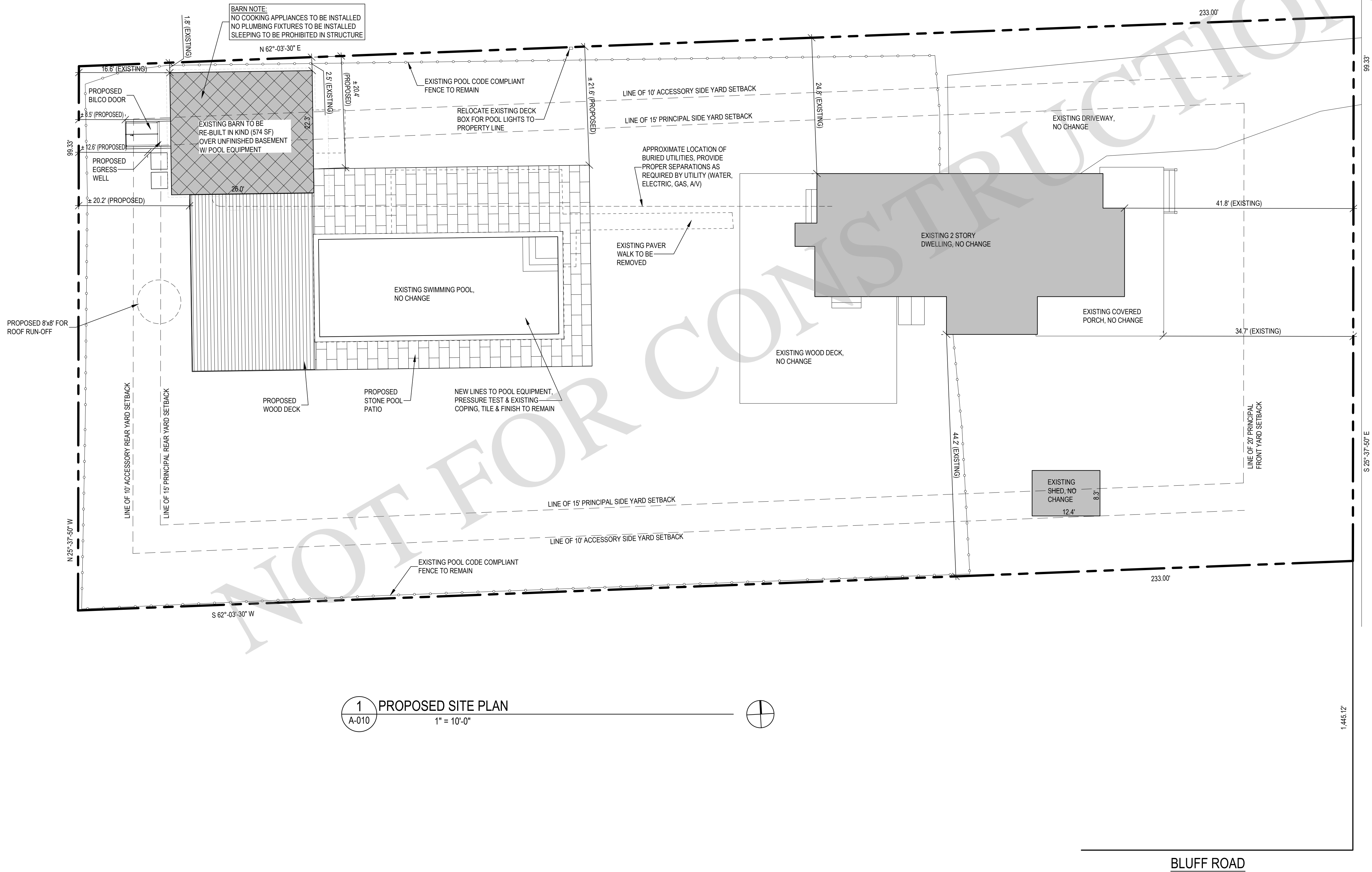


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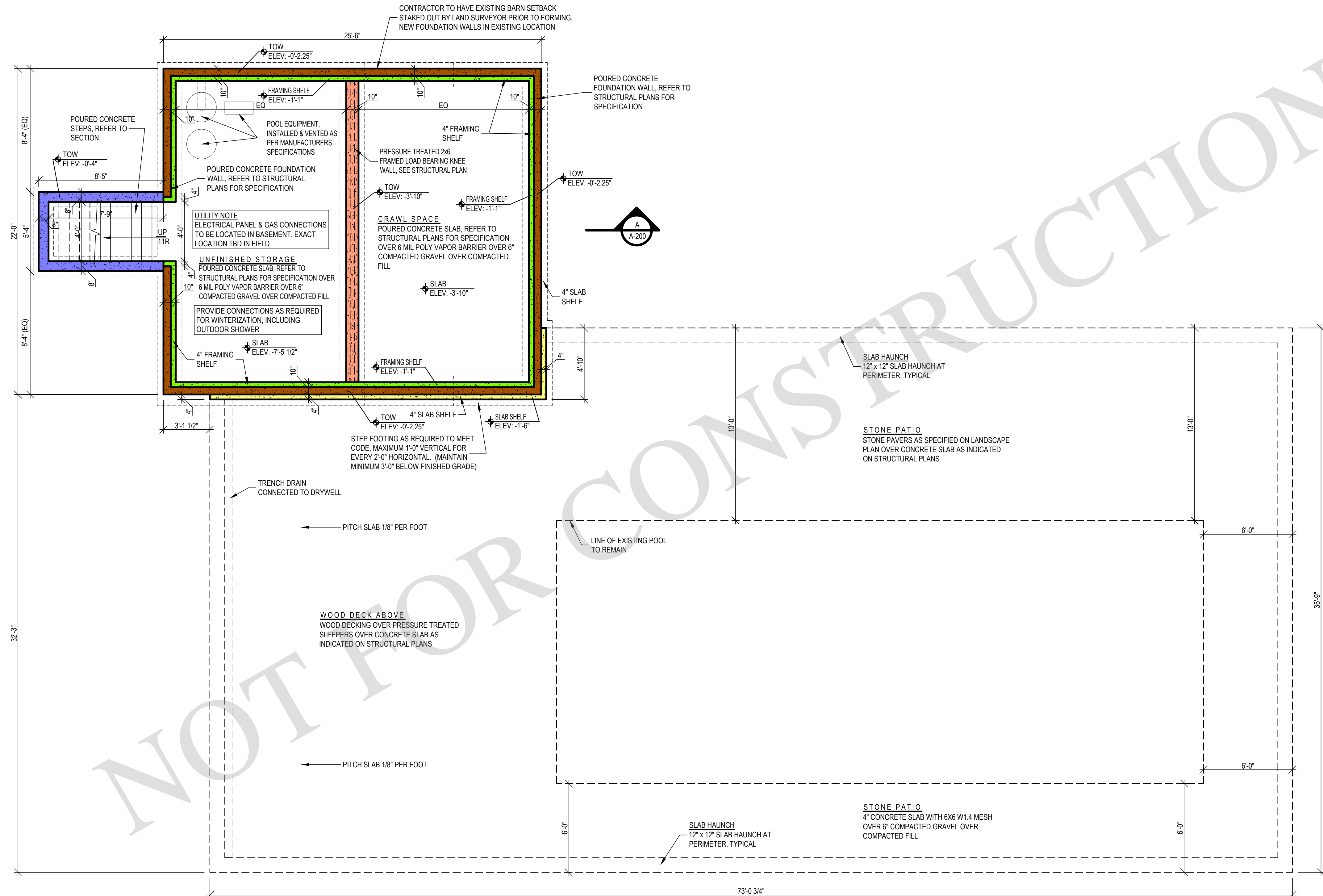
PROJECT NO.: 2106  
DATE: 6/16/2021  
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DRAWING TITLE

**PROPOSED SITE  
PLAN**

SCALE: AS NOTED

**A-010**  
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COLOR CODED DRAWING, PLEASE  
CONFIRM DRAWING IS A COLOR COPY  
PRIOR TO CONSTRUCTION

WALL HEIGHT LEGEND

- TOP OF 1ST FLOOR SUBFLOOR: ELEV 0'-0"
- T.O.W. : ELEV -0'-2 1/4"
  - T.O.W. : ELEV -1'-1"
  - T.O.W. : ELEV -0'-4" (VERIFY IN FIELD WITH GRADE CONDITIONS)
  - T.O.W. : ELEV -1'-6"
  - T.O.W. : ELEV -3'-10"
- TOP OF BASEMENT SLAB: ELEV -7'-5 1/2"
- TOP OF FOOTING: ELEV -7'-9 1/2"
- BOTTOM OF FOOTING: ELEV -8'-9 1/2"

1 PROPOSED FOUNDATION PLAN  
A-100 1/4" = 1'-0"

SEAL

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PROJECT NO.: 2106  
DATE: 6/16/2021  
DRAWN BY: CD CHECKED BY: JP  
DRAWING TITLE

PROPOSED  
FOUNDATION PLAN

SCALE: AS NOTED

A-100  
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**TYPICAL TILE FLOOR**  
TILE FLOOR OVER 'DITRA' UNCOUPLING MAT MANUFACTURED BY 'SCHLUTER SYSTEMS' (INSTALL AS PER MANUFACTURERS SPECIFICATIONS) OVER #30 BUILDING PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS

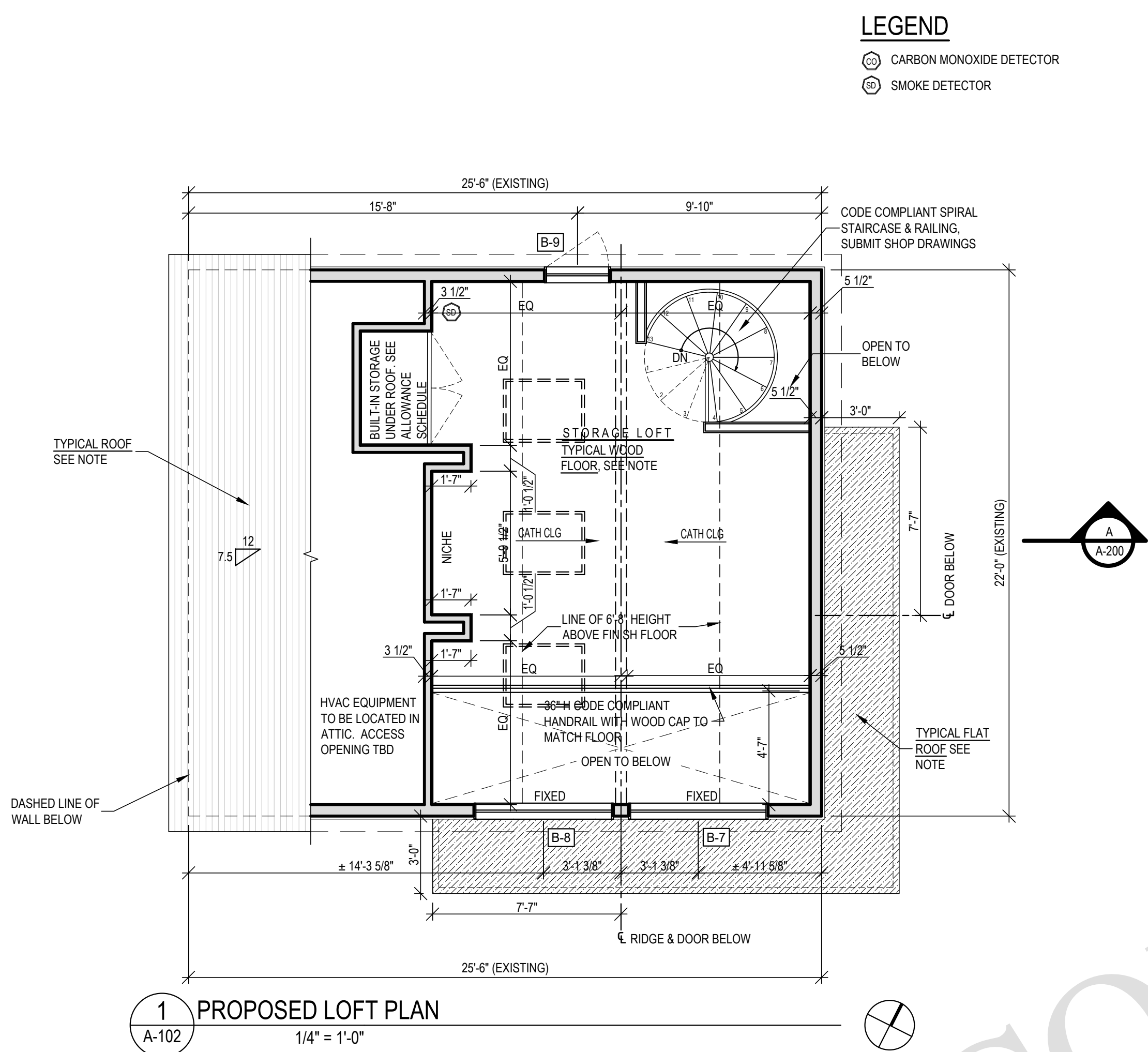
 CARBON MONOXIDE DETECTOR

 SMOKE DETECTOR

1 PROPOSED FIRST FLOOR PLAN  
A-101 1/4" = 1'-0"



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**TYPICAL ROOF**  
ALASKAN YELLOW CEDAR ROOF SHINGLES TO BE TAPER SAWN 5/8" THICK x 18" LONG, RANDOM WIDTH, OVER 'CEDAR BREATHER' (BENJAMIN OBDYKE) OVER 30# BUILDING FELT OVER 5/8" 'CDX' PLYWOOD SHEATHING OVER ROOF RAFTERS (SEE PLAN). INSTALL 'HENRY RF200' ICE & WATER SHIELD FROM THE EAVES EDGE TO A POINT AT LEAST 2'-0" INSIDE THE EXTERIOR WALL LINE AS INDICATED ON ROOF PLAN AND AS REQUIRED TO MEET CODE.

**TYPICAL FLAT ROOF**  
INSTALL .090 FIRESTONE EPDM SELF-ADHERED ROOFING MEMBRANE OVER 1/2" FIRESTONE ISOGUARD COVER BOARD OVER TAPERED INSULATION PANELS (1/4" / FT MIN), OR APPROVED EQUAL, OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS. SEE STRUCTURAL DRAWINGS. ROOFING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

