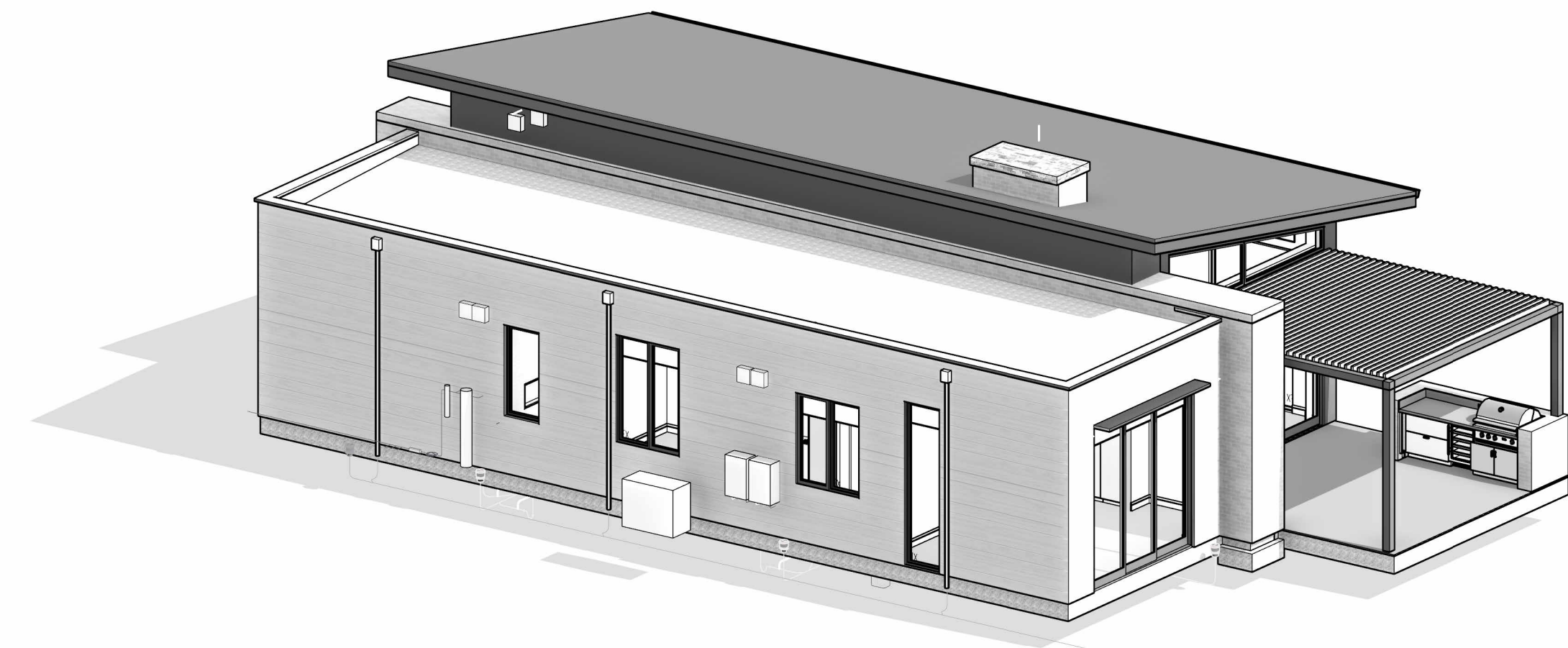
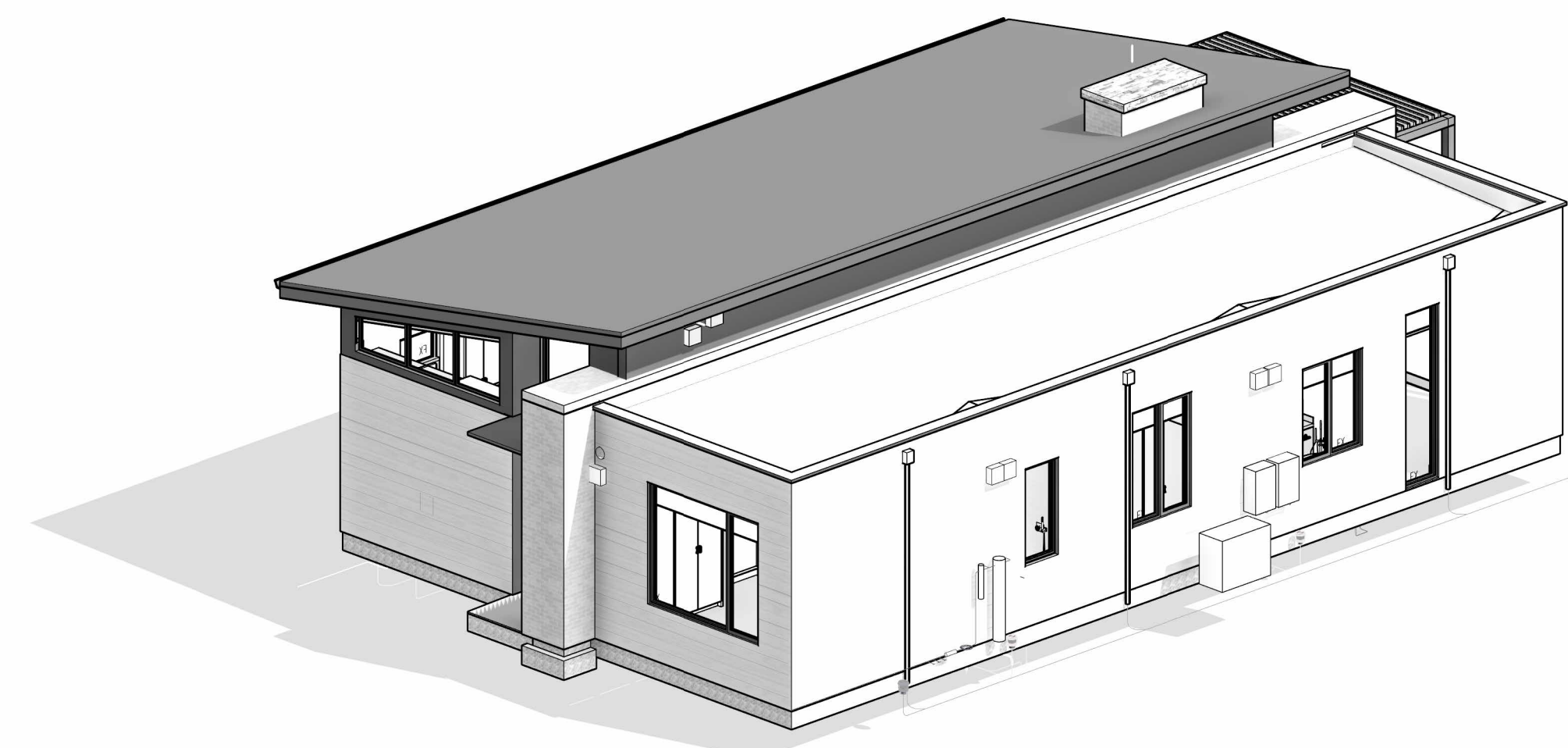


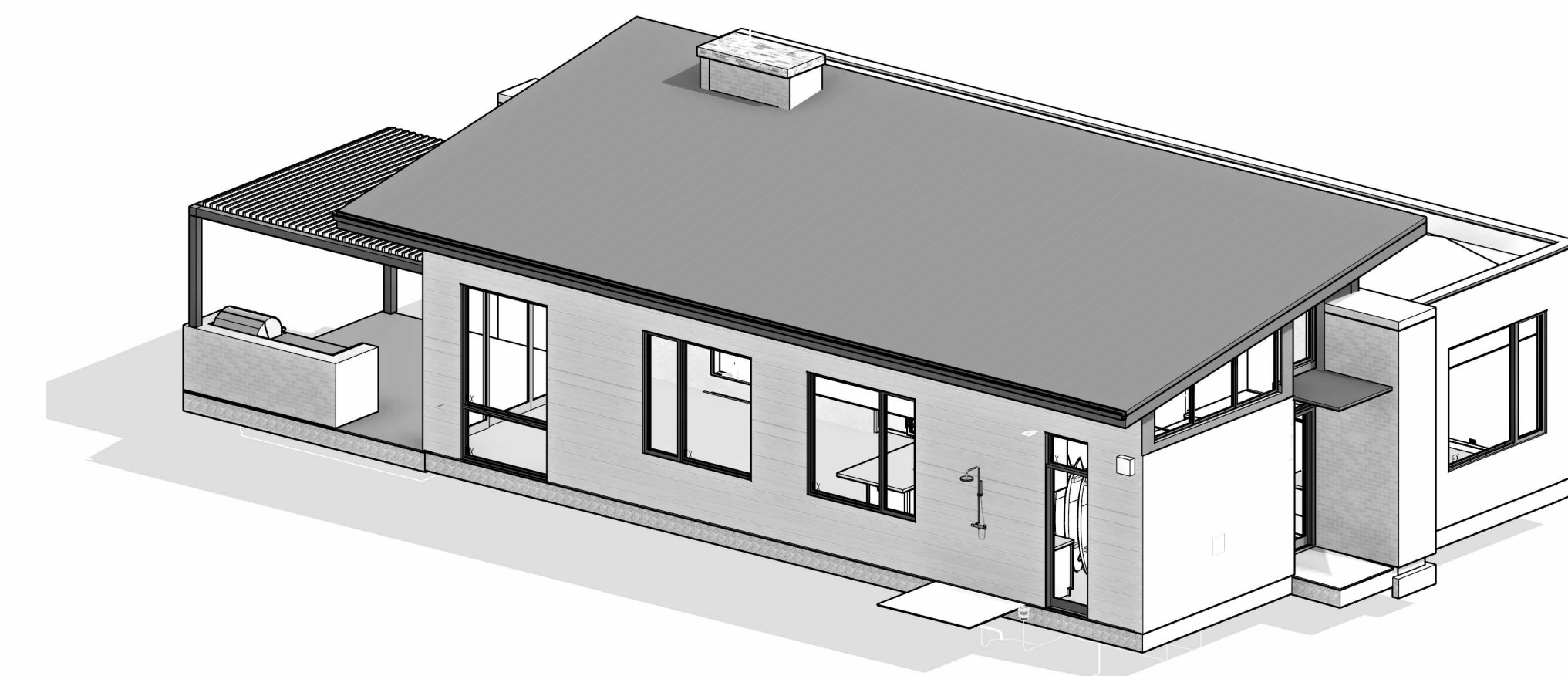
4 EXTERIOR VIEW - FRONT LEFT



3 EXTERIOR VIEW - REAR RIGHT



2 EXTERIOR VIEW - REAR LEFT



1 EXTERIOR VIEW - FRONT RIGHT

NOT FOR
CONSTRUCTION

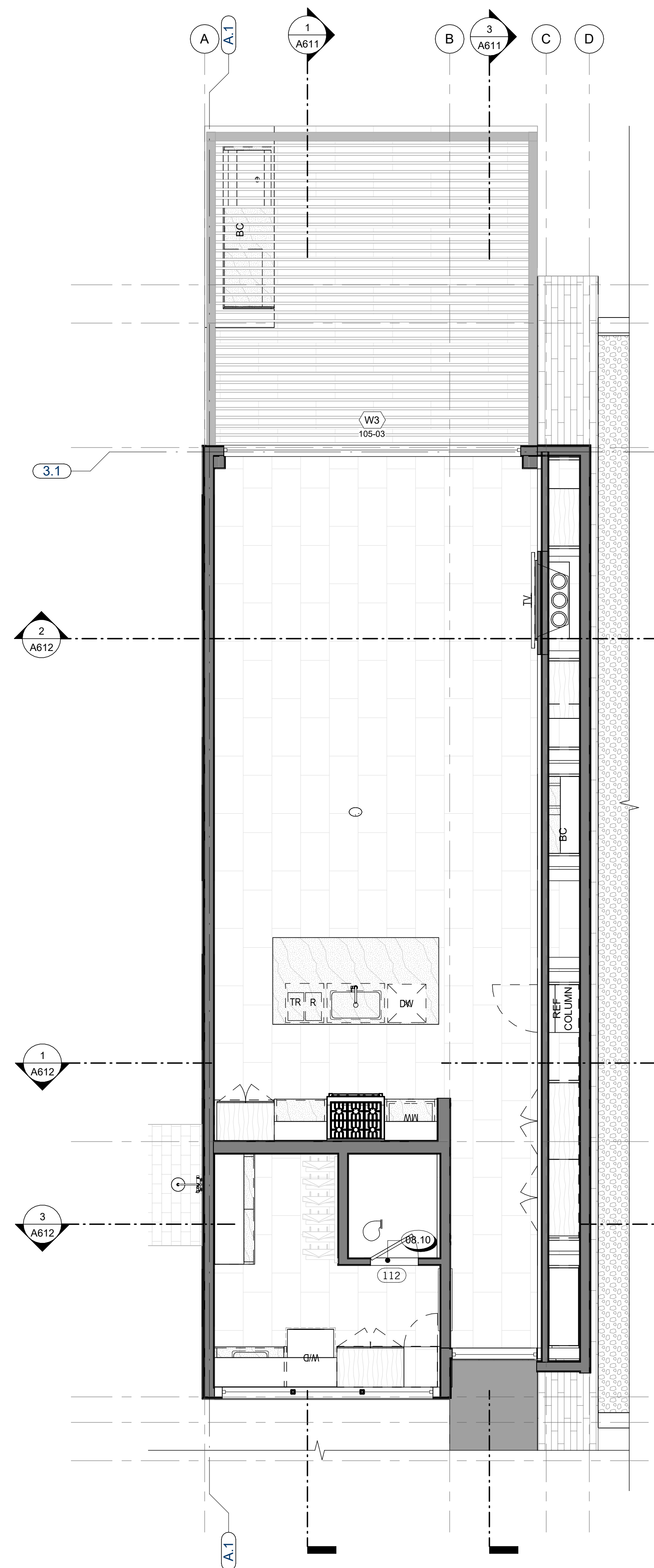
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
EXTERIOR VIEWS

SHEET
R001

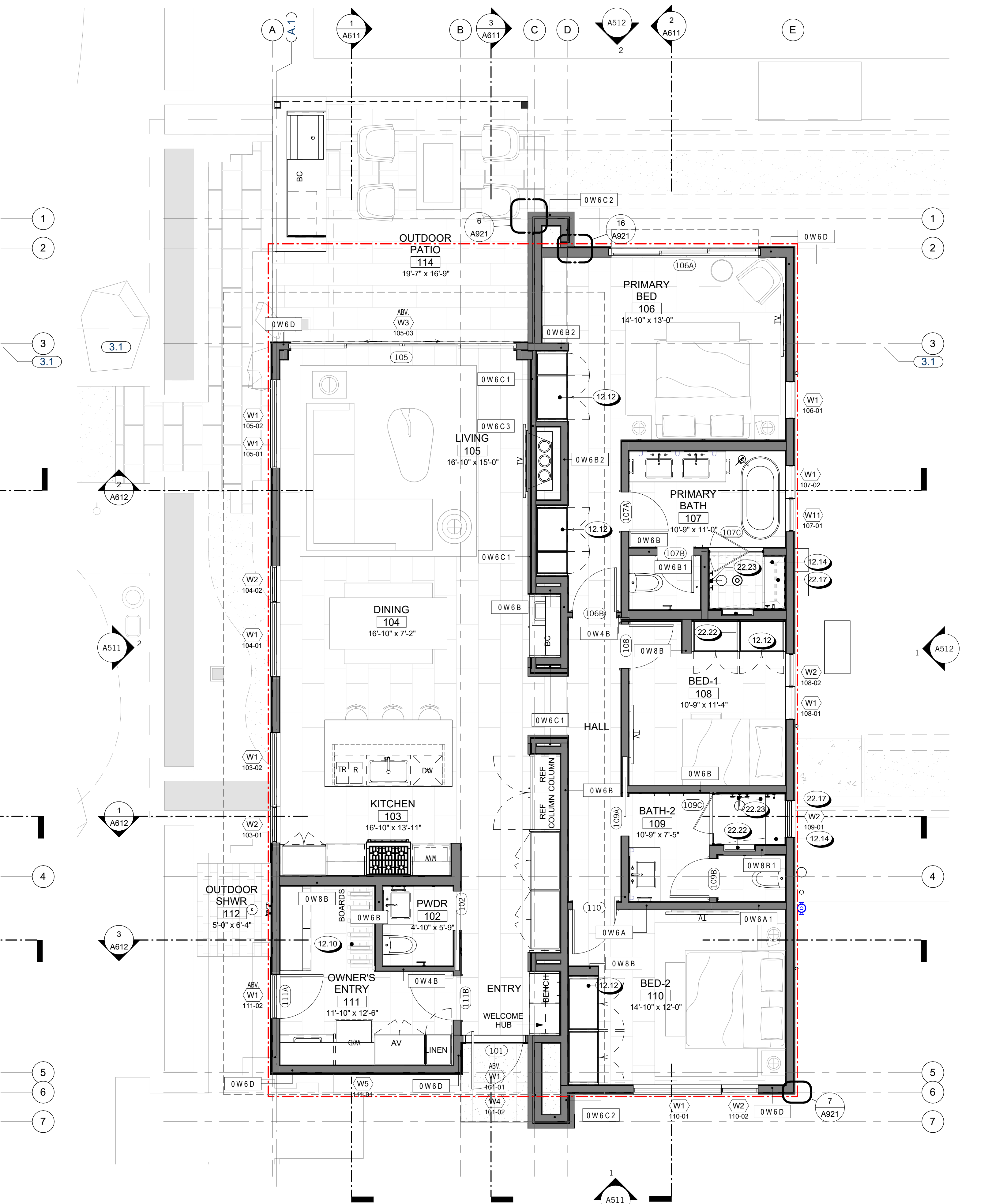
Key Value	Keynote Text
08.10	ACCESS DOOR
12.10	CUSTOM BUILT-IN SURF BOARD RACKS
12.12	CUSTOM BUILT-IN CLOSET SYSTEM, S.I.D.
12.14	CUSTOM BUILT-IN SHOWER SEATING - FLOATING BENCH, S.I.D.
22.17	LINEAR SHOWER DRAIN, 4-WAY SLOPE TO DRAIN
22.22	SHOWER NICHE, SLOPED TO DRAIN, NICHE DIMENSIONS TO BE ONE FULL TILE SIZE
22.23	SHOWER CONTROL, AS SPECIFIED

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

FLOOR PLAN NOTES	
CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)	14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION.
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)	16. PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.	17. LAUNDRY FIXTURES:
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYER" OR EQUAL.
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	B. PROVIDE APPROVED LINT TRAP AT DRYER VENT
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5	D. EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IMC 504.8.4.
9. WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1	E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	18. ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION. PROVIDE 21" CLEAR SPACE AT FRONT PER IPC 405.3.1.
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.	19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS. INSTALL PER MANUFACTURER'S SPECIFICATION
12. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OR CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2	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)
13. SEE PLUMBING NOTES. FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	21. AT EGRESS DOORS:
	A. AT INSWING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDINGS AT EXTERIOR SHALL NOT BE MORE THAN 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, & LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS.
	D. PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION.
	24. 1 LAYER 5/8" TYPE X MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE.
	25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" - 1/4" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3
	26. DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL, & HAVE NO OPENINGS INTO THE GARAGE
	27. INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD. MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312
	28. ALL STAIRSTEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS. IRC R311.7.5
	29. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
	30. ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.
	A. STRIP VENTS AT CEILING SHALL EXTEND ENTIRE LENGTH OF DECK TO PROVIDE CROSS VENTILATION & VENTING OF EACH BAY. SEE CALCULATIONS TABLE FOR REQUIREMENTS, & PLAN FOR SIZE.
	31. ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2X6 (U.O.N.) & ALL PONY WALLS (WHERE OCCURS) SHALL BE 2X6 MINIMUM AT 16" O.C. - S.S.D.
	32. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
	33. UNLESS THE ARCHITECTURE IS DESIGNED INTENTIONALLY TO ACCOMMODATE 4 OR MORE STAIR RISERS, ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS TO FINISH GRADE (OR A LANDING) DOES NOT EXCEED 3. THE MAXIMUM STAIR RISER HEIGHT SHOULD NOT EXCEED 7.75"
	34. LISTED PRE-FAB ELECTRIC APPLIANCE METAL FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. FIREPLACE SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL 127.
	35. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS.
	36. FOR REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.



2 ANNOTATION PLAN - ATTIC
1/4" = 1'-0"

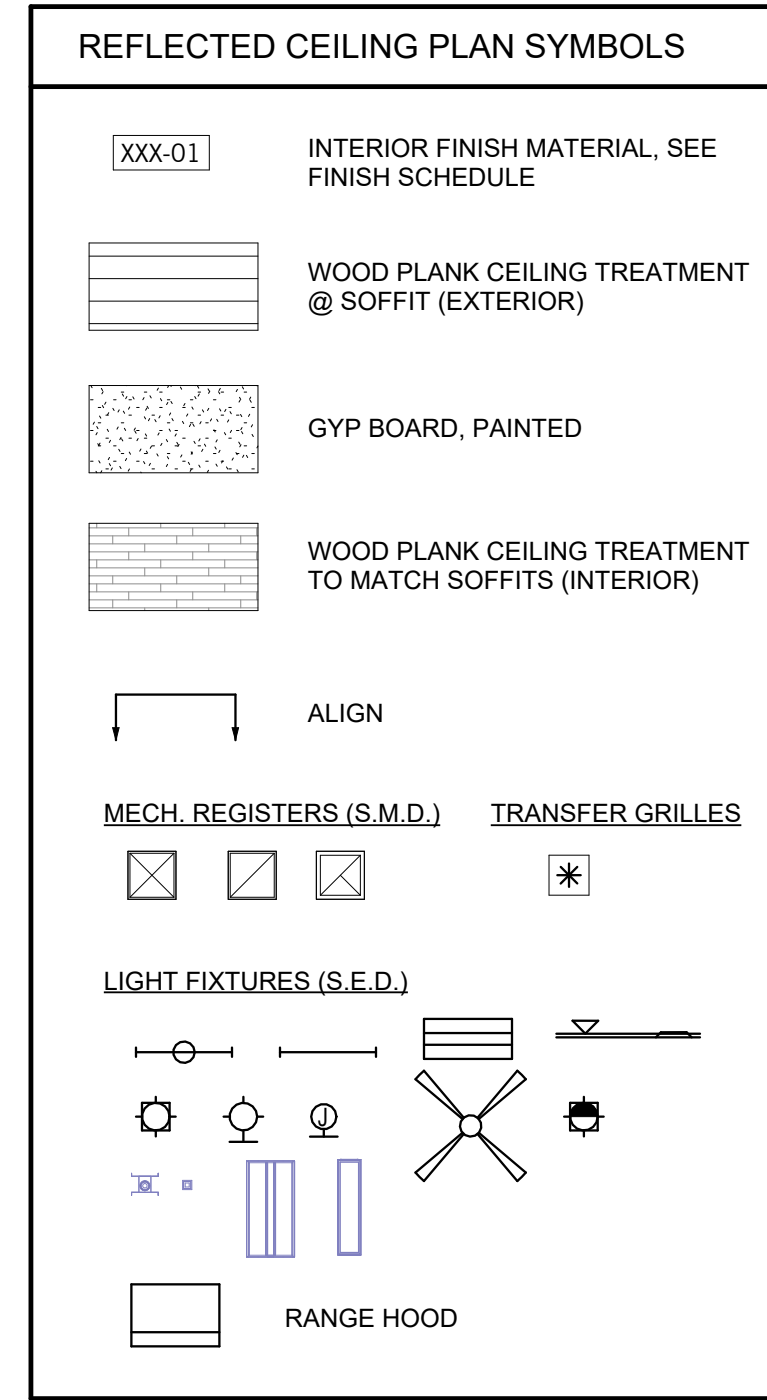


1 ANNOTATION PLAN
1/4" = 1'-0"

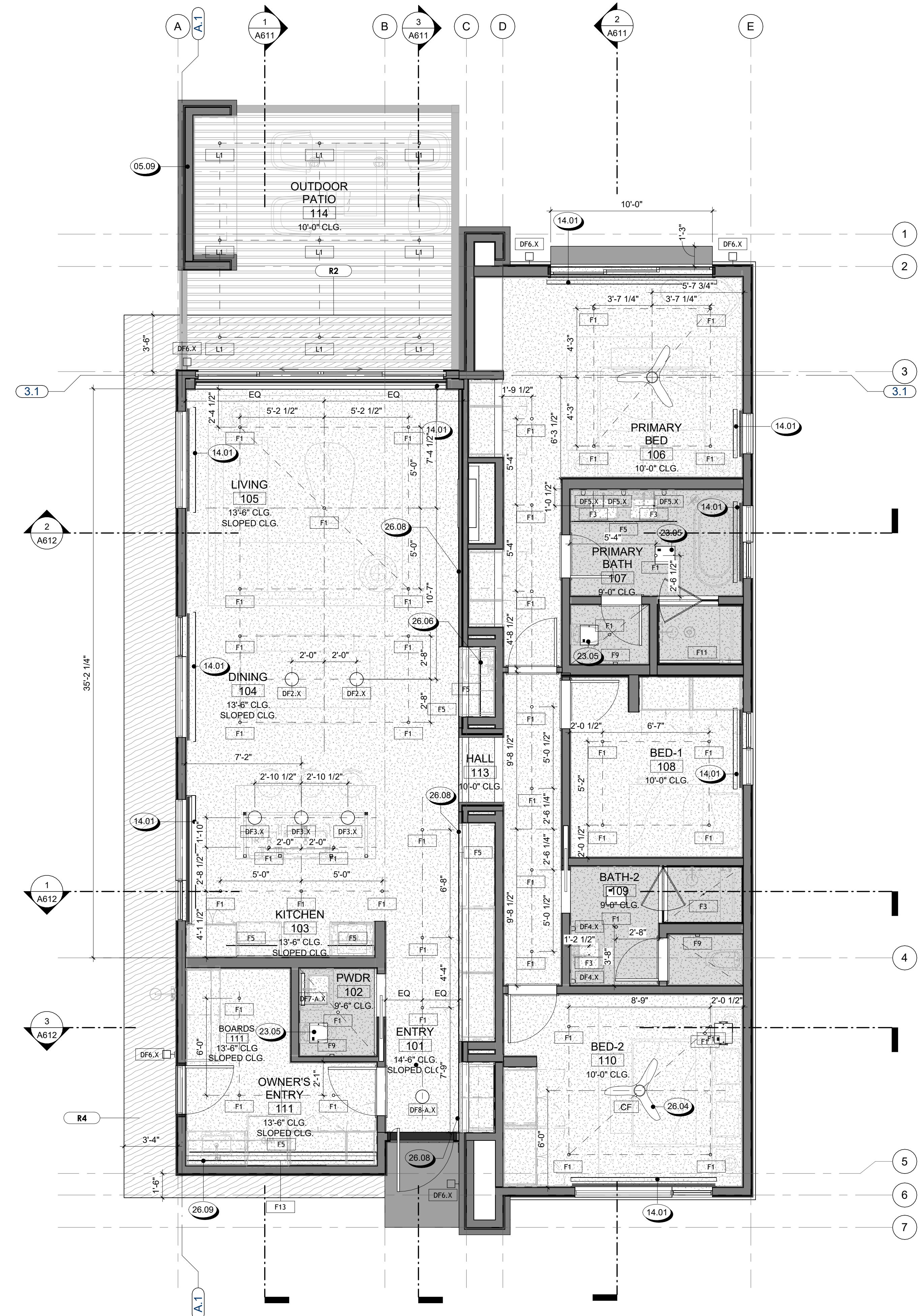
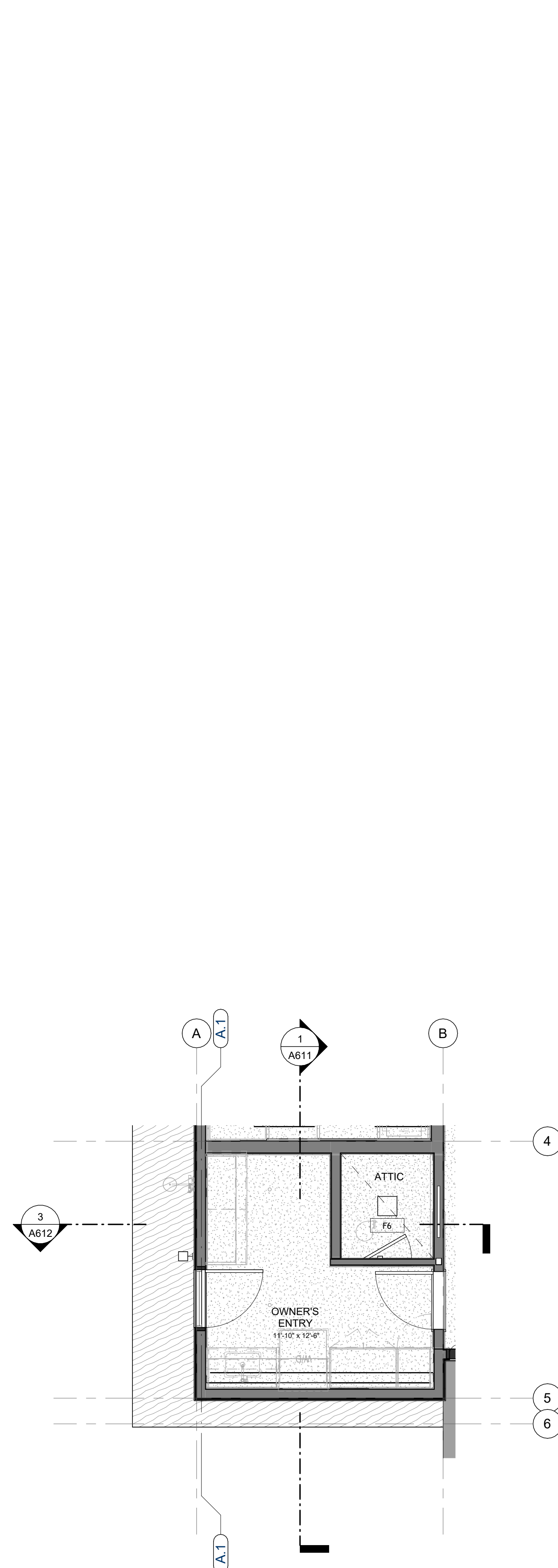


