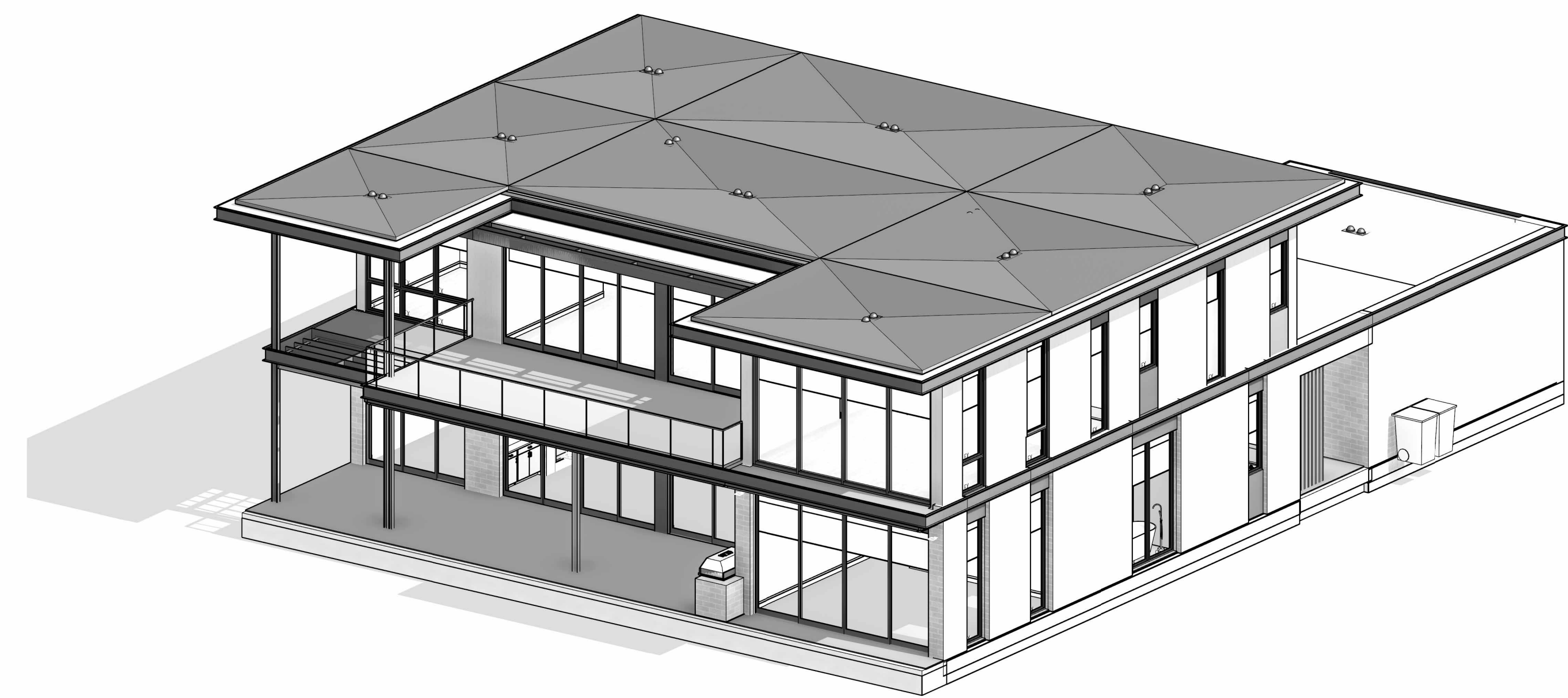
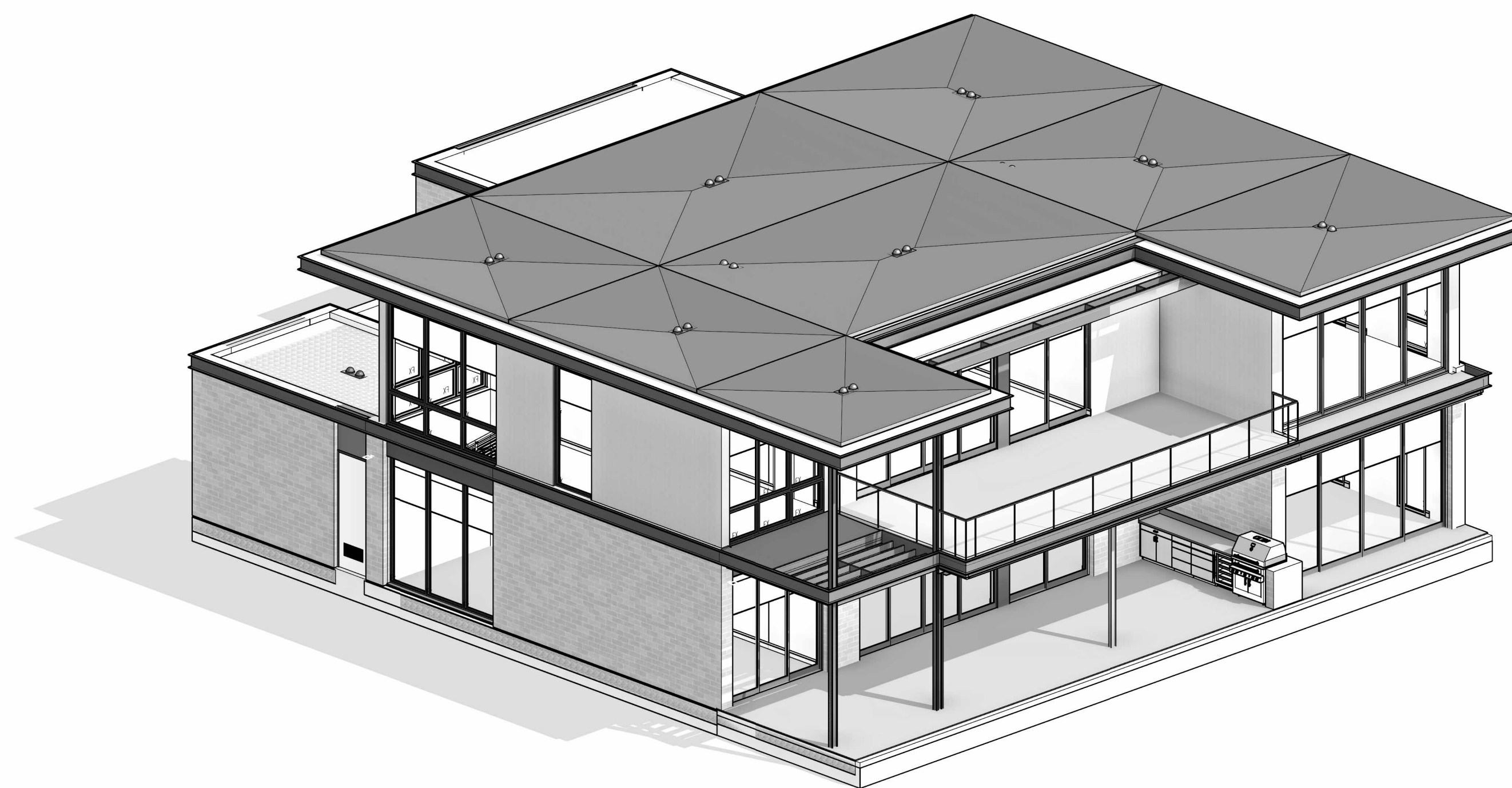


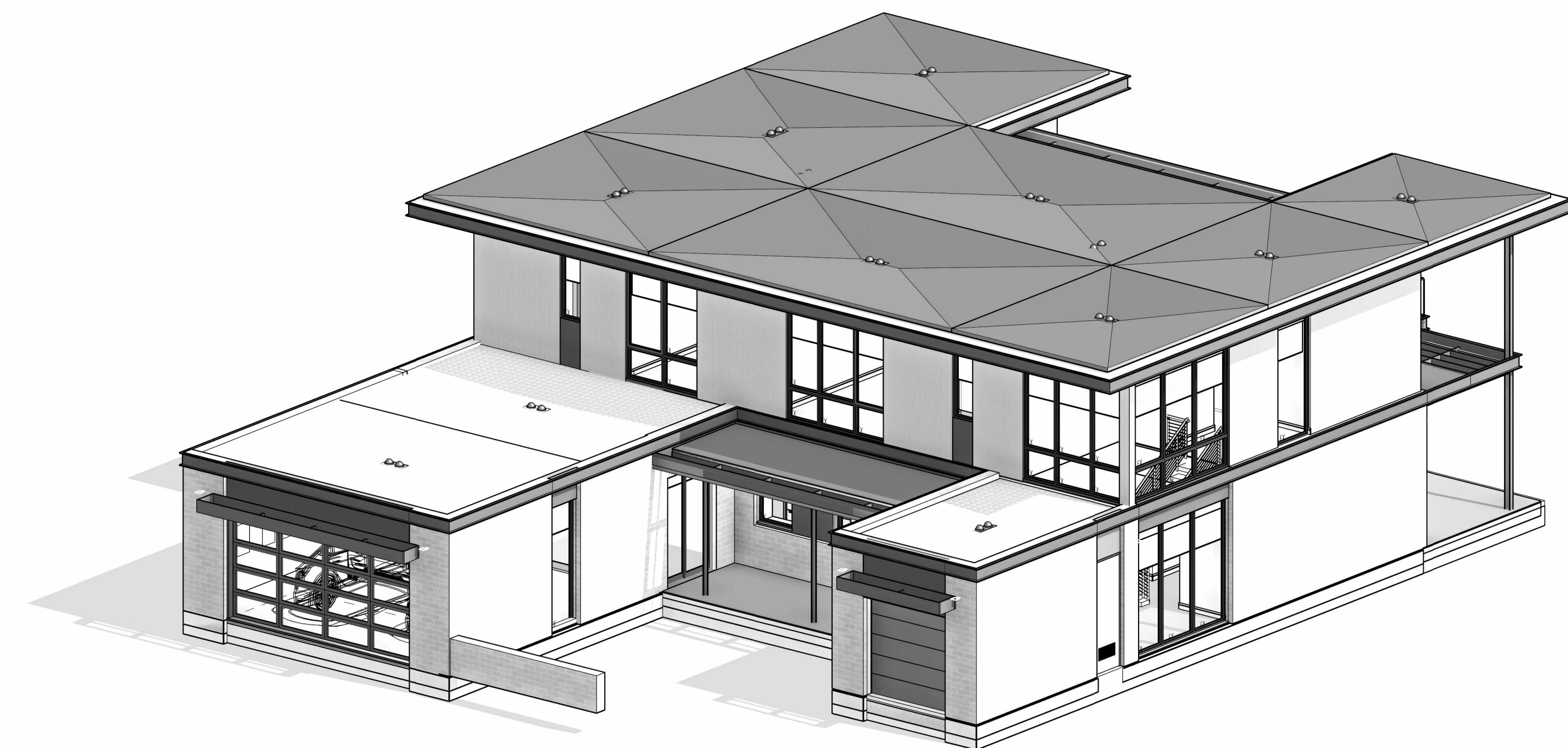
4 EXTERIOR VIEW - FRONT LEFT



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

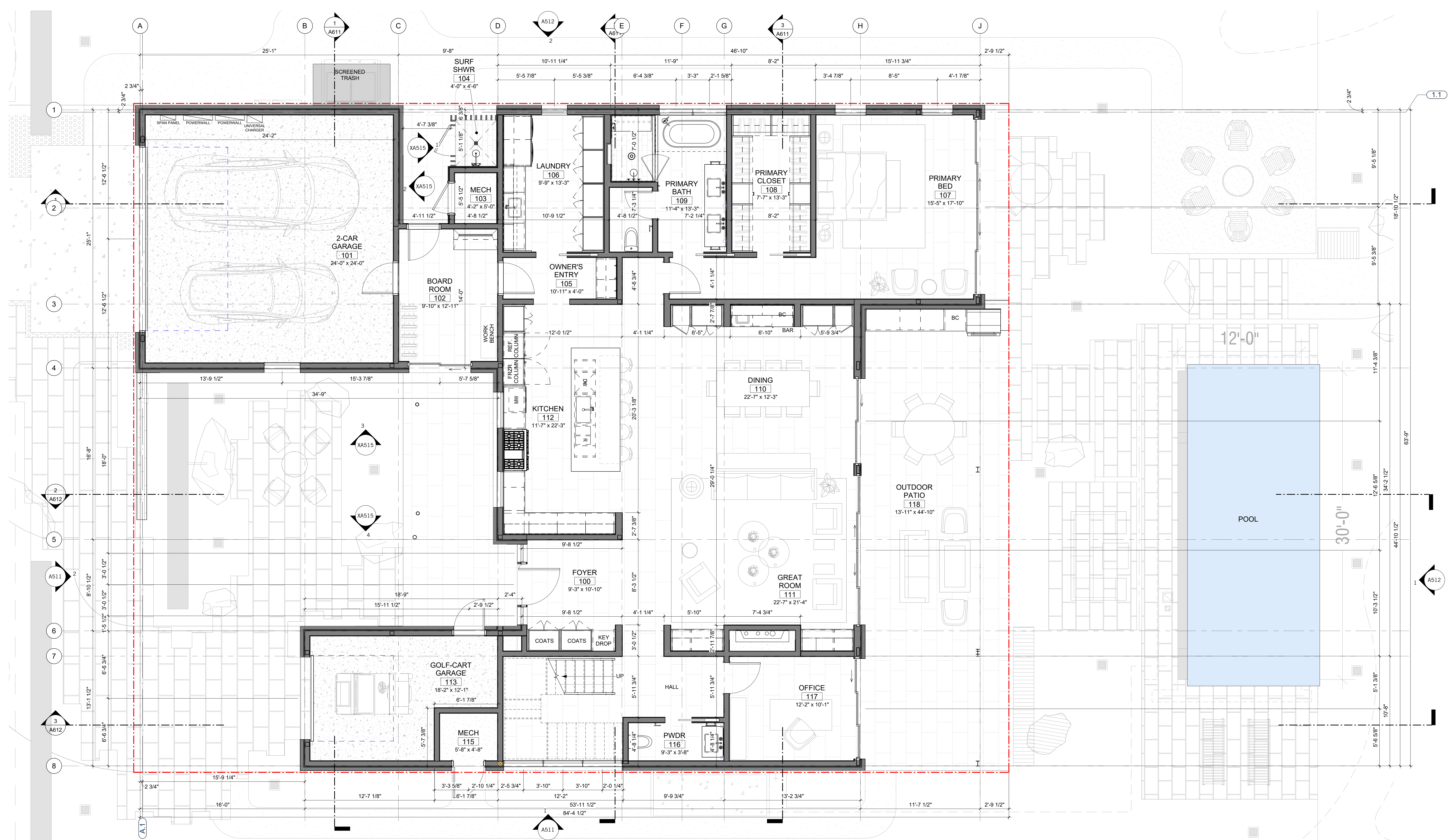
SHEET

R001

| Key Value | Keynote Text |
|-----------|----------------|
| 000 | KEYNOTE LEGEND |

| 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**
- ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.)
 - ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
 - ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
 - ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.
 - ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
 - FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.
 - SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.
 - ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5
 - WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1
 - PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.
 - TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.
 - ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OF CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2)
 - SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.
 - PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
 - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND
 - LAUNDRY APPLIANCES:
 - APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL
 - PROVIDE APPROVED LINT TRAP AT DRYER VENT
 - DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
 - EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IMC 504.8.4
 - INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES
 - ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION, PROVIDE 21" CLEAR SPACE AT FRONT PER IPC 405.3.1
 - SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS. INSTALL PER MANUFACTURER'S SPECIFICATION
 - ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.) OR AS LARGE AS THE LARGEST COMPONENT OF THE FAU W/ WEATHER STRIPPING. (IMC 306.3)
 - AT EGRESS DOORS:
 - AT INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-3/4"
 - AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1'-1/2" A.F.F. AT INTERIOR.
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 - AIR CONDITIONING CONDENSER:
 - SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL
 - LOCATE MIN. 5 FT. FROM OUTLET OF DRYER VENT.
 - LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS
 - PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION.
 - 1 LAYER 5/8" TYPE X MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE.
 - CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" - 1/2" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" - EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3
 - DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE
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 - ALL STAIR/STEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS. IRC R311.7.5
 - IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
 - ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.
 - STRIP VENTS AT CEILING SHALL EXTEND ENTIRE LENGTH OF DECK TO PROVIDE CROSS VENTILATION & VENTING OF EACH BAY. SEE CALCULATIONS TABLE FOR REQUIREMENTS, & PLAN FOR SIZE.
 - ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2X6 (U.O.N.) & ALL PONY WALLS (WHERE OCCURS) SHALL BE 2X6 MINIMUM AT 16" O.C. - S.S.D.
 - ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 - UNLESS THE ARCHITECTURE IS DESIGNED INTENTIONALLY TO ACCOMMODATE 4 OR MORE STAIR RISERS, ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS TO FINISH GRADE (OR A LANDING) DOES NOT EXCEED 3. THE MAXIMUM STAIR RISER HEIGHT SHOULD NOT EXCEED 7.75"
 - LISTED PRE-FAB ELECTRIC APPLIANCE METAL FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. FIREPLACE SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL127.
 - FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS.
 - FOR REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.



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, ET
CHECK RB
DIMENSION PLAN - FIRST FLOOR

SHEET
A211

10/19/2025 9:38:46 PM

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

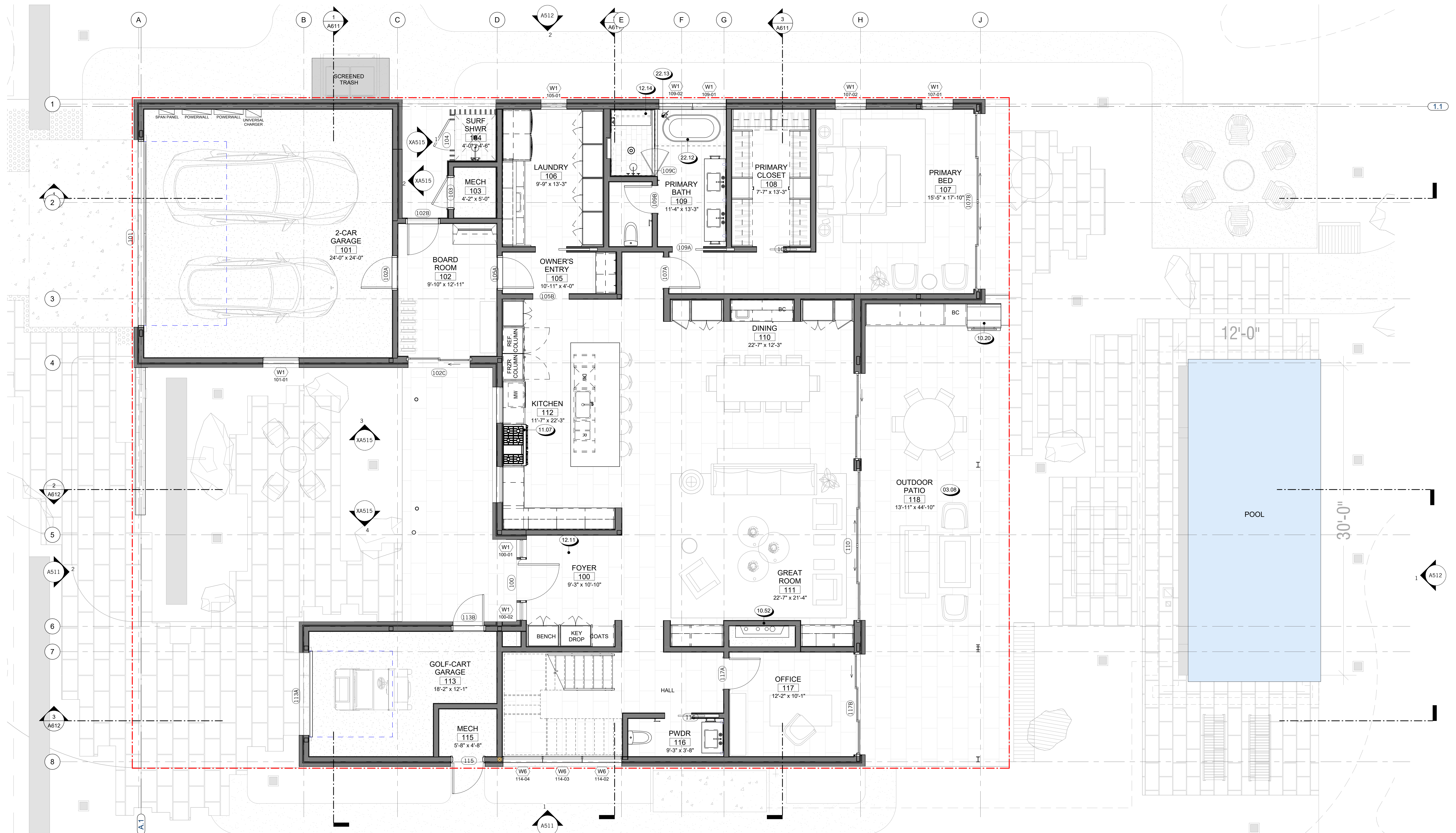
| Key Value | Keynote Text |
|-----------|--|
| 03.08 | CAST-IN-PLACE CONCRETE PATIO |
| 10.20 | OUTDOOR BBQ COUNTER |
| 11.07 | DIRECT VENT GAS FIREPLACE |
| 11.07 | GAS COOKTOP W/ HOOD, LIGHT AND FAN ABOVE. VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER. (ALSO SEE INTERIOR ELEVATIONS.) |
| 12.11 | CUSTOM BUILT-IN CASEWORK, S.I.D. |
| 12.14 | CUSTOM BUILT-IN SHOWER SEATING - FLOATING BENCH, S.I.D. |
| 22.12 | FREESTANDING TUB BY OTHERS |
| 22.13 | FLOOR MOUNTED TUB FILLER 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 |
| | W14C 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 |
| | D.S. DOWNSPOUT |

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- AT EGRESS DOORS:
 - AT INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-6"
 - AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
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- 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 PER R311.3
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1 ANNOTATION PLAN - FIRST FLOOR
1/4" = 1'-0"

| KEYNOTE LEGEND | |
|----------------|--------------|
| Key Value | Keynote Text |
| 000 | |

| FLOOR PLAN SYMBOLS | |
|--------------------|--|
| | WALL FRAMING, SEE PARTITION SCHEDULE |
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| | W4C 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 |
| | D.S. DOWNSPOUT |

FLOOR PLAN NOTES

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REVISIONS

1.1

NOT FOR CONSTRUCTION

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

DIMENSION PLAN - SECOND FLOOR

SHEET
 A213



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



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

| Key Value | Keynote Text |
|-----------|---|
| 05.10 | PAINTED METAL TRELLIS W/ LOUVERS, S.S.D. |
| 05.13 | TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F. SEE DETAILS |
| 06.13 | EXTERIOR STAINED WOOD DECKING O/ PEDESTALS, S.S.D. |
| 07.07 | SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST |
| 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 |
| 22.21 | TEMPERED GLASS SHOWER ENCLOSURE |

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

| 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 APPLIANCES: |
| 5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N. | A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL. |
| 6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS. | B. PROVIDE APPROVED LINT TRAP AT DRYER VENT |
| 7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL. | C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. |
| 8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS, IRC R308.4.5 | D. EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IMC 504.8.4. |
| 9. WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1 | E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES |
| 10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES. | 18. ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION, PROVIDE 21" CLEAR SPACE AT FRONT PER IPC 405.3.1. |
| 11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS. | 19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS. INSTALL PER MANUFACTURER'S SPECIFICATION |
| 12. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OF CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2) | 20. ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N), OR AS LARGE AS THE LARGEST COMPONENT OF THE FAU W/ WEATHER STRIPPING. (IMC 306.3) |
| 13. SEE PLUMBING NOTES. FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES. | 21. AT EGRESS DOORS: |
| | A. AT INSWINGING EGRESS (8' EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-6" |
| | B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1'-1/2" A.F.F. AT INTERIOR. |
| | C. AT OUTSWINGING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1'-1/2" |
| | 23. AIR CONDITIONING CONDENSER: |
| | A. SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL. |
| | B. LOCATE MIN. 5 FT. FROM OUTLET OF DRYER VENT. |
| | C. LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS. |
| | D. PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. |
| | 24. 1 LAYER 5/8" TYPE X MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. |
| | 25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" - 1/4" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3 |
| | 26. DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE |
| | 27. INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD. MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312. |
| | 28. ALL STAIR/STEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS. IRC R311.7.5. |
| | 29. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED. |
| | 30. ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. |
| | A. STRIP VENTS AT CEILING SHALL EXTEND ENTIRE LENGTH OF DECK TO PROVIDE CROSS VENTILATION & VENTING OF EACH BAY. SEE CALCULATIONS TABLE FOR REQUIREMENTS, & PLAN FOR SIZE. |
| | 31. ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2X6 (U.O.N.) & ALL PONY WALLS (WHERE OCCURS) SHALL BE 2X6 MINIMUM AT 16" O.C. - S.S.D. |
| | 32. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC). |
| | 33. UNLESS THE ARCHITECTURE IS DESIGNED INTENTIONALLY TO ACCOMMODATE 4 OR MORE STAIR RISERS, ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS TO FINISH GRADE (OR A LANDING) DOES NOT EXCEED 3. THE MAXIMUM STAIR RISER HEIGHT SHOULD NOT EXCEED 7.75" |
| | 34. LISTED PRE-FAB ELECTRIC APPLIANCE METAL FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. FIREPLACE SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL127. |
| | 35. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS. |
| | 36. FOR REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS. |



REVISIONS

NOT FOR CONSTRUCTION

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

ANNOTATION PLAN - SECOND FLOOR

SHEET
A214

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

10/19/2025 9:38:51 PM



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

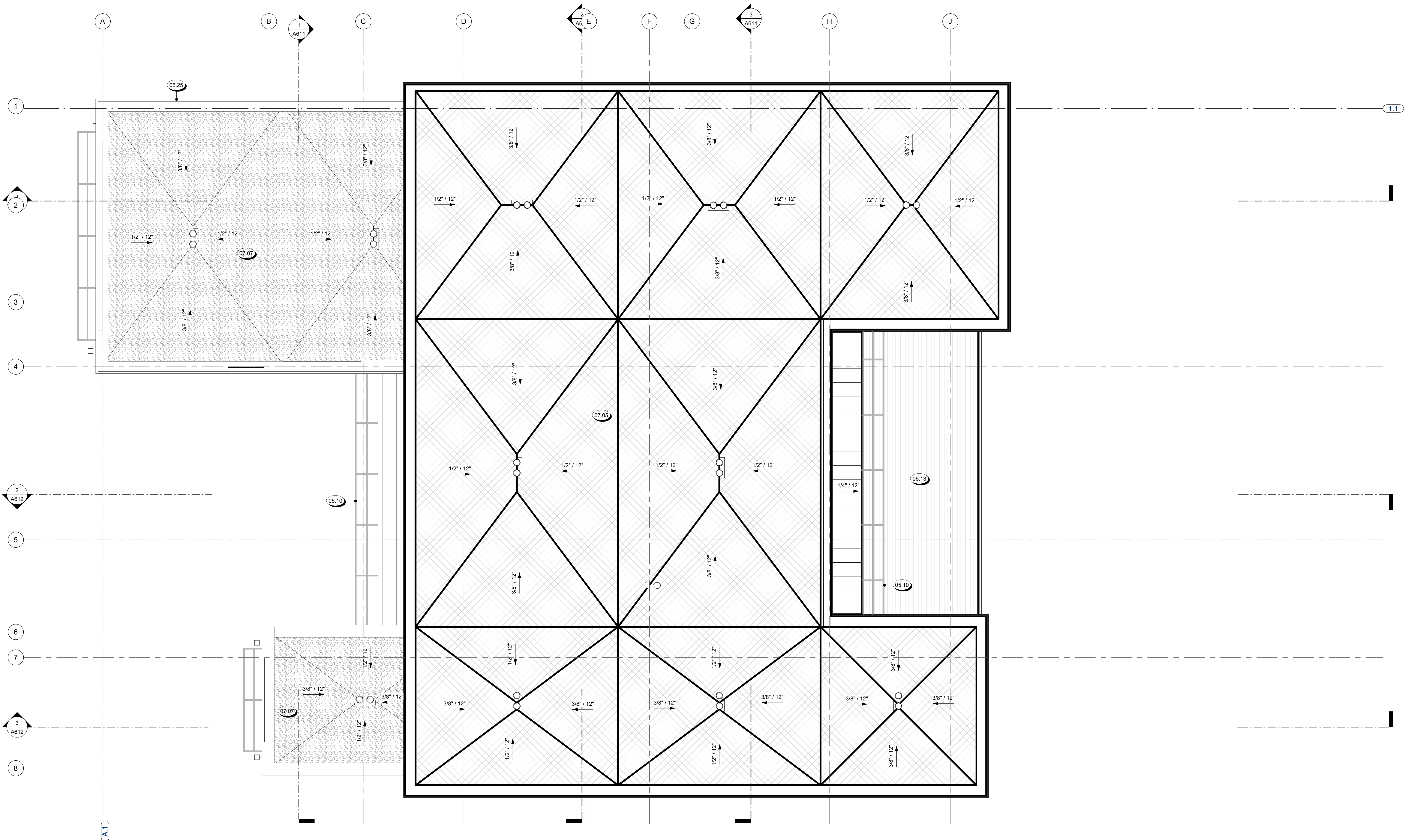
ROOF LEGEND

| | |
|--|---------------------|
| | BALLAST ROOF |
| | TPO ROOF |
| | STANDING SEAM METAL |

KEYNOTE LEGEND

| Key Value | Keynote Text |
|-----------|--|
| 05.10 | PAINTED METAL TRELLIS W/ LOUVERS, S.S.D. |
| 05.25 | PAINTED GSM PARAPET CAP |
| 06.13 | EXTERIOR STAINED WOOD DECKING ON PEDESTALS, S.S.D. |
| 07.05 | TPO SINGLE PLY MEMBRANE ROOFING |
| 07.07 | SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST |

REVISIONS



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

NOT FOR CONSTRUCTION

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

SHEET
A411



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 315.1)
 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 1005.9.2
 - 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 GSM PARAPET CAP |
| 07.05 | TPO SINGLE PLY MEMBRANE ROOFING |
| 08.03 | DOOR AS SCHEDULED. SEE A7 SERIES SHEETS |
| 08.05 | WINDOW AS SCHEDULED. SEE A7 SERIES SHEETS |
| 10.52 | DIRECT VENT GAS FIREPLACE |

REVISIONS



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



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

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO. 1911-001

DRAWN SW, EJ, MN, JD, ET

CHECK RB

EXTERIOR ELEVATIONS

SHEET

A511



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

- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON**
2021 INTERNATIONAL RESIDENTIAL CODE
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 - 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)

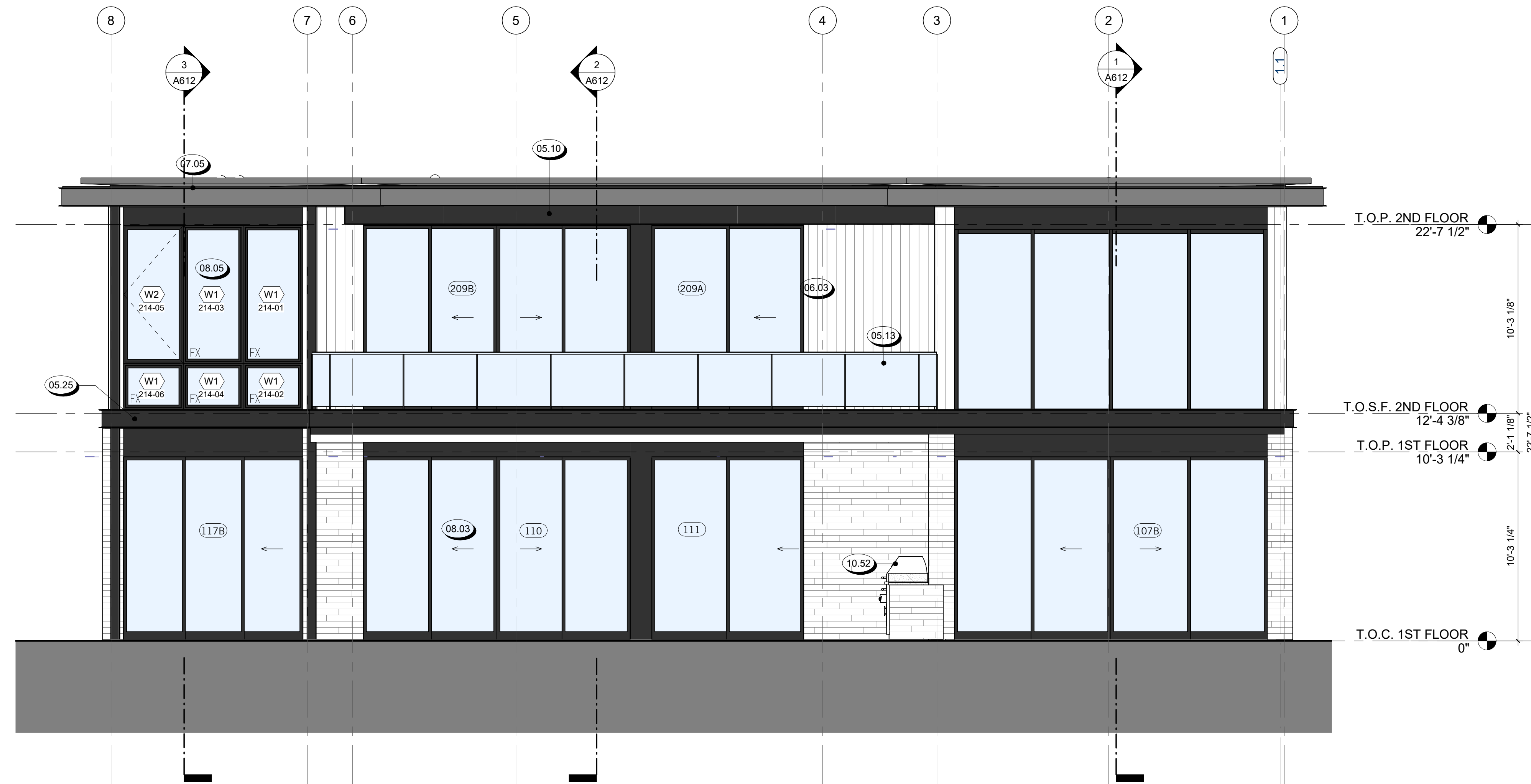
MATERIAL LEGEND

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

KEYNOTE LEGEND

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| 06.03 | WOOD VERTICAL BOARD AND BATTEN SIDING |
| 07.05 | TPO SINGLE PLY MEMBRANE ROOFING |
| 08.03 | DOOR AS SCHEDULED, SEE AT SERIES SHEETS |
| 08.05 | WINDOW AS SCHEDULED, SEE AT SERIES SHEETS |
| 10.52 | DIRECT VENT GAS FIREPLACE |

REVISIONS



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



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

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO. 1911-001

DRAWN SW, EJ, MN, JD, ET

CHECK RB

EXTERIOR ELEVATIONS

SHEET

A512



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



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



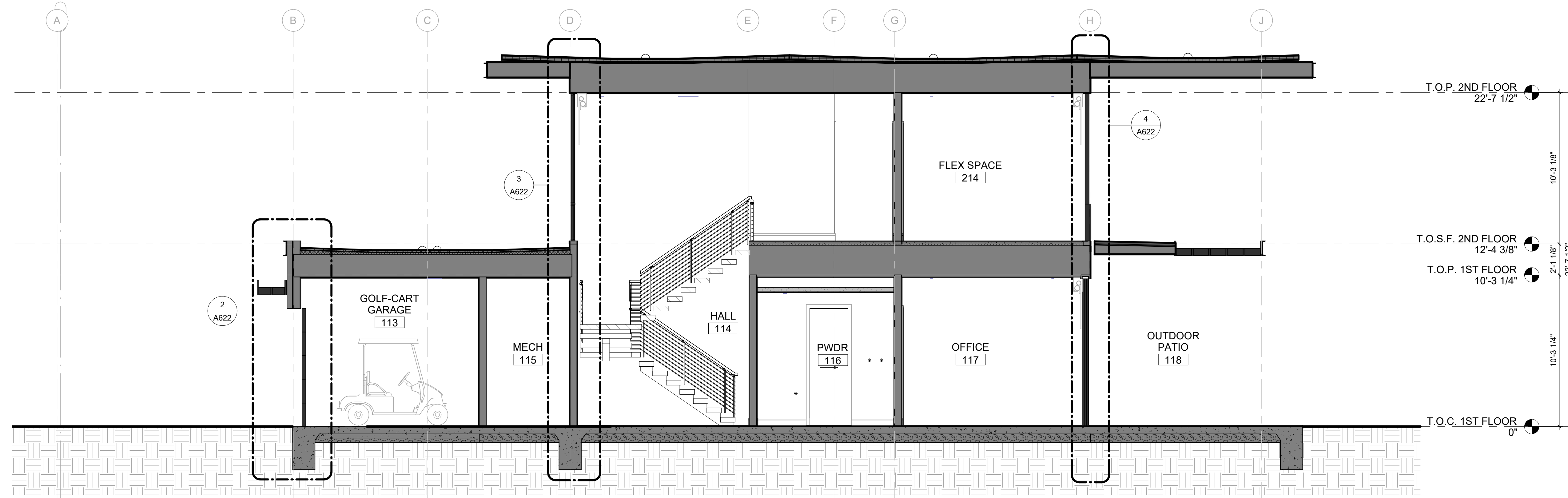
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1/4" = 1'-0"

