

AREA TABULATION	
CRAWLSPACE	1609 SF
MAIN LEVEL	1609 SF
UPPER LEVEL	979 SF
FUTURE BONUS	301 SF
TOTAL FINISHED	2978 SF
TOTAL LIVABLE INCL. BONUS	2879 SF
GARAGE	482 SF
FRONT PORCH	129 SF
REAR PORCH	112 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.
STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

WINDOWS

- MARVIN ESSENTIAL SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MEET BARBERS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

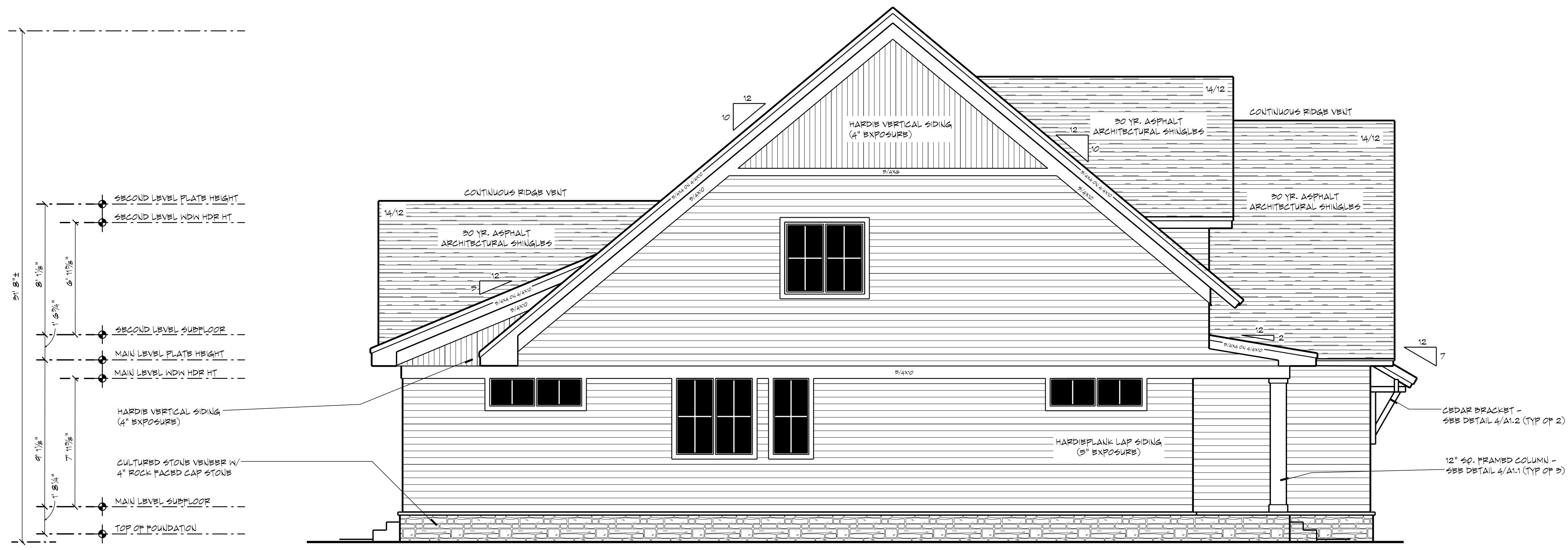
- SIDING (AS NOTED)
- HARDYPLANK LAP SIDING
- 5" EXPOSURE
- HARDYPLANK VERTICAL SIDING
- 4" EXPOSURE
- THIN SET BRICK VENEER OR CULTURED STONE W/ 2" ROCK FASD STONE CAP
- HARDYTRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.
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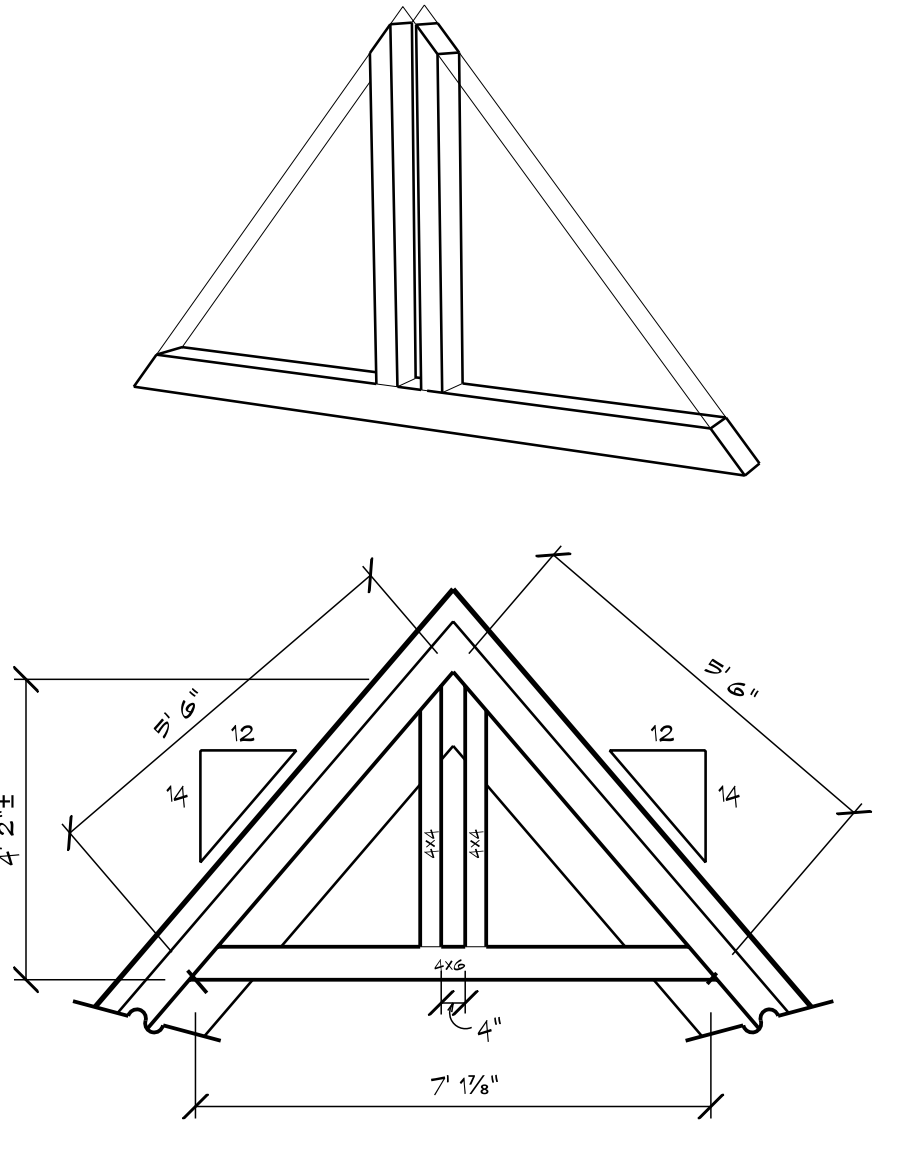
+++ STRUCTURAL NOTICE +++
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR BUTTE STRUCTURE.

++ FOUNDATION ENGINEERING ++
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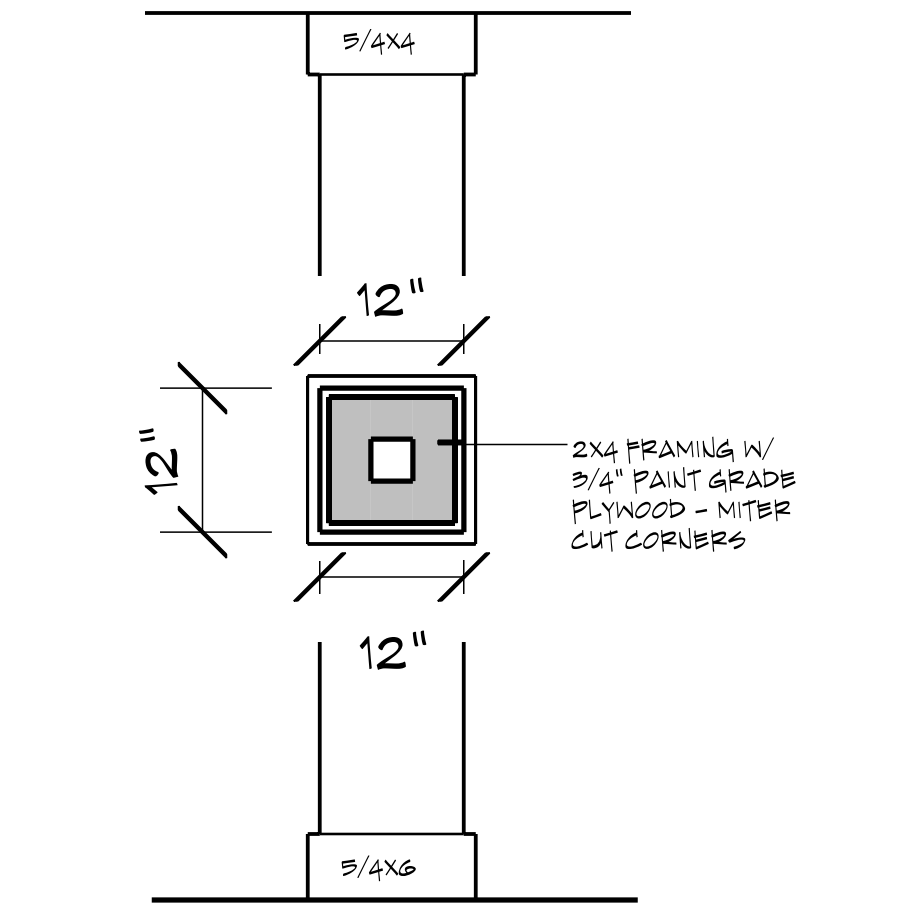
++ FOOTING PROST DEPTH: ++
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



