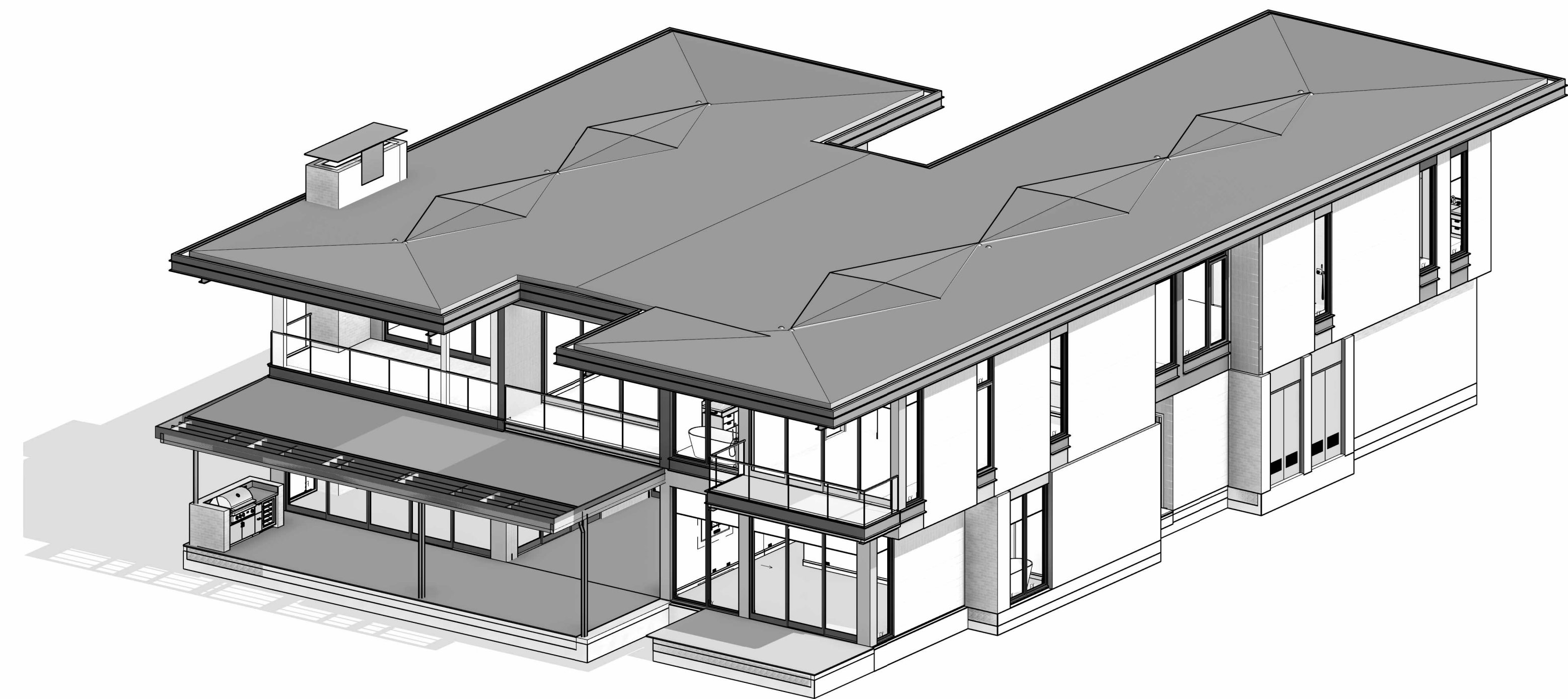
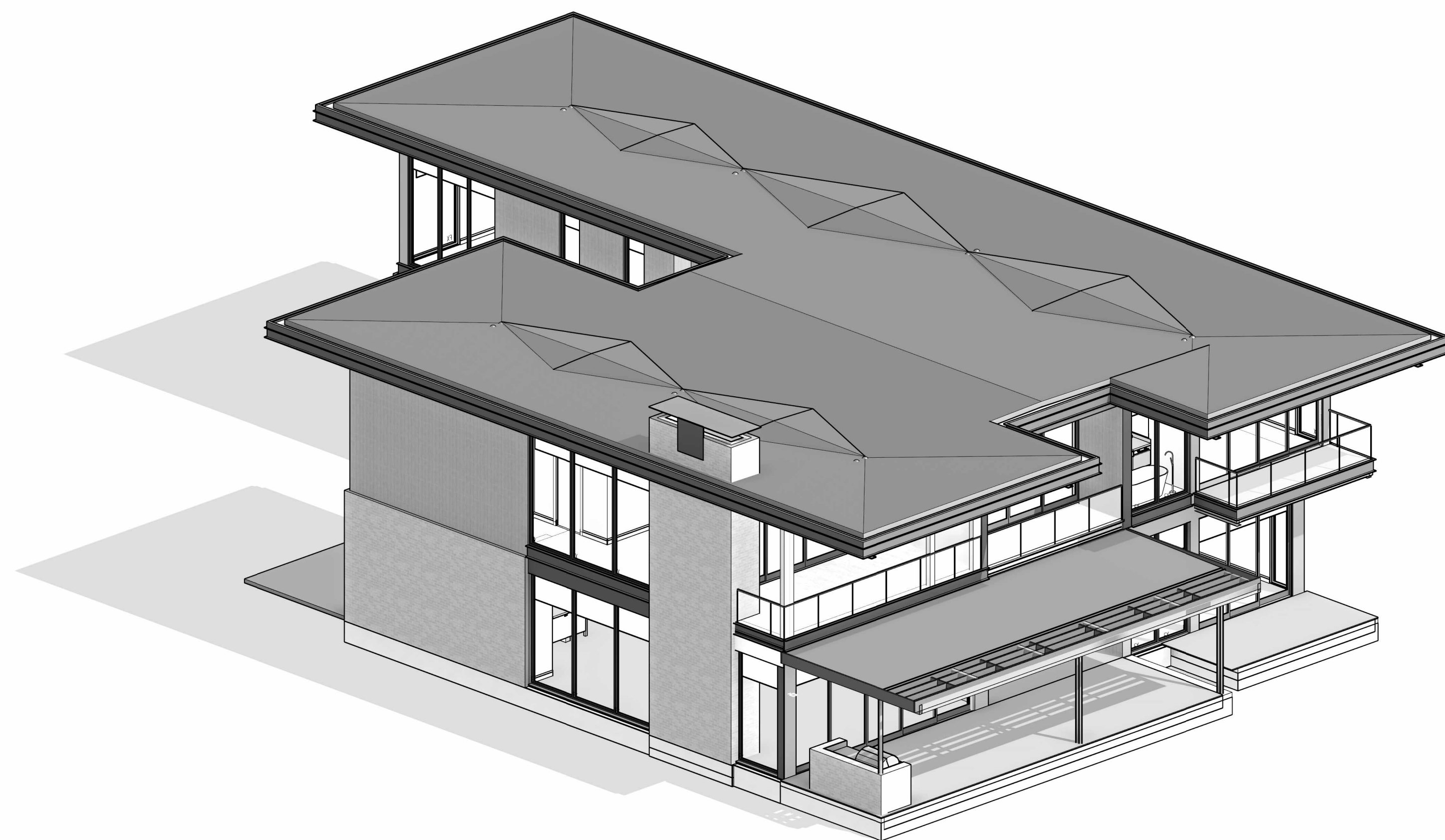


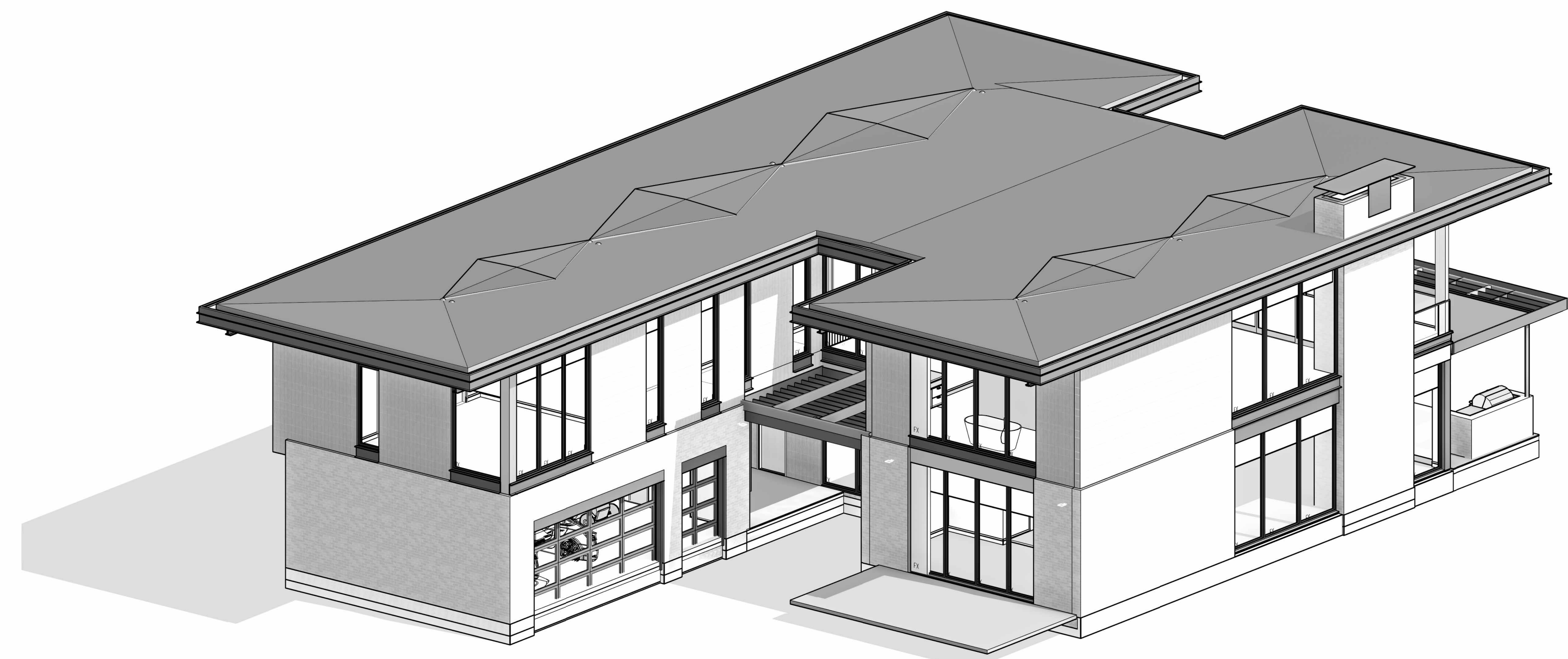
4 EXTERIOR VIEW - FRONT LEFT (B2)



3 EXTERIOR VIEW - REAR RIGHT (B2)



2 EXTERIOR VIEW - REAR LEFT (B2)



1 EXTERIOR VIEW - FRONT RIGHT (B2)

NOT FOR  
CONSTRUCTION

SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
EXTERIOR VIEWS (B2)

SHEET  
R001.2

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	
<b>CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE</b>	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	23. AIR CONDITIONING CONDENSER:
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)	A. SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL PER IRC 304.10.
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)	B. LOCATE MIN. 5 FT. FROM OUTLET OF DRYER VENT.
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.	C. LOCATE MIN. 12 INCHES FROM BUILDING OR PER MANUF. INSTRUCTIONS & MIN. 24 INCHES FROM OTHER UNITS.
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	D. PROVIDE 36"W x 80" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. (IMC 306.2)
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	24. 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" : 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3.
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS. IRC R308.4.5	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. IBC 406.3.2.2
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	27. INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312.
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	28. ALL STAIRSTEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 38" VARIATION BETWEEN STEPS. IRC R311.7.5.
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.	29. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
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)	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. IBC 2304.12.2.6
13. SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	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.
	B. 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.
	C. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC) / UTAH STATE REQUIREMENTS.
	31. 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"
	32. 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 SHEETS.
	33. FOR EXTERIOR FINISH INFORMATION SEE A6 SERIES SHEETS.
	34. FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.



REVISIONS

NOT FOR CONSTRUCTION

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

DIMENSION PLAN - FIRST FLOOR (B2)

SHEET  
 A211.2

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

10/19/2025 11:14:31 PM

1 DIMENSION PLAN - FIRST FLOOR (B2)  
 1/4" = 1'-0"

Key Value	Keynote Text
00.04	1-HOUR FIRE PARTITION WALL - SEE DETAIL XX/9.9X
03.08	CAST-IN-PLACE CONCRETE PATIO
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
10.50	DIRECT VENT GAS FIREPLACE WITH ACTIVATION AT BOTH LEVELS
11.07	GAS COOKTOP W/ HOOD, LIGHT AND FAN ABOVE, VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER. (ALSO SEE INTERIOR ELEVATIONS.)
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.
22.21	TEMPERED GLASS SHOWER ENCLOSURE
22.22	SHOWER NICHE, SLOPED TO DRAIN, NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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

FLOOR PLAN NOTES	
<b>CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE</b>	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD (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 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)	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 R3 INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-3 1/4".
	B. AT R3 EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1/2" A.F.F. AT INTERIOR.
	C. AT R3 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 PER IRC 304.10.
	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. (IMC 306.2)
	24. 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1
	25. CONCRETE STOOP/LANDING SHALL SLOPE AWAY FROM HOUSE 1/8" : 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" - EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3.
	26. DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE. IBC 406.3.2.2
	27. INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312.
	28. ALL STAIRSTEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS. IRC R311.7.5.
	29. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
	30. ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. IBC 2304.12.2.6
	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) / UTAH STATE REQUIREMENTS.
	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 A6 SERIES SHEETS.
	36. FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.



REVISIONS

NOT FOR CONSTRUCTION

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

ANNOTATION PLAN - FIRST FLOOR (B2)

SHEET  
**A212.2**

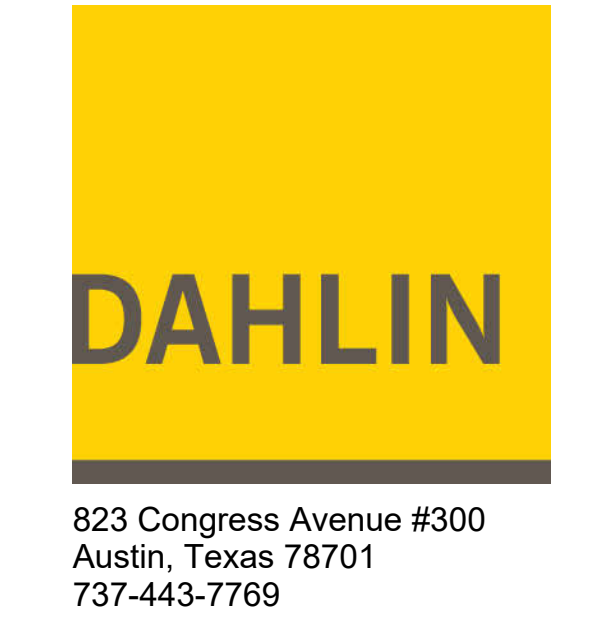
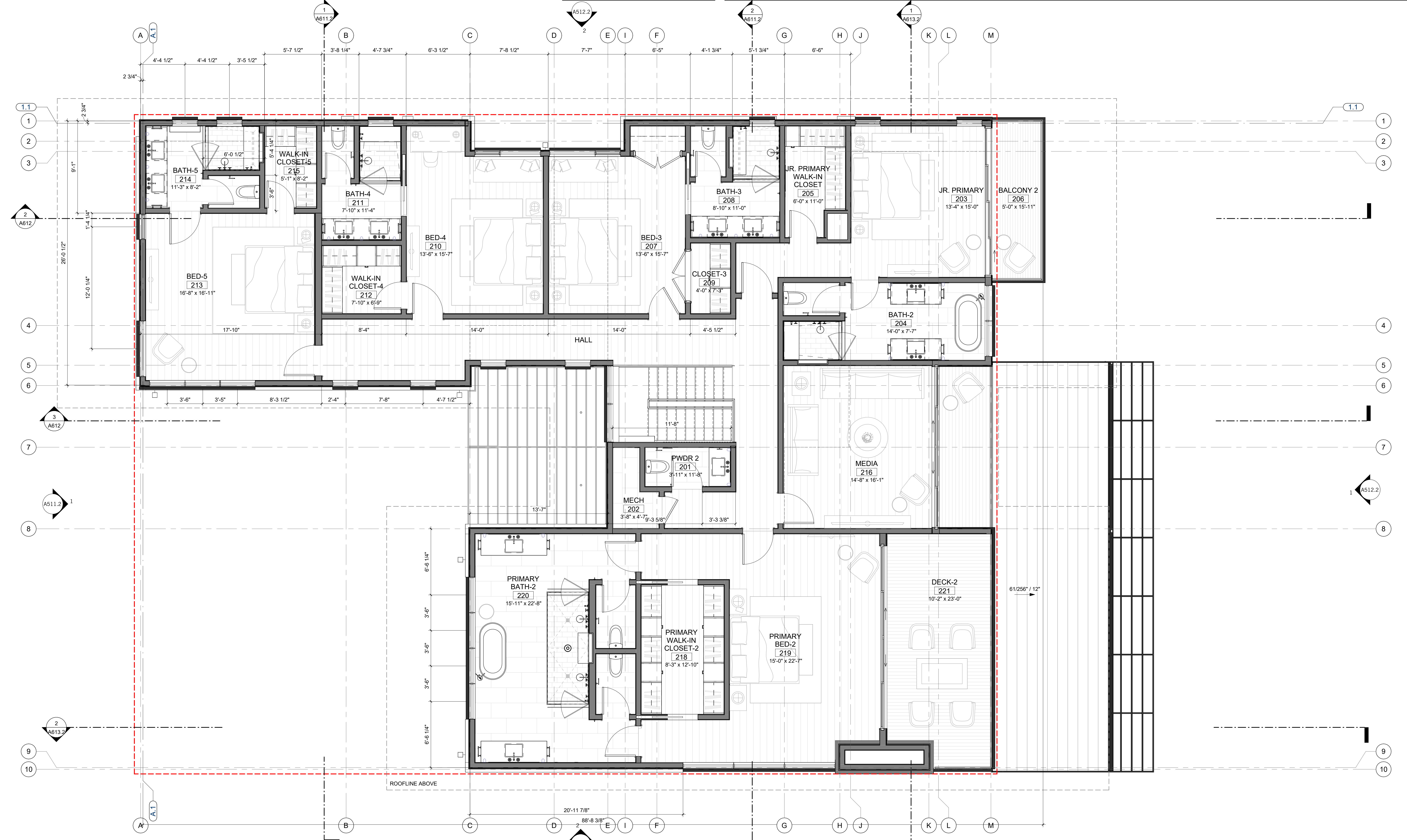
1 ANNOTATION PLAN - FIRST FLOOR (B2)  
1/4" = 1'-0"

10/19/2025 11:14:34 PM

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	
<b>CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE</b>	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD (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 6" 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 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	
13. SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	
14. PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.	
15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION	
16. PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO KITCHEN ISLAND	
17. LAUNDRY APPLIANCES:	
A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERBOX" OR EQUAL.	
B. PROVIDE APPROVED LINT TRAP AT DRYER VENT	
C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.	
D. EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IMC 504.8.4.	
E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCE	
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 R3 INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-3 1/4".	
B. AT R3 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 PER IRC 304.10.	
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. (IMC 306.2)	
24. 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1	
25. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" : 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3.	
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28. ALL STAIRSTEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 3/8" VARIATION BETWEEN STEPS. IRC R311.7.5.	
29. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.	
30. ENCLOSED FRAMING IN EXTERIOR BALCONIES & ELEVATED WALKING SURFACES SHALL BE PROVIDED WITH NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. IBC 2304.12.2.6	
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) / UTAH STATE REQUIREMENTS.	
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 A6 SERIES SHEETS.	
36. FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.	



REVISIONS

NOT FOR CONSTRUCTION

SEAL / SIGNATURE  
 JOB NO. 1911-001  
 DRAWN SW, EJ, MN, JD, ET  
 CHECK RB  
 DIMENSION PLAN - SECOND FLOOR (B2)

SHEET  
 A213.2

10/19/2025 11:14:36 PM

1 DIMENSION PLAN - SECOND FLOOR (B2)  
 1/4" = 1'-0"



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

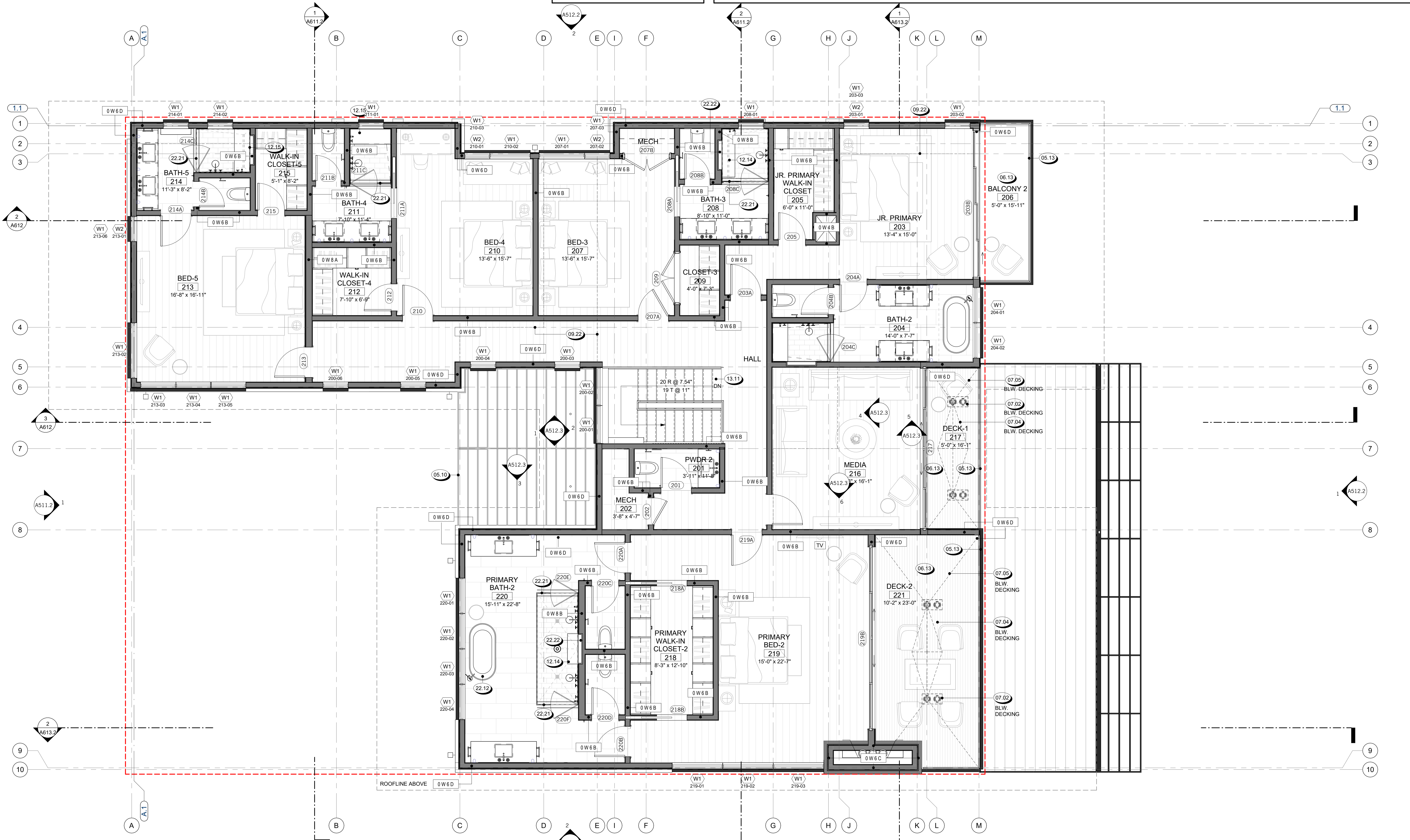
ANNOTATION PLAN - SECOND FLOOR (B2)

SHEET  
A214.2

Key Value	Keynote Text
05.10	PAINTED METAL TRELLIS W/ LOUVERS, S.S.D.
06.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
06.13	EXTERIOR STAINED WOOD DECKING O/ PEDESTALS, S.S.D.
07.02	ROOF DRAIN, TYP.
07.04	ROOF CRICKET, SLOPED TO DRAIN
07.05	TPO SINGLE PLY MEMBRANE ROOFING
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL
12.14	CUSTOM BUILT-IN SHOWER SEATING - FLOATING BENCH, 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
22.21	TEMPERED GLASS SHOWER ENCLOSURE
22.22	SHOWER NICHE, SLOPED TO DRAIN, NICHE DIMENSIONS TO BE ONE FULL TILE SIZE.

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

FLOOR PLAN NOTES	
<b>CODE REFERENCES BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE</b>	
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD (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 6" U.O.N.	17. LAUNDRY APPLIANCES: A. APPLIANCE HOSES, DRYER VENTS & GAS STUB-OUTS TO BE INSTALLED IN RECESSED BOXES BY "DRYERS" OR EQUAL. B. PROVIDE APPROVED LINT TRAP AT DRYER VENT. C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. D. EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. VENT RUN SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS & IMC 504.8.4. E. INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES.
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.	18. ALLOW A MIN. OF 15" FROM CENTERLINE OF TOILET TO SIDE WALL OR OBSTRUCTION. PROVIDE 21" CLEAR SPACE AT FRONT PER IPC 405.3.1.
6. FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.	19. SEE MECHANICAL DRAWINGS FOR WATER HEATER REQUIREMENTS. INSTALL PER MANUFACTURER'S SPECIFICATION
7. SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER IRC SECTION R308 & AFFIXED WITH PERMANENT LABEL.	20. ATTIC ACCESS TO BE 22" x 30" MIN. (U.O.N.) OR AS LARGE AS THE LARGEST COMPONENT OF THE FAU W/ WEATHER STRIPPING. (IMC 306.3)
8. ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS. IRC R308.4.5	21. AT EGRESS DOORS: A. AT R3 INSWINGING EGRESS (& EXTERIOR) DOORS: MEASUREMENT FROM TOP OF THRESHOLD TO LANDING AT EXTERIOR SHALL NOT BE MORE THAN 7'-3/4". B. AT R3 EGRESS DOORS: THRESHOLD SHALL NOT BE MORE THAN 1-1/2" A.F.F. AT INTERIOR.
9. WHEN THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN 36" A.F.F. & GREATER THAN 72" A.F.F. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICES THAT COMPLY WITH IRC 312.2.1	22. AIR CONDITIONING CONDENSER: A. SHALL BE ON CONCRETE PAD, OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL PER IRC 304.10. 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. (IMC 306.2)
10. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.	23. 1 LAYER 1/2" MIN. GYP. BD. ON ALL WALLS (AND CEILING IF NO HABITABLE SPACE ABOVE) OF GARAGE. IBC 406.3.2.1
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.	24. CONCRETE STOOPLANDING SHALL SLOPE AWAY FROM HOUSE 1/8" - 1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE IRC R311.3.
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 R307.2)	25. 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. IBC 406.3.2.2
13. SEE PLUMBING NOTES FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.	26. INTERIOR STAIRS ARE CONSIDERED DESIGN-BUILD MOUNTING OF HANDRAILS & CONNECTION OF GUARDS TO BE INSTALLED FOR COMPLIANCE WITH IRC R311.7.8 & R312.
	27. ALL STAIRSTEPS SHALL HAVE MINIMUM 10" TREADS & MAXIMUM 7-3/4" RISERS. NO MORE THAN 38" VARIATION BETWEEN STEPS. IRC R311.7.5.
	28. IMPERVIOUS MOISTURE BARRIER SYSTEMS PROTECTING BALCONIES, OR ELEVATED WALKING SURFACES, SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED.
	29. FOR EXTERIOR FINISH INFORMATION SEE A6 SERIES SHEETS.
	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. IBC 2304.12.2.6
	31. 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.
	32. 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.
	33. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH CHAPTER 4 OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC) / UTAH STATE REQUIREMENTS.
	34. 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"
	35. 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.
	36. FOR EXTERIOR FINISH INFORMATION SEE A6 SERIES SHEETS.
	37. FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.



1 ANNOTATION PLAN - SECOND FLOOR PLAN (B2)  
1/4" = 1'-0"

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LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				

KEYNOTE LEGEND	
Key Value	Keynote Text
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS, TYP.
26.04	CEILING FAN AS SPECIFIED
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.
26.07	FIXTURE TYPE F5 LED TAPELIGHT TO BE RECESSED UNDER VANITY TO SERVE AS TOENICK LIGHTING. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

REFLECTED CEILING PLAN SYMBOLS	
[XXX-01]	INTERIOR FINISH MATERIAL, SEE FINISH SCHEDULE
[Hatched Box]	WOOD PLANK CEILING TREATMENT @ SOFFIT (EXTERIOR)
[Dotted Box]	GYP BOARD, PAINTED @ ROOF STRUCTURE
[Solid Grey Box]	SUSPENDED GYP BOARD CEILING, PAINTED
[Light Grey Box]	PAINTED STUCCO AT SOFFIT
[Line]	ALIGN
[Mech Register Symbol]	MECH. REGISTERS (S.M.D.)
[Transfer Grille Symbol]	TRANSFER GRILLES
[Light Fixture Symbols]	LIGHT FIXTURES (S.E.D.)
[Range Hood Symbol]	RANGE HOOD

- REFLECTED CEILING PLAN NOTES**
- CEILING HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF CEILING FINISH.
  - EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL. EXTERIOR SOFFITS MATERIAL AS INDICATED IN PLANS.
  - ALL DIMENSIONS TO F.O. STUD, (U.O.N.)
  - 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.
  - FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D. LOCATIONS ARE GOVERNED BY THIS DRAWING/ DOCUMENTS.
  - LOCATE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
  - COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.
  - COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.
  - SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD.
  - FRAMING ON REFLECTED CEILING PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.
  - PROVIDE PROVISION FOR LOW-VOLTAGE POWER FOR FUTURE LIGHTING WITHIN MILLWORK AT CLOSETS.
  - FIXTURE TYPE F5 LED TAPELIGHT TO BE RECESSED INTO BAR SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.



REVISIONS

NOT FOR CONSTRUCTION

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

REFLECTED CEILING PLAN - FIRST FLOOR (B2)

SHEET  
**A311.2**

**1 REFLECTED CEILING PLAN - FIRST FLOOR (B2)**  
 1/4" = 1'-0"

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LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1				

KEYNOTE LEGEND	
Key Value	Keynote Text
14.01	CUSTOM MOTORIZED ROLLER SHADES W/ SHADE POCKETS AT ALL WINDOWS, TYP.
26.04	CEILING FAN AS SPECIFIED
26.05	PROVIDE PROVISION FOR LOW-VOLTAGE POWER FOR FUTURE LIGHTING WITHIN MILLWORK

REFLECTED CEILING PLAN SYMBOLS	
[XXX-01]	INTERIOR FINISH MATERIAL, SEE FINISH SCHEDULE
[Hatched Box]	WOOD PLANK CEILING TREATMENT @ SOFFIT (EXTERIOR)
[Dotted Box]	GYP BOARD, PAINTED @ ROOF STRUCTURE
[Solid Grey Box]	SUSPENDED GYP BOARD CEILING, PAINTED
[Light Grey Box]	PAINTED STUCCO AT SOFFIT
[Line]	ALIGN
[Symbol]	MECH. REGISTERS (S.M.D.)
[Symbol]	TRANSFER GRILLES
[Symbol]	LIGHT FIXTURES (S.E.D.)
[Symbol]	RANGE HOOD

- REFLECTED CEILING PLAN NOTES**
- CEILING HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF CEILING FINISH.
  - EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL. EXTERIOR SOFFITS MATERIAL AS INDICATED IN PLANS.
  - ALL DIMENSIONS TO F.O. STUD, (U.O.N.)
  - 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.
  - FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D. LOCATIONS ARE GOVERNED BY THIS DRAWING/ DOCUMENTS.
  - LOCATE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
  - COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT FIXTURE PRIOR TO FRAMING.
  - COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.
  - SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD.
  - FRAMING ON REFLECTED CEILING PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.
  - PROVIDE PROVISION FOR LOW-VOLTAGE POWER FOR FUTURE LIGHTING WITHIN MILLWORK AT CLOSETS.
  - FIXTURE TYPE F5 LED TAPELIGHT TO BE RECESSED INTO BAR SHELF. FINAL INSTALLATION AND MOUNTING TO BE COORDINATED WITH FINAL MILLWORK PLANS.

**DAHLIN**

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

REVISIONS



1 REFLECTED CEILING PLAN - SECOND FLOOR (B2)  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
REFLECTED CEILING PLAN - SECOND FLOOR (B2)

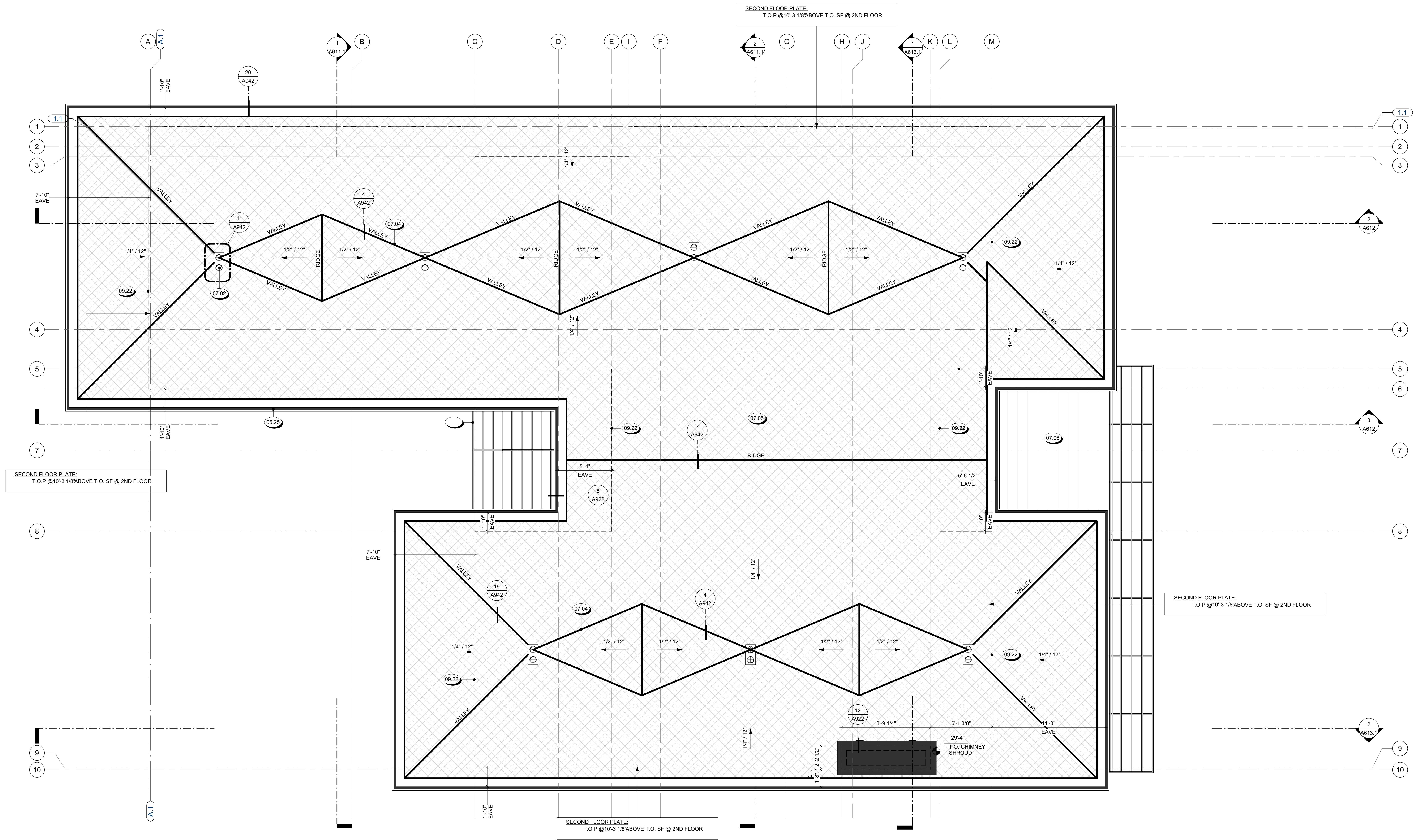
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**A312.2**

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ROOF LEGEND	
	BALLAST ROOF
	TPO ROOF
	STANDING SEAM METAL

KEYNOTE LEGEND	
Key Value	Keynote Text
05.25	PAINTED GSM PARAPET CAP
07.02	ROOF DRAIN, TYP.
07.04	ROOF CRICKET, SLOPED TO DRAIN
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.06	STANDING SEAM METAL ROOF, SEE ROOF DETAILS
09.22	LINE OF WALL ABOVE OR BELOW, SHOWN DASHED - TYPICAL

REVISIONS



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

NOT FOR CONSTRUCTION

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

SHEET  
**A411**

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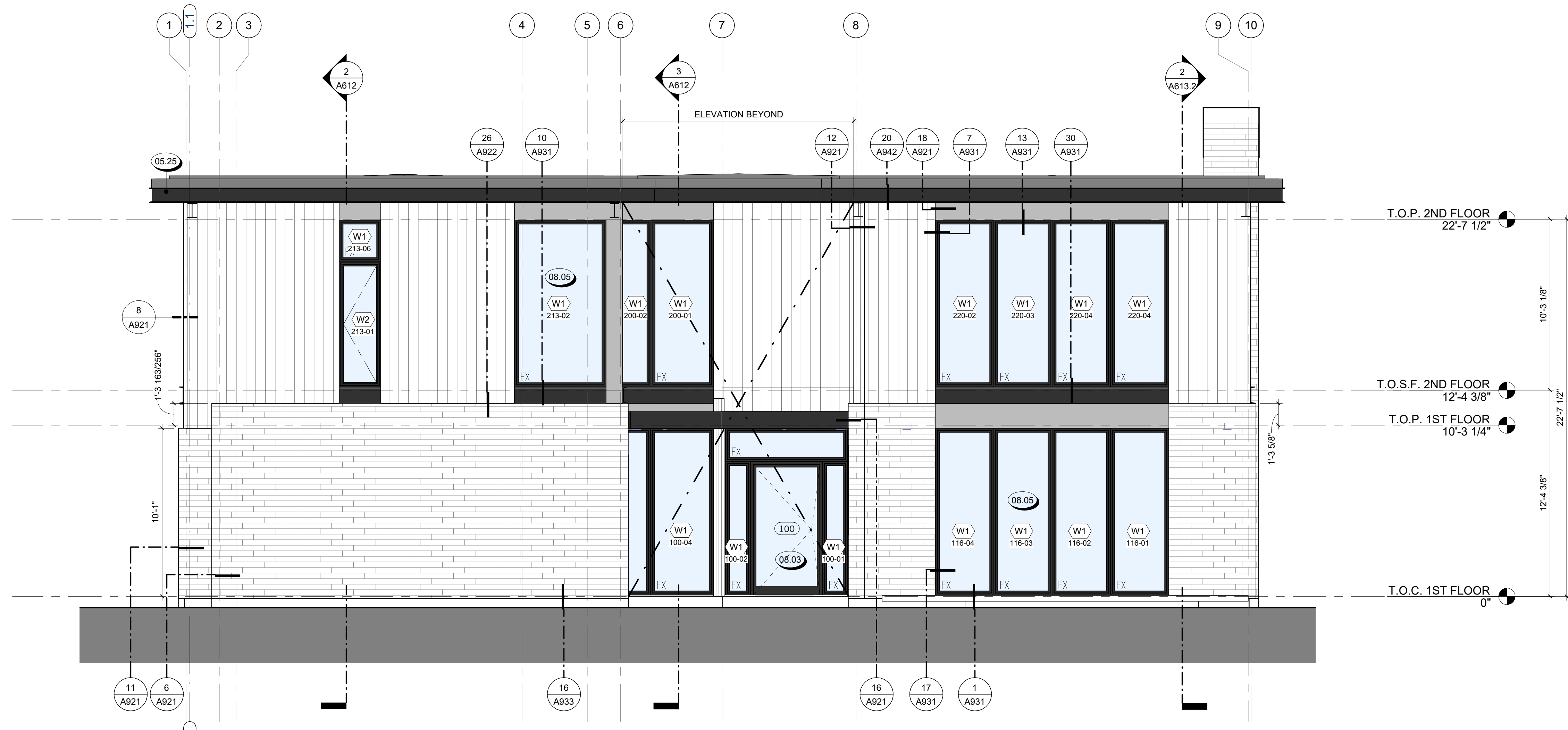


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737-443-7769

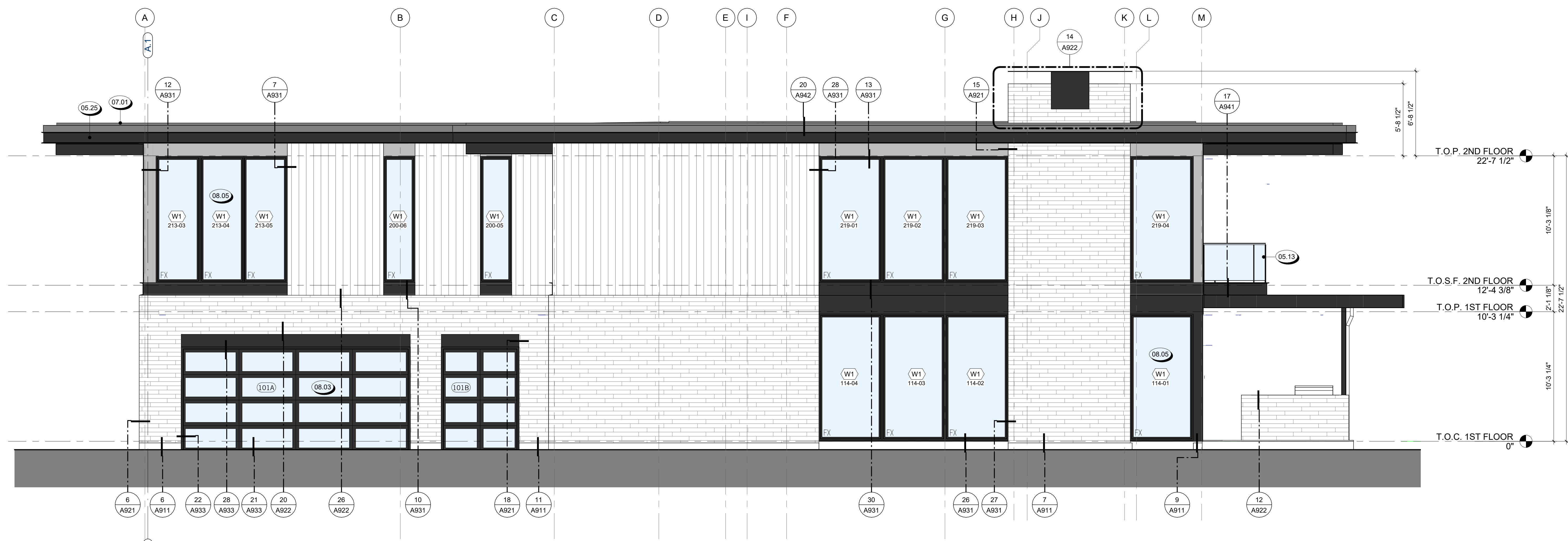
- EXTERIOR ELEVATION NOTES**
- CODE REFERENCES BASED ON**  
2021 INTERNATIONAL RESIDENTIAL CODE
1. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
  2. SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
  3. SEE FINISH SCHEDULE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

Key Value	Keynote Text
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
05.25	PAINTED GSM PARAPET CAP
07.01	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR INSTRUCTIONS. SLOPE FRAMING 1/4" PER FT. MIN. FOR DRAINAGE.
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS

REVISIONS



1 EXTERIOR ELEVATION - WEST (B2)  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH (B2)  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
EXTERIOR ELEVATIONS (B2)

SHEET  
A511.2



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

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

KEYNOTE LEGEND	
Key Value	Keynote Text
05.13	TEMPERED GLASS GUARDRAIL W/ DARK ANODIZED ALUM CAP, 42" ABV. F.F., SEE DETAILS
05.25	PAINTED GSM PARAPET CAP
07.01	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR INSTRUCTIONS. SLOPE FRAMING 1/4" PER FT. MIN. FOR DRAINAGE.
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS

REVISIONS



1 EXTERIOR ELEVATION - EAST (B2)  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH (B2)  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE

JOB NO. 1911-001

DRAWN SW, EJ, MN, JD, ET

CHECK RB

EXTERIOR ELEVATIONS (B2)

SHEET  
A512.2

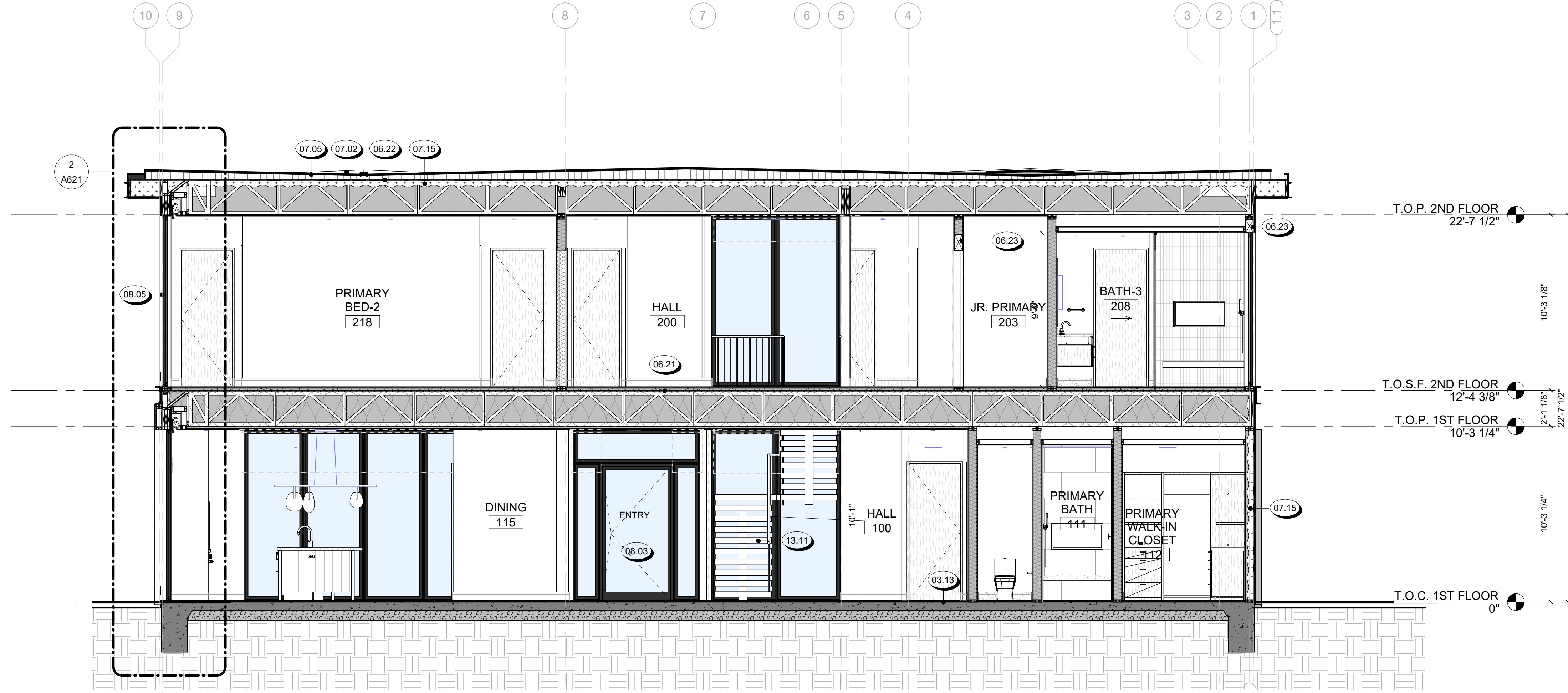


- SECTION NOTES**
- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN. REFERENCE STRUCTURAL DRAWINGS.
  - FOR EXTERIOR FINISHES, SEE ELEVATION.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

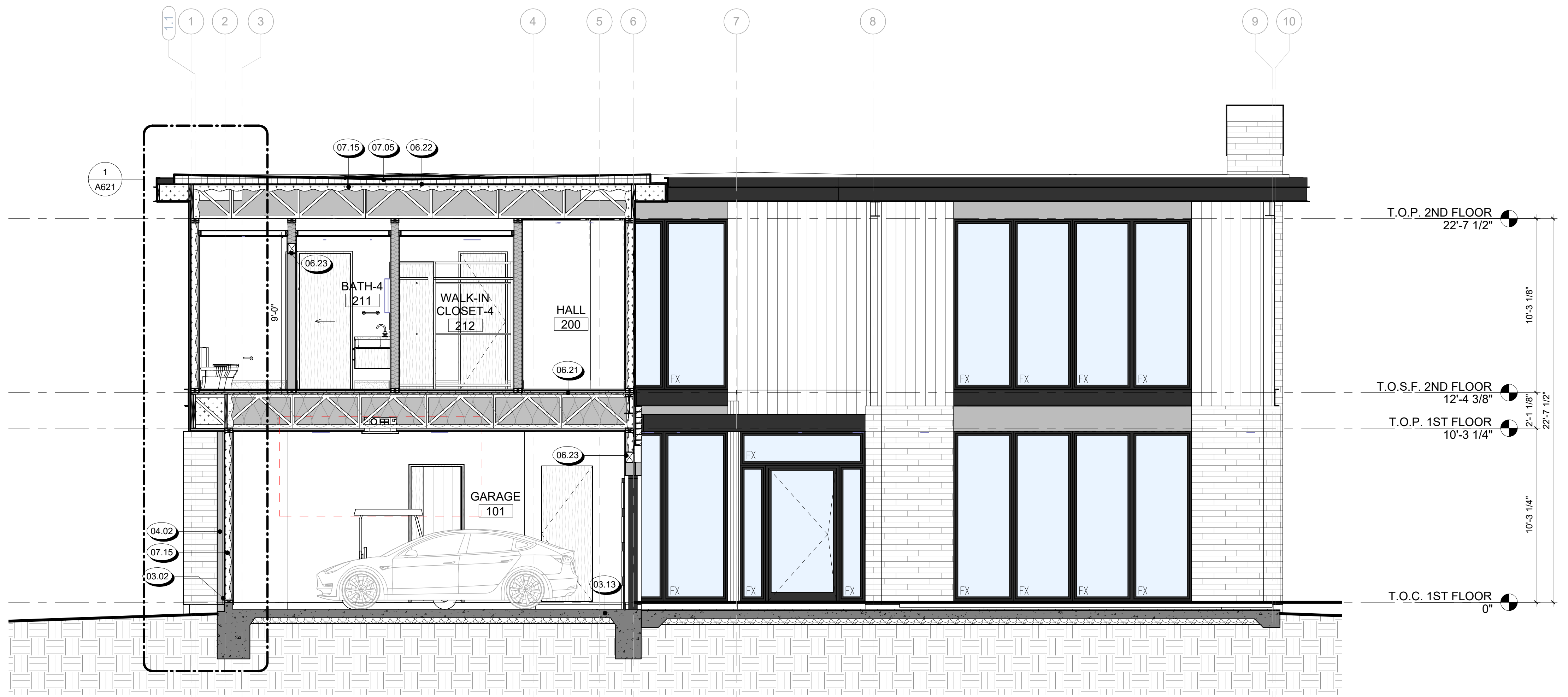
REVISIONS

**KEYNOTE LEGEND**

Key Value	Keynote Text
03.02	CONCRETE CURB, S.S.D.
03.13	CONCRETE SLAB ON GRADE, SSD
04.02	STONE OR BRICK VENEER - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
06.21	FLOOR SHEATHING O/ FLOOR FRAMING, SEE STRUCTURAL DRAWINGS
06.22	ROOF SHEATHING O/ ROOF FRAMING PER STRUCTURAL DRAWINGS
06.23	HEADER, SEE STRUCTURAL DRAWINGS
07.02	ROOF DRAIN, TYP.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.15	THERMAL INSULATION, SEE SECTIONS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.



**2 BUILDING SECTION B (ALT B2)**  
1/4" = 1'-0"



**1 BUILDING SECTION A (ALT B2)**  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

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

BUILDING SECTIONS (B2)

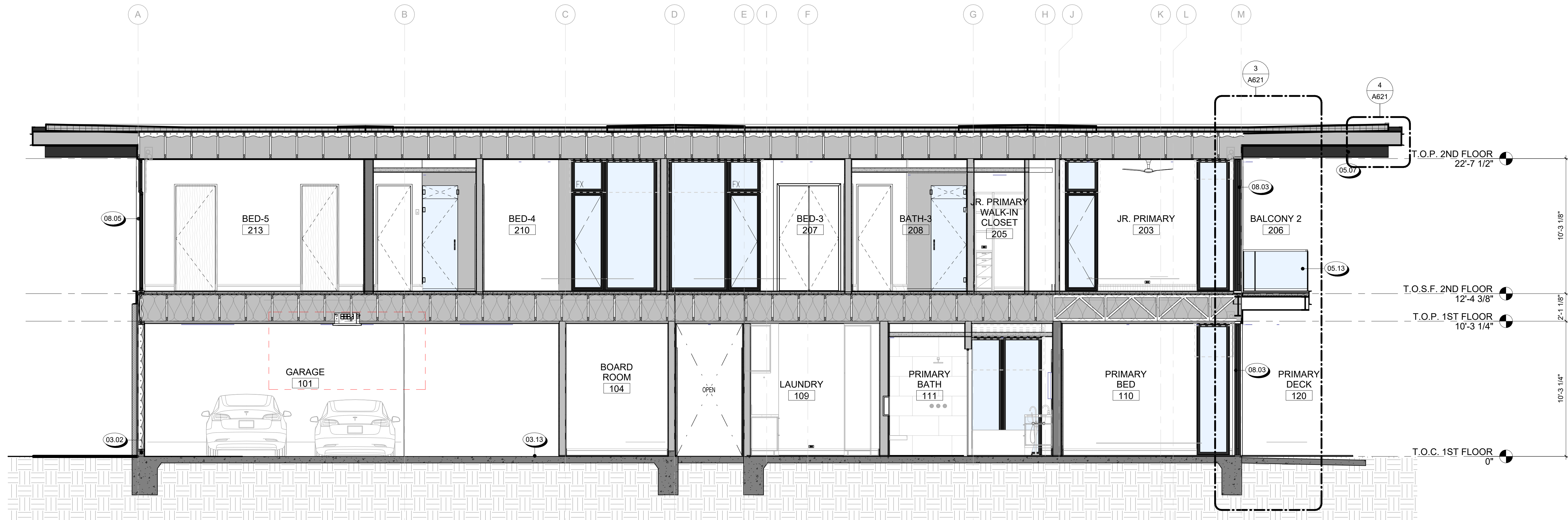
SHEET  
**A611.2**

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

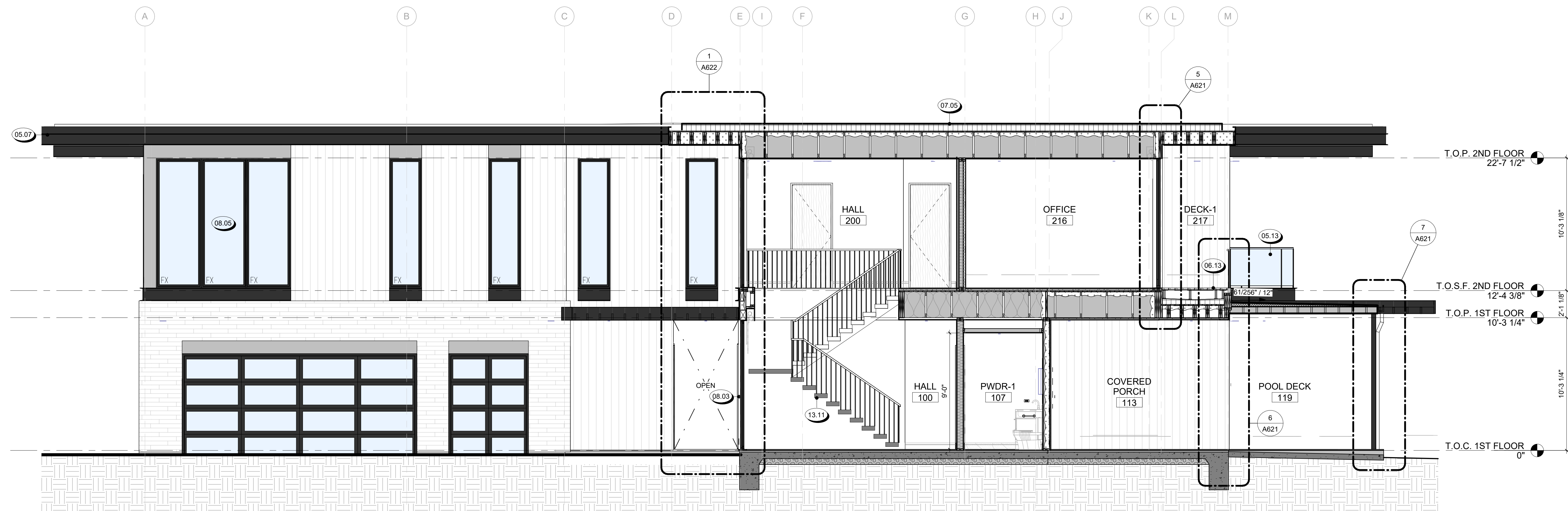
**KEYNOTE LEGEND**

Key Value	Keynote Text
03.02	CONCRETE CURB, S.S.D.
03.13	CONCRETE SLAB ON GRADE, SSD
05.07	PAINTED METAL FASCIA
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.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
13.11	CUSTOM OPEN RISER STAIR W/ STEEL STRINGER, GLASS HANDRAIL & WOOD TREADS, S.S.D.

