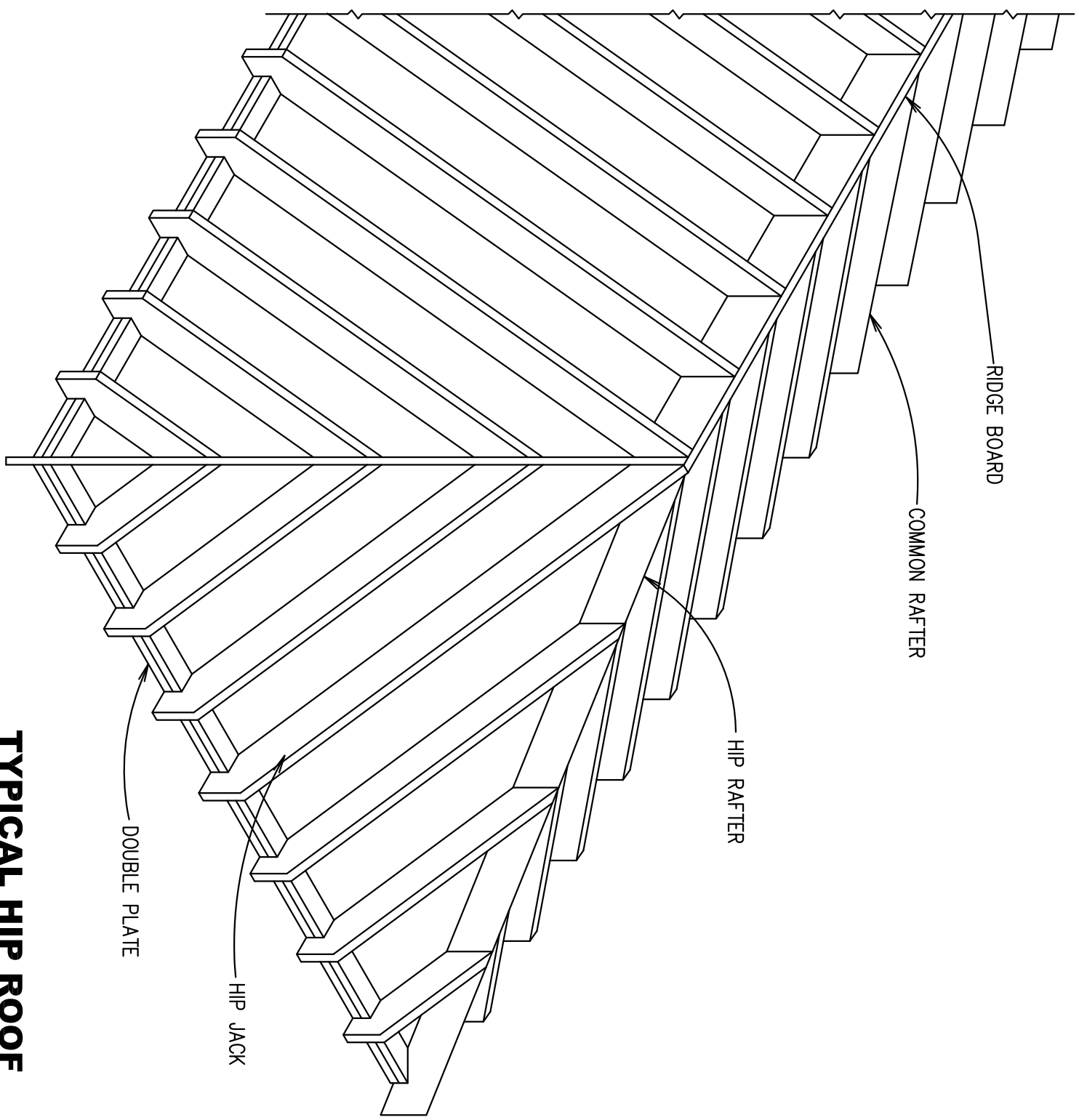
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2425 Audubon Avenue, Gilchrist, Texas

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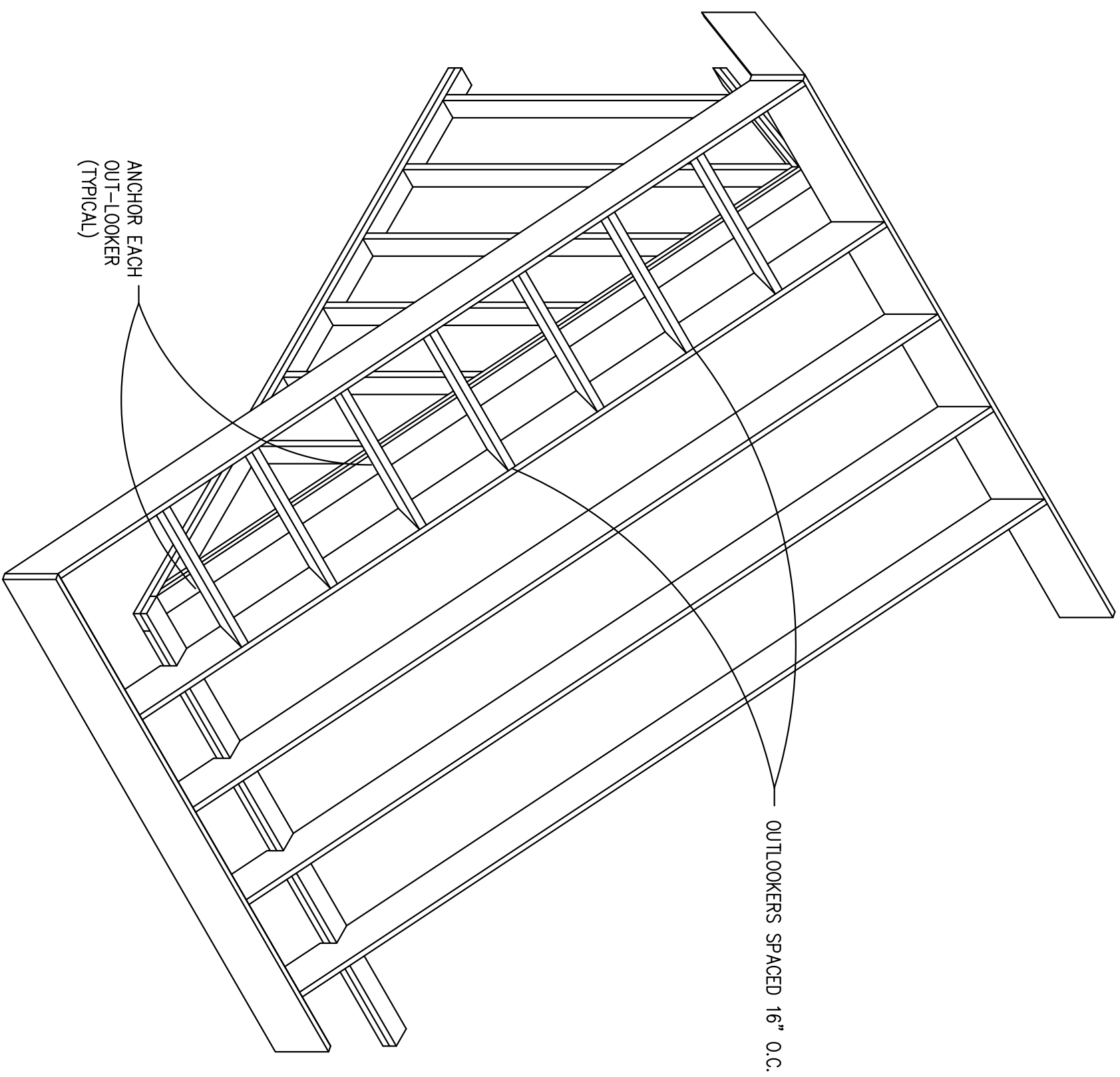
A2.1