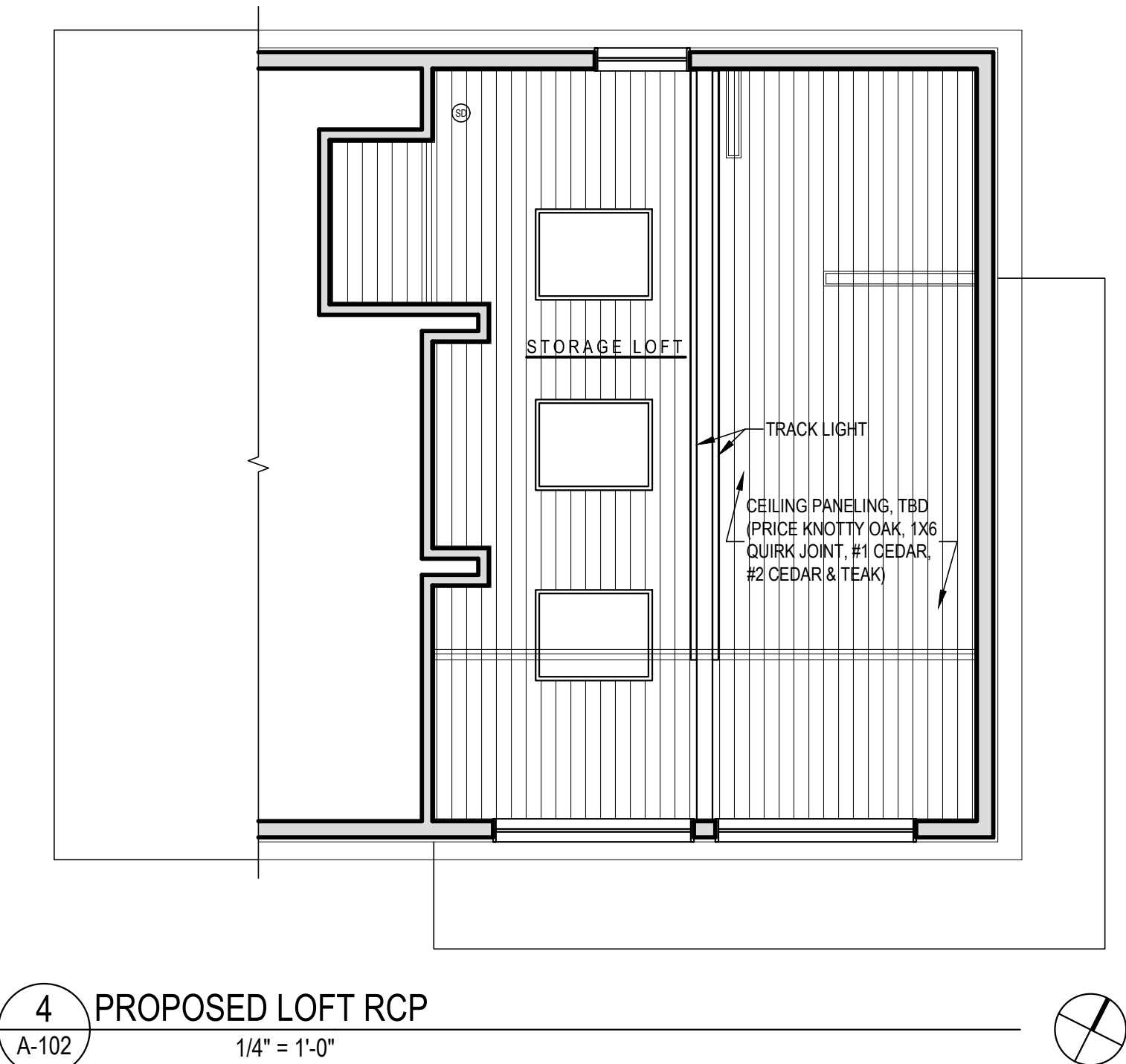
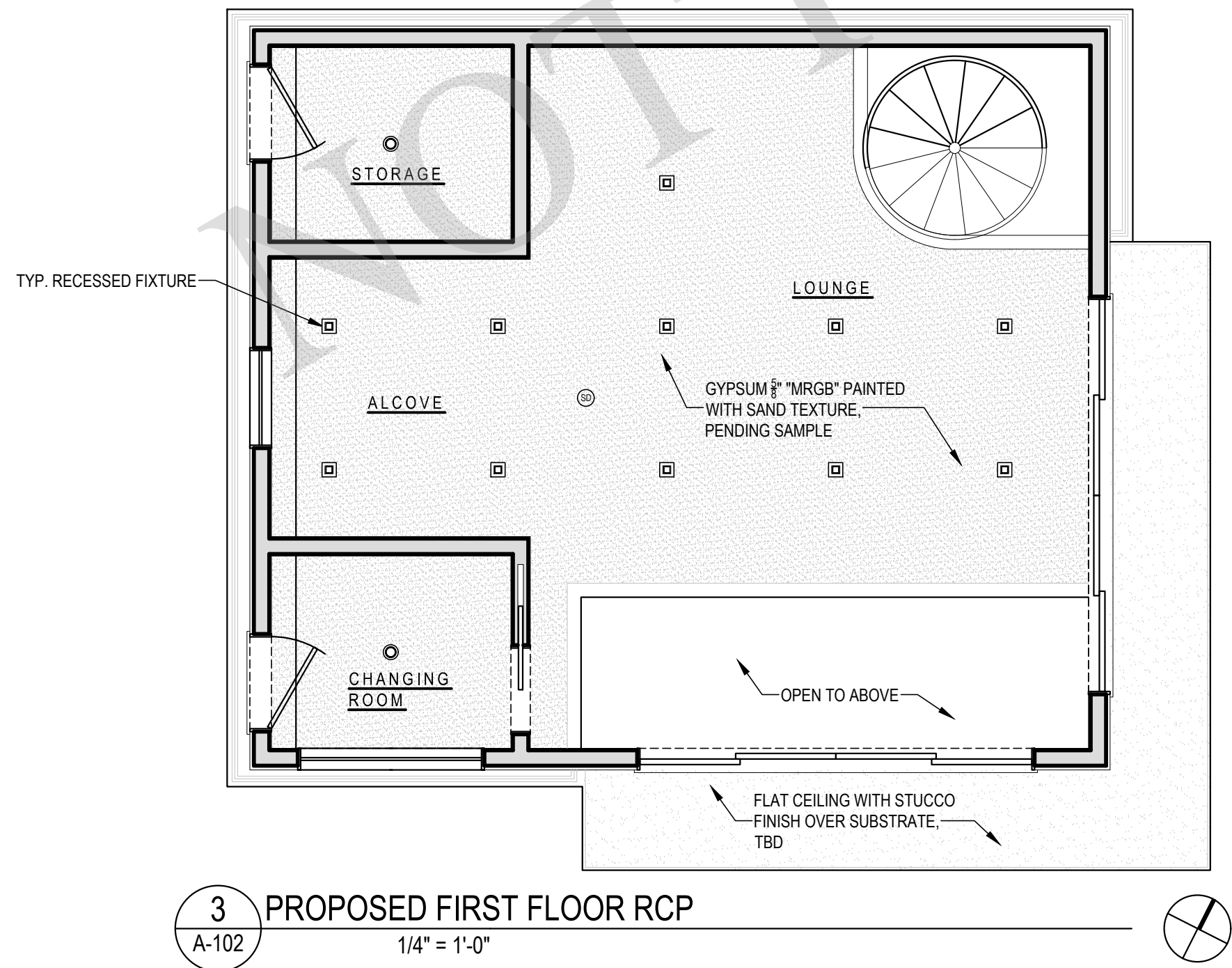
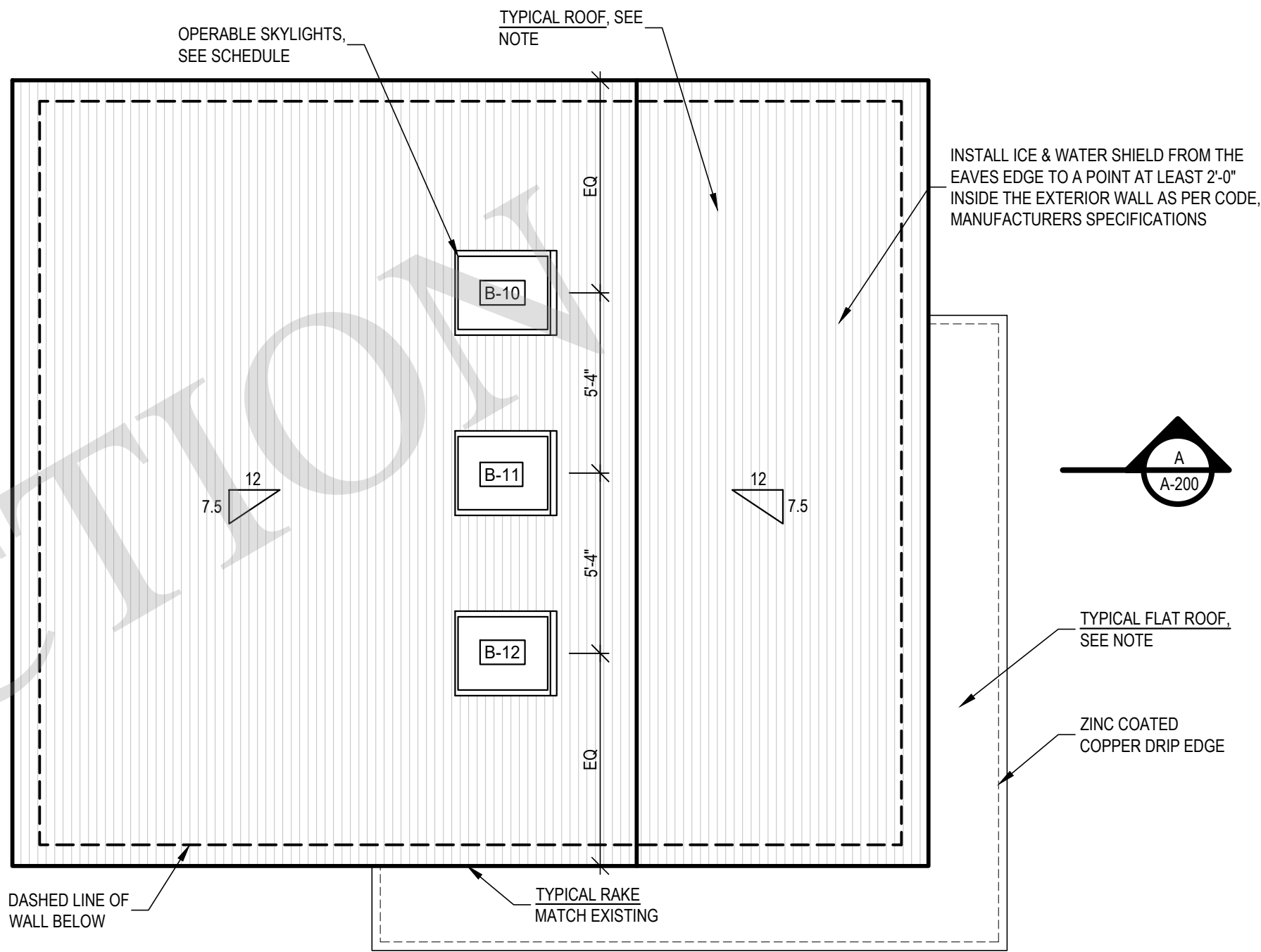
**ALTERNATE**  
ZINC COATED COPPER WELDED SEAM FLAT ROOF OVER 30 #LB FELT, OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS, SEE STRUCTURAL DRAWINGS. ROOFING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

**TYPICAL GUTTER**  
5" HALF ROUND ZINC COATED COPPER GUTTERS (COLOR TO BE BLACK) WITH 3"Ø LEADERS TO DRAIN TO NEW DRYWELL SYSTEM (SEE SITE PLAN FOR SIZE & LOCATION). ALL UNDERGROUND PIPING TO BE SCHEDULE 40 PVC SDR 35.

**TYPICAL EXTERIOR WALL - CEDAR SIDING**  
NEW ALASKAN YELLOW CEDAR SHINGLES (5" EXPOSURE) OVER 'BENJAMIN OBDYKE SLICKER MAX' RAINSCREEN OVER BENJAMIN OBDYKE HYDROGAP SA' SELF-ADHERED DRAINABLE HOUSEWRAP OVER 1/2" CDX PLYWOOD SHEATHING OVER WOOD STUD WALL, FILLED WITH SPRAY FOAM INSULATION & INTERIOR WALL FINISH AS PER INTERIOR ELEVATIONS (5/8" GYPSUM BOARD TO BE SCREWED, TAPED, SPACKLED (3 COATS), & SANDED, READY FOR PAINT.)

**TYPICAL WOOD FLOOR**  
NEW WOOD FLOOR TO BE 8" WIDE ENGINEERED WHITE OAK INSTALLED OVER RED ROSEN PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS. FLOOR TO BE SCRAPPED, SANDED, STAINED, SEALED, AND RECEIVE 3 COATS POLY URETHANE.

**TYPICAL TILE FLOOR**  
TILE FLOOR OVER 'DITRA' UNCOUPLING MAT MANUFACTURED BY 'SCHLUTER SYSTEMS' (INSTALL AS PER MANUFACTURERS SPECIFICATIONS) OVER #30 BUILDING PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS



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PROJECT NO.: 2106  
DATE: 6/16/2021  
DRAWN BY: CD CHECKED BY: JP  
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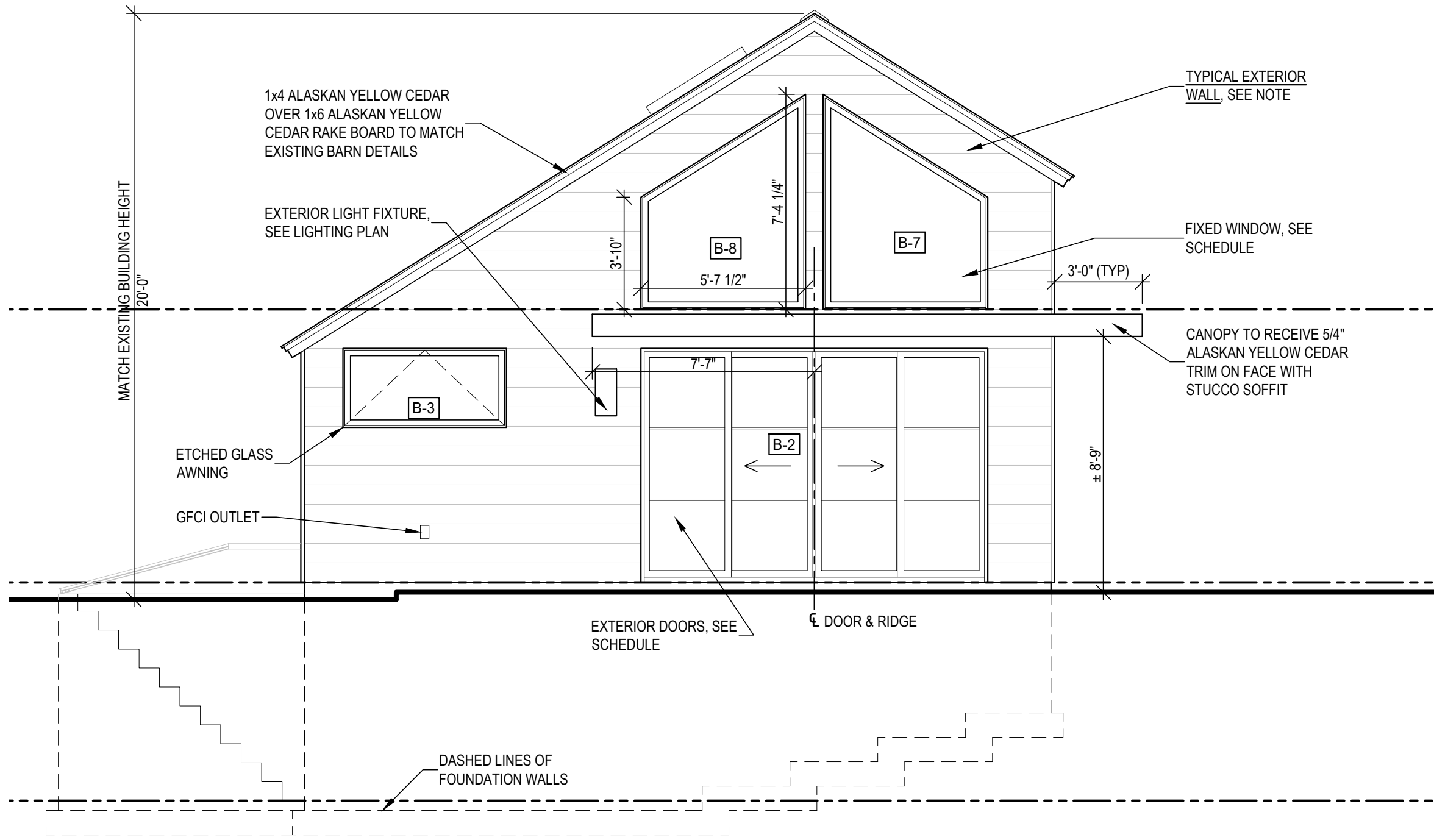
**PROPOSED LOFT  
PLAN & ROOF PLAN  
& RCP**