REVISIONS



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



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

NOT FOR CONSTRUCTION

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

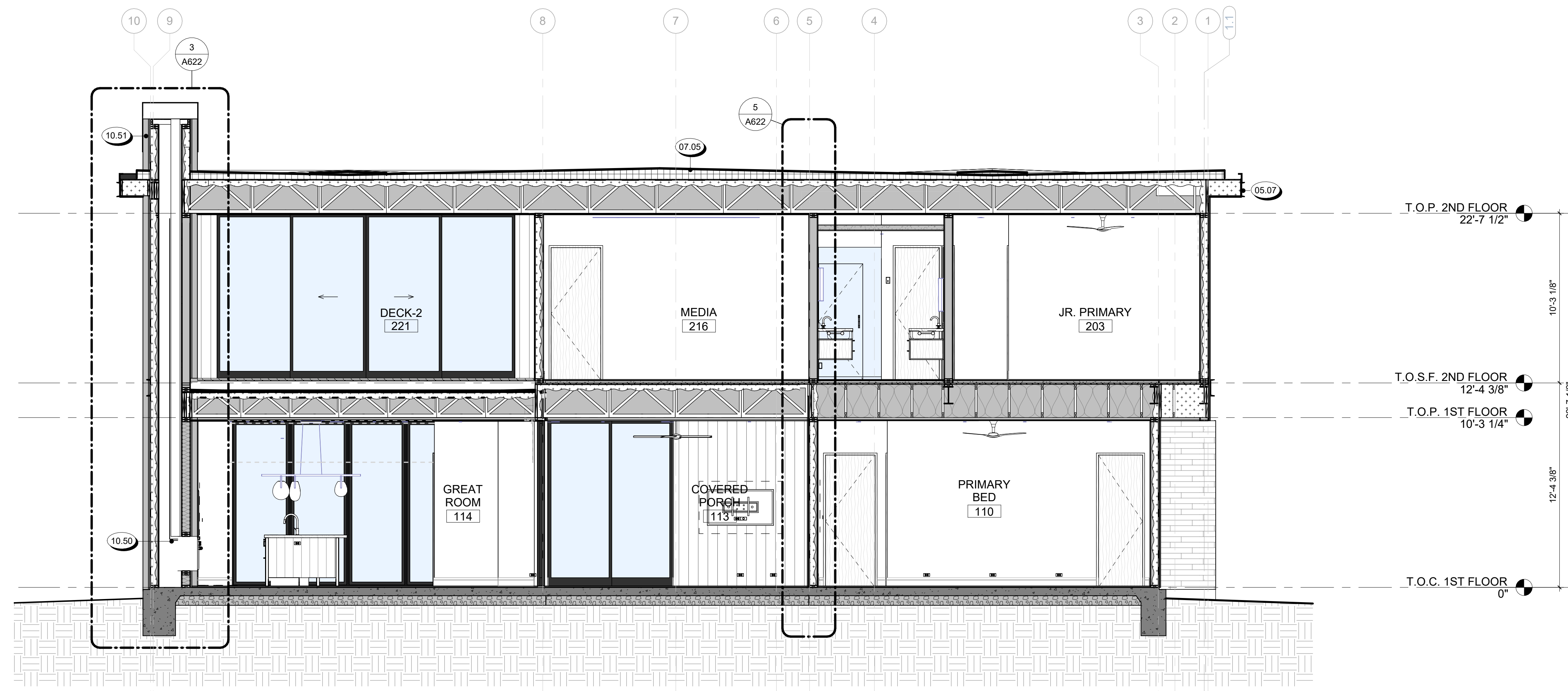
SHEET  
**A612**

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

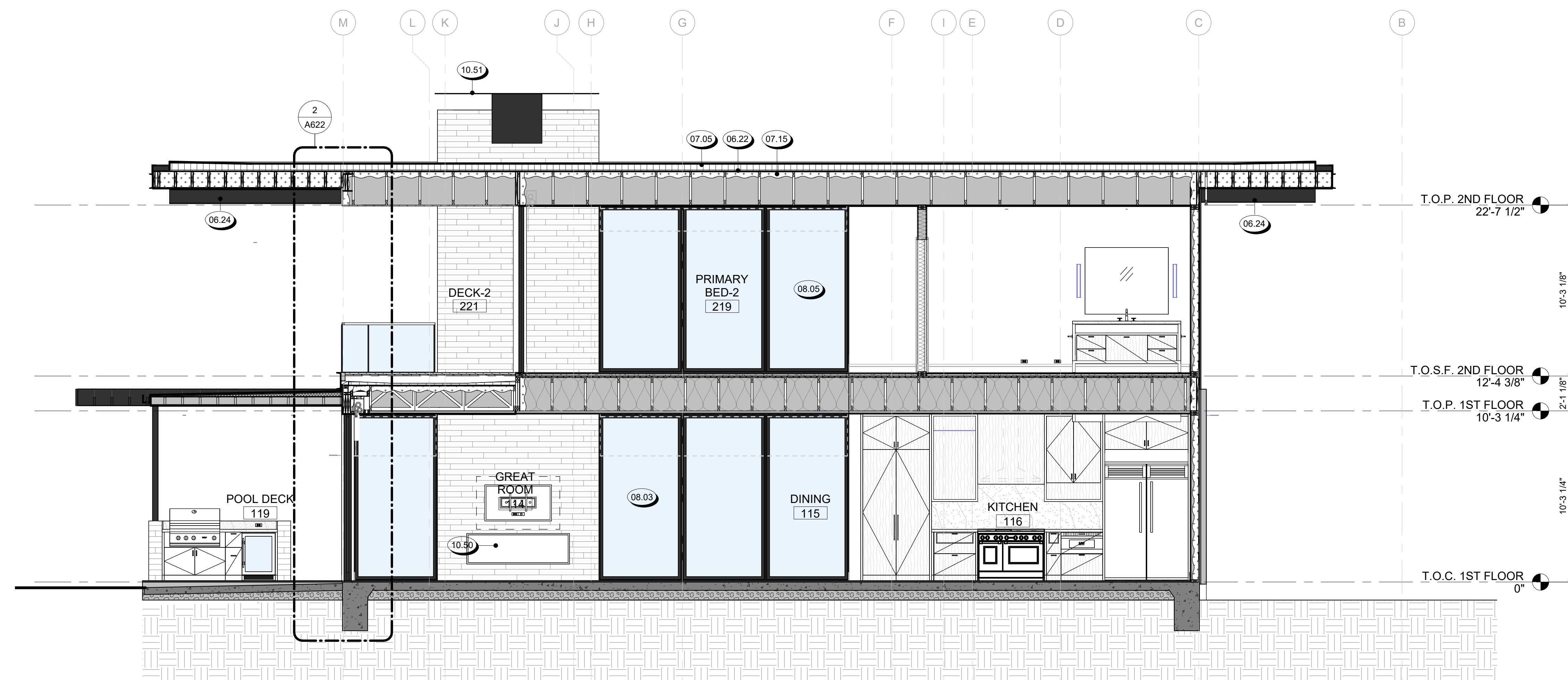
**KEYNOTE LEGEND**

Key Value	Keynote Text
05.07	PAINTED METAL FASCIA
06.22	ROOF SHEATHING OR ROOF FRAMING PER STRUCTURAL DRAWINGS
06.24	EXPOSED BEAM, S.S.D.
07.05	TPO SINGLE PLY MEMBRANE ROOFING
07.15	THERMAL INSULATION, SEE SECTIONS
08.03	DOOR AS SCHEDULED, SEE A7 SERIES SHEETS
08.05	WINDOW AS SCHEDULED, SEE A7 SERIES SHEETS
10.50	DIRECT VENT GAS FIREPLACE WITH ACTIVATION AT BOTH LEVELS
10.51	GAS FIREPLACE FLUE

REVISIONS



**1 BUILDING SECTION C (ALT B2)**  
1/4" = 1'-0"



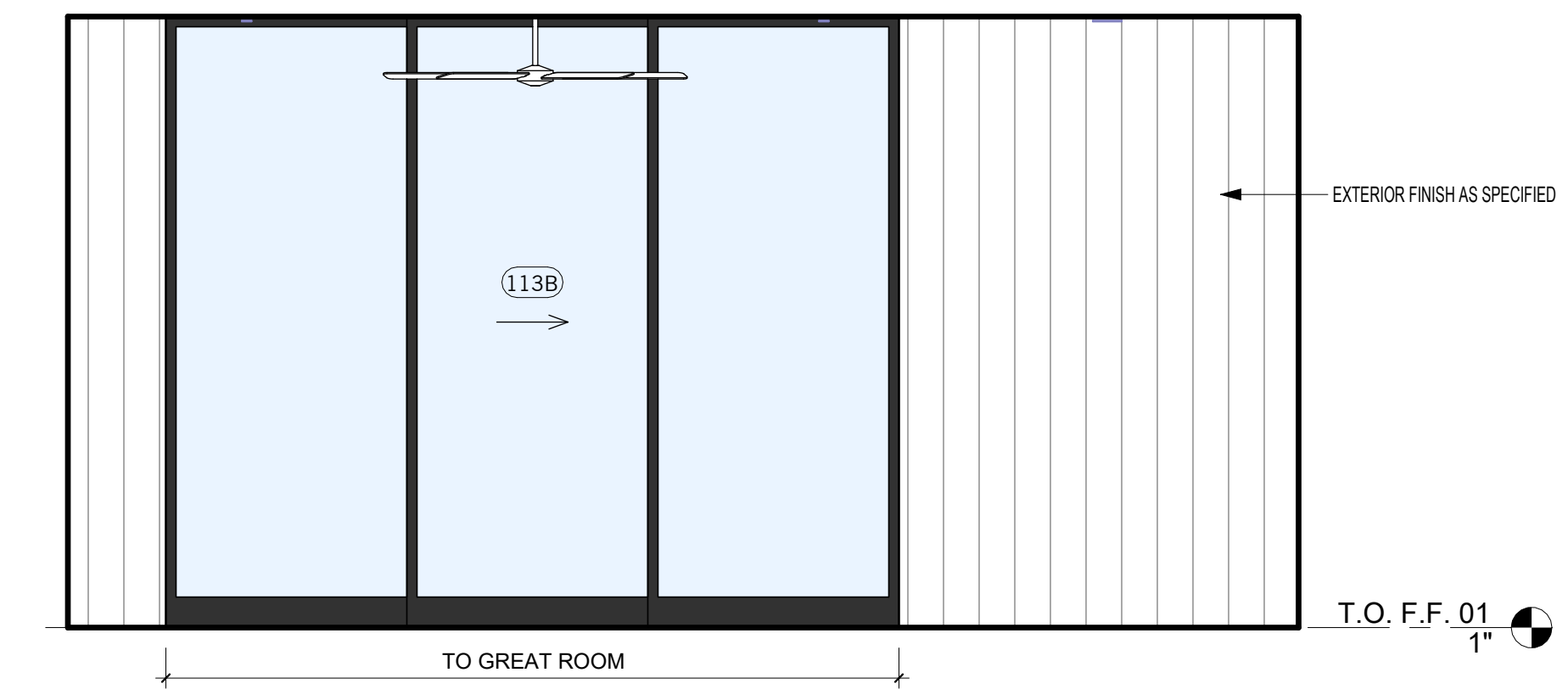
**2 BUILDING SECTION D (ALT B2)**  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

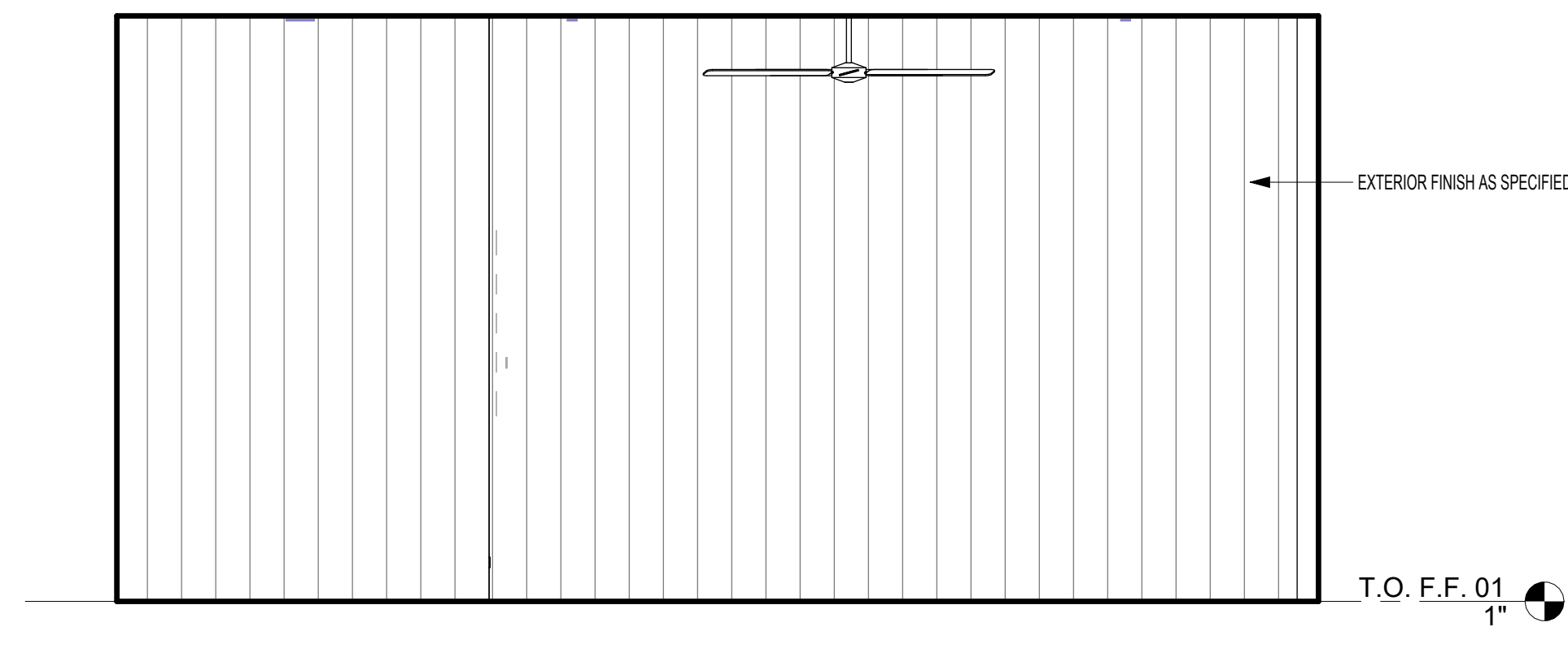
SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB

BUILDING SECTIONS (B2)

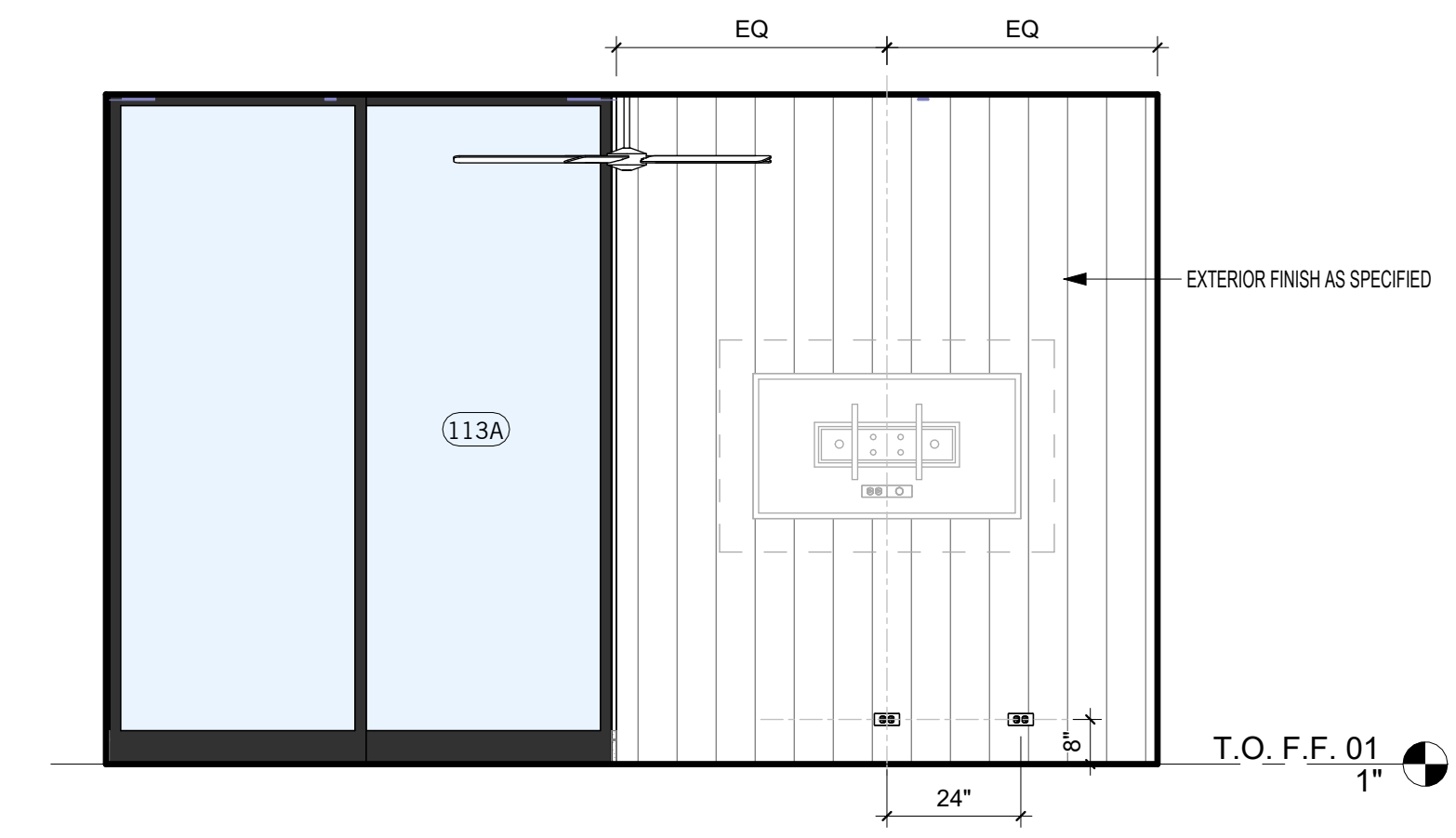
SHEET  
**A613.2**



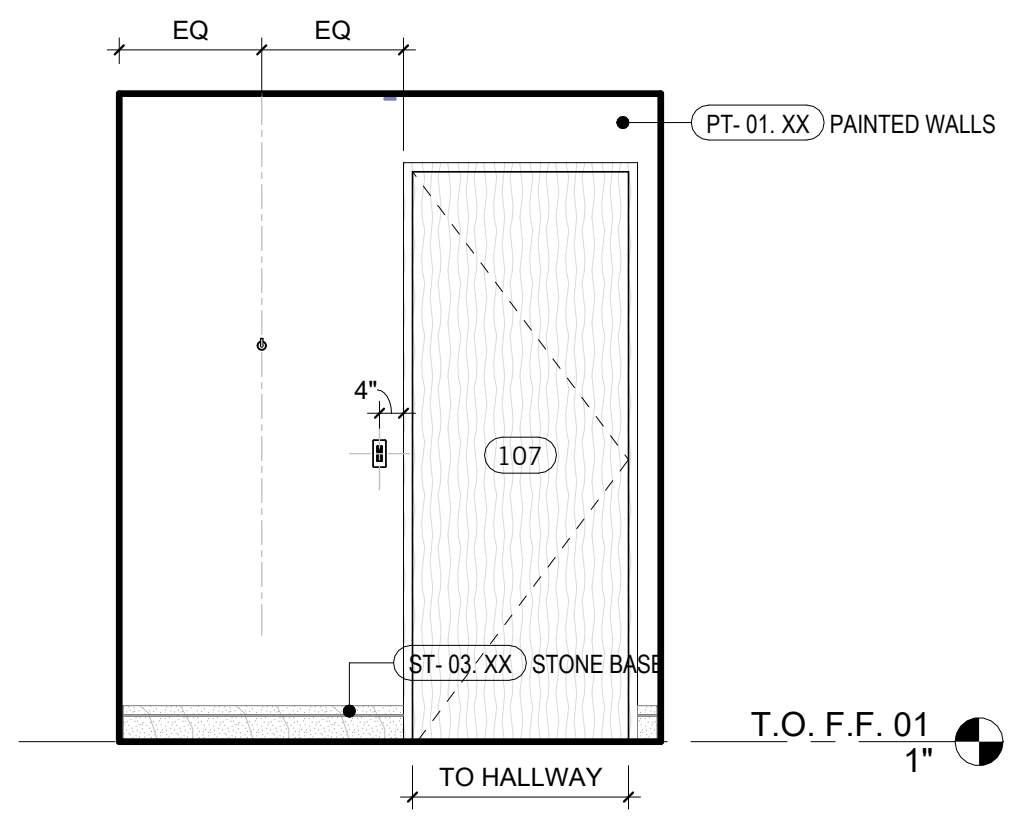
**24 COVERED PORCH**  
3/8" = 1'-0"



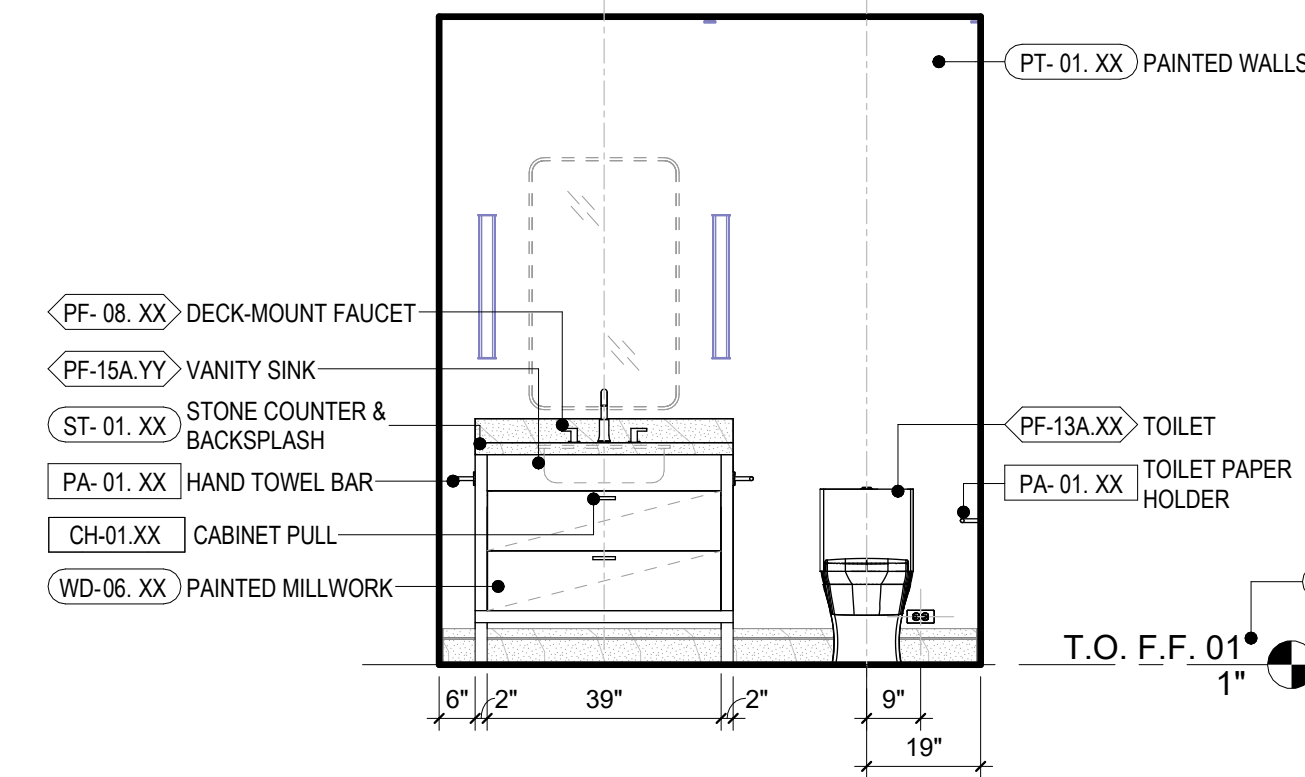
**23 COVERED PORCH**  
3/8" = 1'-0"



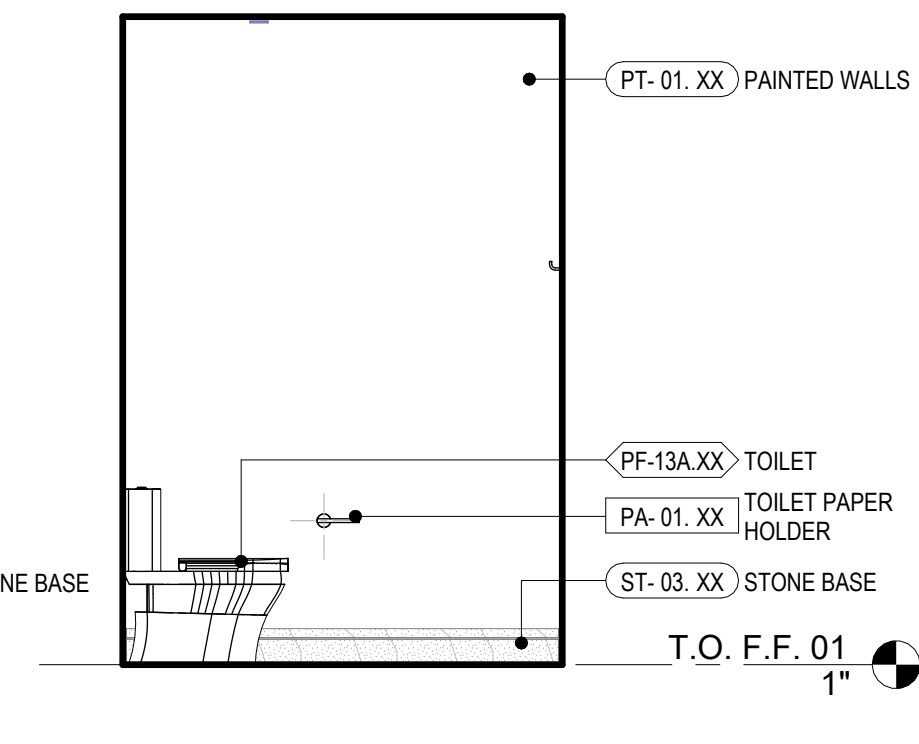
**22 COVERED PORCH**  
3/8" = 1'-0"



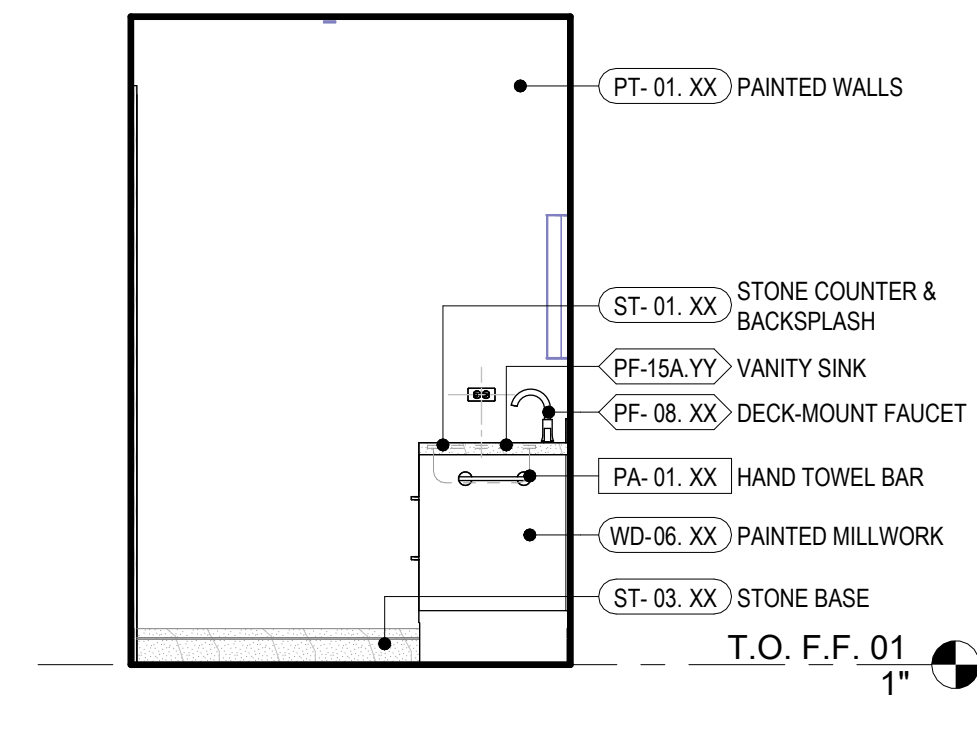
**21 PWDR ROOM**  
3/8" = 1'-0"



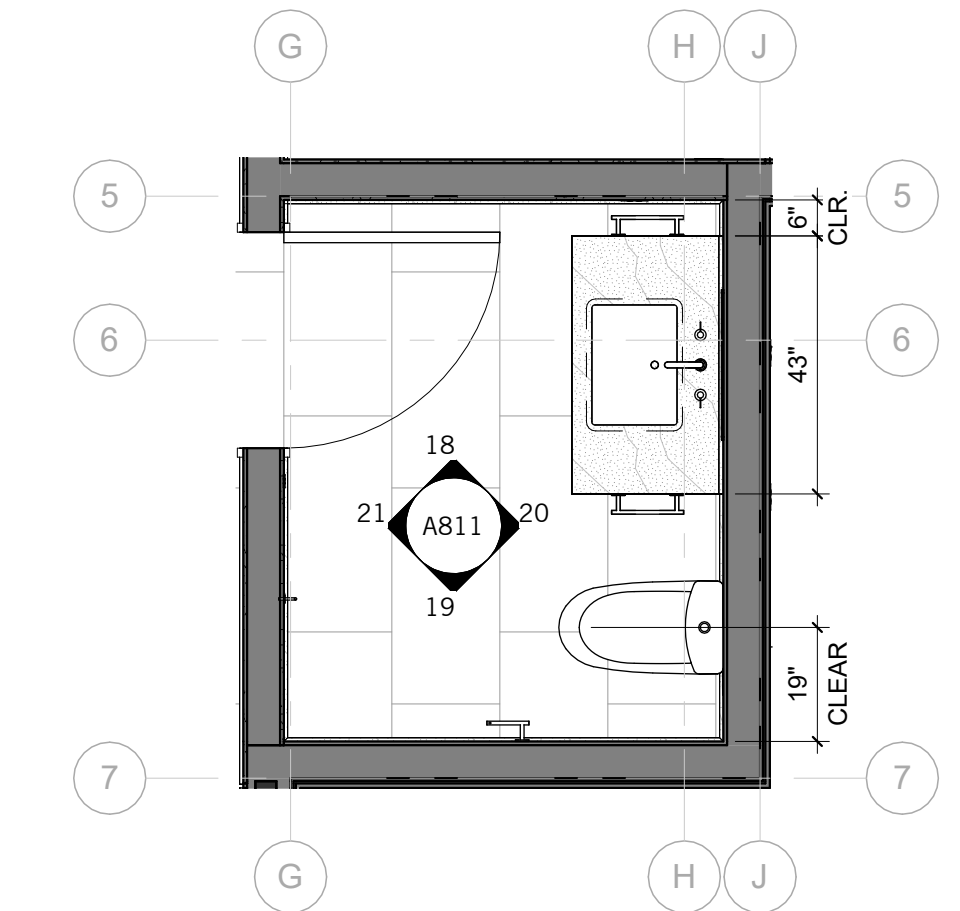
**20 PWDR ROOM**  
3/8" = 1'-0"



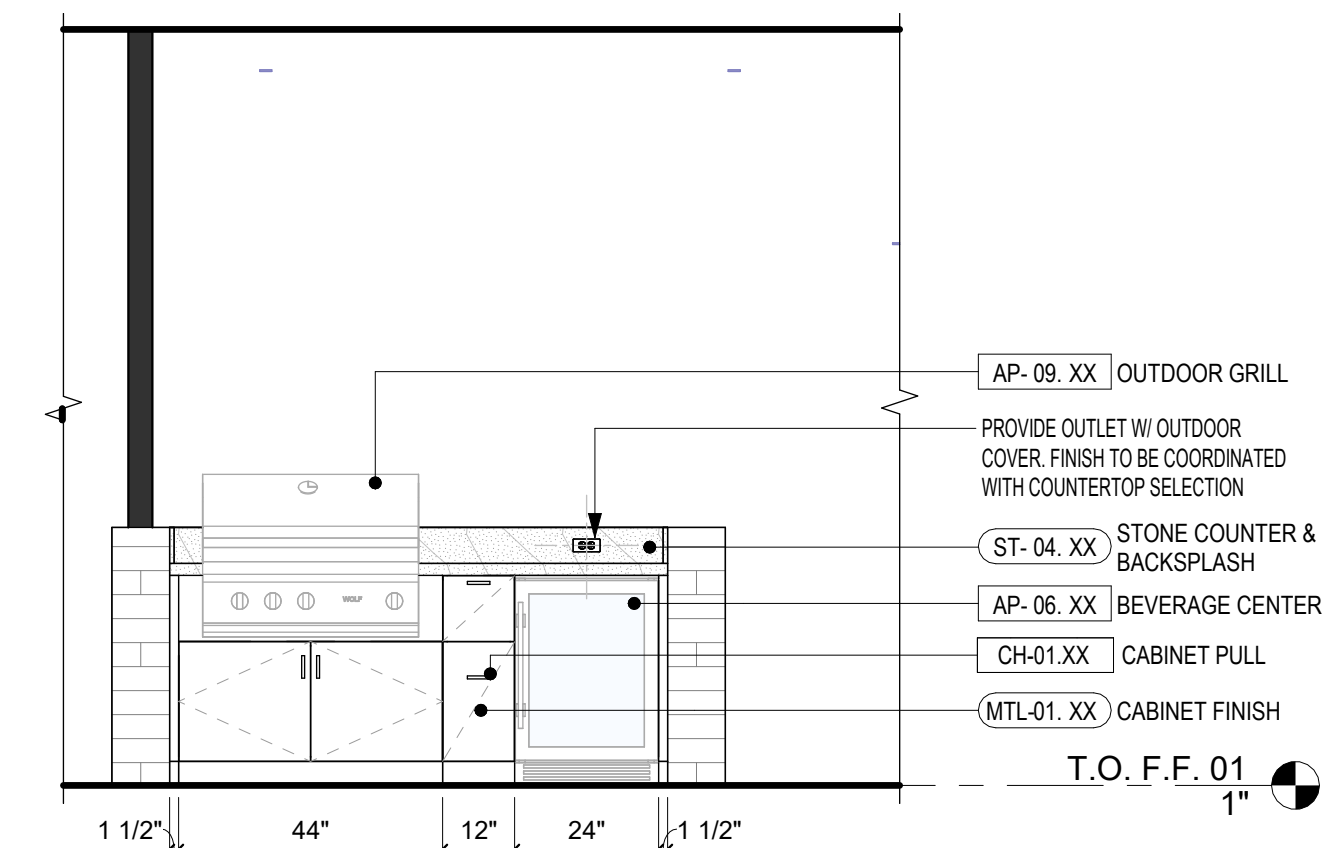
**19 PWDR ROOM**  
3/8" = 1'-0"



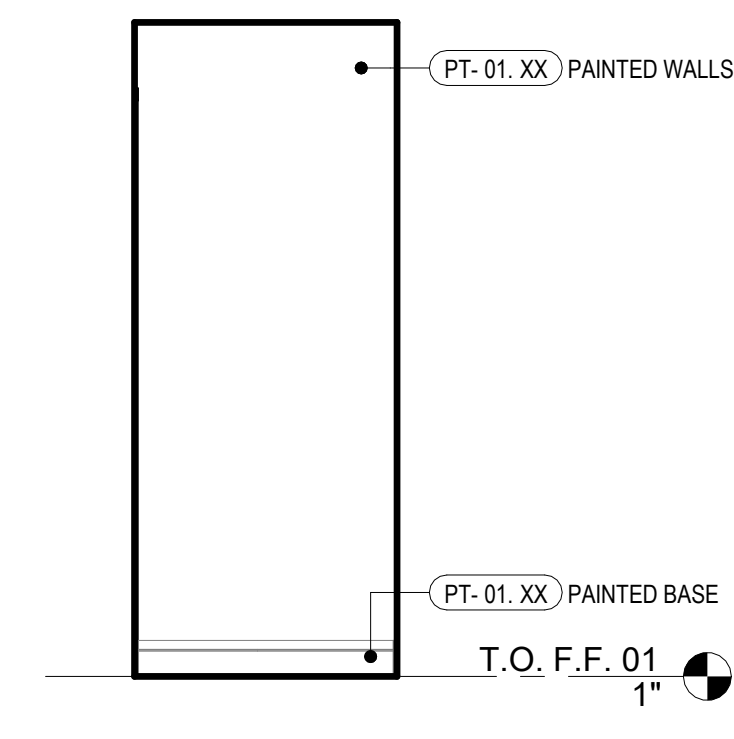
**18 PWDR ROOM**  
3/8" = 1'-0"



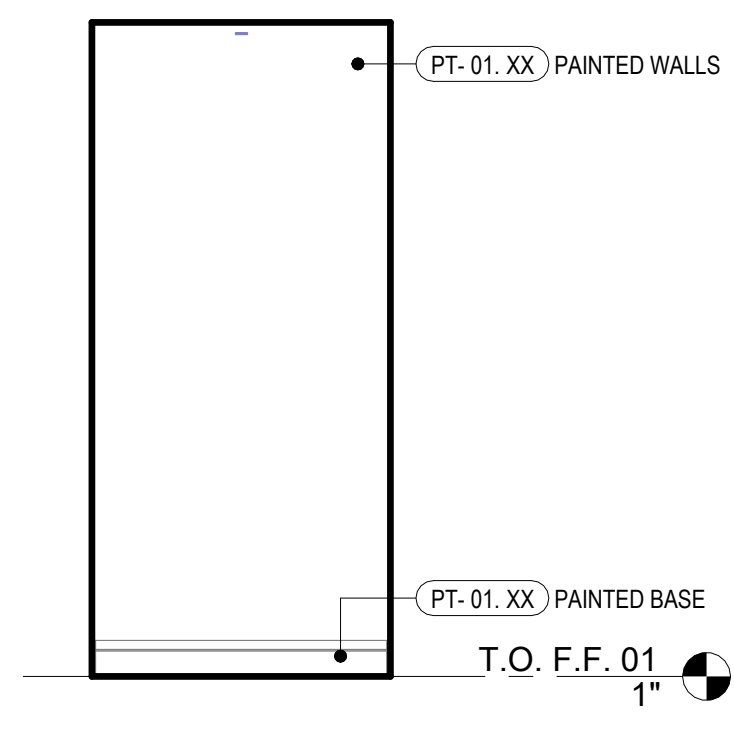
**17 PWDR - ENLARGED PLAN**  
3/8" = 1'-0"



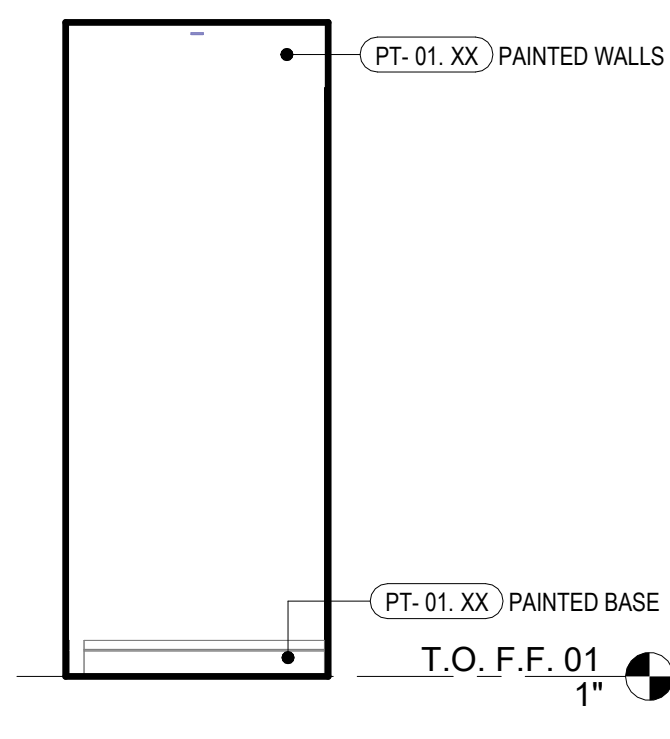
**16 GRILL**  
3/8" = 1'-0"



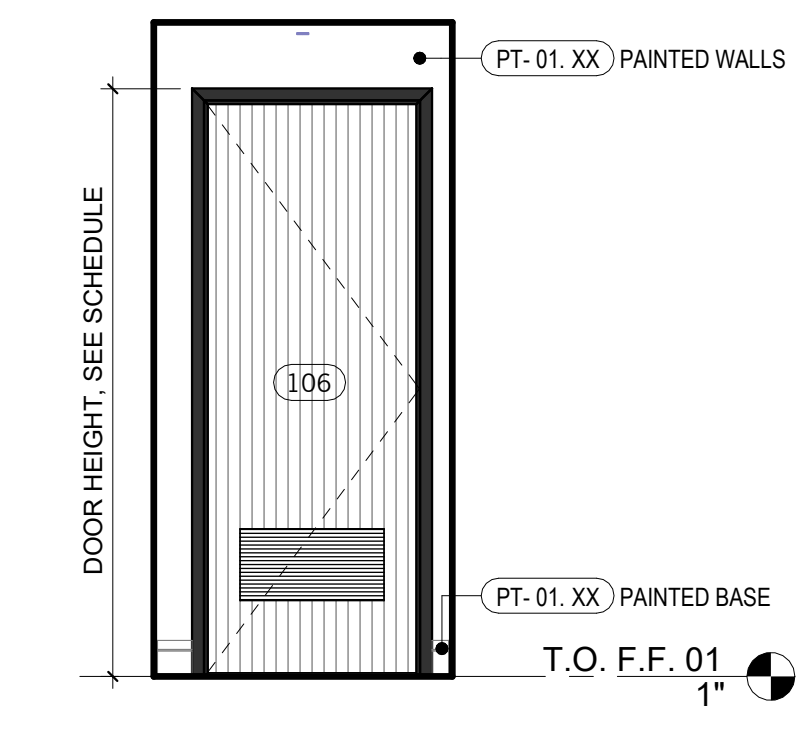
**15 MECH ROOM**  
3/8" = 1'-0"



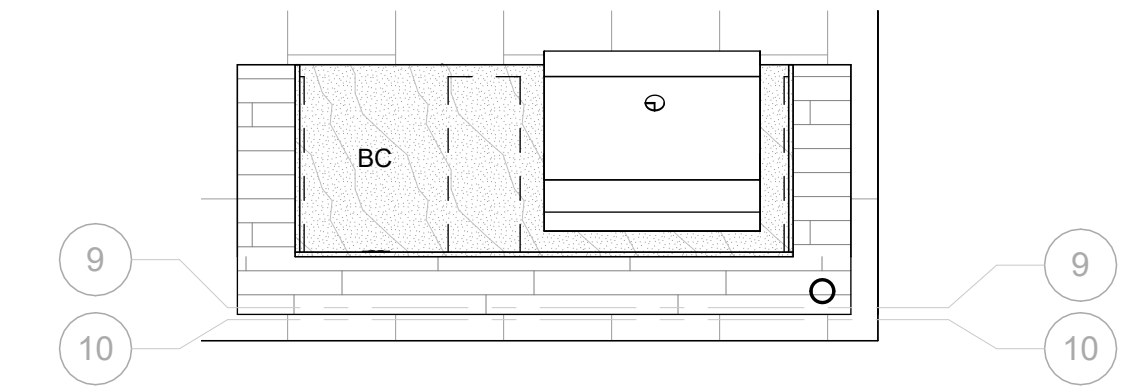
**14 MECH ROOM**  
3/8" = 1'-0"



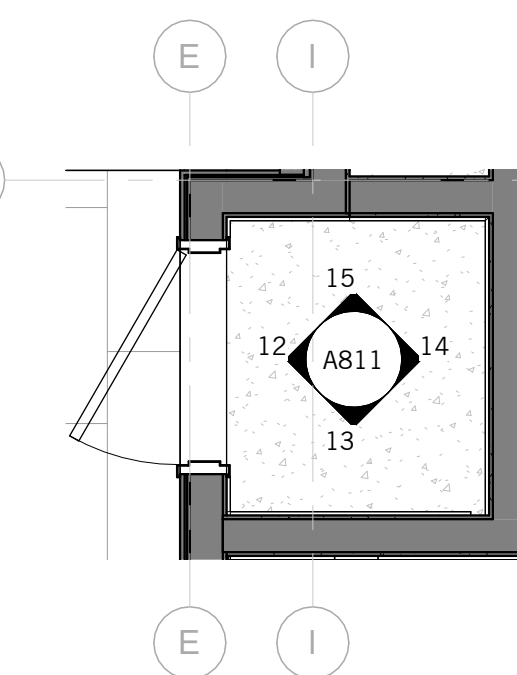
**13 MECH ROOM**  
3/8" = 1'-0"



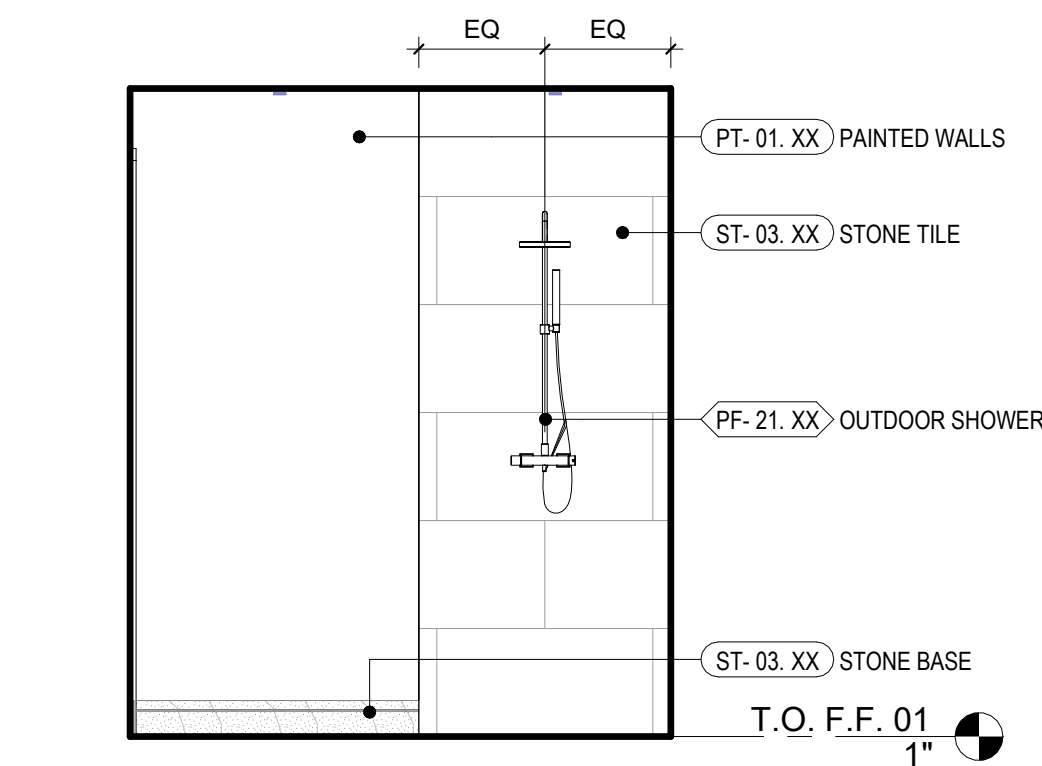
**12 MECH ROOM**  
3/8" = 1'-0"



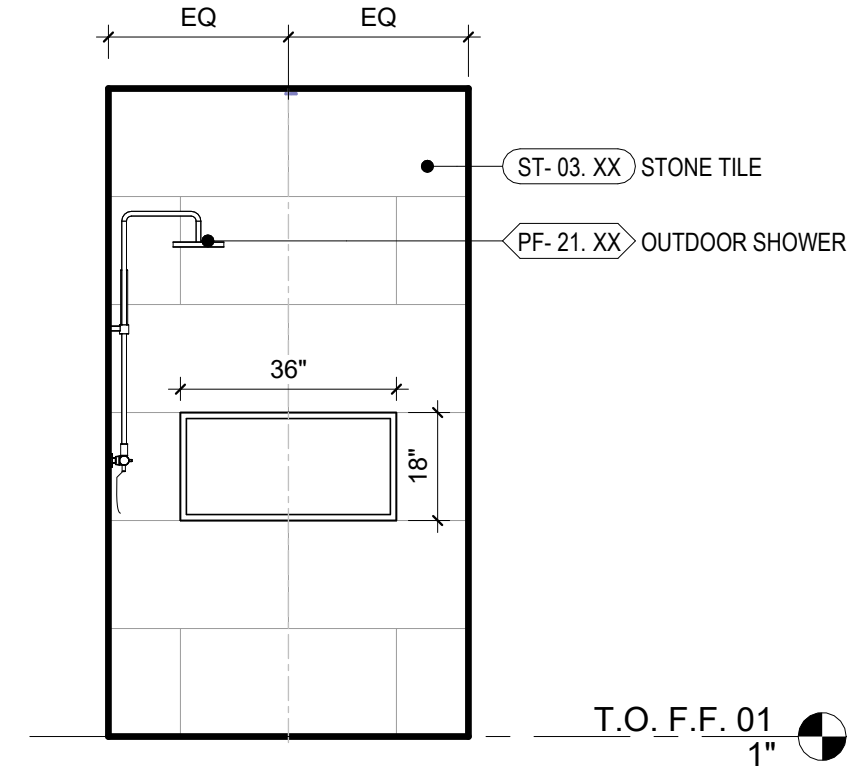
**11 GRILL - ENLARGED PLAN**  
3/8" = 1'-0"



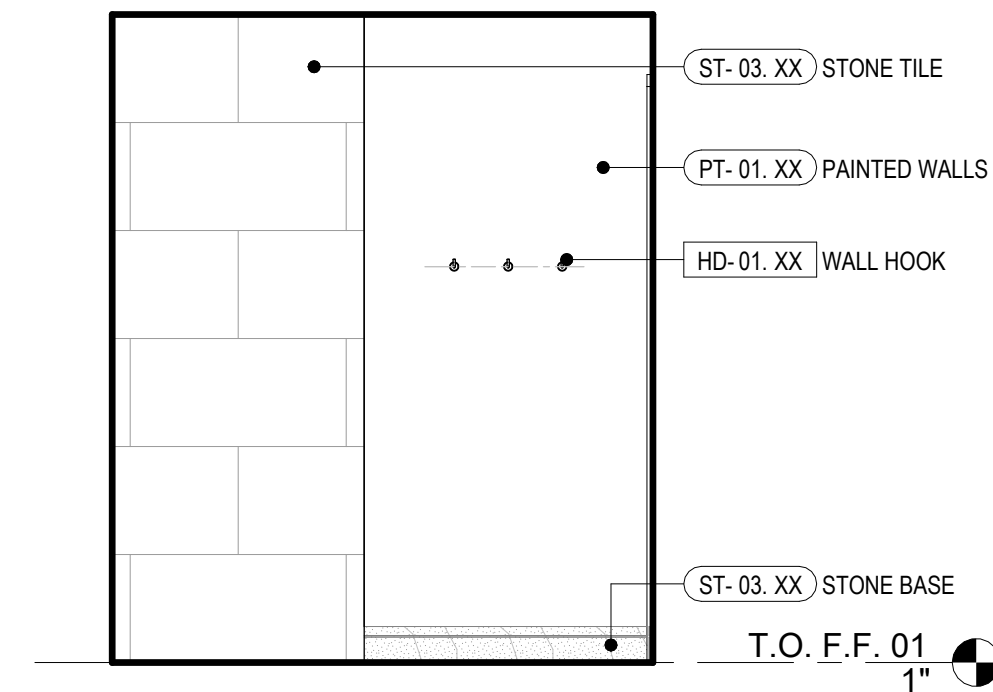
**10 MECH ROOM**  
3/8" = 1'-0"



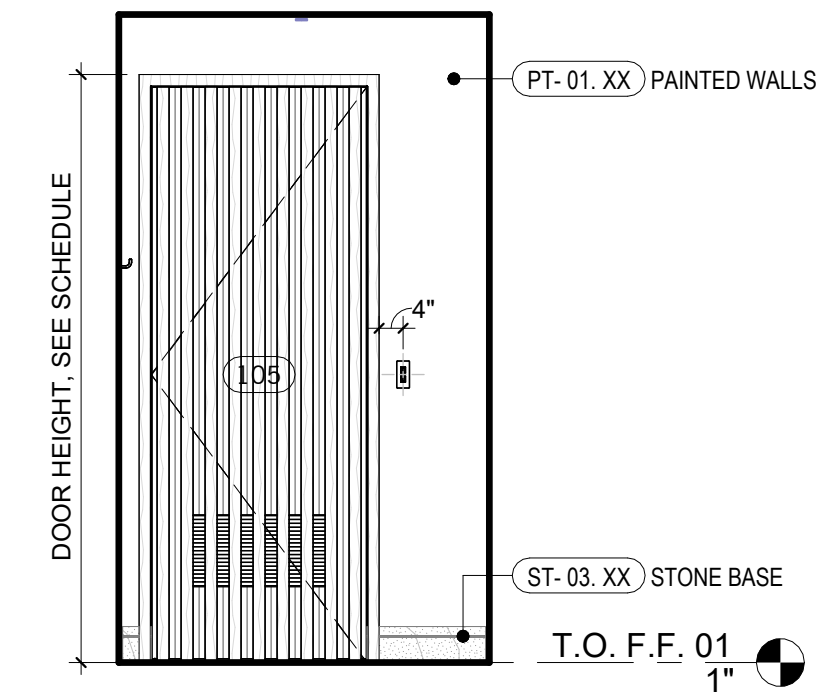
**9 SURF SHOWER**  
3/8" = 1'-0"



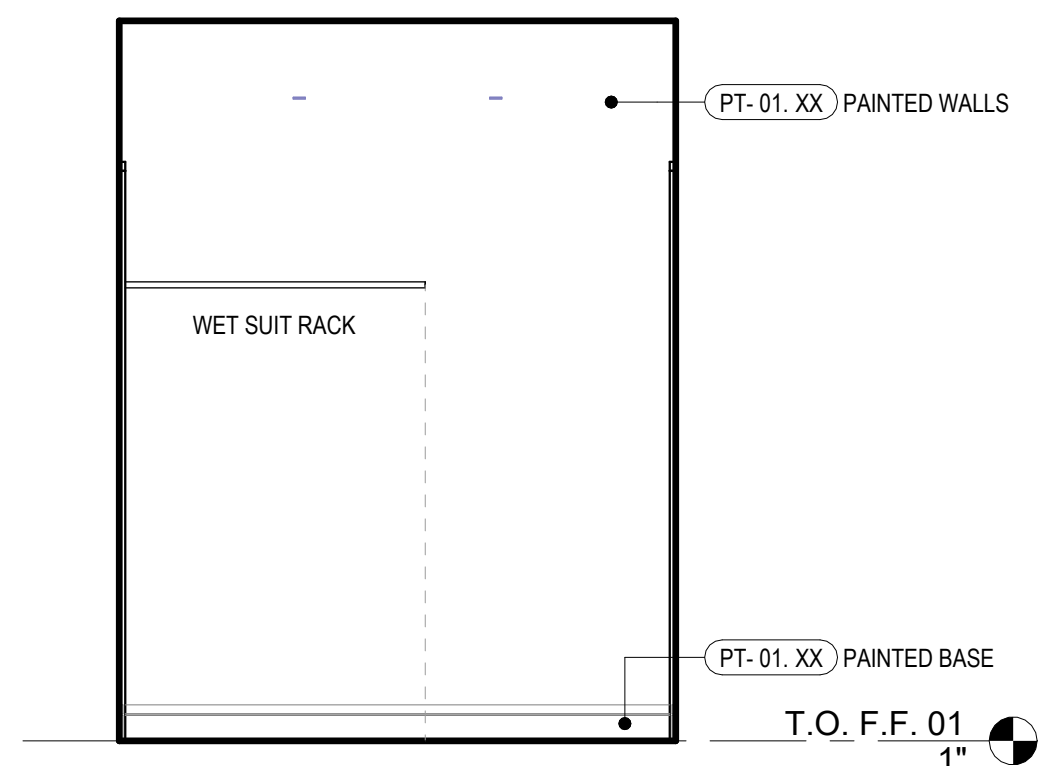
**8 SURF SHOWER**  
3/8" = 1'-0"



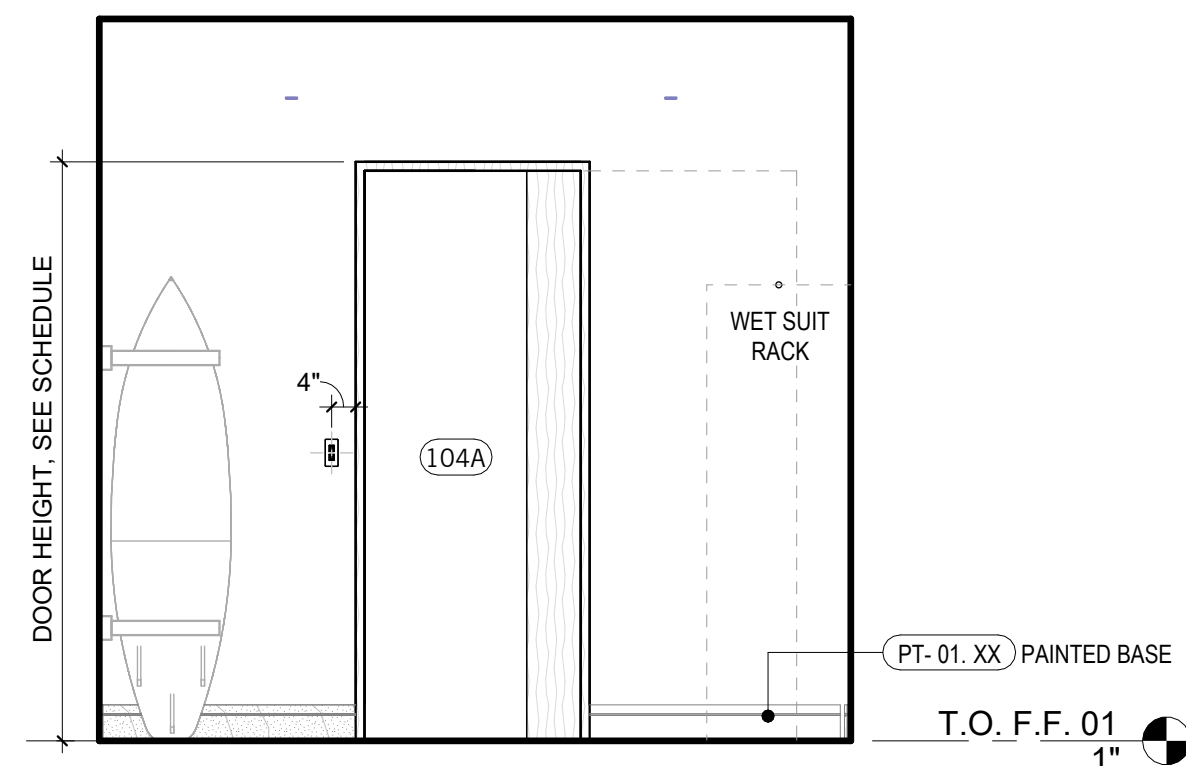
**7 SURF SHOWER**  
3/8" = 1'-0"



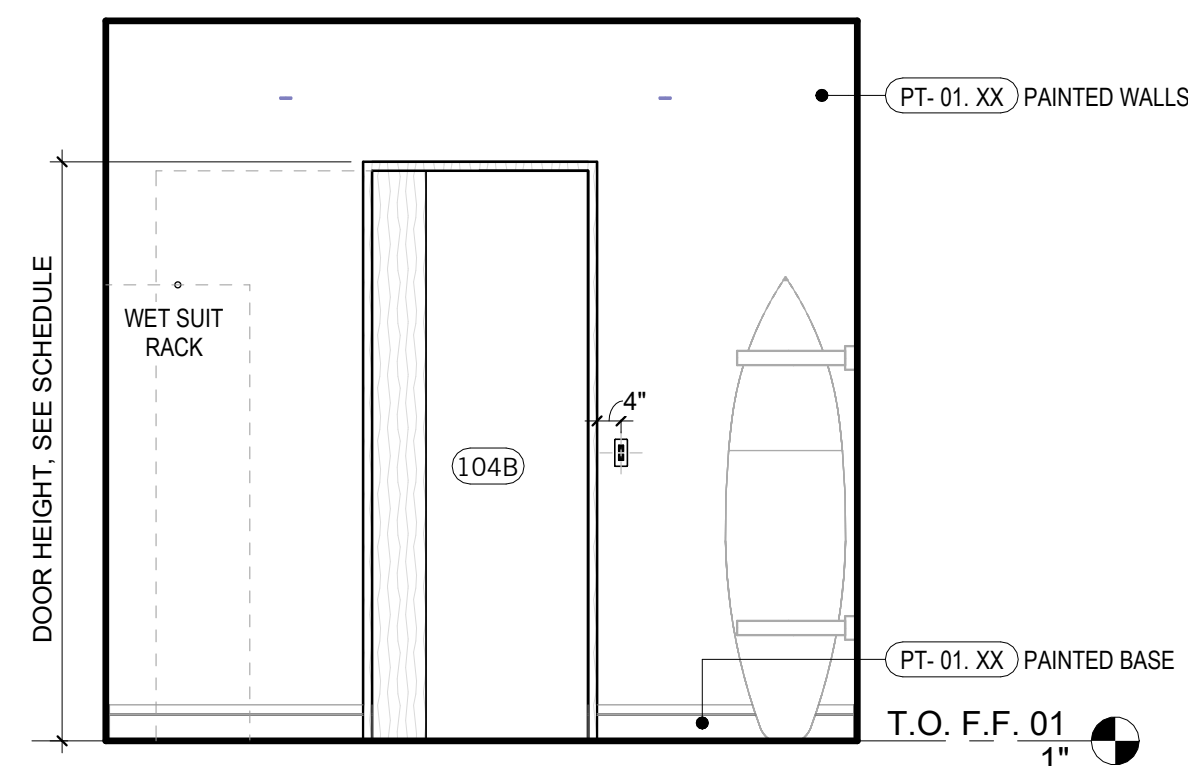
**6 SURF SHOWER**  
3/8" = 1'-0"



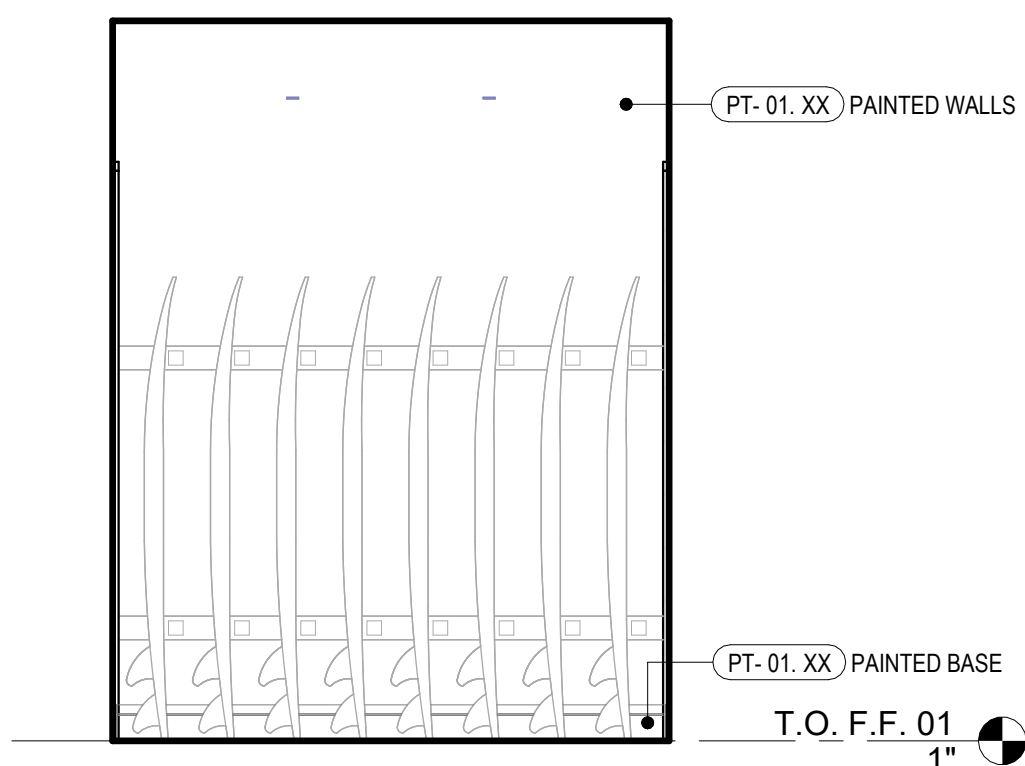
**5 BOARD ROOM**  
3/8" = 1'-0"



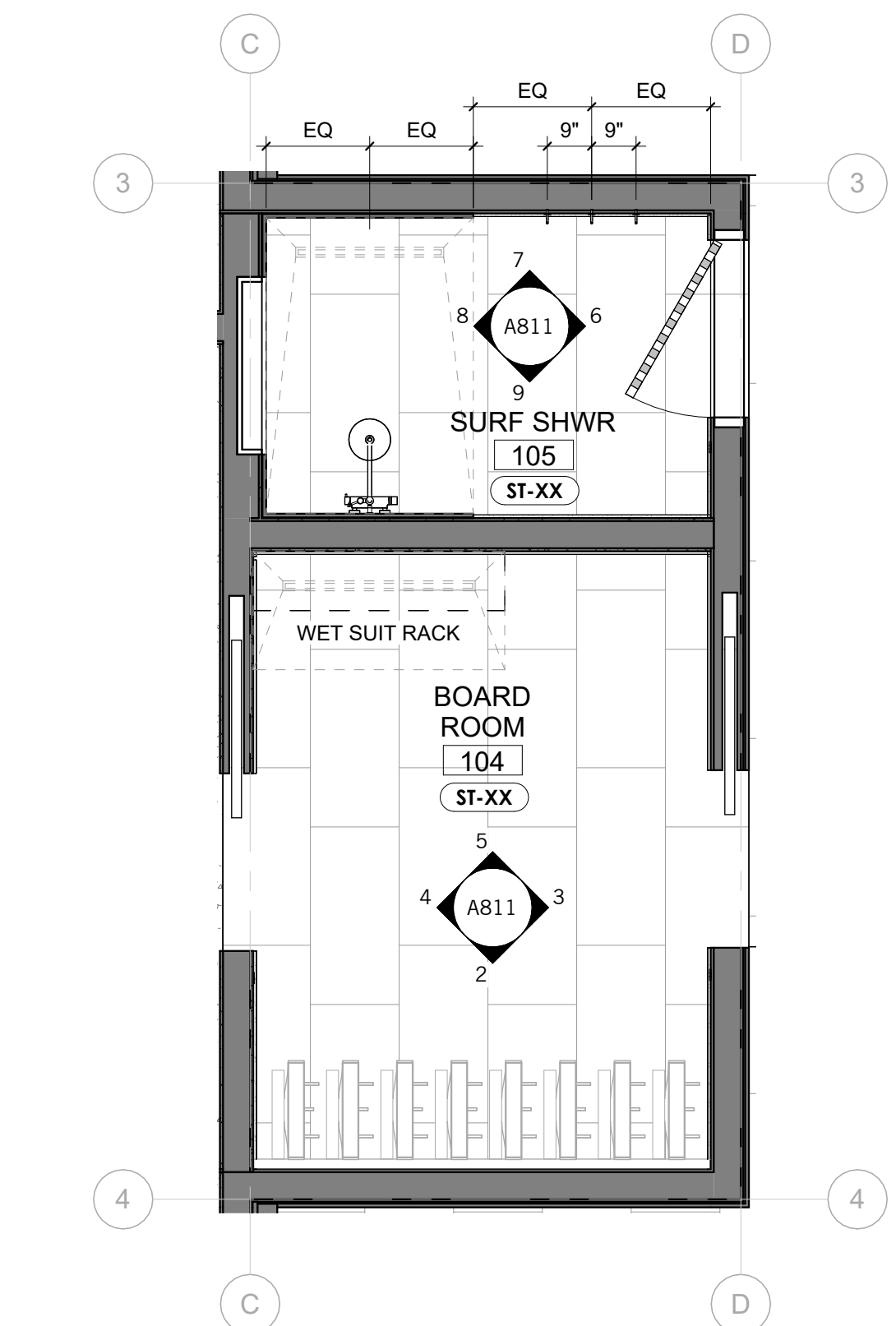
**4 BOARD ROOM**  
3/8" = 1'-0"