TYPICAL HIP ROOF

NTS

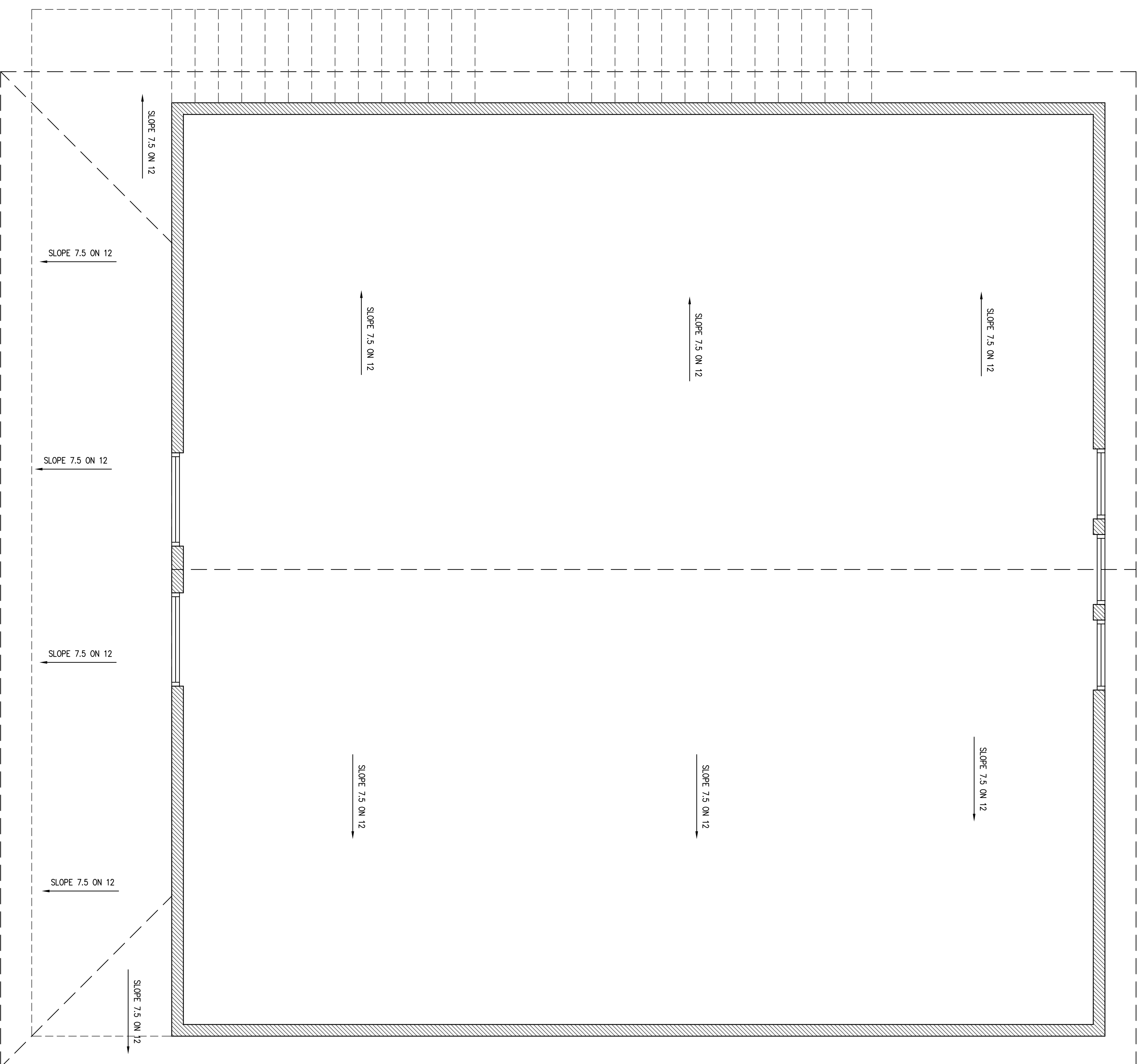
NOTE: ALL STUDS, JOISTS, & RAFTERS
16" O.C. UNLESS NOTED OTHERWISE NOTED
CEILING JOISTS NOT SHOWN
RAFTERS 2 x 6



TYPICAL GABLE ROOF

NTS

NOTE: ALL STUDS, JOISTS, & RAFTERS
16" O.C. UNLESS NOTED OTHERWISE NOTED
CEILING JOISTS NOT SHOWN
RAFTERS 2 x 6



1 ROOF PLAN

SCALE: 3/8" = 1'-0"

