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GENERAL CONDITIONS AND DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2024 AT THE TIME OF THEIR CREATION AND THE MINIMAL LOCAL BUILDING CODES OF DENVER, COLORADO, USA. BUILDER IS RESPONSIBLE FOR CONSULTING WITH THE LOCAL BUILDING DEPARTMENT AND A LOCAL LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING AND ENERGY CODES FOR ITEMS INCLUDING, BUT NOT LIMITED TO INSULATION, FIXTURES AND APPLIANCES, MECHANICAL AND PLUMBING EQUIPMENT, EXTERIOR DOORS AND WINDOWS, AND SPRINKLER SYSTEMS.
- BUILDER SHALL MAINTAIN HARDCOPIES OF ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ON SITE AT THE TIME OF INSPECTION.
- BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO BEAMS, FLOOR JOISTS, RAFTERS, AND HEADERS ARE NOT SIZED DUE TO THE UNIQUE REQUIREMENTS AND SITE CONDITIONS WHERE THESE PLANS MAY BE BUILT. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL STRUCTURAL MEMBERS SHALL BE SIZED ACCORDING TO THE LATEST VERSION OF THE IRC AND LOCAL BUILDING CODES TO MEET LOCAL REQUIREMENTS SUCH AS SEISMIC OR SNOW LOADS. BUILDER IS RESPONSIBLE FOR ENSURING ALL CONSTRUCTION DETAILS MEET OR EXCEED LOCAL BUILDING CODES.
- ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE CONSIDERED GENERAL IN NATURE AND MUST BE REVIEWED FOR THE LOCAL SITE CONDITIONS AND APPROVED BY A LOCAL LICENSED ENGINEER.
- BUILDER SHALL PROVIDE ALL ANCHORS, FASTENERS AND TIE DOWNS AS REQUIRED BY LOCAL BUILDING CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC. BUILDER IS RESPONSIBLE FOR CONSULTING WITH A LICENSED STRUCTURAL ENGINEER TO SPECIFY THESE SYSTEMS.
- ALL MECHANICAL, ELECTRICAL, PLUMBING AND AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED ON SITE WITH A LOCAL LICENSED PROFESSIONAL. THESE SYSTEMS AND THE EQUIPMENT SERVING THEM MUST COMPLY WITH IRC 2024 SECTION R309 AUTOMATIC SPRINKLER SYSTEMS, PART V MECHANICAL, PART VI FUEL GAS, PART VII PLUMBING, PART VIII ELECTRICAL AS WELL AS ALL LOCAL BUILDING CODES.
- ACTUAL DOOR AND WINDOW SIZES AND CONFIGURATIONS WILL VARY BY LOCATION AND BY MANUFACTURER. SCHEDULES AND ELEVATIONS ARE INCLUDED FOR GENERAL GUIDANCE BUT MAY NOT REPRESENT THE FINAL PRODUCT. BUILDER SHALL COMPLY WITH MANUFACTURERS INSTALLATION REQUIREMENTS AND ALL LOCAL BUILDING CODES.
- HAVN DESIGN STUDIO, LLC IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. ALL PLANS MUST BE REVIEWED BY A LOCAL LICENSED ENGINEER AND MODIFIED AS NECESSARY TO CONFORM WITH LOCAL BUILDING CODES. HAVN DESIGN STUDIO, LLC IS NOT RESPONSIBLE FOR THESE MODIFICATIONS OR ANY DAMAGES RESULTING IN FAILURE TO COMPLY WITH THESE CONDITIONS.
- RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT THE FINAL PRODUCT.

BUILDING INFORMATION:

IRC BUILDING CLASSIFICATION:
OCCUPANCY GROUP: R-3, SINGLE-FAMILY RESIDENTIAL
CONSTRUCTION TYPE: VB, UNPROTECTED WOOD FRAME
AUTOMATIC SPRINKLER SYSTEM TYPE: N/A

FIRST FLOOR SQUARE FOOTAGE: 400 SF
SECOND FLOOR SQUARE FOOTAGE: 400 SF
TOTAL SQUARE FOOTAGE: 800 SF

NUMBER OF STORIES: TWO
HEIGHT ABOVE GRADE: +/- 23'-10"

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COVER SHEET

05.29.2025

A0.0

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CLIMATIC & GEOGRAPHIC DESIGN CRITERIA														
WIND DESIGN					SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
GROUND SNOW LOAD	SPEED (MPH)	GEOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	B	WEATHERING	FROST LINE DEPTH	TERMITE	1 DEGREE F	NO	1978	712	40-45	
	35 PSF	115/125/140	NO	YES		NO	SEVERE	36 INCHES						SLIGHT/MOD
	MANUAL J DESIGN CRITERIA													
ELEVATION		ALTITUDE CORRECTION FACTOR		COINCIDENT WET BULB		INDOOR WINTER DESIGN DRY-BULB TEMP		OUTDOOR WINTER DESIGN DRY-BULB TEMP		HEATING TEMP DIFFERENCE				
5,285 FEET		0.86		60 DEGREES F		70 DEGREES F		3 DEGREES F		67 DEGREES F				
LATITUDE		DAILY RANGE		INDOOR SUMMER DESIGN RELATIVE HUMIDITY		INDOOR SUMMER DESIGN DRY-BULB TEMP		OUTDOOR SUMMER DESIGN DRY-BULB TEMP		COOLING TEMP DIFFERENCE				
40 DEGREES N		50%		50%		75 DEGREES F		91 DEGREES F		16 DEGREES F				
CLIMATIC & GEOGRAPHIC DESIGN CRITERIA														
1. REFER TO THE 2022 DENVER BUILDING & FIRE CODE (APPENDIX AF RADON CONTROL METHODS).														
2. FOR THE PURPOSES OF THESE DRAWINGS, THE INFORMATION IN THE ABOVE TABLE IS PROVIDED FOR DENVER, CO AND SOURCED FROM THE 2022 DENVER BUILDING & FIRE CODE (APPENDIX AF RADON CONTROL METHODS).														
3. BUILDER SHALL REFER TO THE LOCAL BUILDING CODE AS CONDITIONS MAY VARY DEPENDING ON GEOGRAPHIC LOCATION.														
FIRE-RESISTANT CONSTRUCTION:														
1. EXTERIOR WALL CONSTRUCTION INCLUDING WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS SHALL COMPLY WITH MINIMUM FIRE SEPARATION DISTANCES AS REQUIRED BY CODE.														
2. REFER TO IRC 2024 R302.1 AND THE CORRESPONDING TABLE FOR MINIMUM DISTANCES FOR DWELLINGS WITHOUT AN AUTOMATIC SPRINKLER SYSTEM.														
3. FOR THE PURPOSES OF THESE DRAWINGS, EXTERIOR WALL ELEMENTS ARE ASSUMED TO HAVE NO FIRE-RESISTANCE RATING AND THEREFORE MUST COMPLY WITH THE MOST RESTRICTIVE CONSTRAINTS OUTLINED IN TABLE R302.1(1).														
4. BUILDER SHALL COMPLY WITH ALL LOCAL BUILDING CODES REGARDING FIRE-RESISTANT CONSTRUCTION.														
FIRE-RESISTANT CONSTRUCTION:														
EXTERIOR WALL ELEMENT				MINIMUM FIRE-RESISTANCE RATING		MINIMUM FIRE SEPARATION DISTANCE								
WALLS		NOT FIRE-RESISTANCE RATED		0 HOURS		GREATER THAN OR EQUAL TO 5 FEET								
PROJECTIONS		NOT FIRE-RESISTANCE RATED		0 HOURS		GREATER THAN OR EQUAL TO 5 FEET								
OPENINGS IN WALLS		UNLIMITED		0 HOURS		5 FEET								
PENETRATIONS		ALL		NONE REQUIRED		3 FEET								
RADON CONTROL METHODS														
EPA RADON ZONE		MITIGATION REQUIRED		SYSTEM TYPE		SUBFLOOR PREPARATION								
ZONE 1		YES		PASSIVE, SUB-SLAB		MINIMUM 4" THICK AGGREGATE								

ALL PLANS ARE SUBJECT TO GENERAL CONDITIONS AND DISCLAIMER LOCATED ON THE COVER PAGE FOR THIS PROJECT

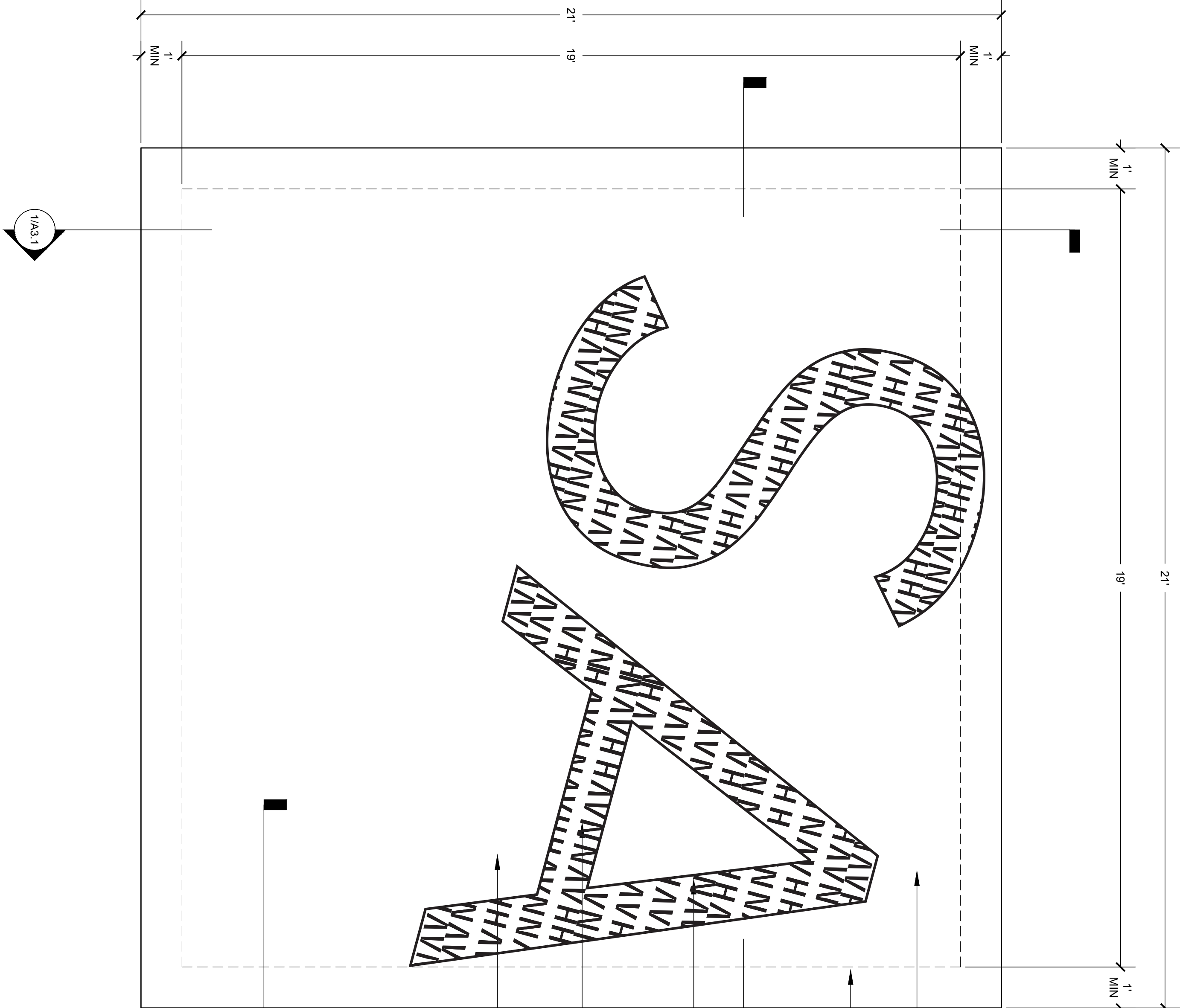
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GENERAL NOTES

