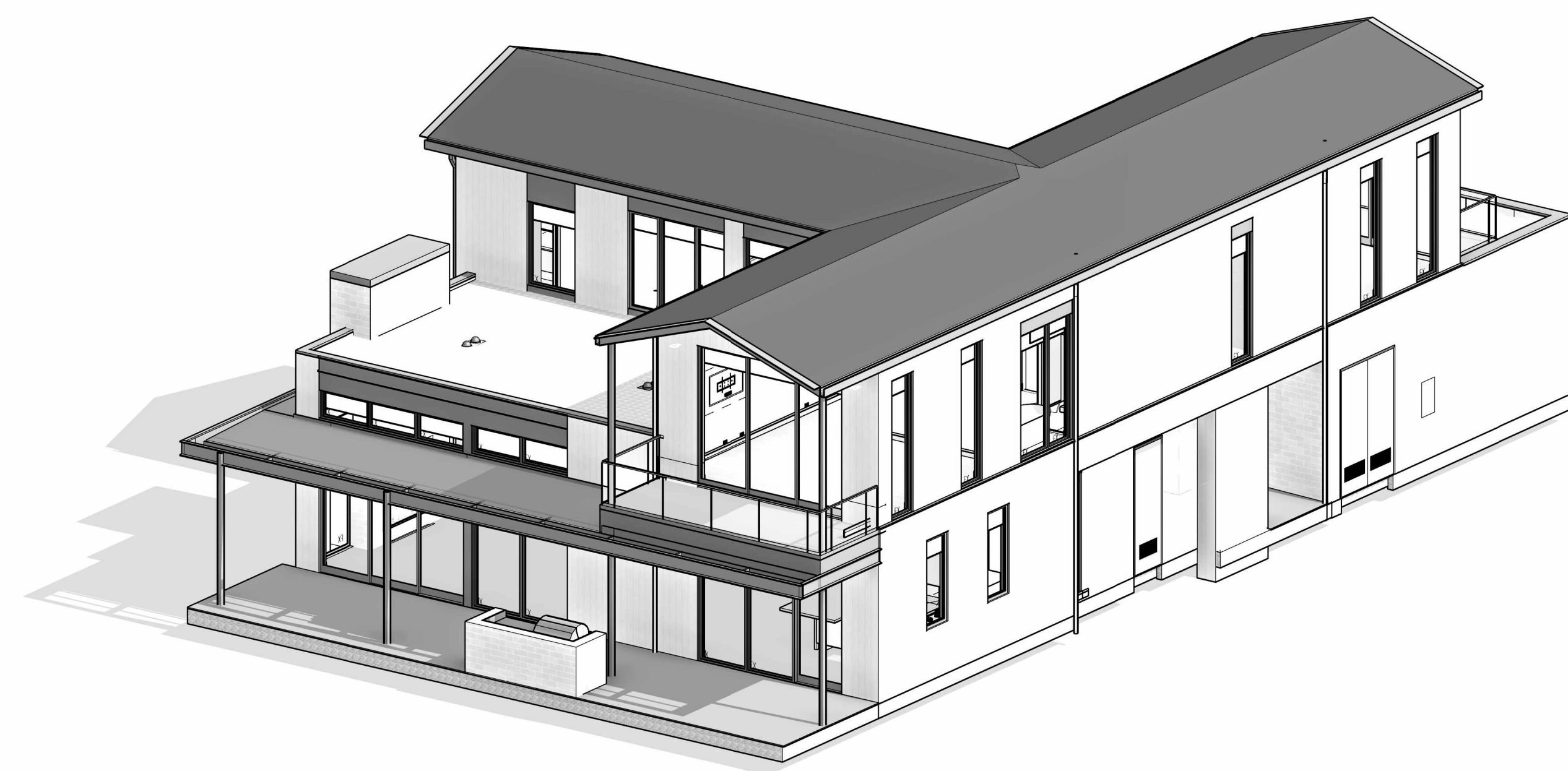
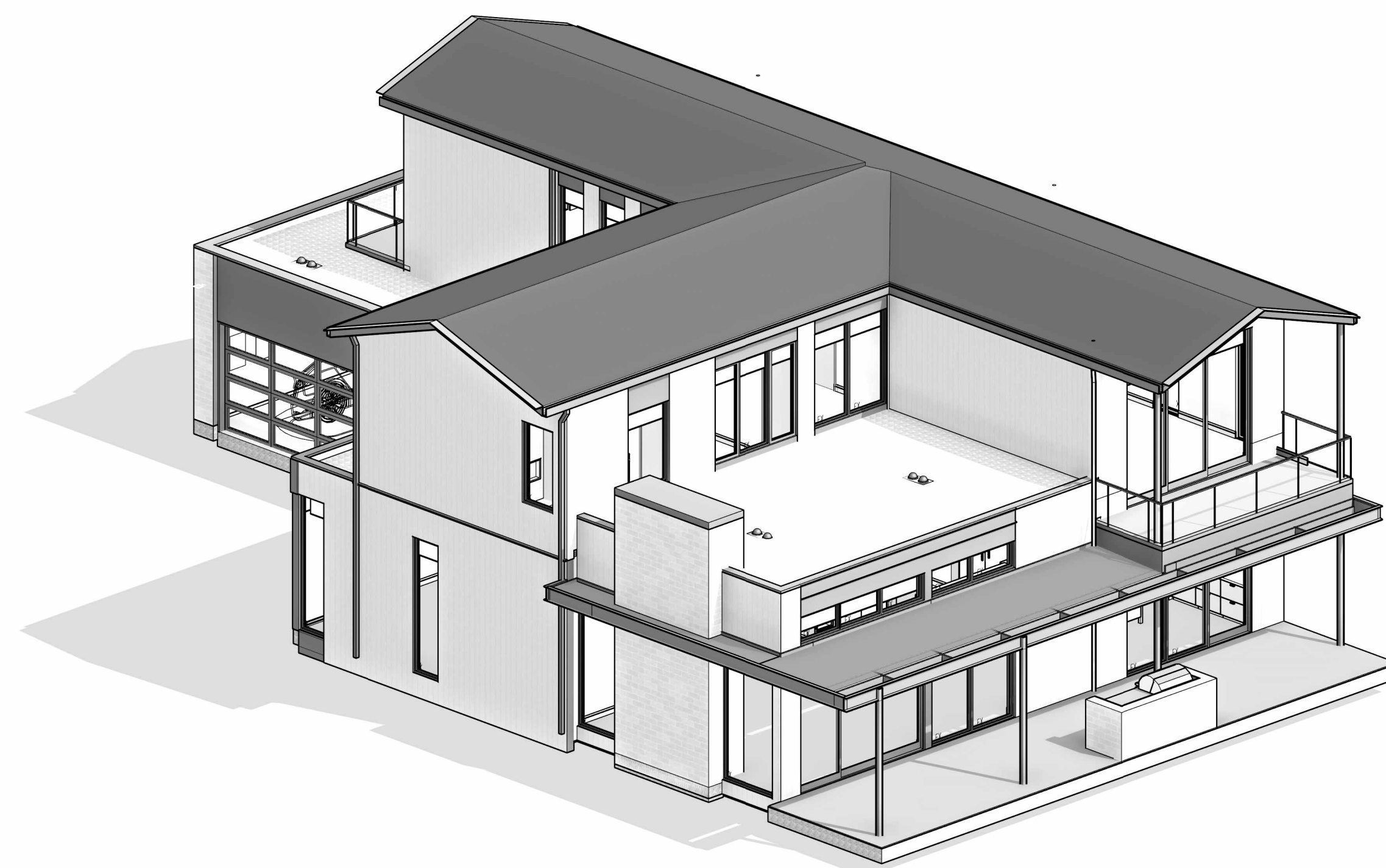




4 EXTERIOR VIEW - FRONT LEFT



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

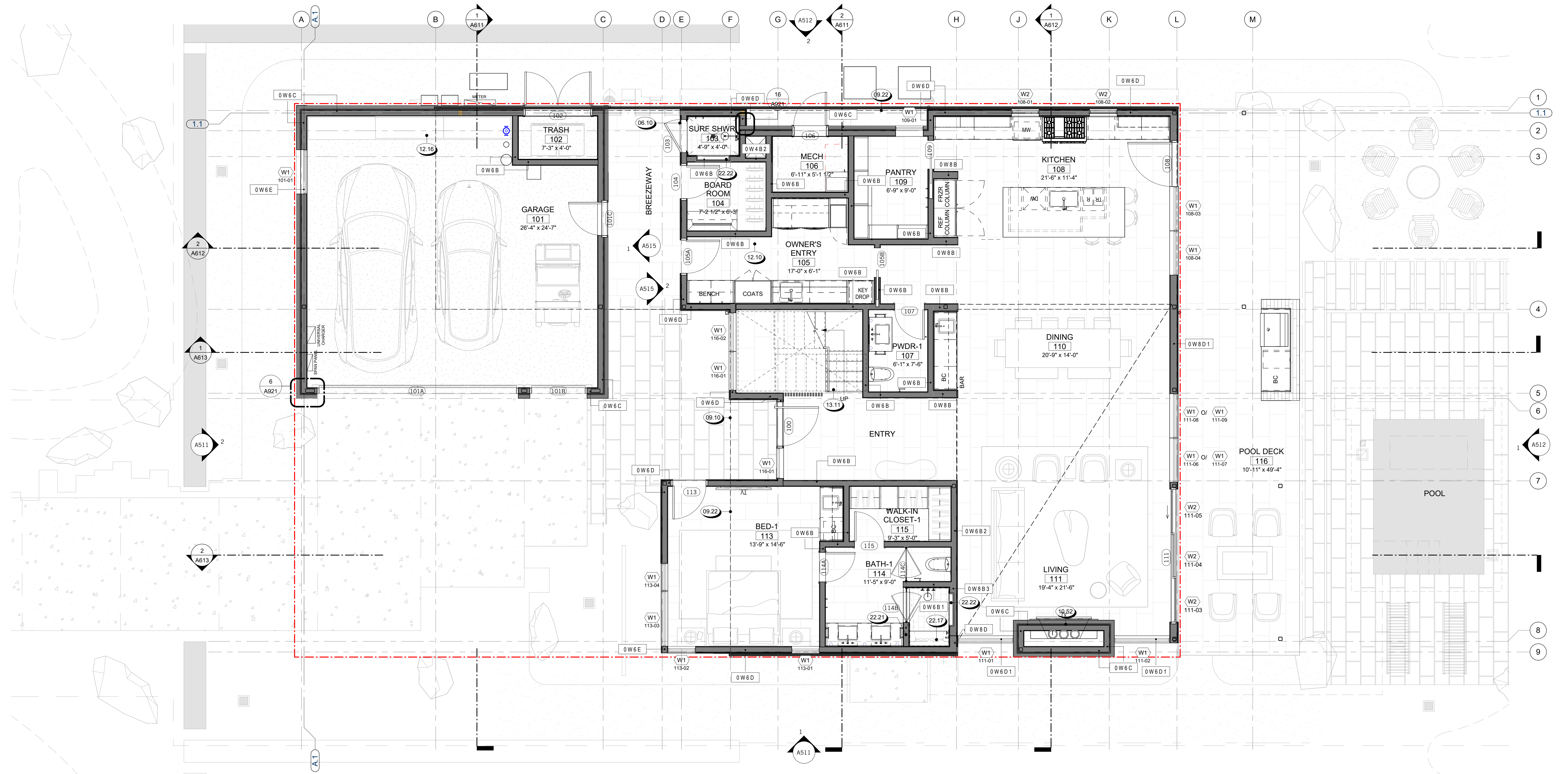
SHEET

R001

Key Value	Keynote Text
06.10	WOOD LOUVERED SCREEN
09.10	LINE OF EXTERIOR SOFFIT ABOVE, SEE EXTERIOR ELEVATIONS FOR HEIGHT & DETAIL REFERENCE
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
10.52	DIRECT VENT GAS FIREPLACE
12.10	CUSTOM BUILT-IN SURF BOARD RACKS
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
22.22	SHOWER NICHE, SLOPED TO DRAIN, NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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

FLOOR PLAN NOTES	
<b>CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE</b>	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)	14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)	16. PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.	17. LAUNDRY APPLIANCES: A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYER BOX" 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
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	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.
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS, INSTALL PER MANUFACTURER'S SPECIFICATION
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	20. ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.) OR AS LARGE AS THE LARGEST COMPONENT OF THE FAU W/ WEATHER STRIPPING. (IMC 306.3)
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5	21. AT EGRESS DOORS: A. AT INSWINGING EGRESS & (EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-6". B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
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.	
	C. AT OUTSWINGING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1-1/2".
	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. 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.
	24. 1 LAYER 5/8" TYPE X MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE.
	25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" - 1/4" 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
	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. 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)
	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 UL 127.
	35. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS.
	36. FOR REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.



REVISIONS

NOT FOR CONSTRUCTION

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

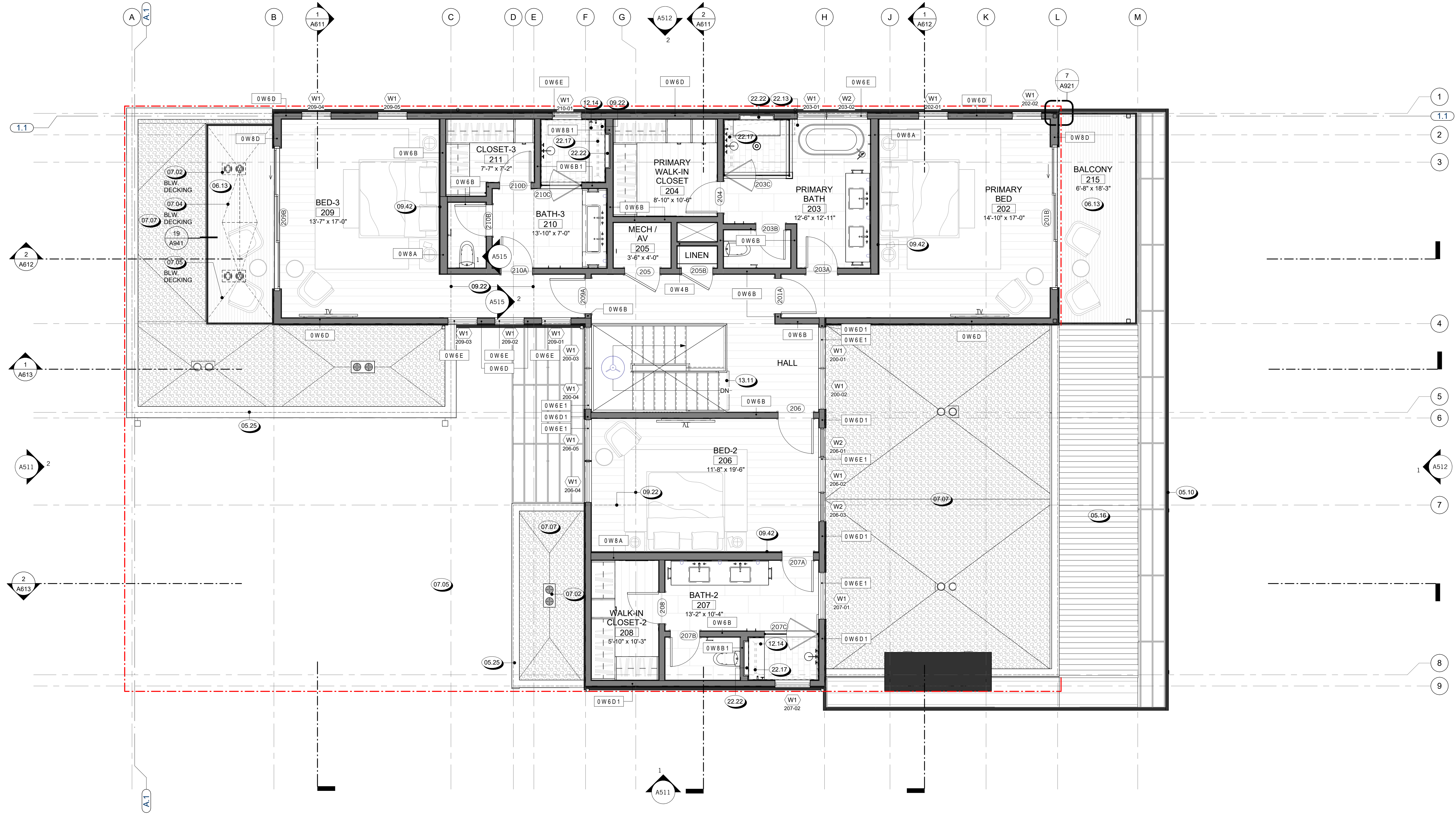
ANNOTATION PLAN - FIRST FLOOR

SHEET  
**A212**

Key Value	Keynote Text
05.10	PAINTED METAL TRELLIS W/ LOUVERS, S.S.D.
05.16	STANDING SEAM METAL ROOF (SLOPED TO DRAIN) OVER PAINTED METAL TRELLIS W/ LOUVERS
05.25	PAINTED GSM PARAPET CAP
06.13	EXTERIOR STAINED WOOD DECKING / PEDESTALS, S.S.D.
07.02	ROOF DRAIN, TYP.
07.04	ROOF CRICKET, SLOPED TO DRAIN
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
09.42	TWO LAYERS OF 5/8" GYB. BD. THIS SIDE OF WALL
12.14	CUSTOM BUILT-IN SHOWER SEATING - FLOATING BENCH, S.I.D.
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.
22.13	FLOOR MOUNTED TUB FILLER AS SPECIFIED
22.17	LINEAR SHOWER DRAIN, 4-WAY SLOPE TO DRAIN
22.22	SHOWER NICHE, SLOPED TO DRAIN, NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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

FLOOR PLAN NOTES	
<b>CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE</b>	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)	14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)	16. PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.	17. LAUNDRY APPLIANCES:
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL.
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	B. PROVIDE APPROVED LINT TRAP AT DRYER VENT
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5	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.
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	E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	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.
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.	19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS. INSTALL PER MANUFACTURER'S SPECIFICATION
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)	20. ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.) OR AS LARGE AS THE LARGEST COMPONENT OF THE FAU W/ WEATHER STRIPPING. (IMC 306.3)
13. SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	21. AT EGRESS DOORS:
	A. AT INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-6".
	B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
	C. AT OUTSWINGING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1-1/2".
	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.
	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.
	24. 1 LAYER 5/8" TYP. MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE.
	25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" - 1/4" 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
	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.
	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).
	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 GARAGE (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 UL 27.
	35. FOR EXTERIOR FINISH INFORMATION SEE AS SERIES SHEETS.
	36. FOR REFLECTED CEILING PLAN INFORMATION SEE AS SERIES SHEETS.



REVISIONS

NOT FOR CONSTRUCTION

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

ANNOTATION PLAN - SECOND FLOOR

SHEET  
**A214**

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



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

Key Value	Keynote Text
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

REFLECTED CEILING PLAN SYMBOLS	
	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 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 PRIOR TO FRAMING.   |
| 8.                           | COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.   |
| 9.                           | SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD.   |
| 10.                          | 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 - FIRST FLOOR

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

SHEET  
A311

10/10/2025 9:27:10 PM



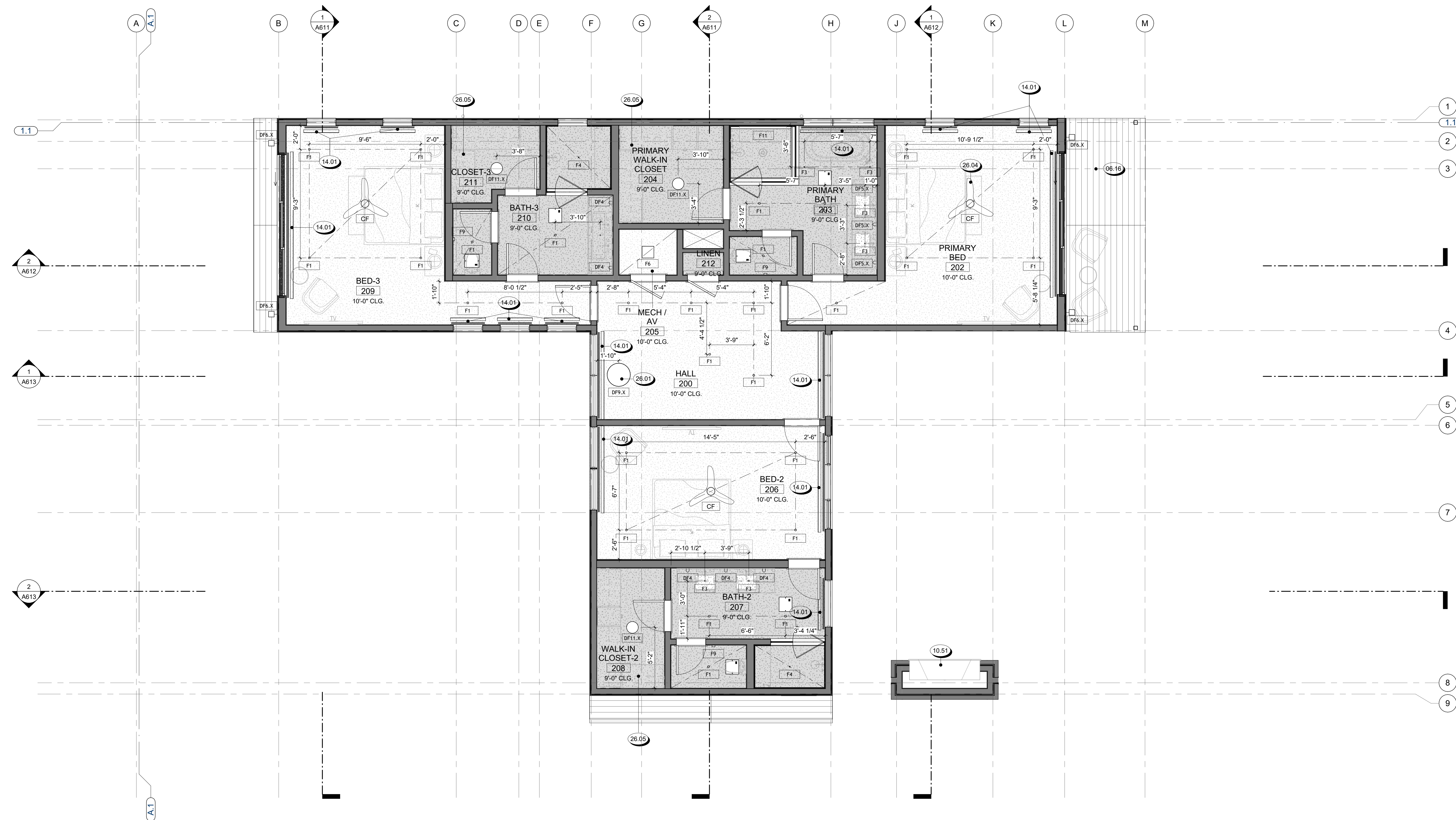
823 Congress Avenue #300  
Austin, Texas 78701  
737-443-7769

Key Value	Keynote Text
06.16	WOOD SOFFIT - STAINED NOMINAL 2" T&G BOARDS
10.51	GAS FIREPLACE FLUE
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

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 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 PRIOR TO FRAMING.   |
| 8.                           | COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.   |
| 9.                           | SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD.   |
| 10.                          | FRAMING ON REFLECTED CEILING PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.                                       |

REVISIONS



1 2ND FLOOR  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

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

REFLECTED CEILING PLAN - SECOND FLOOR

SHEET  
A312

10/10/2025 9:27:13 PM

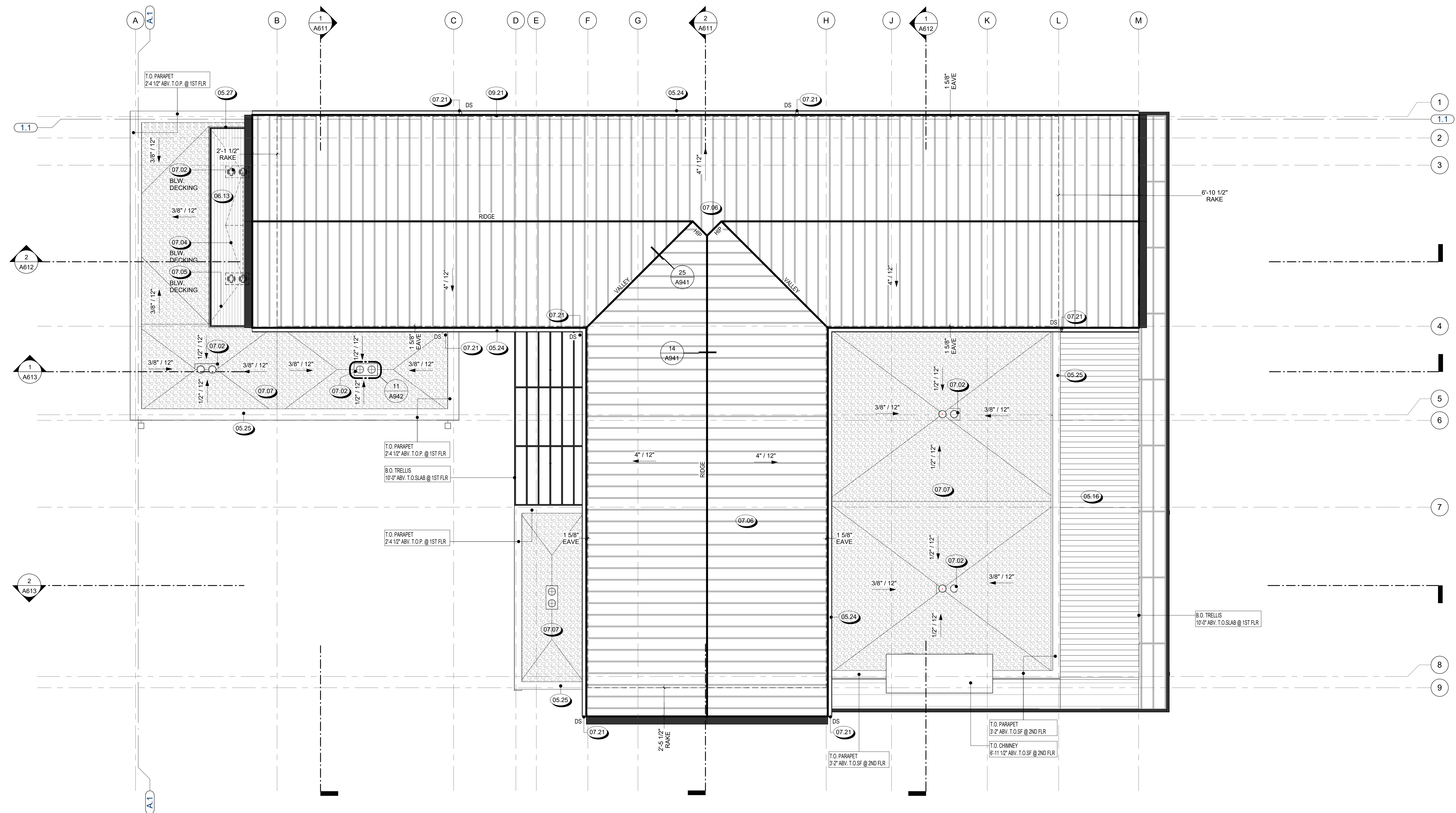


823 Congress Avenue #300  
Austin, Texas 78701  
737-443-7769

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 GSM GUTTER
05.25	PAINTED GSM PARAPET CAP
05.27	TEMPERED GLASS GUARDRAIL, 42" ABV. F.F., SEE DETAILS 17/A941-19/A941
06.13	EXTERIOR STAINED WOOD DECKING O/ PEDESTALS, S.S.D.
07.02	ROOF DRAIN, TYP
07.04	ROOF CRICKET, SLOPED TO DRAIN
07.05	TPO SINGLE FLY MEMBRANE ROOFING
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.07	SINGLE FLY MEMBRANE ROOFING W/ GRAVEL BALLAST
07.21	PAINTED DOWNSPOUT, S.P.D.
09.21	LINE OF ROOF - TYPICAL

REVISIONS



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

NOT FOR CONSTRUCTION

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

SHEET  
A411

10/10/2025 9:27:15 PM



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

- 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 GUTTERS 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 1001.11)

**MATERIAL LEGEND**

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

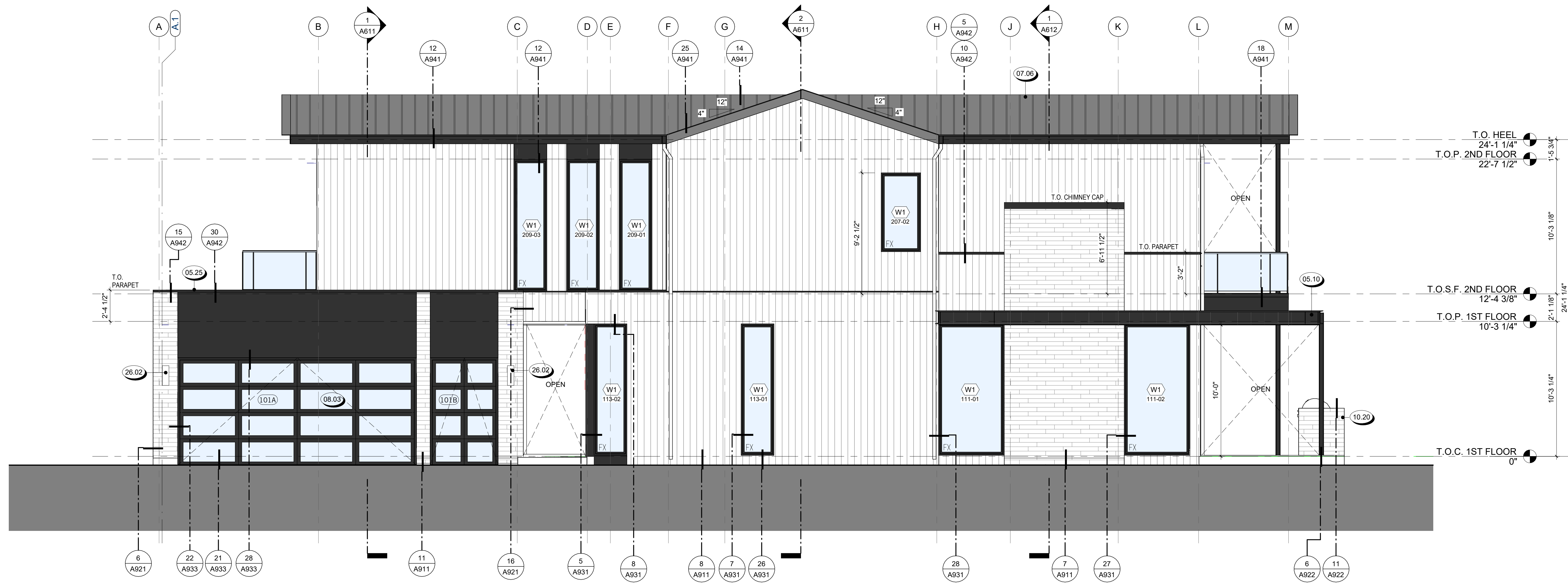
**KEYNOTE LEGEND**

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
05.25	PAINTED GSM PARAPET CAP
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
10.20	OUTDOOR BBQ COUNTER
26.02	EXTERIOR LIGHT FIXTURE AS SPECIFIED

REVISIONS



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



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

NOT FOR CONSTRUCTION

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

SHEET  
**A511**



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

- 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 1001.11)

**MATERIAL LEGEND**

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

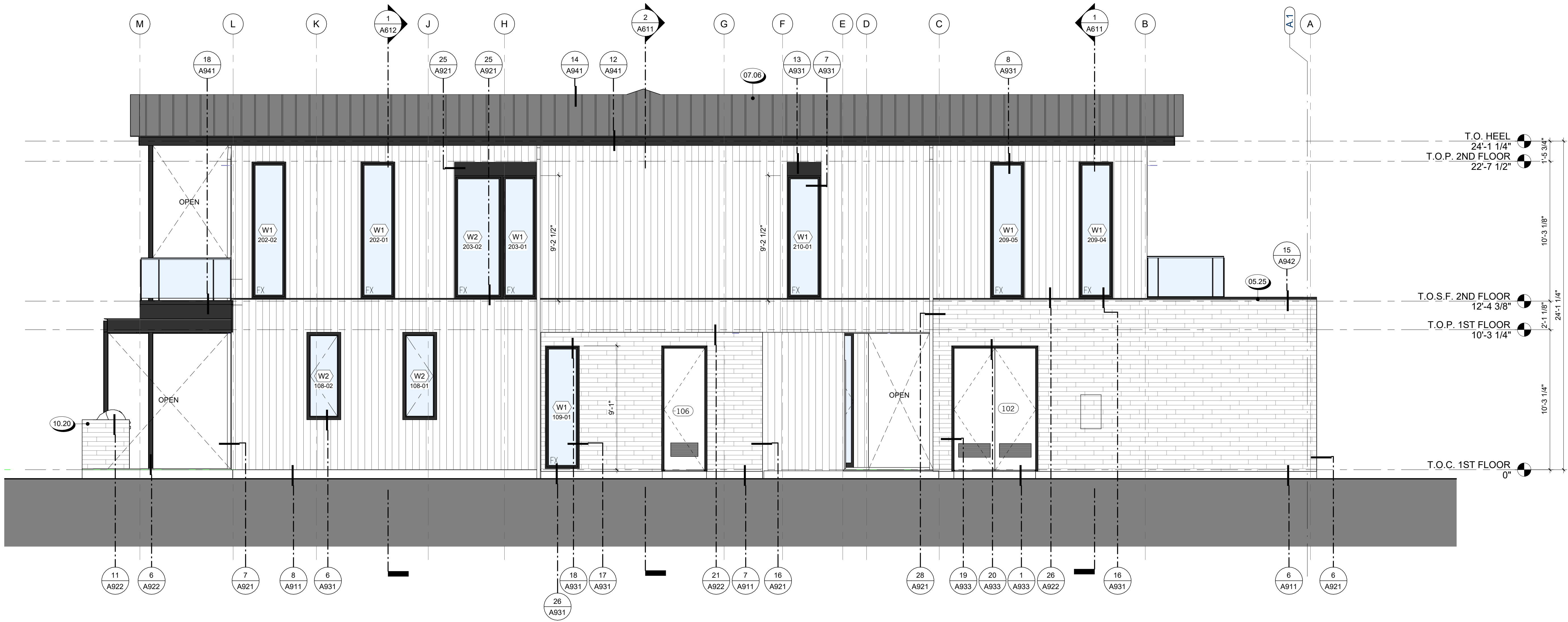
**KEYNOTE LEGEND**

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
05.25	PAINTED GSM PARAPET CAP
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
10.20	OUTDOOR BBQ COUNTER

REVISIONS



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



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

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO. 1911-001

DRAWN SW, EJ, MN, JD, ET

CHECK RB

EXTERIOR ELEVATIONS

SHEET  
A512



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

- 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)

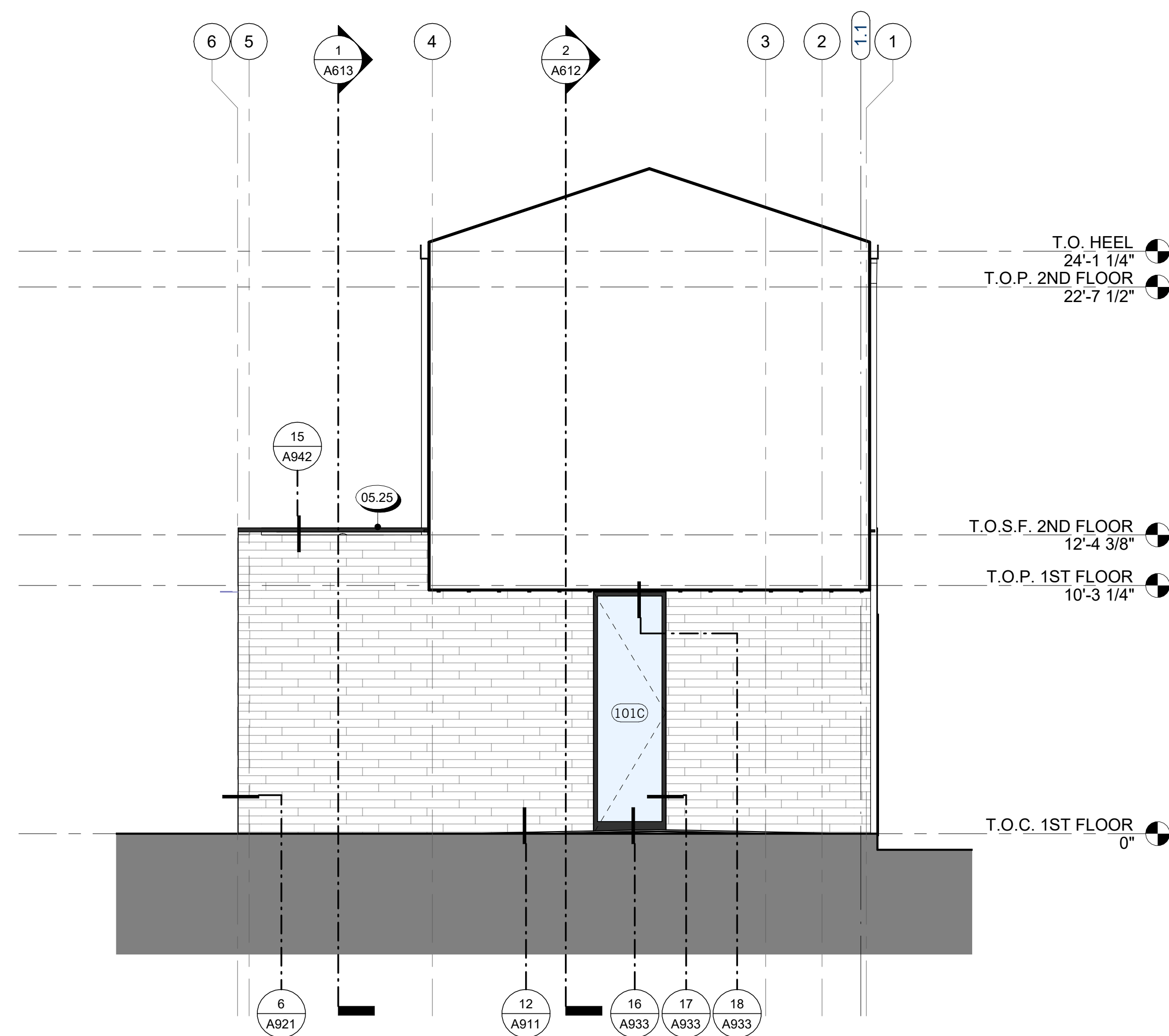
**MATERIAL LEGEND**

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

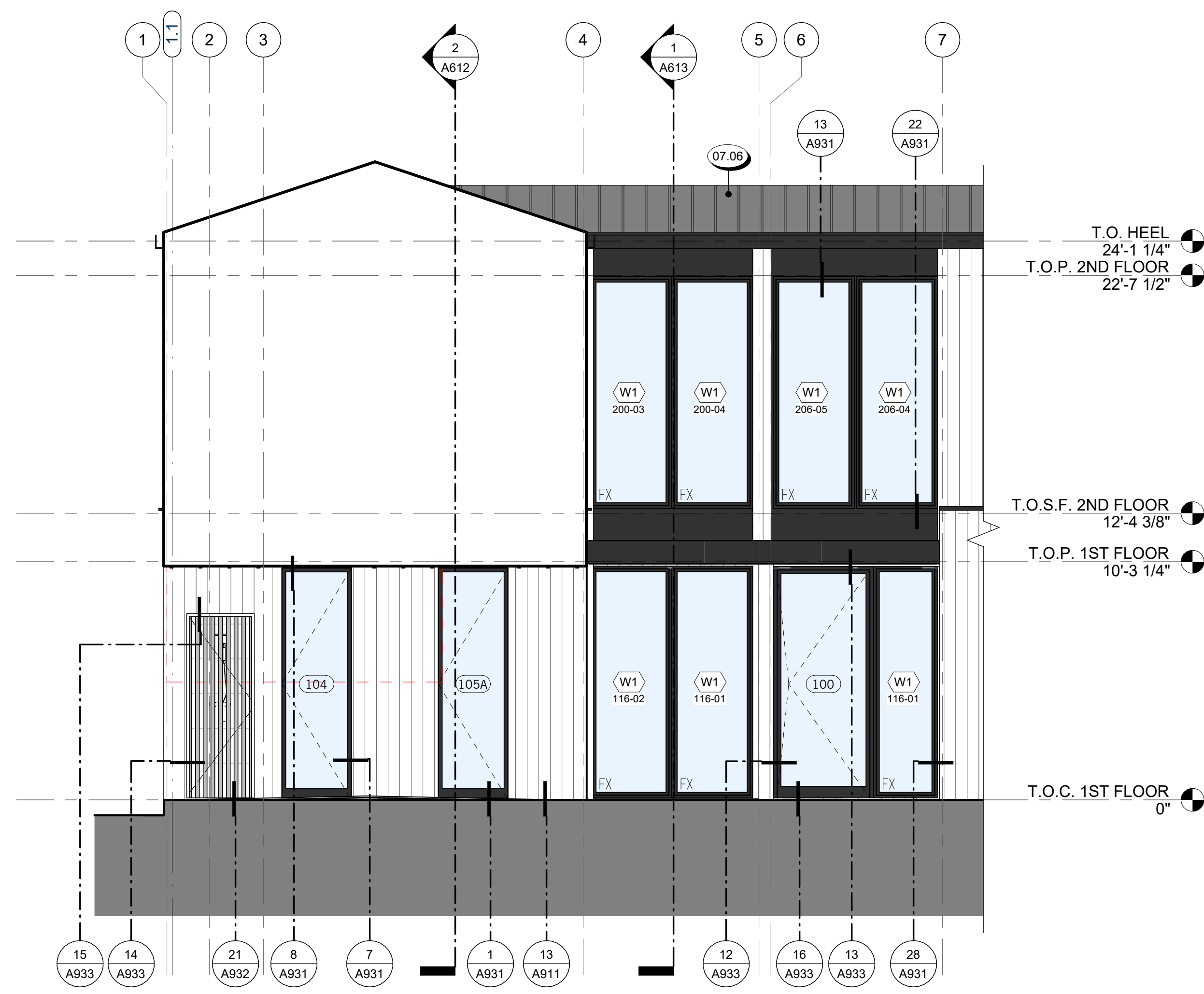
**KEYNOTE LEGEND**

Key Value	Keynote Text
05.25	PAINTED GSM PARAPET CAP
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS

REVISIONS



1 PARTIAL ELEVATION A  
1/4" = 1'-0"



2 PARTIAL ELEVATION B  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

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

PARTIAL EXTERIOR ELEVATIONS

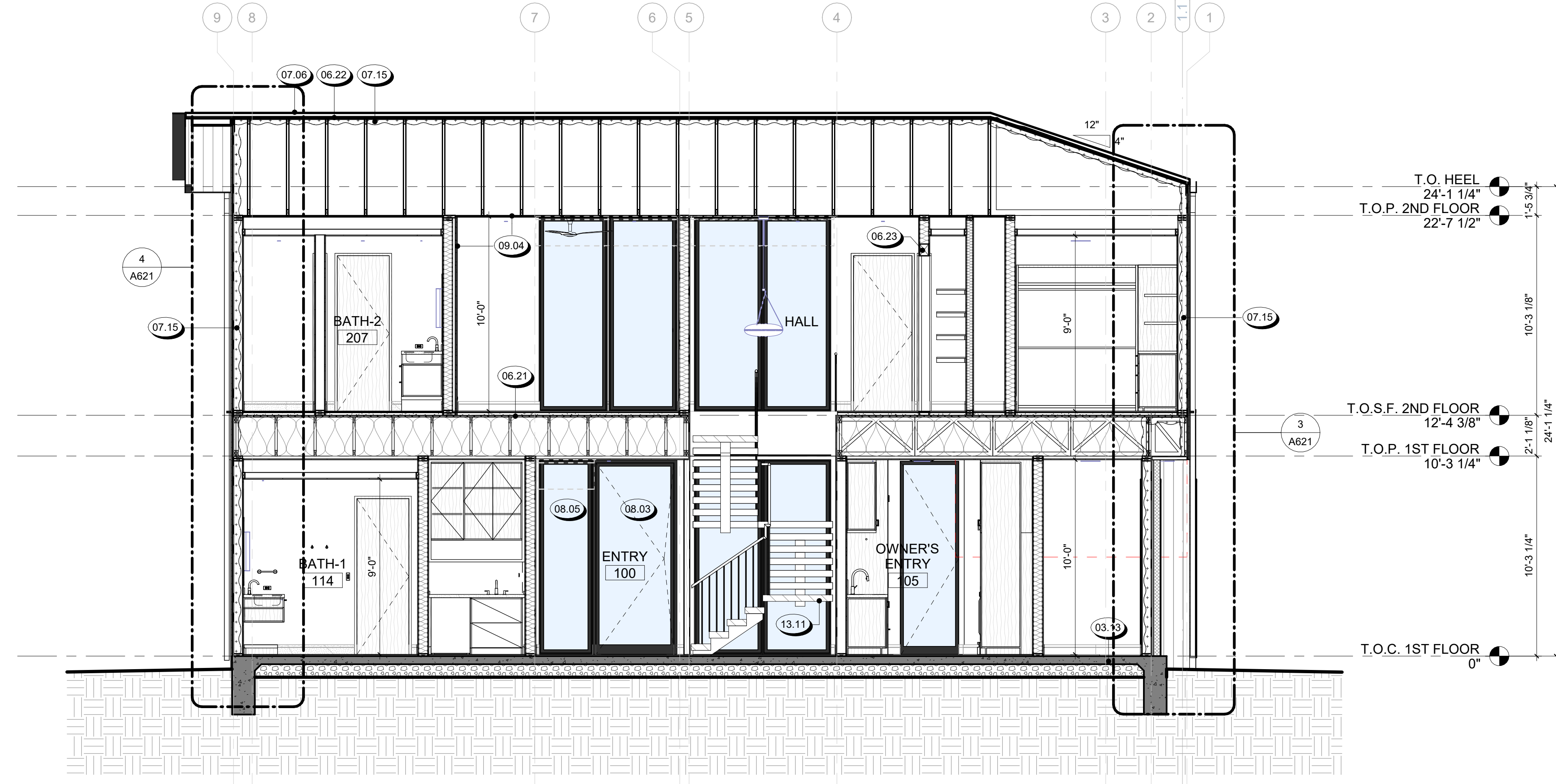
SHEET  
A515

- 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.
  - 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 OVERHANGS 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 A3 SERIES SHEETS.
  - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM (S.S.D.).
  - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (A3 SERIES SHEETS).

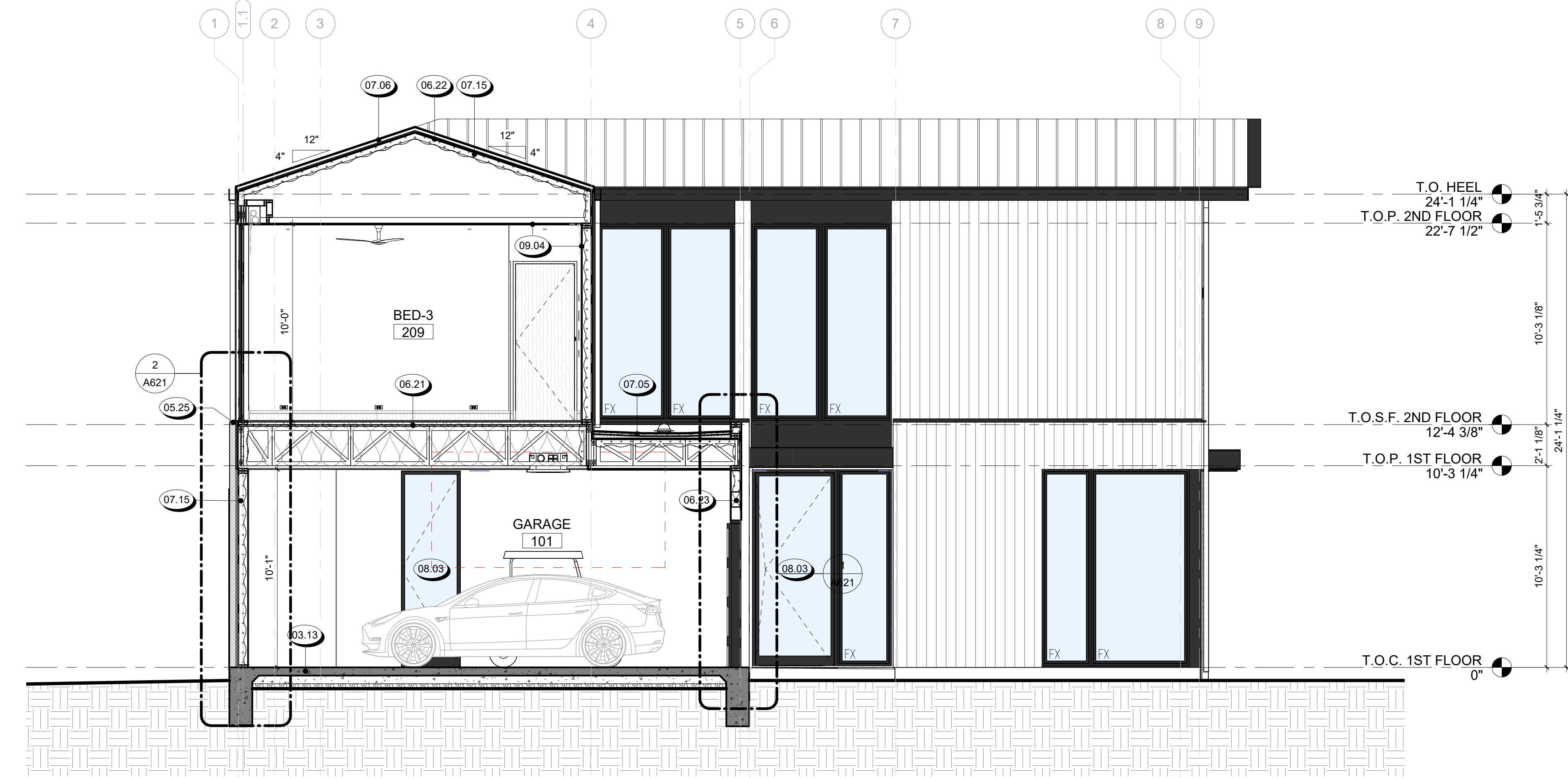
**KEYNOTE LEGEND**

Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
05.25	PAINTED GSM PARAPET CAP
06.21	FLOOR SHEATHING OR FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING OR 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	INSULATION PER ENERGY REPORTS, SEE EN SHEETS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
09.04	5/8" GYPSUM BOARD AT WALL AND CEILING, TYP. U.O.N.
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.

REVISIONS



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



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

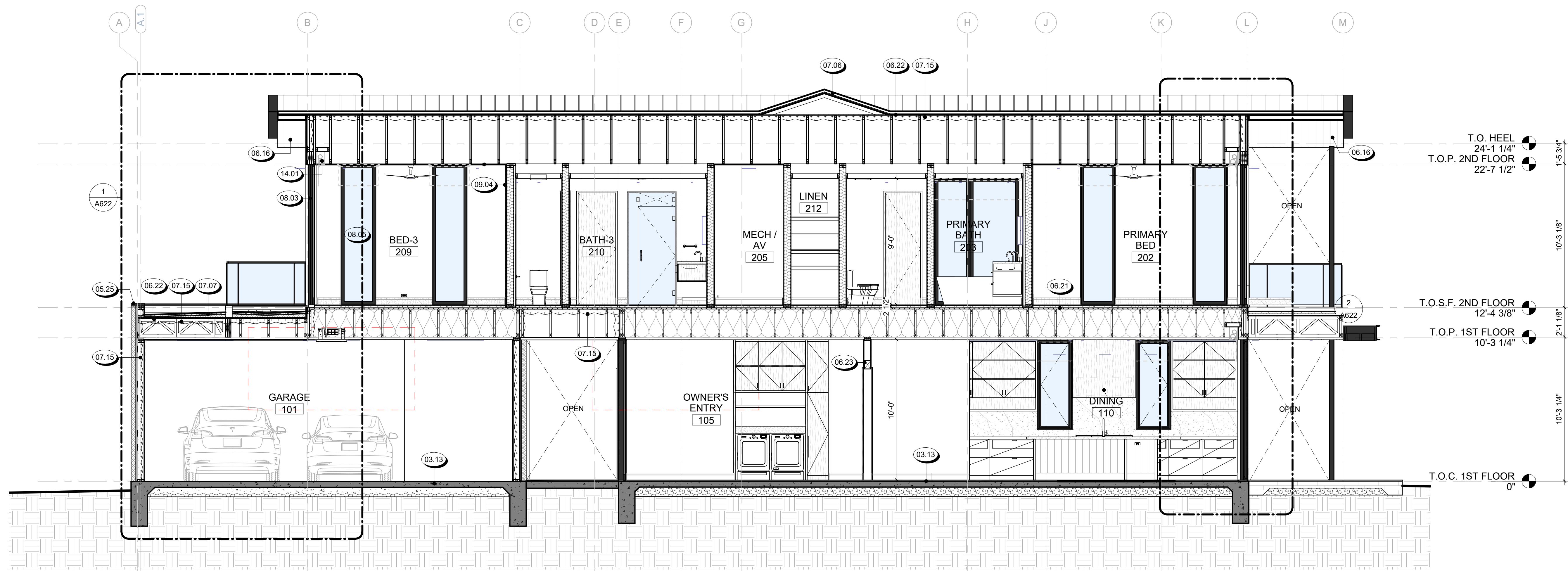
NOT FOR CONSTRUCTION

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

SHEET  
**A611**



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



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

- 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.
  - 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 A3 SERIES SHEETS.
  - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM (S.S.D.).
  - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (A3 SERIES SHEETS).

**KEYNOTE LEGEND**

Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
05.25	PAINTED GSM PARAPET CAP
06.16	WOOD SOFFIT - STAINED NOMINAL 2" T&G BOARDS
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
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST
07.15	INSULATION PER ENERGY REPORTS, SEE EN SHEETS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
09.04	5/8" GYPSUM BOARD AT WALL AND CEILING, TYP. U.O.N.
10.51	GAS FIREPLACE FLUE
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS, TYP.

REVISIONS



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

NOT FOR CONSTRUCTION

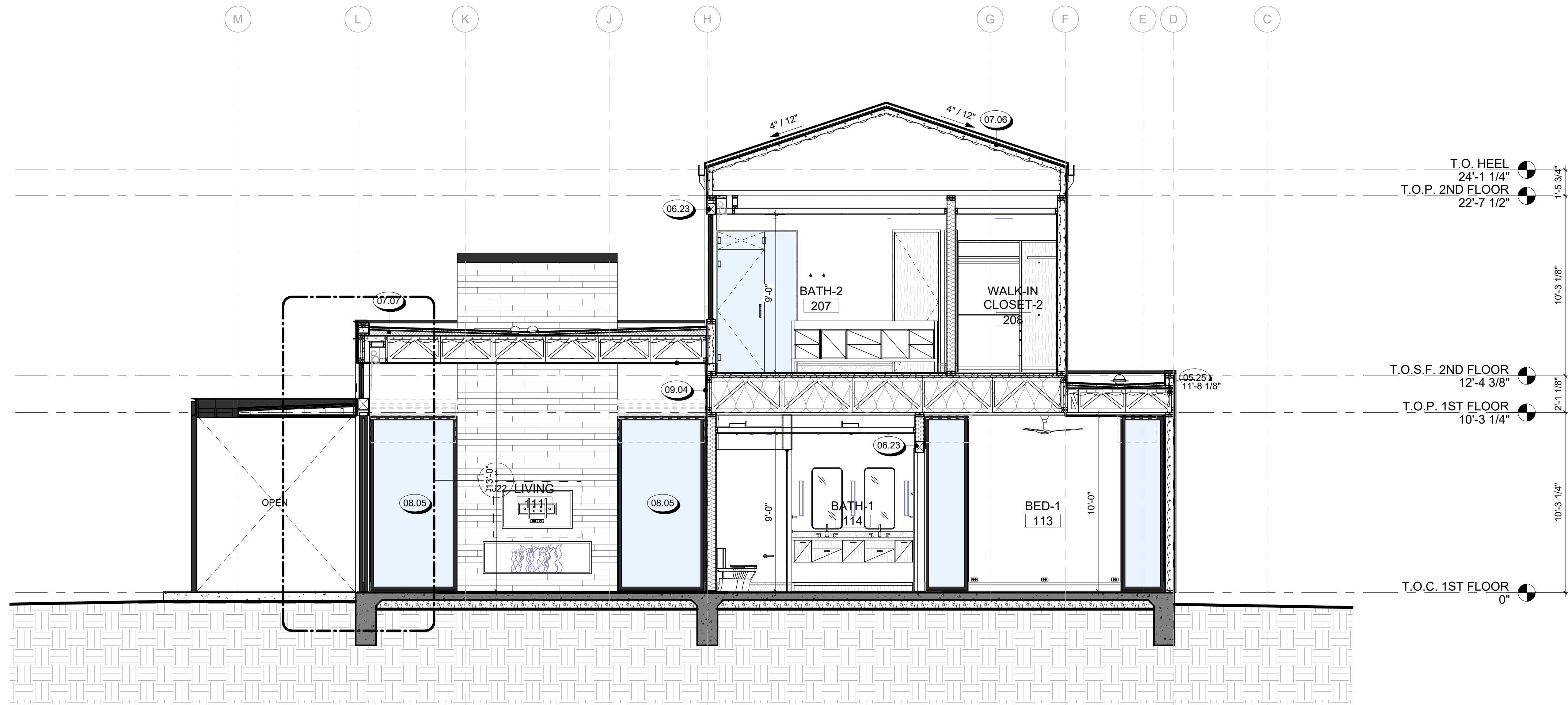
SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
BUILDING SECTIONS

SHEET  
A612



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

- 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. 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 A3 SERIES SHEETS.
  - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM (S.S.D.).
  - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (A3 SERIES SHEETS).

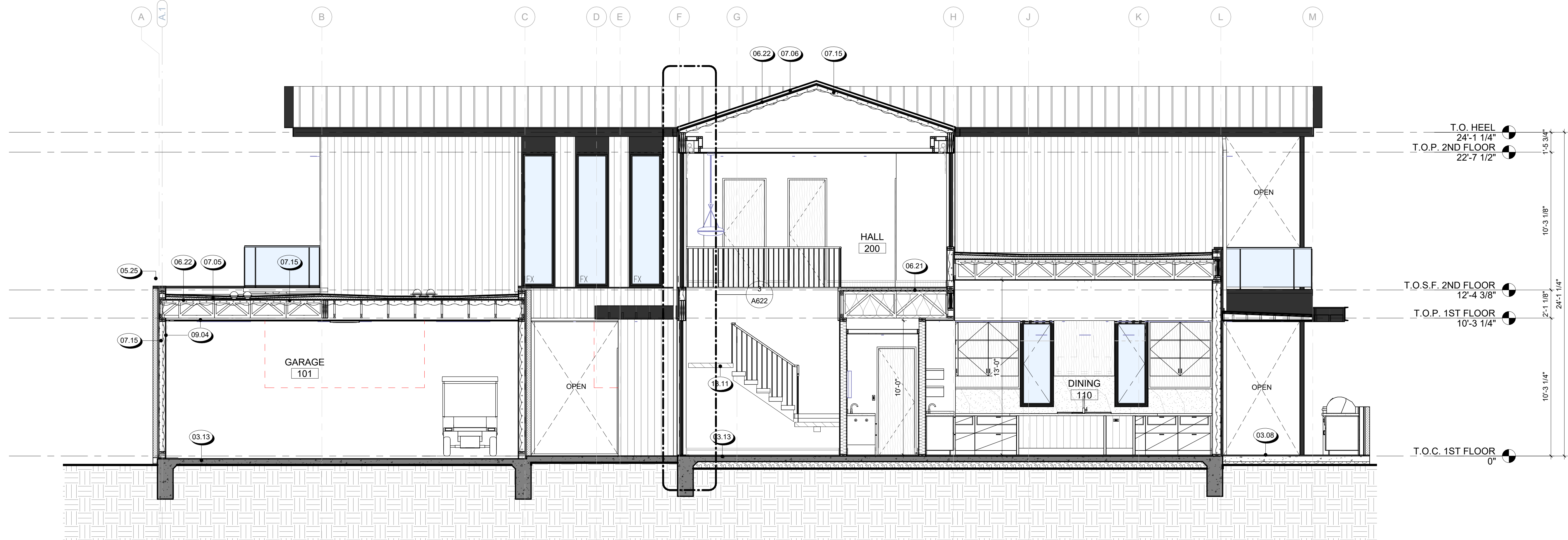


**2 BUILDING SECTION F**  
1/4" = 1'-0"

**KEYNOTE LEGEND**

Key Value	Keynote Text
03.08	CAST-IN-PLACE CONCRETE PATIO
03.13	CONCRETE SLAB ON GRADE, SSD
05.25	PAINTED GSM PARAPET CAP
06.21	FLOOR SHEATHING OR FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING OR 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
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST
07.15	INSULATION PER ENERGY REPORTS, SEE EN SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
09.04	5/8" GYPSUM BOARD AT WALL AND CEILING, TYP. U.O.N.
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.

REVISIONS



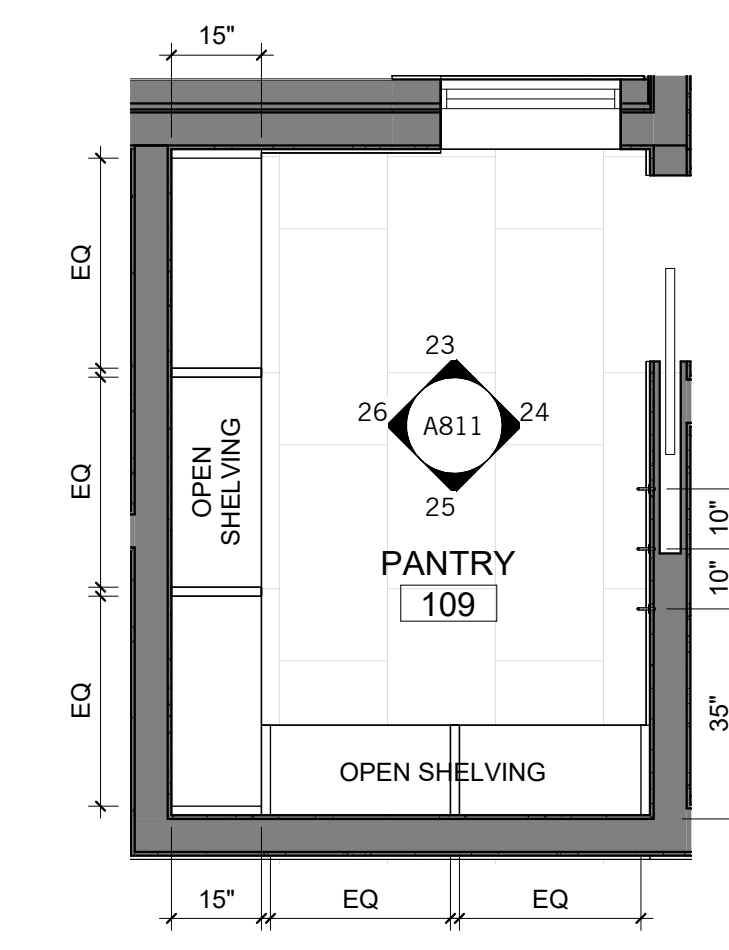
**1 BUILDING SECTION E**  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

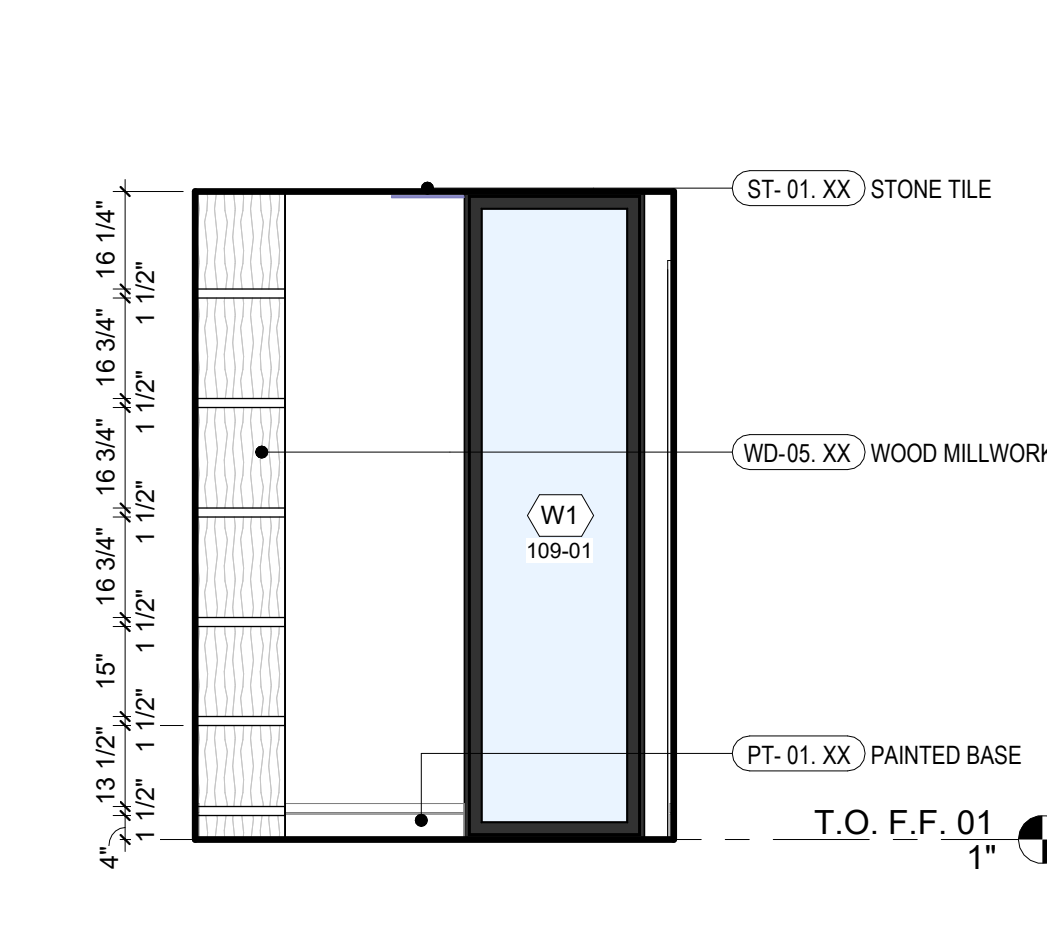
SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
BUILDING SECTIONS

SHEET  
**A613**

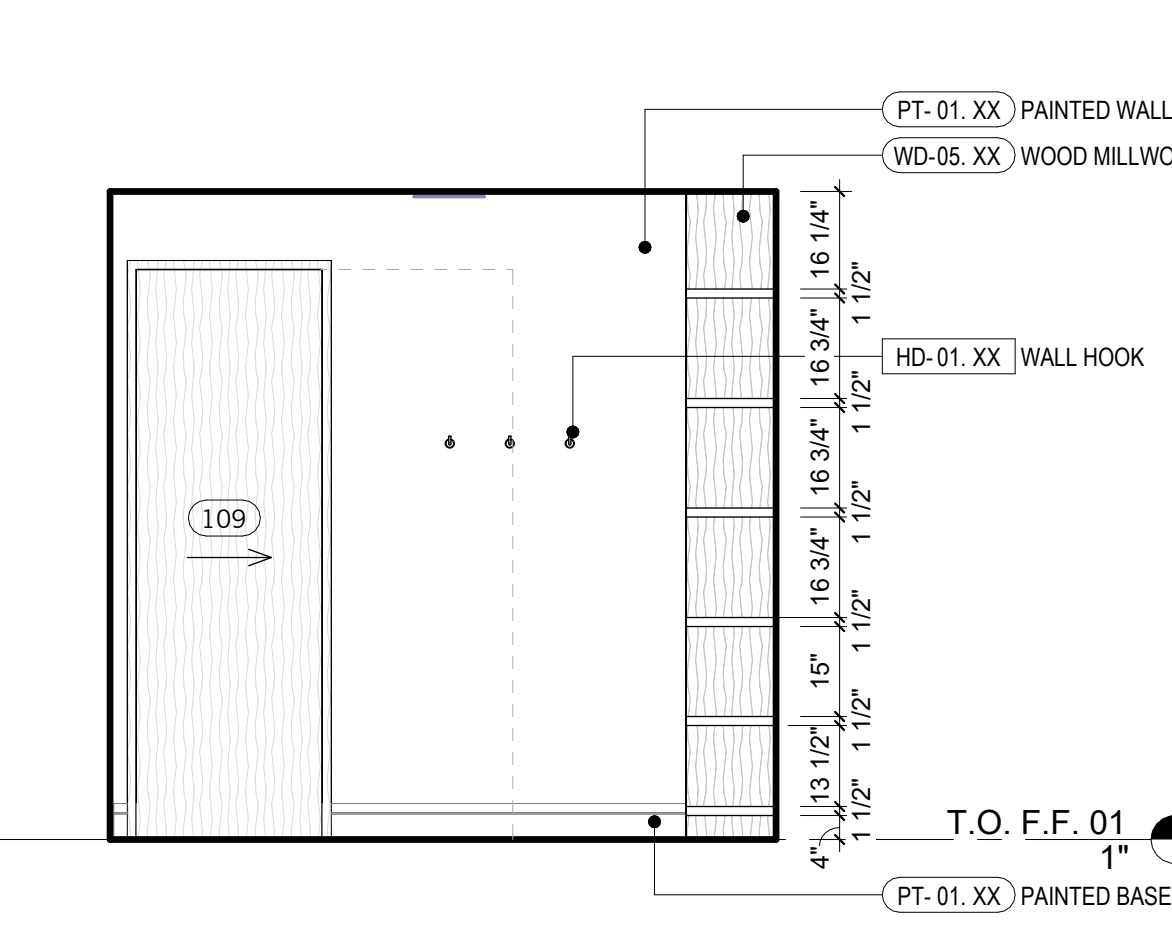
10/10/2025 9:27:35 PM



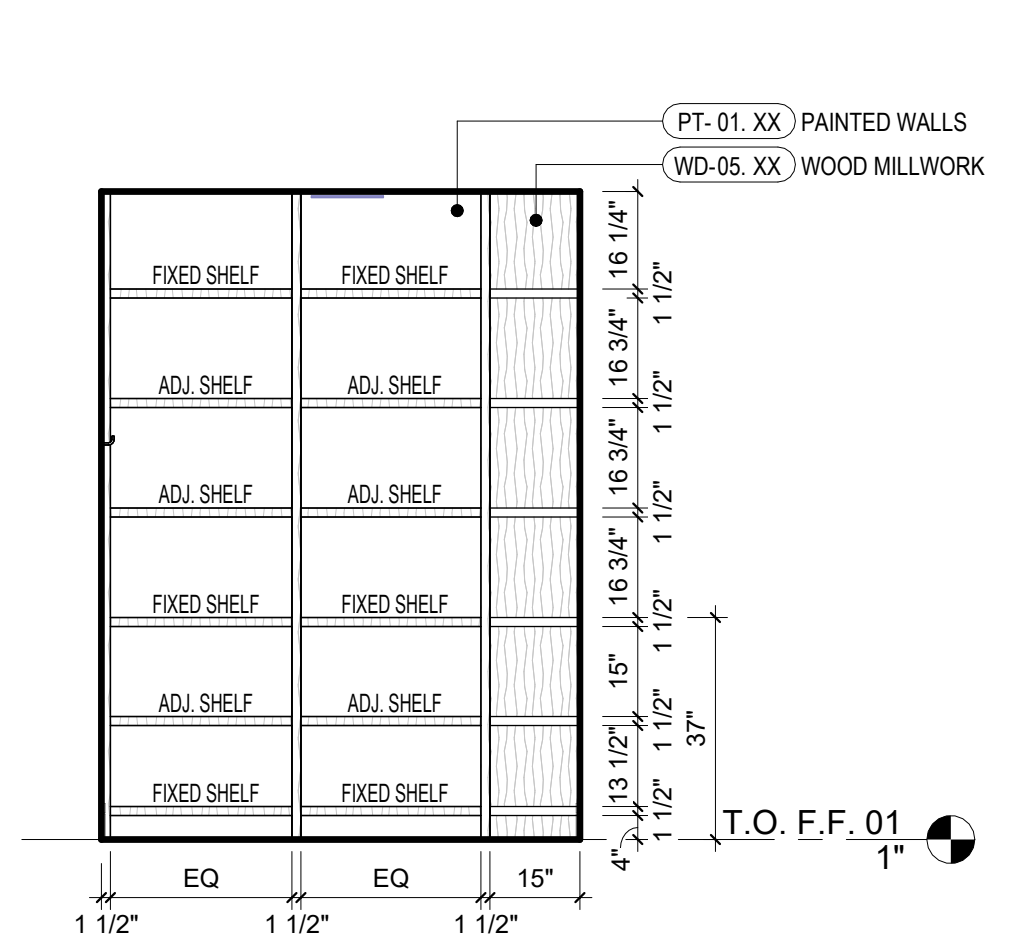
**22 PANTRY - ENLARGED PLAN**  
3/8" = 1'-0"



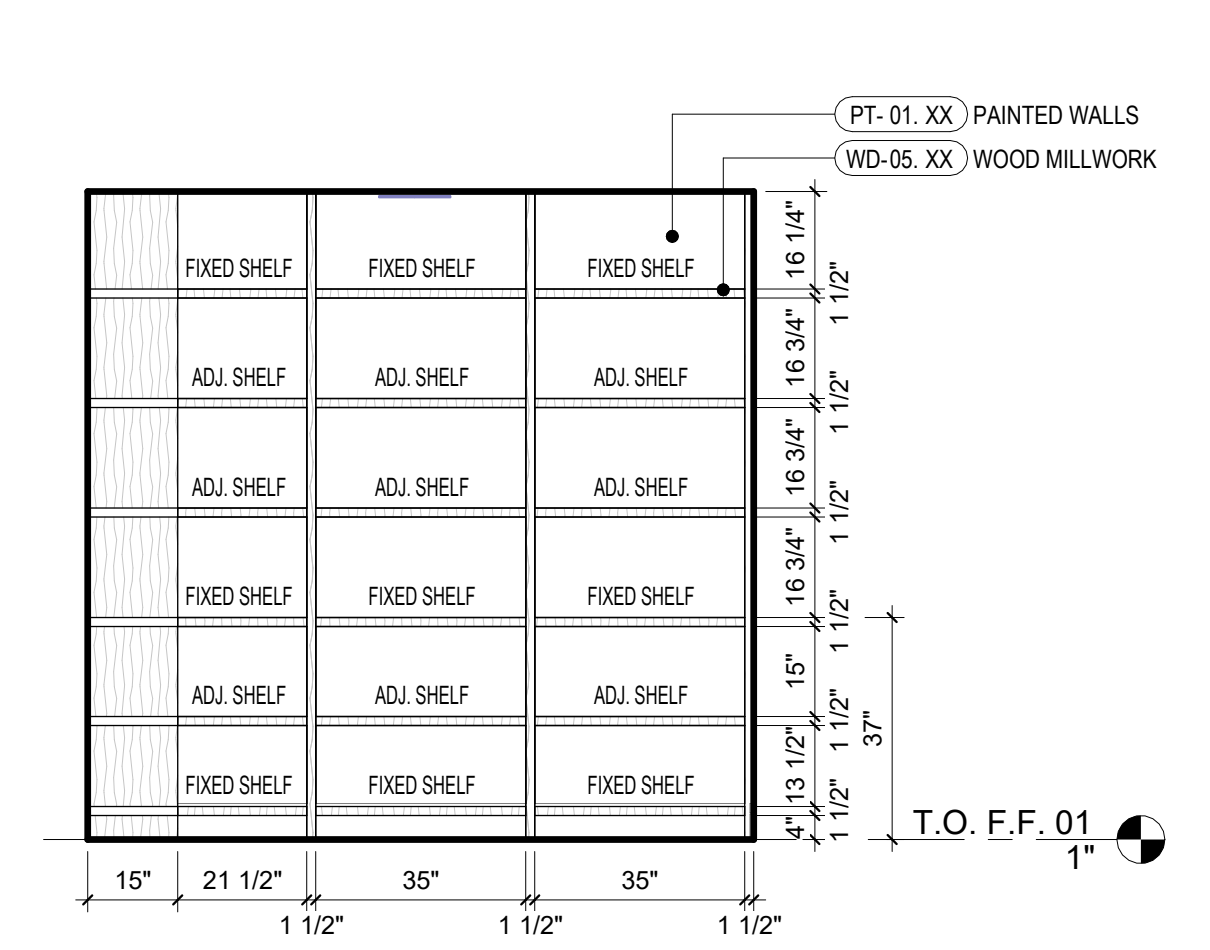
**23 PANTRY**  
3/8" = 1'-0"