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



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



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

REVISIONS

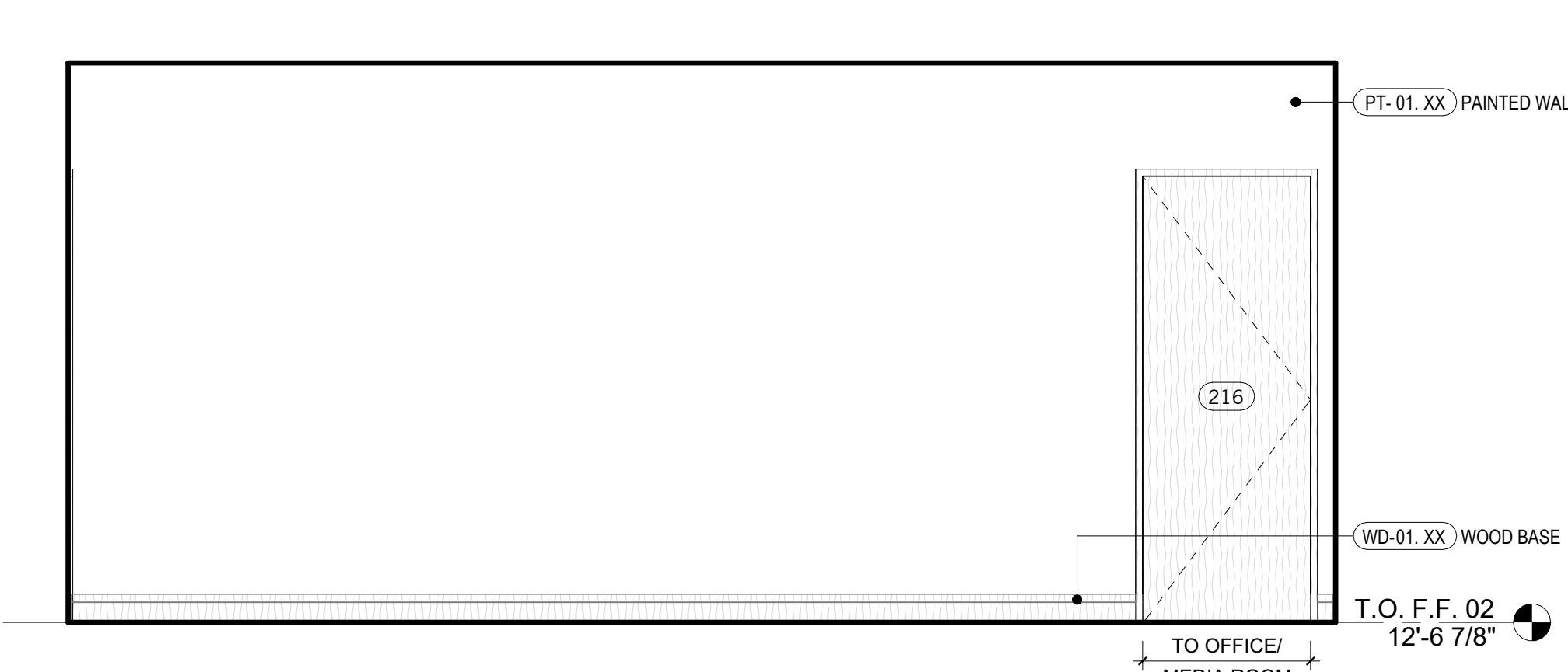
NOT FOR CONSTRUCTION

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

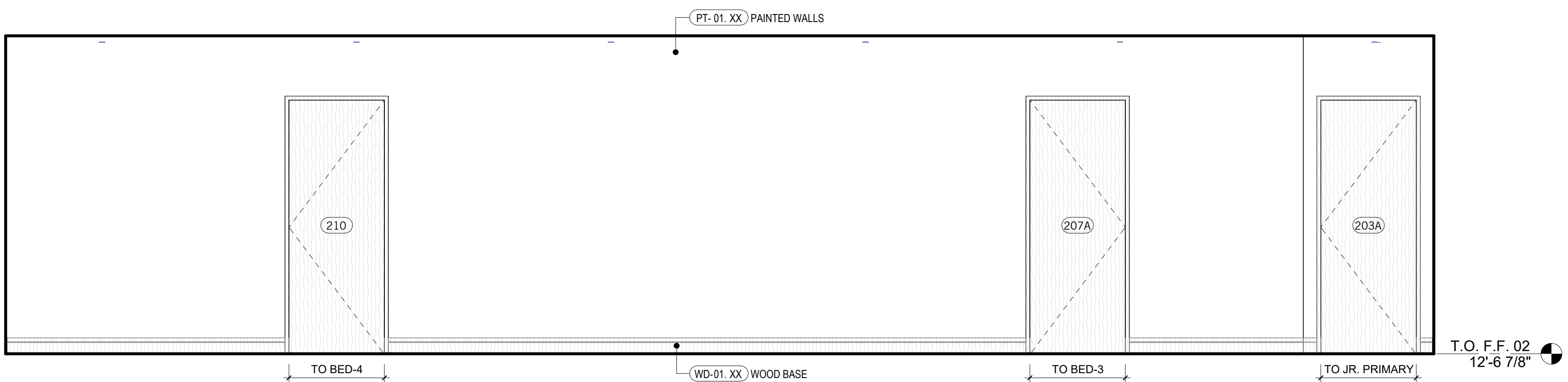
INTERIOR ELEVATIONS & ENLARGED PLANS

SHEET

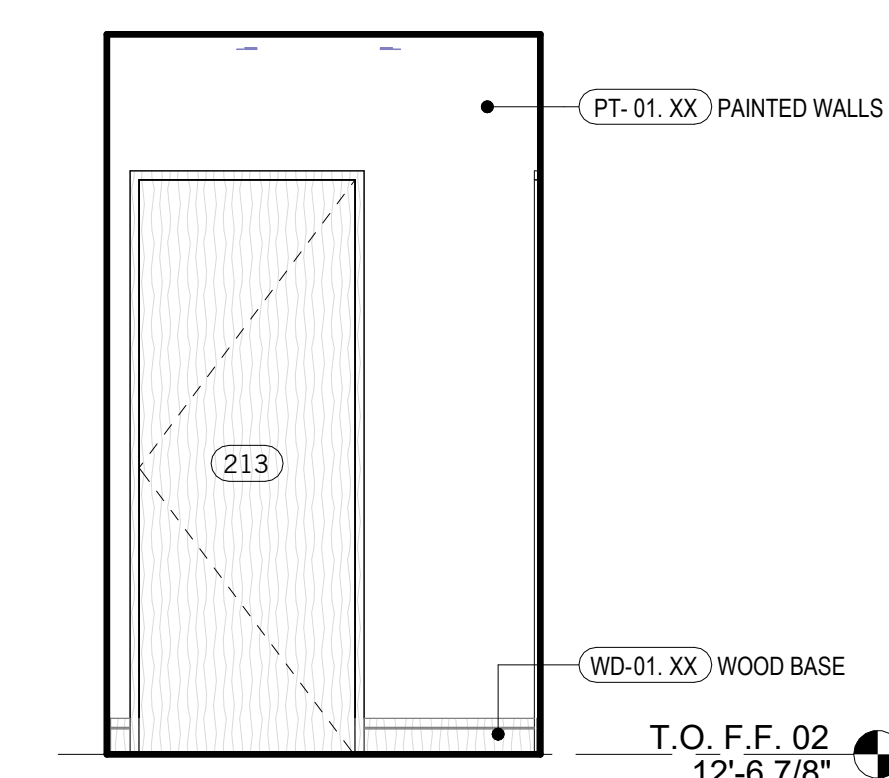
A811



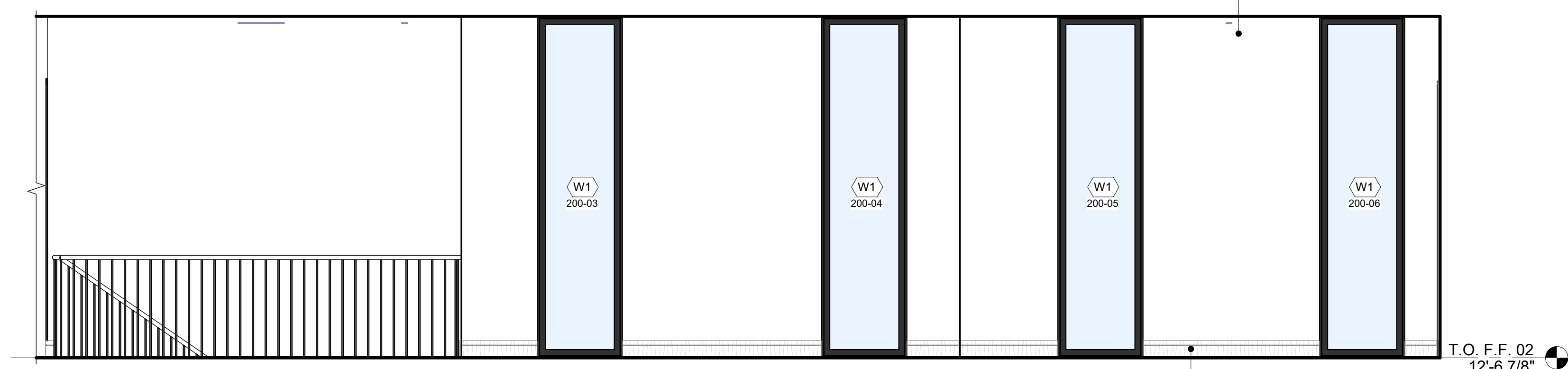
19 HALL  
3/8" = 1'-0"



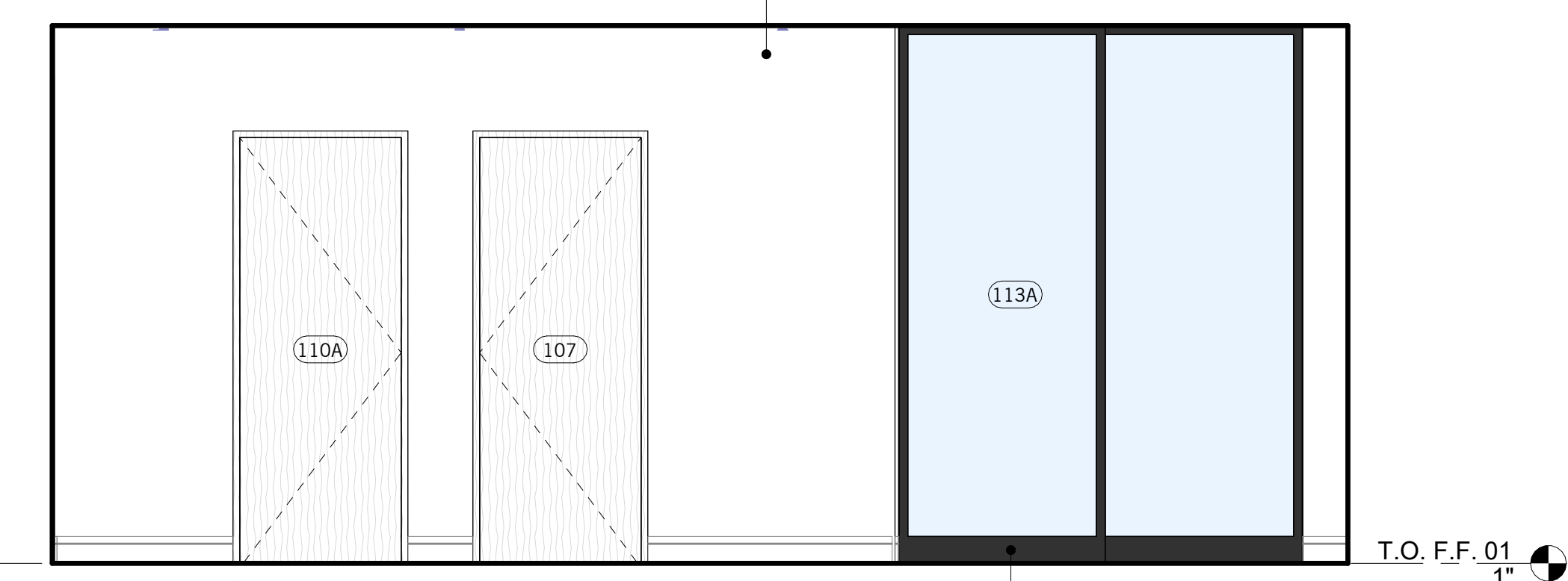
16 HALL  
3/8" = 1'-0"



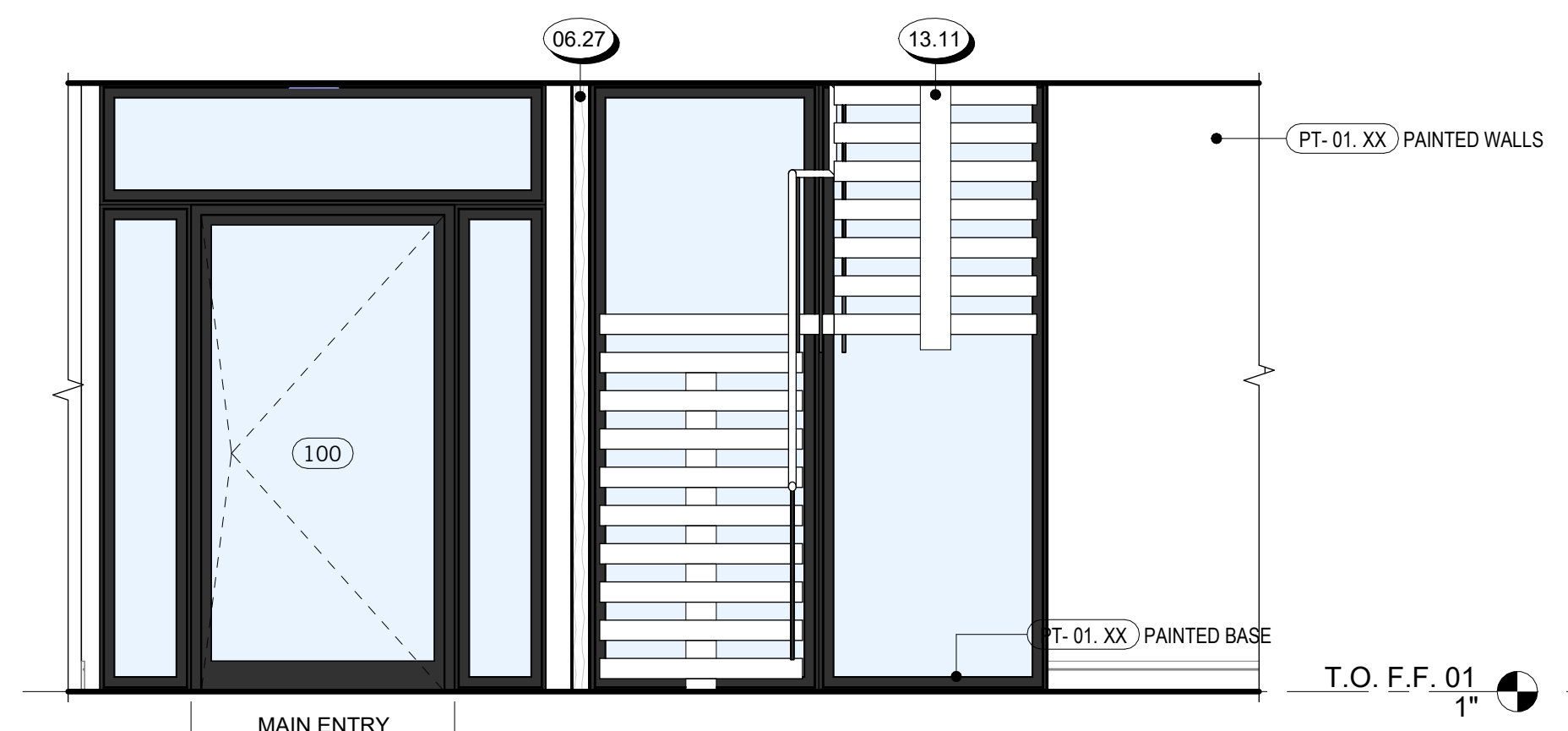
12 HALL  
3/8" = 1'-0"



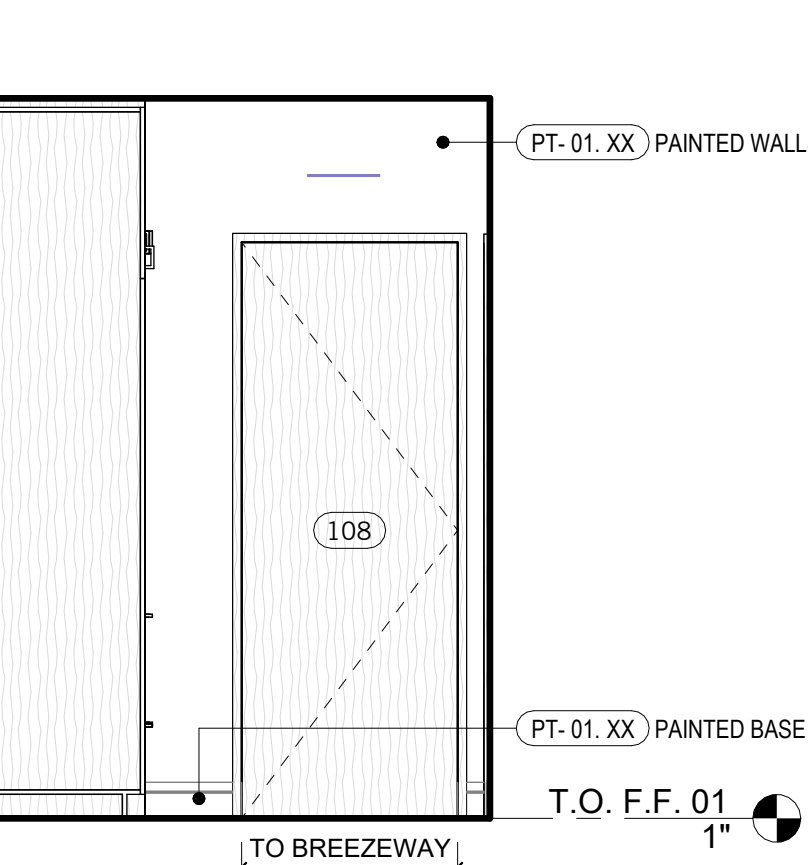
11 HALL  
3/8" = 1'-0"



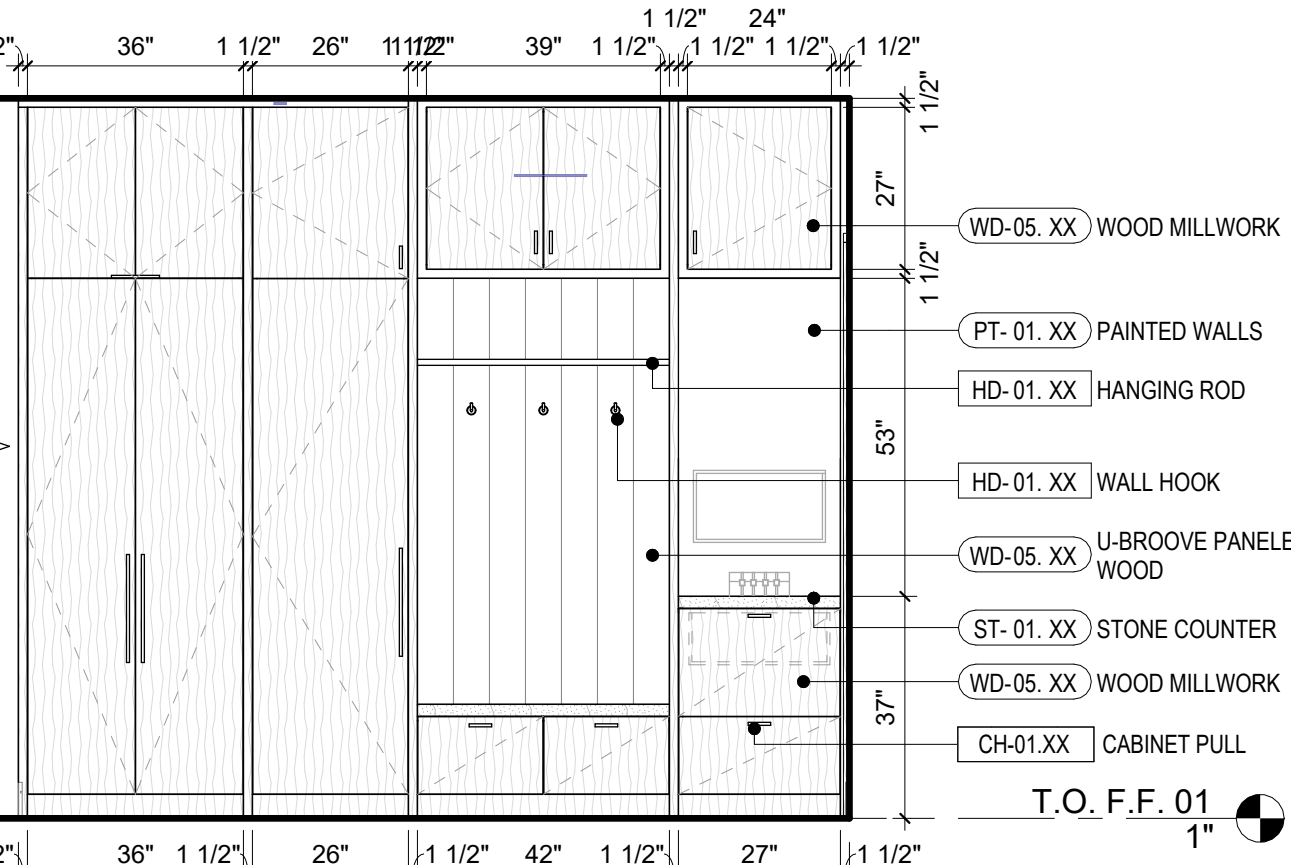
10 ENTRY  
3/8" = 1'-0"



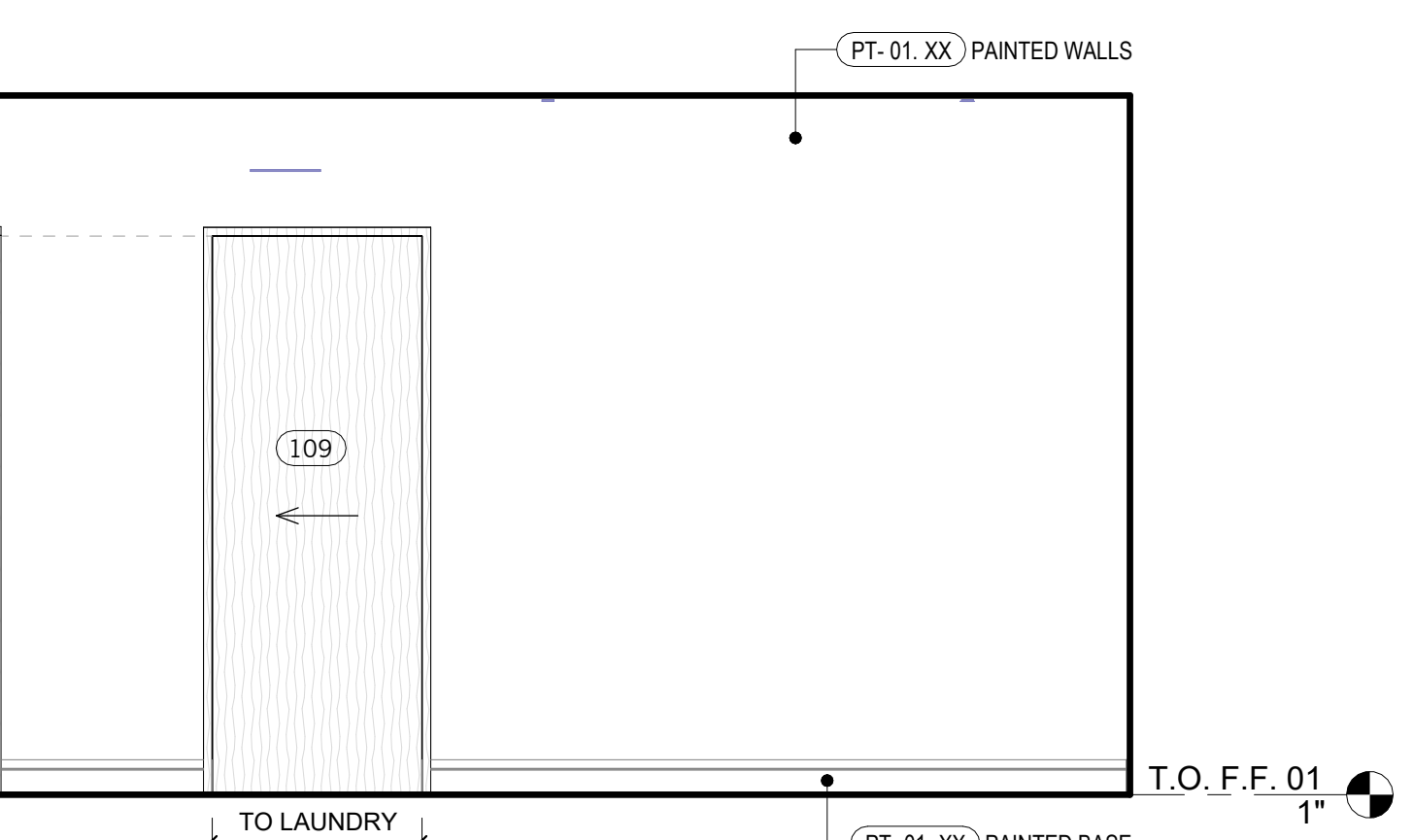
9 ENTRY  
3/8" = 1'-0"



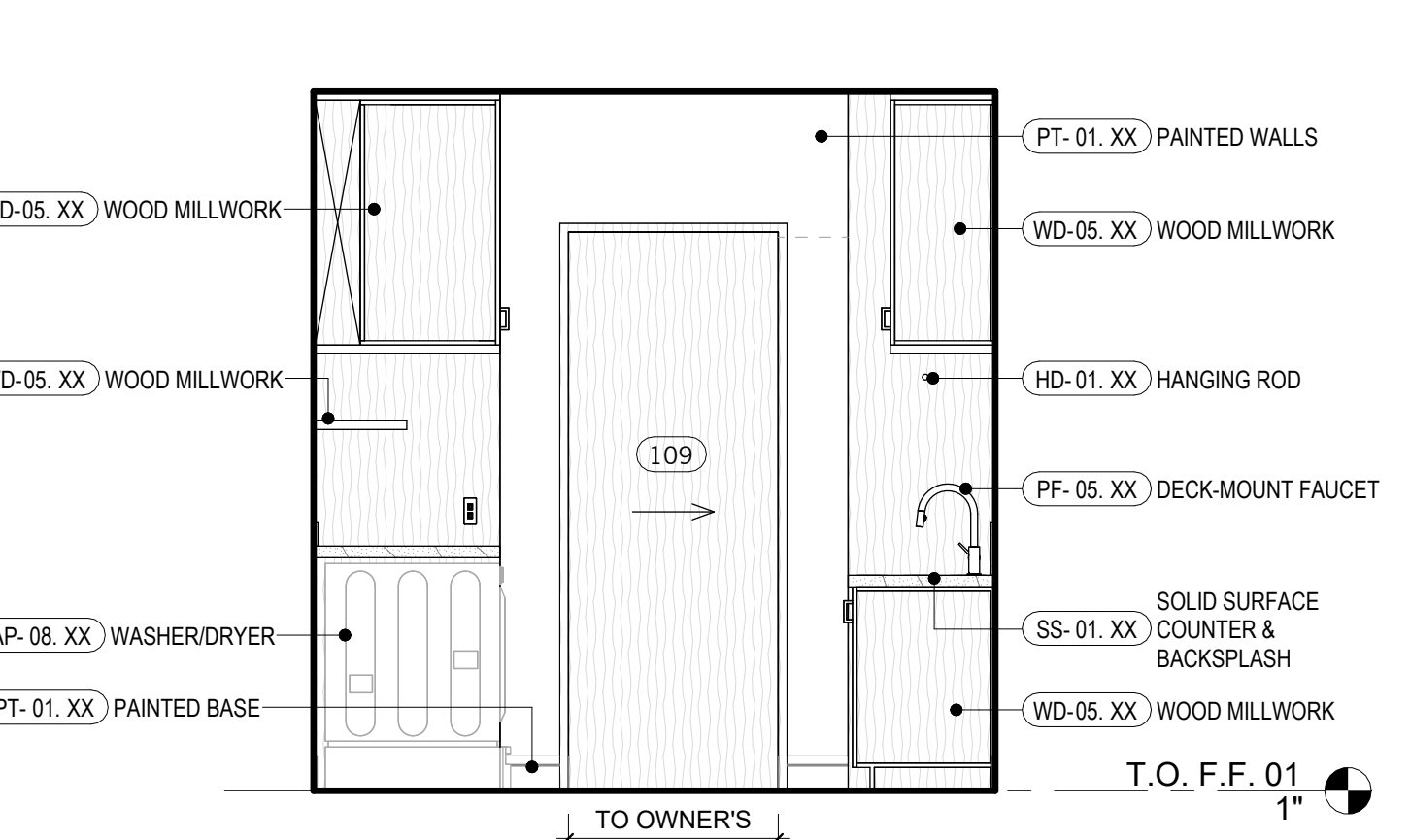
8 OWNER'S ENTRY  
3/8" = 1'-0"



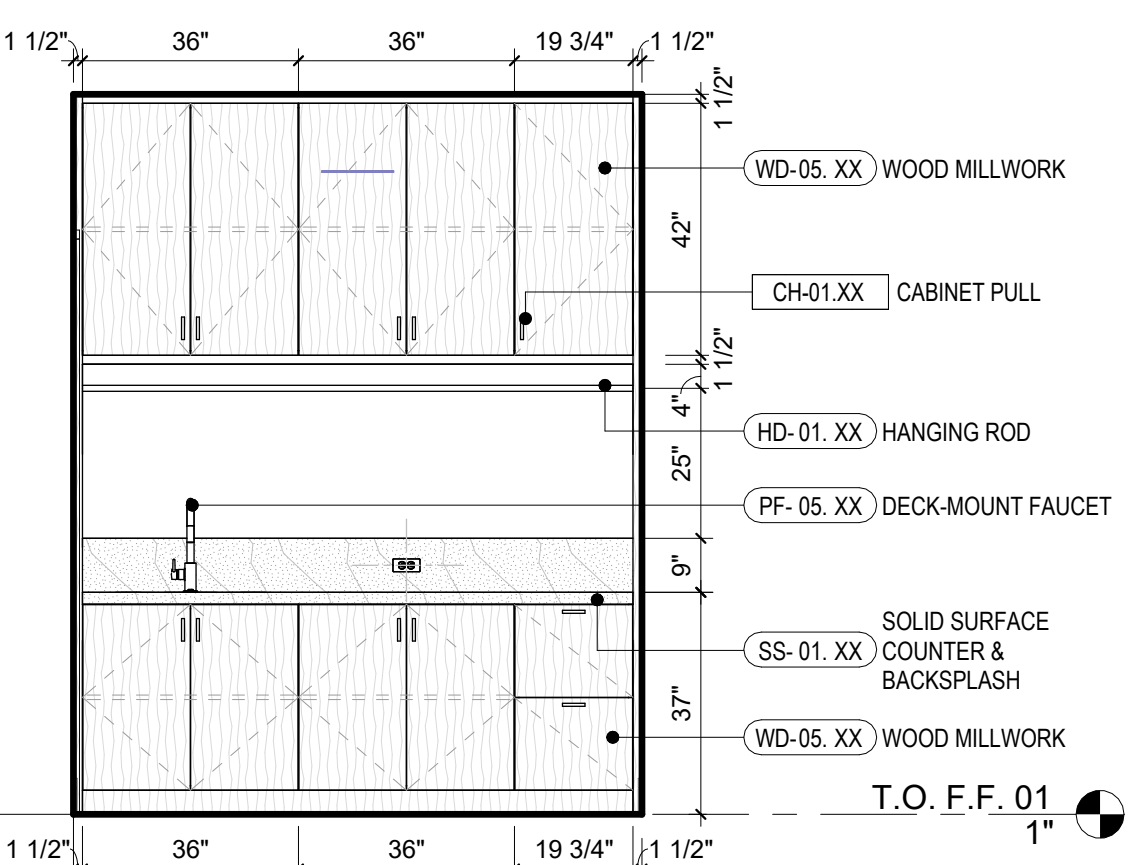
7 OWNER'S ENTRY  
3/8" = 1'-0"



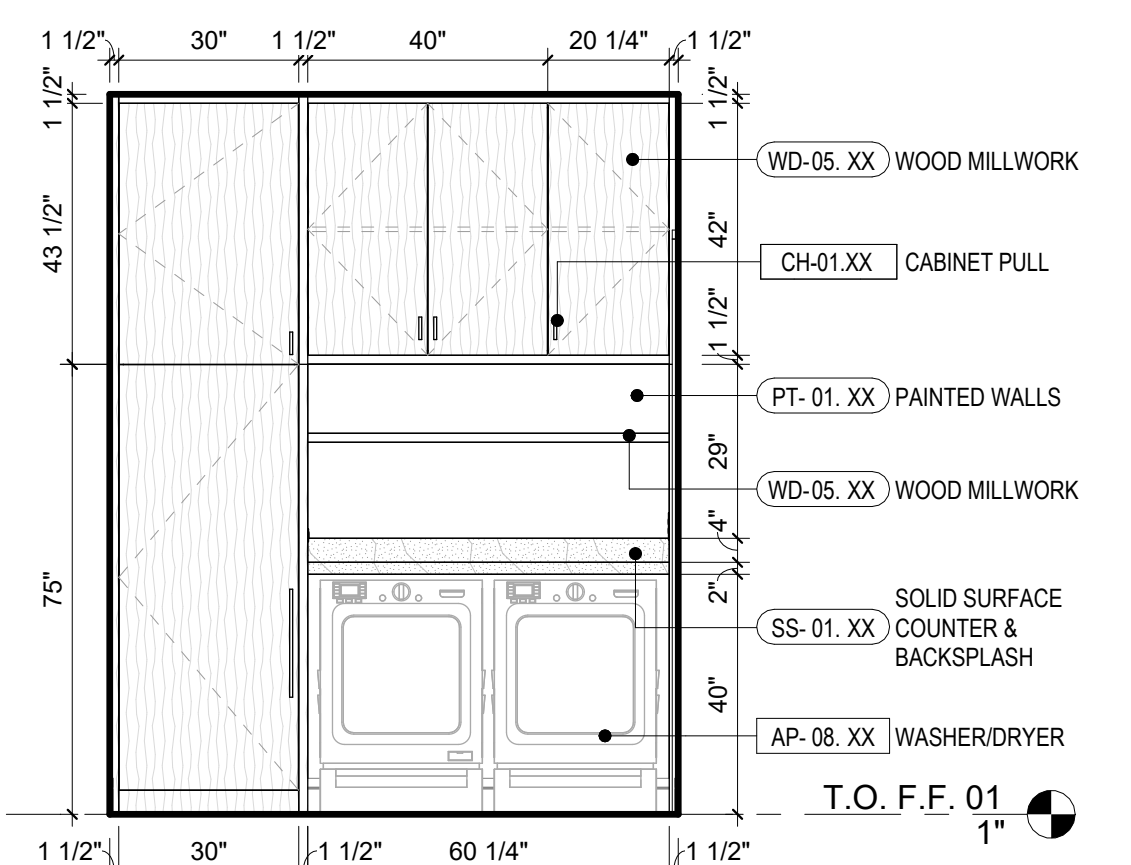
6 OWNER'S ENTRY  
3/8" = 1'-0"



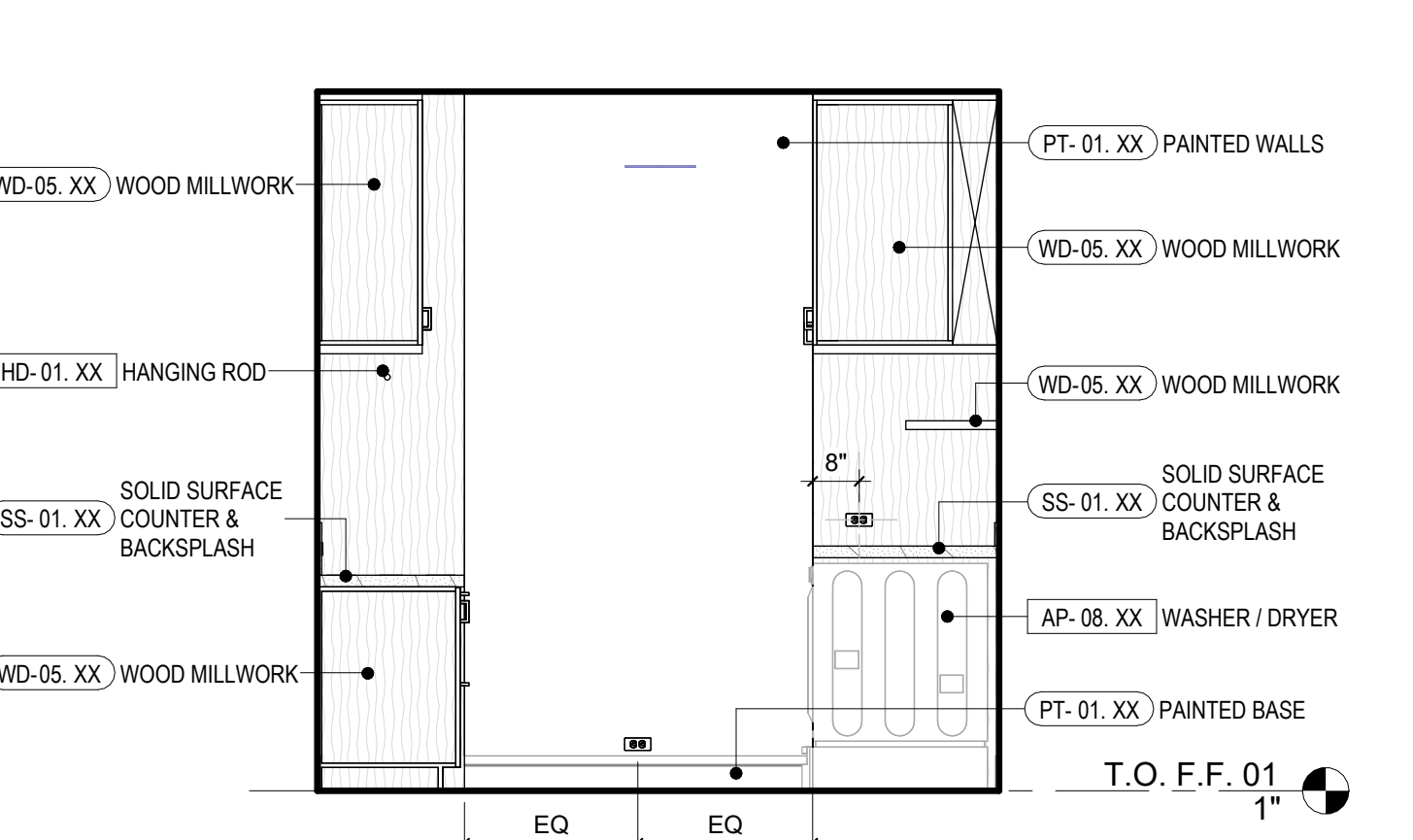
5 LAUNDRY  
3/8" = 1'-0"



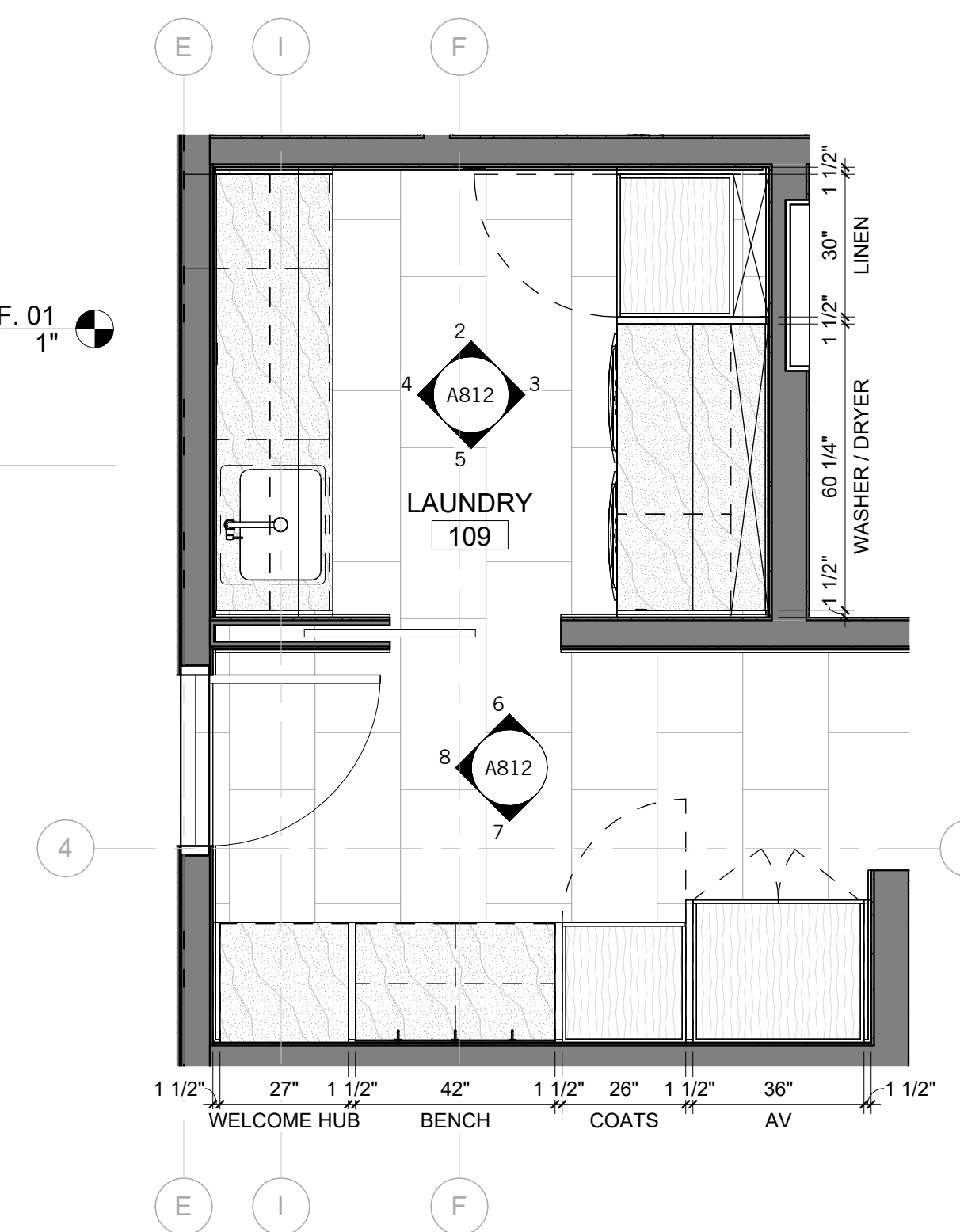
4 LAUNDRY  
3/8" = 1'-0"



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



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



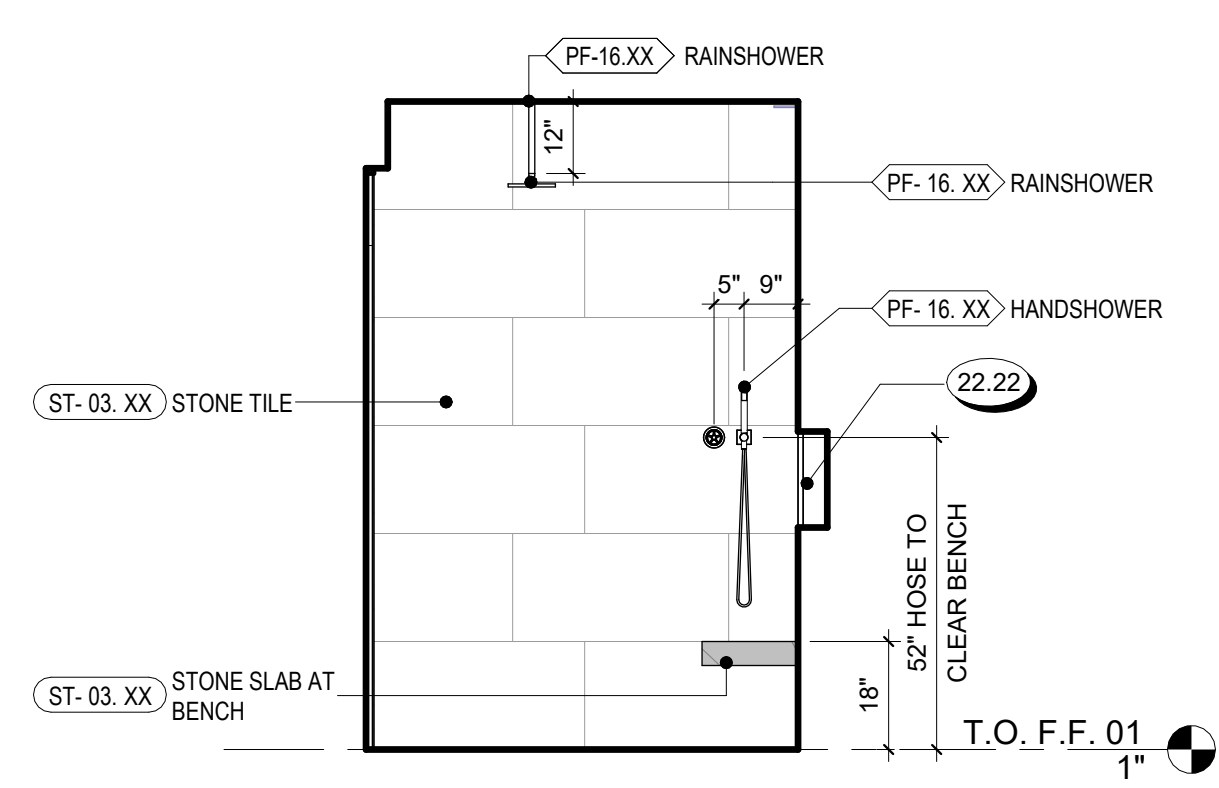
1 OWNER'S ENTRY / LAUNDRY  
3/8" = 1'-0"

NOT FOR CONSTRUCTION

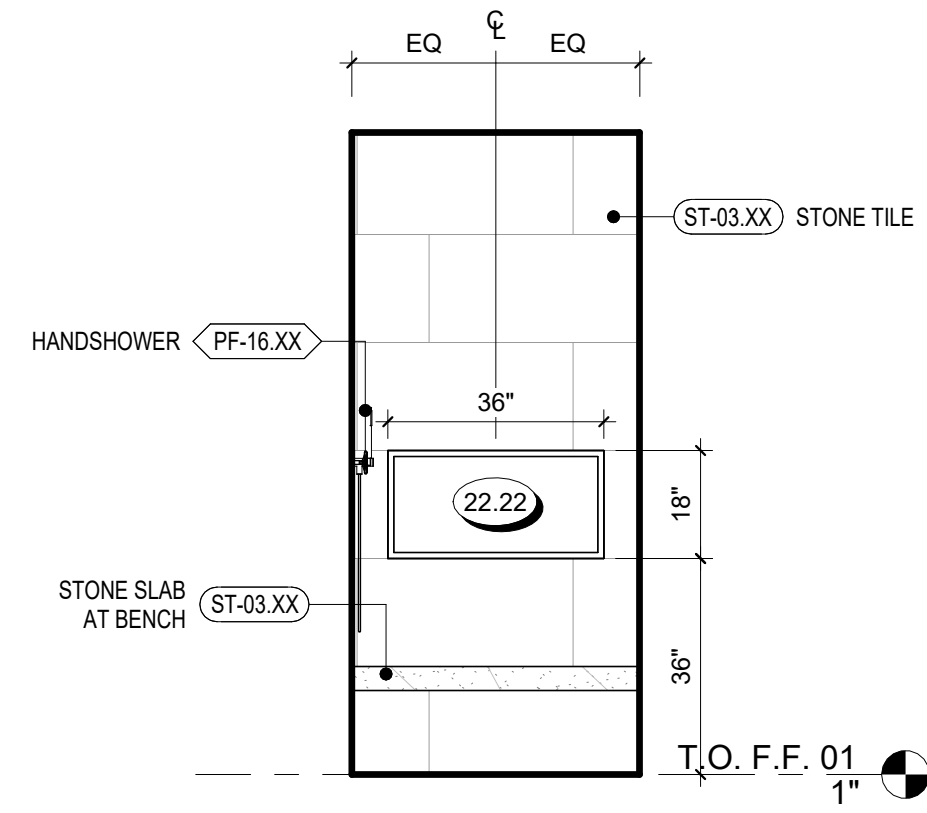
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JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB

INTERIOR ELEVATIONS & ENLARGED PLANS

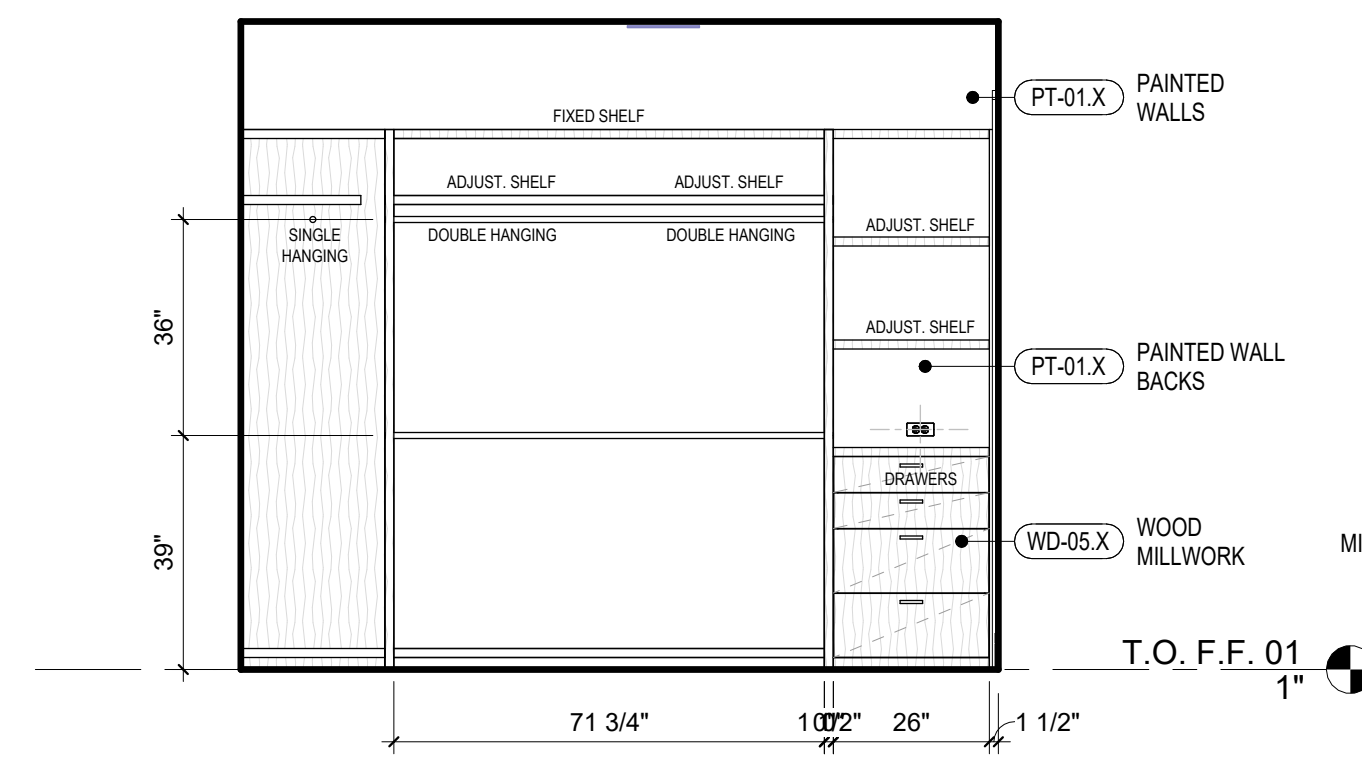
SHEET  
A812



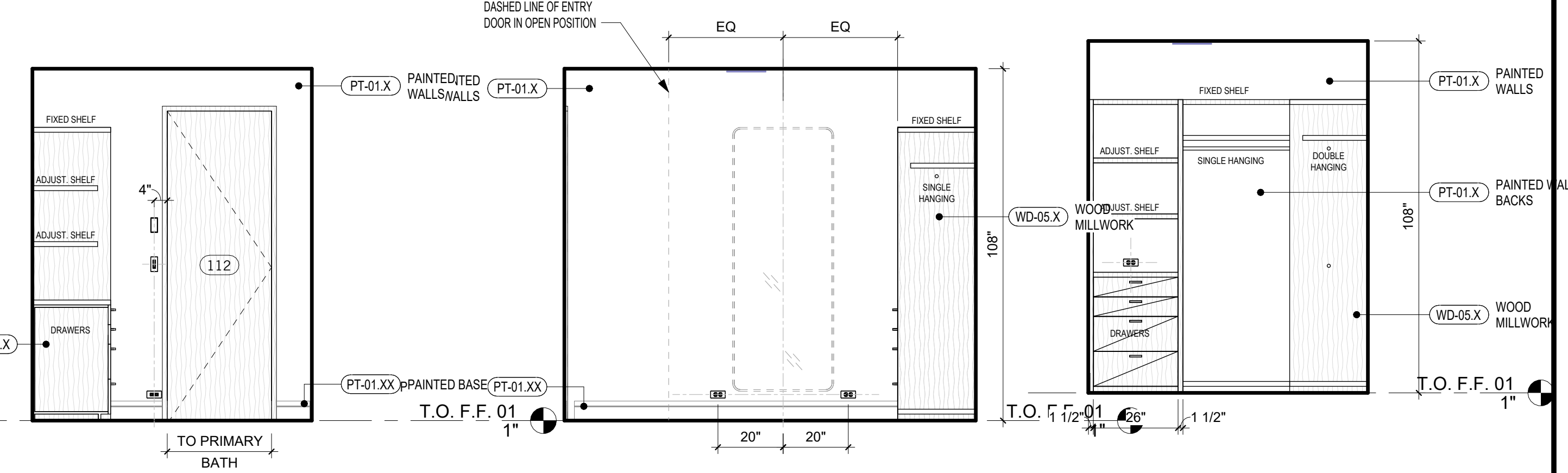
**21 PRIMARY SHOWER**  
3/8" = 1'-0"



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



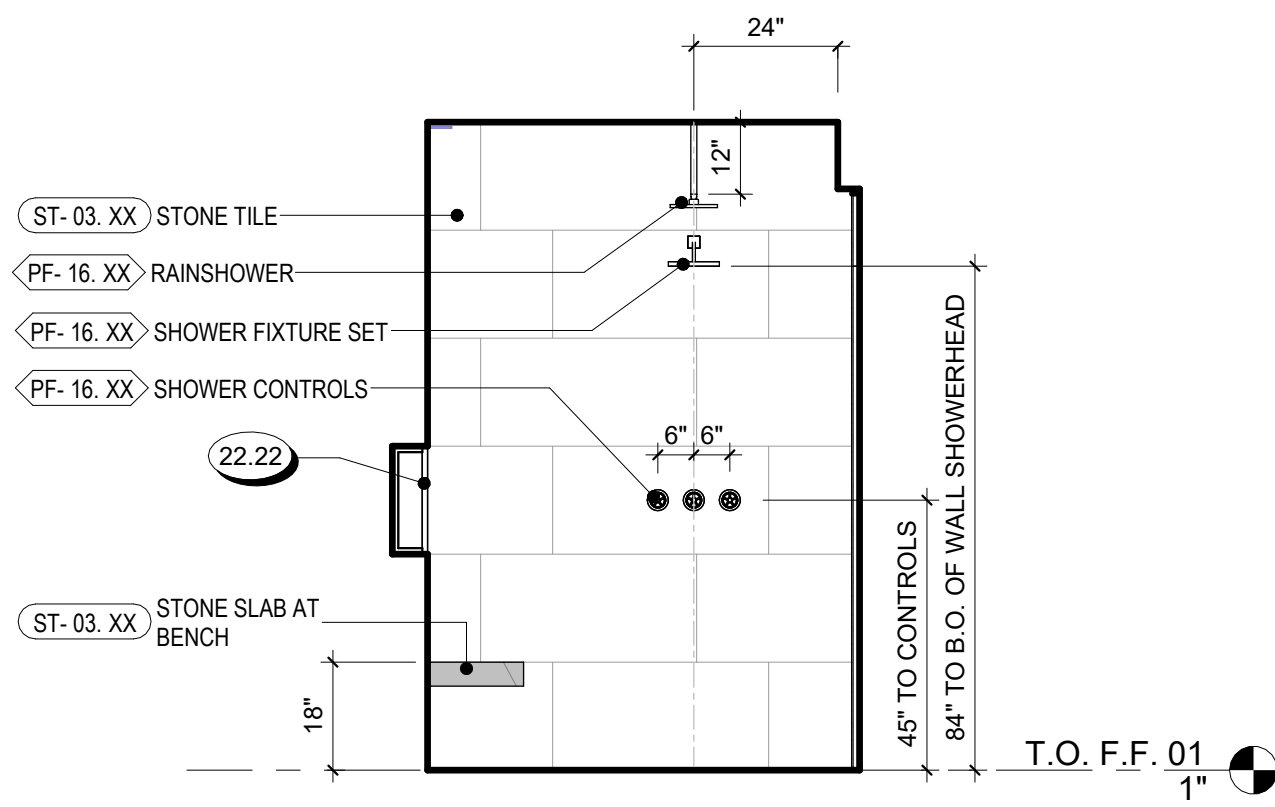
**8 PRIMARY CLOSET**  
3/8" = 1'-0"



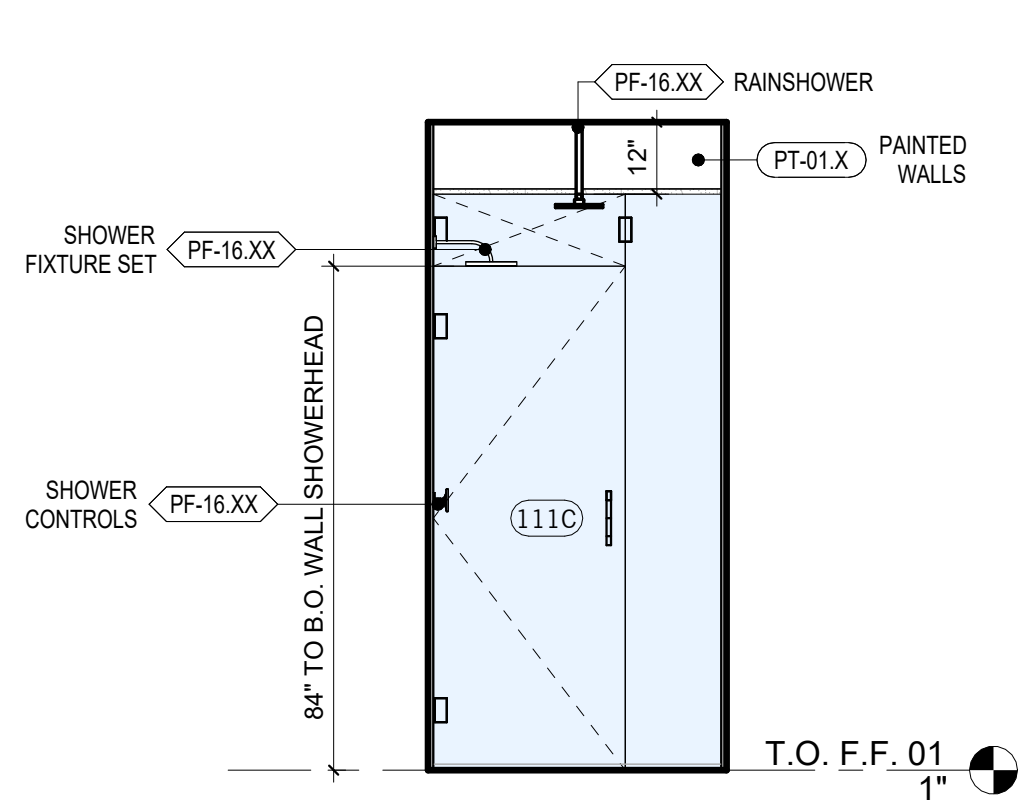
**7 PRIMARY CLOSET**  
3/8" = 1'-0"

**6 PRIMARY CLOSET**  
3/8" = 1'-0"

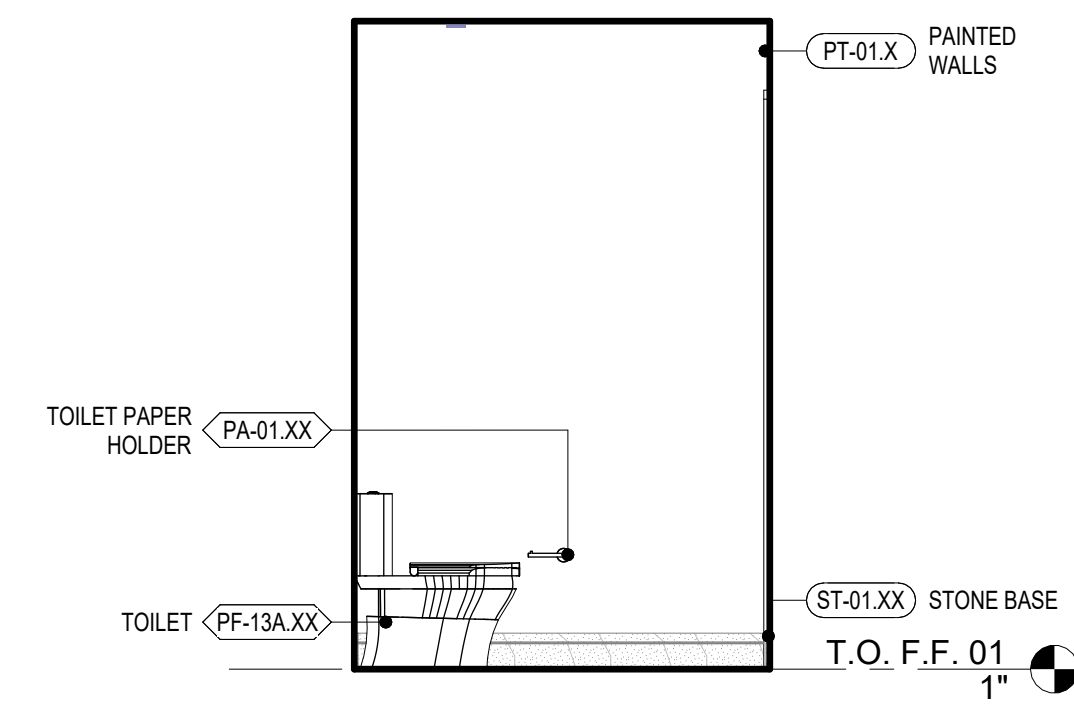
**FFF PRIMARY CLOSET**  
3/8" = 1'-0"



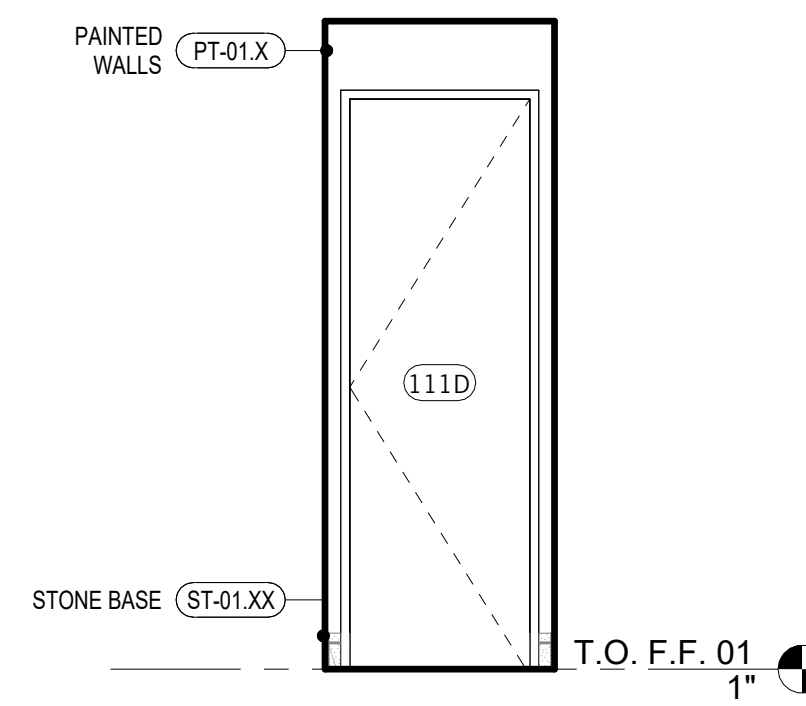
**19 PRIMARY SHOWER**  
3/8" = 1'-0"



