

The Amin Residence

Lot 18 Channel View Terrace
Meadowville Landing
Chesterfield, Virginia

Revised : 10.7.2011

GENERAL NOTES:

- EXTERIOR DIMENSION IS EQUIVALENT TO STUD DIMENSION (I.E. 2X4= 3 $\frac{1}{2}$ ") PLUS $\frac{1}{2}$ " SHEATHING.
- INTERIOR WALL DIMENSIONS EQUAL 3 $\frac{1}{2}$ " UNLESS NOTED OTHERWISE.
- ALL CHASE AND FLOOR OPENINGS TO BE FIRESTOPPED.
- PROVIDE SOUND INSULATION AT ALL BATH WALLS AND AS INDICATED ON PLANS.
- GARAGE WALLS AND CEILINGS REQUIRE $\frac{5}{8}$ " TYPE "X" GFDW WHEN ABUTTING A LIVING SPACE.
- PROVIDE TEMPERED GLASS AT ALL WINDOW UNITS ABOVE TUBS AND WITHIN 24" OF DOOR OPENINGS.

FOUNDATION NOTES:

- FOUNDATION SIZES ARE BASED ON SOIL BEARING CAPACITY OF 2000 PSF UNLESS NOTED OTHERWISE. CONTRACTOR IS TO VERIFY THAT SOIL IS CAPABLE OF SUSTAINING THIS LOAD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH ARCHITECT/ ENGINEER OF RECORD THAT THE FOUNDATION DESIGN, AS SHOWN AND DETAILED, CONFORMS TO THE ACTUAL SITE TOPOGRAPHICAL CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ ENGINEER FOR REDESIGN CONSIDERATION.
- PROVIDE CRAWL SPACE DRAINAGE WHERE STANDING WATER IS PRESENT.
- PROVIDE 4" PERFORATED DRAIN TILE ON UPHILL SIDE OF LOT AND RUN TO NATURAL OUTFALL.
- PROVIDE DAMP PROOFING AND RIGID PROTECTION BOARD AT ALL BASEMENT WALLS. PROVIDE 12" MINIMUM THICKNESS OF CLEAN, POROUS FILL ADJACENT TO WALL SURFACE.
- BACKFILL SHALL BE FREE OF CONTAMINATES. WALL MUST BE PROPERLY BRACED BEFORE BACKFILLING.

DESIGN LOADS:

ROOF:	LIVE- 20 PSF DEAD- 10 PSF
ATTIC:	LIVE- 30 PSF (STORAGE) 20 PSF (LIMITED STORAGE) 10 PSF (NO STORAGE) DEAD- 10 PSF
FLOORS:	LIVE- 30 PSF (SLEEPING AREAS) 40 PSF (ALL OTHERS) 10 PSF
BALCONIES:	LIVE- 60 PSF (UNDER 100 S.F., OR 100 PSF OVER 100 S.F.) DEAD- 10 PSF
DECKS:	LIVE- 60 PSF (UNDER 100 S.F., OR 100 PSF OVER 100 S.F.) DEAD- 10 PSF
WIND:	90 MPH (24 PSI)

TWO STORY WALL DESIGN:

FOR ALL TWO STORY WALL CONDITIONS, FRAMING SHALL CONSIST OF:

- 2X6 WALL FRAMING @ 16" O.C. MAX.
- (3) 2X6 FULL HEIGHT STUDS AT INTERMEDIATE FRAMING AND EACH END OF OPENINGS
- 2X10 BOXED HEADER OR (3) 2X10 SOLID, UNLESS NOTED OTHERWISE
- BLOCKING @ 24" O.C. HORIZONTALLY
- OSB/ PLYWOOD EXTERIOR WALL SHEATHING

STRUCTURAL/ FRAMING NOTES:

- THE GENERAL CONTRACTOR/ BUILDER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES/ REGULATIONS.
- UNLESS NOTED OTHERWISE, STRUCTURAL MEMBERS ARE BASED ON THE FOLLOWING CHARACTERISTICS:
A. WOOD- Fb= 1200 PSI; Emod= 16 X 10-6 PSI
B. MICROLAM MEMBERS- ENGINEERED LUMBER W/ Fb= 2800 PSI; Emod= 19X 10-6 PSI
- PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
- DO NOT CUT FRAMING MEMBERS FOR PLUMBING, ELECTRICAL, OR MECHANICAL WITHOUT REINFORCING THE MEMBER TO ITS ORIGINAL CAPACITY OR AS ALLOWED BY APPLICABLE BUILDING CODES.
- LUMBER FOR 2X4 AND 2X6 STUDS SHALL BE STUD GRADE SPRUCE-FINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE.
- STUD WALLS SUPPORTING TWO FLOORS, CEILING, AND ROOF LOADS SHALL BE 2X6 AT 16" ON CENTER; ALL OTHER WALLS TO BE 2X4 WALLS AT 16" ON CENTER, UNLESS NOTED OTHERWISE. STUD WALLS UP TO 10'-0" TALL TO BE BLOCKED SOLID AT MID-HEIGHT.
- ALL HEADERS AND BEAMS TO BE SUPPORTED BY BUILT UP STUDS OR COLUMNS AS SHOWN ON THE PLANS. SUPPORT TO BE CONTINUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
- BEARING-TYPE CONNECTIONS MAY BE TOE-NAILED. ALL OTHER CONNECTIONS TO STRUCTURAL MEMBERS TO BE MADE USING METAL JOIST HANGERS.
- ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4'-0" ON CENTER, MAXIMUM.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. PROVIDE PRESSURE TREATED LUMBER AT ALL OTHER LOCATIONS INDICATED ON THE PLANS.
- JAMB FRAMING REQUIRES (3) 2X STUDS AT ALL JAMB OPENINGS FOR PROPER TRIMMING.
- SUPPORT OF MASONRY ABOVE OPENINGS SHALL BE IN COMPLIANCE WITH SECTION R703.7.2.1 OF THE IRC 2006. STEEL ANGLES SHALL BE SIX INCHES (VERTICAL) BY FOUR INCHES BY FIVE SIXTEENTHS (6"X4"X $\frac{5}{16}$ ") ANCHORED TO BEAMS/HEADERS OR DOUBLE 2 INCH BY 4 INCH WOOD STUDS WITH HALF INCH DIAMETER BY FOUR INCH LONG LAG SCREWS (MIN.). THE HEADERS IN BEARING WALLS SHALL BE SIZED TO SUPPORT ALL DEAD LOADS, LIVE LOADS, AND WEIGHT OF VENEER ABOVE OPENING WITH A DEFLECTION LIMIT OF L/600. BEAMS/HEADERS SUPPORTING MASONRY VENEER NOT SHOWN ON PLANS SHALL BE VERIFIED BY THE ENGINEER FOR PROPER SIZE.
- COORDINATE ENGINEERED JOIST/ TRUSS DRAWINGS WITH ARCHITECTURAL DRAWINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW.

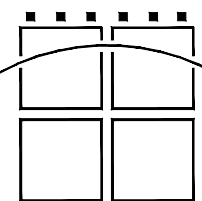
CODE REVIEW:

INTERNATIONAL RESIDENTIAL CODE (IRC) 2009

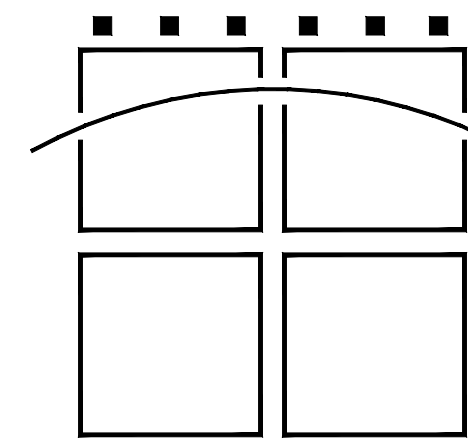
SHEET INDEX:

- C1 SCHEMATIC SITE PLAN
- A1 FOUNDATION PLAN & NOTES
- A2 FIRST FLOOR PLAN & NOTES
- A3 SECOND FLOOR PLAN & NOTES
- A4 ROOF FRAMING PLAN & NOTES
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 BUILDING SECTIONS
- A8 WALL SECTIONS
- A9 DETAILS
- A10 TERRACE/PERGOLA PLANS
- B1 BRACED WALL PANEL
- E1 1ST FLOOR SCHEMATIC ELECTRICAL PLAN
- E2 2ND FLOOR SCHEMATIC ELECTRICAL PLAN

ARCHITECT:

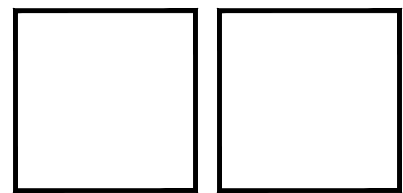
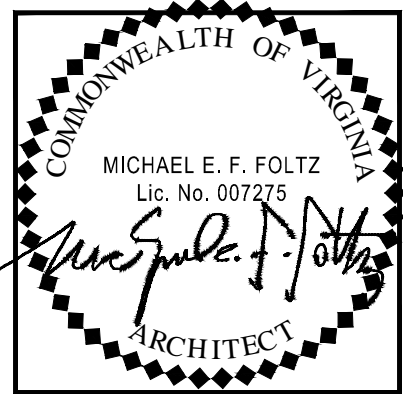


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AMIN RESIDENCE

LOT 18 - CHANNEL VIEW TERRACE

Meadowville Landing

Chesterfield County, Virginia

COMM NO.	DRAWN BY:
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SCHEMATIC SITE PLAN

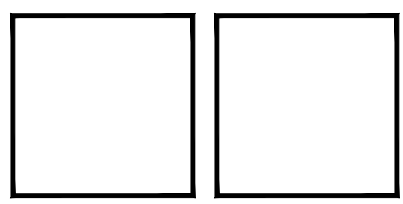
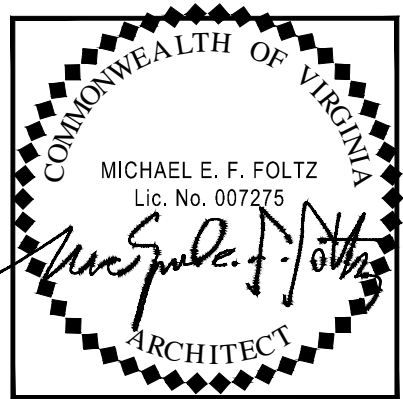
1/20" = 1'-0"

RETAINING WALL DTL.

3/4" = 1'-0"

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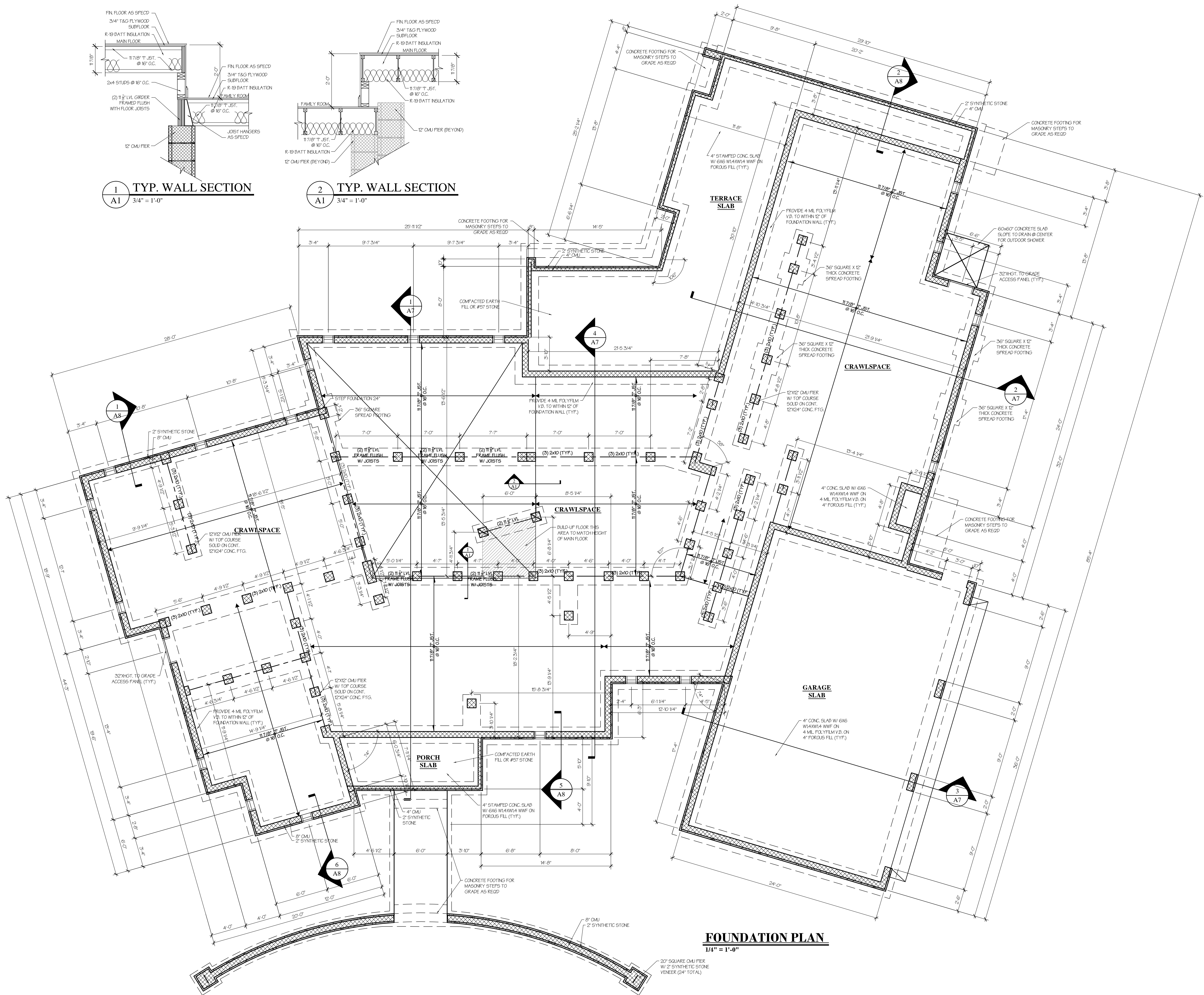
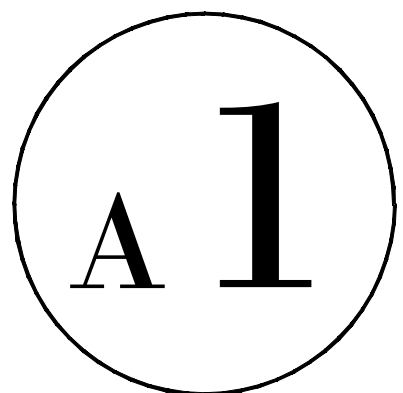
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Meadowville Landing

Chesterfield County, Virginia

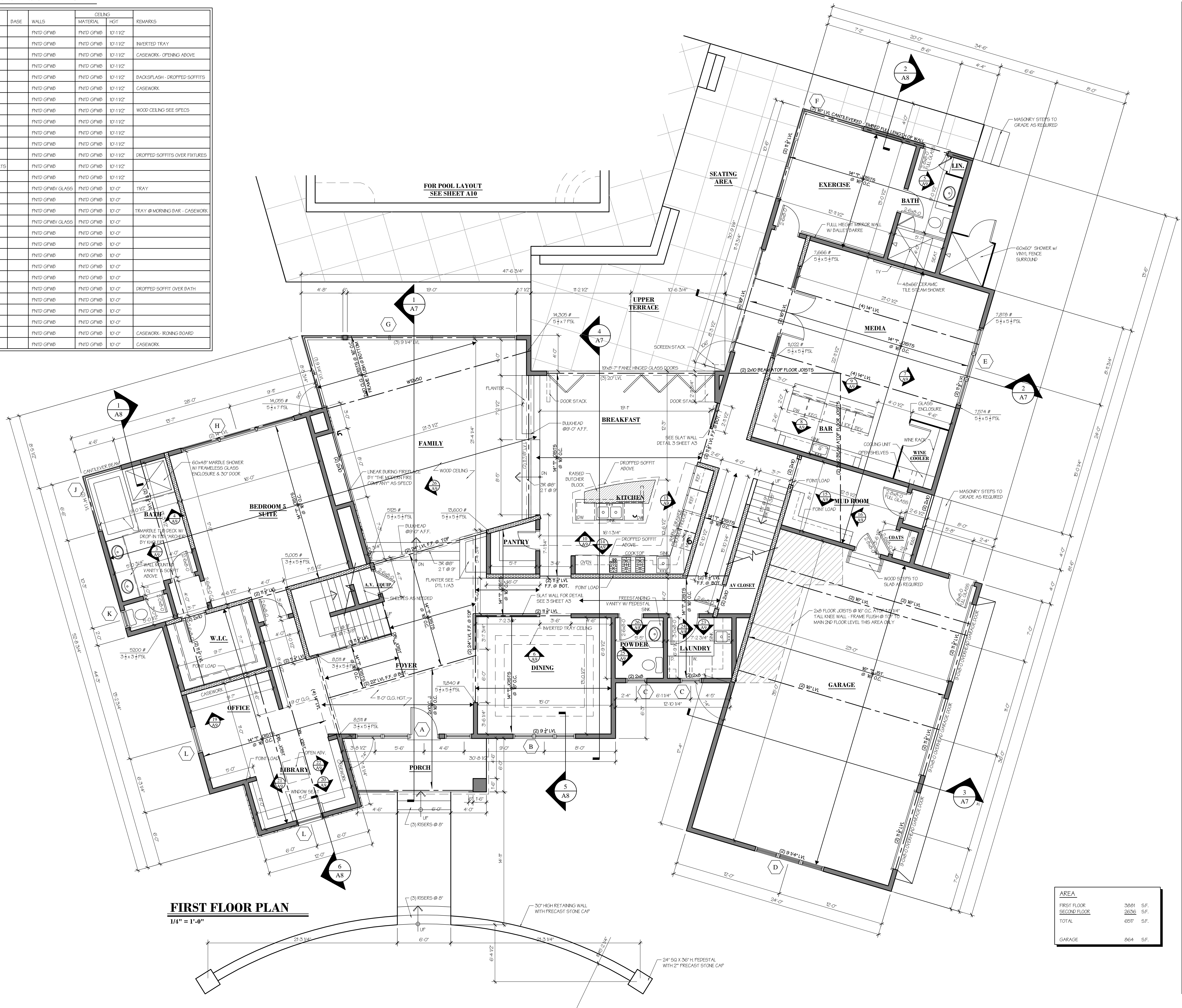
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FINISH SCHEDULE

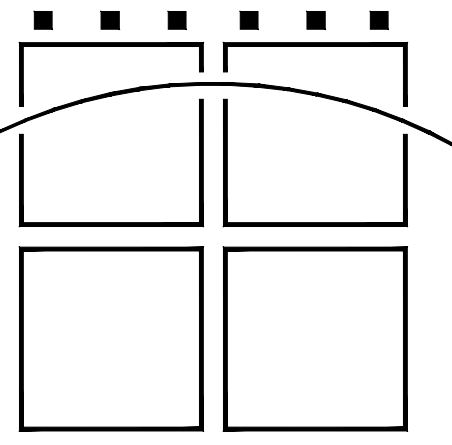
SPACE	FLOOR	BASE	WALLS	CILING	REMARKS
FOYER	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2"
DINING	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2" INVERTED TRAY
OFFICE/LIBRARY	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2" CASEWORK - OPENING ABOVE
LAUNDRY	C. TILE		FNTD GFWB	FNTD GFWB	10'-1 1/2"
KITCHEN	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2" BACKSPLASH - DROPPED SOFFITS
MUD ROOM	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2" CASEWORK
BREAKFAST	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2"
FAMILY	C. TILE		FNTD GFWB	FNTD GFWB	10'-1 1/2" WOOD CEILING SEE SPECS
MEDIA	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2"
POWDER	C. TILE		FNTD GFWB	FNTD GFWB	10'-1 1/2"
BEDROOM 5	WOOD		FNTD GFWB	FNTD GFWB	10'-1 1/2"
BEDROOM 5 BATH	C. TILE		FNTD GFWB	FNTD GFWB	10'-1 1/2" DROPPED SOFFITS OVER FIXTURES
EXERCISE	WOOD & MATS		FNTD GFWB	FNTD GFWB	10'-1 1/2"
EXERCISE BATH	C. TILE		FNTD GFWB	FNTD GFWB	10'-1 1/2"
MASTER SUITE	CARPET		FNTD GFWB GLASS	FNTD GFWB	10'-0" TRAY
MASTER BATH	C. TILE		FNTD GFWB	FNTD GFWB	10'-0"
MASTER W.C.	CARPET		FNTD GFWB	FNTD GFWB	10'-0" TRAY @ MORNING BAR - CASEWORK
MASTER SITTING	CARPET		FNTD GFWB GLASS	FNTD GFWB	10'-0"
BEDROOM 2	CARPET		FNTD GFWB	FNTD GFWB	10'-0"
BEDROOM 2 BATH	C. TILE		FNTD GFWB	FNTD GFWB	10'-0"
BEDROOM 3	CARPET		FNTD GFWB	FNTD GFWB	10'-0"
BEDROOM 3 BATH	C. TILE		FNTD GFWB	FNTD GFWB	10'-0"
BEDROOM 4	CARPET		FNTD GFWB	FNTD GFWB	10'-0"
BEDROOM 4 BATH	C. TILE		FNTD GFWB	FNTD GFWB	10'-0" DROPPED SOFFIT OVER BATH
HALL	WOOD		FNTD GFWB	FNTD GFWB	10'-0"
PLAYROOM	CARPET		FNTD GFWB	FNTD GFWB	10'-0"
TEMPLE	CARPET		FNTD GFWB	FNTD GFWB	10'-0"
2ND FLOOR LAUNDRY	C. TILE		FNTD GFWB	FNTD GFWB	10'-0" CASEWORK - IRONING BOARD
2ND FLOOR STUDY/BLD.	WOOD		FNTD GFWB	FNTD GFWB	10'-0" CASEWORK



FIRST FLOOR PLAN

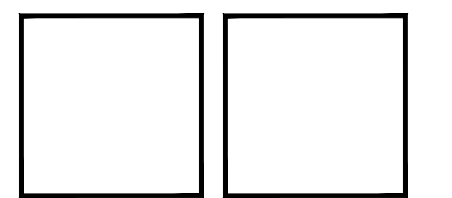
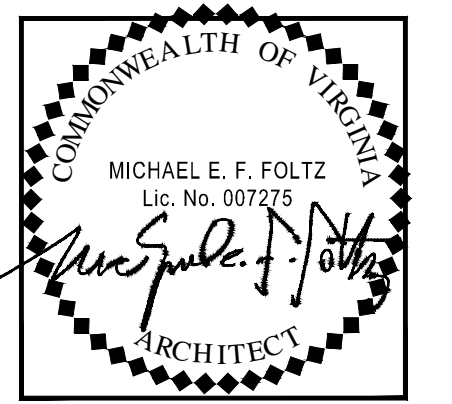
1/4" = 1'-0"

AREA		
FIRST FLOOR	3081	S.F.
SECOND FLOOR	2626	S.F.
TOTAL	6507	S.F.
GARAGE		
	864	S.F.