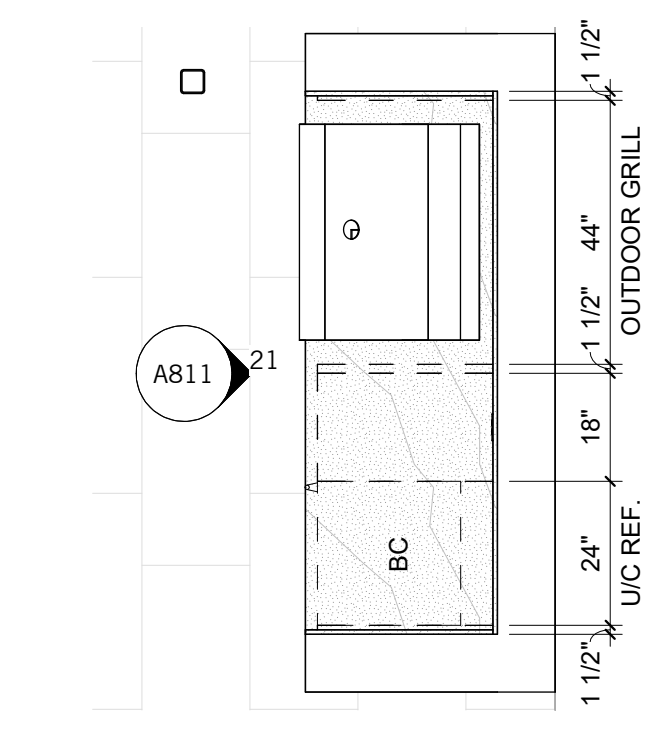
**24 PANTRY**  
3/8" = 1'-0"



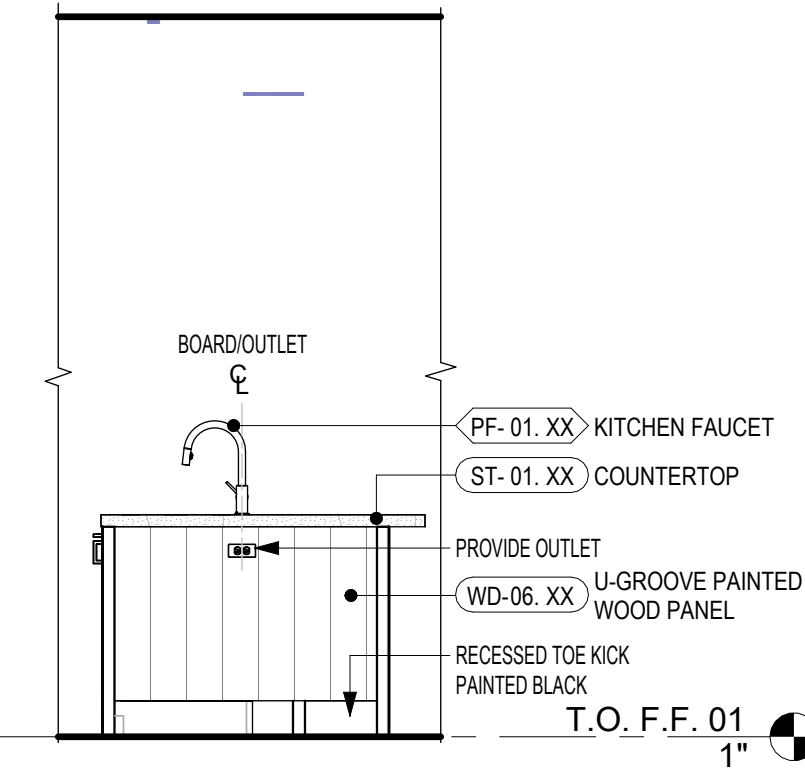
**25 PANTRY**  
3/8" = 1'-0"



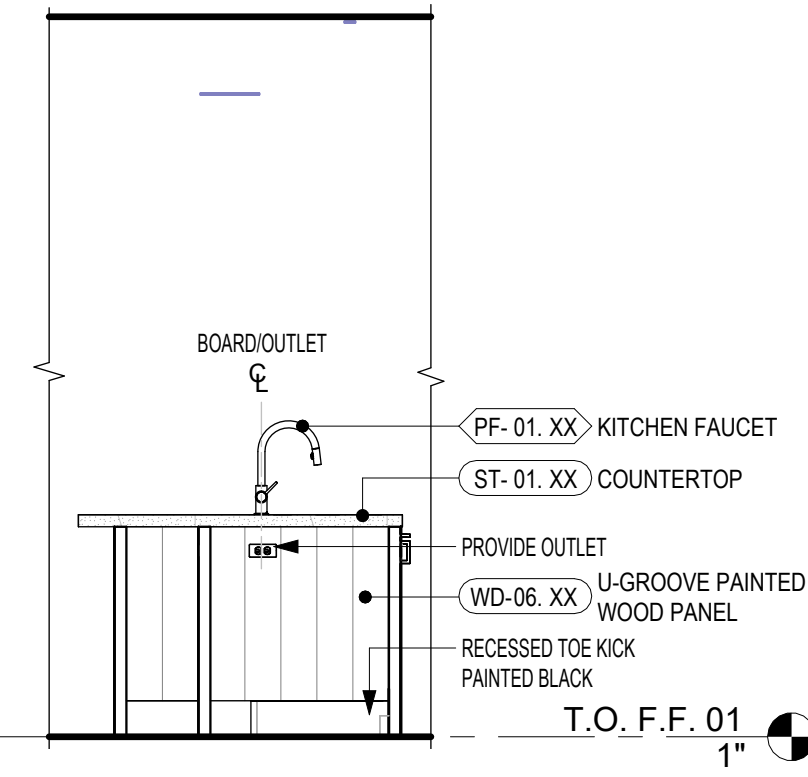
**26 PANTRY**  
3/8" = 1'-0"



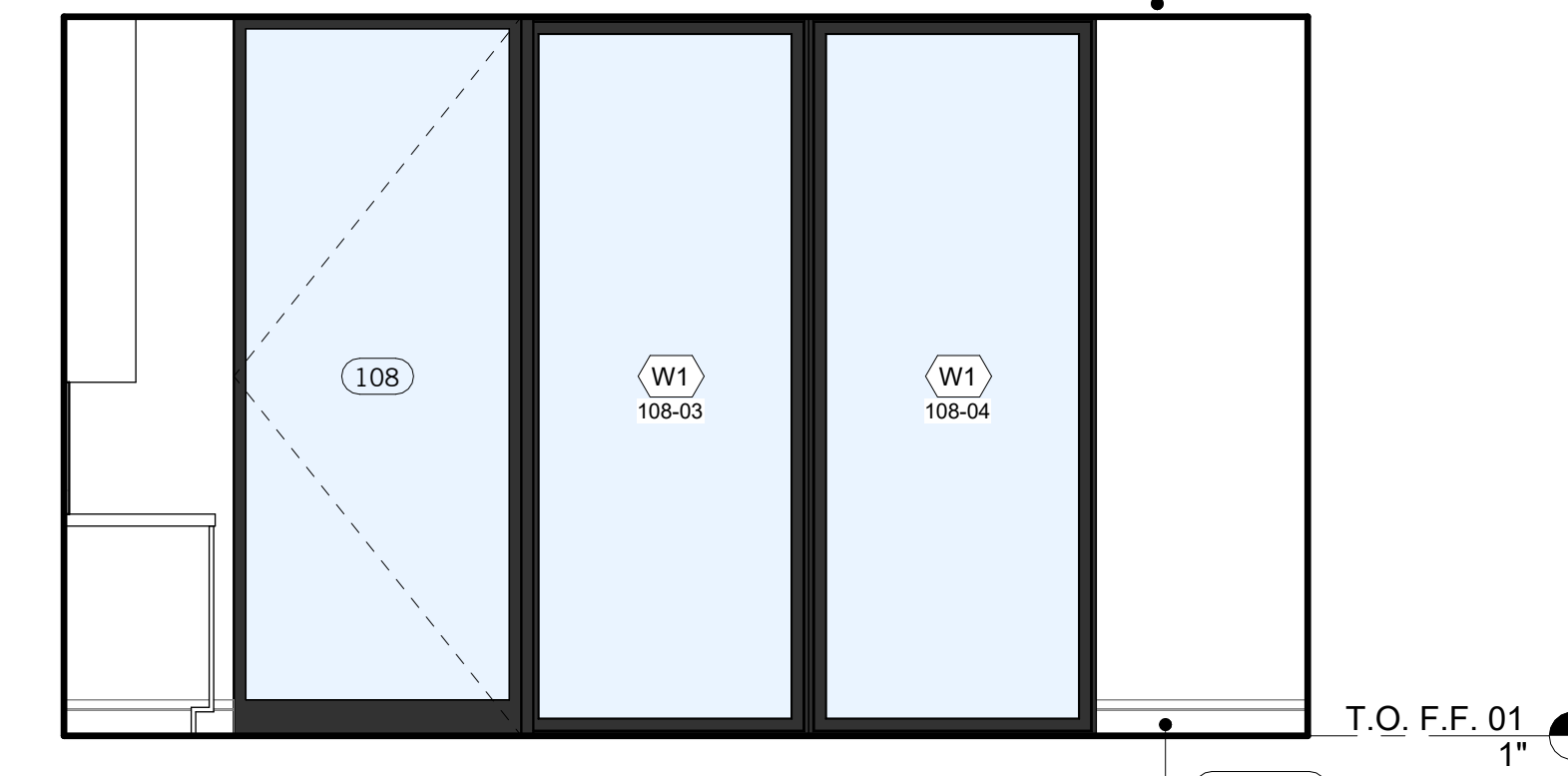
**17 GRILL - ENLARGED PLAN**  
3/8" = 1'-0"



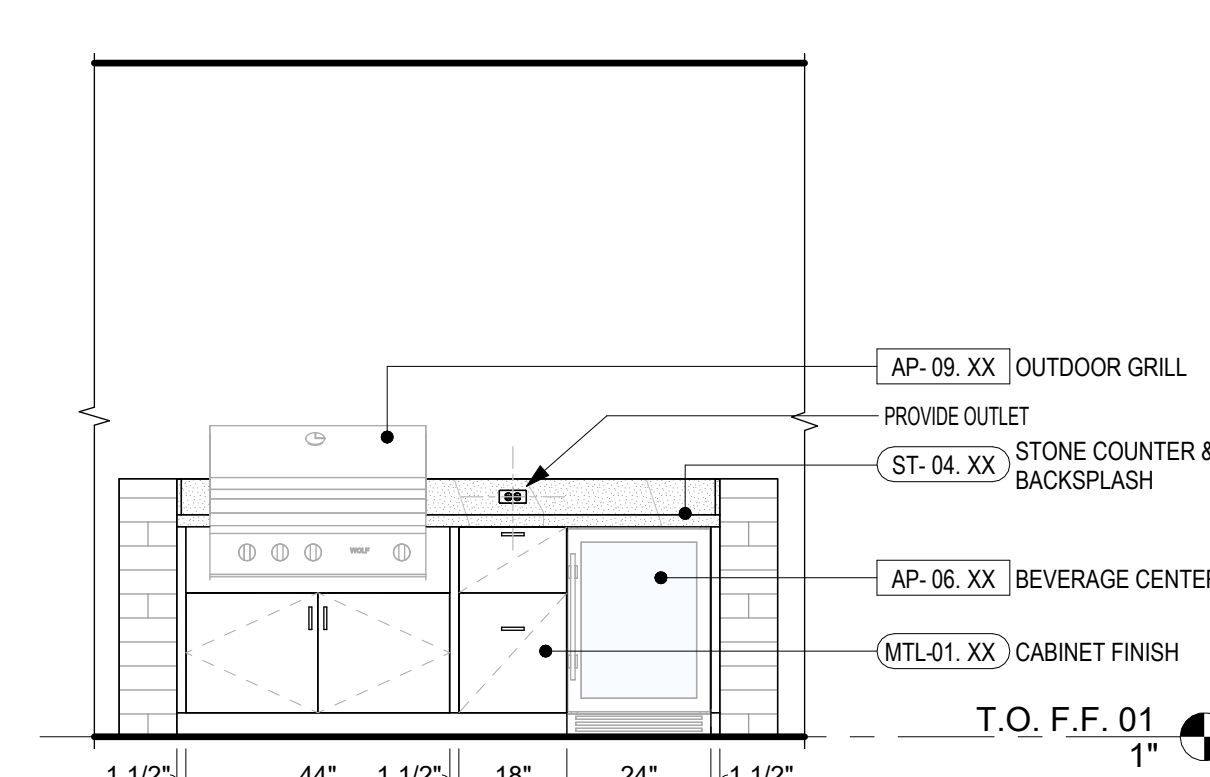
**18 KITCHEN ISLAND**  
3/8" = 1'-0"



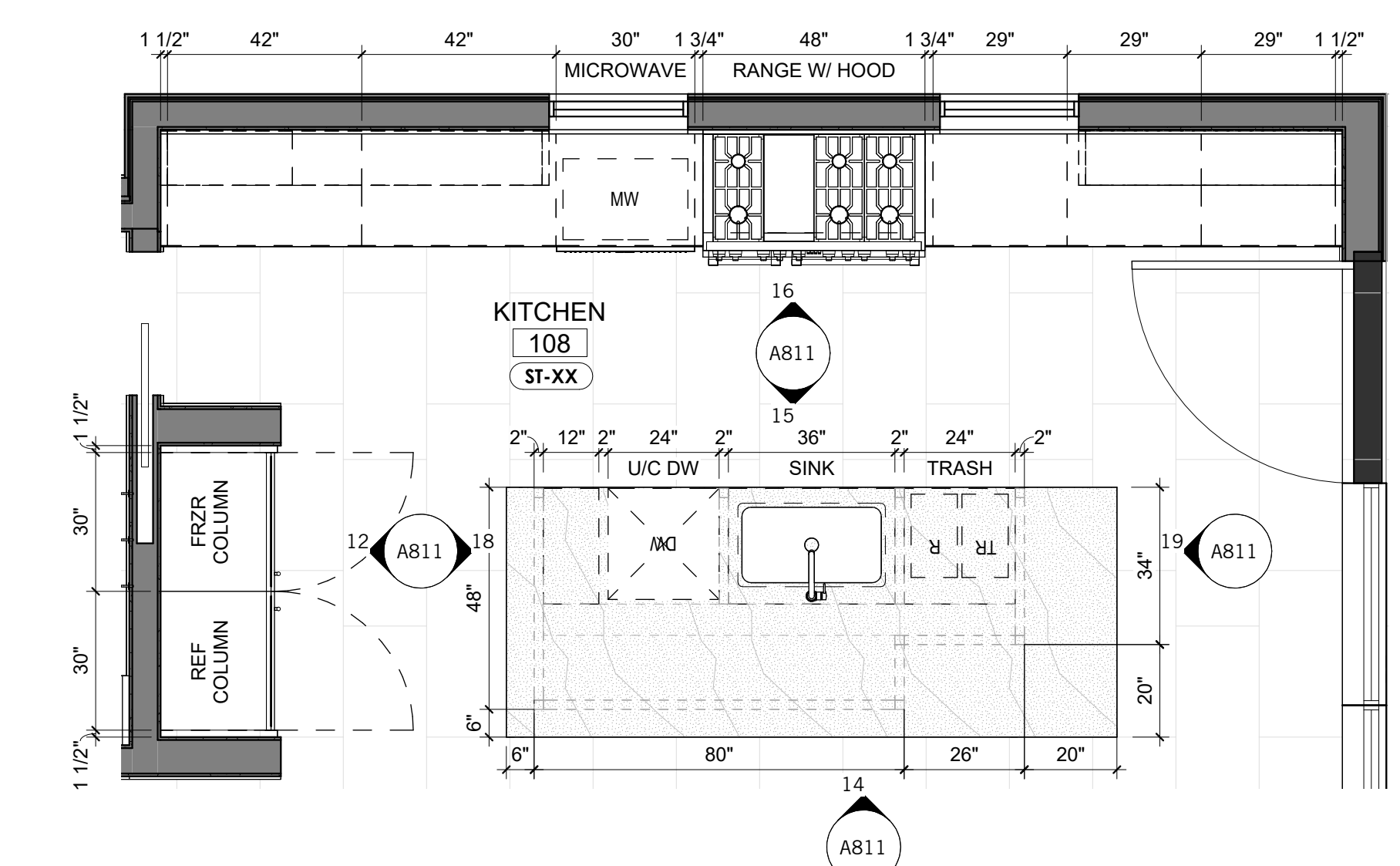
**19 KITCHEN**  
3/8" = 1'-0"



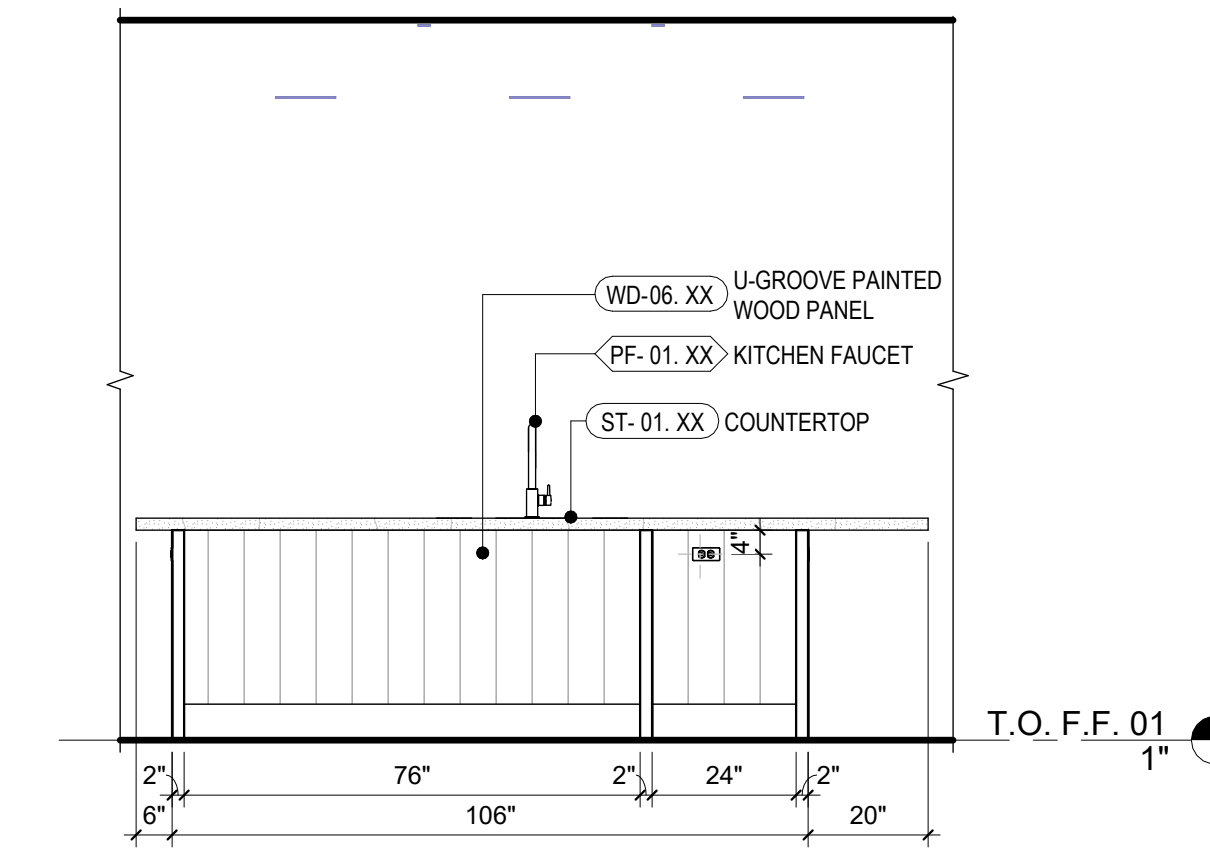
**20 KITCHEN**  
3/8" = 1'-0"



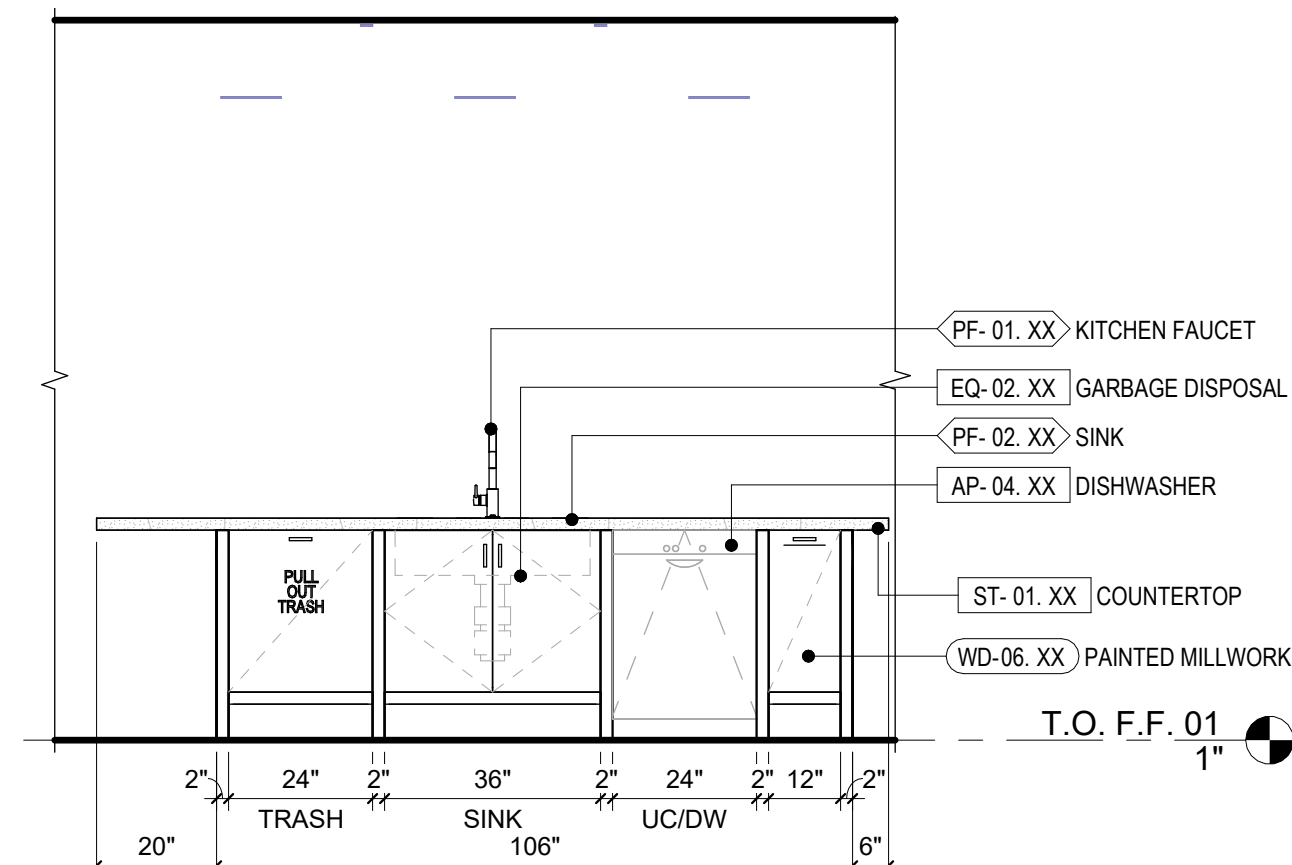
**21 GRILL ELEV.**  
3/8" = 1'-0"



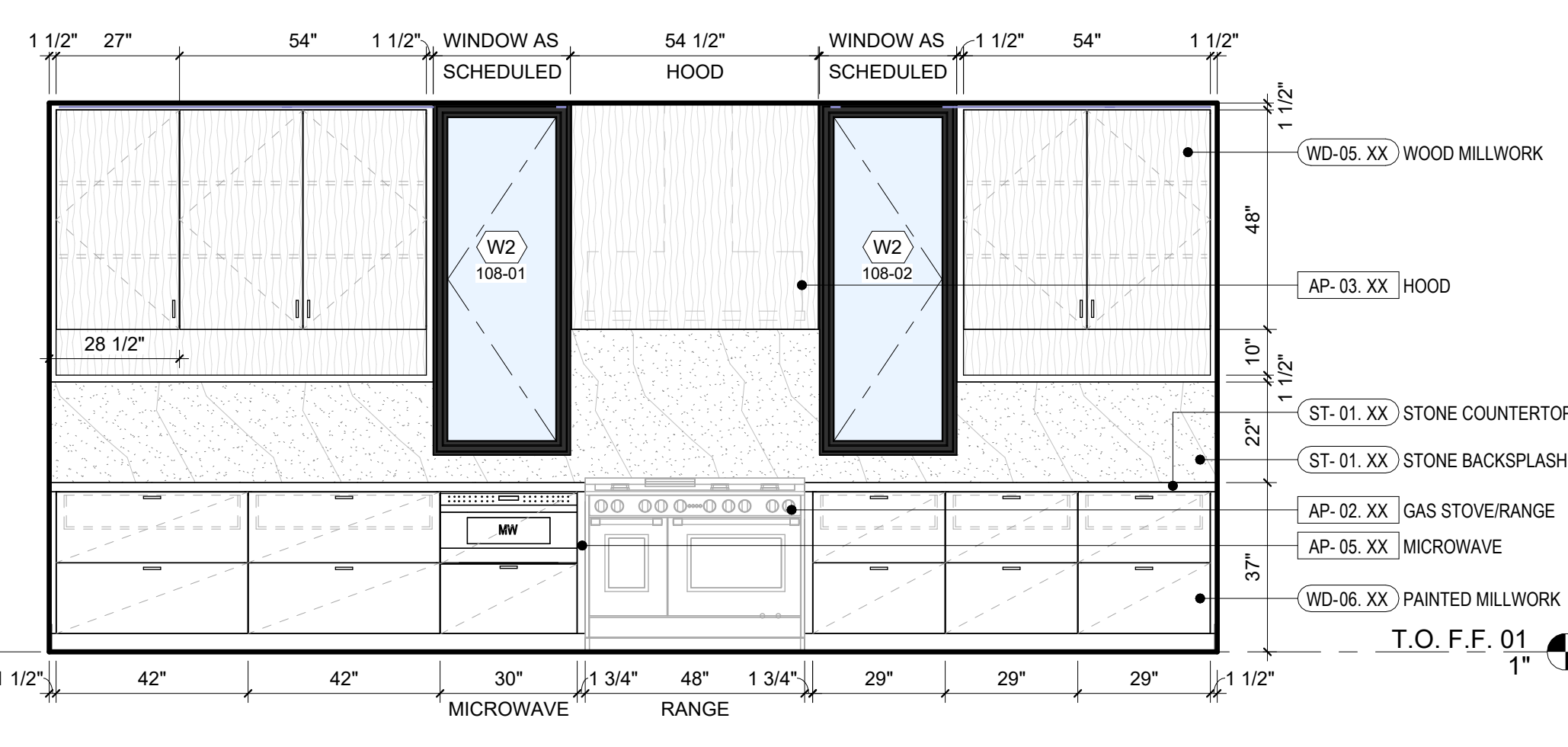
**13 KITCHEN & PANTRY - ENLARGED PLAN**  
3/8" = 1'-0"



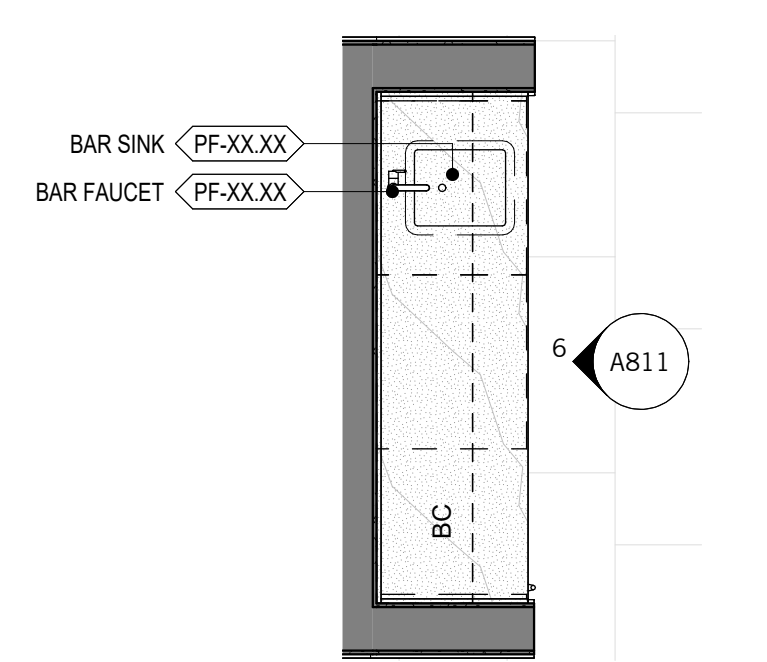
**14 KITCHEN ISLAND**  
3/8" = 1'-0"



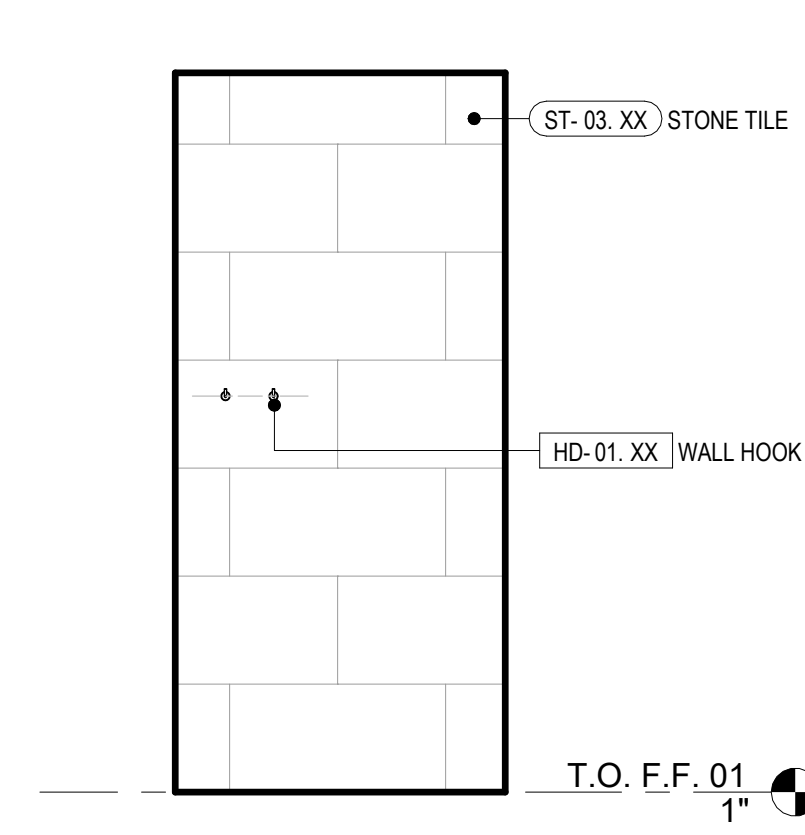
**15 KITCHEN ISLAND**  
3/8" = 1'-0"



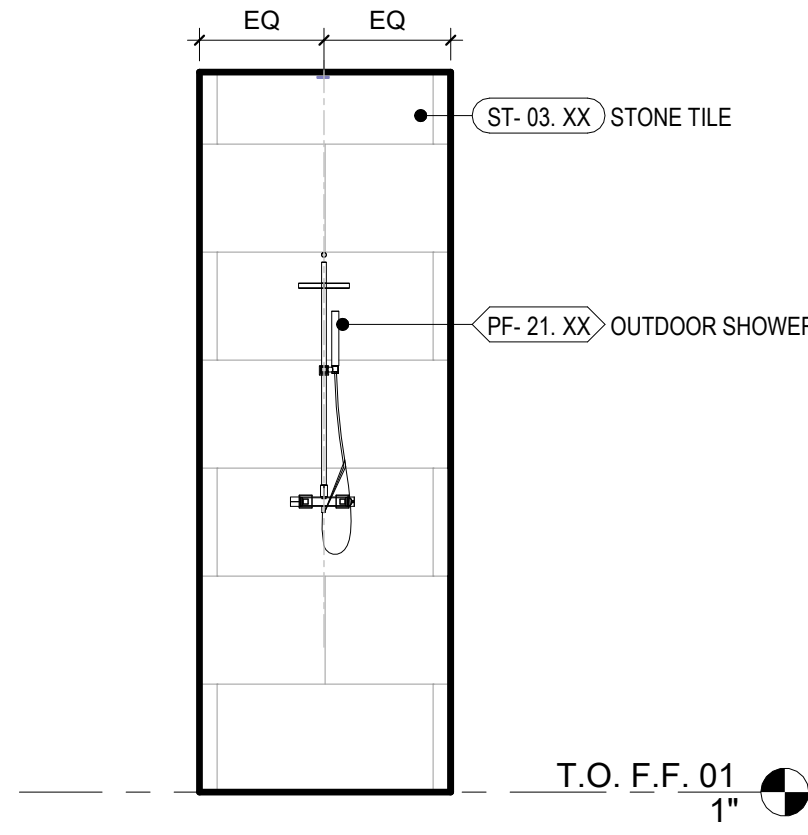
**16 KITCHEN**  
3/8" = 1'-0"



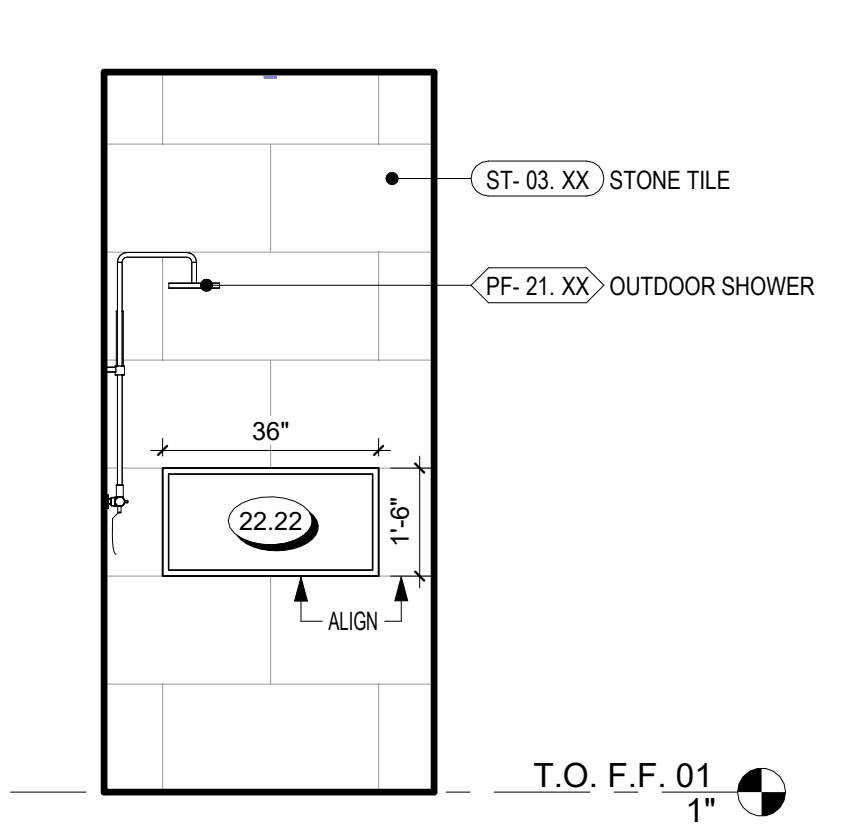
**7 BAR**  
3/8" = 1'-0"



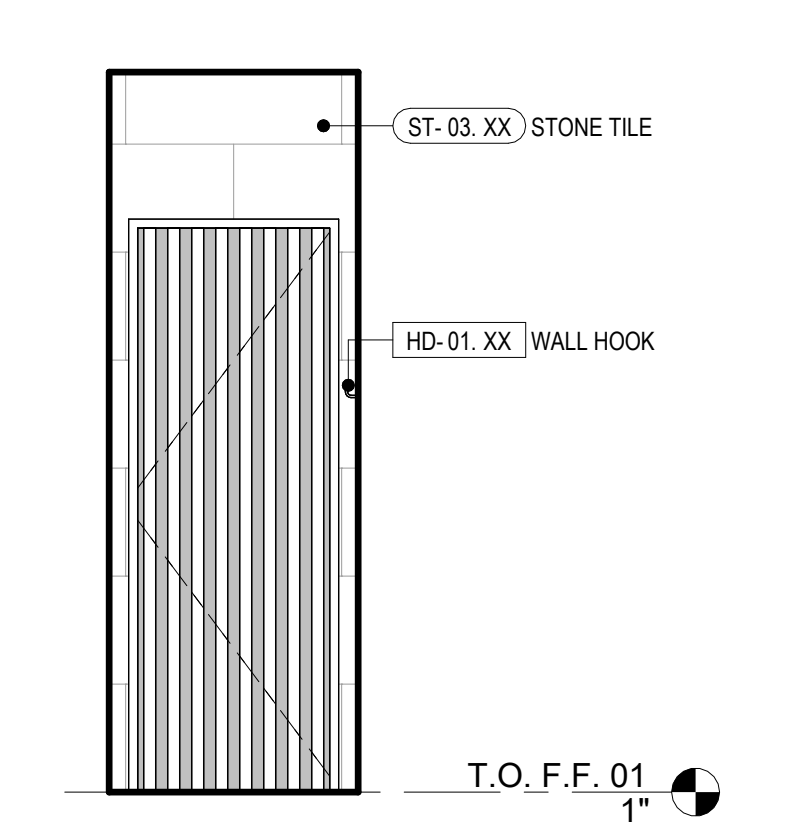
**8 SURF SHOWER**  
3/8" = 1'-0"



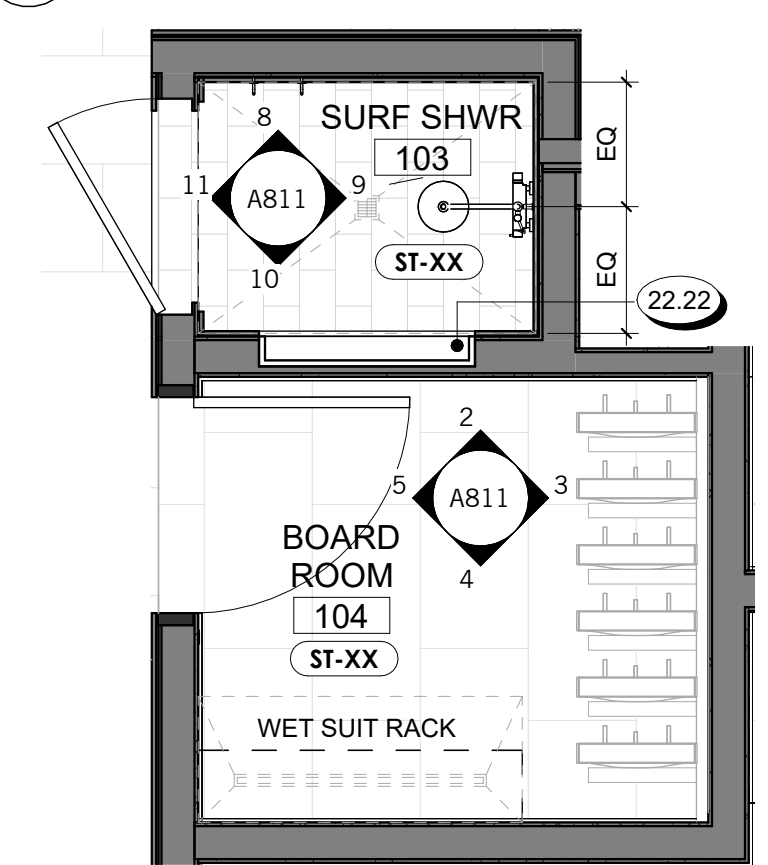
**9 SURF SHOWER**  
3/8" = 1'-0"



