

# GUEST SUITE ADDITION OVER EXISTING CARPORT CUSTOM RESIDENCE

672 DREAM ISLAND ROAD  
LONGBOAT KEY, FLORIDA 34228

**CONTRACTOR:**  
RYAN STOCKTON (STOCKTON AND SONS LLC)  
CRC 1331619  
941-705-7904  
3307 28TH ST W  
BRADENTON, FL 34205

Permit # *PB21-1070*  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.  
JAN 31 2022  
**APPROVED**  
Reviewer: *RAMM F. GE*

CODE INFO:	
FLORIDA BUILDING CODE:	FLORIDA BUILDING CODE, 3078 TH EDITION NFPA 70, LIFE SAFETY CODE, 2011 EDITION NEC, NATIONAL ELECTRIC CODE, 2017 EDITION
LEGAL JURISDICTION:	LONGBOAT KEY
TYPE OF CONSTRUCTION:	TYPE Vb 2 STORY R3
OCUPANCY:	R-3SF
FD:	101900002
LOT AREA:	149 ACRES + 10,055 SF
FLOOD ZONE:	AEC BASE FLOOD ELEVATION 10' DESIGN FLOOD ELEVATION 10'
SETBACKS:	FRONT + 10' MIN REAR + 20' SIDE + 10'/75' CORNERED
BUILDING COVERAGE + 25% MAX COVERAGE	21,069 SF x 25% = 5,267 SF ALLOWED 3,931 SF BUILDING FOOTPRINT 629 SF CARPORT 3,642 SF TOTAL COVERAGE PROVIDED
OPEN SPACE + 50% MIN	7,099 SF x 50% = 3,549 SF ALLOWED 3,931 SF BUILDING FOOTPRINT 629 SF CARPORT 1,009 SF DRIVE 2,842 SF POOL DECK 7,544 SF TOTAL COVERAGE PROVIDED
DESIGN CRITERIA:	100 MPH EXPOSURE D RISK CATEGORY II

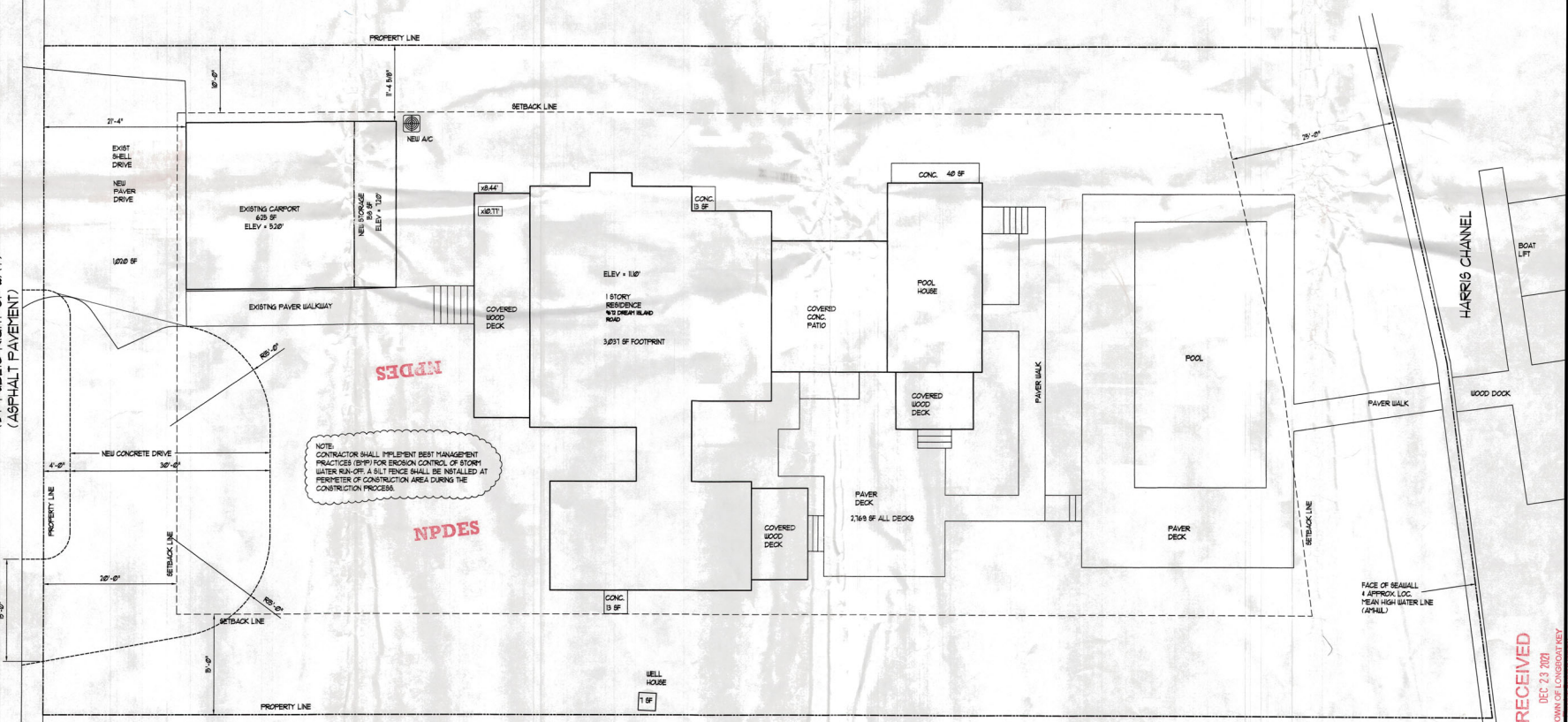
**STATEMENT:**  
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE,  
THE PLANS AND SPECIFICATIONS COMPLY WITH  
THE APPLICABLE MINIMUM BUILDING CODES  
AND THE APPLICABLE FIRE-SAFETY STANDARDS  
AS DETERMINED BY THE LOCAL AUTHORITY IN  
ACCORDANCE WITH SECTION 190.13 (FBC) AND  
633 FLORIDA STATUTES.

