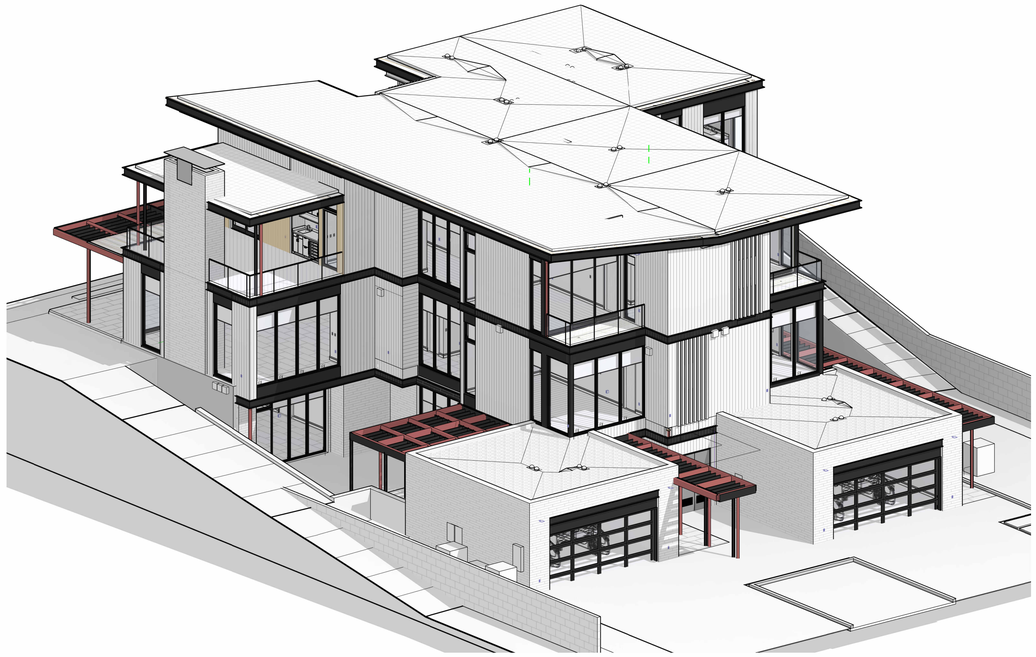
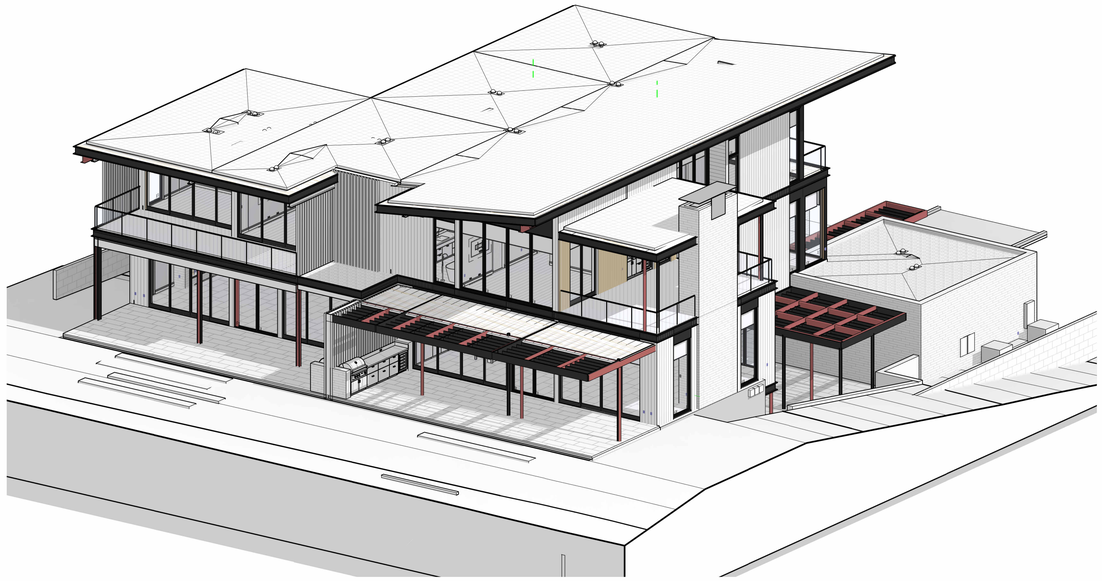
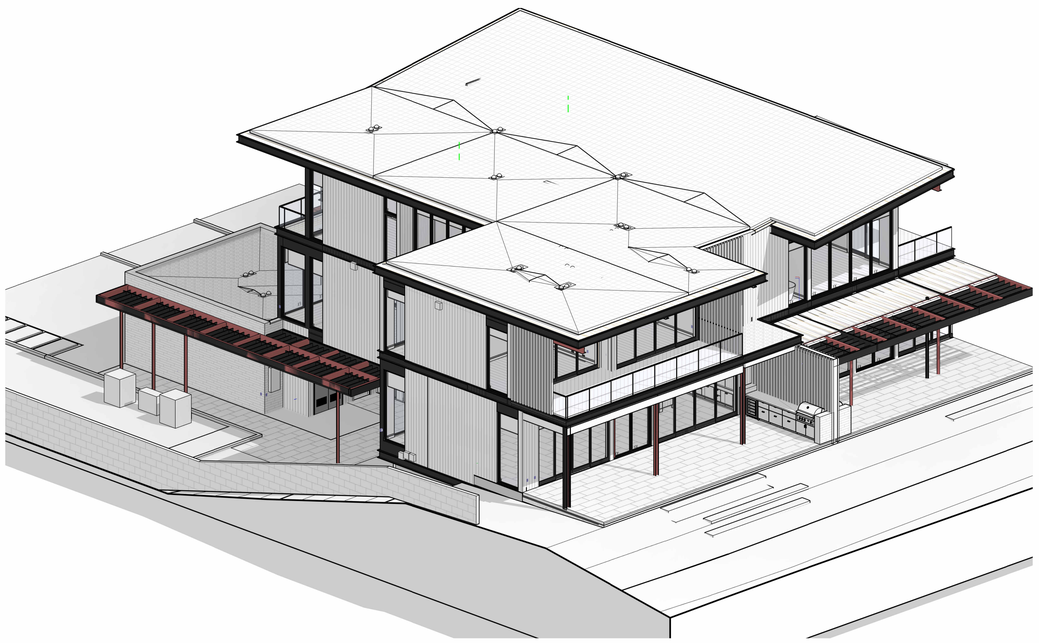


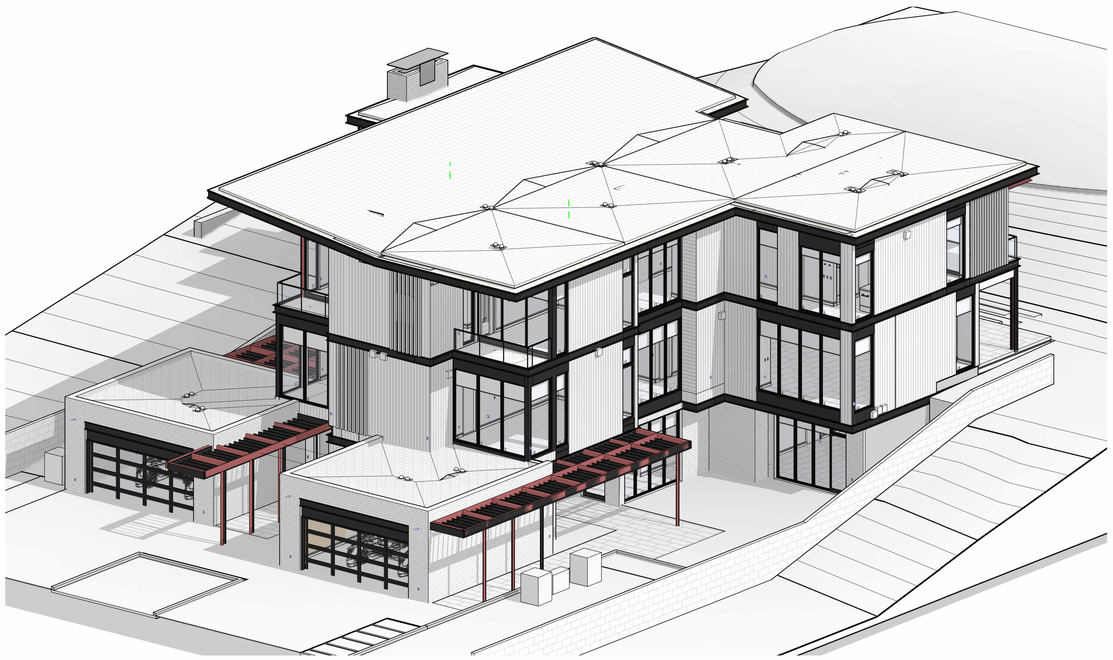
4 EXTERIOR VIEW - FRONT LEFT



3 EXTERIOR VIEW - REAR RIGHT



2 EXTERIOR VIEW - REAR LEFT



1 EXTERIOR VIEW - FRONT RIGHT

DAHLIN

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

REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

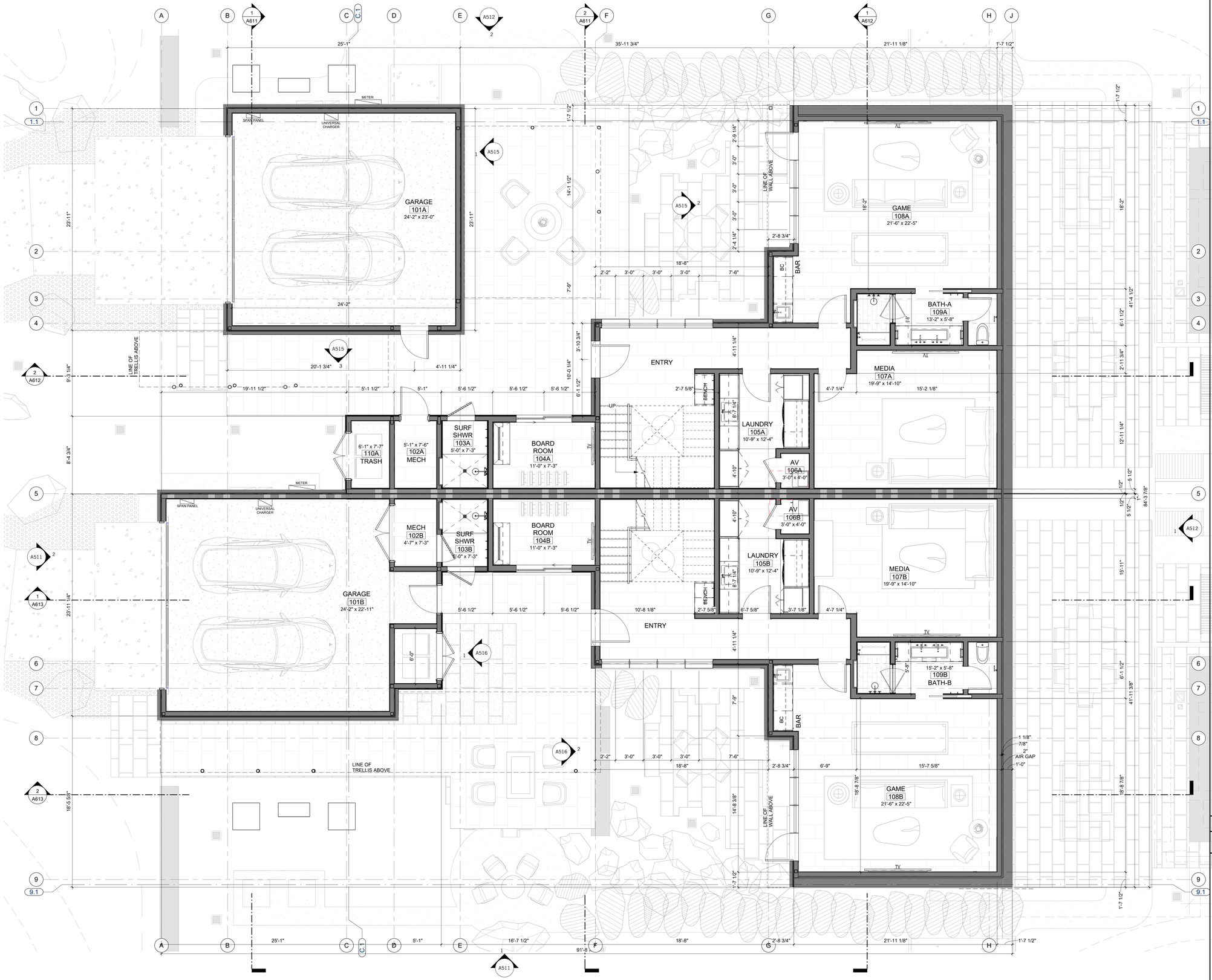
JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

EXTERIOR VIEWS

SHEET
R001

10/31/2025 5:28:28 PM

000	KEYNOTE LEGEND
Key Value	Keynote Text



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

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 4" 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 A OPENING CONTROL DEVICES 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 OI 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 & 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 INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7-3/4".
    B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
    C. AT OUTSWING 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 STOOP/LANDING 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
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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.
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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
    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 7/8".
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 **A5** SERIES SHEETS.
36. FOR REFLECTED CEILING PLAN INFORMATION SEE **A3** SERIES SHEETS.

INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD. STAIRS, HANDRAIL AND GUARDRAIL ARE TO BE DESIGNED BY STAIR SPECIALIST TO COMPLY WITH IRC REQUIREMENTS REFER TO FLOOR PLAN NOTES #27 AND R29 FOR IRC REQUIREMENTS. SEE STAIR SPECIALIST CONSTRUCTION DOCUMENT / SHOP DRAWINGS FOR ADDITIONAL INFORMATION.

FLOOR PLAN SYMBOLS

- WALL FRAMING: SEE PARTITION SCHEDULE
- CONCRETE WALL, S.S.D.
- STRUCTURAL COLUMNS, S.S.D.
- X" / X" — SLOPE INDICATOR - SLAB OR DECK
- 1W4C — WALL TYPE - SEE PARTITION SCHEDULE
- A — WINDOW TYPE - SEE SCHEDULE
- 101 — DOOR TYPE - SEE SCHEDULE
- 101 — ROOM NUMBER
- WATER CLOSET
- LAVATORY
- FLOOR/DECK DRAIN
- ROOF DRAIN S.P.D.
- SCUPPER
- DS — DOWNSPOUT

DAHLIN
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SEAL / SIGNATURE

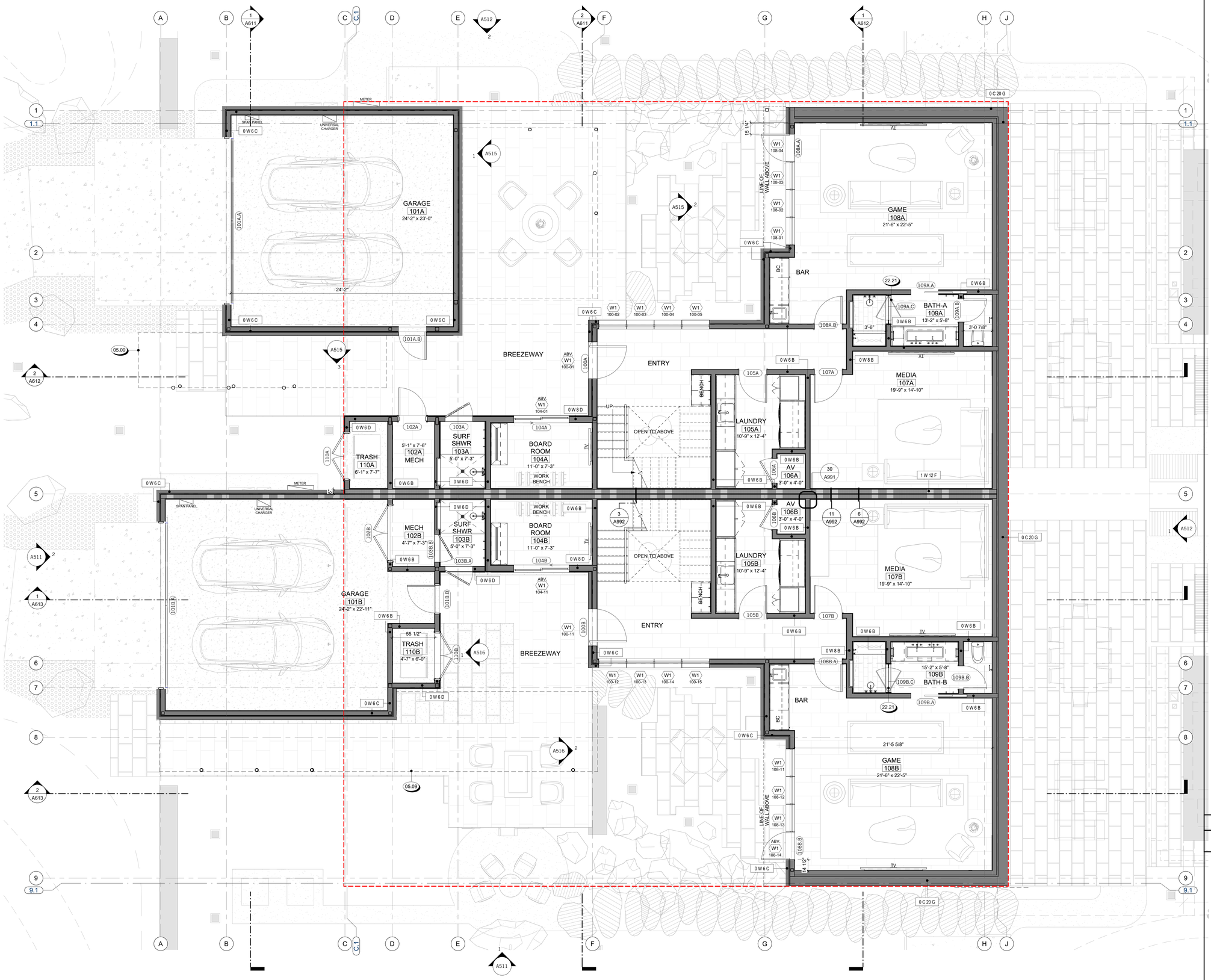
JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

DIMENSION PLAN - FIRST FLOOR

SHEET
A211

10/31/2025 5:22:13 PM

000	KEYNOTE LEGEND
Key Value	Keynote Text
05.09	TRELLIS BY OTHERS
22.21	TEMPERED GLASS SHOWER ENCLOSURE



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

FLOOR PLAN NOTES

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3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
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5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
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    - 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.
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21. AT EGRESS DOORS:
    - A. AT INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7-3/4"
    - B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
    - C. AT OUTSWING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1-1/2".
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    - 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 STOOP/LANDING 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.
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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.
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- ROOF DRAIN S.P.D.
- SCUPPER
- DS — DOWNSPOUT

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SEAL / SIGNATURE

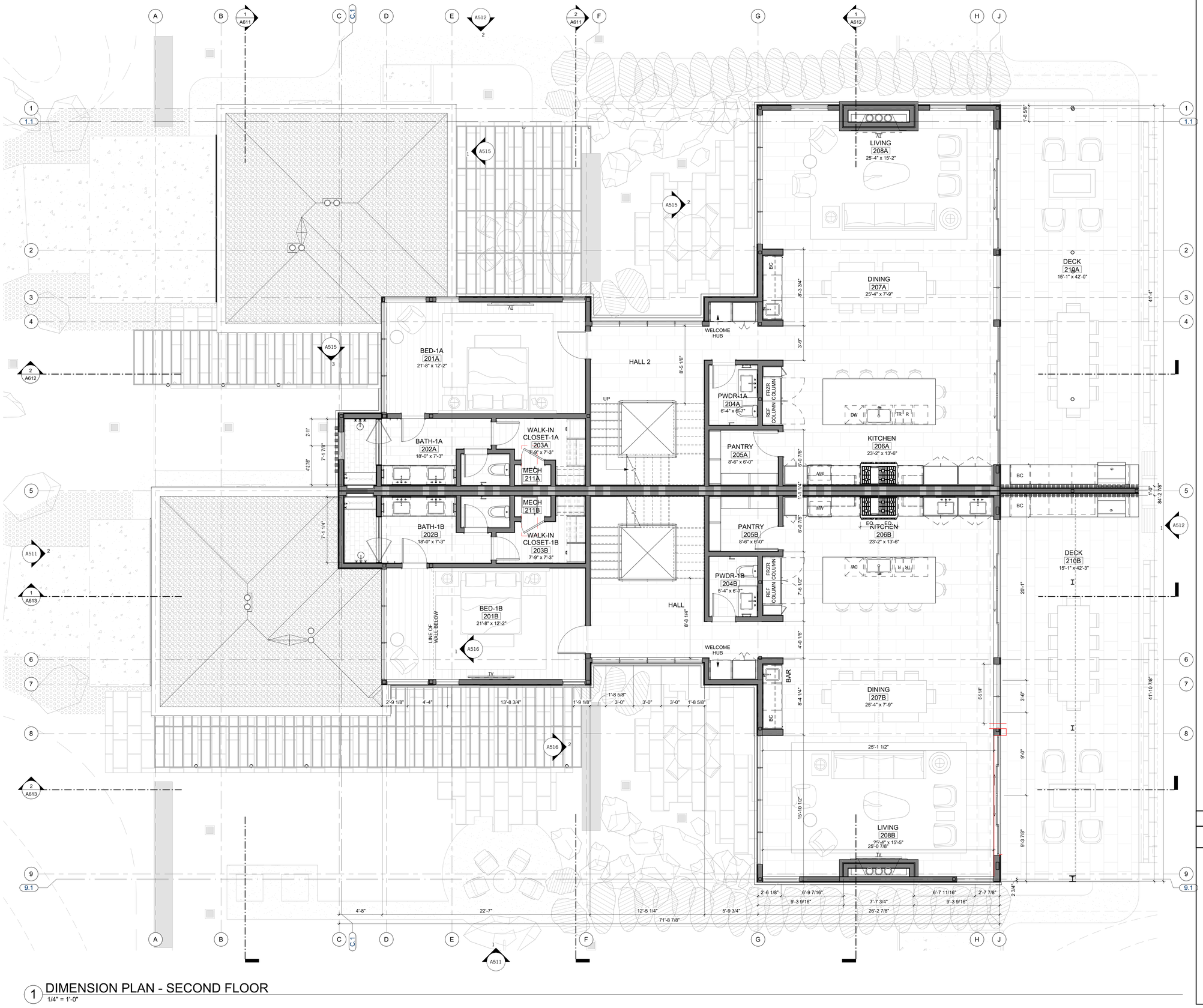
JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

ANNOTATION PLAN - FIRST FLOOR

SHEET
A212

10/31/2025 5:22:14 PM

000	KEYNOTE LEGEND
Key Value	Keynote Text



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

10/31/2025 5:22:16 PM

FLOOR PLAN NOTES

CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE

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25. CONCRETE STOOP/LANDING 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.
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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 UL127.
35. FOR EXTERIOR FINISH INFORMATION SEE **A5** SERIES SHEETS.
36. FOR REFLECTED CEILING PLAN INFORMATION SEE **A3** SERIES SHEETS.

INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD. STAIRS, HANDRAIL AND GUARDRAIL ARE TO BE DESIGNED BY STAIR SPECIALIST TO COMPLY WITH IRC REQUIREMENTS. SEE STAIR SPECIALIST CONSTRUCTION DOCUMENT / SHOP DRAWINGS FOR ADDITIONAL INFORMATION.

FLOOR KEY VALUES REFER TO FLOOR PLAN NOTES #27 AND #28 FOR IRC REQUIRMENTS.