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A0.1



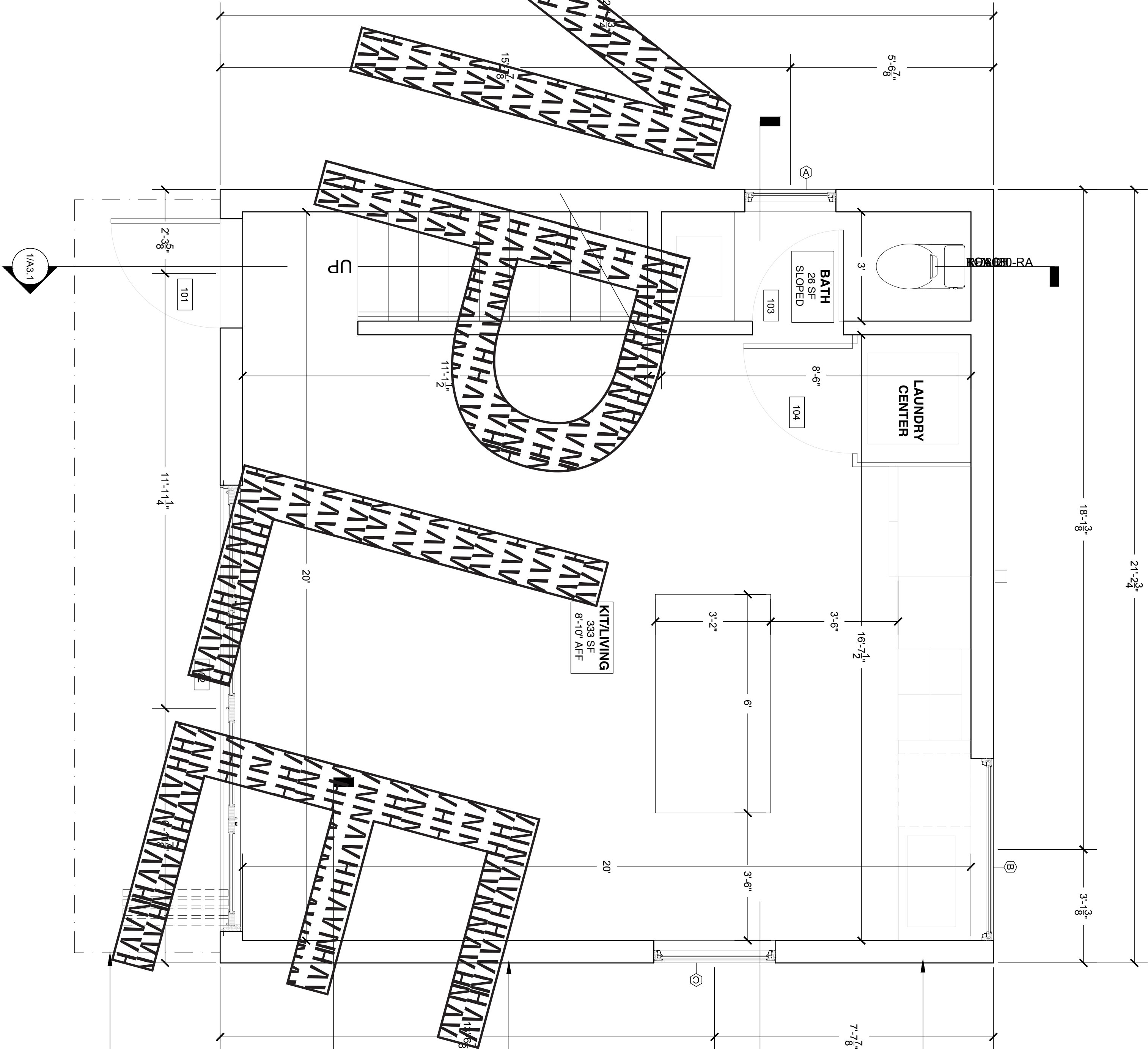
SEE A0.1 FOR RADON CONTROL METHODS

CONTINUOUS CONCRETE FOOTING, AS REQUIRED BY CODE

MIN. 4" THICK REINFORCED CONCRETE SLAB ON GRADE OR AS REQUIRED BY CODE

6" MIN. POLYETHYLENE VAPOR BARRIER UNDER SLAB, LAP JOINTS NOT LESS THAN 6"

CONCRETE FOUNDATIONS INCLUDING SLABS & FOOTINGS SHALL MEET THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AS REQUIRED BY CODE. REFERENCE IRC 2024 SECTION R402.2



2X6 EXTERIOR WALL, TYP. STUDS SHALL BE SPRUCE/PINE/FIR #2 OR BETTER, SPACED 16" OC

SEE A0.1 FOR MIN FIRE SEPARATION DISTANCES AND FIRE-RESISTANT CONSTRUCTION OF EXTERIOR WALLS

SUNSHADE ABOVE, SHOWN DASHED

1 FOUNDATION PLAN

1/2" = 1'-0"

NOTES:

1. CLASSIFICATION OF SOIL AT THE BUILDING SITE SHALL BE INVESTIGATED AND REPORTED AS REQUIRED BY CODE.
2. SOIL CLASSIFICATION AND DESIGN BEARING CAPACITY SHALL BE DETERMINED BY A LICENSED PROFESSIONAL.
3. BUILDING FOUNDATION, INCLUDING BUT NOT LIMITED TO FOOTINGS, SLABS AND REINFORCING SHALL BE DETERMINED BY A LICENSED STRUCTURAL ENGINEER.

2 FIRST FLOOR PLAN

1/2" = 1'-0"

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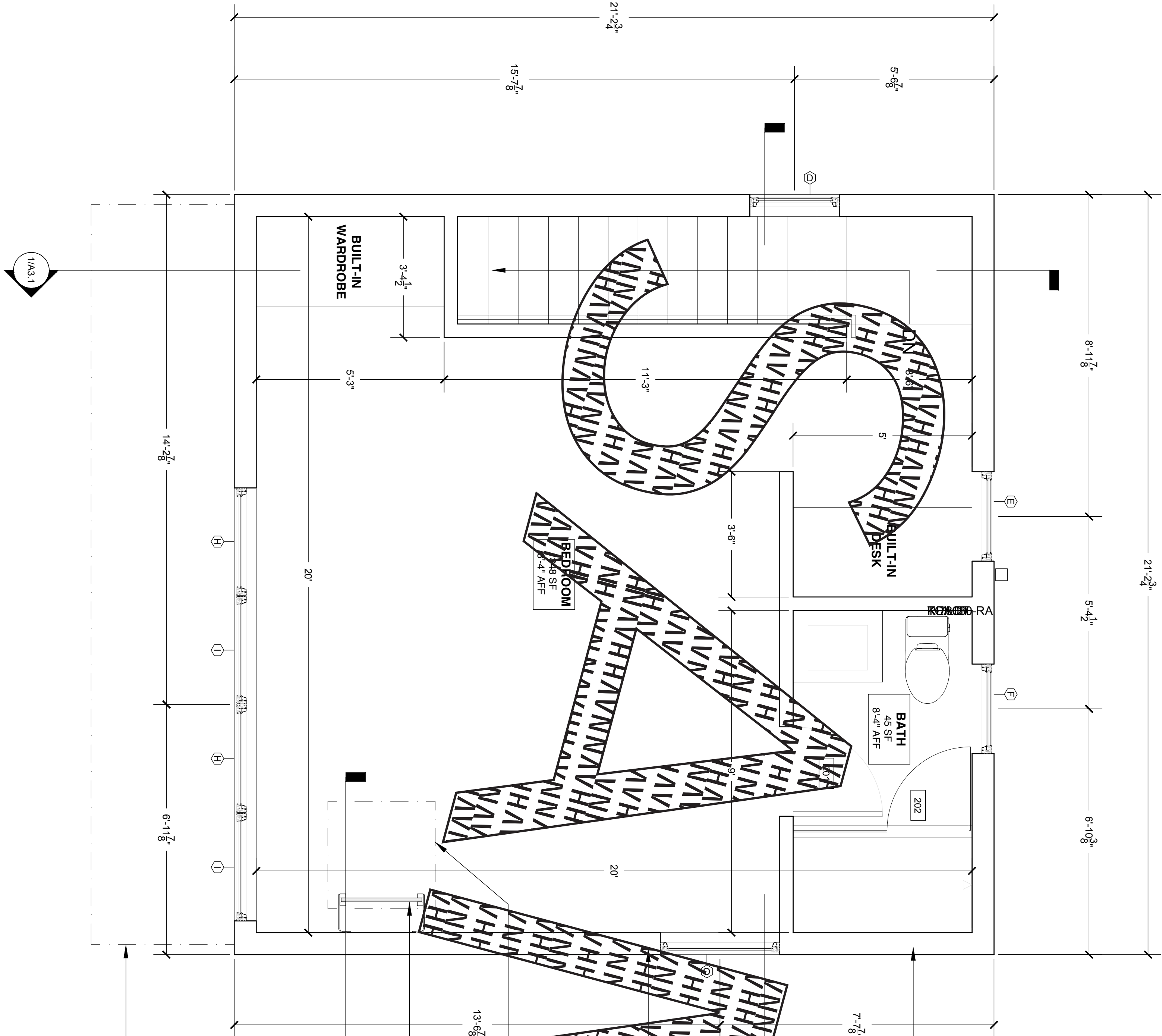
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FOUNDATION PLAN &
FIRST FLOOR PLAN

1/2" = 1'-0"

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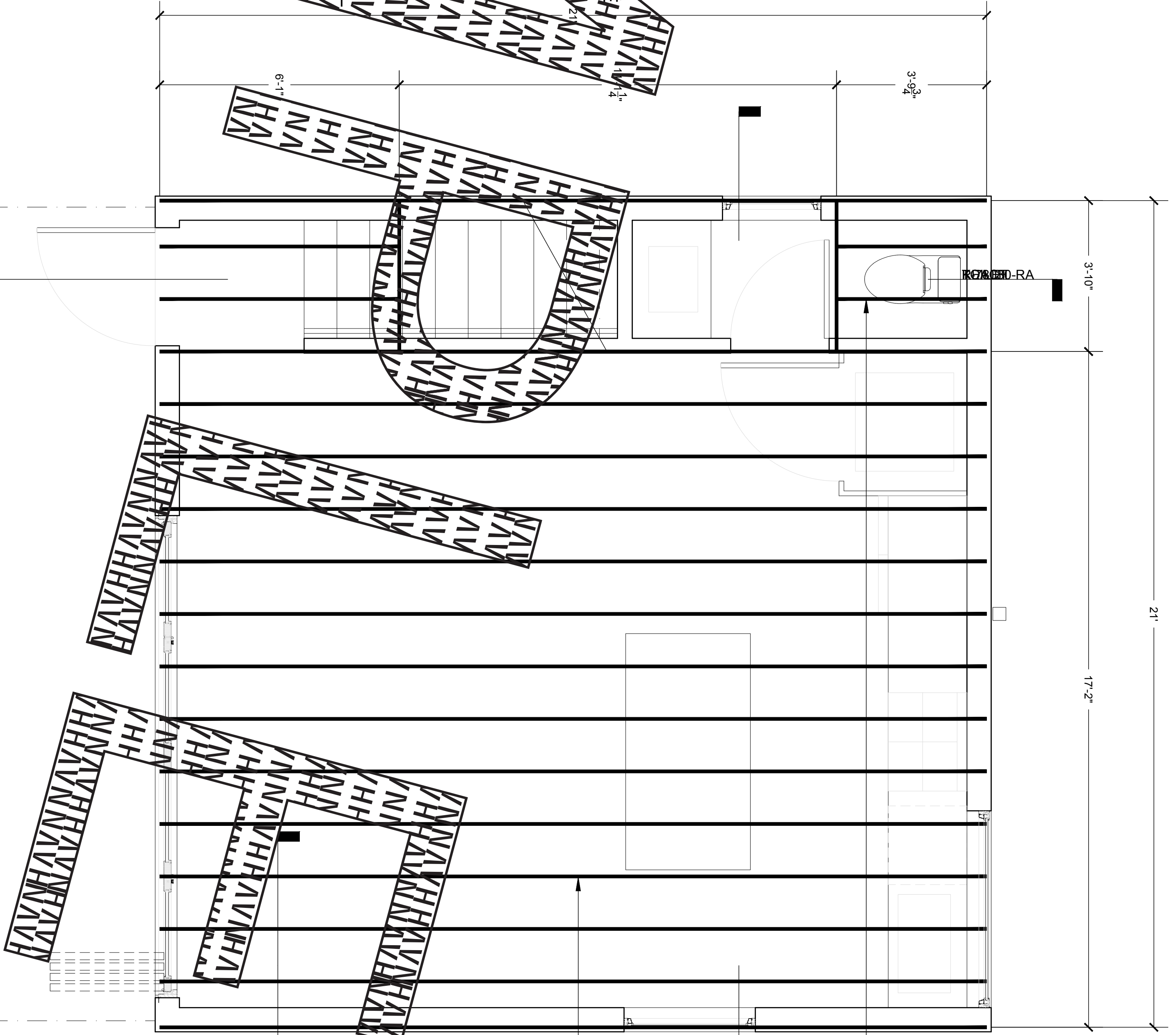
A1.1



2X6 EXTERIOR WALL,
TYP. STUDS SHALL BE
SPRUCE/PINE/FIR #2
OR BETTER, SPACED
16" OC

SEE A0.1 FOR MIN FLOOR
SEPARATION
DISTANCES AND
FIRE-RESISTANCE
CONSTRUCTION OF
EXTERIOR WALLS
A ROOF HATCH ABOVE, SHALL
BE SHOWN DASHED

ALUMINUM FIXED WITH
GLASS



FRAMING FOR STAIR
LANDING DROPPED,
SEE 1/A3.1

PREFABRICATED WOOD
I-JOISTS, MIN DEPTH
11 7/8", SPACED 16" OC,
TO COMPLY WITH IRC
2024 R502.1.2 AND ASTM
5055 FOR RESIDENTIAL
LIVING AREAS WITH LIVE
LOAD 40 PSF /
DEAD LOAD 20 PSF,
CONSULT WITH
STRUCTURAL ENGINEER

1 SECOND FLOOR PLAN

1/2" = 1'-0"

2 SECOND FLOOR FRAMING PLAN

1/2" = 1'-0"

NOTES:

- STRUCTURAL FASTENERS SHALL BE PROVIDED IN ACCORDANCE WITH IRC 2024 CHAPTERS 5, 6 & 8.
- BUILDER SHALL CONSULT WITH STRUCTURAL ENGINEER ON SIZES AND PLACEMENT AND COMPLY WITH ALL LOCAL BUILDING CODES.