**LEGAL DESC:**  
LOT 35 OF DREAM ISLAND, SECTION 23,  
TOWNSHIP 35 SOUTH, RANGE 16 EAST AS  
RECORDED IN PLAT BOOK 1 TRACT 11  
OF THE PUBLIC RECORDS OF MANATEE  
COUNTY, FLORIDA

**PROJECT SCOPE:**  
1. REMOVE ROOF TO EXISTING CARPORT.  
2. CONSTRUCT NEW GUEST SUITE ON 2ND  
LEVEL ABOVE EXISTING CARPORT.  
3. INCLUDE CARPORT TO BE FULL  
GARAGE.  
4. BUILD A COVERED STAIR FROM EXIST  
FRONT PORCH TO NEW GUEST SUITE.

BLOG PERMIT PLANS  
FILE  
Copy of Record

DREAM ISLAND ROAD  
(24' PUBLIC RIGHT-OF-WAY)  
(ASPHALT PAVEMENT)



NOTE:  
CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT  
PRACTICES (BMP) FOR EROSION CONTROL OF STORM  
WATER RUNOFF. A SILT FENCE SHALL BE INSTALLED AT  
PERIMETER OF CONSTRUCTION AREA DURING THE  
CONSTRUCTION PROCESS.

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

**Dan Draper  
Architect  
LLC**

5911 River Forest Circle  
Bradenton, Florida 34203  
941-321-9241 Cell  
danarc2@verizon.net

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Date:  
2021.12.2  
0:15:21:46  
-05'00'

**GUEST SUITE ADDITION  
CUSTOM RESIDENCE**

672 DREAM ISLAND ROAD  
LONGBOAT KEY, FLORIDA 34228

DATE: DECEMBER 20, 2021  
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SITE PLAN

SHEET NUMBER:

A1.1

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DEC 23 2021  
TOWN OF LONGBOAT KEY

**GENERAL NOTES:**

1. ALL EXTERIOR BEARING WALLS SHALL BE AS INDICATED ON SHEET A-1) ABOVE FINISHED SLAB.
2. TOP OF ALL WINDOW HEADS SHALL BE 6" A.F.S. UNLESS OTHERWISE SPECIFIED.
3. ALL HEADERS IN CMU WALLS SHALL BE PRE-CAST LINTELS FILLED W/ #4 REBAR TYP UNLESS OTHERWISE SPECIFIED.
4. ALL HEADERS IN BRICK FRAME WALLS SHALL BE 2x4-12 WOOD BEAMS UNLESS OTHERWISE SPECIFIED.
5. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
6. PROVIDE FOR WATER RESISTANT "GREEN" GYPSUM DRYER VENT DAMPER, NOT SCREENED.
7. ALL GARAGE DOORS, WINDOWS, DOORS, SLIDING GLASS DOORS, AND OTHER OPENINGS SHALL MEET LOAD REQUIREMENTS FOR COMPONENTS AND CLADDING PER IRC 1608.
8. ALL DIMENSIONS ARE TO FACE OF DRYWALL OR CMU.

**ABBREVIATIONS:**

- |     |                     |      |                       |
|-----|---------------------|------|-----------------------|
| WH  | = WATER HEATER      | TP   | = TOILET PAPER HOLDER |
| AHU | = AIR HANDLING UNIT | TR   | = TOILET RACK         |
| LAV | = LAVATORY          | R SH | = ROD & SHELF         |
| WC  | = WATER CLOSET      | CAB  | = CABINET             |
| W   | = WASHER            | DISP | = DISPOSAL            |
| D   | = DRYER             | TEMP | = TEMPERED            |
| DS  | = DISHWASHER        | L    | = LINEN               |
| REF | = REFRIGERATOR      | A    | = ACTIVE LEAF         |
| P   | = PANTRY            | IA   | = INACTIVE LEAF       |

