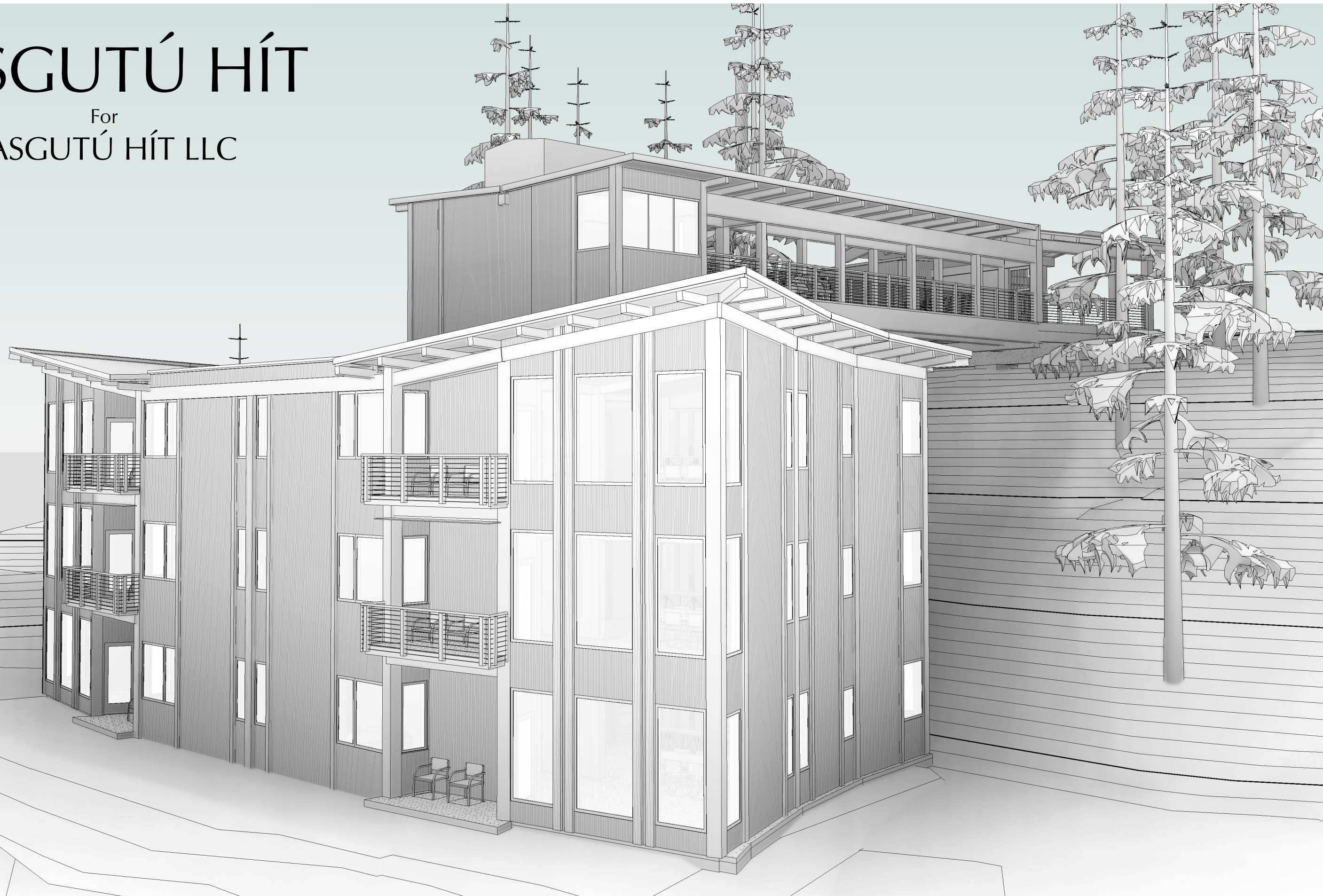


# AASGUTÚ HÍT

For  
AASGUTÚ HÍT LLC



CONSTRUCTION DOCUMENTS



CODE STUDY

Basis of Design: 2021 IBC as adopted by the State of Alaska
2021 NEC
2021 IMC
2015 UPC

Size and Configuration: The project includes a six-plex three story housing unit, and a detached associated parking garage. The two are linked by an open breezeway connecting the upper garage to an elevator lobby located at street elevation, five stories above the lower site level of the six-plex.

The six-plex housing unit has a base floor elevation of 29', 4' above the FEMA flood mapping height jurisdiction of 25'. Floor 2 is at elevation 40', Floor 3 at 51', a small mechanical room is at elevation 61', and elevator lobby at 70', matching the garage elevation. The housing building totals 9,000 sq.ft. of enclosed space, with six units at 1,500 sq.ft. each. The garage measures 23' x 64', or 1,150 sq.ft. of enclosed space, with 400 sf. of covered car port.

CBJ PLANNING REQUIREMENTS:

Zoning and Density: The property is zoned D-18. The lot measures 51,184 sq.ft., roughly 1.2 acres. That generates a maximum housing unit count of 22, well-above the intended six units.

Dimensional Standards, Setbacks: D-18 requires 20' front setback, 5' side setback, and 10' rear property setback. All requirements are met, with the garage set at 20'-2" off of the property line along Douglas Highway. All other side and rear actual setbacks are 65' to 100'.

Dimensional Standards, Height: D-18 stipulates a maximum of 35' for average roof height. The three-story housing portion of the building complies with this requirement, measured from an exterior grade plane of 28'-6". The roof averages 63' in height to the fascia top.

Elevator Height Exemption: Per 49.25.420 (c) 1, "height limitations stipulated in this section shall not apply to tanks, church spires, cupolas, hose towers ...and other similar structures or facilities." The elevator, lobby, and supporting structure do not create occupied space, and are a critical element to provide an accessible route to the occupied levels of the facility. Further, the elevator tower extends 14' above the upper site portion grade plane, with minimal impact on adjoining properties or view.

Parking: Per CBJ 49.40.210, parking requirements for two-bedroom units located out of the town center is 1.5 stalls, generating a requirement of 9 stalls for this building. Since our required parking is less than ten, no dedicated ADA or visitor stalls are required.

Six parking spots will be provided in the enclosed garage structure. Three additional spots will be provided at the exterior site development, one with a partial roof cover, and two open-air. In addition to the nine off-street spots provided, additional parking stalls are indicated on the site plan on DOT property. Those would be implemented with a negotiated lease after construction.

CODE ANALYSIS:

Chapter 3: Per 310, the six residential units will be classified as R-2 occupancy. The private garage is classified as a U occupancy.

Chapter 4: Per 420.2: Walls separating housing unit spaces shall be fire partitions per 708. Per 420.4, Group R occupancies shall be constructed with fire sprinklers per 903.2.8. Per 420.5, Group R-2 occupancies shall include fire and smoke alarms per 907.2.9.

Chapter 5: Per 502.1: Building address and identification shall be provided as noted. Per Table 504.3: Both residential building portion and enclosed garage will be constructed per Type V-B. R-2 allows three stories above grade, or 60' above grade plane. Per Table 506.2, with full sprinklers, R-2 Type V-B has a base allowed size per floor of 21,000 sq.ft. The base allowable area is 63,000 for the R-2 structure, well-above the actual 9,000 sq.ft.

Chapter 7: 708.3: Fire partitions, exception 2: buildings of Type V-B with automatic sprinkler system per 903.3.1.1 shall have fire-resistance ratings of not less than 1/2 hour.

Chapter 9: 903.2.8: Sprinkler system will be provided per 903.2.8. Given that the height above grade plane and fire department vehicle access point exceeds 40' in height, a full sprinkler system will be required for the housing units. Sprinkler standpipes will be provided in the exterior stairwell as determined by the Fire Department. The covered exterior stairway, garage, and open breezeway will not be sprinklered. 907.2.9.1: Fire and smoke alarms: Per Exception 3, 907.2.9.1, a building-wide manual fire system is not required.

Chapter 30: 3002.4: Elevators: Since the building elevator serves five levels (3 occupied housing levels, mechanical, and arrival lobby), it is required for the elevator to be sized to handle an ambulance stretcher measuring 24" x 84". The elevator provided meets this criterion.

SCOPE OF WORK

Description: Aasgutù Hit ("House in forest") is a new facility with six residential units and a separated enclosed garage, connected by a breezeway and elevator. The project is located on undeveloped Douglas Island waterfront property near Lawson Creek.

The property will be developed with a three-story residential complex built on the existing pad at the base of the steep forested slope. The development will include six residential condominium units, and a separate heated garage, set at highway elevation. The six condominiums are nearly identical, each with two bedrooms and two bathrooms, mirrored on the building centerline.

Parking will be provided along the highway, matching the elevation of the roadway. Each housing unit is provided one covered parking space. The three exterior spaces will be designated for visitors, including one which adjoins the walkway for pick-up and drop-off, mail use, and emergencies.

To access the housing units, a covered breezeway adjoins the garage, extending horizontally through the trees until it meets an enclosed elevator tower with access to the units below. A covered stair also extends down from the elevator entrance, allowing safe egress up or down in a power outage. A limited number of trees will be cut for construction of the enclosed garage.

Housing Details: The high-quality living units will provide best-in-class energy efficiency, and full ADA accessibility. The elevator, extending five stories from the parking elevation, will be large, rated at 4,000 lbs, and sized for a gurney, per elevator code standards. The elevator will be programmed to provide access to each unit for that owner only. All residents will have additional elevator access to a shared lobby at the lowest floor of the building, providing an accessible route to the beach zone.

Each condominium unit totals 1,500 sq.ft. of enclosed living space, with shared exterior stairs and decks. The unit plans include two large bedrooms, a primary bathroom, a secondary bathroom with washer/dryer, entry foyer, and an open central "great room." The great room combines kitchen, dining room, living room, and small den area.

Energy efficiency and low maintenance construction is emphasized throughout. The building will be constructed with highly insulated exterior walls and roof details, and windows will utilize fiberglass triple glazing. Heating will be provided by in-floor hydronic heating with air-source heat pumps. Heating and domestic hot water systems will be centrally produced, then serve all six units. Mechanical systems are located in two small spaces on the fourth floor, underneath the elevator and lobby at the fifth floor. Ventilation will be provided by a dedicated HRV unit located within each unit.

The exterior will feature Kynar-finished corrugated metal wall panels, accented by yellow cedar trim bands and structural members. Roofing will utilize a fully adhered EPDM rubber membrane. The roof is designed in a low slope "butterfly" configuration, rising toward the water face, and the east/west sides. Runoff drains to the backside, with a "rain chain" drainage to a collection feature at the ground line.

The interior of the units will include 3" stained concrete floors throughout. The concrete floors provide thermal mass, and excellent acoustic separation between units. All finish materials will be low-voc and sustainable. Ceilings within the units will step up toward the view, with windows featuring the waterfront from both the living room and the primary bedroom. The second and third floor units will include a balcony. Units on the first floor will include exit doors to the water-side exterior, with private terrace space protected by the balcony roofs above. Sleeping spaces include egress-scale casement windows.

Exterior site work will include a path to the beach from the shared elevator access. This route, looping around the up-channel or northwest end of the building, will provide a gentle and accessible path to the intertidal zone and beach, with a shared fire pit area. The design of the project includes a potential future storage space under the garage. This area will be accessed by the elevator from the fourth floor, with a future walkway underneath the fifth-floor walkway.

Utilities and Systems: Power, data, and water will be provided to the housing units from the upper site portions along Douglas Highway. Utilities will be buried, then extend to the housing unit underneath the breezeway, utilizing a chase with insulated pipe and heat trace, and conduit for power/data. A full sprinkler system will be provided for the housing. Sewer will tap to the sewer main already in place immediately in front of the facility.

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CONSTRUCTION DOCUMENTS

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AASGUTÙ HÍT LLC

MRV #2120

Table with 3 columns: No., Description, Date. Contains empty rows for drawing entries.

SHEET TITLE: SHEET INDEX, CODE, SCOPE

DATE: 04.29.2024

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SHEET NO.

A001

NOTE: 11"x 17" PRINT IS HALF SIZE

**DOOR AND FRAME SCHEDULE**

Door Number	Room Name	Door				Frame Matl.	HDWR Set	Details	Notes
		Width	Height	Material	Type				
A01,B01,C01,D01,E01,F01	Lobby	3'	7'	WD	SC	FG	1	4,5,6/A702;4 /A711	1
A02	Lobby	3, 2'-4"	7'	WD	HC		2	3/A803	
B02,C02,D02,E02,F02	Lobby	3, 3'-0"	7'	WD	HC		2	3/A803	
A03,B03,C03,D03,E03,F03	Bedroom	3'	7'	WD	SC	PD	3	4/A802	
A04,B04,C04,D04,E04,F04	Bedroom	2, 2'-10"	7'	WD	HC		2	3/A803	
A05,B05,C05,D05,E05,F05	Bathroom	3'	7'	WD	SC	WD	4	2/A801	
A06,B06,C06,D06,E06,F06	Bathroom	3'	7'	WD	HC	PD	3	4/A802	
A07	Hall Closet	2, 2'-8"	7'	WD	HC		2	3/A803	
B07,C07,D07,E07,F07	Bathroom	2, 2'-10"	7'	WD	HC		2	3/A803	
A08,B08,C08,D08,E08,F08	Bathroom	2, 1'-8"	7'	WD	HC		2	3/A803	
A09,B09,C09,D09,E09,F09	Primary Bedroom	3'	7'	WD	SC	WD	4	2/A801	
A10,B10,C10,D10,E10,F10	Primary Bath	3'	7'	WD	HC	PD	3	4/A802	
A11,B11,C11,D11,E11,F11	Primary Bath	2, 2'-6"	7'	WD	HC		2	3/A803	
A12,B12,C12,D12,E12,F12	Primary Bath	2, 2'-6"	7'	WD	HC		2	3/A803	
A13,B13,C13,D13,E13,F13	Exterior Deck	3'	7'	FG	IN	FG	5	6,7/A703	3
A14	Lobby/Hall	3'	7'	WD	SC	WD	4	2/A801	
M01,M02,M03	Mechanical Access	3'	7'	FG	IN	FG	5	6,7/A703	
L01	Elevator Lobby	3'	7'	FG	IN	FG	5	6,7/A703	2
G01	Exterior Deck	3'	7'	FG	IN	FG	5	6/A709	2
G02,G03,G04	Garage Doors	16'	7'-2"	IM	IM			1/A708; 2/A709	
G05,G06,G07,G08	Storage	3'	6'-10"	FG	IN	FG	6	5/A709	
G09	Access Gate	3'-7"	7'	6		FG	7		4

**ABBREVIATIONS**

WD	Wood Door with Veneer Finish, premium grade, cherry, plain sawn, no match
FG	Fiberglass, Door or Frame, with urethane painted finish, 1 3/4" thickness, Edgewater or equal
IM	Insulated Metal with Factory Finish as noted
SC	Solid Core Wood Door Construction, 2" overall thickness
HC	Hollow Core Wood Door Construction, 1 1/2" overall thickness
IN	Insulated Door Core with Fiberglass Doors
PD	Pocket Door with steel frame, Johnson Hardware, 1500 SC or equal

**GENERAL PRODUCT REQUIREMENTS**

Wood doors and frames are finished prior to installation with oil-based urethane satin varnish, UV stabilized. Min 2 coats. Fiberglass doors are finished with two coats oil-based urethane paint prior to installation. All doors, unless otherwise noted, are flush face style. By-pass slider doors include overhead heavy-duty hardware concealed by head trim construction. Slider doors stop at gypsum side walls, with high/low minimal bumpers.

**NOTES**

1	Door with custom vertical lite, full height. Vancouver Door WL-7 or equal
2	Door incorporates 1/2 lite, 1" insulated glass, low-E, clear tempered
3	Door incorporates full lite, 1" insulated glass, low-E, clear tempered
4	Custom gate by Owner, installed by Contractor. Fiberglass jamb frame by Contractor

**PRODUCTS LIST / FINISH SCHEDULE:**

**EXTERIOR**

**Walls:** The exterior walls of the building will be finished with metal siding, metal flashing, structural sawn members, structural glulams, and cedar trim of various sizes as detailed. The glulams will be a combination of Douglas-fir preservative-treated doug fir, and yellow cedar, as detailed. All untreated exterior wood will receive one coat of "Cedarshield" penetrating preservative.