2 LEFT ELEVATION
SCALE: 1/4" = 1' 0"



3 GABLE TIMBER DETAIL
SCALE: NONE



3 COLUMN DETAIL
SCALE: 1/4" = 1' 0"



1 FRONT ELEVATION
SCALE: 1/4" = 1' 0"

CL-20-019
THE BELMONT
CRAWLSPACE
STD. 2 CAR FRONT

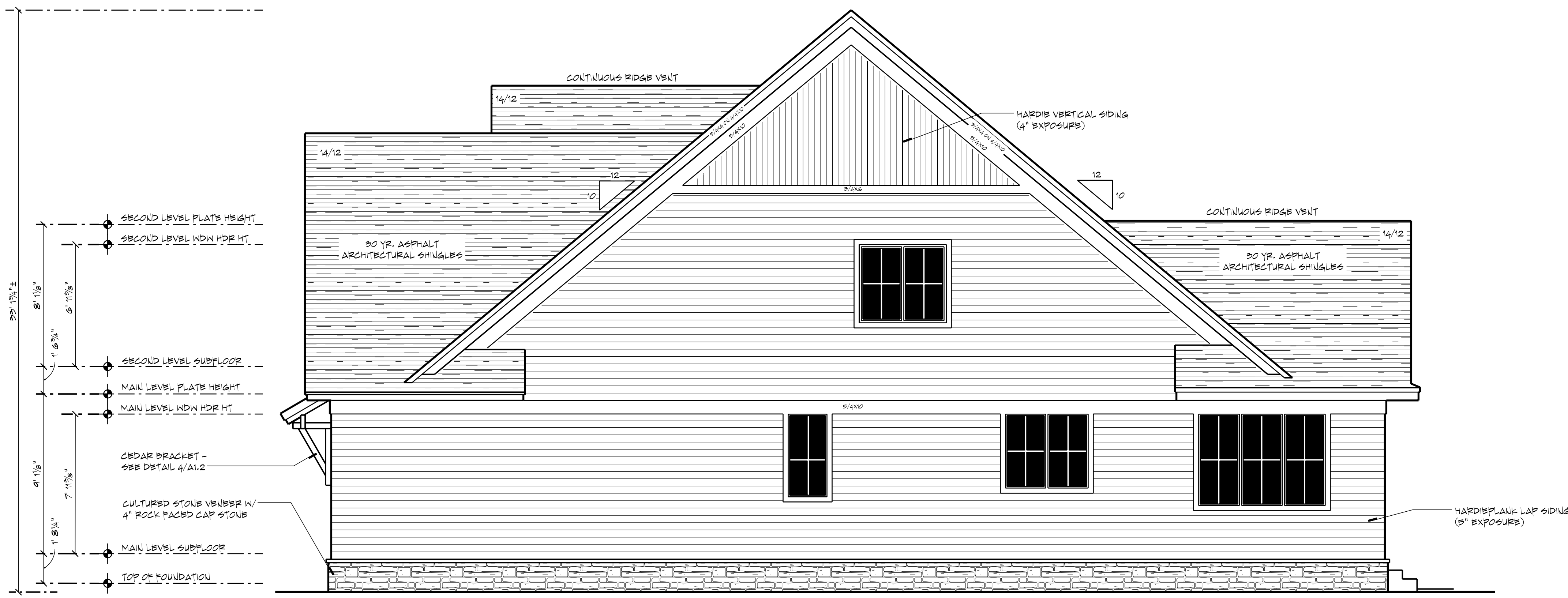
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EXTERIOR ELEVATIONS
BRACKET DETAIL
WINDOW OPENING DETAIL



2 RIGHT ELEVATION

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRAWLSPACE	1603 SF
MAIN LEVEL	1603 SF
UPPER LEVEL	973 SF
TOTAL FINISHED	2578 SF
TOTAL LIVABLE INCL. BONUS	2879 SF
GARAGE	462 SF
FRONT PORCH	129 SF
REAR PORCH	112 SF

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WINDOWS

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- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET ENERGY CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDYPLANK LAP SIDING
- 5" EXPOSURE
- HARDYPAUL VERTICAL SIDING
- 4" EXPOSURE
- THIN SET BACK VENEER OR CULTURED STONE W/ 3/4" ROCK FACE STONE CAP
- HARDYTRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

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+++ STRUCTURAL NOTICE +++

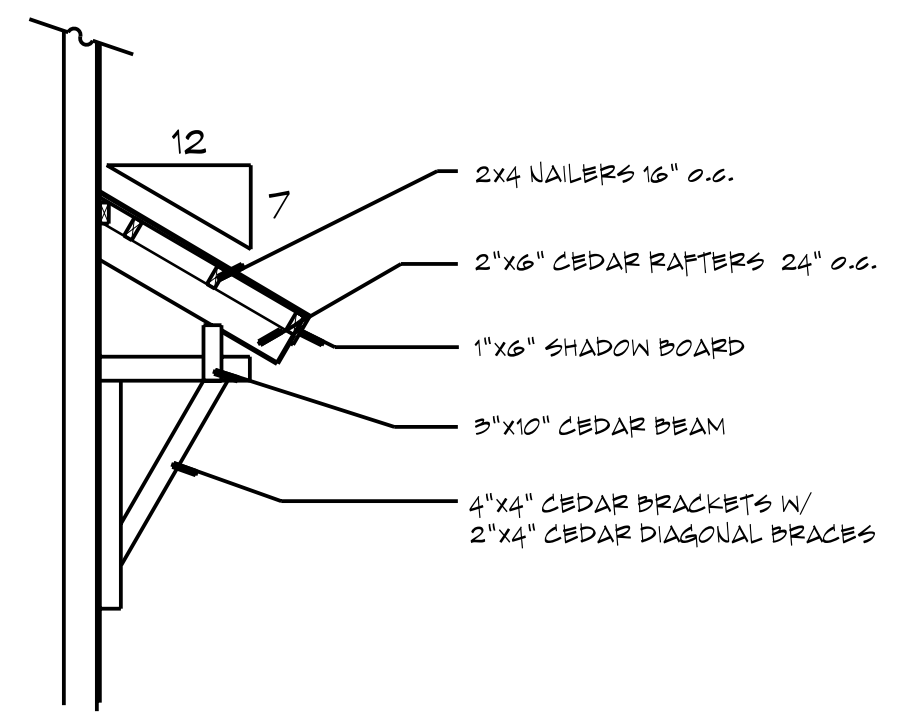
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++ FOOTING FROST DEPTH: ++

OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



4 BRACKET DETAIL

SCALE: 3/8" = 1' 0"



1 REAR ELEVATION

SCALE: 1/4" = 1' 0"

3 TRIM DETAIL

SCALE: 1-1/2" = 1' 0"