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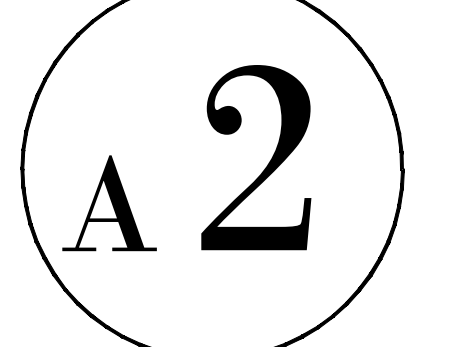
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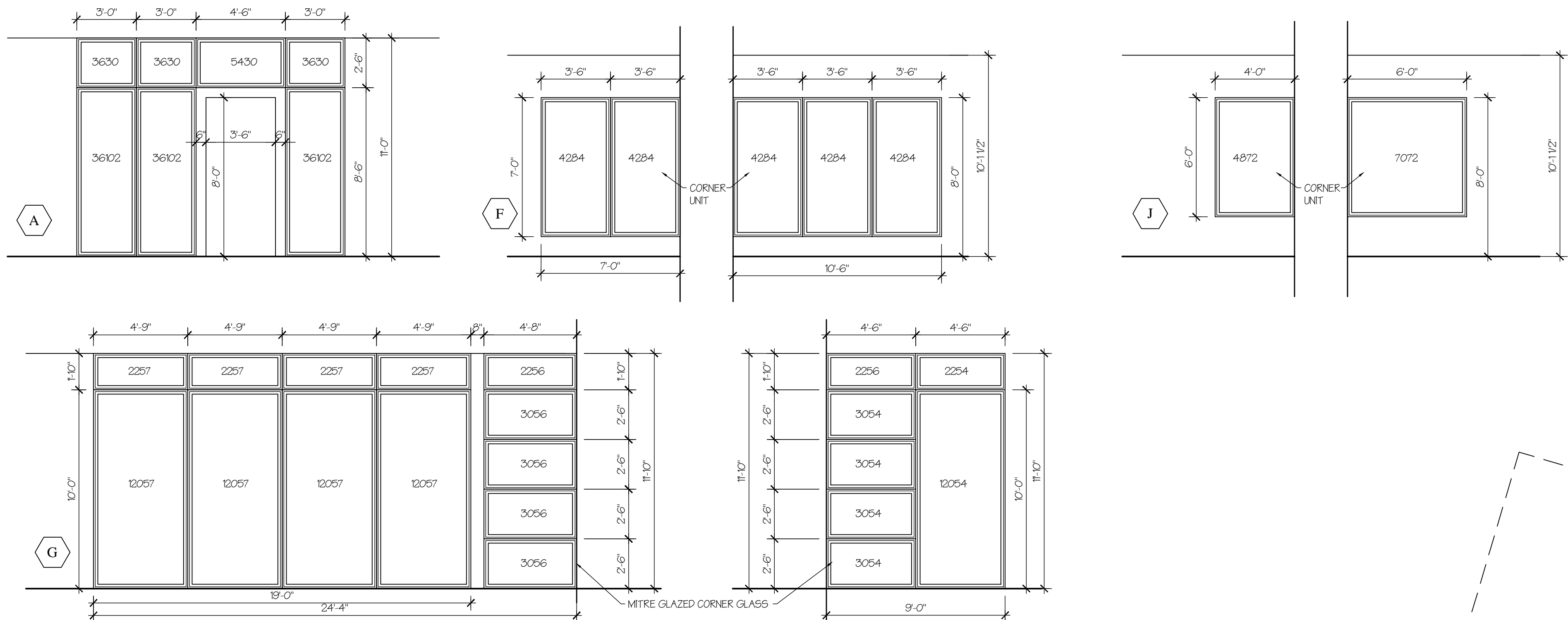
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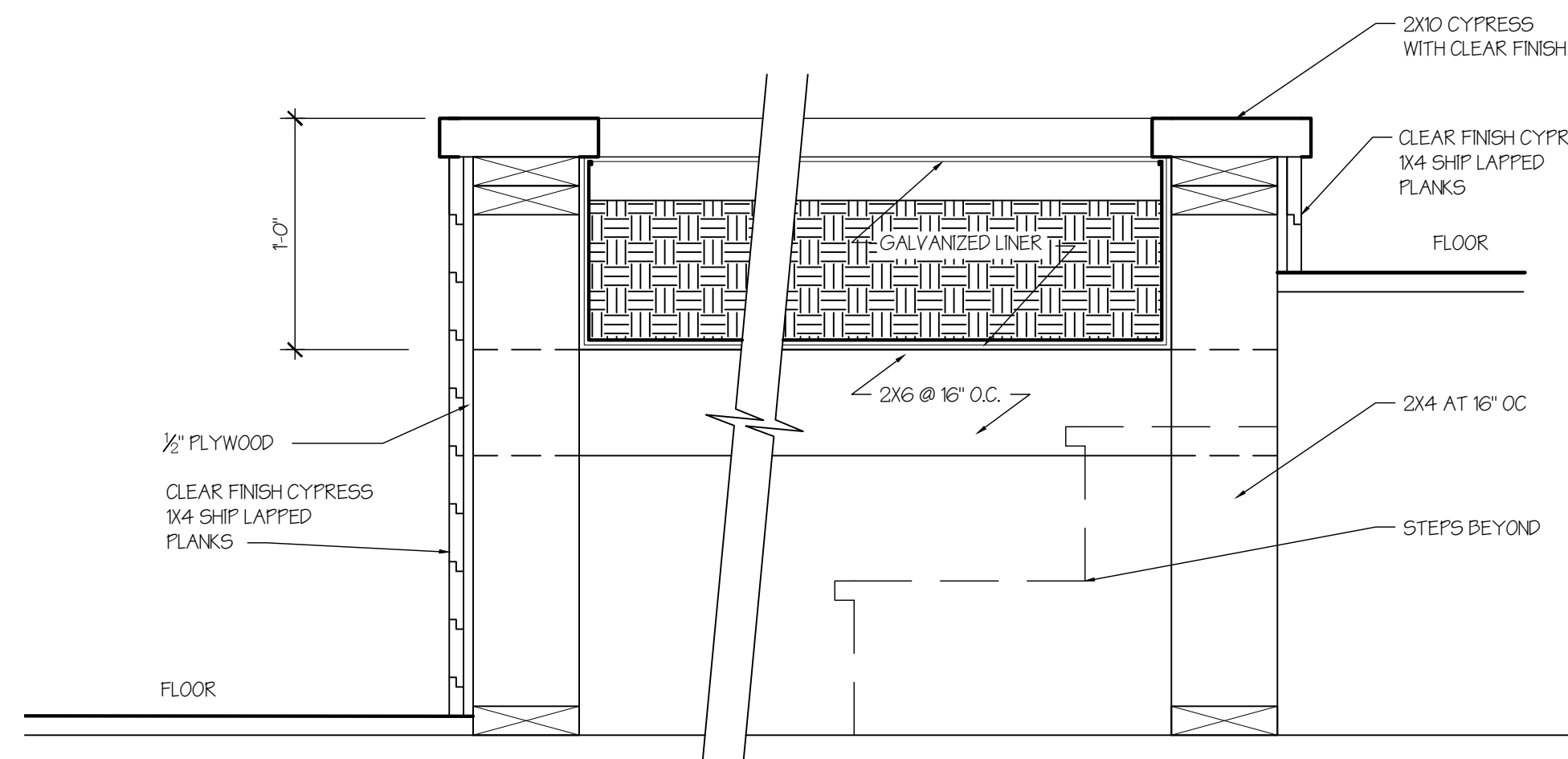
WINDOW SCHEDULE

NO.	UNIT	SIZE	TYPE	MATL	GLASS	REMARKS
A	SEE ELEVATION		DIRECT SET			
B	(3) 28 x 72		CASEMENT	CLAD WOOD		W/ SCREENS
C	28 x 72		CASEMENT	CLAD WOOD		W/ SCREENS
D	(3) 28 x 72		CASEMENT	CLAD WOOD		W/ SCREENS
E	(3) 36 x 24		CASEMENT	CLAD WOOD		W/ SCREENS
F	SEE ELEVATION		DIRECT SET			
G	SEE ELEVATION		DIRECT SET			
H	(4) 36 x 84		CASEMENT	CLAD WOOD		W/ SCREENS
J	SEE ELEVATION		DIRECT SET			
K	24 x 36		CASEMENT	CLAD WOOD		W/ SCREENS
L	36 x 72		CASEMENT	CLAD WOOD		W/ SCREENS
M	24 x 48		CASEMENT	CLAD WOOD		W/ SCREENS
N	(2) 28 x 60		CASEMENT	CLAD WOOD		W/ SCREENS
O	28 x 42		CASEMENT	CLAD WOOD		W/ SCREENS
P	(3) 28 x 60		CASEMENT	CLAD WOOD		W/ SCREENS
Q	24 x 36		CASEMENT	CLAD WOOD		W/ SCREENS
R	(2) 30 x 60		CASEMENT	CLAD WOOD		W/ SCREENS
S	(2) 36 x 78		CASEMENT	CLAD WOOD		W/ SCREENS
T	(3) 30 x 84		CASEMENT	CLAD WOOD		W/ SCREENS
U	36 x 60		CASEMENT	CLAD WOOD		W/ SCREENS

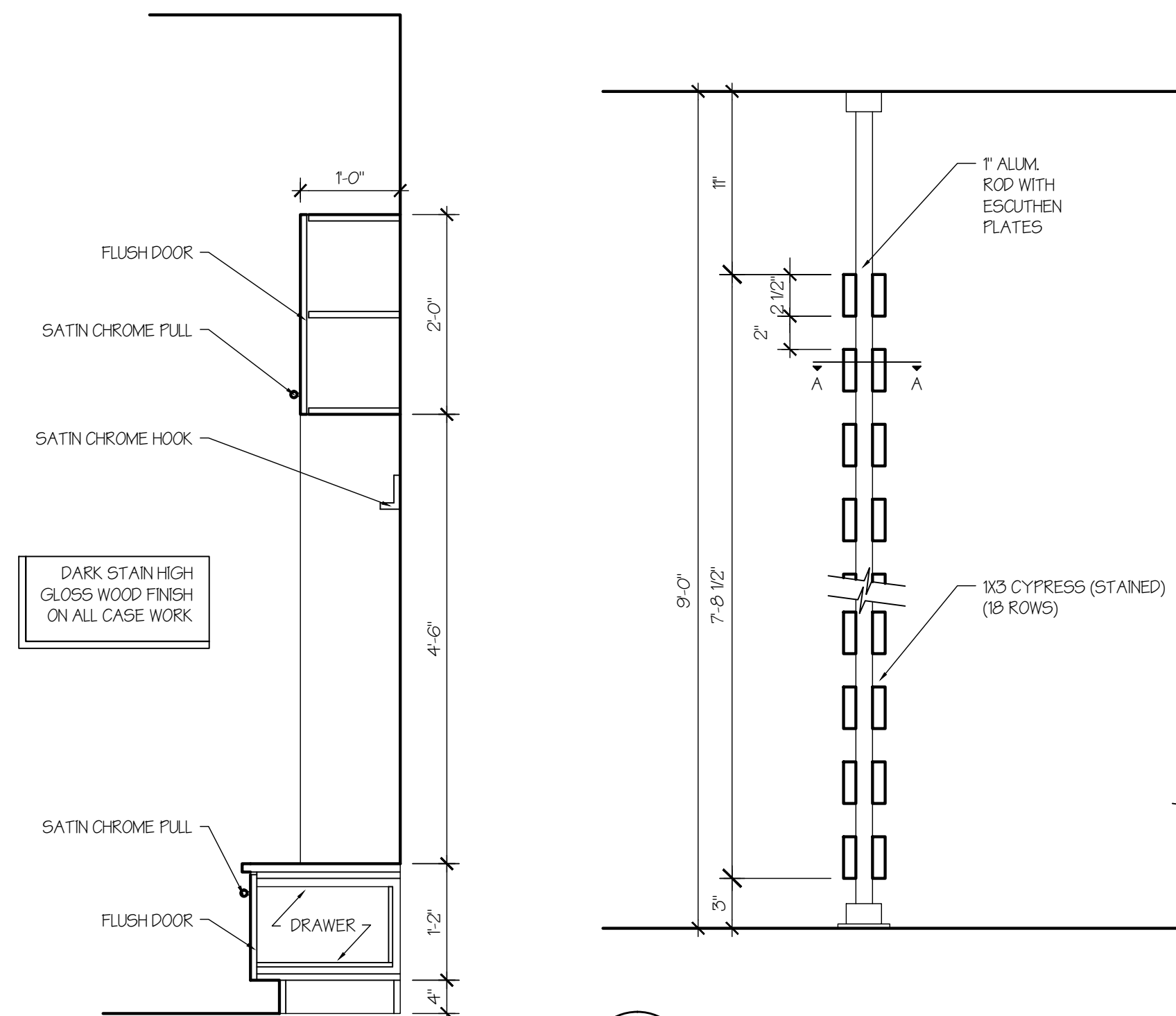
NOTE: WINDOWS SHALL BE JELD-WEN CUSTOM CLAD/ WOOD WINDOWS WITH SCREENS



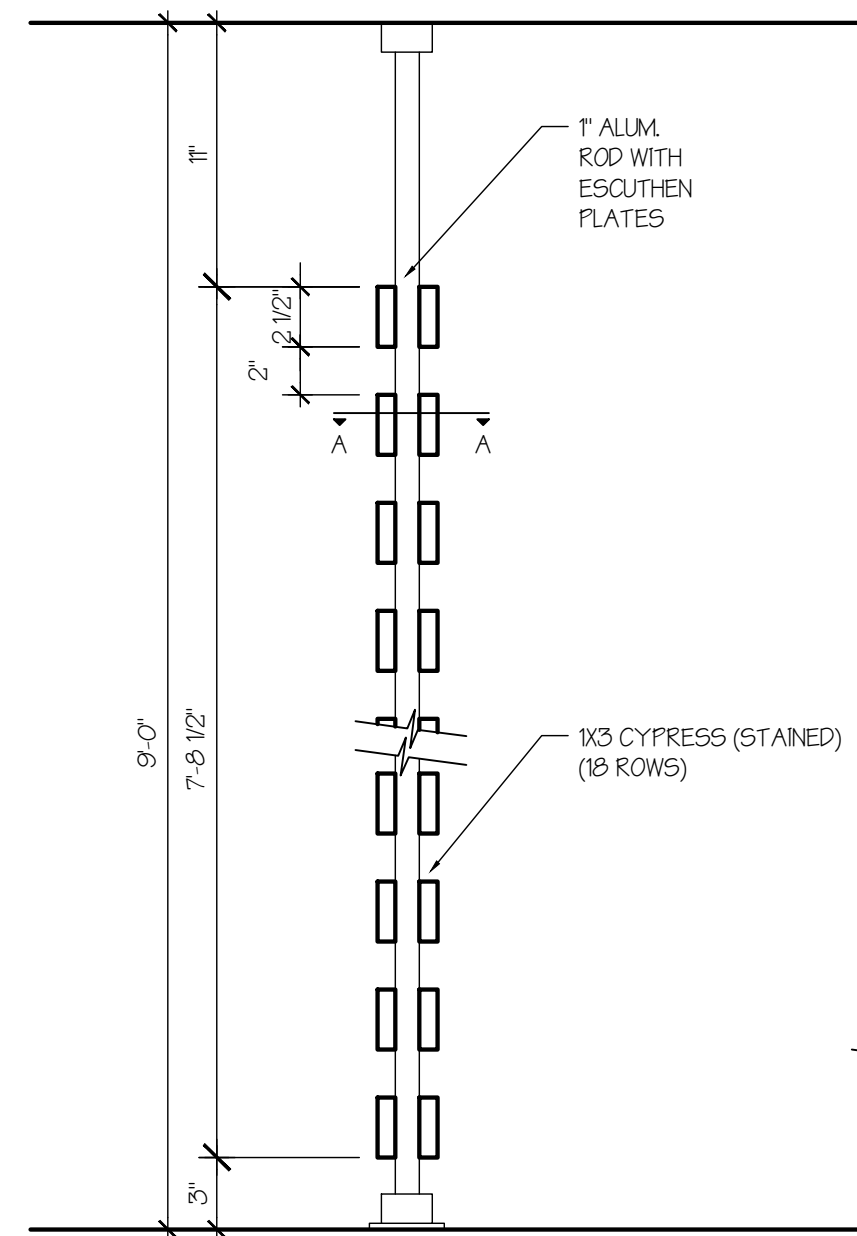
WINDOW ELEVATIONS



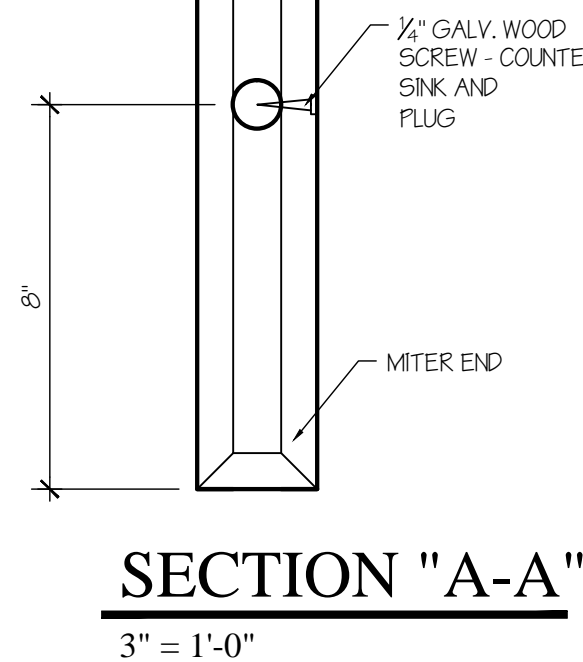
1 PLANTER DETAIL
1 1/2" = 1'-0"



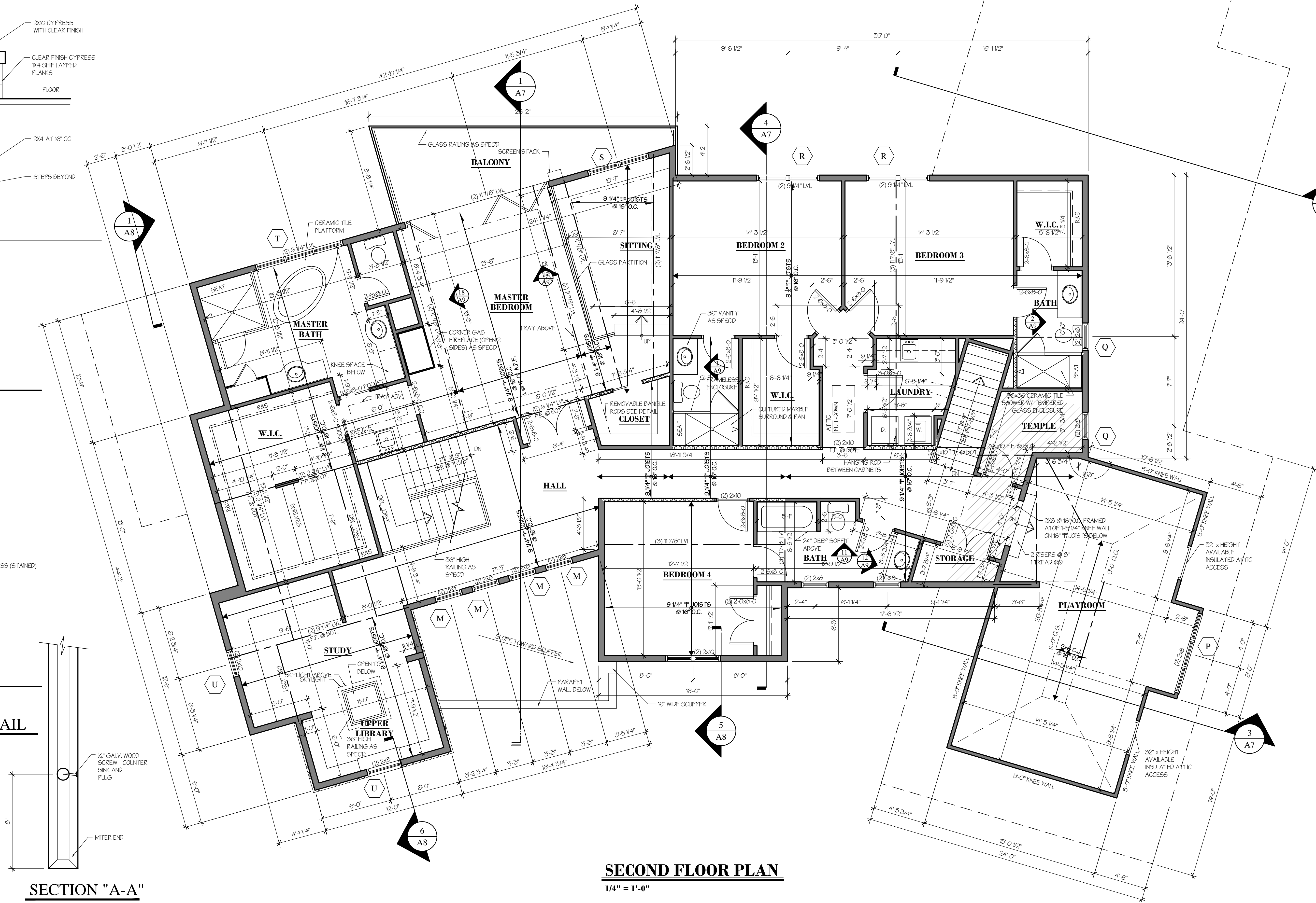
2 SECTION
3/4" = 1'-0"



3 SLAT WALL DETAIL
1 1/2" = 1'-0"

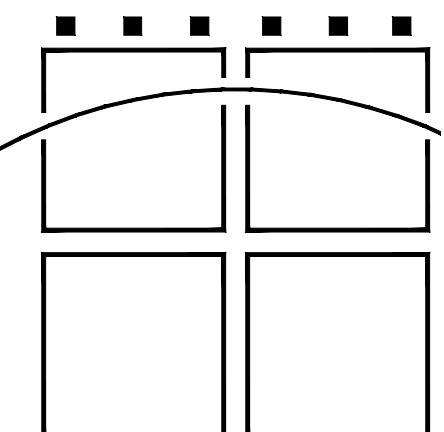


SECTION "A-A"
3" = 1'-0"



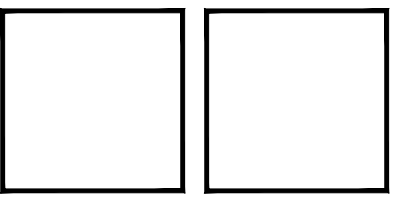
SECOND FLOOR PLAN

1/4" = 1'-0"



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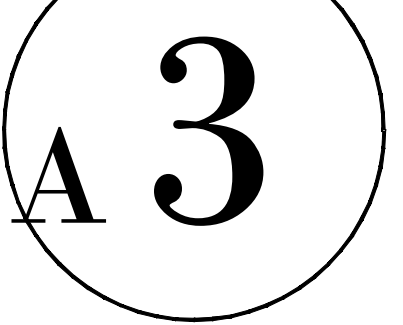
LOT 18 - CHANNEL VIEW TERRACE