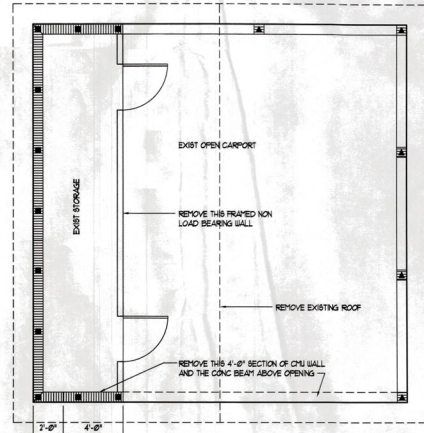
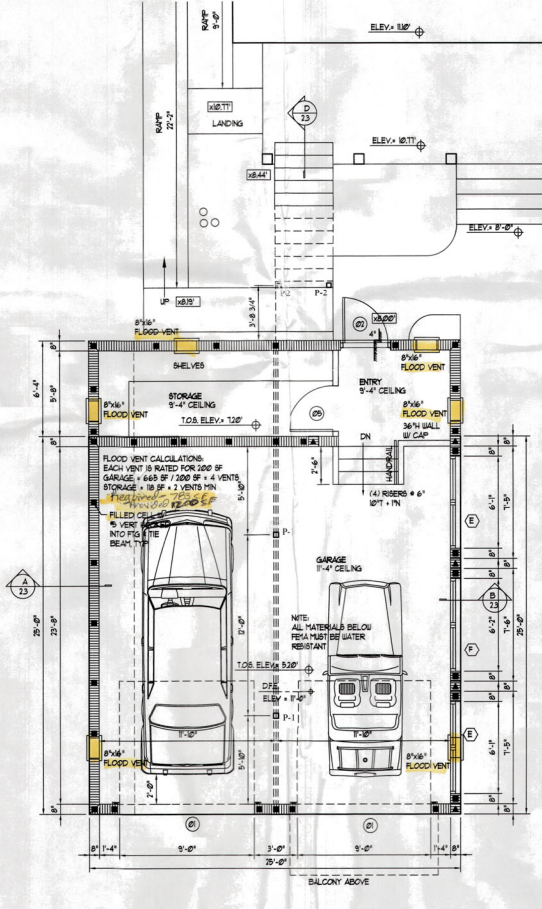
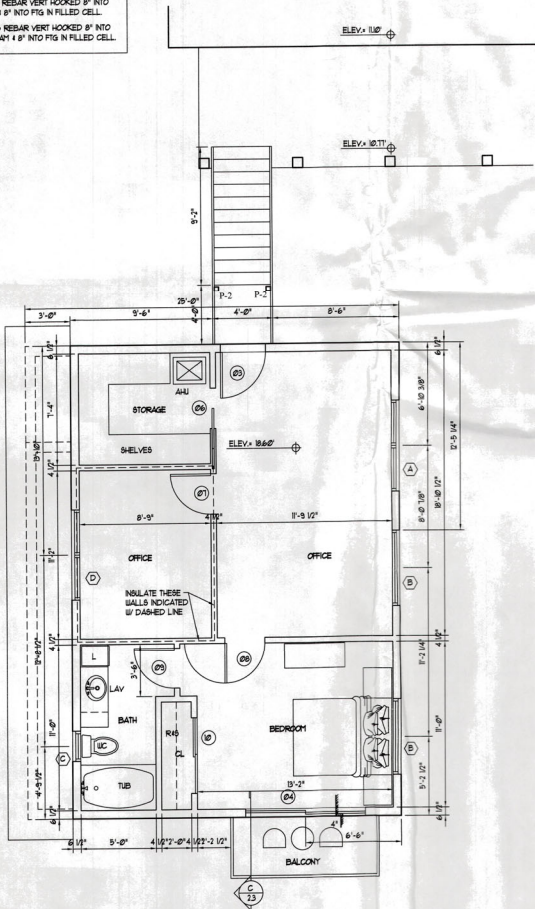
**LEGEND:**

- (D) DOOR TAG (SEE SCHED. - 547, A-1)
- (A) WINDOW TAG (SEE SCHED. - 547, A-1)
- T.O.S. ELEV. 10'-0" @ TOP OF SLAB ELEVATION
- T.O.S. ELEV. 10'-0" @ TOP OF STUD WALL ELEVATION
- LOAD BEARING STD WALL 206 1/2" P.W. @ 8" OC
- DEL. TOP PL. @ 56L FT. BOTT. PL.

**NAILING SCHEDULE:**

- FASTENERS SHALL BE AS PER IRC TABLE 2304(3) MIN
- ROOF DECKING** -  
 4"oc IN FIELD AND PANEL EDGE  
 6"oc AT INTERMEDIATE SUPPORTS  
 GABLE ENDS SHALL BE 4"oc IN FIELD AND PANEL EDGE
- FLOOR DECKING**  
 16"oc @ 6"oc IN FIELD AND 4"oc AT PANEL EDGE
- WALL SHEATHING**  
 12"oc IN FIELD AND 6"oc AT PANEL EDGE

- (1) # REBAR VERT HOOKED 8" INTO THE BEAM 4" INTO FIG IN FILLED CELL
- (1) # REBAR VERT HOOKED 8" INTO SLAB 4" INTO FIG IN FILLED CELL
- ▲ (2) # REBAR VERT HOOKED 8" INTO THE BEAM 4" INTO FIG IN FILLED CELL



**Dan Draper Architect LLC**

5911 River Forest Circle  
 Bradenton, Florida 34203  
 941-321-9241 Cell  
 danarc2@verizon.net

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**GUEST SUITE ADDITION  
 CUSTOM RESIDENCE**

672 DREAM ISLAND ROAD  
 LONGBOAT KEY, FLORIDA 34228

DATE: DECEMBER 20, 2021  
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FLOOR PLAN  
 SHEET NUMBER:

**A2.1**

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 Planning & Zoning

**GENERAL NOTES**

1. DIMENSIONS ON MASONRY OPENINGS FOR SLIDING GLASS DOORS ARE NOMINAL. MASONRY CONTRACTOR TO VERIFY EXACT OPENING IN ACCORDANCE WITH MANUFACTURER'S DIMENSIONS.
2. ALL CONCRETE TO BE 3000 PSI.
3. CONCRETE FILLED CELL W/ (1) #5 BAR FROM FOOTING TO CONC. TIE BEAM HOOKED AND TIED BEFORE INSPECTION. PROVIDE INSPECTION HOLE AT EACH FOUR.
4. PROVIDE (1) #5 BAR VERTICAL FOR ELECTRICAL GROUND TO FOUNDATION STEEL.
5. MECHANICAL CONTRACTORS TO VERIFY EXACT LOCATION OF SITE UTILITIES AND STUB OUTS.
6. PRIOR TO THE POURING OF SLAB, CONTRACTOR TO VERIFY ALL INTERIOR BEARING PARTITIONS W/ ROOF TRUSS MFG'S SHOP DRAWINGS.

