

PalmsonAshleyRiver_ArchCAD25_250604.pln



1 ENLARGED SITE PLAN
SCALE: 1" = 30'

DEVELOPER 6/27/25
LINCOLN AVENUE
COMMUNITIES
401 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401
P 314 + 681 7320

EXISTING SITE ENLARGED PLAN | APP101

PALMS ON ASHLEY RIVER

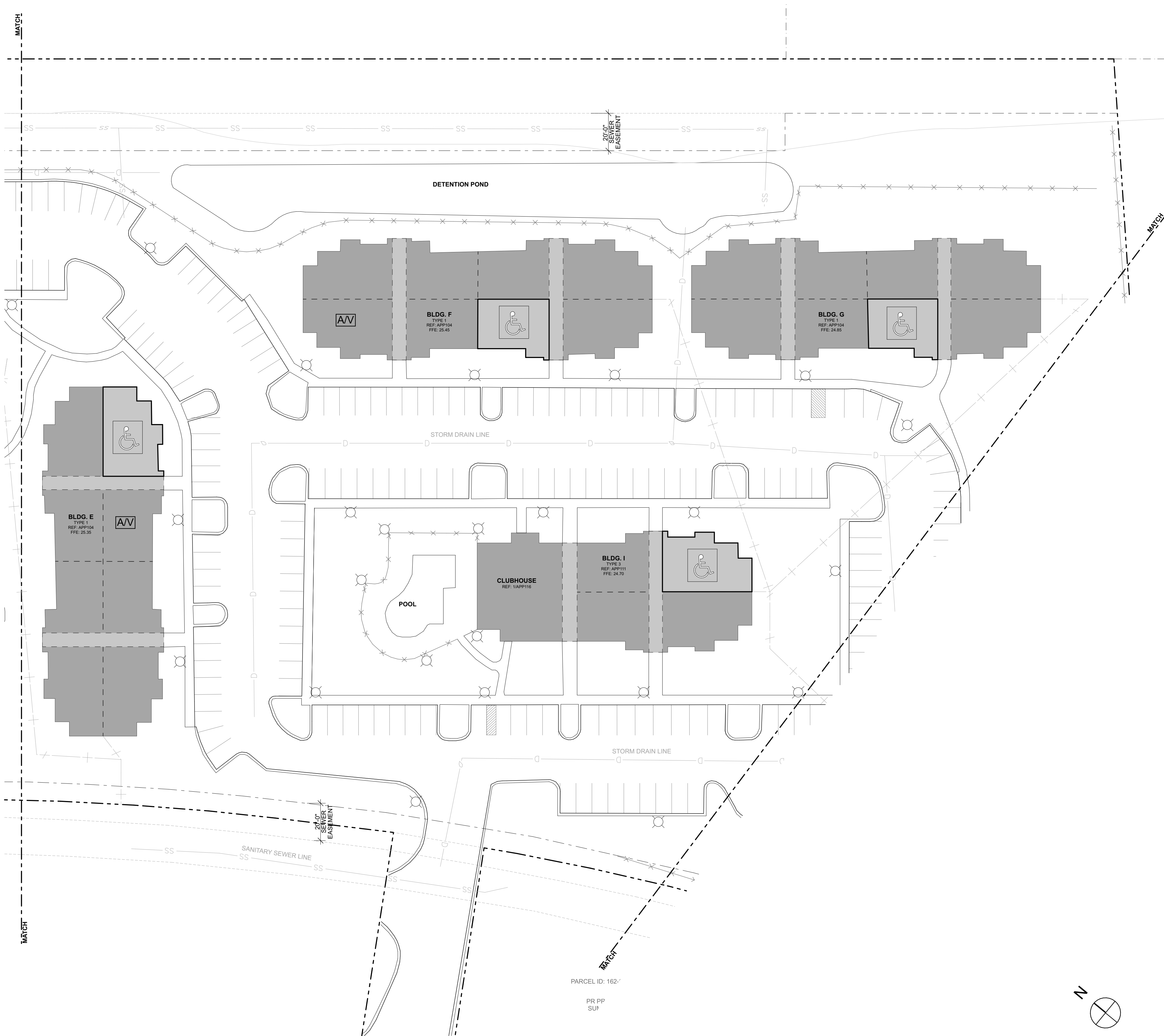
4370 LADSON ROAD
LADSON, SC 29456

APPLICATION SET

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1 ENLARGED SITE PLAN
SCALE: 1" = 30'

DEVELOPER 6/27/25
LINCOLN AVENUE
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401 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401
P 314 + 681 7320

