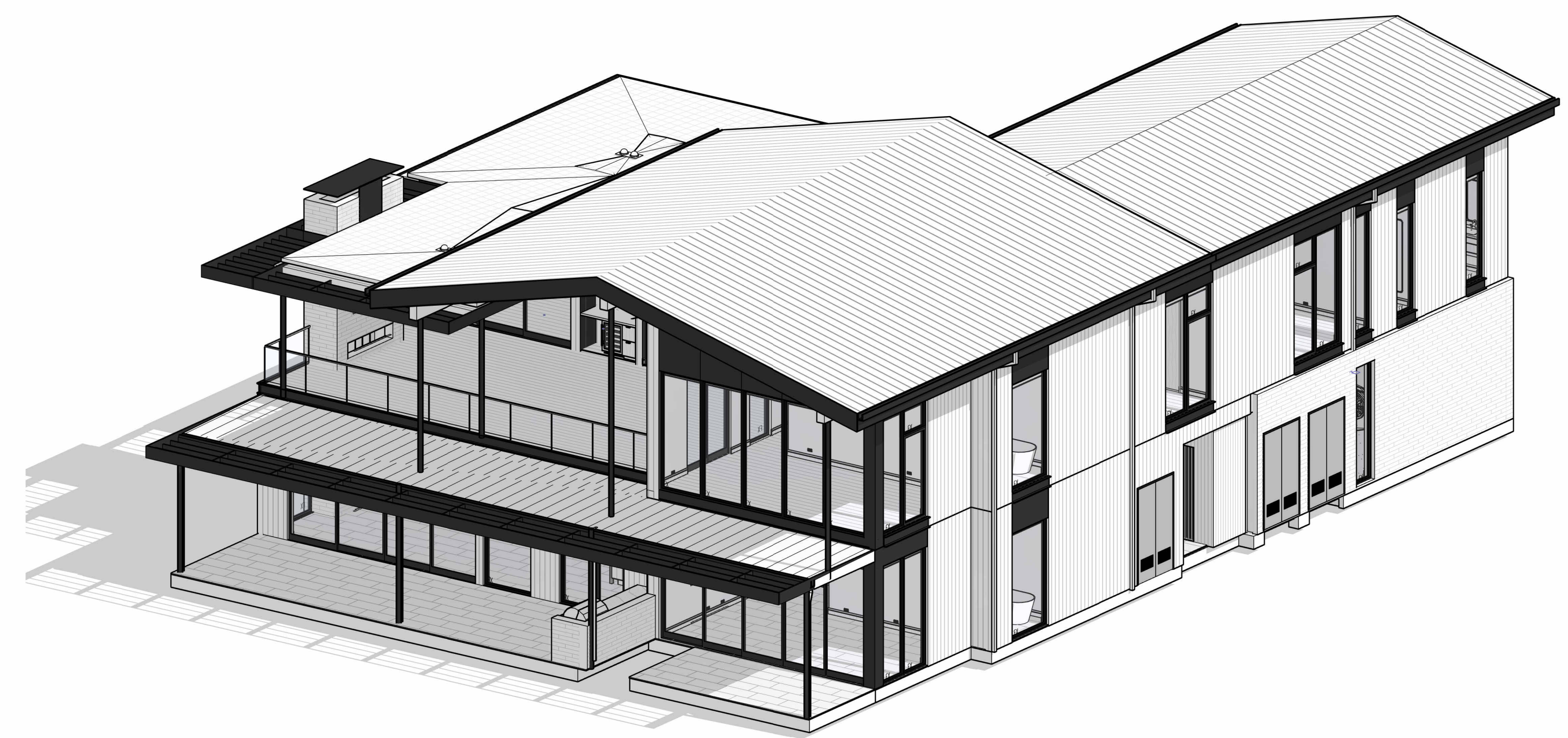
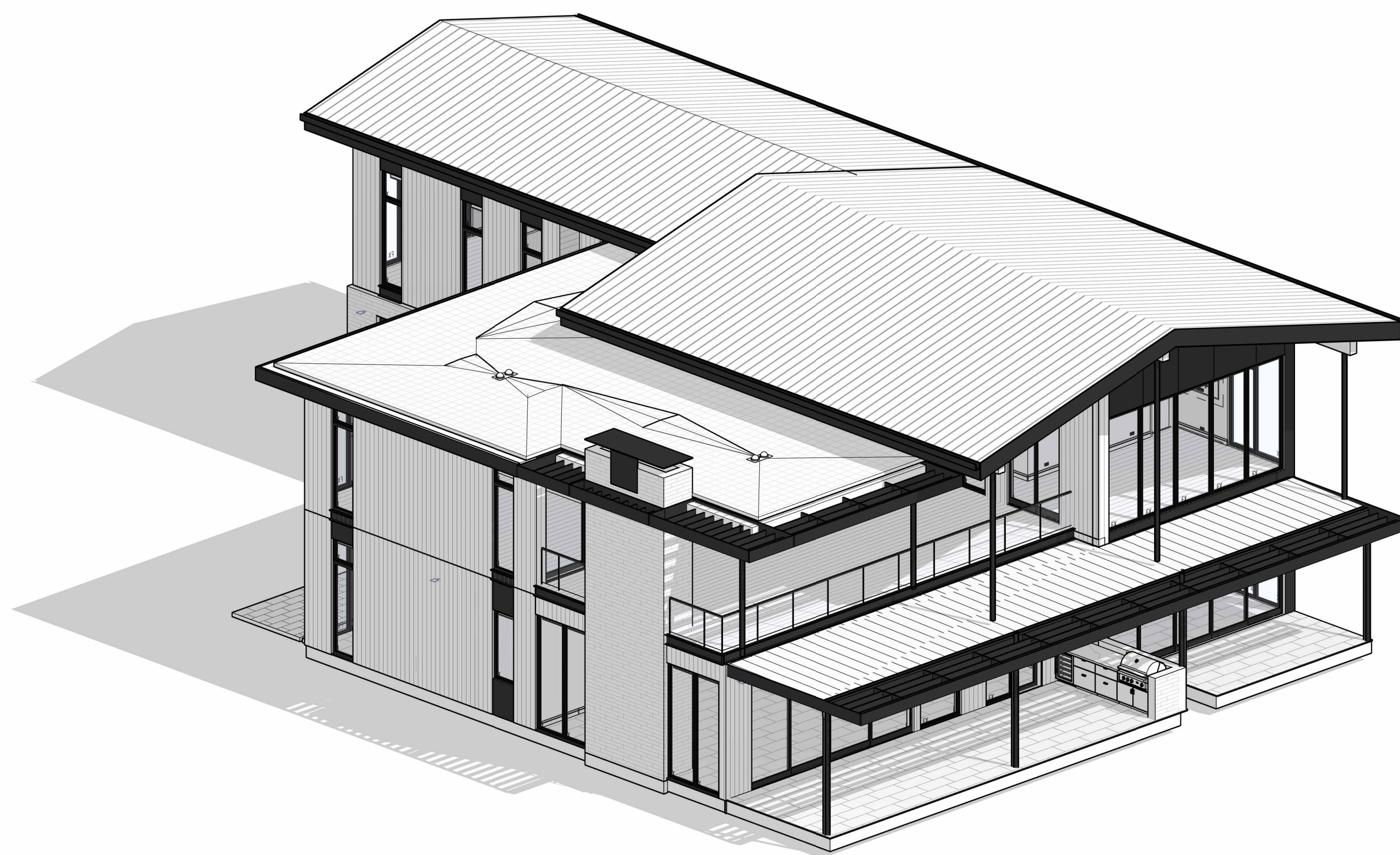


4 EXTERIOR VIEW - FRONT LEFT



3 EXTERIOR VIEW - REAR RIGHT



2 EXTERIOR VIEW - REAR LEFT



1 EXTERIOR VIEW - FRONT RIGHT

NOT FOR CONSTRUCTION

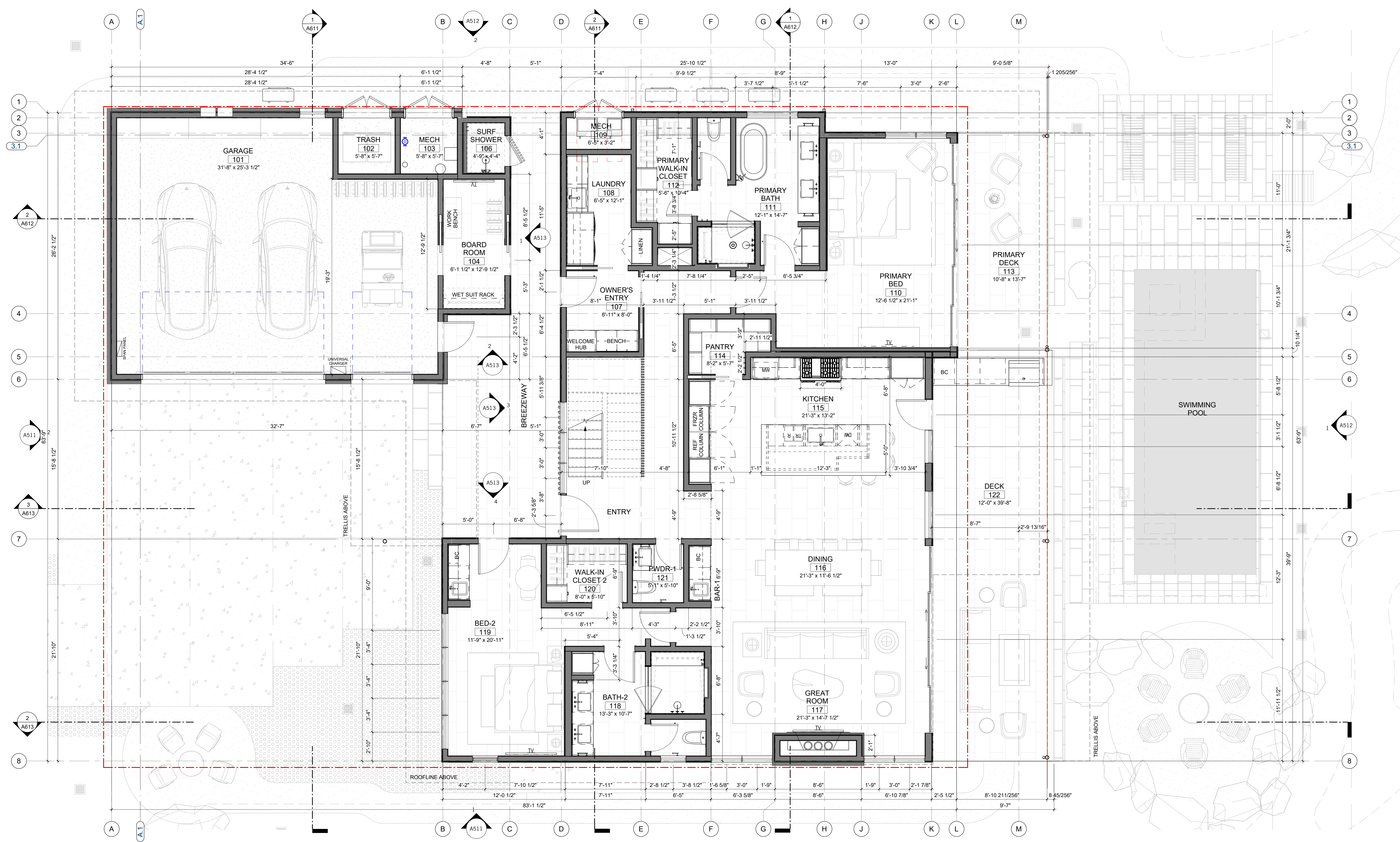
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
EXTERIOR VIEWS (C)

SHEET
R001

FLOOR PLAN SYMBOLS

	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	STRUCTURAL COLUMNS, S.S.D.
	SLOPE INDICATOR - SLAB OR DECK
	WALL TYPE - SEE PARTITION SCHEDULE
	WINDOW TYPE - SEE SCHEDULE
	DOOR TYPE - SEE SCHEDULE
	ROOM NUMBER
	WATER CLOSET
	LAVATORY
	FLOOR/DECK DRAIN
	ROOF DRAIN S.P.D.
	SCUPPER
	DOWNSPOUT
	RECESSED MOUNTING BRACKET FOR TV

- FLOOR PLAN NOTES**
- CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE**
- ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)
 - ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
 - ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
 - ALL DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.
 - ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
 - FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.
 - SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.
 - ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5
 - WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1
 - PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.
 - TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS
 - ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OR CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2
 - SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.
 - PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
 - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND
 - LAUNDRY APPLIANCES:
 - APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL.
 - PROVIDE APPROVED LINT TRAP AT DRYER VENT
 - DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
 - EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURERS SPECIFICATIONS & IMC 504.8.4.
 - INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES
 - ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION, PROVIDE 21" CLEAR SPACE AT FRONT PER IPC 405.3.1.
 - SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS, INSTALL PER MANUFACTURERS SPECIFICATION
 - ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.), OR AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. W/ WEATHER STRIPPING. (IMC 306.3)
 - AT EGRESS DOORS:
 - AT R3 INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 54"
 - AT R3 EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
 - AT R3 OUTSWING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1-1/2"
 - AIR CONDITIONING CONDENSER:
 - SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL PER IMC 304.10.
 - LOCATE MIN. 5 FT. FROM OUTLET OF DRYER VENT.
 - LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS.
 - PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. (IMC 306.2)
 - 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1
 - CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" : 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" - EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3
 - DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE. IBC 406.3.2.2
 - INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312
 - ALL STAIR/STEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS, IRC R311.7.5.
 - IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
 - ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. IBC 2304.12.2.6
 - STRIP VENTS AT CEILING SHALL EXTEND ENTIRE LENGTH OF DECK TO PROVIDE CROSS VENTILATION & VENTING OF EACH BAY. SEE CALCULATIONS TABLE FOR REQUIREMENTS, & PLAN FOR SIZE.
 - ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2X6 (U.O.N.) & ALL PONY WALLS (WHERE OCCURS) SHALL BE 2X6 MINIMUM AT 16" O.C. - S.S.D.
 - ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC) / UTAH STATE REQUIREMENTS.
 - UNLESS THE ARCHITECTURE IS DESIGNED INTENTIONALLY TO ACCOMMODATE 4 OR MORE STAIR RISERS, ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS TO FINISH GRADE (OR A LANDING) DOES NOT EXCEED 3. THE MAXIMUM STAIR RISER HEIGHT SHOULD NOT EXCEED 7.75"
 - LISTED PRE-FAB ELECTRIC APPLIANCE METAL FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION. FIREPLACE SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL127.
 - FOR EXTERIOR FINISH INFORMATION SEE A6 SERIES SHEETS.
 - FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.



1 DIMENSION PLAN - FIRST FLOOR
1/4" = 1'-0"

10/31/2025 4:50:55 PM

Key Value	Keynote Text
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
10.50	DIRECT VENT GAS FIREPLACE WITH ACTIVATION AT BOTH LEVELS
11.07	GAS COOKTOP W/ HOOD, LIGHT AND FAN ABOVE, VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER, (ALSO SEE INTERIOR ELEVATIONS)
12.16	FURNITURE BY OWNER
22.21	TEMPERED GLASS SHOWER ENCLOSURE

FLOOR PLAN SYMBOLS	
	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	STRUCTURAL COLUMNS, S.S.D.
	SLOPE INDICATOR - SLAB OR DECK
	WALL TYPE - SEE PARTITION SCHEDULE
	WINDOW TYPE - SEE SCHEDULE
	DOOR TYPE - SEE SCHEDULE
	ROOM NUMBER
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	ROOF DRAIN S.P.D.
	SCUPPER
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	RECESSED MOUNTING BRACKET FOR TV

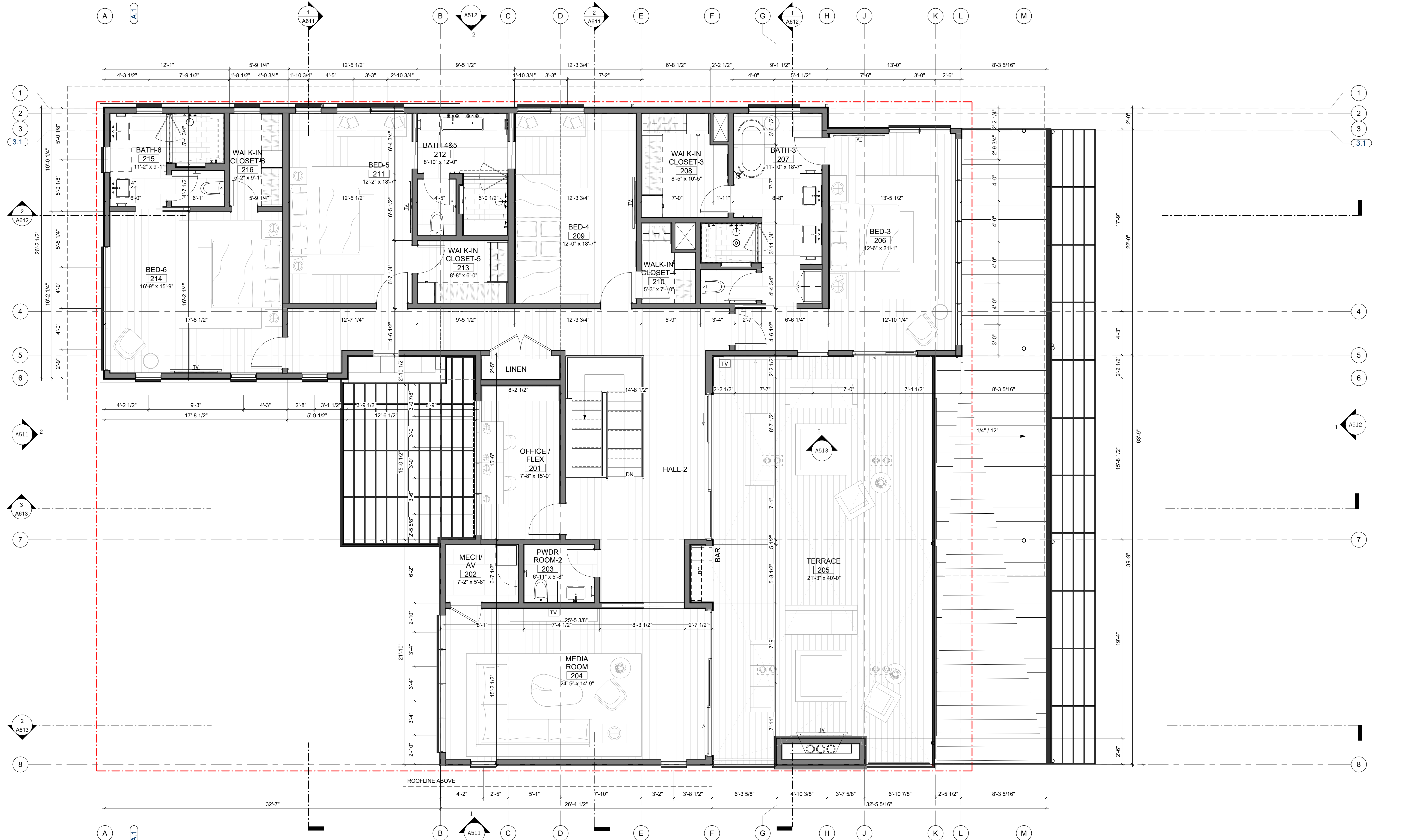
FLOOR PLAN NOTES	
CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)	
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE, (U.O.N.)	
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.	
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5	
9. WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1	
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.	
12. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OR CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2)	
13. SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	
14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.	
15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION.	
16. PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND	
17. LAUNDRY APPLIANCES:	
A. APPLIANCES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL.	
B. PROVIDE APPROVED LINT TRAP AT DRYER VENT	
C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.	
D. EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IMC 504.8.4.	
E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES.	
18. ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION, PROVIDE 21" CLEAR SPACE AT FRONT PER IPC 405.3.1.	
19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS, INSTALL PER MANUFACTURER'S SPECIFICATION	
20. ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.), OR AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. W/ WEATHER STRIPPING. (IMC 306.3)	
21. AT EGRESS DOORS:	
A. AT R3 INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 54"	
B. AT R3 EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.	
23. AIR CONDITIONING CONDENSER:	
A. SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL PER IMC 304.10.	
B. LOCATE MIN. 5 FT. FROM OUTLET OF DRYER VENT.	
C. LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS.	
D. PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. (IMC 306.2)	
24. 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1	
25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" : 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" - EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3.	
26. DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE. IBC 406.3.2.2	
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30. ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. IBC 2304.12.2.6	
A. STRIP VENTS AT CEILING SHALL EXTEND ENTIRE LENGTH OF DECK TO PROVIDE CROSS VENTILATION & VENTING OF EACH BAY. SEE CALCULATIONS TABLE FOR REQUIREMENTS, & PLAN FOR SIZE.	
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34. LISTED PRE-FAB ELECTRIC APPLIANCE METAL FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. FIREPLACE SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL127.	
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36. FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.	



1 ANNOTATION PLAN - FIRST FLOOR
1/4" = 1'-0"

FLOOR PLAN SYMBOLS	
	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	STRUCTURAL COLUMNS, S.S.D.
	1/4" / 12" SLOPE INDICATOR - SLAB OR DECK
	WALL TYPE - SEE PARTITION SCHEDULE
	WINDOW TYPE - SEE SCHEDULE
	DOOR TYPE - SEE SCHEDULE
	ROOM NUMBER
	WATER CLOSET
	LAVATORY
	FLOOR/DECK DRAIN
	ROOF DRAIN S.P.D.
	SCUPPER
	DOWNSPOUT
	RECESSED MOUNTING BRACKET FOR TV

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 - AT EGRESS DOORS:
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 - AT R3 EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
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REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

DIMENSION PLAN - SECOND FLOOR (C)

SHEET
A213

1 DIMENSION PLAN - SECOND FLOOR
1/4" = 1'-0"



823 Congress Avenue #300
Austin, Texas 78701
737-443-7769

Key Value	Keynote Text
05.10	PAINTED METAL TRELLIS W/ LOUVERS, S.S.D.
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F. SEE DETAILS
05.16	STANDING SEAM METAL ROOF (SLOPED TO DRAIN) OVER PAINTED METAL TRELLIS W/ LOUVERS
06.10	WOOD LOUVERED SCREEN
06.13	EXTERIOR STAINED WOOD DECKING O/ PEDESTALS, S.S.D.
07.02	ROOF DRAIN, TYP.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
09.21	LINE OF ROOF - TYPICAL
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
10.50	DIRECT VENT GAS FIREPLACE WITH ACTIVATION AT BOTH LEVELS
10.51	GAS FIREPLACE FLUE
12.11	CUSTOM BUILT-IN CASEWORK, S.I.D.
12.12	CUSTOM BUILT-IN CLOSET SYSTEM, S.I.D., FURNITURE BY OWNER
12.16	FURNITURE BY OWNER
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.
22.17	LINEAR SHOWER DRAIN, 4-WAY SLOPE TO DRAIN
22.21	TEMPERED GLASS SHOWER ENCLOSURE

FLOOR PLAN SYMBOLS	
	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	STRUCTURAL COLUMNS, S.S.D.
	SLOPE INDICATOR - SLAB OR DECK
	WALL TYPE - SEE PARTITION SCHEDULE
	WINDOW TYPE - SEE SCHEDULE
	DOOR TYPE - SEE SCHEDULE
	ROOM NUMBER
	WATER CLOSET
	LAVATORY
	FLOOR/DECK DRAIN
	ROOF DRAIN S.P.D.
	SCUPPER
	DOWNSPOUT
	RECESSED MOUNTING BRACKET FOR TV

FLOOR PLAN NOTES	
CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)	
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)	
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.	
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5	
9. WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1	
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS	
12. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OF CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2)	
13. SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	
14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.	
15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION.	
16. PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND	
17. LAUNDRY APPLIANCES: A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL. B. PROVIDE APPROVED LINT TRAP AT DRYER VENT. C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. D. EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IRC 504.8.4. E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCE.	
18. ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION, PROVIDE 21" CLEAR SPACE AT FRONT PER IRC 405.3.1.	
19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS, INSTALL PER MANUFACTURER'S SPECIFICATION	
20. ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.), OR AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. W/ WEATHER STRIPPING. (IMC 306.3)	
21. AT EGRESS DOORS: A. AT R3 INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 54". B. AT R3 EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.	
23. AIR CONDITIONING CONDENSER: A. SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL PER IRC 304.10. B. LOCATE MIN. 5 FT. FROM OUTLET OF DRYER VENT. C. LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS. D. PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. (IMC 306.2)	
24. 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1	
25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" : 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3.	
26. DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE. IBC 406.3.2.2	
27. INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312.	
28. ALL STAIR/STEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS, IRC R311.7.5.	
29. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.	
30. ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. IBC 2304.12.2.6 A. STRIP VENTS AT CEILING SHALL EXTEND ENTIRE LENGTH OF DECK TO PROVIDE CROSS VENTILATION & VENTING OF EACH BAY. SEE CALCULATIONS TABLE FOR REQUIREMENTS, & PLAN FOR SIZE.	
31. ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2X6 (U.O.N.) & ALL PONY WALLS (WHERE OCCURS) SHALL BE 2X6 MINIMUM AT 16" O.C. - S.S.D.	
32. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC) / UTAH STATE REQUIREMENTS.	
33. UNLESS THE ARCHITECTURE IS DESIGNED INTENTIONALLY TO ACCOMMODATE 4 OR MORE STAIR RISERS, ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS TO FINISH GRADE (OR A LANDING) DOES NOT EXCEED 3. THE MAXIMUM STAIR RISER HEIGHT SHOULD NOT EXCEED 7.75".	
34. LISTED PRE-FAB ELECTRIC APPLIANCE METAL FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. FIREPLACE SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL127.	
35. FOR EXTERIOR FINISH INFORMATION SEE A6 SERIES SHEETS.	
36. FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.	

REVISIONS



NOT FOR CONSTRUCTION

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CHECK RB

ANNOTATION PLAN - SECOND FLOOR (C)

SHEET
A214

1 ANNOTATION PLAN - SECOND FLOOR
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				
L2				

KEYNOTE LEGEND	
Key Value	Keynote Text
06.16	WOOD SOFFIT - STAINED NOMINAL 2" T&G BOARDS
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS. TYP.
26.01	INTERIOR LIGHT FIXTURE AS SPECIFIED
26.02	EXTERIOR LIGHT FIXTURE AS SPECIFIED
26.04	CEILING FAN AS SPECIFIED
26.05	PROVIDE PROVISION FOR LOW-VOLTAGE POWER FOR FUTURE LIGHTING WITHIN MILLWORK
26.06	FIXTURE TYPE F5 LED TAPE LIGHT TO BE RECESSED INTO UNDERSIDE OF CABINETY/BAR SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.
26.07	FIXTURE TYPE F5 LED TAPE LIGHT TO BE RECESSED UNDER VANITY TO SERVE AS TOEKICK LIGHTING. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

REFLECTED CEILING PLAN SYMBOLS	
XXX-01	INTERIOR FINISH MATERIAL, SEE FINISH SCHEDULE
[Symbol]	WOOD PLANK CEILING TREATMENT @ SOFFIT (EXTERIOR)
[Symbol]	GYP BOARD, PAINTED @ ROOF STRUCTURE
[Symbol]	SUSPENDED GYP BOARD CEILING, PAINTED
[Symbol]	PAINTED STUCCO AT SOFFIT
[Symbol]	ALIGN
[Symbol]	MECH. REGISTERS (S.M.D.)
[Symbol]	TRANSFER GRILLES
[Symbol]	LIGHT FIXTURES (S.E.D.)
[Symbol]	RANGE HOOD

- | REFLECTED CEILING PLAN NOTES | |
|------------------------------|---|
| 1. | CEILING HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF CEILING FINISH. |
| 2. | EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL. EXTERIOR SOFFITS MATERIAL AS INDICATED IN PLANS. |
| 3. | ALL DIMENSIONS TO F.O. STUD. (U.O.N.) |
| 4. | FOR CEILING DIFFUSERS, REGISTERS, AND VENTS TYPES, S.M.D. LOCATIONS ARE GOVERNED BY THIS DRAWING / DOCUMENTS. VENTS TO BE PAINTED TO MATCH ADJACENT FINISH. U.O.N. |
| 5. | FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D. LOCATIONS ARE GOVERNED BY THIS DRAWING / DOCUMENTS. |
| 6. | LOCATE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N. |
| 7. | COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT FIXTURE PRIOR TO FRAMING. |
| 8. | FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD SPRINKLER DRAWINGS. ALL SPRINKLER HEADS SHALL BE LOCATED AT THE CENTER OF CEILING TILES, & SOFFITS TYP. U.O.N. INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID CONFLICTS. |
| 9. | COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING. |
| 10. | SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD. |
| 11. | FRAMING ON REFLECTED CEILING PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION. |



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REVISIONS

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REFLECTED CEILING PLAN - FIRST FLOOR (C)

SHEET
A311



1 REFLECTED CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"

10/31/2025 4:51:03 PM



823 Congress Avenue #300
Austin, Texas 78701
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Key Value	Keynote Text
06.16	WOOD SOFFIT - STAINED NOMINAL 2" T&G BOARDS
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS, TYP.
26.01	INTERIOR LIGHT FIXTURE AS SPECIFIED
26.04	CEILING FAN AS SPECIFIED
26.05	PROVIDE PROVISION FOR LOW-VOLTAGE POWER FOR FUTURE LIGHTING WITHIN MILLWORK
26.06	FIXTURE TYPE F5 LED TAPE LIGHT TO BE RECESSED INTO UNDERSIDE OF CABINETRY/RACK SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

REFLECTED CEILING PLAN SYMBOLS	
XXX-01	INTERIOR FINISH MATERIAL, SEE FINISH SCHEDULE
	WOOD PLANK CEILING TREATMENT @ SOFFIT (EXTERIOR)
	GYP BOARD, PAINTED @ ROOF STRUCTURE
	SUSPENDED GYP BOARD CEILING, PAINTED
	PAINTED STUCCO AT SOFFIT
	ALIGN
	MECH. REGISTERS (S.M.D.)
	TRANSFER GRILLES
	LIGHT FIXTURES (S.E.D.)
	RANGE HOOD

REFLECTED CEILING PLAN NOTES	
1.	CEILING HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF CEILING FINISH.
2.	EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL. EXTERIOR SOFFITS MATERIAL AS INDICATED IN PLANS.
3.	ALL DIMENSIONS TO F.O. STUD. (U.O.N.)
4.	FOR CEILING DIFFUSERS, REGISTERS, AND VENTS TYPES, S.M.D. LOCATIONS ARE GOVERNED BY THIS DRAWING / DOCUMENTS. VENTS TO BE PAINTED TO MATCH ADJACENT FINISH, U.O.N.
5.	FOR FURTHER INFORMATION REGARDING CEILING FIXTURE TYPES, S.E.D. LOCATIONS ARE GOVERNED BY THIS DRAWING / DOCUMENTS.
6.	LOCATE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
7.	COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT FIXTURE PRIOR TO FRAMING.
8.	FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD SPRINKLER DRAWINGS. ALL SPRINKLER HEADS SHALL BE LOCATED AT THE CENTER OF CEILING TILES, & SOFFITS TYP. U.O.N. INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID CONFLICTS.
9.	COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.
10.	SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD.
11.	FRAMING ON REFLECTED CEILING PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.

REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

REFLECTED CEILING PLAN - SECOND FLOOR (C)

SHEET
A312



1 REFLECTED CEILING PLAN - SECOND FLOOR
1/4" = 1'-0"

10/31/2025 4:51:06 PM



823 Congress Avenue #300
Austin, Texas 78701
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ROOF LEGEND	
	BALLAST ROOF
	TPO ROOF
	STANDING SEAM METAL

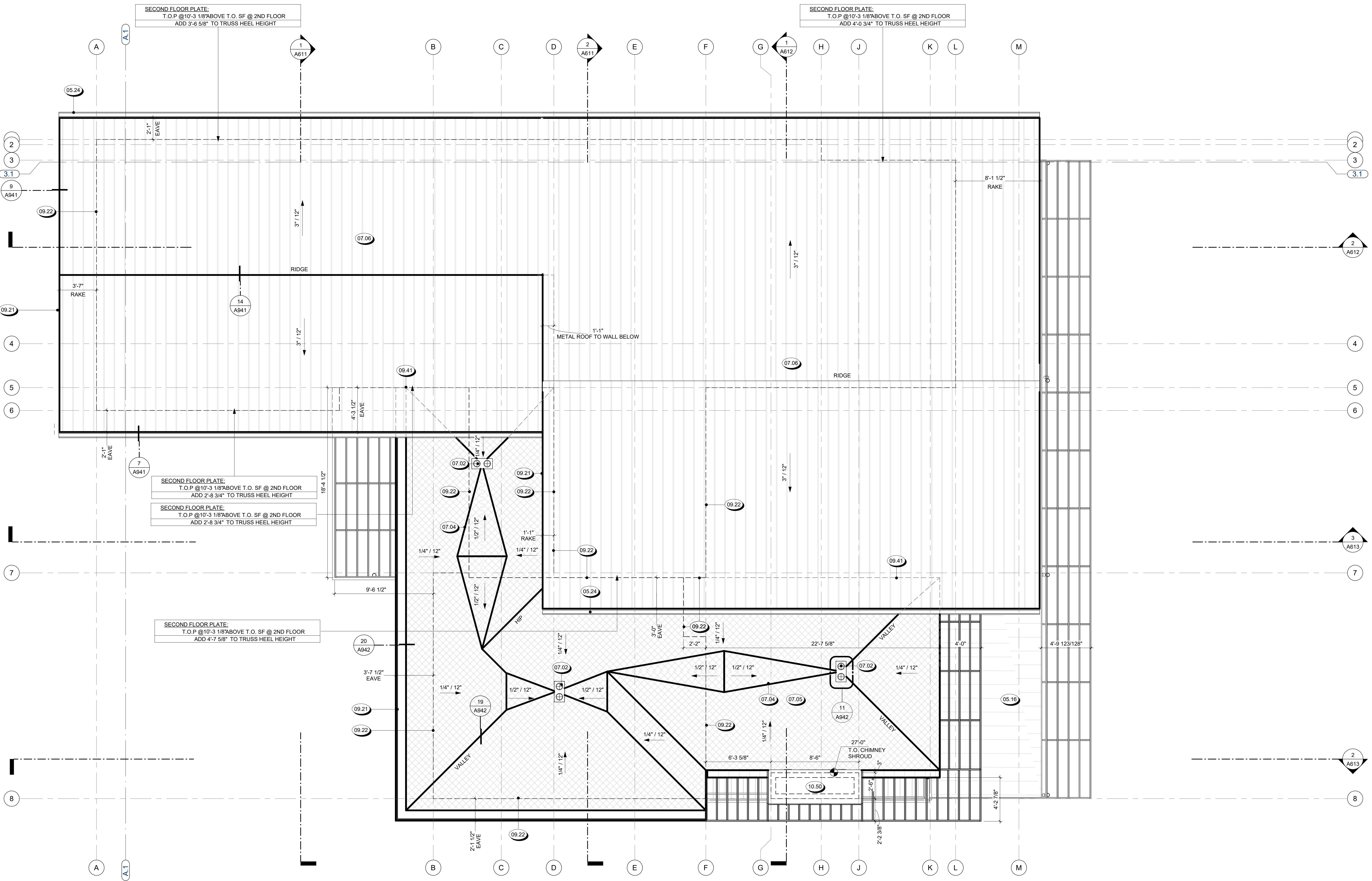
KEYNOTE LEGEND	
Key Value	Keynote Text
05.16	STANDING SEAM METAL ROOF (SLOPED TO DRAIN) OVER PAINTED METAL TRELLIS W/ LOUVERS
05.24	PAINTED G.S.M. GUTTER
07.02	ROOF DRAIN, TYP.
07.04	ROOF CRICKET, SLOPED TO DRAIN
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
09.21	LINE OF ROOF - TYPICAL
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
09.41	LINE OF ROOF BELOW - TYPICAL
10.50	DIRECT VENT GAS FIREPLACE WITH ACTIVATION AT BOTH LEVELS

REVISIONS

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CHECK RB
ROOF PLAN

SHEET
A411



1 ROOF PLAN
1/4" = 1'-0"

10/31/2025 4:51:08 PM

- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON**
2021 INTERNATIONAL RESIDENTIAL CODE
1. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
 2. SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
 3. SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 4. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N. FOR ALL EXTERIOR WINDOW AND DOORS.
 5. REFERENCE WINDOW AND DOOR SCHEDULES.
 6. ALL GUTTER AND DOWNSPOUTS TO BE U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
 7. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
 8. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 9. SEE FLOOR PLANS FOR GLAZING INFORMATION.
 10. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE A900 SERIES - DETAILS.
 11. FOR TYPICAL WALL PENETRATIONS, SEE A900 SERIES - DETAILS.
 12. HOUSE ADDRESS SHALL BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND. (IRC 313.1)
 13. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS WHERE OCCURS. INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. (SEE ASTM C 1063).
 14. CHIMNEYS
 - A. TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0", BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (IRC 1001.1)
 - B. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER PER IRC 1003.9.2
 - C. COMBUSTIBLE FRAMING AROUND FLUES AND CHIMNEYS SHALL BE MIN. 2 INCHES, BUT NOT LESS THAN SPECIFIED IN IRC CHAPTER 10, FROM FLUES, CHIMNEYS & FIREPLACES, AND 6 INCHES AWAY FROM FLUE OPENINGS. (IRC 1001.1)

MATERIAL LEGEND

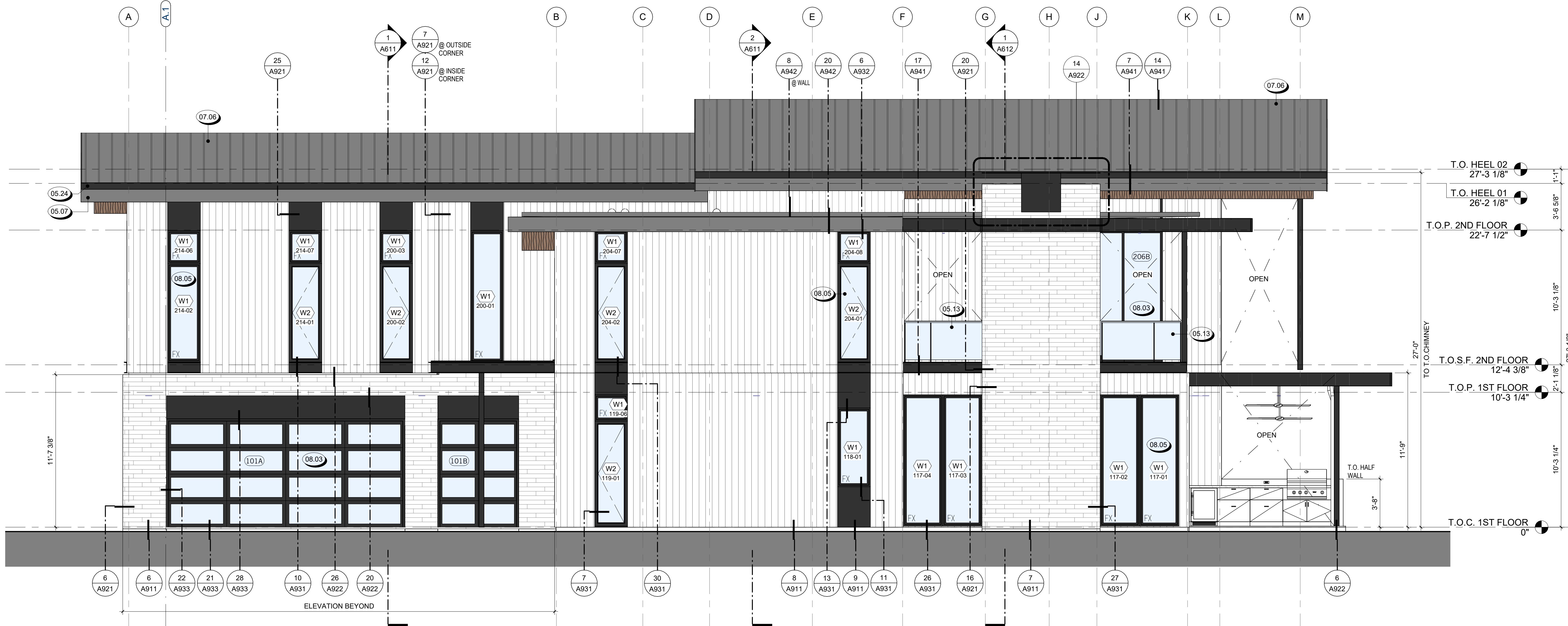
	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING
	STONE
	CONCRETE
	GLASS
	BRAKE METAL PANEL / CLADDING

KEYNOTE LEGEND

Key Value	Keynote Text
05.07	PAINTED METAL FASCIA
05.11	SEAM CENTERED ON WINDOW MULLIONS AT EXTERIOR FINISH MATERIAL, TYP
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F. - SEE DETAILS
05.24	PAINTED G.S.M. GUTTER
06.10	WOOD LOUVERED SCREEN
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

REVISIONS

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EXTERIOR ELEVATIONS (C)

SHEET

A511



823 Congress Avenue #300
Austin, Texas 78701
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- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE**
1. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
 2. SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
 3. SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 4. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N. FOR ALL EXTERIOR WINDOW AND DOORS. REFERENCE WINDOW AND DOOR SCHEDULES.
 5. ALL GUTTERS AND DOWNSPOUTS TO BE U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
 6. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
 7. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 8. SEE FLOOR PLANS FOR GLAZING INFORMATION.
 9. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE A900 SERIES - DETAILS.
 10. FOR TYPICAL WALL PENETRATIONS, SEE A900 SERIES - DETAILS.
 11. HOUSE ADDRESS SHALL BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND. (IRC 313.1)
 12. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS WHERE OCCURS. INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. (SEE ASTM C 1063).
 13. CHIMNEYS
 - A. TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0", BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (IRC 1001.1)
 - B. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER PER IRC 1003.9.2
 - C. COMBUSTIBLE FRAMING AROUND FLUES AND CHIMNEYS SHALL BE MIN. 2 INCHES, BUT NOT LESS THAN SPECIFIED IN IRC CHAPTER 10, FROM FLUES, CHIMNEYS & FIREPLACES, AND 6 INCHES AWAY FROM FLUE OPENINGS. (IRC 1001.11)

MATERIAL LEGEND

	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING
	STONE
	CONCRETE
	GLASS
	BRAKE METAL PANEL / CLADDING

KEYNOTE LEGEND

Key Value	Keynote Text
05.11	SEAM CENTERED ON WINDOW MULLIONS AT EXTERIOR FINISH MATERIAL, TYP.
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
05.24	PAINTED G.S.M. GUTTER
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS

REVISIONS



1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
EXTERIOR ELEVATIONS (C)

SHEET
A512

10/31/2025 4:51:16 PM

- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON**
2021 INTERNATIONAL RESIDENTIAL CODE
1. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
 2. SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
 3. SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 4. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N. FOR ALL EXTERIOR WINDOW AND DOORS.
 5. FOR ALL EXTERIOR WINDOW AND DOORS, REFERENCE WINDOW AND DOOR SCHEDULES.
 6. ALL GUTTER AND DOWNSPOUTS TO BE U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
 7. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
 8. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 9. SEE FLOOR PLANS FOR GLAZING INFORMATION.
 10. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE A900 SERIES - DETAILS.
 11. FOR TYPICAL WALL PENETRATIONS, SEE A900 SERIES - DETAILS.
 12. HOUSE ADDRESS SHALL BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND. (IRC 313.1)
 13. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS WHERE OCCURS. INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. (SEE ASTM C 1063).
 14. CHIMNEYS
 - A. TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0", BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (IRC 1001.1)
 - B. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER PER IRC 1003.9.2
 - C. COMBUSTIBLE FRAMING AROUND FLUES AND CHIMNEYS SHALL BE MIN. 2 INCHES, BUT NOT LESS THAN SPECIFIED IN IRC CHAPTER 10, FROM FLUES, CHIMNEYS & FIREPLACES, AND 6 INCHES AWAY FROM FLUE OPENINGS. (IRC 1001.1)

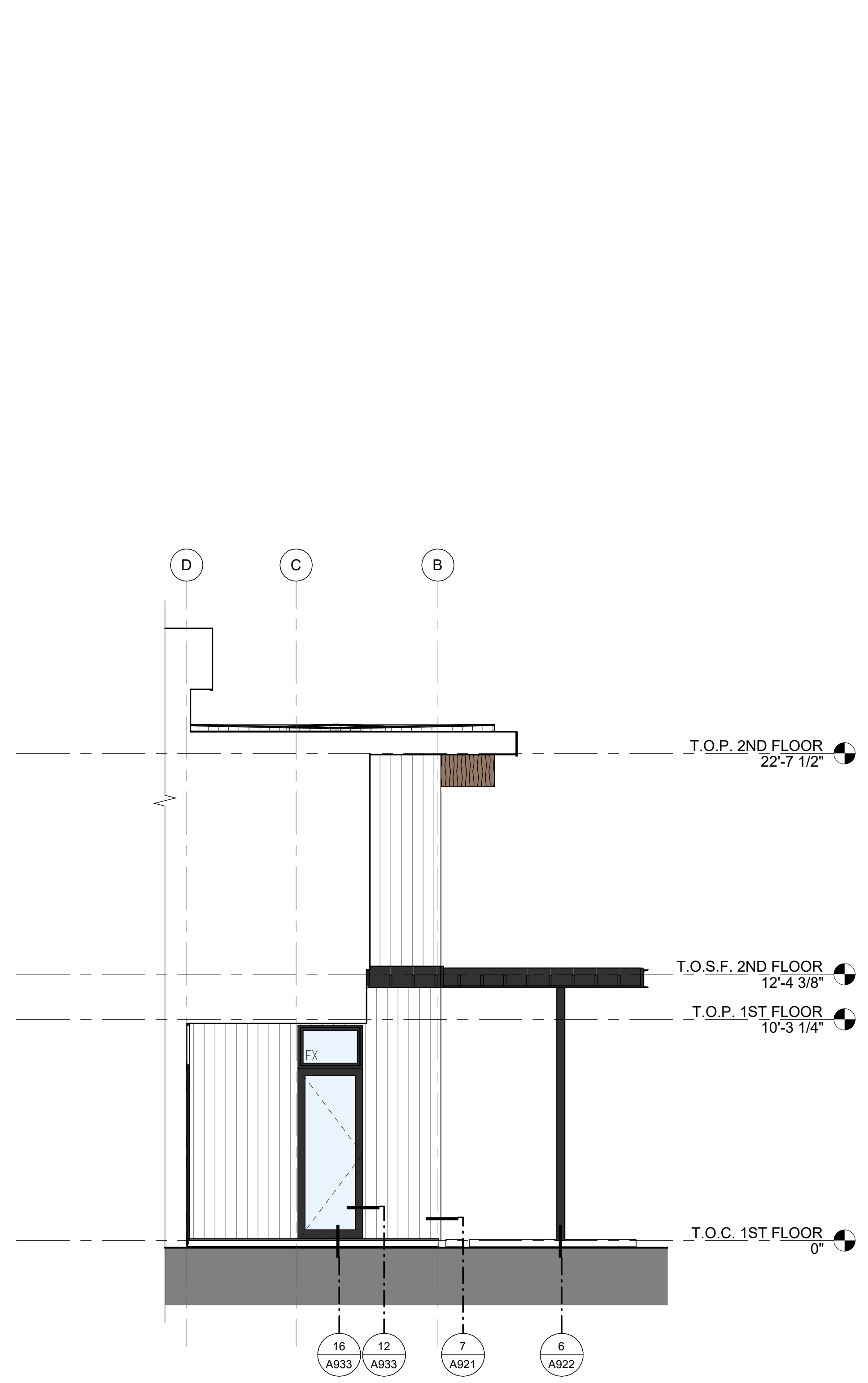
MATERIAL LEGEND

	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING
	STONE
	CONCRETE
	GLASS
	BRAKE METAL PANEL / CLADDING

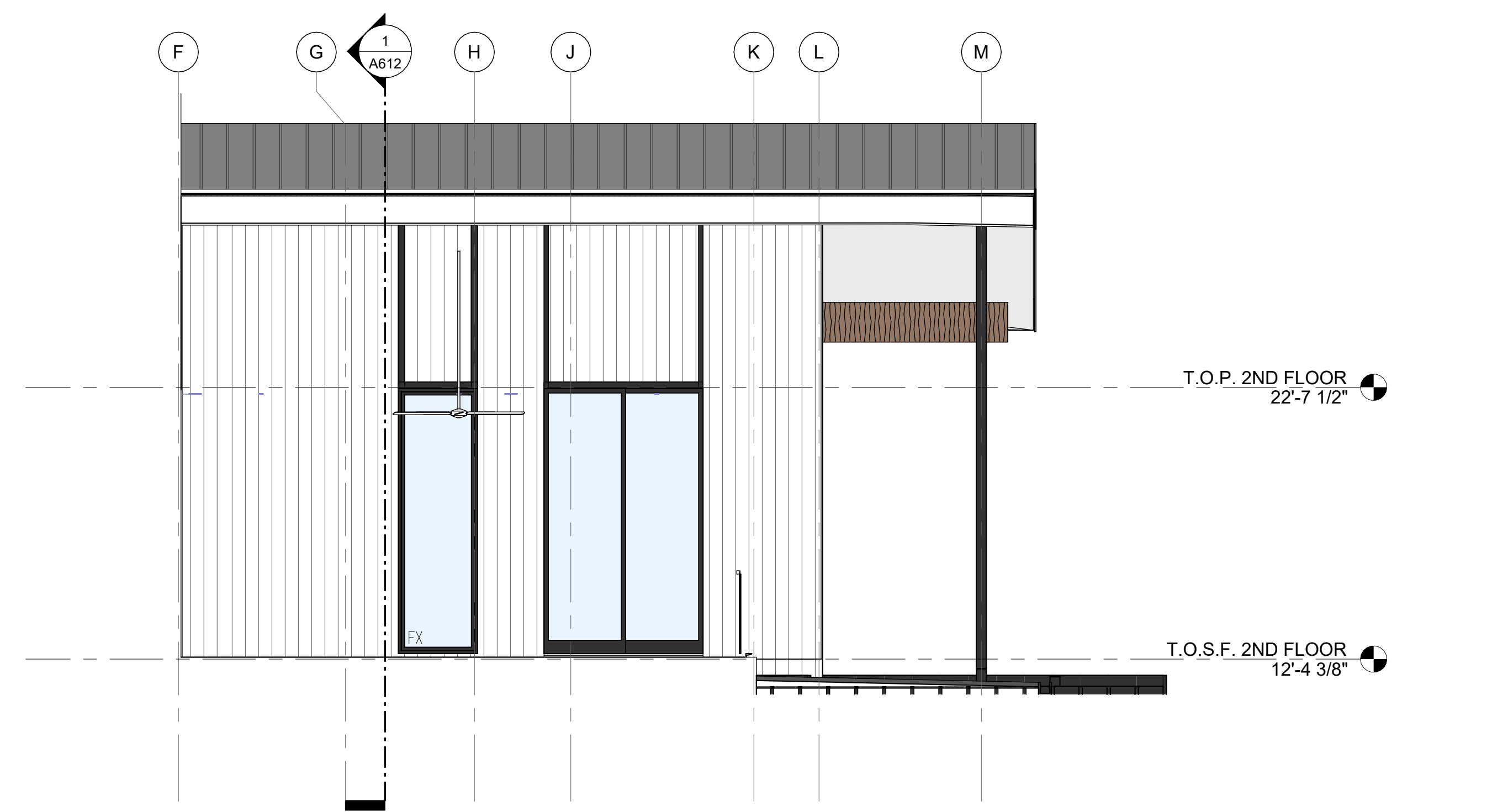
KEYNOTE LEGEND

Key Value	Keynote Text
000	

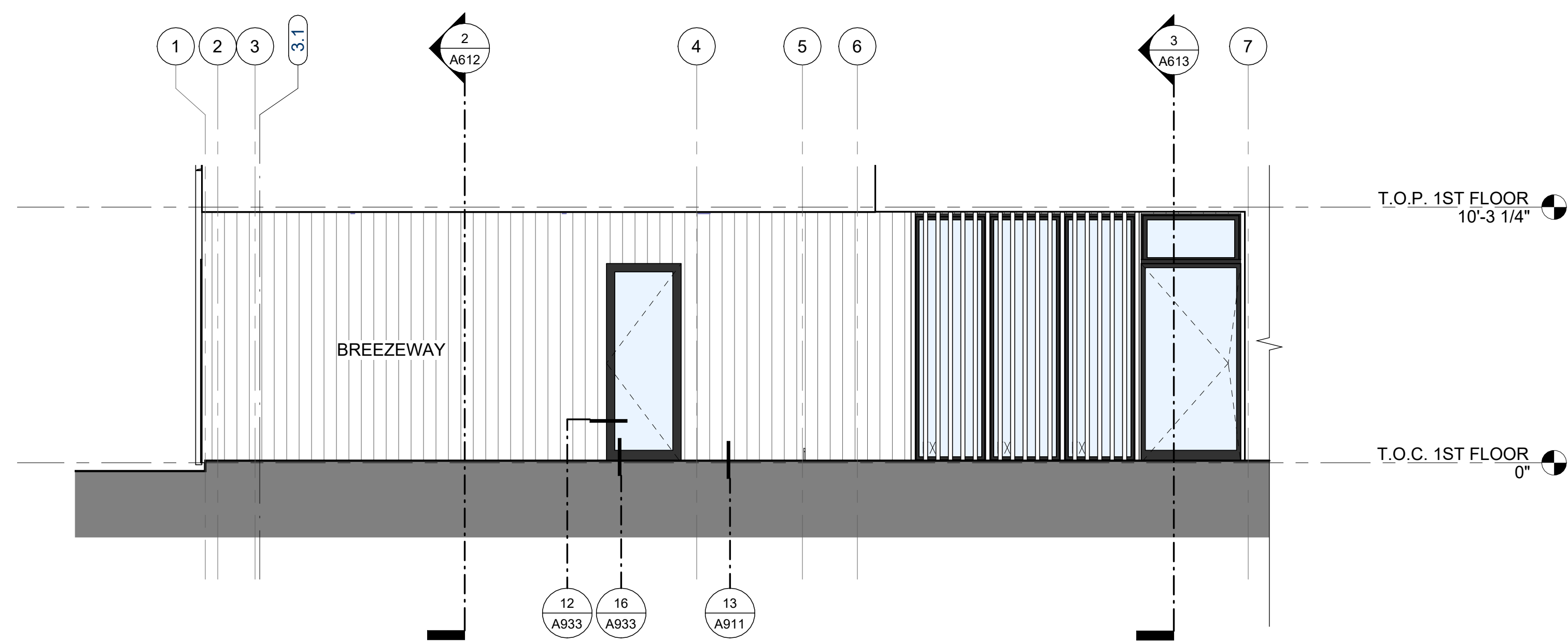
REVISIONS



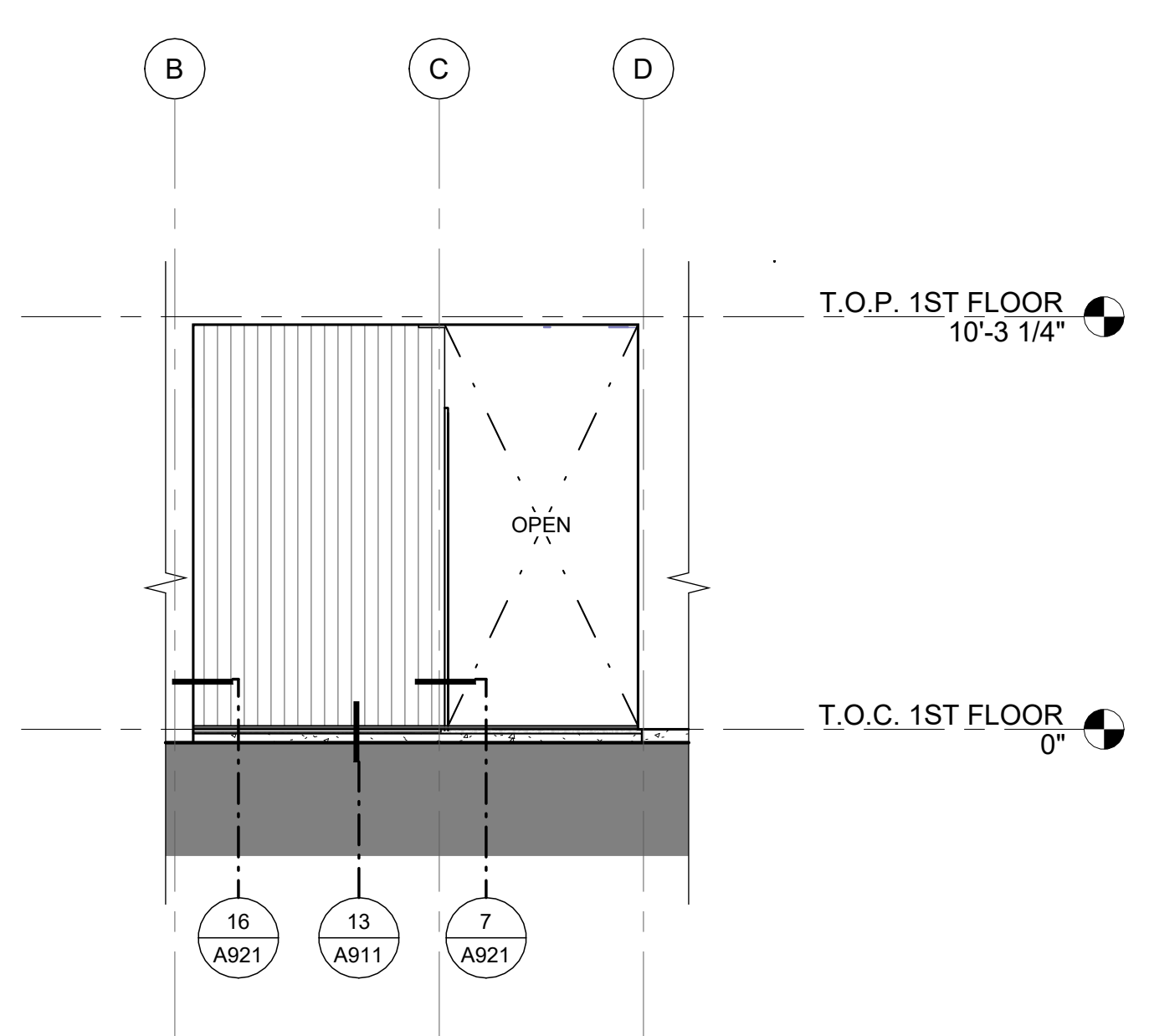
4 PARTIAL ELEVATION @ ETRNY
1/4" = 1'-0"



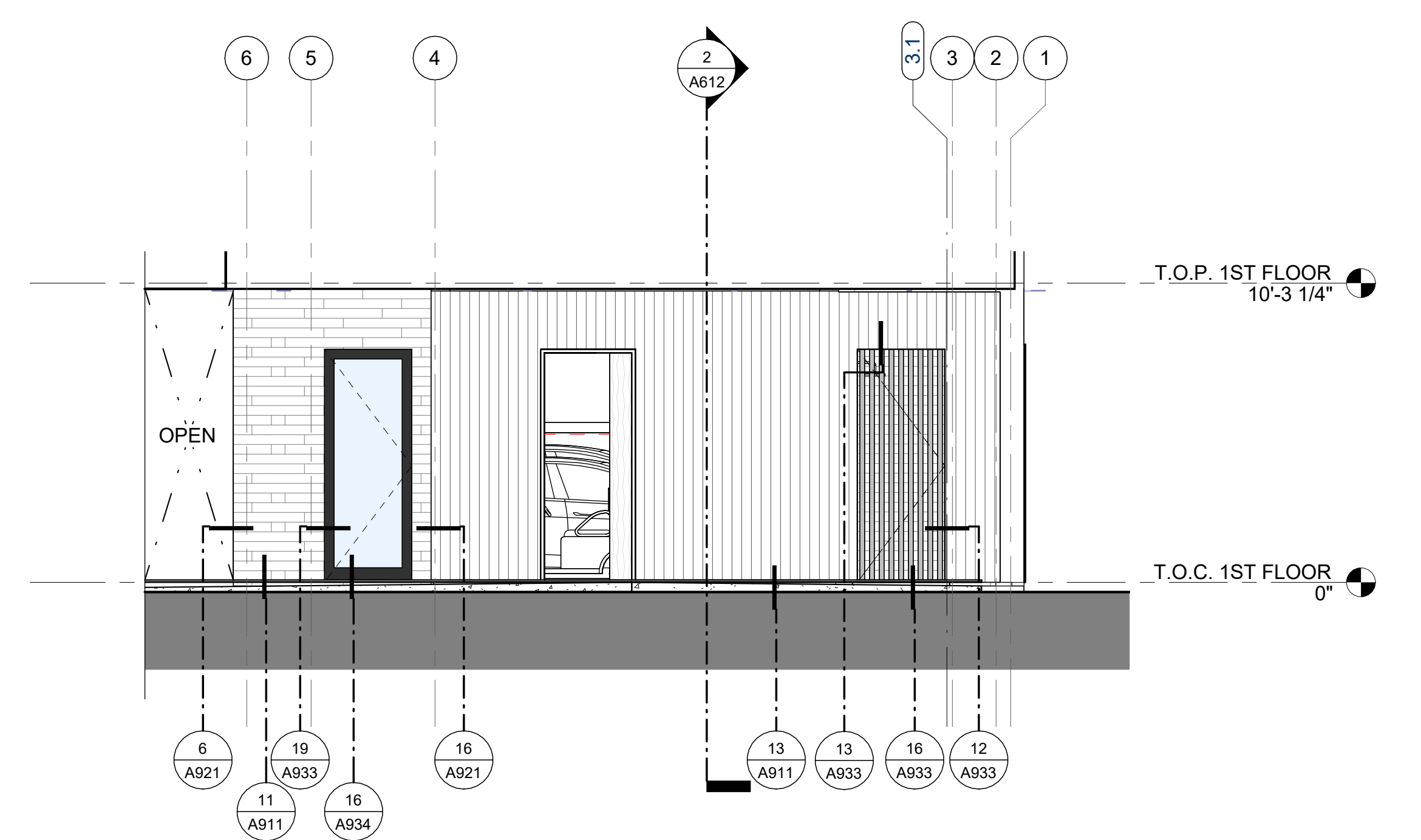
5 PARTIAL ELEVATION AT TERRACE
1/4" = 1'-0"



3 PARTIAL ELEVATION @ BREEZEWAY
1/4" = 1'-0"



2 PARTIAL ELEVATION @ BREEZEWAY
1/4" = 1'-0"



1 PARTIAL ELEVATION @ BREEZEWAY
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

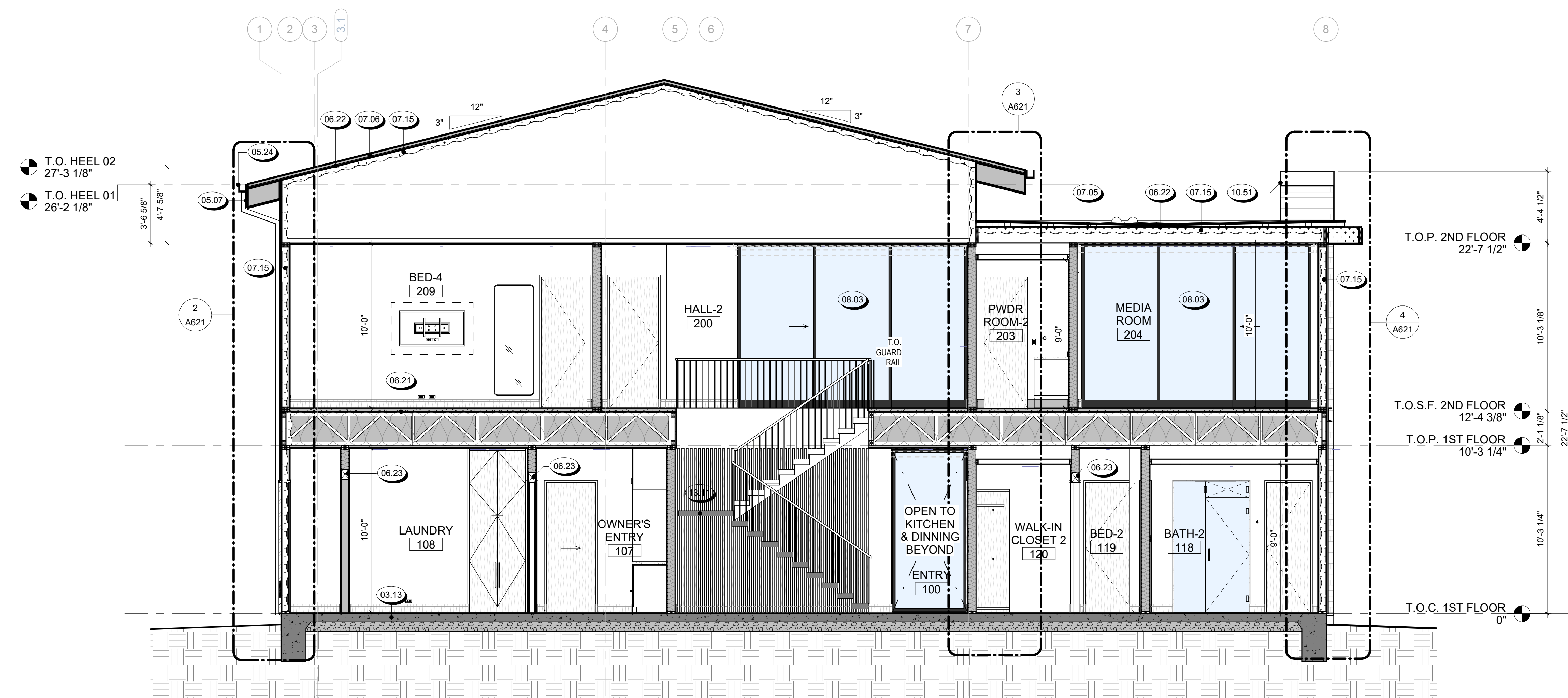
PARTIAL EXTERIOR ELEVATIONS

SHEET
A513

- SECTION NOTES**
- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN. REFERENCE STRUCTURAL DRAWINGS.
 - FOR EXTERIOR FINISHES, SEE ELEVATION. FOR ROOFING MATERIALS SEE ROOF PLAN.
 - FINISH GRADE VARIES - REFER TO CIVIL DRAWINGS FOR FINAL GRADES AND DRAINAGE.
 - REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL BEAMS, HEADERS, JOISTS, RAFTERS, SHEAR WALLS, TRUSSES, AND CONCRETE SLABS.
 - STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
 - NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK.
 - FOR INSULATION REQUIREMENTS SEE IECC. SECTION R602. ALL INSULATION MATERIALS SHALL COMPLY WITH IRC R602.10 REGARDING FLAME SPREAD AND SMOKE INDEX REQUIREMENTS. (IBC SECTION 220)
 - REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
 - FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
 - PROVIDE BACKING FOR ALL MASONRY VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS AND ROOF DRAINAGE.
 - STAIRS ARE CONSIDERED DESIGN-BUILD. STAIR CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL. FOR ADDITIONAL INFORMATION SEE A9 SERIES SHEETS.
 - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM (S.S.D.).
 - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (AS SERIES SHEETS).

KEYNOTE LEGEND

Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
05.07	PAINTED METAL FASCIA
05.24	PAINTED G.S.M. GUTTER
06.21	FLOOR SHEATHING O/ FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING O/ ROOF FRAMING PER STRUCTURAL DRAWINGS
06.23	HEADER, SEE STRUCTURAL DRAWINGS
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.15	THERMAL INSULATION, SEE SECTIONS
08.03	DOOR AS SCHEDULED, SEE AT SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE AT SERIES SHEETS
09.01	1 LAYER 5/8" TYPE 'K' GYP. BD. ON CEILING OF GARAGE IF HABITABLE ROOM ABOVE. 1/2" GYP. BD. AT ALL WALLS. IRC TABLE R302.6
10.51	GAS FIREPLACE FLUE
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.