823 Congress Avenue #300
Austin, Texas 78701
737-443-7769

Key Value	Keynote Text
05.09	TRELLIS BY OTHERS
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS, TYP.
23.05	MECHANICAL EQUIPMENT
26.04	CEILING FAN AS SPECIFIED
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.
26.08	FIXTURE TYPE F5 LED TAPE LIGHT TO BE MOUNTED IN COVE FOR CONTINUOUS UPLIGHT ALONG FULL DETAIL. ARCHITECT TO PROVIDE DETAIL. REFER TO ARCHITECTURAL SET.
26.09	FIXTURE TYPE F13 LED TAPE LIGHT TO BE MOUNTED IN COVE ALONG FULL DETAIL. ARCHITECT TO PROVIDE COVE DETAIL. REFER TO ARCHITECTURAL SET.



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



REVISIONS

NOT FOR CONSTRUCTION

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

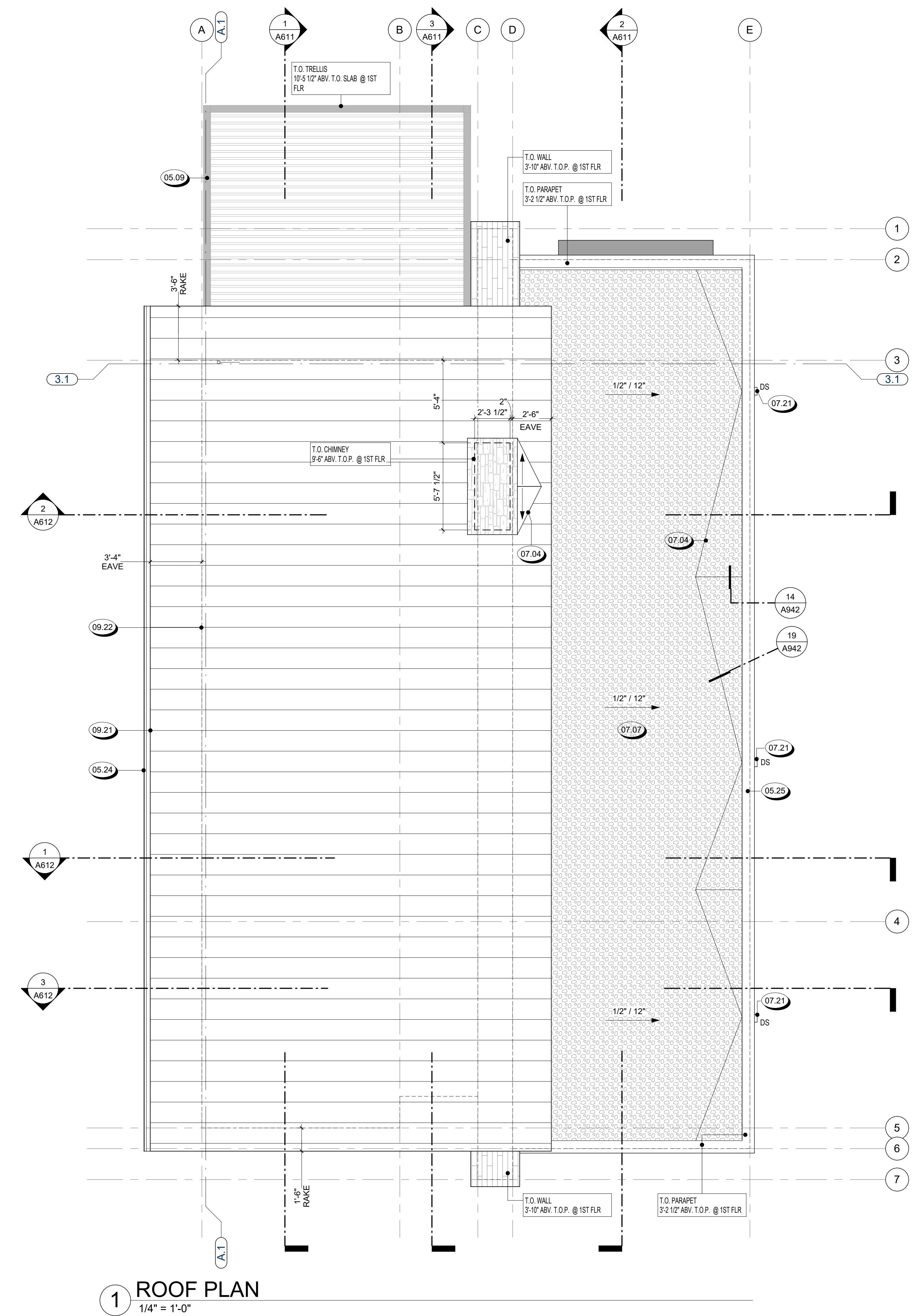
SHEET
A311

Key Value	Keynote Text
05.09	TRELLIS BY OTHERS
05.24	PAINTED G.S.M. GUTTER
05.25	PAINTED G.S.M. PARAPET CAP
07.04	ROOF CRICKET, SLOPED TO DRAIN
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST
07.21	PAINTED DOWNSPOUT, S.P.D.
09.21	LINE OF ROOF - TYPICAL
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL



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REVISIONS



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

SHEET
A411

10/31/2025 4:14:17 PM



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

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

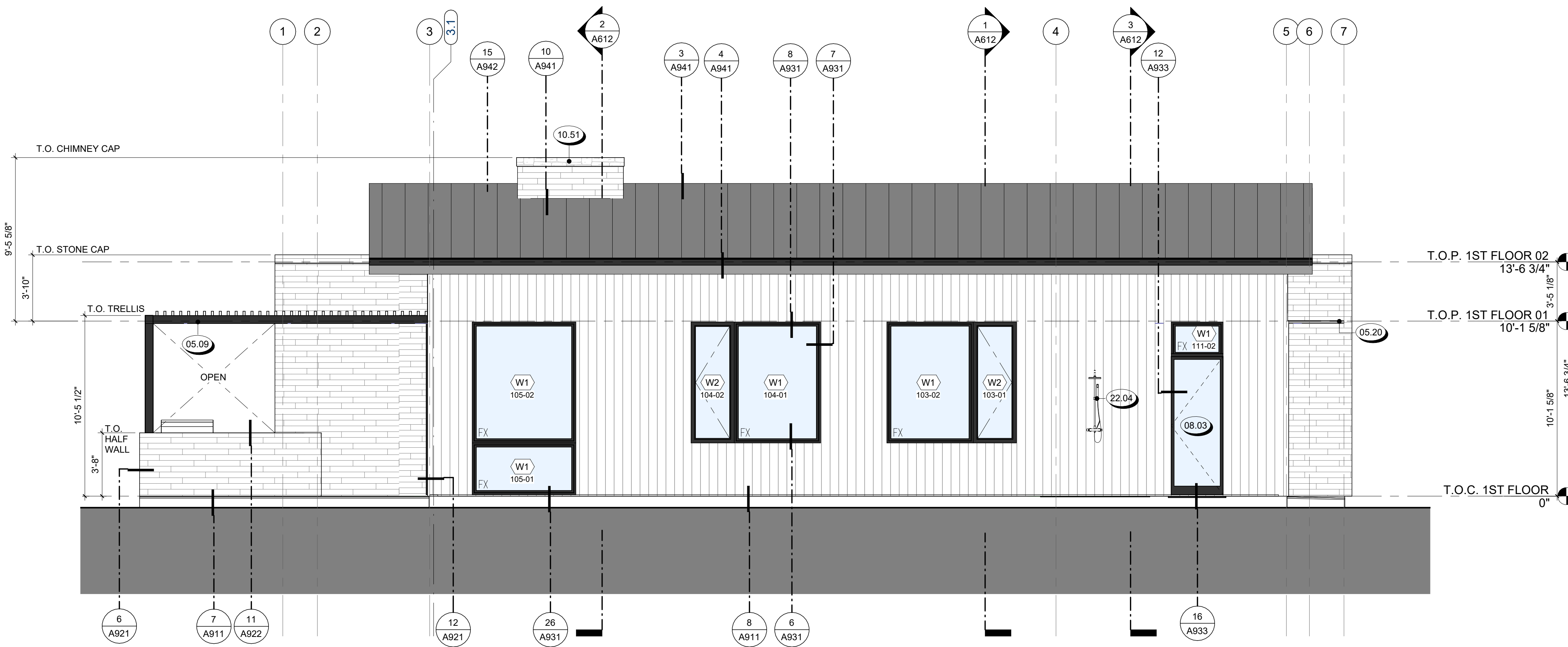
MATERIAL LEGEND

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	VERTICAL WOOD SIDING
	STONE
	CONCRETE
	GLASS
	BRAKE METAL PANEL / CLADDING

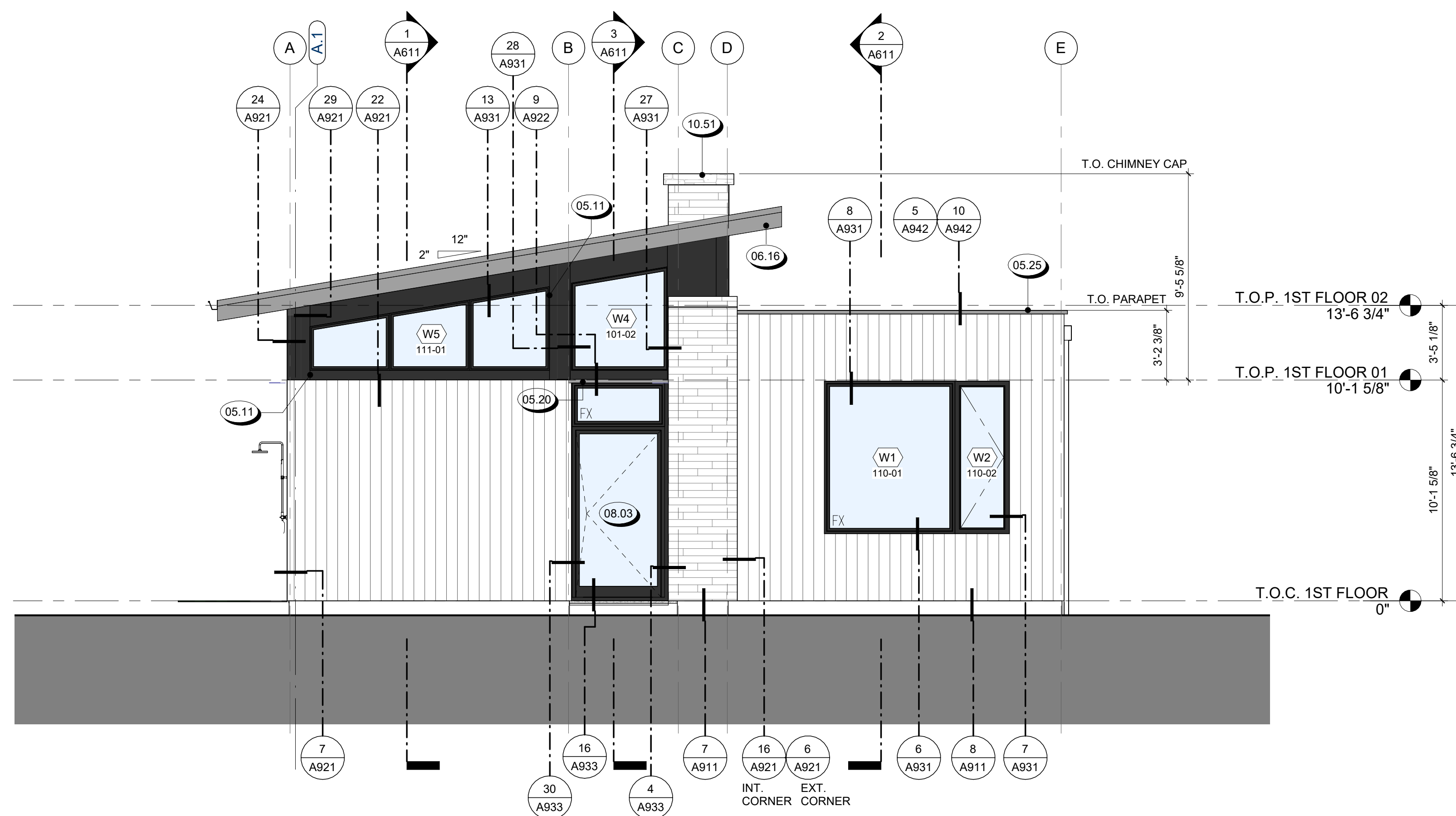
KEYNOTE LEGEND

Key Value	Keynote Text
05.09	TRELLIS BY OTHERS
05.11	SEAM CENTERED ON WINDOW MULLIONS AT EXTERIOR FINISH MATERIAL, TYP.
05.20	METAL AWNING - 1/2" THICK PWDR COATED ALUM BENT PLATE
05.25	PAINTED G.S.M. PARAPET CAP
06.16	WOOD SOFFIT - STAINED NOMINAL 2" T&G BOARDS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
10.51	GAS FIREPLACE FLUE
22.04	OUTDOOR SHOWER & CONTROLS AS SPECIFIED

REVISIONS



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



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

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SEAL / SIGNATURE

JOB NO. 1911-001

DRAWN SW, EJ, MN, JD, ET

CHECK RB

EXTERIOR ELEVATIONS

SHEET

A511



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

- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON**
2021 INTERNATIONAL RESIDENTIAL CODE
1. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
 2. SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
 3. SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 4. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
 5. FOR ALL EXTERIOR WINDOW AND DOORS, REFERENCE WINDOW AND DOOR SCHEDULES.
 6. ALL GUTTERS AND DOWNSPOUTS TO BE U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
 7. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
 8. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 9. SEE FLOOR PLANS FOR GLAZING INFORMATION.
 10. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE A900 SERIES - DETAILS.
 11. FOR TYPICAL WALL PENETRATIONS, SEE A900 SERIES - DETAILS.
 12. HOUSE ADDRESS SHALL BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND. (IRC 313.1)
 13. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS WHERE OCCURS. INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. (SEE ASTM C 1063).
 14. CHIMNEYS
 - A. TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0", BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (IRC 1001.1)
 - B. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER PER IRC 1003.2
 - 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)

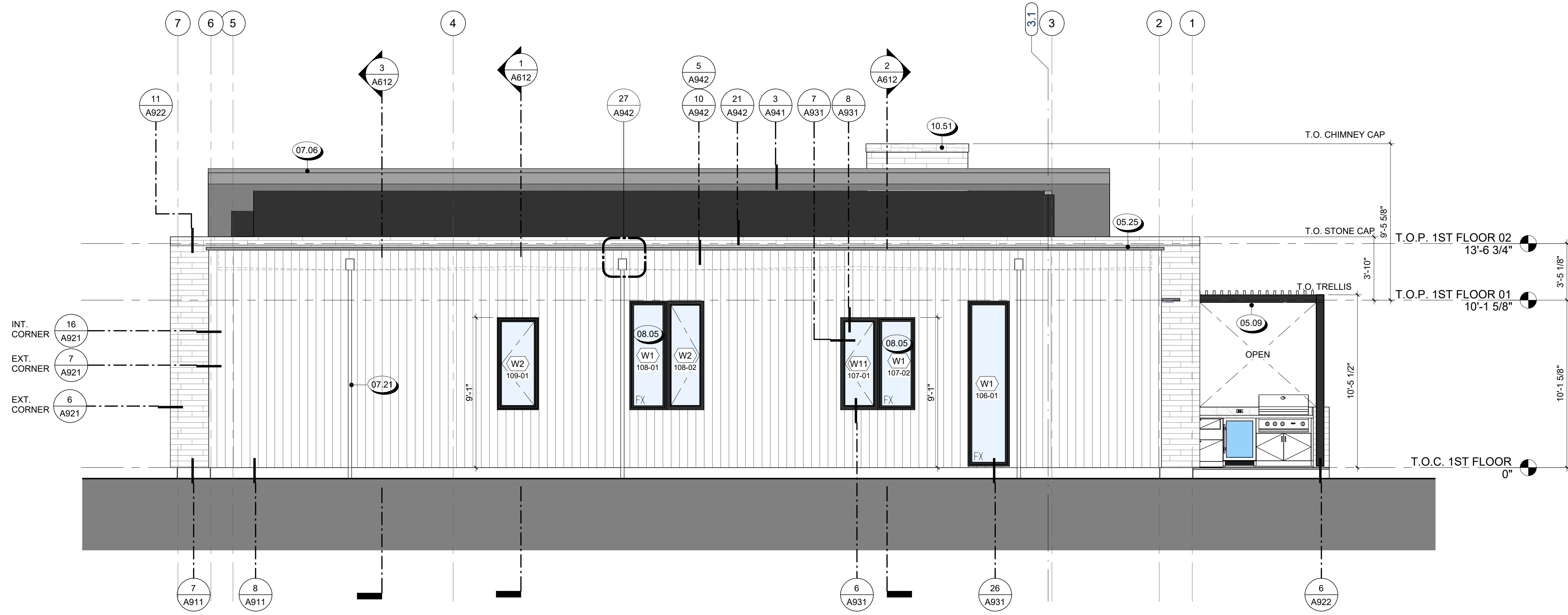
MATERIAL LEGEND

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

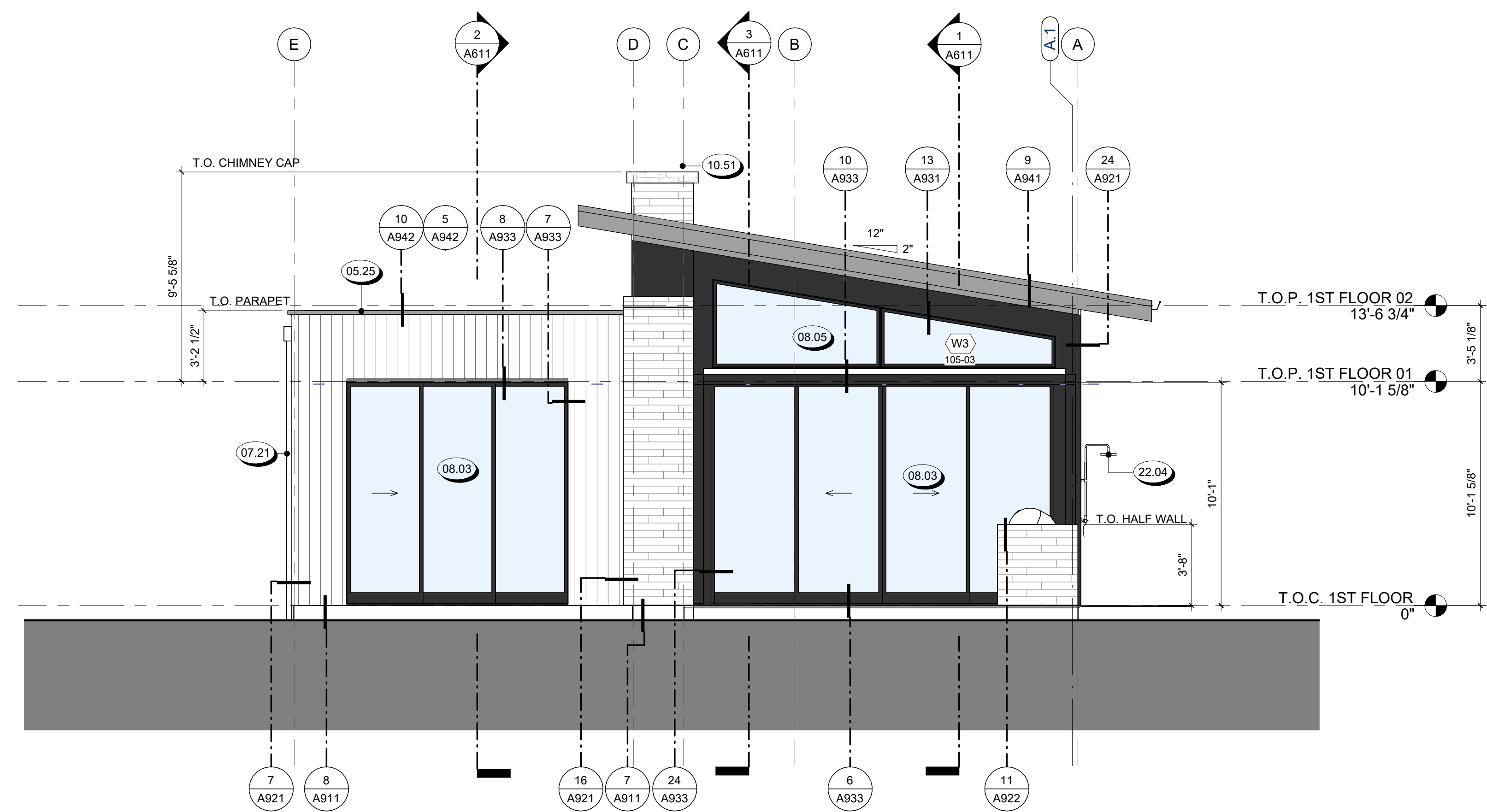
KEYNOTE LEGEND

Key Value	Keynote Text
05.09	TRELLIS BY OTHERS
05.25	PAINTED G.S.M. PARAPET CAP
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.21	PAINTED DOWNSPOUT, S.P.D.
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
10.51	GAS FIREPLACE FLUE
22.04	OUTDOOR SHOWER & CONTROLS AS SPECIFIED