EXISTING SITE ENLARGED PLAN | APP102

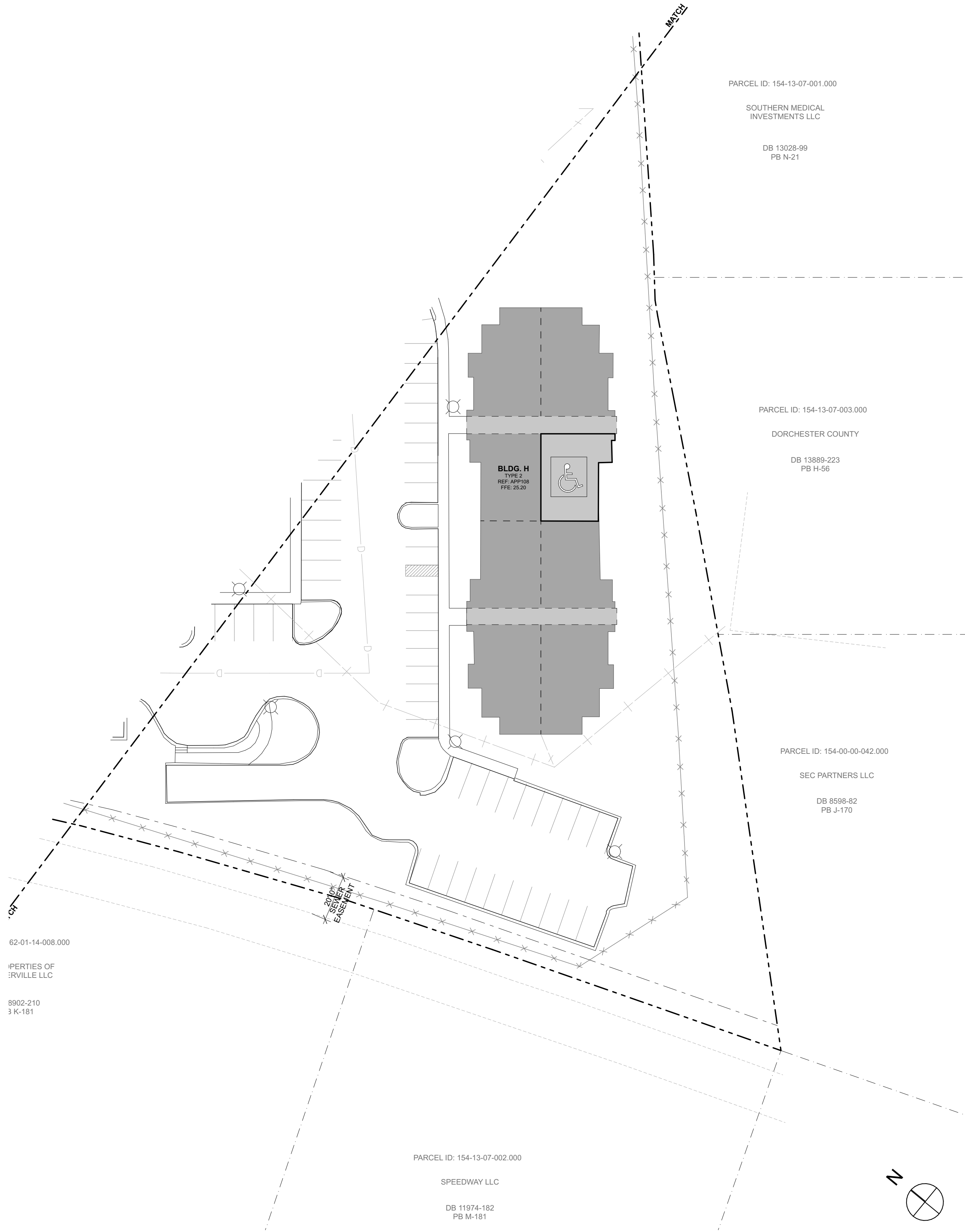
PALMS ON ASHLEY RIVER

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PalmsonAshleyRiver_ArchiCAD25_250604.pln



1 ENLARGED SITE PLAN
SCALE: 1" = 30'

DEVELOPER 6/27/25
LINCOLN AVENUE
COMMUNITIES
401 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401
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EXISTING SITE ENLARGED PLAN | APP103