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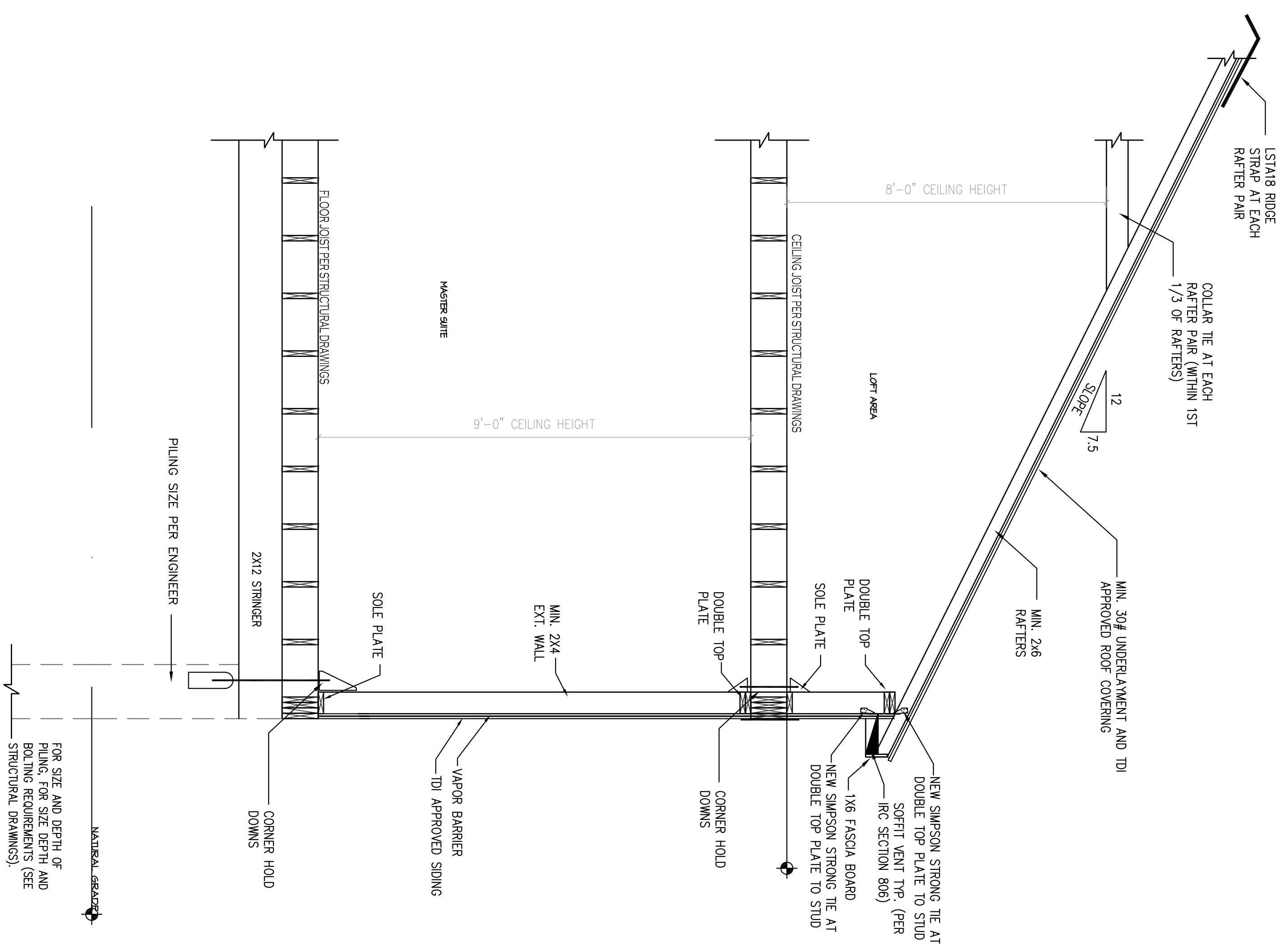
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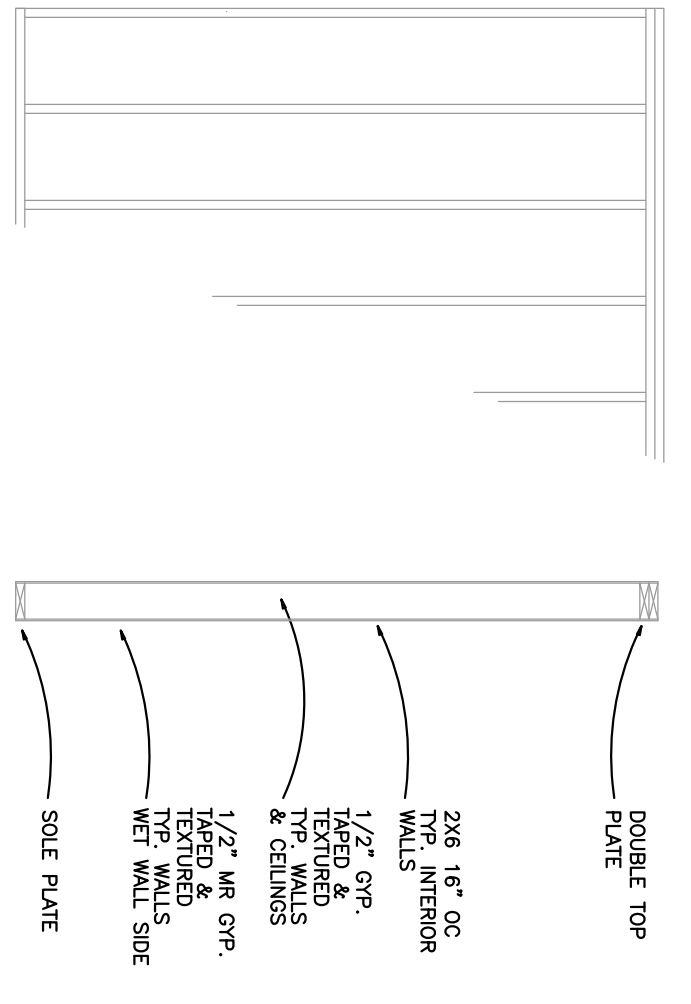
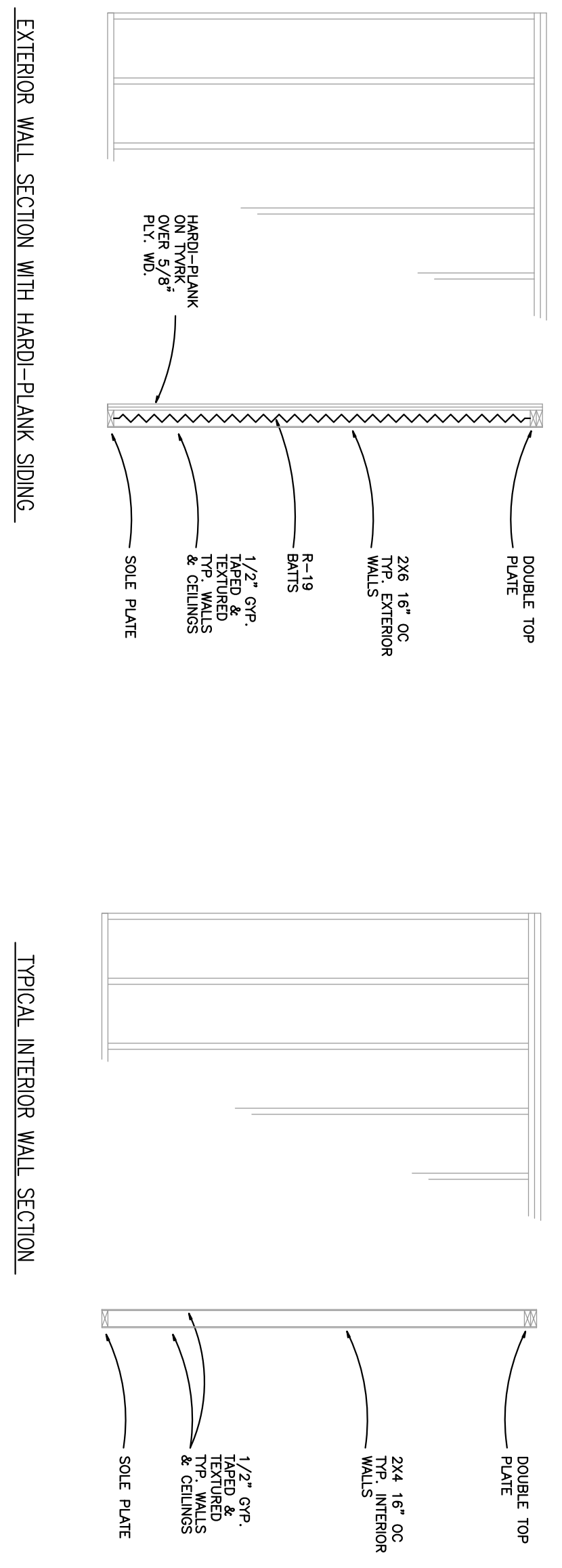
SHEET NO.