SCALE: AS NOTED

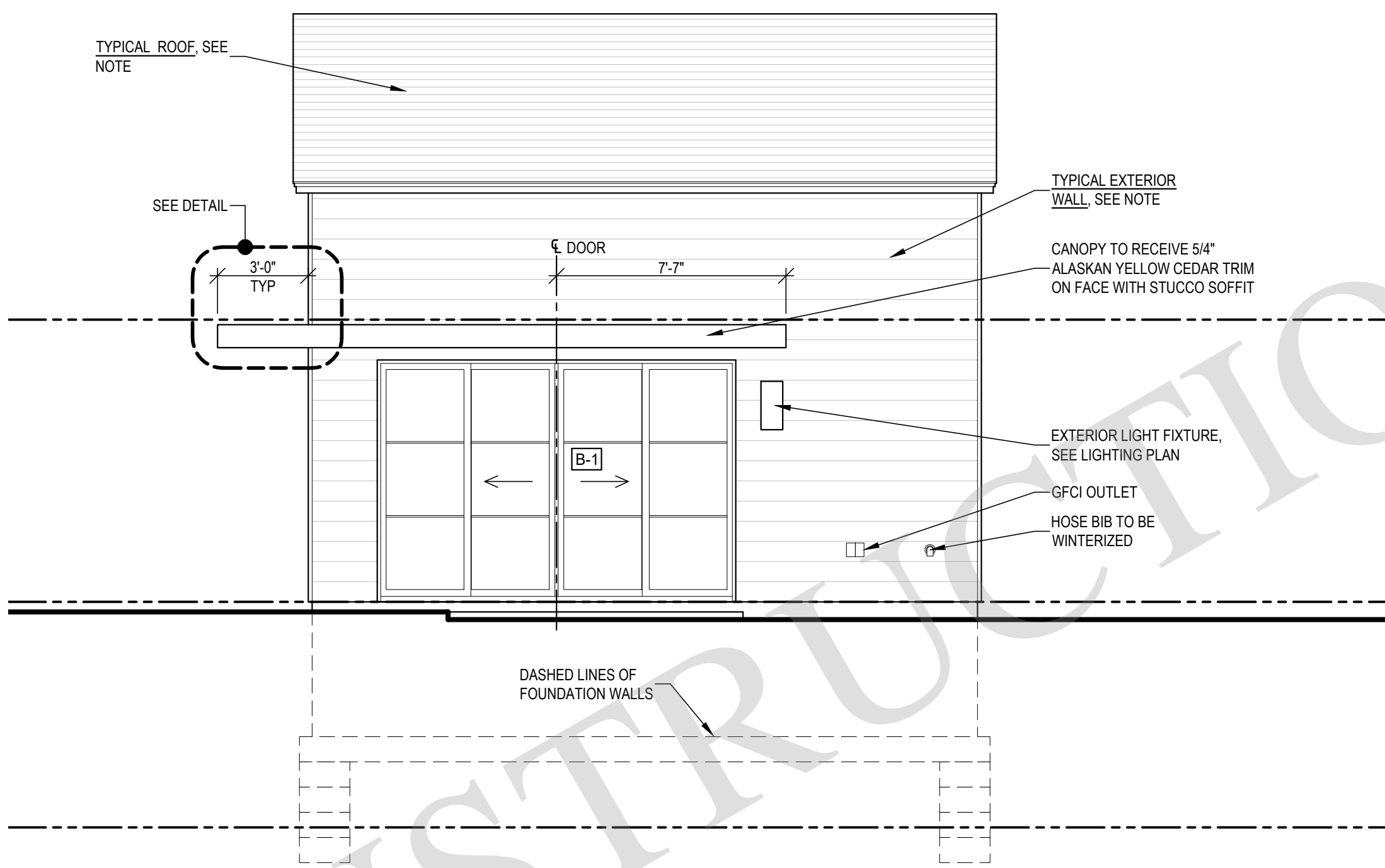
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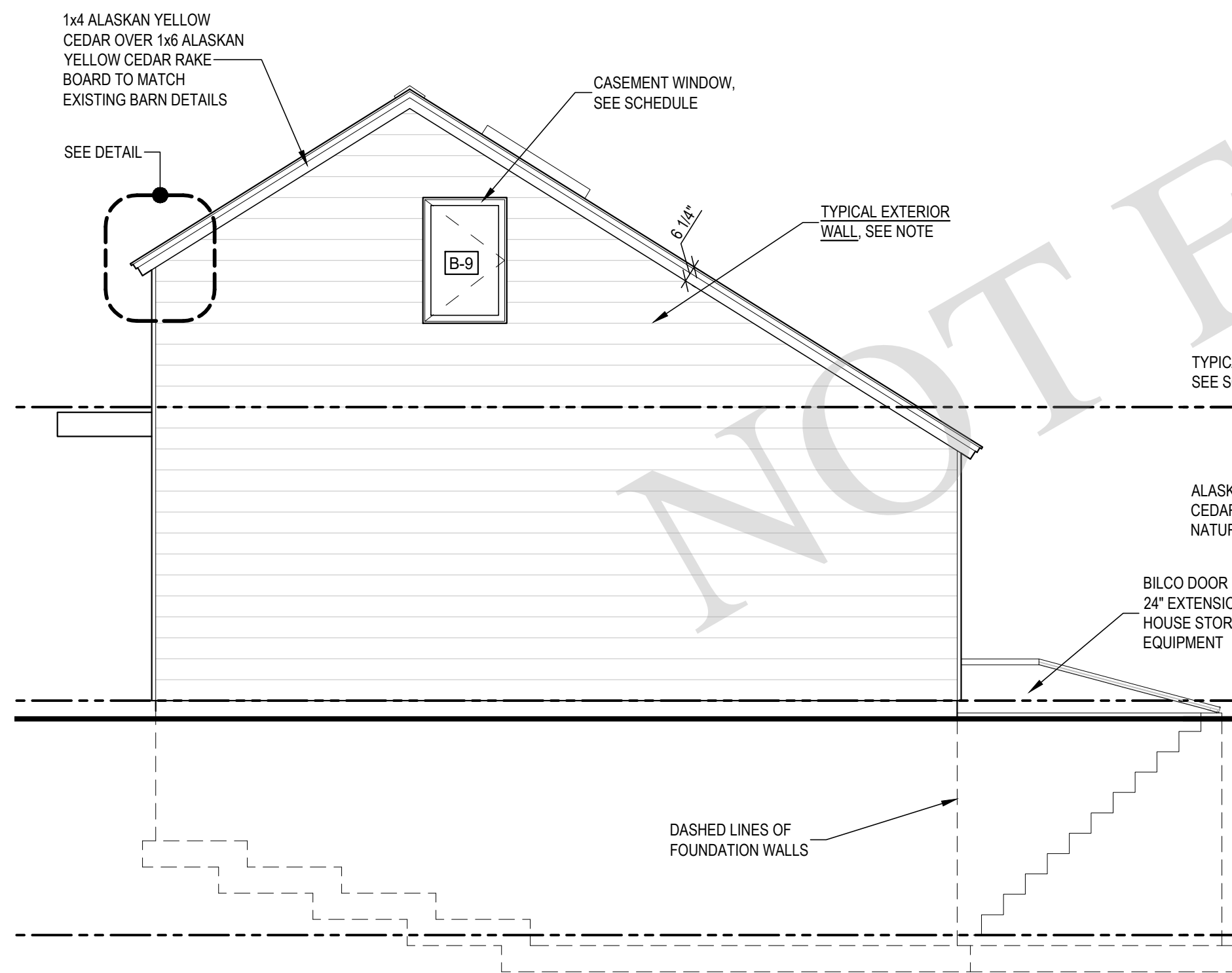
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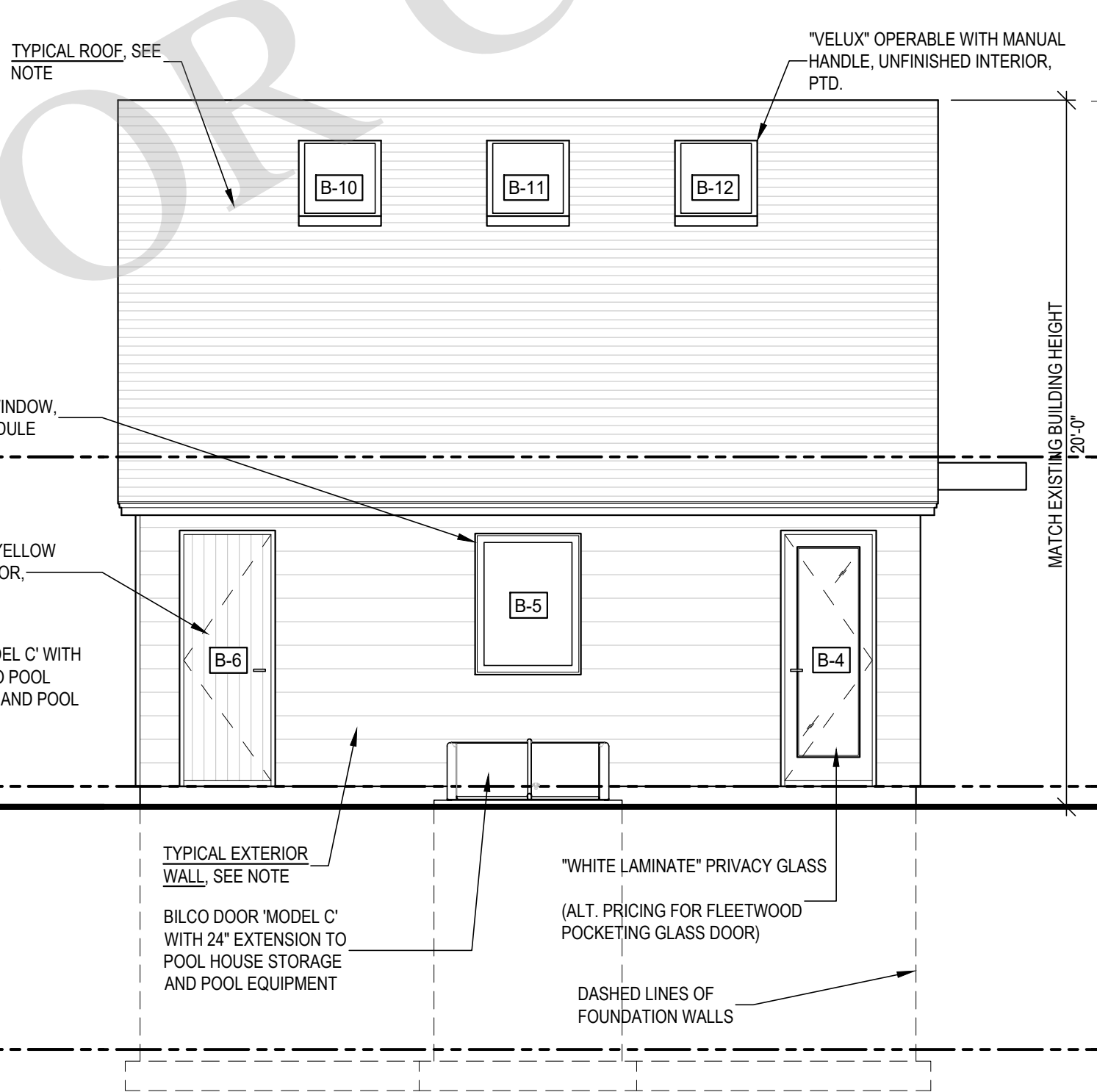
1 PROPOSED SOUTH ELEVATION  
A-200 1/4" = 1'-0"



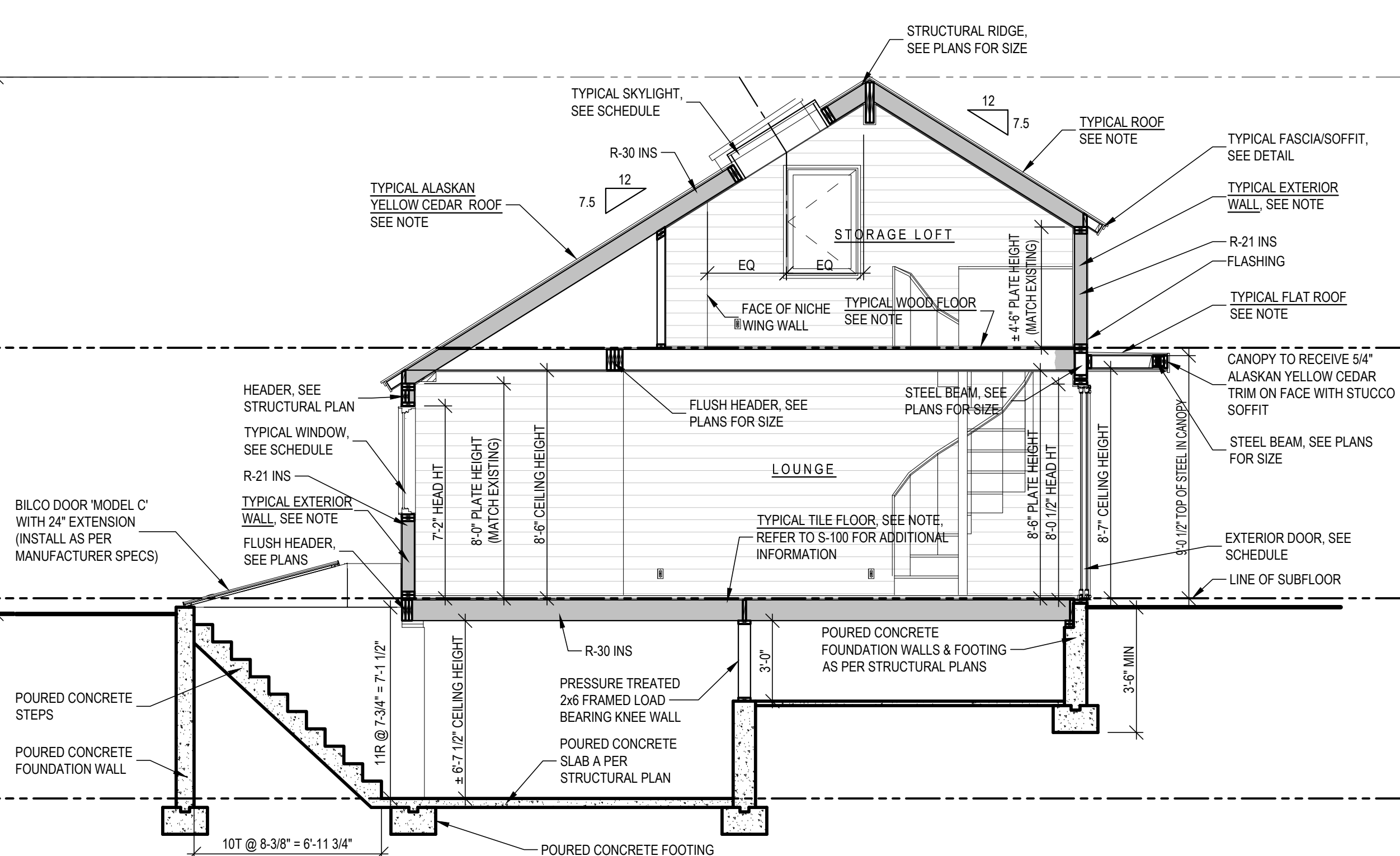
2 PROPOSED EAST ELEVATION  
A-200 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION  
A-200 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
A-200 1/4" = 1'-0"



5 PROPOSED CROSS SECTION [BARN]  
A-200 1/4" = 1'-0"

**TYPICAL ROOF**  
ALASKAN YELLOW CEDAR ROOF SHINGLES TO BE TAPER SAWN 5/8" THICK x 18" LONG, RANDOM WIDTH, OVER CEDAR BREATHER (BENJAMIN OBDYKE) OVER 3/8" BUILDING FELT OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS (SEE PLAN). INSTALL HENRY RP200 ICE & WATER SHIELD FROM THE EAVES EDGE TO A POINT AT LEAST 2'-0" INSIDE THE EXTERIOR WALL LINE AS INDICATED ON ROOF PLAN AND AS REQUIRED TO MEET CODE.

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ZINC COATED COPPER WELDED SEAM FLAT ROOF OVER 30 #LB FELT, OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS. SEE STRUCTURAL DRAWINGS. ROOFING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

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TILE FLOOR OVER DITRA UNCOUPLING MAT MANUFACTURED BY SCHLUTER SYSTEMS (INSTALL AS PER MANUFACTURERS SPECIFICATIONS) OVER #30 BUILDING PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS

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PROJECT NO.: 2106  
DATE: 6/16/2021  
DRAWN BY: CD CHECKED BY: JP  
DRAWING TITLE