REVISIONS

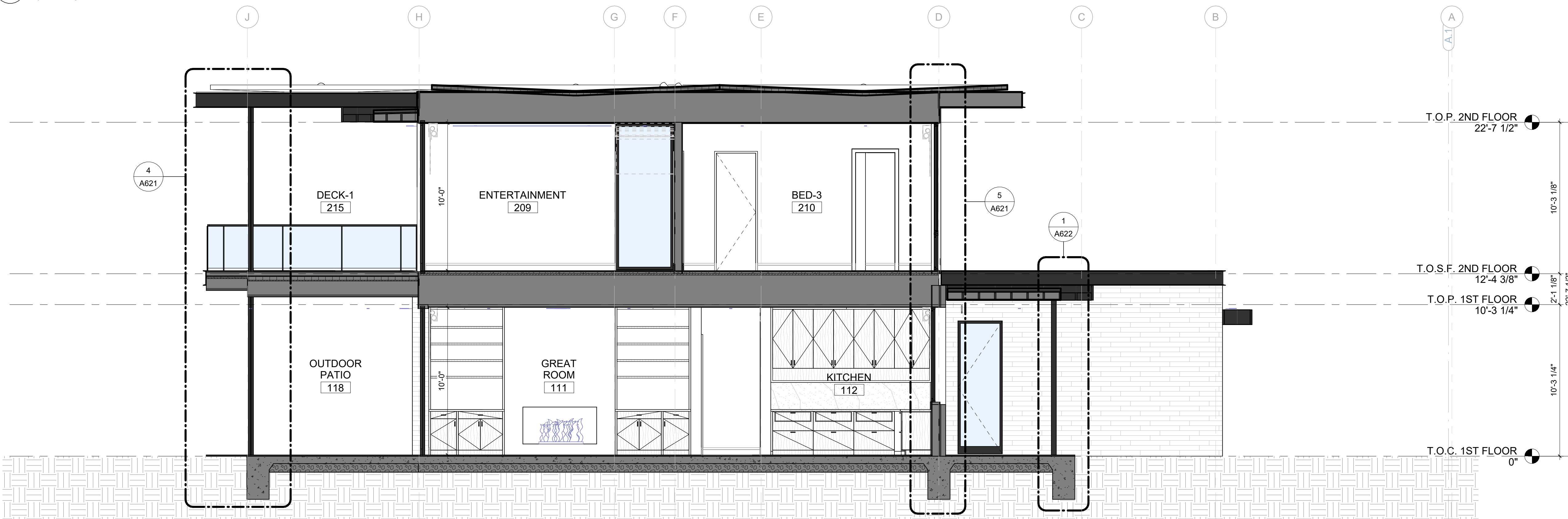
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SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
BUILDING SECTIONS

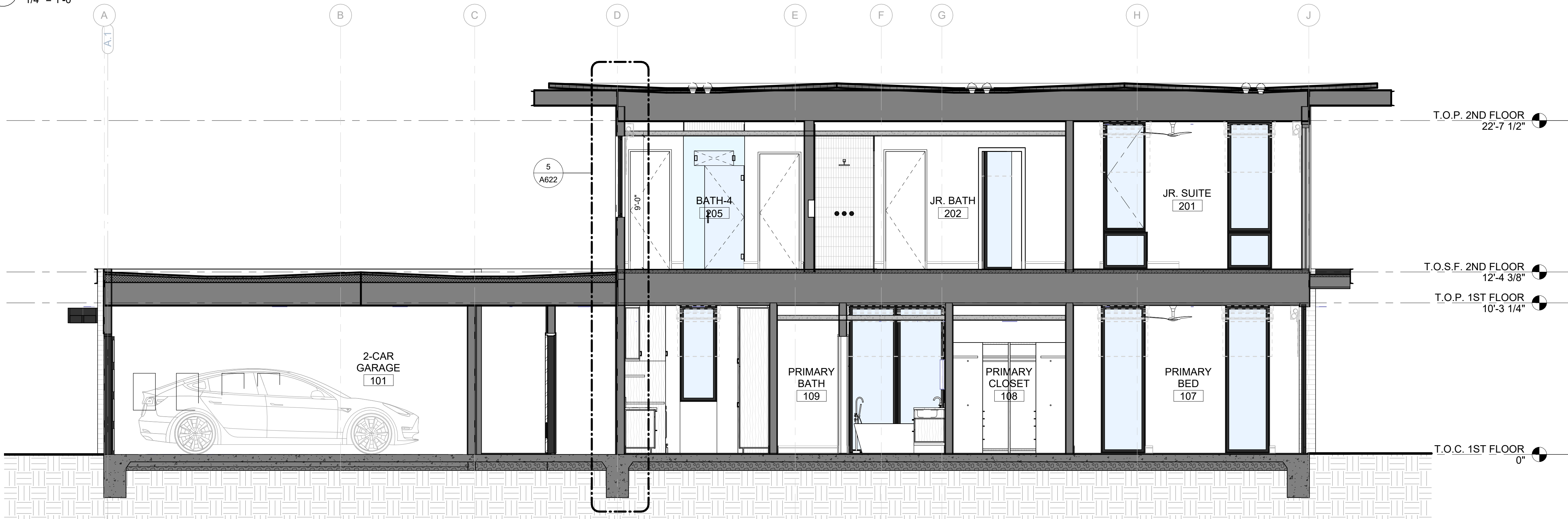
SHEET
A611



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



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



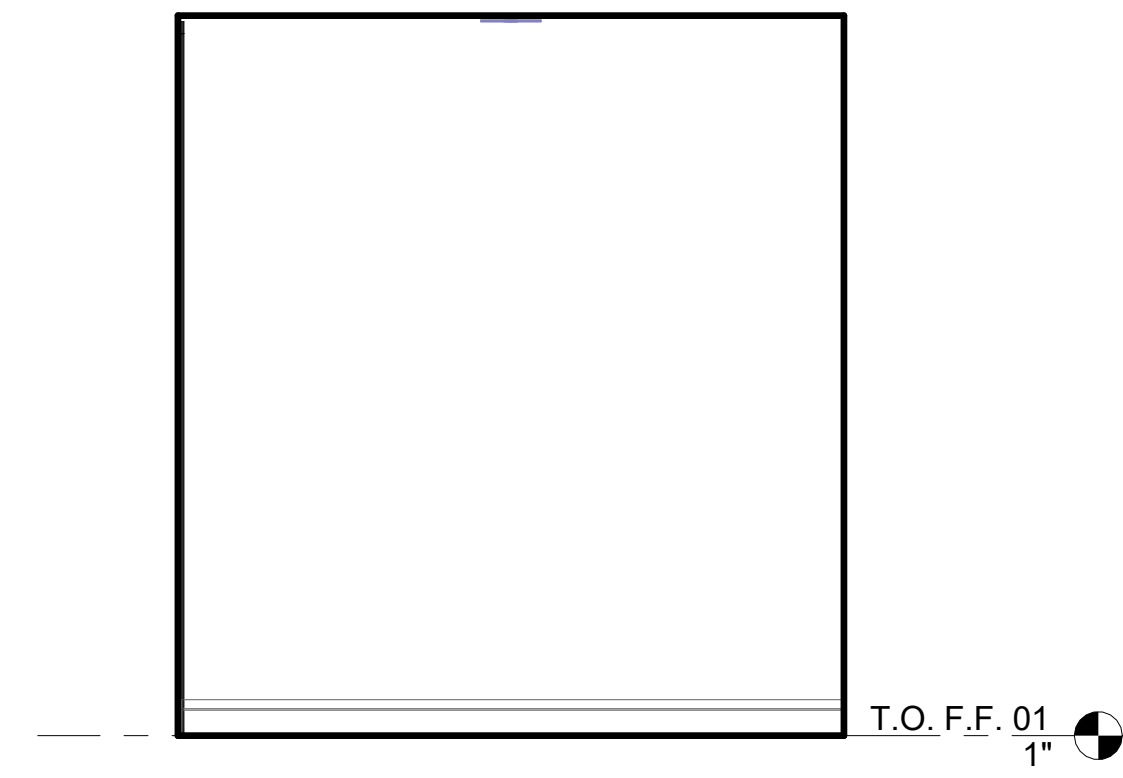
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1/4" = 1'-0"

REVISIONS

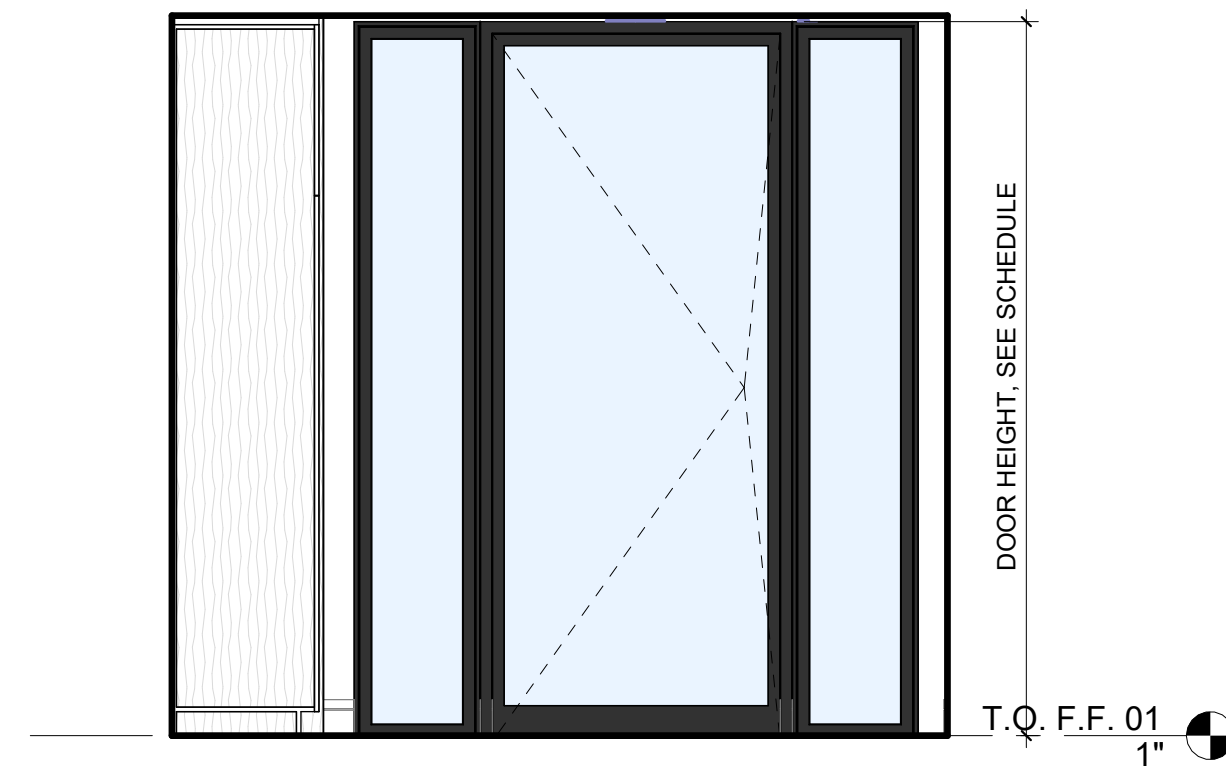
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SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB
BUILDING SECTIONS

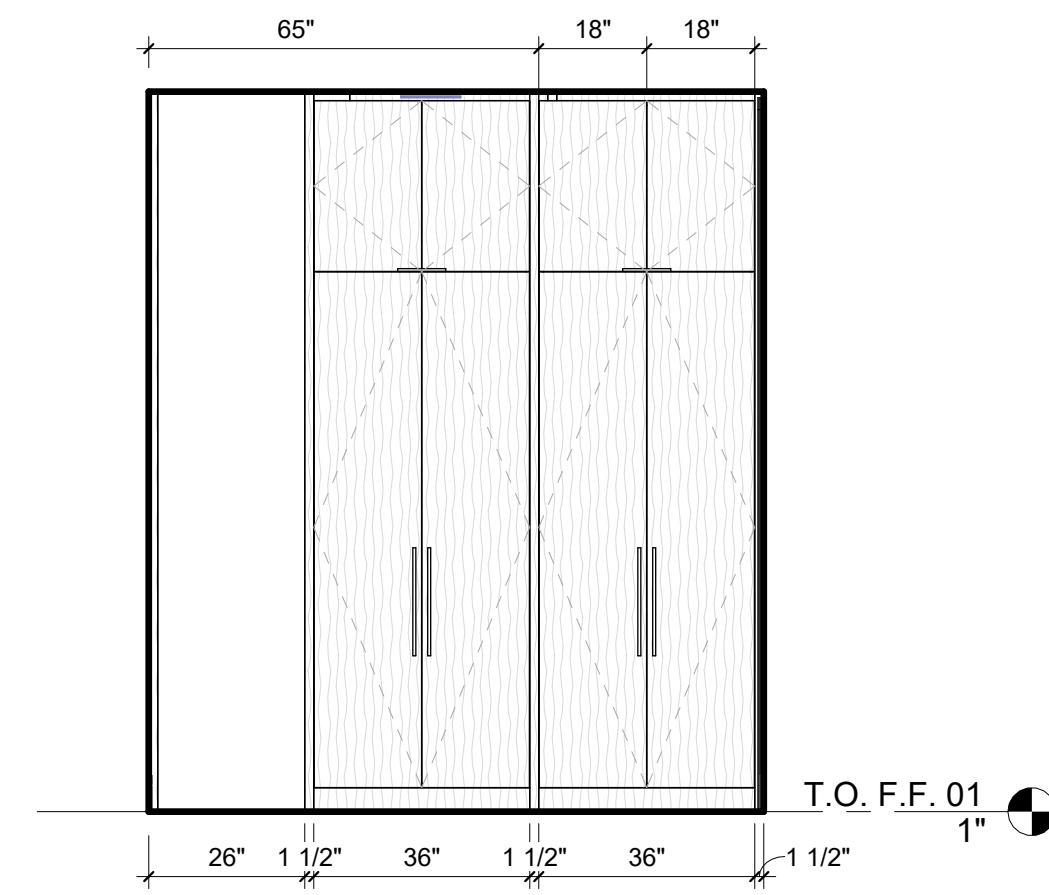
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A612



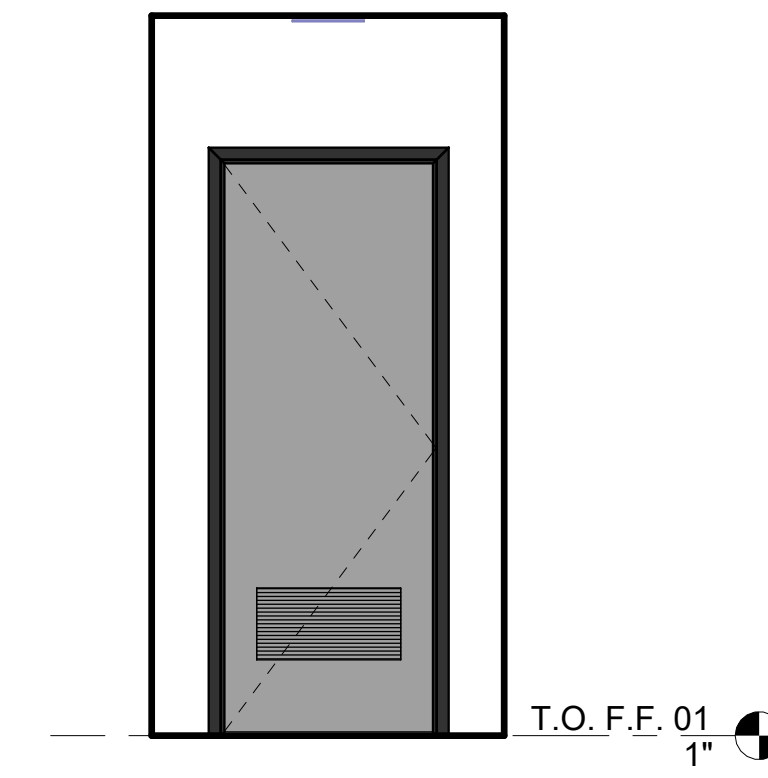
24 ENTRY
3/8" = 1'-0"



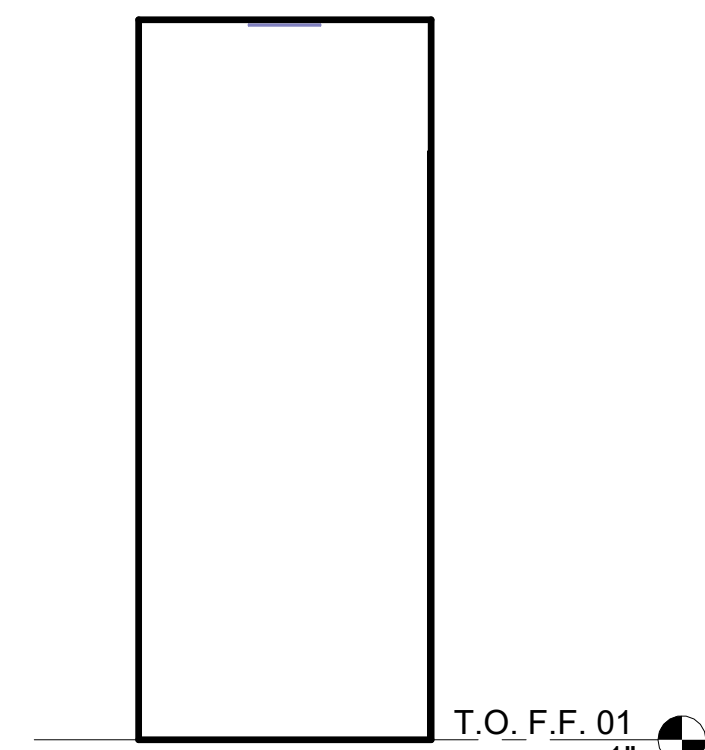
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3/8" = 1'-0"



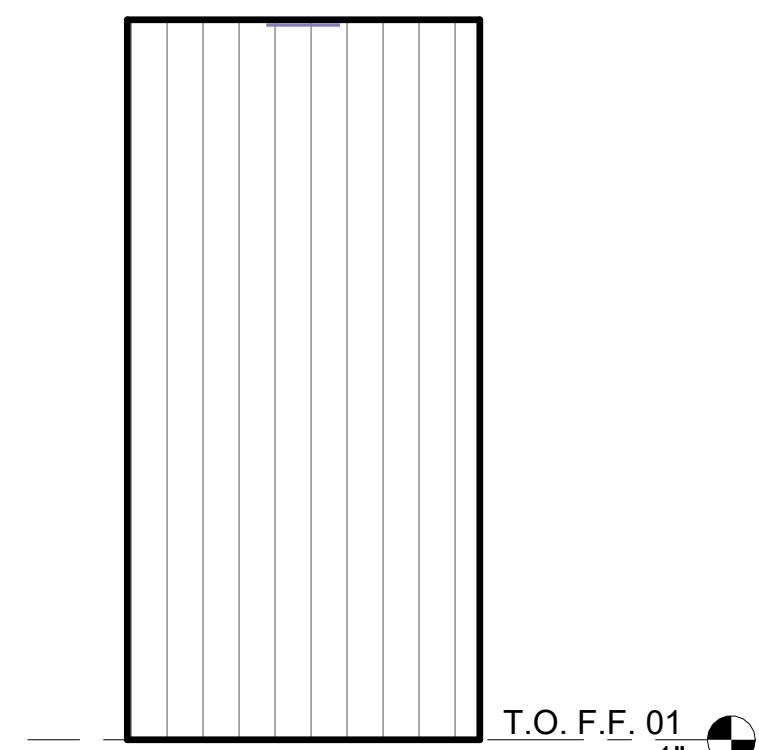
22 ENTRY
3/8" = 1'-0"



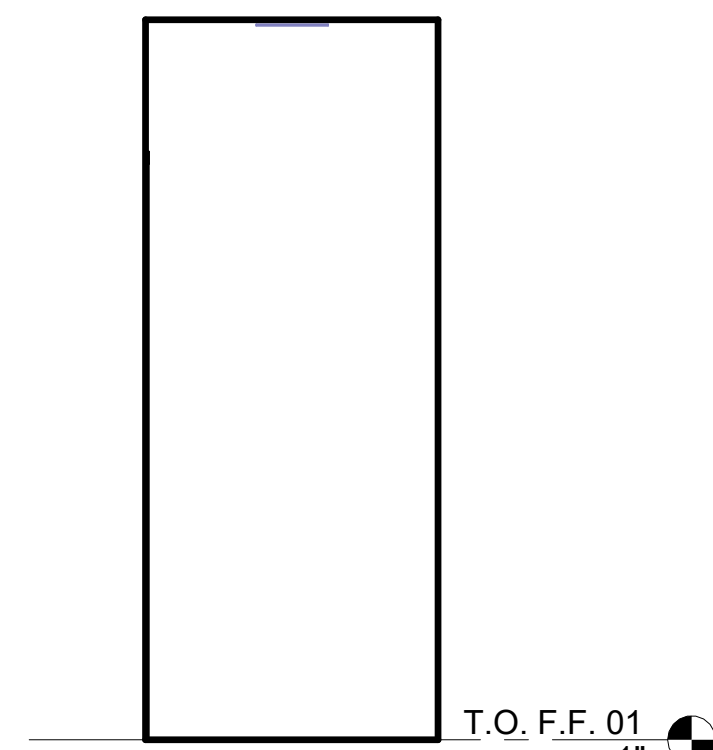
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3/8" = 1'-0"



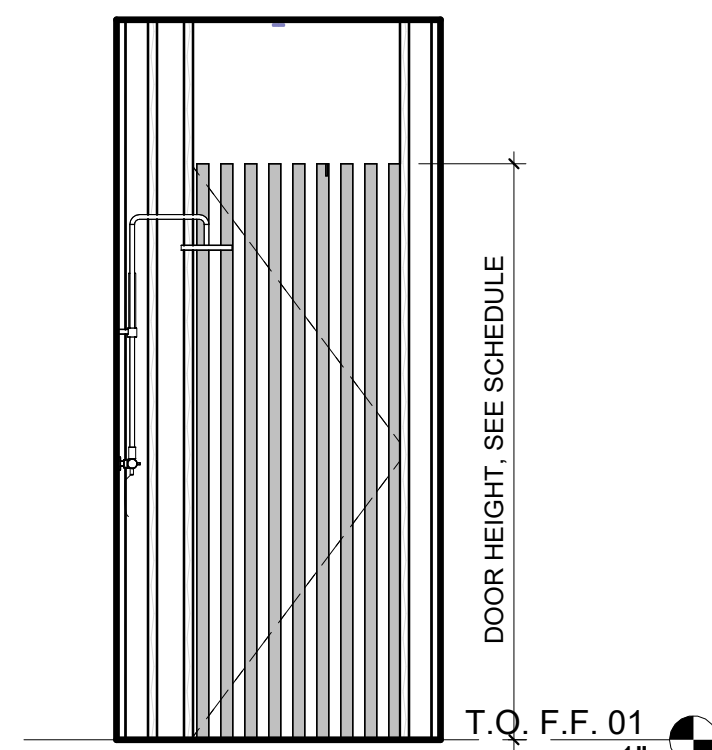
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3/8" = 1'-0"



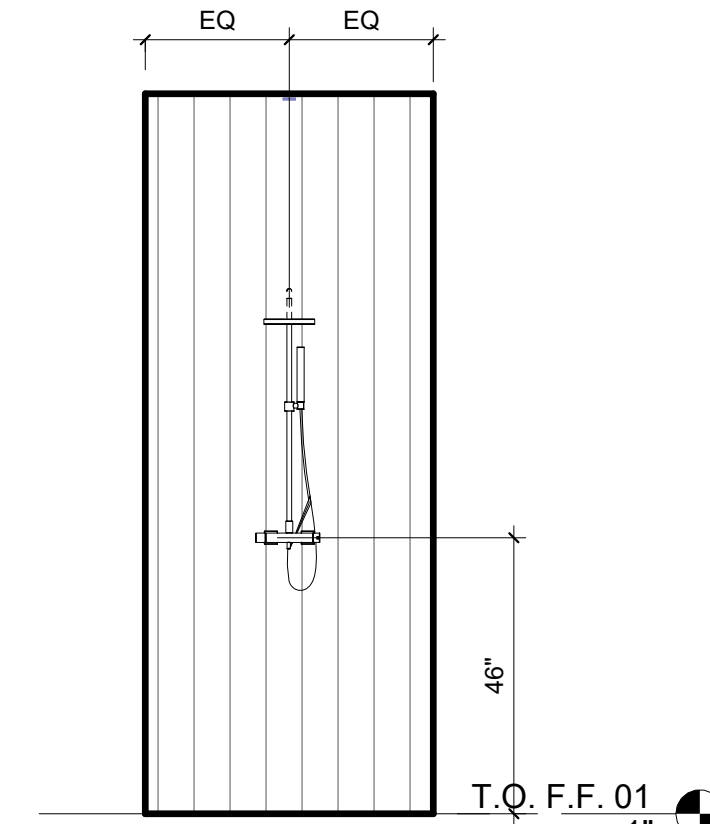
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3/8" = 1'-0"



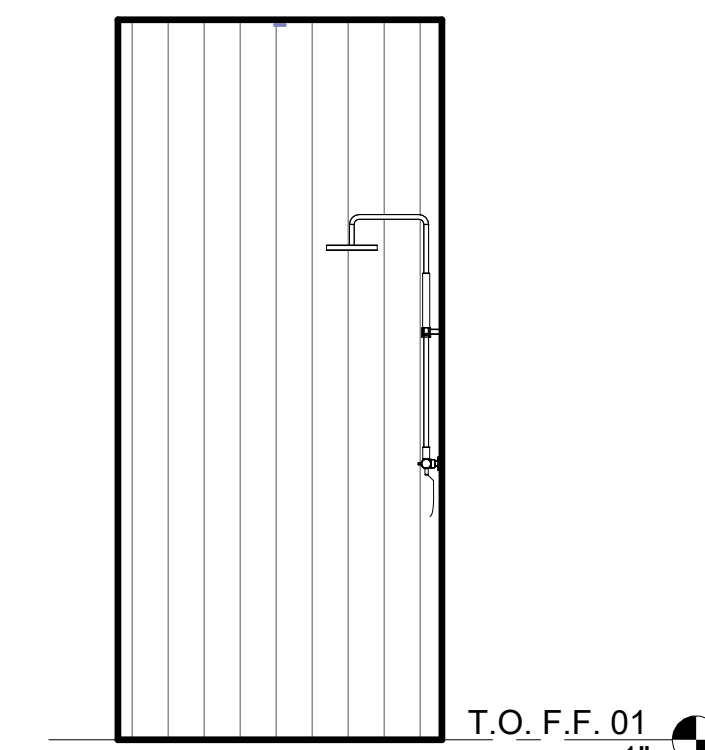
18 MECH ROOM 2
3/8" = 1'-0"



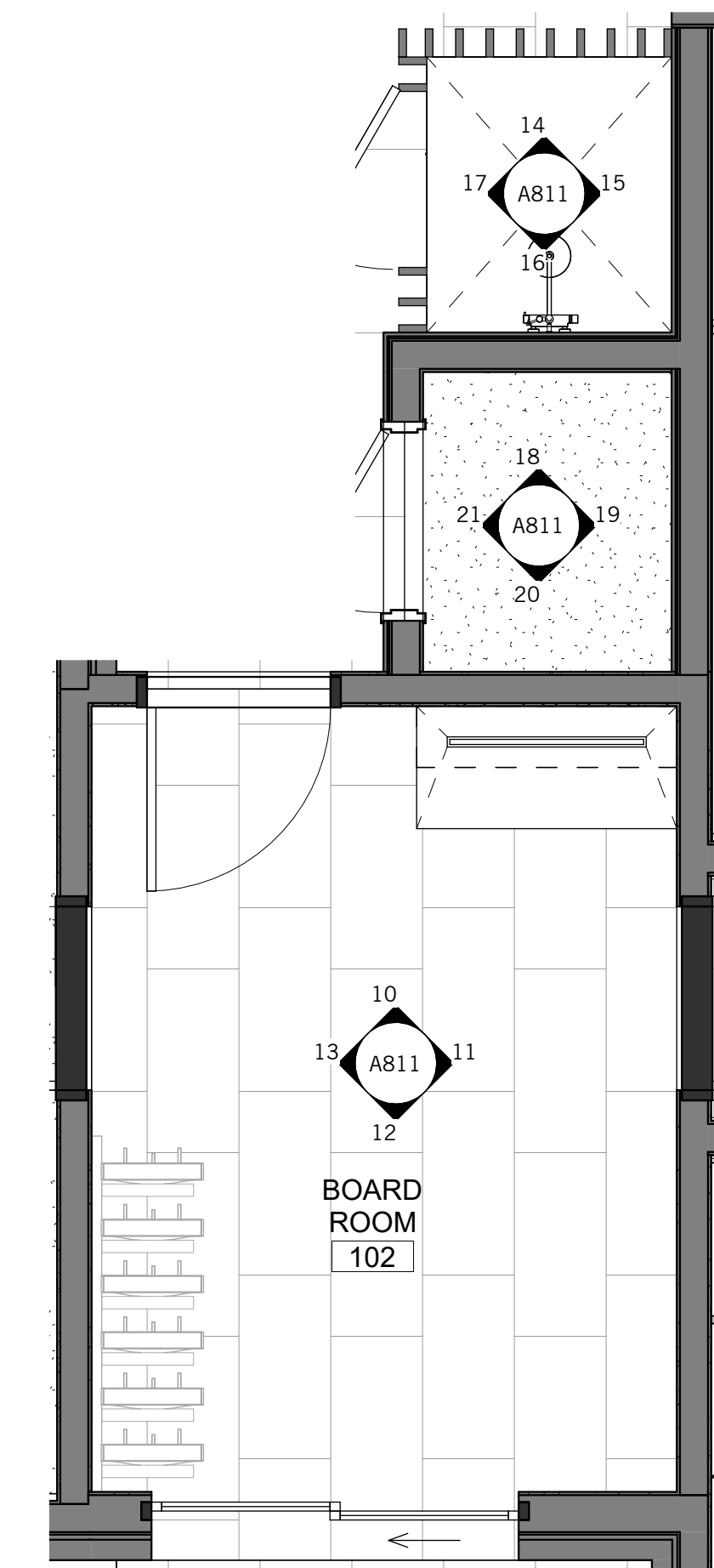
17 SURF SHOWER
3/8" = 1'-0"



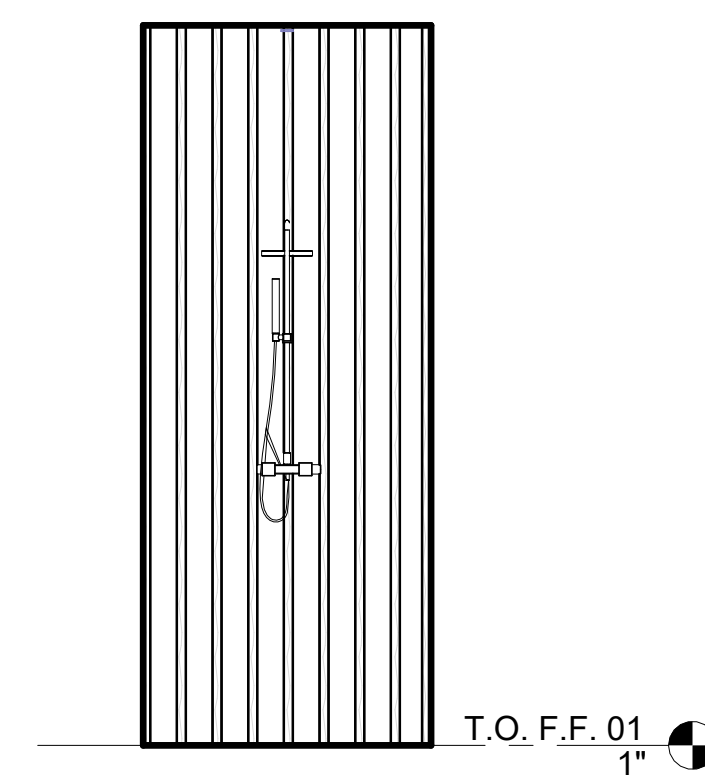
16 SURF SHOWER
3/8" = 1'-0"



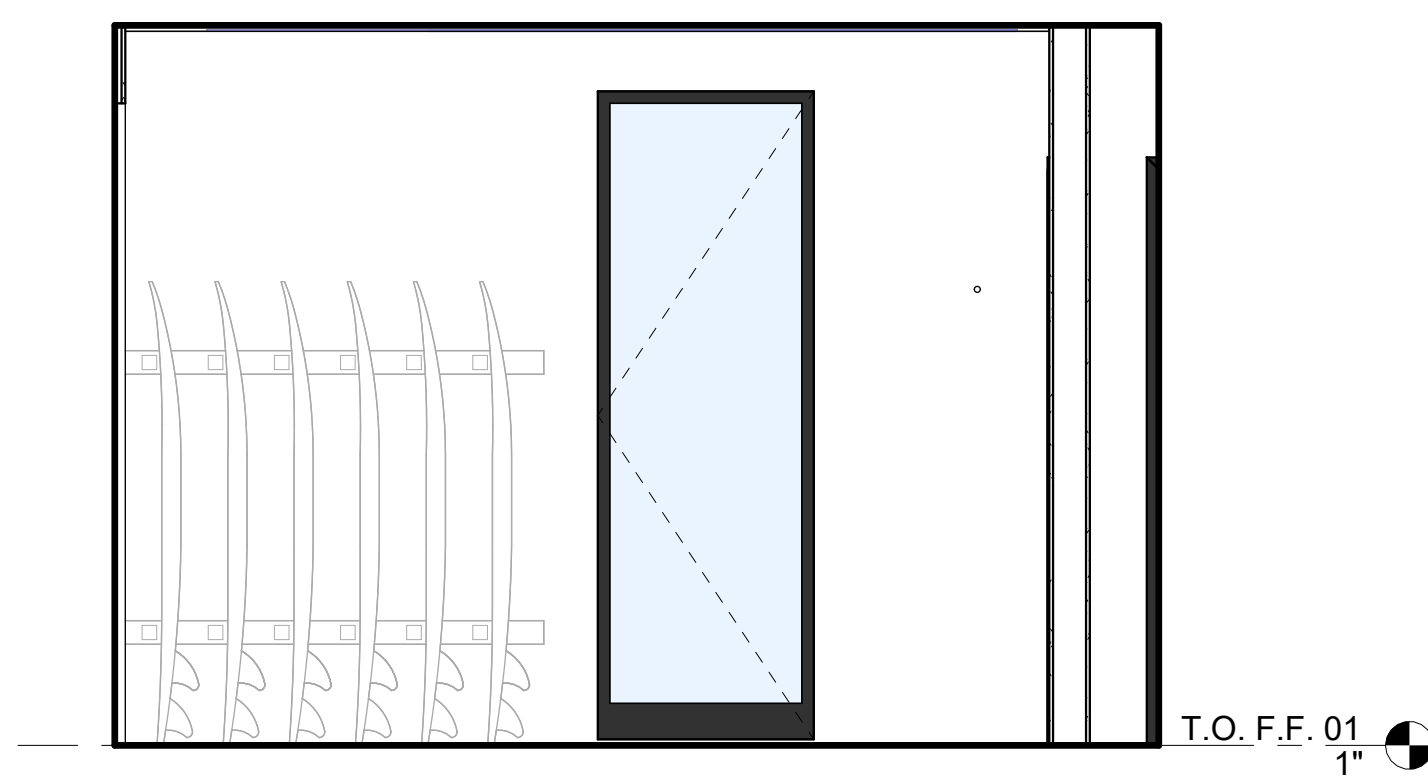
15 SURF SHOWER
3/8" = 1'-0"



