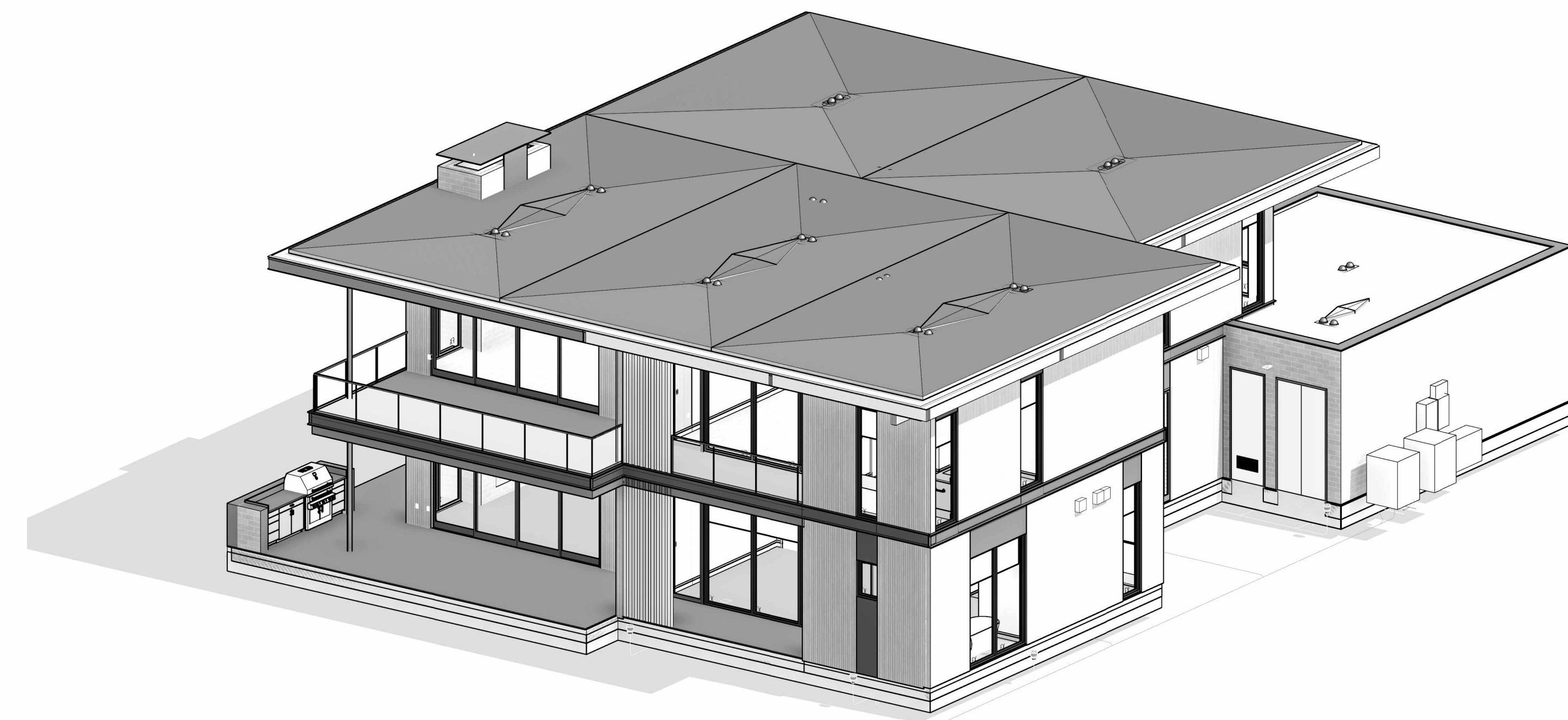
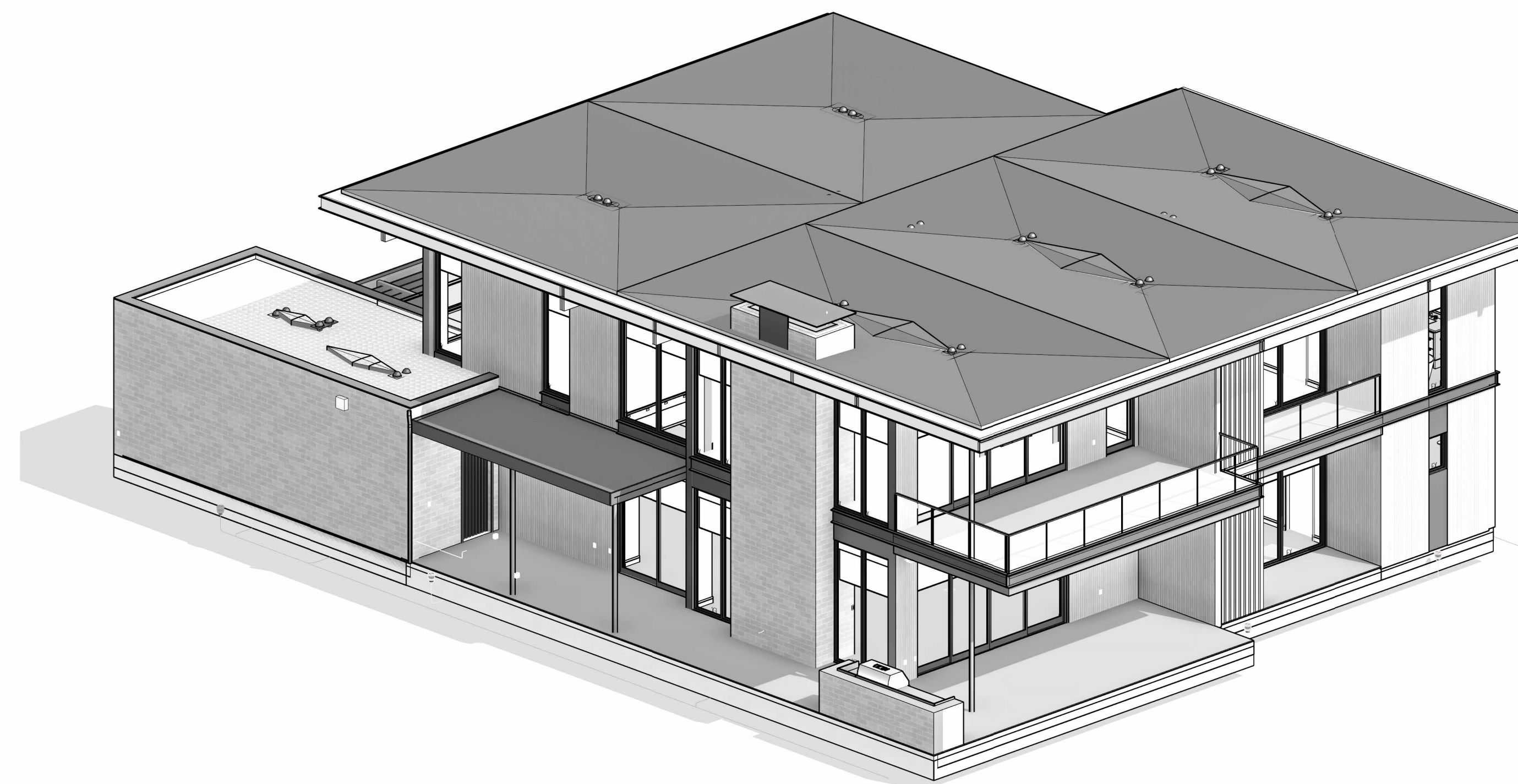


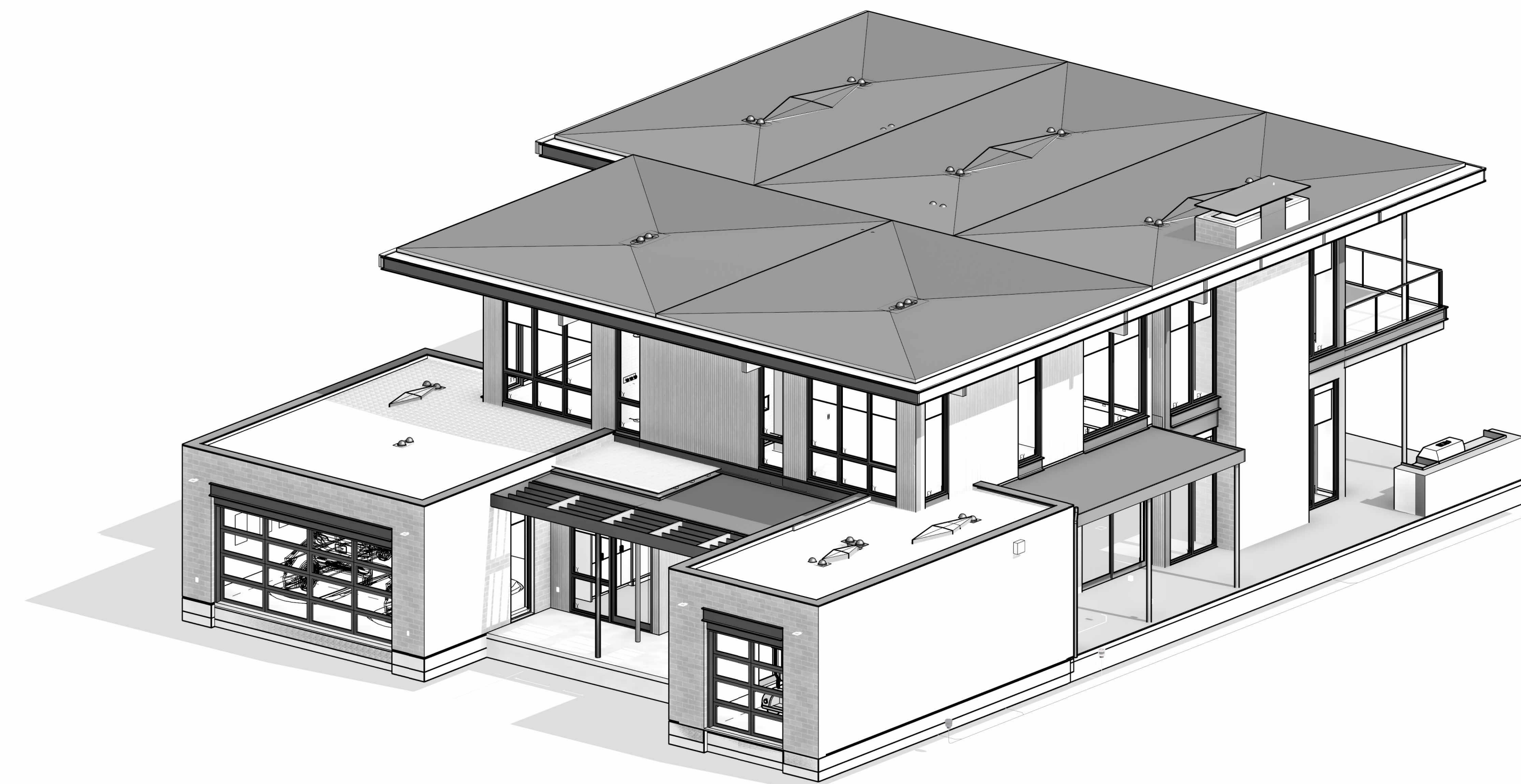
4 EXTERIOR VIEW - FRONT LEFT



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

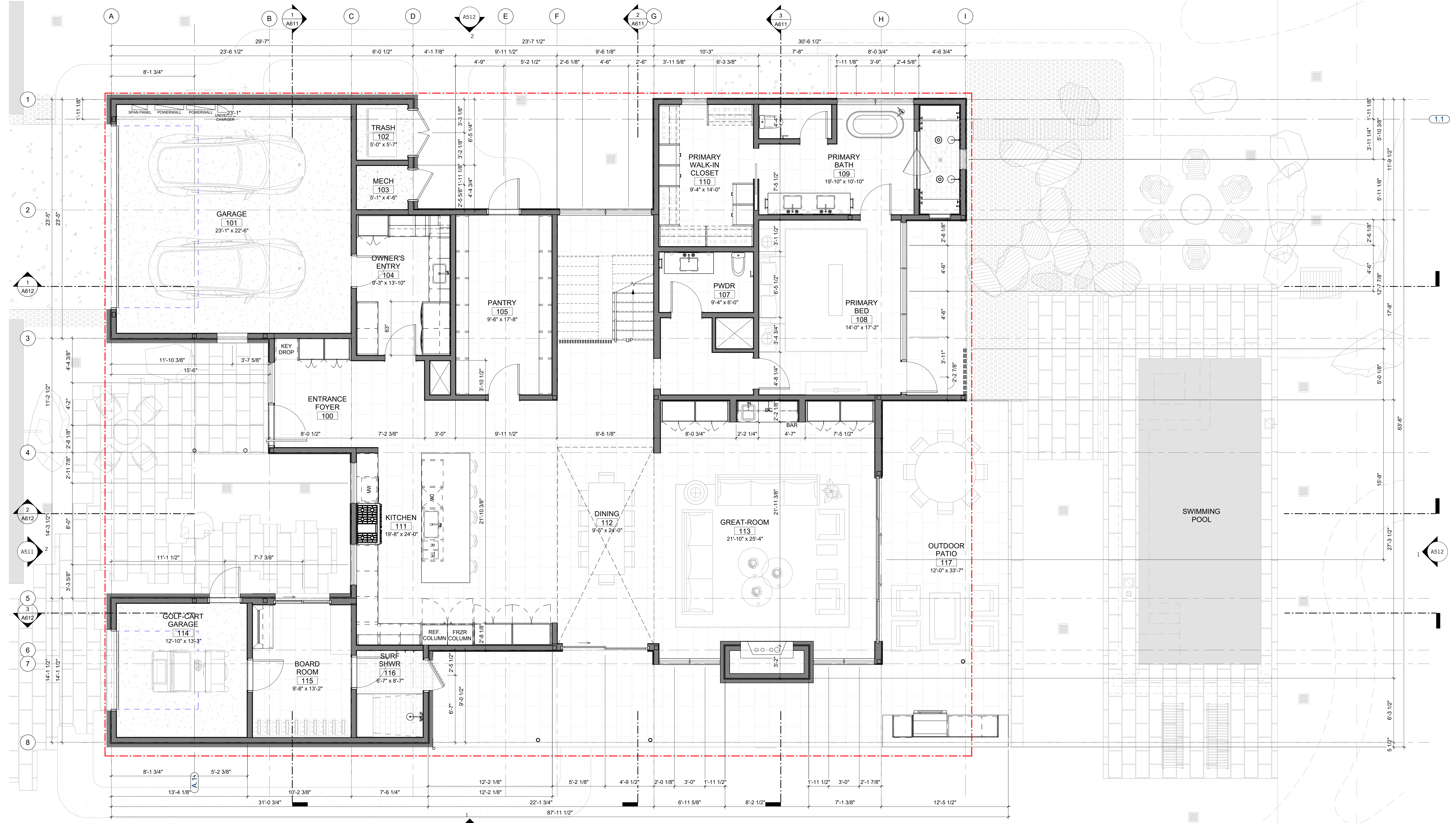
KEYNOTE LEGEND	
Key Value	Keynote Text
000	

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.
- 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 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.
- AT OUTSWINGING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1'-1/2"
- AIR CONDITIONING CONDENSER:
 - SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL
 - 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" - 1/4" 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
- 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
- INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD. MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312.
- ALL STAIR/STEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS. IRC R311.7.5
- IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
- ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.
 - 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.



DAHLLIN

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REVISIONS

NOT FOR CONSTRUCTION

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

SHEET
A211

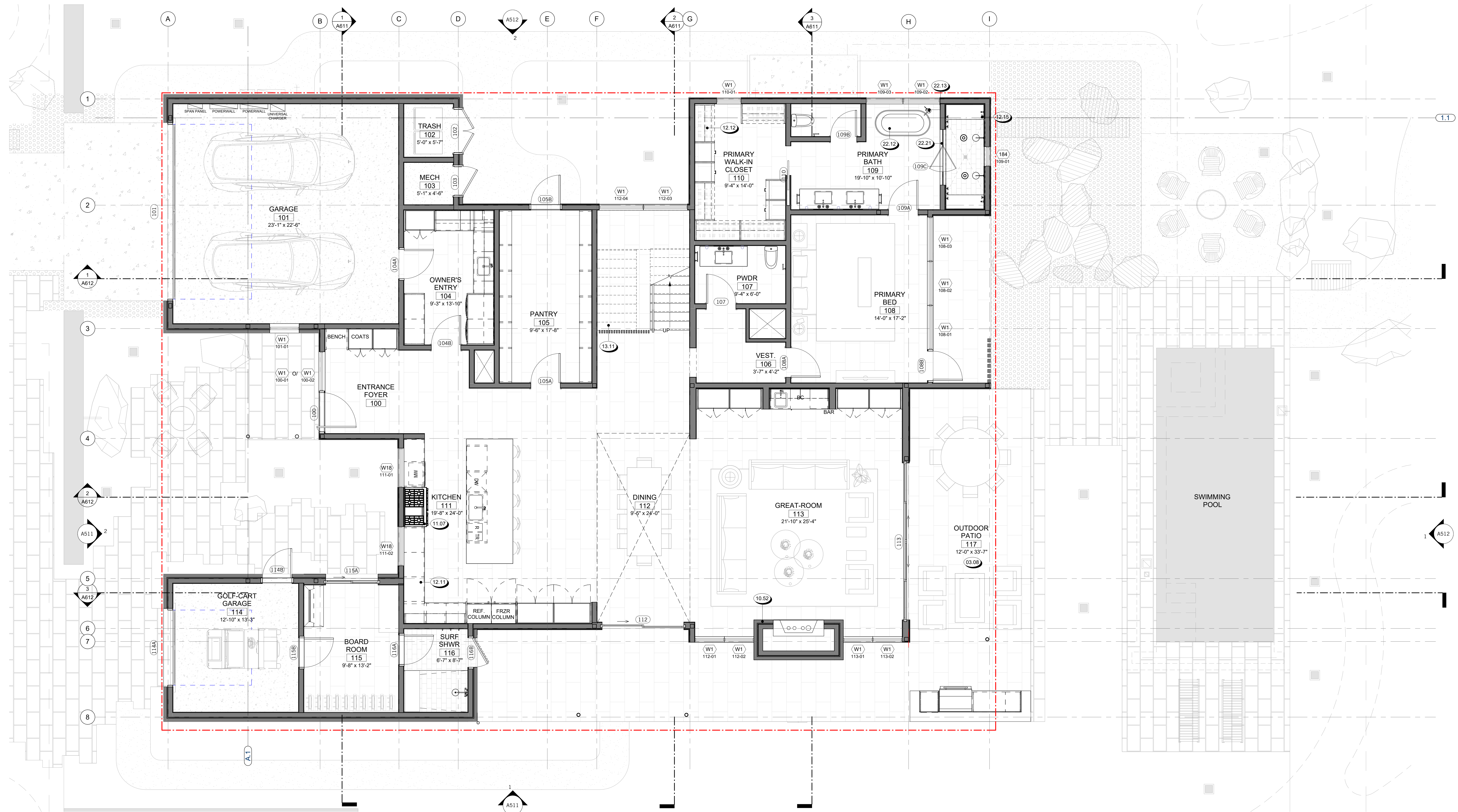
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1 DIMENSION PLAN - FIRST FLOOR
1/4" = 1'-0"

Key Value	Keynote Text
03.08	CAST-IN-PLACE CONCRETE PATIO
10.52	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.
12.12	CUSTOM BUILT-IN CLOSET SYSTEM, S.I.D.
12.15	CUSTOM BUILT-IN SHOWER SEATING - NON-FLOATING SOLID WATERFALL BENCH, S.I.D.
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.
22.12	FREESTANDING TUB BY OTHERS
22.13	FLOOR MOUNTED TUB FILLER AS SPECIFIED
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.)	
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 AN OPENING CONTROL DEVICE THAT COMPLY WITH IRC 312.2.1	
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.	
12. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OF CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +84" (72" MIN. ABOVE DRAIN INLET PER IRC R 307.2	
13. SEE PLUMBING NOTES. FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	
14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.	
15. VERIFY APPLIANCE DIMENSIONS TO FACE OF 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 FAU W/ WEATHER STRIPPING. (IMC 306.3)	
21. AT EGRESS DOORS:	
A. AT INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-3/4"	
B. AT EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.	
23. AIR CONDITIONING CONDENSER:	
A. SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL	
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 - FIRST FLOOR

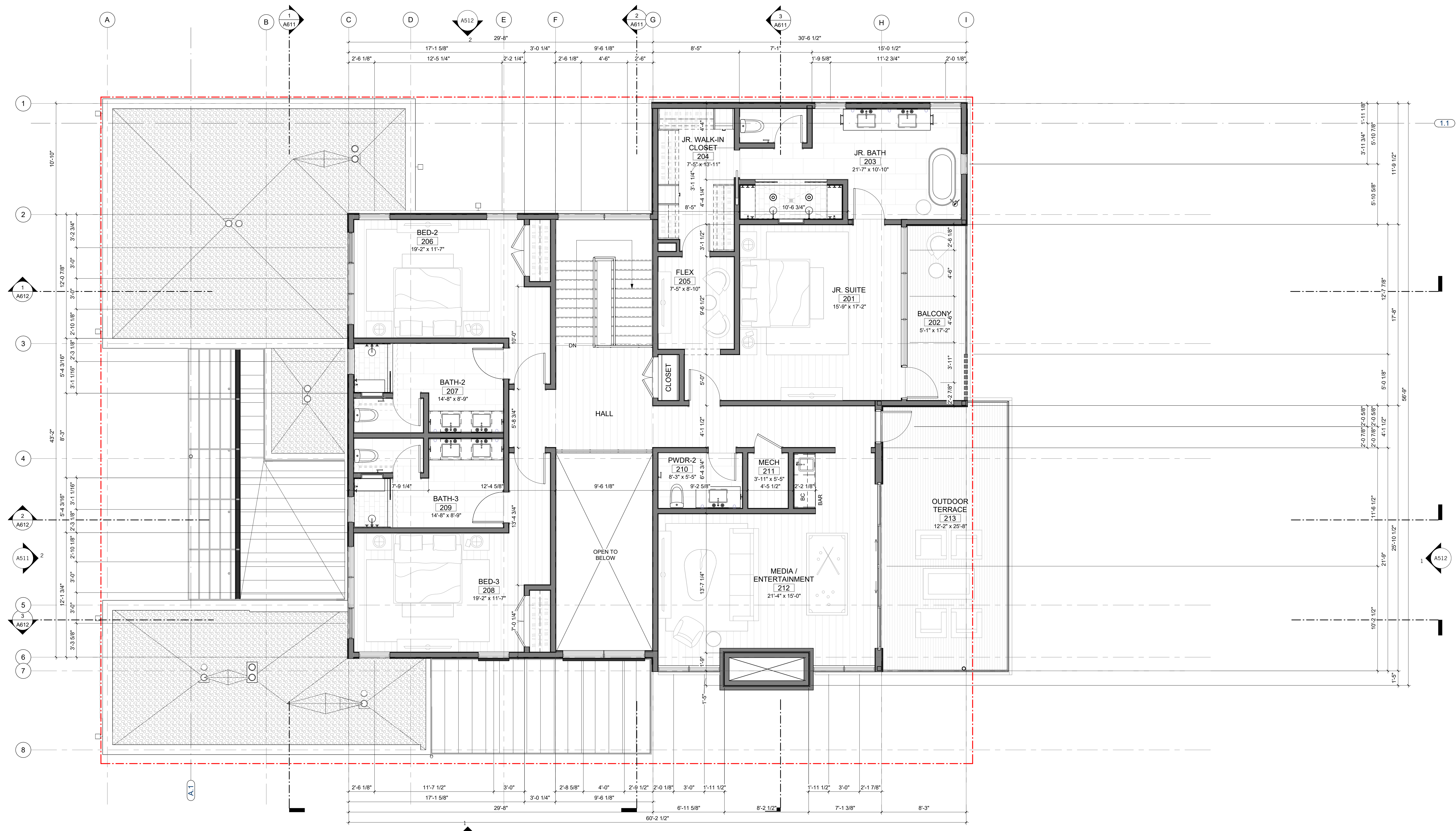
SHEET
A212

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

KEYNOTE LEGEND	
Key Value	Keynote Text
000	

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.
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 - 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 EXHAUST
 - 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 (8 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.
 - AT OUTSWINGING DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING ON EITHER SIDE OF DOOR SHALL NOT BE MORE THAN 1'-1/2"
 - AIR CONDITIONING CONDENSER:
 - SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL.
 - 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.
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 - 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
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 - 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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SEAL / SIGNATURE
 JOB NO. 1911-001
 DRAWN SW, EJ, MN, JD, ET
 CHECK RB
 DIMENSION PLAN - SECOND FLOOR

10/19/2025 10:18:18 PM

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

NOT FOR CONSTRUCTION

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

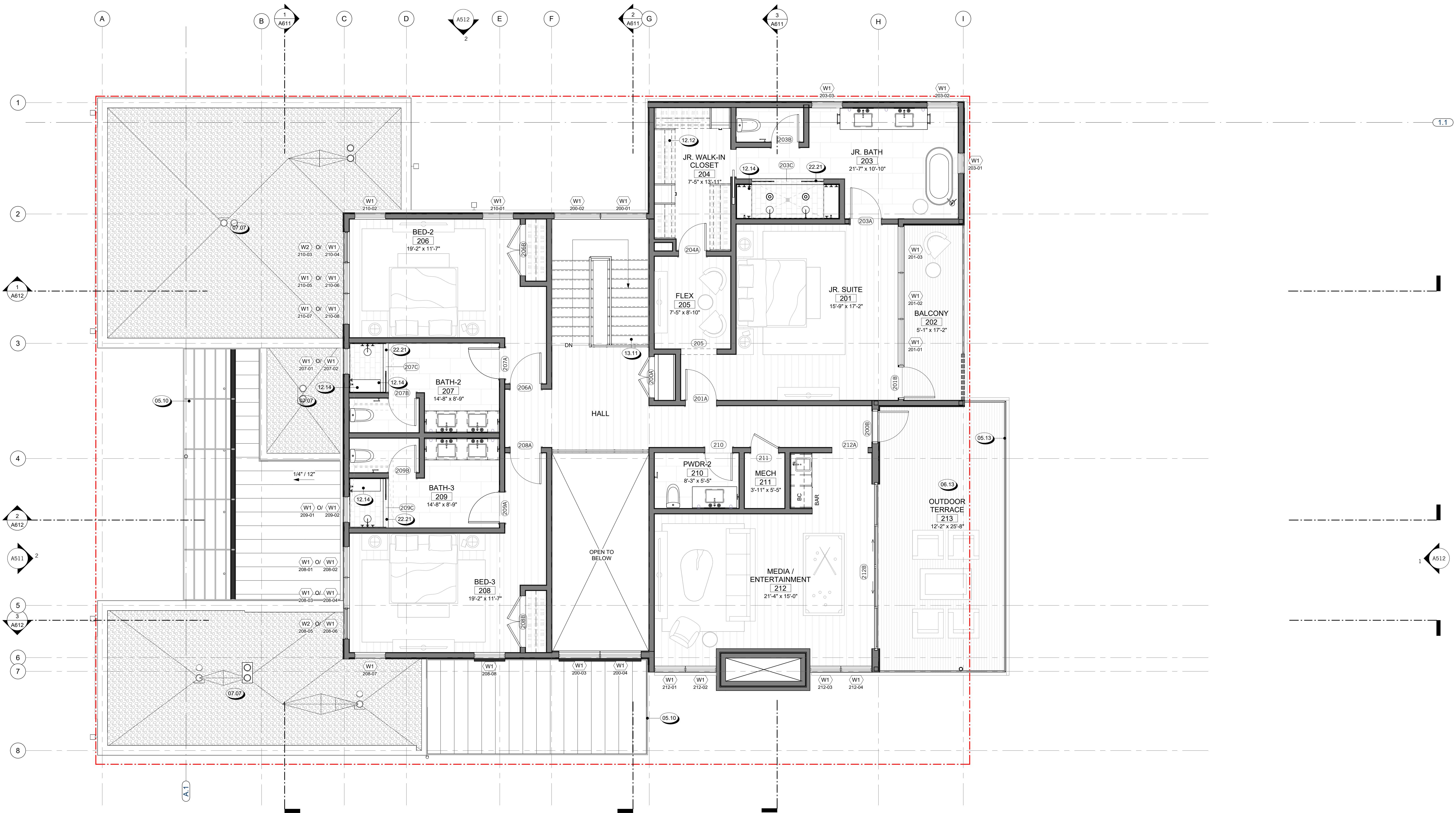
ANNOTATION PLAN - SECOND FLOOR

SHEET
A214

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



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

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				

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

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

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



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

REVISIONS



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

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JOB NO. 1911-001
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REFLECTED CEILING PLAN - FIRST FLOOR

SHEET
A311

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LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				

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 TAPELIGHT TO BE RECESSED INTO UNDERSIDE OF CABINETS/BAR SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

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

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



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REVISIONS



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

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REFLECTED CEILING PLAN - SECOND FLOOR

SHEET
A312



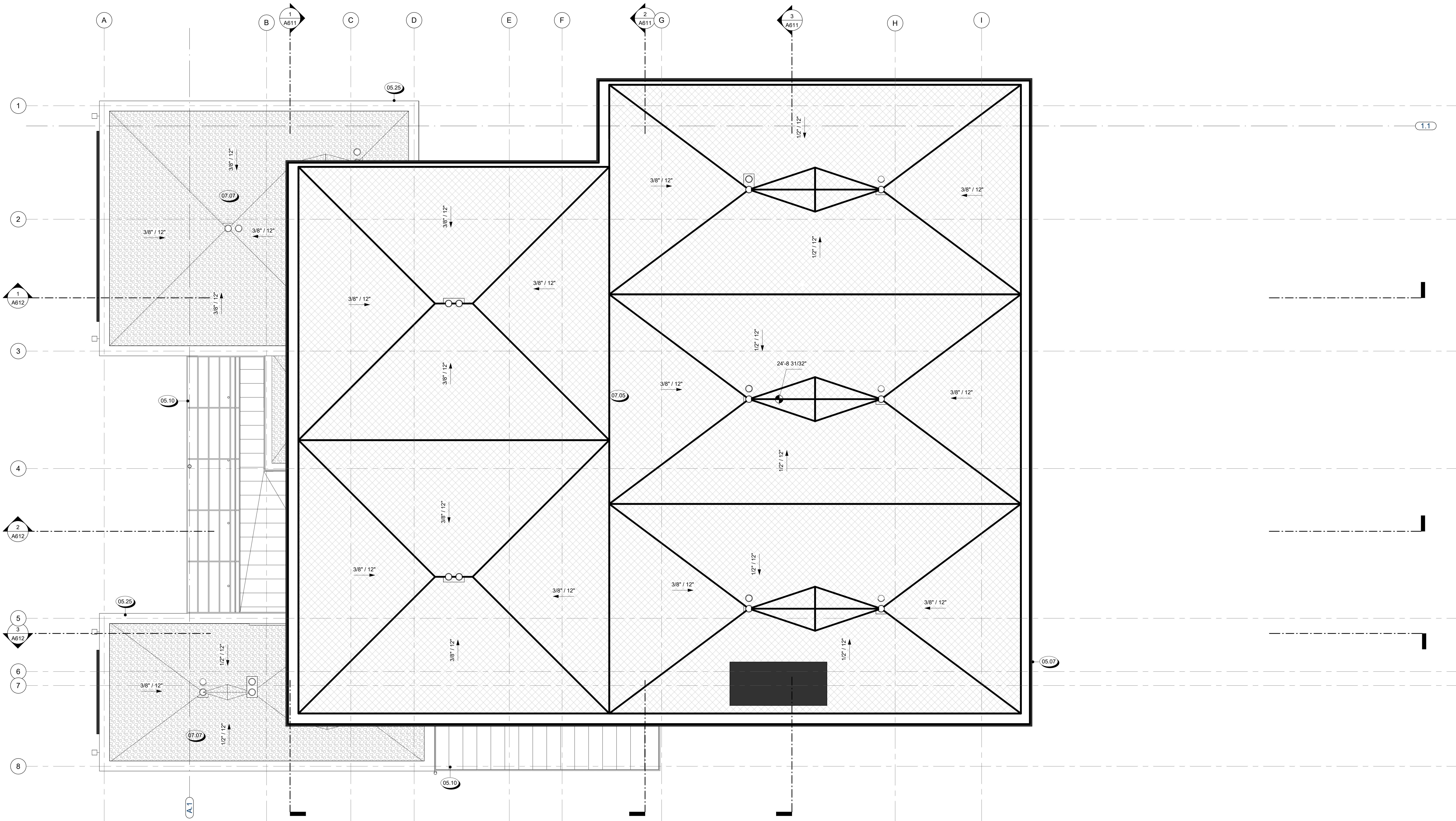
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Austin, Texas 78701
737-443-7769

ROOF LEGEND

	BALLAST ROOF
	TPO ROOF
	STANDING SEAM METAL

KEYNOTE LEGEND

Key Value	Keynote Text
05.07	PAINTED METAL FASCIA
05.10	PAINTED METAL TRELLIS W/ LOUVERS, S.S.D.
05.25	PAINTED GSM PARAPET CAP
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.07	SINGLE PLY MEMBRANE ROOFING W/ GRAVEL BALLAST



REVISIONS

1.1

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 CHECK RB
 ROOF PLAN

SHEET
A411

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

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823 Congress Avenue #300
Austin, Texas 78701
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- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON**
2021 INTERNATIONAL RESIDENTIAL CODE
1. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
 2. SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
 3. SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 4. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N. FOR ALL EXTERIOR WINDOW AND DOORS.
 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

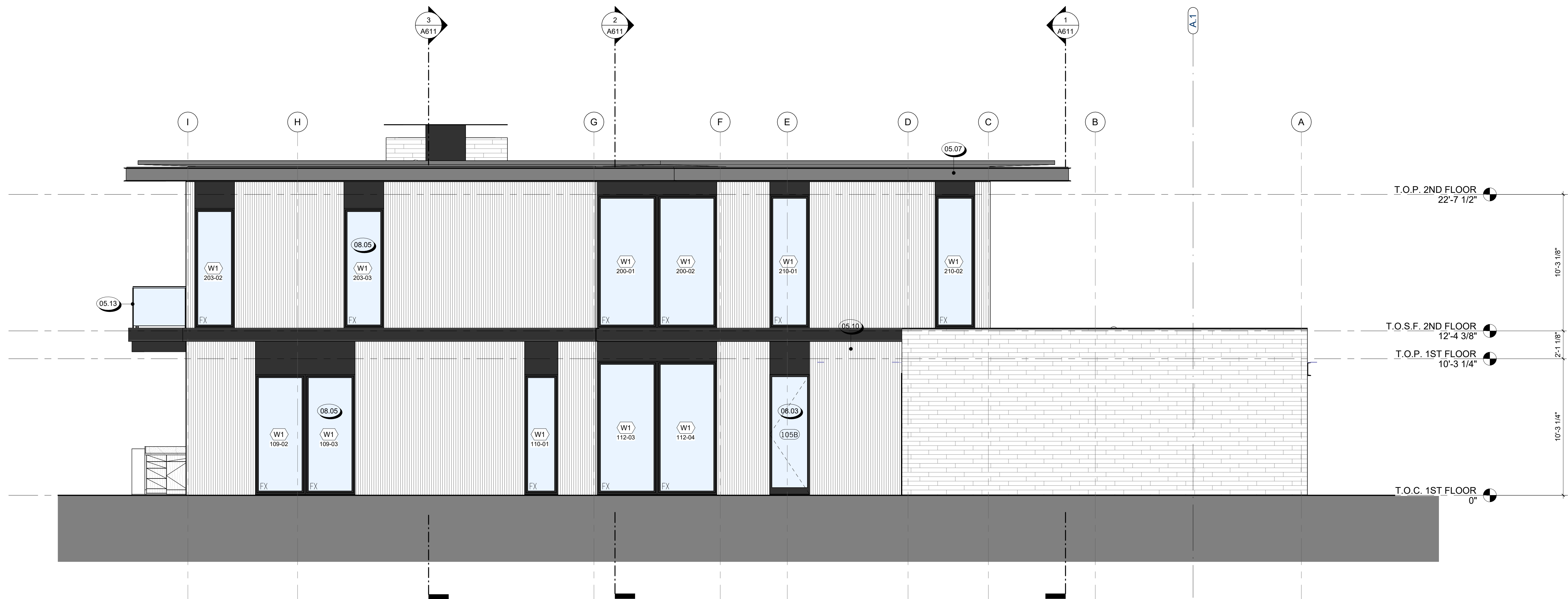
KEYNOTE LEGEND

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
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS

REVISIONS



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

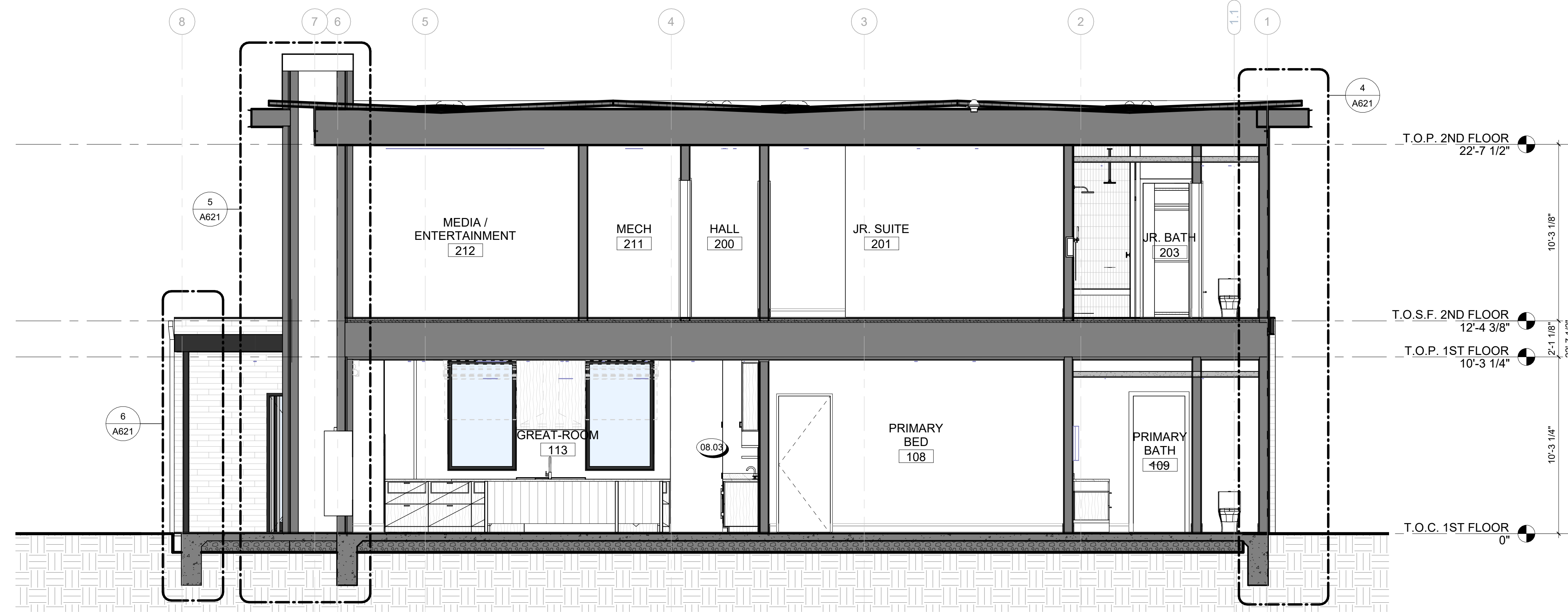


2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

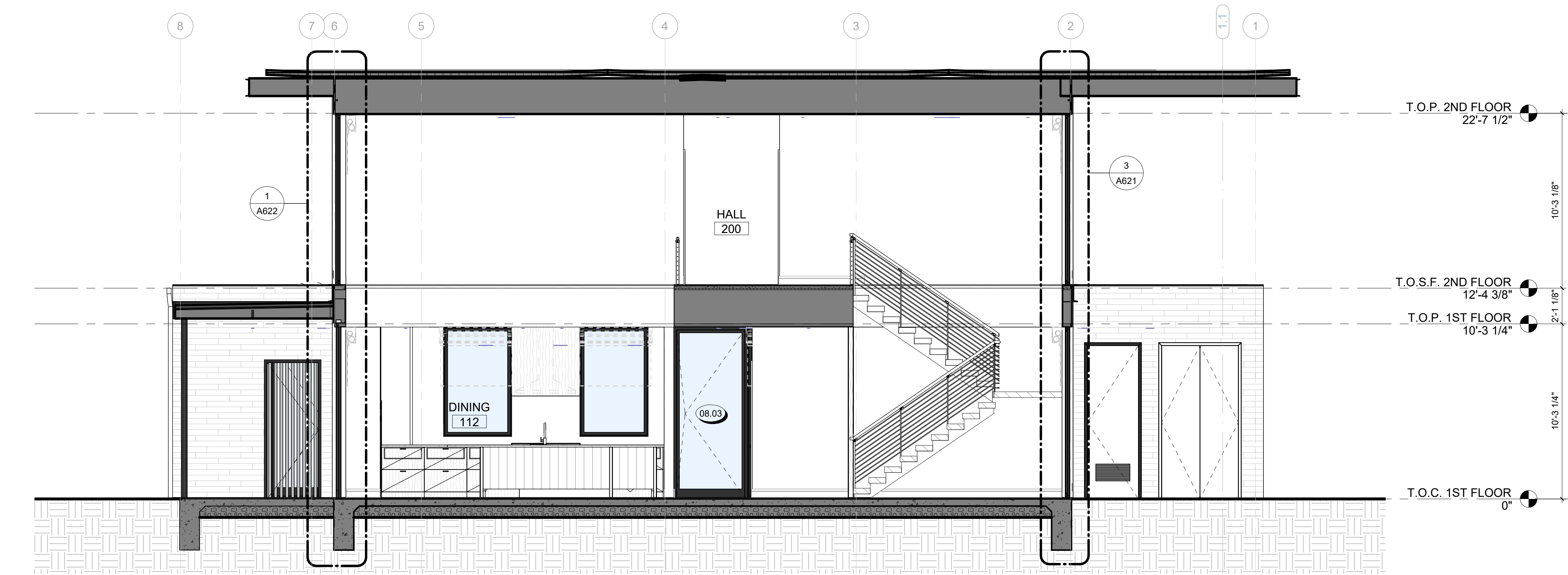
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EXTERIOR ELEVATIONS

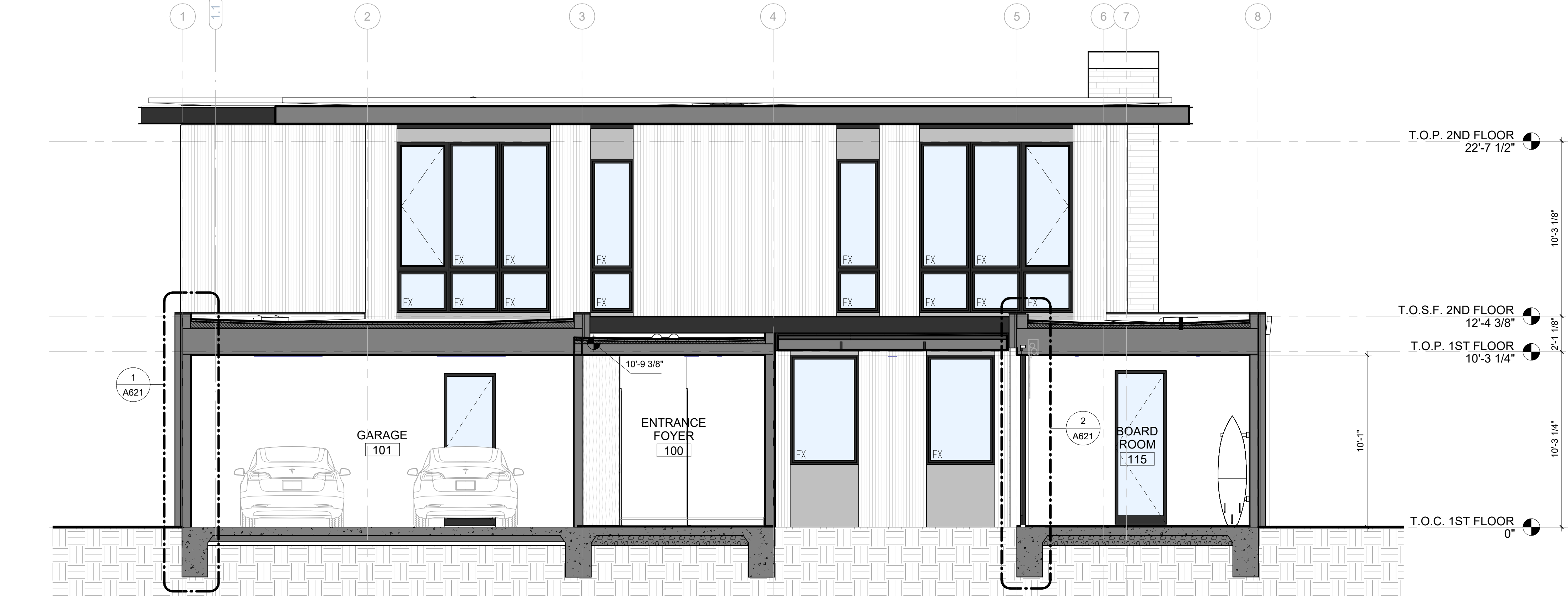
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3 BUILDING SECTION C
1/4" = 1'-0"



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



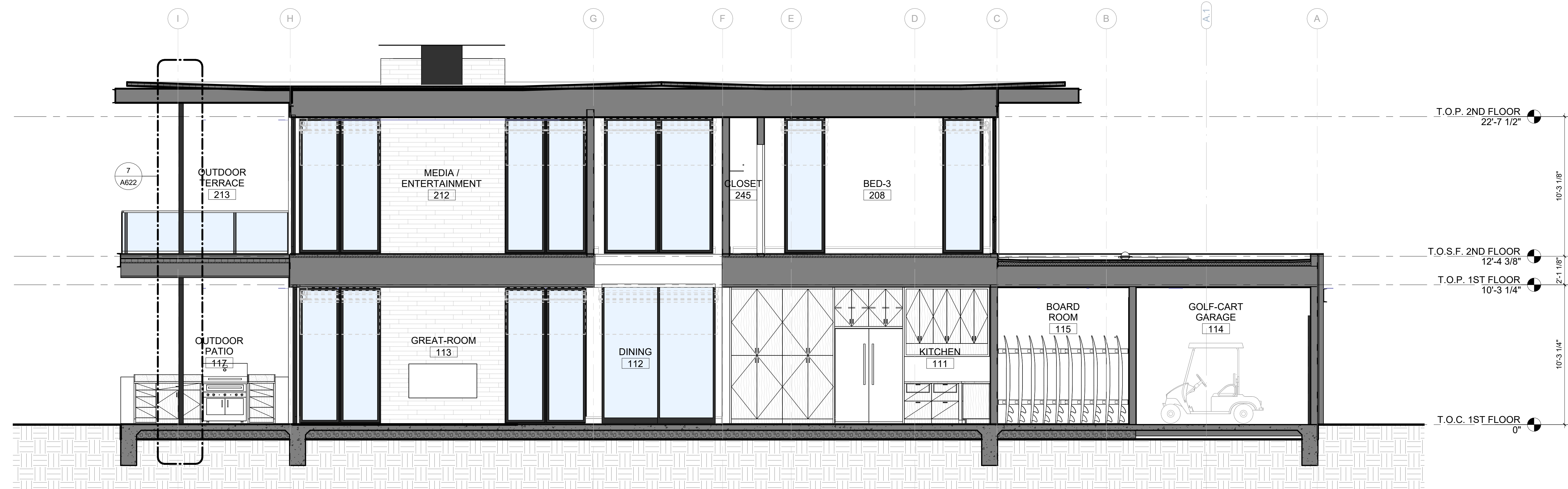
1 BUILDING SECTION A
1/4" = 1'-0"

REVISIONS

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BUILDING SECTIONS

SHEET
A611



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



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



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

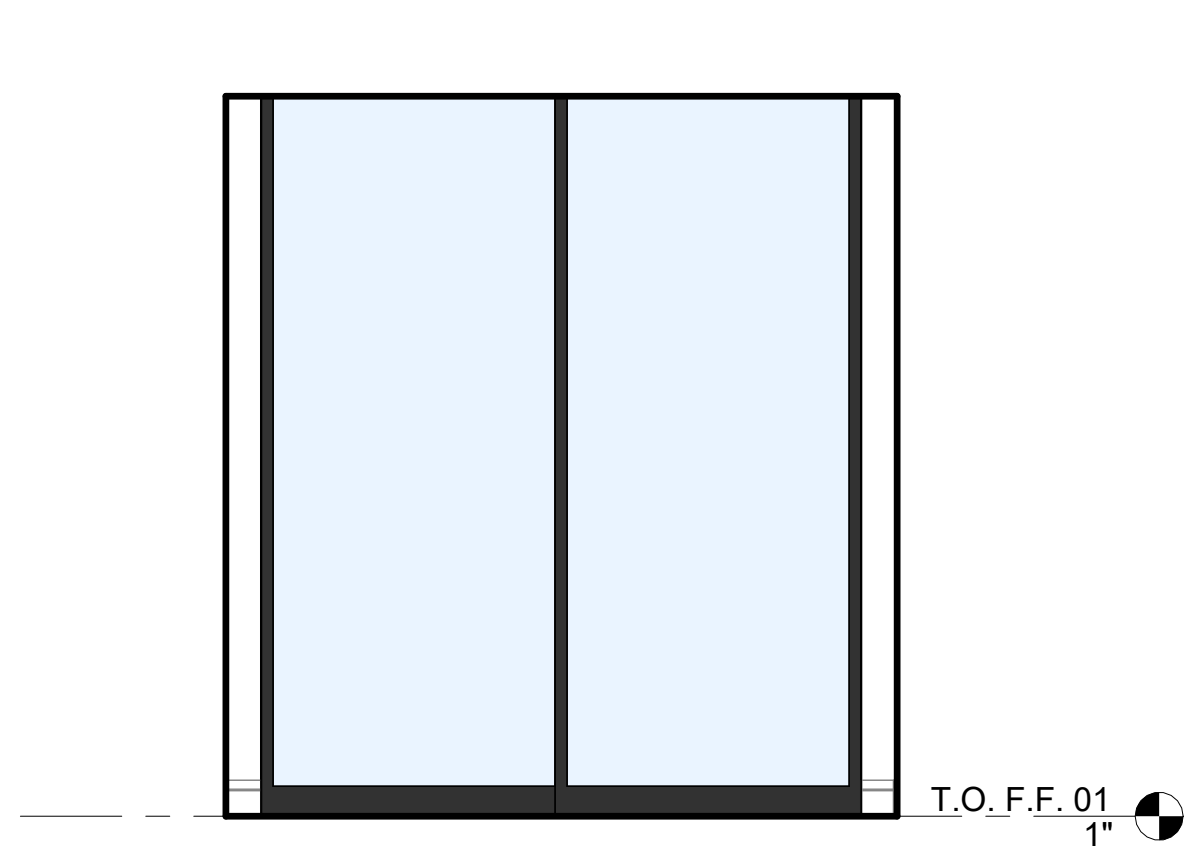
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BUILDING SECTIONS