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Kieran J. Liebl 24-106

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THE BELMONT
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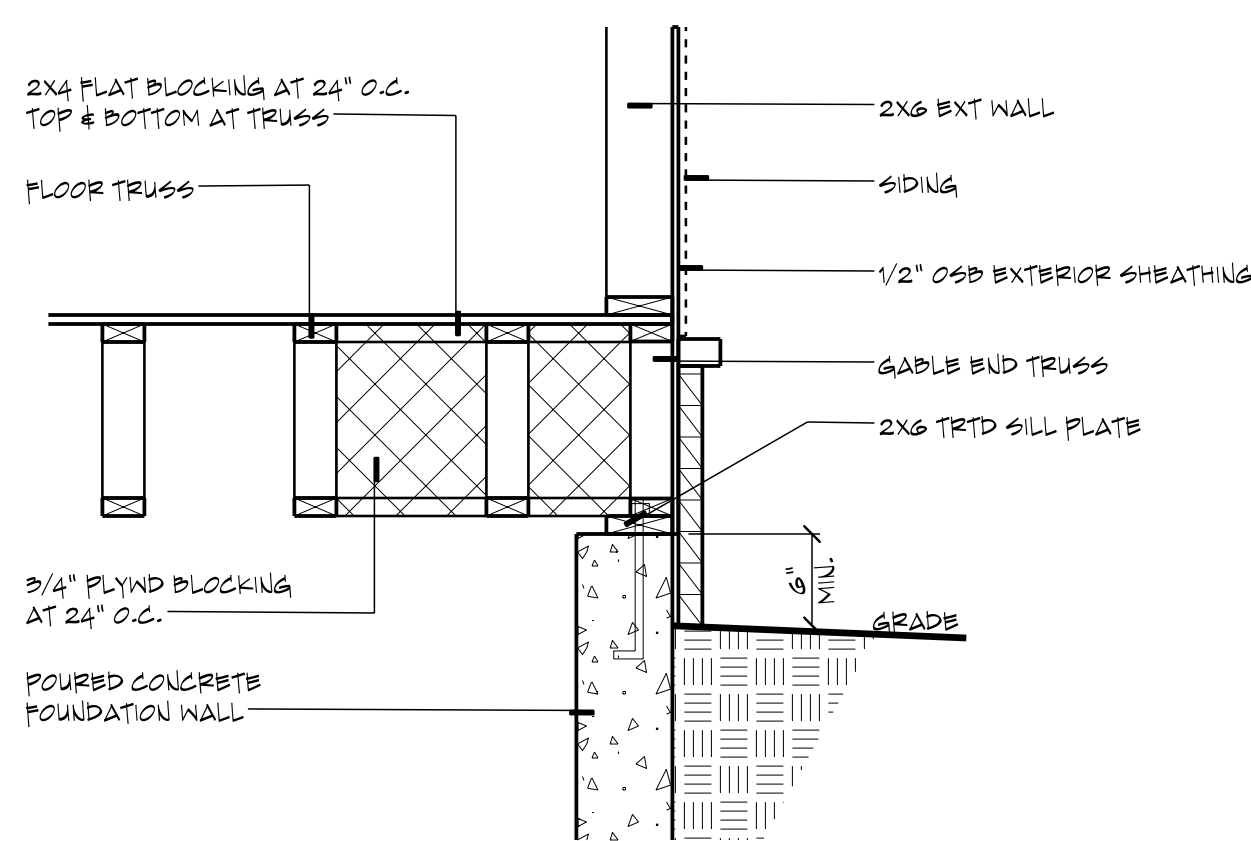
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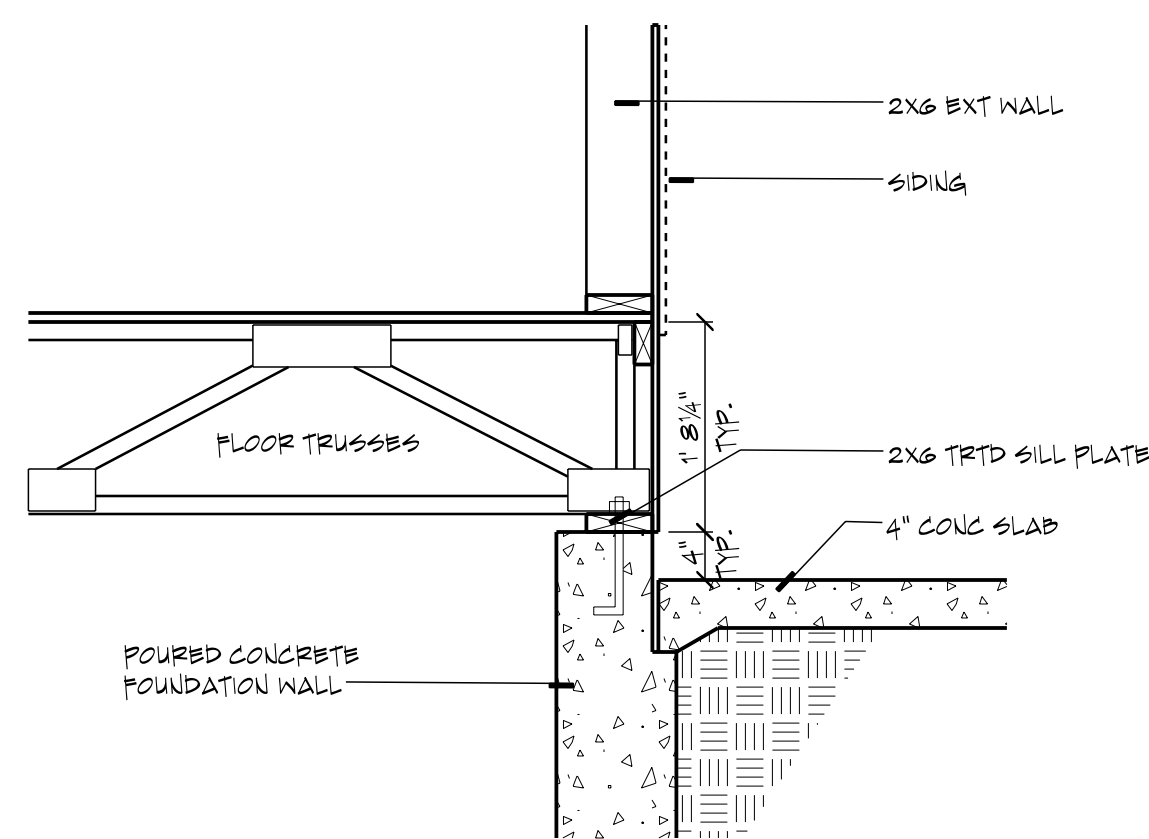
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EXTERIOR ELEVATIONS
REAR BRACKET DETAIL
COLUMN DETAIL

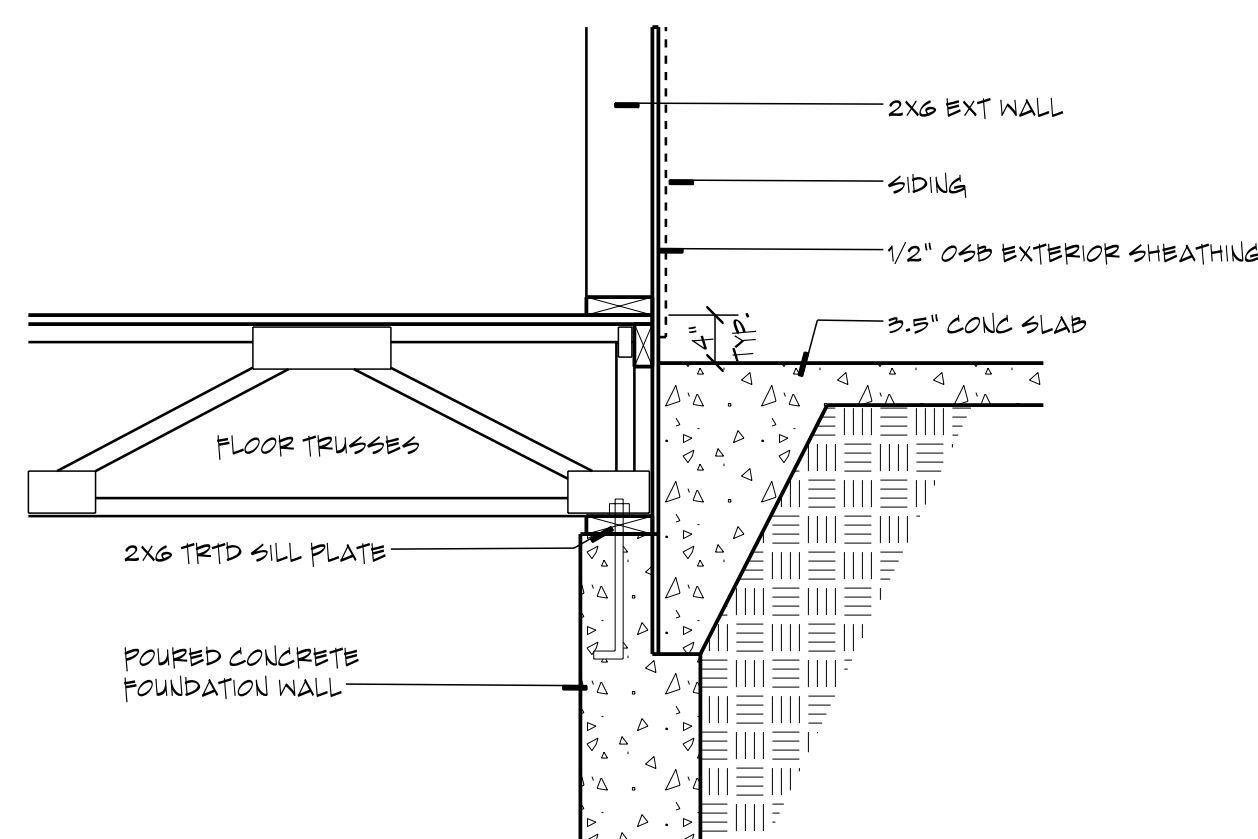
2 A1.2 8



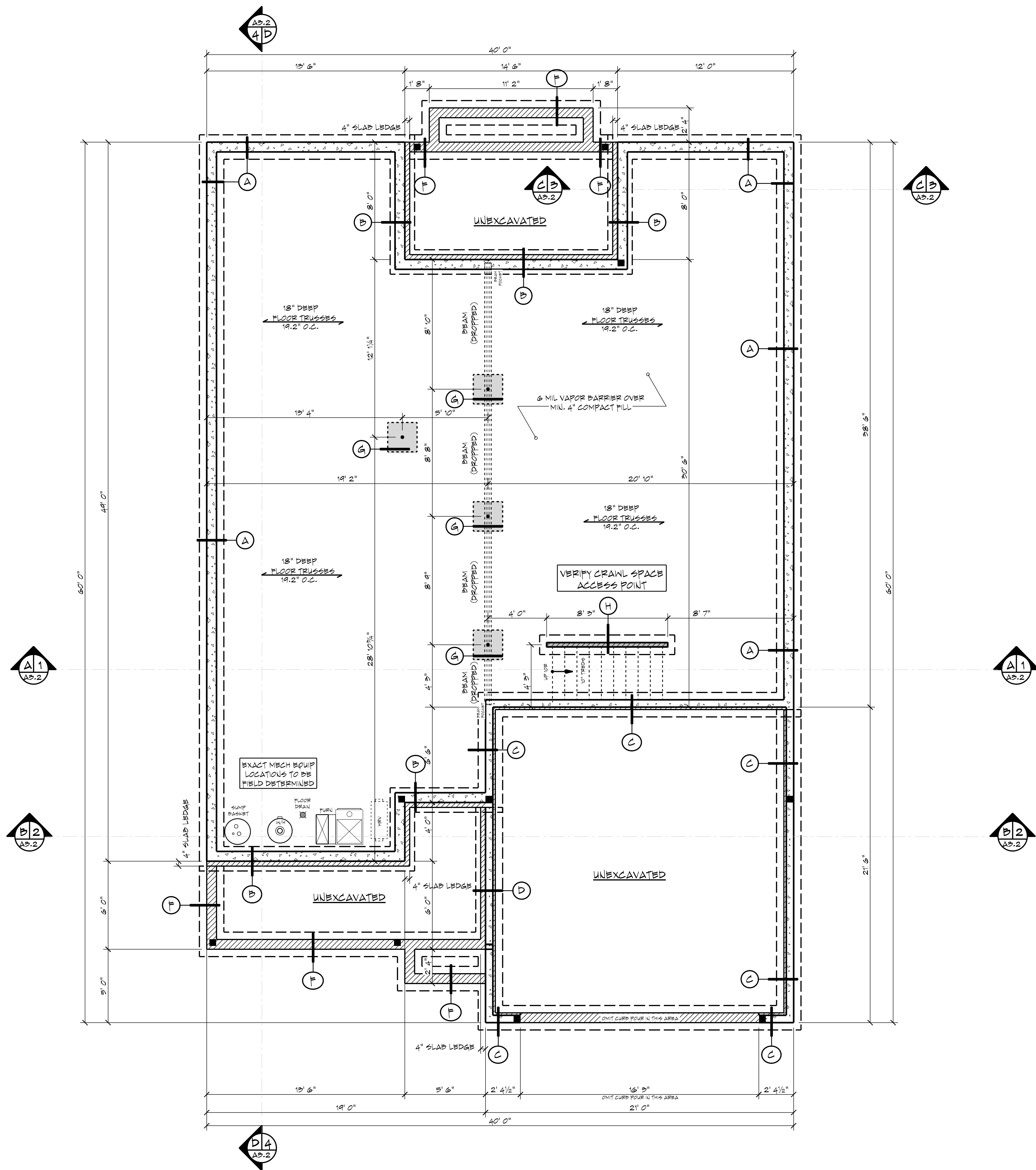
FLOOR TRUSSES - PARALLEL FULL BASEMENT



FLOOR TRUSSES - PERPENDICULAR HOUSE / GARAGE



FLOOR TRUSSES - PERPENDICULAR AT STOOP



CRAWL SPACE FOUNDATION PLAN

1 A2.1

SCALE: 1/4" = 1' 0"

