Office Tenant Improvement
Blair Plaza

238 S 8th St #224, Blair, NE 68008

Code Data

Project Type: Tenant Improvement / Interior Remodel
Occupancy: Business Group B
Construction Type: Existing / To Remain / VIF
Sprinklered: Existing
Building Area / Tenant Area: 2291 SF
Occupant Load Factor: 150 Gross
Calculated Occupant Load: 16 Occupants
Number of Exits: 4 Existing
Restroom: Demo Existing & Build New
Accessibility: Work to comply with applicable ADA / ANSI requirements

Legal Description:
0 18 11 BC TLS 71, 167, 193, 248 & 244 & PT OF VACATED 9TH ST 12-18-11 114 PC 11

Parcel ID: 890039830
State Geo Code: 2371-12-0-02371-000-9830

Project Contacts

Owner:

Sky SN Holdings, LLC
10101 Fondren Road STE 545
Houston, TX 77096

Tenant:

Carpenter Media Group
Ron Prince
715 Ryan St Suite 102
Lake Charles, LA 70601
(337) 494.4037
ron.prince@americanpress.com

Contractor:

Formal Construction
Jason Crawford
(402) 804-8291
jason@formalconstruction.com
www.formalconstruction.com

Vicinity Map



Formal Construction
FORMALCONSTRUCTION.COM

7/22/2026

Cover Sheet

G101

1

Office Tenant Improvement
Blair Plaza

238 S 8th St #224, Blair, NE 68008

Project Details

Project Description:
Interior tenant improvement of existing commercial office space. Work includes new offices, conference room, storage room, restroom, ceiling modifications, electrical, plumbing, mechanical coordination, and interior finishes.

Notes:

1. Contractor shall field verify all existing conditions and dimensions prior to construction.

2. Do not scale drawings. Written dimensions govern.

3. Coordinate all trades and disciplines prior to construction and installation.

4. Existing structure, utilities, and building systems to remain unless noted otherwise.

5. Notify designer/owner of conflicts or discrepancies prior to proceeding with work.

6. All work shall comply with applicable codes and authority having jurisdiction requirements.

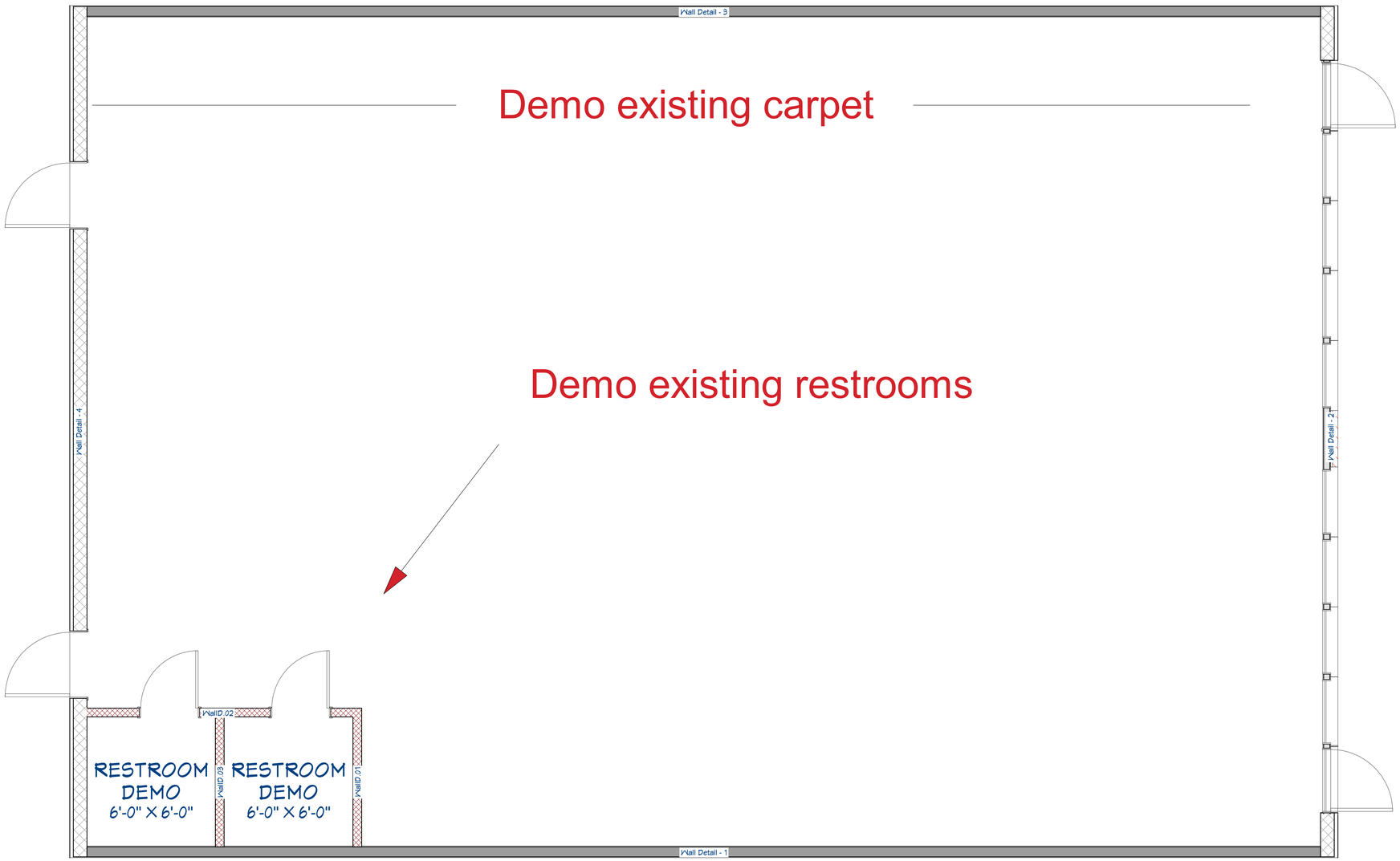
Common Abbreviations:
ACT = Acoustical Ceiling Tile
ADA = Americans with Disabilities Act
AFF = Above Finished Floor
CL = Centerline
CMU = Concrete Masonry Unit
GA = Gauge
GWB = Gypsum Wall Board
HVAC = Heating Ventilation and Air Conditioning
MTL = Metal
OC = On Center
SF = Square Feet
TYP = Typical
VIF = Verify In Field
WH = Water Heater

Applicable Codes:
2018 International Building Code
2018 International Existing Building Code
2018 International Fire Code
2018 International Mechanical and Fuel Gas Codes
2018 International Plumbing Code
2023 National Electrical Code

Sheet Index

Number	Label	Title
1	G101	Cover Sheet
2	G102	Project Information
3	AD101	Demolition
4	A101	Floor Plan Overview
5	A102	Ceiling Plan
6	E101	Electrical Plan
7	M101	Mechanical Ceiling Plan
8	M102	Mechanical Elevation Plan
9	P101	Plumbing Fixture Plan
10	FS101	Fire Safety Plan
11	A201	Room Details - Restroom
12	A202	Room Details - Breakroom
13	A601	Schedules
14	A602	Schedules Wall
15	A901	3D Overview

Formal Construction
FORMALCONSTRUCTION.COM
7/22/2026



Legend:

Legend - Wall Demo

WallD.01		WD0 - Wall To Be Removed
WallD.02		WD0 - Wall To Be Removed
WallD.03		WD0 - Wall To Be Removed

Notes:

1. Remove existing restroom partitions, fixtures, finishes, and related accessories.

2. Re-use existing plumbing, electrical, and mechanical connections where possible.

3. Cap abandoned plumbing, electrical, and mechanical connections as required.

4. Remove existing carpet and prepare substrate for new flooring.

5. Protect existing exterior walls, doors, windows, sprinkler piping, and utilities to remain.

6. Contractor to field verify all demolition limits prior to work.

Formal Construction

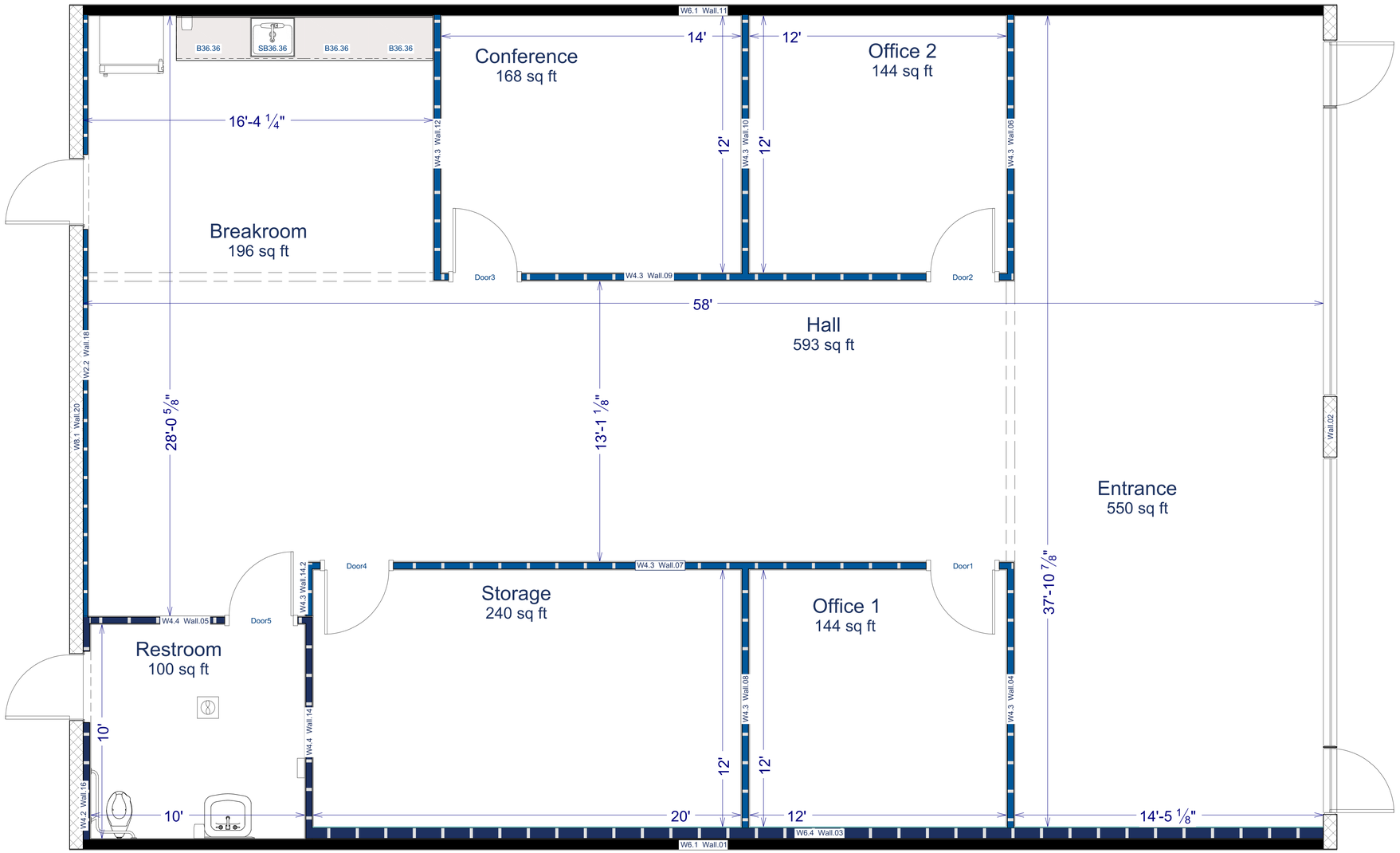
FORMALCONSTRUCTION.COM

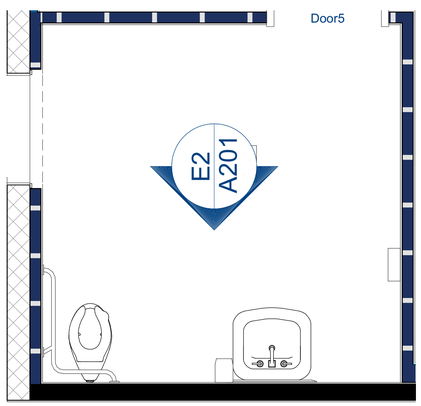
7/22/2026

Demolition

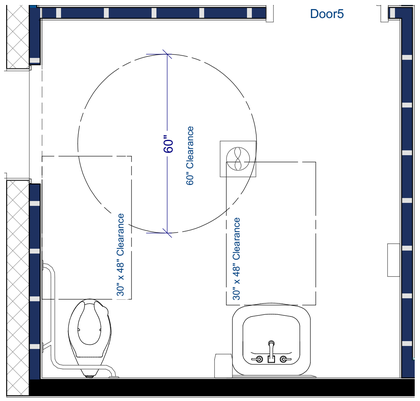
AD101

3

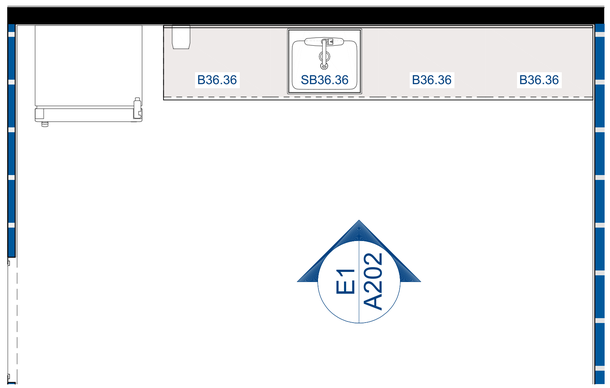




RESTROOM ELEVATIONS
1/2 IN = 1 FT



FLOOR PLAN VIEW ACCESSIBLE
1/2 IN = 1 FT



BREAK ROOM ELEVATIONS
1/2 IN = 1 FT

Legend / Schedule:

Legend - Wall

2D Symbol	Wall Type
	W2.2 New Interior Metal Stud Furred Wall
	W4.0 Invisible Wall
	W4.2 New Interior Metal Stud Furred Wall
	W4.3 New Interior Metal Stud Partition
	W4.4 New Interior Metal Stud Wall
	W6.1 Existing Interior Demising Wall
	W6.4 New Supplemental Interior Sound Wall
	W8.1 Existing Exterior CMU Wall

Legend - Door

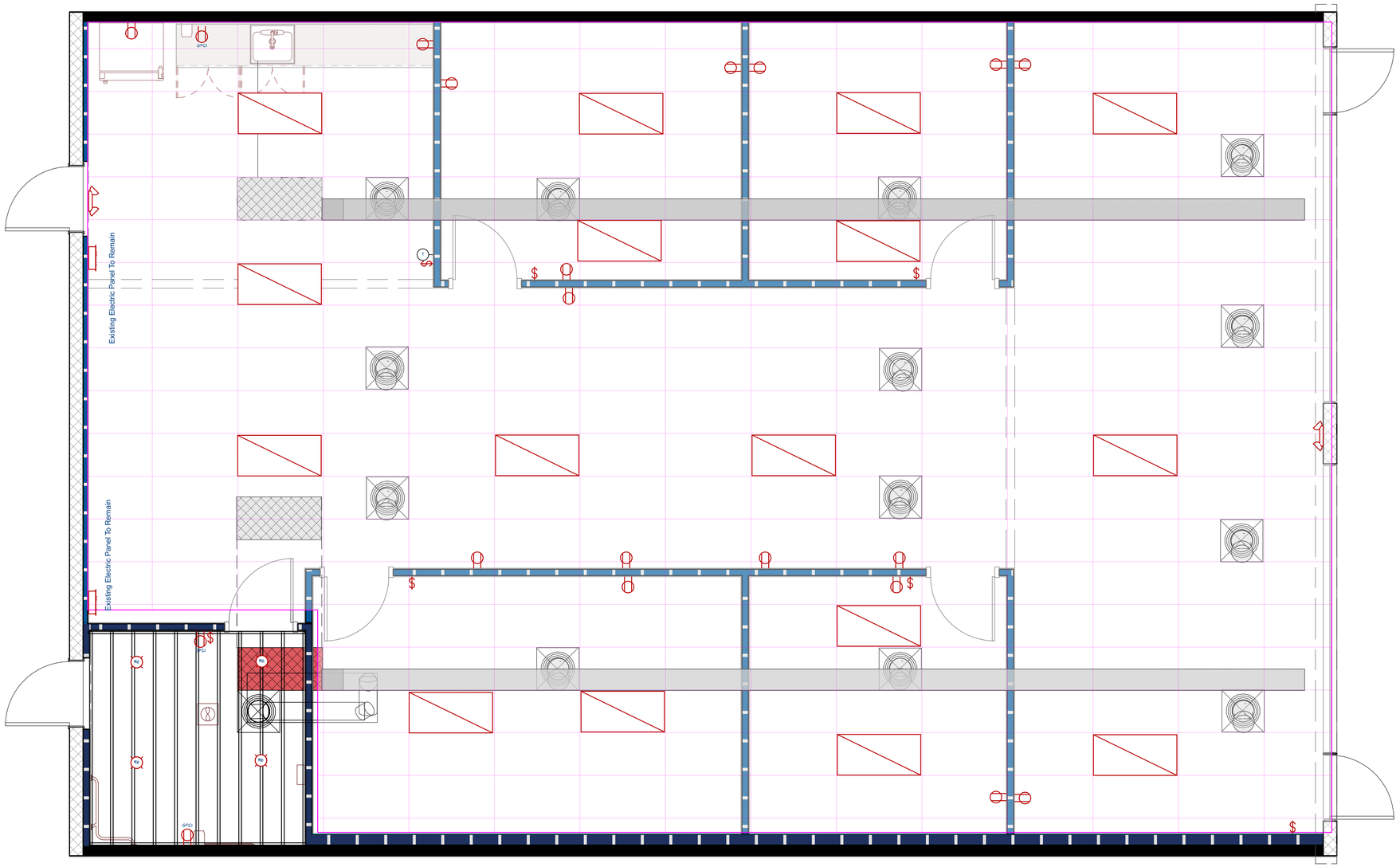
Label	Room	Width	Height	Description
Door1	Office 1	36"	80"	Interior Door
Door2	Office 2	36"	80"	Interior Door
Door3	Conference	36"	80"	Interior Door
Door4	Storage	36"	80"	Interior Door
Door5	Restroom	36"	80"	Interior Door