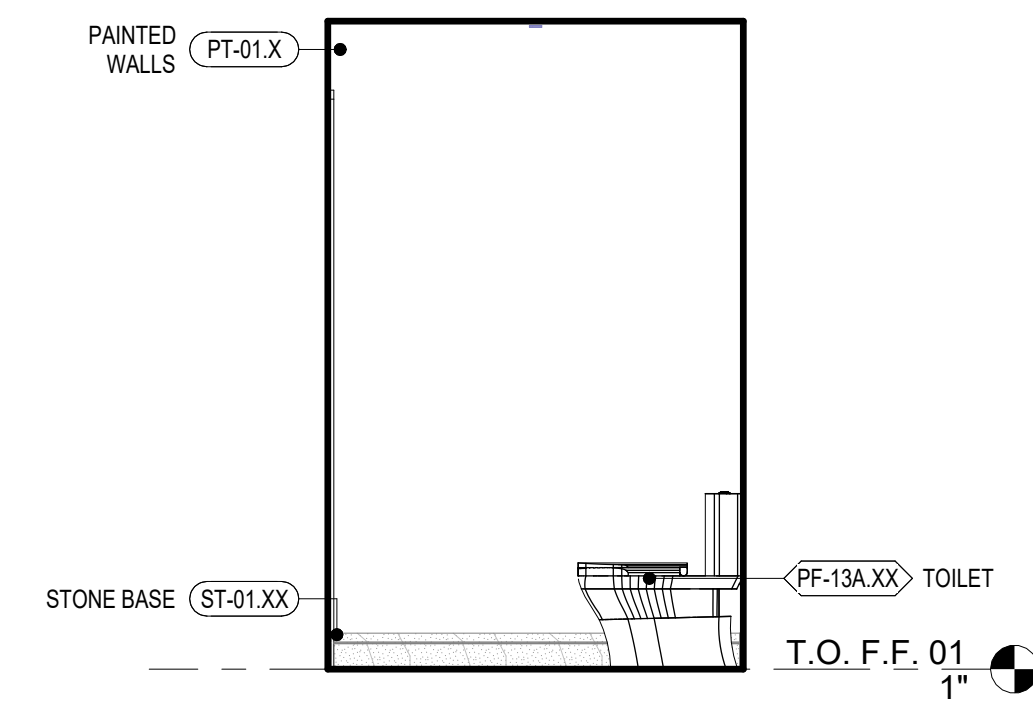
**18 PRIMARY SHOWER**  
3/8" = 1'-0"



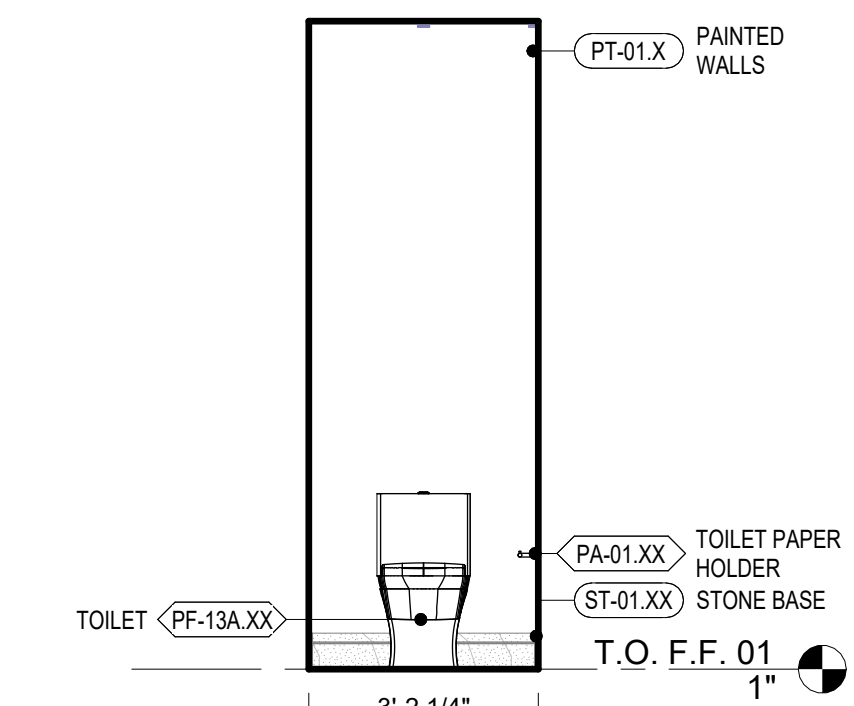
**17 PRIMARY TOILET**  
3/8" = 1'-0"



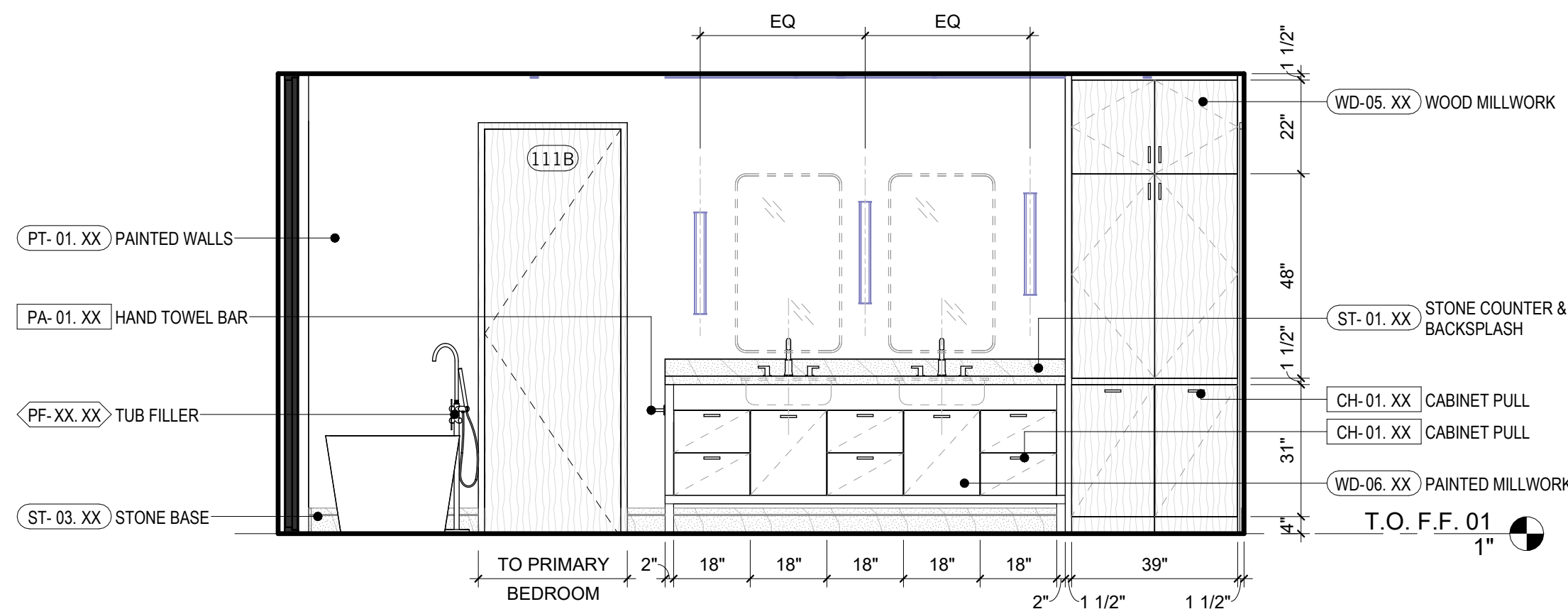
**16 PRIMARY TOILET**  
3/8" = 1'-0"



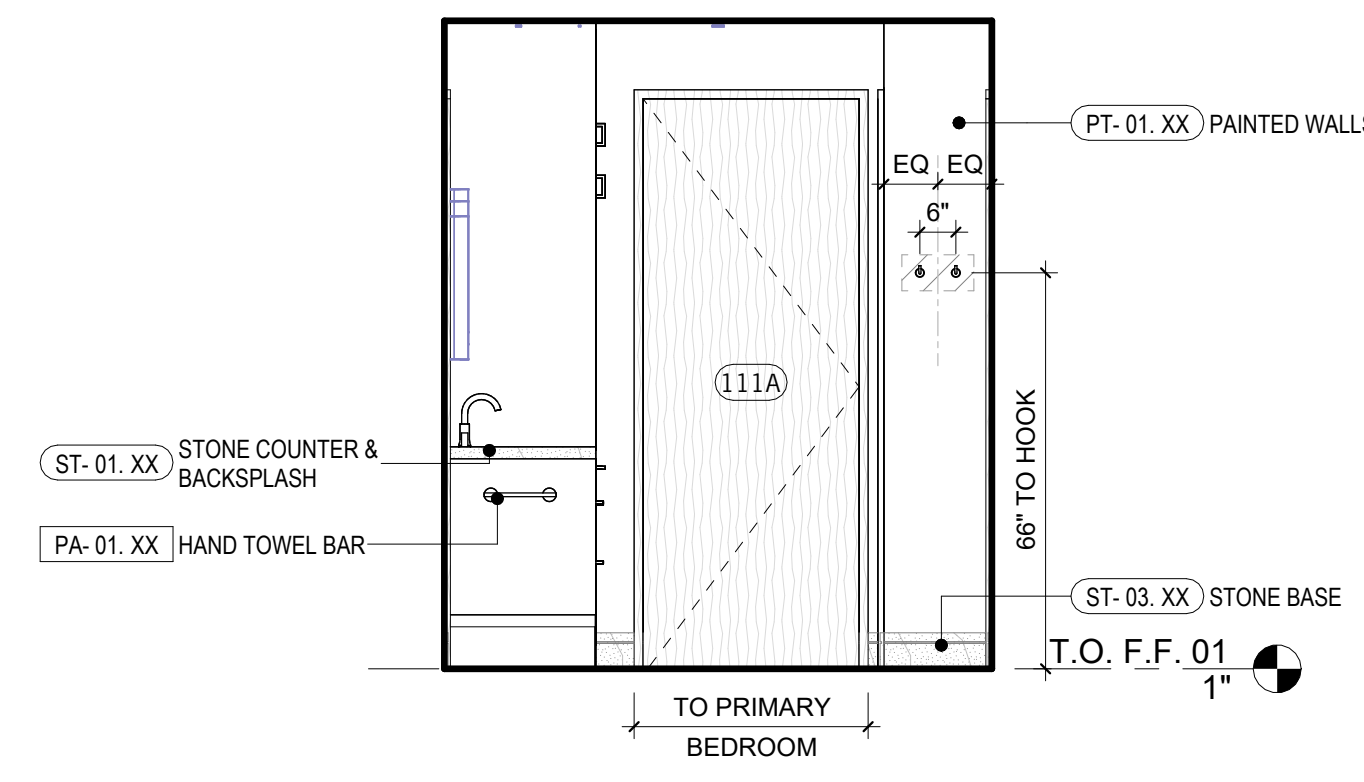
**15 PRIMARY TOILET**  
3/8" = 1'-0"



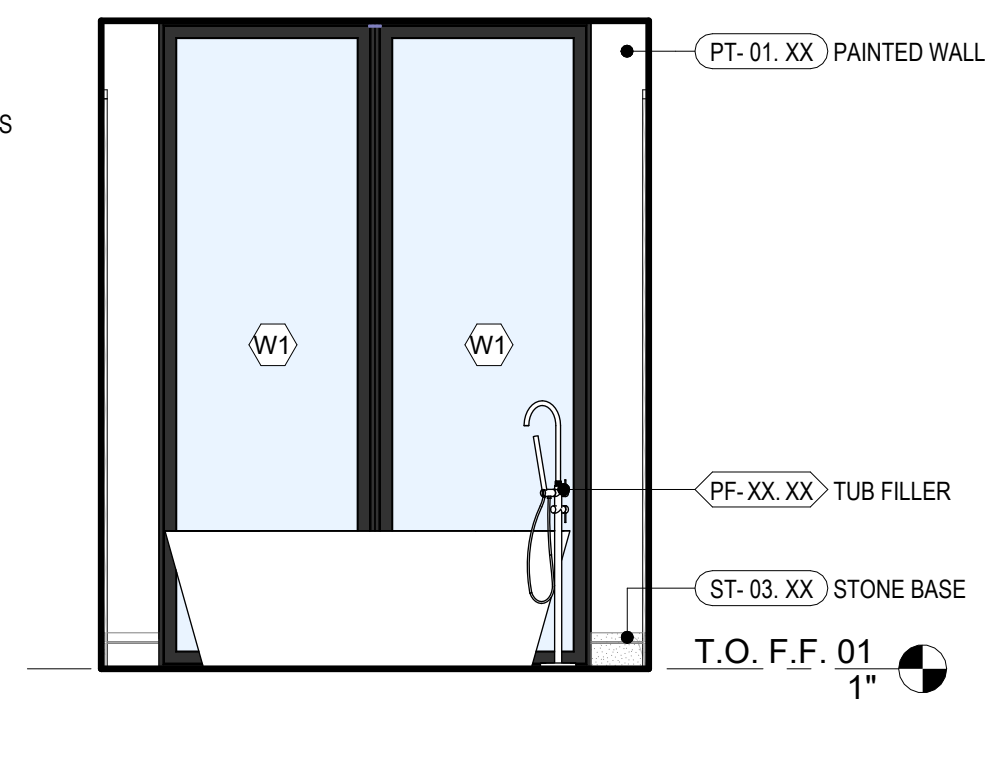
**14 PRIMARY TOILET**  
3/8" = 1'-0"



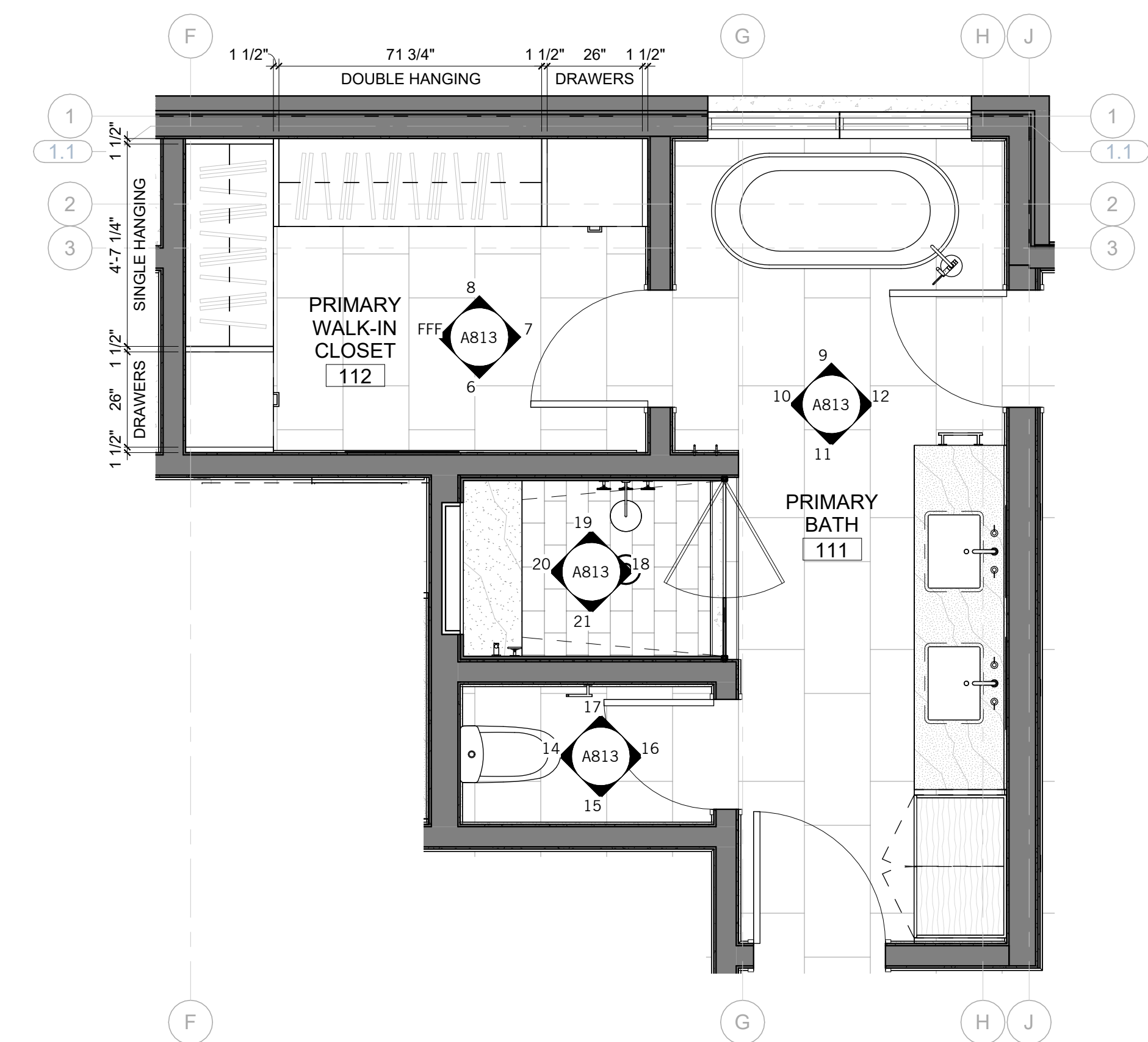
**12 PRIMARY BATH**  
3/8" = 1'-0"



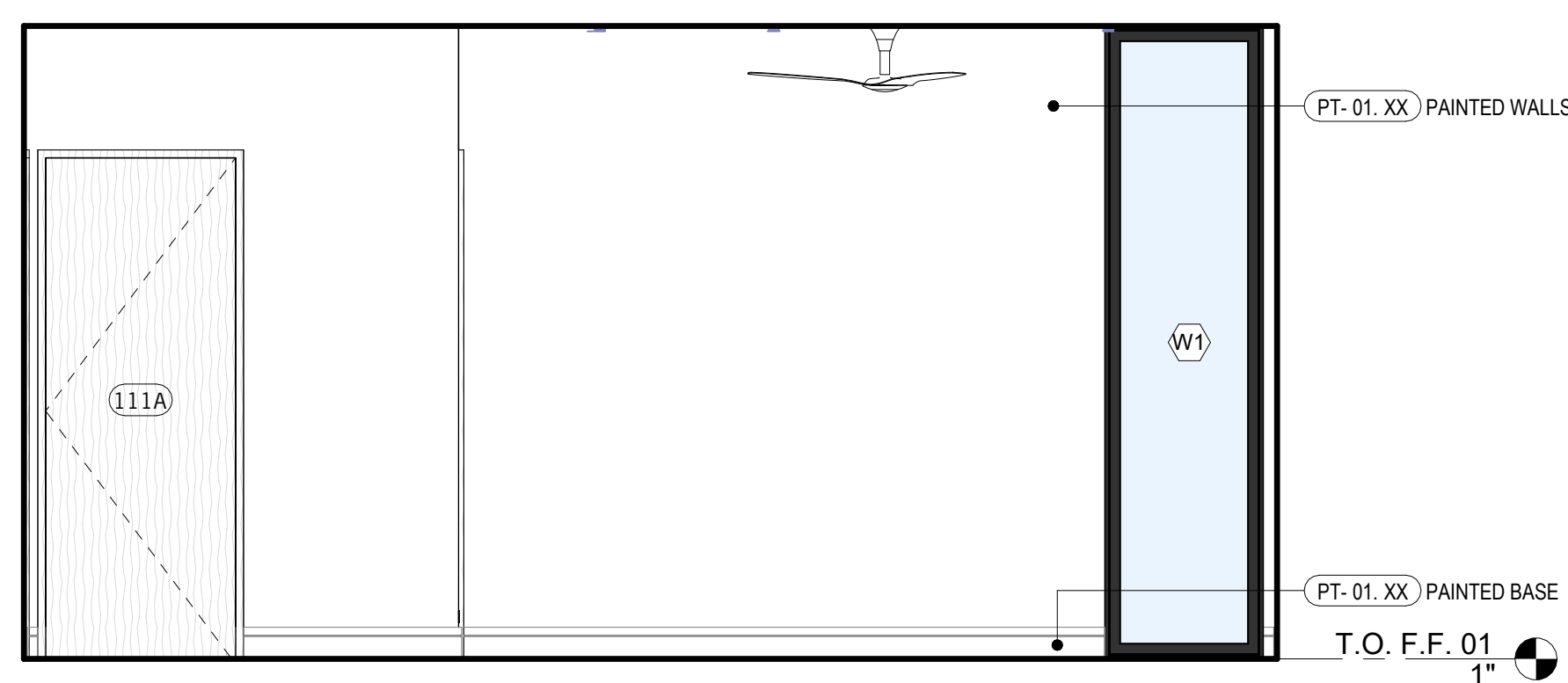
**11 PRIMARY BATH**  
3/8" = 1'-0"



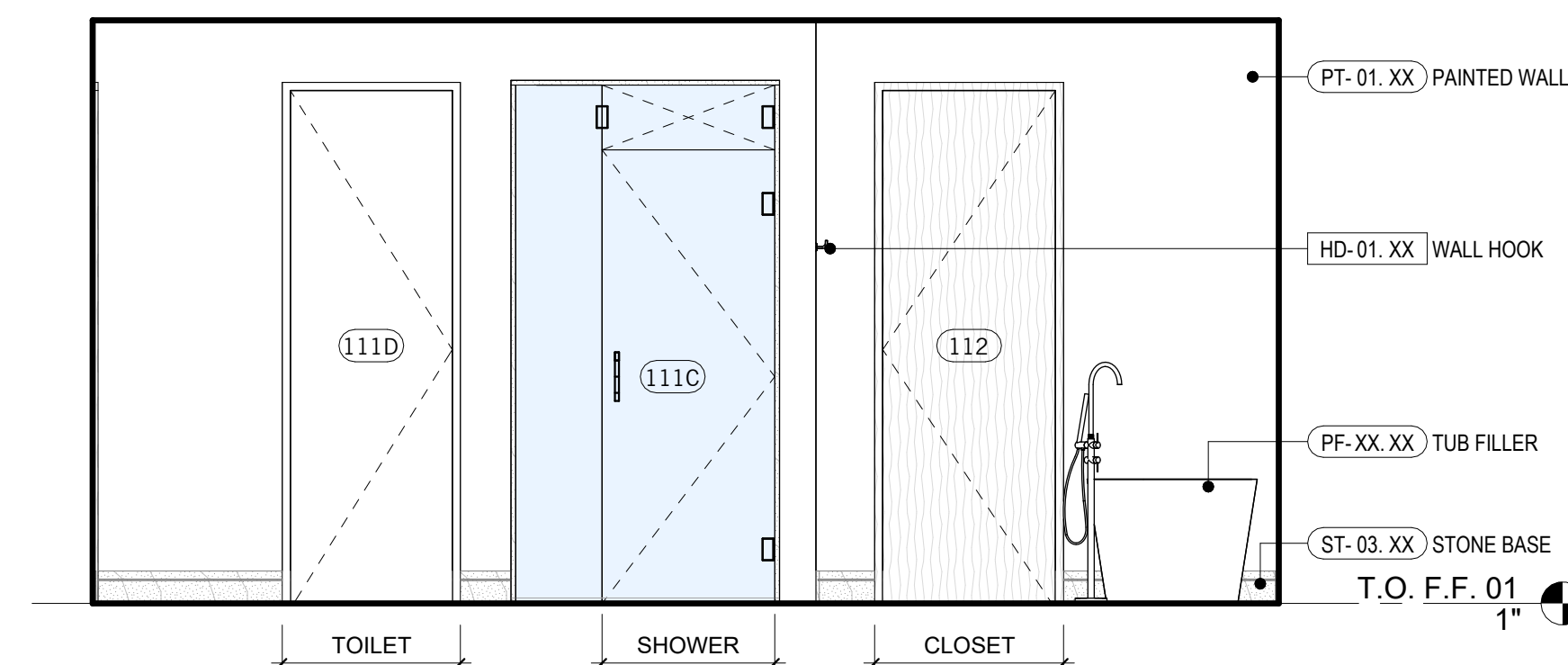
**9 PRIMARY BATH**  
3/8" = 1'-0"



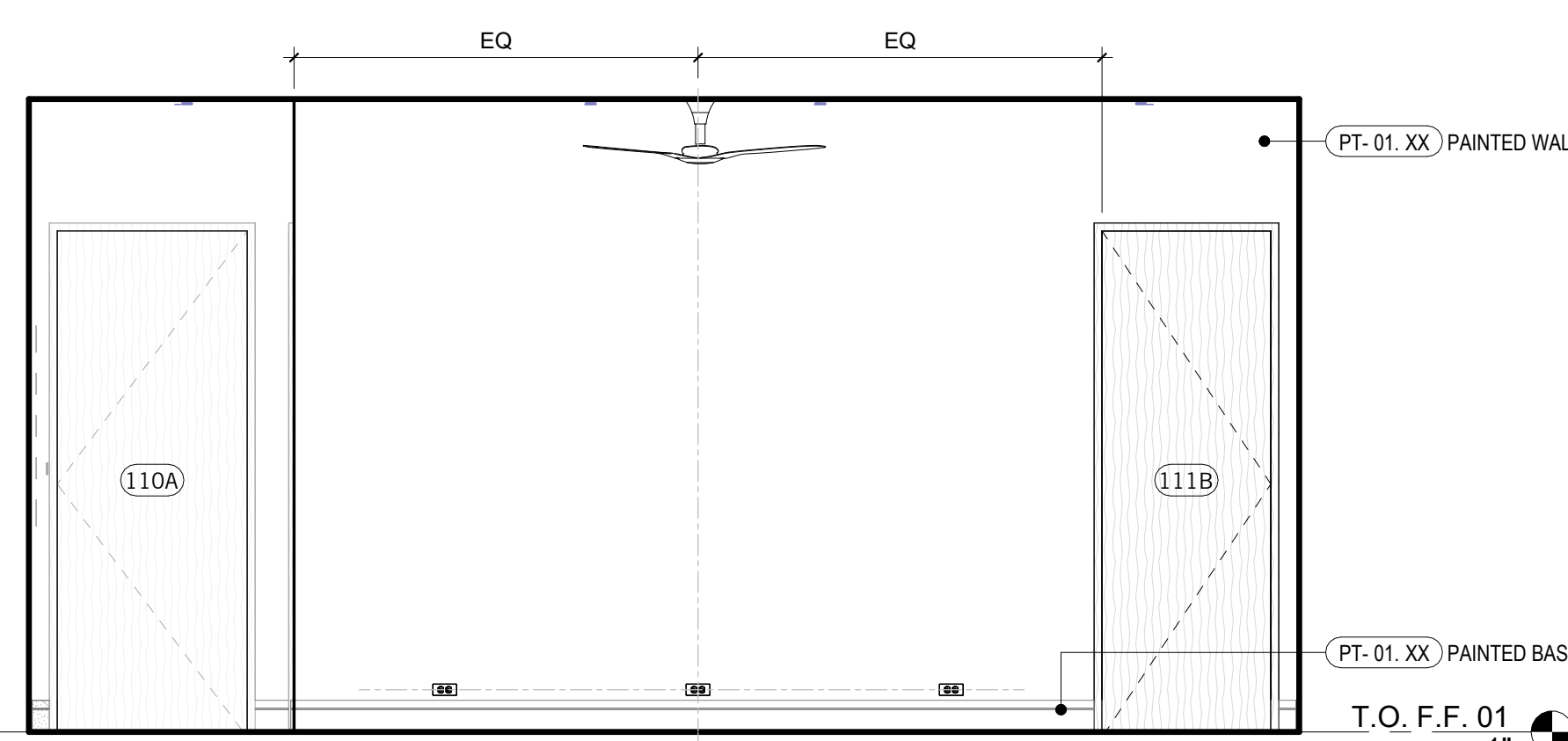
**5 PRIMARY BATH - ENLARGED PLAN**  
3/8" = 1'-0"



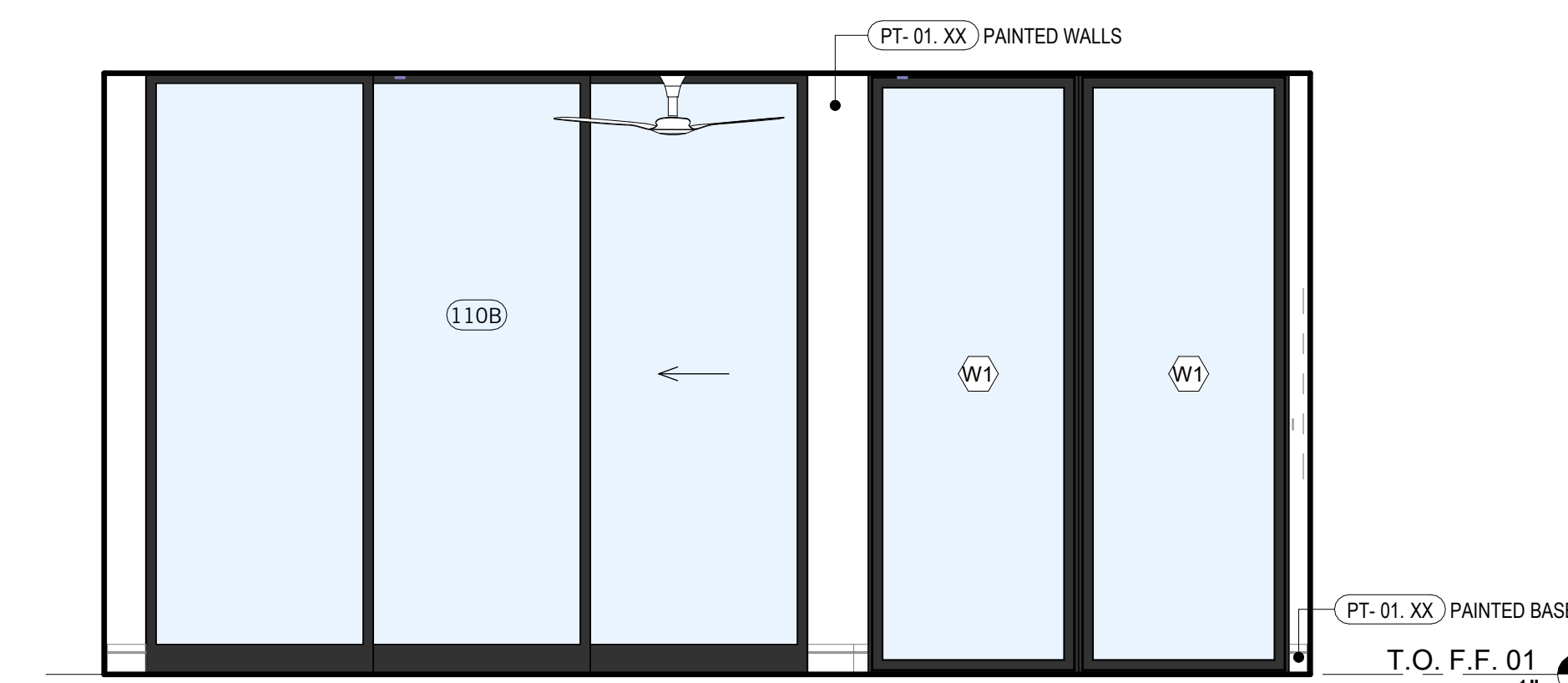
**4 PRIMARY BED**  
3/8" = 1'-0"



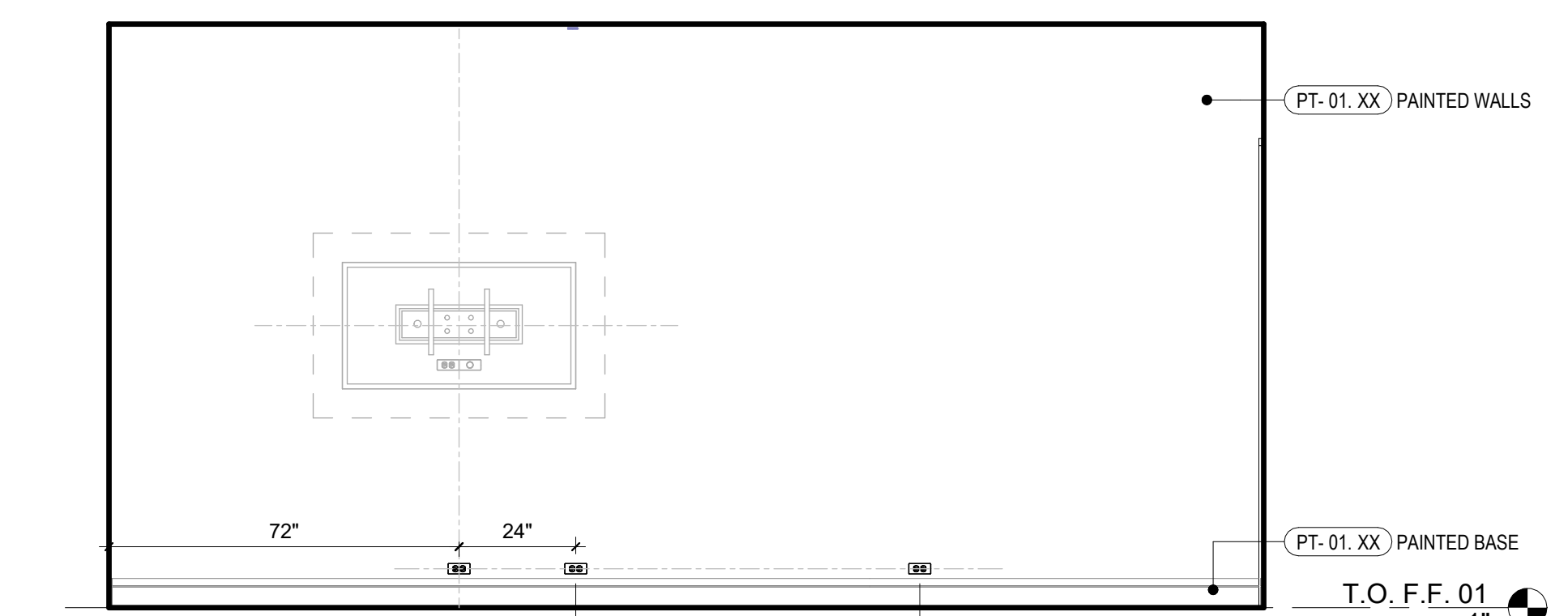
**10 PRIMARY BATH**  
3/8" = 1'-0"



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



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



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

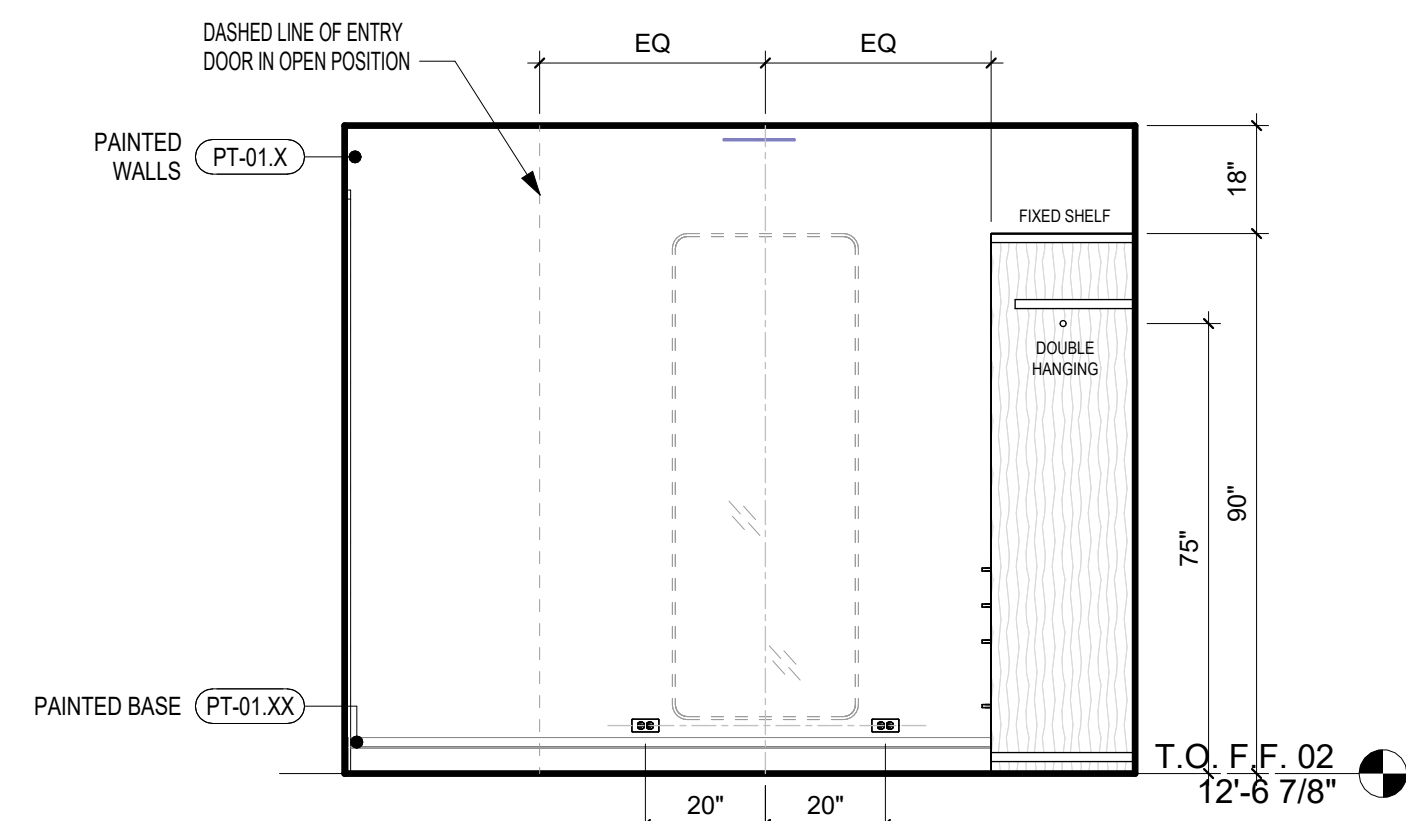
NOT FOR CONSTRUCTION

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

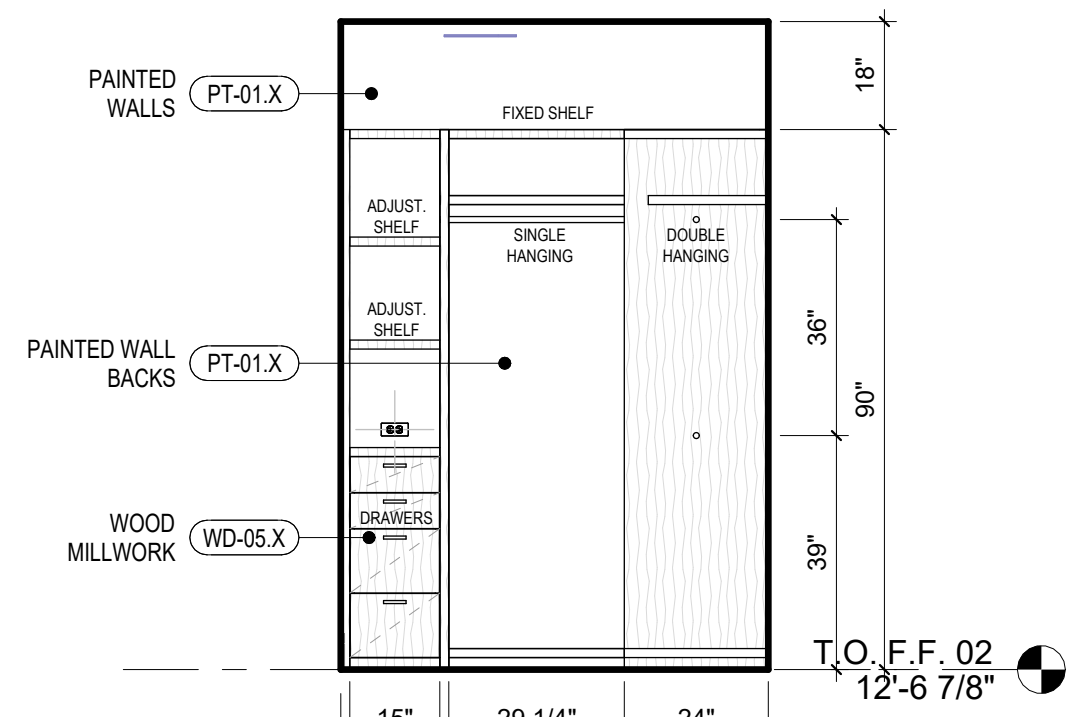
INTERIOR ELEVATIONS & ENLARGED PLANS

SHEET

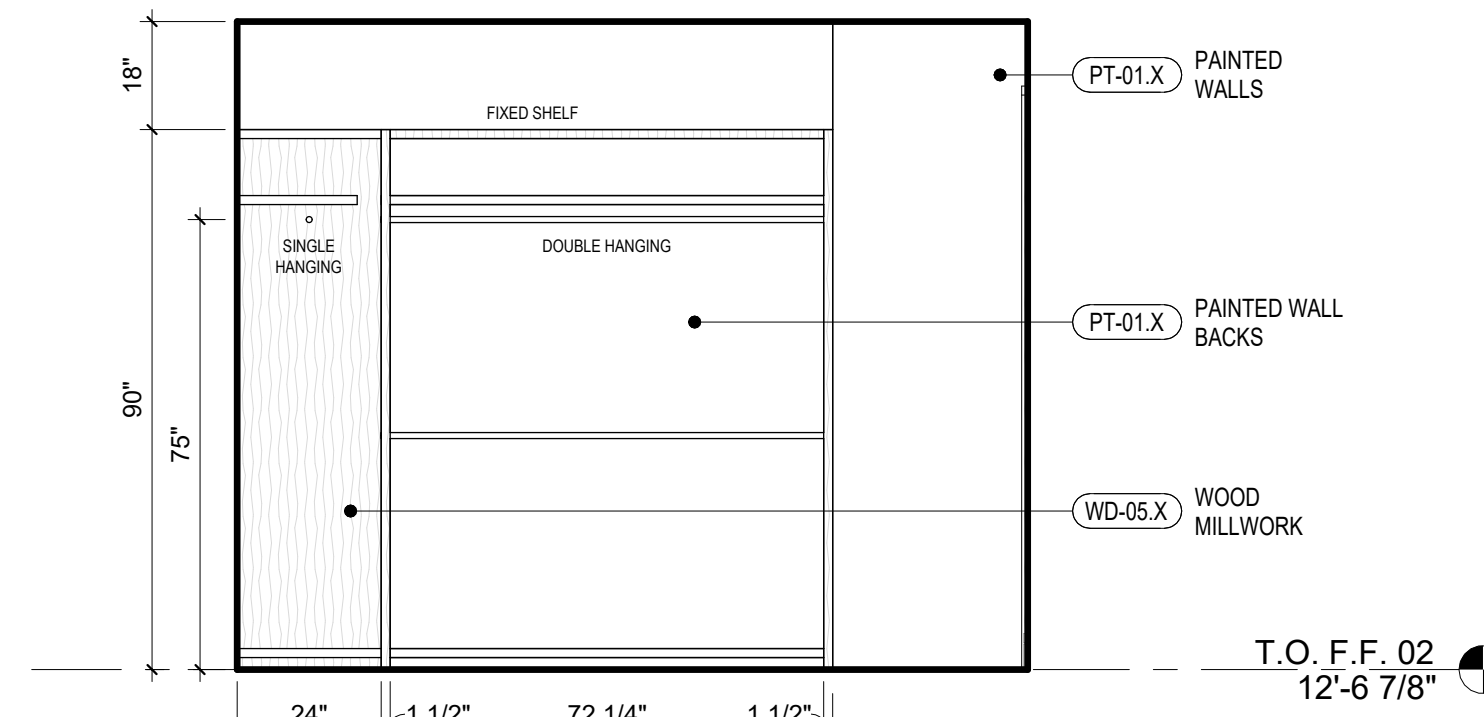
**A813**



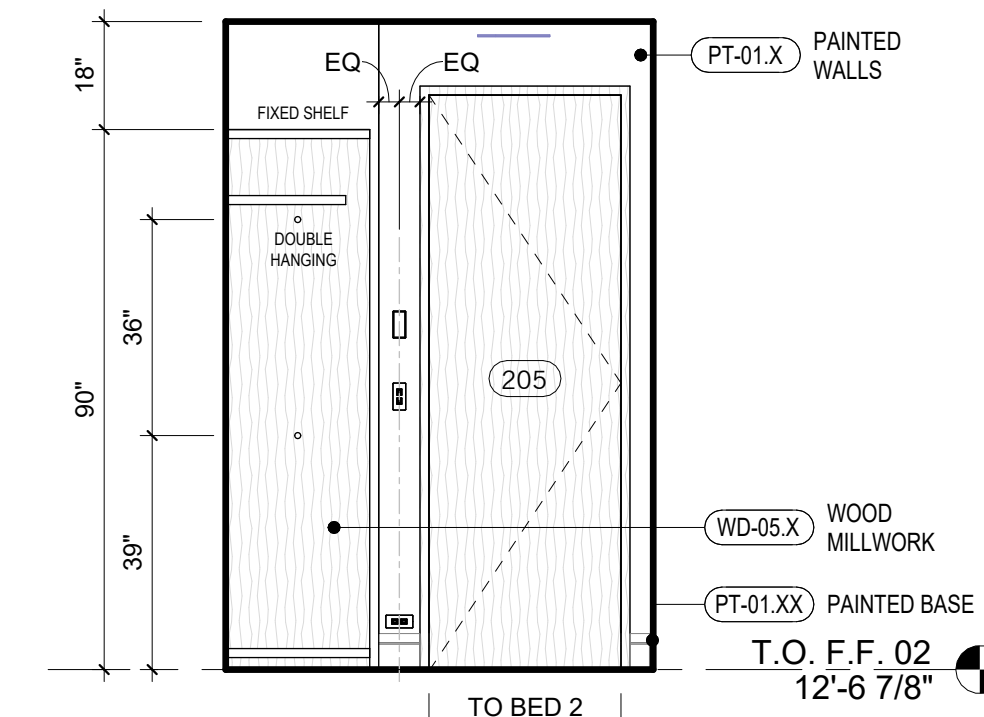
**24 CLOSET 2**  
3/8" = 1'-0"



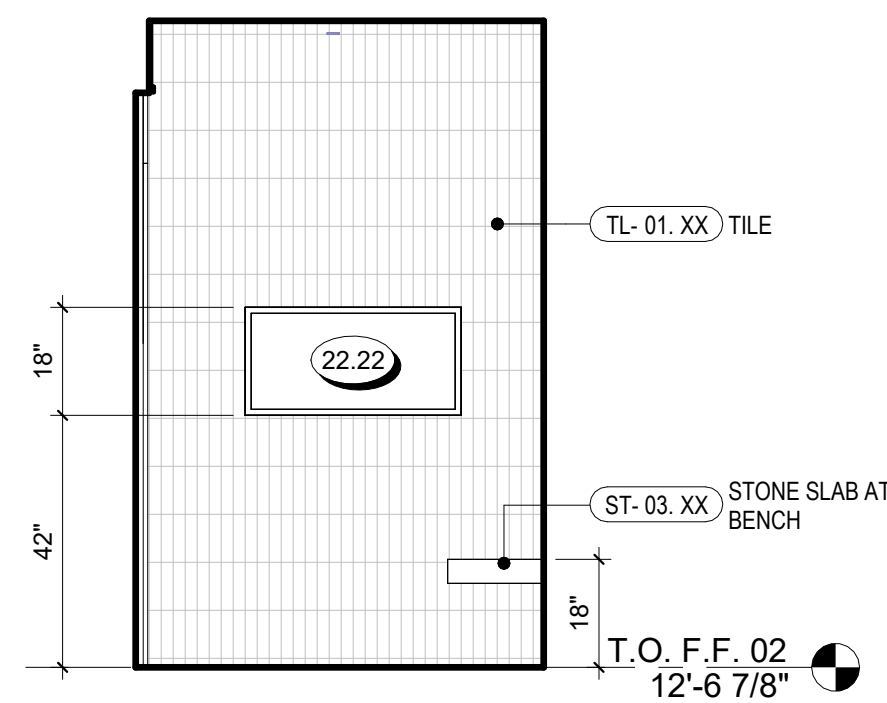
**23 CLOSET 2**  
3/8" = 1'-0"



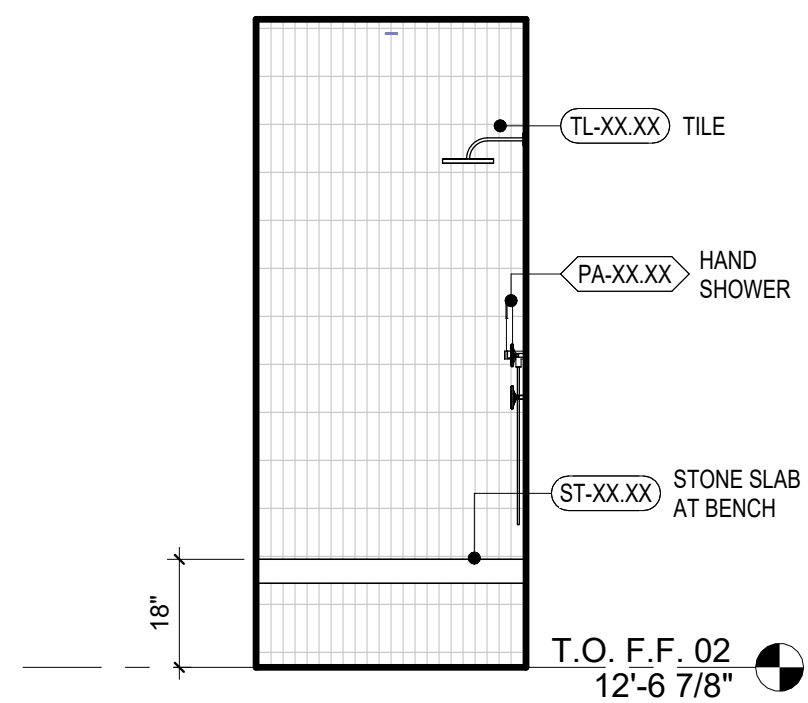
**22 CLOSET 2**  
3/8" = 1'-0"



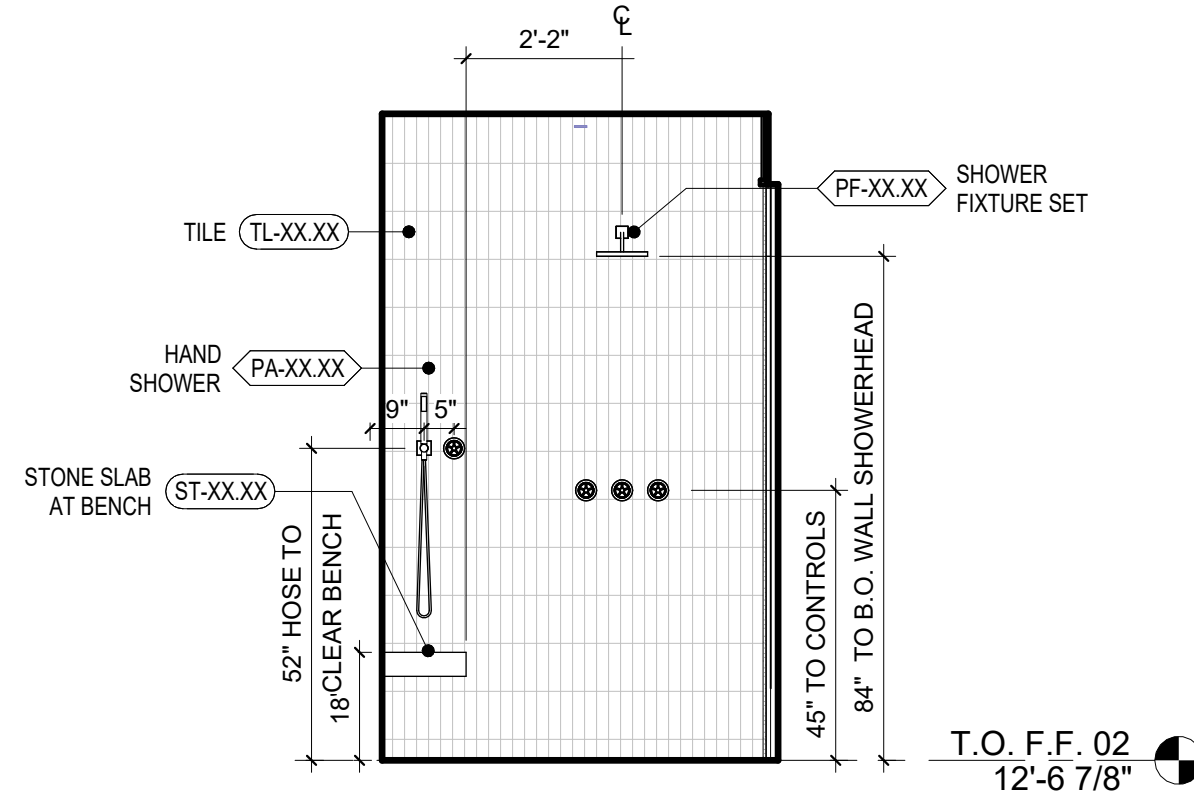
**21 CLOSET 2**  
3/8" = 1'-0"



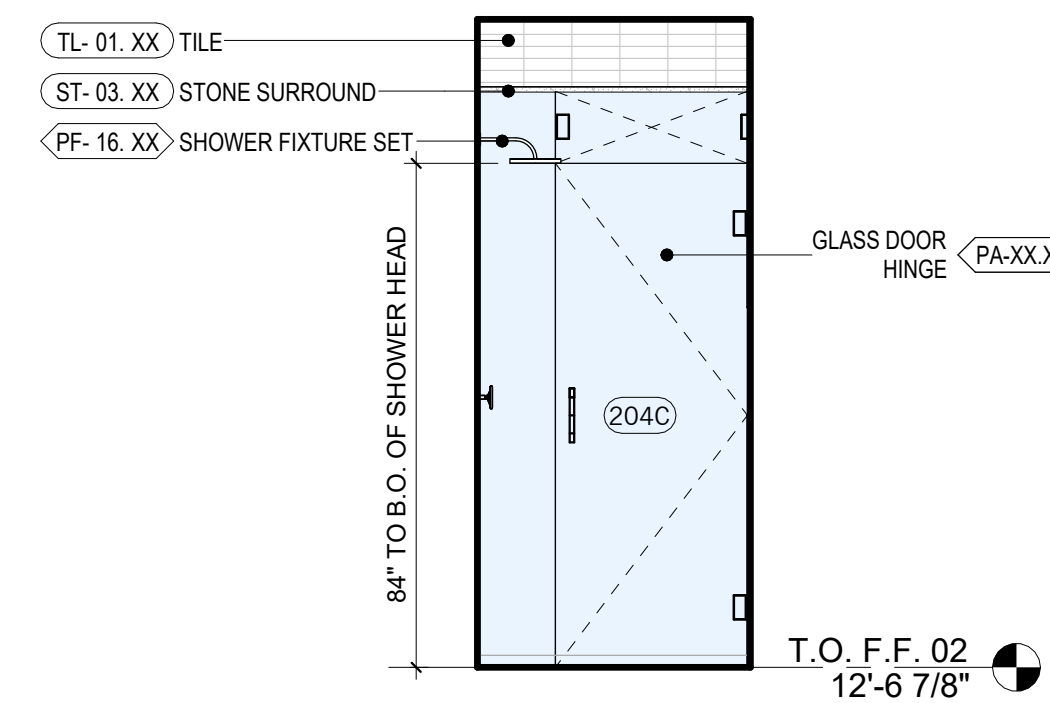
**20 SHOWER 2**  
3/8" = 1'-0"



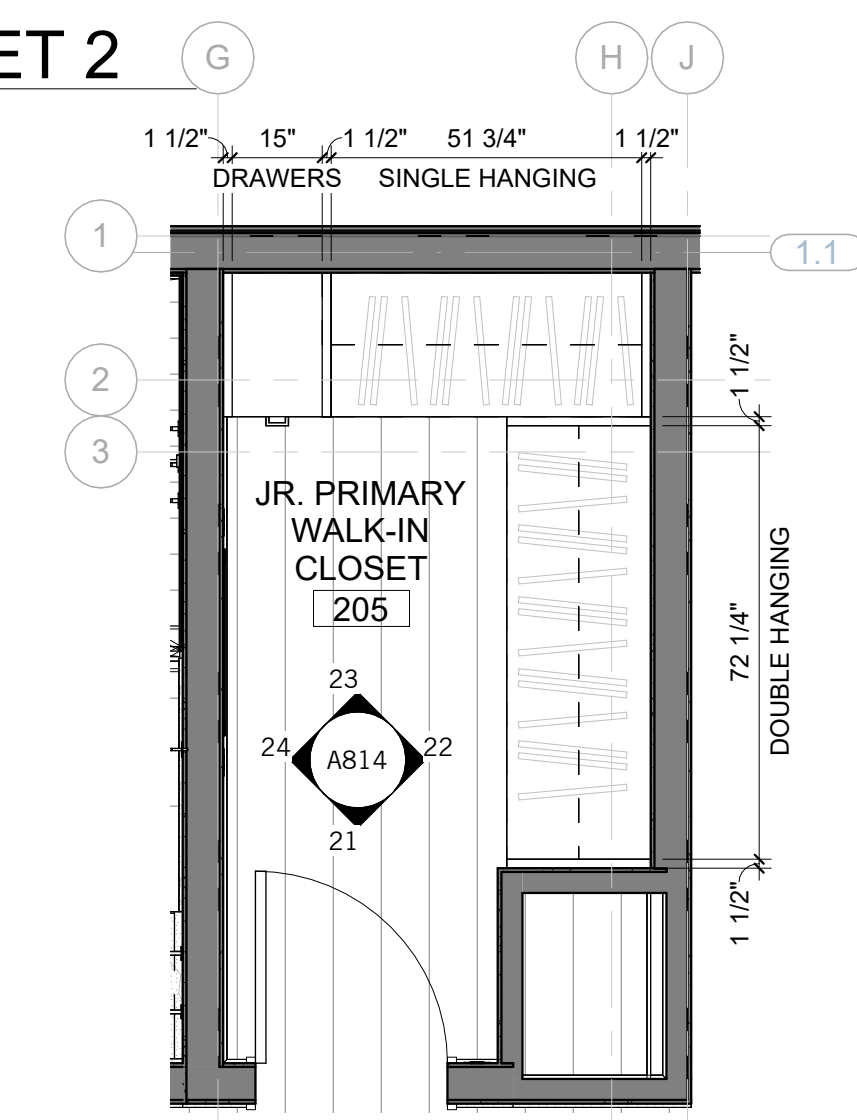
**19 SHOWER 2**  
3/8" = 1'-0"



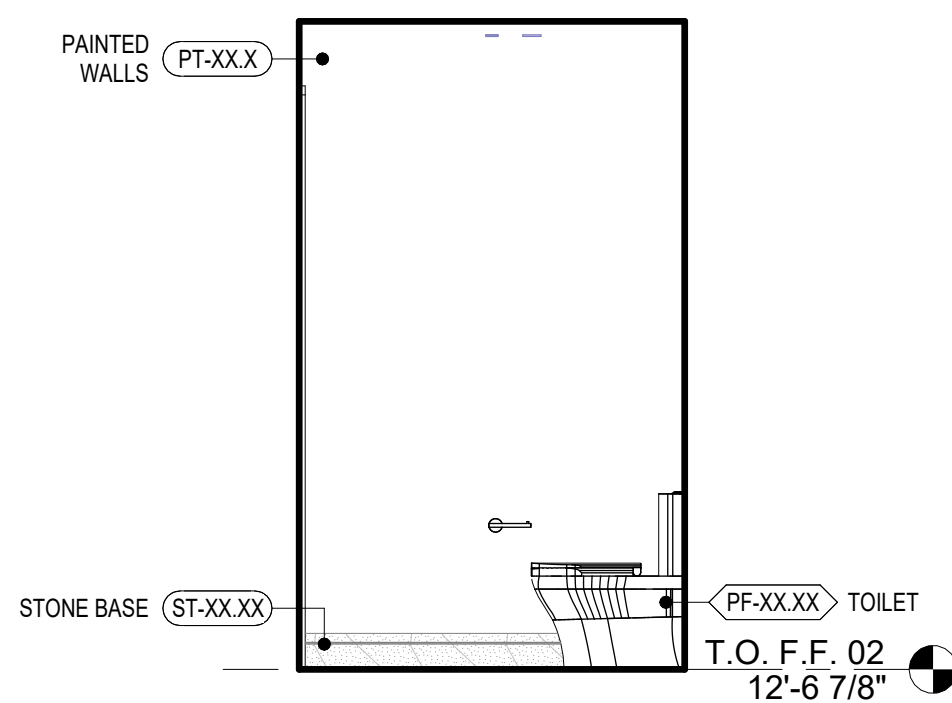
**18 SHOWER 2**  
3/8" = 1'-0"



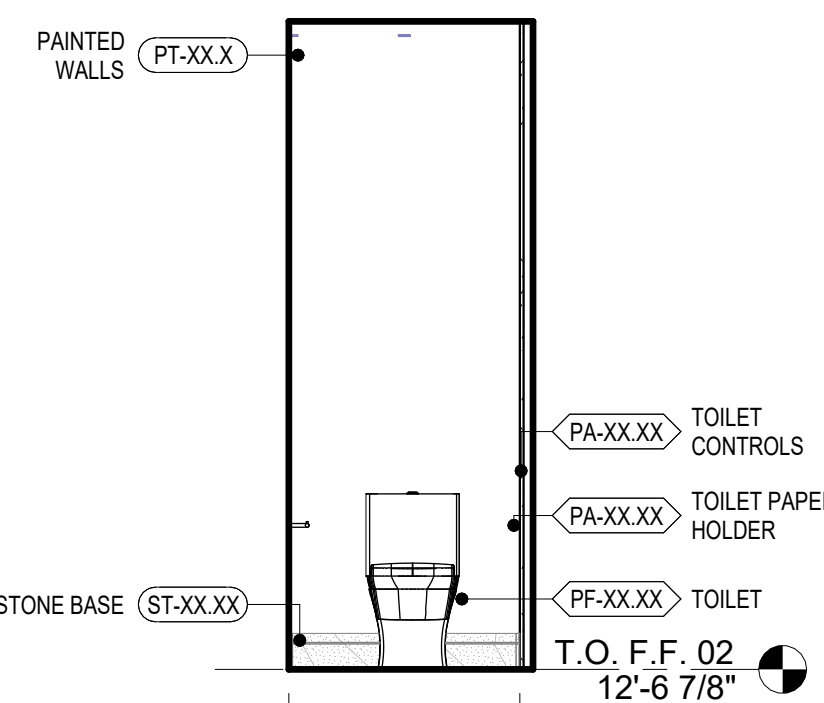
**17 SHOWER 2**  
3/8" = 1'-0"