FLOOR FRAMING DETAILS

2 A2.1

SCALE: 3/4" = 1' 0"

FOUNDATION LEGEND

- (A) 8" N X 5" O" H POURED ON 20" X 8" CONC FOOTING
- (B) 6" N X 8" H POURED ON 10" N X 4" H POURED ON 20" X 8" CONC FOOTING - 4" N X 8" EXT. LEDGE
- (C) 6" N X 8" H POURED ON 8" N X 4" H POURED ON 20" X 8" CONC FOOTING - 2" N X 8" INT. LEDGE
- (D) 6" N X 8" H POURED ON 12" N X 4" H POURED ON 20" X 8" CONC FOOTING - 4" N X 8" EXT. LEDGE 2" N X 8" INT. LEDGE
- (E) N/A
- (F) 8" N X 4" H POURED ON 20" X 8" CONC FOOTING
- (G) 8" B ADJUSTABLE STEEL COLUMN ON SPREAD FOOTING, SIZE AND REINFORCING BY OTHERS
- (H) 2x6 BEARING WALL ON 6" N X 4" H POURED CONC CURB ON 16" X 8" CONC FOOTING

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF CONCRETE FOUNDATION WALLS AND CENTERLINE OF INTERIOR BEARING WALLS, POSTS AND BEAMS.
- FOUNDATION CONTRACTOR TO VERIFY ALL ROUGH-IN PLUMBING LOCATIONS AND ANY OTHER PENETRATIONS THRU CONCRETE FLOOR PRIOR TO CONSTRUCTION.
- BUILDER/FOUNDATION CONTRACTOR TO VERIFY FOOTING SIZE AND REINFORCEMENT REQUIREMENTS BASED ON EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION.
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FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/480 DEFLECTION OF LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 5' 1 1/2" ROUGH CEILING HEIGHT
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS

- - INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

DOOR SCHEDULE SYMBOL
2468 REPRESENTS A 2'-4" WIDE X 6'-8" HIGH DOOR

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ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION AND CHECKING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY ROYAL OAKS DESIGN, INC. OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

CL-20-019
THE BELMONT
CRAWLSPACE
STD. 2 CAR FRONT

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FOUNDATION PLAN
MAIN FLOOR PLAN

CL-20-019
THE BELMONT
CRAWLSPACE
STD. 2 CAR FRONT

AREA TABULATION	
CRAWLSPACE	1603 SF
MAIN LEVEL	1603 SF
UPPER LEVEL	973 SF
FUTURE BOULDS	501 SF
TOTAL FINISHED	2577 SF
TOTAL LIVABLE INCL. BOULDS	2879 SF
GARAGE	462 SF
FRONT PORCH	129 SF
REAR PORCH	112 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.
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GENERAL NOTES

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WINDOWS

- MARVIN ESSENTIAL SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH "H" MUST BEGRASS CODED
- WINDOW HEADER HEIGHTS 48" TO 7" MINUS 8" (U.N.C.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNER SHALL VERIFY DEFLECTION OF LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CAULTEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

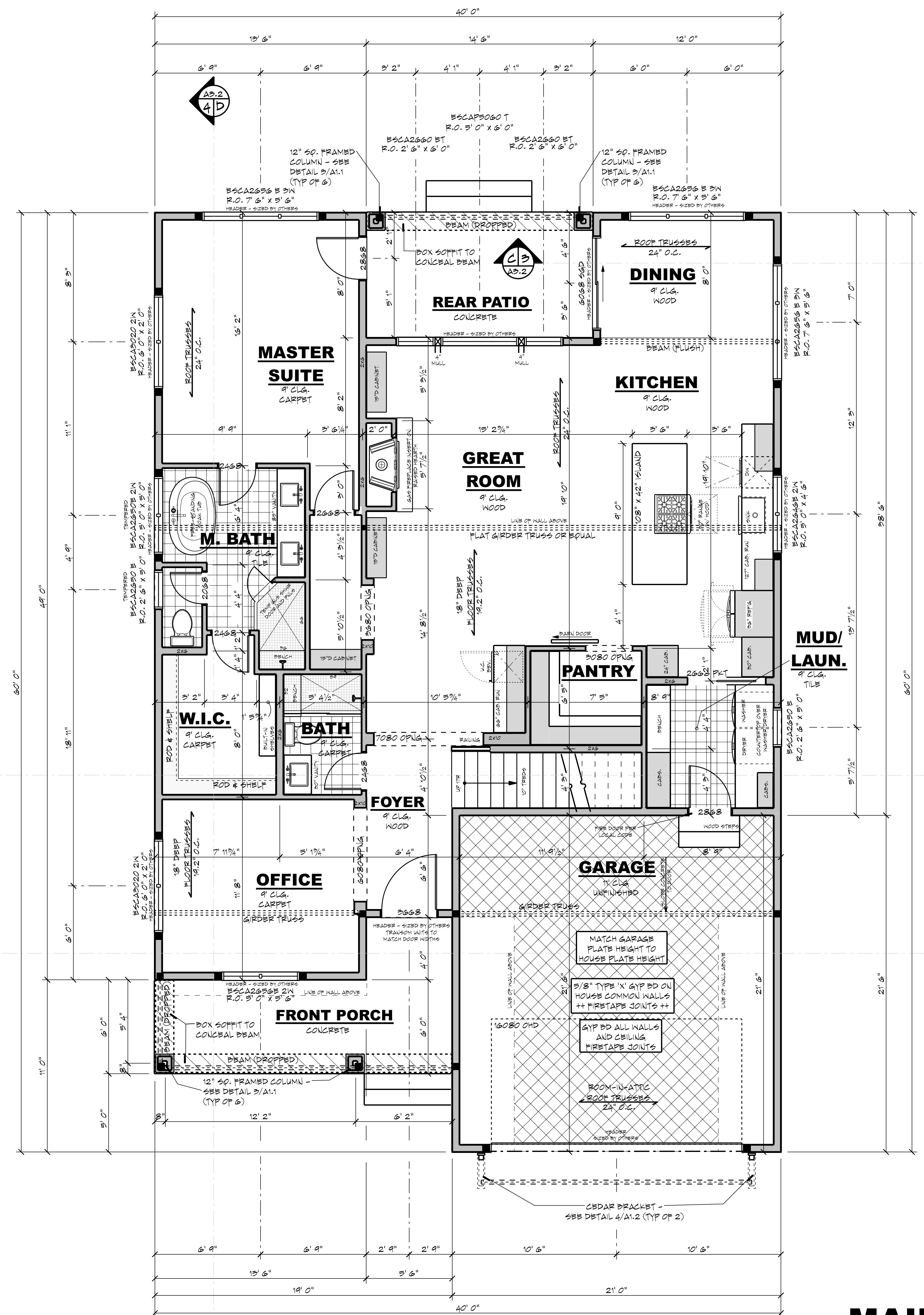
- 9" 1-1/8" PLATE HEIGHT (U.N.C.)
- 2X6 WALLS AT ALL POCKET DOORS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS

- ■ INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

DOOR SCHEDULE SYMBOL
2468 REPRESENTS A 2'-4" WIDE X 6'-8" HIGH DOOR

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MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1' 0"

UPPER LEVEL FLOOR PLAN
ROOF PLAN

AREA TABULATION	
CRAWLSPACE	1605 SF
MAIN LEVEL	1605 SF
UPPER LEVEL	975 SF
FUTURE BONUS	501 SF
TOTAL FINISHED	2578 SF
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- MARVIN ESSENTIAL SERIES
- STYLE AND SIZE AS NOTED
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- WINDOWS DESIGNATED WITH 'B' MUST BEGRIP CODES
- WINDOW HEADER HEIGHTS SET TO 6'-10 1/2" (U.L.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