Formal Construction

FORMALCONSTRUCTION.COM

7/22/2026

4 A101 Floor Plan Overview



Notes:

1. Existing suspended acoustical ceiling grid shall remain in all areas except the restroom.

2. Ceiling height in all rooms shall be 9'-9" AFF, unless otherwise noted.

3. New restroom ceiling shall be a hard-framed lid installed at 9'-9" AFF.

4. Restroom ceiling framing shall be 3 5/8" 20 GA metal studs at 12" O.C., or as otherwise required by framing span and manufacturer requirements.

5. Restroom ceiling finish shall be 5/8" gypsum wallboard, finished and painted.

6. Coordinate ceiling work with lighting, HVAC diffusers/returns, sprinkler heads, fire protection piping, plumbing, electrical, and wall framing.

7. Maintain required clearances around sprinkler heads, HVAC equipment, lighting fixtures, and other ceiling-mounted devices.

8. Contractor shall field verify existing ceiling heights, ceiling grid conditions, and above-ceiling obstructions prior to construction.

9. Ceiling penetrations, patches, and repairs shall be completed to match adjacent finished surfaces.

Formal Construction

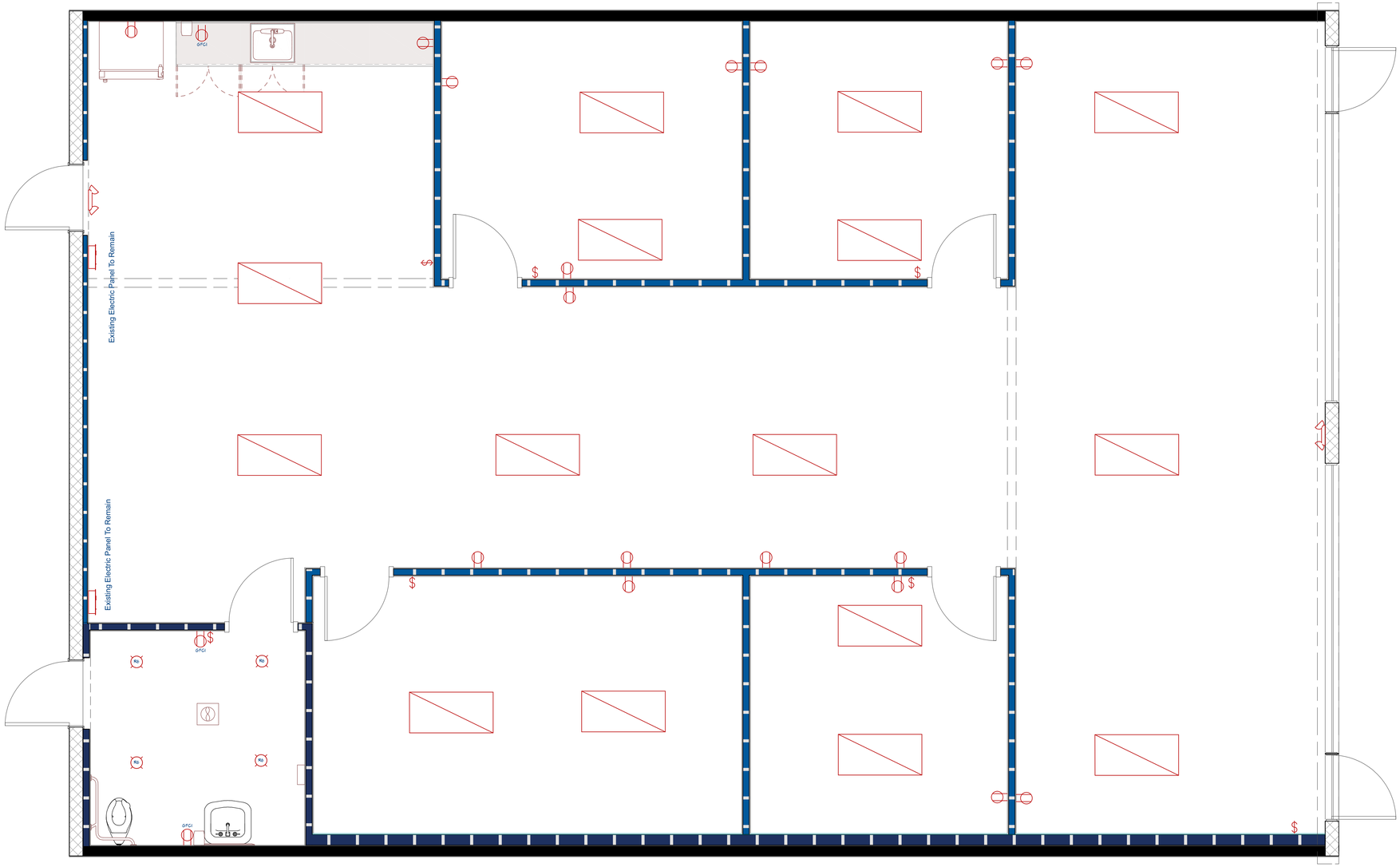
FORMALCONSTRUCTION.COM

7/22/2026

Ceiling Plan

A102

5



Legend:

LEGEND - ELECTRICAL

DESCRIPTION	2D SYMBOL	QTY
24X48 LED RECESSED		16
DUPLEX RECEPTACLE		17
SINGLE POLE SWITCH		7
6" RECESSED LIGHT	R6	4
EXISTING ELECTRIC PANEL TO REMAIN		2
EMERGENCY LIGHT & EXIT		2
GFCI RECEPTACLE	GFCI	3
EXHAUST FAN SUPPLIED BY ELECTRICIAN		1

Notes:

1. Contractor shall field verify all existing electrical conditions prior to construction.

2. Existing electrical devices, circuits, and panel capacities shall be verified by electrical contractor prior to installation of new work.

3. Provide new receptacles, switches, lighting fixtures, and associated wiring as indicated on plans.

4. Electrical work shall comply with all applicable local codes and adopted NEC requirements.

5. Coordinate all electrical rough-in locations with final wall layouts, cabinetry, ceiling grid, plumbing fixtures, and mechanical systems.

6. All penetrations through rated assemblies, if applicable, shall be properly sealed and protected.

7. Lighting switching shall be coordinated with room usage and occupancy requirements.

8. Electrician to provide required receptacle/ power connection for two 120V point-of-use electric water heaters: one located in the restroom and one located in the breakroom base cabinet. Final electrical requirements shall be verified with selected units.