	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	STRUCTURAL COLUMNS, S.S.D.
X" / X"	SLOPE INDICATOR - SLAB OR DECK
1W4C	WALL TYPE - SEE PARTITION SCHEDULE
A	WINDOW TYPE - SEE SCHEDULE
101	DOOR TYPE - SEE SCHEDULE
101	ROOM NUMBER
	WATER CLOSET
	LAVATORY
	FLOOR/DECK DRAIN
	ROOF DRAIN S.P.D.
	SCUPPER
DS	DOWNSPOUT

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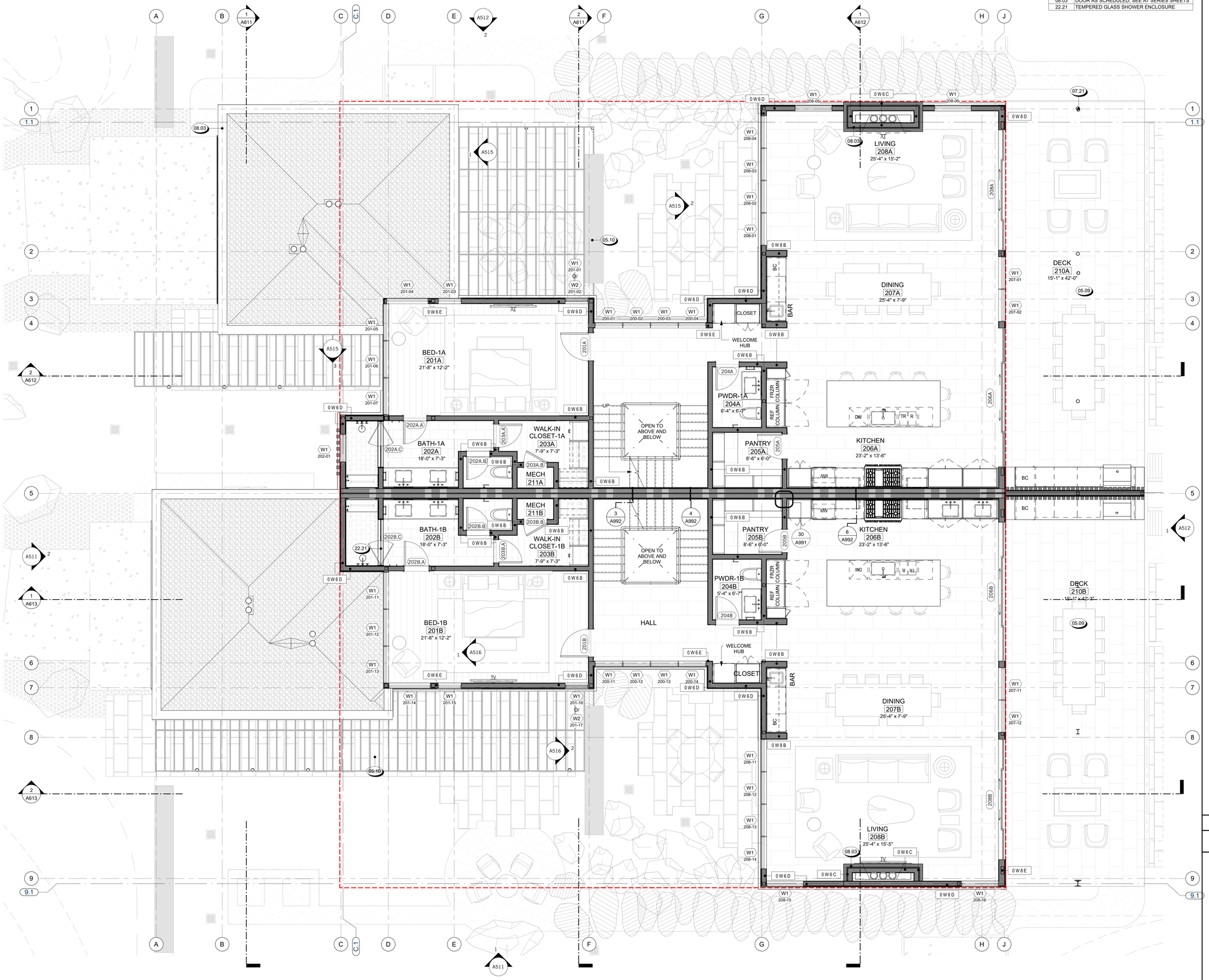
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SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

DIMENSION PLAN - SECOND FLOOR

SHEET
A213



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

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000	KEYNOTE LEGEND
Key Value	Keynote Text
05.09	TRELLIS BY OTHERS
05.10	PAINTED METAL TRELLIS W/ LOUVERS, S.S.D.
07.21	PAINTED DOWNSPOUT, S.P.D.
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
22.21	TEMPERED GLASS SHOWER ENCLOSURE

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 4" 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 A OPENING CONTROL DEVICES 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 O/ 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 & 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 INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7-3/4"
    B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
    C. AT OUTSWING 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 STOOP/LANDING 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.
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FLOOR PLAN SYMBOLS

	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	STRUCTURAL COLUMNS, S.S.D.
X" / X"	SLOPE INDICATOR - SLAB OR DECK
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	SCUPPER
DS	DOWNSPOUT

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REVISIONS

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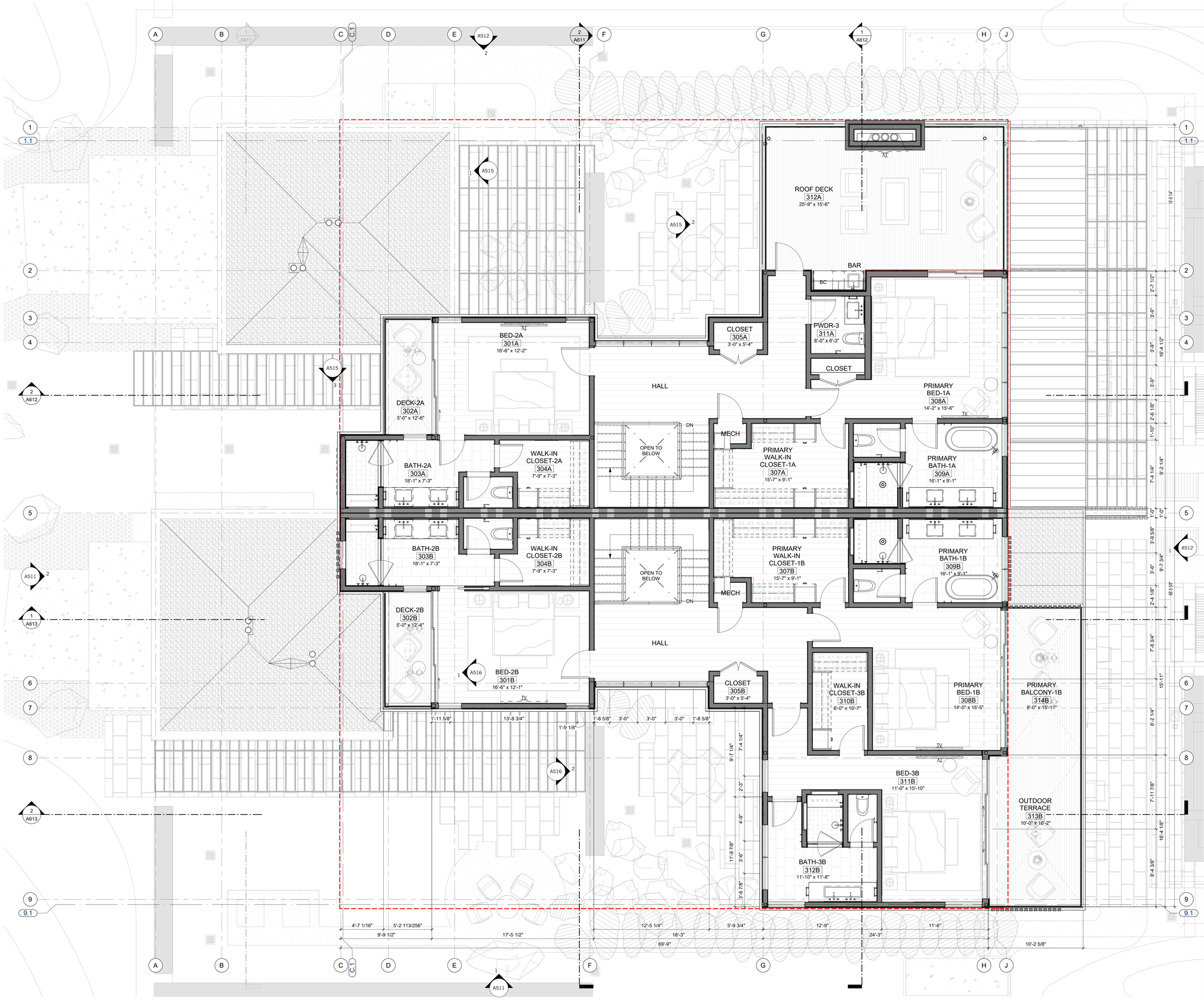
SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

ANNOTATION PLAN - SECOND FLOOR

SHEET
A214

000	KEYNOTE LEGEND
Key Value	Keynote Text



2 DIMENSION PLAN - THIRD FLOOR

1/4" = 1'-0"

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FLOOR PLAN NOTES

CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE

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	WALL FRAMING. SEE PARTITION SCHEDULE
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X" / X"	SLOPE INDICATOR - SLAB OR DECK
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SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

DIMENSION PLAN - THIRD FLOOR

SHEET
A215

000	KEYNOTE LEGEND
Key Value	Keynote Text
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
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 PLY MEMBRANE ROOFING
12.12	CUSTOM BUILT-IN CLOSET SYSTEM, S.I.D.
22.21	TEMPERED GLASS SHOWER ENCLOSURE



FLOOR PLAN NOTES

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10. PROVIDE (1) USTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.
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    B. PROVIDE APPROVED LINT TRAP AT DRYER VENT
    C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
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    E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES
18. ALLOW A(4) OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL 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 INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7-3/4"
    B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
    C. AT OUTSWING 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 SERV OCATION.
24. 1 LAYER (5) PE X MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE.
25. CONCRETE STOOP/LANDING 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
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 & VEN S OF EACH BAY. SEE CALCULATIONS TABL (6) 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 REQ (7) ENTS FOR BUILDING ENVELOPE TO COMPLY W 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 EXCE 3. THE MAXIMUM STAIR RISER HEIGHT SHOULD (8) XCEED 7.75".
34. LISTED PR AB 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 **A5** SERIES SHEETS.
36. FOR REFLECTED CEILING PLAN INFORMATION SEE **A3** SERIES SHEETS.

INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD. STAIRS, HANDRAIL AND GUARDRAIL ARE TO BE DESIGNED BY STAIR SPECIALIST TO COMPLY WITH IRC REQUIREMENTS. REFER TO FLOOR PLAN NOTES #27 AND #28 FOR IRC REQUIREMENTS. SEE STAIR SPECIALIST CONSTRUCTION DOCUMENT / SHOP DRAWINGS FOR ADDITIONAL INFORMATION.

FLOOR PLAN SYMBOLS

- EXT. WALL FRAMING, SEE PARTITION SCHEDULE
- CONCRETE WALL, S.S.D.
- STRUCTURAL COLUMNS, S.S.D.
- X" / X" (9) OPE INDICATOR - SLAB OR DECK
- 1W4C WALL TYPE - SEE PARTITION SCHEDULE
- A WINDOW TYPE - SEE SCHEDULE
- 101 DOOR TYPE - SEE SCHEDULE
- 101 ROOM NUMBER
- WATER CLOSET
- LAVATORY
- FLOOR/DECK DRAIN
- ROOF DRAIN S.P.D.
- SCUPPER
- DS DOWNSPOUT

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ANNOTATION PLAN - THIRD FLOOR

SHEET
A216

10/31/2025 5:22:22 PM

2 ANNOTATION PLAN - THIRD FLOOR
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				
L2				
L3				

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.

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

000	KEYNOTE LEGEND
Key Value	Keynote Text
26.06	FIXTURE TYPE F5 LED TAPE LIGHT TO BE RECESSED INTO UNDERSIDE OF CABINETRY/BAR SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

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REFLECTED CEILING PLAN - FIRST FLOOR

SHEET
A311

10/31/2025 5:22:27 PM

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

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				
L2				
L3				



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.

REFLECTED CEILING PLAN SYMBOLS

XXX-01 (2) INTERIOR FINISH MATERIAL, SEE FINISH SCHEDULE

WOOD PLANK CEILING TREATMENT @ SOFFIT (EXTERIOR)

(3) GYP BOARD, PAINTED @ ROOF STRUCTURE

(4) SUSPENDED GYP BOARD CEILING, PAINTED

PAINTED STUCCO AT SOFFIT

ALIGN

MECH. REGISTERS (S.M.D.) TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

RANGE HOOD

(5)

000 KEYNOTE LEGEND	
Key Value	Keynote Text
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/BAR SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

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REFLECTED CEILING PLAN - SECOND FLOOR

SHEET
A312

10/31/2025 5:22:31 PM

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

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				
L2				
L3				



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.

REFLECTED CEILING PLAN SYMBOLS

XXX-01 (2) INTERIOR FINISH MATERIAL, SEE FINISH SCHEDULE

WOOD PLANK CEILING TREATMENT @ SOFFIT (EXTERIOR)

(3) GYP BOARD, PAINTED @ ROOF STRUCTURE

(4) SUSPENDED GYP BOARD CEILING, PAINTED

PAINTED STUCCO AT SOFFIT

ALIGN

MECH. REGISTERS (S.M.D.) TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

RANGE HOOD

(5)

000 KEYNOTE LEGEND	
Key Value	Keynote Text
26.05	PROVIDE PROVISION FOR LOW-VOLTAGE POWER FOR FUTURE LIGHTING WITHIN MILLWORK

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REFLECTED CEILING PLAN - THIRD FLOOR

SHEET
A313

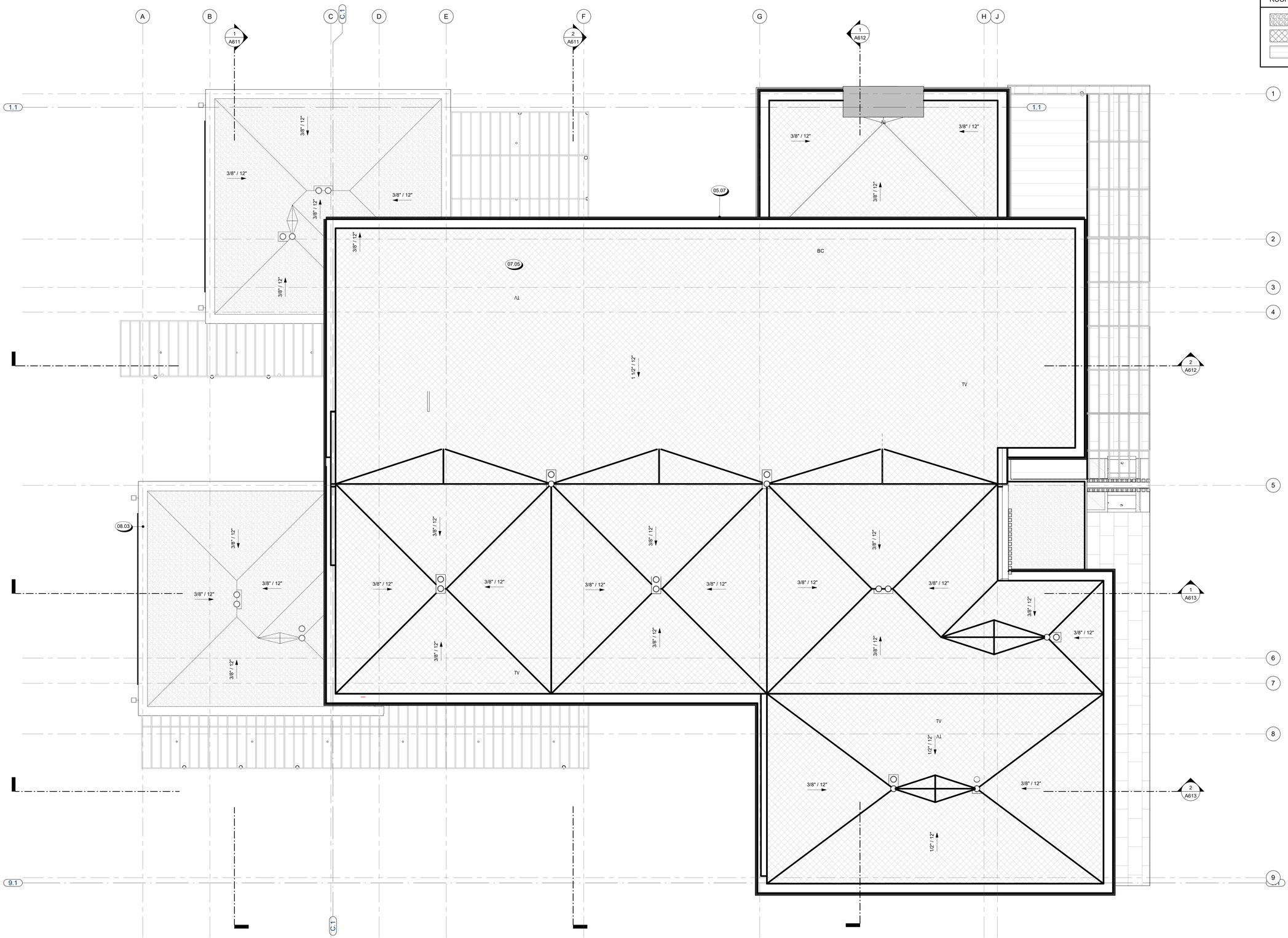
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1 REFLECTED CEILING PLAN - THIRD FLOOR
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
05.07	PAINTED METAL FASCIA
07.05	TPO SINGLE PLY MEMBRANE ROOFING
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS

ROOF LEGEND

- BALLAST ROOF
- TPO ROOF
- STANDING SEAM METAL



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

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ROOF PLAN

SHEET
A411



2 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

10/31/2025 5:22:43 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.
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 319.1)
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

000 KEYNOTE LEGEND

Key Value	Keynote Text
05.07	PAINTED METAL FASCIA
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
07.02	ROOF DRAIN, TYP.
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS

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EXTERIOR ELEVATIONS

SHEET
A511



1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

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.
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 319.1)
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)
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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
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
05410.A5	

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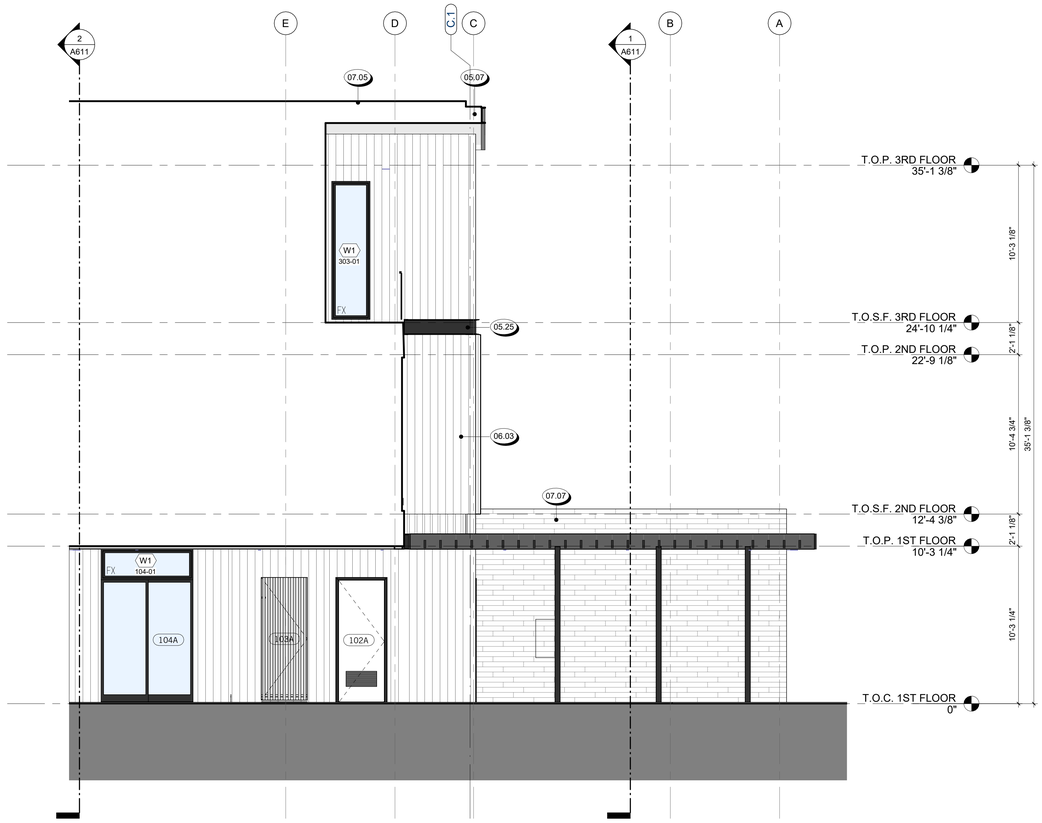
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CHECK	RB

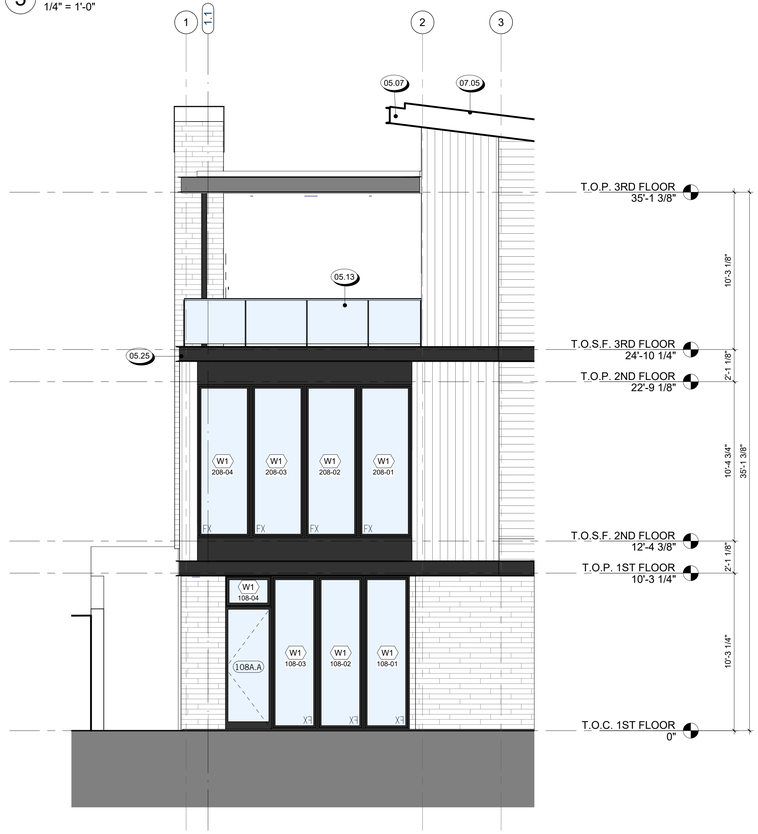
EXTERIOR ELEVATIONS

SHEET
A512

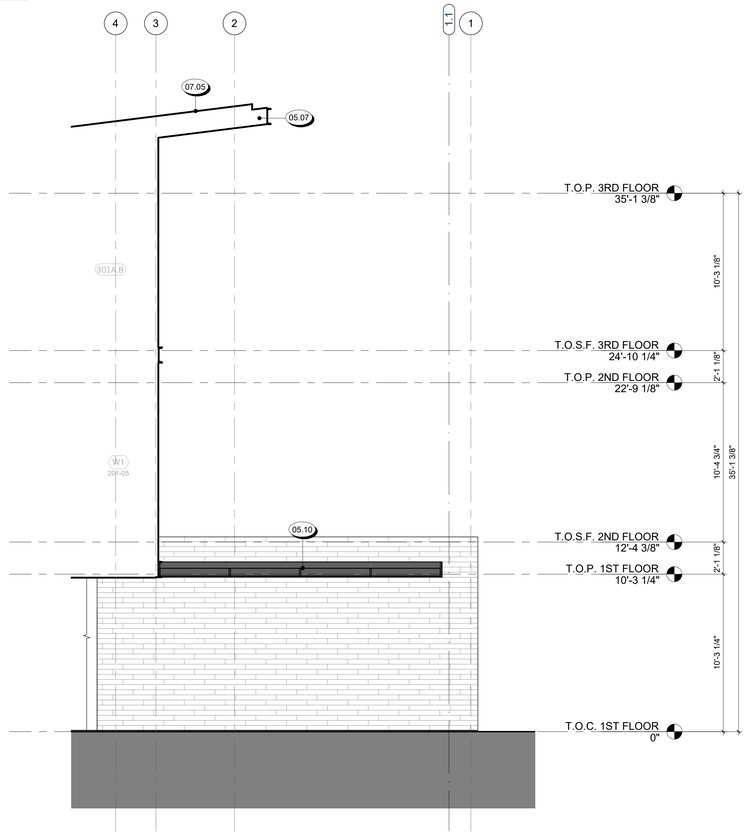
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3 PARTIAL EXTERIOR ELEVATION A
1/4" = 1'-0"



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



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

EXTERIOR ELEVATION NOTES

CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE

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9. SEE FLOOR PLANS FOR GLAZING INFORMATION.
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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

000 KEYNOTE LEGEND

Key Value	Keynote Text
05.07	PAINTED METAL FASCIA
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 G.S.M. PARAPET CAP
06.03	WOOD VERTICAL BOARD AND BATTEN SIDING
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST

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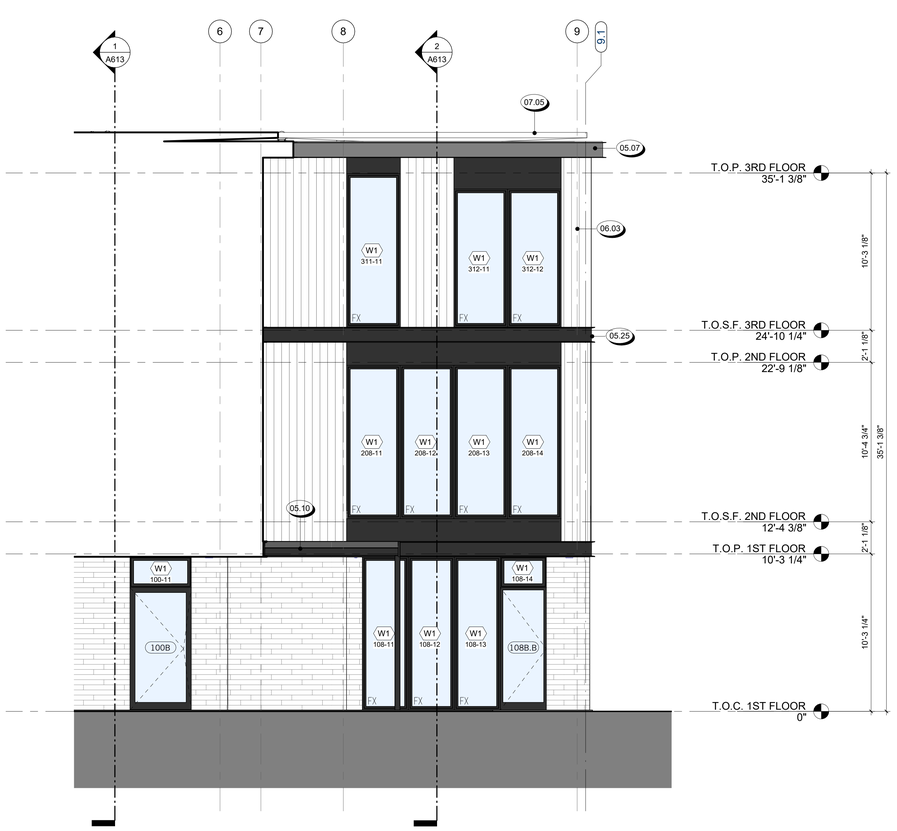
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DRAWN	SW, EJ, MN, JD
CHECK	RB

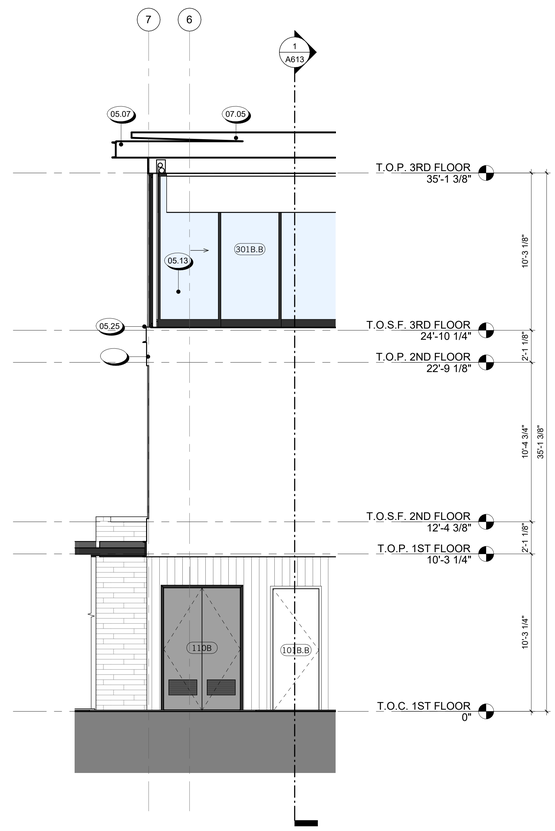
PARTIAL EXTERIOR ELEVATIONS - UNIT A

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A515

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



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

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.
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 319.1)
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
05.07	PAINTED METAL FASCIA
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 G.S.M. PARAPET CAP
06.03	WOOD VERTICAL BOARD AND BATTEN SIDING
07.05	TPO SINGLE PLY MEMBRANE ROOFING

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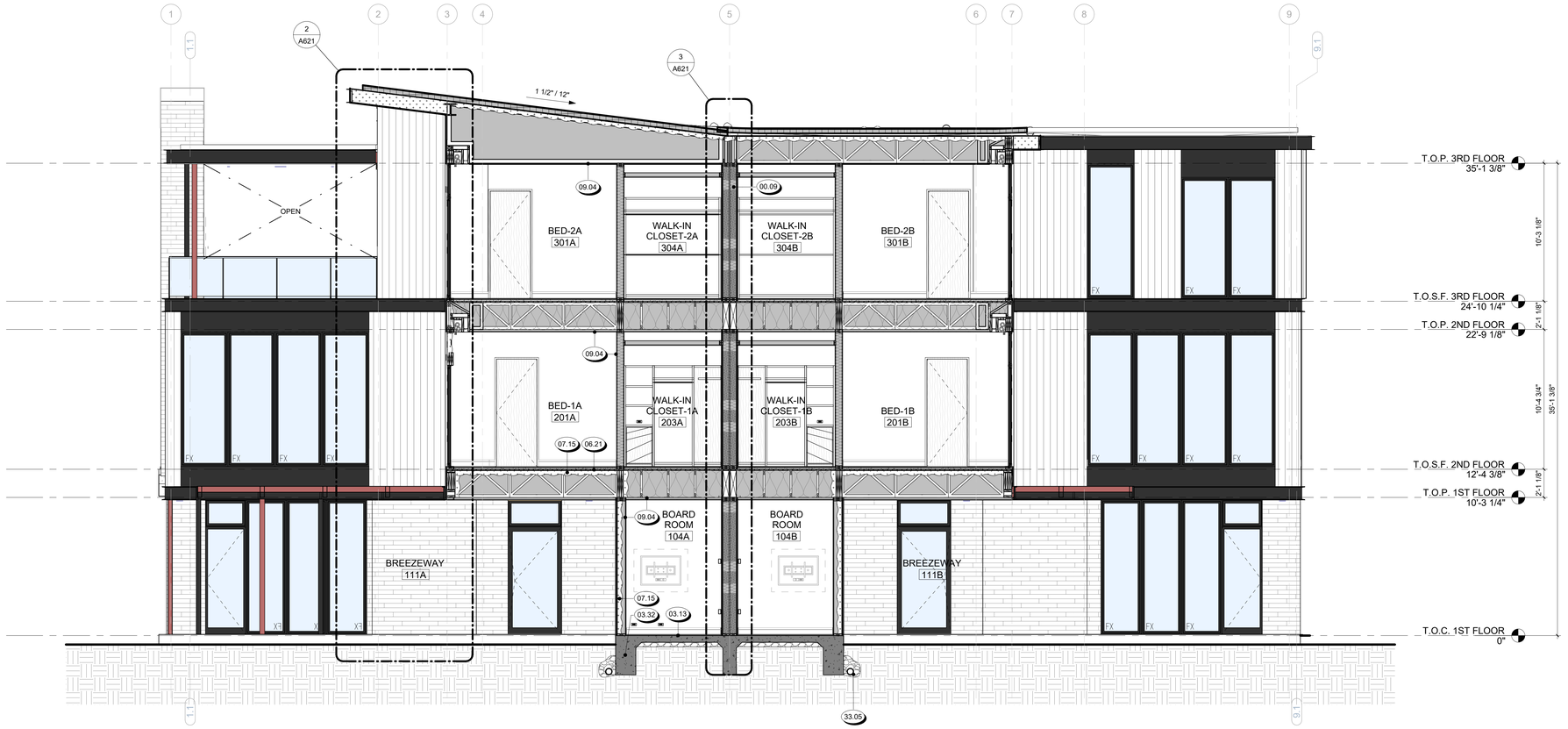
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JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

PARTIAL EXTERIOR ELEVATIONS - UNIT B

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2 BUILDING SECTION B

1/4" = 1'-0"



1 BUILDING SECTION A

1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
00.09	1-HOUR RATED WALL ASSEMBLY - SEE DETAIL (6a / A991)
03.13	CONCRETE SLAB ON GRADE, SSD
03.32	CONCRETE FOUNDATION, S.S.D.
06.21	FLOOR SHEATHING O/ FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING O/ ROOF FRAMING PER STRUCTURAL DRAWINGS
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST
07.15	THERMAL INSULATION, SEE SECTIONS
09.04	5/8" GYPSUM BOARD AT WALL AND CEILING, TYP. U.O.N.
33.05	PERIMETER SUBFLOOR DRAIN, S.C.D.

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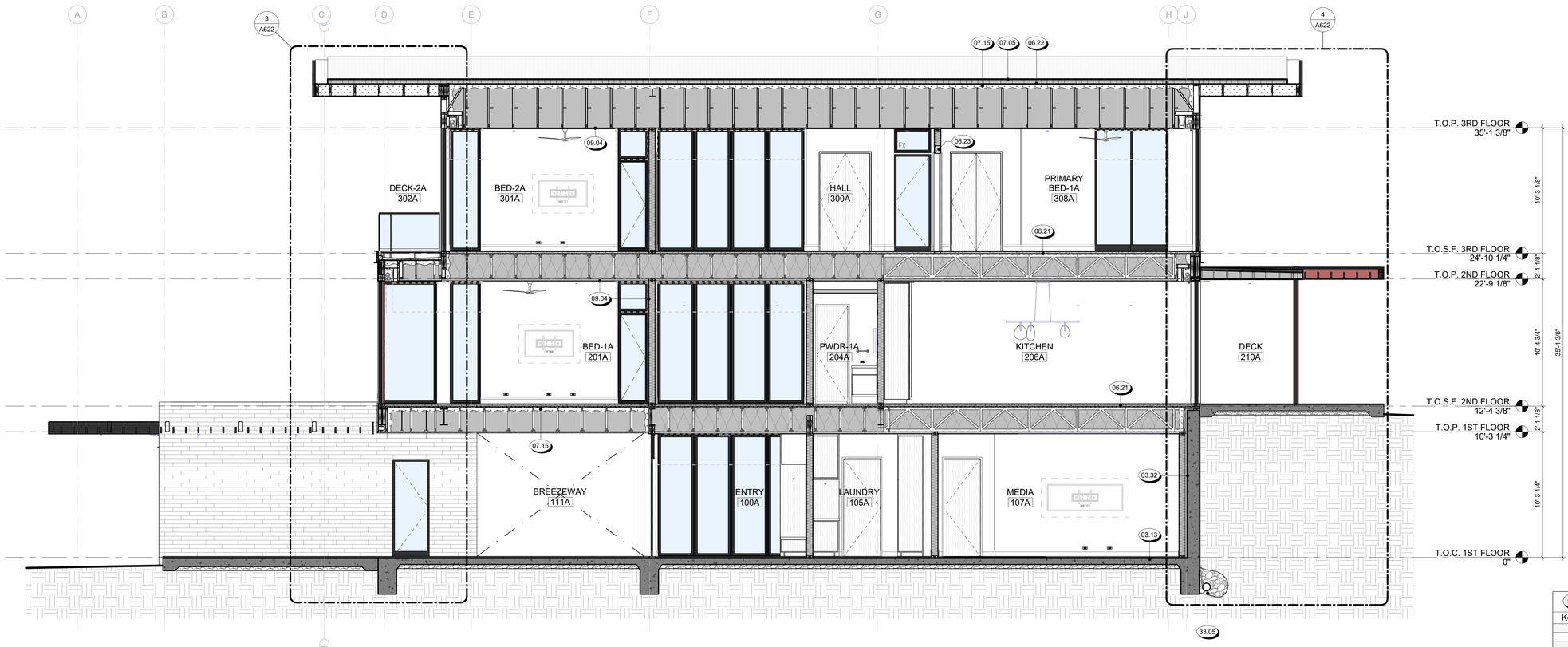
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CHECK	RB

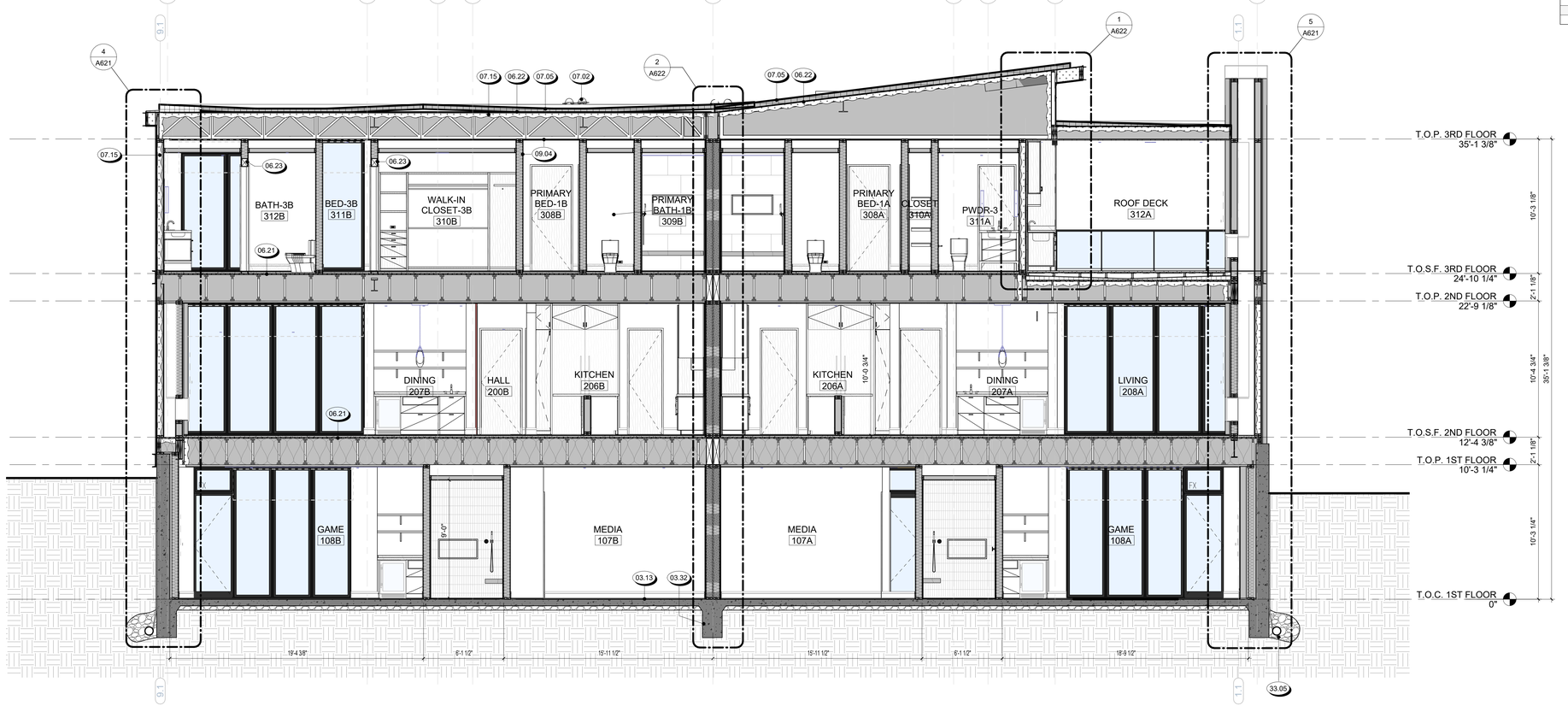
BUILDING SECTIONS

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A611

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



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

000	KEYNOTE LEGEND
Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
03.32	CONCRETE FOUNDATION, S.S.D.
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
07.02	ROOF DRAIN, TYP.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.15	THERMAL INSULATION, SEE SECTIONS
09.04	5/8" GYPSUM BOARD AT WALL AND CEILING, TYP. U.O.N.
33.05	PERIMETER SUBFLOOR DRAIN, S.C.D.

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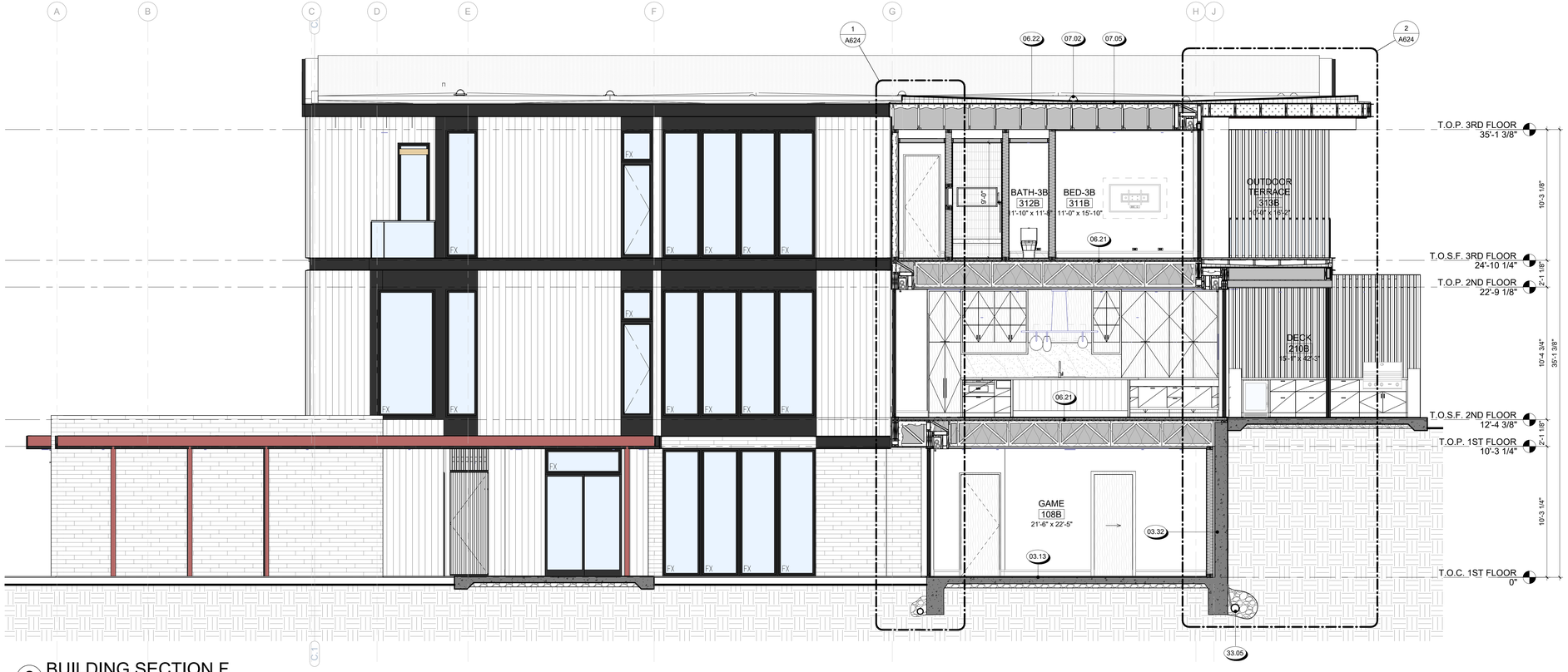
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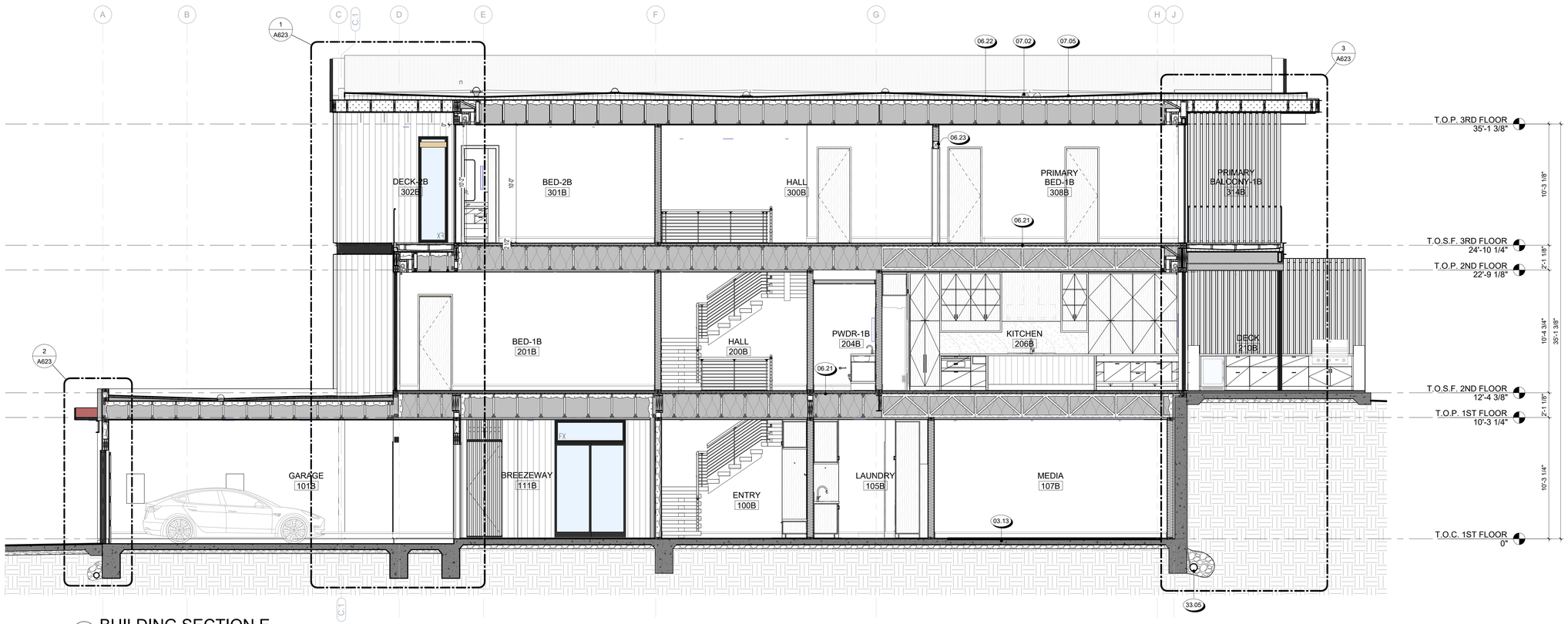
BUILDING SECTIONS

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



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

000	KEYNOTE LEGEND
Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
03.32	CONCRETE FOUNDATION, S.S.D.
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
07.02	ROOF DRAIN, TYP.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
33.05	PERIMETER SUBFLOOR DRAIN, S.C.D.