REVISIONS



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



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

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO. 1911-001

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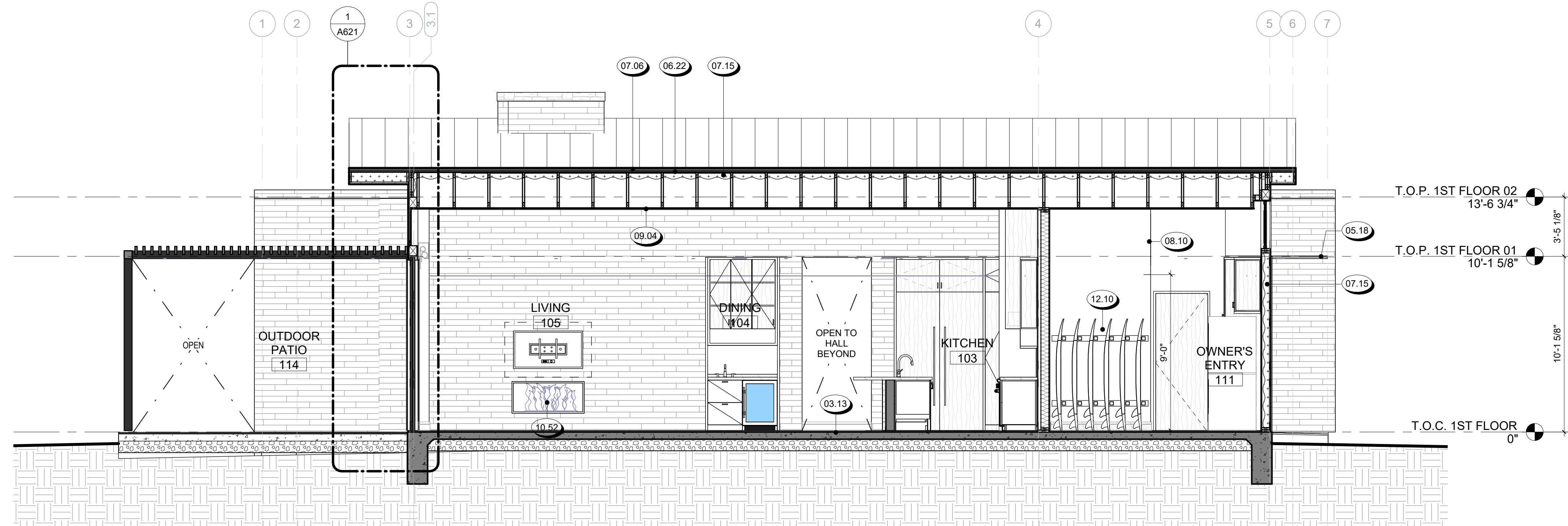
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EXTERIOR ELEVATIONS

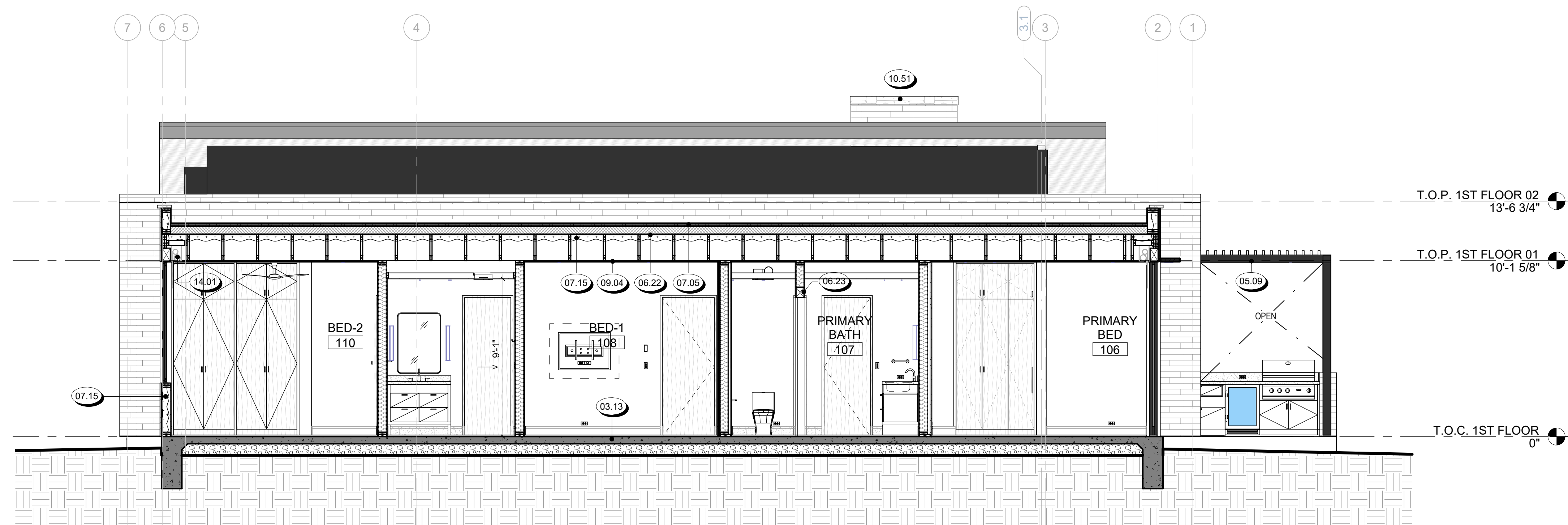
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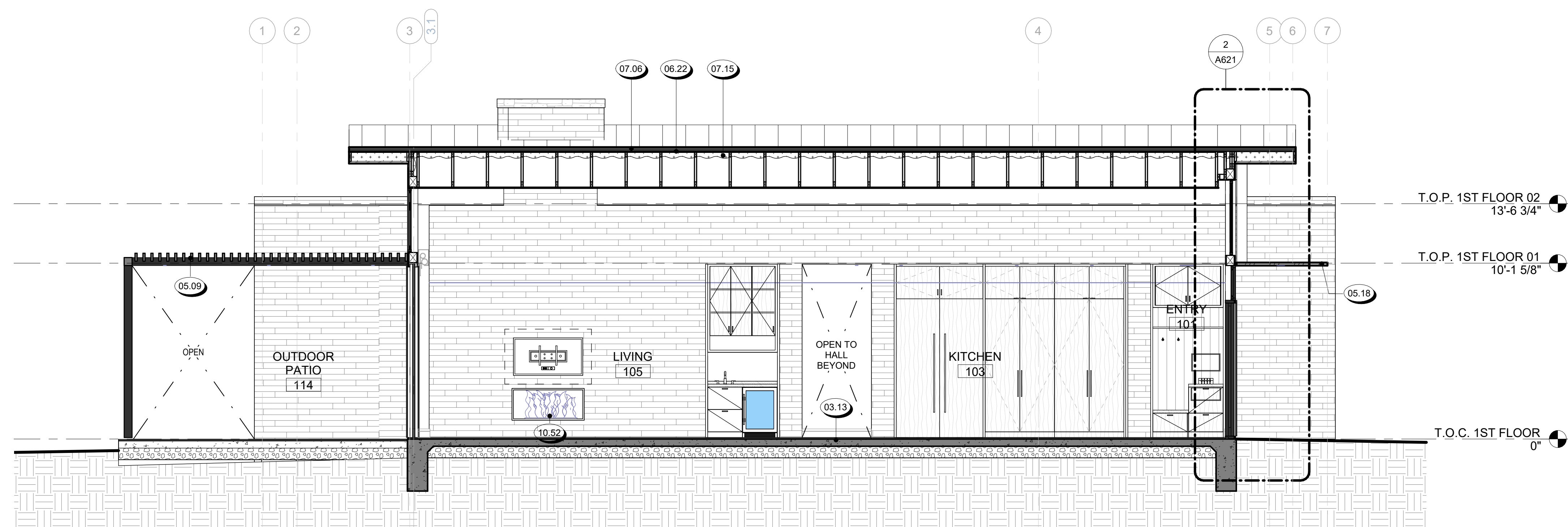
- SECTION NOTES**
- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN. REFERENCE STRUCTURAL DRAWINGS.
 - FOR EXTERIOR FINISHES, SEE ELEVATION. FOR ROOFING MATERIALS SEE ROOF PLAN.
 - FINISH GRADE VARIES - REFER TO CIVIL DRAWINGS FOR FINAL GRADES AND DRAINAGE.
 - REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL BEAMS, HEADERS, JOISTS, RAFTERS, SHEAR WALLS, TRUSSES, AND CONCRETE SLABS.
 - STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
 - NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
 - FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
 - PROVIDE BACKING FOR ALL MASONRY VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS AND ROOF DRAINAGE.
 - STAIRS ARE CONSIDERED DESIGN-BUILD. STAIR CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL. FOR ADDITIONAL INFORMATION SEE A9 SERIES SHEETS.
 - STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM. (S.S.D.)
 - FOR SOFFIT / DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS (A3 SERIES SHEETS).



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



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



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

000 KEYNOTE LEGEND

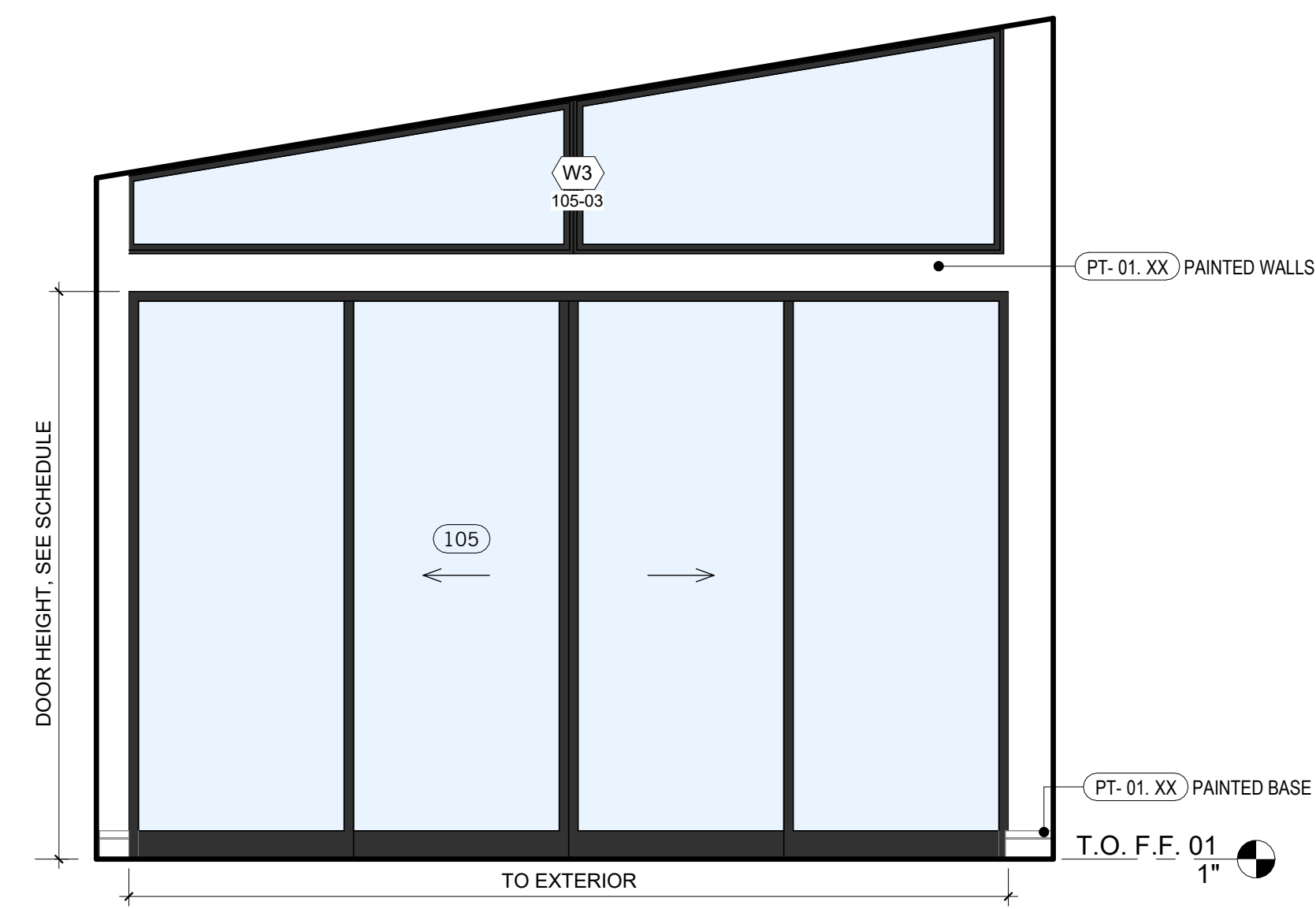
Key Value	Keynote Text
03.13	CONCRETE SLAB ON GRADE, SSD
05.09	TRELLIS BY OTHERS
05.18	METAL AWNING
06.22	ROOF SHEATHING O/ ROOF FRAMING PER STRUCTURAL DRAWINGS
06.23	HEADER, SEE STRUCTURAL DRAWINGS
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
07.15	THERMAL INSULATION, SEE SECTIONS
08.10	ACCESS DOOR
09.04	5/8" GYPSUM BOARD AT WALL AND CEILING, TYP. U.O.N.
10.51	GAS FIREPLACE FLUE
10.52	DIRECT VENT GAS FIREPLACE
12.10	CUSTOM BUILT-IN SURF BOARD RACKS
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS, TYP.

REVISIONS

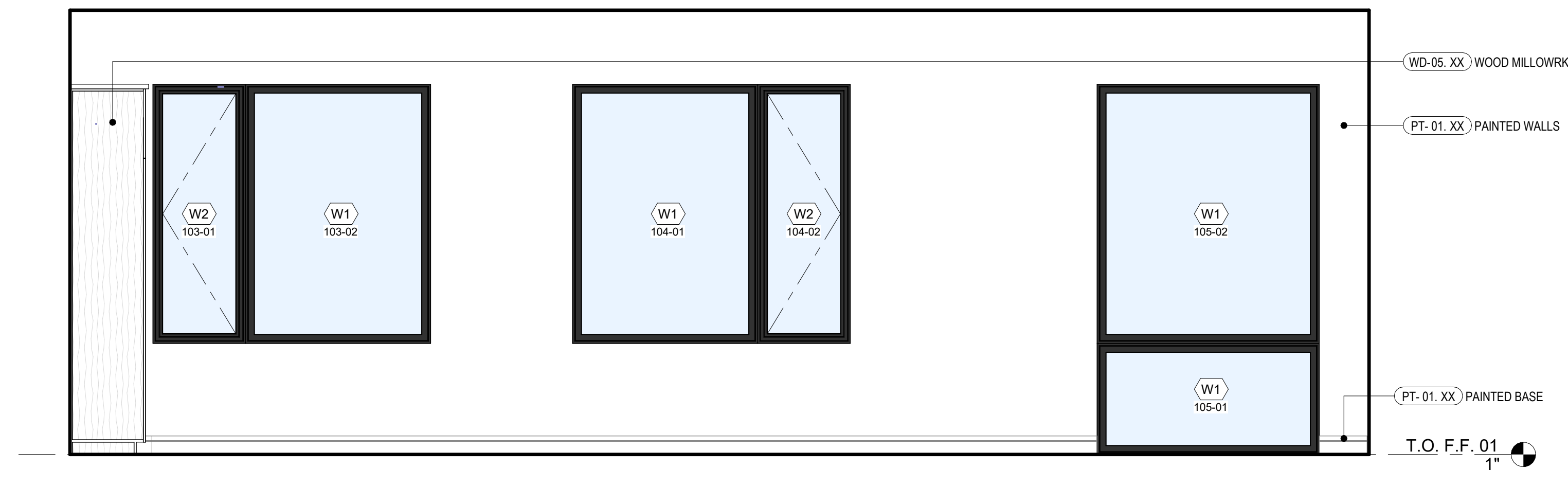
NOT FOR CONSTRUCTION

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

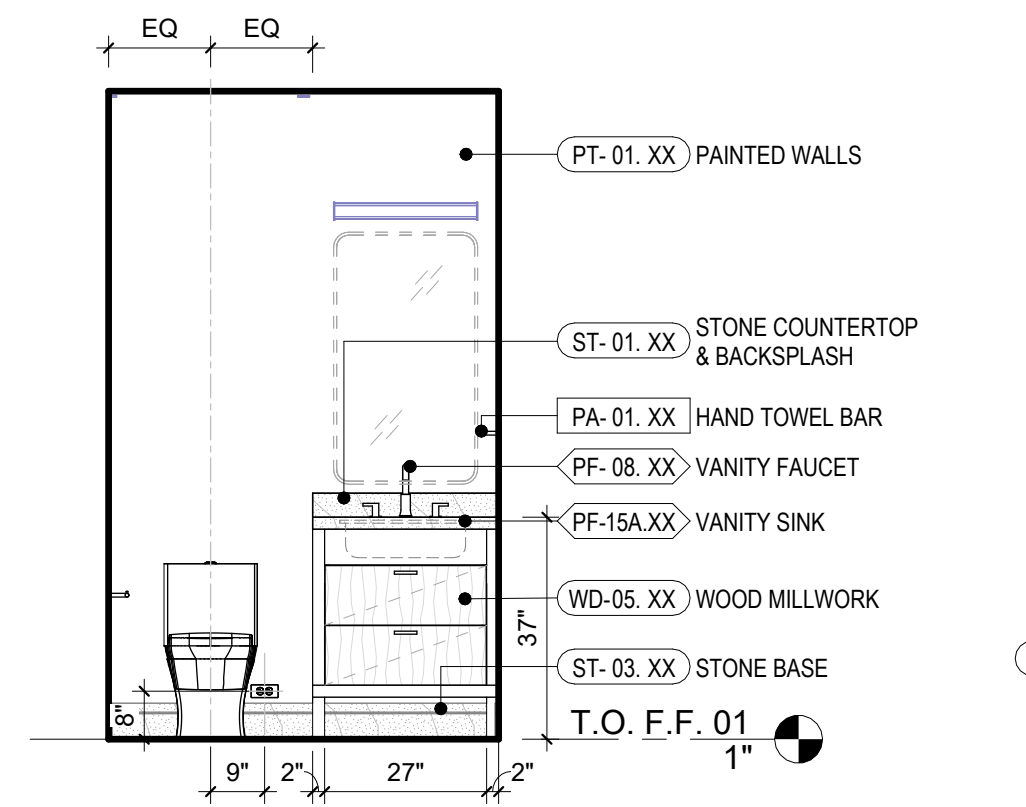
SHEET
A611



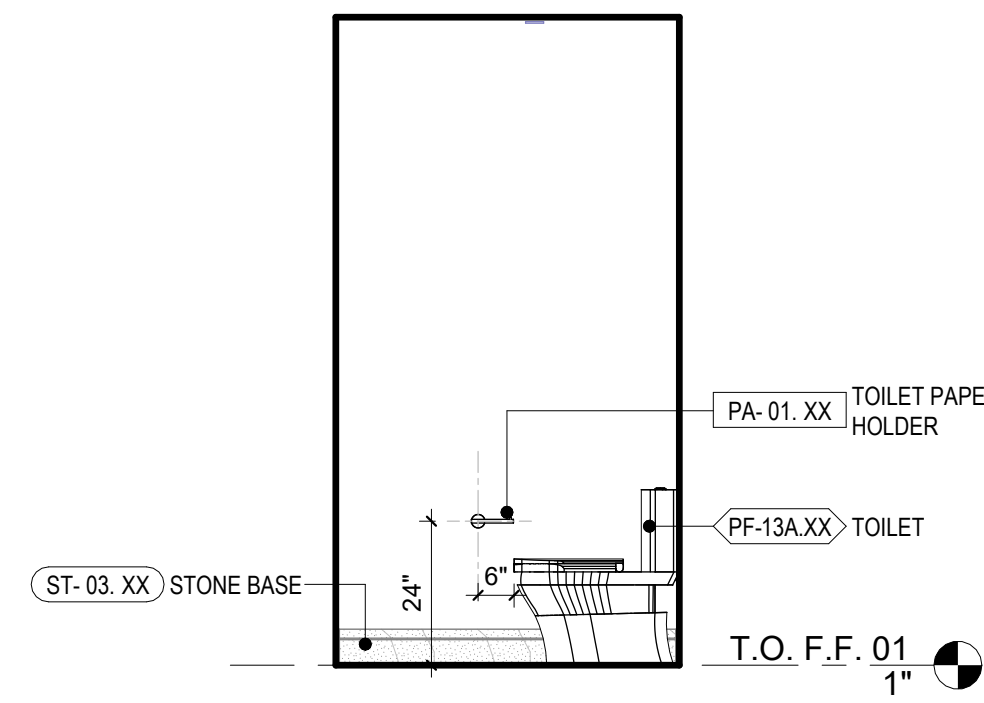
15 LIVING ROOM
3/8" = 1'-0"



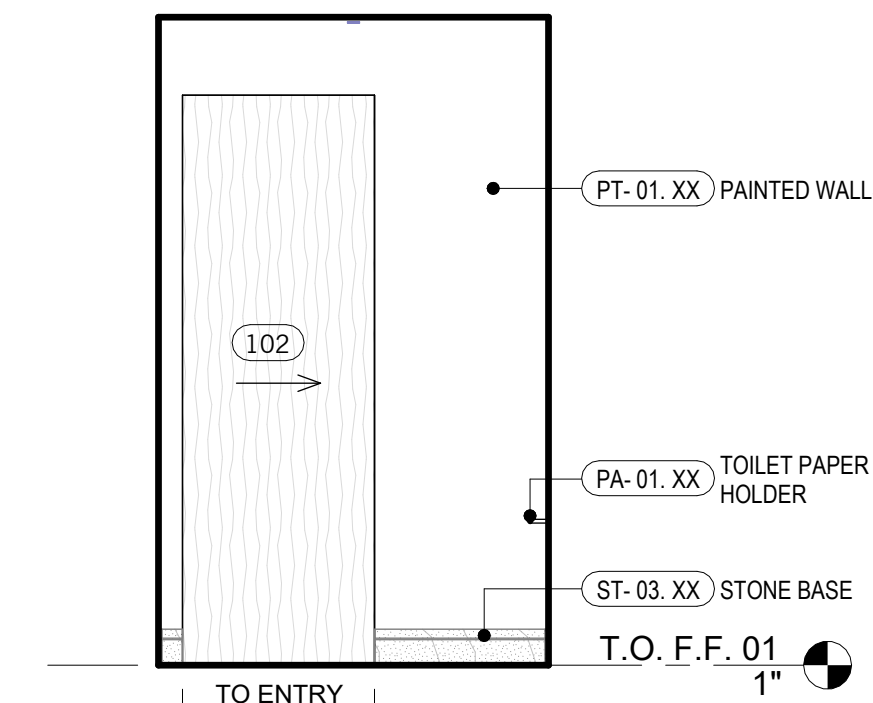
14 LIVING ROOM
3/8" = 1'-0"



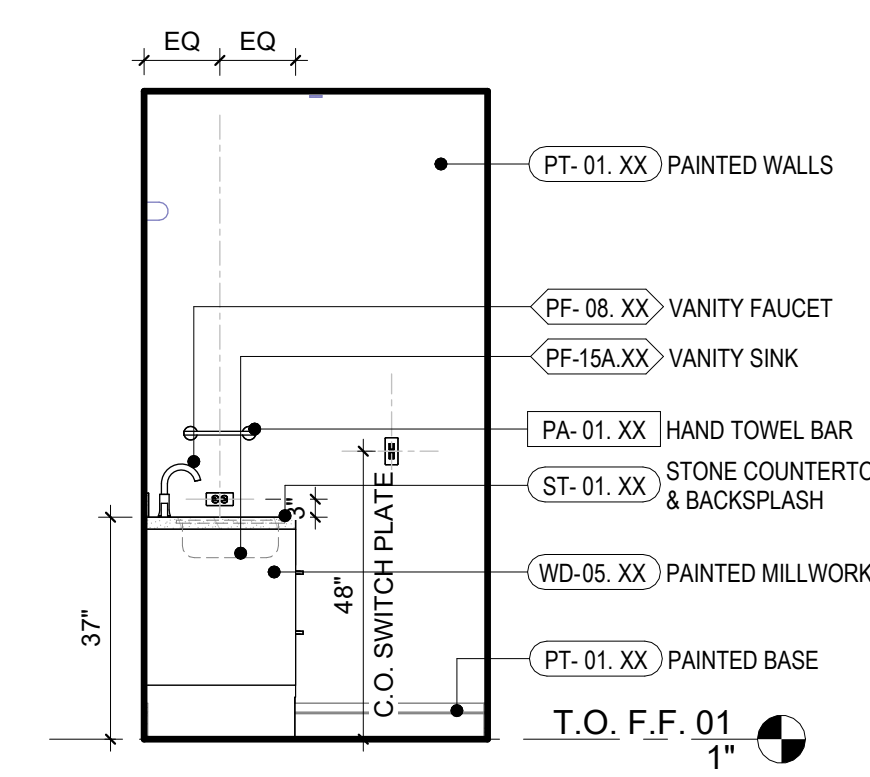
13 POWDER ROOM
3/8" = 1'-0"



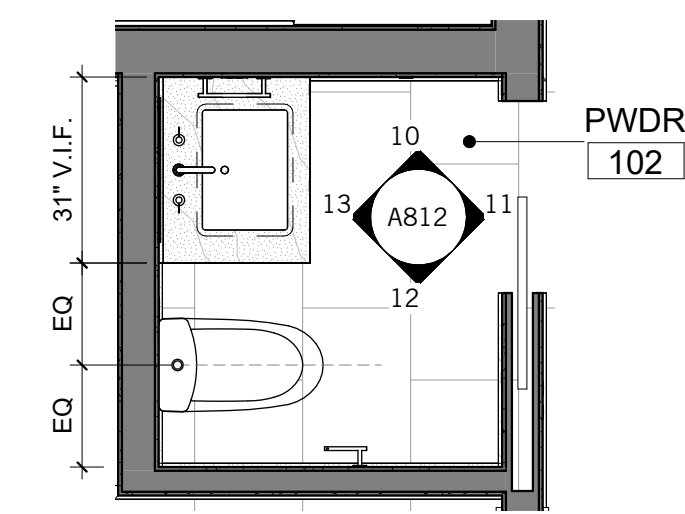
12 POWDER ROOM
3/8" = 1'-0"



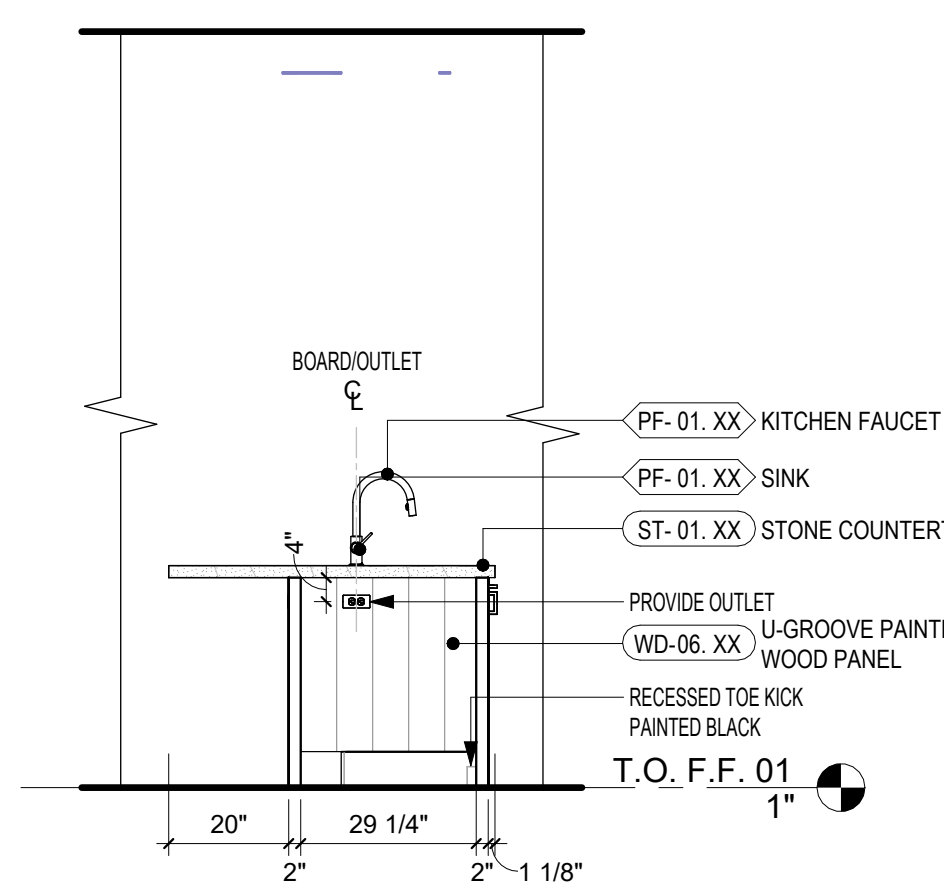
11 POWDER ROOM
3/8" = 1'-0"