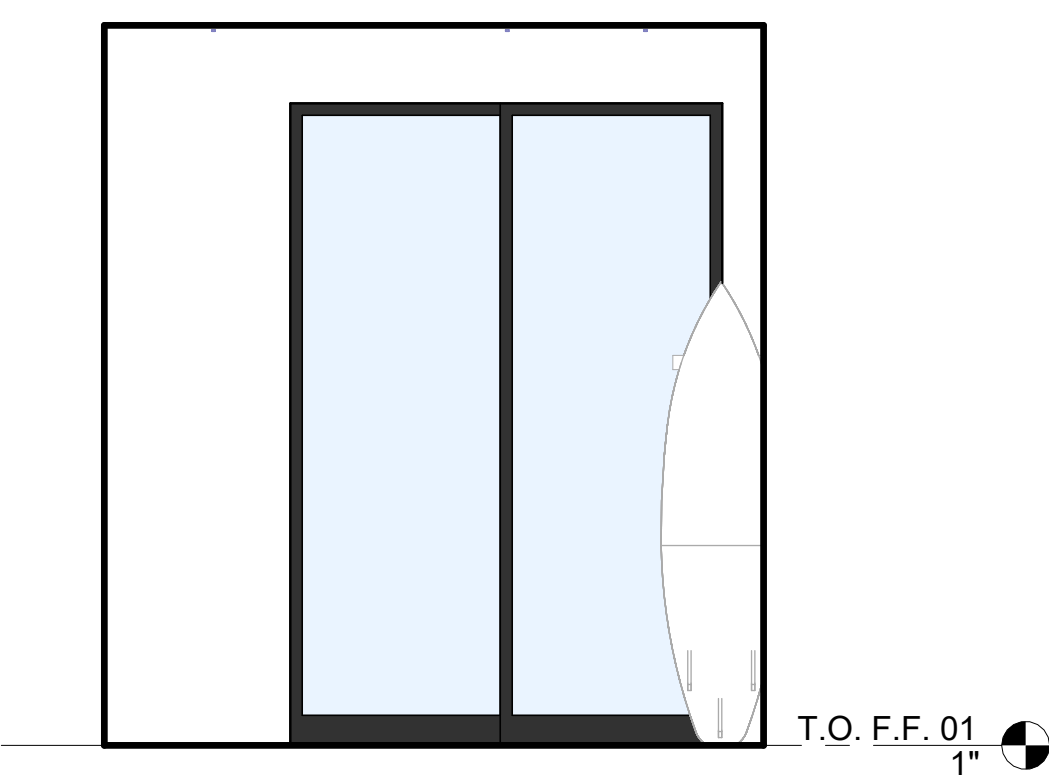
9 BOARD ROOM - ENLARGED PLAN
3/8" = 1'-0"



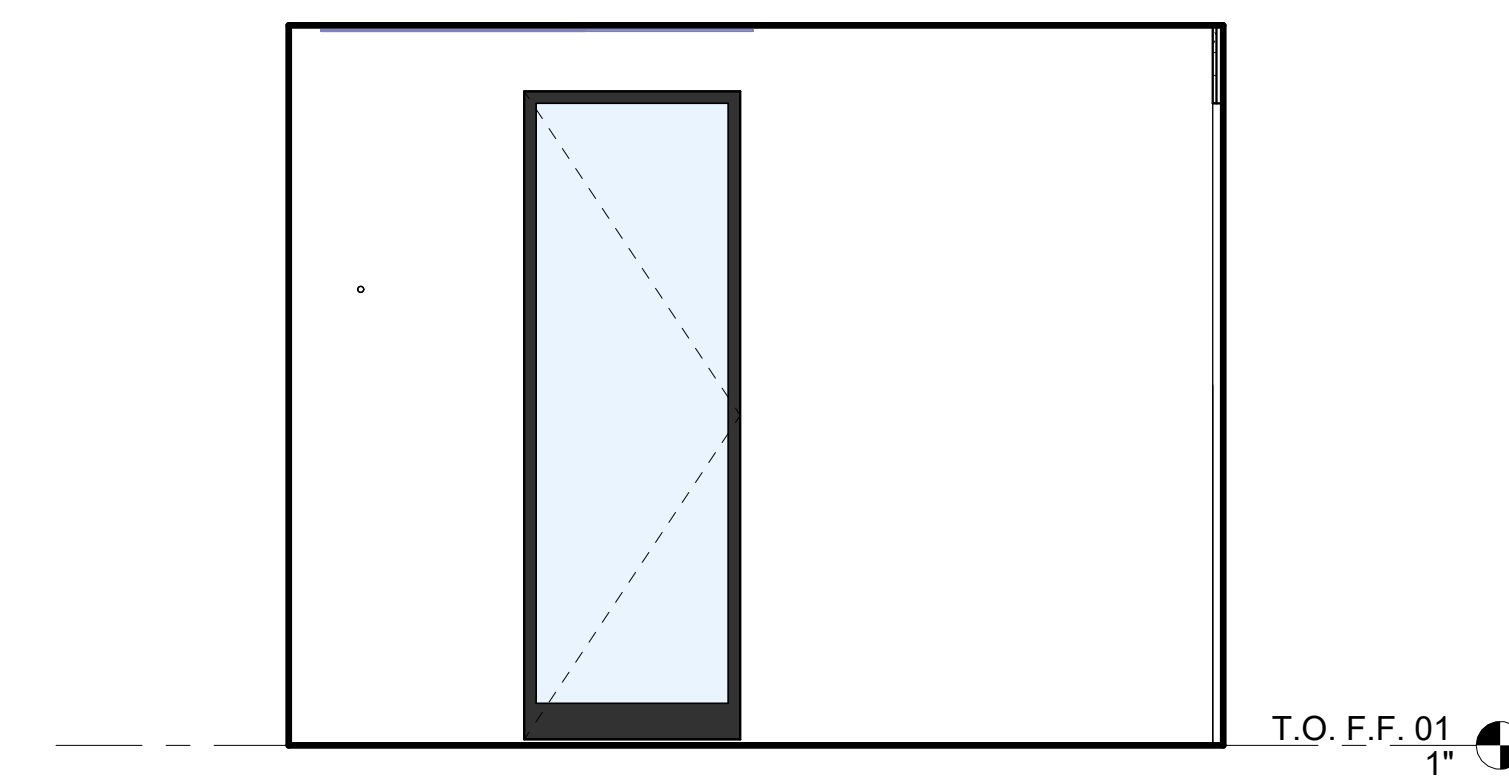
14 SURF SHOWER
3/8" = 1'-0"



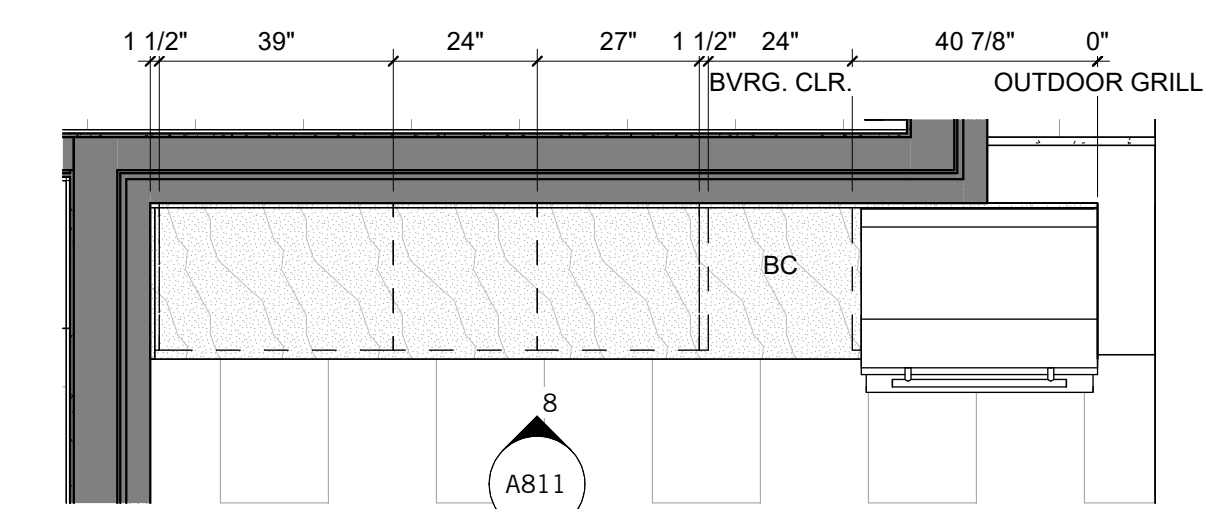
13 BOARD ROOM
3/8" = 1'-0"



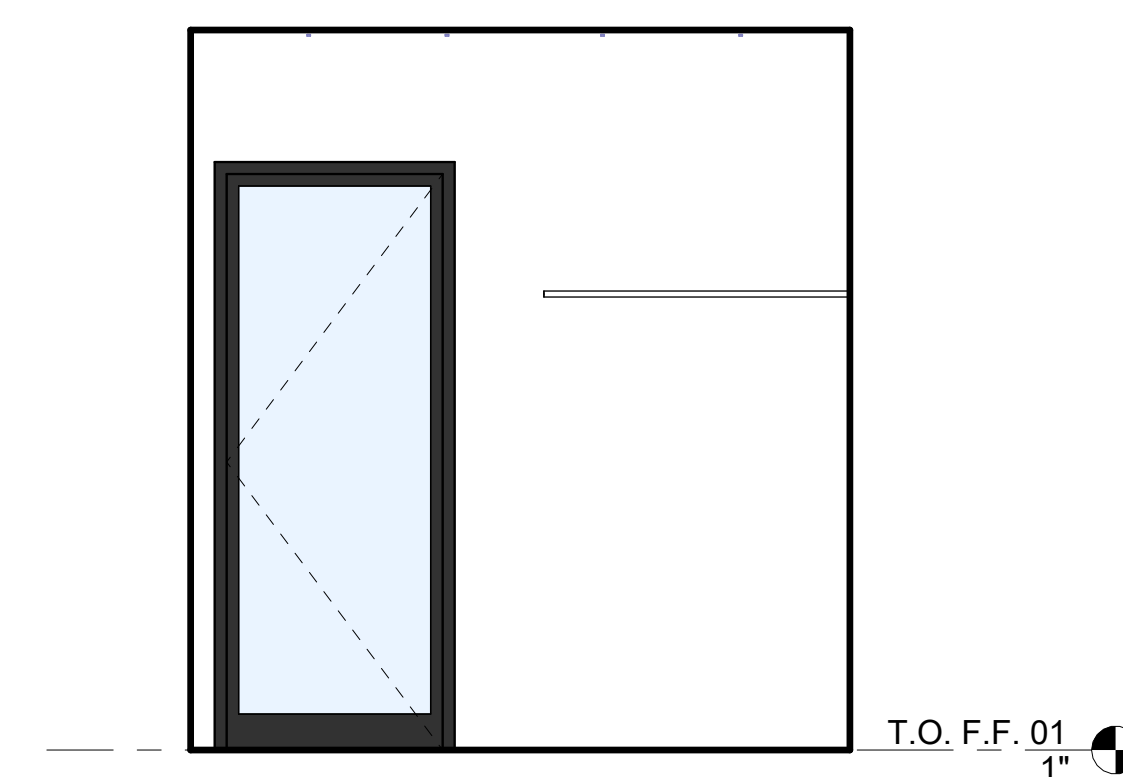
12 BOARD ROOM
3/8" = 1'-0"



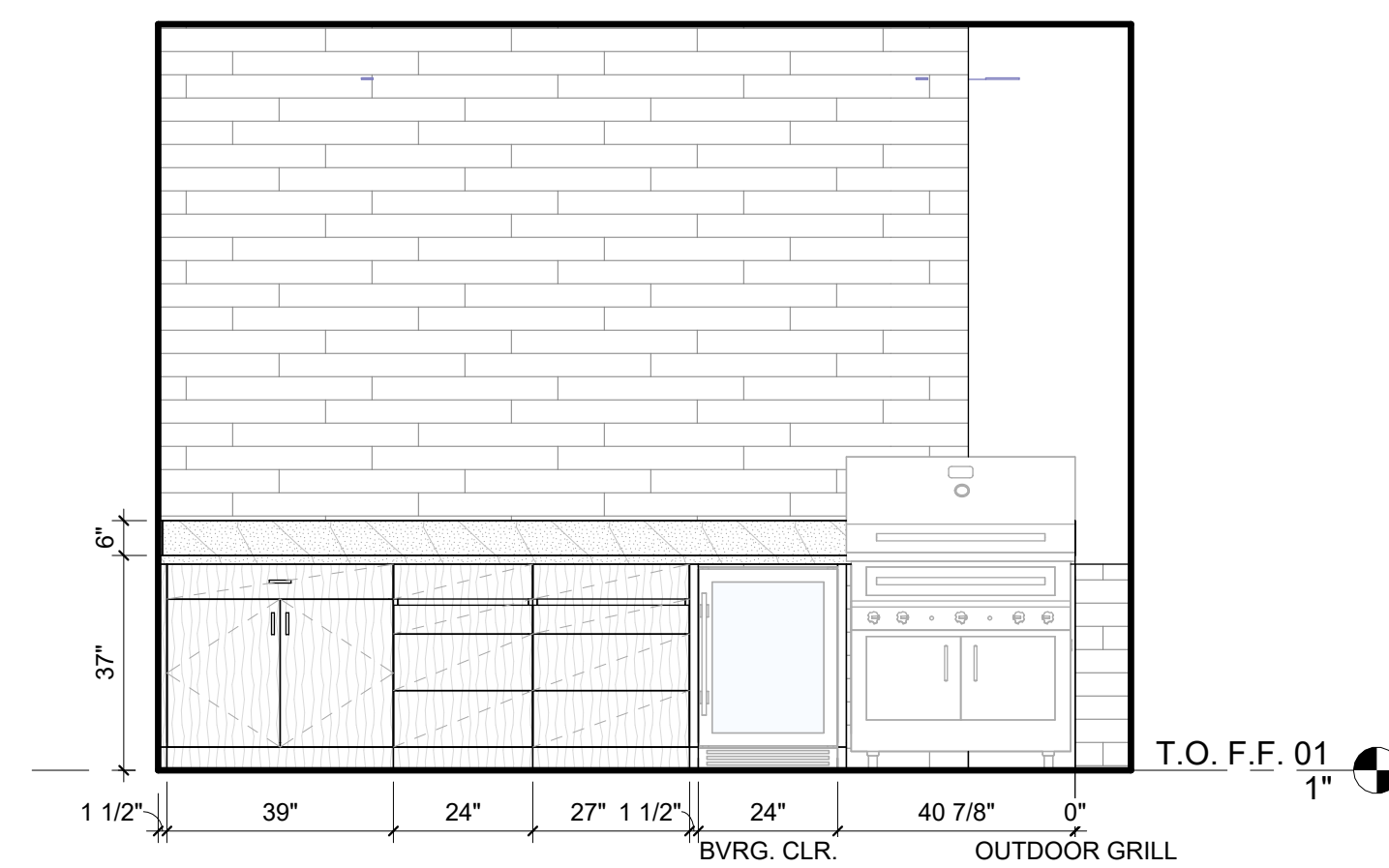
11 BOARD ROOM
3/8" = 1'-0"



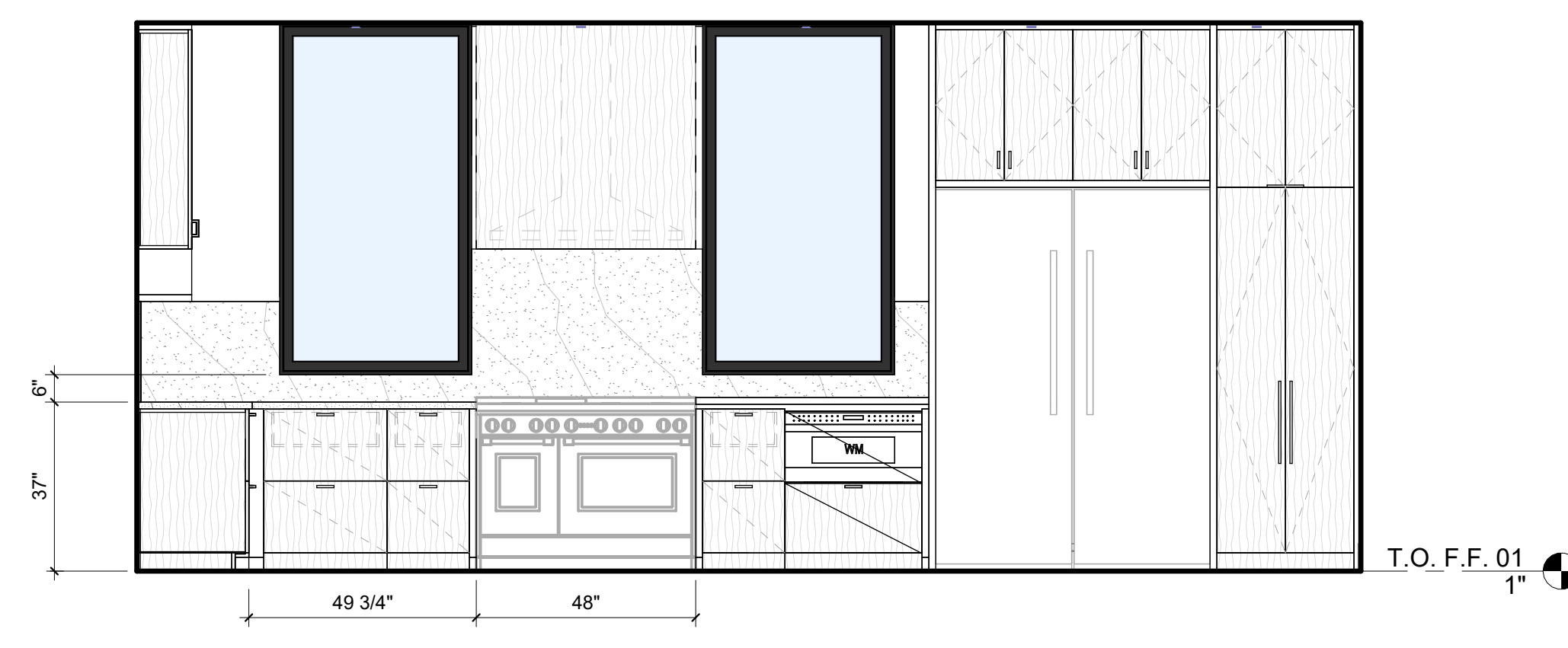
7 GRILL - ENLARGED PLAN
3/8" = 1'-0"



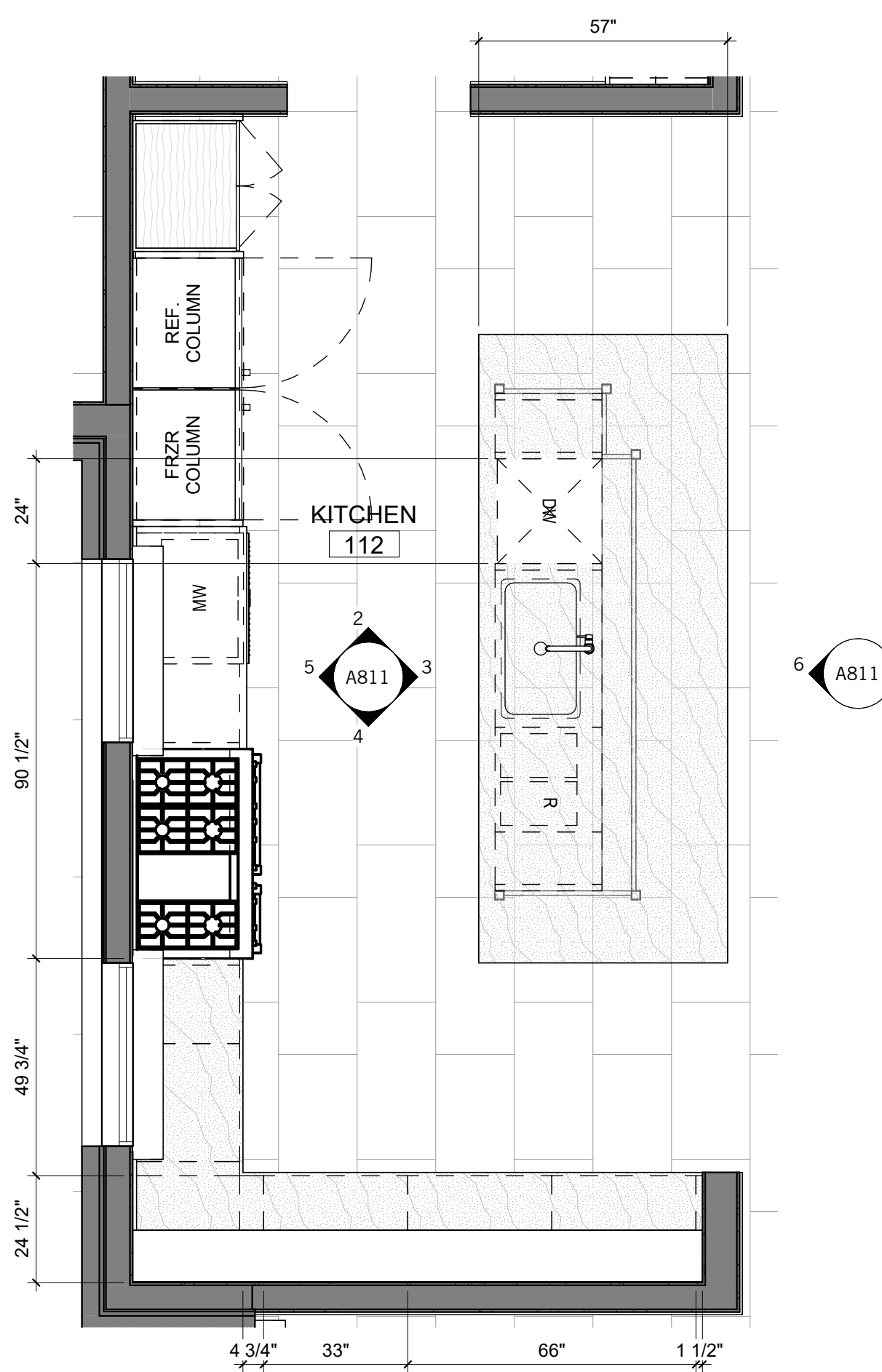
10 BOARD ROOM
3/8" = 1'-0"



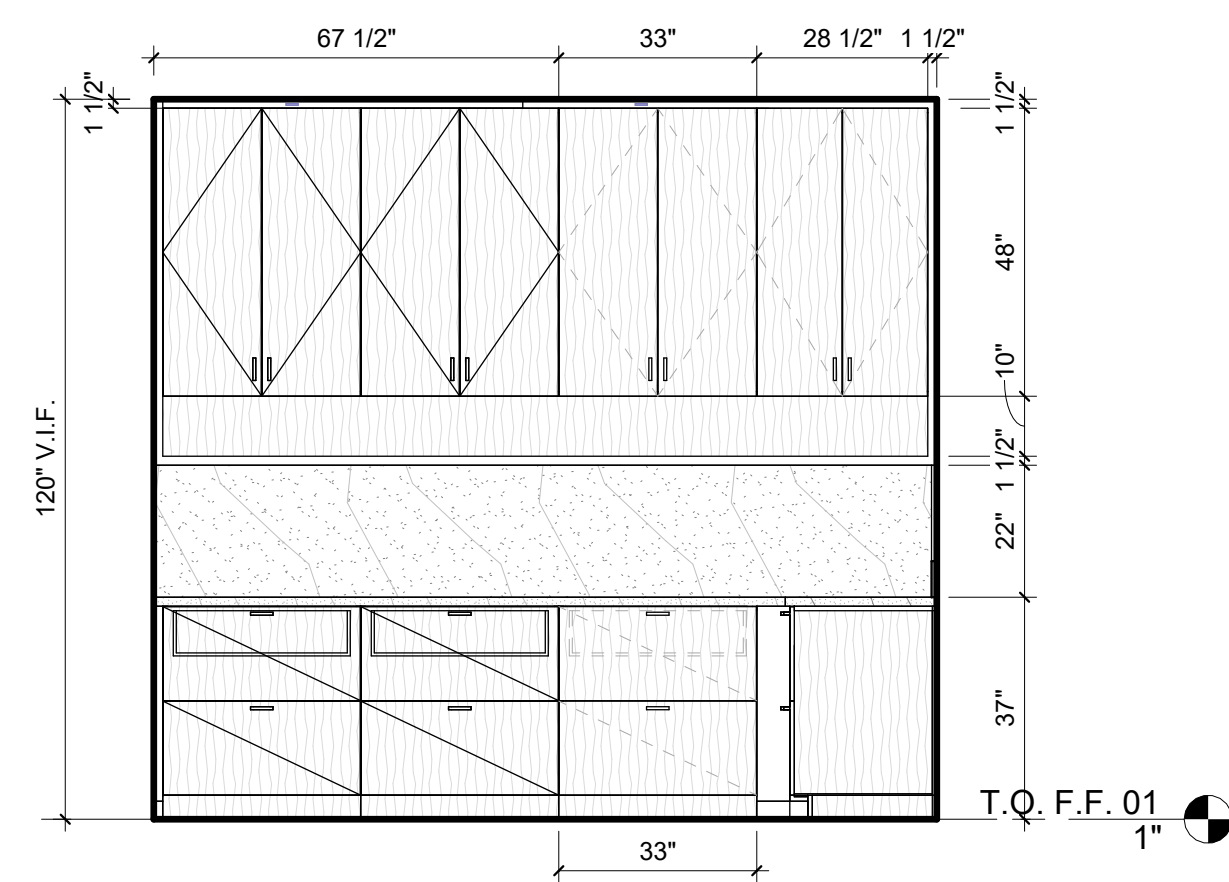
8 GRILL ELEV.
3/8" = 1'-0"



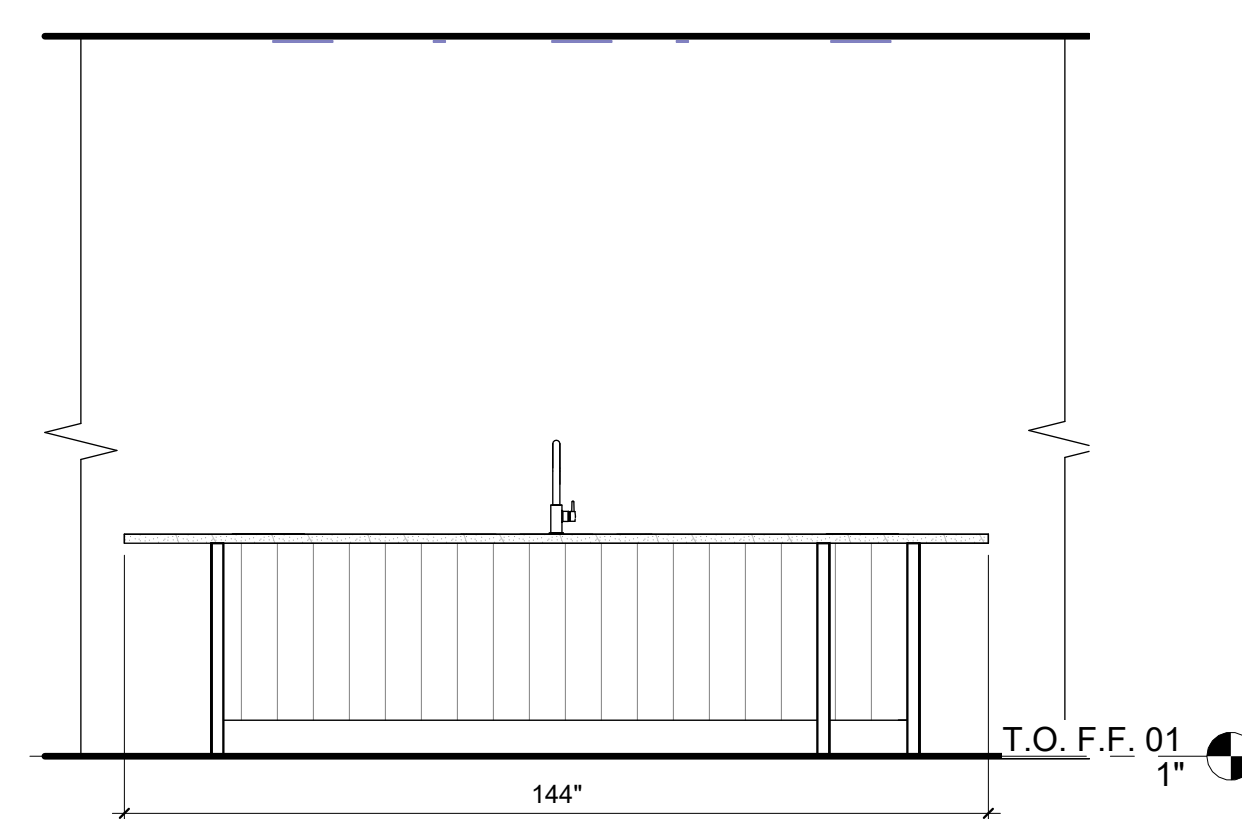
5 KITCHEN
3/8" = 1'-0"



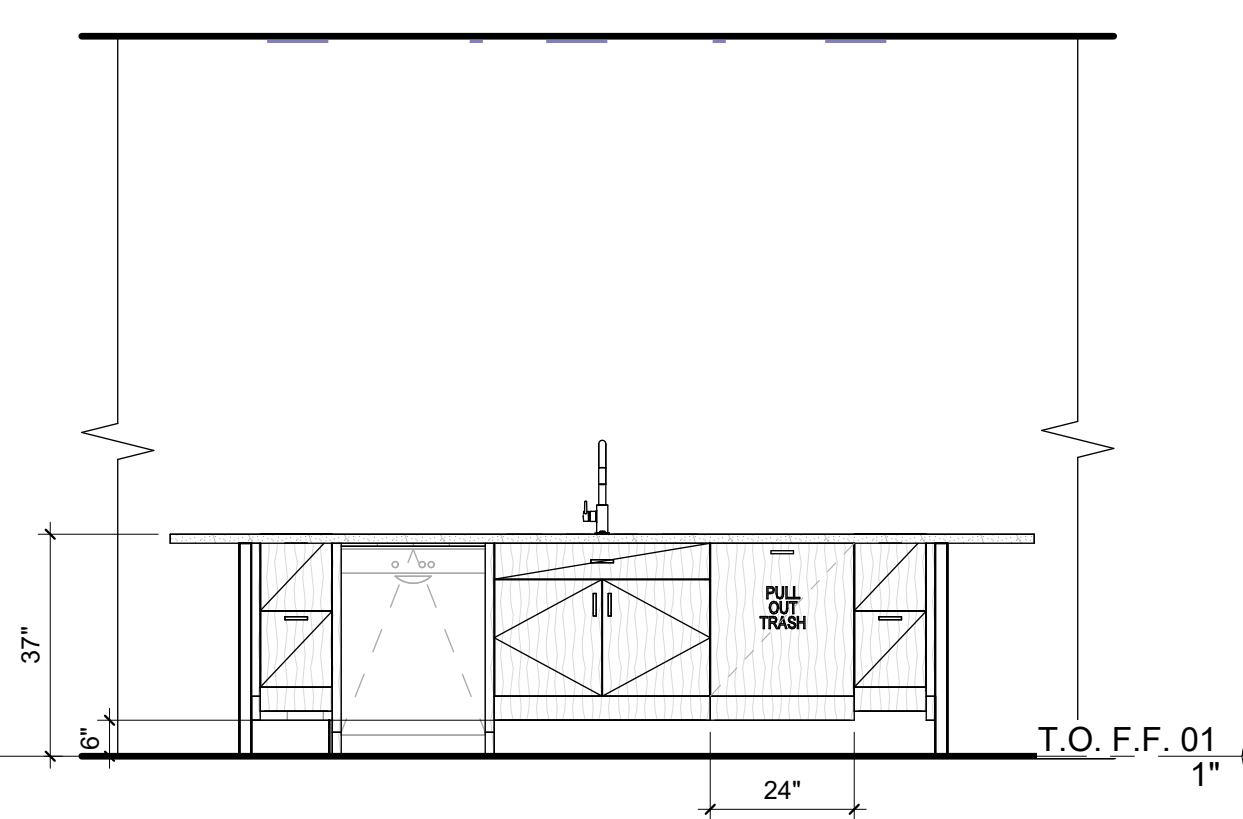
1 KITCHEN - ENLARGED PLAN
3/8" = 1'-0"



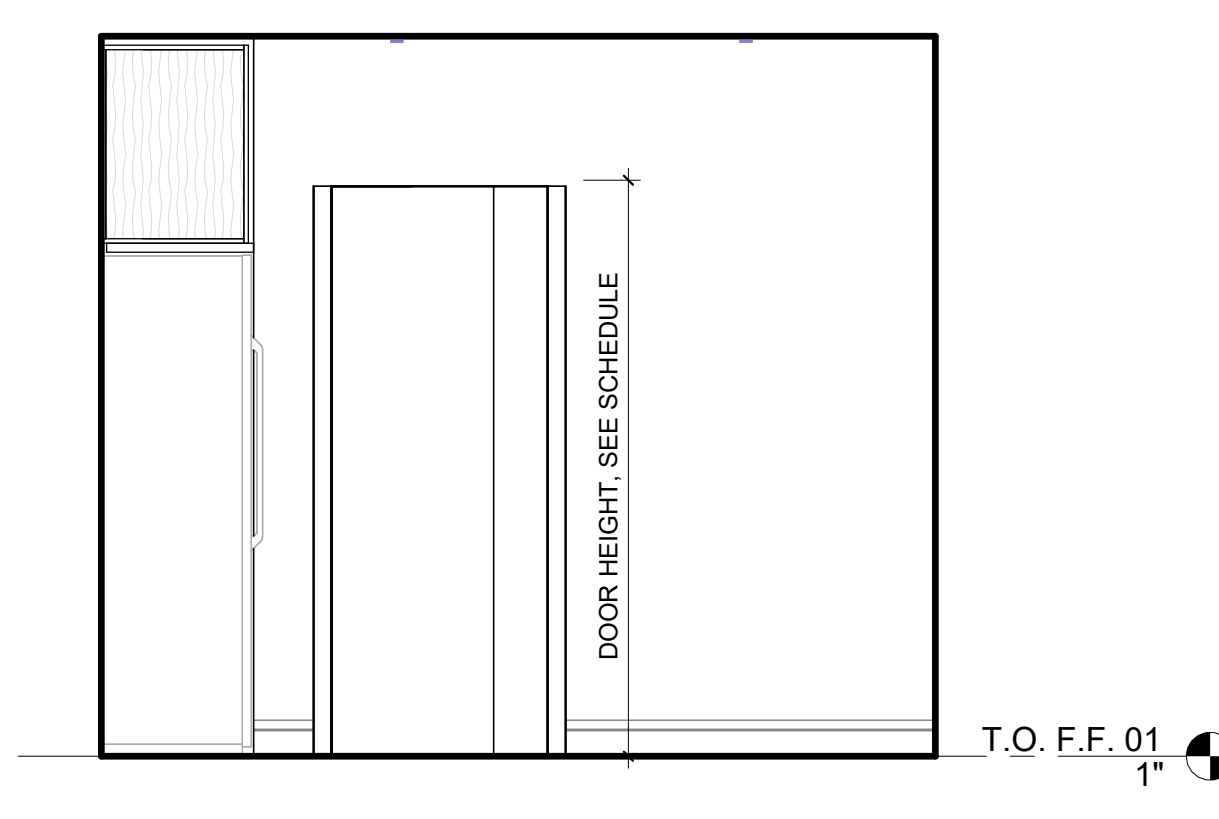
4 KITCHEN
3/8" = 1'-0"