2 BUILDING SECTION B
1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

BUILDING SECTIONS (C)

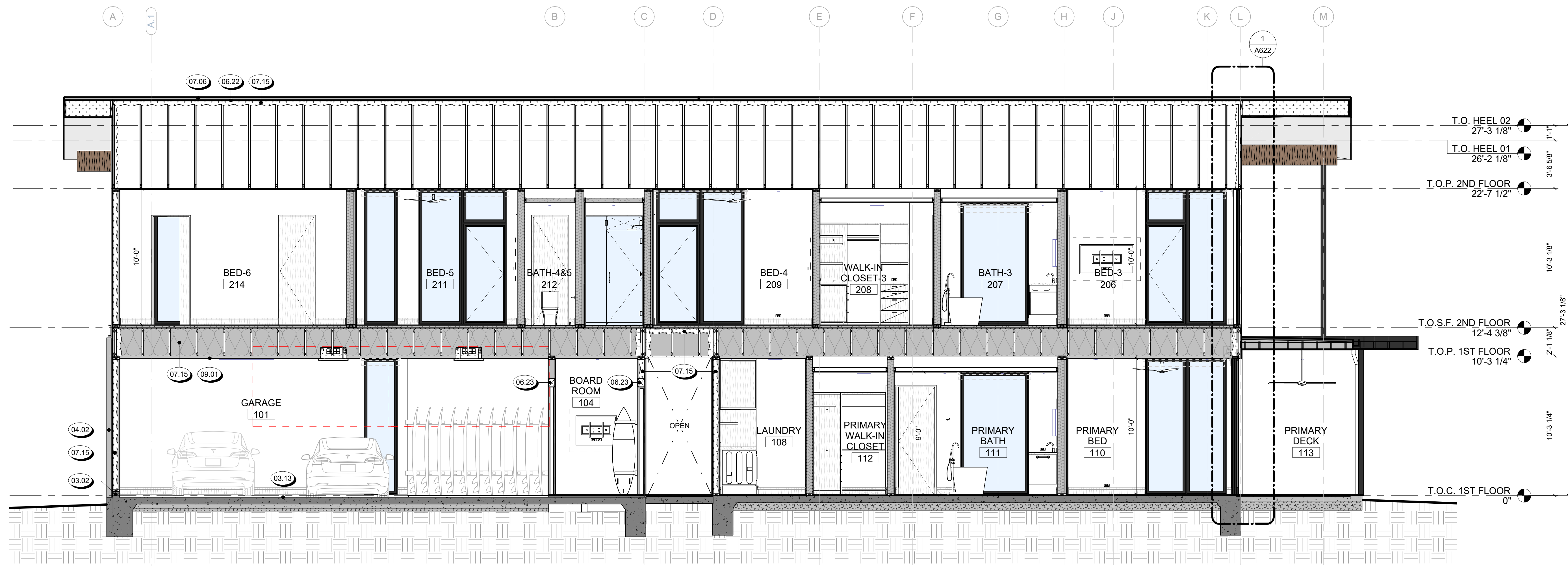
SHEET
A611

- SECTION NOTES**
- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN. REFERENCE STRUCTURAL DRAWINGS.
 - FOR EXTERIOR FINISHES, SEE ELEVATION. FOR ROOFING MATERIALS SEE ROOF PLAN.
 - FINISH GRADE VARIES - REFER TO CIVIL DRAWINGS FOR FINAL GRADES AND DRAINAGE.
 - REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL BEAMS, HEADERS, JOISTS, RAFTERS, SHEAR WALLS, TRUSSES, AND CONCRETE SLABS.
 - STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
 - NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK.
 - FOR INSULATION REQUIREMENTS SEE IECC. SECTION 2002. ALL INSULATION MATERIALS SHALL COMPLY WITH IRC R502.10 REGARDING FLAME SPREAD AND SMOKE INDEX REQUIREMENTS. (IBC SECTION 220)
 - REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
 - FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
 - PROVIDE BACKING FOR ALL MASONRY VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS AND ROOF DRAINAGE.
 - STAIRS ARE CONSIDERED DESIGN-BUILD. STAIR CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL. FOR ADDITIONAL INFORMATION SEE A9 SERIES SHEETS.
 - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM (S.S.D.).
 - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (AS SERIES SHEETS).

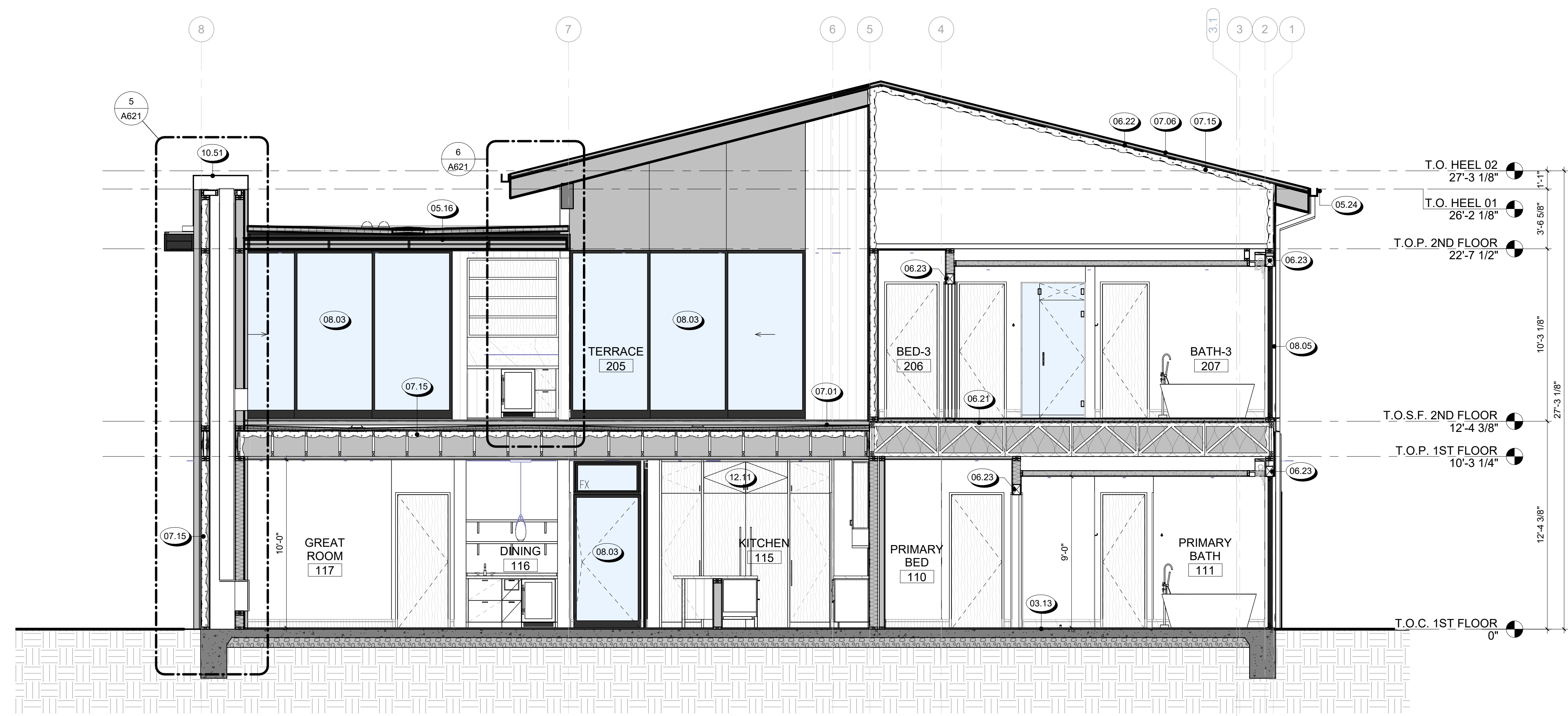
REVISIONS

KEYNOTE LEGEND

Key Value	Keynote Text
03.02	CONCRETE CURB, S.S.D.
03.13	CONCRETE SLAB ON GRADE, SSD
04.02	STONE OR BRICK VENEER - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
05.16	STANDING SEAM METAL ROOF (SLOPED TO DRAIN) OVER PAINTED METAL TRELLIS W/ LOUVERS
05.24	PAINTED G.S.M. GUTTER
06.21	FLOOR SHEATHING O/F FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING O/F ROOF FRAMING PER STRUCTURAL DRAWINGS
06.23	HEADER, SEE STRUCTURAL DRAWINGS
07.01	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FT. MIN. FOR DRAINAGE.
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.15	THERMAL INSULATION, SEE SECTIONS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
08.01	1 LAYER 5/8" TYPE 'X' GYP. BD. ON CEILING OF GARAGE IF HABITABLE ROOM ABOVE, 1/2" GYP. BD. AT ALL WALLS. IRC TABLE R302.6
10.51	GAS FIREPLACE FLUE
12.11	CUSTOM BUILT-IN CASEWORK, S.I.D.



2 BUILDING SECTION D
1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

BUILDING SECTIONS (C)

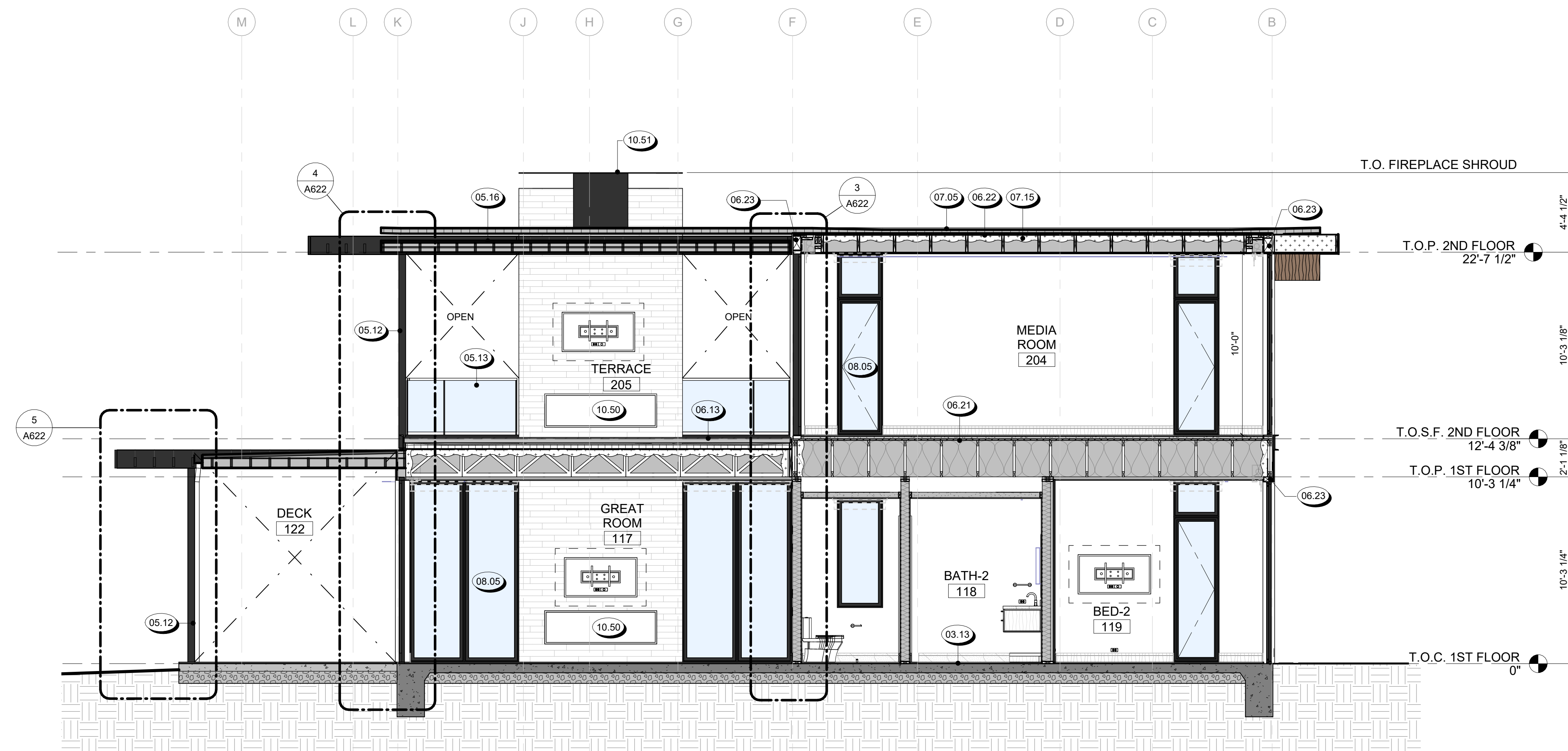
SHEET
A612

- SECTION NOTES**
- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN. REFERENCE STRUCTURAL DRAWINGS.
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 - FINISH GRADE VARIES - REFER TO CIVIL DRAWINGS FOR FINAL GRADES AND DRAINAGE.
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 - REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
 - FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
 - PROVIDE BACKING FOR MASONRY VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS AND ROOF DRAINAGE.
 - STAIRS ARE CONSIDERED DESIGN-BUILD. STAIR CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL. FOR ADDITIONAL INFORMATION SEE A9 SERIES SHEETS.
 - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM (S.S.D.).
 - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (AS SERIES SHEETS).

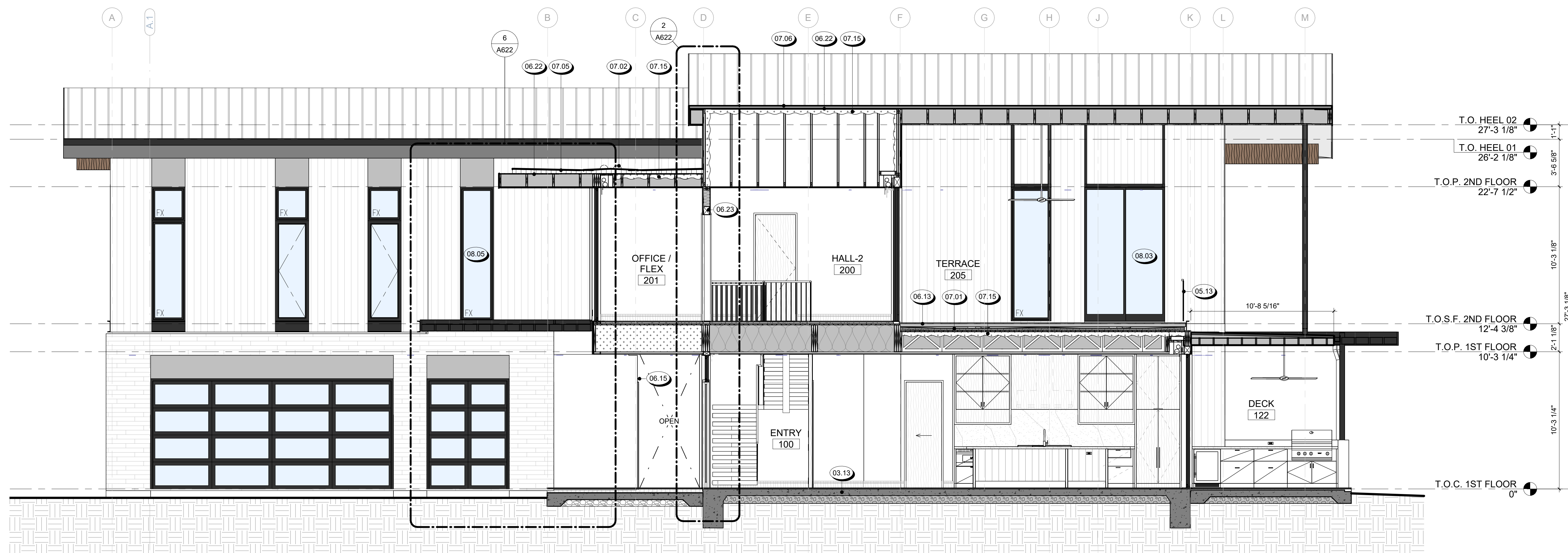
REVISIONS

000 KEYNOTE LEGEND

Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
05.12	PAINTED STEEL POST, S.S.D.
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV, F.F., SEE DETAILS
05.16	STANDING SEAM METAL ROOF (SLOPED TO DRAIN) OVER PAINTED METAL TRELLIS W/ LOUVERS
06.13	EXTERIOR STAINED WOOD DECKING O/ PEDESTALS, S.S.D.
06.15	EXTERIOR WD BATTENS - NOMINAL 2X2 STAINED WD SLATS SPACED 8" OC
06.21	FLOOR SHEATHING O/ FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING O/ ROOF FRAMING PER STRUCTURAL DRAWINGS
06.23	HEADER, SEE STRUCTURAL DRAWINGS
07.01	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FT. MIN. FOR DRAINAGE.
07.02	ROOF DRAIN, TYP.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.15	THERMAL INSULATION, SEE SECTIONS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
10.50	DIRECT VENT GAS FIREPLACE WITH ACTIVATION AT BOTH LEVELS
10.51	GAS FIREPLACE FLUE



2 BUILDING SECTION F
1/4" = 1'-0"



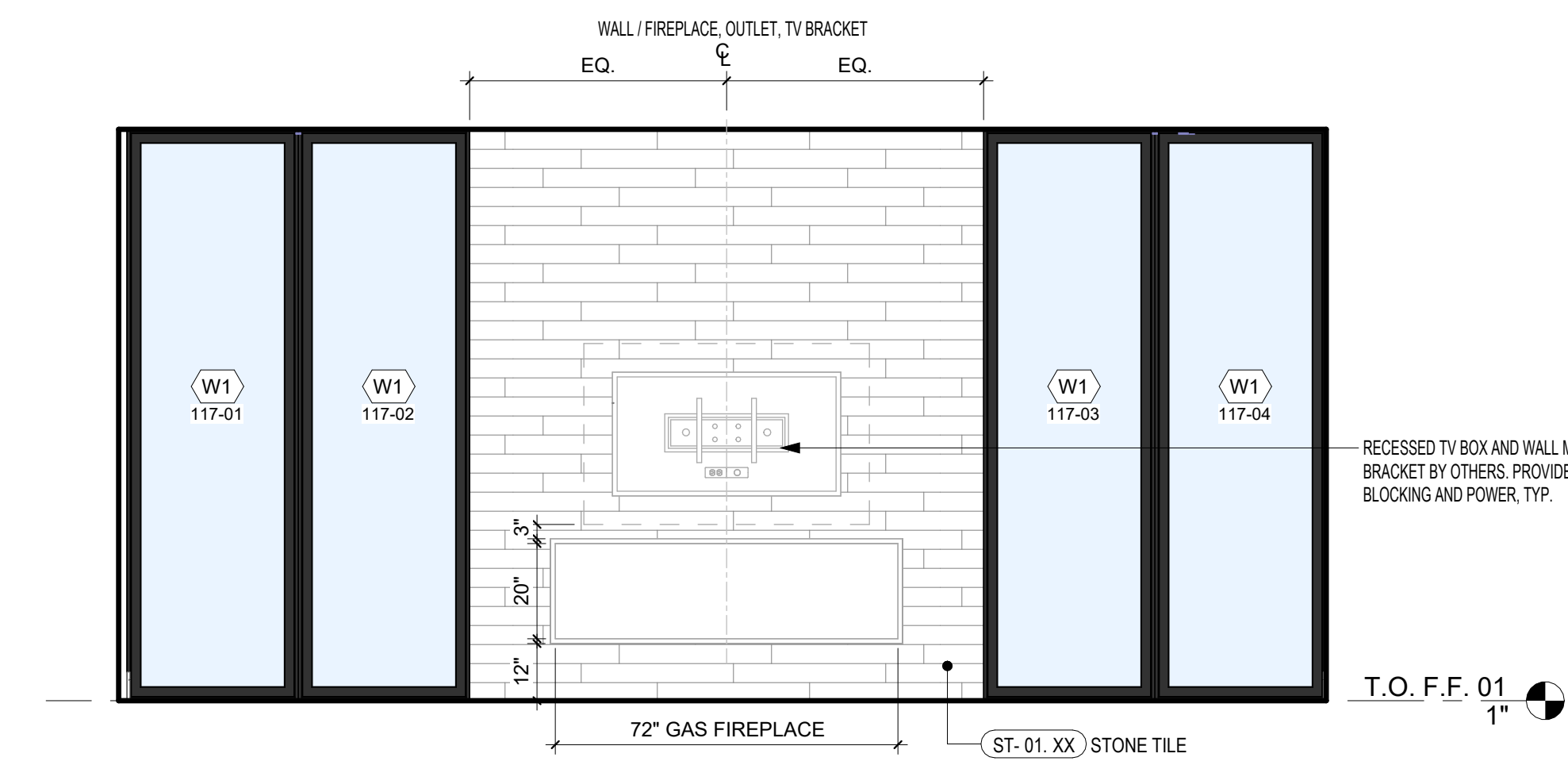
3 BUILDING SECTION E
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

BUILDING SECTIONS (C)

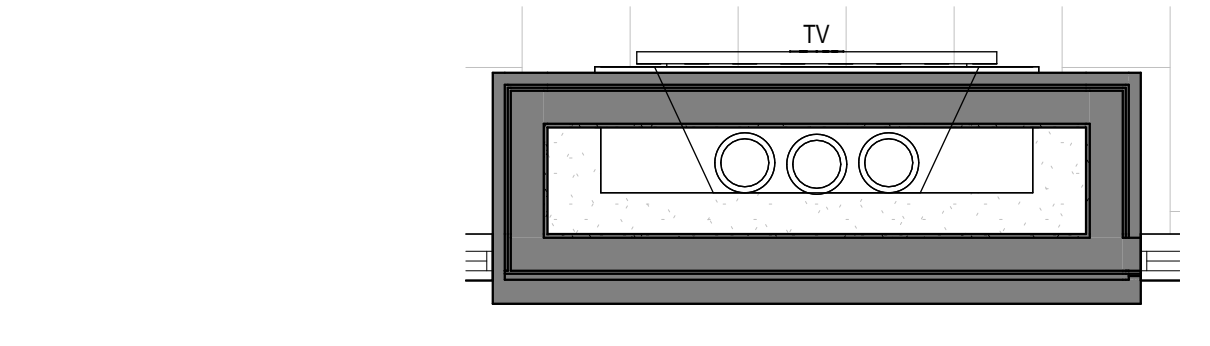
SHEET
A613



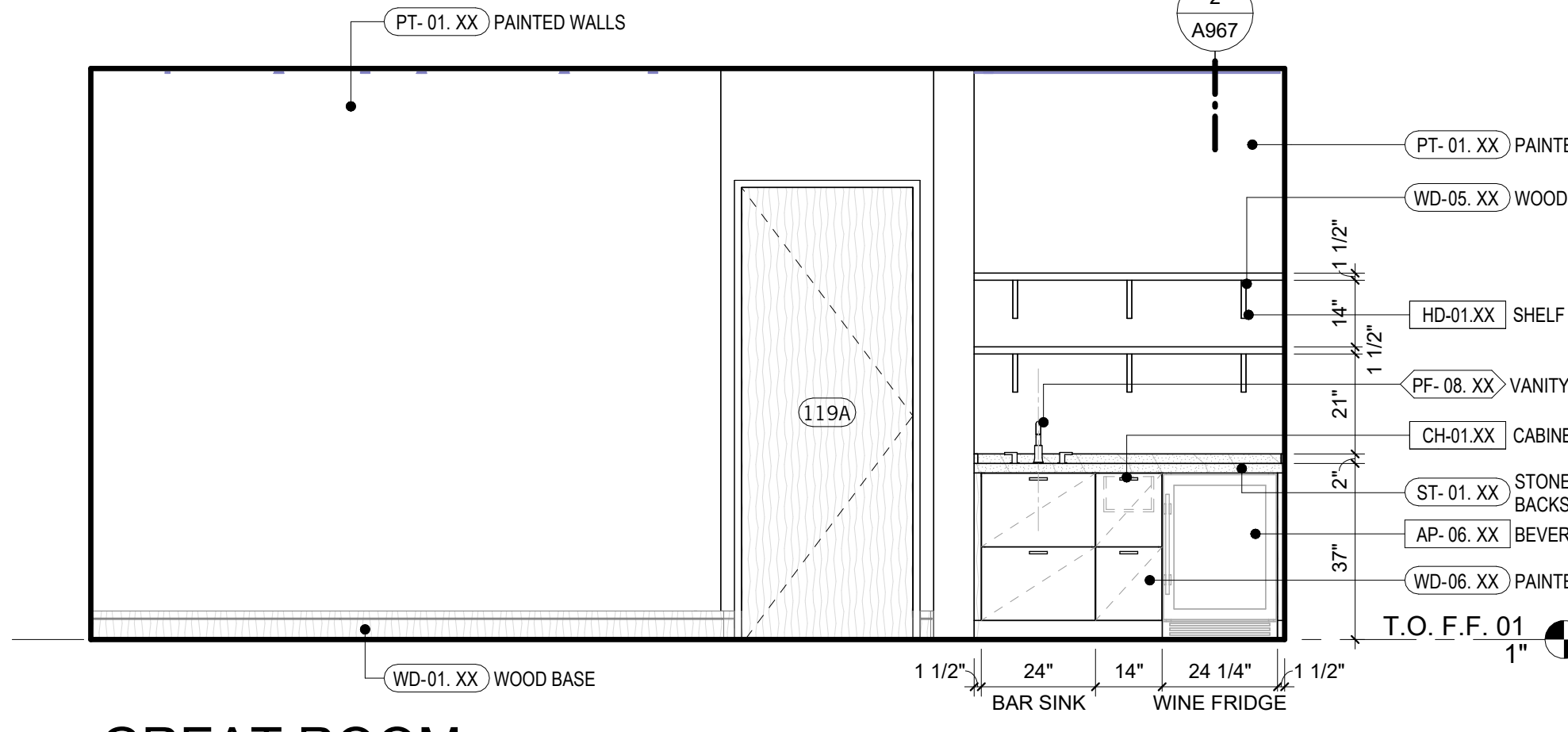
19 GREAT ROOM FIREPLACE
3/8" = 1'-0"



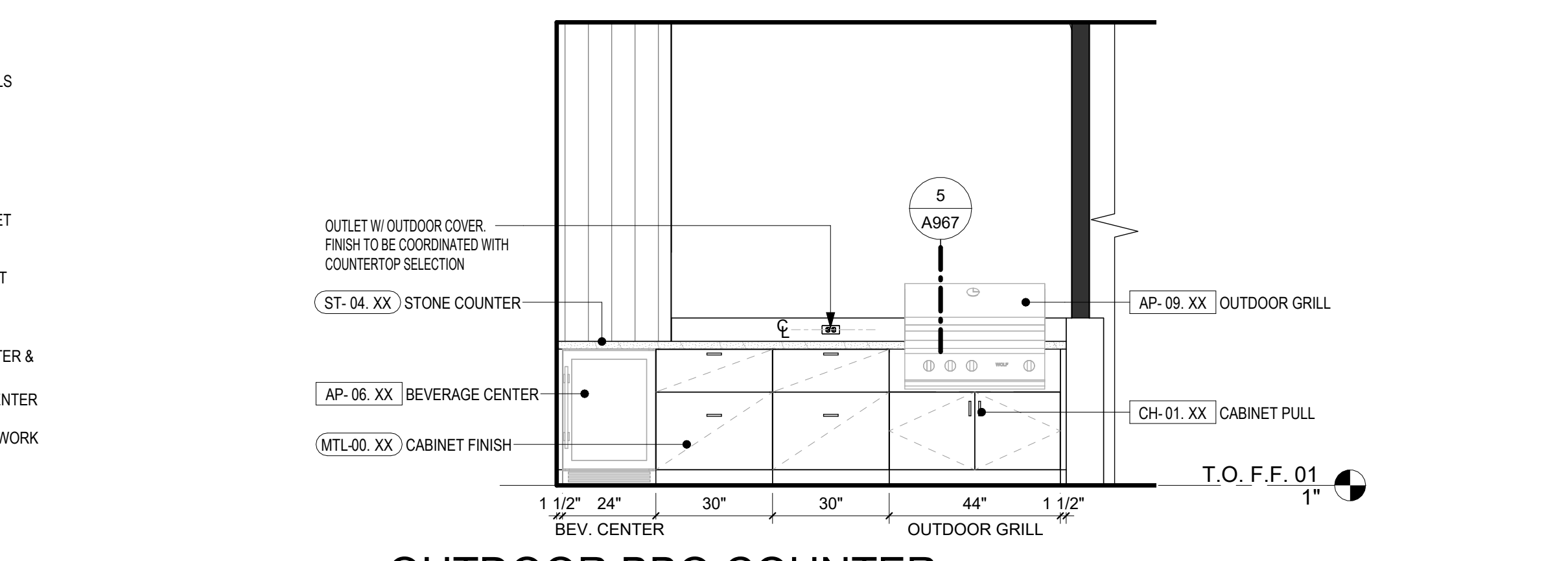
18 GREAT ROOM
3/8" = 1'-0"



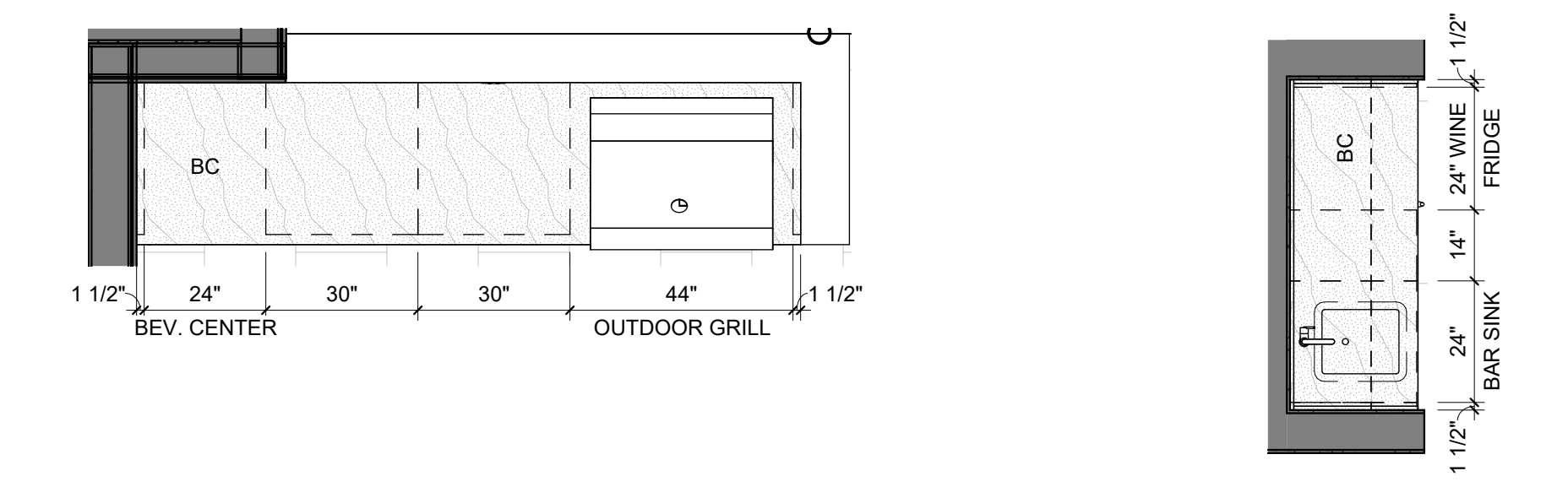
16 GREAT ROOM FIREPLACE - ENLARGED PLAN
3/8" = 1'-0"



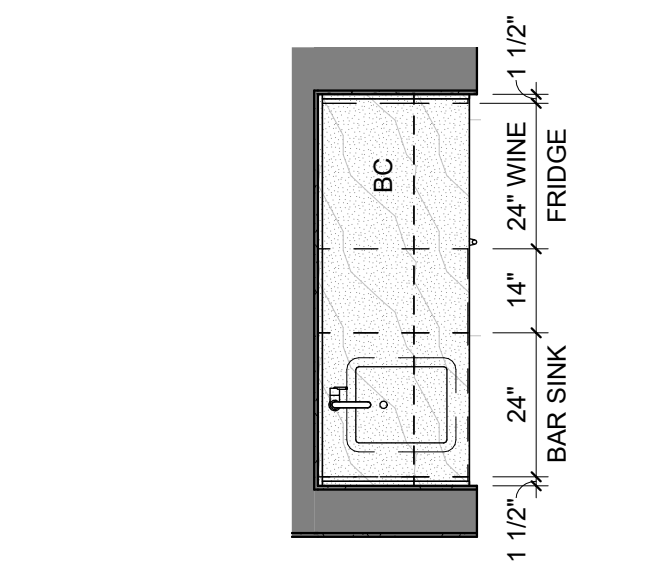
17 GREAT ROOM
3/8" = 1'-0"



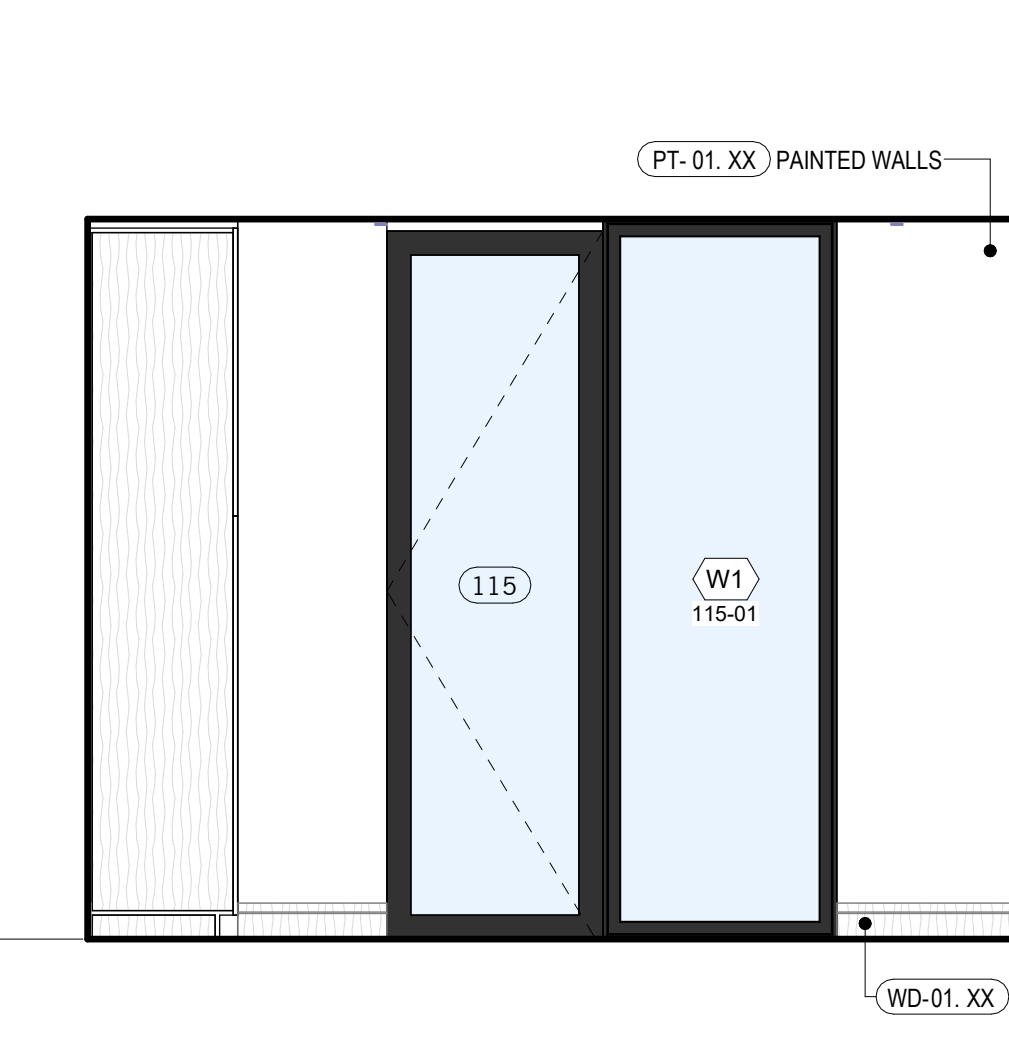
15 OUTDOOR BBQ COUNTER
3/8" = 1'-0"



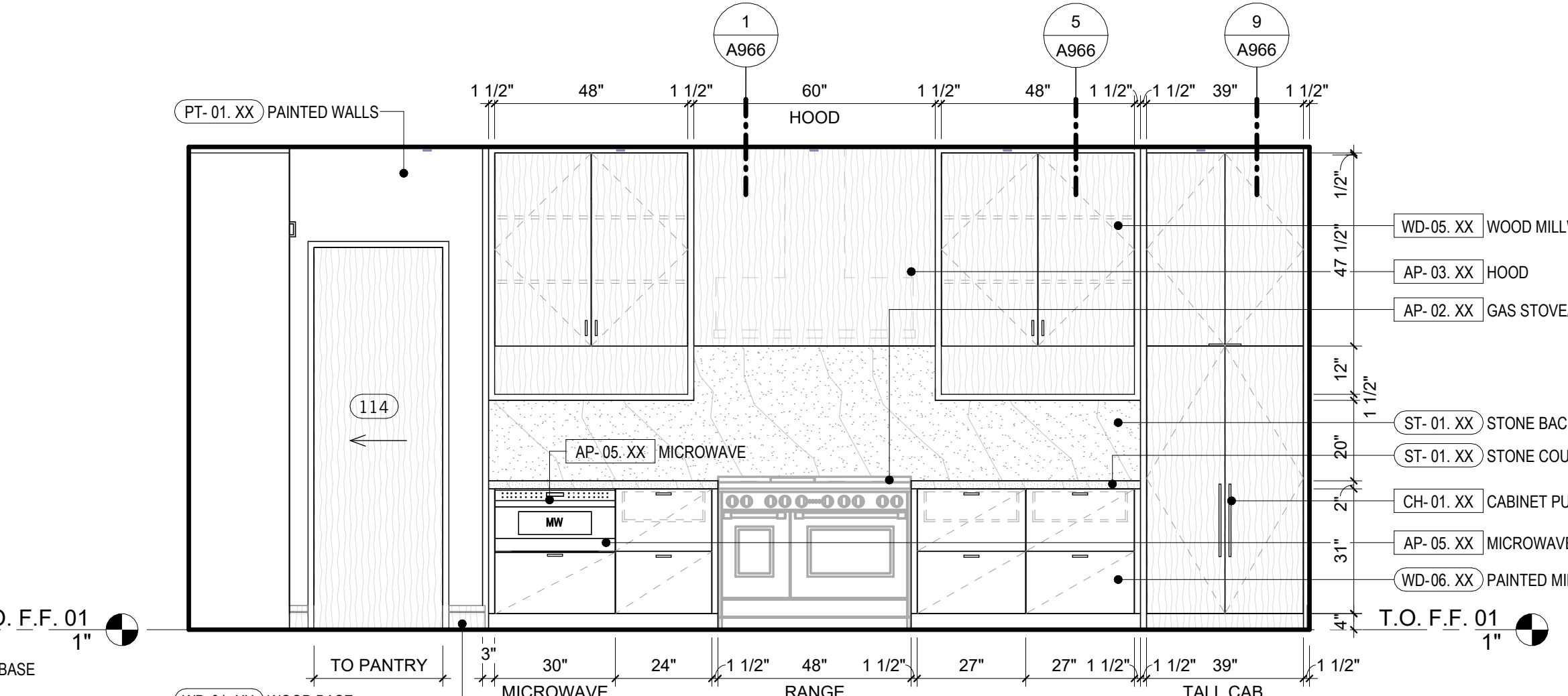
14 OUTDOOR BBQ
3/8" = 1'-0"



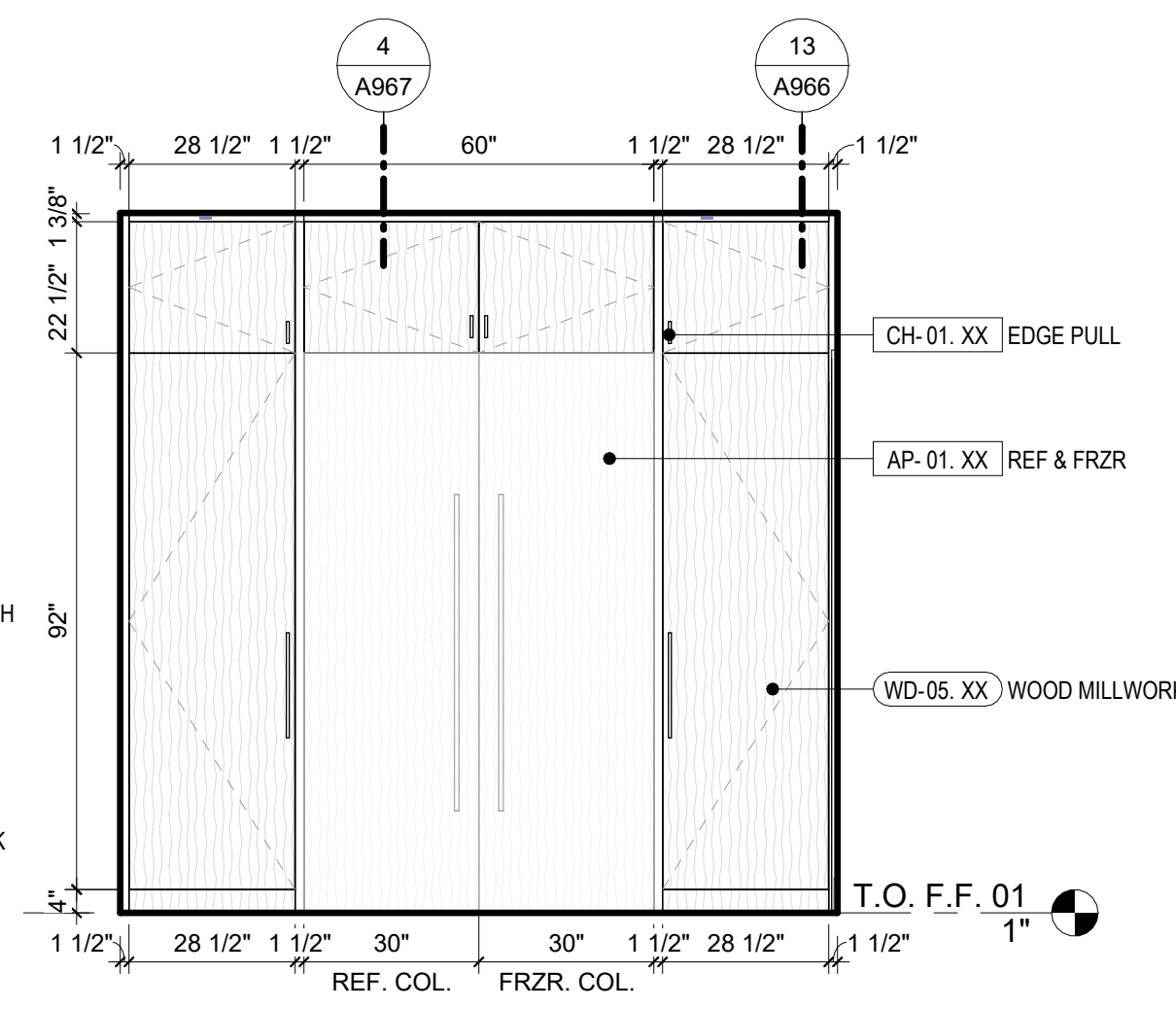
13 BAR @ GREAT ROOM
3/8" = 1'-0"



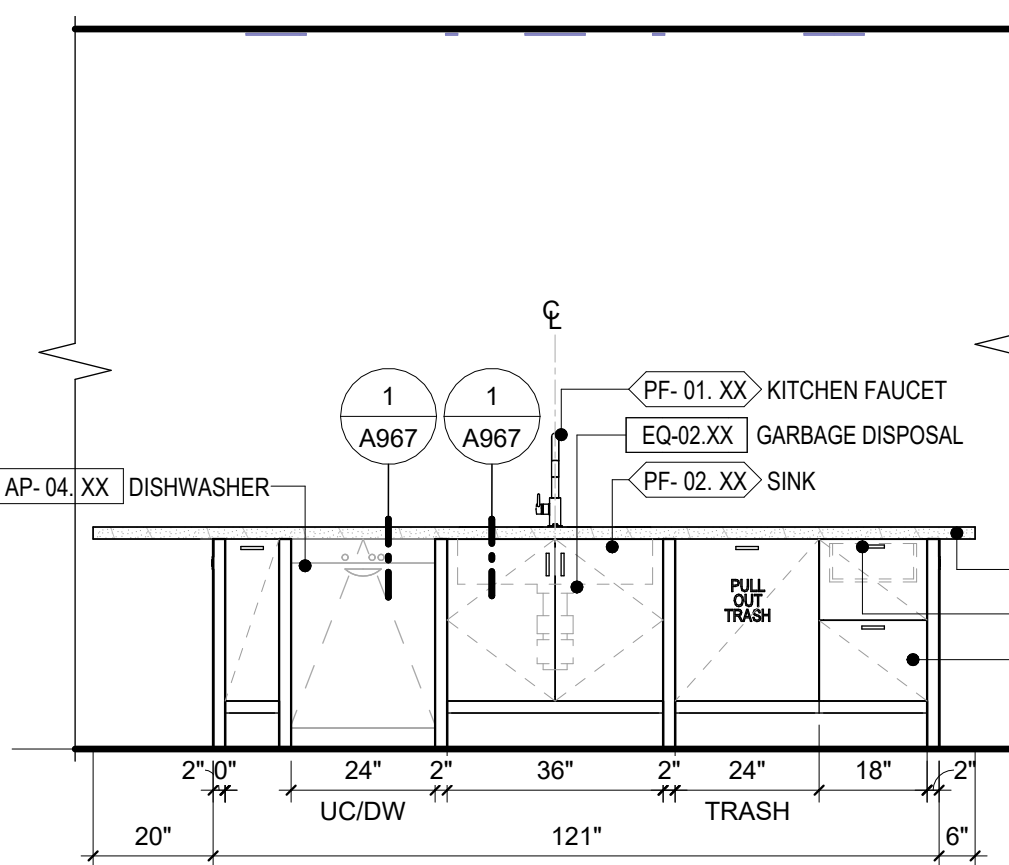
12 KITCHEN
3/8" = 1'-0"



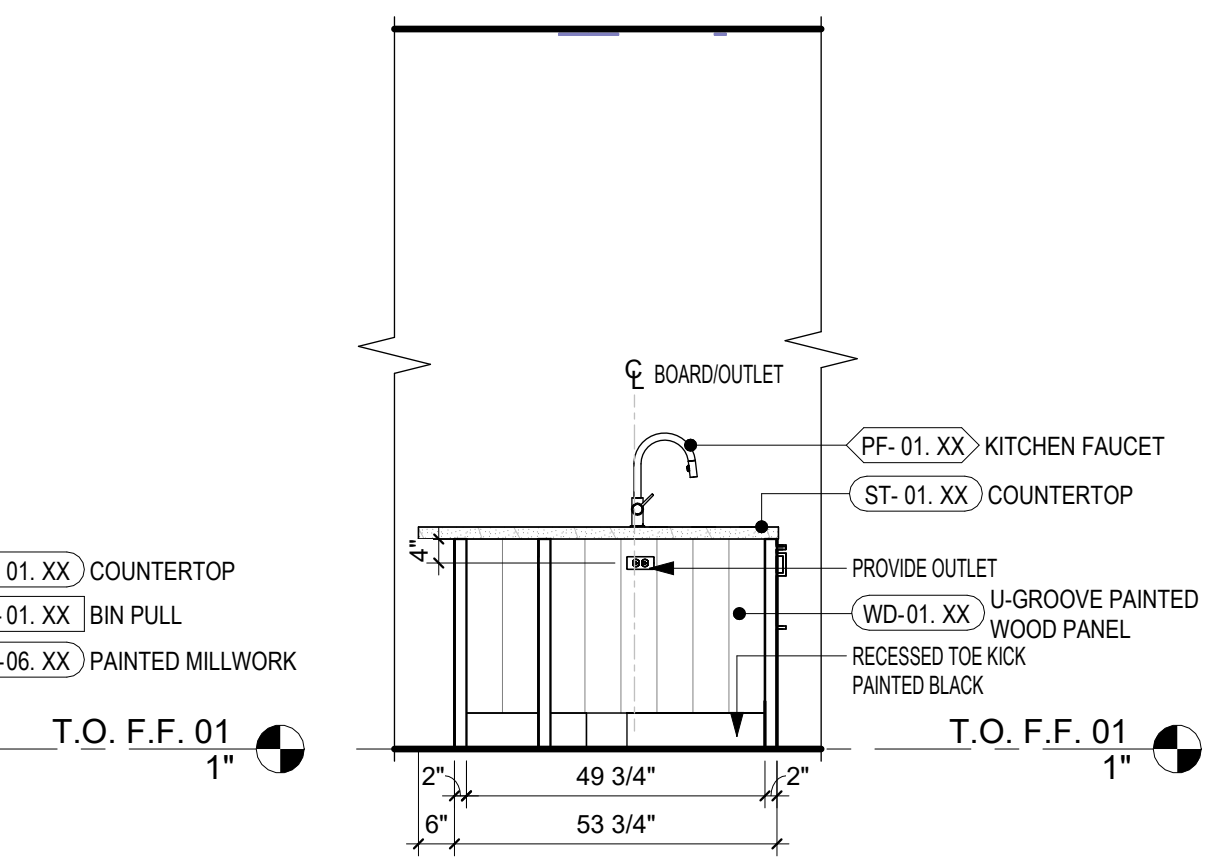
11 KITCHEN
3/8" = 1'-0"



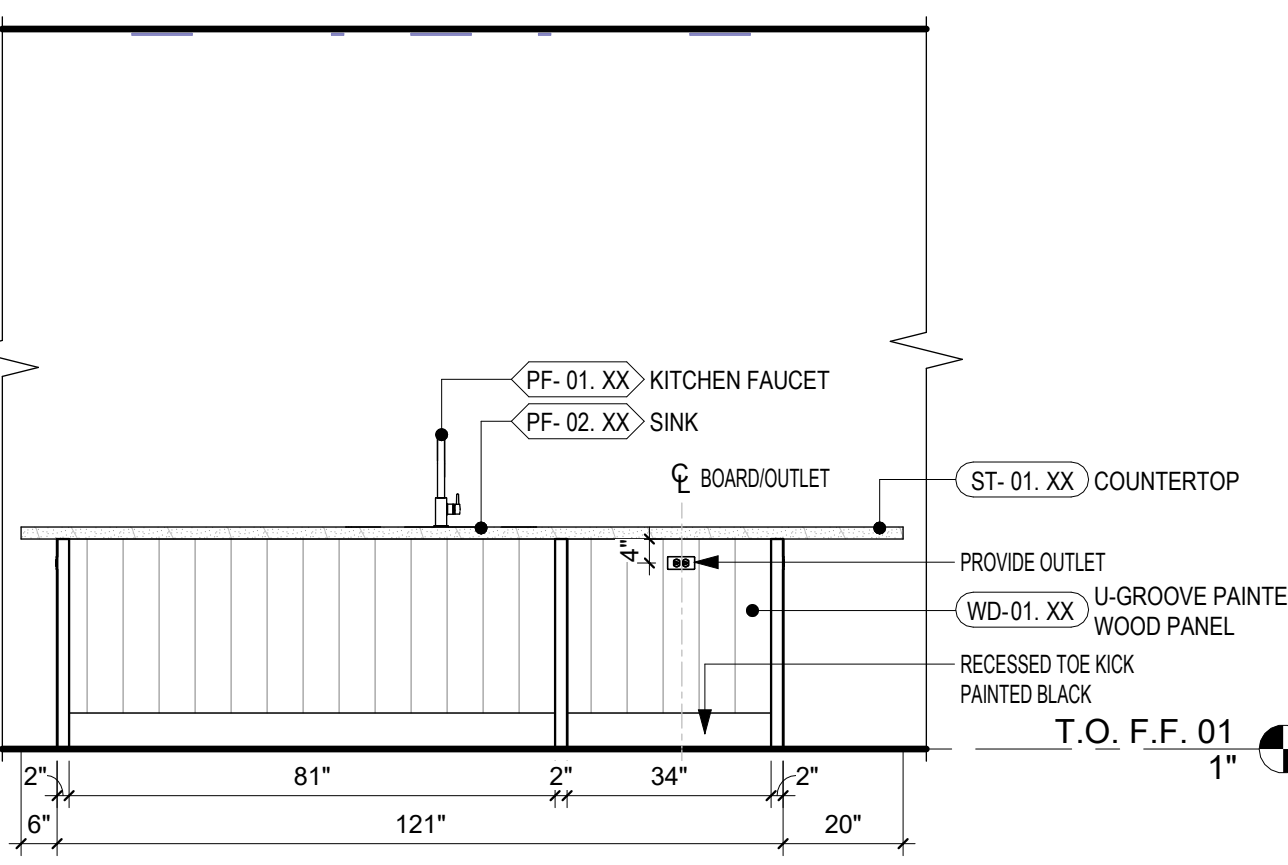
10 KITCHEN
3/8" = 1'-0"



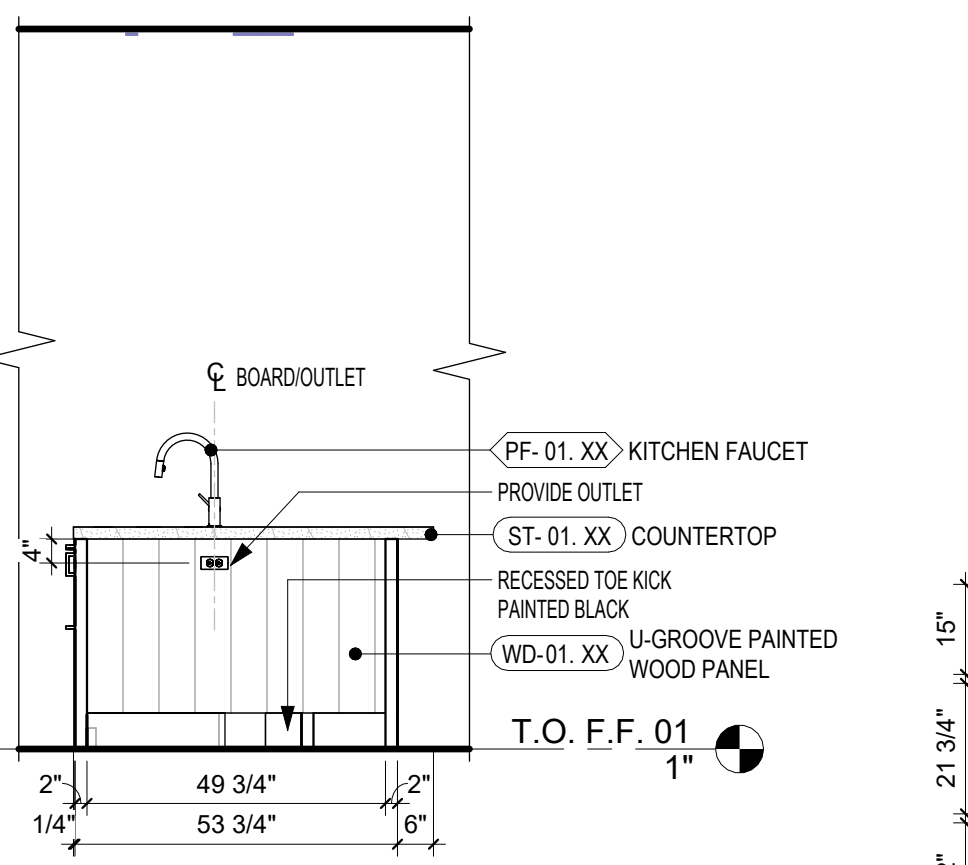
9 KITCHEN ISLAND
3/8" = 1'-0"



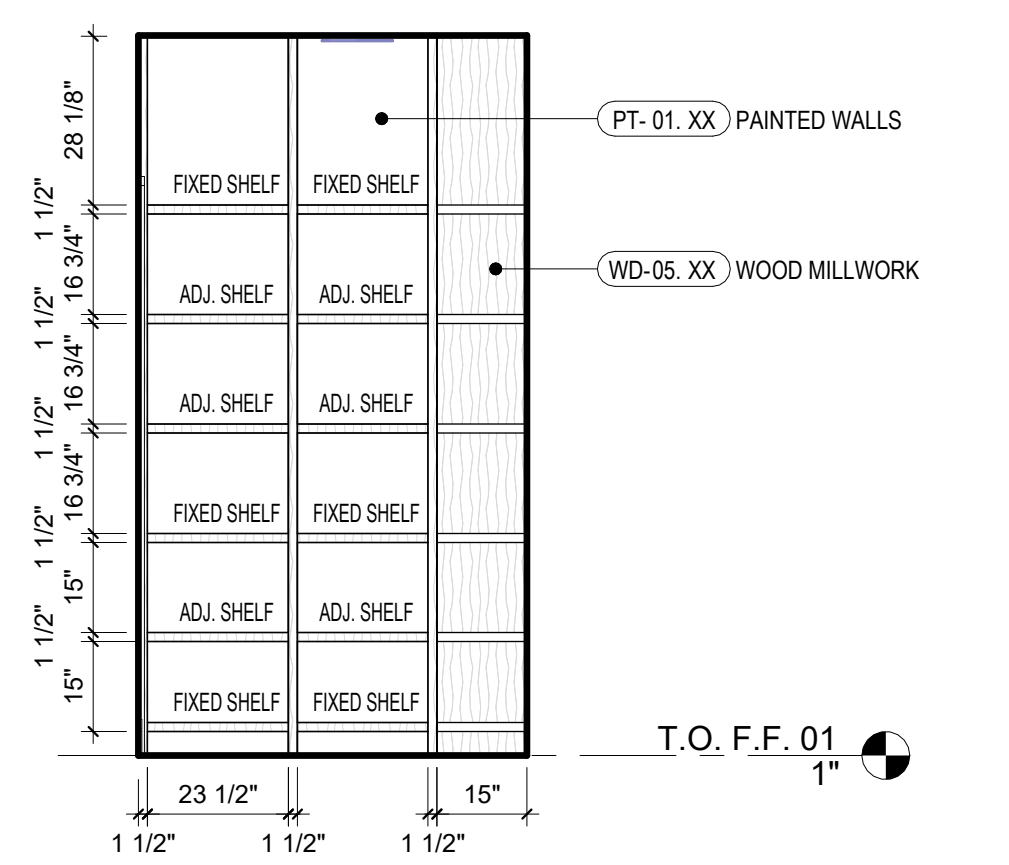
8 KITCHEN ISLAND
3/8" = 1'-0"



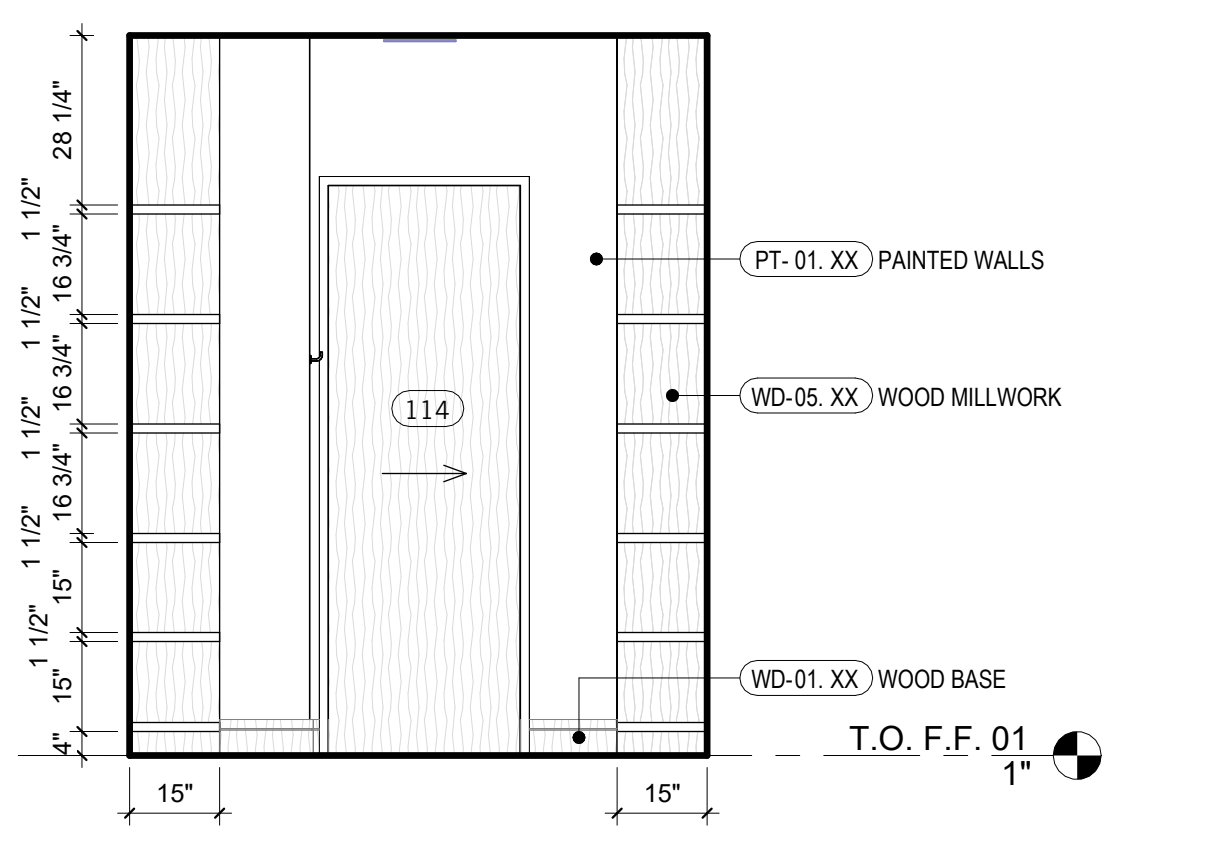
7 KITCHEN ISLAND
3/8" = 1'-0"



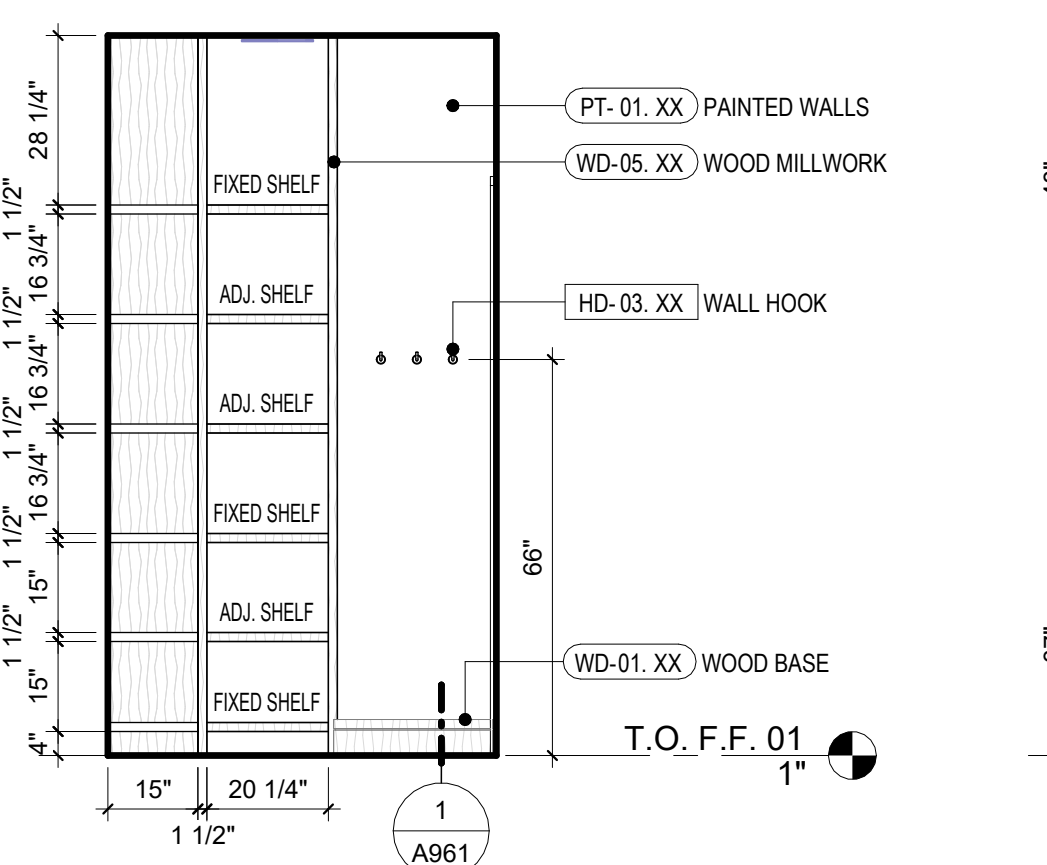
6 KITCHEN ISLAND
3/8" = 1'-0"



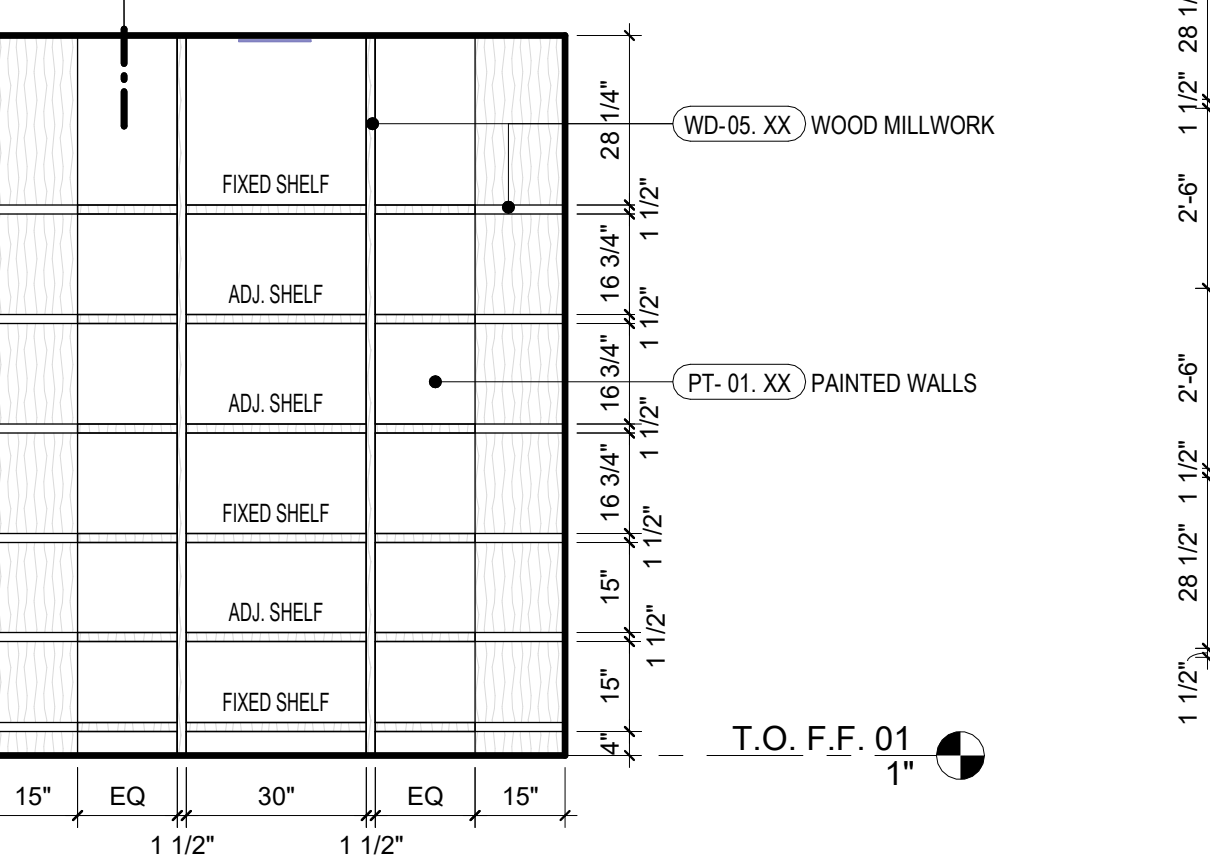
5 PANTRY
3/8" = 1'-0"



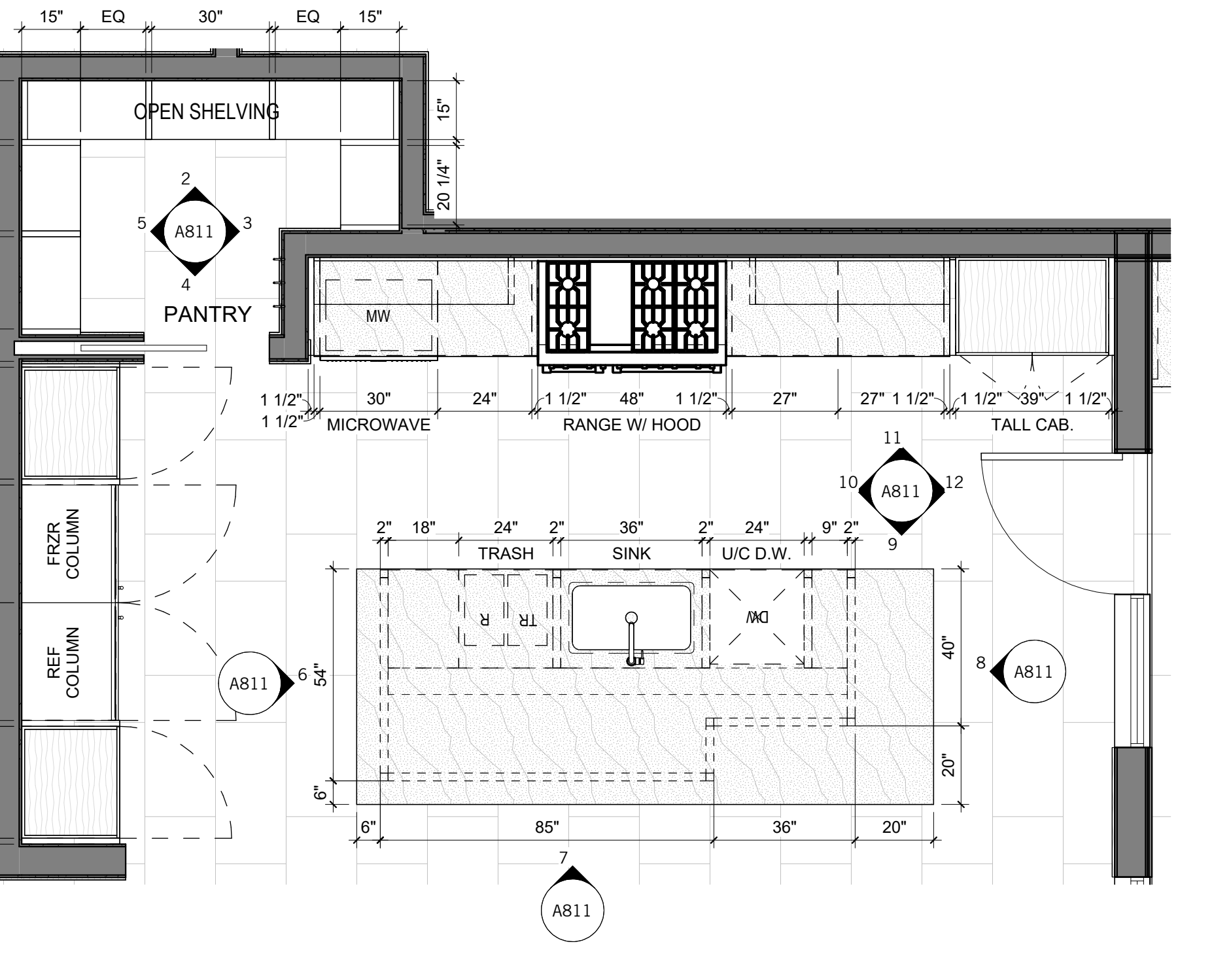
4 PANTRY
3/8" = 1'-0"



