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CS-2 THEMATIC DETAILS
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SP-2. 2 POOL & RECREATION FACILITY (CONCEPTUAL ELEVATIONS)

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5.4 - ITALIANATE - WRAP ELEVATION

The PASEOS
At
Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

DESIGN SUBMITTAL PHASE

BUCILLA GROUP ARCHITECTURE INCORPORATED
19772 McArthur Blvd, Suite 270, Irvine, CA 92612
Tel: 949.851.9080 Fax: 949.623.0084

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Nov 13, 2012

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STREET SCENE

The PASEOS At Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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10037 | CS-1

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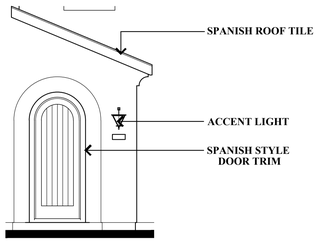
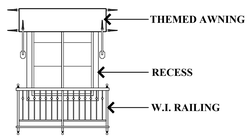
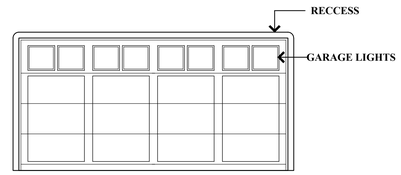
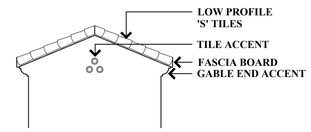
ENTRY	WINDOW ACCENTS	GARAGE DOOR	ROOF DESIGN & ACCENT	BUILDING KEY

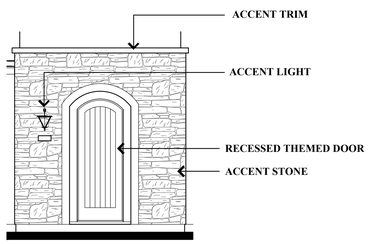


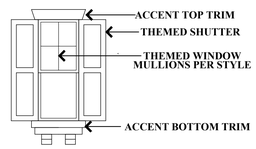


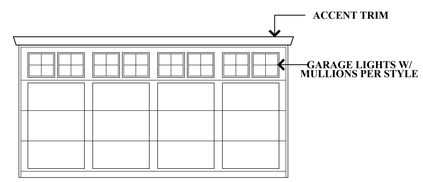


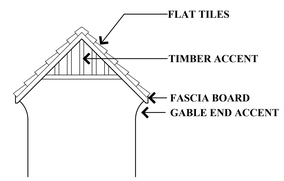


SPANISH (P3)

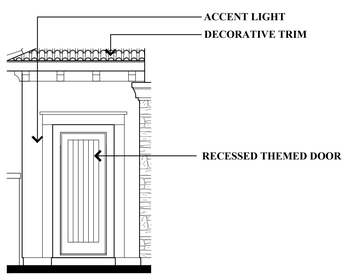


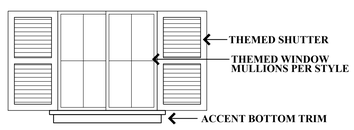


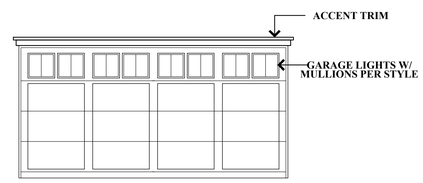


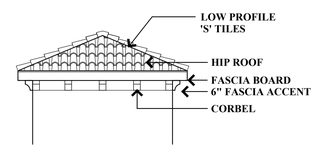


COTTAGE (P1)









ITALIANATE (P2)

DESIGN SUBMITTAL PHASE

THEMATIC DETAILS

The PASEOS At Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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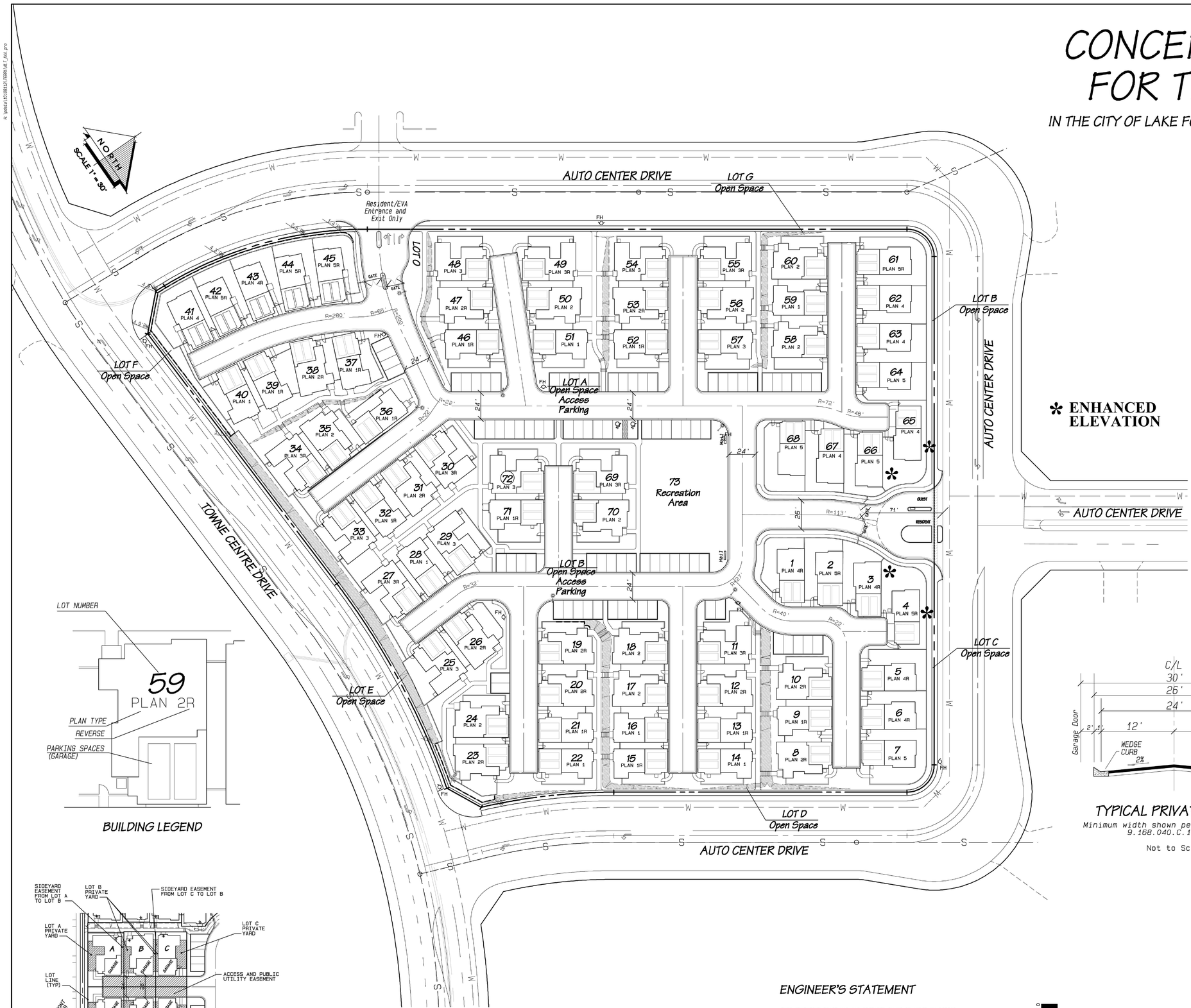
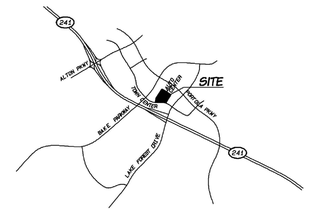
CONCEPTUAL SITE PLAN FOR TRACT NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 292, PAGES 13-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.

SITE DATA

GROSS ACREAGE = 7.01 Ac.
NET ACREAGE* - 6.91 Ac.
NUMBER OF UNITS = 72
GROSS DENSITY = 10.3 DU/Ac.
NET DENSITY = 10.4 DU/Ac.

* EXCLUDES 2' SIDEWALK ESMT. AROUND SITE

BUILDING COVERAGE:	2.02 Ac.
PRIVATE YARDS:	1.10 Ac.
STREETS AND PARKING:	1.95 Ac.
DRIVEWAYS:	0.04 Ac.
LANDSCAPE AREAS:	1.90 Ac.
	7.01 Ac.

PARKING DATA

GARAGE 144 Spaces (2 Per DU)
OPEN 87 Spaces (1 Per DU + 0.2 Guest Per DU)

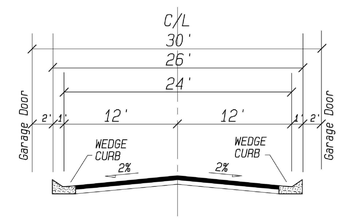
PARKING SPACES 231 (3.2 SP/UNIT)

ARCHITECTURAL DATA

PLAN		SF	NO. OF UNITS	% OF TOTAL
1	2 Story	1736 SF	18	25.0%
2	2 Story	2102 SF	20	27.8%
3	2 Story	2240 SF	14	19.4%
4	2 Story	1820 SF	10	13.9%
5	2 Story	1805 SF	10	13.9%
			72	100.0%

NOTE:
ALL STREETS, ALLEYS AND ACCESS DRIVEWAYS DESIGNED PER ORANGE COUNTY STANDARD PLAN 1107.

BUILDING LEGEND

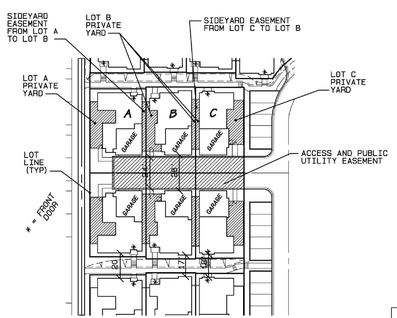


TYPICAL PRIVATE STREET
Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
Not to Scale

LEGEND

CATCH BASIN AND STORM DRAIN
TENTATIVE TRACT BOUNDARY
DIRECTION OF GRADED SLOPE
MASONRY RETAINING WALL
PROPOSED SANITARY SEWER — S —
PROPOSED DOMESTIC WATER — W —
LOT NUMBER 112
PAD ELEVATION 793.8
LOT AREA XXXX SF
MODULAR WETLANDS SYSTEM BMP FACILITY BMP
FIRE HYDRANT FH
STREET LIGHT

GRAPHIC SCALE
0' 20' 40' 80' 160'
1 inch = 30 ft.



TYPICAL LOT DETAIL
SCALE 1" = 40'

ENGINEER'S STATEMENT

THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

RICHARD CARRELL, R.C.E. NO. 41874

BUCILLA GROUP ARCHITECTURE INCORPORATED
19772 McArthur Blvd, Suite 270, Irvine, CA 92612
Tel: 949.851.9080 Fax: 949.623.0084

CONCEPTUAL SITE PLAN FOR TRACT NO. 17439

RBF J.N. 10-108112 MAY 21, 2012

10037	SP-1

DIGALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER
BUCILLA GROUP ARCHITECTURE
19772McARTHUR BLVD
IRVINE, CA 92612
PHONE: (949) 851-9080

SOIL ENGINEER
GEOTEK, INC.
4130 FLAT ROCK DRIVE, SUITE 140
RIVERSIDE, CA 92505
PHONE: (951) 710-1160
FAX: (951) 710-1167

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 ■ FAX 949.472.8373 ■ www.RBF.com