A3.0

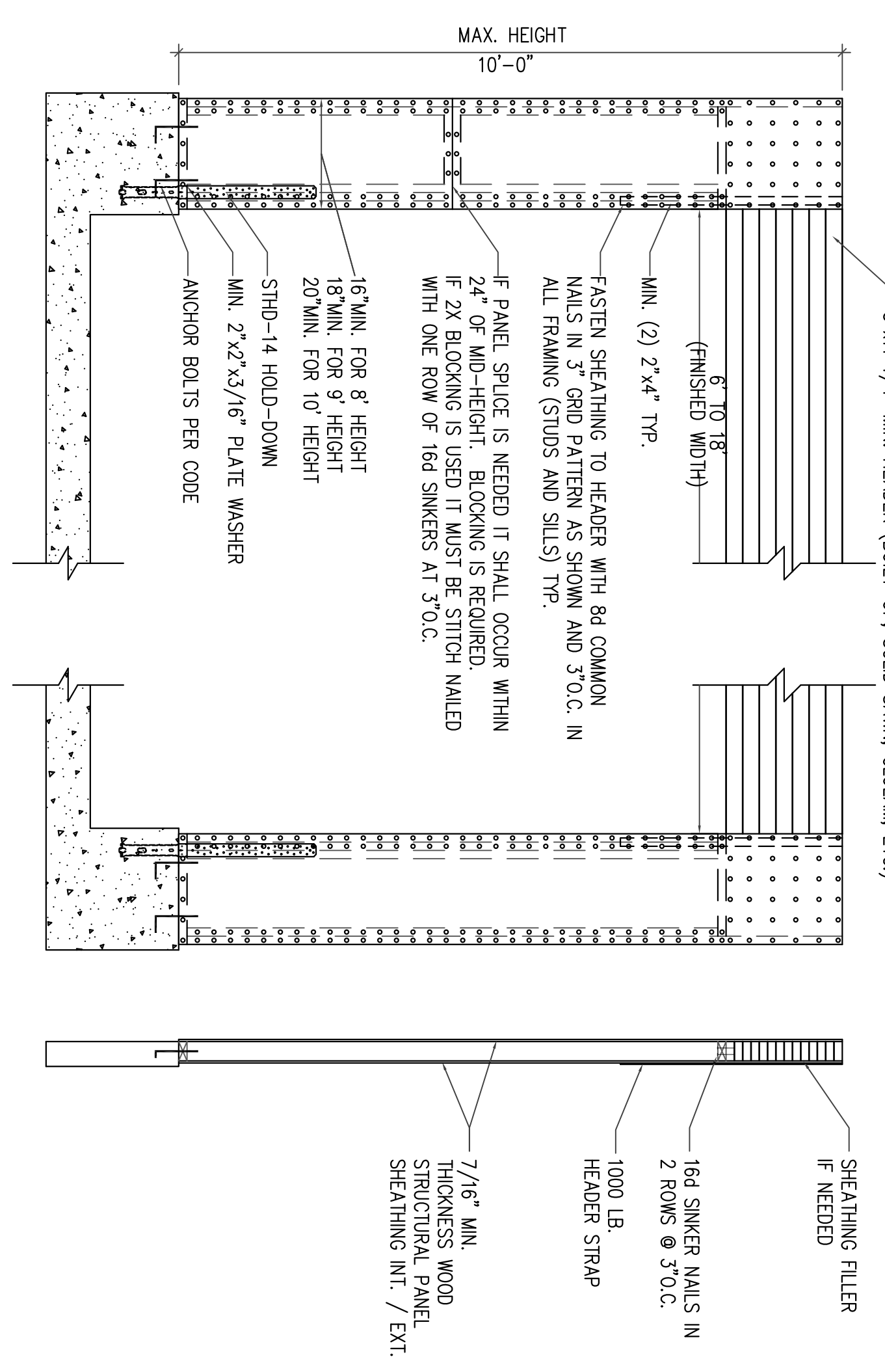


1 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

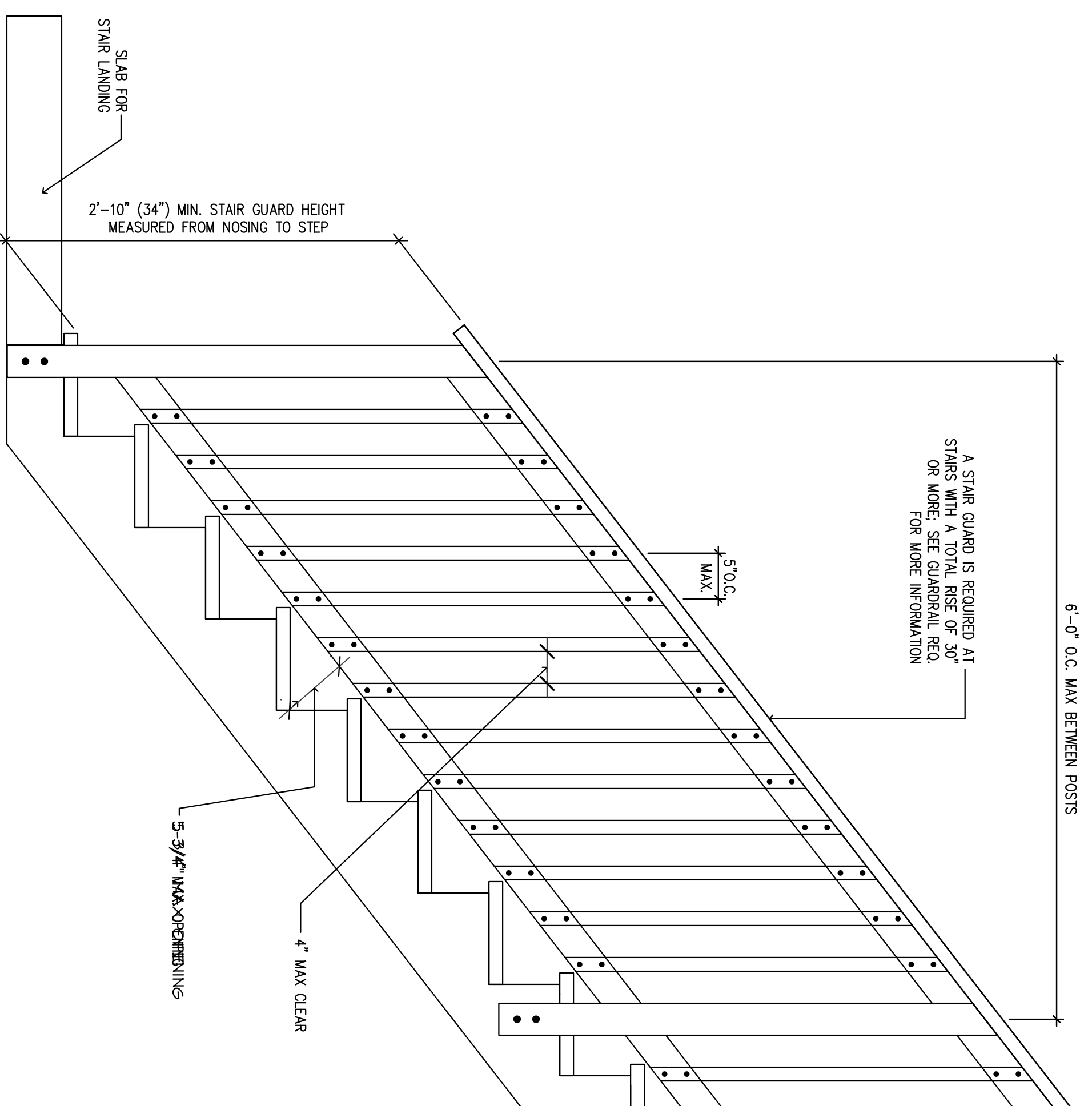
FOR SIZE AND DEPTH OF PILING, FOR SIZE, DEPTH AND BOLTING REQUIREMENTS (SEE STRUCTURAL DRAWINGS).
MATERIAL SPECIFIED