Siding will use corrugated siding, placed vertically with stainless steel exposed fastners. Panels will be 26-gauge, with fluoropolymer finish, Kynar or Duranar. Two colors will be selected. Fascia and miscellaneous flashing will be 22 gauge, with Kynar finish. The typical fascia will include concealed wind clips.

Weather barrier behind the siding and trim will be vapor-permeable, while wind and water-proof. Basis of design is Vaproshield.

The base of the wall includes a flashed and insulated detail that avoids thermal loss at grade. Primary building foundations will include a continuous rigid board insulation substrate of 4" Foamular or equivalent with appropriate bearing capacity per structural.

**Windows:** Windows will utilize Cascadia triple-glaze fiberglass frames. Glazed units will include operable lites where illustrated for bedrooms and dining. Window installation will include bituthene wrap on all four sides, coordinated with Cascadia dam at sill.

**Roofing:** Roofing includes .060 adhered EPDM roofing with 15-year warranty, Carlisle or equivalent system. Elevator tower extension includes adhered EPDM on sides and top. Two 2x4 skylights by Velux or equal, provided at primary bath, top floor.

**Railings:** Railings will utilize 4" x 4" yellow cedar posts at 4'0" oc, with 3/32" ss cable at 3" oc, with 2 1/2" x 5" top yellow cedar cap. Attachments to beam and concrete side walls will utilize 4" x 4" x 7" x 1/4" galvanized angle brackets each side with ss 3/8" through-bolts.

**Doug Fir/Spruce:** Other softwoods will utilize a similar "cedarshield" finish.

**Cedar:** Yellow cedar trim will use tight-knot select structural, finished with one coat of penetrating "Cedarshield" treatment. Fasteners will utilize stainless steel screws and lags, with plugged holes in visible locations.

**Door:** Exterior doors at garage and decks will use insulated fiberglass doors and frames. Doors will include a half-lite, with tempered insulated low-E glass. Basis of design is "Edgewater". Entrance doors at residential units utilize veneer wood doors by Vancouver.

**INTERIOR**

**Concrete Floors:** All interior floors will utilize polished concrete except for the primary bathroom. The first floor is a structural slab, 4" thickness. At floors 2 and 3, 3" of reinforced concrete is placed over structural ply. Polished concrete at all interior locations will be finished to a level 2, satin finish. The Level 2 honed finish utilizes a 400-grit final finish step. Concrete surface at the balcony or exterior deck at first floor is thermally isolated from interior, has a broomed finish, sloped to drain.

**Walls and Ceilings:** Interior walls and ceilings will utilize 5/8" type X gypsum wall board with a level 4 smooth finish. All walls and ceilings will be painted with a single flat finish in the typical rooms, with a satin finish in the bathrooms. Finish ceilings will be furred with 2x4 wood framing at 2'0" oc., installed below the structural ceiling or roof assembly above, with supports to structure above at no more than 6' spacing.

**Bathroom Wall Tile:** Shower enclosure in the primary bathroom will include wall tile full height, all sides. The exterior of the wall between the shower and the toilet will also be tiled full-height. In the secondary bathroom, wall tile will be used on three sides surrounding the tub, full height. Floor in primary bath will use tile at all portions, including walk-in shower. Floor within shower will slope to trench drain. Basis of design: Mosa 'Solids' 2'x2'.

**Alternate Wood Slat Ceiling:** In the Kitchen/Dining/Living ceiling portions, an upgrade improvement will be priced for deleting gypsum wall board, and substituting a wood slat ceiling. The wood slats will be 5/8" x 2 1/2" spruce, running parallel to the side walls, with 3/8" gap between. They will be supported on 2x2 wood furring on 3'0" spacing, and tied to structure above. 4" acoustic batt insulation will be loose-laid over the slats. Underside of batt will be spray-painted black before placement. Slats will be sanded with 220 grit, with one coat of flat clear acrylic finish.

**Kitchen Tile:** Tile will be installed in the kitchen between the countertop and overhead cabinets. Tile will be provided by Owner, installed by Contractor.

**Countertops:** Countertops for kitchen and bathroom lavatories will be stone (granite, soapstone, basaltina) or synthetic quartz as selected by Owners from high-end product ranges.

**Elevator:** Elevator will be electric traction by Otis or Thyssen. 4,000 lb, and sized for gurney use. Basis of Design: Door: 3'-6" (5) front & (3) rear Cab: Applied Laminate panels w/powder coat. Doors inside: Finished with #4 brushed stainless steel  
Doors outside: Finished with Powder Coat  
Ceiling: Downlight finished with #4 brushed stainless steel  
41'-0" of net travel, Pit at 5'-0" min., Clear overhead at 12'-8" 200 FPM  
Card Reader provisions (at each hall entrance)



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CONSTRUCTION DOCUMENTS

AASGUTÚ HÍT

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No.	Description	Date

SHEET TITLE:  
**SCHEDULES**

DATE: 04.29.2024

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SHEET NO.  
**A002**

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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

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No.	Description	Date

SHEET TITLE:  
 SITE PLAN

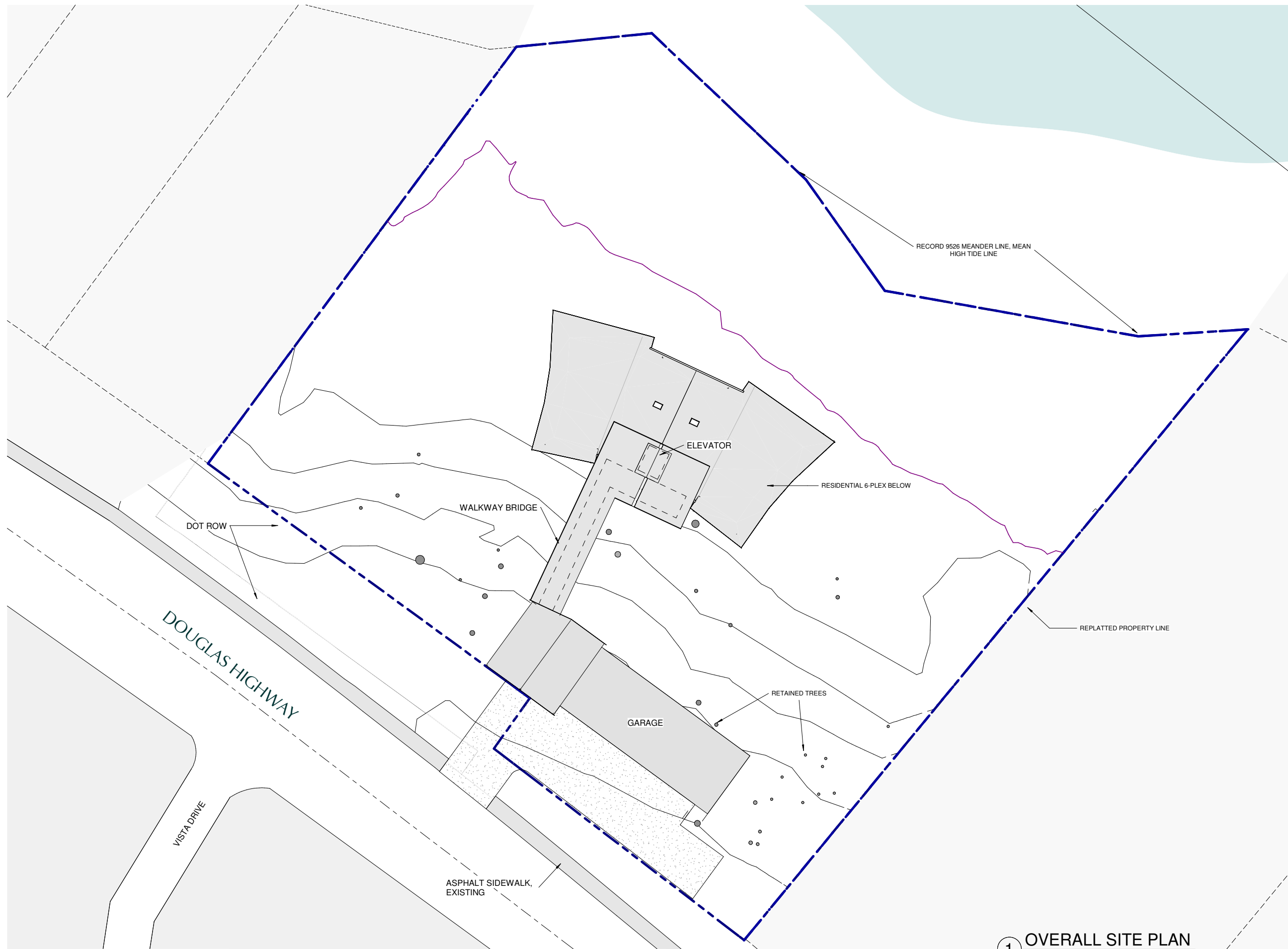
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# A100



1 OVERALL SITE PLAN  
 1/16" = 1'-0"



NOTE: 11" x 17" PRINT IS HALF SIZE





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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
 EXCAVATION,  
 CLEARING,  
 DRAINAGE

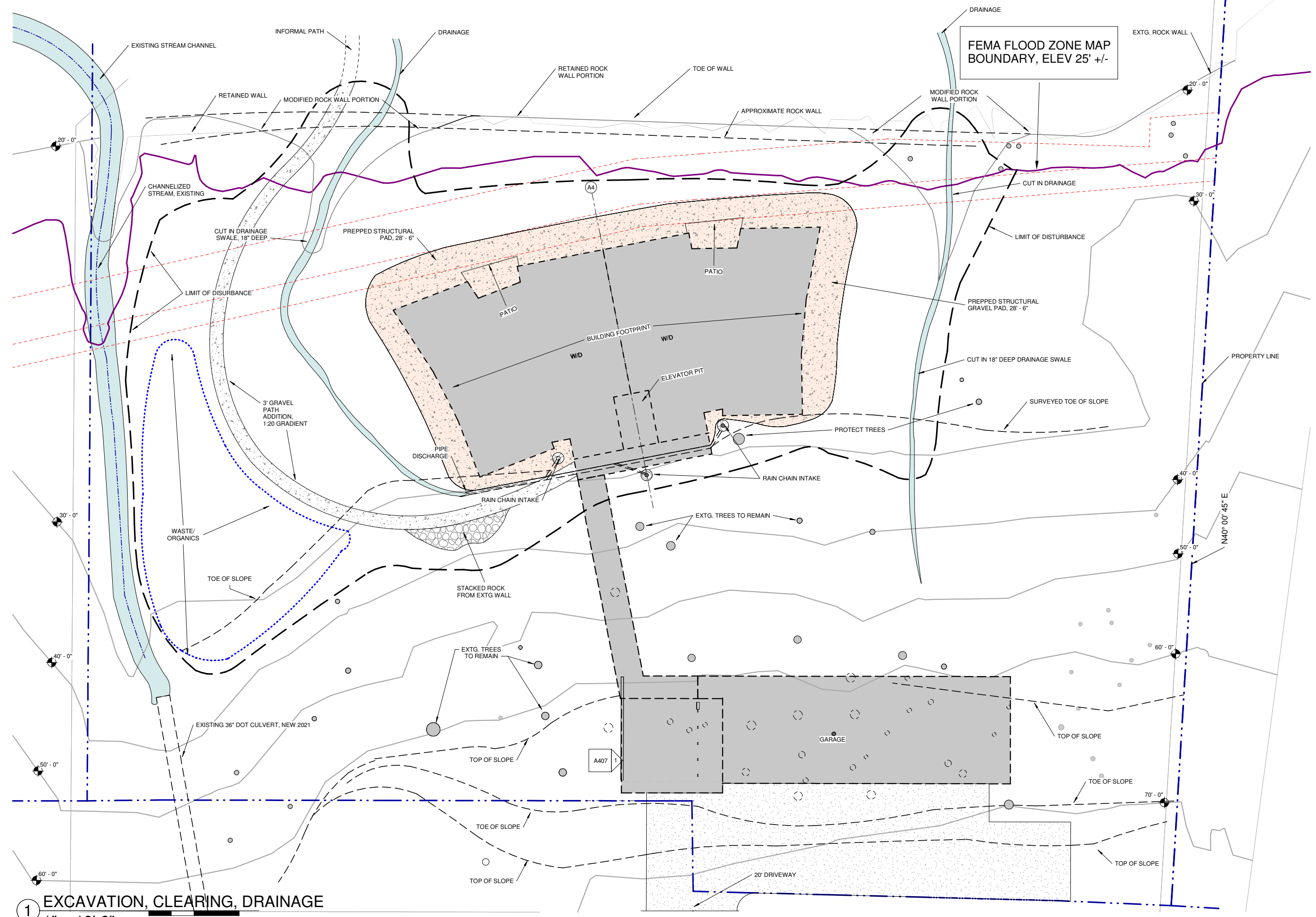
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SHEET NO.

## A111



FEMA FLOOD ZONE MAP  
 BOUNDARY, ELEV 25' +/-

1 EXCAVATION, CLEARING, DRAINAGE  
 1" = 10'-0"

NOTE: 11"x 17" PRINT IS HALF SIZE

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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**OVERALL BUILDING PLAN**

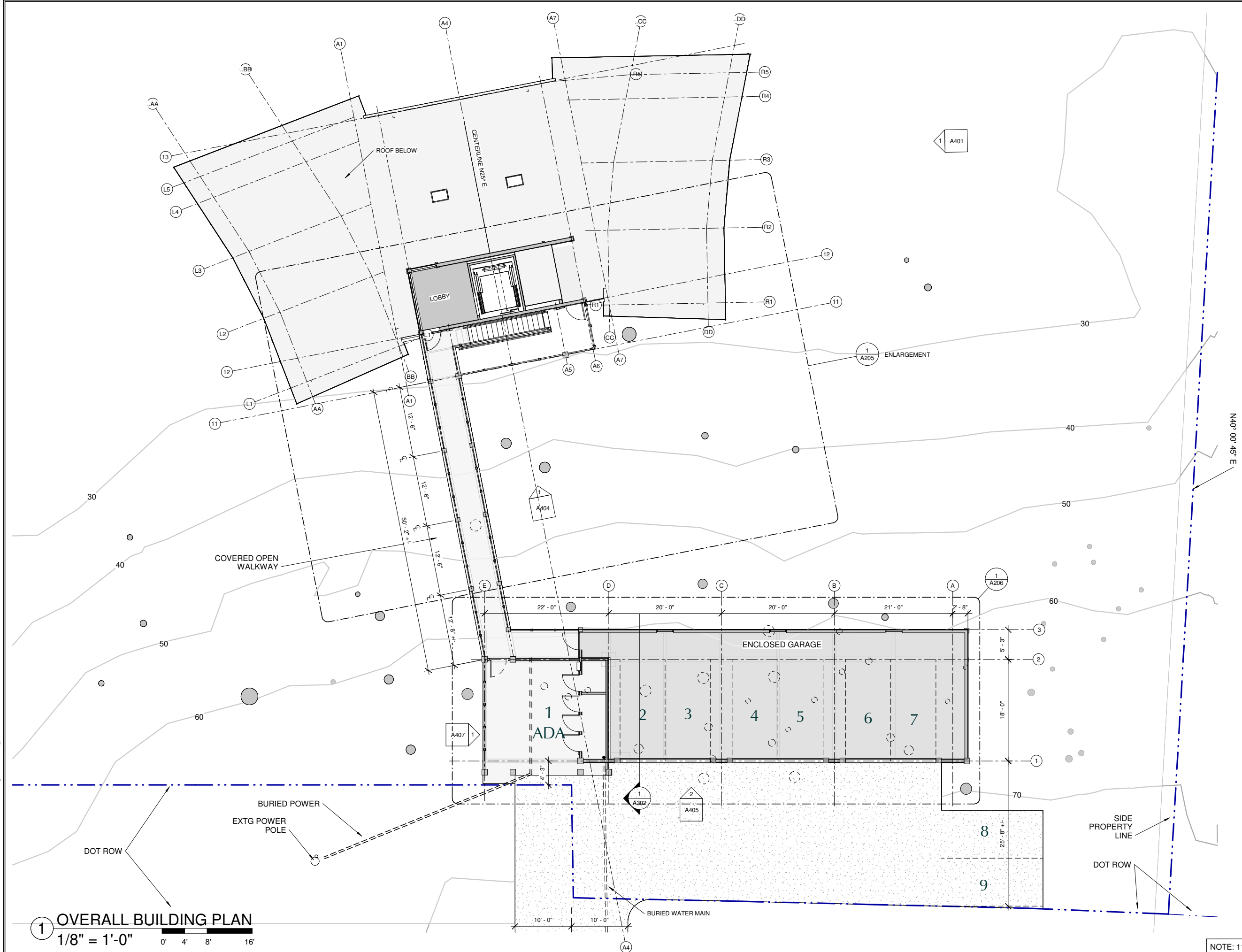
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# A150