3 PANTRY
3/8" = 1'-0"



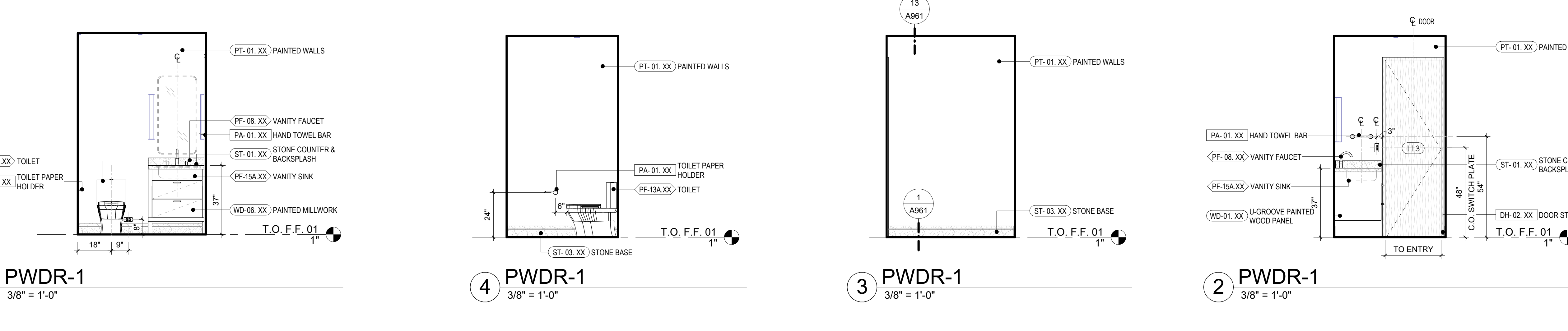
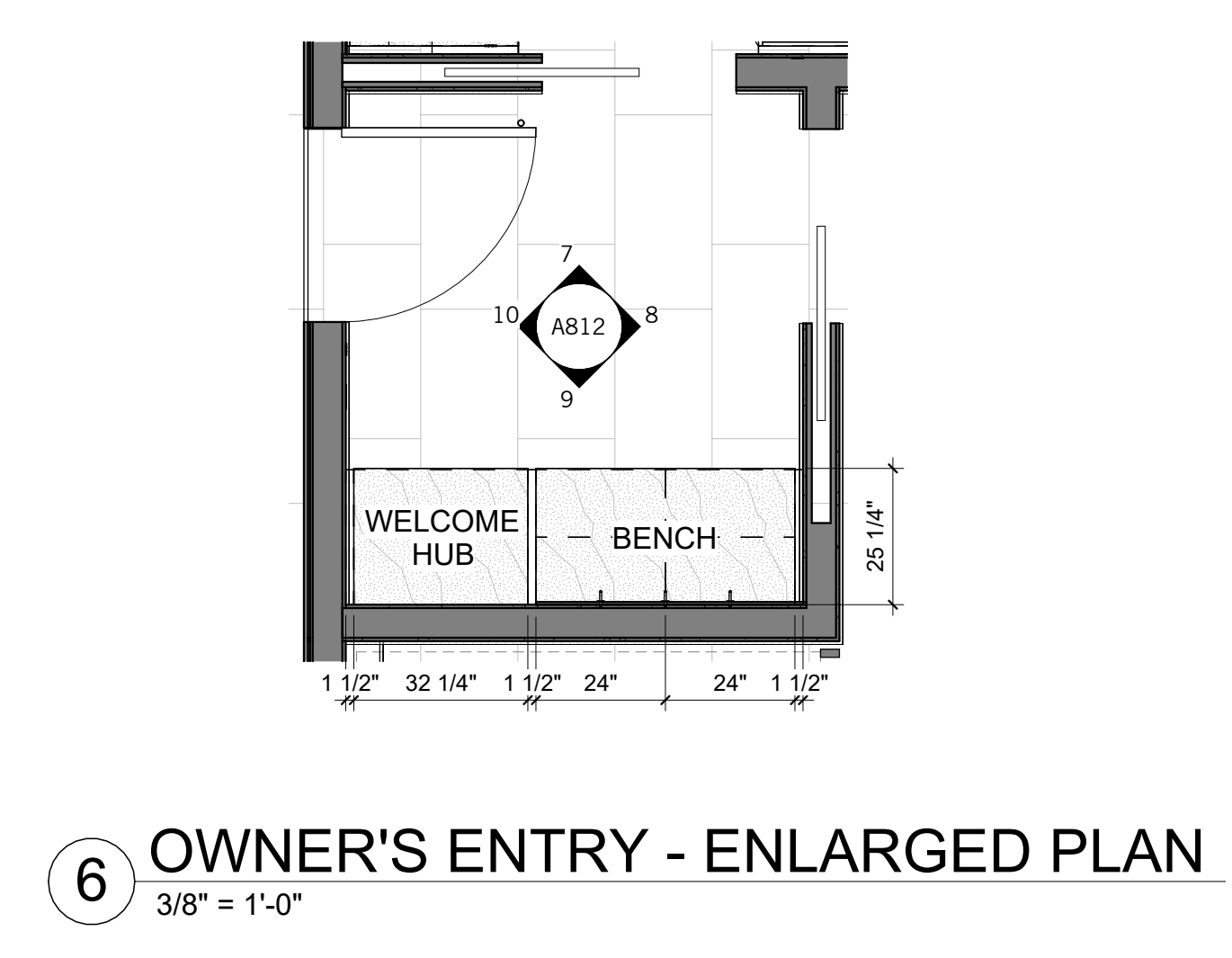
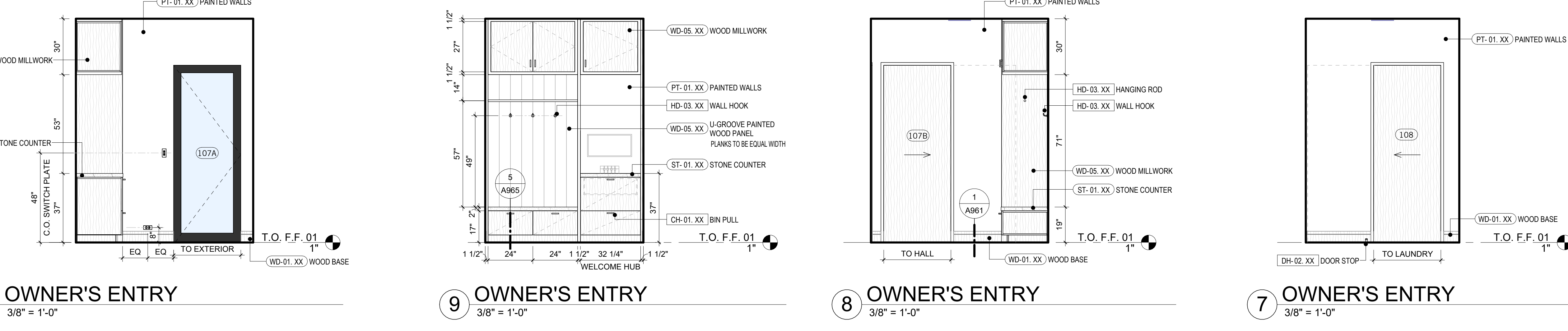
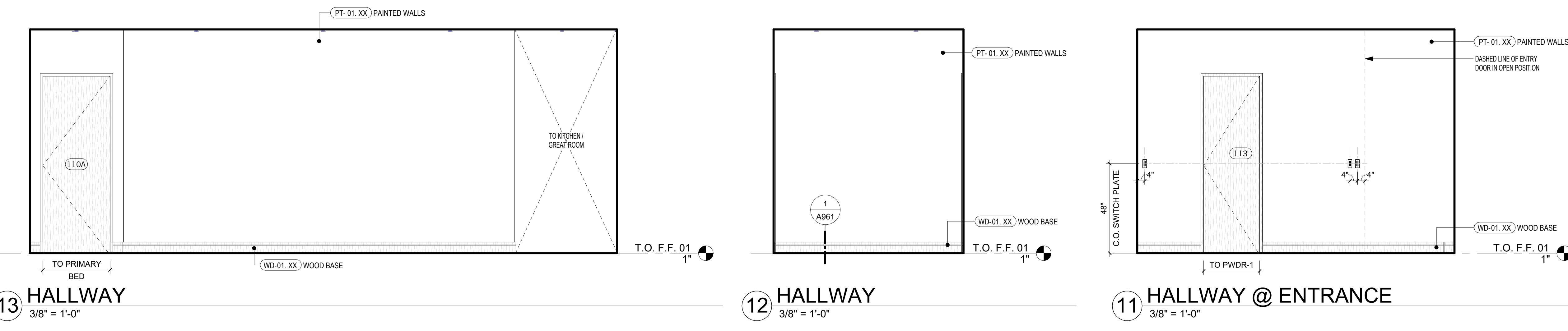
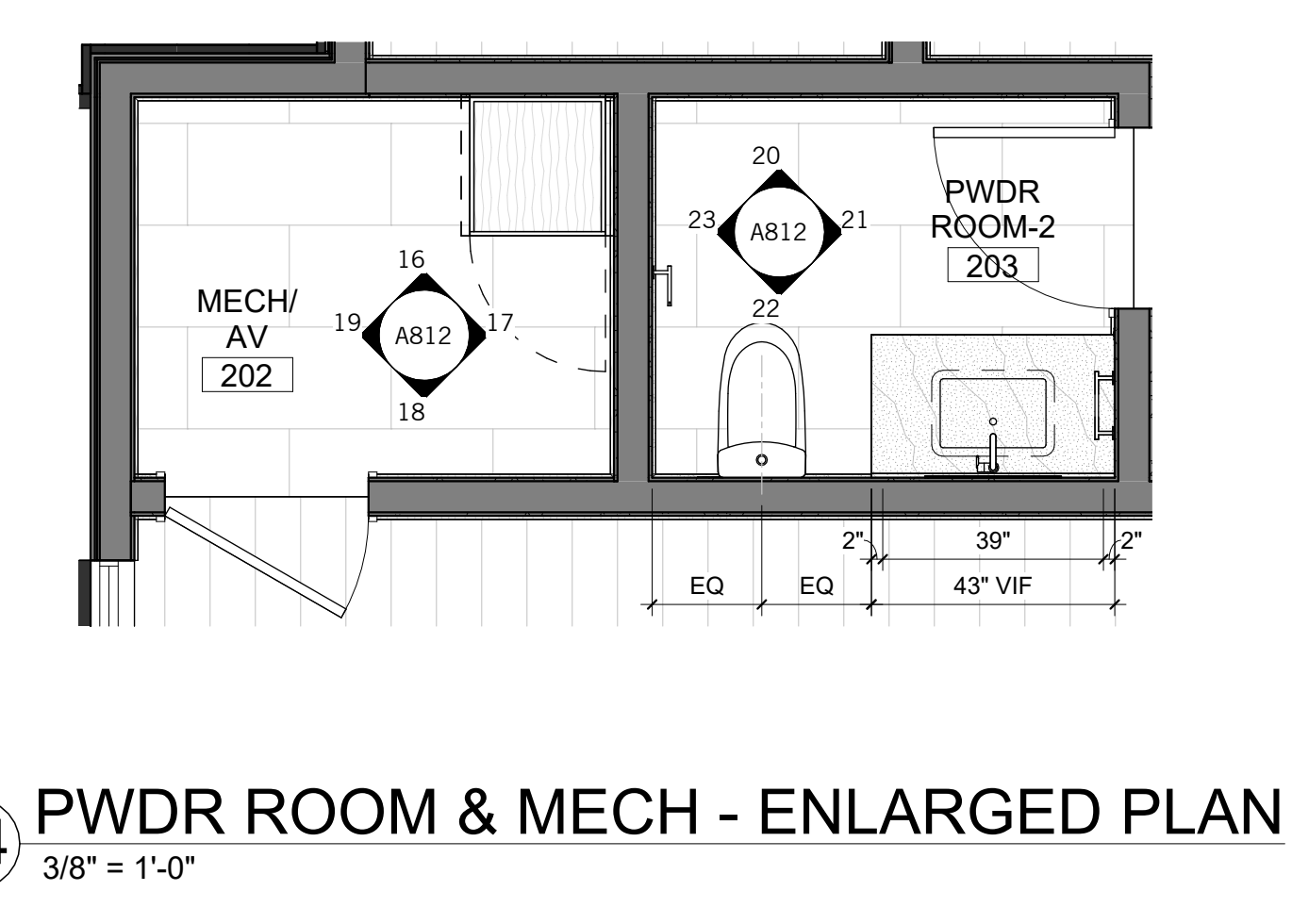
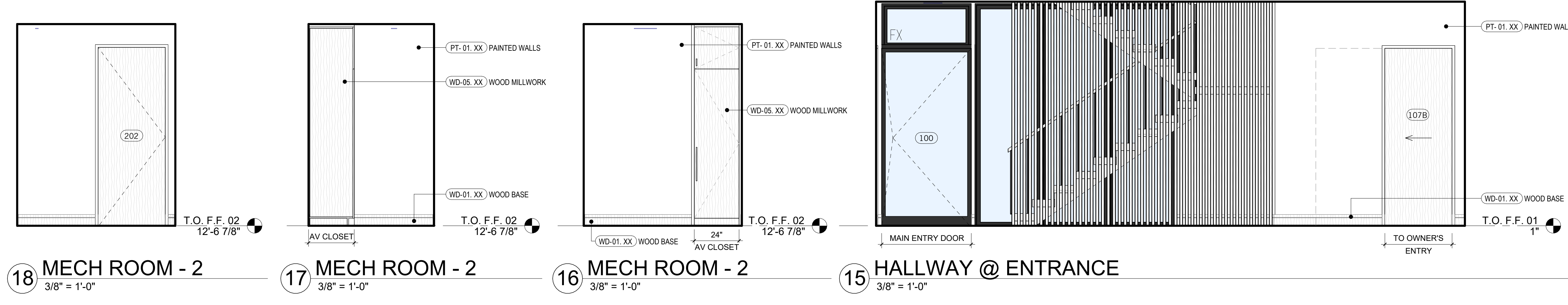
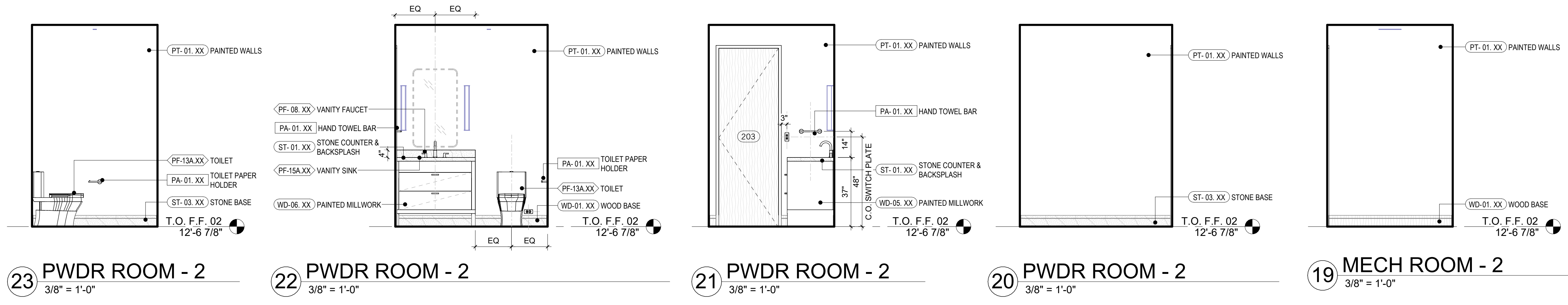
2 PANTRY
3/8" = 1'-0"



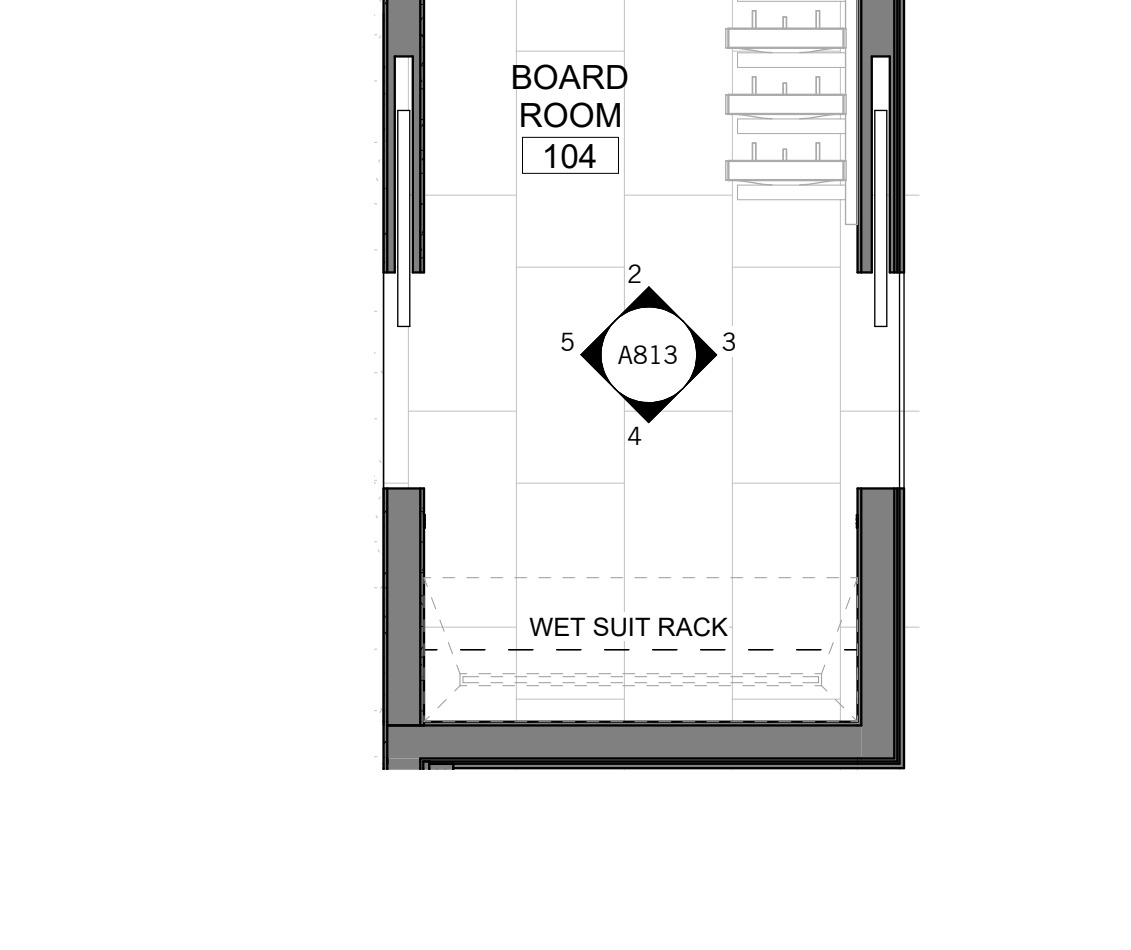
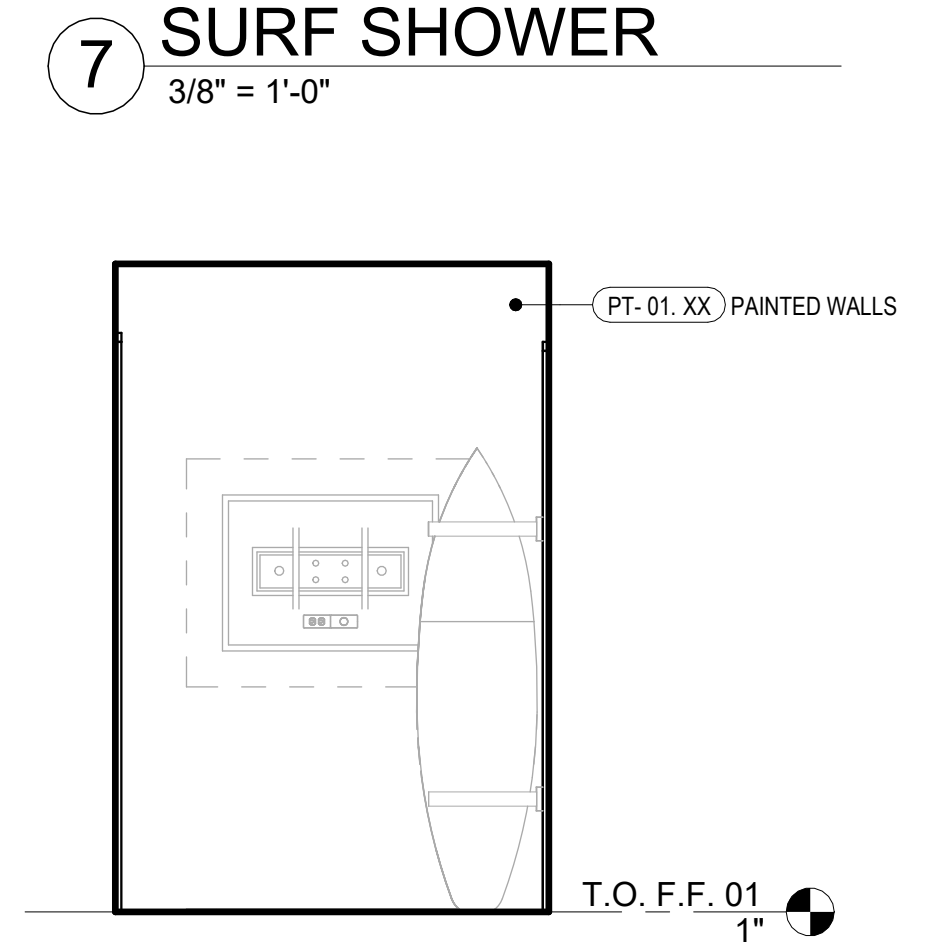
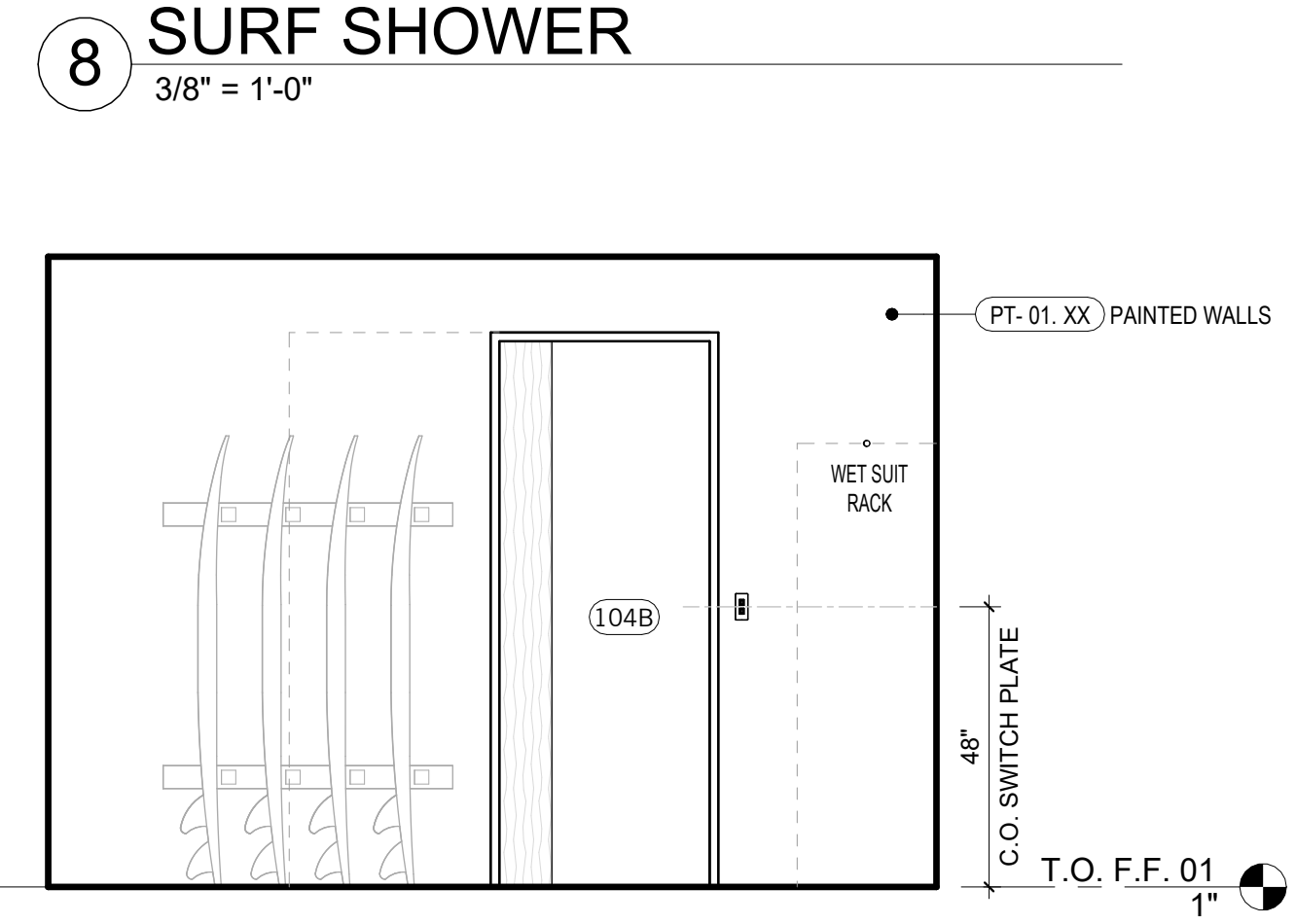
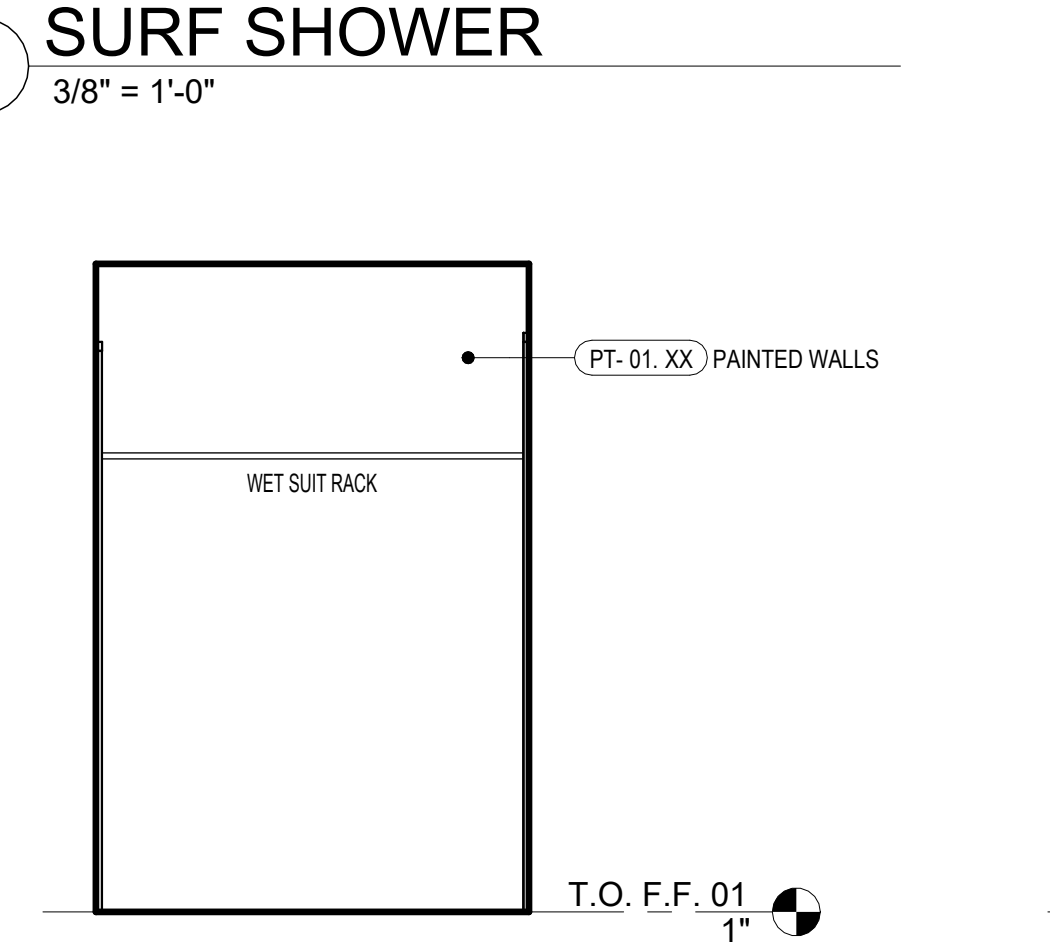
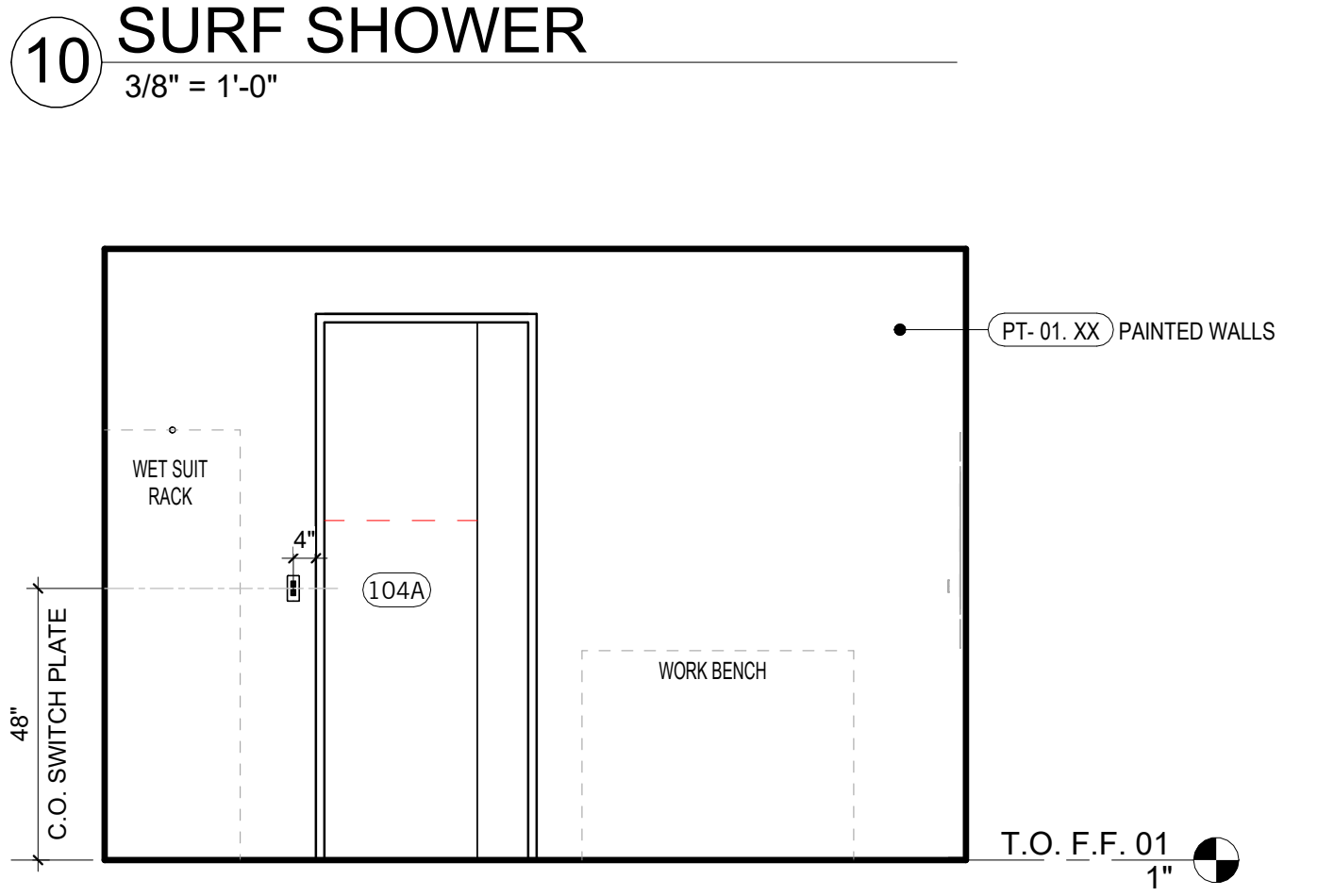
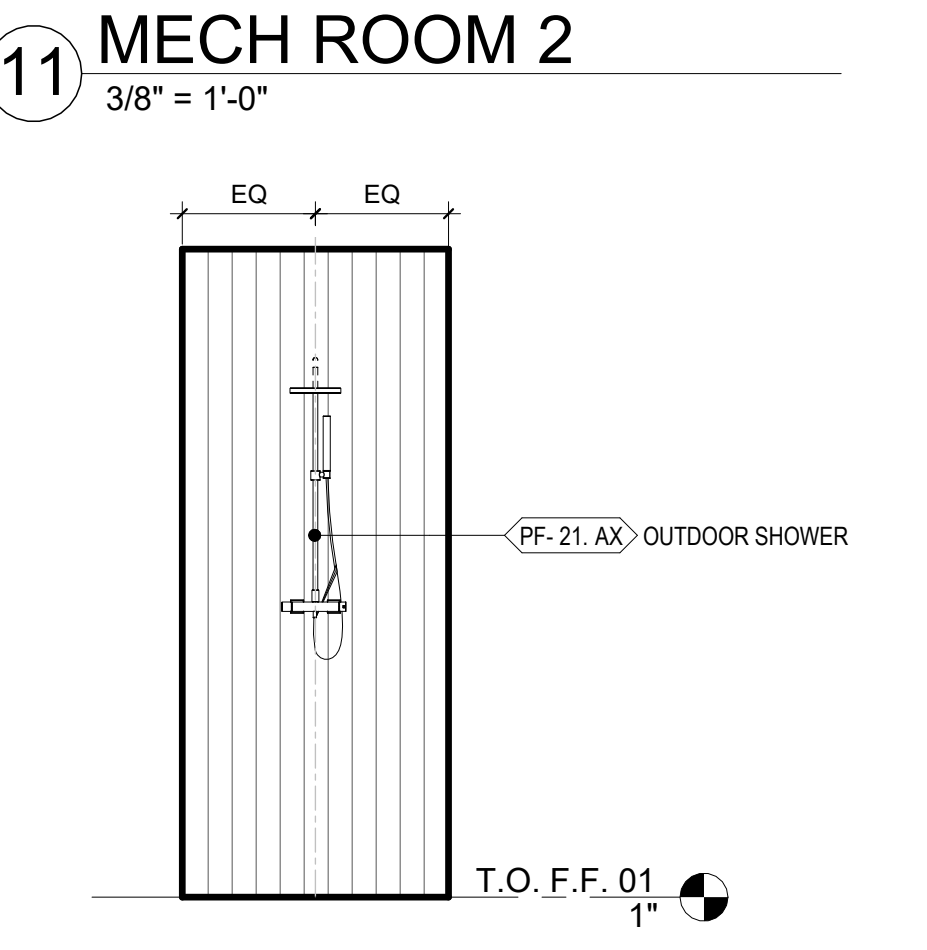
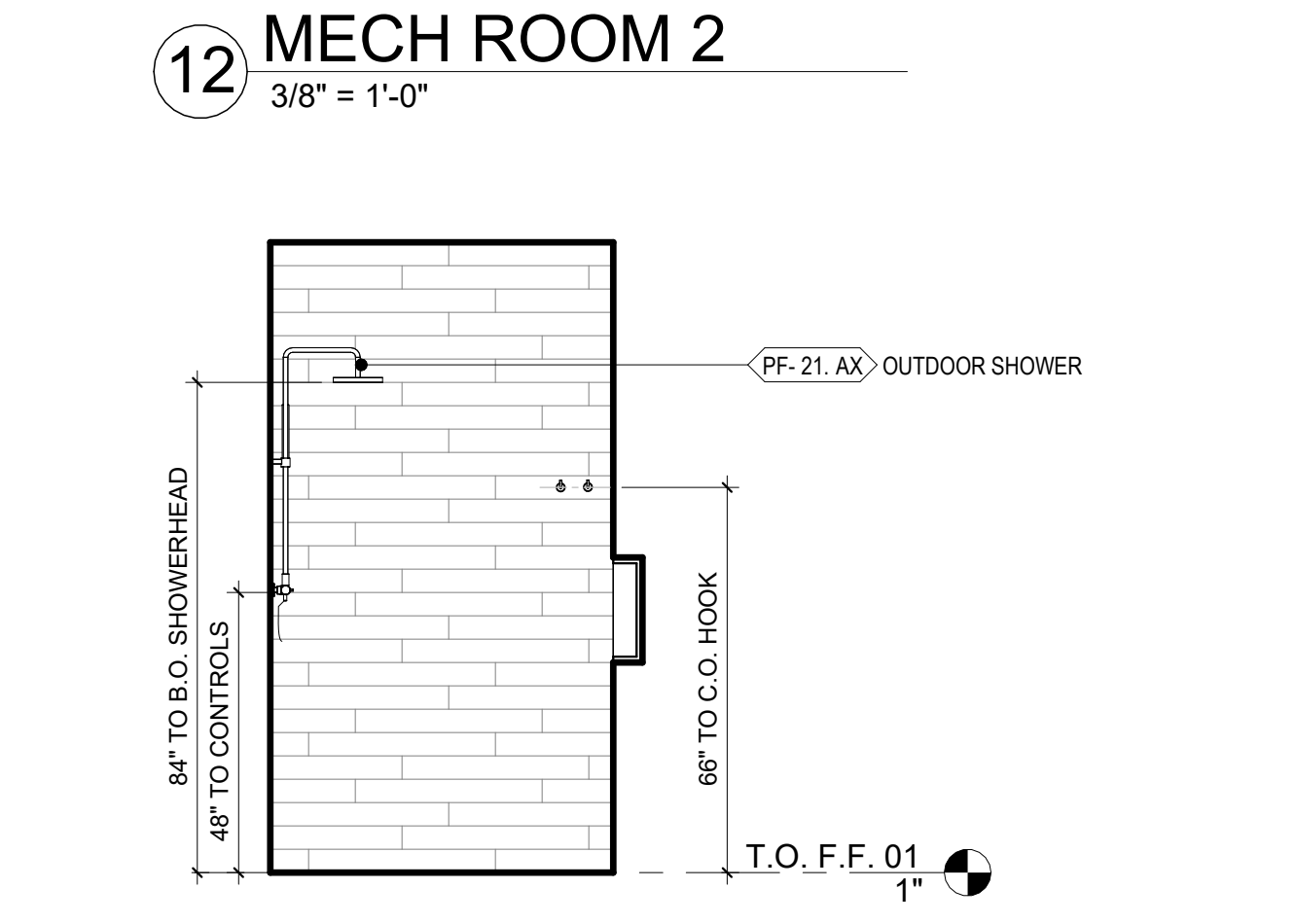
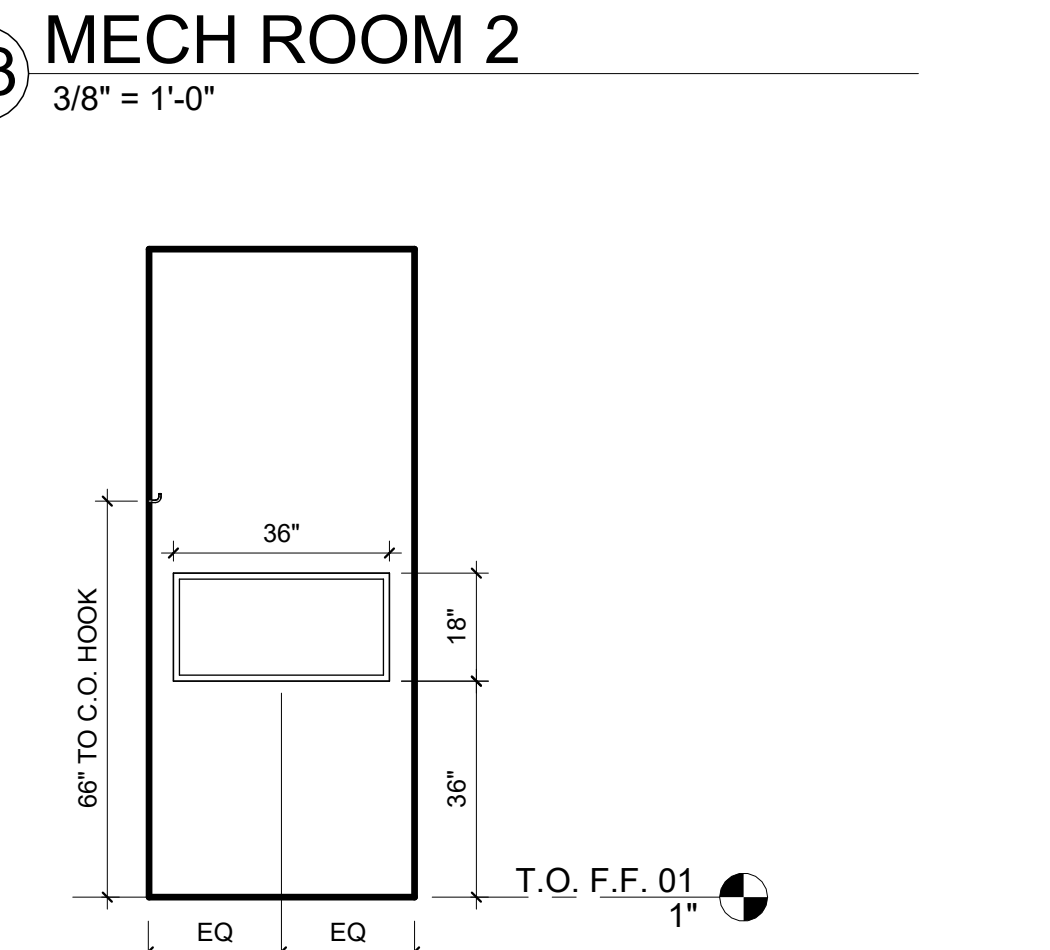
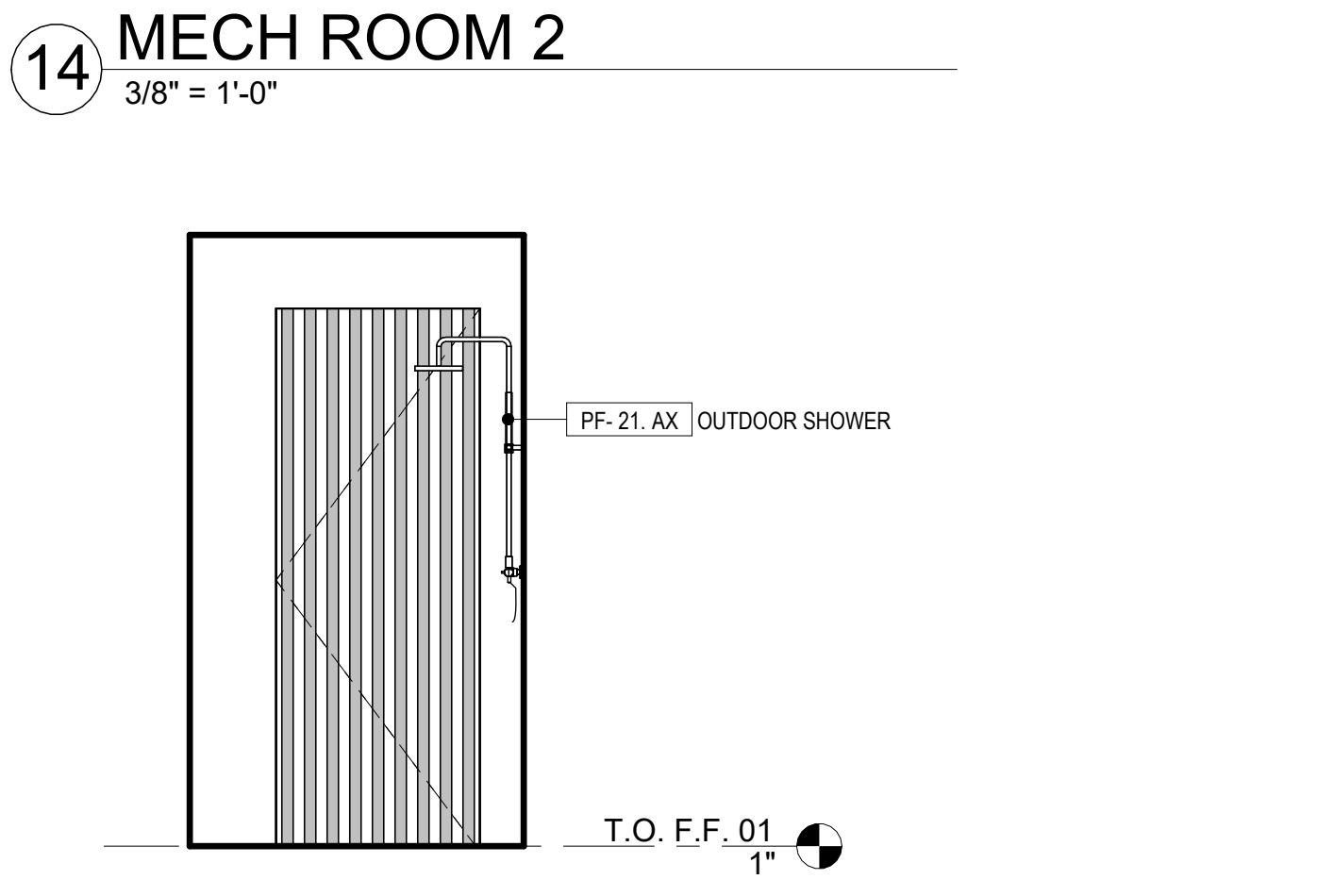
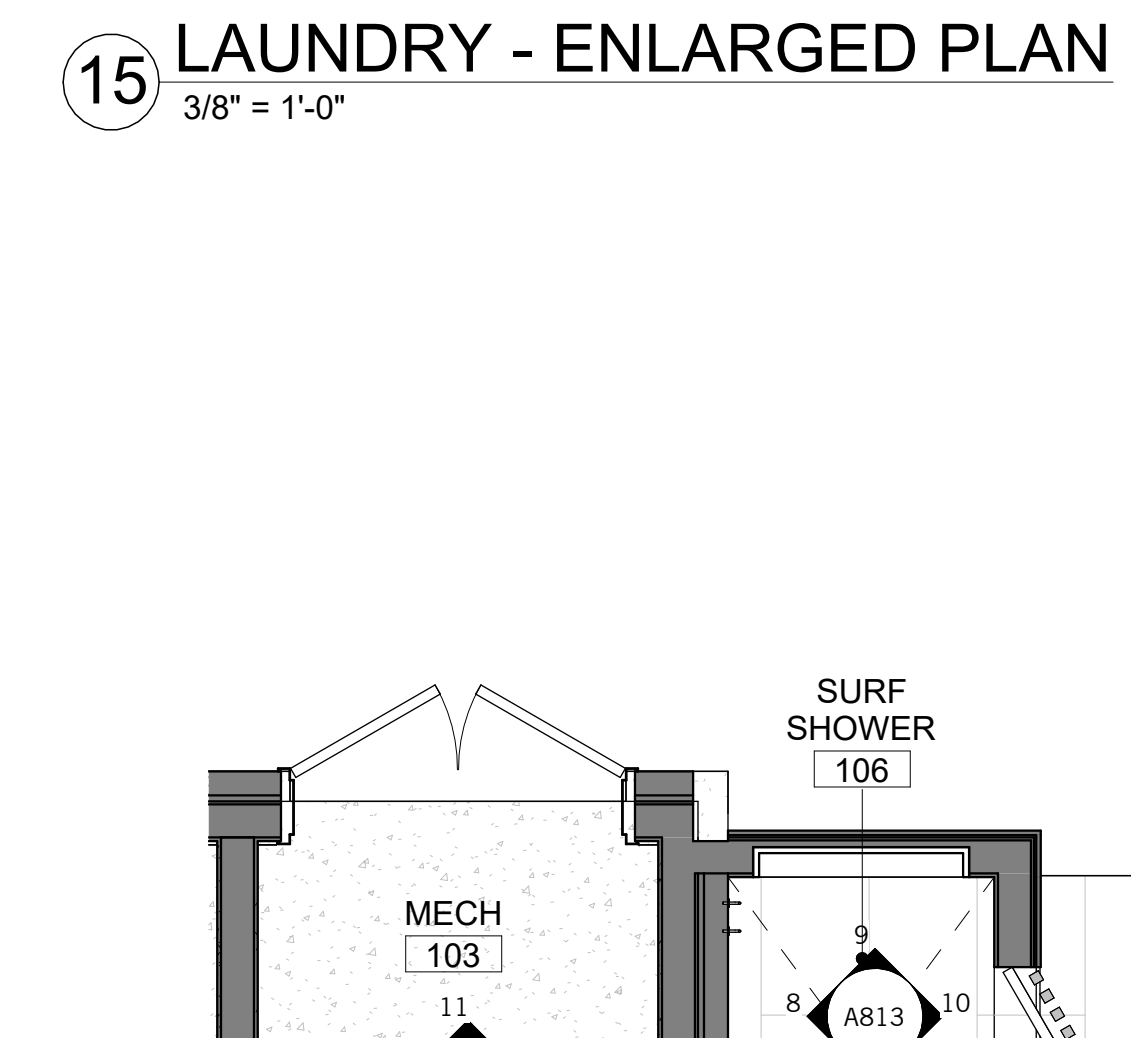
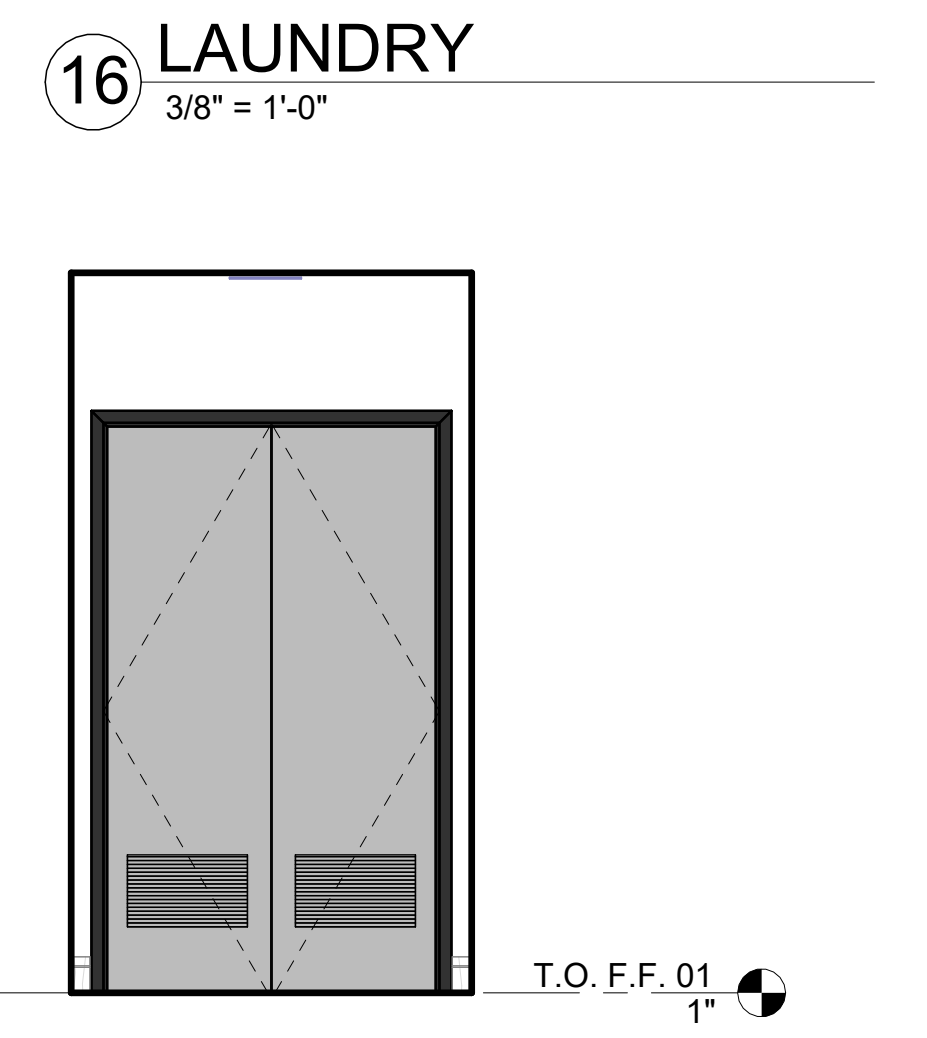
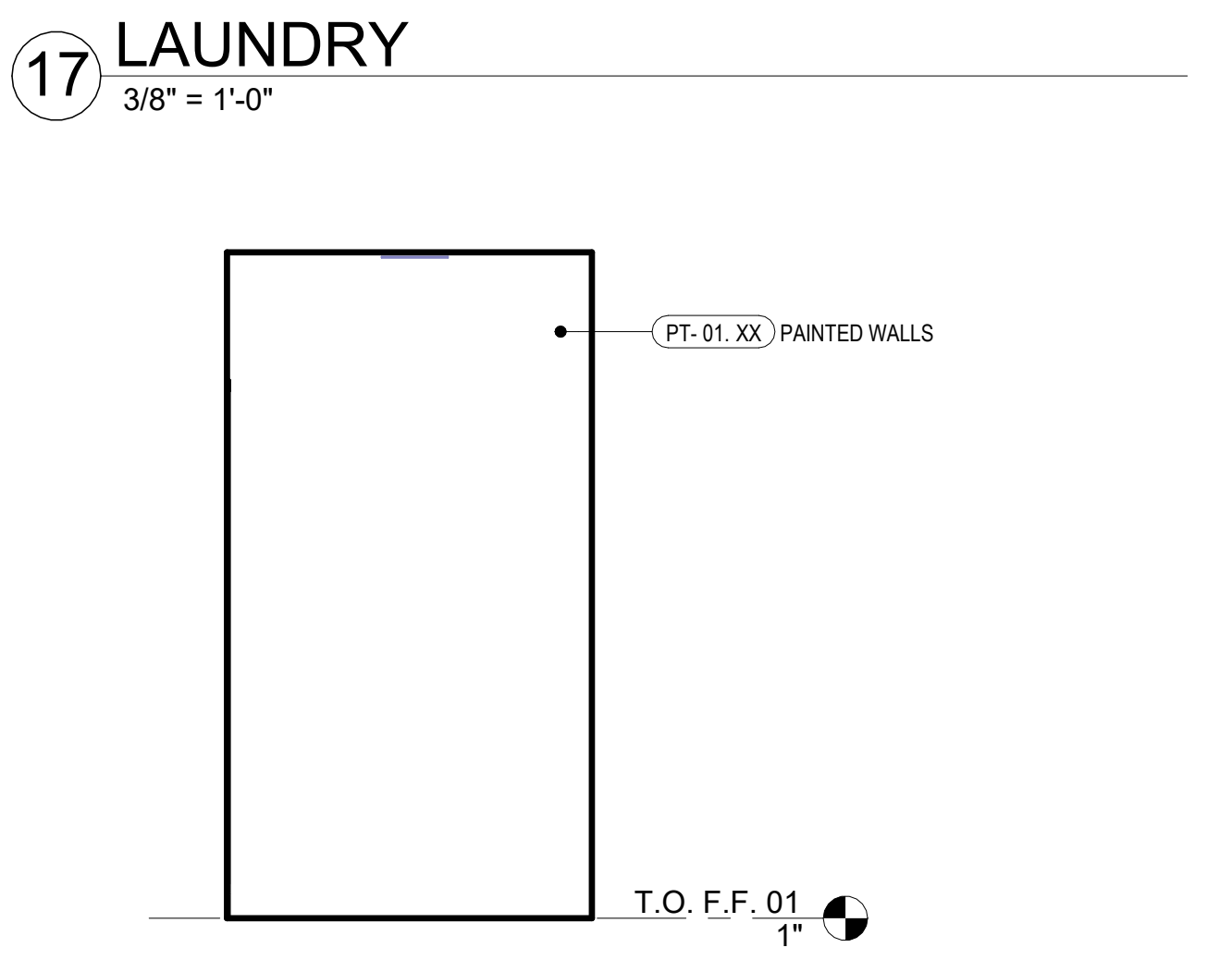
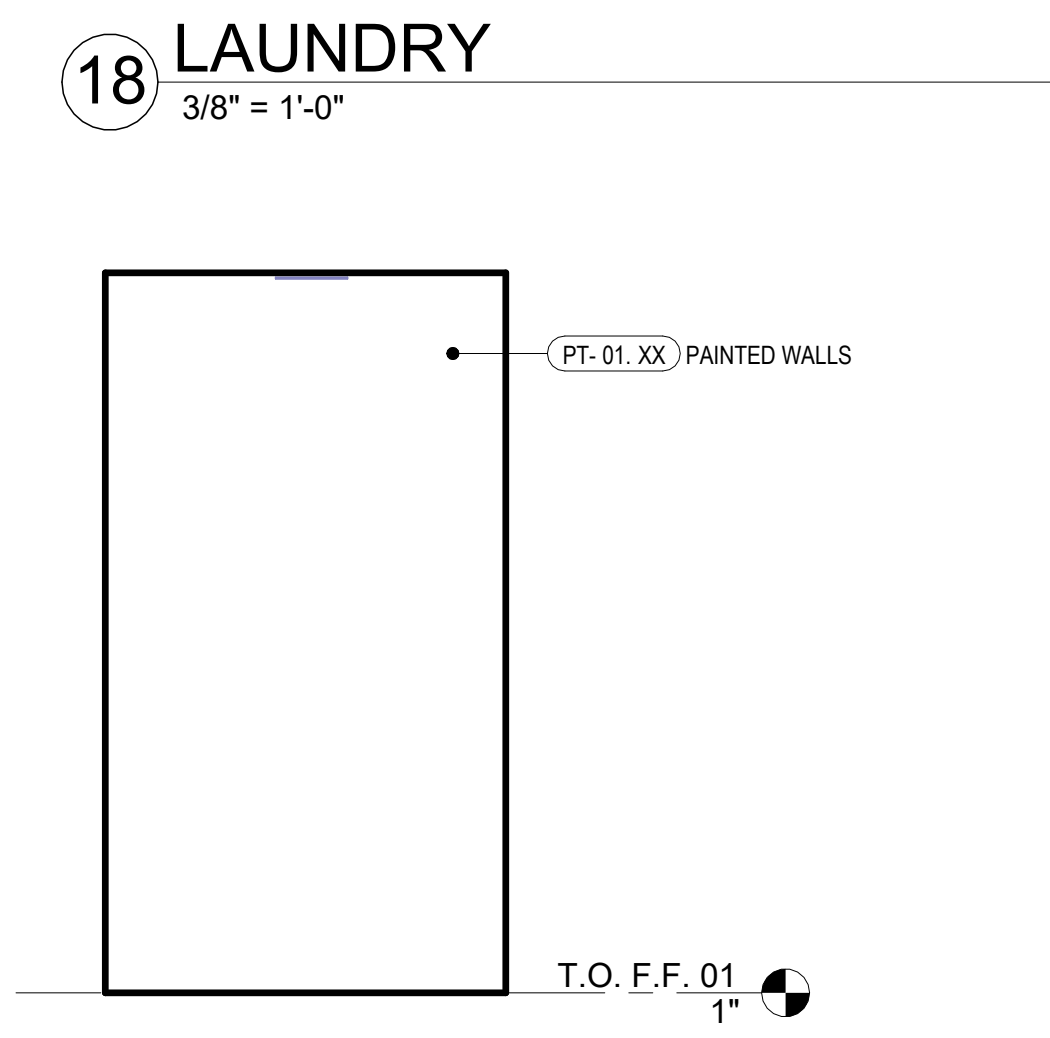
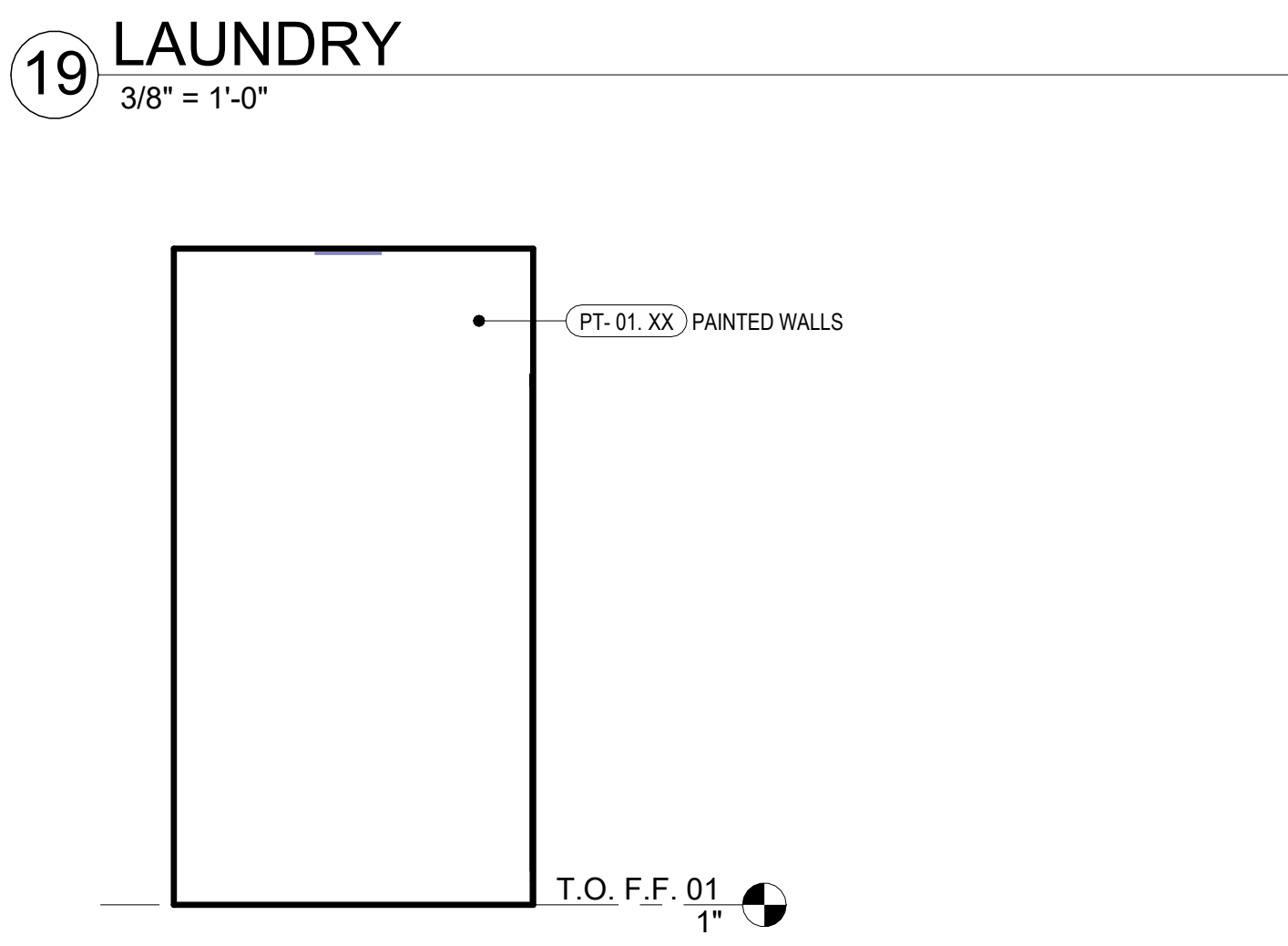
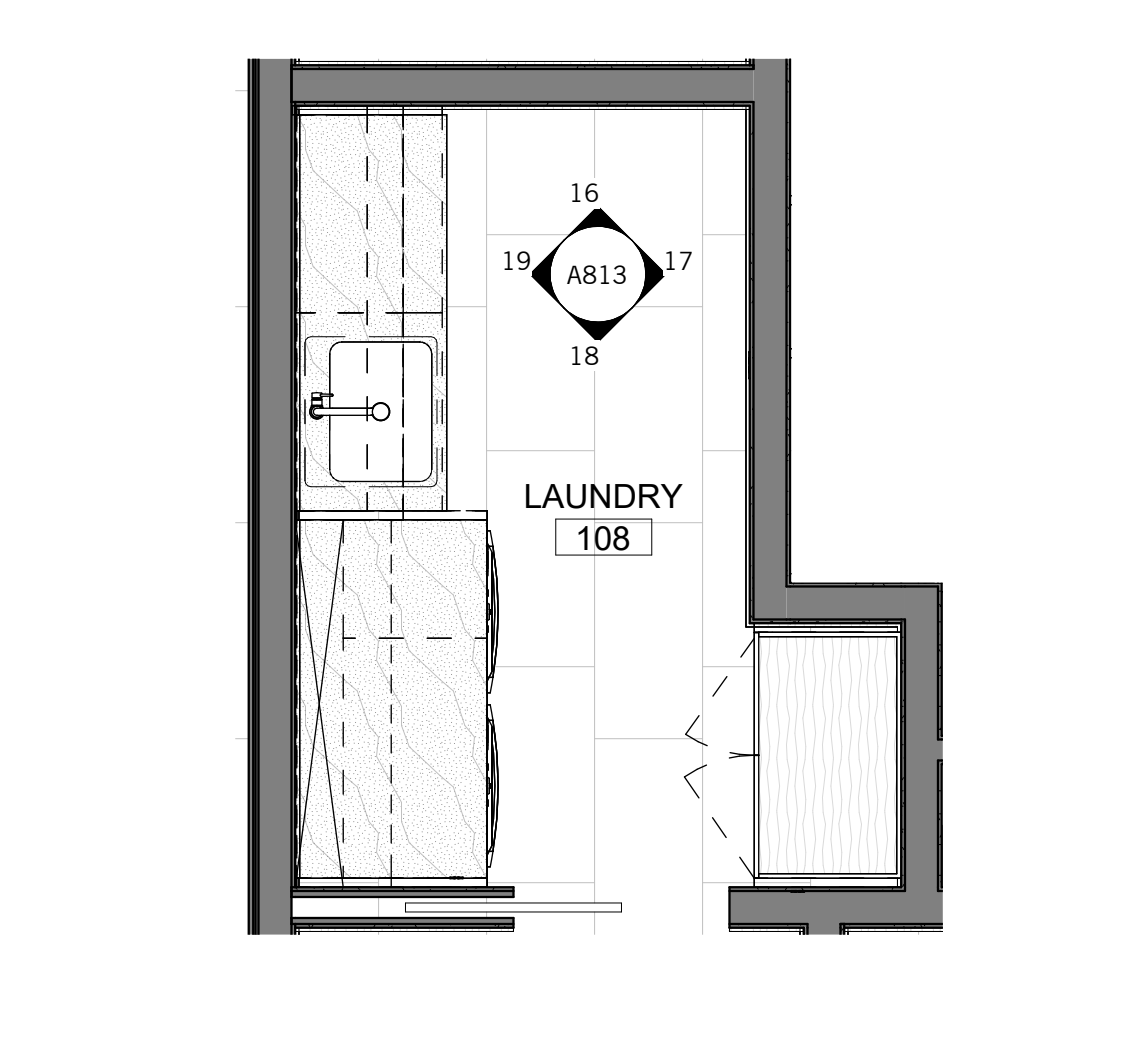
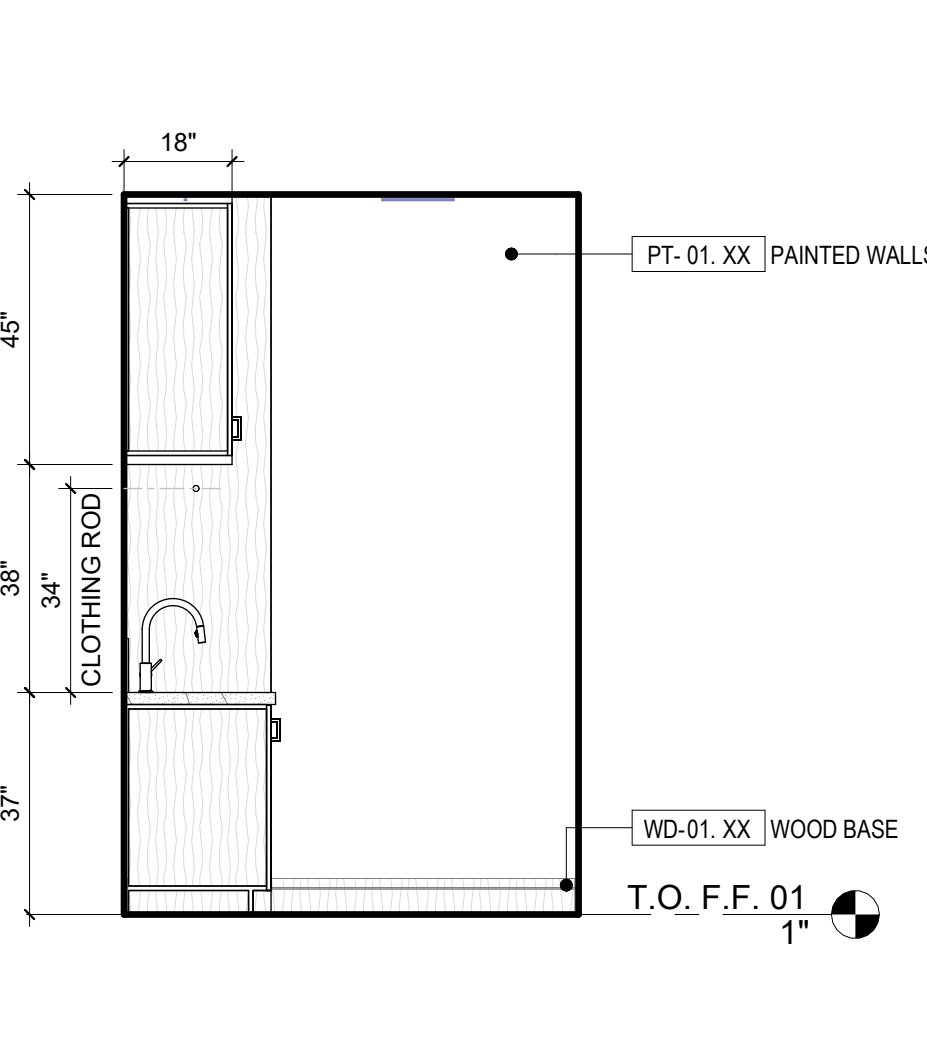
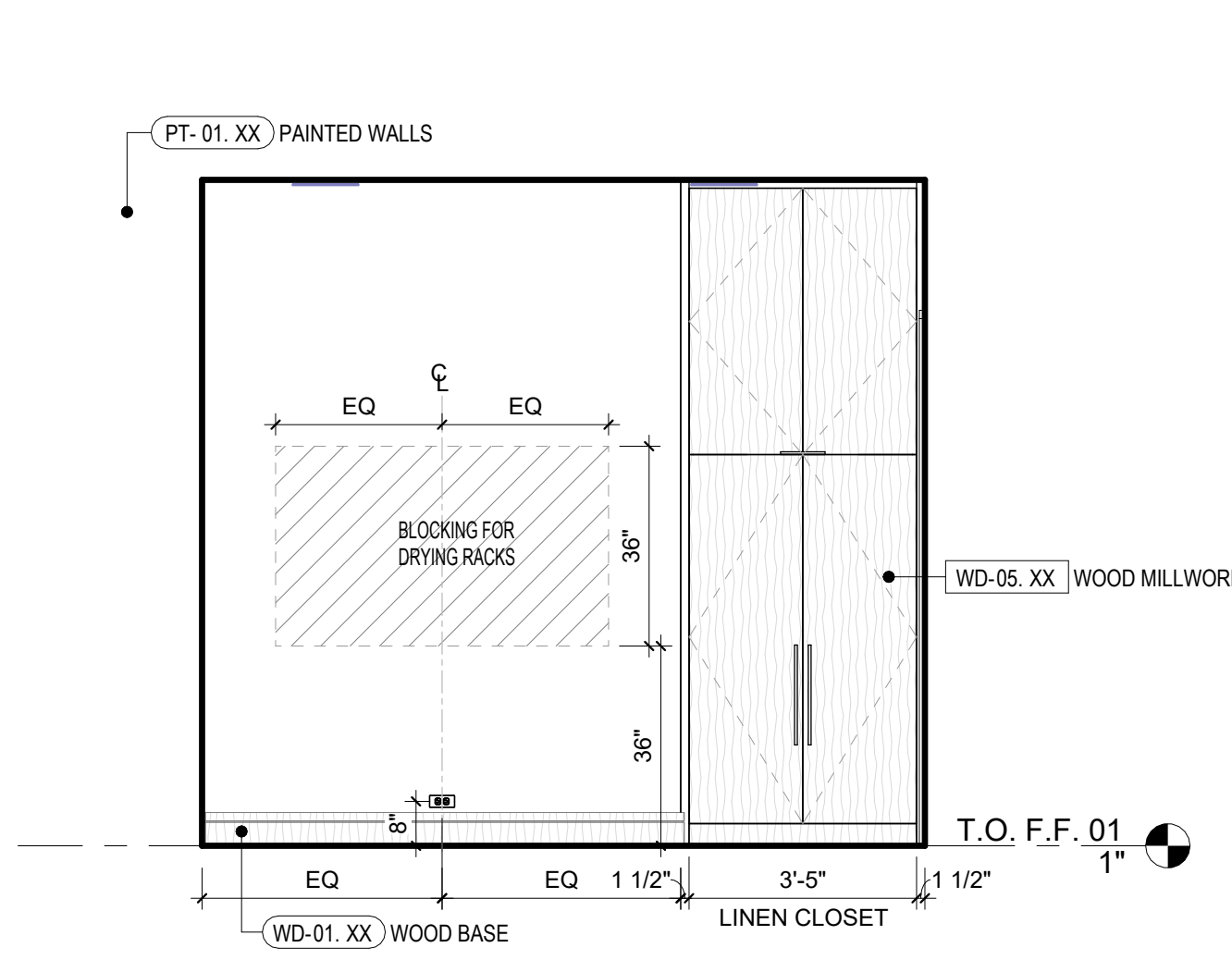
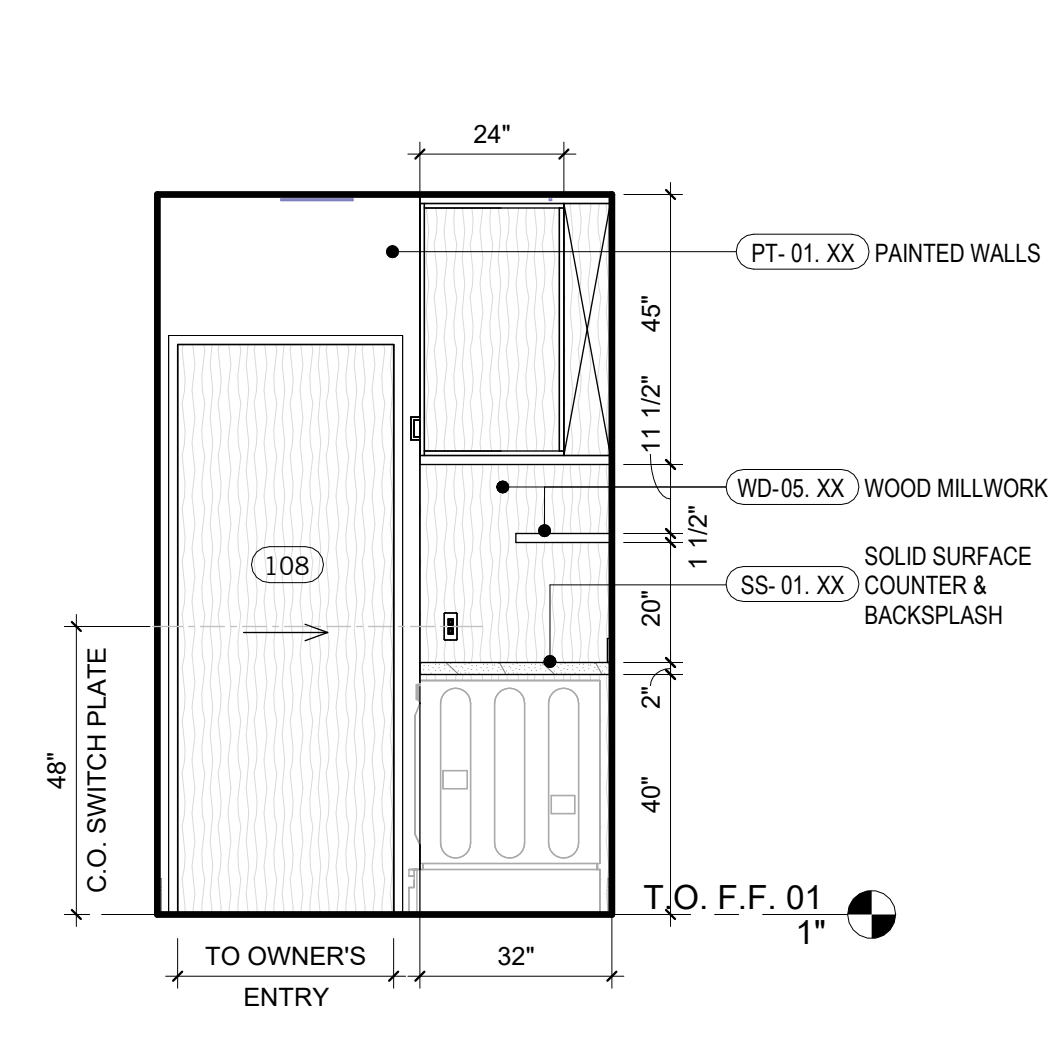
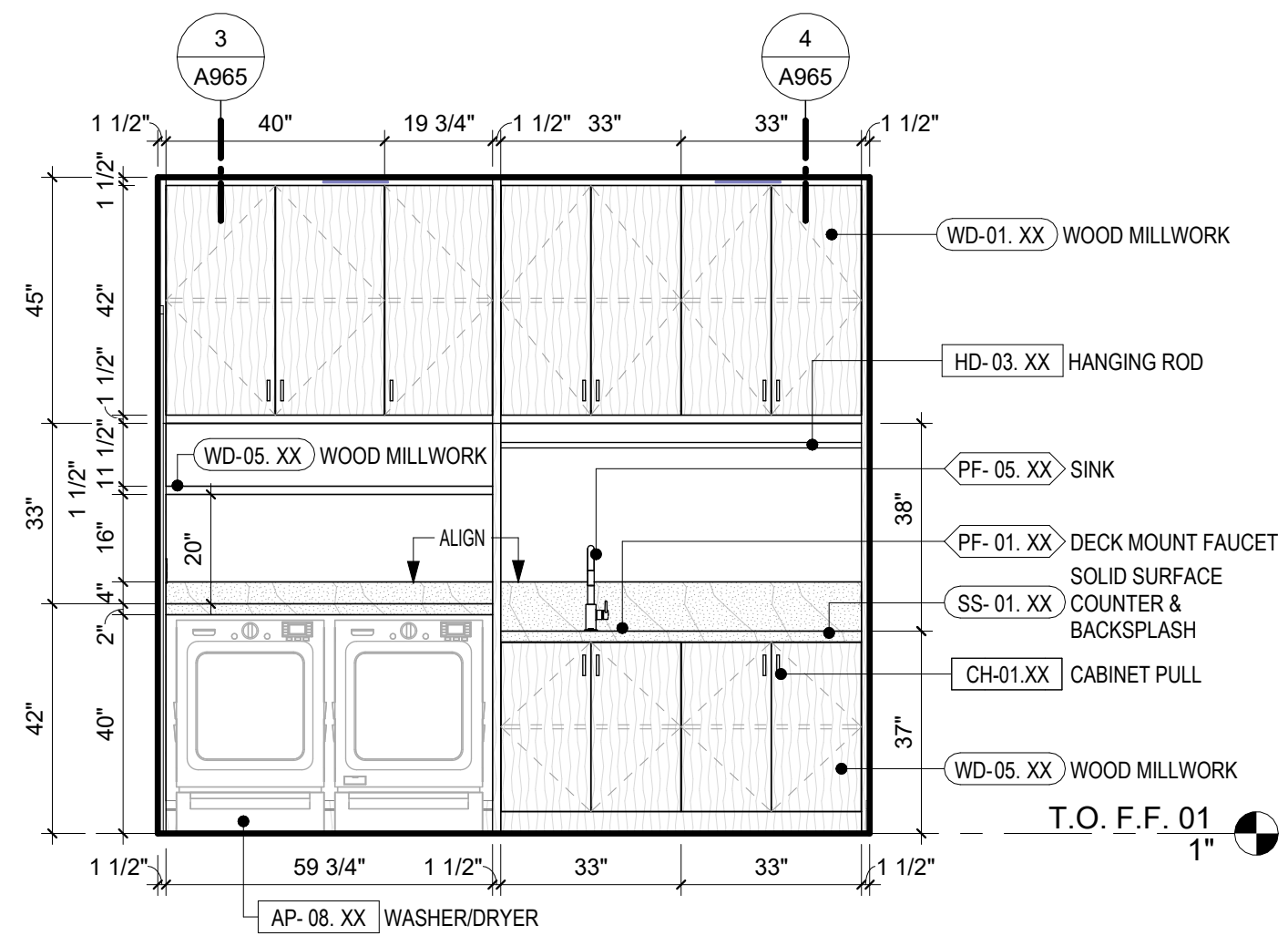
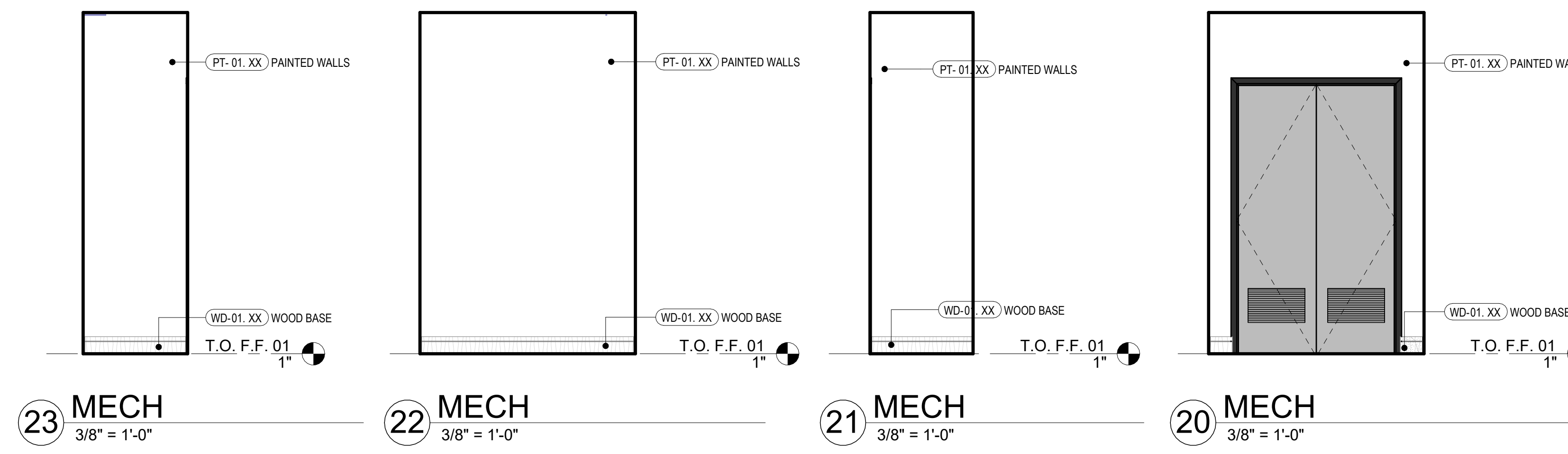
1 KITCHEN - ENLARGED PLAN
3/8" = 1'-0"