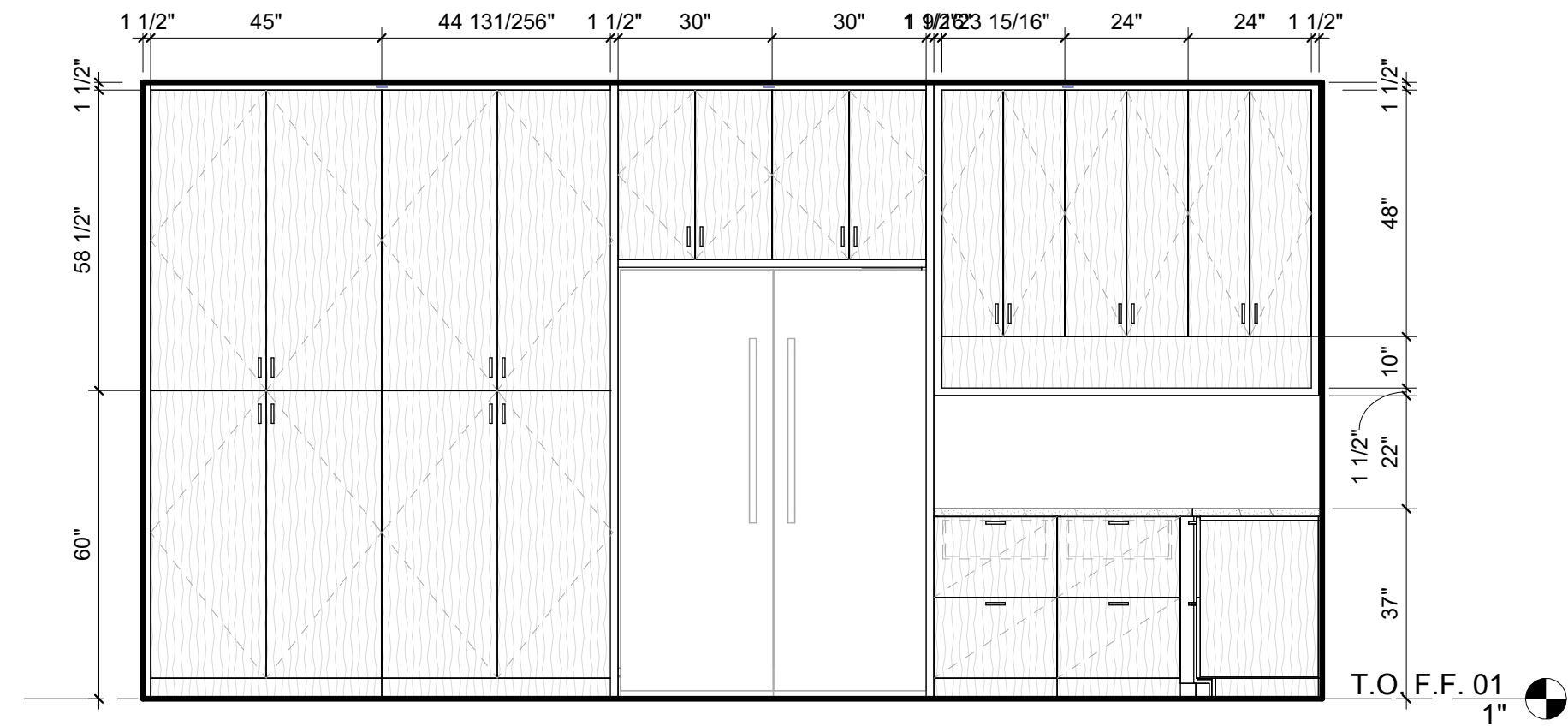
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INTERIOR ELEVATION NOTES

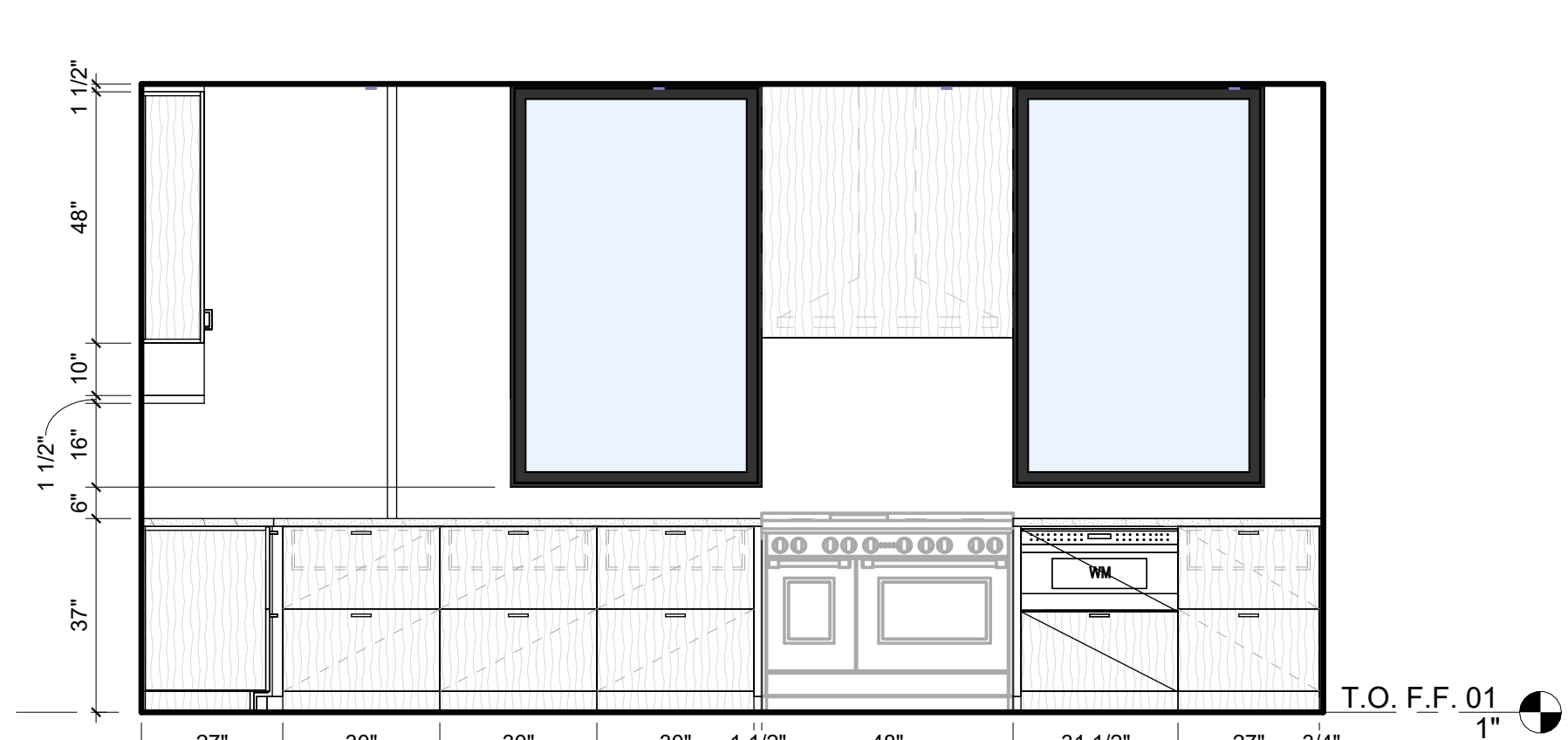
1. ALL CABINETS ARE SHOWN DIAGRAMMATIC FOR DESIGN INTENT ONLY. REFER TO BUILDER SPECIFICATIONS AND SHOP DRAWINGS BY CABINET FABRICATOR FOR ACTUAL CABINET CONSTRUCTION AND DIMENSIONS. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION.
2. LIGHT FIXTURES TO BE SELECTED BY BUILDER.
3. FOR WINDOW SILL AT SHOWER/TUB SEE DET.
4. FOR SHOWER & TUB DECK INFO. SEE DET.
5. CLOSET POLE SHELVING. SEE DET.
6. FOR INTERIOR GYP. BD. CORNER SEE DET.
7. SOFFIT STYLES VARY PER ELEVATION STYLE AS FOLLOWS:
 - A. ELEVATION "A";
 - B. ELEVATION "B";
 - C. ELEVATION "C";
 - D. ELEVATION "D";



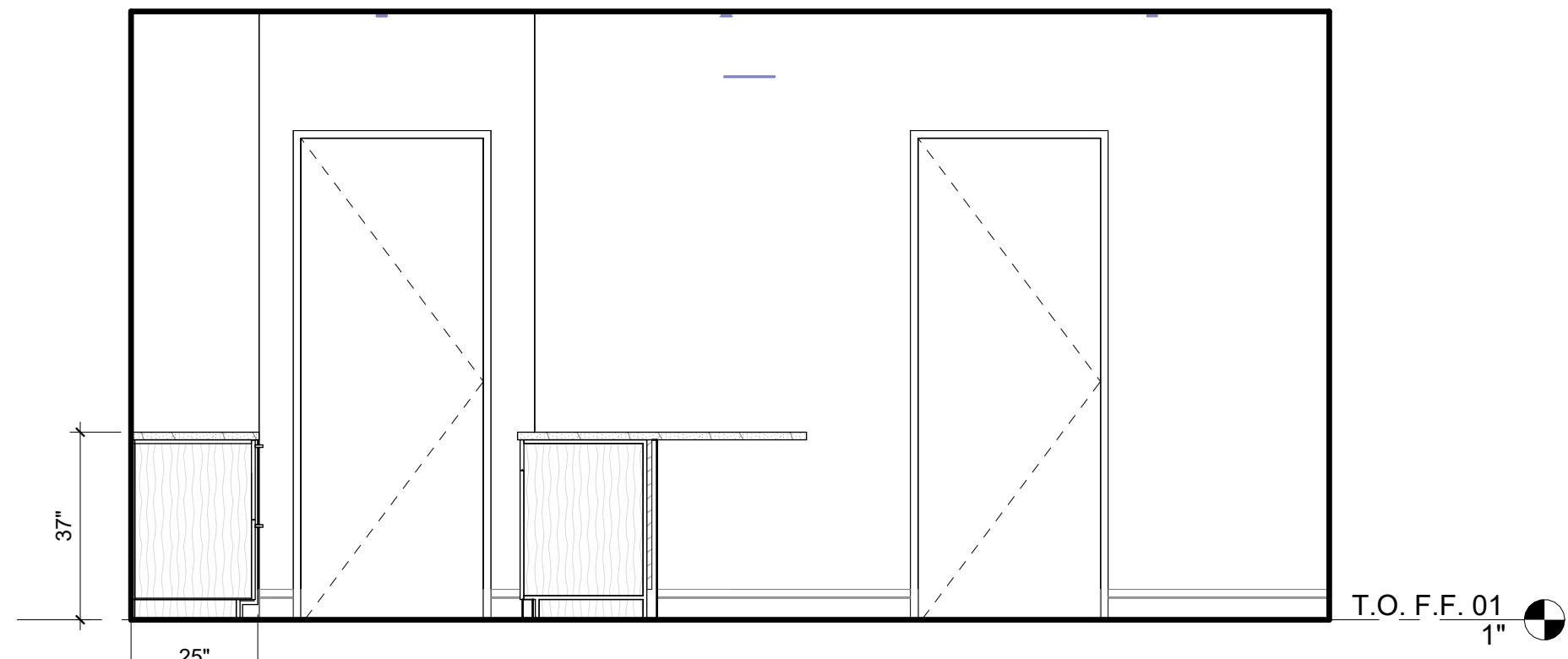
20 DINNING ROOM
3/8" = 1'-0"



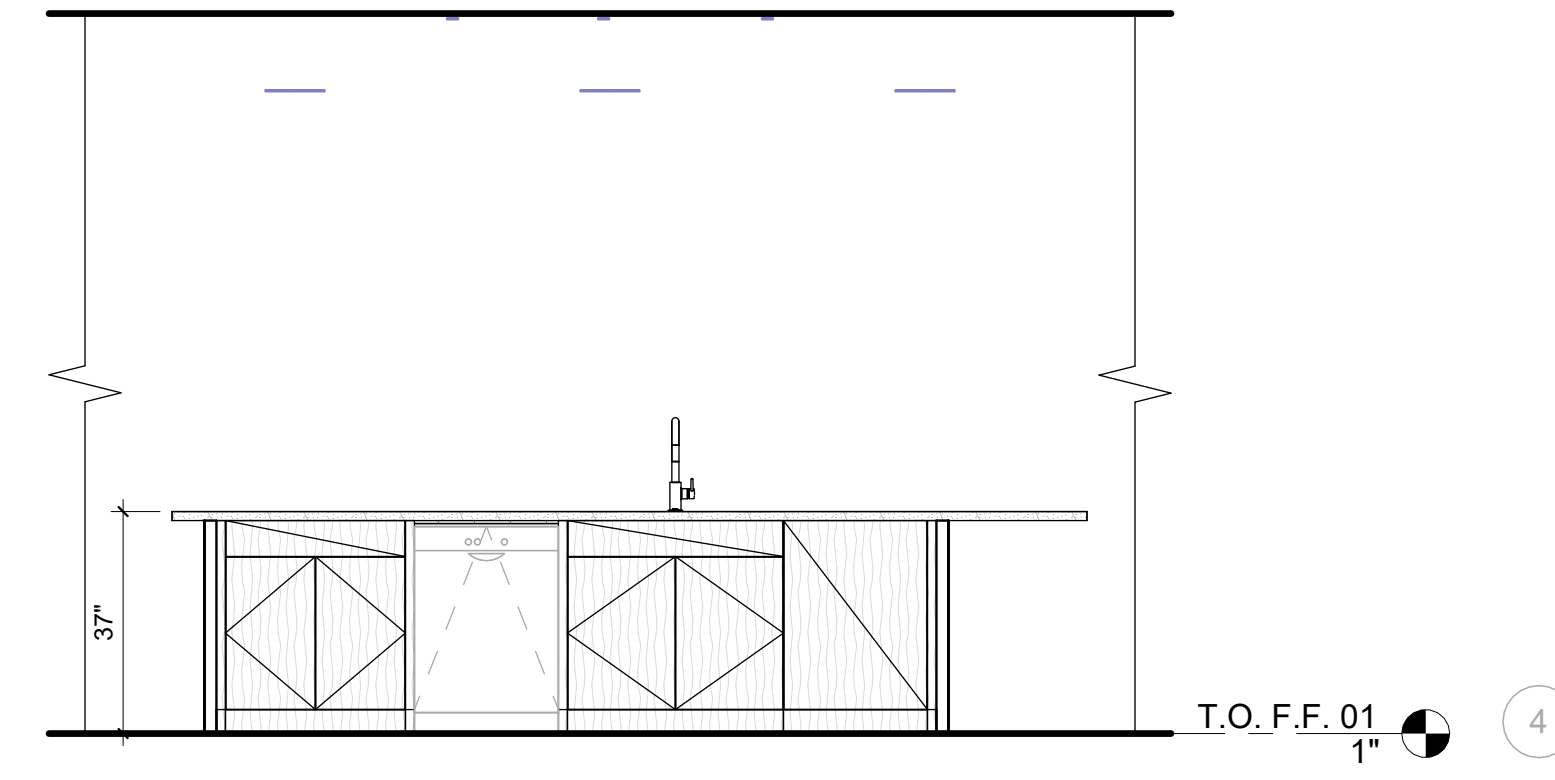
19 KITCHEN
3/8" = 1'-0"



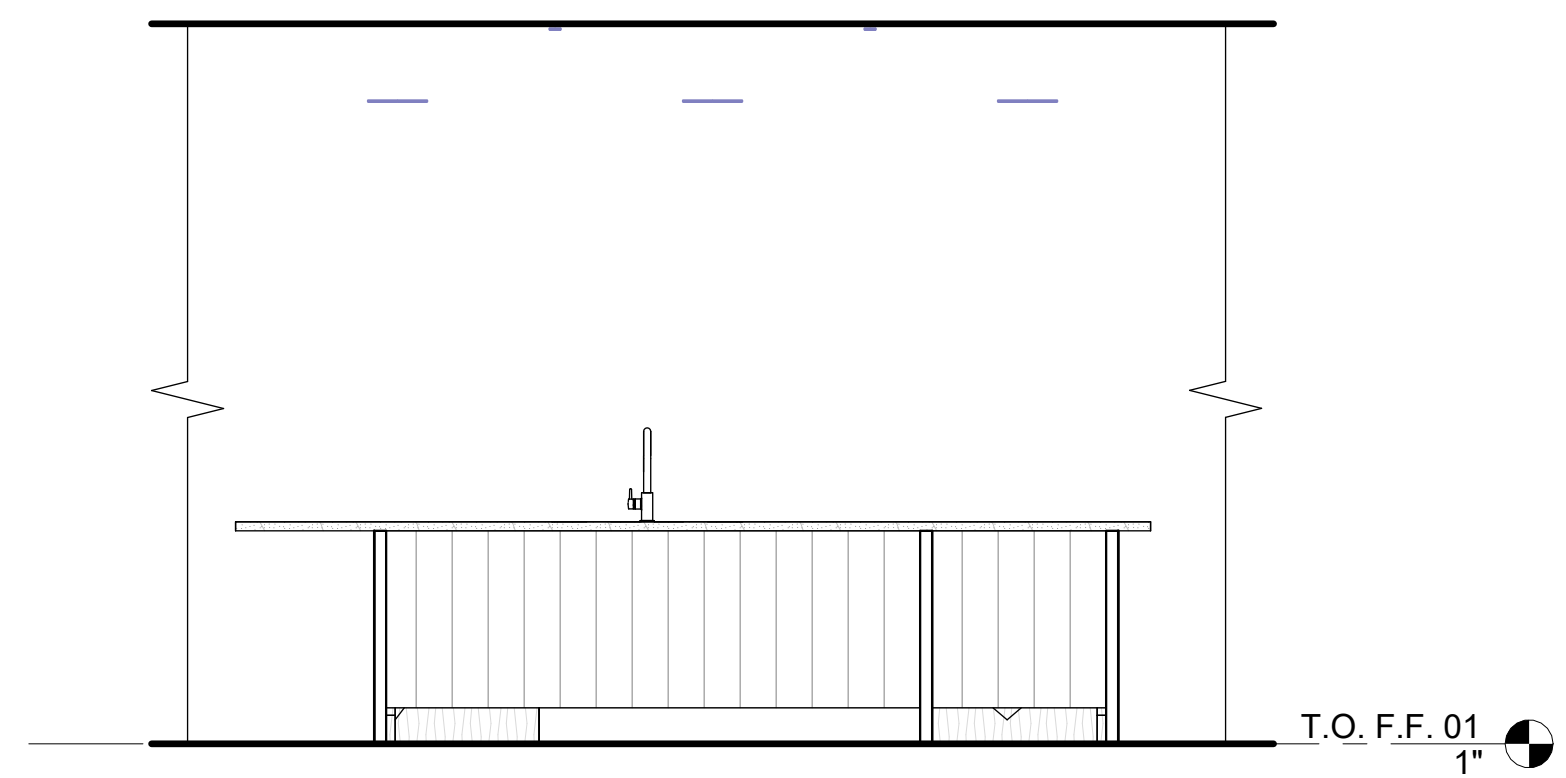
18 KITCHEN
3/8" = 1'-0"



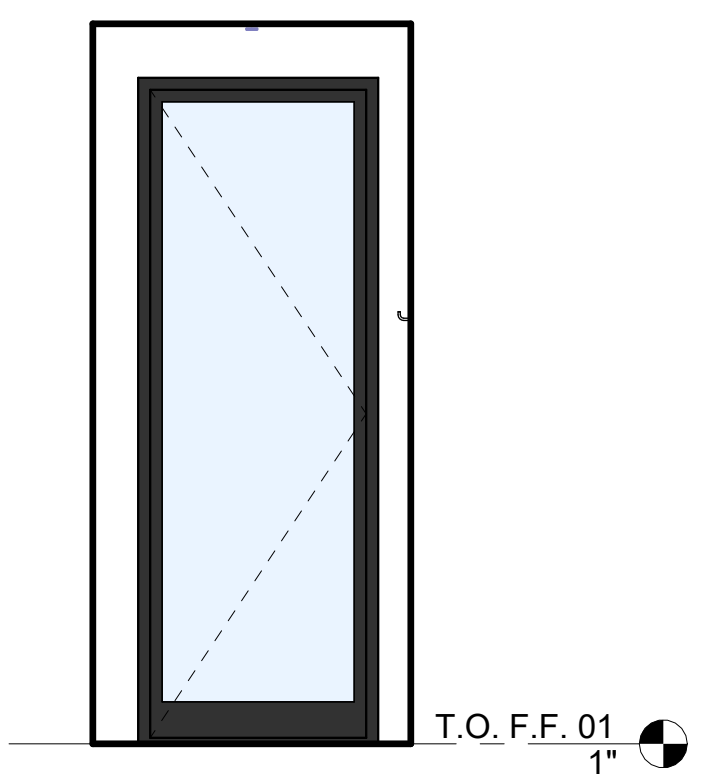
17 KITCHEN
3/8" = 1'-0"



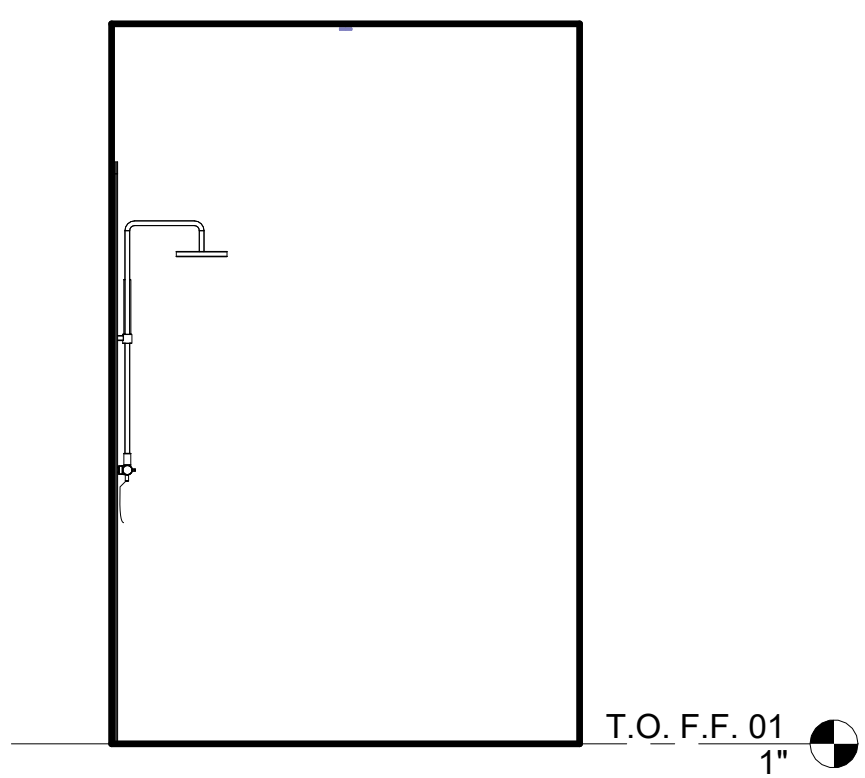
16 KITCHEN ISLAND
3/8" = 1'-0"



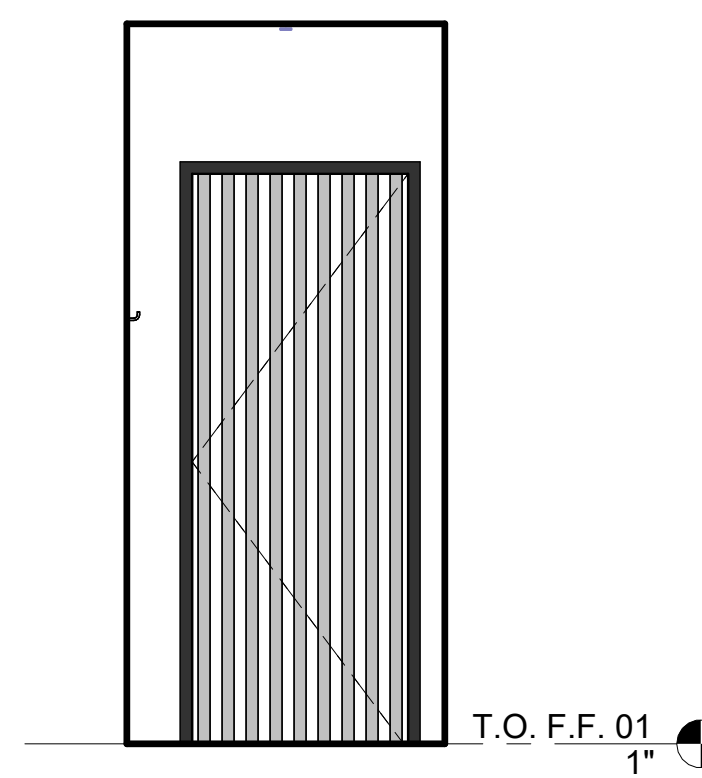
15 KITCHEN ISLAND
3/8" = 1'-0"



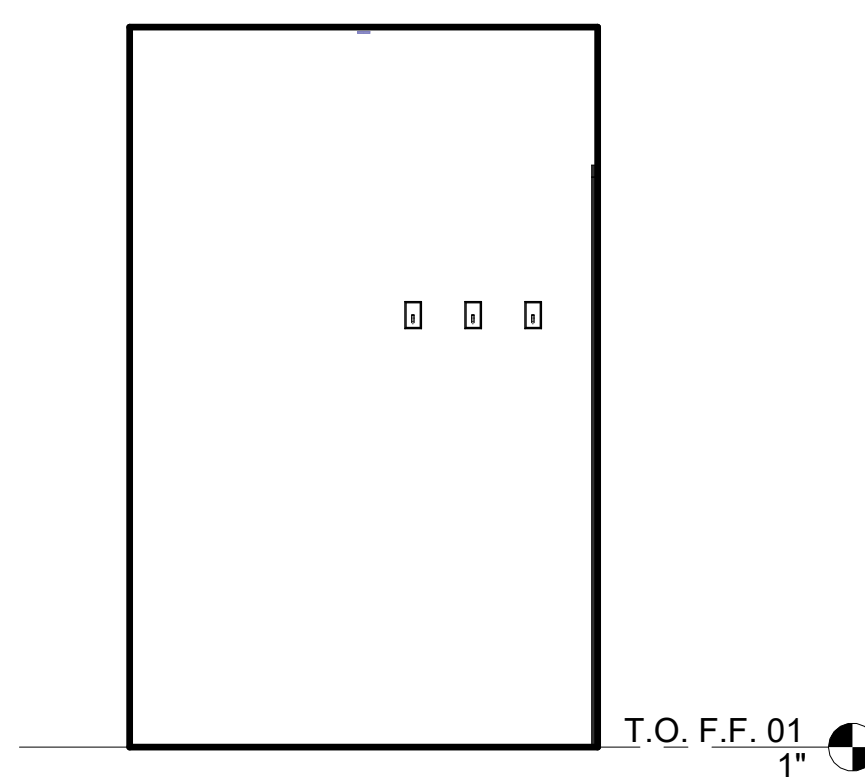
14 SURF SHOWER VEST.
3/8" = 1'-0"



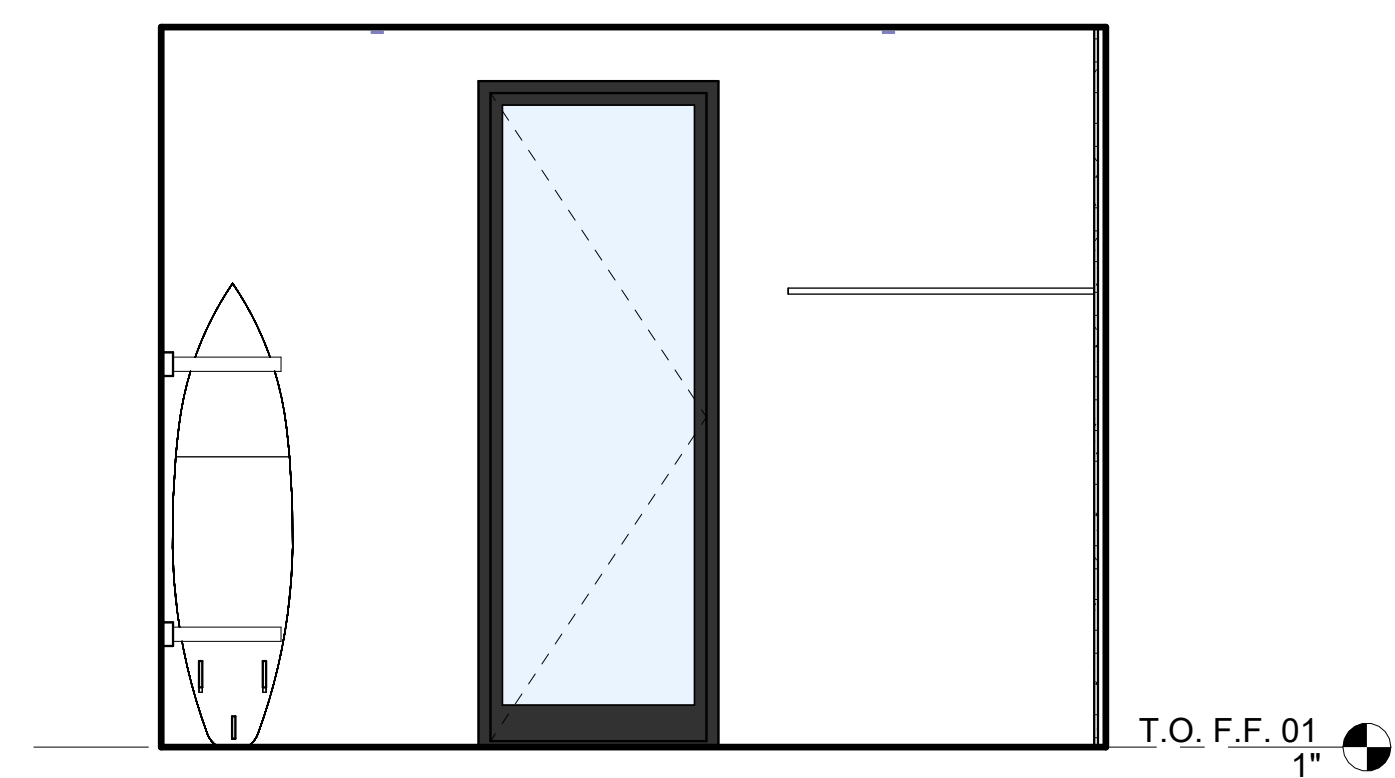
13 SURF SHOWER VEST.
3/8" = 1'-0"



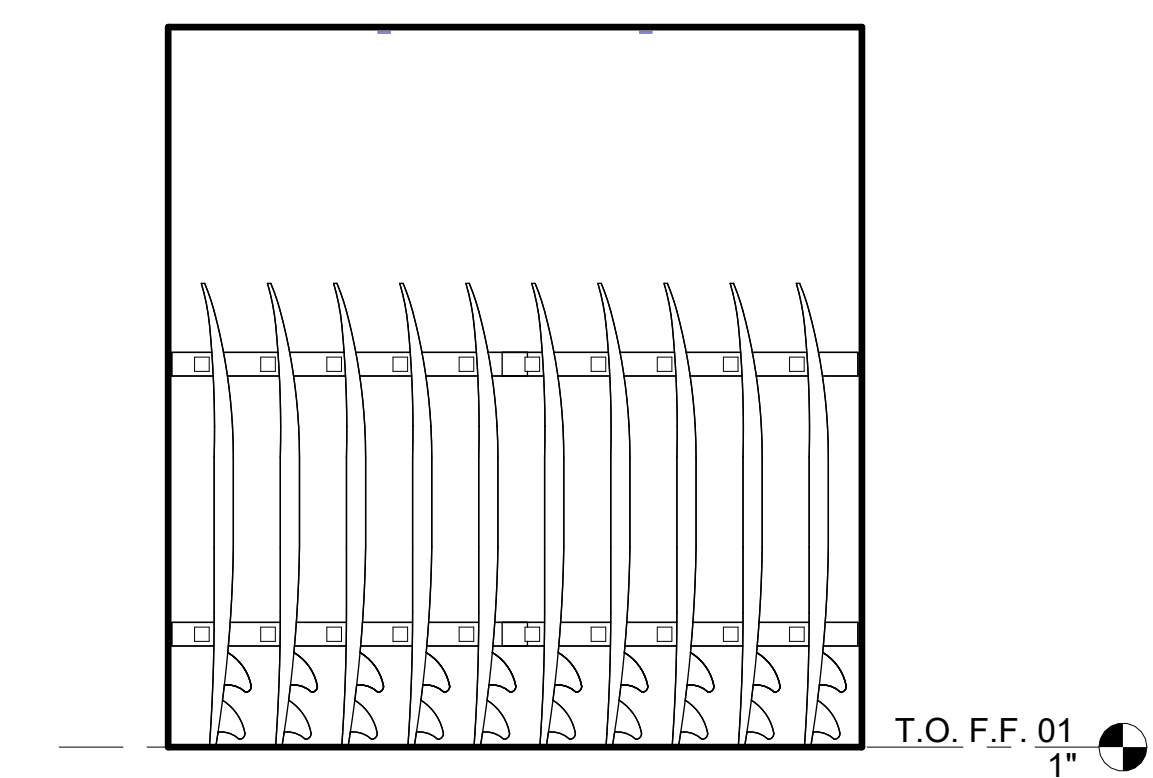
12 SURF SHOWER VEST.
3/8" = 1'-0"



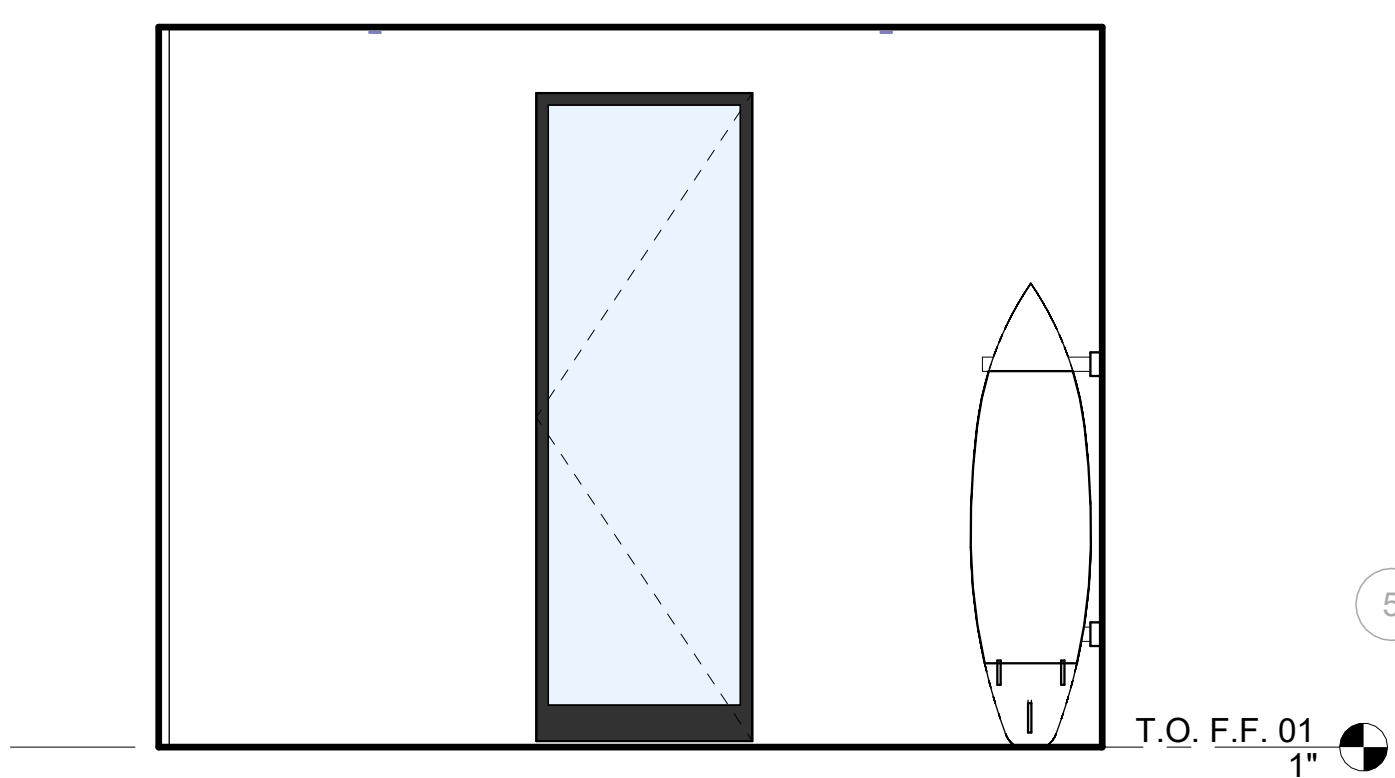
11 SURF SHOWER VEST.
3/8" = 1'-0"



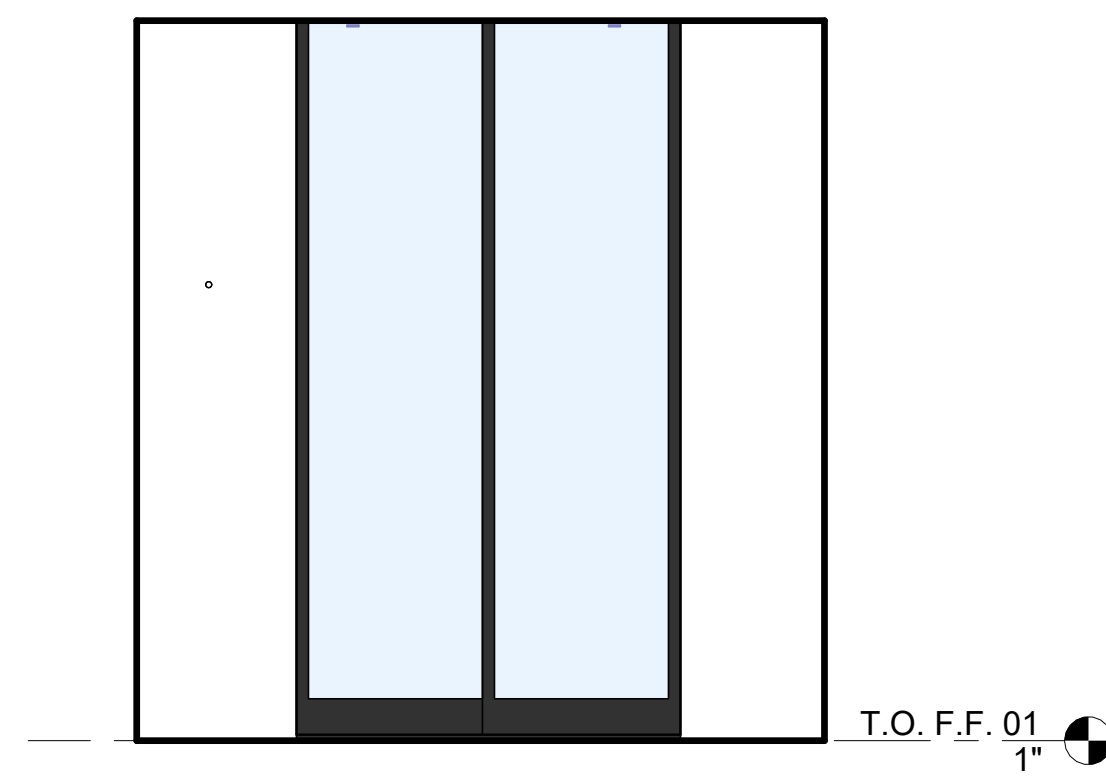
9 BOARD ROOM
3/8" = 1'-0"



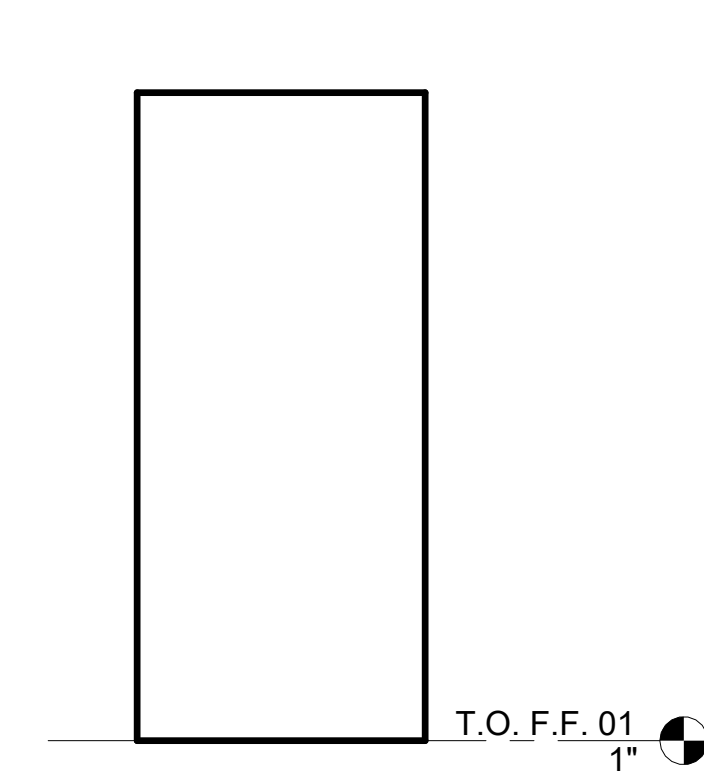
8 BOARD ROOM
3/8" = 1'-0"



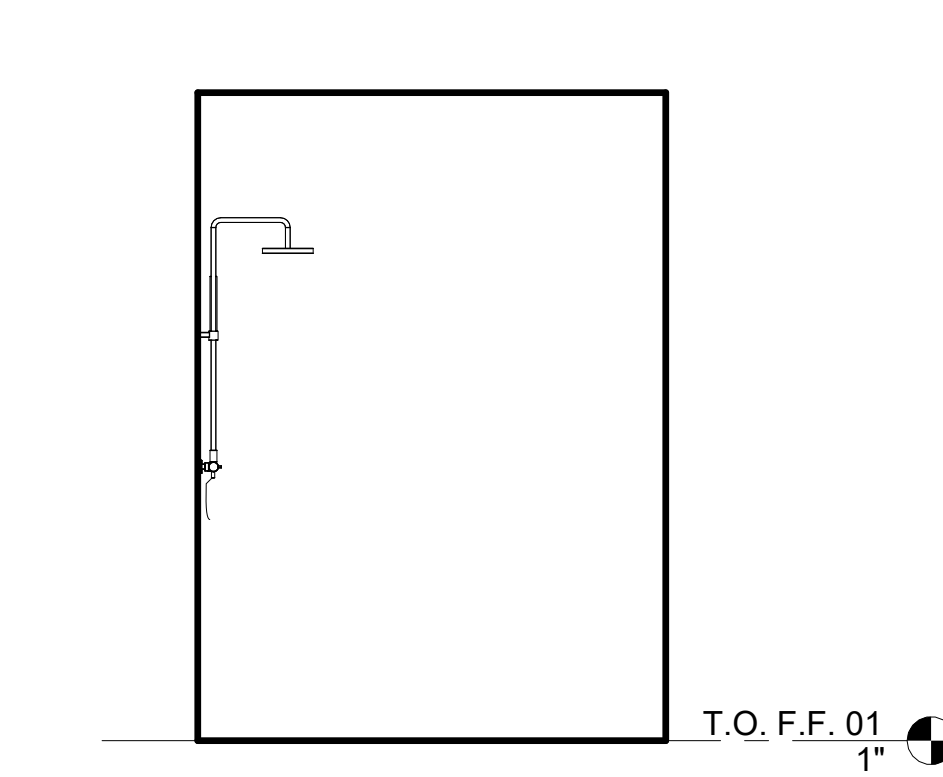
7 BOARD ROOM
3/8" = 1'-0"



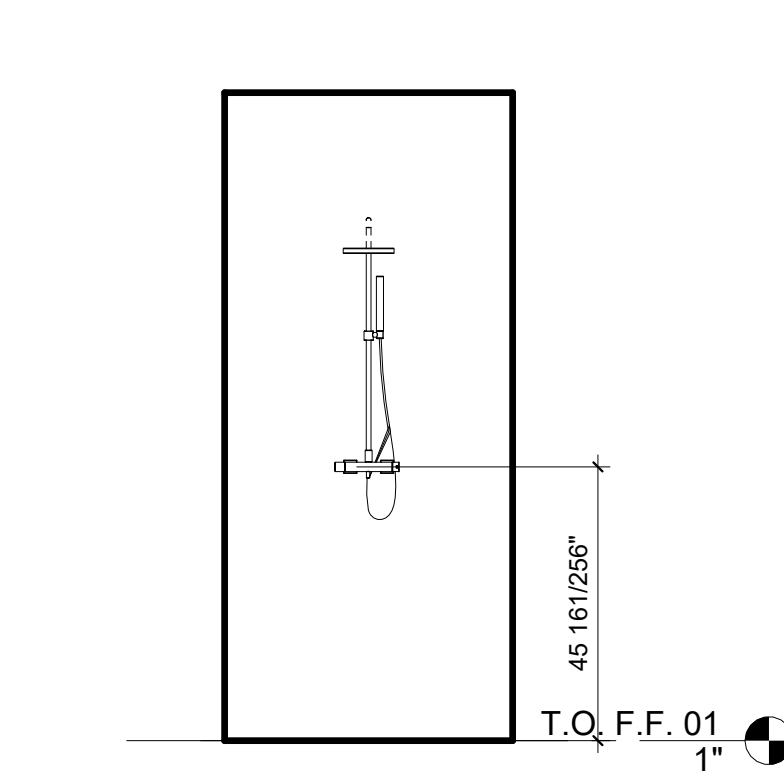
6 BOARD ROOM
3/8" = 1'-0"



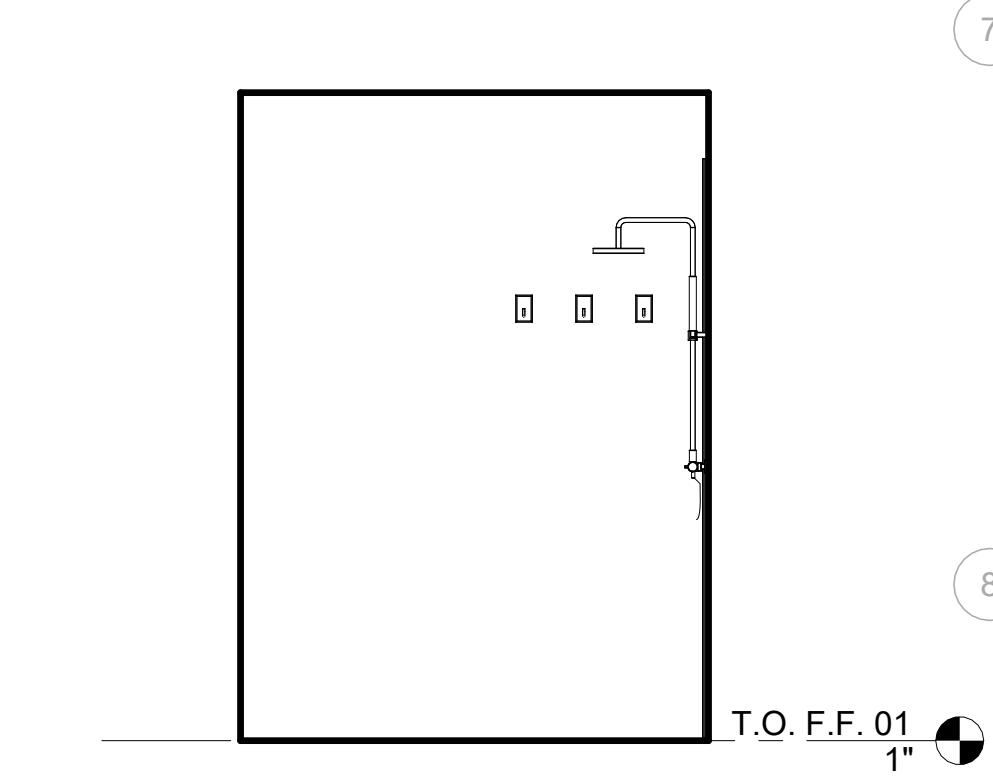
5 SURF SHOWER
3/8" = 1'-0"



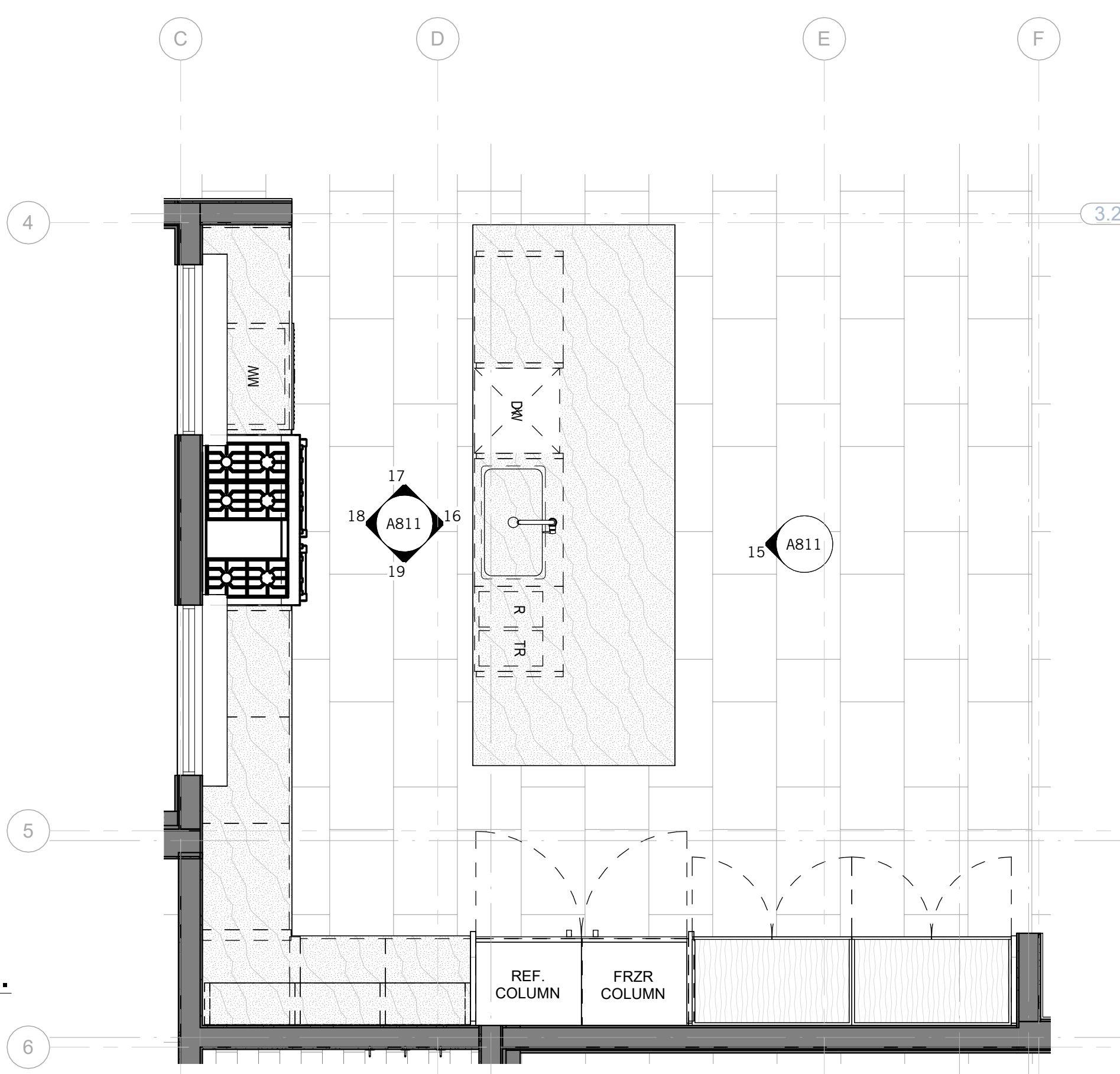
4 SURF SHOWER
3/8" = 1'-0"