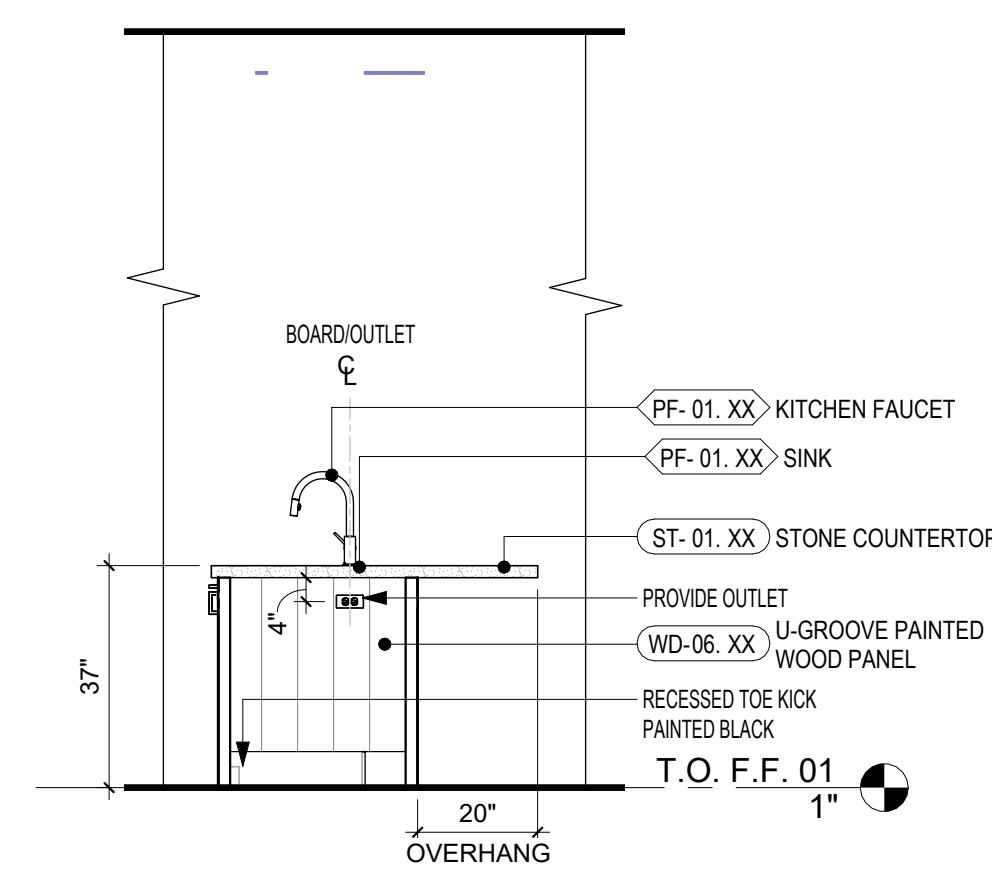
10 POWDER ROOM
3/8" = 1'-0"



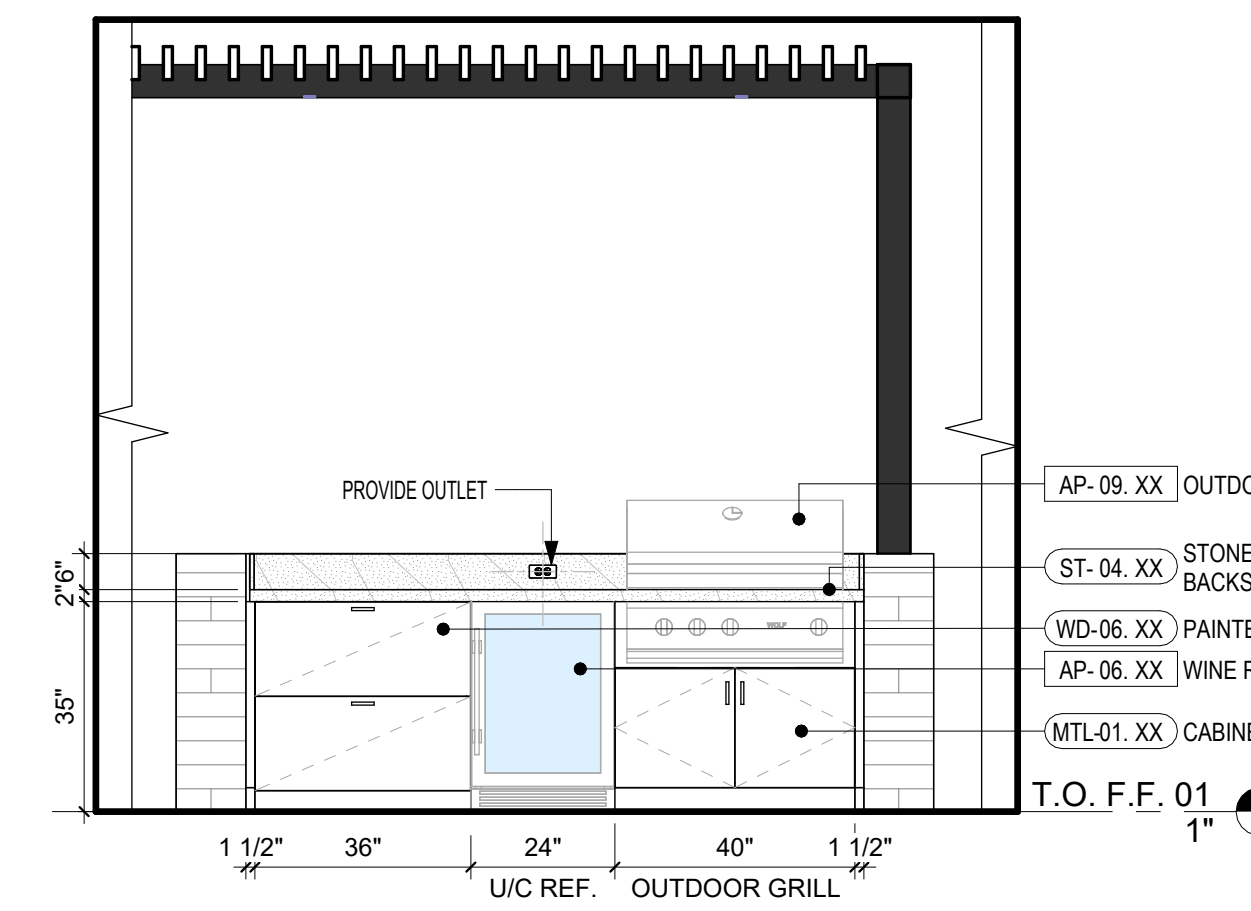
9 PWDR ROOM - PLAN
3/8" = 1'-0"



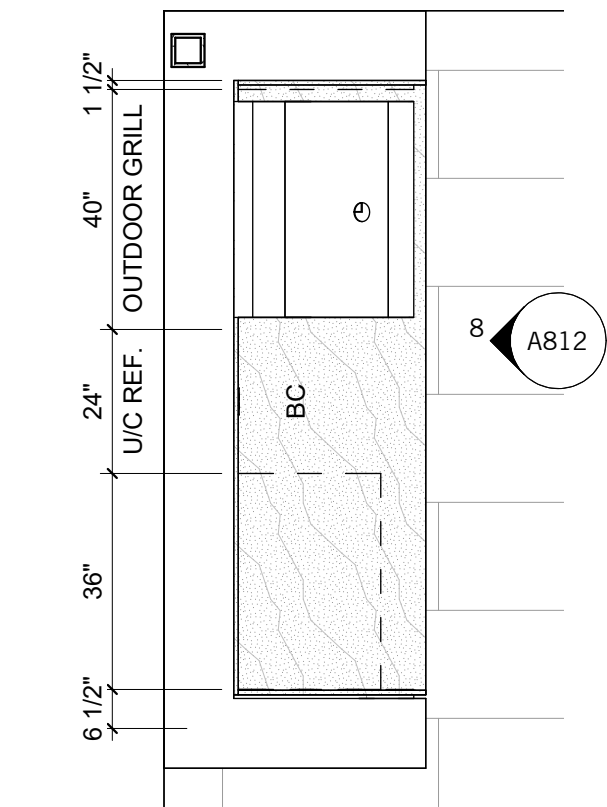
6 KITCHEN ISLAND
3/8" = 1'-0"



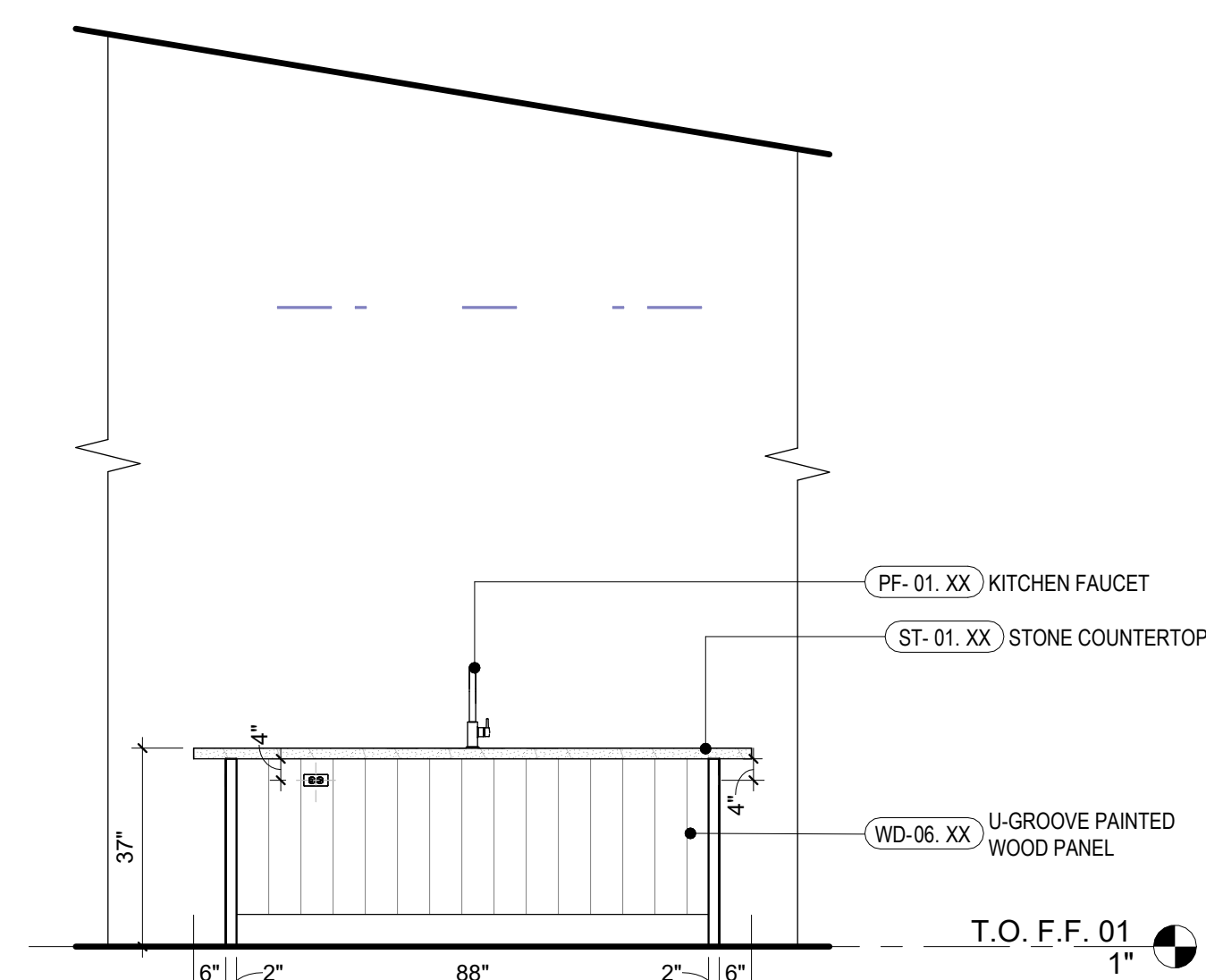
5 KITCHEN ISLAND
3/8" = 1'-0"



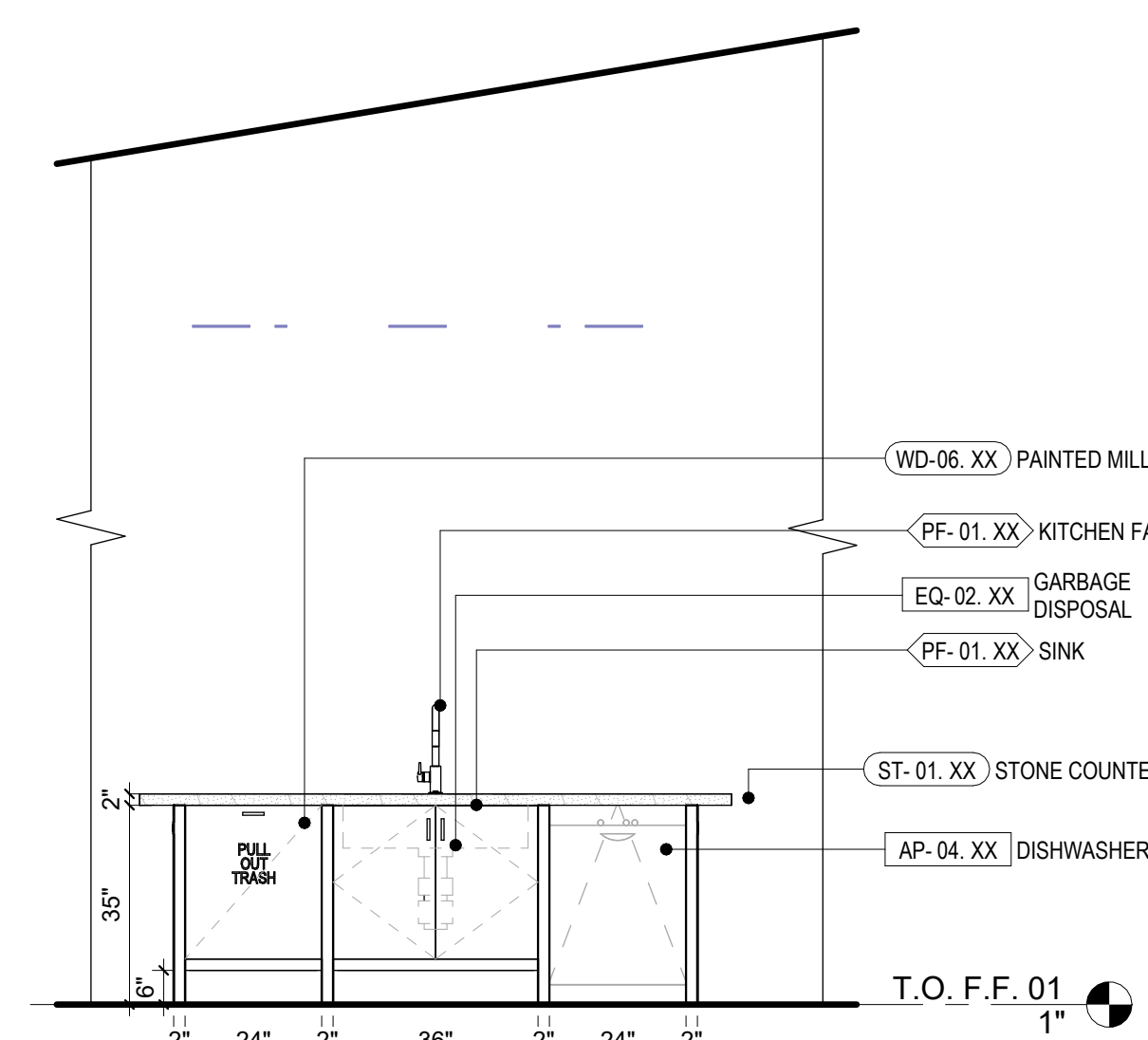
8 GRILL
3/8" = 1'-0"



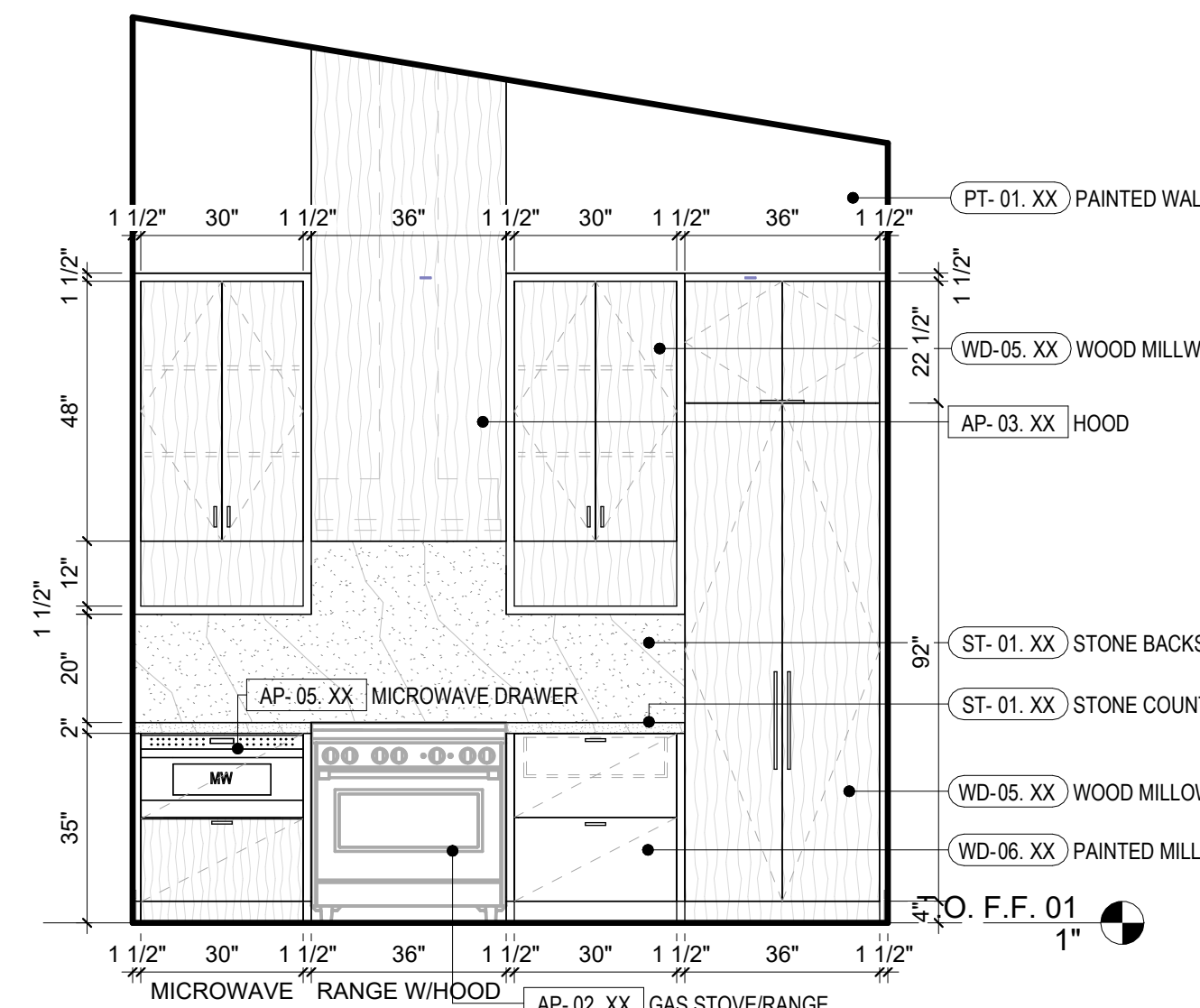
7 GRILL - ENLARGED PLAN
3/8" = 1'-0"



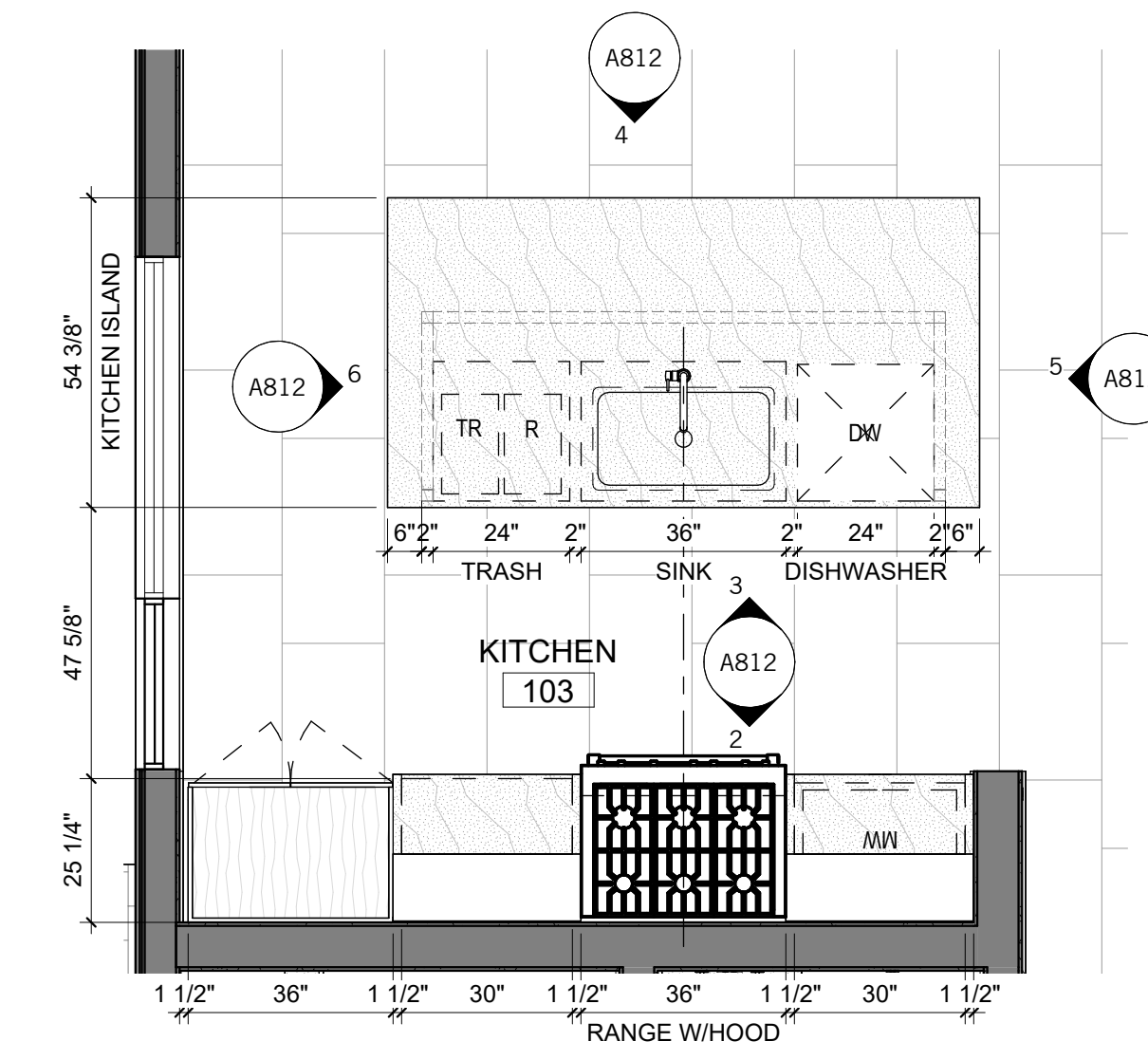
4 KITCHEN ISLAND
3/8" = 1'-0"