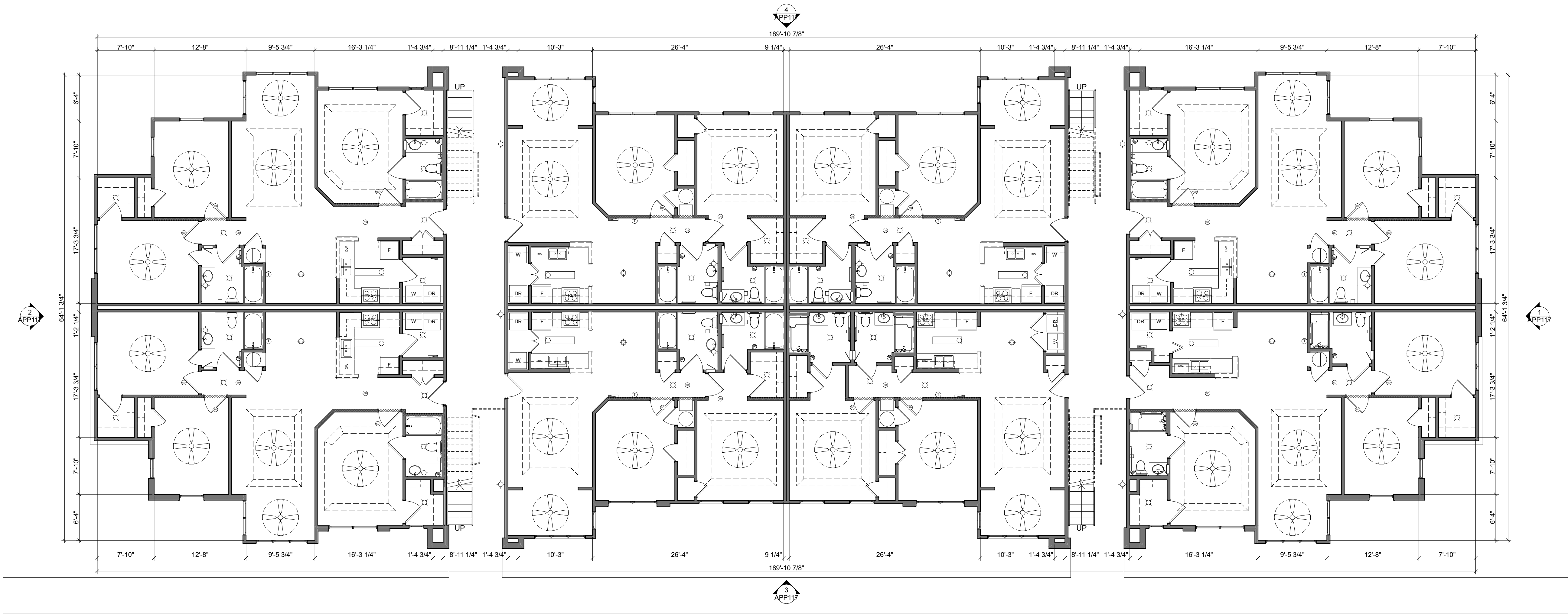
PALMS ON ASHLEY RIVER

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PalmsonAshleyRiver_ArchICAD25\0604\p-h-a projects\2023 Projects\23-2.3-025 Palms on Ashley River - Ladson, SC\02 Design and Documentation\B. Drawings\A. Archicad Files\ii. PLN Files\PalmsOnAshleyRiver_ArchICAD25_250604.pln



1 BUILDING TYPE 1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET SF: 10,579 SF
GROSS SF: 10,808 SF

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

BUILDING NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH CORRIDOR WALL/ EXTERIOR WALL.

UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

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BUILDING TYPE 1 - FIRST FLOOR PLAN | APP104

PALMS ON ASHLEY RIVER

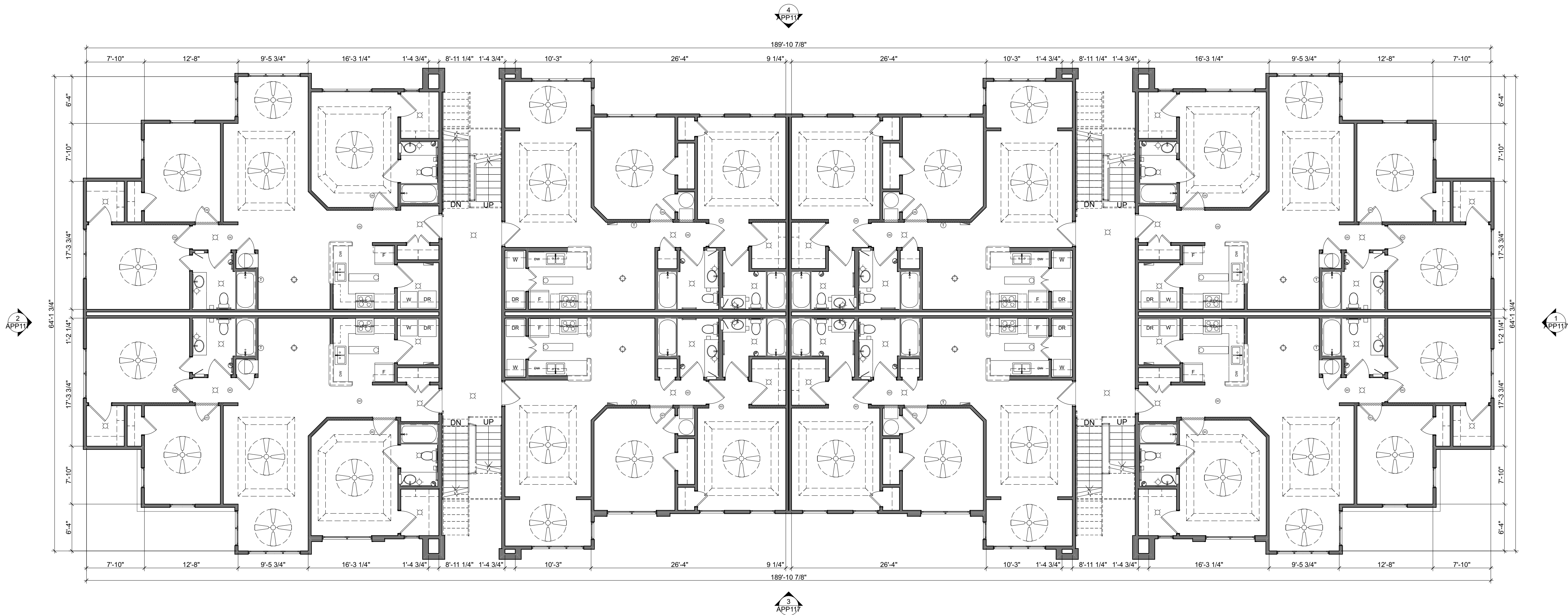
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PalmsonAshleyRiver_ArchICAD25\250604.pln



1 BUILDING TYPE 1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET SF: 10,579 SF
GROSS SF: 10,808 SF

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

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UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

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BUILDING TYPE 1 - SECOND FLOOR PLAN | APP105