**1 OVERALL BUILDING PLAN**  
1/8" = 1'-0"  
0' 4' 8' 16'

NOTE: 11"x 17" PRINT IS HALF SIZE

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CONSTRUCTION DOCUMENTS

**AASGUTÚ HÍT**

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
PLAN VIEW  
FLOOR 1

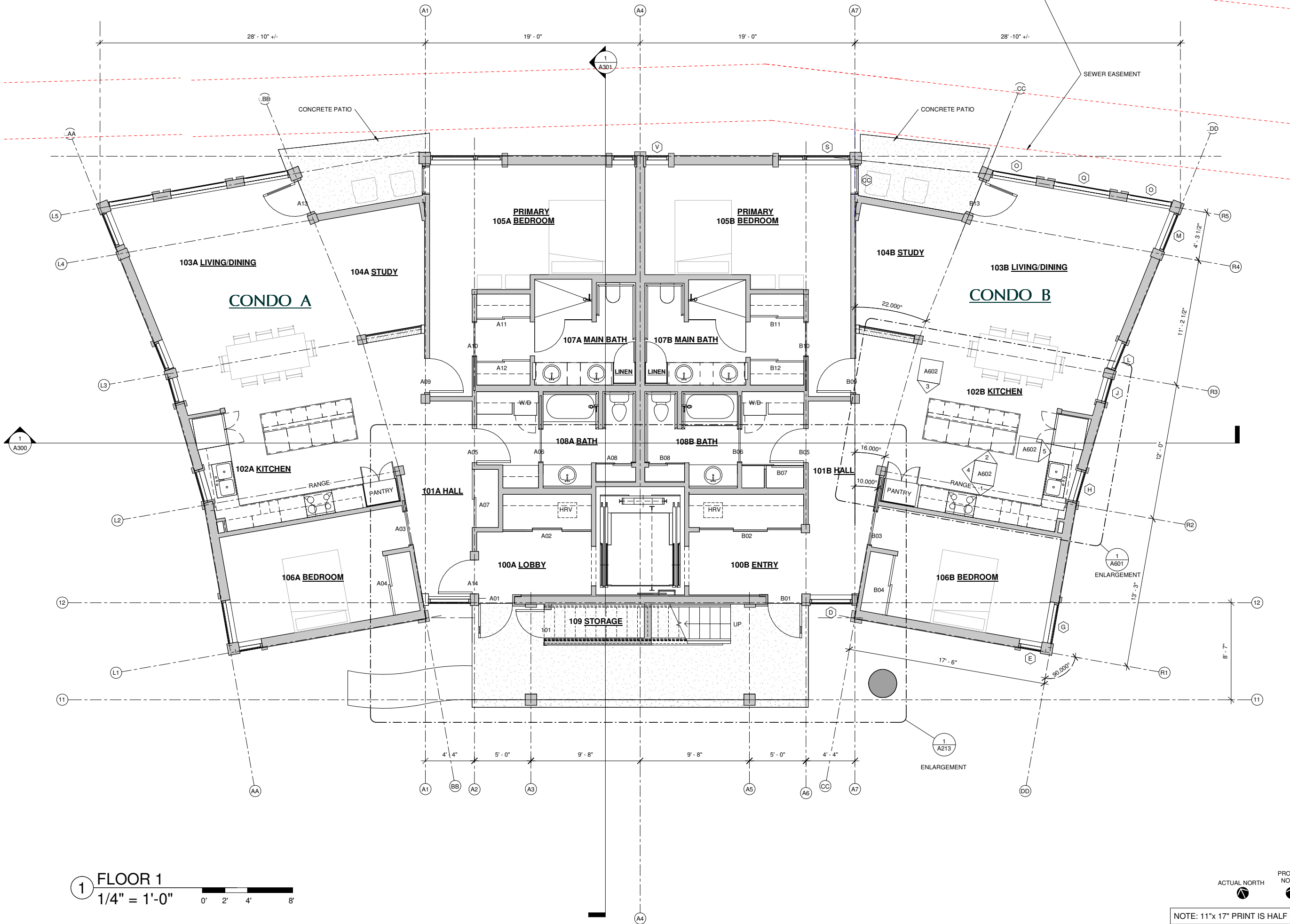
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SHEET NO.

**A201**



**1 FLOOR 1**  
1/4" = 1'-0"  
0' 2' 4' 8'

ACTUAL NORTH  
PROJECT NORTH

NOTE: 11"x 17" PRINT IS HALF SIZE



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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
PLAN VIEW  
FLOOR 2

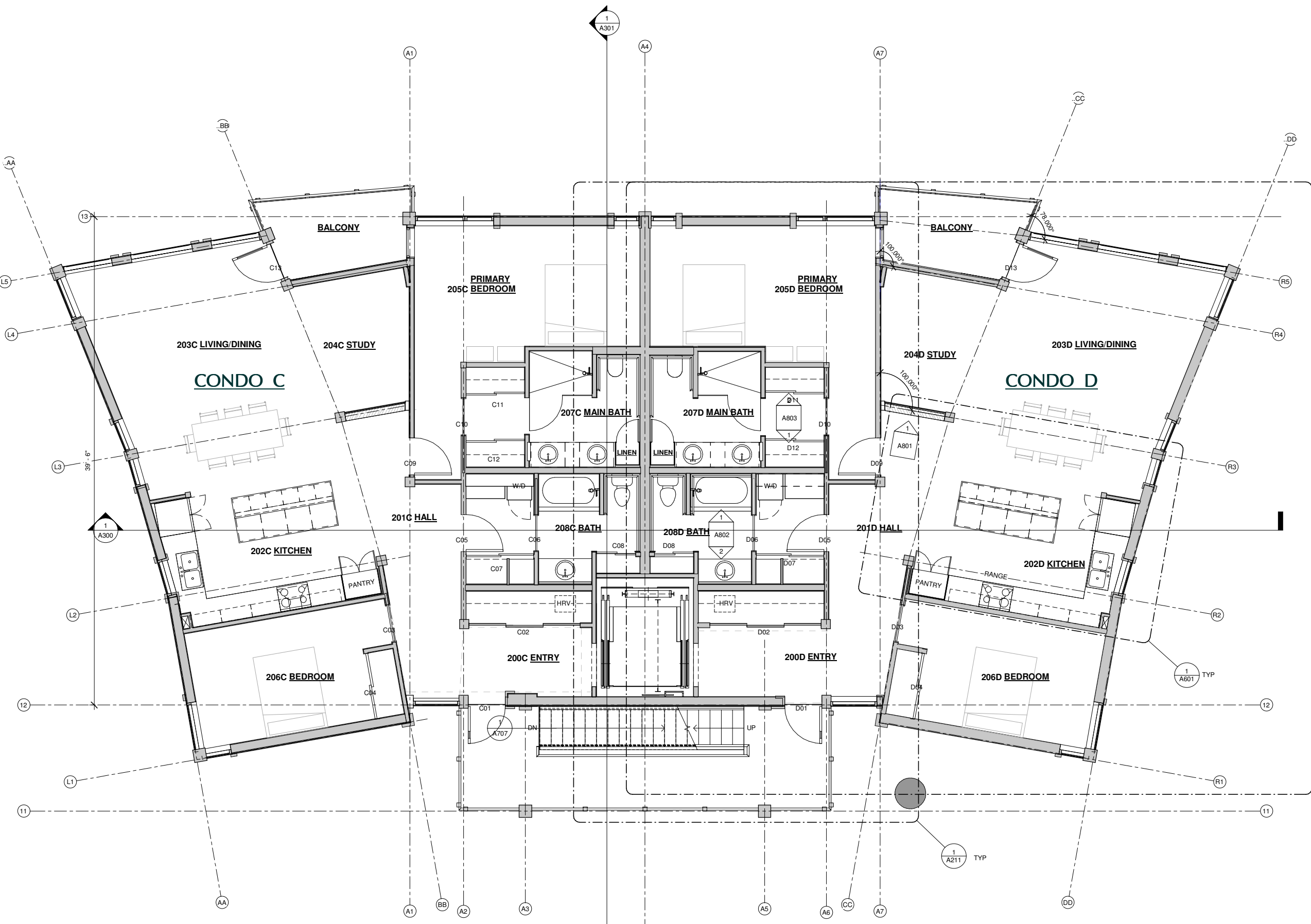
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SHEET NO.

## A202



**1 FLOOR 2**  
1/4" = 1'-0"  
0' 4' 8' 16'



NOTE: 11"x 17" PRINT IS HALF SIZE





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CONSTRUCTION DOCUMENTS  
**AASGUTÚ HÍT**  
AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**PLAN VIEW  
FLOOR 3**

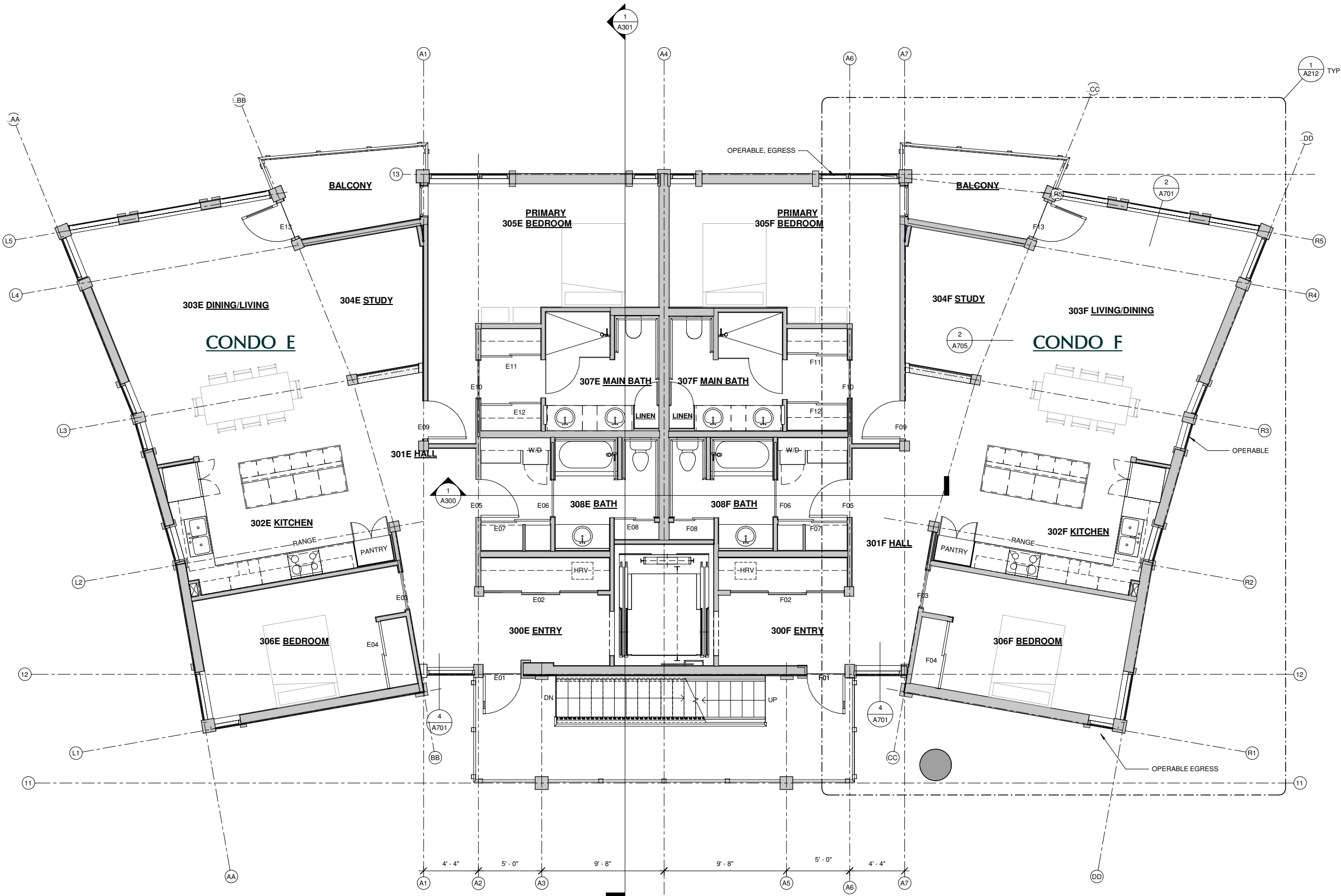
DATE: 04.29.2024

DRAWN: MRV

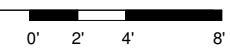
CHECKED: PV

SHEET NO.

**A203**



**1 FLOOR 3**  
1/4" = 1'-0"  
ELEV. 51'



NOTE: 11"x 17" PRINT IS HALF SIZE

5/31/2024 11:25:19 AM C:\Users\mrv\OneDrive\Documents\Asgutu Hit 2024\_maria\VA\DP.rvt



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MIRV # 2120

CONSTRUCTION DOCUMENTS  
**AASGUTÚ HÍT**  
AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**PLAN VIEW  
ROOF LEVEL-  
FLOOR 4**

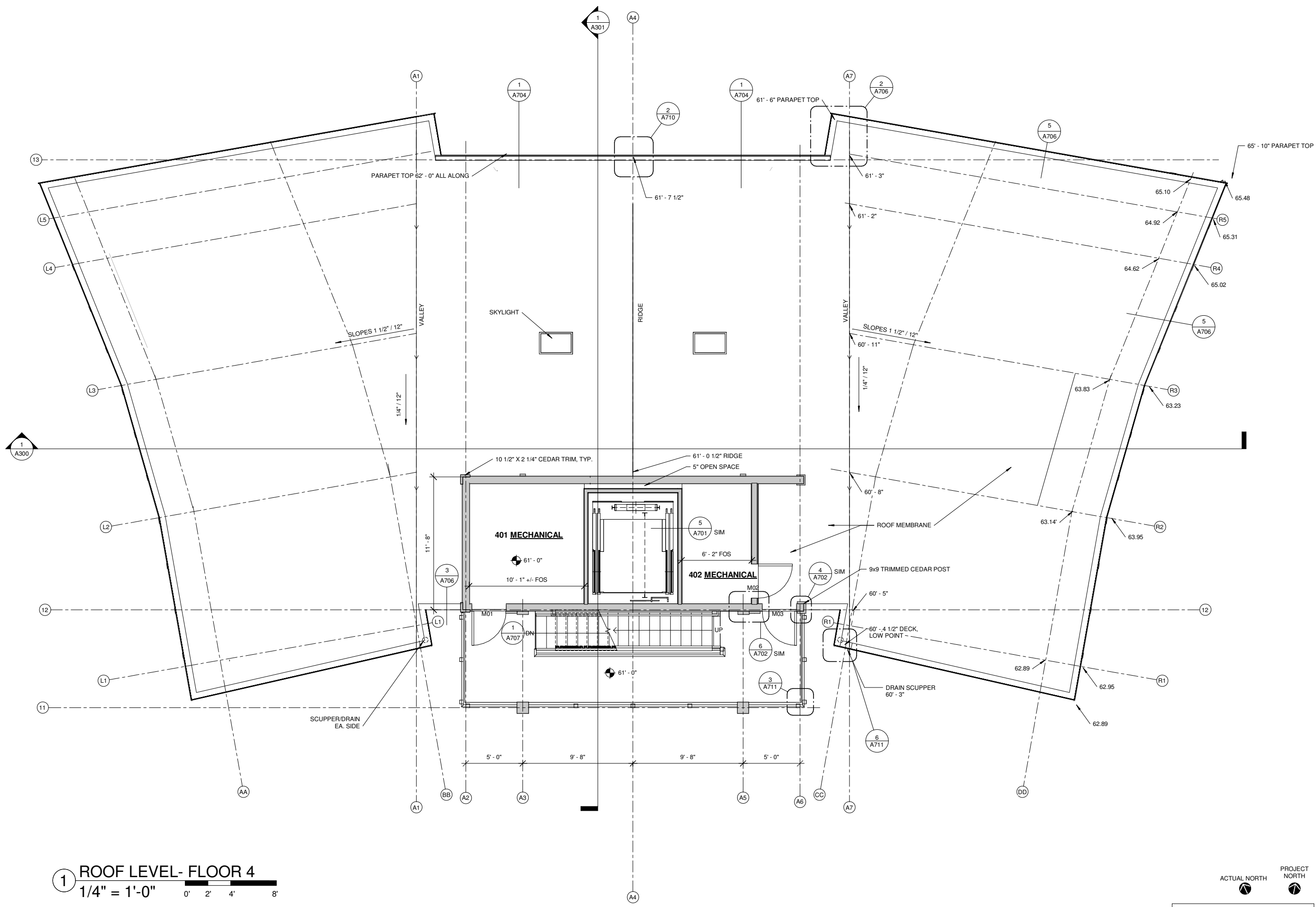
DATE: 04.29.2024

DRAWN: MRV

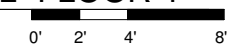
CHECKED: PV

SHEET NO.