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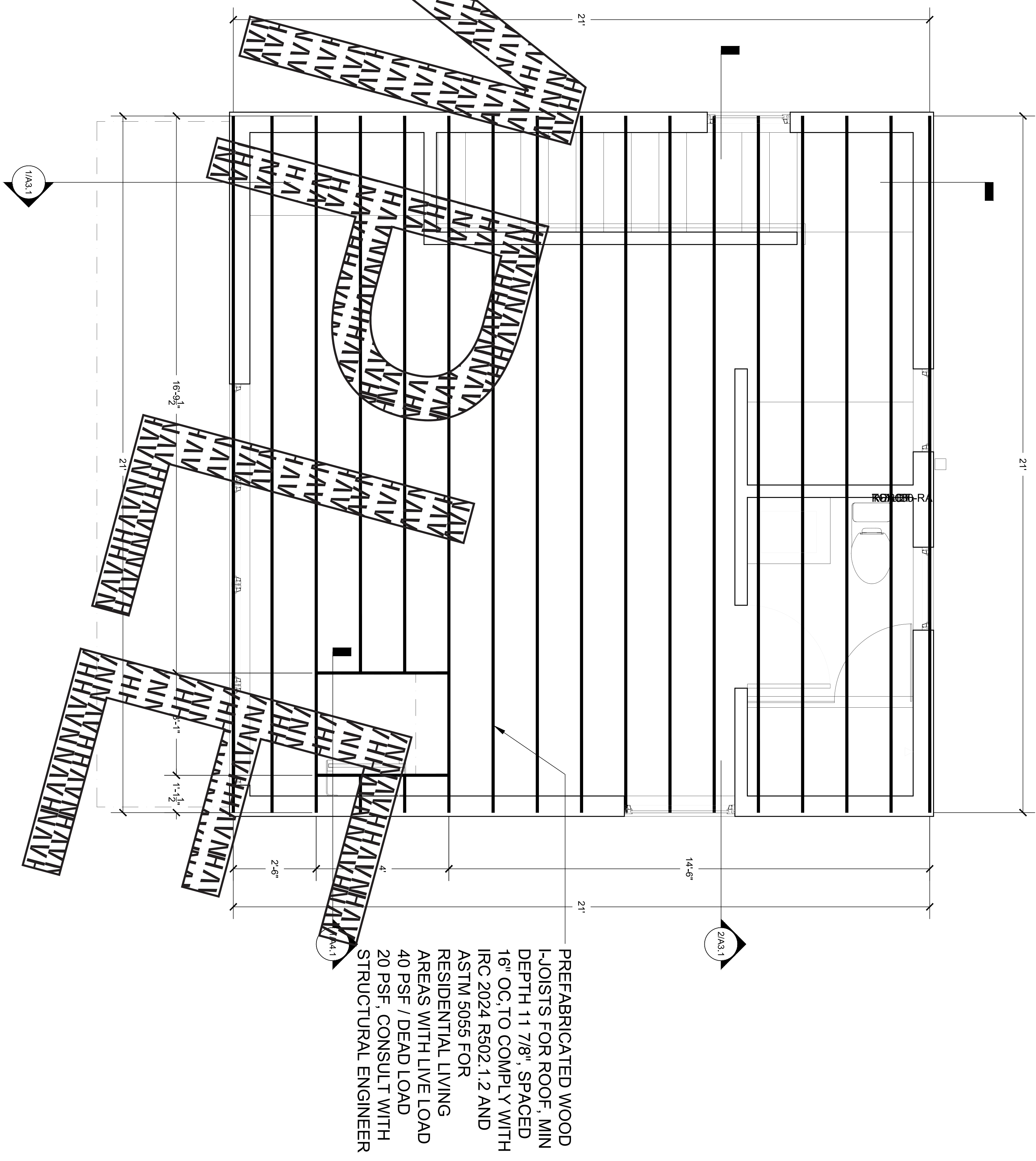
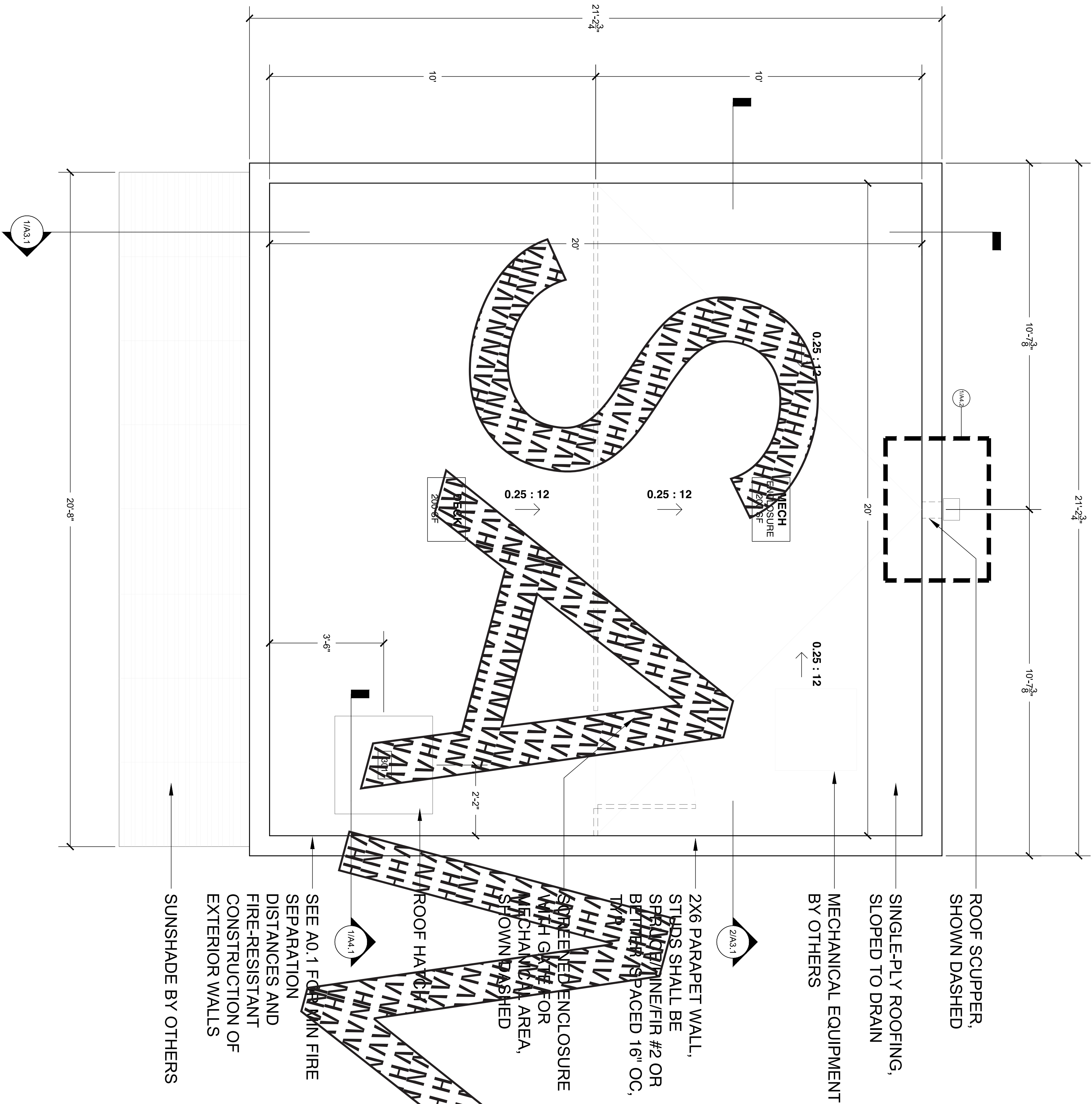
SECOND FLOOR PLAN &
FRAMING PLAN

1/2" = 1'-0"

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A1.2

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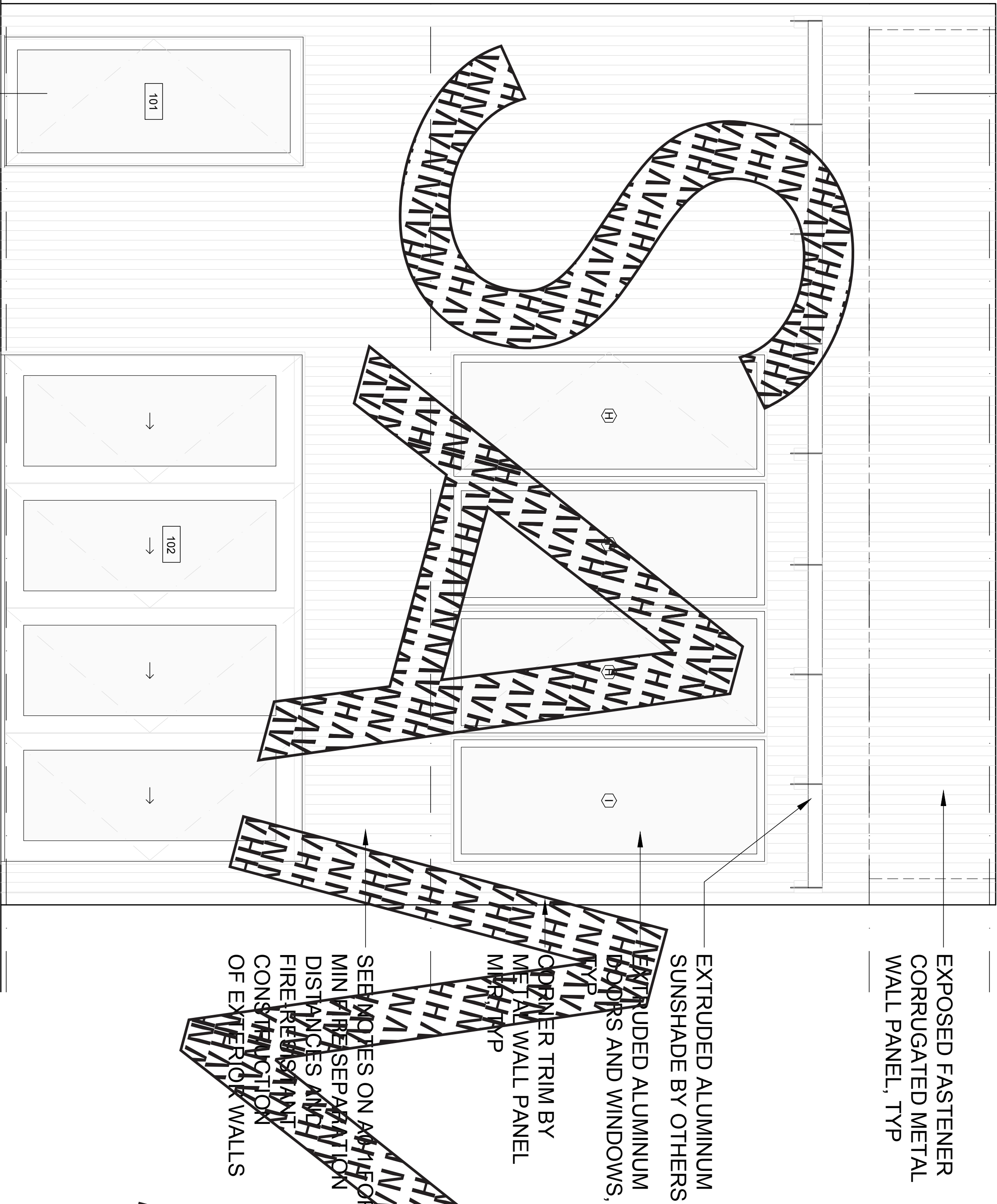


23'-2" T.O. FRAMING
PARAPET WALL

20'-4" FINISH FLOOR
ROOF

10'-0" FINISH FLOOR
SECOND FLOOR

0'-0" FINISH FLOOR
FIRST FLOOR



1 FRONT ELEVATION

1/2" = 1'-0"

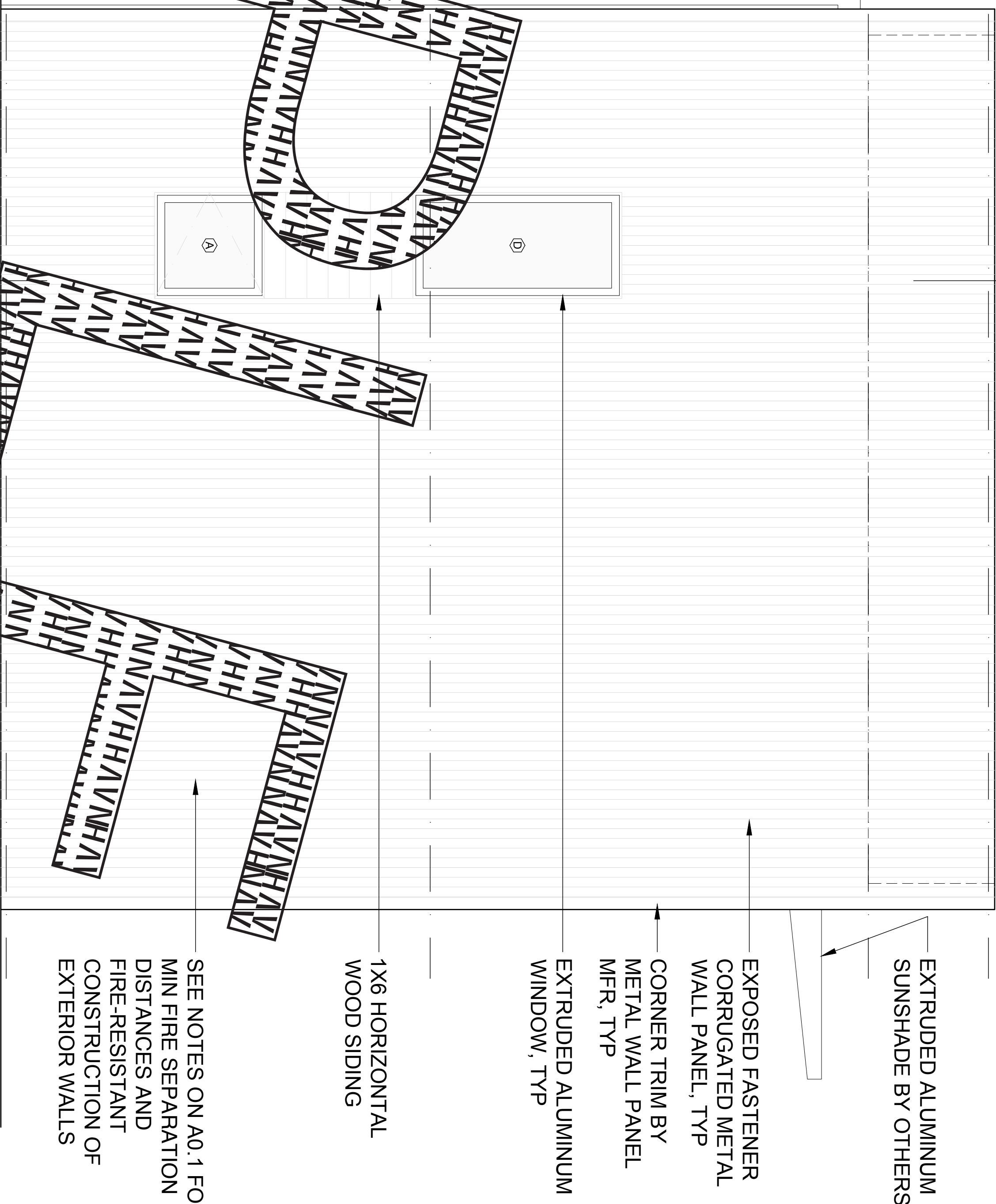


23'-2" T.O. FRAMING
PARAPET WALL

20'-4" FINISH FLOOR
ROOF

10'-0" FINISH FLOOR
SECOND FLOOR

0'-0" FINISH FLOOR
FIRST FLOOR



2 RIGHT SIDE ELEVATION

1/2" = 1'-0"