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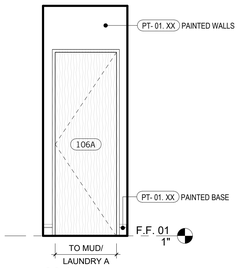
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DRAWN	SW, EJ, MN, JD
CHECK	RB

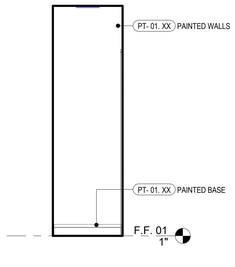
BUILDING SECTIONS

SHEET
A613

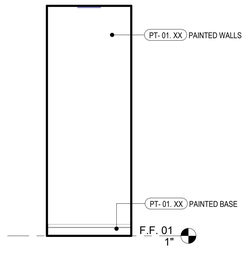
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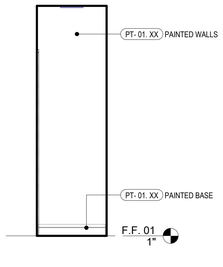
26 AV-A
3/8" = 1'-0"



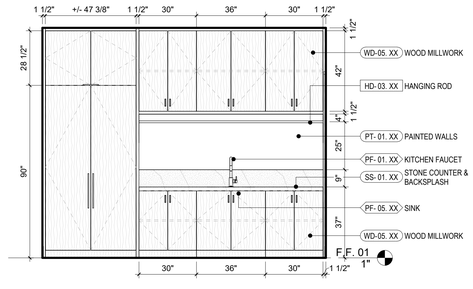
25 AV-A
3/8" = 1'-0"



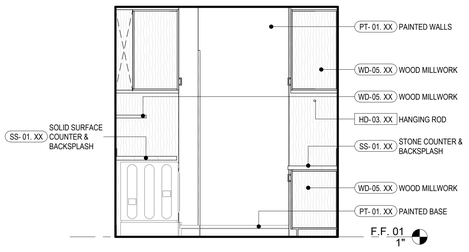
24 AV-A
3/8" = 1'-0"



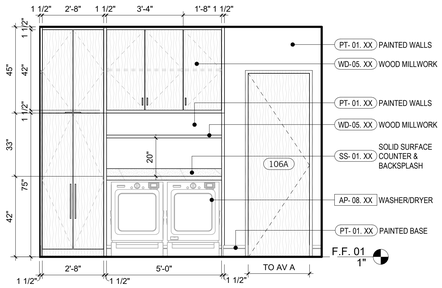
23 AV-A
3/8" = 1'-0"



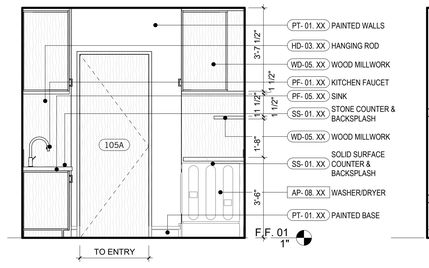
22 LAUNDRY ROOM-A
3/8" = 1'-0"



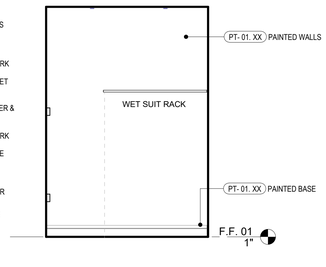
21 LAUNDRY ROOM-A
3/8" = 1'-0"



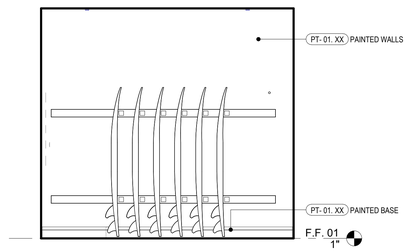
20 LAUNDRY ROOM-A
3/8" = 1'-0"



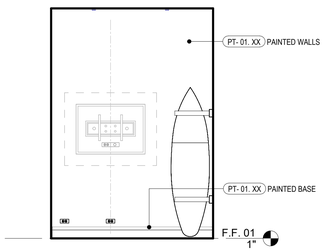
19 LAUNDRY ROOM-A
3/8" = 1'-0"



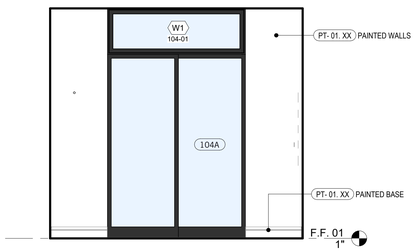
18 BOARD ROOM-A
3/8" = 1'-0"



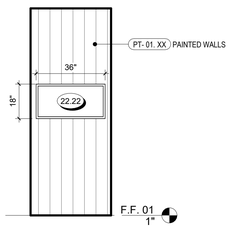
17 BOARD ROOM-A
3/8" = 1'-0"



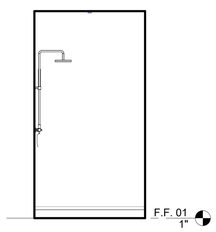
16 BOARD ROOM-A
3/8" = 1'-0"



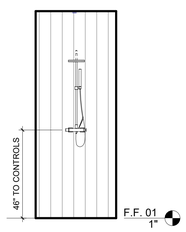
15 BOARD ROOM-A
3/8" = 1'-0"



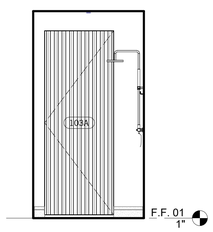
14 SURF SHWR - A
3/8" = 1'-0"



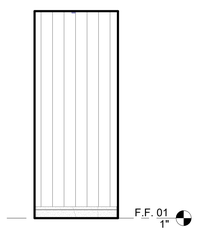
13 SURF SHWR - A
3/8" = 1'-0"



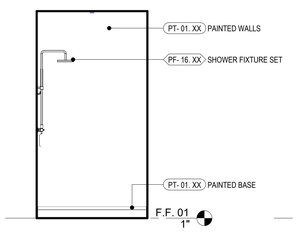
12 SURF SHWR - A
3/8" = 1'-0"



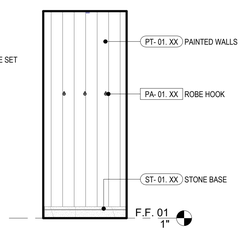
11 SURF SHWR - A
3/8" = 1'-0"



10 SURF SHWR - A
3/8" = 1'-0"



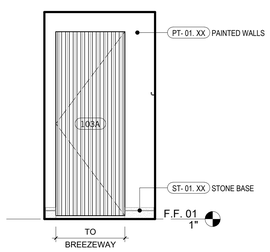
9 SURF SHWR - A
3/8" = 1'-0"



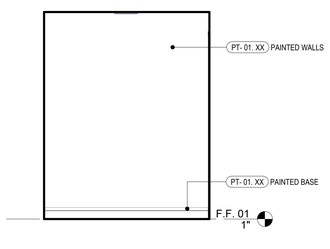
8 SURF SHWR - A
3/8" = 1'-0"



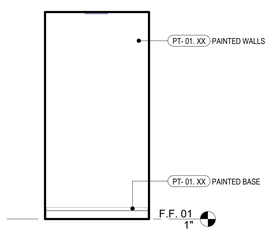
7 LAUNDRY - ENLARGED PLAN
3/8" = 1'-0"



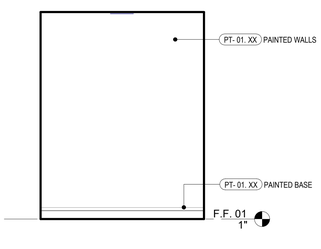
6 SURF SHWR - A
3/8" = 1'-0"



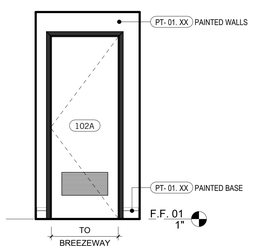
5 MECH ROOM-A
3/8" = 1'-0"



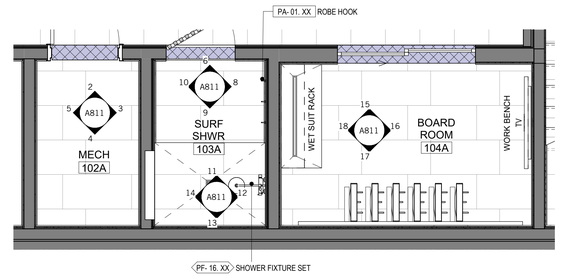
4 MECH ROOM-A
3/8" = 1'-0"



3 MECH ROOM-A
3/8" = 1'-0"



2 MECH ROOM-A
3/8" = 1'-0"



1 SURF SHWR / BOARD ROOM-A - PLAN
3/8" = 1'-0"

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INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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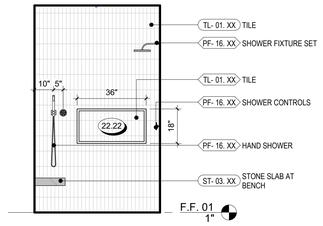
NOT FOR CONSTRUCTION

SEAL / SIGNATURE

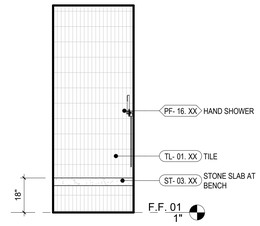
JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

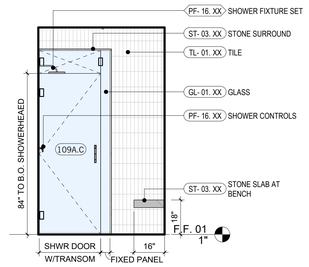
SHEET
A811



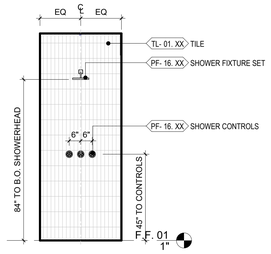
21 BATH-A SHOWER
3/8" = 1'-0"



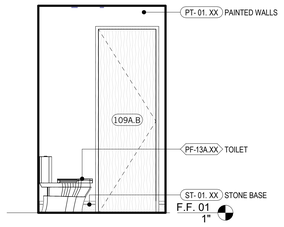
20 BATH-A SHOWER
3/8" = 1'-0"



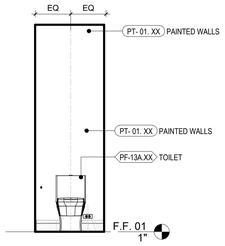
19 BATH-A SHOWER
3/8" = 1'-0"



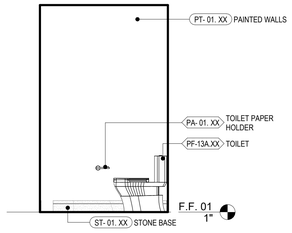
18 BATH-A SHOWER
3/8" = 1'-0"



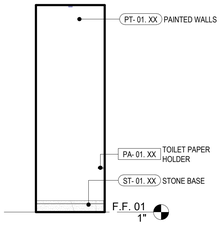
17 BATH-A TOILET
3/8" = 1'-0"



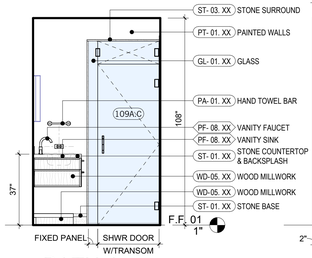
16 BATH-A TOILET
3/8" = 1'-0"



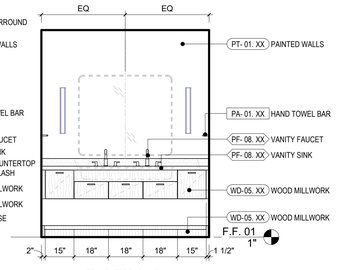
15 BATH-A TOILET
3/8" = 1'-0"



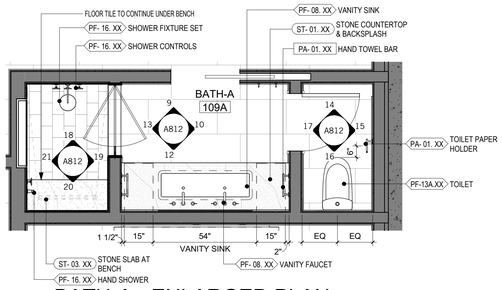
14 BATH-A TOILET
3/8" = 1'-0"



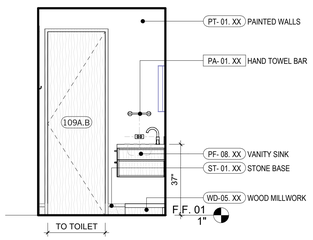
13 BATH-A
3/8" = 1'-0"



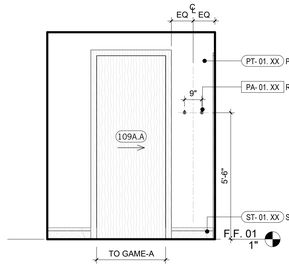
12 BATH-A
3/8" = 1'-0"



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



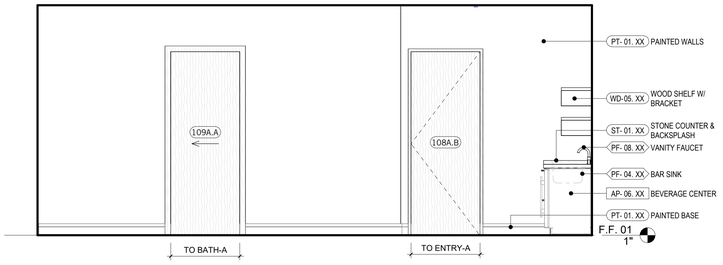
10 BATH-A
3/8" = 1'-0"



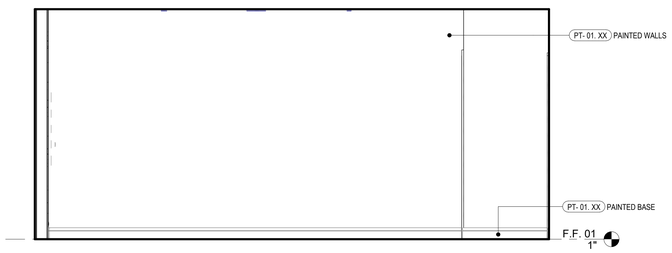
9 BATH-A
3/8" = 1'-0"



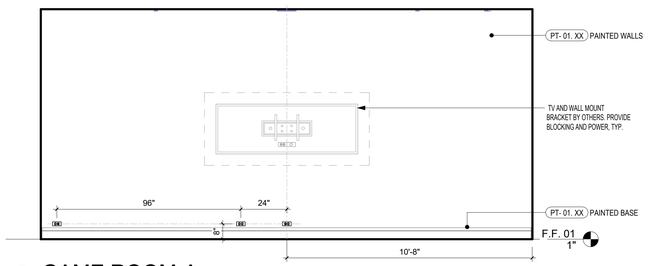
8 GAME ROOM-A
3/8" = 1'-0"



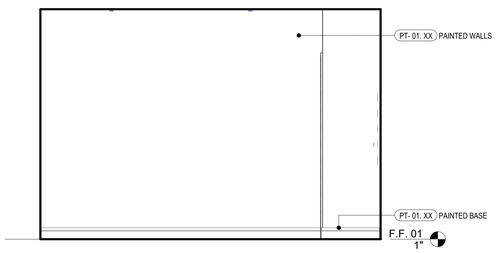
7 GAME ROOM-A
3/8" = 1'-0"



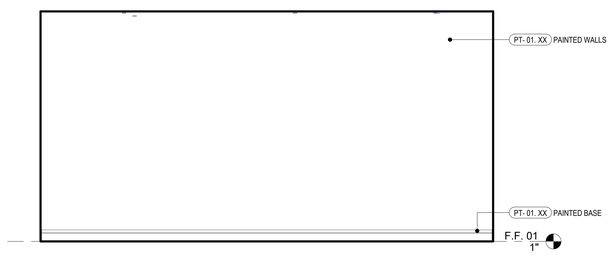
6 GAME ROOM-A
3/8" = 1'-0"



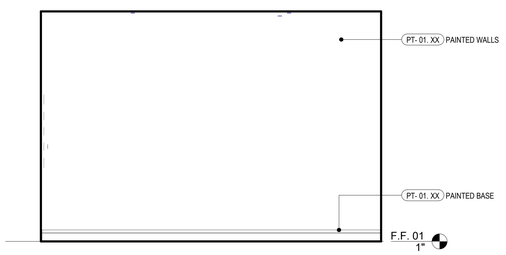
5 GAME ROOM-A
3/8" = 1'-0"



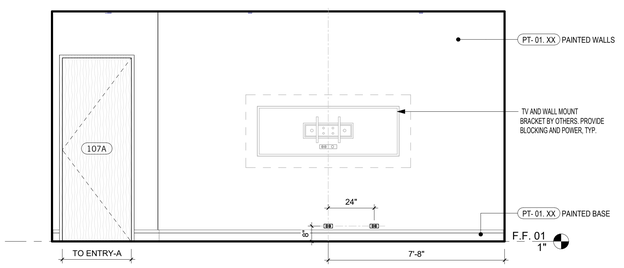
4 MEDIA-A
3/8" = 1'-0"



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



2 MEDIA-A
3/8" = 1'-0"



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

INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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

X REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

SHEET
A812

10/31/2025 5:24:18 PM

INTERIOR ELEVATION NOTES

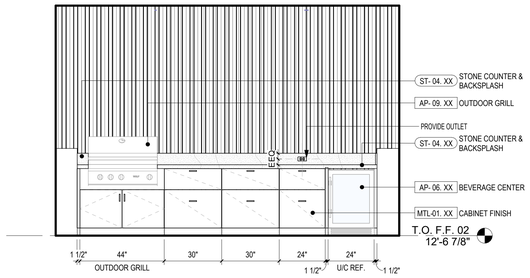
1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
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000 KEYNOTE LEGEND

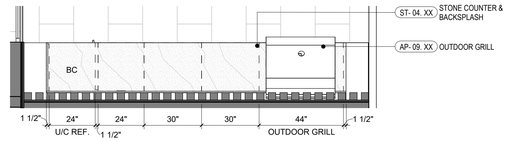
Key Value	Keynote Text
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.

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

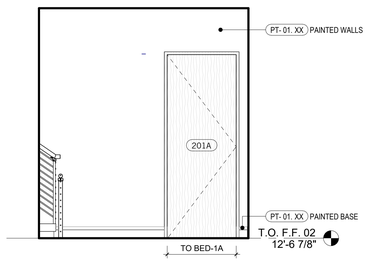
X REVISIONS



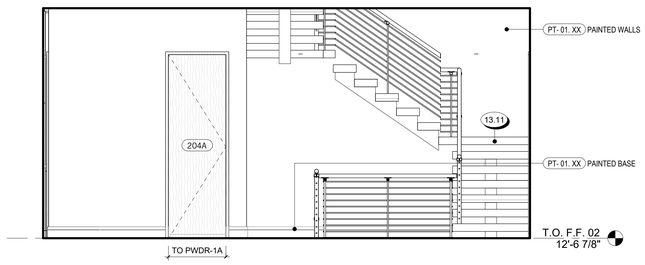
10 GRILL-A
3/8" = 1'-0"



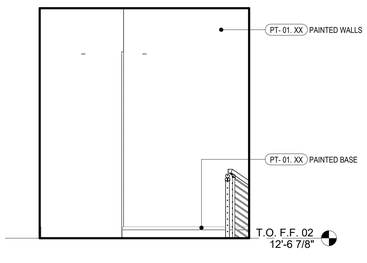
9 GRILL-A - ENLARGED PLAN
3/8" = 1'-0"



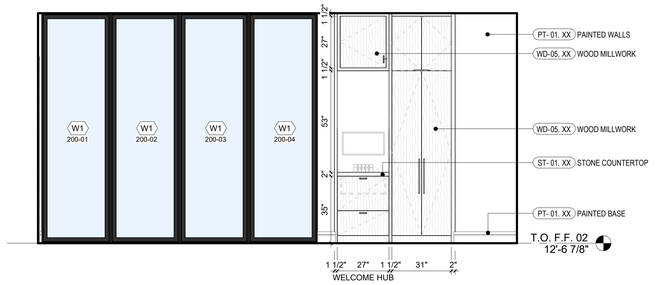
8 HALL (SECOND FLOOR)
3/8" = 1'-0"



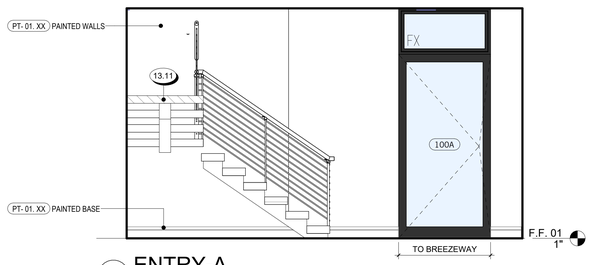
7 HALL (SECOND FLOOR)
3/8" = 1'-0"



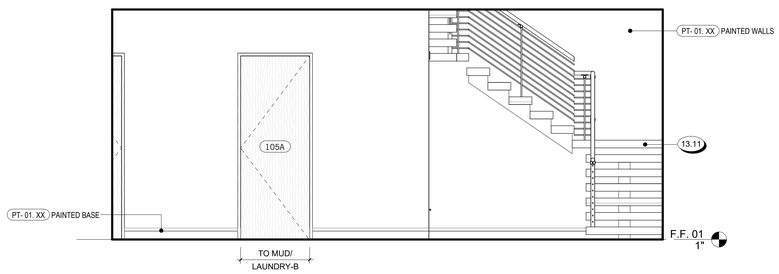
6 HALL (SECOND FLOOR)
3/8" = 1'-0"



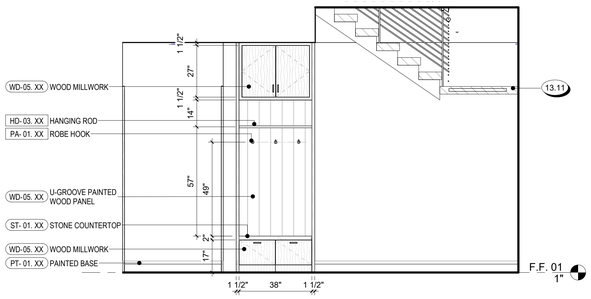
5 HALL (SECOND FLOOR)
3/8" = 1'-0"



4 ENTRY-A
3/8" = 1'-0"



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



2 ENTRY-A
3/8" = 1'-0"



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

NOT FOR CONSTRUCTION

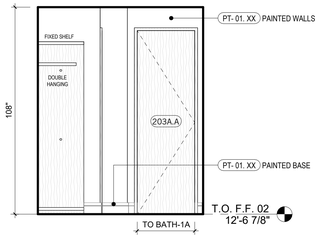
SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

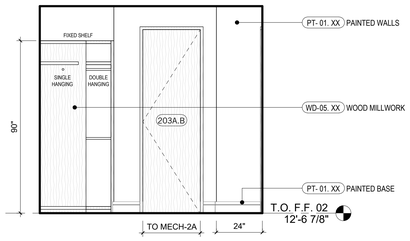
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

SHEET
A813

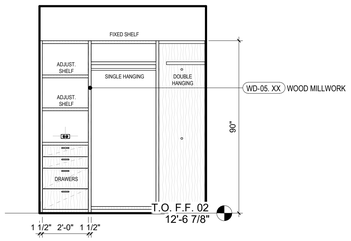
10/31/2025 5:24:22 PM



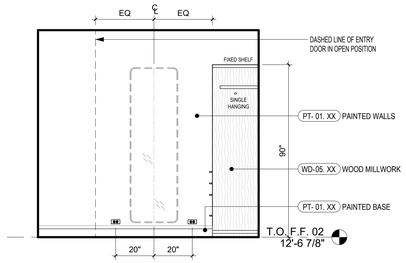
22 WALK-IN CLOSET-1A
3/8" = 1'-0"



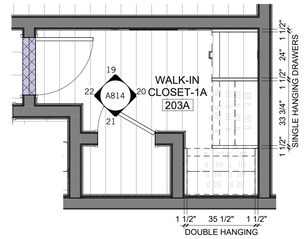
21 WALK-IN CLOSET-1A
3/8" = 1'-0"



20 WALK-IN CLOSET-1A
3/8" = 1'-0"



19 WALK-IN CLOSET-1A
3/8" = 1'-0"



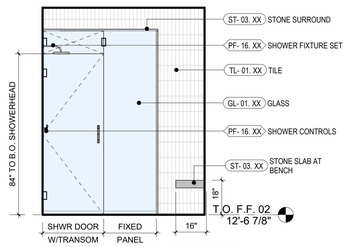
18 WIC-1A - ENLARGED PLAN
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

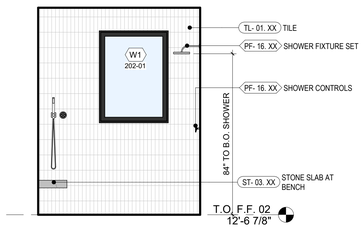
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000 KEYNOTE LEGEND

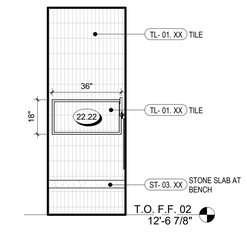
Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.



