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Galarde Development LLC
703 Helmsdale Drive - Lot 24
Wilmington, NC 28405

Landscape Plan

JOB NUMBER

DRAWN BY

MEG

CHECKED BY

MEG

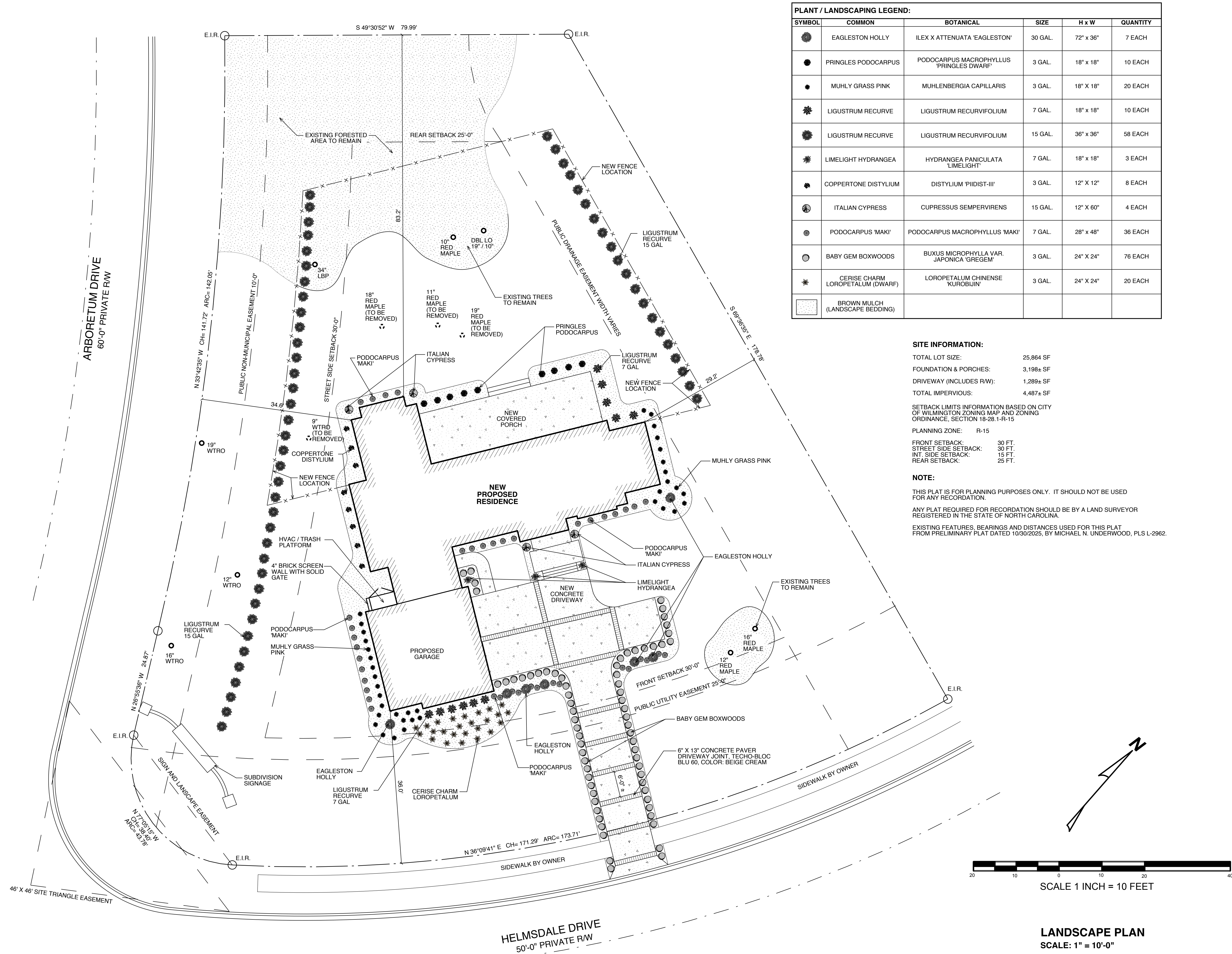
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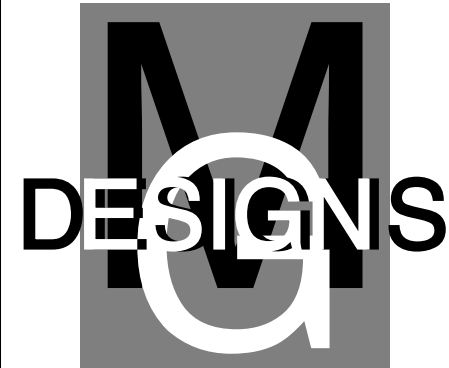
12/16/25

REVISIONS

12/30/25 - Revise per Owner
1/5/26 - Revise Sidewalk
1/8/26 - Add HVAC/Trash
1/22/26 - Add Irrigation & Pavers
3/15/26 - Edit Irrigation & Pavers
3/16/26 - Remove Plants
6/24/26 - ARC Comments
6/26/26 - Revise Fence
6/30/26 - Revise per Owner

SHEET NUMBER





1080 SPRUCE RD.
SOUTHPORT, NC 28461

PH. (910) 477-1640
GARIPPME@ICLOUD.COM

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703 Helmsdale Drive - Lot 24
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Irrigation Plan

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MEG

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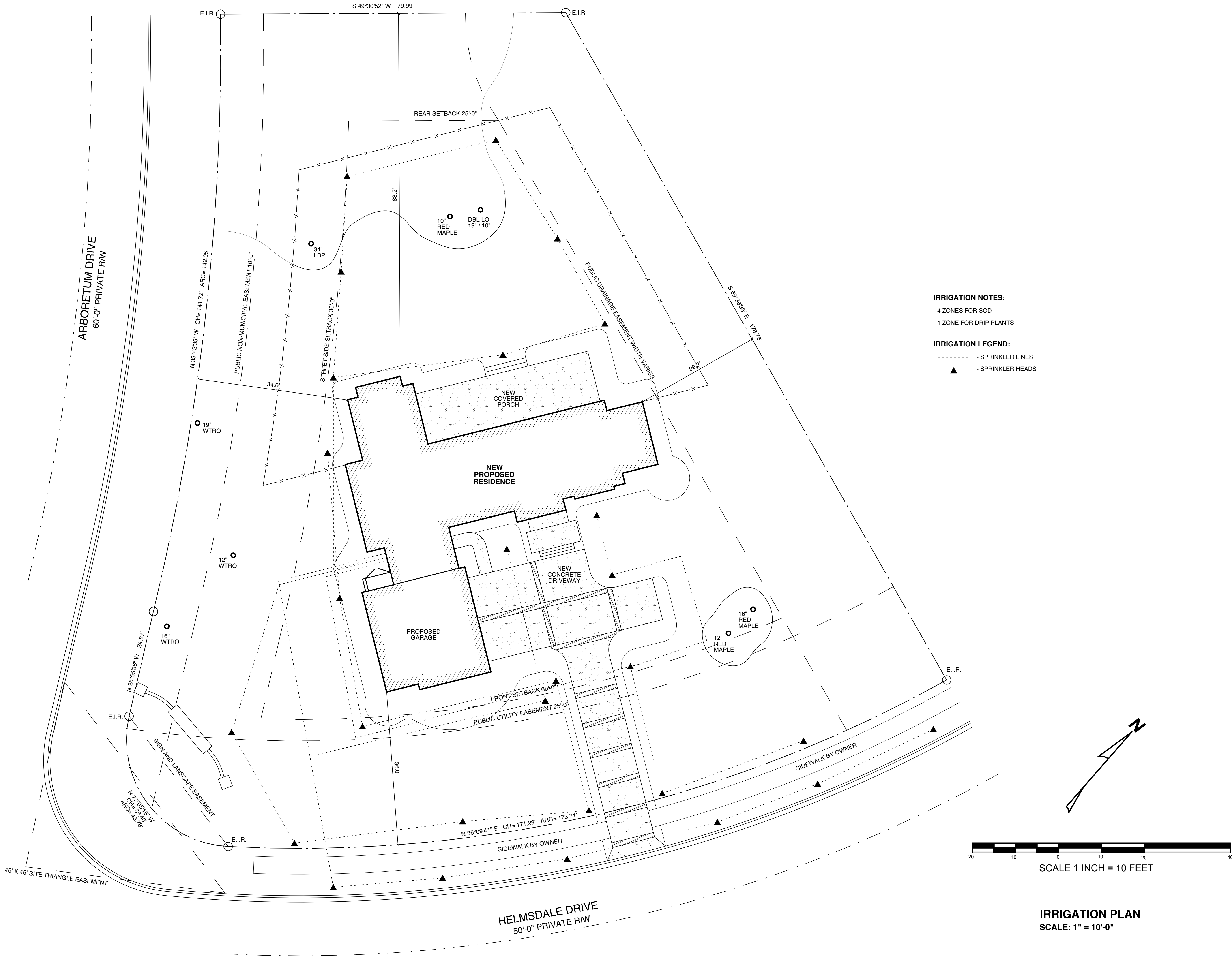
DATE