REVISIONS			
Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

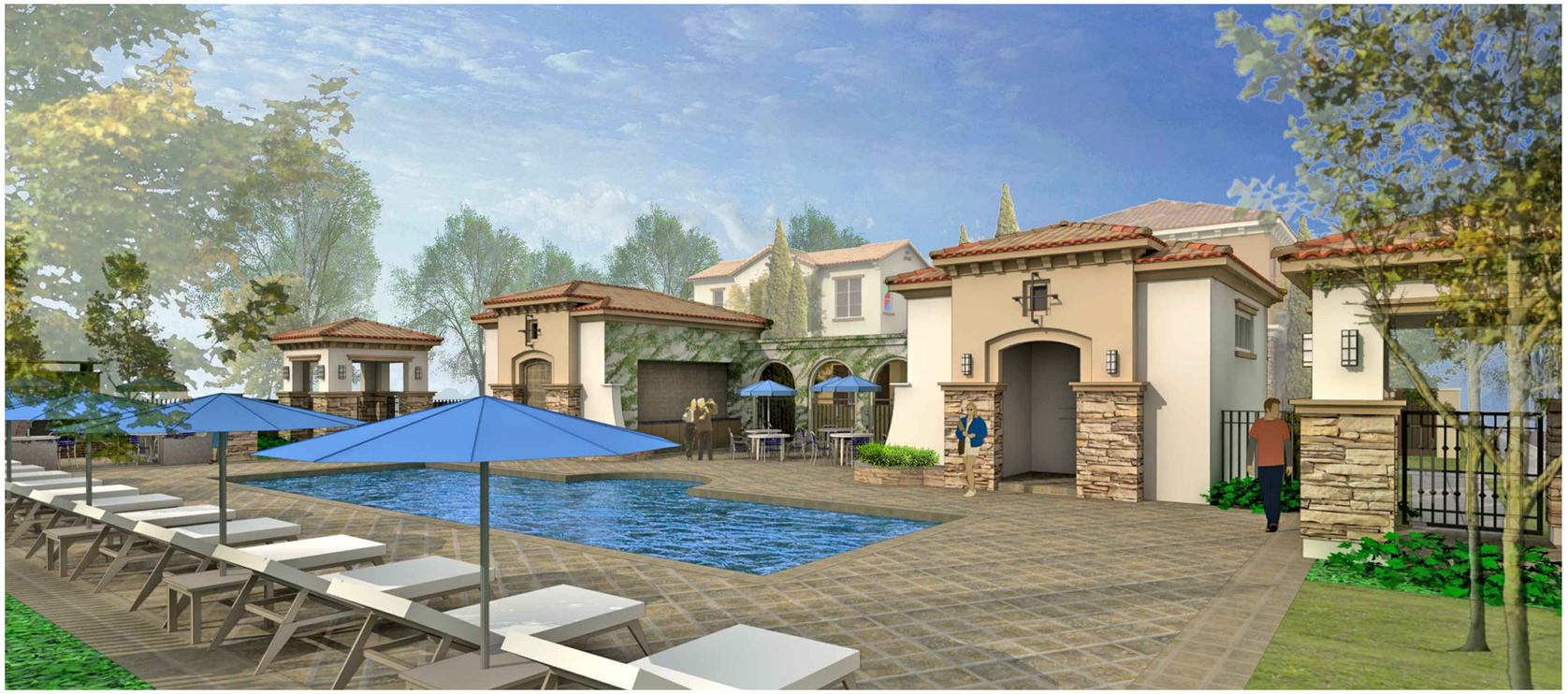
PLANS PREPARED FOR
TRUMARK COMPANIES
9911 IRVINE CENTER DRIVE, SUITE 150
IRVINE, CA 92618
PHONE: (949) 202-5786
FAX: (949) 788-1991
ATTN.: JAMES O'MALLEY

PROJECT TITLE
FOOTHILL RANCH VILLAGE

JOB ADDRESS
LAKE FOREST, CALIFORNIA

LEGAL DESCRIPTION
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 292, PAGES 13-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.

TRACT NO. 17439
DRAWING FILE NO.
SCALE: 1"=30'
SHEET 2 OF 6



CONCEPTUAL IMAGERY

RECREATION AREA

The PASEOS At Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

DESIGN SUBMITTAL PHASE

Nov 13, 2012

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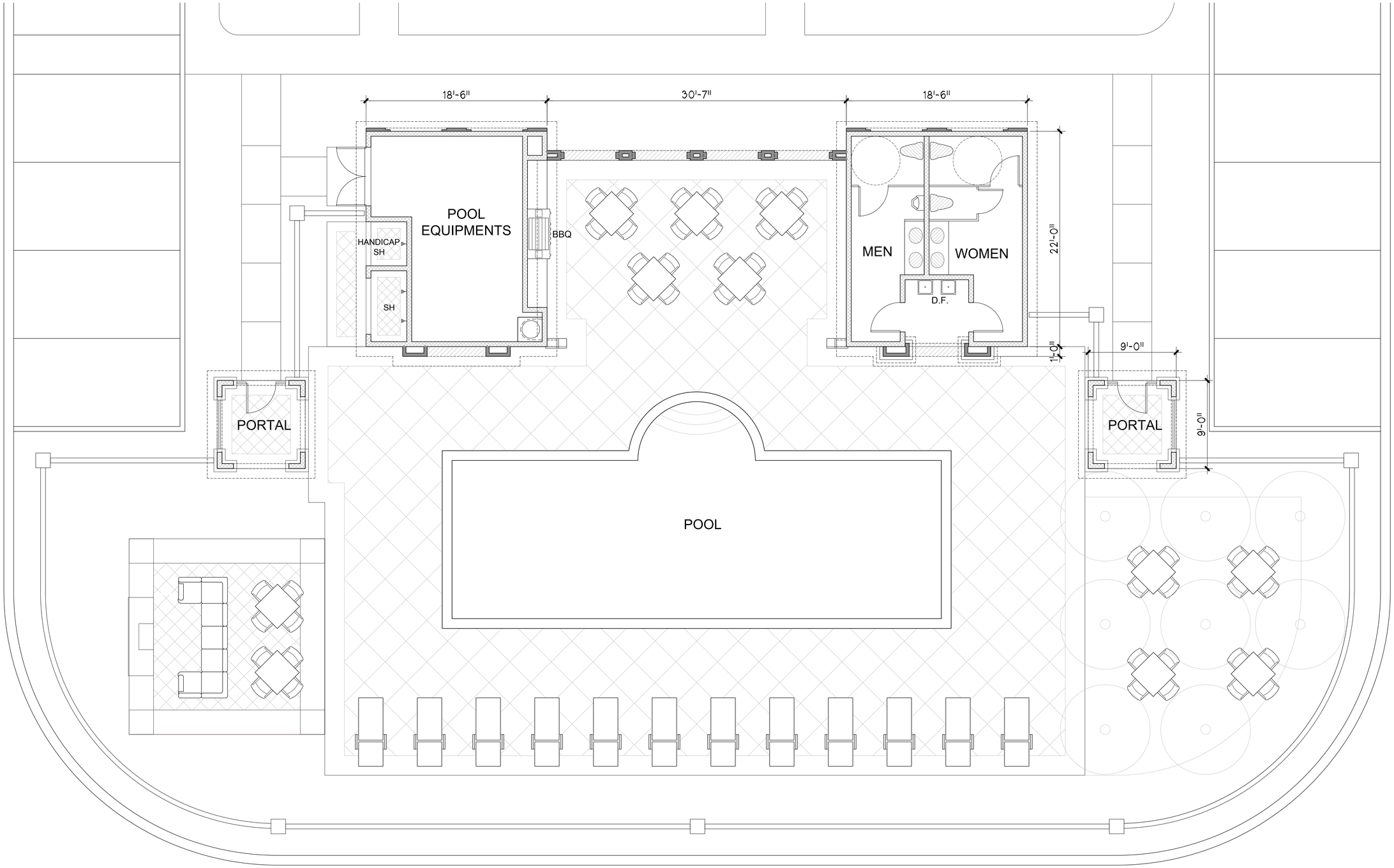

RECREATION AREA

The PASEOS At Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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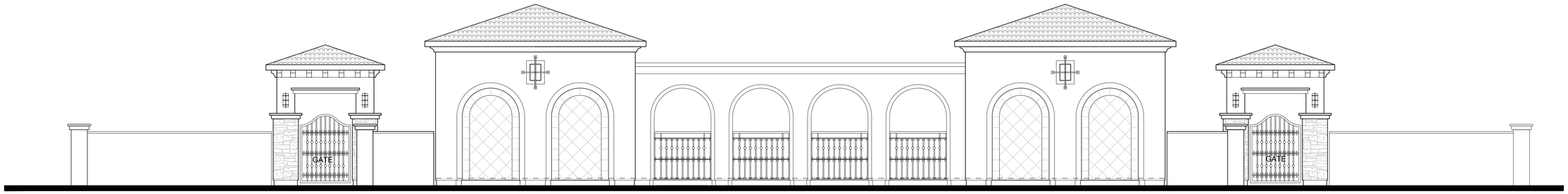
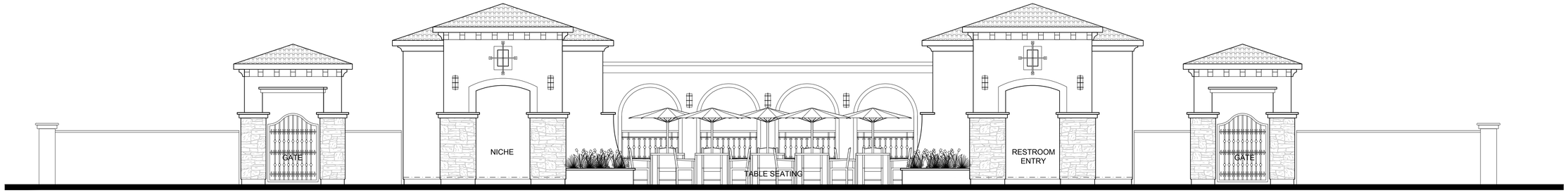


ELEVATION ALONG
SIDEWALK



POOLSIDE ELEVATION

CONCEPTUAL ELEVATIONS

RECREATION AREA

The PASEOS
At
Foothill Ranch Village

LAKE FOREST , CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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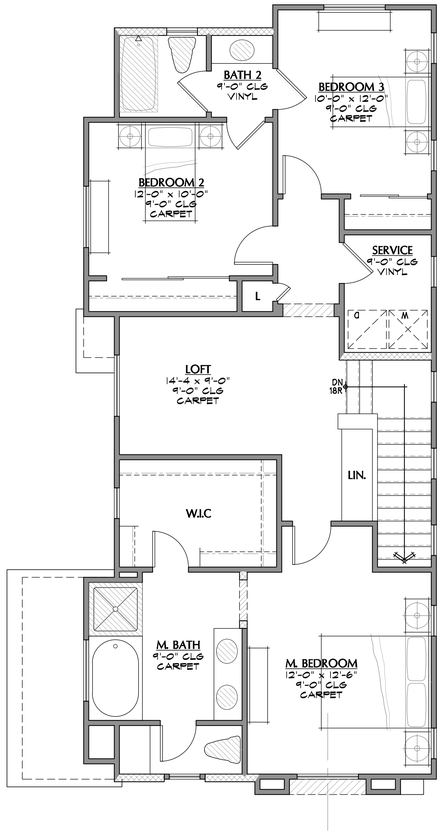
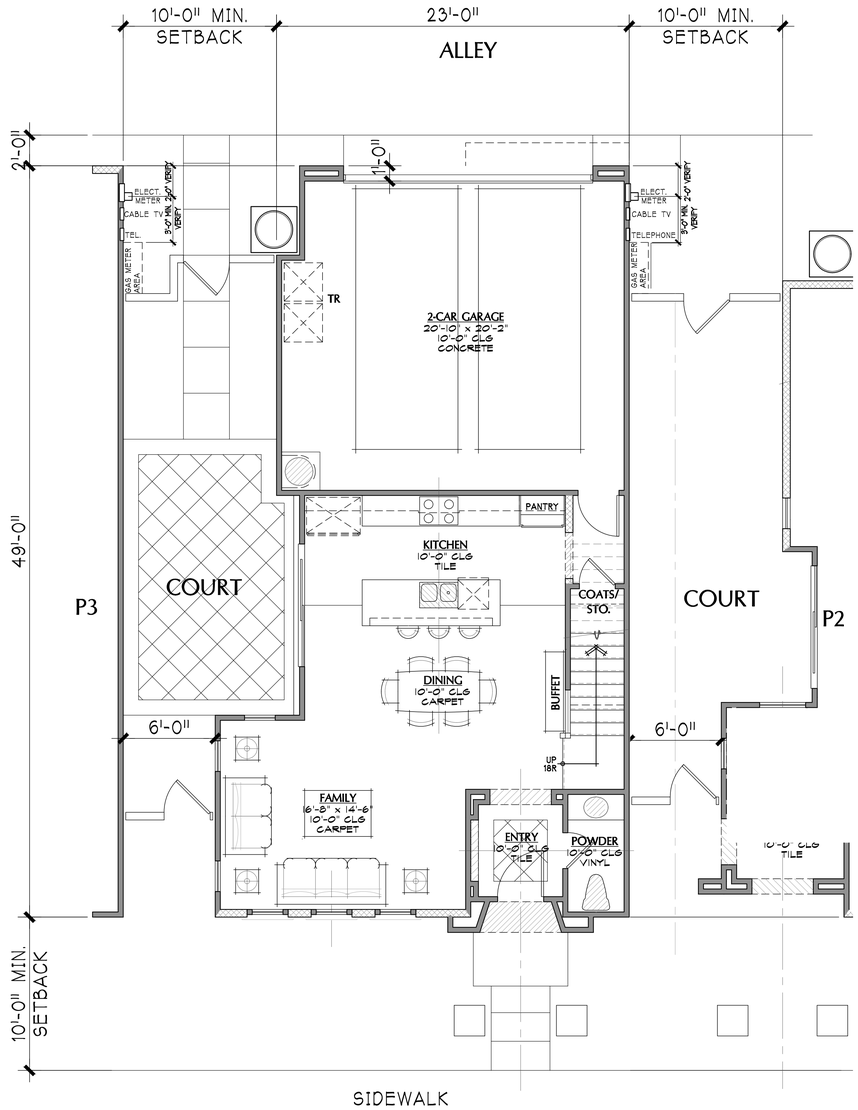


SECOND FLOOR: 1,039 S.F.