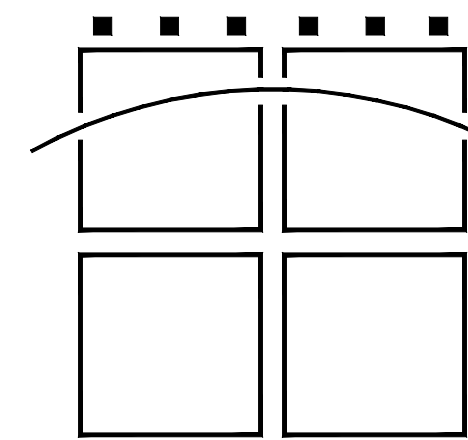
Meadowville Landings

Chesterfield County, Virginia

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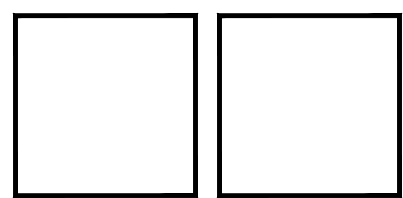
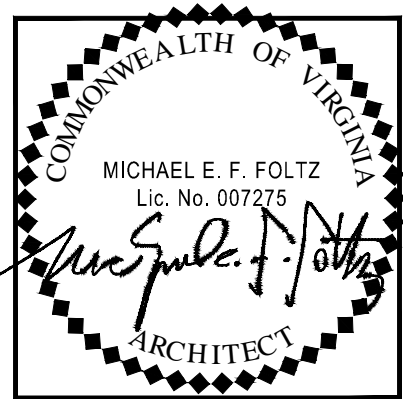
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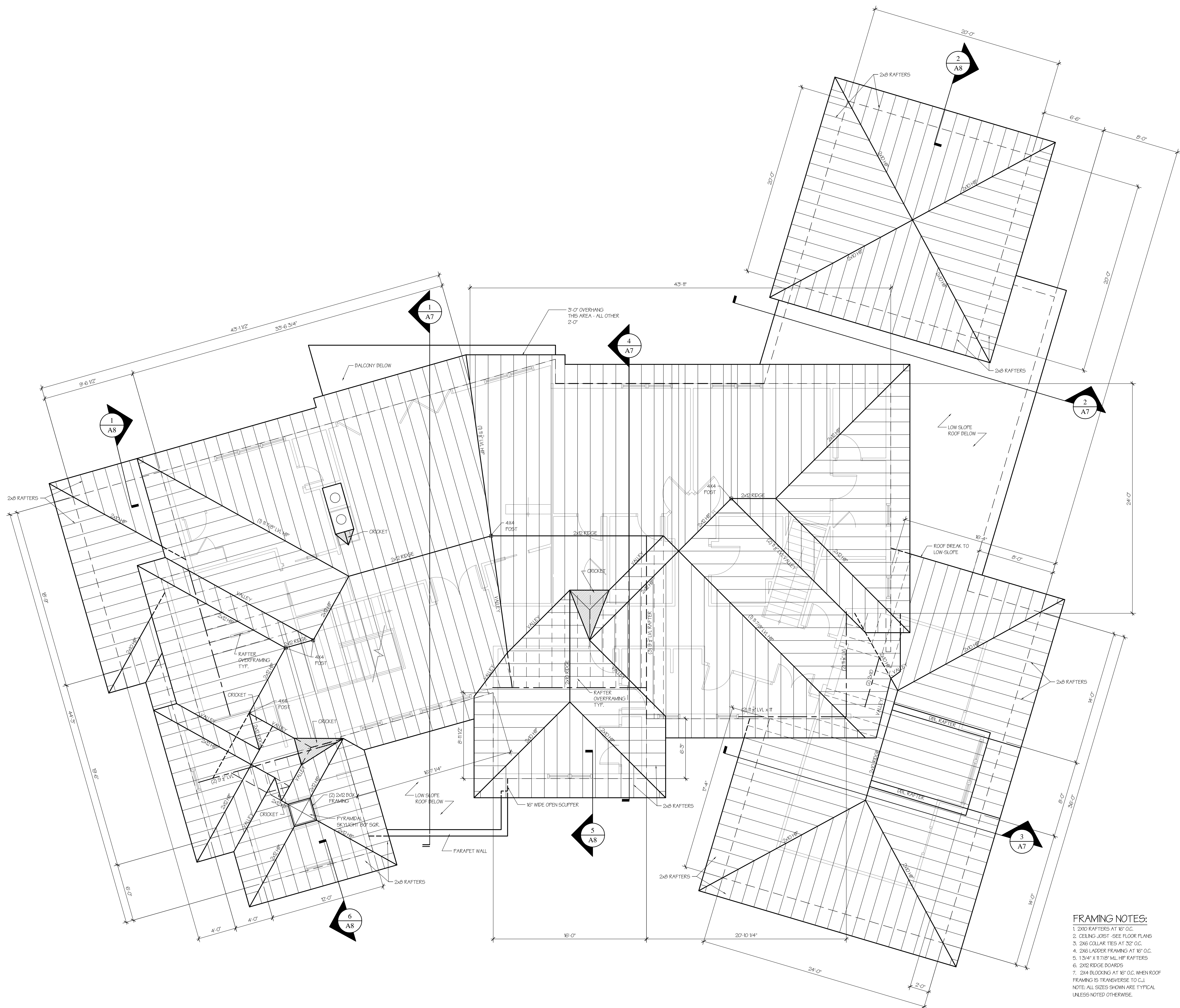
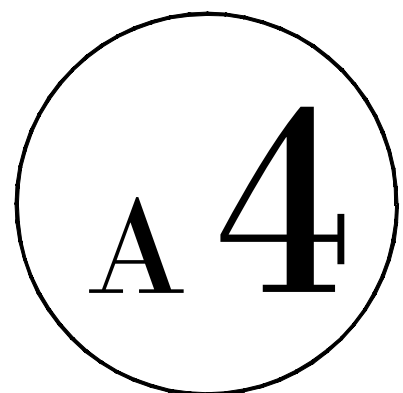
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Meadowville Landing

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ROOF FRAMING PLAN

1/4" = 1'-0"

FRAMING NOTES:

- 2x6 RAFTERS AT 16" O.C.
- CEILING JOIST - SEE FLOOR PLANS
- 2x6 COLLAR TIES AT 32" O.C.
- 2x6 LADDER FRAMING AT 16" O.C.
- 1 3/4" X 11 7/8" ML HP RAFTERS
- 2x12 RIDGE BOARDS
- 2x14 BLOOMS AT 16" O.C. WHEN ROOF

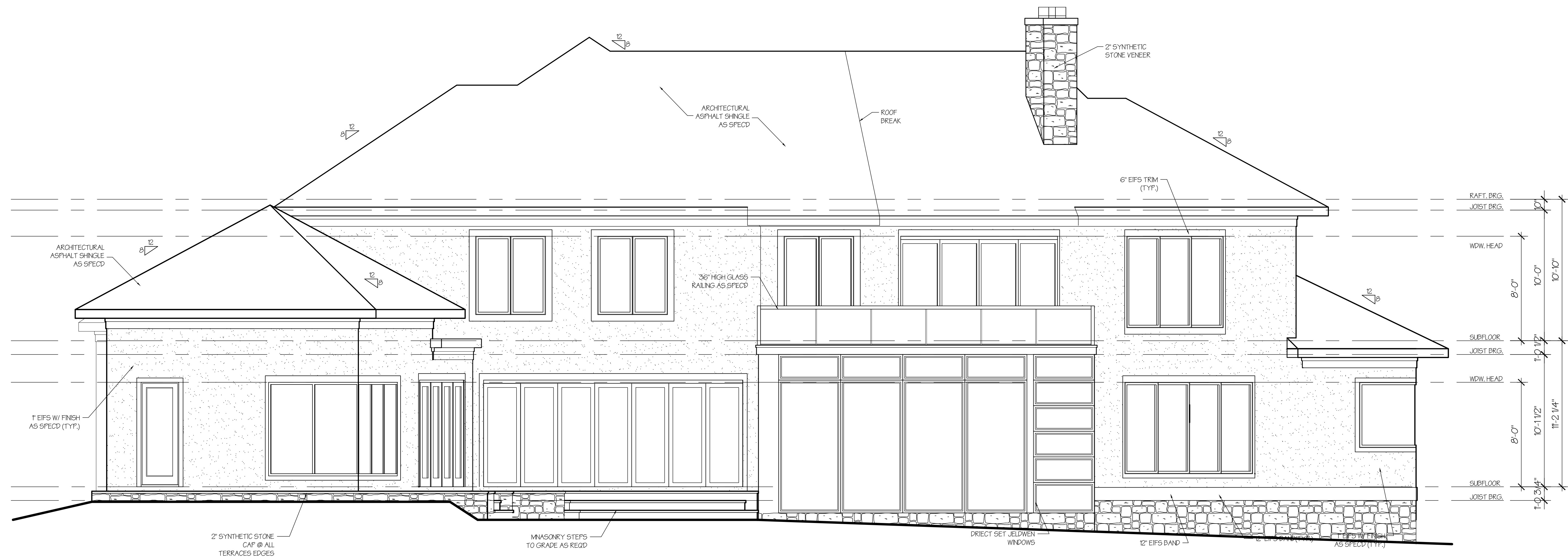
FRAMING IS TRANSVERSE TO C.J.

NOTE: ALL SIZES SHOWN ARE TYPICAL UNLESS NOTED OTHERWISE.



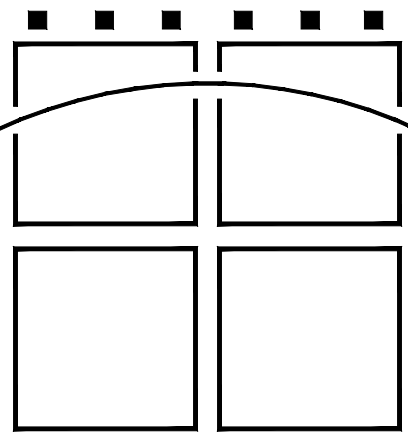
FRONT ELEVATION

1/4" = 1'-0"



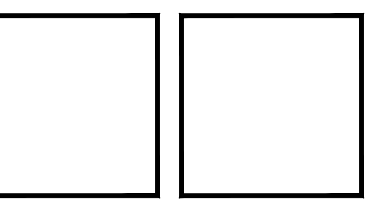
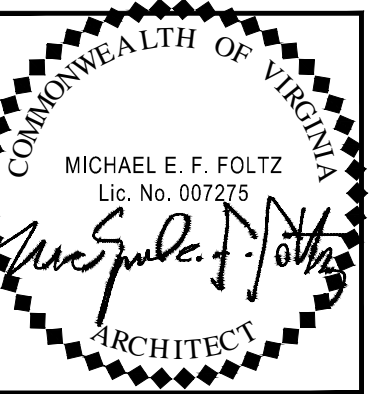
REAR ELEVATION

1/4" = 1'-0"



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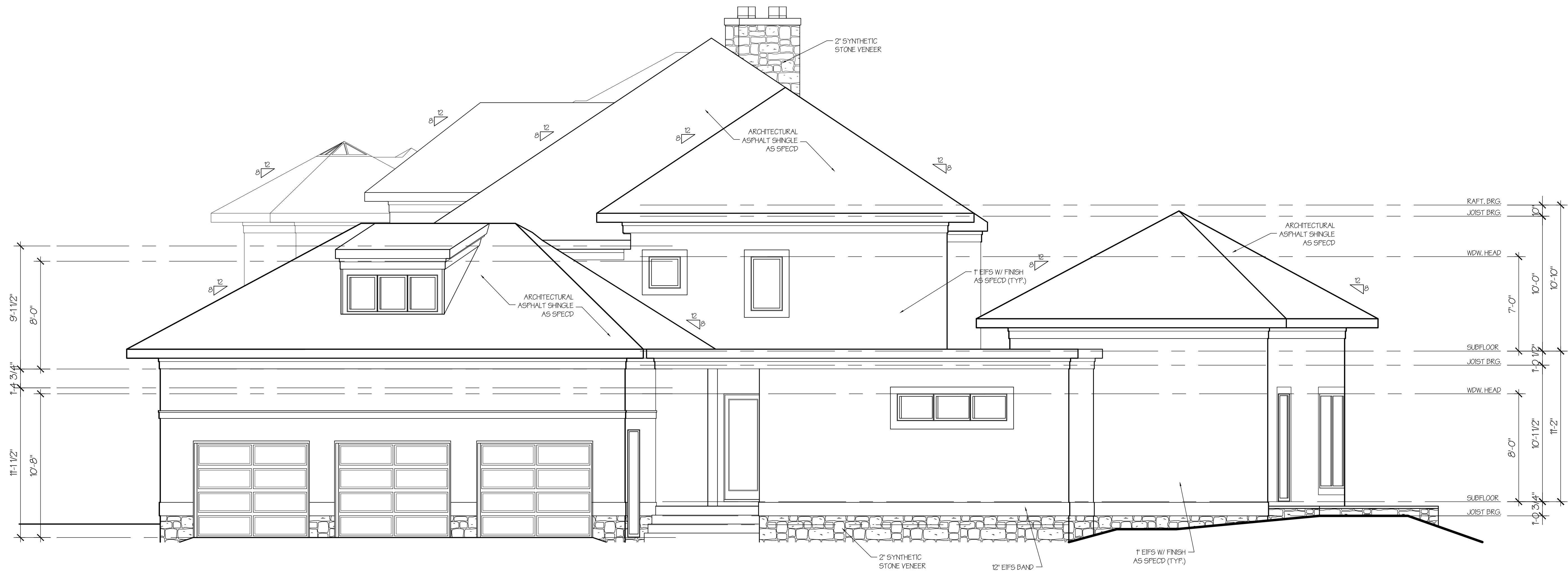


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A5



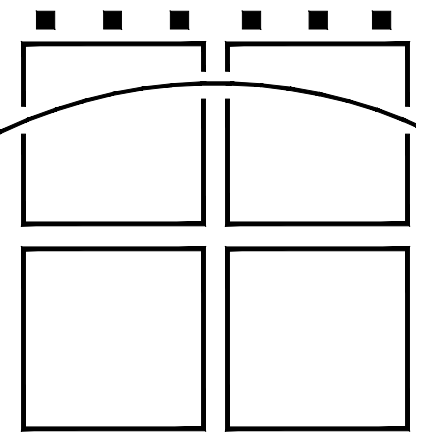
RIGHT SIDE ELEVATION

1/4" = 1'-0"



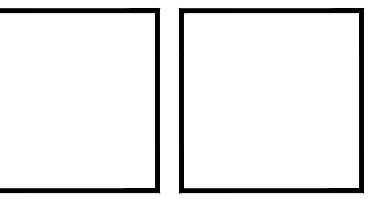
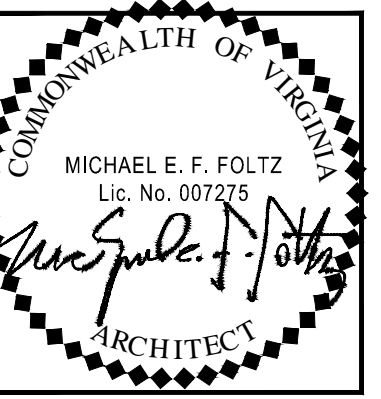
LEFT SIDE ELEVATION

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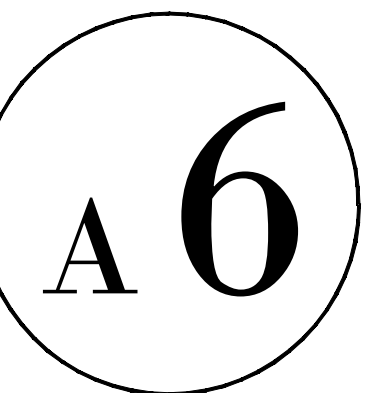
LOT 18 - CHANNEL VIEW TERRACE

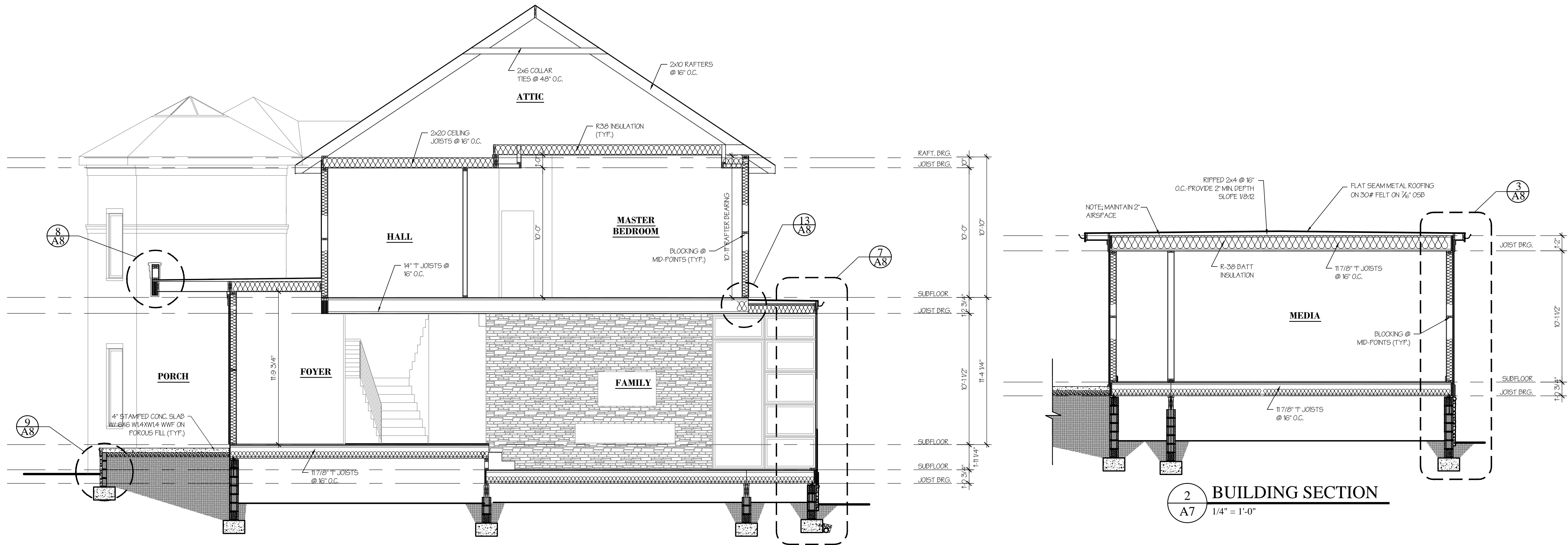
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Chesterfield County, Virginia

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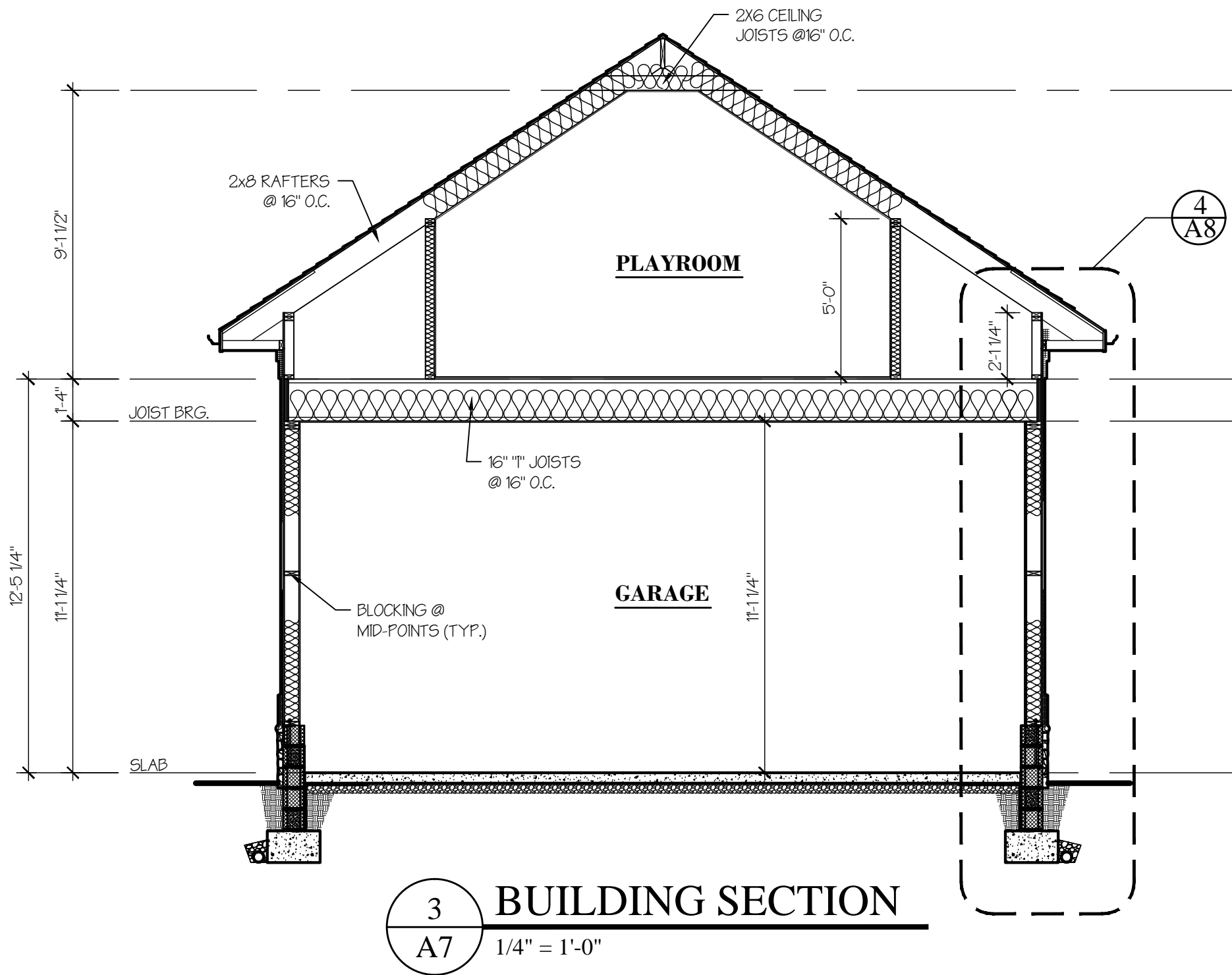
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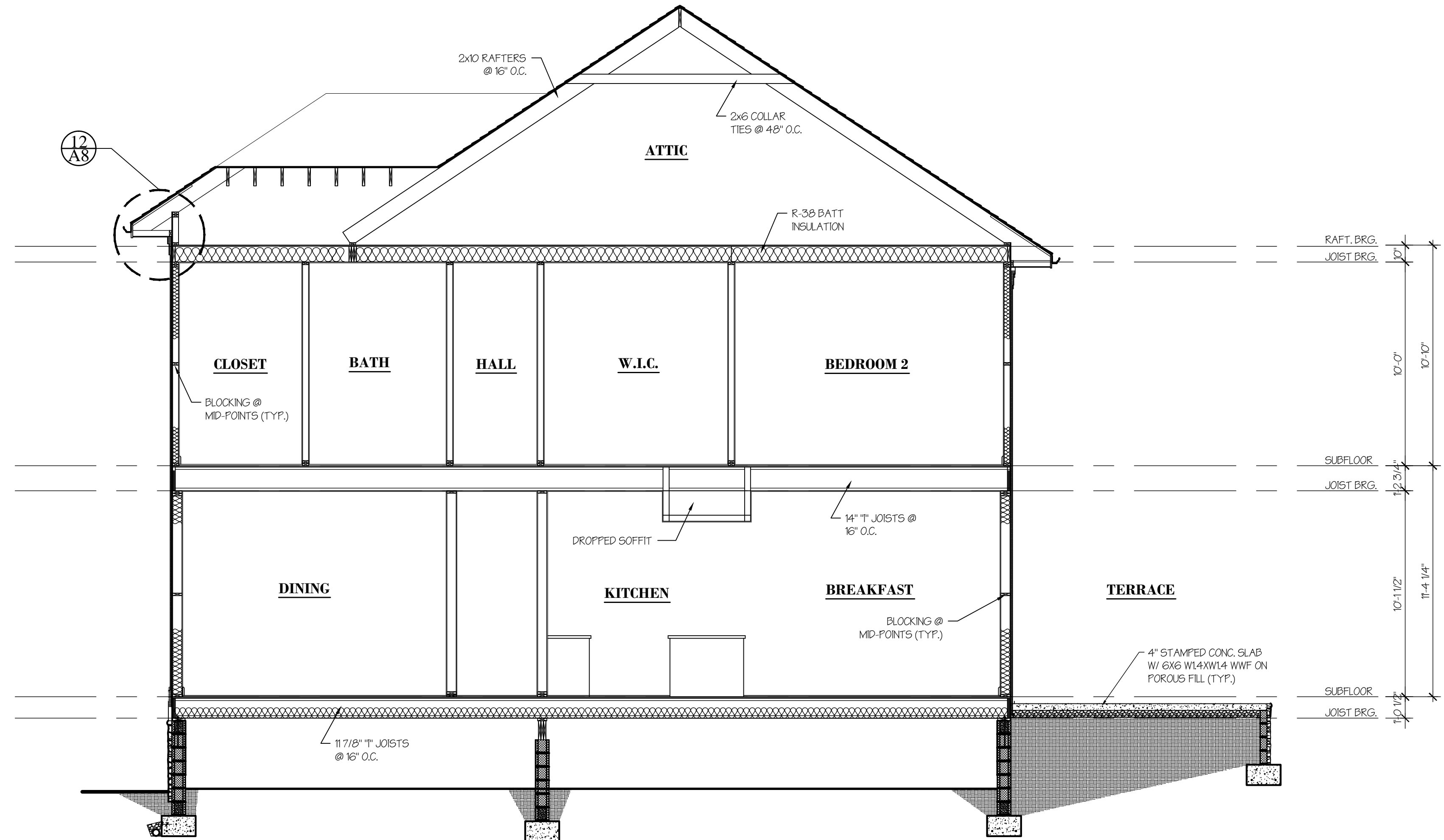