PALMS ON ASHLEY RIVER

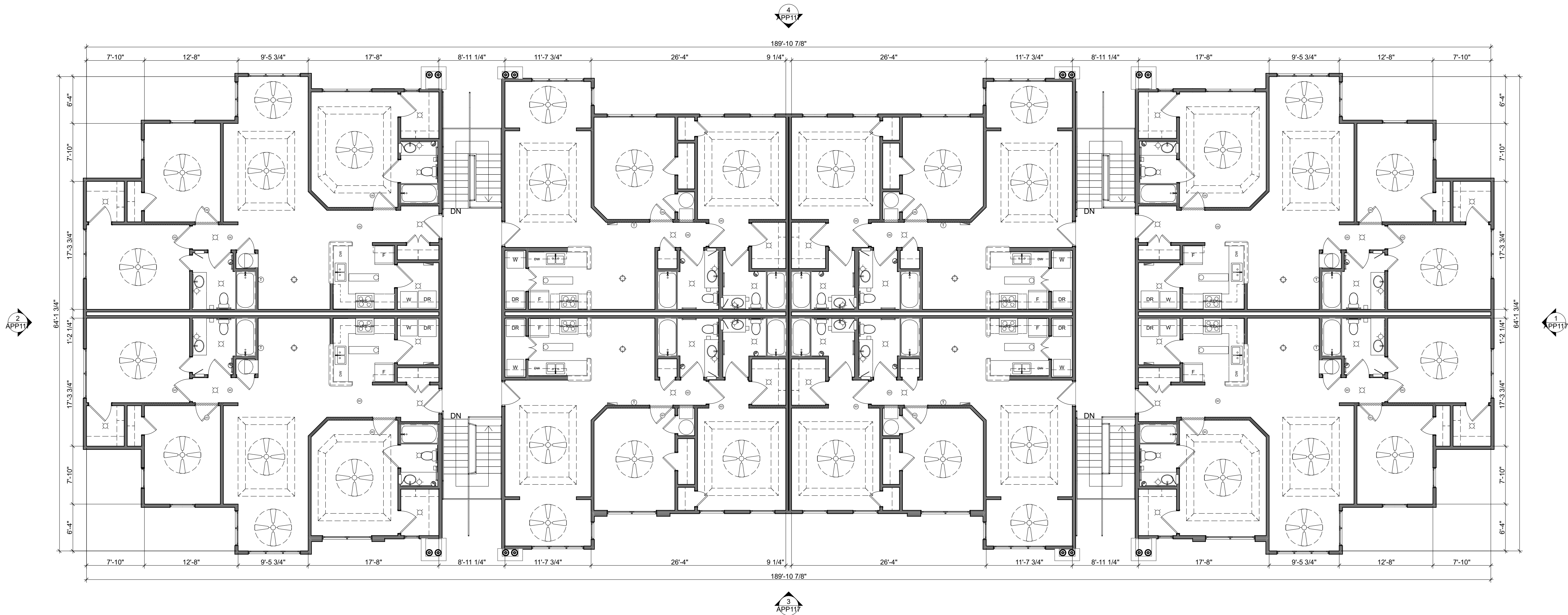
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1 BUILDING TYPE 1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET SF: 10,579 SF
GROSS SF: 10,808 SF

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

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BUILDING NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH CORRIDOR WALL/ EXTERIOR WALL.

UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

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BUILDING TYPE 1 - THIRD FLOOR PLAN | APP106

PALMS ON ASHLEY RIVER

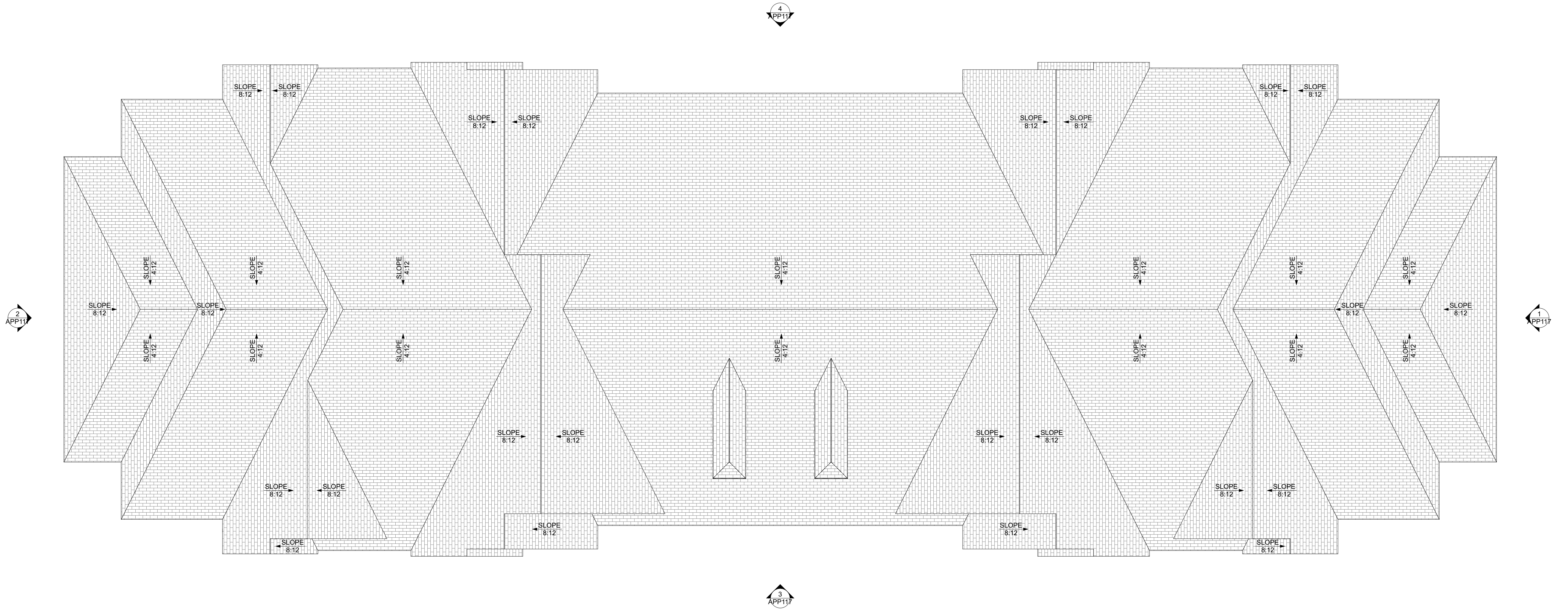
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LADSON, SC 29456