NOT FOR CONSTRUCTION

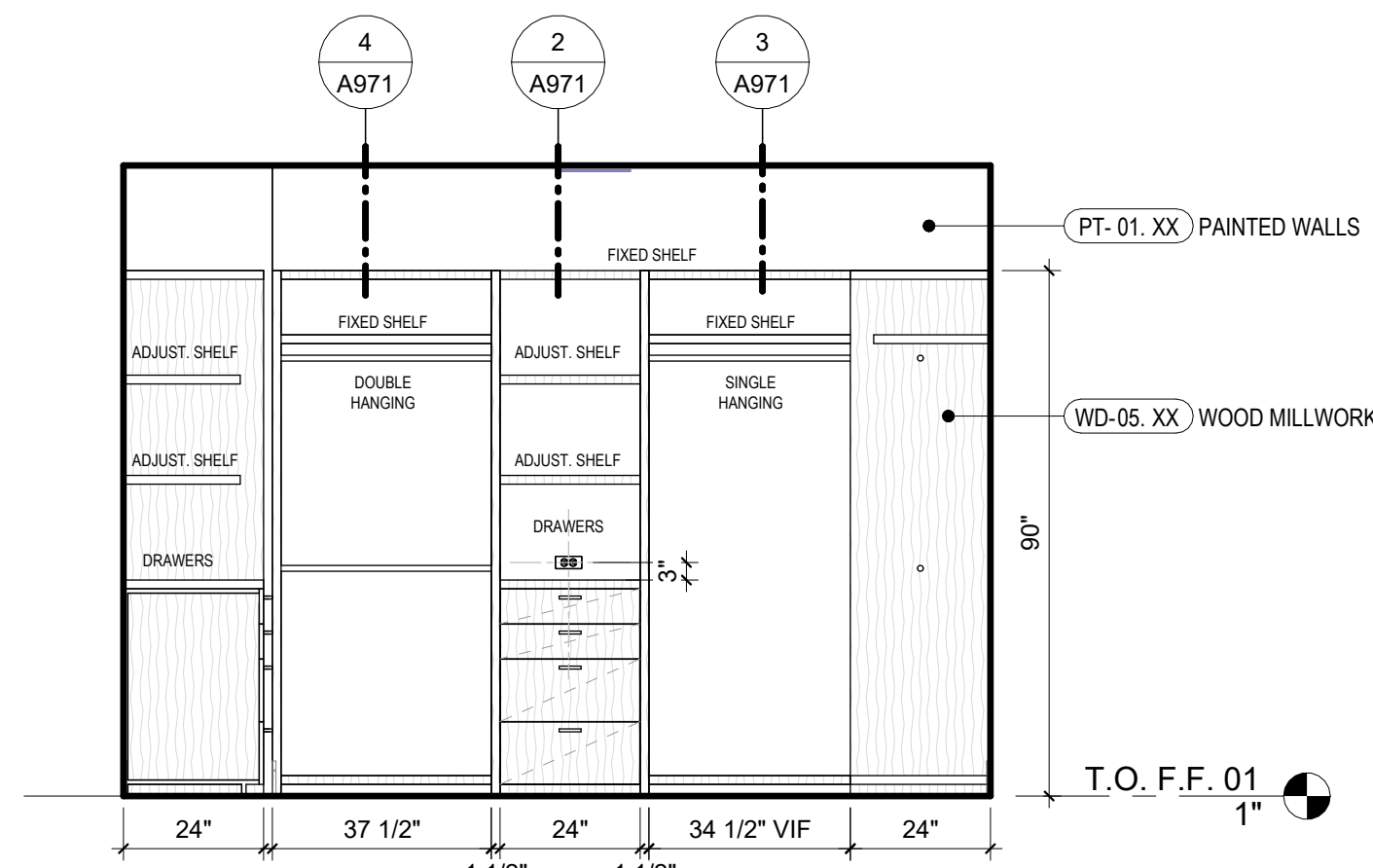
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
ENLARGED PLANS & INTERIOR ELEVATIONS (C)



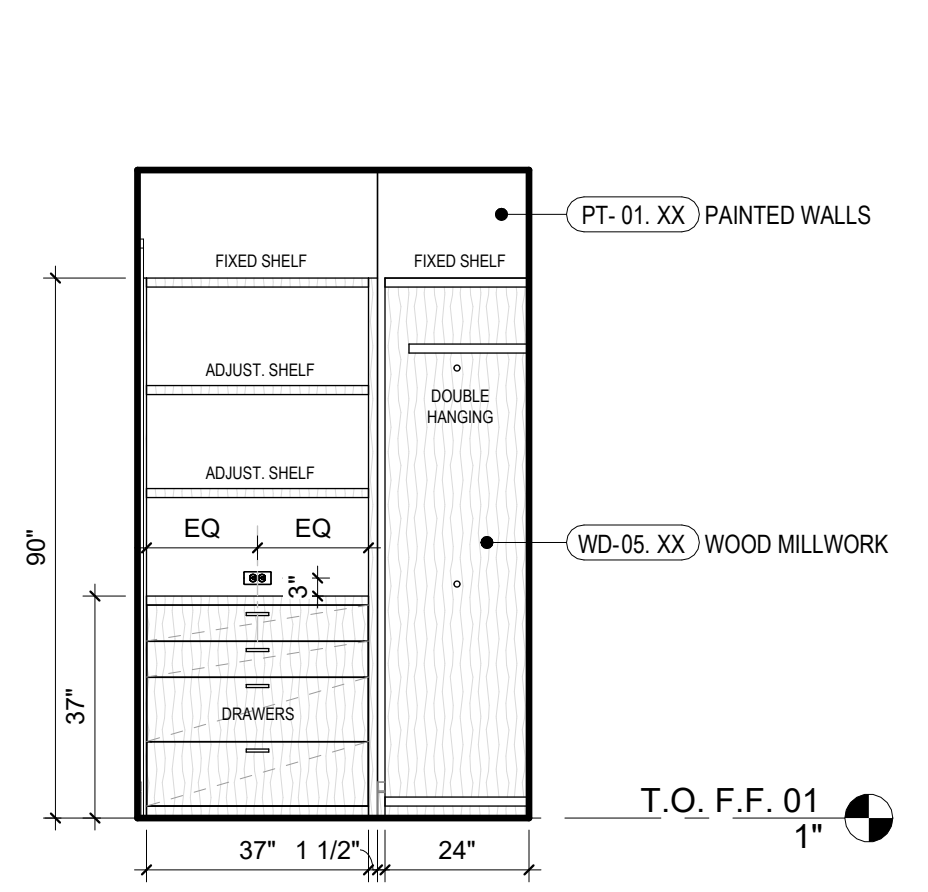
10/31/2025 4:52:03 PM



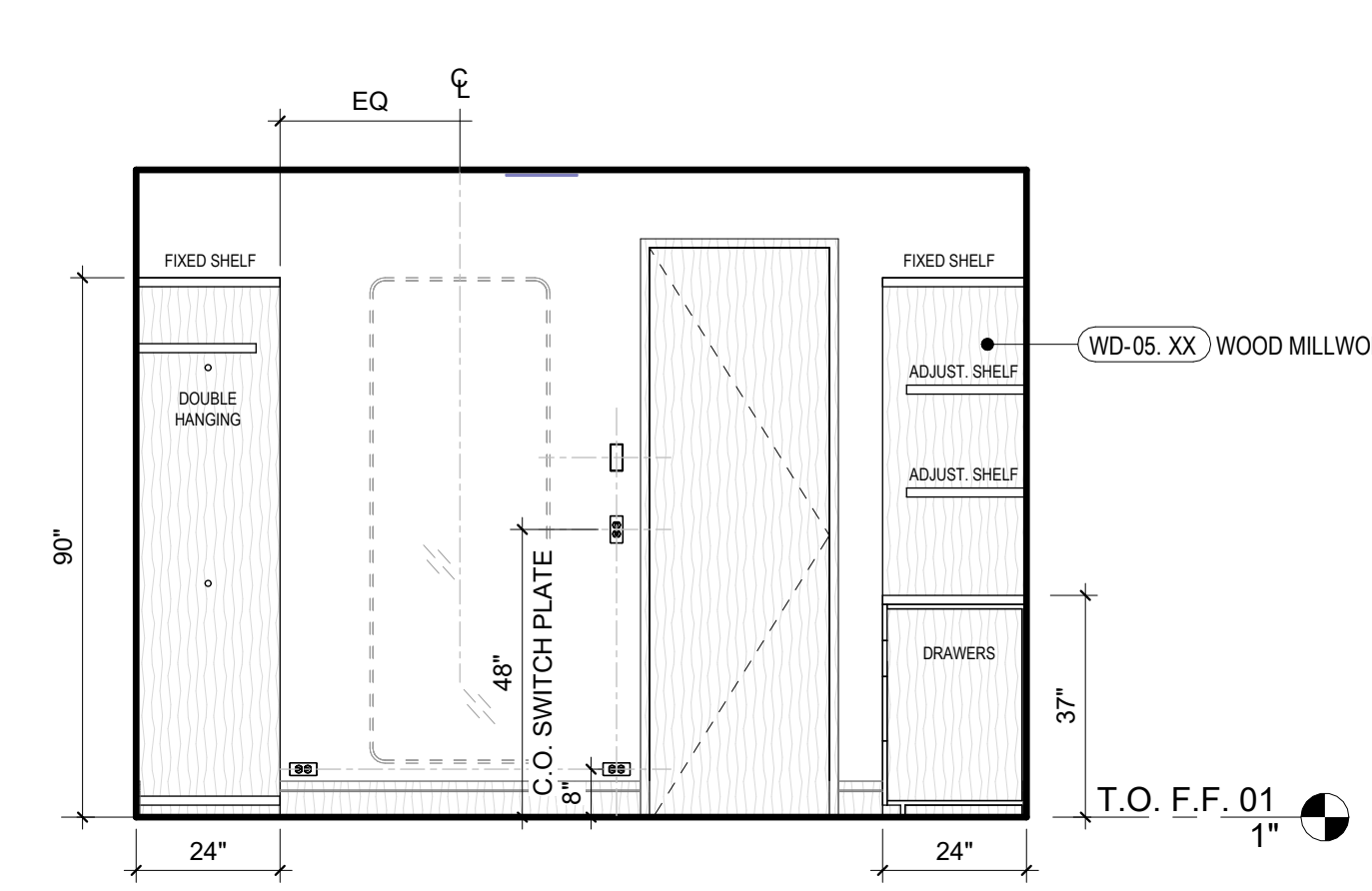
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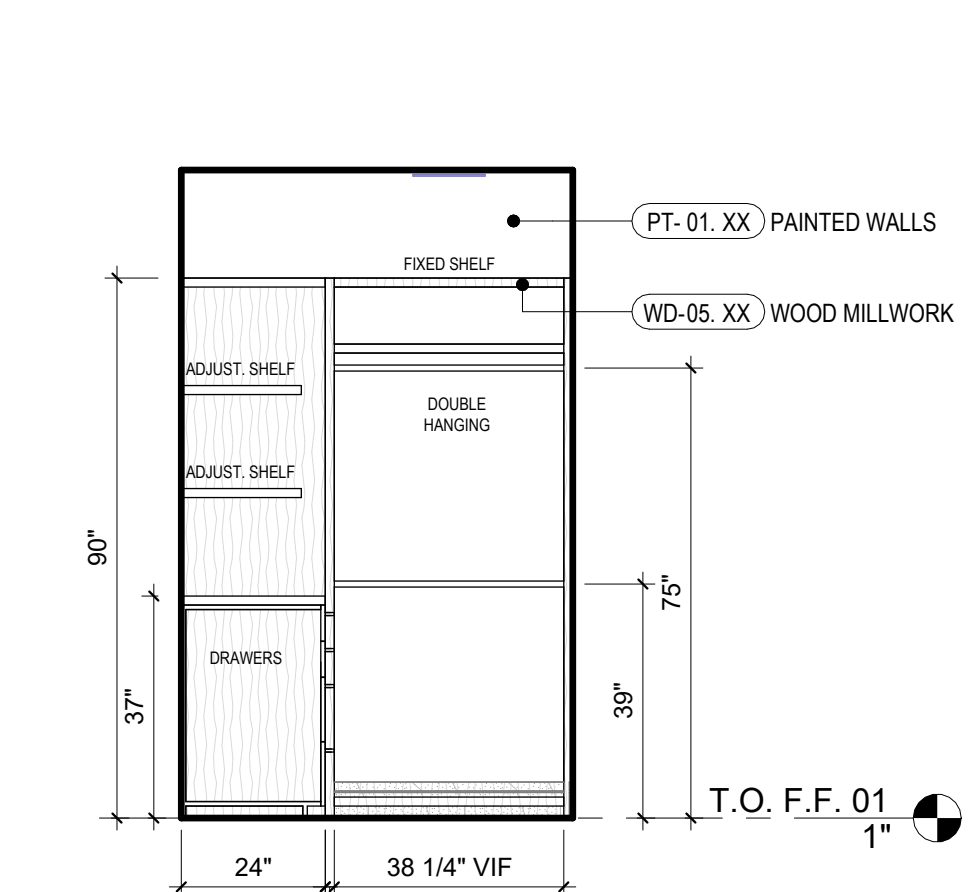
22 PRIMARY CLOSET
3/8" = 1'-0"



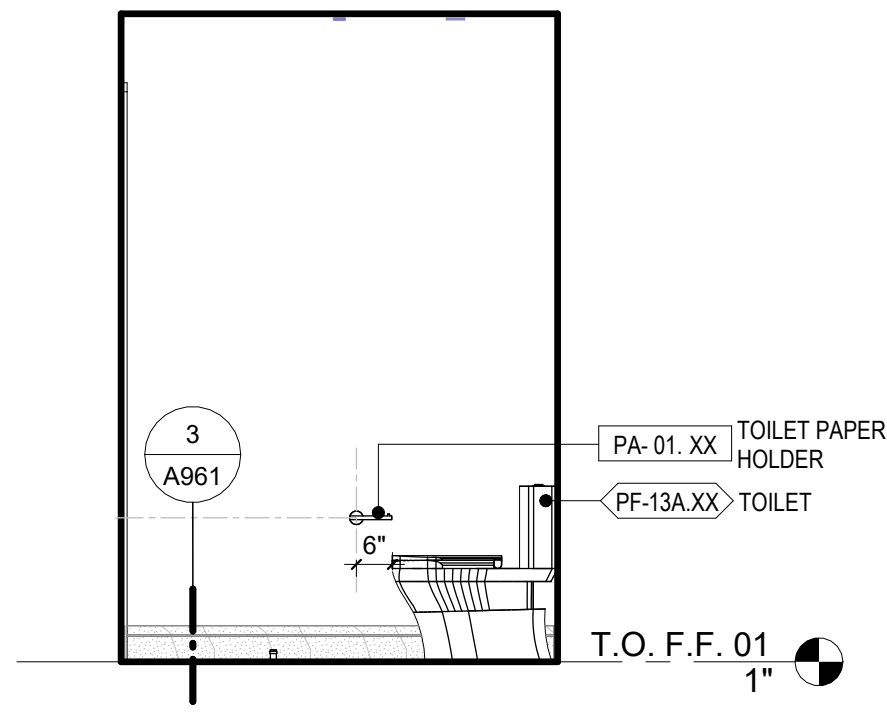
21 PRIMARY CLOSET
3/8" = 1'-0"



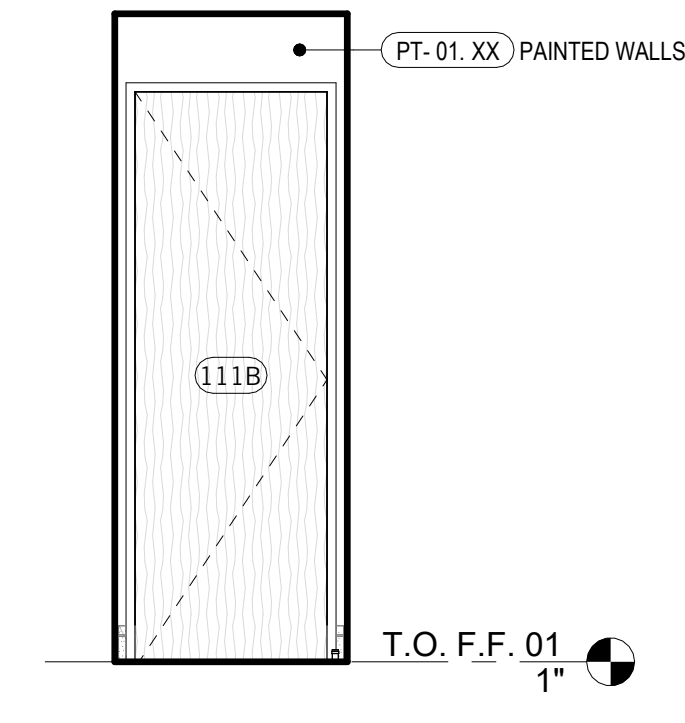
20 PRIMARY CLOSET
3/8" = 1'-0"



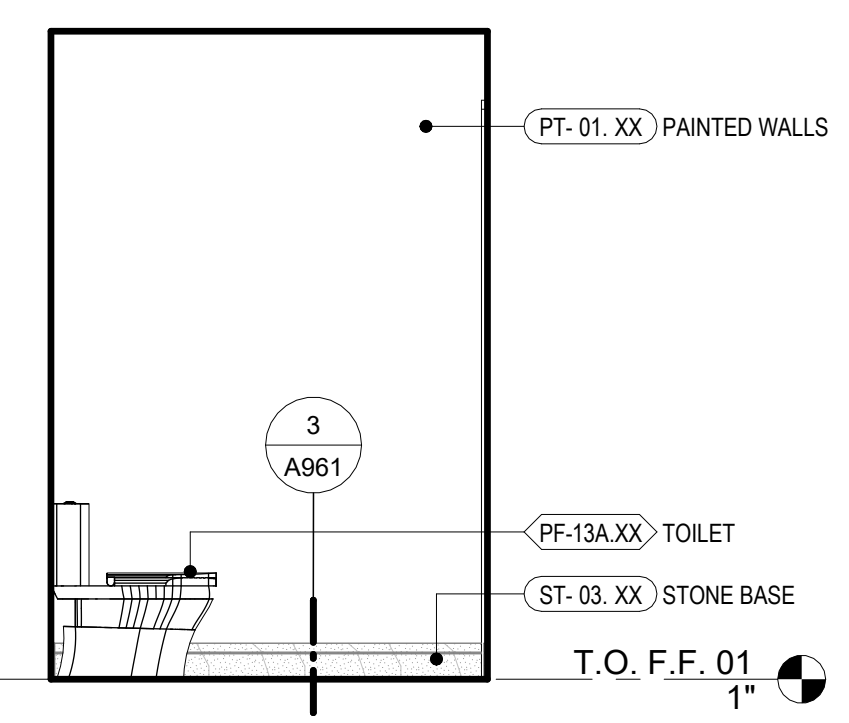
19 PRIMARY CLOSET
3/8" = 1'-0"



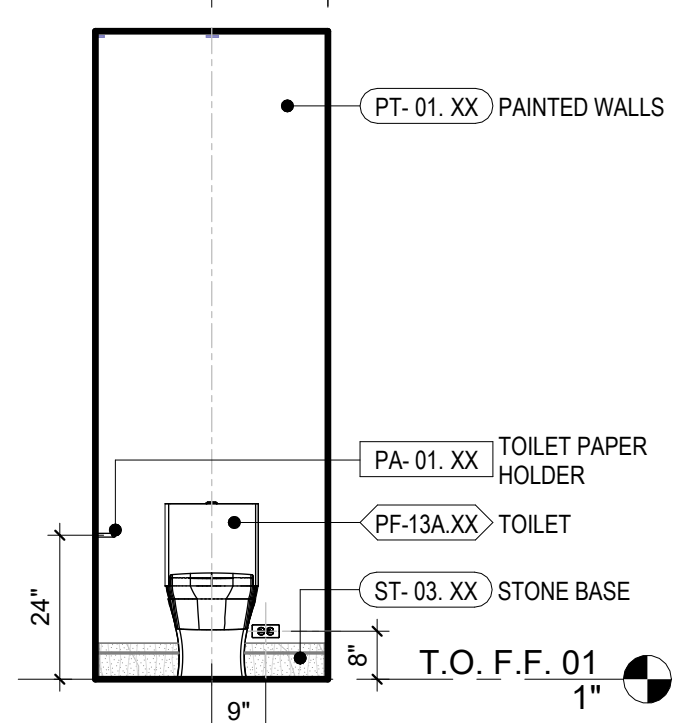
18 PRIMARY TOILET
3/8" = 1'-0"



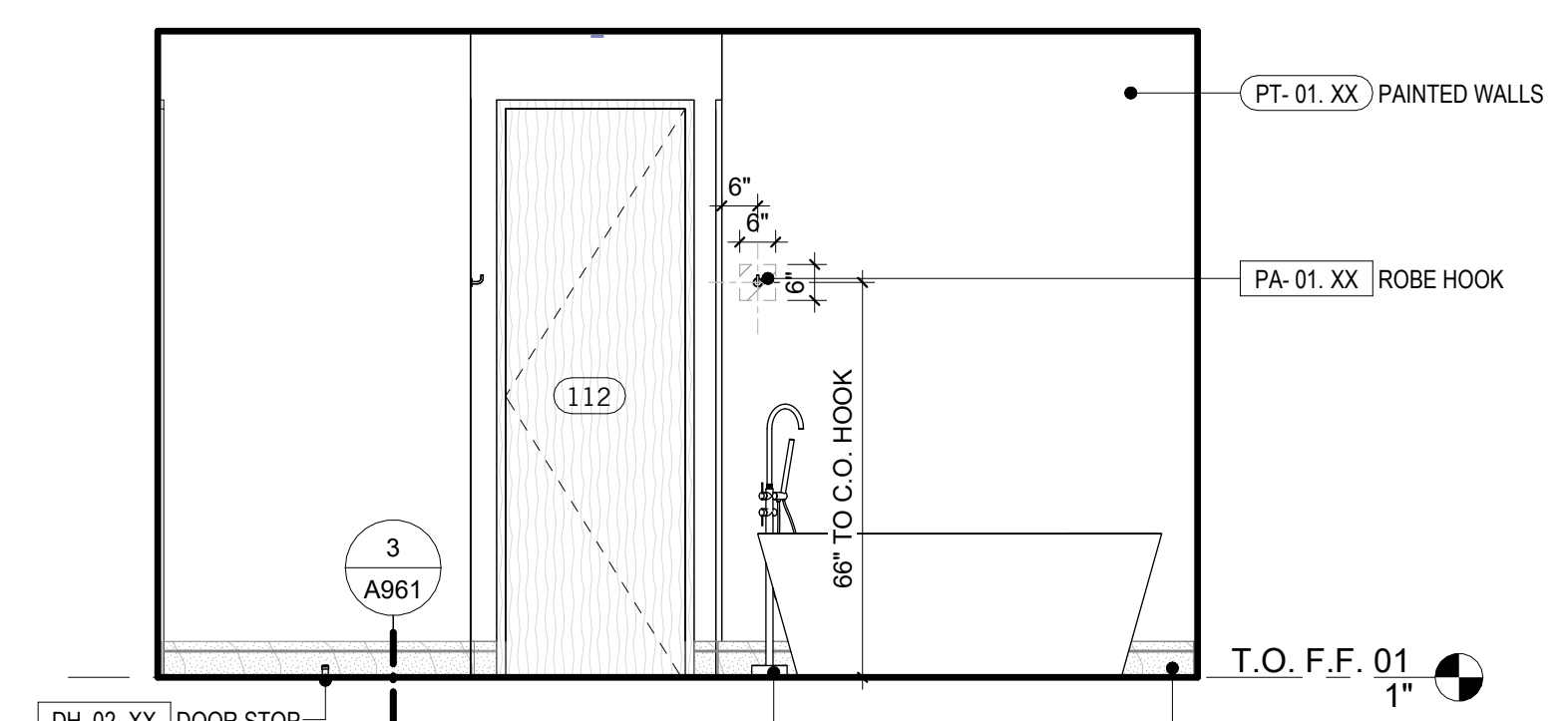
17 PRIMARY TOILET
3/8" = 1'-0"



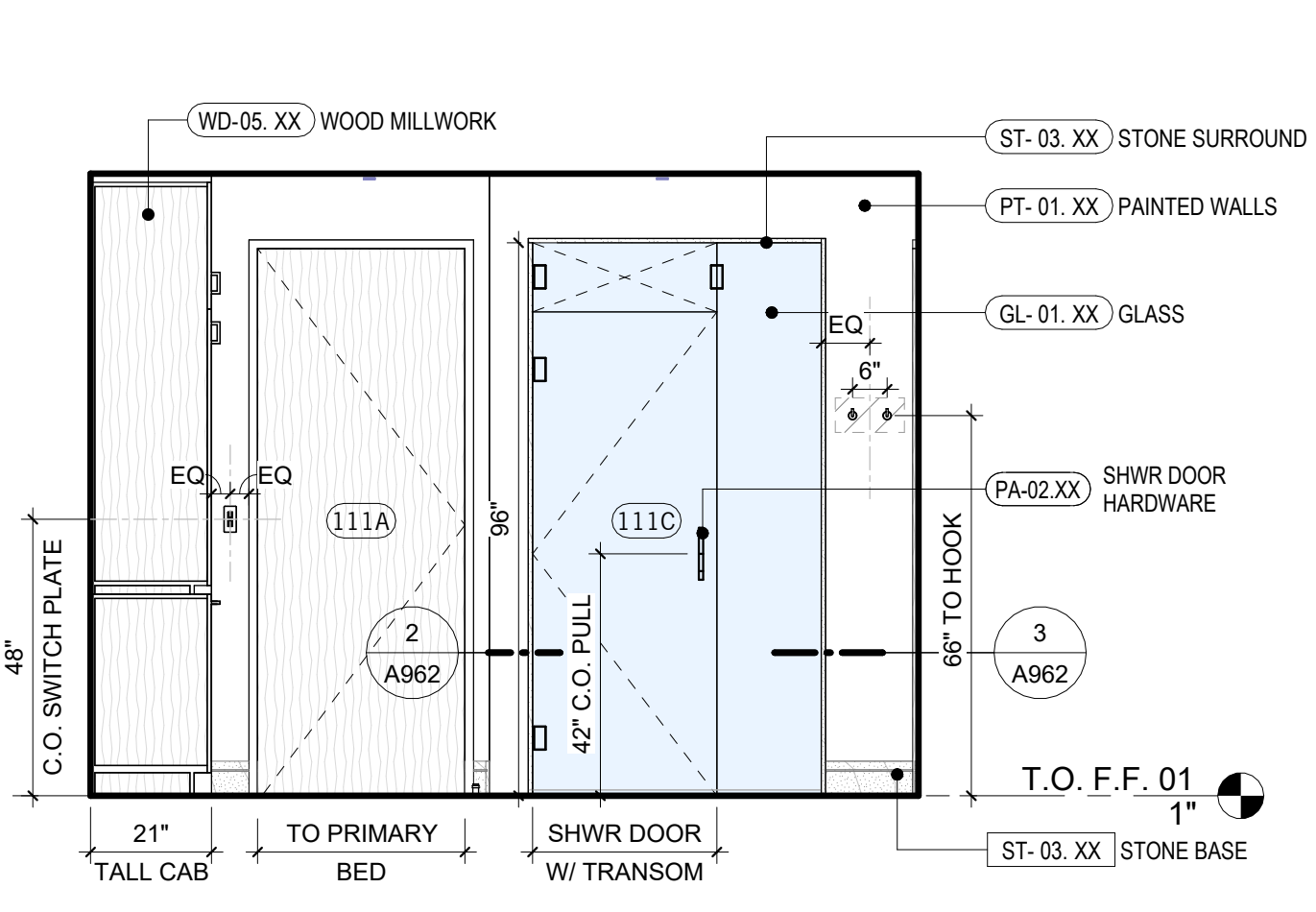
16 PRIMARY TOILET
3/8" = 1'-0"



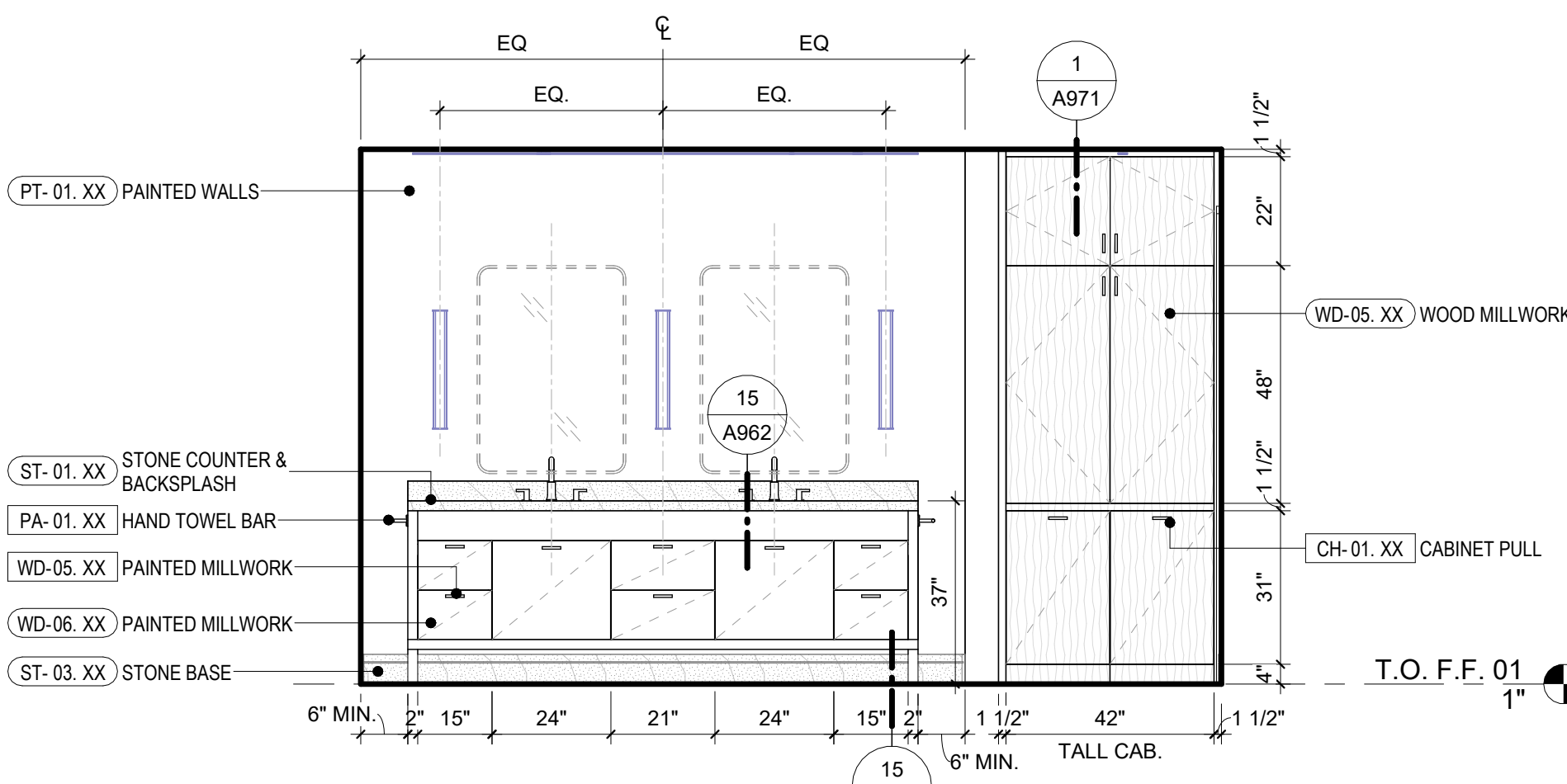
15 PRIMARY TOILET
3/8" = 1'-0"



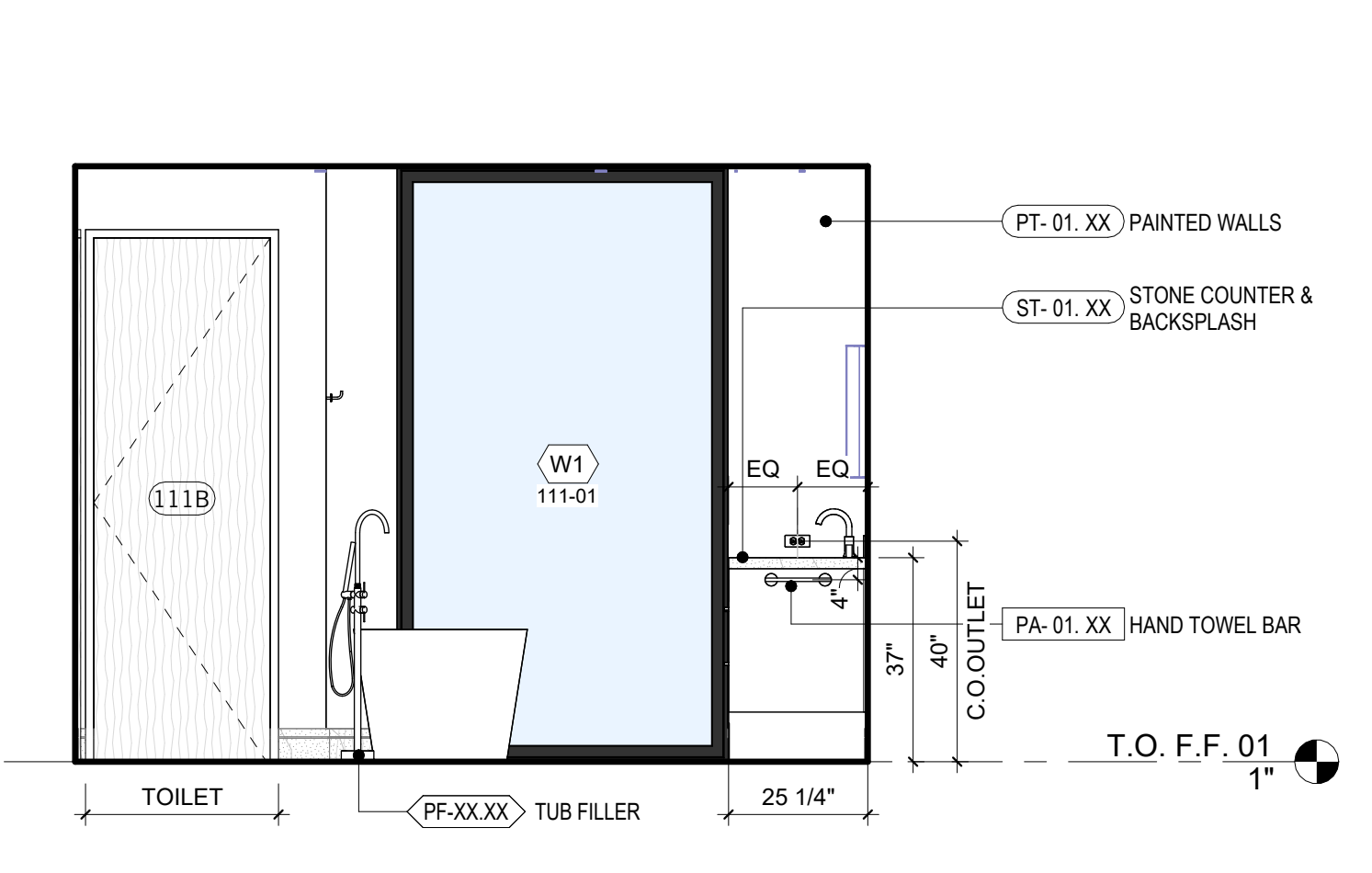
14 PRIMARY BATH
3/8" = 1'-0"



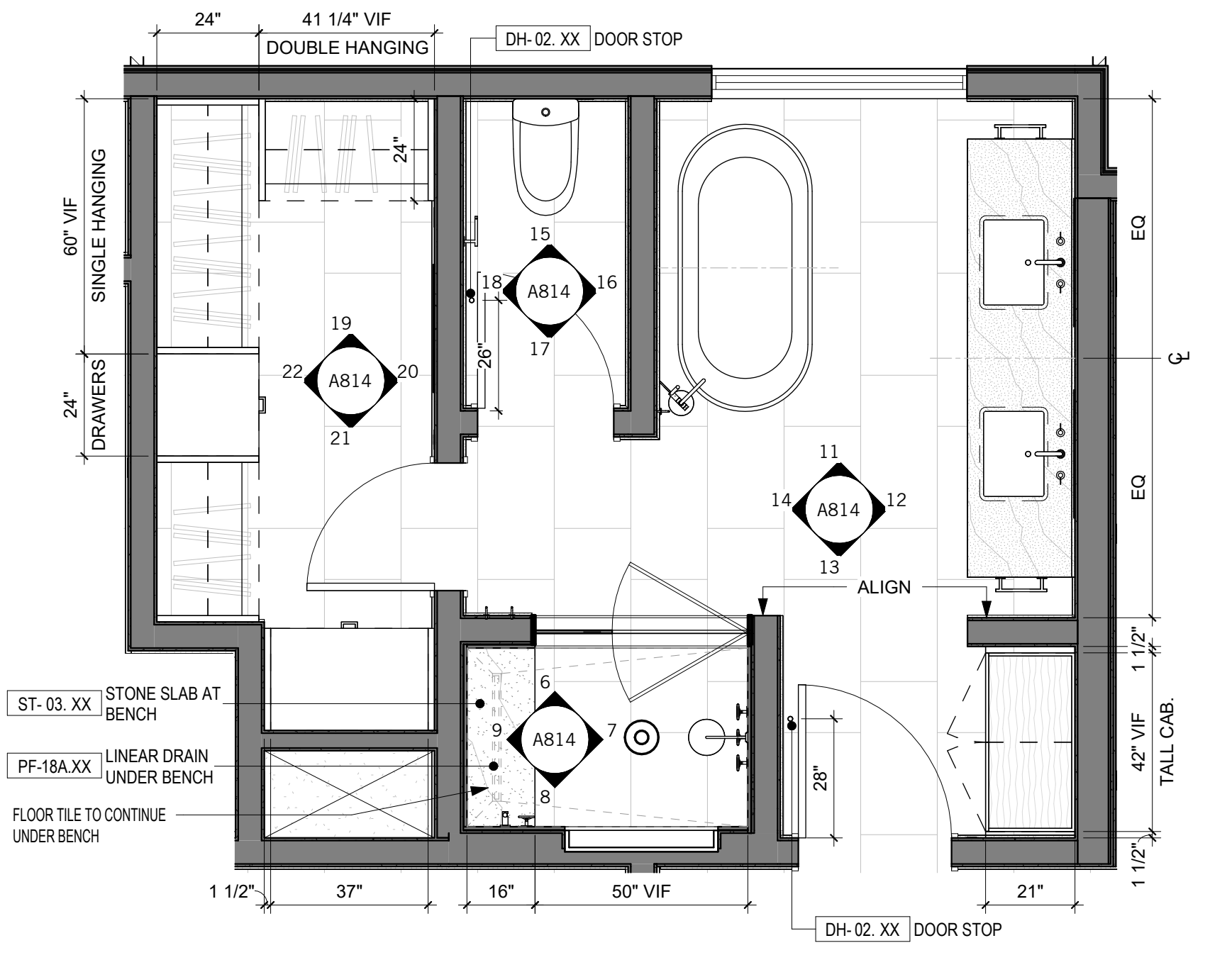
13 PRIMARY BATH
3/8" = 1'-0"



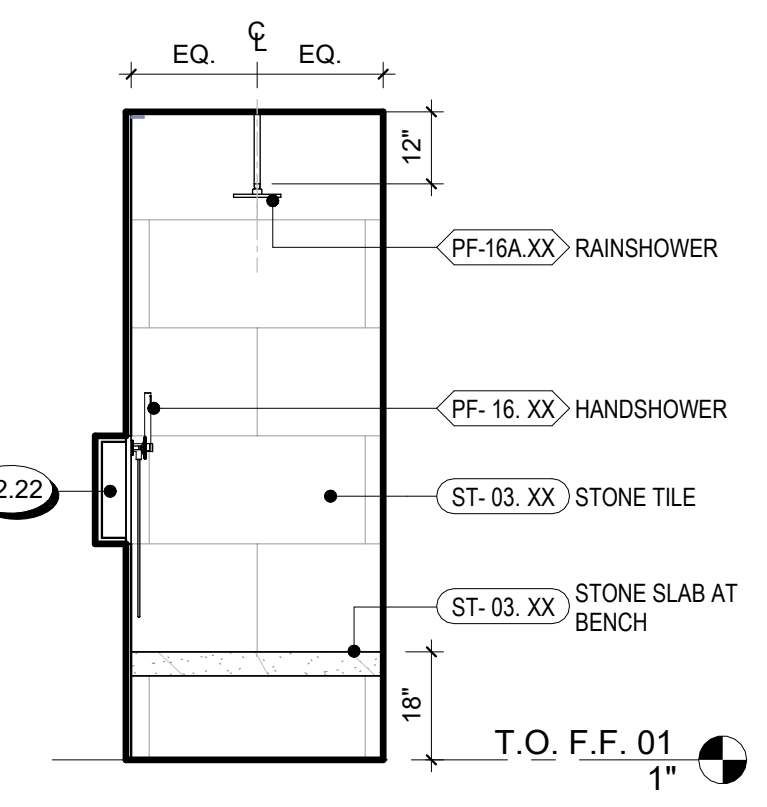
12 PRIMARY BATH
3/8" = 1'-0"



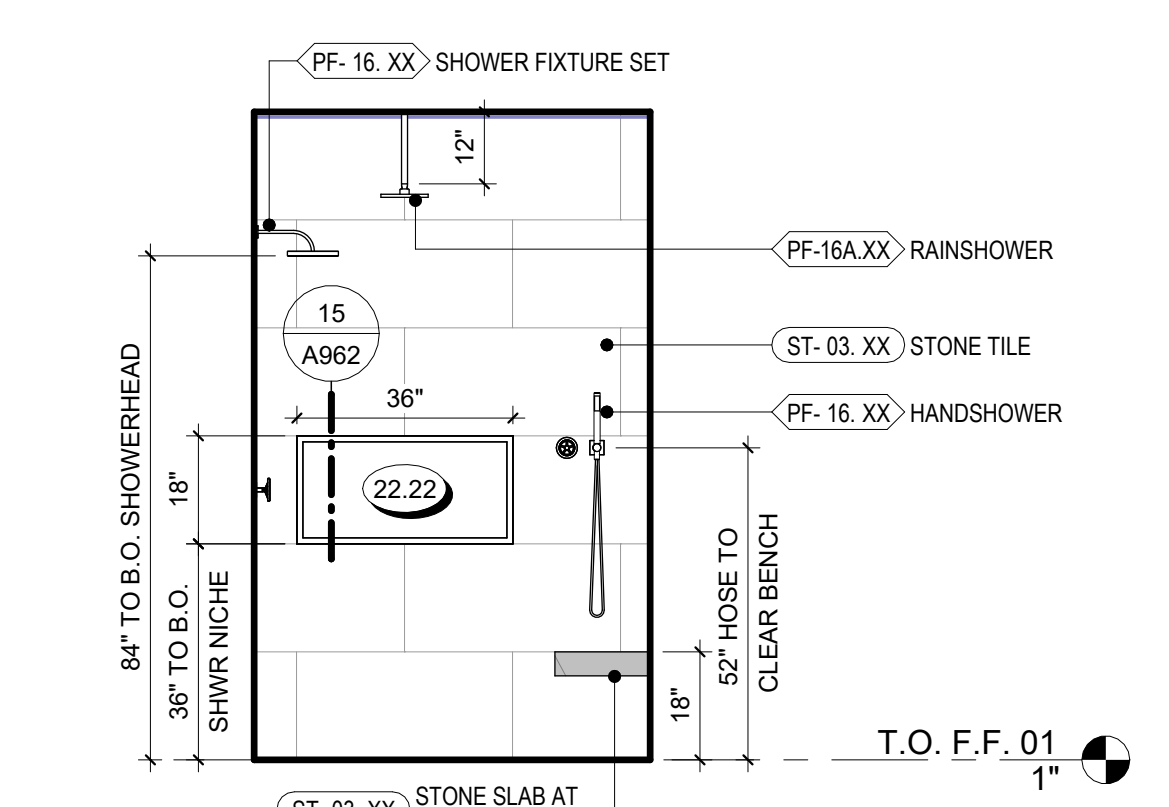
11 PRIMARY BATH
3/8" = 1'-0"



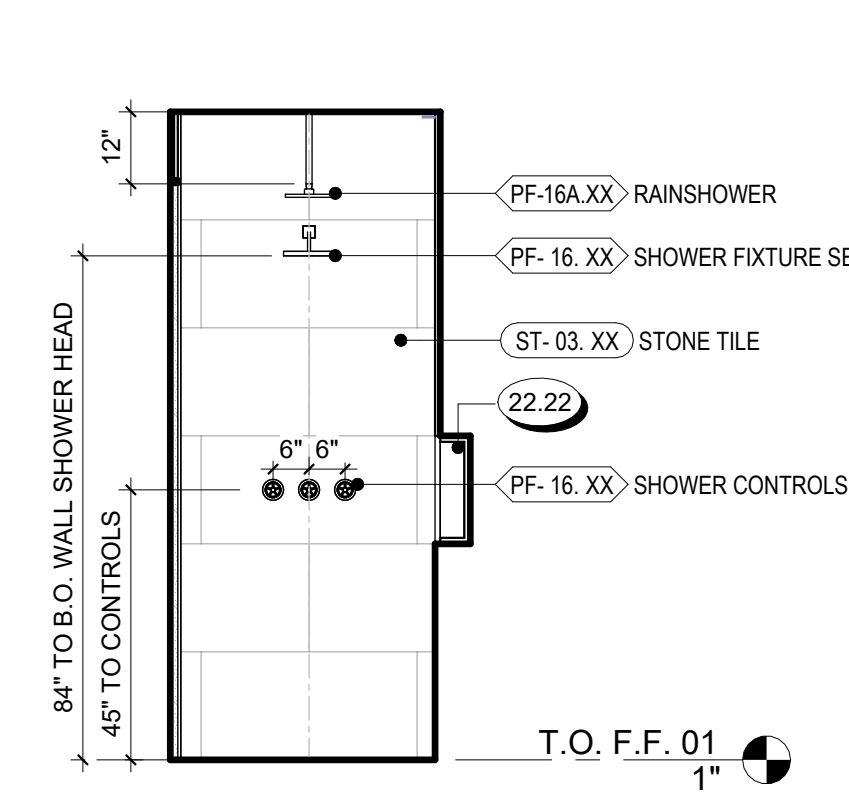
10 PRIMARY BATH & CLOSET - ENLARGED PLAN
3/8" = 1'-0"



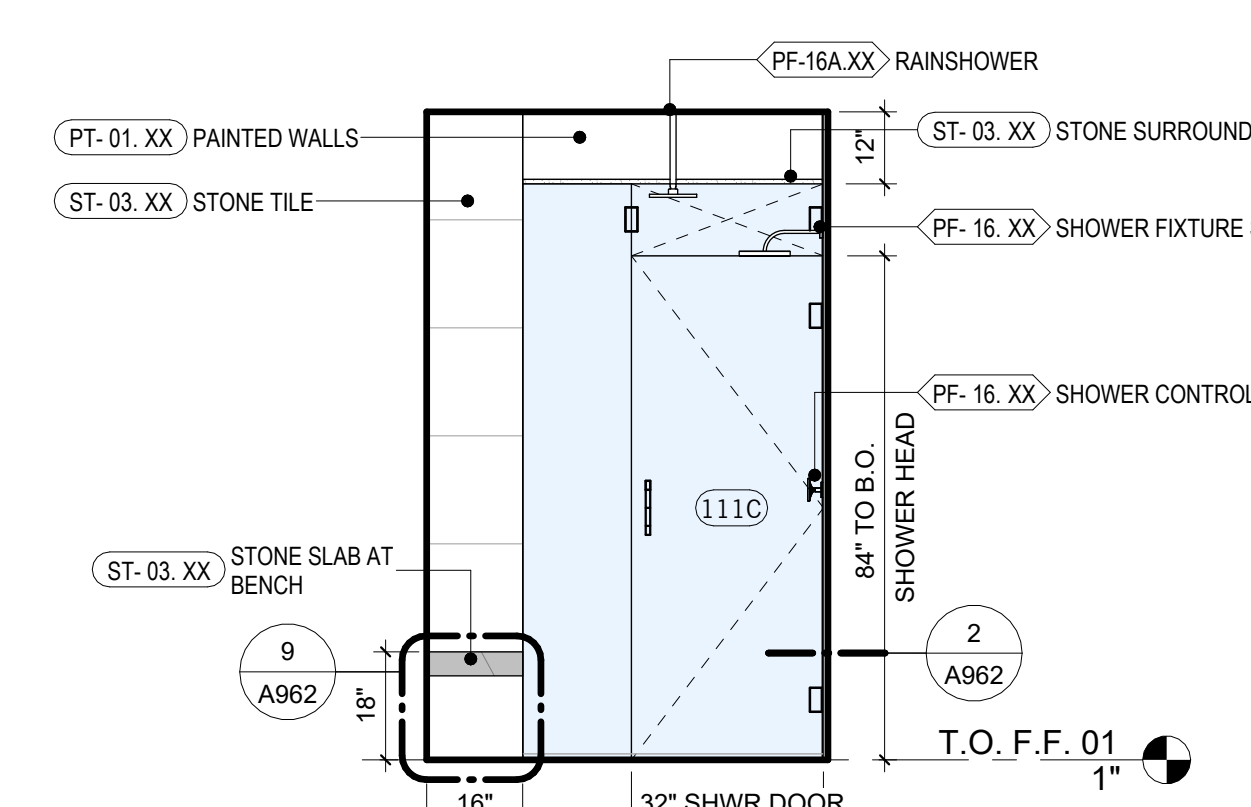
9 PRIMARY SHOWER
3/8" = 1'-0"



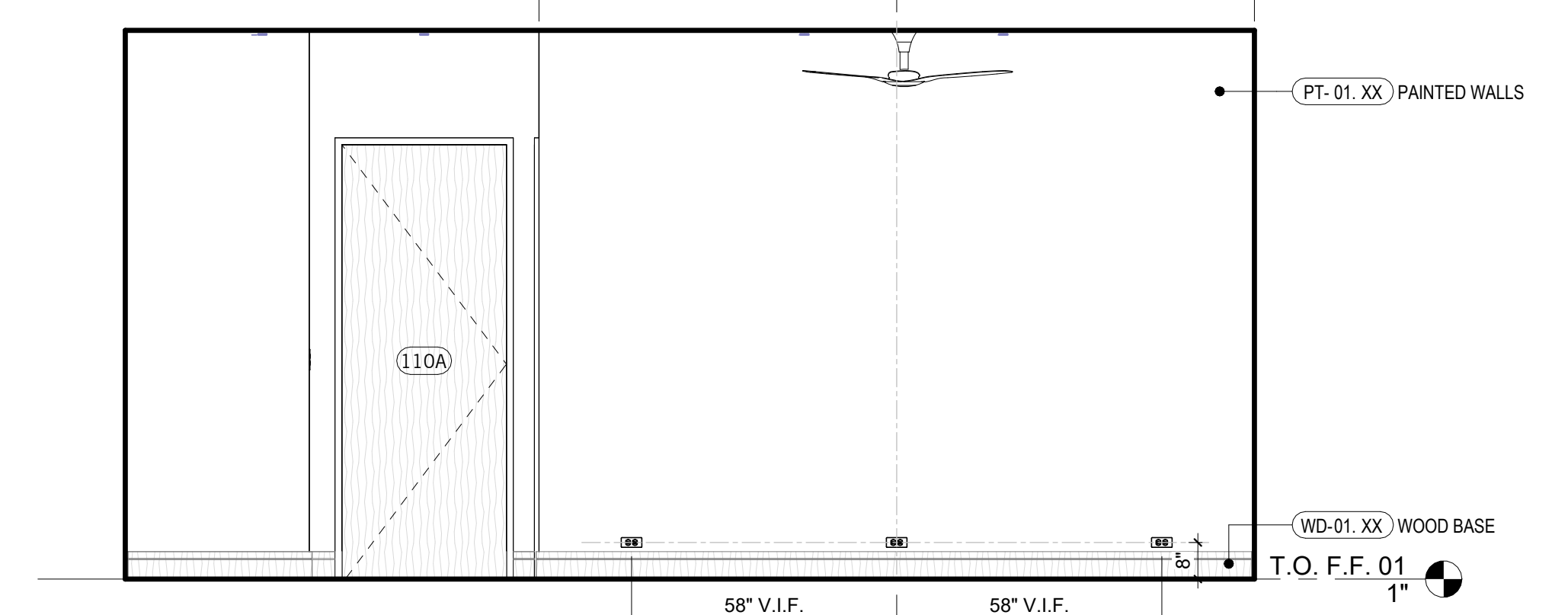
8 PRIMARY SHOWER
3/8" = 1'-0"



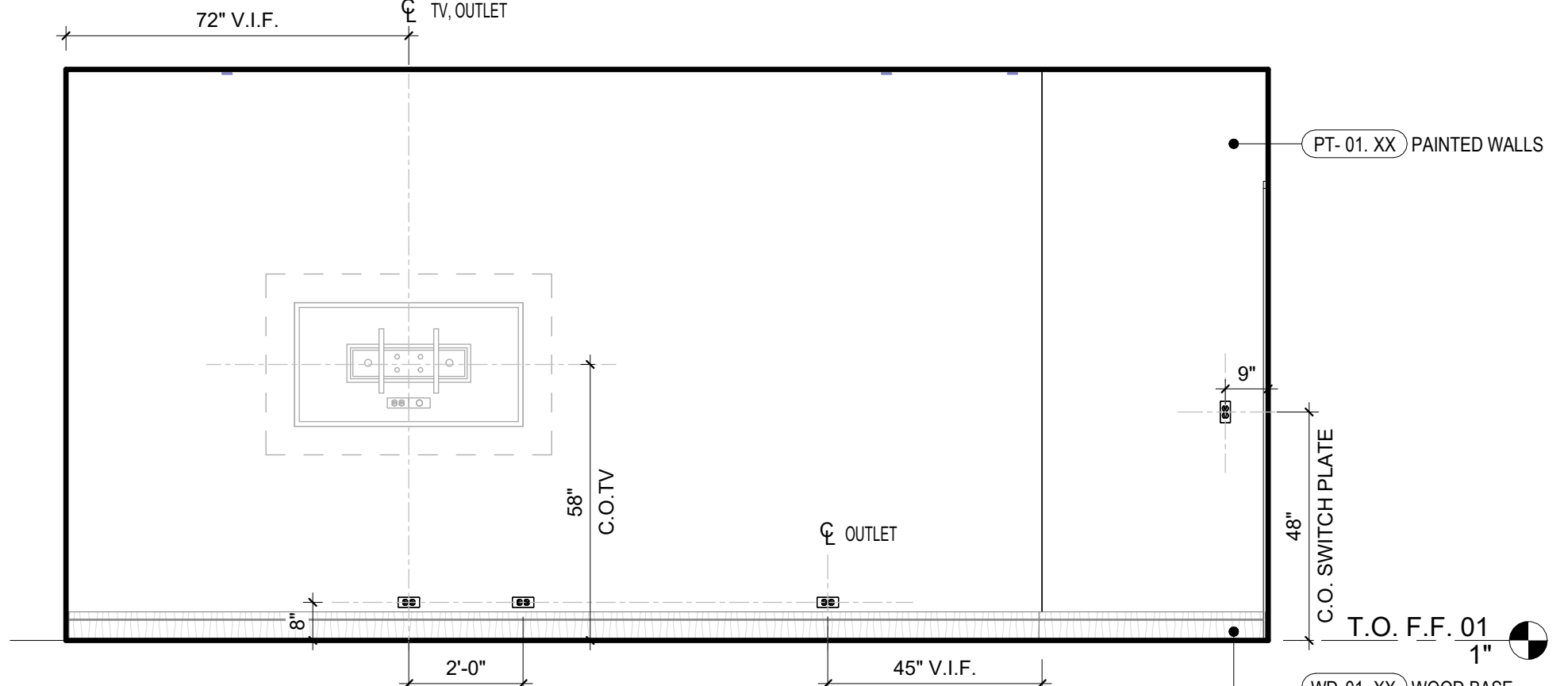
7 PRIMARY SHOWER
3/8" = 1'-0"