1 BUILDING SECTION
A7 1/4" = 1'-0"

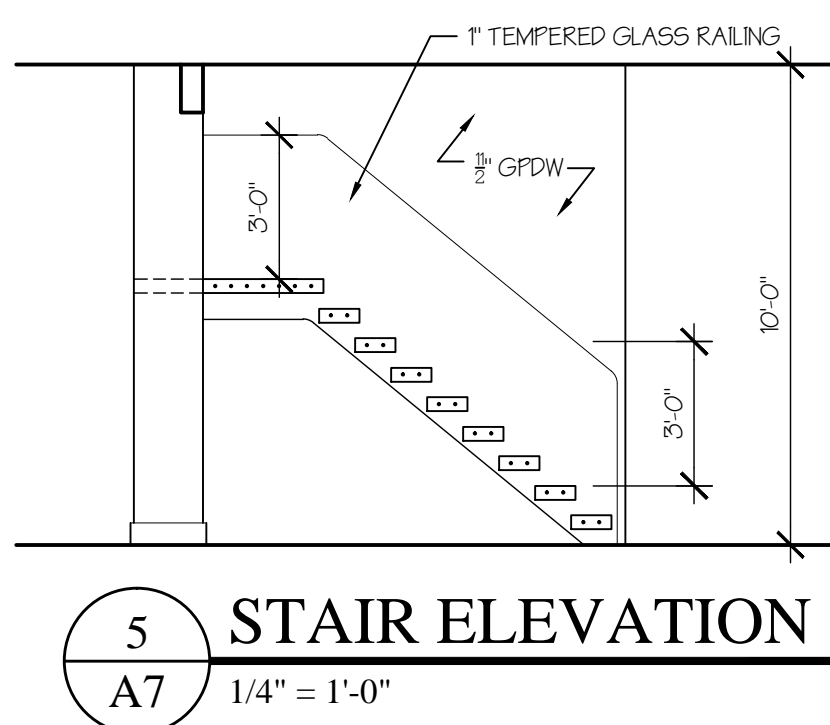
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A7 1/4" = 1'-0"



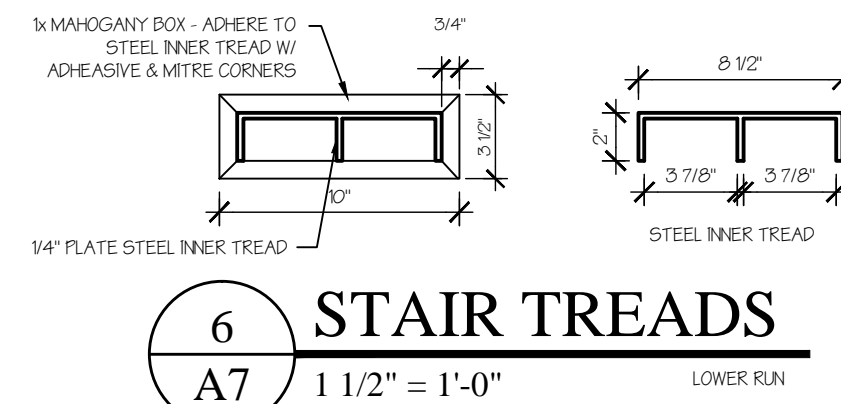
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A7 1/4" = 1'-0"



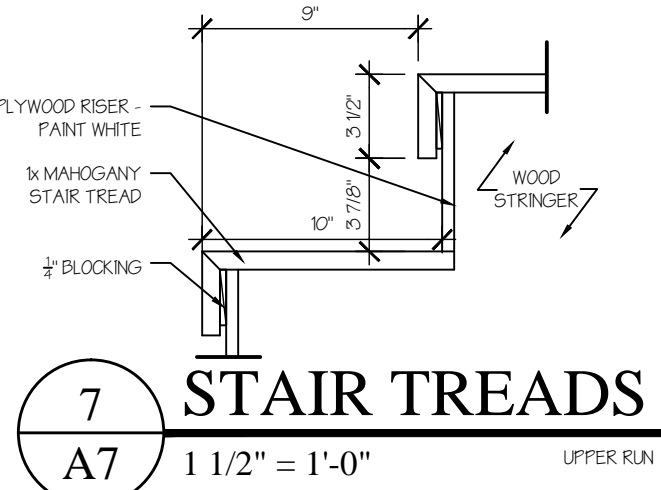
4 BUILDING SECTION
A7 1/4" = 1'-0"



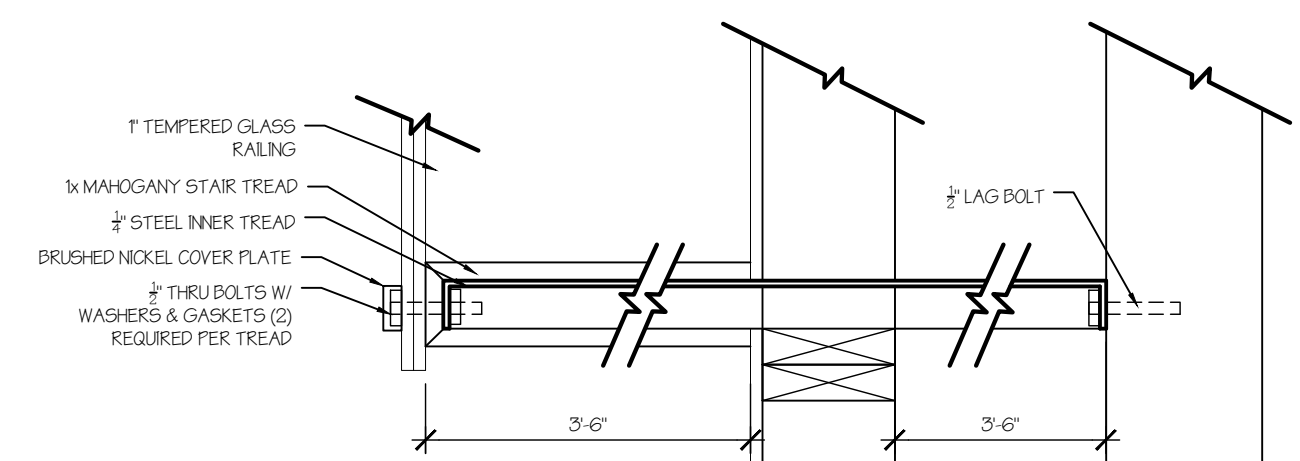
5 STAIR ELEVATION
A7 1/4" = 1'-0"



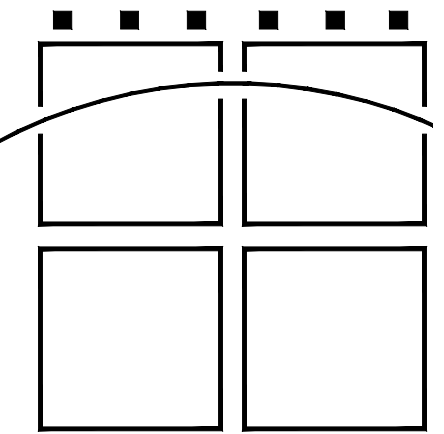
6 STAIR TREADS
A7 1 1/2" = 1'-0"



7 STAIR TREADS
A7 1 1/2" = 1'-0"

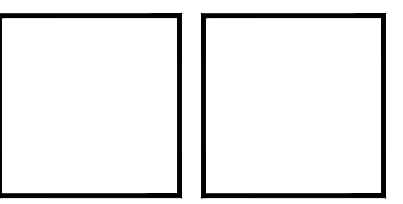
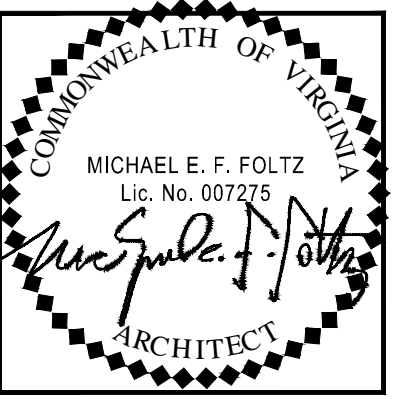


8 STAIR SECTION
A7 1 1/2" = 1'-0"



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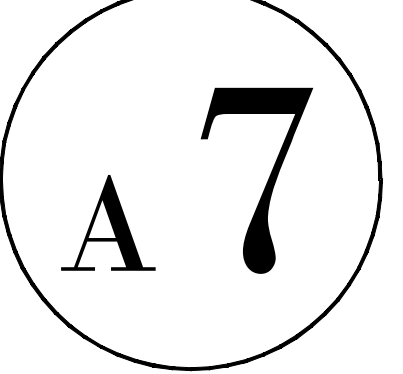
LOT 18 - CHANNEL VIEW TERRACE