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6/24/26 - ARC Comments
6/26/26 - Revise Fence
6/30/26 - Revise per Owner

SHEET NUMBER





GENERAL NOTES:

- ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R 906)
- ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- DRYER VENT MUST HAVE MAX LENGTH 35'
- PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.5.1 (2) OF THE I.R.C. 2021 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO ELEVATION SHEET FOR SPANS)
- RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2021)
- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.8.4.1 IF APPLICABLE.
- VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

WIND ZONE NOTES

- VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS
FOR LOAD BEARING

WALLS:

- SINGLE STORY:
- 2 PLY 2X8" 4'-2" MAX
 - 2 PLY 2X8" 5'-4" MAX
 - 2 PLY 2X10" 7'-6" MAX

- 2 STORY:
- 2 PLY 2X8" 3X7" MAX
 - 2 PLY 2X8" 4X8" MAX
 - 2 PLY 2X10" 6X2" MAX
 - 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
 - OSB BETWEEN ALL HEADER PLIES
 - NO BOXED HEADERS

REFER TO IRC R602.7 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

NOTE:

ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF BRICK UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

GENERAL MATERIALS:

- EXTERIOR WALLS:
 - BRICK VENEER
 - REINFORCED CEMENTITIOUS SIDING
 - "TYVEK" BUILDING WRAP
 - 1/2" O.S.B. SHEATHING
 - R-19 BATT INSULATION
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD INTERIOR
- INTERIOR WALLS:
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD ON BOTH SIDES
- CEILING:
 - 2X JOISTS @ 1'-4" O.C.
 - R58 INSULATION
 - 1/2" GYPSUM BOARD
- ROOF SYSTEM:
 - 30 YEAR FIBERGLASS SHINGLES
 - 1/2" O.S.B. OR CDX PLYWOOD
 - #15FELT
 - 2X6 RAFTERS @ 20" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

PROTECTION AGAINST TERMITES:

- SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
- CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
- PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
- FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

AREA CALCULATION

FIRST FLOOR HEATED AREA	1979 SQ.FEET
SECOND FLOOR HEATED AREA	997 SQ.FEET
TOTAL HEATED AREA	2976 SQ.FEET
FRONT PORCH	29 SQ.FEET
REAR PORCH	510 SQ.FEET
GARAGE	601 SQ.FEET
TOTAL UNHEATED AREA	1140 SQ.FEET
TOTAL AREA UNDER ROOF	4116 SQ.FEET

WINDOW EGRESS NOTES

- R311.1 - MEANS OF EGRESS. DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).
- R310.2.3 - WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.4.1.
- R310.4.1 - WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2). WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM), THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 - SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- R310.4.2 - LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM). SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- R312.2 - WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
- R312.2.1 - WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
 - OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
 - R312.2.2 - EMERGENCY ESCAPE AND RESCUE OPENINGS. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2021 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2021 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
- ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.



CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

LAKE AND LAND STUDIO, LLC
20 Bellgates Blvd
Hattiesburg, MS 39402

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*Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and LAKE AND LAND STUDIO, LLC. has no control or responsibility. ReDesign HP and LAKE AND LAND STUDIO, LLC. shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

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The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

John Galarde

DATE	: MAY/07/2026
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: John Galarde
SHEET	

CS



CUSTOM CHANGES

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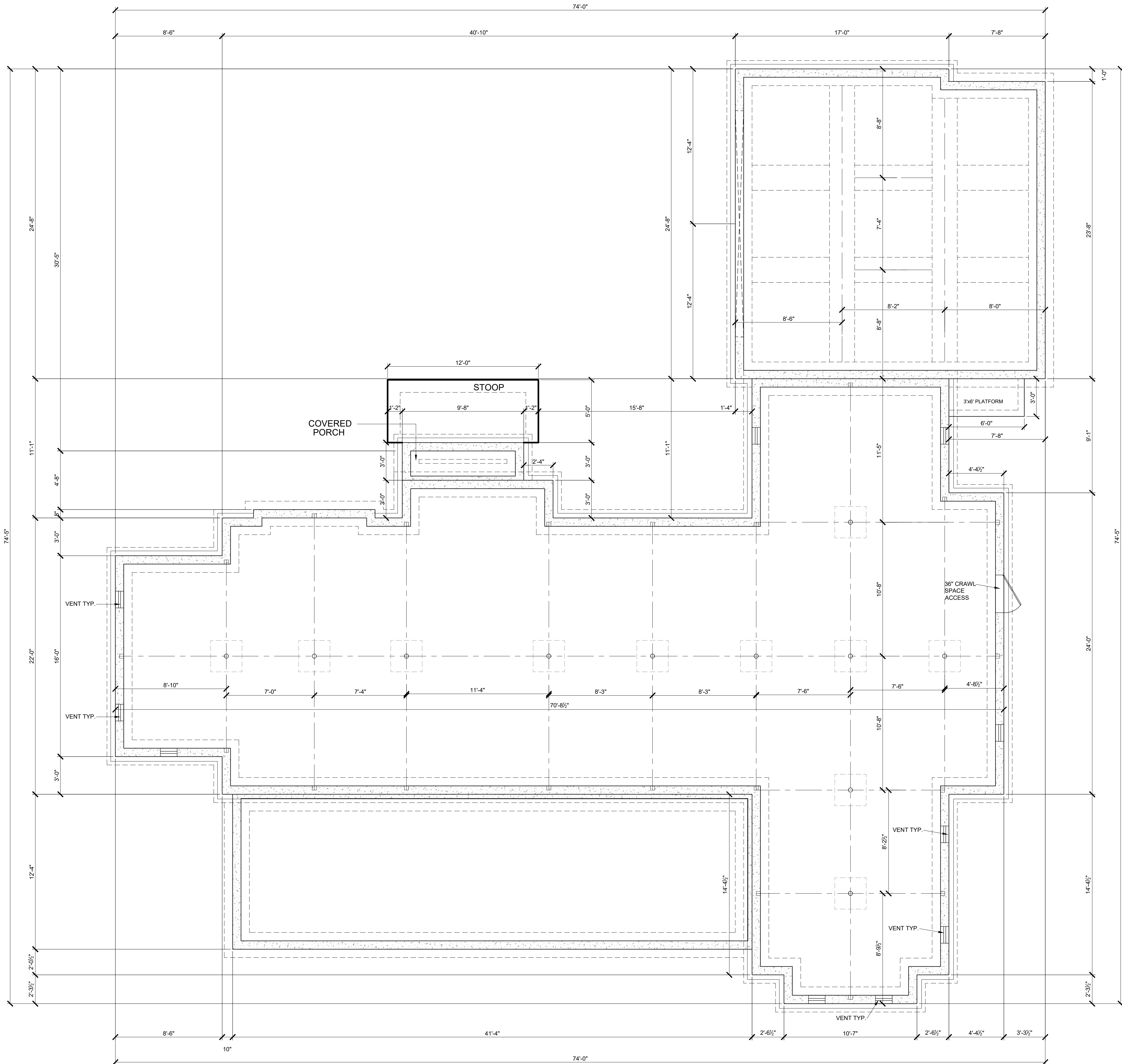
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A1.0



TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION

ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID 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 ++

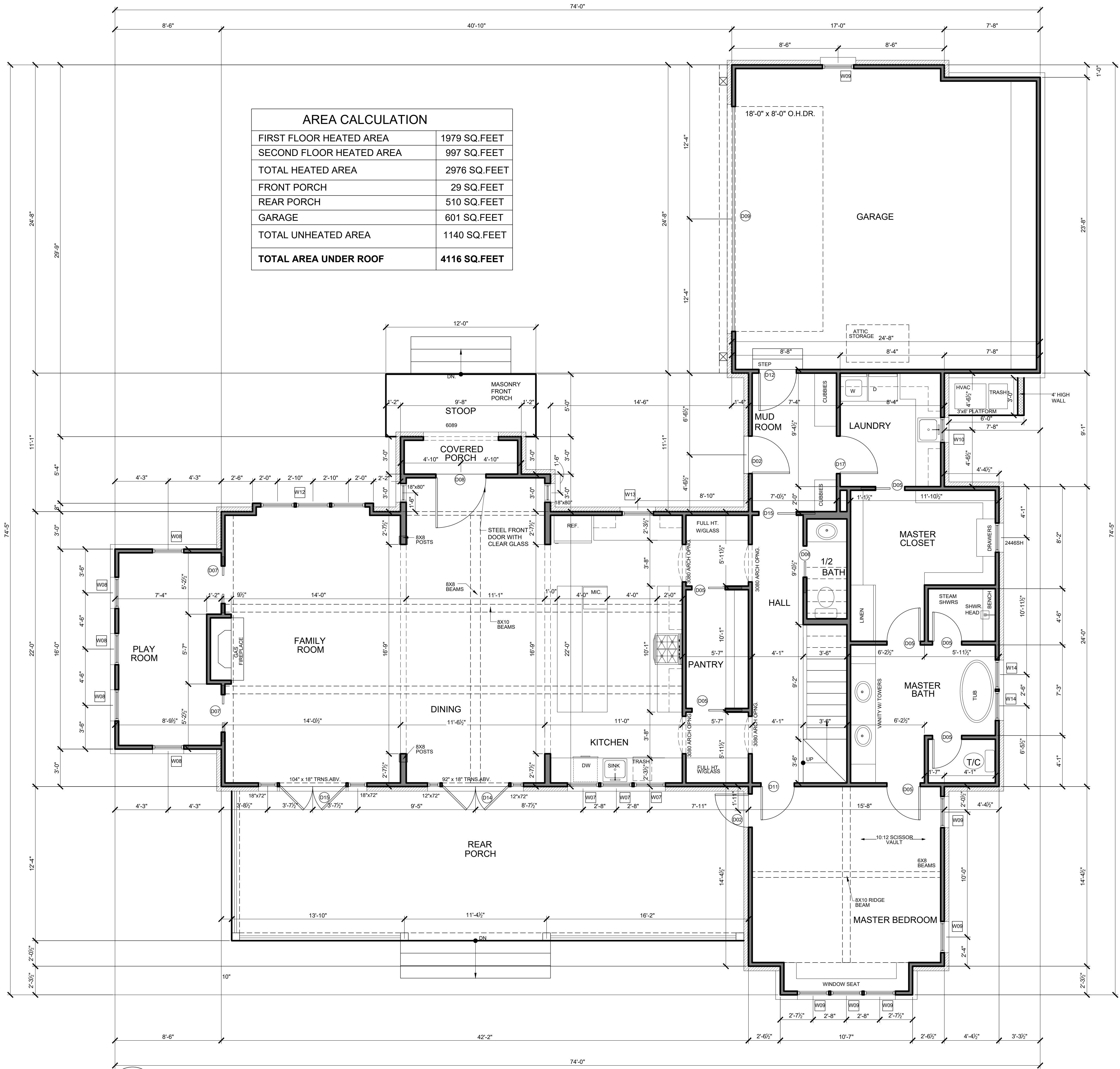
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING

ON SITE BY LOCAL ENGINEER POST FOOTINGS, TO BE DESIGNED BASED ON EXISTING SITE CONDITIONS OR FOUNDATION CONTRACTOR

++ FOOTING FROST DEPTH: ++

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

1 CRAWL SPACE FOUNDATION PLAN
A1.0 SCALE:- 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A1.1 SCALE:- 1/4" = 1'-0"



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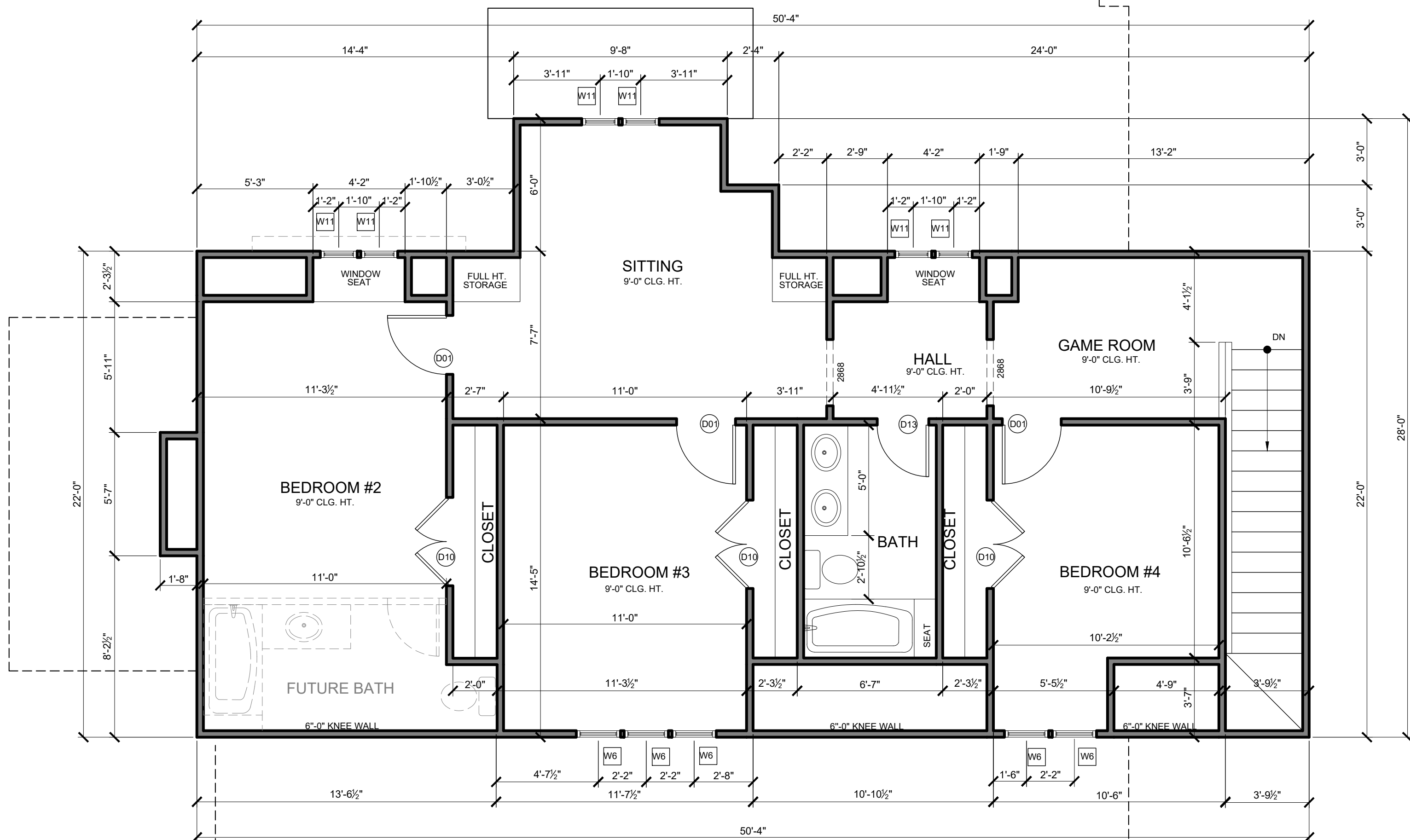
A1.1