Formal Construction

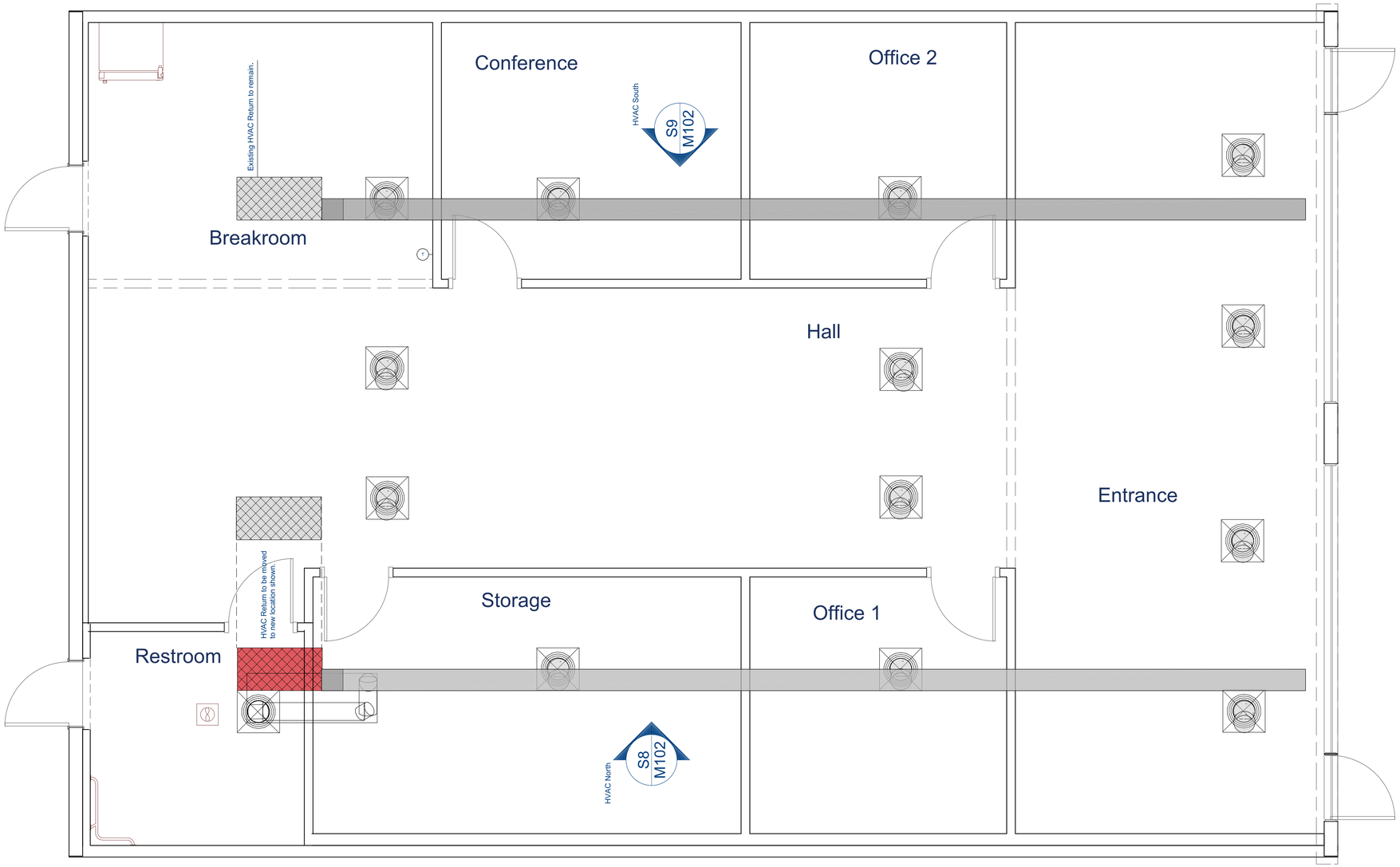
FORMALCONSTRUCTION.COM

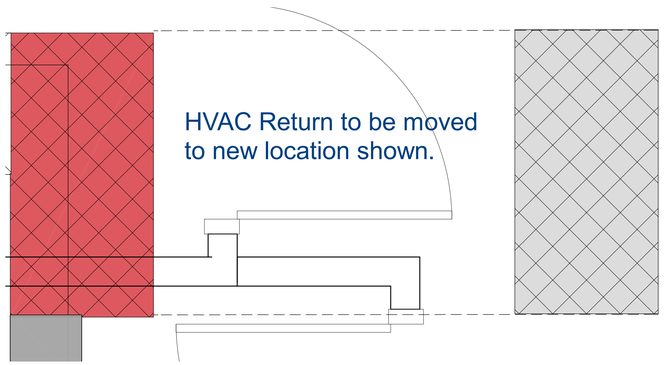
7/22/2026

Electrical Plan

E101

6





Legend:

Legend - HVAC

Label	Qty	2D Symbol
Ceiling Diffuser	14	
Flex Duct	14	
HVAC Return	2	
HVAC Return To Be Relocated	1	
Exhaust Fan	1	
Thermostat	1	T

Notes:

1. Contractor shall field verify all existing HVAC conditions, ductwork locations, ceiling heights, and equipment prior to construction.

2. Existing mechanical equipment not affected by new work shall remain unless otherwise noted.

3. Supply diffusers shall be relocated or adjusted as required for final room configuration.

4. Coordinate all mechanical work with ceiling grid layout, lighting locations, plumbing systems, and framing.

5. Maintain required clearances from lighting fixtures, sprinkler heads, structural framing, and ceiling supports.

6. Final diffuser and grille locations subject to field coordination and balancing requirements.

.. notes continued:

7. Mechanical contractor shall balance air distribution system after completion of work.

8. All mechanical work shall comply with applicable local codes and adopted mechanical code requirements.

9. Mechanical contractor shall provide ducting and venting for restroom exhaust fan. Exhaust shall be routed out through the rear CMU wall to an approved exterior termination. Install exterior vent cap, seal wall penetration, and weatherproof opening as required. Exhaust shall not discharge into ceiling plenum. Coordinate duct route, wall penetration, termination location, clearances, and final connection with existing ceiling, electrical, sprinkler, and structural conditions.