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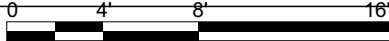
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1 BUILDING TYPE 1 ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

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UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25

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BUILDING TYPE 1 - ROOF PLAN | APP107

PALMS ON ASHLEY RIVER

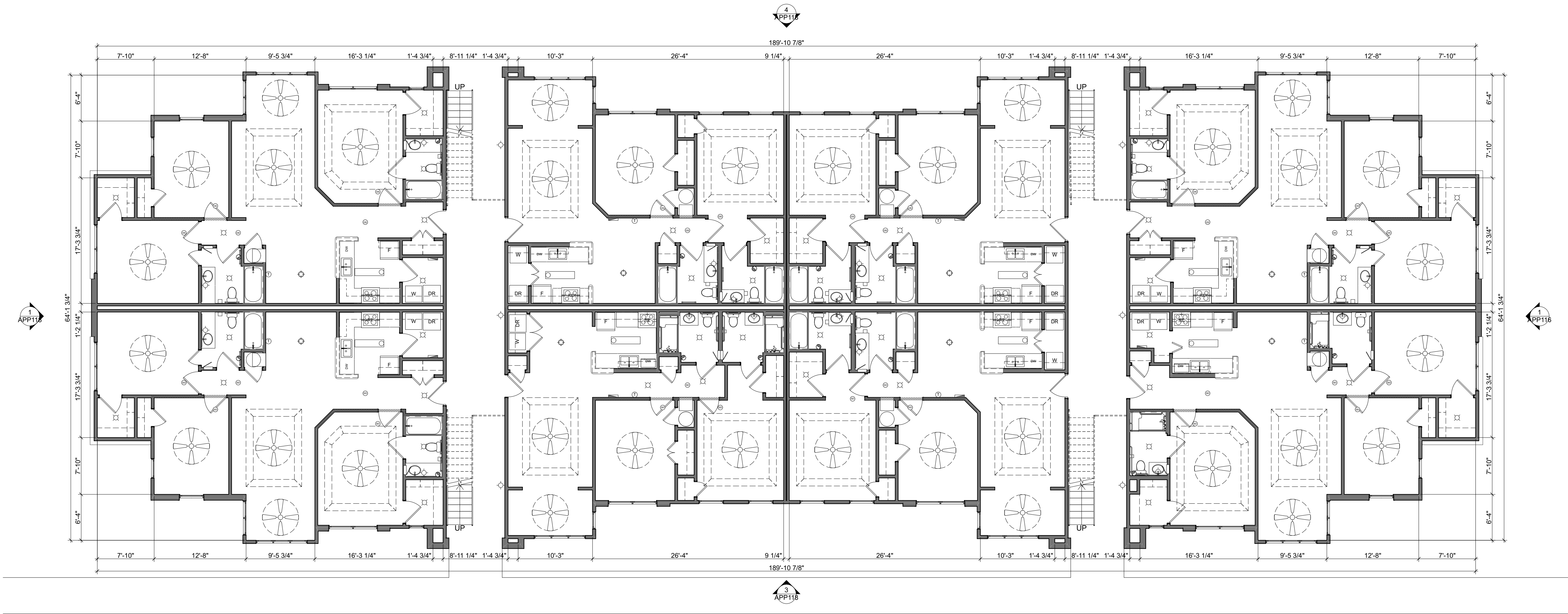
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1 BUILDING TYPE 2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET SF: 10,579 SF
GROSS SF: 10,808 SF
0 4' 8' 16'

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

BUILDING NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH CORRIDOR WALL/ EXTERIOR WALL.

UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25
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COMMUNITIES
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SANTA MONICA, CA 90401
P 314 + 681 7320

BUILDING TYPE 2 - FIRST FLOOR PLAN | APP108

PALMS ON ASHLEY RIVER

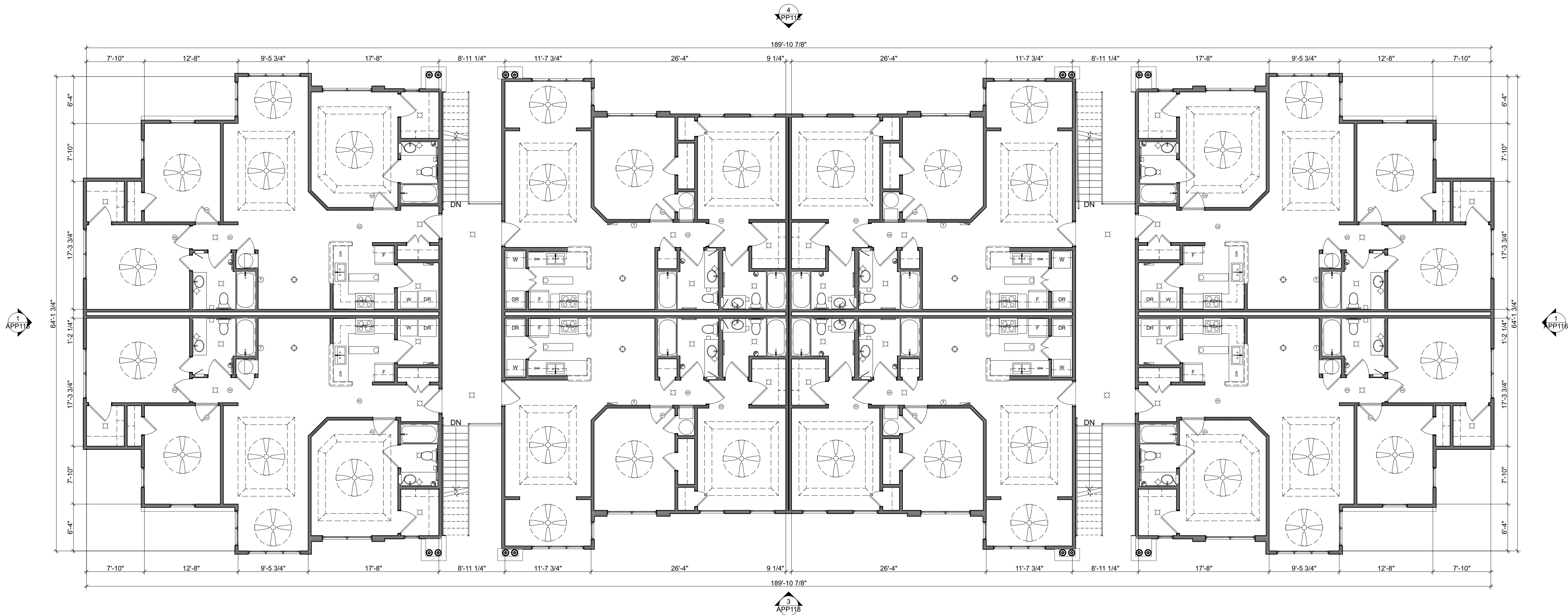
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1 BUILDING TYPE 2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET SF: 10,579 SF
GROSS SF: 10,808 SF



NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

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DEVELOPER 6/27/25

LINCOLN AVENUE
COMMUNITIES

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SANTA MONICA, CA 90401
P 314 + 681 7320

BUILDING TYPE 2 - SECOND FLOOR PLAN | APP109

PALMS ON ASHLEY RIVER

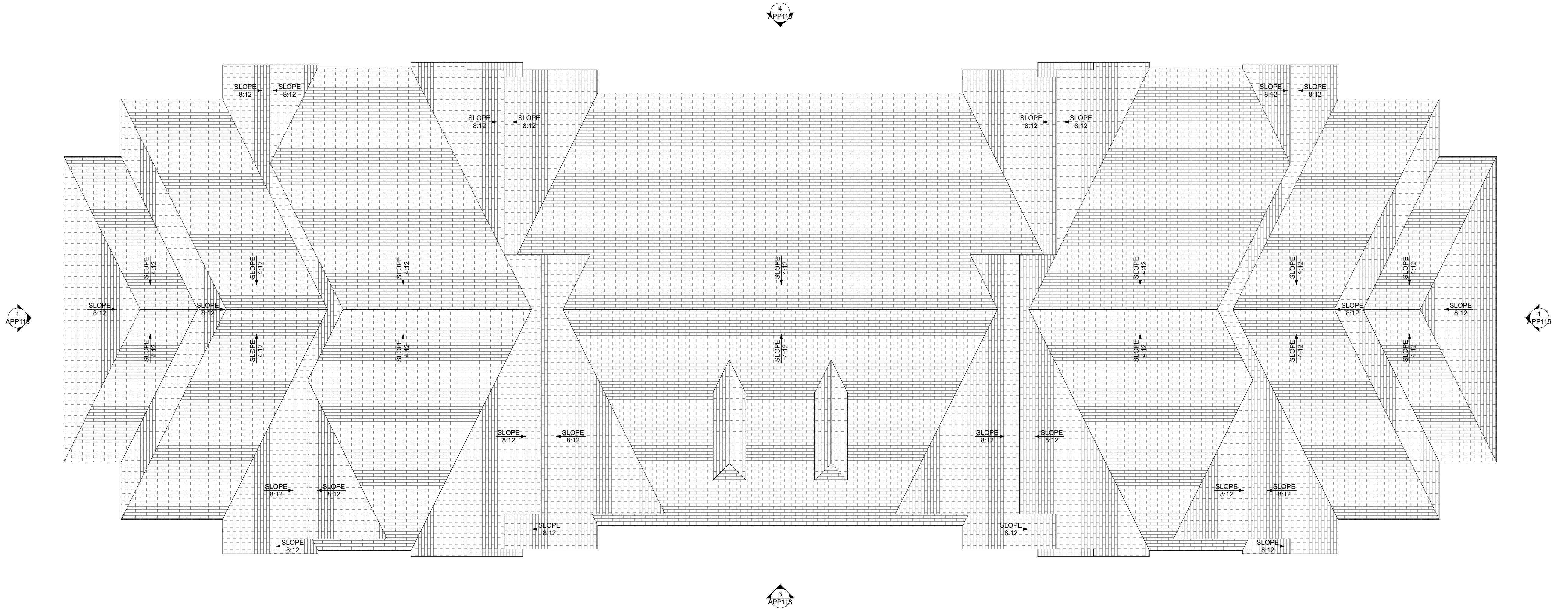
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LADSON, SC 29456

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1 BUILDING TYPE 2 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

BUILDING NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH CORRIDOR WALL/ EXTERIOR WALL.

UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25

LINCOLN AVENUE
COMMUNITIES

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SANTA MONICA, CA 90401
P 314 + 681 7320

BUILDING TYPE 2 - ROOF PLAN | APP110

PALMS ON ASHLEY RIVER

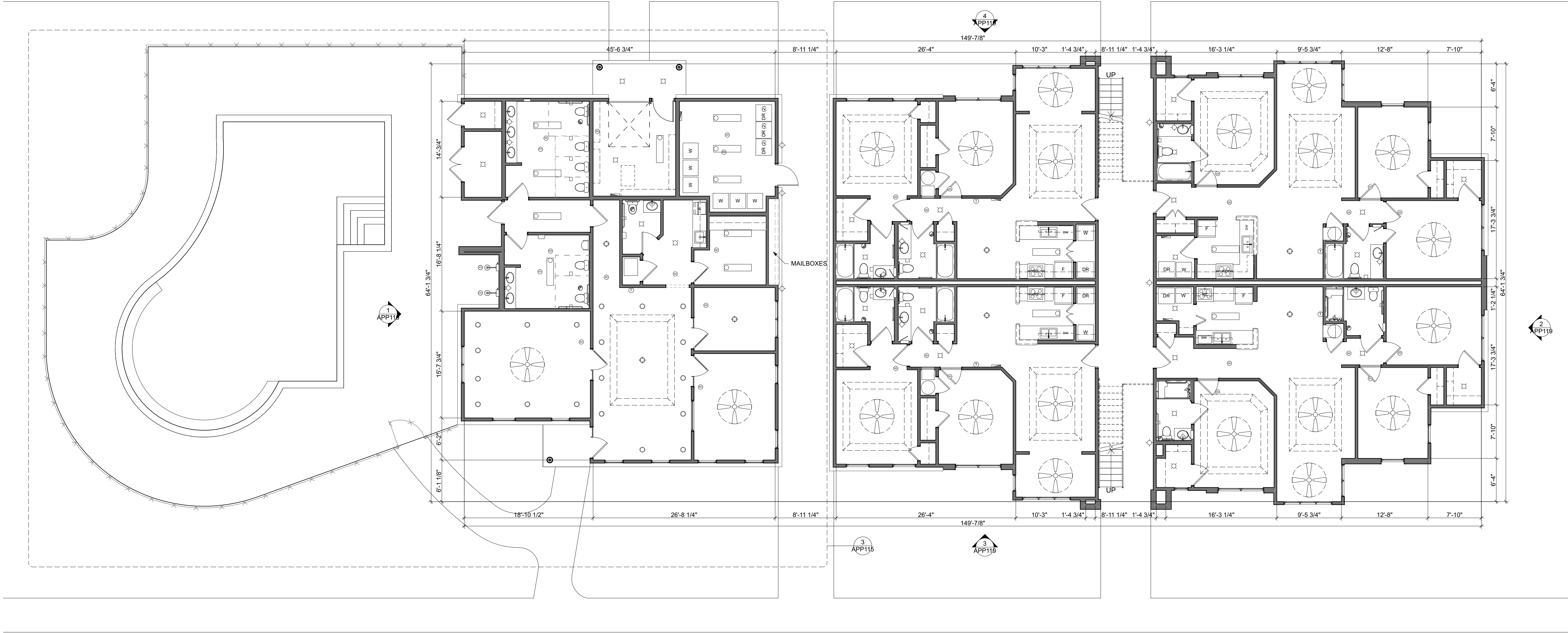
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1 BUILDING TYPE 3 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET SF: 7,919 SF
GROSS SF: 8,280 SF

0 4' 8' 16'

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

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UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25