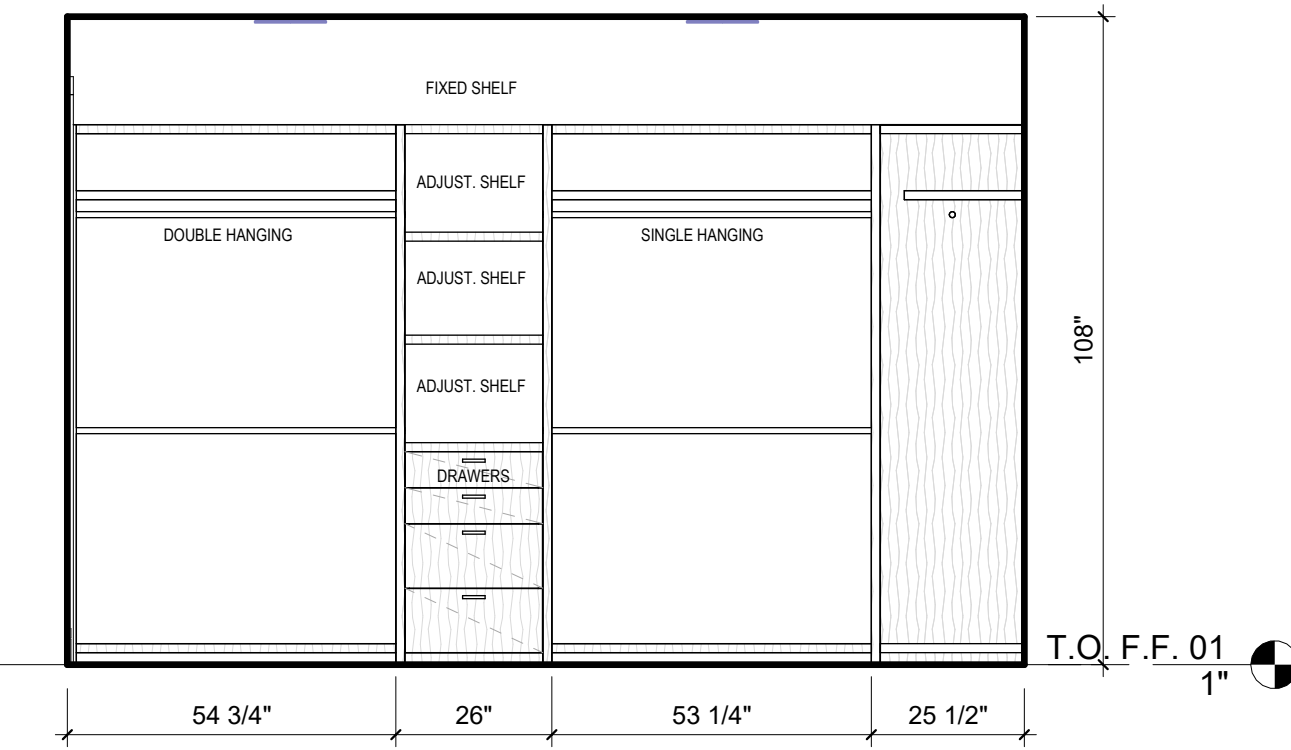
6 KITCHEN
3/8" = 1'-0"



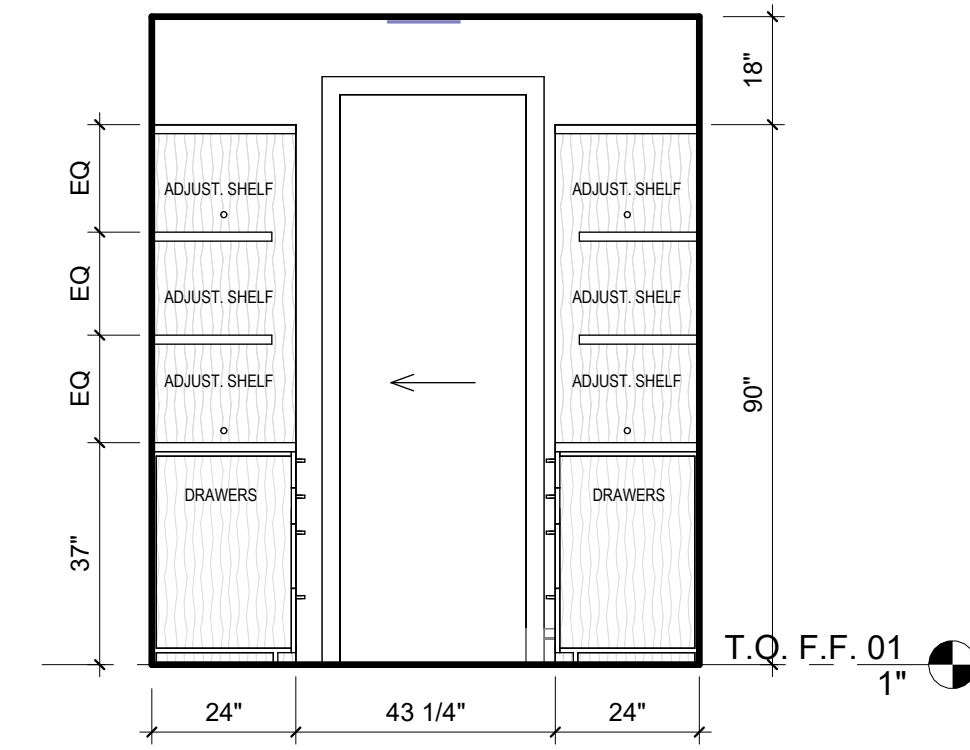
3 KITCHEN
3/8" = 1'-0"



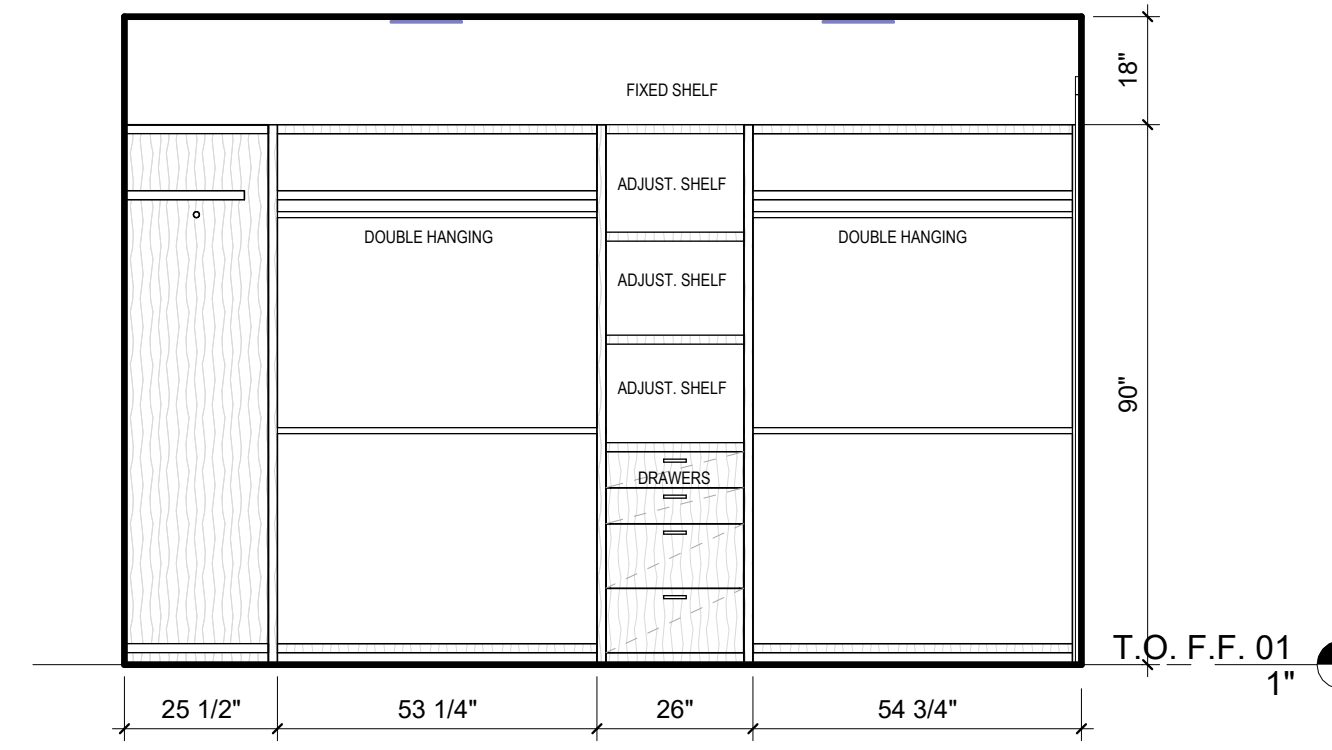
2 KITCHEN
3/8" = 1'-0"



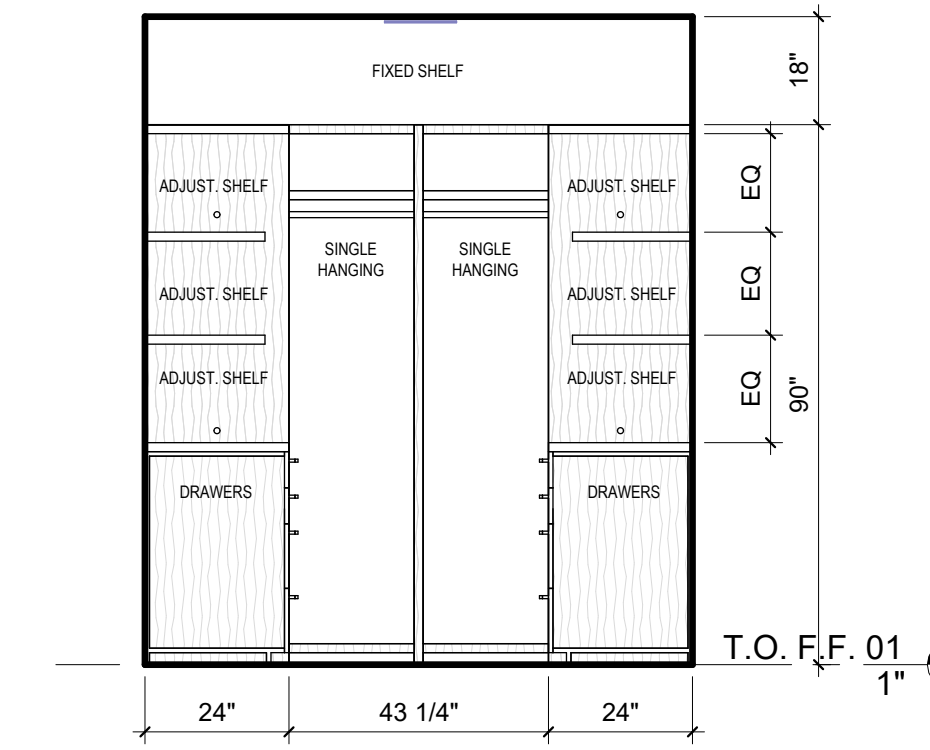
22 PRIMARY-1 CLOSET
3/8" = 1'-0"



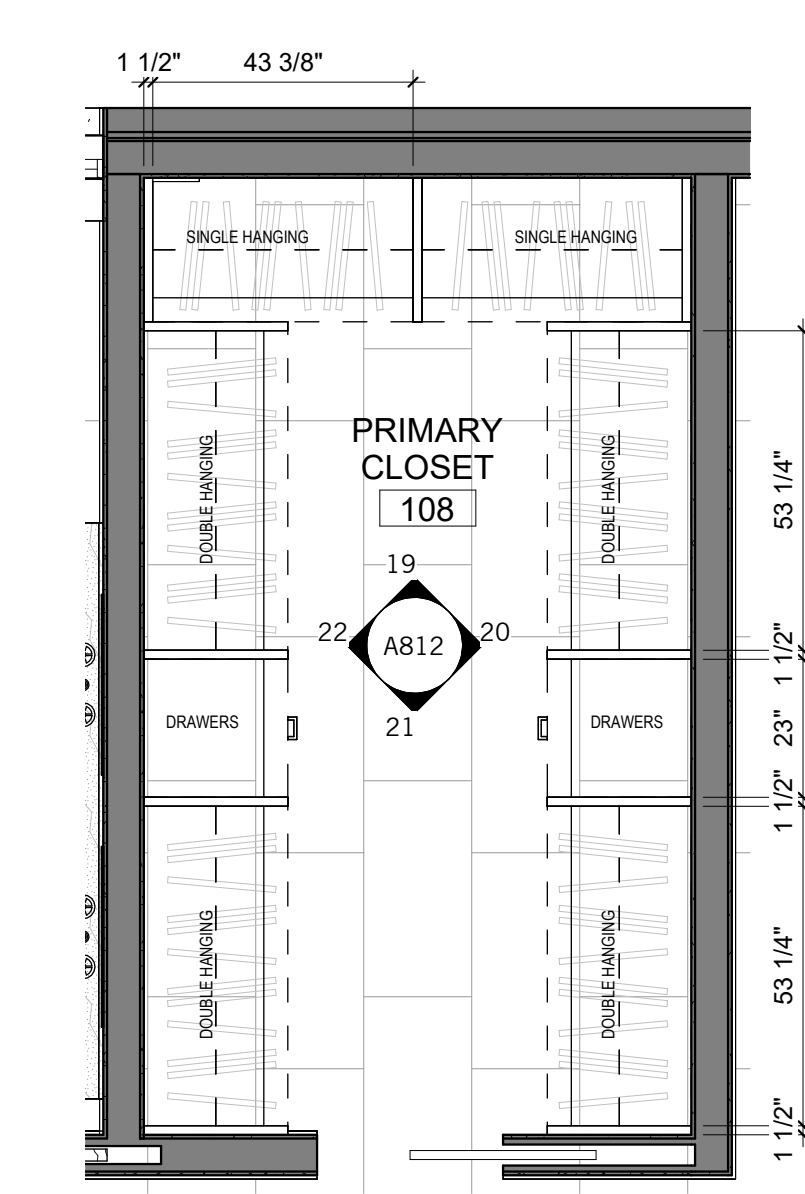
21 PRIMARY-1 CLOSET
3/8" = 1'-0"



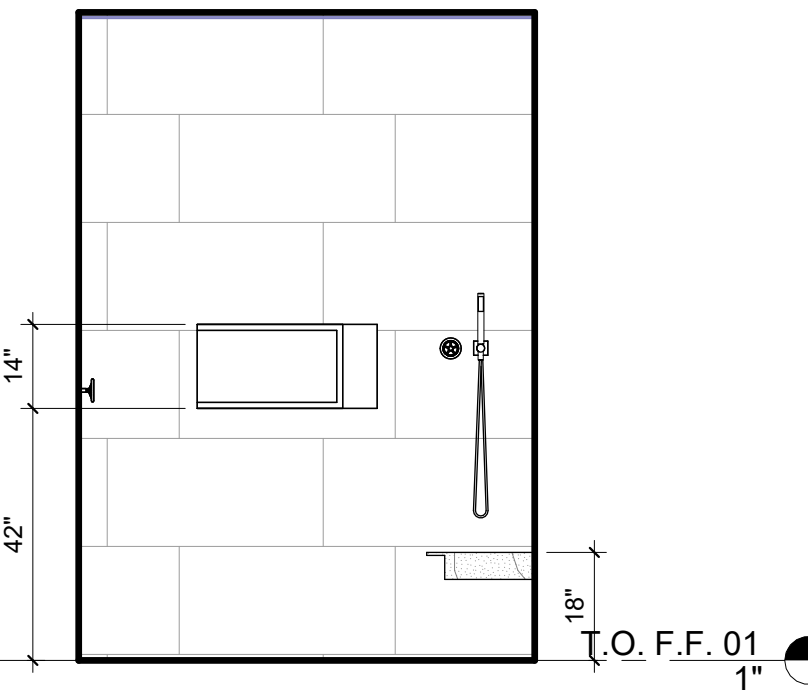
20 PRIMARY-1 CLOSET
3/8" = 1'-0"



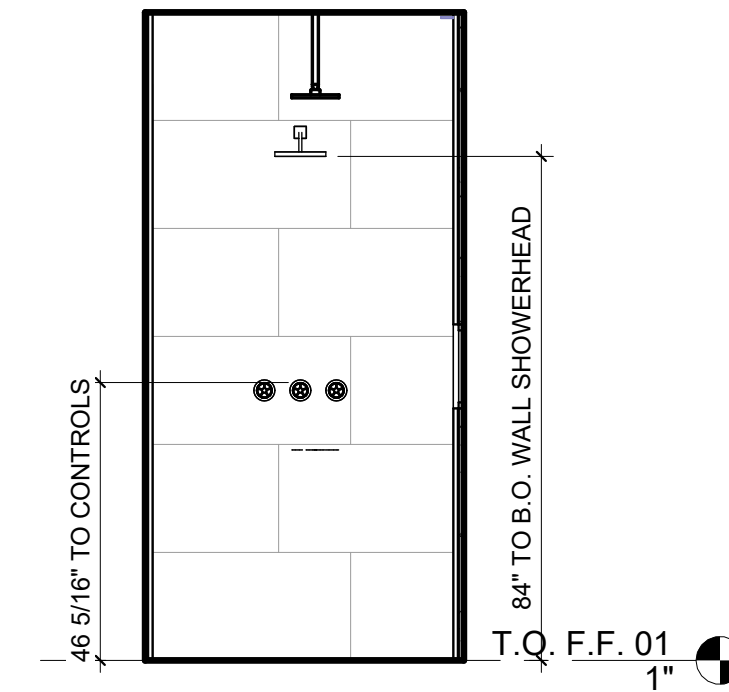
19 PRIMARY-1 CLOSET
3/8" = 1'-0"



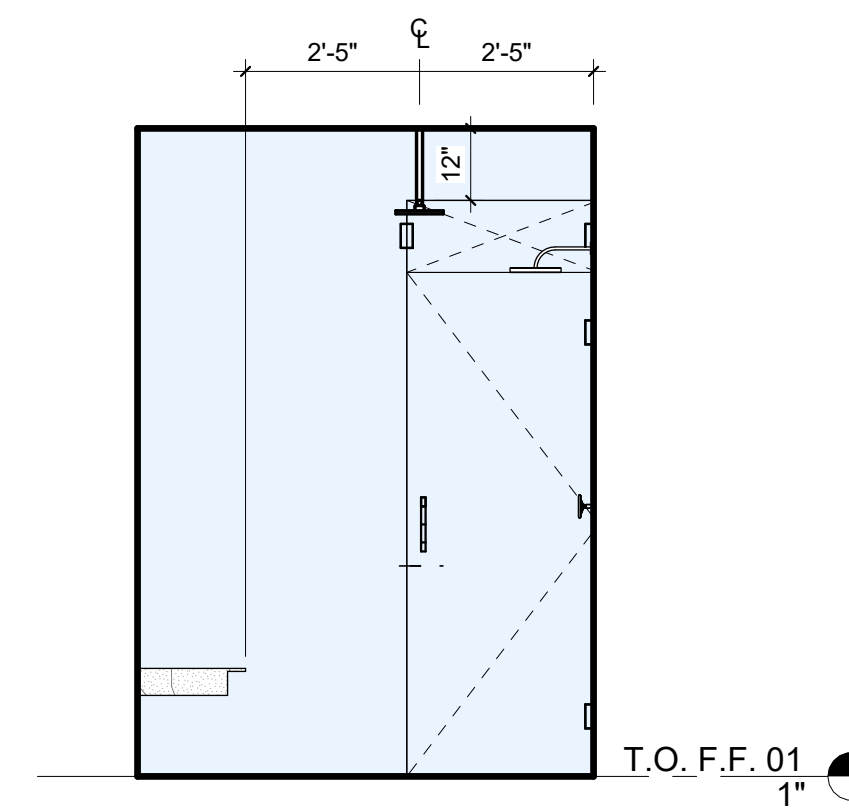
23 PRIMARY 1 - WIC - ENLARGED PLAN
3/8" = 1'-0"



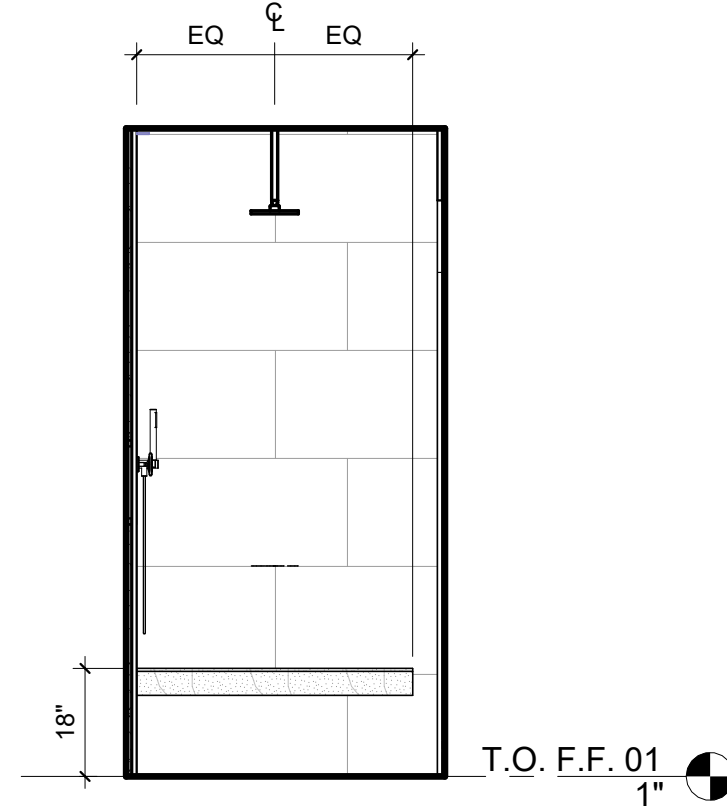
18 PRIMARY-1 SHOWER
3/8" = 1'-0"



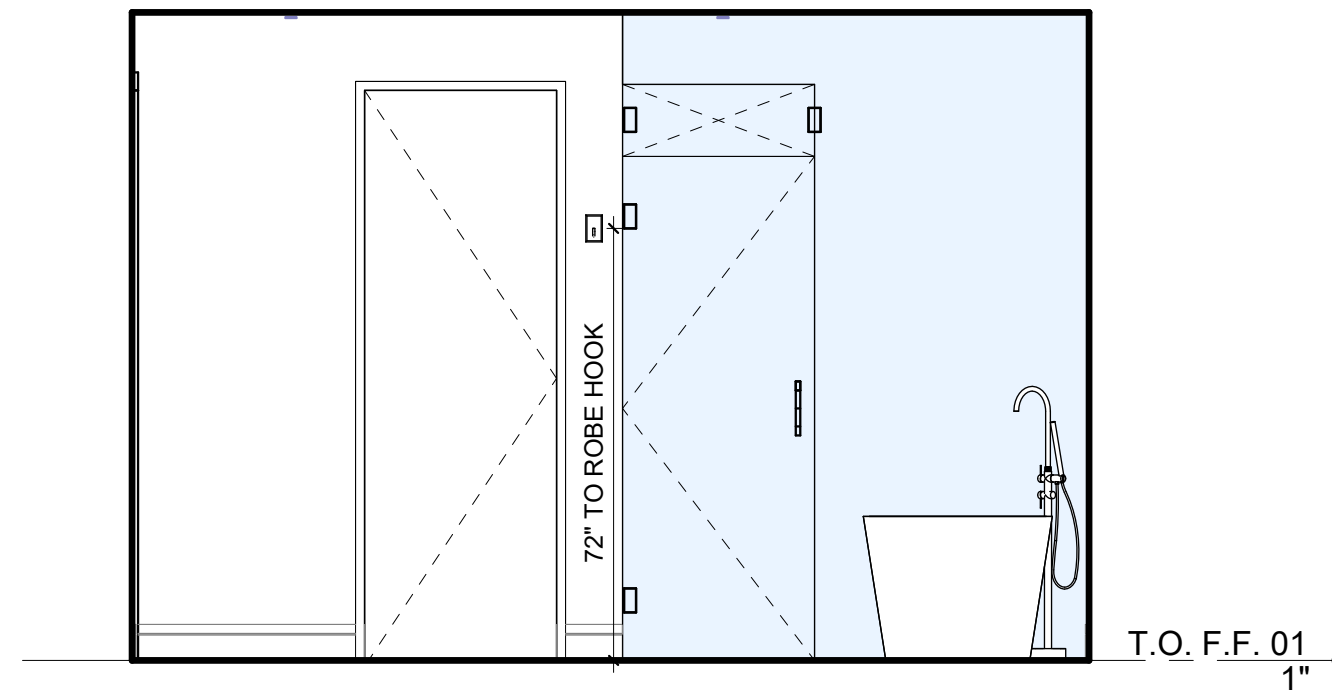
17 PRIMARY-1 SHOWER
3/8" = 1'-0"



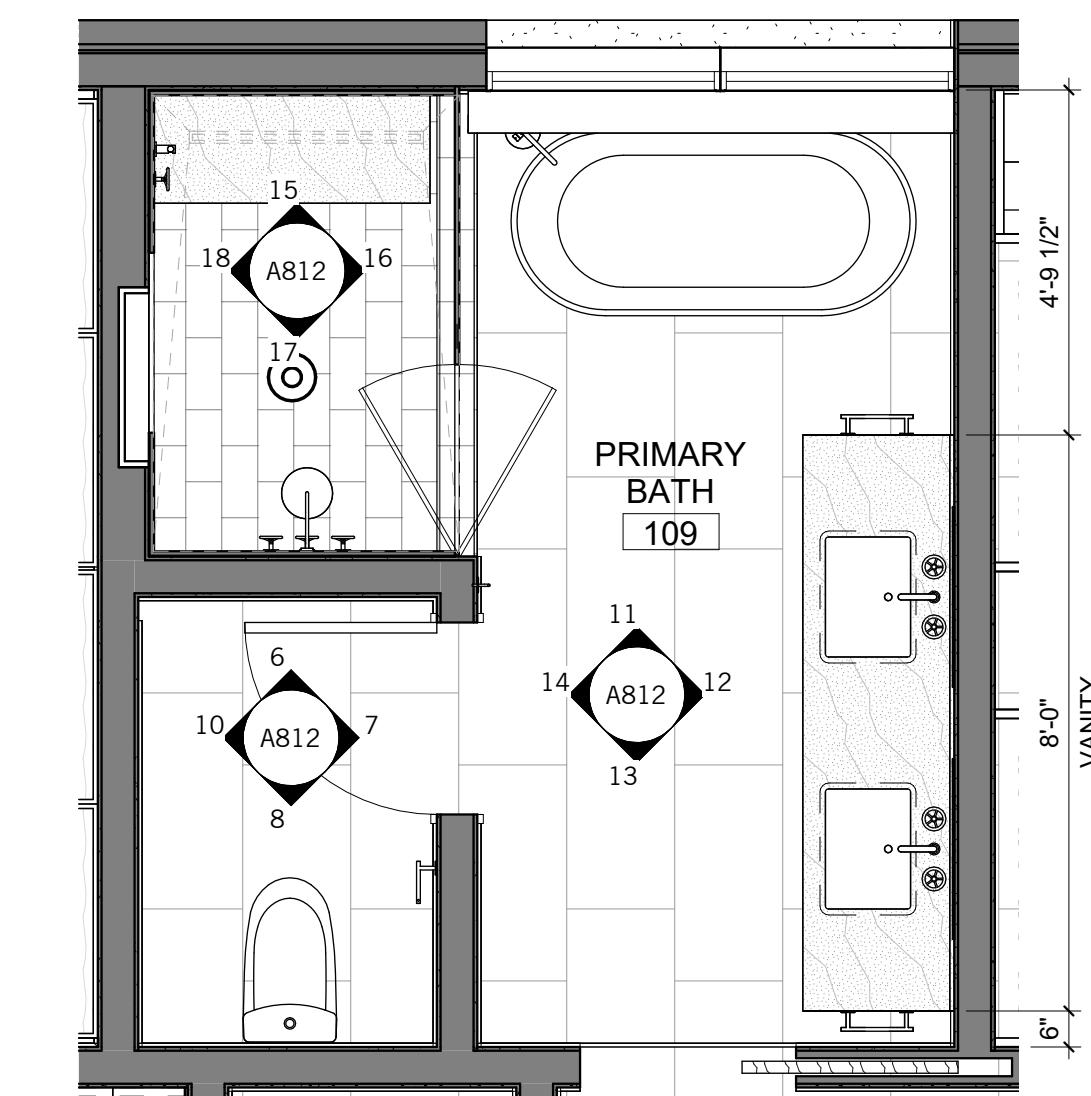
16 PRIMARY-1 SHOWER
3/8" = 1'-0"



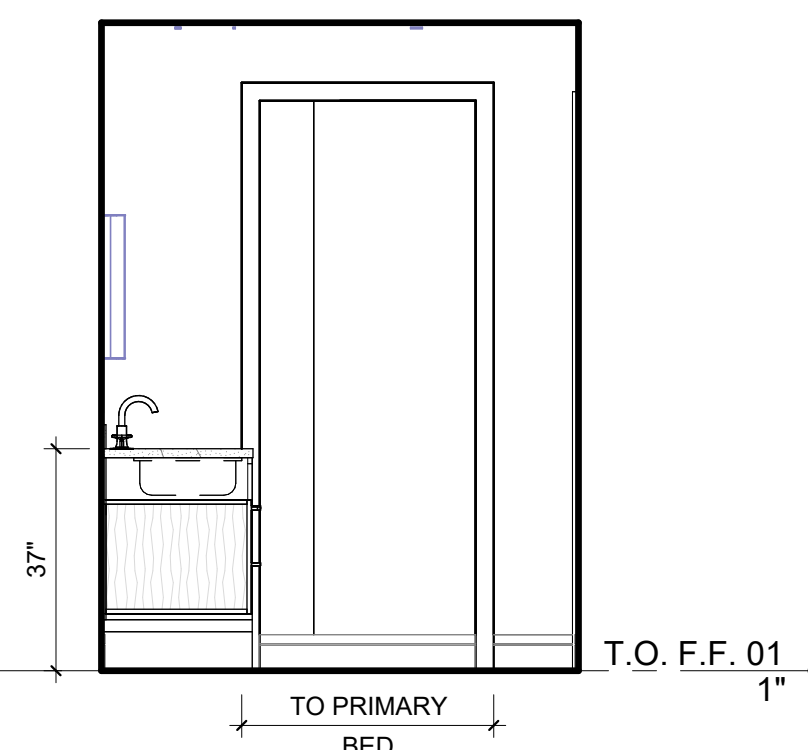
15 PRIMARY-1 SHOWER
3/8" = 1'-0"



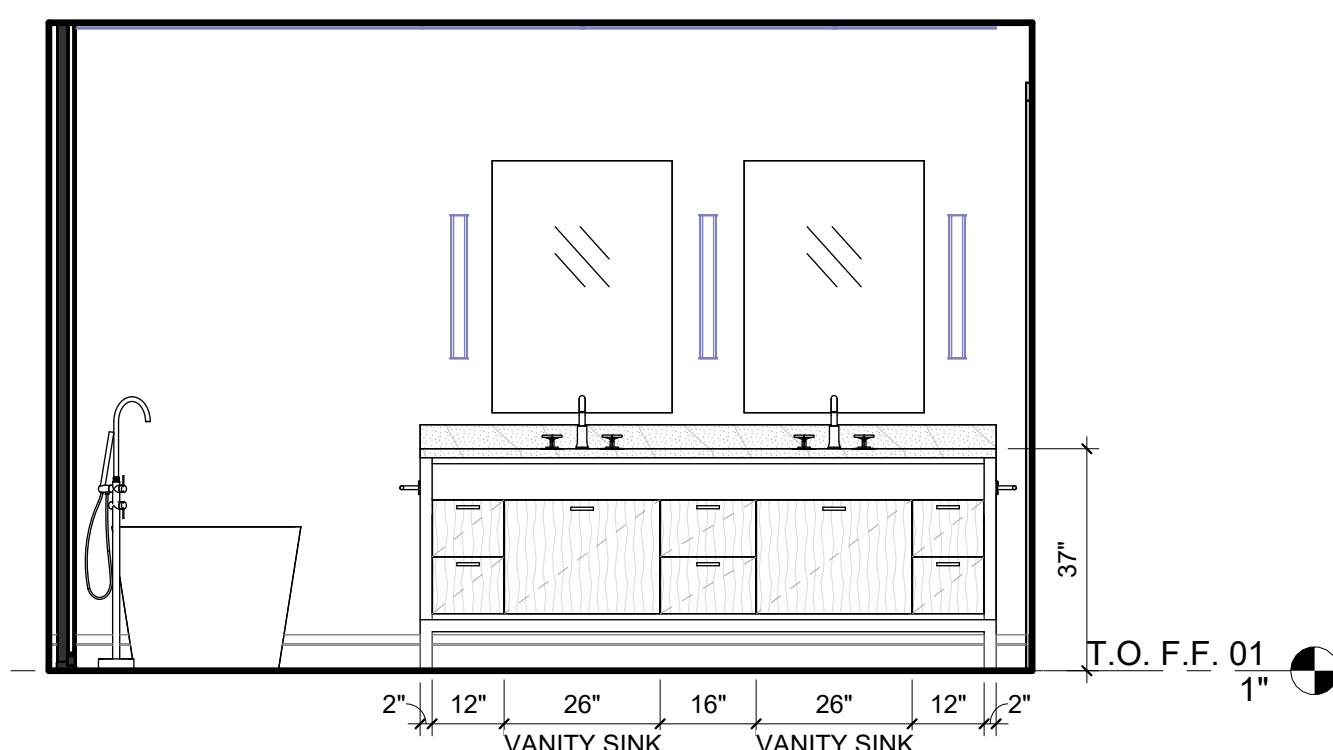
14 PRIMARY BATH-1
3/8" = 1'-0"



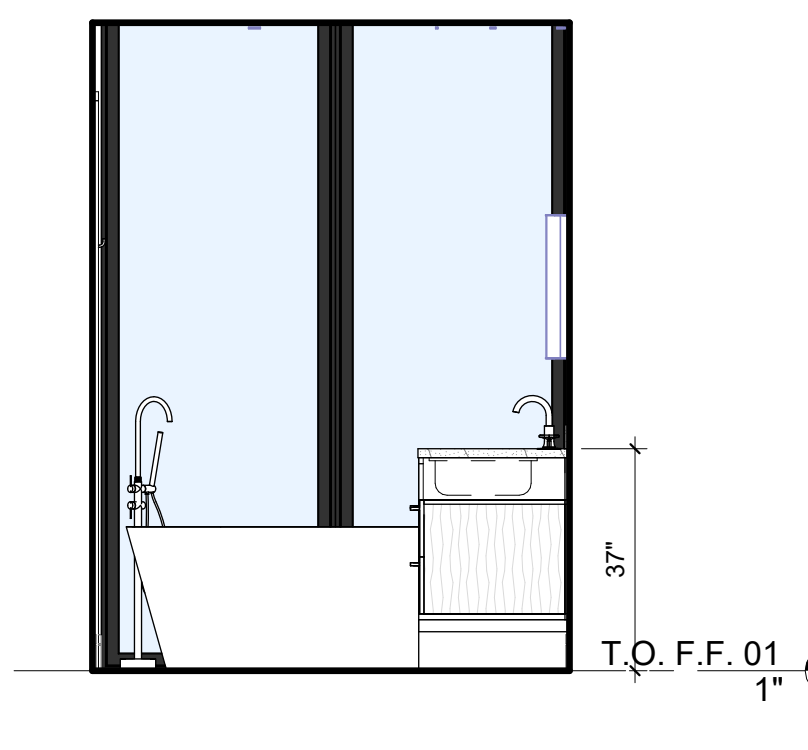
9 PRIMARY BATH-1 - ENLARGED PLAN
3/8" = 1'-0"



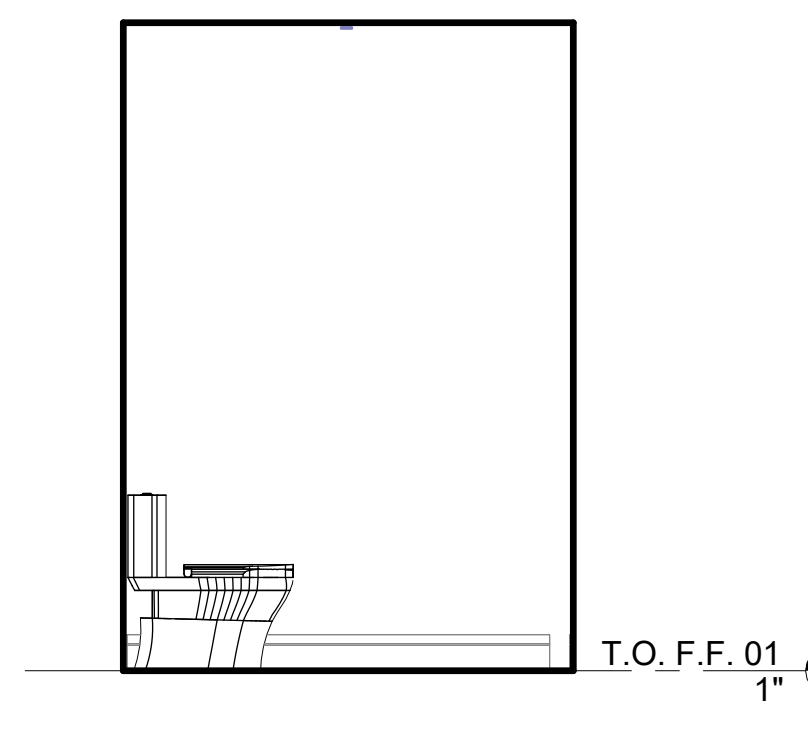
13 PRIMARY BATH-1
3/8" = 1'-0"