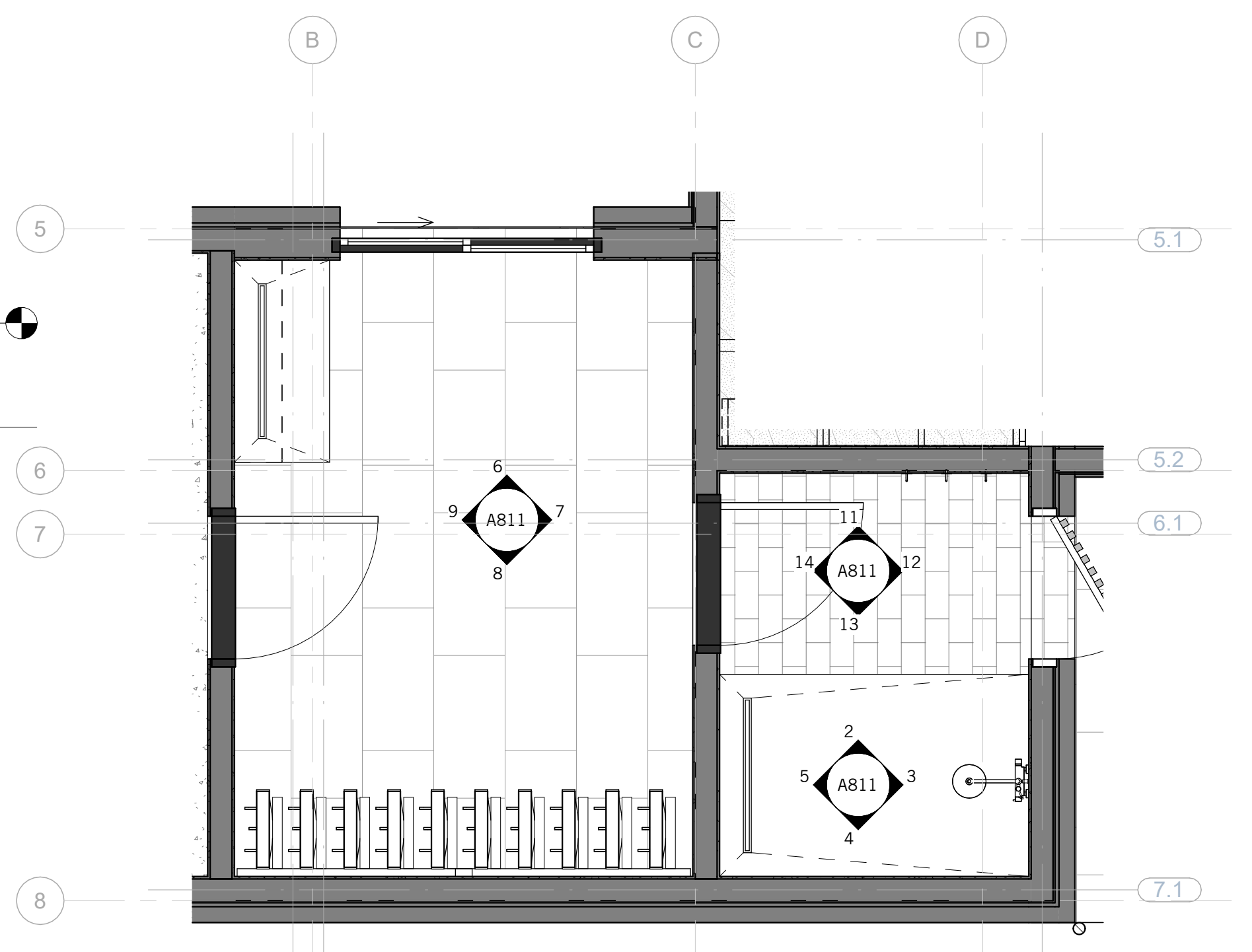
3 SURF SHOWER
3/8" = 1'-0"



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



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



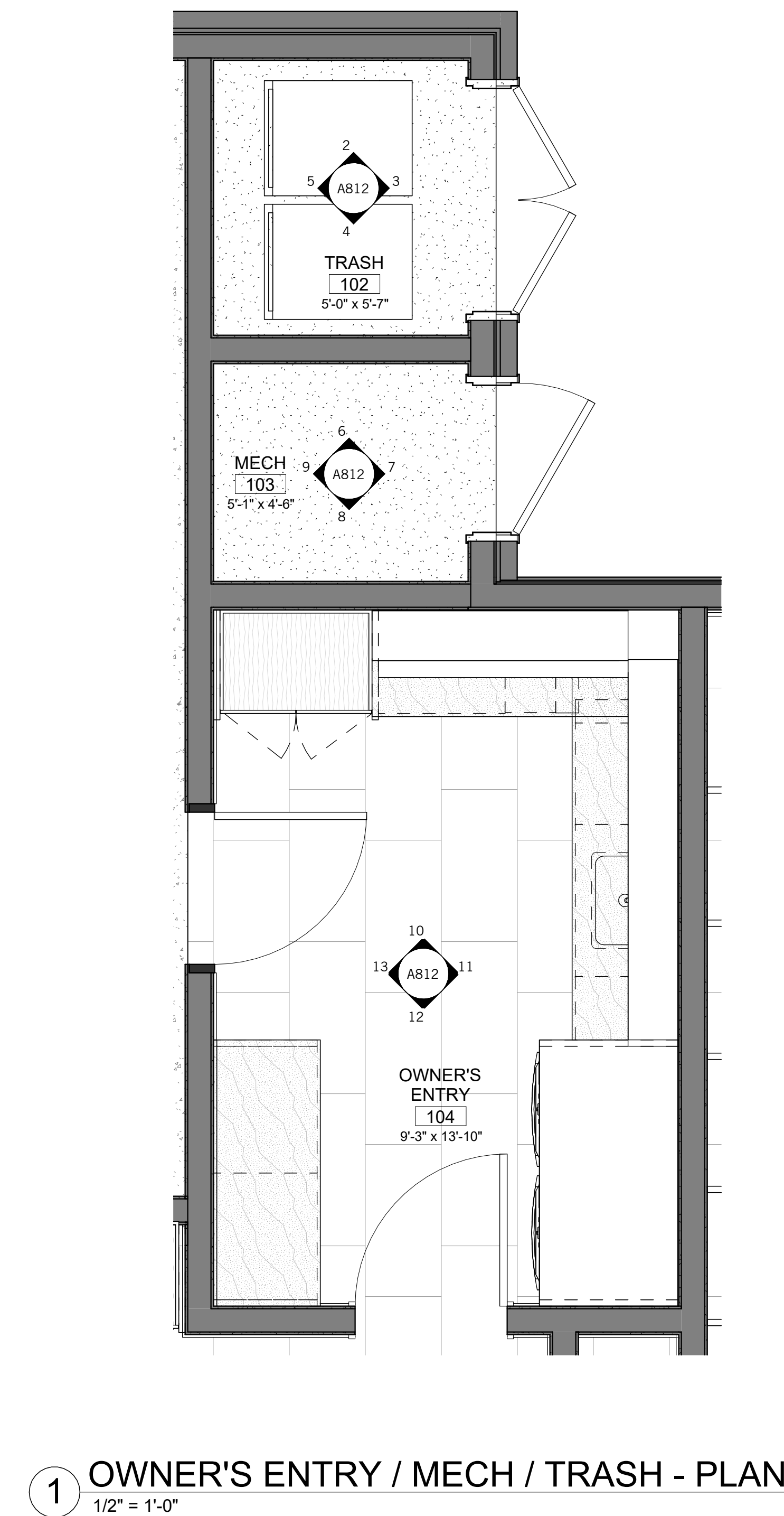
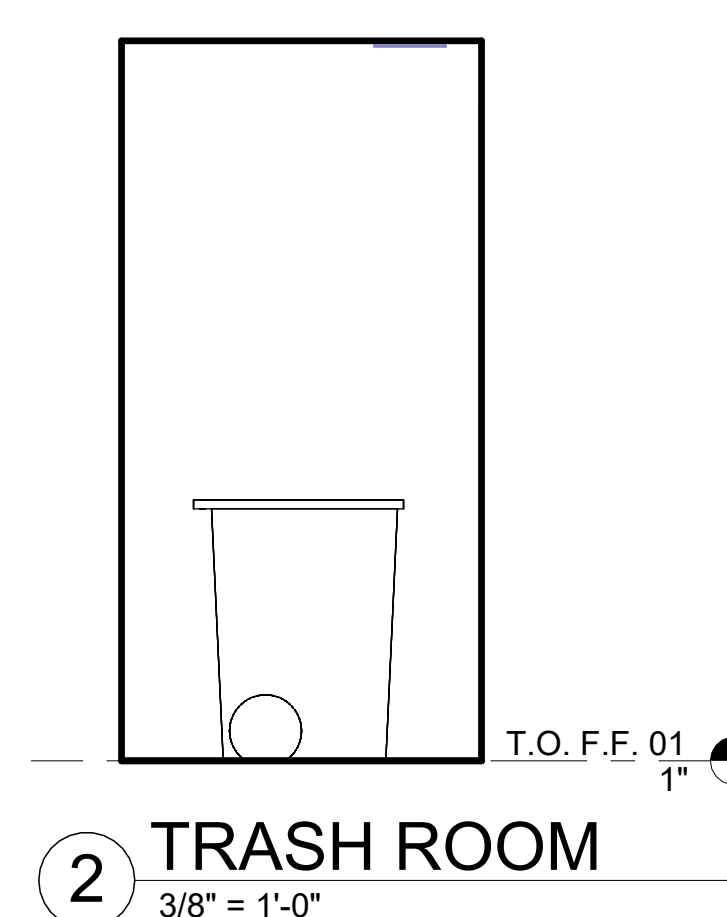
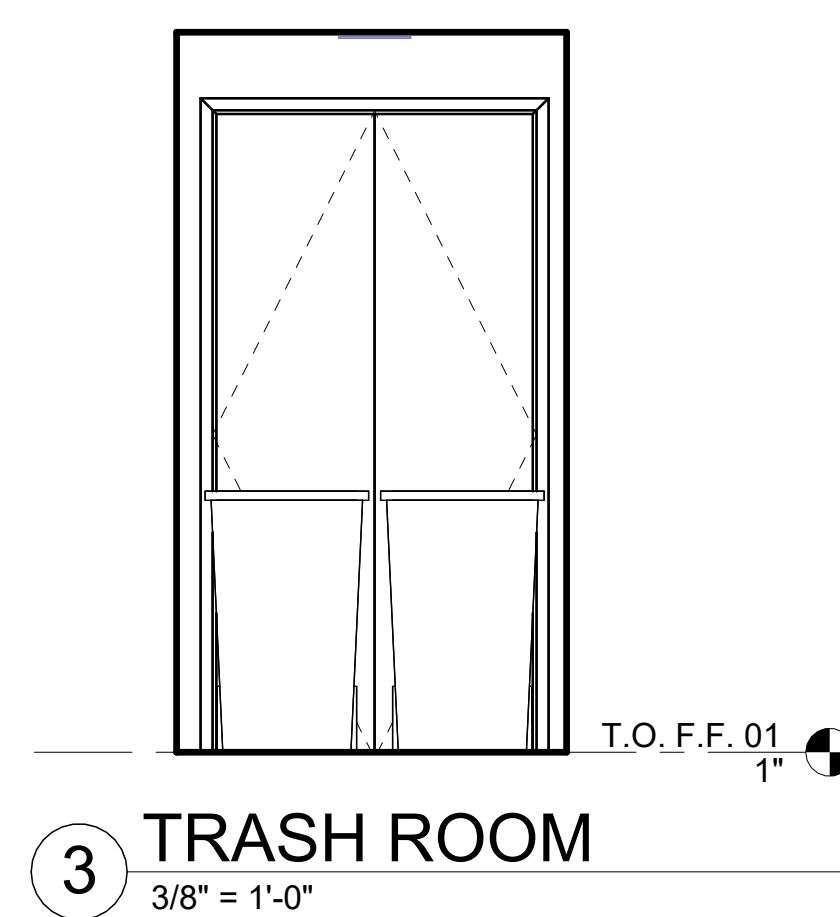
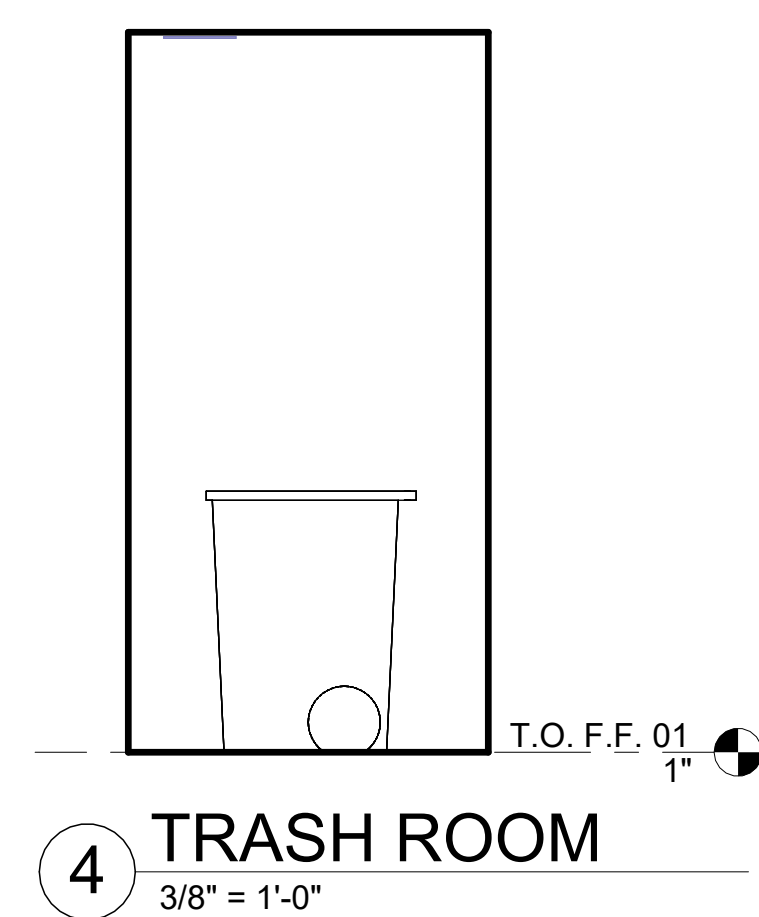
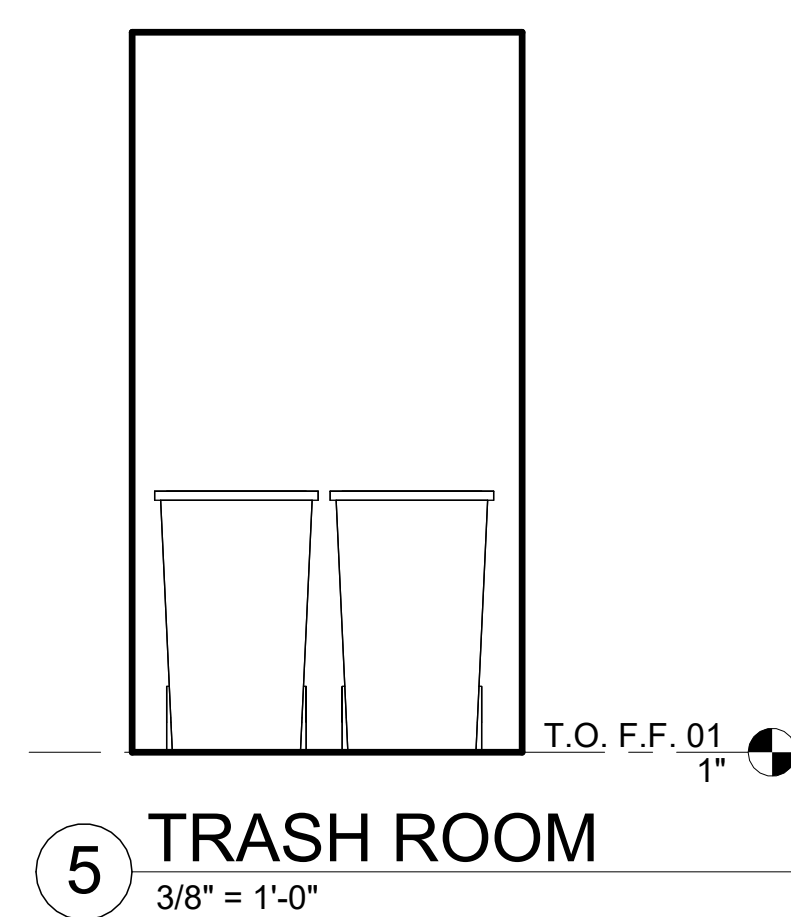
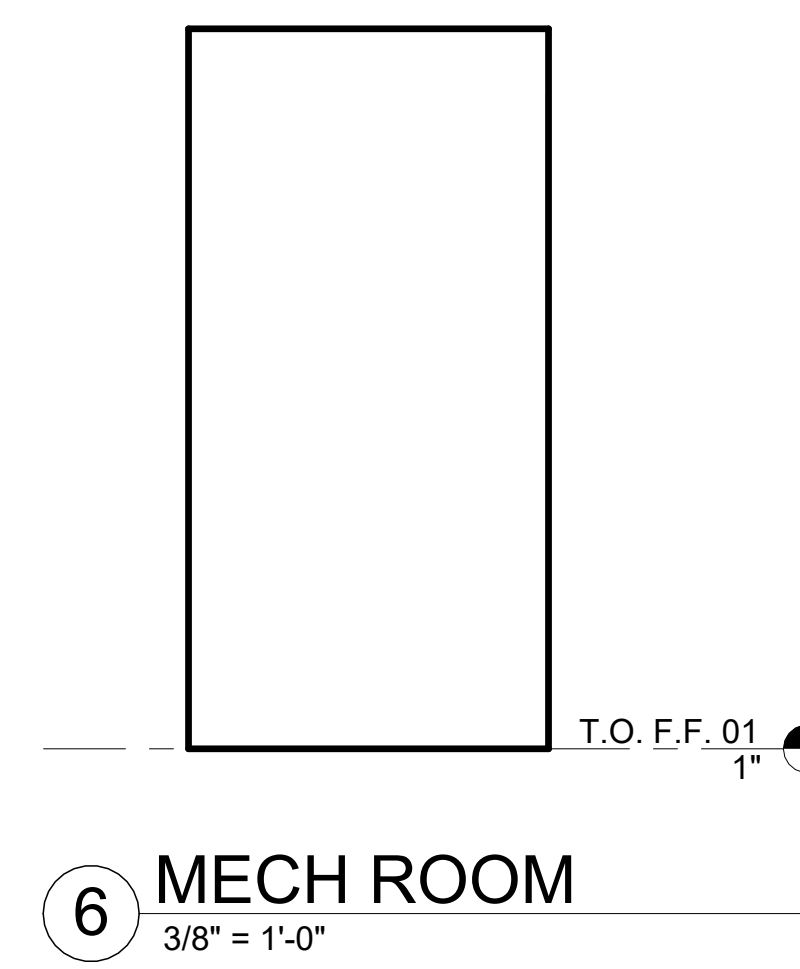
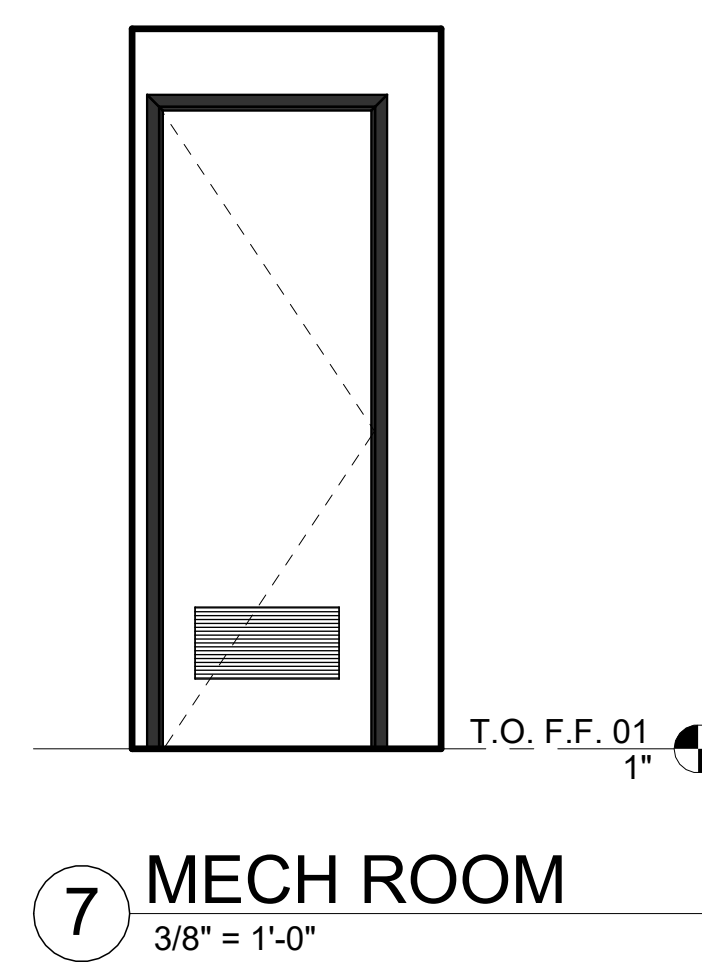
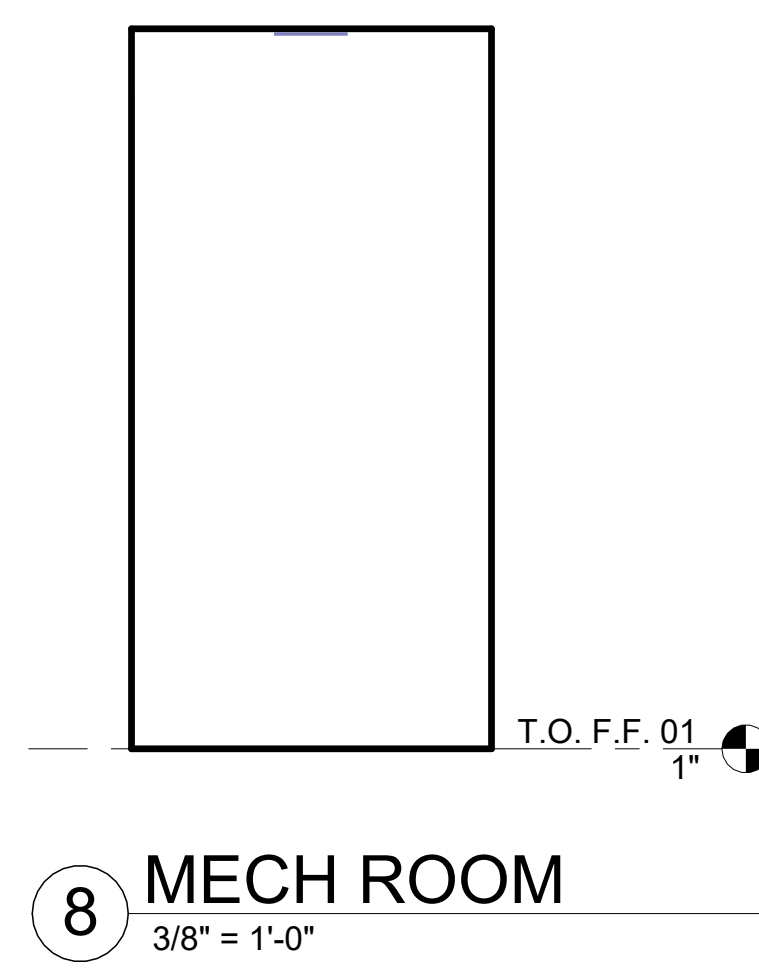
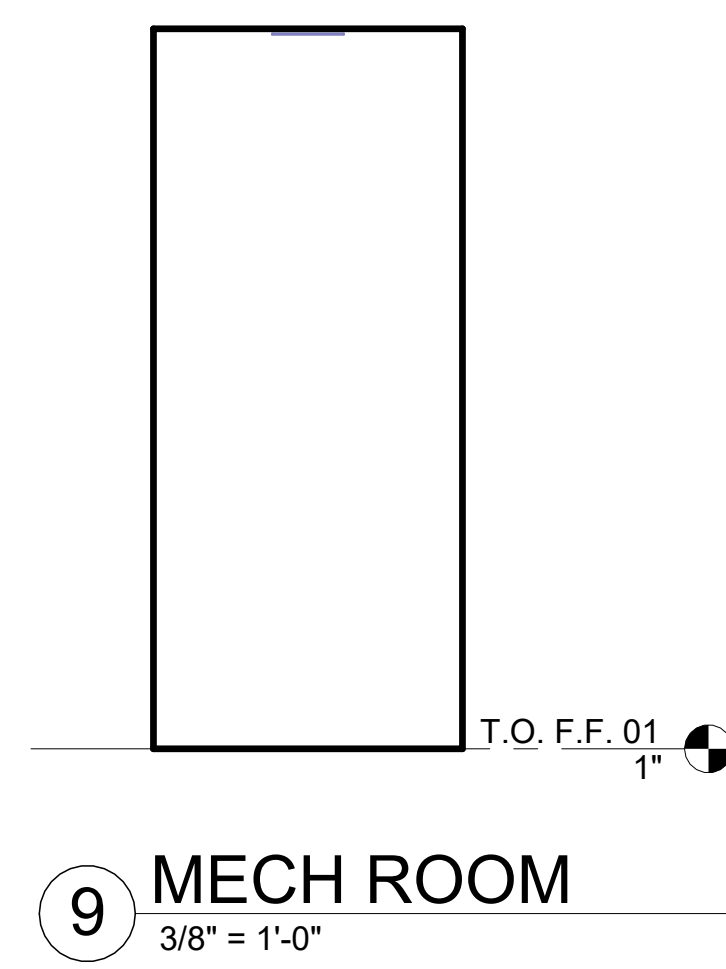
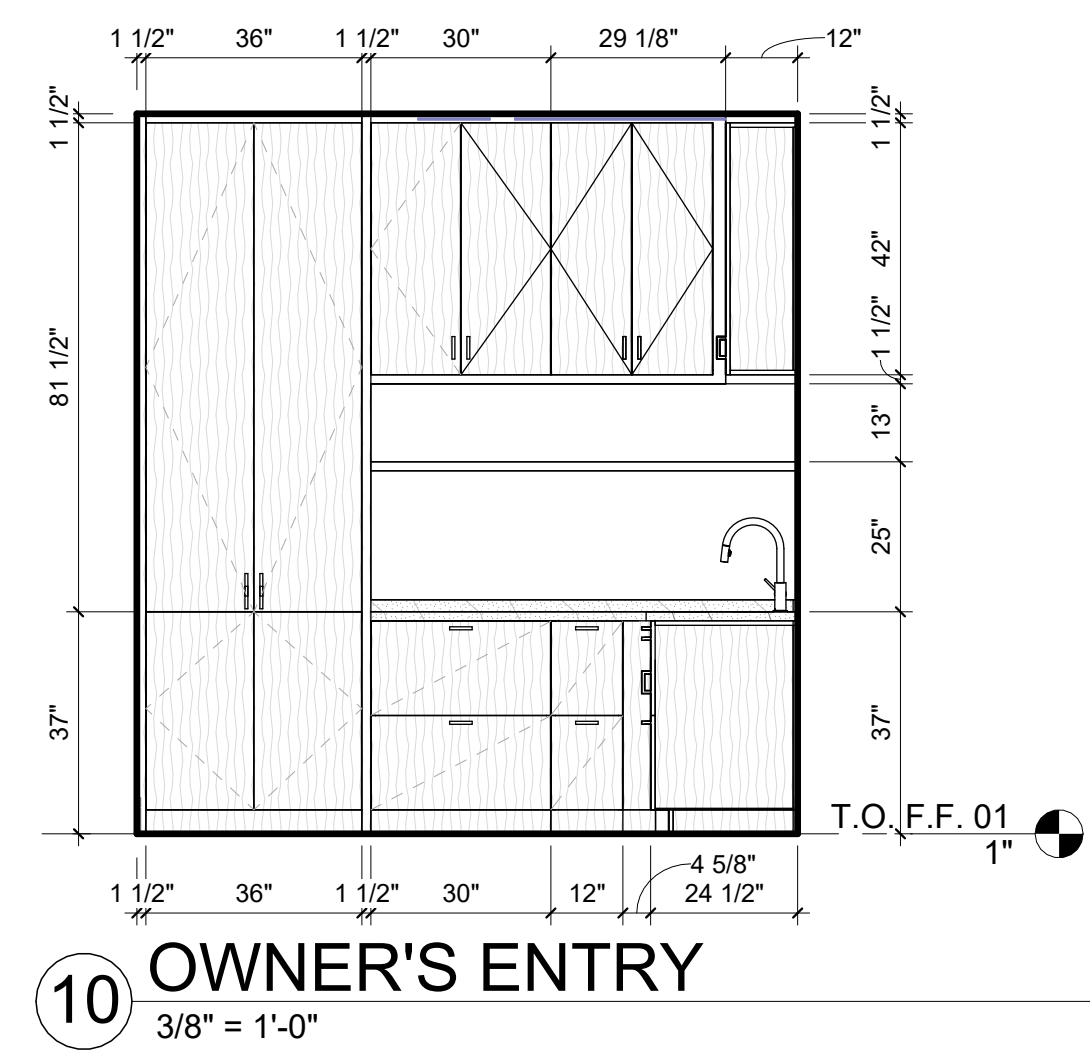
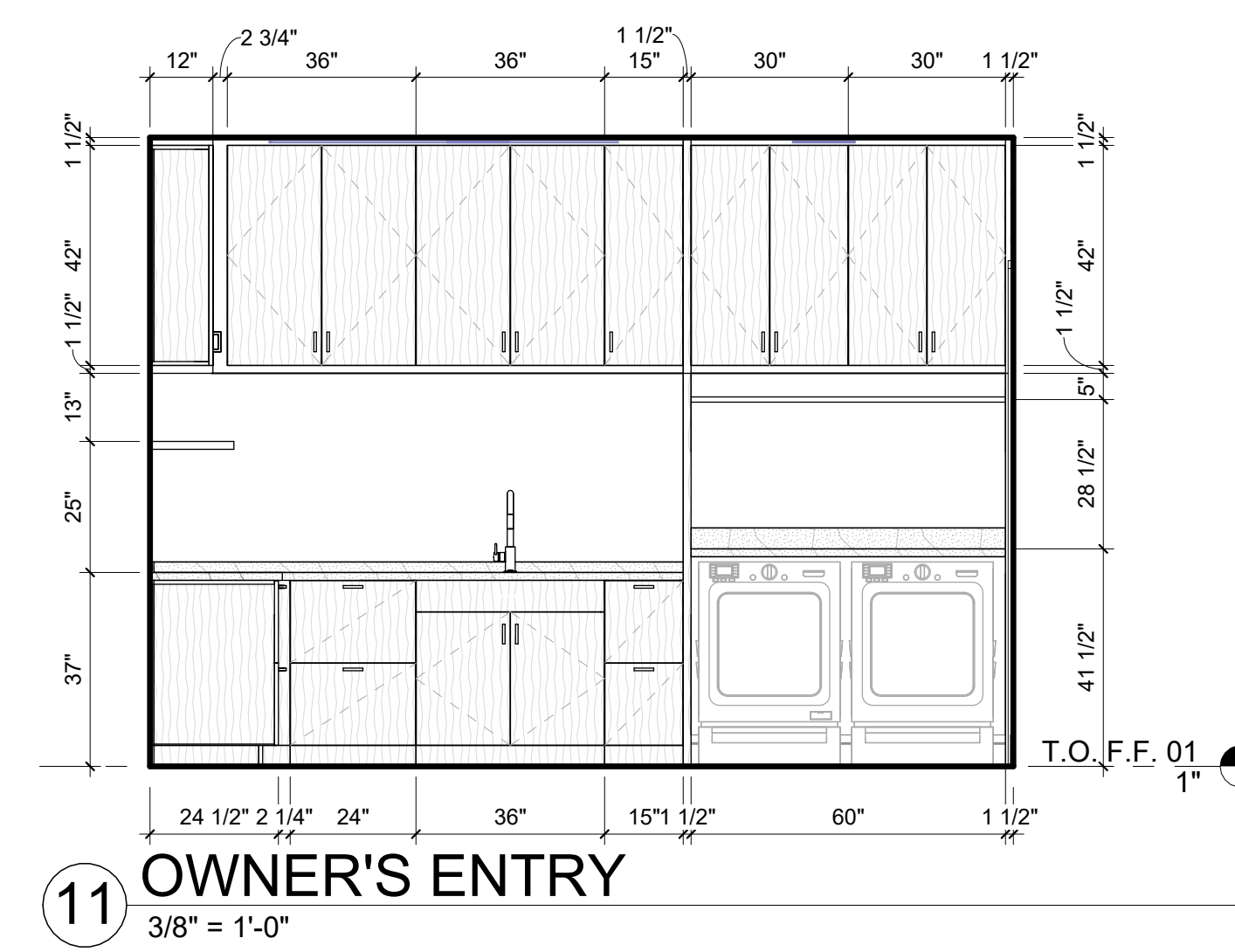
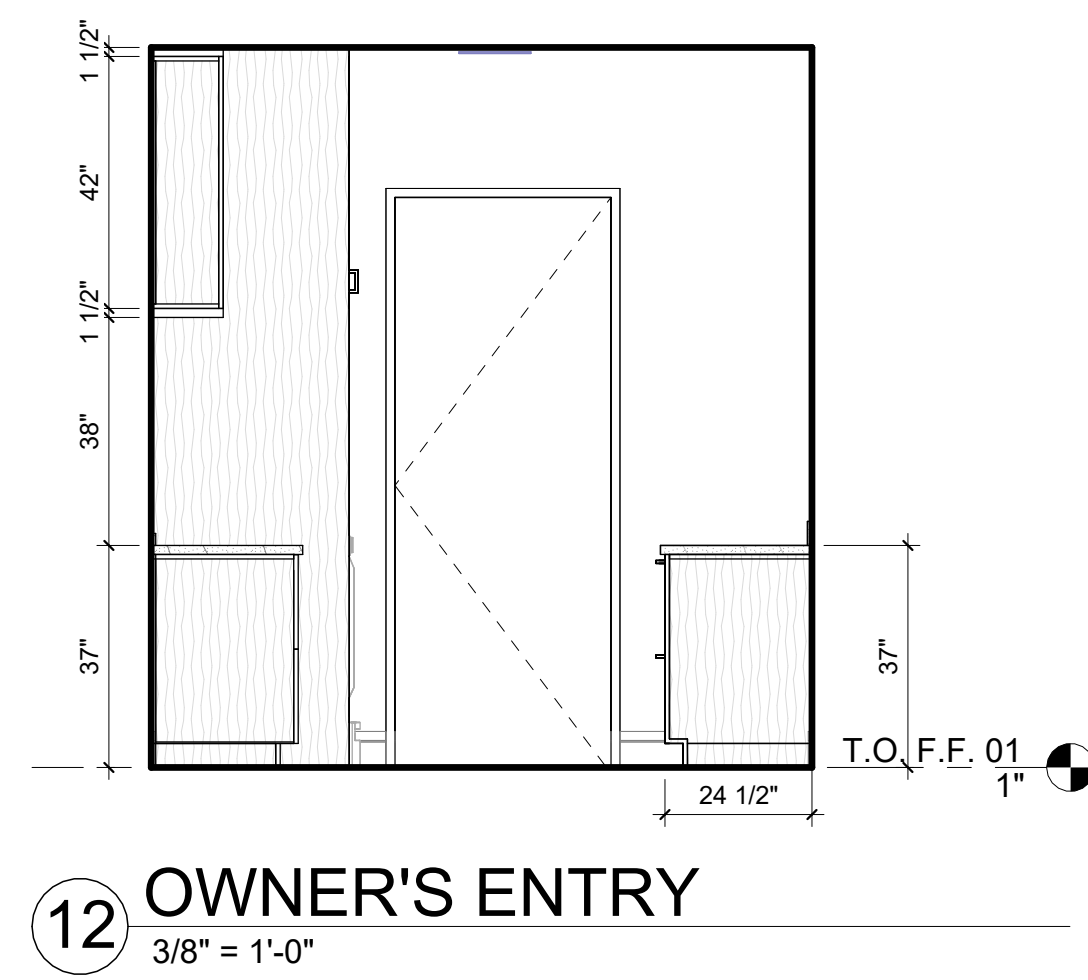
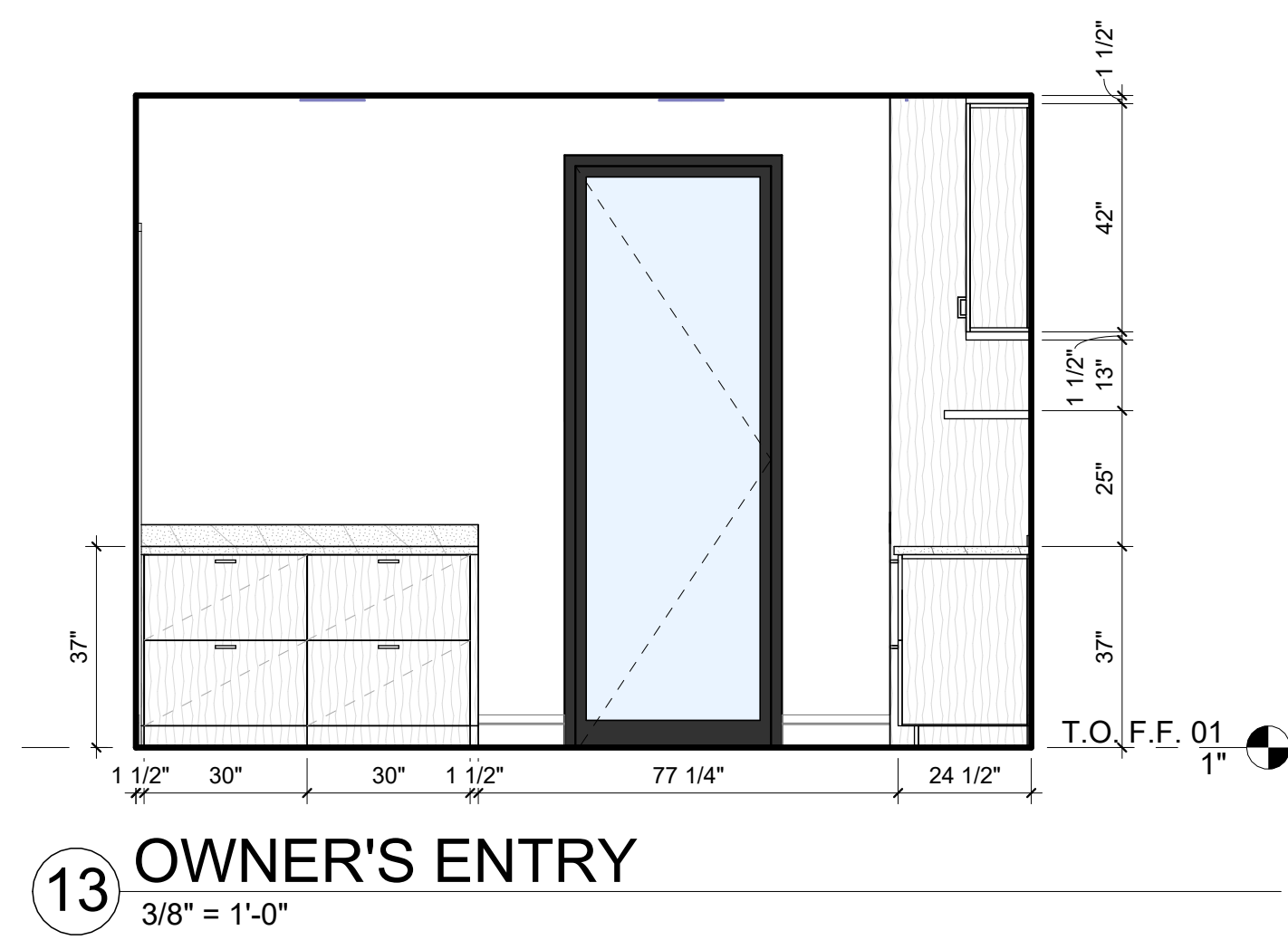
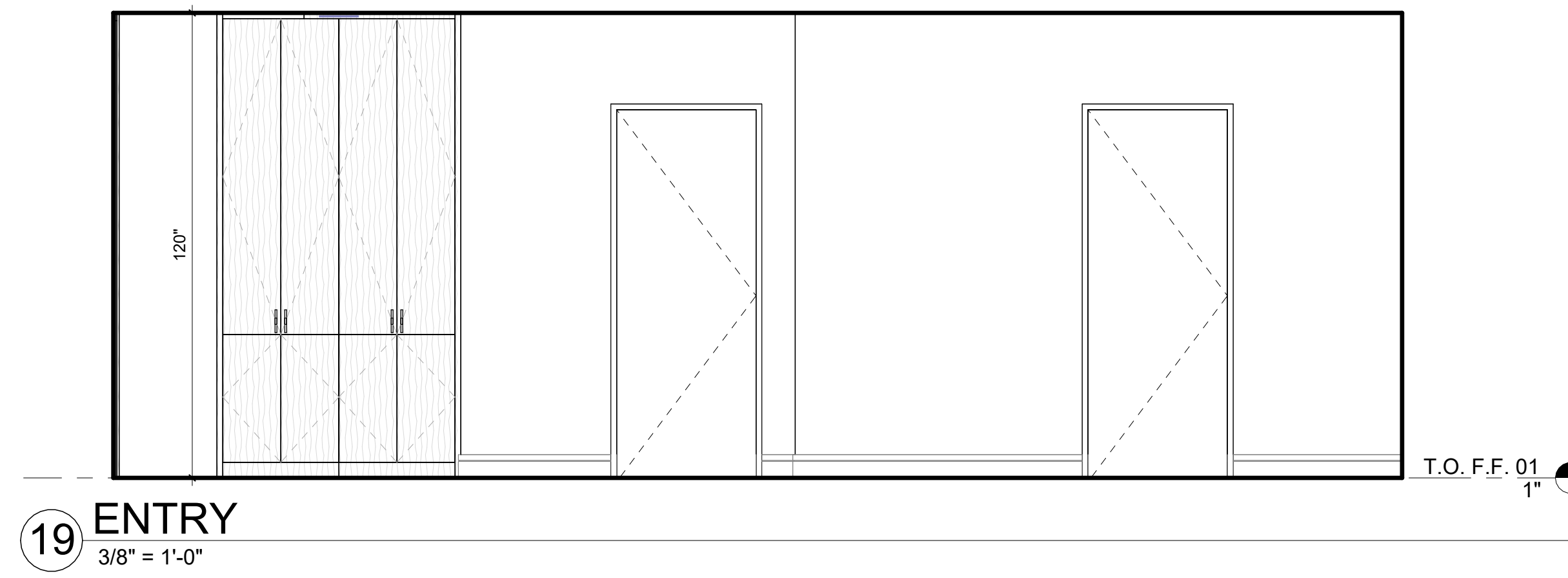
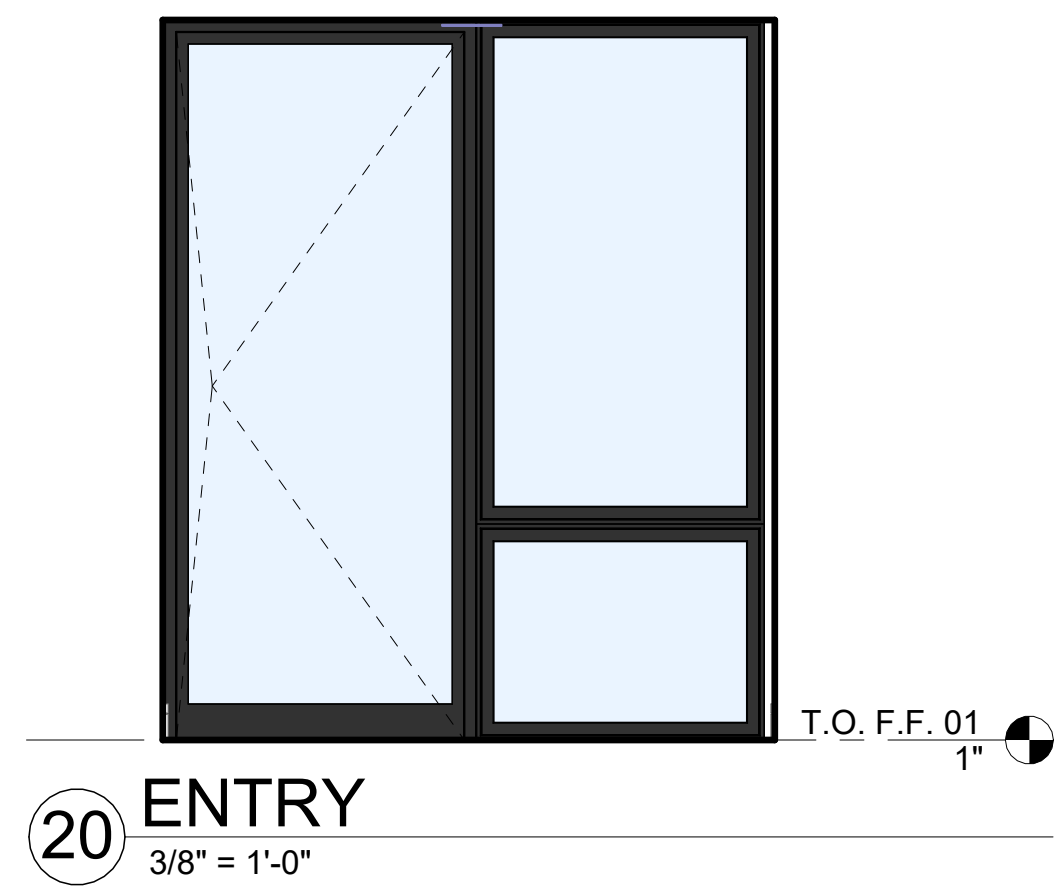
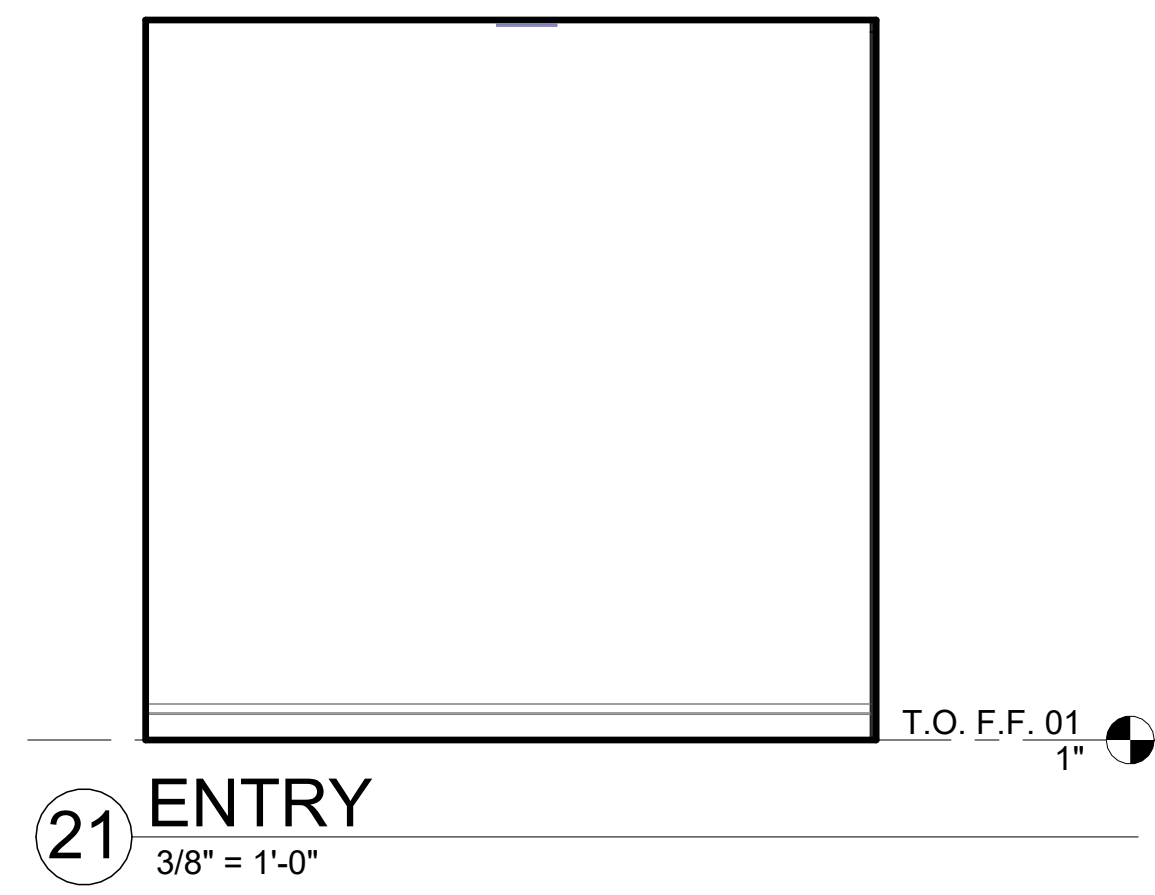
1 BOARD/SHWR - ENLARGED PLAN
3/8" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