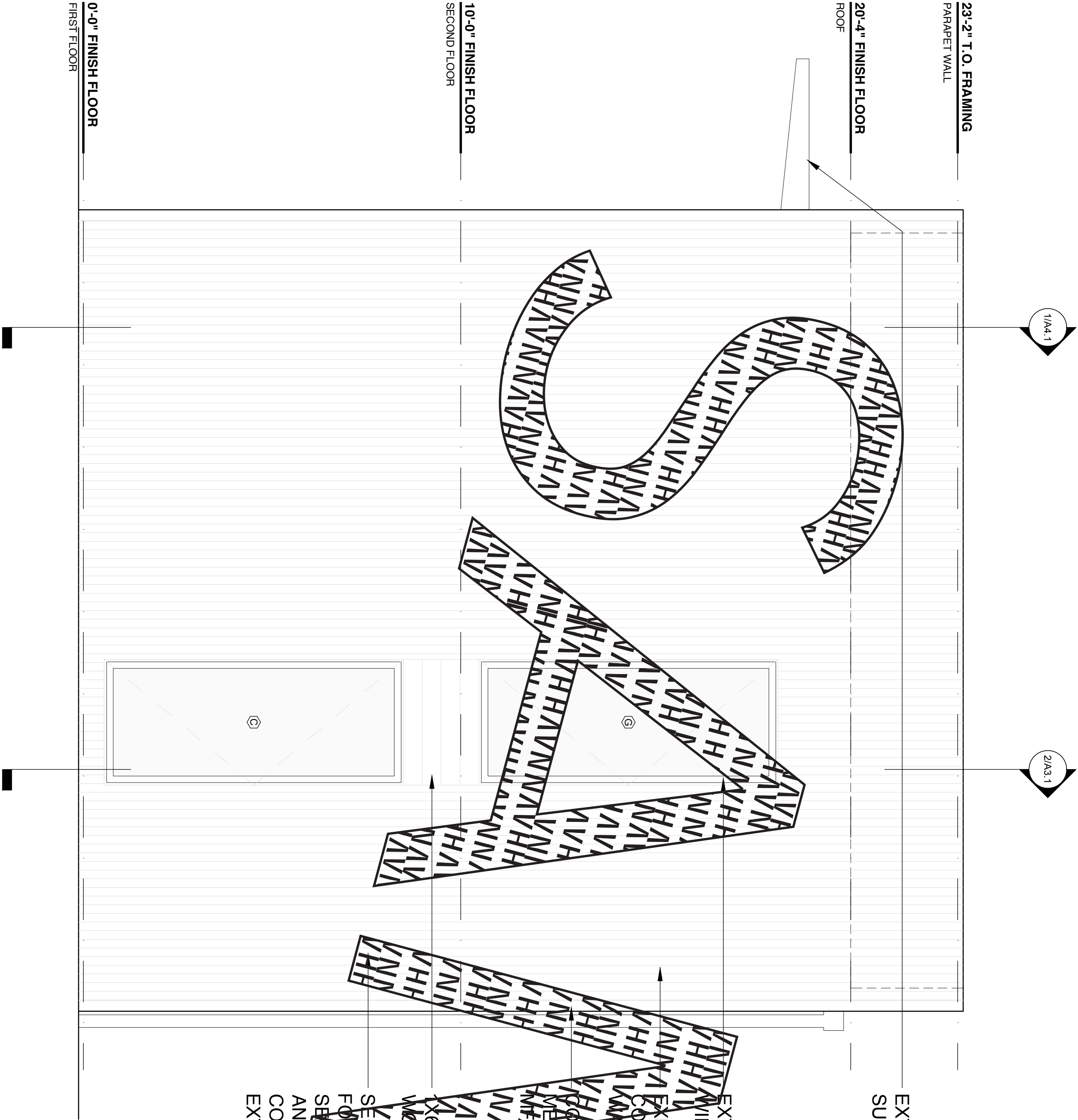
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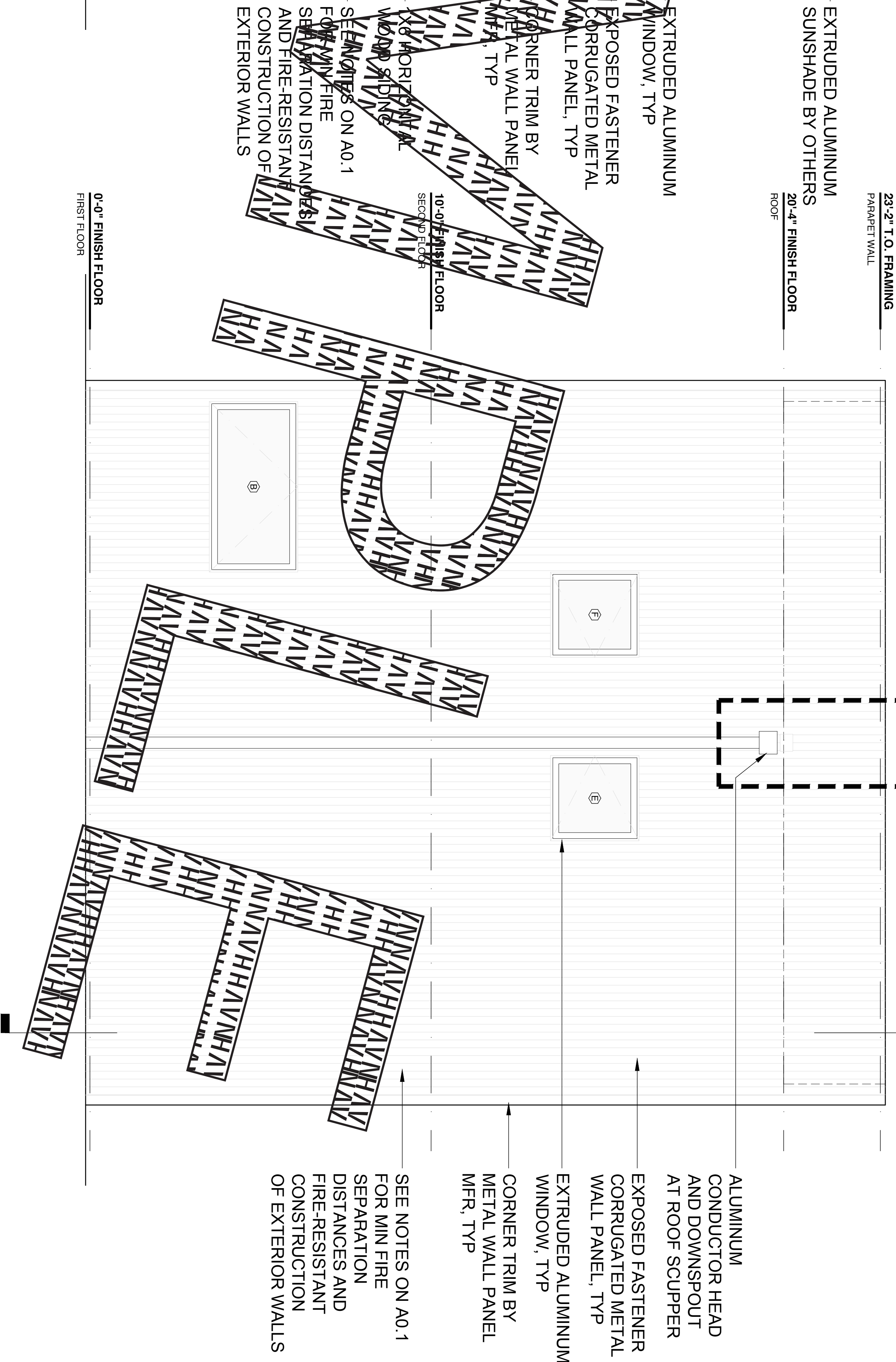
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ELEVATIONS
1/2" = 1'-0"

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A2.1



1 LEFT SIDE ELEVATION
1/2" = 1'-0"



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

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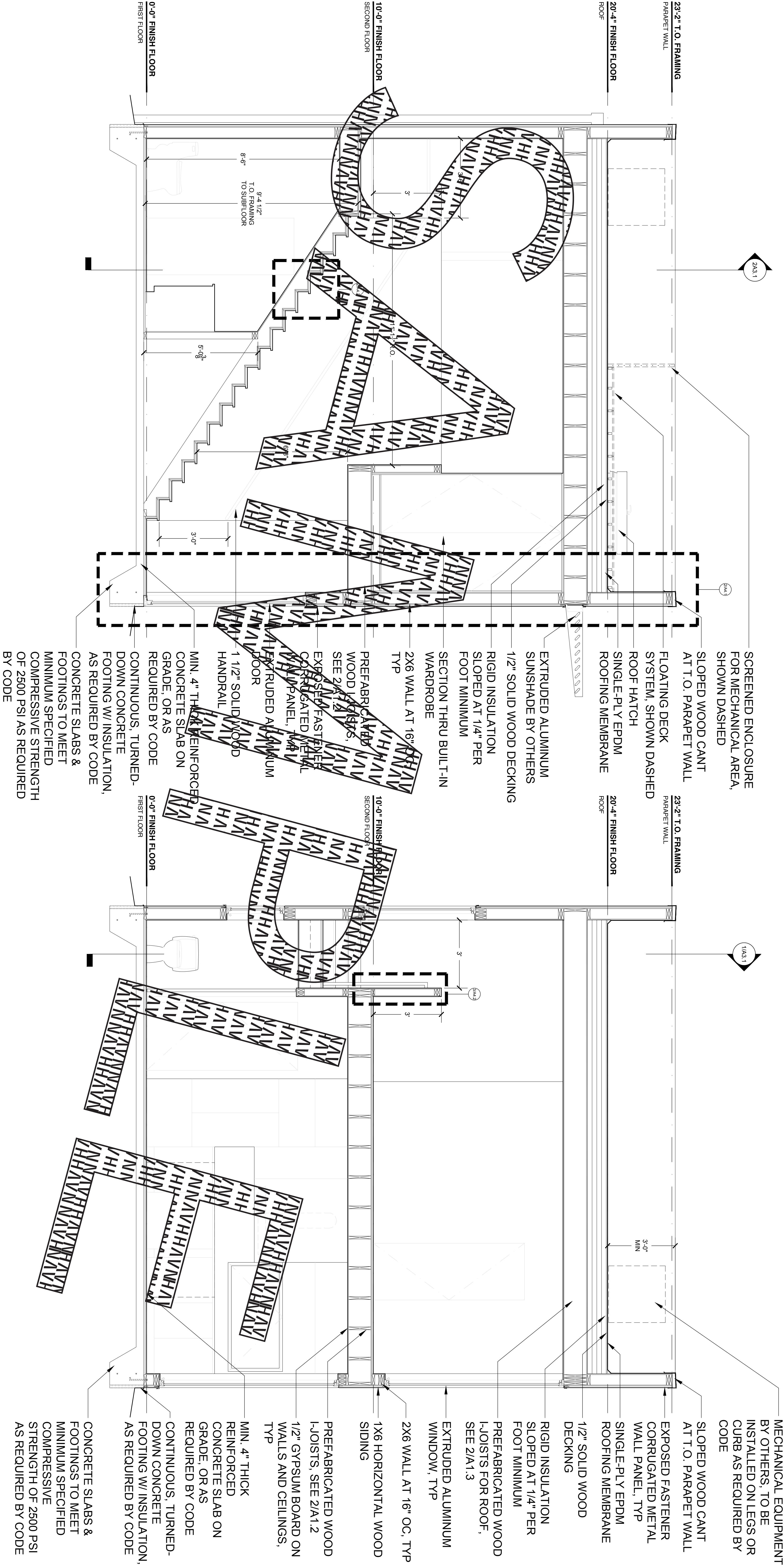
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ELEVATIONS
1/2" = 1'-0"

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A2.2



1 BUILDING SECTION

1/2" = 1'-0"

2 BUILDING SECTION

1/2" = 1'-0"