SECOND FLOOR
1,083 S.F.



FIRST FLOOR
676 S.F.

PLAN 1

TOTAL LIVING SPACE: 1,759 S.F.

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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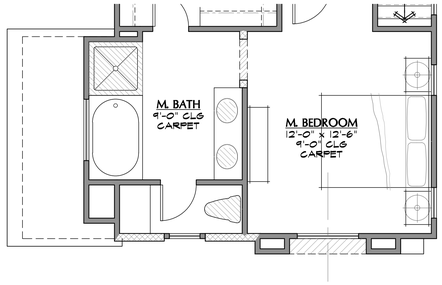
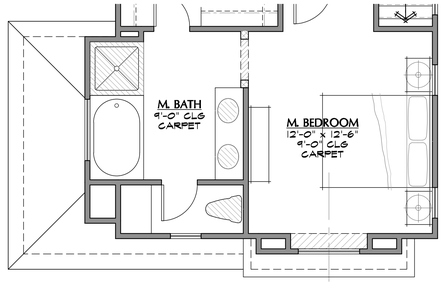
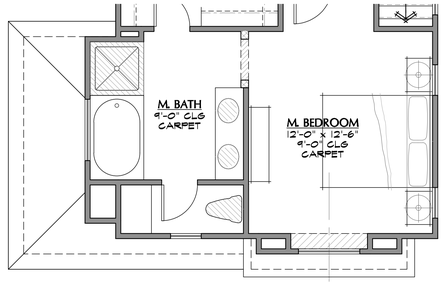
SPANISH

COTTAGE

ITALIANATE







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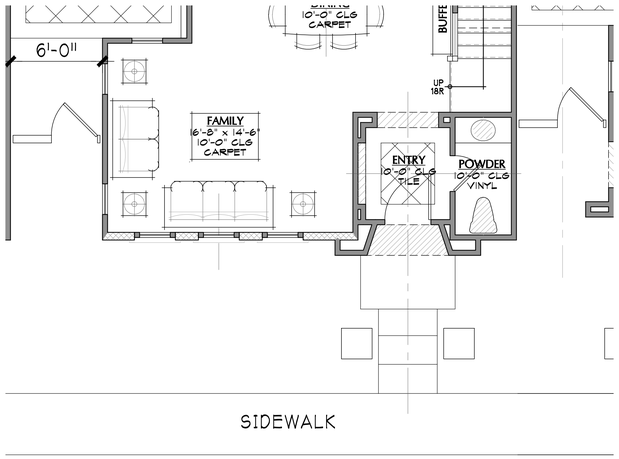

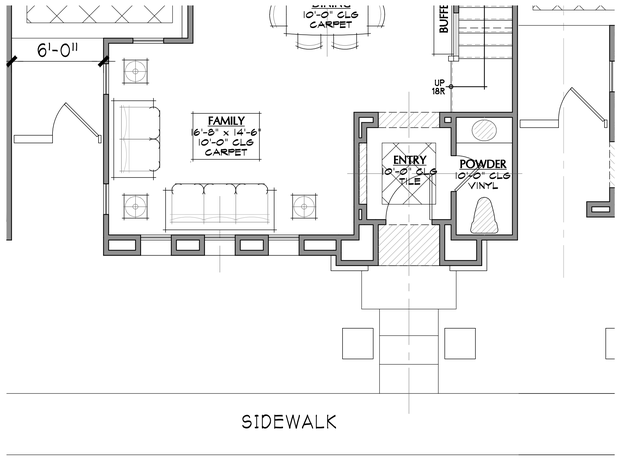

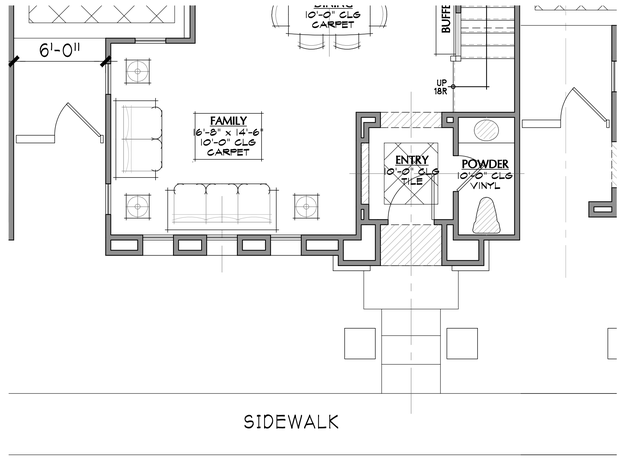

FIRST STORY

PLAN 1

FRONT ELEVATIONS

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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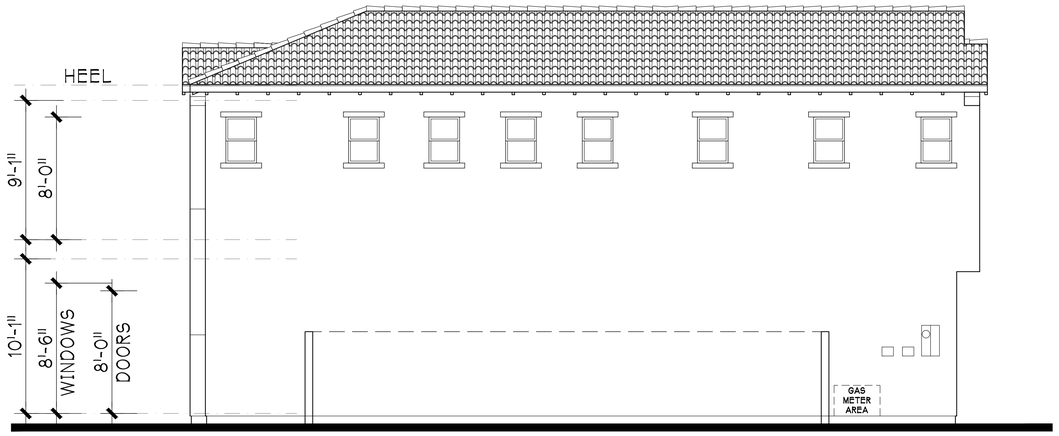
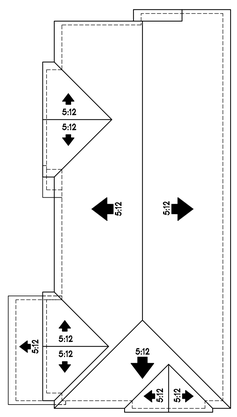
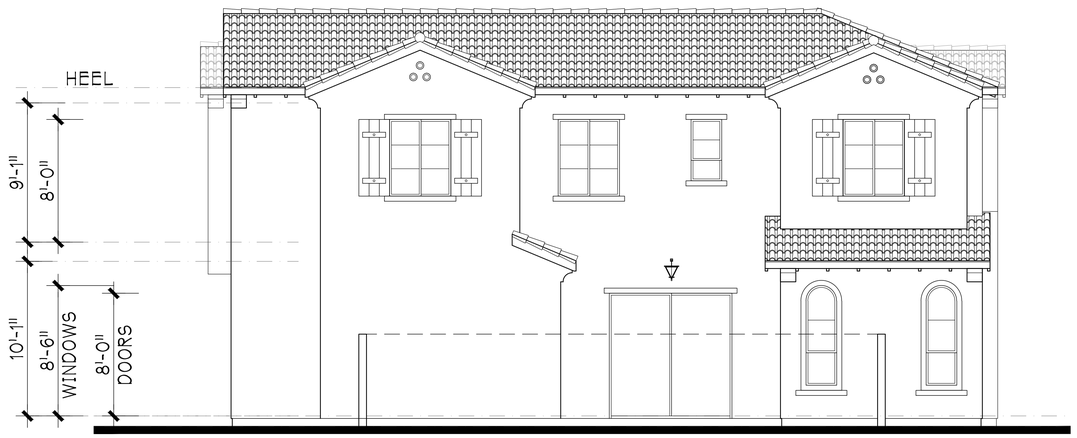


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN



LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 1

BUILDING ELEVATIONS

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

SPANISH

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Nov 13, 2012

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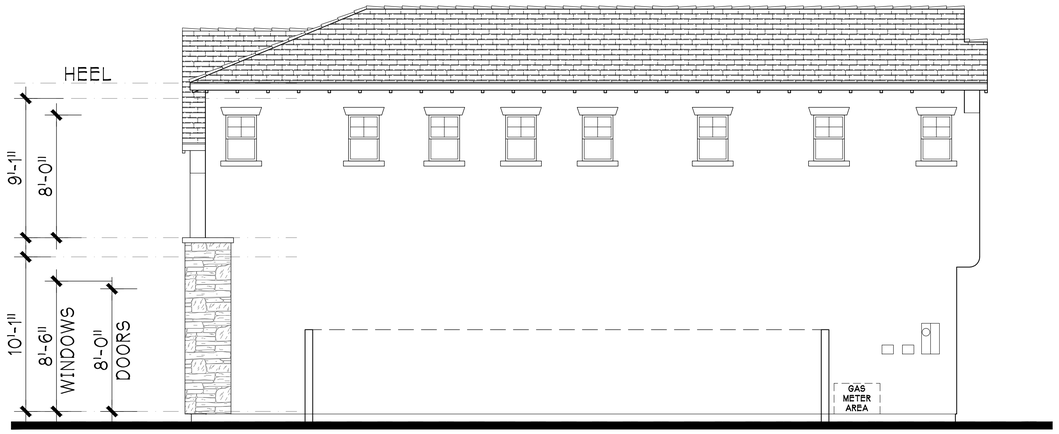
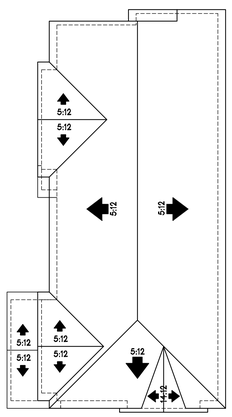