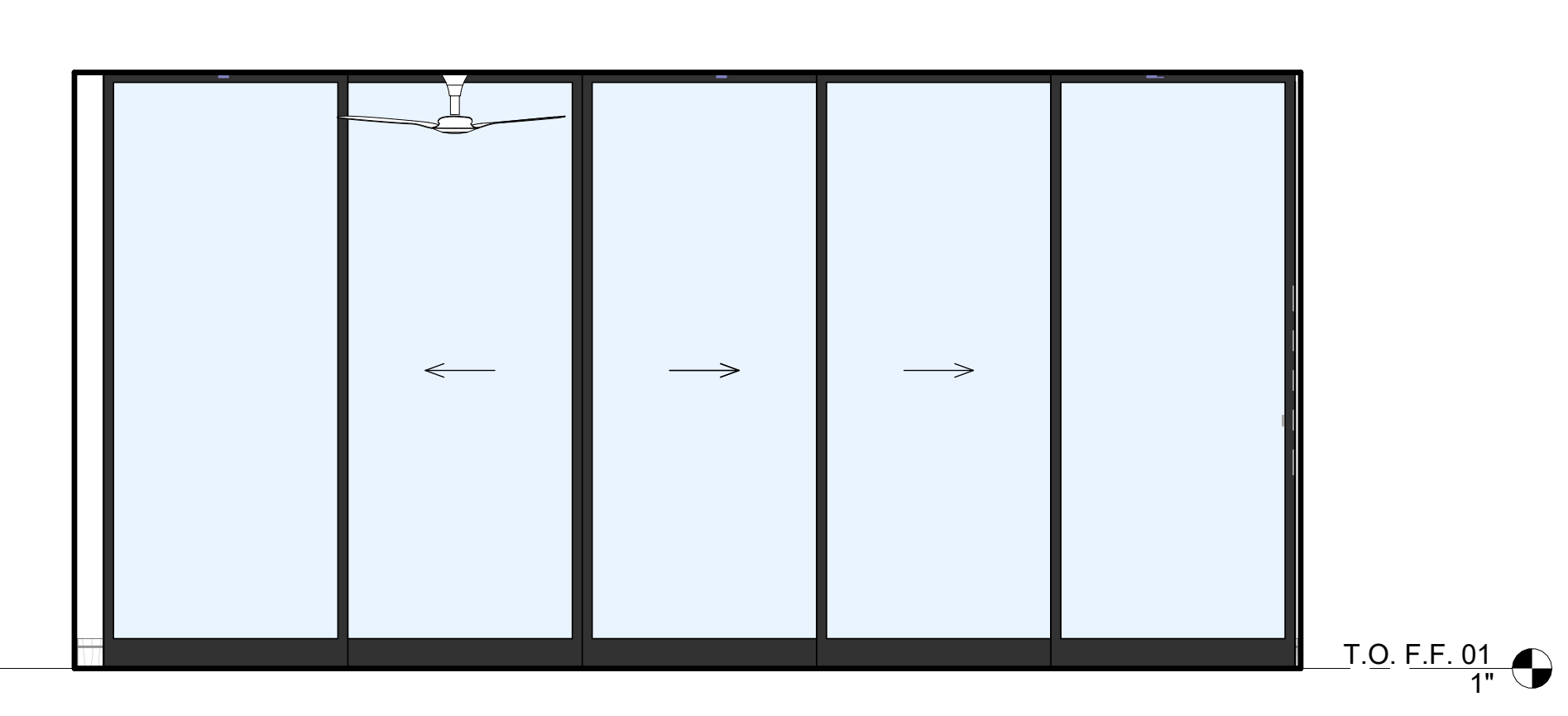
6 PRIMARY SHOWER
3/8" = 1'-0"



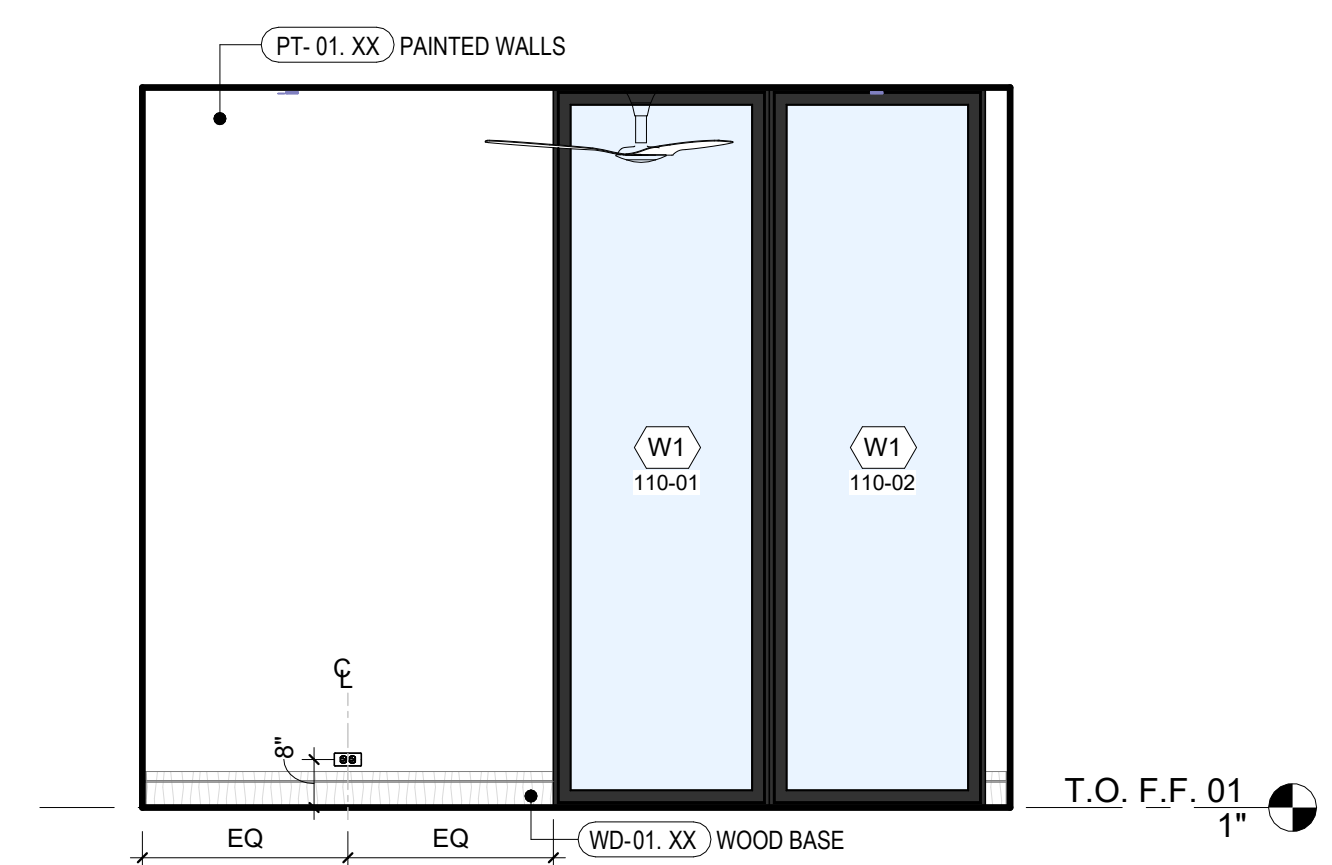
5 PRIMARY BED
3/8" = 1'-0"



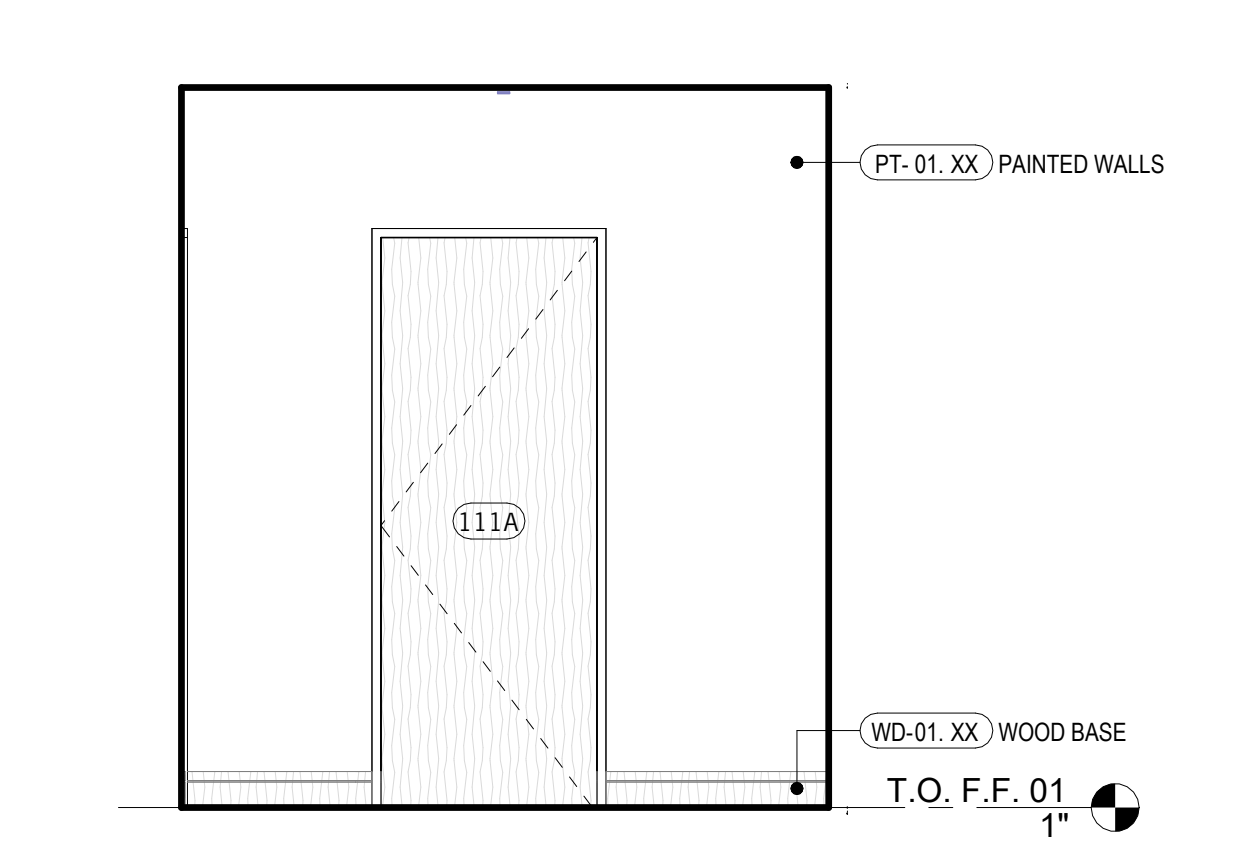
4 PRIMARY BED
3/8" = 1'-0"



3 PRIMARY BED
3/8" = 1'-0"



2 PRIMARY BED
3/8" = 1'-0"

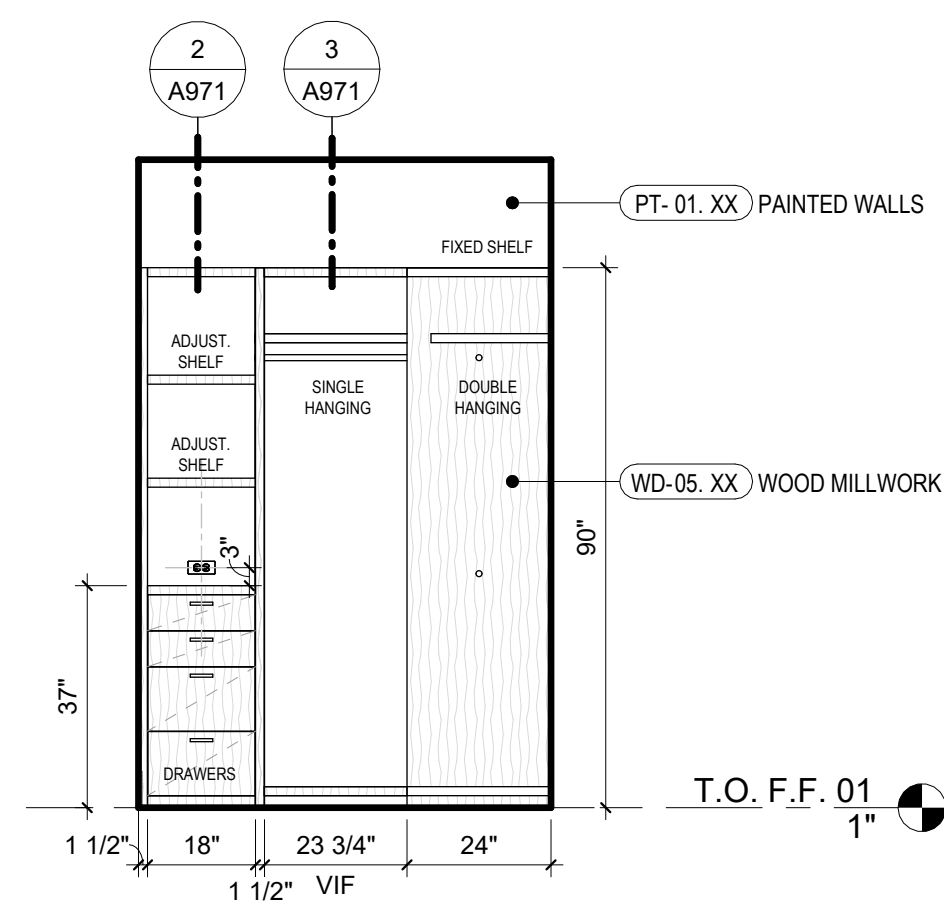


1 PRIMARY BED
3/8" = 1'-0"

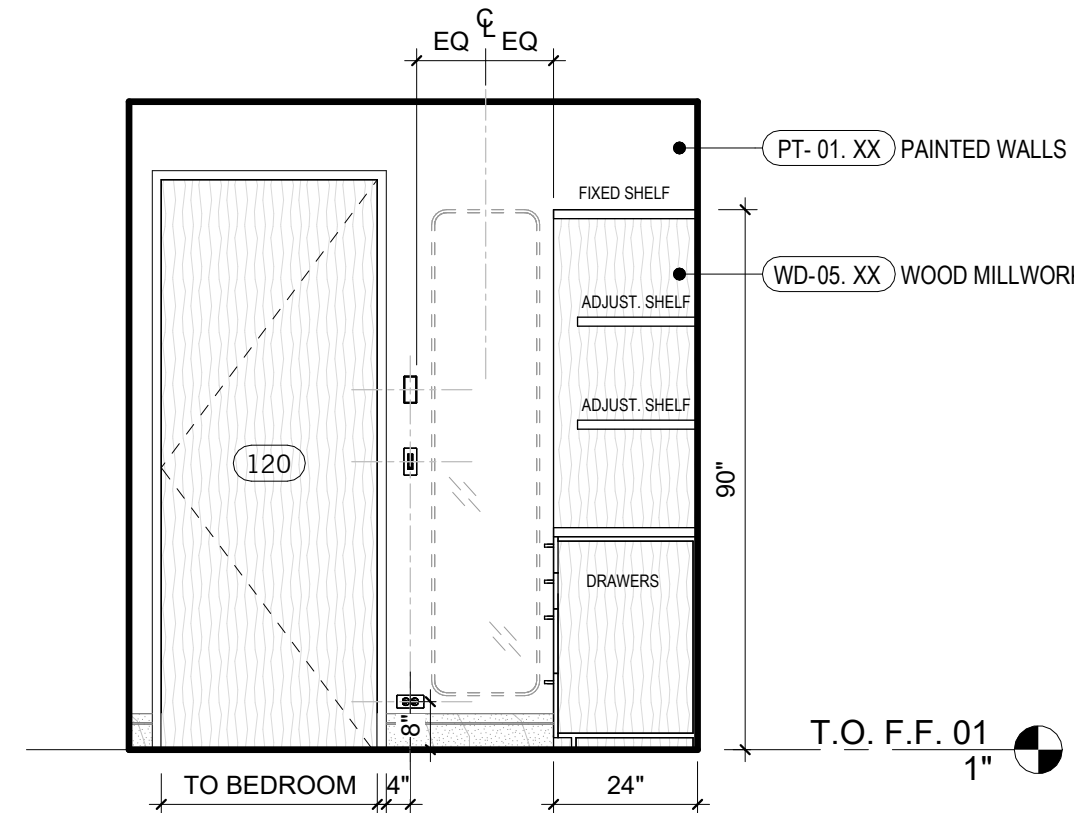
NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
ENLARGED PLANS & INTERIOR ELEVATIONS (C)

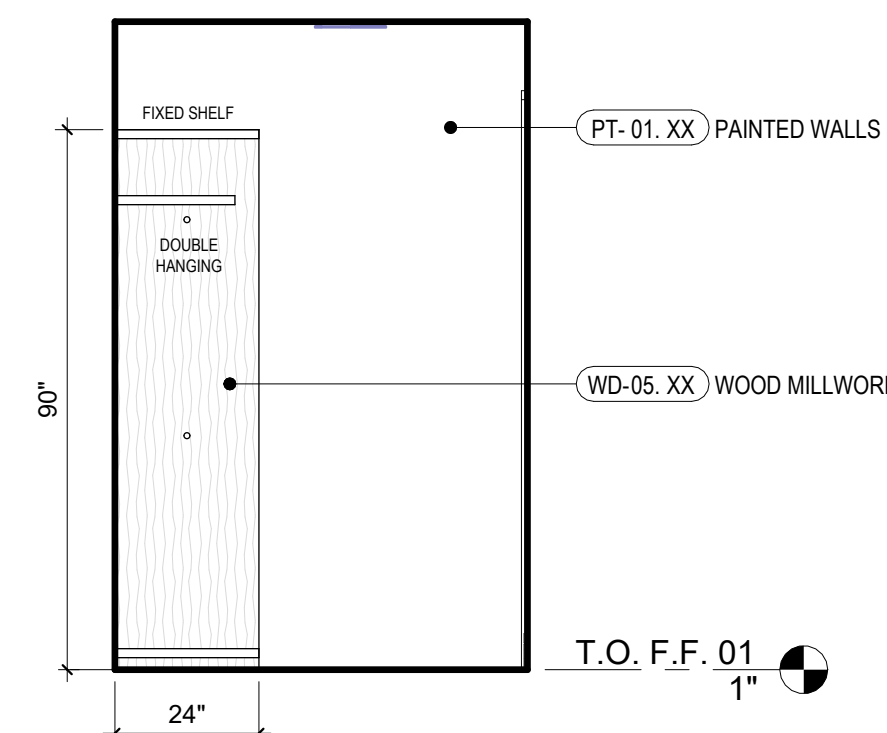
SHEET
A814



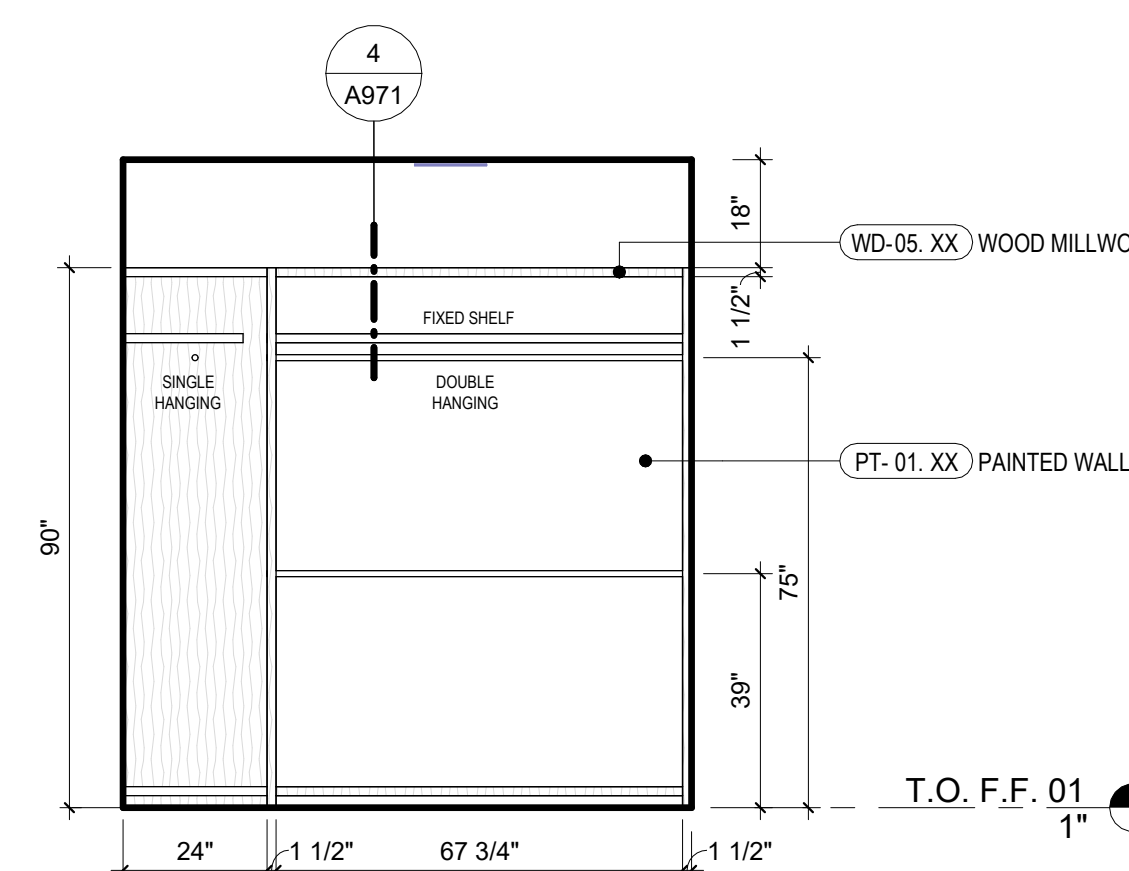
22 BED - 2 CLOSET
3/8" = 1'-0"



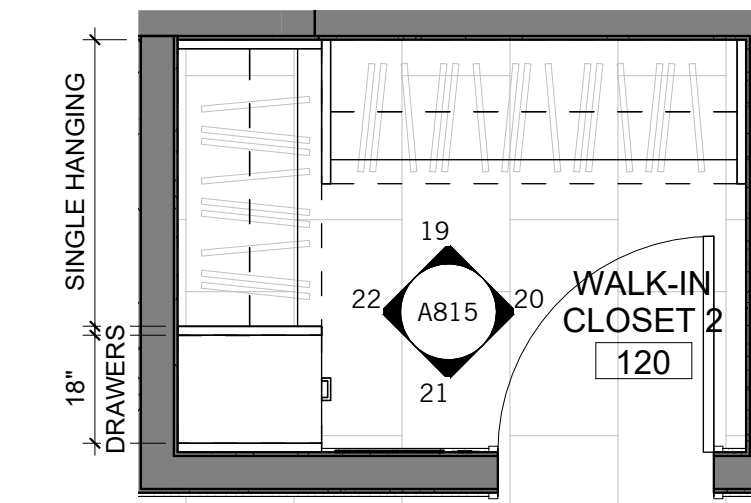
21 BED - 2 CLOSET
3/8" = 1'-0"



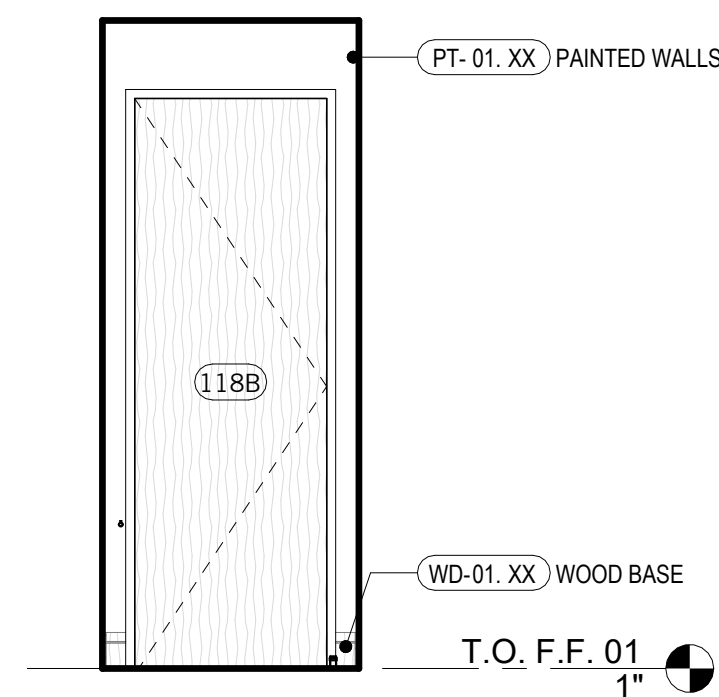
20 BED - 2 CLOSET
3/8" = 1'-0"



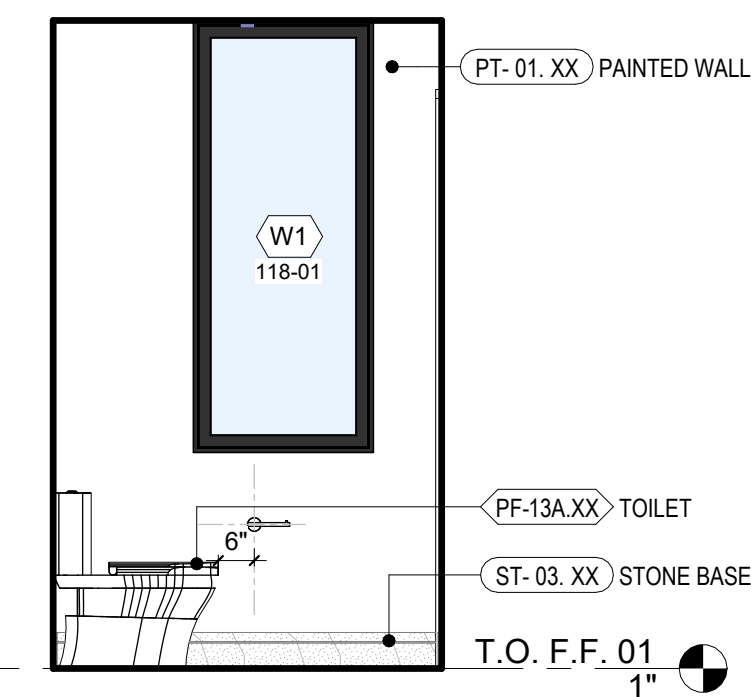
19 BED - 2 CLOSET
3/8" = 1'-0"



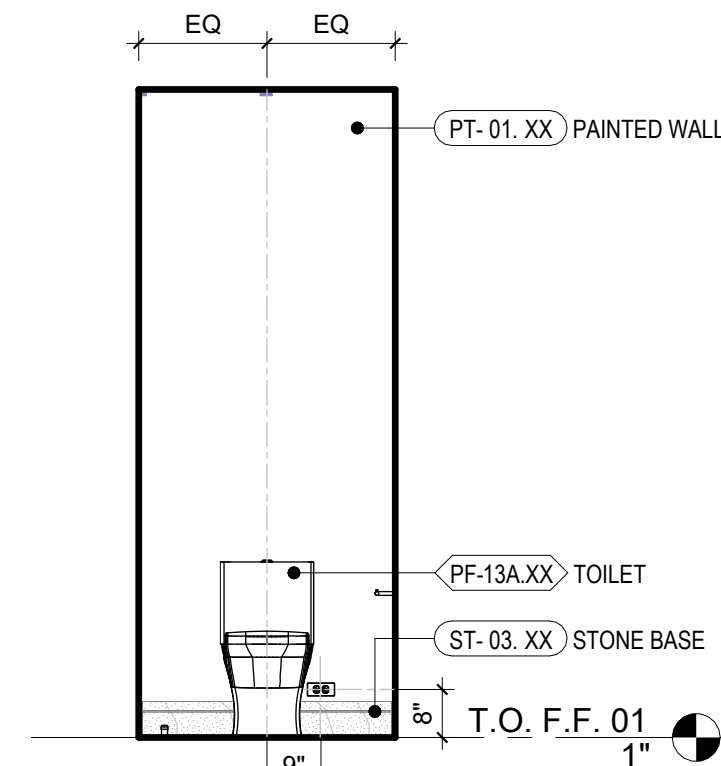
18 BED-2 CLOSET - ENLARGED PLAN
3/8" = 1'-0"



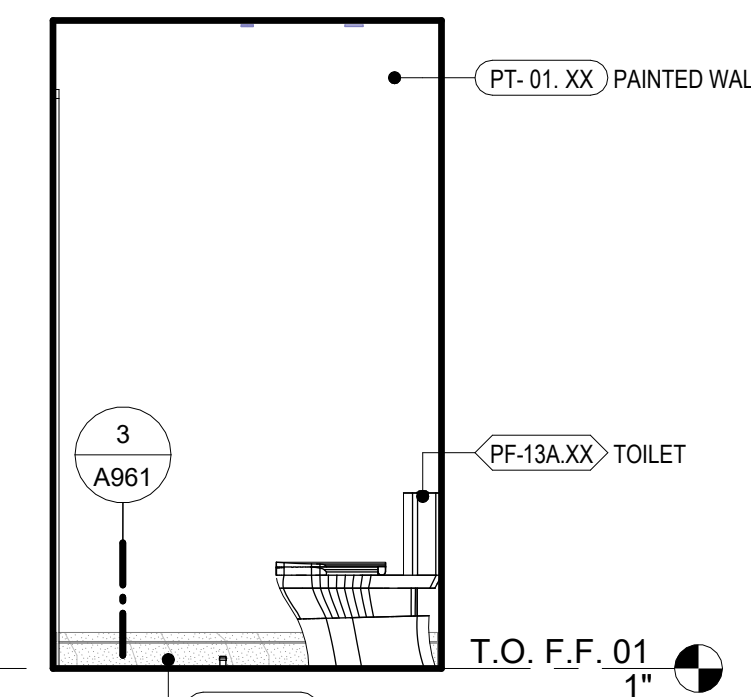
9 BATH - 2 TOILET
3/8" = 1'-0"



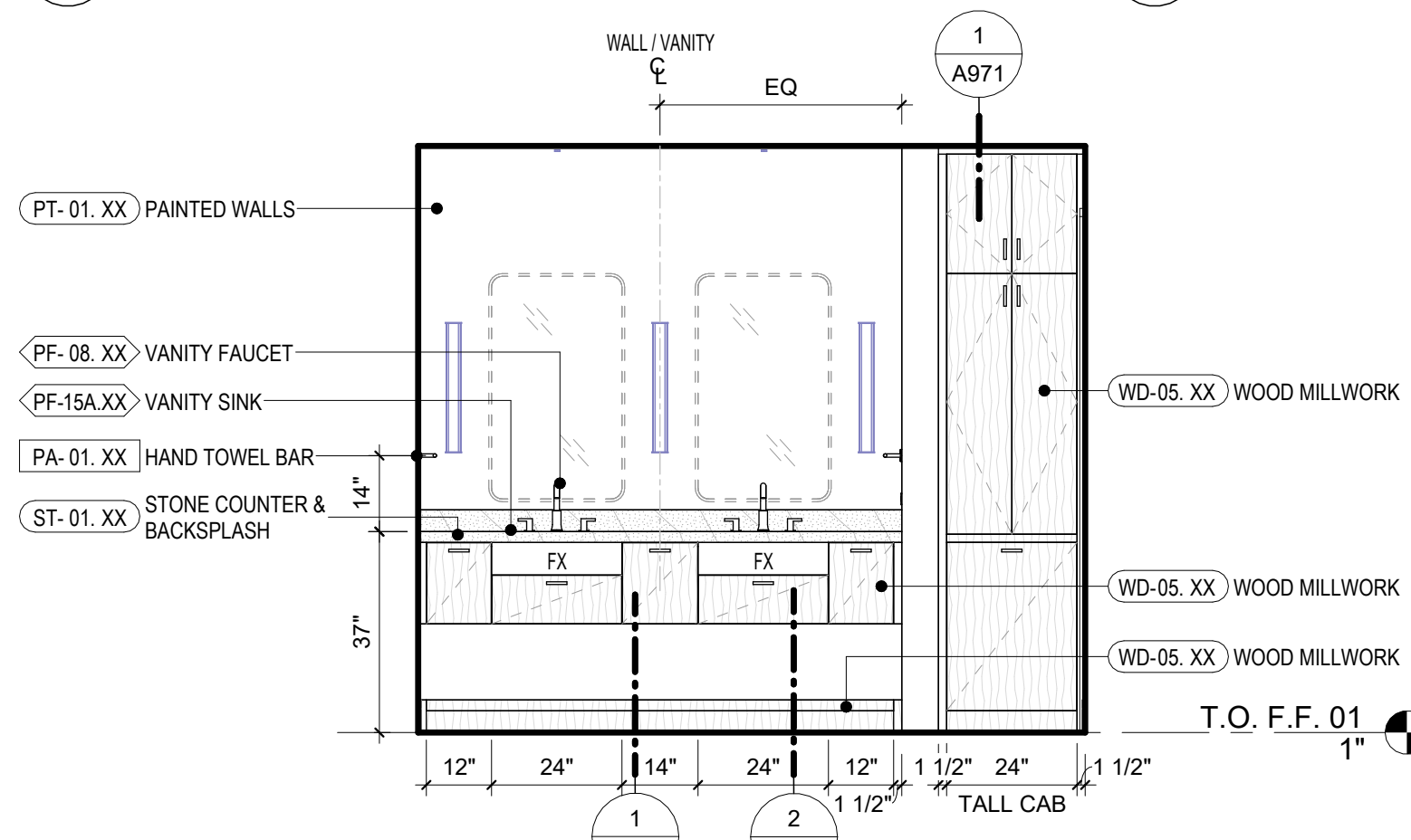
8 BATH - 2 TOILET
3/8" = 1'-0"



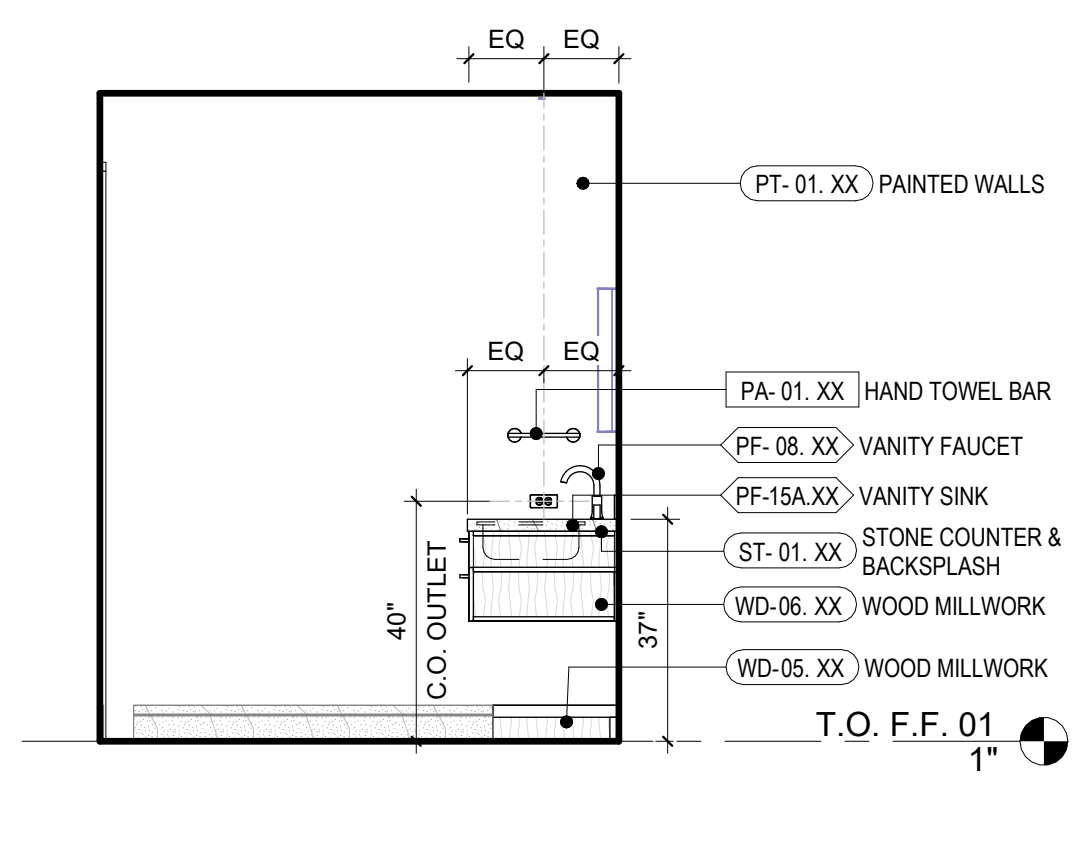
7 BATH - 2 TOILET
3/8" = 1'-0"



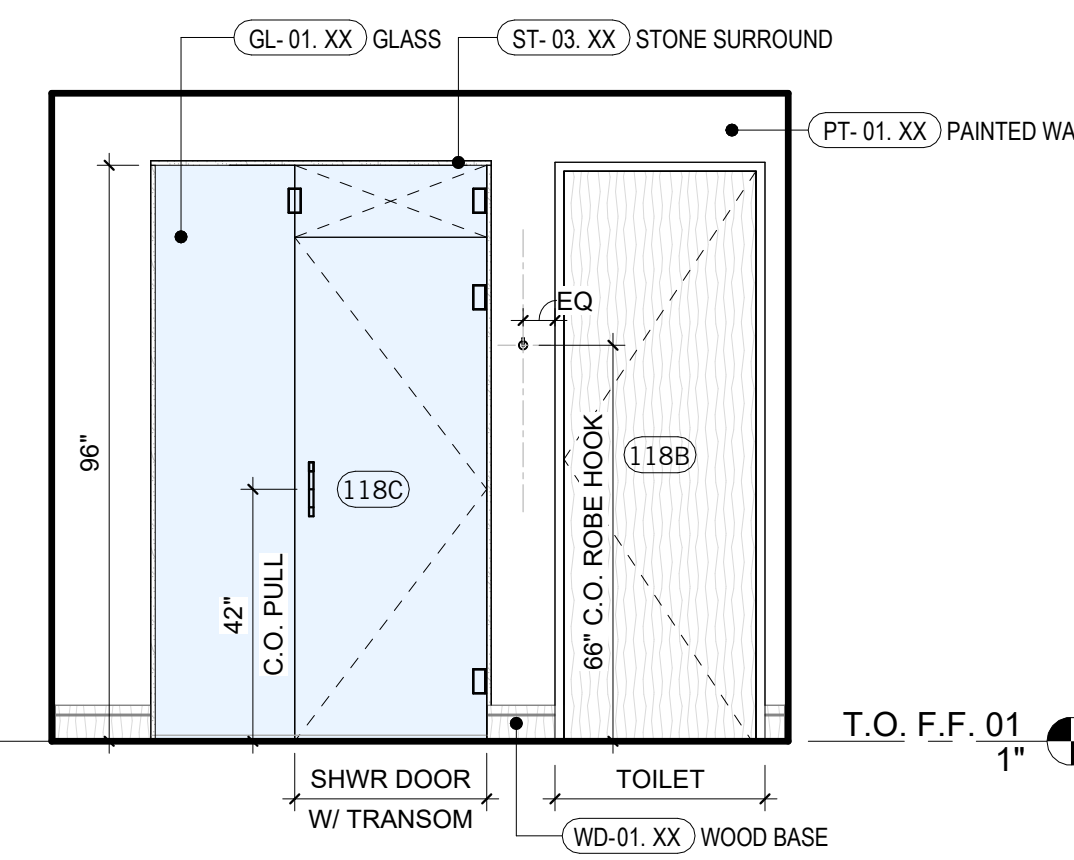
6 BATH - 2 TOILET
3/8" = 1'-0"



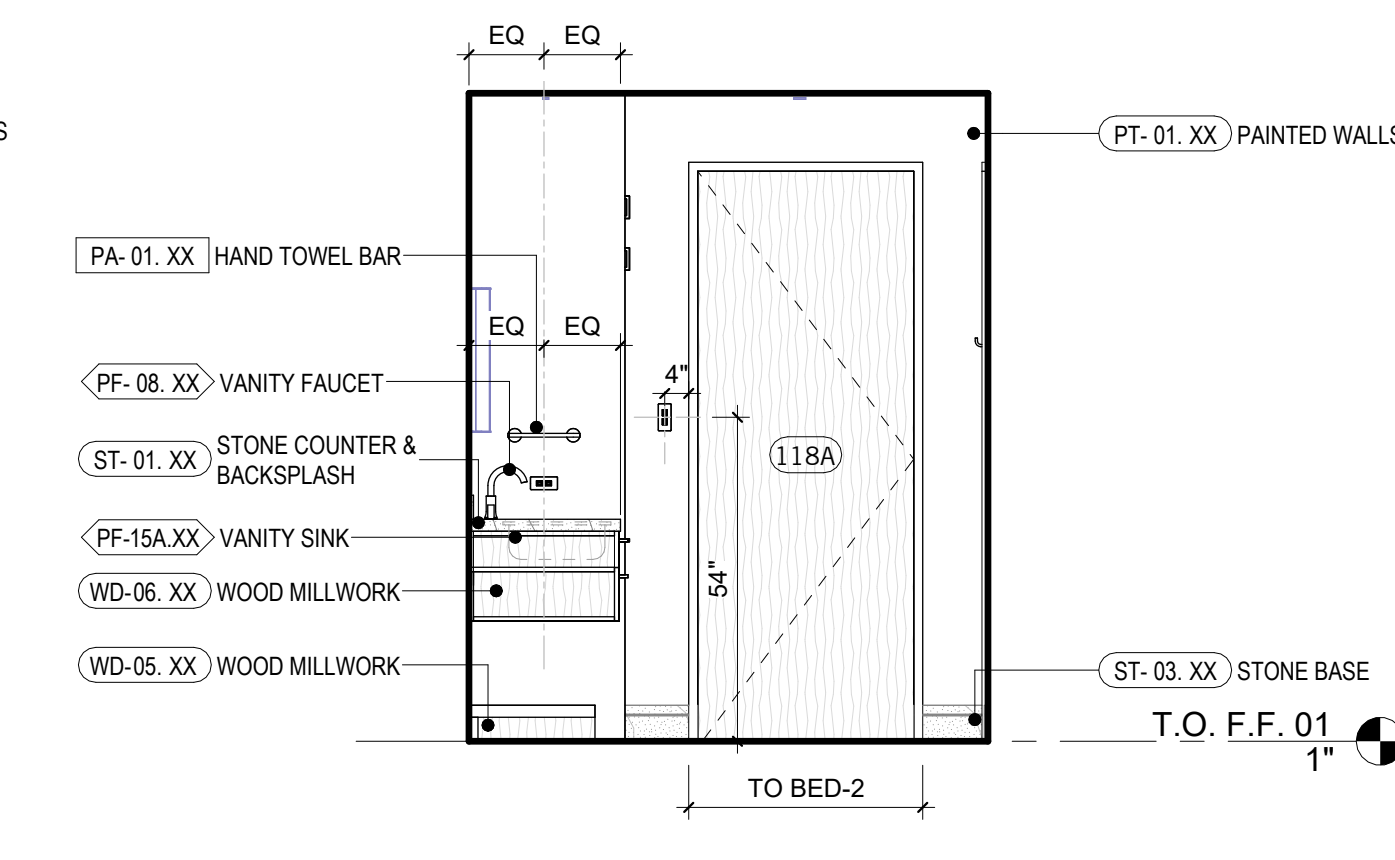
13 BATH - 2
3/8" = 1'-0"



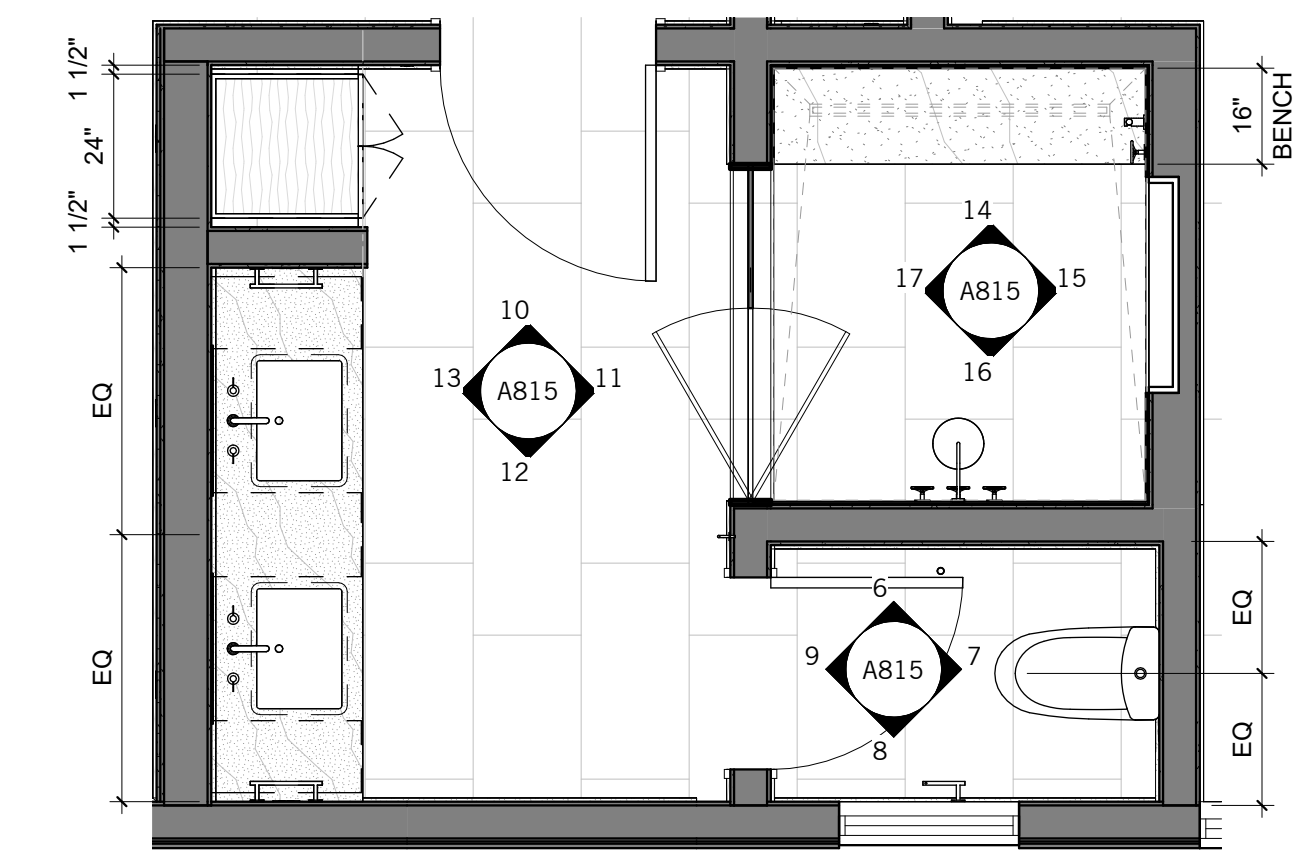
12 BATH - 2
3/8" = 1'-0"



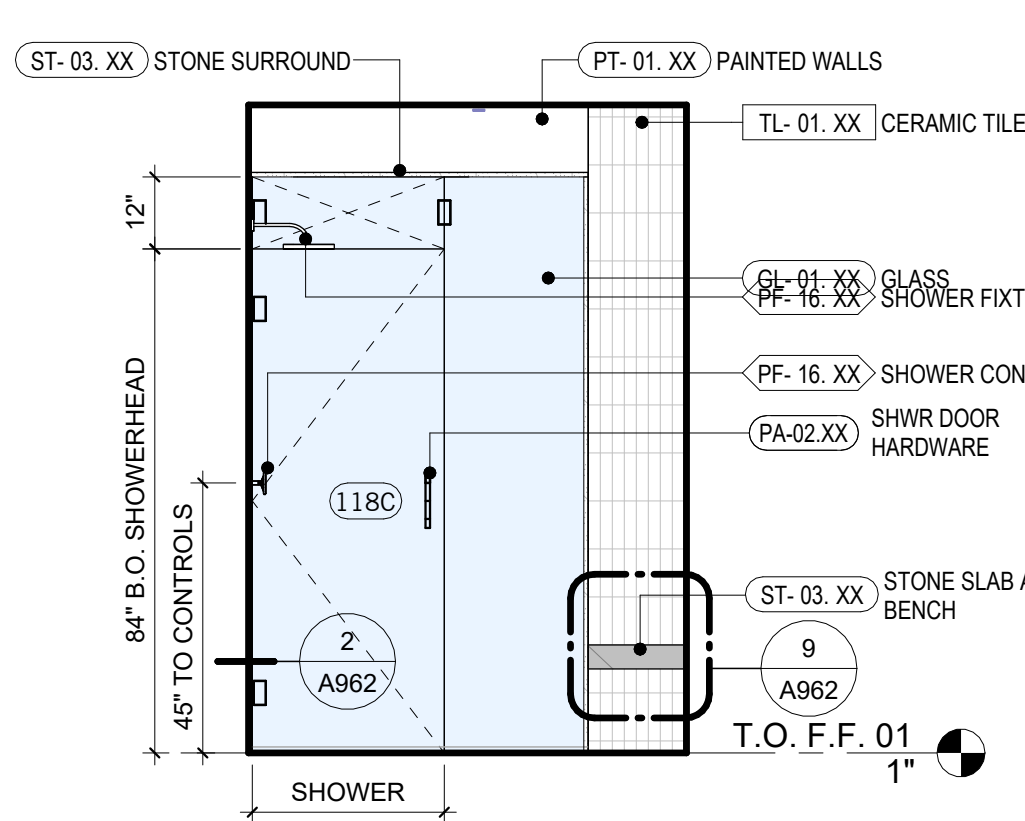
11 BATH - 2
3/8" = 1'-0"



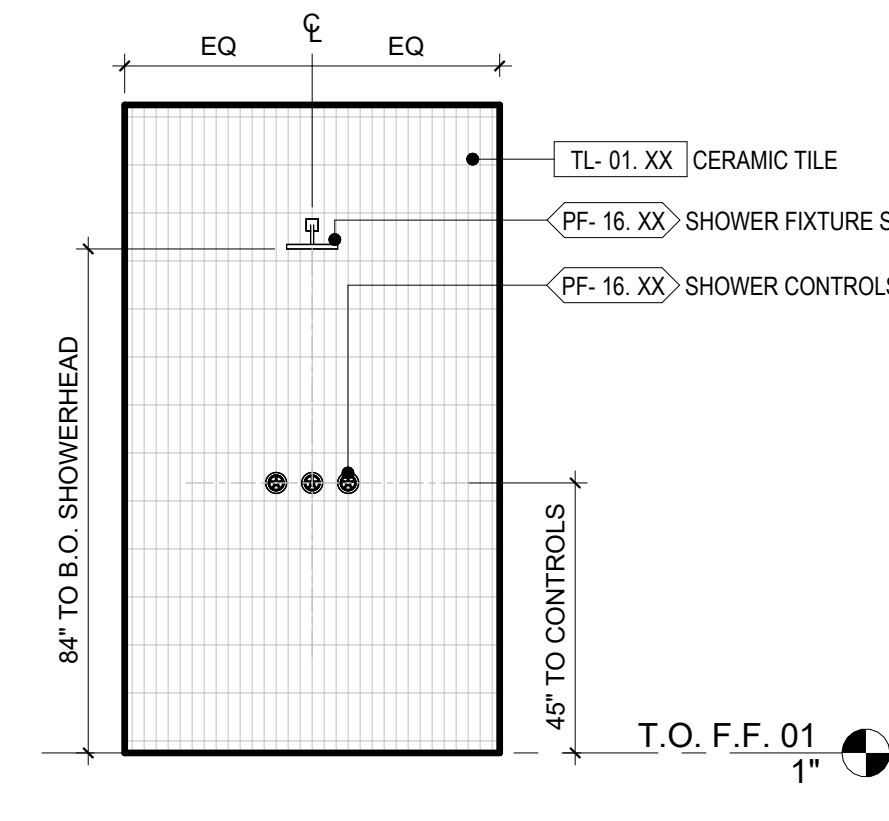
10 BATH - 2
3/8" = 1'-0"



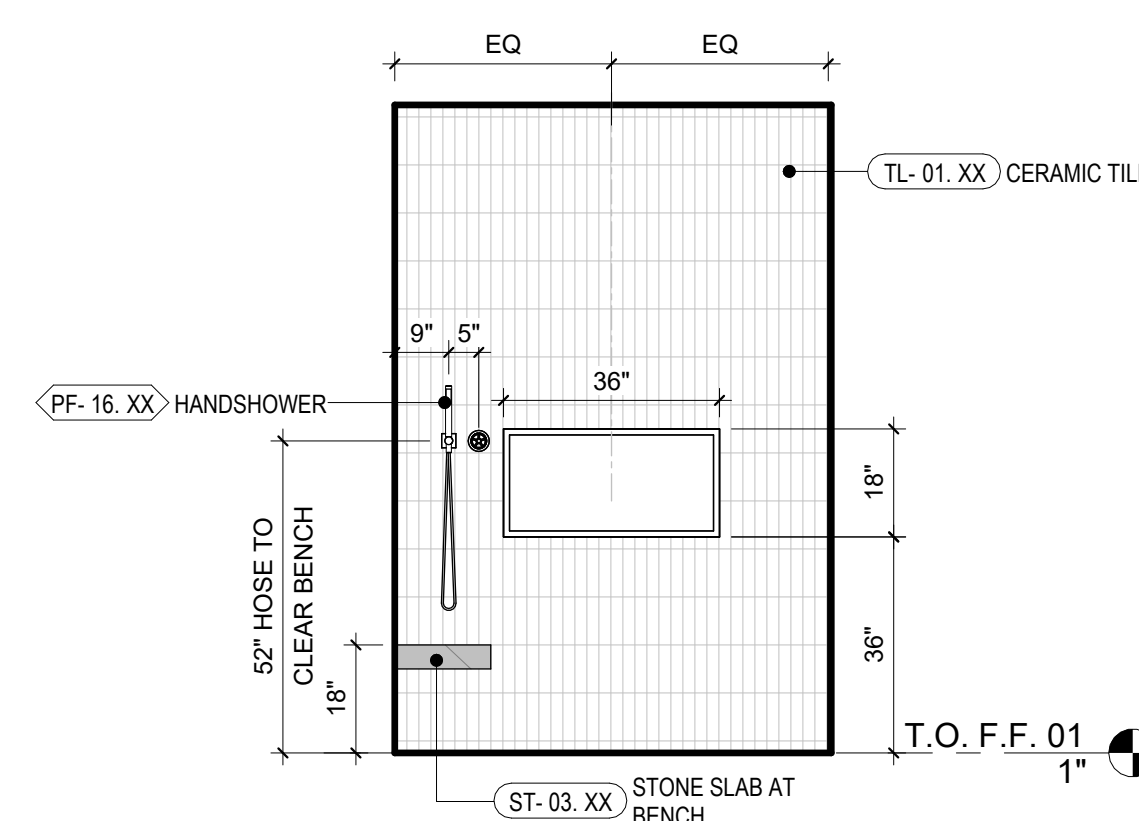
5 BATH-2 - ENLARGED PLAN
3/8" = 1'-0"



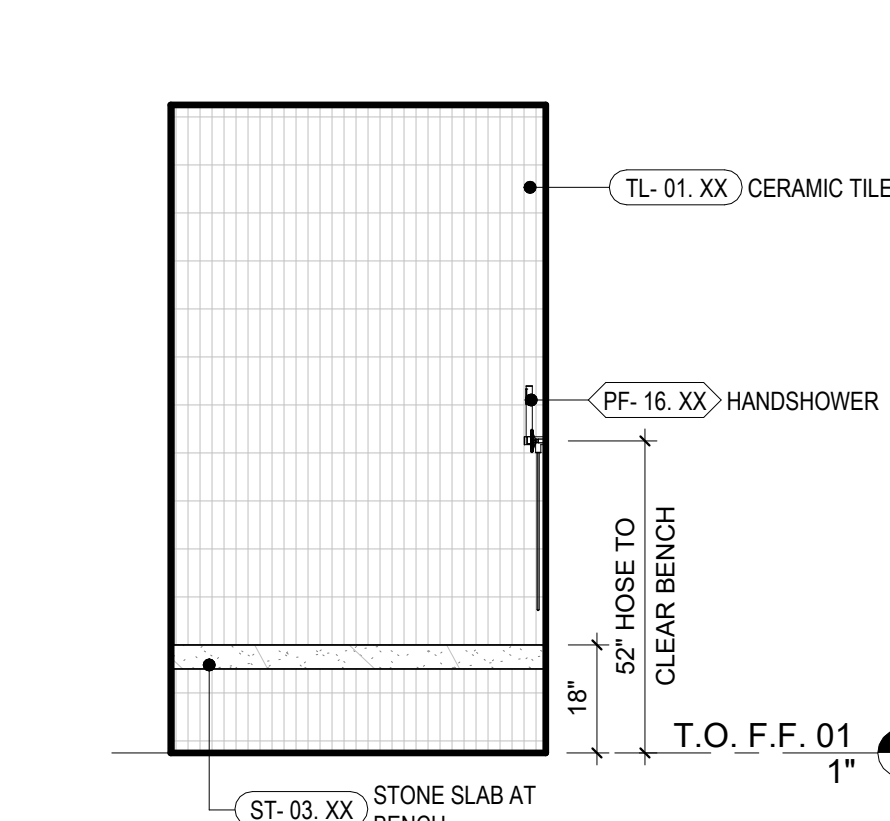
17 SHOWER - 2
3/8" = 1'-0"



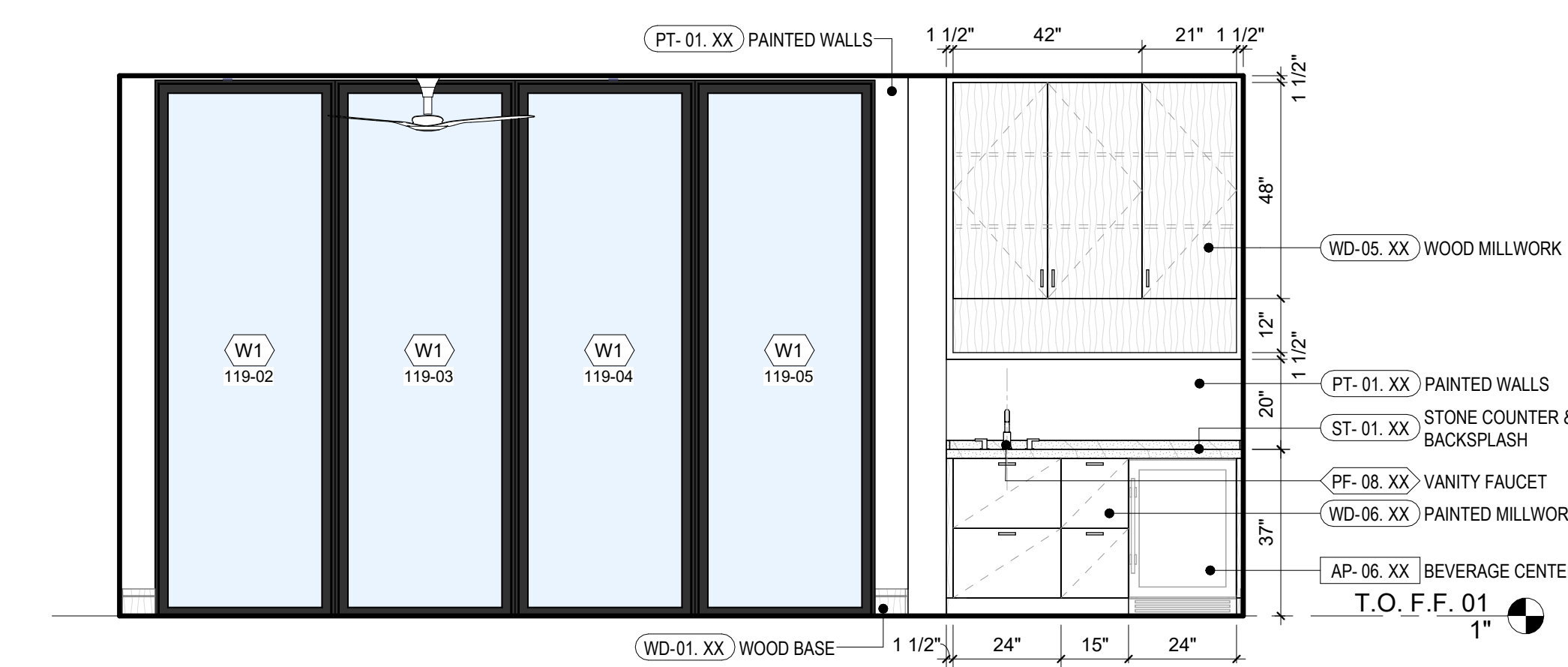
16 SHOWER - 2
3/8" = 1'-0"



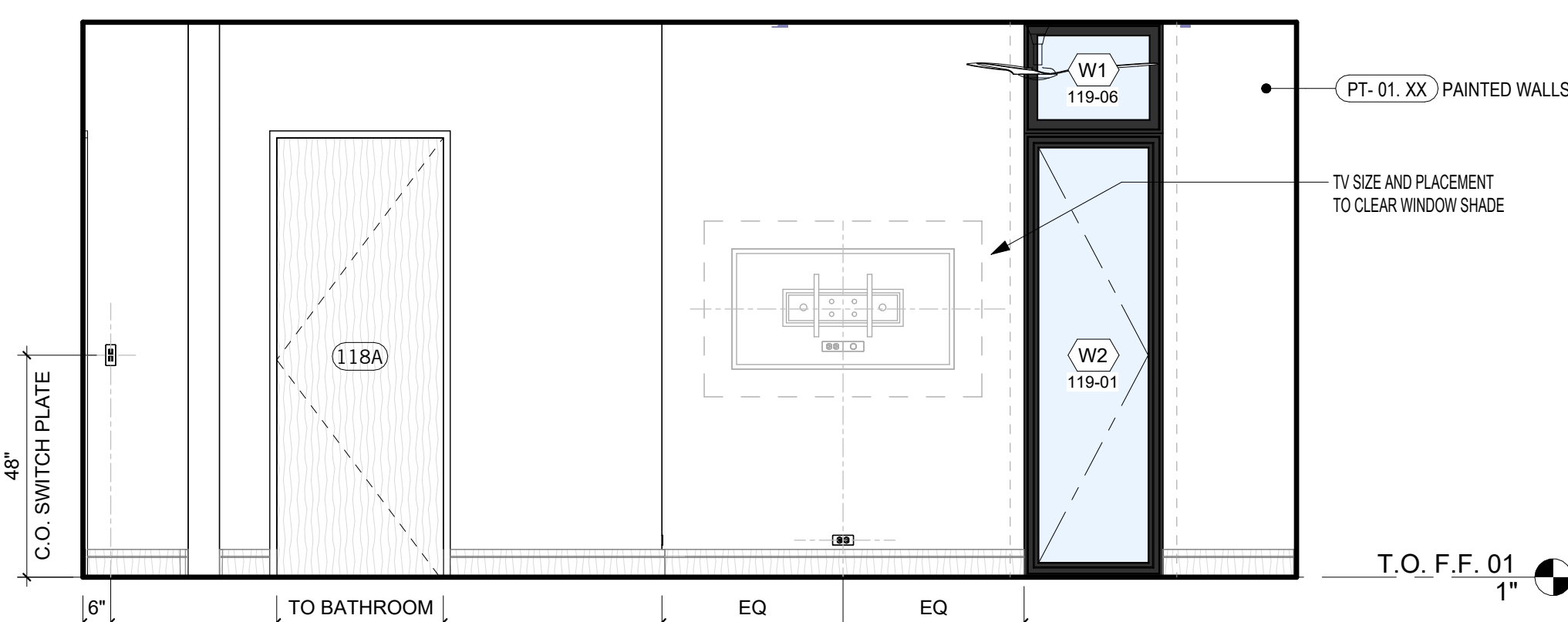
15 SHOWER - 2
3/8" = 1'-0"



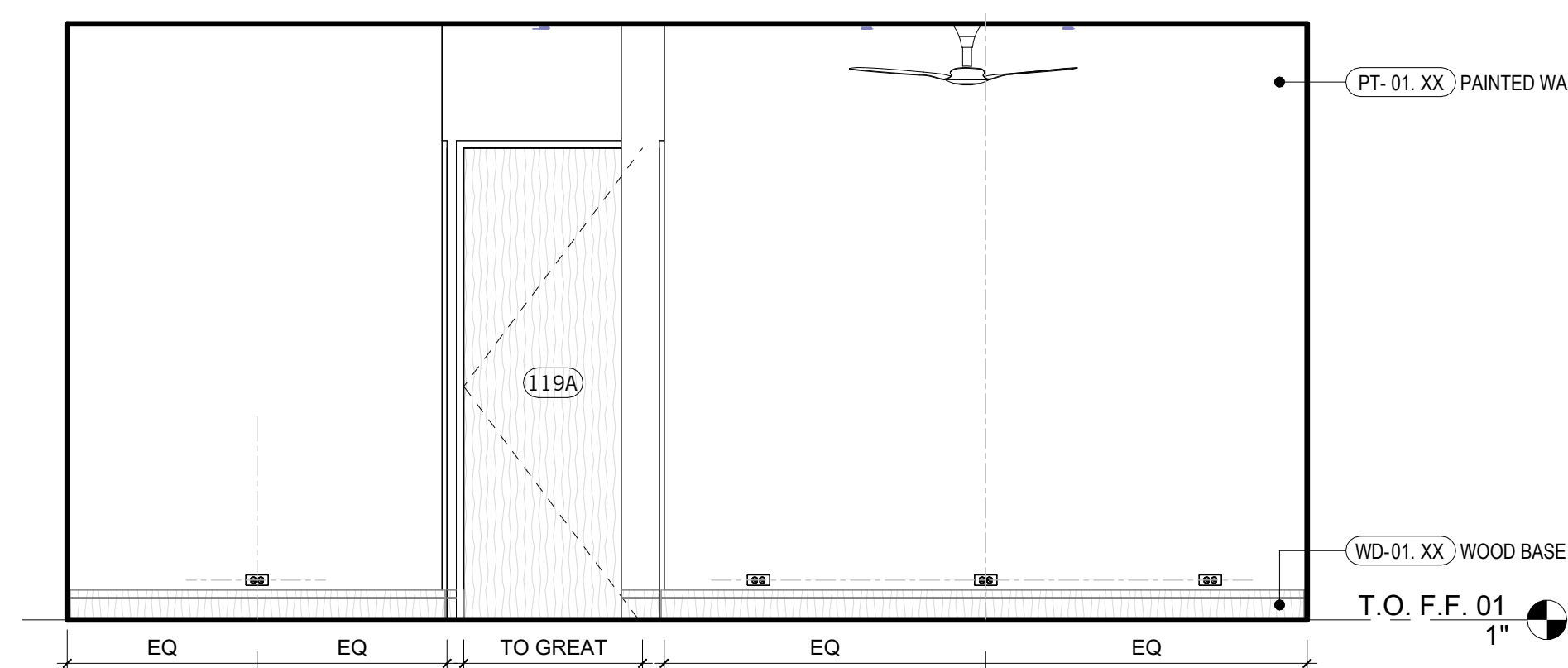
14 SHOWER - 2
3/8" = 1'-0"