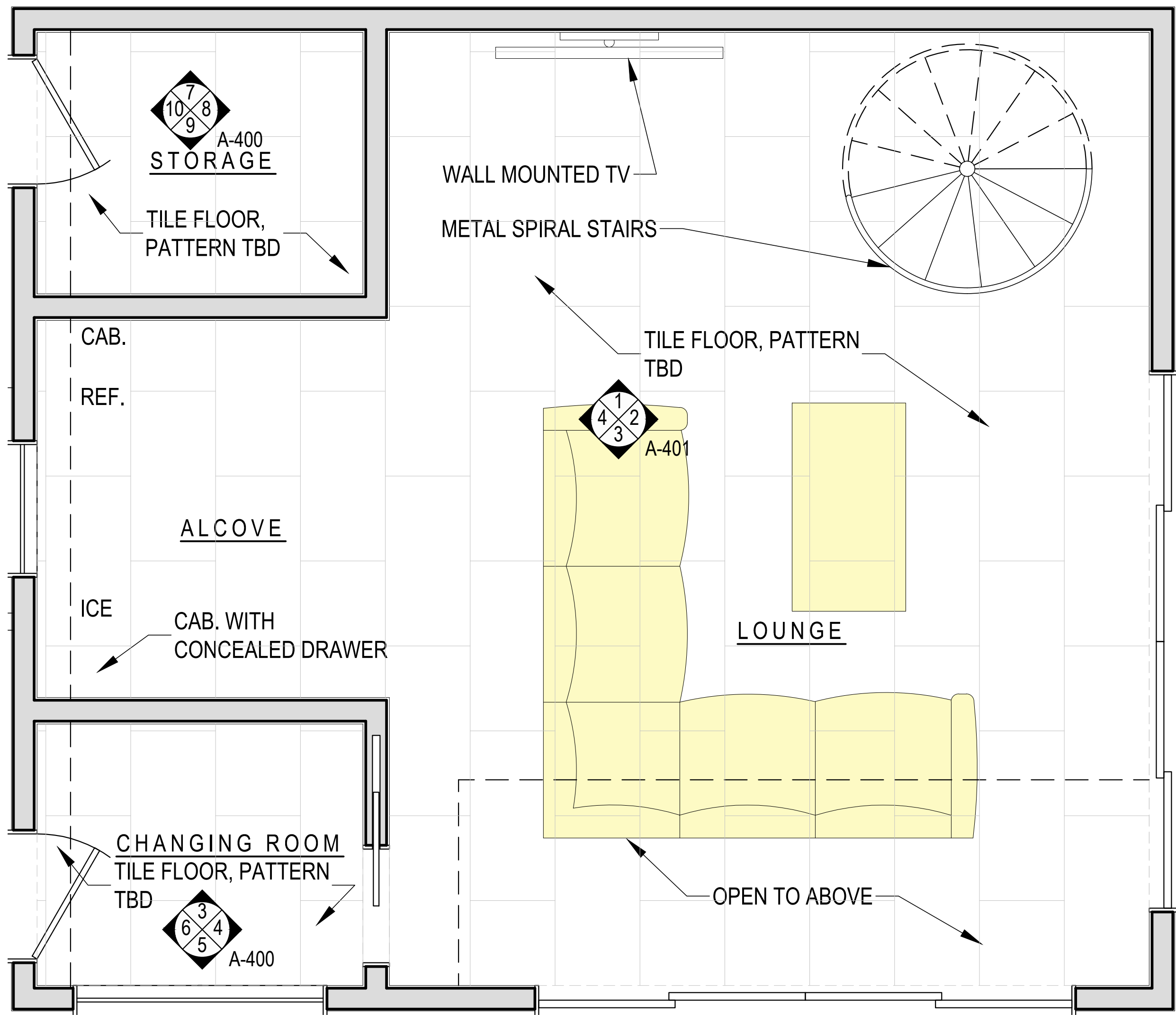
**PROPOSED EXTERIOR  
ELEVATIONS & CROSS  
SECTION**

SCALE: AS NOTED

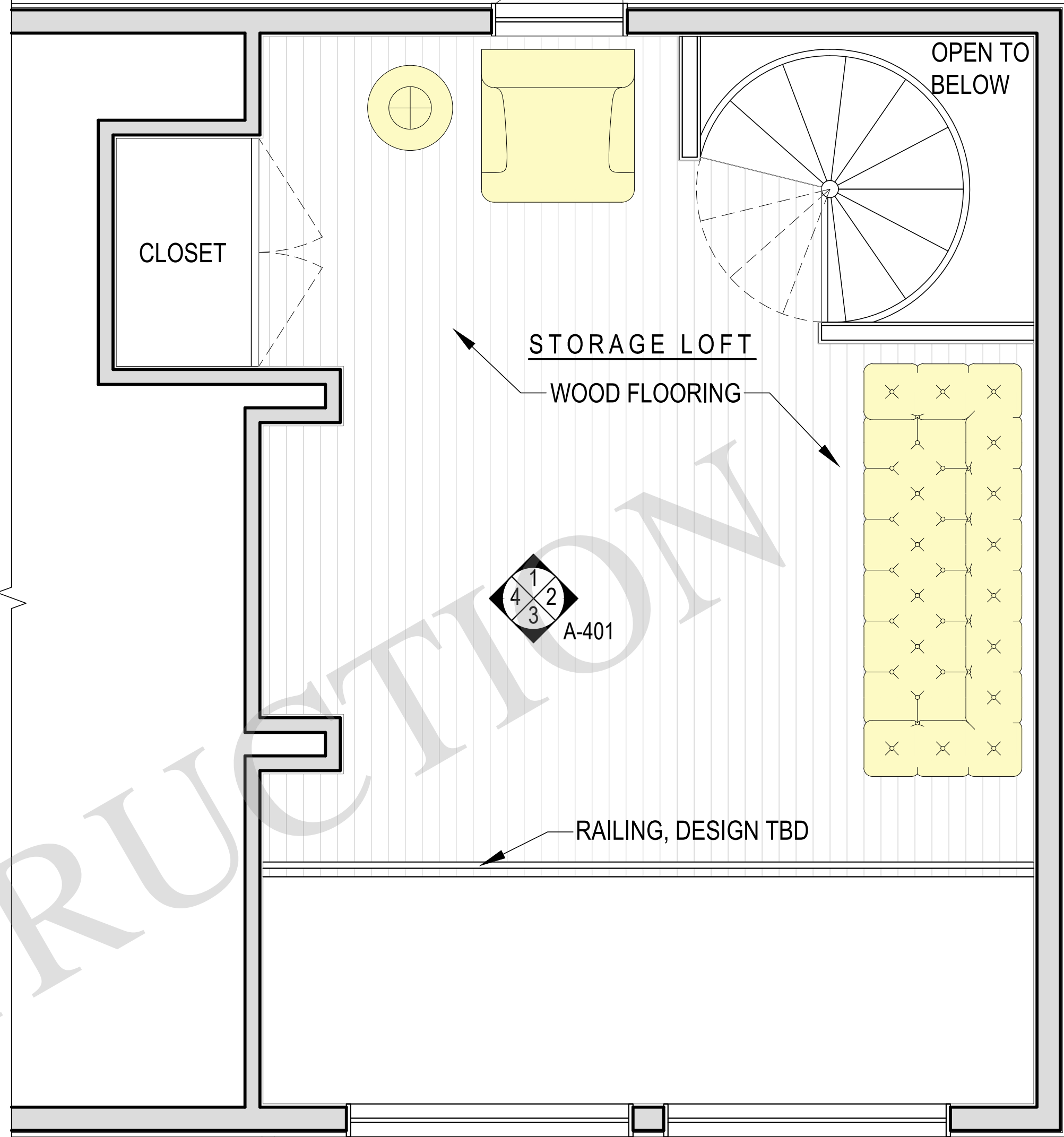
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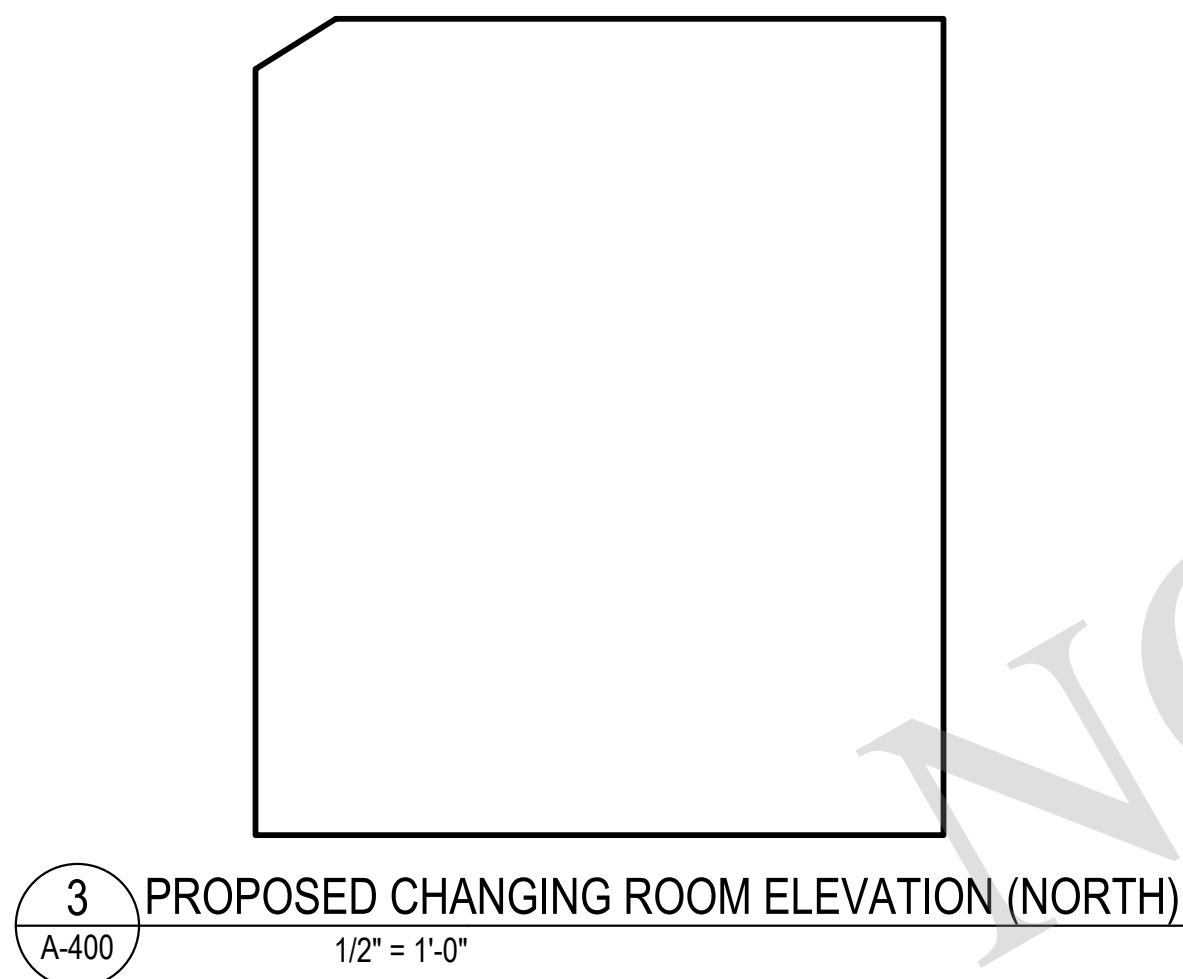
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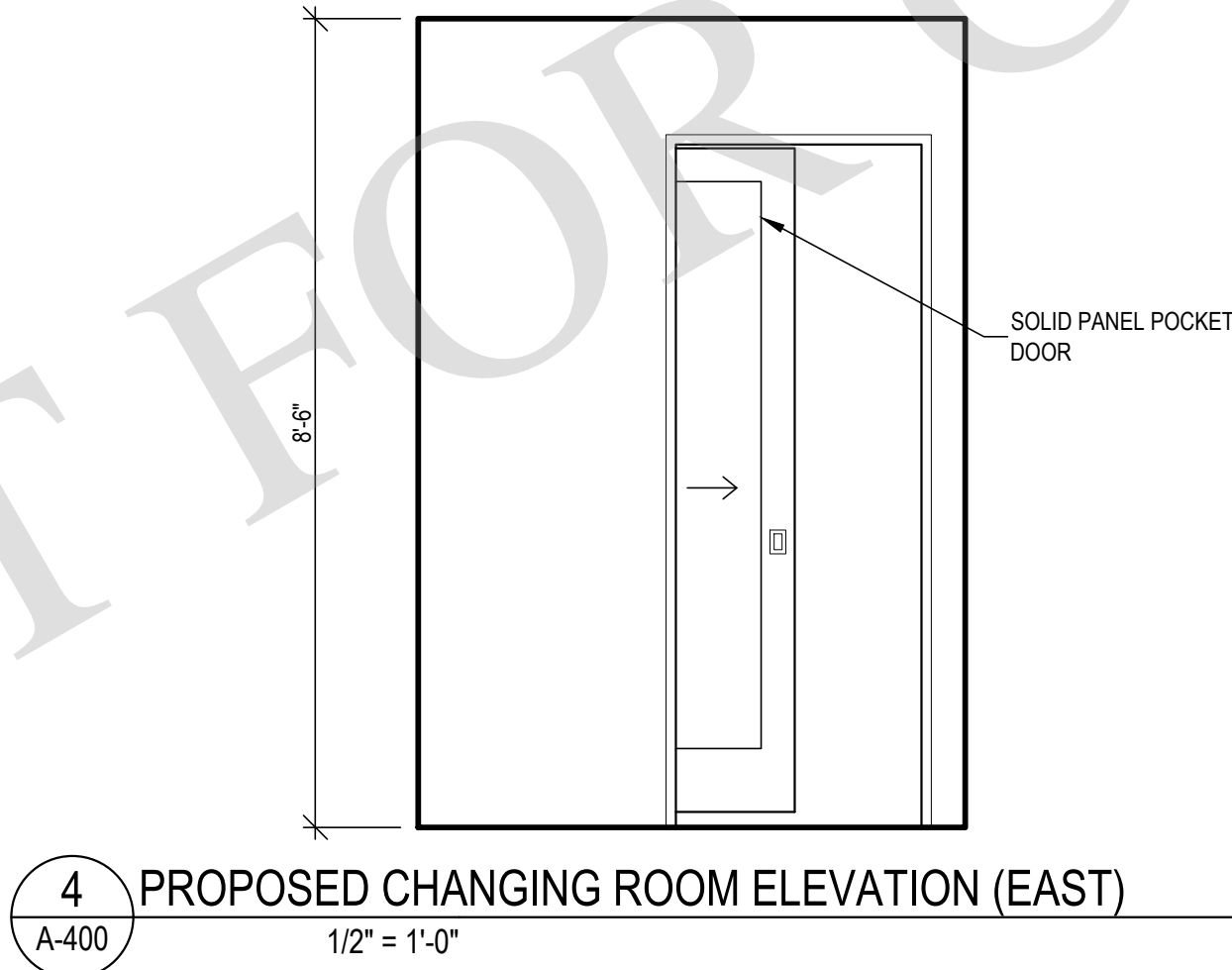
1 PROPOSED FIRST FLOOR FINISH PATTERN PLAN  
A-400 1/2" = 1'-0"



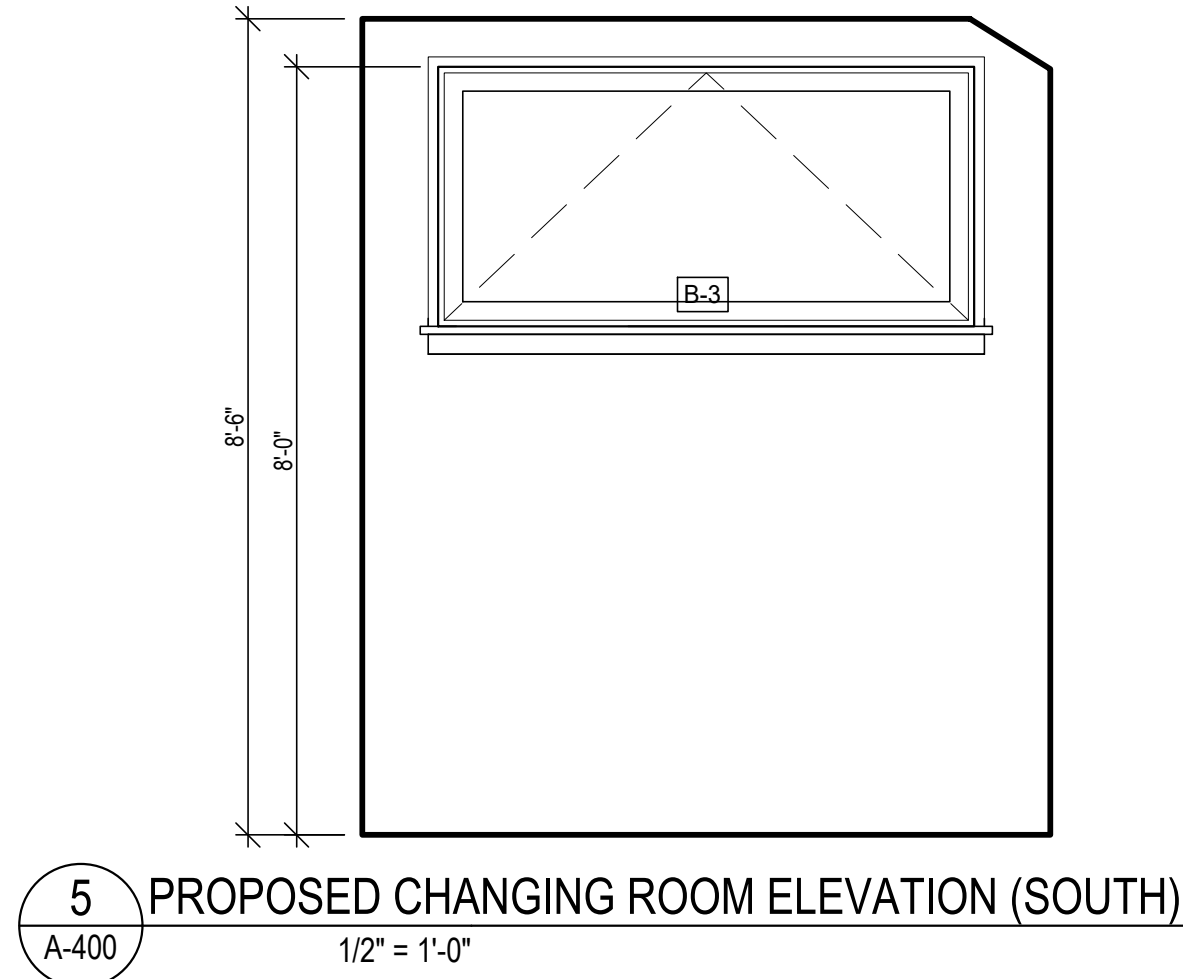
2 PROPOSED SECOND FLOOR FINISH PATTERN PLAN  
A-400 1/2" = 1'-0"



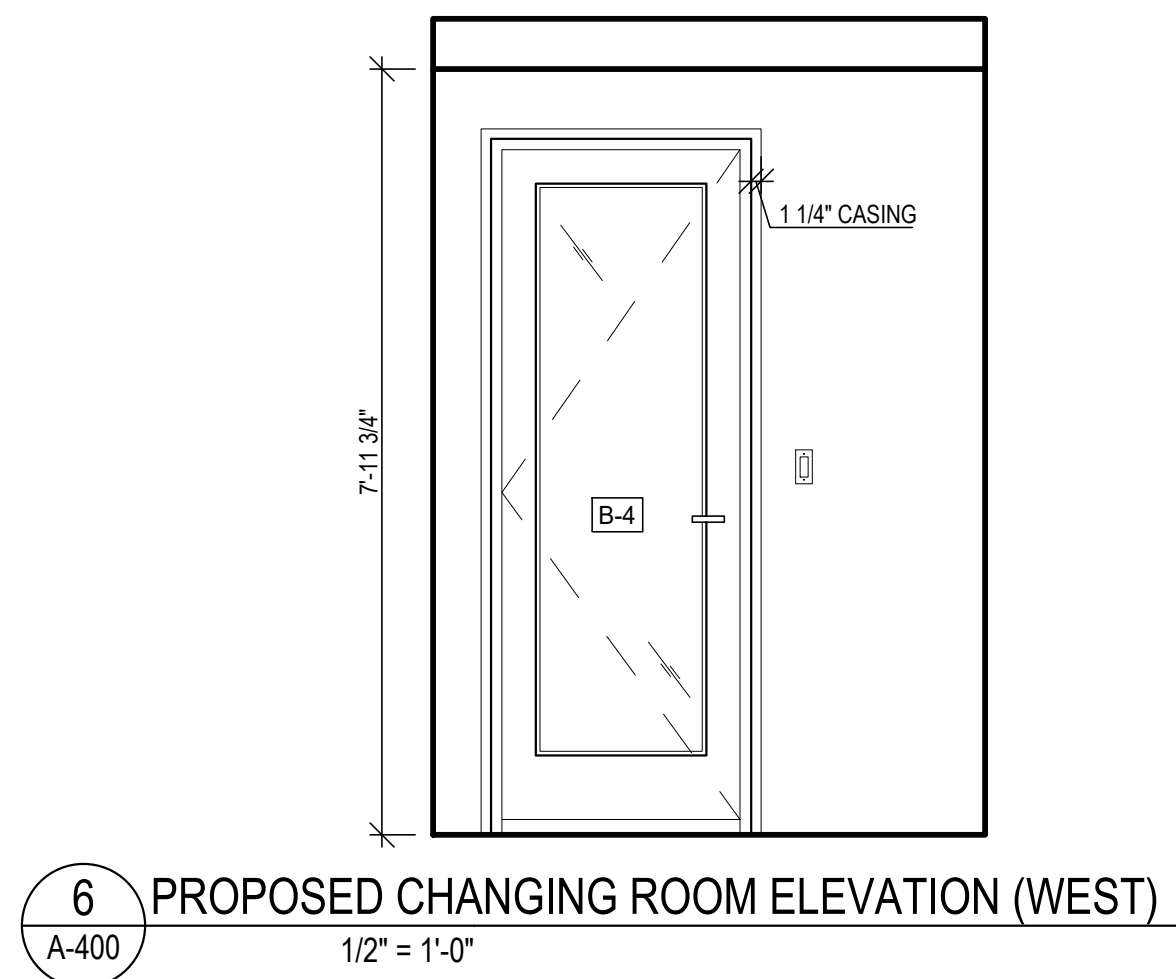
3 PROPOSED CHANGING ROOM ELEVATION (NORTH)  
A-400 1/2" = 1'-0"