2 WALL SECTIONS
SCALE: NONE



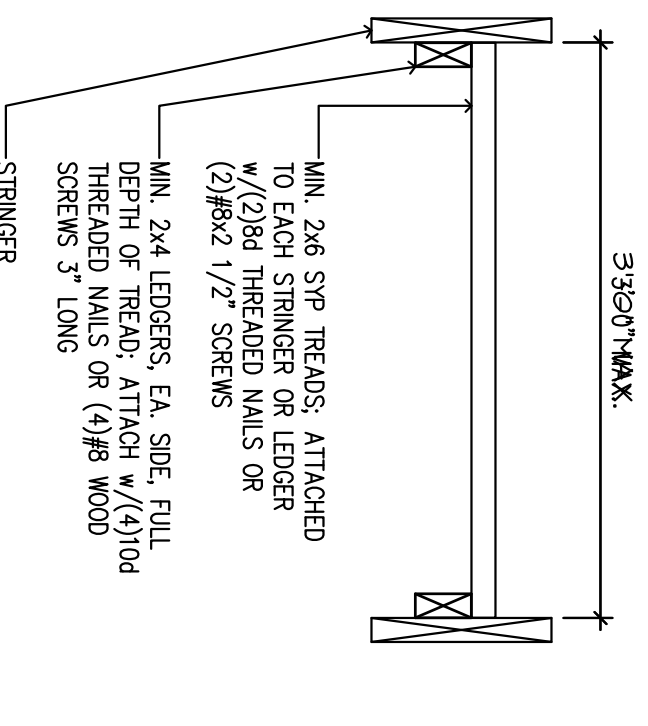
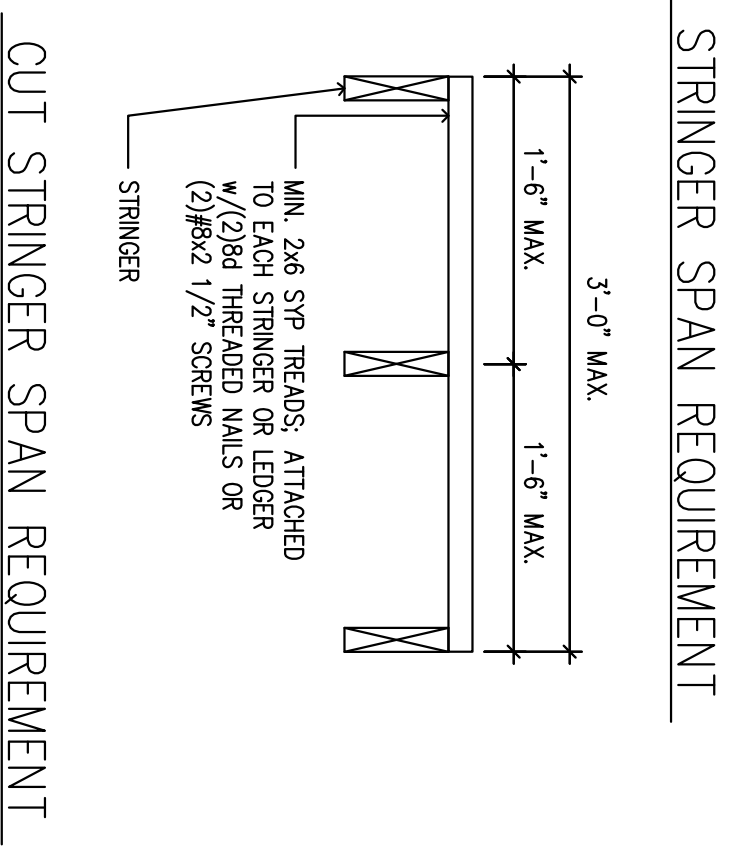
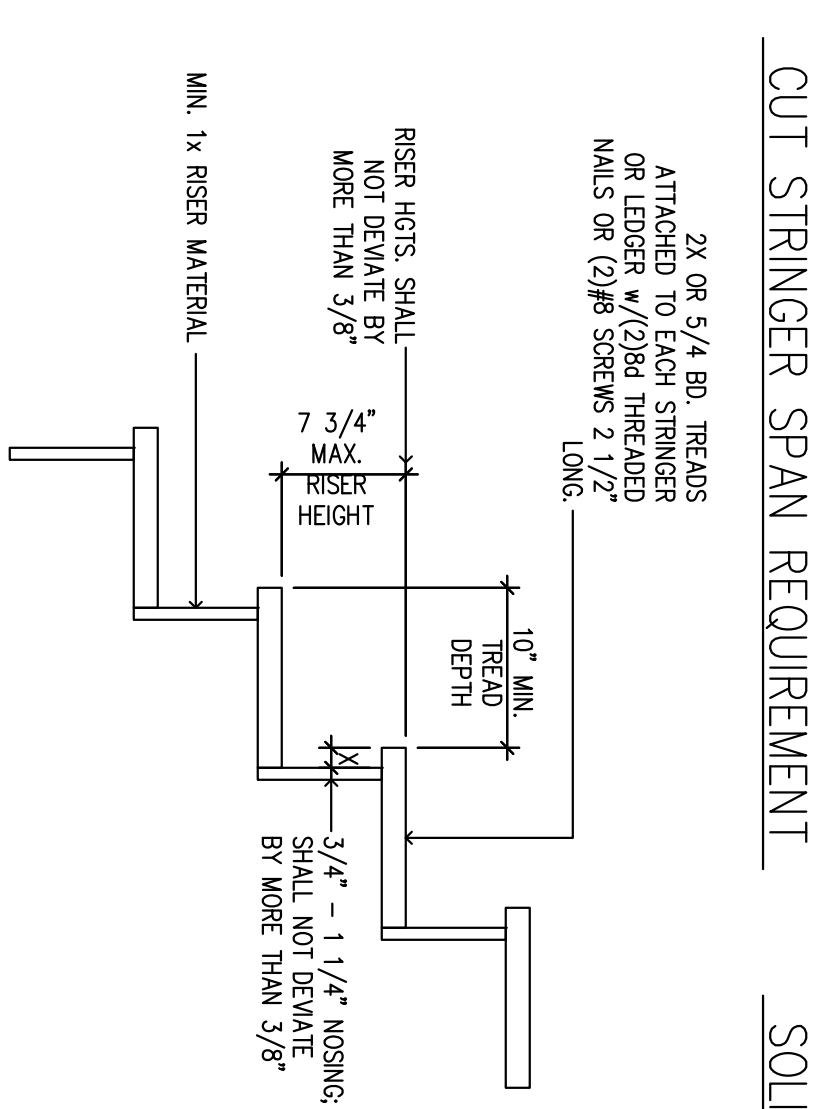
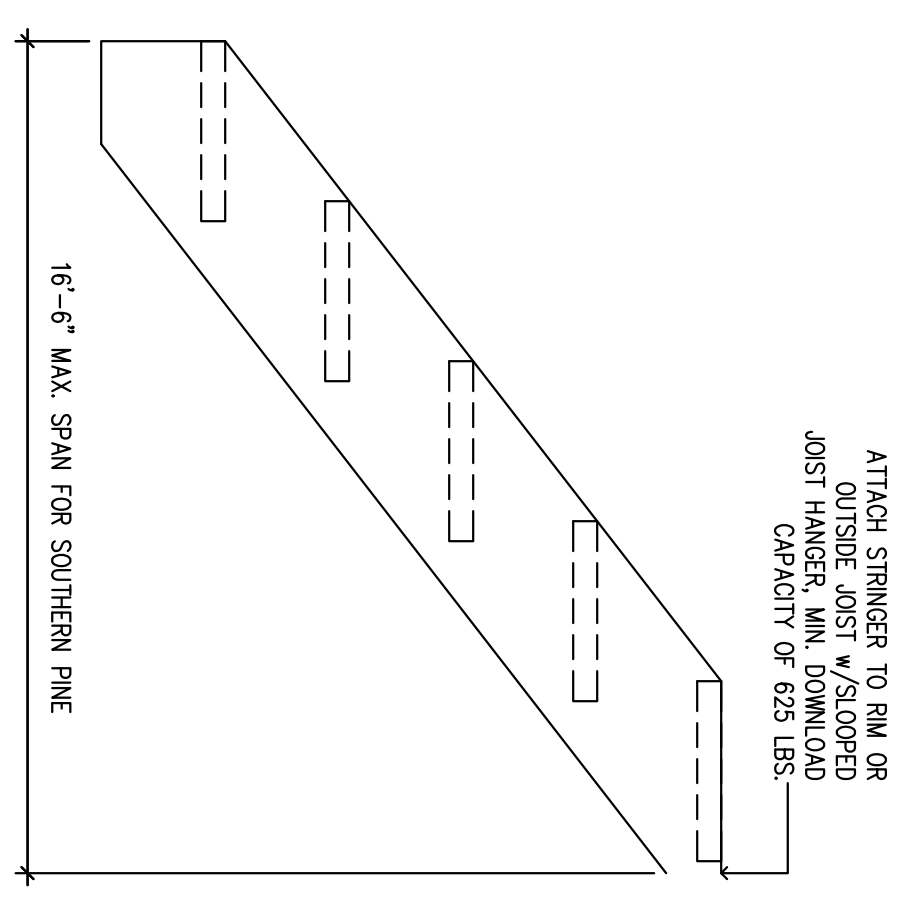
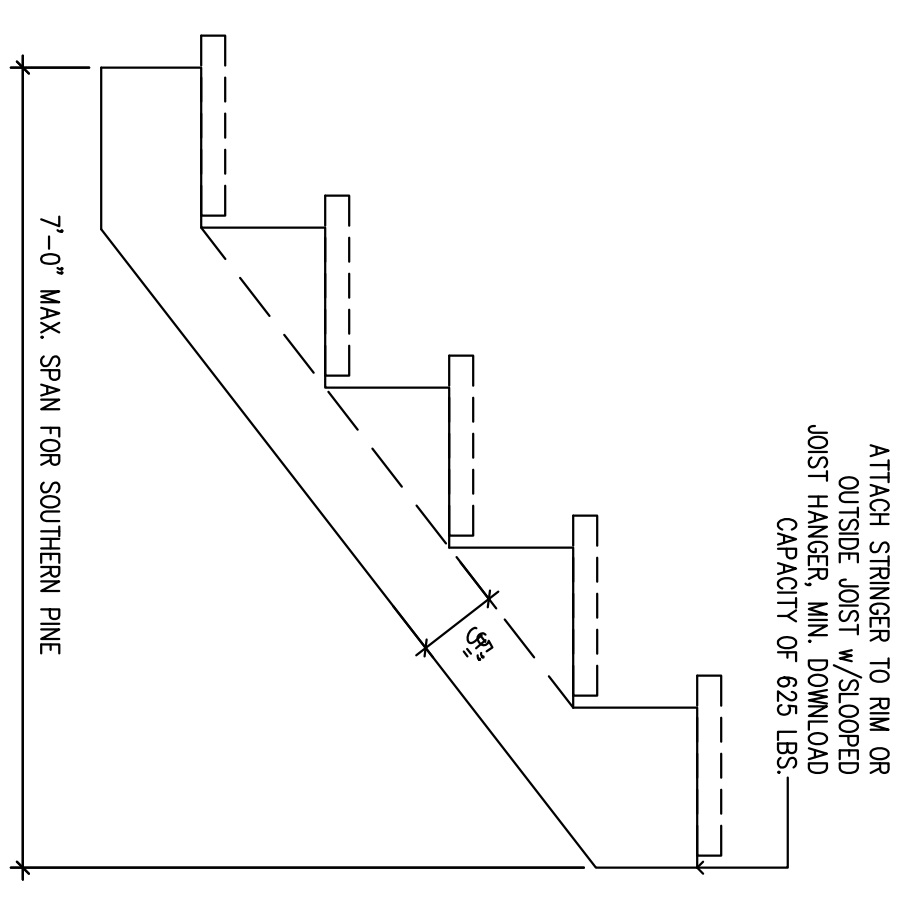
3 GARAGE DOOR PORTAL FRAMING DETAIL
SCALE: 1/2" = 1'-0"



STAIR GUARD REQUIREMENTS

- GENERAL STAIR NOTES:**
- PER R311.2.2 2021 IRC, PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 1/2 INCH GYPSUM BOARD.
 - PER R312.2 EXCEPTION 1 2021 IRC, THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM OF RAIL OR GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE (152mm) CANNOT PASS THROUGH.
 - PER R312.2 2021 IRC, REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL ENCLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
 - PER 311.5.3 2021 IRC, STAIR MAXIMUM RISER HEIGHT SHALL BE 7 INCHES (178mm) AND THE MINIMUM WIDTH FOR TREADS SHALL BE 10 INCHES (254mm).
 - PER R311.5.6.1 2021 IRC, HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SURFACE ABOVE WHICH THE HANDRAIL IS TO BE INSTALLED, SHALL BE NOT LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm).
 - PER R311.5.6.2 2021 IRC, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT ABOVE THE TOP OF THE RAIL TO THE POINT ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38mm) BETWEEN THE WALL AND THE HANDRAIL.