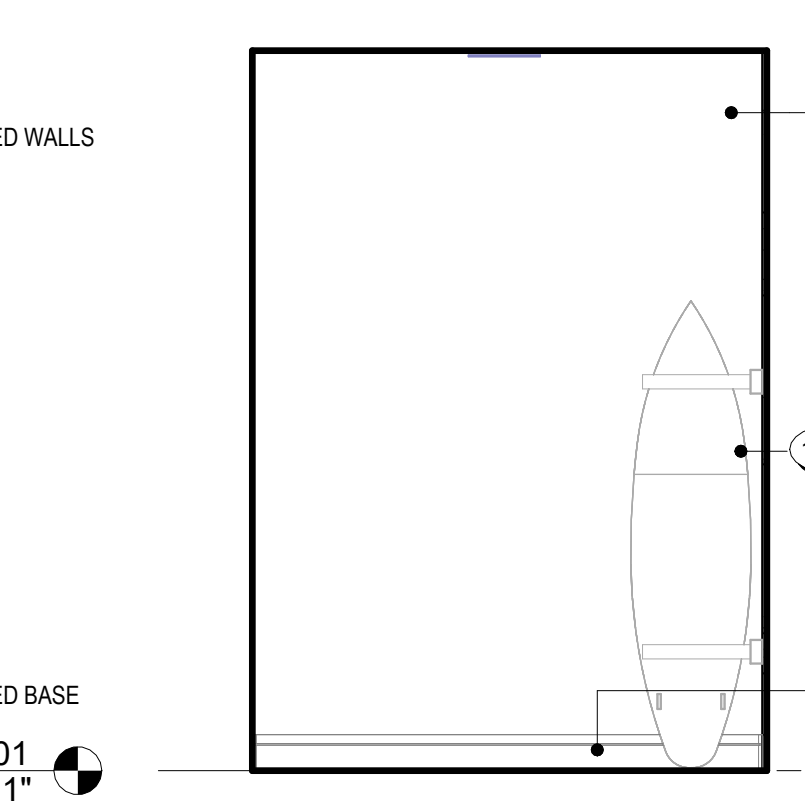
**10 SURF SHOWER**  
3/8" = 1'-0"



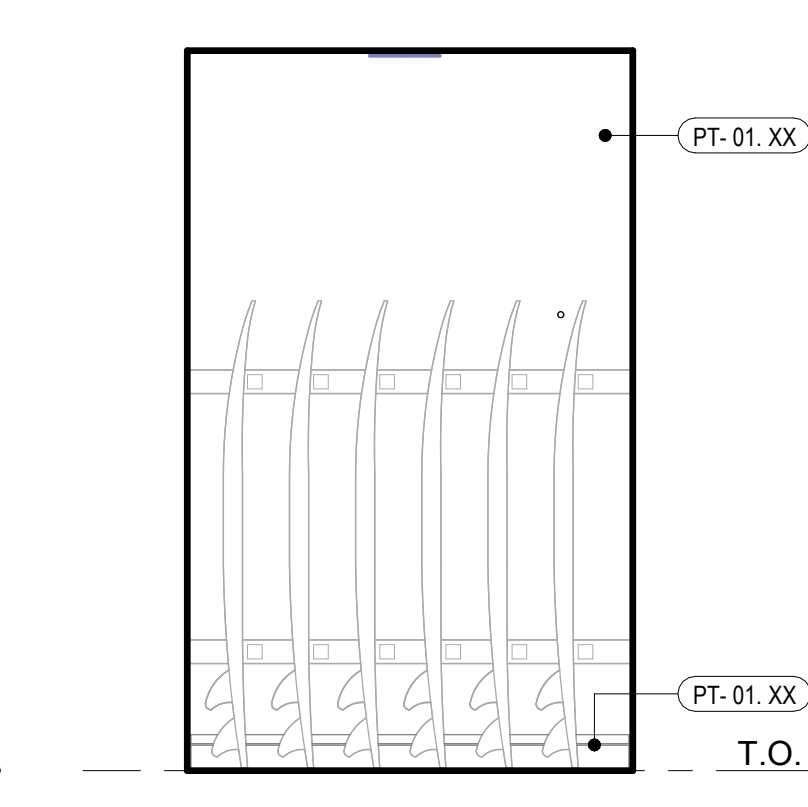
**11 SURF SHOWER**  
3/8" = 1'-0"



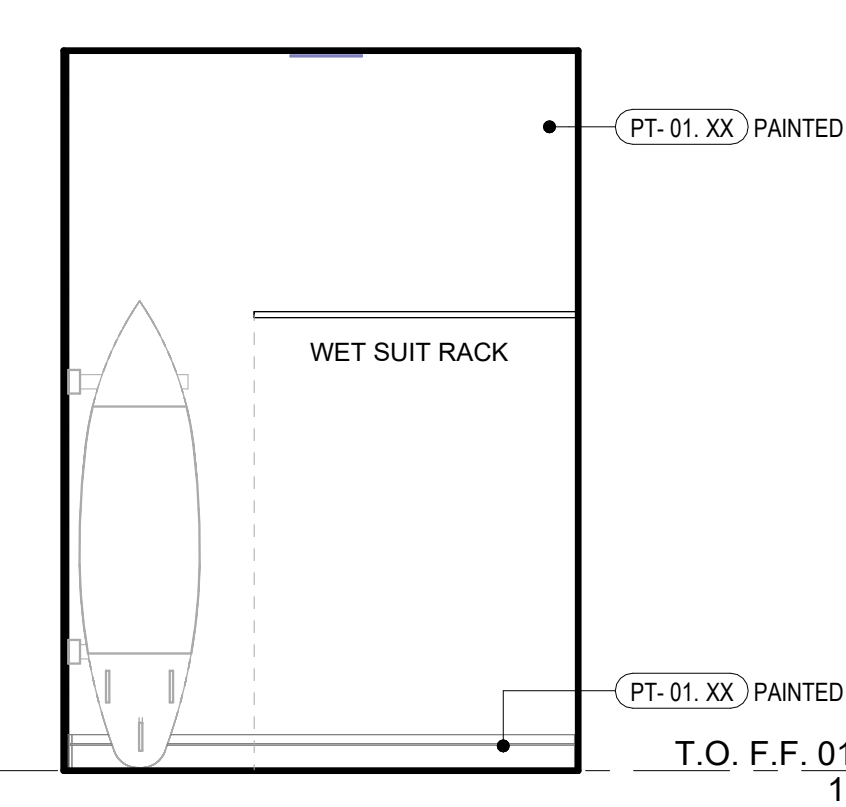
**1 BOARD/SHWR - ENLARGED PLAN**  
3/8" = 1'-0"



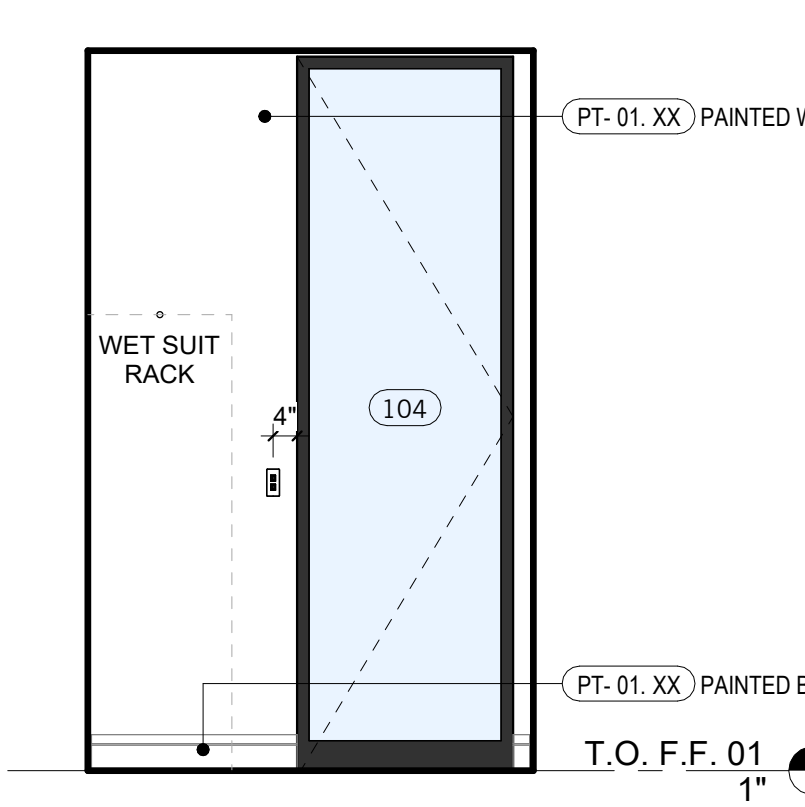
**2 BOARD ROOM**  
3/8" = 1'-0"



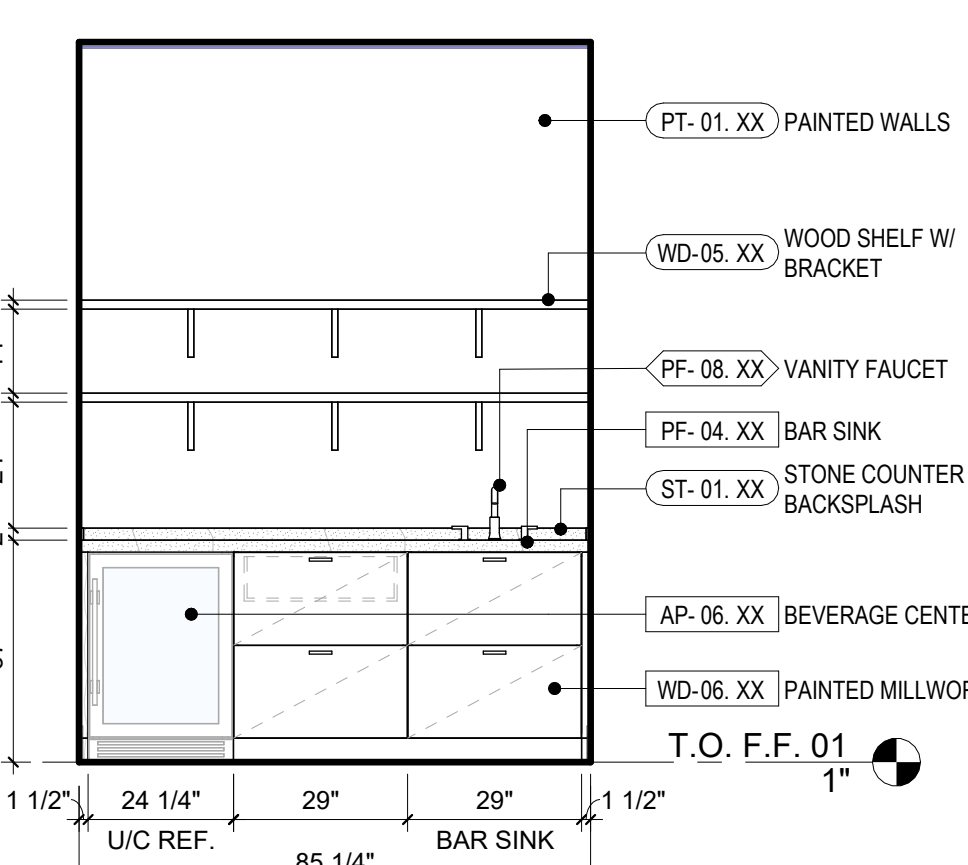
**3 BOARD ROOM**  
3/8" = 1'-0"



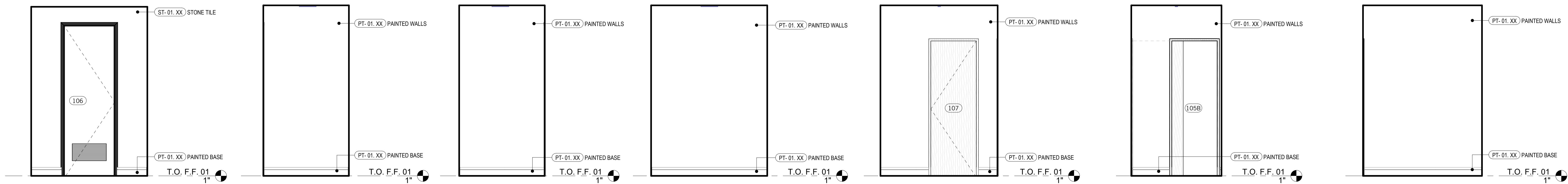
**4 BOARD ROOM**  
3/8" = 1'-0"



**5 BOARD ROOM**  
3/8" = 1'-0"



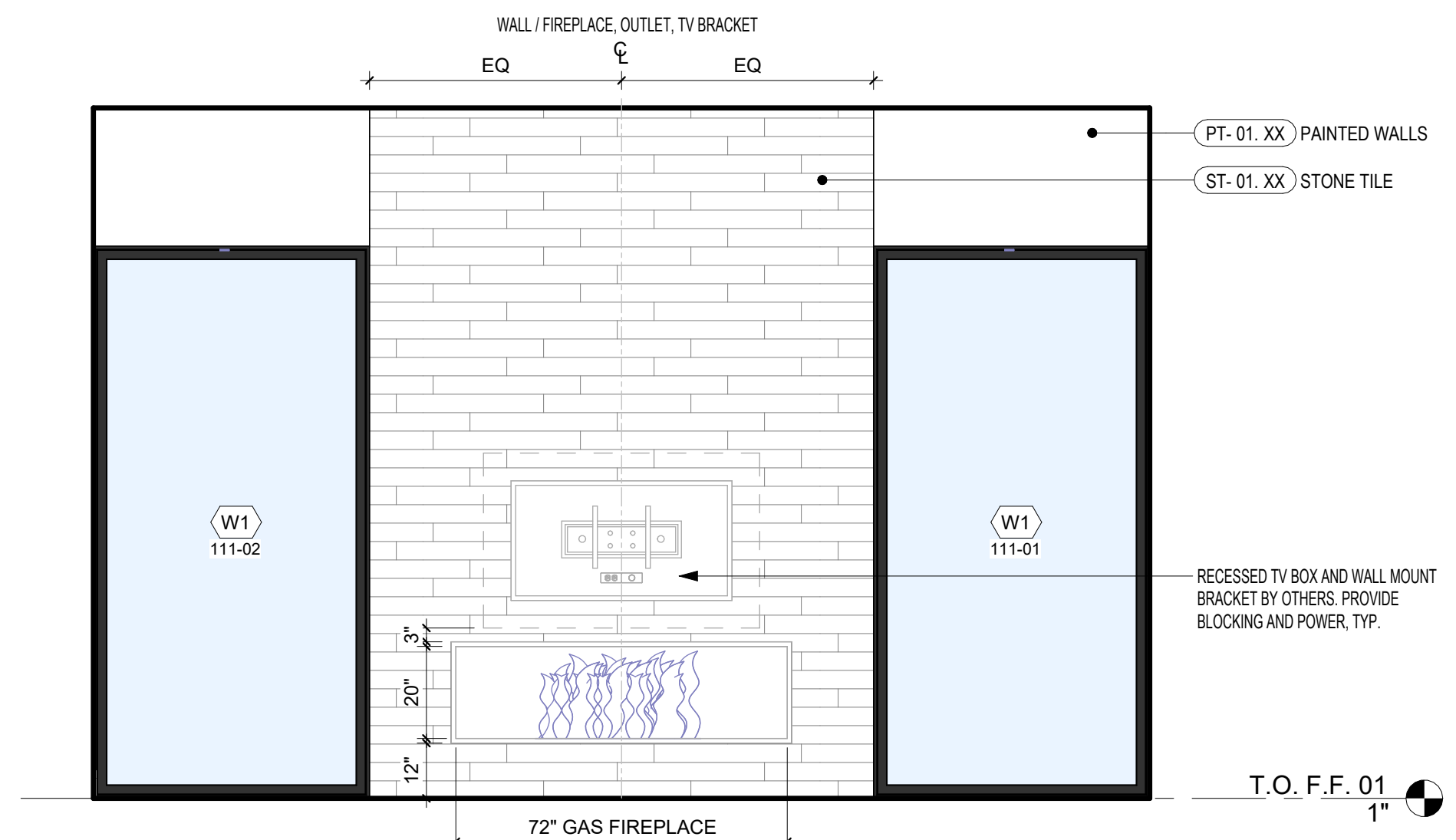
**6 BAR**  
3/8" = 1'-0"



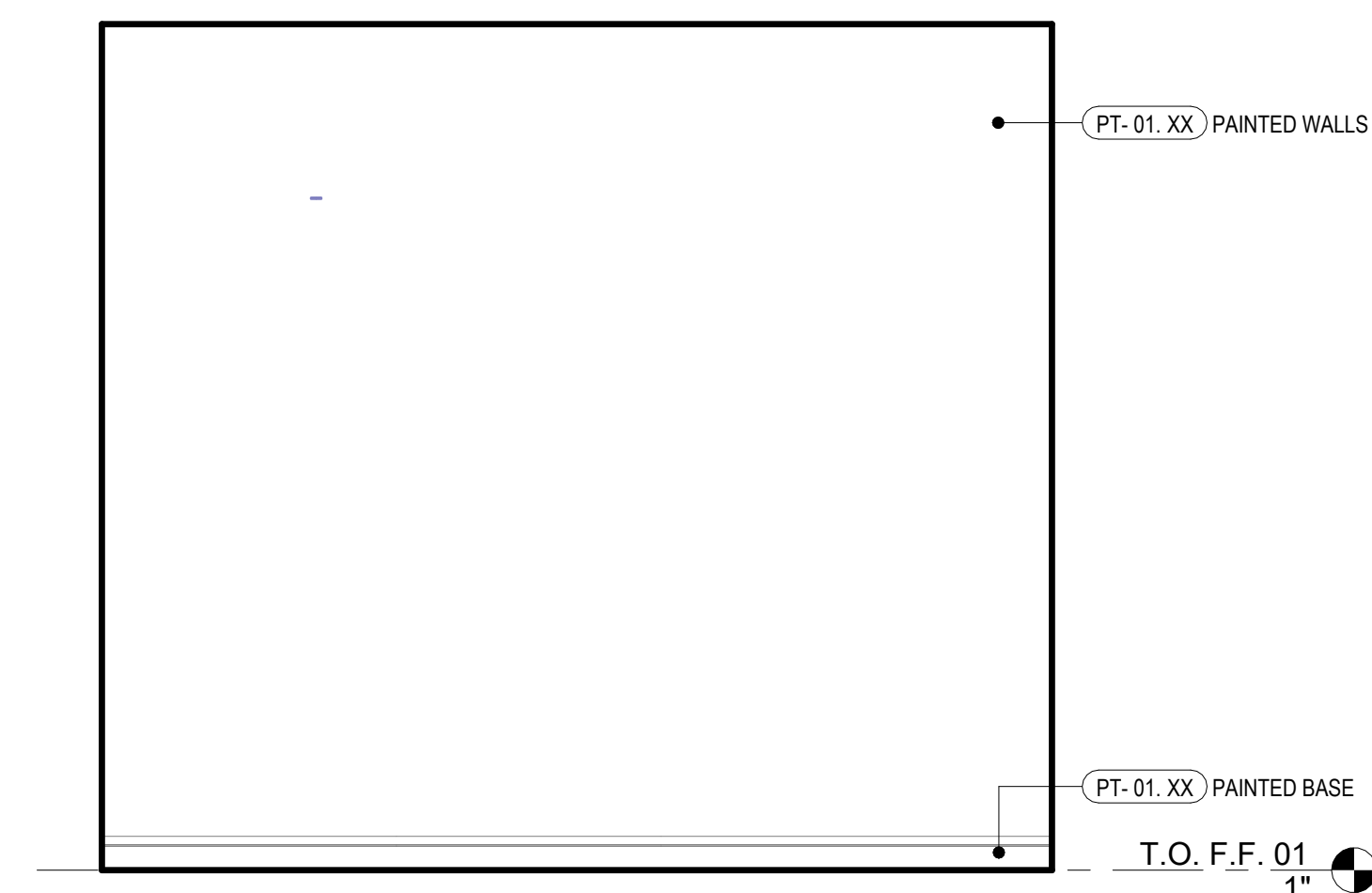
24 MECH ROOM 3/8" = 1'-0"  
 23 MECH ROOM 3/8" = 1'-0"  
 22 MECH ROOM 3/8" = 1'-0"  
 21 MECH ROOM 3/8" = 1'-0"  
 20 HALLWAY - 1ST FLOOR 3/8" = 1'-0"  
 19 HALLWAY - 1ST FLOOR 3/8" = 1'-0"  
 18 HALLWAY - 1ST FLOOR 3/8" = 1'-0"



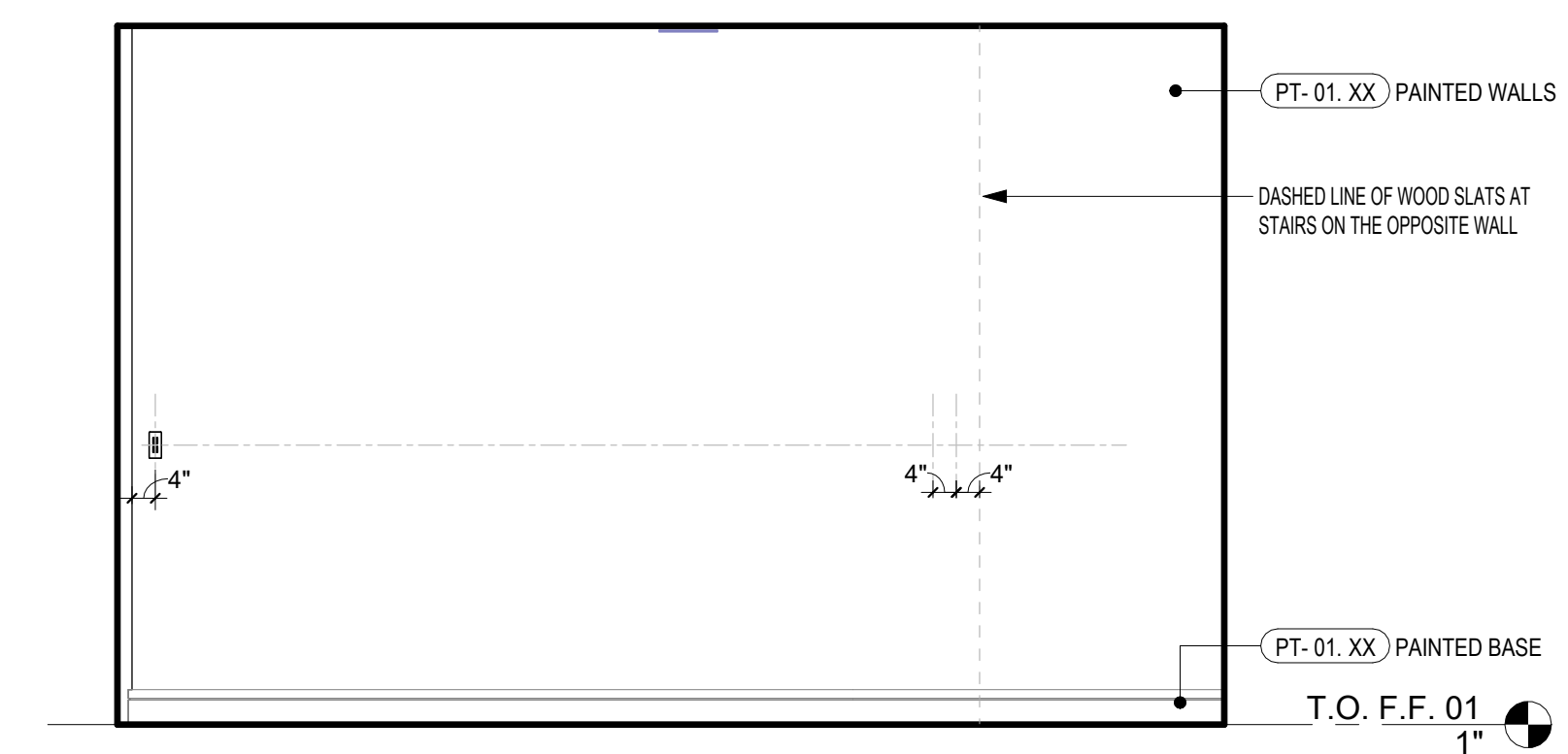
17 LIVING ROOM 3/8" = 1'-0"



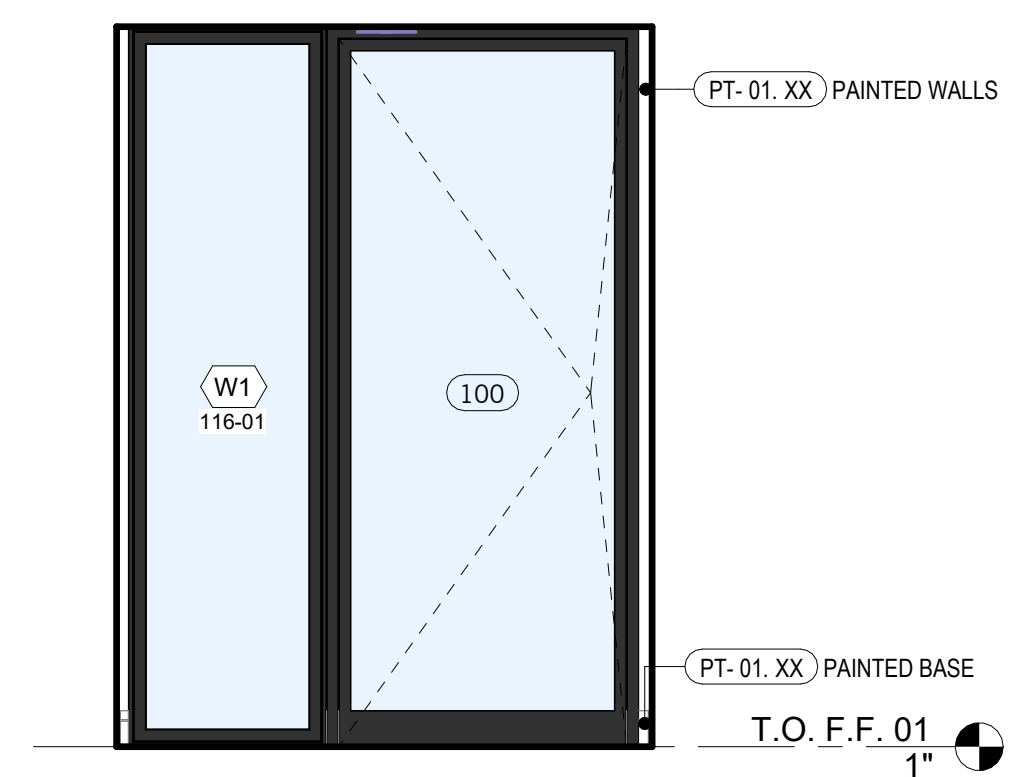
16 FIREPLACE 3/8" = 1'-0"



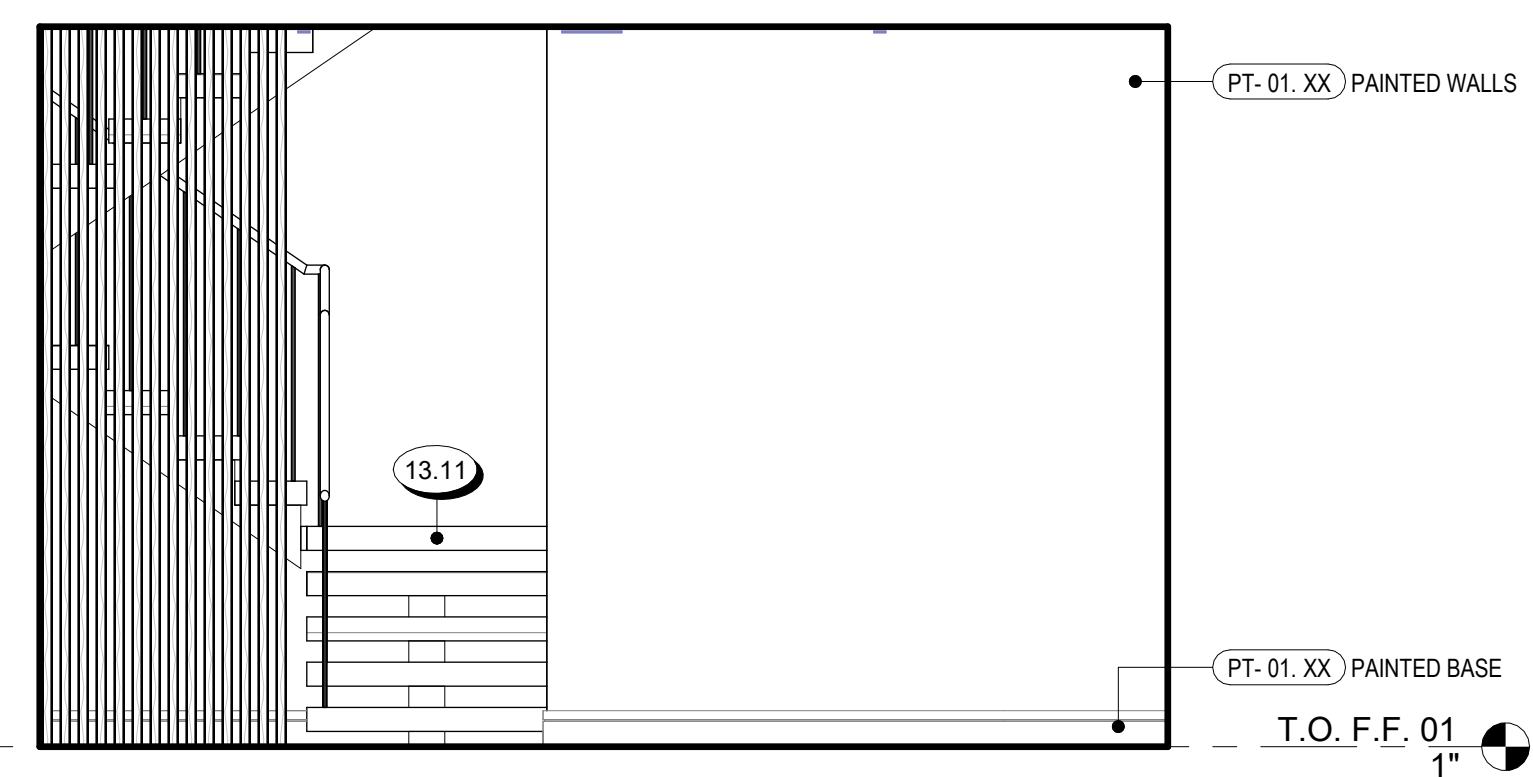
15 LIVING ROOM 3/8" = 1'-0"



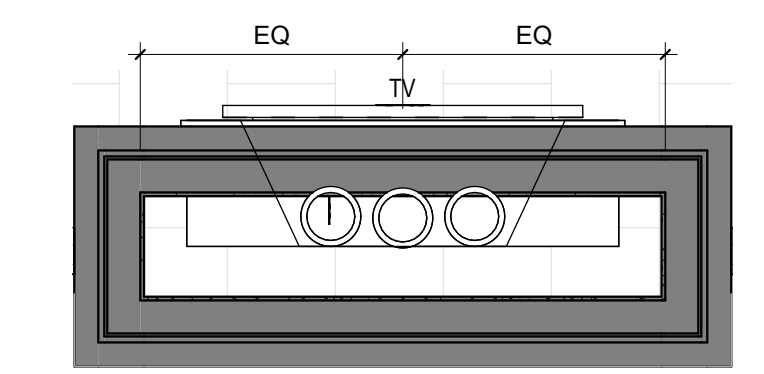
14 ENTRY 3/8" = 1'-0"



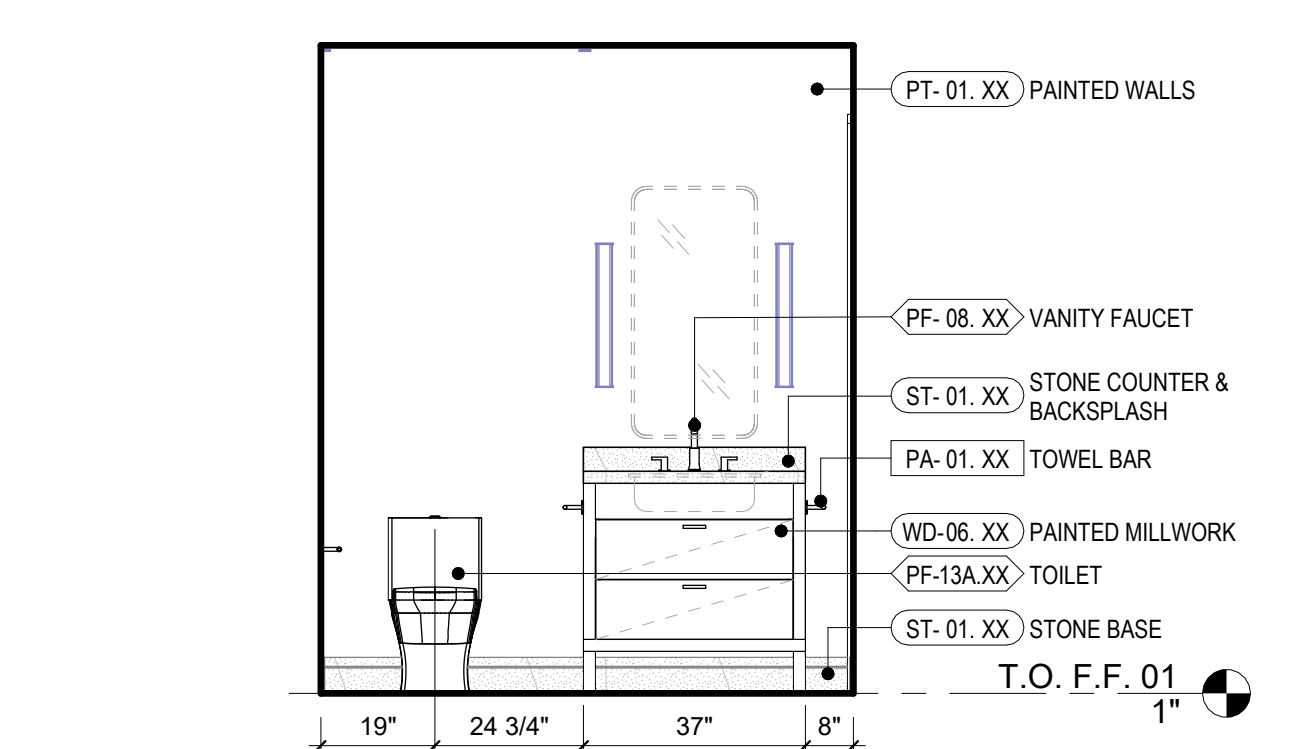
13 ENTRY 3/8" = 1'-0"



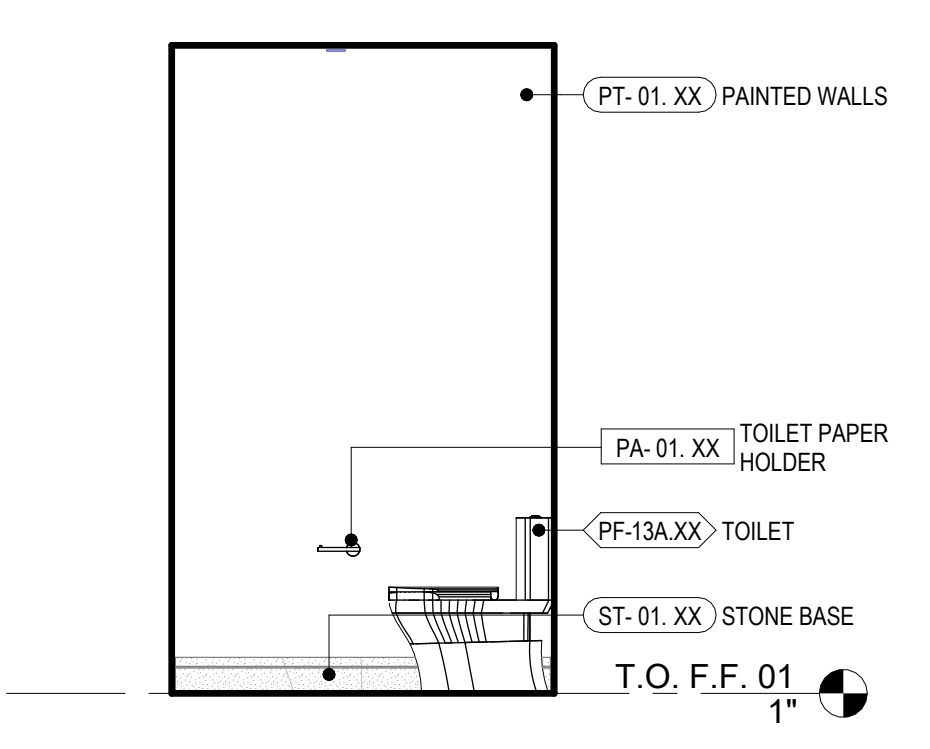
12 ENTRY 3/8" = 1'-0"