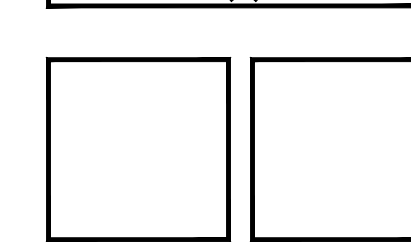
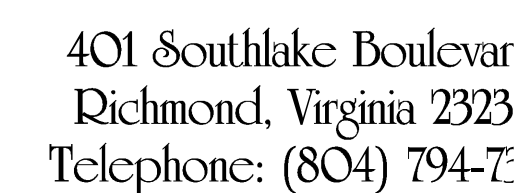
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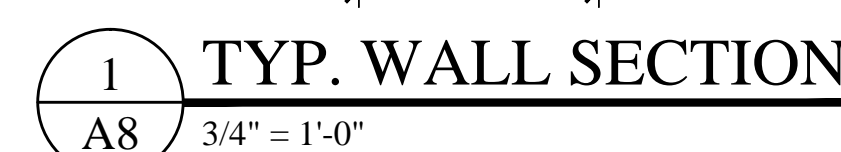
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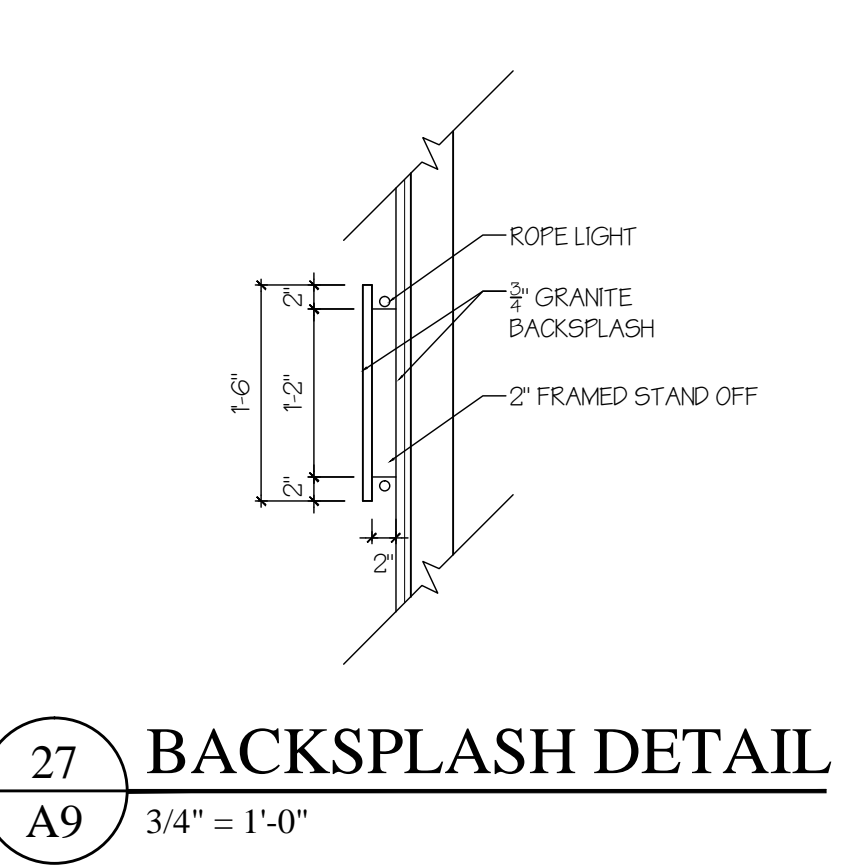
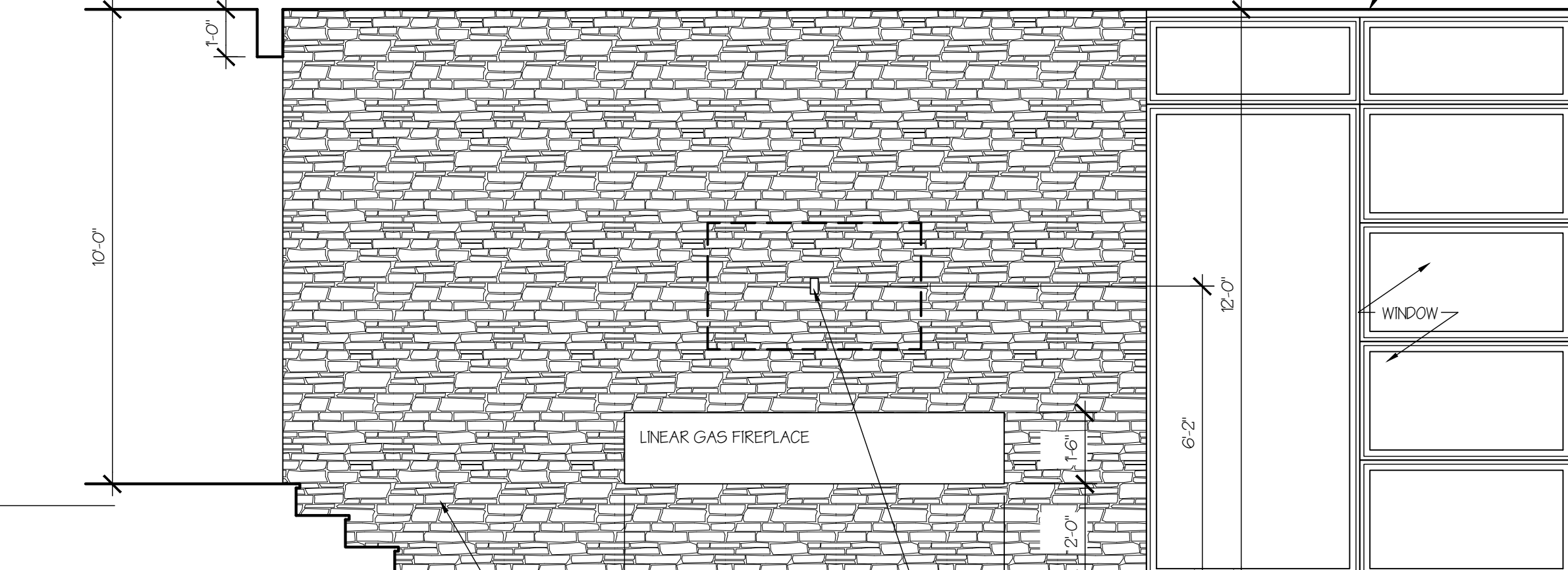
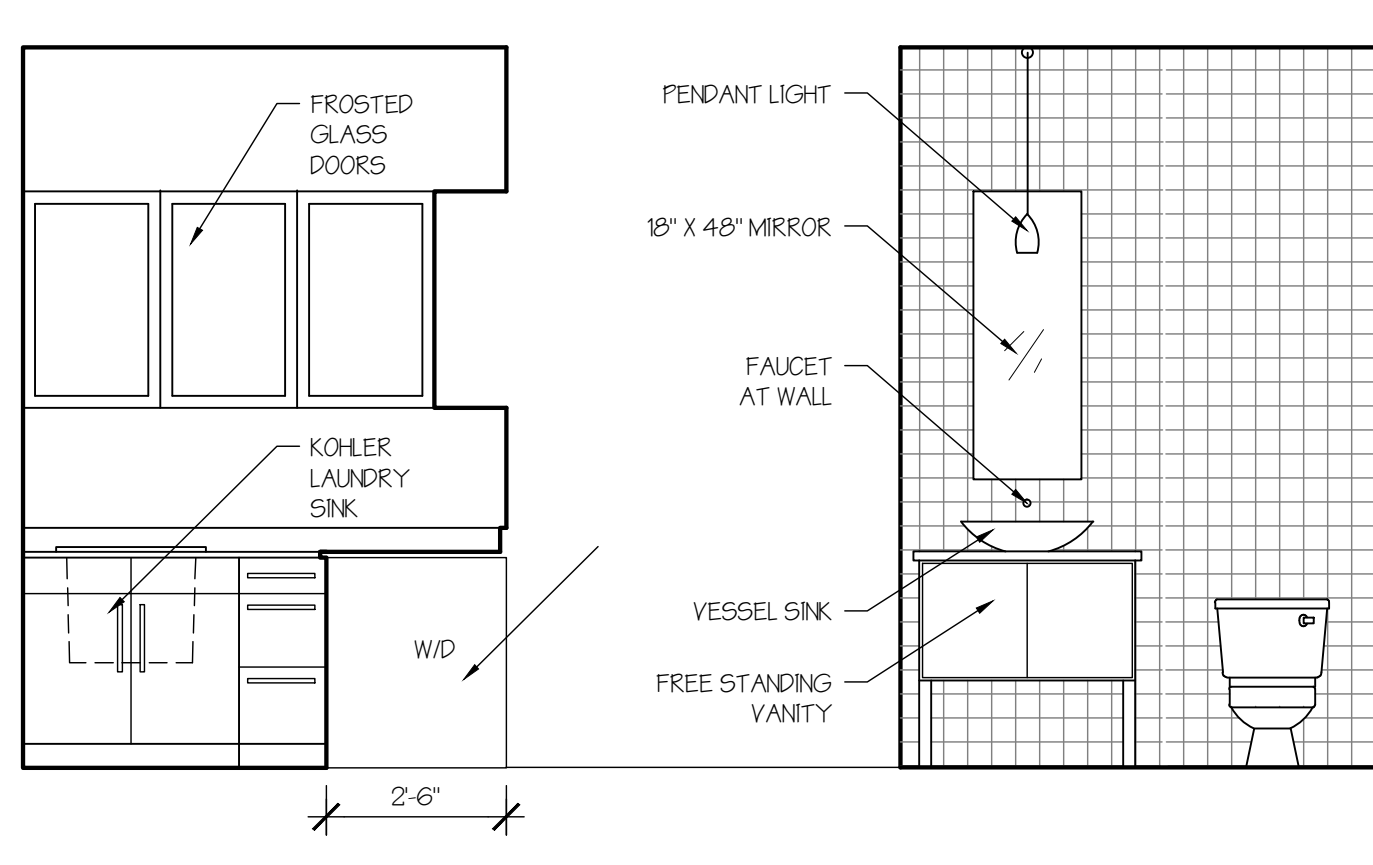
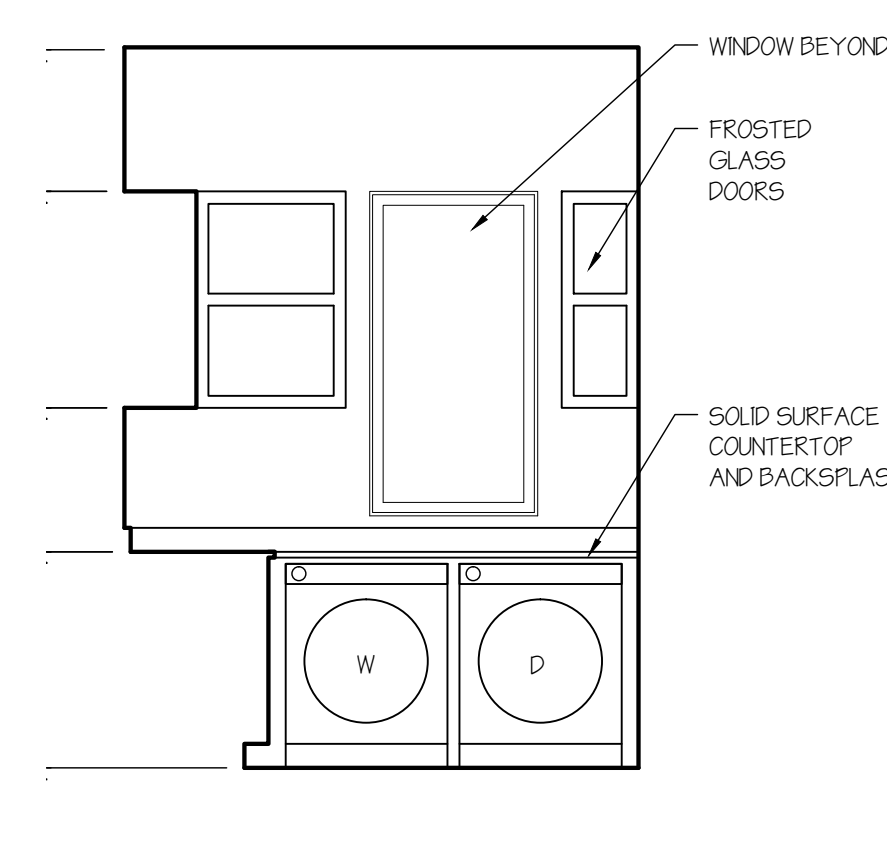
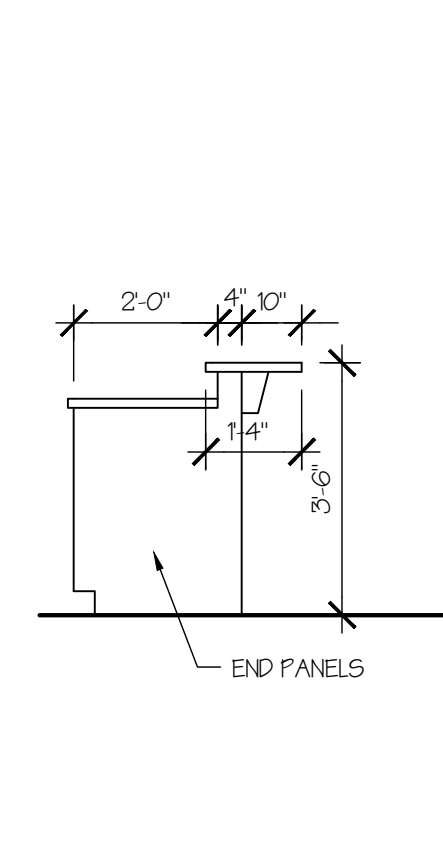
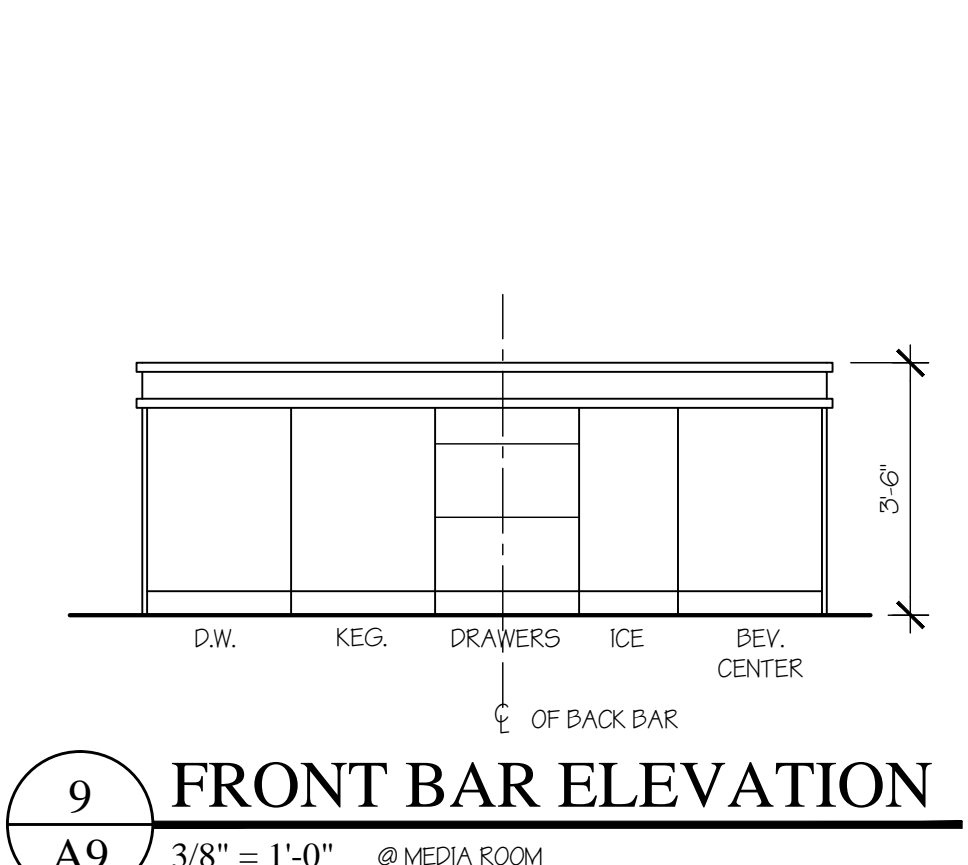
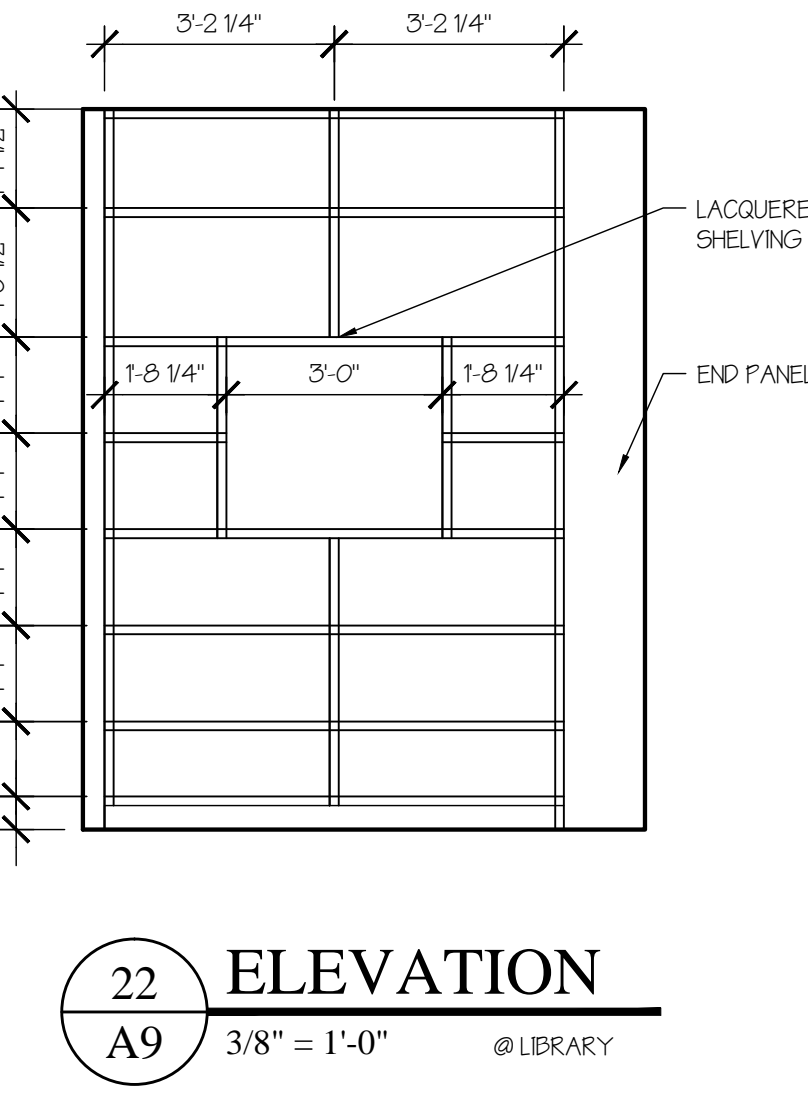
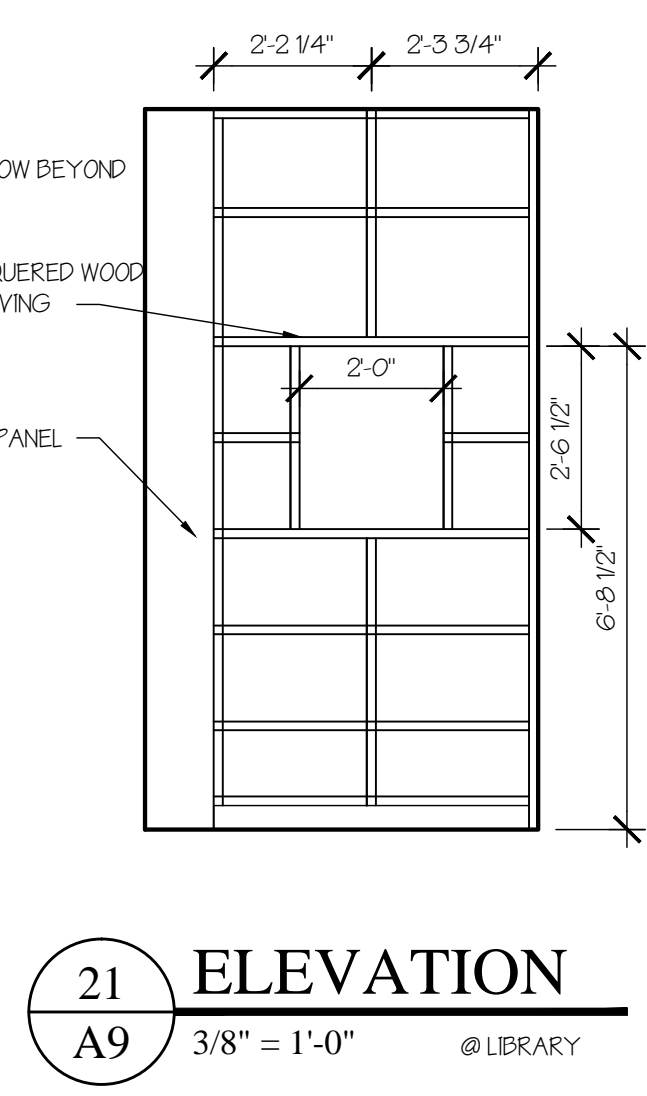
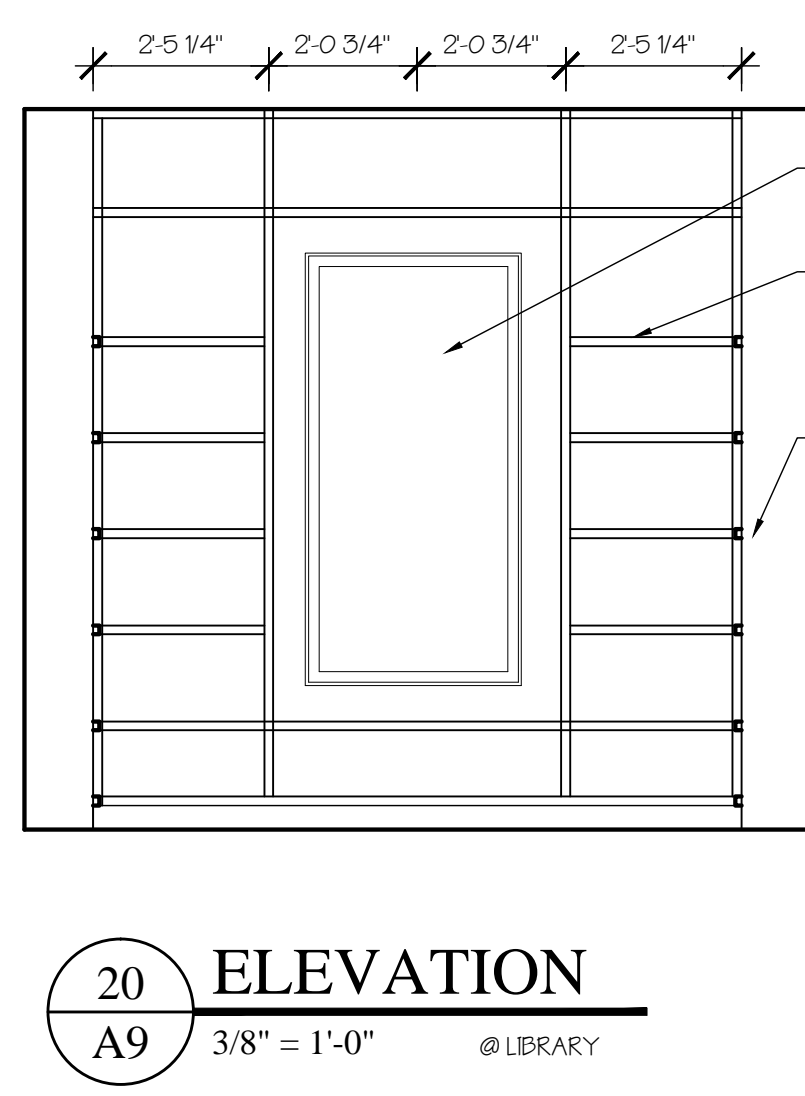
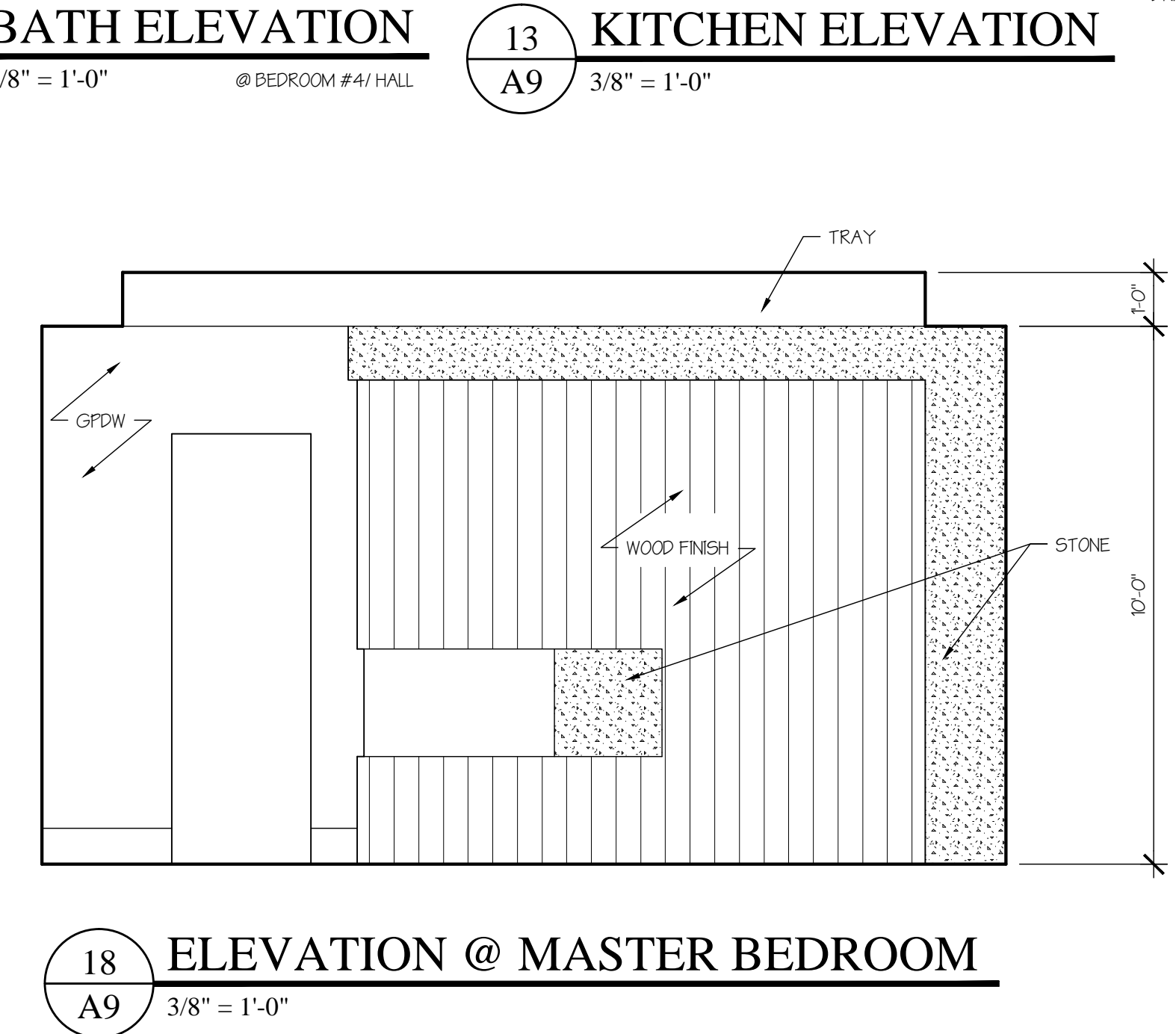
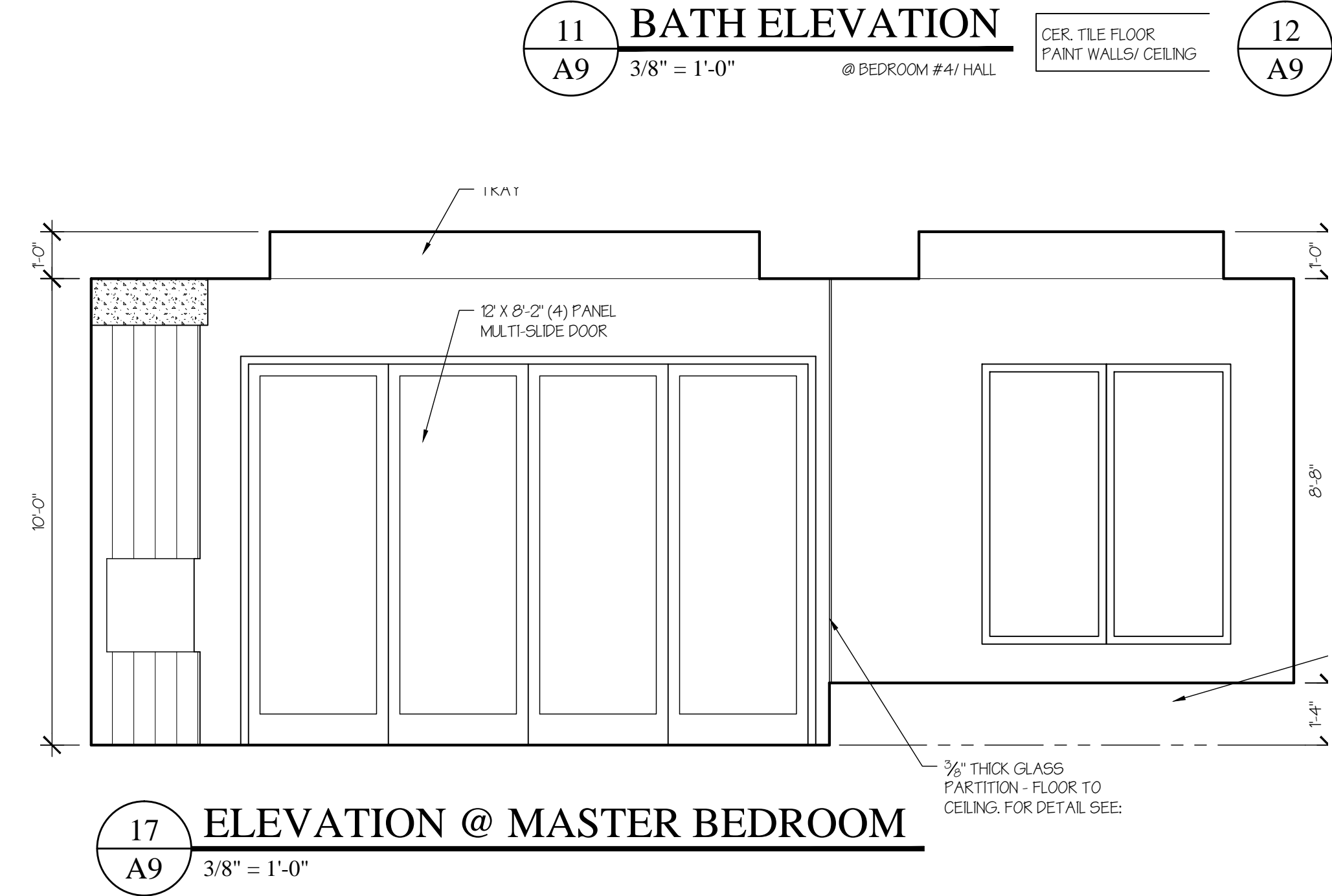
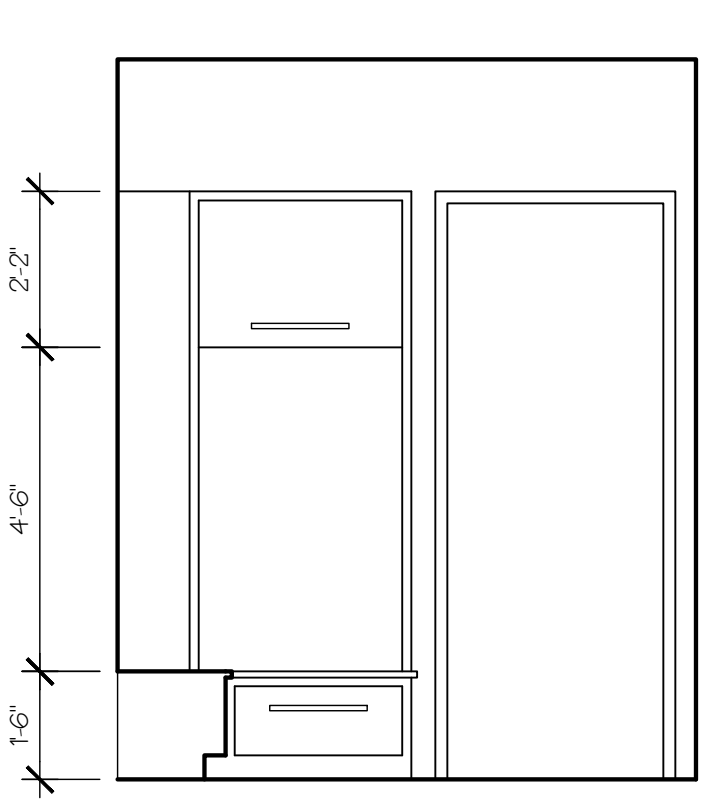
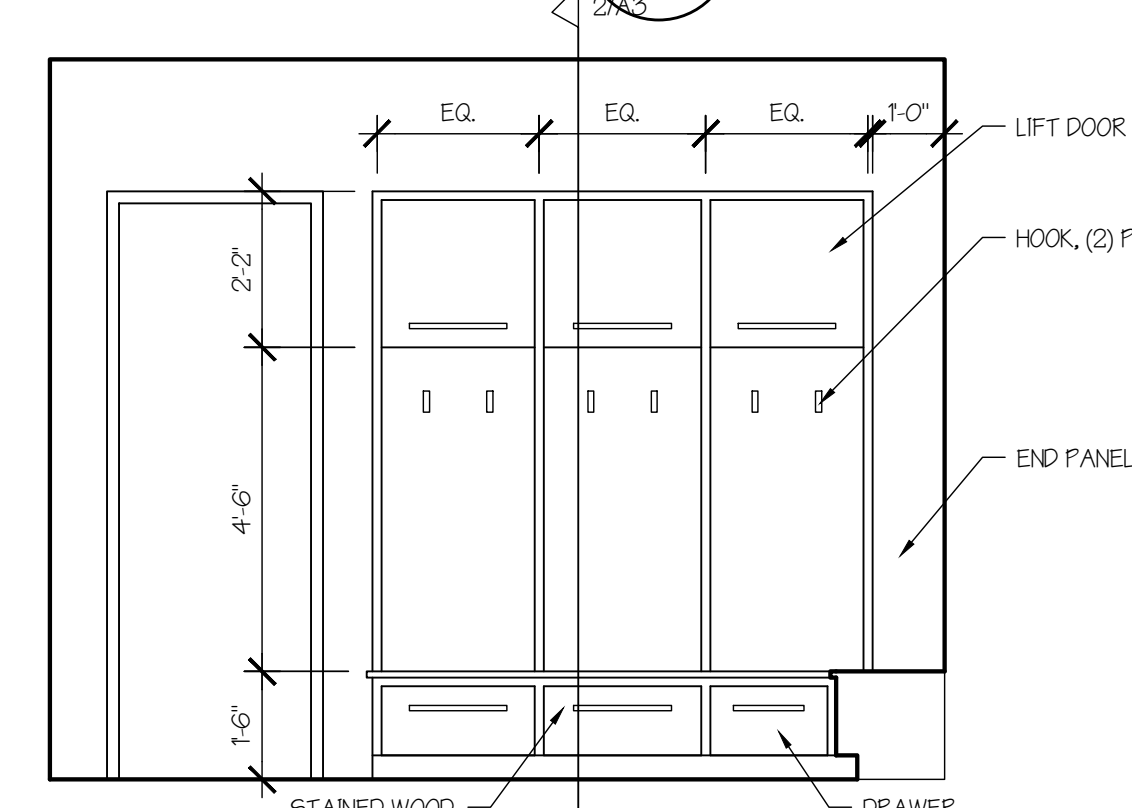
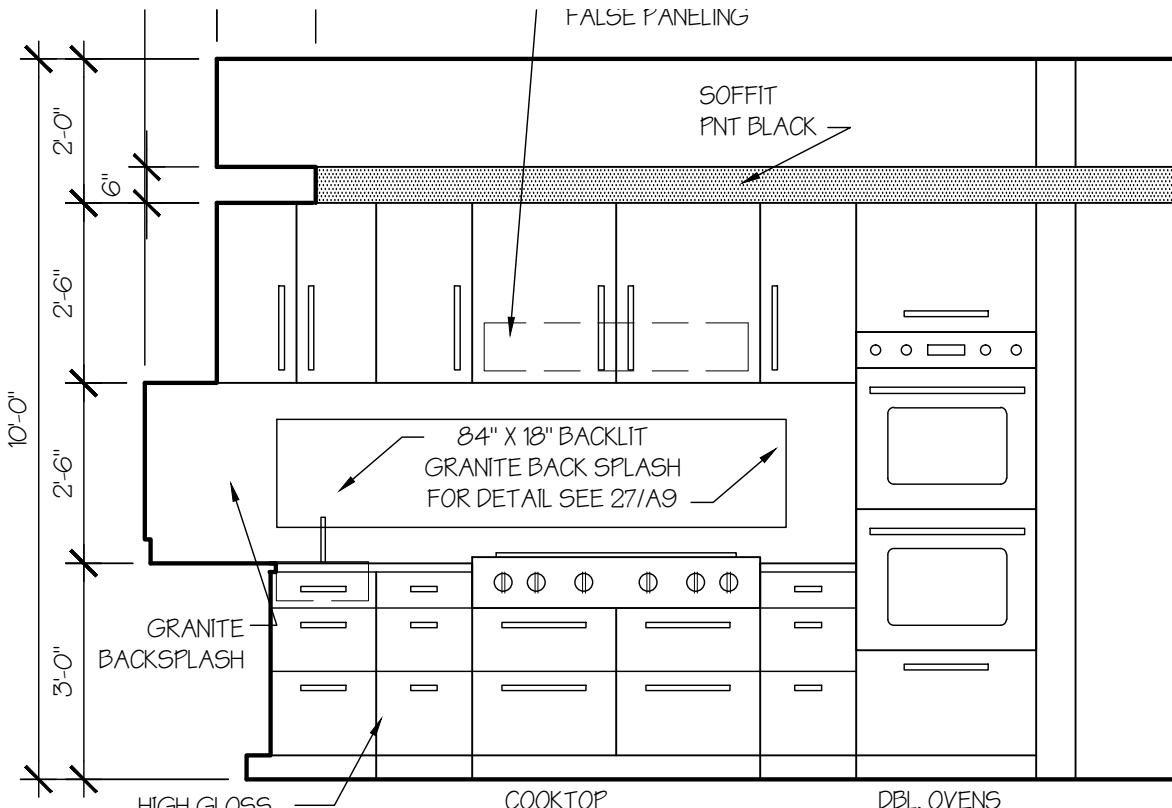
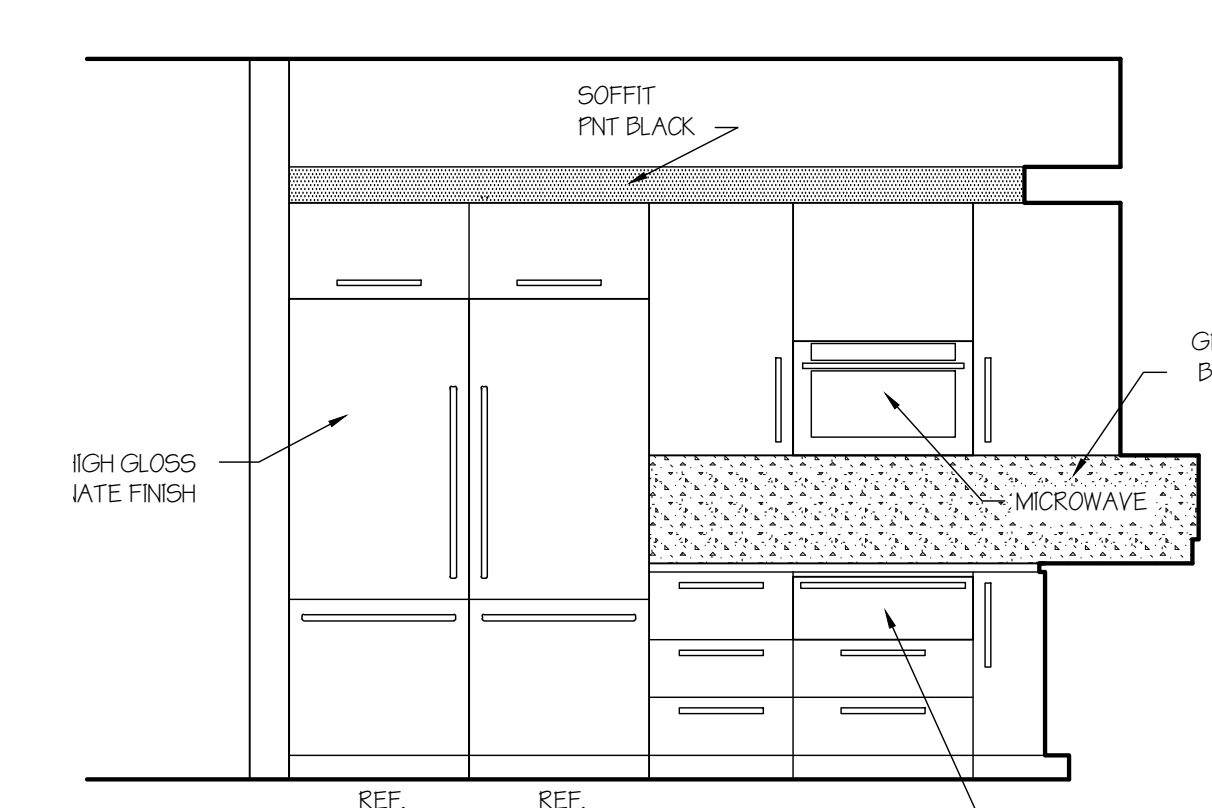
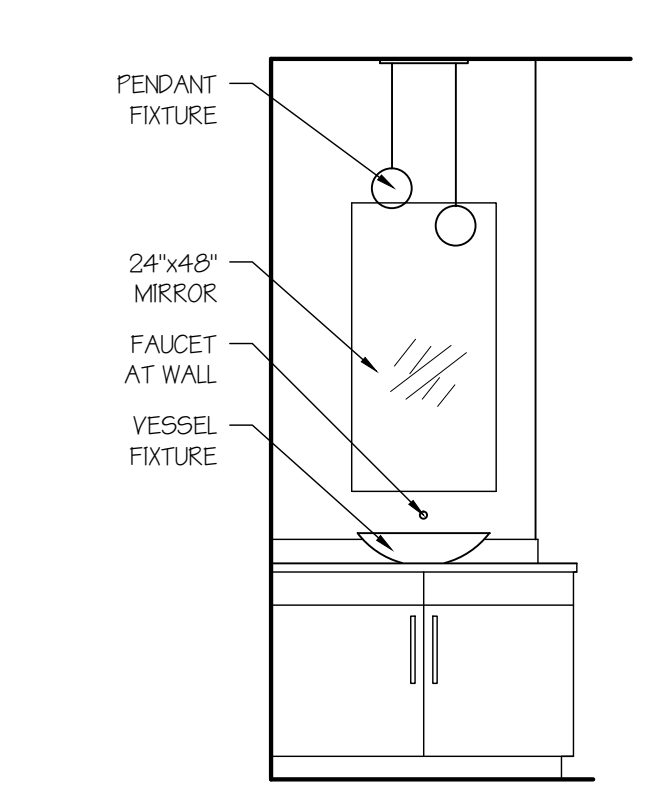
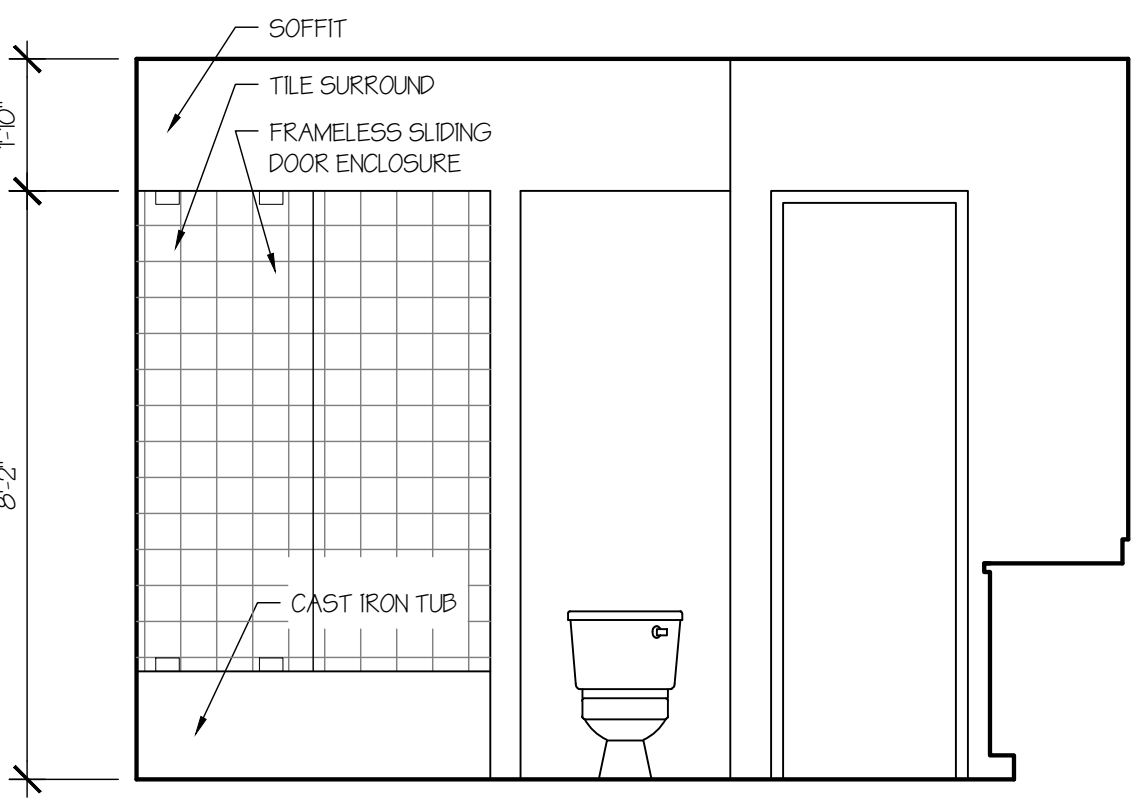
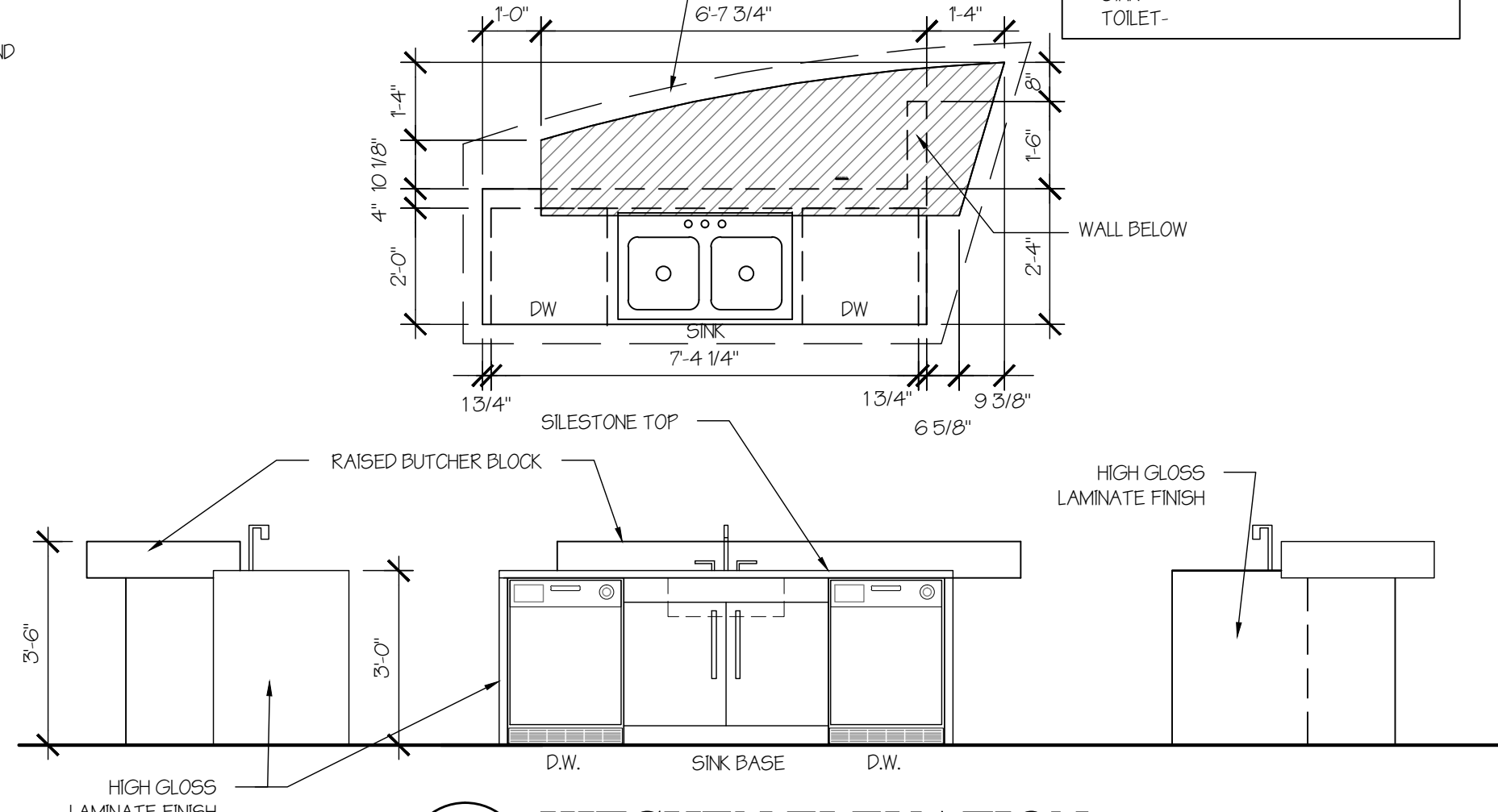
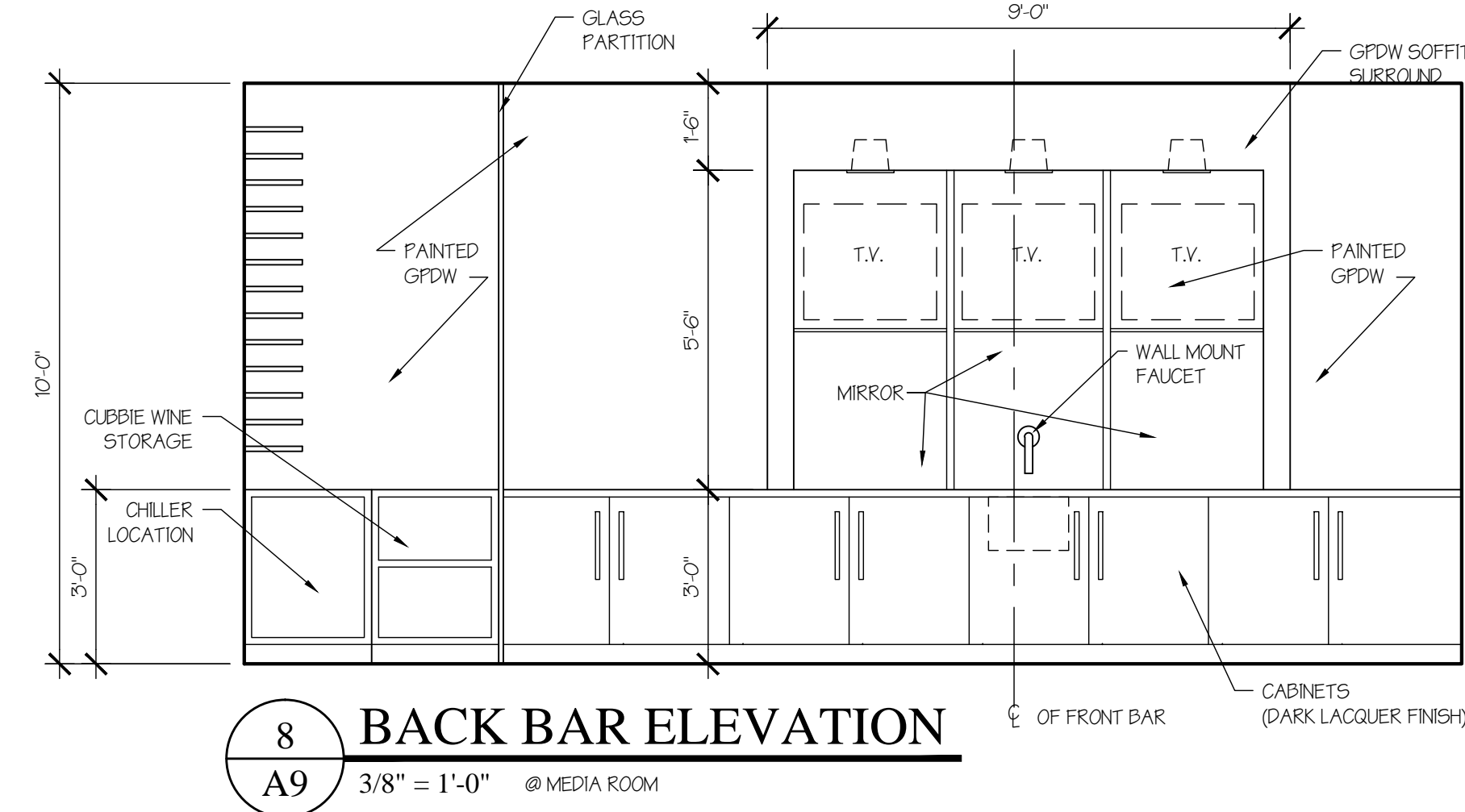
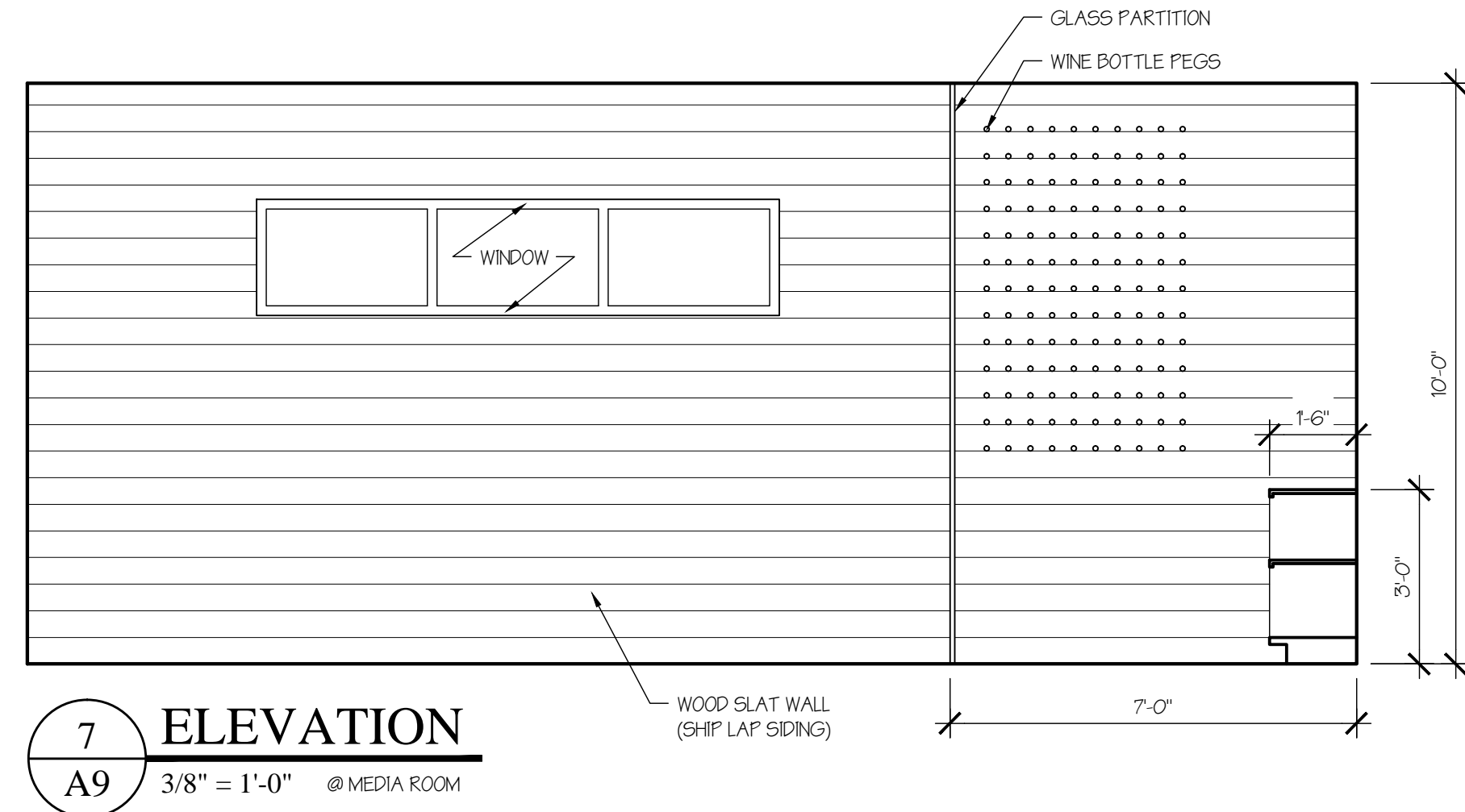
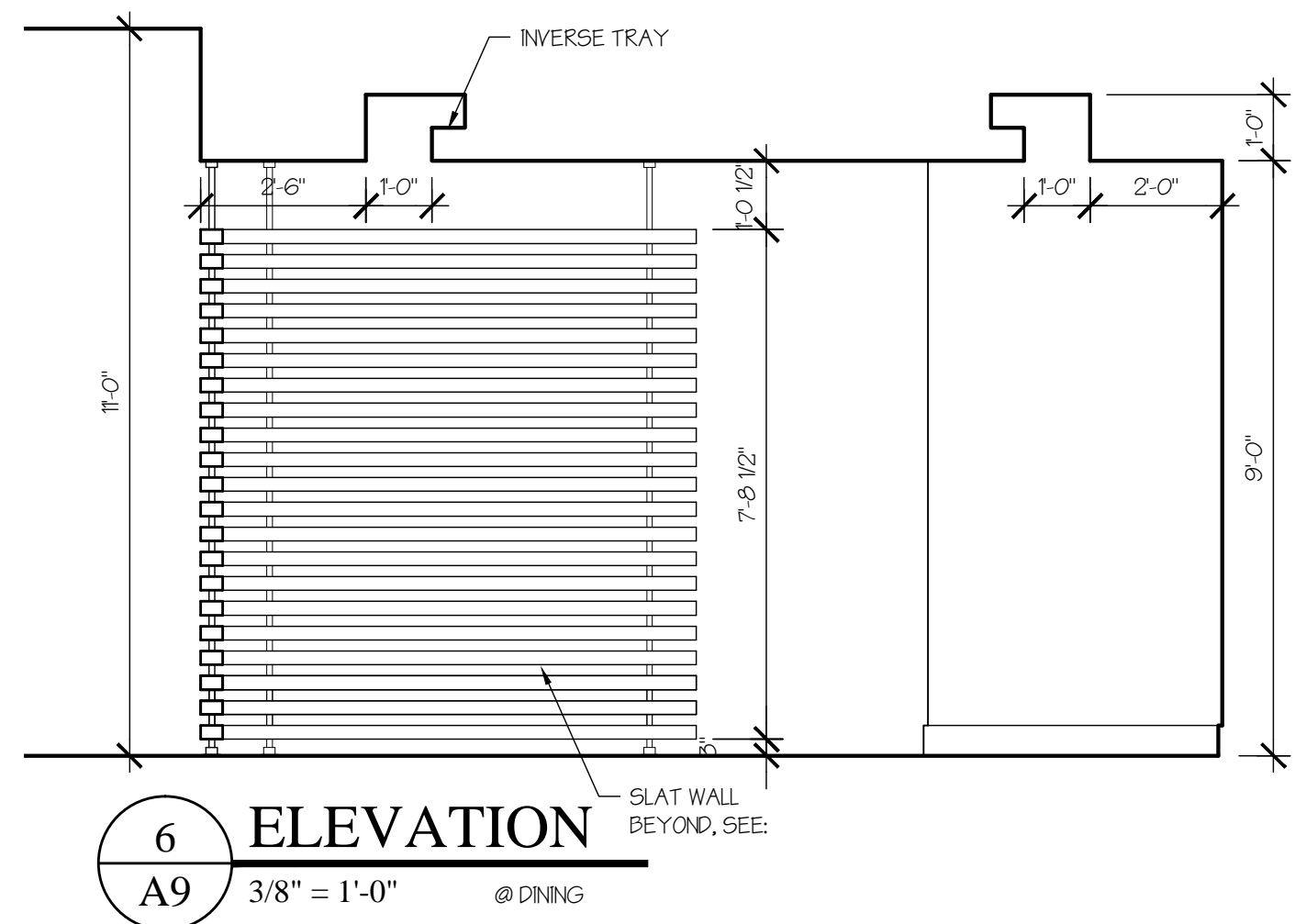
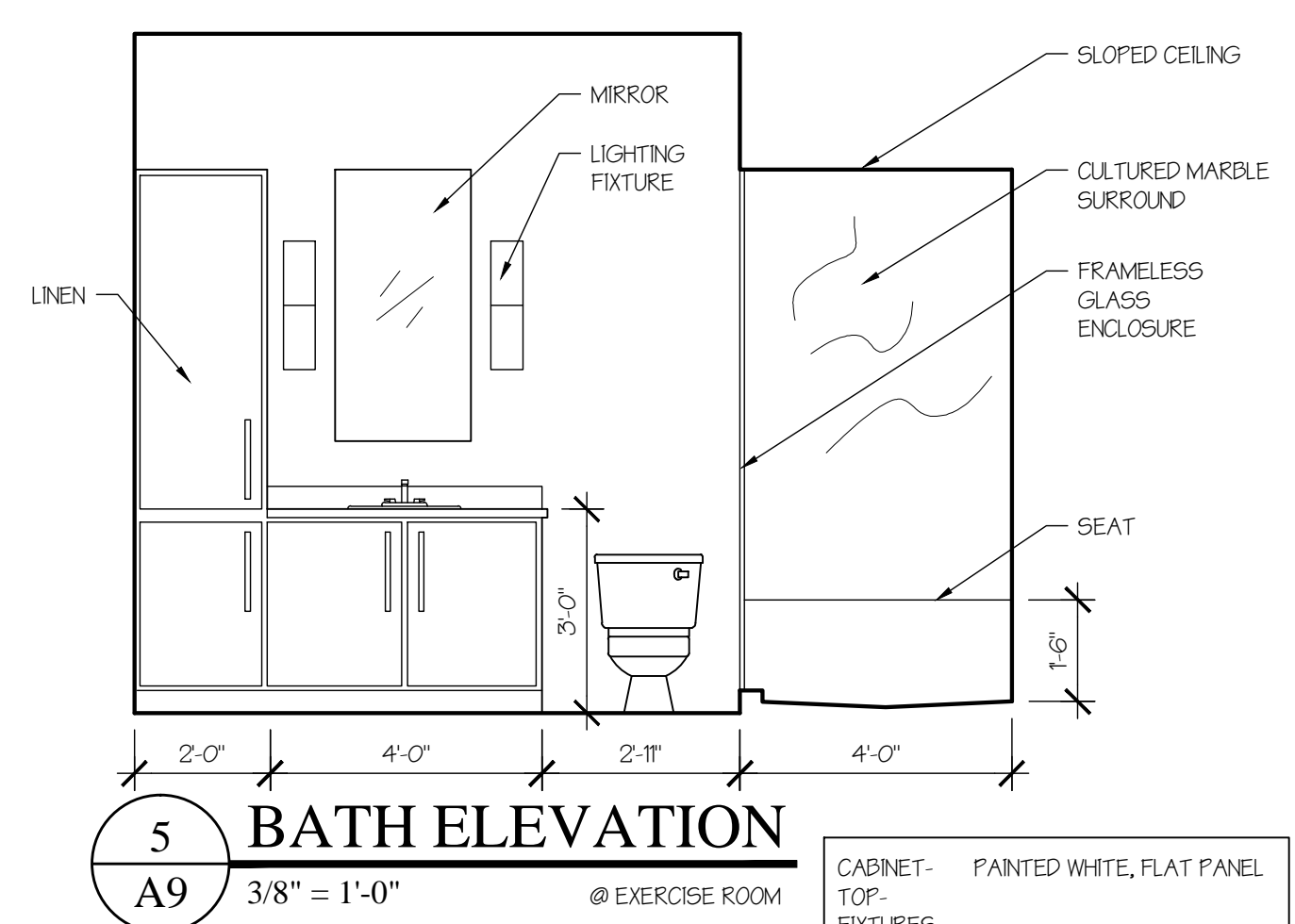
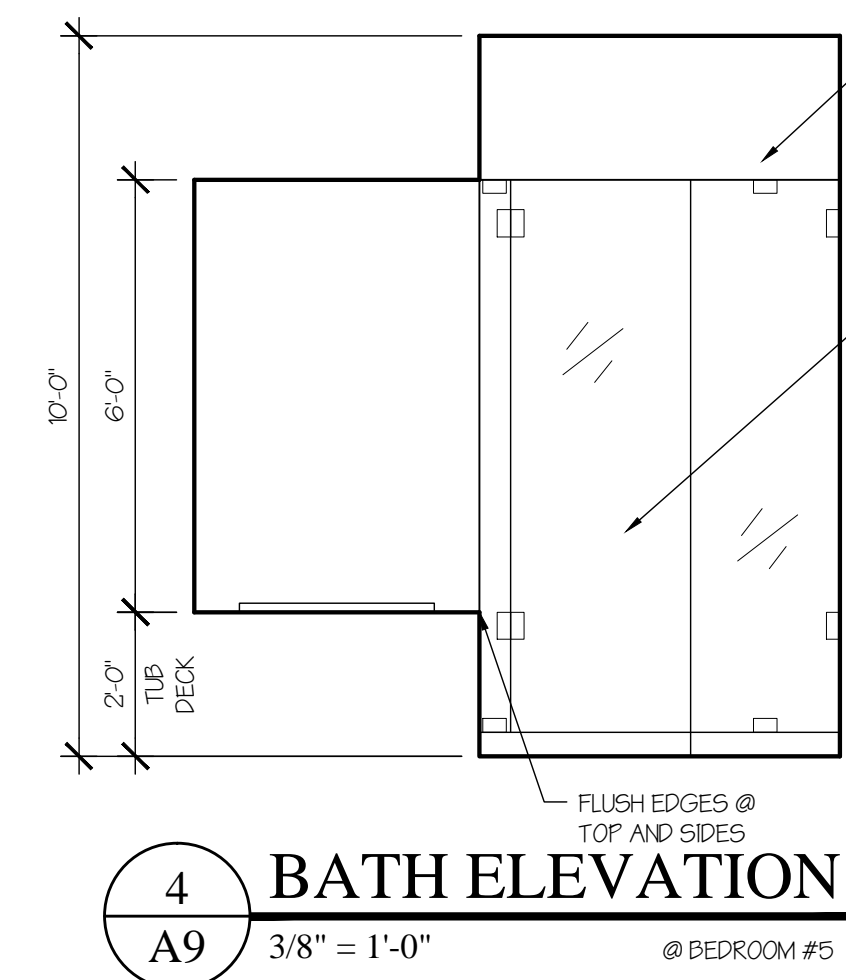
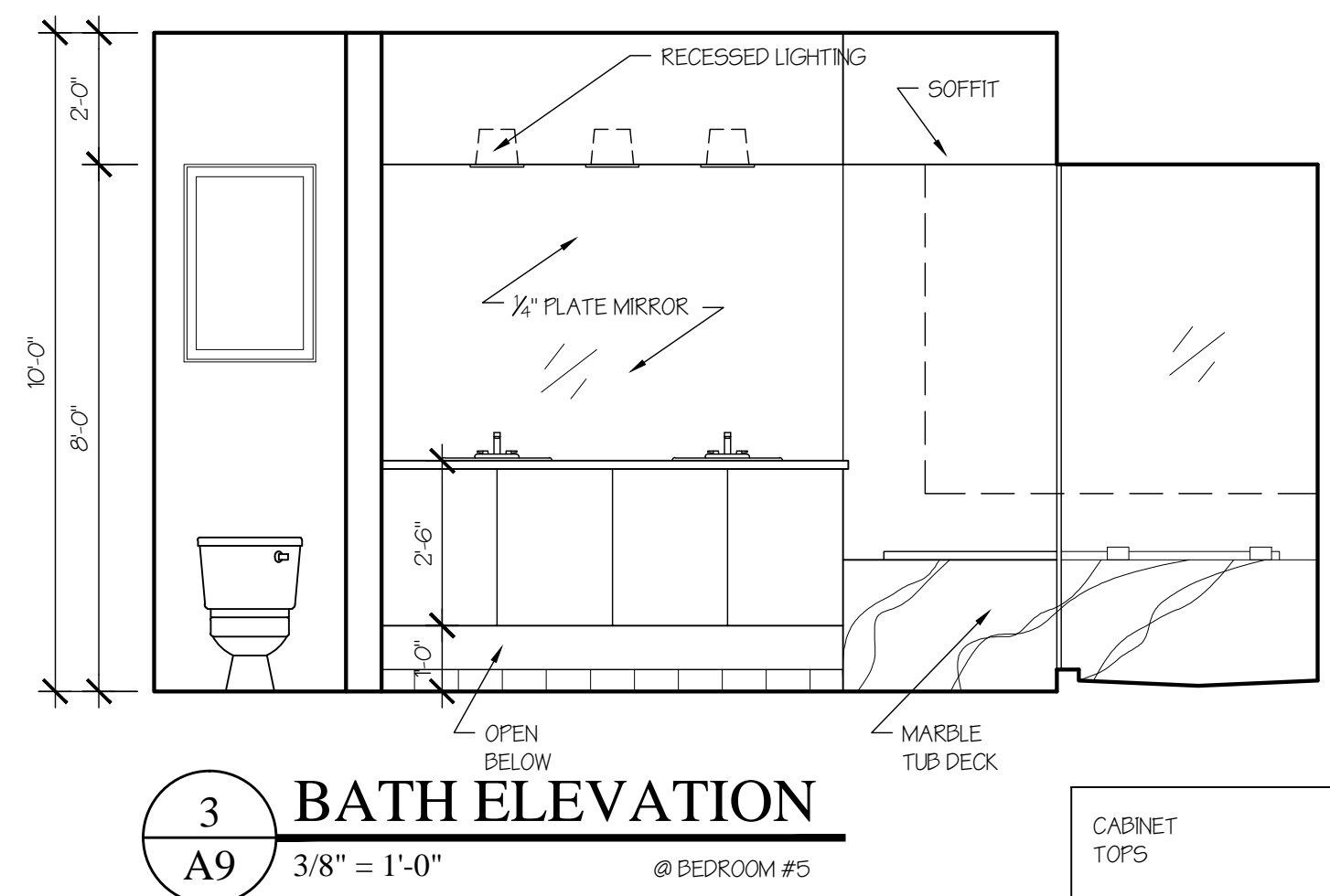
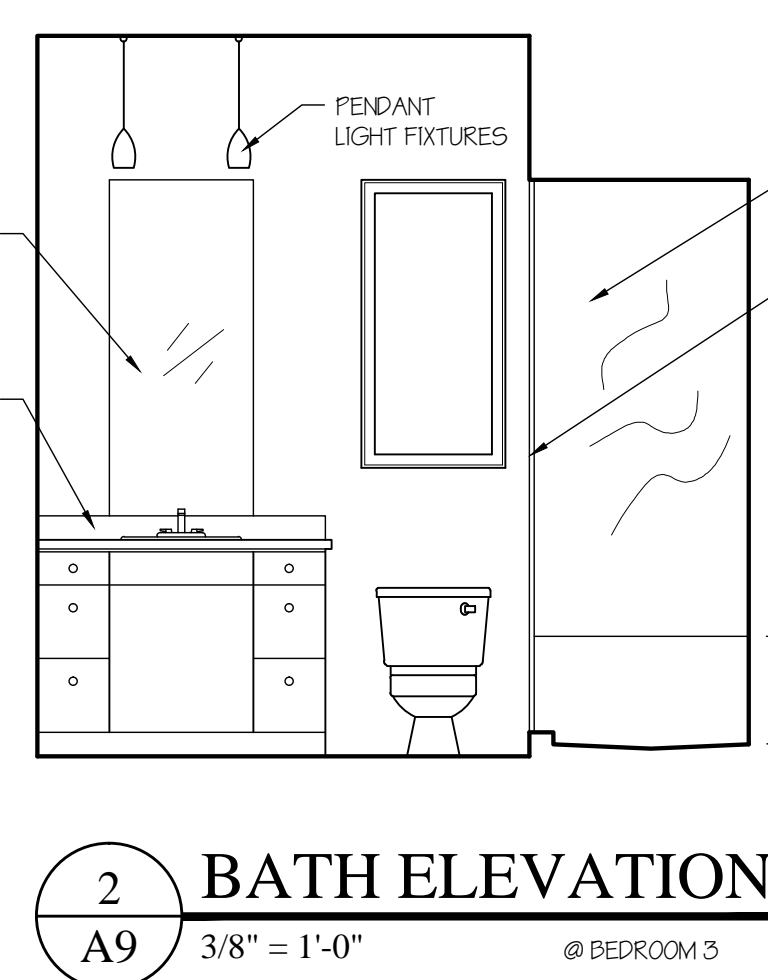
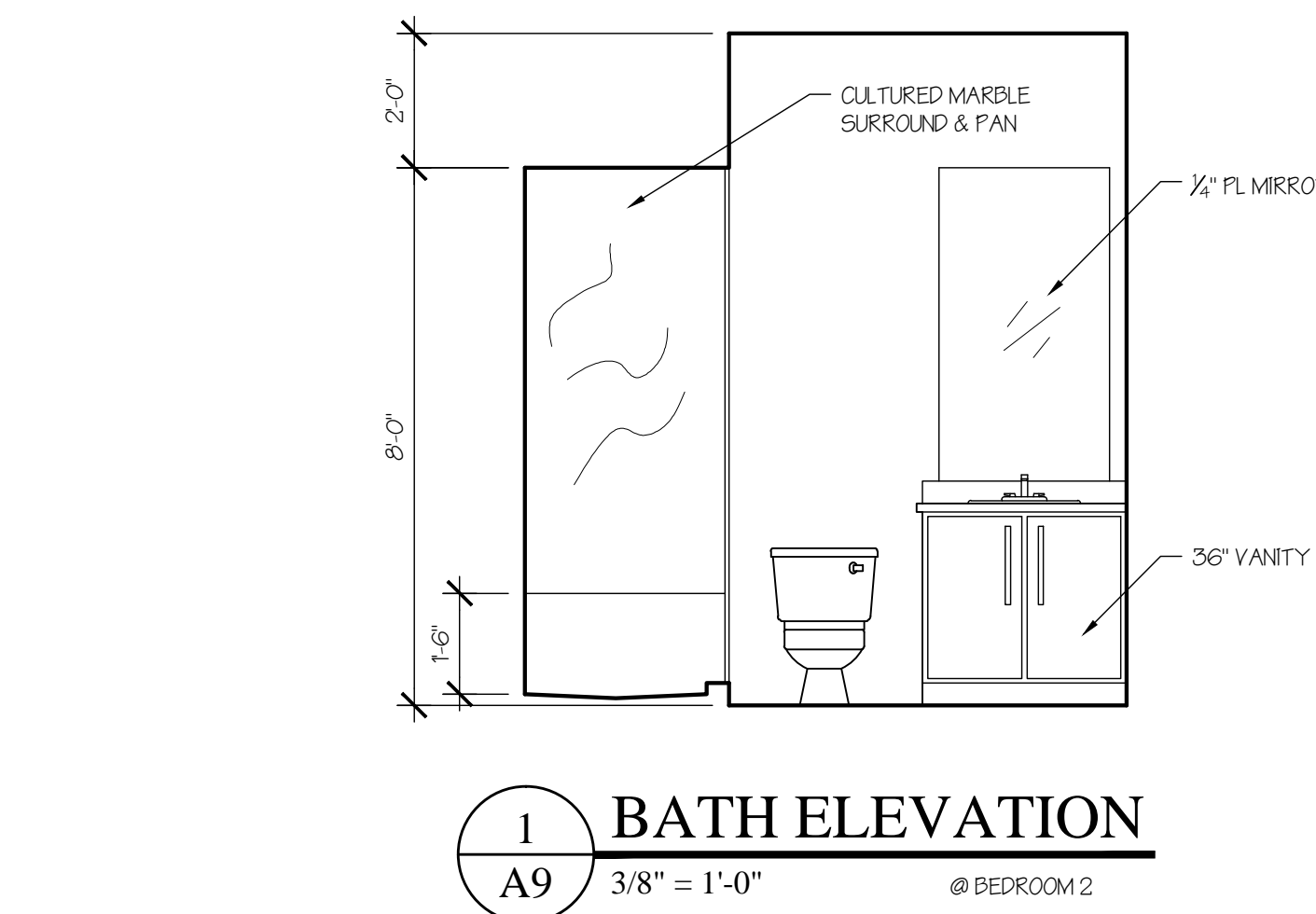
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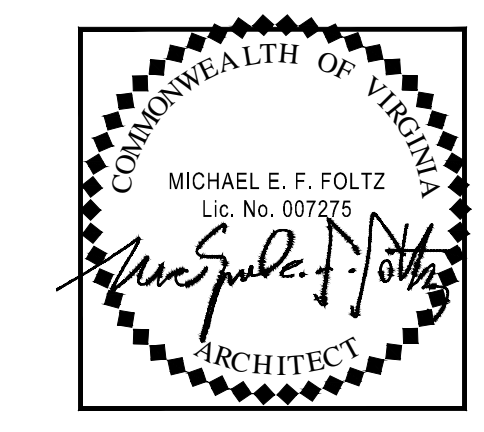
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A8