**A204**



**1** ROOF LEVEL- FLOOR 4  
1/4" = 1'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE

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No.	Description	Date

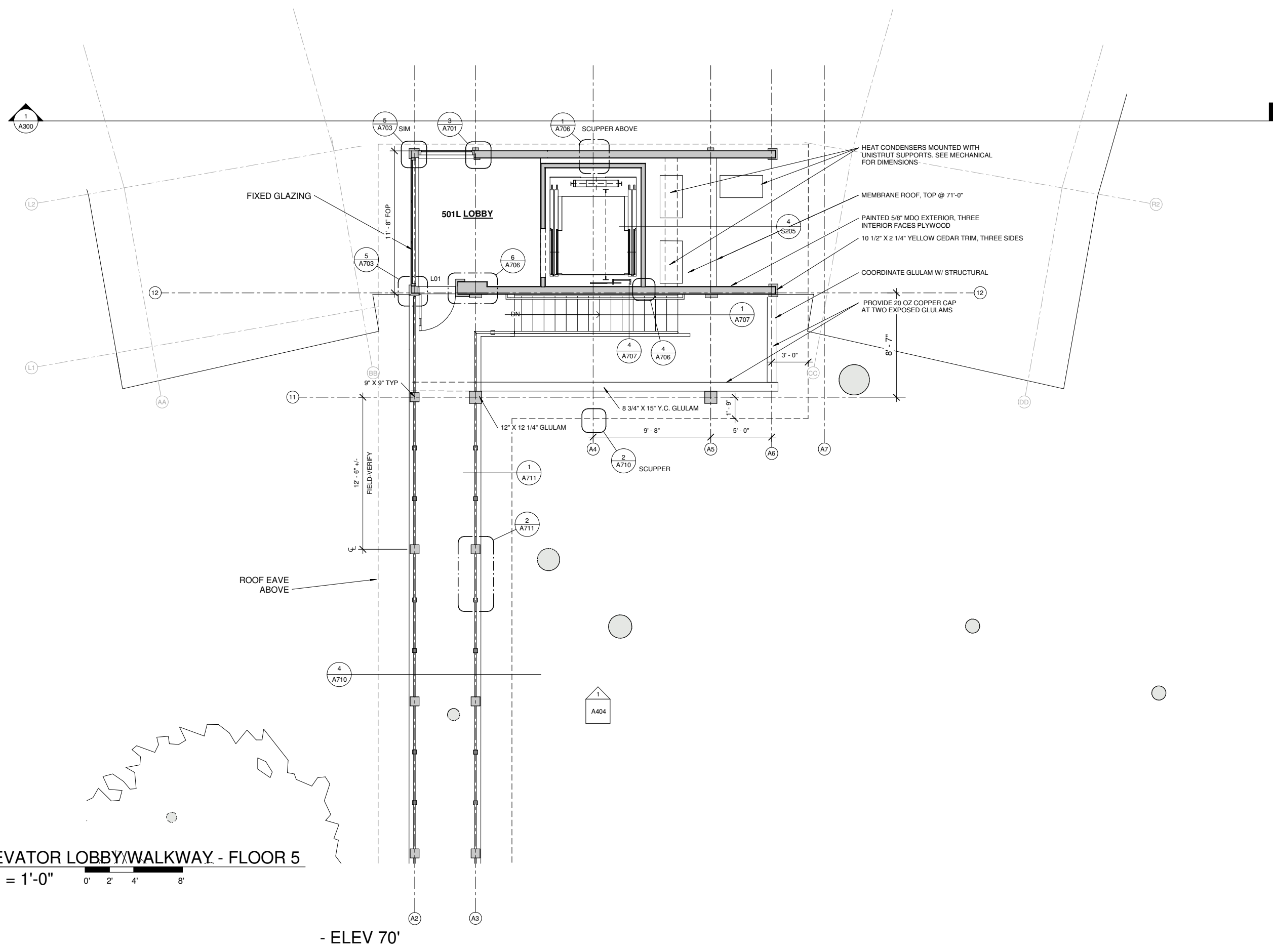
SHEET TITLE:  
WALKWAY/  
ELEVATOR LOBBY  
- FLOOR 5

DATE: 04.29.2024

DRAWN: MRV  
CHECKED: PV

SHEET NO.  
**A205**

NOTE: 11"x 17" PRINT IS HALF SIZE



**1** ELEVATOR LOBBY/WALKWAY - FLOOR 5  
1/4" = 1'-0"

- ELEV 70'





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MIRV # 2120

No.	Description	Date

SHEET TITLE:  
**GARAGE FLOOR PLAN**

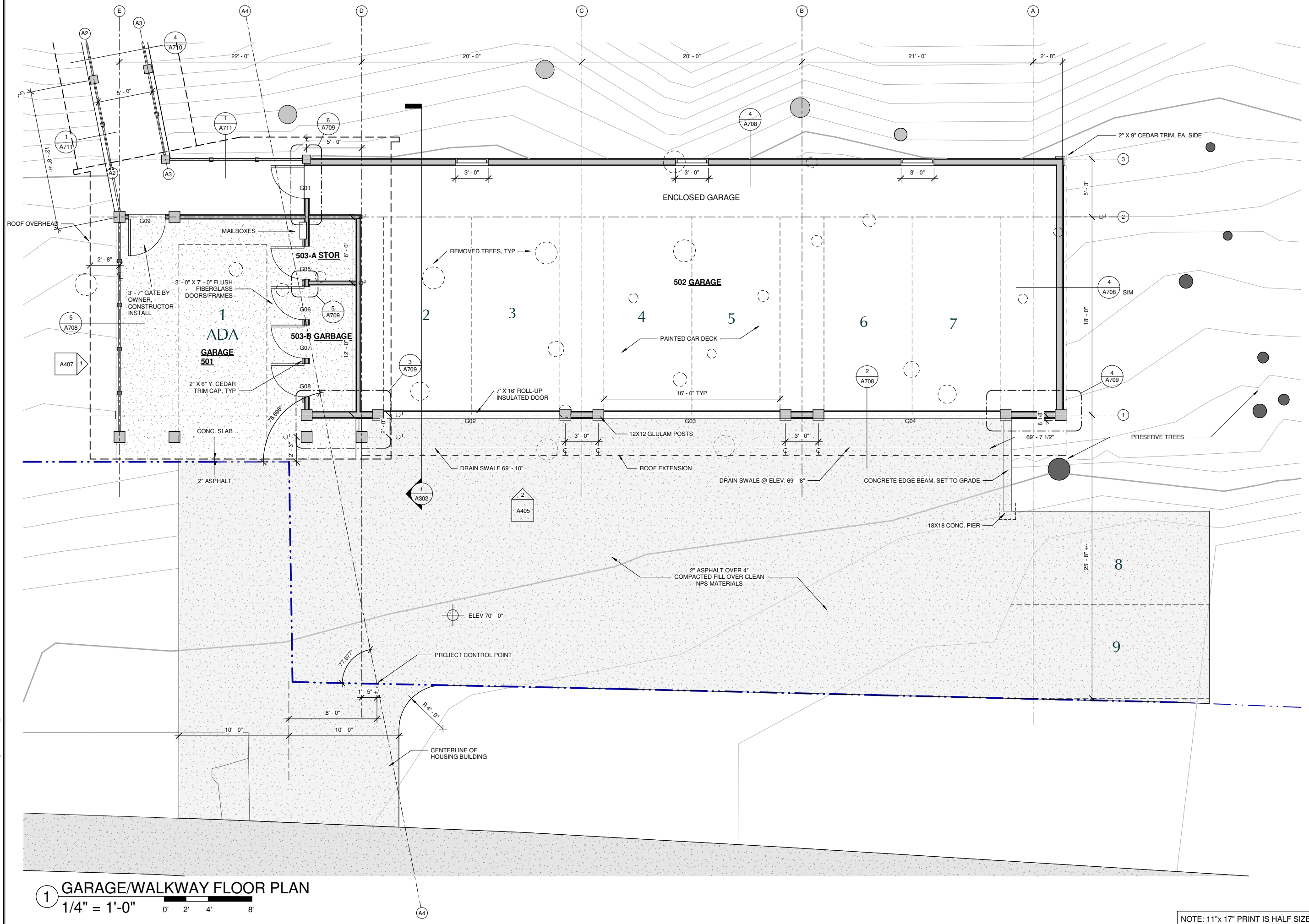
DATE: 04.29.2024

DRAWN: MRV

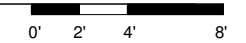
CHECKED: PV

SHEET NO.

## A206



**1 GARAGE/WALKWAY FLOOR PLAN**  
1/4" = 1'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE

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MRV # 2120

CONSTRUCTION DOCUMENTS

**AASGUTÚ HÍT**

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**OVERALL TYP  
UNIT PLAN**

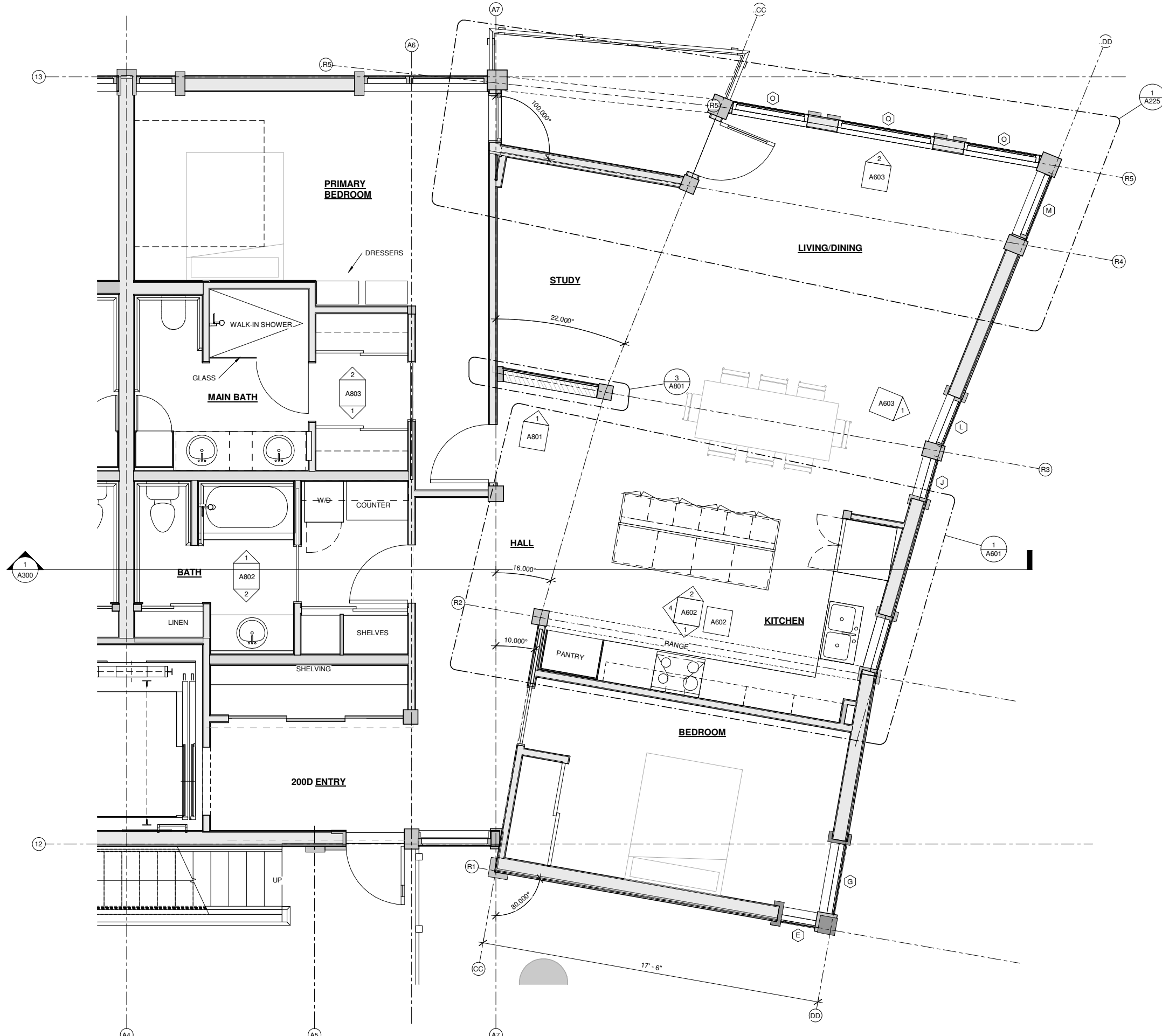
DATE: 04.29.2024

DRAWN: MRV

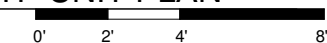
CHECKED: PV

SHEET NO.