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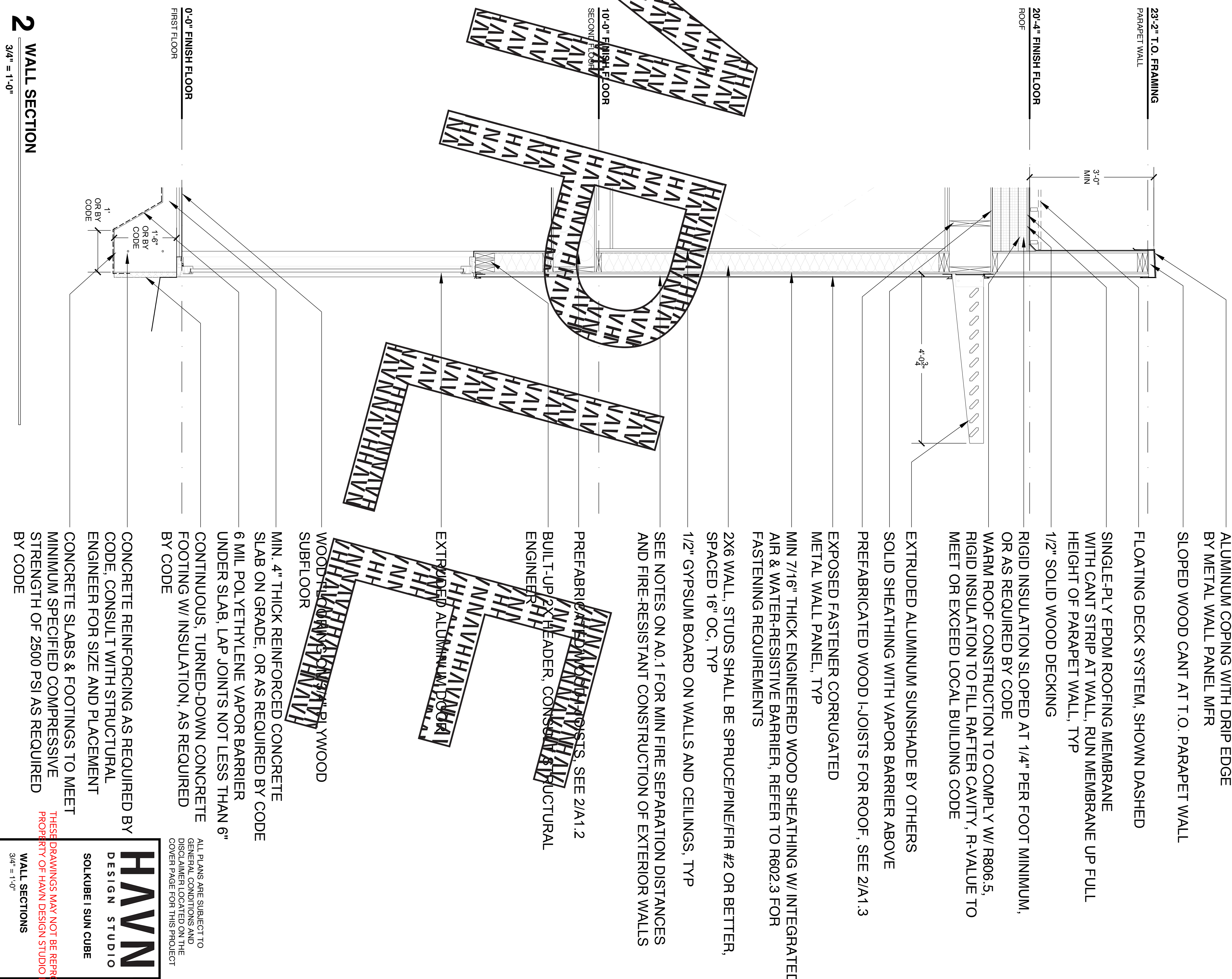
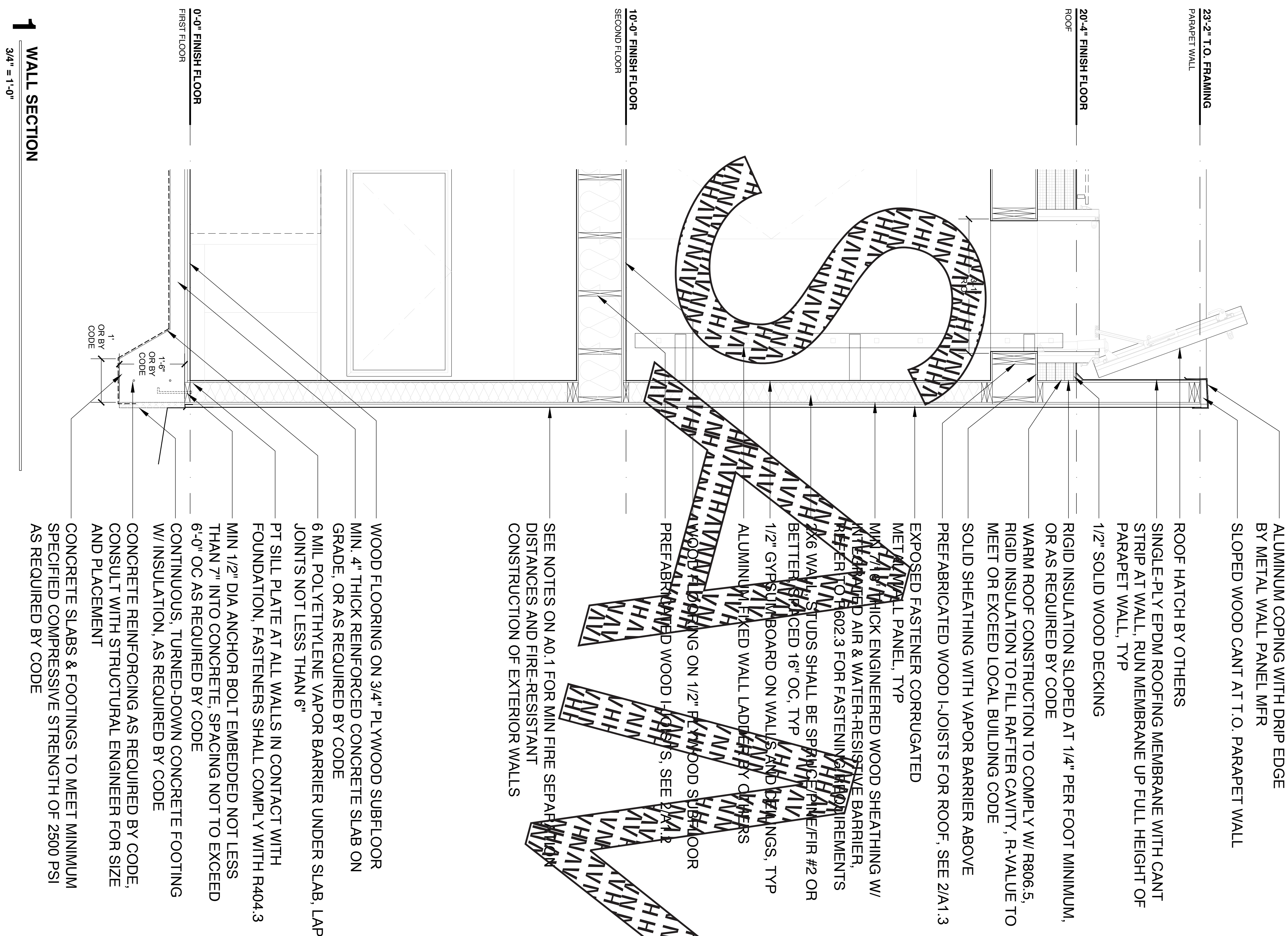
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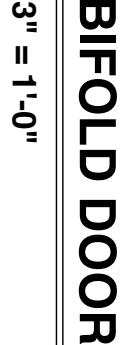
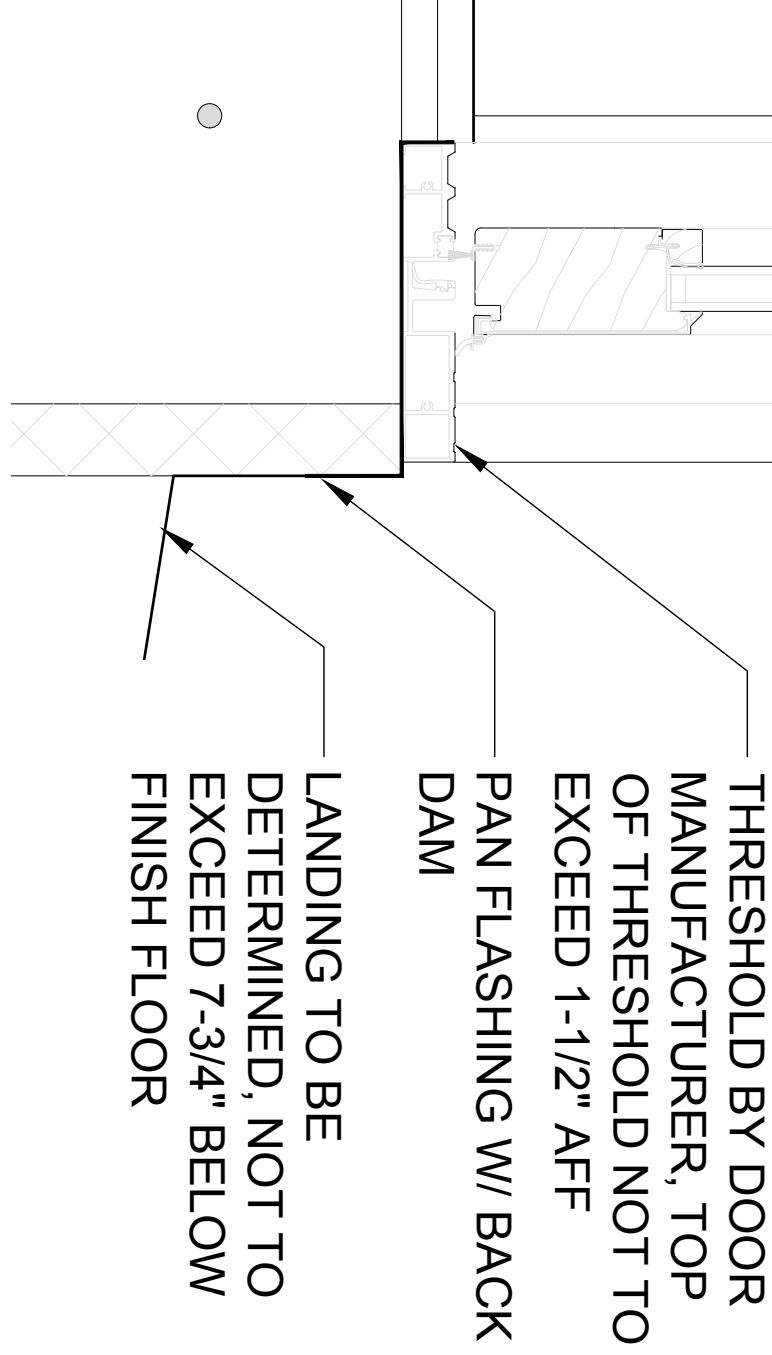