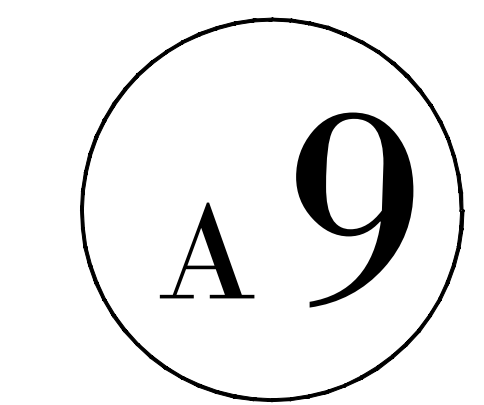
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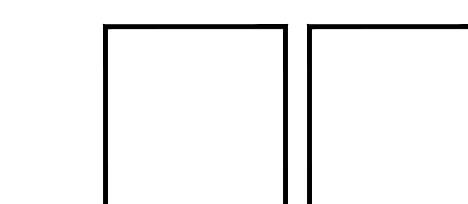
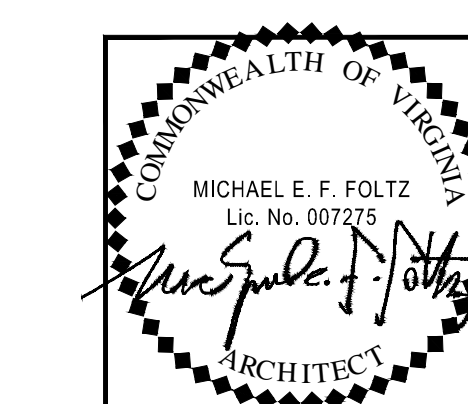
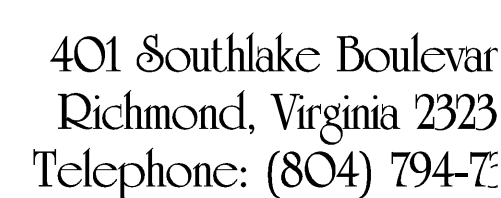
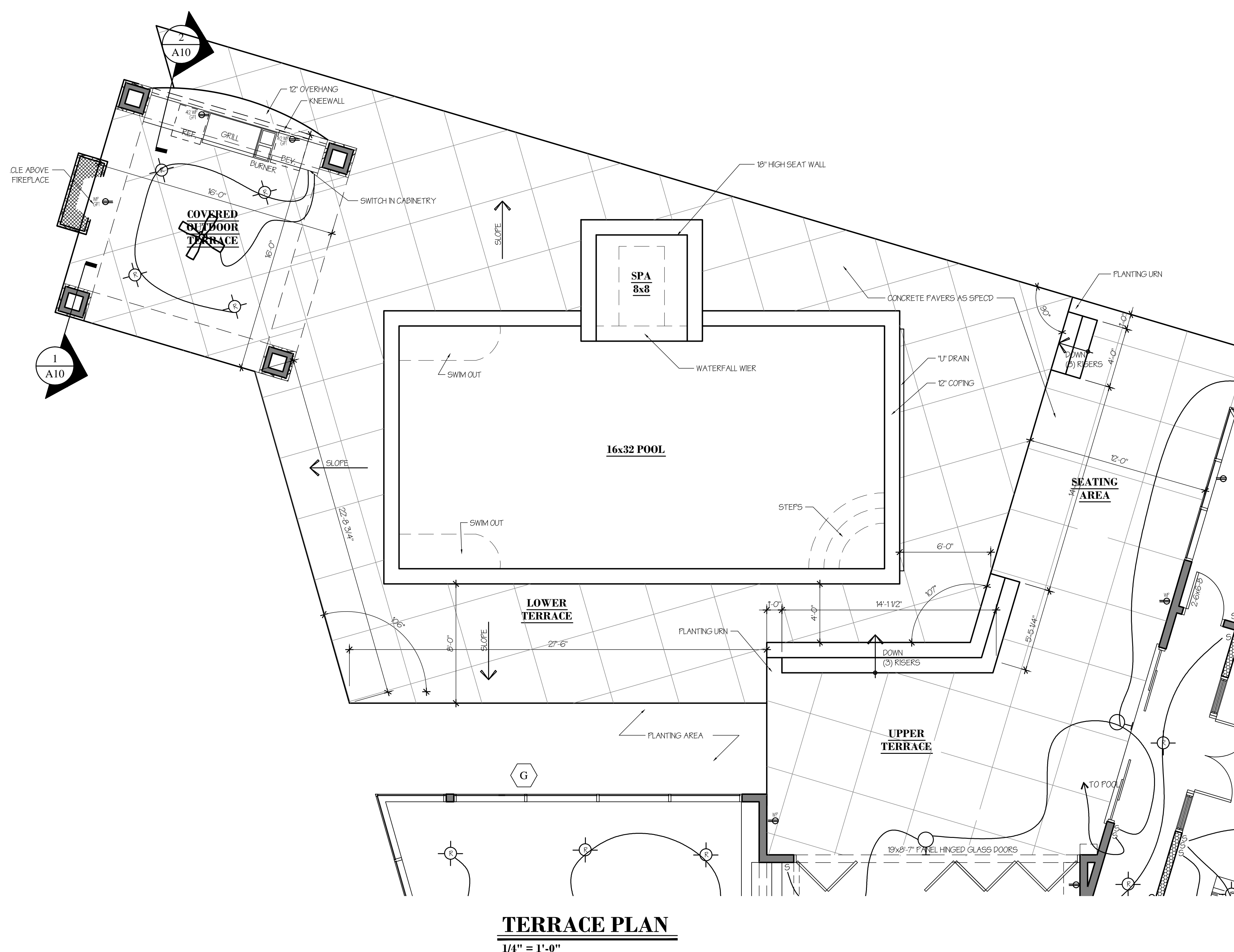
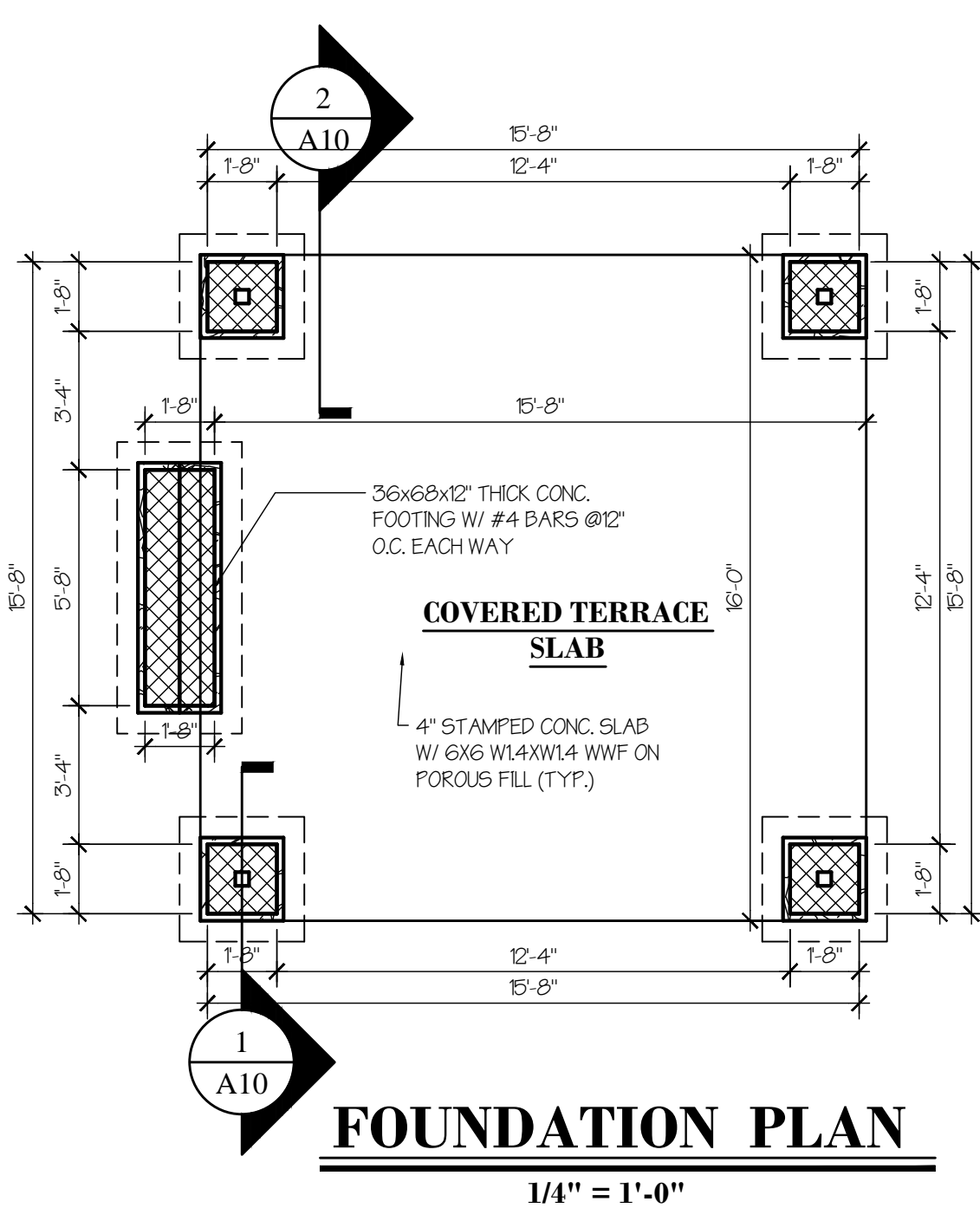
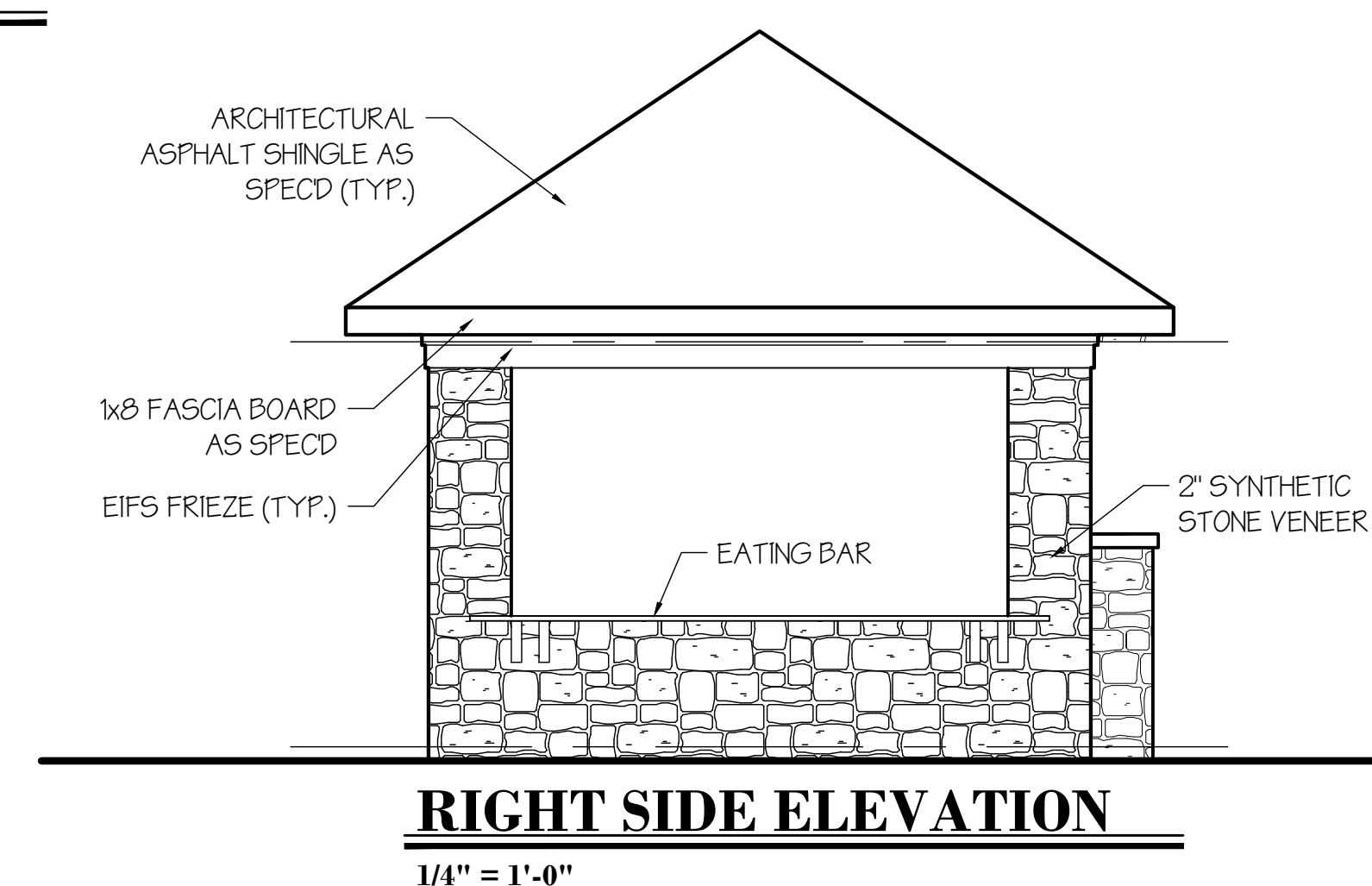
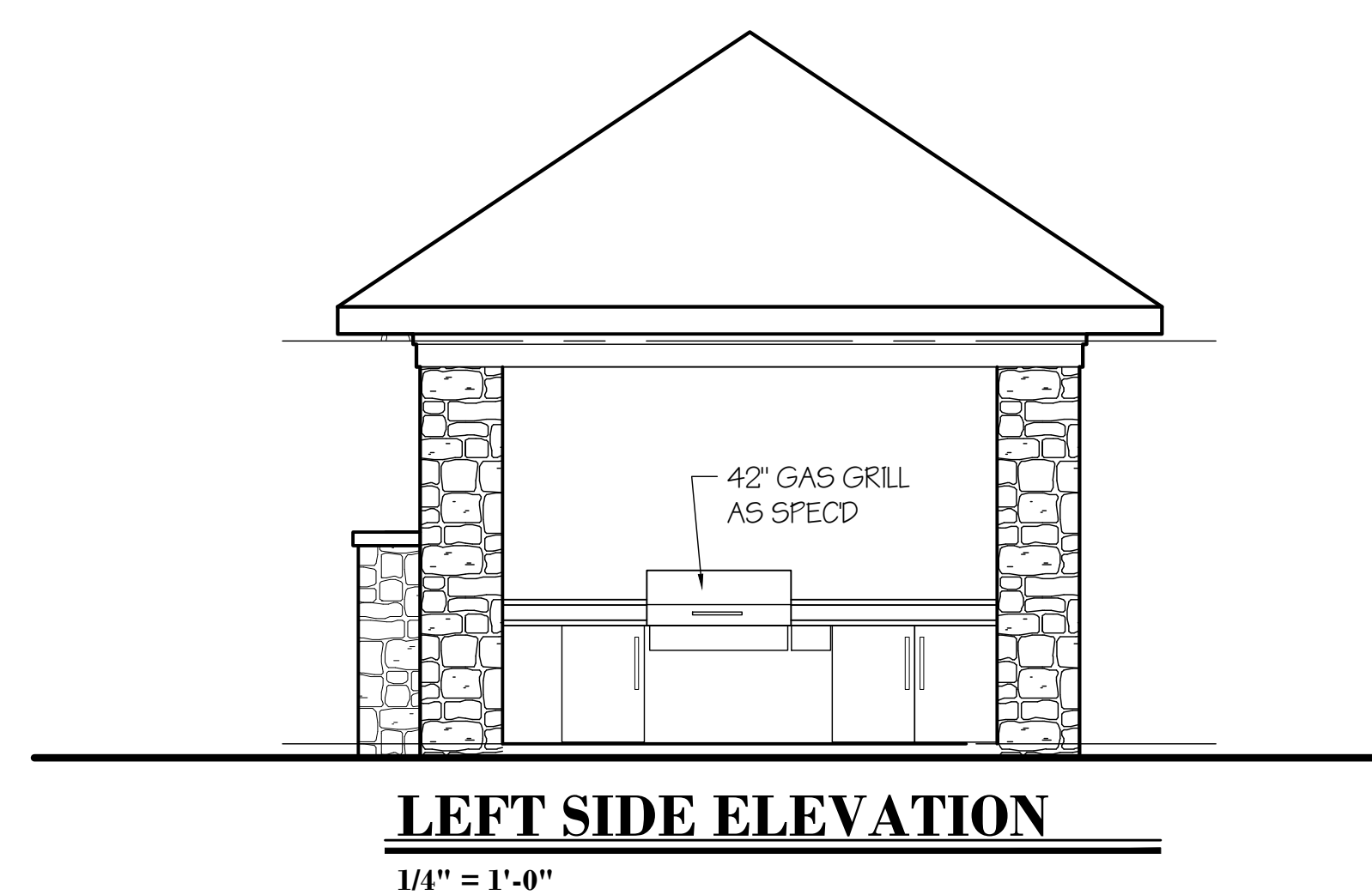
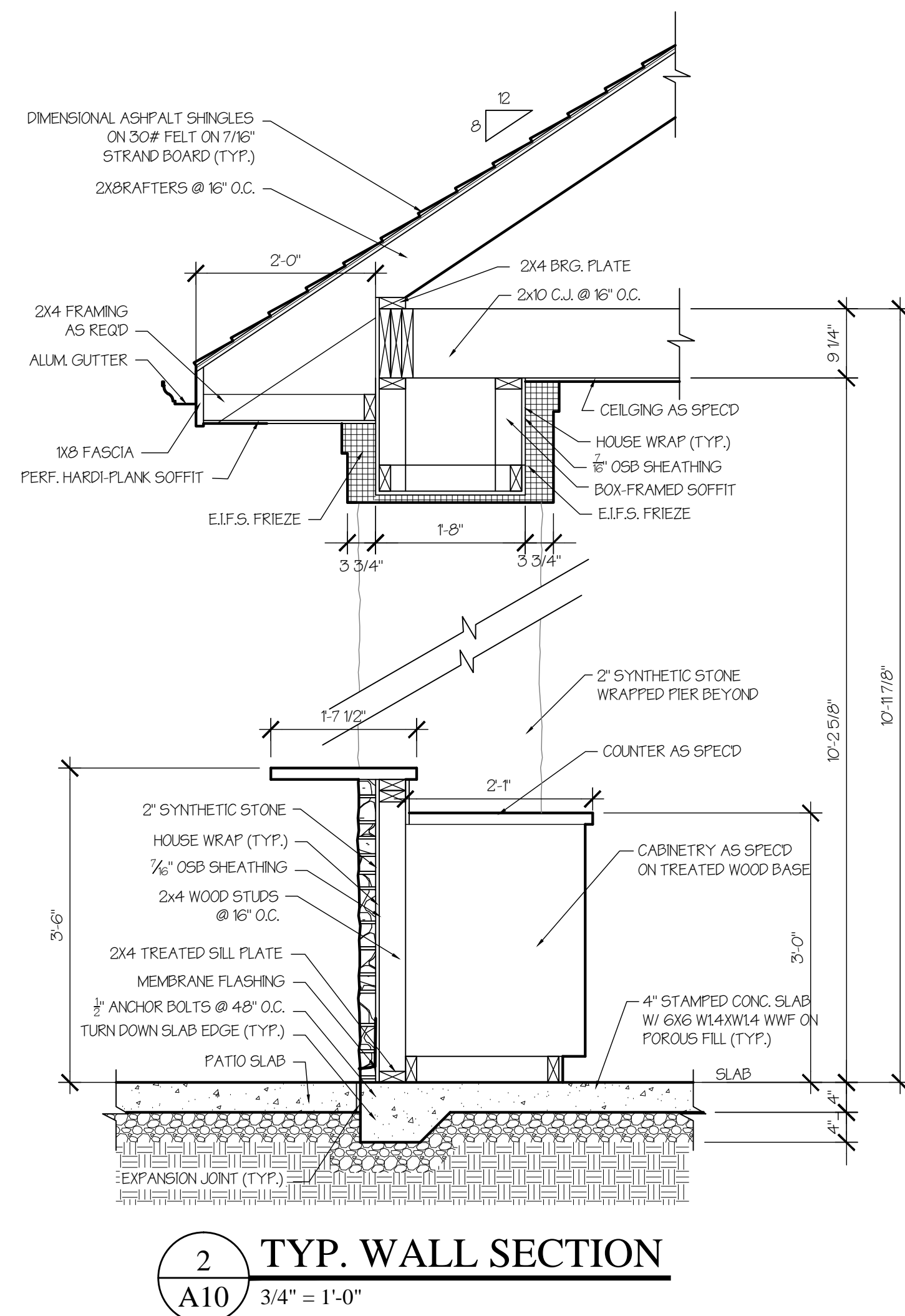