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

SHEET
A811

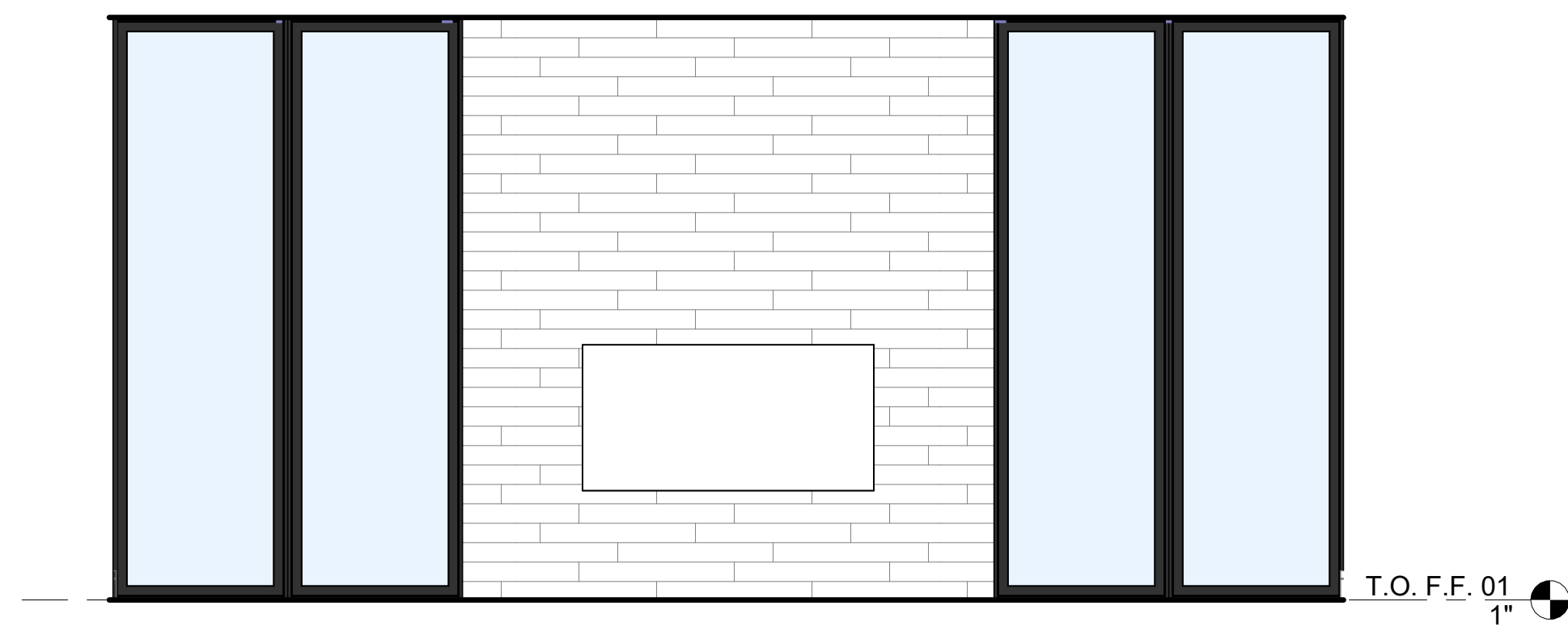


NOT FOR CONSTRUCTION

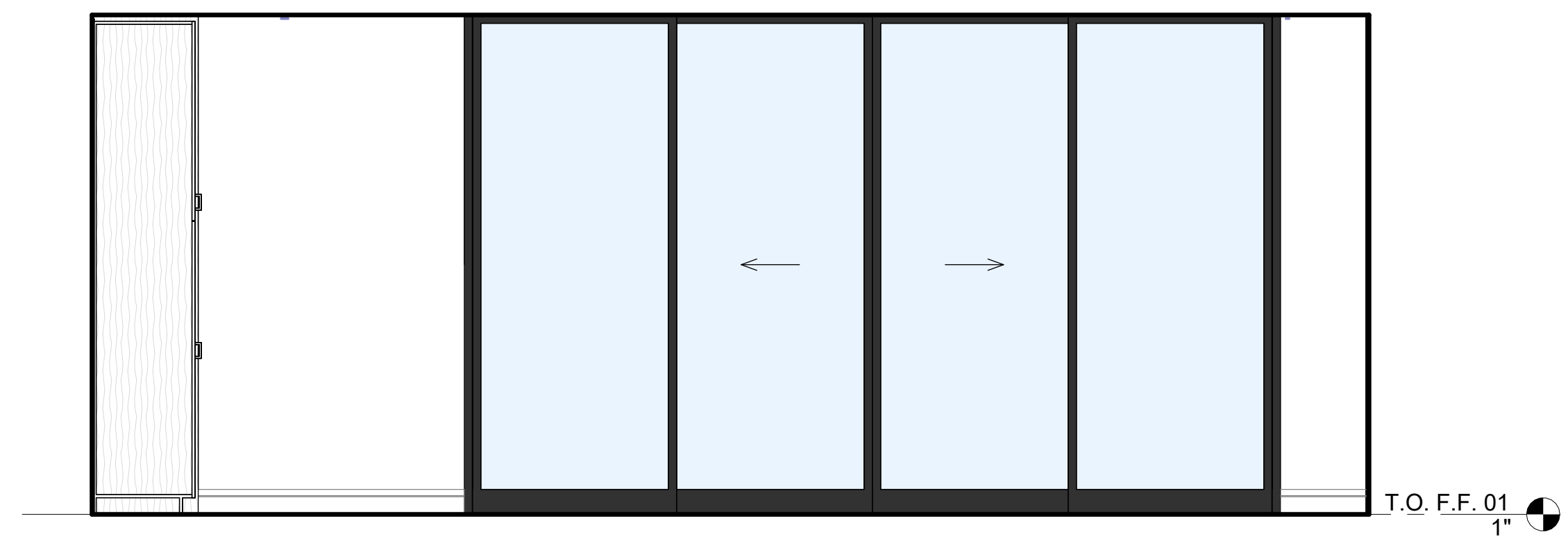
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

ENLARGED PLANS & INTERIOR ELEVATIONS

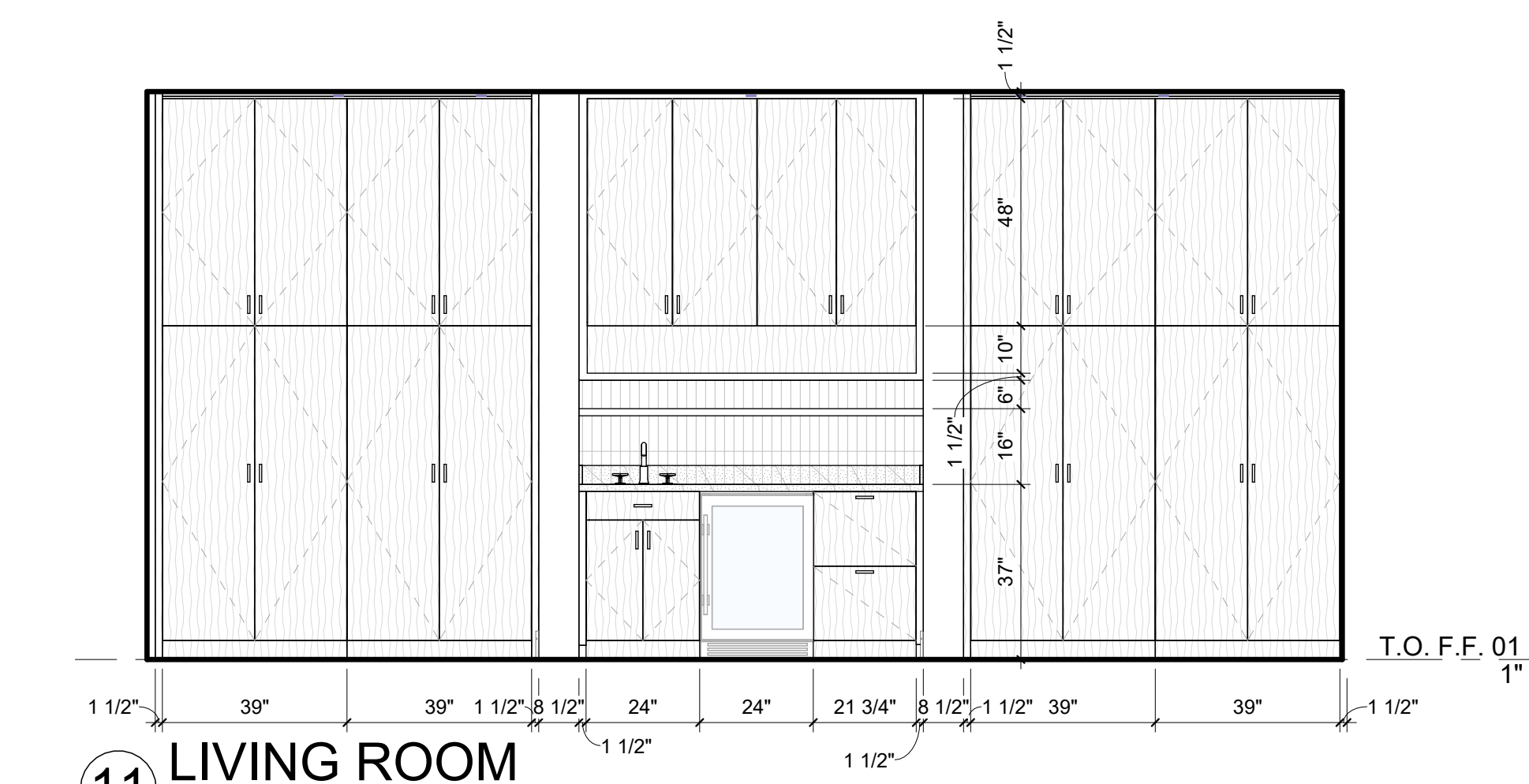
SHEET
A812



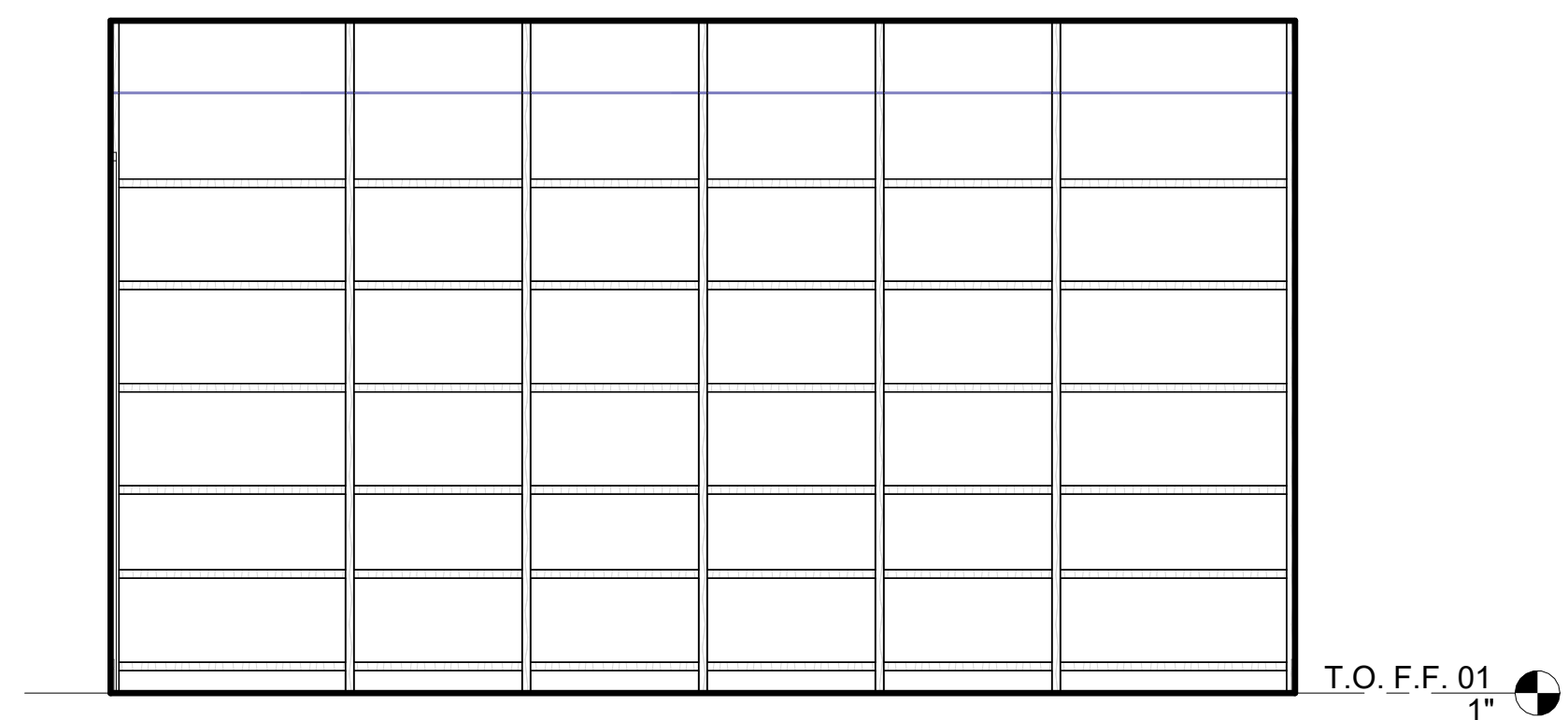
13 FIREPLACE
3/8" = 1'-0"



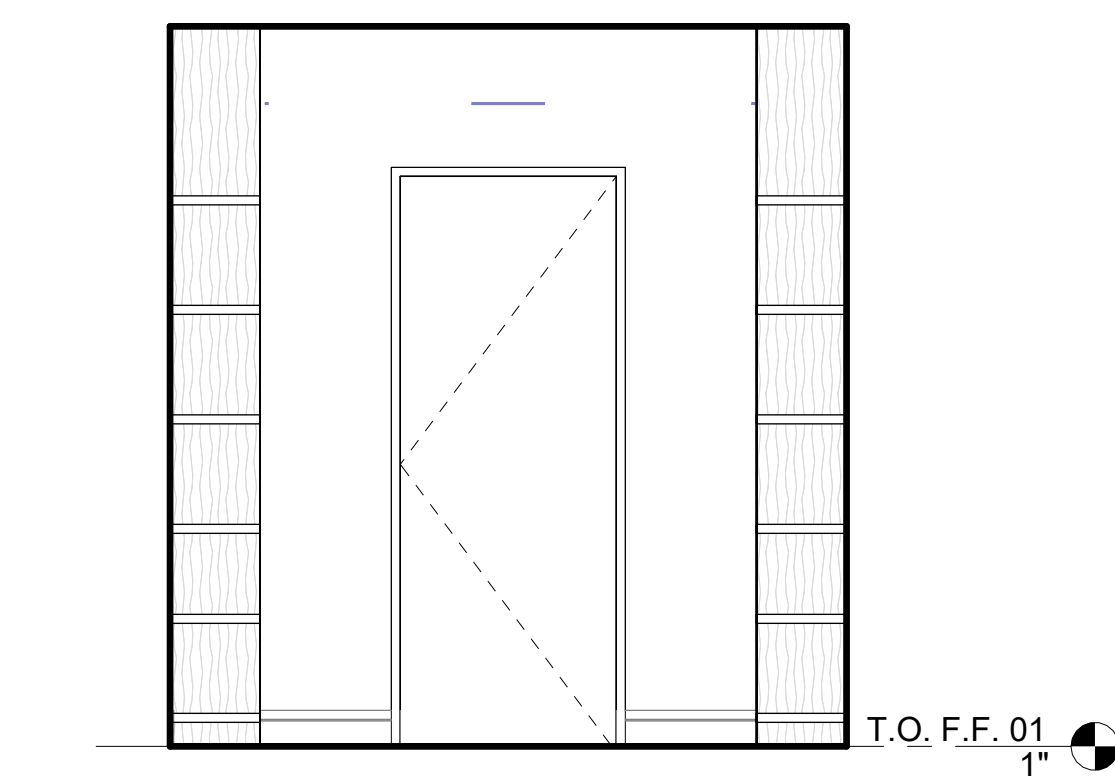
12 LIVING ROOM 2
3/8" = 1'-0"



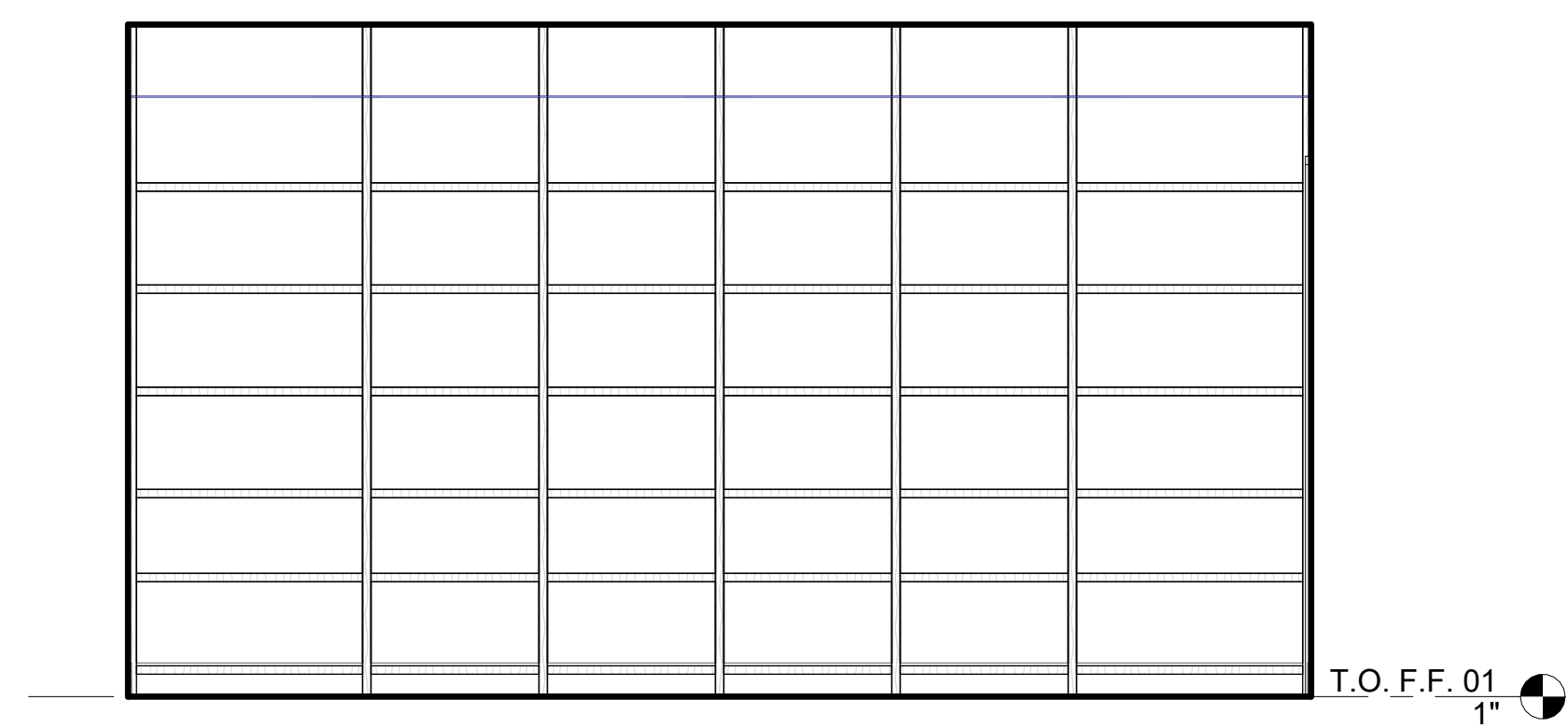
11 LIVING ROOM
3/8" = 1'-0"



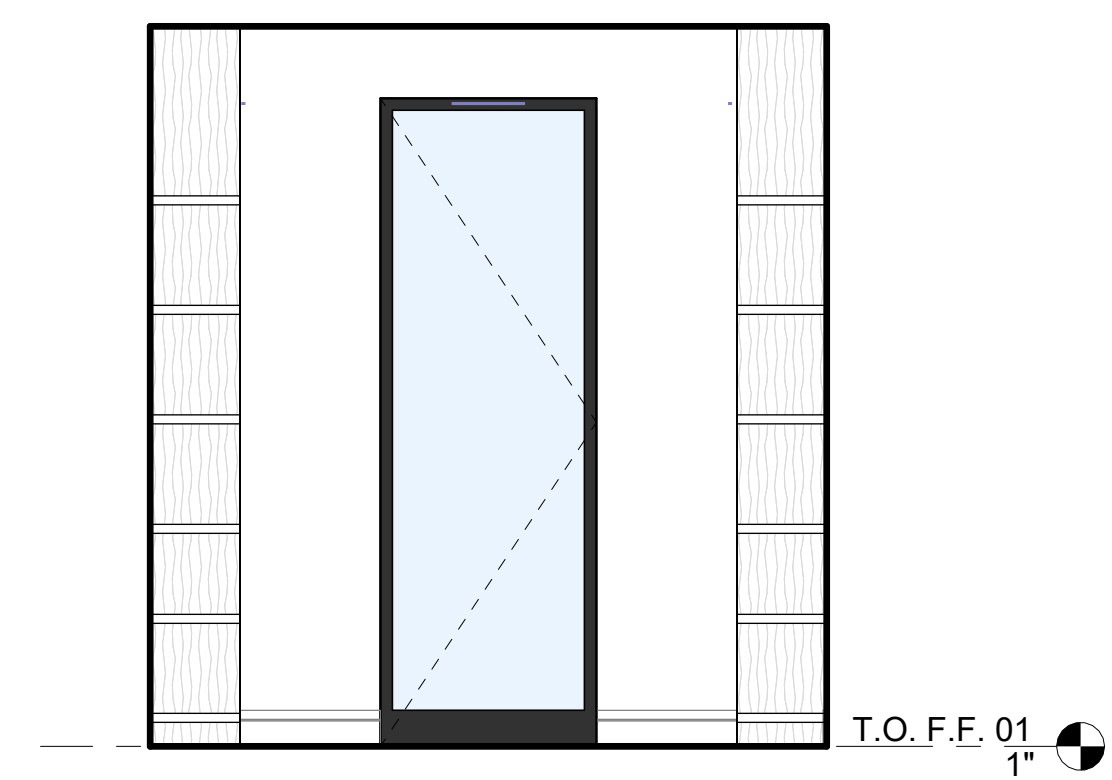
10 PANTRY / CHEF'S KITCHEN
3/8" = 1'-0"



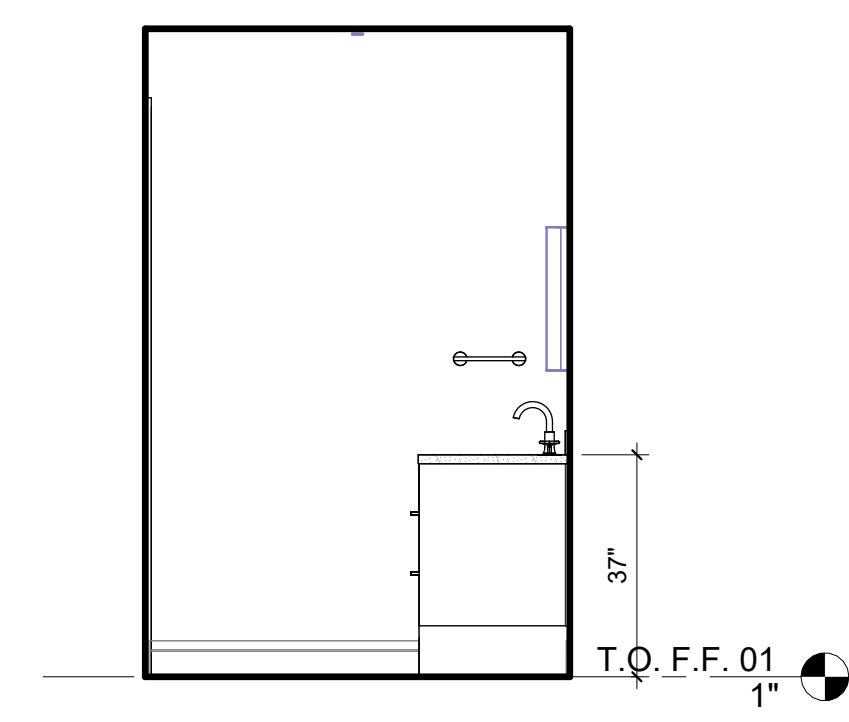
9 PANTRY / CHEF'S KITCHEN
3/8" = 1'-0"



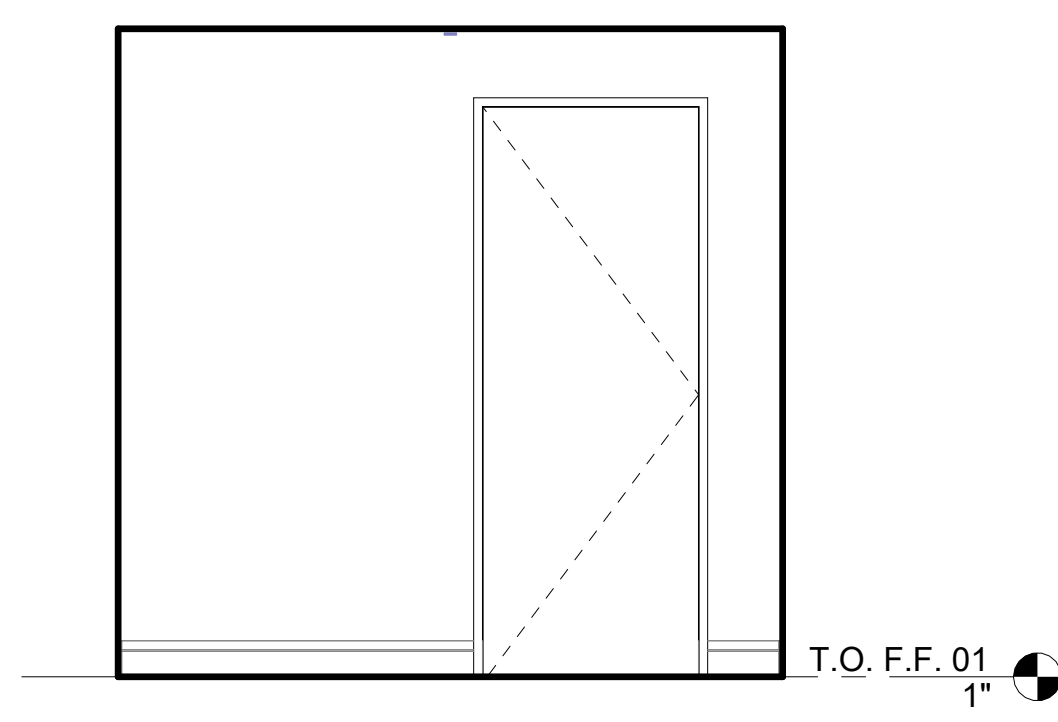
8 PANTRY / CHEF'S KITCHEN
3/8" = 1'-0"



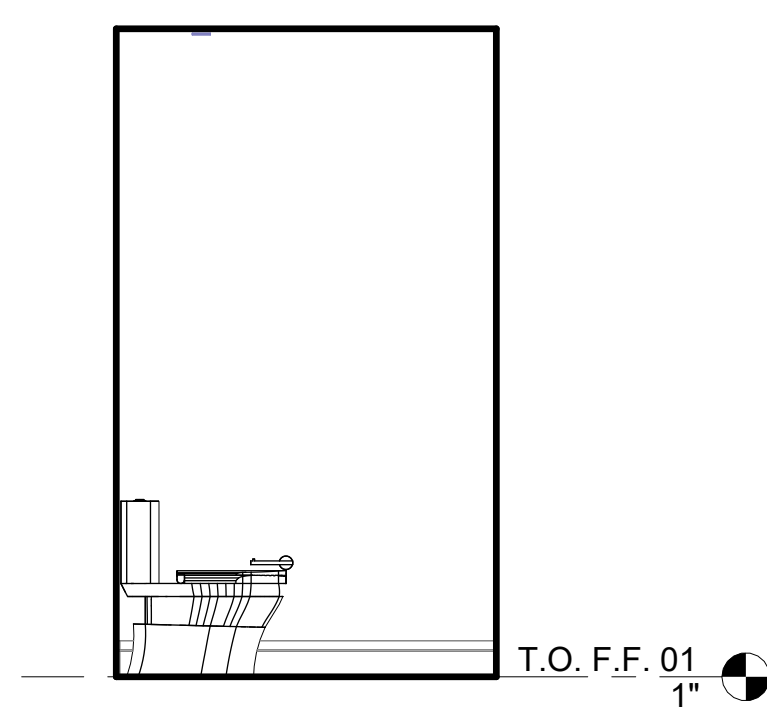
7 PANTRY / CHEF'S KITCHEN
3/8" = 1'-0"



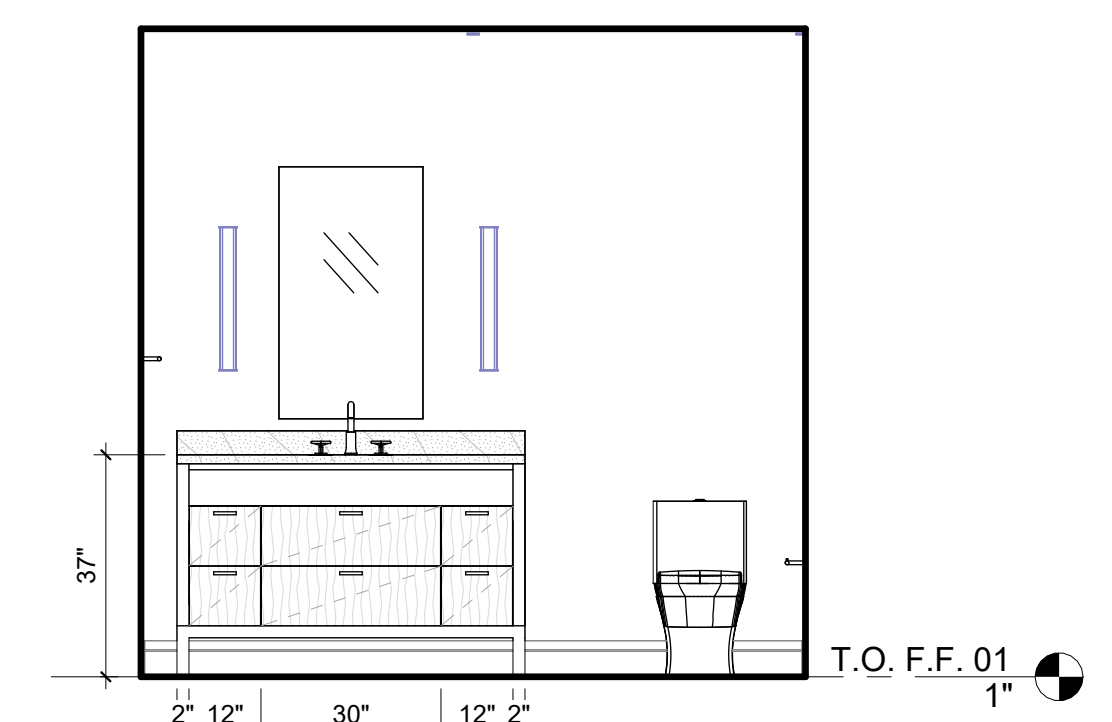
5 POWDER ROOM - 1
3/8" = 1'-0"



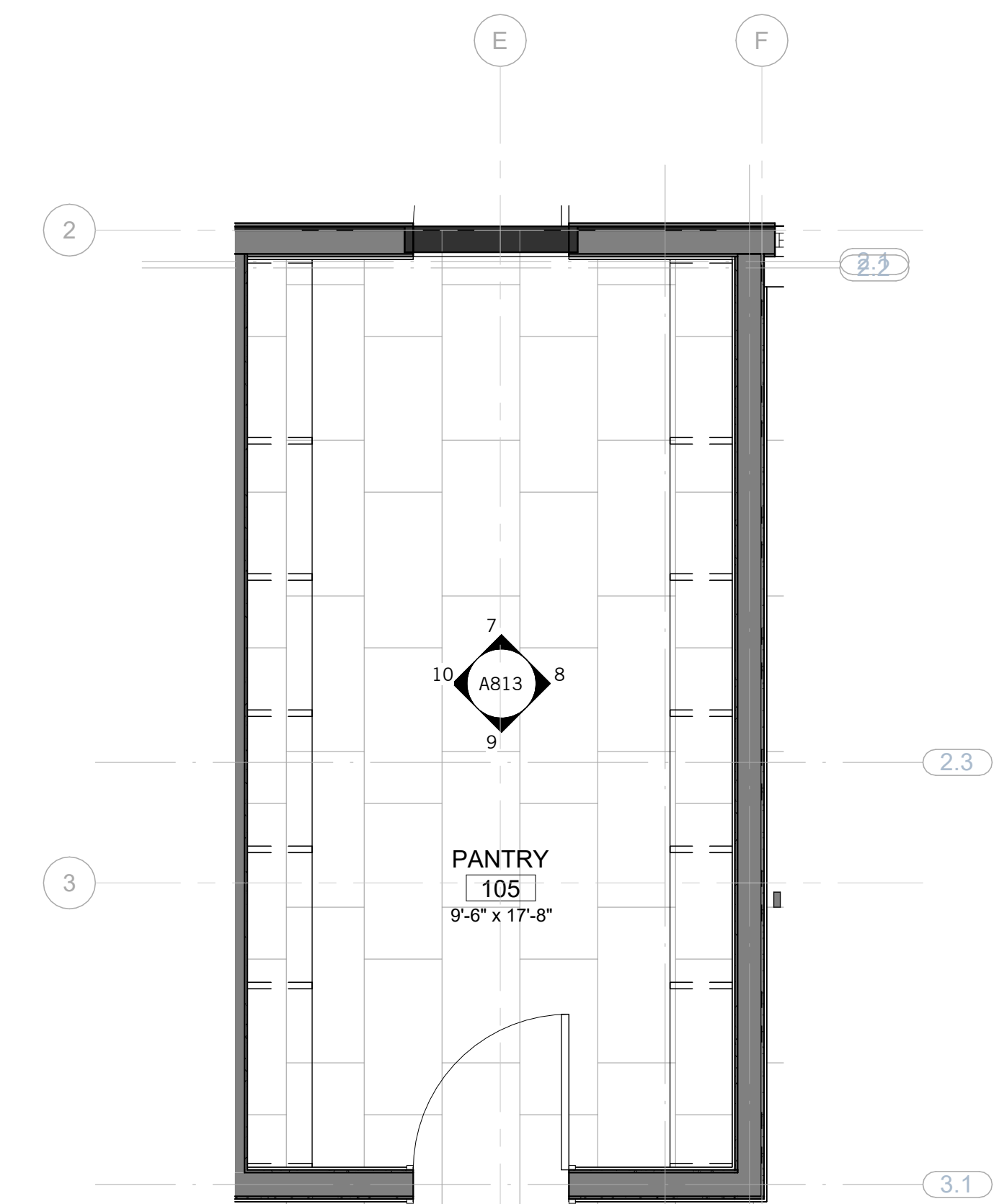
4 POWDER ROOM - 1
3/8" = 1'-0"



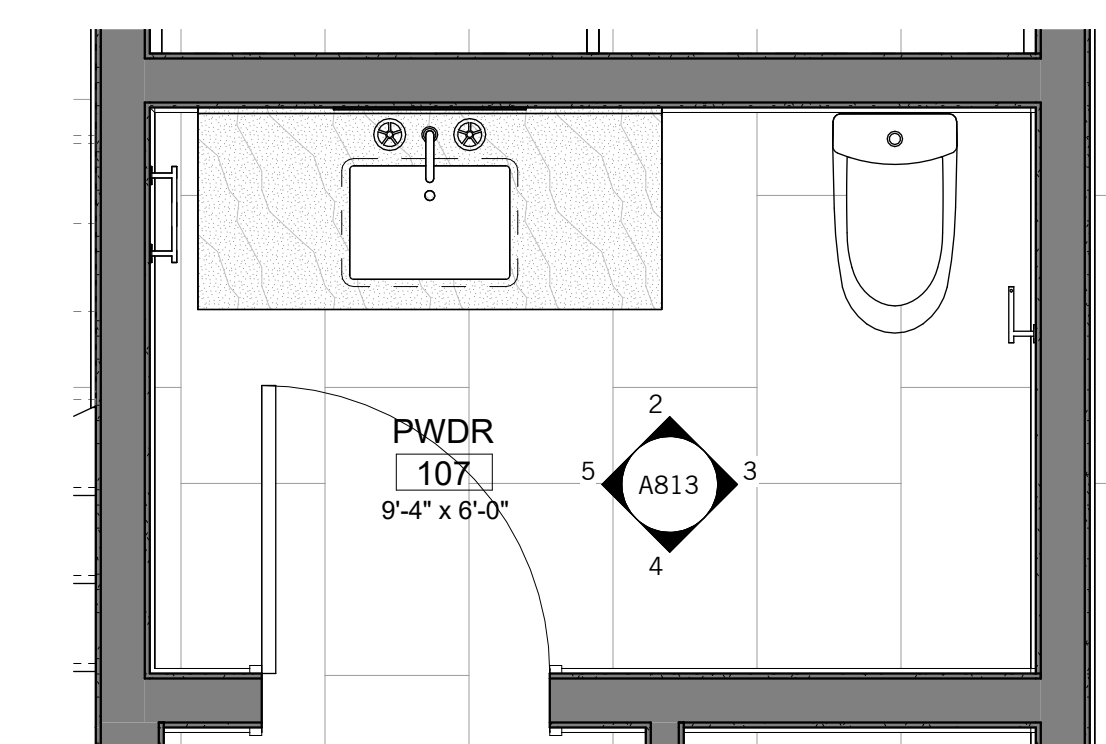
3 POWDER ROOM - 1
3/8" = 1'-0"



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



6 PANTRY / CHEF'S KITCHEN - PLAN
3/8" = 1'-0"



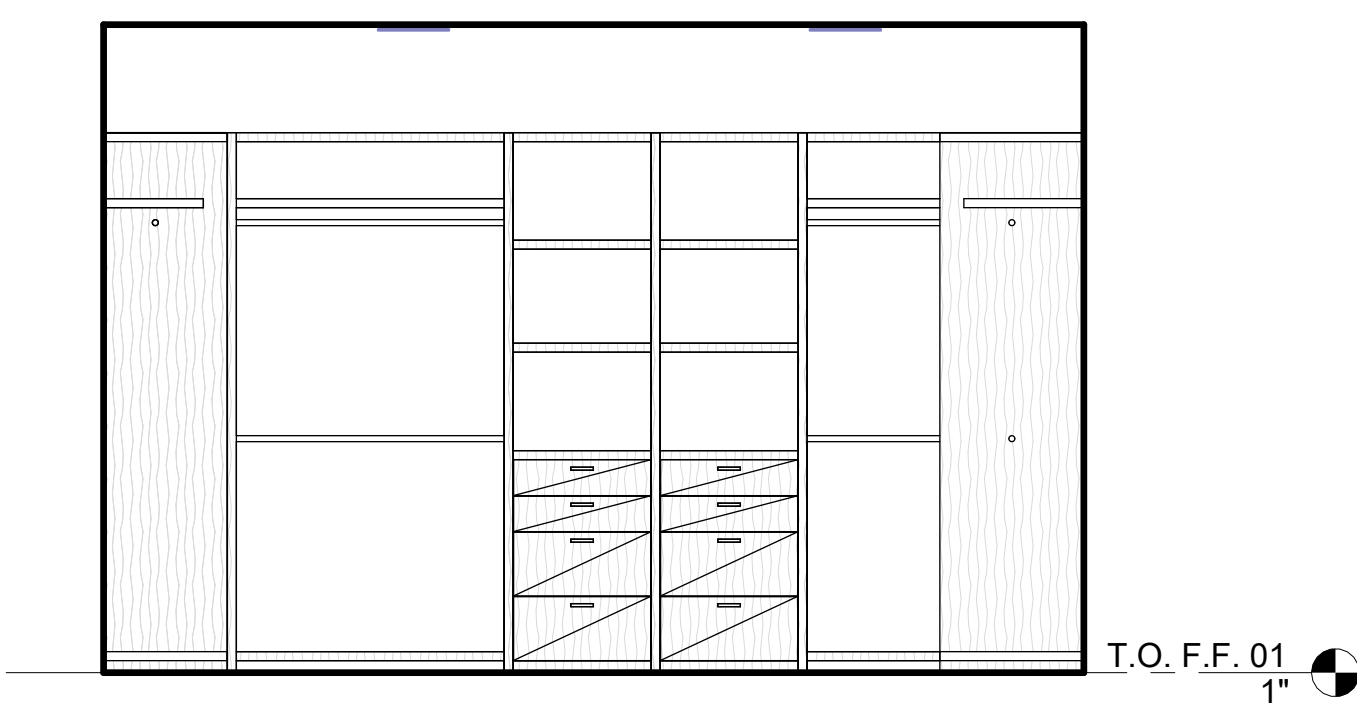
1 PWDR - ENLARGED PLAN
1/2" = 1'-0"

NOT FOR CONSTRUCTION

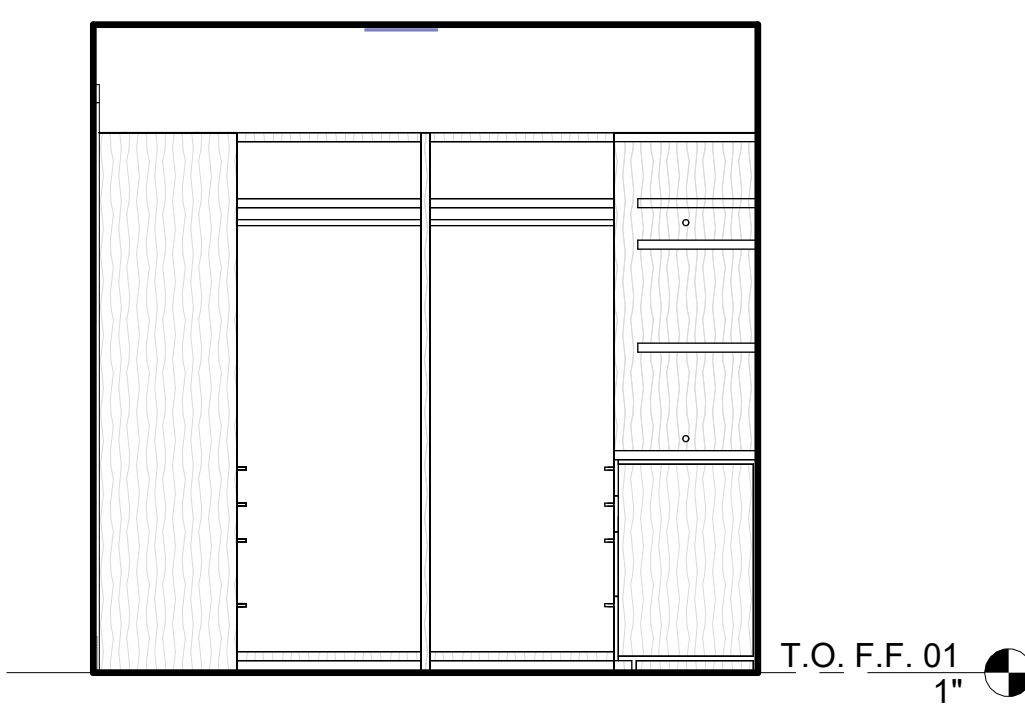
SEAL / SIGNATURE
JOB NO. 1911-001
DRAWN SW, EJ, MN, JD, ET
CHECK RB

ENLARGED PLANS & INTERIOR ELEVATIONS

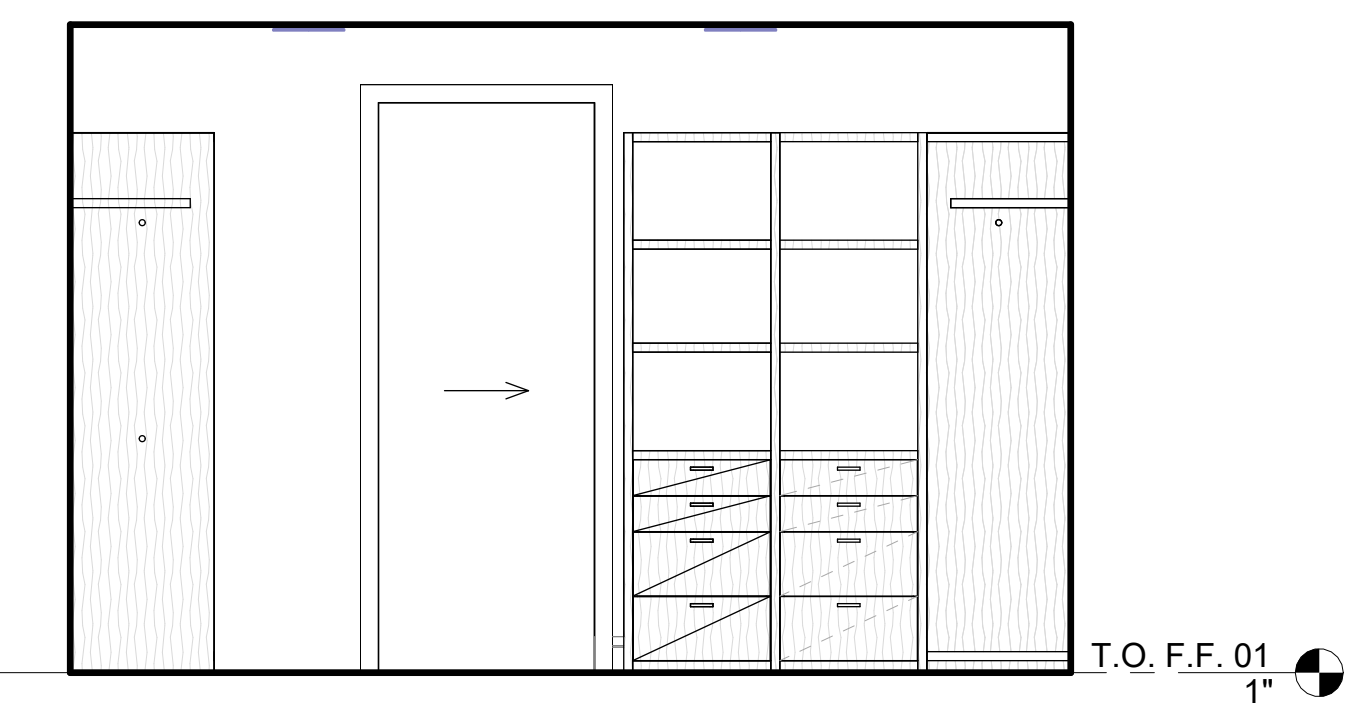
SHEET
A813



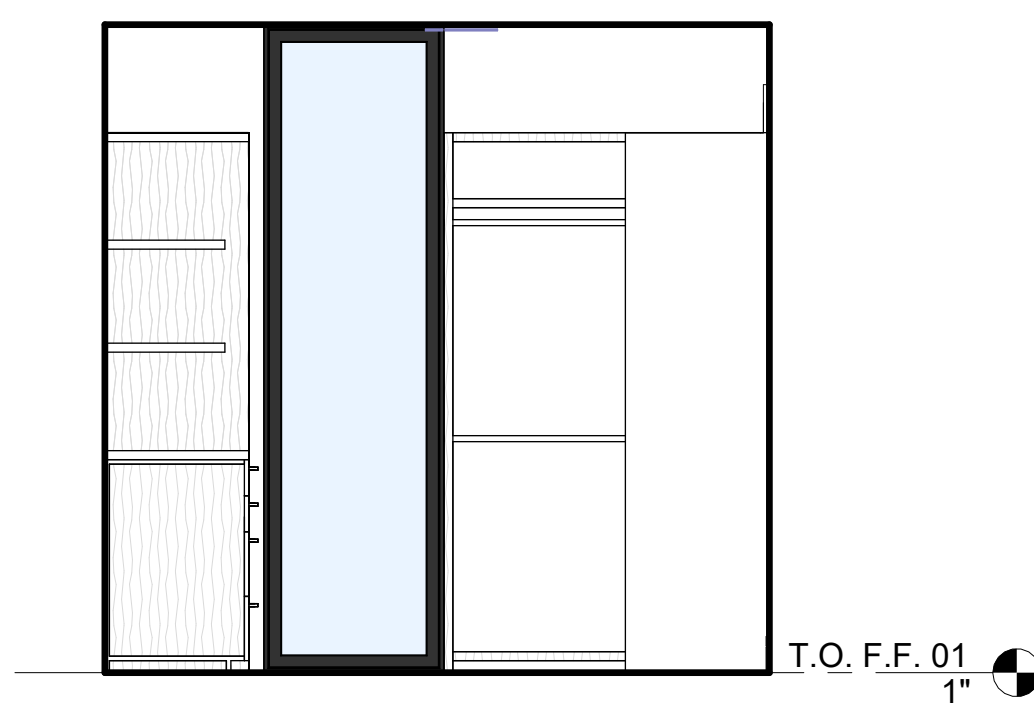
22 PRIMARY CLOSET
3/8" = 1'-0"



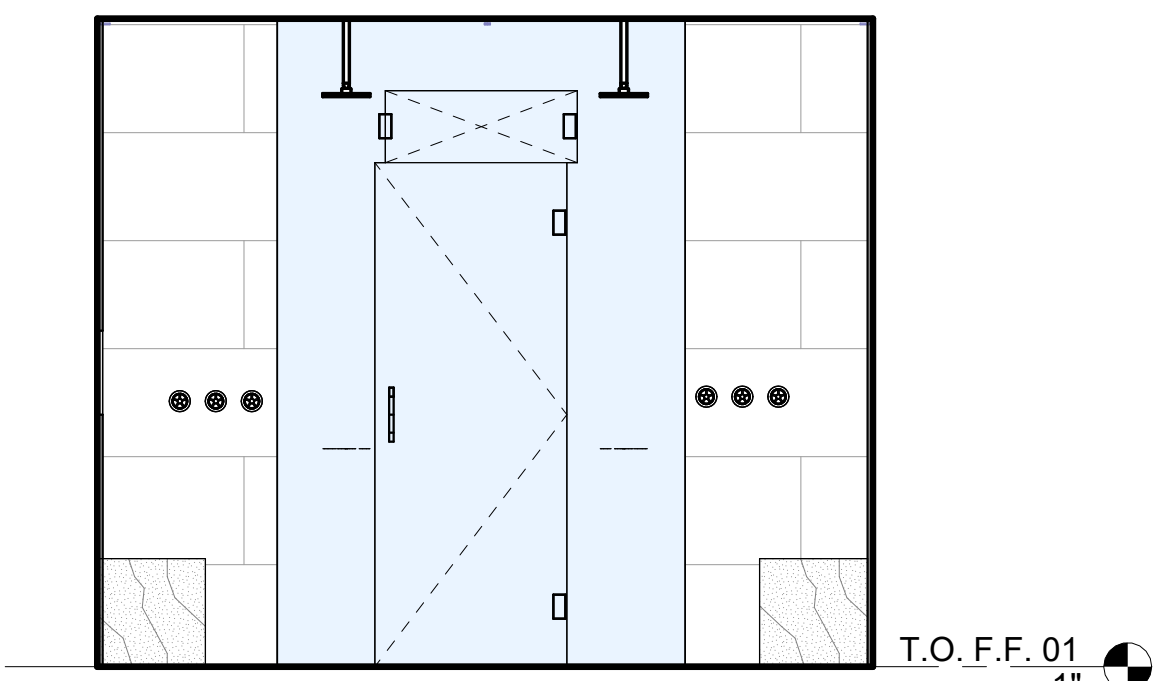
21 PRIMARY CLOSET
3/8" = 1'-0"