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 1

BUILDING ELEVATIONS

COTTAGE

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

DESIGN SUBMITTAL PHASE

Nov 13, 2012

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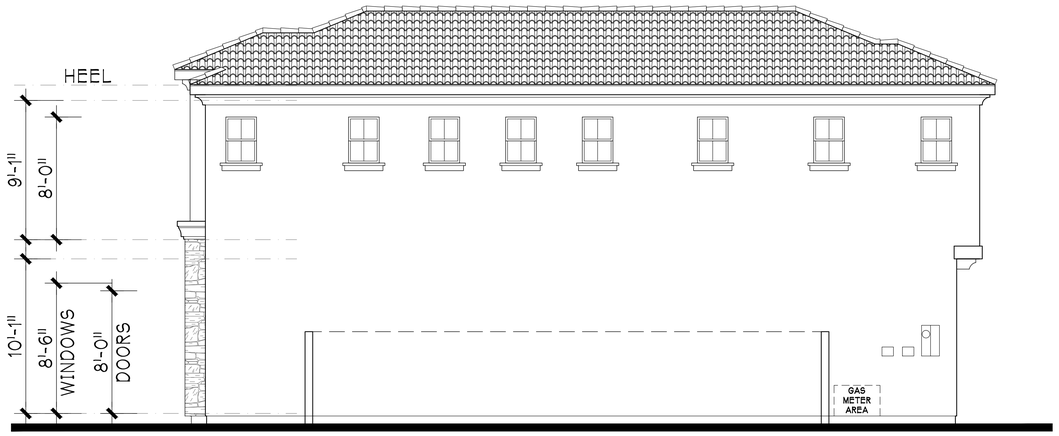
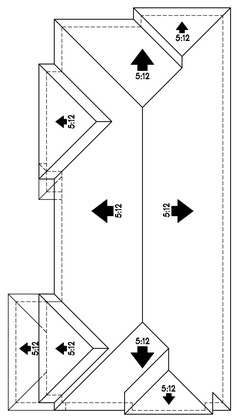
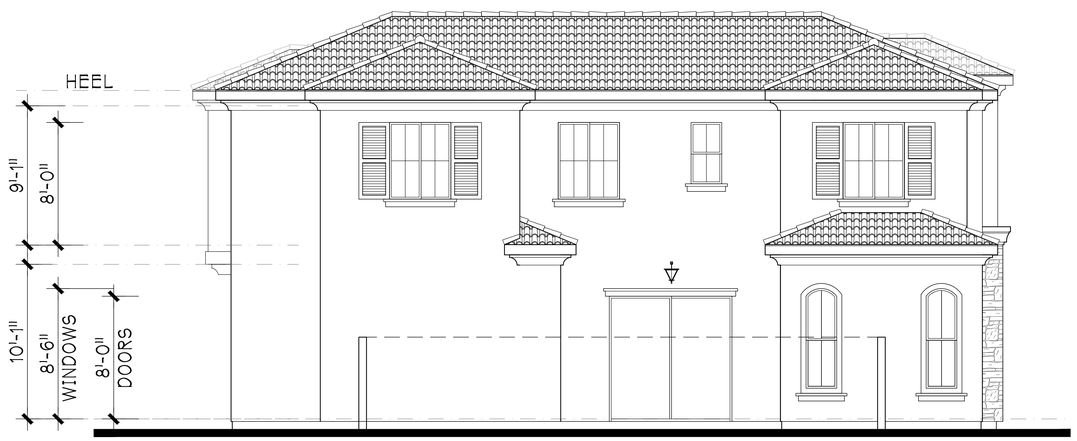


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN



LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 1

BUILDING ELEVATIONS

ITALIANATE

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

0 4 8

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19782 MacArthur, Suite 270, Irvine, CA 92612
TEL 949. 851. 9080 FAX 949. 851. 0113

10037	1.4

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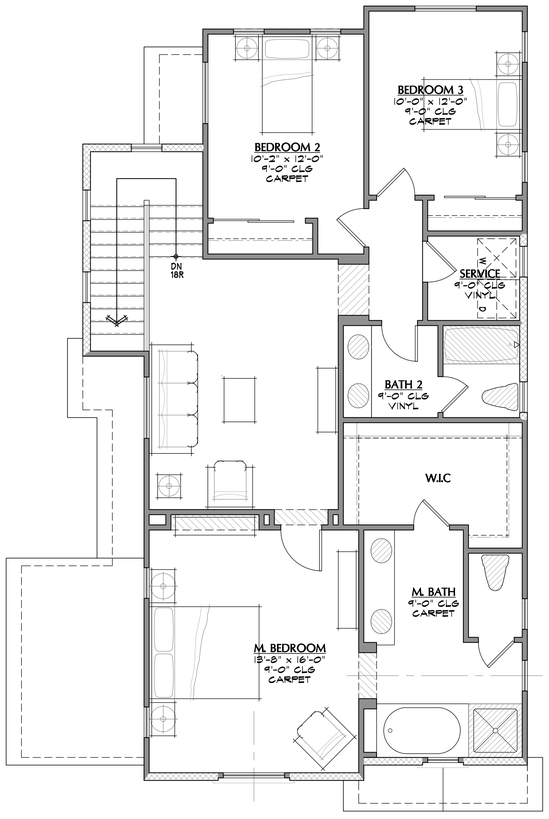
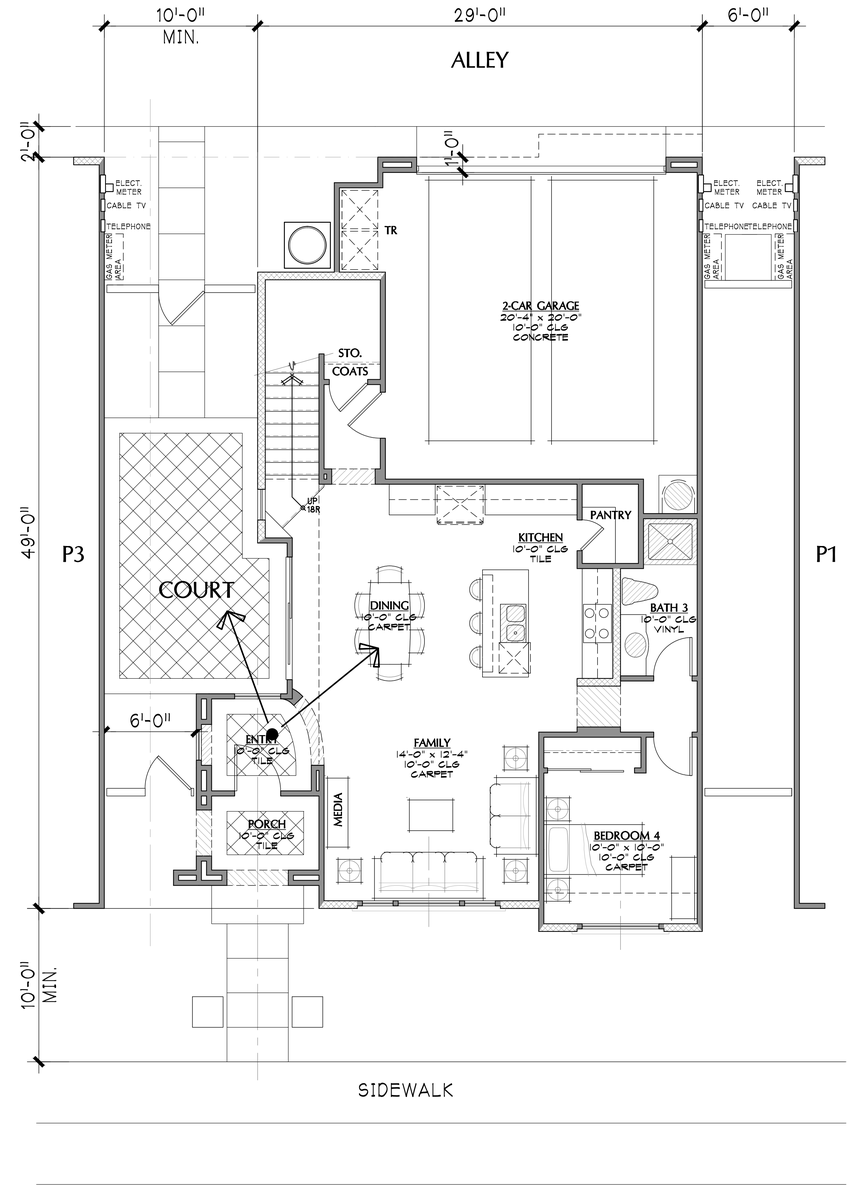


SECOND FLOOR
1,173 S.F.



FIRST FLOOR
933 S.F.

PLAN 2

TOTAL LIVING SPACE: 2,106 S.F.

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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10037	2.0

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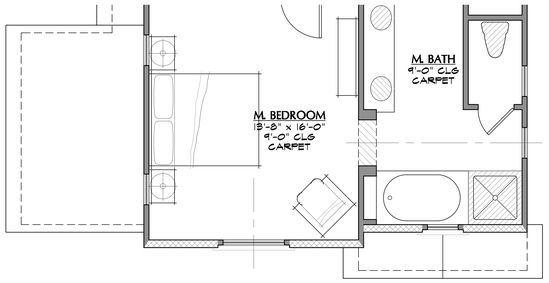
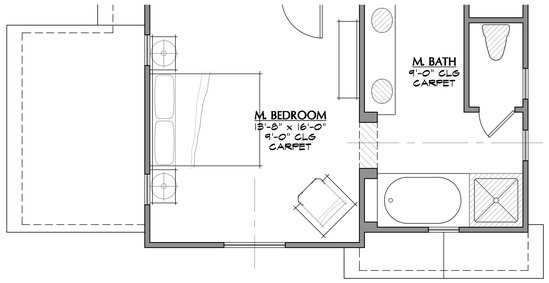
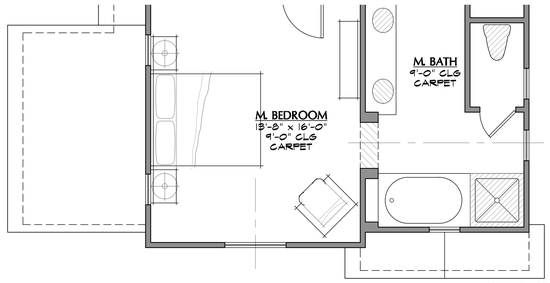
SPANISH

COTTAGE

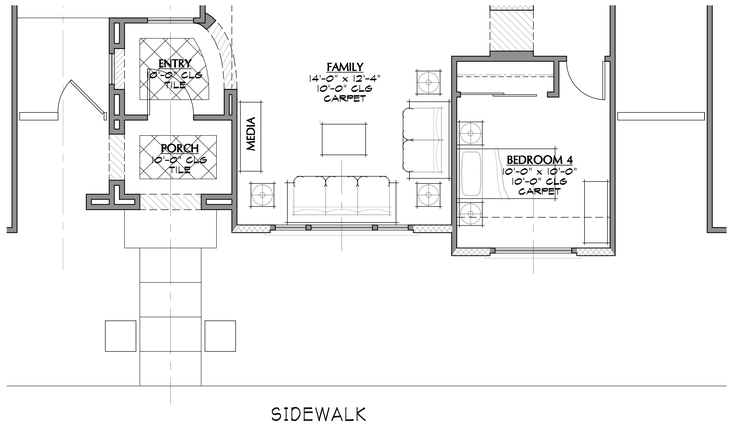
ITALIANATE

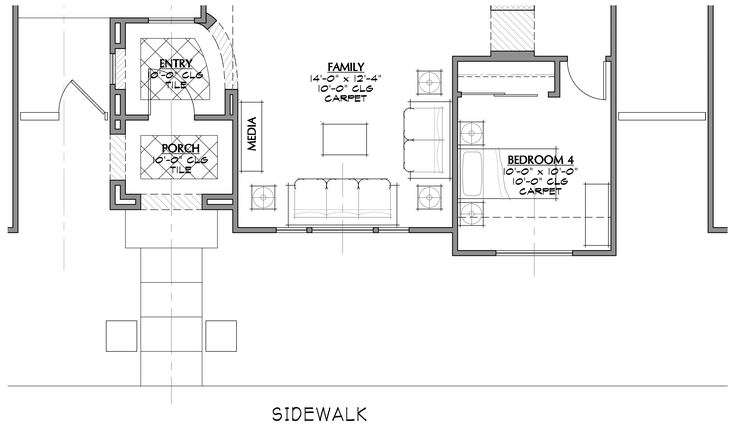


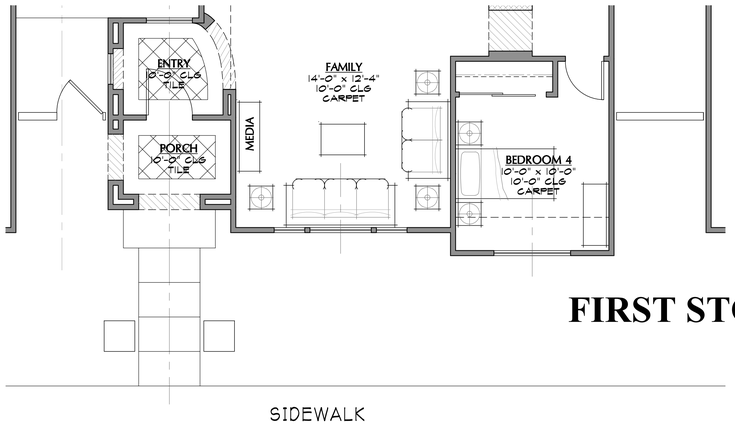




SECOND STORY







FIRST STORY

PLAN 2

FRONT ELEVATIONS

The PASEOS At Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

0 4 8

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10037	2.1

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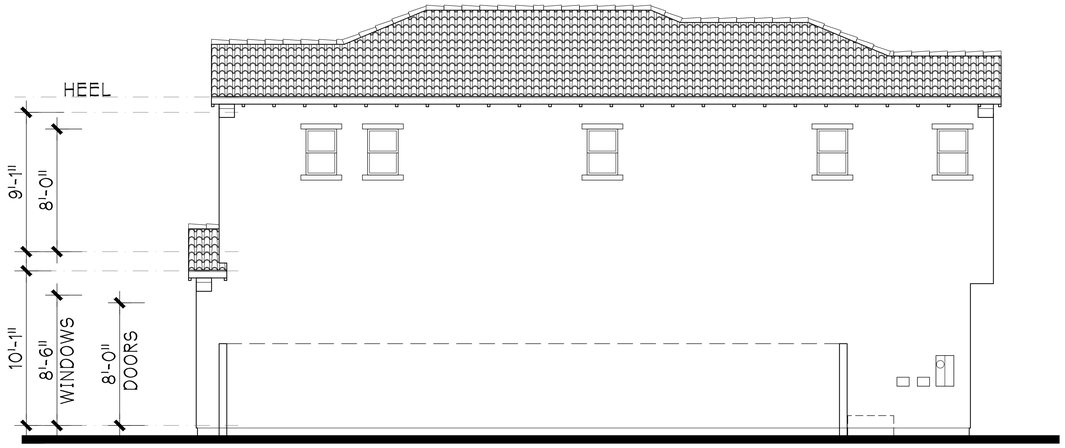
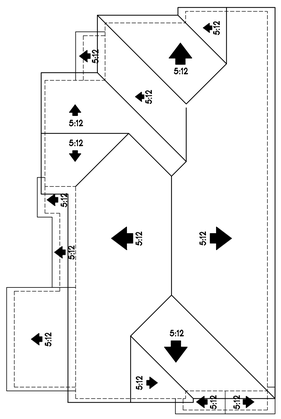