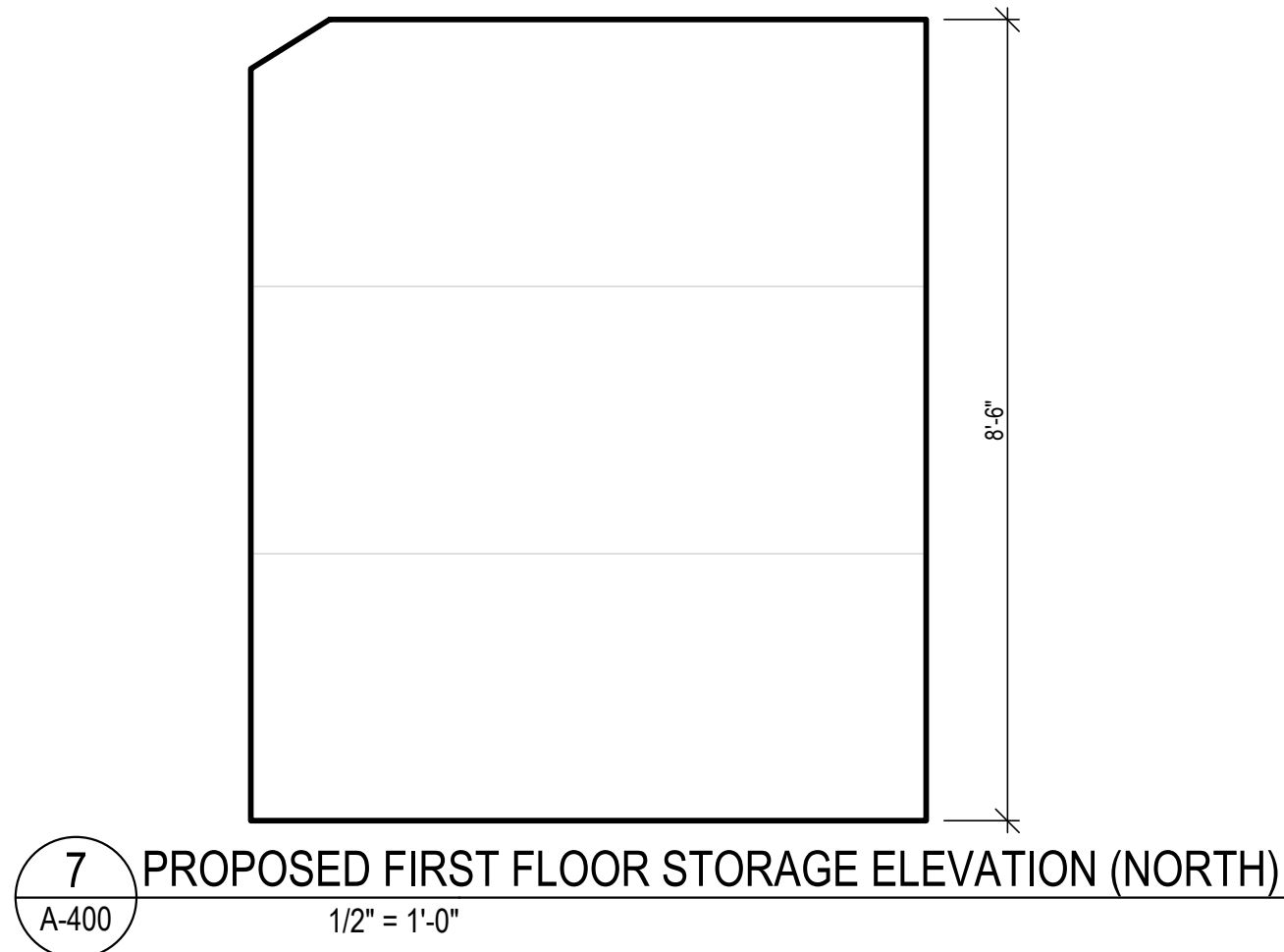
4 PROPOSED CHANGING ROOM ELEVATION (EAST)  
A-400 1/2" = 1'-0"



5 PROPOSED CHANGING ROOM ELEVATION (SOUTH)  
A-400 1/2" = 1'-0"



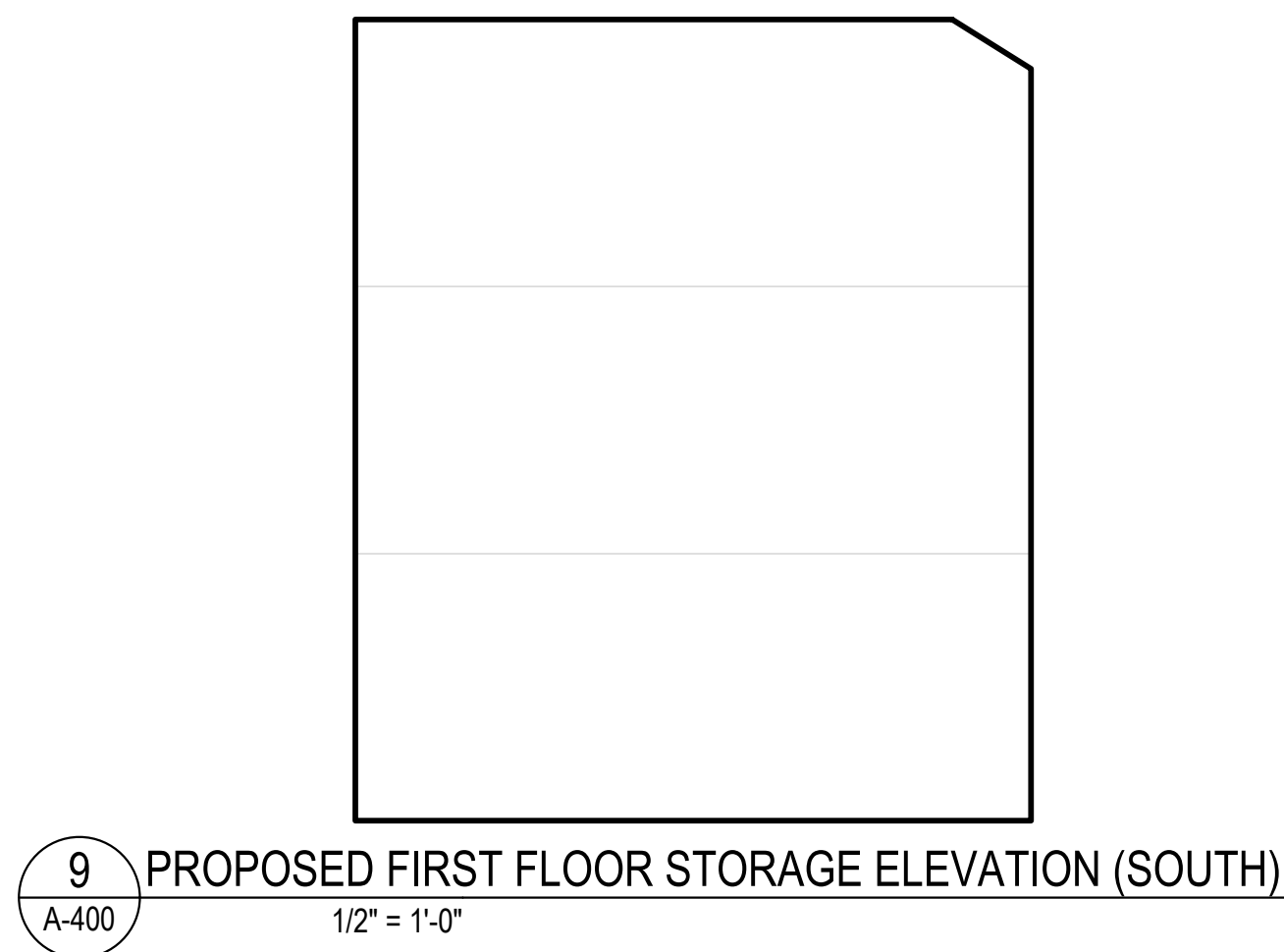
6 PROPOSED CHANGING ROOM ELEVATION (WEST)  
A-400 1/2" = 1'-0"



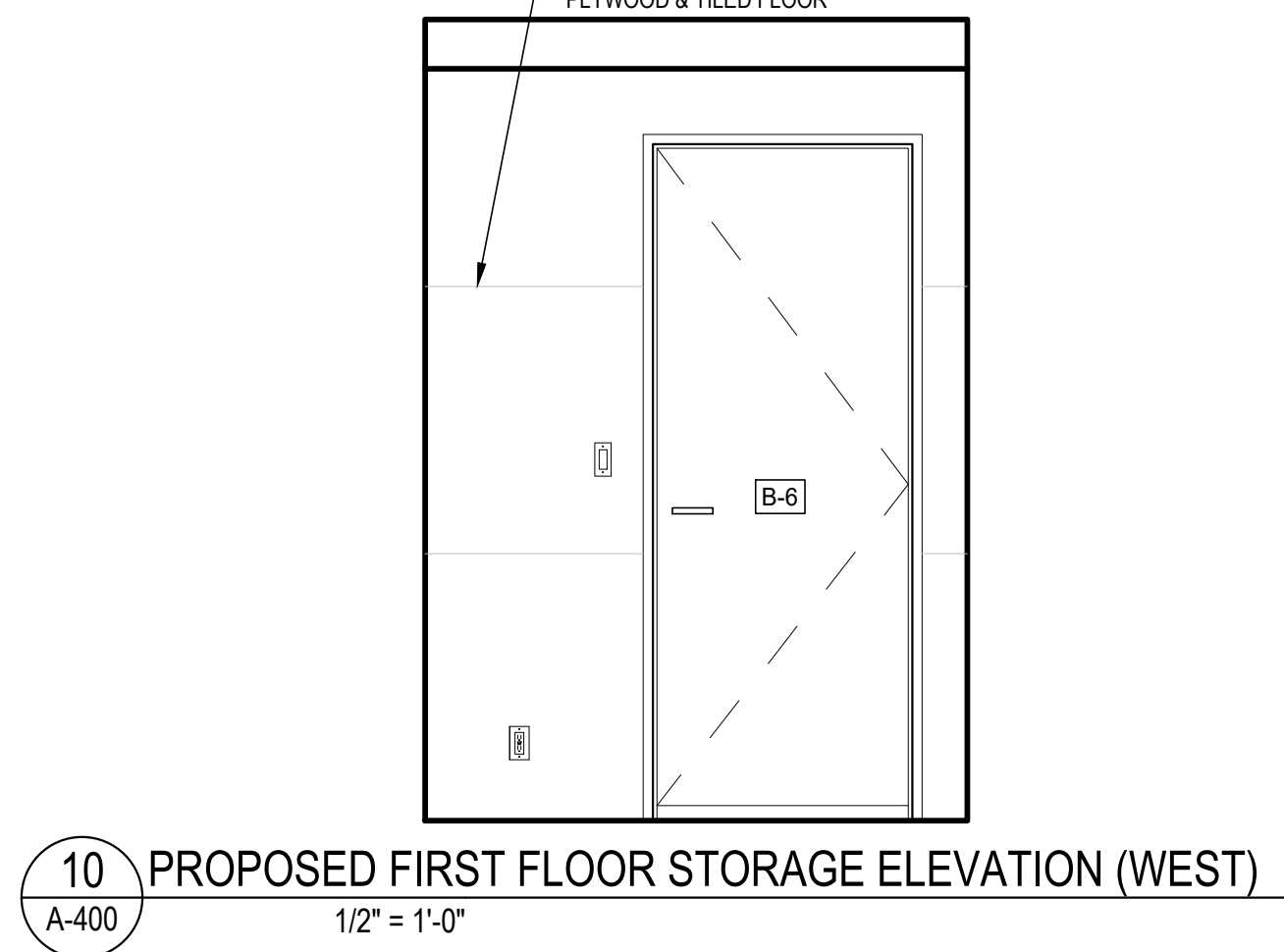
7 PROPOSED FIRST FLOOR STORAGE ELEVATION (NORTH)  
A-400 1/2" = 1'-0"



8 PROPOSED FIRST FLOOR STORAGE ELEVATION (EAST)  
A-400 1/2" = 1'-0"



9 PROPOSED FIRST FLOOR STORAGE ELEVATION (SOUTH)  
A-400 1/2" = 1'-0"



10 PROPOSED FIRST FLOOR STORAGE ELEVATION (WEST)  
A-400 1/2" = 1'-0"

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DATE: 6/16/2021  
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**INTERIOR ELEV. &  
FINISHED FLOOR  
PLAN**

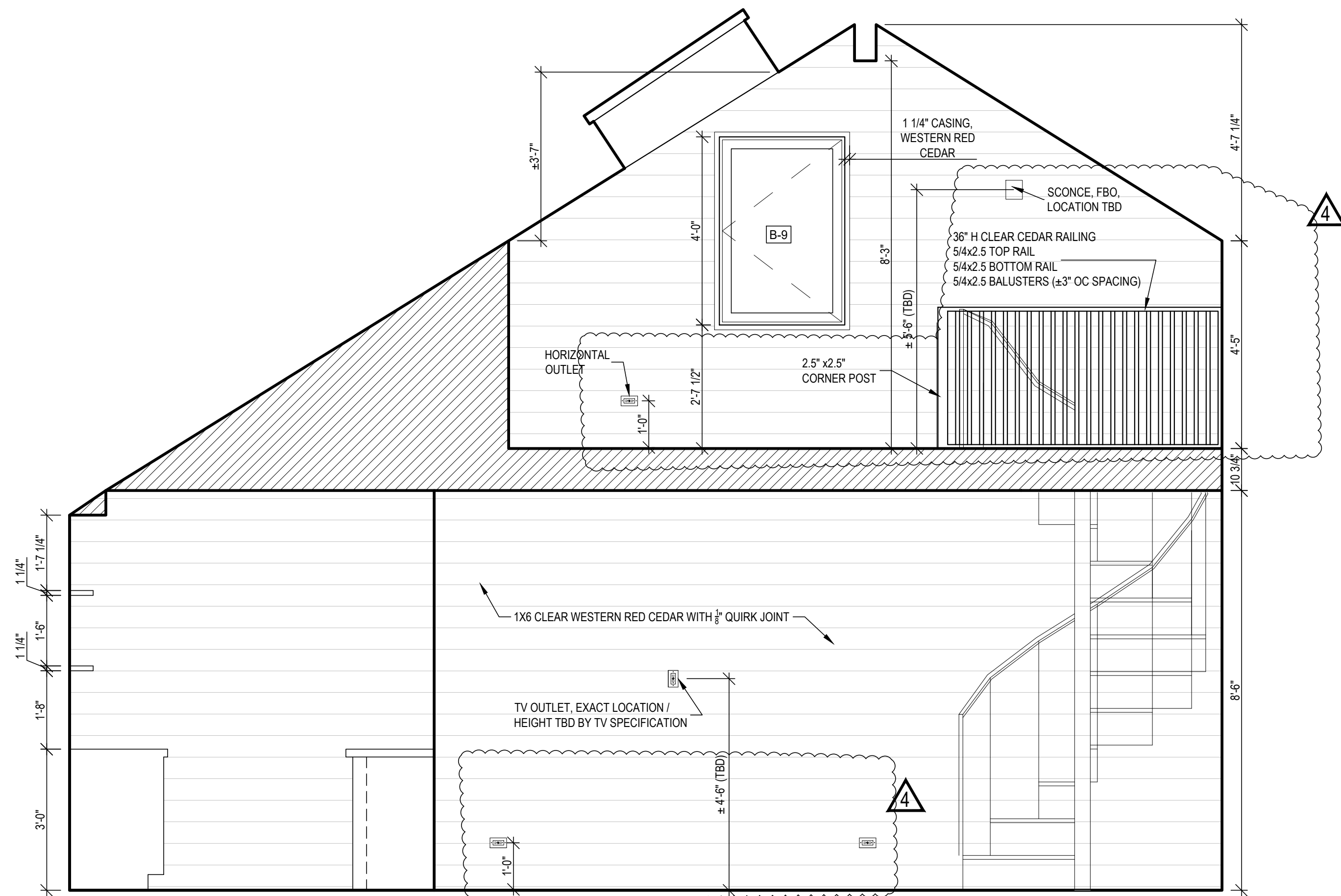
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**A-400**