**A210**



**1 OVERALL TYP UNIT PLAN**  
3/8" = 1'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE

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MRV #2120

CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
ENLARGED  
ENTRY / BATH /  
M.BEDROOM

DATE: 04.29.2024

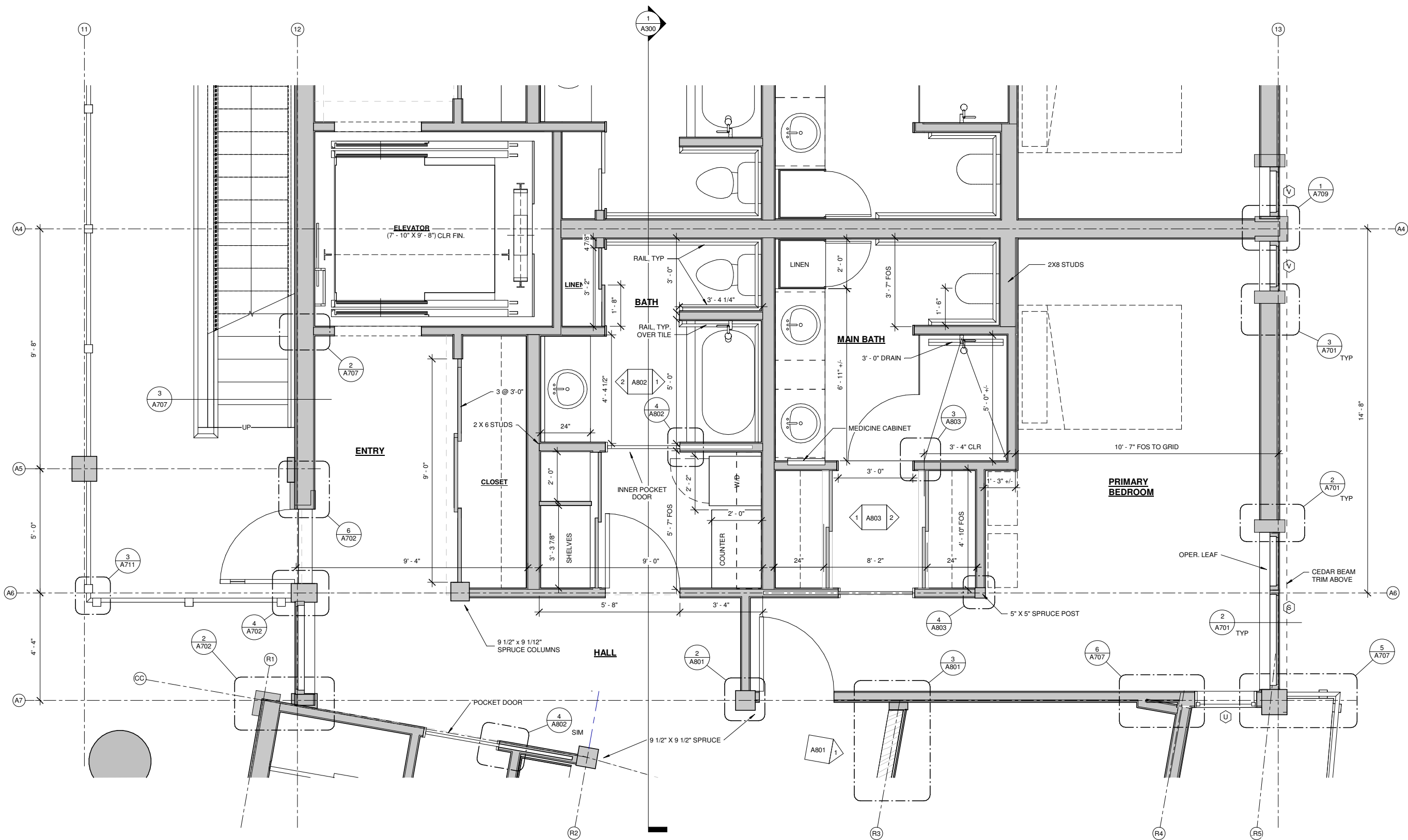
DRAWN: MRV

CHECKED: PV

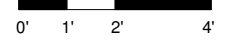
SHEET NO.

## A211

NOTE: 11"x 17" PRINT IS HALF SIZE



**1 ENLARGED ENTRY/BATH/M.BEDROOM**  
1/2" = 1'-0"



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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**ENLARGED  
KITCHEN/ LIVING/  
OFFICE**

DATE: 04.29.2024

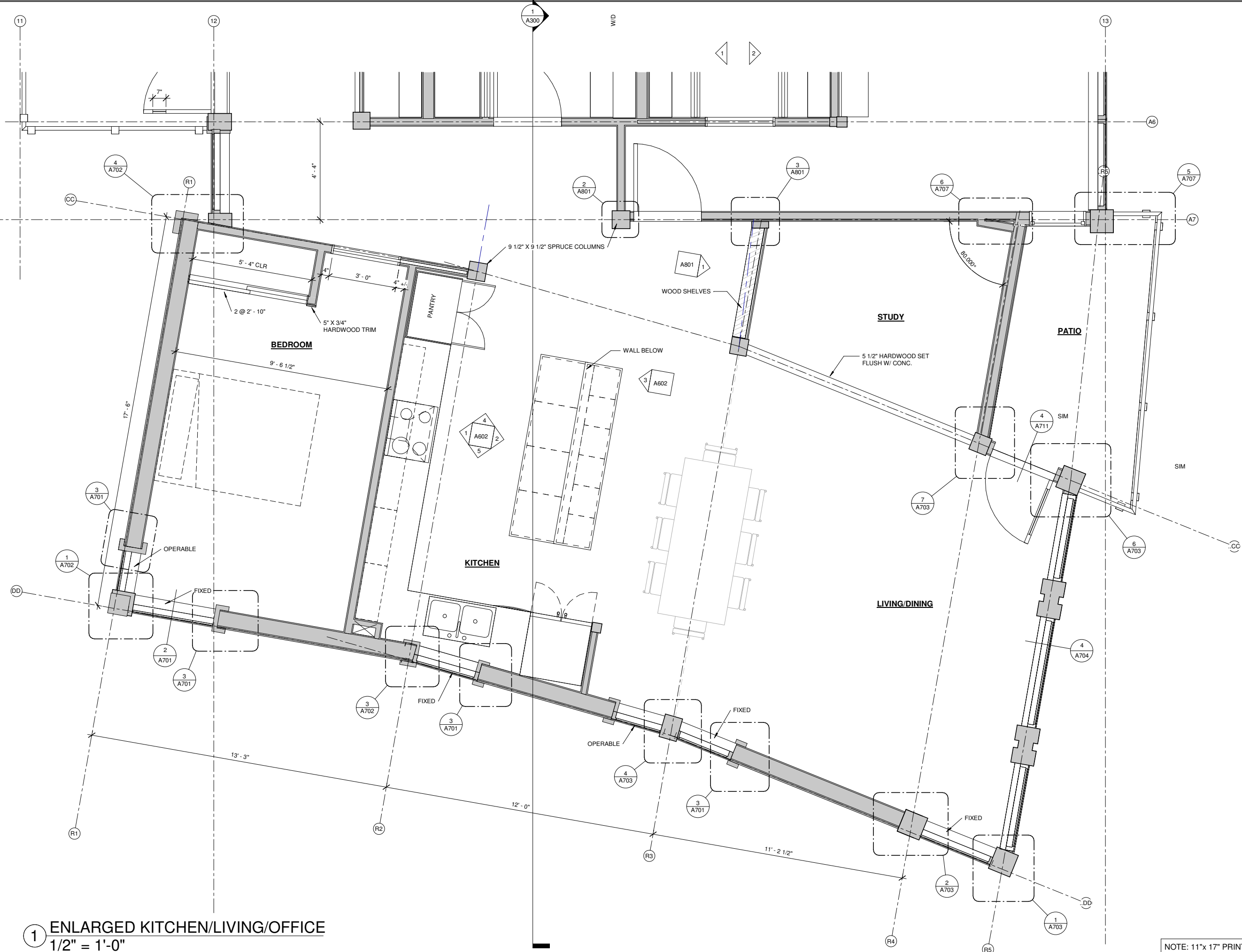
DRAWN: Author

CHECKED: PV

SHEET NO.

# A212

NOTE: 11"x 17" PRINT IS HALF SIZE



**1** ENLARGED KITCHEN/LIVING/OFFICE  
1/2" = 1'-0"

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No.	Description	Date

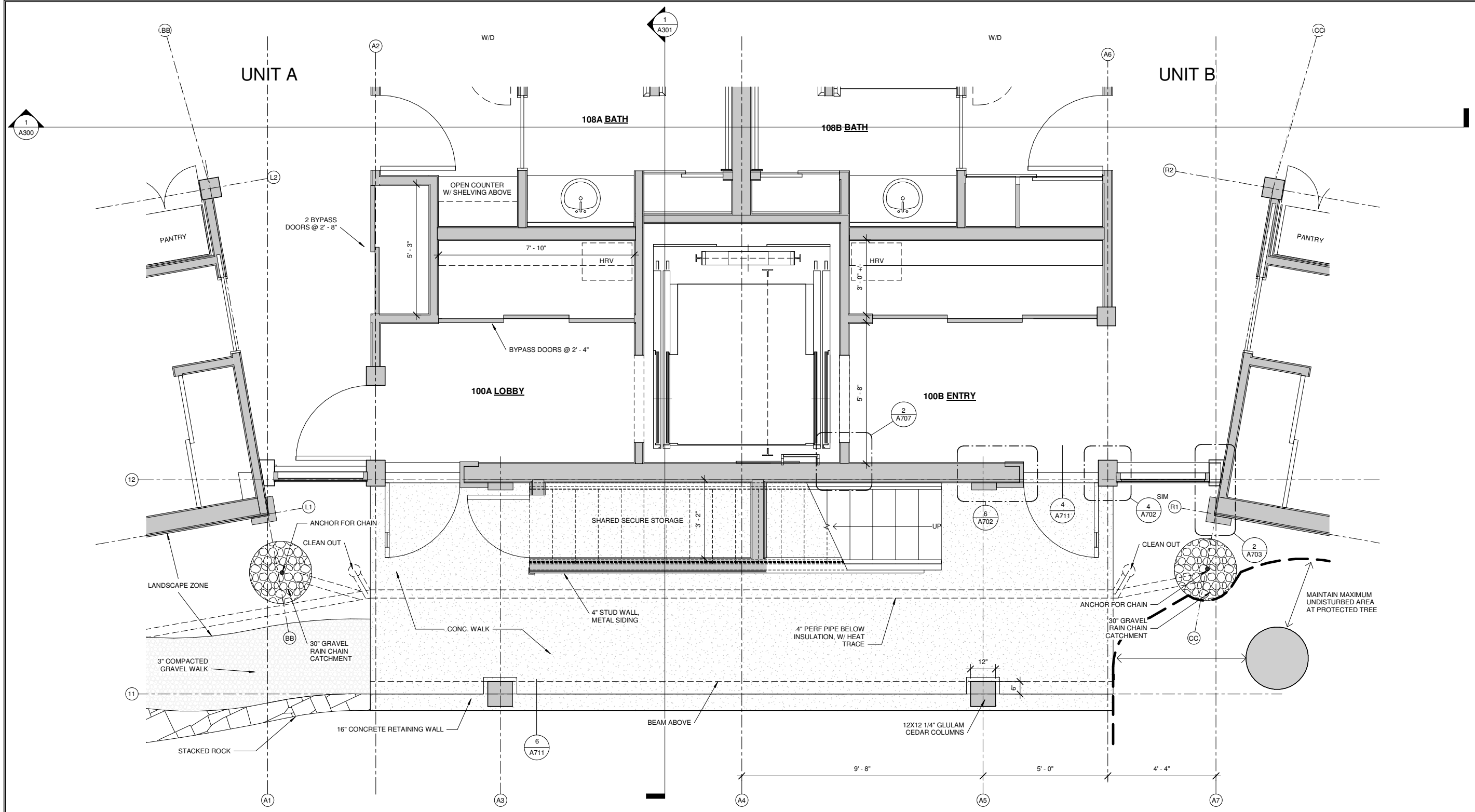
SHEET TITLE:  
 ENLARGED  
 ENTRY PLAN,  
 FIRST FLOOR

DATE: 04.29.2024

DRAWN: Author  
 CHECKED: PV

SHEET NO.

## A213



1 GRADE LEVEL ENTRY ENLARGEMENT  
 1/2" = 1'-0"

NOTE: 11"x 17" PRINT IS HALF SIZE



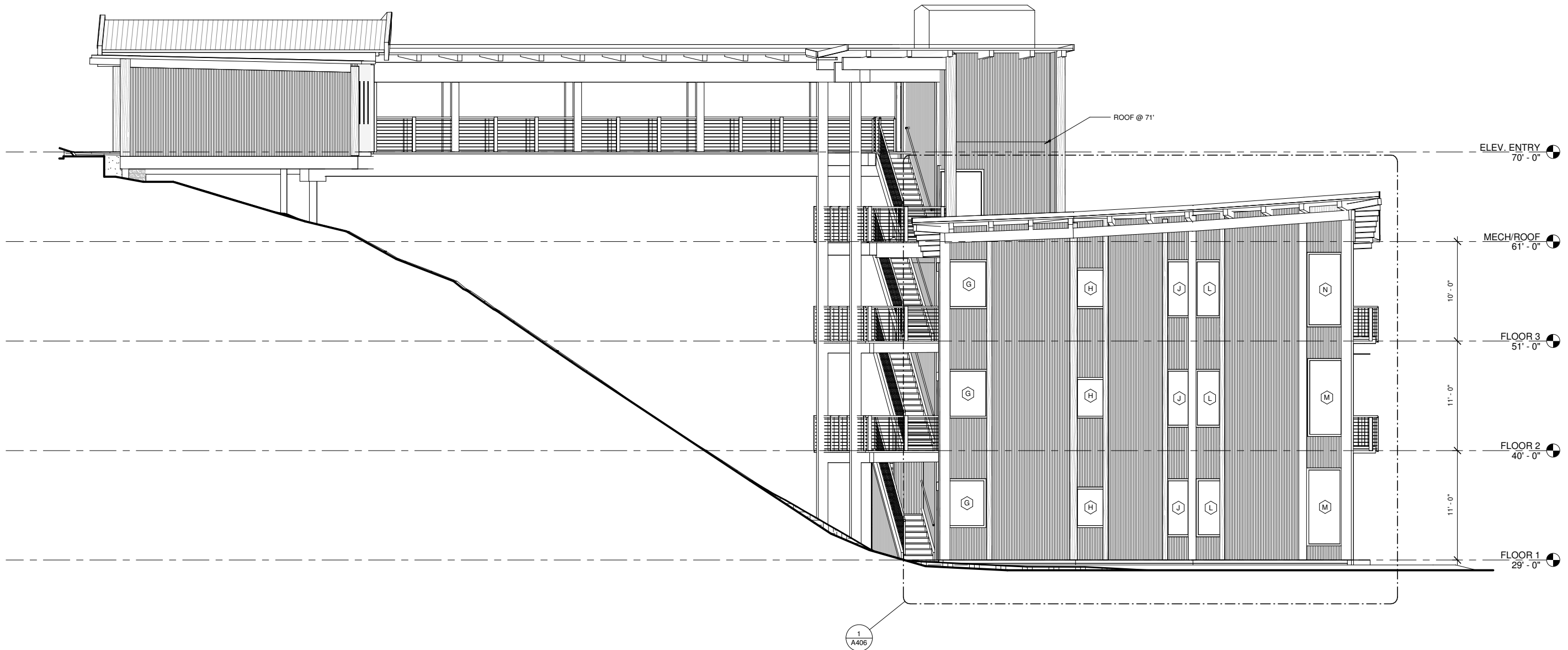
MRV ARCHITECTS  
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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC



No.	Description	Date

SHEET TITLE:  
 BUILDING  
 ELEVATION

DATE: 04.29.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

## A401

① Elevation East  
 3/16" = 1'-0"