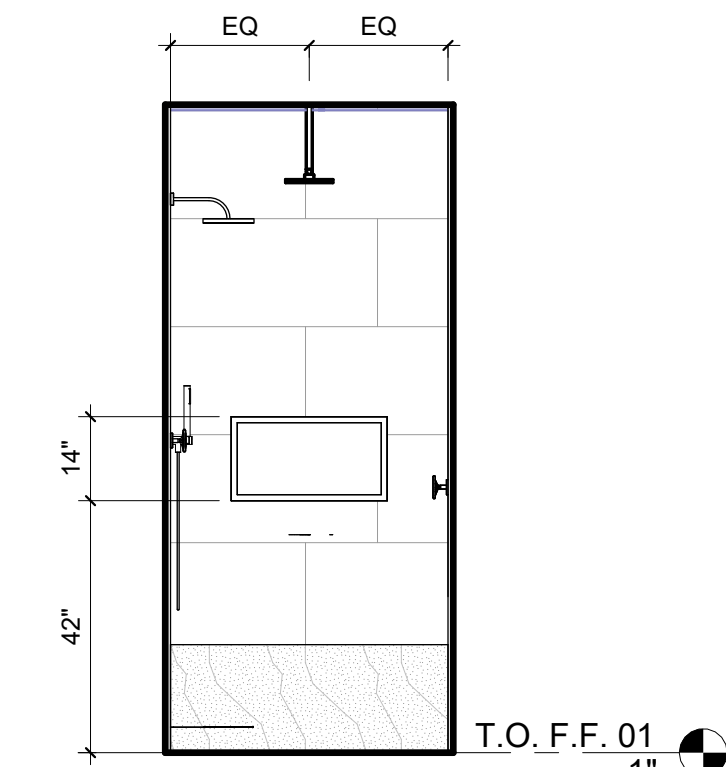
20 PRIMARY CLOSET
3/8" = 1'-0"



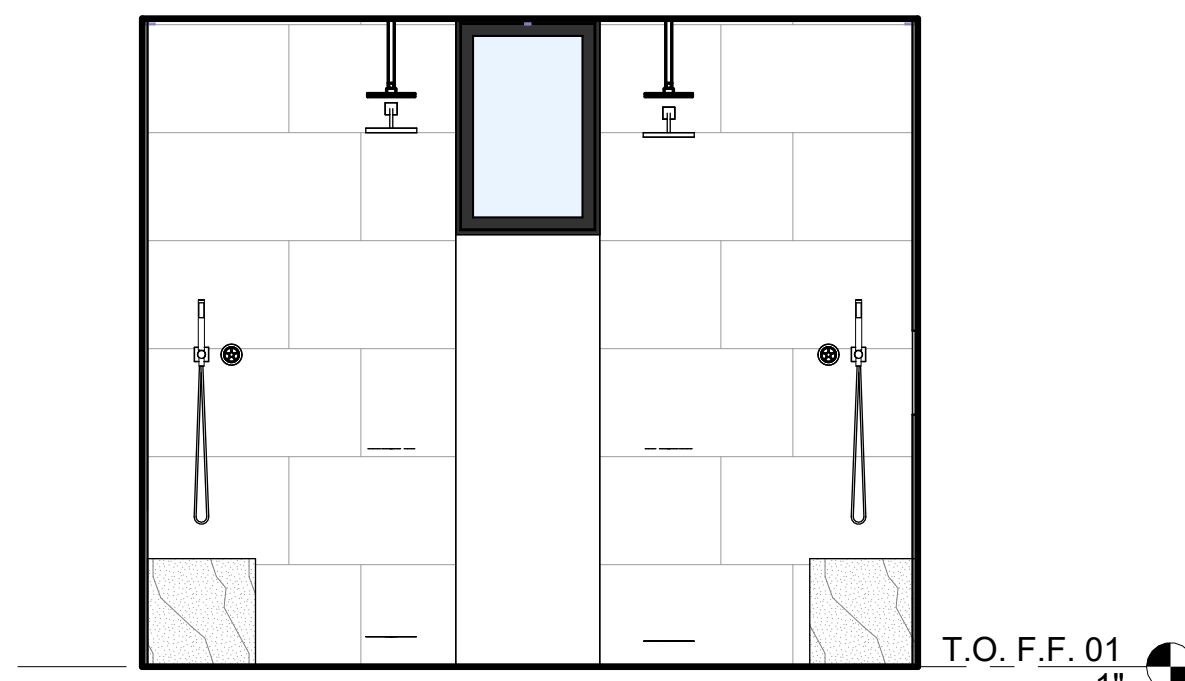
19 PRIMARY CLOSET
3/8" = 1'-0"



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



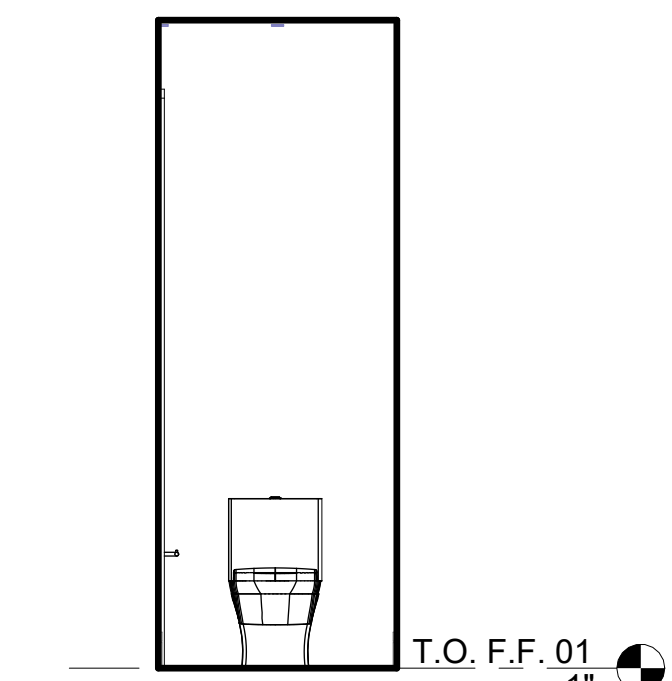
17 PRIMARY SHOWER
3/8" = 1'-0"



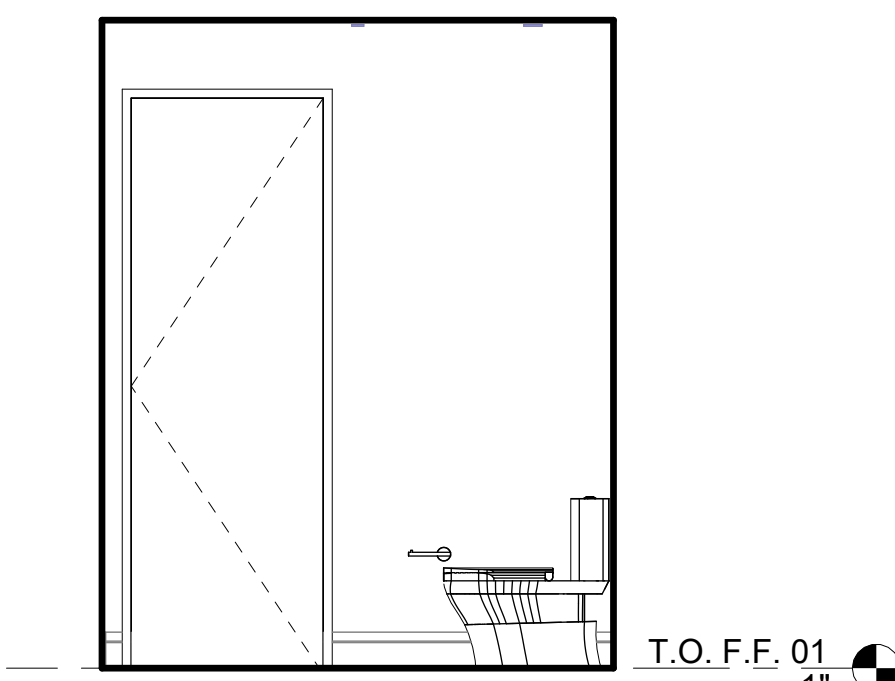
16 PRIMARY SHOWER
3/8" = 1'-0"



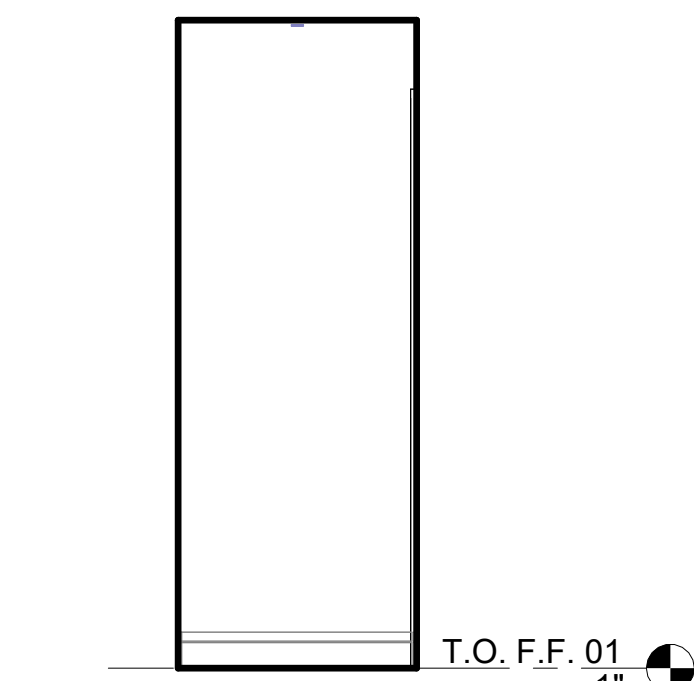
15 PRIMARY SHOWER
3/8" = 1'-0"



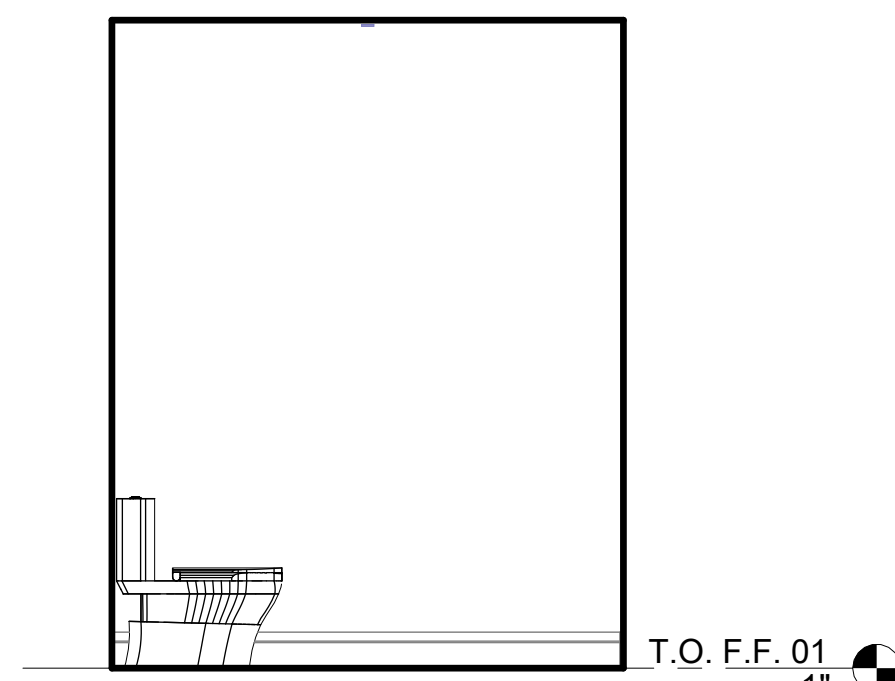
13 PRIMARY TOILET
3/8" = 1'-0"



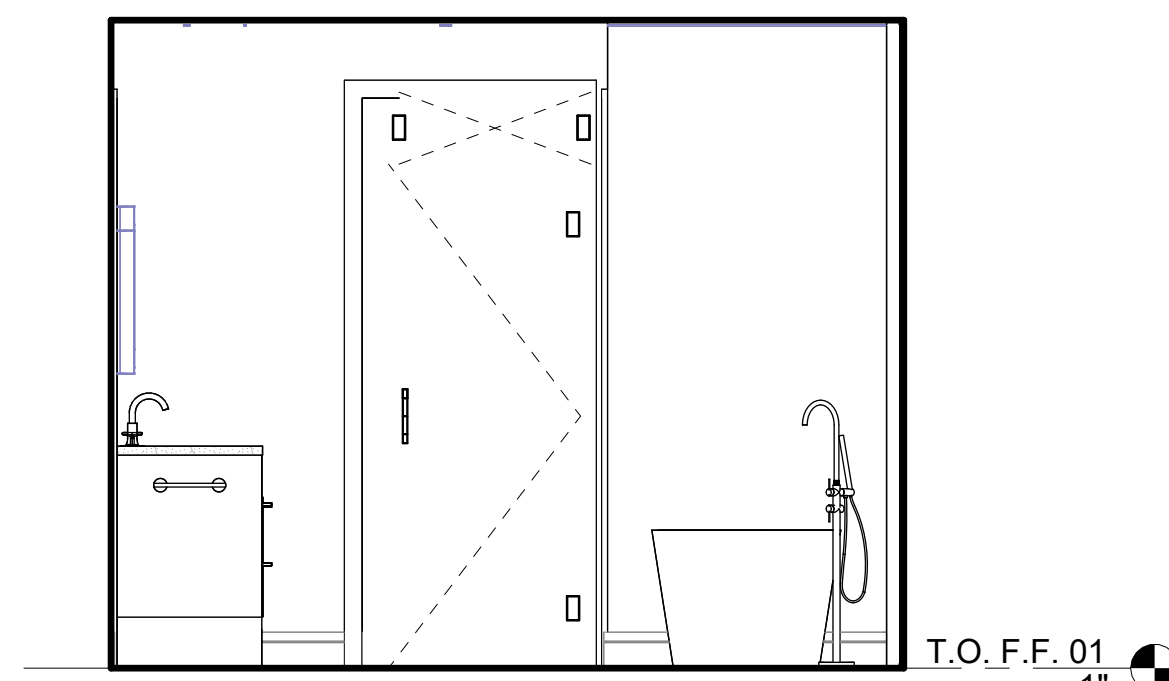
12 PRIMARY TOILET
3/8" = 1'-0"



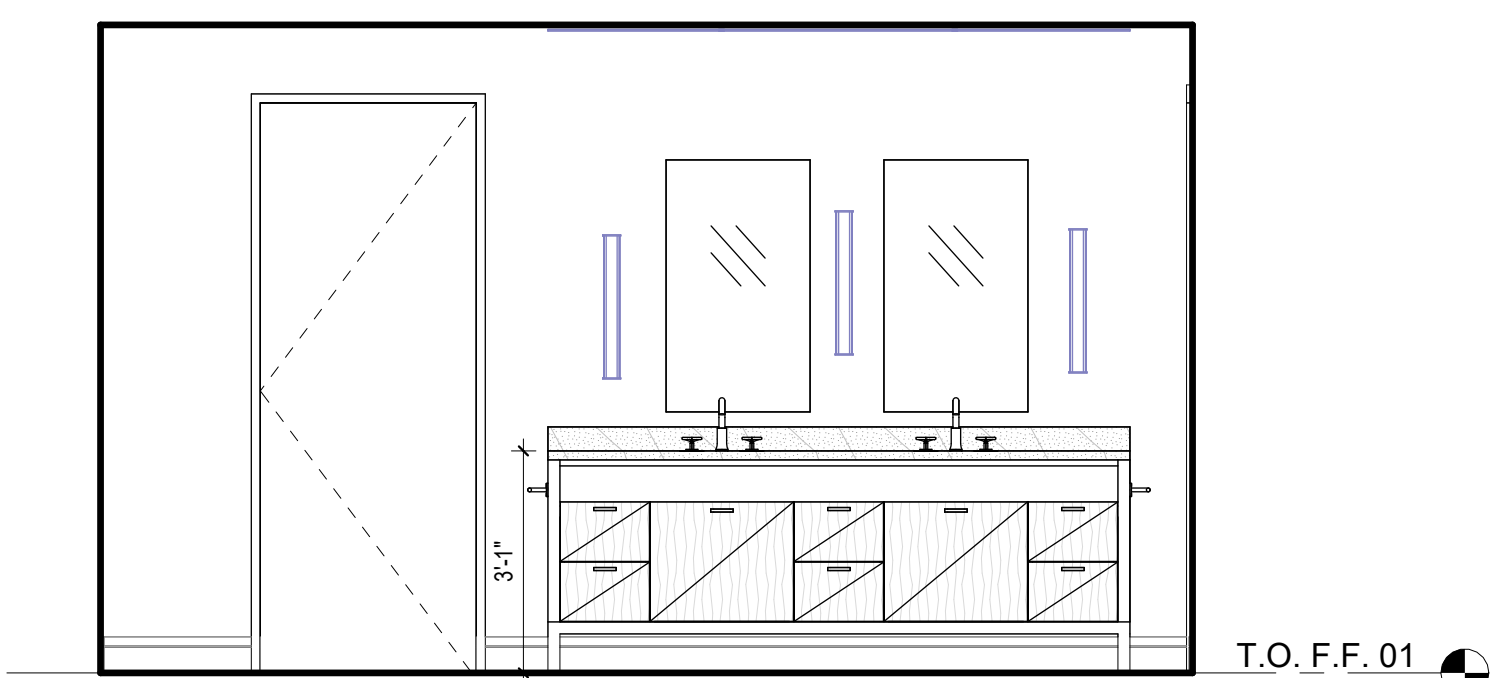
11 PRIMARY TOILET
3/8" = 1'-0"



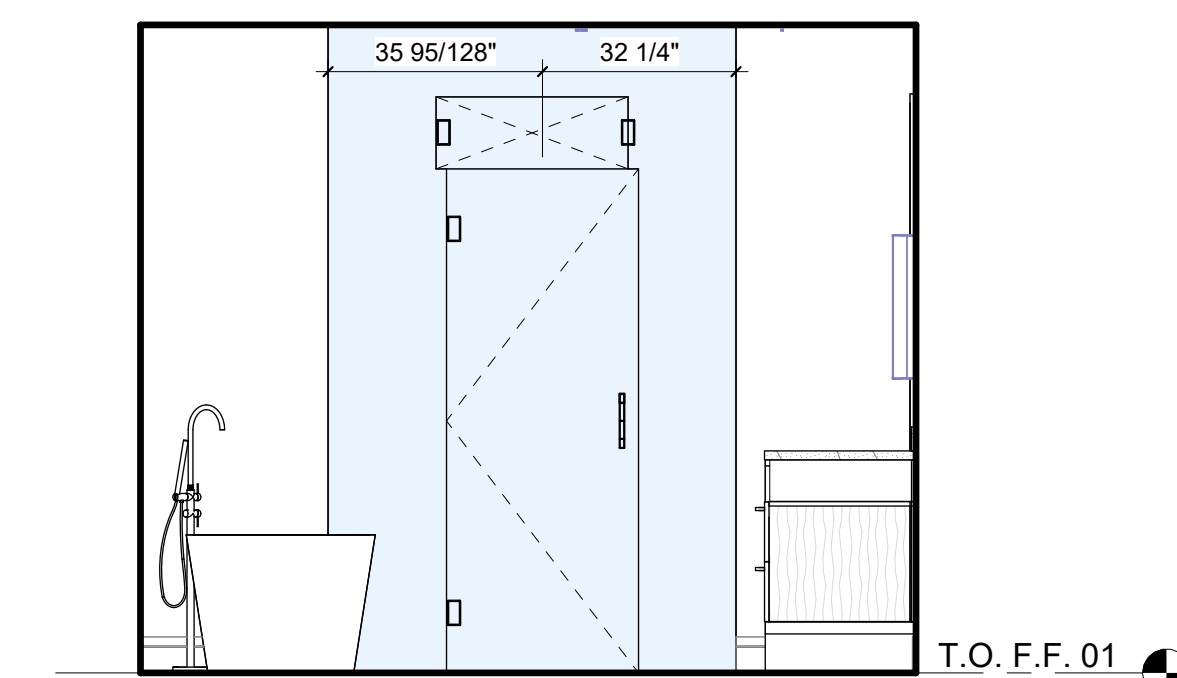
10 PRIMARY TOILET
3/8" = 1'-0"



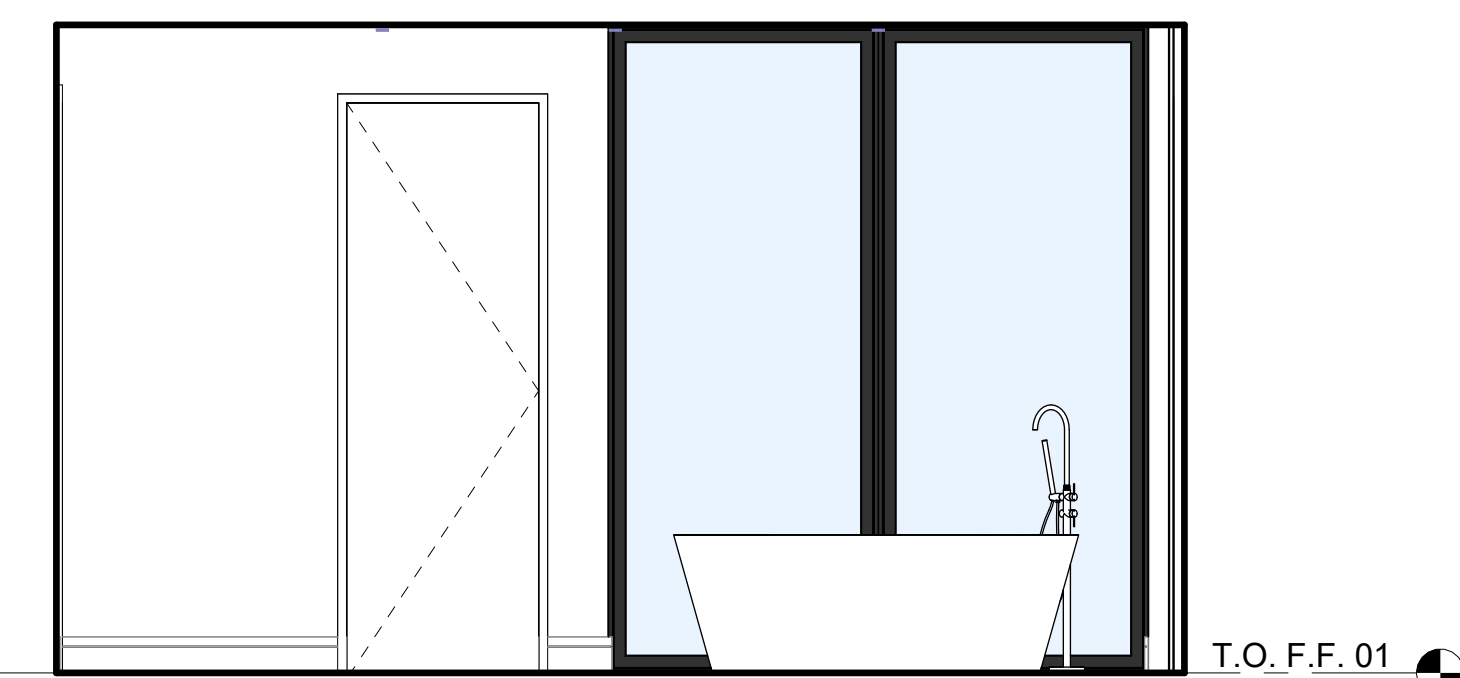
9 PRIMARY BATH
3/8" = 1'-0"



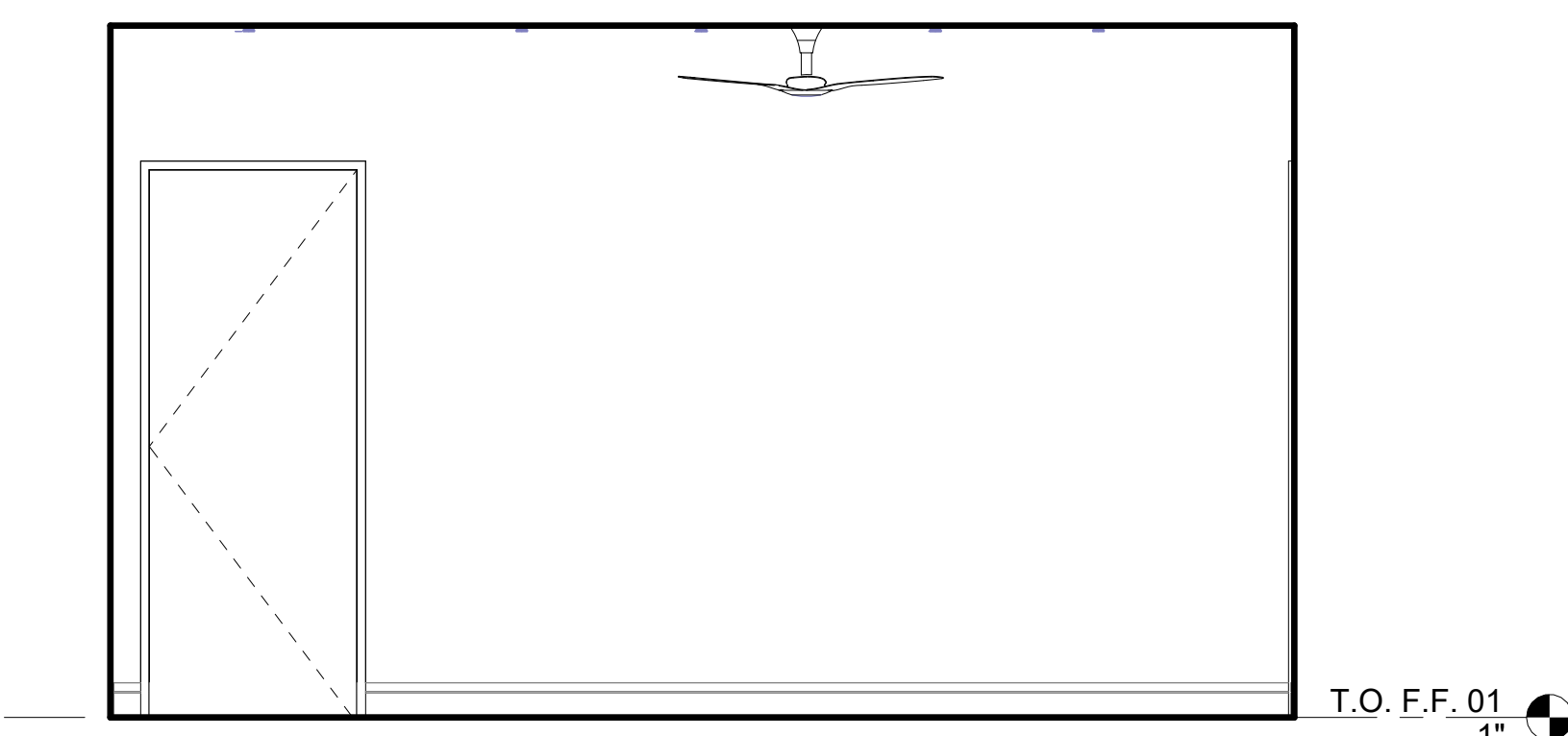
8 PRIMARY BATH
3/8" = 1'-0"



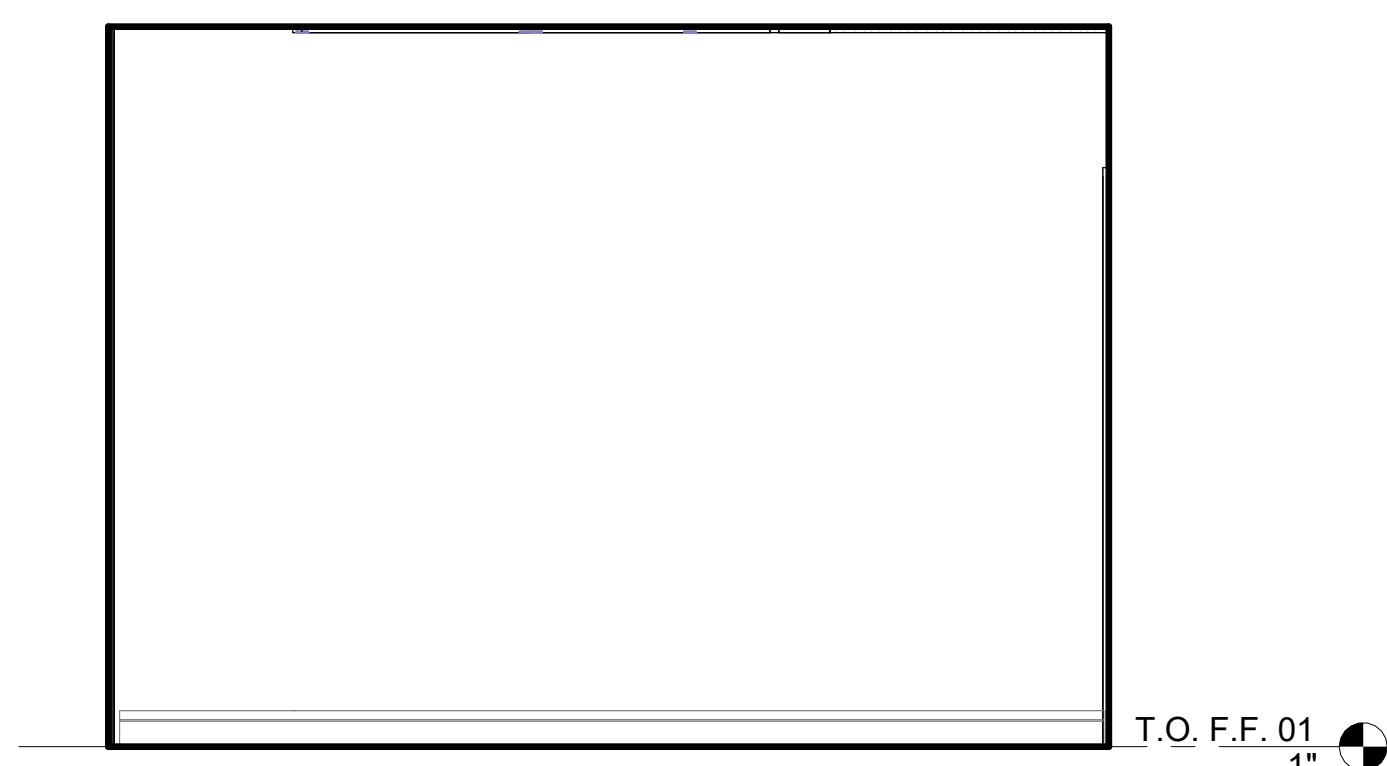
7 PRIMARY BATH
3/8" = 1'-0"



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



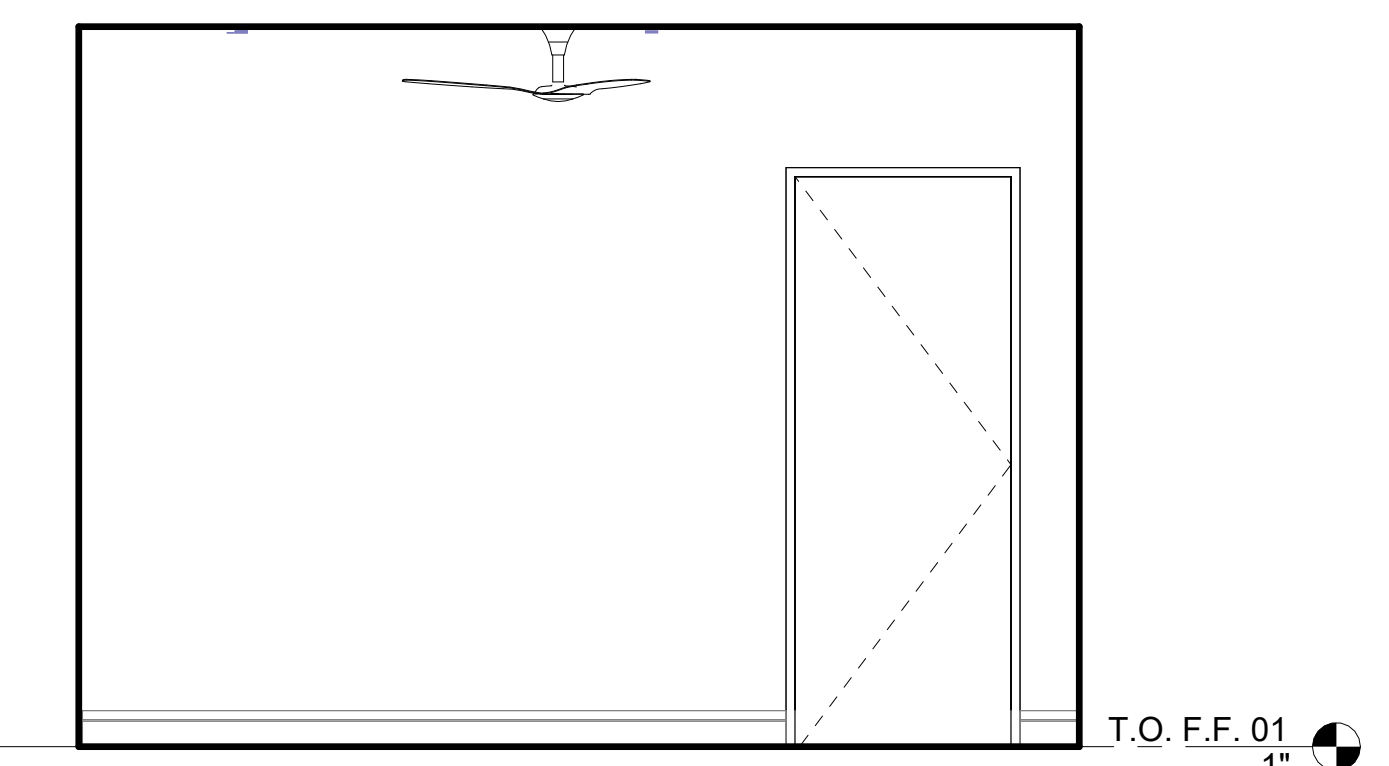
4 PRIMARY BED
3/8" = 1'-0"



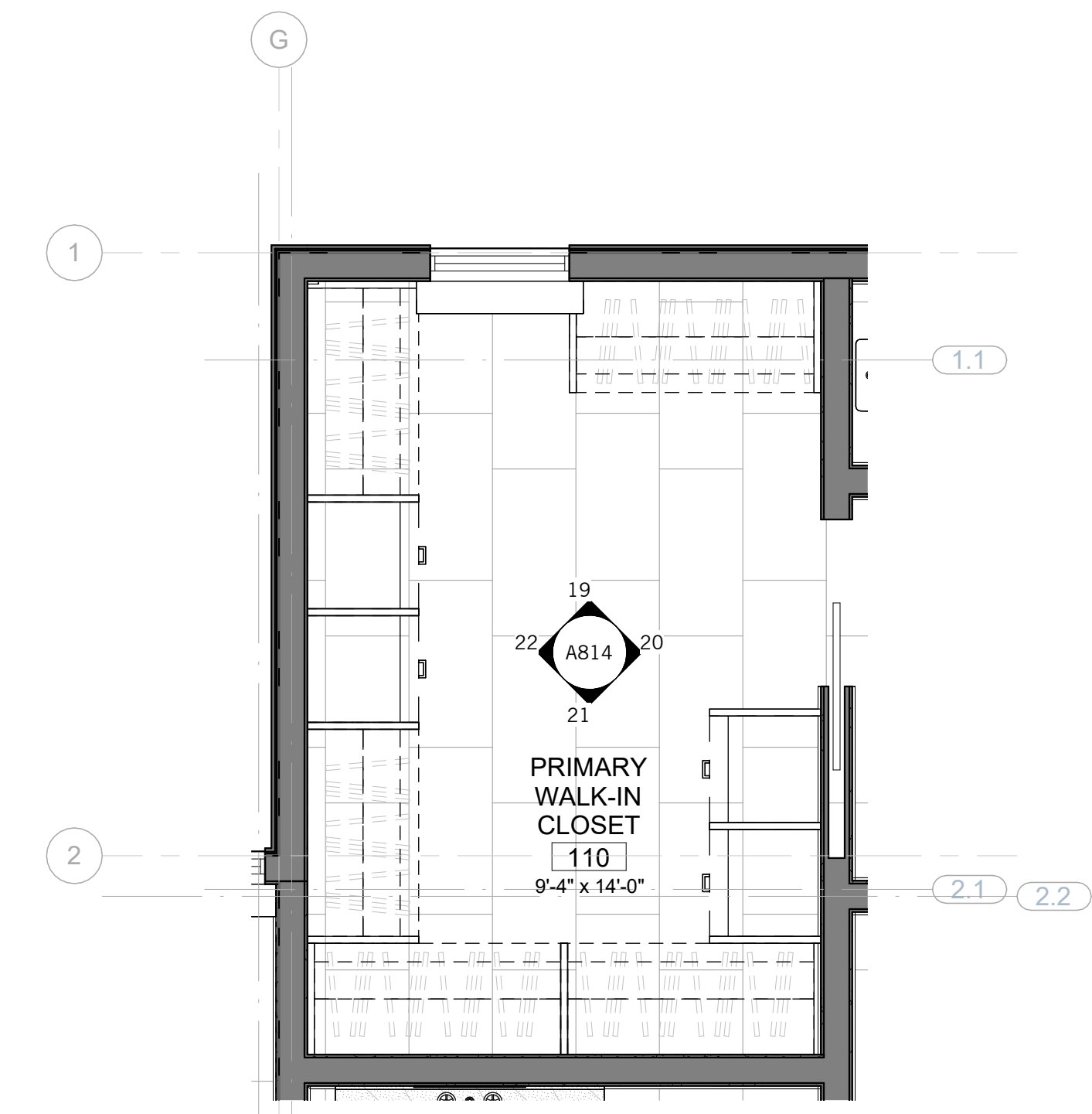
3 PRIMARY BED
3/8" = 1'-0"



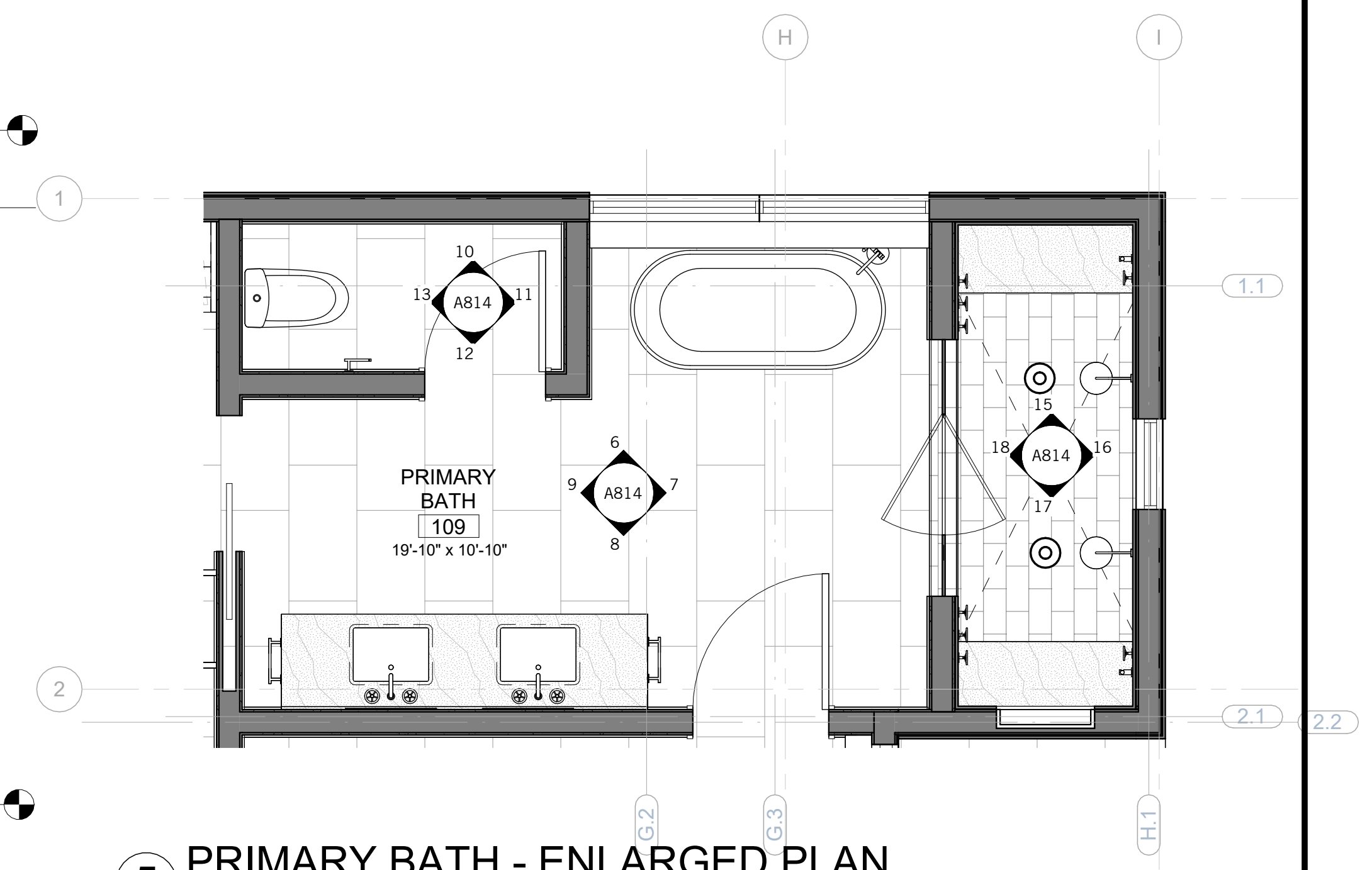
2 PRIMARY BED
3/8" = 1'-0"



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

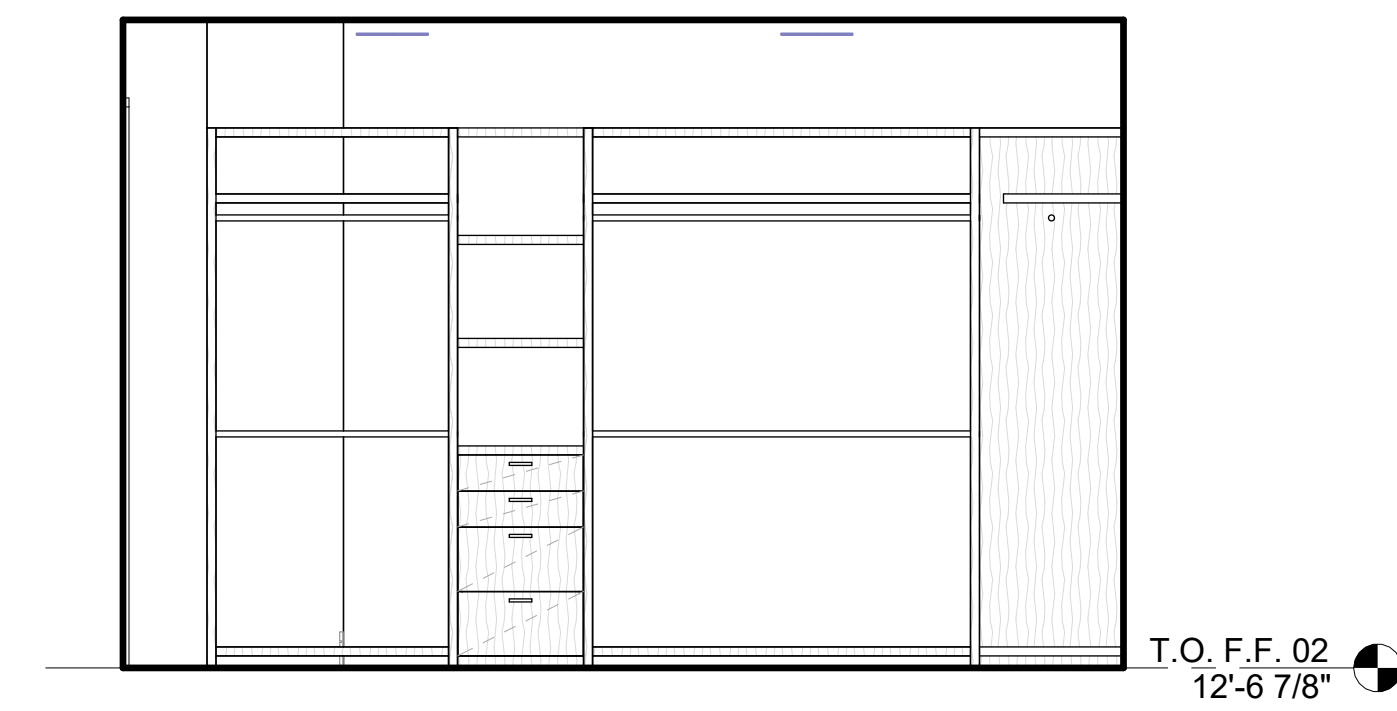


14 PRIMARY CLOSET- ENLARGED PLAN
3/8" = 1'-0"

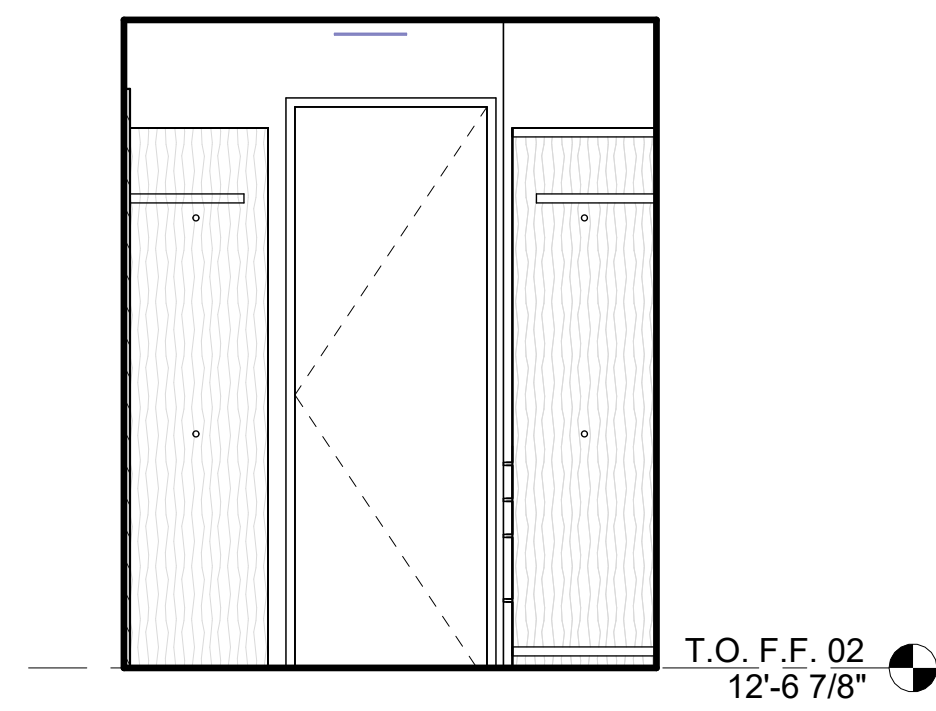


5 PRIMARY BATH - ENLARGED PLAN
3/8" = 1'-0"

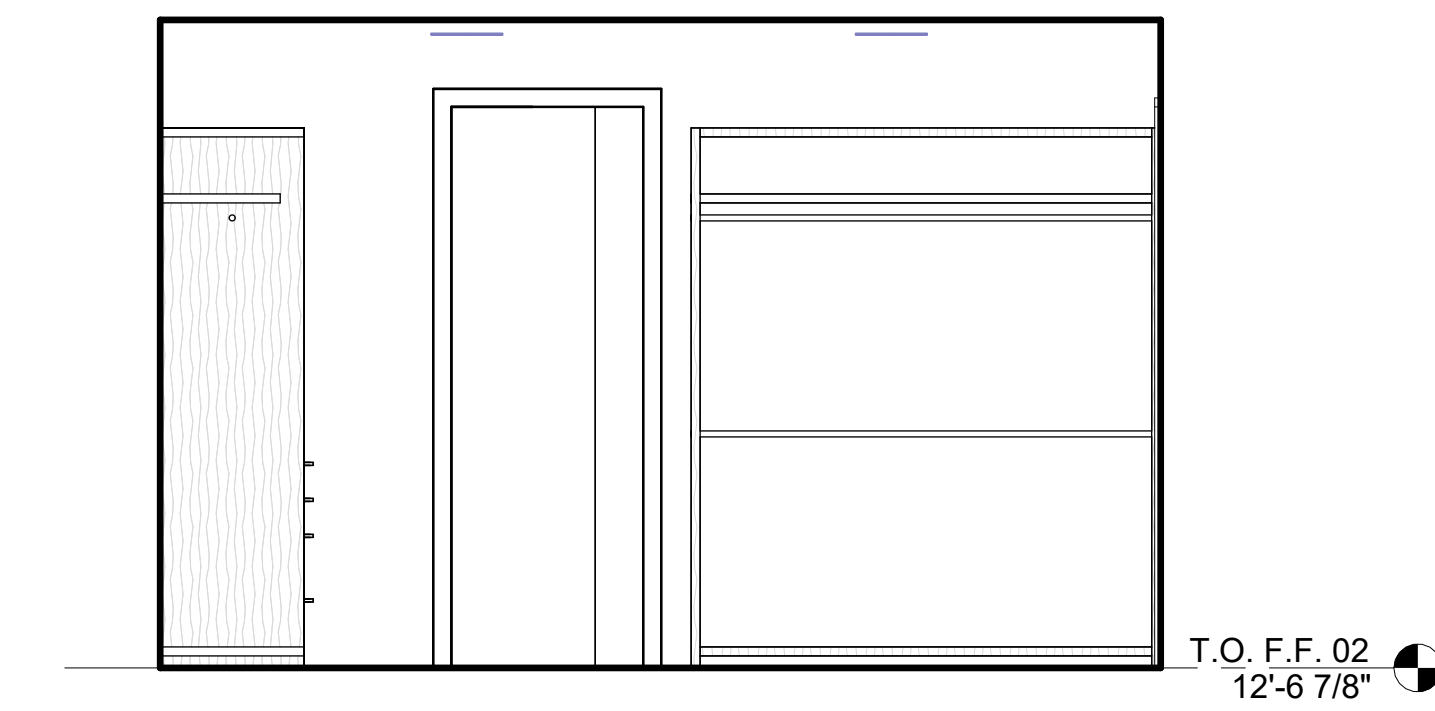
10/19/2025 10:19:04 PM



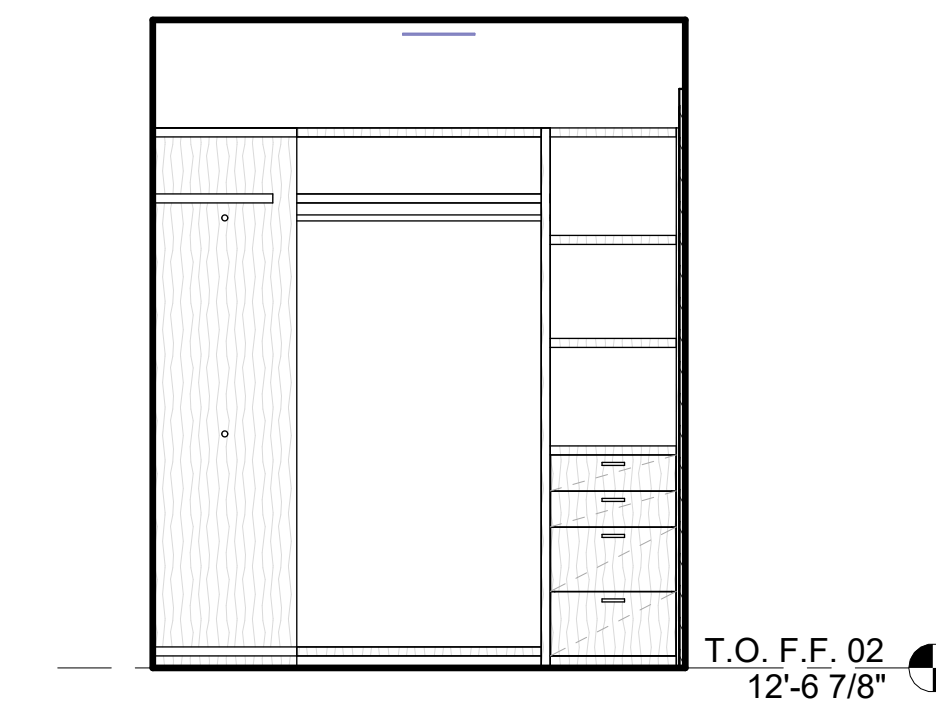
22 JR. SUITE - CLOSET
3/8" = 1'-0"