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 2

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

SPANISH

DESIGN SUBMITTAL PHASE

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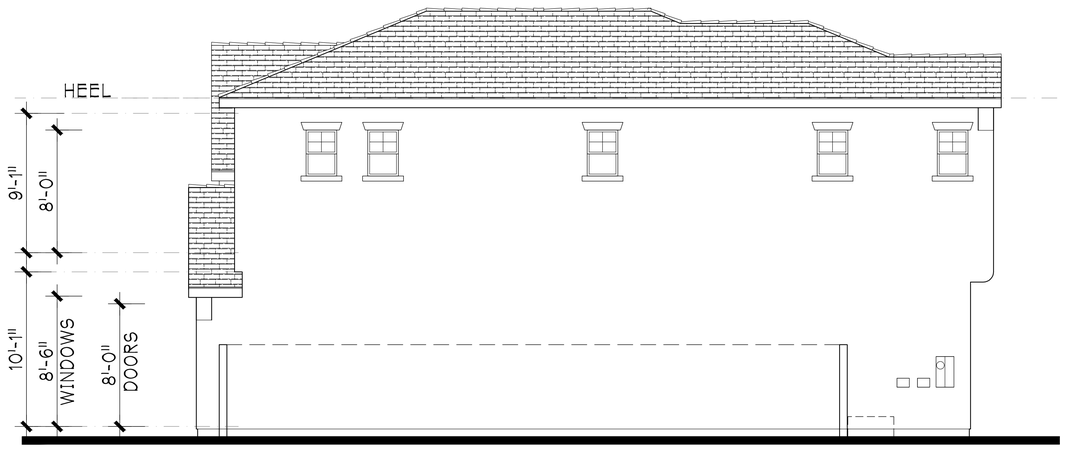
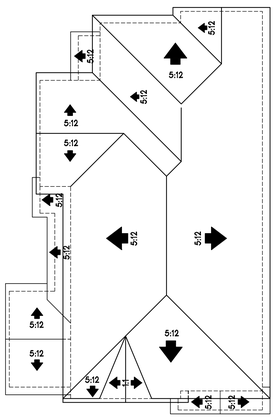


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 2

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

COTTAGE

DESIGN SUBMITTAL PHASE

Nov 13, 2012

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10037	2.3

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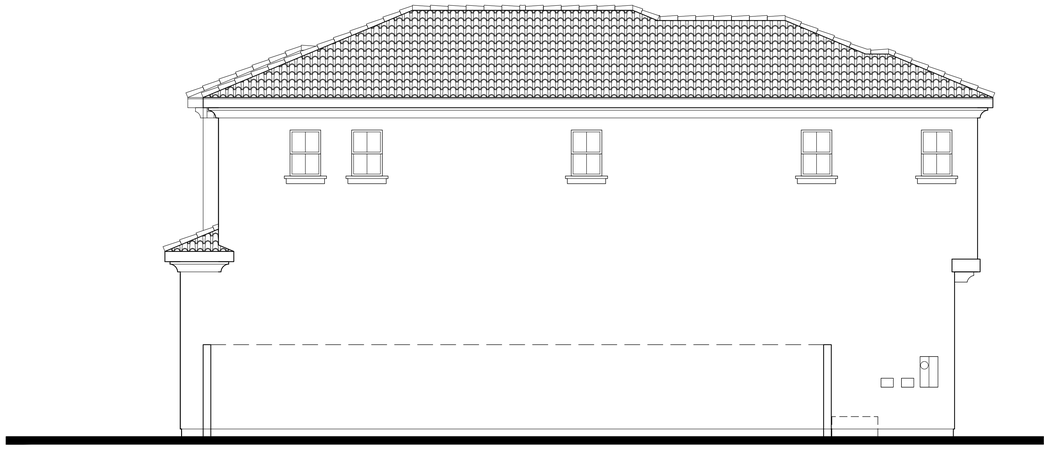
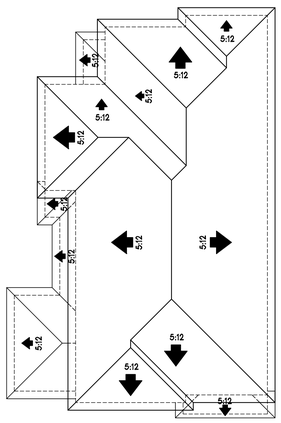


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

DESIGN SUBMITTAL PHASE

PLAN 2

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

ITALIANATE

Nov 13, 2012

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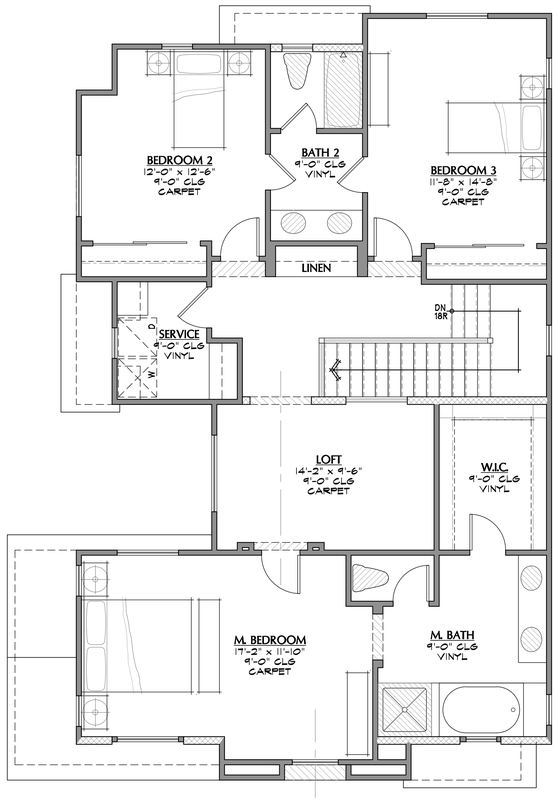
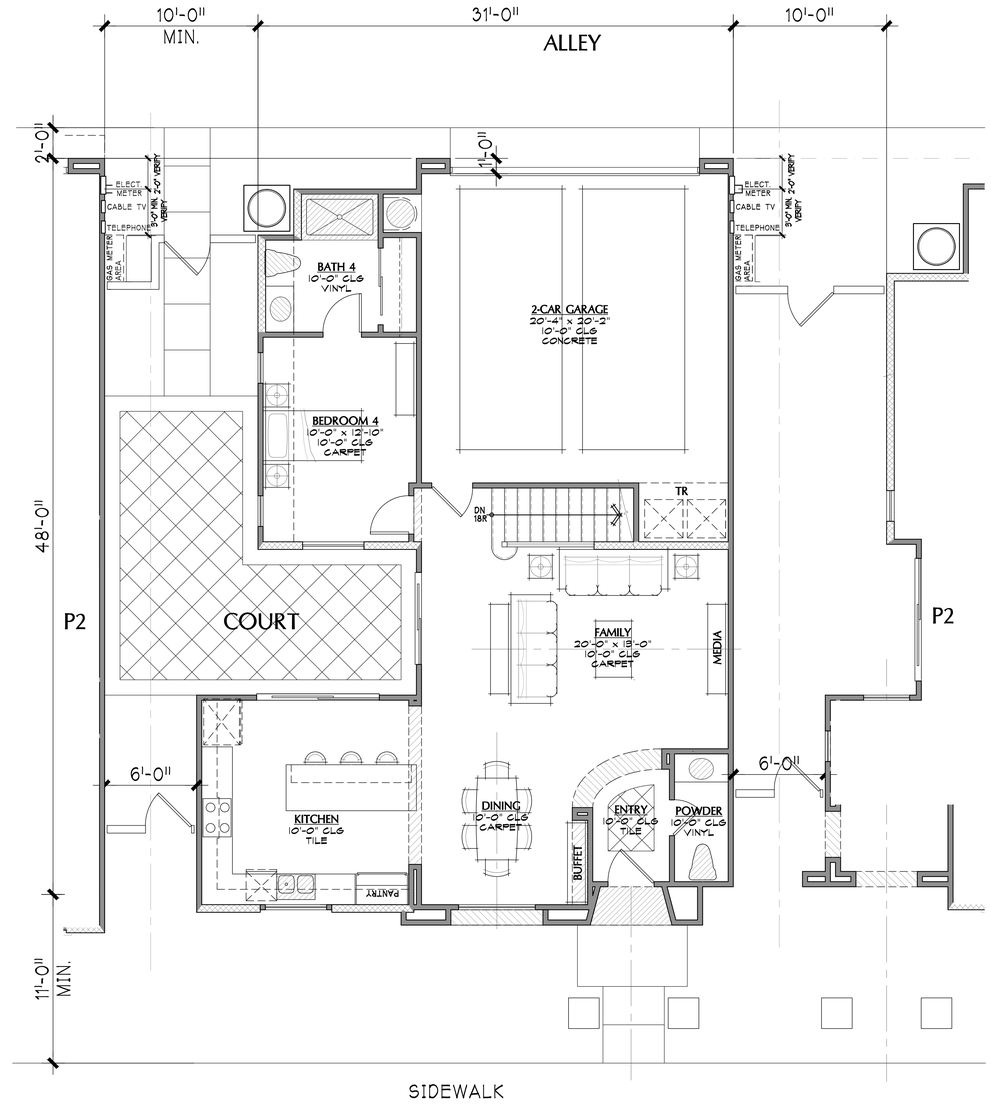


SECOND FLOOR
1,258 S.F.



FIRST FLOOR
974 S.F.

PLAN 3

TOTAL LIVING SPACE: 2,232 S.F.