NOTE: 11"x 17" PRINT IS HALF SIZE





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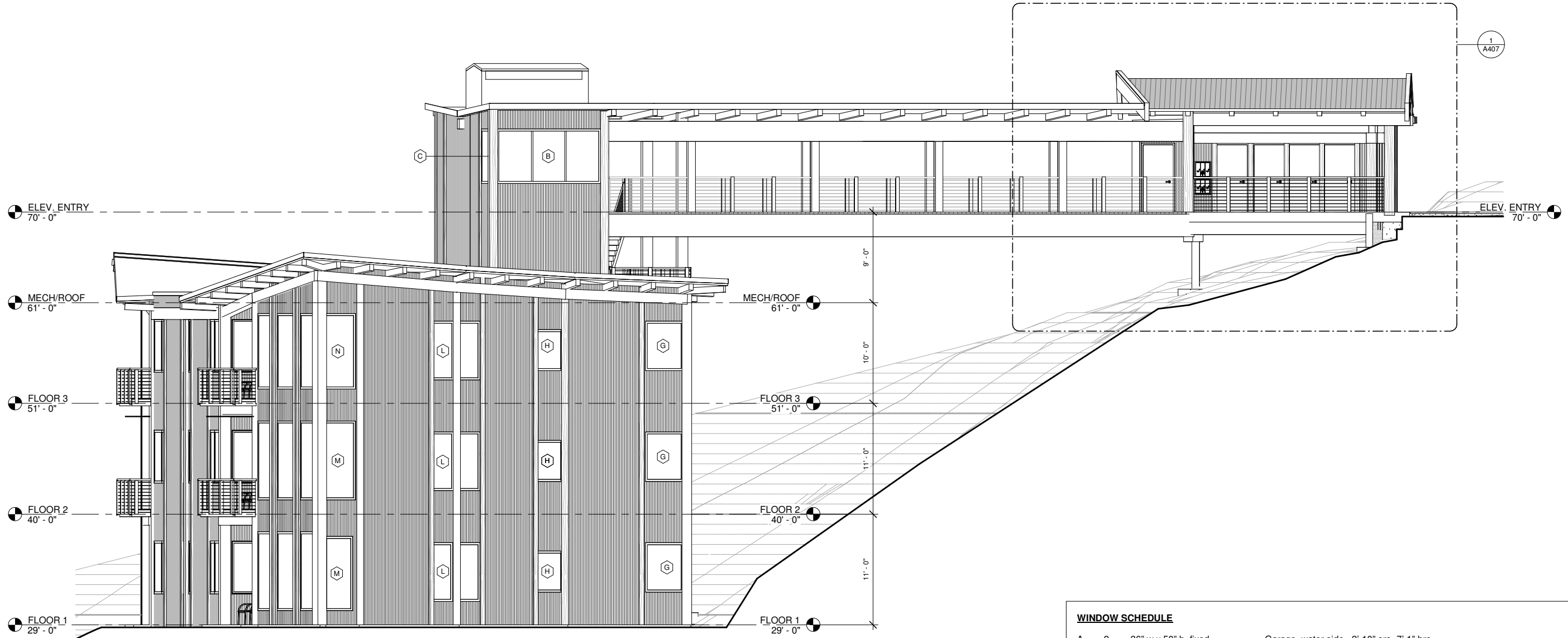
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# AASGUTÚ HÍT

AASGUTÚ HÍT LLC



**WINDOW SCHEDULE**

A	2	36" w x 50" h, fixed	Garage, water side. 2'-10" sro, 7'-1" hro.
B	1	126" w x 65" h, fixed	5 <sup>th</sup> floor lobby. 2'-10" sro, 8'-4" hro, 10'-7" wro. Mullions, 1/3 pt, 42" centerlines.
C	1	54 1/2" w x 65" h, fixed	5 <sup>th</sup> floor lobby. 2'-10" sro, 8'-4" hro, 4'-7 1/2" wro.
D	6	45" w, 53 h, fixed	Adjoins entries. 2'8 1/2" sro, 7'-2 1/2" hro, 3'-10" wro.
E	3	29" w, 59" h, oper	Bedroom. Hinge right. 3'-3" sro, 8'-3" hro, 2'-6" wro
F	3	29" w, 59" h, oper	Bedroom. Hinge left. 3'-3" sro, 8'-3" hro, 2'-6" wro
G	6	48" w, 59" h, fixed	Bedroom. 3'-3" sro, 8'-3" hro, 4'-1" wro.
H	6	36" w, 54" h, fixed	Kitchen. 3'-3" sro, 8'-3" hro, 3'-1" wro.
J	3	29" w, 70" h, oper	Dining. Hinge right. 2'-4" sro, 8'-3" hro, 2'-6" wro
K	3	29" w, 70" h, oper	Dining. Hinge left. 2'-4" sro, 8'-3" hro, 2'-6" wro
L	6	32" w, 70" h, fixed	Dining. 2'-4" sro, 8'-3" hro, 2'-9" wro
M	4	43 1/2" w, 94" h, fixed	Living, Floors 1,2. 1'-5" sro, 9'-4" hro, 3'-8 1/2" wro
N	2	43 1/2" w, 90" h, fixed	Living, Floor 3. 1'-5" sro, 9'-0" hro, 3'-8 1/2" wro
O	8	47" w, 94" h, fixed	Front, Floors 1.2. 1'-5" sro, 9'-4" hro, 4'-0" wro.
P	4	47" w, 90" h, fixed	Front, Floor 3. 1'-5" sro, 9'-0" hro, 4'-0" wro.
Q	4	60" w, 94" h, fixed	Front, Floors 1.2. 1'-5" sro, 9'-4" hro, 5'-1" wro.
R	2	60" w, 90" h, fixed	Front, Floor 3. 1'-5" sro, 9'-0" hro, 5'-1" wro.
S	3	75" w, 63" h; 2'-4" r oper.	M Bedroom. 3'-1" sro, 8'-5" hro, 6'-4" wro
T	3	75" w, 63" h; 2'-4" l oper.	M Bedroom. 3'-1" sro, 8'-5" hro, 6'-4" wro
U	6	30" w, 63" h; fixed	M Bedroom. 3'-1" sro, 8'-5" hro, 31" wro
V	6	24" w, 63" h; fixed	M Bedroom. 3'-1" sro, 8'-5" hro, 25" wro

NOTE: 11"x 17" PRINT IS HALF SIZE

No.	Description	Date

SHEET TITLE:  
BUILDING  
ELEVATION

DATE: 04.29.2024

DRAWN: Author

CHECKED: PV

SHEET NO.

# A402



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CONSTRUCTION DOCUMENTS

# AASGUTÚ HÍT

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**BUILDING  
ELEVATION**

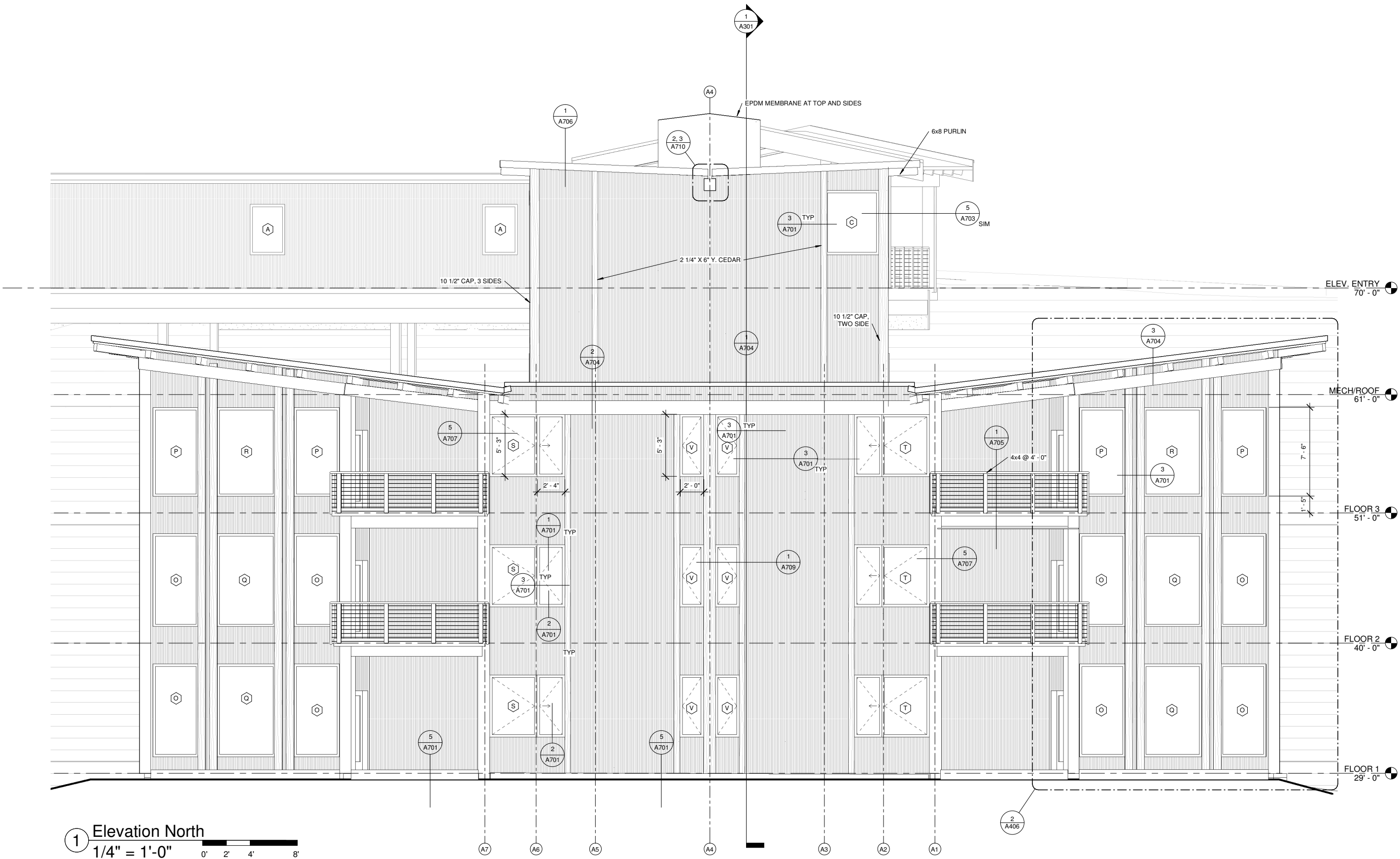
DATE: 04.29.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

## A403



**1** Elevation North  
1/4" = 1'-0"  
0' 2' 4' 8'

NOTE: 11"x 17" PRINT IS HALF SIZE

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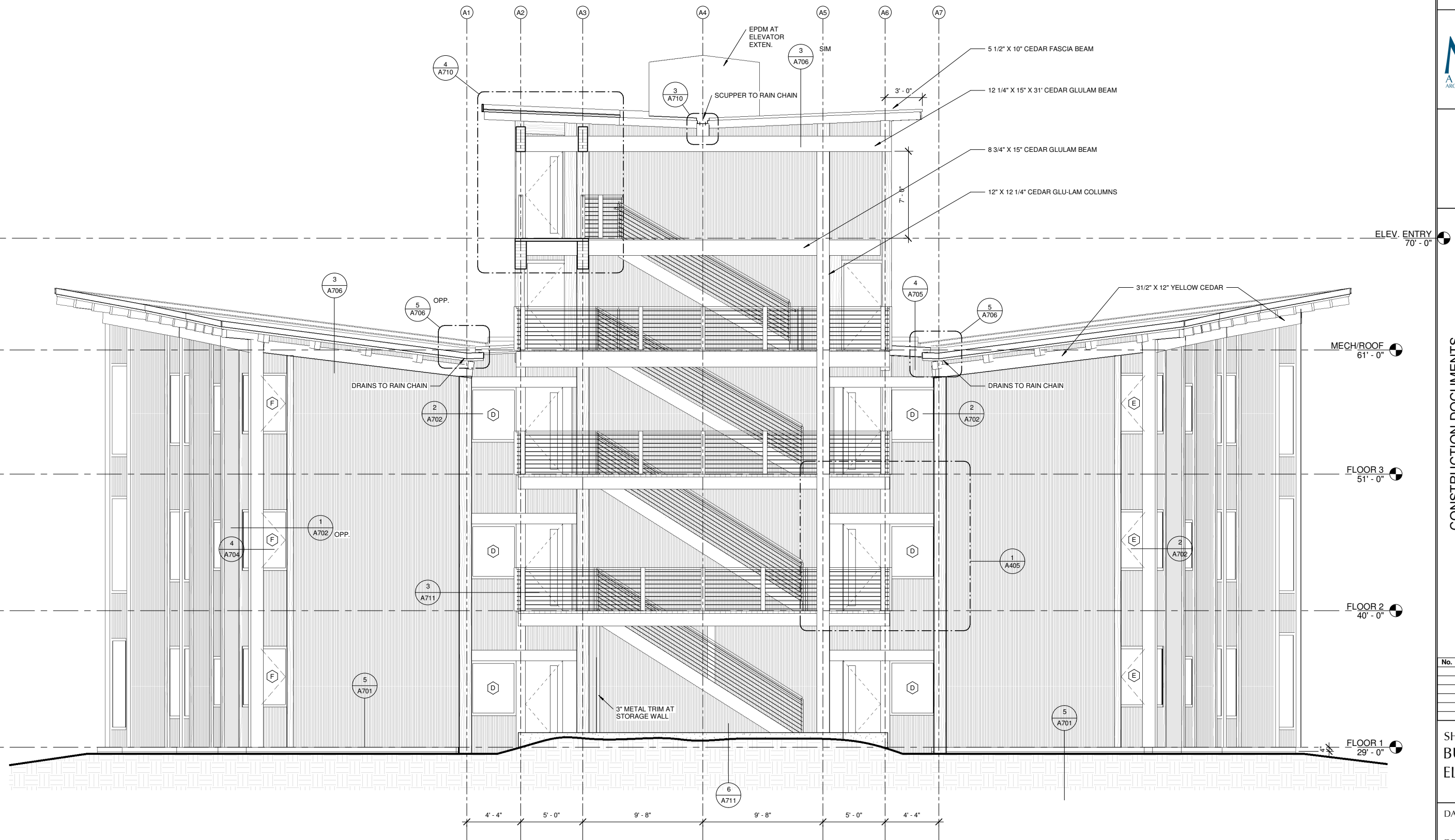
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# AASGUTÚ HÍT

AASGUTÚ HÍT LLC



**1** ELEVATION SOUTH  
1/4" = 1'-0"  
0' 2' 4' 8'

NOTE: 11"x 17" PRINT IS HALF SIZE

No.	Description	Date

SHEET TITLE:  
BUILDING  
ELEVATION

DATE: 04.29.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

# A404





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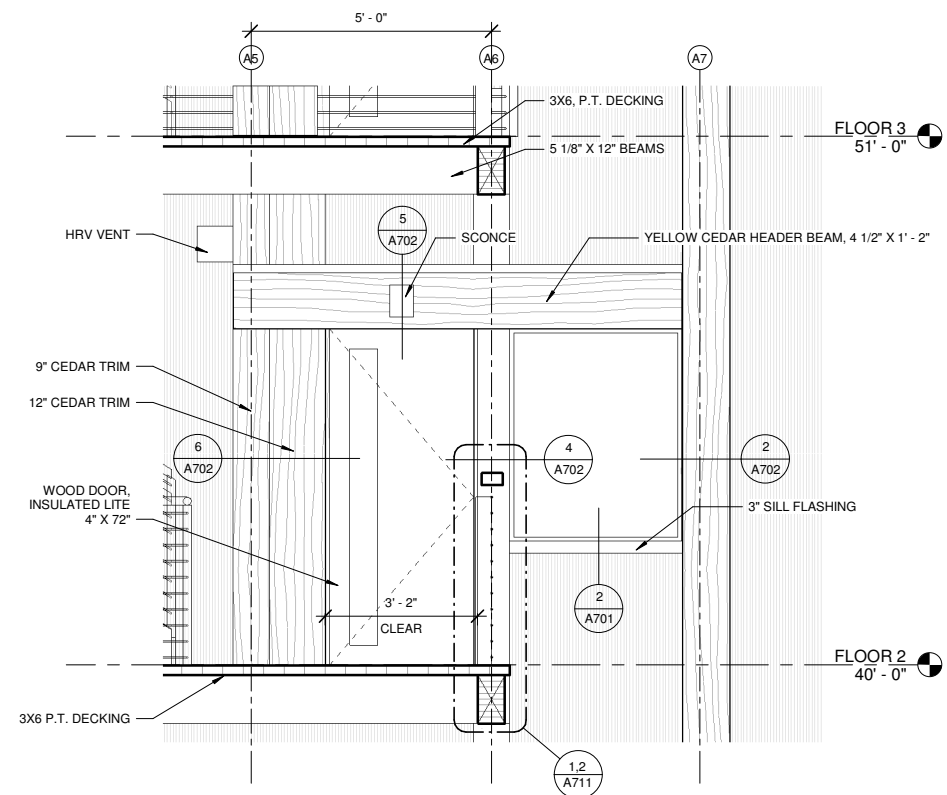
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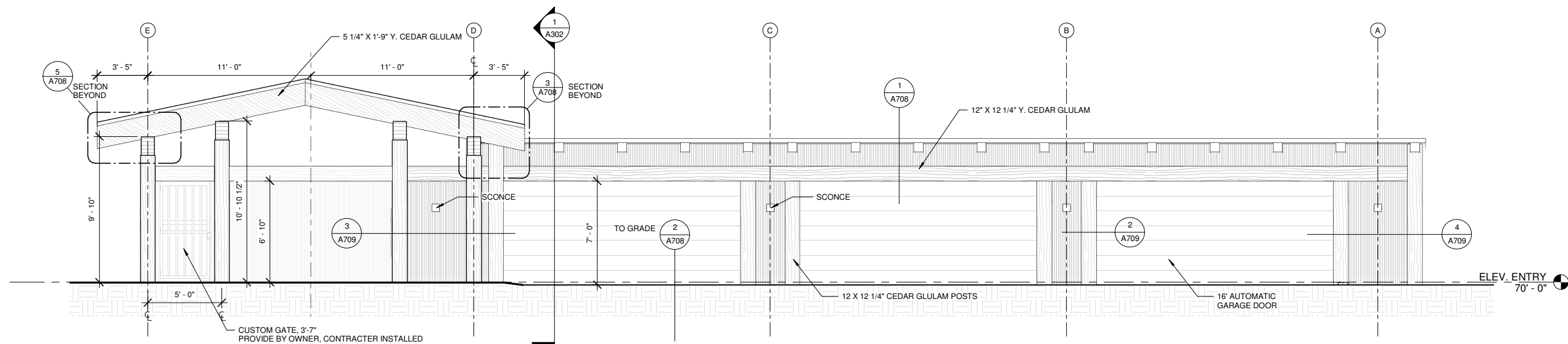
CONSTRUCTION DOCUMENTS