Formal Construction

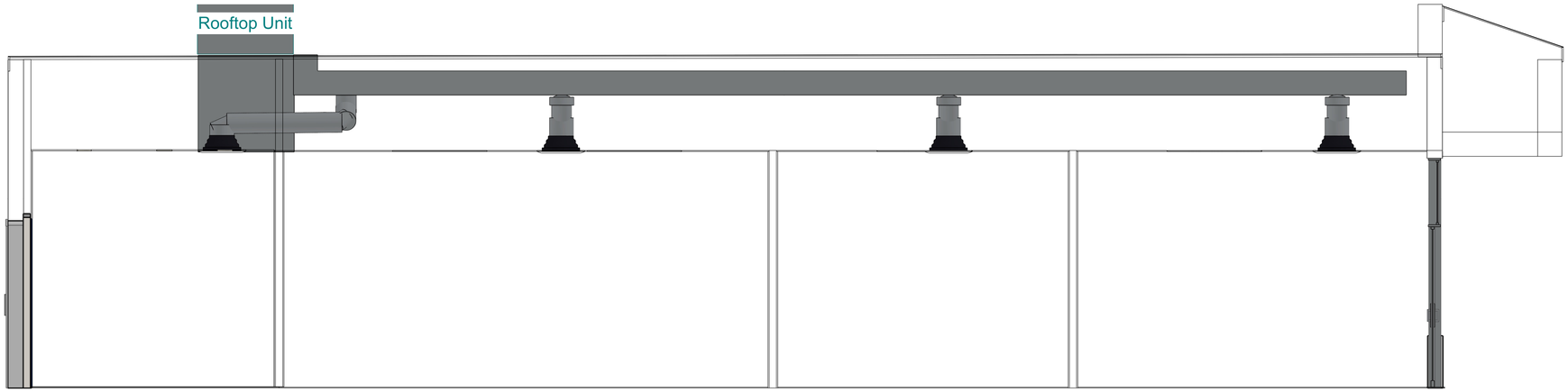
FORMALCONSTRUCTION.COM

7/22/2026

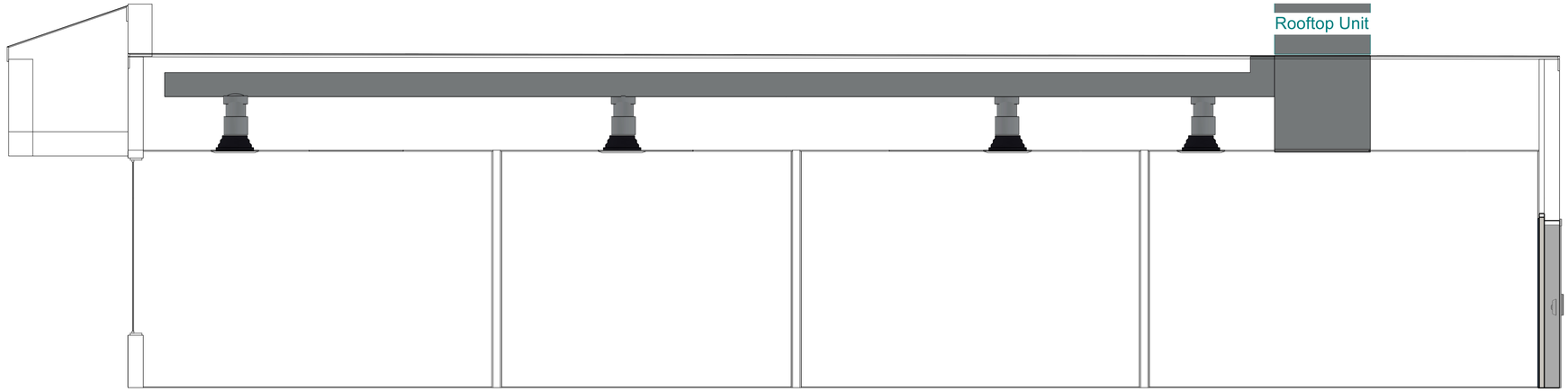
Mechanical Ceiling Plan

M101

7



S8 HVAC NORTH
3/8 IN = 1 FT



S9 HVAC SOUTH
3/8 IN = 1 FT

Notes:

1. Existing rooftop HVAC units are to remain unless noted otherwise.

2. Existing flex duct connections shall be modified as required to accommodate new room layout.

3. HVAC return shown relocated shall be coordinated with final ceiling grid and wall locations.

4. Coordinate all ductwork and ceiling-mounted devices with lighting, sprinkler piping, and structural elements.

5. Maintain required clearances above ceiling and below sprinkler piping.

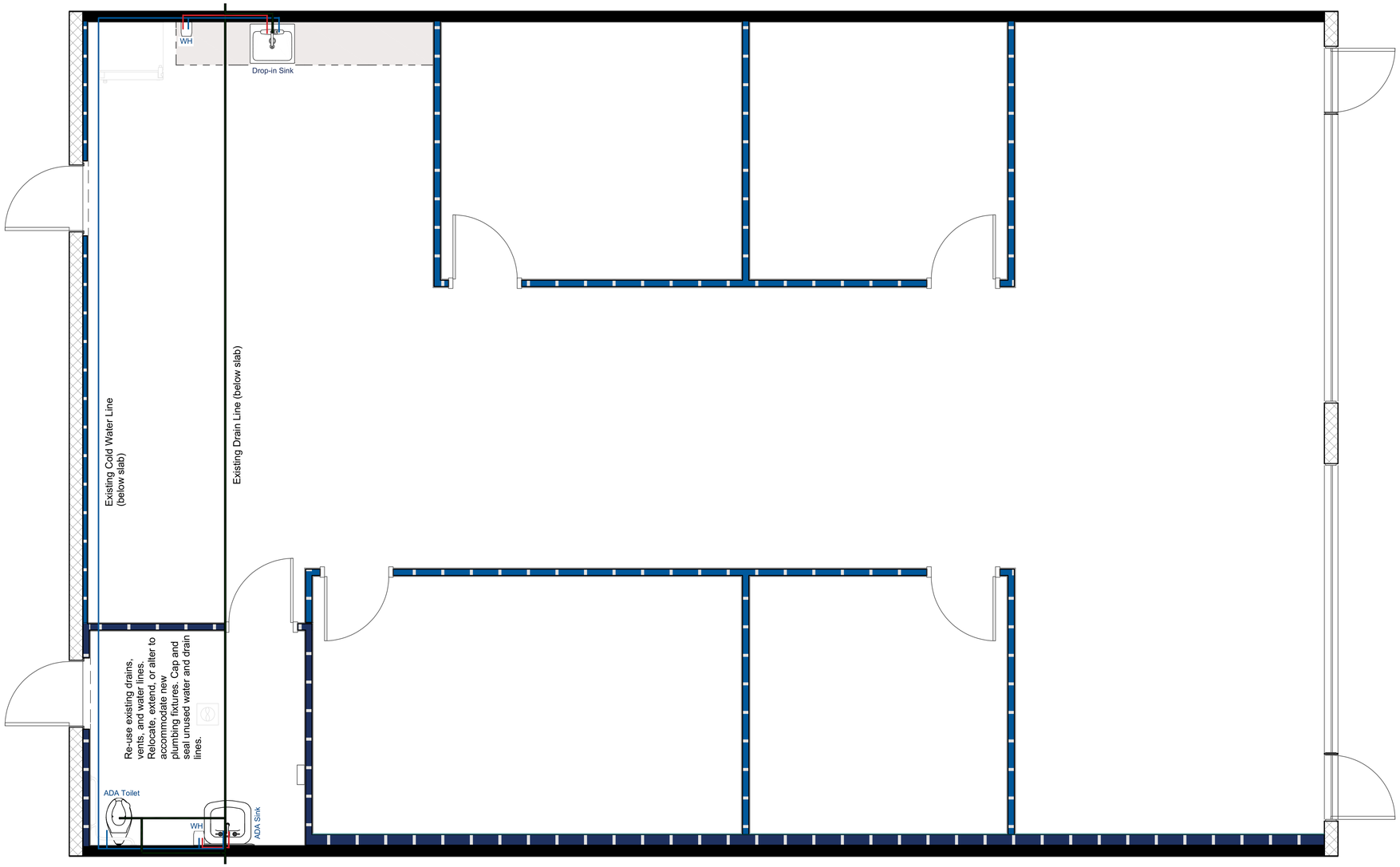
6. Mechanical contractor shall verify all existing conditions prior to fabrication or installation.

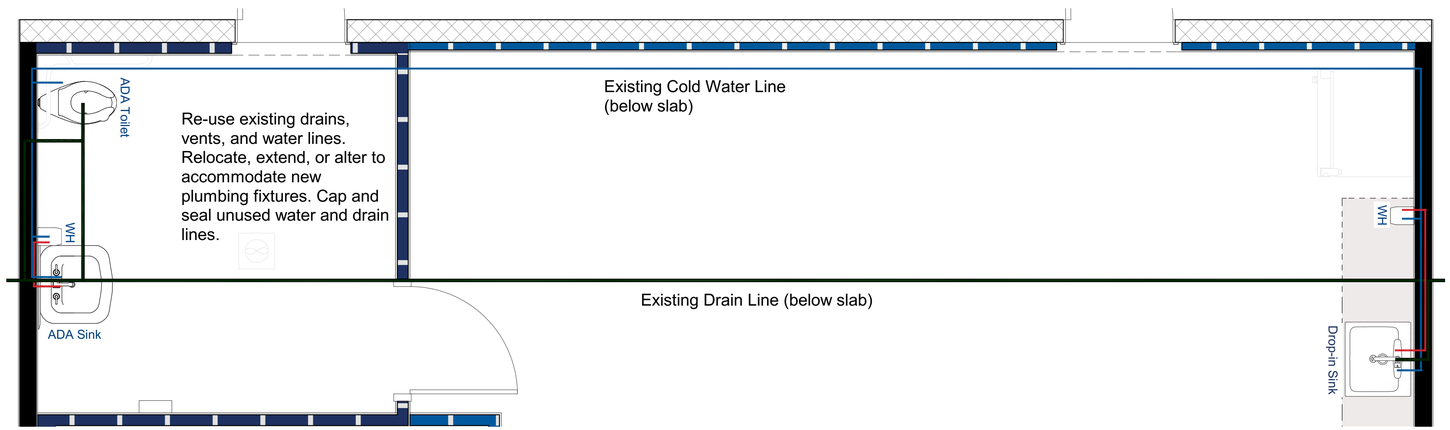
7. Final diffuser and return locations subject to field coordination and balancing requirements.