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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INCORPORATED
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10037	3.0

DESIGN SUBMITTAL PHASE

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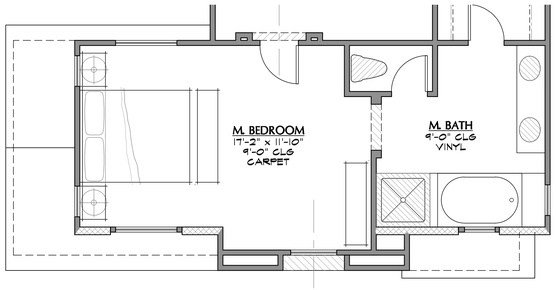
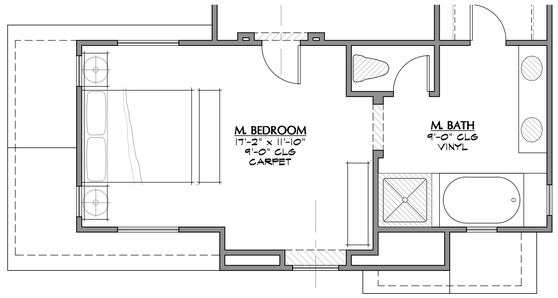
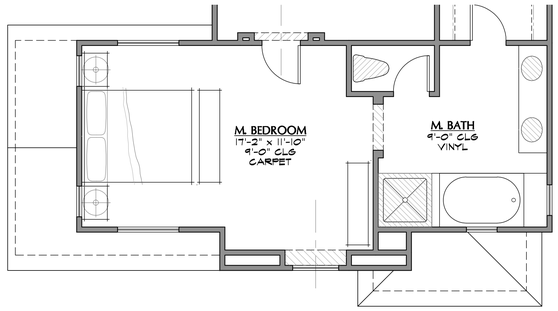
SPANISH

COTTAGE

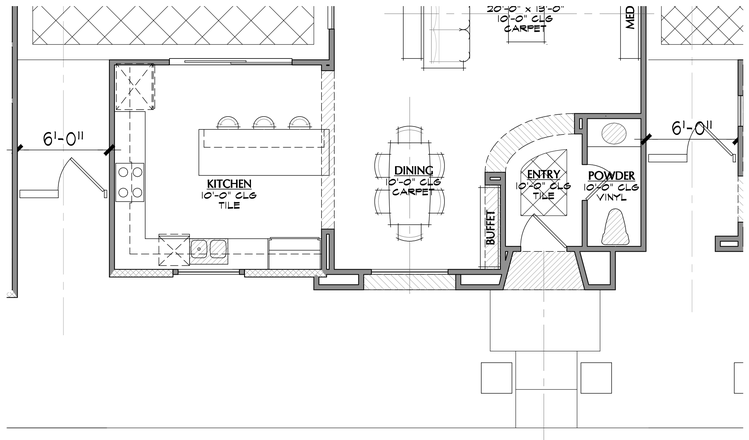
ITALIANATE

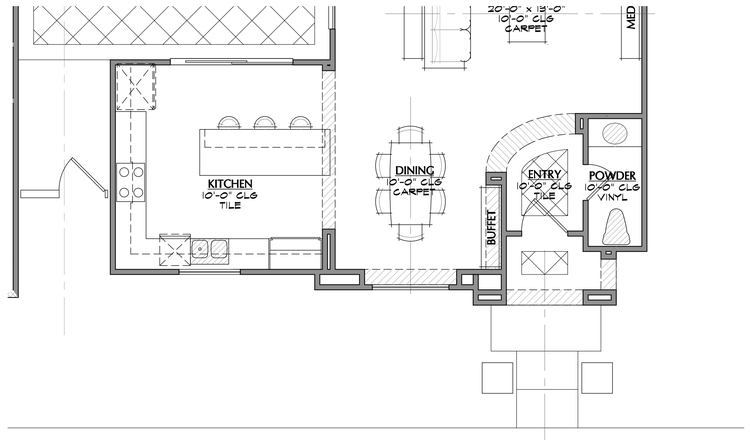


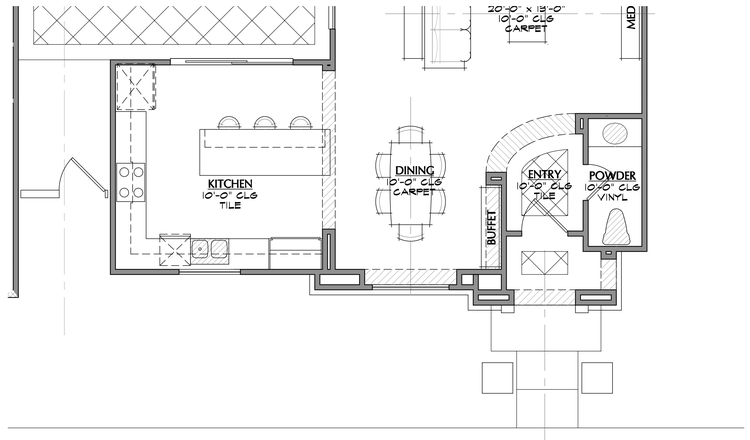




SECOND STORY







FIRST STORY

PLAN 3

FRONT ELEVATIONS

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

0 4 8

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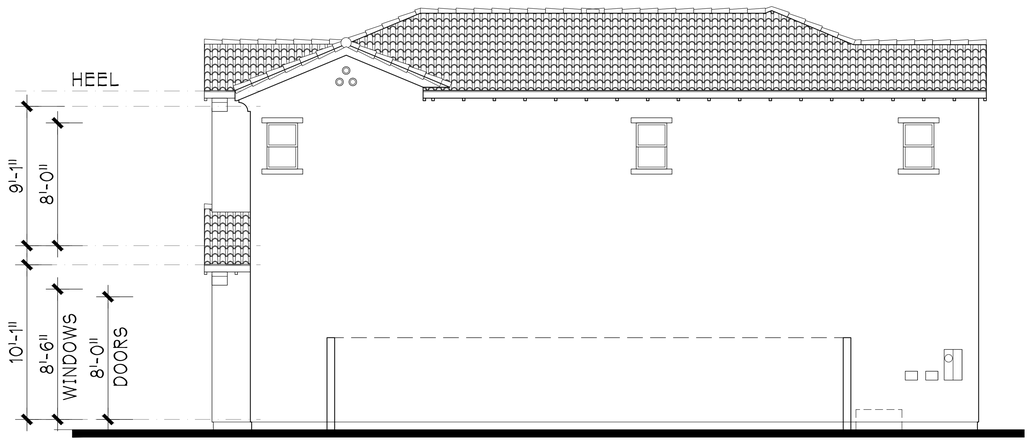
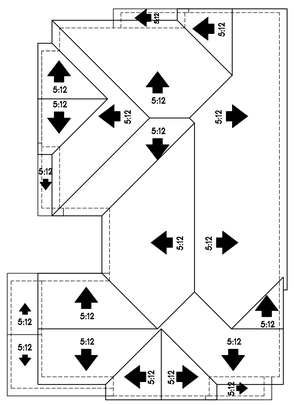


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 3

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

SPANISH

DESIGN SUBMITTAL PHASE

Nov 13, 2012

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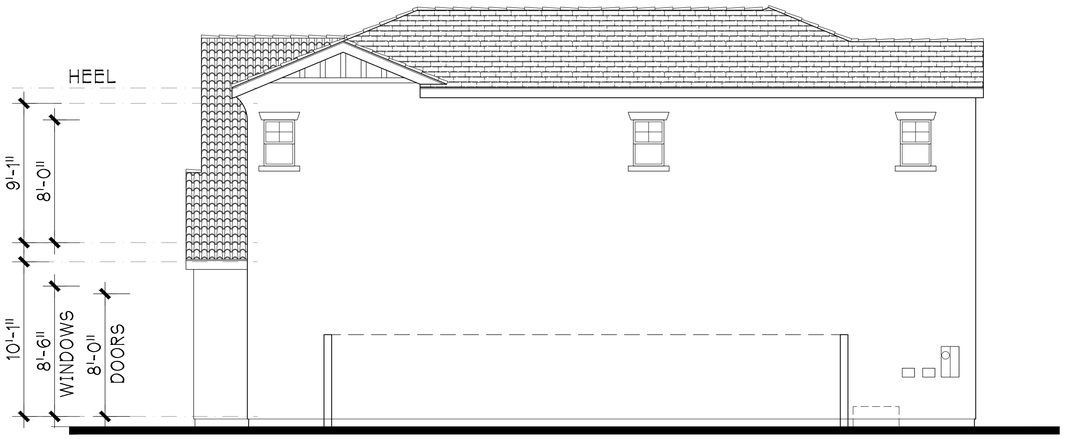
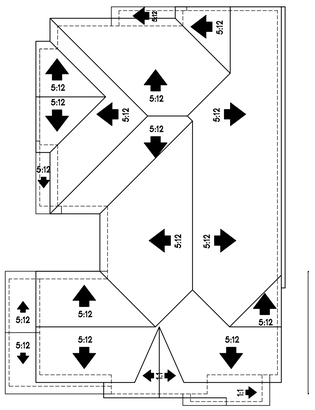


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 3

BUILDING ELEVATIONS

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

COTTAGE

DESIGN SUBMITTAL PHASE

Nov 13, 2012

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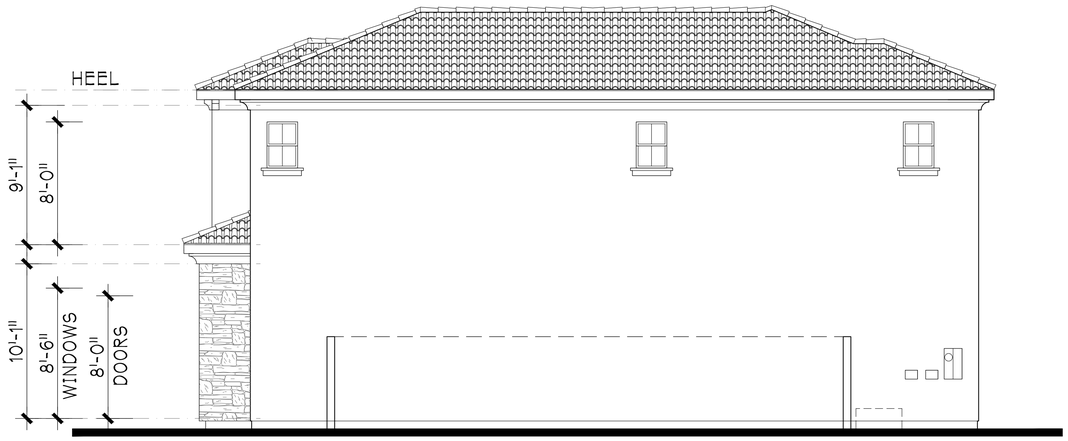
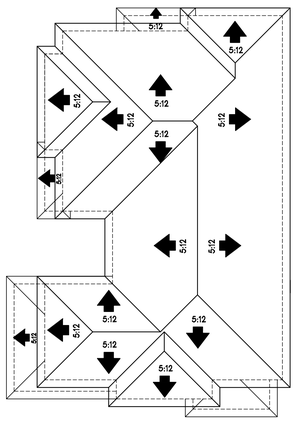


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 3

BUILDING ELEVATIONS

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

ITALIANATE

DESIGN SUBMITTAL PHASE

Nov 13, 2012

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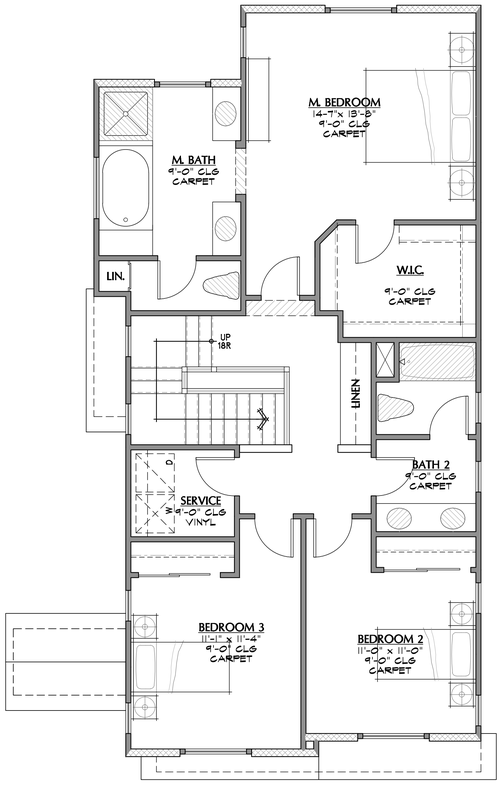
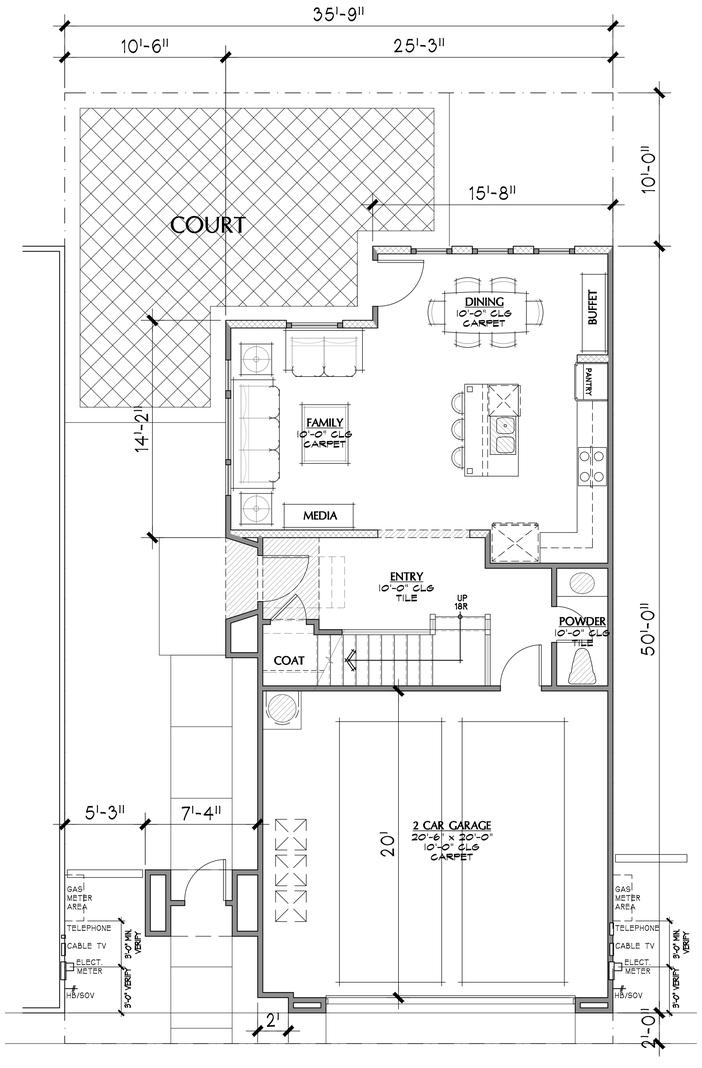


SECOND FLOOR
1,047 SF



FIRST FLOOR
665 SF

PLAN 4

TOTAL LIVING SPACE: 1,712 S.F.