1. CONDENSATION AND ROOF DOWNSPOUTS WILL DISCHARGE A MIN OF ONE FOOT FROM BUILDING.
2. CONCRETE SLAB CRACKS ARE INEVITABLE AND UNPREDICTABLE. THE CONTROL JOINTS SHOWN WILL AID IN THE REDUCTION ON SLAB CRACKING.
3. NO WOOD STAKES PERMITTED.
4. CHEMICAL SOIL TREATMENT (DEPON TC # 148) (LARGE RATE) FOR TERMITES PREVENTION.
5. ALL METAL CONNECTORS MAY BE SUBSTITUTED FOR ANOTHER OF GREATER OR EQUAL VALUE.
6. ALL FOOTERS SHALL BE 4" MIN OF 8" BELOW FINISHED GRADE.

**CONCRETE BEAM SCHEDULE:**

- TYPICAL TIE-BEAM**
- B-1 8"x16" FOURED IN PLACE (3000 PSI) CONC BEAM W/ (1) #5 TOP & BOTT LAPPED 30" MIN
  - B-2 8"x16" FOURED IN PLACE (3000 PSI) CONC BEAM W/ (2) #5 TOP, (2) #5 MID & (2) #5 BOTT W/ #5 STIRRUPS @ 1' OC
  - B-3 8"x8" PRE-CAST CONC LINTEL FILLED SOLID W/ (1) #5 CONT

**HANGER SCHEDULE:**

- NOTE ALL HGM HANGERS TO BE APPLIED DIRECTLY TO CMU WHERE APPLICABLE
- H1 HGM W/ LEFT CONCEALED FLANGE
  - H2 HGM W/ RIGHT CONCEALED FLANGE
  - H3 HGM 55/4
  - H4 HGM
  - H5 HTT4 BETWEEN WOOD FLOOR SYSTEMS
  - H6 TH442 TRUSS HANGER

**HEADER SCHEDULE:**

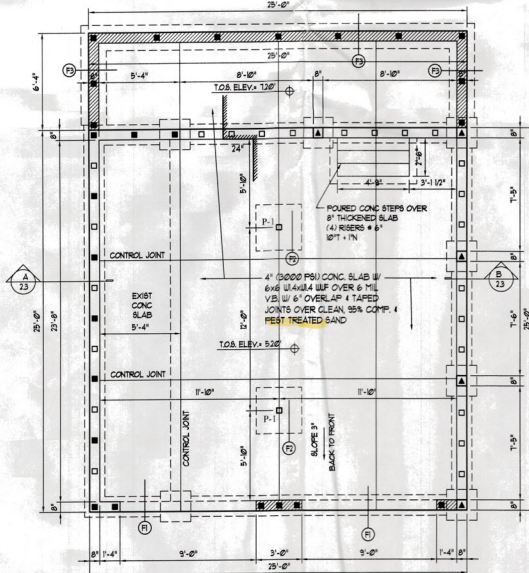
- H-1 DEL 2"x2" #5 SYP HEADER W/ #5 FLYWOOD BRACER NAILED TOGETHER W/ 6d @ (3) PER 17" OC
- H-2 DEL 1 1/2" x 1 1/2" LVL