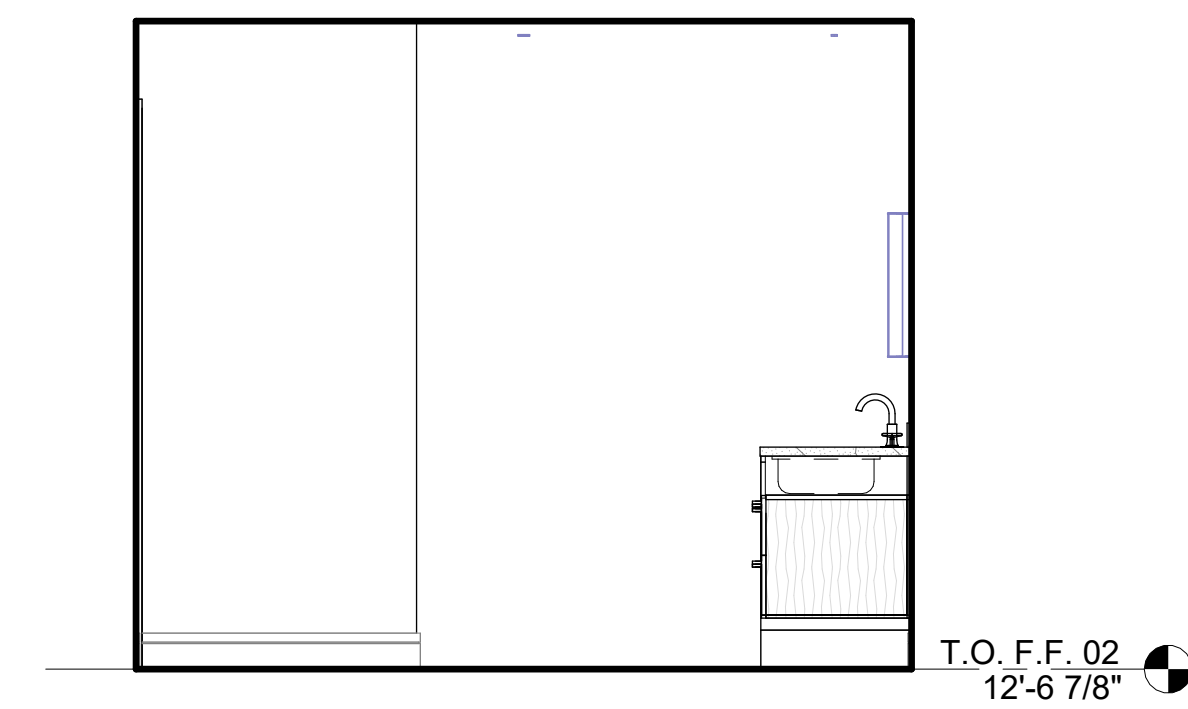
21 JR. SUITE - CLOSET
3/8" = 1'-0"



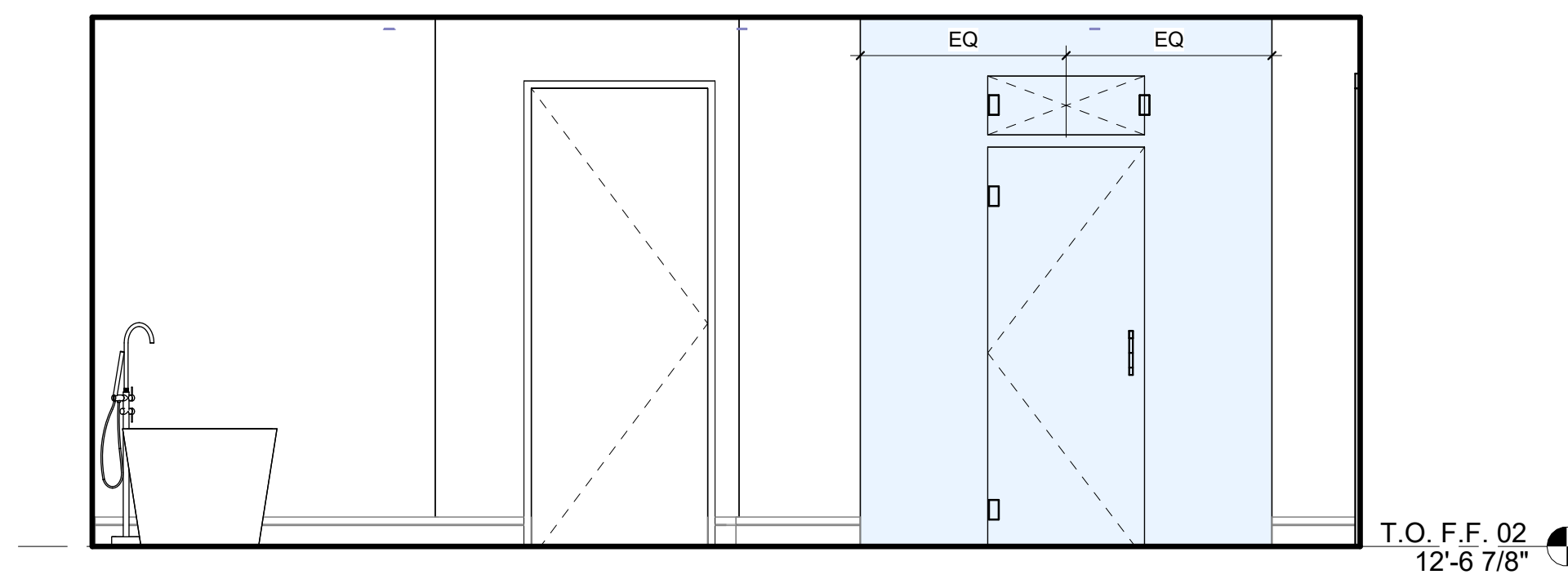
20 JR. SUITE - CLOSET
3/8" = 1'-0"



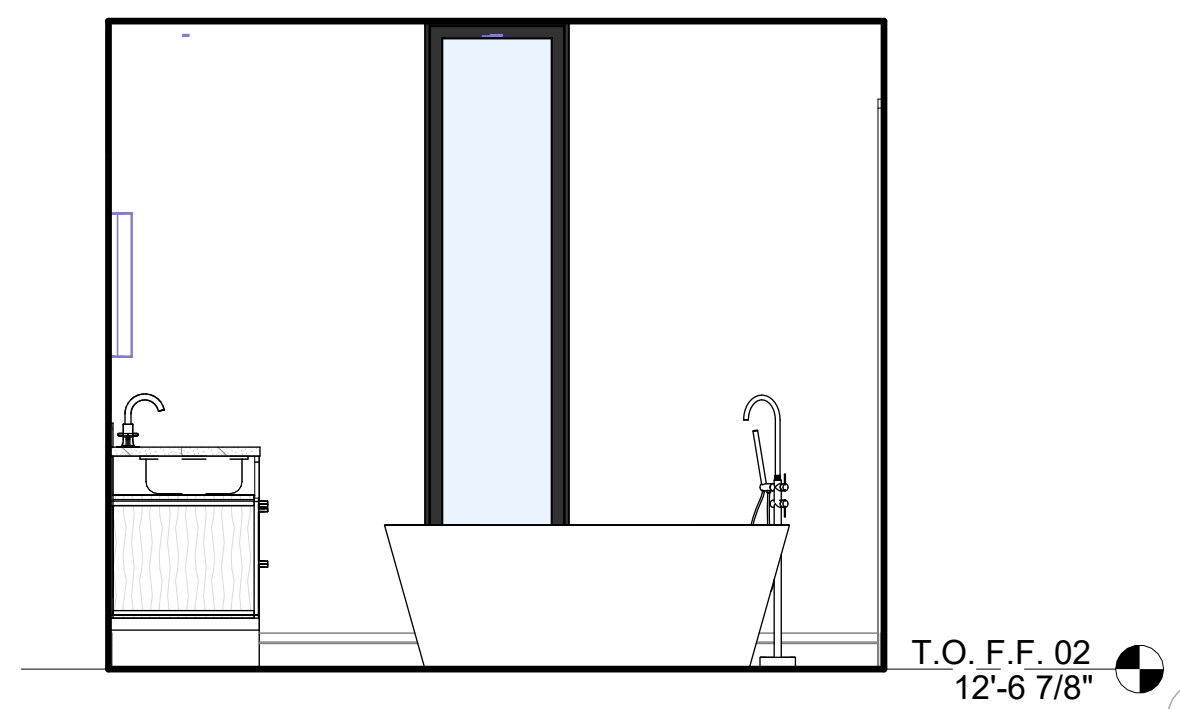
19 JR. SUITE - CLOSET
3/8" = 1'-0"



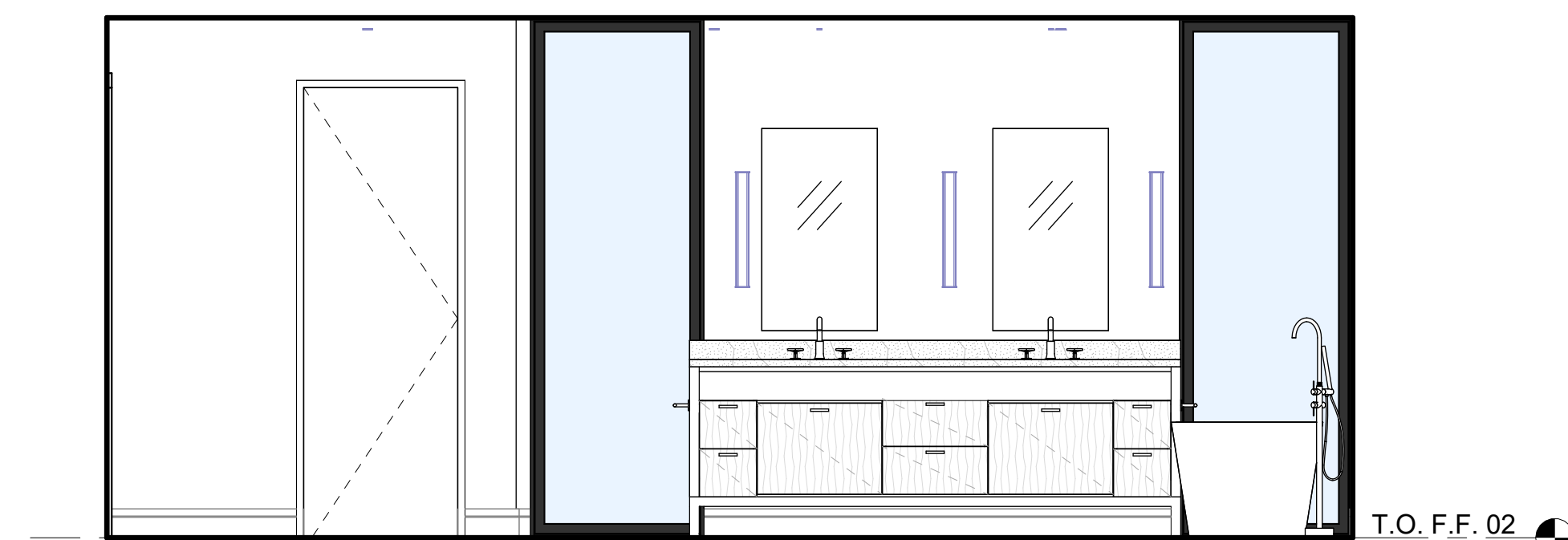
17 JR. SUITE - BATH
3/8" = 1'-0"



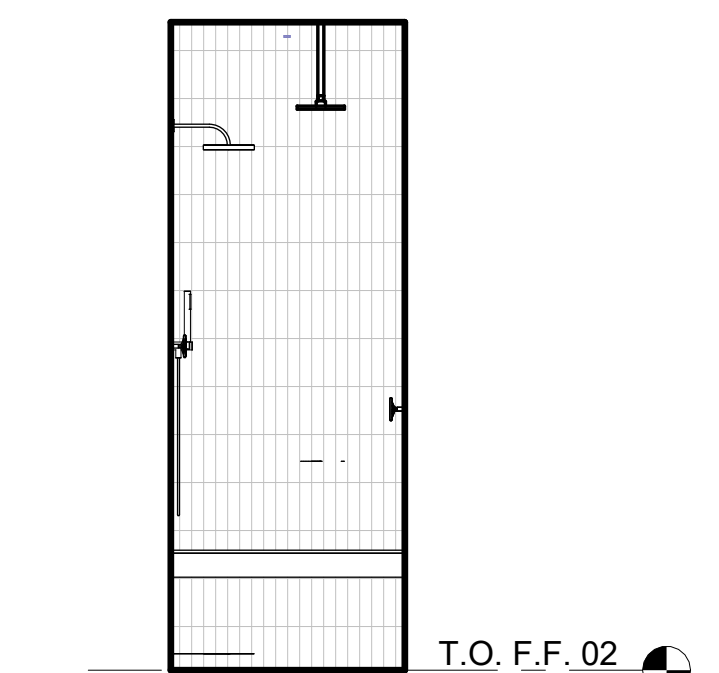
16 JR. SUITE - BATH
3/8" = 1'-0"



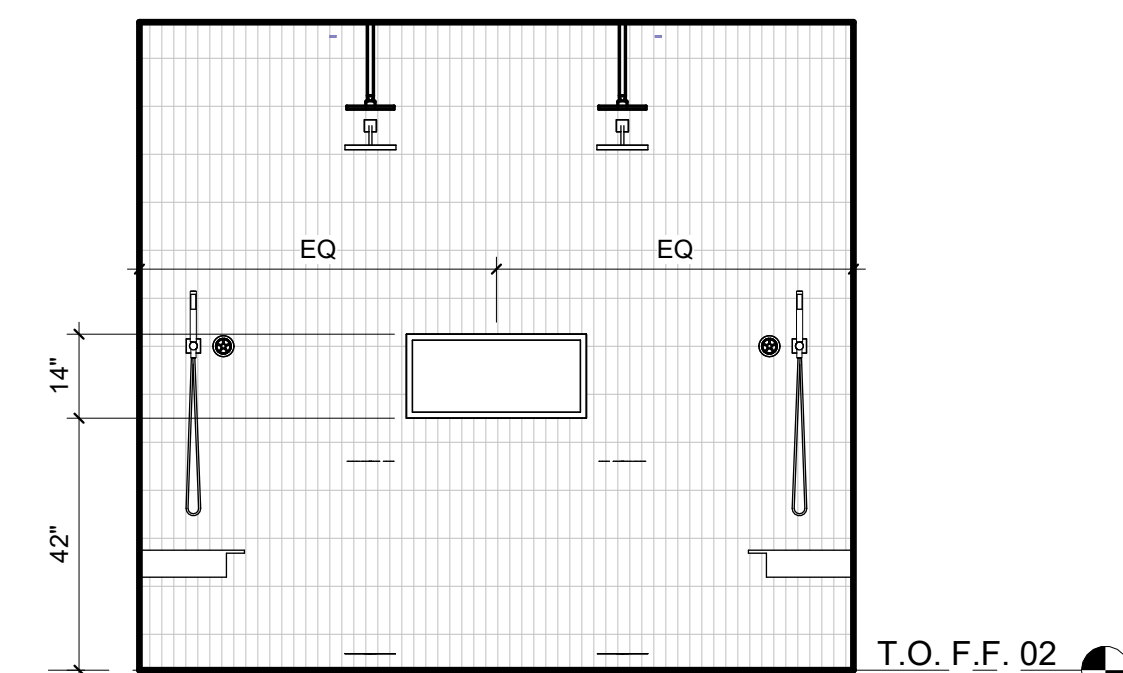
15 JR. SUITE - BATH
3/8" = 1'-0"



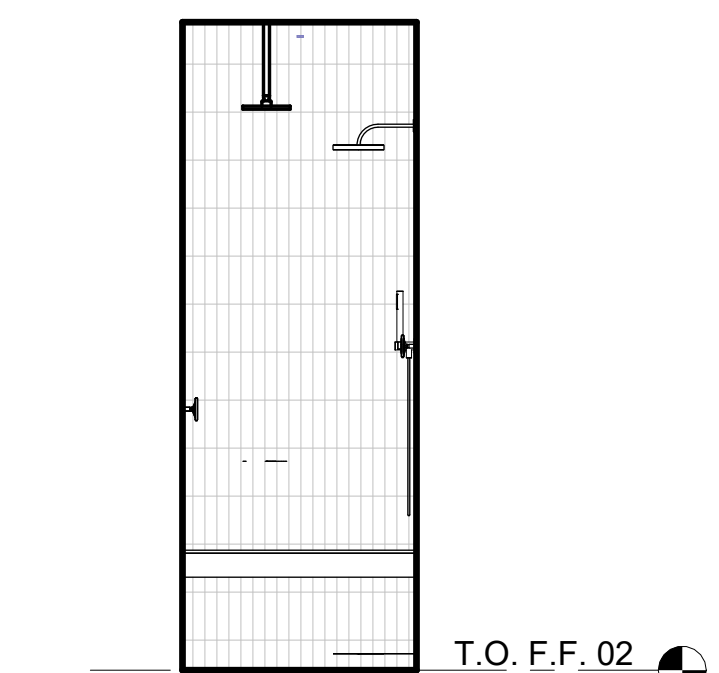
14 JR. SUITE - BATH
3/8" = 1'-0"



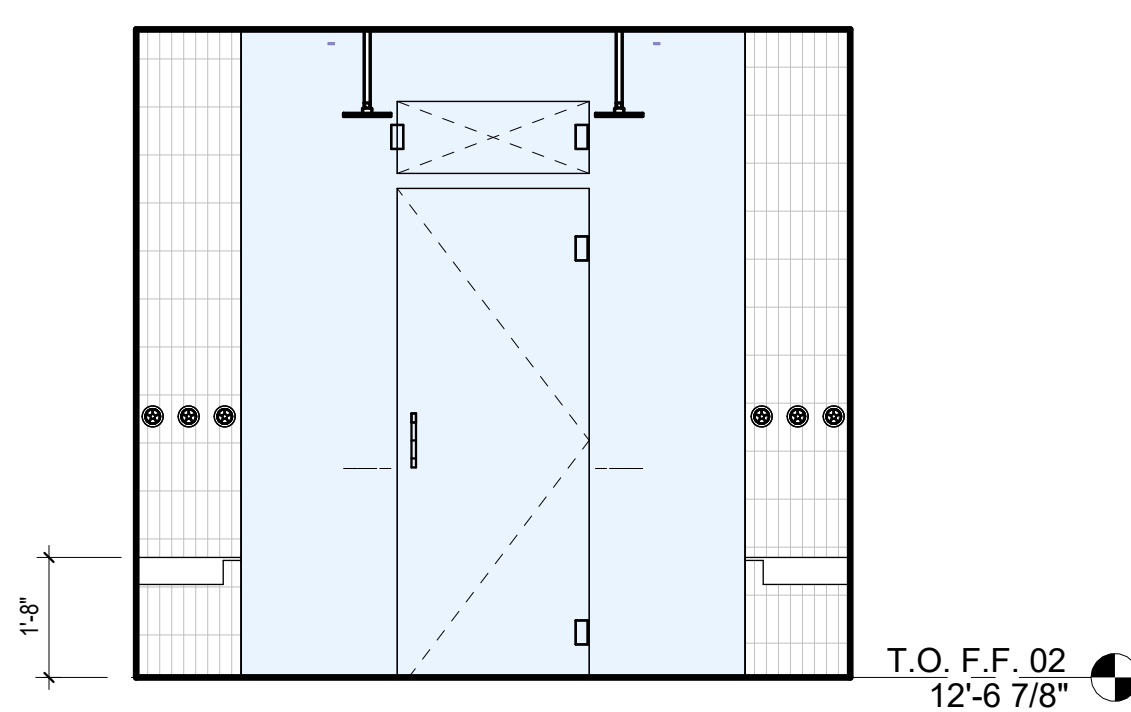
13 JR. SUITE - SHWR
3/8" = 1'-0"



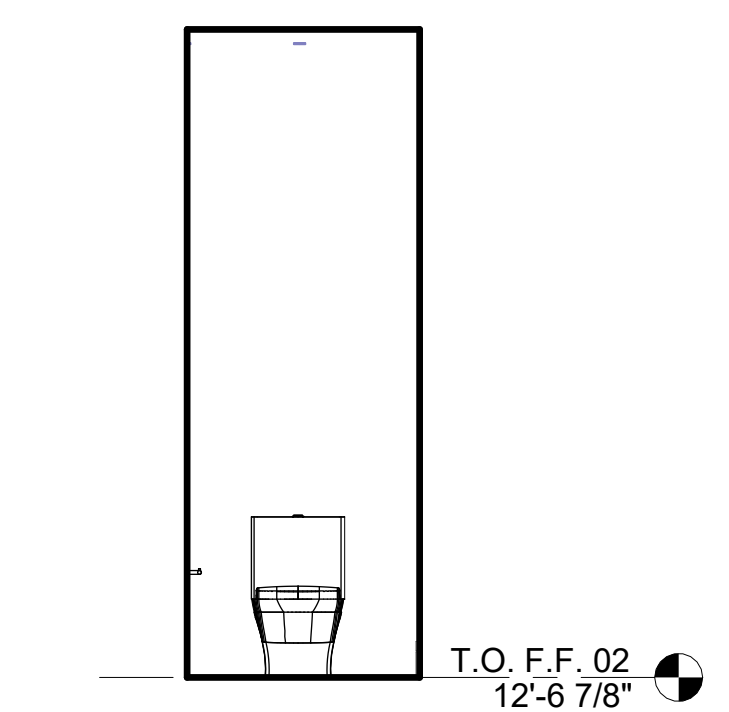
12 JR. SUITE - SHWR
3/8" = 1'-0"



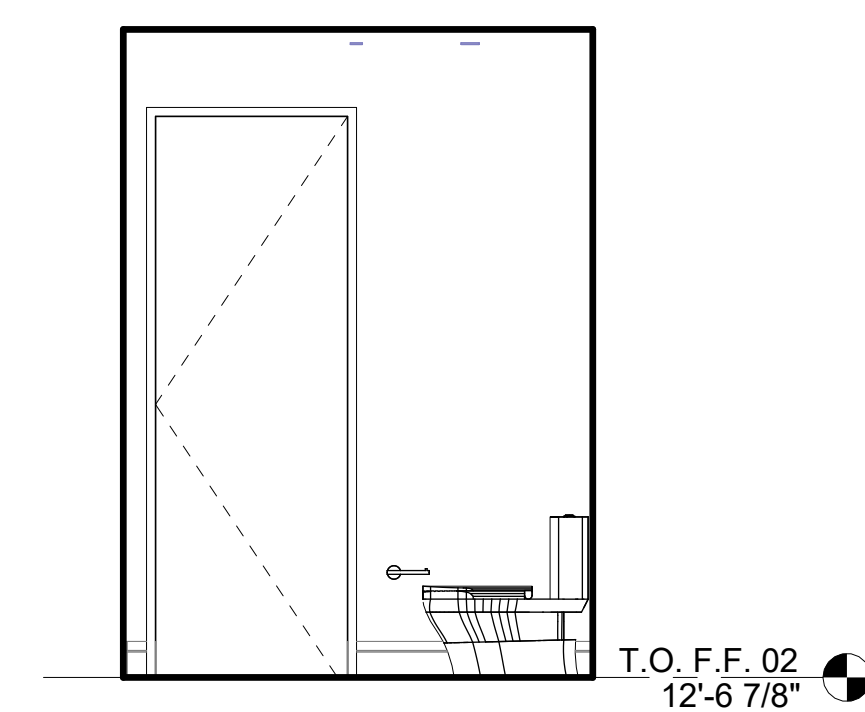
11 JR. SUITE - SHWR
3/8" = 1'-0"



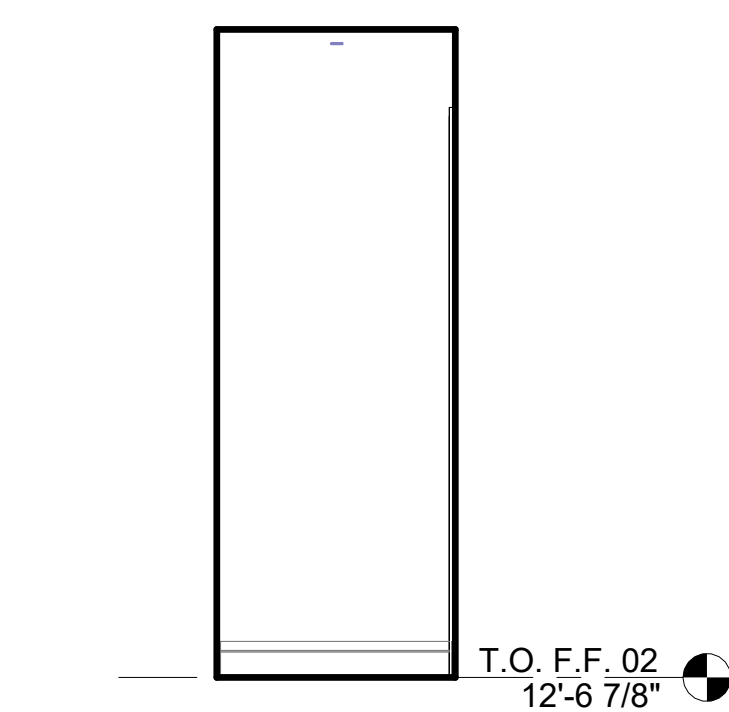
10 JR. SUITE - SHWR
3/8" = 1'-0"



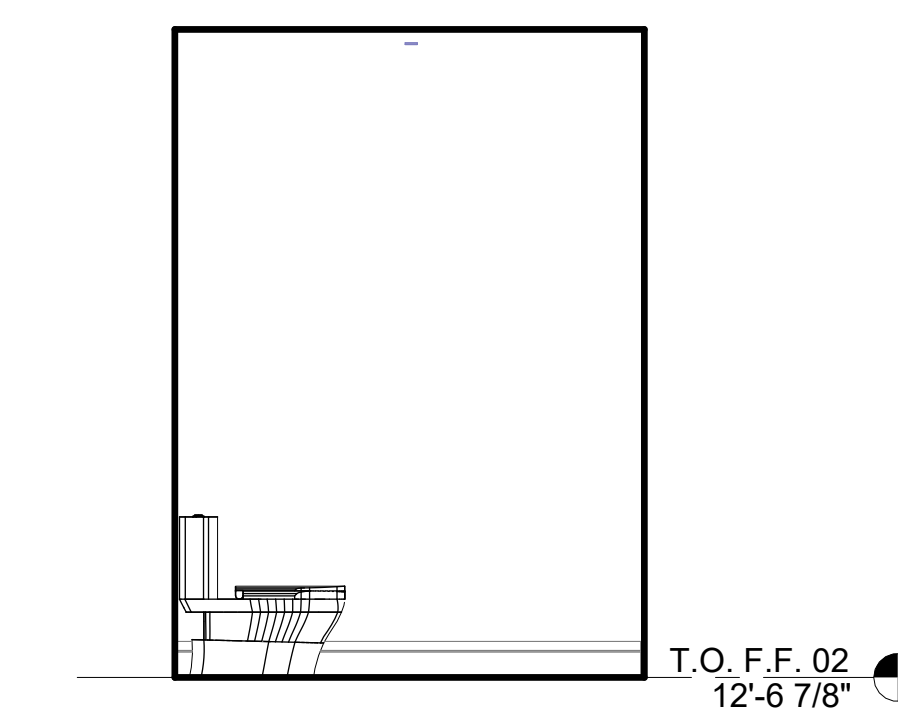
9 JR. SUITE - TOILET
3/8" = 1'-0"



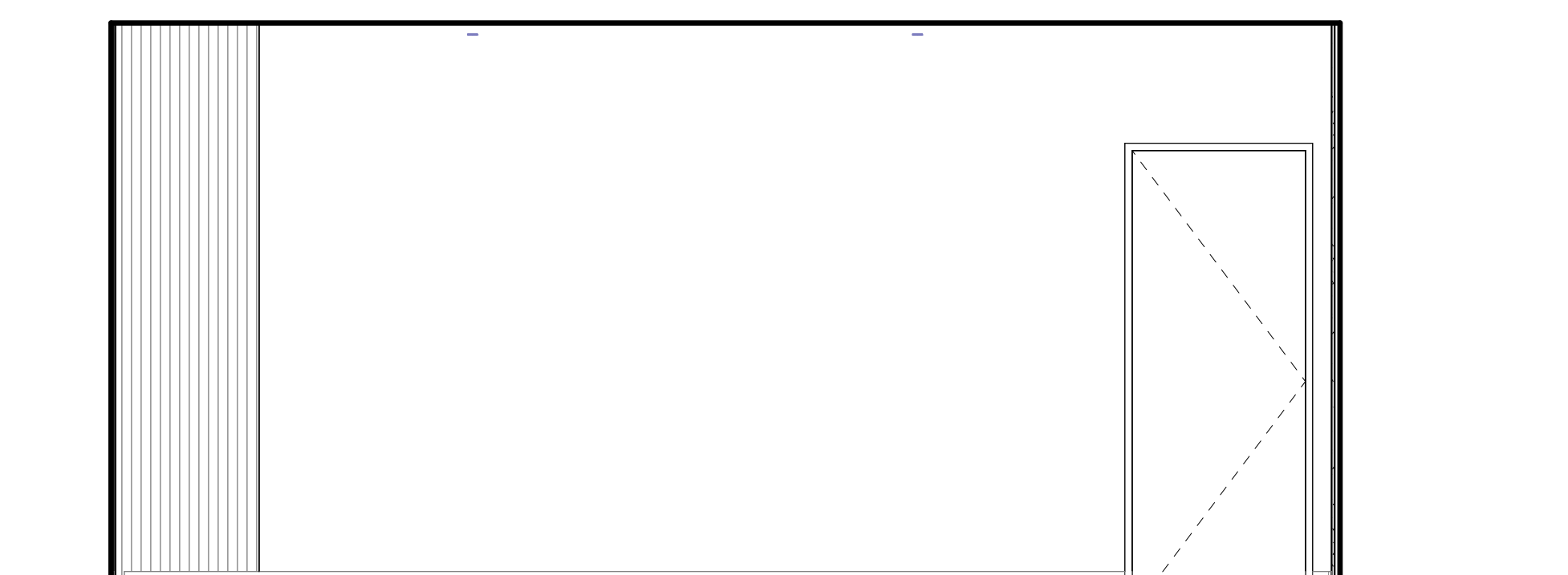
8 JR. SUITE - TOILET
3/8" = 1'-0"



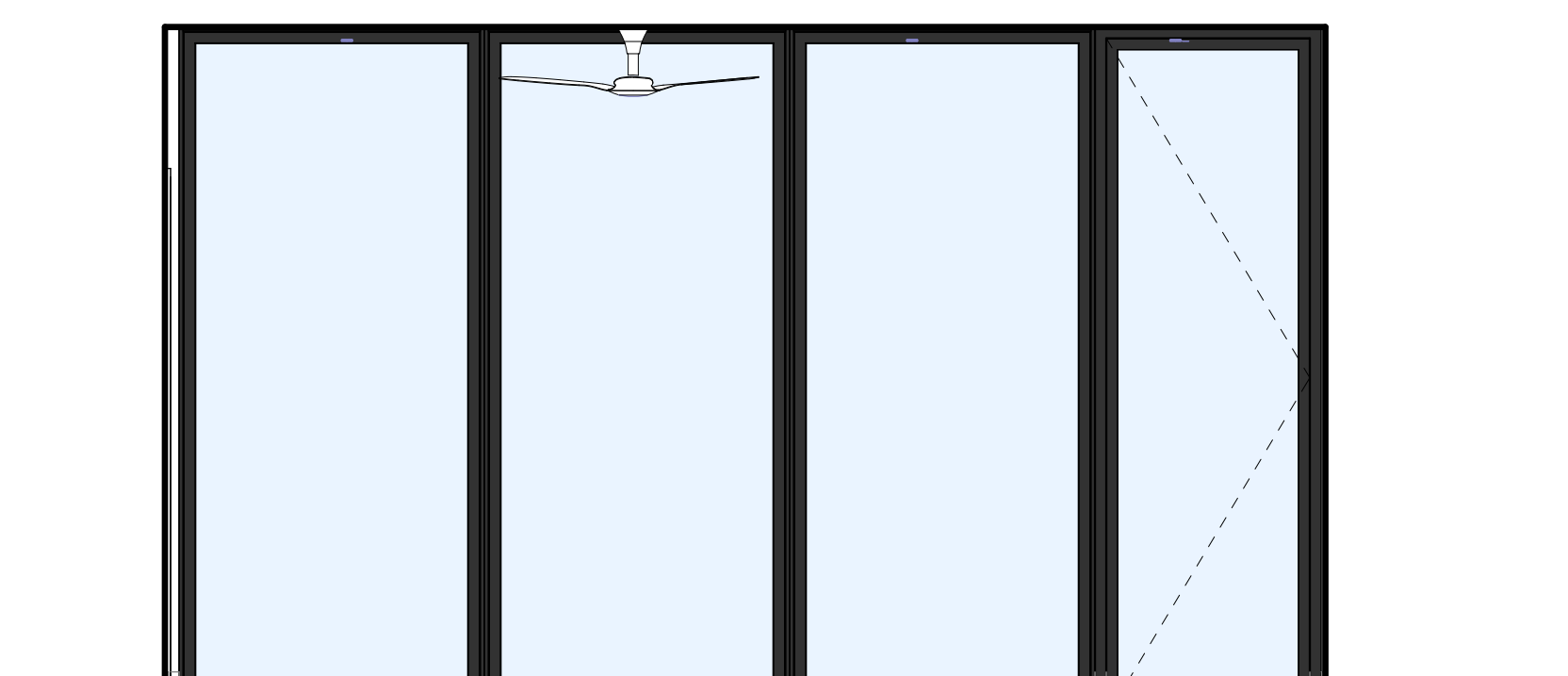
7 JR. SUITE - TOILET
3/8" = 1'-0"



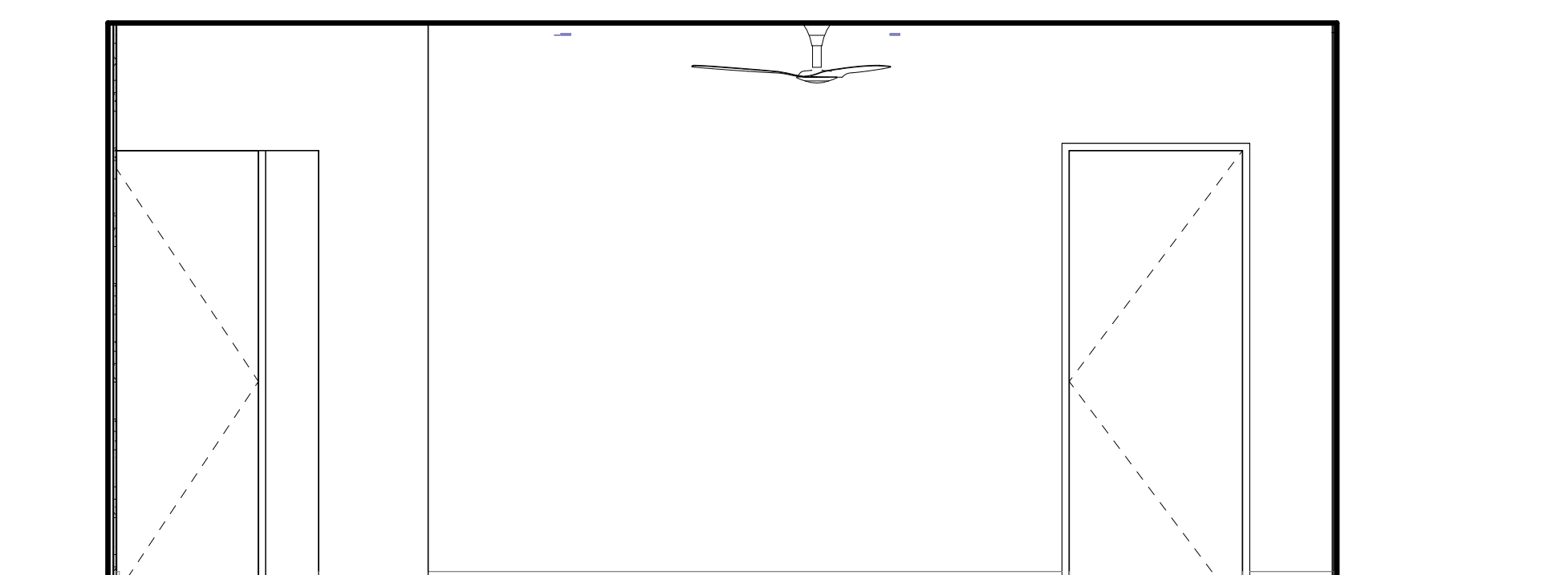
6 JR. SUITE - TOILET
3/8" = 1'-0"



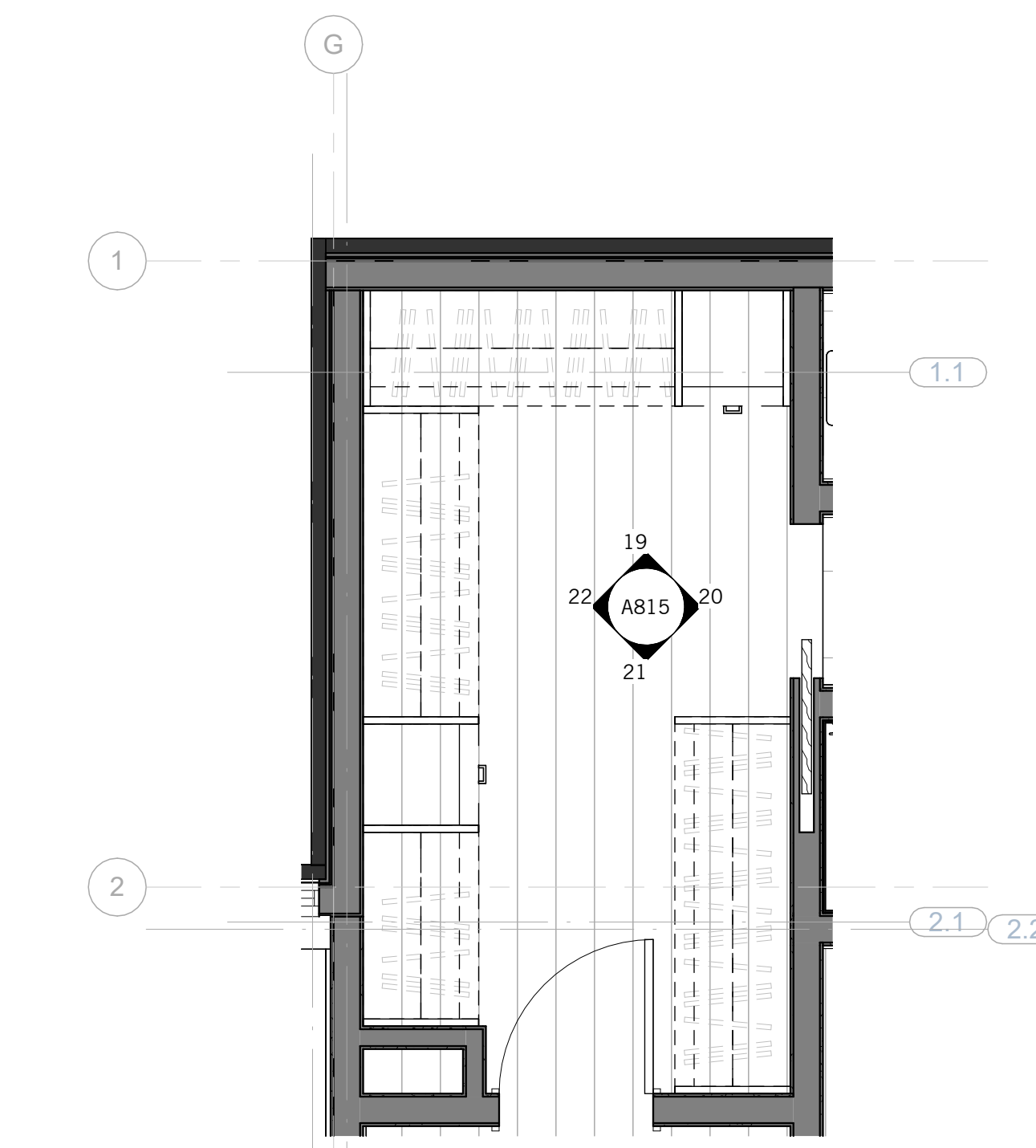
3 JR. SUITE
3/8" = 1'-0"



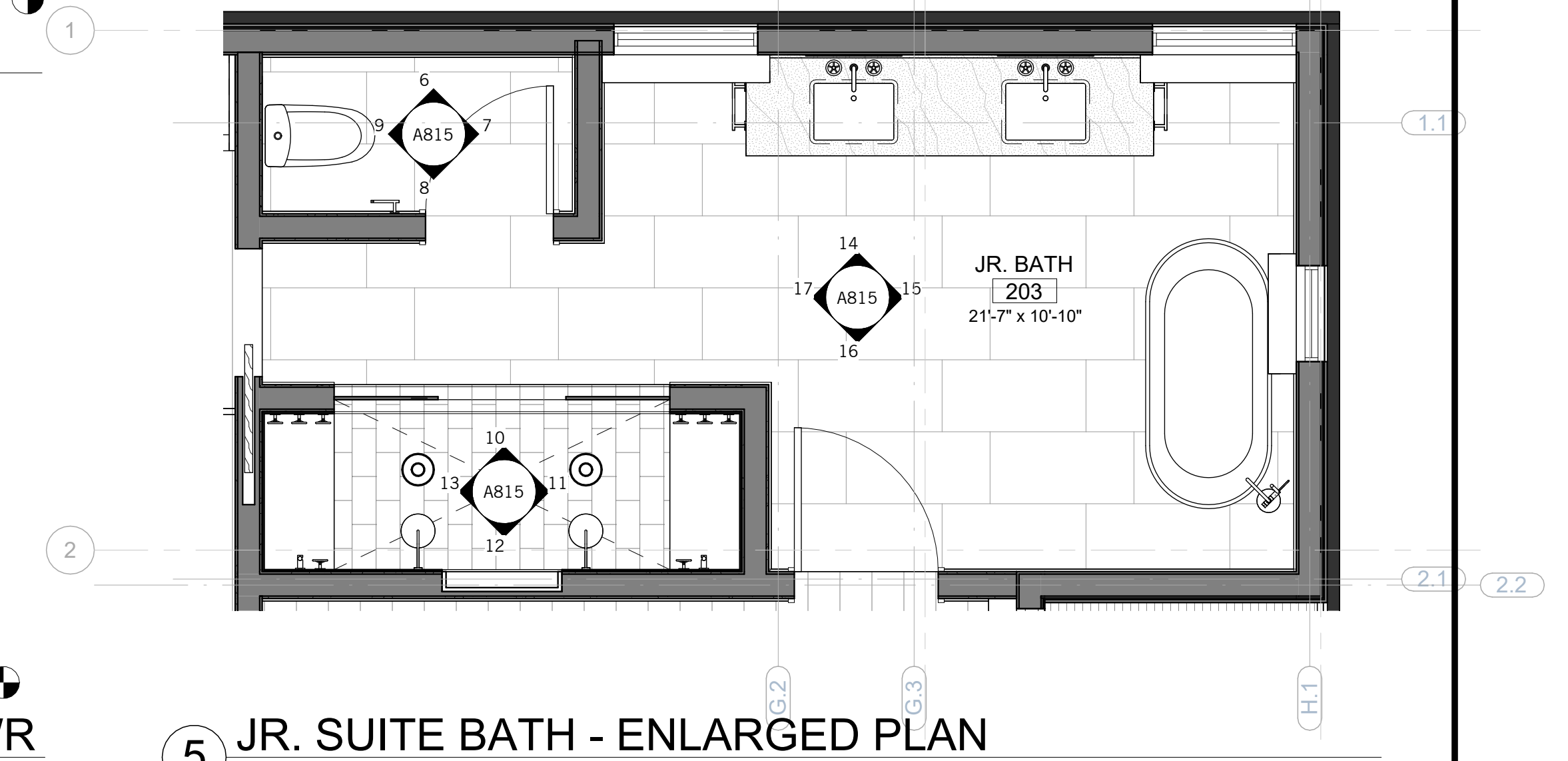
2 JR. SUITE
3/8" = 1'-0"