W12	8492M U	1	1	8492	100 "	110 "		(3) 32X24 TRANSOM WINDOWS W/ 2 OVER 3 LITE PATTERN OVER 32X84 WINDOWS W/6 OVER 3 LITE PATTERN, 2" FACTORY MULL, 8" WOOD LINTEL
W13	2668M U	1	1	2668	30 "	80 "		30X24 TRANSOM WINDOW W/2 OVER 3 LITE PATTERN OVER 30X54 WINDOW W/ 5 OVER 3 LITE PATTERN, 2" FACTORY MULL, 8" WOOD LINTEL
W14	2446S C	2	1	2446SC	28 "	54 "		

GENERAL SCHEDULE NOTES.

1. ALL WINDOWS MUST BE SUPPLIED BY ONE OF THE FOLLOWING
MANUFACTURERS: MARVIN, MARVIN INTEGRITY, ANDERSON A OR E SERIES,
JELD-WEN SITELINE SERIES, OR WINDSOR PINNACLE CLAD.
ALL WINDOWS SHOULD HAVE SIMULATED DIVIDED LITE (SDL) BARS OR TRUE
DIVIDED LITES (TDL).

2. ALL EXTERIOR DOORS MUST BE SUPPLIED BY ONE OF THE FOLLOWING
MANUFACTURERS: MARVIN, MARVIN INTEGRITY, ANDERSON A OR E SERIES,
JELD-WEN SITELINE SERIES, WINDSOR PINNACLE CLAD, NEUMA, OR
THERMA-TRU. ALL EXTERIOR DOORS SHOULD BE 8'-0" TALL. NO PANELLED
DOORS ARE ALLOWED.



1 SECOND FLOOR PLAN
A1.2 SCALE:- 1/4" = 1'-0"

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	3D PERSPECTIVE
D01	2868	3	2	2868 R IN	32 "	80 "	
D02	3080	2	1	3080 R	36 "	96 "	
D03	2580	1	2	2580 R	29 "	96 "	
D04	2868	1	2	2868 L EX	32 "	80 "	
D05	2880	3	1	2880 R	32 "	96 "	
D06	2480	1	1	2480 L	28 "	96 "	
D07	2880 ARCHED POCKET DR. DOOR	2	1	2880 L	32 "	96 "	
D08	4090	1	1	4090 ARCH DR. W/ 2-18"x96" SIDE LITE	48 "	108 "	
D09	18080	1	1	18080	216 "	96 "	
D10	4068	3	2	4068 L/R IN	48 "	80 "	
D11	2880	1	1	2880 R IN	32 "	96 "	
D12	3080	1	1	3080 R EX	36 "	96 "	
D13	2468	1	2	2468 L	28 "	80 "	
D14	5480	2	1	5480 L/R EX 2-12"x72" SIDE LITE	64 "	96 "	
D15	5480	2	1	5480 L/R EX 2-18"x72" SIDE LITE	64 "	96 "	

D15	3080	1	1	3080 L	36 "	96 "	
D16	2080	1	1	2080 L IN	24 "	96 "	
D17	3080	1	1	3080 R IN	36 "	96 "	

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	3D PERSPECTIVE
W01	1836FX	1	2	1836FX	20 "	42 "	
W03	1876FX	2	2	1876FX	20 "	90 "	
W04	2046S C	2	2	2046SC	24 "	54 "	
W05	0936L V	1	2	0936LV	9 "	42 "	
W06	2050S C	3	2	2050SC	24 "	60 "	
W07	2646S C	3	1	2646SC	30 "	54 "	
W08	2660S H	5	1	2660SH	30 "	72 "	
W09	2660S C	4	1	2660SC	30 "	72 "	
W10	2040S C	2	1	2040SC	24 "	48 "	
W11	1850FX	4	2	1850FX	20 "	60 "	



CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

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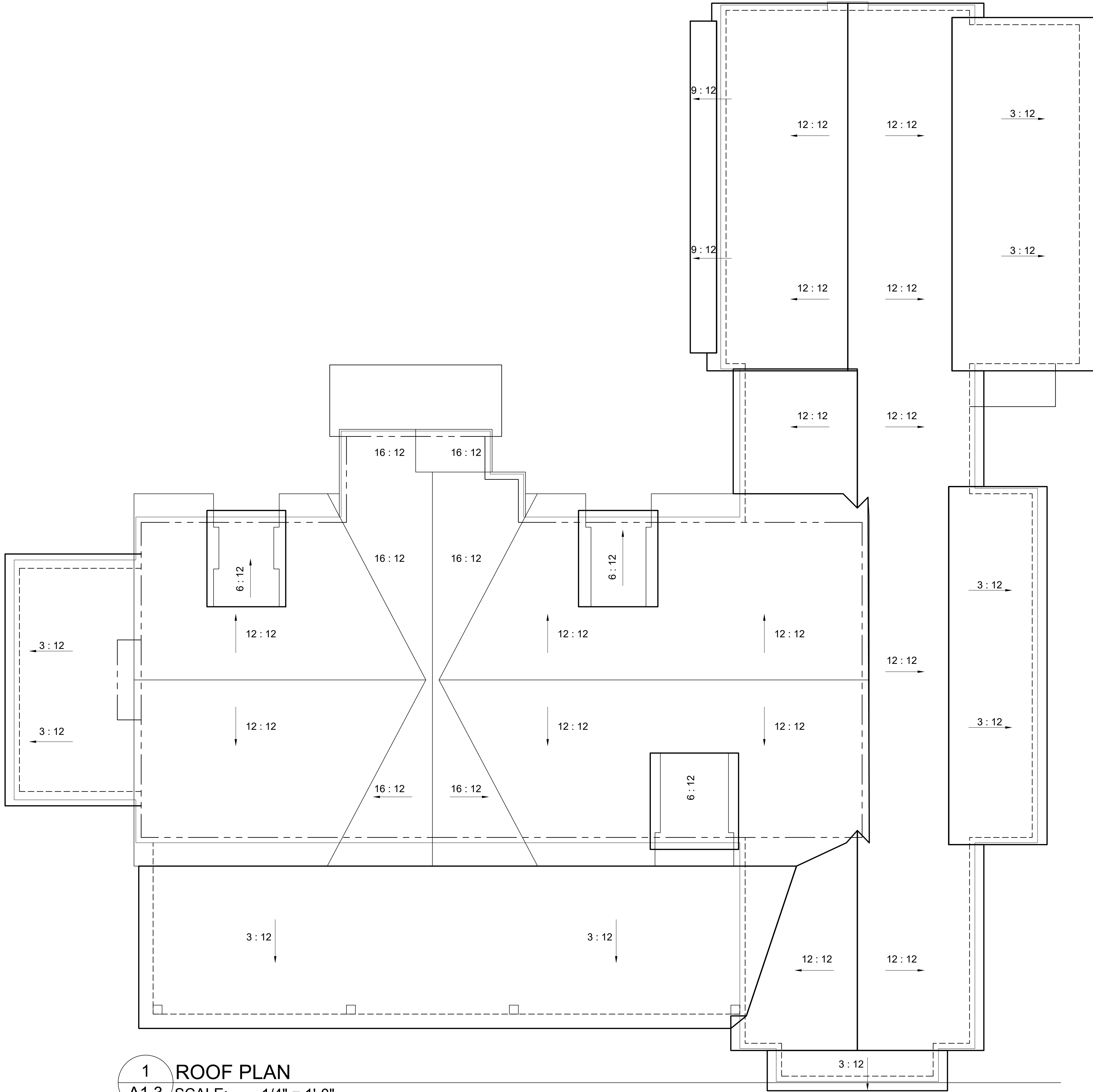
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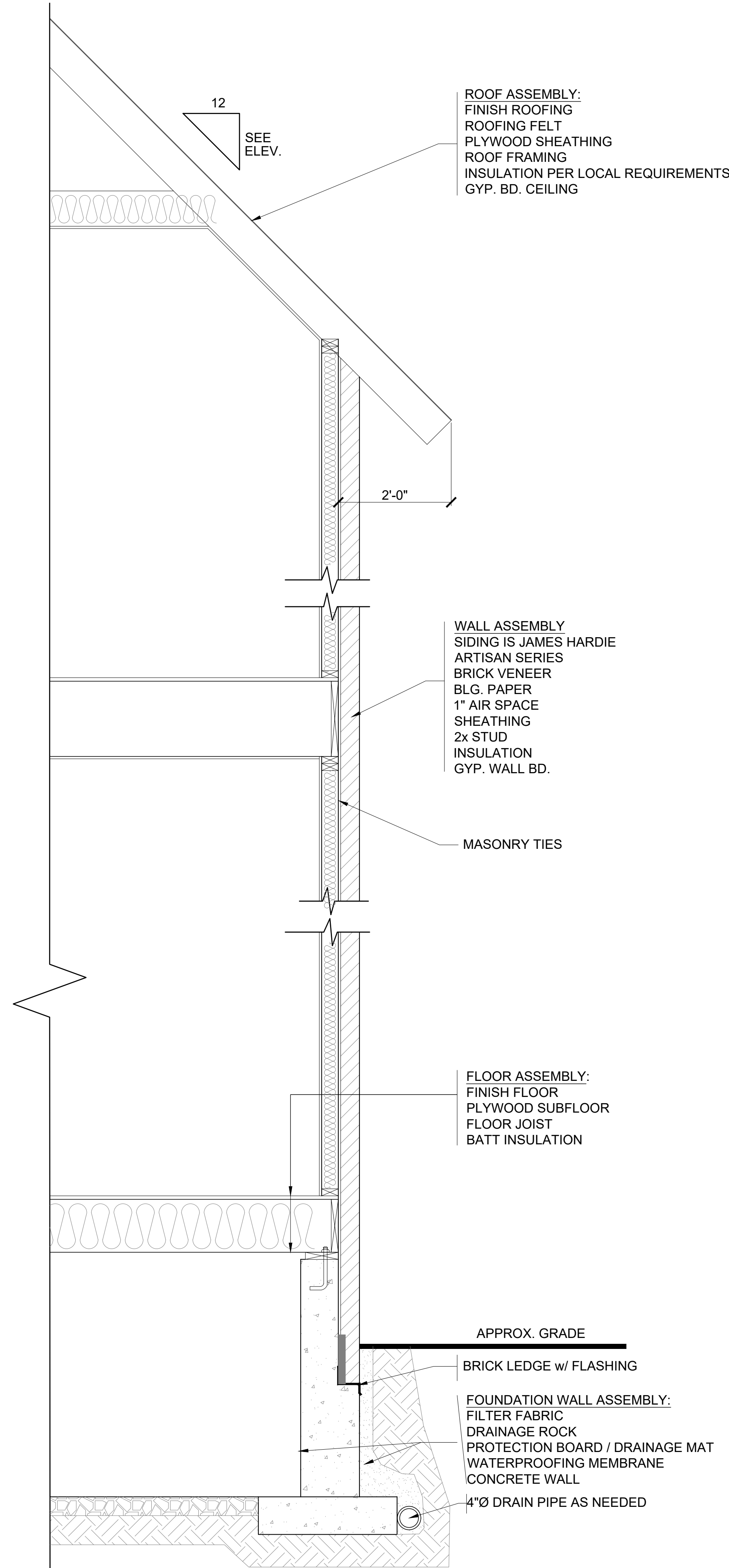
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PROJECT	: John Galarde
SHEET	