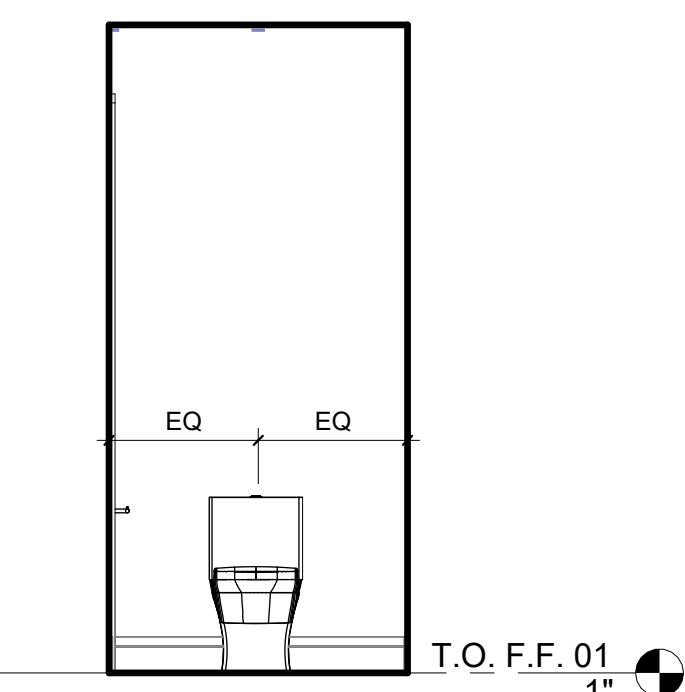
12 PRIMARY BATH-1
3/8" = 1'-0"



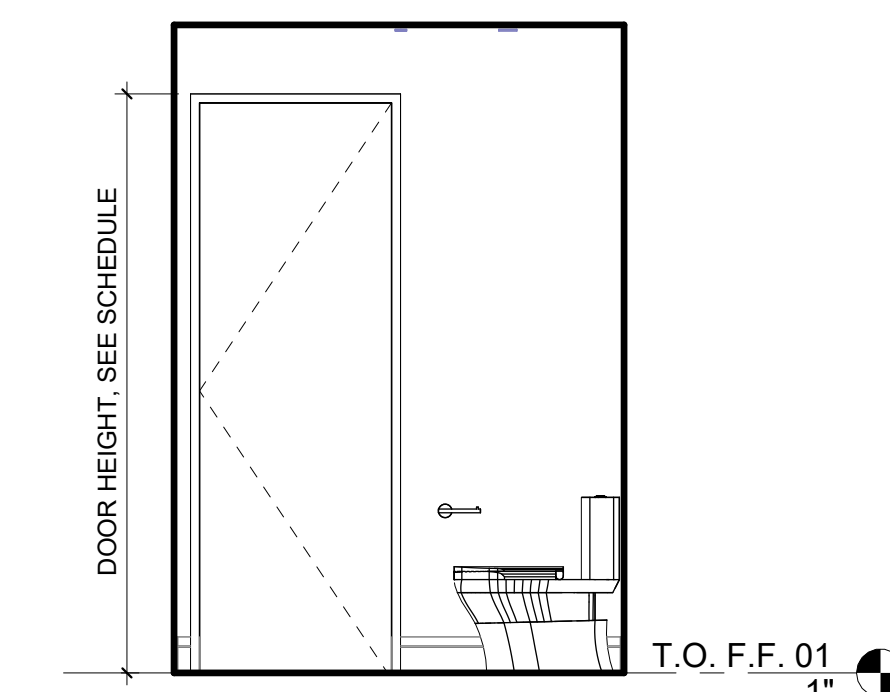
11 PRIMARY BATH-1
3/8" = 1'-0"



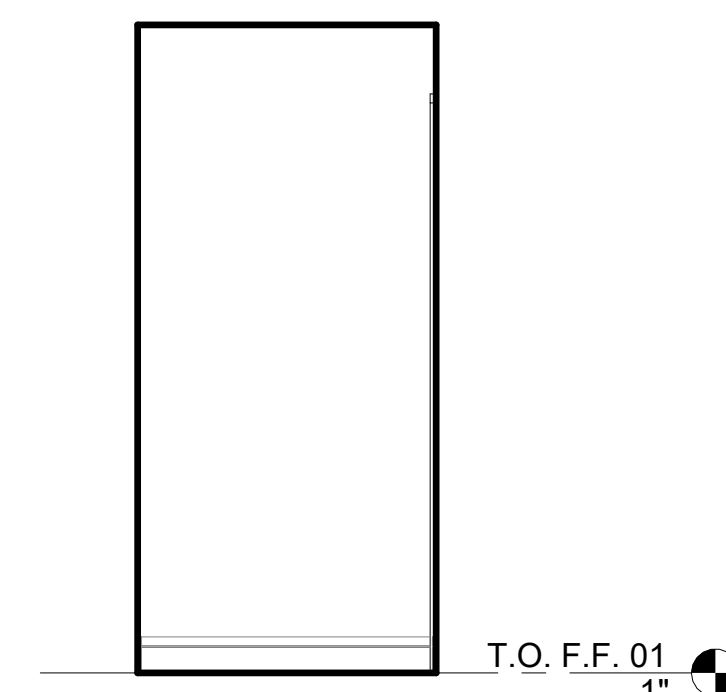
10 PRIMARY TOILET-1
3/8" = 1'-0"



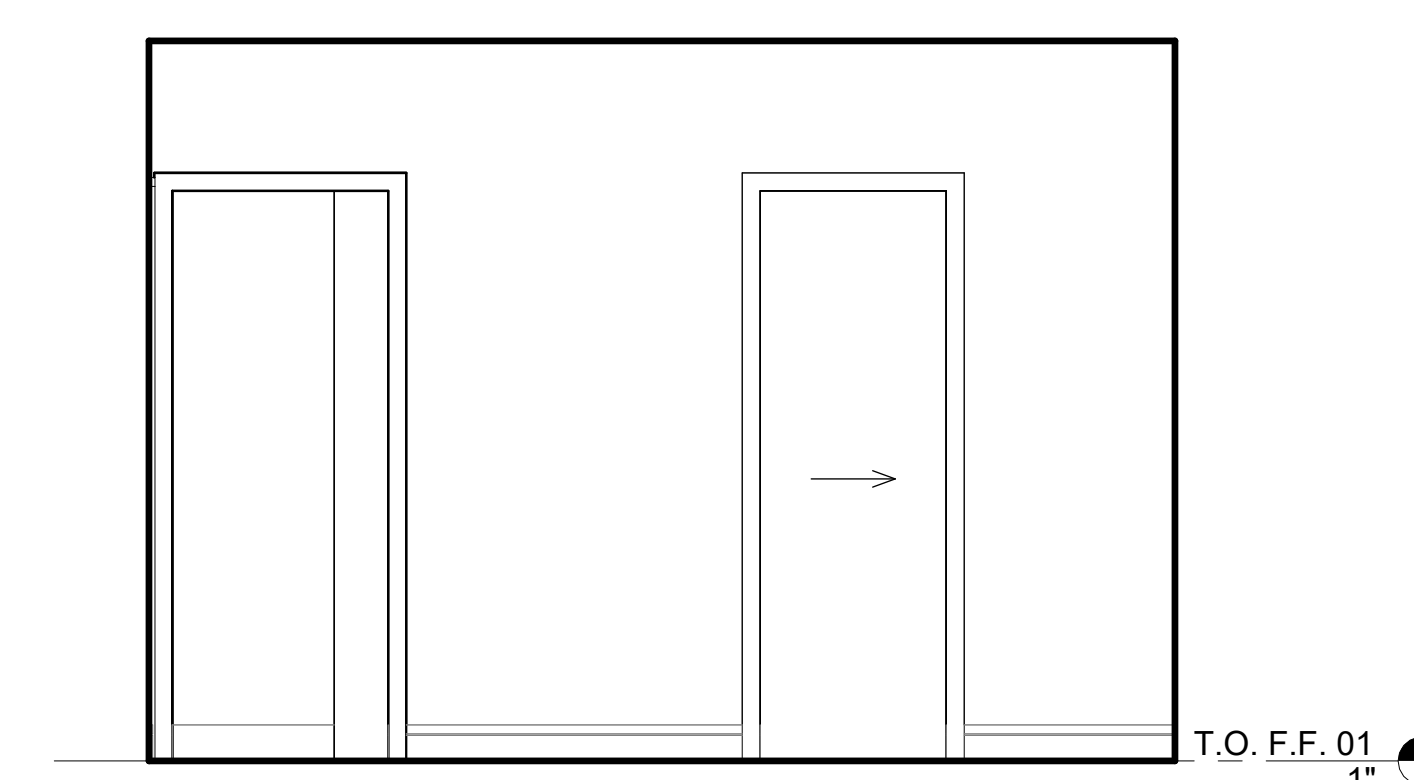
8 PRIMARY TOILET-1
3/8" = 1'-0"



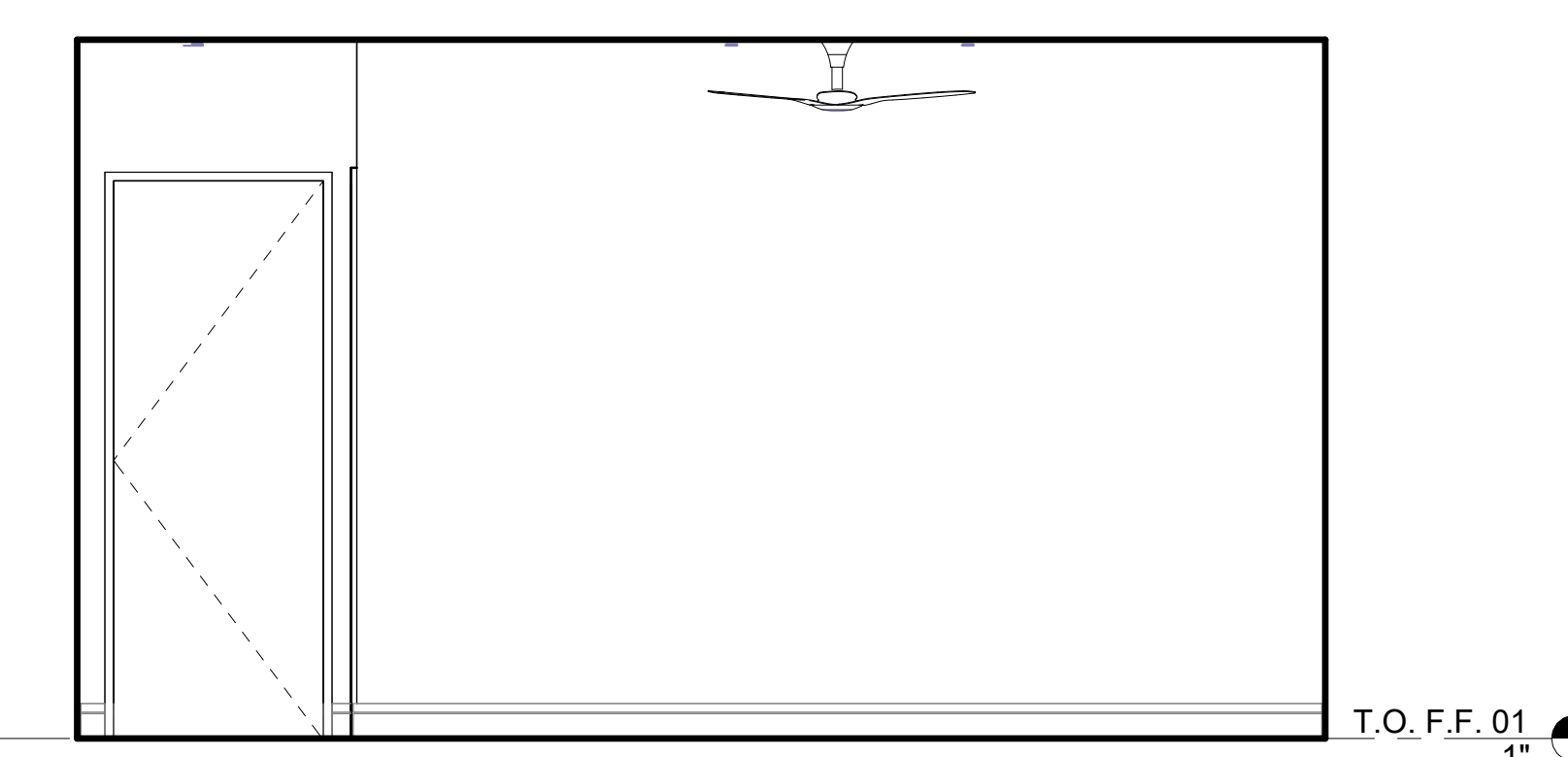
7 PRIMARY TOILET-1
3/8" = 1'-0"



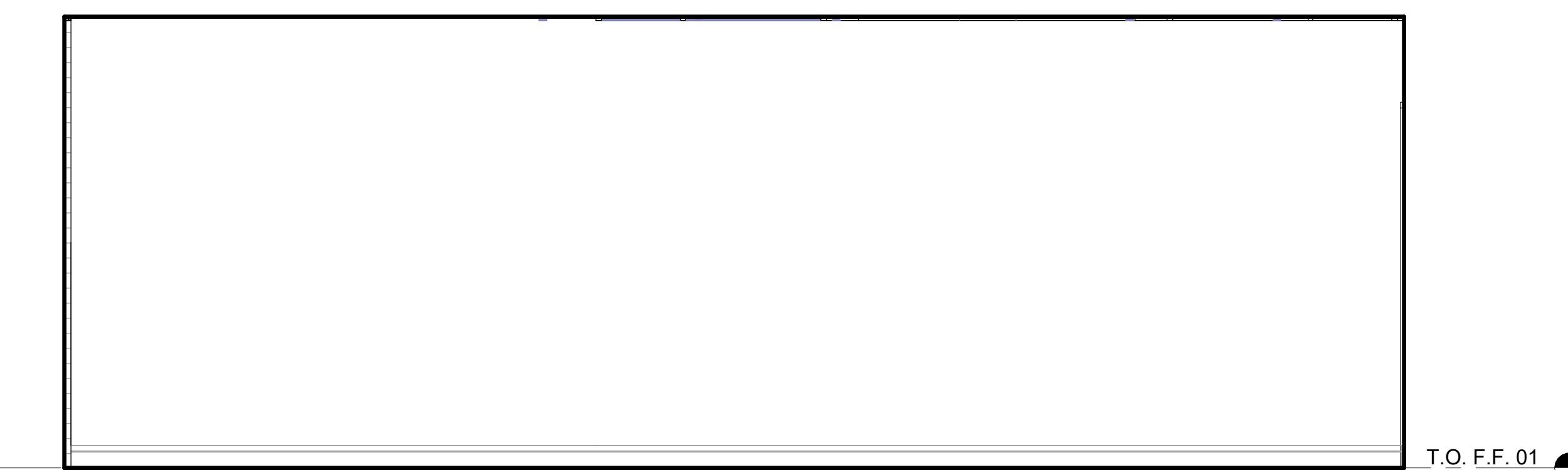
6 PRIMARY TOILET-1
3/8" = 1'-0"



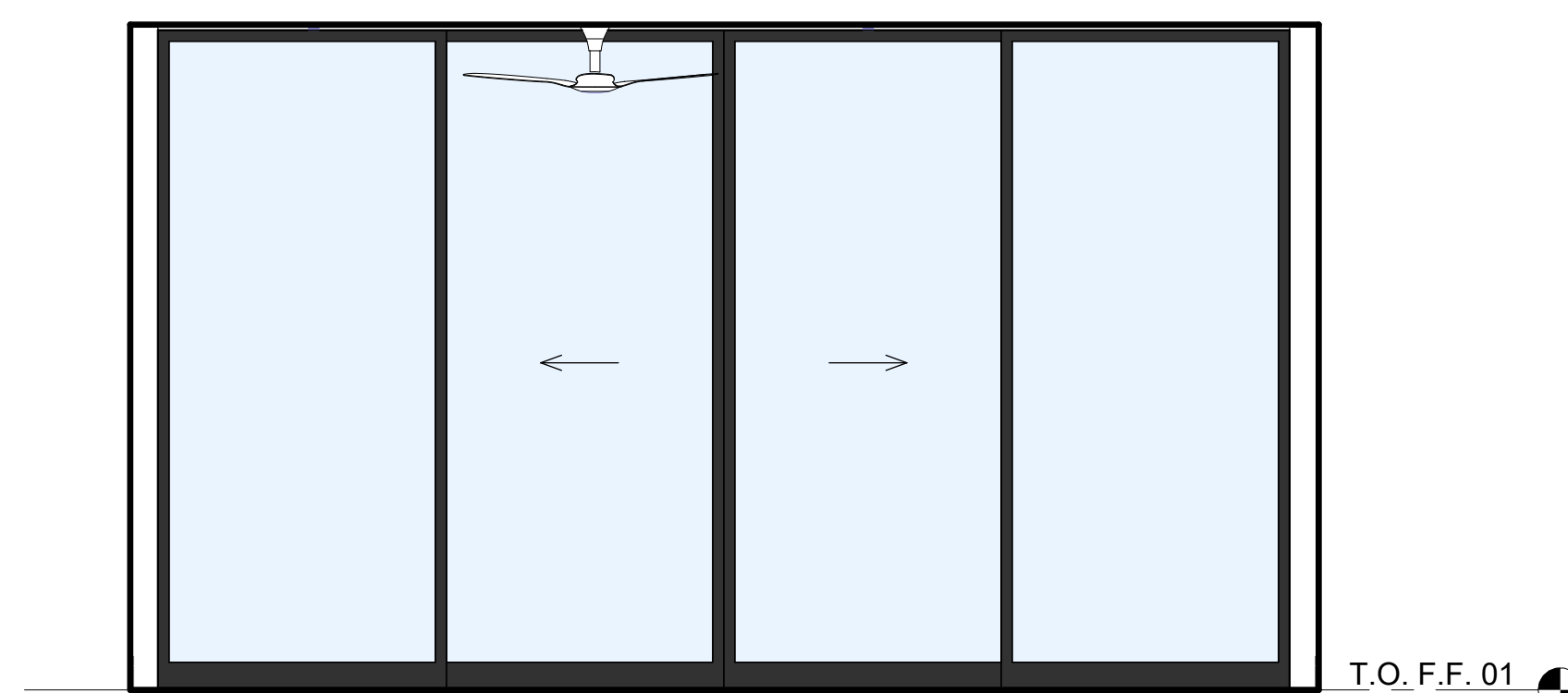
5 PRIMARY BED-1
3/8" = 1'-0"



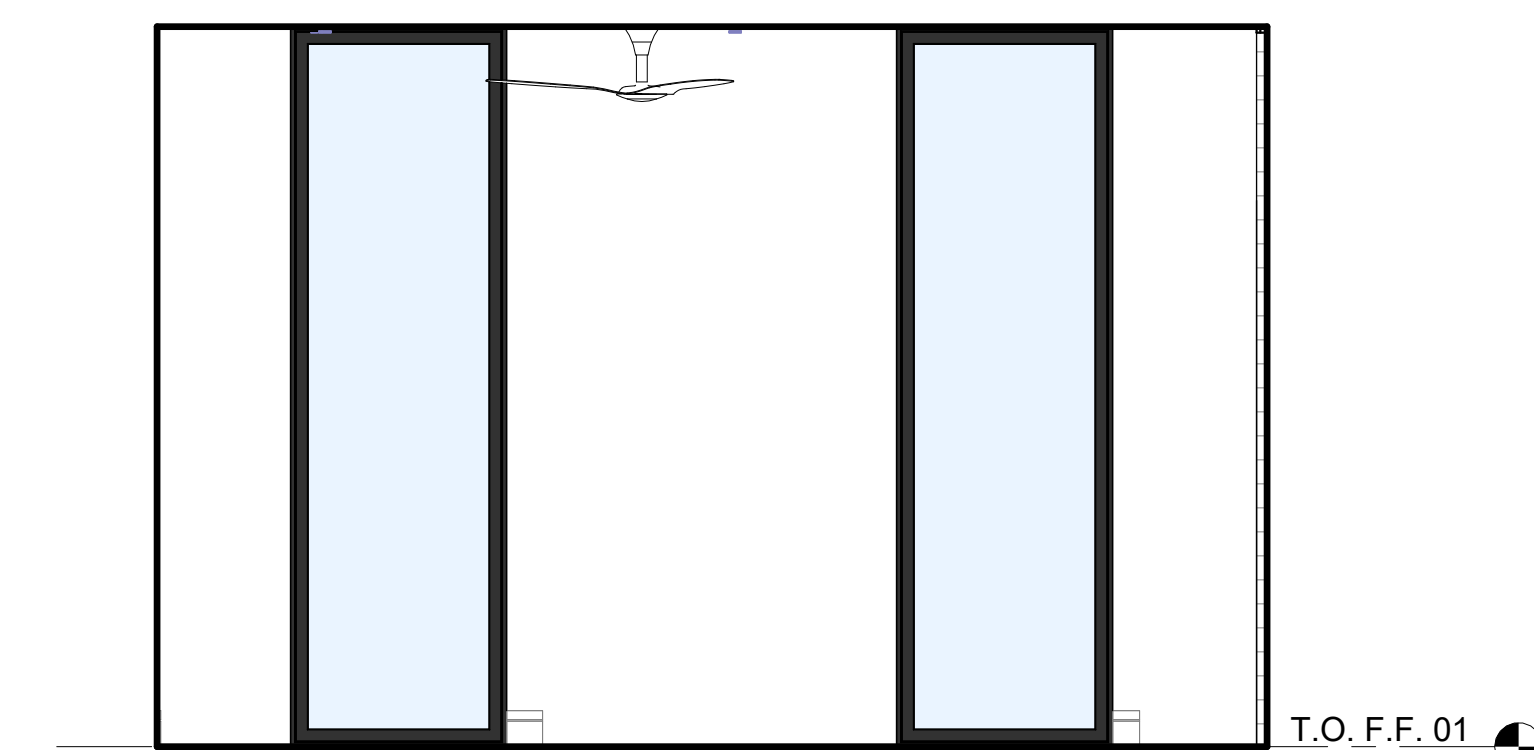
4 PRIMARY BED-1
3/8" = 1'-0"



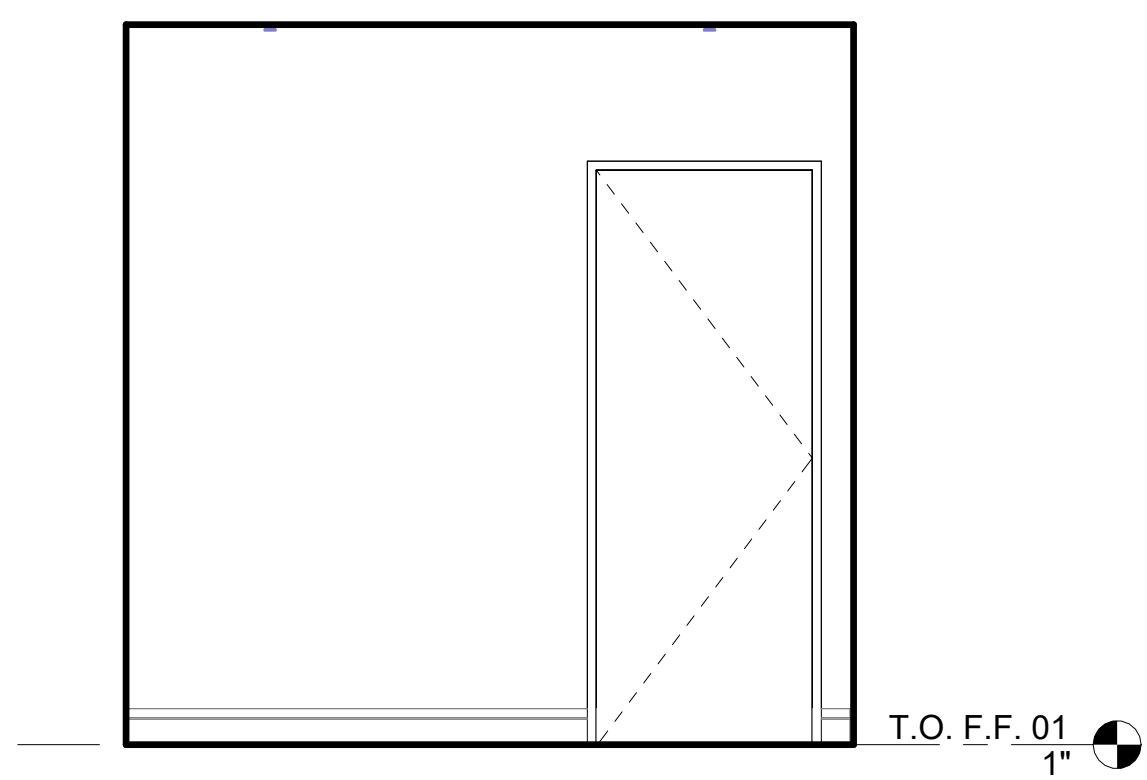
3 PRIMARY BED-1
3/8" = 1'-0"



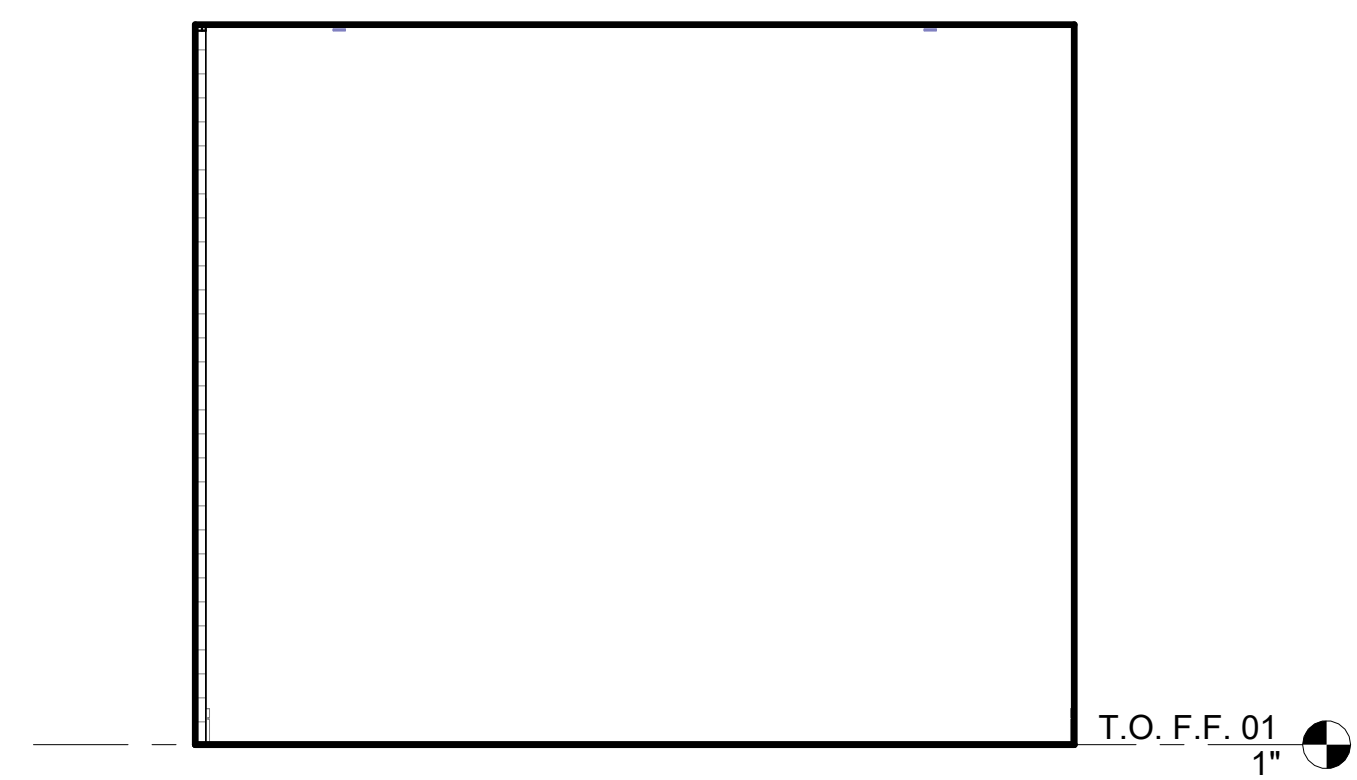
2 PRIMARY BED-1
3/8" = 1'-0"



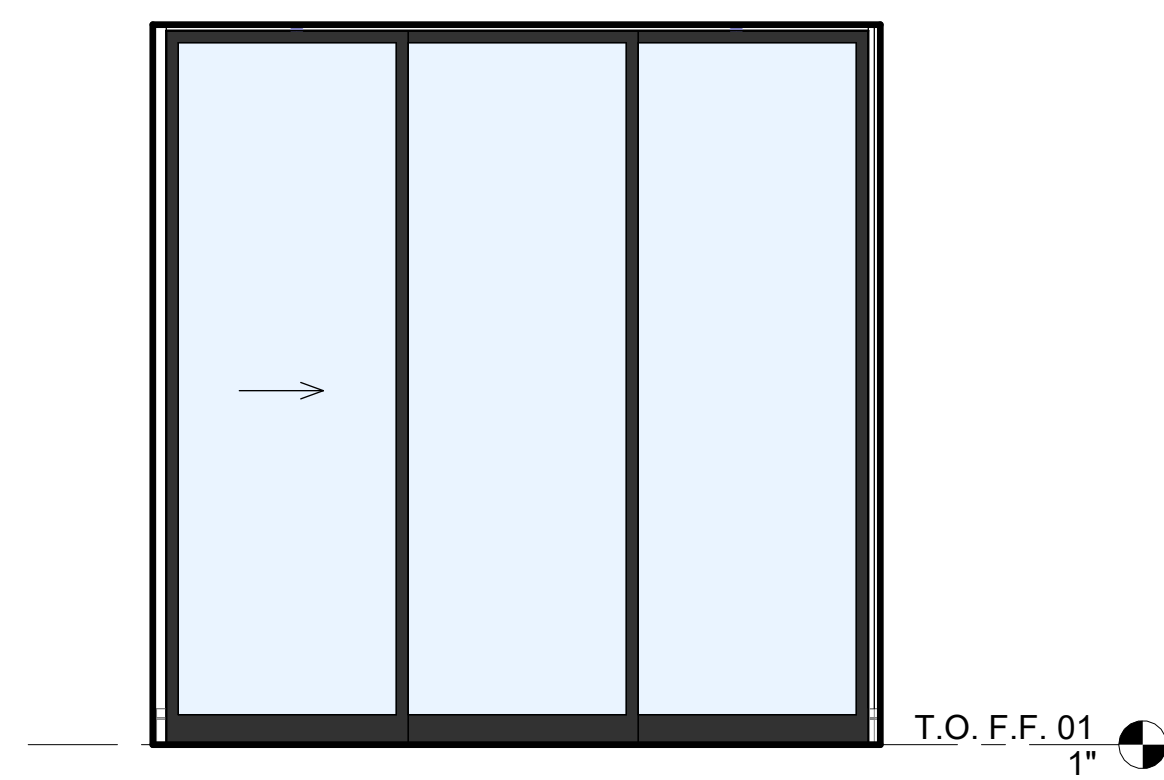
1 PRIMARY BED-1
3/8" = 1'-0"



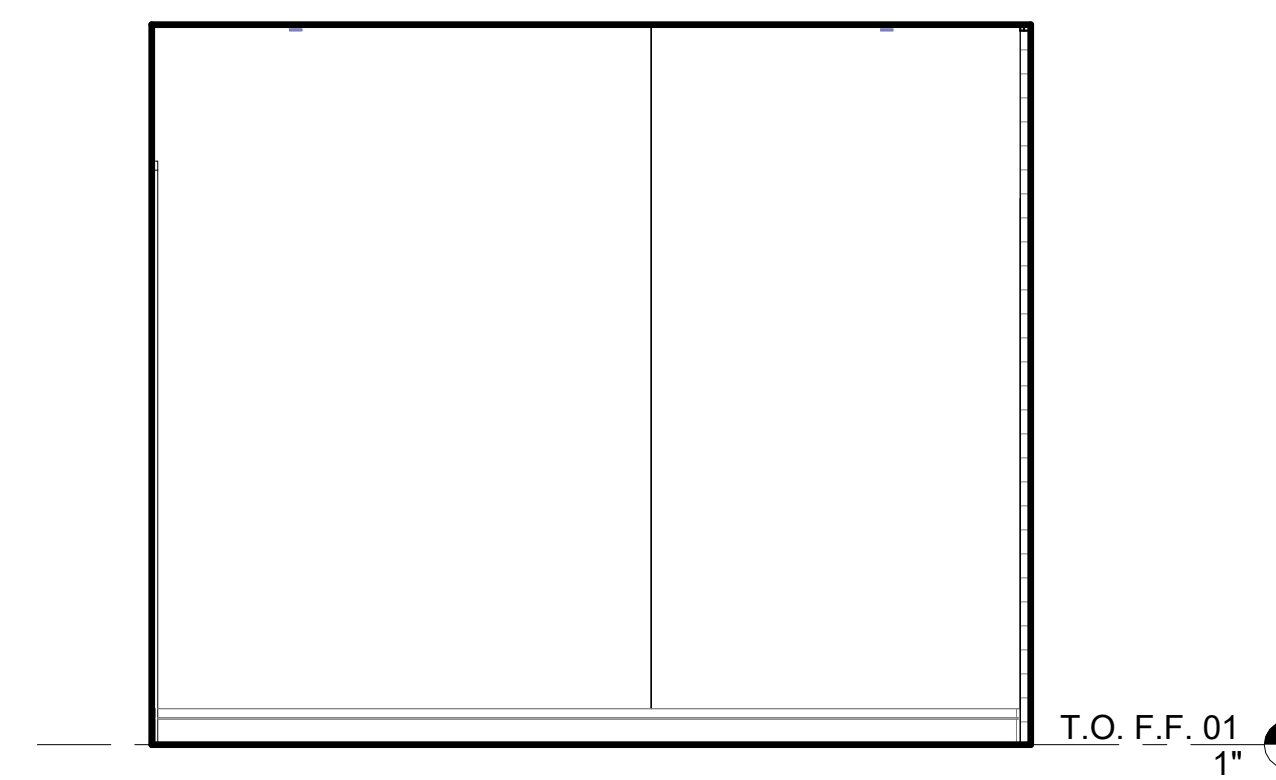
26 OFFICE
3/8" = 1'-0"



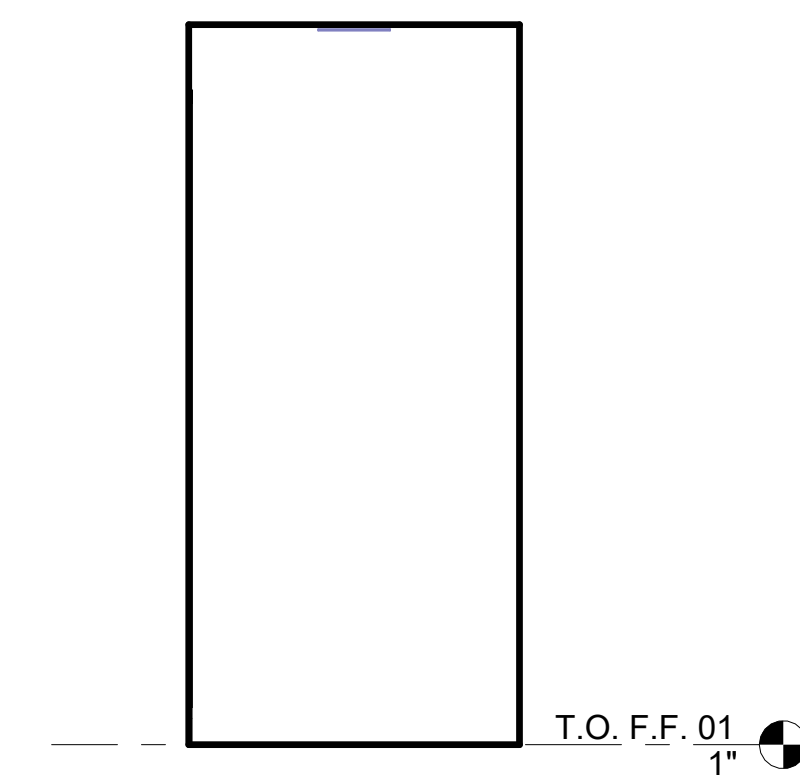
25 OFFICE
3/8" = 1'-0"



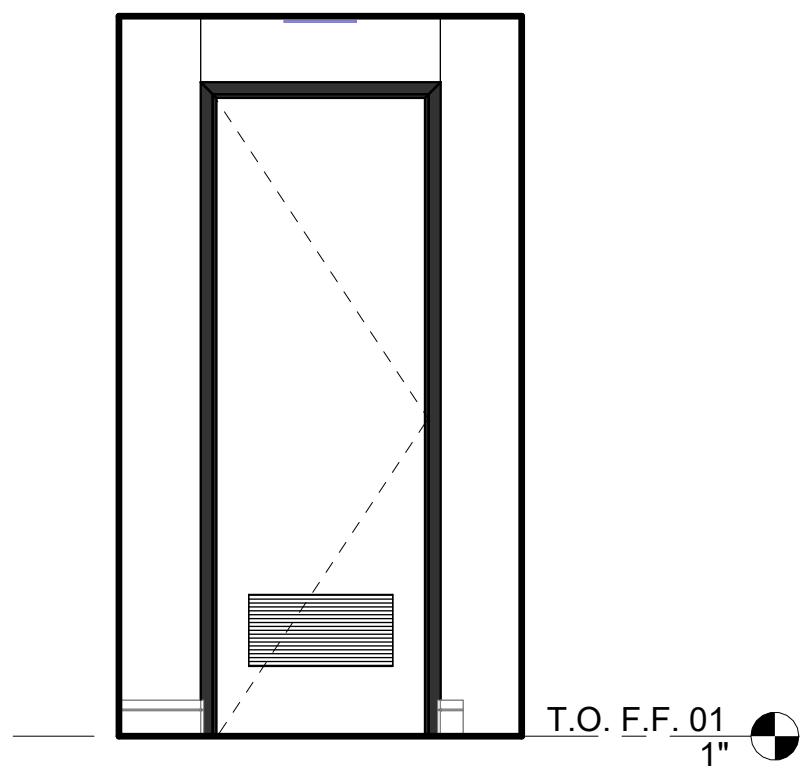
24 OFFICE
3/8" = 1'-0"