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



18 JR. SUITE CLOSET - ENLARGED PLAN
3/8" = 1'-0"



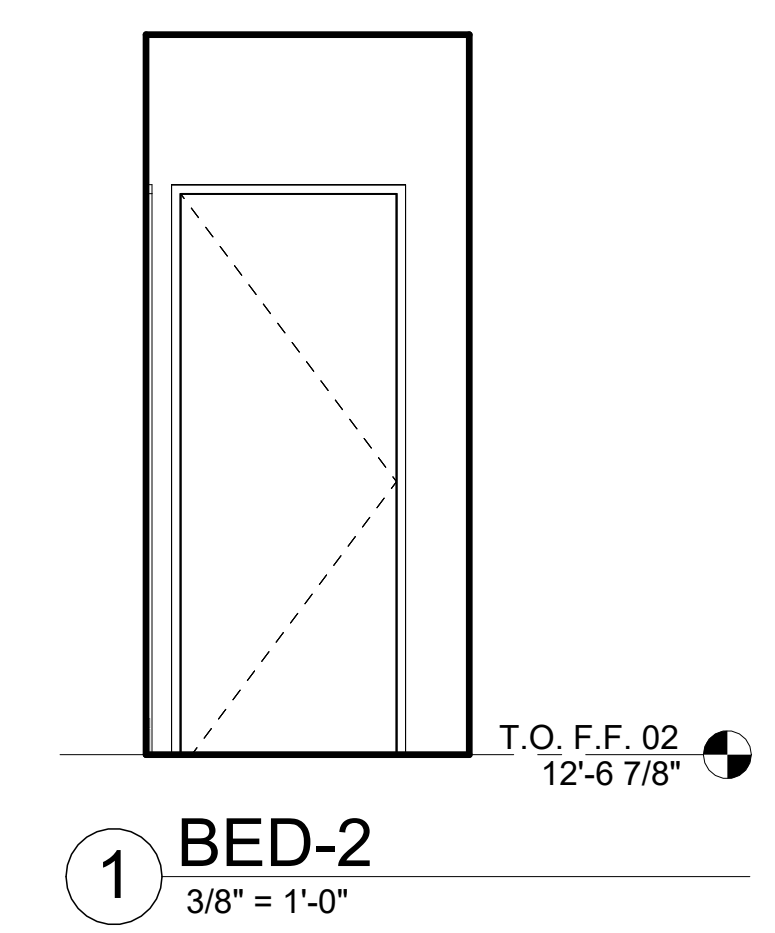
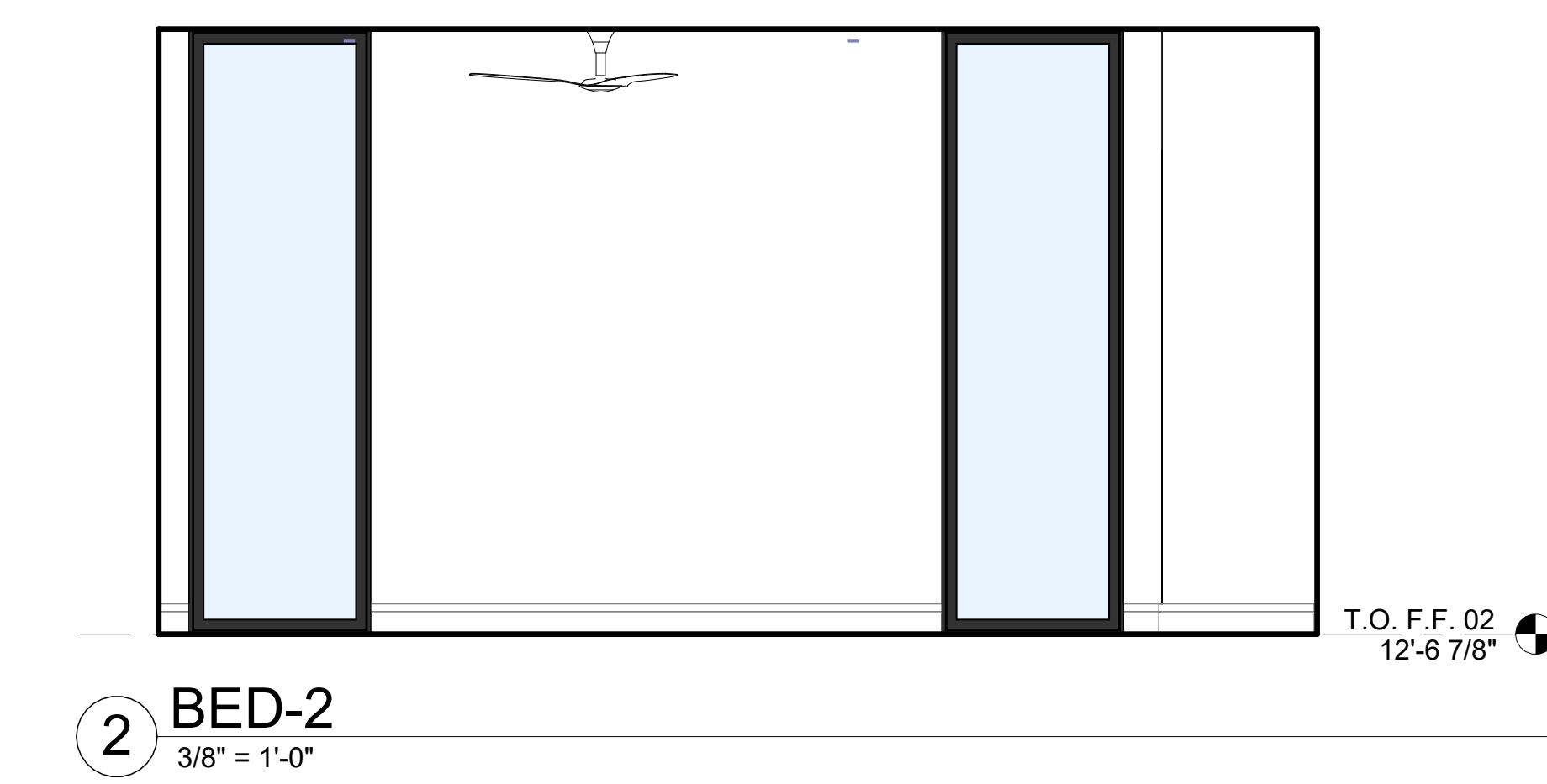
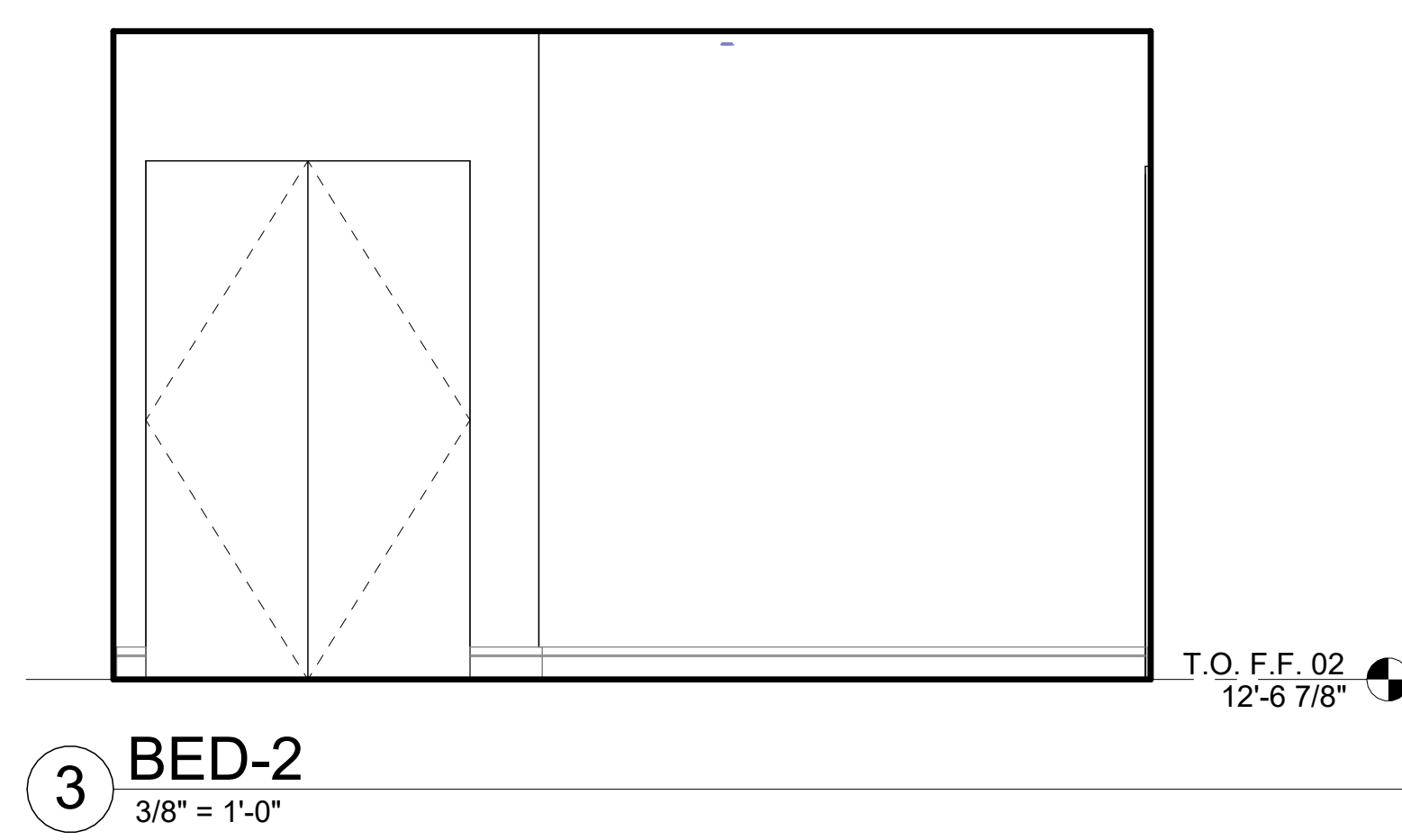
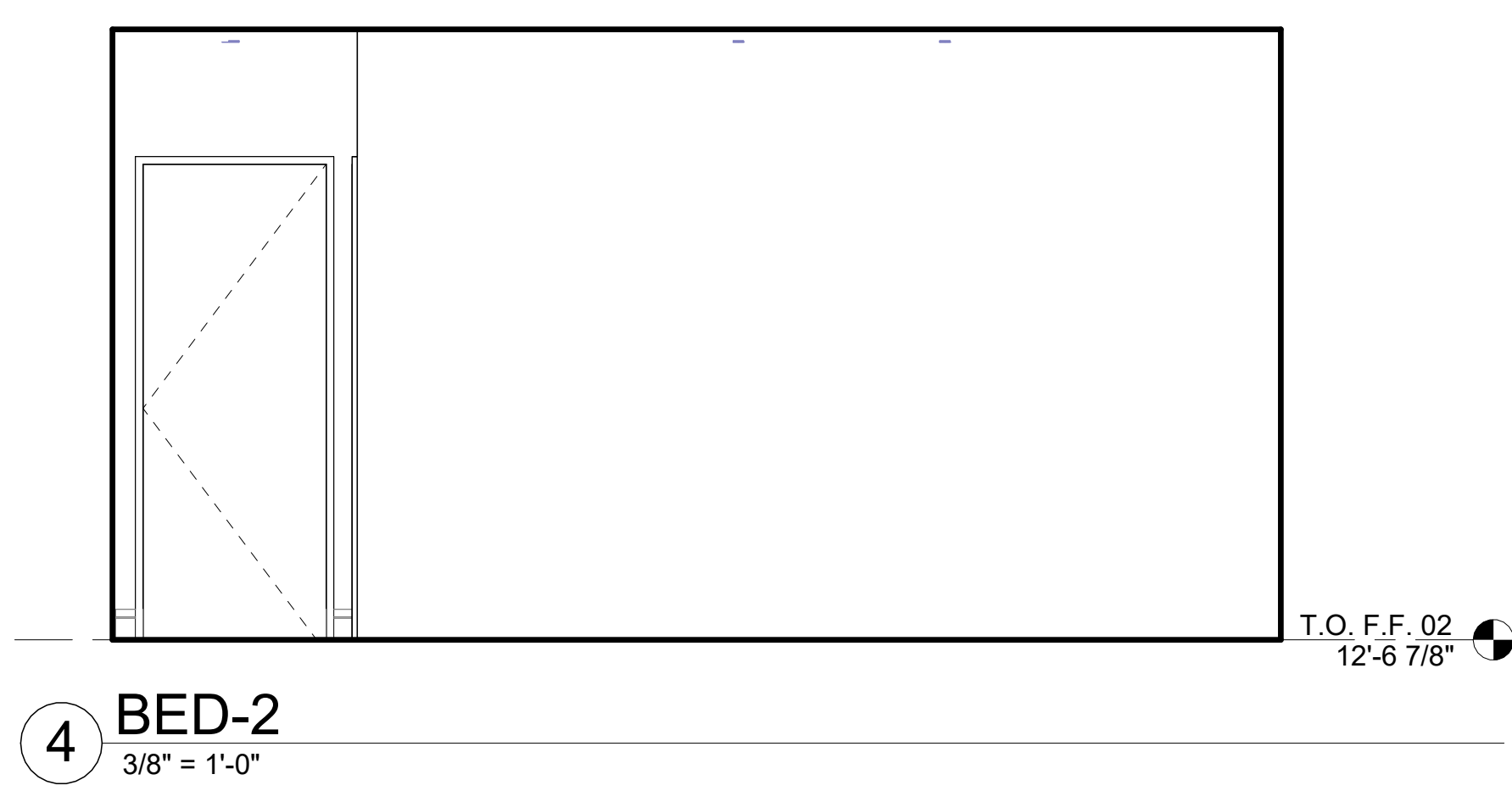
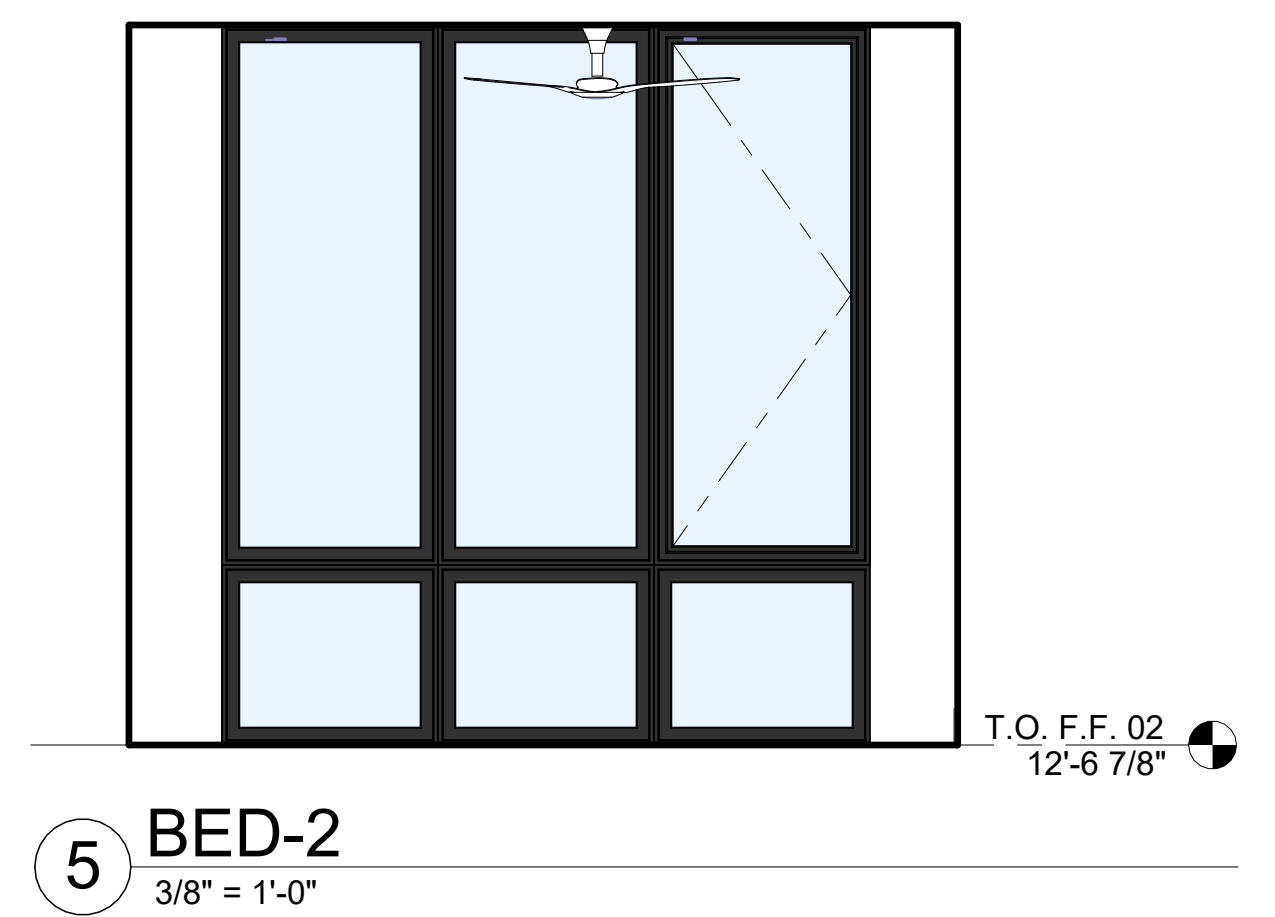
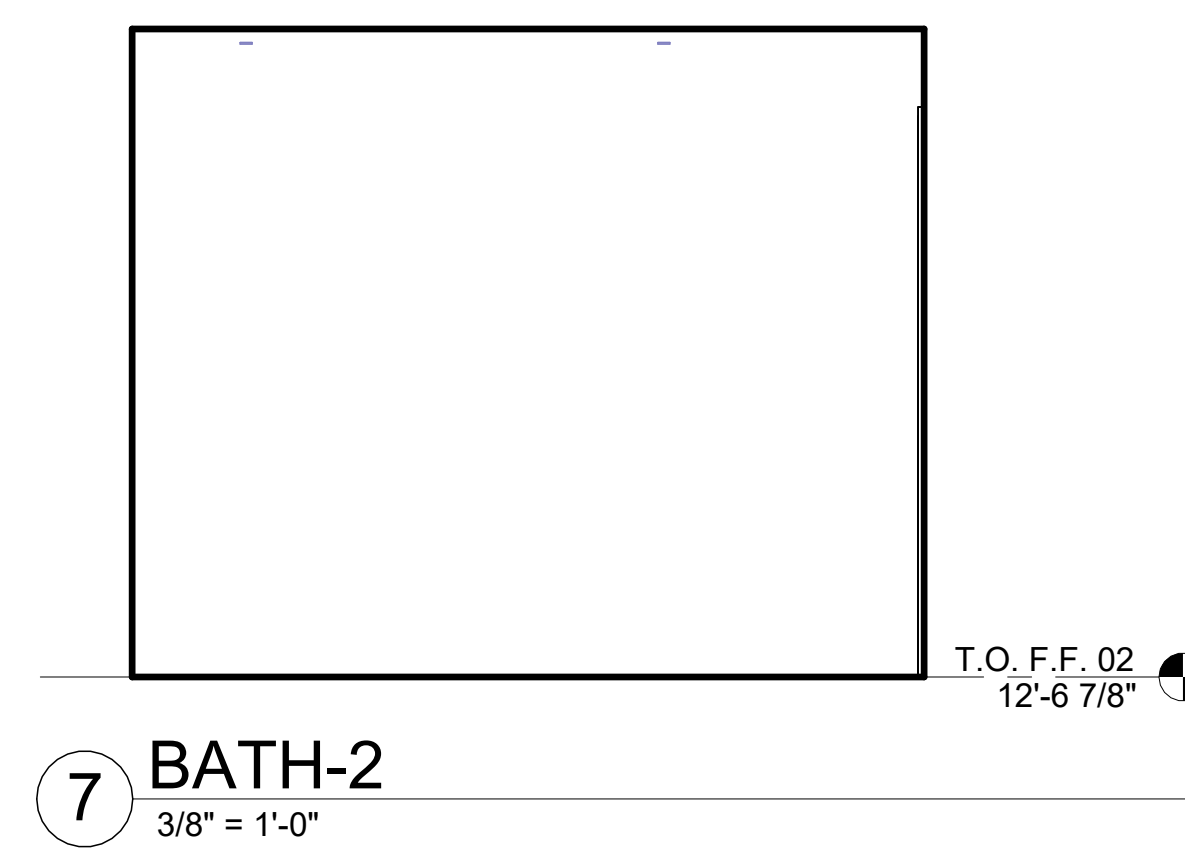
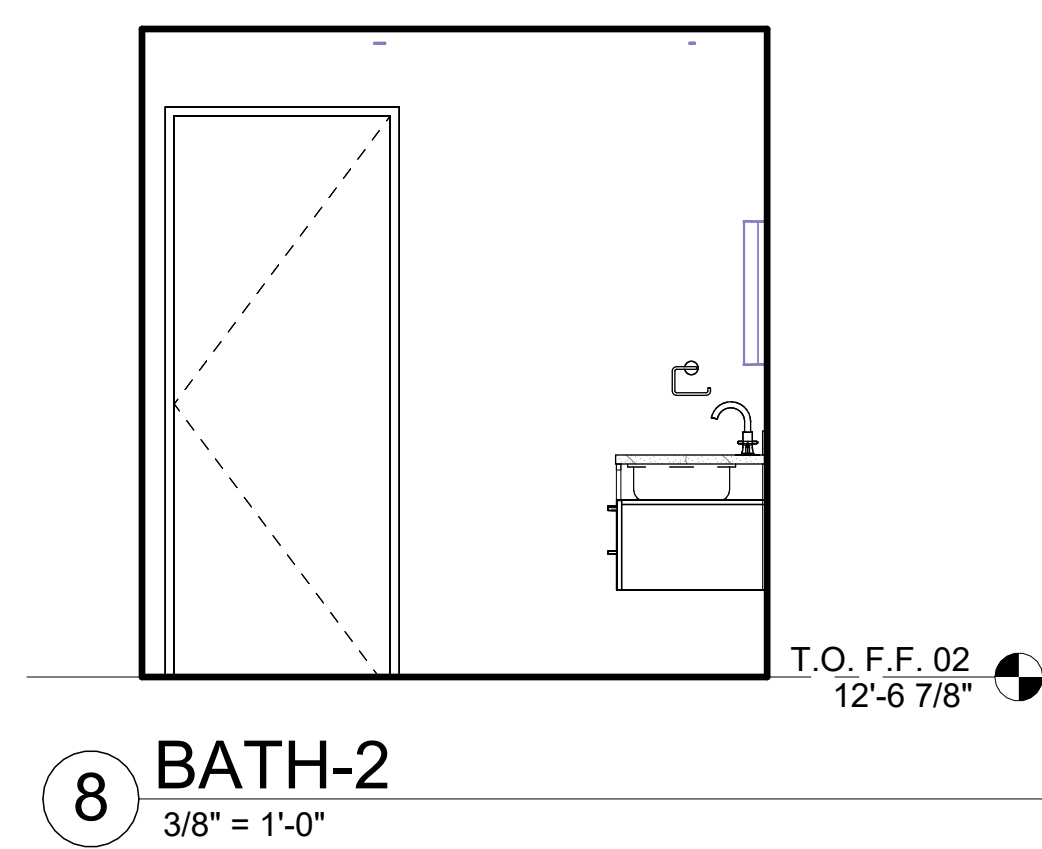
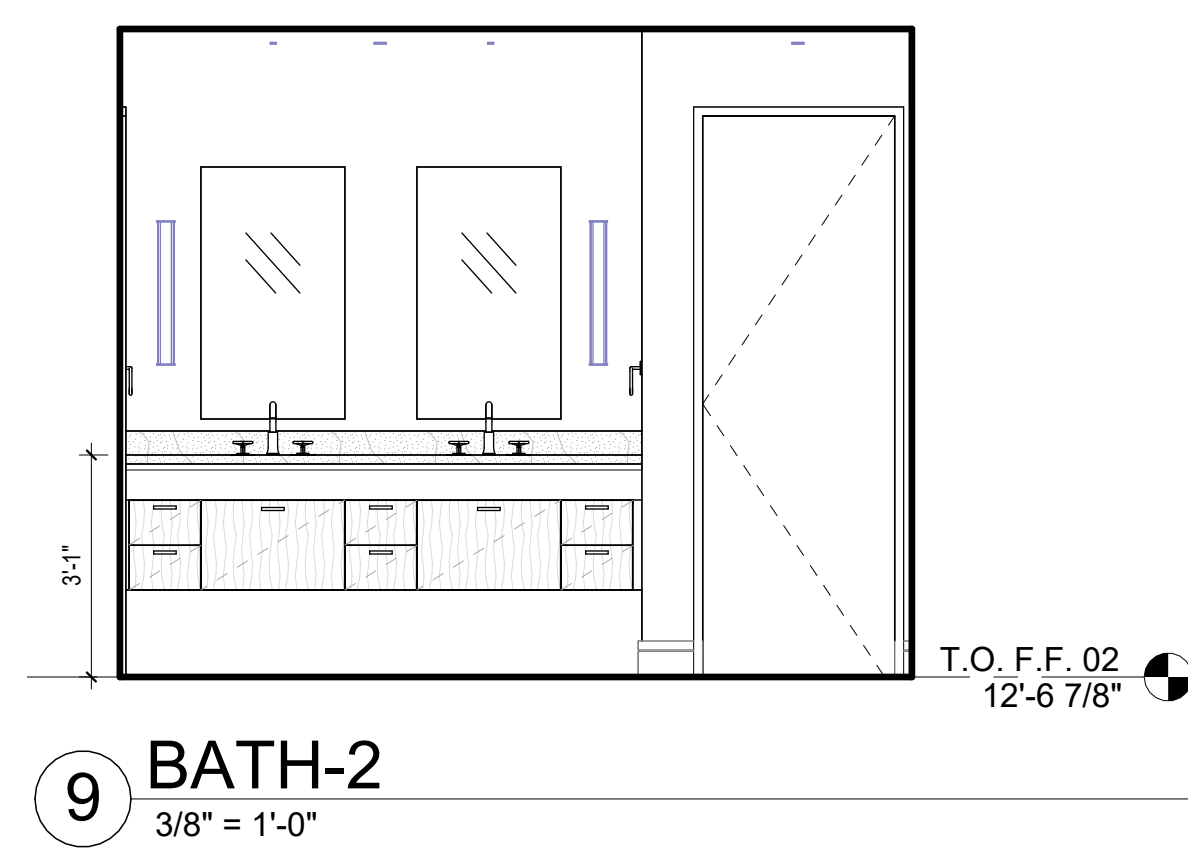
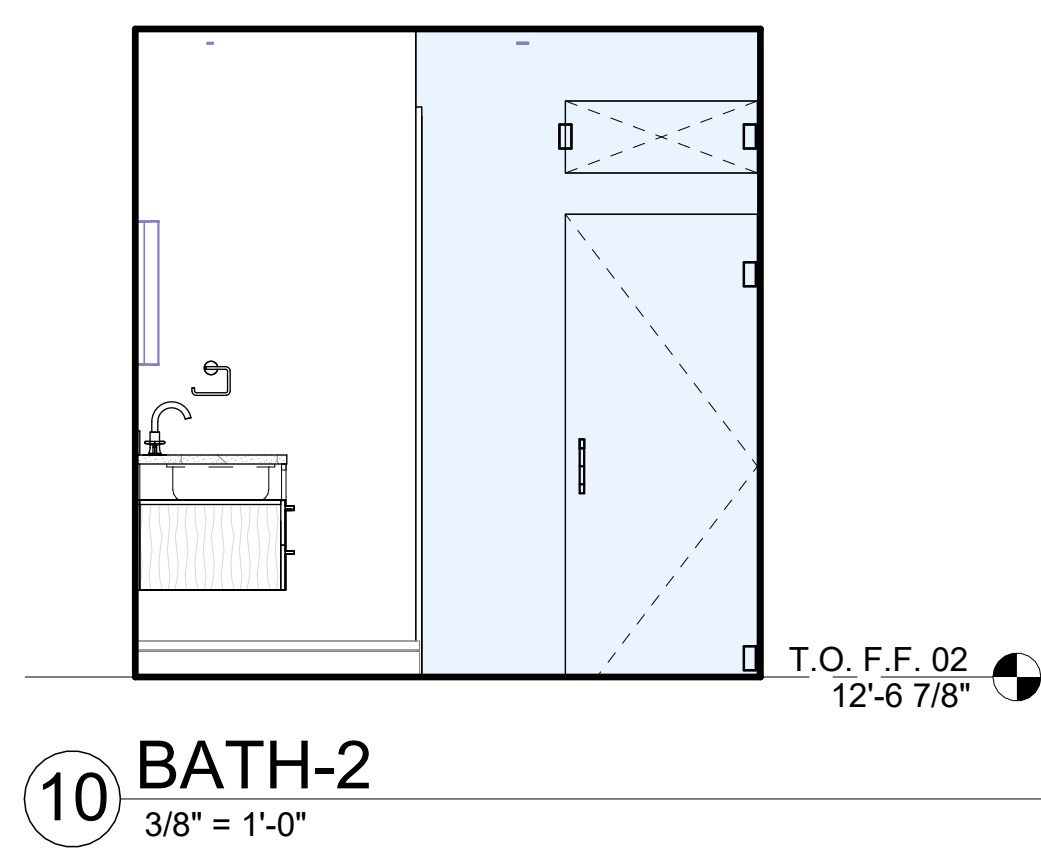
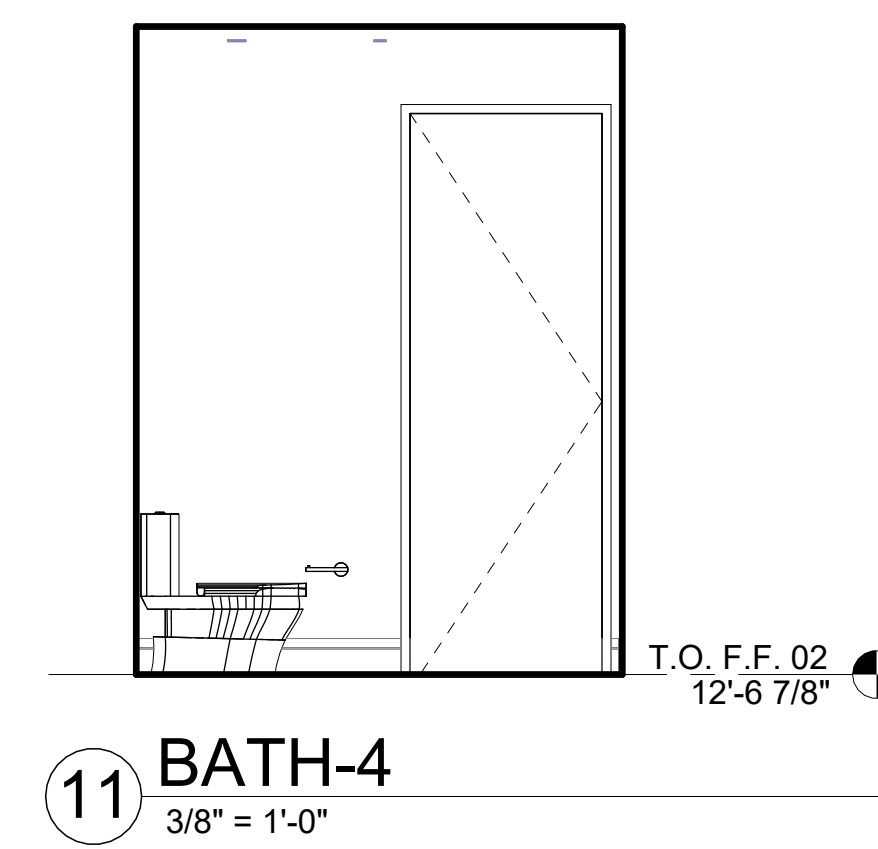
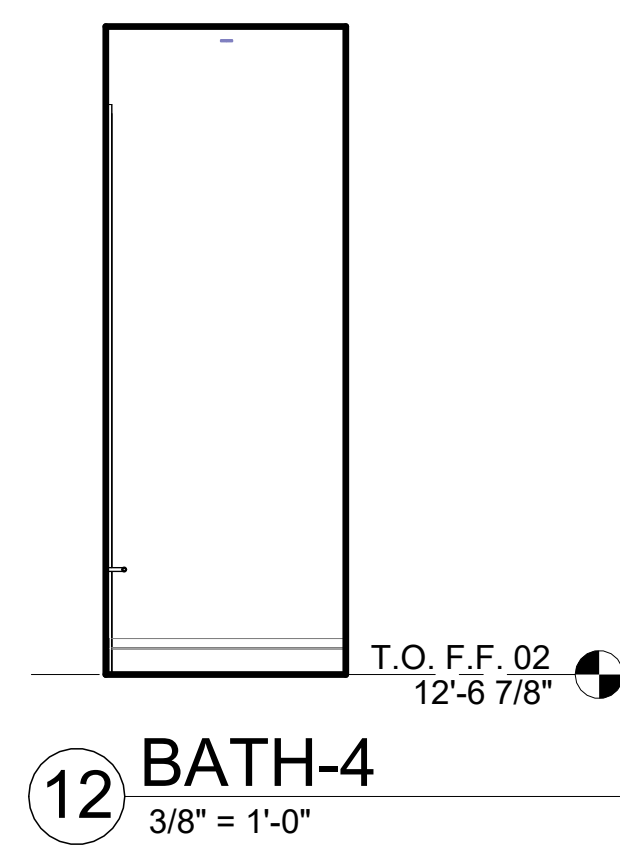
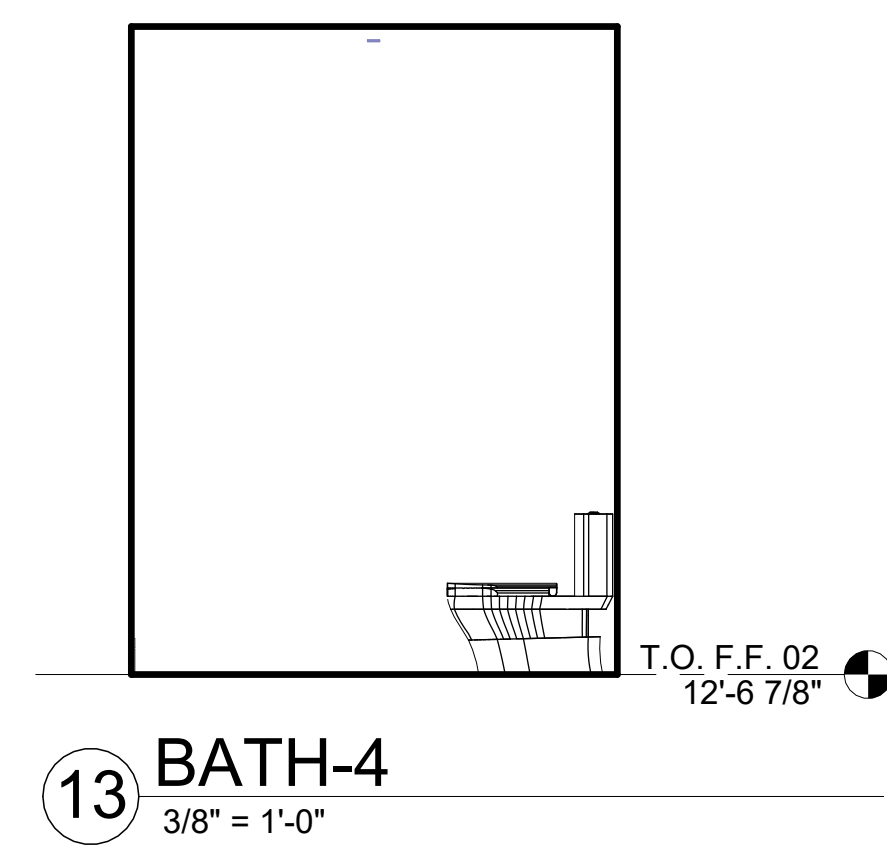
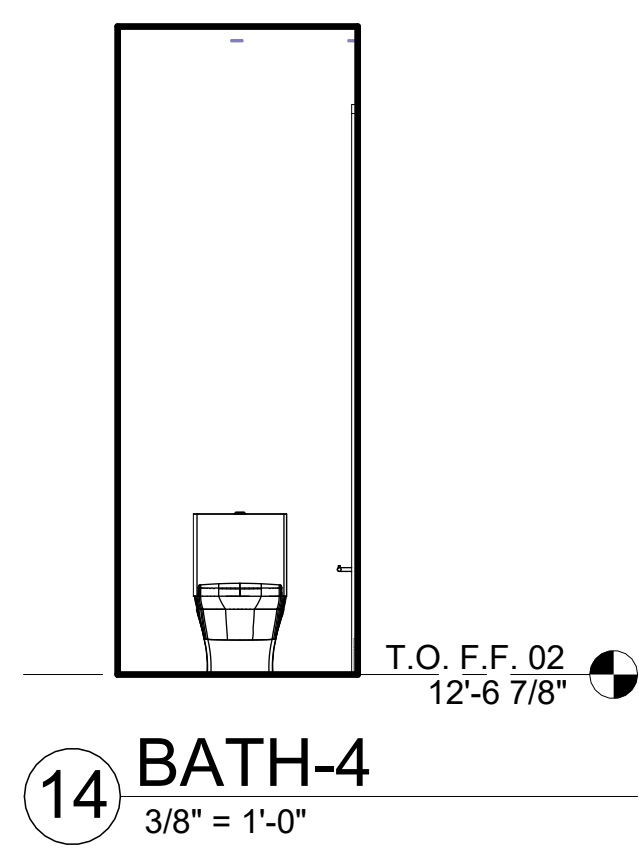
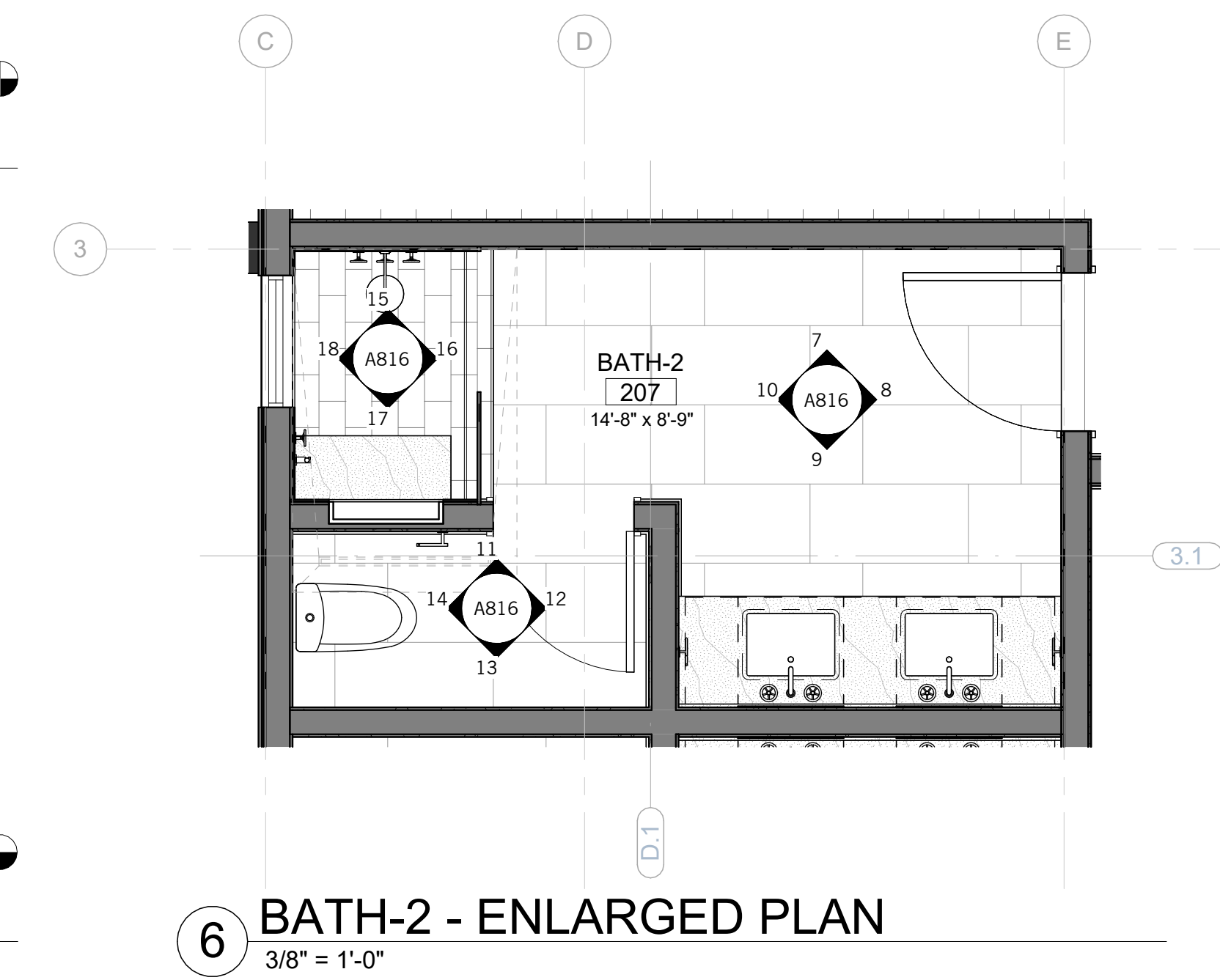
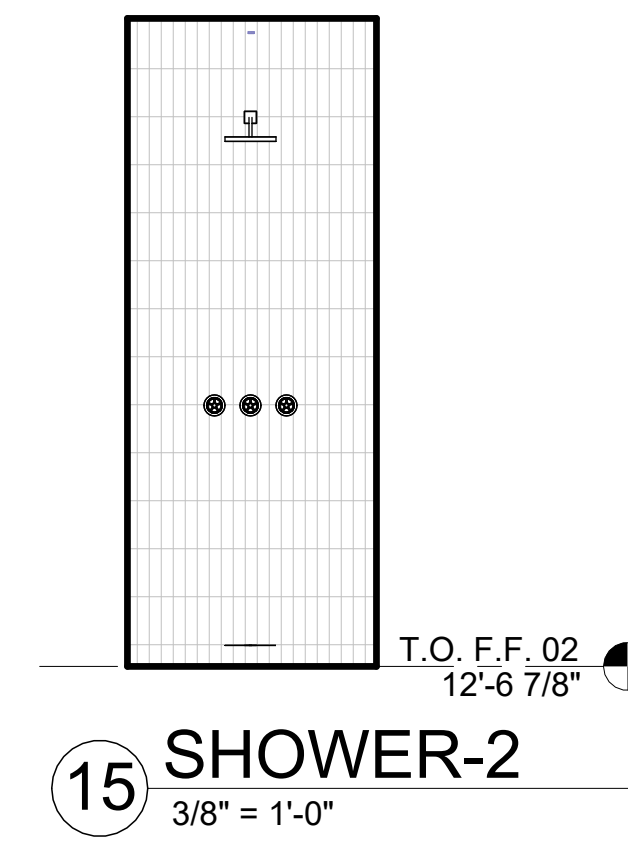
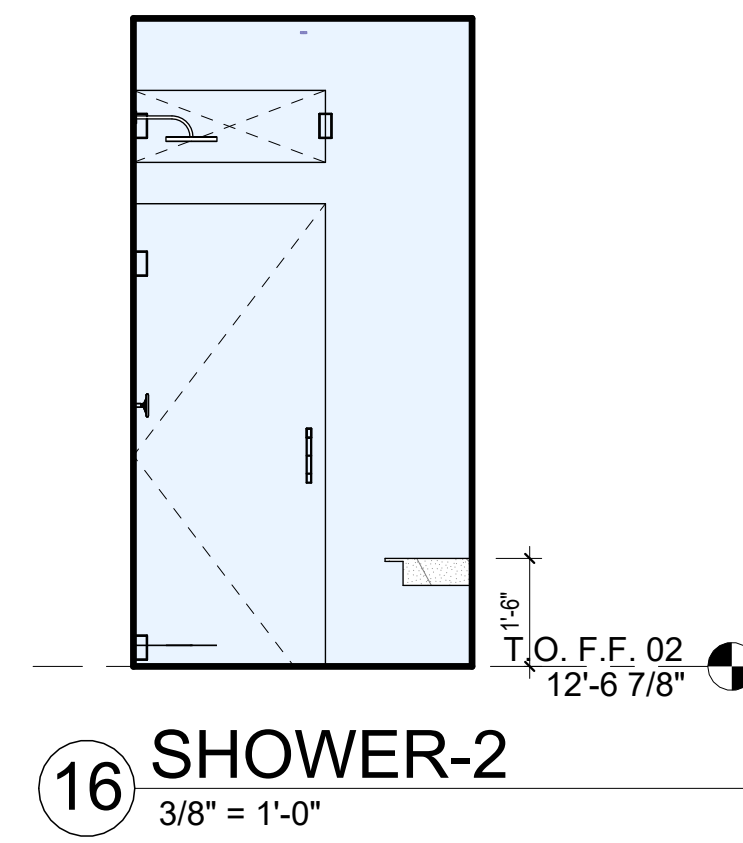
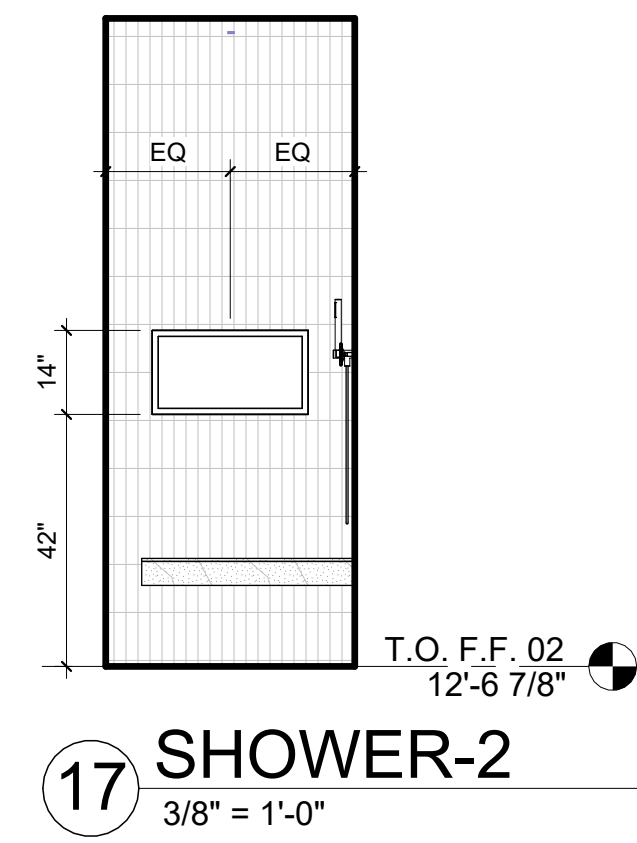
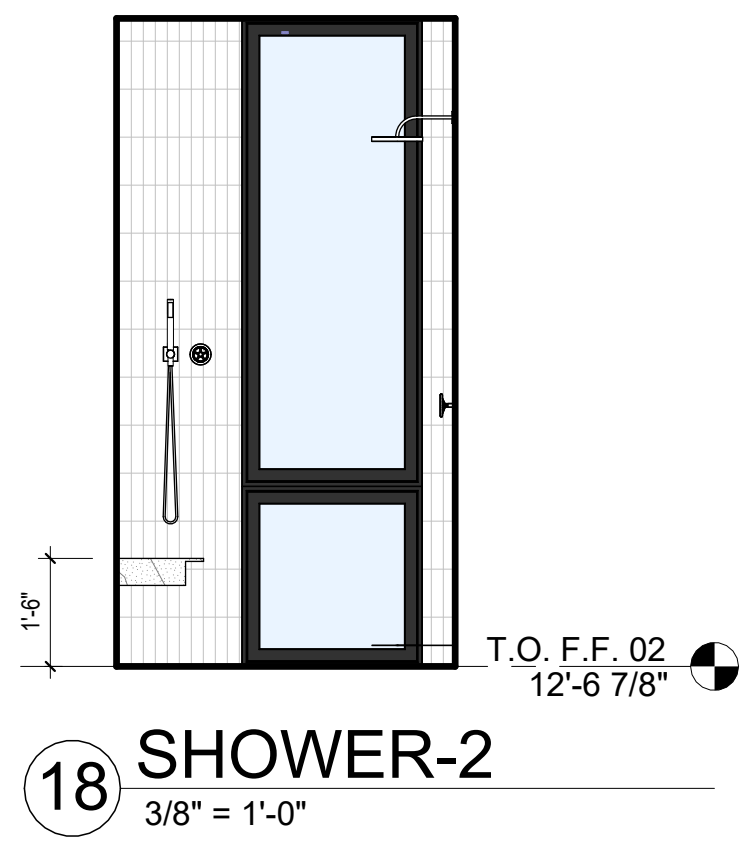
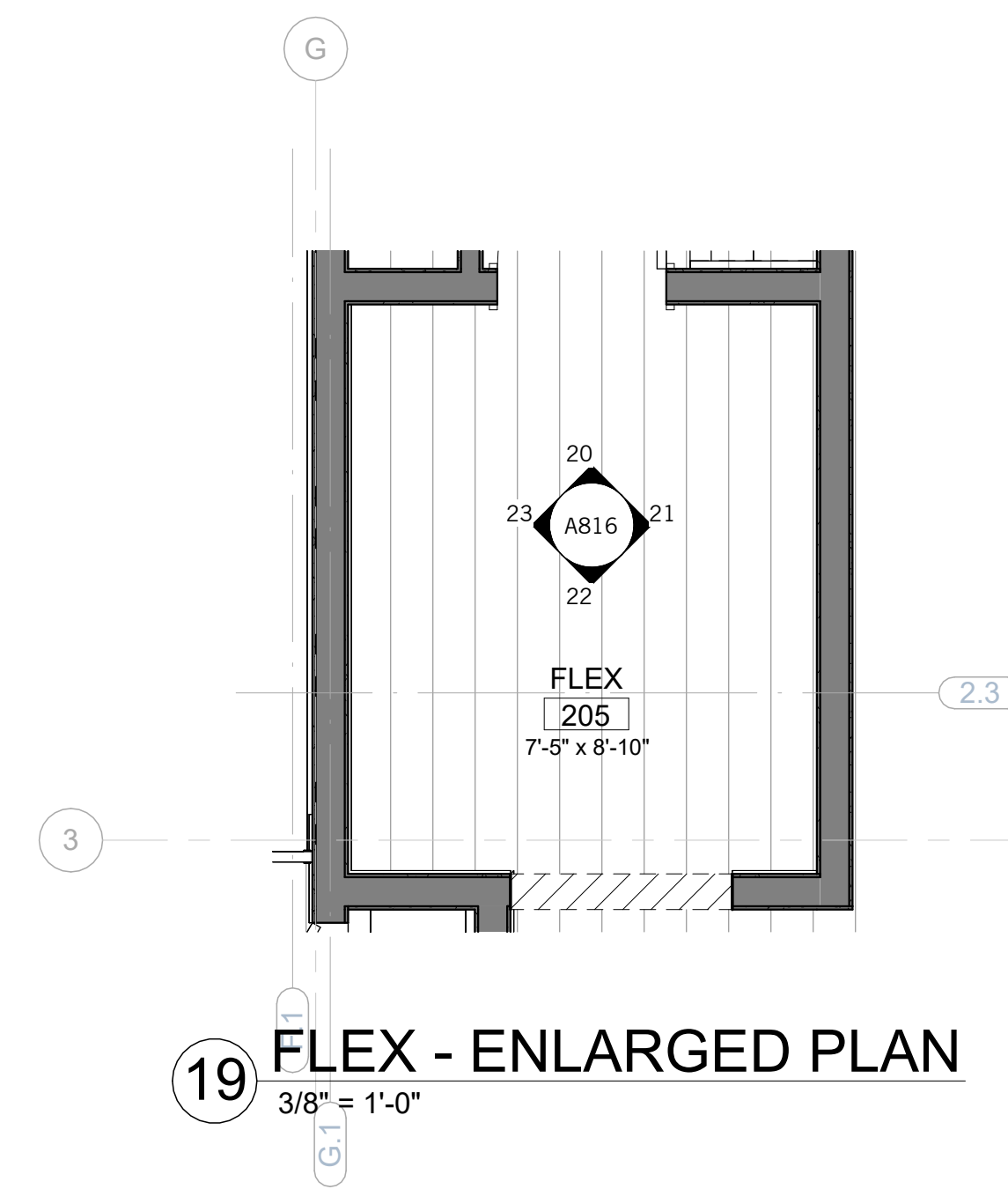
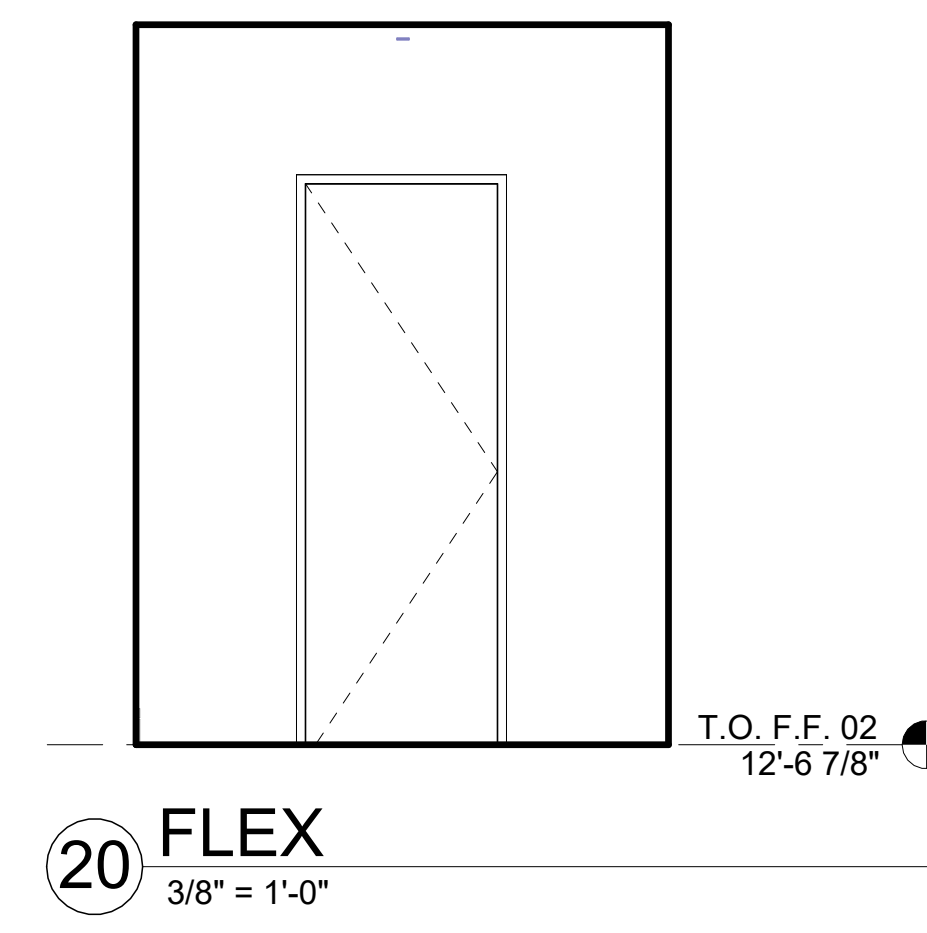
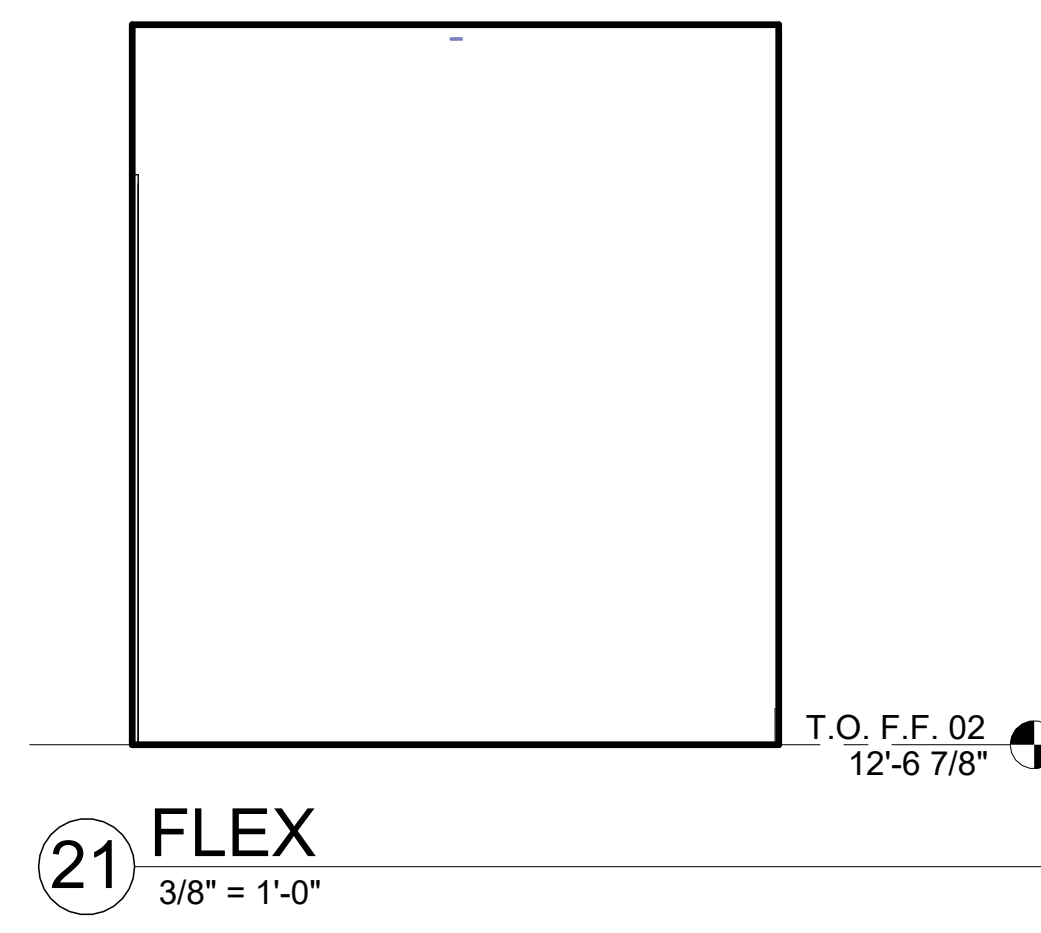
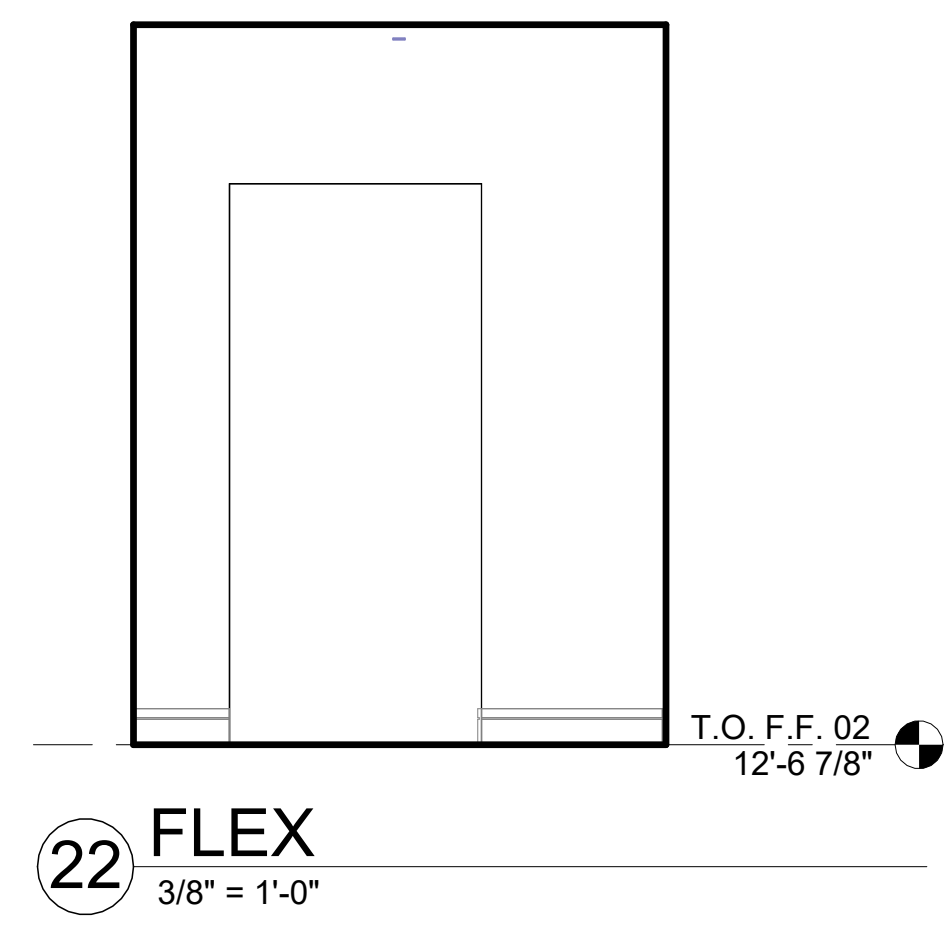
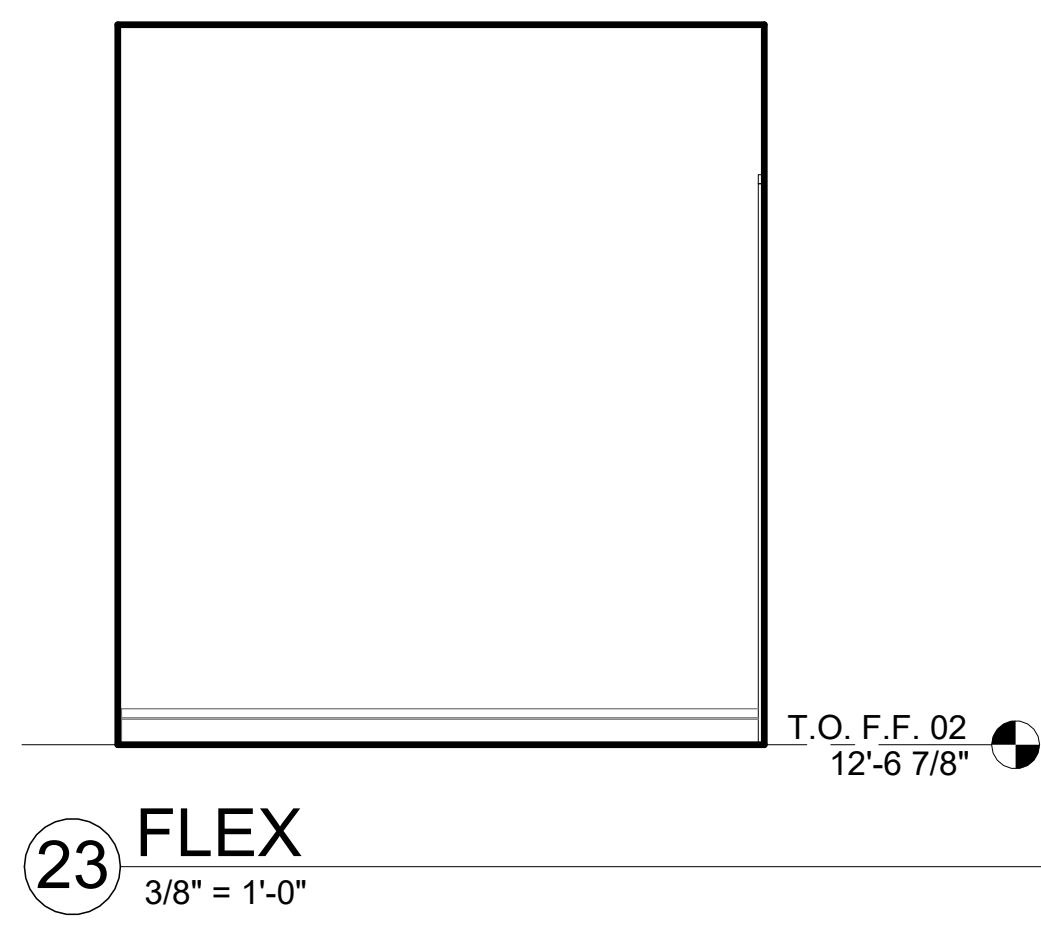
5 JR. SUITE BATH - ENLARGED PLAN
3/8" = 1'-0"