A1.2

John Galarde



1 ROOF PLAN
A1.3 SCALE:- 1/4" = 1'-0"



2 TYP. EXT. WALL SECTION DETAIL
A1.3 SCALE:- 3/4" = 1' - 0"



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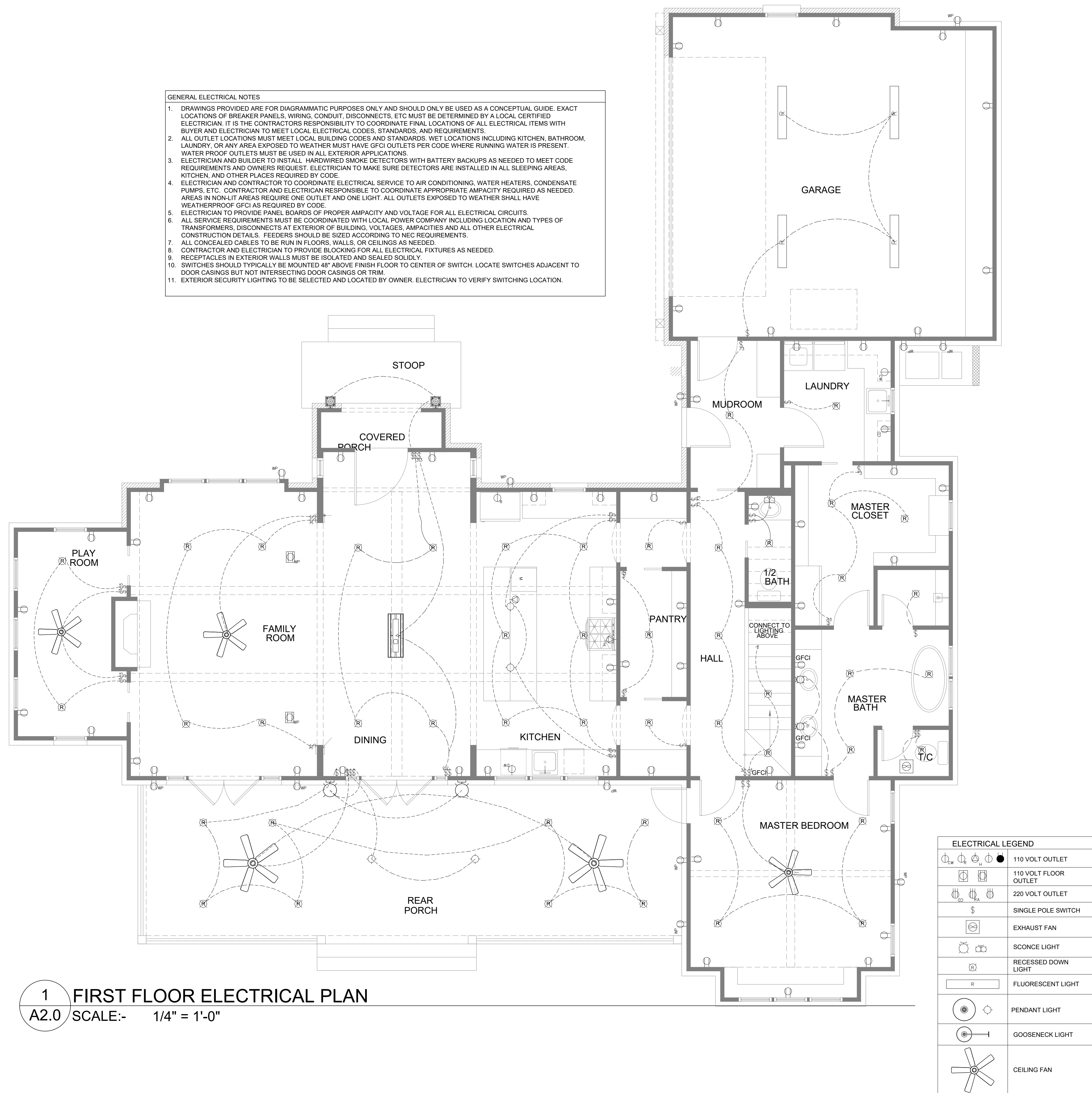
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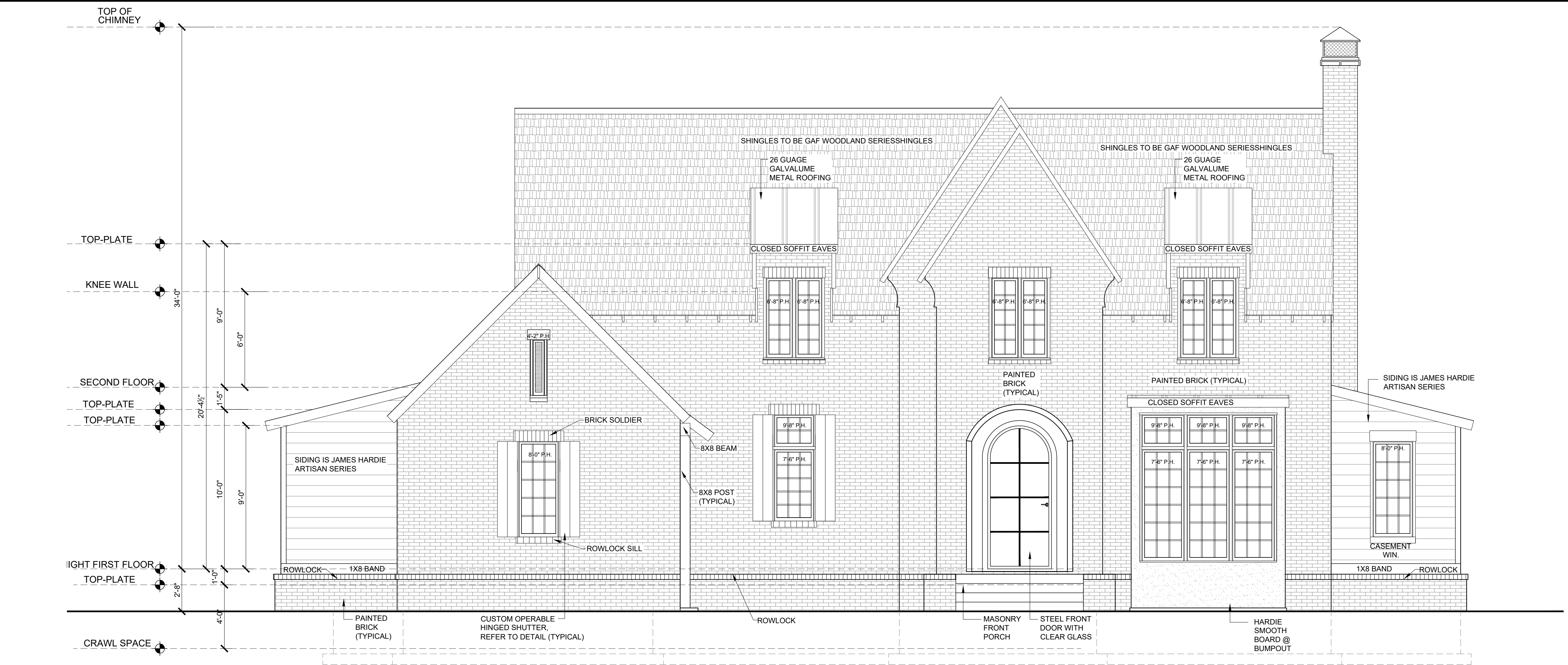
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PROJECT : John Galarde

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A1.3





1 FRONT ELEVATION ("English Cottage" for style of architecture)
A3.0 SCALE:- 1/4" = 1'-0"



2 RIGHT ELEVATION ("English Cottage" for style of architecture)
A3.0 SCALE:- 1/4" = 1'-0"



CUSTOM CHANGES

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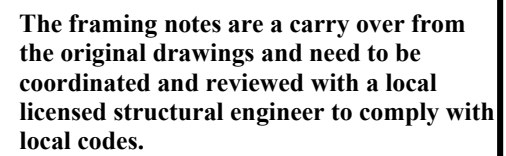
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PROJECT : John Galarde

SHEET

A3.0



John Galarde

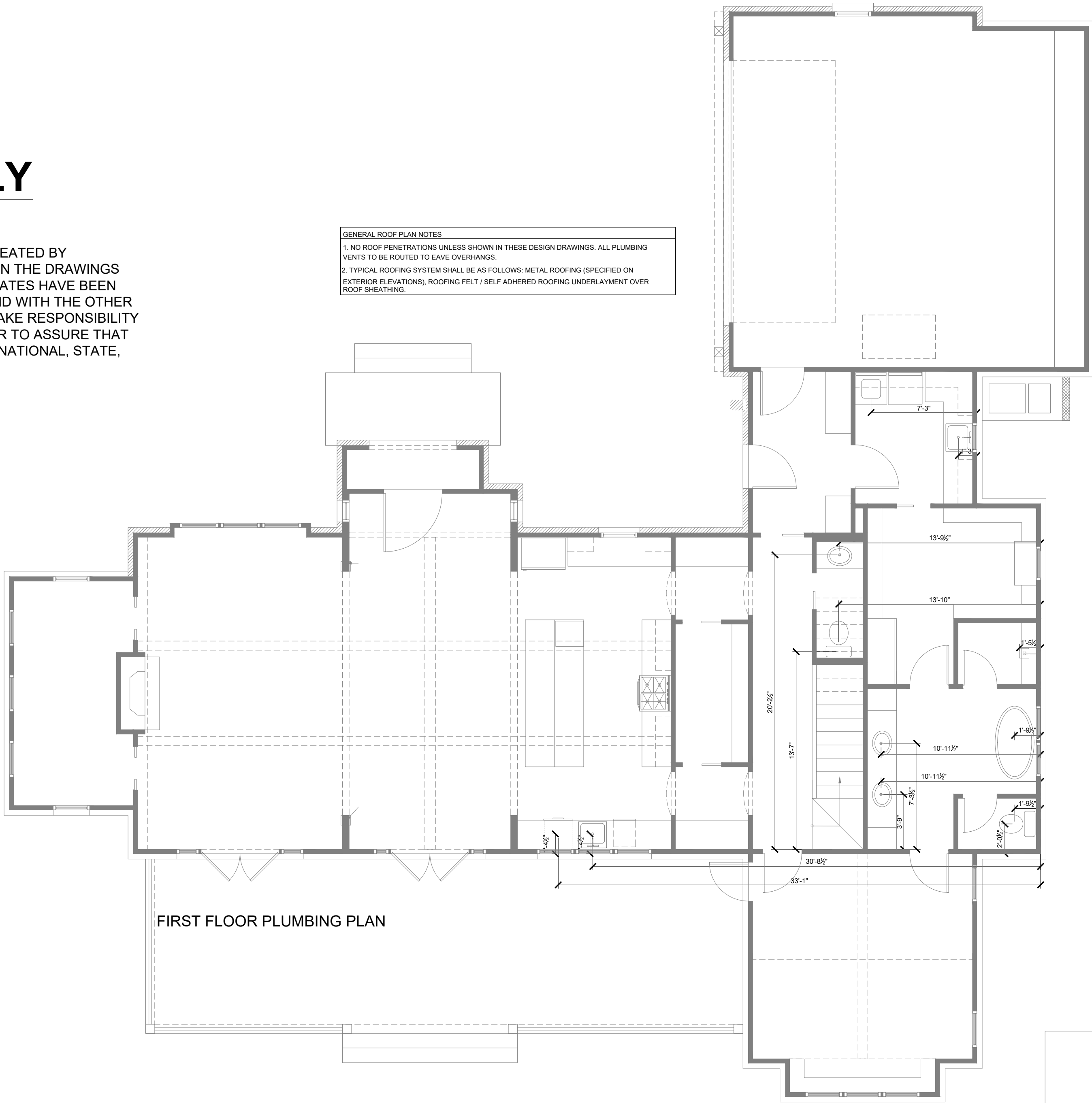
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A3.1