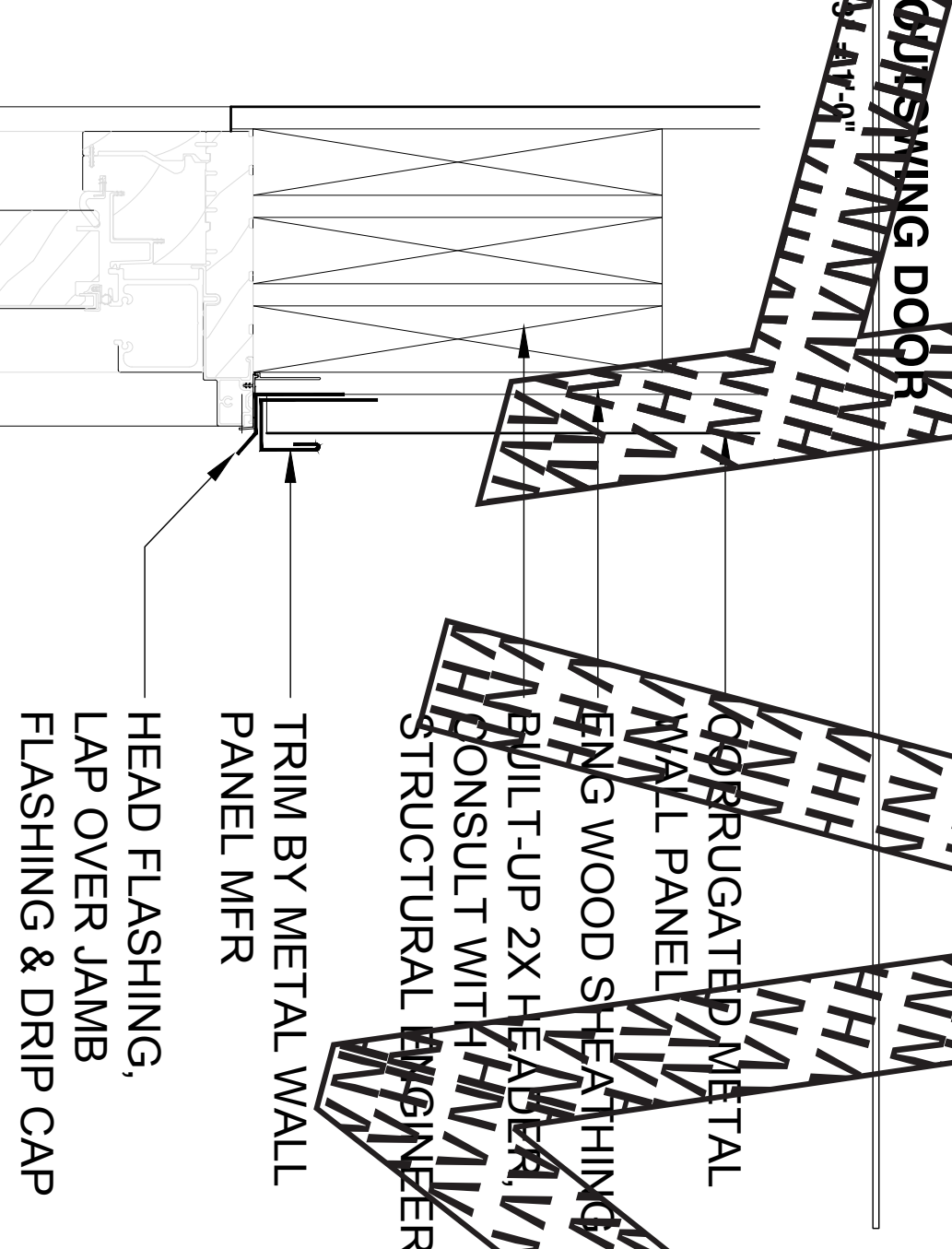
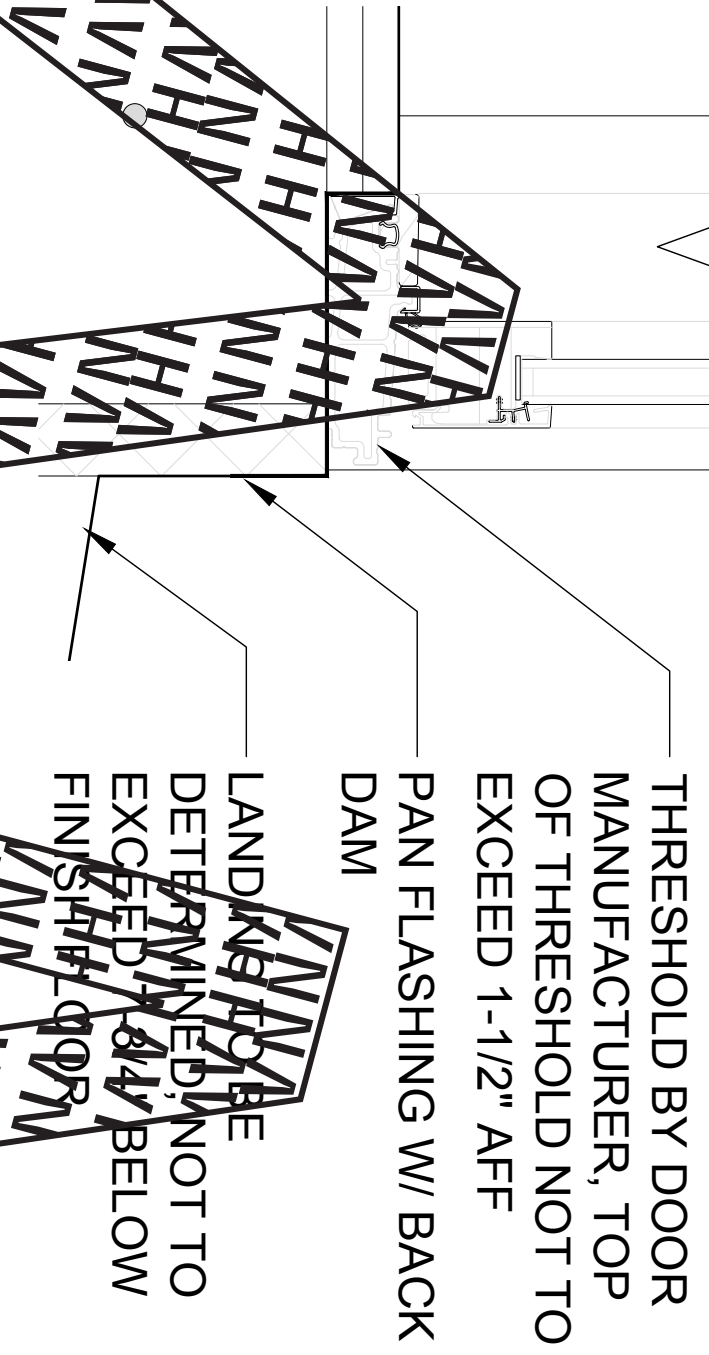
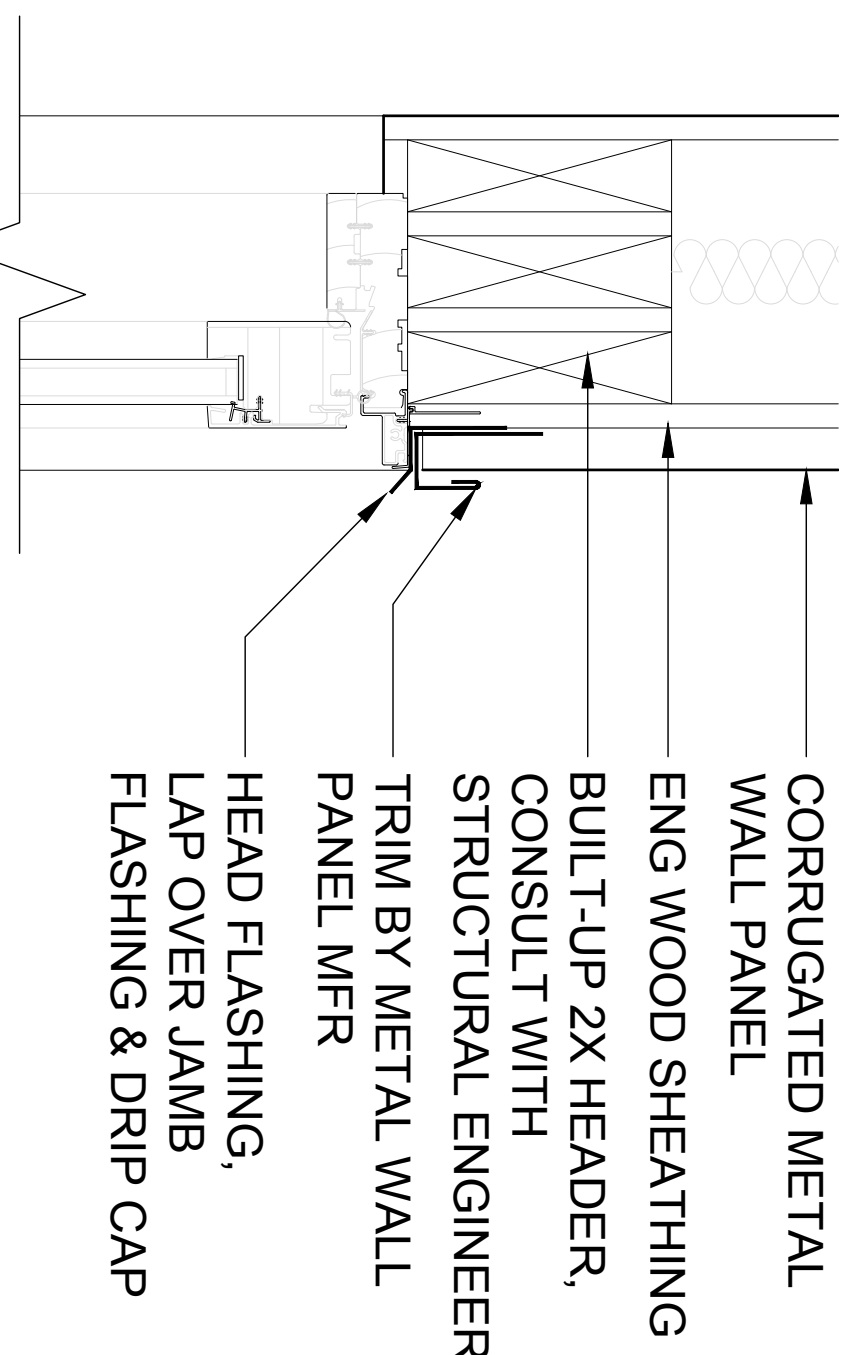
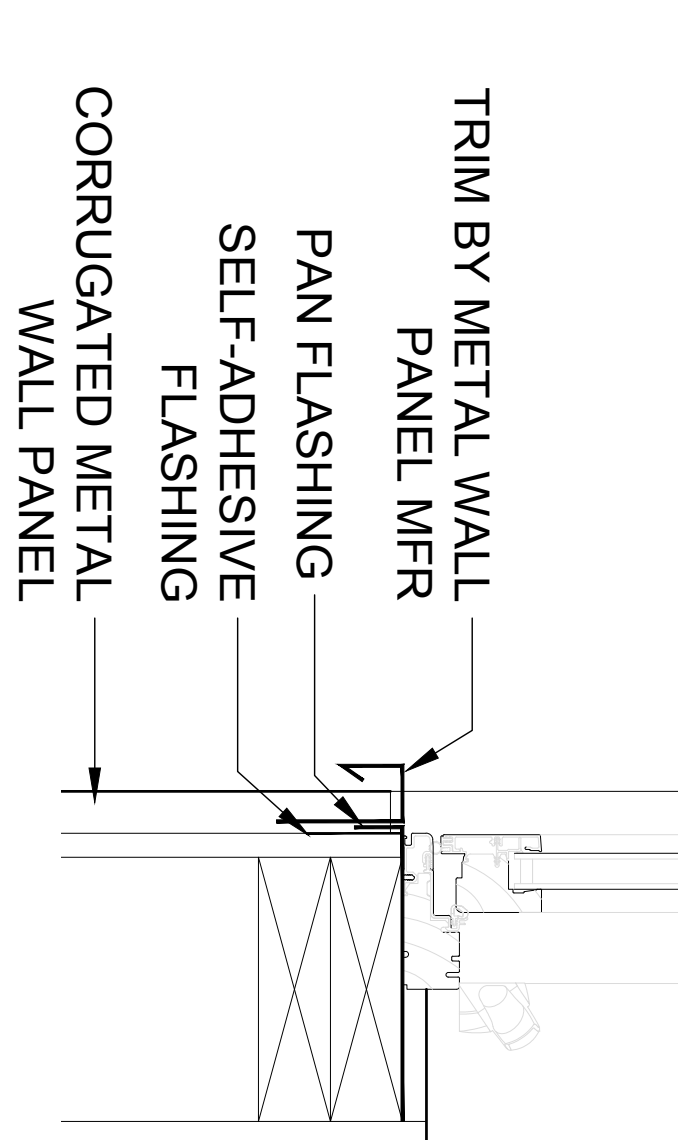
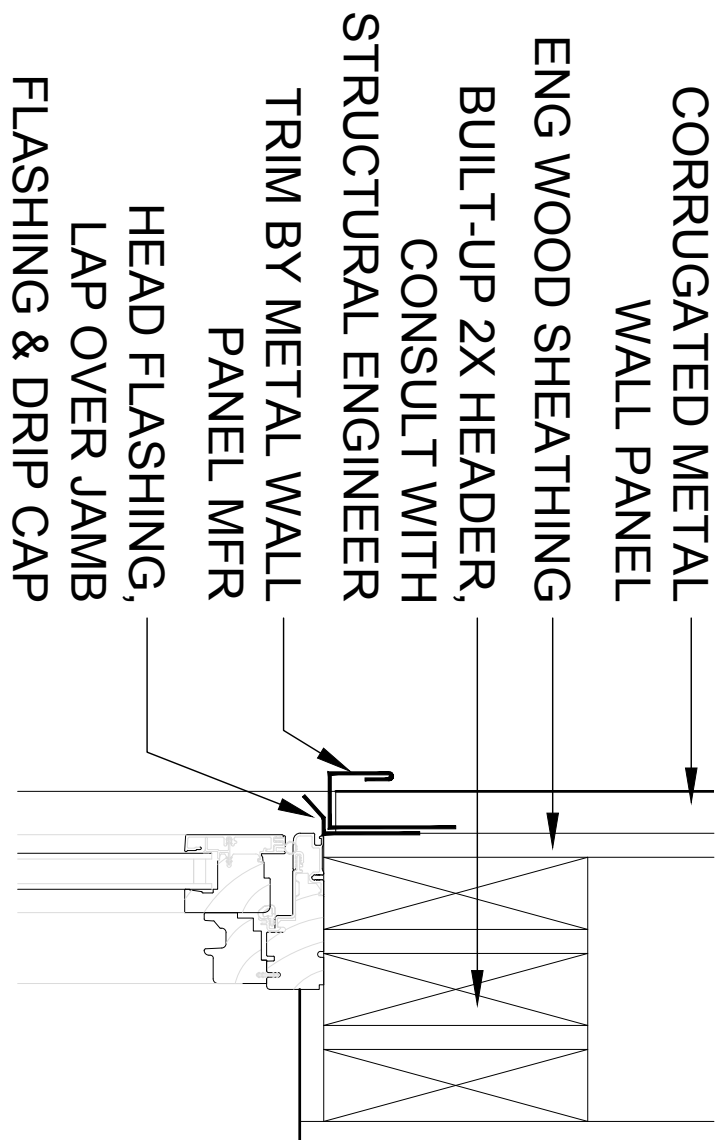
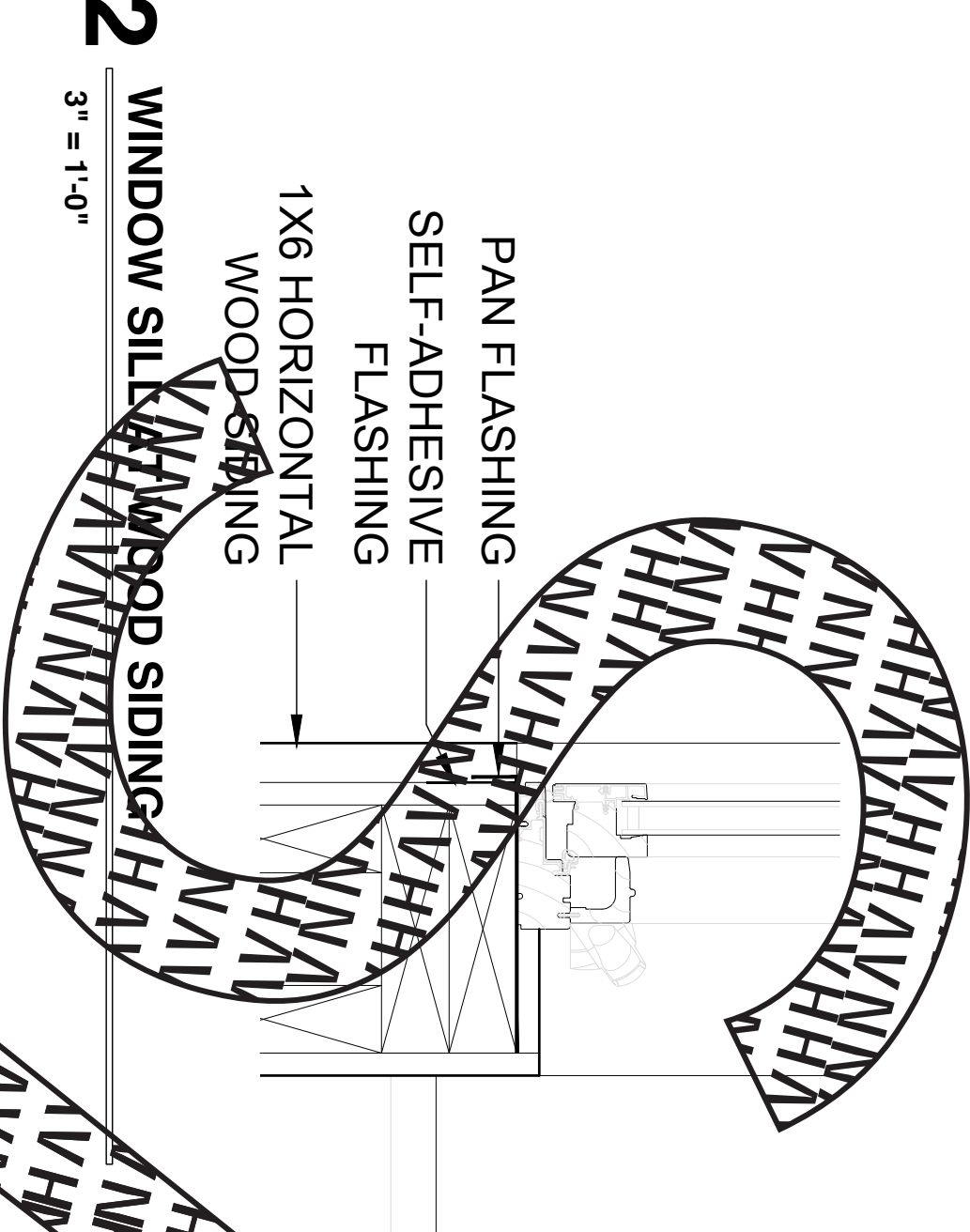
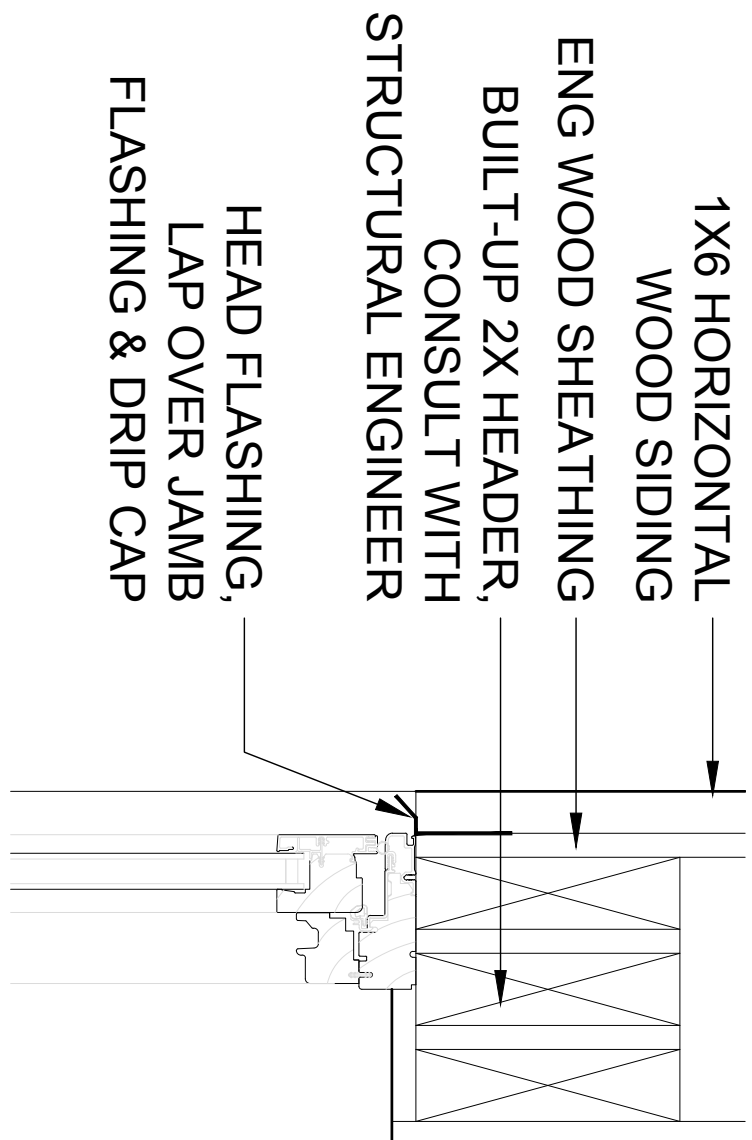
BUILDING SECTIONS