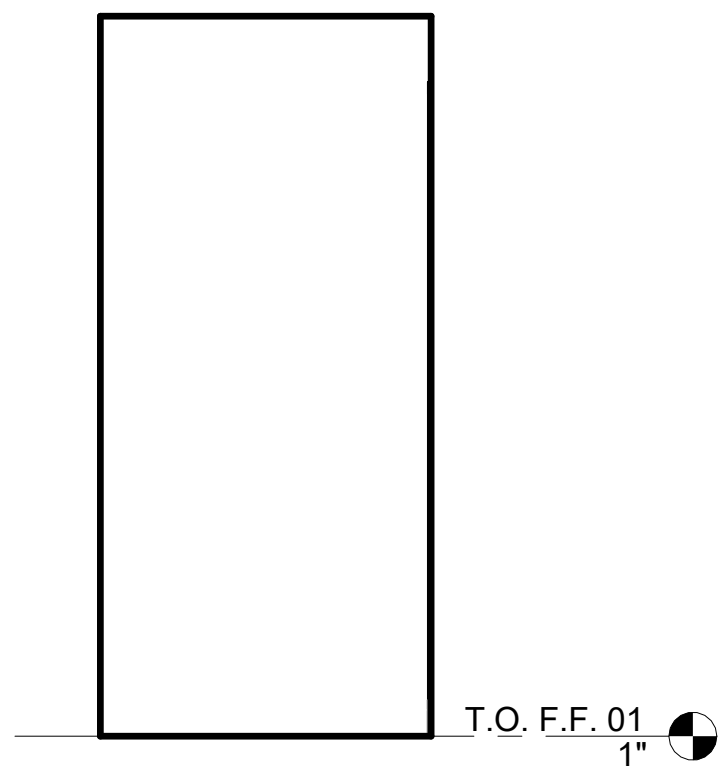
23 OFFICE
3/8" = 1'-0"



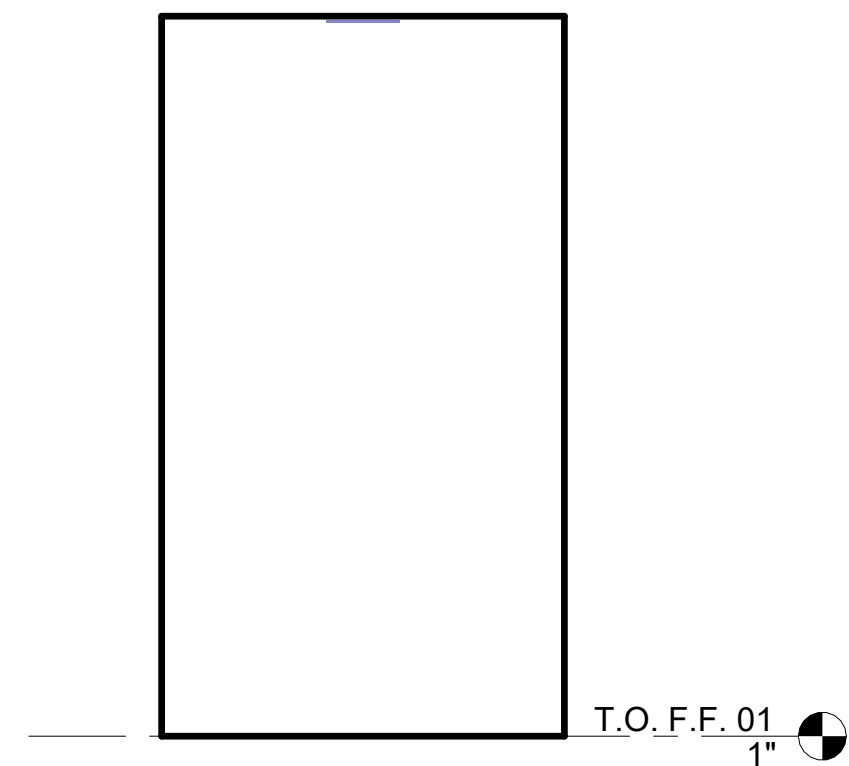
22 MECH ROOM
3/8" = 1'-0"



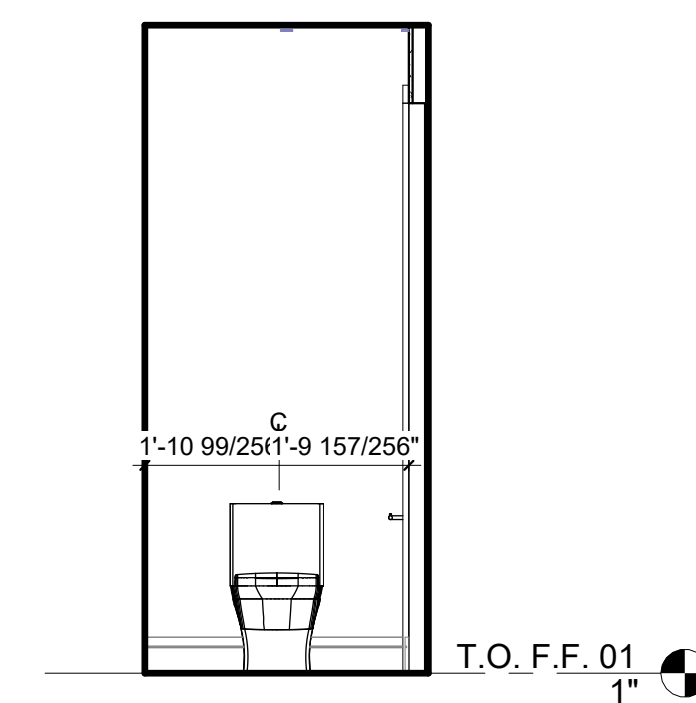
21 MECH ROOM
3/8" = 1'-0"



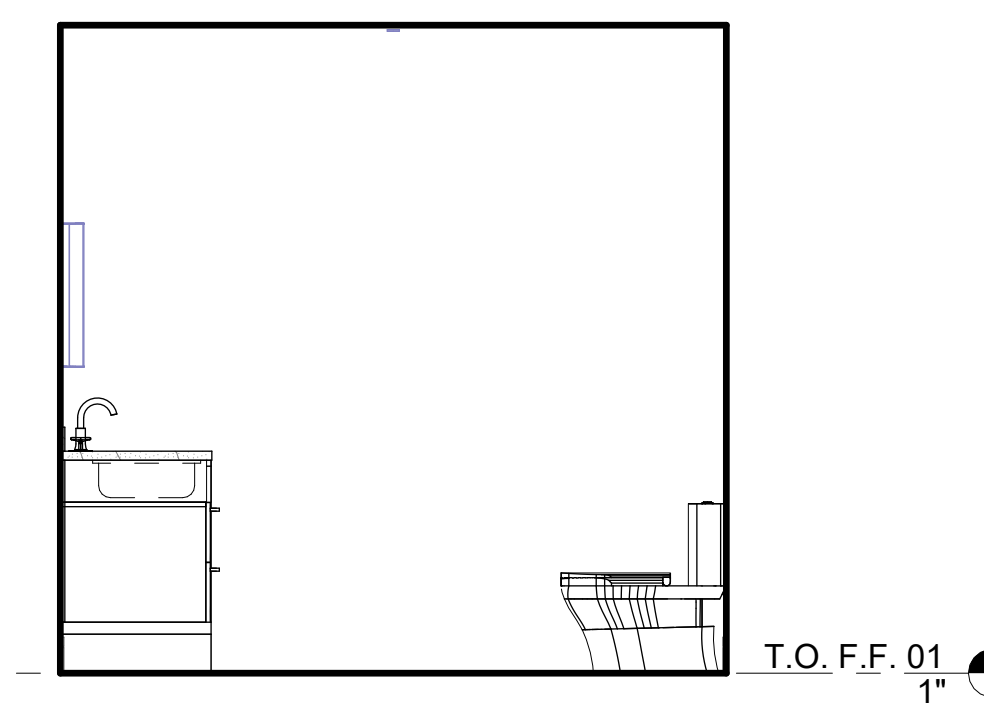
20 MECH ROOM
3/8" = 1'-0"



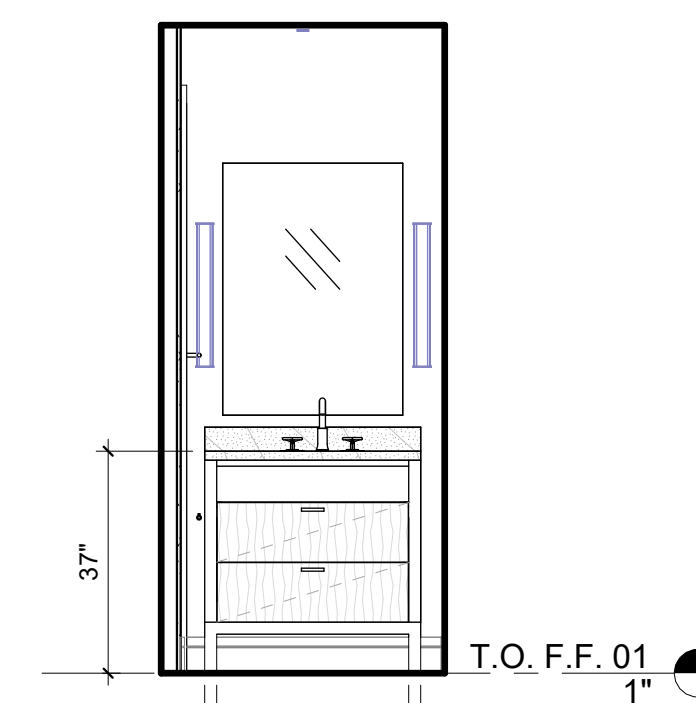
19 MECH ROOM
3/8" = 1'-0"



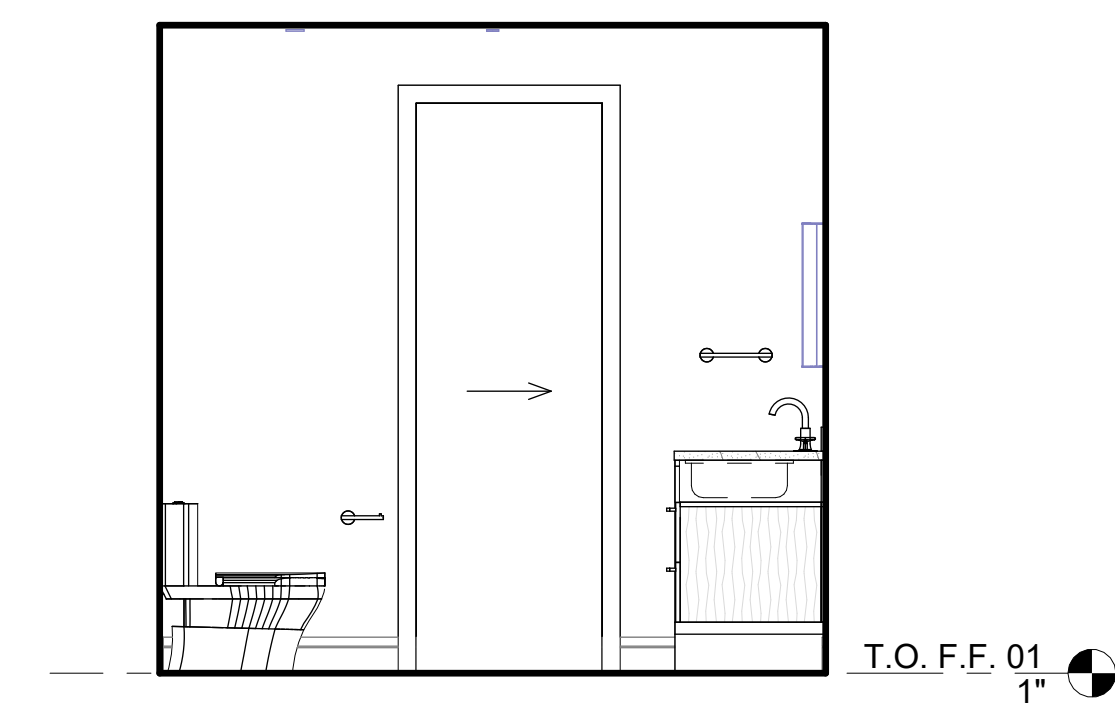
18 POWDER ROOM
3/8" = 1'-0"



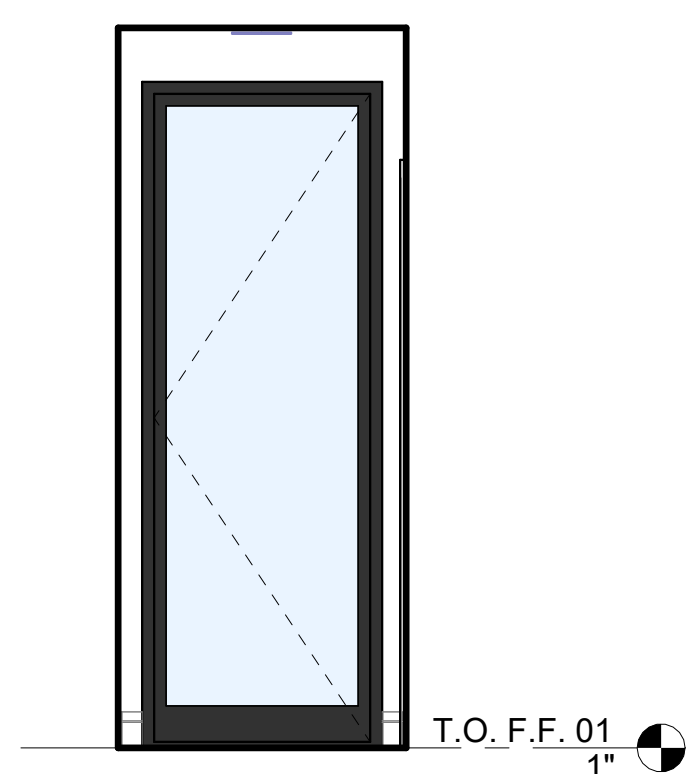
17 POWDER ROOM
3/8" = 1'-0"



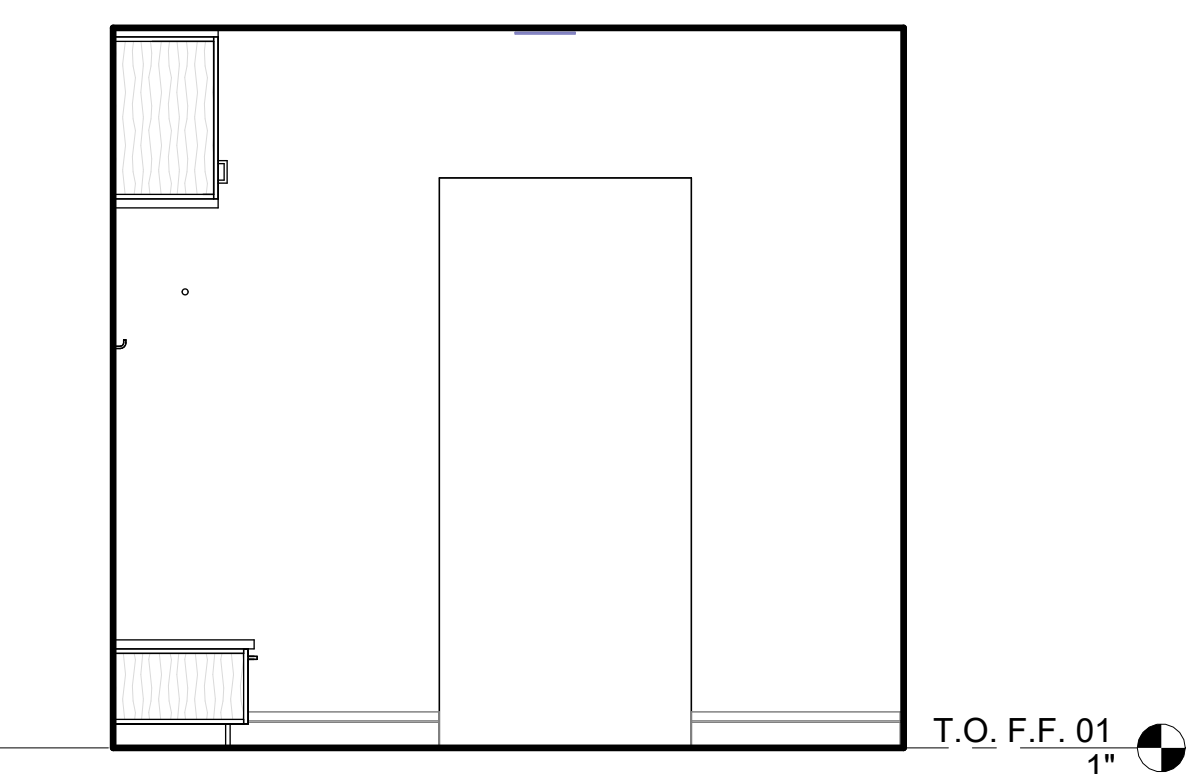
16 POWDER ROOM
3/8" = 1'-0"



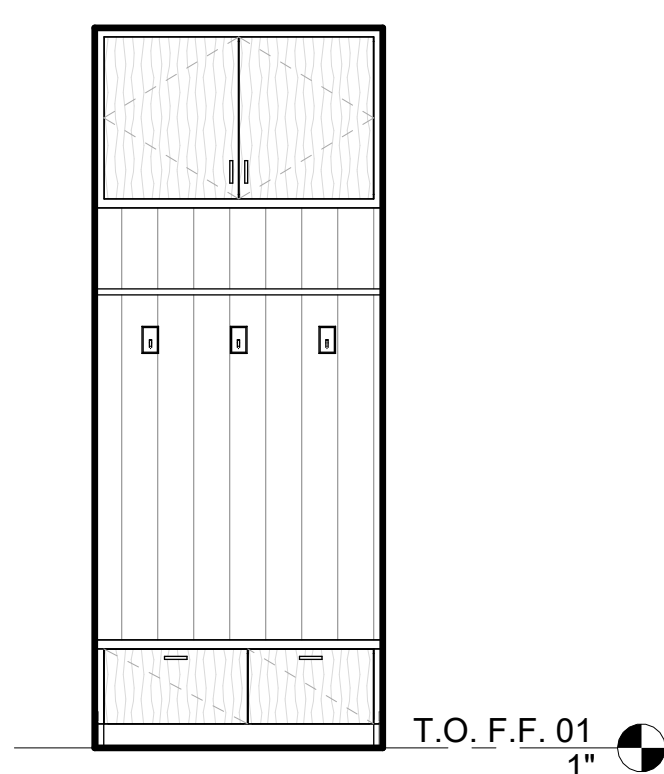
15 POWDER ROOM
3/8" = 1'-0"



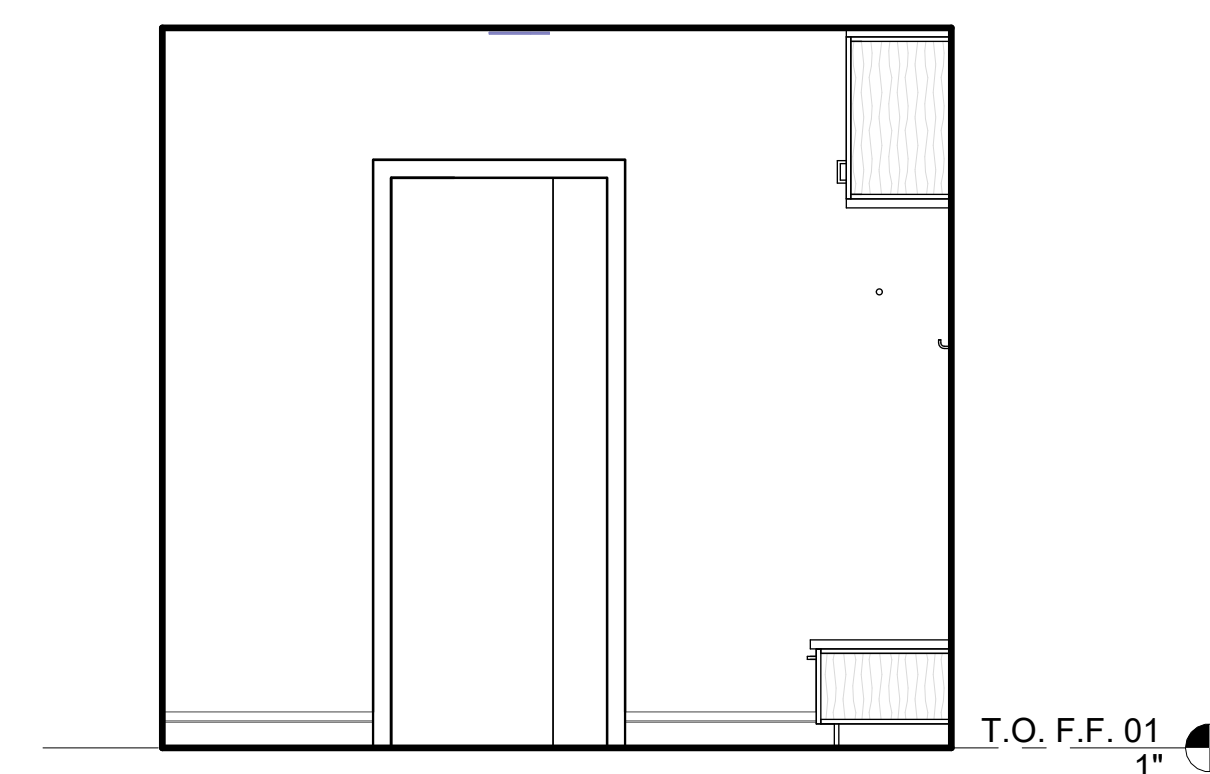
13 OWNER'S ENTRY
3/8" = 1'-0"



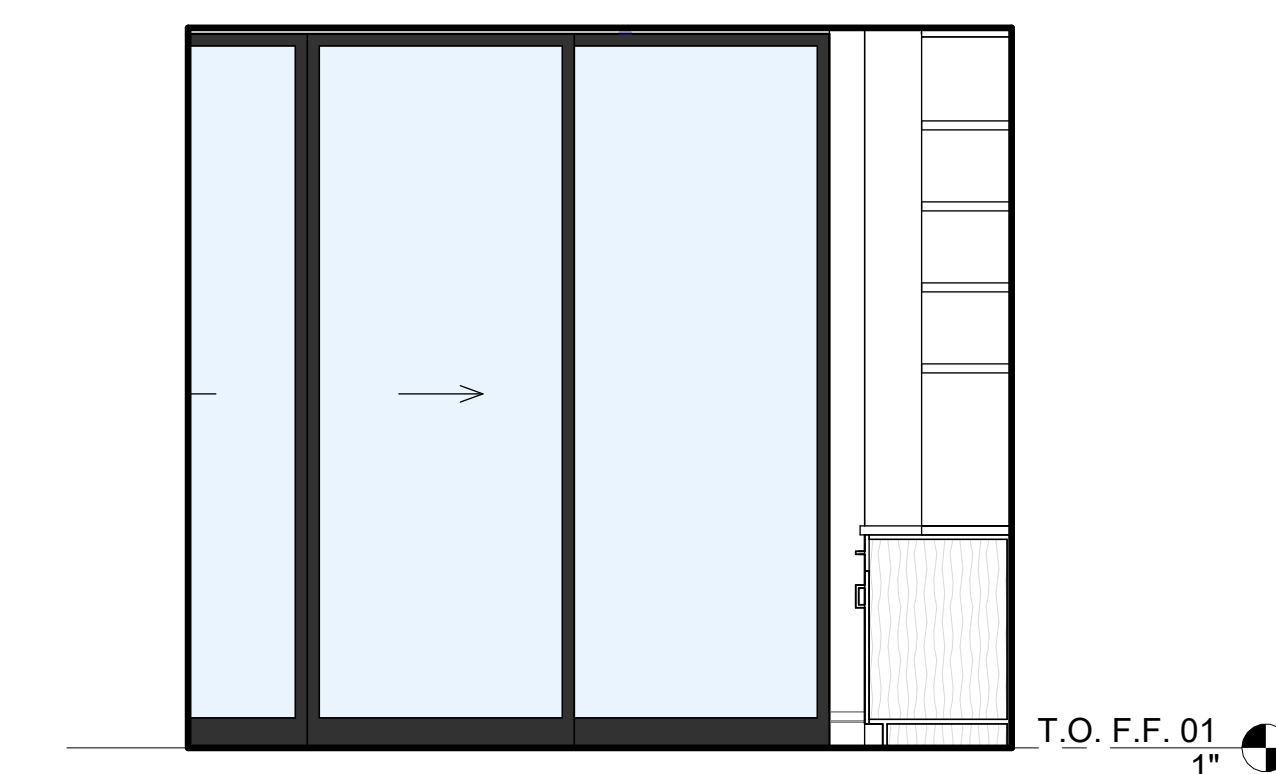
12 OWNER'S ENTRY
3/8" = 1'-0"



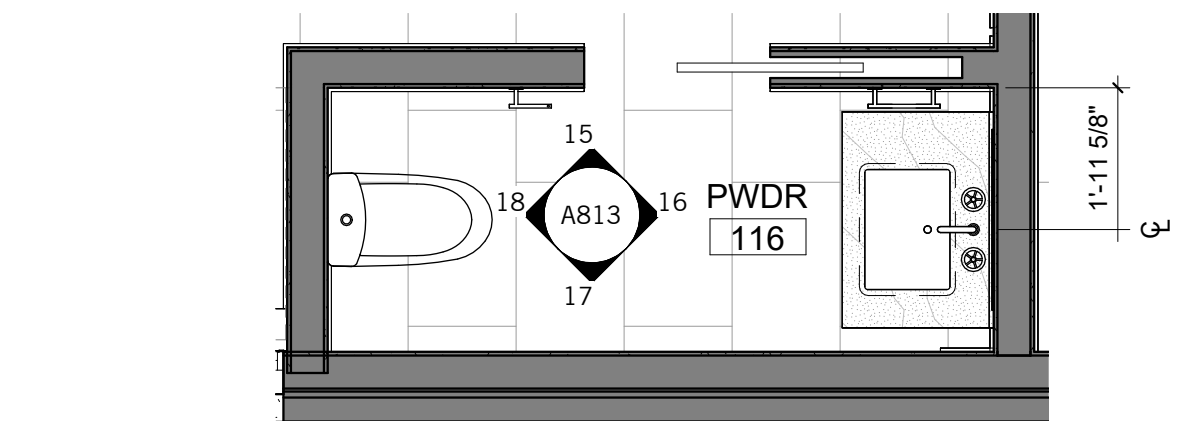
11 OWNER'S ENTRY
3/8" = 1'-0"



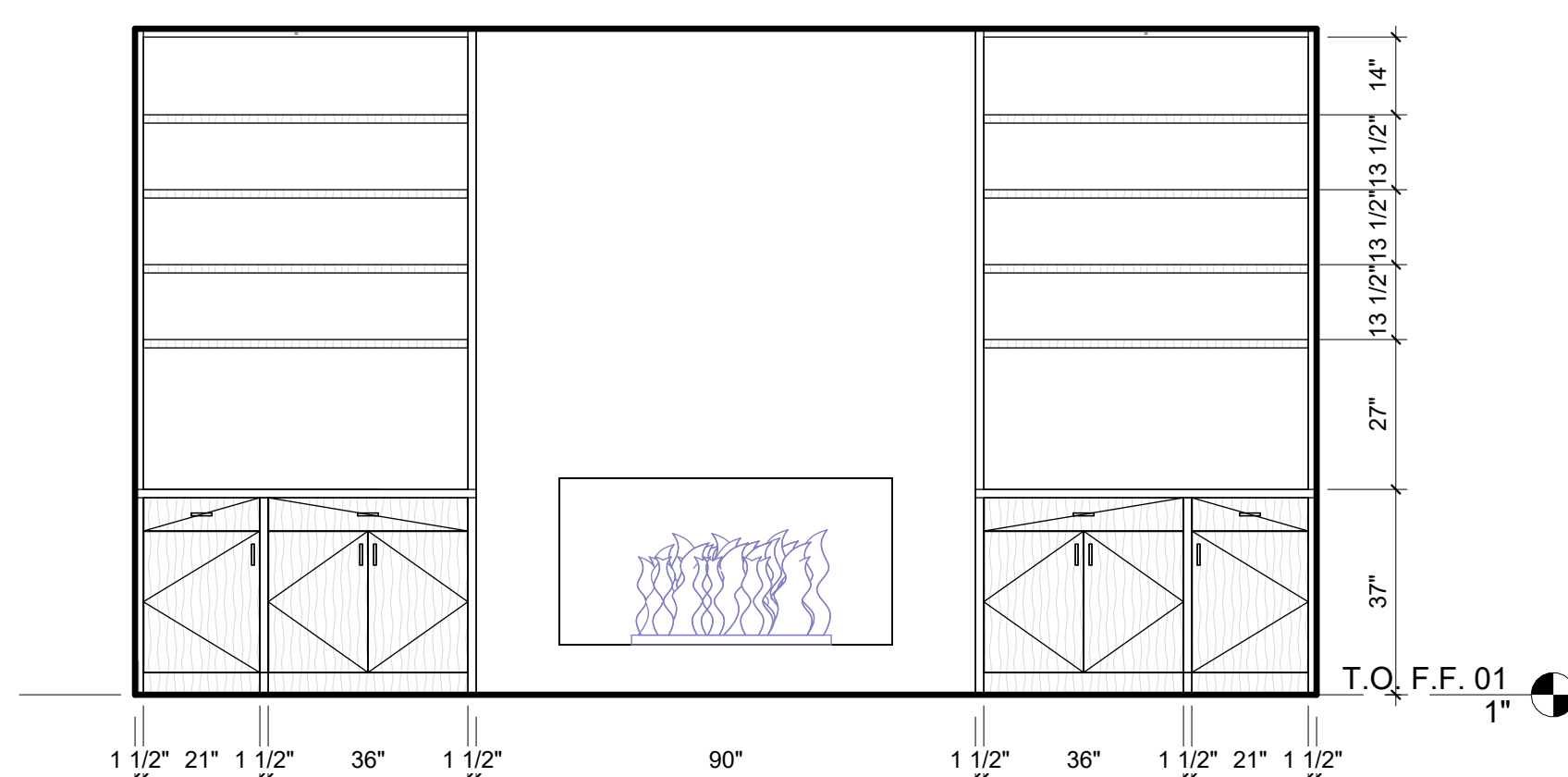
10 OWNER'S ENTRY
3/8" = 1'-0"



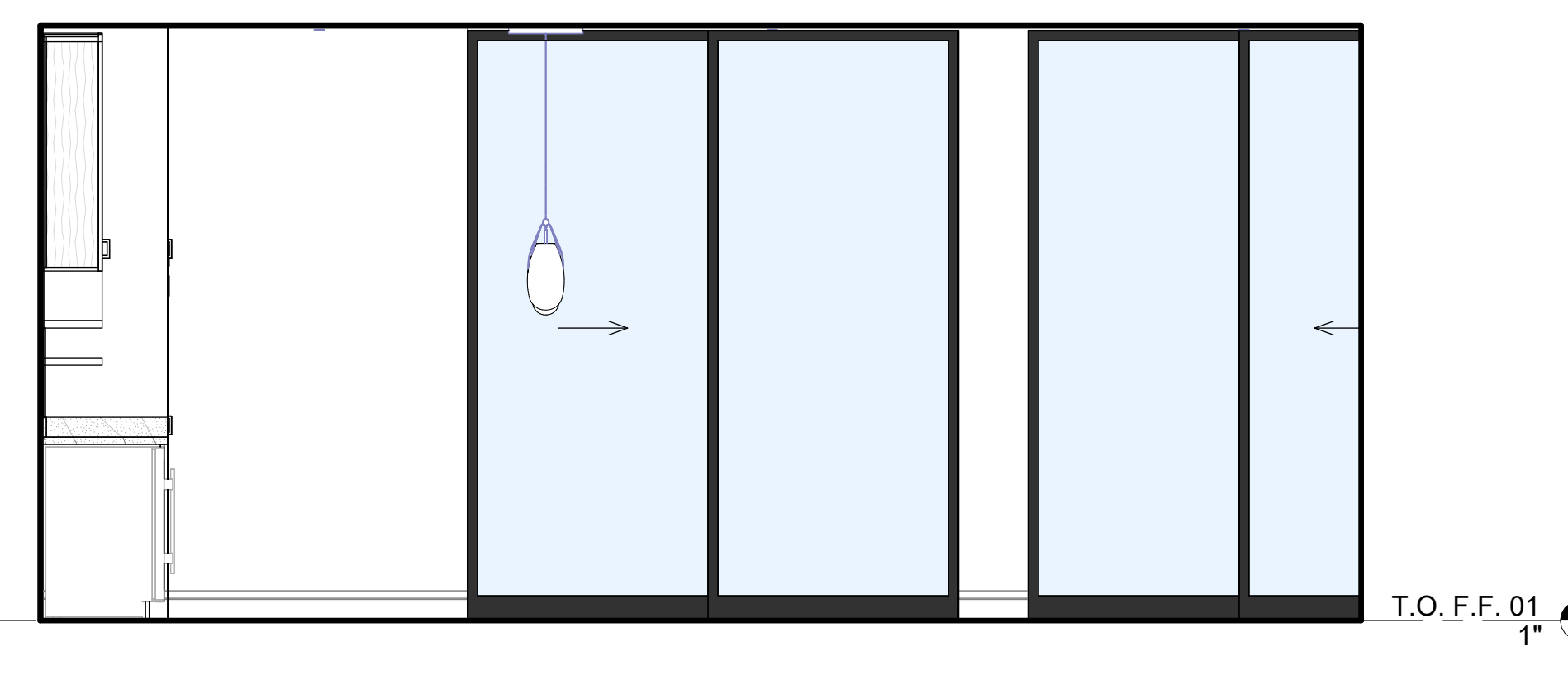
9 LIVING ROOM
3/8" = 1'-0"



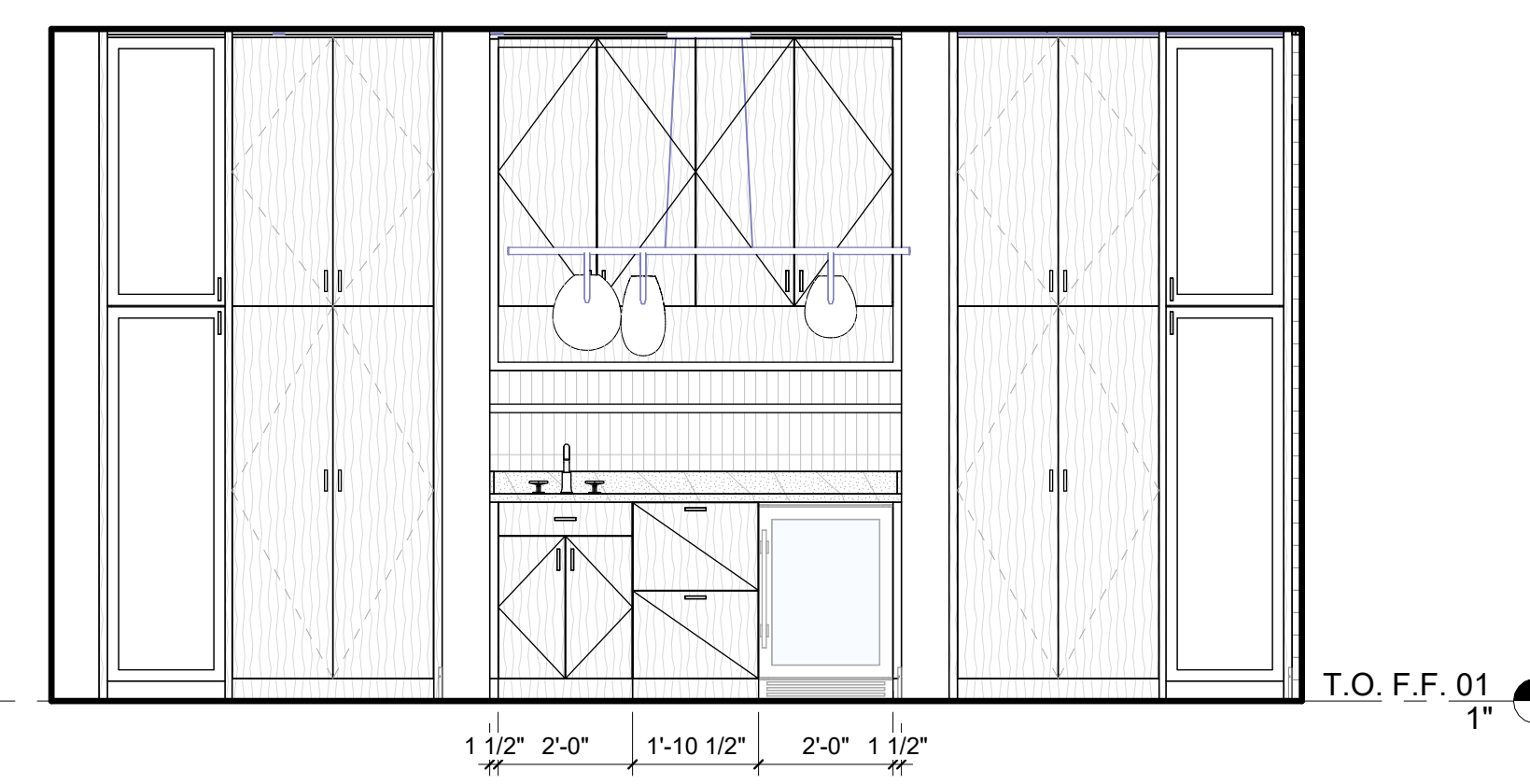
14 PWDR ROOM - ENLARGED PLAN
3/8" = 1'-0"