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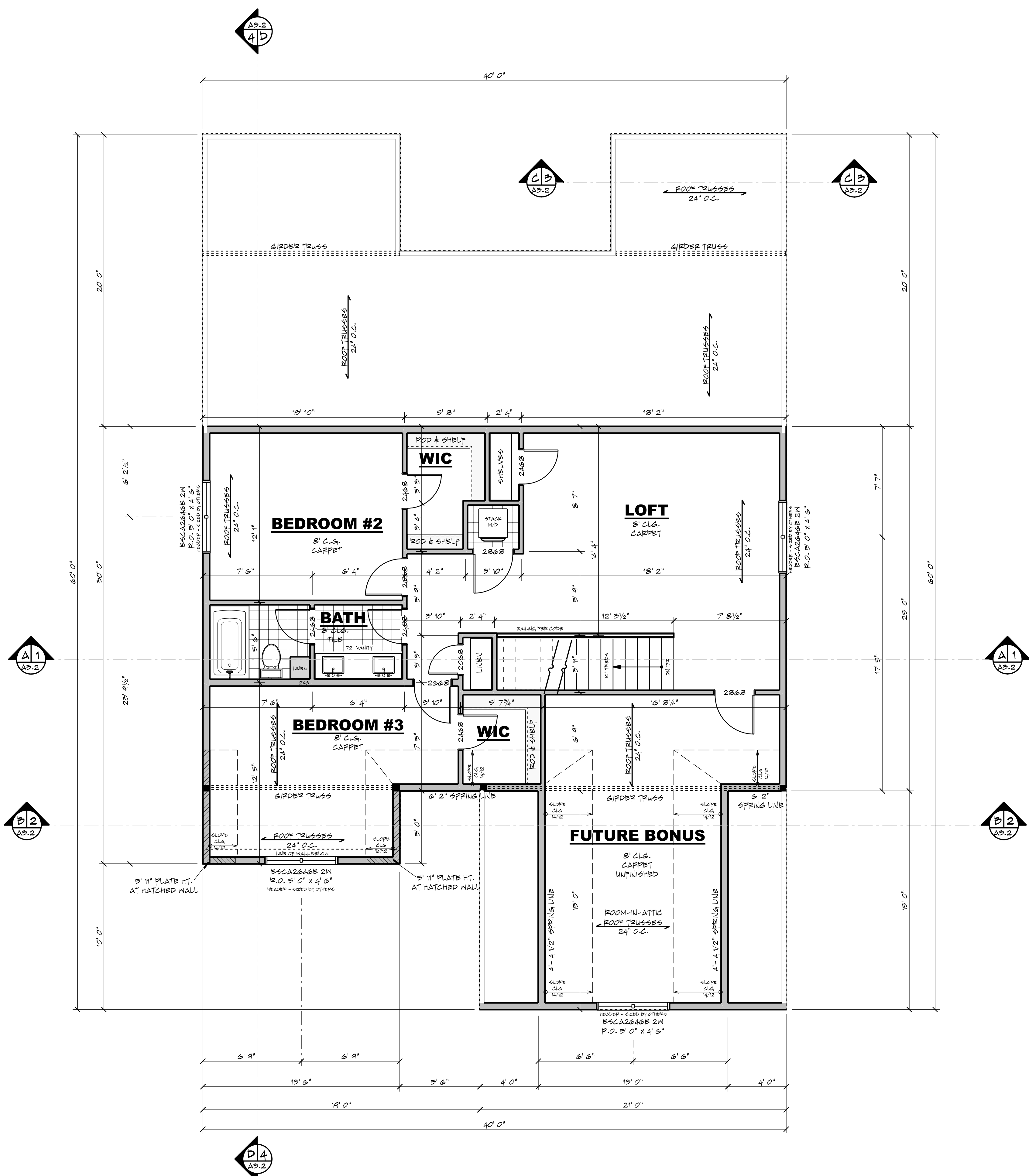
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- PROVIDE SOLID BLOCKING AT ALL POINT LOADS

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UPPER LEVEL FLOOR PLAN

1
A2.3

SCALE: 1/4" = 1' 0"

UPPER LEVEL FLOOR PLAN
ROOF PLAN

5 **A2.2** 8

CL-20-019
THE BELMONT
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STD. 2 CAR FRONT

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TYP. SECTION
ROOF PLAN

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++ FOUNDATION ENGINEERING ++

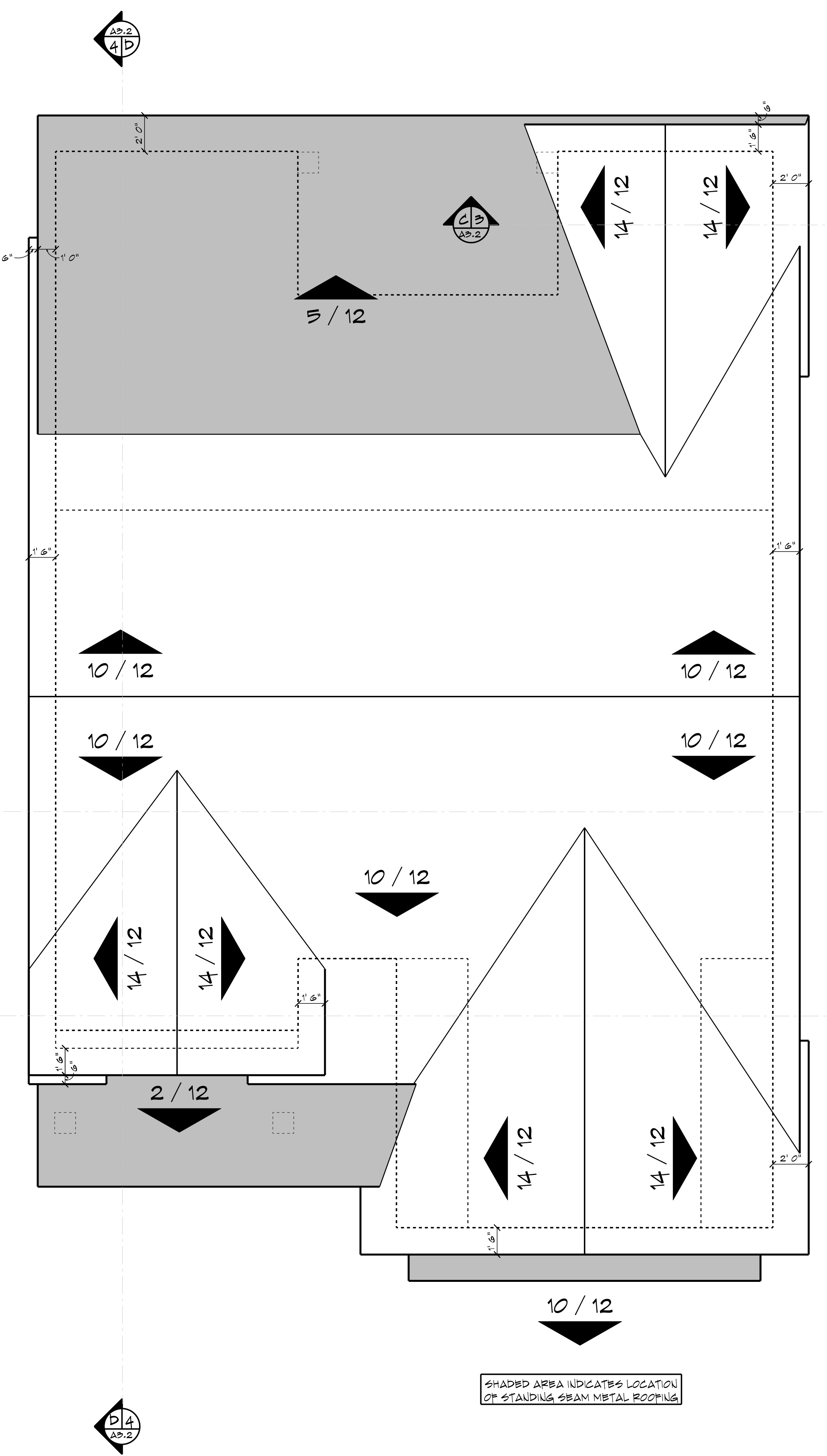
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++ FOOTING FROST DEPTH: ++

OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.

GENERAL NOTES - ROOF PLAN

- TYPICAL OVERHAUNG DIMENSIONS (U.O.C.)
- BAYS = 24"
- MAIN ROOF SLOPES = 18"
- ROOF VENTING TO BE 1/200 OF ATTIC AREA
- BOYS IN BAYS BOYS IN ROOF
- KEEP ROOF PENETRATIONS ON REAR SIDE OF ROOF AS MUCH AS POSSIBLE
- TRUSS MANUFACTURER TO VERIFY ALL PITCHES, OVERHAUNGS, HEEL HEIGHTS, EXTENDED CHORDS AND MEMBER HEIGHTS
- BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
- ICE & WATER SHIELD AT BAYS TO POINT OF 2' 0" BACK FROM INSIDE EDGE OF EXTERIOR WALL
- FULL ICE & WATER SHIELD ON ROOF PITCHES LESS THAN 4/12
- ROOFING CONTRACTOR TO INSTALL KICKOUT FLASHING AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING



2
ROOF PLAN
SCALE: 1/4" = 1' 0"

ROOF

- SEE PLAN FOR MATERIAL
- (1) LAYER 15# FELT UNDERLAYMENT
- 1/2" ONBOARD SHEATHING W/ CLIPS
- ROOF TRUSSES AT 24" O.C.

3" MIN. DIA. ABS OR PVC PIPE OR EQUIVALENT GASIGHT PIPE (AF 103.6.1)

PROVIDE SPACE FOR FUTURE INSTALLATION OF A FAN (AF 103.8).