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

0 4 8

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10037	4.0

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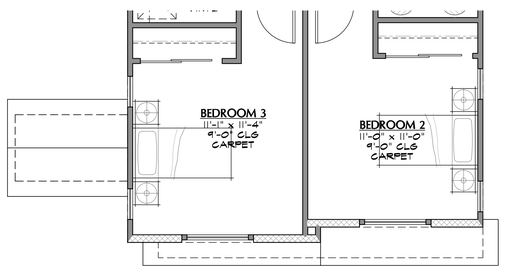
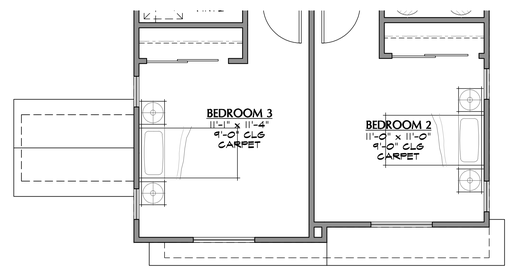
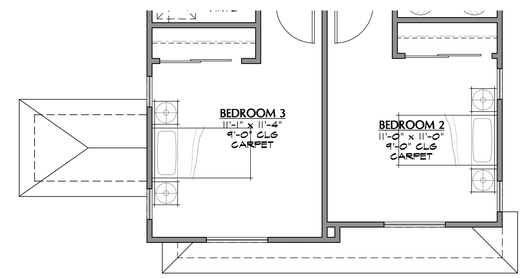
SPANISH

COTTAGE

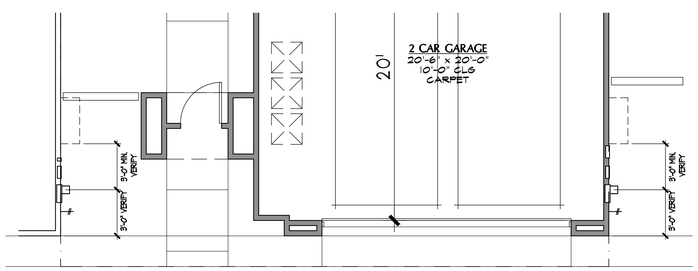
ITALIANATE

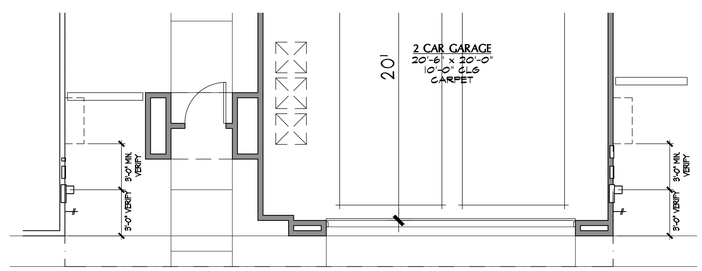


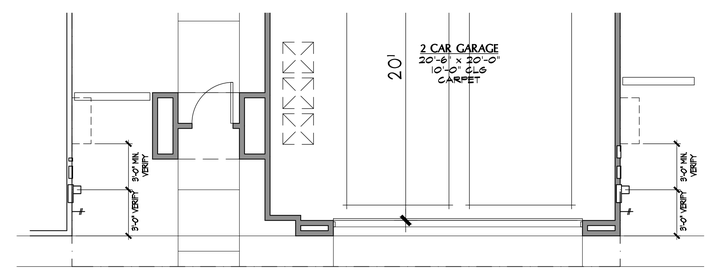




SECOND STORY







FIRST STORY

PLAN 4

FRONT ELEVATIONS

The PASEOS At Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

0 4 8

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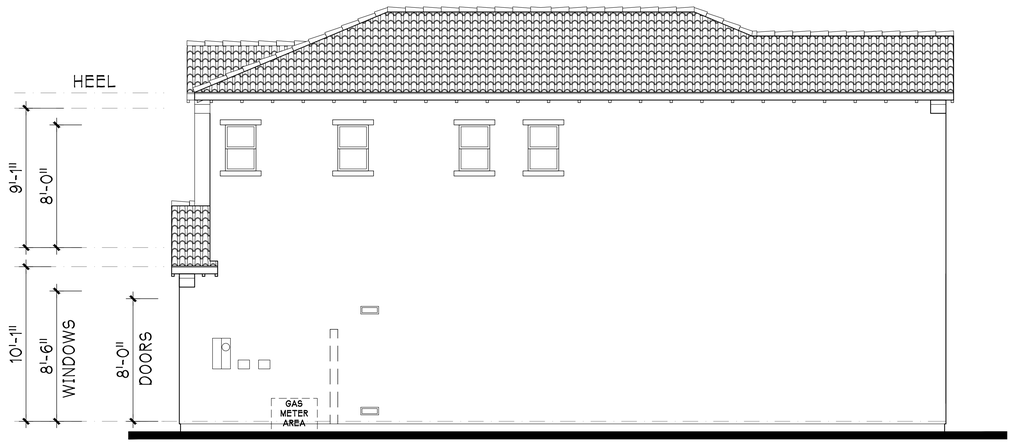
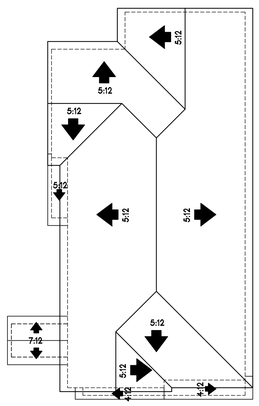


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 4

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

SPANISH

DESIGN SUBMITTAL PHASE

Nov 13, 2012

0 4 8

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10037	4.2

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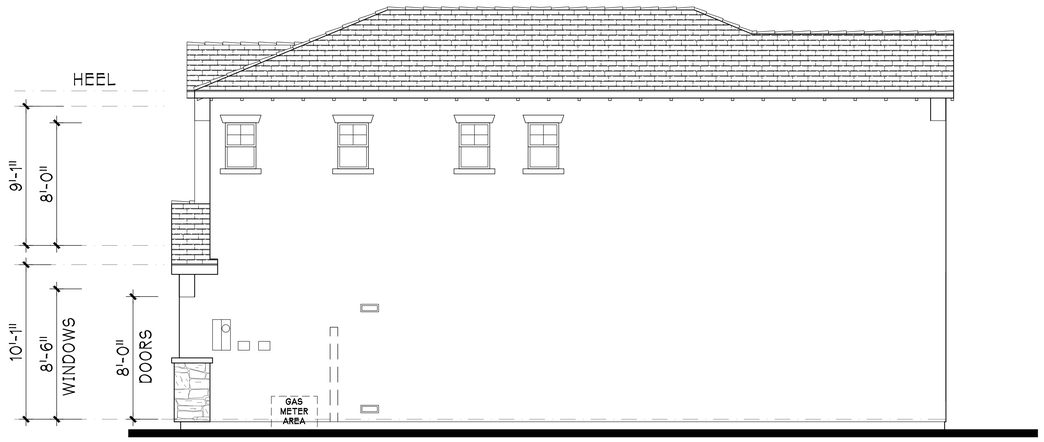
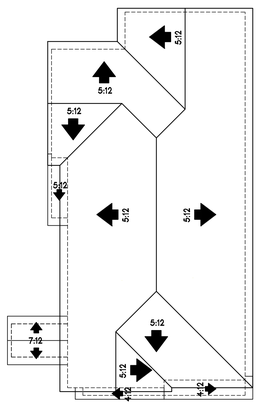


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 4

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

COTTAGE

DESIGN SUBMITTAL PHASE

Nov 13, 2012

0 4 8

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19782 MacArthur, Suite 270, Irvine, CA 92612
TEL 949. 851. 9080 FAX 949. 851. 0113

10037	4.3

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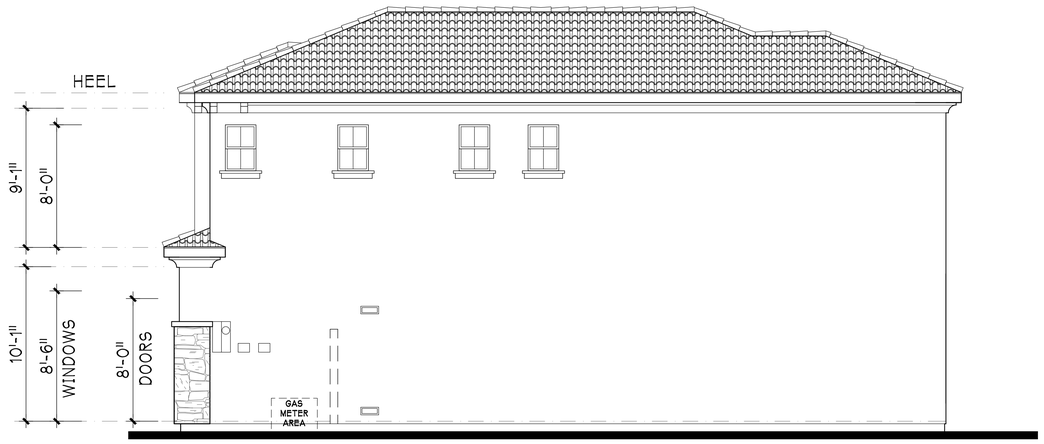
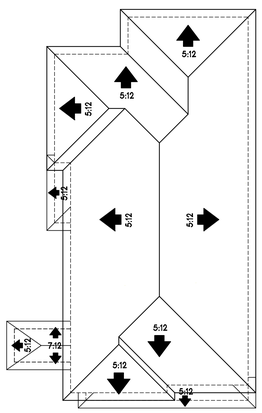