**AASGUTÚ HÍT**

AASGUTÚ HÍT LLC



**1 EXTERIOR STAIR ENTRY ELEVATION**  
1/2" = 1'-0" 0' 1' 2' 4'



**2 GARAGE FRONT ELEVATION**  
1/4" = 1'-0" 0' 2' 4' 8'

No.	Description	Date

SHEET TITLE:  
**GARAGE ELEVATION**

DATE: 04.29.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

**A405**

NOTE: 11"x 17" PRINT IS HALF SIZE



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# AASGUTÚ HÍT

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No.	Description	Date

SHEET TITLE:  
KITCHEN  
ENLARGED PLAN

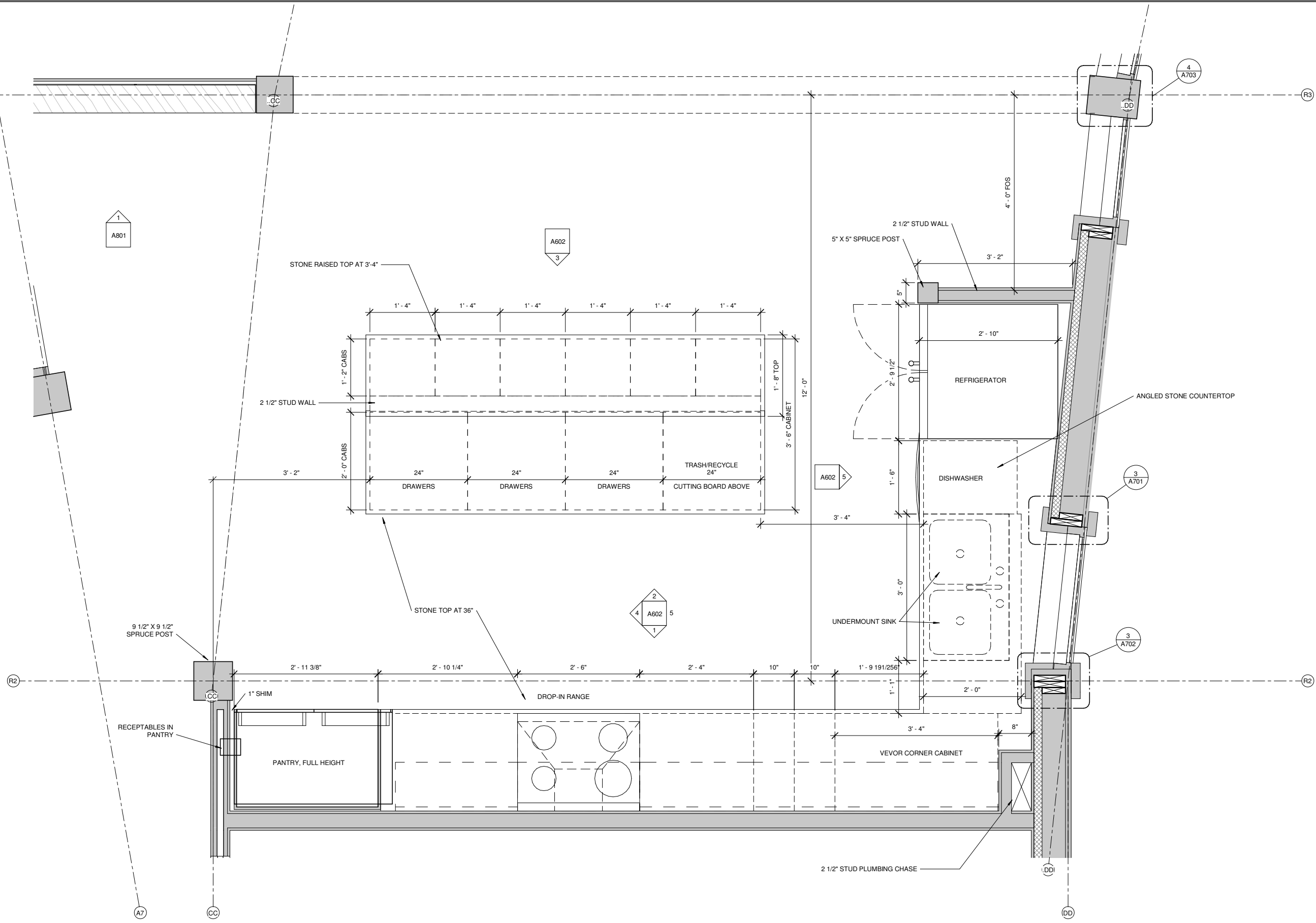
DATE: 04.29.2024

DRAWN: MRV  
CHECKED: PV

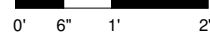
SHEET NO.

## A601

NOTE: 11"x 17" PRINT IS HALF SIZE



**1** KITCHEN ENLARGED TYP PLAN  
1" = 1'-0"



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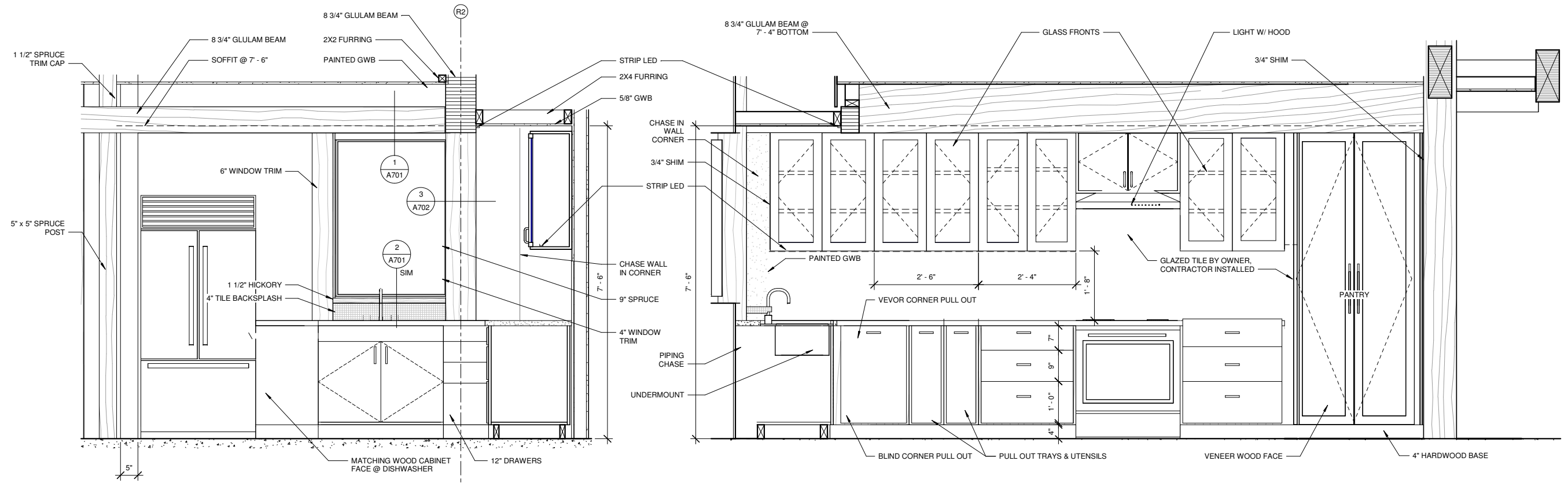
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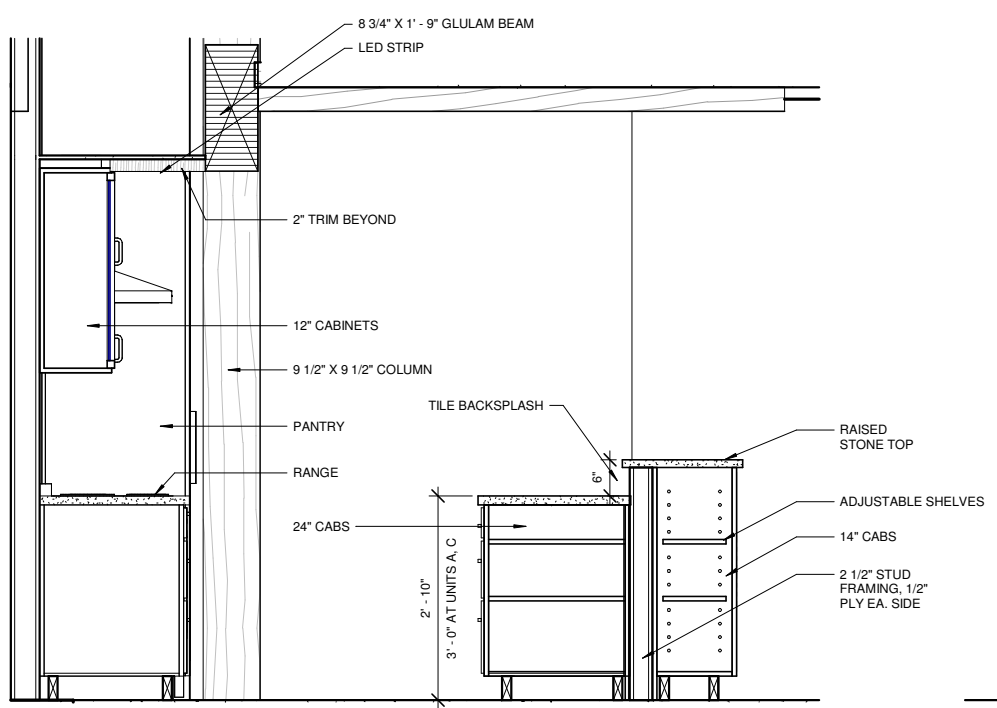
**AASGUTÚ HÍT**