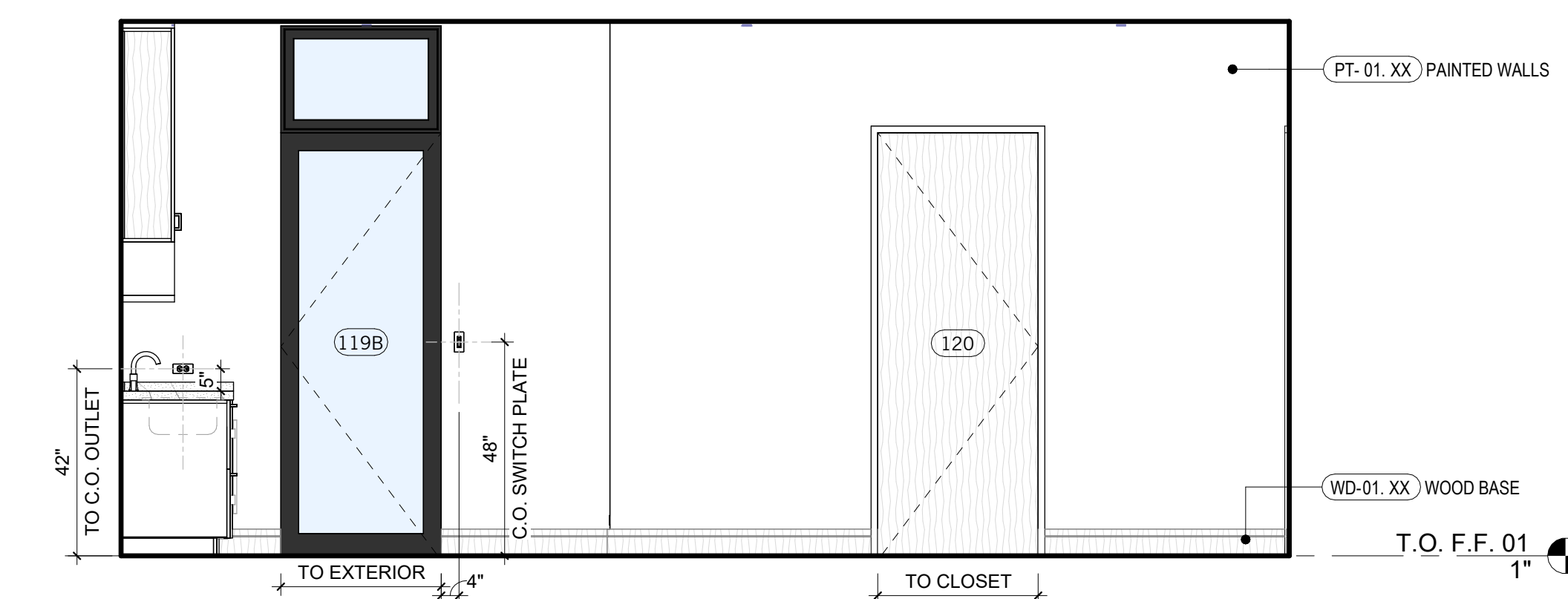
4 BED 2
3/8" = 1'-0"



3 BED 2
3/8" = 1'-0"



2 BED 2
3/8" = 1'-0"



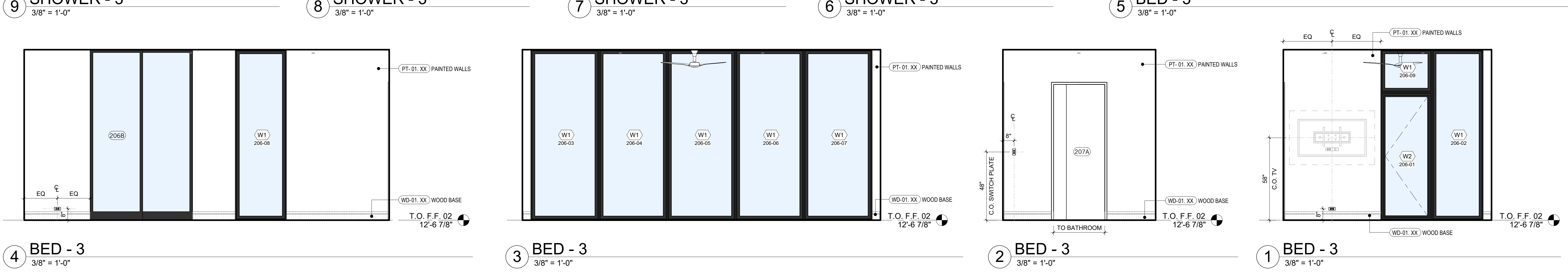
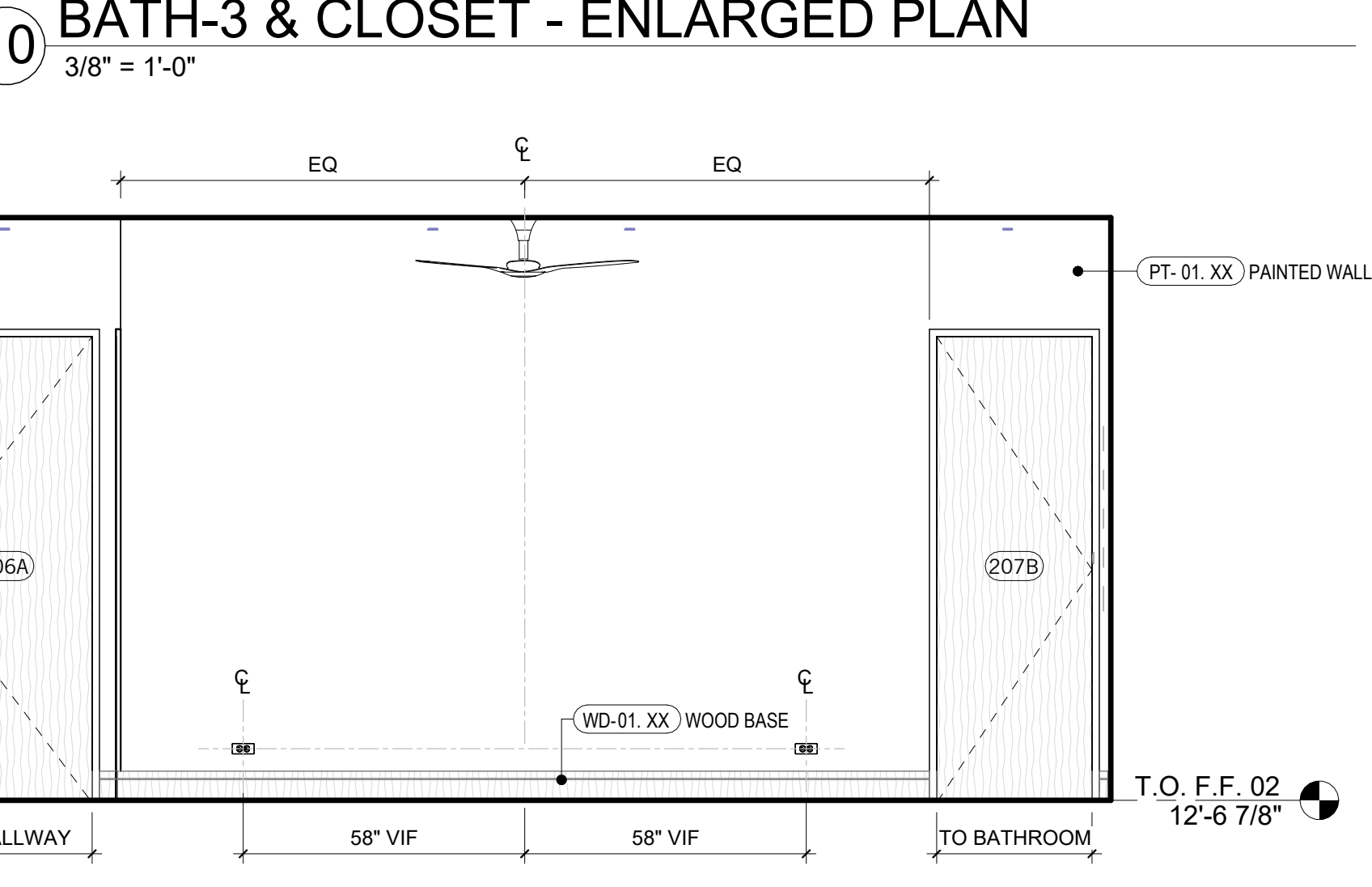
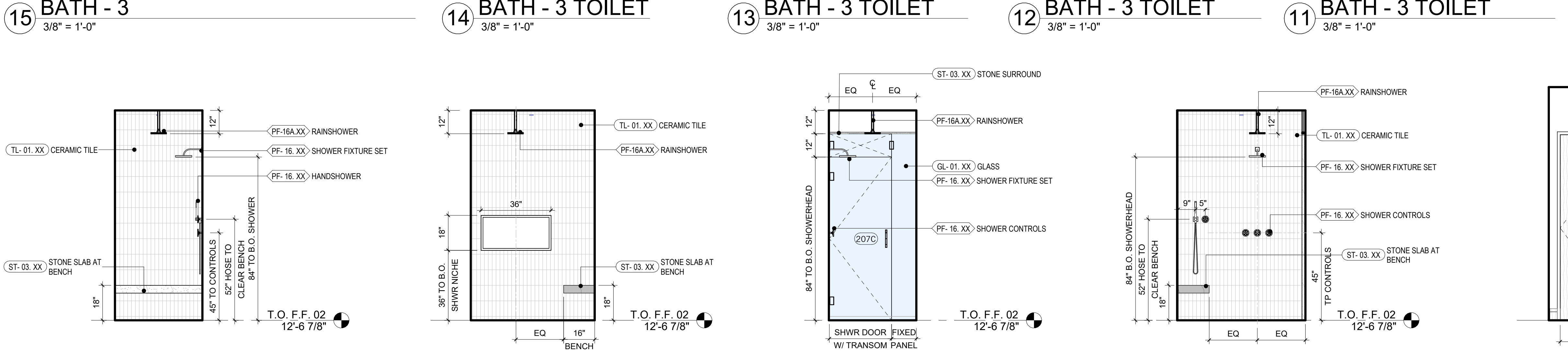
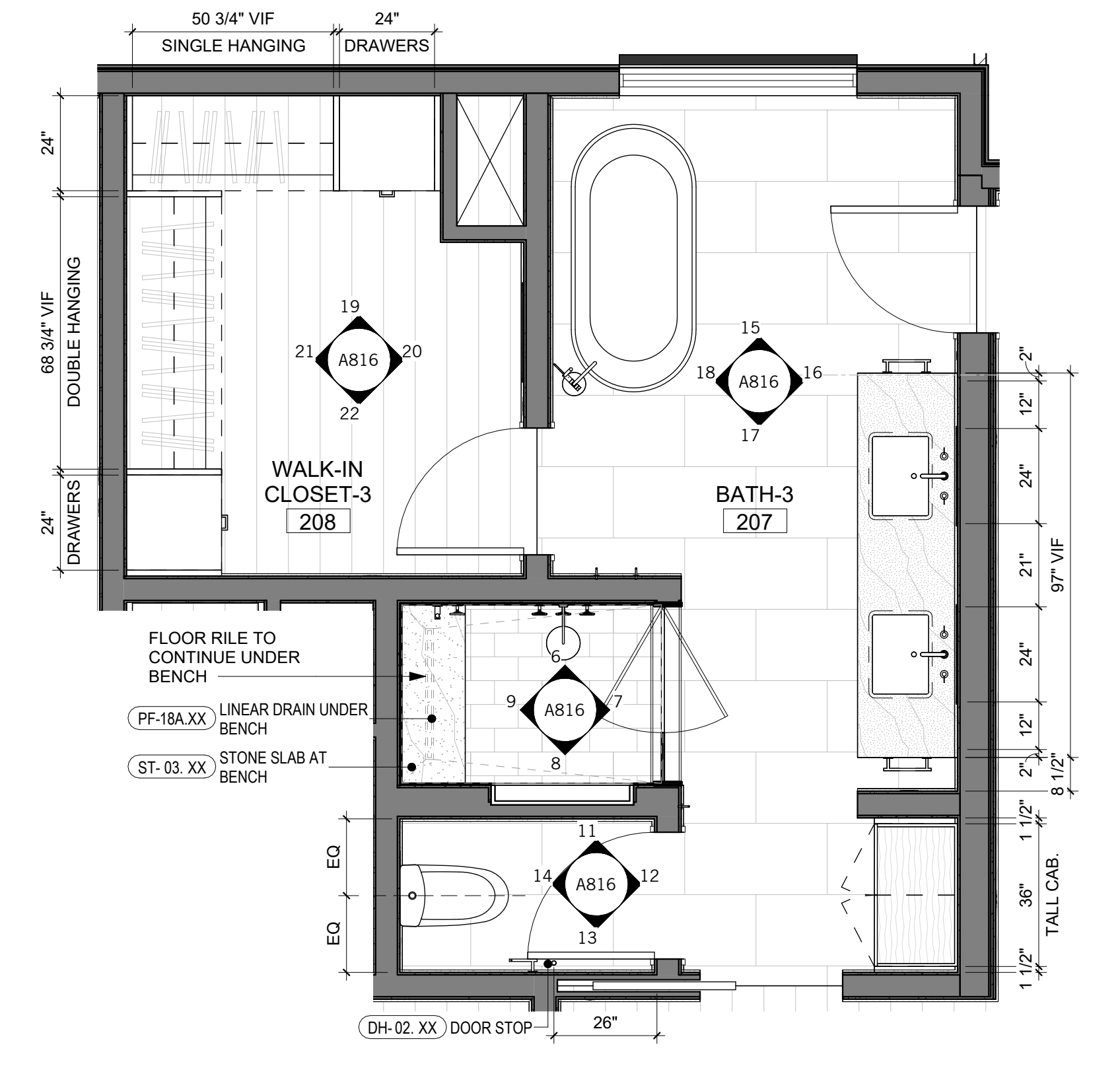
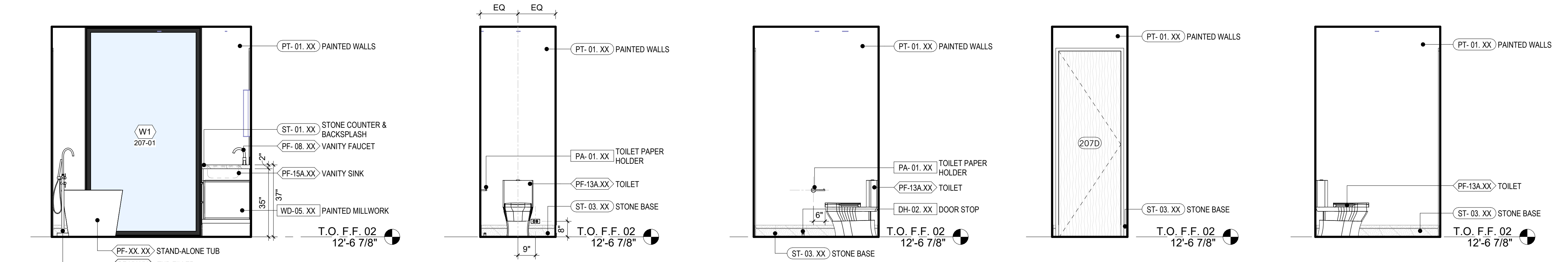
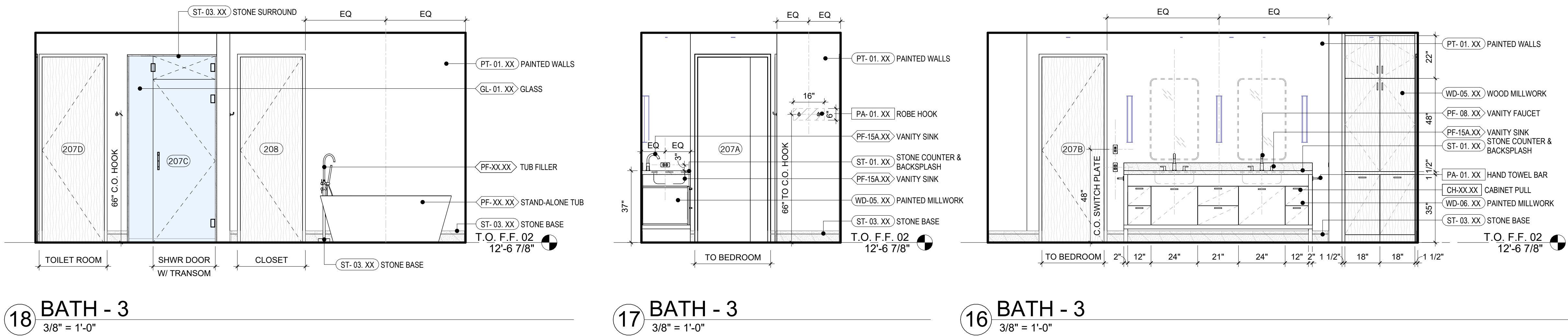
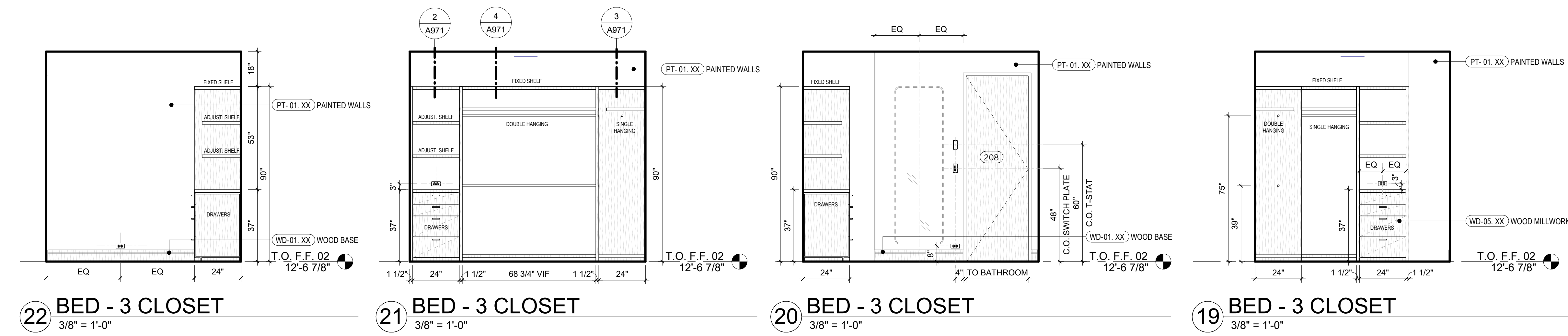
1 BED 2 (SLATER C)
3/8" = 1'-0"

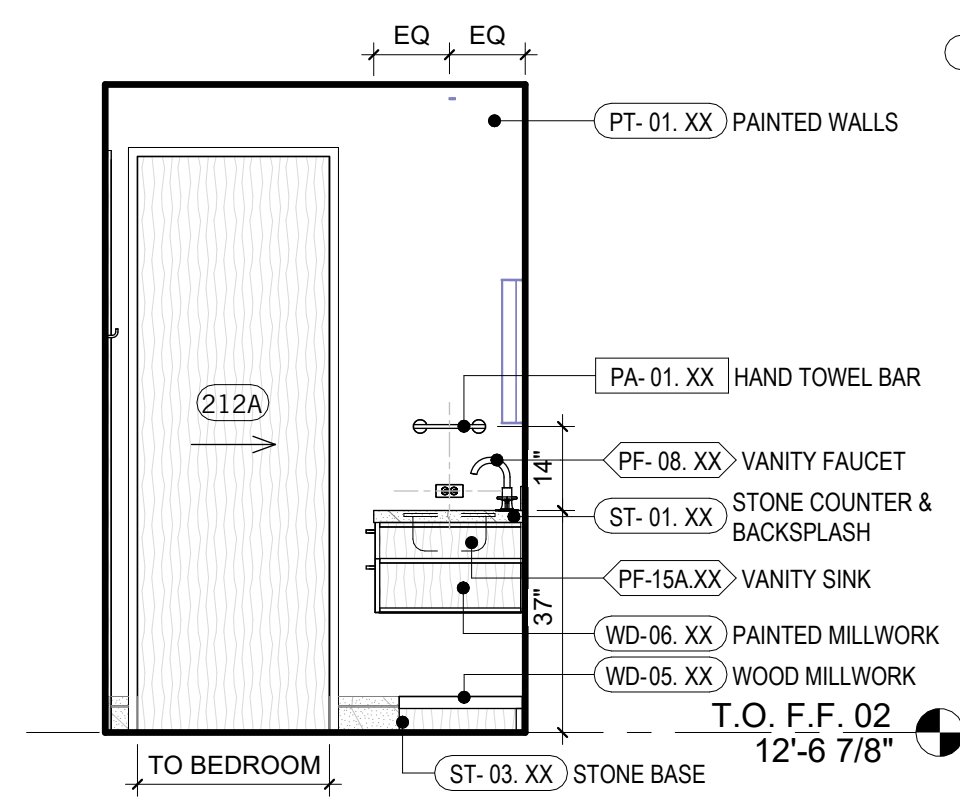
NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

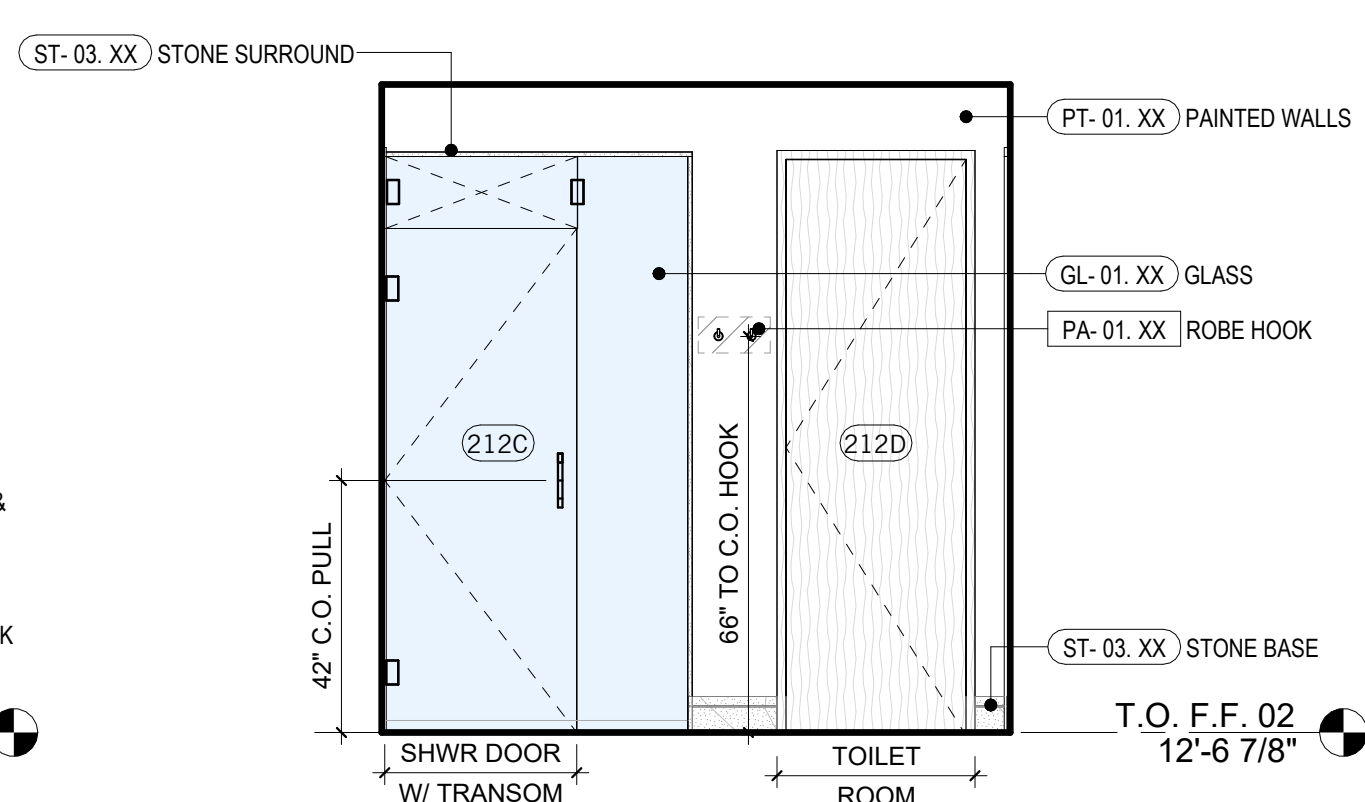
ENLARGED PLANS & INTERIOR ELEVATIONS (C)

SHEET
A815

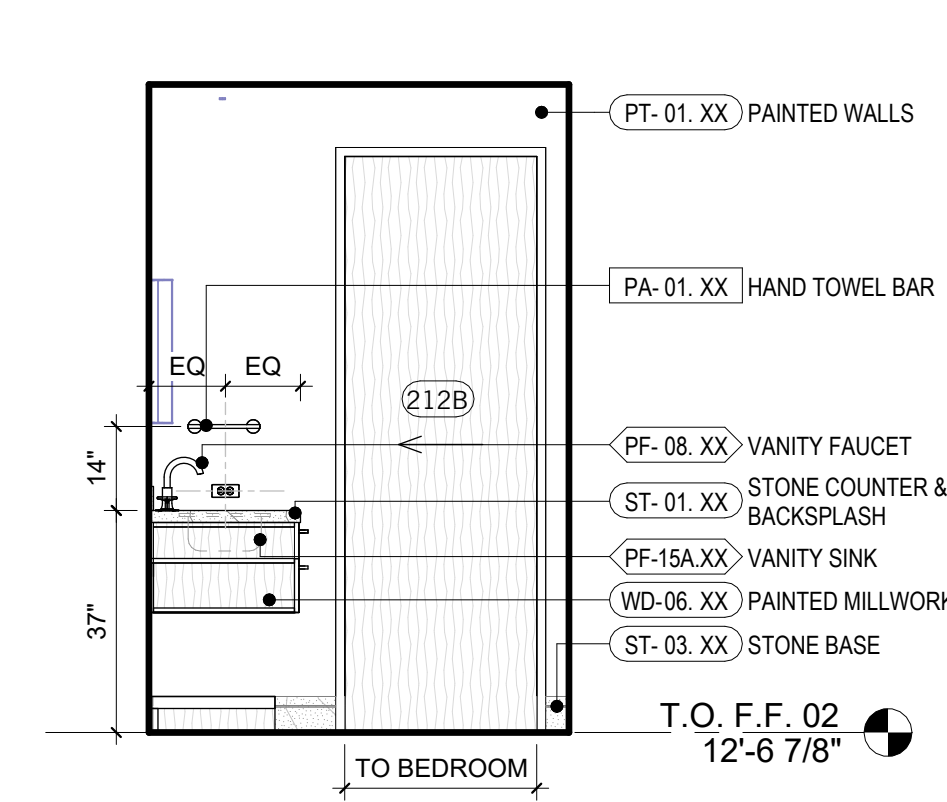




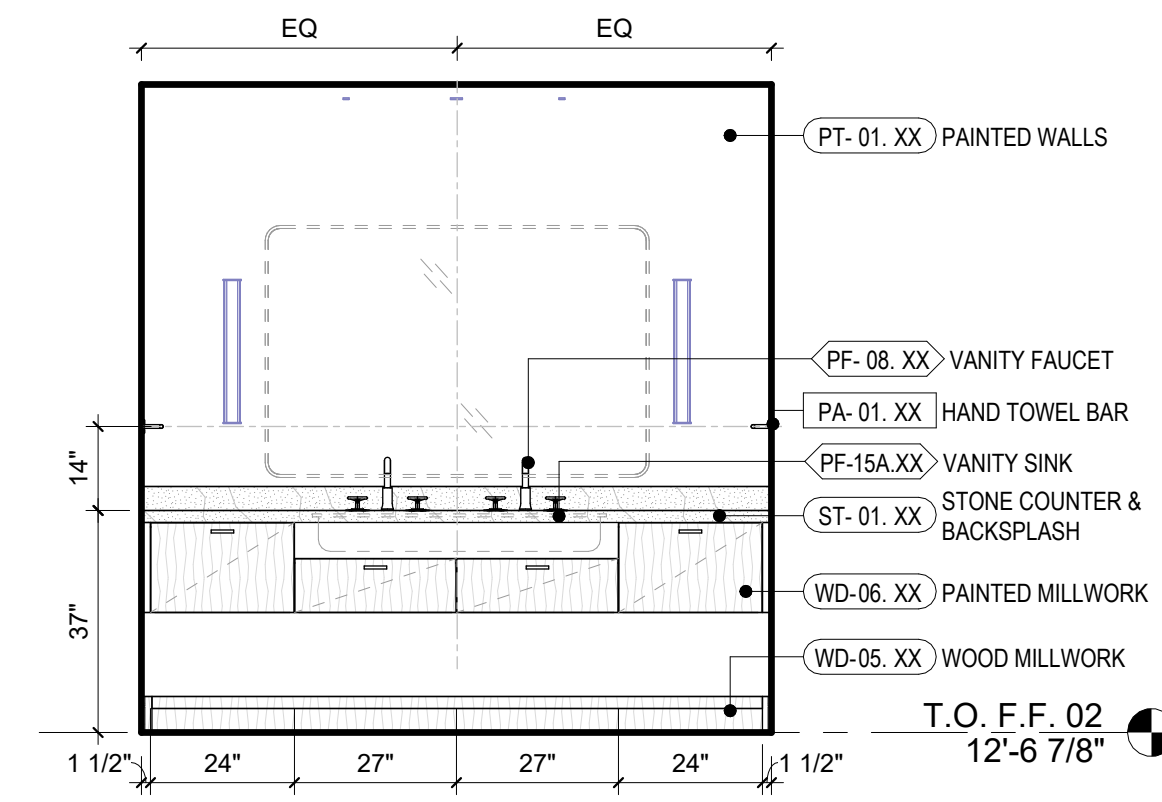
22 BATH - 4&5
3/8" = 1'-0"



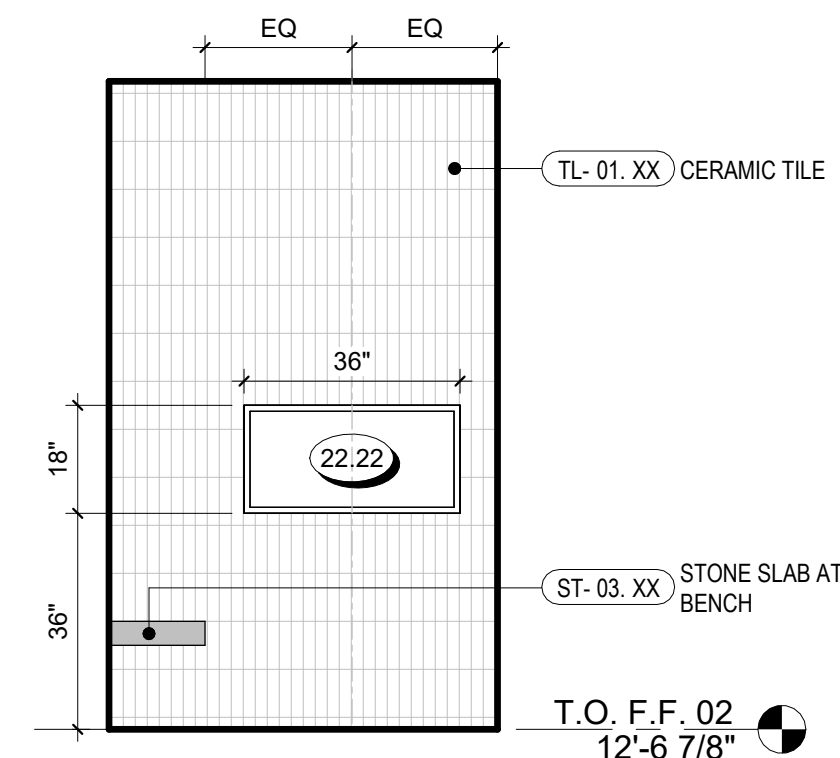
21 BATH - 4&5
3/8" = 1'-0"



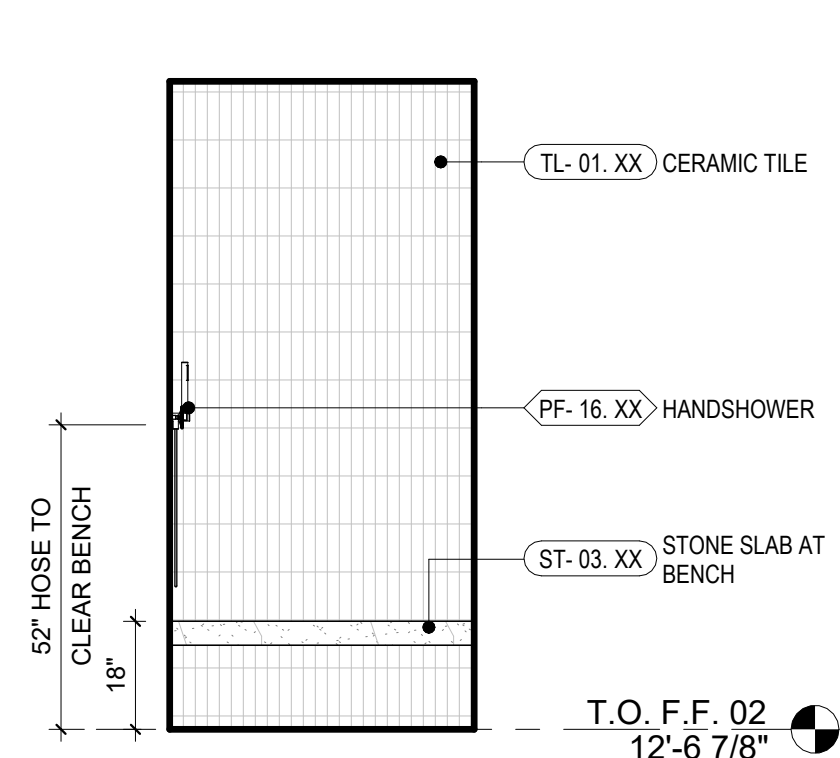
20 BATH - 4&5
3/8" = 1'-0"



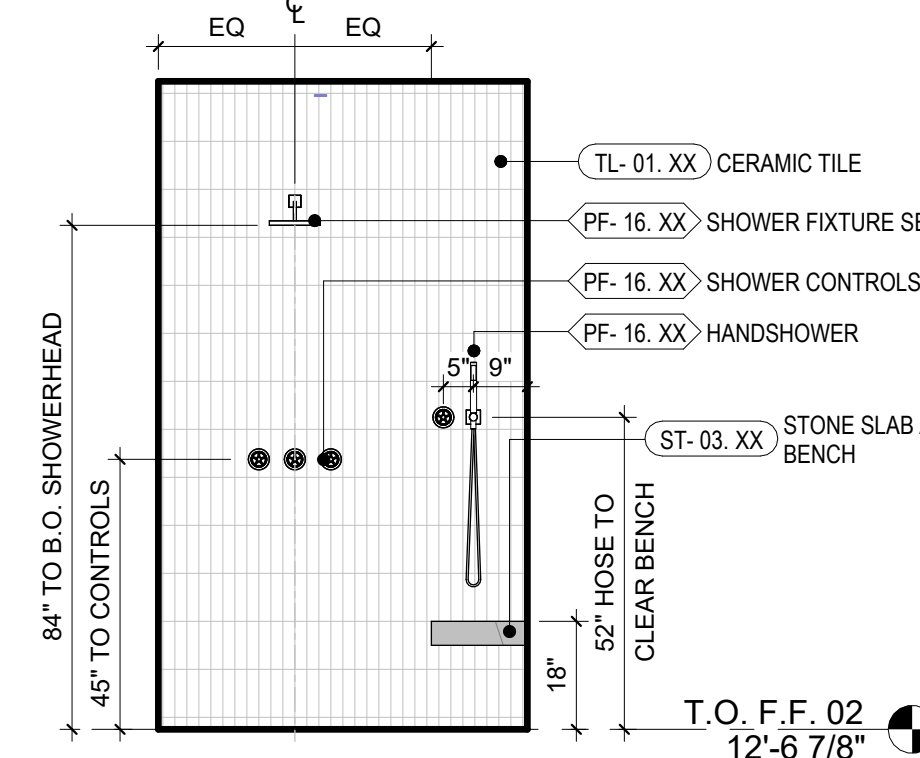
19 BATH - 4&5
3/8" = 1'-0"



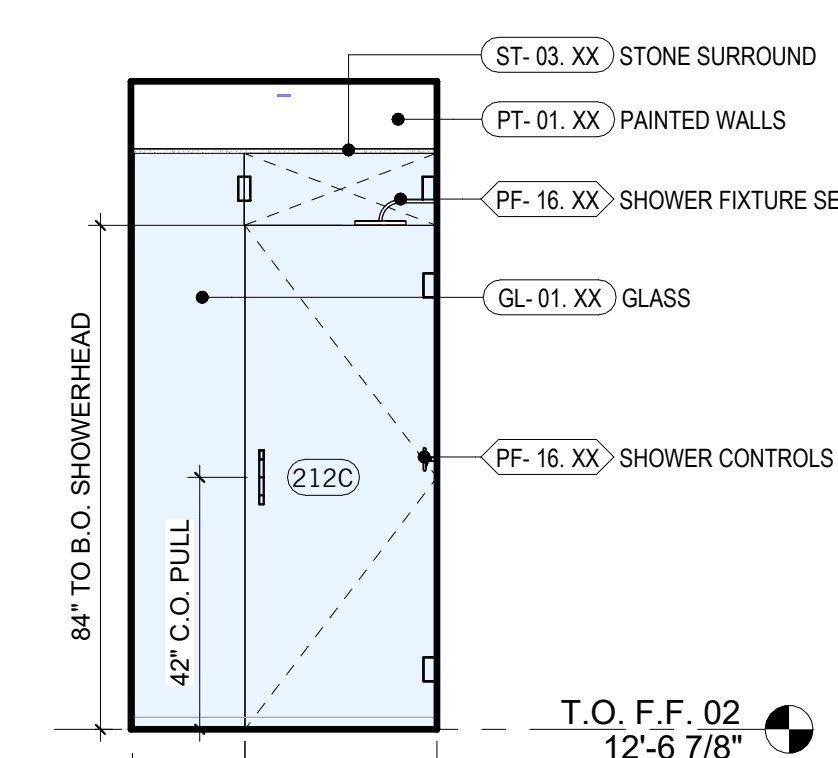
18 SHOWER - 4&5
3/8" = 1'-0"



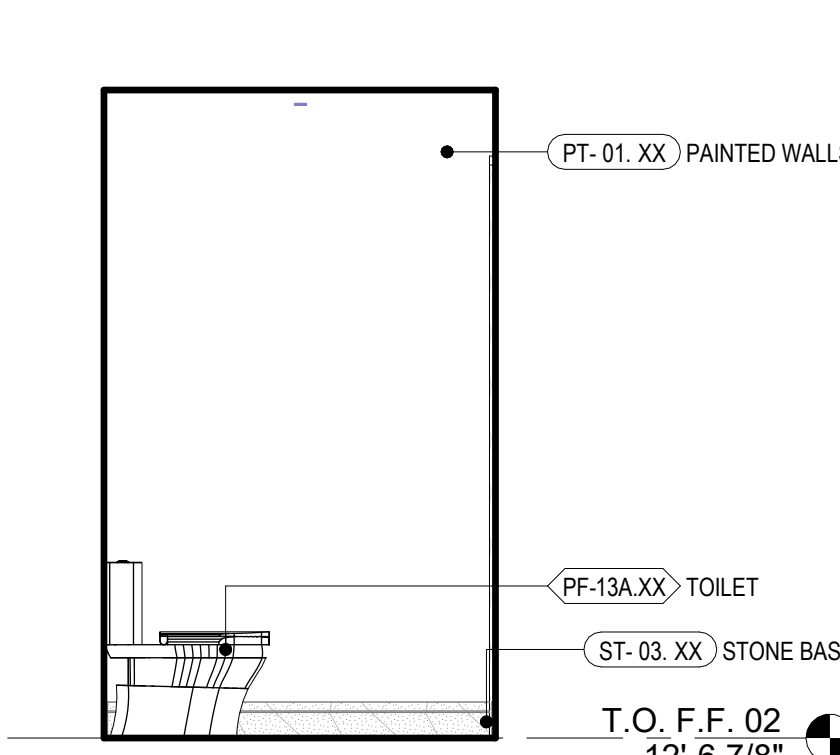
17 SHOWER - 4&5
3/8" = 1'-0"



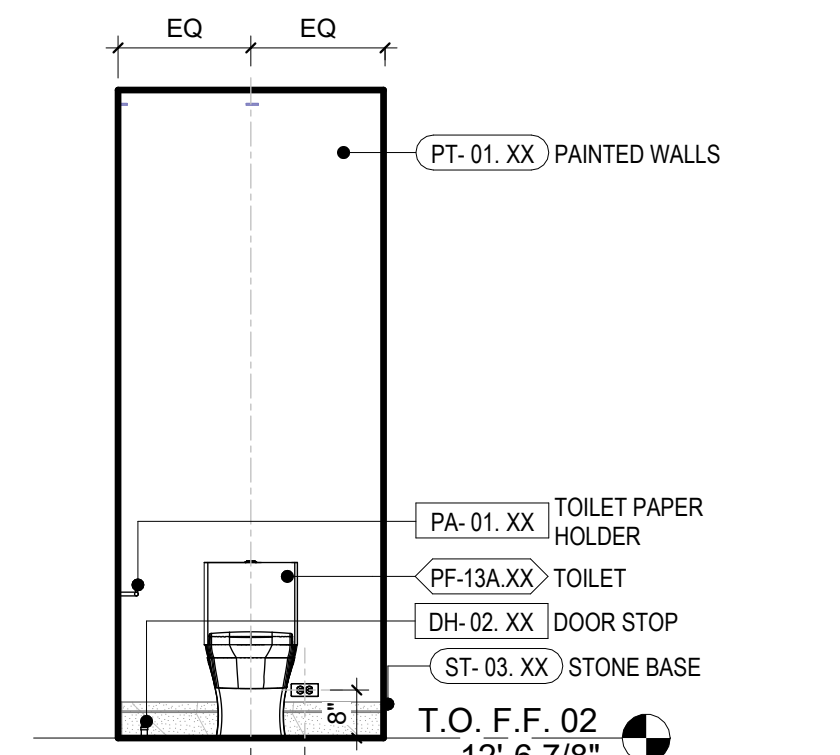
16 SHOWER - 4&5
3/8" = 1'-0"



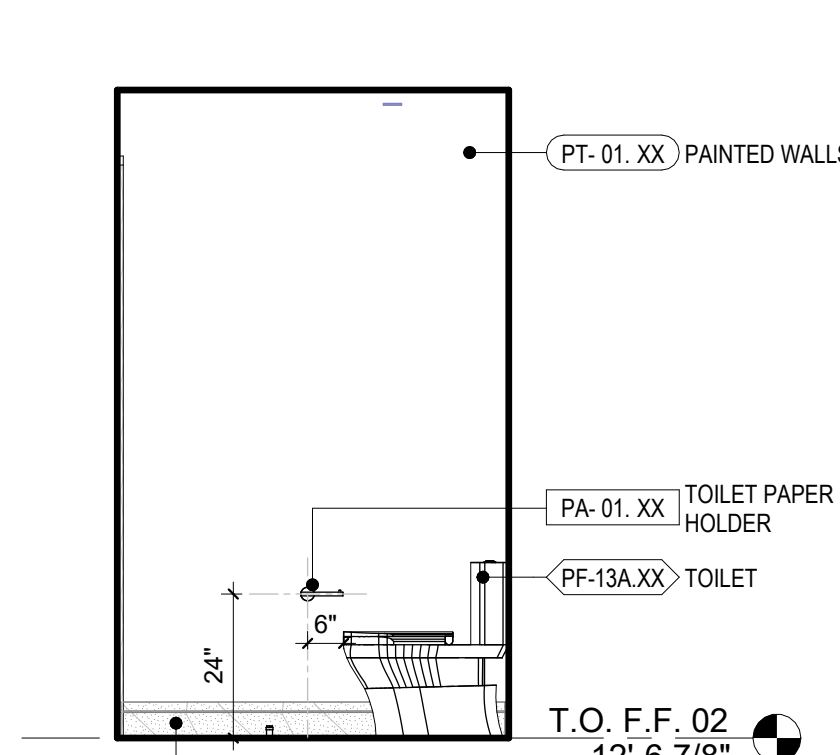
15 SHOWER - 4&5
3/8" = 1'-0"



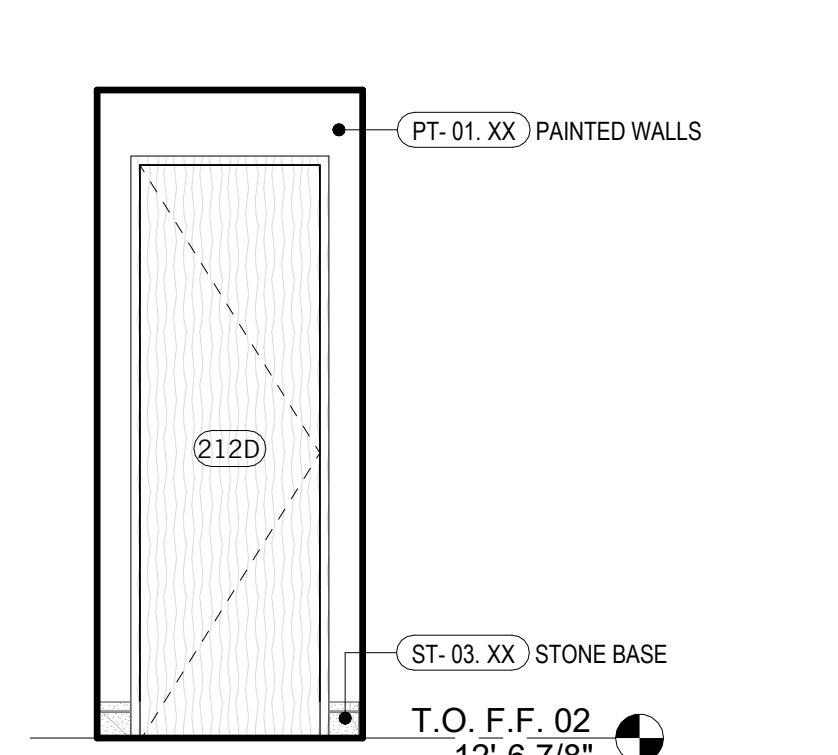
14 BATH - 4&5 TOILET
3/8" = 1'-0"



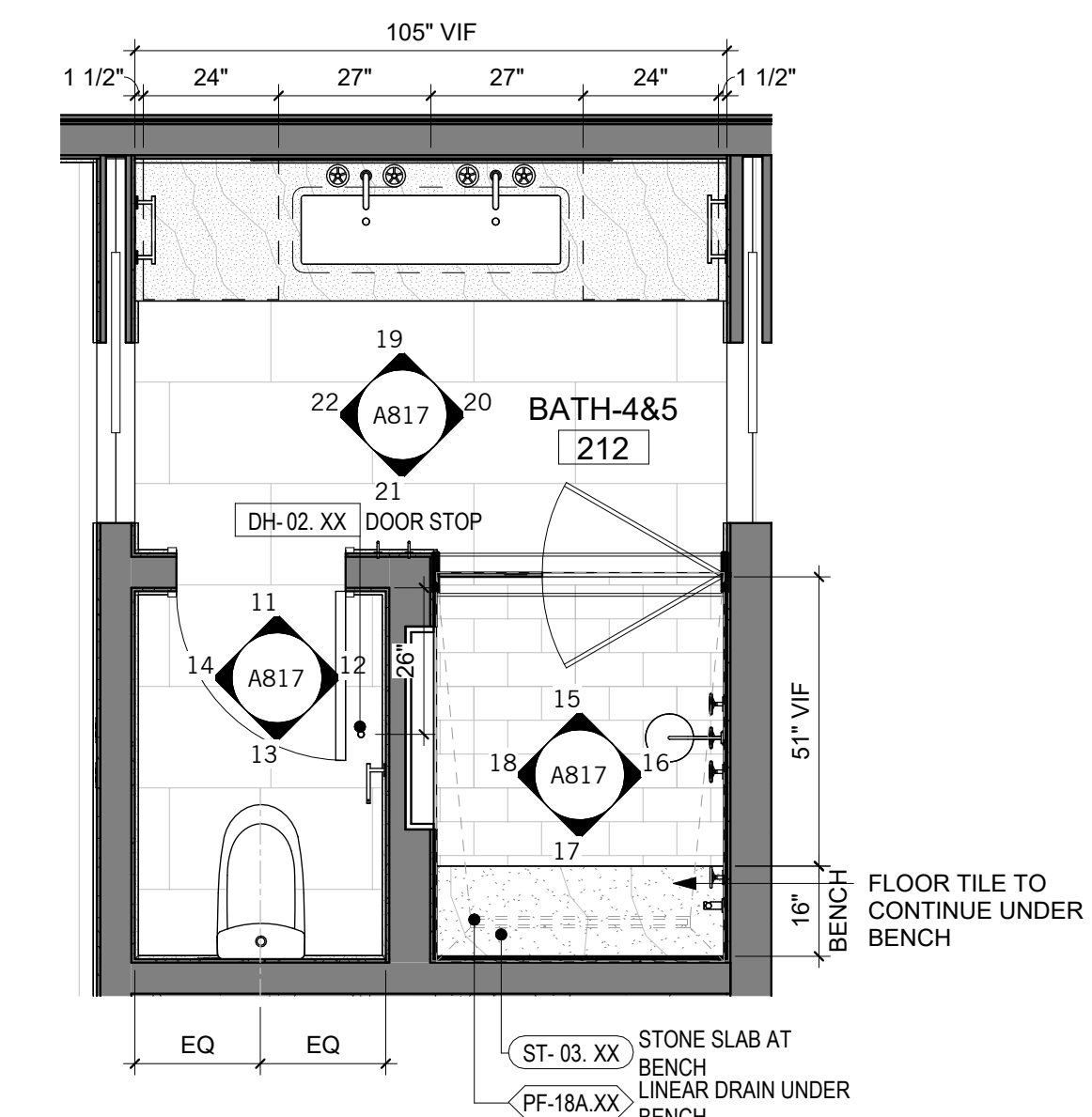
13 BATH - 4&5 TOILET
3/8" = 1'-0"



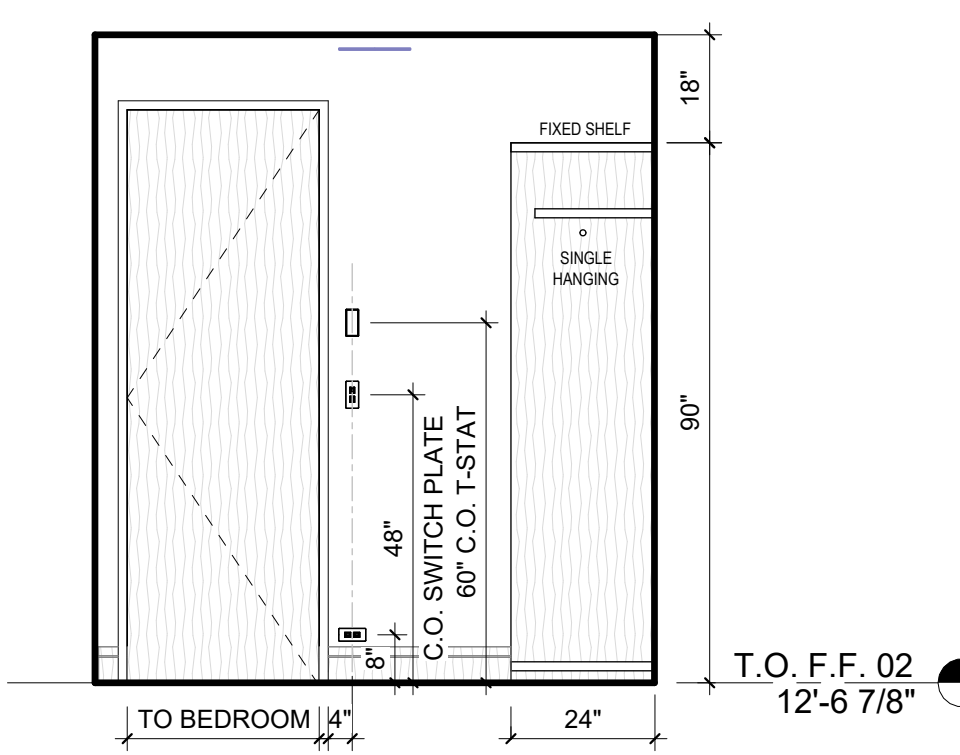
12 BATH - 4&5 TOILET
3/8" = 1'-0"



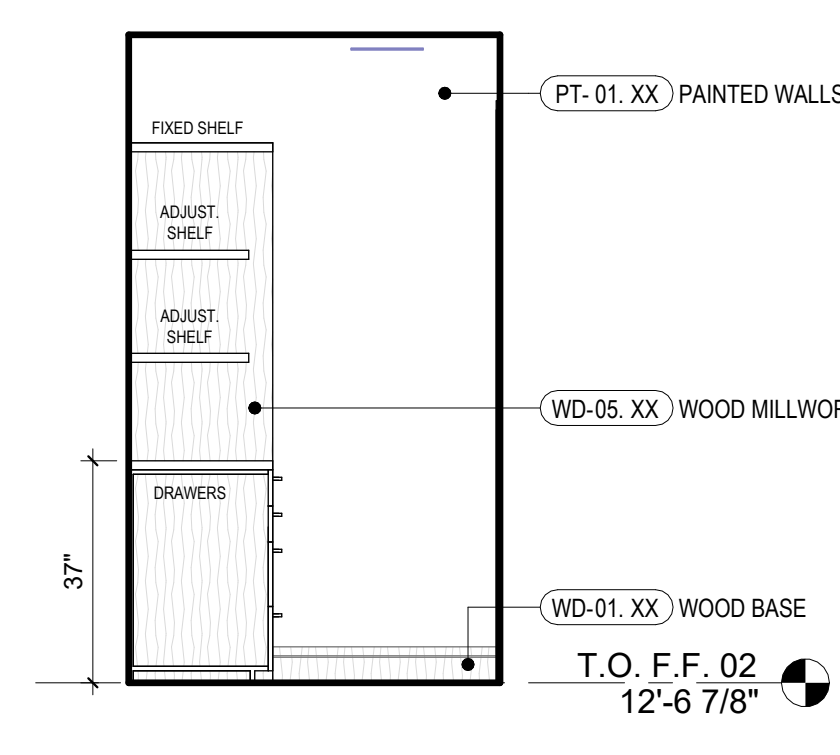
11 BATH - 4&5 TOILET
3/8" = 1'-0"



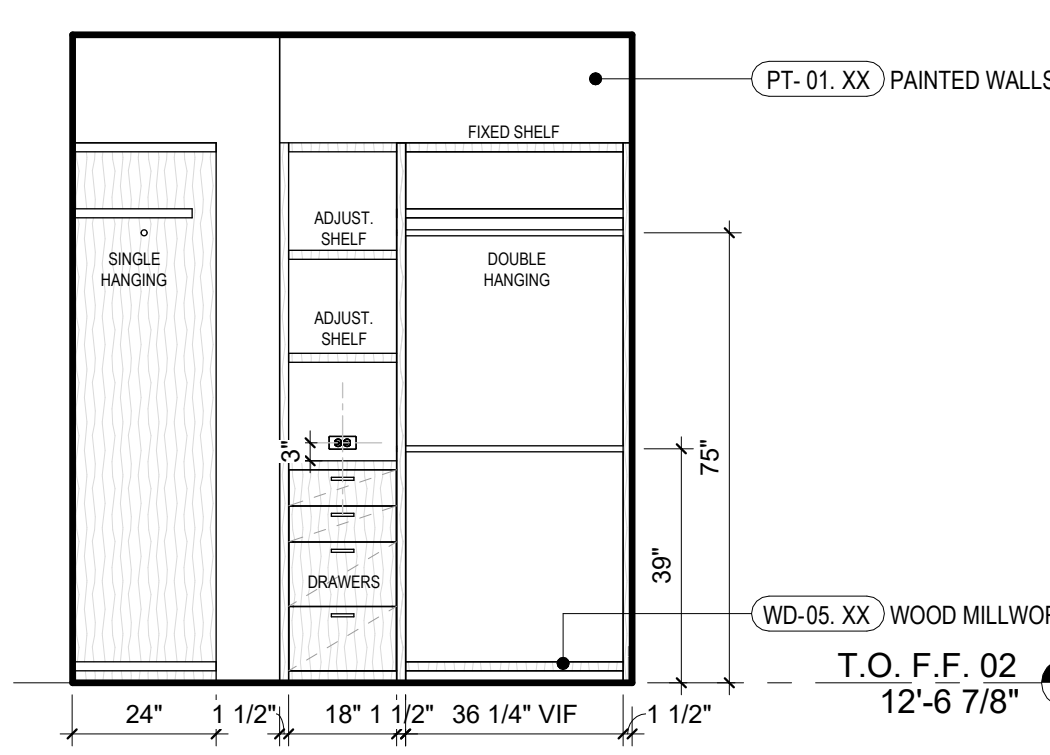
10 BATH-4&5 - ENLARGED PLAN
3/8" = 1'-0"



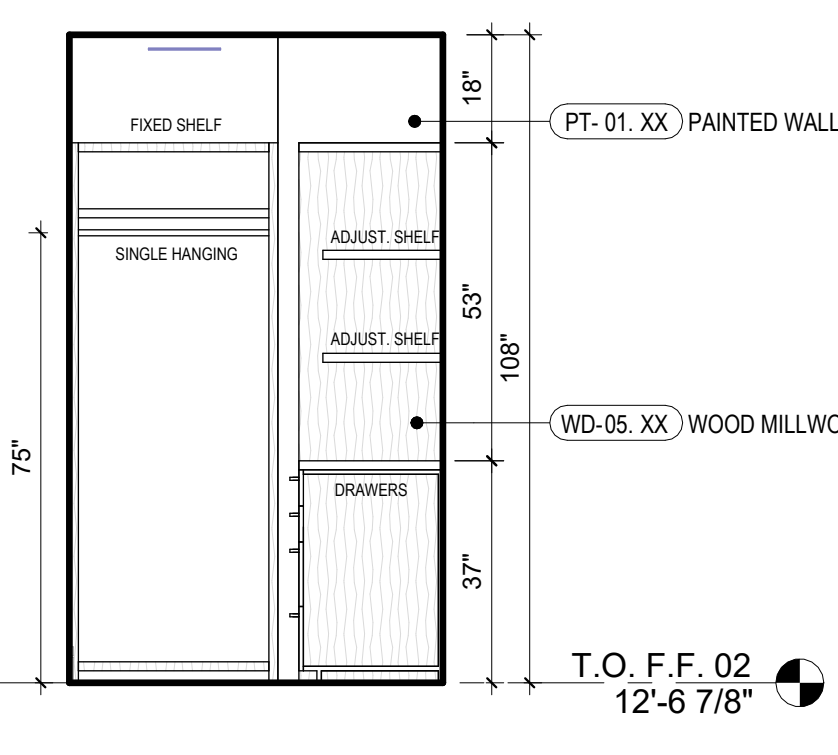
9 BED - 4 CLOSET
3/8" = 1'-0"



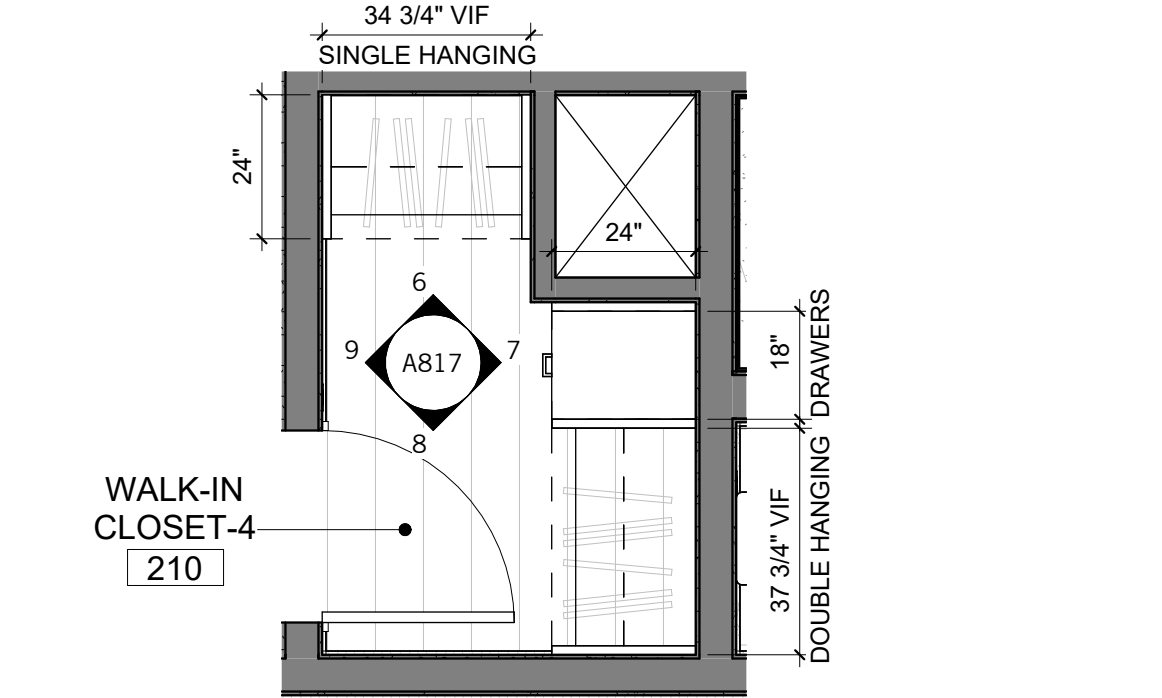
8 BED - 4 CLOSET
3/8" = 1'-0"



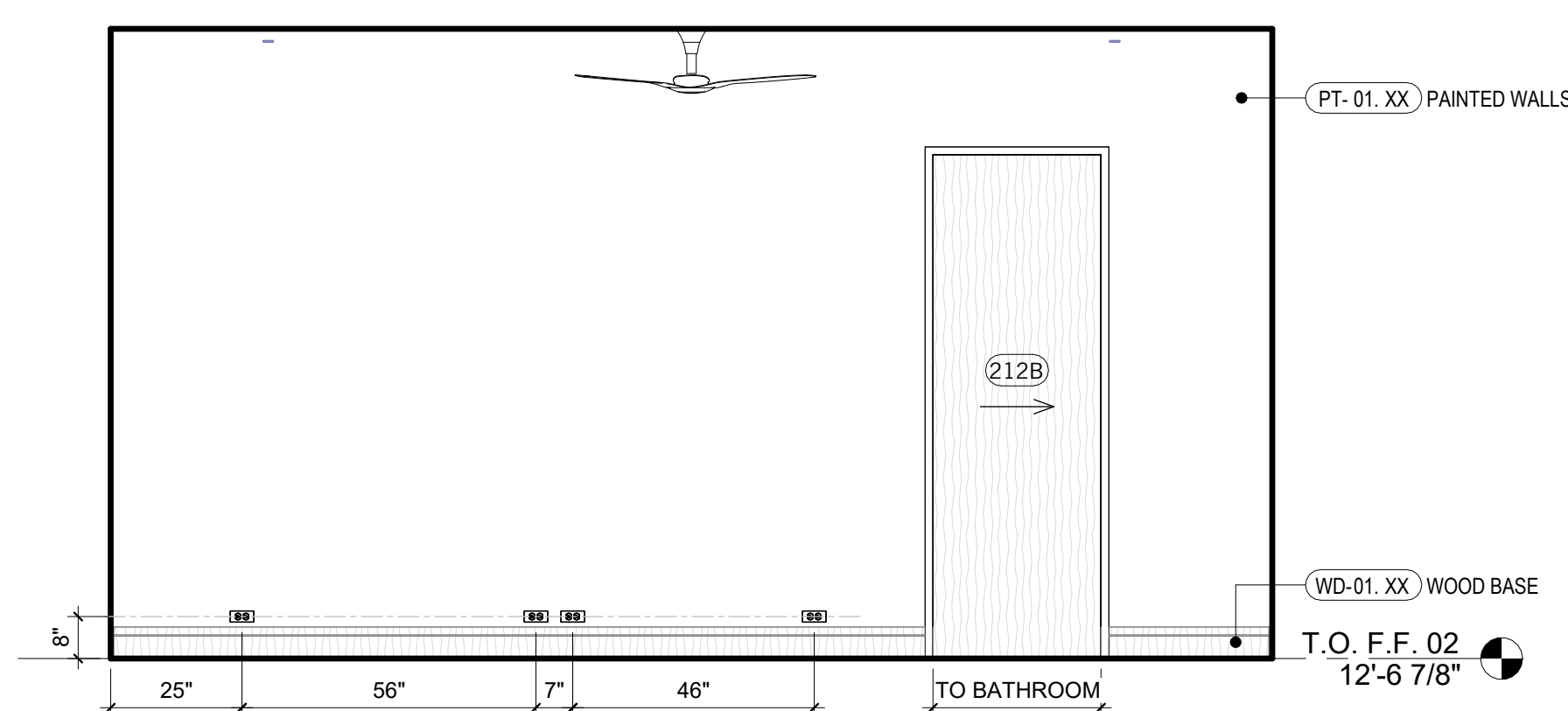
7 BED - 4 CLOSET
3/8" = 1'-0"



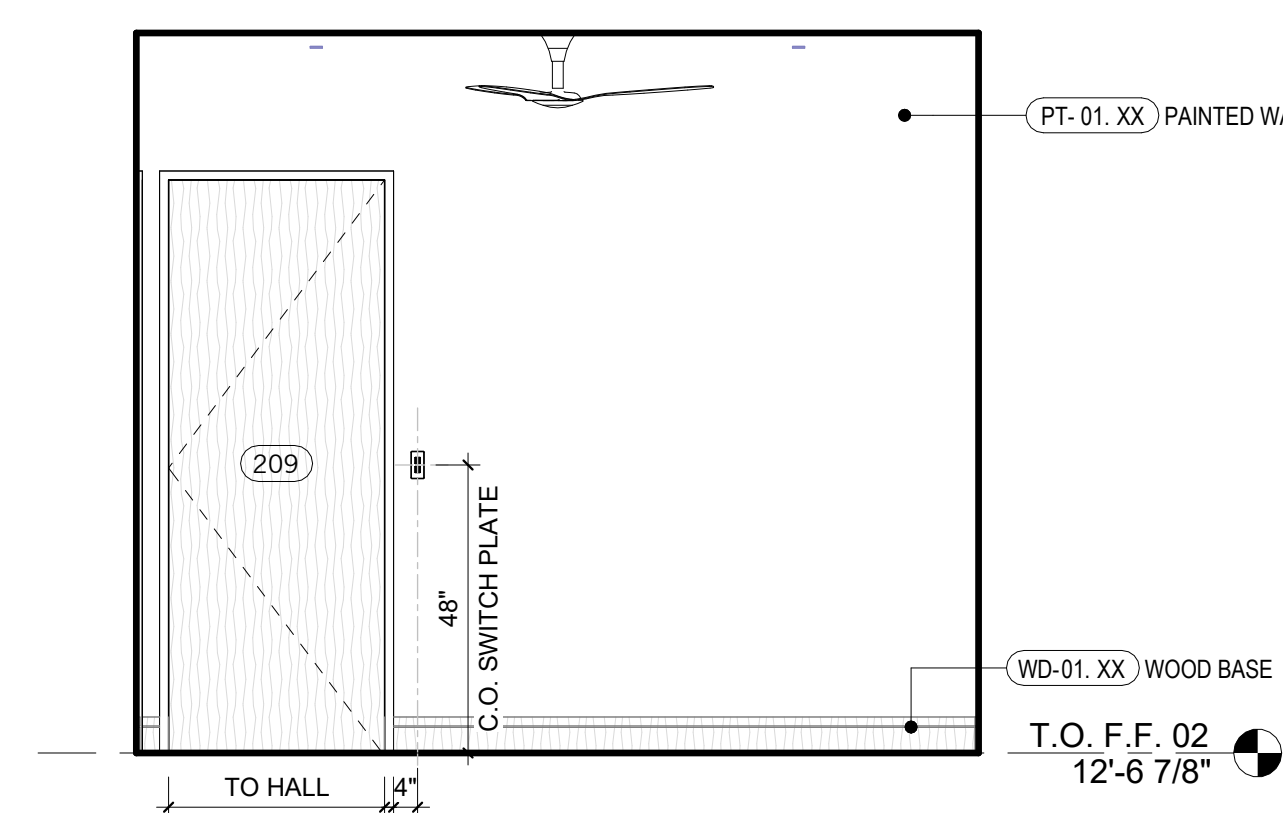
6 BED - 4 CLOSET
3/8" = 1'-0"



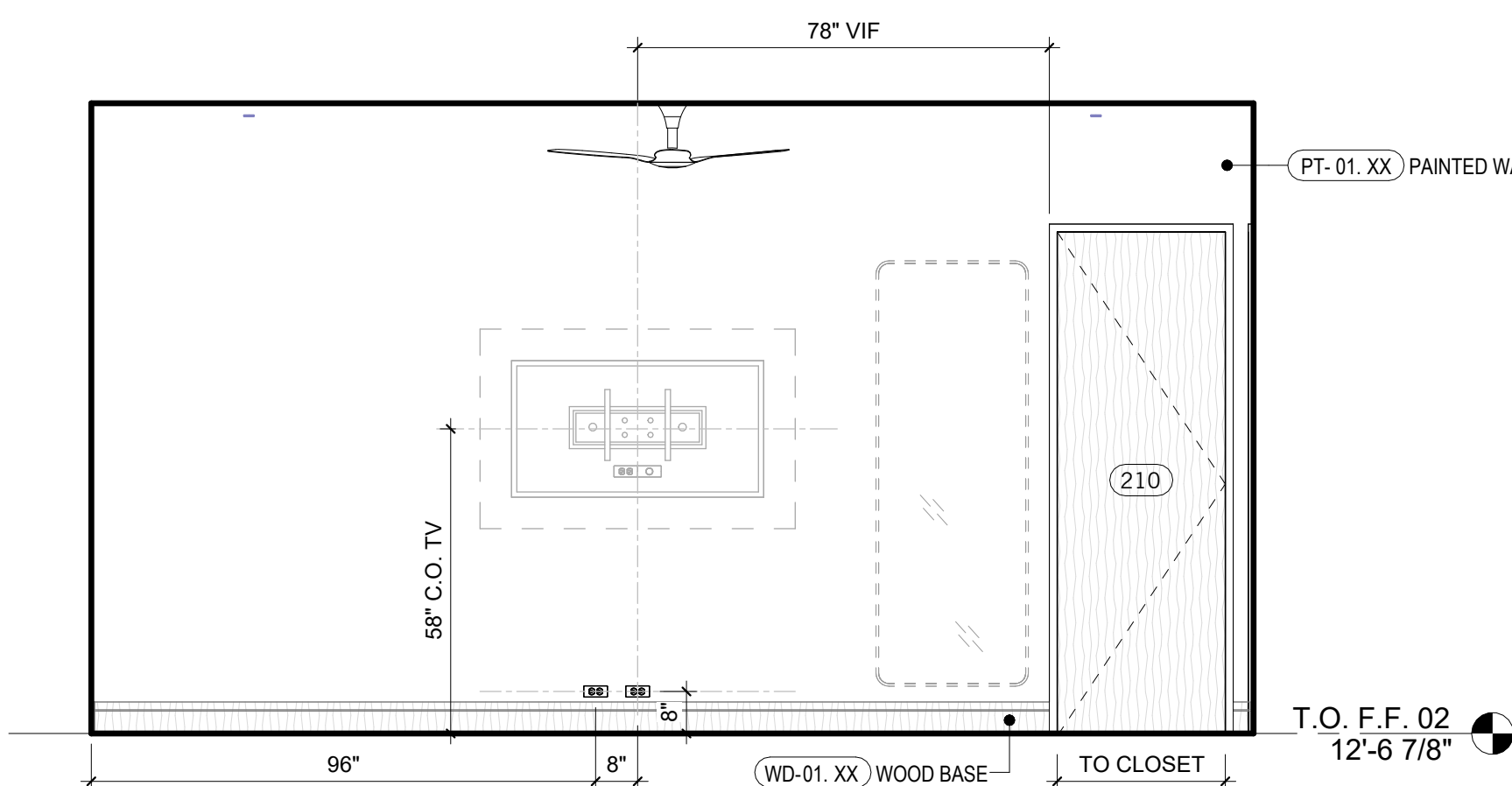
5 BED-4 CLOSET - ENLARGED PLAN
3/8" = 1'-0"