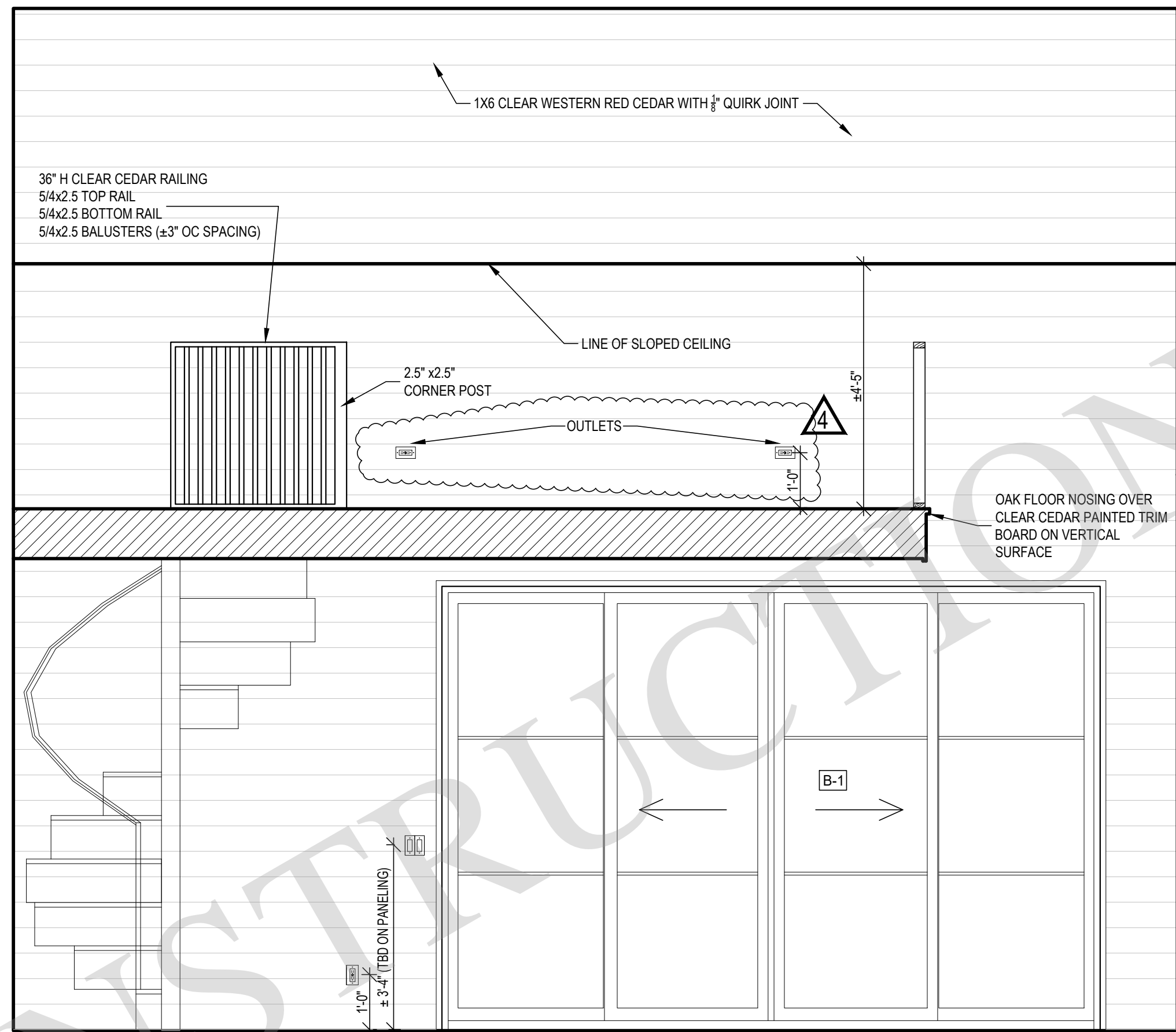
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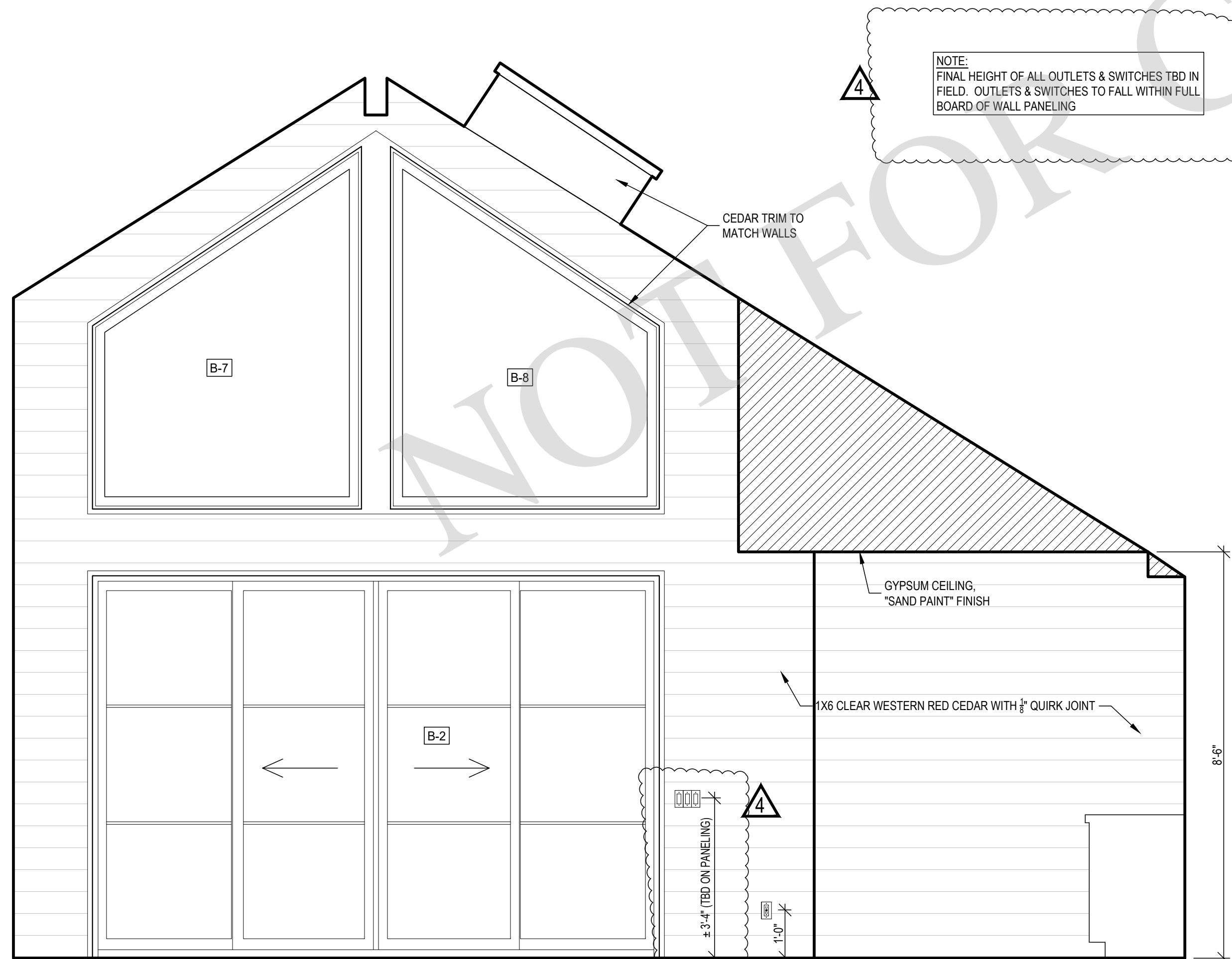
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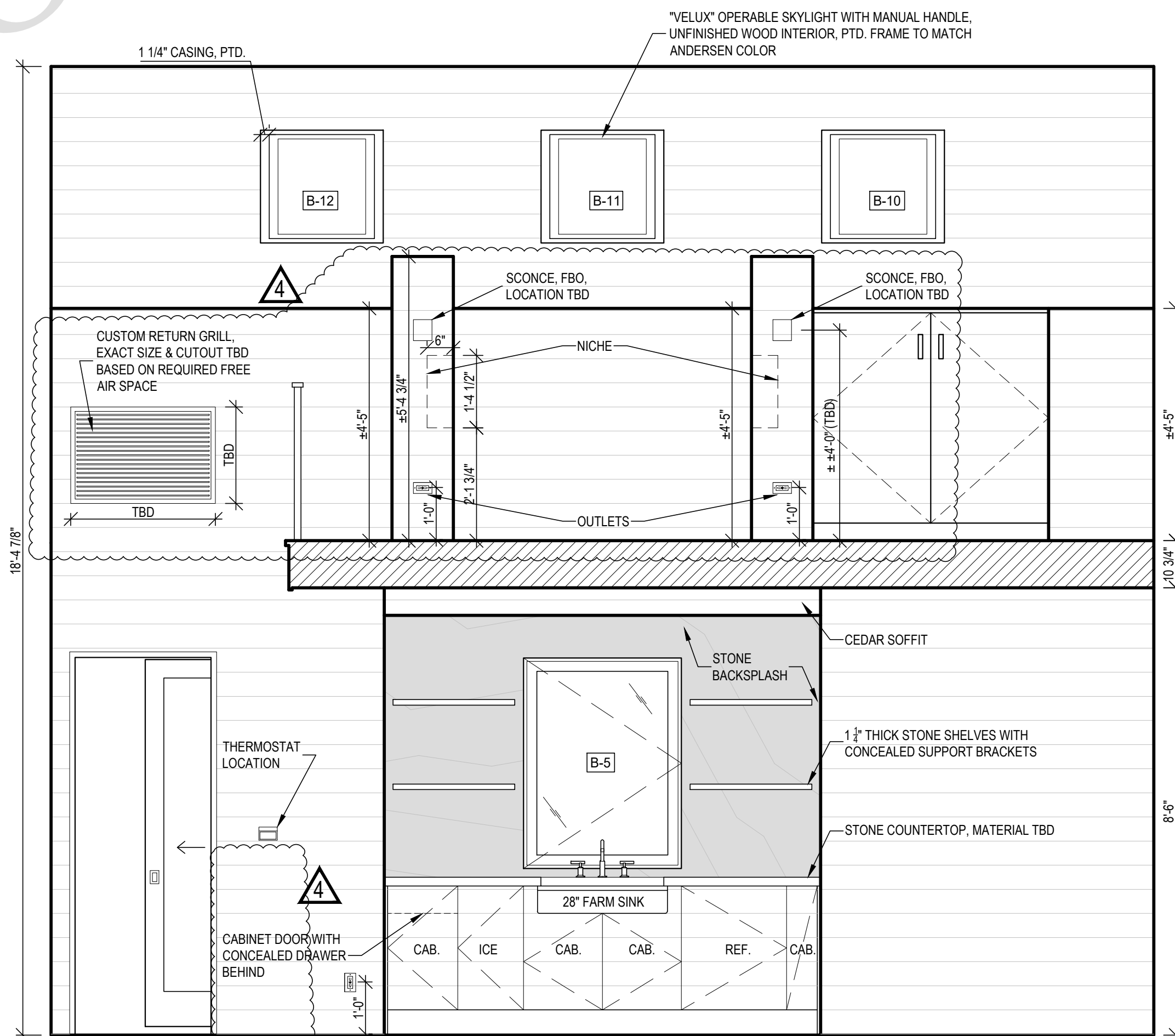
1 PROPOSED FIRST FLOOR LOUNGE ELEVATION (NORTH)  
1/2" = 1'-0"



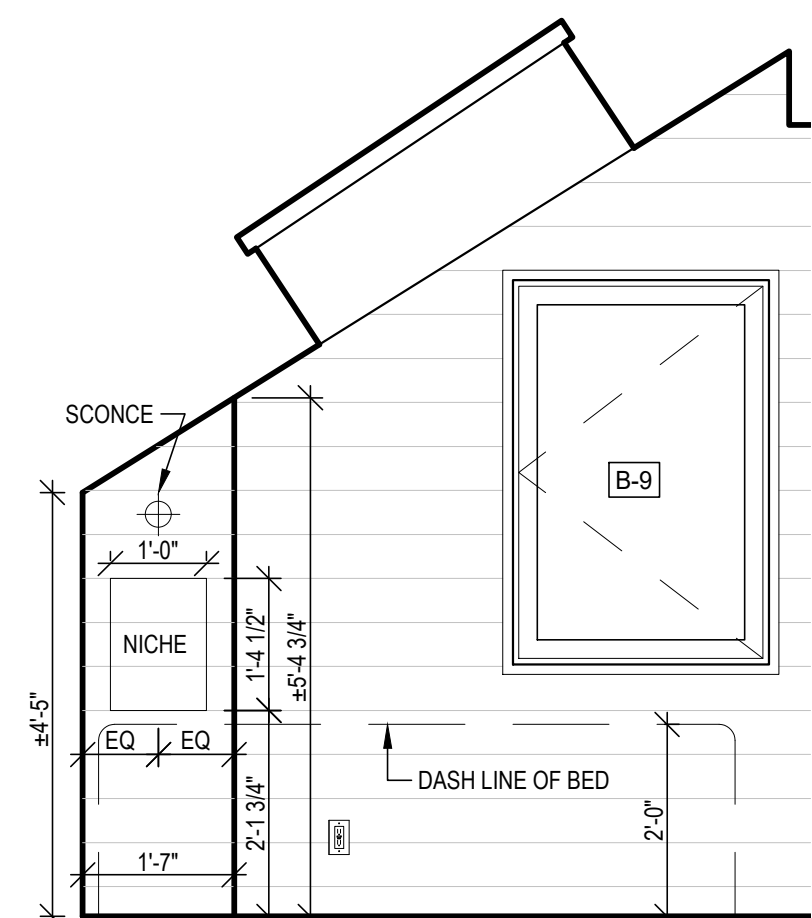
2 PROPOSED FIRST FLOOR LOUNGE ELEVATION (EAST)  
1/2" = 1'-0"



3 PROPOSED FIRST FLOOR LOUNGE ELEVATION (SOUTH)  
1/2" = 1'-0"



4 PROPOSED FIRST FLOOR LOUNGE ELEVATION (WEST)  
1/2" = 1'-0"



5 BEDSIDE NICHE ELEVATION  
1/2" = 1'-0"

SEAL

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Westhampton Beach, New York 11978  
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PROJECT NO.: 2106  
DATE: 6/16/2021  
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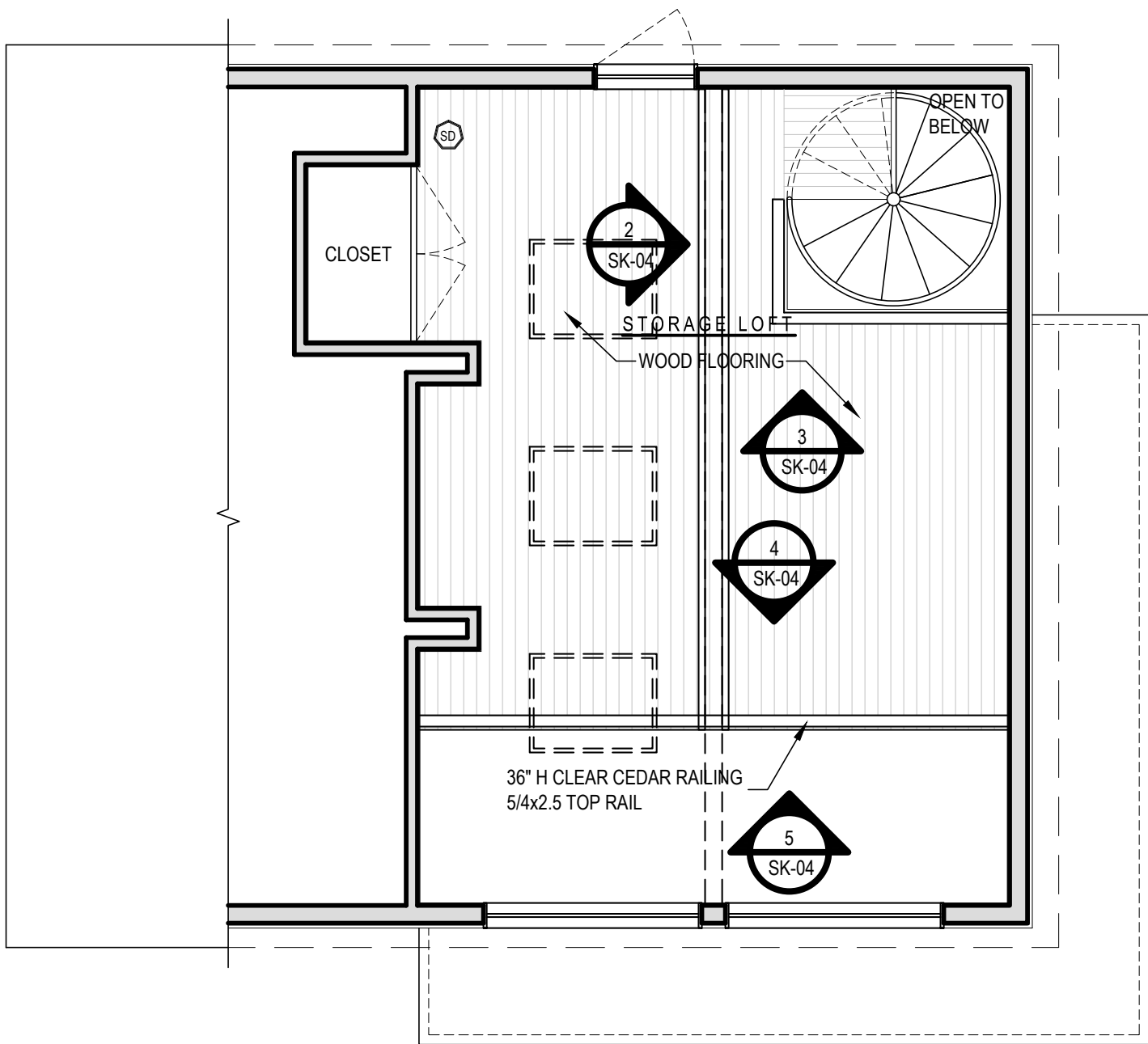
**CONCEPTUAL  
INTERIOR ELEV. &  
FINISHED FLOOR PLAN**