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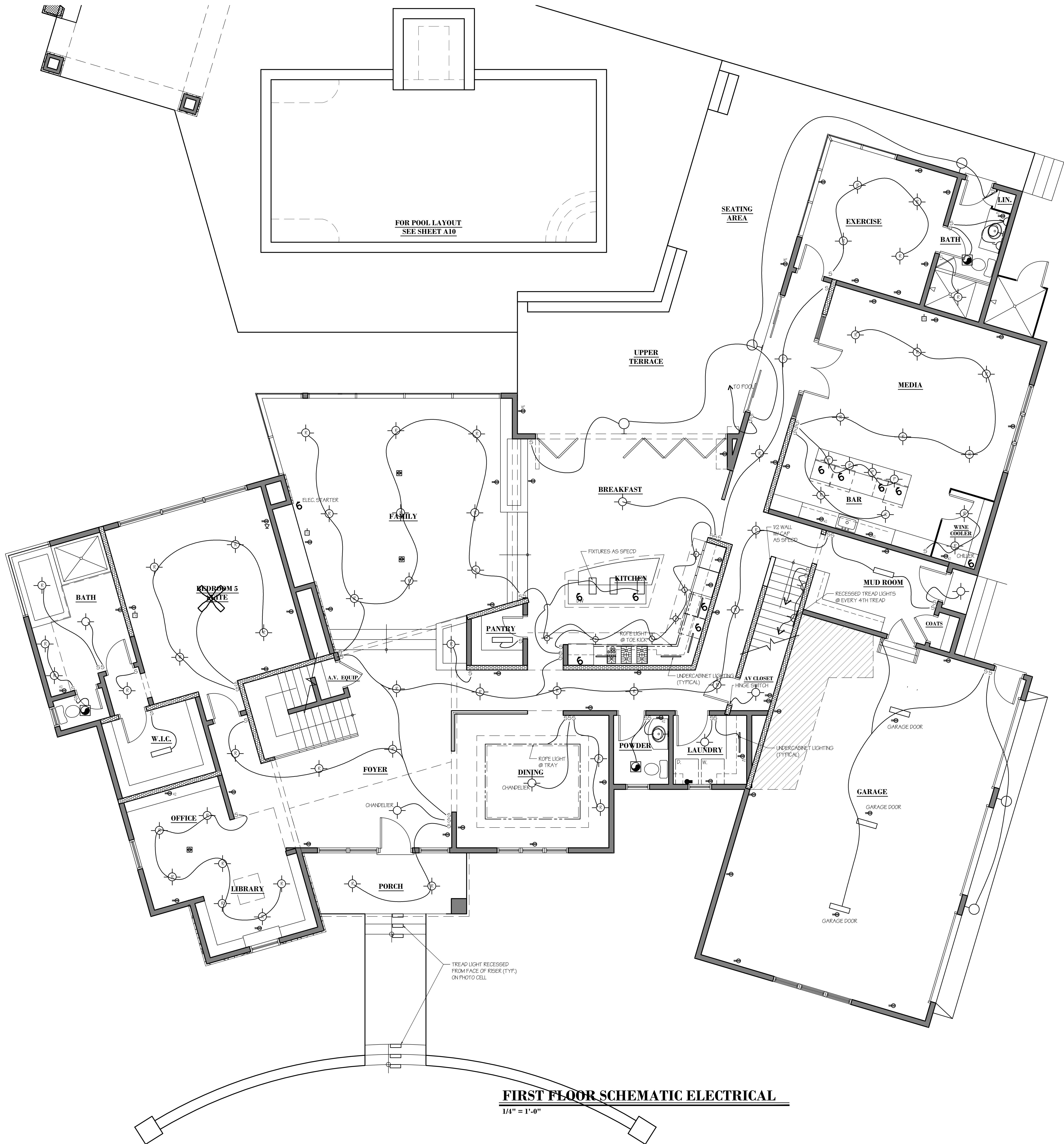