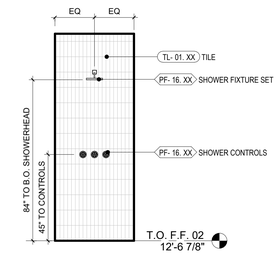
17 BATH-1A SHOWER
3/8" = 1'-0"



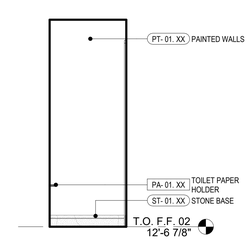
16 BATH-1A SHOWER
3/8" = 1'-0"



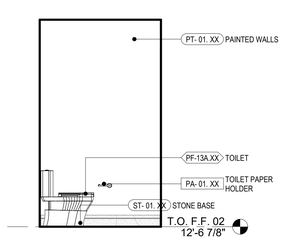
15 BATH-1A SHOWER
3/8" = 1'-0"



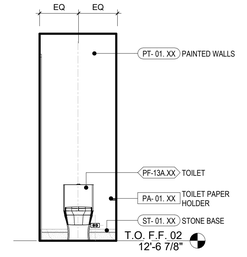
14 BATH-1A SHOWER
3/8" = 1'-0"



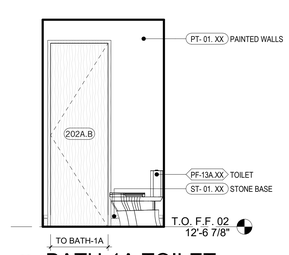
13 BATH-1A TOILET
3/8" = 1'-0"



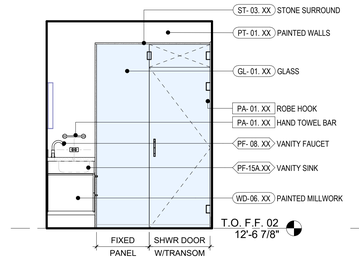
12 BATH-1A TOILET
3/8" = 1'-0"



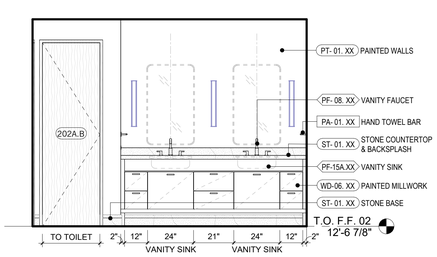
11 BATH-1A TOILET
3/8" = 1'-0"



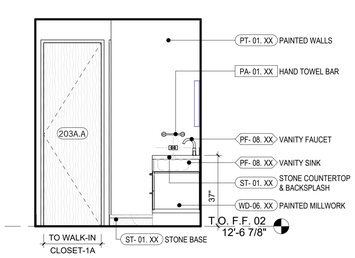
10 BATH-1A TOILET
3/8" = 1'-0"



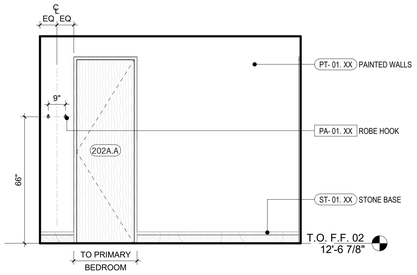
9 BATH-1A
3/8" = 1'-0"



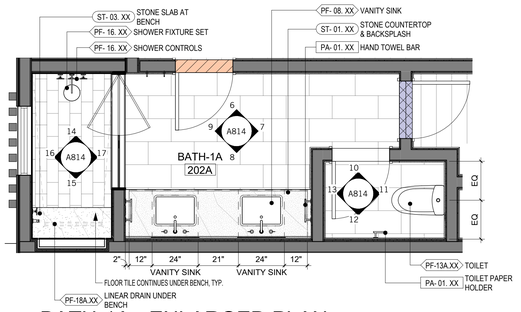
8 BATH-1A
3/8" = 1'-0"



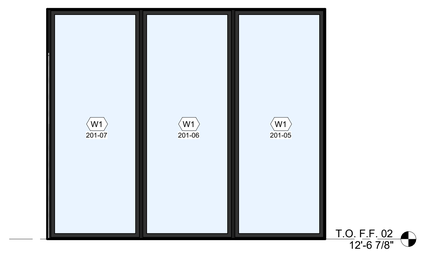
7 BATH-1A
3/8" = 1'-0"



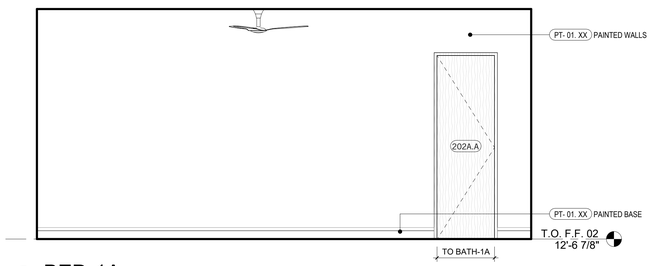
6 BATH-1A
3/8" = 1'-0"



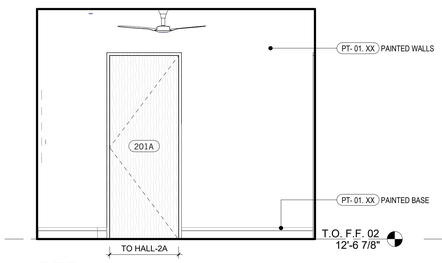
5 BATH-1A - ENLARGED PLAN
3/8" = 1'-0"



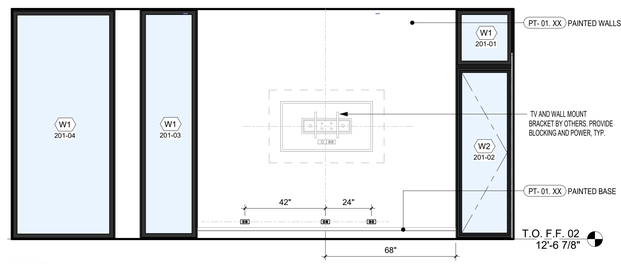
4 BED-1A
3/8" = 1'-0"



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



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



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

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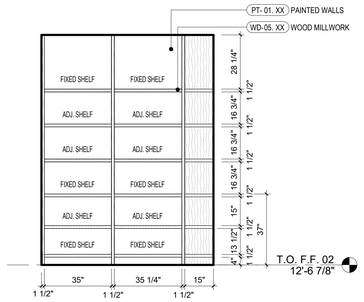
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JOB NO.	1911-001
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CHECK	RB

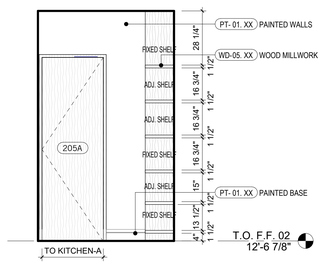
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

SHEET
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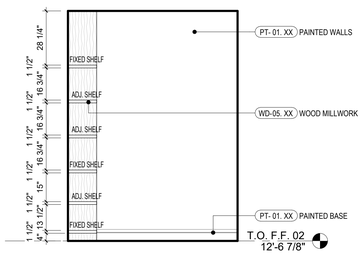
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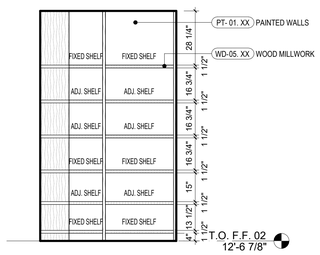
18 PANTRY-A
3/8" = 1'-0"



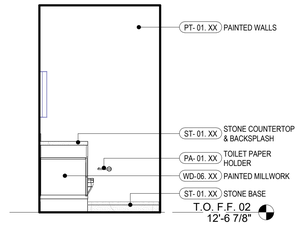
17 PANTRY-A
3/8" = 1'-0"



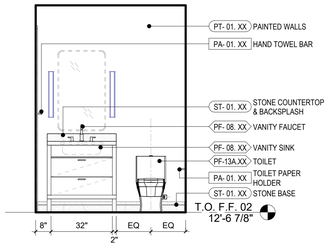
16 PANTRY-A
3/8" = 1'-0"



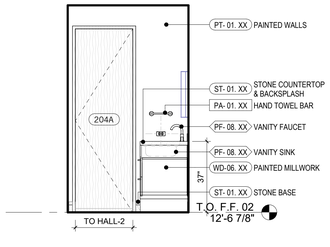
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3/8" = 1'-0"



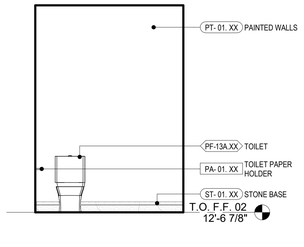
14 PWDR-1A
3/8" = 1'-0"



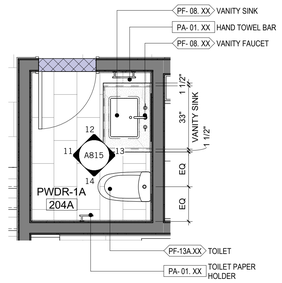
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3/8" = 1'-0"



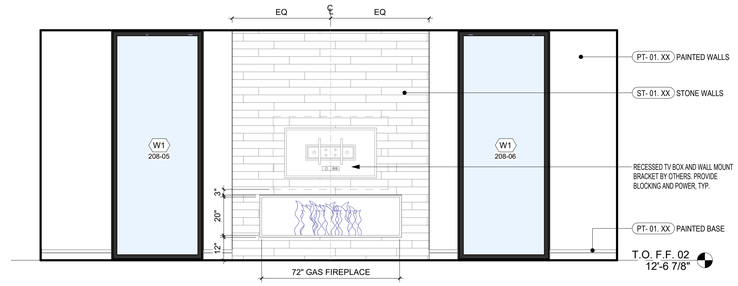
12 PWDR-1A
3/8" = 1'-0"



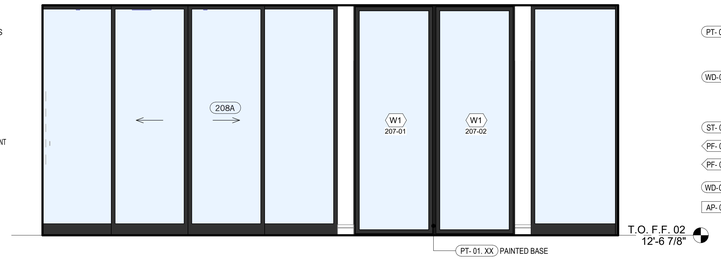
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3/8" = 1'-0"



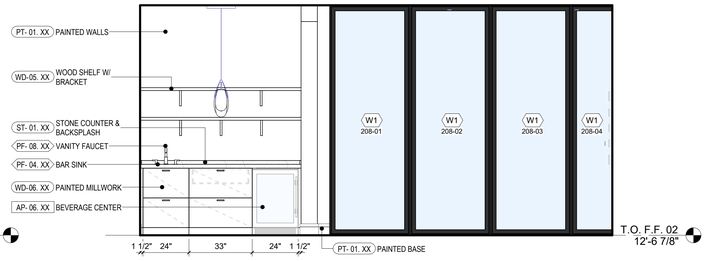
10 PWDR-1A - ENLARGED PLAN
3/8" = 1'-0"



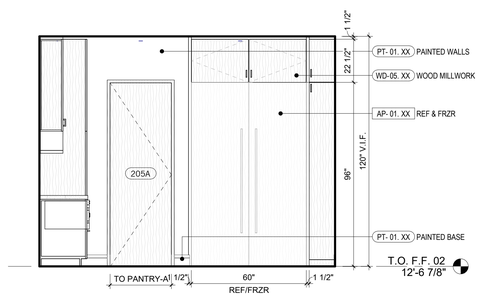
9 LIVING-A
3/8" = 1'-0"



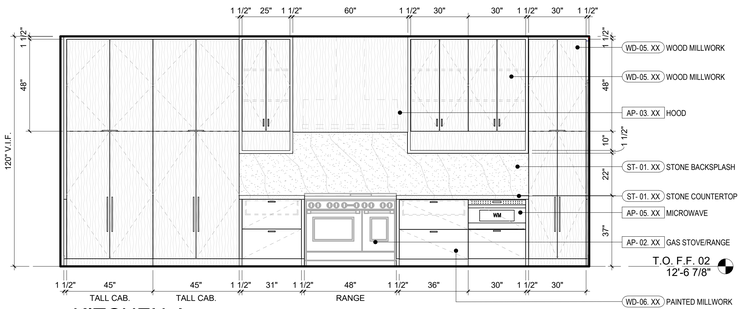
8 LIVING-A
3/8" = 1'-0"



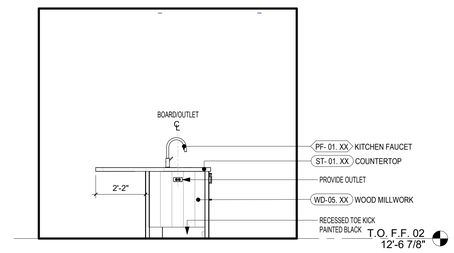
7 LIVING-A
3/8" = 1'-0"



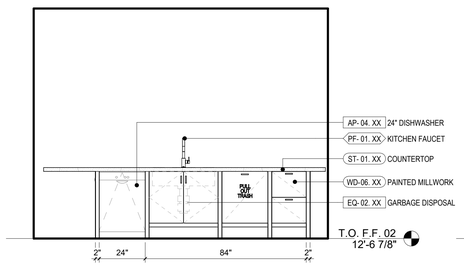
6 KITCHEN-A
3/8" = 1'-0"



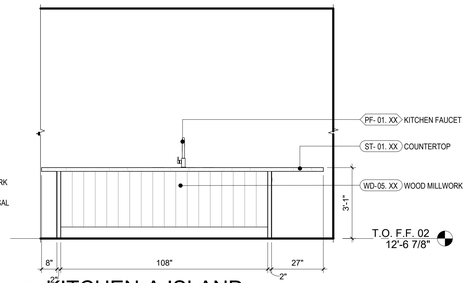
5 KITCHEN-A
3/8" = 1'-0"



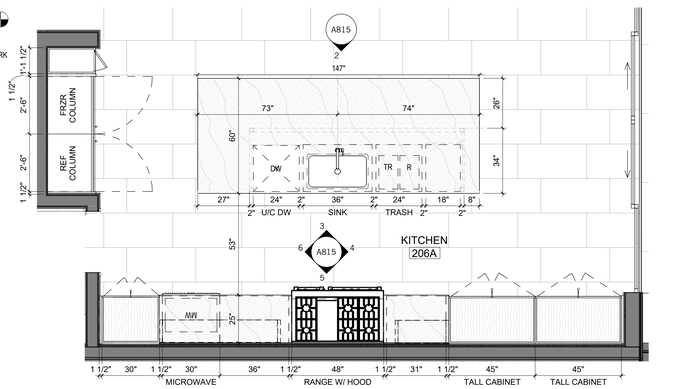
4 KITCHEN-A
3/8" = 1'-0"



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



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



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

INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND	
Key Value	Keynote Text

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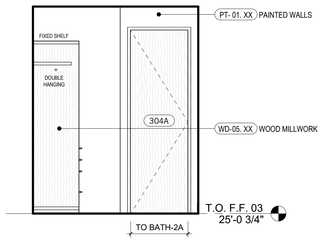
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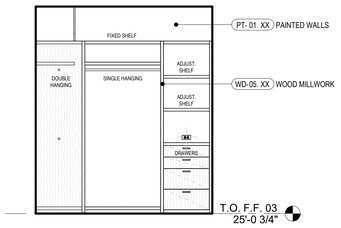
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

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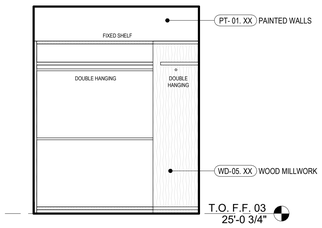
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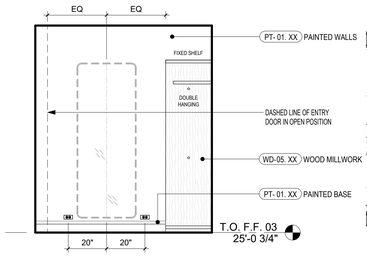
22 WALK-IN CLOSET-2A
3/8" = 1'-0"



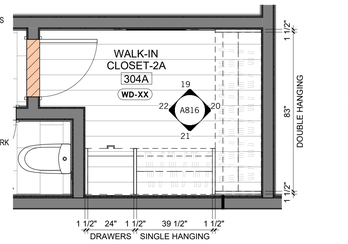
21 WALK-IN CLOSET-2A
3/8" = 1'-0"



20 WALK-IN CLOSET-2A
3/8" = 1'-0"



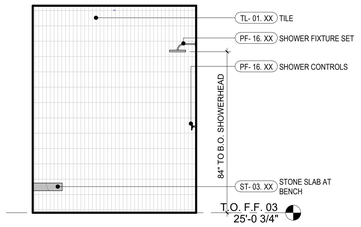
19 WALK-IN CLOSET-2A
3/8" = 1'-0"



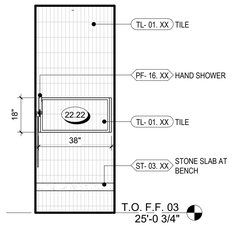
18 WALK-IN CLOSET-2A - PLAN
3/8" = 1'-0"

INTERIOR ELEVATION NOTES
1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION. 2. LIGHT FIXTURES TO BE SELECTED BY OWNER. 3. FOR DOORS AND WINDOWS SEE A7 SERIES.

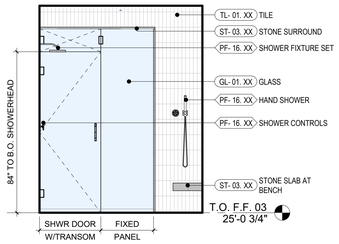
000 KEYNOTE LEGEND	
Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.



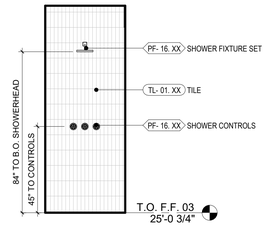
17 BATH-2A - SHOWER
3/8" = 1'-0"



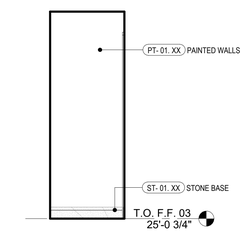
16 BATH-2A - SHOWER
3/8" = 1'-0"



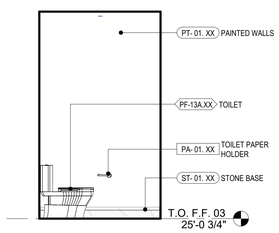
15 BATH-2A - SHOWER
3/8" = 1'-0"



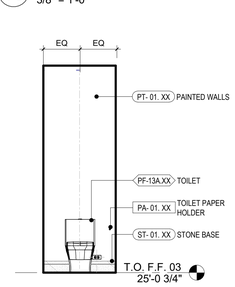
14 BATH-2A - SHOWER
3/8" = 1'-0"



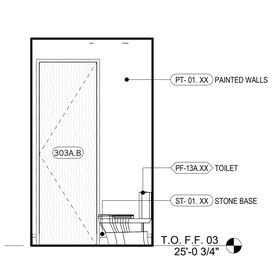
13 BATH-2A - TOILET
3/8" = 1'-0"



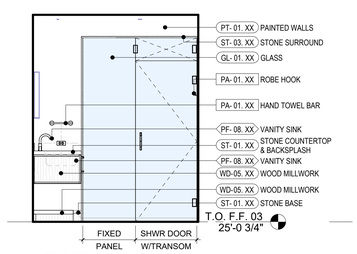
12 BATH-2A - TOILET
3/8" = 1'-0"



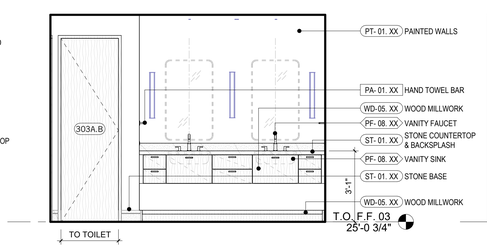
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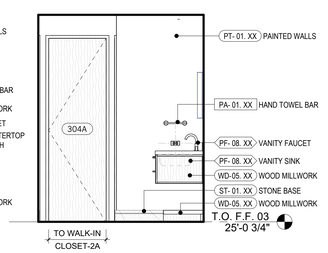
10 BATH-2A - TOILET
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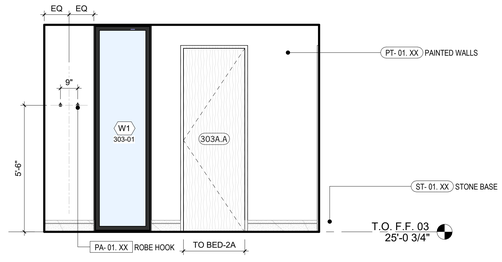
9 BATH-2A
3/8" = 1'-0"



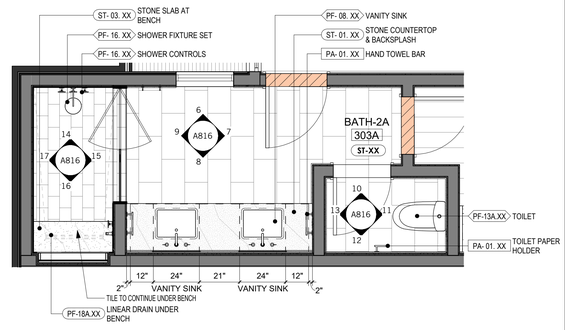
8 BATH-2A
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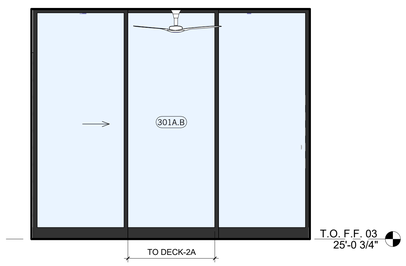
7 BATH-2A
3/8" = 1'-0"



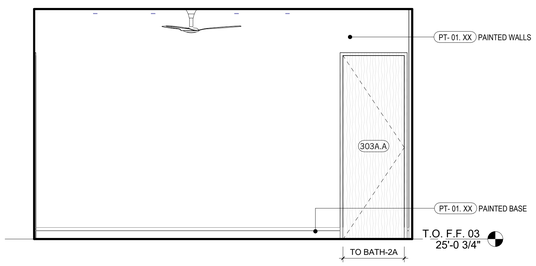
6 BATH-2A
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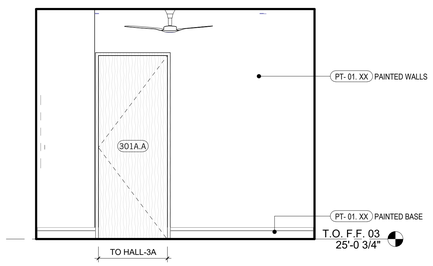
5 BATH-2A - ENLARGED PLAN
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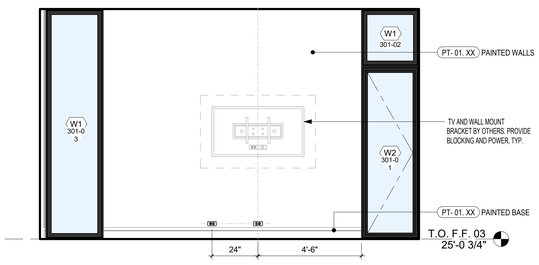
4 BED-2A
3/8" = 1'-0"



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



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



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

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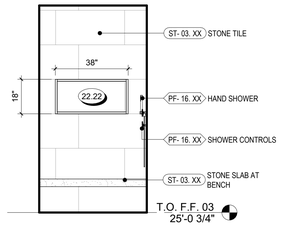
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CHECK	RB

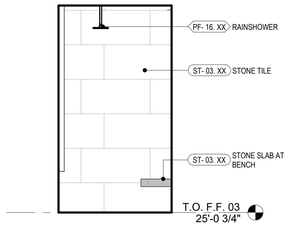
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

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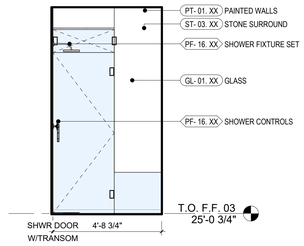
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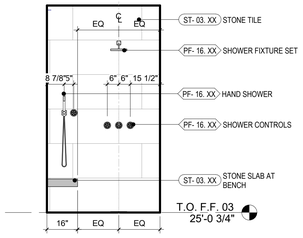
22 PRIMARY SHOWER-1A
3/8" = 1'-0"



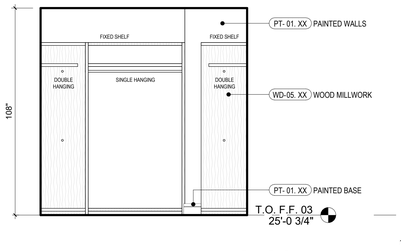
21 PRIMARY SHOWER-1A
3/8" = 1'-0"



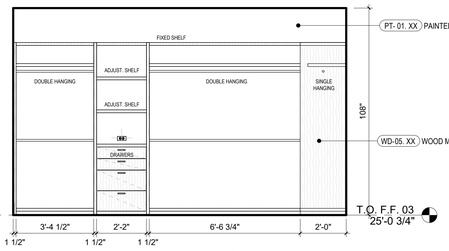
20 PRIMARY SHOWER-1A
3/8" = 1'-0"



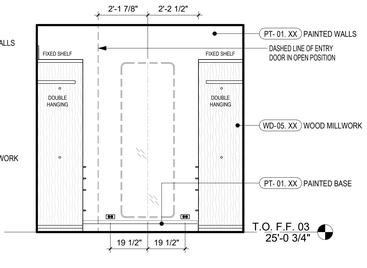
19 PRIMARY SHOWER-1A
3/8" = 1'-0"



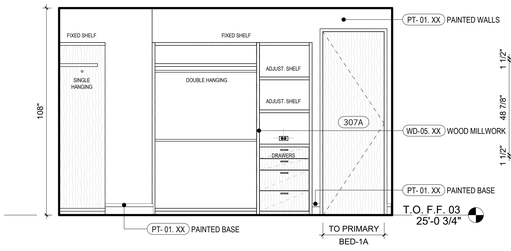
18 PRIMARY WALK-IN CLOSET-1A
3/8" = 1'-0"



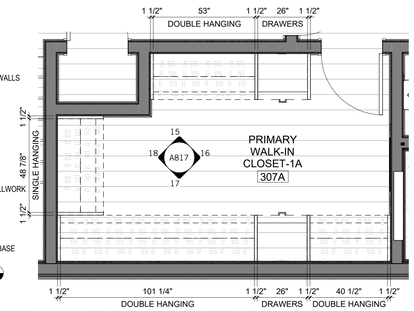
17 PRIMARY WALK-IN CLOSET-1A
3/8" = 1'-0"



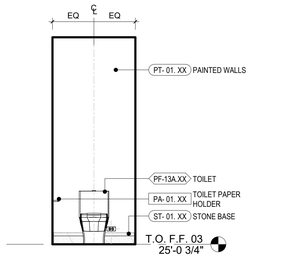
16 PRIMARY WALK-IN CLOSET-1A
3/8" = 1'-0"



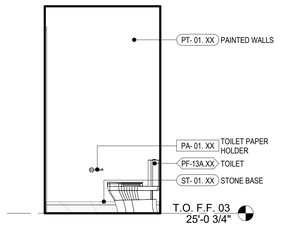
15 PRIMARY WALK-IN CLOSET-1A
3/8" = 1'-0"



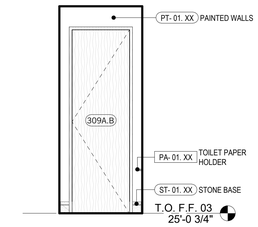
14 PRIMARY WIC-1A - PLAN
3/8" = 1'-0"



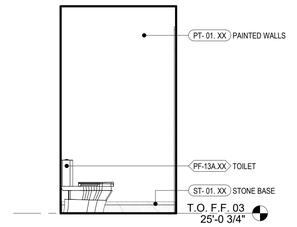
13 PRIMARY TOILET-1A
3/8" = 1'-0"



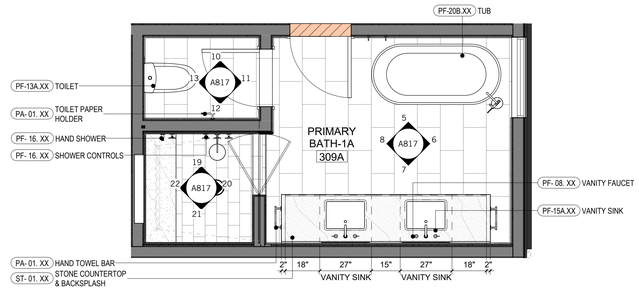
12 PRIMARY TOILET-1A
3/8" = 1'-0"