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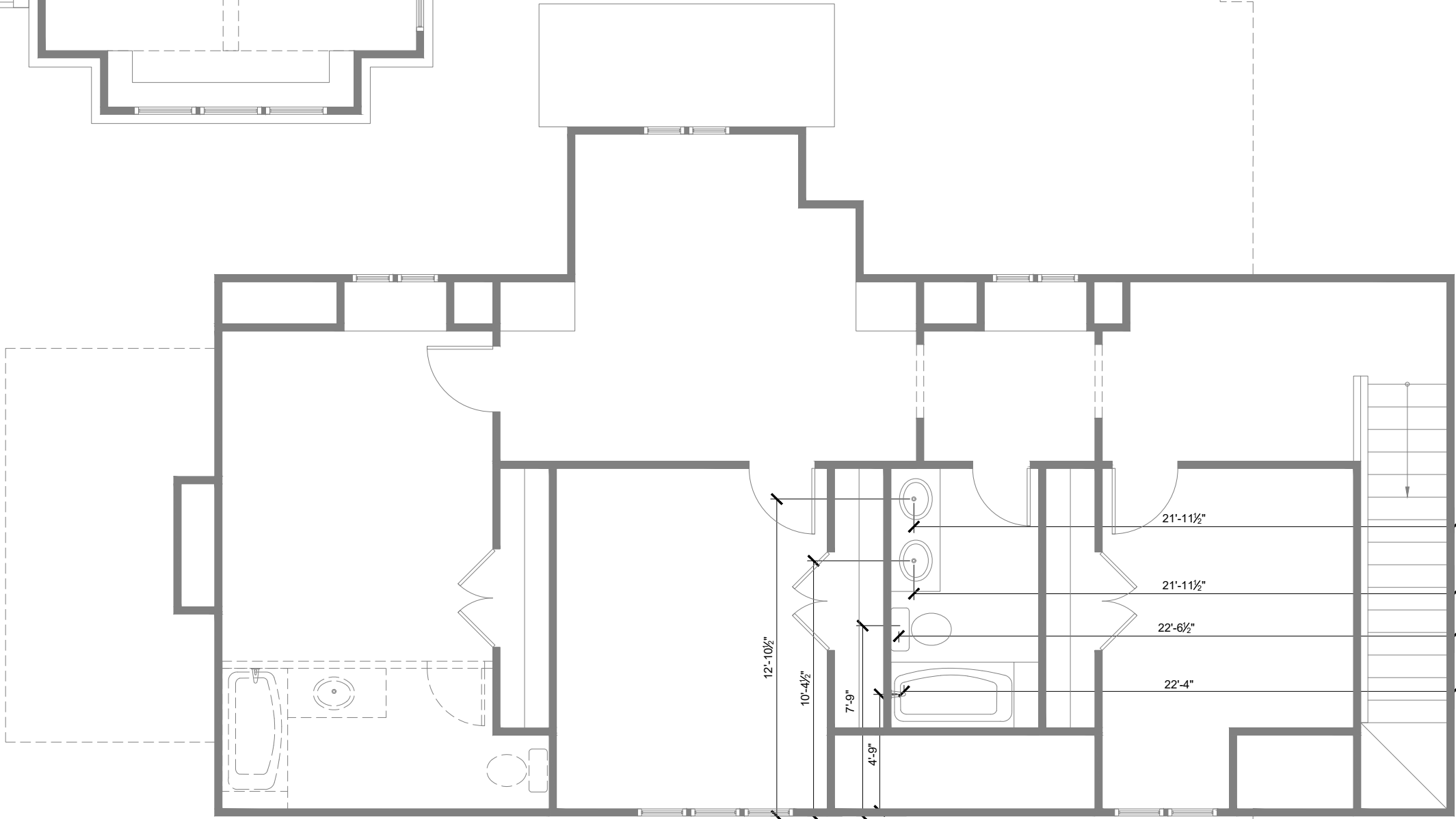
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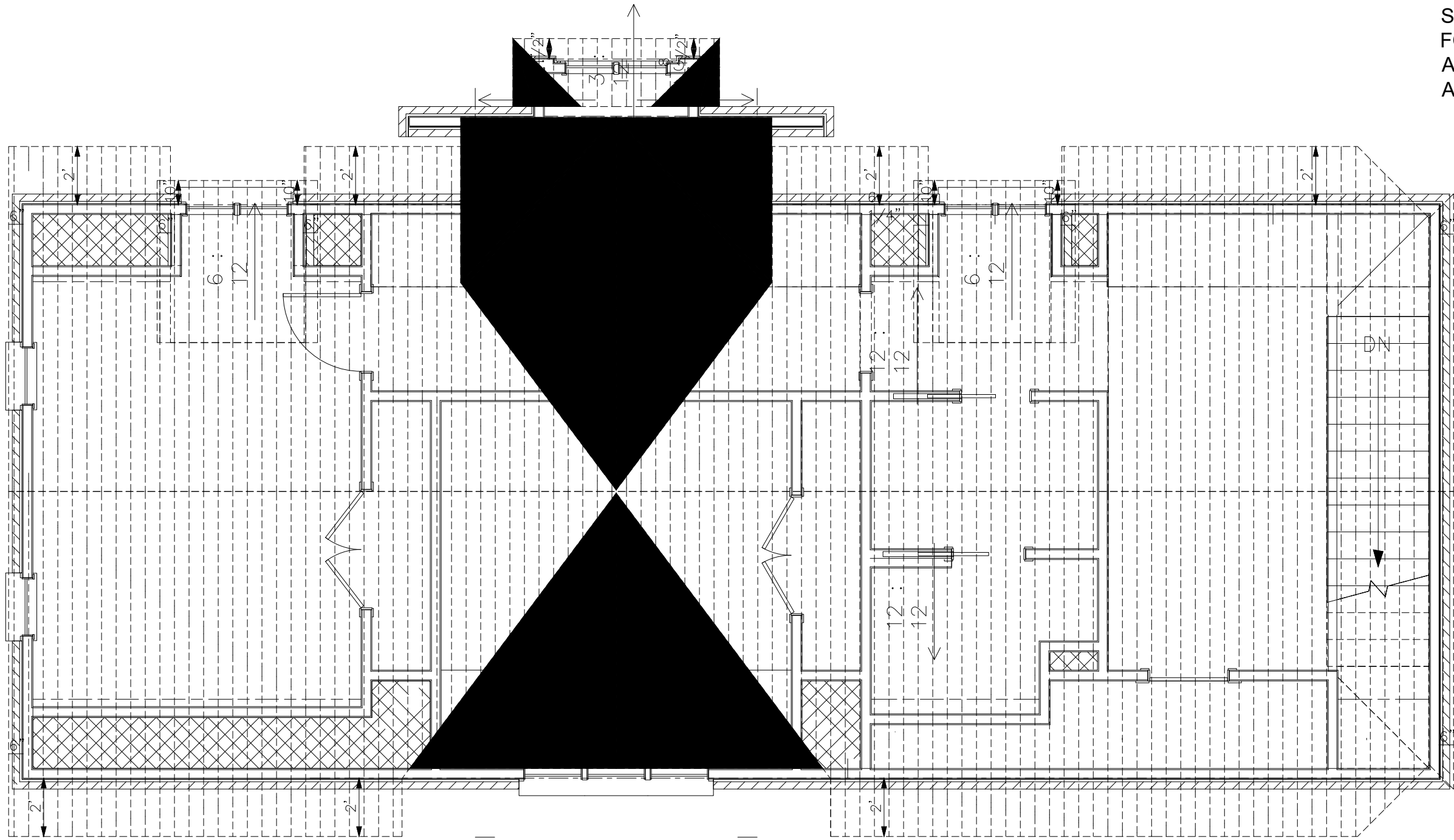
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