1/2" = 1'-0"

A3.1

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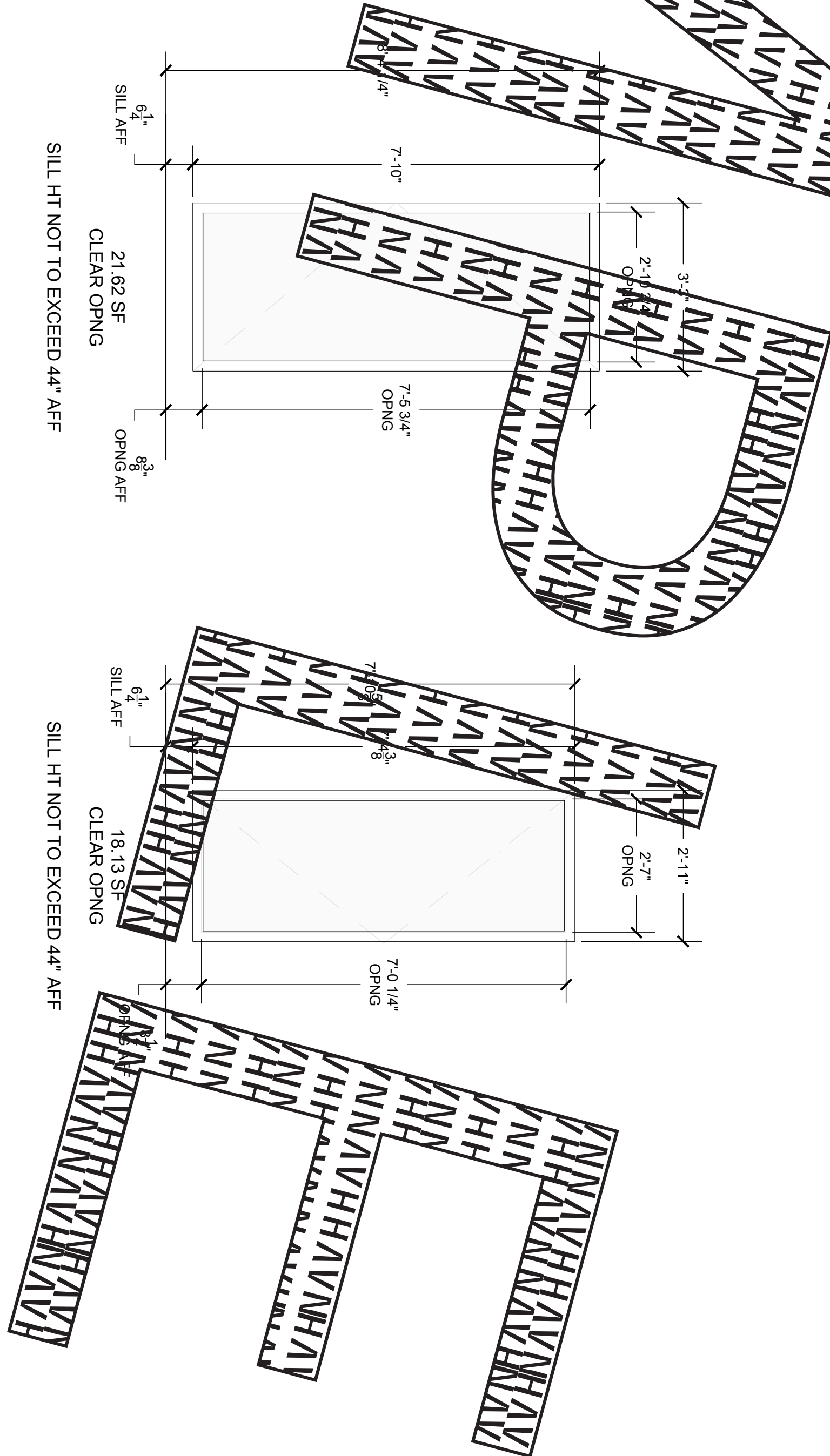




DOOR SCHEDULE				
UNIT	LOCATION	TYPE	UNIT SIZE	NOTES
101	EXTERIOR	OUTSWING	3'-0" X 7'-0"	
102	EXTERIOR	BIFOLD	12'-0" X 7'-0"	
103	INTERIOR	PRIVACY	2'-6" X 6'-6"	
104	INTERIOR	CLOSET/CABINET	2'-6" X 6'-8"	DOOR & LAUNDRY CENTER ENCLOSURE BY CABINET MFR
201	INTERIOR	PRIVACY	2'-6" X 6'-8"	
202	INTERIOR	SHOWER	2'-4" X 6'-4"	1/2" GLASS, TEMPERED
301	EXTERIOR	ROOF HATCH	3'-0" X 3'-0"	SEE 1/A4.1

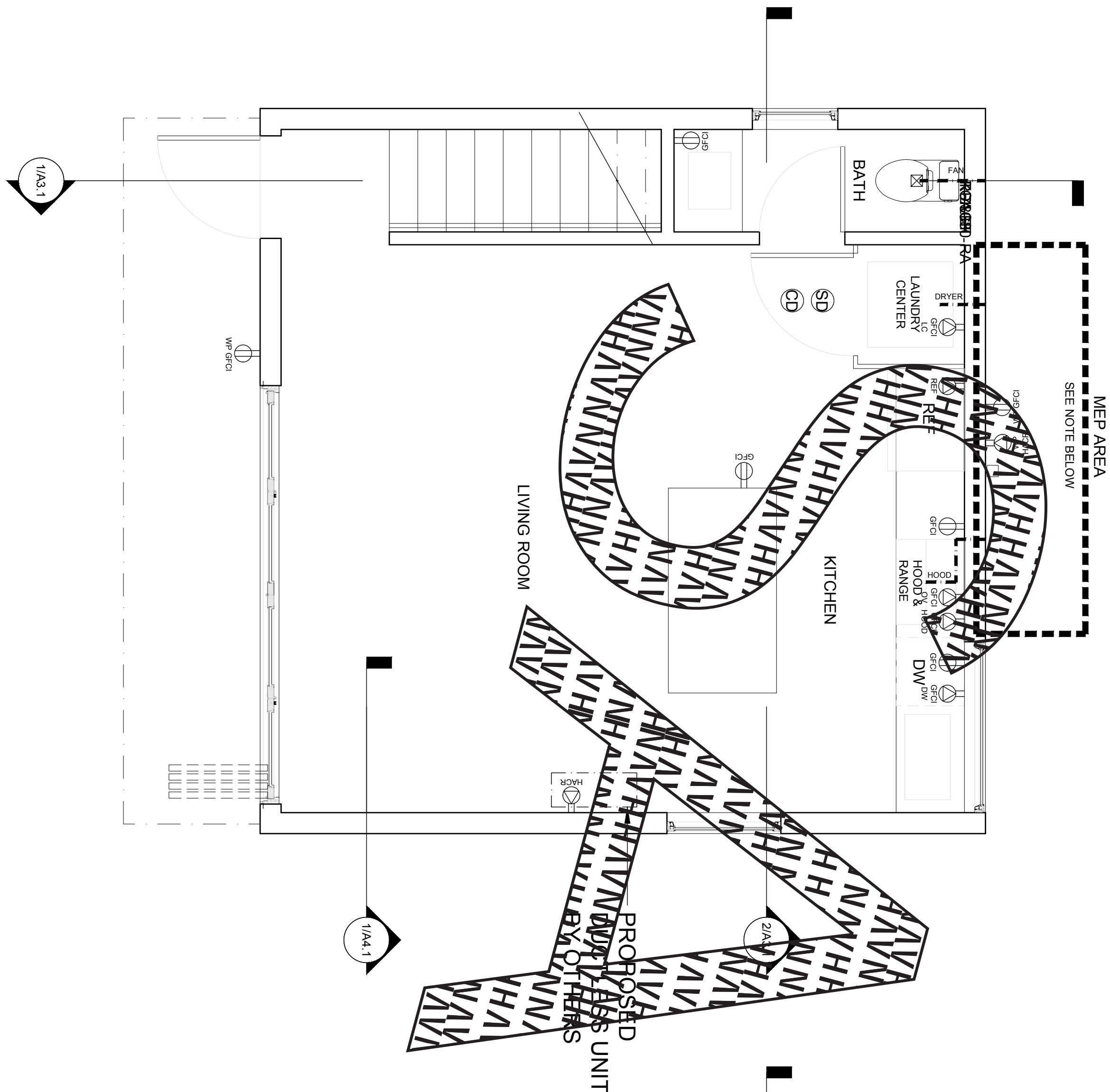
NOTE: ALL EGRESS DOORS MUST BE READILY OPENABLE FROM INSIDE THE DWELLING UNIT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AS REQUIRED BY CODE. REFER TO IRC 2024 SECTION R318.2