**POST SCHEDULE:**

- P-1 4"x4" STEEL POST W/ BASE PL & BUCKET FOR BEAM AT TOP
- P-2 4"x4" PT POST W/ ABL44 BASE & BUSHACAP

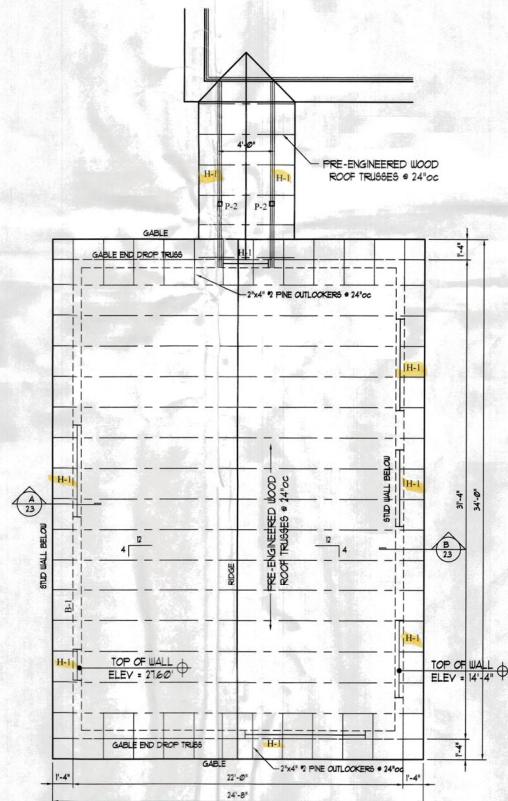
**FOUNDATION PLAN**

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



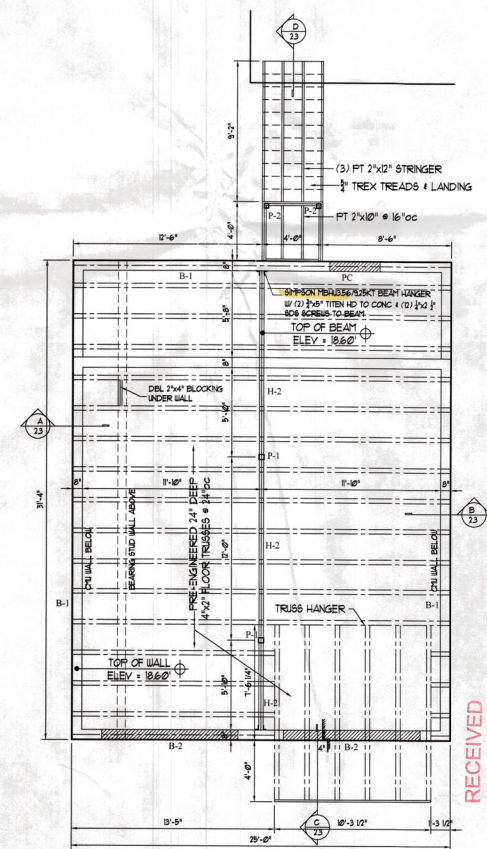
**ROOF PLAN**

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



**2ND FLOOR FRAMING PLAN**

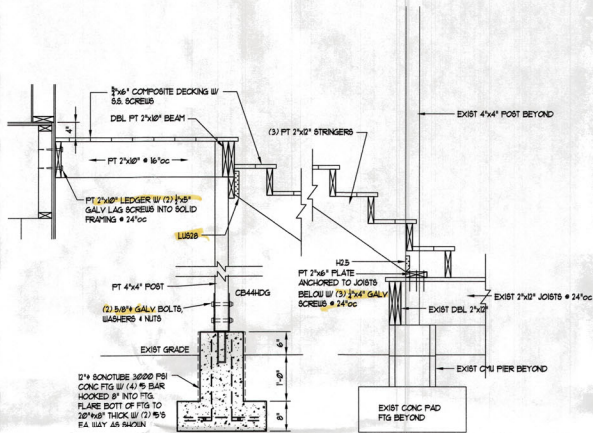
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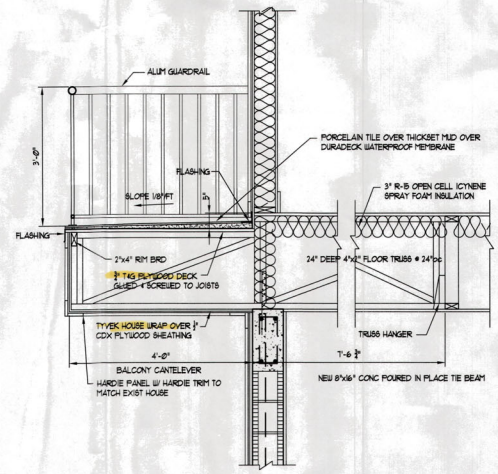
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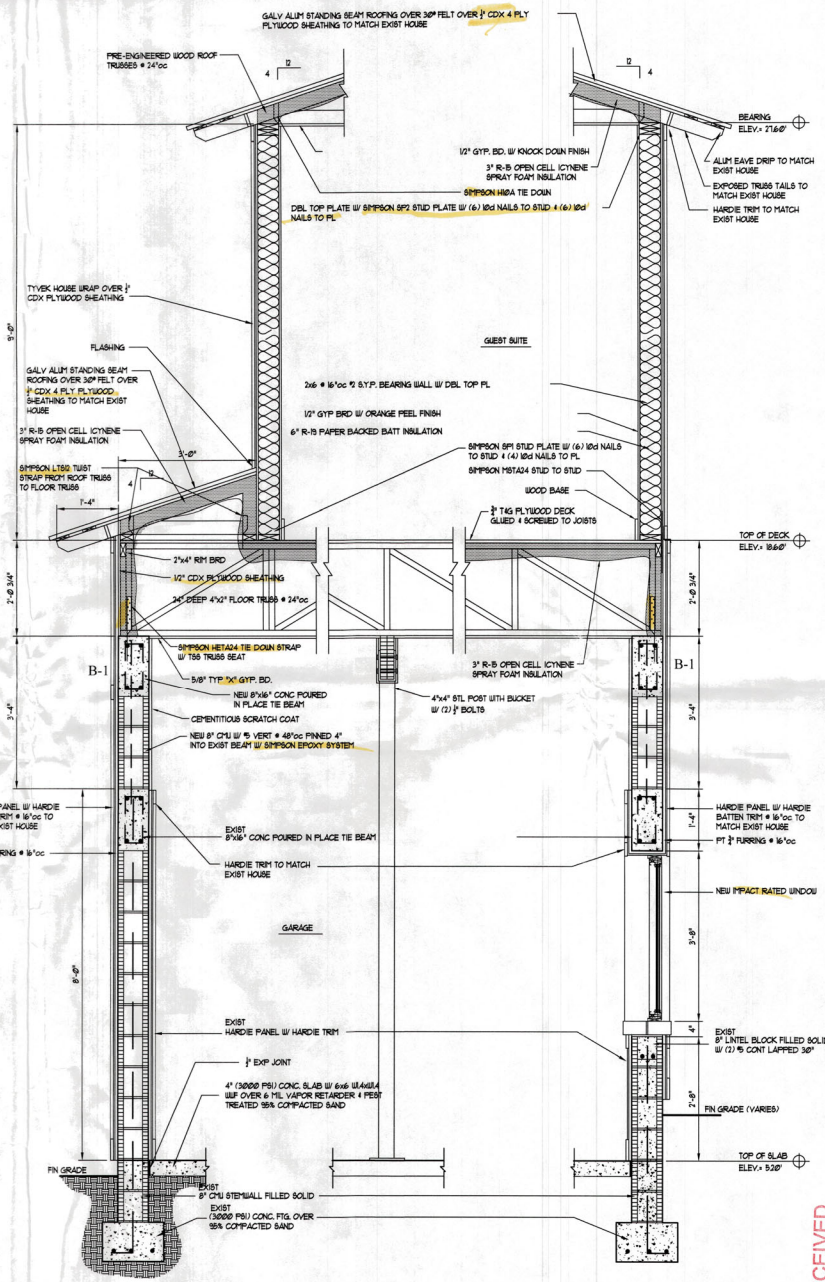
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STAIR SECTION - D  
SCALE: 3/4" = 1'-0"