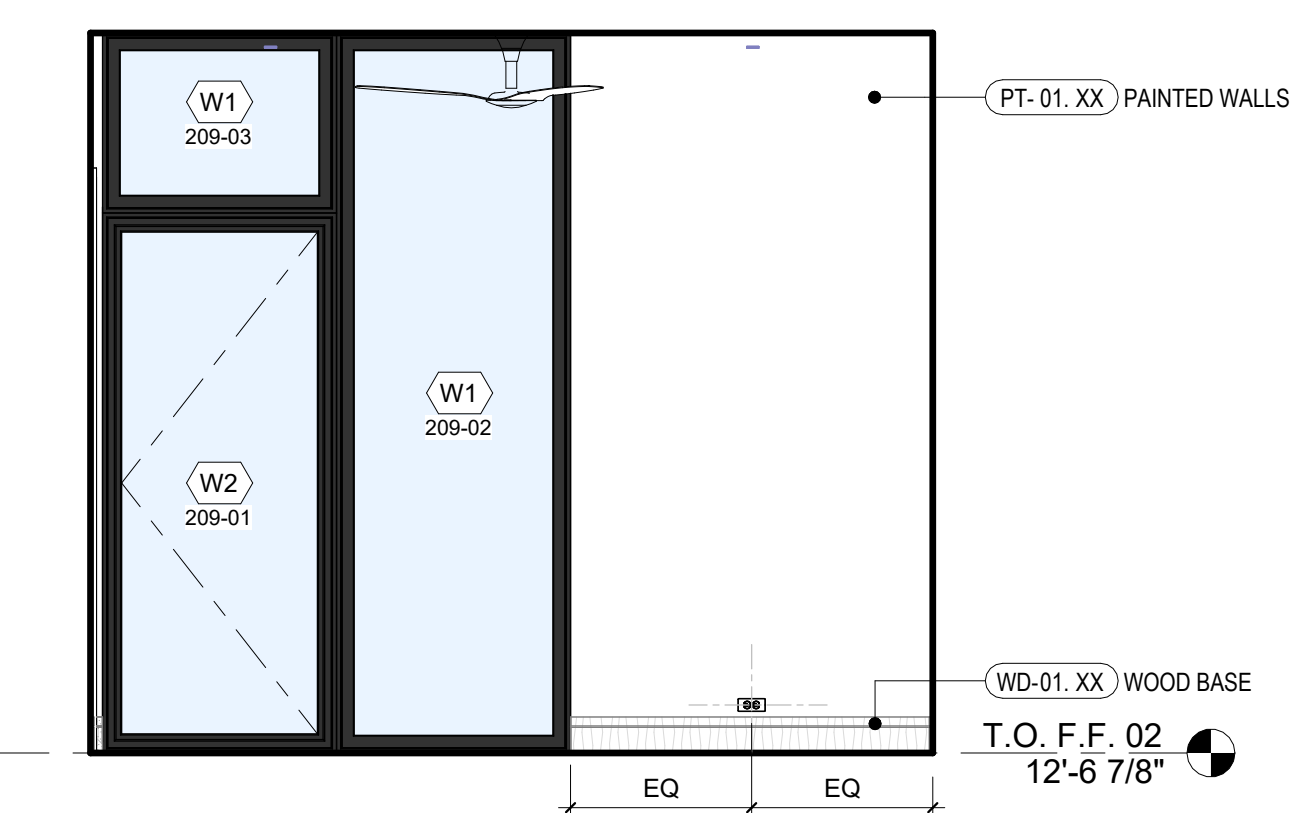
4 BED - 4
3/8" = 1'-0"



3 BED - 4
3/8" = 1'-0"



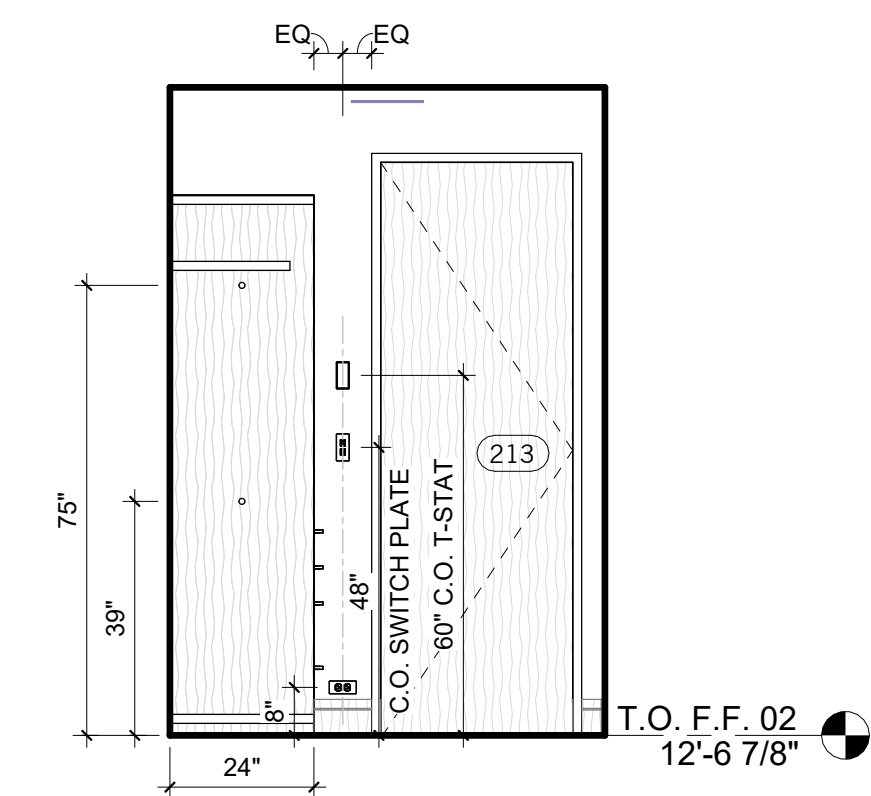
2 BED - 4
3/8" = 1'-0"



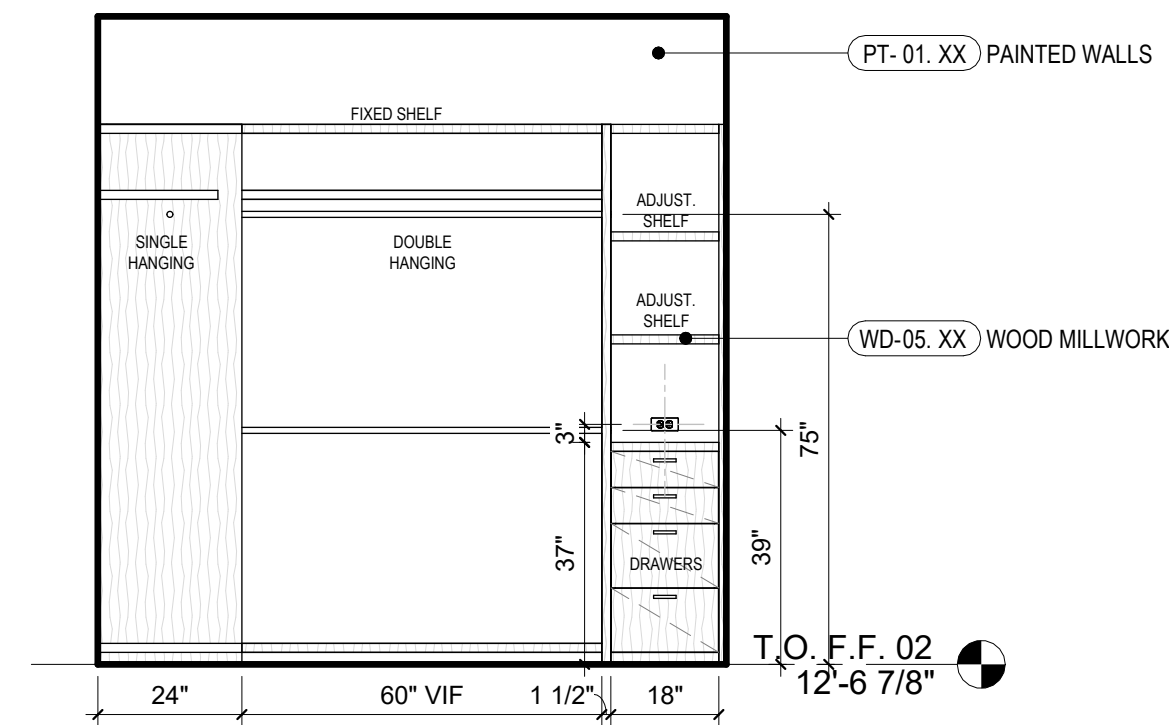
1 BED - 4
3/8" = 1'-0"

NOT FOR CONSTRUCTION

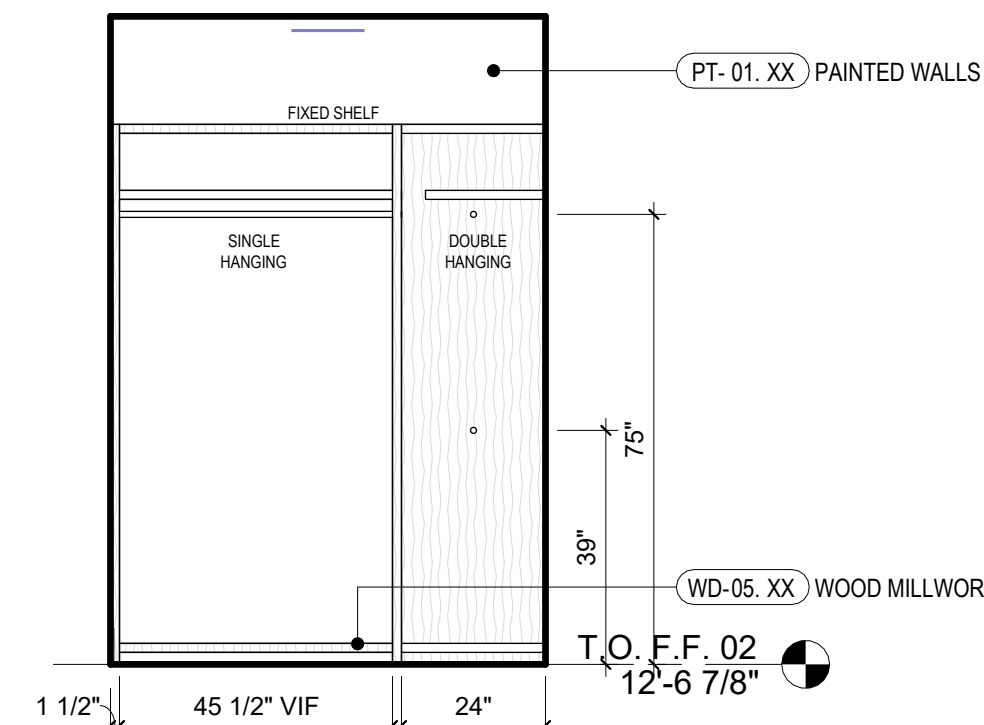
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
ENLARGED PLANS & INTERIOR ELEVATIONS (C)



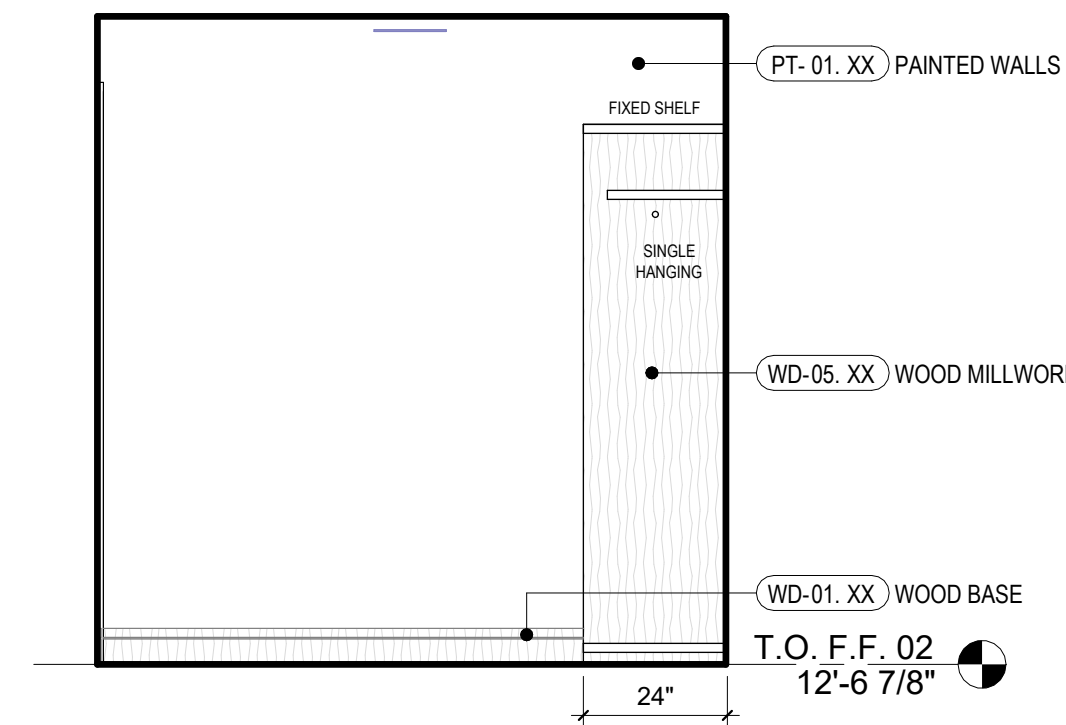
17 BED - 5 CLOSET
3/8" = 1'-0"



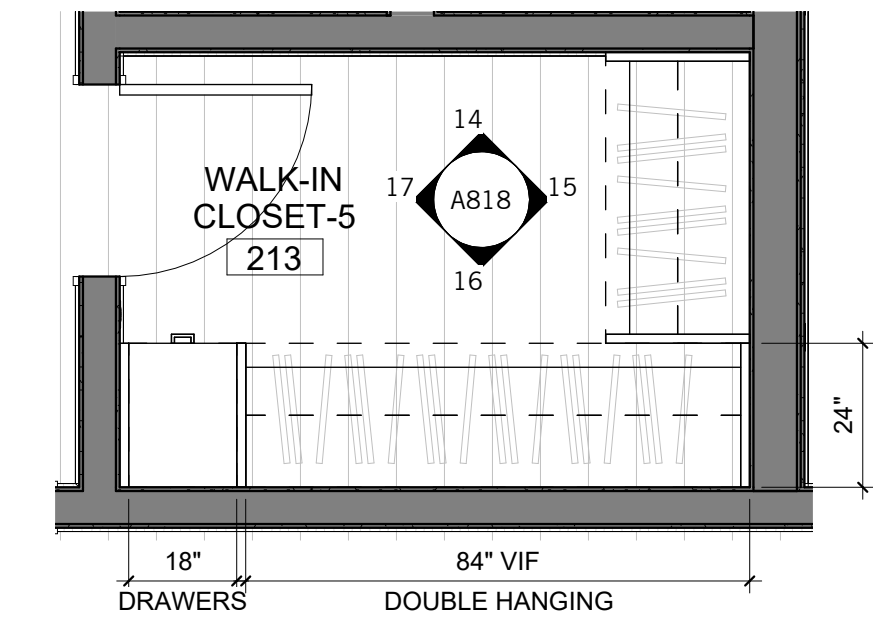
16 BED - 5 CLOSET
3/8" = 1'-0"



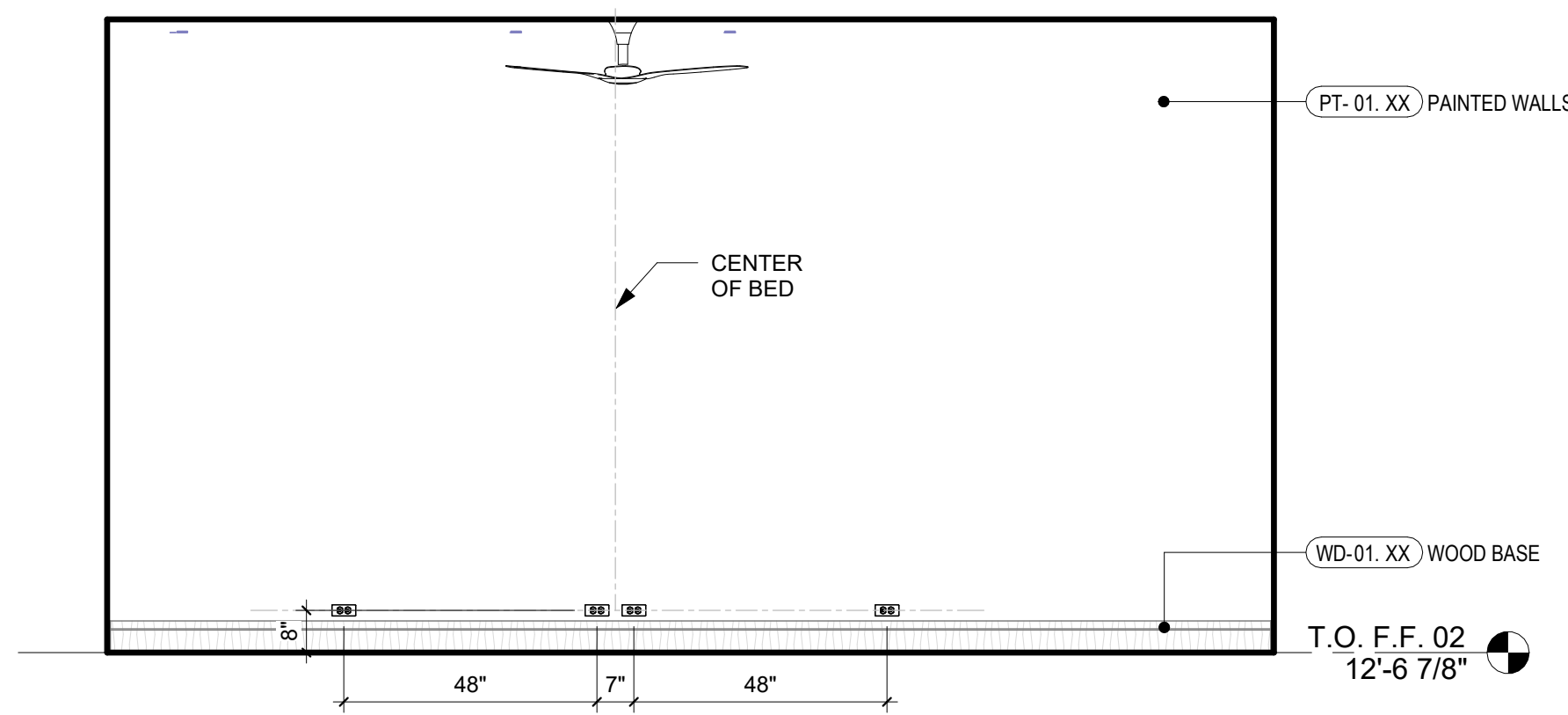
15 BED - 5 CLOSET
3/8" = 1'-0"



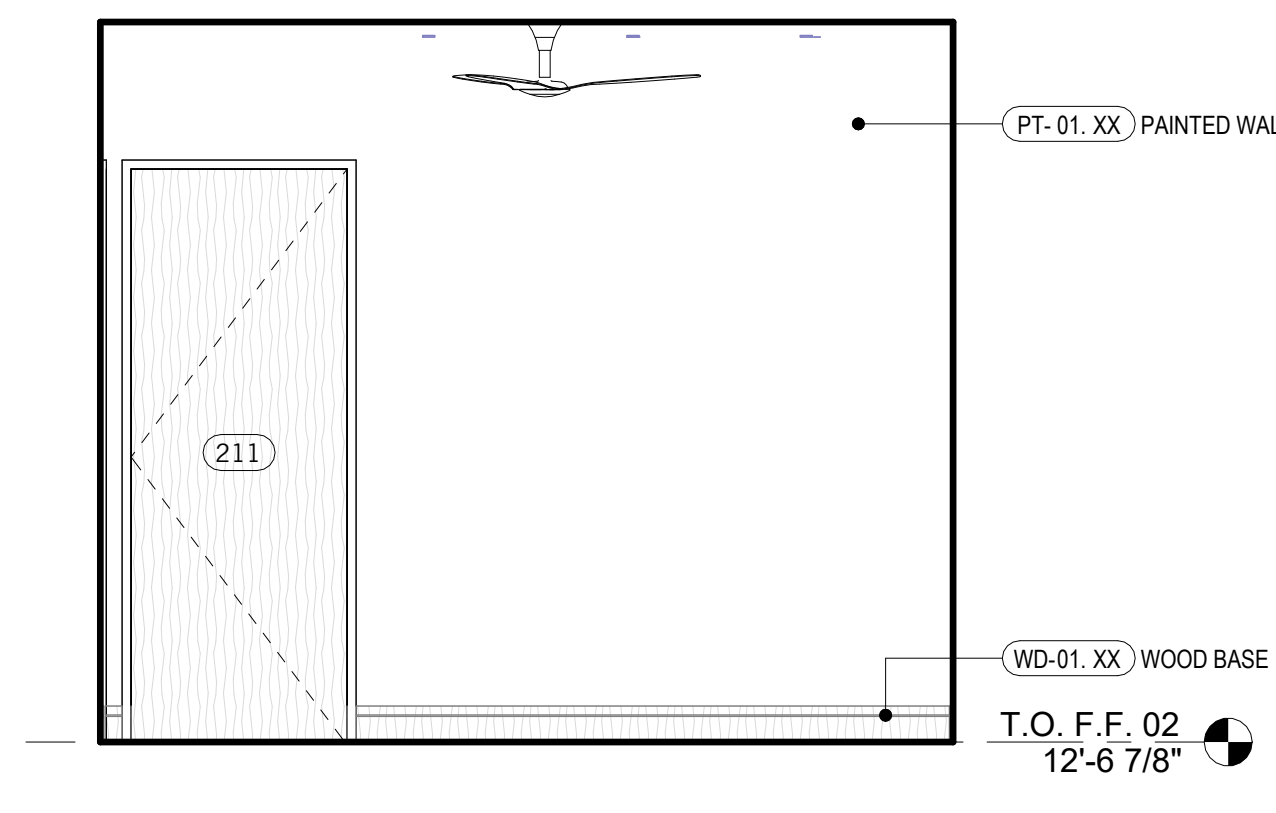
14 BED - 5 CLOSET
3/8" = 1'-0"



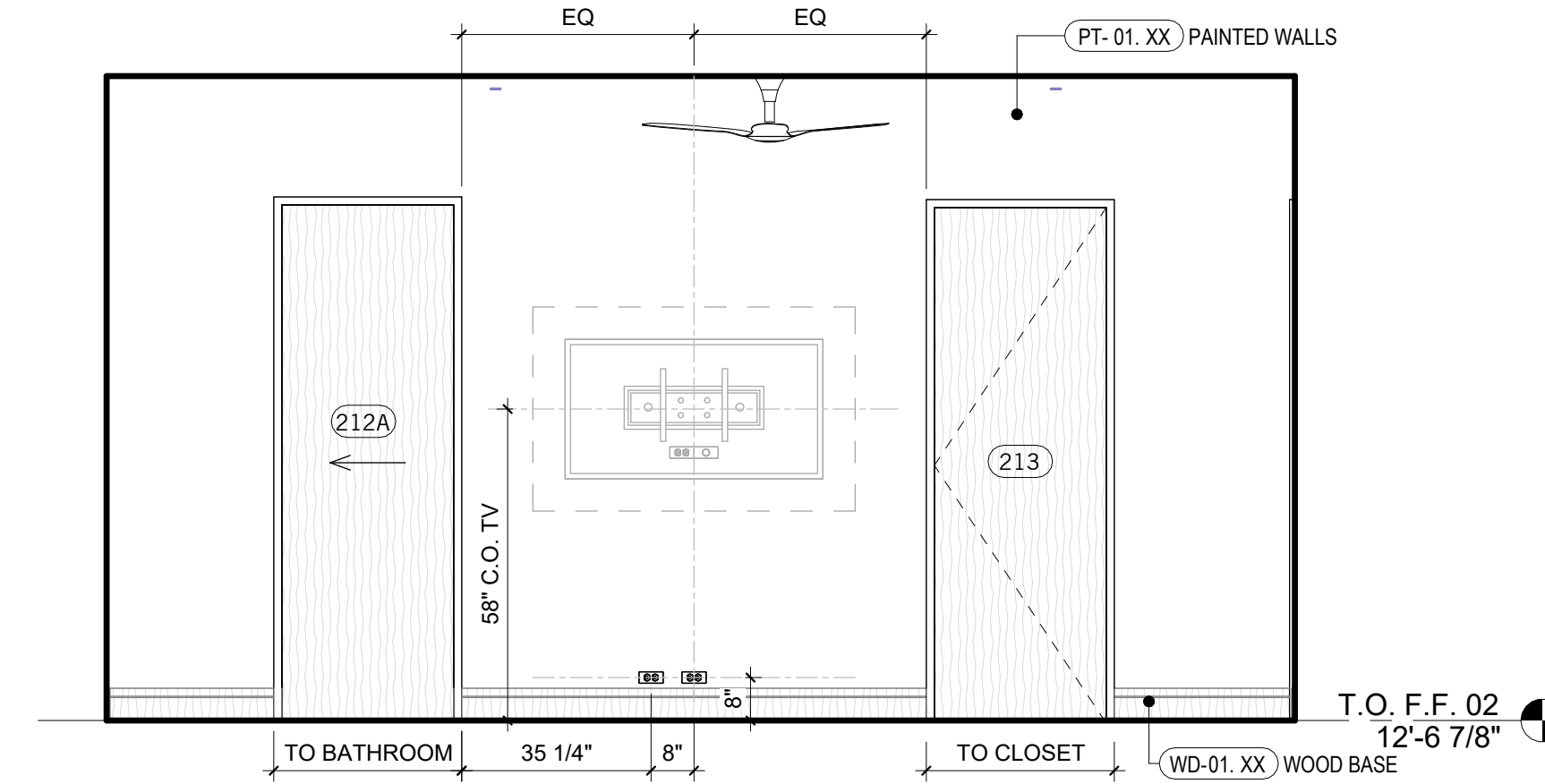
13 BED-5 CLOSET - ENLARGED PLAN
3/8" = 1'-0"



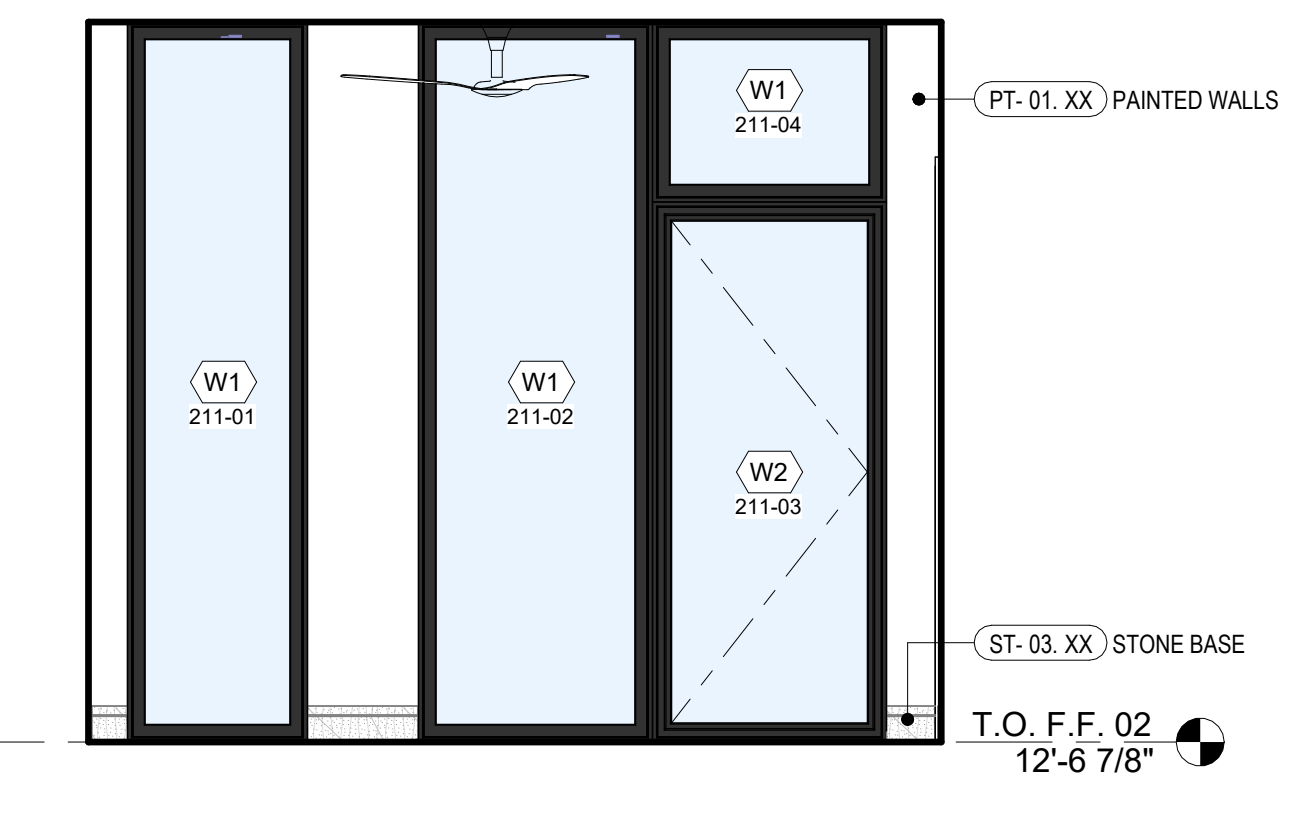
12 BED - 5
3/8" = 1'-0"



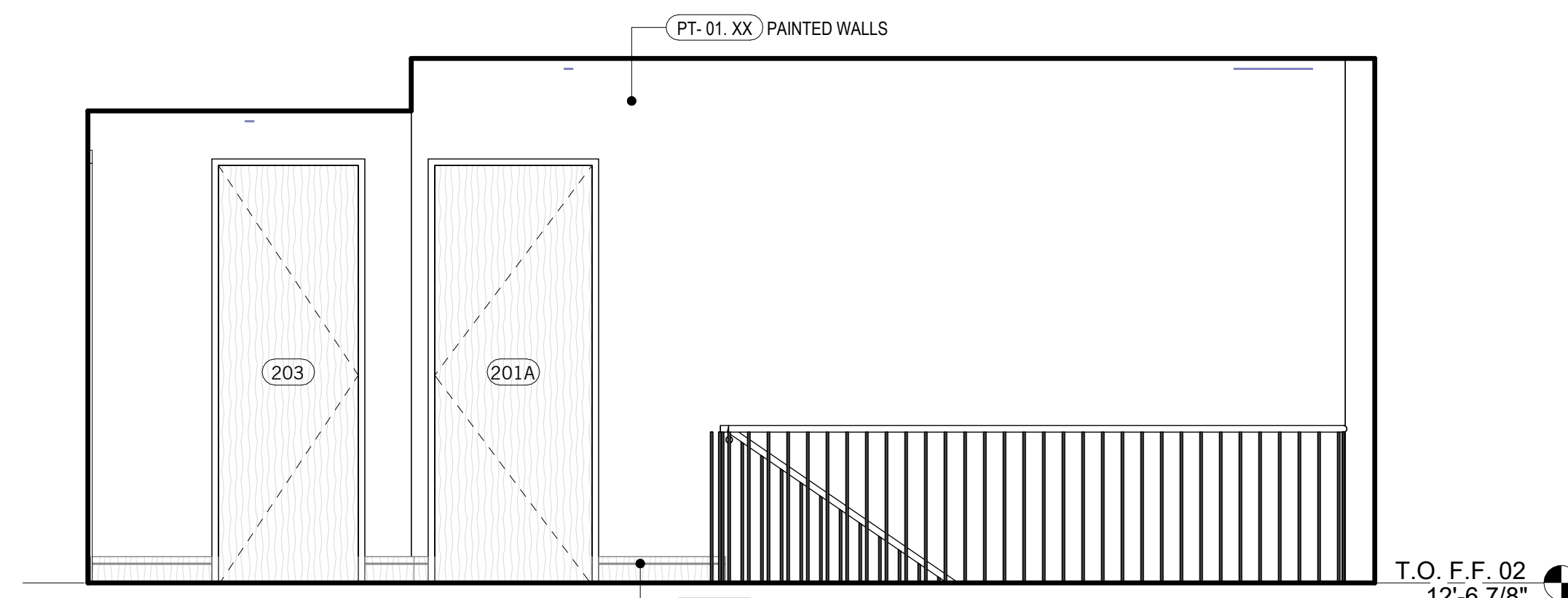
11 BED - 5
3/8" = 1'-0"



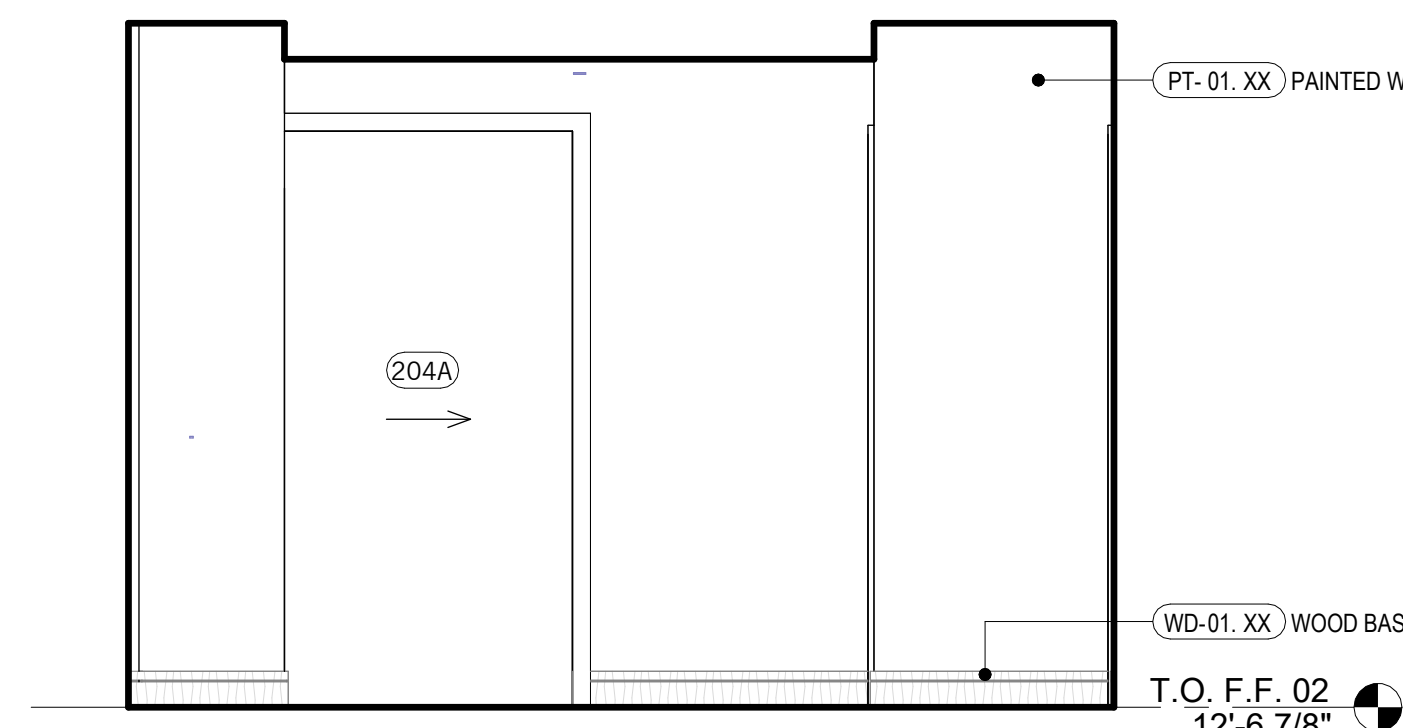
10 BED - 5
3/8" = 1'-0"



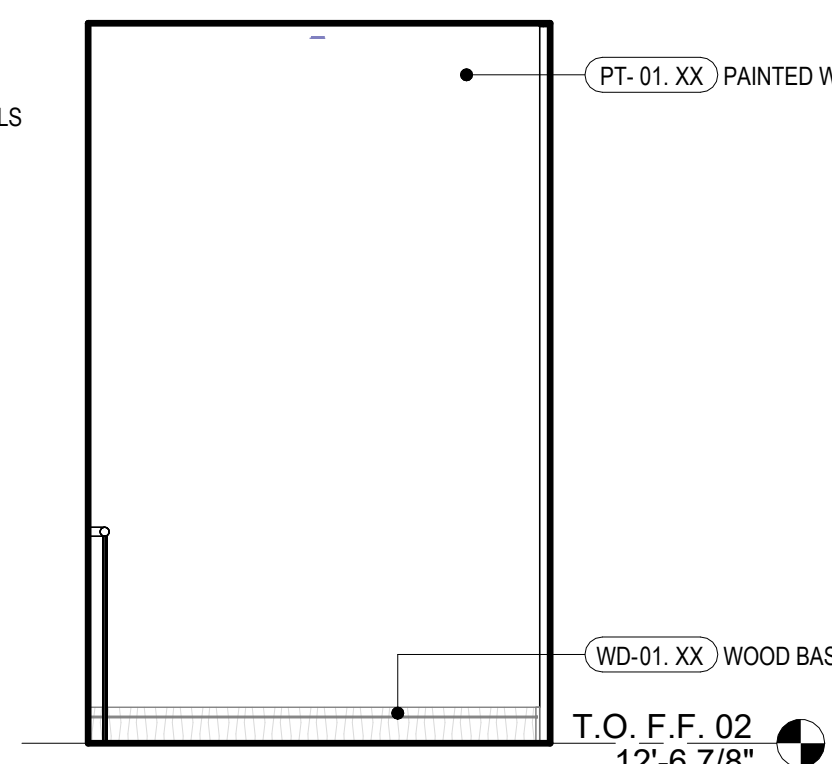
9 BED - 5
3/8" = 1'-0"



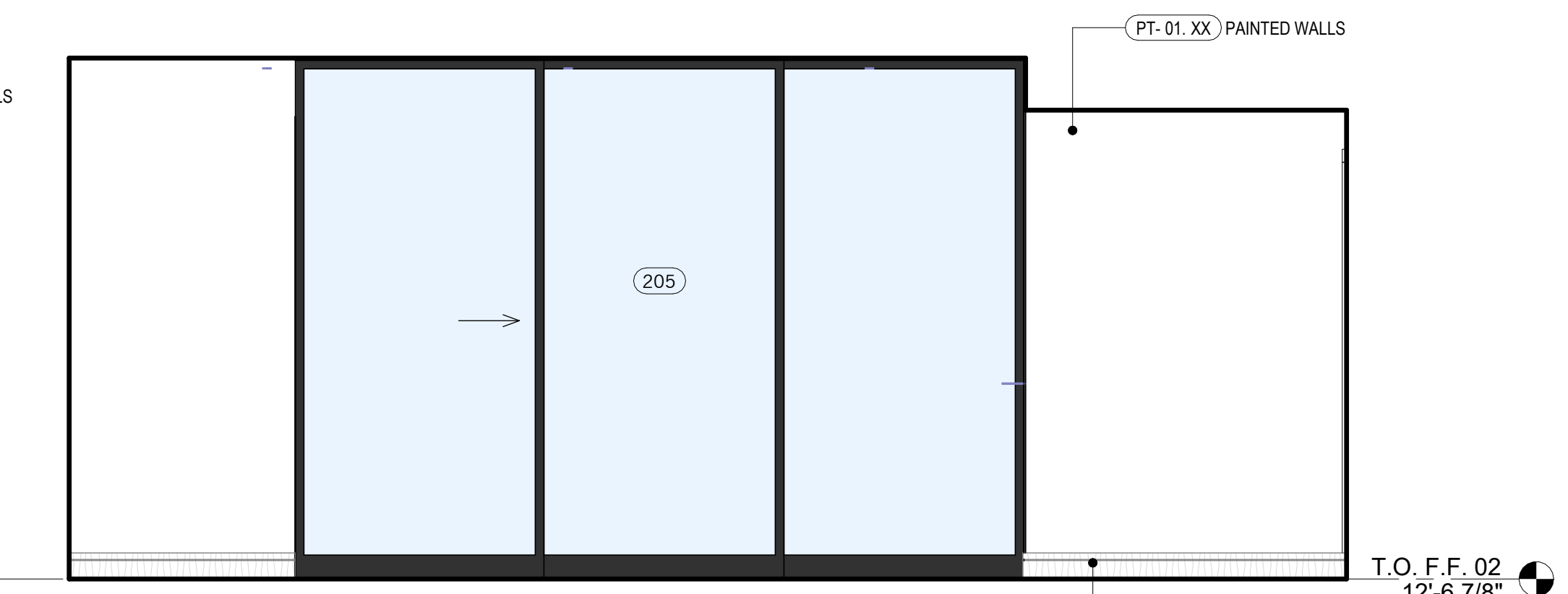
8 HALL - 2
3/8" = 1'-0"



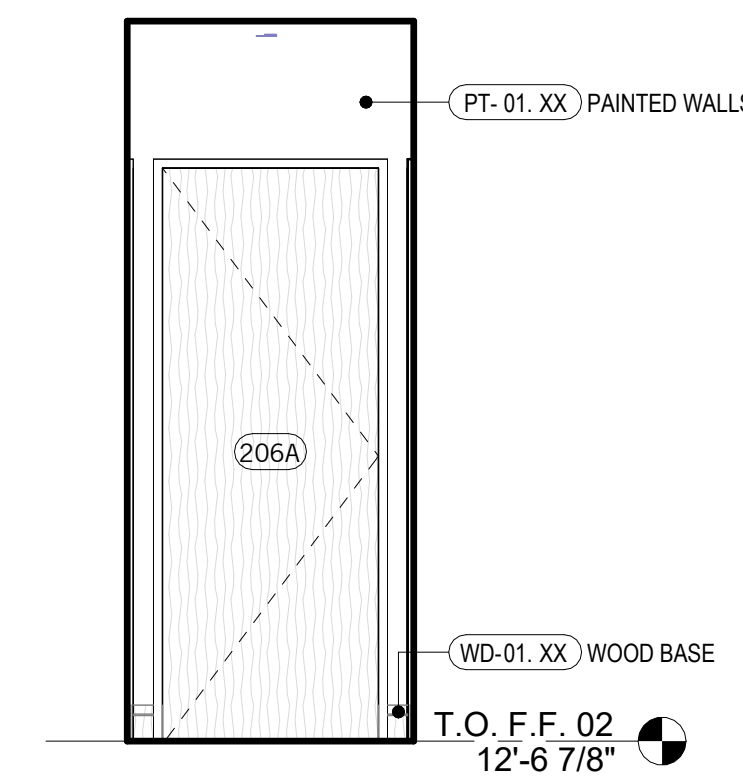
7 HALL - 2
3/8" = 1'-0"



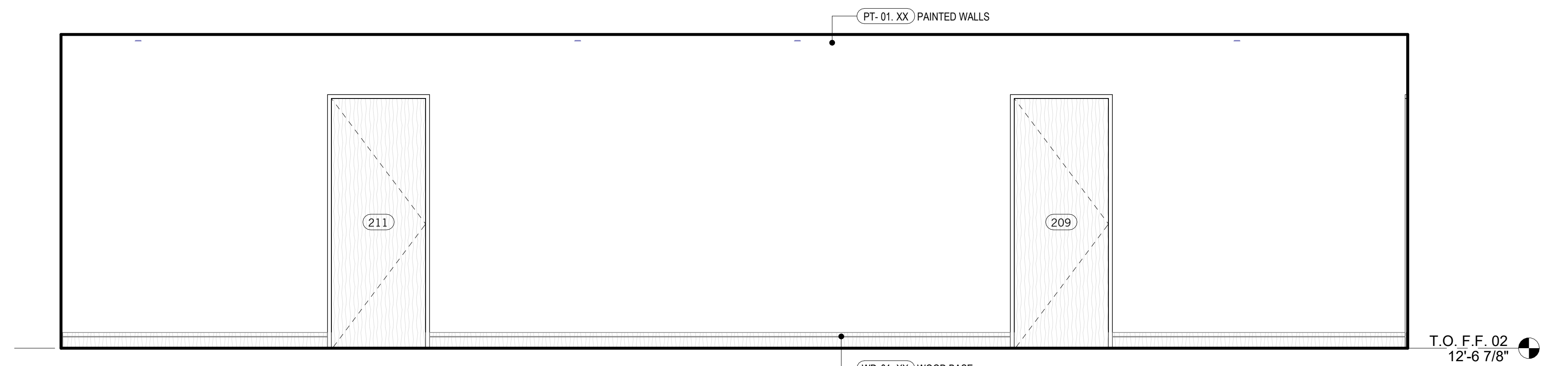
5 HALL - 2
3/8" = 1'-0"



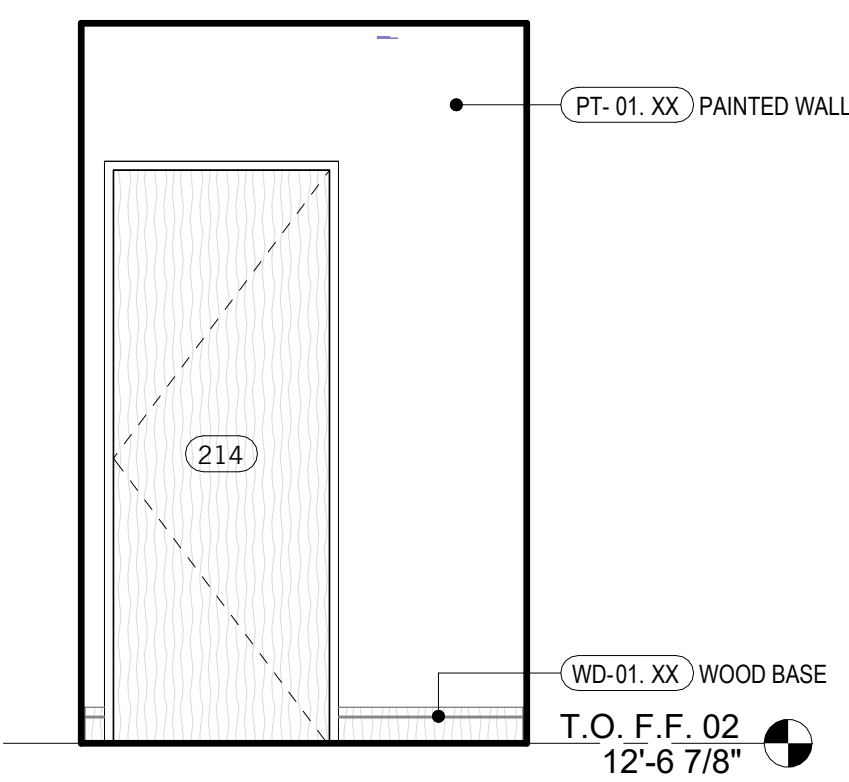
6 HALL - 2
3/8" = 1'-0"



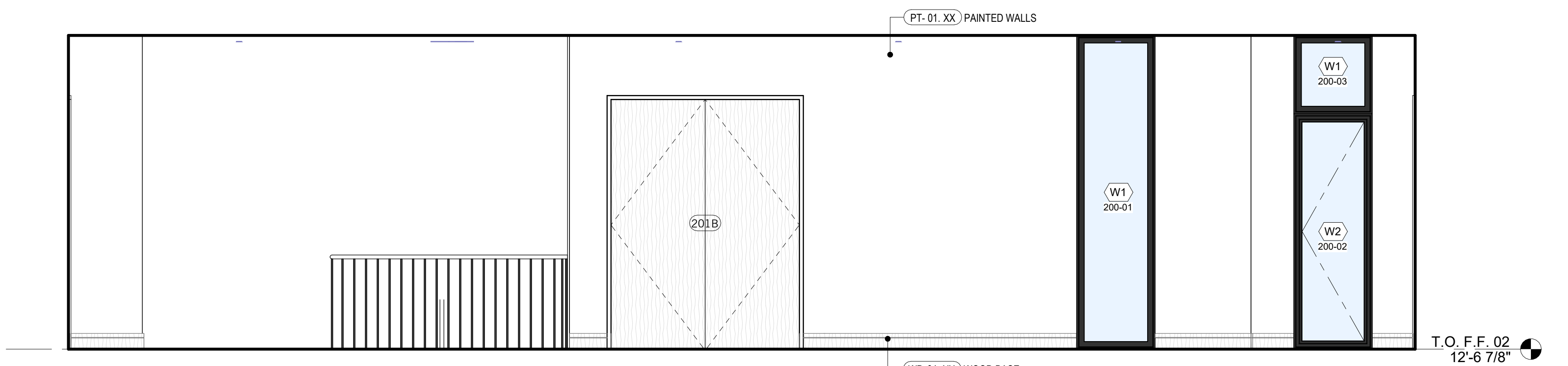
4 HALL
3/8" = 1'-0"



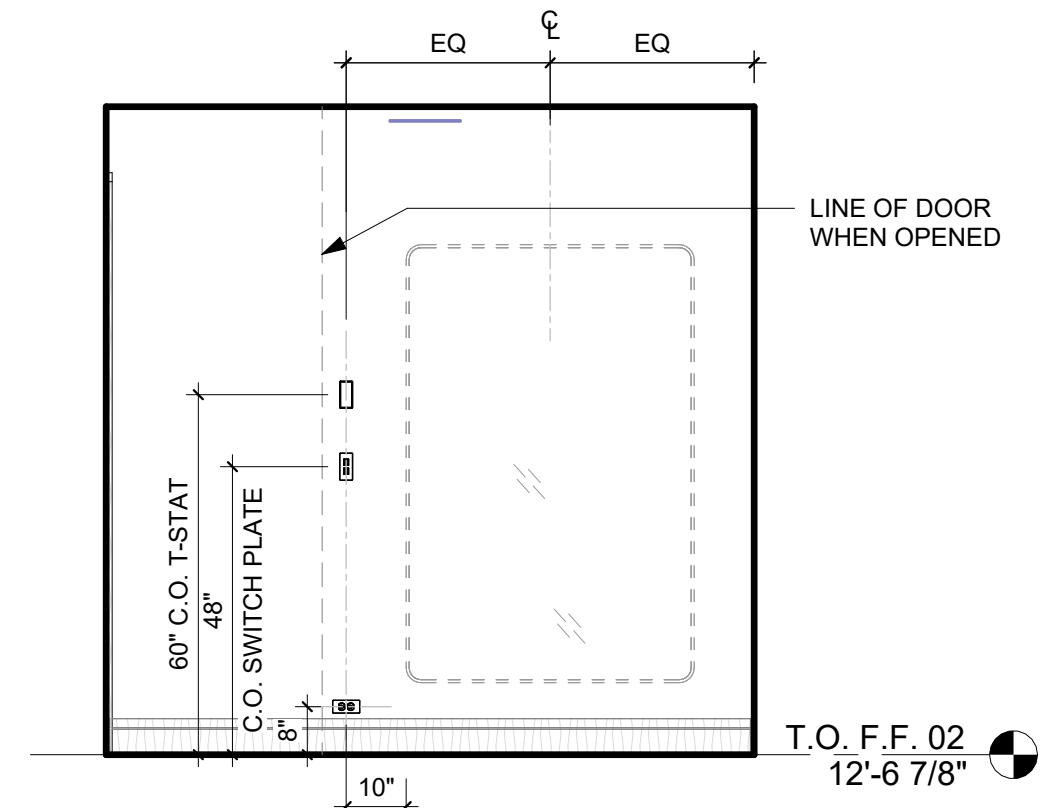
3 HALL
3/8" = 1'-0"



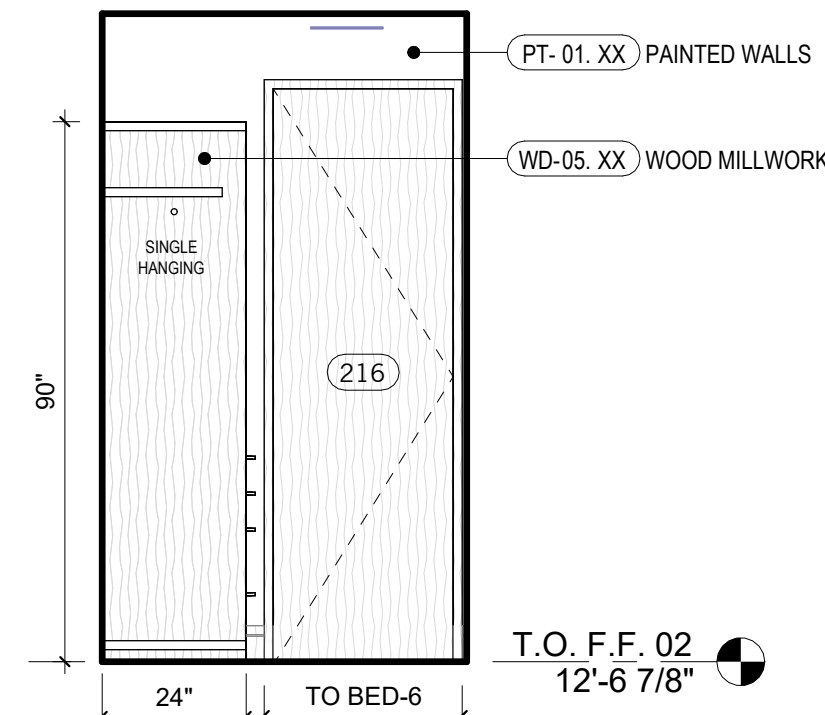
2 HALL
3/8" = 1'-0"



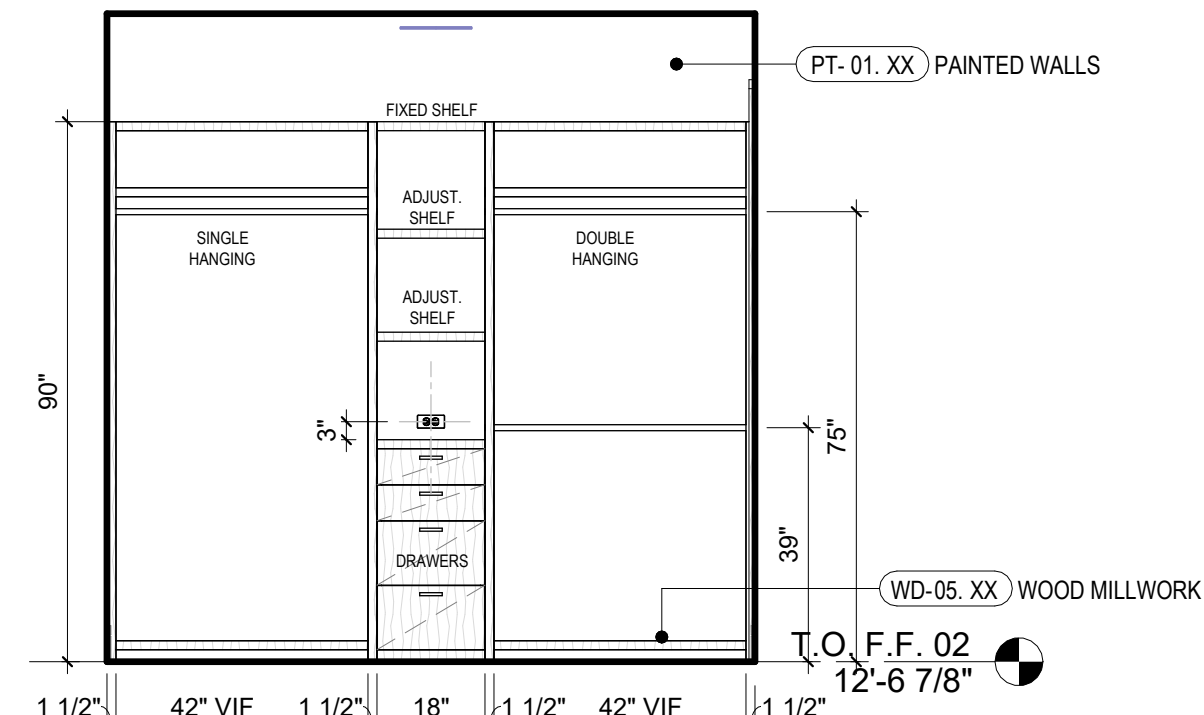
1 HALL
3/8" = 1'-0"



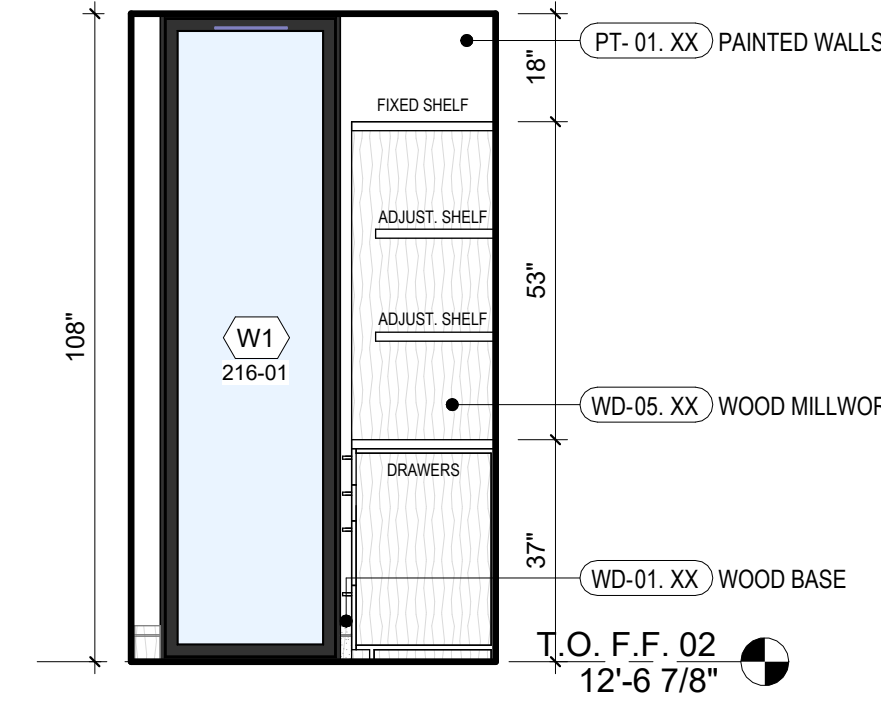
22 BED - 6 CLOSET
3/8" = 1'-0"



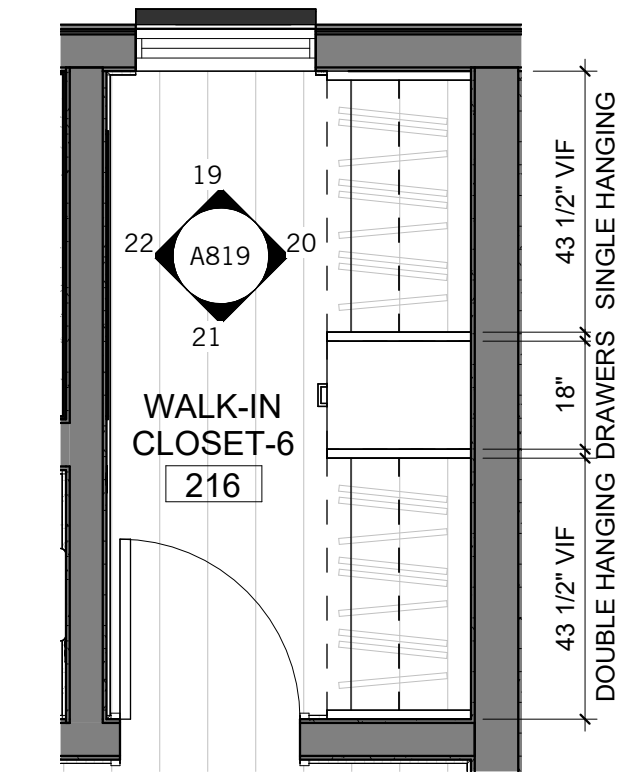
21 BED - 6 CLOSET
3/8" = 1'-0"



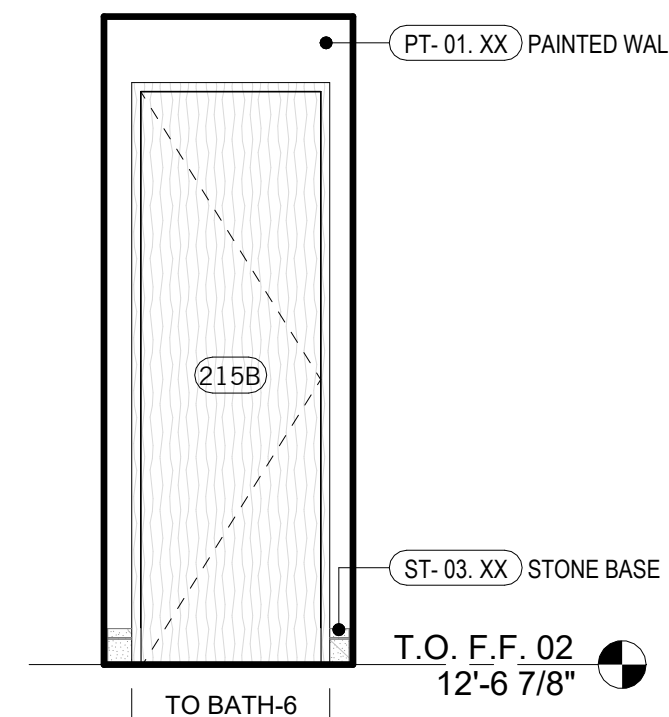
20 BED - 6 CLOSET
3/8" = 1'-0"



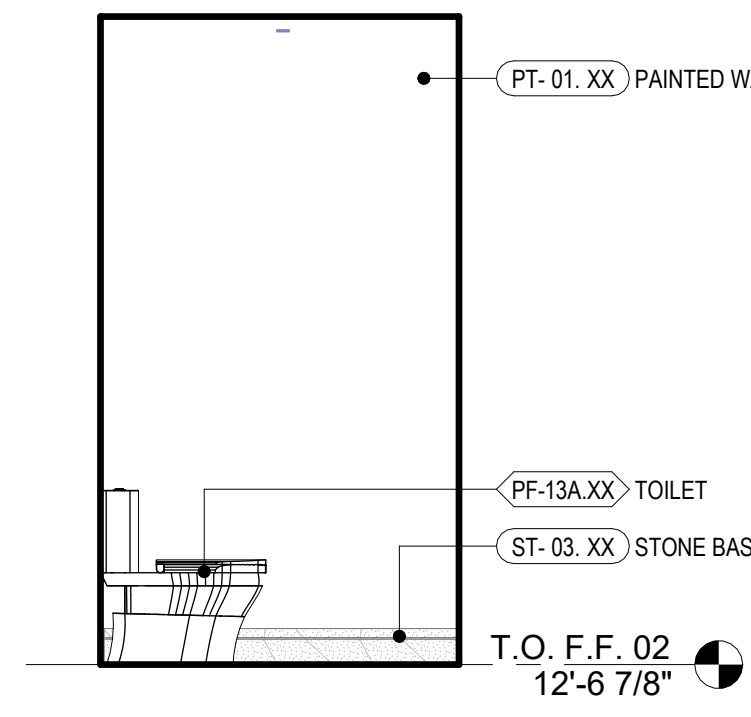
19 BED - 6 CLOSET
3/8" = 1'-0"



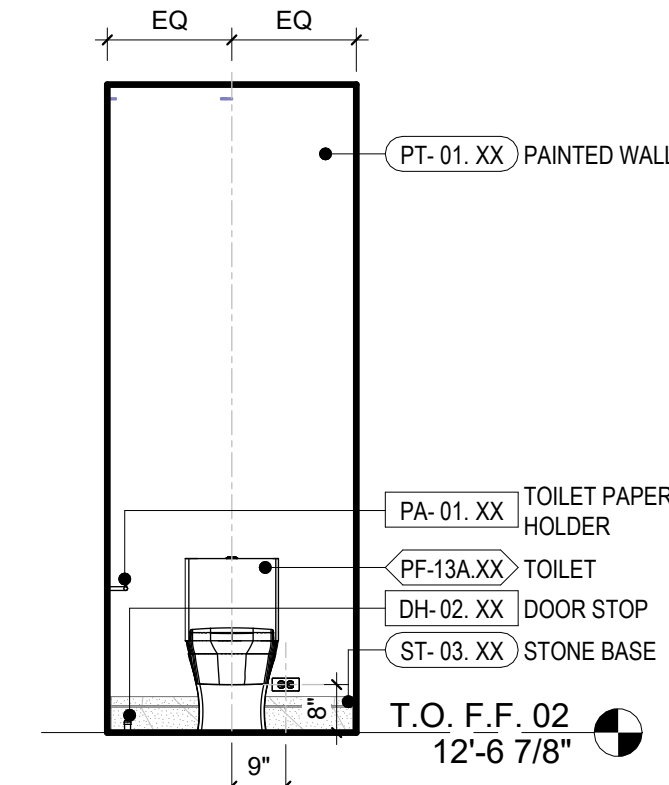
18 BED-6 CLOSET - ENLARGED PLAN
3/8" = 1'-0"



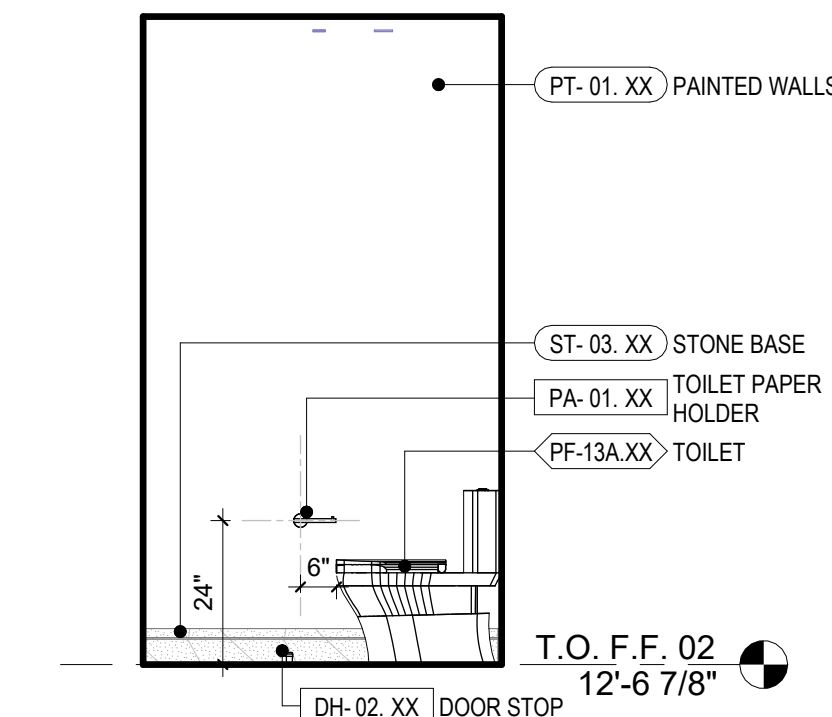
17 BATH - 6 TOILET
3/8" = 1'-0"



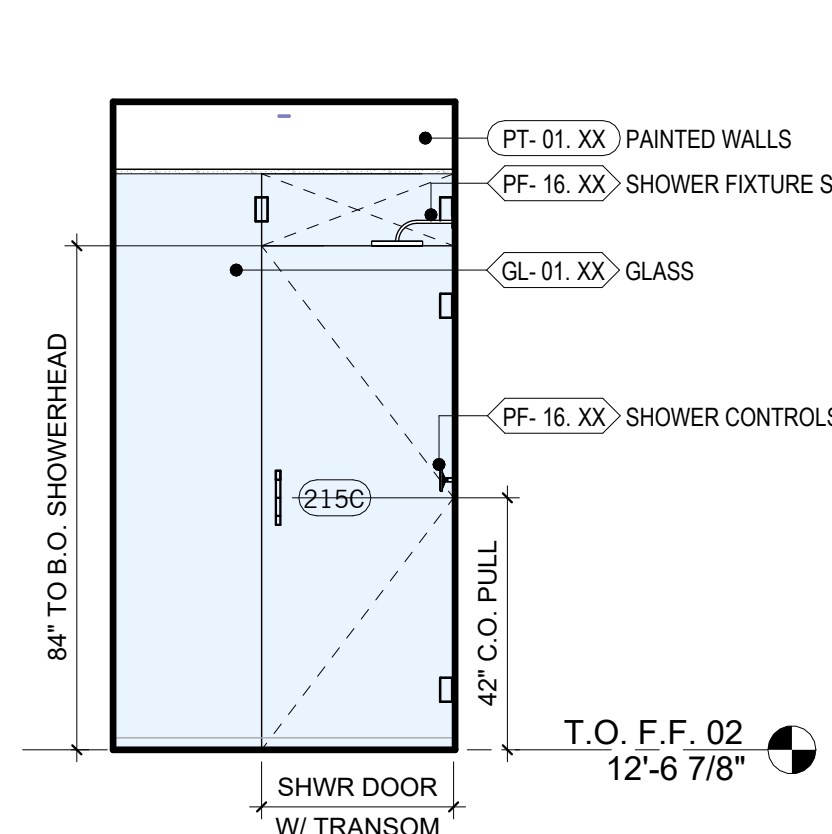
16 BATH - 6 TOILET
3/8" = 1'-0"