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



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



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

REVISIONS

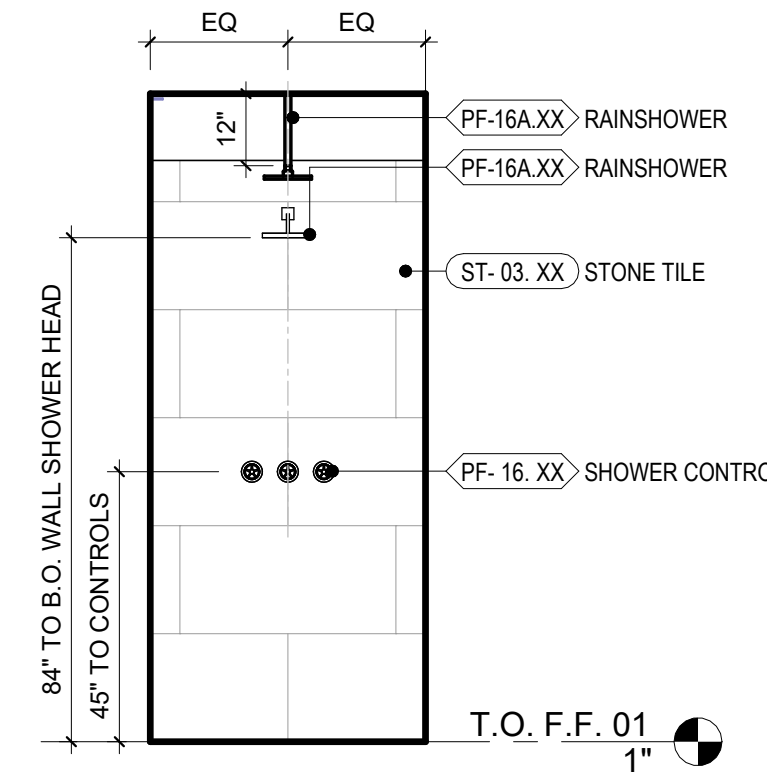
NOT FOR CONSTRUCTION

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

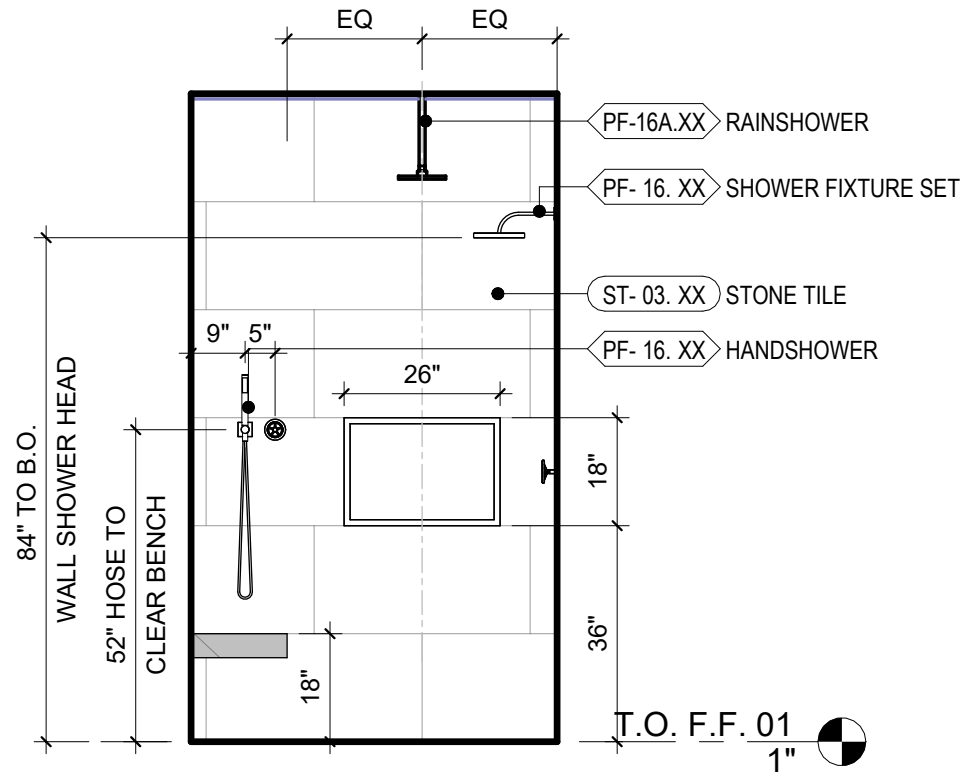
ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET

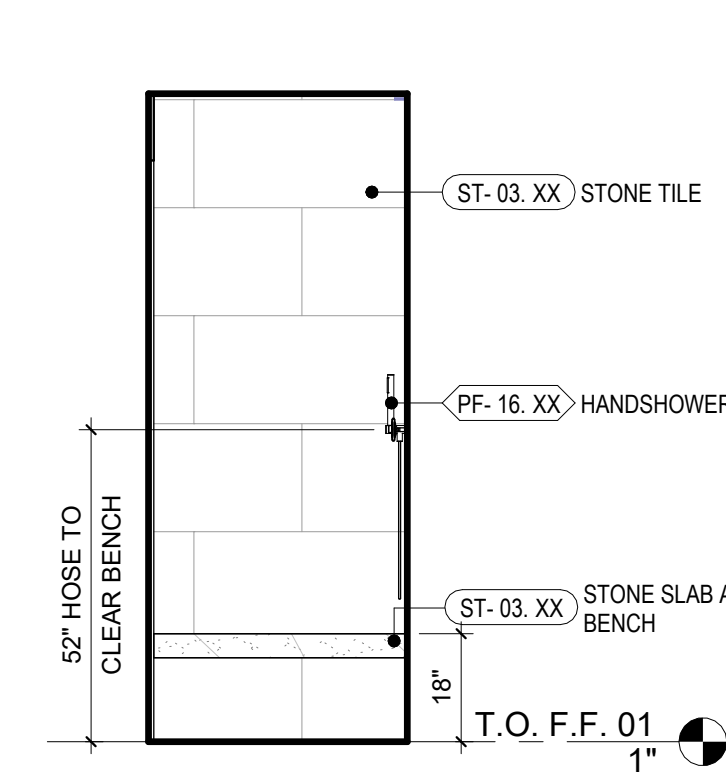
A812



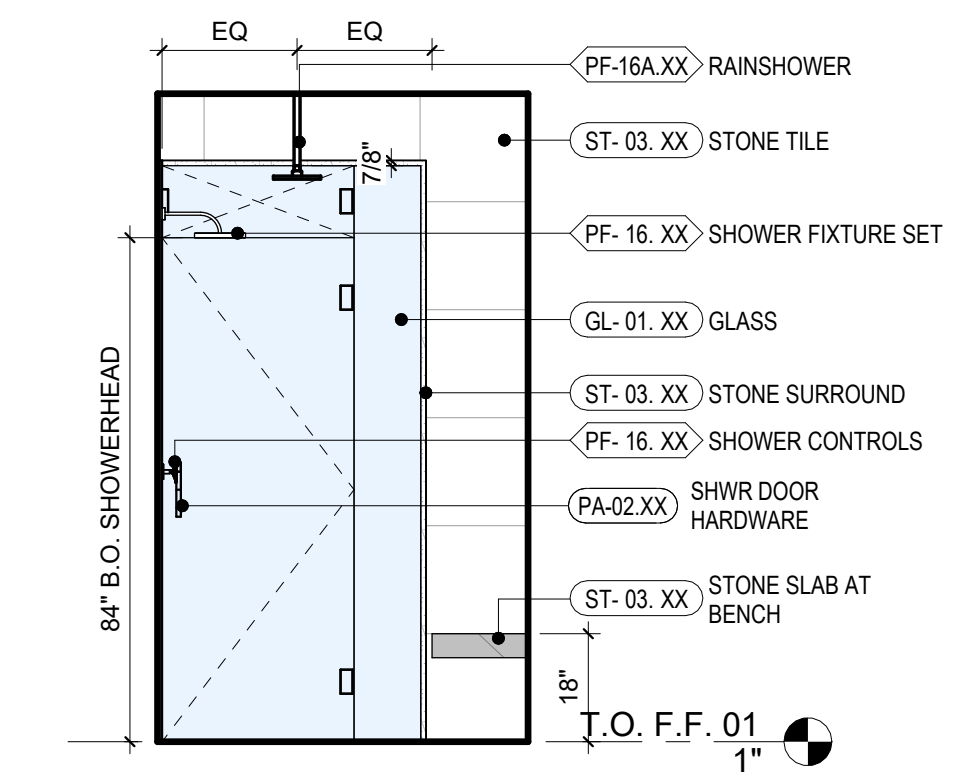
5 PRIMARY SHOWER
3/8" = 1'-0"



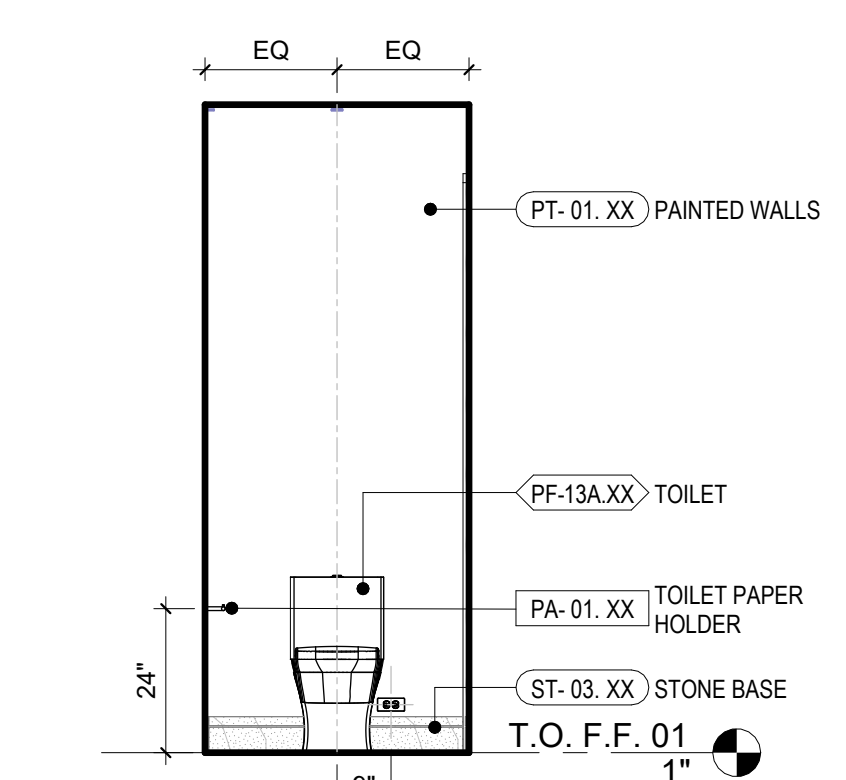
4 PRIMARY SHOWER
3/8" = 1'-0"



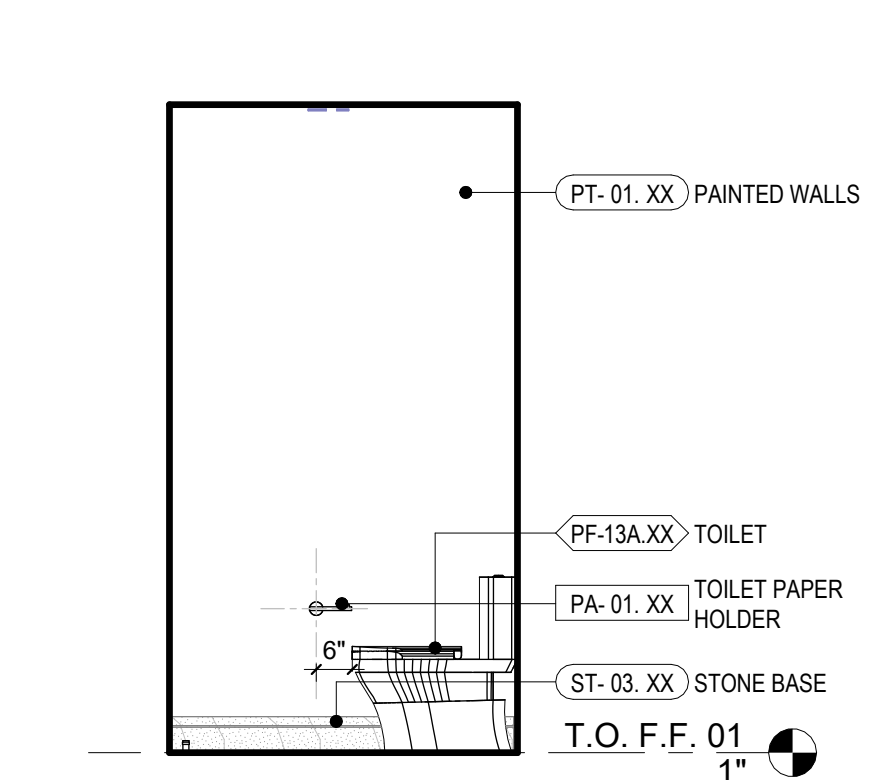
3 PRIMARY SHOWER
3/8" = 1'-0"



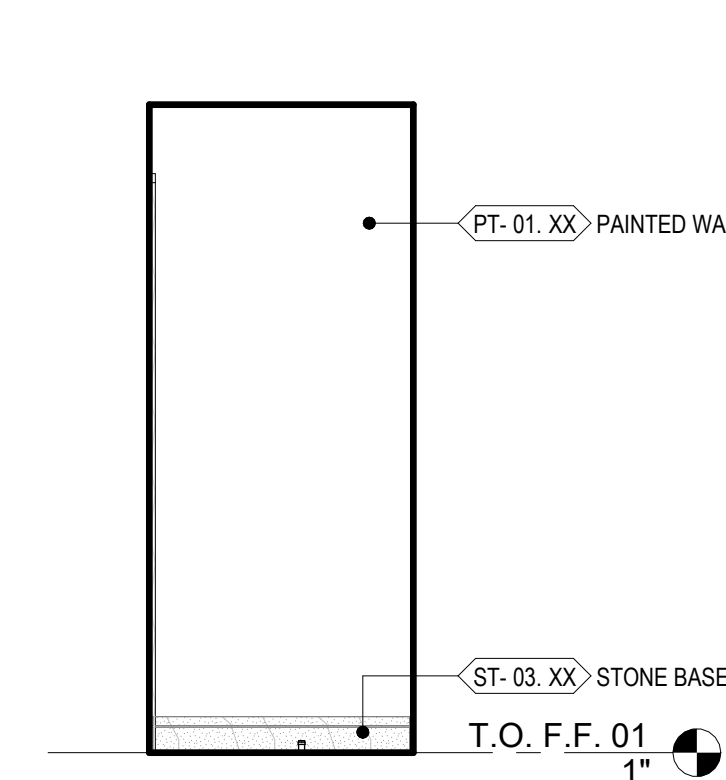
2 PRIMARY SHOWER
3/8" = 1'-0"



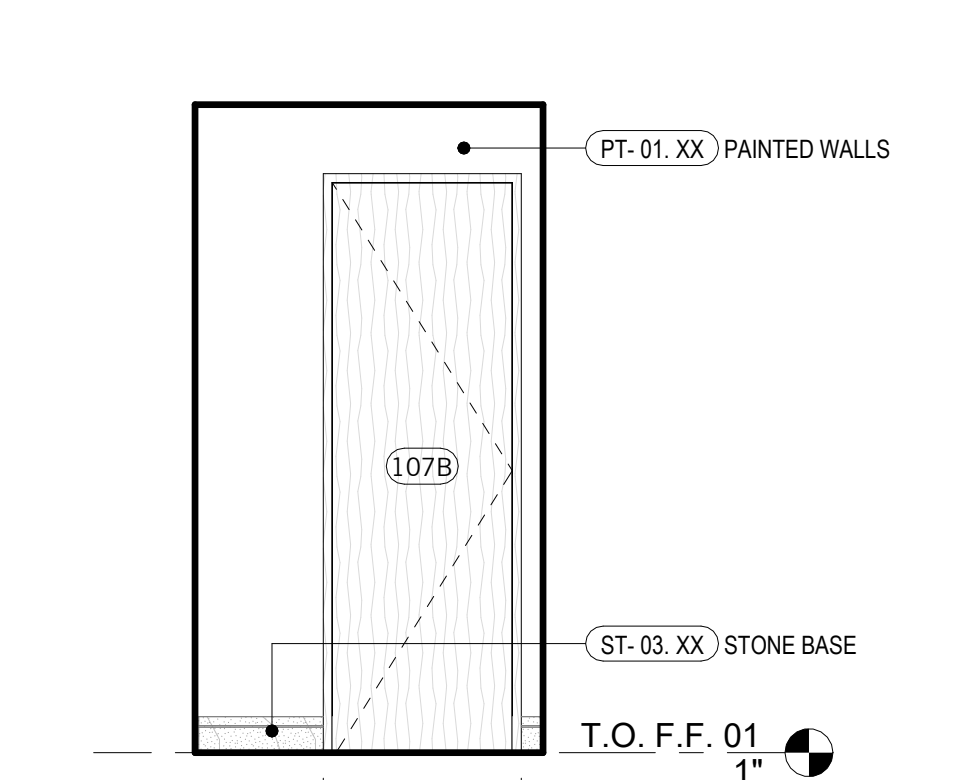
9 PRIMARY BATH
3/8" = 1'-0"



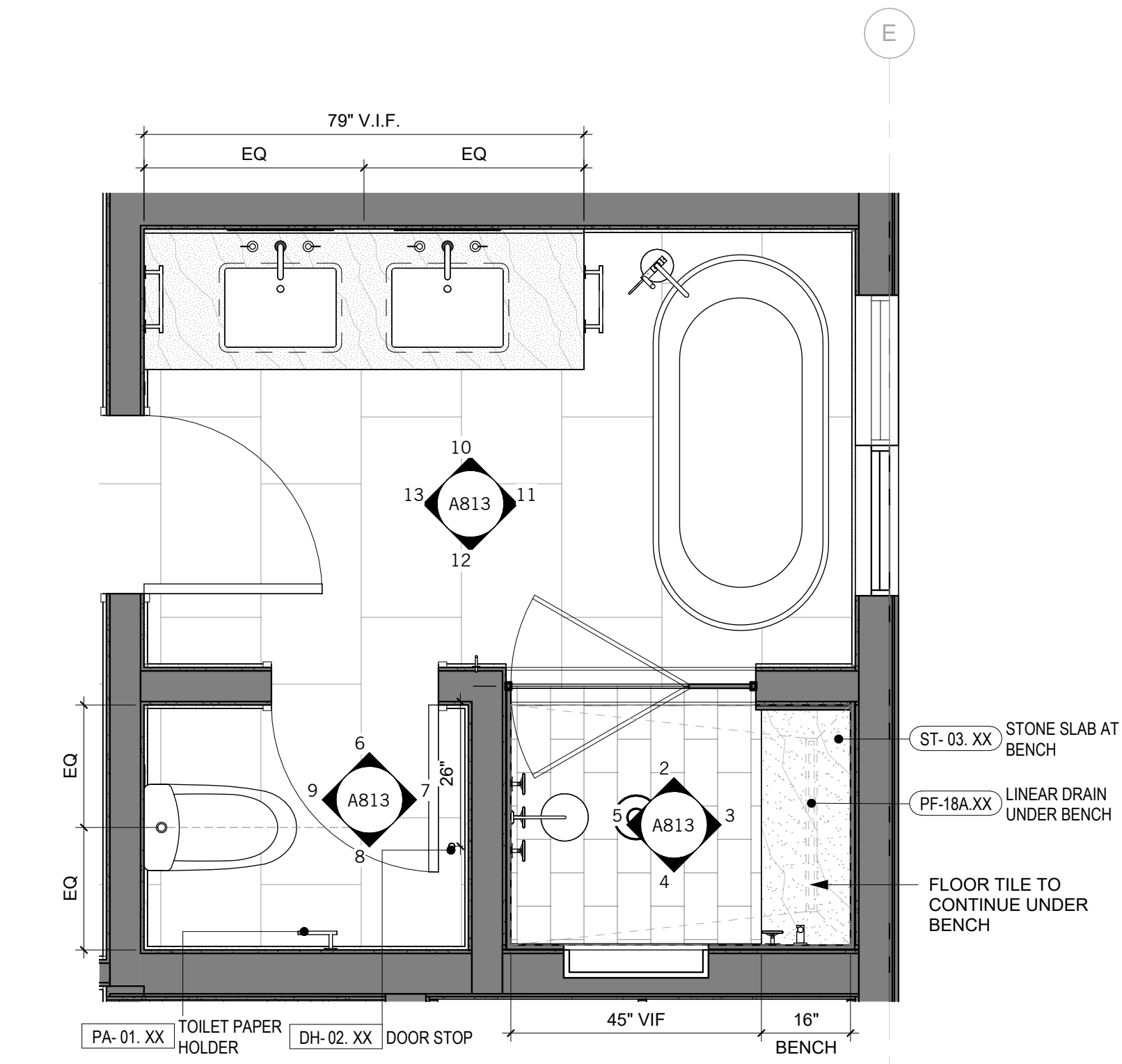
8 PRIMARY BATH
3/8" = 1'-0"



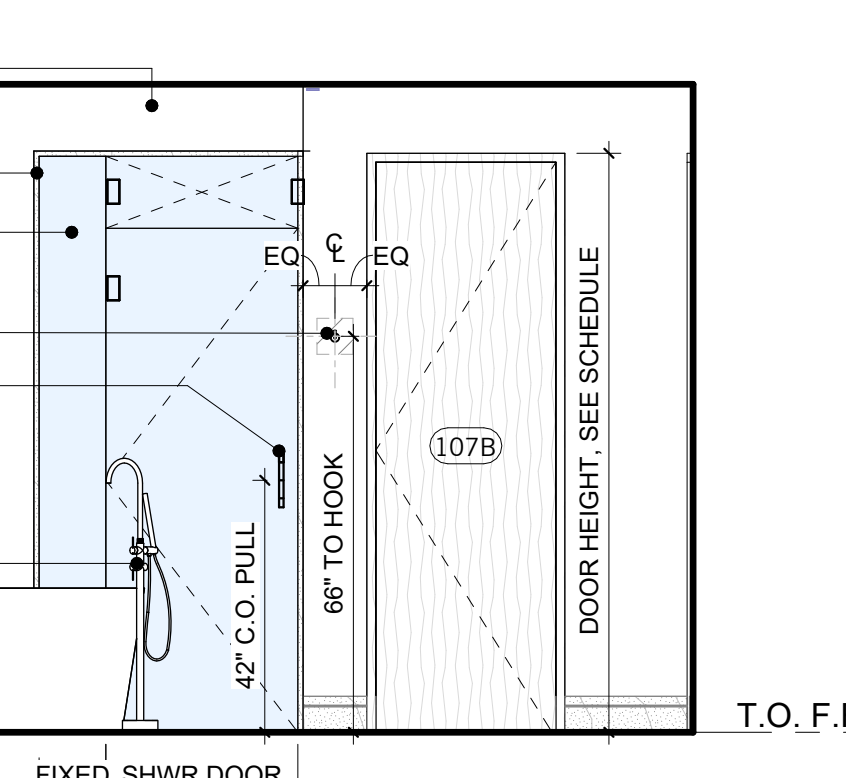
7 PRIMARY BATH
3/8" = 1'-0"



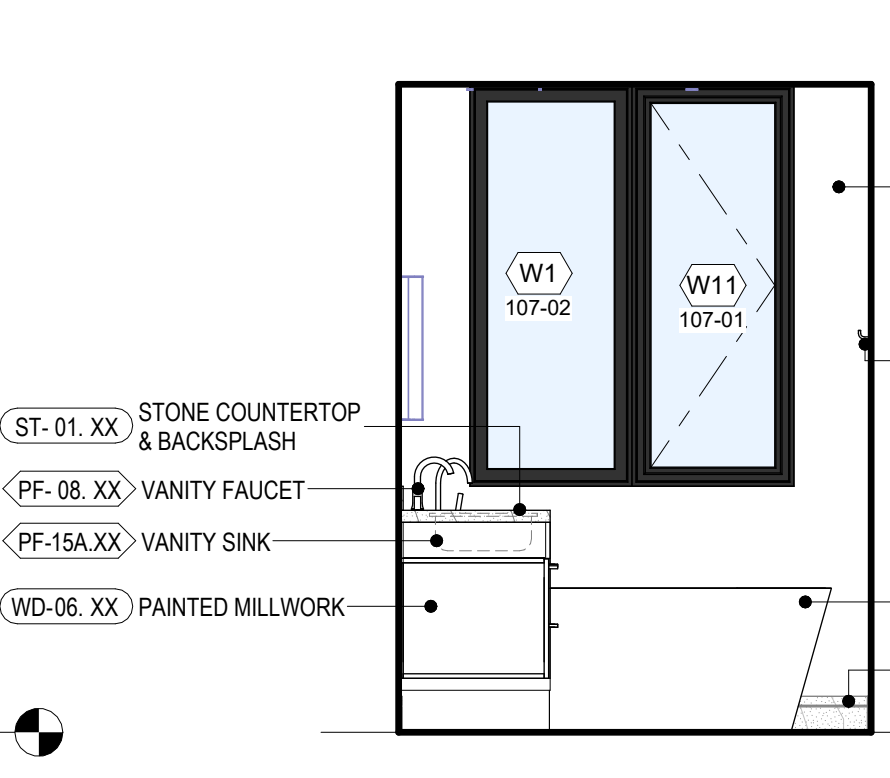
6 PRIMARY BATH
3/8" = 1'-0"



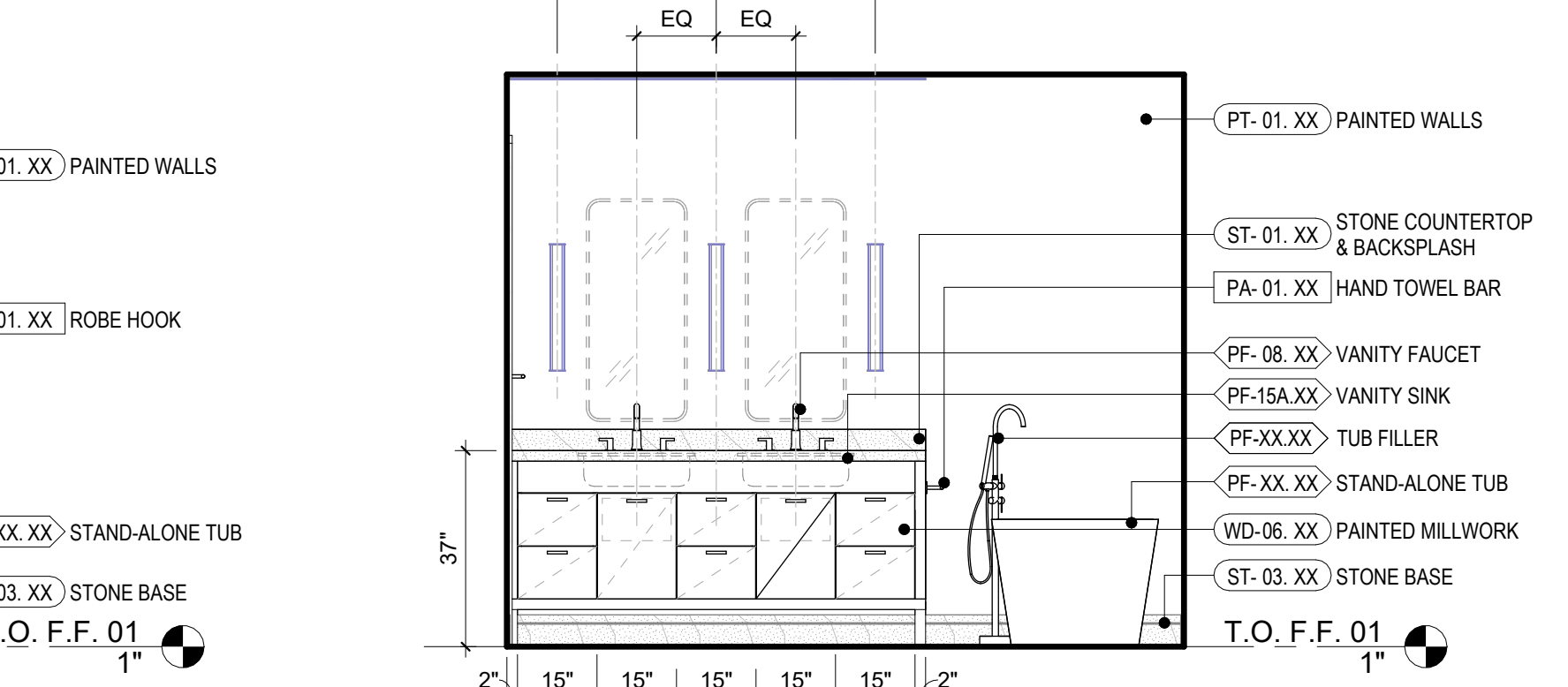
1 PRIMARY BATH - ENLARGED PLAN
1/2" = 1'-0"