WALL SECTION - C  
SCALE: 3/4" = 1'-0"



WALL SECTION - A  
SCALE: 3/4" = 1'-0"

WALL SECTION - B  
SCALE: 3/4" = 1'-0"

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GUEST SUITE ADDITION  
CUSTOM RESIDENCE

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LONGBOAT KEY, FLORIDA 34228

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WALL SECTION

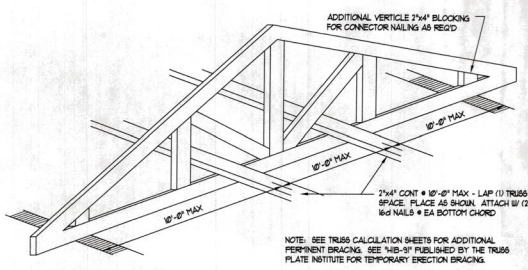
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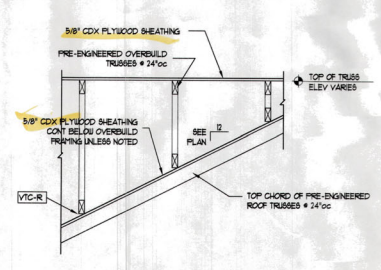
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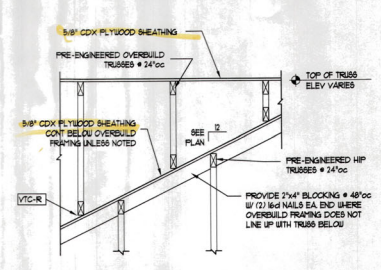
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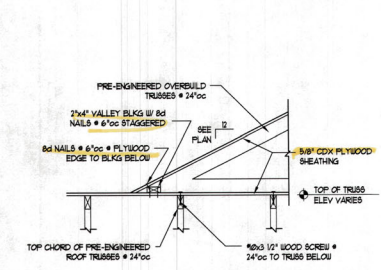
4 MIN BOTTOM CHORD TRUSS BRACING  
3/4"x1'-0"



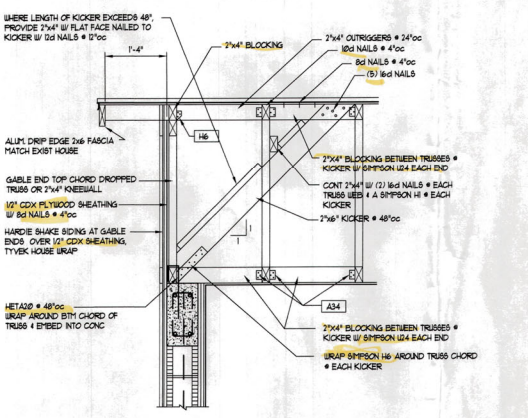
3 OVERBUILD TRUSS CONNECTION  
3/4"x1'-0"



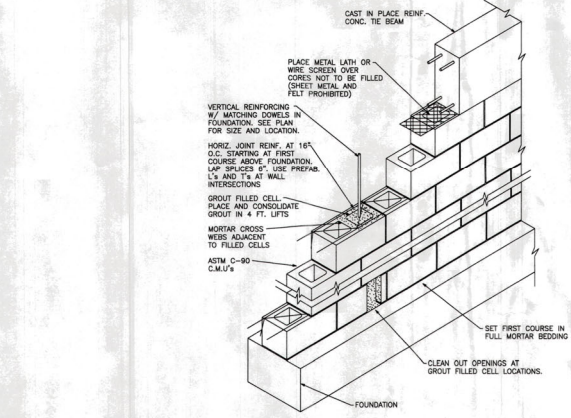
2 OVERBUILD AT HIP CONNECTION  
3/4"x1'-0"



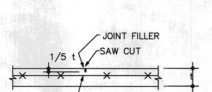
1 OVERBUILD AT VALLEY CONNECTION  
3/4"x1'-0"



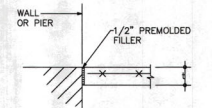
TYPICAL GABLE SECTION  
3/4"x1'-0"



TYPICAL MASONRY WALL CONSTRUCTION



CONTROL JOINT (C.J.)



ISOLATION JOINT (I.J.)

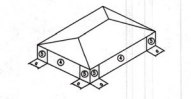
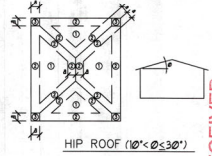
GROSS WIND LOADS MAIN ROOF			
ROOFING MATERIALS			
COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	245	245	245
SUCTION (psf)	-245	-245	-245

GROSS WIND LOADS OVERHANGS AND CANOPIES			
ROOFING MATERIALS			
COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	245	245	245
SUCTION (psf)	-245	-245	-245

NET WIND LOADS MAIN ROOF			
JOISTS OR TRUSSES			
COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	174	174	174
SUCTION (psf)	-245	-245	-245

NET WIND LOADS OVERHANGS AND CANOPIES			
JOISTS OR TRUSSES			
COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	245	245	245
SUCTION (psf)	-245	-245	-245

EFFECTIVE AREA (ft <sup>2</sup> )	ZONE 4		ZONE 5	
	PRESSURE	SUCTION	PRESSURE	SUCTION
1 TO 20'	42.6	-42.6	42.6	-57.1
21 TO 50'	42.6	-42.6	42.6	-53.0
51 TO 100'	38.1	-41.1	38.1	-48.1
101 TO 500'	34.2	-35.8	34.2	-44.3
501 TO 5000'	33.1	-34.1	33.1	-42.0
5000' + ABOVE	31.8	-33.4	31.8	-39.2