SCALE: AS NOTED

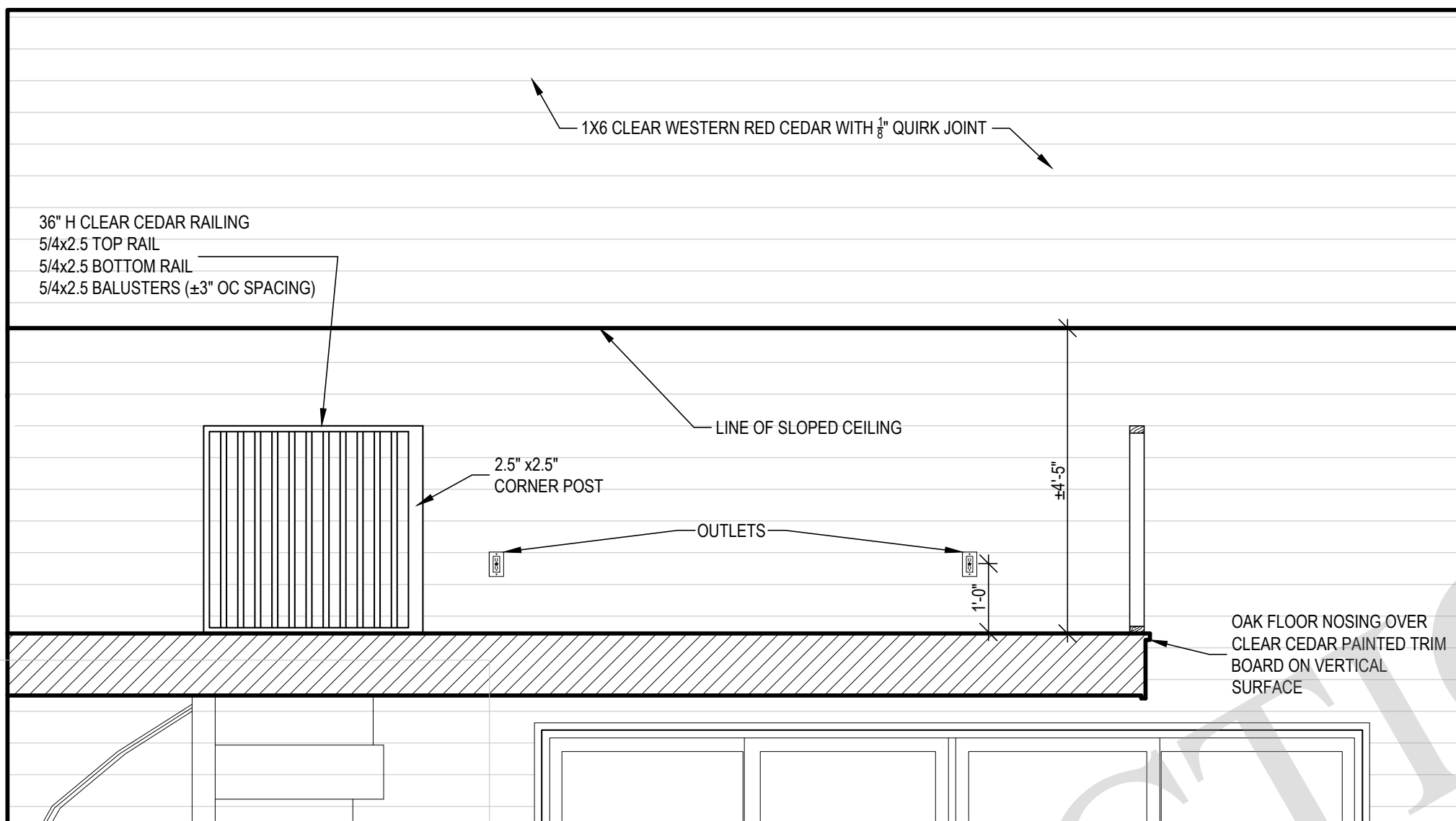
**A-401 ALT**

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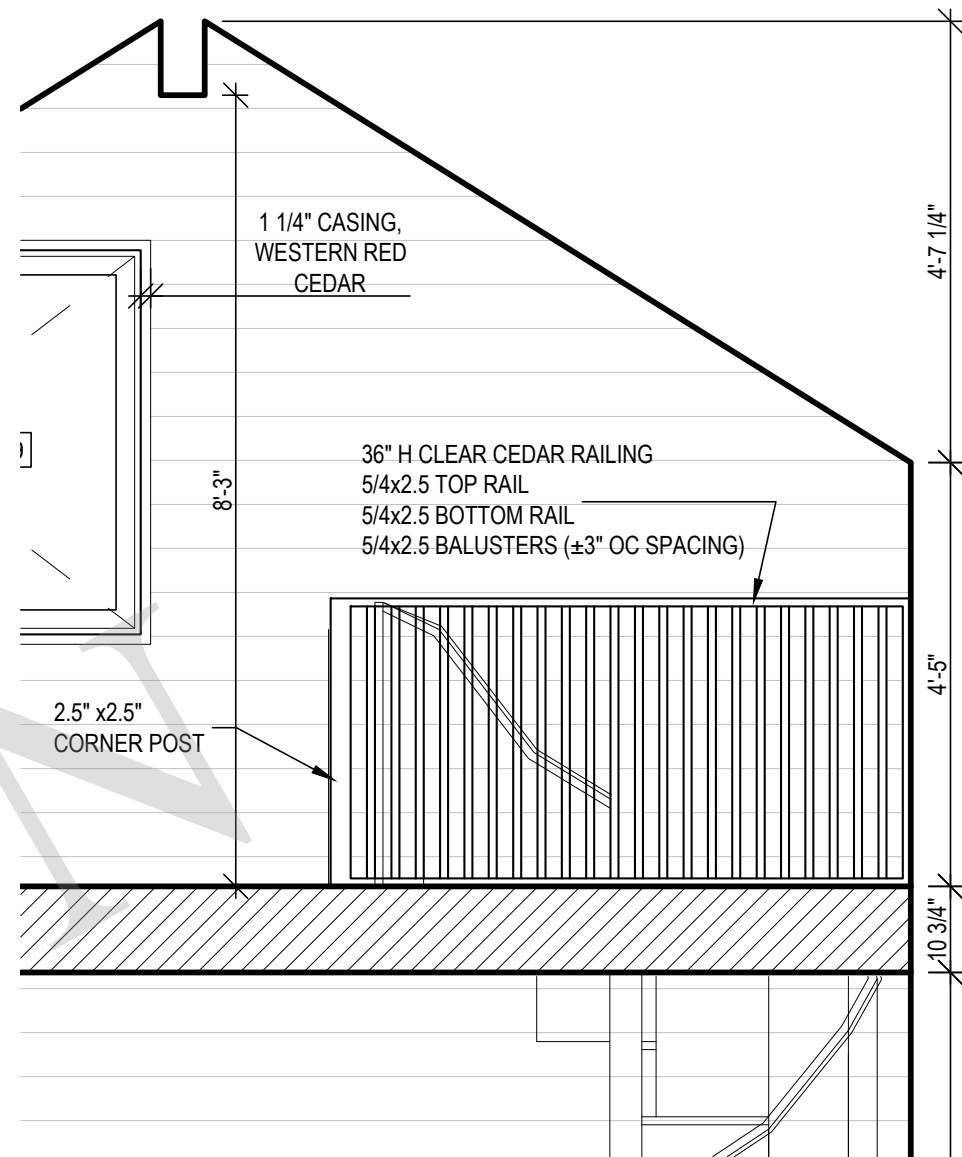
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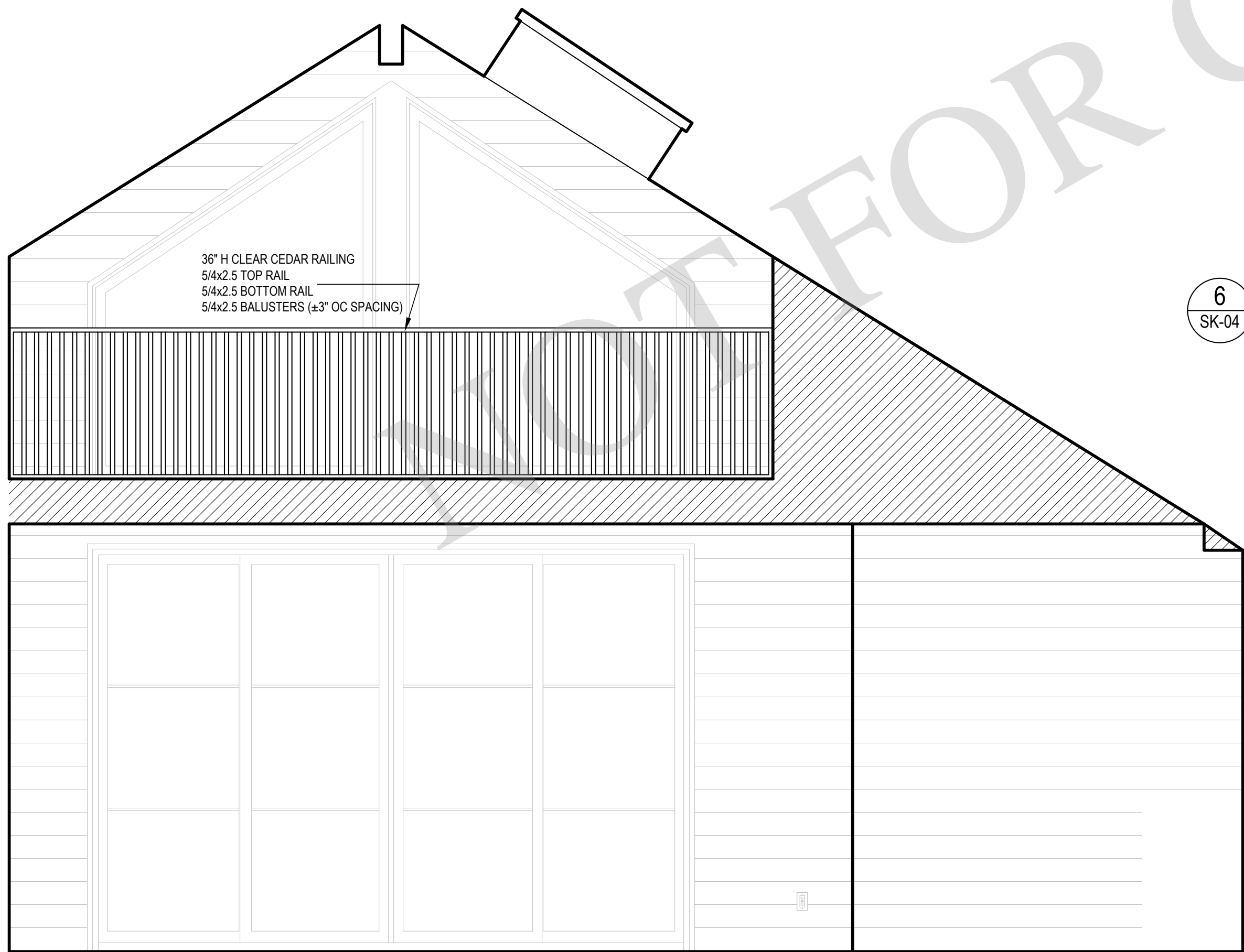
1 LOFT FLOOR PLAN  
1/4" = 1'-0"



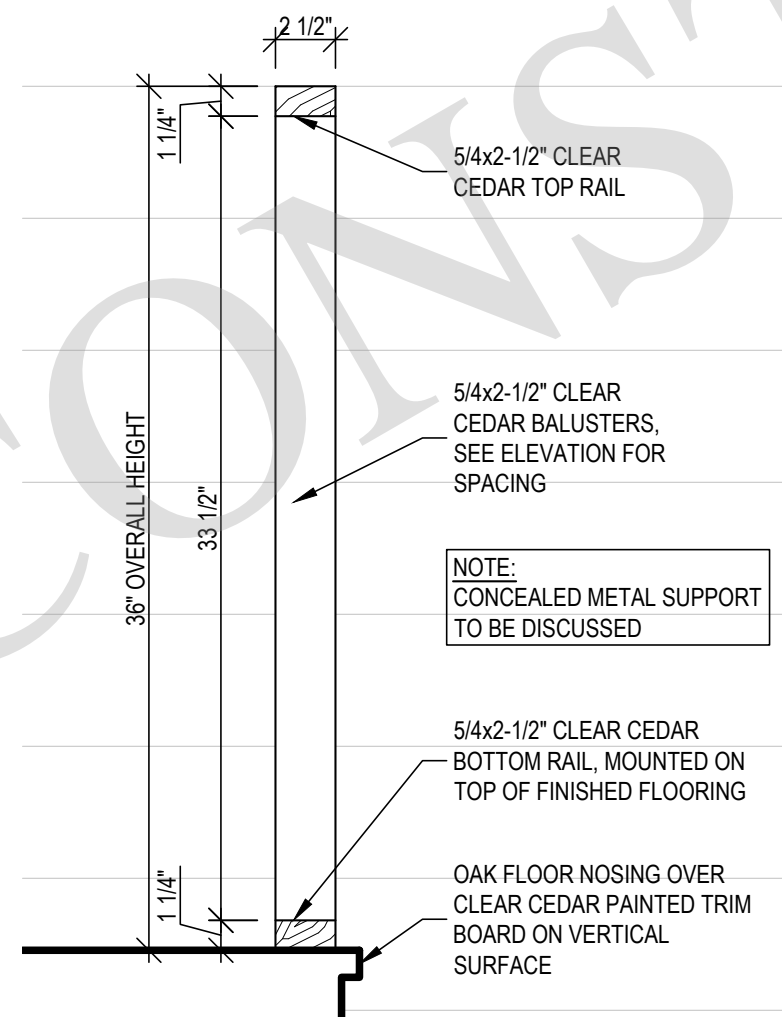
2 RAILING ELEVATION  
1/2" = 1'-0"



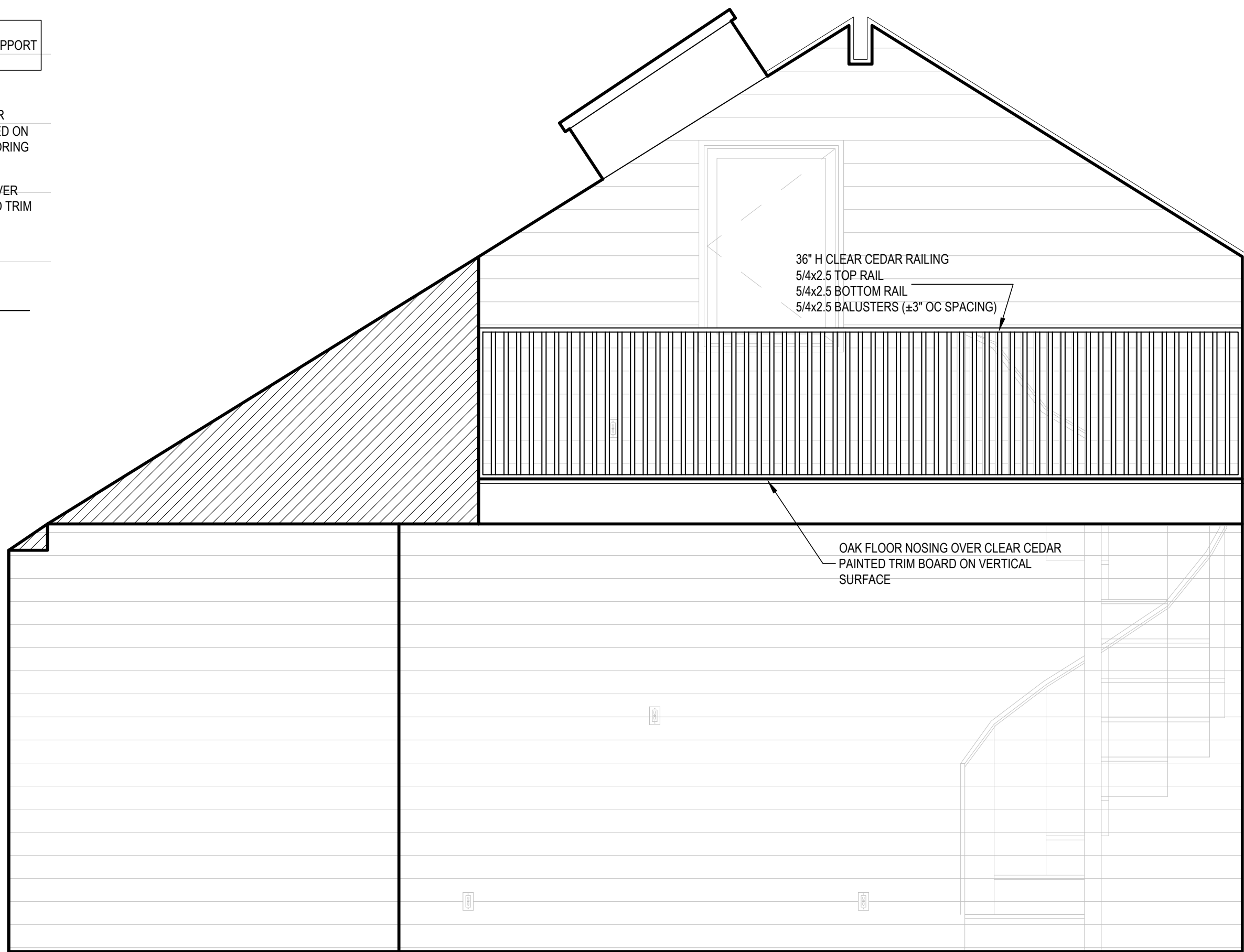
3 RAILING ELEVATION  
1/2" = 1'-0"