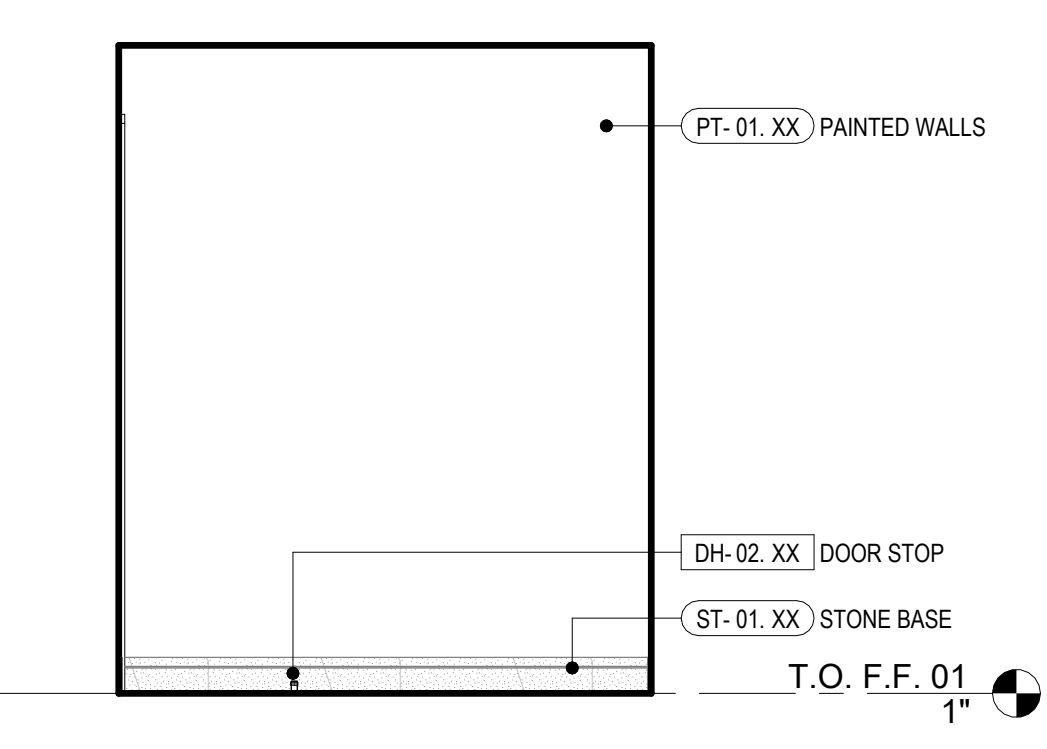
11 FIREPLACE - ENLARGED PLAN 3/8" = 1'-0"



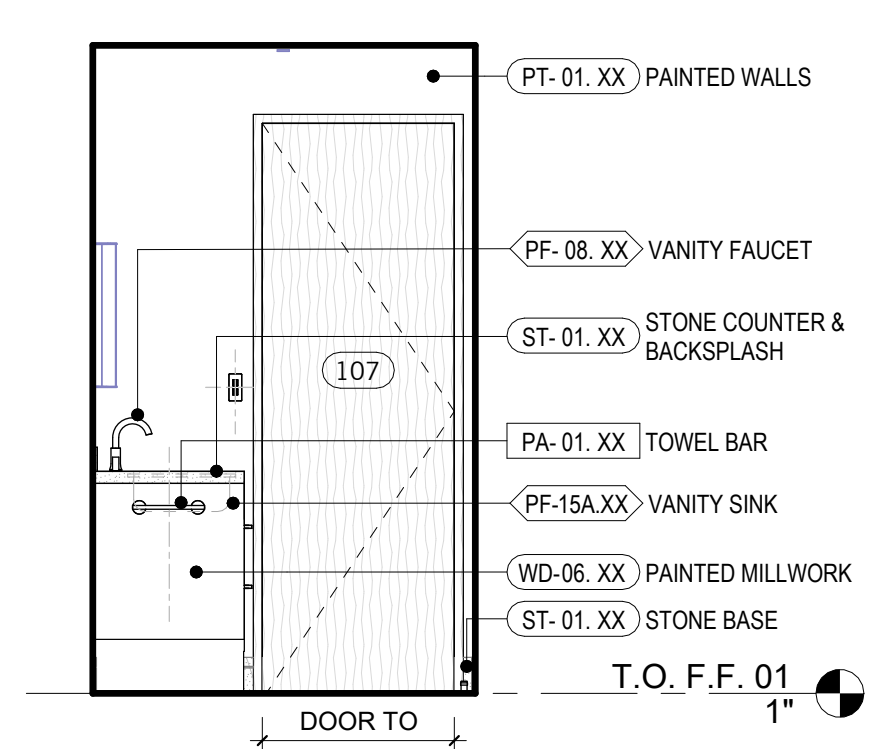
10 POWDER ROOM-1 3/8" = 1'-0"



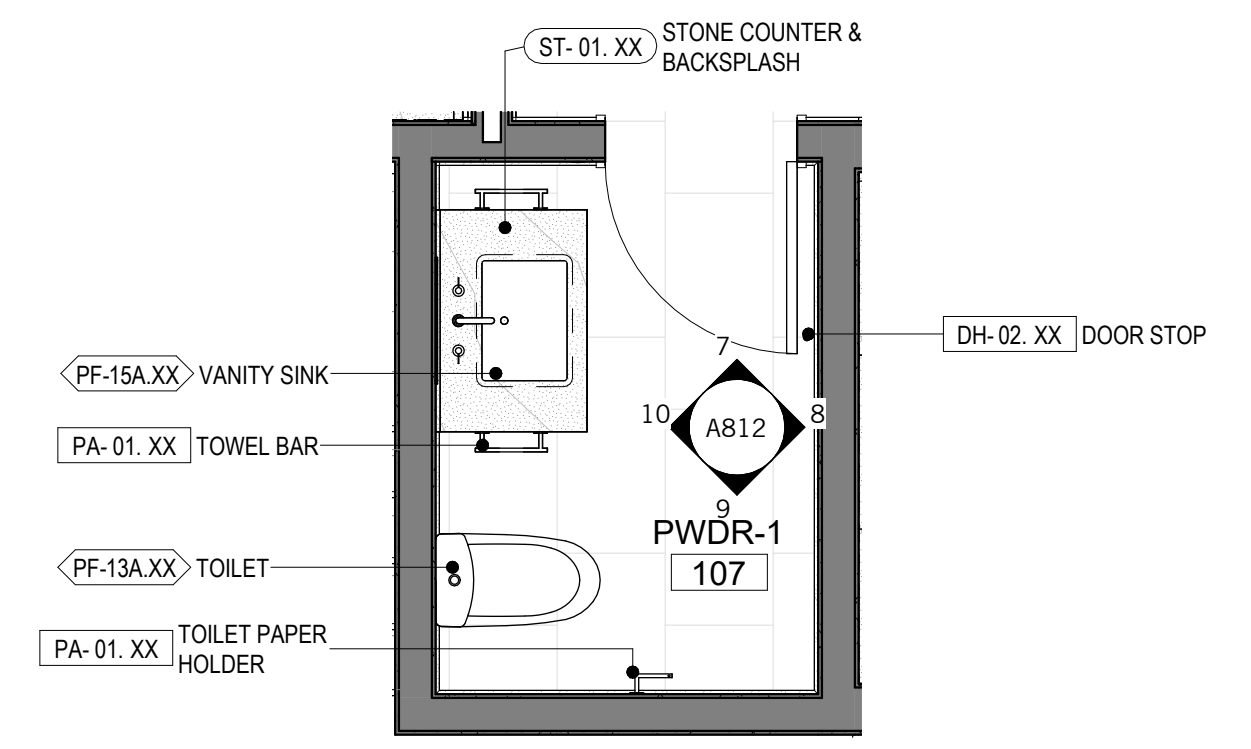
9 POWDER ROOM-1 3/8" = 1'-0"



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



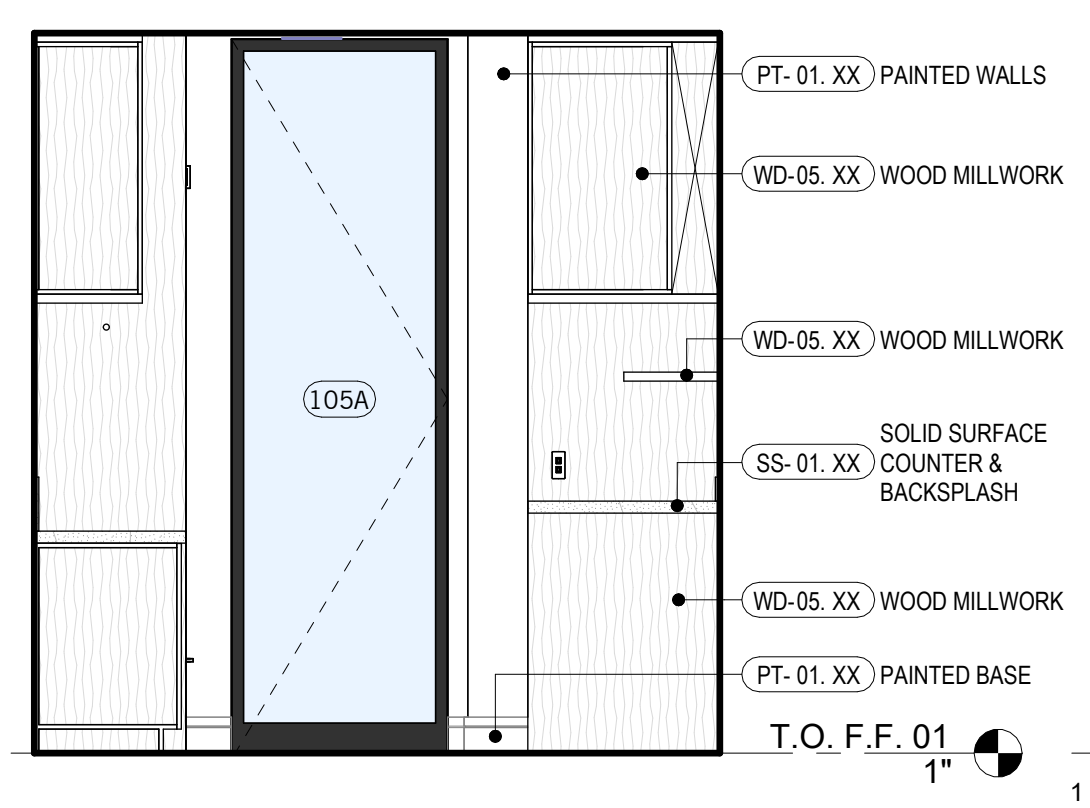
7 POWDER ROOM-1 3/8" = 1'-0"



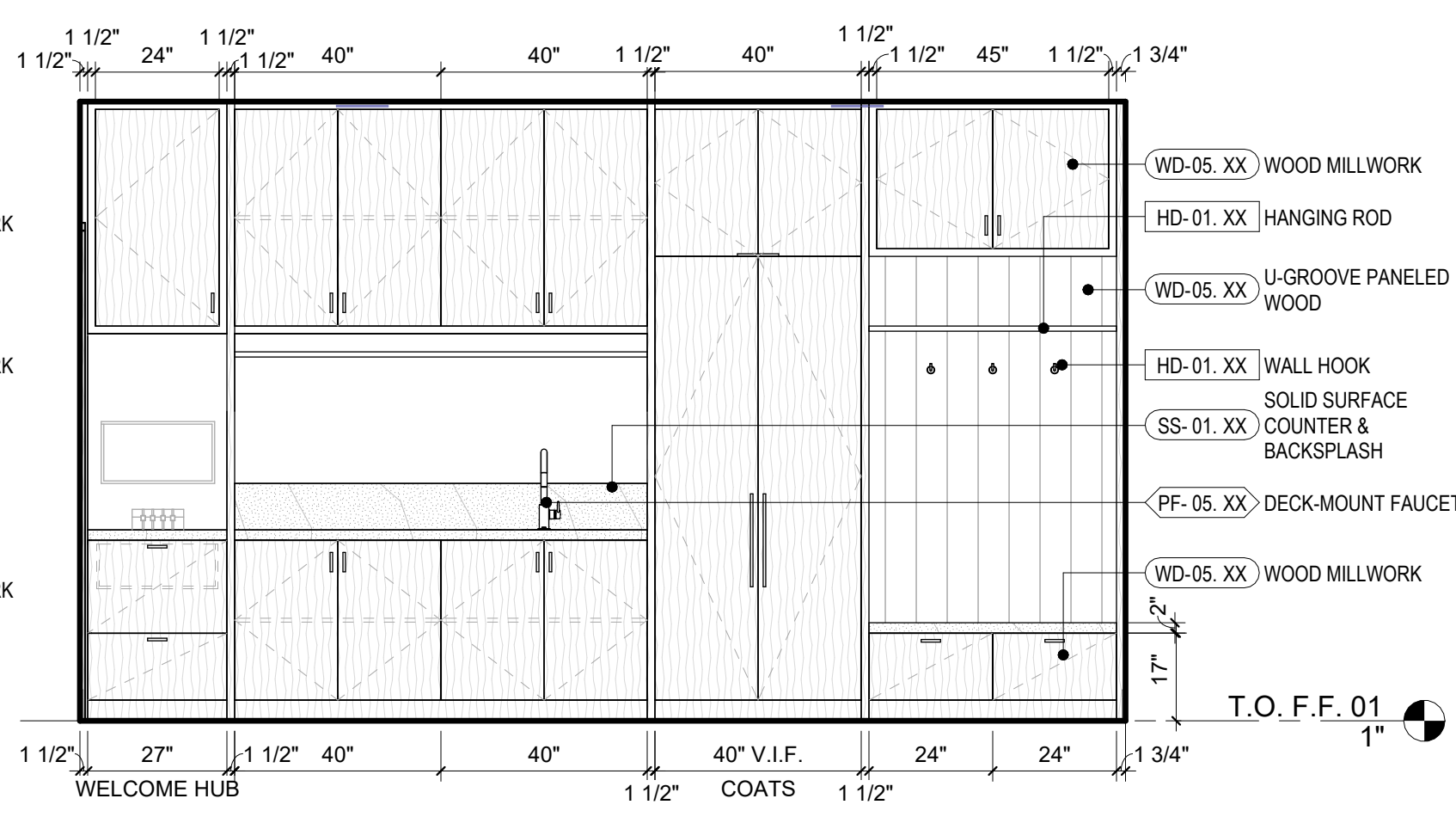
6 PWDR - ENLARGED PLAN 3/8" = 1'-0"



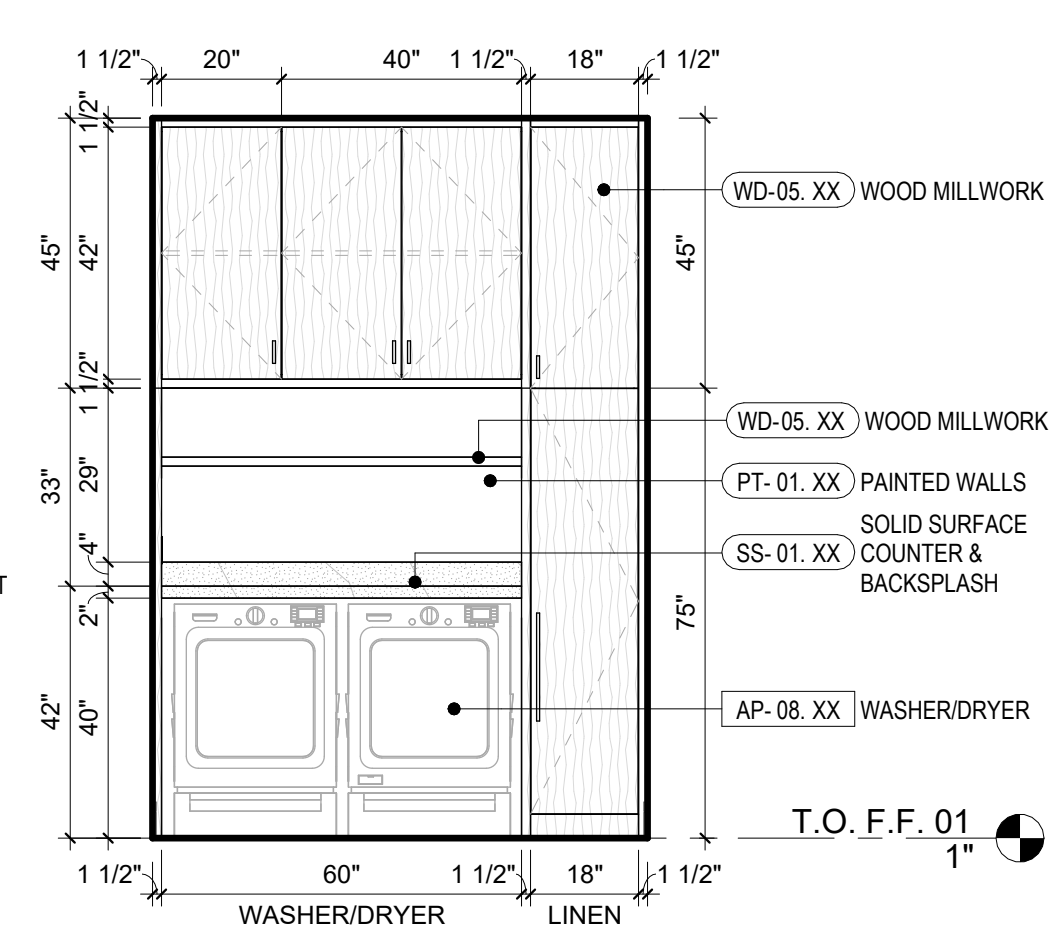
5 OWNER'S ENTRY 3/8" = 1'-0"



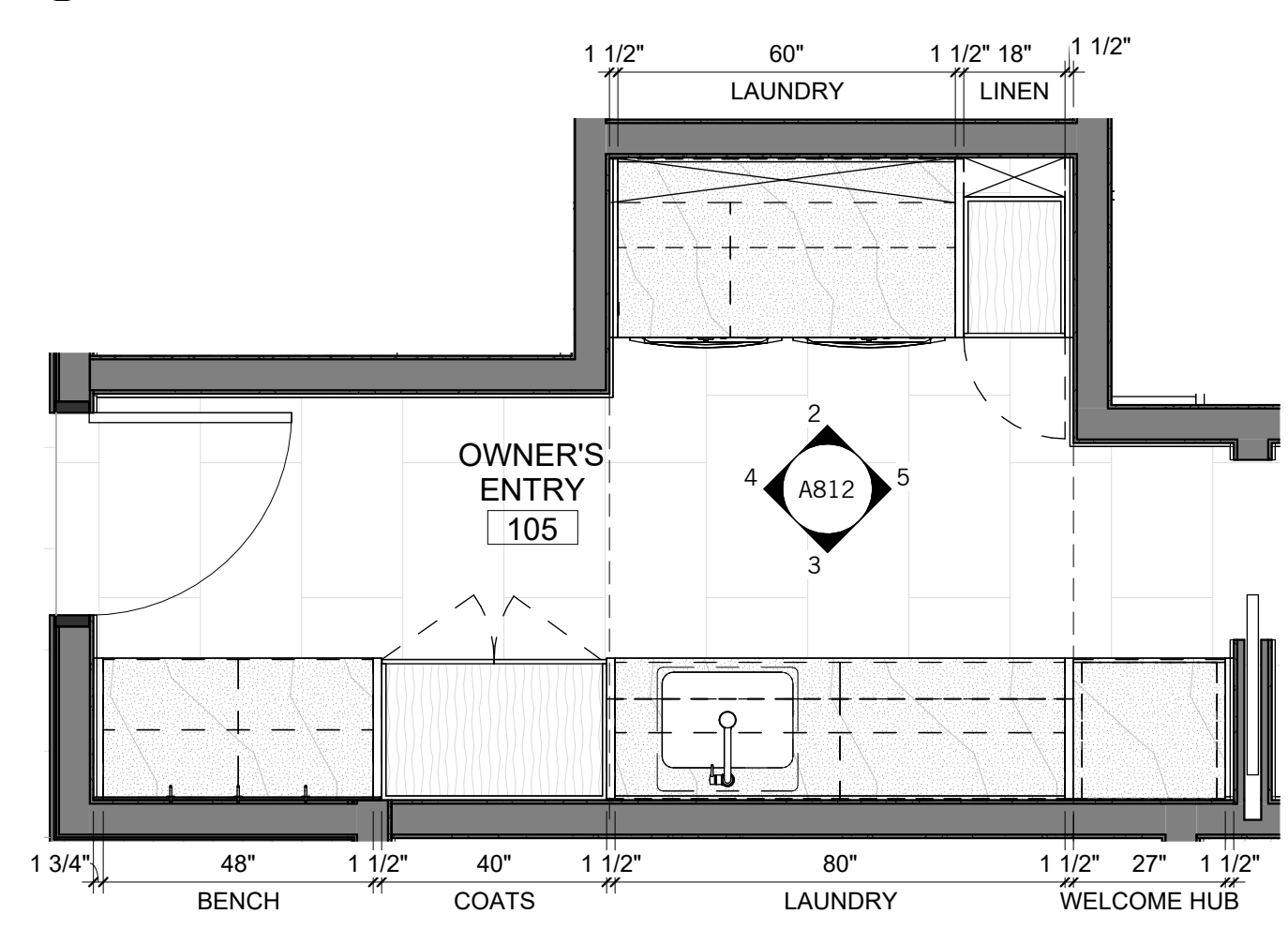
4 OWNER'S ENTRY 3/8" = 1'-0"



3 OWNER'S ENTRY 3/8" = 1'-0"



2 OWNER'S ENTRY 3/8" = 1'-0"



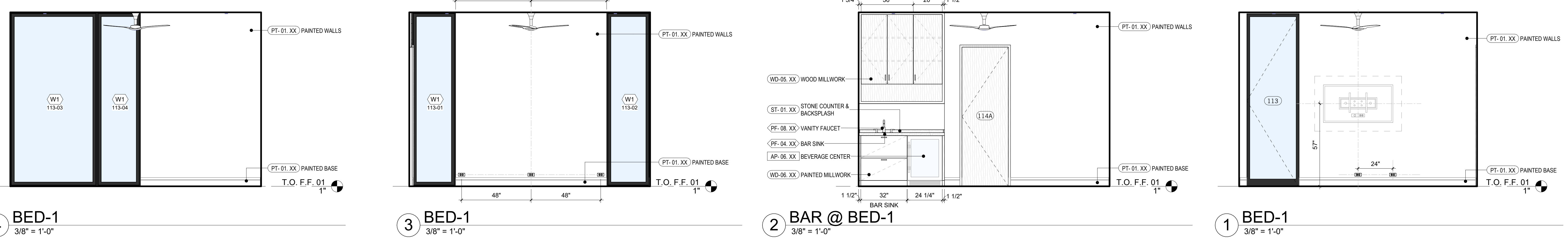
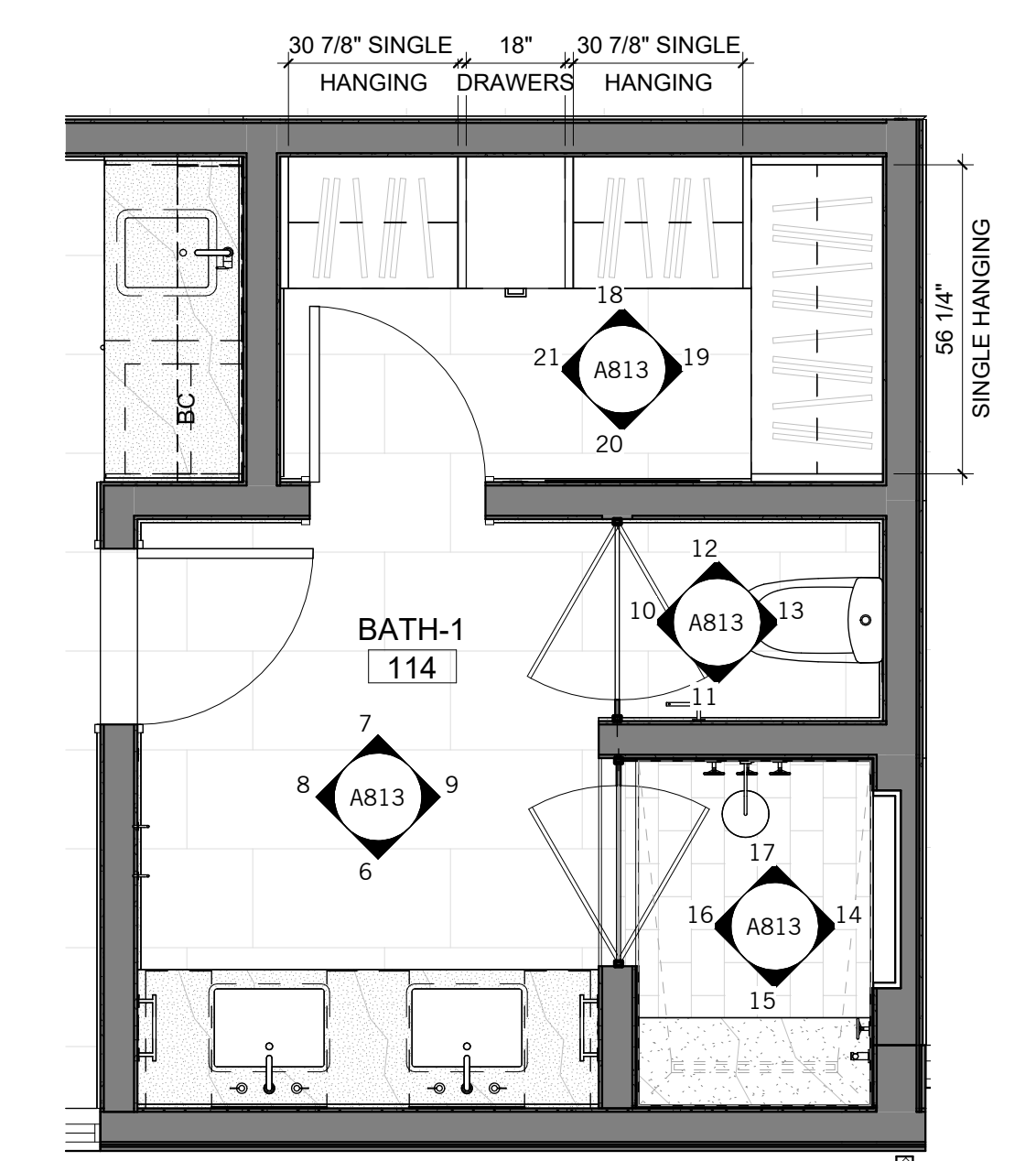
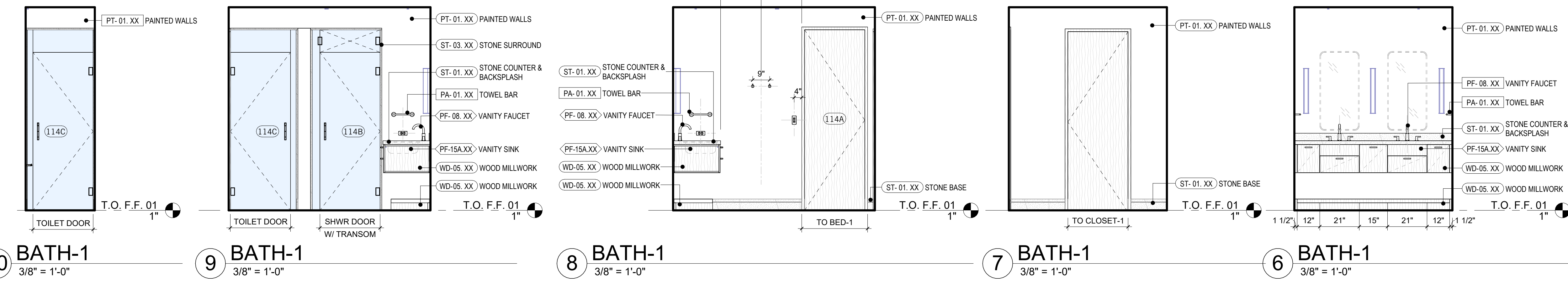
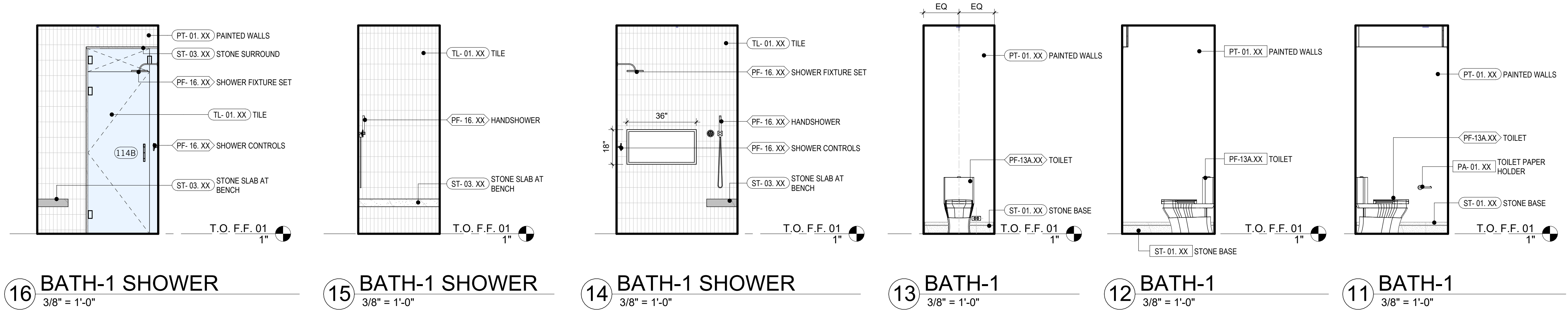
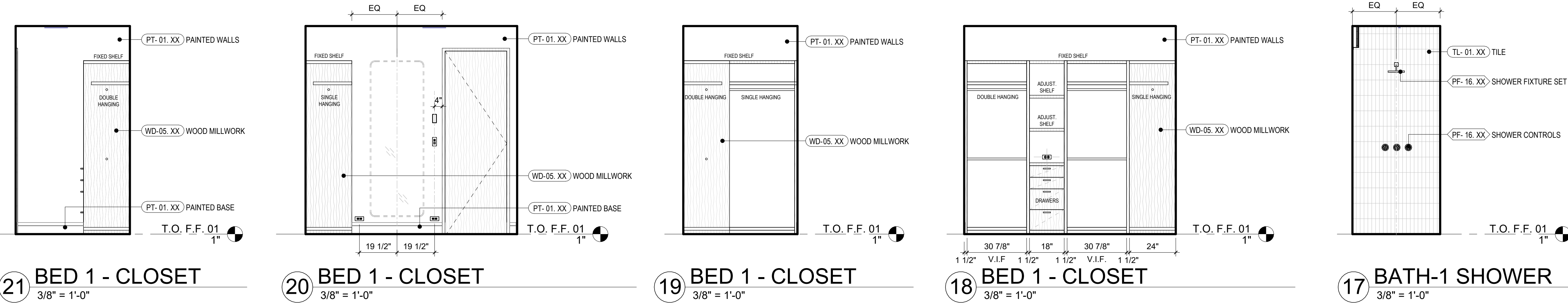
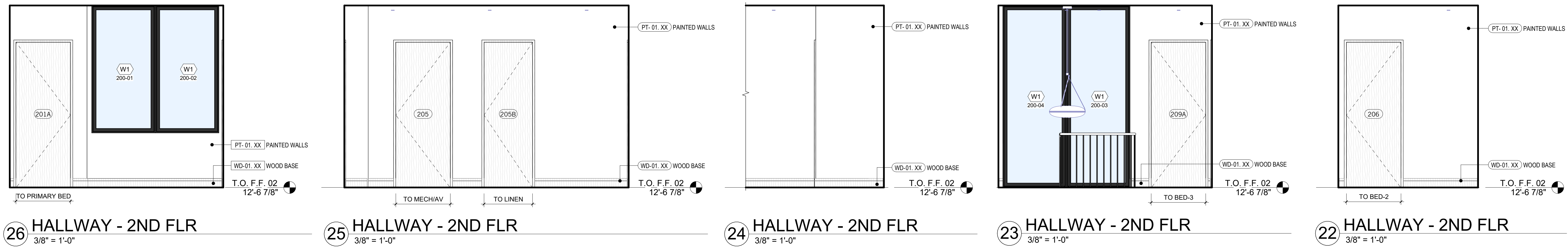
1 OWNER'S ENTRY - ENLARGED PLAN 3/8" = 1'-0"

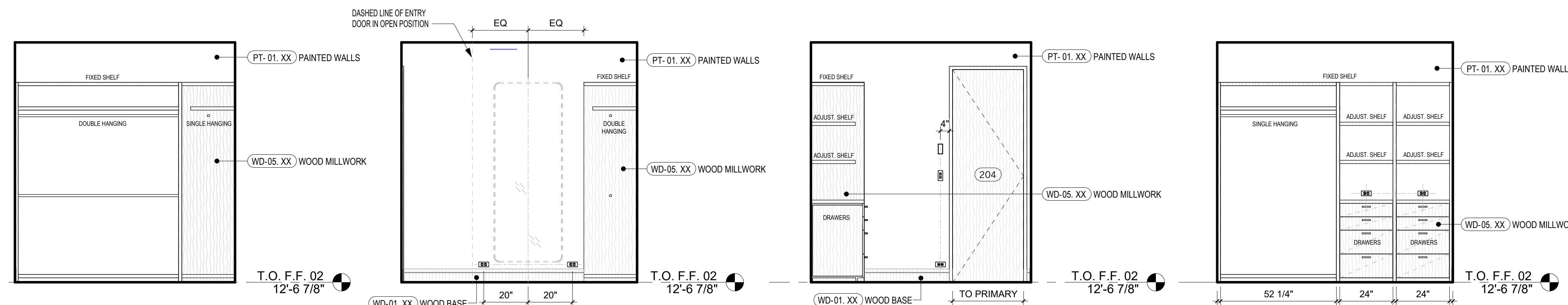
NOT FOR CONSTRUCTION

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

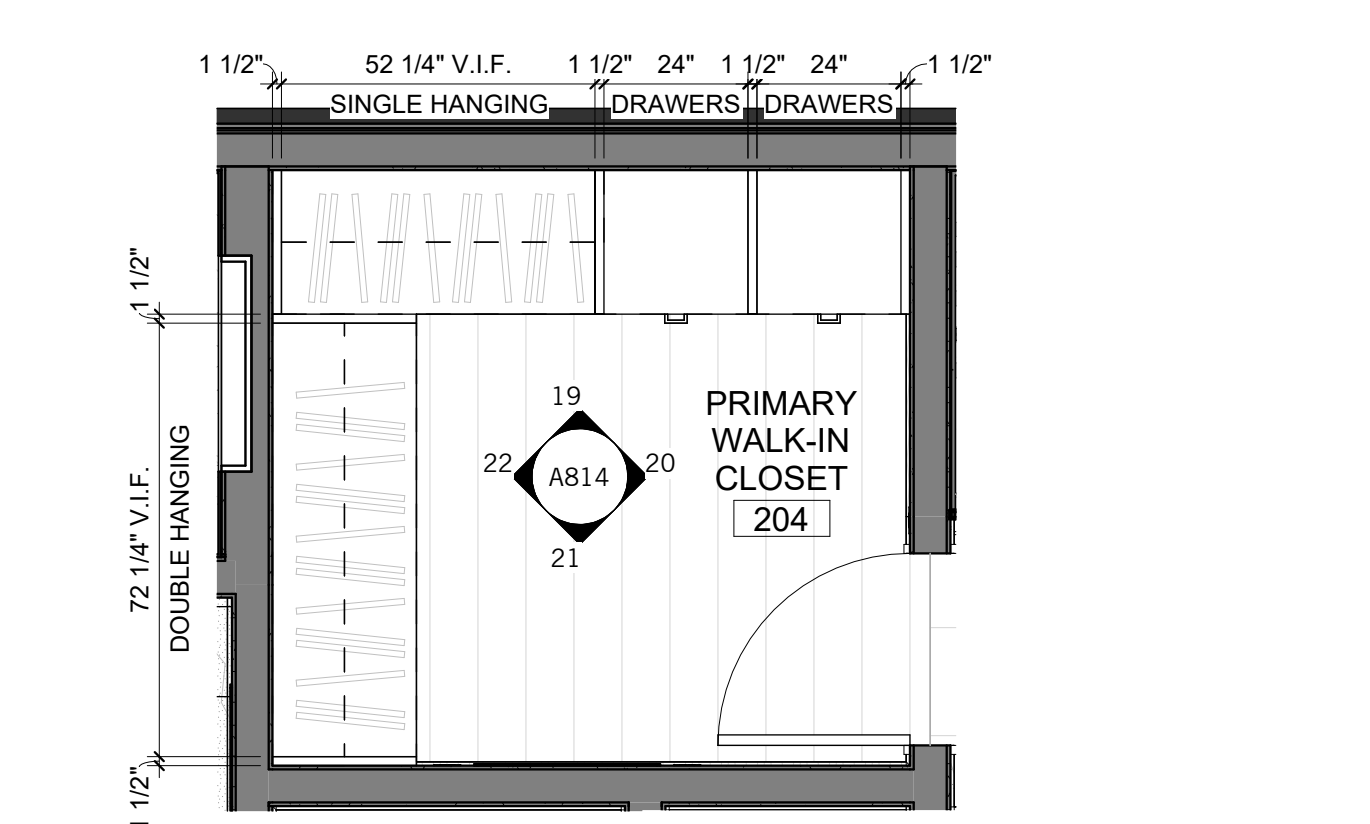
ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET A812

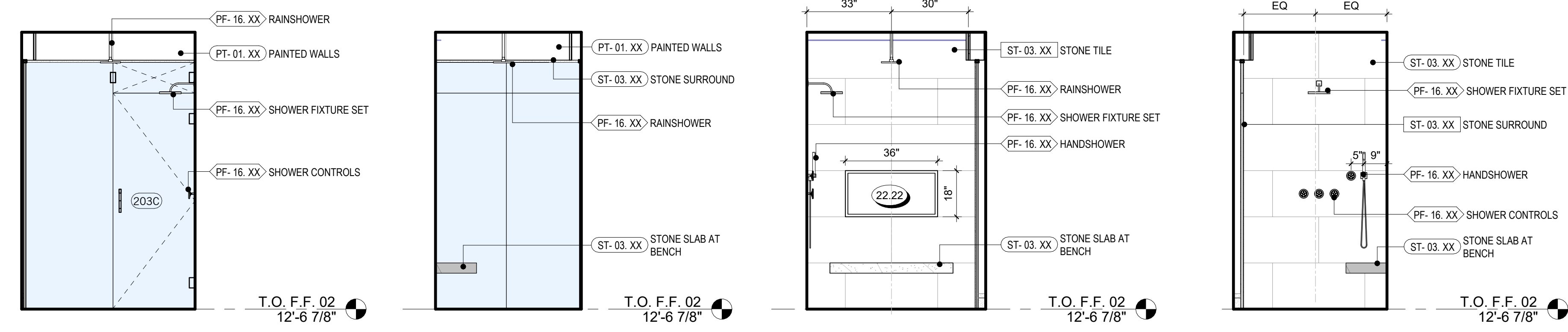




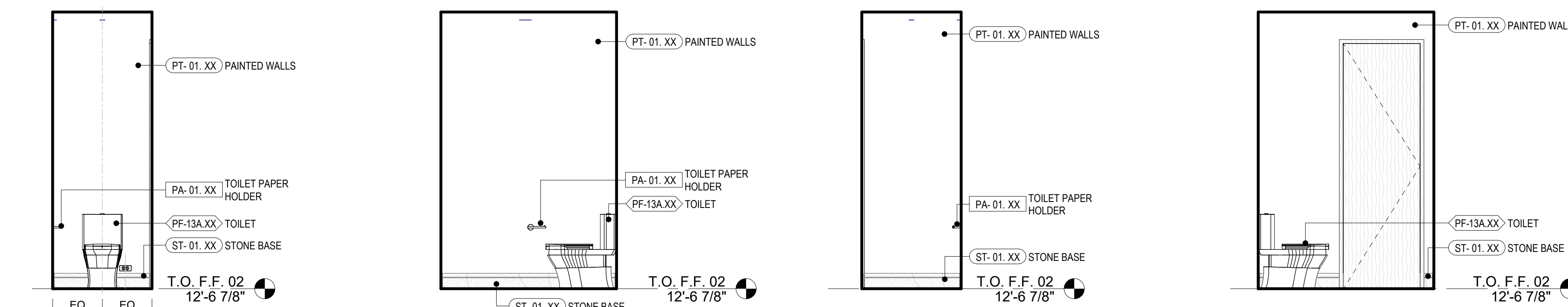
22 PRIMARY CLOSET 3/8" = 1'-0"  
21 PRIMARY CLOSET 3/8" = 1'-0"  
20 PRIMARY CLOSET 3/8" = 1'-0"  
19 PRIMARY CLOSET 3/8" = 1'-0"