DOORS, WINDOWS AND WALLS

COMPONENT AND CLADDING LOADING DIAGRAMS

GUEST SUITE ADDITION  
CUSTOM RESIDENCE

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LONGROAT KEY, FLORIDA 34228

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WALL SECTION

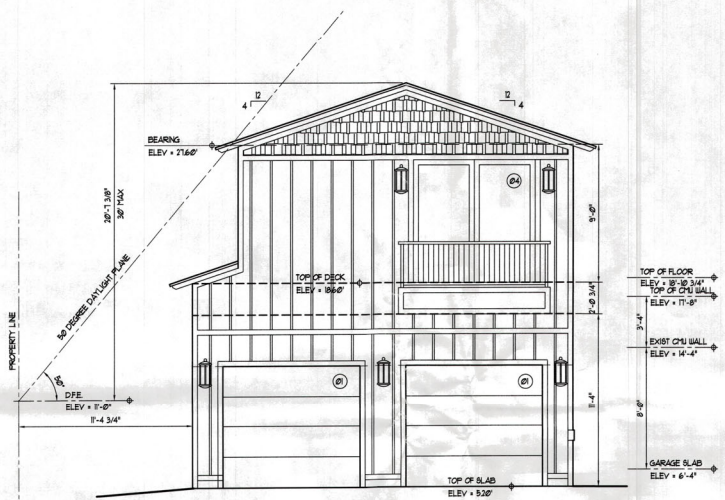
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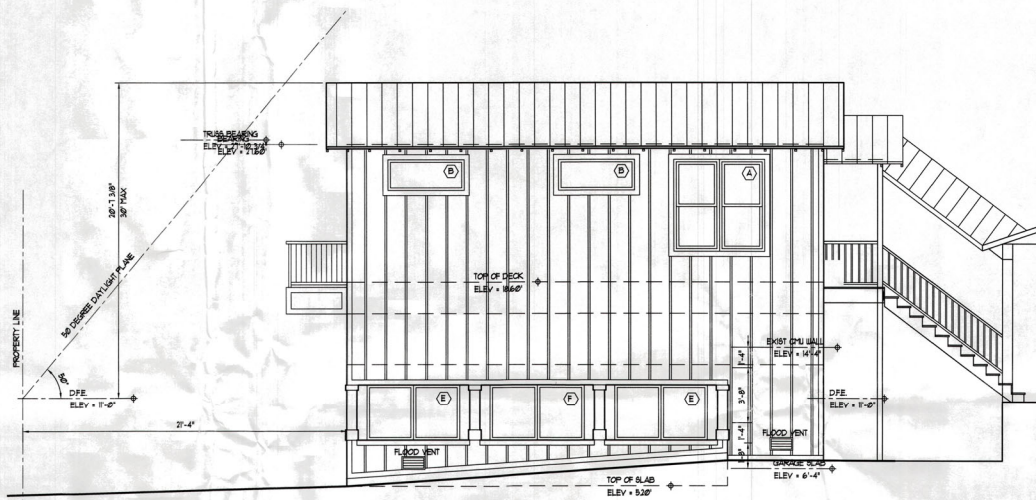


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FRONT ELEVATION - NORTH

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

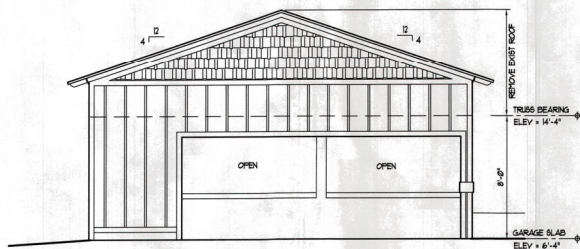


RIGHT SIDE ELEVATION - WEST

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

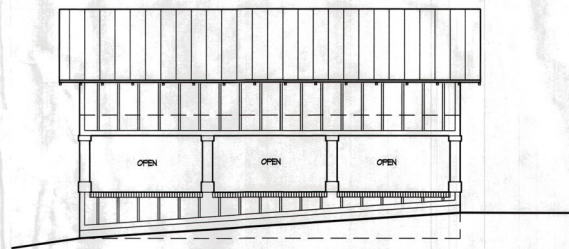
PROPOSED ELEVATIONS

EXISTING ELEVATIONS



FRONT ELEVATION - NORTH

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



RIGHT SIDE ELEVATION - WEST

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

GUEST SUITE ADDITION  
CUSTOM RESIDENCE

672 DREAM ISLAND ROAD  
LONGBOAT KEY, FLORIDA 34228

ALDO PERINI PLANS  
FLORIDA  
County of Howard

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ELEVATIONS

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TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

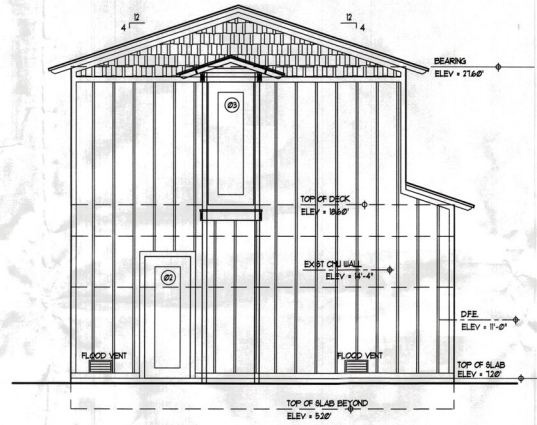
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LEFT SIDE ELEVATION - EAST  
SCALE: 1/4" = 1'-0"