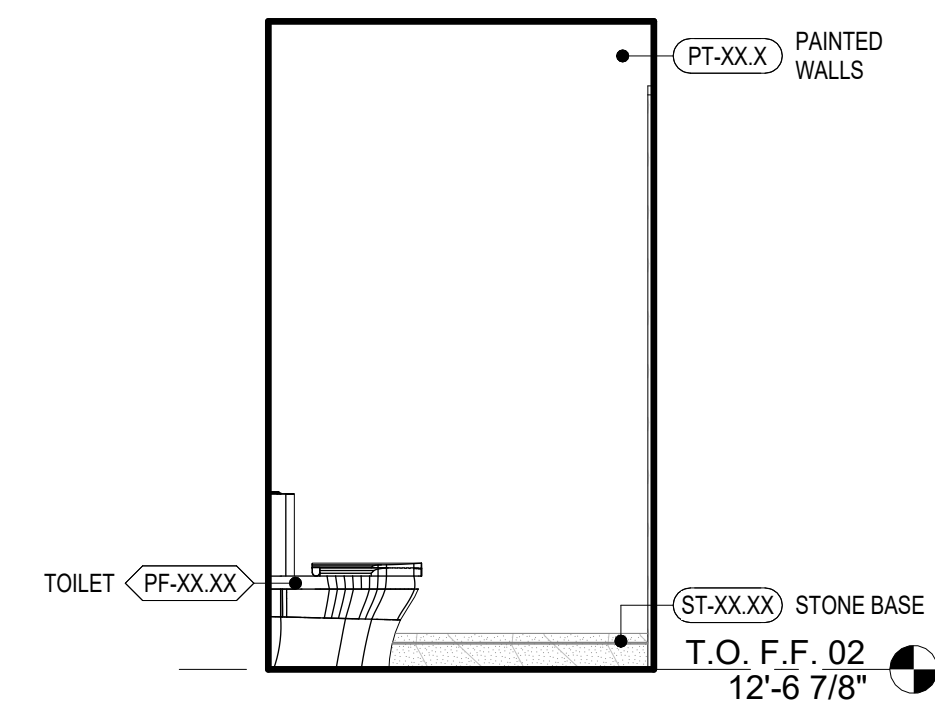
**16 CLOSET 2 - ENLARGED PLAN**  
3/8" = 1'-0"



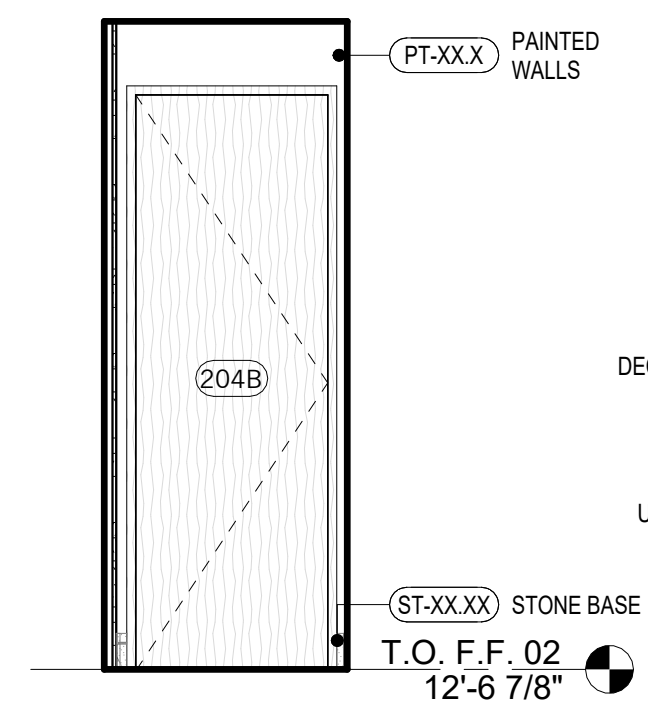
**15 TOILET 2**  
3/8" = 1'-0"



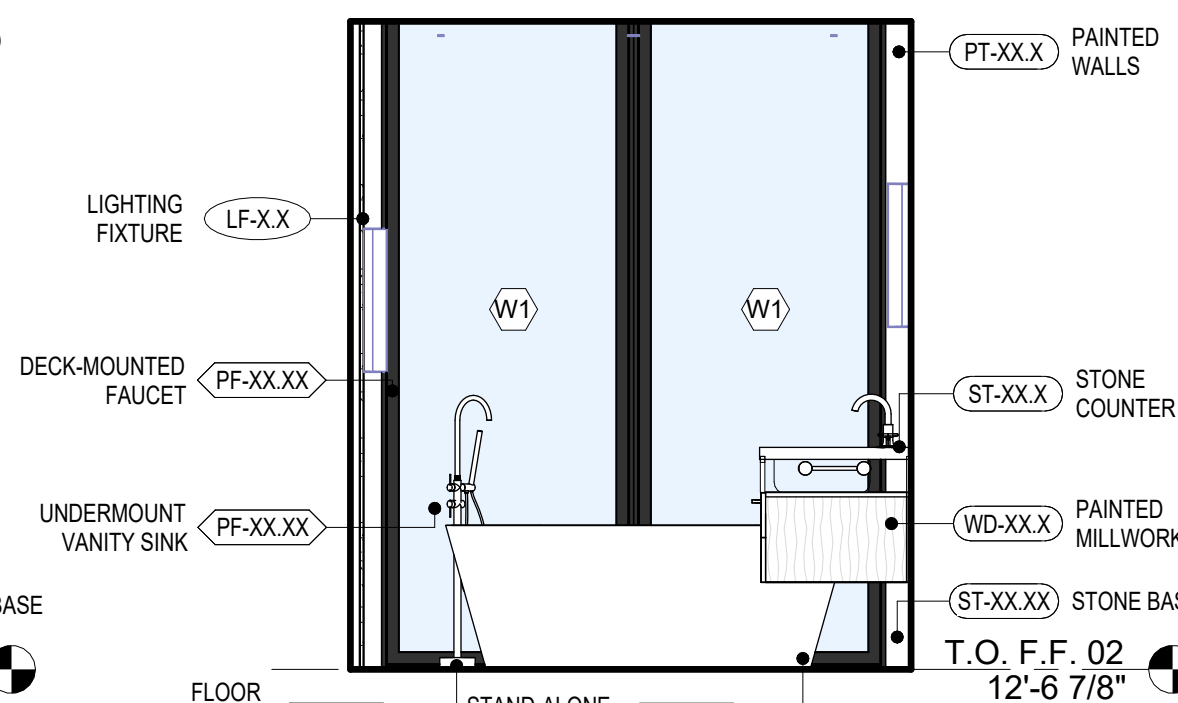
**14 TOILET 2**  
3/8" = 1'-0"



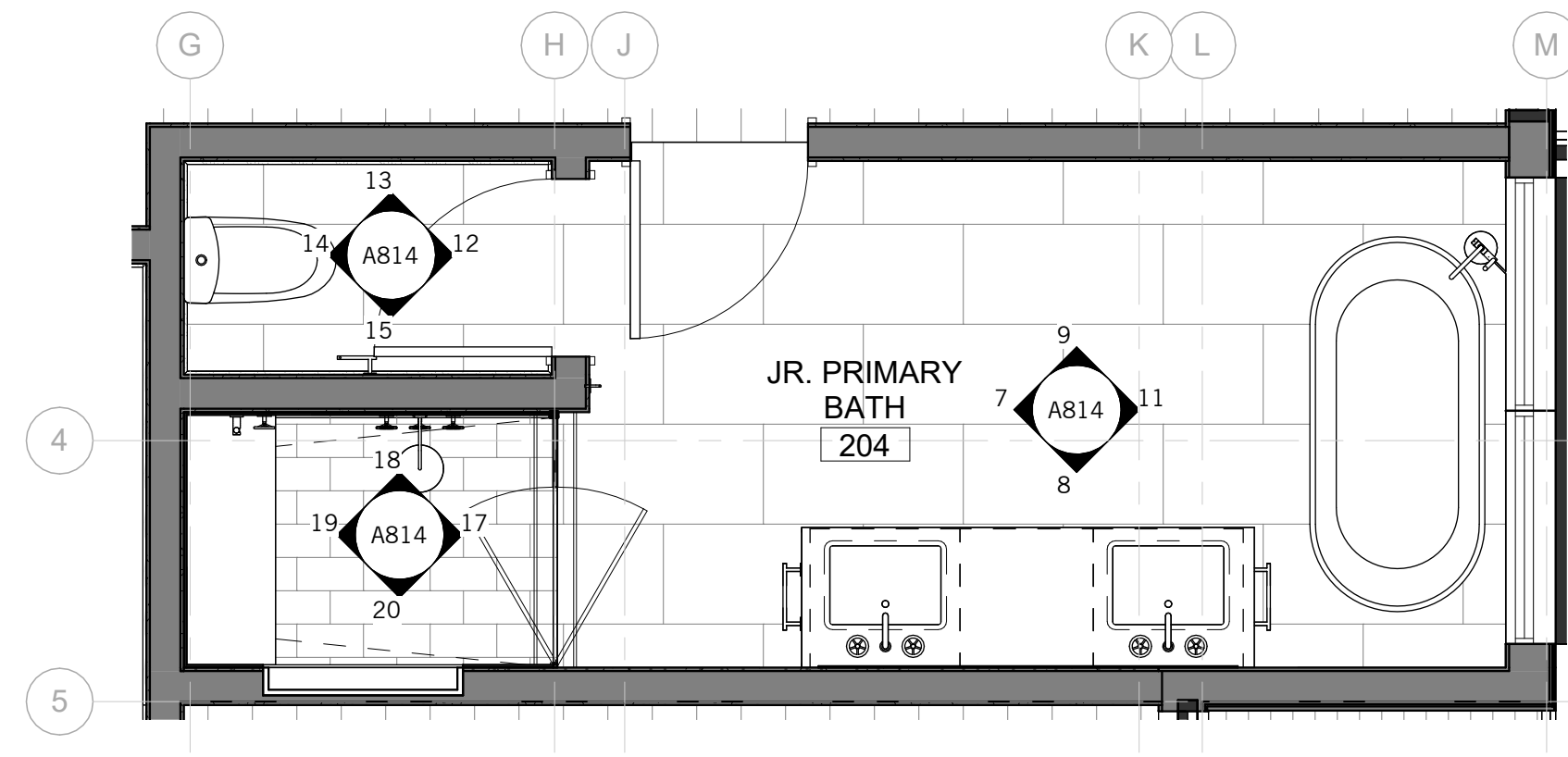
**13 TOILET 2**  
3/8" = 1'-0"



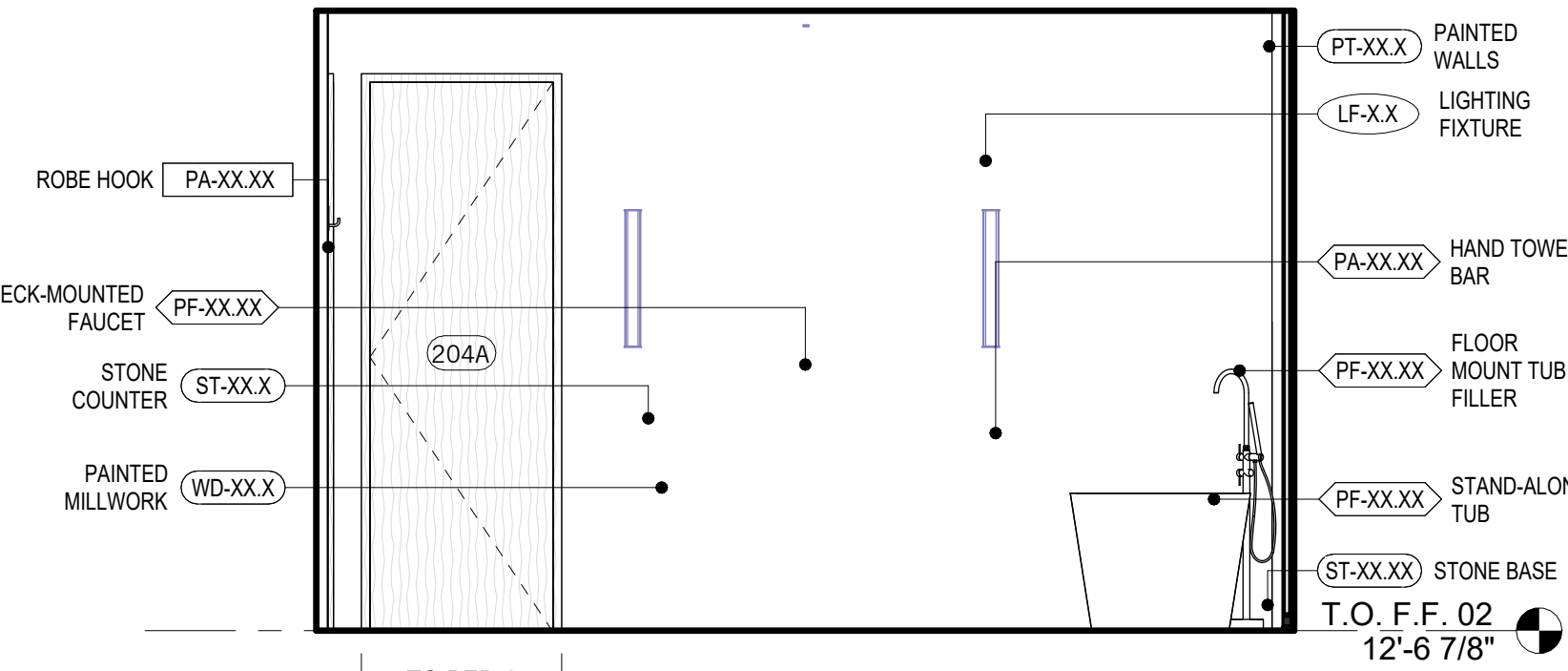
**12 TOILET 2**  
3/8" = 1'-0"



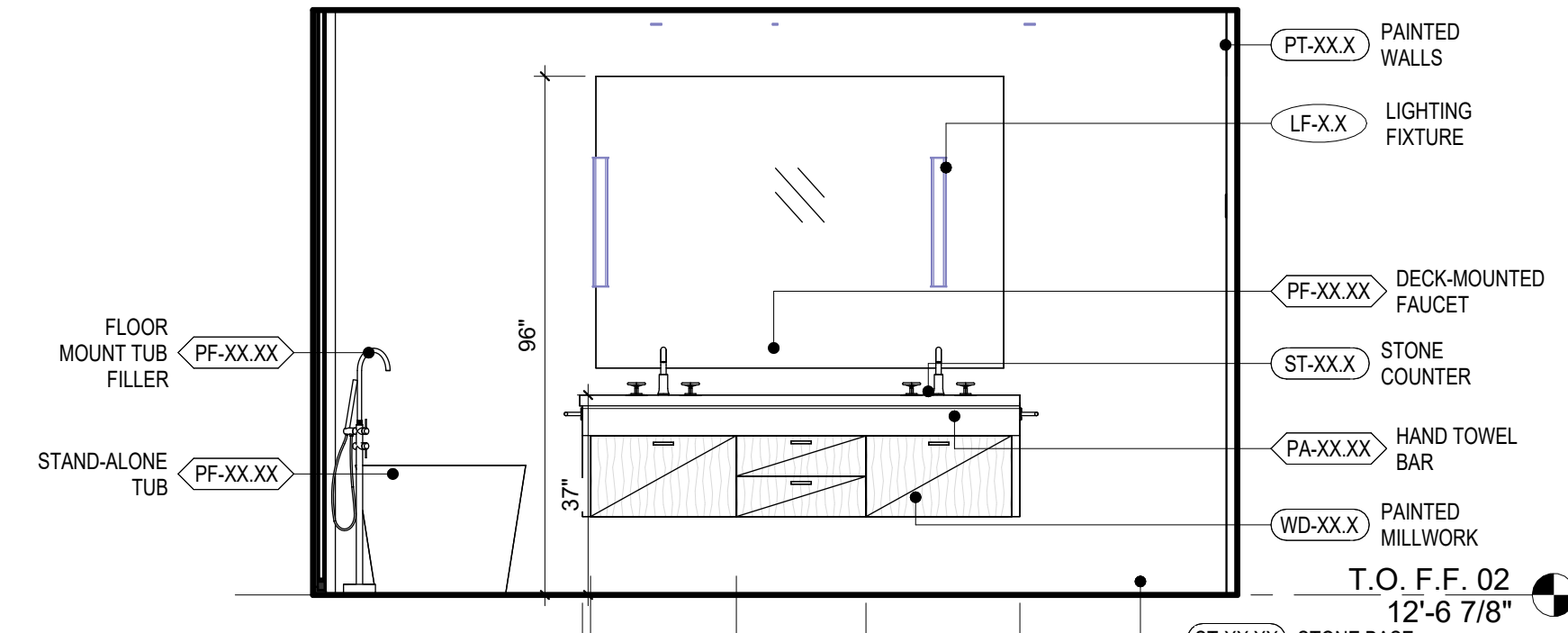
**11 BATH 2**  
3/8" = 1'-0"



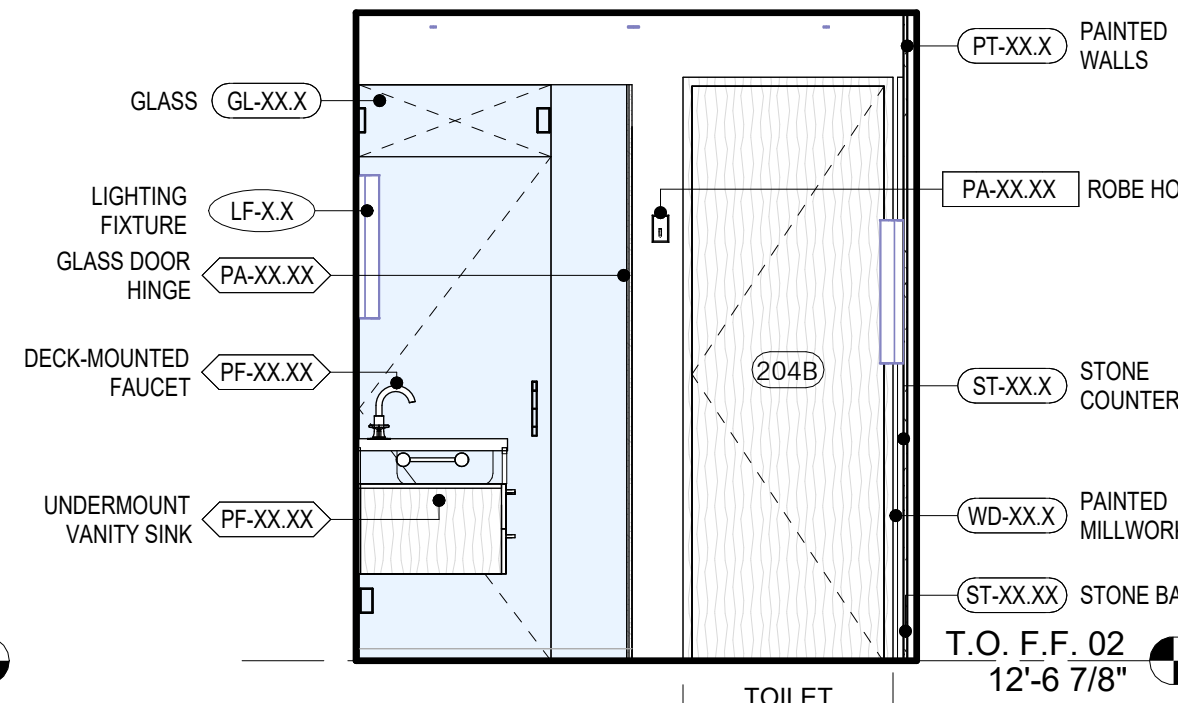
**10 BATH 2 - ENLARGED PLAN**  
3/8" = 1'-0"



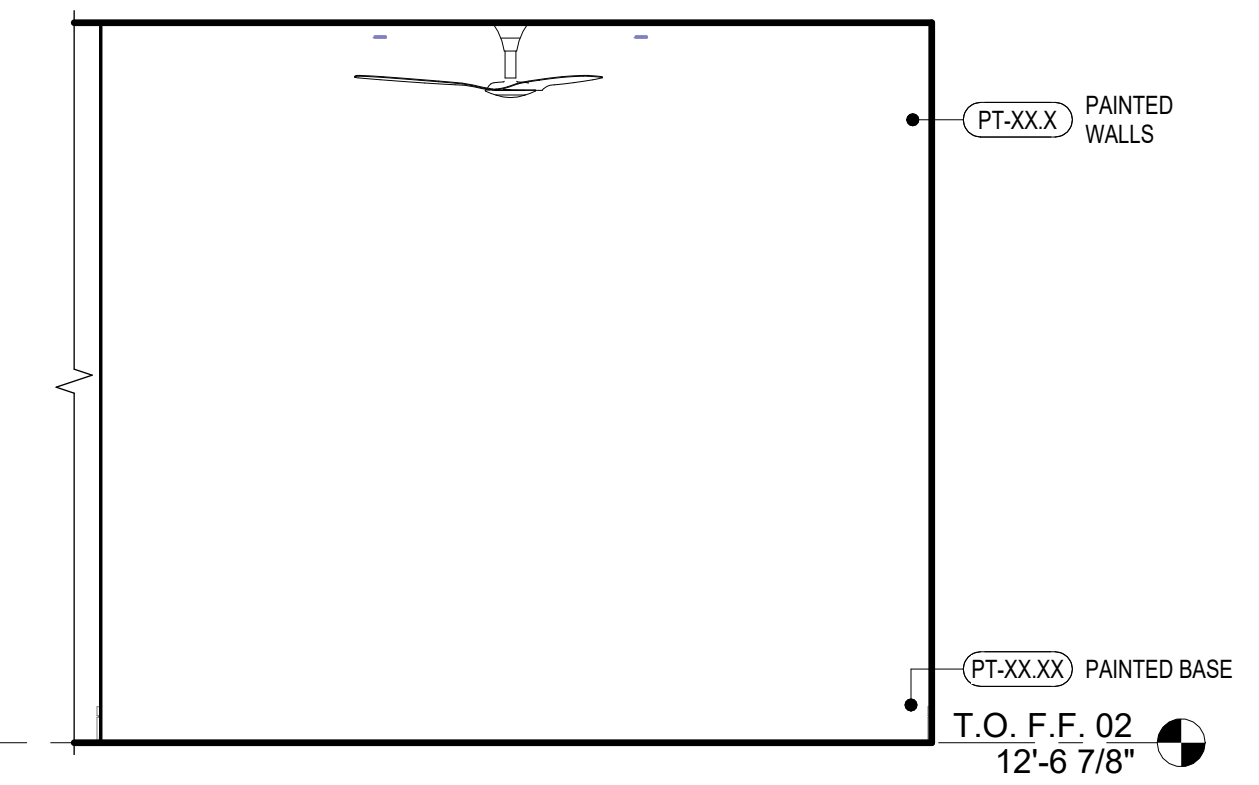
**9 BATH 2**  
3/8" = 1'-0"



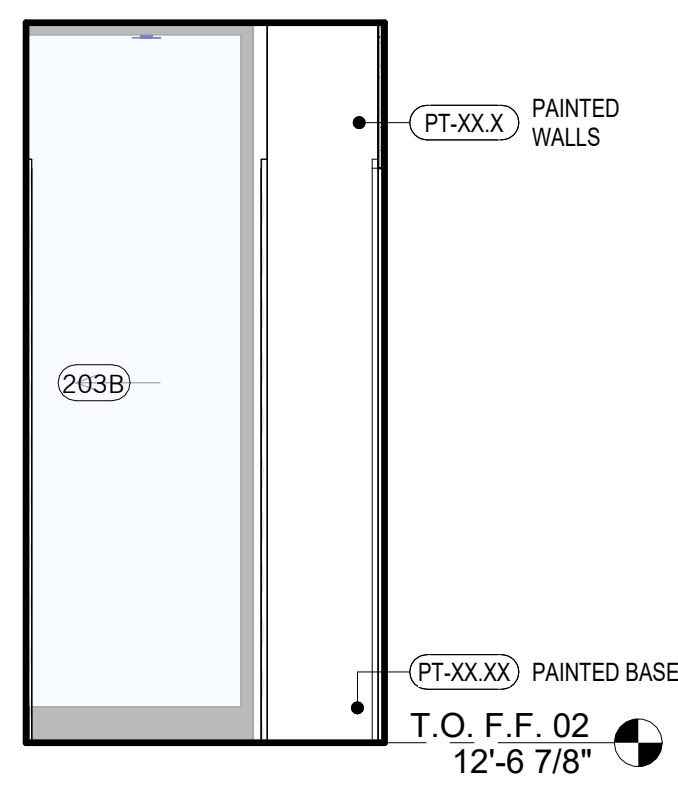
**8 BATH 2**  
3/8" = 1'-0"



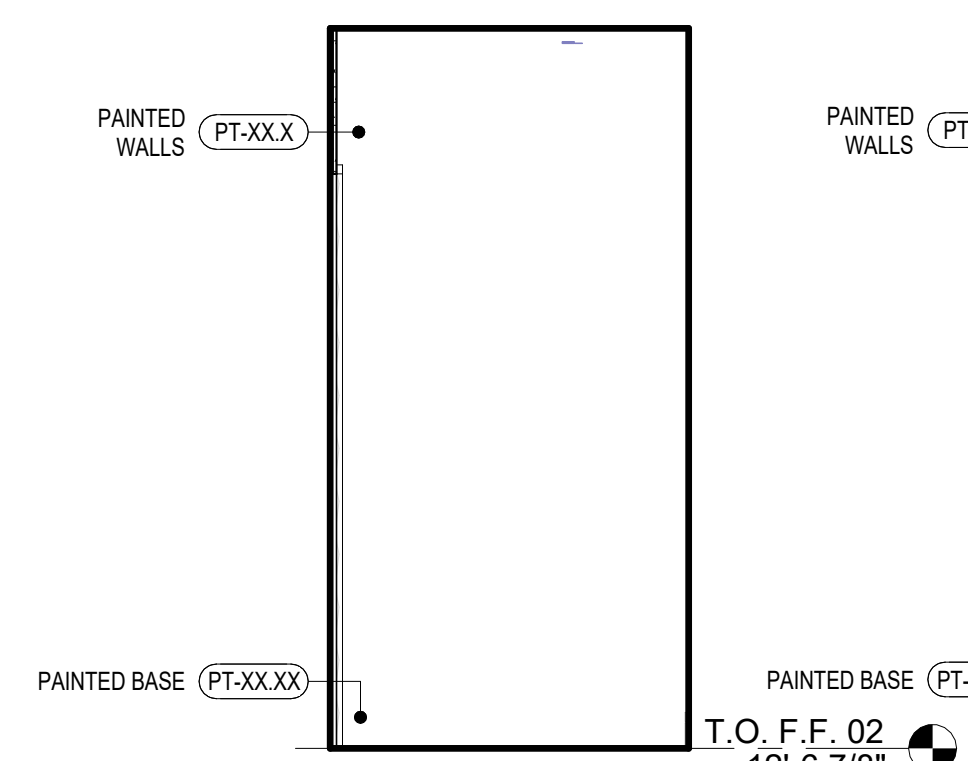
**7 BATH 2**  
3/8" = 1'-0"



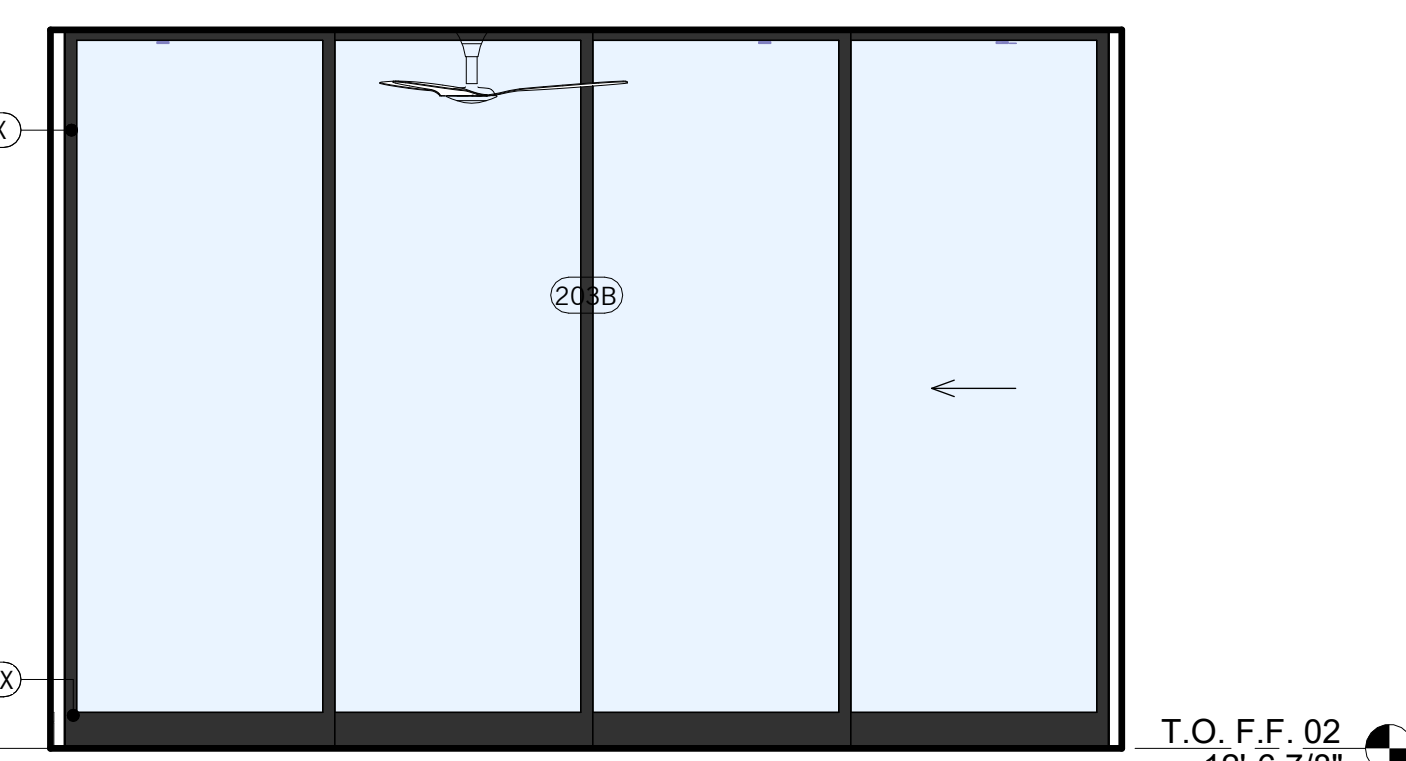
**6 BED 2**  
3/8" = 1'-0"



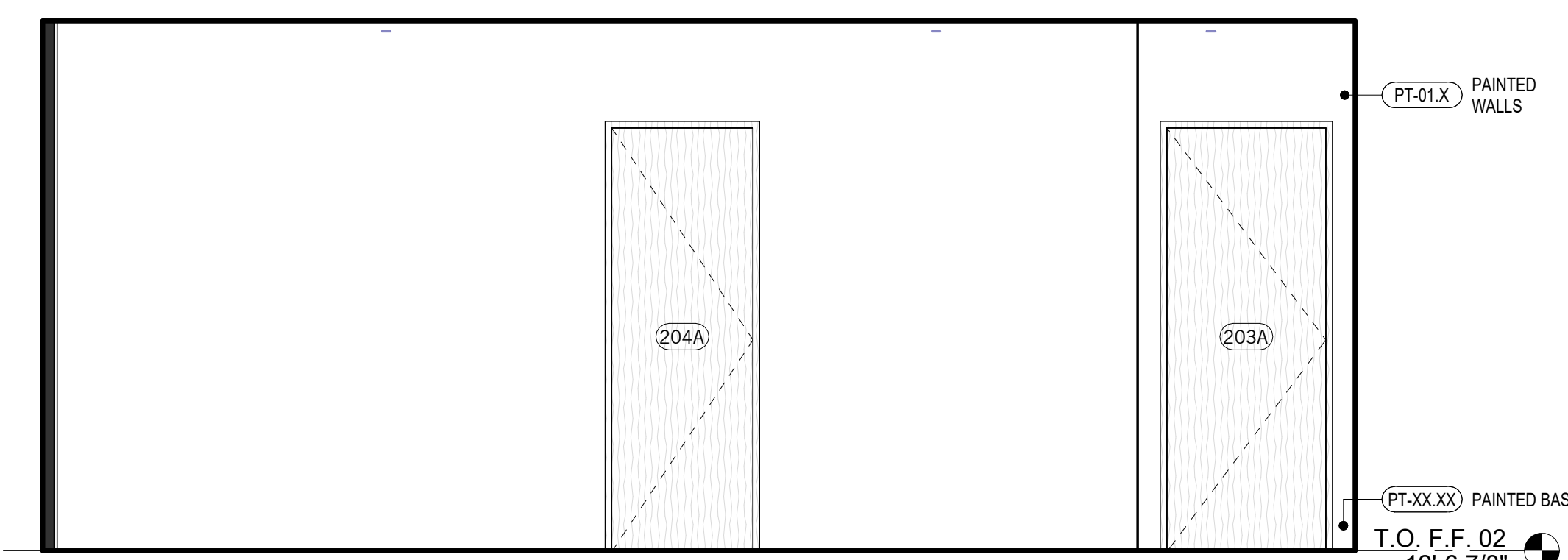
**5 BED 2**  
3/8" = 1'-0"



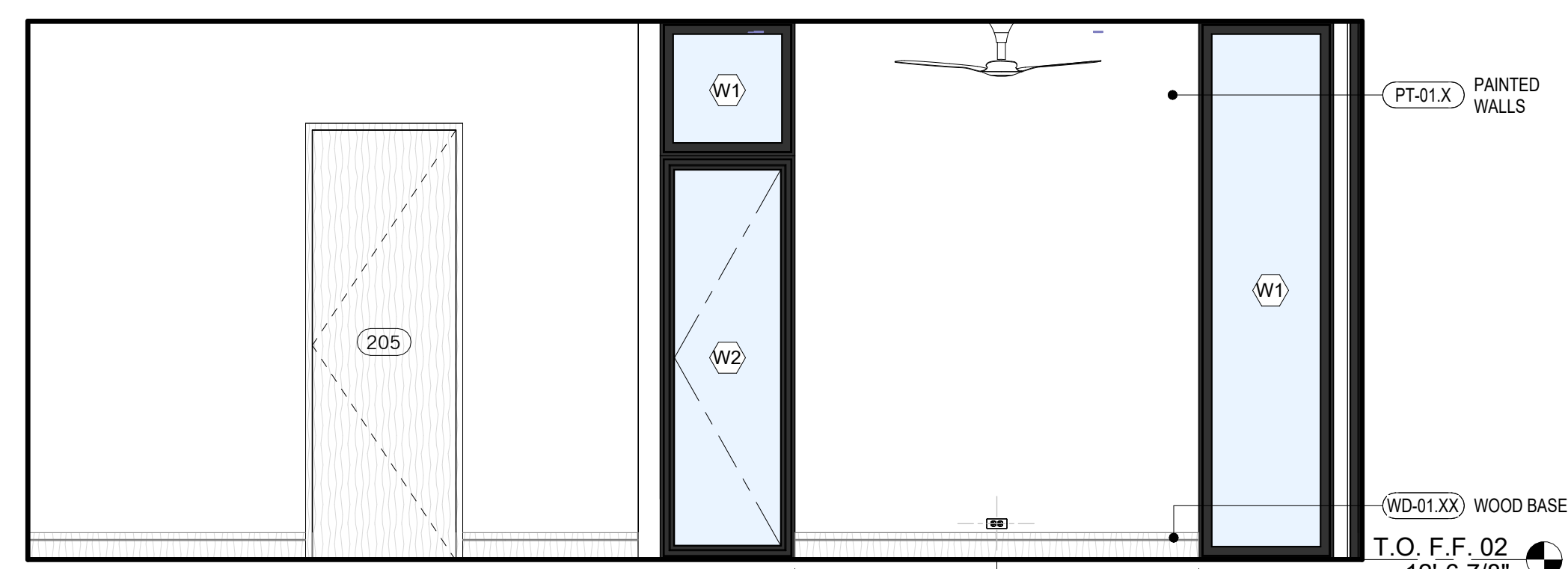
**4 BED 2**  
3/8" = 1'-0"



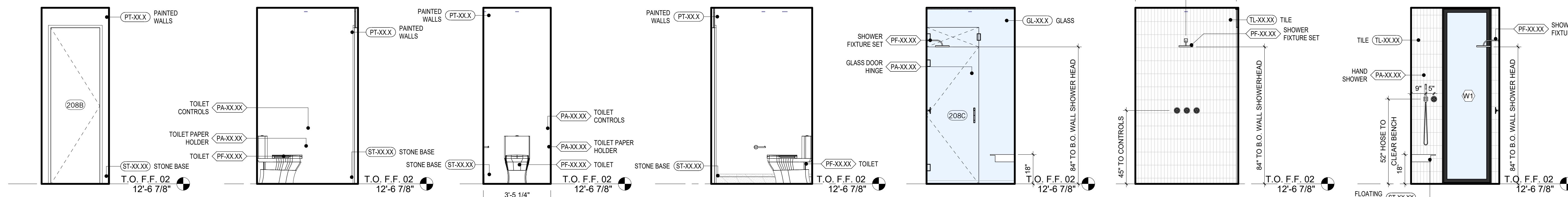
**3 BED 2**  
3/8" = 1'-0"



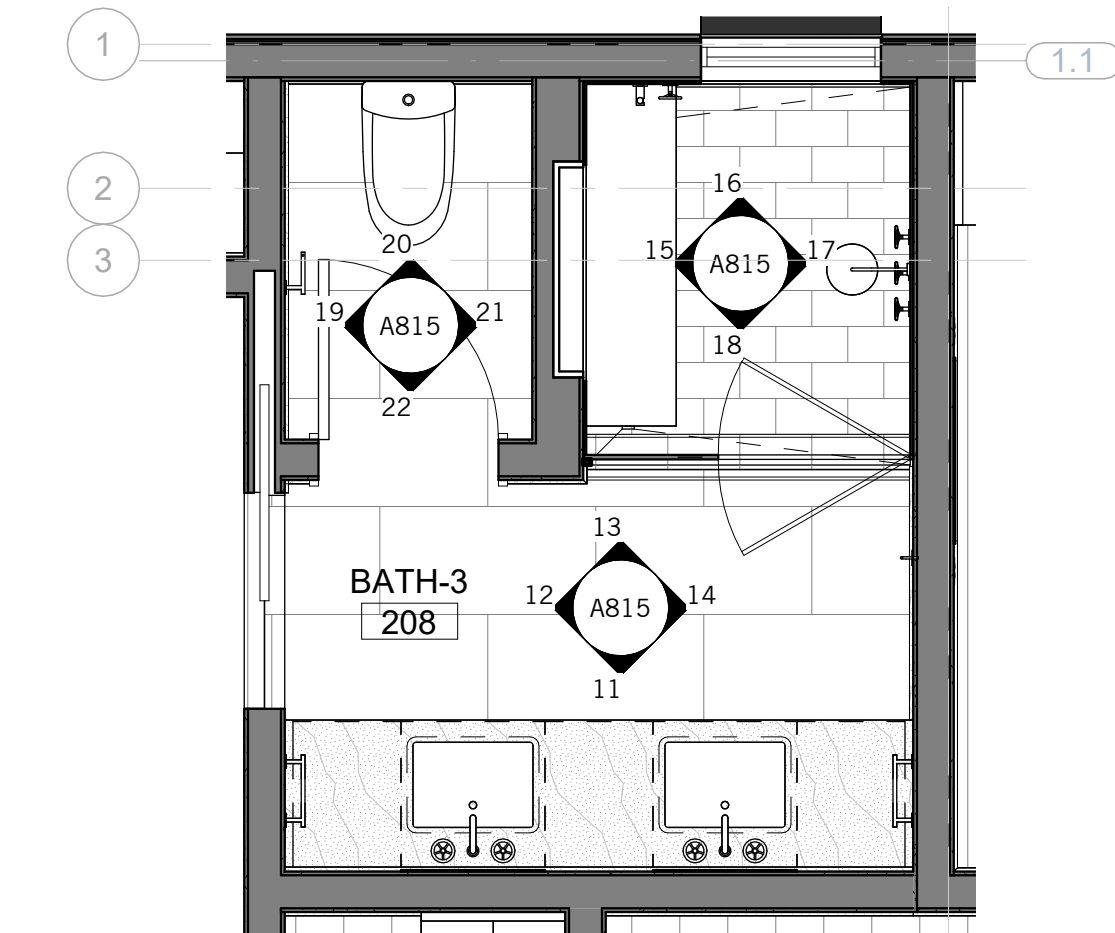
**2 BED 2**  
3/8" = 1'-0"



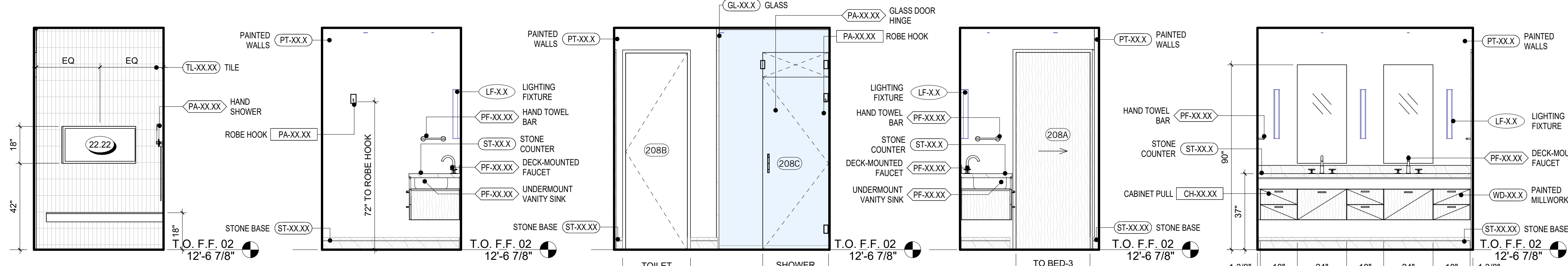
**1 BED 2**  
3/8" = 1'-0"



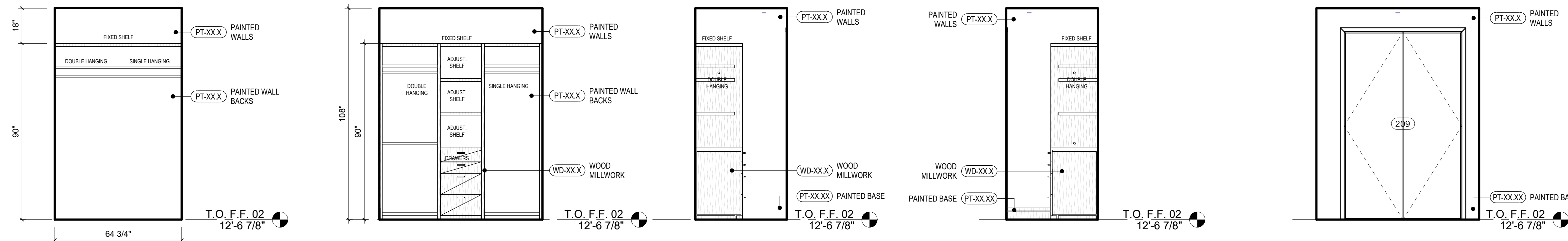
22 TOILET 3 3/8" = 1'-0"  
21 TOILET 3 3/8" = 1'-0"  
20 TOILET 3 3/8" = 1'-0"  
19 TOILET 3 3/8" = 1'-0"  
18 SHOWER 3 3/8" = 1'-0"  
17 SHOWER 3 3/8" = 1'-0"  
16 SHOWER 3 3/8" = 1'-0"



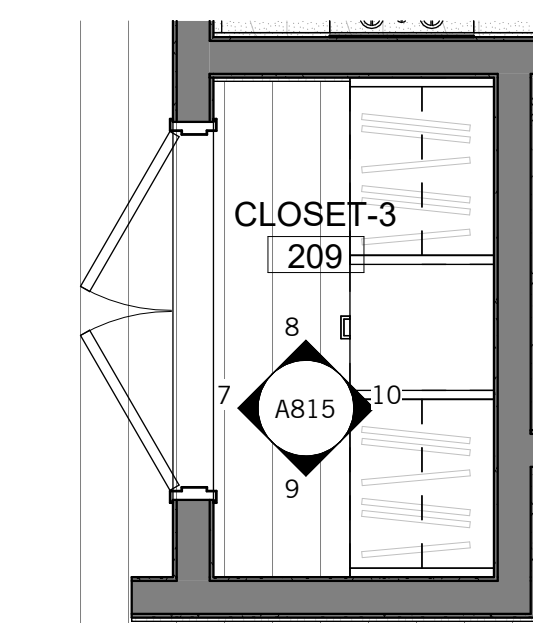
6 BATH 3 - ENLARGED PLAN 3/8" = 1'-0"



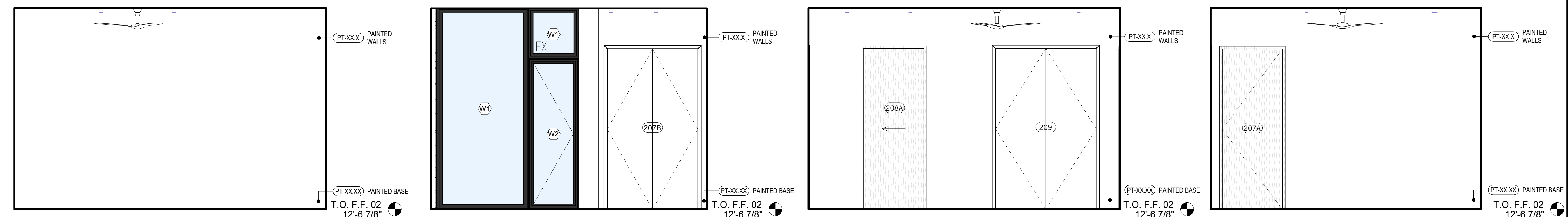
15 SHOWER 3 3/8" = 1'-0"  
14 BATH 3 3/8" = 1'-0"  
13 BATH 3 3/8" = 1'-0"  
12 BATH 3 3/8" = 1'-0"  
11 BATH 3 3/8" = 1'-0"



5 CLOSET 3.1 3/8" = 1'-0"  
10 CLOSET 3.2 3/8" = 1'-0"  
9 CLOSET 3.2 3/8" = 1'-0"  
8 CLOSET 3.2 3/8" = 1'-0"  
7 CLOSET 3.2 3/8" = 1'-0"



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

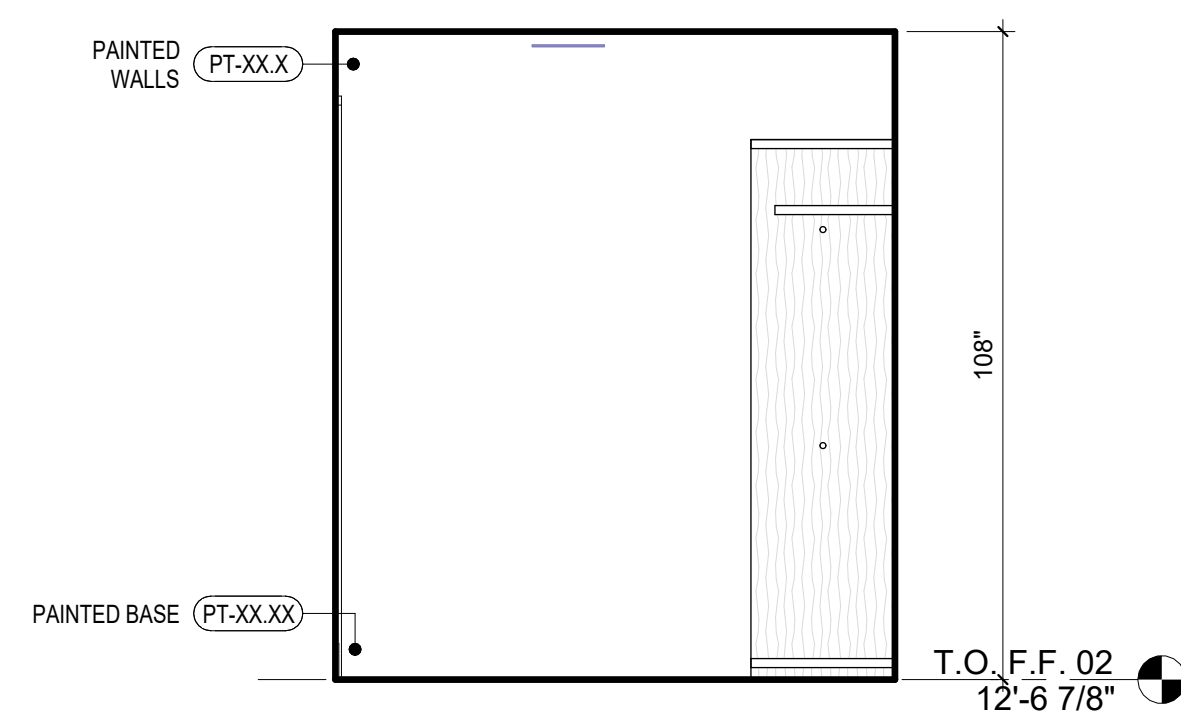


4 BED 3 3/8" = 1'-0"  
3 BED 3 3/8" = 1'-0"  
2 BED 3 3/8" = 1'-0"  
1 BED 3 3/8" = 1'-0"

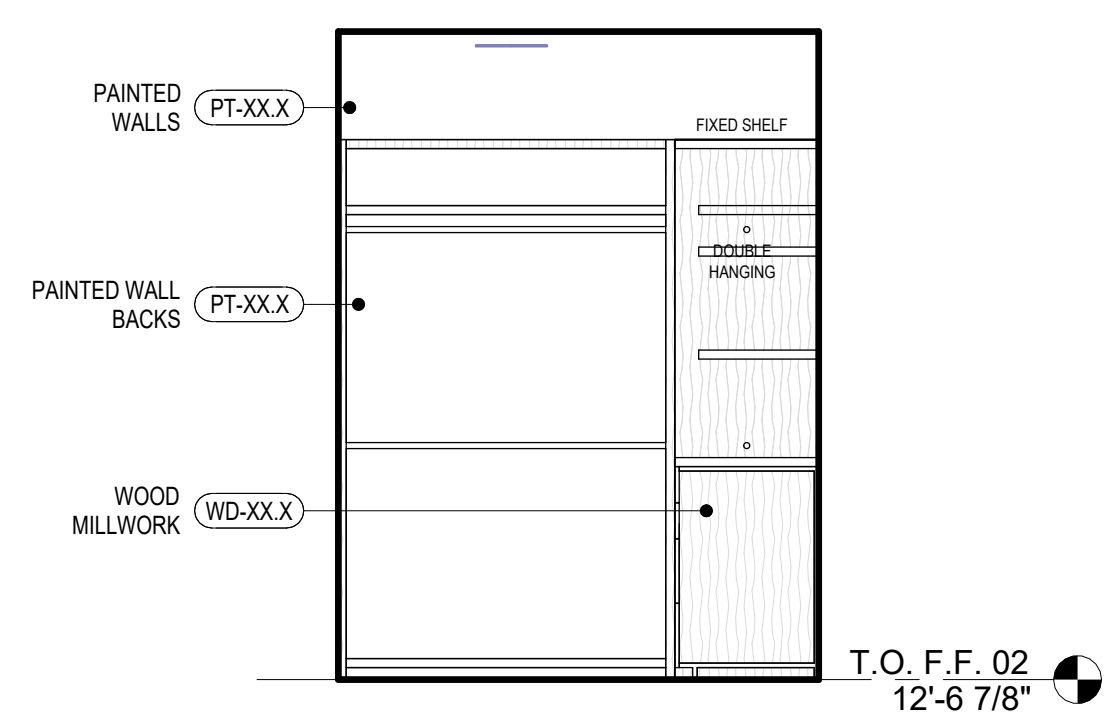
NOT FOR CONSTRUCTION

SEAL / SIGNATURE  
JOB NO. 1911-001  
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CHECK RB

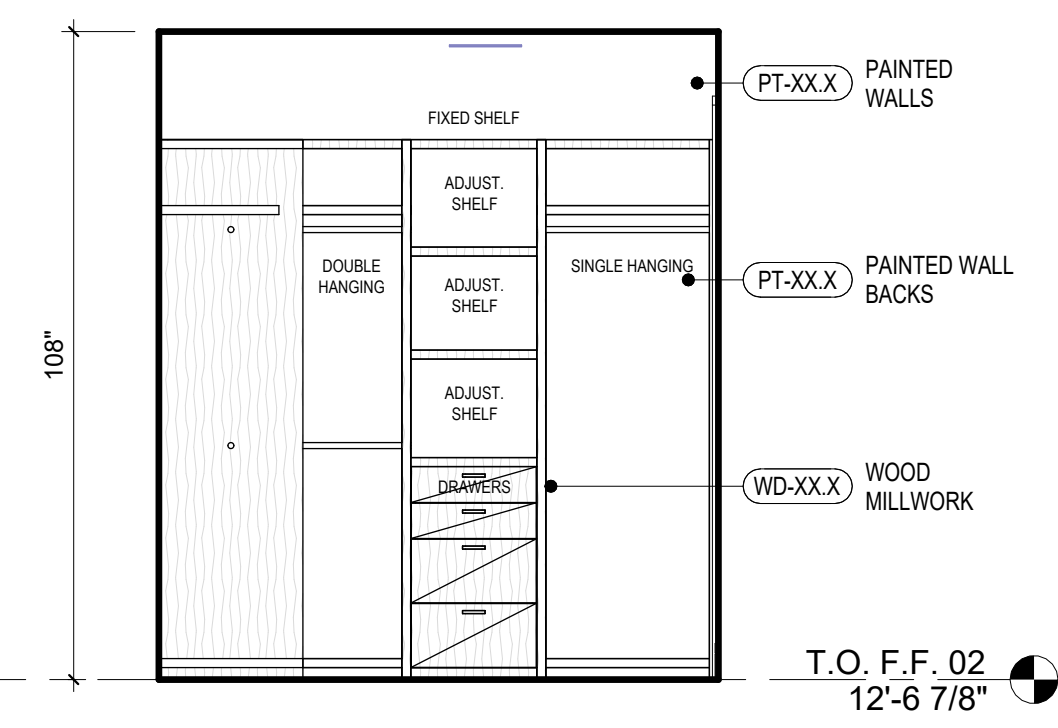
INTERIOR ELEVATIONS & ENLARGED PLANS



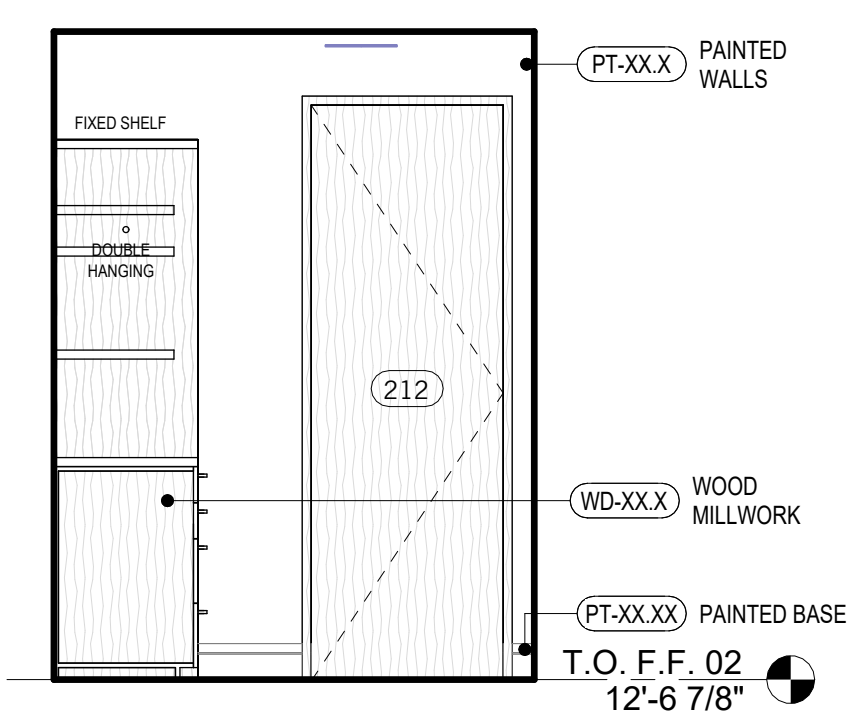
21 CLOSET 4  
3/8" = 1'-0"



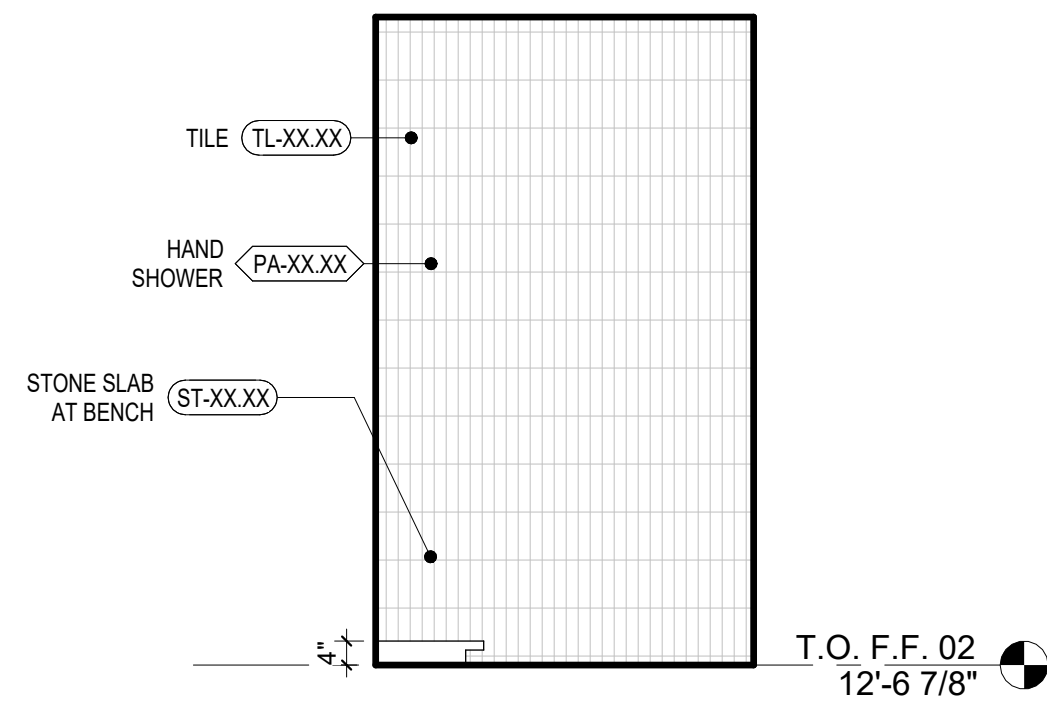
20 CLOSET 4  
3/8" = 1'-0"



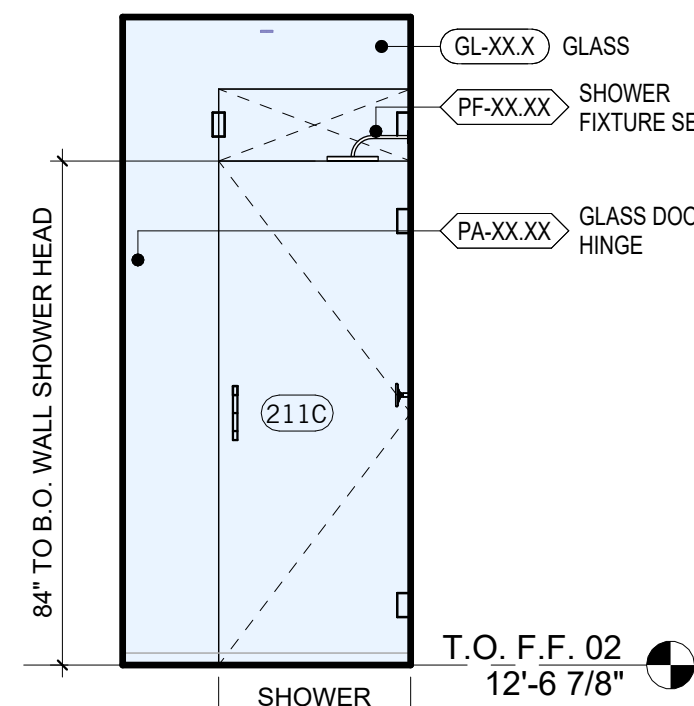
19 CLOSET 4  
3/8" = 1'-0"



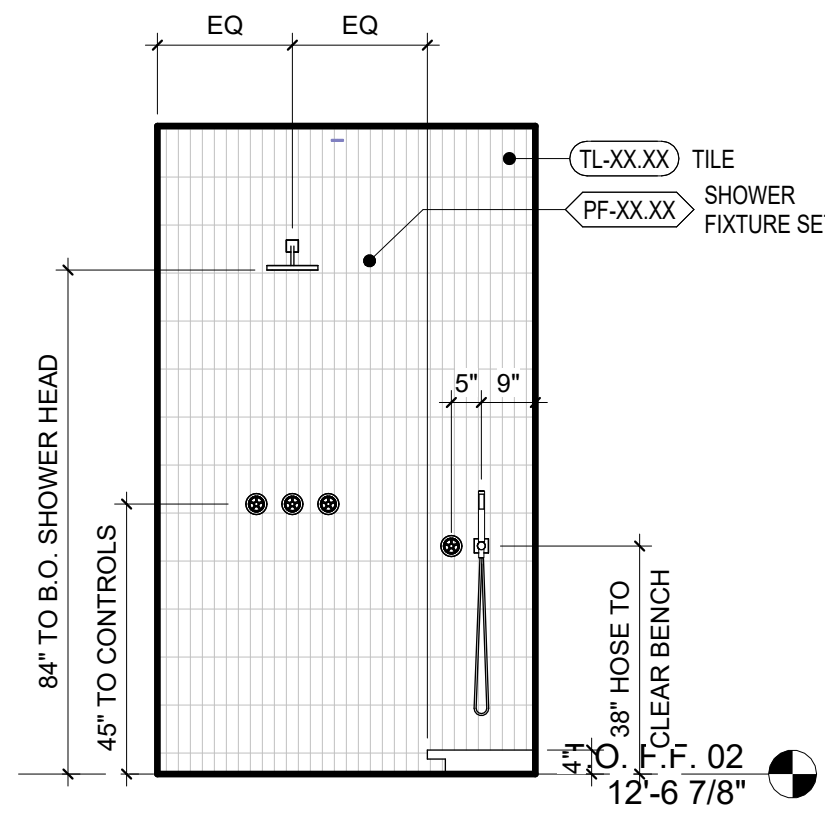
18 CLOSET 4  
3/8" = 1'-0"