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 4

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

ITALIANATE

DESIGN SUBMITTAL PHASE

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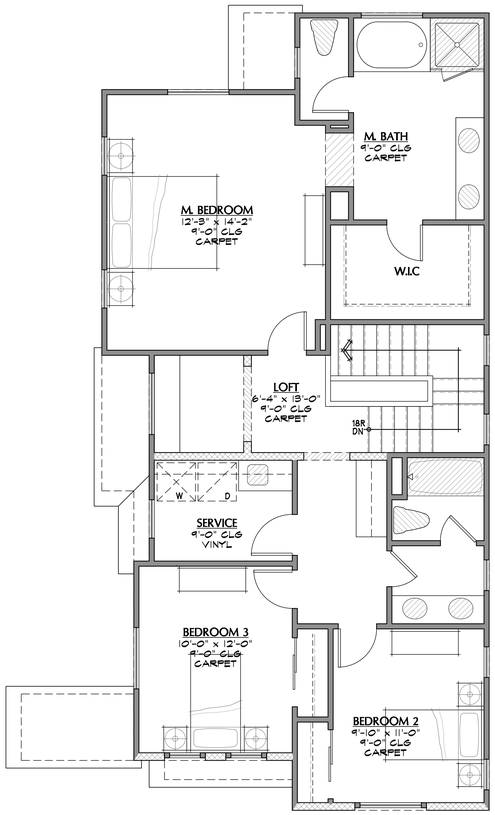
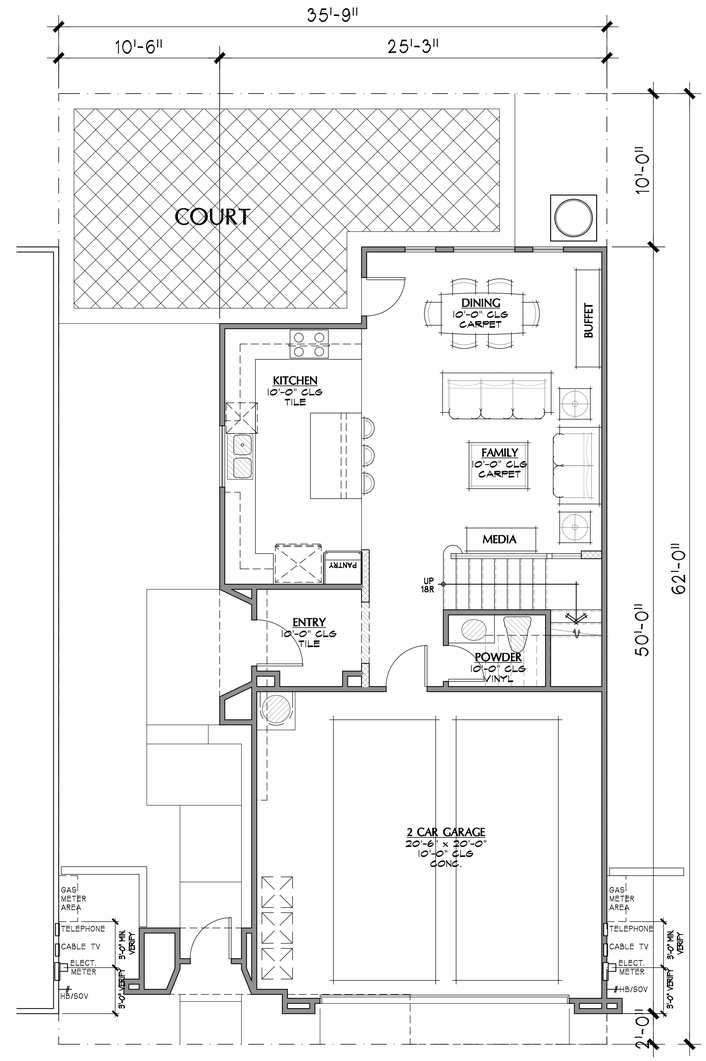


SECOND FLOOR
1,064 SF



FIRST FLOOR
672 SF

PLAN 5

TOTAL LIVING SPACE: 1,736 S.F.

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

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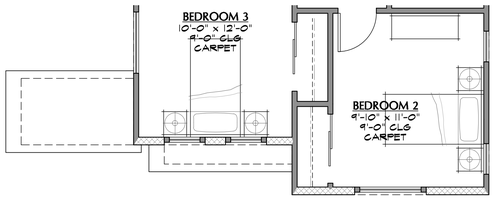
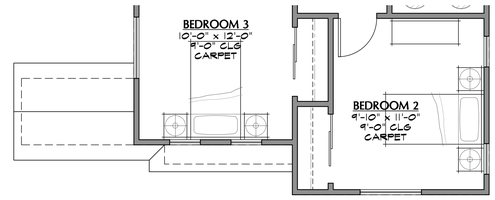
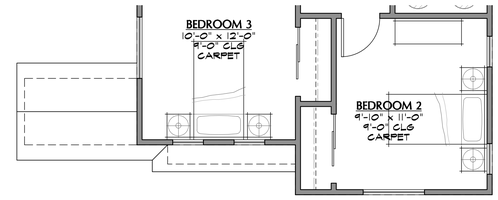
SPANISH

COTTAGE

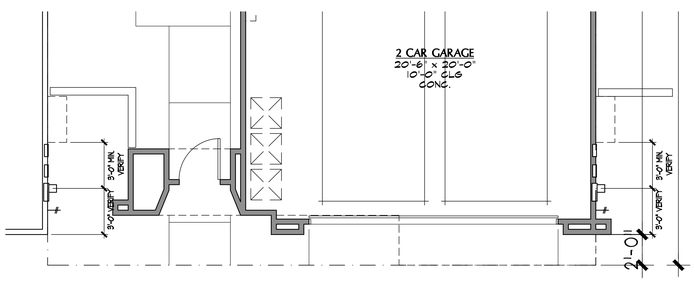
ITALIANATE

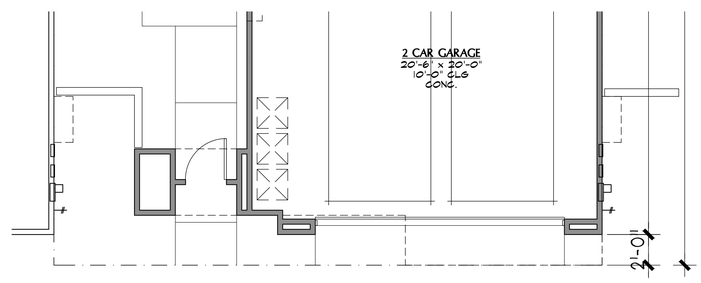


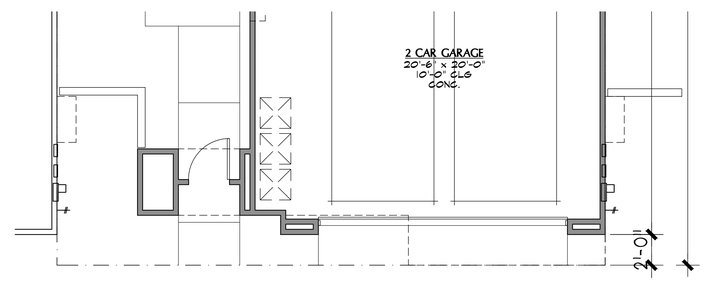




SECOND STORY







FIRST STORY

DESIGN SUBMITTAL PHASE

PLAN 5

FRONT ELEVATIONS

The *PASEOS*

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

Nov 13, 2012

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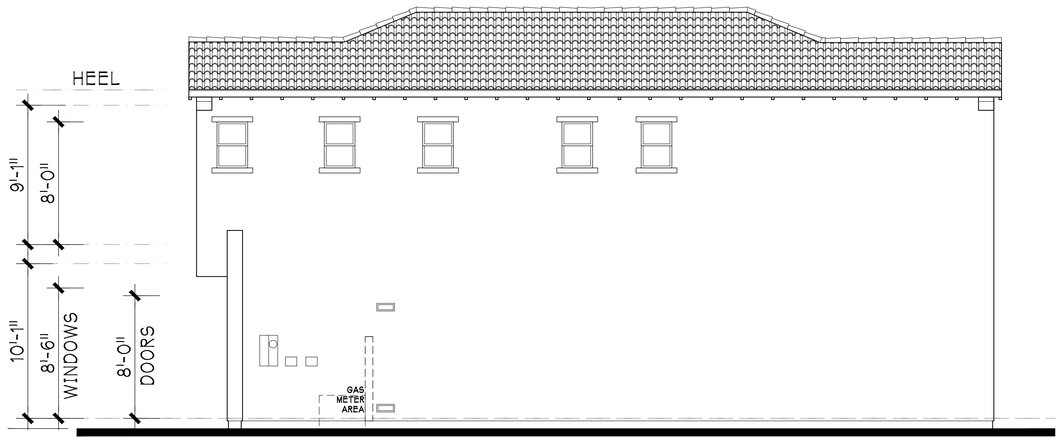
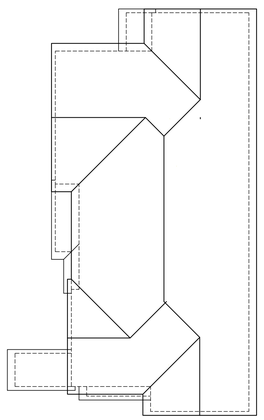


RIGHT SIDE ELEVATION

FRONT ELEVATION



ROOF PLAN

LEFT SIDE ELEVATION

REAR ELEVATION

PLAN 5

BUILDING ELEVATIONS

The PASEOS

At

Foothill Ranch Village

LAKE FOREST, CALIFORNIA

TRUMARK HOMES

SPANISH

DESIGN SUBMITTAL PHASE

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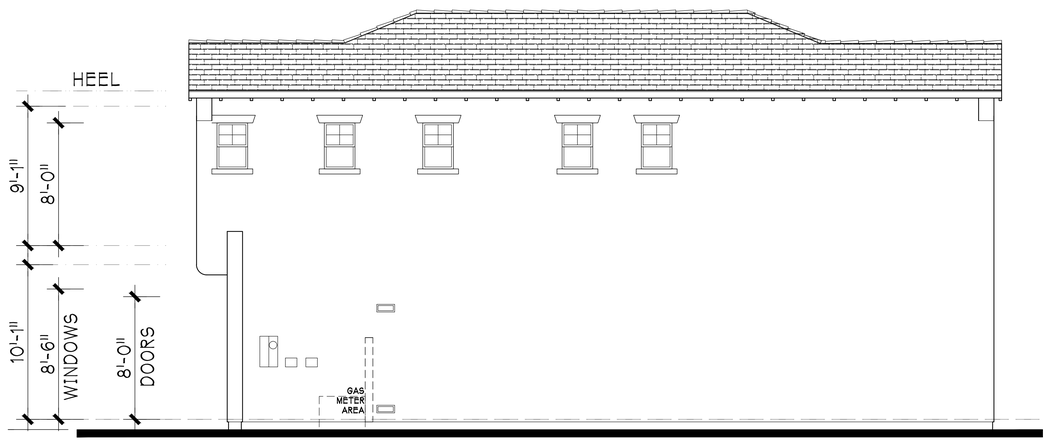
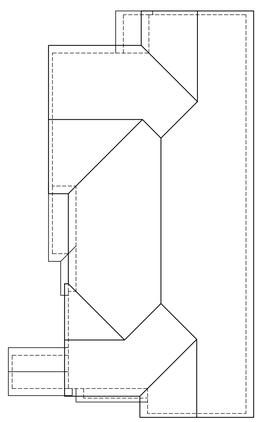


RIGHT SIDE ELEVATION

FRONT ELEVATION



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LEFT SIDE ELEVATION

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BUILDING ELEVATIONS

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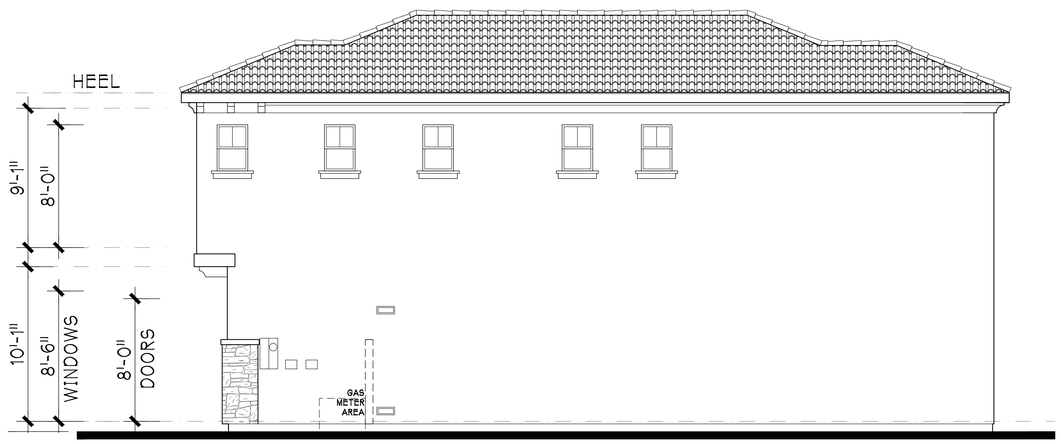

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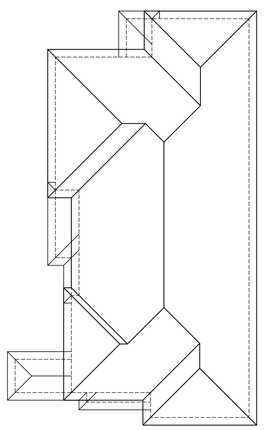
FRONT ELEVATION



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