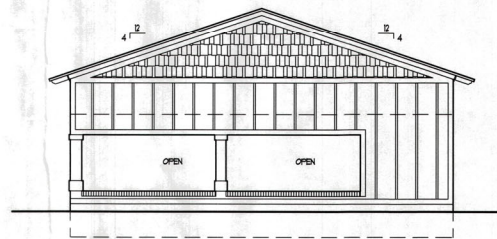
REAR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

EXISTING ELEVATIONS



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



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

GUEST SUITE ADDITION  
CUSTOM RESIDENCE

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BLDG PERMIT PLANS  
FOR  
COPY OF PLANS

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ELEVATIONS

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TOWN OF LONGBOAT KEY  
Planning, Zoning & Building





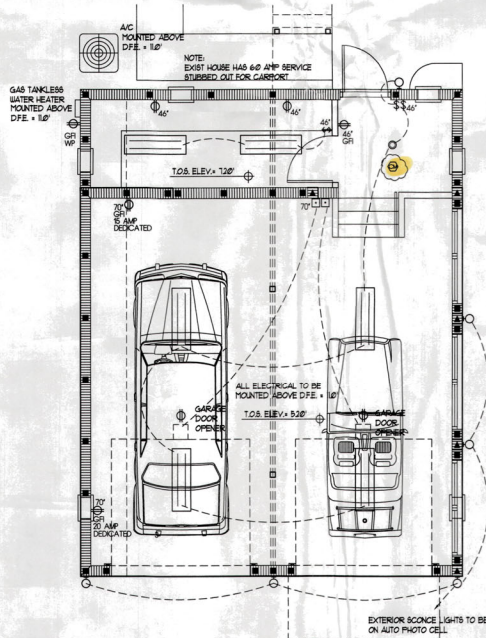
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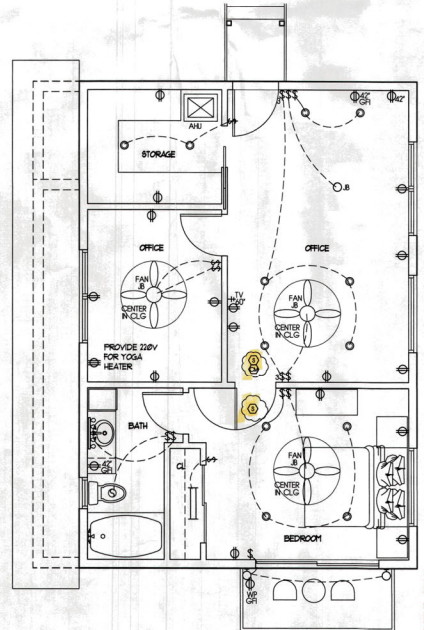
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LEGEND	
○	RECESSED INCAND. WALL WASHER
⊕	DUPLEX OUTLET
⊖	SPECIALTY OUTLET - 220V
⊕WP	WATER-PROOF OUTLET/GFI
⊕GFI	GFI OUTLET
⊕	1/2 SWITCHED DUPLEX OUTLET
⊕	SWITCH @ 44" AFF. TO CTR. OF BOX
⊕3	THREE WAY SINGLE POLE SWITCH
⊕SPD	SURGE PROTECTED DUPLEX OUTLET
⊖	THERMOSTAT
⊖	TELEPHONE JACK
TV	TELEVISION
⊕	DOOR BELL
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	WALL MOUNTED LIGHT FIXTURE BY OWNER
⊕	RECESSED LED LIGHT
⊕	REC. LED LIGHT W/ VAPOR PROOF LENS
⊕GO	OVERHEAD GARAGE DOOR OPENER
⊕FAN	JUNCT. BOX FOR CEILING FAN
⊕B	JUNCTION BOX
⊕	ELECTRICAL PANEL - 100 A.
⊕	DOOR CHIME
⊕	DISCONNECT
⊕	EXHAUST FAN/VENT
⊕	MINI DECOR. LIGHT
⊕	UNDER CABINET LOW PROFILE FLUOR.
⊕	1/4 CEILING MTD. LED
⊕	INCANDESCENT VANITY LIGHT FIXT.
⊕	FLOOD LIGHTS W/ MOTION BY OWNER
⊕	LANDSCAPE LIGHT

- NOTES:
1. ALL RECEPTACLES AND SWITCHES TO BE LEVITRON IN DECORA WHITE OR EQUAL
  2. ALL 120V WIRING TO BE #12 ROPLEX W/ GROUND TIN AS PER CODE
  3. ALL 220V WIRING TO BE COPPER
  4. LOCATION OF ALL SWITCHES & OUTLETS TO BE COORDINATED WITH OWNER
  5. ALL FLUORESCENT LIGHT FIXTURES TO HAVE WARM WHITE OR DAYLIGHT LAMP'S
  6. PROVIDE FOR (1) #5 VERTICAL REBAR ELECTRICAL GROUND TO FOUNDATION STEEL PER CODE.
  7. DO NOT INSTALL OUTLETS BACK TO BACK, OFFSET EACH SIDE OF 8"UD



ELECTRICAL PLAN - 1ST FLOOR  
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN - 2ND FLOOR  
SCALE: 1/4" = 1'-0"

RECEIVED  
DEC 23 2021  
Professional Sealing & Stamping

GUEST SUITE ADDITION  
CUSTOM RESIDENCE

672 DREAM ISLAND ROAD  
LONGBOAT KEY, FLORIDA 34228

BLDG PERMIT PLANS  
F. 1  
Copy of Record

DATE: DECEMBER 20, 2021  
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ELECTRICAL PLAN

SHEET NUMBER:

A6.1