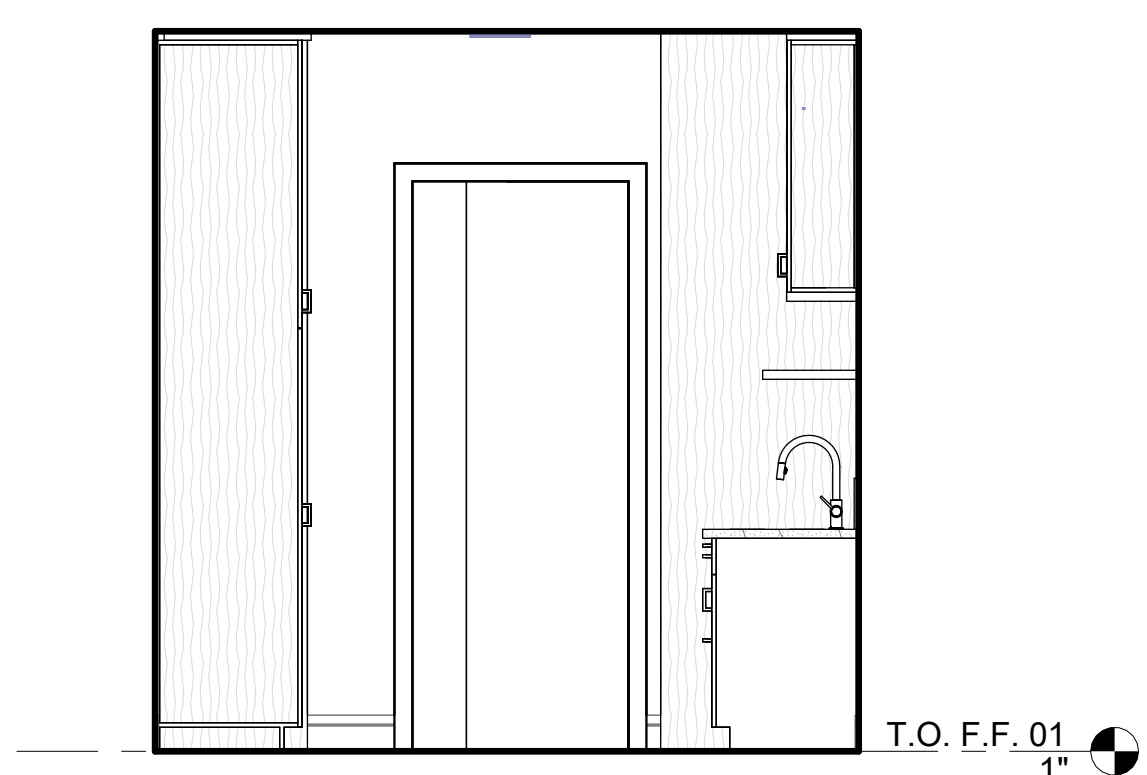
8 FIREPLACE
3/8" = 1'-0"



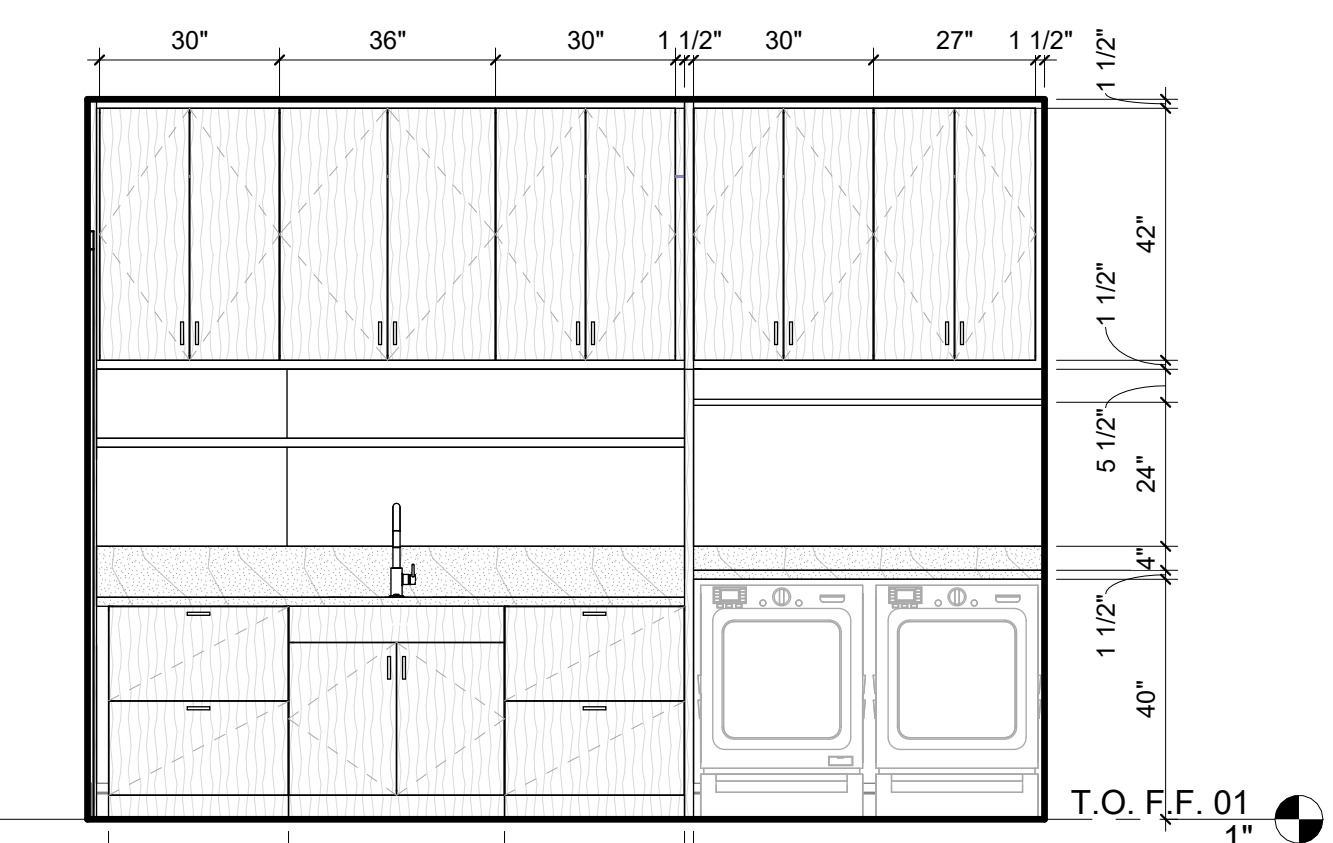
7 DINNING ROOM
3/8" = 1'-0"



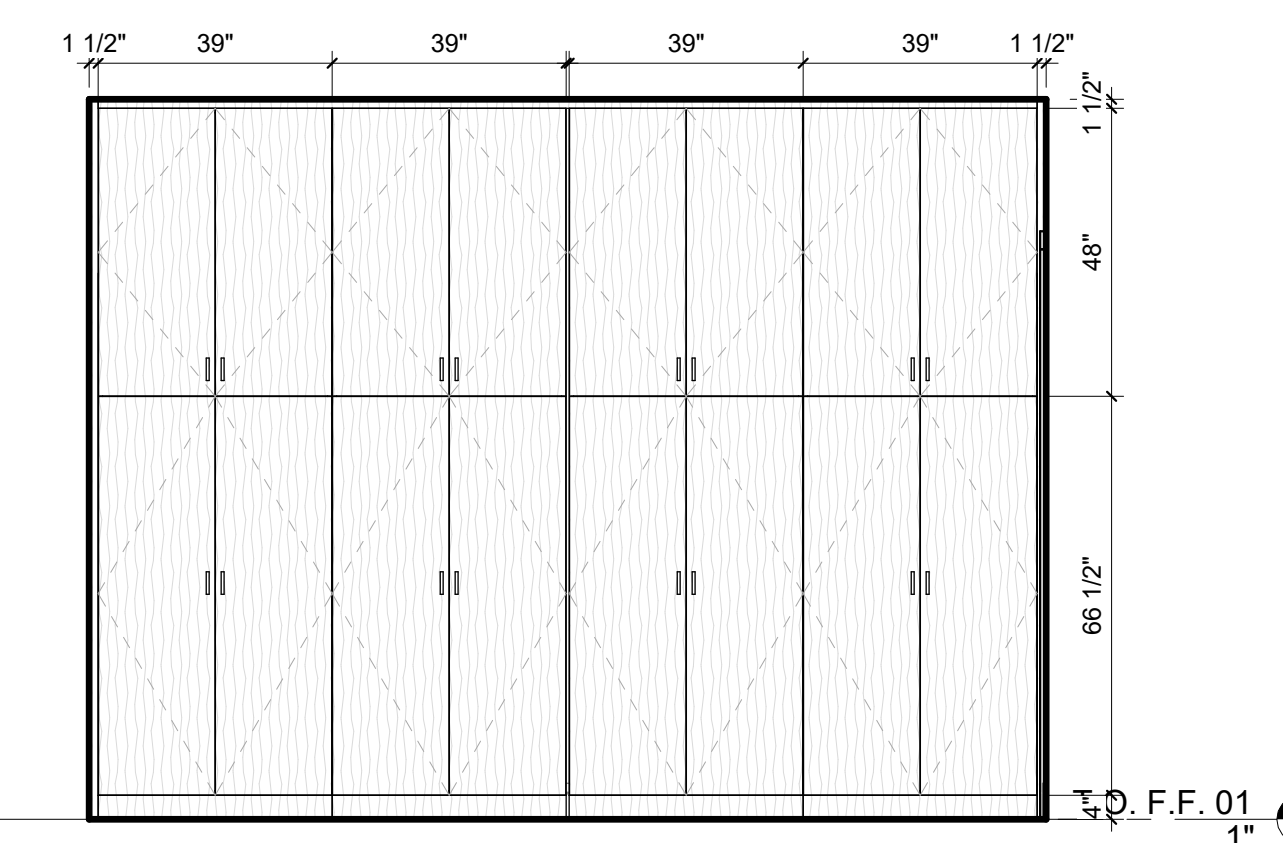
6 DINNING ROOM
3/8" = 1'-0"



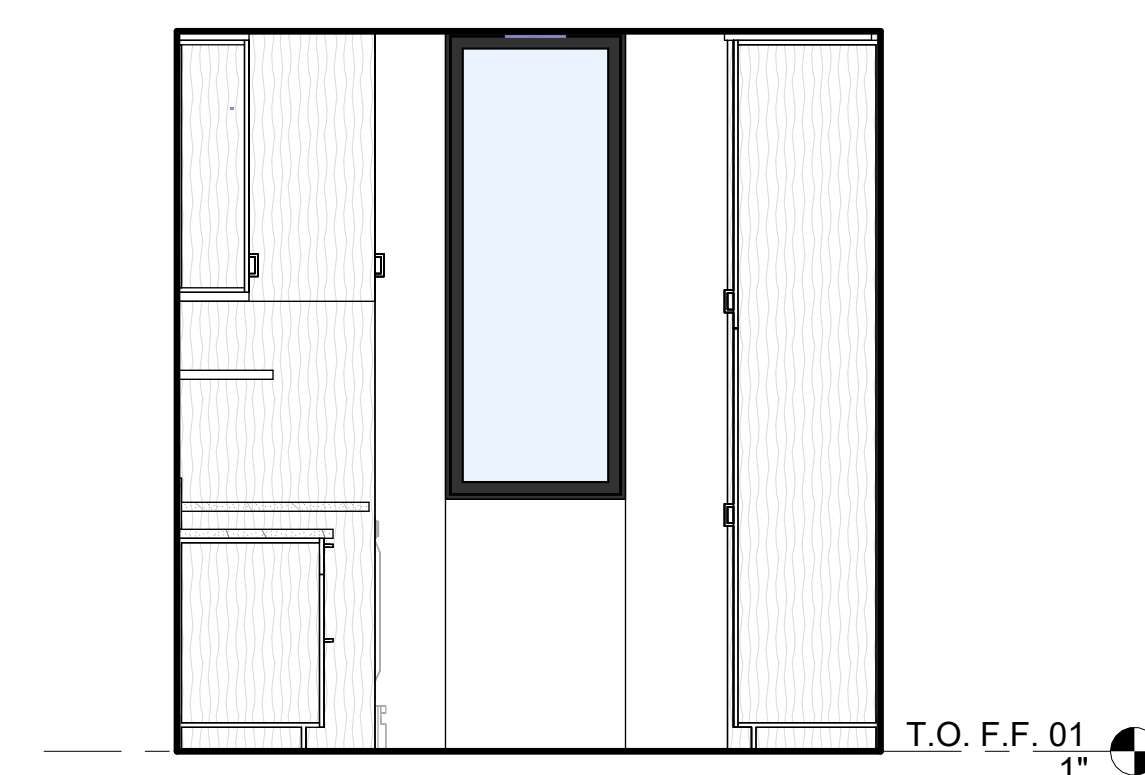
5 LAUNDRY
3/8" = 1'-0"



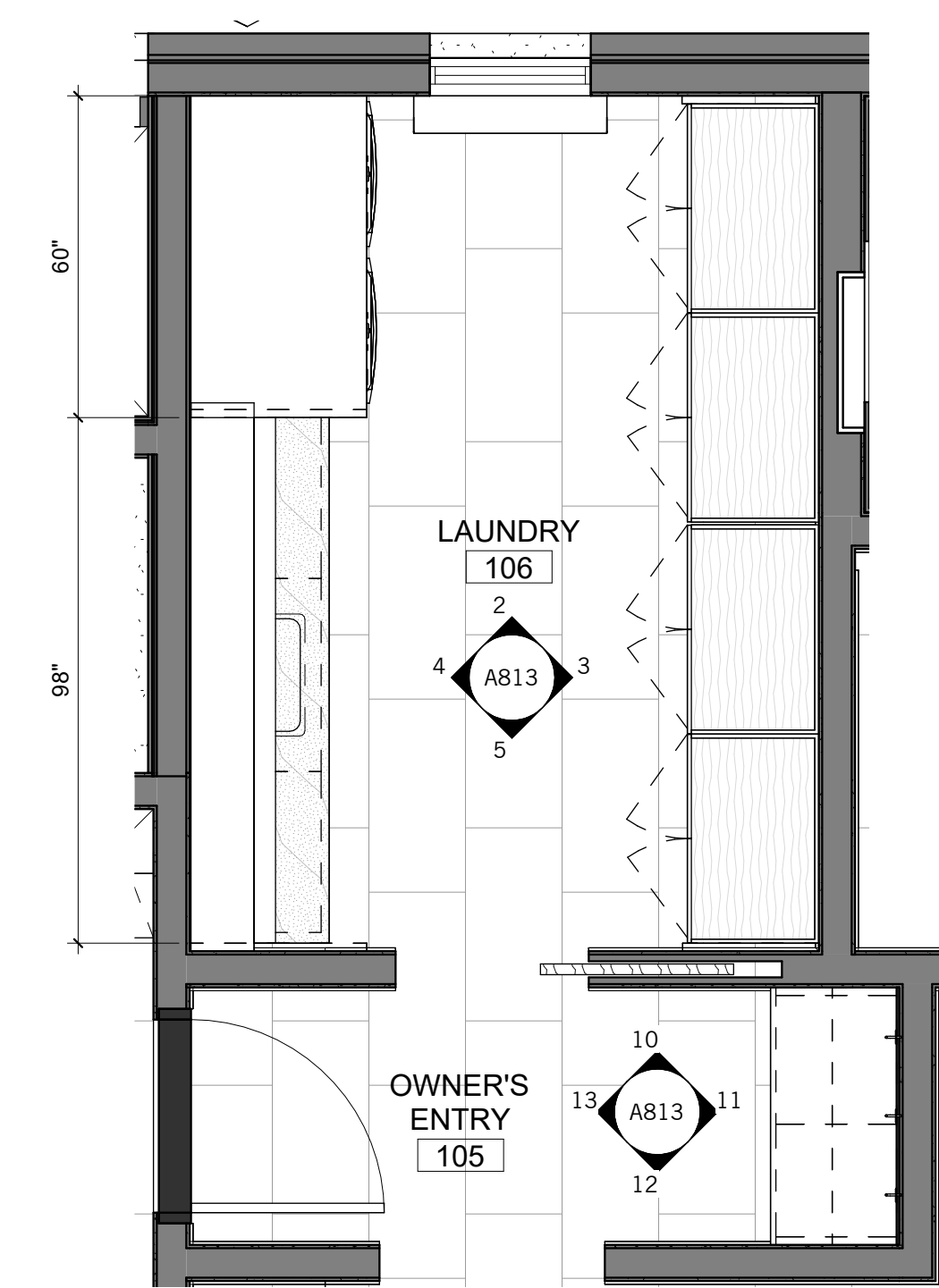
4 LAUNDRY
3/8" = 1'-0"



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



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



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

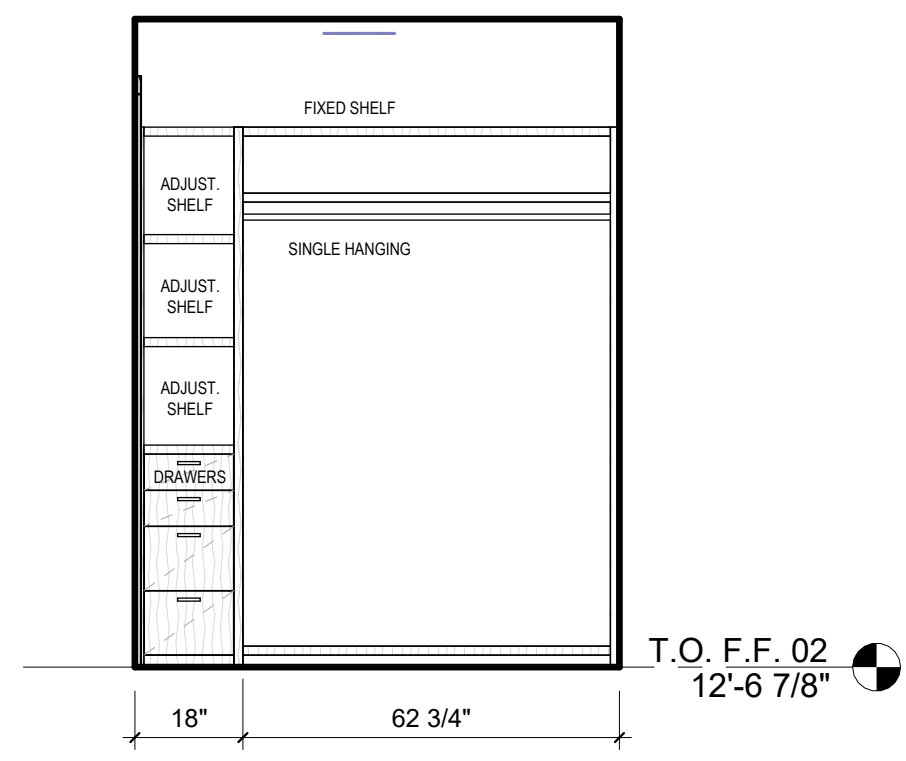
NOT FOR CONSTRUCTION

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

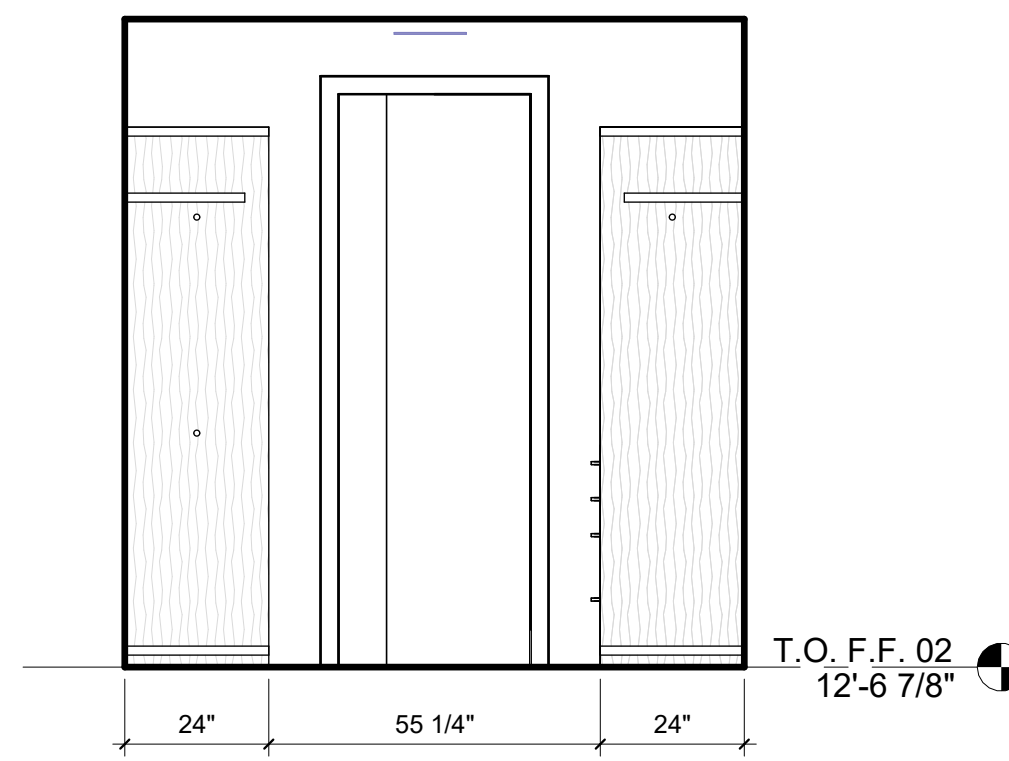
ENLARGED PLANS &
INTERIOR
ELEVATIONS

SHEET

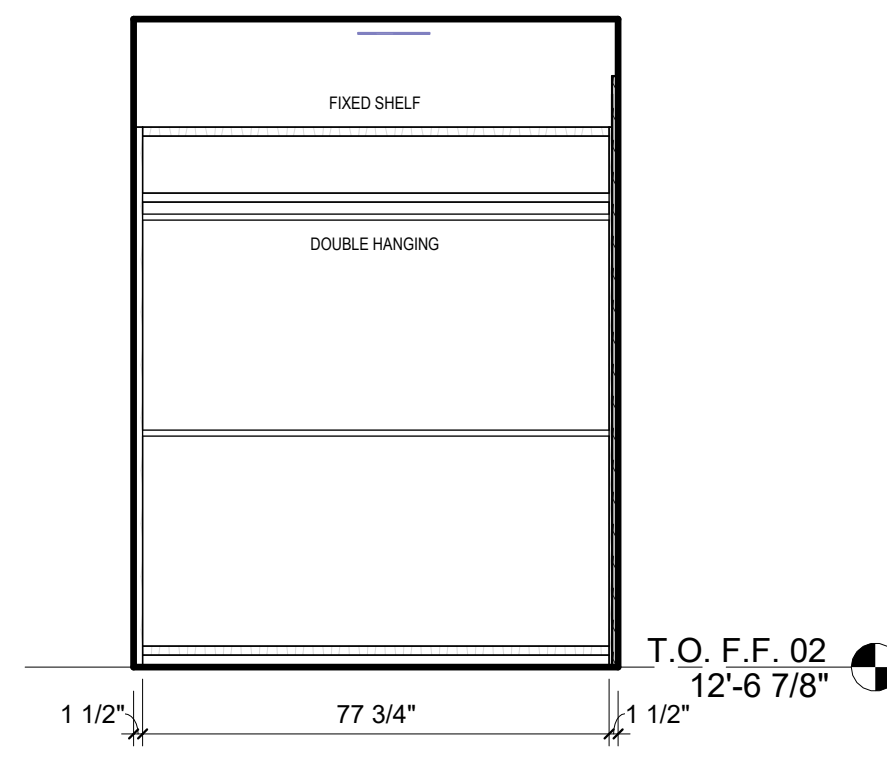
A813



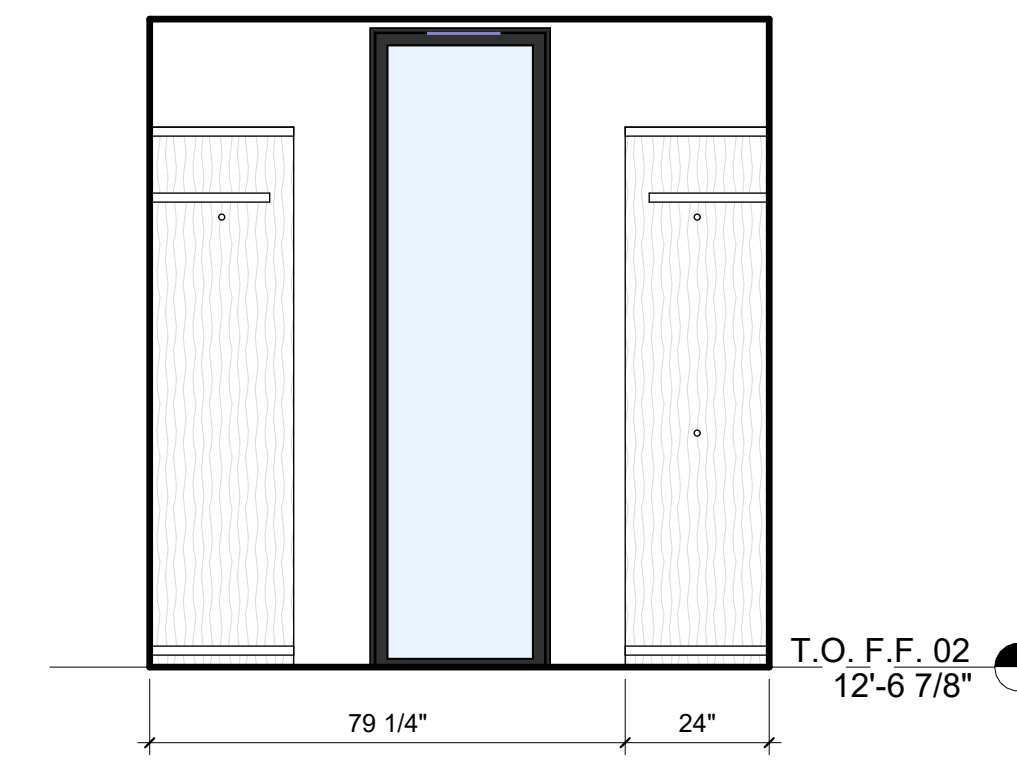
22 JR. WALK-IN CLOSET
3/8" = 1'-0"



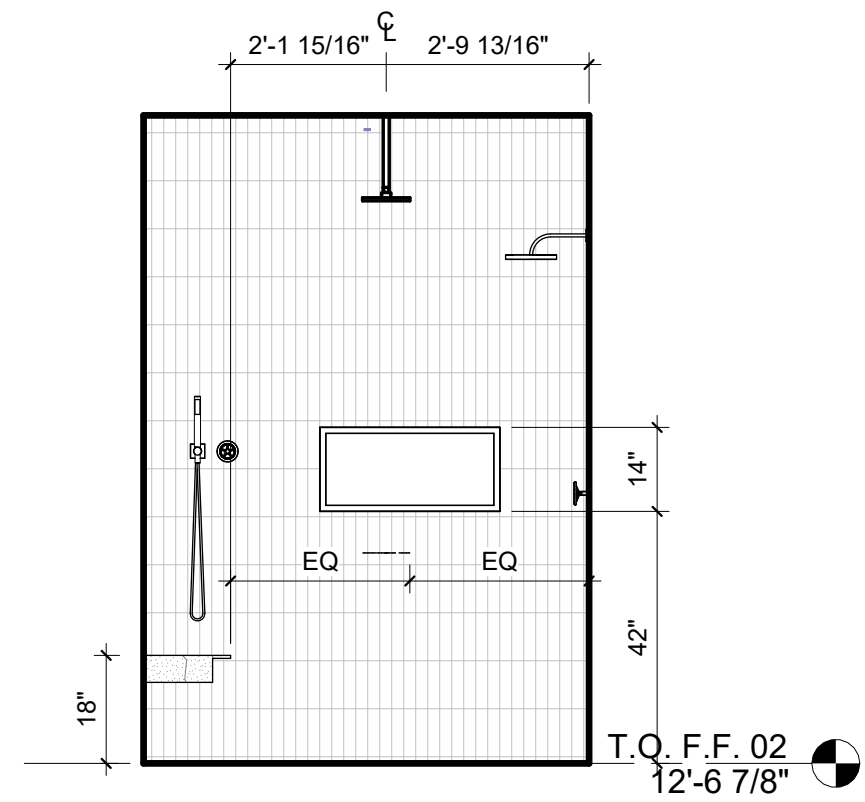
21 JR. WALK-IN CLOSET
3/8" = 1'-0"



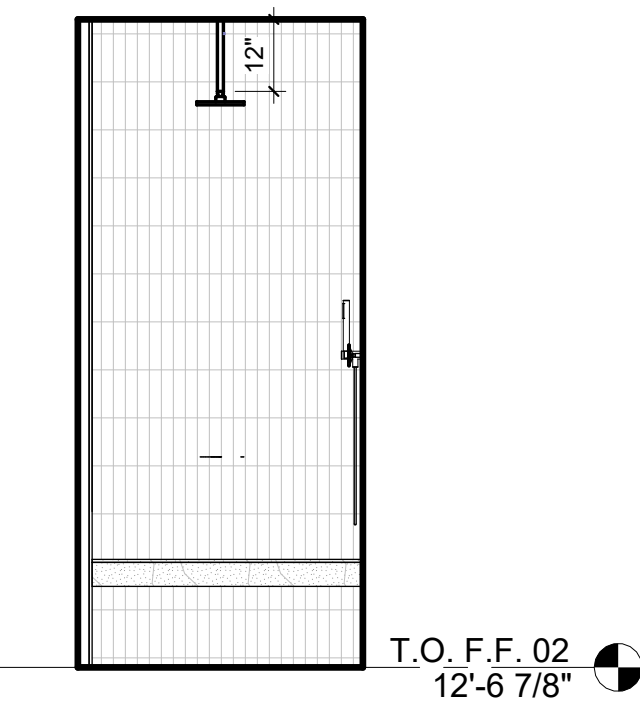
20 JR. WALK-IN CLOSET
3/8" = 1'-0"



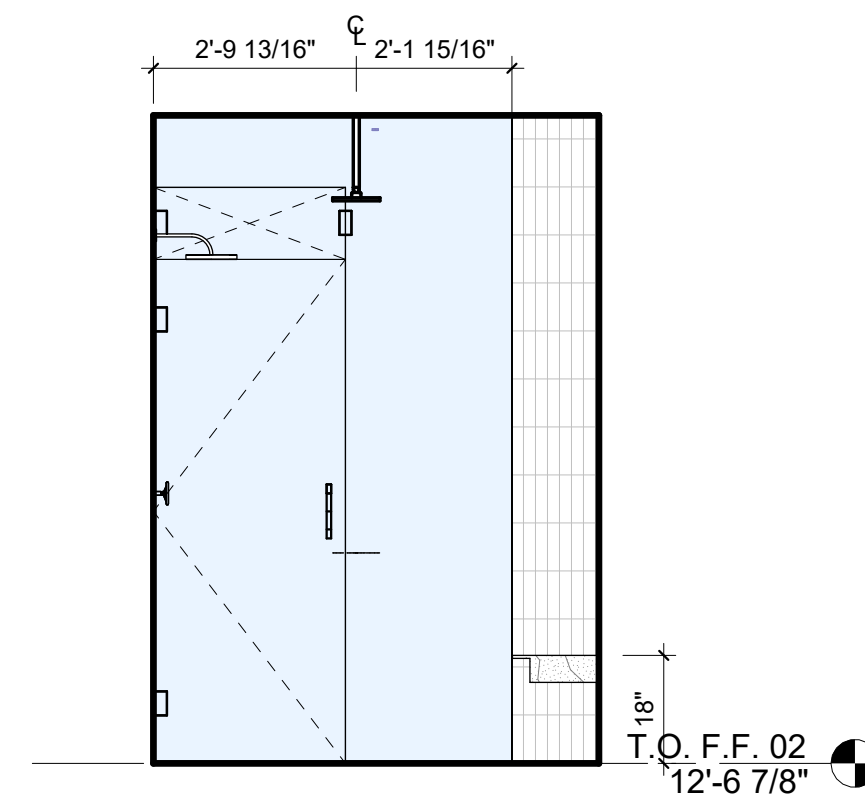
19 JR. WALK-IN CLOSET
3/8" = 1'-0"



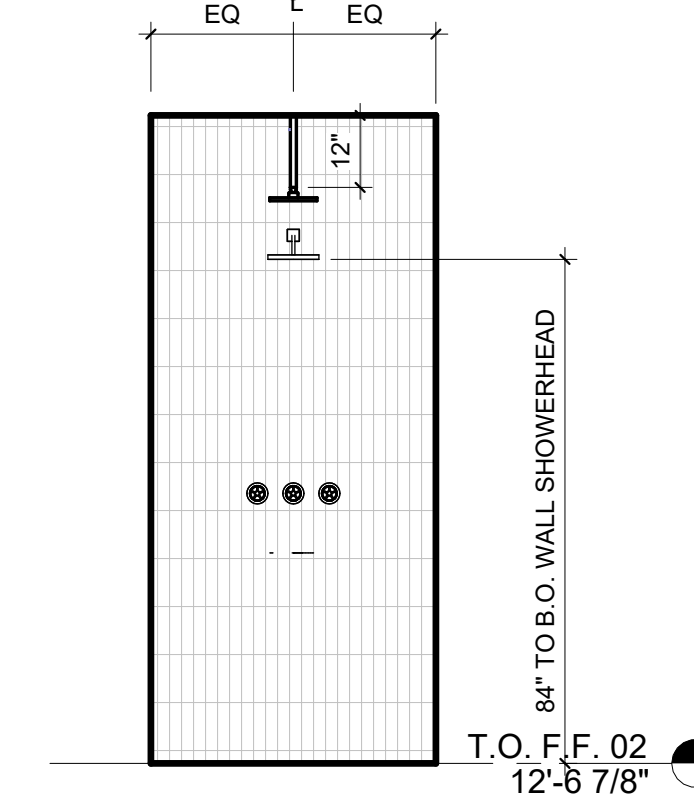
18 JR. BATH - SHOWER
3/8" = 1'-0"