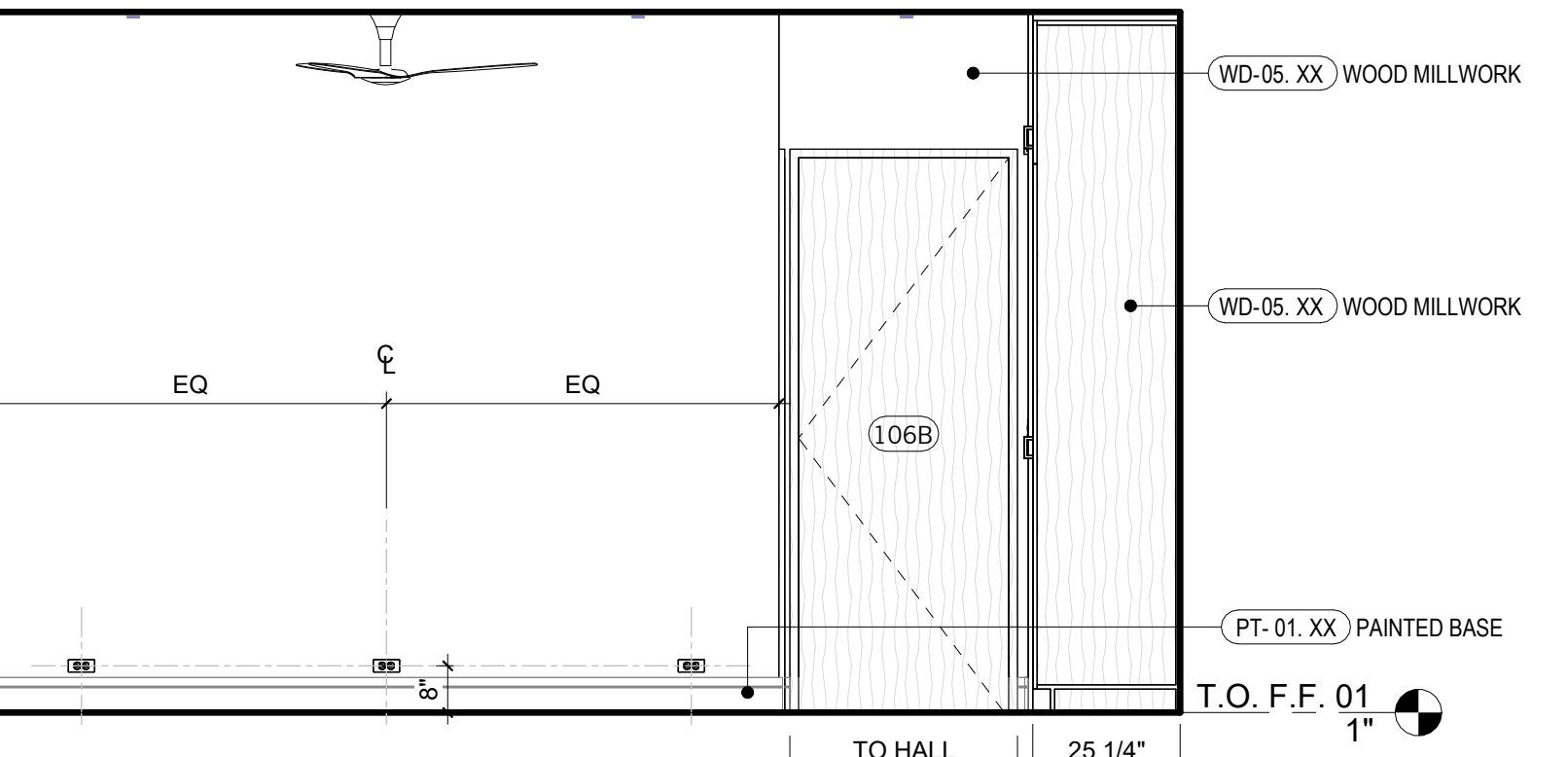
12 PRIMARY BATH
3/8" = 1'-0"



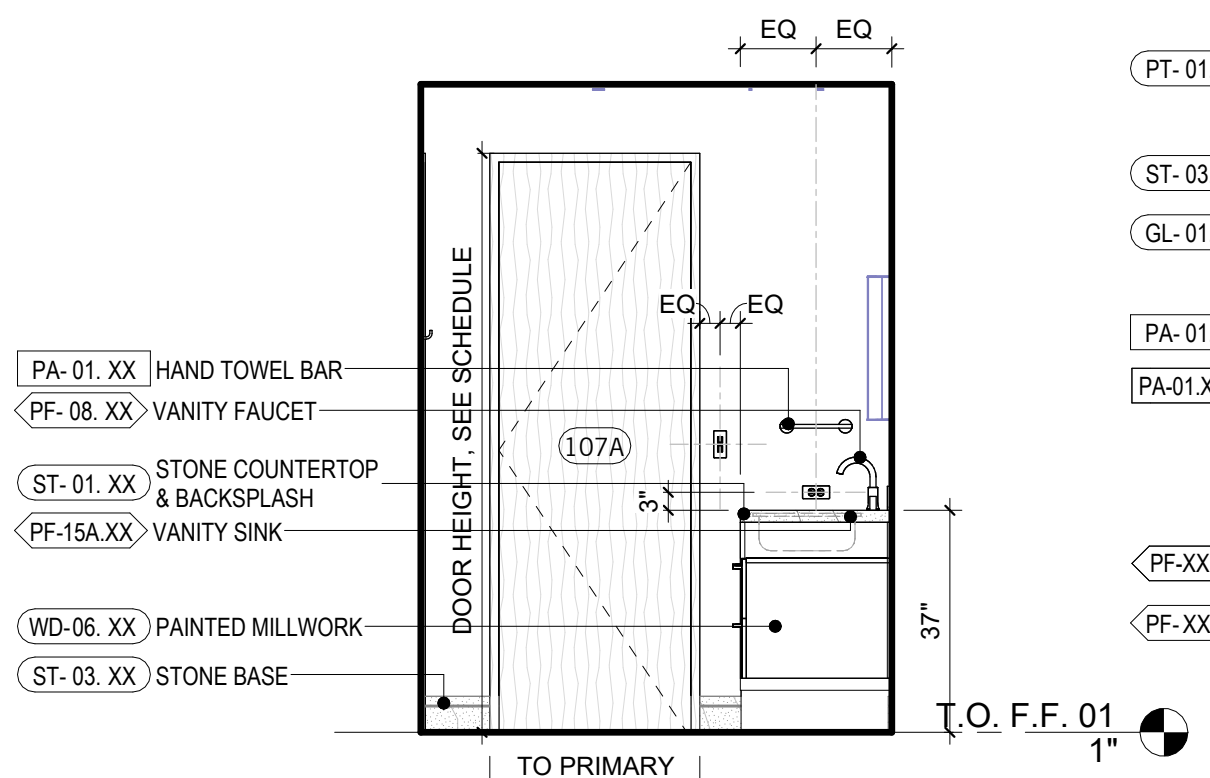
11 PRIMARY BATH
3/8" = 1'-0"



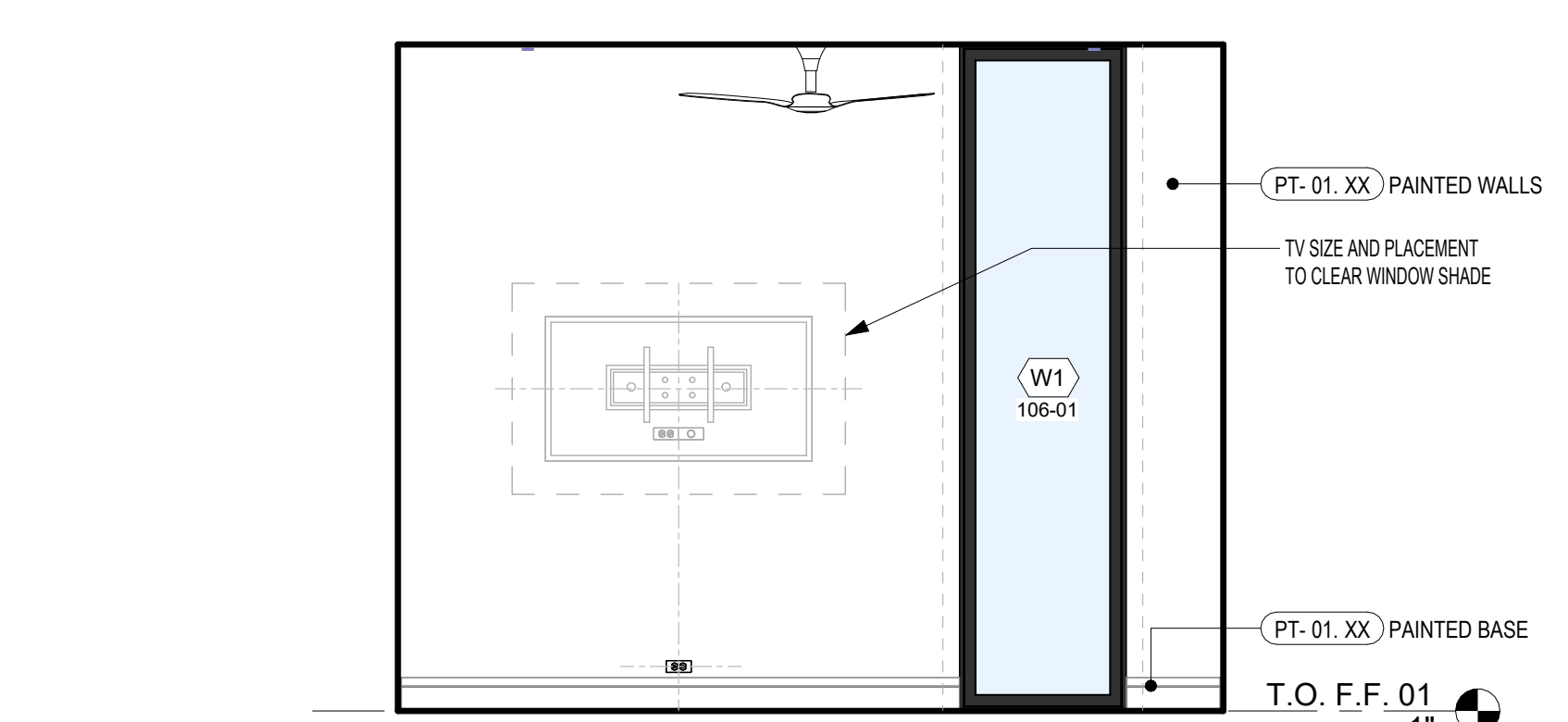
10 PRIMARY BATH
3/8" = 1'-0"



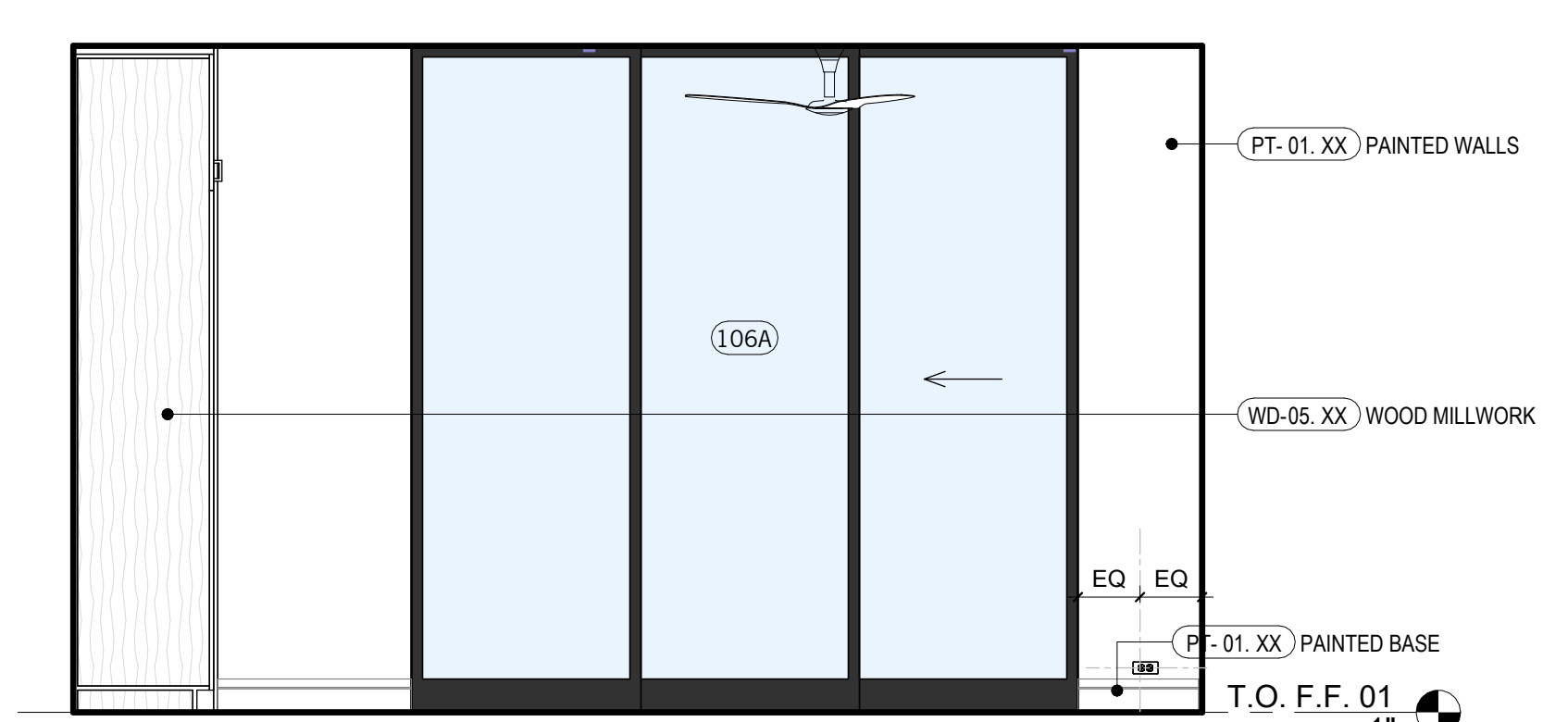
17 PRIMARY BED
3/8" = 1'-0"



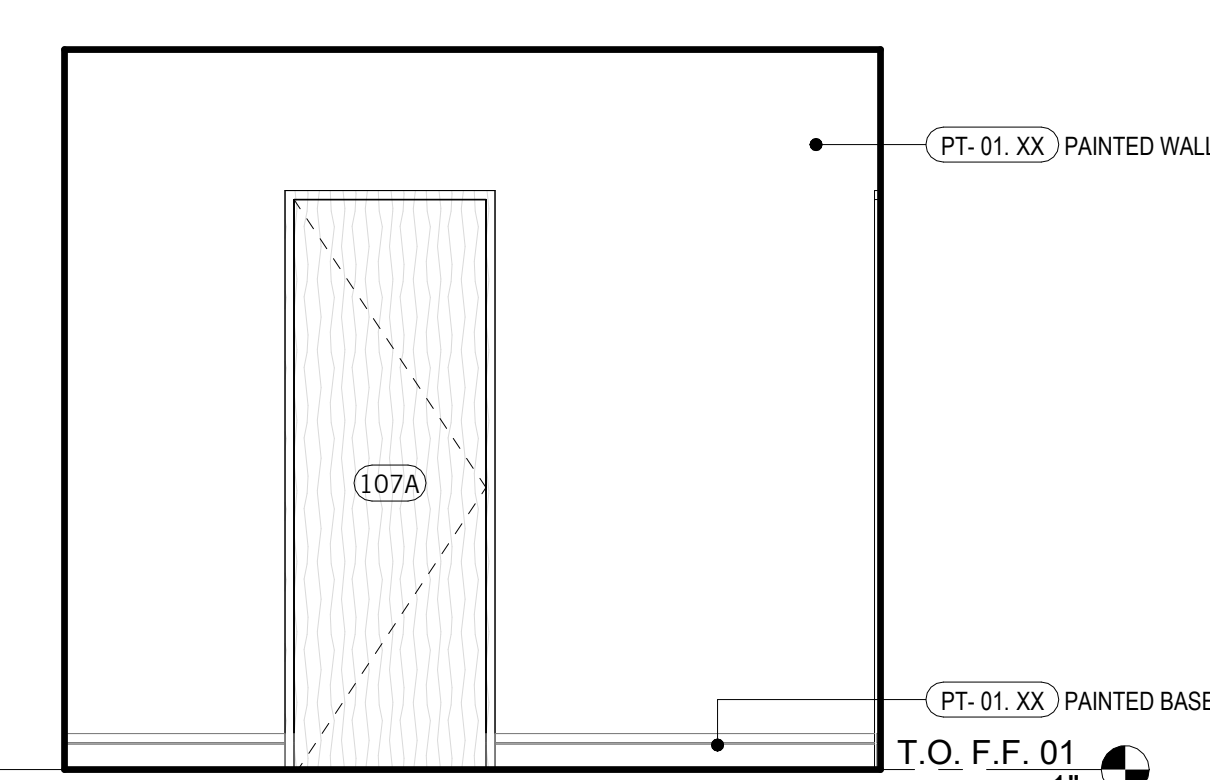
13 PRIMARY BATH
3/8" = 1'-0"



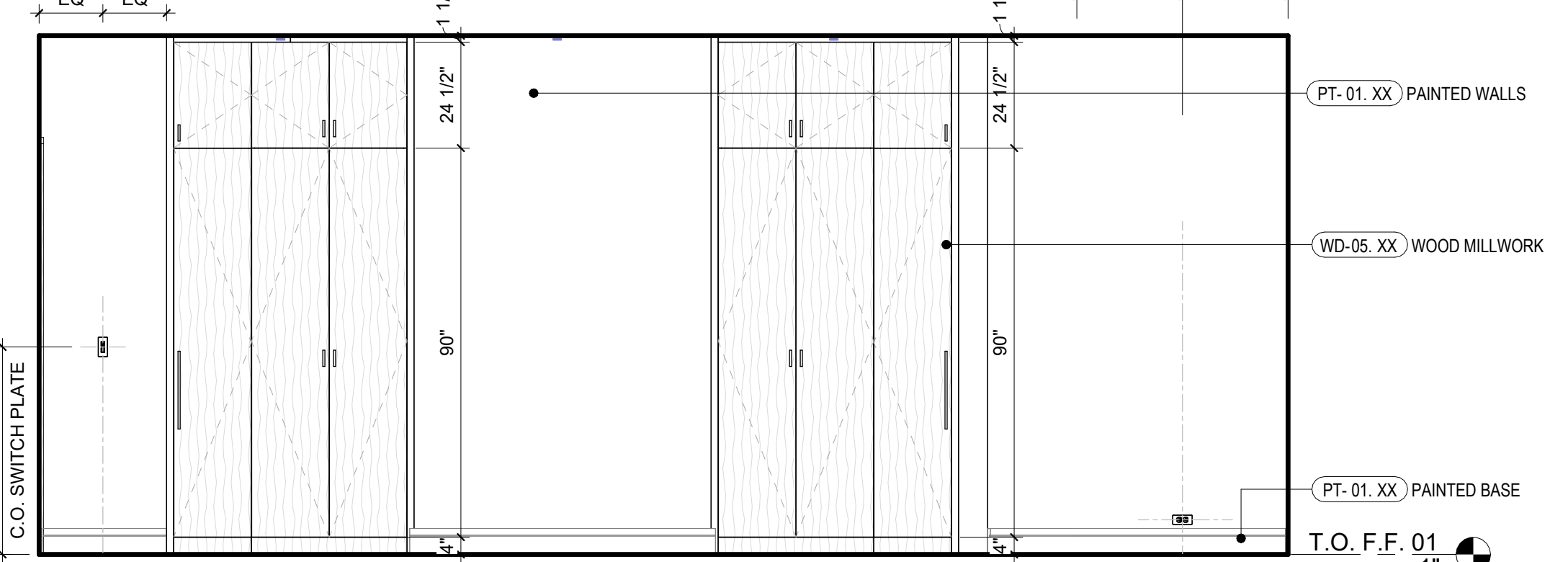
16 PRIMARY BED
3/8" = 1'-0"



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



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



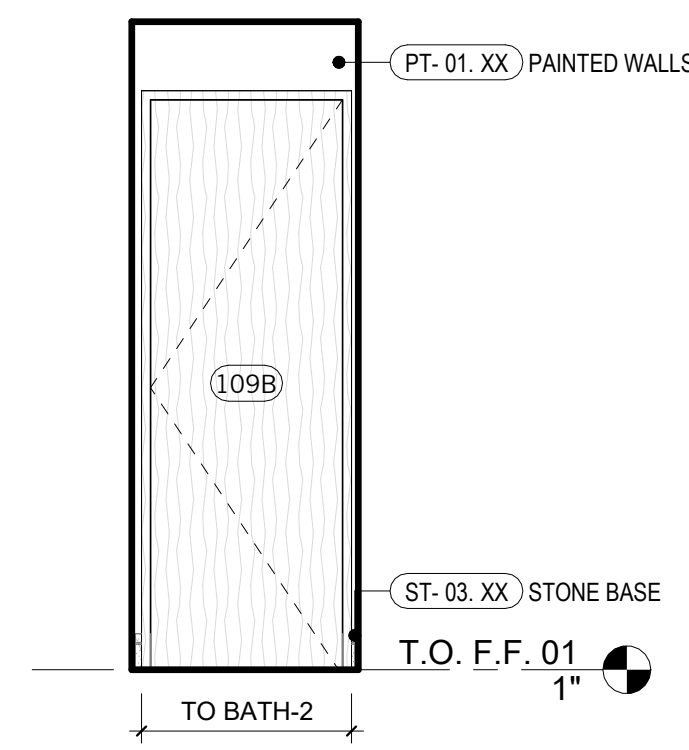
18 PRIMARY BED
3/8" = 1'-0"

REVISIONS

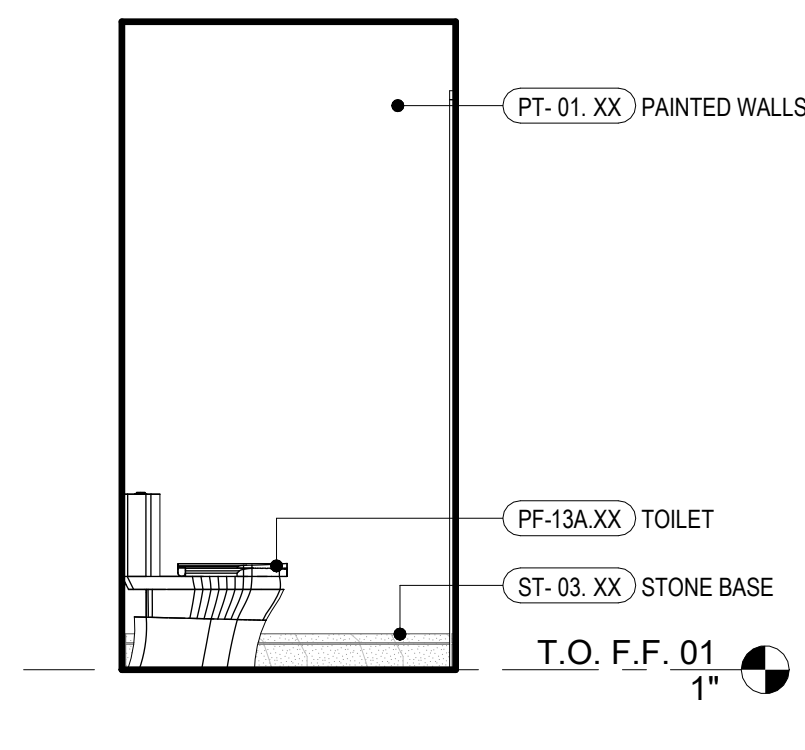
NOT FOR CONSTRUCTION

SEAL / SIGNATURE
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CHECK RB
ENLARGED PLANS & INTERIOR ELEVATIONS

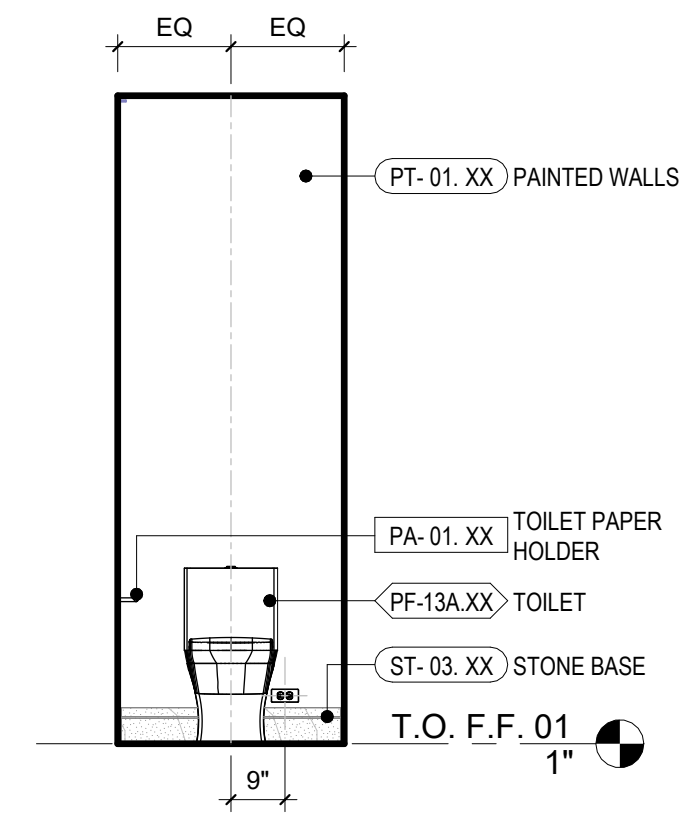
SHEET
A813



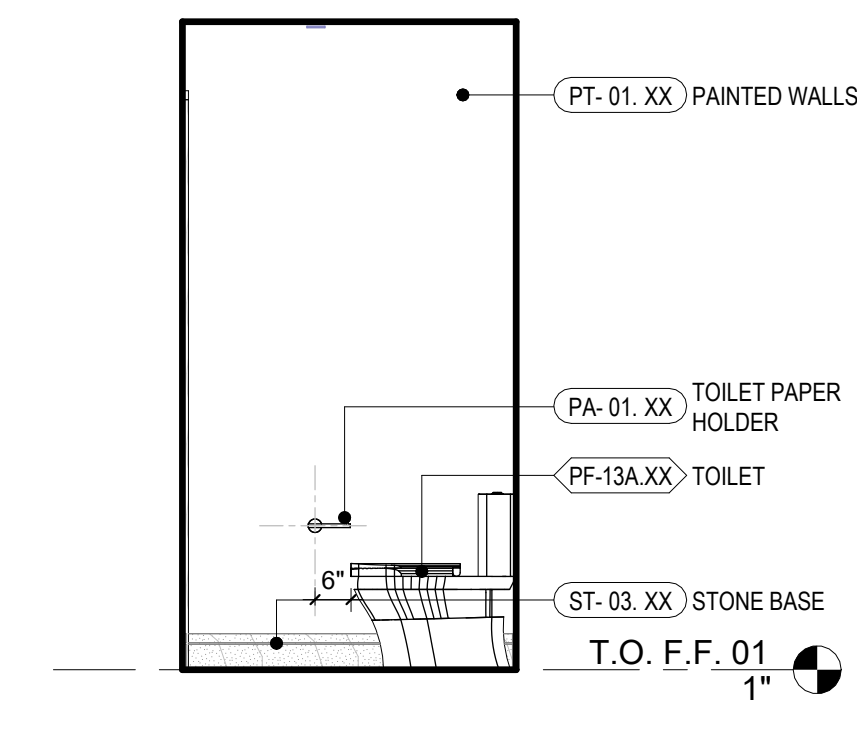
21 BATH-2 TOILET
3/8" = 1'-0"