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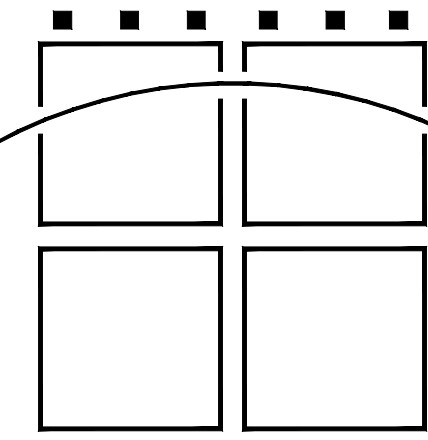
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LEGEND

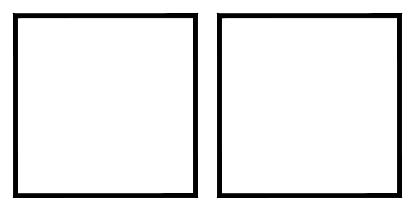
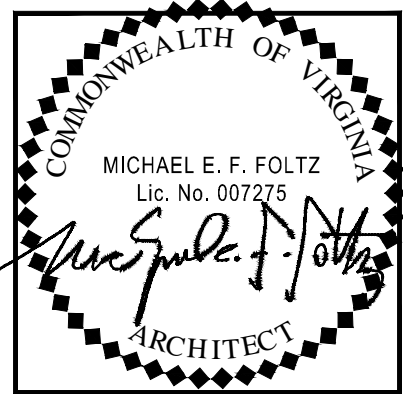
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- CONVENIENCE RECEPTACLE (110 VOLT)
- CONVENIENCE RECEPT-1/2 SWITCH (110 VOLT)
- FLOOR RECEPTACLE (110 VOLT)
- CONV. RECEPT. W/ GROUND FAULT INTERRUPT INSTALLED AT 42" ADV. FIN. FLR.
- 220 VOLT RECEPTACLE
- SURFACE MOUNTED CEILING FIXTURE
- WALL SCONCE
- WALL MOUNTED FIXTURE
- SURFACE MOUNTED FLUORESCENT STRIP FIXTURE (SINGLE OR DBL. TUBE AS SPEC'D)
- WIRE FOR MOTOR DEVICE AS REQUIRED
- RECESSED CEILING FIXTURE
- PENDANT CEILING FIXTURE
- CEILING FAN
- WALL SWITCH (POLE AS REQUIRED)
- JUNCTION BOX FOR HARD WIRED DEVICE
- FAN LIGHT COMBINATION
- WALL SWITCH FOR FAN
- WALL SWITCH W/ DIMMER
- SURFACE MOUNTED SMOKE DETECTOR
- FLUSH MOUNTED TELEPHONE JACK
- FLOOD LIGHTS AS SPECIFIED
- ELECTRIC PANEL BOX
- TELEVISION LOCATION

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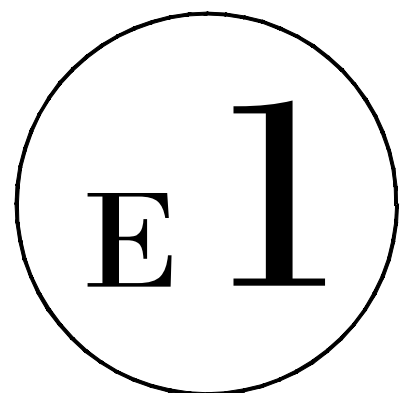
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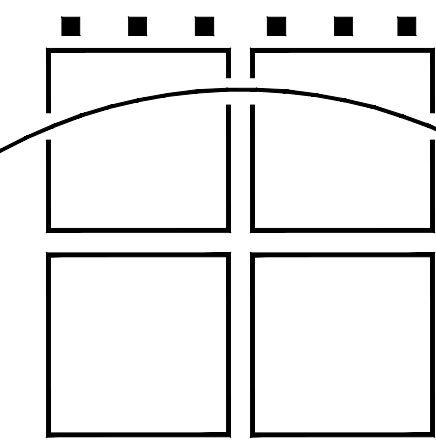
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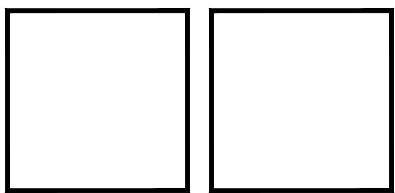
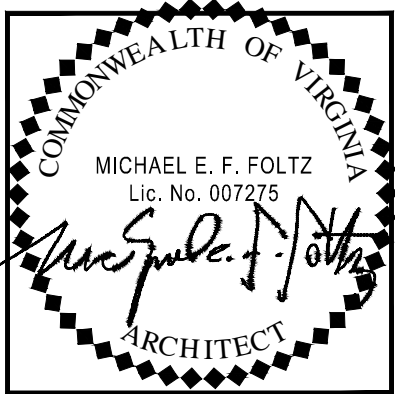
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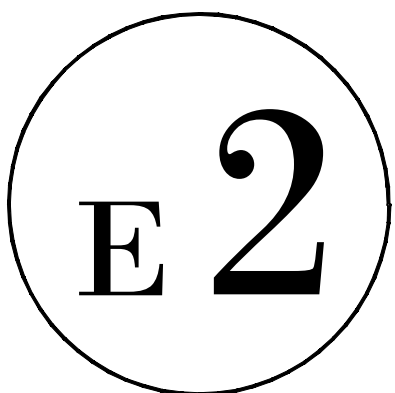
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LEGEND	
	WATERPROOF CONV. RECEPT. W/ GROUND FAULT INTERRUPT
	CONVENIENCE RECEPTACLE (10 VOLT)
	CONVENIENCE RECEPT. W/2 SWITCH (10 VOLT)
	FLOOR RECEPTACLE (10 VOLT)
	CONV. RECEPT. W/ GROUND FAULT INTERRUPT INSTALLED AT 42" ADV. FIN. FLR.
	220 VOLT RECEPTACLE
	SURFACE MOUNTED CEILING FIXTURE
	WALL SCONCE
	WALL MOUNTED FIXTURE
	SURFACE MOUNTED FLUORESCENT STRIP FIXTURE (SINGLE OR DEL. TUBE AS SPEC'D)
	WIRE FOR MOTOR DEVICE AS REQUIRED
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	CEILING FAN
	WALL SWITCH (POLE AS REQUIRED)
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SECOND FLOOR SCHEMATIC ELECTRICAL

1/4" = 1'-0"