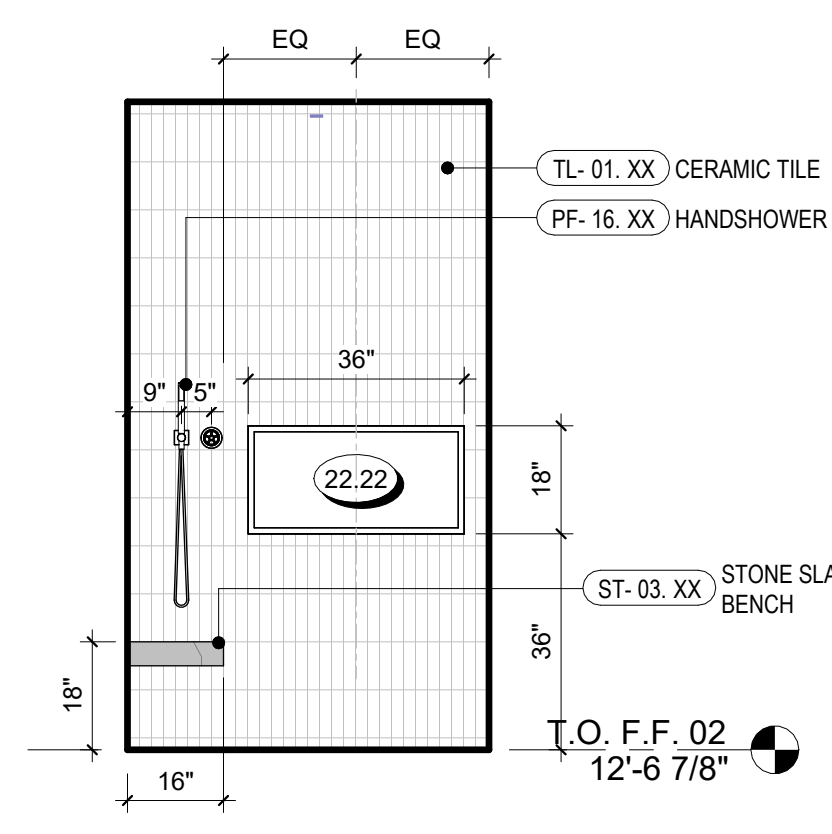
15 BATH - 6 TOILET
3/8" = 1'-0"



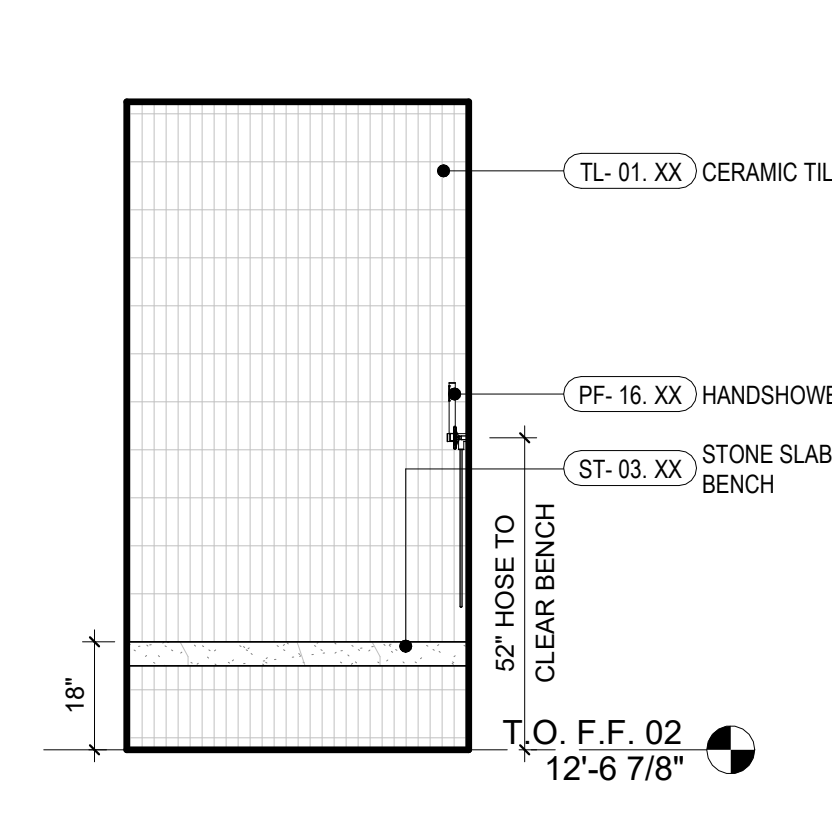
14 BATH - 6 TOILET
3/8" = 1'-0"



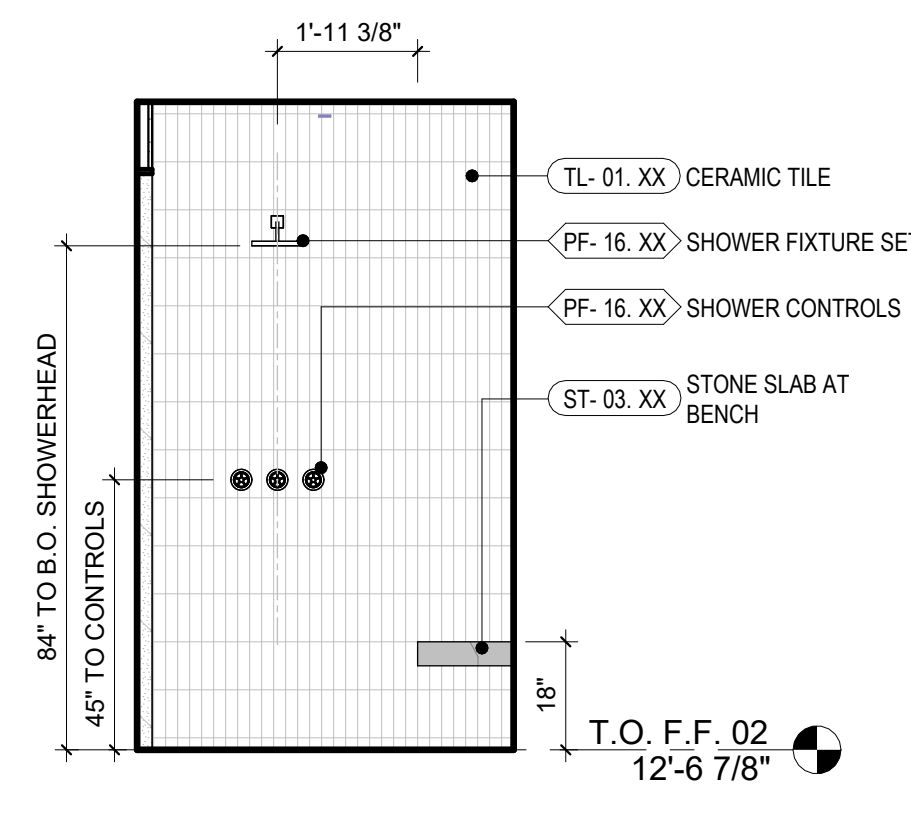
13 SHOWER - 6
3/8" = 1'-0"



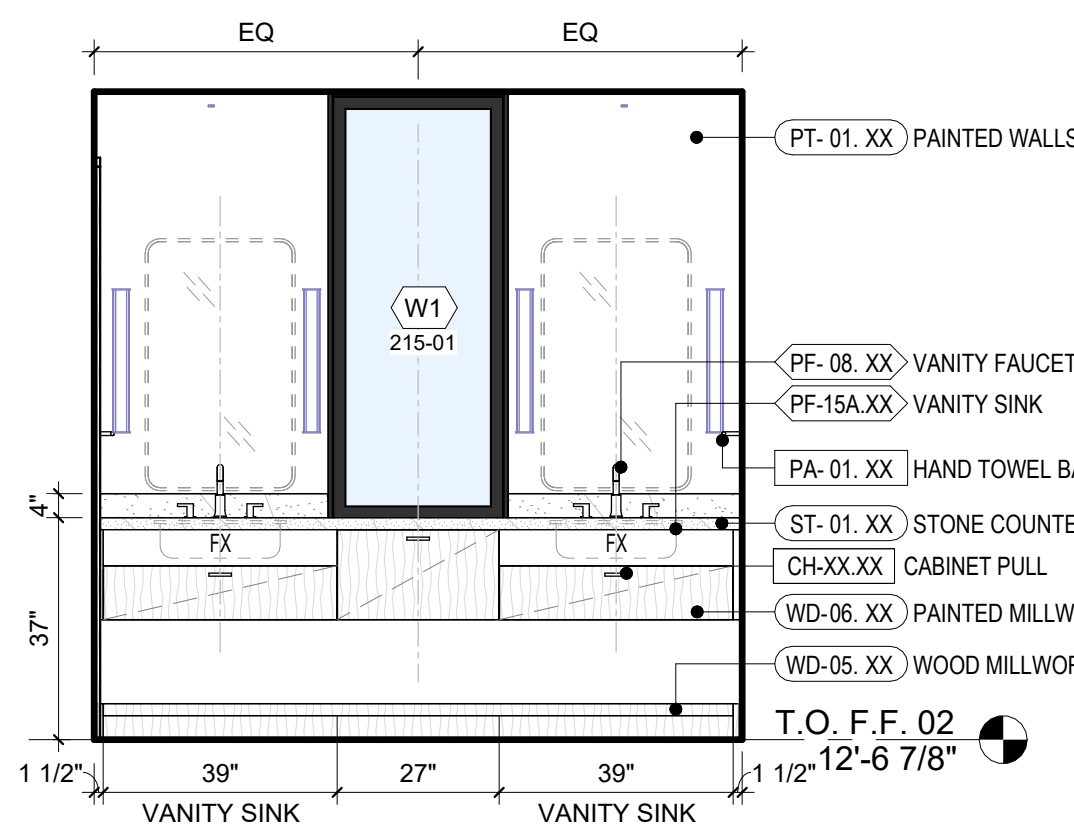
12 SHOWER - 6
3/8" = 1'-0"



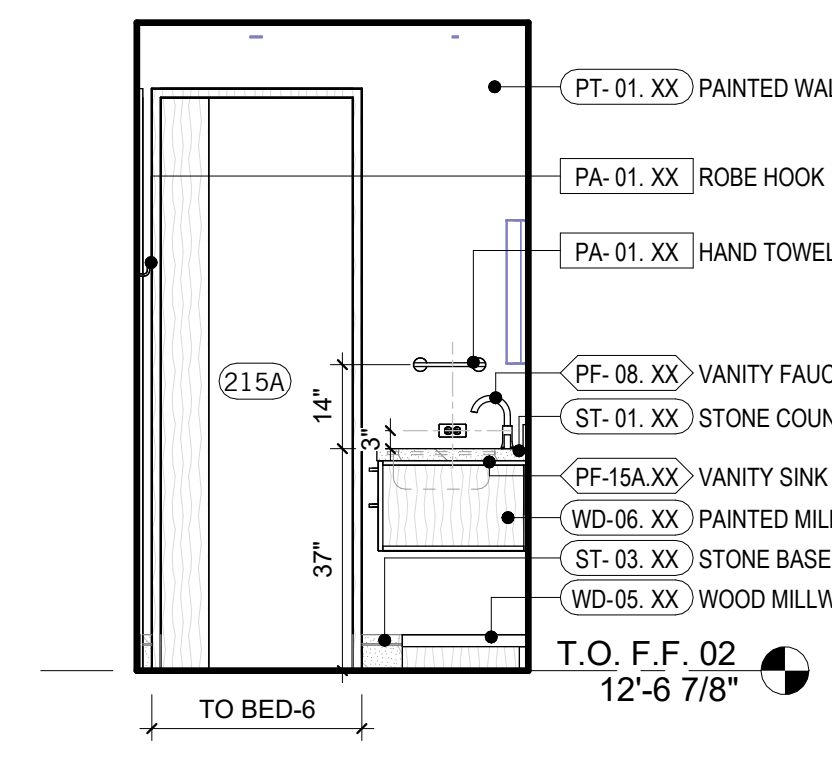
11 SHOWER - 6
3/8" = 1'-0"



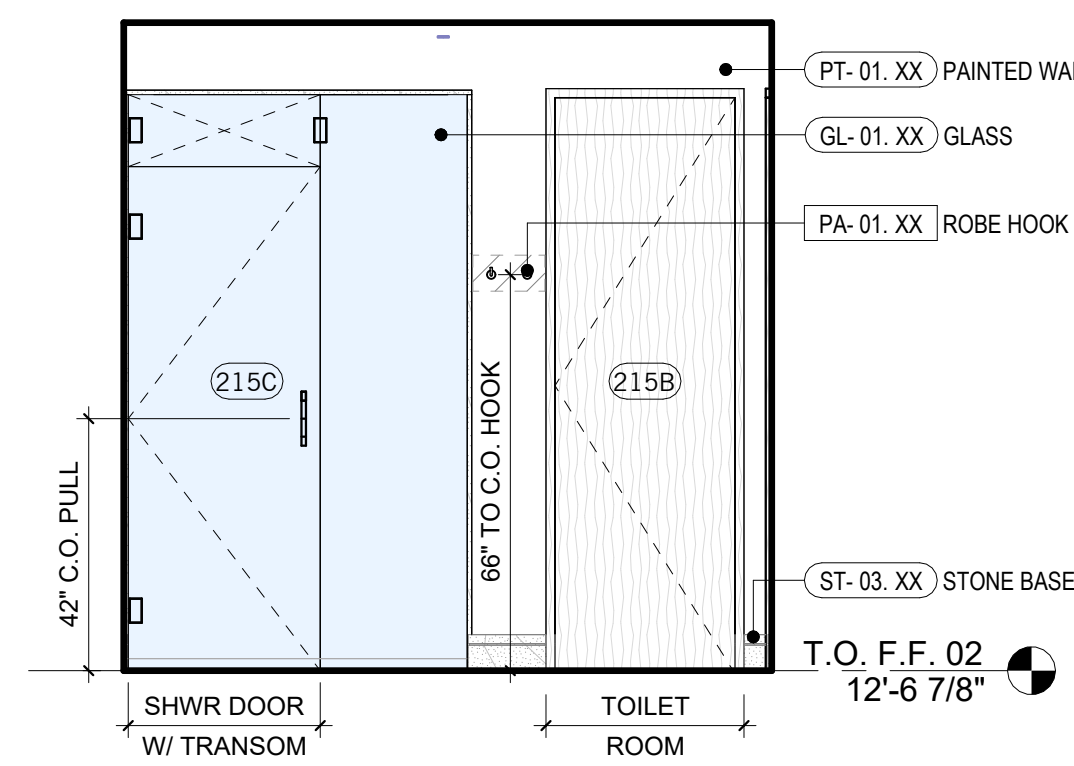
10 SHOWER - 6
3/8" = 1'-0"



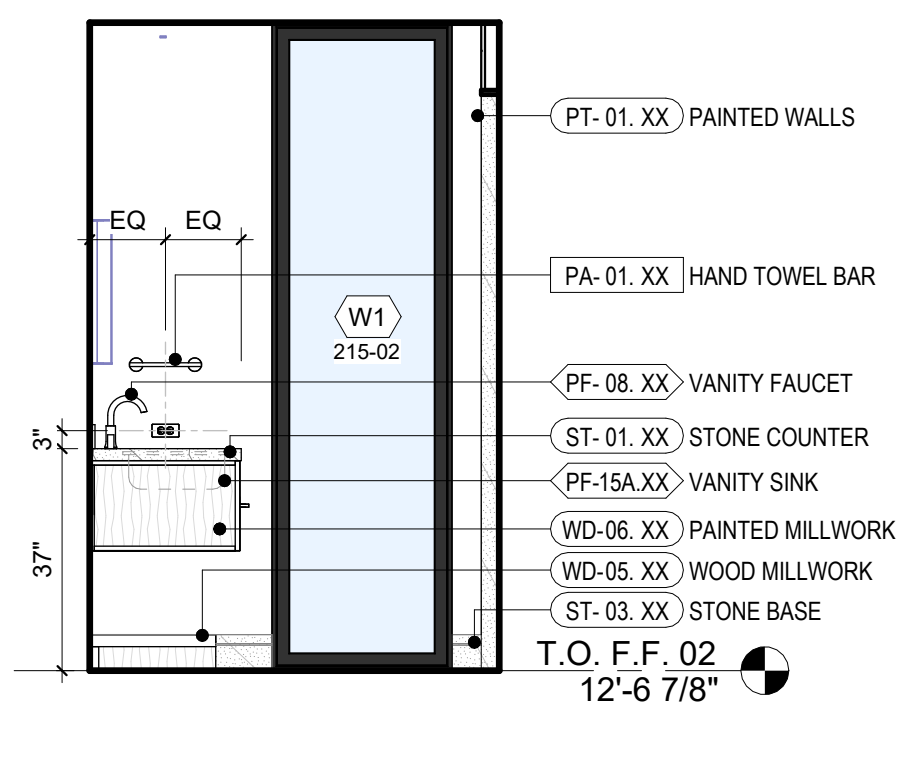
9 BATH - 6
3/8" = 1'-0"



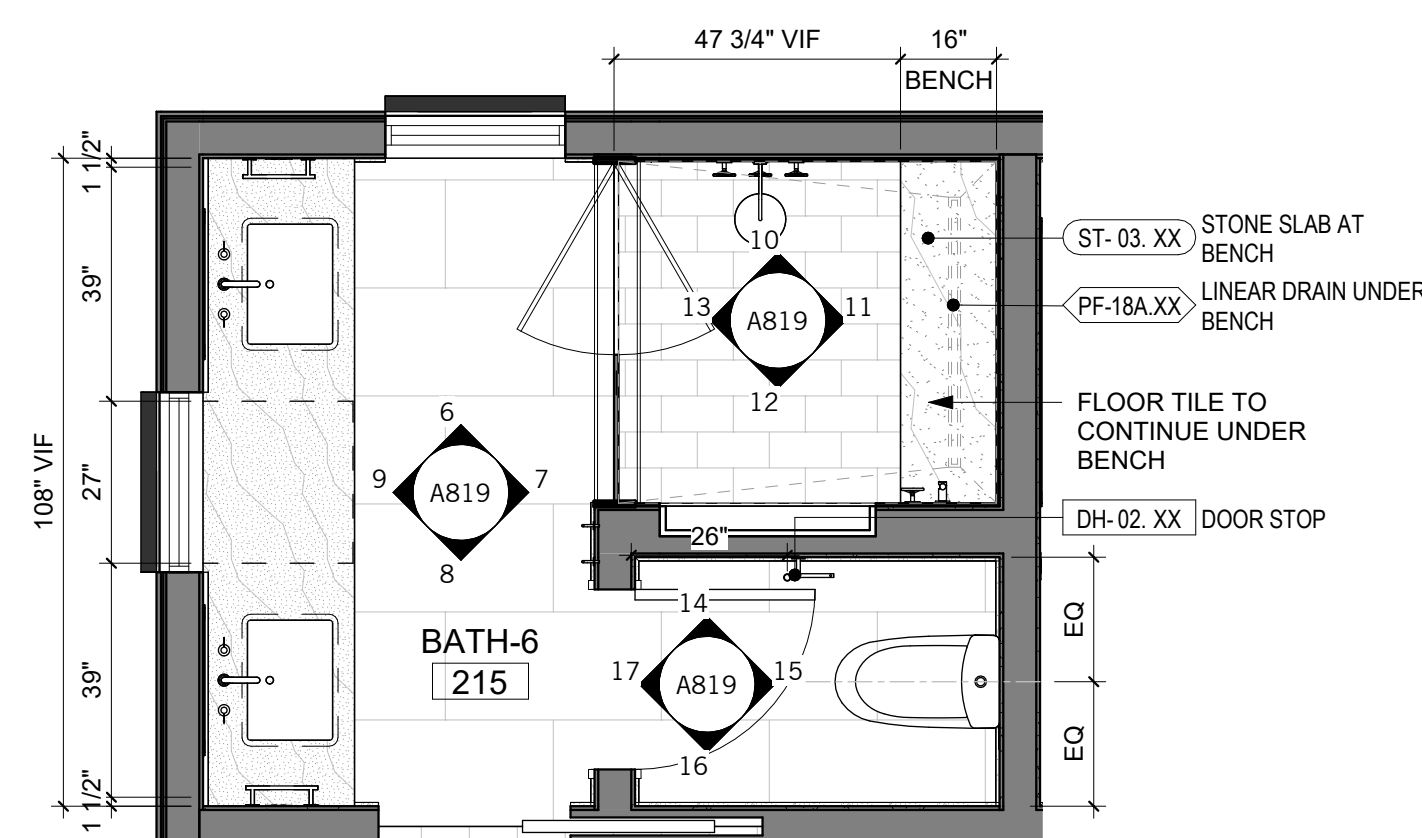
8 BATH - 6
3/8" = 1'-0"



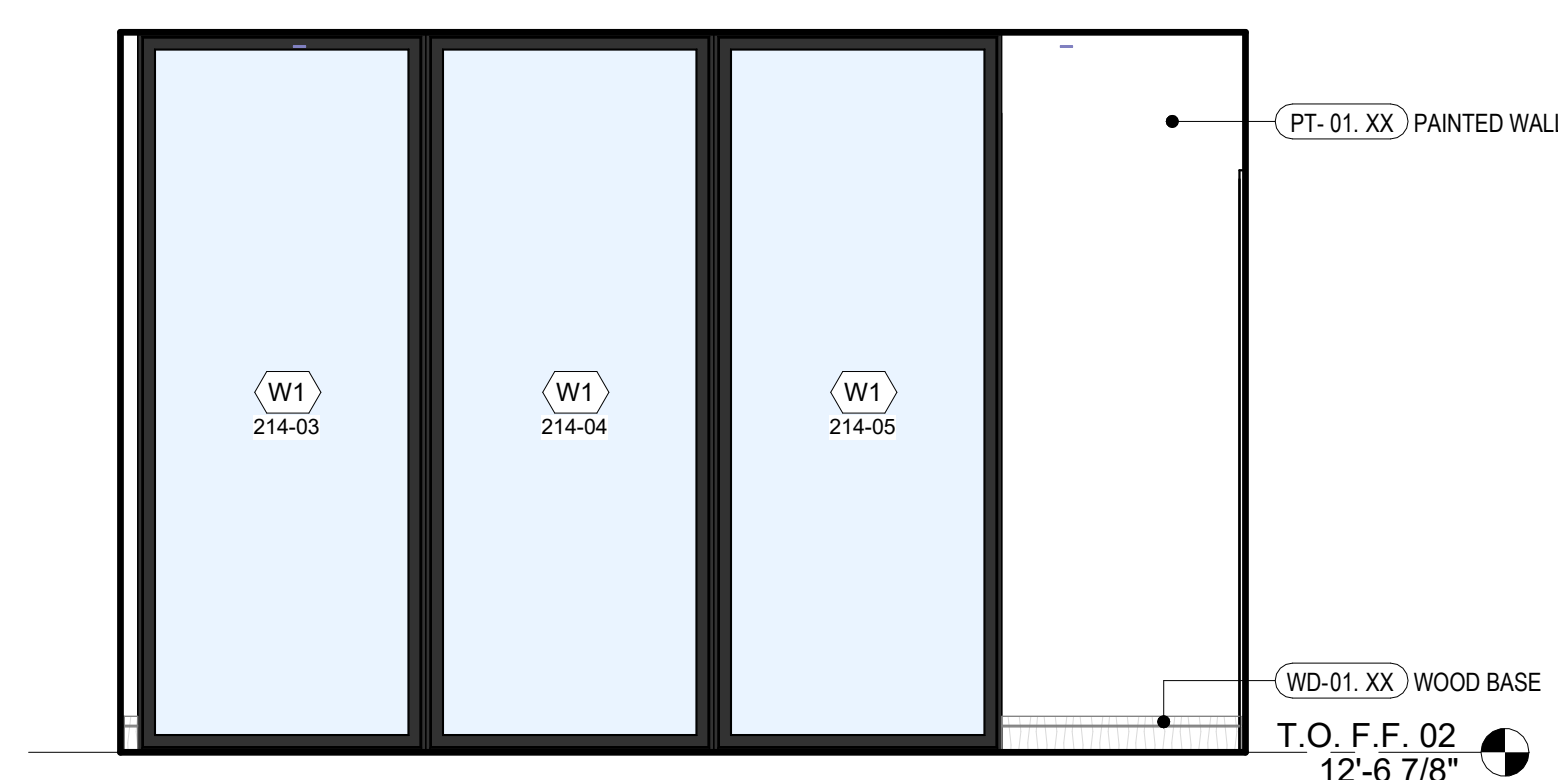
7 BATH - 6
3/8" = 1'-0"



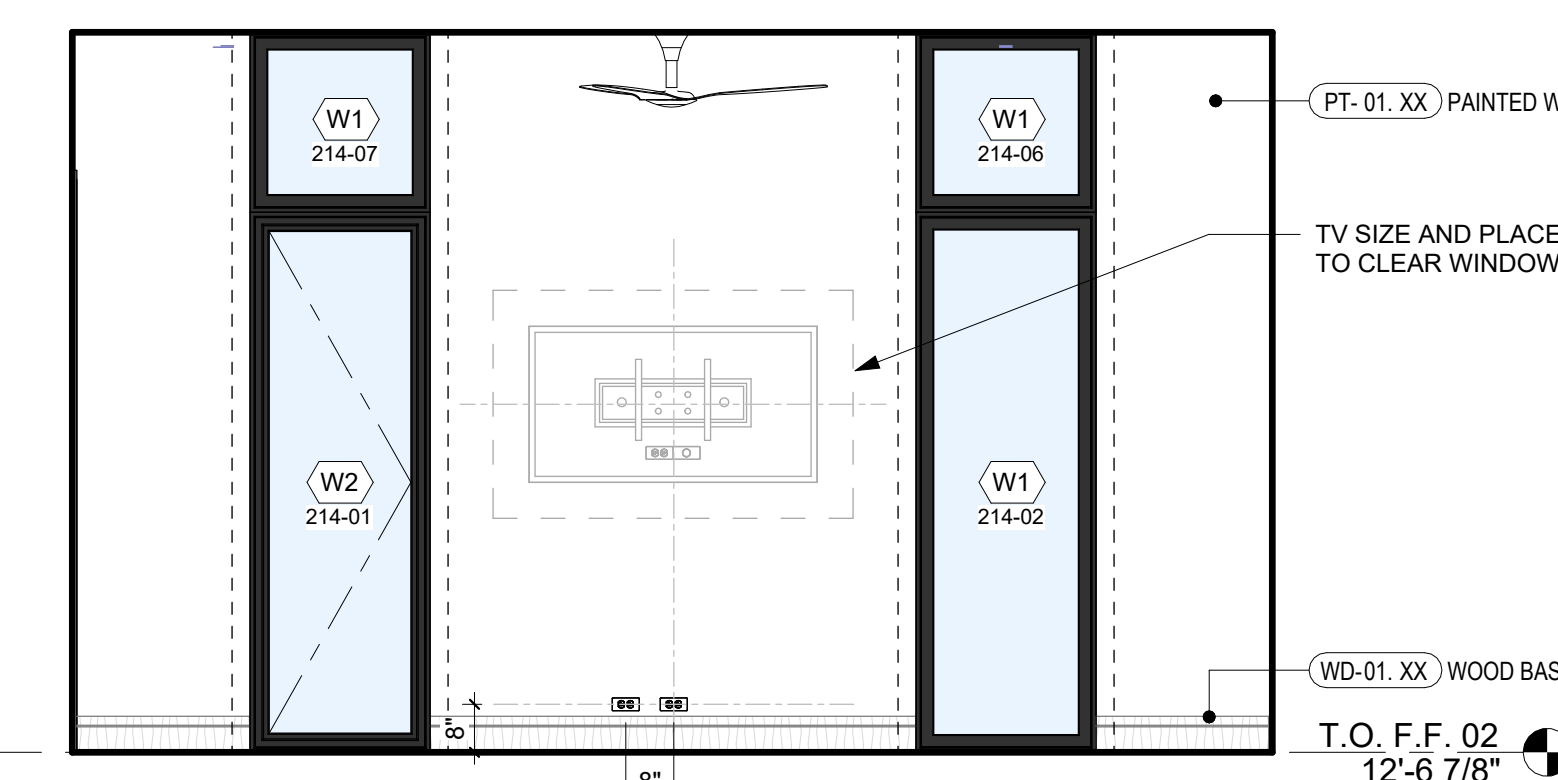
6 BATH - 6
3/8" = 1'-0"



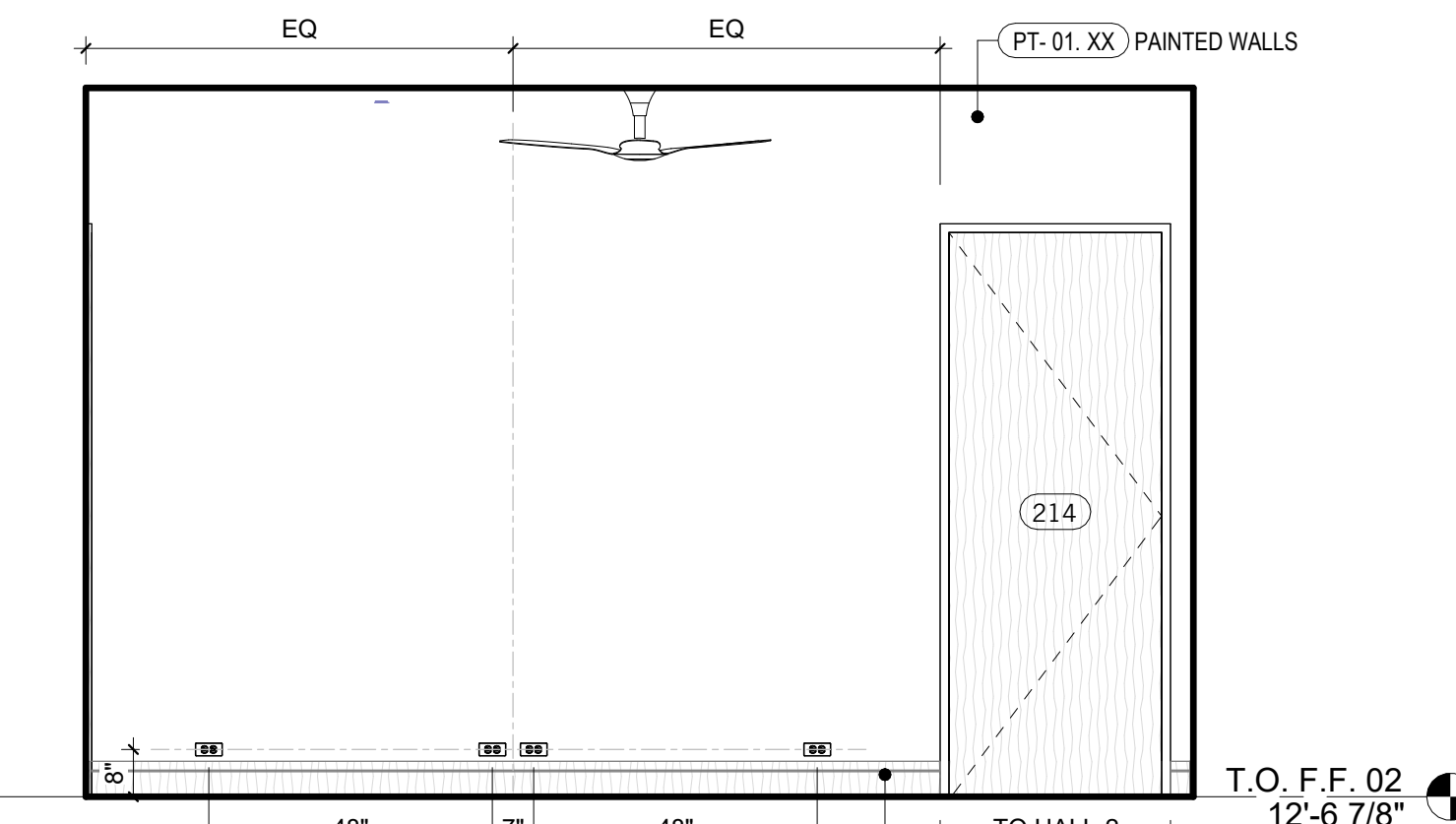
5 BATH-6 - ENLARGED PLAN
3/8" = 1'-0"



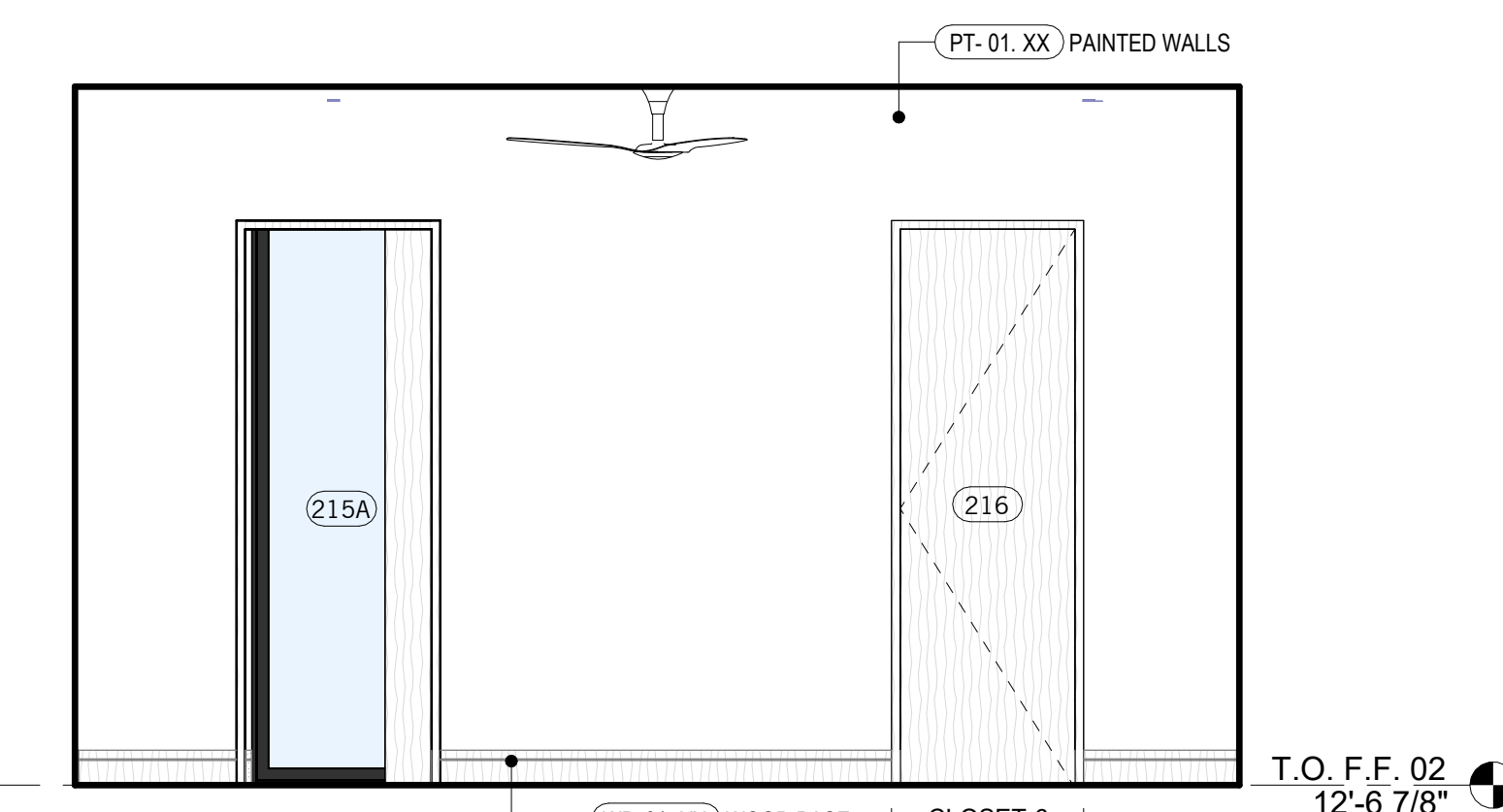
4 BED - 6
3/8" = 1'-0"



3 BED - 6
3/8" = 1'-0"



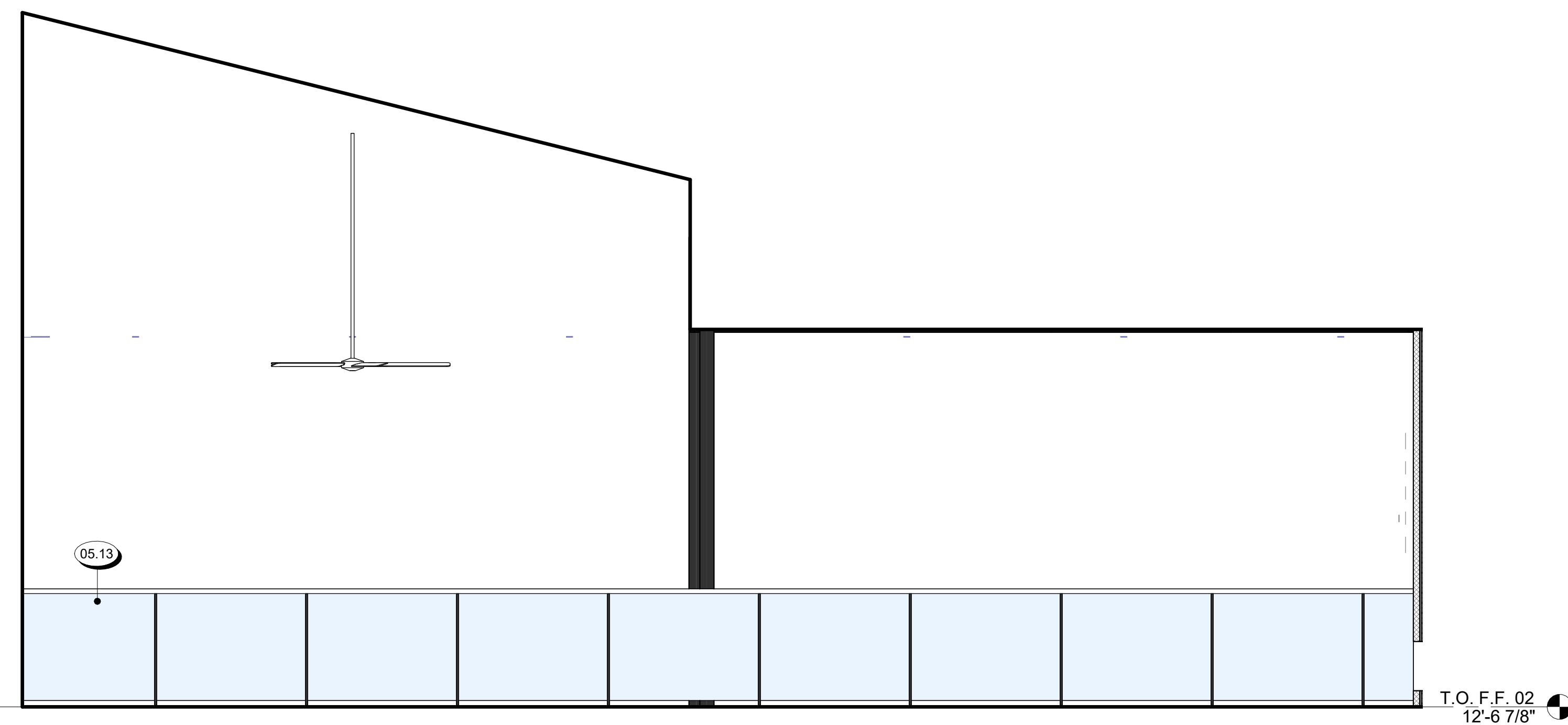
2 BED - 6
3/8" = 1'-0"



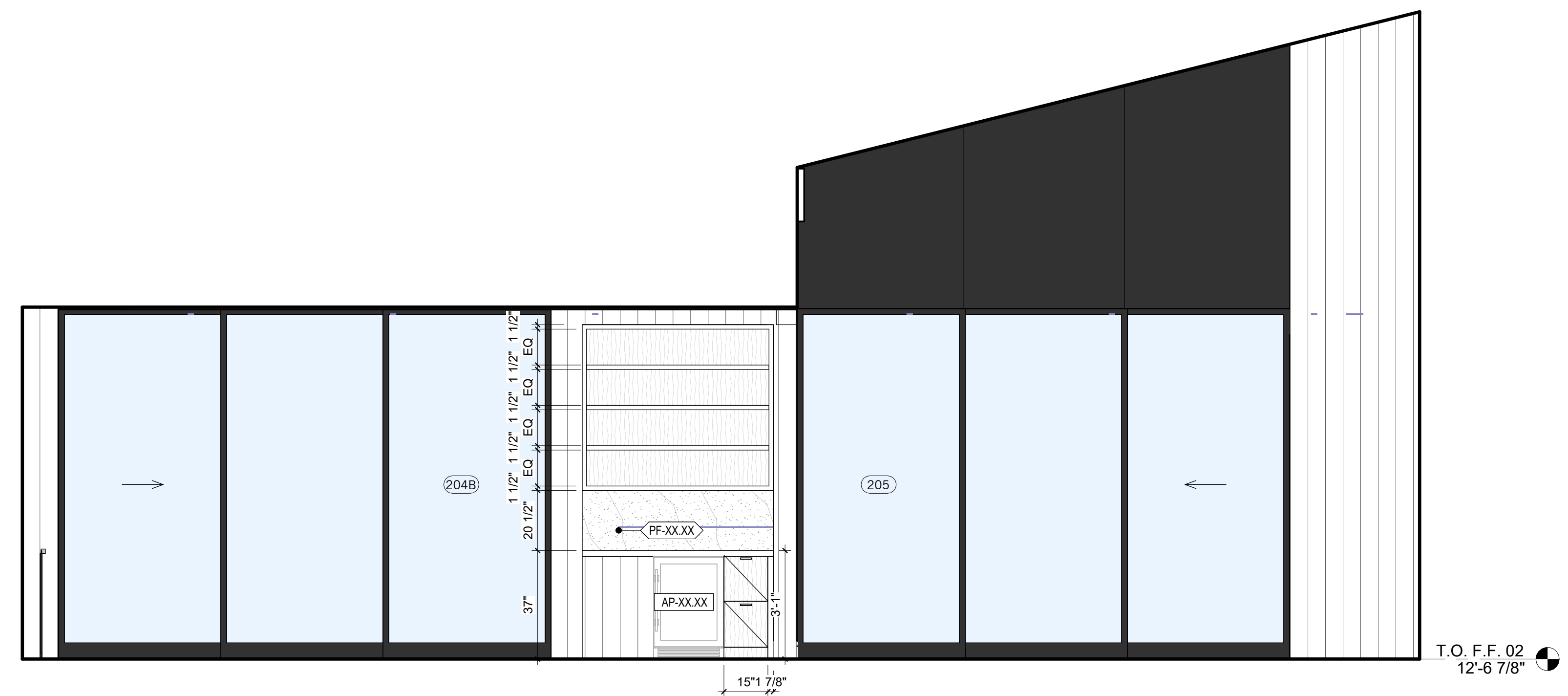
1 BED - 6
3/8" = 1'-0"

NOT FOR CONSTRUCTION

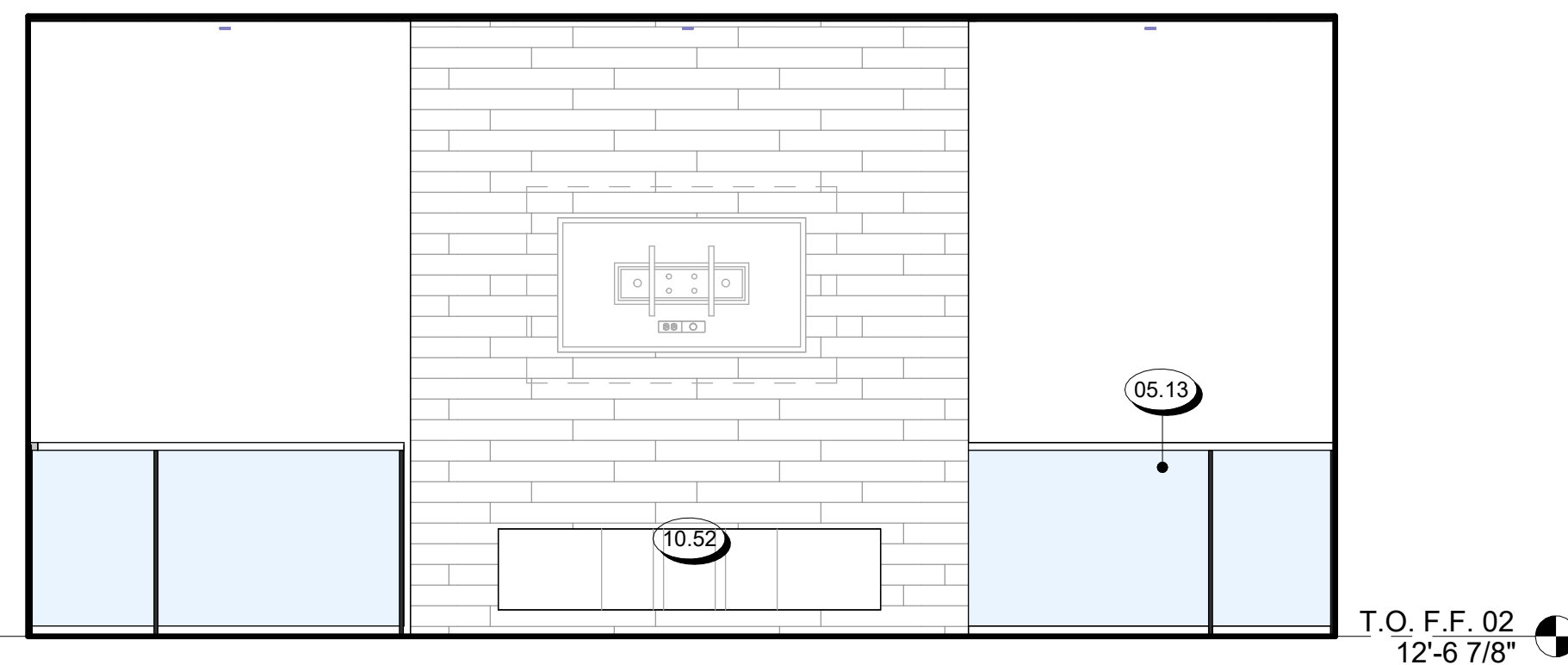
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
ENLARGED PLANS & INTERIOR ELEVATIONS (C)



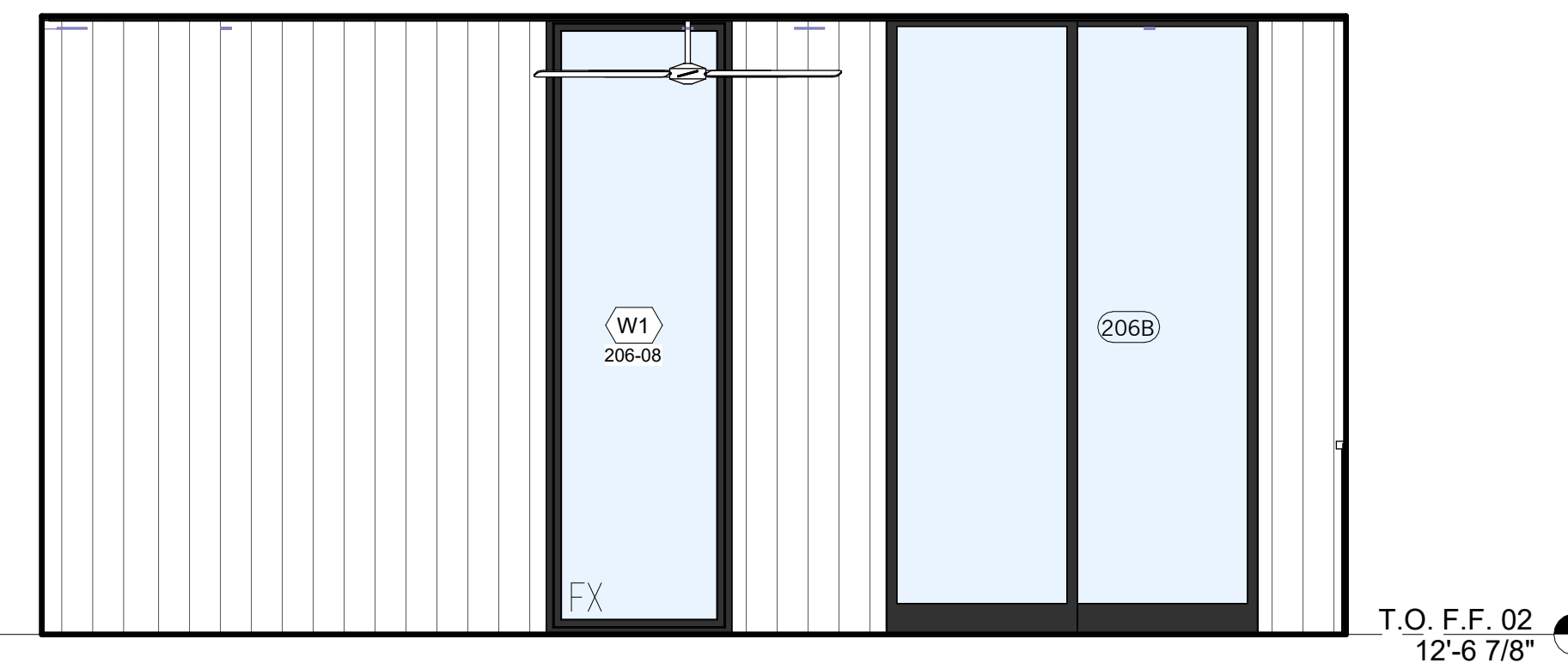
10 TERRACE
3/8" = 1'-0"



12 TERRACE
3/8" = 1'-0"



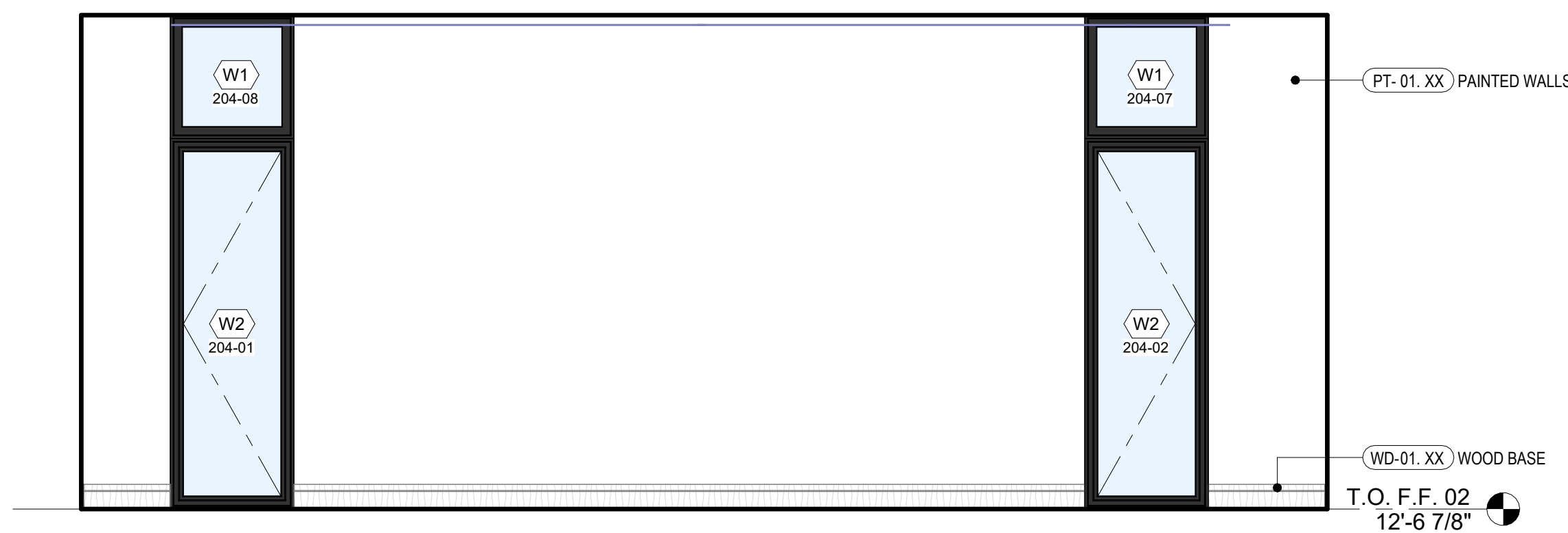
11 TERRACE
3/8" = 1'-0"



9 TERRACE
3/8" = 1'-0"



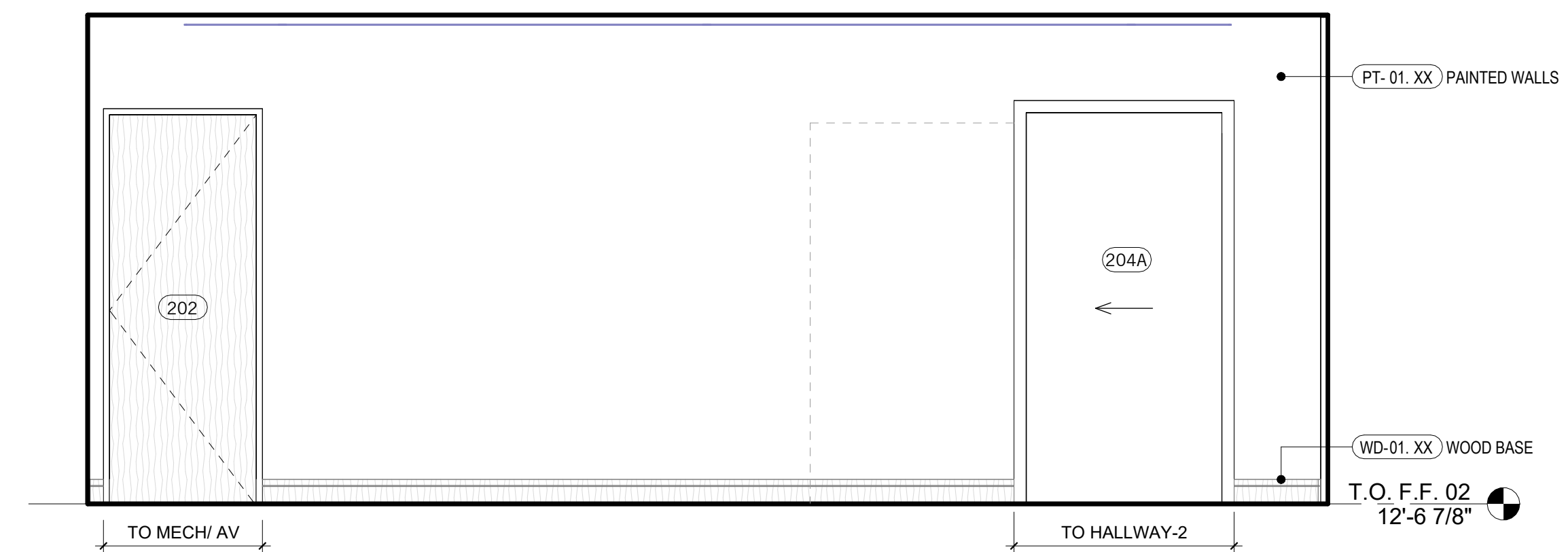
8 MEDIA ROOM
3/8" = 1'-0"



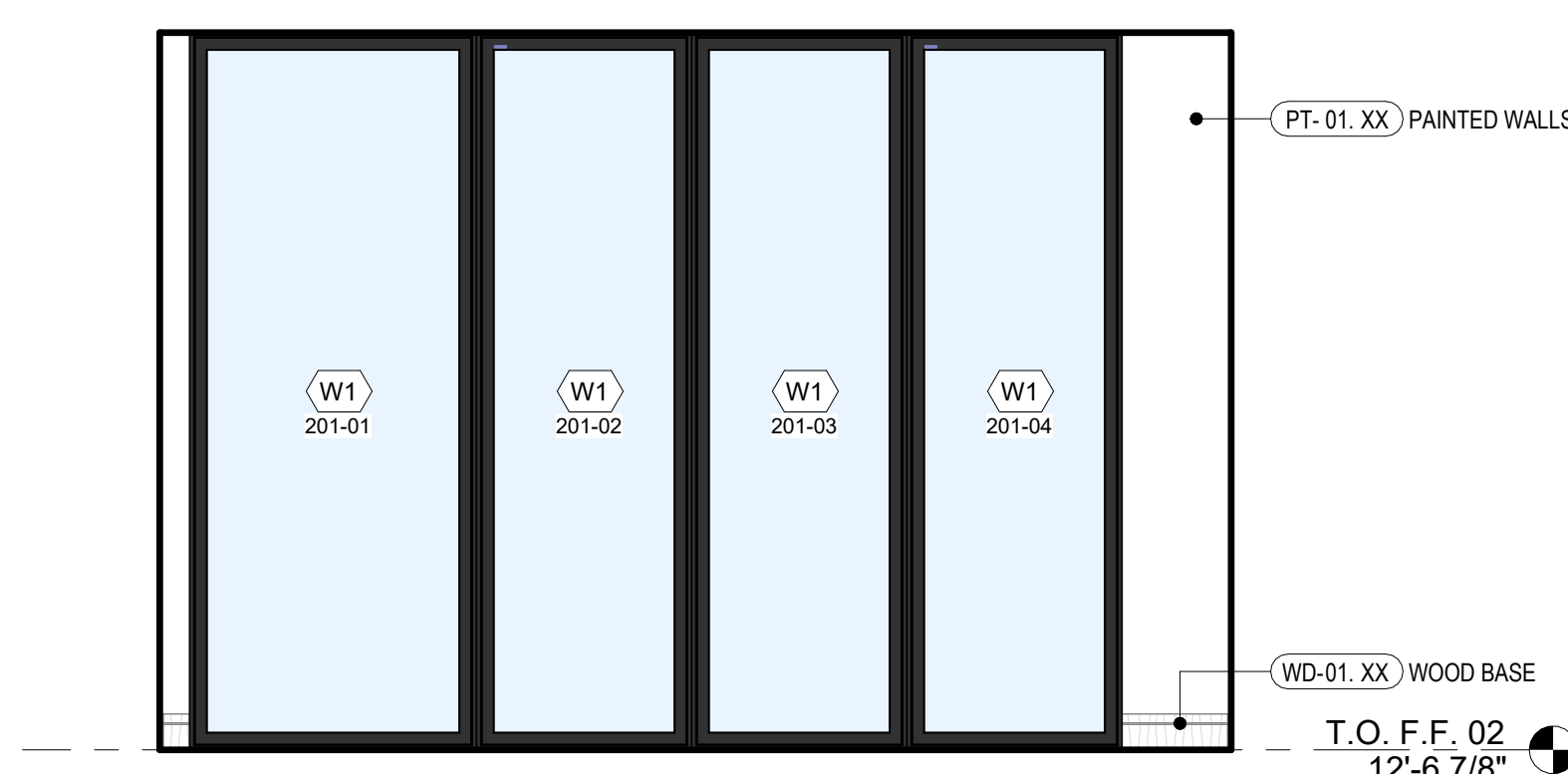
7 MEDIA ROOM
3/8" = 1'-0"



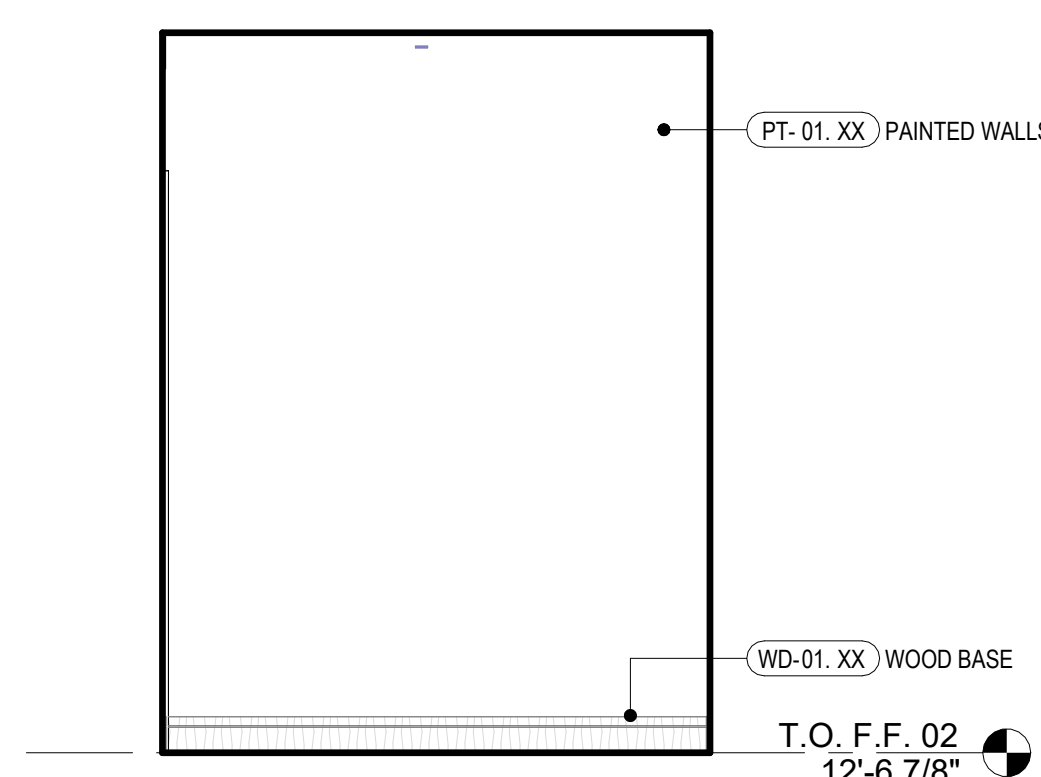
6 MEDIA ROOM
3/8" = 1'-0"



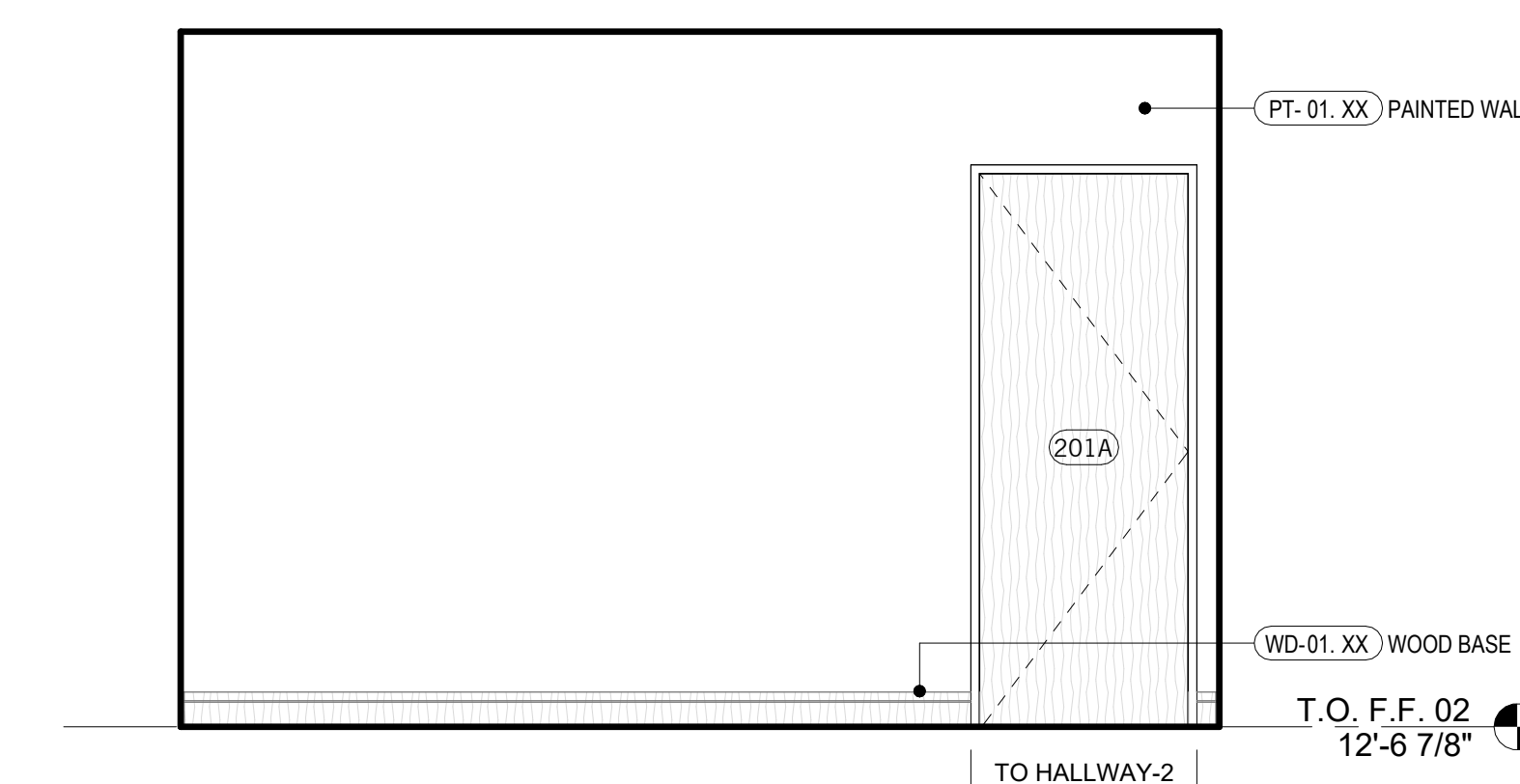
5 MEDIA ROOM
3/8" = 1'-0"



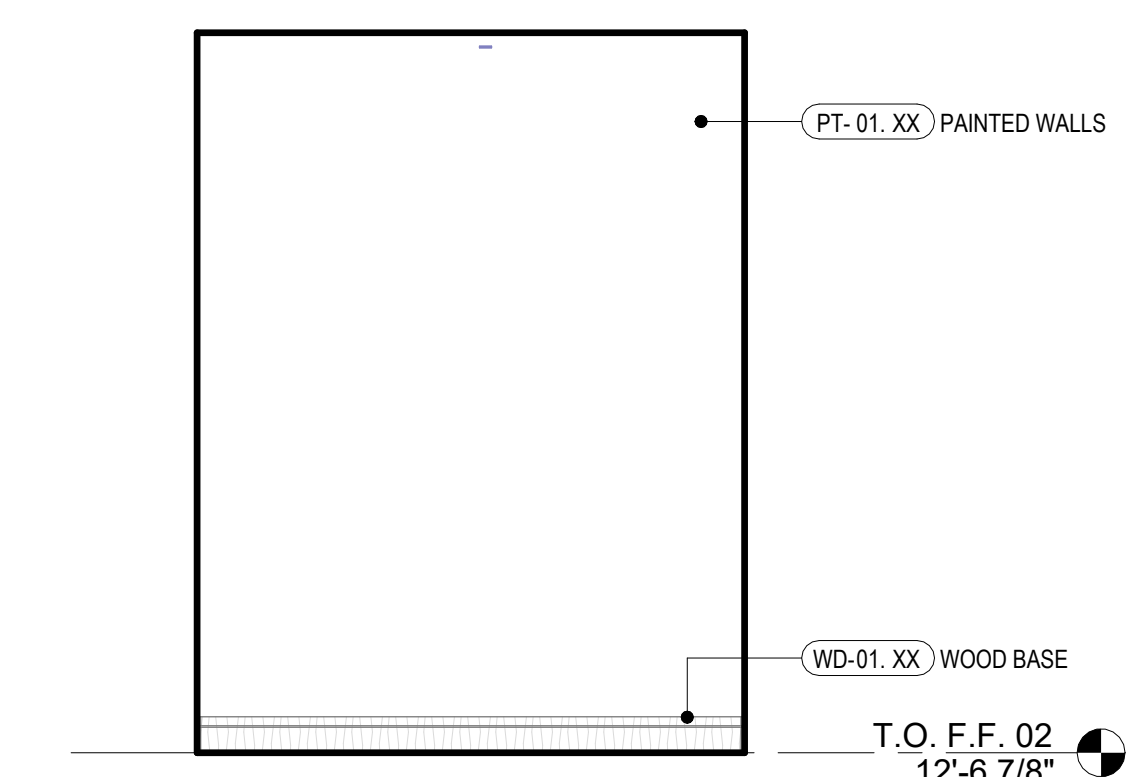
4 OFFICE / FLEX
3/8" = 1'-0"



3 OFFICE / FLEX
3/8" = 1'-0"



2 OFFICE / FLEX
3/8" = 1'-0"



1 OFFICE / FLEX
3/8" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

ENLARGED PLANS &
INTERIOR
ELEVATIONS (C)

SHEET
A820