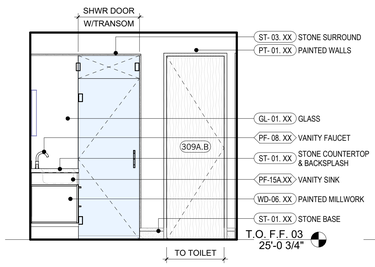
11 PRIMARY TOILET-1A
3/8" = 1'-0"



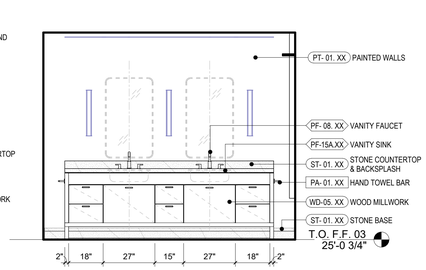
10 PRIMARY TOILET-1A
3/8" = 1'-0"



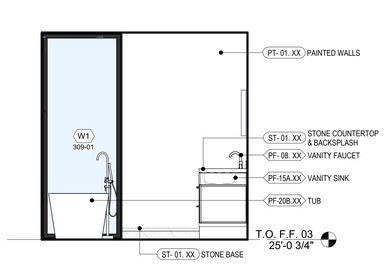
9 PRIMARY BATH-1A - PLAN
3/8" = 1'-0"



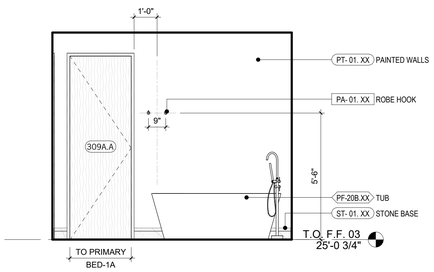
8 PRIMARY BATH-1A
3/8" = 1'-0"



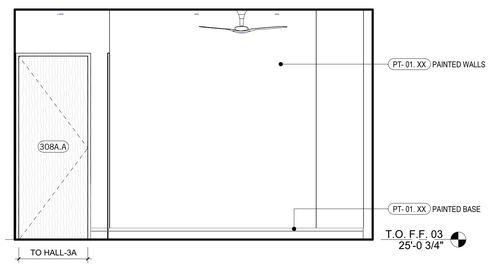
7 PRIMARY BATH-1A
3/8" = 1'-0"



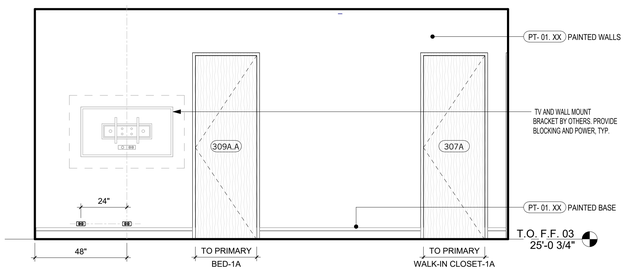
6 PRIMARY BATH-1A
3/8" = 1'-0"



5 PRIMARY BATH-1A
3/8" = 1'-0"



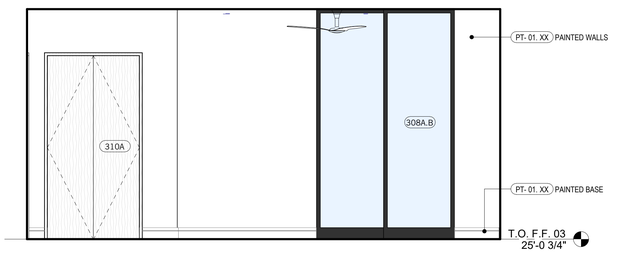
4 PRIMARY BED-1A
3/8" = 1'-0"



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



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



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

INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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

X REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

SHEET
A817

10/31/2025 5:24:49 PM

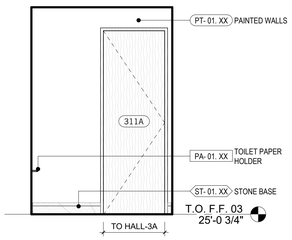
INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
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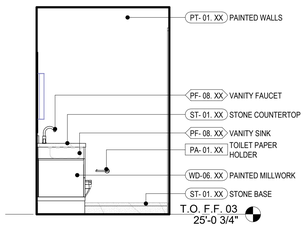
(000)	KEYNOTE LEGEND
Key Value	Keynote Text

DAHLIN
823 Congress Avenue #300
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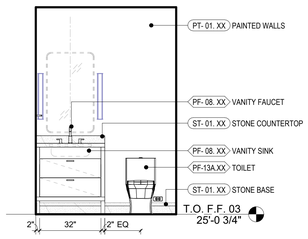
REVISIONS



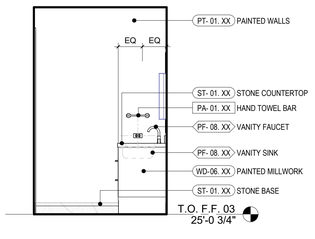
11 PWDR-3
3/8" = 1'-0"



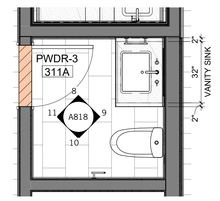
10 PWDR-3
3/8" = 1'-0"



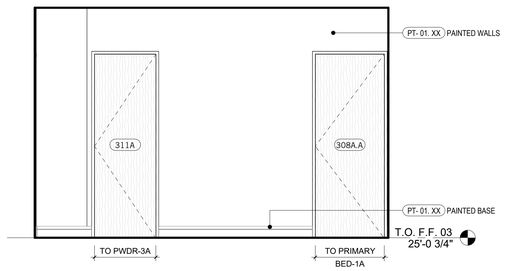
9 PWDR-3
3/8" = 1'-0"



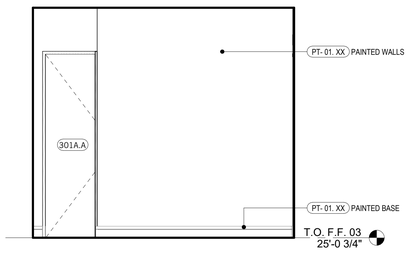
8 PWDR-3
3/8" = 1'-0"



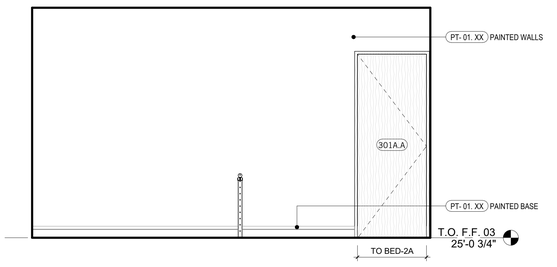
7 PWDR-3 - ENLARGED PLAN
3/8" = 1'-0"



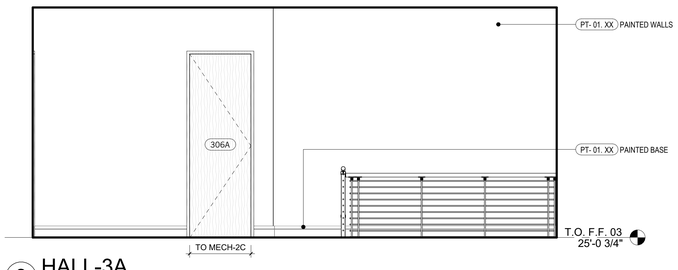
6 HALL-3
3/8" = 1'-0"



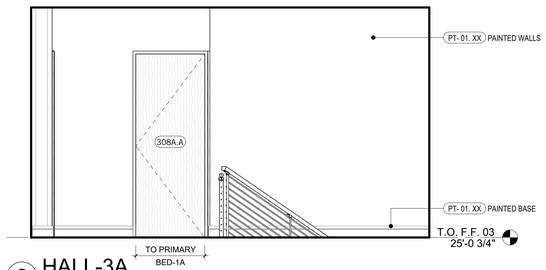
5 HALL-3
3/8" = 1'-0"



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



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



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



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

NOT FOR CONSTRUCTION

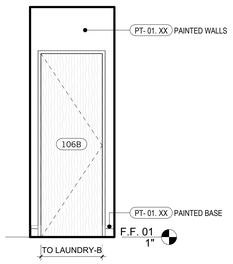
SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

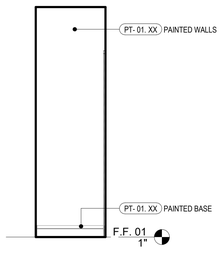
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT A

SHEET
A818

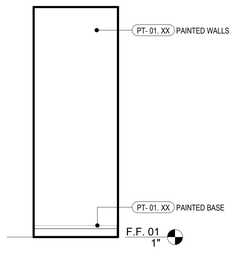
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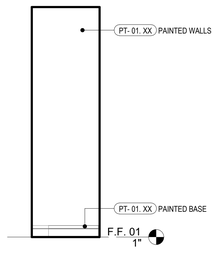
26 AV-B
3/8" = 1'-0"



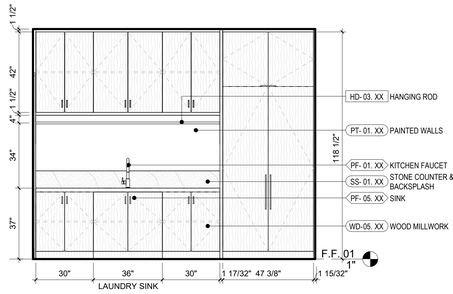
25 AV-B
3/8" = 1'-0"



24 AV-B
3/8" = 1'-0"



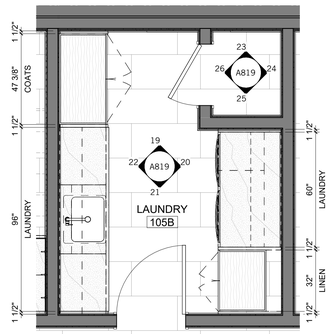
23 AV-B
3/8" = 1'-0"



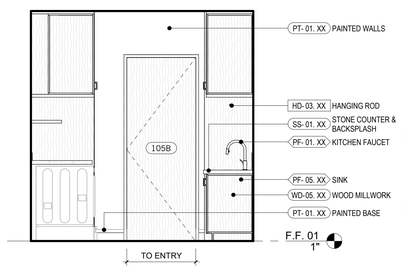
22 LAUNDRY-B
3/8" = 1'-0"

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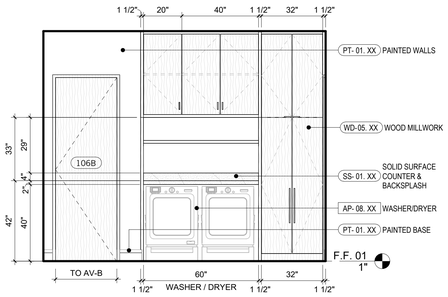
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Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.



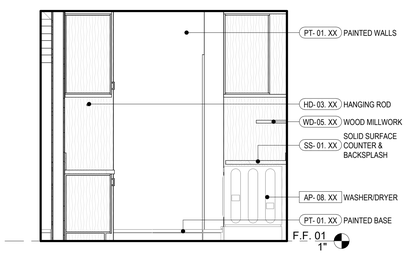
17 MUD/LAUNDRY / AV ROOM-B - PLAN
3/8" = 1'-0"



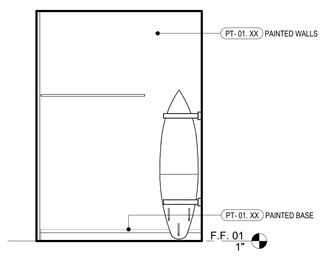
21 LAUNDRY-B
3/8" = 1'-0"



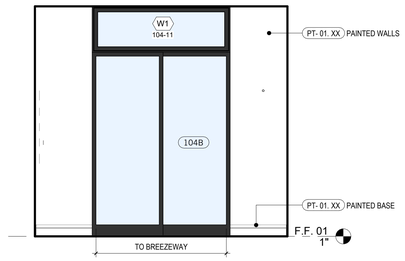
20 LAUNDRY-B
3/8" = 1'-0"



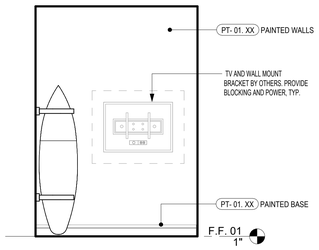
19 LAUNDRY-B
3/8" = 1'-0"



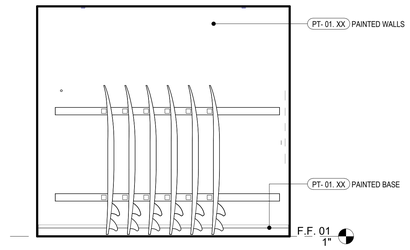
18 BOARD ROOM-B
3/8" = 1'-0"



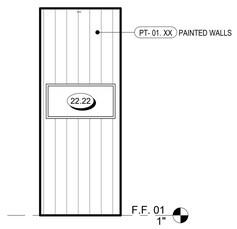
16 BOARD ROOM-B
3/8" = 1'-0"



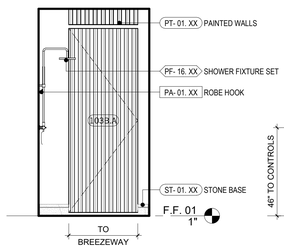
15 BOARD ROOM-B
3/8" = 1'-0"



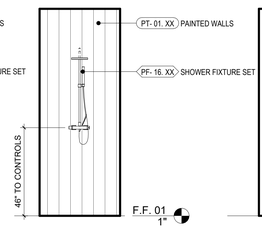
14 BOARD ROOM-B
3/8" = 1'-0"



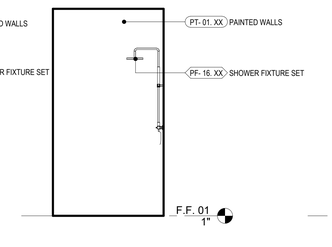
13 SURF SHWR-B
3/8" = 1'-0"



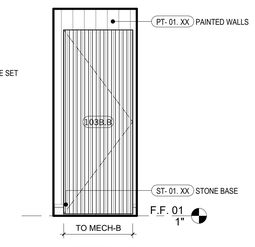
12 SURF SHWR-B
3/8" = 1'-0"



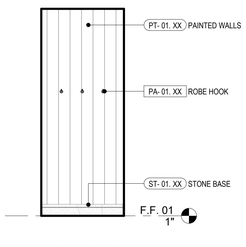
11 SURF SHWR-B
3/8" = 1'-0"



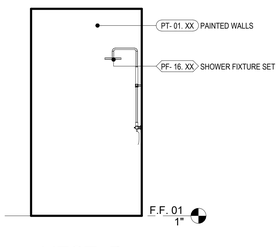
10 SURF SHWR-B
3/8" = 1'-0"



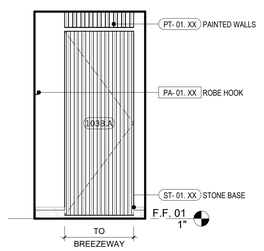
9 VEST. B
3/8" = 1'-0"



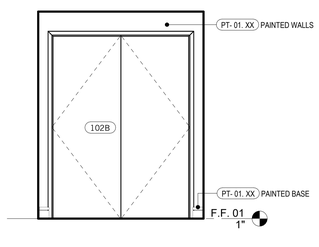
8 VEST. B
3/8" = 1'-0"



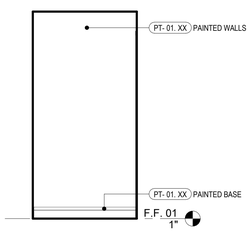
7 VEST. B
3/8" = 1'-0"



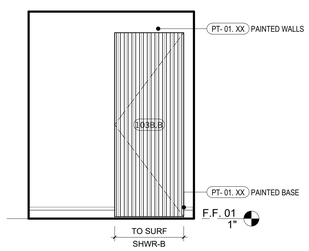
6 VEST. B
3/8" = 1'-0"



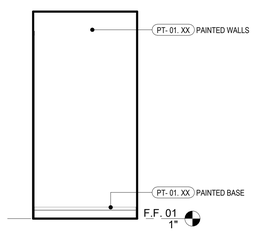
5 MECH ROOM-B
3/8" = 1'-0"



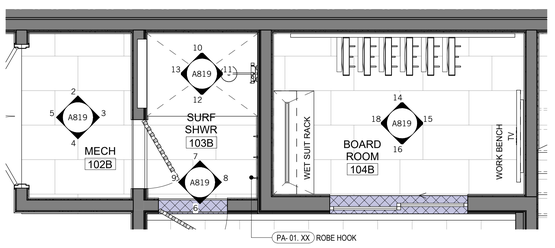
4 MECH ROOM-B
3/8" = 1'-0"



3 MECH ROOM-B
3/8" = 1'-0"



2 MECH ROOM-B
3/8" = 1'-0"



1 SURF SHWR / BOARD / MECH ROOM-B - PLAN
3/8" = 1'-0"

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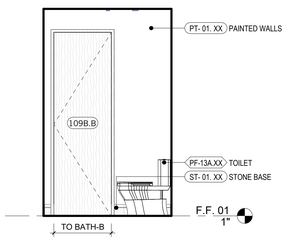
NOT FOR CONSTRUCTION

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

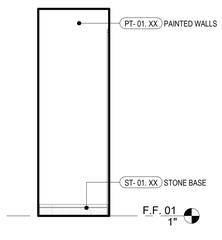
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A819

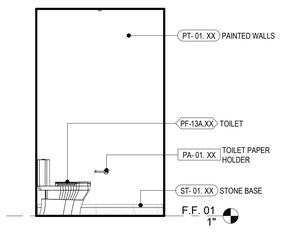
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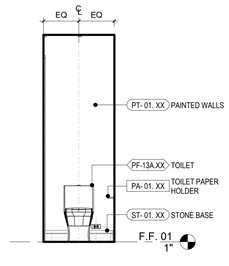
21 BATH-B TOILET
3/8" = 1'-0"



20 BATH-B TOILET
3/8" = 1'-0"



19 BATH-B TOILET
3/8" = 1'-0"



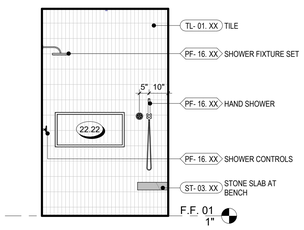
18 BATH-B TOILET
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

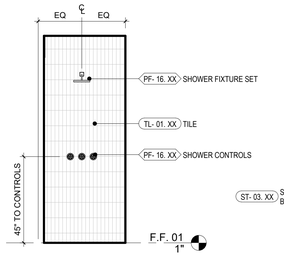
1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

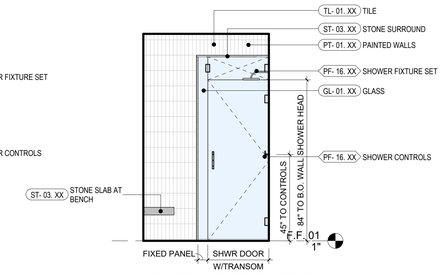
Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.



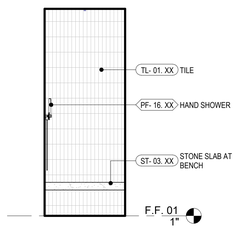
17 BATH-B SHWR
3/8" = 1'-0"



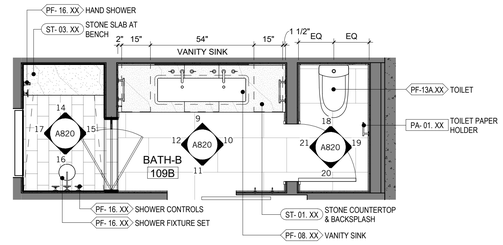
16 BATH-B SHWR
3/8" = 1'-0"



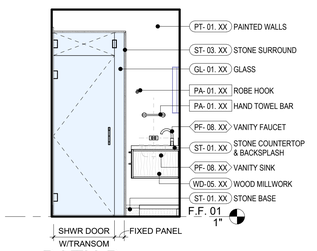
15 BATH-B SHWR 2
3/8" = 1'-0"



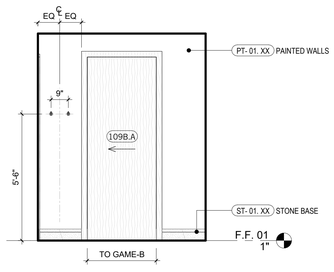
14 BATH-B SHWR
3/8" = 1'-0"



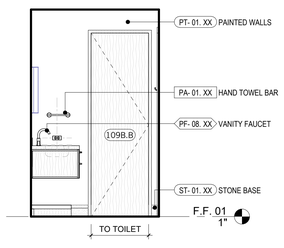
13 BATH-B - ENLARGED PLAN
3/8" = 1'-0"



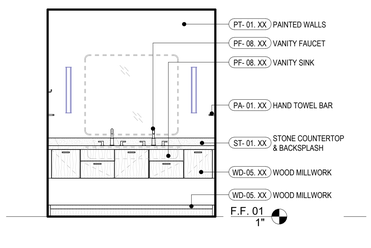
12 BATH-B
3/8" = 1'-0"



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



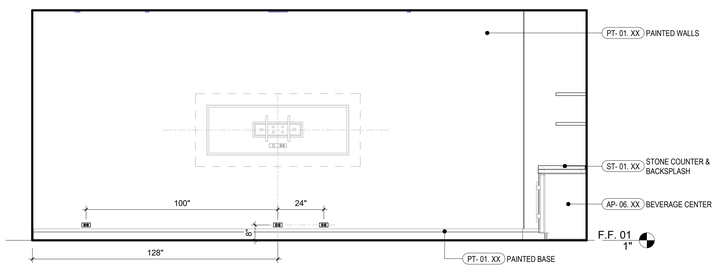
10 BATH-B
3/8" = 1'-0"



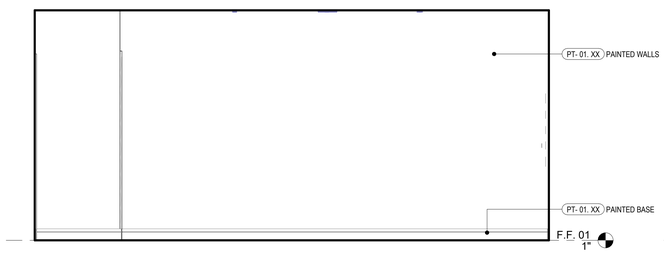
9 BATH-B
3/8" = 1'-0"



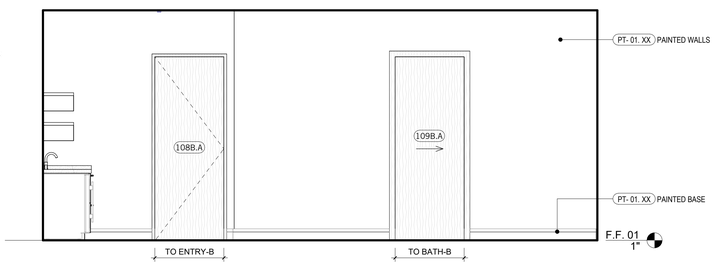
8 GAME ROOM-B
3/8" = 1'-0"



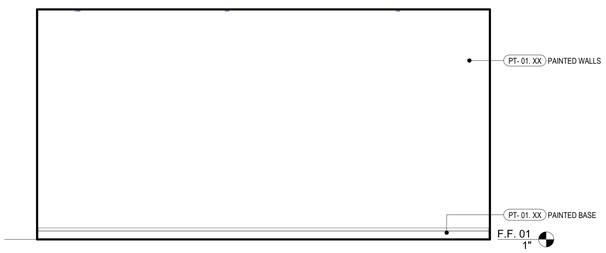
7 GAME ROOM-B
3/8" = 1'-0"



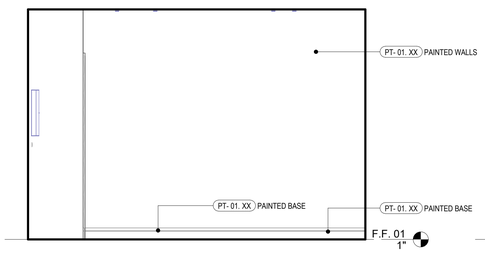
6 GAME ROOM-B
3/8" = 1'-0"



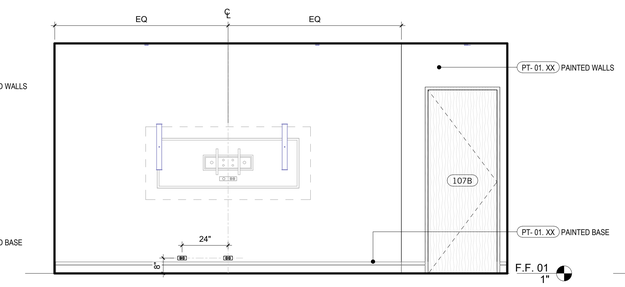
5 GAME ROOM-B
3/8" = 1'-0"



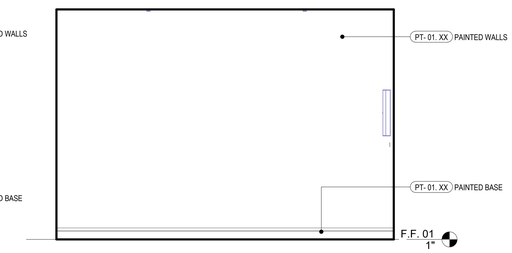
4 MEDIA-B
3/8" = 1'-0"



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



2 MEDIA-B
3/8" = 1'-0"



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

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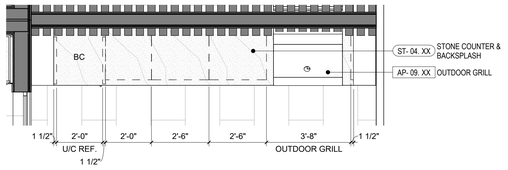
SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

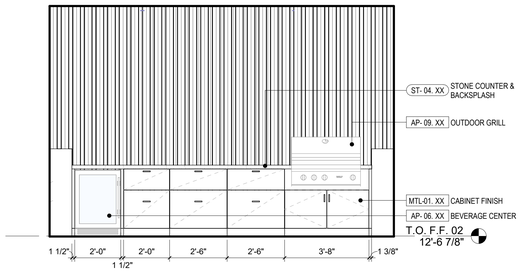
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A820

10/31/2025 5:25:06 PM



14 GRILL-B - ENLARGED PLAN
3/8" = 1'-0"

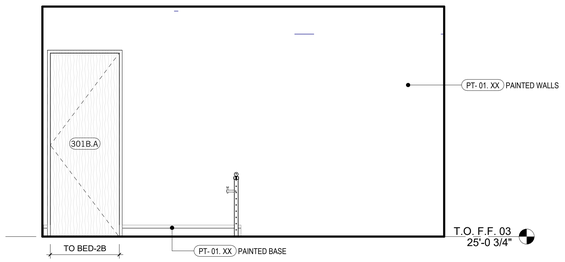


13 GRILL-B
3/8" = 1'-0"

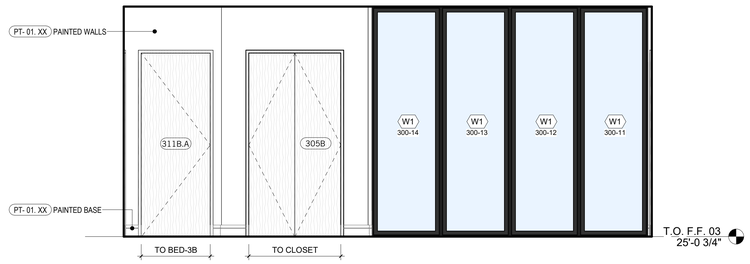
INTERIOR ELEVATION NOTES
1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION. 2. LIGHT FIXTURES TO BE SELECTED BY OWNER. 3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

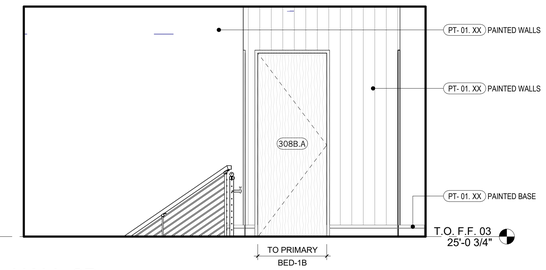
Key Value	Keynote Text
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.