NOT FOR CONSTRUCTION

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

ENLARGED PLANS &
INTERIOR
ELEVATIONS

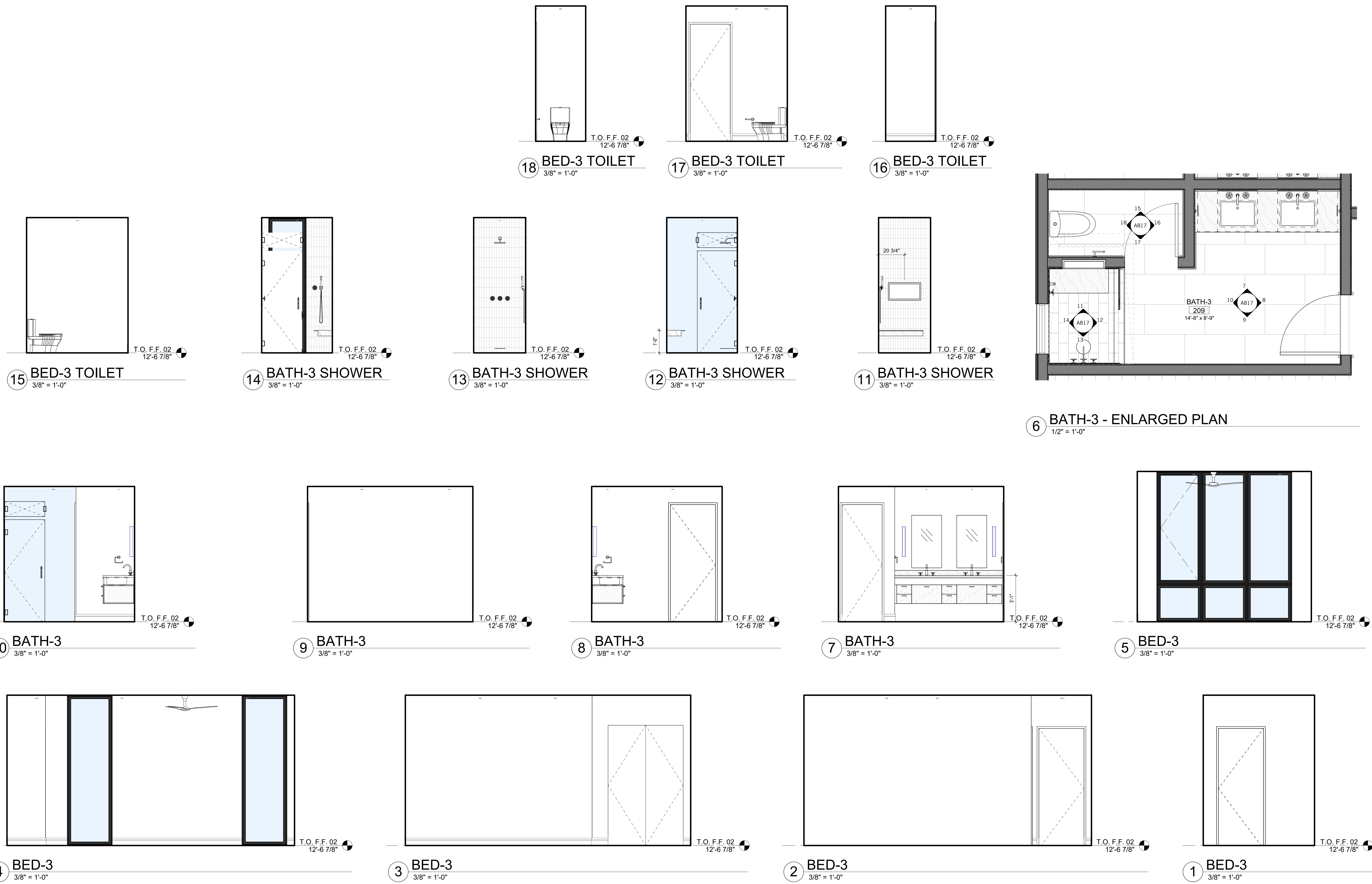
SHEET
A815



NOT FOR CONSTRUCTION

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

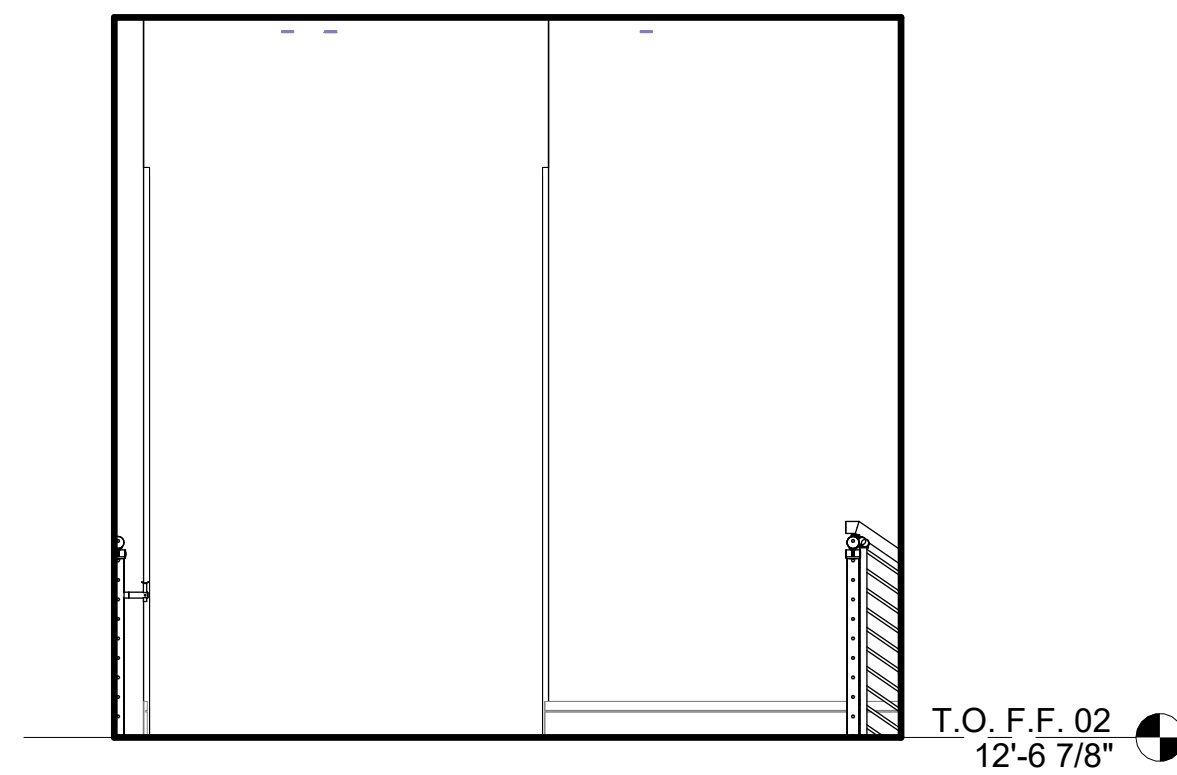
ENLARGED PLANS & INTERIOR ELEVATIONS



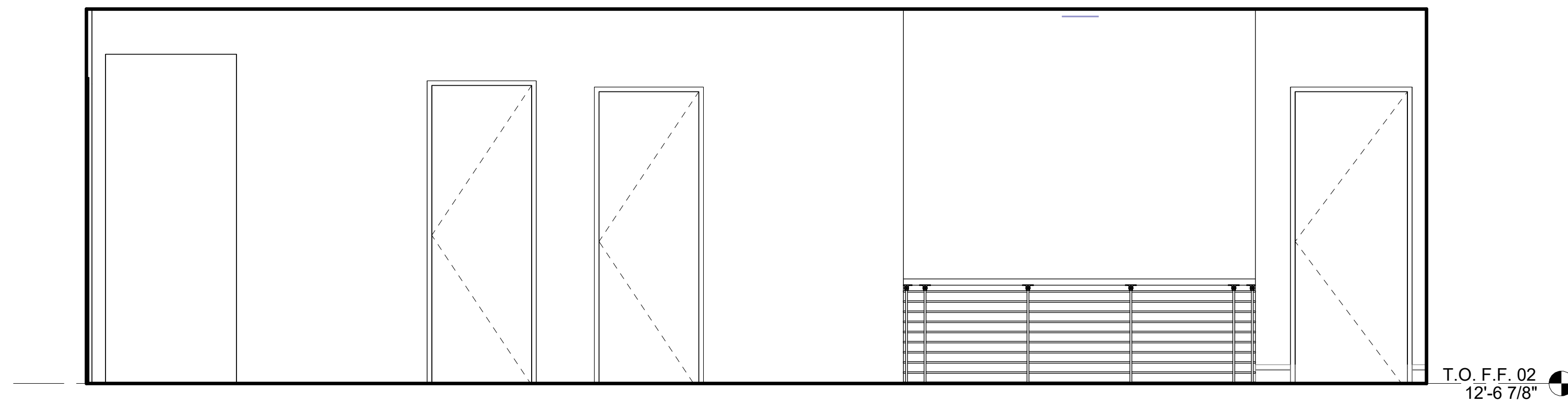
NOT FOR CONSTRUCTION

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

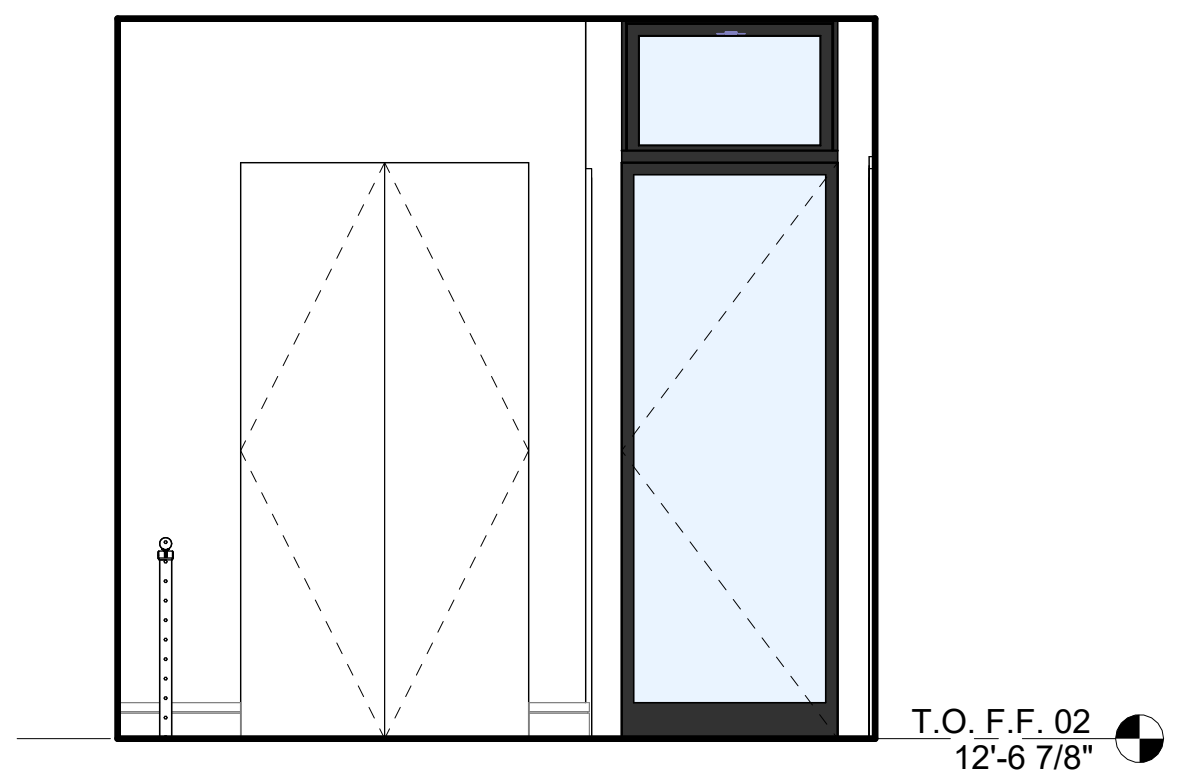
SHEET
A817



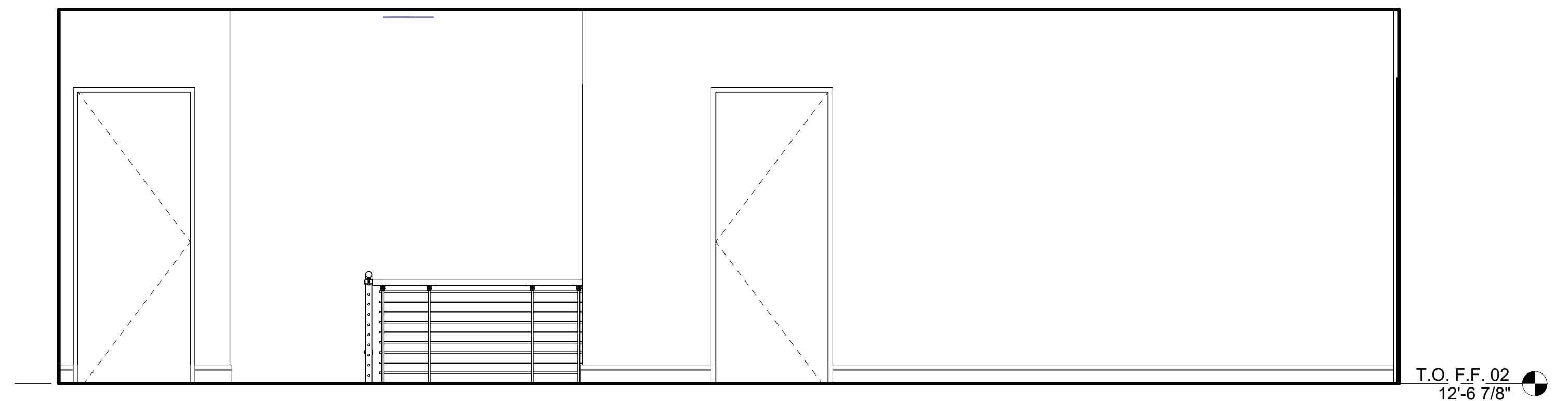
17 HALL
3/8" = 1'-0"



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



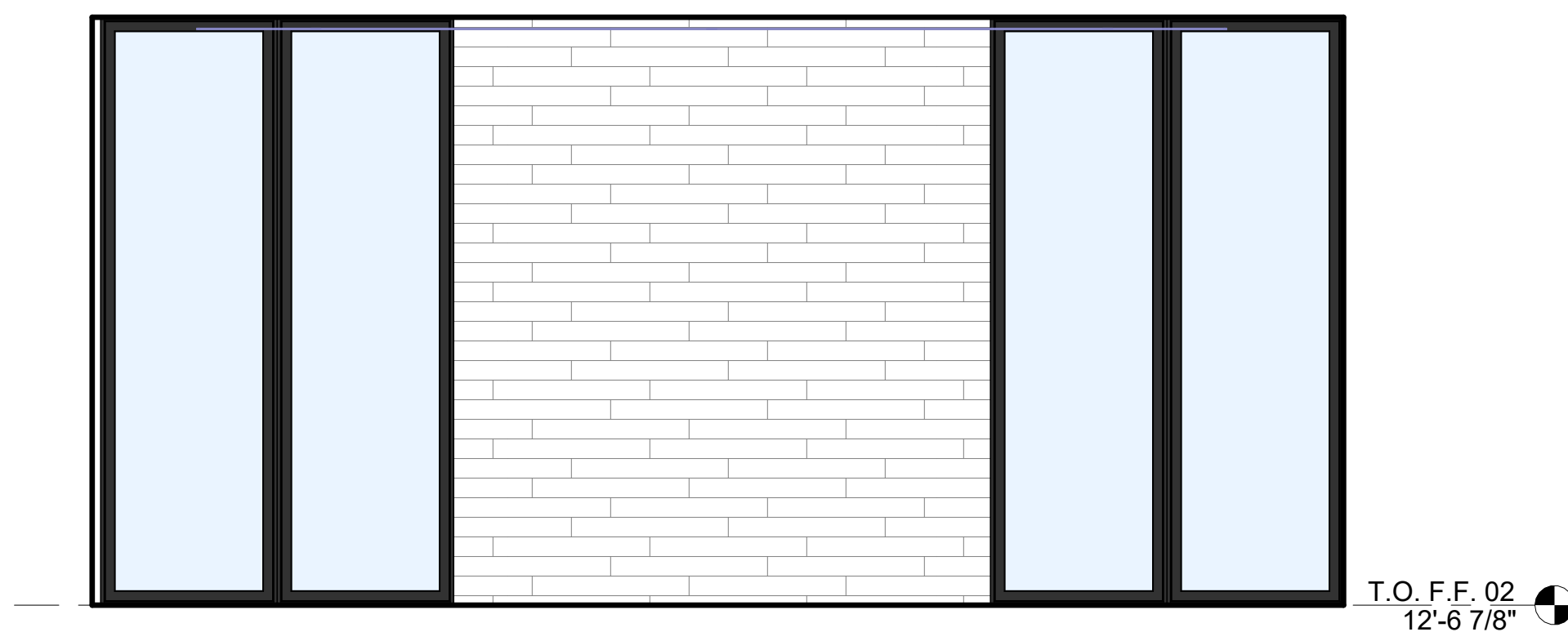
15 HALL
3/8" = 1'-0"



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



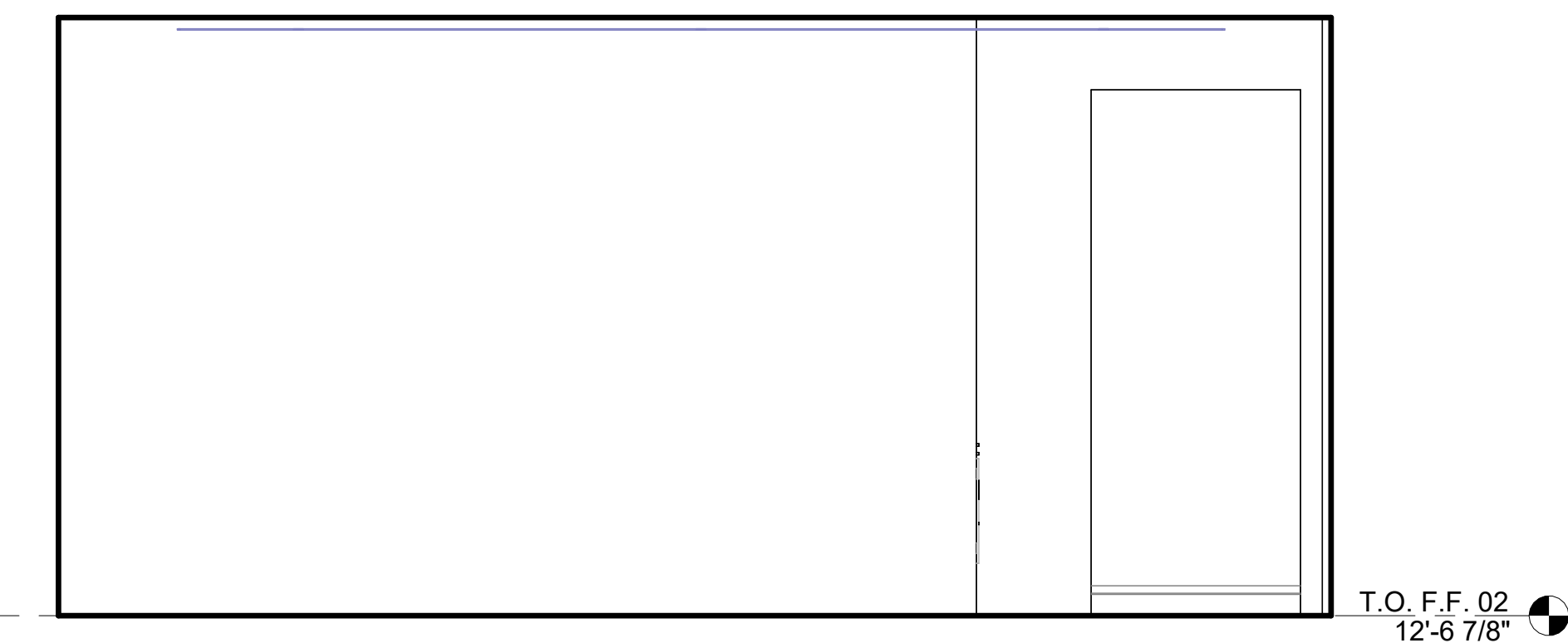
13 MEDIA / ENTERTAINMENT
3/8" = 1'-0"



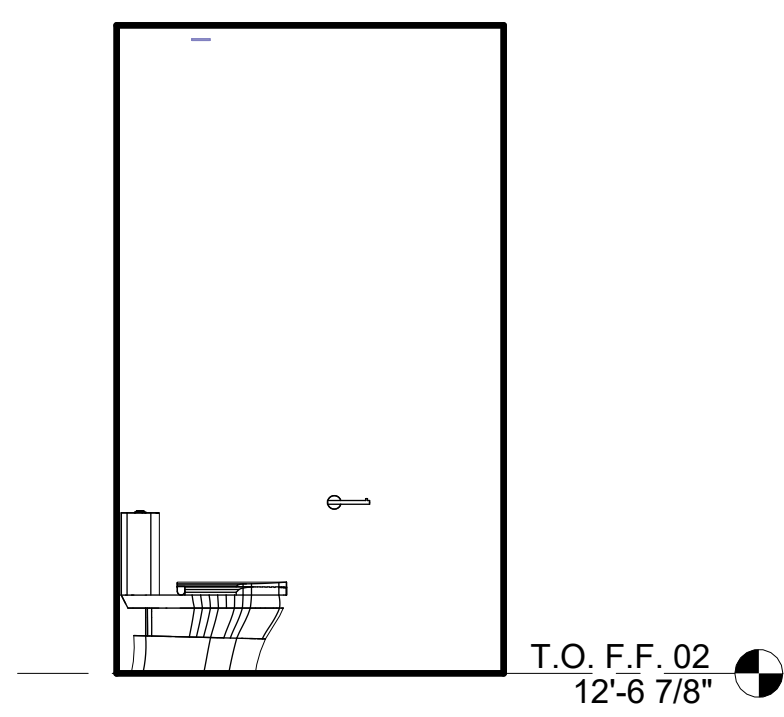
12 MEDIA / ENTERTAINMENT
3/8" = 1'-0"



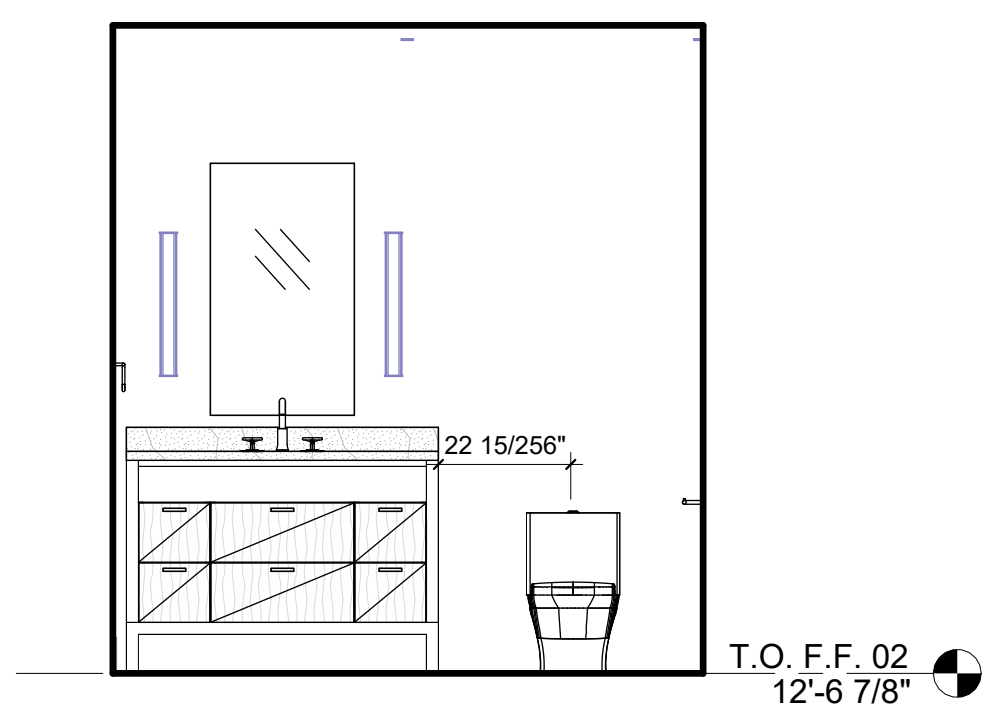
11 MEDIA / ENTERTAINMENT
3/8" = 1'-0"



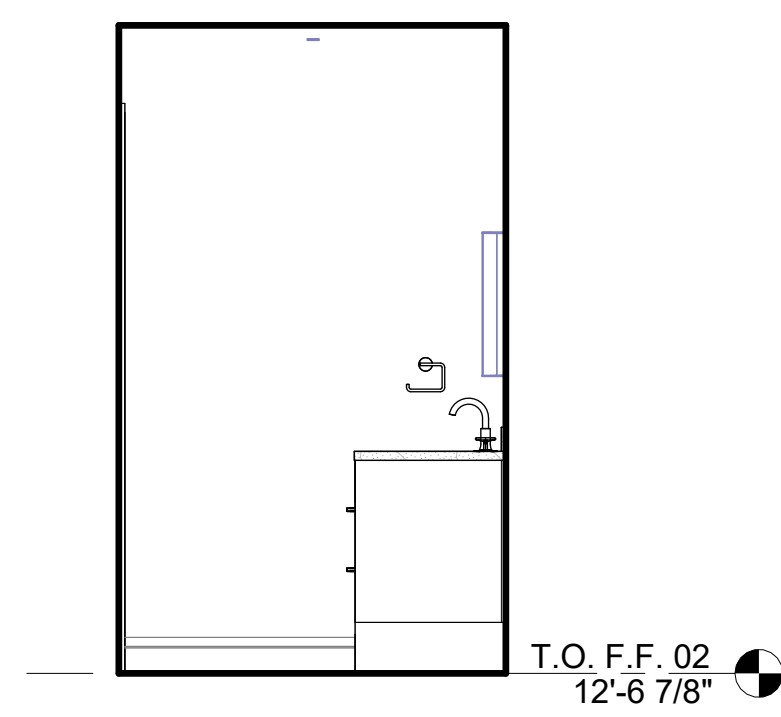
10 MEDIA / ENTERTAINMENT
3/8" = 1'-0"



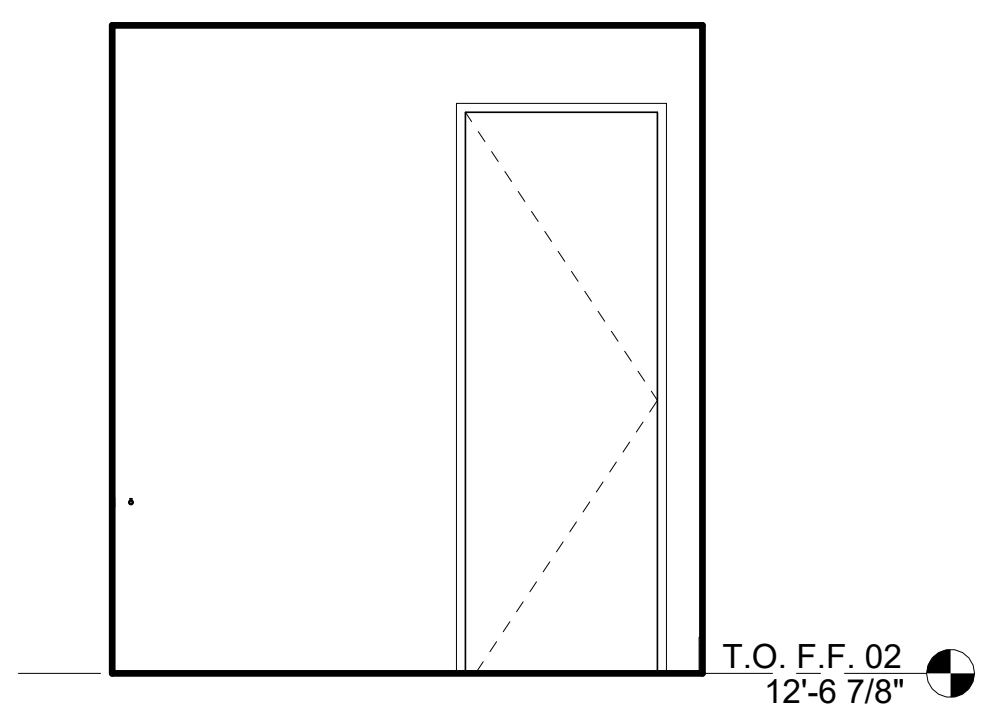
9 POWDER ROOM 2
3/8" = 1'-0"



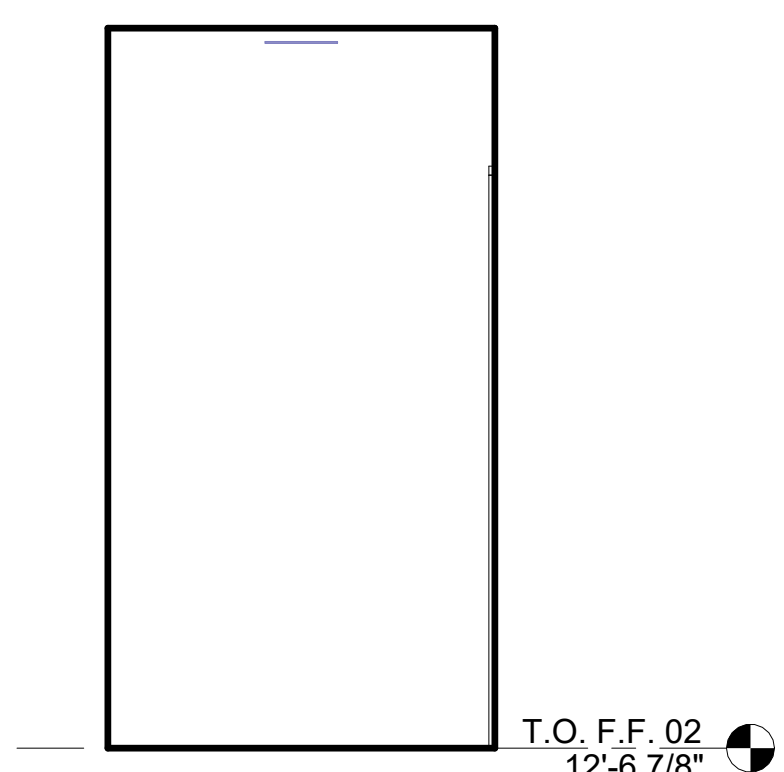
8 POWDER ROOM 2
3/8" = 1'-0"



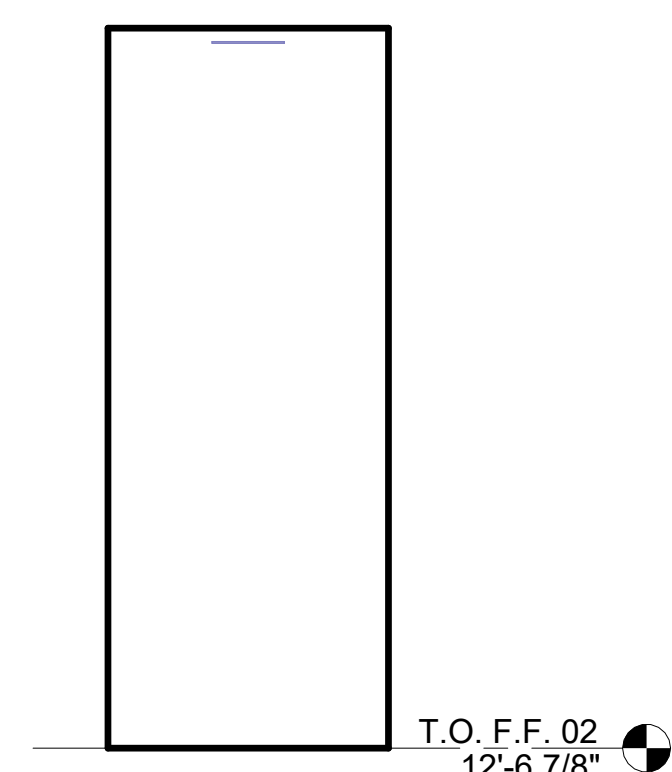
7 POWDER ROOM 2
3/8" = 1'-0"



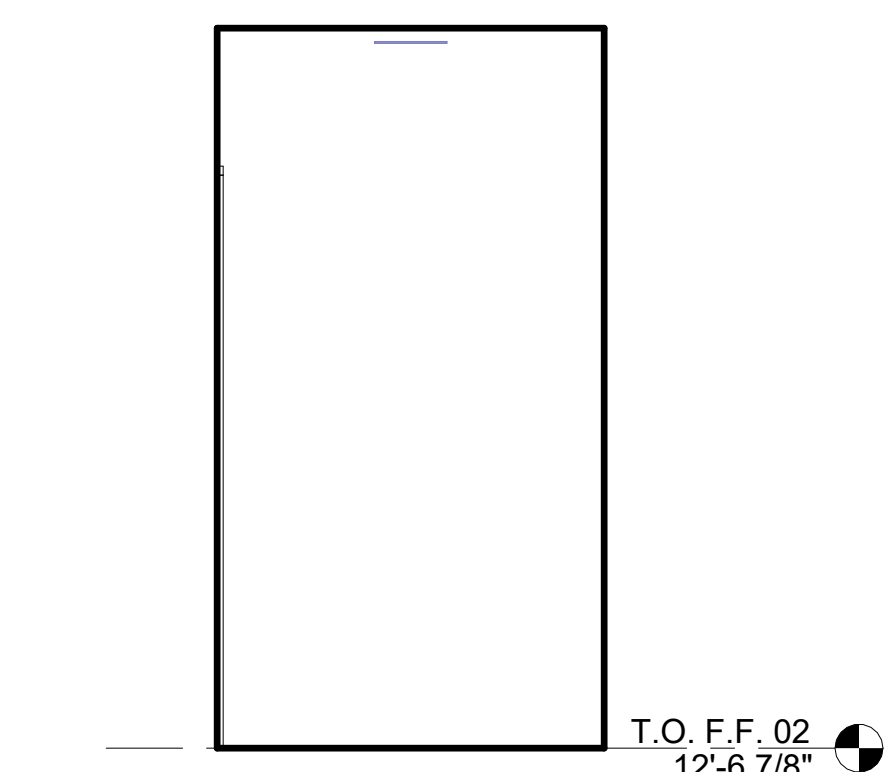
6 POWDER ROOM 2
3/8" = 1'-0"



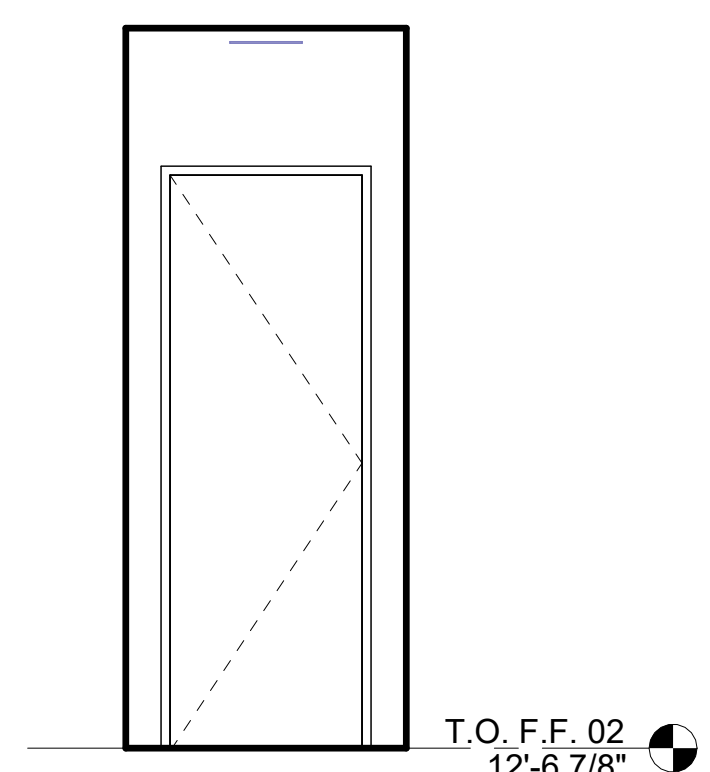
5 MECH ROOM
3/8" = 1'-0"



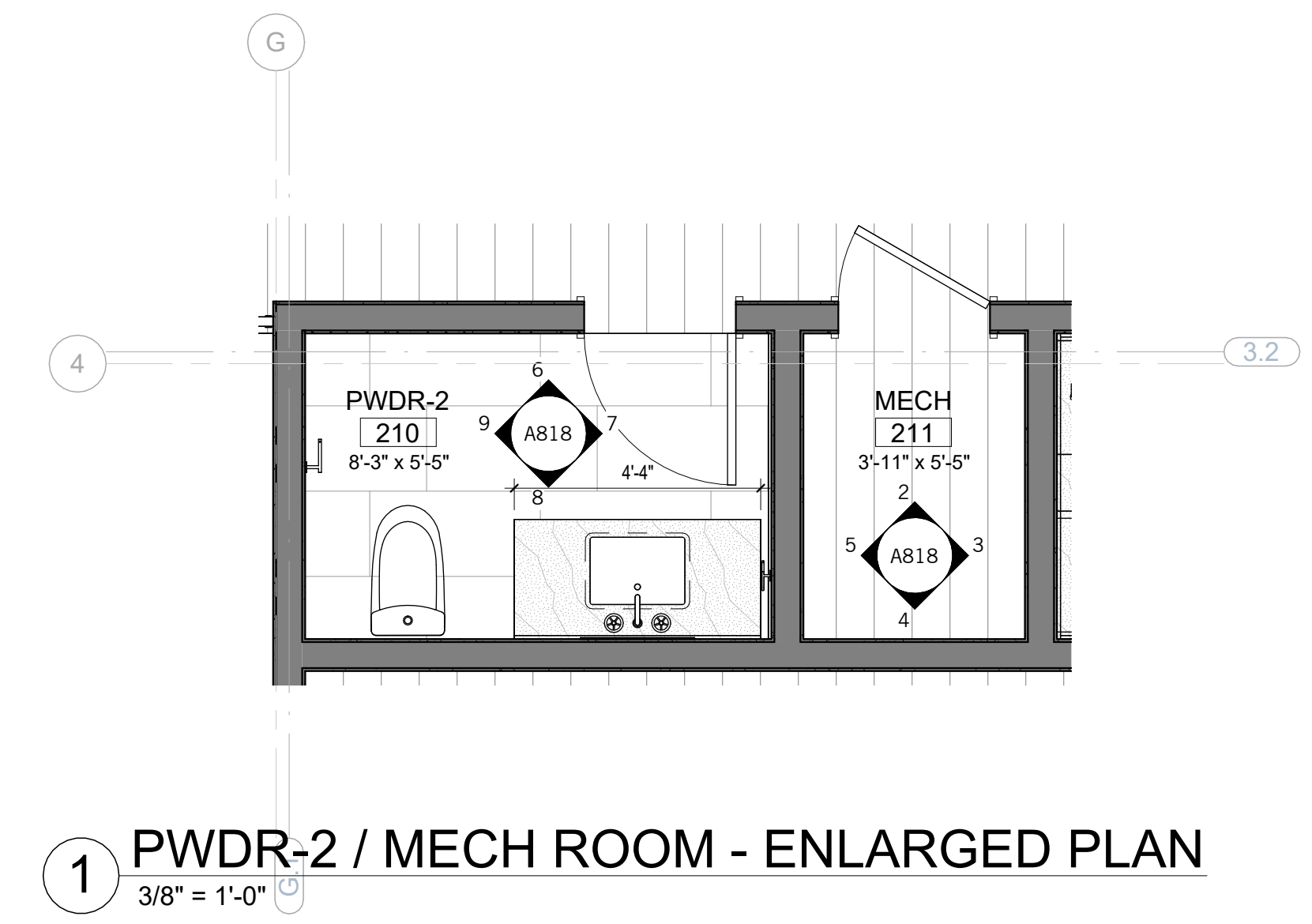
4 MECH ROOM
3/8" = 1'-0"



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



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



1 PWDR-2 / MECH ROOM - 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

A818