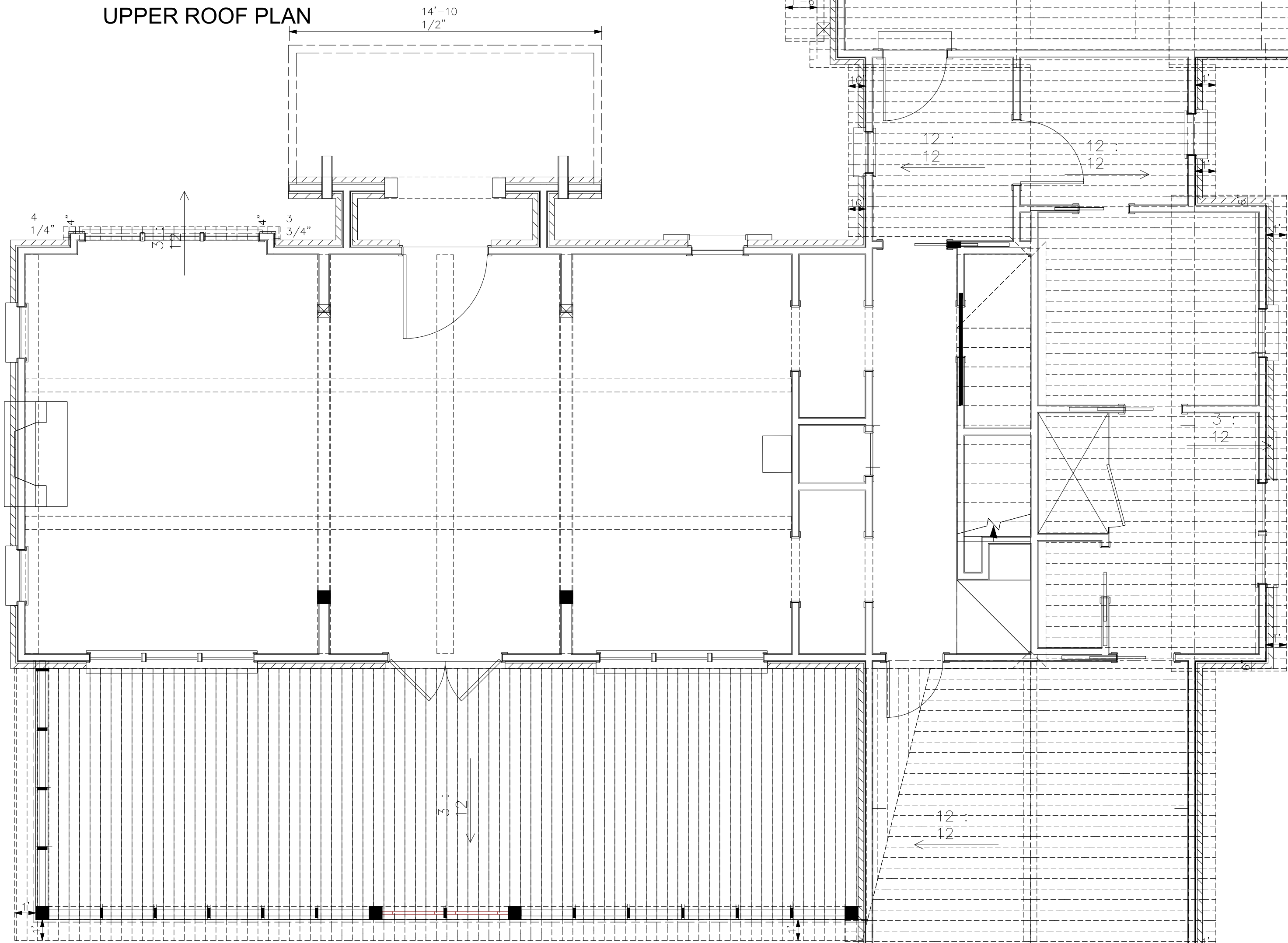
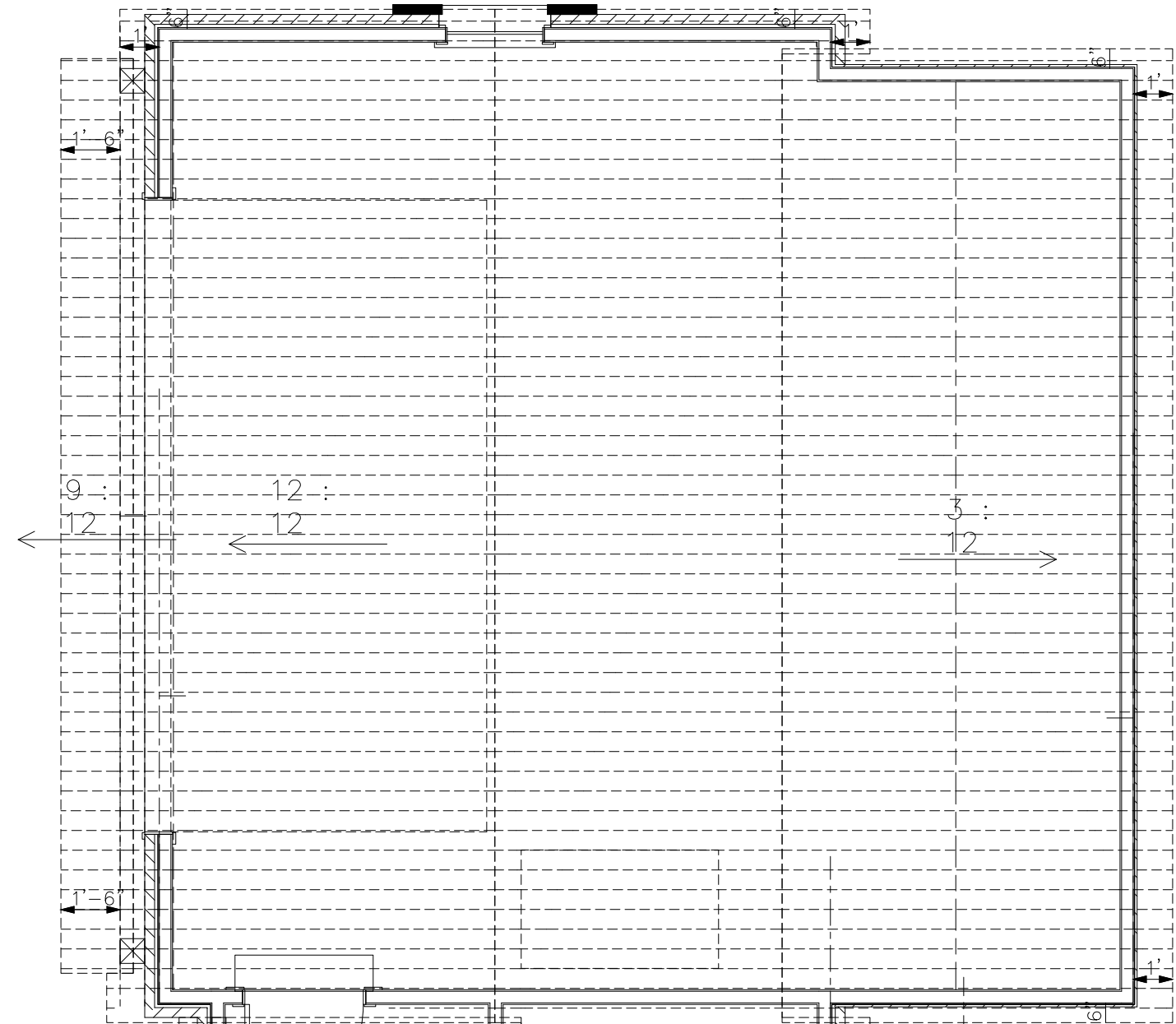
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UPPER ROOF PLAN



LOWER ROOF PLAN



CUSTOM CHANGES

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