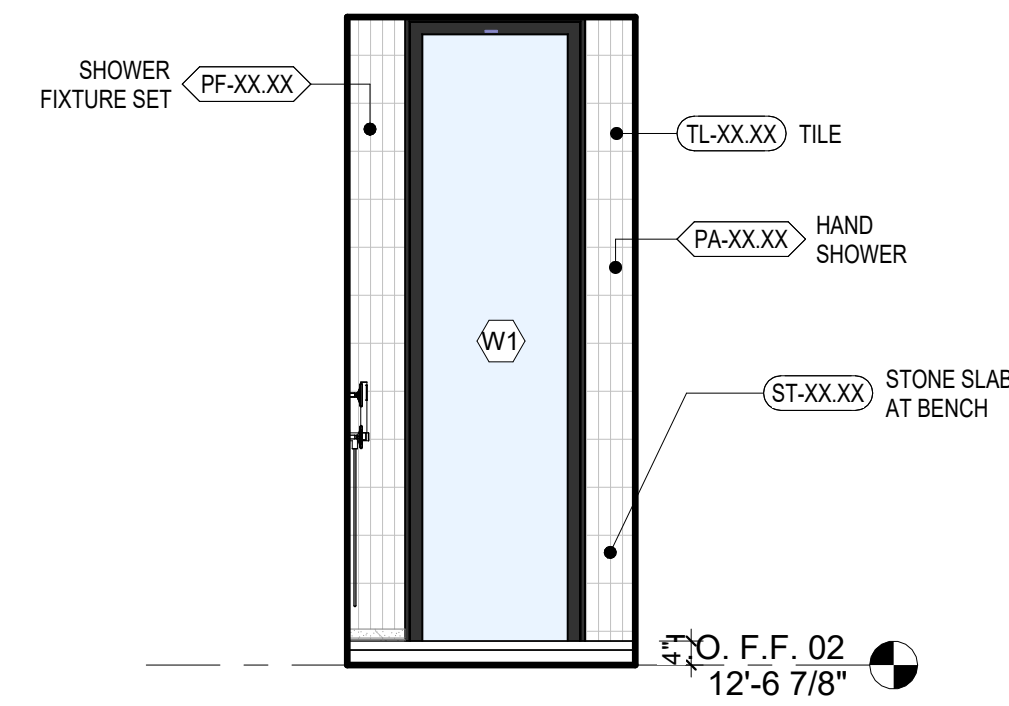
17 SHOWER 4  
3/8" = 1'-0"



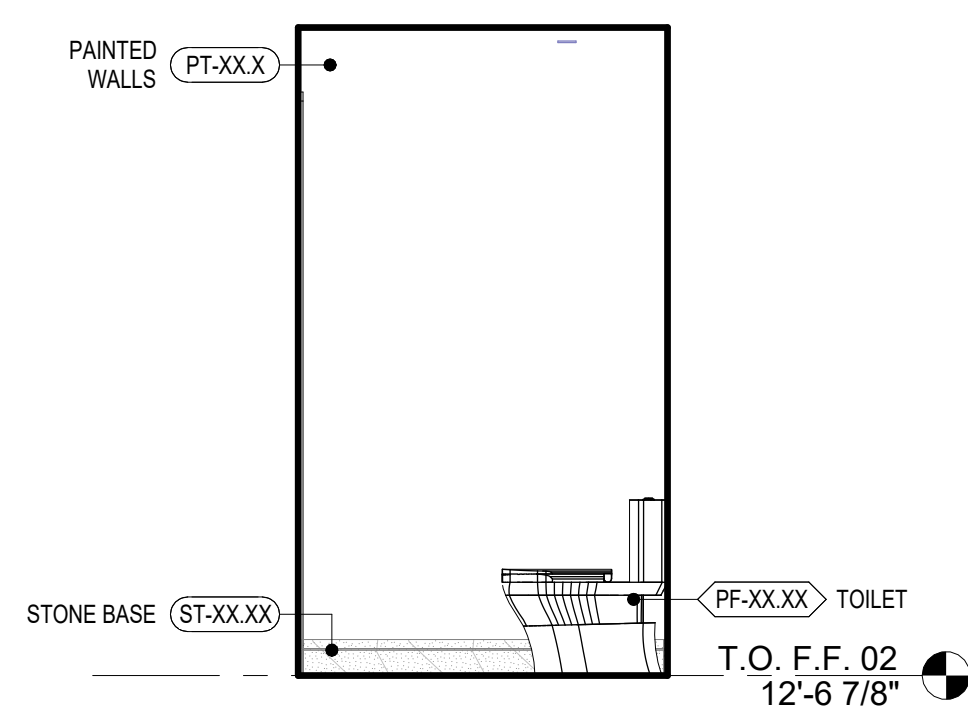
16 SHOWER 4  
3/8" = 1'-0"



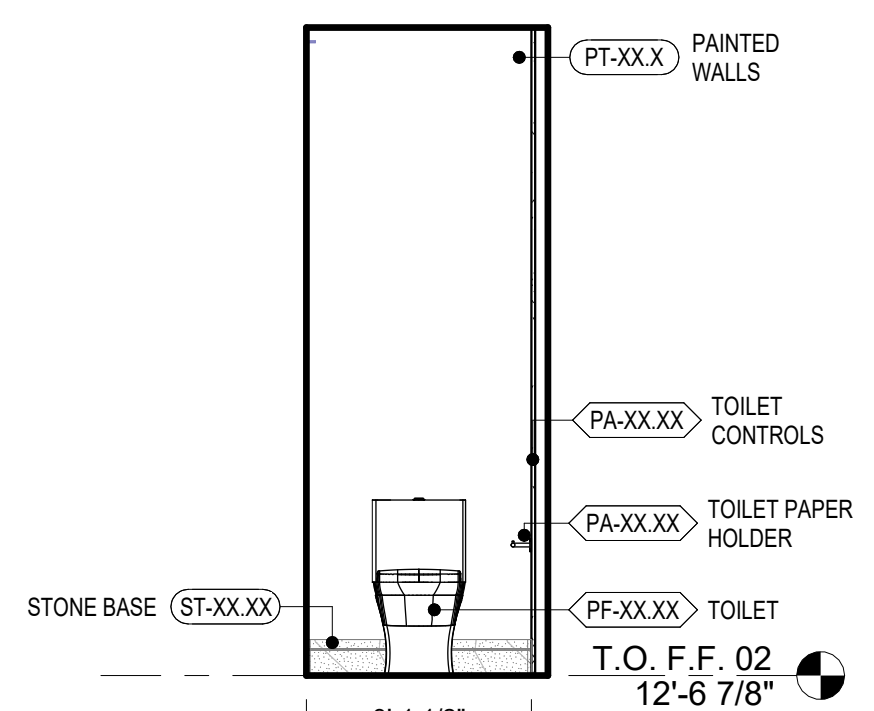
15 SHOWER 4  
3/8" = 1'-0"



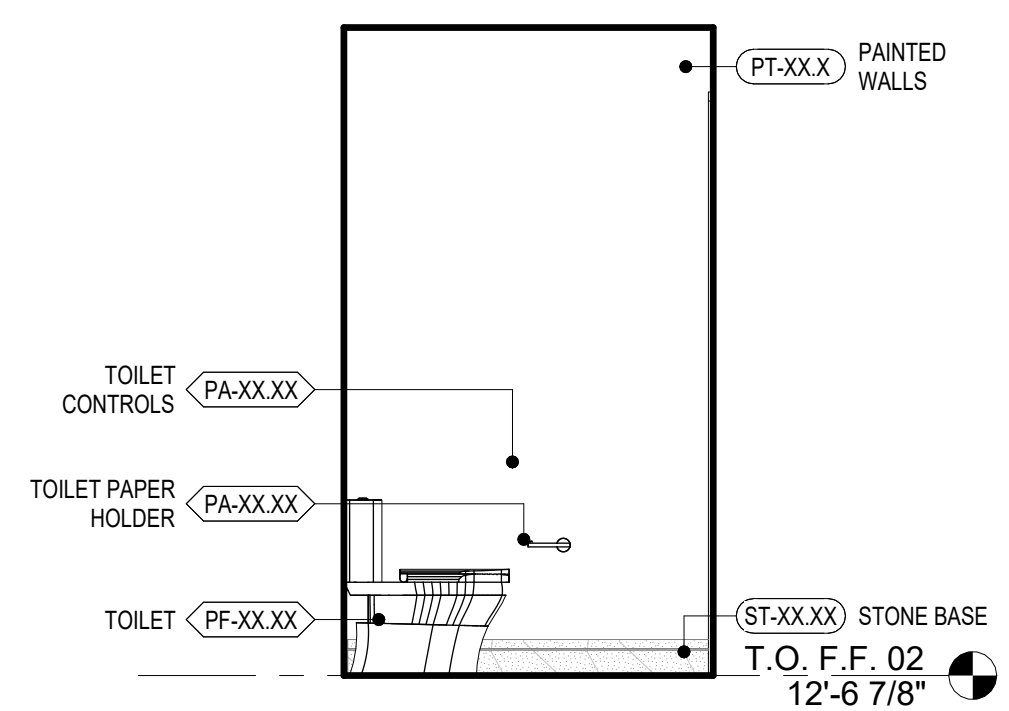
14 SHOWER 4  
3/8" = 1'-0"



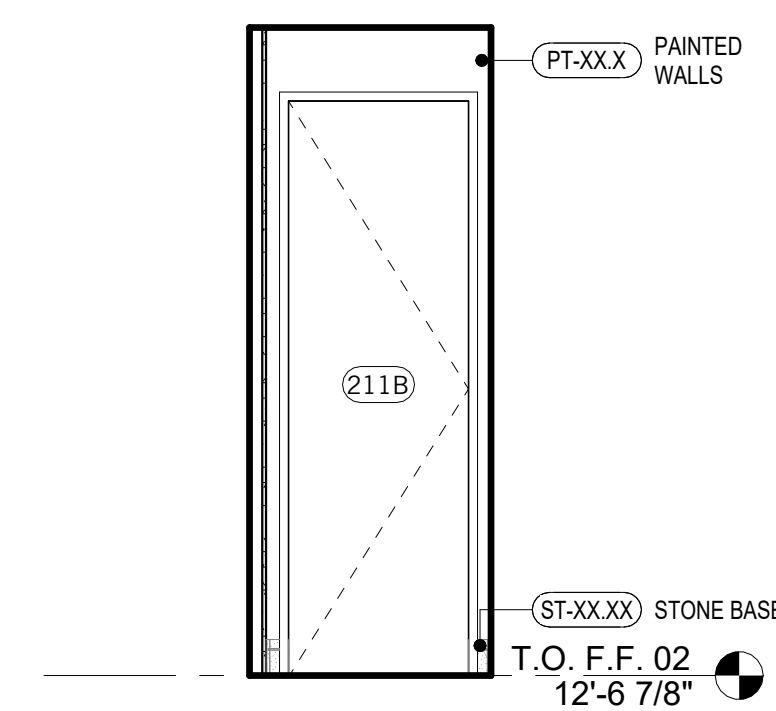
13 TOILET 4  
3/8" = 1'-0"



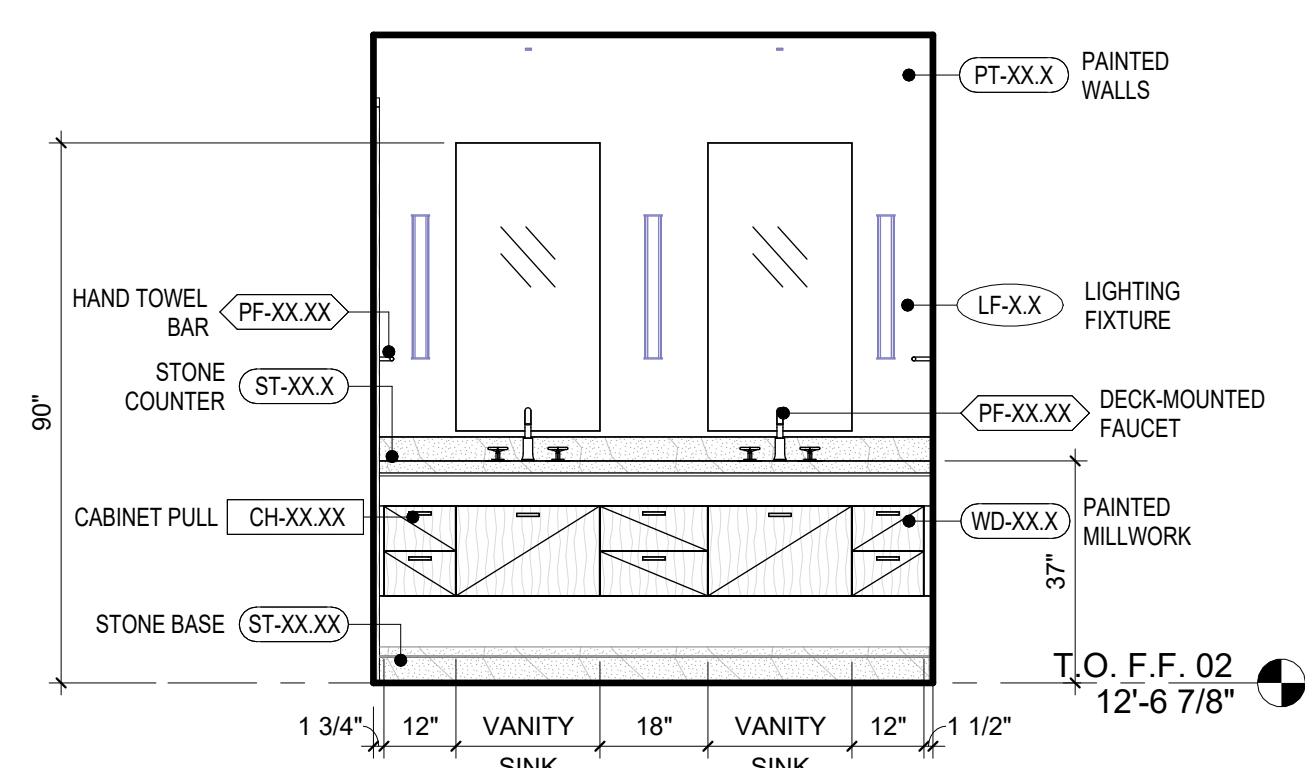
12 TOILET 4  
3/8" = 1'-0"



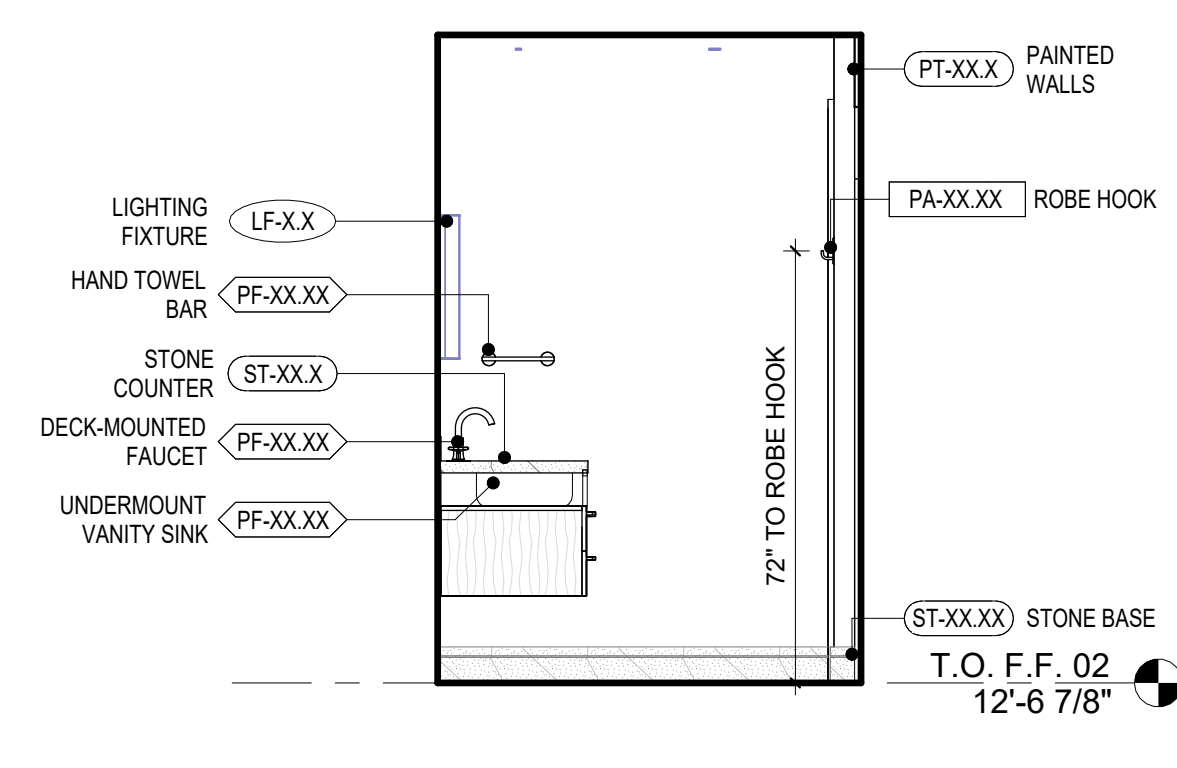
11 TOILET 4  
3/8" = 1'-0"



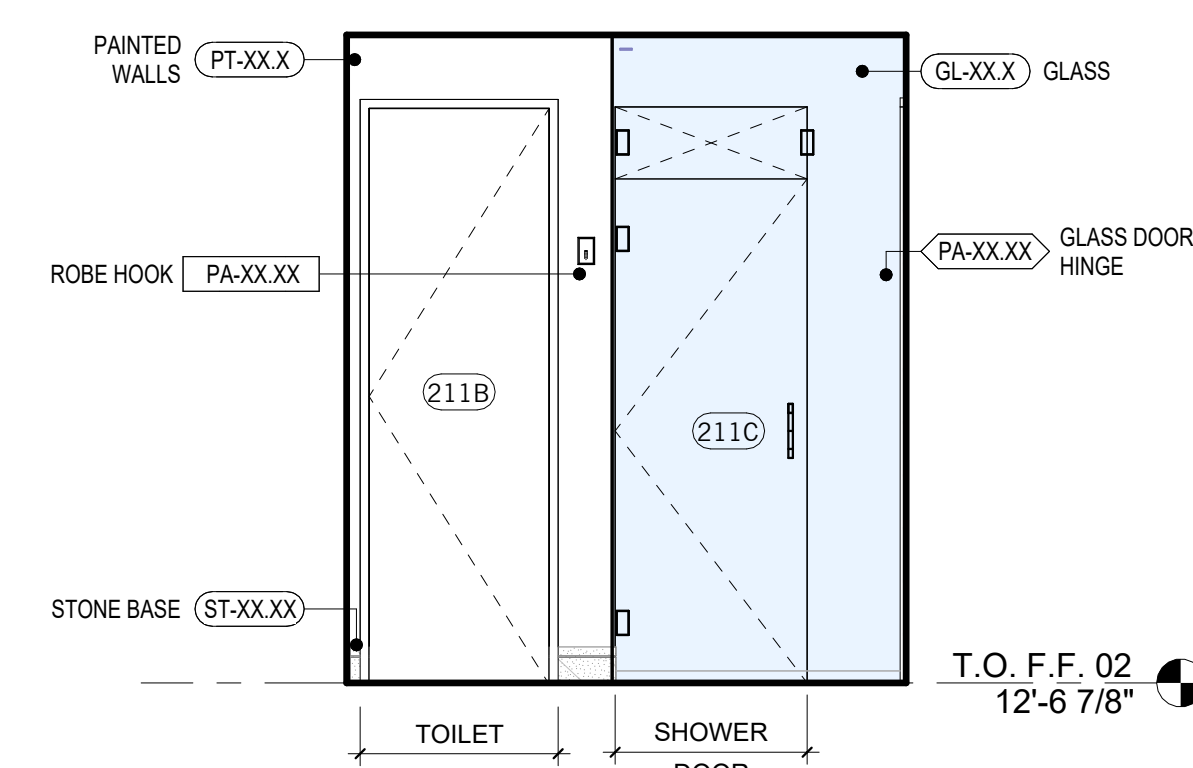
10 TOILET 4  
3/8" = 1'-0"



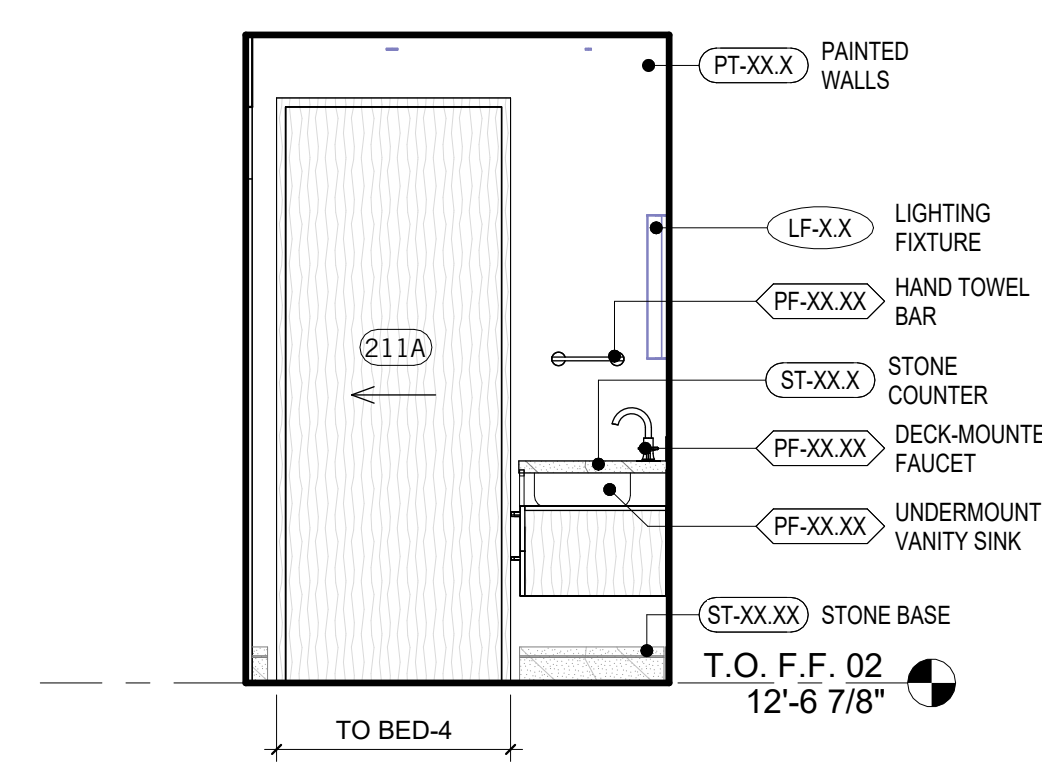
9 BATH 4  
3/8" = 1'-0"



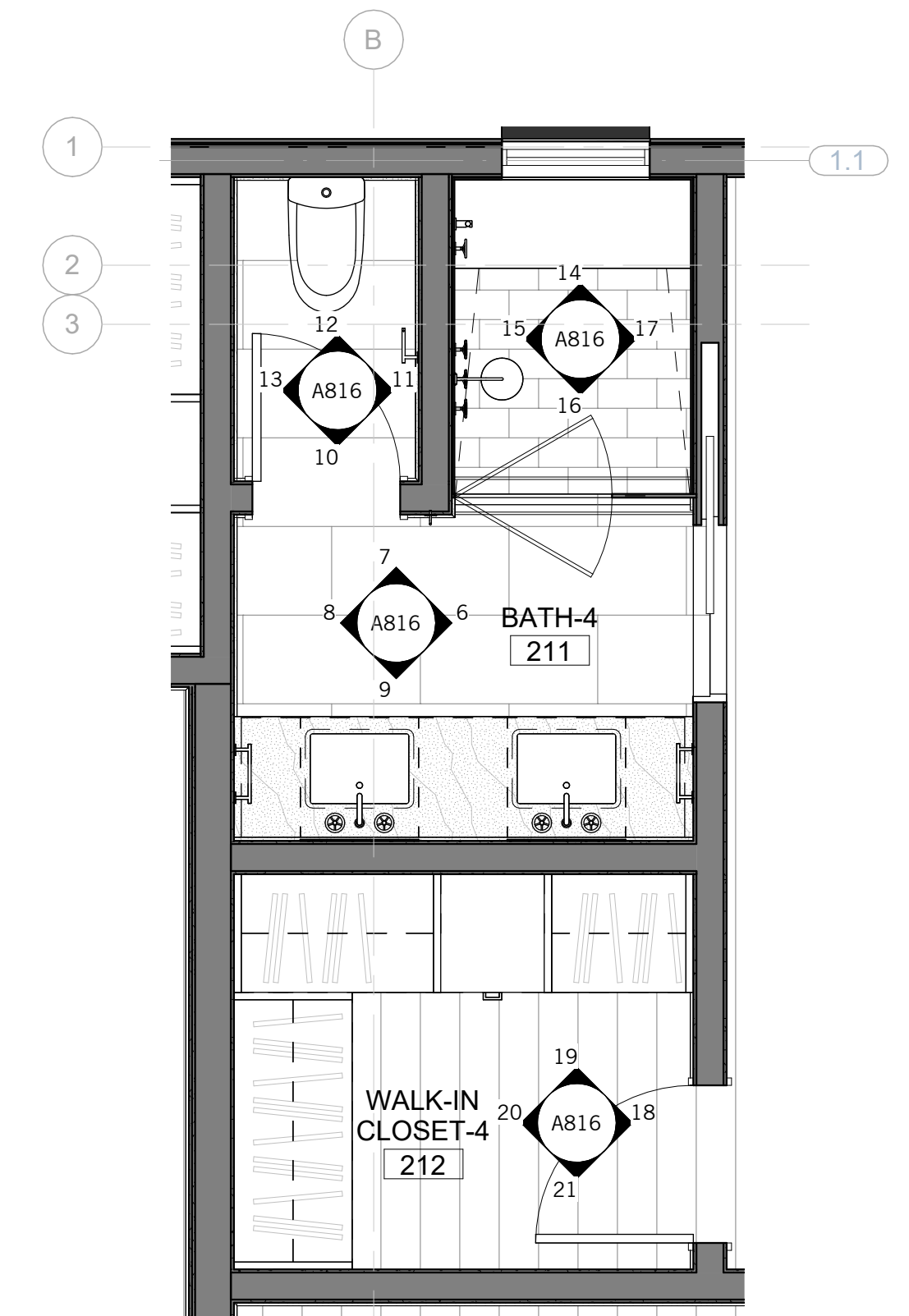
8 BATH 4  
3/8" = 1'-0"



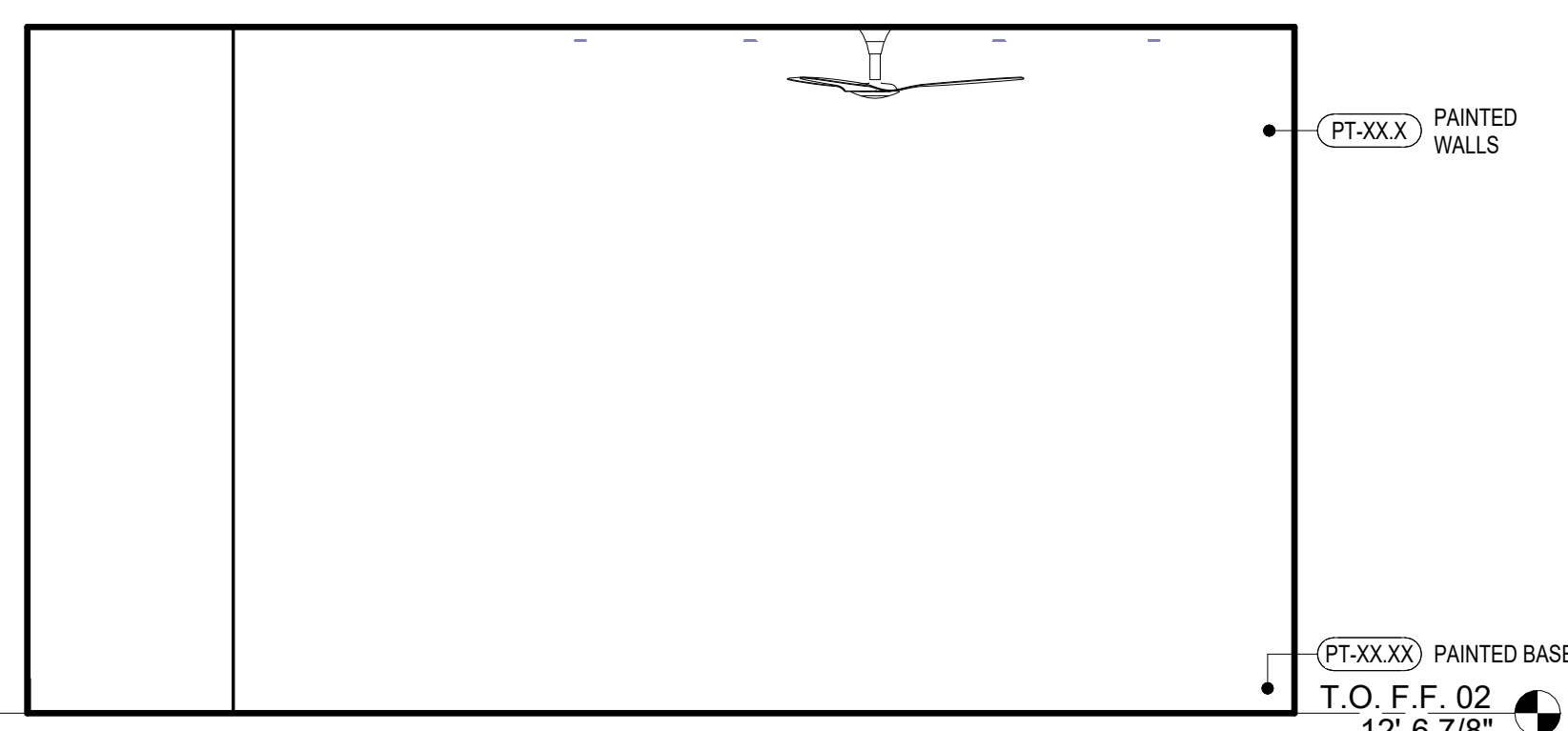
7 BATH 4  
3/8" = 1'-0"



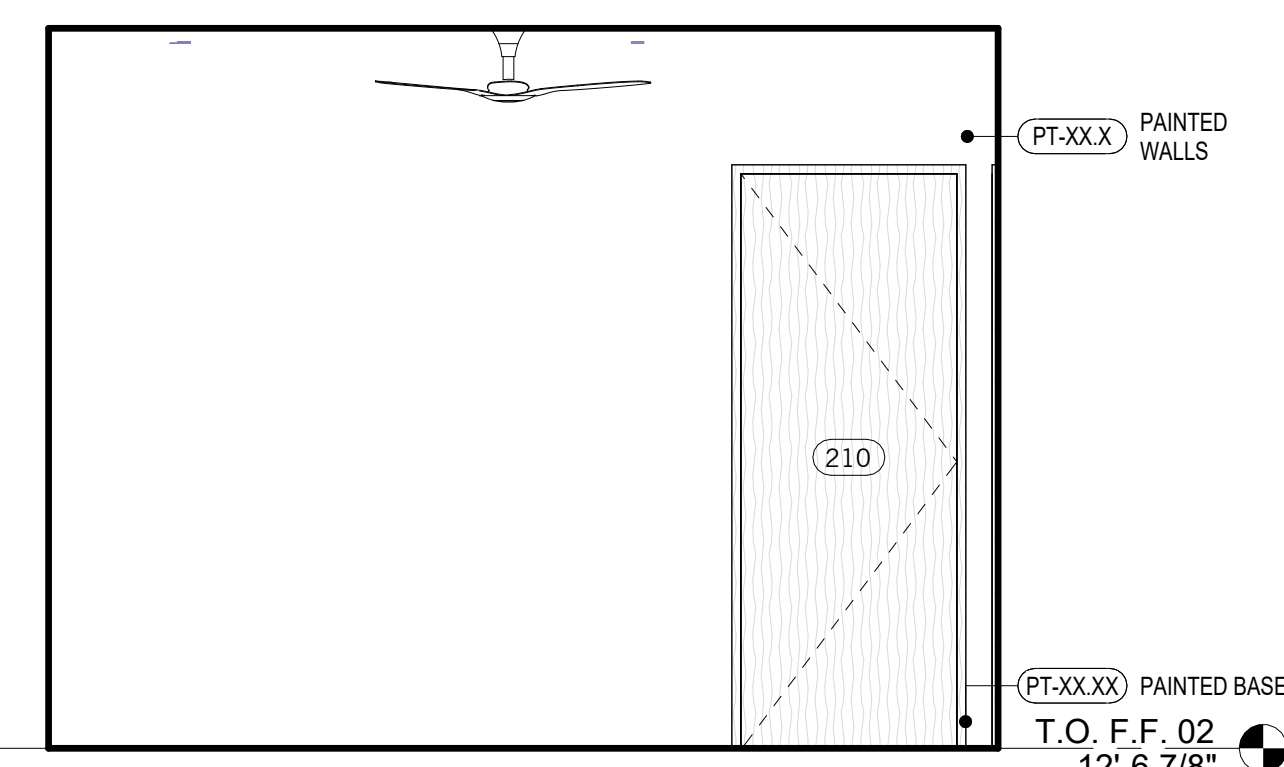
6 BATH 4  
3/8" = 1'-0"



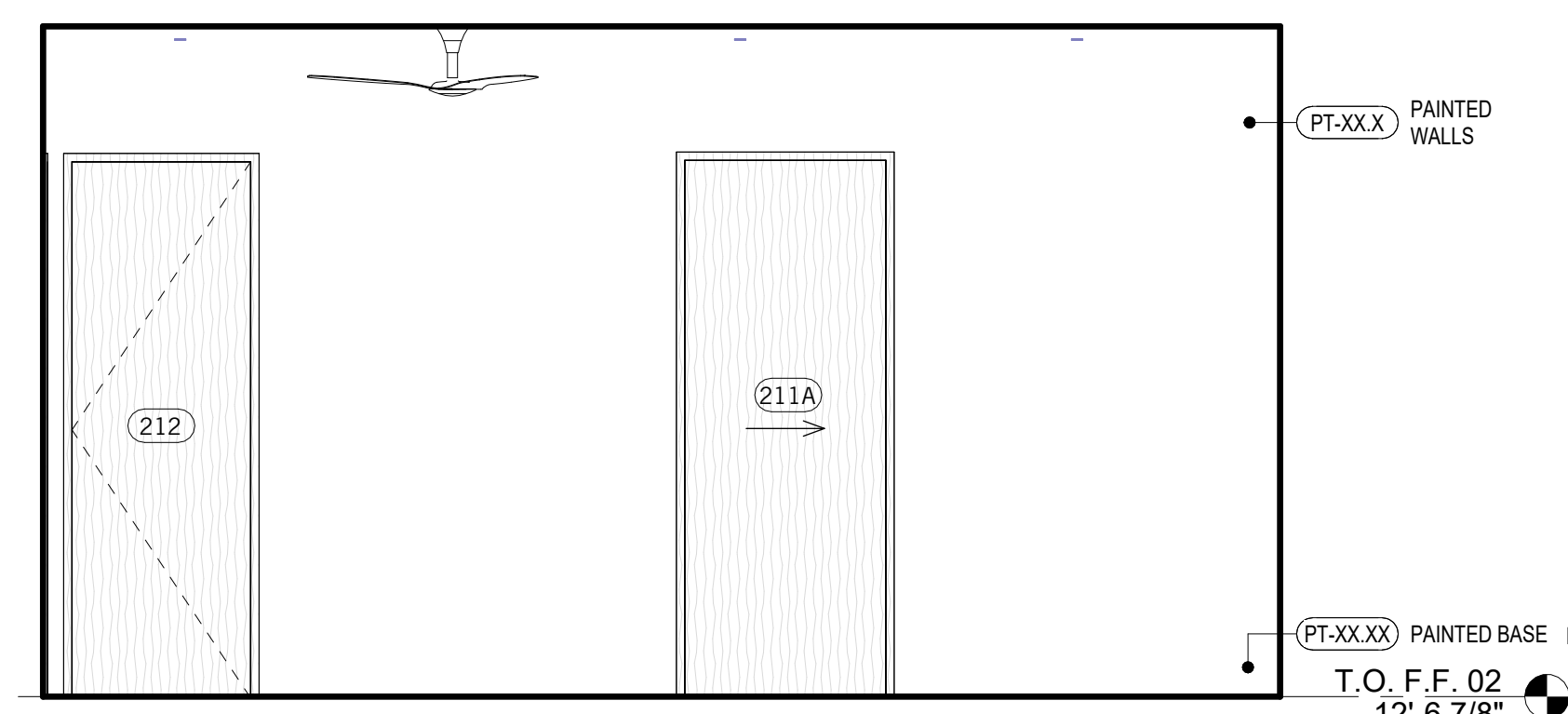
5 BATH 4 - ENLARGED PLAN  
3/8" = 1'-0"



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



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



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



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

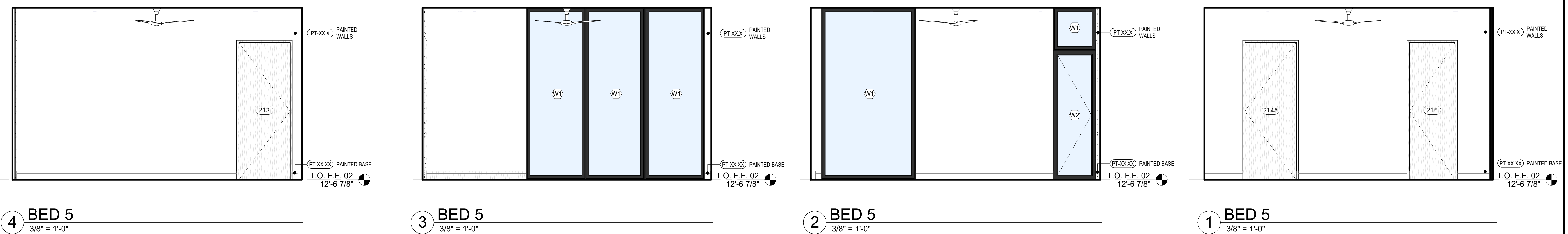
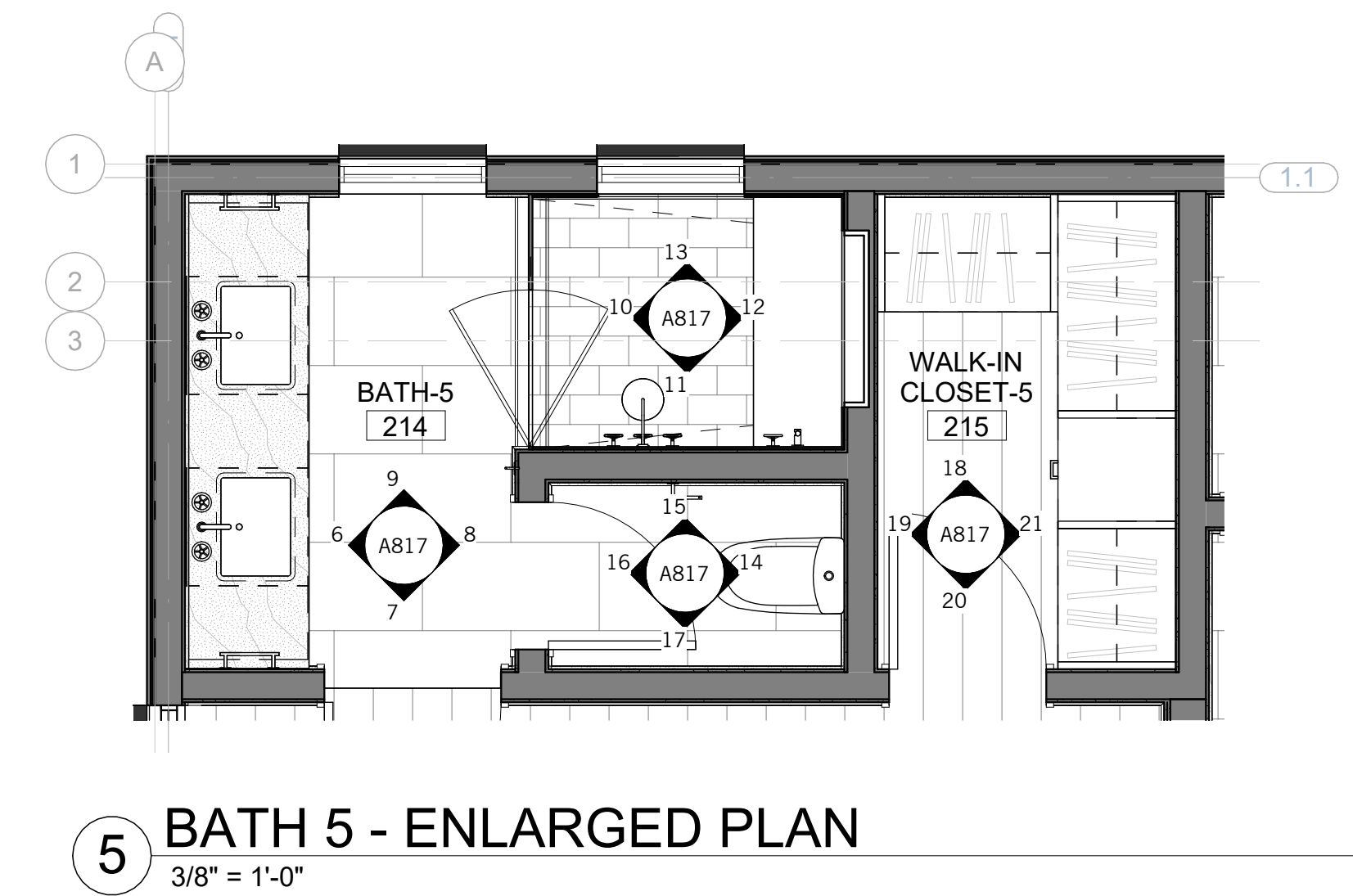
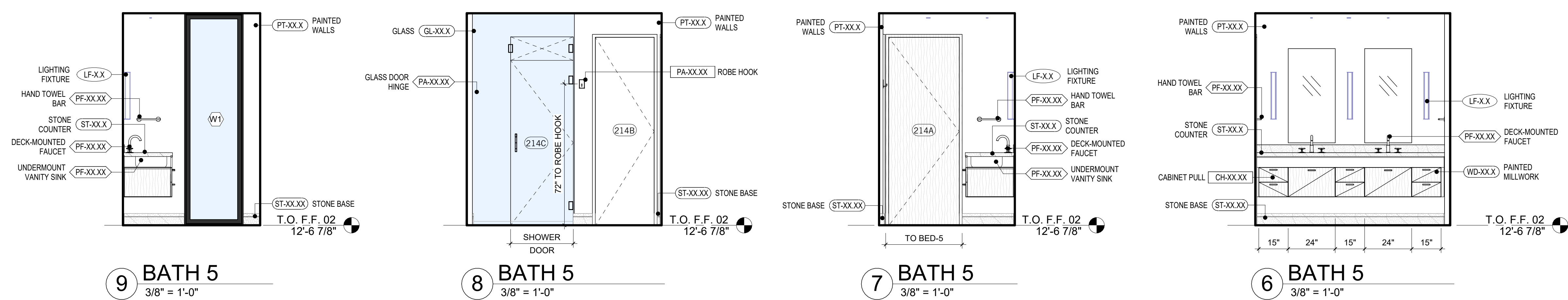
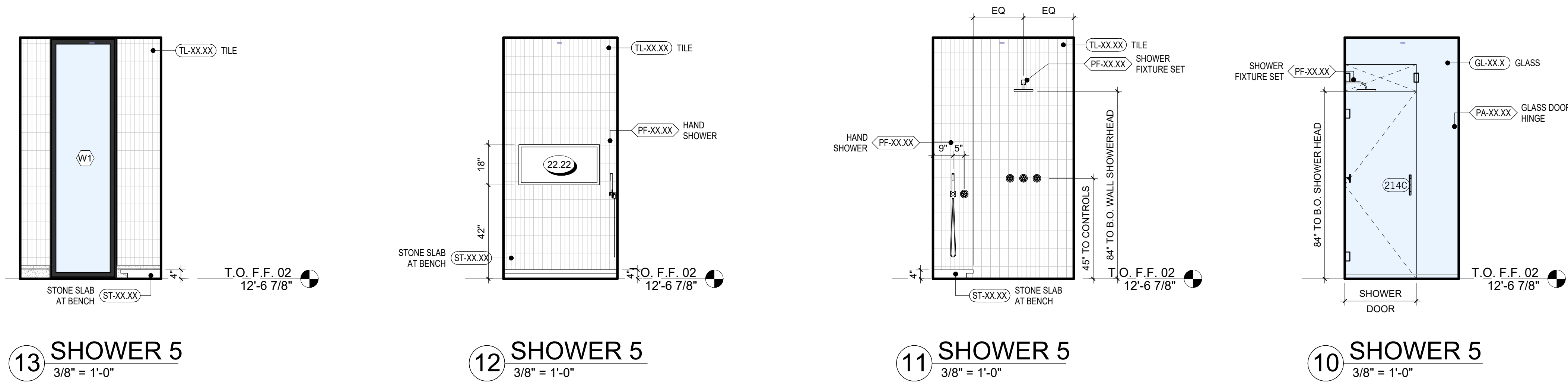
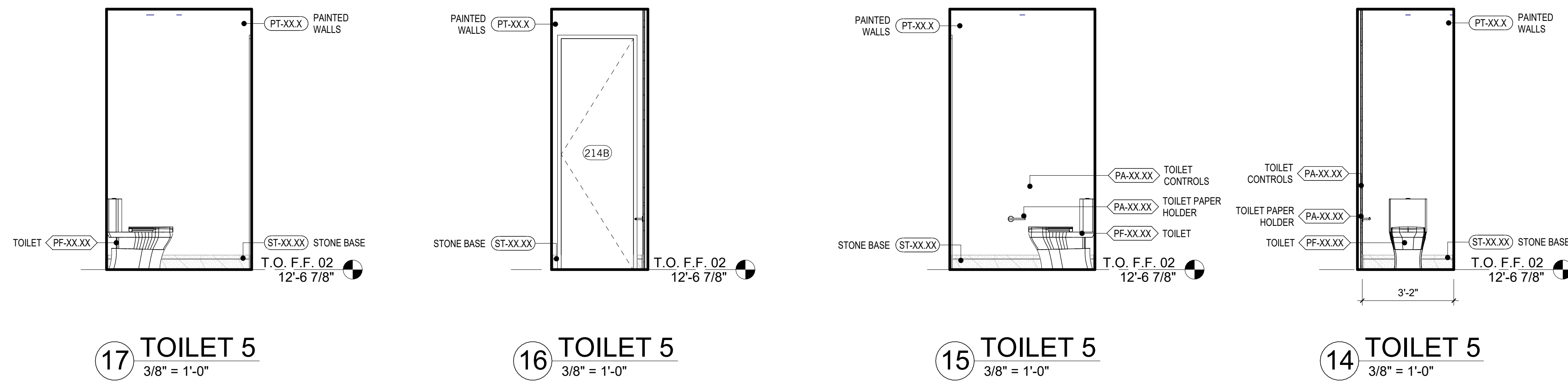
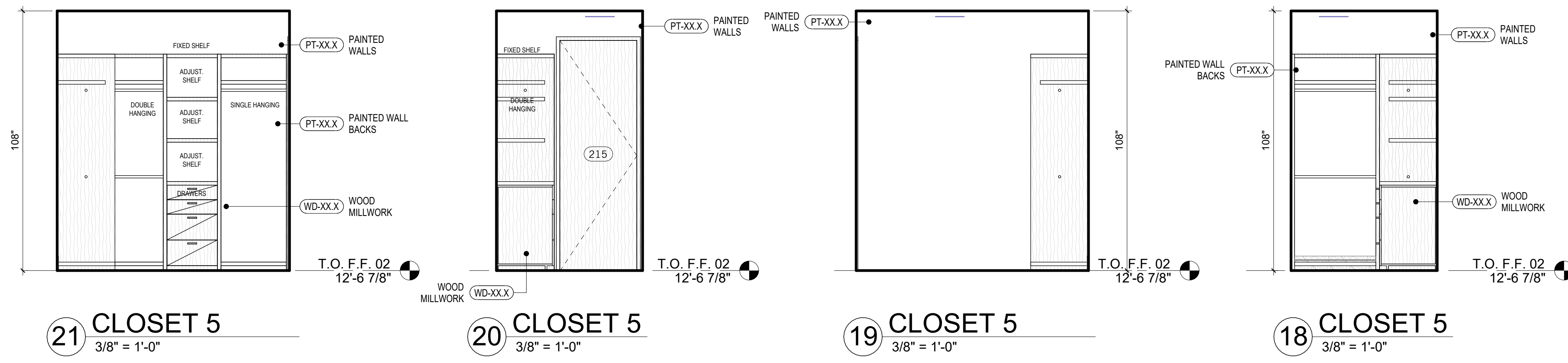
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CHECK RB

INTERIOR ELEVATIONS & ENLARGED PLANS

SHEET

A816

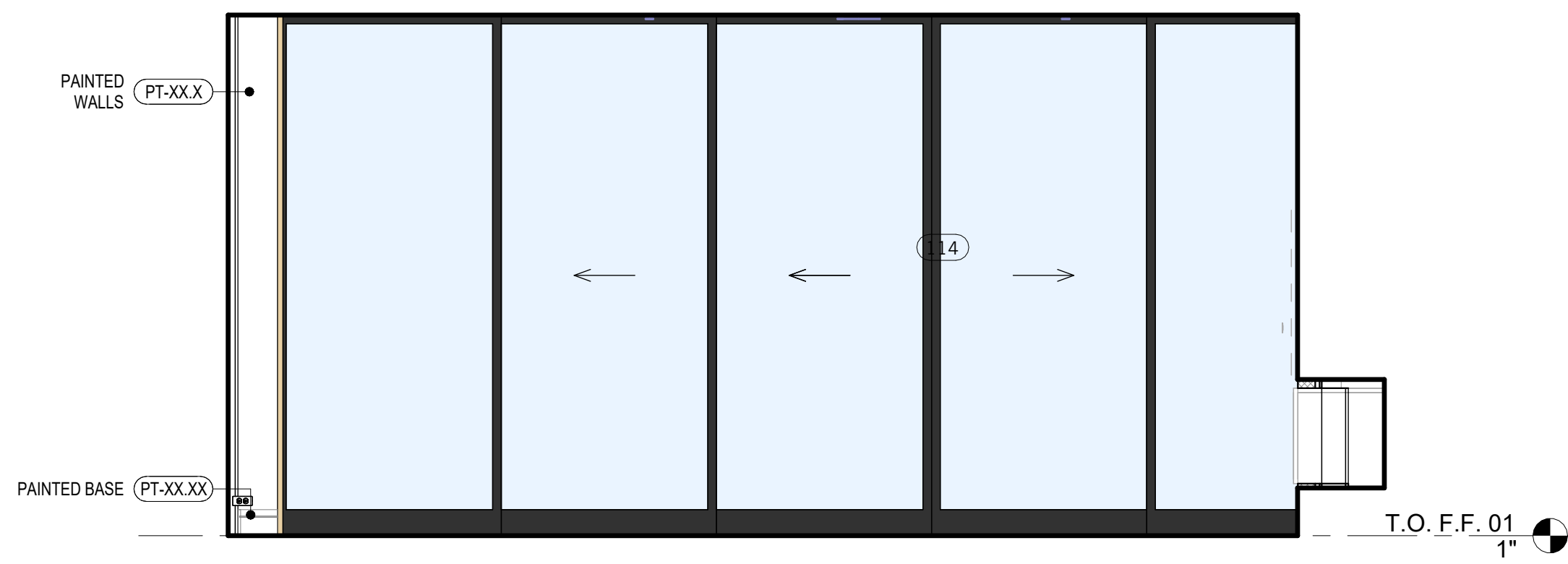


NOT FOR CONSTRUCTION

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

INTERIOR ELEVATIONS & ENLARGED PLANS

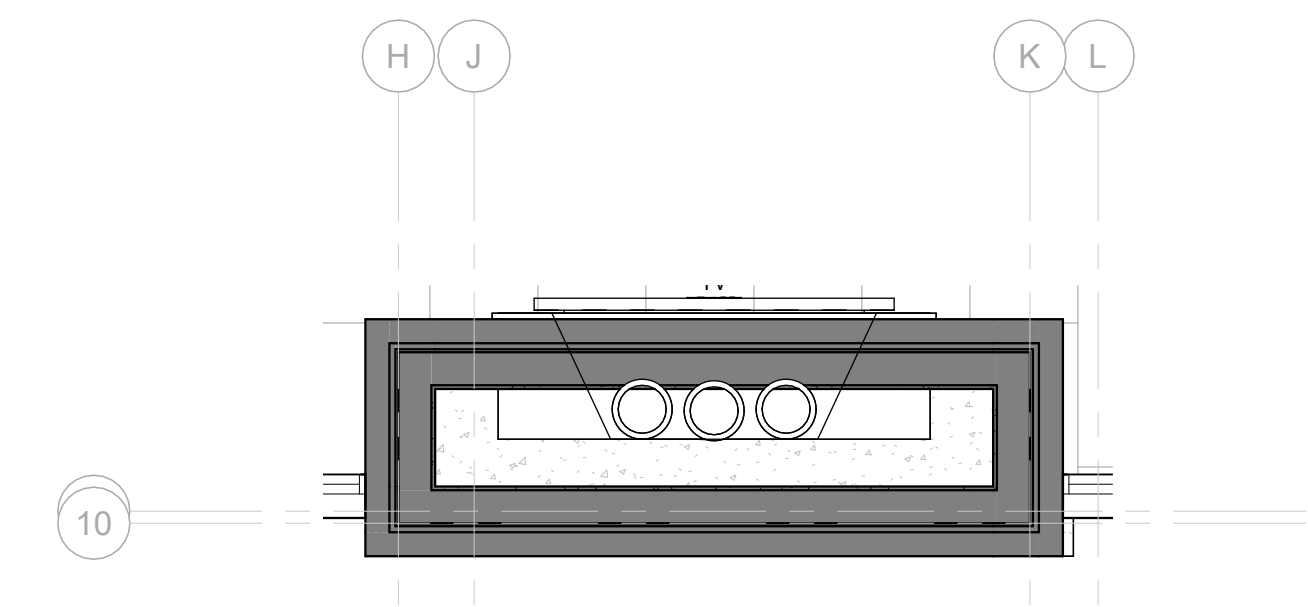
SHEET  
**A817**



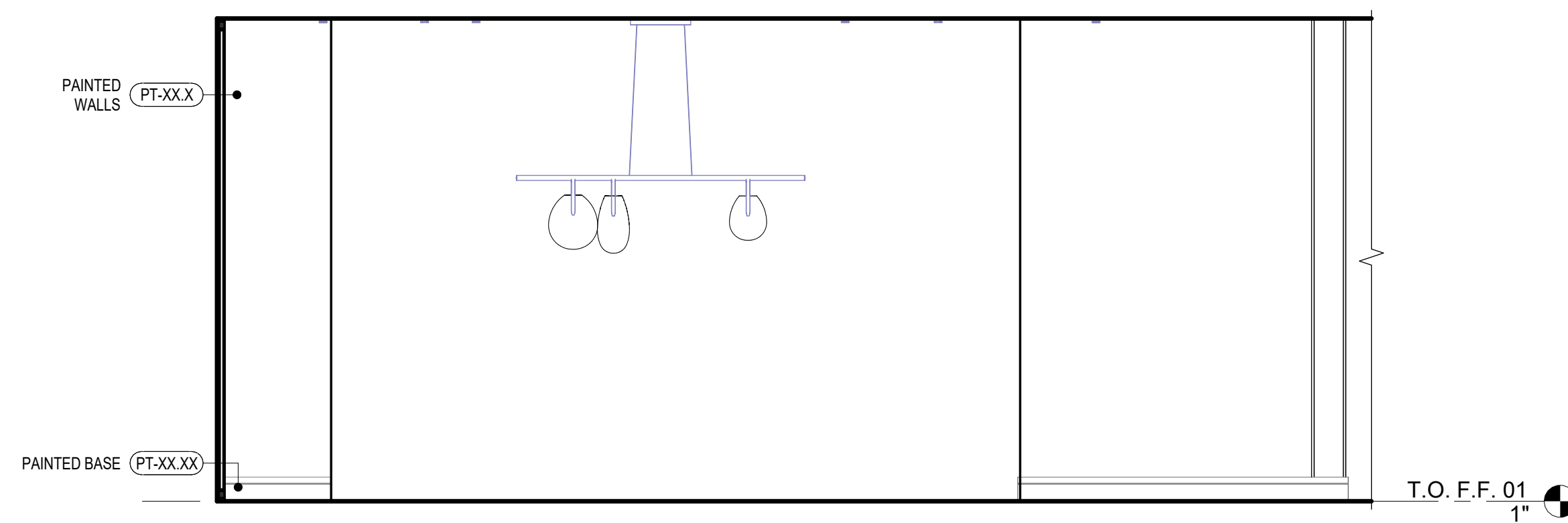
5 GREAT ROOM  
3/8" = 1'-0"



11 GREAT ROOM / FIREPLACE  
3/8" = 1'-0"



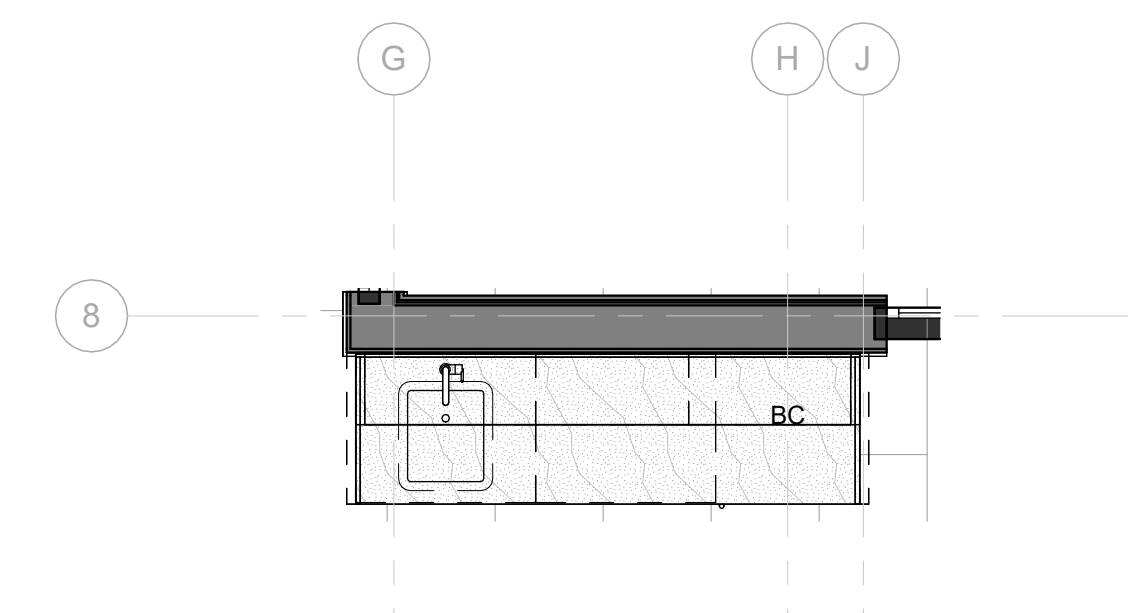
14 FIREPLACE - ENLARGED PLAN B2  
3/8" = 1'-0"



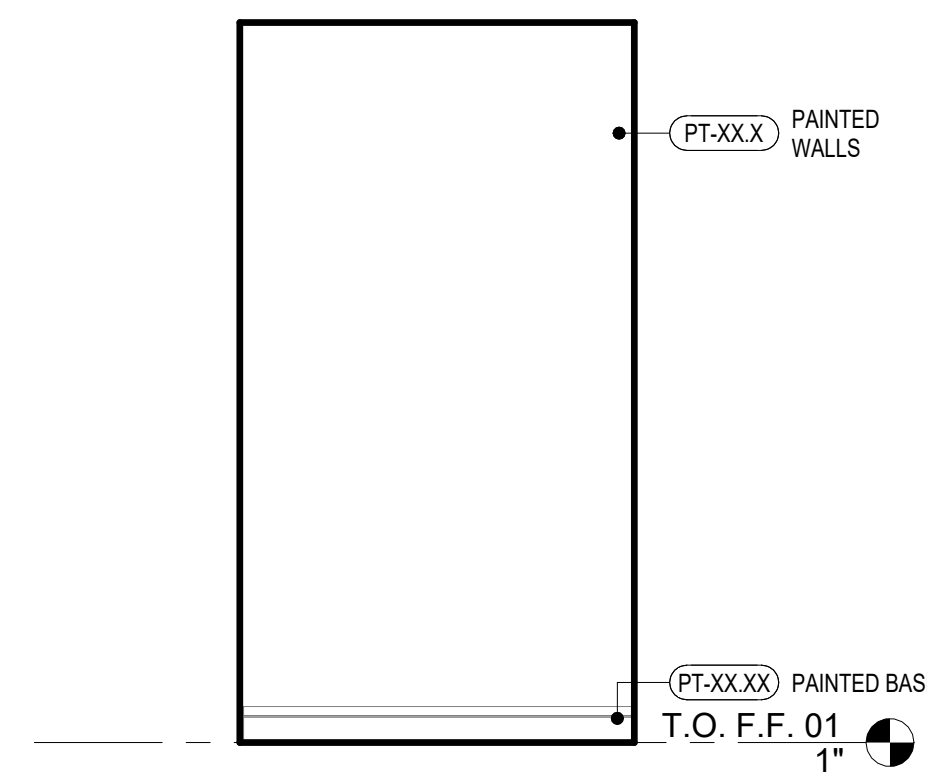
12 GREAT ROOM  
3/8" = 1'-0"



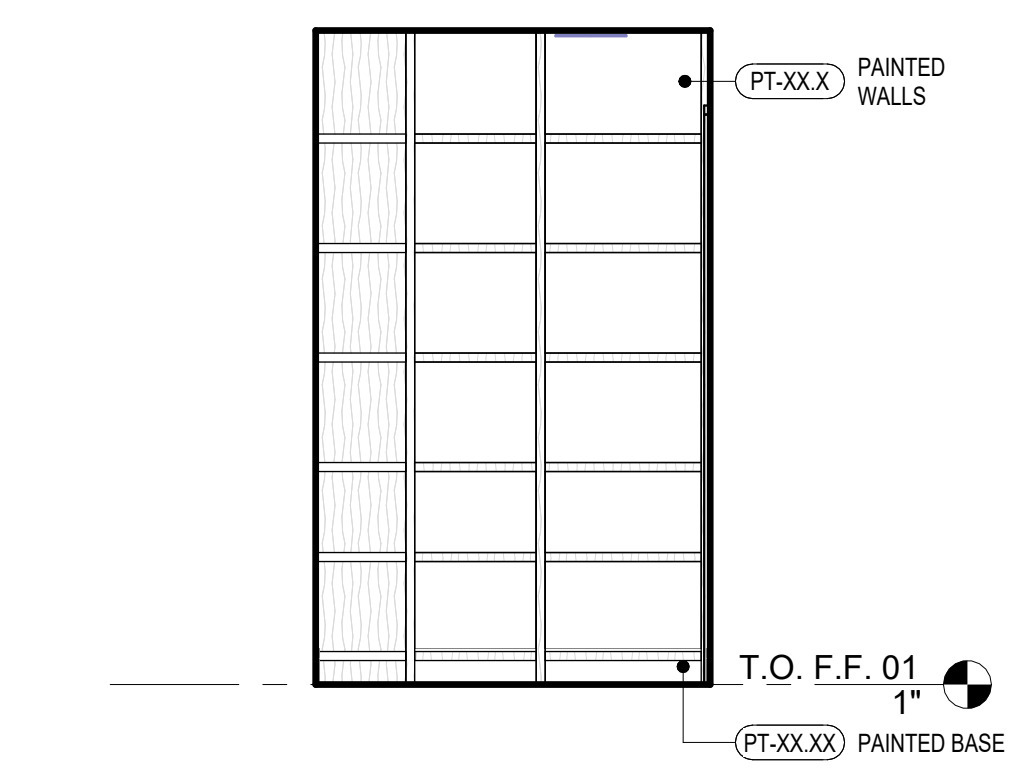
4 GREAT ROOM / BAR  
3/8" = 1'-0"