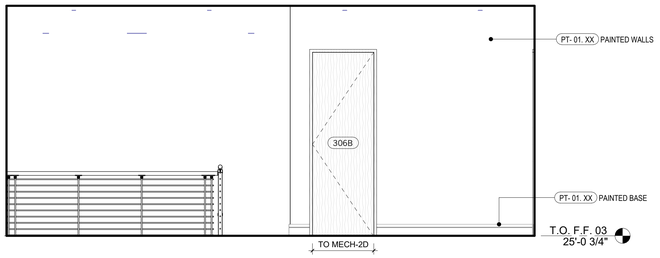
12 HALL-3B
3/8" = 1'-0"



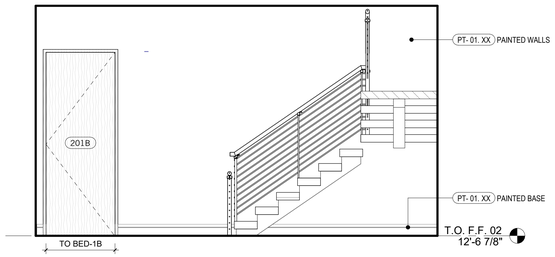
11 HALL-3B
3/8" = 1'-0"



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



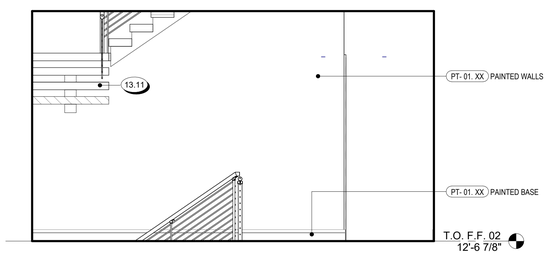
9 HALL-3B
3/8" = 1'-0"



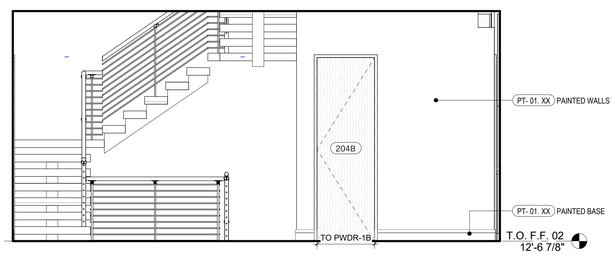
8 HALL-B (SECOND FLOOR)
3/8" = 1'-0"



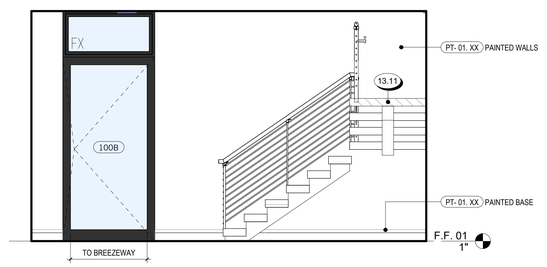
7 HALL-B (SECOND FLOOR)
3/8" = 1'-0"



6 HALL-B (SECOND FLOOR)
3/8" = 1'-0"



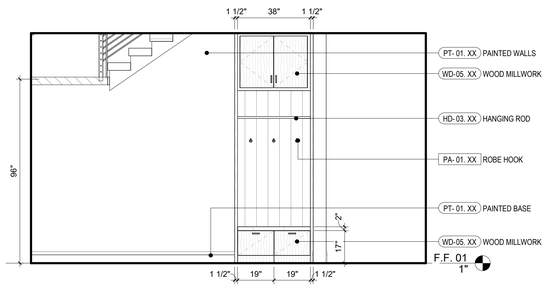
5 HALL-B (SECOND FLOOR)
3/8" = 1'-0"



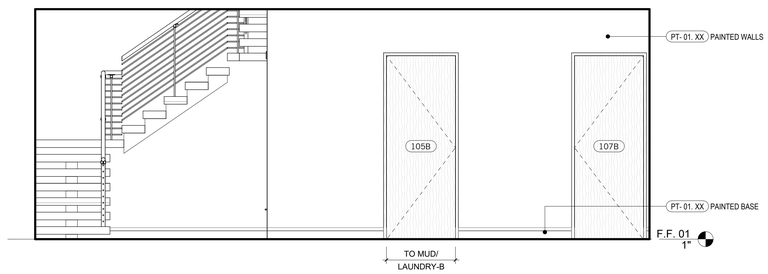
4 ENTRY-B
3/8" = 1'-0"



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



2 ENTRY-B
3/8" = 1'-0"



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

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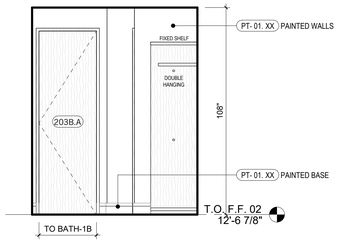
SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

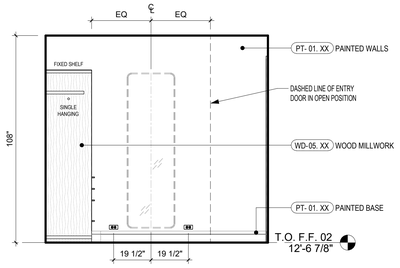
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A821

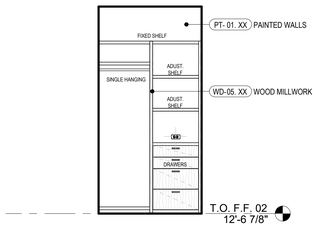
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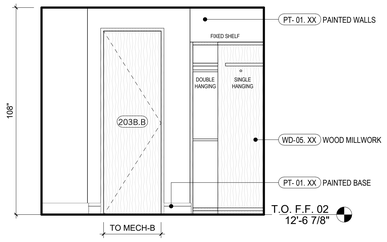
22 WALK-IN CLOSET-1B
3/8" = 1'-0"



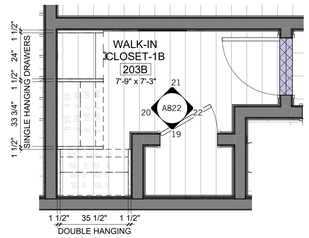
21 WALK-IN CLOSET-1B
3/8" = 1'-0"



20 WALK-IN CLOSET-1B
3/8" = 1'-0"



19 WALK-IN CLOSET-1B
3/8" = 1'-0"



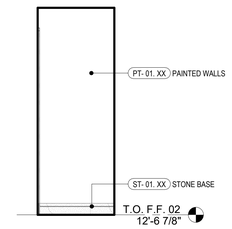
18 WIC-1B - ENLARGED PLAN
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

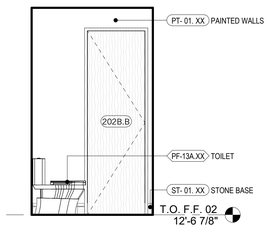
1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

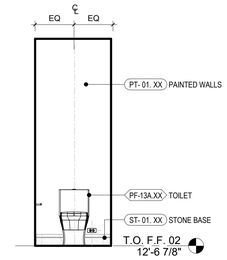
Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.



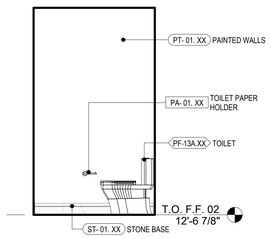
17 BATH-1B TOILET
3/8" = 1'-0"



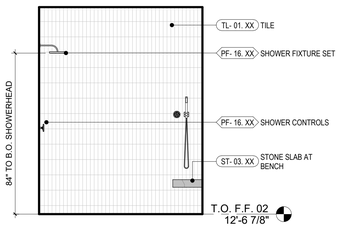
16 BATH-1B TOILET
3/8" = 1'-0"



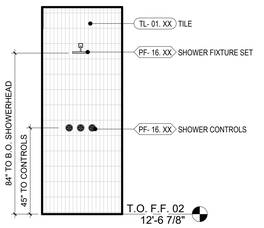
15 BATH-1B TOILET
3/8" = 1'-0"



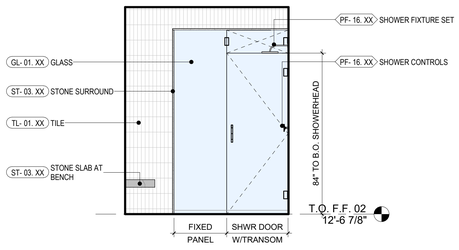
14 BATH-1B TOILET
3/8" = 1'-0"



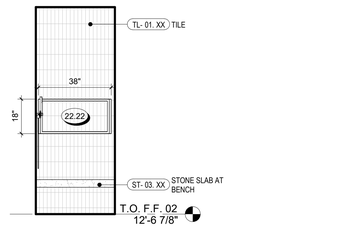
13 BATH-1B SHWR
3/8" = 1'-0"



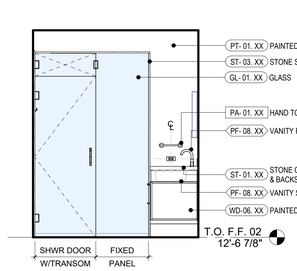
12 BATH-1B SHWR
3/8" = 1'-0"



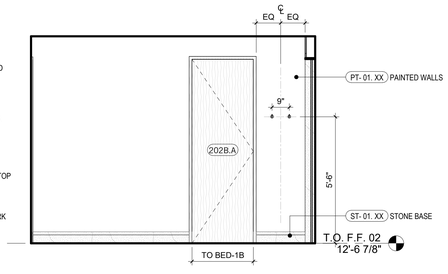
11 BATH-1B SHWR
3/8" = 1'-0"



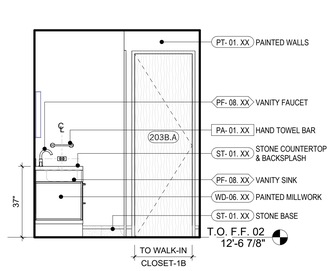
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3/8" = 1'-0"



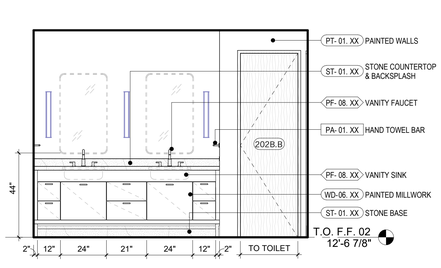
9 BATH-1B
3/8" = 1'-0"



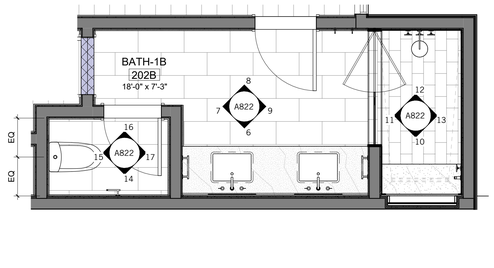
8 BATH-1B
3/8" = 1'-0"



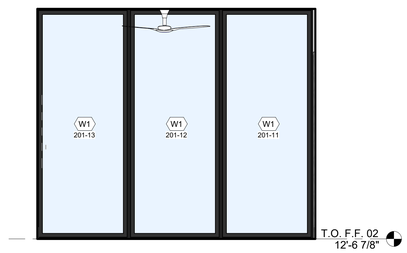
7 BATH-1B
3/8" = 1'-0"



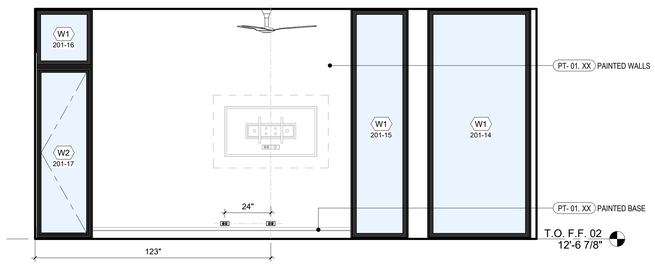
6 BATH-1B
3/8" = 1'-0"



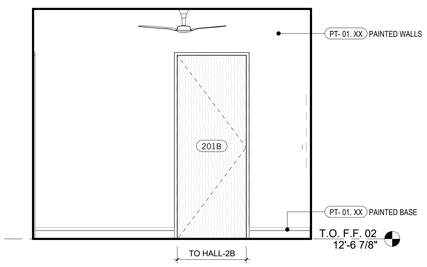
5 DI
3/8" = 1'-0"



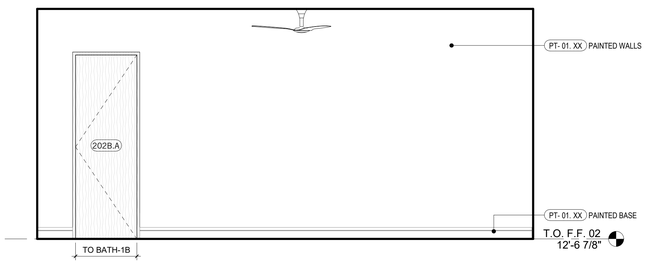
4 BED-1B
3/8" = 1'-0"



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



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



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

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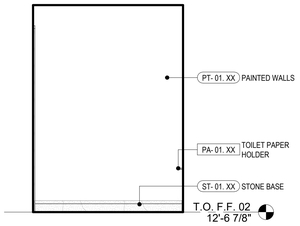
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DRAWN	SW, EJ, MN, JD
CHECK	RB

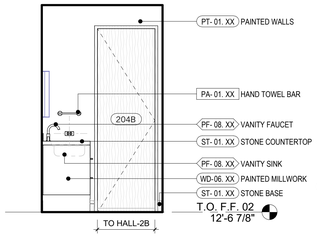
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A822

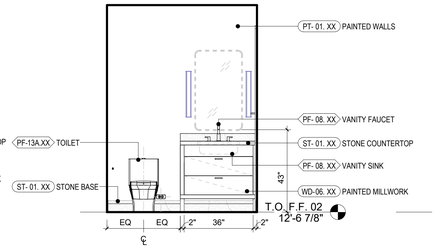
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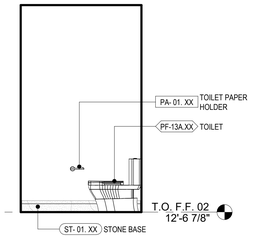
18 PWDR-1B
3/8" = 1'-0"



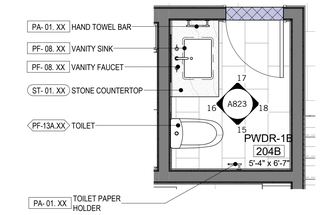
17 PWDR-1B
3/8" = 1'-0"



16 PWDR-1B
3/8" = 1'-0"



15 PWDR-1B
3/8" = 1'-0"



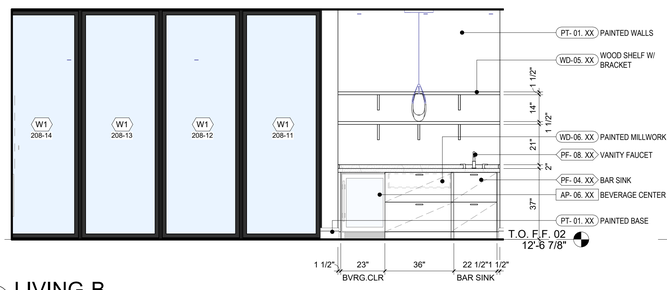
14 PWDR-1B - PLAN
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

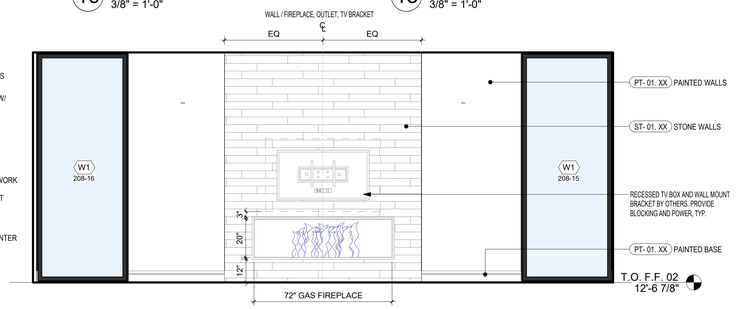
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Key Value	Keynote Text



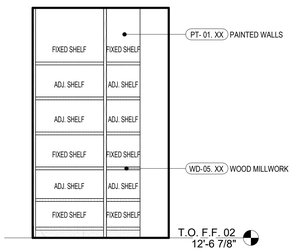
13 LIVING-B
3/8" = 1'-0"



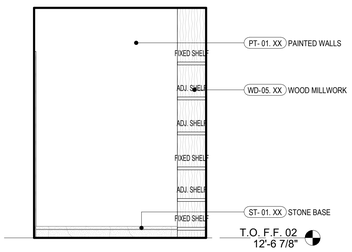
12 LIVING-B
3/8" = 1'-0"



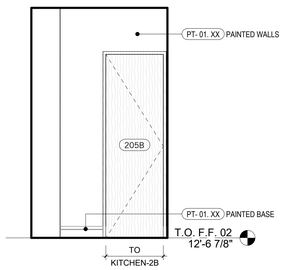
11 LIVING-B
3/8" = 1'-0"



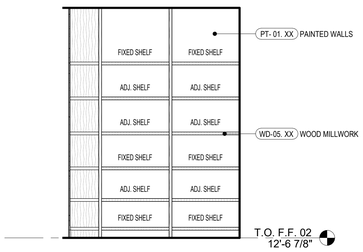
10 PANTRY-B
3/8" = 1'-0"



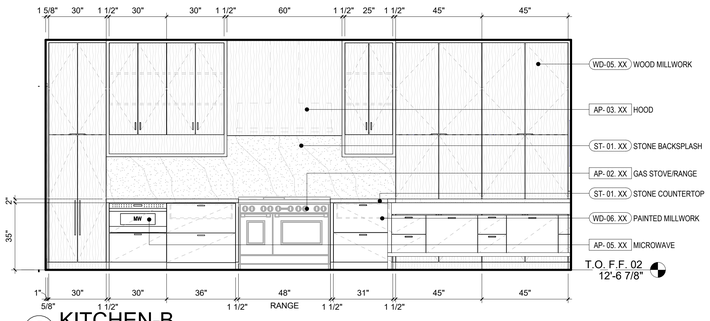
9 PANTRY-B
3/8" = 1'-0"



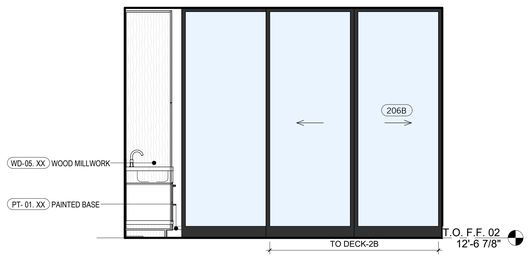
8 PANTRY-B
3/8" = 1'-0"



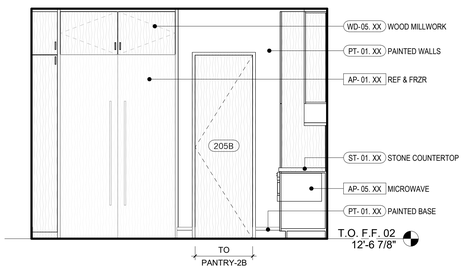
7 PANTRY-B
3/8" = 1'-0"



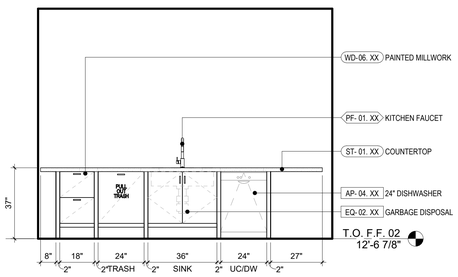
6 KITCHEN-B
3/8" = 1'-0"



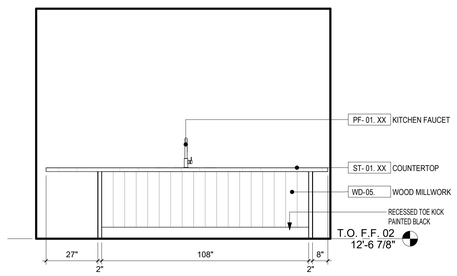
5 KITCHEN-B
3/8" = 1'-0"



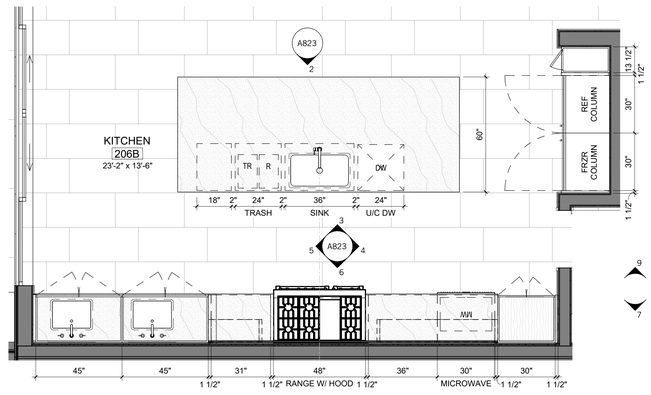
4 KITCHEN-B
3/8" = 1'-0"



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



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



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

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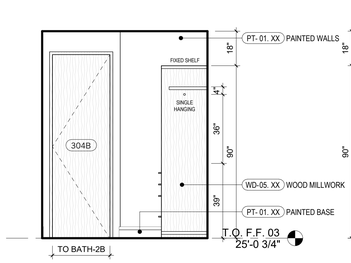
SEAL / SIGNATURE

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DRAWN	SW, EJ, MN, JD
CHECK	RB

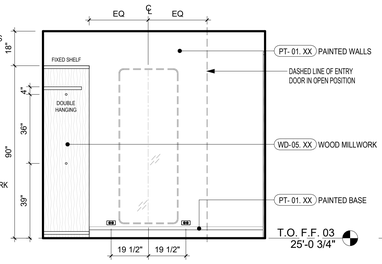
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A823

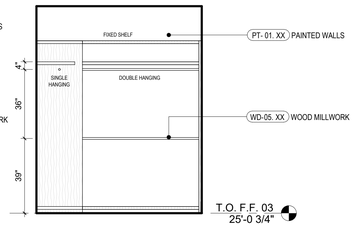
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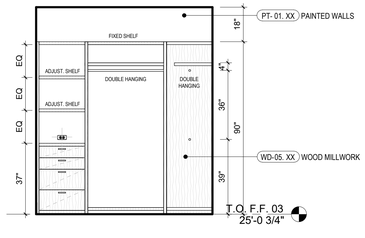
22 WALK-IN CLOSET-2B
3/8" = 1'-0"



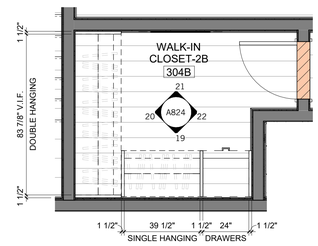
21 WALK-IN CLOSET-2B
3/8" = 1'-0"



20 WALK-IN CLOSET-2B
3/8" = 1'-0"



19 WALK-IN CLOSET-2B
3/8" = 1'-0"



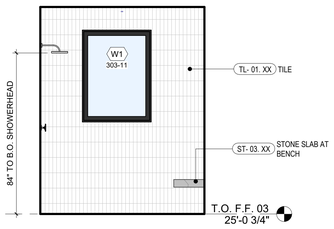
18 WALK-IN CLOSET-2B - PLAN
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

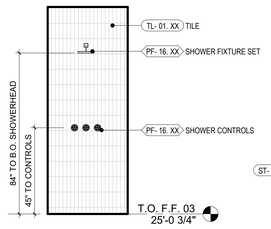
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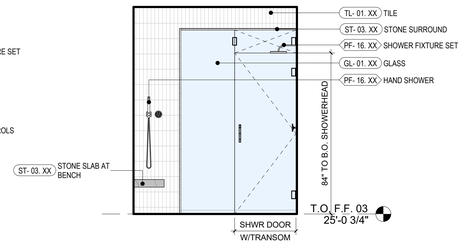
Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.