WINDOW SCHEDULE				
UNIT	TYPE	R.O. SIZE	R.O. HT ABOVE SUBFLOOR	NOTES
A	CASEMENT	2'-7" X 2'-7"	6'-2"	
B	AWNING	5'-1" X 2'-7"	6'-2"	
C	CASEMENT	3'-5" X 7'-11"	8'-6 1/2"	TEMPERED UNIT
D	FIXED	2'-7" X 4'-11"	14'-7"	TEMPERED UNIT, RO HT MEASURED ABOVE FIRST FLOOR SUBFLOOR
E	CASEMENT	2'-7" X 2'-7"	6'-2"	
F	CASEMENT	2'-7" X 2'-7"	6'-2"	TEMPERED UNIT
G	CASEMENT	3'-5" X 7'-11"	8'-5 1/2"	EGRESS, TEMPERED UNIT
H	CASEMENT	3'-1" X 7'-5 1/2"	8'-0"	EGRESS, TEMPERED UNIT
I	FIXED	3'-1" X 7'-5 1/2"	8'-0"	TEMPERED UNIT



NOTES:

1. EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE IN ACCORDANCE WITH IRC 2024 R319.1.1
2. WINDOW OPENING CONTROL DEVICES AND FALL PREVENTION DEVICES COMPLYING WITH ASTM F2990 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING AND SHALL BE NOT MORE THAN 70 INCHES ABOVE THE FINISHED FLOOR.

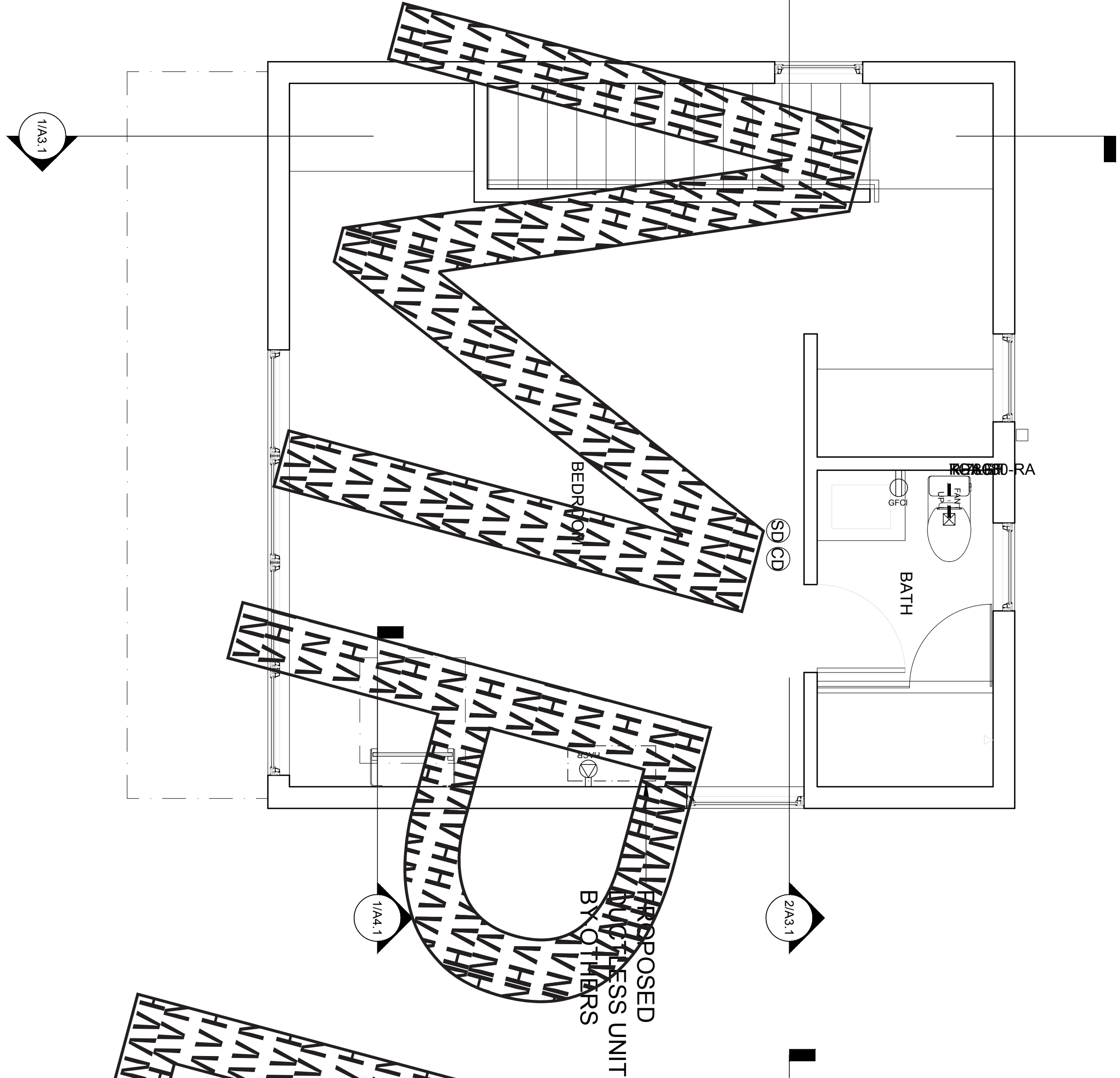


FIRST FLOOR PROPOSED MEP LAYOUT

3/8" = 1'-0"

MECHANICAL, ELECTRICAL, PLUMBING & LIFE-SAFETY NOTES:

- THESE LAYOUTS SHALL BE CONSIDERED GENERAL IN NATURE. FINAL PLAN DEVELOPMENT WILL BE DEPENDENT ON SITE SELECTION AND TYPE AND AVAILABILITY OF SERVICES LOCALLY.
- BUILDER MUST COMPLY WITH ALL PROVISIONS OF IRC 2024 SECTION R309 AUTOMATIC SPRINKLER SYSTEMS, PART V MECHANICAL, PART VI FUEL GAS, PART VII PLUMBING, PART VIII ELECTRICAL AS WELL AS ALL LOCAL BUILDING CODES.
- ALL EQUIPMENT SERVING HVAC, ELECTRICAL SERVICE, PLUMBING, AND SPRINKLER SYSTEMS SHALL BE LOCATED IN THE MECHANICAL AREA ON THE ROOF AND, AS APPROPRIATE, IMMEDIATELY ADJACENT AND EXTERIOR TO THE KITCHEN, SHOWN DASHED. ALL EQUIPMENT SHALL BE APPROVED FOR EXTERIOR INSTALLATION. BUILDER SHALL PROVIDE A WEATHER-PROTECTED GFCI RECEPTACLE WITHIN 25 FEET OF ANY MECHANICAL EQUIPMENT AS REQUIRED BY CODE.
- THE INDICATED AREAS SHALL BE THE SERVICE ENTRY LOCATIONS FOR ALL OF THESE SYSTEMS AS WELL AS THE LOCATION OF ALL PANELS, SUB-PANELS, DISCONNECTS, VALVES AND CLEANOUTS OR AS REQUIRED BY CODE.
- ALL BRANCH CIRCUITS SUPPLYING 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ACCORDANCE WITH E3902.21.
- EXHAUST VENTS FOR BATHROOMS, APPLIANCES, AND MECHANICAL/ELECTRICAL/PLUMBING SERVICES SHALL BE LOCATED AND INSTALLED TO COMPLY WITH MINIMUM CLEARANCES AS REQUIRED BY CODE.
- HVAC SYSTEMS SHALL BE DUCTLESS. BUILDER SHALL COORDINATE AND DEVELOP THIS LAYOUT WITH THE LICENSED LOCAL PROFESSIONAL ON SITE.
- SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE DETECTORS SHALL BE LOCATED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER AS REQUIRED BY CODE.

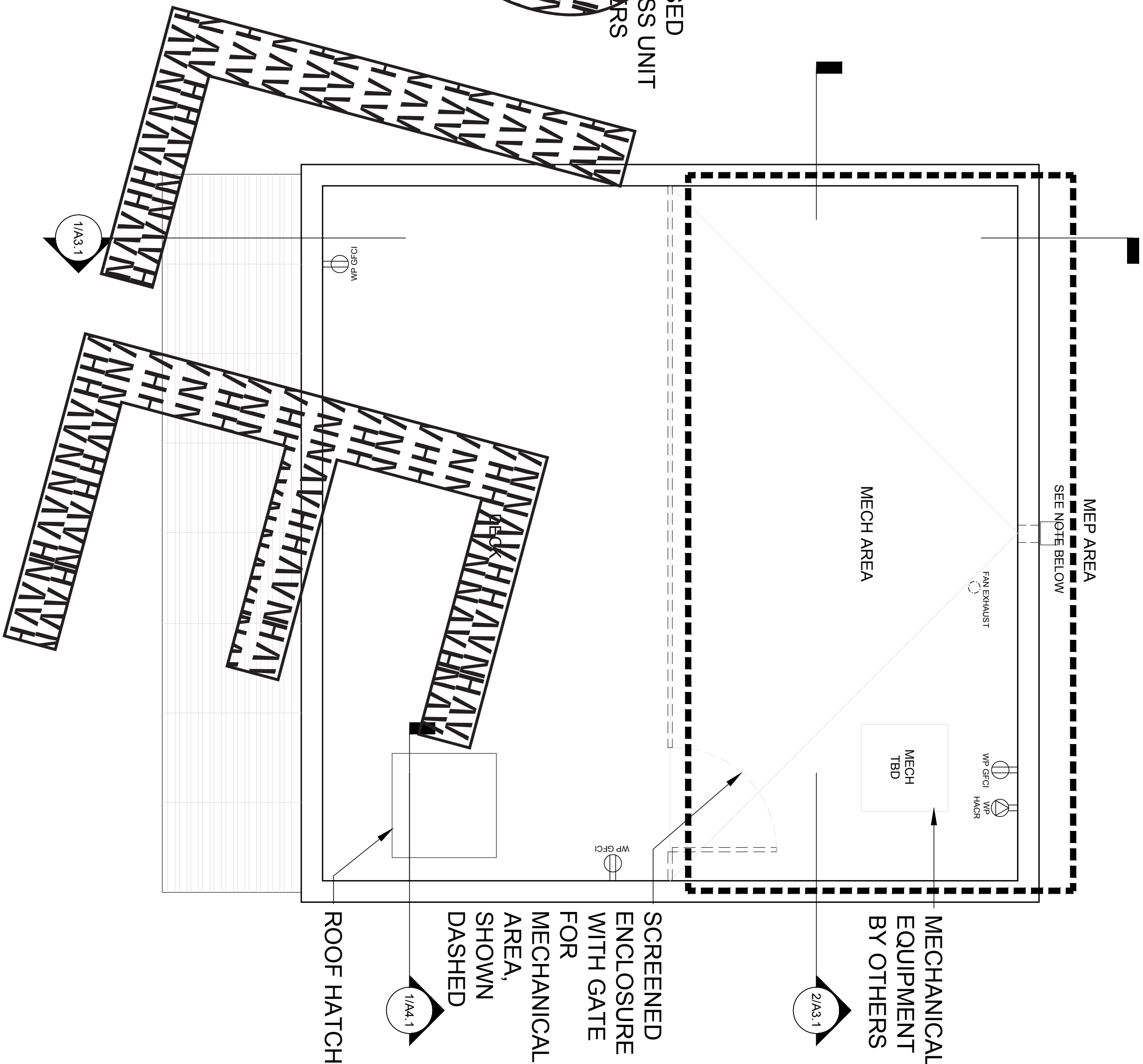


SECOND FLOOR PROPOSED MEP LAYOUT

3/8" = 1'-0"

ELECTRICAL SYMBOLS KEY

- SD SMOKE DETECTOR
- CD CARBON MONOXIDE DETECTOR
- 4" EXHAUST FAN
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- WP GFCI WEATHER-PROTECTED GFCI
- DISHWSHER DEDICATED OUTLET - DISHWASHER
- RANGE DEDICATED OUTLET - RANGE
- RANGE HOOD DEDICATED OUTLET - RANGE HOOD
- REF DEDICATED OUTLET - REFRIGERATOR
- LAUNDRY DEDICATED OUTLET - LAUNDRY CENTER
- HEATING DEDICATED OUTLET - HEATING/AC/REF
- HEATING DEDICATED OUTLET - HEATING/AC/REF



ROOF PROPOSED MEP LAYOUT

3/8" = 1'-0"