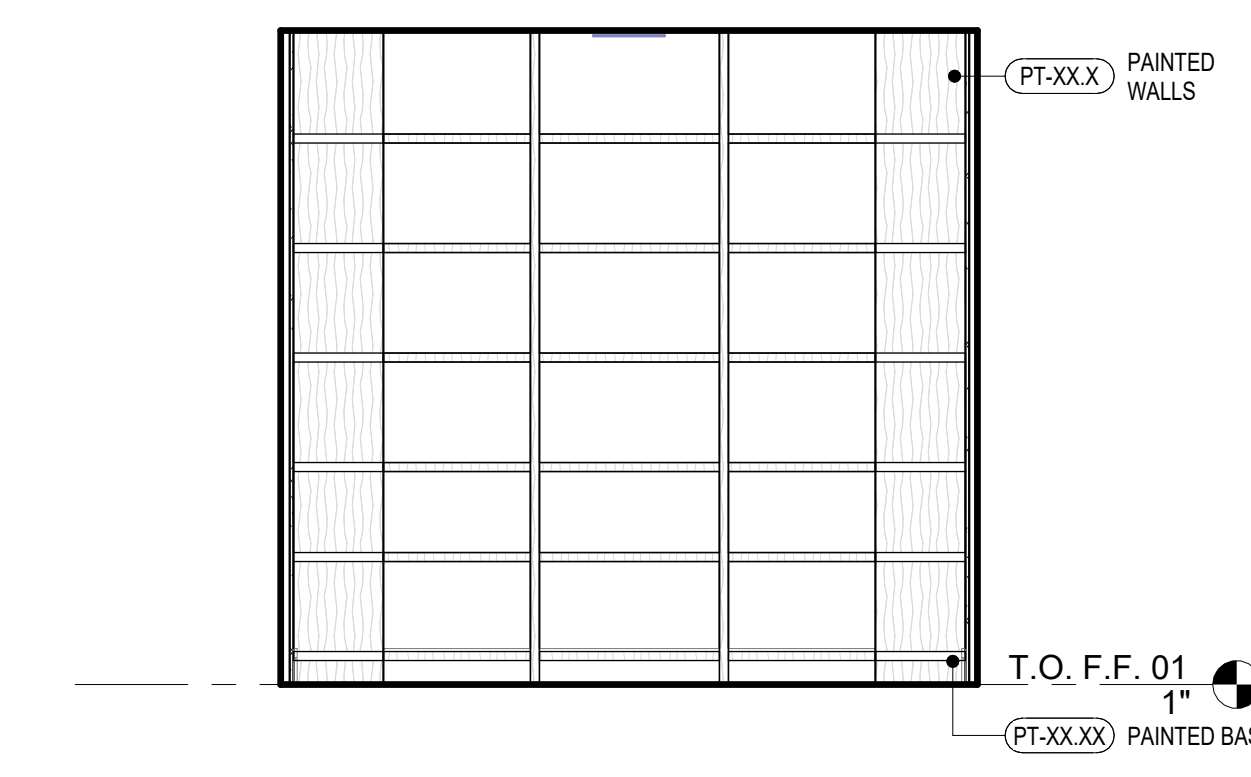
13 BAR - ENLARGED PLAN (B2)  
3/8" = 1'-0"



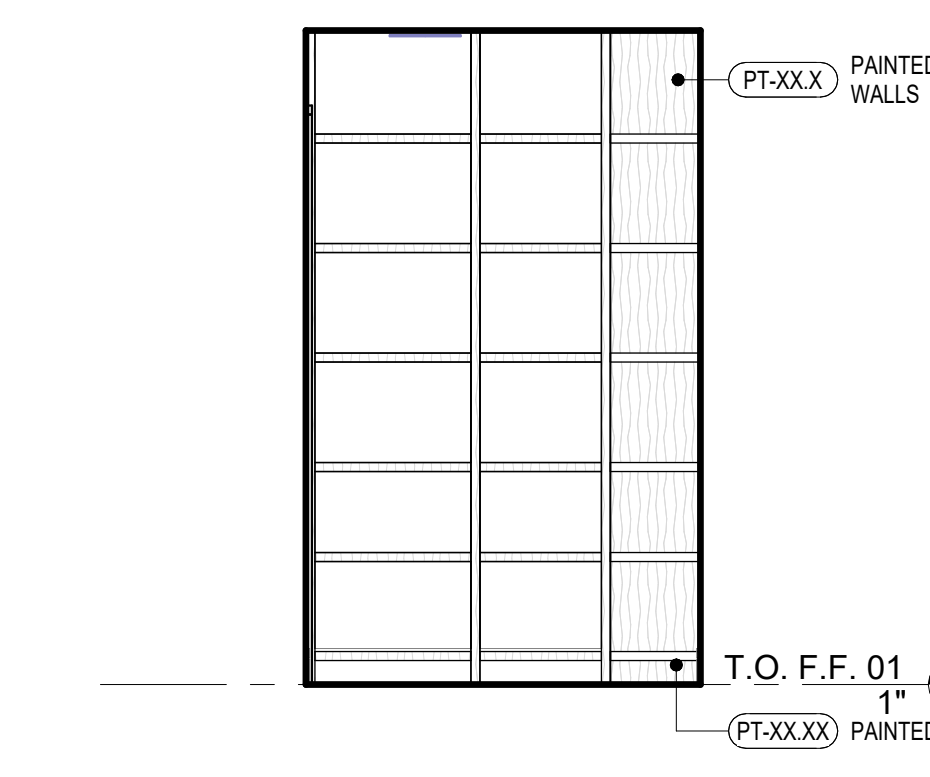
6 KITCHEN BOOTH  
3/8" = 1'-0"



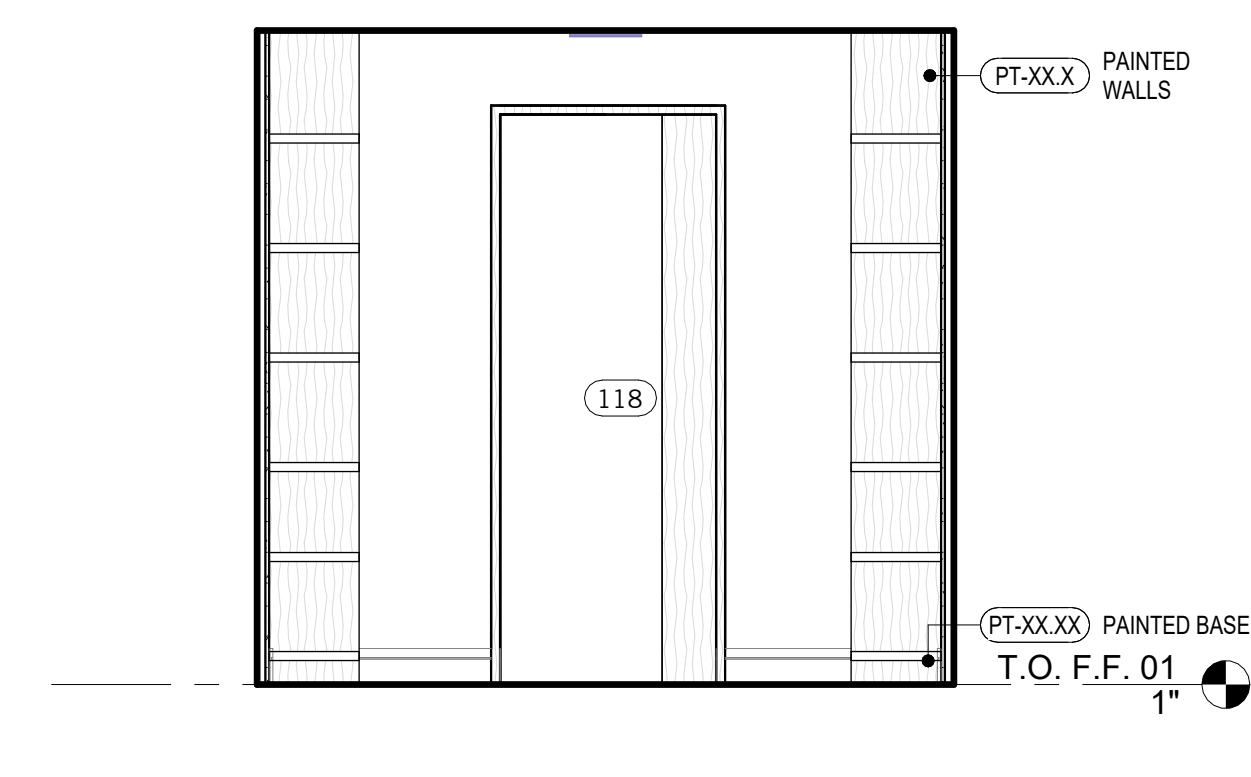
10 PANTRY  
3/8" = 1'-0"



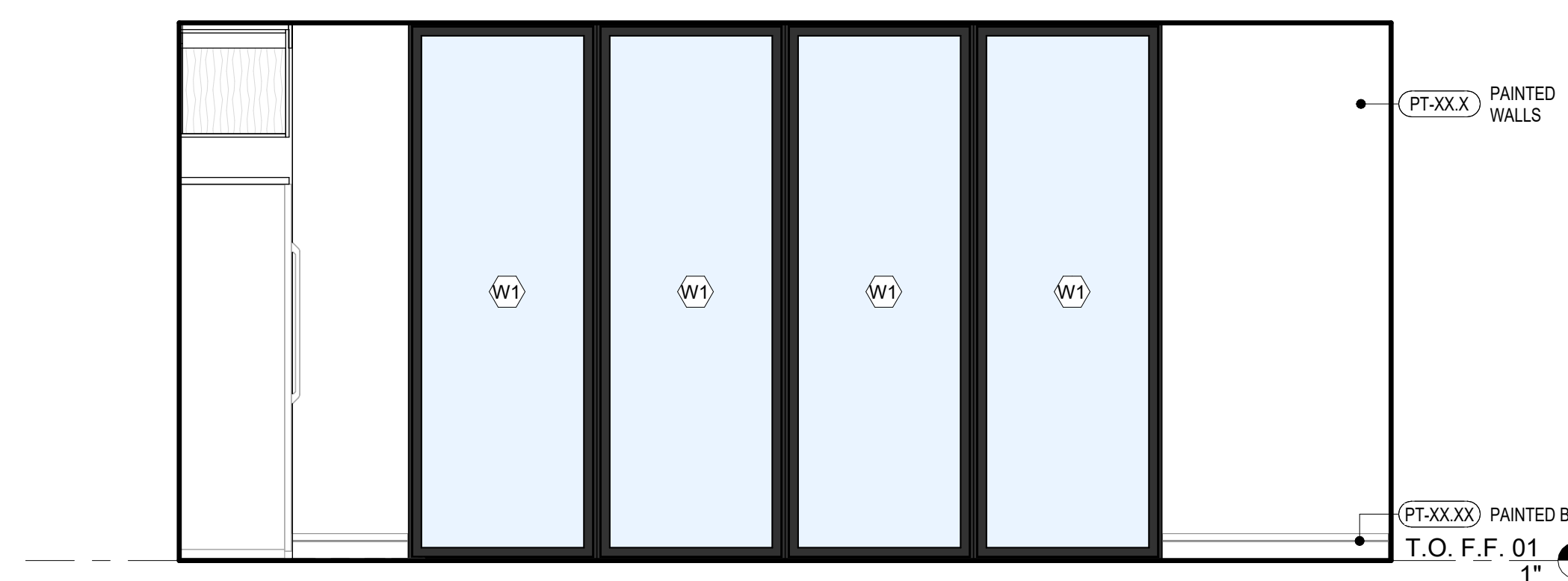
9 PANTRY  
3/8" = 1'-0"



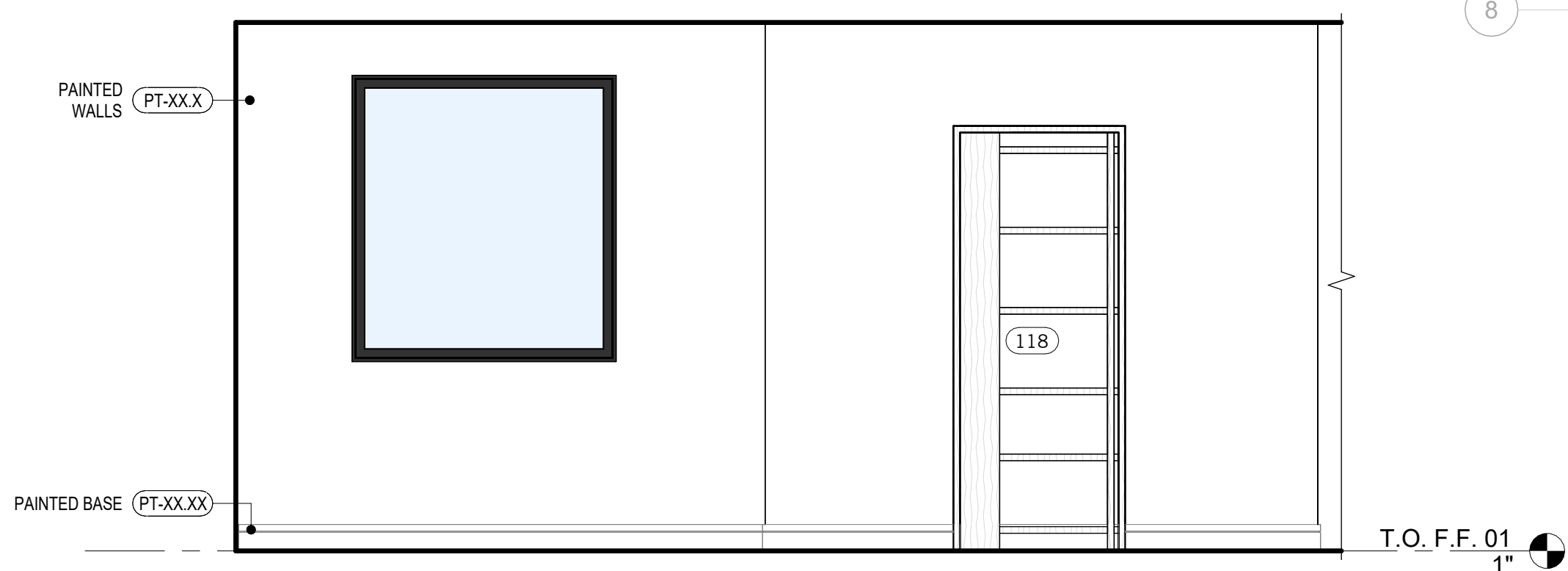
8 PANTRY  
3/8" = 1'-0"



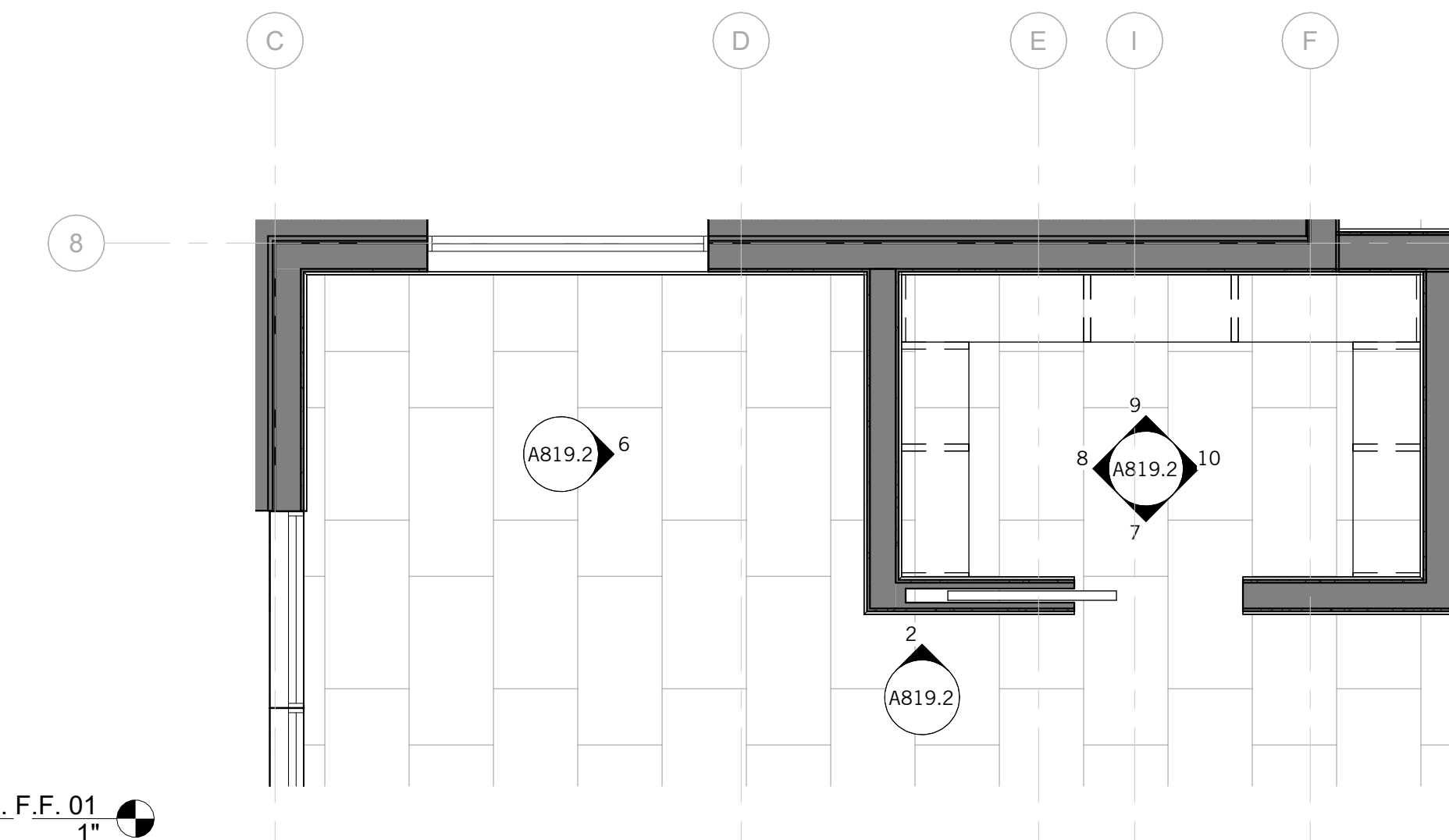
7 PANTRY  
3/8" = 1'-0"



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



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

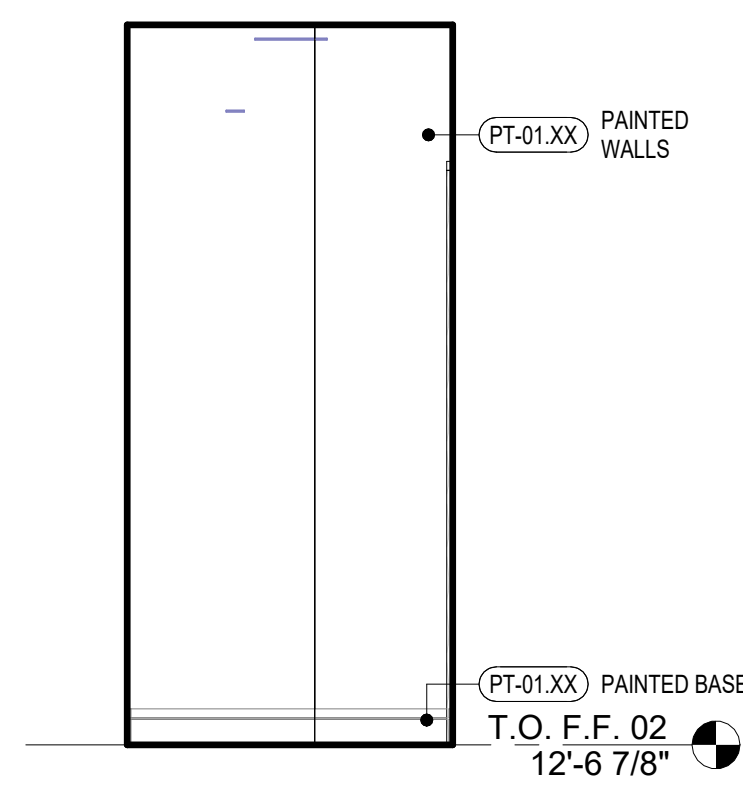


1 KITCHEN - ENLARGED PLAN (ALT B2)  
3/8" = 1'-0"

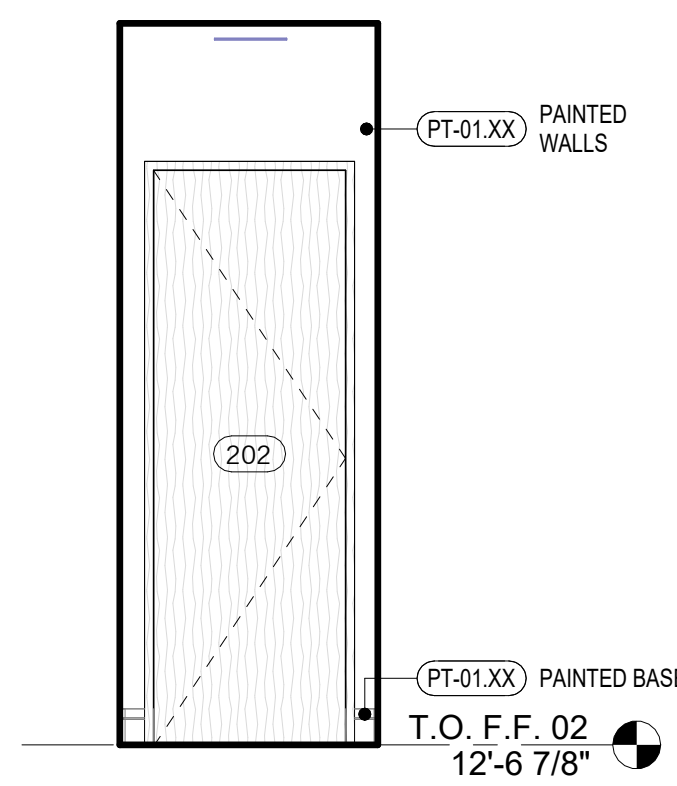
NOT FOR CONSTRUCTION

SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
INTERIOR ELEVATIONS (B2)

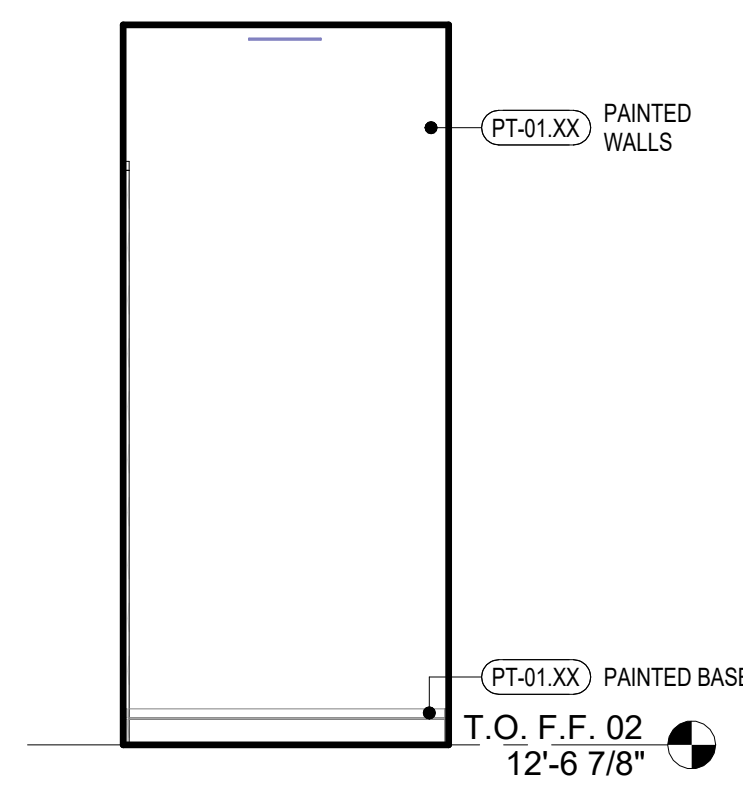
SHEET  
A819.2



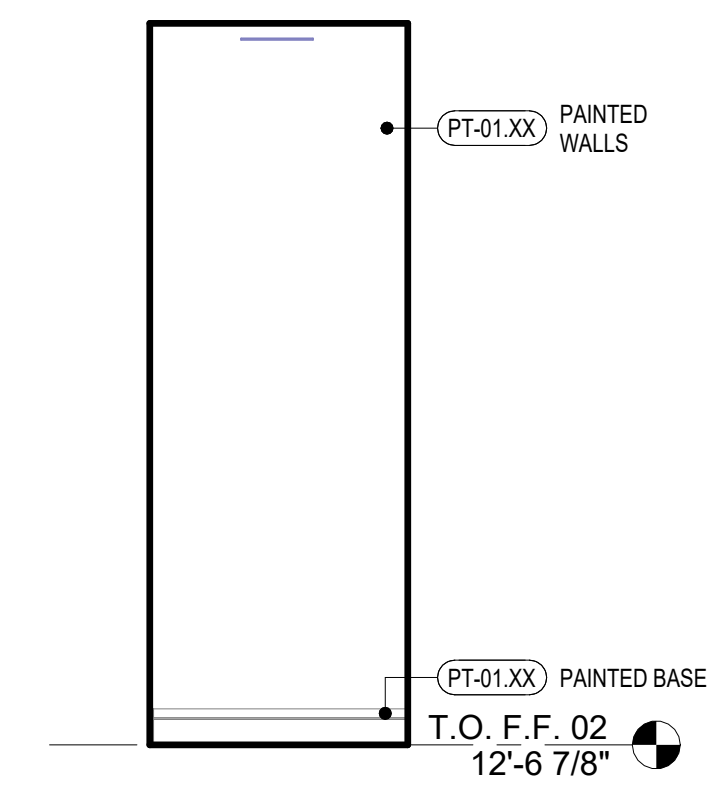
15 MECH (ALT B2)  
3/8" = 1'-0"



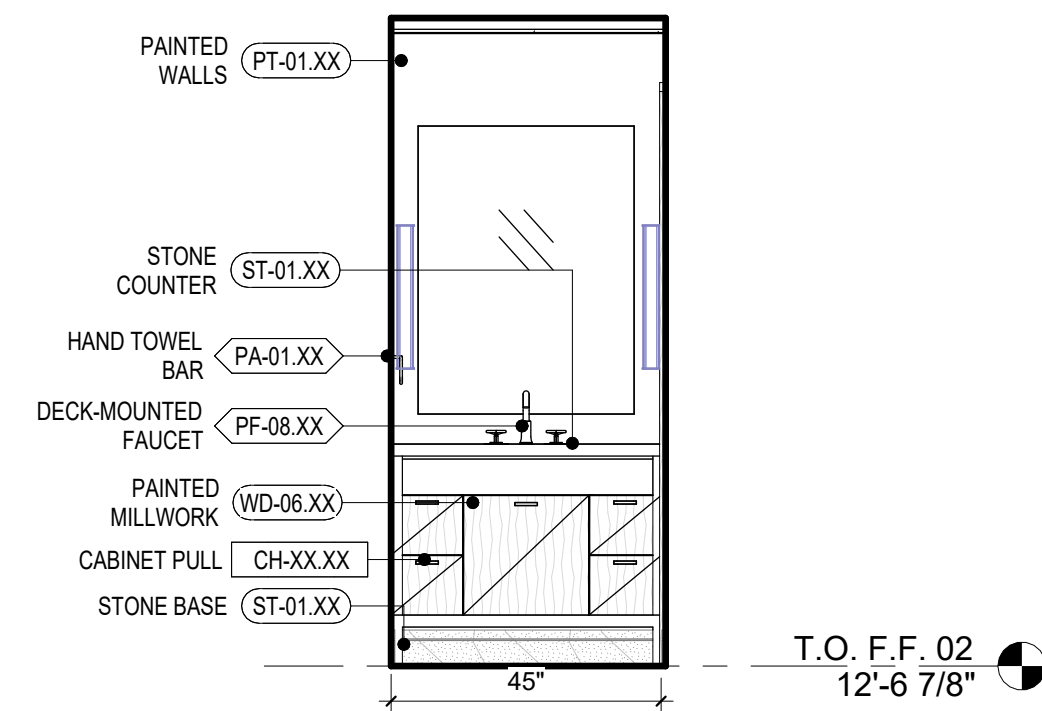
16 MECH (ALT B2)  
3/8" = 1'-0"



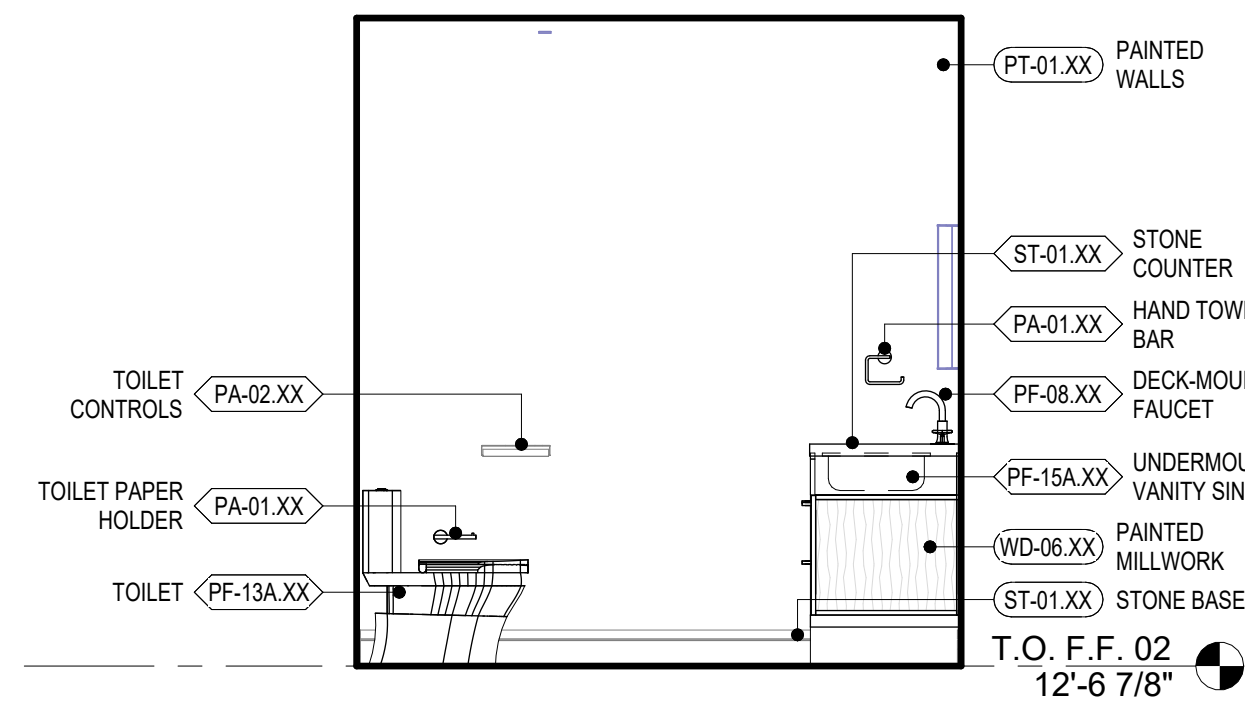
17 MECH (ALT B2)  
3/8" = 1'-0"



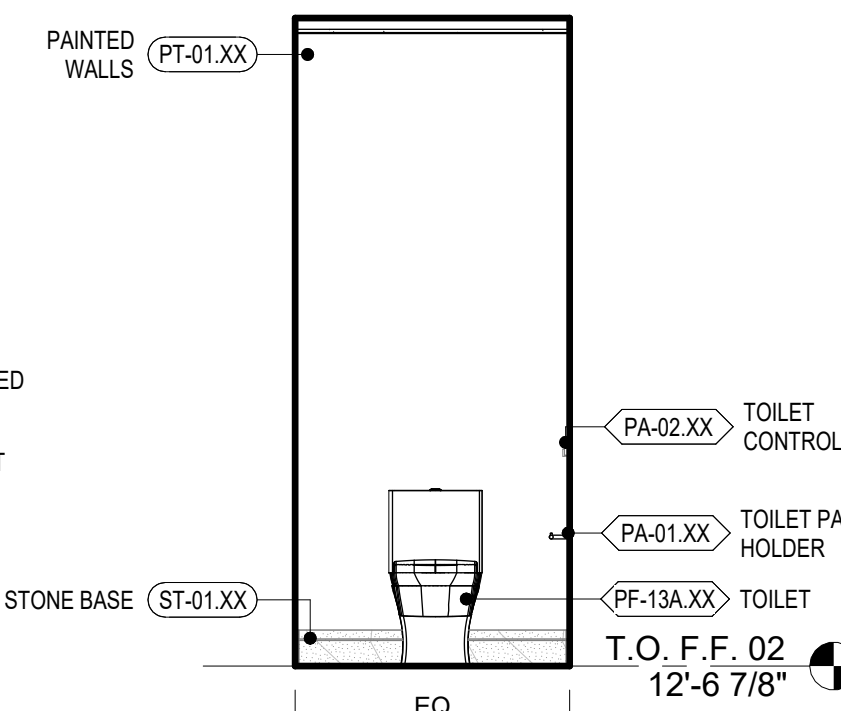
21 MECH (ALT B2)  
3/8" = 1'-0"



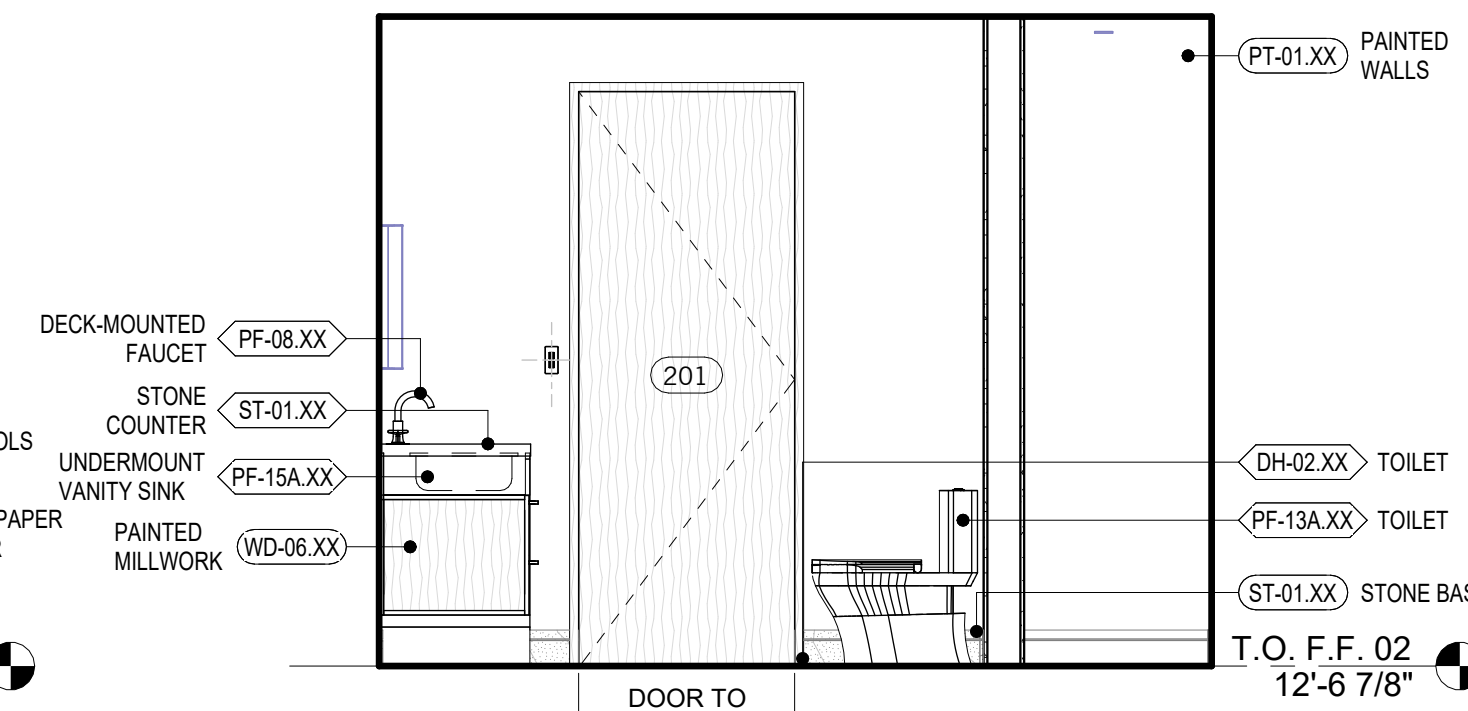
22 PWDR 2 (ALT B2)  
3/8" = 1'-0"



19 PWDR 2 (ALT B2)  
3/8" = 1'-0"



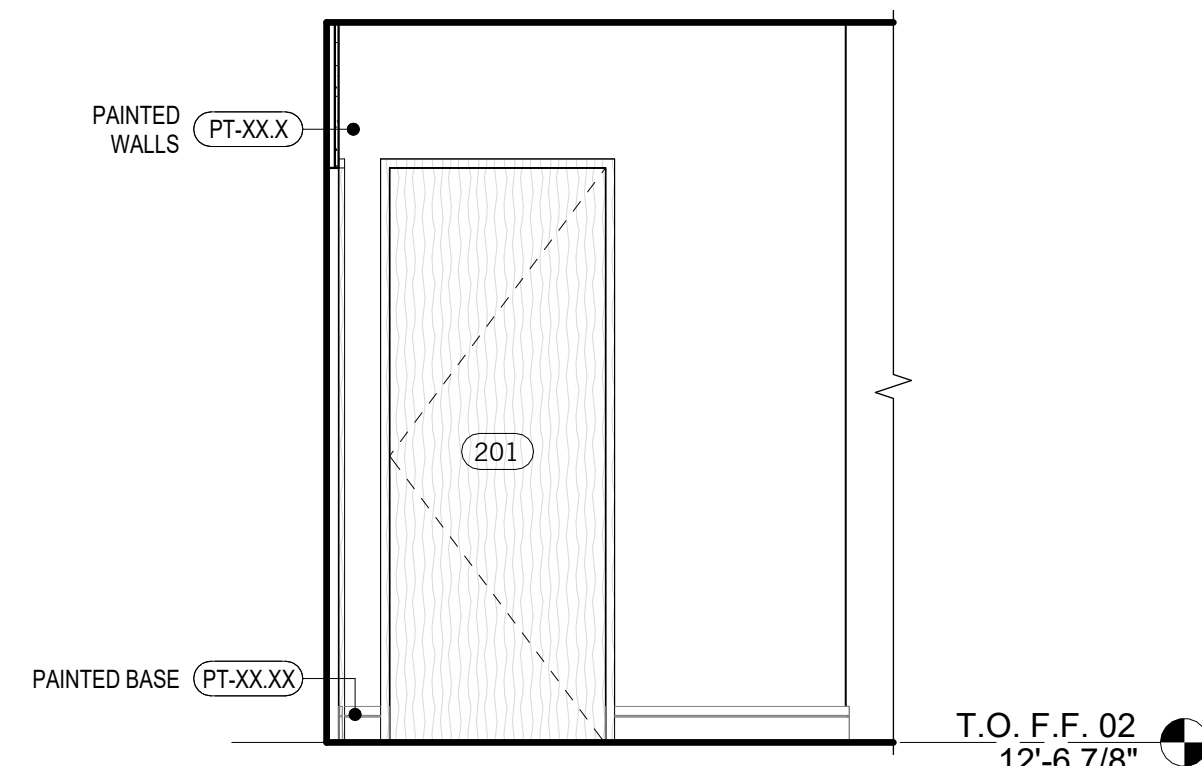
18 PWDR 2 (ALT B2)  
3/8" = 1'-0"



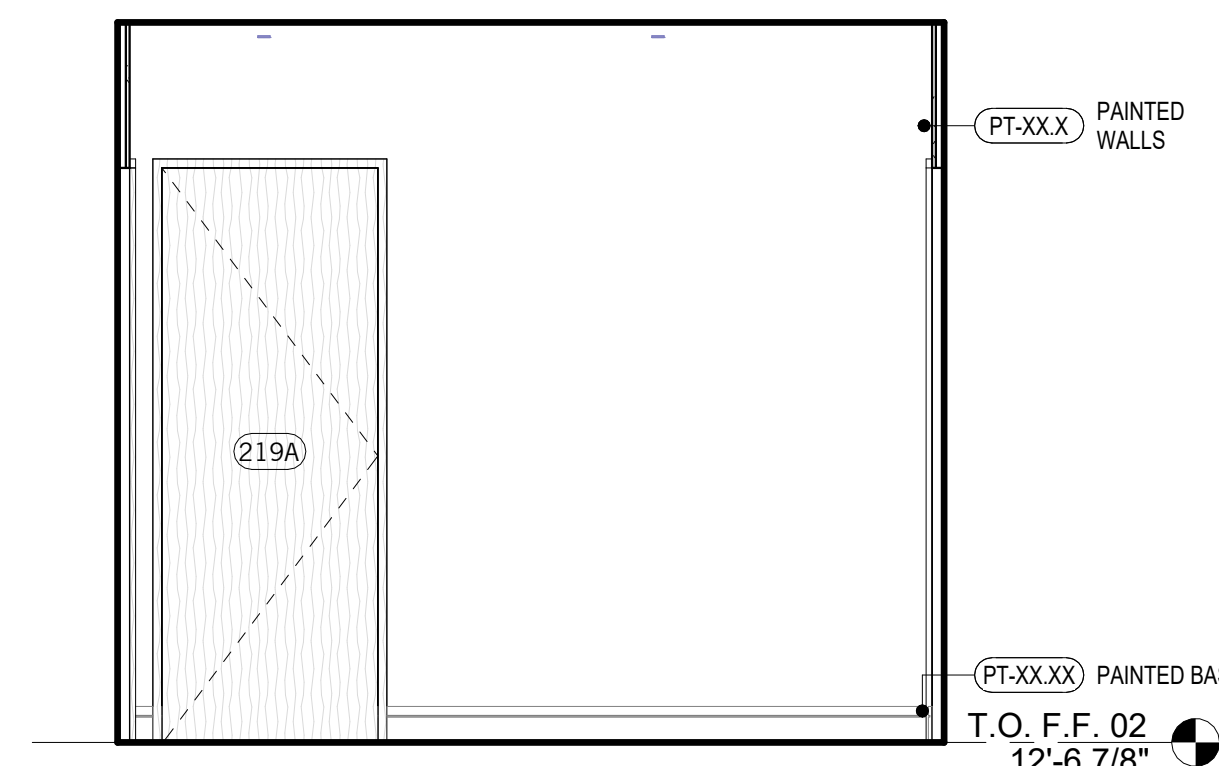
20 PWDR 2 (ALT B2)  
3/8" = 1'-0"



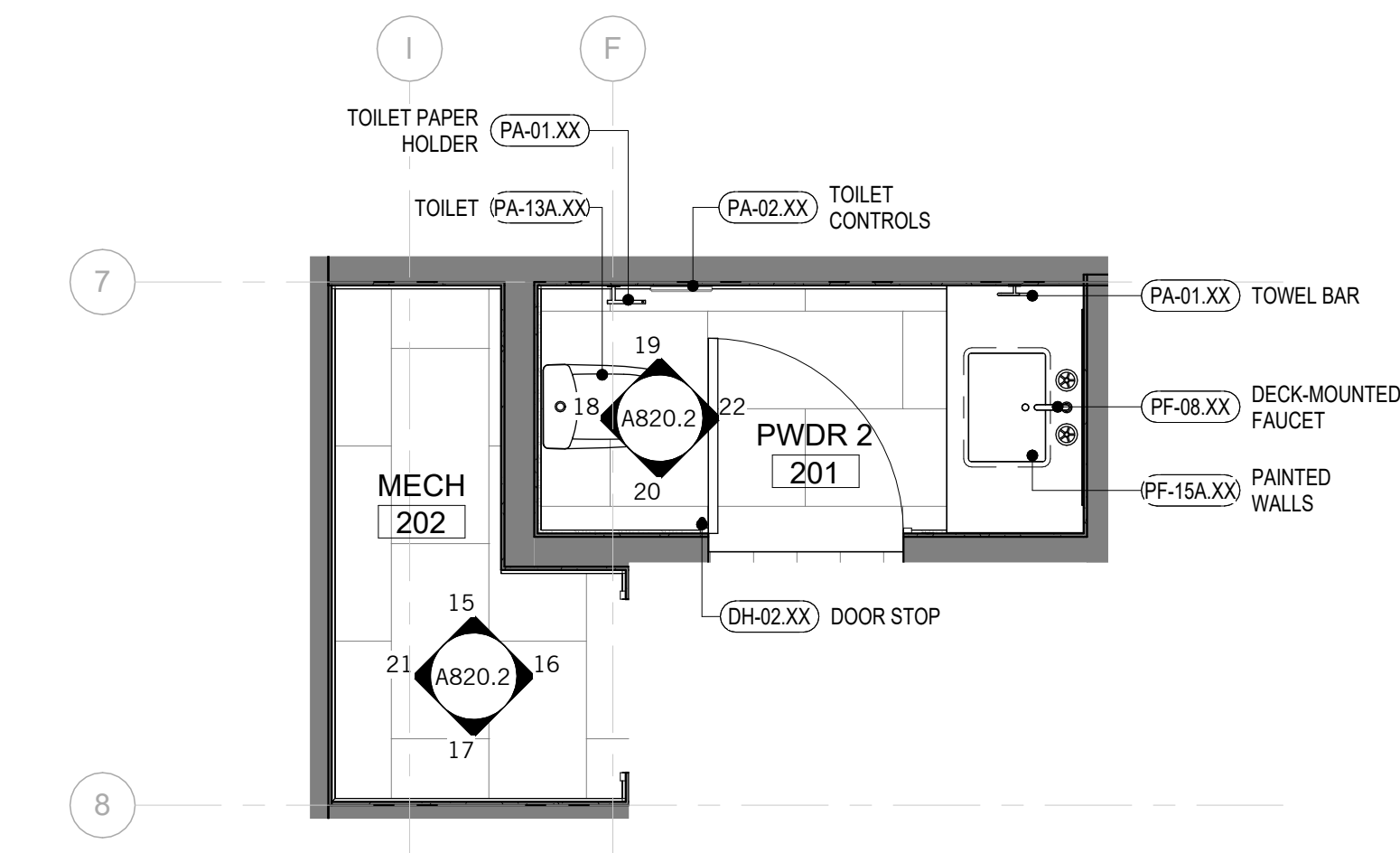
12 HALL (ALT B2)  
3/8" = 1'-0"



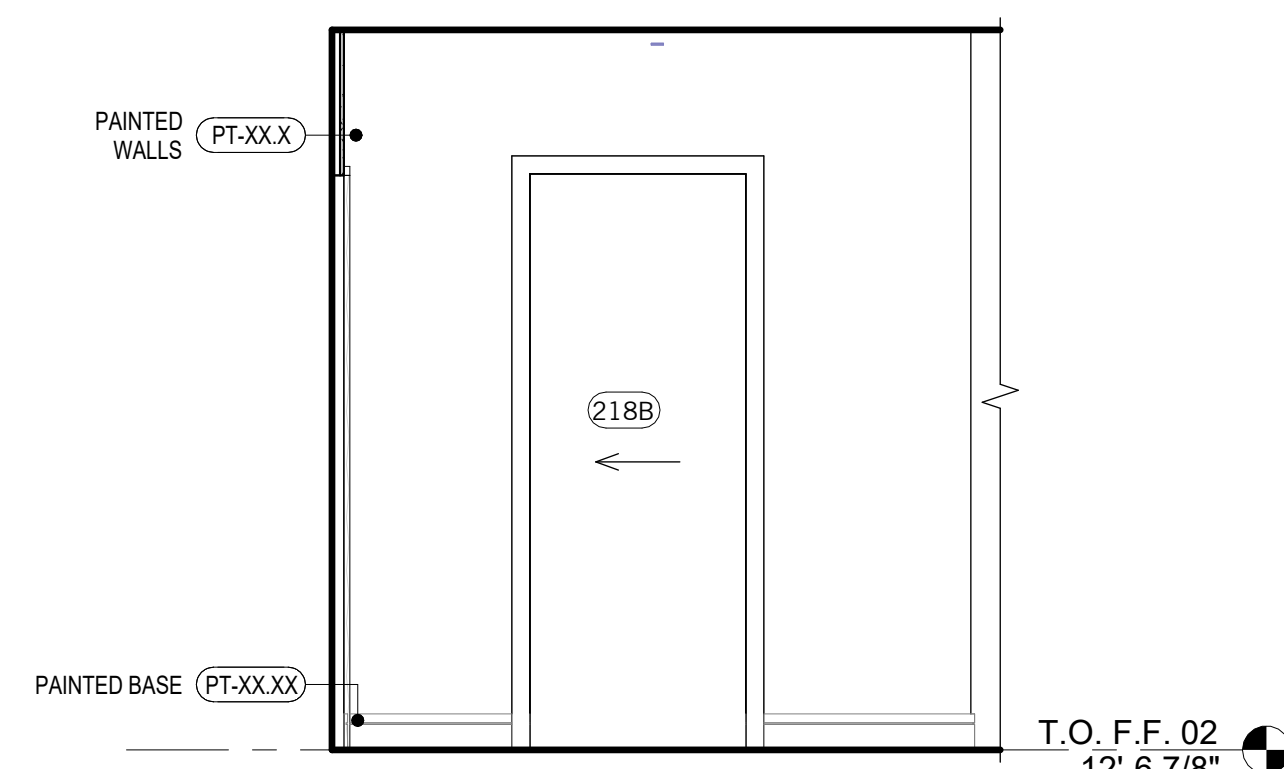
13 HALL (ALT B2)  
3/8" = 1'-0"



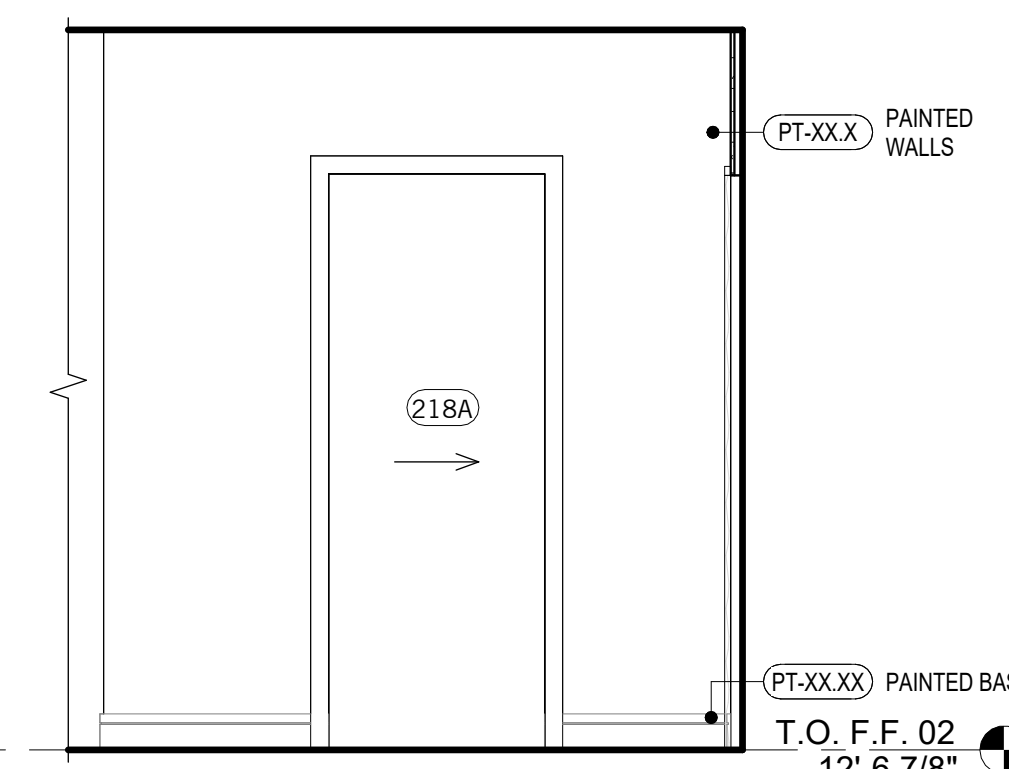
14 HALL (ALT B2)  
3/8" = 1'-0"



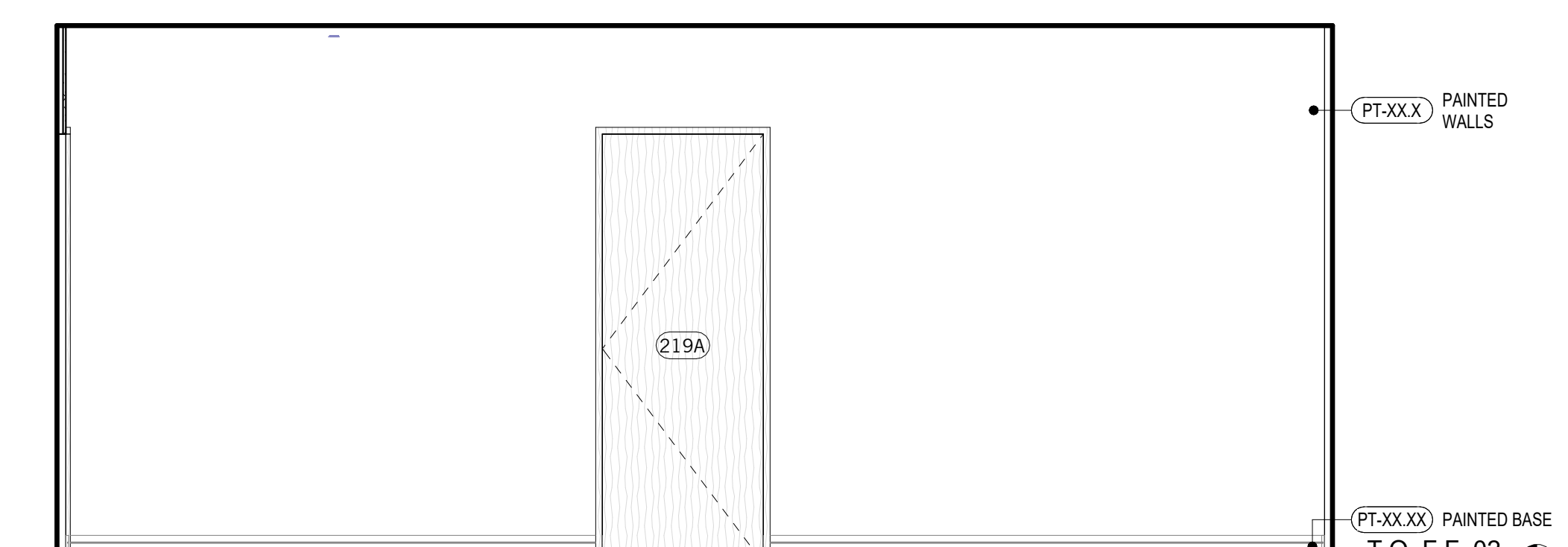
23 PWDR / MECH ROOM (ALT B2) - ENLARGED PLAN  
3/8" = 1'-0"



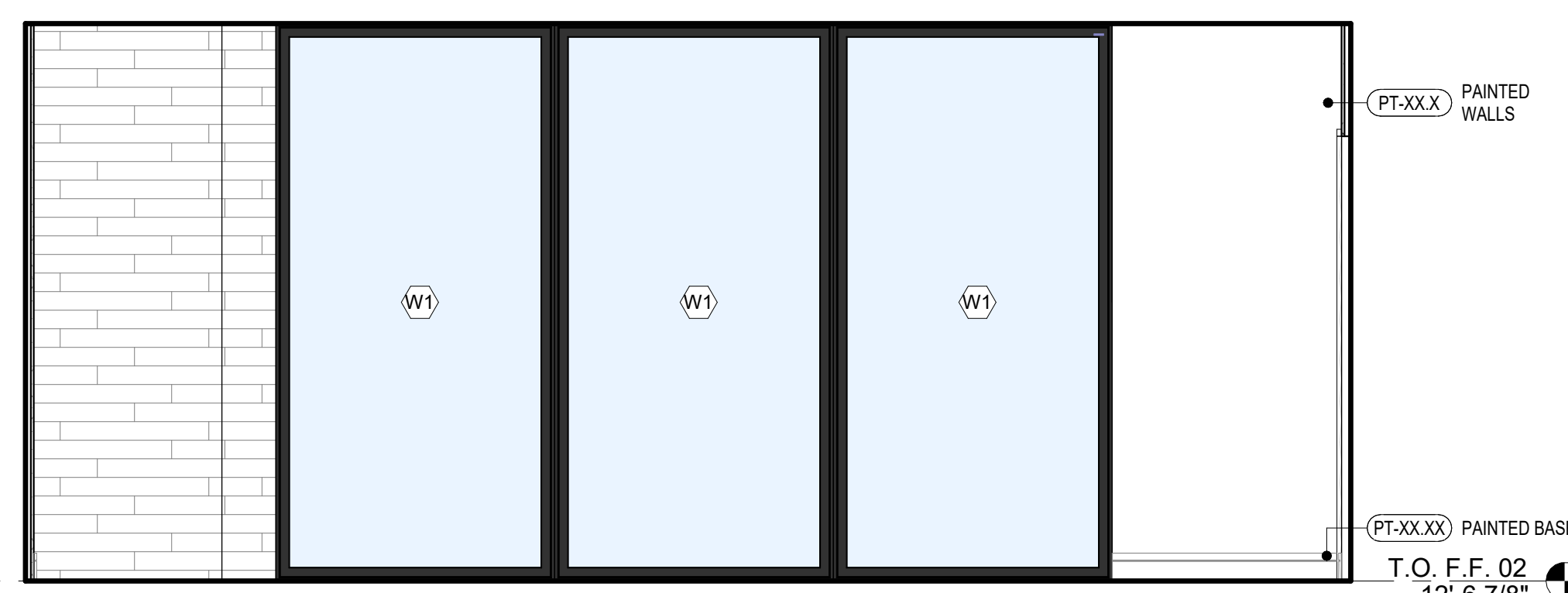
7 PRIMARY BED 2 (ALT B2)  
3/8" = 1'-0"



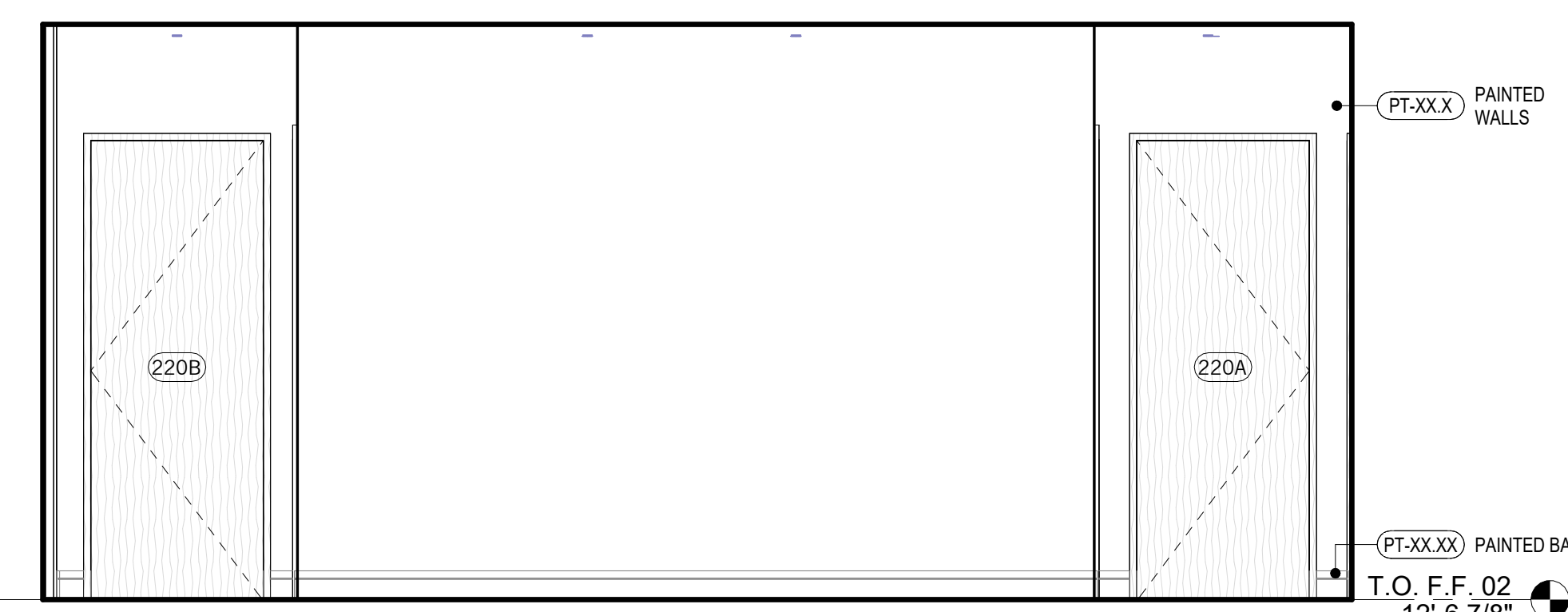
6 PRIMARY BED 2 (ALT B2)  
3/8" = 1'-0"