4 TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"



- PER R311.5.6.3 2021 IRC, ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. THE FOLLOWING TYPES OR PROVIDE EQUIVALENT:
 - TYPE I: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32mm) AND NOT GREATER THAN 2 INCHES (51mm). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102mm) AND NOT GREATER THAN 6 1/4 INCHES (160mm) WITH A MINIMUM SECTION OR DIMENSION OF 2 1/4 INCHES (57mm).
 - TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160mm) SHALL PROVIDE A GRASPABLE FINGER RISERS, RECESS AREAS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH A DISTANCE OF 3/4 INCH (19mm) MEASURED EXTERNALLY FROM THE END OF THE HANDRAIL TO THE RECESS. THE RECESS SHALL BE AT LEAST 1/4 INCH (6mm) DEEP AND 1/4 INCH (6mm) WIDE. THE RECESS SHALL BE AT LEAST 3/8 INCH (10mm) FROM THE END OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10mm) TO A LEVEL THAT IS NOT LESS THAN 3/4 INCHES (19mm) BELOW THE FINGER RECESS. THE RECESS SHALL BE AT LEAST 1 1/4 INCHES (32mm) TO A MAXIMUM OF 2 3/4 INCHES (70mm). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25mm).

ELECTRICAL LEGEND

	CEILING FAN WITH LIGHT KIT
	CEILING FAN
	UNDER CABINET LIGHTING
	LARGE PENDANT LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	RECESSED CAN LIGHT FIXTURE
	WP=WATERPROOF OD=OUTDOOR
	BATHROOM VANITY SCONCE LIGHT FIXTURE
	OUTDOOR SCONCE LIGHT FIXTURE
	SWITCH
	3-WAY SWITCH
	SWITCH WITH DIMMER
	STANDARD DUPLEX RECEPTACLE
	STANDARD DUPLEX RECEPTACLE w/USB
	RECEPTACLE 220V
	RECEPTACLE WITH GROUND FAULT INTERCEPT
	OUTDOOR RECEPTACLE - WATERPROOF & WITH GROUND FAULT INTERCEPT
	COMBO SMOKE/ CARBON DIOXIDE DETECTOR
	CORNER OUTDOOR FLOOD LIGHT - DUSK TO DAWN SWITCHING

(SD) = SMOKE/ CARBON DIOXIDE DETECTOR

PER R314.3 2021 IRC, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- A. IN EACH SLEEPING ROOM
- B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL STRIDE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FLOOR STORY BELOW THE UPPER LEVEL.
- D. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914mm) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHING OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

PER R314.3.1 2021 IRC, INSTALLATION NEAR COOKING APPLIANCES, SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

- A. HORIZONTAL DISTANCE FROM PERMANENTLY INSTALLED COOKING APPLIANCE LESS THAN 10 FEET (3048mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- C. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PER R314.5 2021 IRC, COMBINATION ALARMS, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LEU OF SMOKE ALARMS.

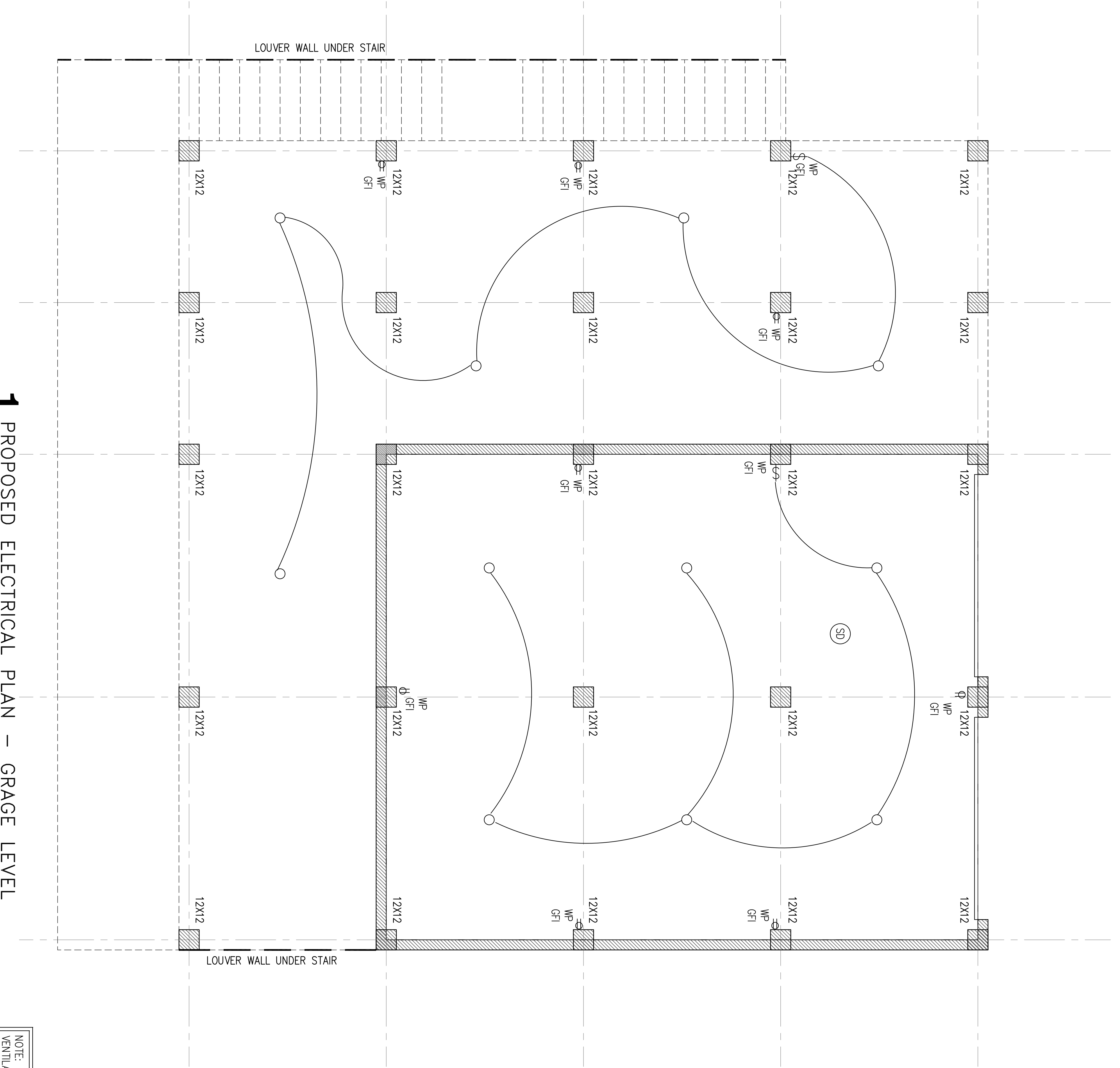
PER R314.6 2021 IRC, SMOKE ALARMS POWER SOURCE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT EXCEPTIONS.