4 RAILING ELEVATION  
1/2" = 1'-0"



6 RAILING DETAIL  
1 1/2" = 1'-0"



5 RAILING ELEVATION  
1/2" = 1'-0"

SEAL

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Westhampton Beach, New York 11978  
P: 631.557.0070

PROJECT NO.: 2106  
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INTERIOR RAILINGS

SCALE: AS NOTED

**SK-04**  
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ALLOWANCE SCHEDULE								11/15/2023	
ALLOWANCE SCHEDULE IS TO BE USED FOR BIDDING PURPOSES ONLY. SCHEDULE DOES NOT REPRESENT ACTUAL FINAL SELECTION COST. PRICE INDICATED IS FOR PURCHASE OF MATERIAL ONLY.									
CONTRACTOR TO INCLUDE PRICE FOR INSTALLATION IN PROPOSAL									
LOCATION	ITEM	QUANTITY	MATERIAL	ALLOWANCE	TOTAL	MANUFACTURER	MODEL #	NOTES	
BARN LOUNGE									
	SPIRAL STAIRCASE	1.00		\$ 8,000.00 / PC	\$ 8,000.00				
	FLOOR TILE	451.00 SF	TILE	\$ 12.00 / SQ FT	\$ 5,412.00				
BARN LOFT									
	BUILT IN STORAGE	4.75 LF		\$ 750.00 / LF	\$ 3,562.50				
ELECTRICAL									
	LIGHTING CONTROLS	1.00		\$ 10,000.00 / PC	\$ 10,000.00				
TOTAL	\$ 26,974.50	CONTRACTOR TO INCLUDE PRICE OF INSTALLATION IN PROPOSAL							

1

ALLOWANCE SCHEDULE

A-600

WINDOW & EXTERIOR DOOR SCHEDULE											11/15/2023	
UNIT	LOCATION	TYPE	SIZE (APPROXIMATE)	MANUFACTURER	STYLE	MODEL #	EXTERIOR COLOR	INTERIOR COLOR	U-FACTOR	SHGC	NOTES	
B-1	BARN LOUNGE	A	12'-0" x 8'-0"	ANDERSEN	GLIDING PATIO DOOR	ABPAT12080	AAMA 2605 - DARK ASH	DARK ASH	0.31	0.29	KEYED ALIKE	
B-2	BARN LOUNGE	A	12'-0" x 8'-0"	ANDERSEN	GLIDING PATIO DOOR	ABPAT12080	AAMA 2605 - DARK ASH	DARK ASH	0.31	0.29	KEYED ALIKE	
B-3	CHANGING ROOM	B	5'-7" x 2'-9"	ANDERSEN	AWNING		AAMA 2605 - DARK ASH	DARK ASH			"WHITE LAMINATE" PRIVACY GLASS	
B-4	CHANGING ROOM	H	2'-9" x 7'-3"	ANDERSEN	INSWING DOOR		AAMA 2605 - DARK ASH	DARK ASH			"WHITE LAMINATE" PRIVACY GLASS (NO KEY LOCK)	
B-5	ALCOVE	D	3'-0" x 4'-0"	ANDERSEN	CASEMENT	CAX3040	AAMA 2605 - DARK ASH	DARK ASH			TEMPERED GLAZING	
B-6	BARN STORAGE	C	2'-9" x 7'-3"	UPSTATE DOOR	INSWING DOOR		ALASKAN YELLOW CEDAR					
B-7	BARN STORAGE LOFT	E	5'-8" x 7'-4"	ANDERSEN	SPECIALTY SHAPE - TRAPEZOID	CUSTOM	AAMA 2605 - DARK ASH	DARK ASH	0.33	0.29	MATCH ROOF PITCH, TEMPERED GLAZING (SUBMIT SHOP DRAWINGS)	
B-8	BARN STORAGE LOFT	E	5'-8" x 7'-4"	ANDERSEN	SPECIALTY SHAPE - TRAPEZOID	CUSTOM	AAMA 2605 - DARK ASH	DARK ASH	0.33	0.29	MATCH ROOF PITCH, TEMPERED GLAZING (SUBMIT SHOP DRAWINGS)	
B-9	BARN STORAGE LOFT	F	2'-8" x 4'-0"	ANDERSEN	CASEMENT	CAX2840	AAMA 2605 - DARK ASH	DARK ASH	0.33	0.29	"WHITE LAMINATE" PRIVACY GLASS	
B-10	BARN STORAGE LOFT	G	30" x 45"	VELUX	OPERABLE SKYLIGHT		QUAKER BRONZE	PAINTED, TBD	0.41	0.23	MANUAL OPERATION, AUTOMATIC SHADES (COLOR TBD), UNFINISHED WOOD INTERIOR	
B-11	BARN STORAGE LOFT	G	30" x 45"	VELUX	OPERABLE SKYLIGHT		QUAKER BRONZE	PAINTED, TBD	0.41	0.23	MANUAL OPERATION, AUTOMATIC SHADES (COLOR TBD), UNFINISHED WOOD INTERIOR	
B-12	BARN STORAGE LOFT	G	30" x 45"	VELUX	OPERABLE SKYLIGHT		QUAKER BRONZE	PAINTED, TBD	0.41	0.23	MANUAL OPERATION, AUTOMATIC SHADES (COLOR TBD), UNFINISHED WOOD INTERIOR	

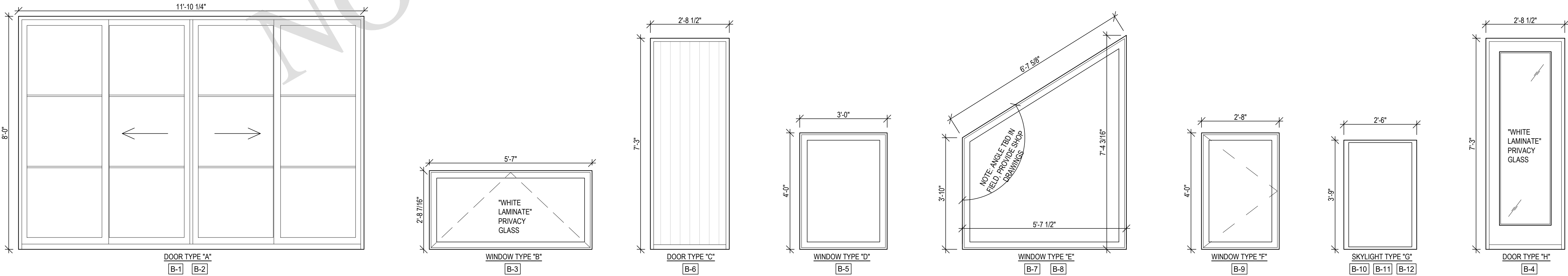
EXTERIOR DOOR & WINDOW GENERAL NOTES:

- 1
- WINDOWS TO BE "ANDERSEN" "E-SERIES". CUSTOM EXTENSION JAMBS BY OTHERS. ALL GLAZING TO BE HIGH-PERFORMANCE LOW-E4. FULL DIVIDED LITE WITH SPACER AND 7/8" CONTEMPORARY MUNTIN BAR DIVISIONS AS PER ELEVATIONS WITH SQUARE STICKING
- 2
- DOORS TO BE "ANDERSEN" "E-SERIES". CUSTOM EXTENSION JAMBS BY OTHERS. ALL GLAZING TO BE HIGH-PERFORMANCE LOW-E4. FULL DIVIDED LITE WITH SPACER AND 7/8" CONTEMPORARY MUNTIN BAR DIVISIONS AS PER ELEVATIONS WITH SQUARE STICKING
- 3
- WINDOWS TO RECEIVE "CONTEMPORARY" HARDWARE (OIL RUBBED BRONZE) DOORS TO RECEIVE "ANVERS" HARDWARE (OIL RUBBED BRONZE HARDWARE & HINGES)
- 4
- ALL DOORS AND WINDOWS "DARK ASH" EXTERIOR & INTERIOR FINISH. ALL SCREENS IN WINDOWS & DOORS TO BE "TRUSCENE". PRICE TO INCLUDE SCREENS FOR ALL DOORS. ALL DOORS TO RECEIVE STANDARD GRAY SILL
- 5
- HEIGHTS AND WIDTHS LISTED ABOVE ARE APPROXIMATE AND ARE NOT TO BE USED FOR FRAMING ROUGH OPENINGS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING. CONFIRM EXACT OPENING SIZES WITH WINDOW ORDER / SHOP DRAWINGS PRIOR TO FRAMING.
- 6
- NO FINGER JOINED MATERIAL TO BE USED ON ANY PART OF WINDOW OR DOORS INCLUDING BUT NOT LIMITED TO, SECONDARY SURFACES, SUB SILL, EXTERIOR CASINGS, BLIND STOPS, ETC.
- 7
- ALL EXTERIOR DOORS AND WINDOWS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

2

EXTERIOR DOOR & WINDOW SCHEDULE

A-600



3

WINDOW & DOOR TYPES

A-600

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PROJECT NO.: 2106  
DATE: 6/16/2021  
DRAWN BY: CD CHECKED BY: JP  
DRAWING TITLE

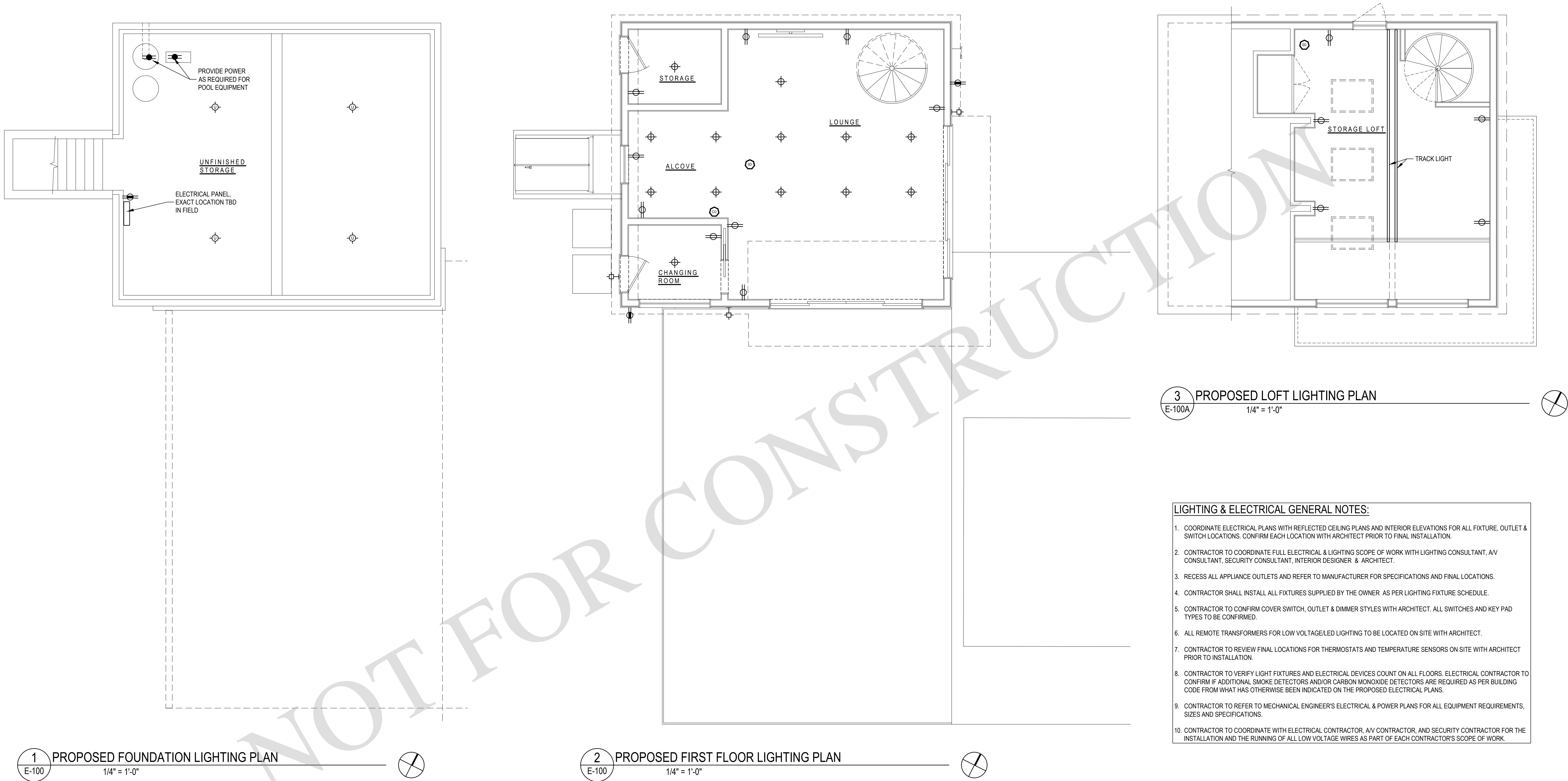
WINDOW & DOOR  
SCHEDULE, ALLOWANCE  
SCHEDULE

SCALE: AS NOTED

A-600

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- LIGHTING & ELECTRICAL GENERAL NOTES:**
- COORDINATE ELECTRICAL PLANS WITH REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS FOR ALL FIXTURE, OUTLET & SWITCH LOCATIONS. CONFIRM EACH LOCATION WITH ARCHITECT PRIOR TO FINAL INSTALLATION.
  - CONTRACTOR TO COORDINATE FULL ELECTRICAL & LIGHTING SCOPE OF WORK WITH LIGHTING CONSULTANT, A/V CONSULTANT, SECURITY CONSULTANT, INTERIOR DESIGNER & ARCHITECT.
  - RECESS ALL APPLIANCE OUTLETS AND REFER TO MANUFACTURER FOR SPECIFICATIONS AND FINAL LOCATIONS.
  - CONTRACTOR SHALL INSTALL ALL FIXTURES SUPPLIED BY THE OWNER AS PER LIGHTING FIXTURE SCHEDULE.
  - CONTRACTOR TO CONFIRM COVER SWITCH, OUTLET & DIMMER STYLES WITH ARCHITECT. ALL SWITCHES AND KEY PAD TYPES TO BE CONFIRMED.
  - ALL REMOTE TRANSFORMERS FOR LOW VOLTAGE LED LIGHTING TO BE LOCATED ON SITE WITH ARCHITECT.
  - CONTRACTOR TO REVIEW FINAL LOCATIONS FOR THERMOSTATS AND TEMPERATURE SENSORS ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.
  - CONTRACTOR TO VERIFY LIGHT FIXTURES AND ELECTRICAL DEVICES COUNT ON ALL FLOORS. ELECTRICAL CONTRACTOR TO CONFIRM IF ADDITIONAL SMOKE DETECTORS AND/OR CARBON MONOXIDE DETECTORS ARE REQUIRED AS PER BUILDING CODE FROM WHAT HAS OTHERWISE BEEN INDICATED ON THE PROPOSED ELECTRICAL PLANS.
  - CONTRACTOR TO REFER TO MECHANICAL ENGINEER'S ELECTRICAL & POWER PLANS FOR ALL EQUIPMENT REQUIREMENTS, SIZES AND SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR, A/V CONTRACTOR, AND SECURITY CONTRACTOR FOR THE INSTALLATION AND THE RUNNING OF ALL LOW VOLTAGE WIRES AS PART OF EACH CONTRACTOR'S SCOPE OF WORK.

ELECTRICAL SYMBOL LEGEND	
	DECORATIVE SURFACE MOUNTED LIGHT FIXTURE
	3" SQUARE CEILING RECESSED LIGHT FIXTURE
	CEILING SURFACE MOUNTED UTILITY LIGHT
	WALL MOUNTED LIGHT
	CLOSET LIGHT
	TV OUTLET
	EXHAUST FAN
	DIMMER SWITCH, UNLESS OTHERWISE NOTED
	DUPLEX OUTLET
	DUPLEX SPECIAL PURPOSE OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	FLOOR OUTLET
	SMOKE DETECTOR

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DRAWN BY: CD CHECKED BY: JP  
DRAWING TITLE

**PROPOSED  
ELECTRICAL PLANS**

SCALE: AS NOTED

**E-100**

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