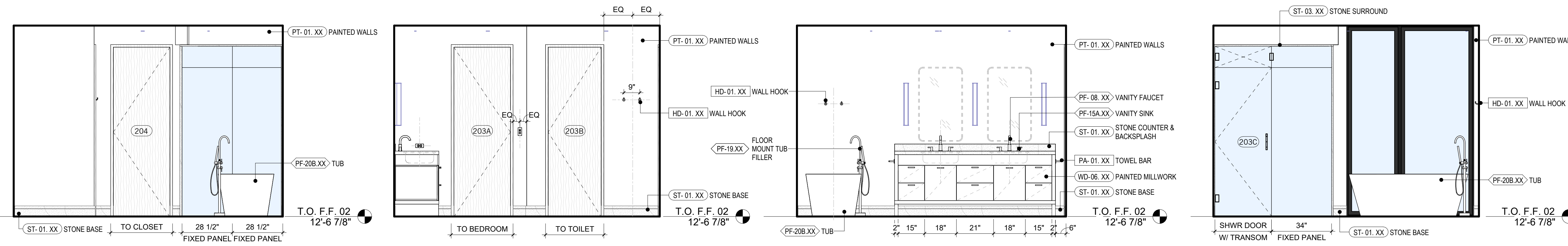
18 PRIMARY CLOSET - ENLARGED PLAN 3/8" = 1'-0"



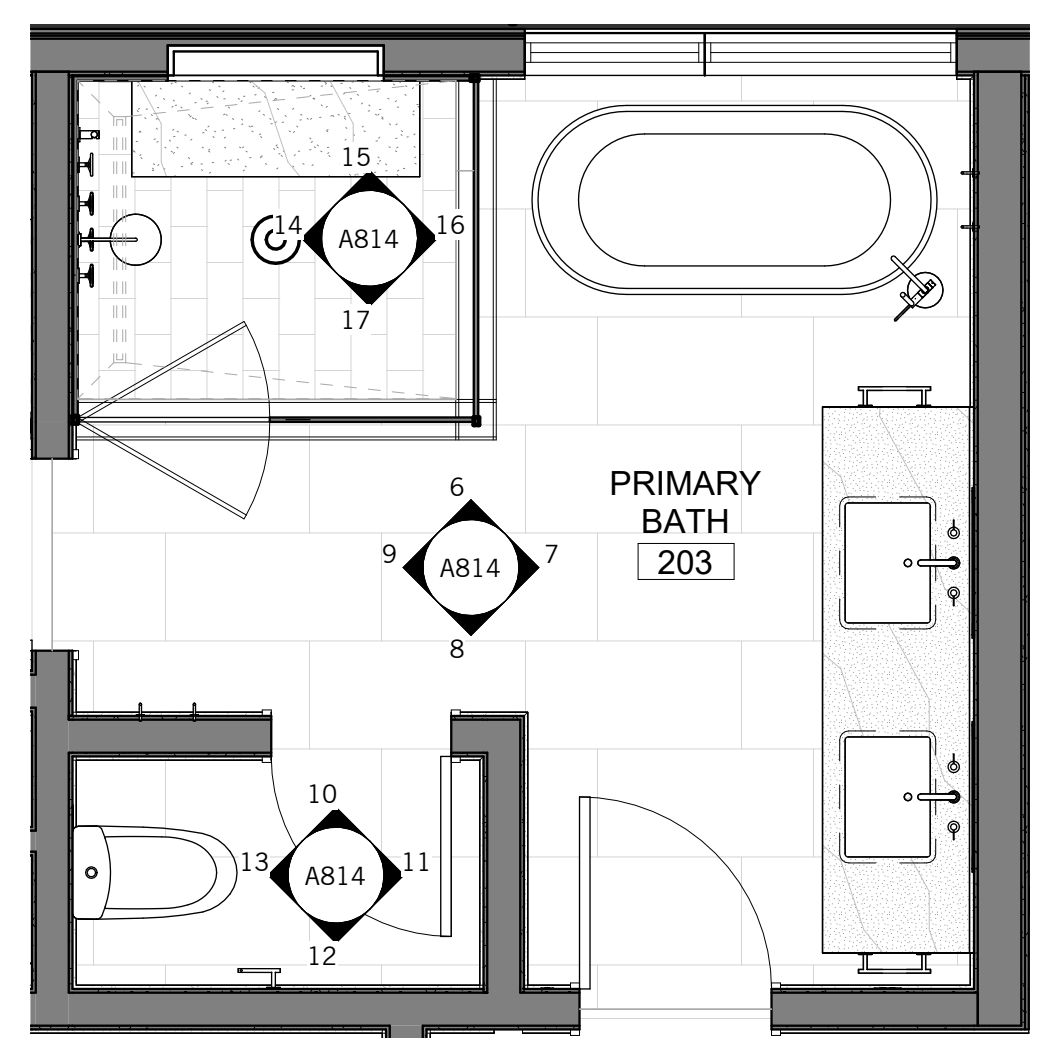
17 PRIMARY SHOWER 3/8" = 1'-0"  
16 PRIMARY SHOWER 3/8" = 1'-0"  
15 PRIMARY SHOWER 3/8" = 1'-0"  
14 PRIMARY SHOWER 3/8" = 1'-0"



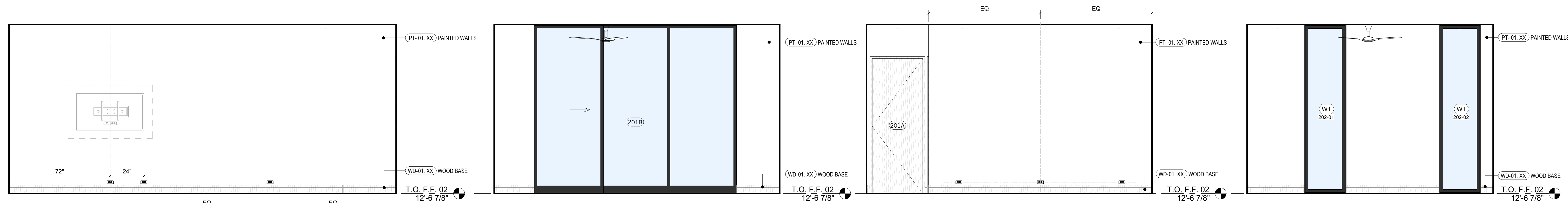
13 PRIMARY TOILET 3/8" = 1'-0"  
12 PRIMARY TOILET 3/8" = 1'-0"  
11 PRIMARY TOILET 3/8" = 1'-0"  
10 PRIMARY TOILET 3/8" = 1'-0"



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



5 PRIMARY BATH - ENLARGED PLAN 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"

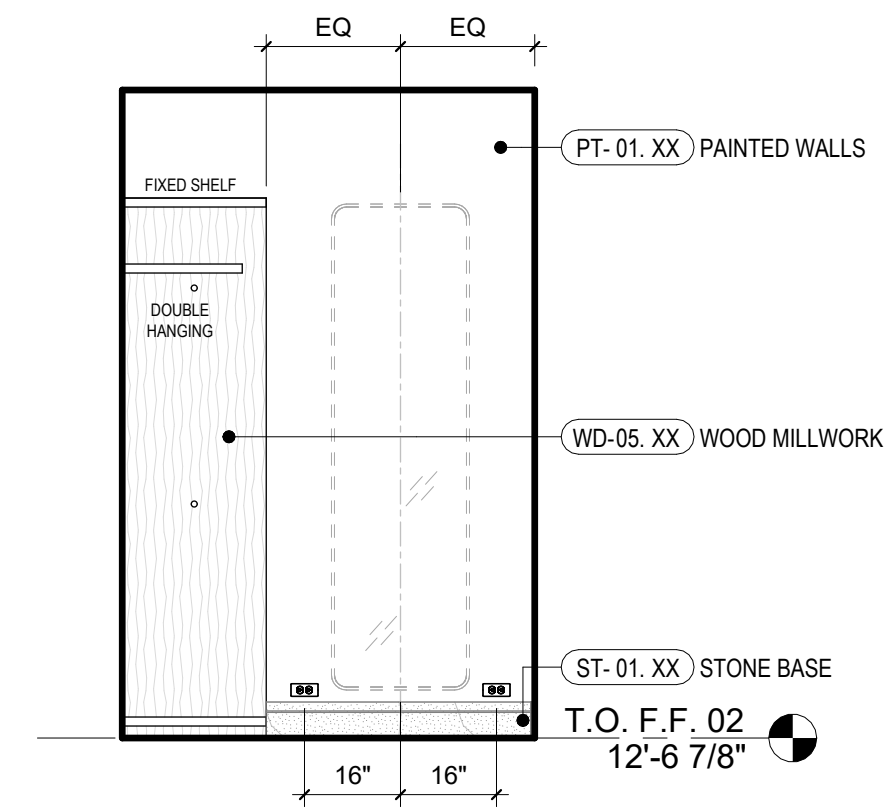
REVISIONS

NOT FOR CONSTRUCTION

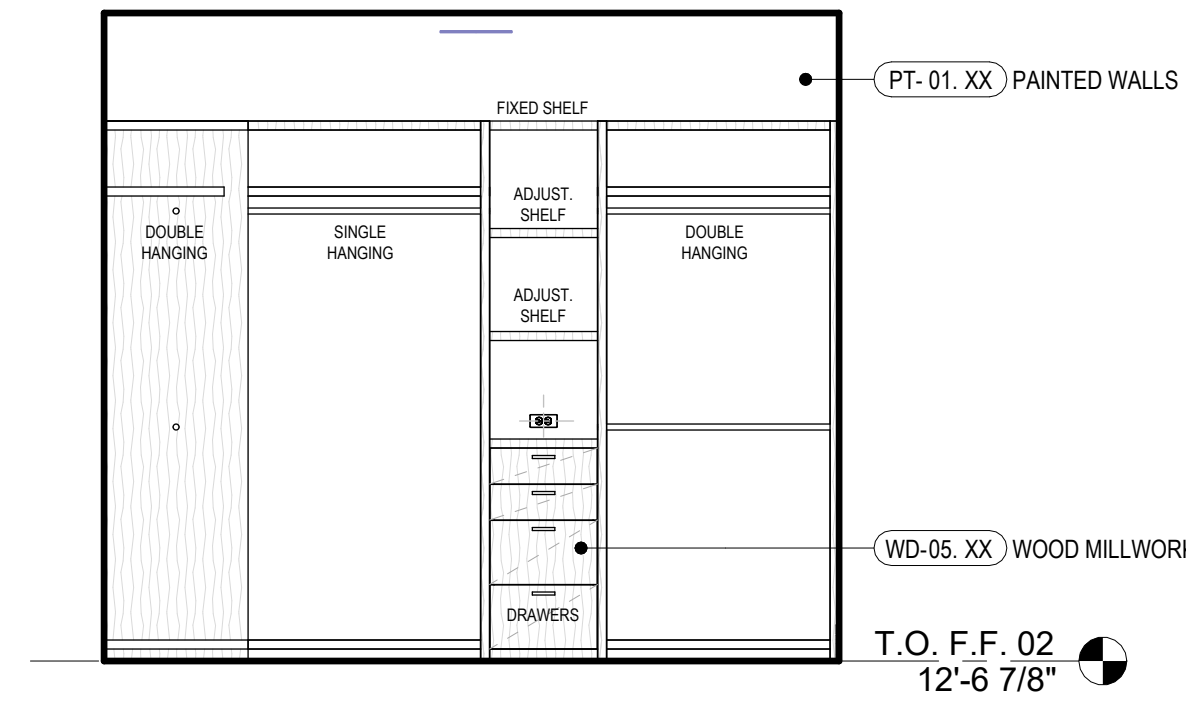
SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB

ENLARGED PLANS & INTERIOR ELEVATIONS

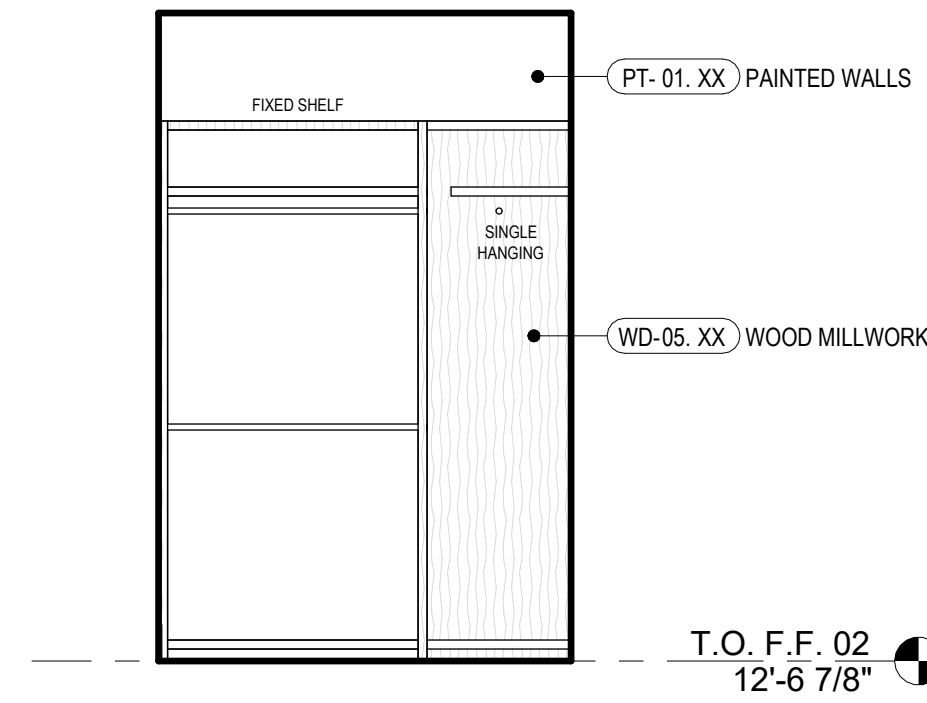
SHEET  
**A814**



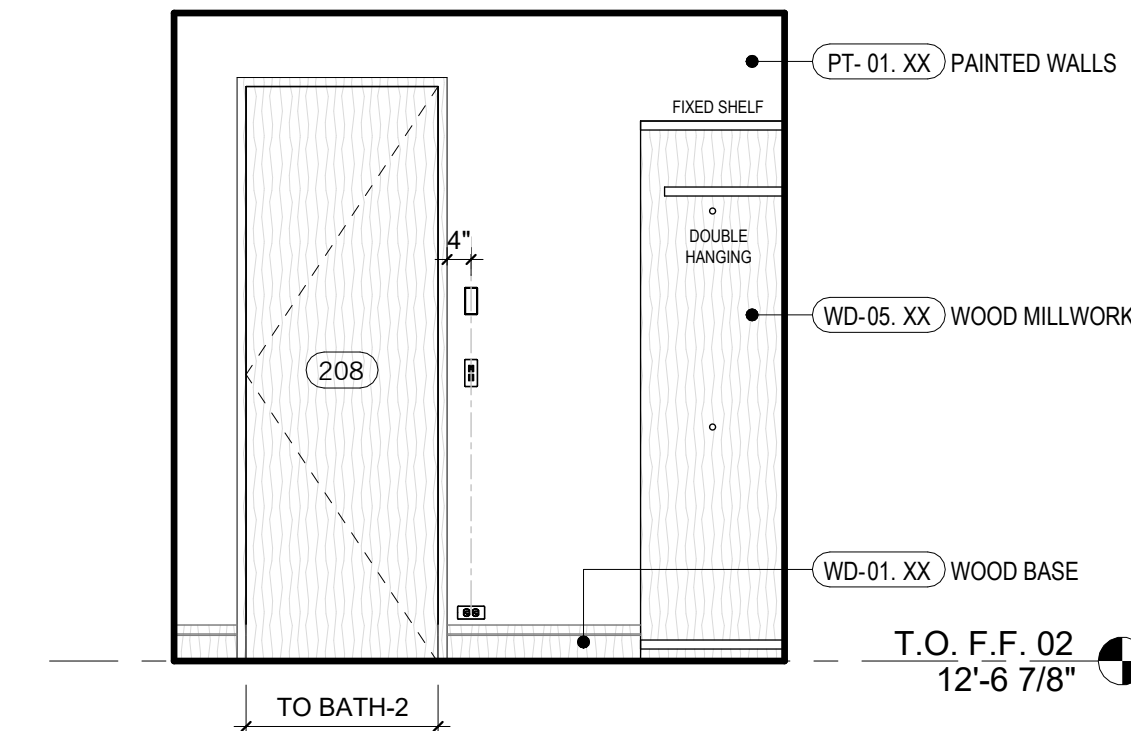
22 BED-2 CLOSET  
3/8" = 1'-0"



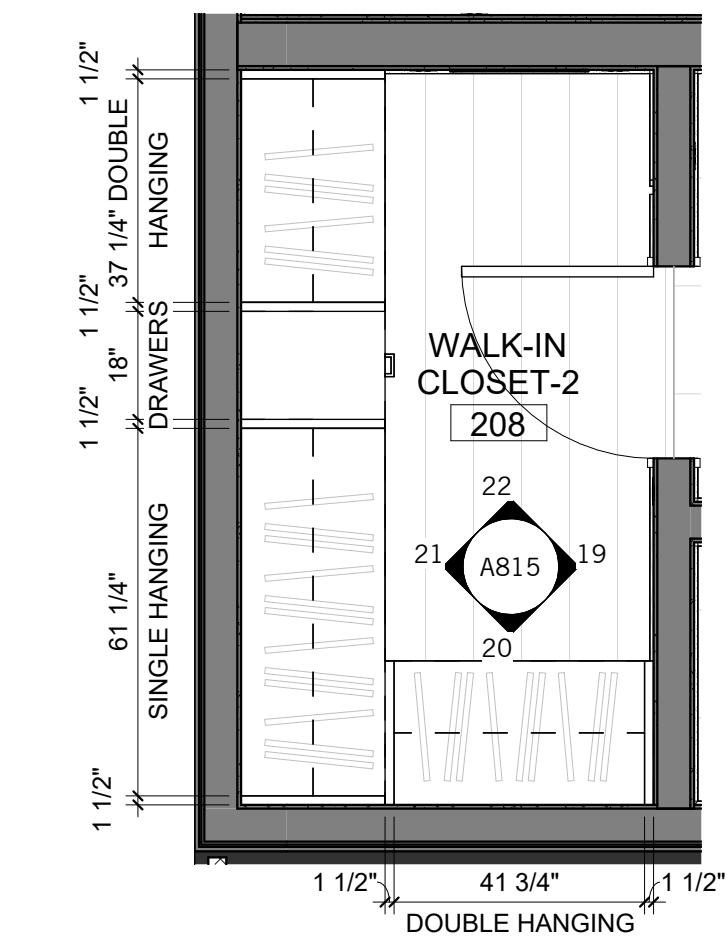
21 BED-2 CLOSET  
3/8" = 1'-0"



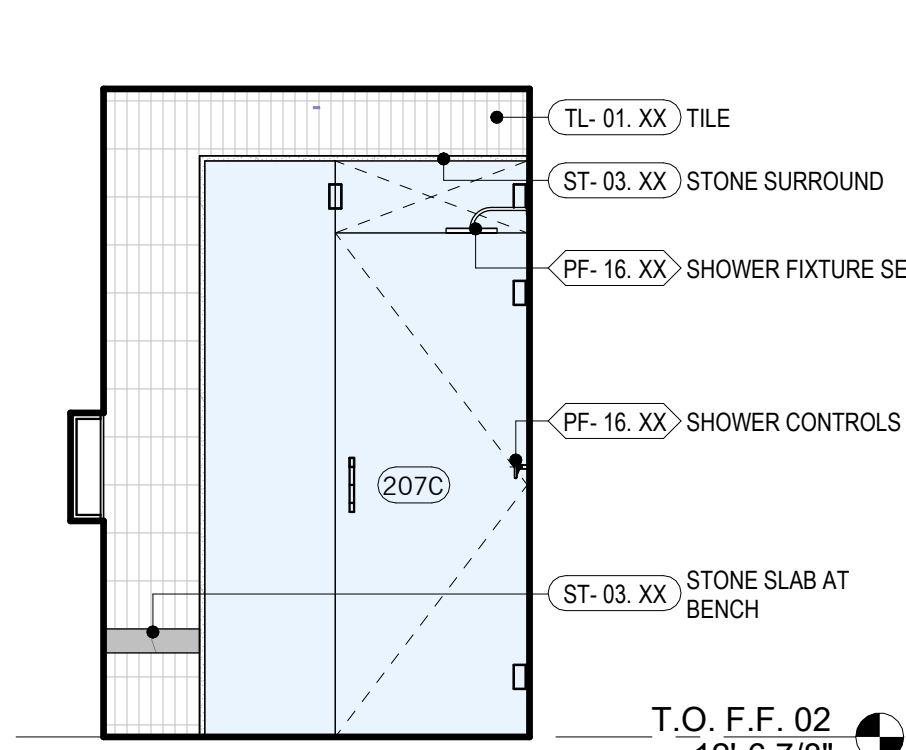
20 BED-2 CLOSET  
3/8" = 1'-0"



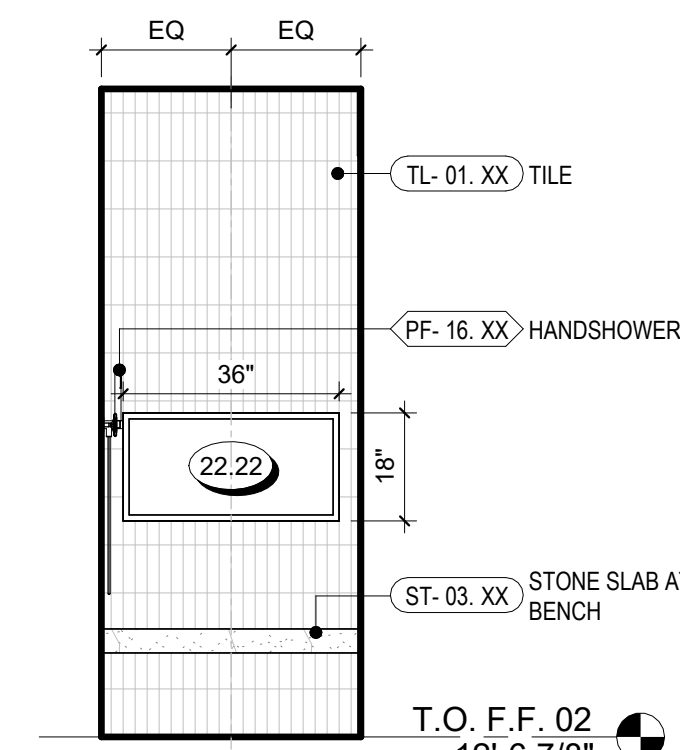
19 BED-2 CLOSET  
3/8" = 1'-0"



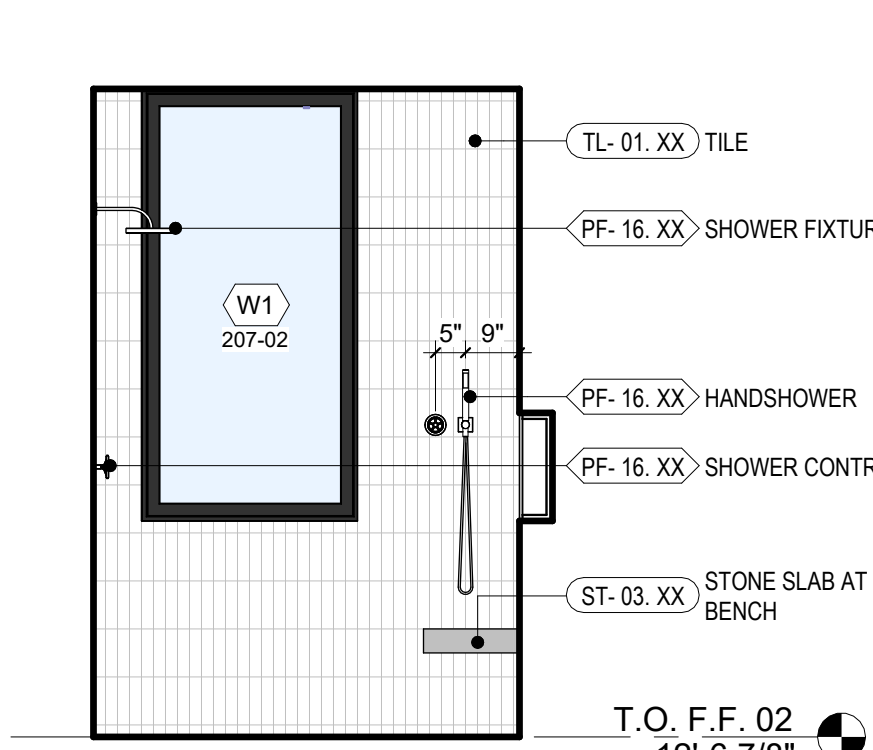
18 BED-2 CLOSET - ENLARGED PLAN  
3/8" = 1'-0"



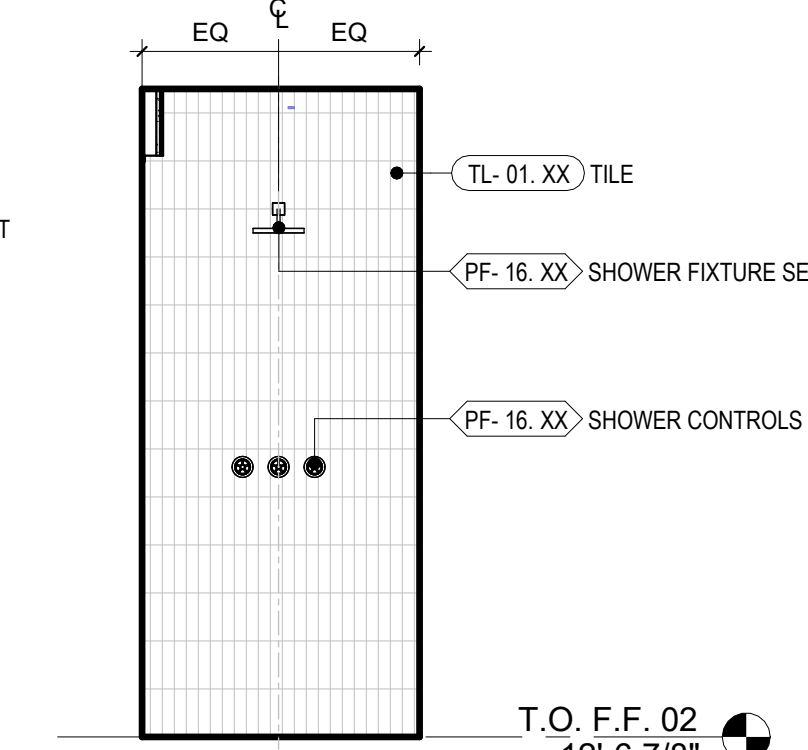
17 BATH-2 SHOWER  
3/8" = 1'-0"



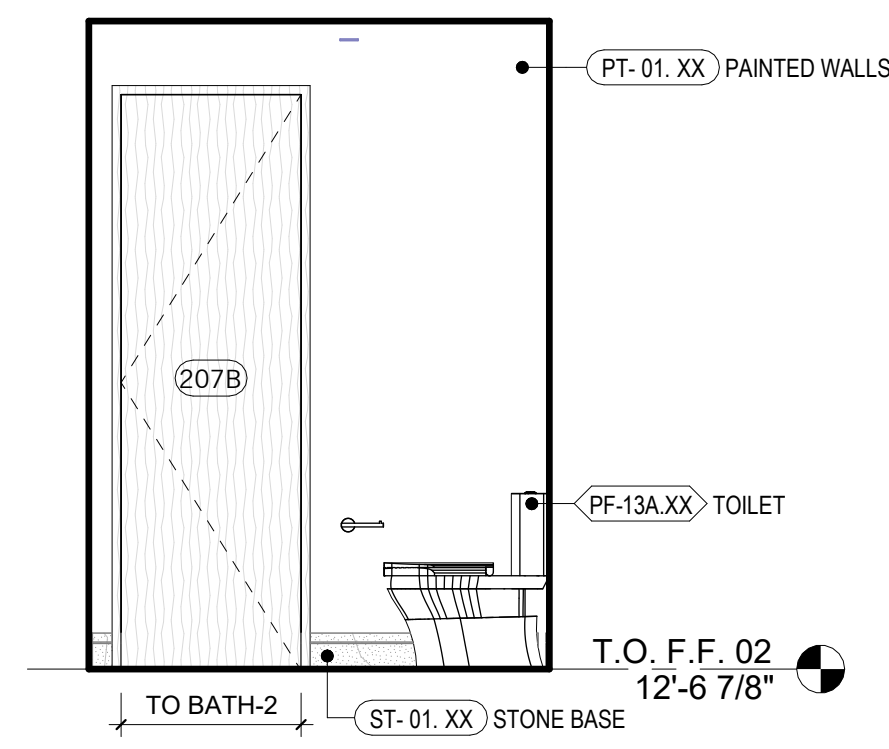
16 BATH-2 SHOWER  
3/8" = 1'-0"



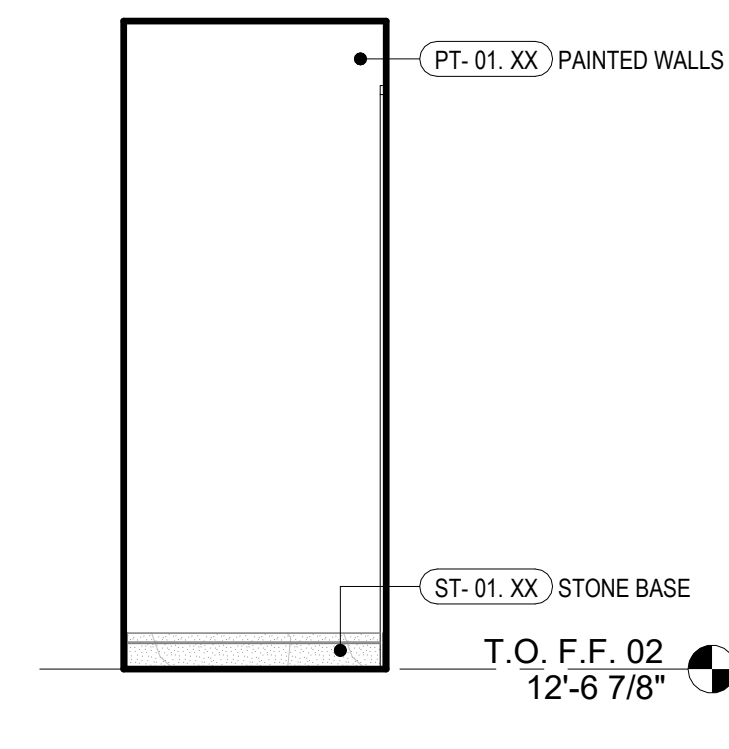
15 BATH-2 SHOWER  
3/8" = 1'-0"



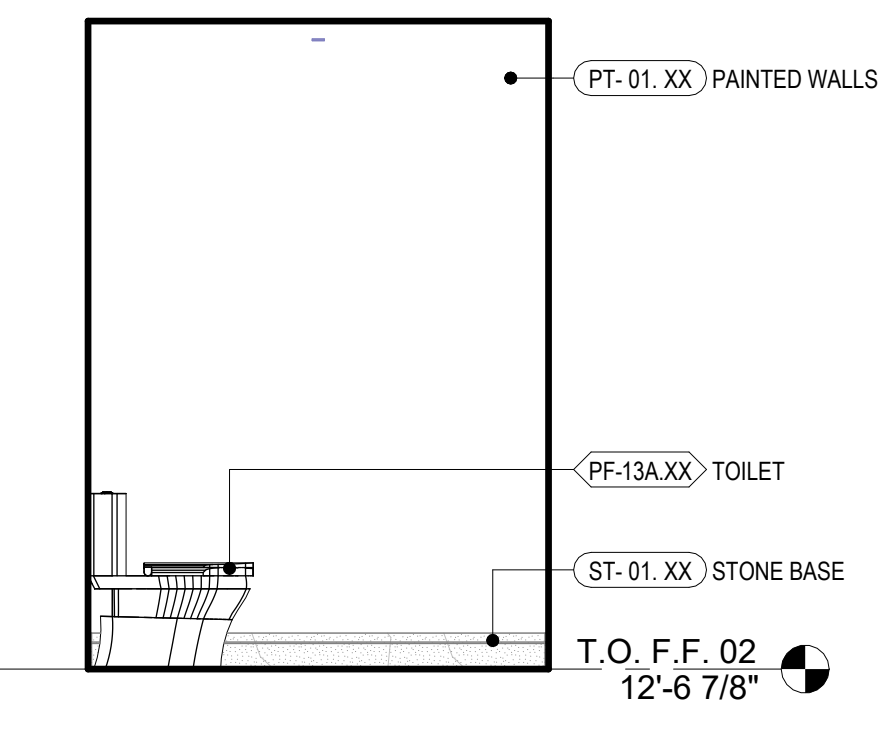
14 BATH-2 SHOWER  
3/8" = 1'-0"



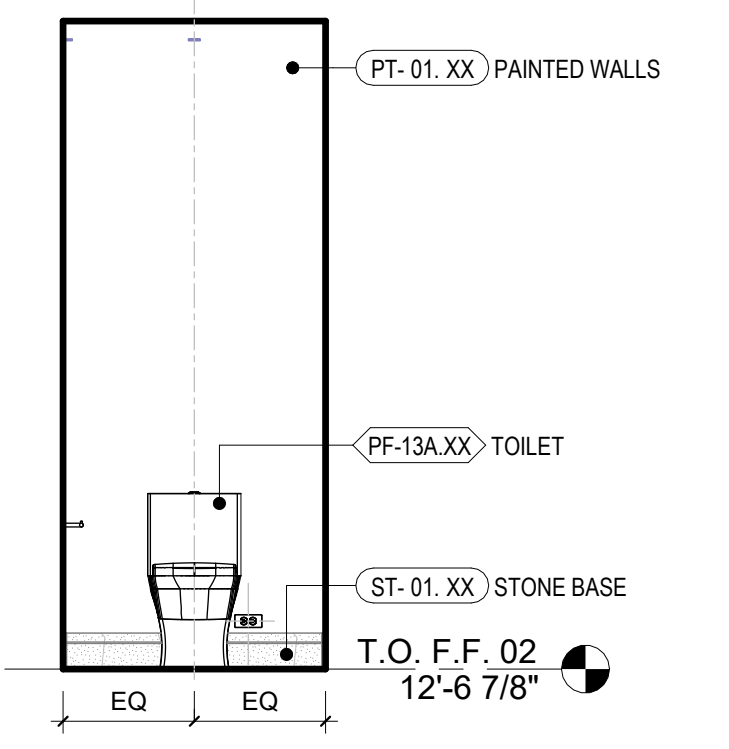
13 BATH-2 TOILET  
3/8" = 1'-0"



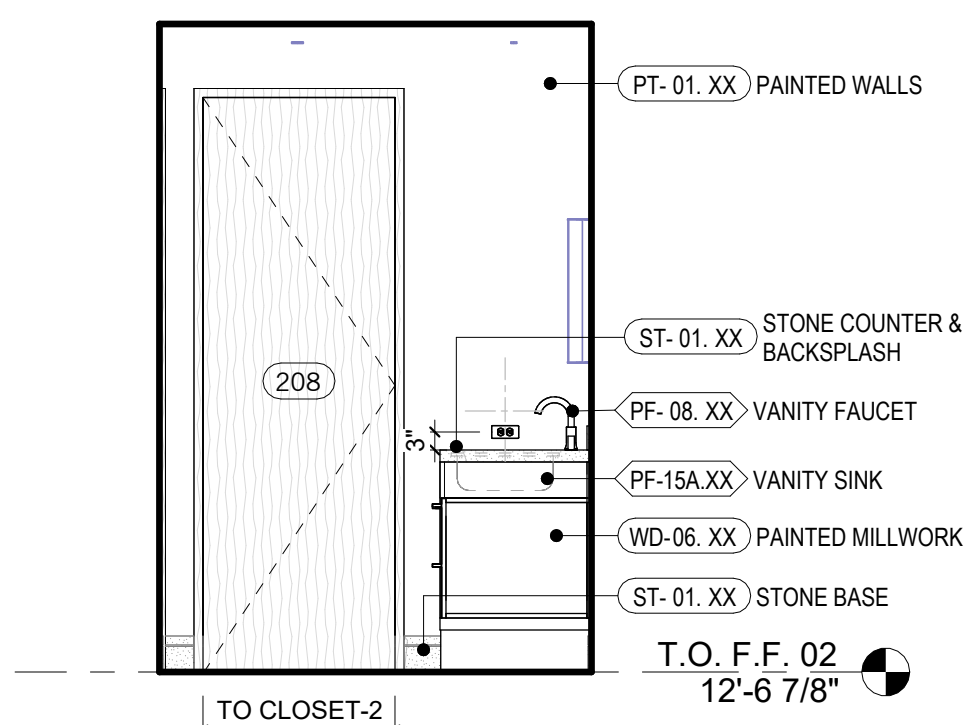
12 BATH-2 TOILET  
3/8" = 1'-0"