- 24" MIN. DIA. CENTERED ON VENT STACK
- 36" MIN. VERT. DISTANCE

INSTALL LIVE OUTLET IN ATTIC WHERE FUTURE FAN MAY BE INSTALLED (AF 103.1.2)

INSTALL LABEL READING (RADON REDUCTION SYSTEM) ON THE VENT PIPE AT EACH FLOOR AND IN ACCESSIBLE ATTIC (AF 103.4.5)

ALL PIPE JOINTS AND FITTINGS TO BE GLUED OR TRANSITION COUPLINGS

SEAL ALL FLOOR OPENINGS

INSTALL LABEL READING (RADON REDUCTION SYSTEM) ON THE VENT PIPE AT EACH FLOOR AND IN ACCESSIBLE ATTIC (AF 103.4.5)

VENT DAPPLES AT EVERY TRUSS SPACE (MIN. 1" CLEARANCE)

ICE & WATER SHIELD TO 24" PAST INSIDE WALL

5/8x4 OR 4/4x10 HARDISTEM
2X SUB-PASCIA W/ 2X4 LOOKOUTS AT 24" O.C. W/ HARDISOPHIT - VENTED AS REQUIRED

EXTERIOR WALL

- EXTERIOR FINISH
- SEE ELEVATIONS
- (2) LAYERS 15# FELT PAPER
- 1/2" OSB SHEATHING
- 2X6 STUDS AT 16" O.C.
- MIN. R-21 INSULATION
- VAPOR BARRIER
- 1/2" GYP BD

EXTERIOR WALL

- EXTERIOR FINISH
- SEE ELEVATIONS
- (2) LAYERS 15# FELT PAPER
- 1/2" OSB SHEATHING
- 2X6 STUDS AT 16" O.C.
- MIN. R-21 INSULATION
- VAPOR BARRIER
- 1/2" GYP BD

FOUNDATION WALL

- WATCHDOG DAMPROOFING
- POURED CONCRETE WALL
- SEE PLAN FOR HTS & WIDTHS
- REINFORCING AS REQUIRED

DRAIN TILE AS REQ'D ON MIN 2" CRUSHED ROCK OR WASHED GRAVEL W/ MIN 6" COVER OF SAME MATERIAL

20" X 8" CONCRETE FOOTING W/ CONTINUOUS REINFORCING

4" PERFORATED DRAIN TILE W/ FILTER FABRIC

SUMP BASKET

MIN. 6 MIL OR 3 MIL CROSS-LAMINATED POLY, LAPPED 12", UNDER INSULATION AND OVER MIN. 4" SAND (GAS PERMEABLE LAYER)

1
TYPICAL WALL SECTION
SCALE: 3/8" = 1' 0"

SCALE: 1/4" = 1' 0"

CL-20-019
THE BELMONT
CRAWLSPACE
STD. 2 CAR FRONT

Document Date:
8/10/2021

Document Phase:

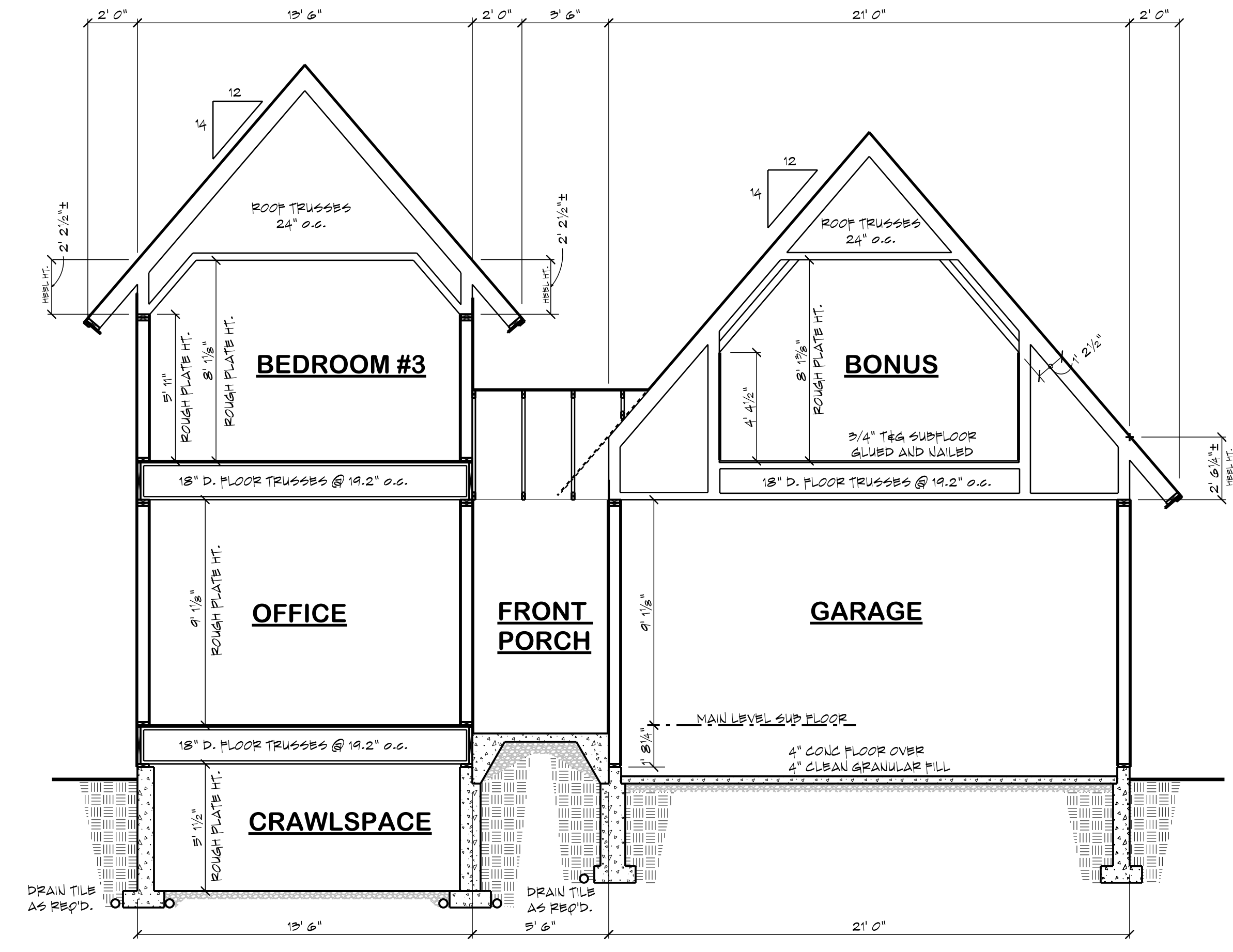
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ISSUE	DATE	REMARK

BUILDING SECTIONS

A3.2

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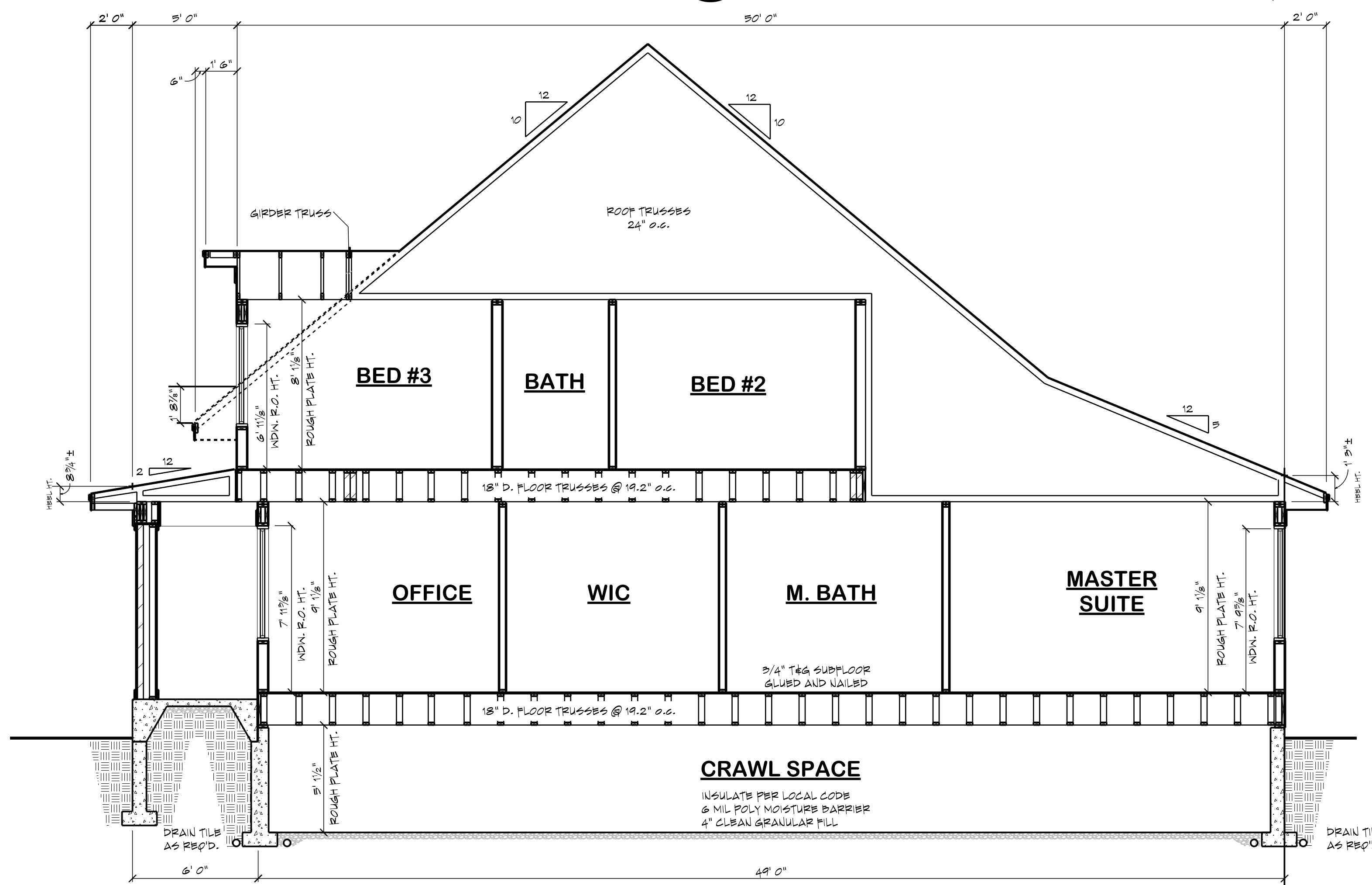
2 BUILDING SECTION 'B'
SCALE: 1/4" = 1' 0"

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION
ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BD PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