Formal Construction
FORMALCONSTRUCTION.COM

7/22/2026

8 M102 Mechanical Elevation Plan





PLUMBING PLAN VIEW

Legend / Schedule:

Legend - Plumbing

Room	Description	Qty
Restroom	120V Point-of-Use Electric Water Heater	1
Breakroom	120V Point-of-Use Electric Water Heater	1
Breakroom	Drop-in Counter Sink	1
Breakroom	Stainless Faucet	1
Restroom	ADA Toilet	1
Restroom	ADA Wall Mounted Sink & Faucet	1

Notes:

1. Contractor shall field verify all existing plumbing conditions, pipe locations, drain elevations, venting, and water supply connections prior to construction.

2. Existing plumbing systems shall be modified as required to accommodate new fixture layout and room configuration.

3. Provide new plumbing fixtures, shutoff valves, traps, drains, vent connections, and associated piping as indicated on plans.

4. Coordinate all plumbing rough-in locations with cabinetry, wall framing, electrical devices, accessibility clearances, and mechanical systems.

5. All plumbing work shall comply with applicable local codes and adopted plumbing code requirements.

6. Contractor shall properly cap and seal all abandoned plumbing lines not intended to remain.

7. Penetrations through walls, floors, and ceilings shall be properly sealed and protected.

8. ADA plumbing fixtures and accessories shall be installed in compliance with applicable ADA / ANSI accessibility requirements.

9. Protect or insulate exposed piping at ADA lavatories as required.

10. Provide two 120V point-of-use electric water heaters: one located in breakroom base cabinet and one located in restroom. Units shall be supplied and installed by plumber. Provide shutoff valves, drain pan/leak protection, relief piping as required, and final connections per manufacturer requirements. Electrician to provide required receptacle/power connection for each unit.

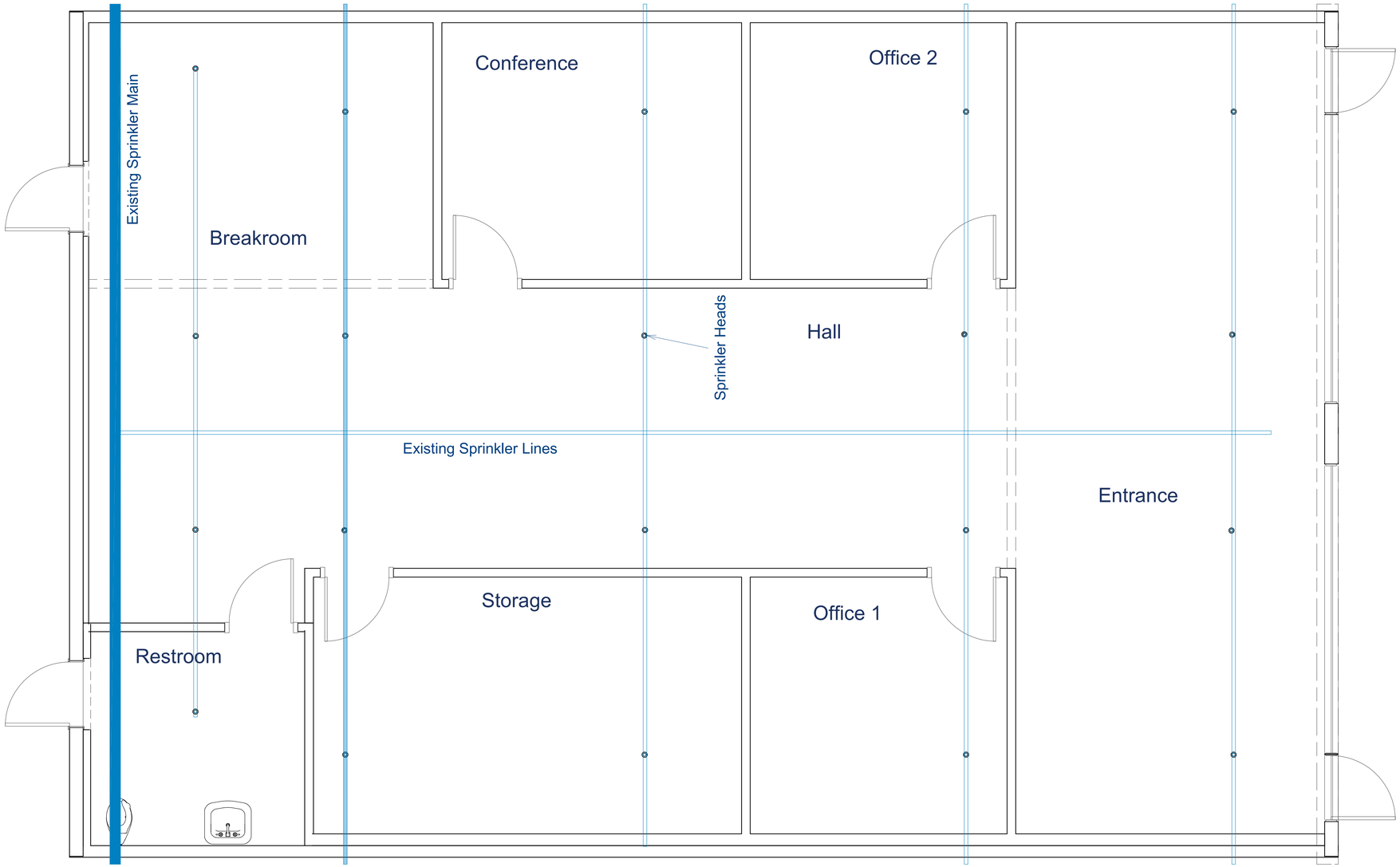
Formal Construction

FORMALCONSTRUCTION.COM

7/22/2026

Plumbing Fixture Plan

P101



SPRINKLER PLAN VIEW
3/8 IN = 1 FT

Notes:

1. Existing fire sprinkler system is to remain unless noted otherwise.

2. Contractor shall field verify all existing sprinkler piping, head locations, and ceiling conditions prior to construction.

3. Existing sprinkler system shall maintain required coverage for final room layout and ceiling configuration.

4. Any required sprinkler head relocations or modifications shall be by licensed fire sprinkler contractor.

5. Coordinate sprinkler head locations with new walls, ceiling grid, lighting, HVAC diffusers, and other ceiling-mounted devices.

6. Maintain required clearances below sprinkler heads and piping.

7. All fire protection work shall comply with applicable fire code, NFPA requirements, and authority having jurisdiction.

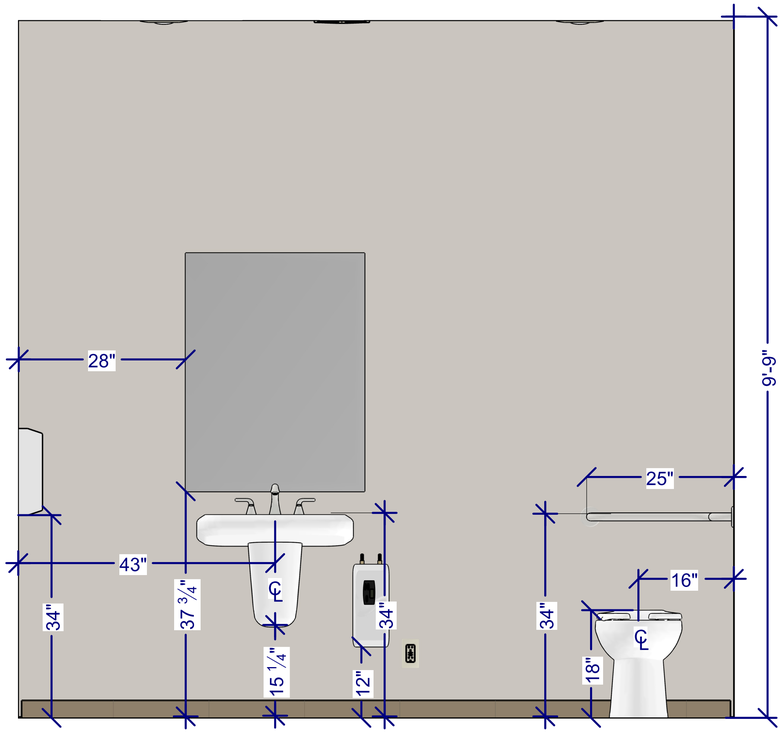
Formal Construction
FORMALCONSTRUCTION.COM