AASGUTÚ HÍT LLC



**5 KITCHEN EAST WALL**  
3/4" = 1'-0"

**1 KITCHEN SOUTH WALL**  
3/4" = 1'-0"



**4 KITCHEN CROSS SECTION AT ISLAND**  
3/4" = 1'-0"

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

**2 ISLAND/SIDE WALL**  
3/4" = 1'-0"

No.	Description	Date

SHEET TITLE:  
**KITCHEN ELEVATIONS**

DATE: 04.29.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

**A602**

NOTE: 11"x 17" PRINT IS HALF SIZE

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**AASGUTÚ HÍT**

AASGUTÚ HÍT LLC

No.	Description	Date

SHEET TITLE:  
**INTERIOR DETAILS**

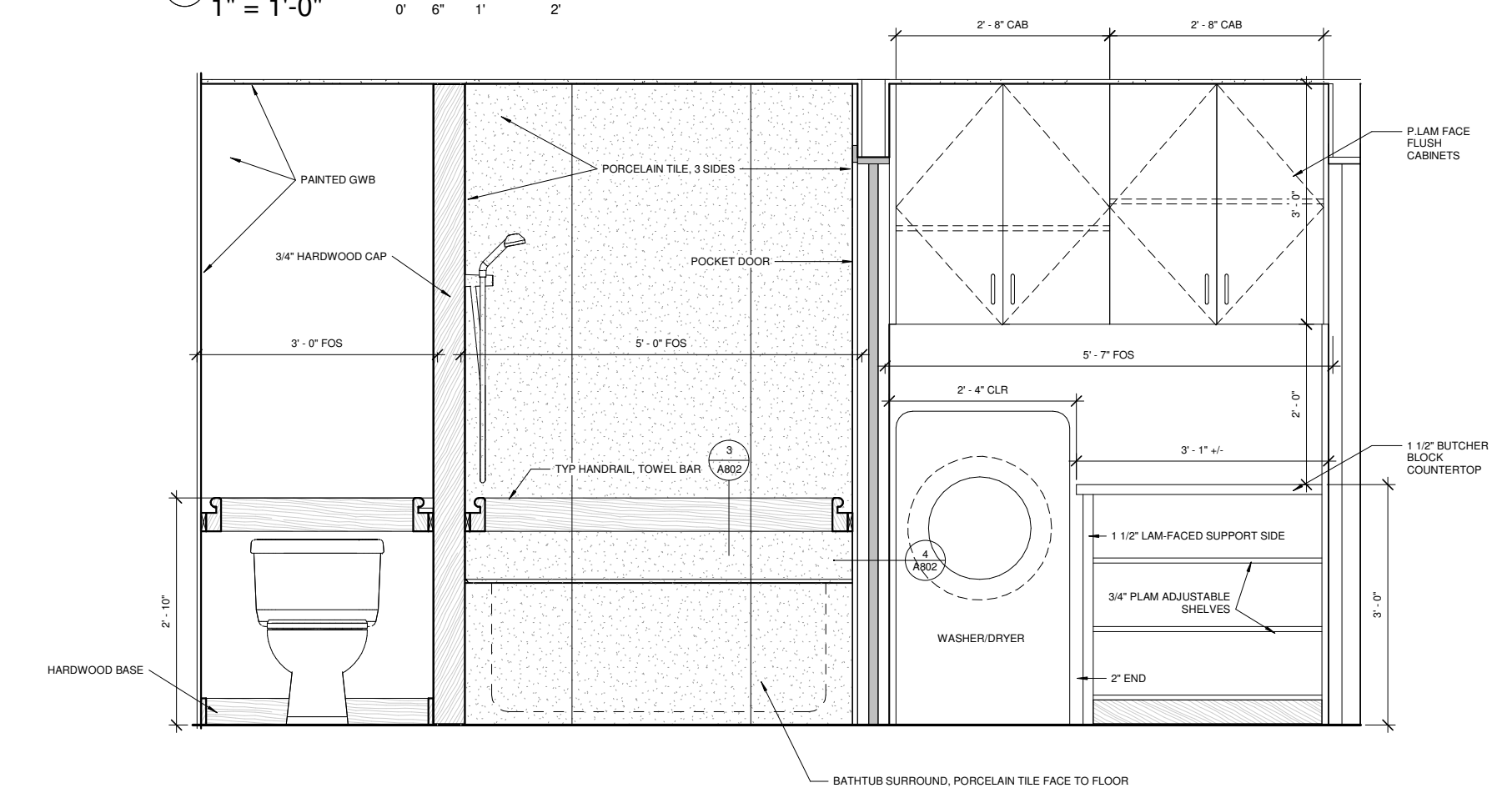
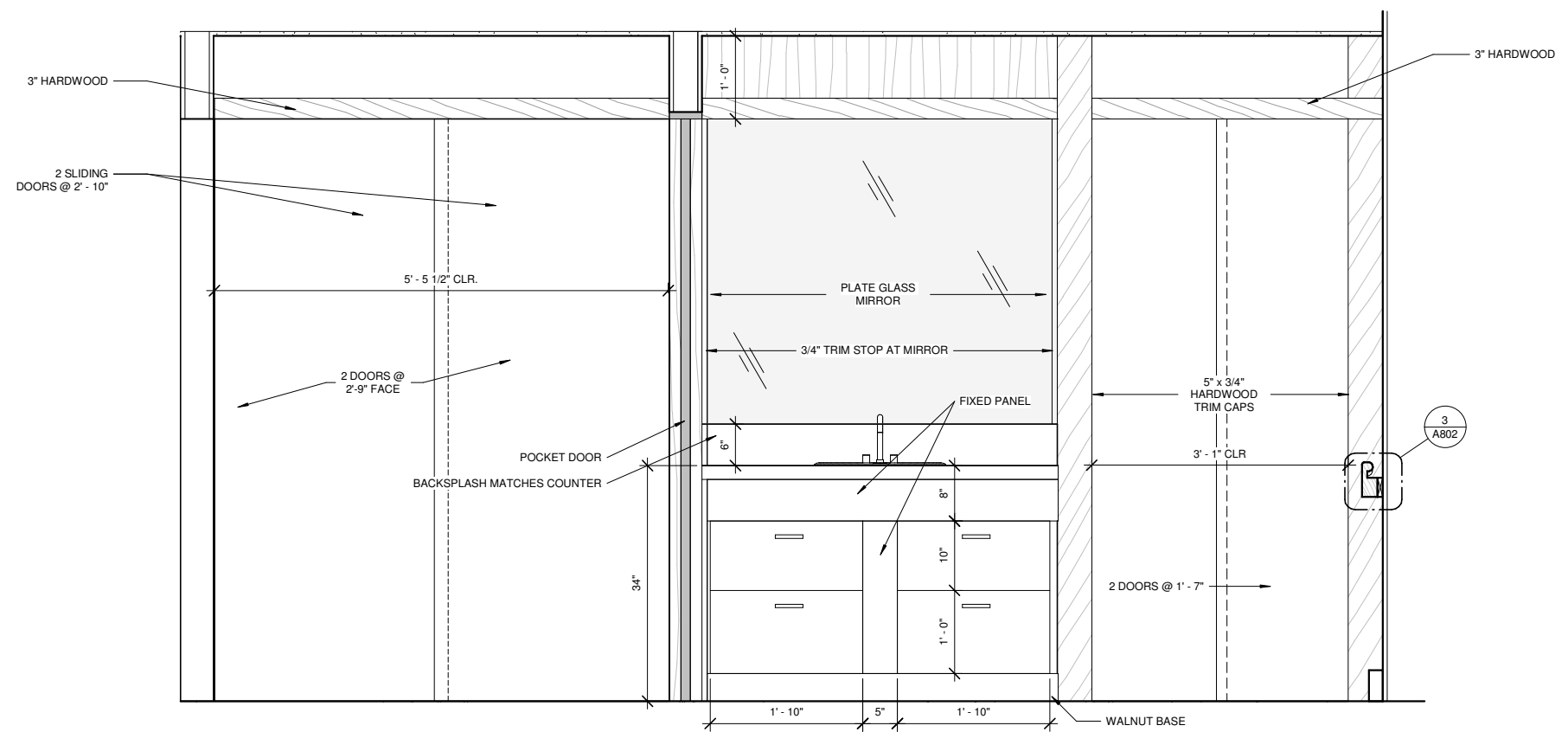
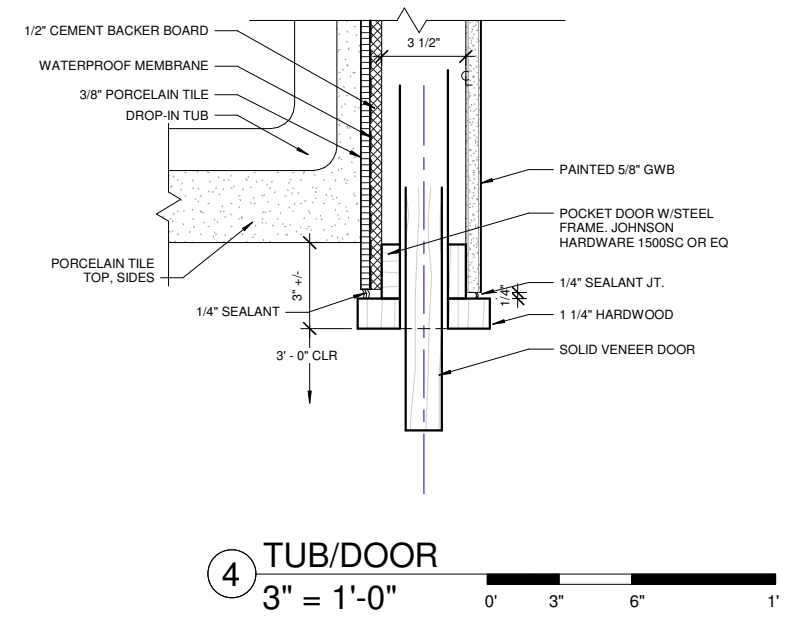
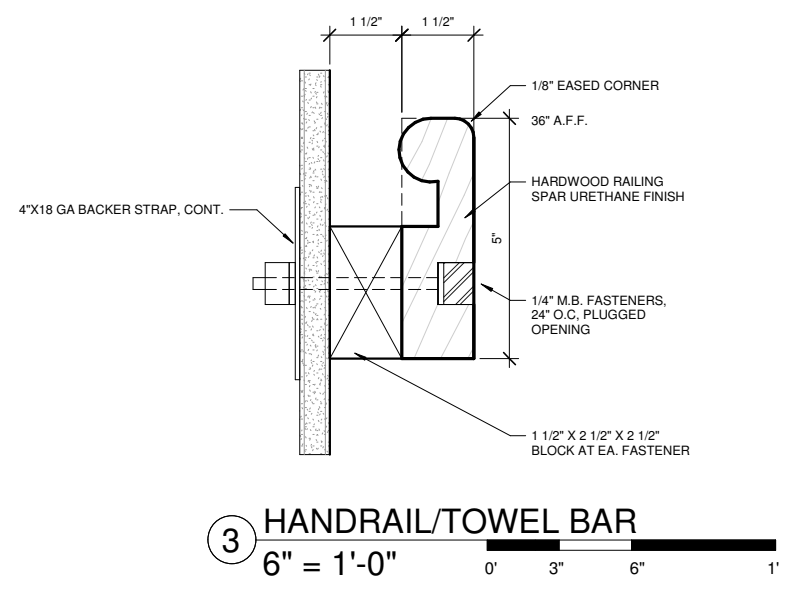
DATE: 04.29.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

**A802**



NOTE: 11"x 17" PRINT IS HALF SIZE

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No.	Description	Date

SHEET TITLE:  
**INTERIOR  
DETAILS**

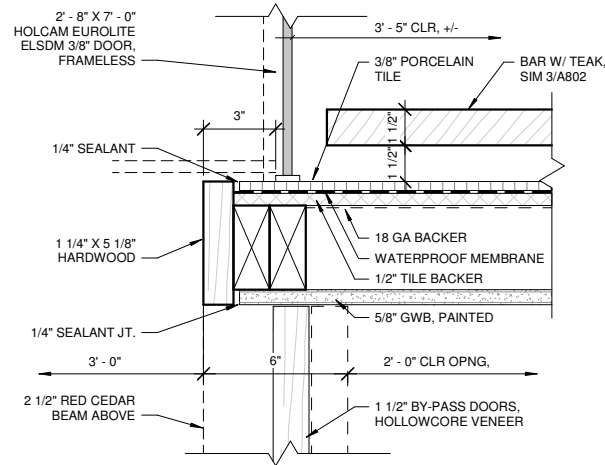
DATE: 04.29.2024

DRAWN: MRV

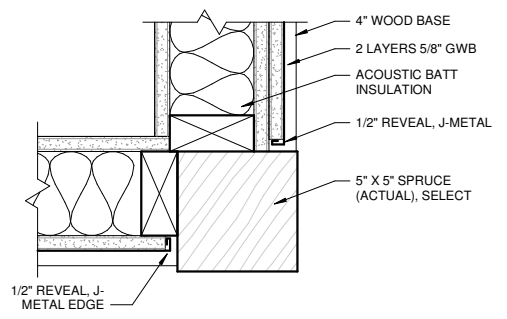
CHECKED: PV

SHEET NO.

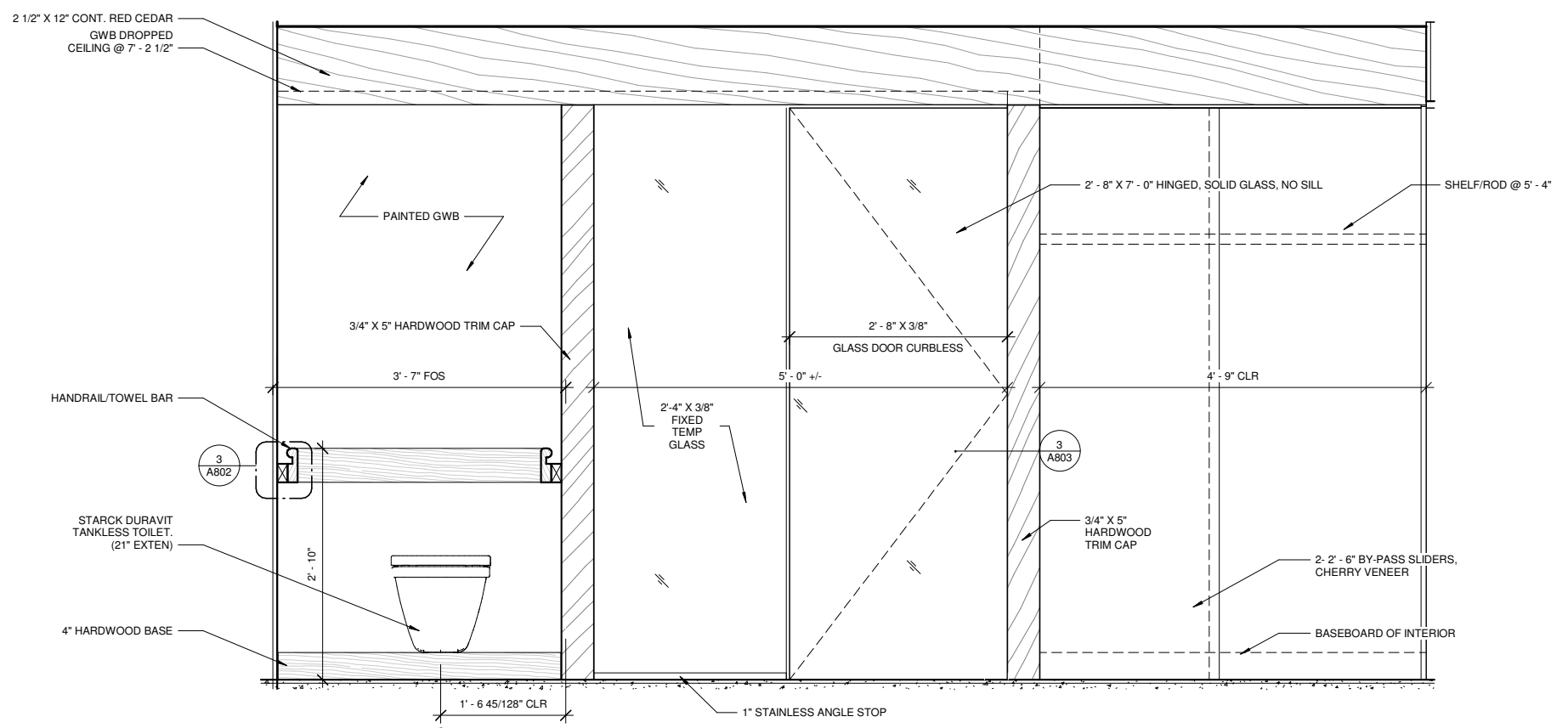
**A803**



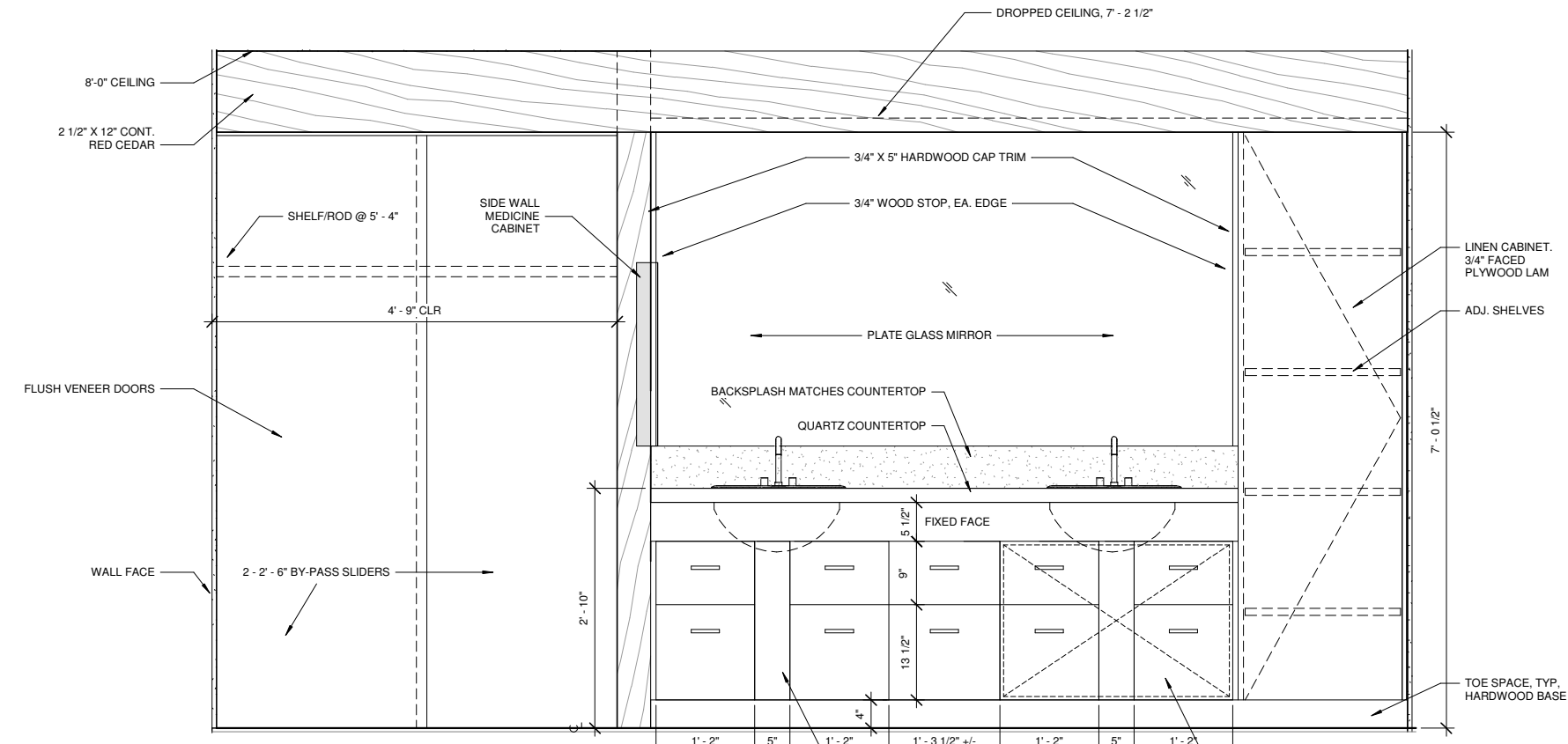
**3 SHOWER/CLOSET JAMB**  
3" = 1'-0"  
0' 6" 1' 2'



**4 PRIMARY BEDROOM, CORNER**  
3" = 1'-0"  
0' 3" 6" 1'



**2 PRIMARY BATHROOM NORTH ELEVATION**  
1" = 1'-0"  
0' 6" 1' 2'



**1 PRIMARY BATHROOM ELEVATION**  
1" = 1'-0"  
0' 2' 4' 8'

NOTE: 11"x 17" PRINT IS HALF SIZE