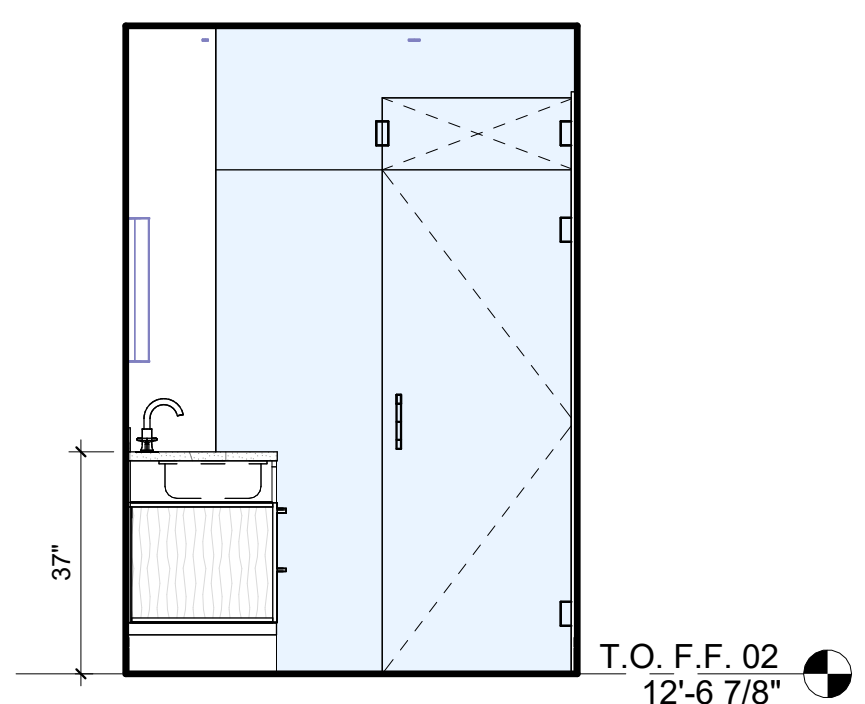
17 JR. BATH - SHOWER
3/8" = 1'-0"



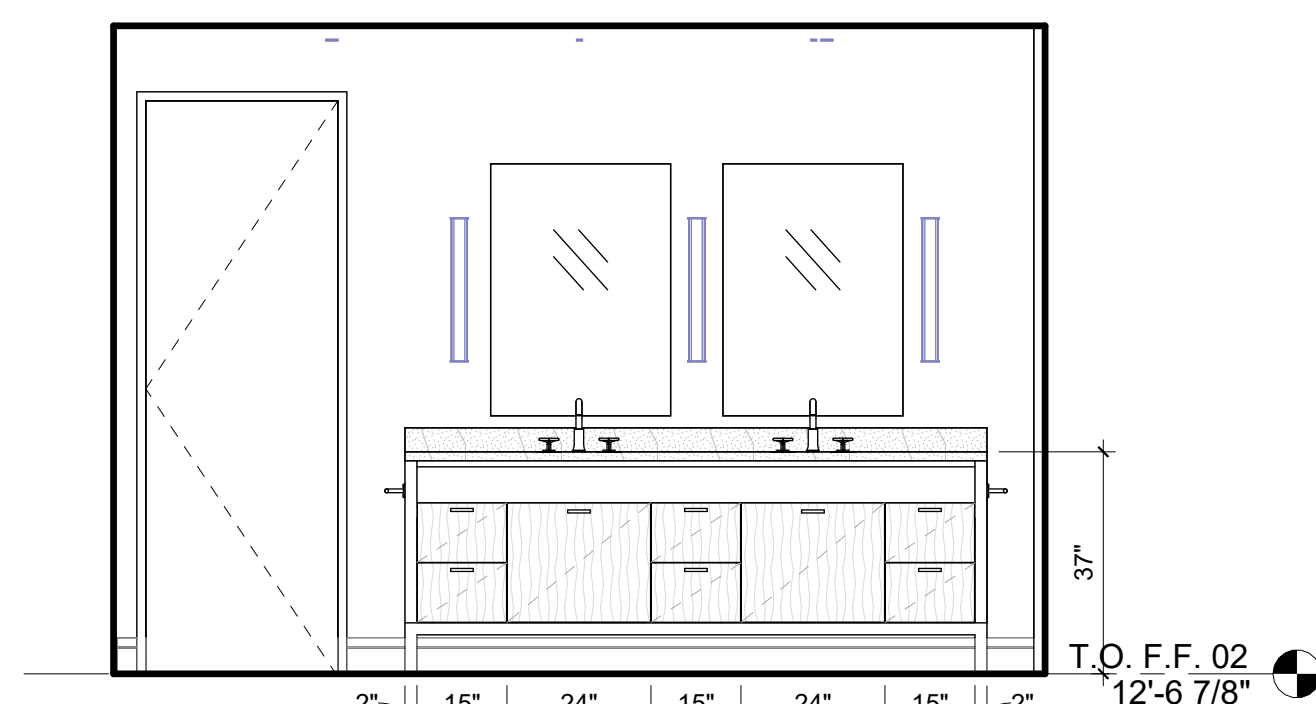
16 JR. BATH - SHOWER
3/8" = 1'-0"



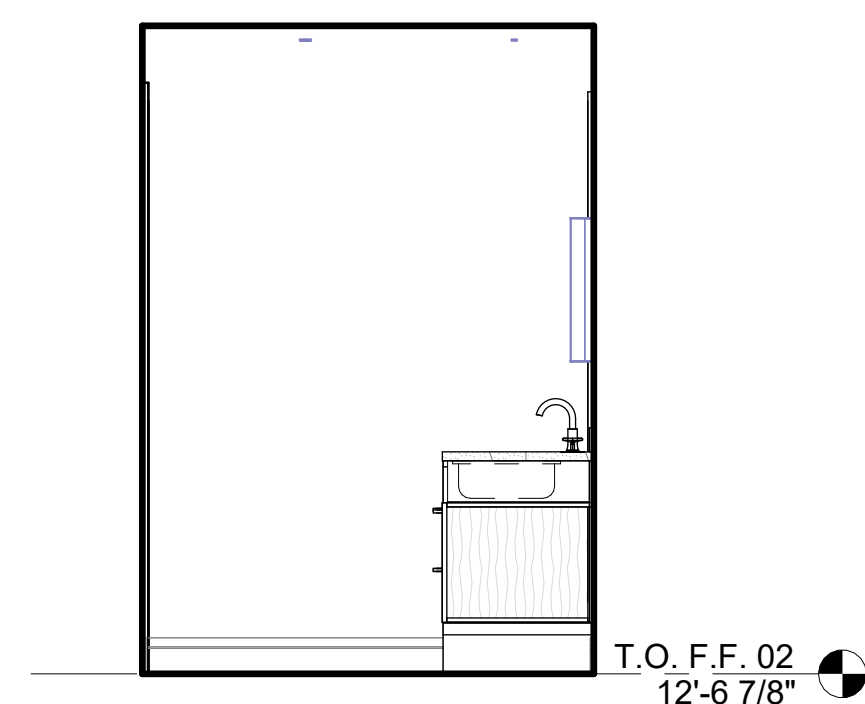
15 JR. BATH - SHOWER
3/8" = 1'-0"



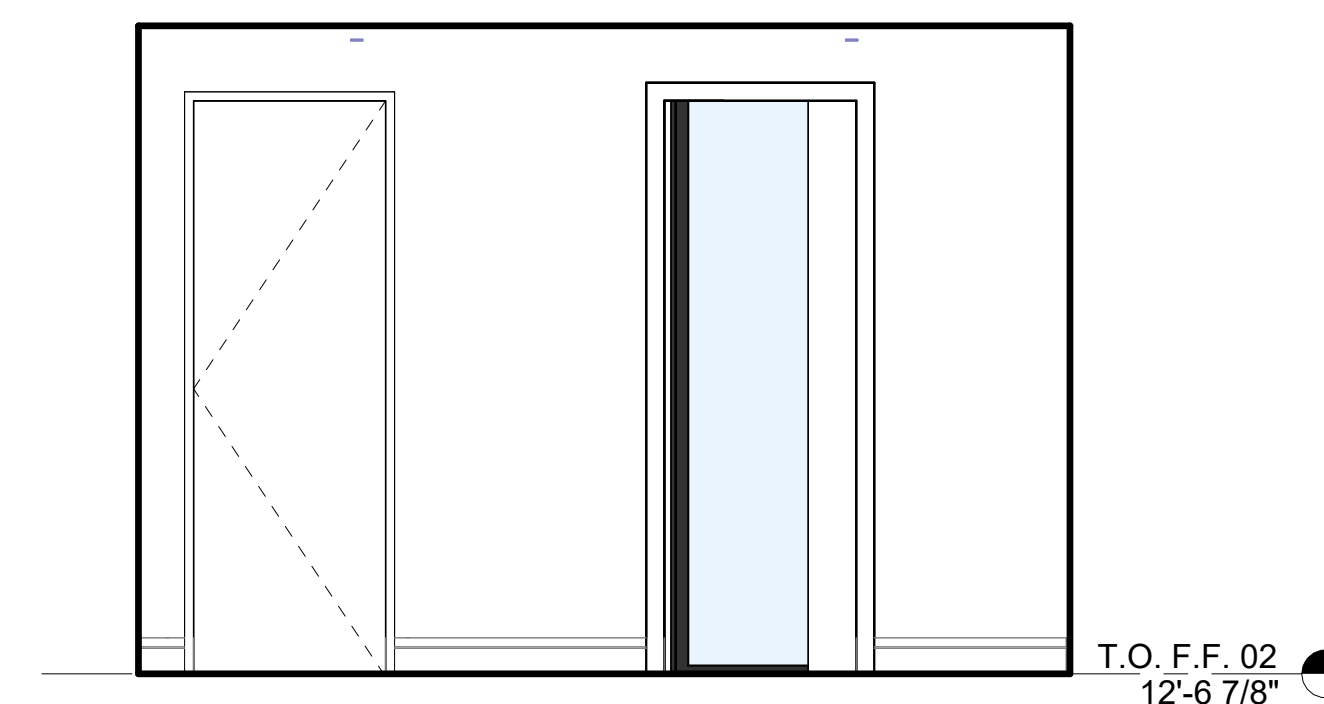
14 JR. SUITE BATH
3/8" = 1'-0"



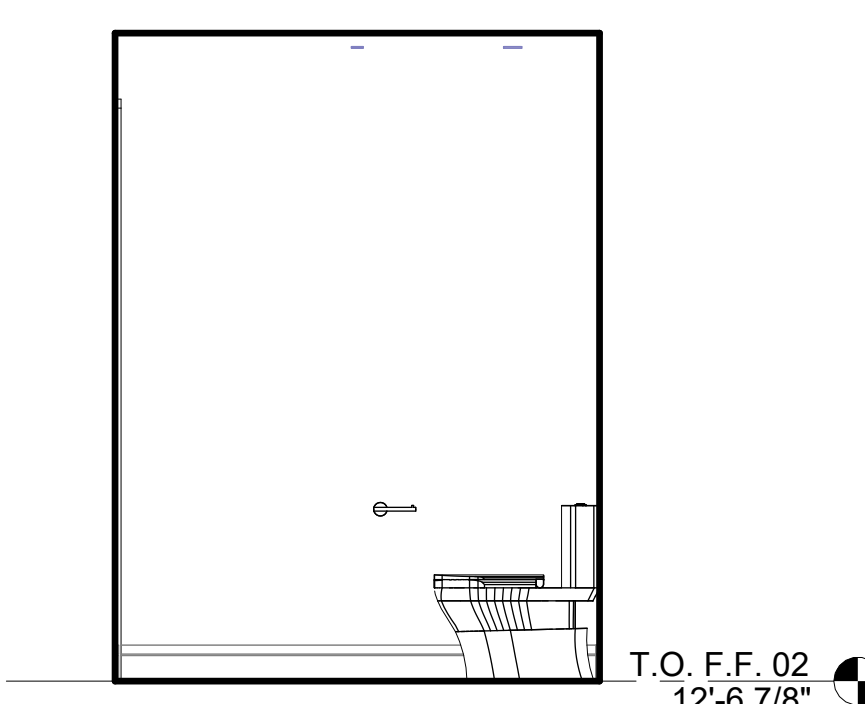
13 JR. SUITE BATH
3/8" = 1'-0"



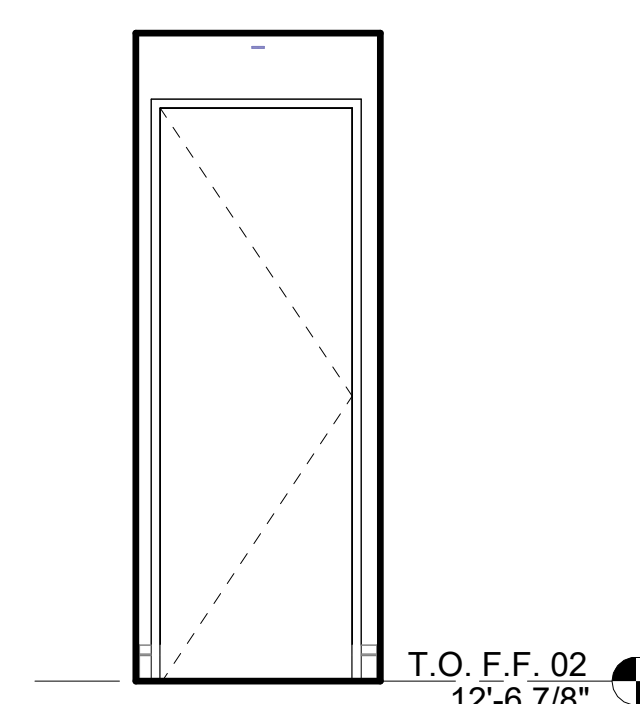
12 JR. SUITE BATH
3/8" = 1'-0"



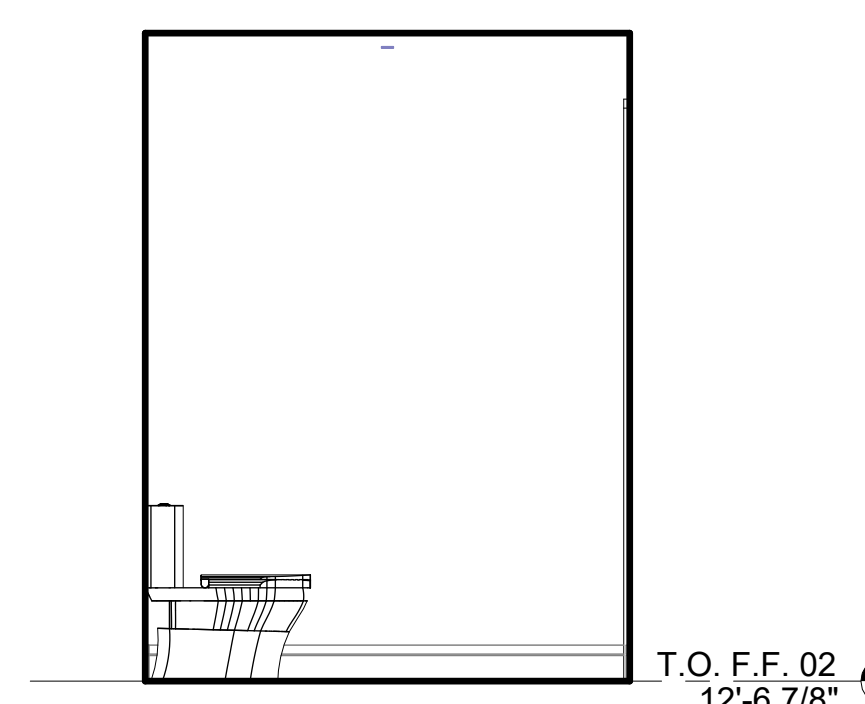
11 JR. SUITE BATH
3/8" = 1'-0"



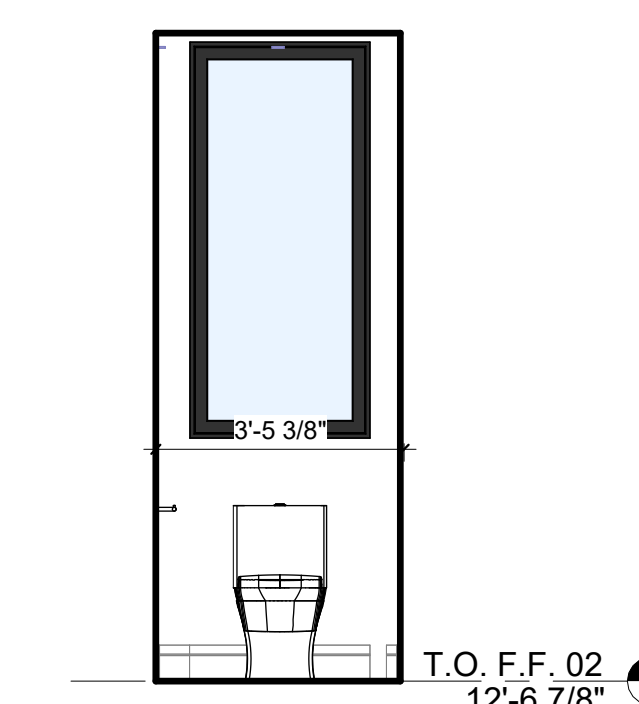
9 JR. SUITE TOILET
3/8" = 1'-0"



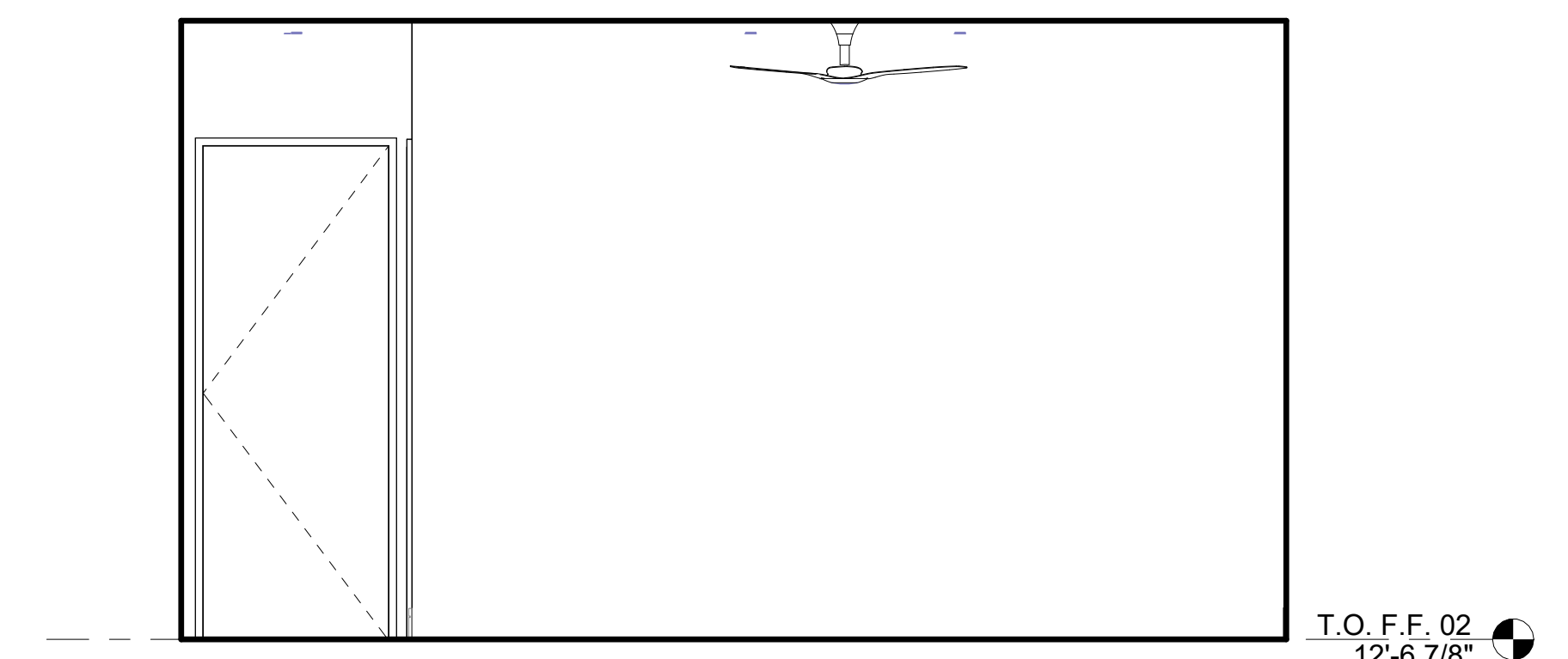
8 JR. SUITE TOILET
3/8" = 1'-0"



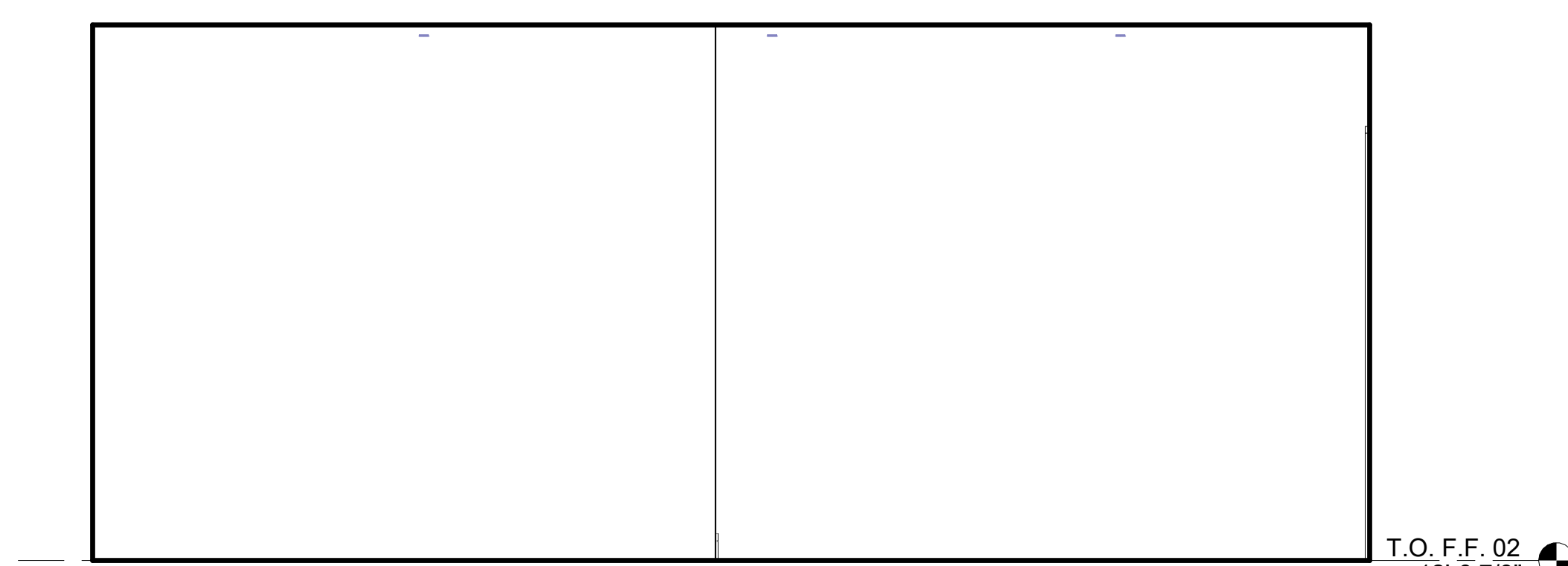
7 JR. SUITE TOILET
3/8" = 1'-0"



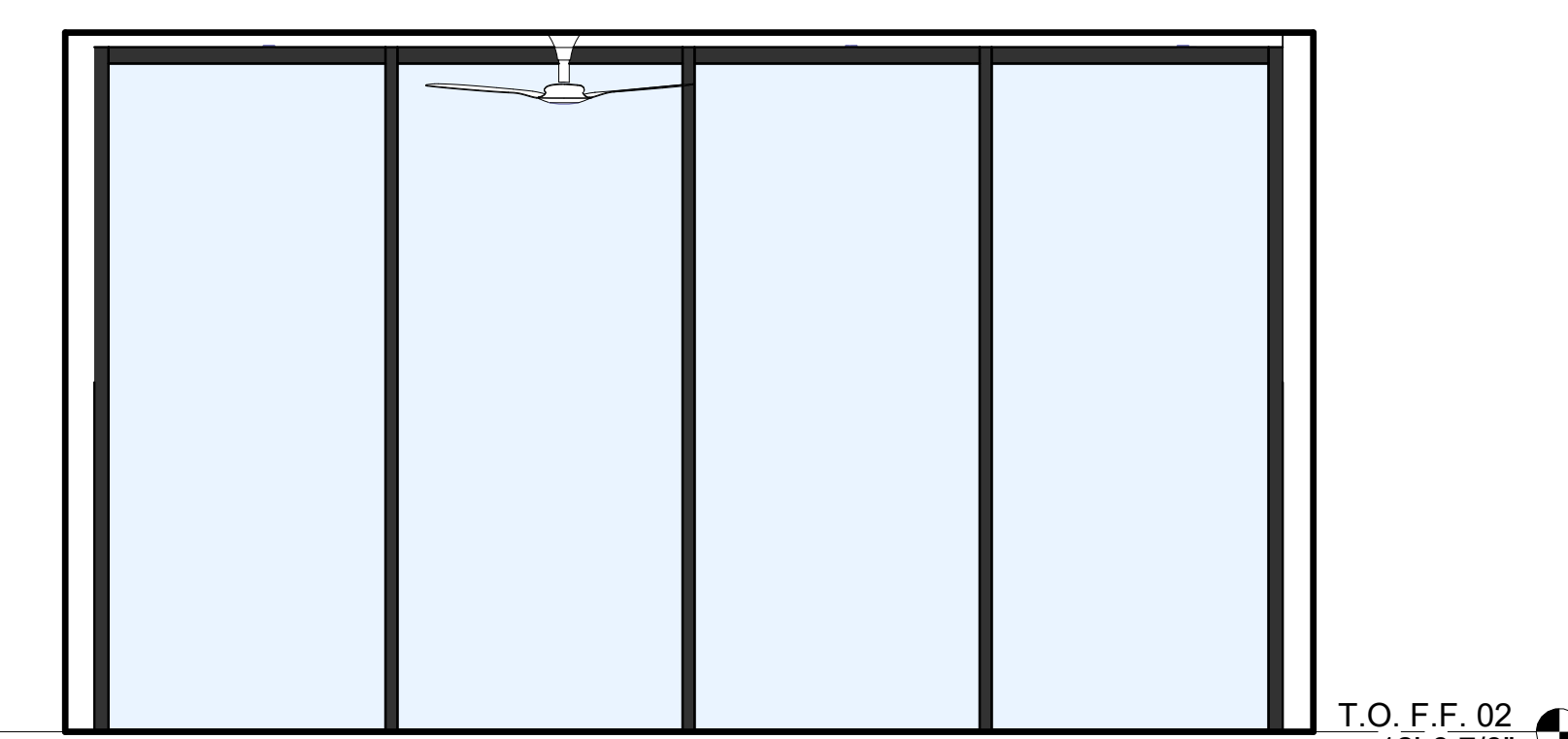
6 JR. SUITE TOILET
3/8" = 1'-0"



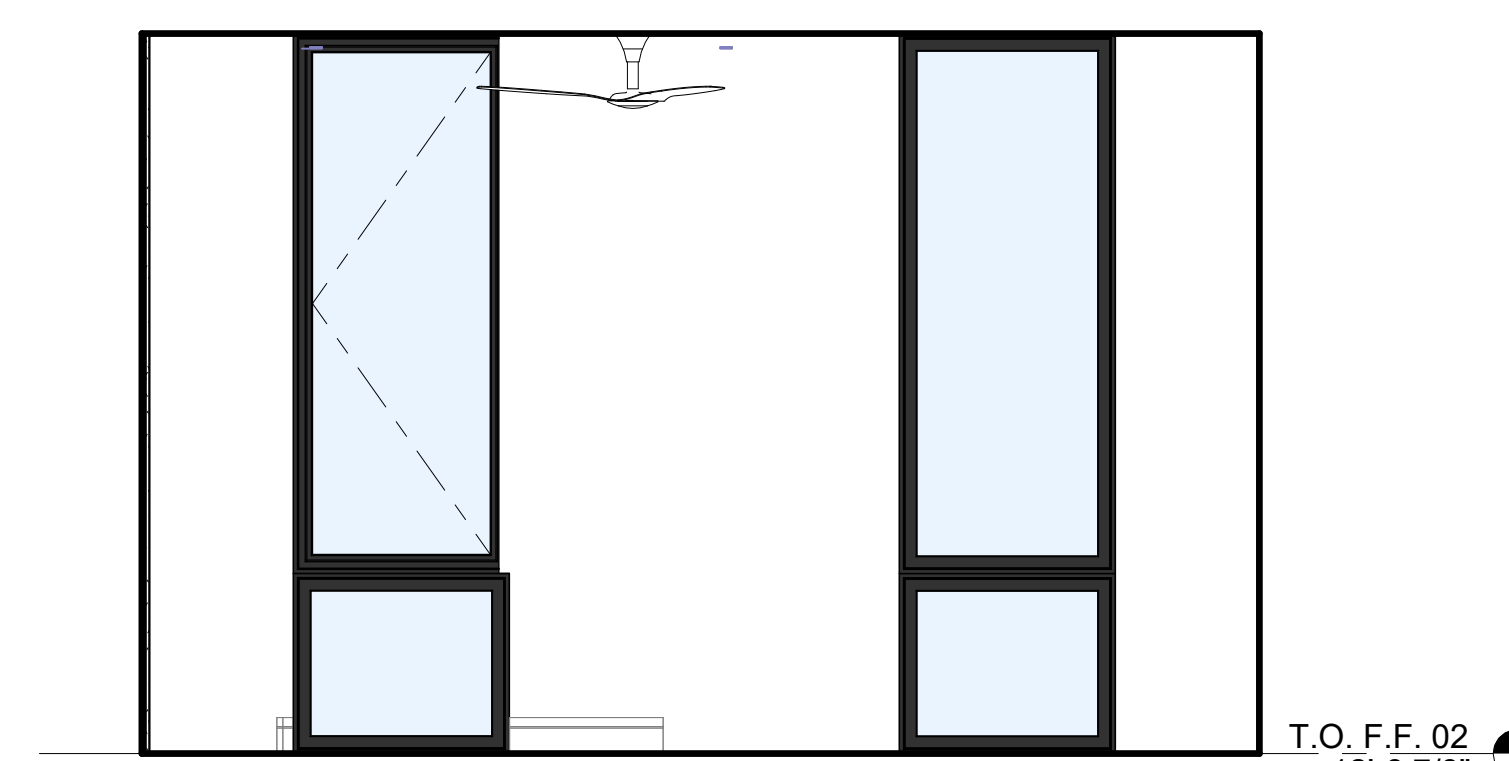
5 JR. SUITE
3/8" = 1'-0"



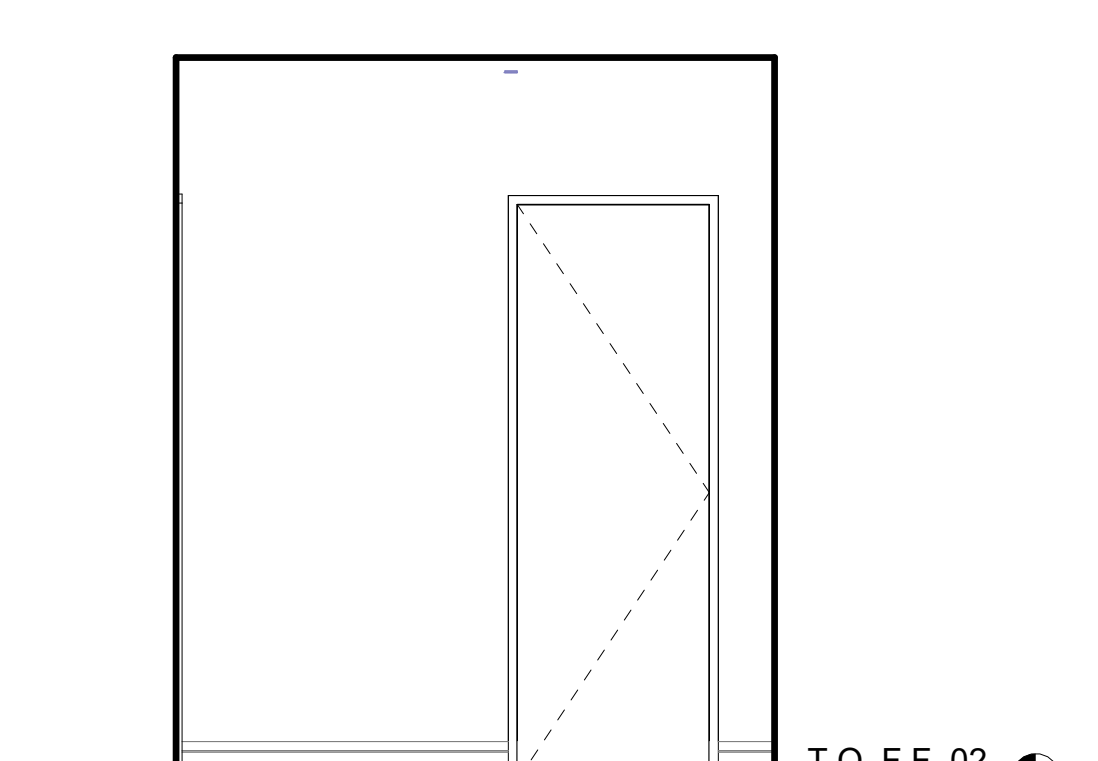
4 JR. SUITE
3/8" = 1'-0"



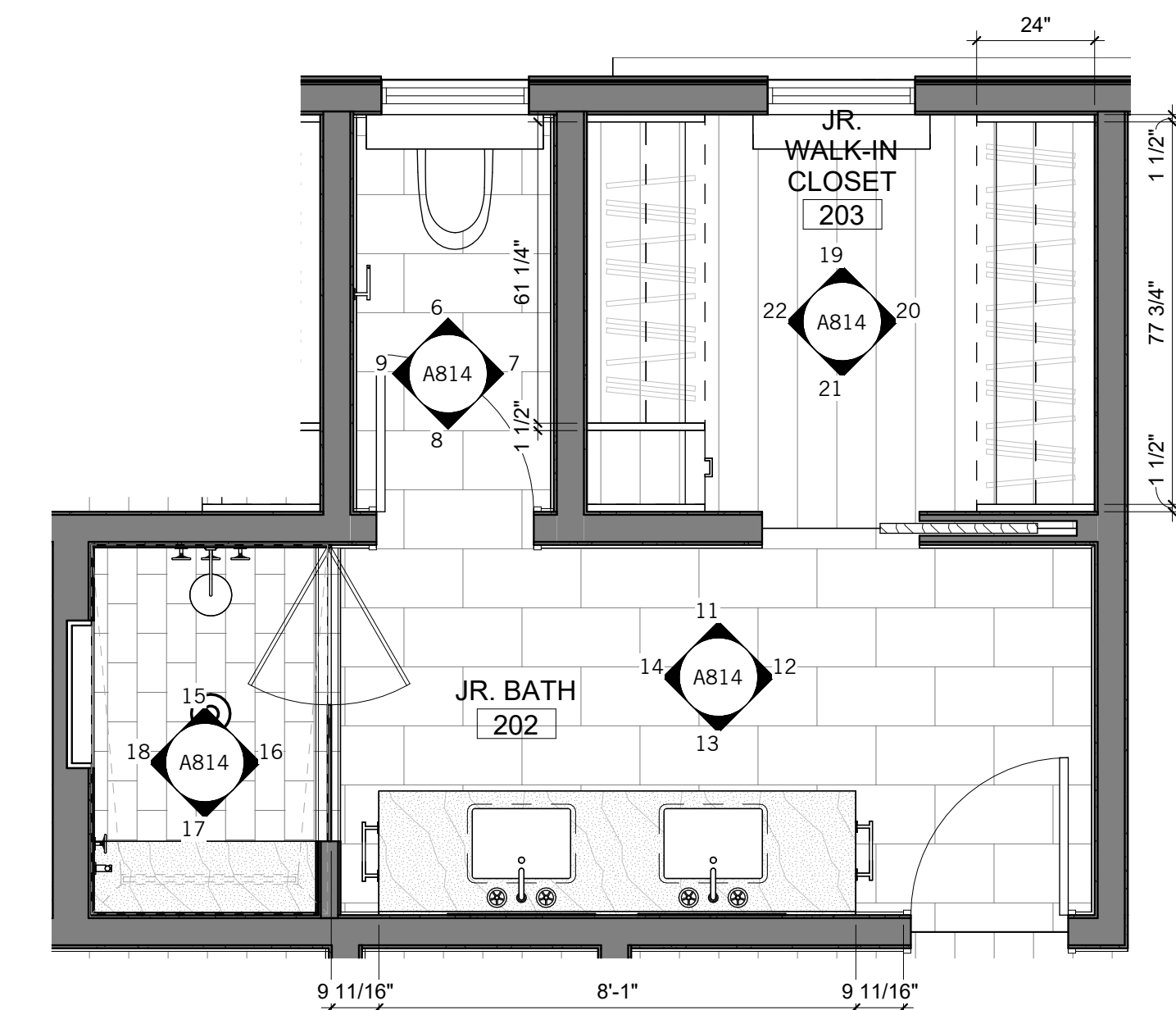
3 JR. SUITE
3/8" = 1'-0"



2 JR. SUITE
3/8" = 1'-0"



1 JR. SUITE
3/8" = 1'-0"



10 JR. SUITE BATH & WIC - ENLARGED PLAN
3/8" = 1'-0"