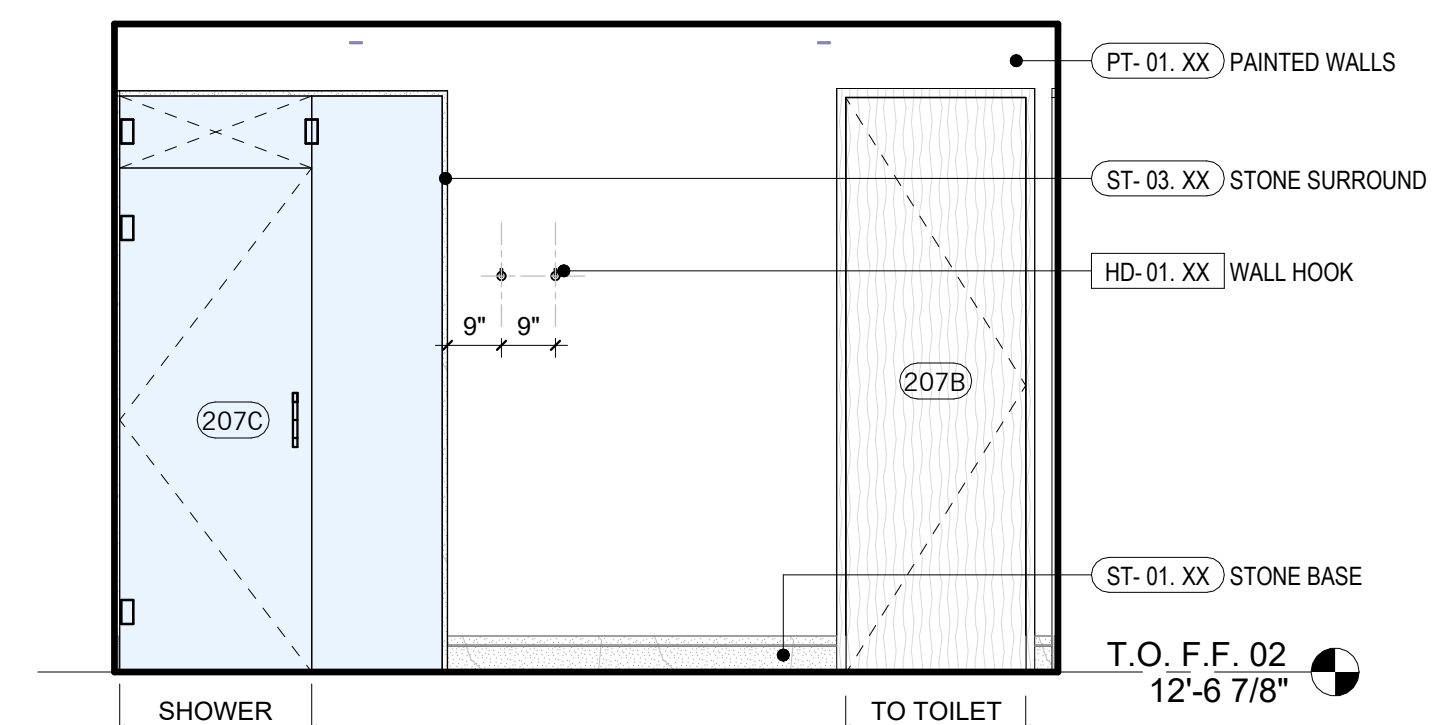
11 BATH-2 TOILET  
3/8" = 1'-0"



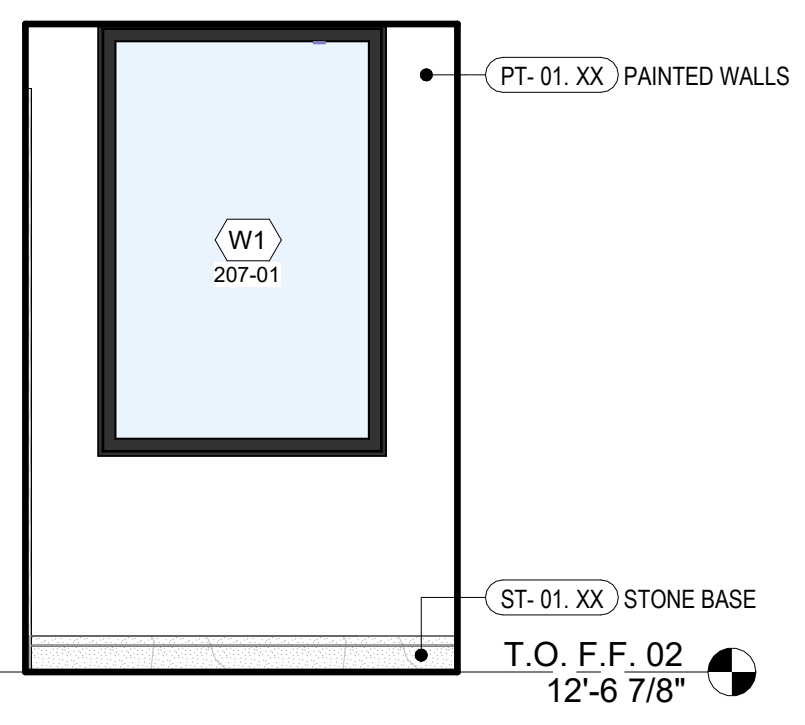
10 BATH-2 TOILET  
3/8" = 1'-0"



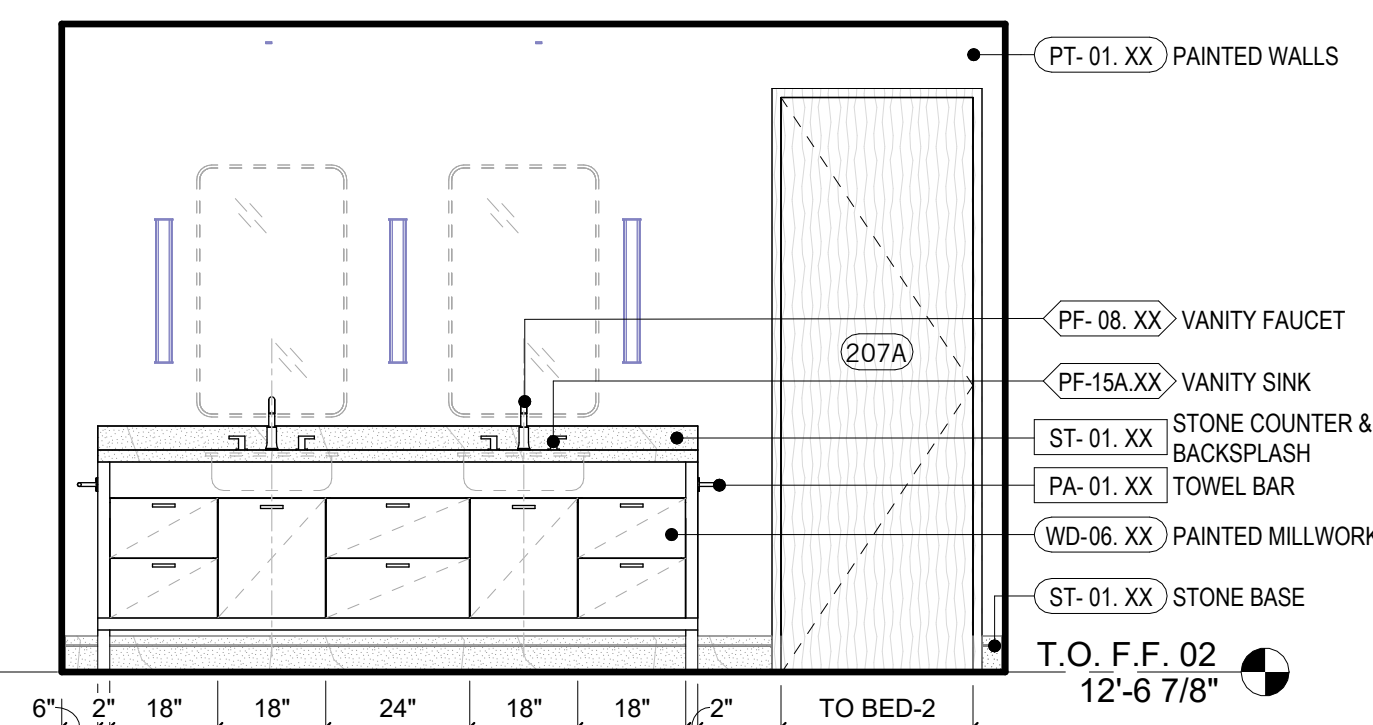
9 BATH-2  
3/8" = 1'-0"



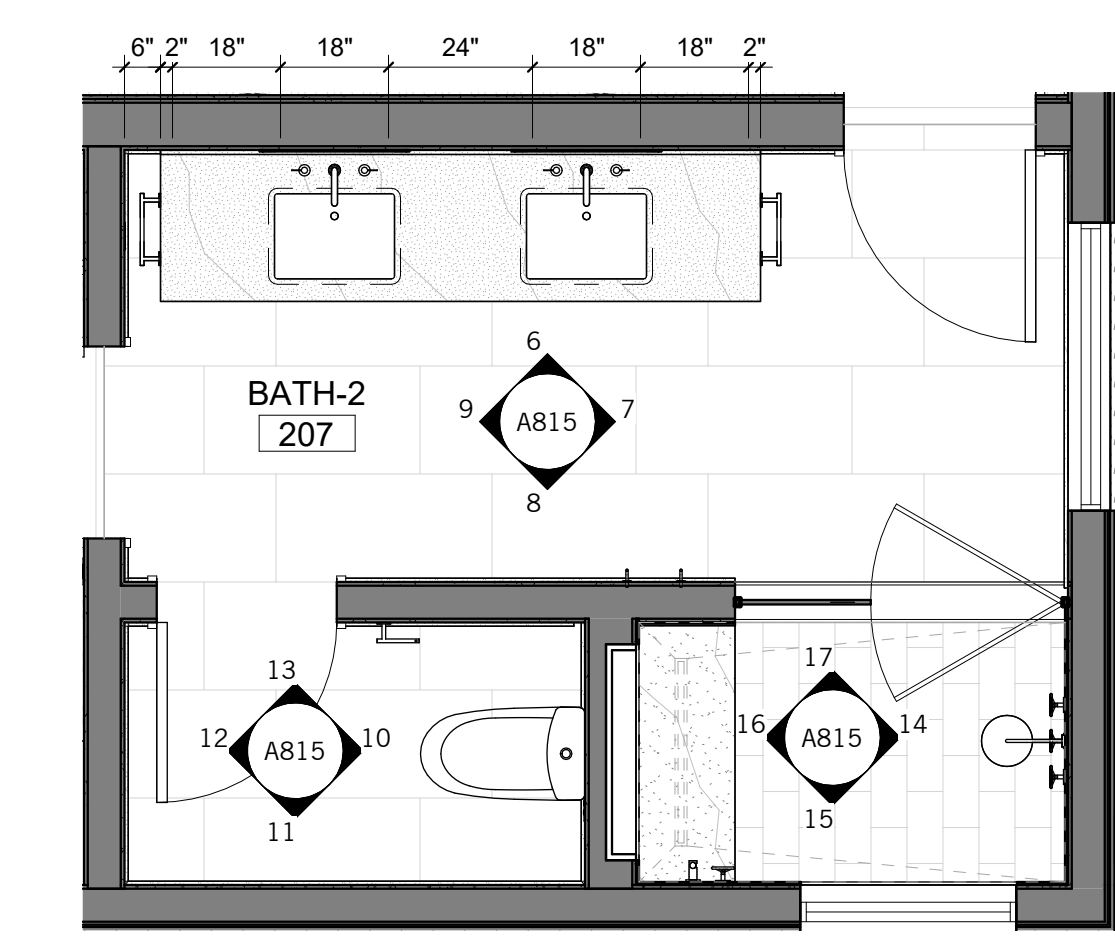
8 BATH-2  
3/8" = 1'-0"



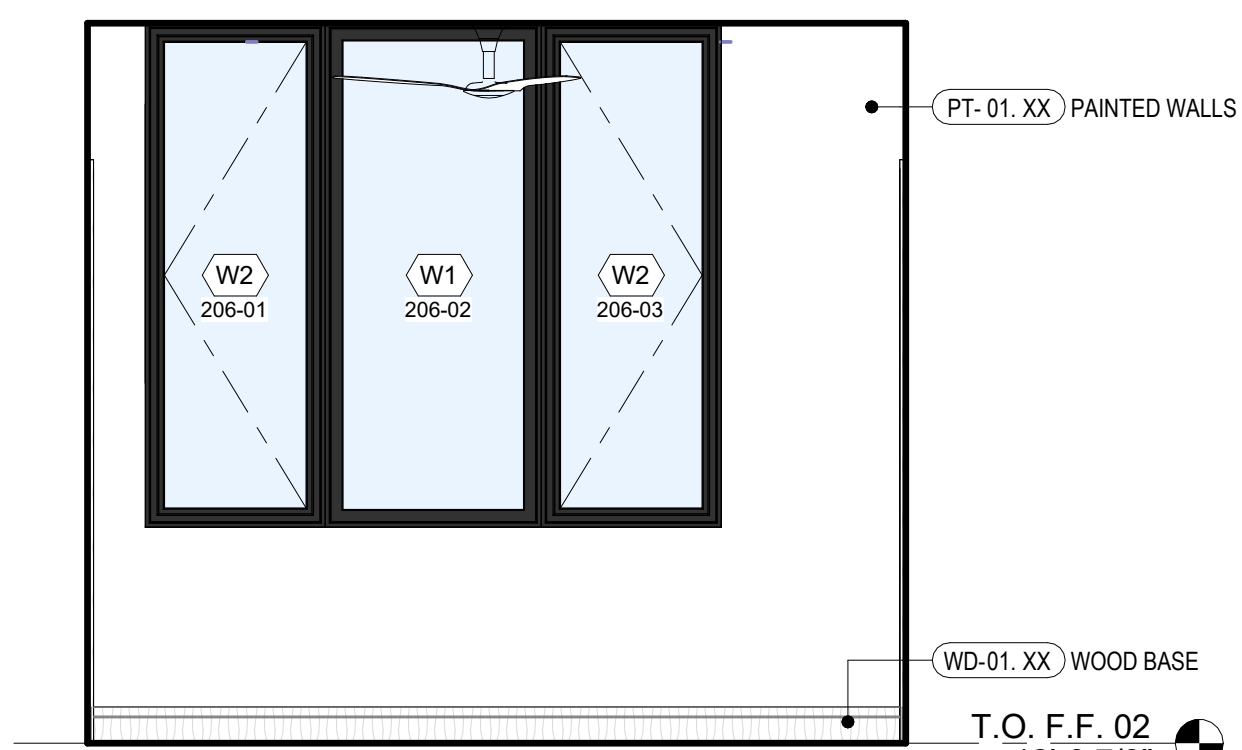
7 BATH-2  
3/8" = 1'-0"



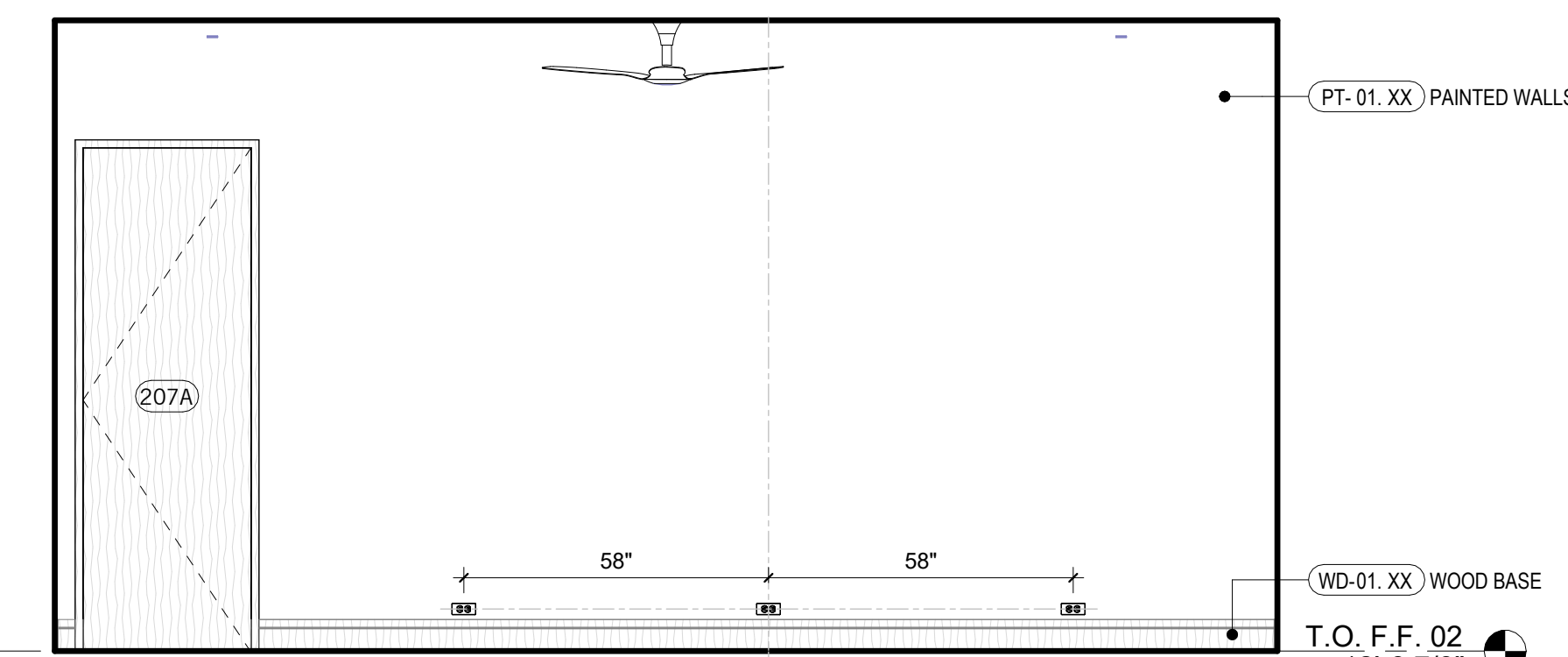
6 BATH-2  
3/8" = 1'-0"



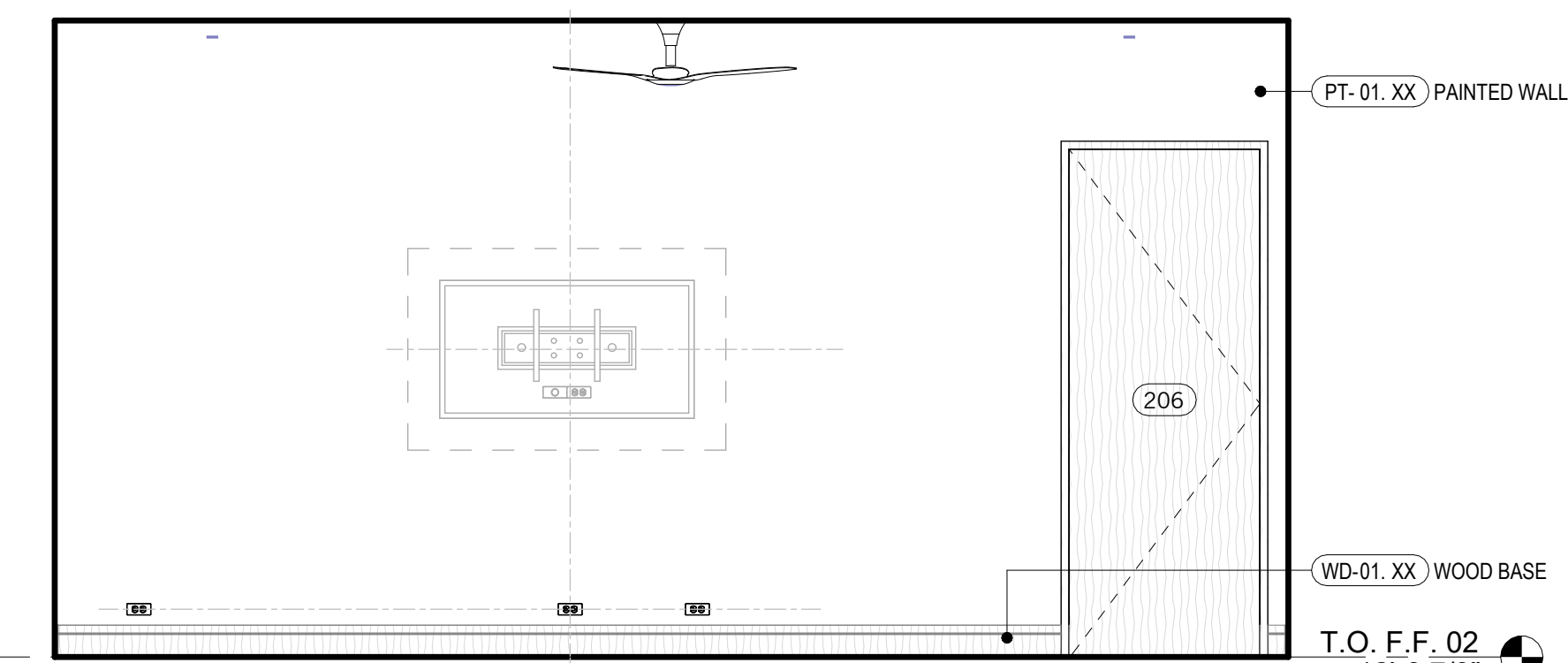
5 BATH-2 - ENLARGED PLAN  
3/8" = 1'-0"



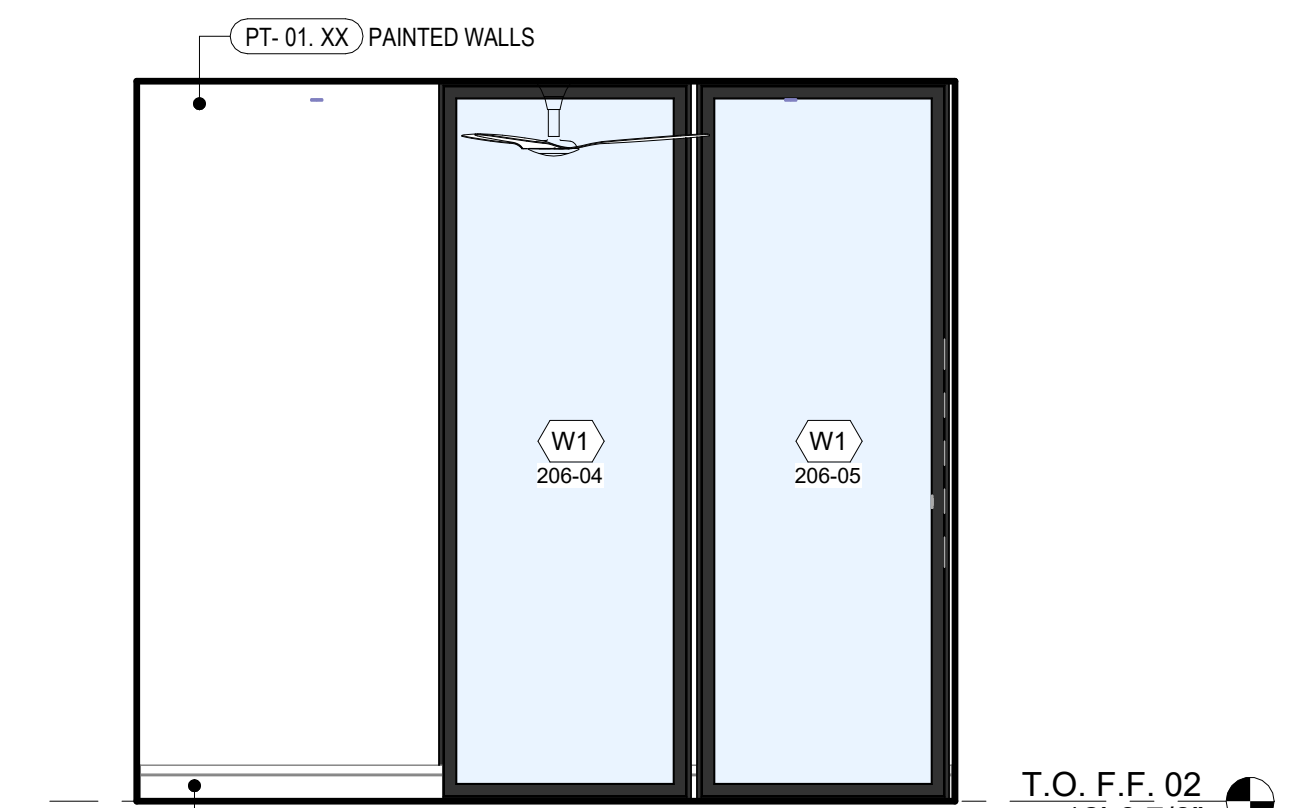
4 BED-2  
3/8" = 1'-0"



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



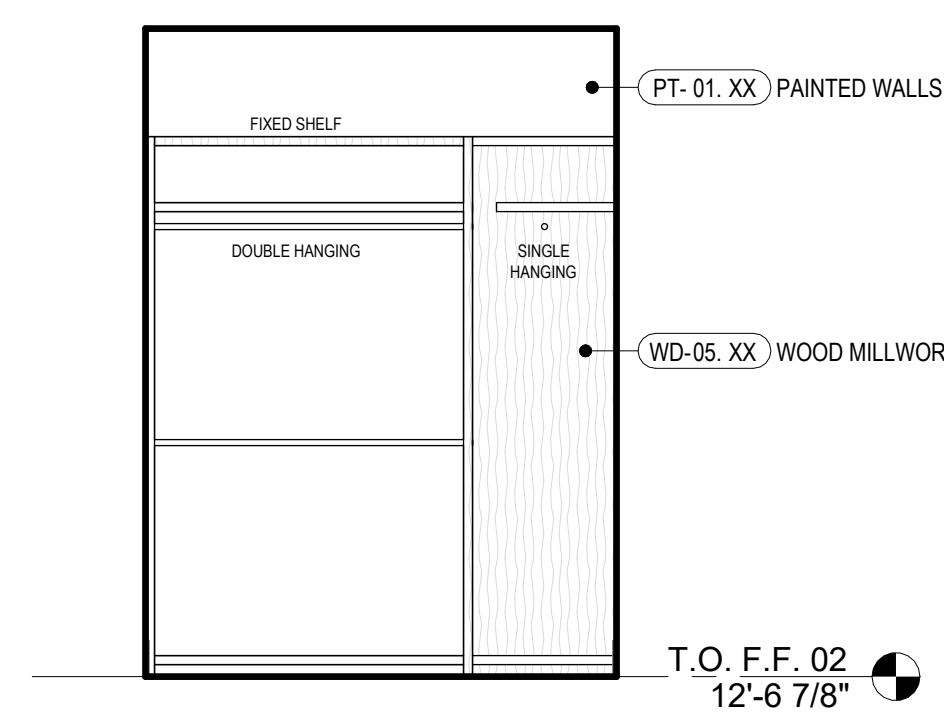
2 BED-2  
3/8" = 1'-0"



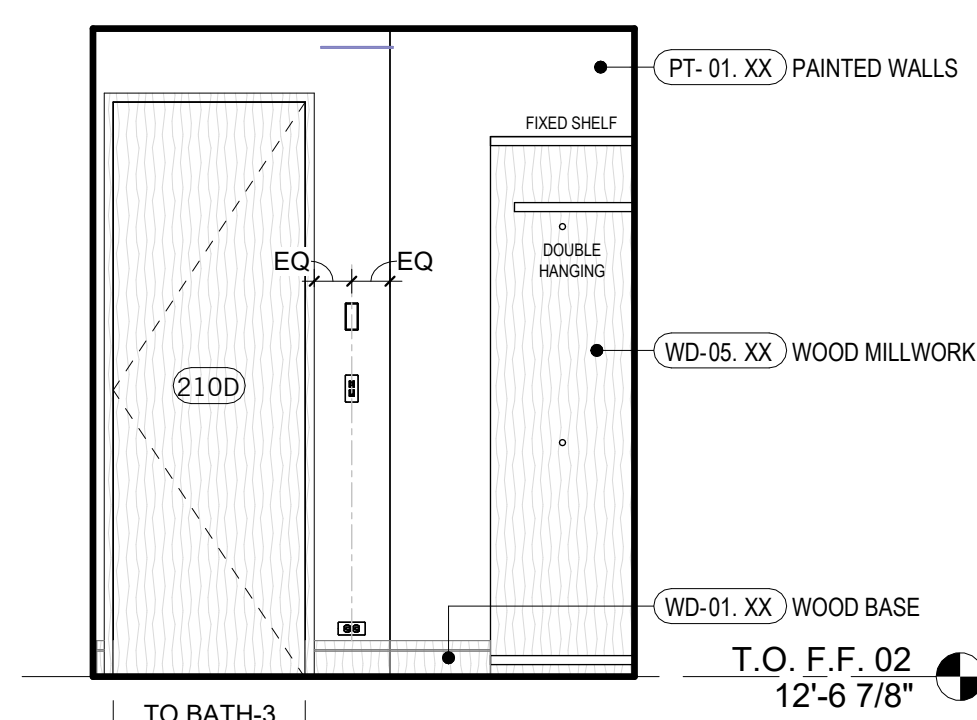
1 BED-2  
3/8" = 1'-0"

NOT FOR CONSTRUCTION

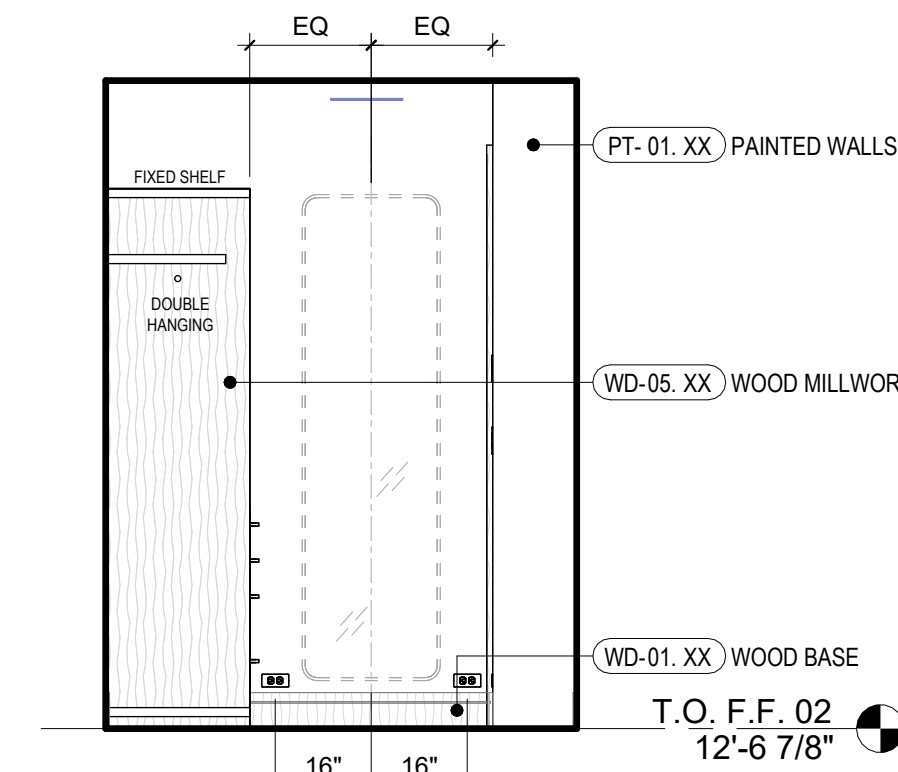
SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
ENLARGED PLANS & INTERIOR ELEVATIONS



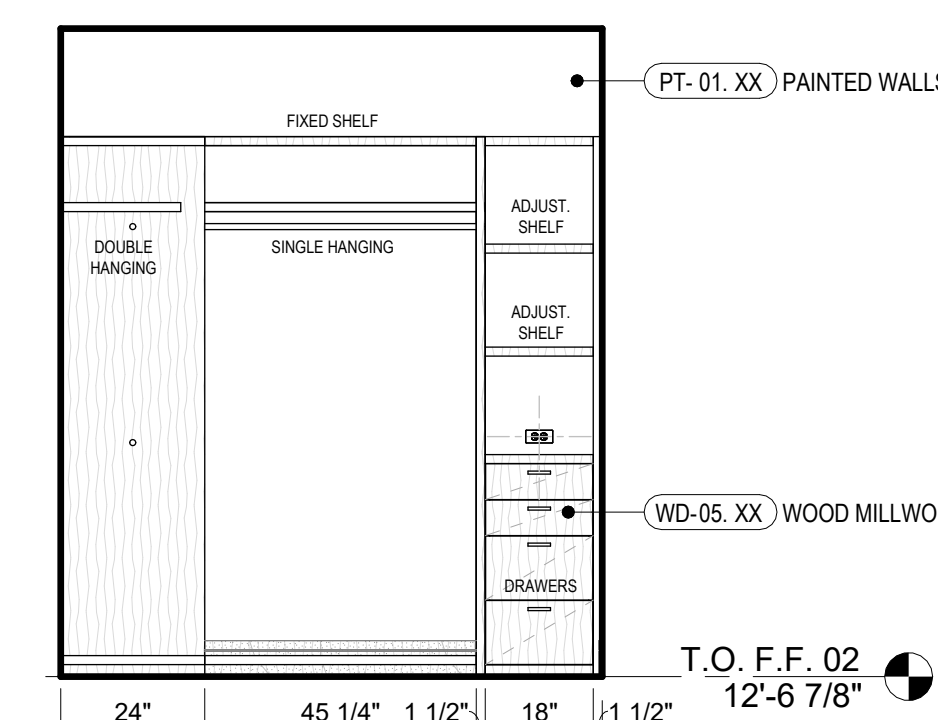
22 CLOSET-3  
3/8" = 1'-0"



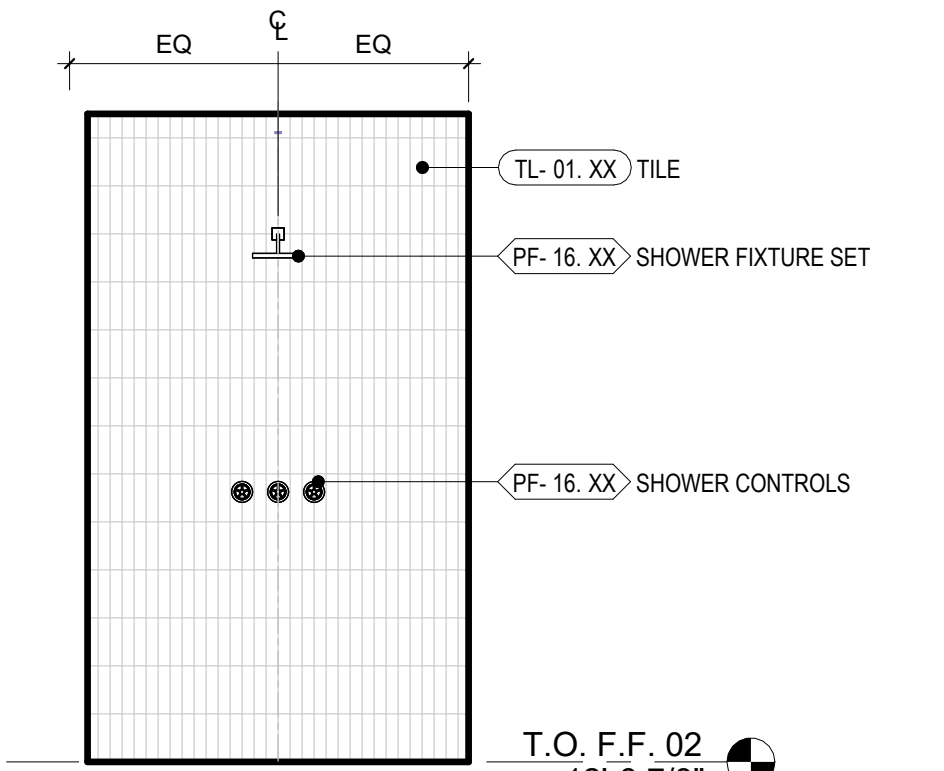
21 CLOSET-3  
3/8" = 1'-0"



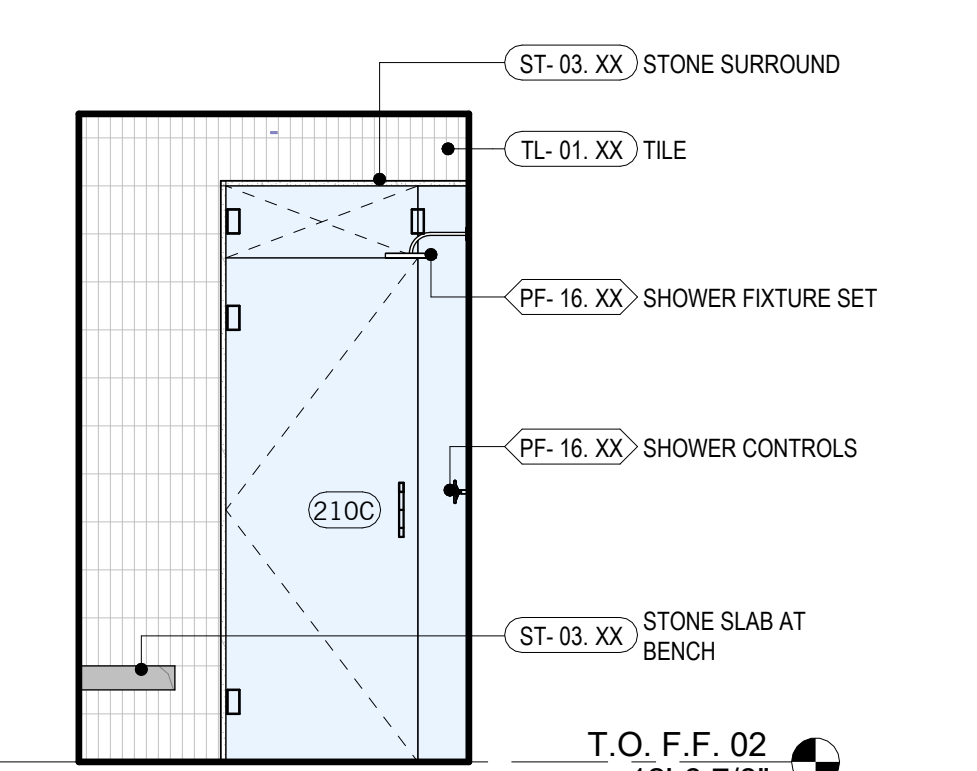
20 CLOSET-3  
3/8" = 1'-0"