4 PRIMARY BED 2 (ALT B2)  
3/8" = 1'-0"



3 PRIMARY BED 2 (ALT B2)  
3/8" = 1'-0"



2 PRIMARY BED 2 (ALT B2)  
3/8" = 1'-0"

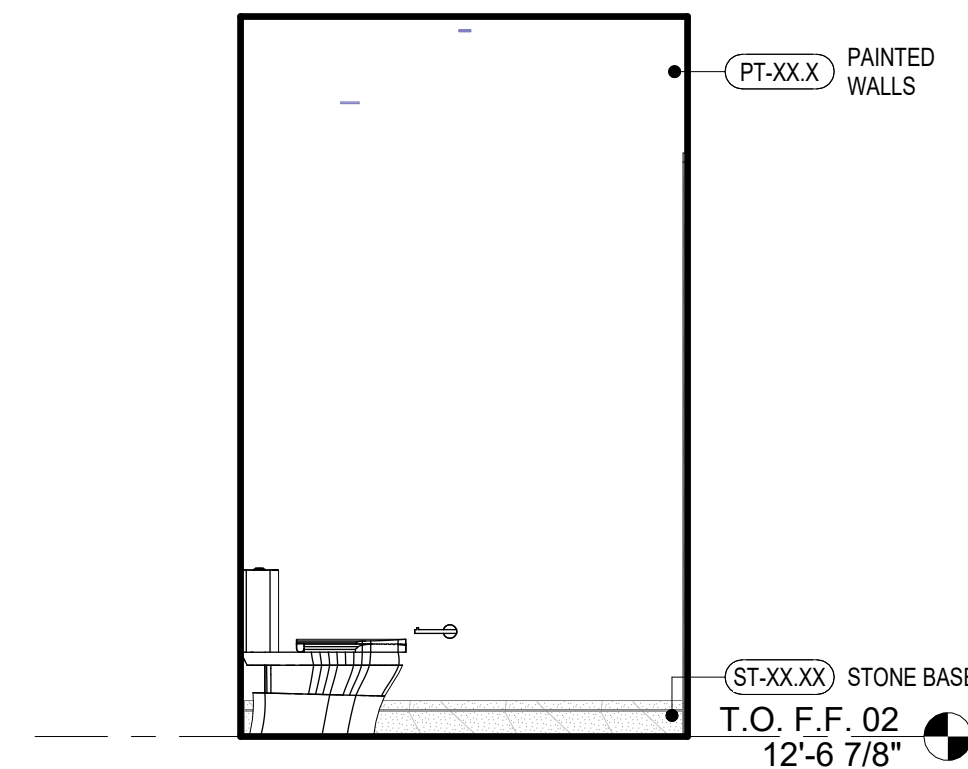
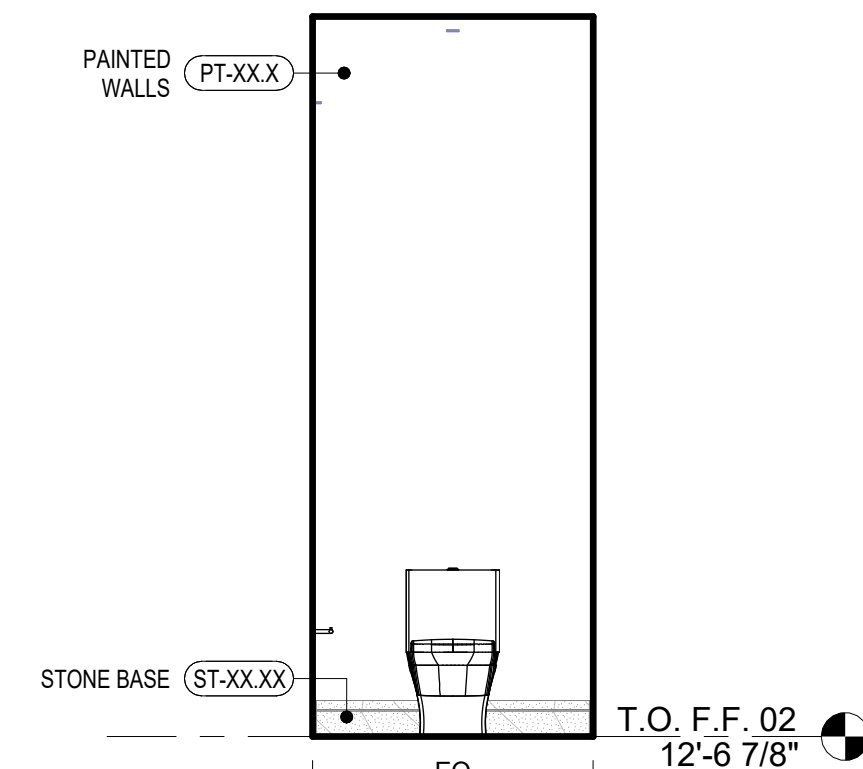
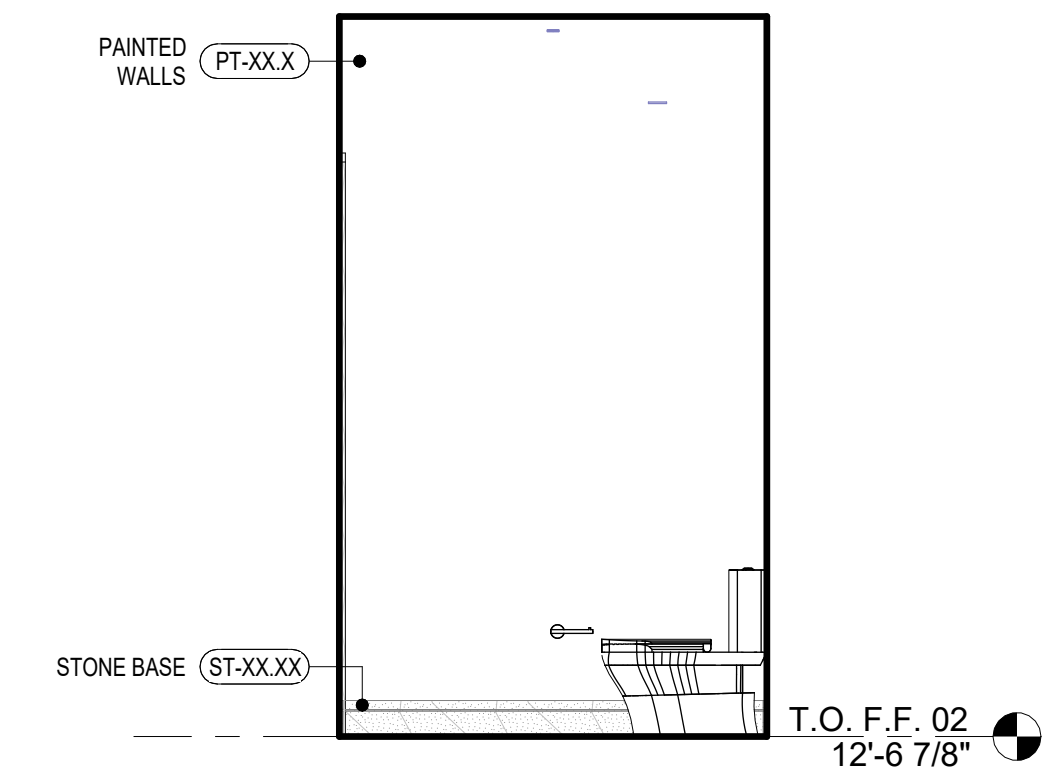
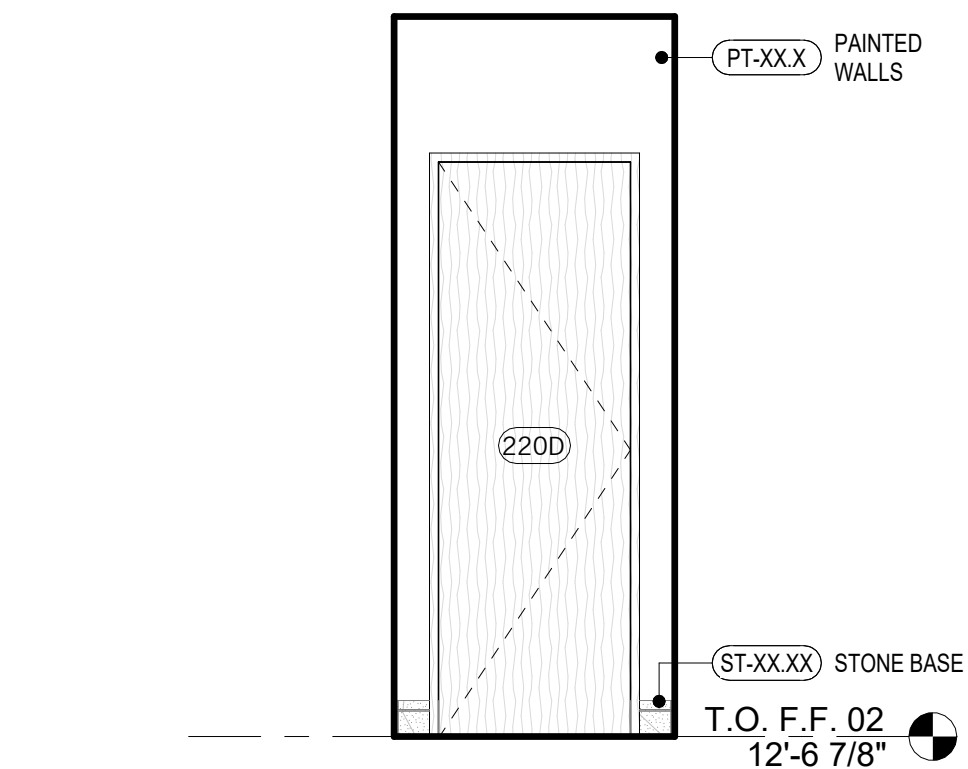
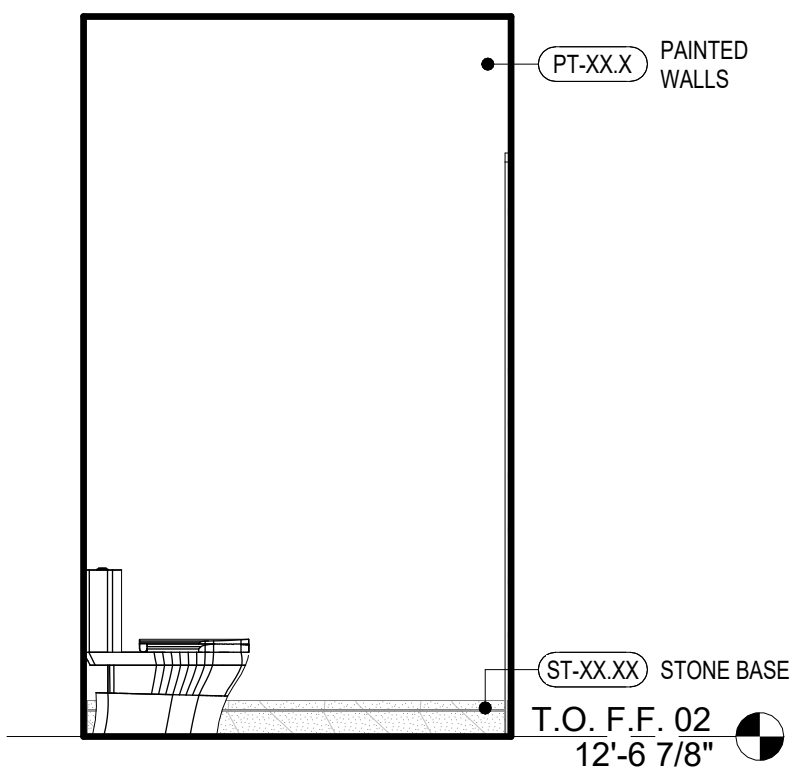
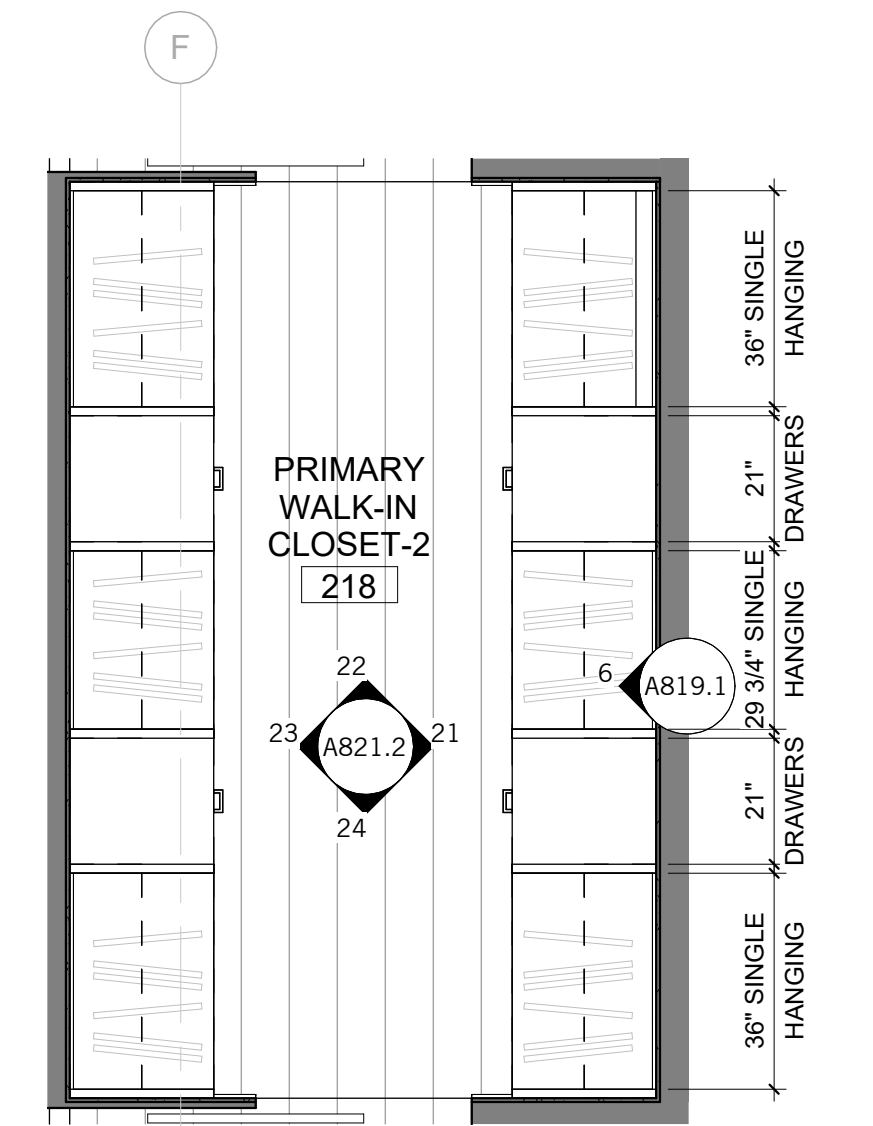
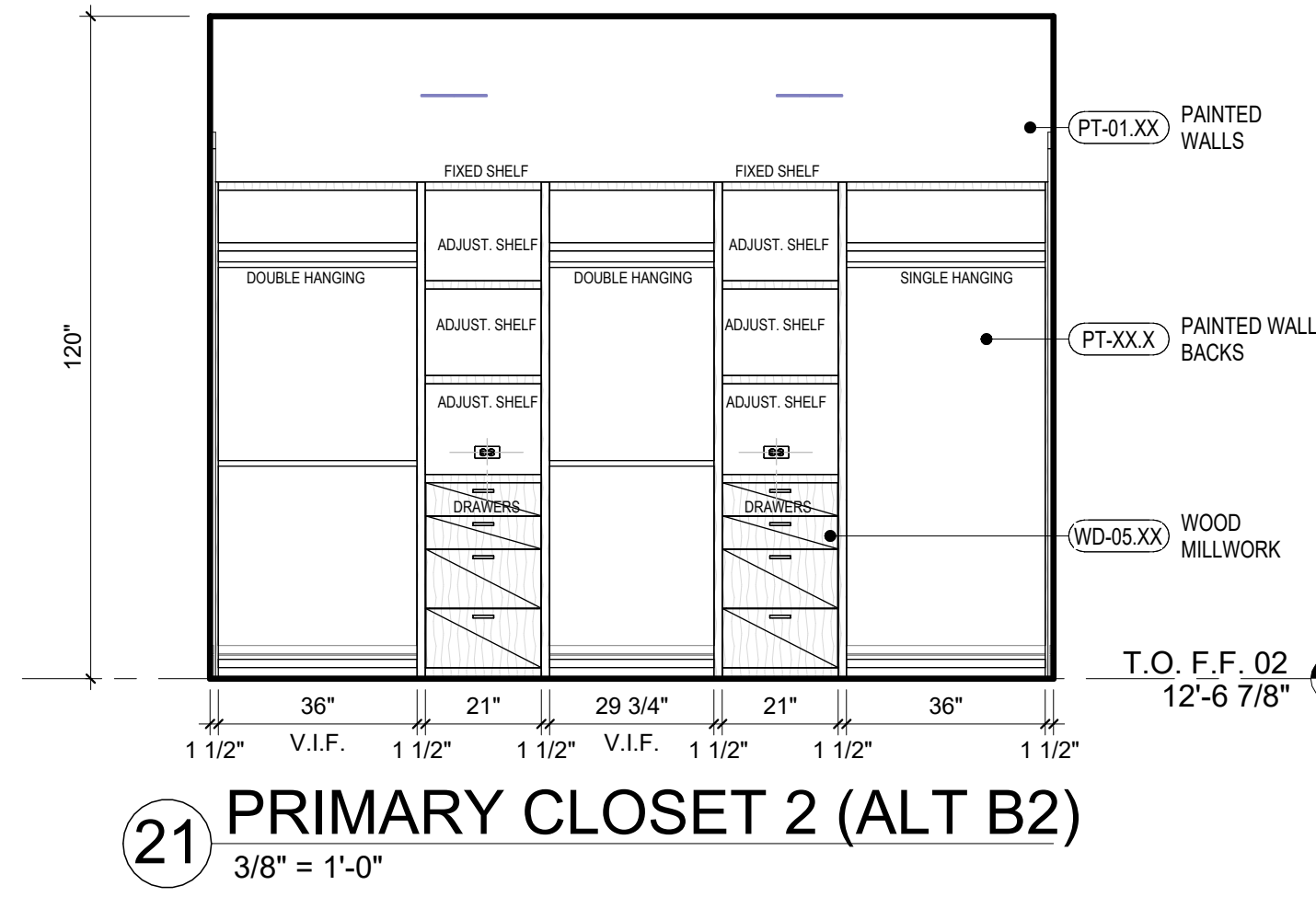
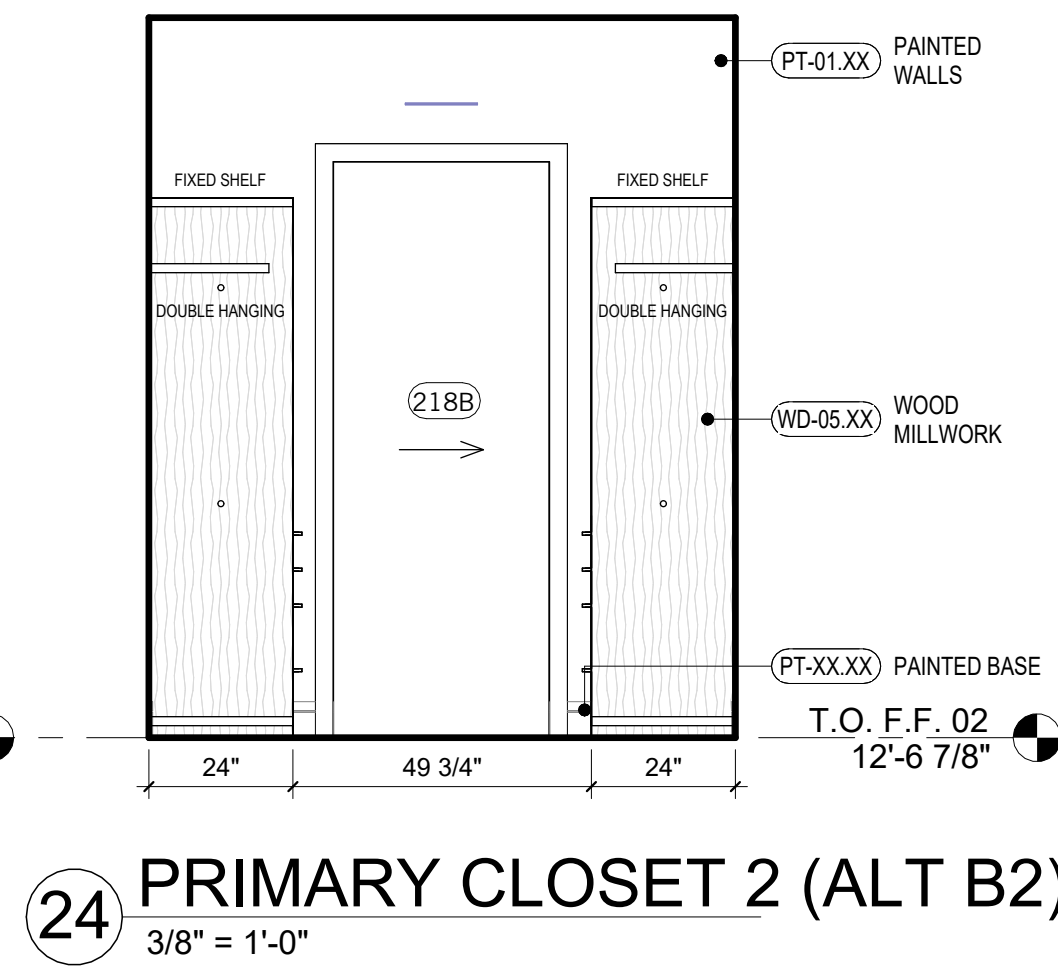
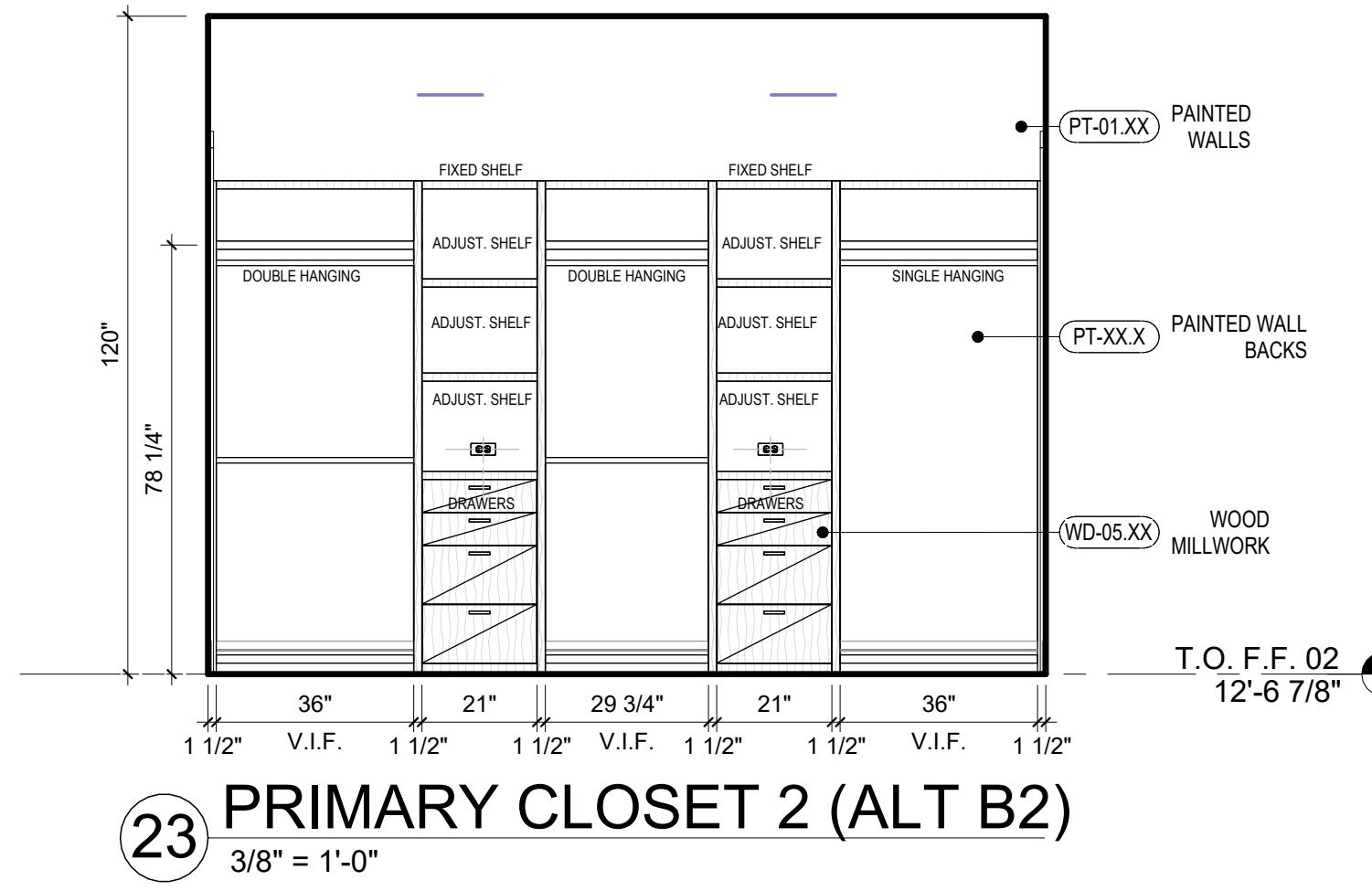
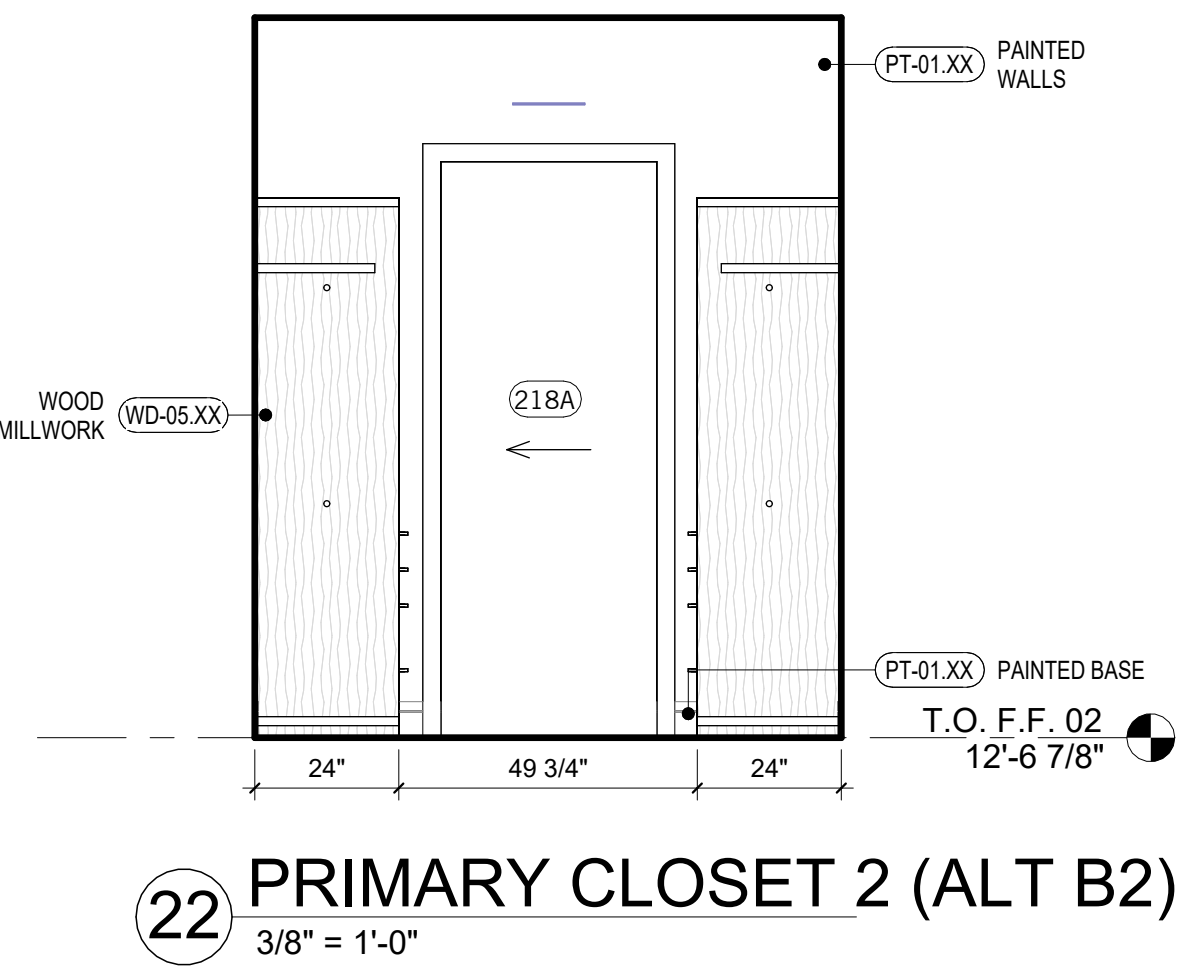


1 PRIMARY BED 2 (ALT B2)  
3/8" = 1'-0"

NOT FOR CONSTRUCTION

SEAL / SIGNATURE  
JOB NO. 1911-001  
DRAWN SW, EJ, MN, JD, ET  
CHECK RB  
INTERIOR ELEVATIONS (B2)

SHEET  
A820.2



19 PRIMARY TOILET 2.2 (ALT B2)  
3/8" = 1'-0"

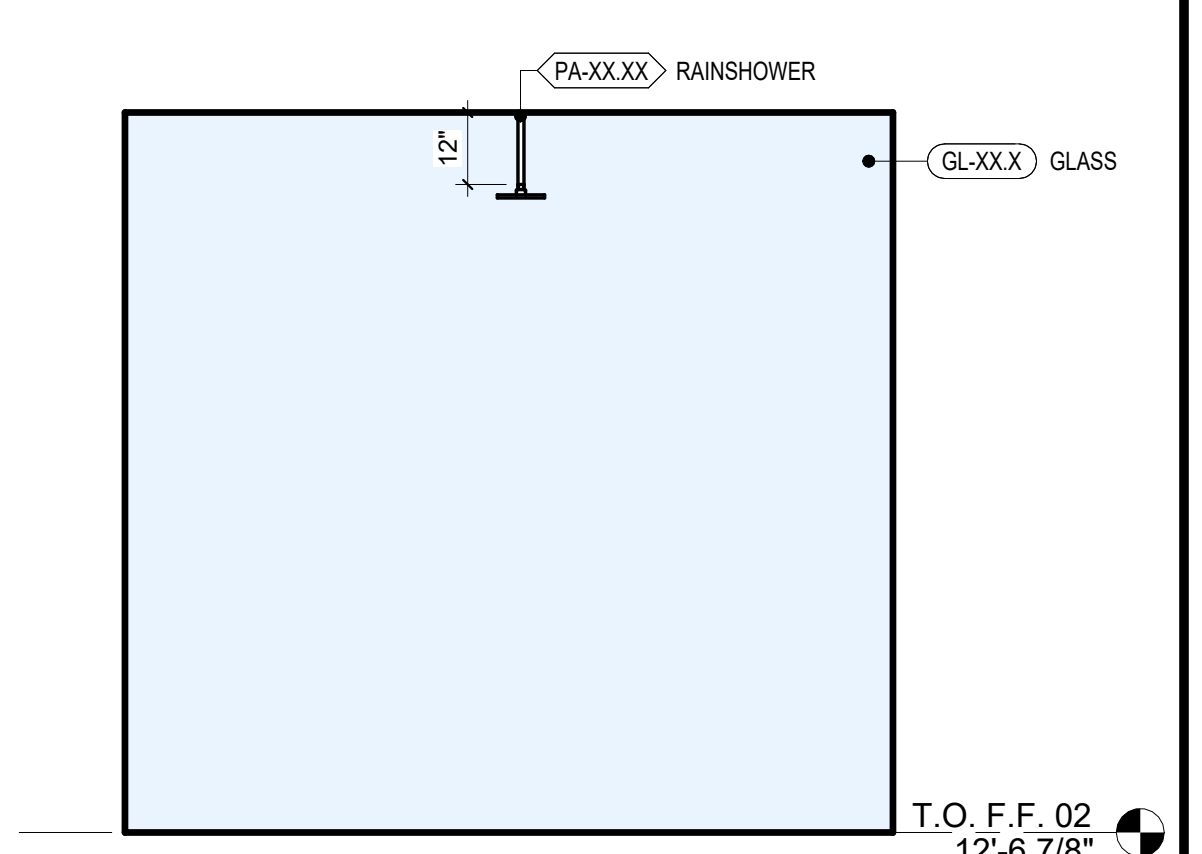
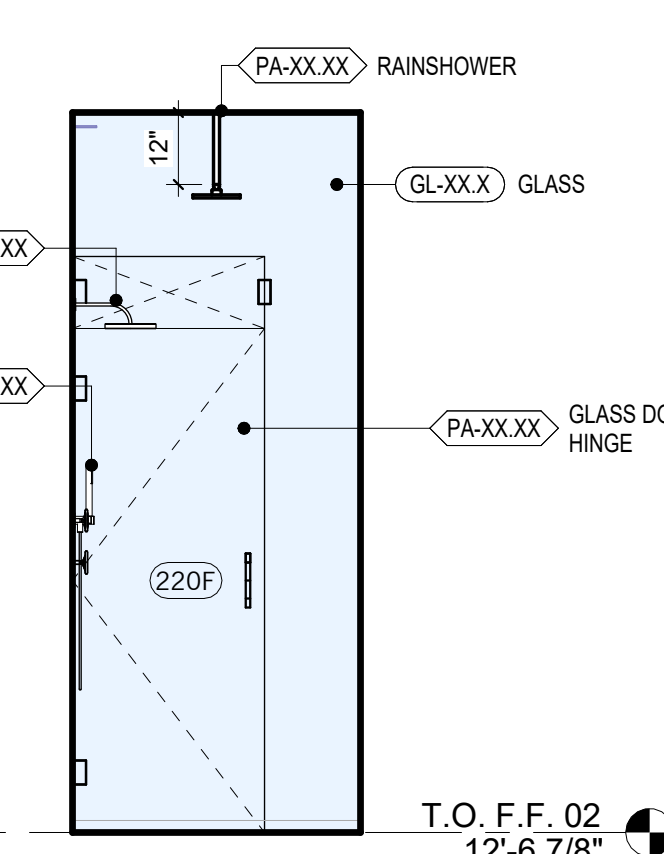
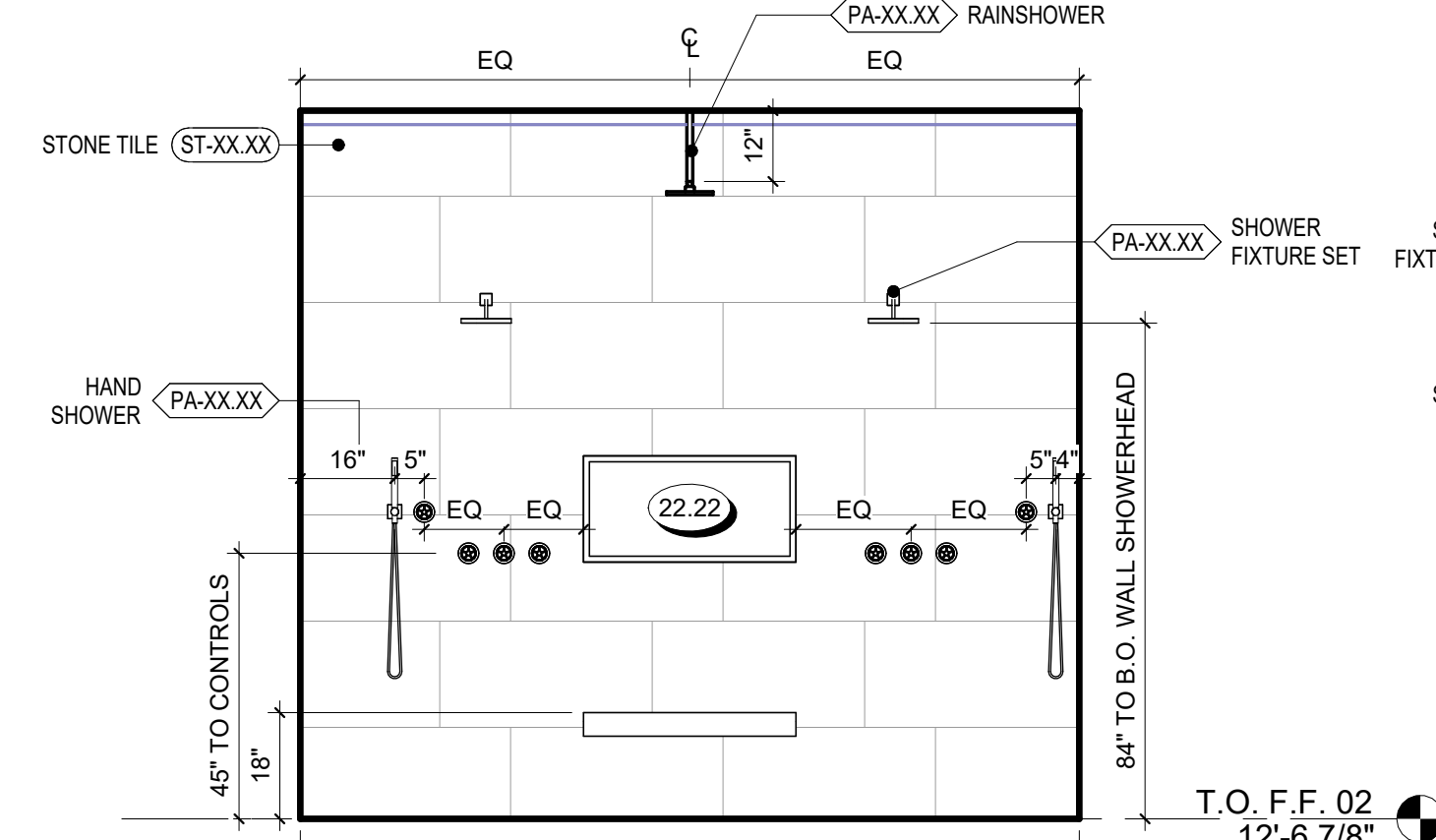
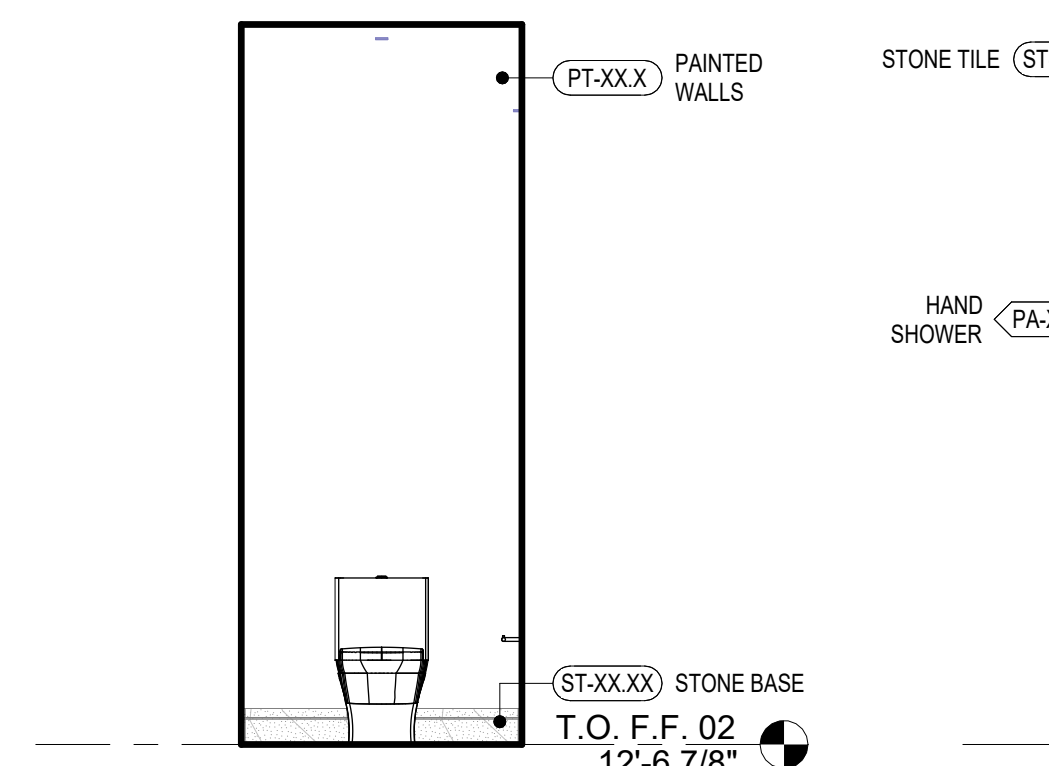
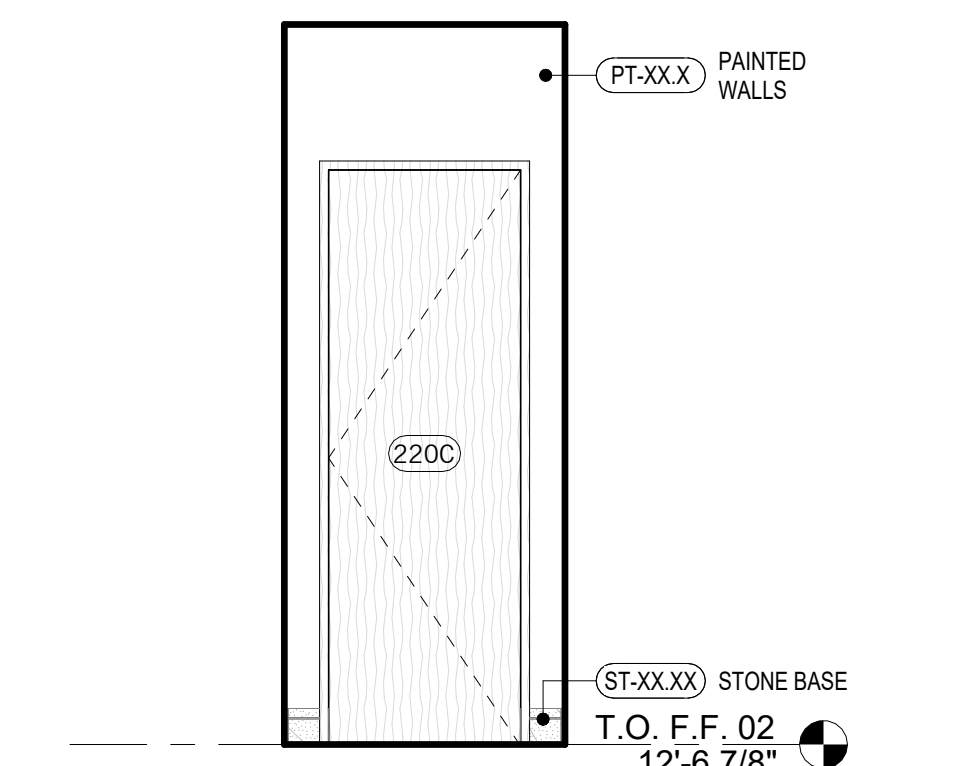
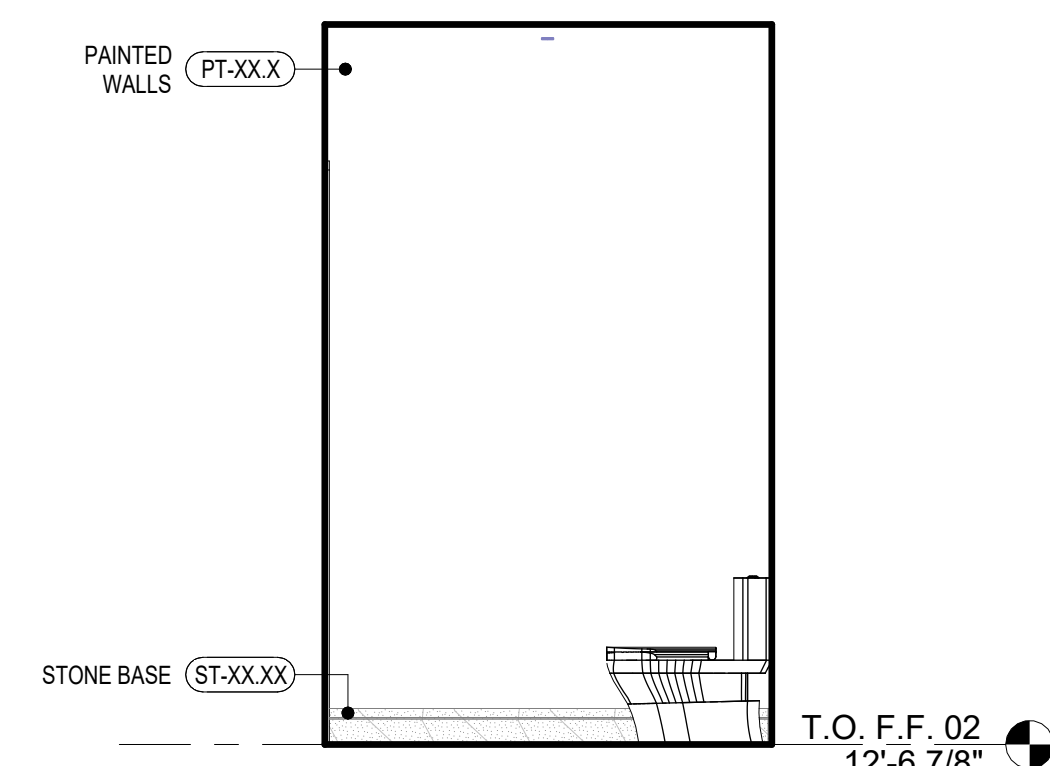
18 PRIMARY TOILET 2.2 (ALT B2)  
3/8" = 1'-0"

17 PRIMARY TOILET 2.2 (ALT B2)  
3/8" = 1'-0"

16 PRIMARY TOILET 2.2 (ALT B2)  
3/8" = 1'-0"

15 PRIMARY TOILET 2.1 (ALT B2)  
3/8" = 1'-0"

20 PRIMARY CLOSET 2 (ALT B2)  
3/8" = 1'-0"



14 PRIMARY TOILET 2.1 (ALT B2)  
3/8" = 1'-0"

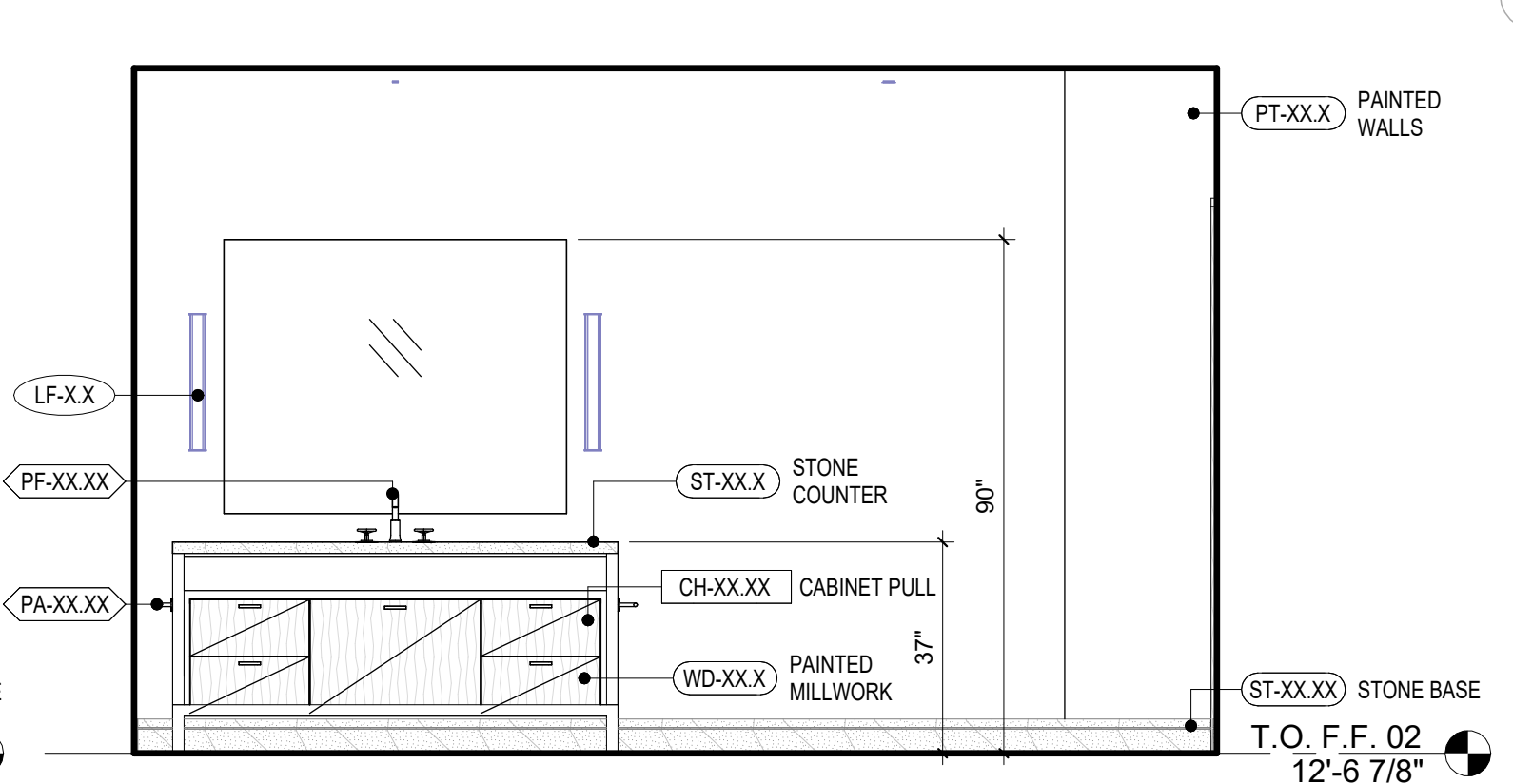
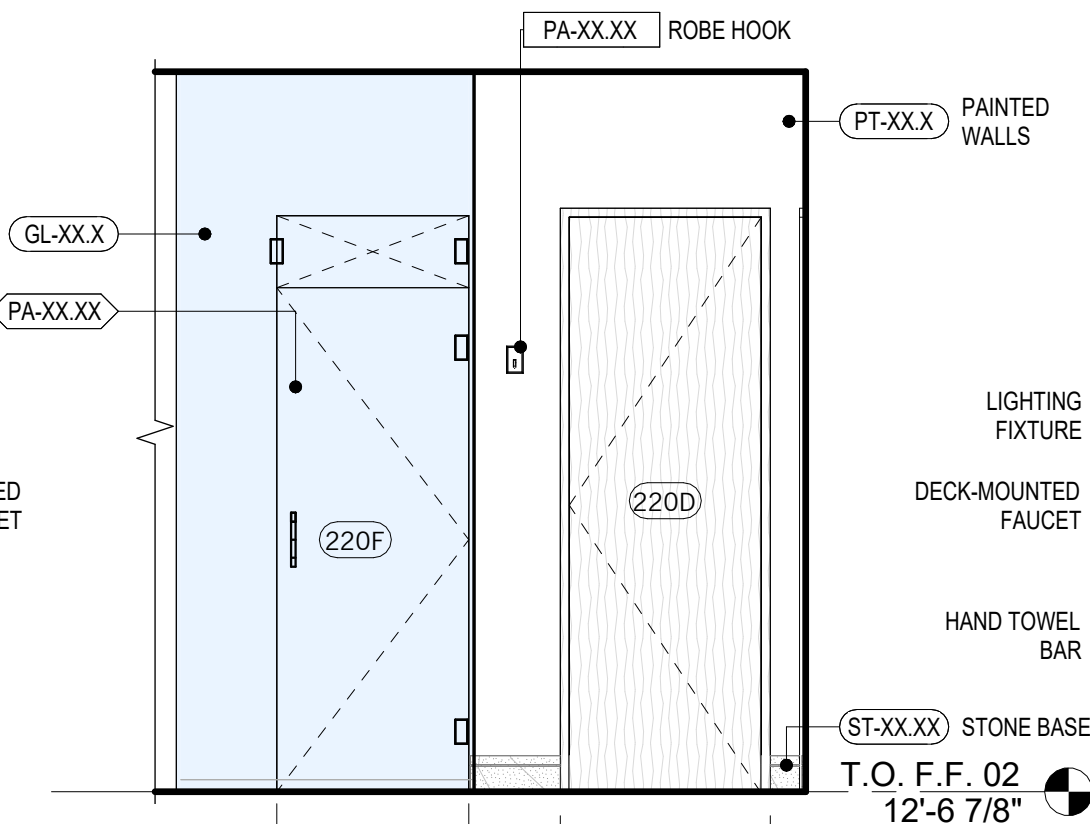
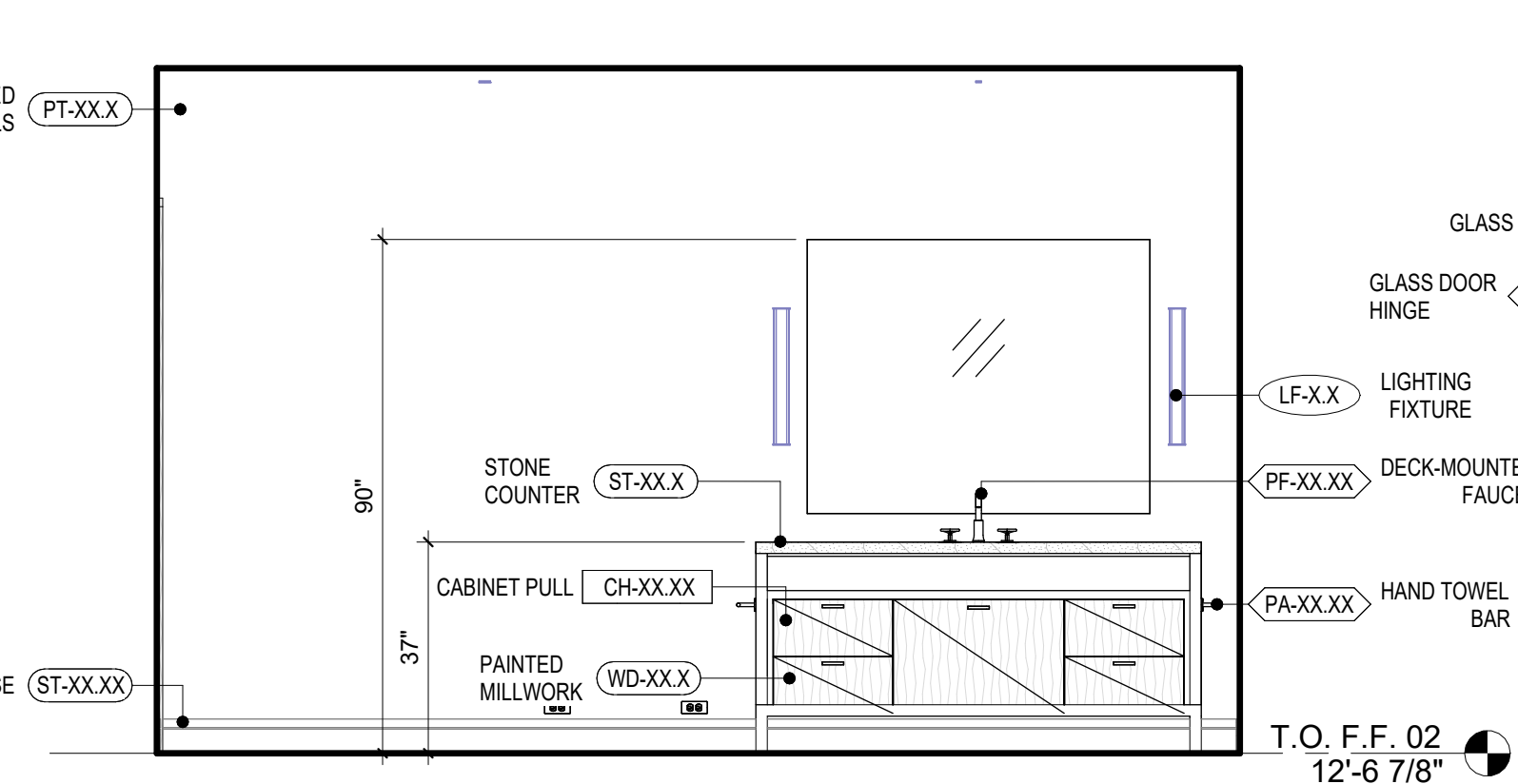
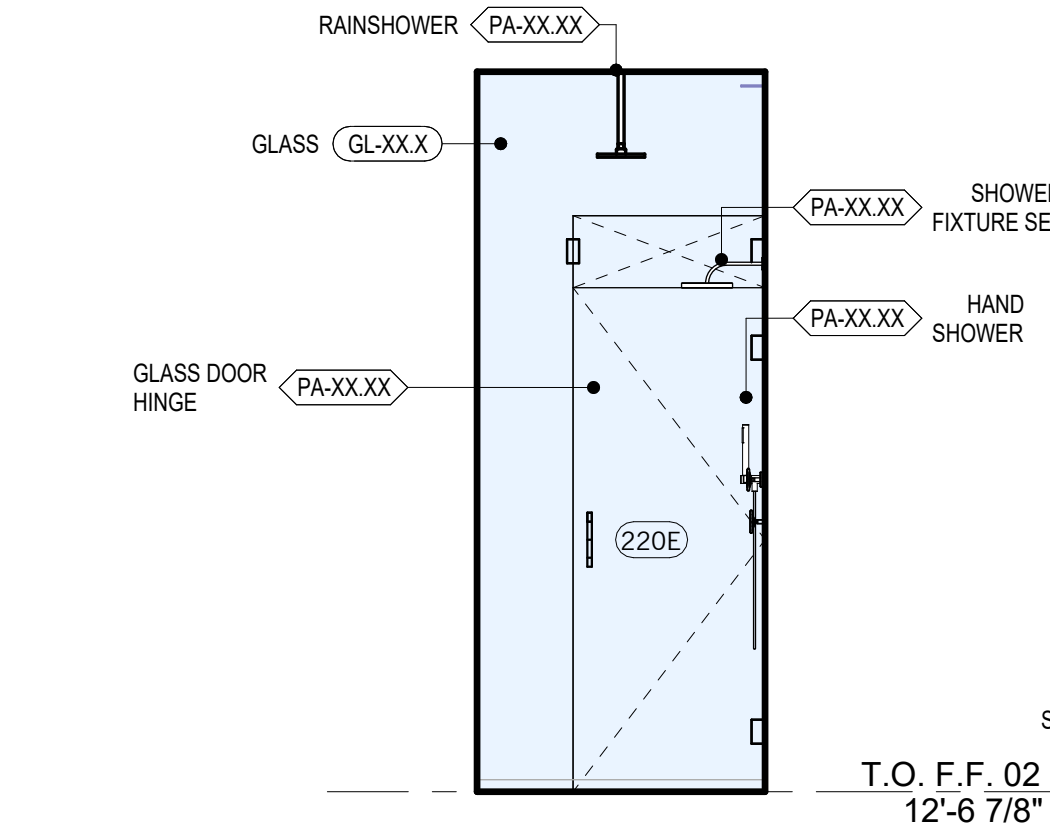
13 PRIMARY TOILET 2.1 (ALT B2)  
3/8" = 1'-0"

12 PRIMARY TOILET 2.1 (ALT B2)  
3/8" = 1'-0"

11 PRIMARY SHOWER 2 (ALT B2)  
3/8" = 1'-0"

10 PRIMARY SHOWER 2 (ALT B2)  
3/8" = 1'-0"

9 PRIMARY SHOWER 2 (ALT B2)  
3/8" = 1'-0"

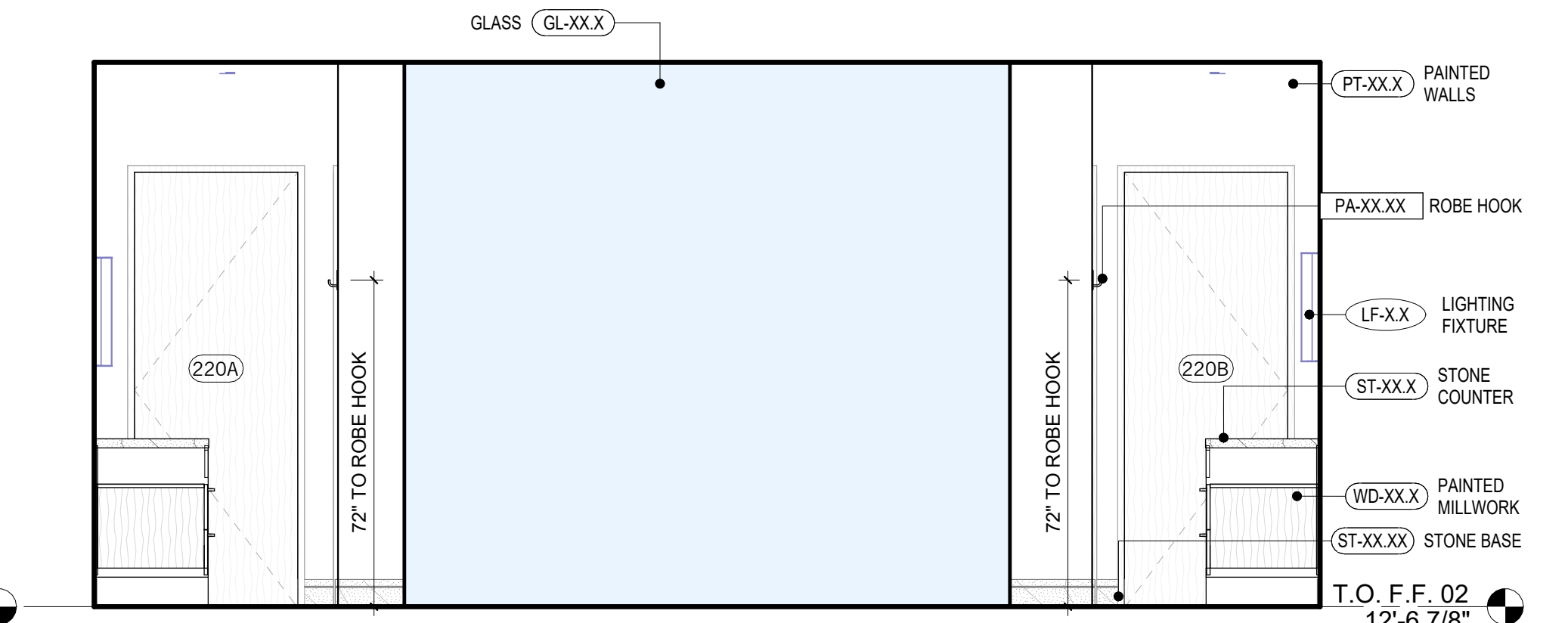
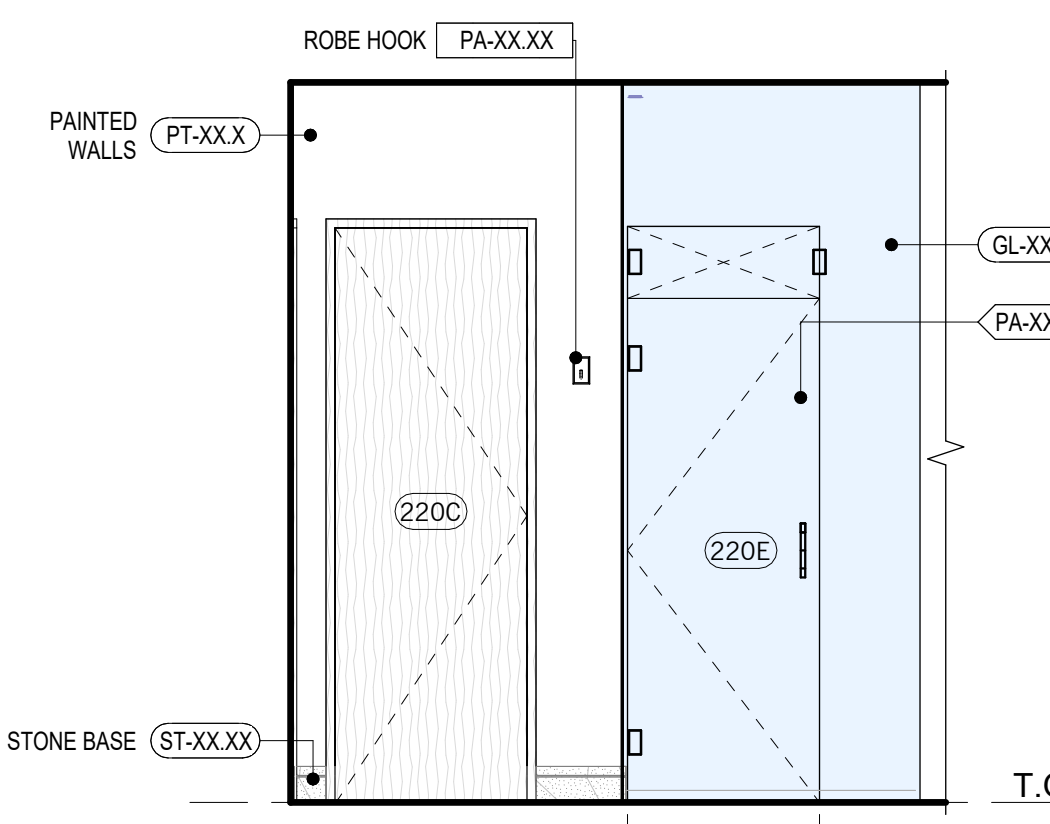


8 PRIMARY SHOWER 2 (ALT B2)  
3/8" = 1'-0"

7 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"

6 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"

5 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"



4 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"

3 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"

2 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"

2 PRIMARY BATH 2 (ALT B2)  
3/8" = 1'-0"

1 PRIMARY BATH 2 (ALT B2) - ENLARGED PLAN  
3/8" = 1'-0"