- A. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.
- B. SMOKE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

PER R315.3 2021 IRC, CARBON MONOXIDE LOCATION, CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IN LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

PER R315.4 2021 IRC, COMBINATION ALARMS, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LEU OF SMOKE ALARMS.

PER R315.6 2021 IRC, CARBON MONOXIDE POWER SOURCE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT ON



1 PROPOSED ELECTRICAL PLAN -- GARAGE LEVEL

SCALE: 3/8" = 1'-0"

NOTE: ALL HVAC DUCTING AND ATTIC VENTILATION SHALL COMPLY WITH COUNTY OF GALVESTON CODE REQUIREMENTS AND BE ADDRESSED BY THE HVAC CONTRACTOR.

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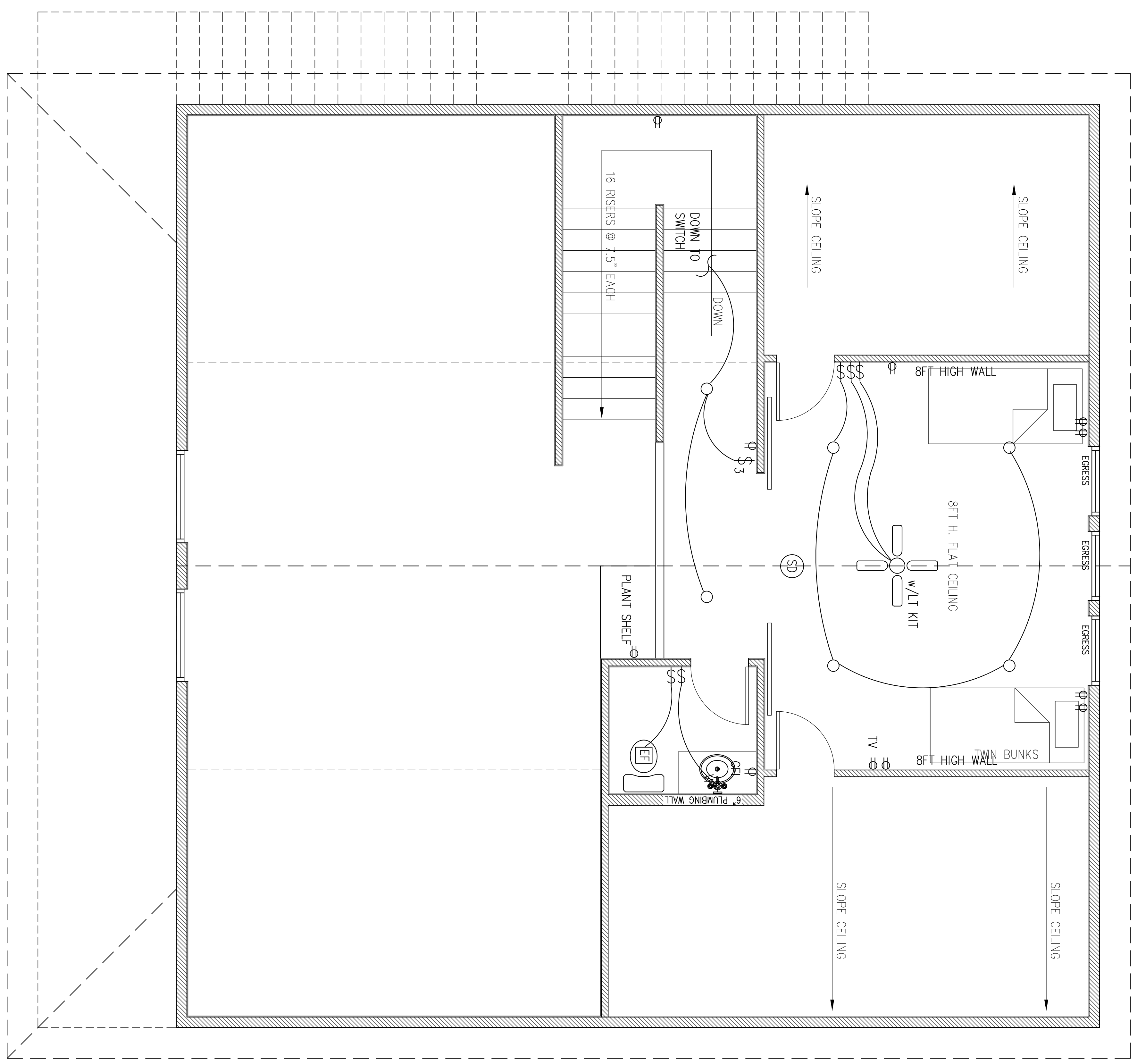
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2425 Audubon Avenue, Gilchrist, Texas

DATE: 01 MARCH, 2024
REVISIONS:

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A5.0

ELECTRICAL LEGEND	
	CEILING FAN WITH LIGHT KIT
	CEILING FAN
	UNDER CABINET LIGHTING
	LARGE PENDANT LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	RECESSED CAN LIGHT FIXTURE W=WATERPROOF LID=OUTDOOR
	BATHROOM VANITY SCONCE LIGHT FIXTURE
	OUTDOOR SCONCE LIGHT FIXTURE
	SWITCH
	3-WAY SWITCH
	SWITCH WITH DIMMER
	STANDARD DUPLEX RECEPTACLE
	STANDARD DUPLEX RECEPTACLE W/USB
	RECEPTACLE 220V
	RECEPTACLE WITH GROUND FAULT INTERCEPT
	OUTDOOR RECEPTACLE - WATERPROOF & WITH GROUND FAULT INTERCEPT
	COMBO SMOKE/CARBON DIOXIDE DETECTOR
	CORNER OUTDOOR FLOOD LIGHT - DUSK TO DAWN SWITCHING

= SMOKE/CARBON DIOXIDE DETECTOR



PER R314.3 2021 IRC, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- A. IN EACH SLEEPING ROOM
- B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS,
- C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SPRING FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FLOOR STORY BELOW THE UPPER LEVEL.
- D. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914mm) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

PER R314.3.1 2021 IRC, INSTALLATION NEAR COOKING APPLIANCES, SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

- A. HORIZONTAL DISTANCE FROM PERMANENTLY INSTALLED COOKING APPLIANCE LESS THAN 10 FEET (3048mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
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PER R314.5 2021 IRC, COMBINATION ALARMS, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LEU OF SMOKE ALARMS.

PER R314.6 2021 IRC, SMOKE ALARMS POWER SOURCE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

PER R315.4 2021 IRC, COMBINATION ALARMS, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LEU OF SMOKE ALARMS.

PER R315.6 2021 IRC, CARBON MONOXIDE POWER SOURCE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

3 PROPOSED ELECTRICAL PLAN -- LOFT / BALCONY

SCALE: 3/8" = 1'-0"

NOTE: ALL HVAC DUCTING AND ATTIC VENTILATION SHALL COMPLY WITH COUNTY OF GALVESTON CODE REQUIREMENTS AND BE ADDRESSED BY THE HVAC CONTRACTOR.

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A5.2