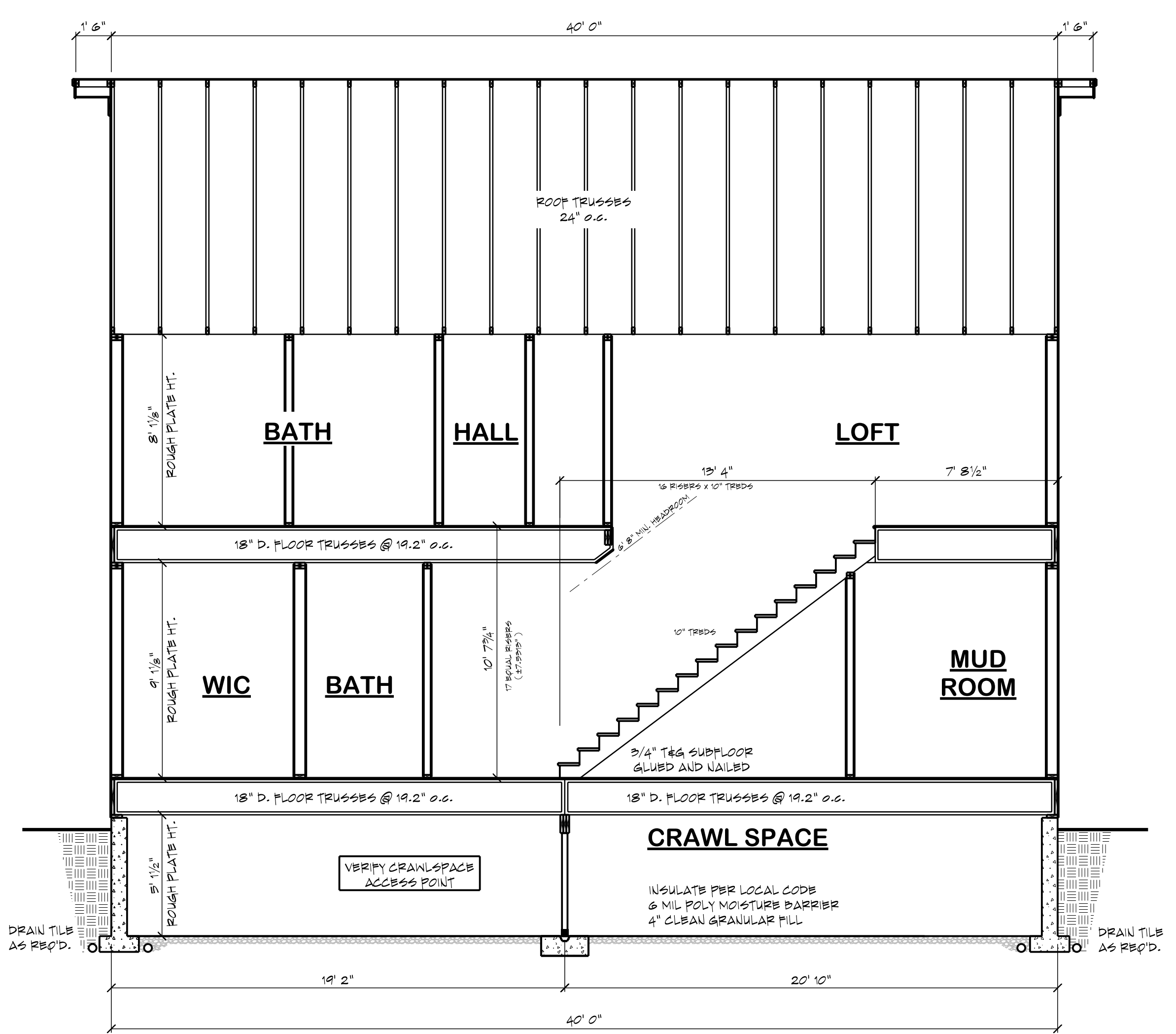
+++ STRUCTURAL NOTICE +++
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

++ FOUNDATION ENGINEERING ++
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

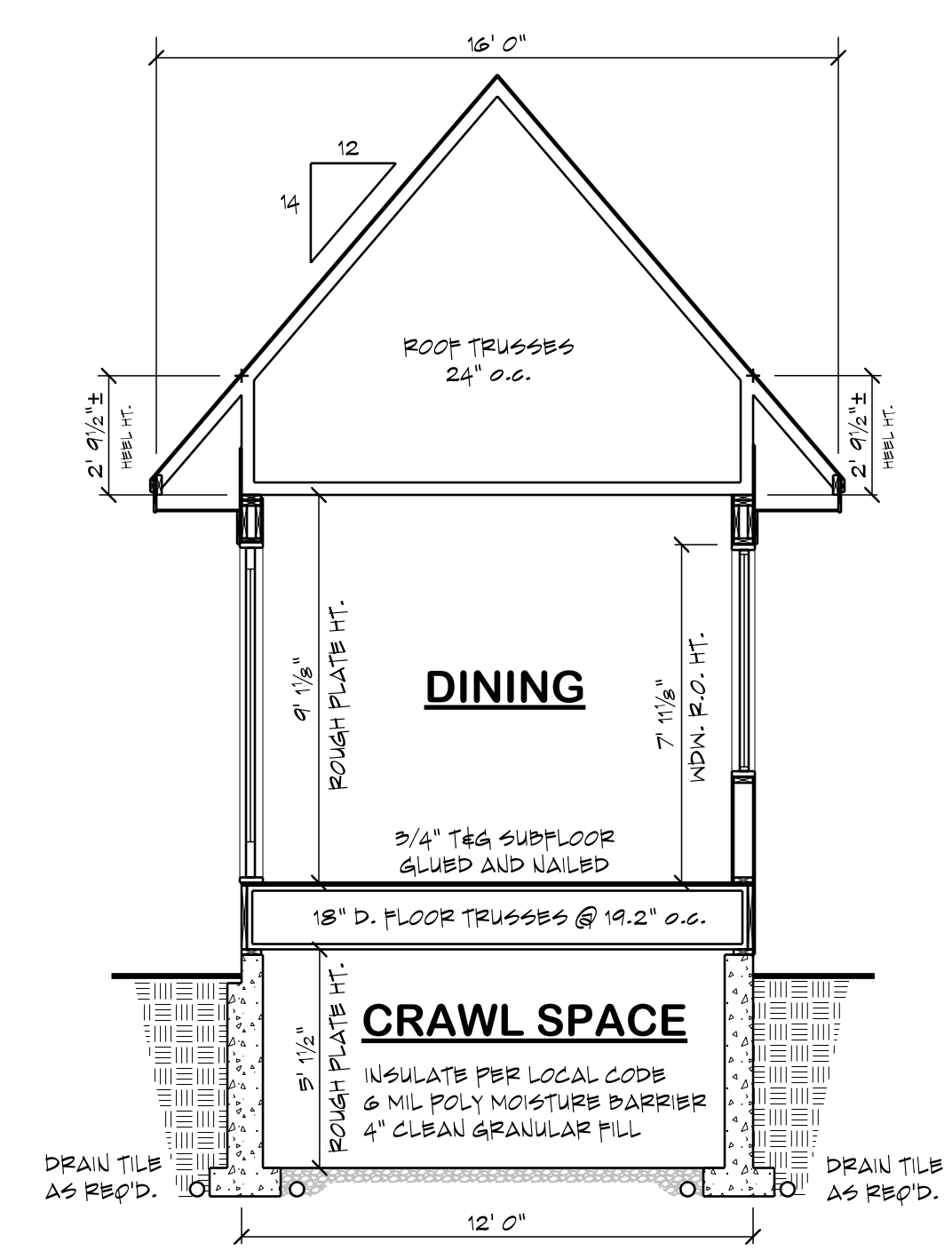
++ FOOTING FROST DEPTH: ++
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



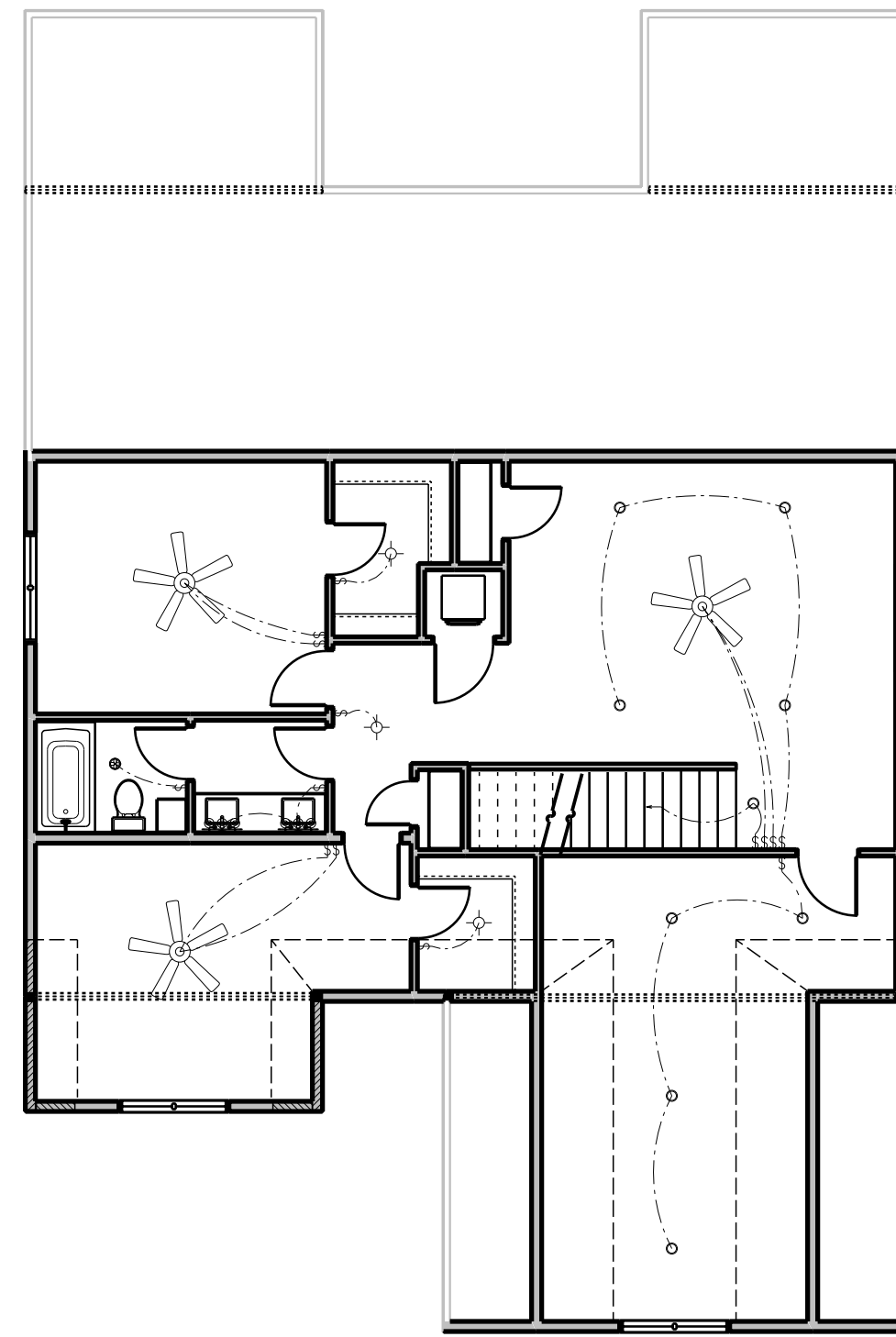
4 BUILDING SECTION 'D'
SCALE: 1/4" = 1' 0"