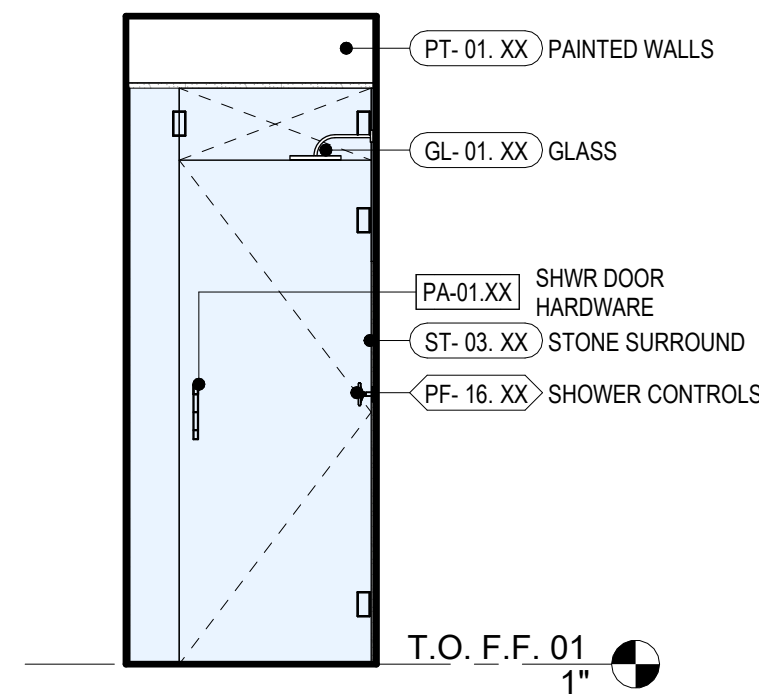
20 BATH-2 TOILET
3/8" = 1'-0"



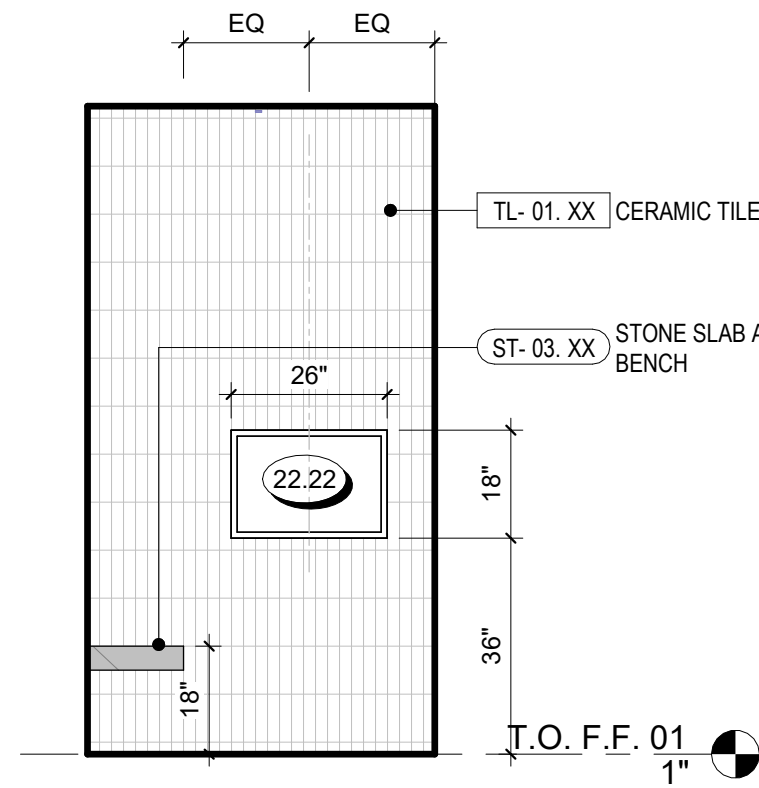
19 BATH-2 TOILET
3/8" = 1'-0"



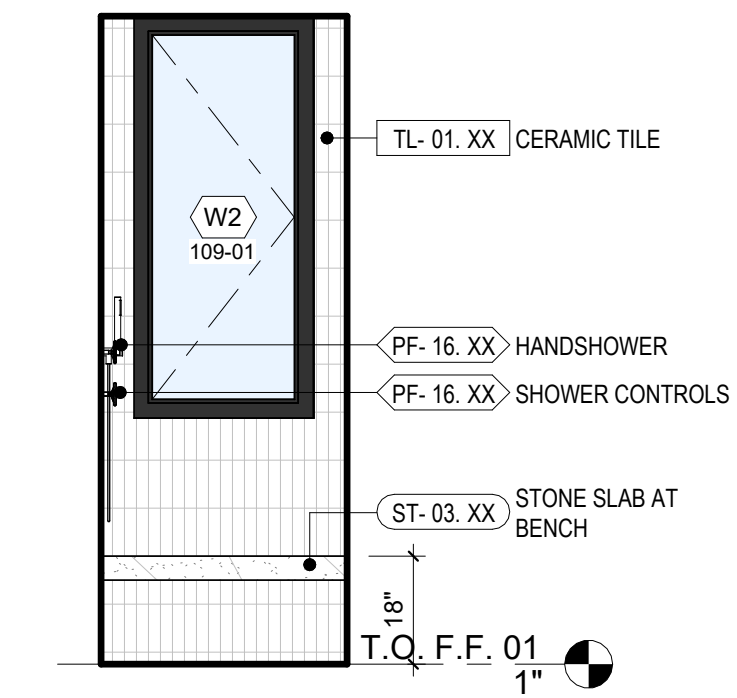
18 BATH-2 TOILET
3/8" = 1'-0"



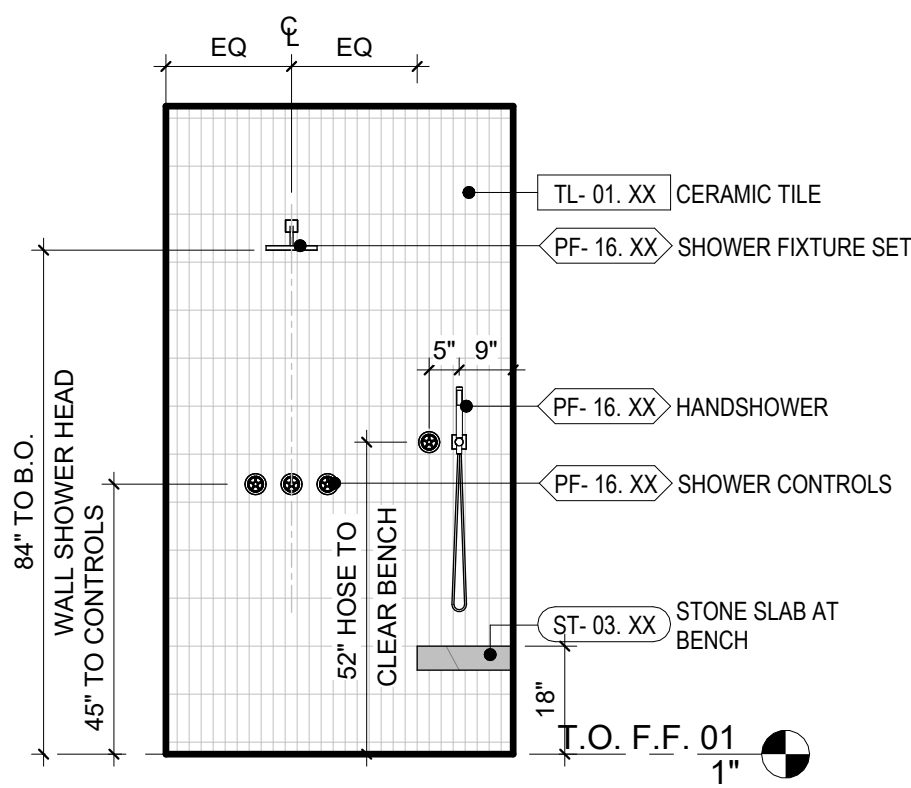
17 BATH-2 SHOWER
3/8" = 1'-0"



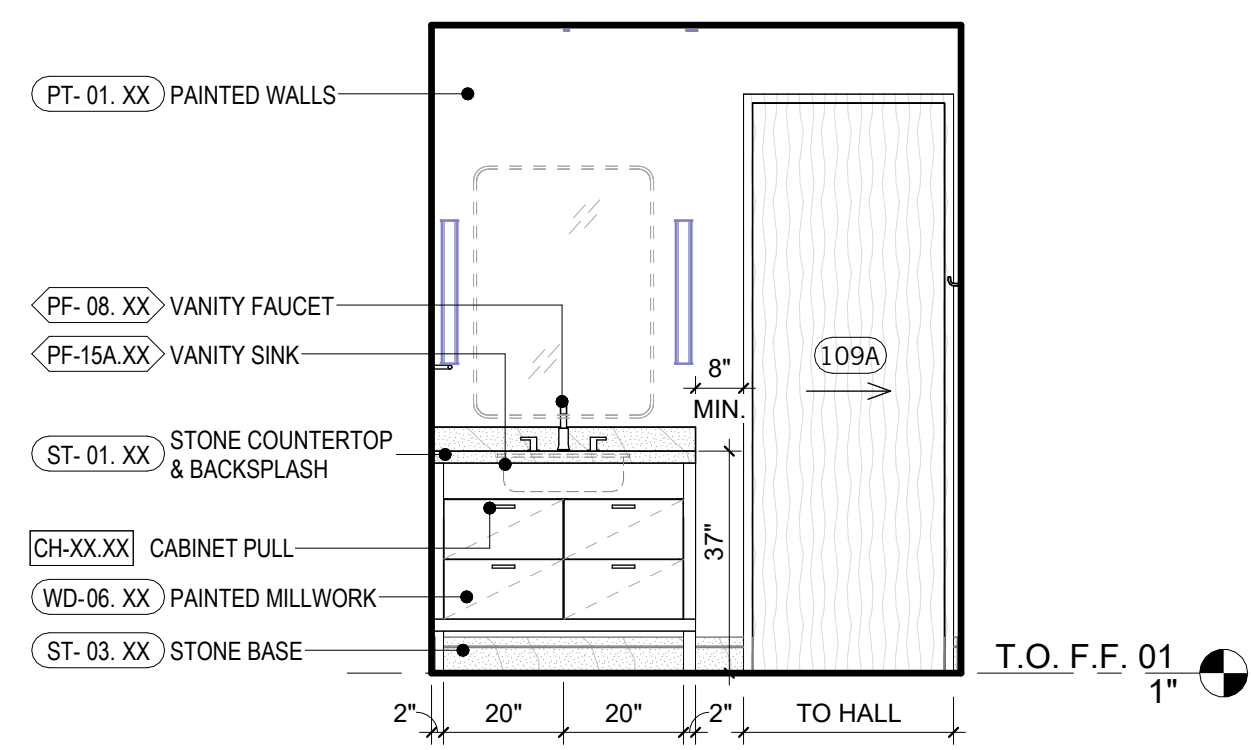
16 BATH-2 SHOWER
3/8" = 1'-0"



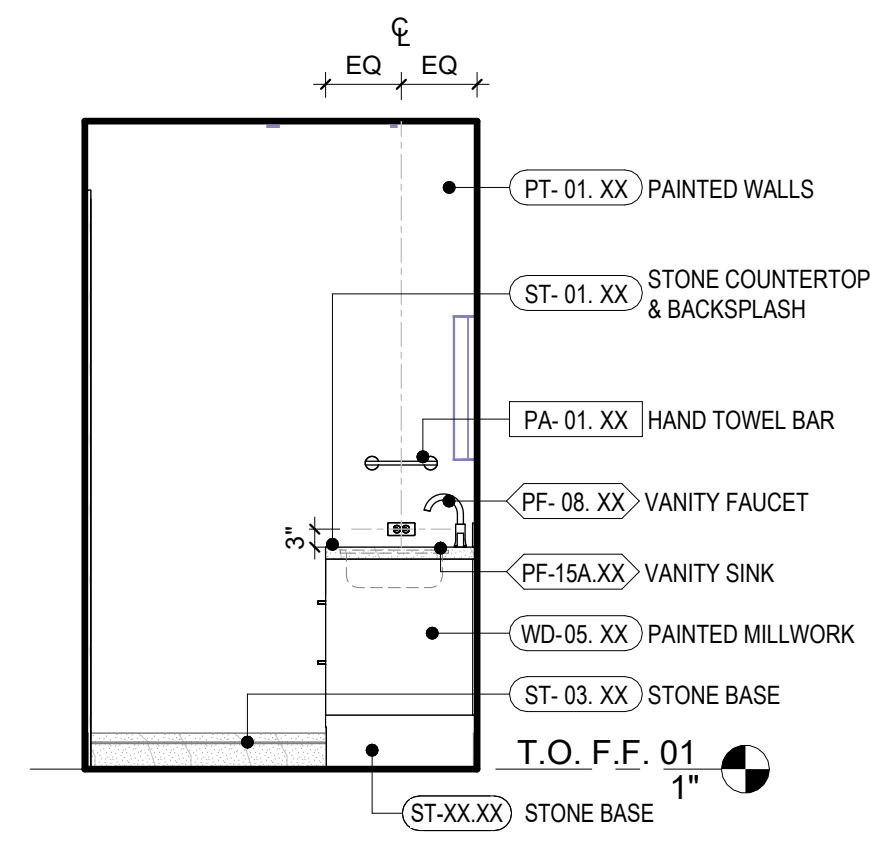
15 BATH-2 SHOWER
3/8" = 1'-0"



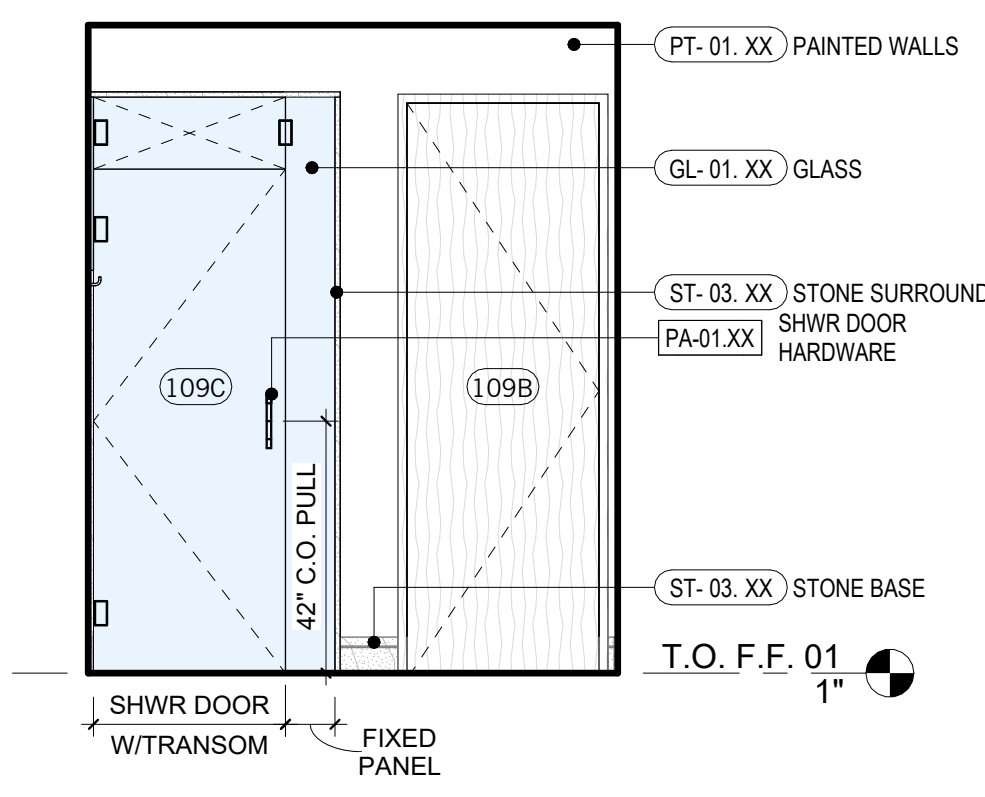
14 BATH-2 SHOWER
3/8" = 1'-0"



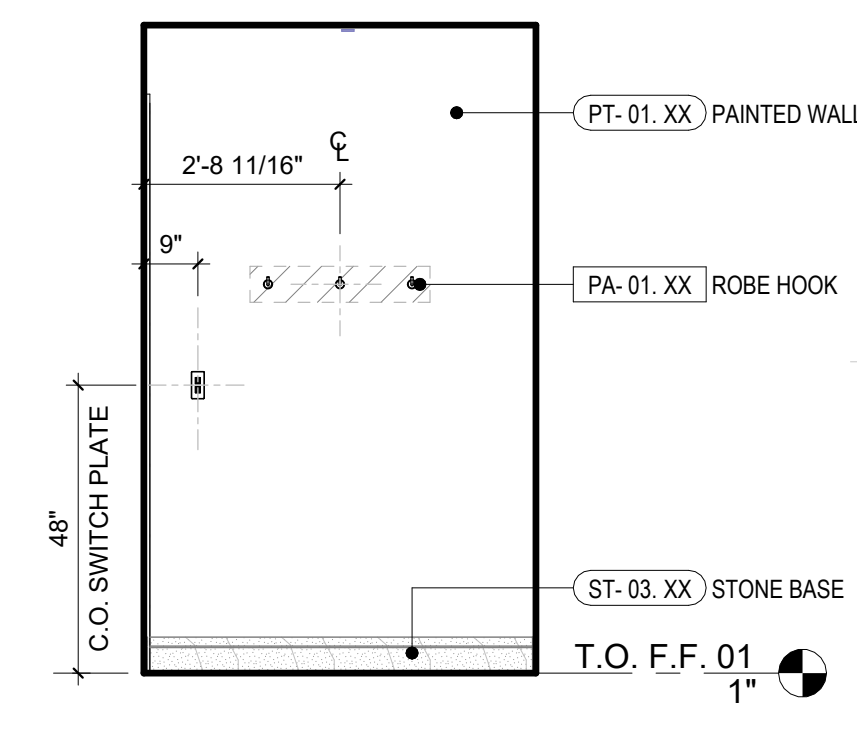
13 BATH-2
3/8" = 1'-0"



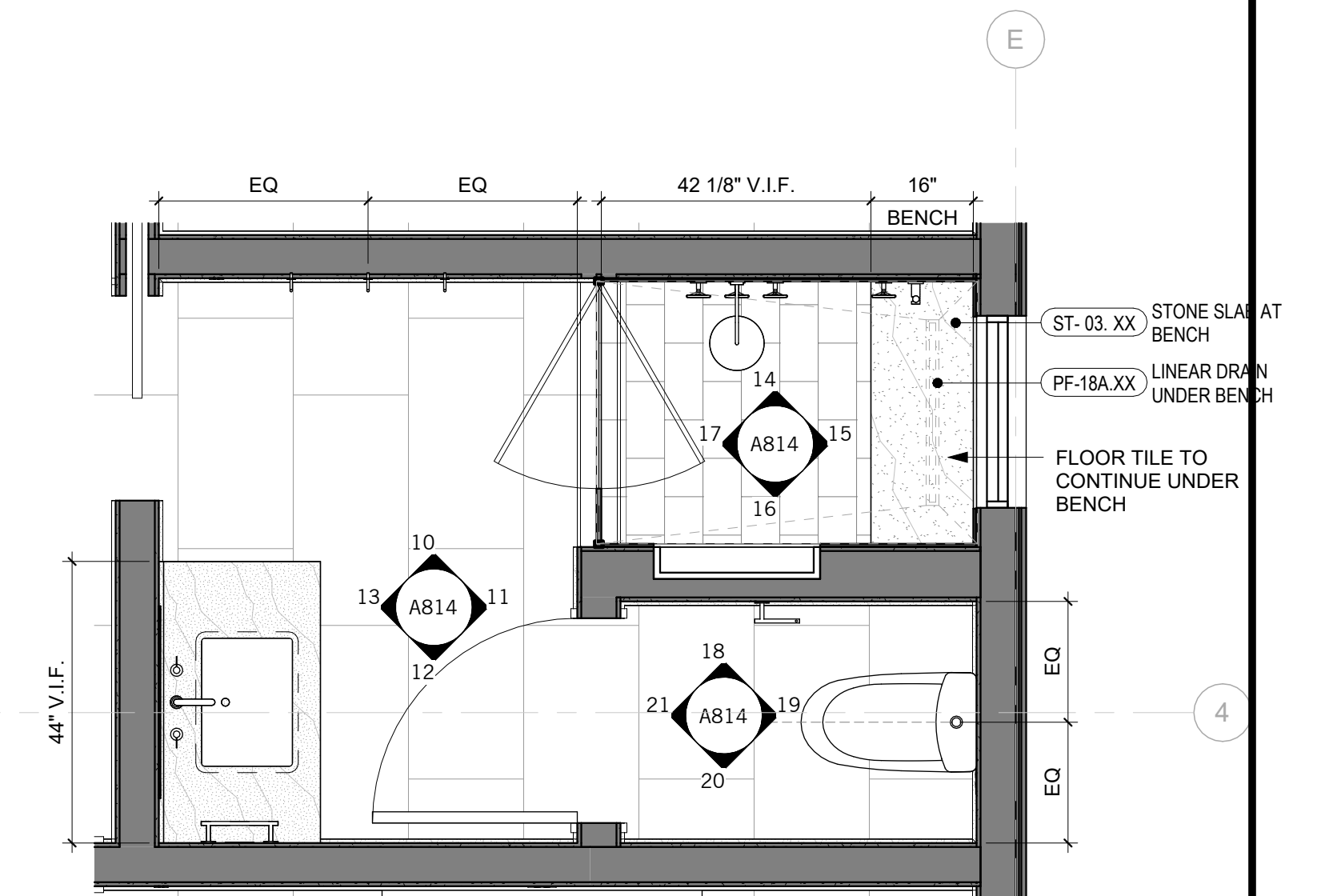
12 BATH-2
3/8" = 1'-0"



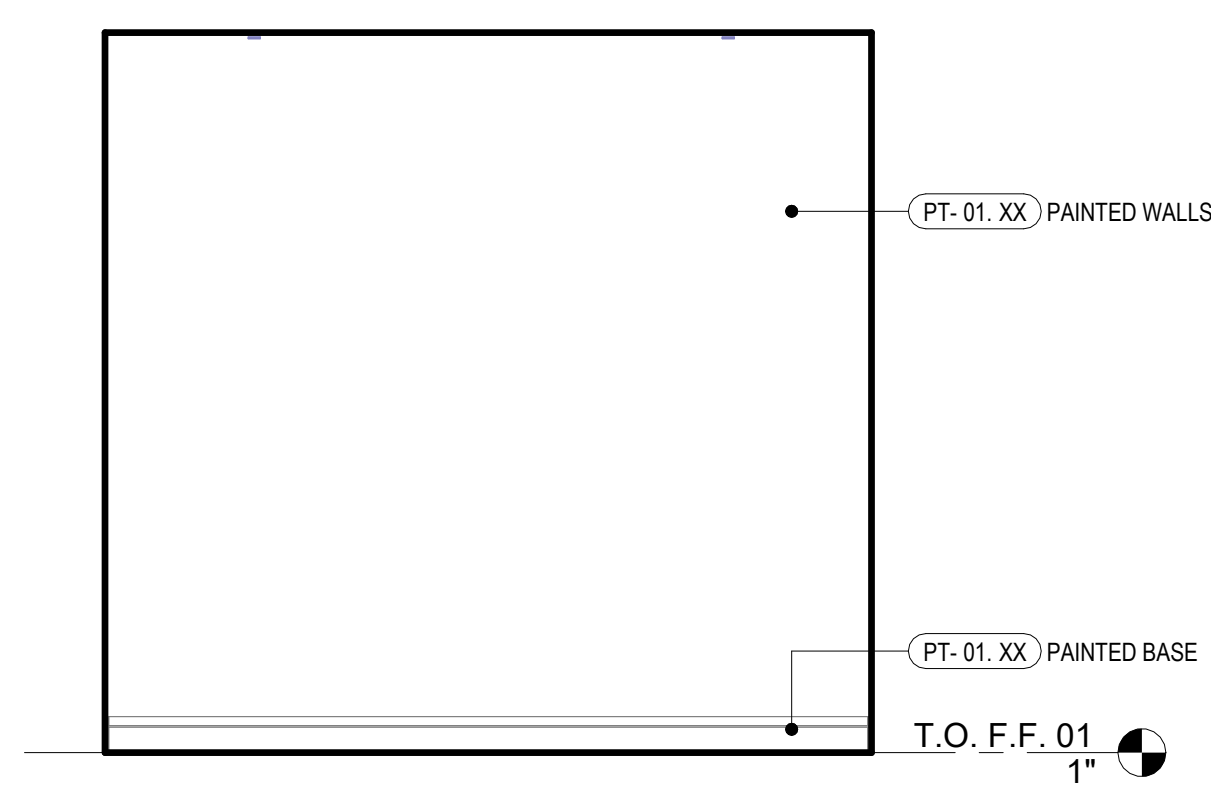
11 BATH-2
3/8" = 1'-0"