7/22/2026

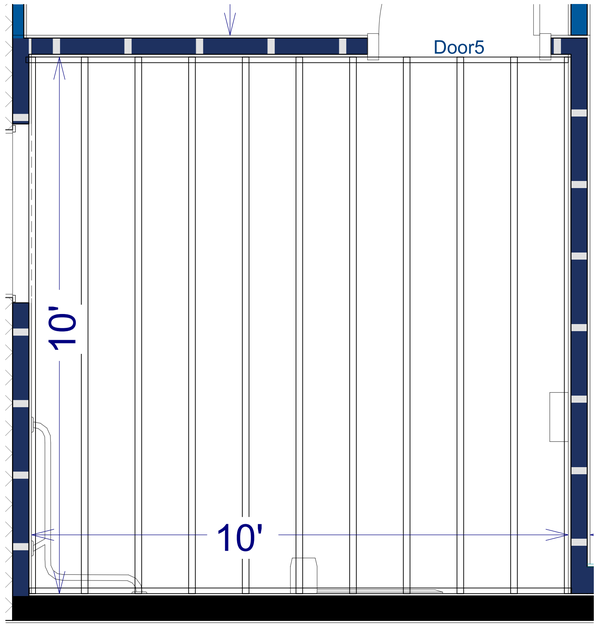
Fire Safety Plan

FS101

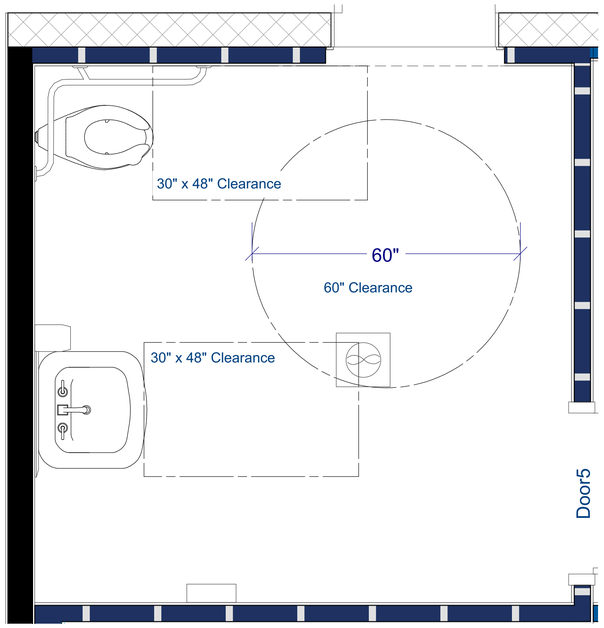
10



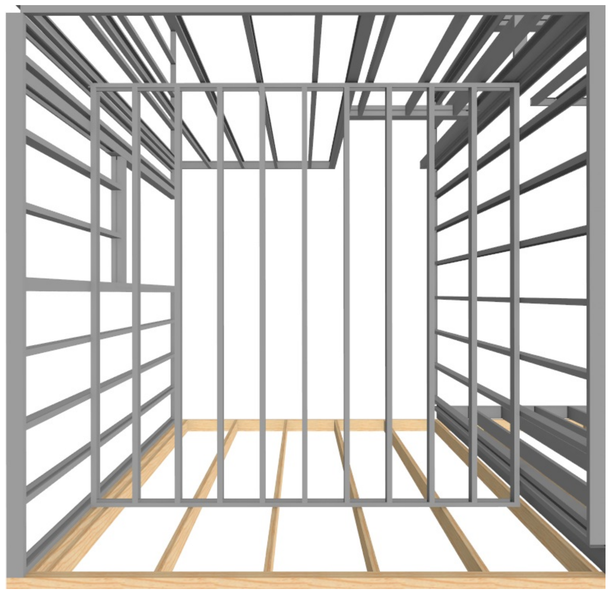
E2 RESTROOM ELEVATIONS
1 IN = 1 FT



RESTROOM FRAMING CEILING PLAN



FLOOR PLAN VIEW ACCESSIBLE
3/4 IN = 1 FT



RESTROOM 3D FRAMING OVERVIEW

Notes:

1. Restroom layout and fixtures shall comply with applicable ADA / ANSI accessibility requirements.
2. Provide 60-inch minimum turning clearance within restroom.
3. Water closet centerline shall be 16 inches minimum to 18 inches maximum from adjacent side wall.
4. Lavatory rim or counter height shall not exceed 34 inches above finished floor.
5. Provide required knee and toe clearance below accessible lavatory.
6. Protect or insulate exposed hot water and drain piping below lavatory.
7. Provide wall blocking for grab bars and wall-mounted accessories.
8. Install grab bars, mirror, paper towel dispenser, and accessories at accessible mounting heights.
9. Coordinate plumbing, electrical, and accessory locations prior to rough-in.
10. Restroom finish ceiling height shall be 9'-9" AFF.
11. Restroom ceiling framing shall be constructed of 3 5/8 inch 20 gauge metal studs on 12 inch centers.

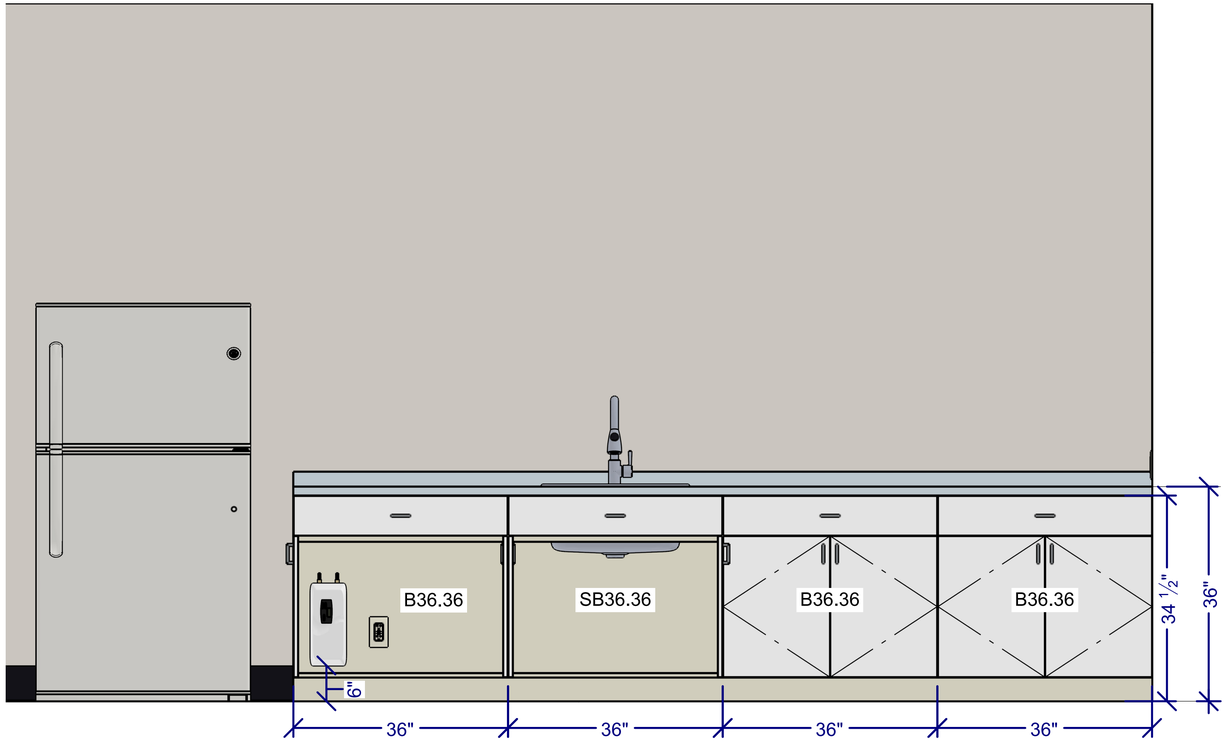
Formal Construction
FORMALCONSTRUCTION.COM