1 BUILDING SECTION 'A'
SCALE: 1/4" = 1' 0"



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

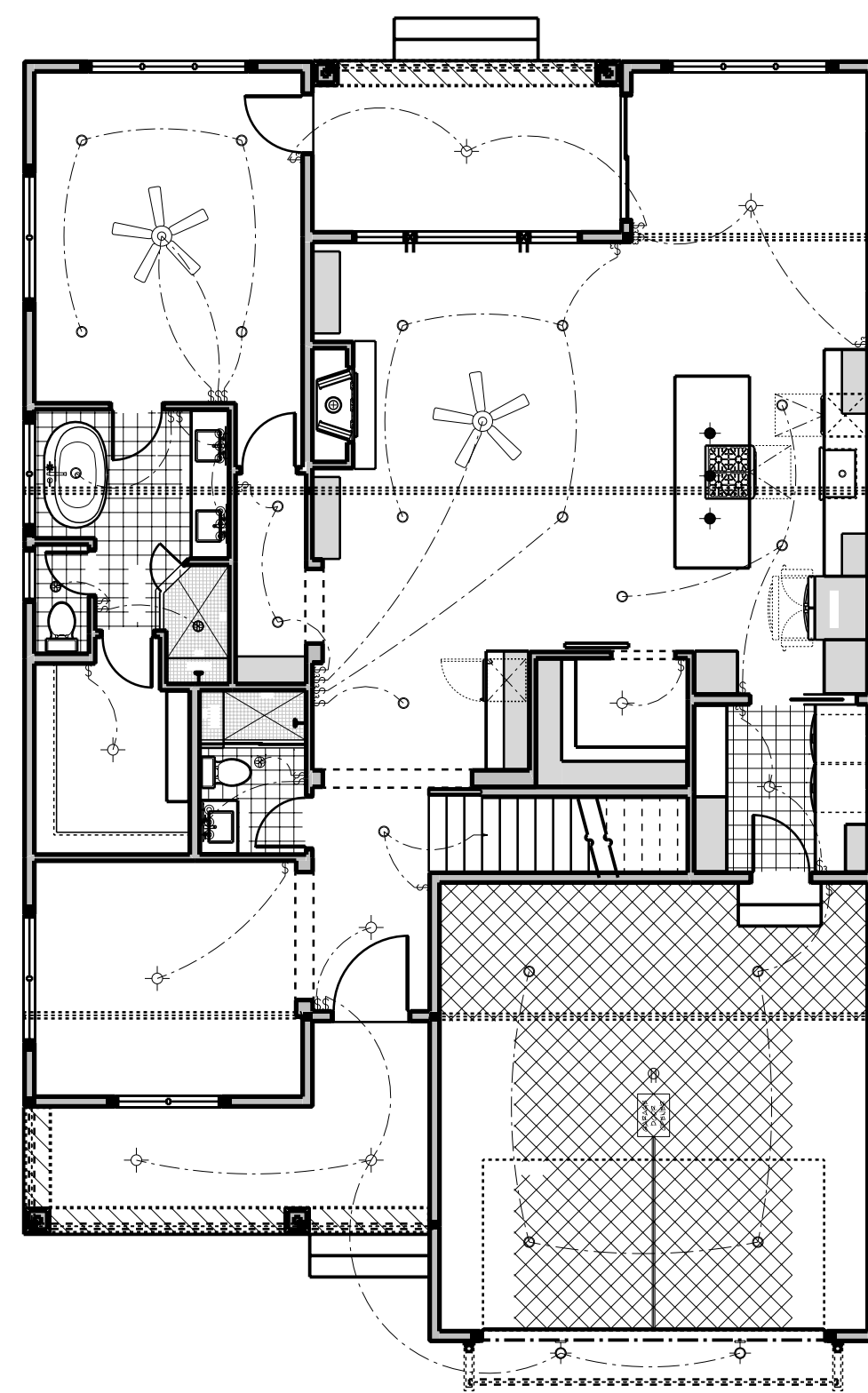


ELECTRICAL LEGEND	
	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	BATH EXHAUST FAN
	COMBO LIGHT / BATH EXHAUST FAN
	SWITCH
	SWITCH - 3-WAY
	SWITCH - 4-WAY
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	VANITY LIGHT BAR
	UNDER CABINET LIGHTING
	120V OUTLET
	FAN/LIGHT COMBO FIXTURE

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE TO THE LATEST NATIONAL AND LOCAL CODES

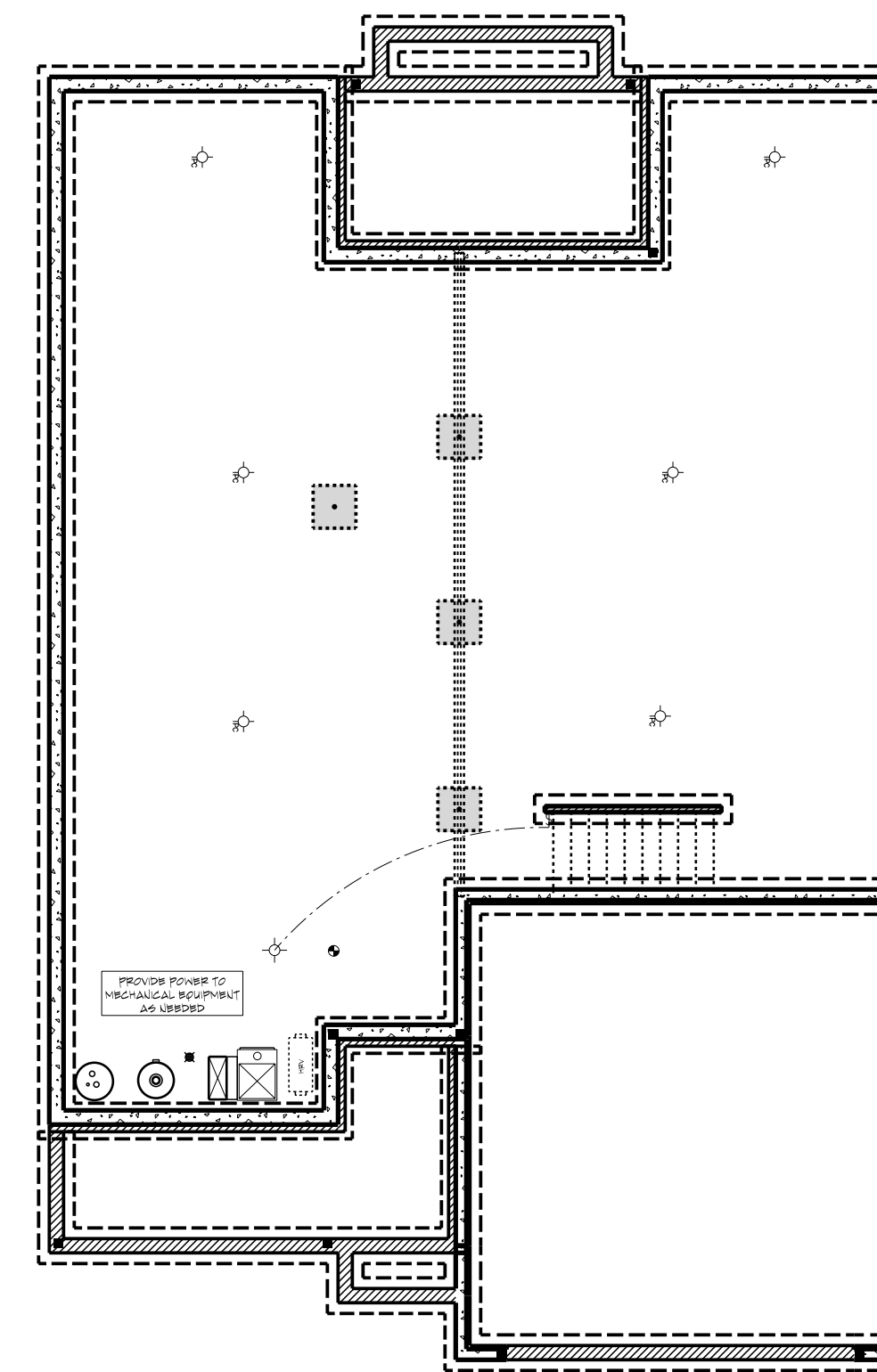
3 UPPER LEVEL LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"



2 MAIN LEVEL LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"



1 CRAWL SPACE LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"

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LIGHTING PLANS