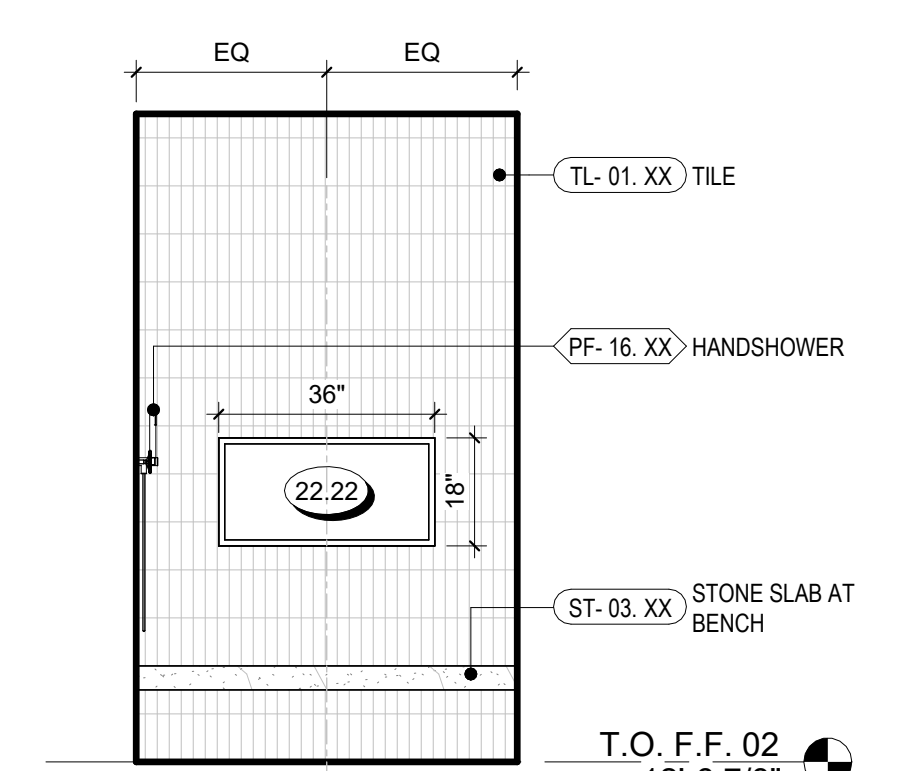
19 CLOSET-3  
3/8" = 1'-0"



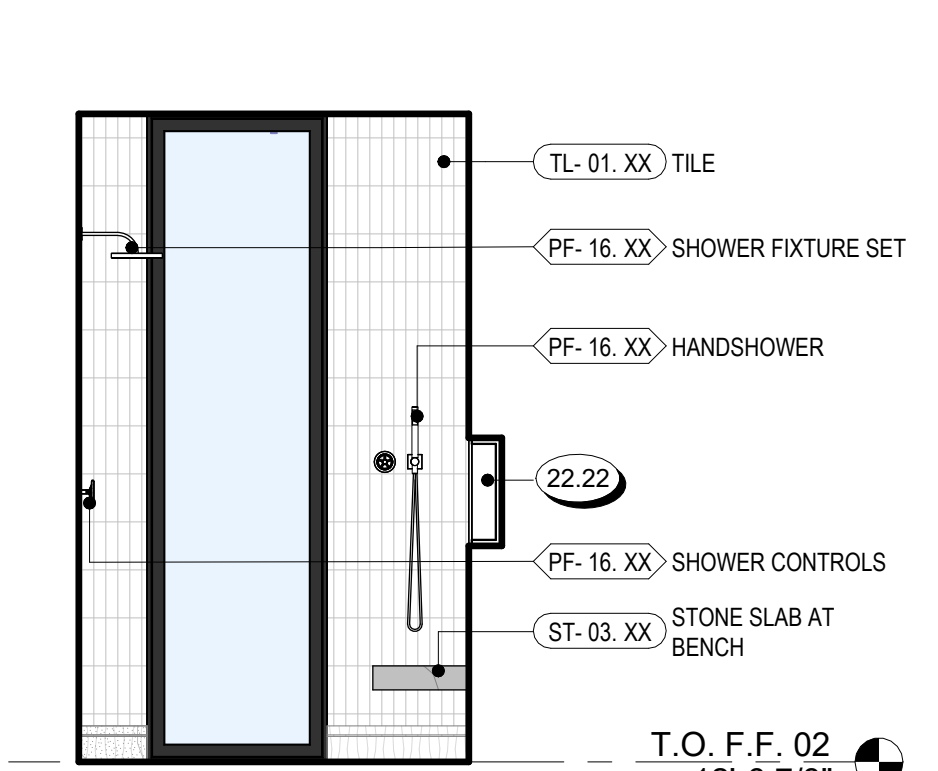
18 BATH-3 SHOWER  
3/8" = 1'-0"



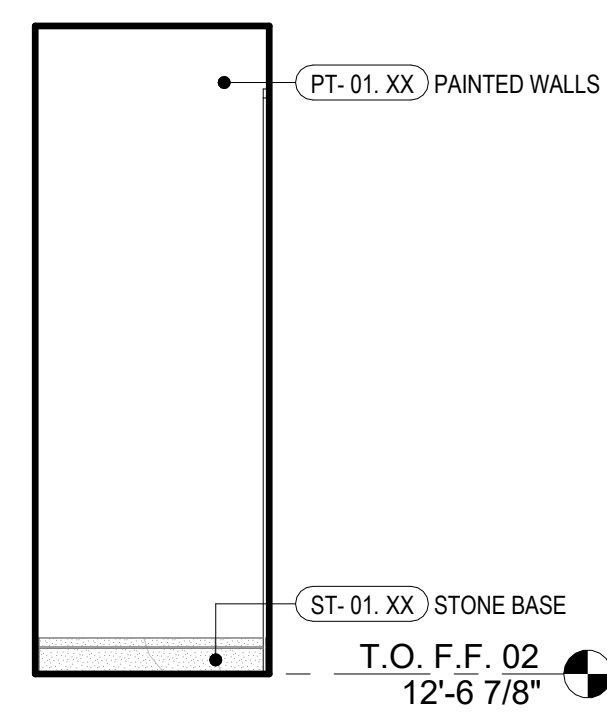
17 BATH-3 SHOWER  
3/8" = 1'-0"



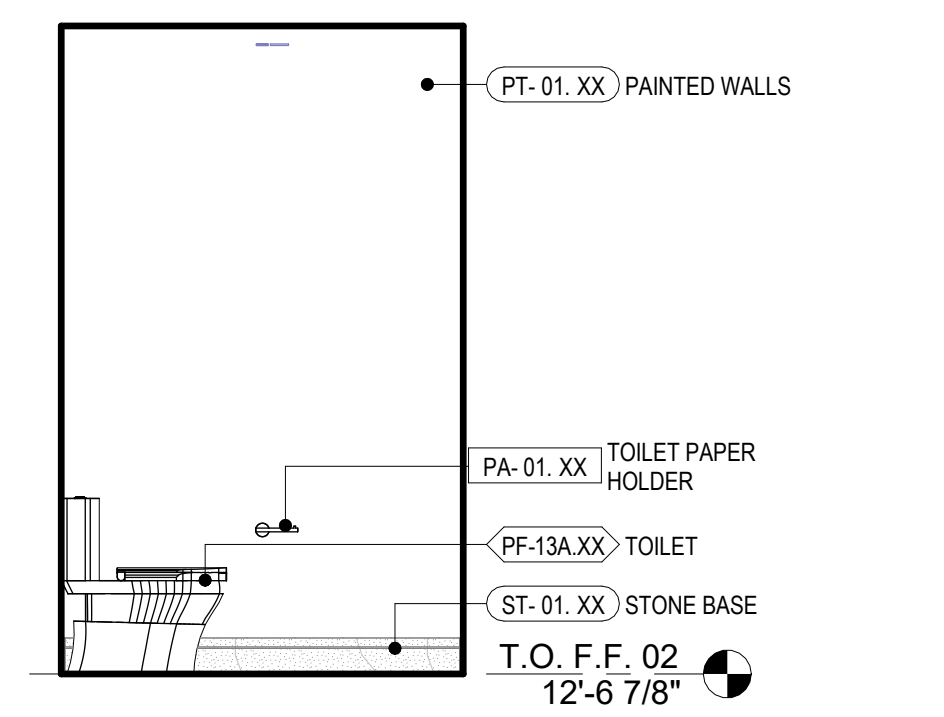
16 BATH-3 SHOWER  
3/8" = 1'-0"



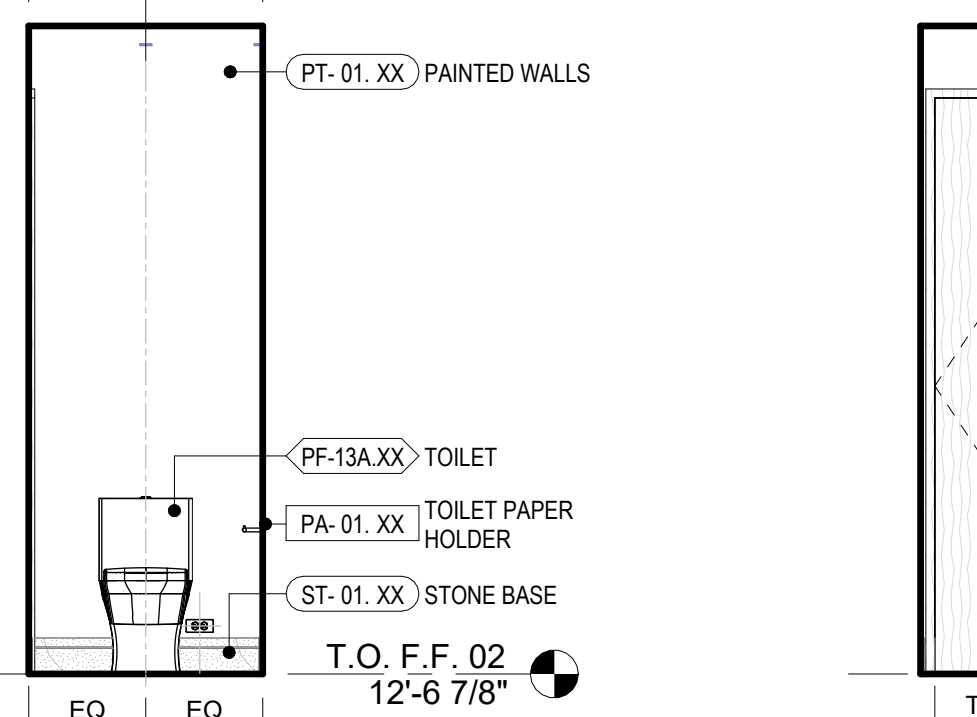
15 BATH-3 SHOWER  
3/8" = 1'-0"



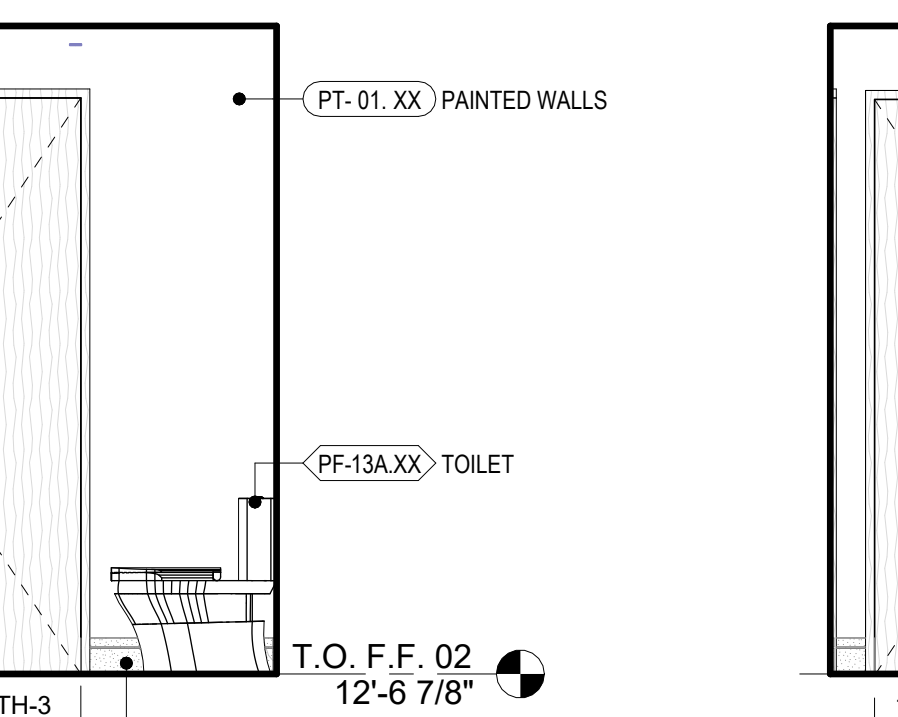
14 BATH-3  
3/8" = 1'-0"



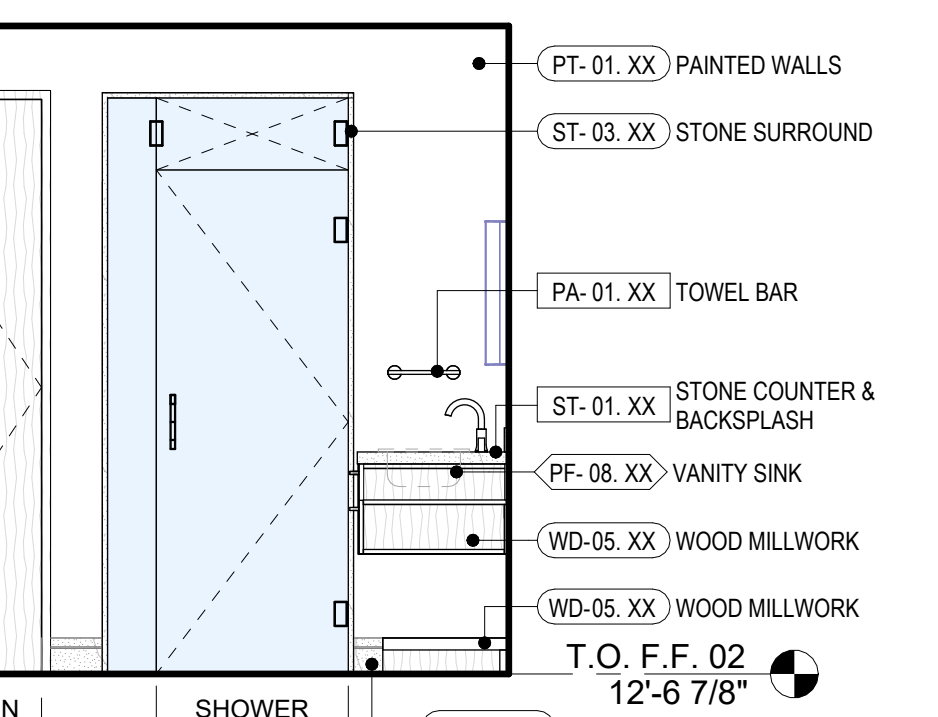
13 BATH-3  
3/8" = 1'-0"



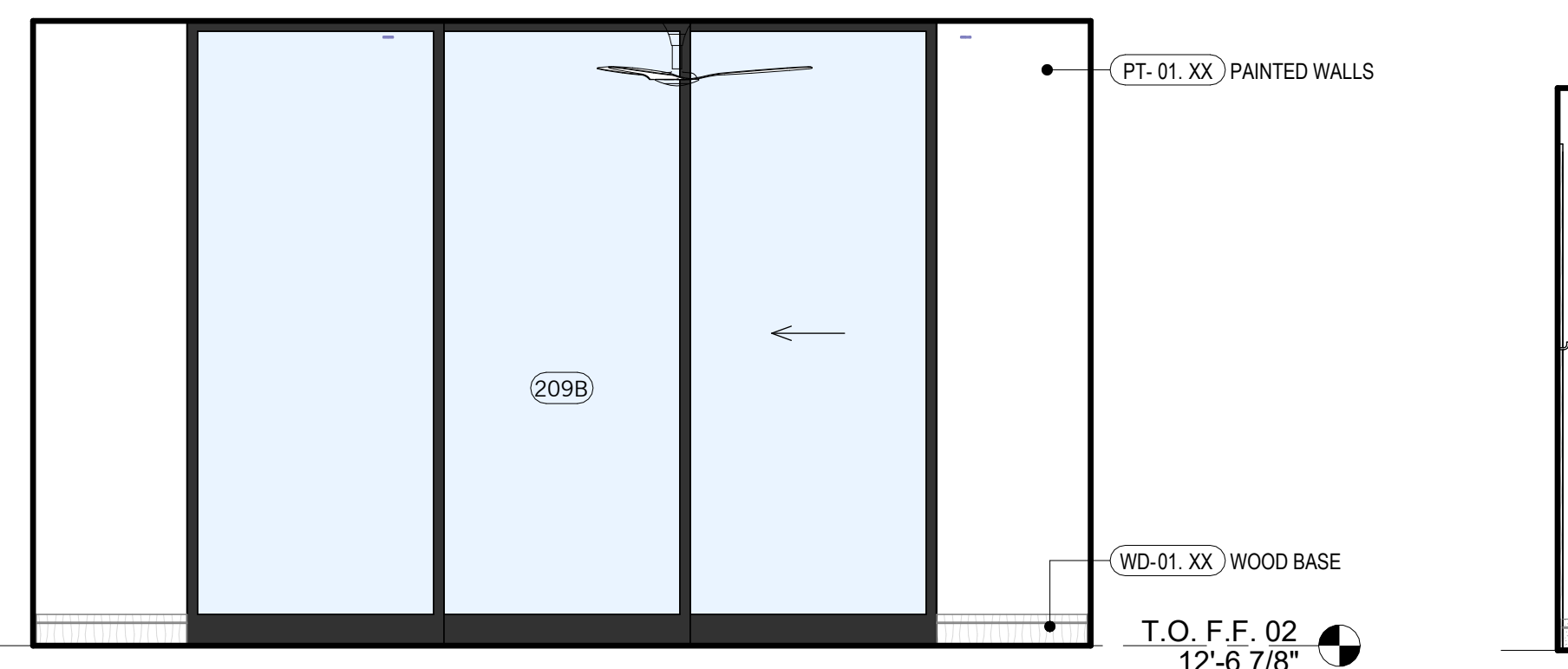
12 BATH-3  
3/8" = 1'-0"



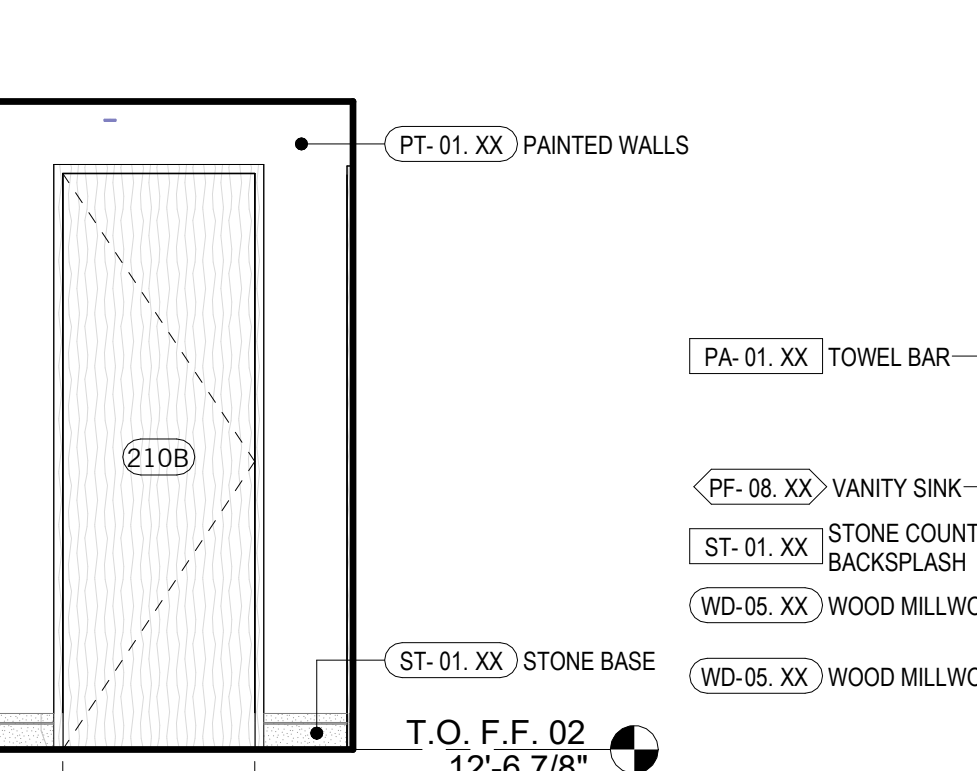
11 BATH-3  
3/8" = 1'-0"



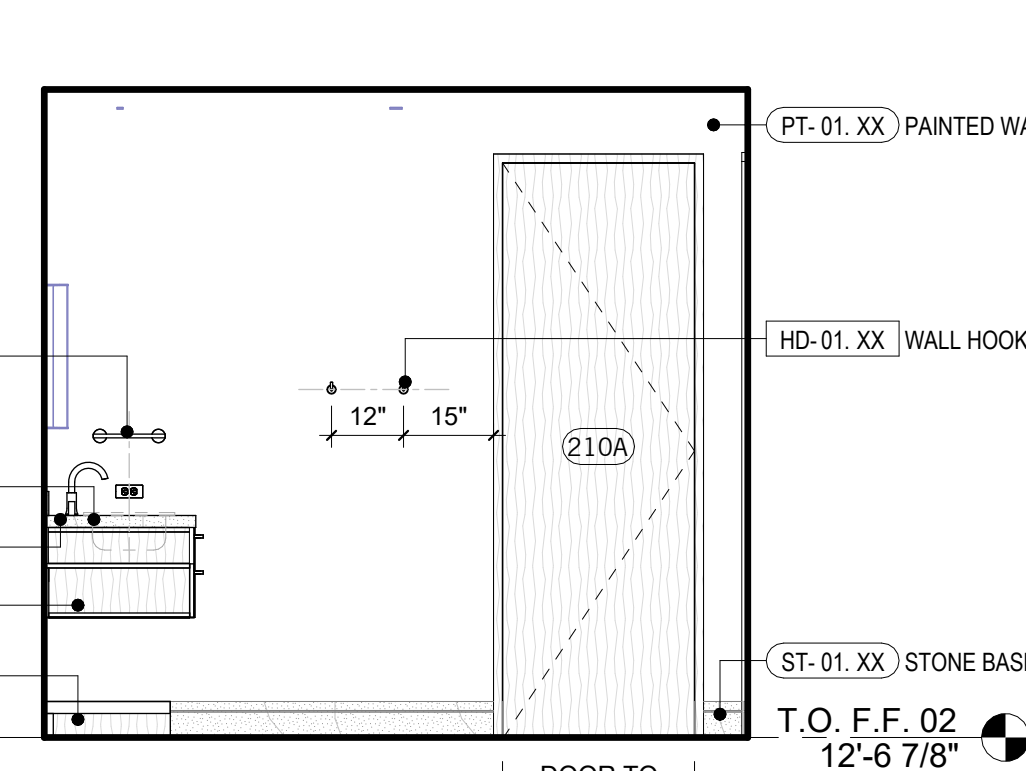
10 BATH-3  
3/8" = 1'-0"



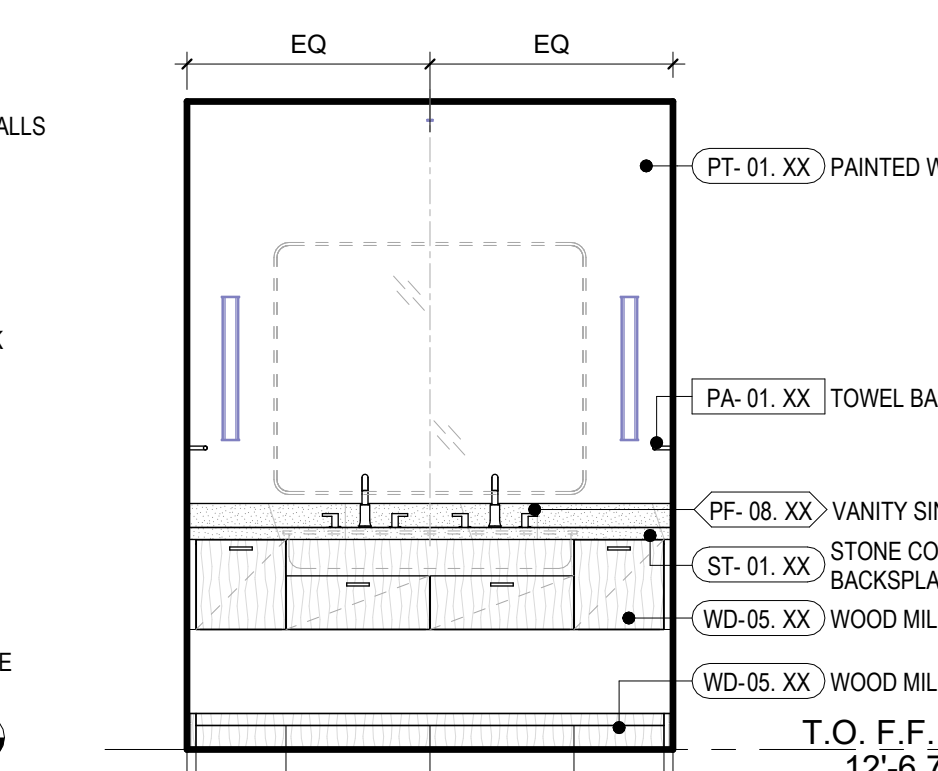
9 BED-3  
3/8" = 1'-0"



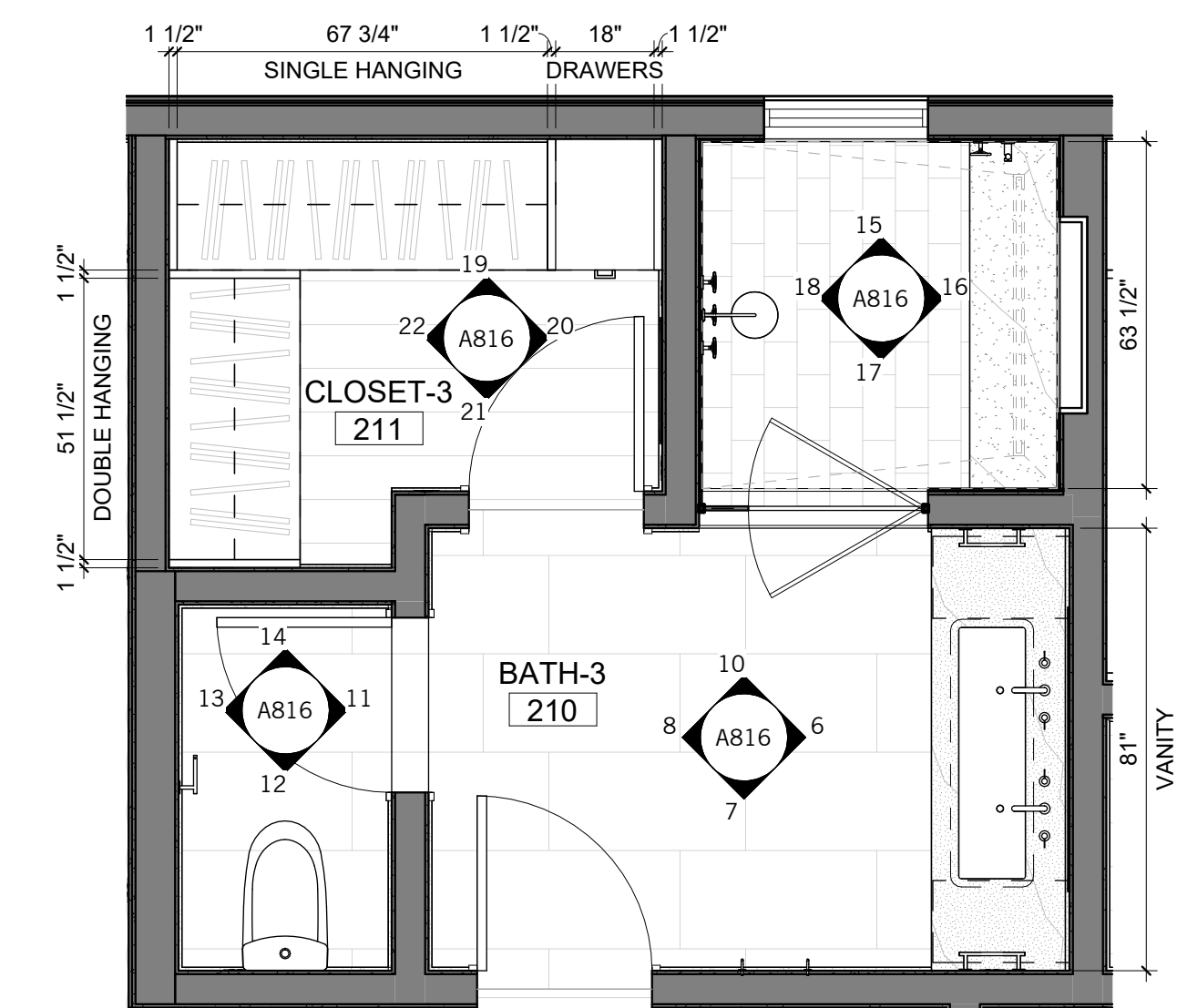
8 BATH-3  
3/8" = 1'-0"



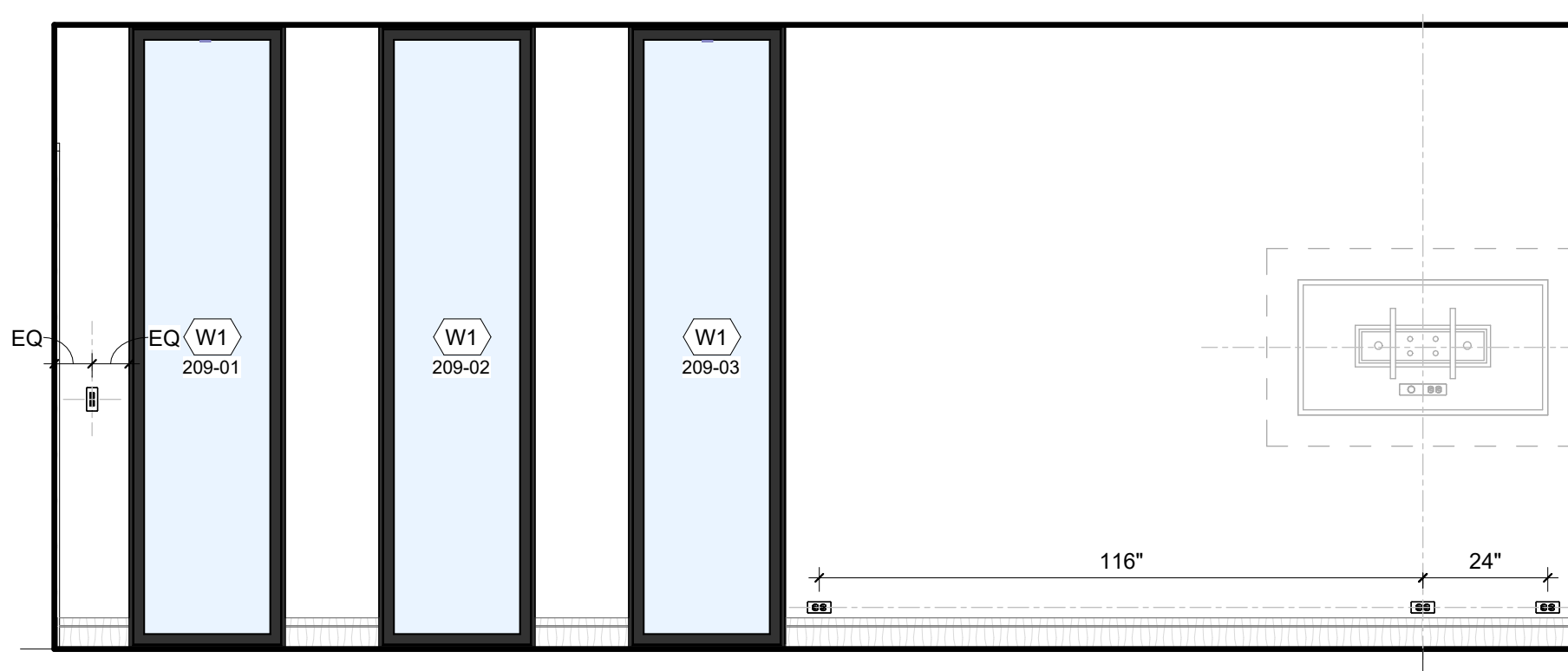
7 BATH-3  
3/8" = 1'-0"



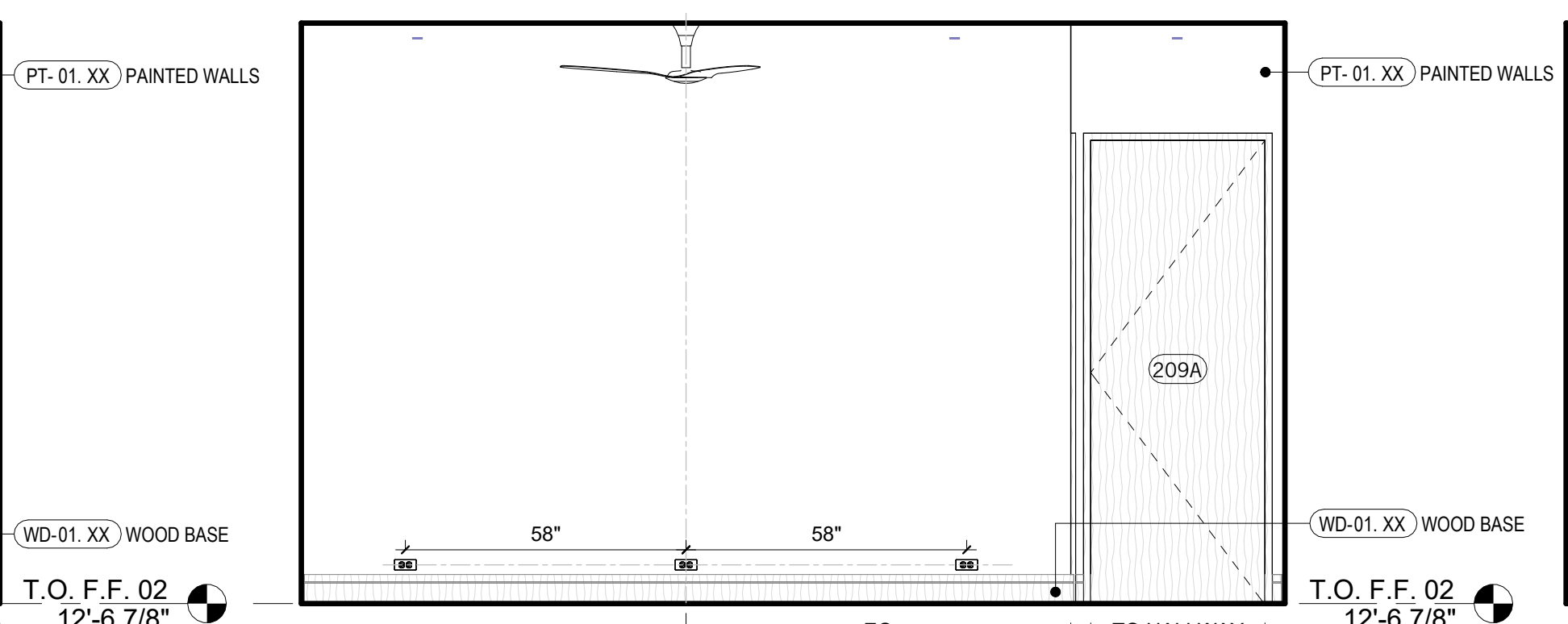
6 BATH-3  
3/8" = 1'-0"



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



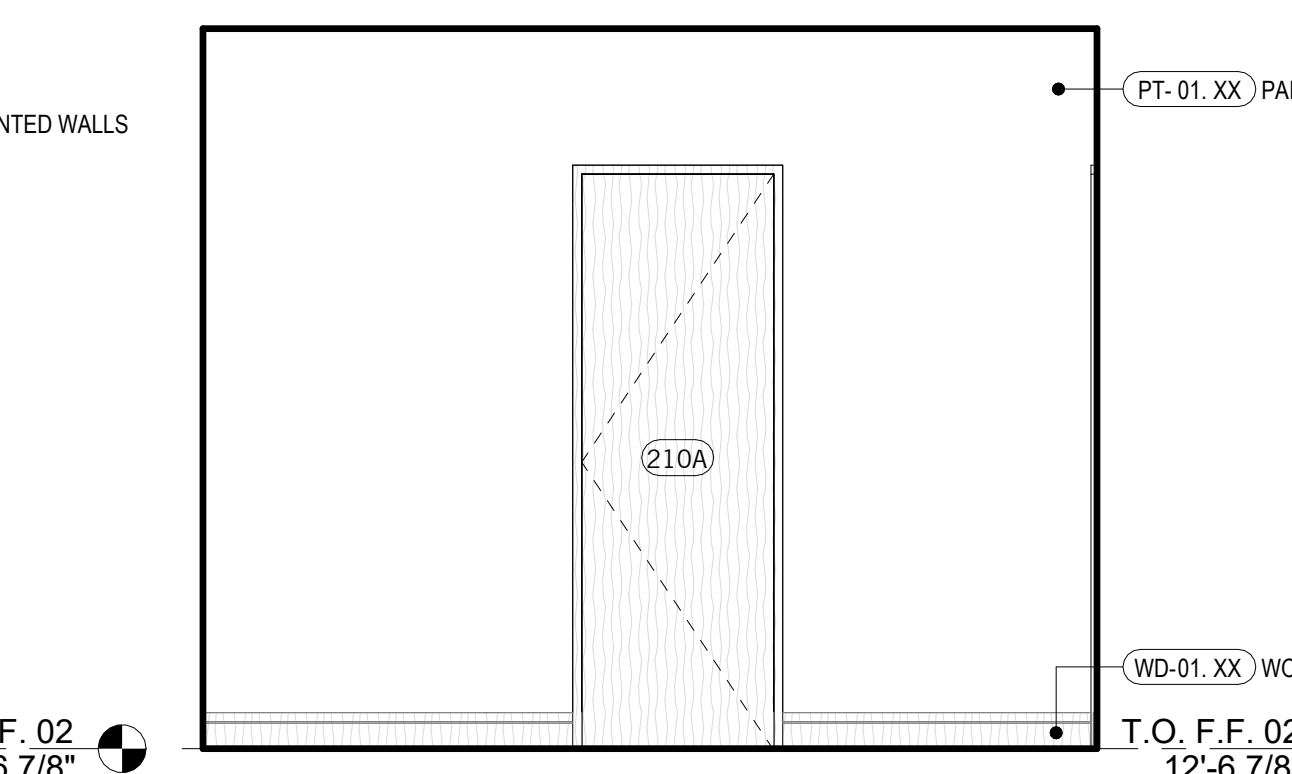
4 BED-3  
3/8" = 1'-0"



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



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



1 BED-3  
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