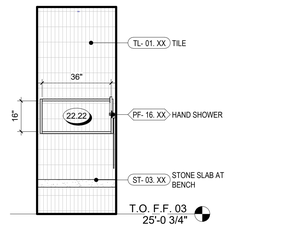
17 BATH-2B - SHOWER
3/8" = 1'-0"



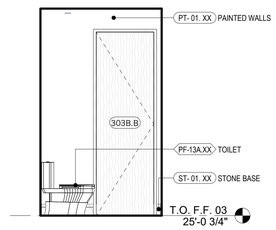
16 BATH-2B - SHOWER
3/8" = 1'-0"



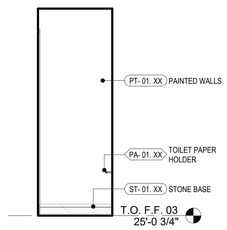
15 BATH-2B - SHOWER
3/8" = 1'-0"



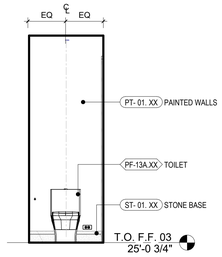
14 BATH-2B - SHOWER
3/8" = 1'-0"



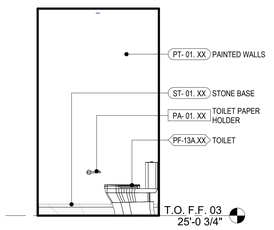
13 BATH-2B - TOILET
3/8" = 1'-0"



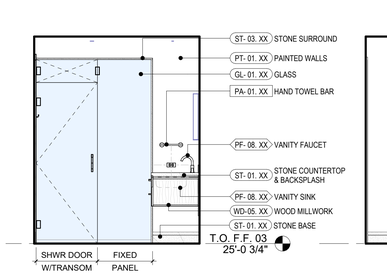
12 BATH-2B - TOILET
3/8" = 1'-0"



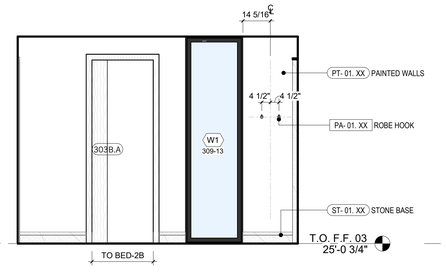
11 BATH-2B - TOILET
3/8" = 1'-0"



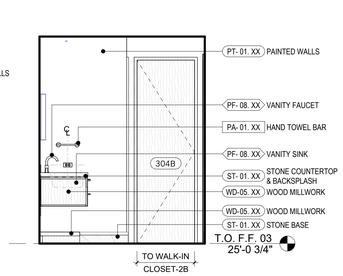
10 BATH-2B - TOILET
3/8" = 1'-0"



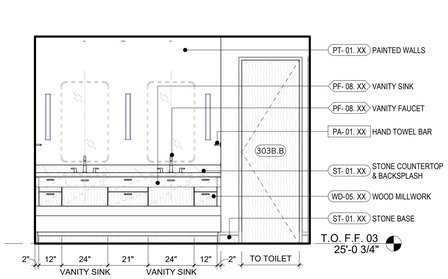
9 BATH-2B
3/8" = 1'-0"



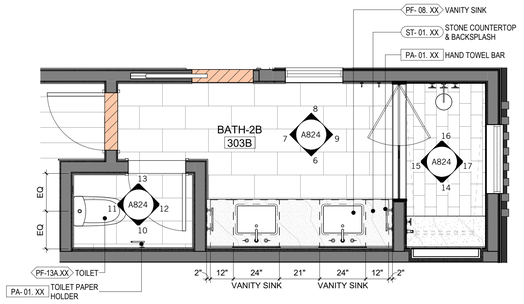
8 BATH-2B
3/8" = 1'-0"



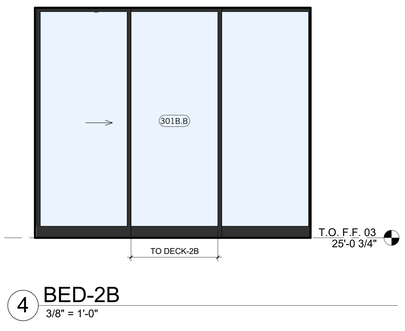
7 BATH-2B
3/8" = 1'-0"



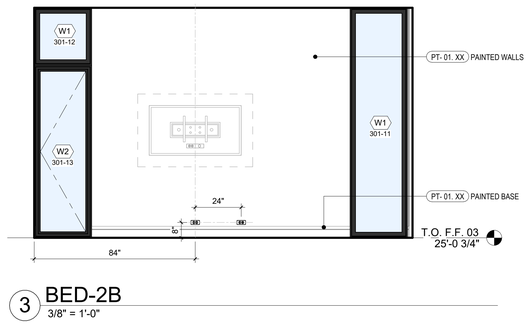
6 BATH-2B
3/8" = 1'-0"



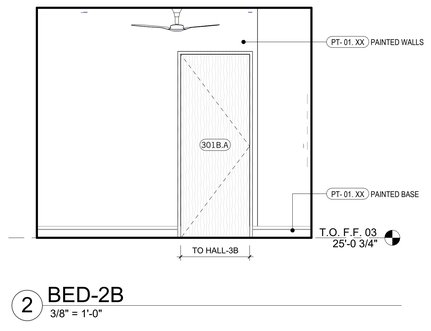
5 BATH-2B - ENLARGED PLAN
3/8" = 1'-0"



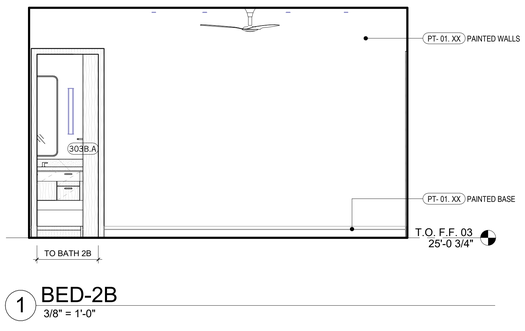
4 BED-2B
3/8" = 1'-0"



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



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



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

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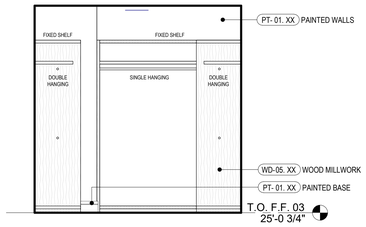
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JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

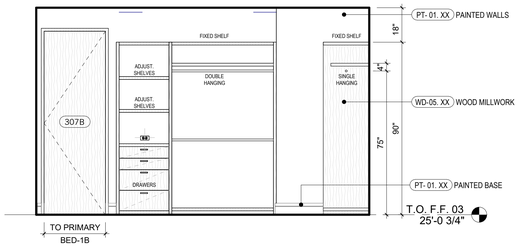
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A824

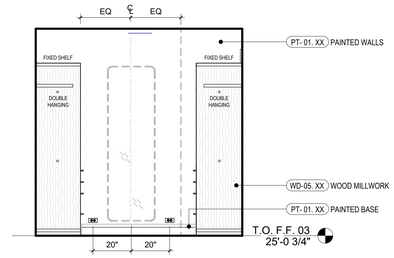
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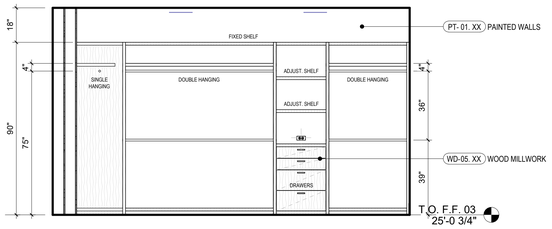
22 PRIMARY WALK-IN CLOSET-1B
3/8" = 1'-0"



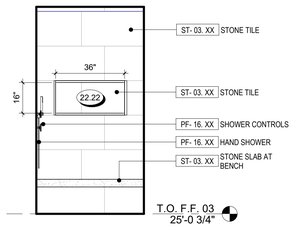
21 PRIMARY WALK-IN CLOSET-1B
3/8" = 1'-0"



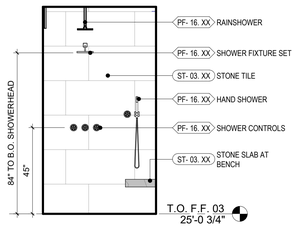
20 PRIMARY WALK-IN CLOSET-1B
3/8" = 1'-0"



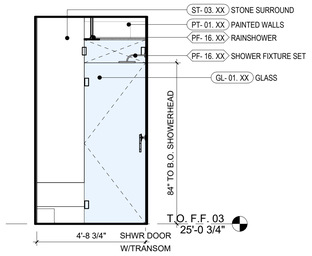
19 PRIMARY WALK-IN CLOSET-1B
3/8" = 1'-0"



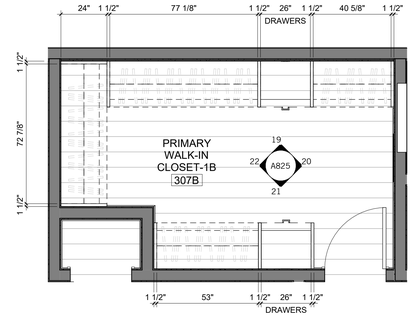
18 PRIMARY SHOWER-1B
3/8" = 1'-0"



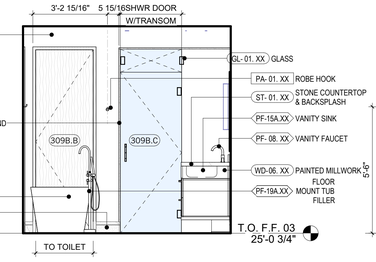
17 PRIMARY SHOWER-1B
3/8" = 1'-0"



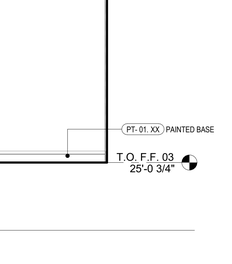
16 PRIMARY SHOWER-1B
3/8" = 1'-0"



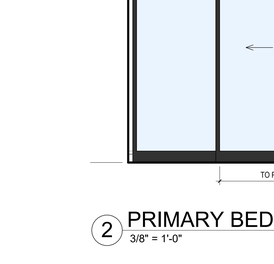
15 PRIMARY WIC-1B - PLAN
3/8" = 1'-0"



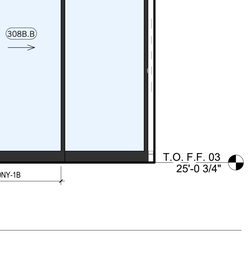
14 PRIMARY SHOWER-1B
3/8" = 1'-0"



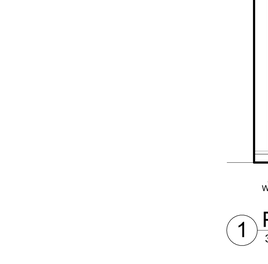
13 PRIMARY TOILET-1B
3/8" = 1'-0"



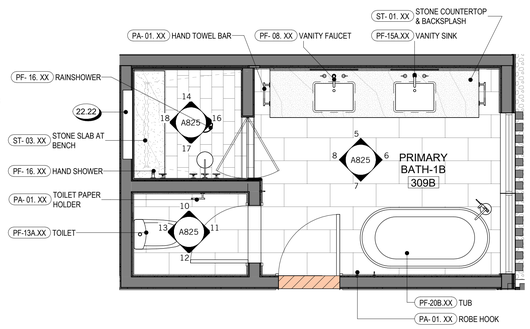
12 PRIMARY TOILET-1B
3/8" = 1'-0"



11 PRIMARY TOILET-1B
3/8" = 1'-0"

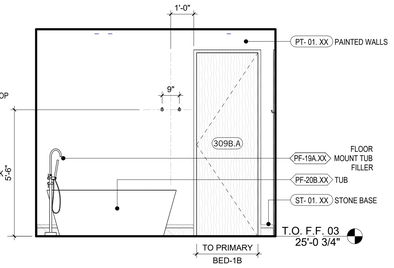


10 PRIMARY TOILET-1B
3/8" = 1'-0"

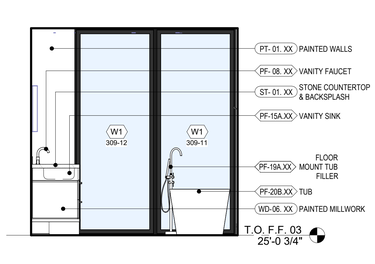


9 PRIMARY BATH-1B - PLAN
3/8" = 1'-0"

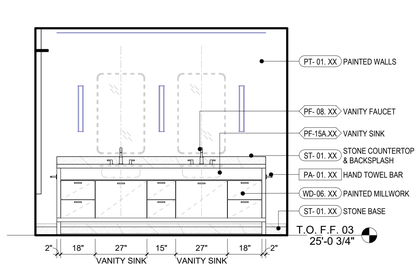
8 PRIMARY BATH-1B
3/8" = 1'-0"



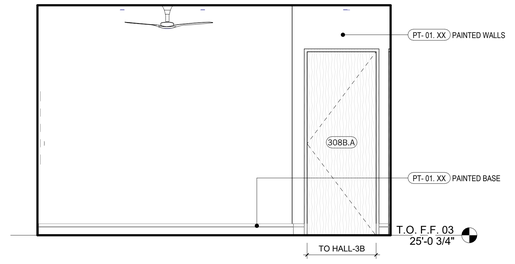
7 PRIMARY BATH-1B
3/8" = 1'-0"



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



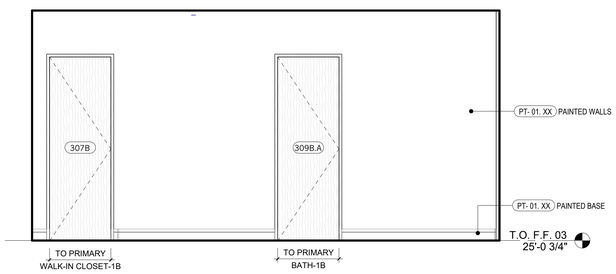
5 PRIMARY BATH-1B
3/8" = 1'-0"



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

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

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



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

INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY OWNER.
3. FOR DOORS AND WINDOWS SEE A7 SERIES.

000 KEYNOTE LEGEND

Key Value	Keynote Text
22.22	SHOWER NICHE, SLOPED TO DRAIN. NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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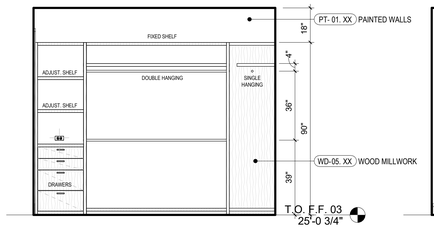
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DRAWN	SW, EJ, MN, JD
CHECK	RB

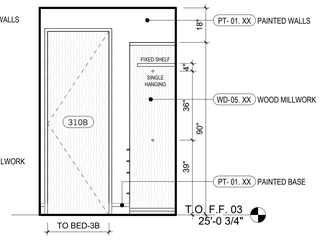
ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
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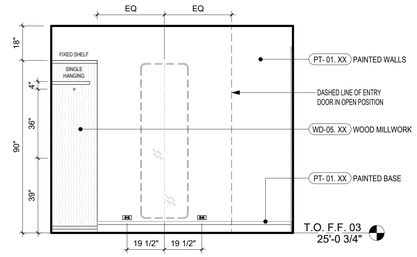
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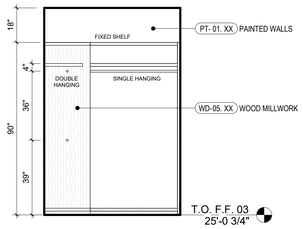
22 WALK-IN CLOSET-3B
3/8" = 1'-0"



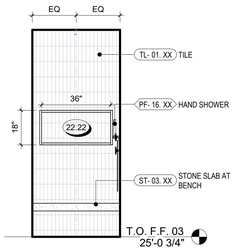
21 WALK-IN CLOSET-3B
3/8" = 1'-0"



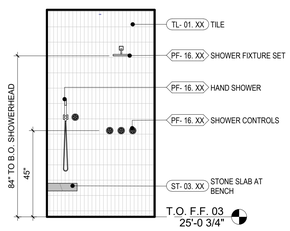
20 WALK-IN CLOSET-3B
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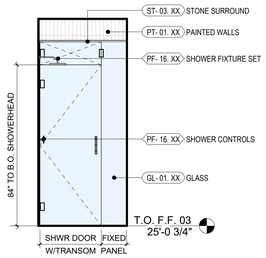
19 WALK-IN CLOSET-3B
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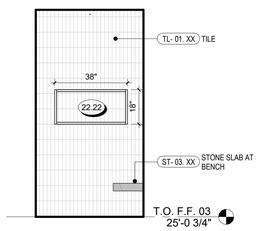
17 SHOWER-3B
3/8" = 1'-0"



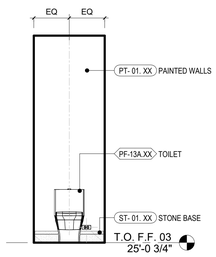
16 SHOWER-3B
3/8" = 1'-0"



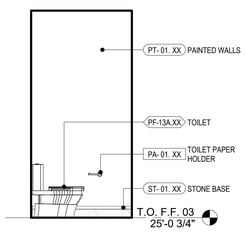
15 SHOWER-3B
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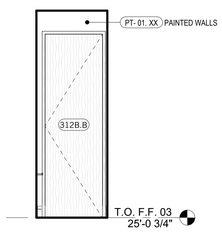
14 SHOWER-3B
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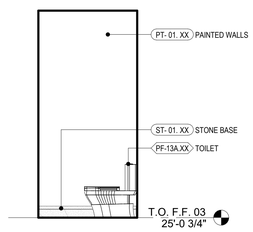
13 TOILET-3B
3/8" = 1'-0"



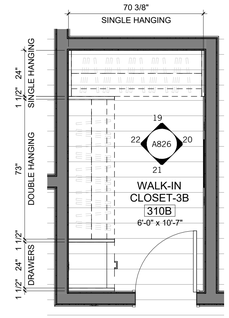
12 TOILET-3B
3/8" = 1'-0"



11 TOILET-3B
3/8" = 1'-0"



10 TOILET-3B
3/8" = 1'-0"



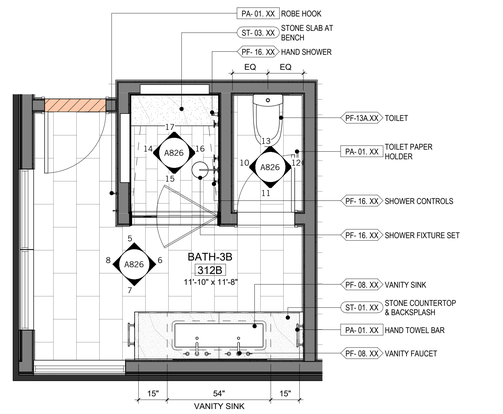
18 WALK-IN CLOSET-3B - PLAN
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

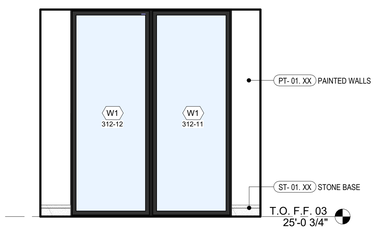
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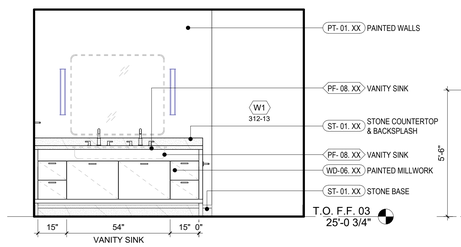
Key Value	Keynote Text
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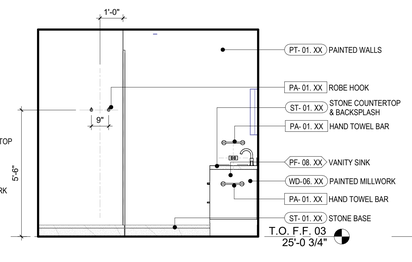
9 BATH-3B - ENLARGED PLAN
3/8" = 1'-0"



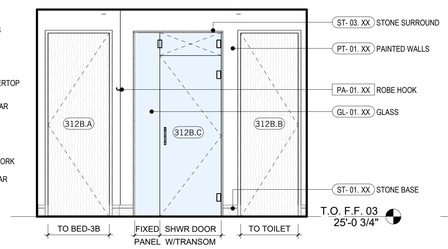
8 BATH-3B
3/8" = 1'-0"



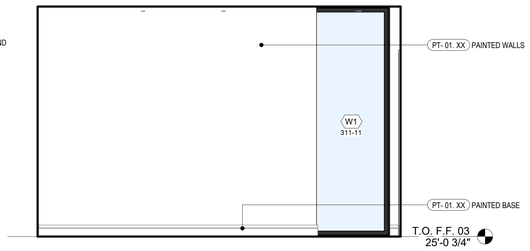
7 BATH-3B
3/8" = 1'-0"



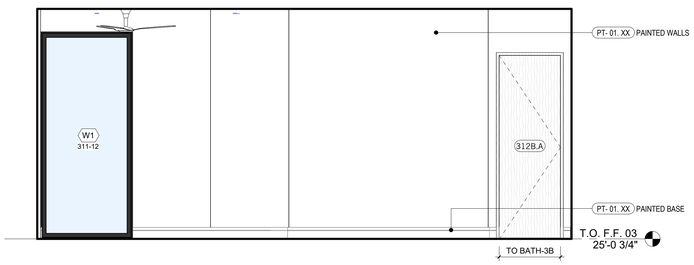
6 BATH-3B
3/8" = 1'-0"



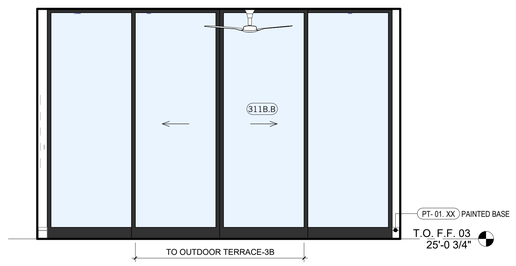
5 BATH-3B
3/8" = 1'-0"



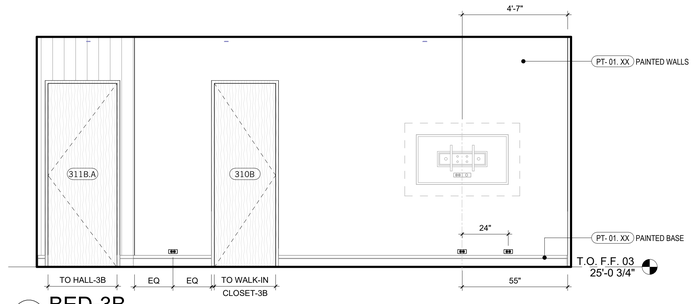
4 BED-3B
3/8" = 1'-0"



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



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



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

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

REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO.	1911-001
DRAWN	SW, EJ, MN, JD
CHECK	RB

ENLARGED PLANS & INTERIOR ELEVATIONS - UNIT B

SHEET
A826

10/31/2025 5:25:43 PM