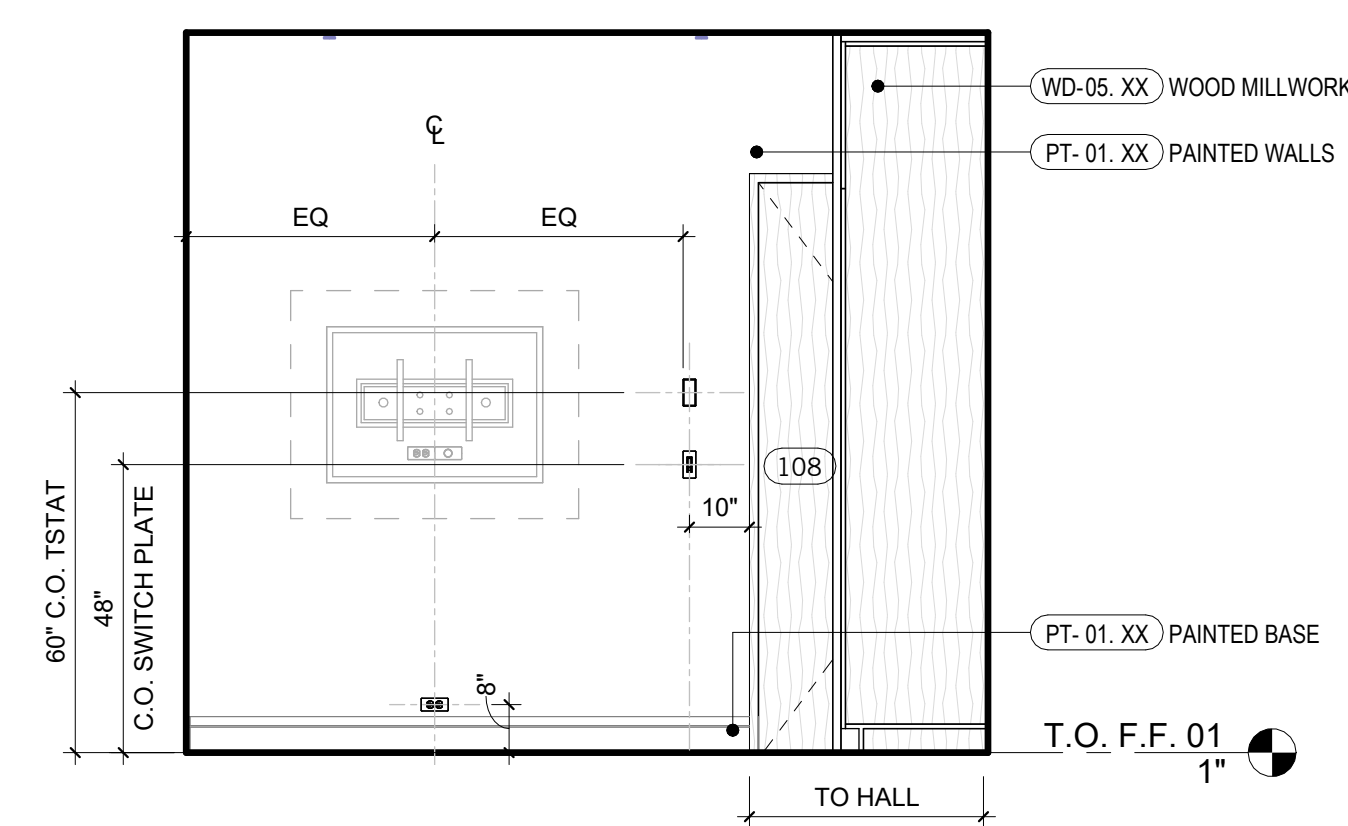
10 BATH-2
3/8" = 1'-0"



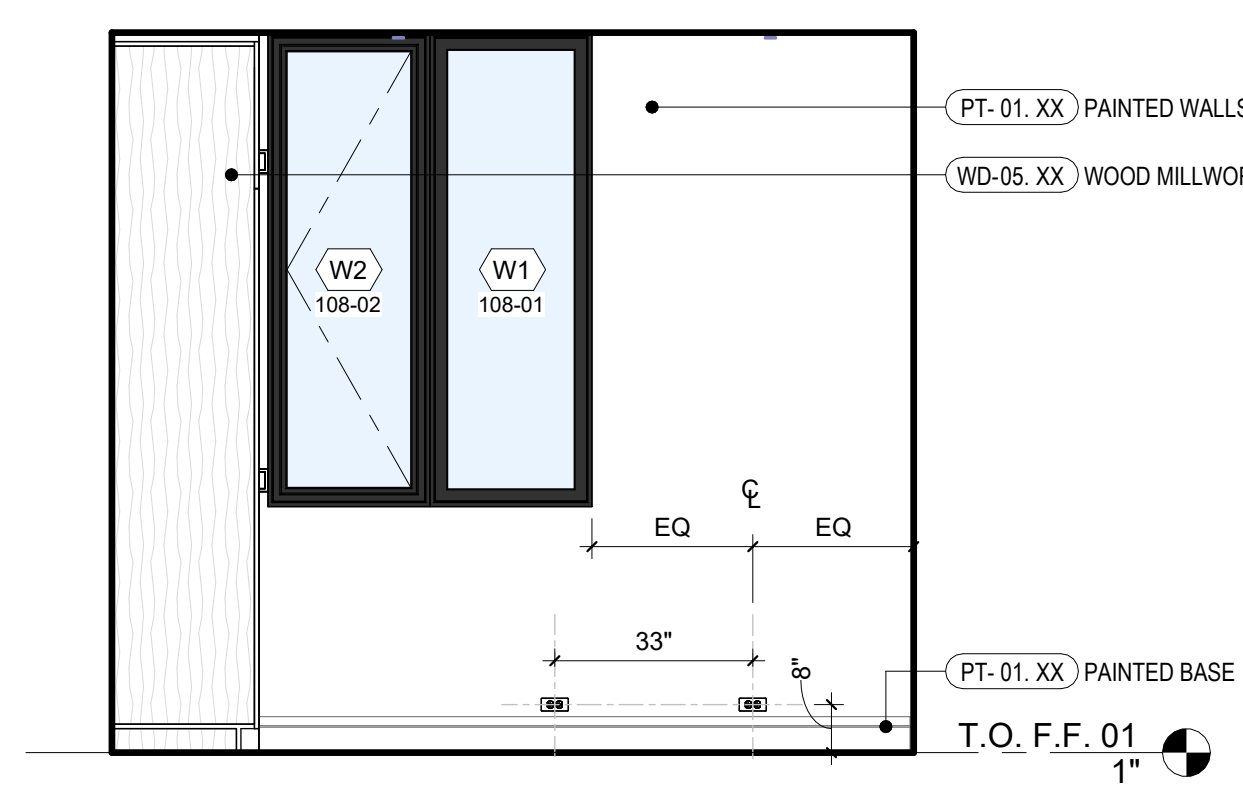
9 BATH-2 - ENLARGED PLAN
1/2" = 1'-0"



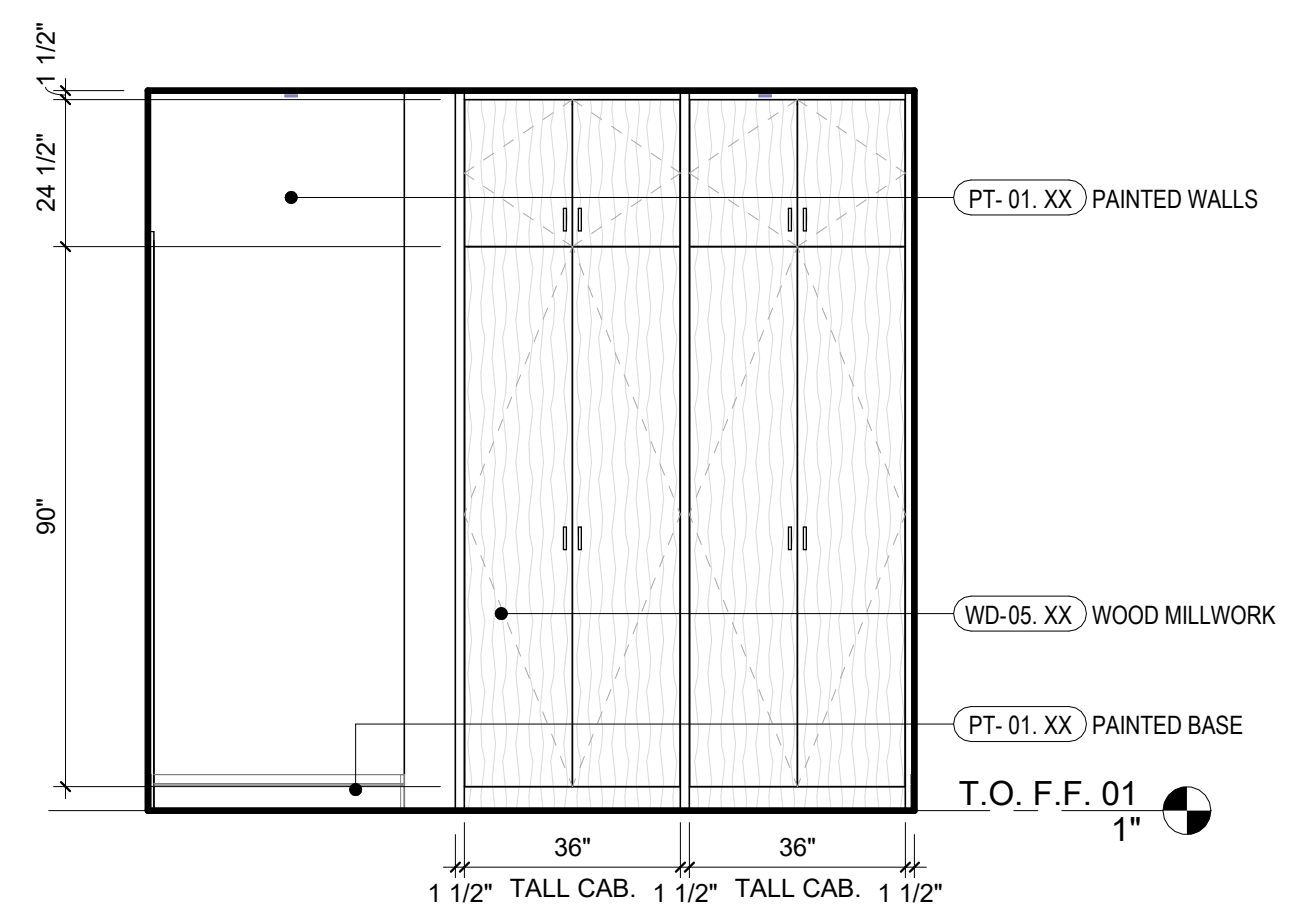
8 BED-1
3/8" = 1'-0"



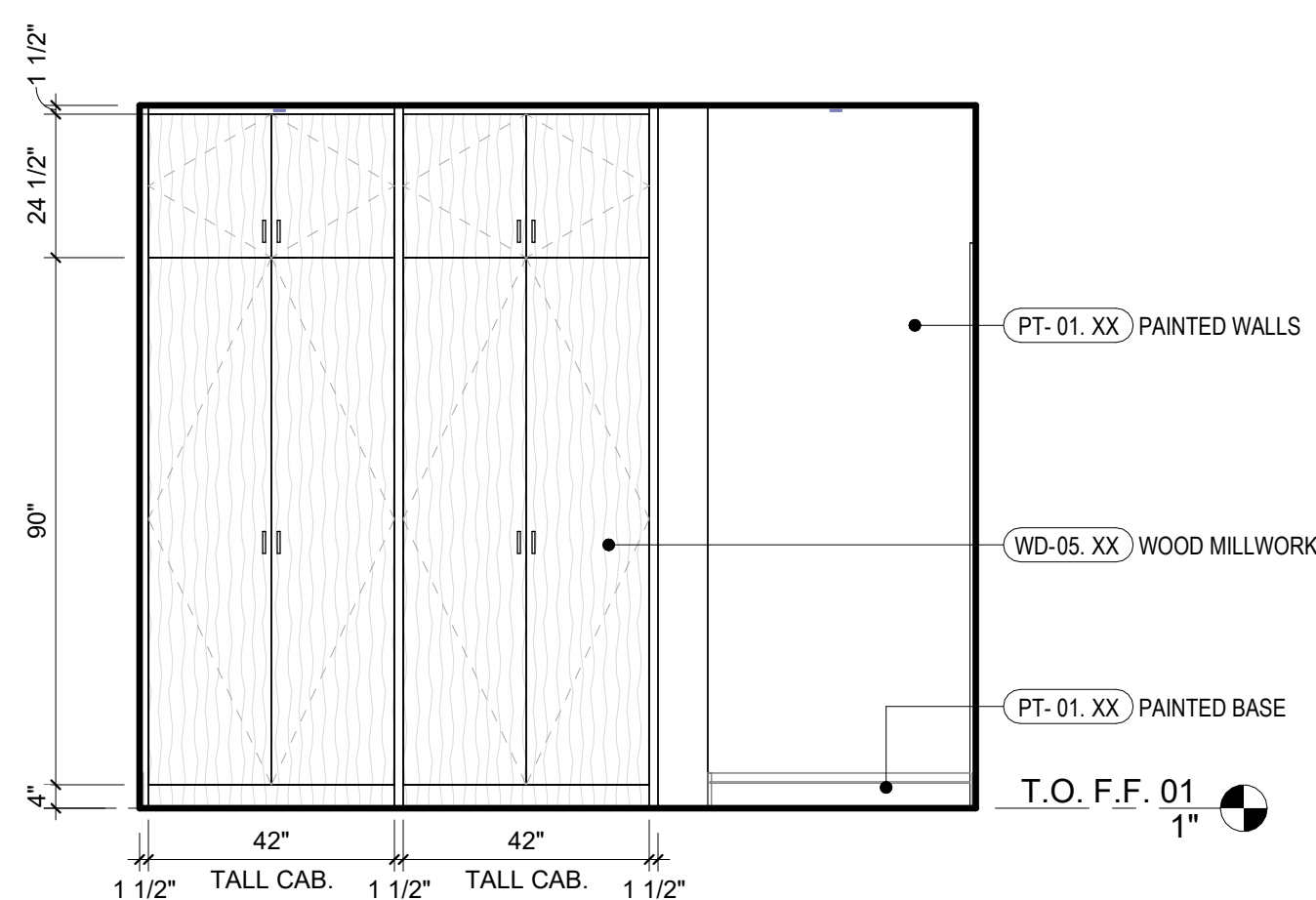
7 BED-1
3/8" = 1'-0"



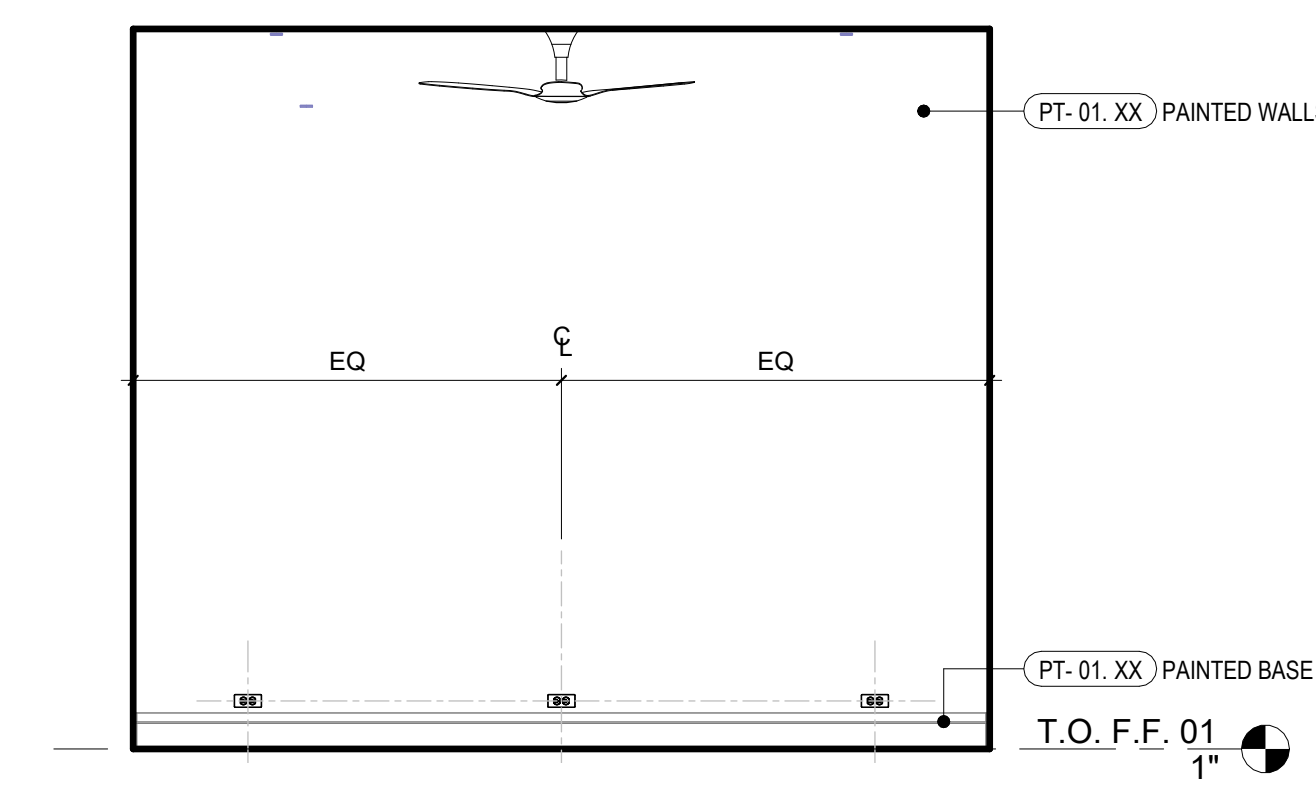
6 BED-1
3/8" = 1'-0"



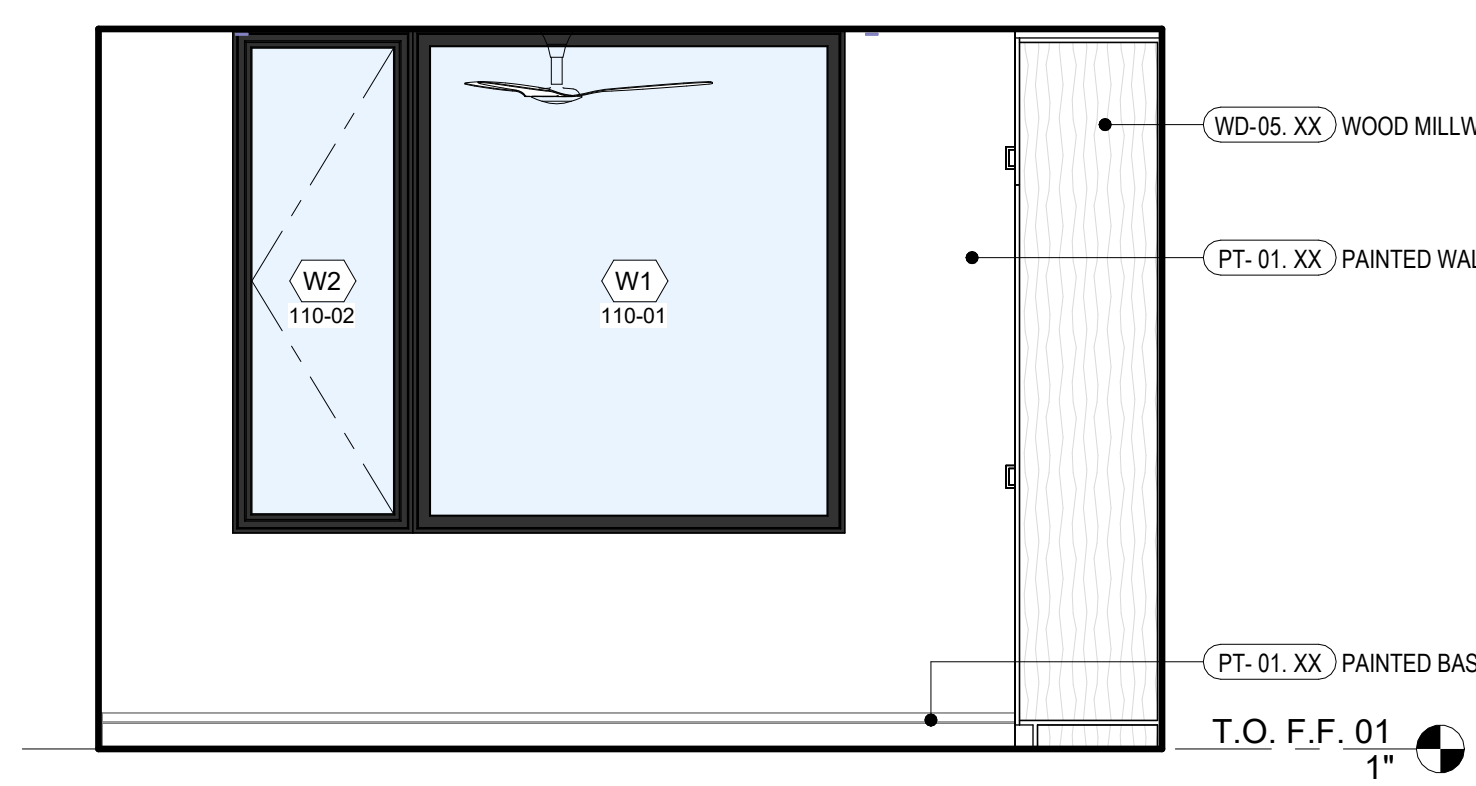
5 BED-1
3/8" = 1'-0"



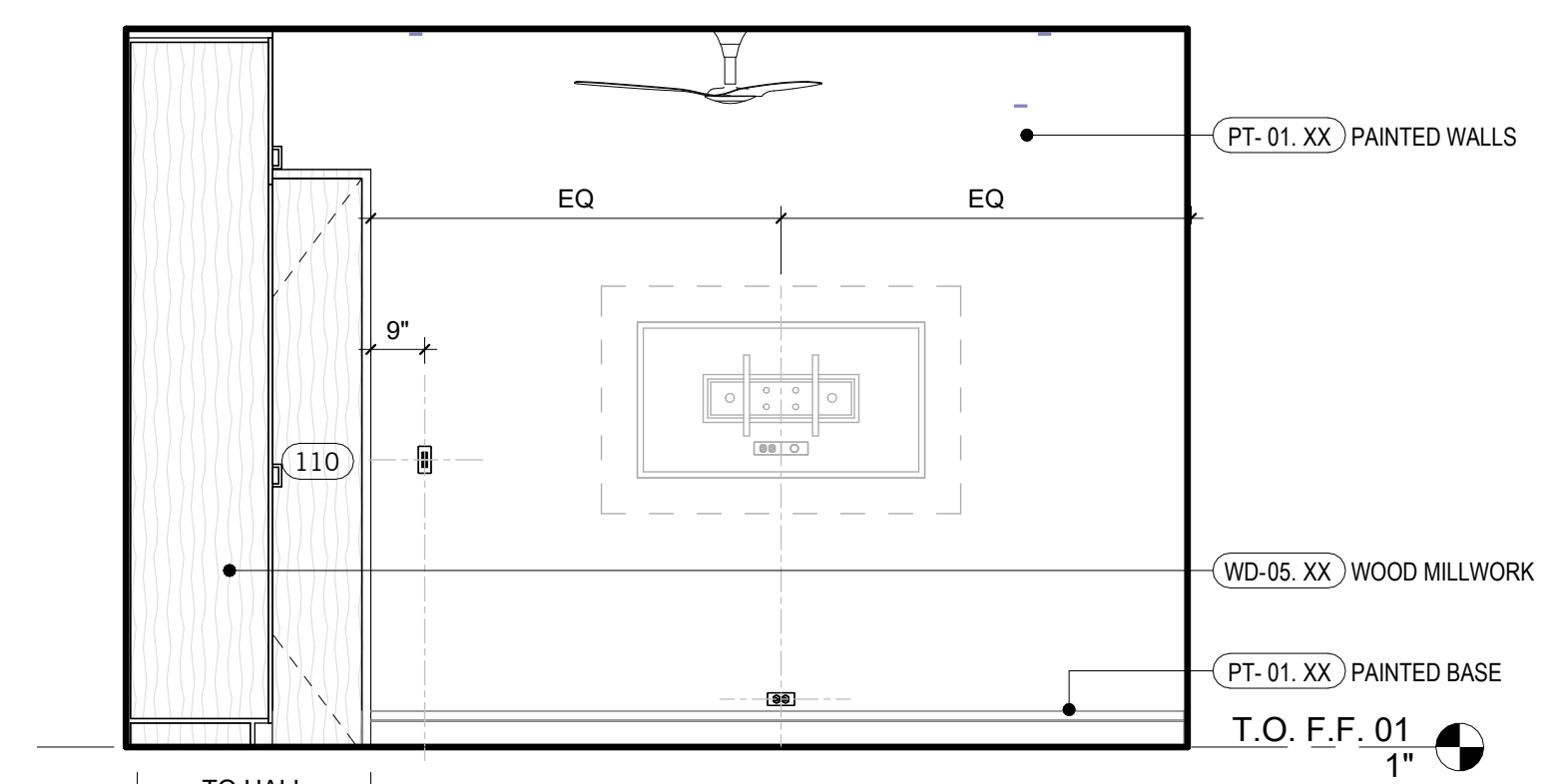
4 BED-2
3/8" = 1'-0"



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



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



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

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SEAL / SIGNATURE
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DRAWN SW, EJ, MN, JD, ET
CHECK RB

ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET

A814