7/22/2026

Room Details - Restroom

A201

11



E1 BREAK ROOM ELEVATIONS
1 IN = 1 FT

Legend / Schedule:

Legend - Cabinet

Label	Qty	Description
B36.36	3	Base Cabinet
SB36.36	1	Sink Base
CT25.144	1	Formica Countertop
CT4.144	1	Formica Backsplash

Formal Construction

FORMALCONSTRUCTION.COM

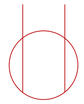
7/22/2026

Room Details - Breakroom

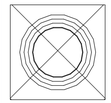
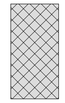
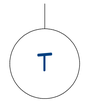
A202

12

ELECTRICAL SCHEDULE

DESCRIPTION	ATTACHED TO	QTY	2D SYMBOL
6" RECESSED LIGHT	CEILING	4	
EMERGENCY LIGHT & EXIT	WALL	2	
GFCI RECEPTACLE	WALL	3	
EXHAUST FAN SUPPLIED BY ELECTRICIAN	CEILING	1	
24X48 LED RECESSED	CEILING	16	
DUPLEX RECEPTACLE	WALL	17	
EXISTING ELECTRIC PANEL TO REMAIN	WALL	2	
SINGLE POLE SWITCH	WALL	7	

Legend - HVAC

Label	Qty	2D Symbol
Ceiling Diffuser	14	
Flex Duct	14	
HVAC Return	2	
HVAC Return To Be Relocated	1	
Exhaust Fan	1	
Thermostat	1	

Schedule - Cabinet

Code	Label	Qty	Width	Depth	Height	Description
cabinet.1001	B36.36	3	36"	24"	34 1/2"	Base Cabinet
cabinet.1002	SB36.36	1	36"	24"	34 1/2"	Sink Base
cabinet.1003	CT25.144	1	144"	25"	1 1/2"	Formica Countertop
cabinet.1003.2	CT4.144	1	144"	3/4"	4"	Formica Backsplash

Schedule - Plumbing

Code	Room	Description	Qty
sink.101	Restroom	ADA Wall Mounted Sink & Faucet	1
sink.102	Breakroom	Drop-in Counter Sink	1
sink.102.2	Breakroom	Stainless Faucet	1
toilet.101	Restroom	ADA Toilet	1
wh.101	Restroom	120V Point-of-Use Electric Water Heater	1
wh.102	Breakroom	120V Point-of-Use Electric Water Heater	1

Schedule - Accessories

Room	Qty	Description
Restroom	1	Rear and side grab bars, or approved corner/L-shaped grab bar assembly.
Restroom	1	Mirror
Restroom	1	Paper Towel Dispenser

Formal Construction
FORMALCONSTRUCTION.COM

7/22/2026

Schedule - Wall									
Code	2D Symbol	Wall Type	Framing	Wall Covering Interior	Cavity	Wall Covering Exterior	Height	Total Width	Wall Length
Wall.18		W2.2 New Interior Metal Stud Furred Wall	2 1/2" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	None	10'	3 1/8"	28'-1 3/4"
Wall.16		W4.2 New Interior Metal Stud Furred Wall	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	None	12'	4 1/4"	10'-4 3/4"
Wall.04		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	12'-1 1/4"
Wall.06		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	12'-1 1/8"
Wall.07		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	32'-6 1/8"
Wall.08		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	12'-1 1/4"
Wall.09		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	27'-1 3/8"
Wall.10		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	12'-1 1/8"
Wall.12		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	12'-4 3/4"
Wall.14.2		W4.3 New Interior Metal Stud Partition	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	9' 9"	4 7/8"	2'-6 5/8"
W4.3 Totals:									122'-11 5/8"
Wall.05		W4.4 New Interior Metal Stud Wall	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	12'	4 7/8"	10'-2 3/8"
Wall.14		W4.4 New Interior Metal Stud Wall	3 5/8" 20 GA MTL Studs @ 16" OC	5/8" Type X GWB	None	5/8" Type X GWB	12'	4 7/8"	10'-2 15/16"
W4.4 Totals:									20'-5 5/16"
Wall.03		W6.4 New Supplemental Interior Sound Wall	6" 20 GA MTL Studs @ 16" OC U-Channel @ 48" OC Max	5/8" Type X GWB	Sound Batt	None	To Deck	6 5/8"	47'-3 1/2"
Wall.01		W6.1 Existing Interior Demising Wall	Existing	Existing Drywall	Existing	Existing Drywall	Existing	6 1/2"	59'-3 1/4"
Wall.11		W6.1 Existing Interior Demising Wall	Existing	Existing Drywall	Existing	Existing Drywall	Existing	6 1/2"	59'-3 1/4"
Wall.02		W8.1 Existing Exterior CMU Wall	Existing CMU	Existing CMU	Existing	Existing CMU	To Roof	7 5/8"	39'-5 1/2"
Wall.20		W8.1 Existing Exterior CMU Wall	Existing CMU	Existing CMU	Existing	Existing CMU	To Roof	7 5/8"	39'-5 1/2"

Schedule - Wall Demo			
Code	2D Symbol	Wall Type	Wall Length
WallD.01		WD0 - Wall To Be Removed	6'-0 1/2"
WallD.02		WD0 - Wall To Be Removed	12'-4 1/8"
WallD.03		WD0 - Wall To Be Removed	6'-0 1/2"
Totals:			24'-5 1/8"

Schedule - Door

LABEL	ROOM	QTY	WIDTH	HEIGHT	HINGE SIDE	DOOR FINISH	STYLE	HANDLE	DOOR FRAME	DESCRIPTION
Door1	Office 1	1	36"	80"	L	Maple - Natural, Silver - Brushed	Slab	Lever	3-Piece Commercial Hollow Metal Door Frame	Interior Door
Door2	Office 2	1	36"	80"	R	Maple - Natural, Silver - Brushed	Slab	Lever	3-Piece Commercial Hollow Metal Door Frame	Interior Door
Door3	Conference	1	36"	80"	L	Maple - Natural, Silver - Brushed	Slab	Lever	3-Piece Commercial Hollow Metal Door Frame	Interior Door
Door4	Storage	1	36"	80"	R	Maple - Natural, Silver - Brushed	Slab	Lever	3-Piece Commercial Hollow Metal Door Frame	Interior Door
Door5	Restroom	1	36"	80"	R	Maple - Natural, Silver - Brushed	Slab	Lever	3-Piece Commercial Hollow Metal Door Frame	Interior Door

Schedule - Room Finish Descriptions

Room Name	Finish Floor Description	Finish CLG Height	Finish Ceiling Description	Finish Wall Description	Finish Base Description	Area, Interior (sq ft)
Breakroom	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	196
Conference	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	168
Entrance	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	550
Hall	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	593
Office 1	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	144
Office 2	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	144
Restroom	Buff Ceramic Tile Over Thinset Mortar	9'-9"	5/8" GWB, painted SW7028	SW7028 Incredible White	Buff tile base to match restroom floor	100
Storage	Commercial Carpet, Color TBD	9'-9"	4x8 Ceiling Tile	SW7028 Incredible White	Flexible Cove Base - Black	240

Notes:

1. Wall types and wall lengths are shown for estimating, coordination, and construction reference. Field verify existing conditions prior to fabrication or installation.

2. Walls noted "To Deck" shall extend from finished floor to underside of structure/deck above, unless otherwise noted.

3. Provide 6" MTL slip/deflection track at top of floor-to-deck metal stud walls where indicated or required. Install per manufacturer requirements. Do not rigidly fasten studs to top track in a manner that prevents vertical movement.

4. Provide U-Channel bridging/bracing at floor-to-deck metal stud walls at 48" O.C. Max vertically, or per manufacturer span tables.

5. Metal studs and track shall match wall schedule width and gauge unless otherwise noted.

6. Existing walls, existing CMU, and existing drywall conditions are shown for reference. Verify existing wall thickness, height, and finish conditions in field.

7. Provide additional framing, backing, and blocking as required for doors, fixtures, accessories, cabinets, wall-mounted equipment, grab bars, and other mounted items.

Formal Construction

FORMALCONSTRUCTION.COM

7/22/2026

Schedules Wall

A602

14



C3 3D OVERVIEW
1/2 IN = 1 FT

3D Overview for visualization only, do not use for construction.

Formal Construction
FORMALCONSTRUCTION.COM

7/22/2026

3D Overview
A901
15