LINCOLN AVENUE
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BUILDING TYPE 3 - FIRST FLOOR PLAN | APP111

PALMS ON ASHLEY RIVER

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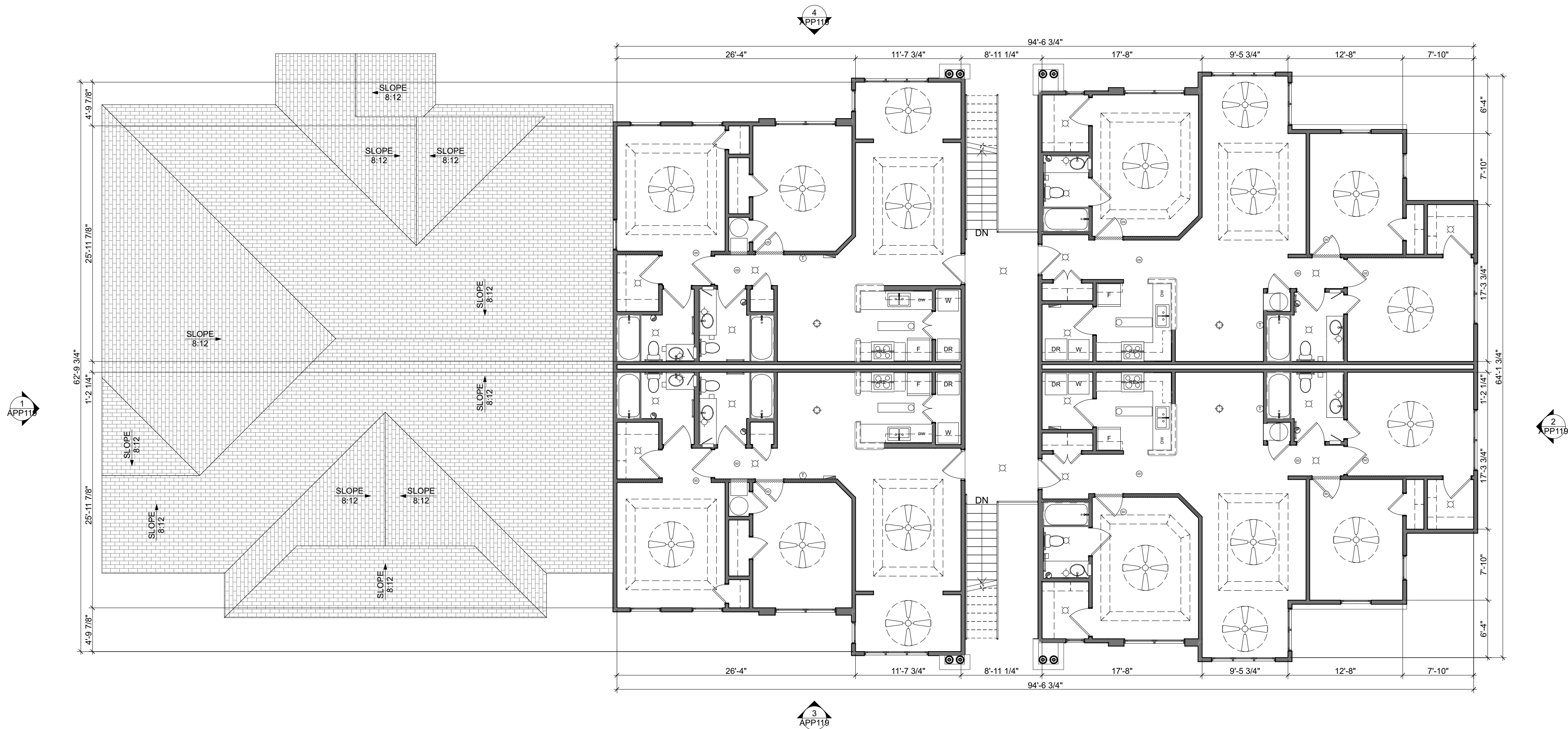


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1

BUILDING TYPE 3 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



NET SF: 5,269 SF
GROSS SF: 5,427 SF

0 4' 8' 16'

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

BUILDING NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH CORRIDOR WALL/ EXTERIOR WALL.

UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25

LINCOLN AVENUE
COMMUNITIES

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BUILDING TYPE 3 - SECOND FLOOR PLAN | APP112

PALMS ON ASHLEY RIVER

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1 BUILDING TYPE 3 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

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UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25

LINCOLN AVENUE
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BUILDING TYPE 3 - ROOF PLAN | APP113

PALMS ON ASHLEY RIVER

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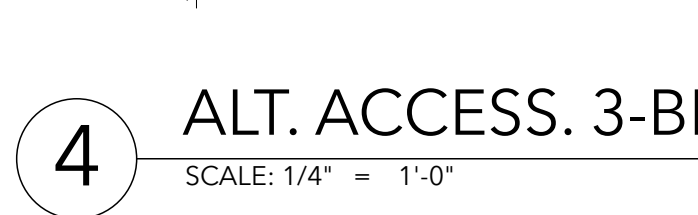
e+a



2 ACCESSIBLE 3-BED/2-BATH UNIT PLAN

SCALE: 1/4" = 1'-0"

REQUIRED: 1,100 NSF
1,272 NSF
1,322 GSF



4 ALT. ACCESS. 3-BD

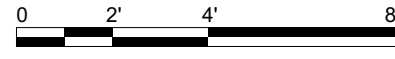
SCALE: 1/4" = 1'-0"



1 ACCESSIBLE 2-BED/2-BATH UNIT PLAN

SCALE: 1/4" = 1'-0"

REQUIRED: 850 NSF
1,043 NSF
1,082 GSF



3 ALT. ACCESS. 2-BD

SCALE: 1/4" = 1'-0"

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

BUILDING GROSS SQUARE FOOTAGE - AREA INCLUDES OUTSIDE FACE OF STUD AT EXTERIOR WALLS AND/OR INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL AREA AND ALL COVERED SPACE INCLUDING BREEZEWAYS AND BALCONIES.

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UNIT GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD AT EXTERIOR WALLS INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL. CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF STUD AT COMMON / CORRIDOR WALLS.

UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

DEVELOPER 6/27/25

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ACCESSIBLE UNIT FLOOR PLANS | APP115

PALMS ON ASHLEY RIVER

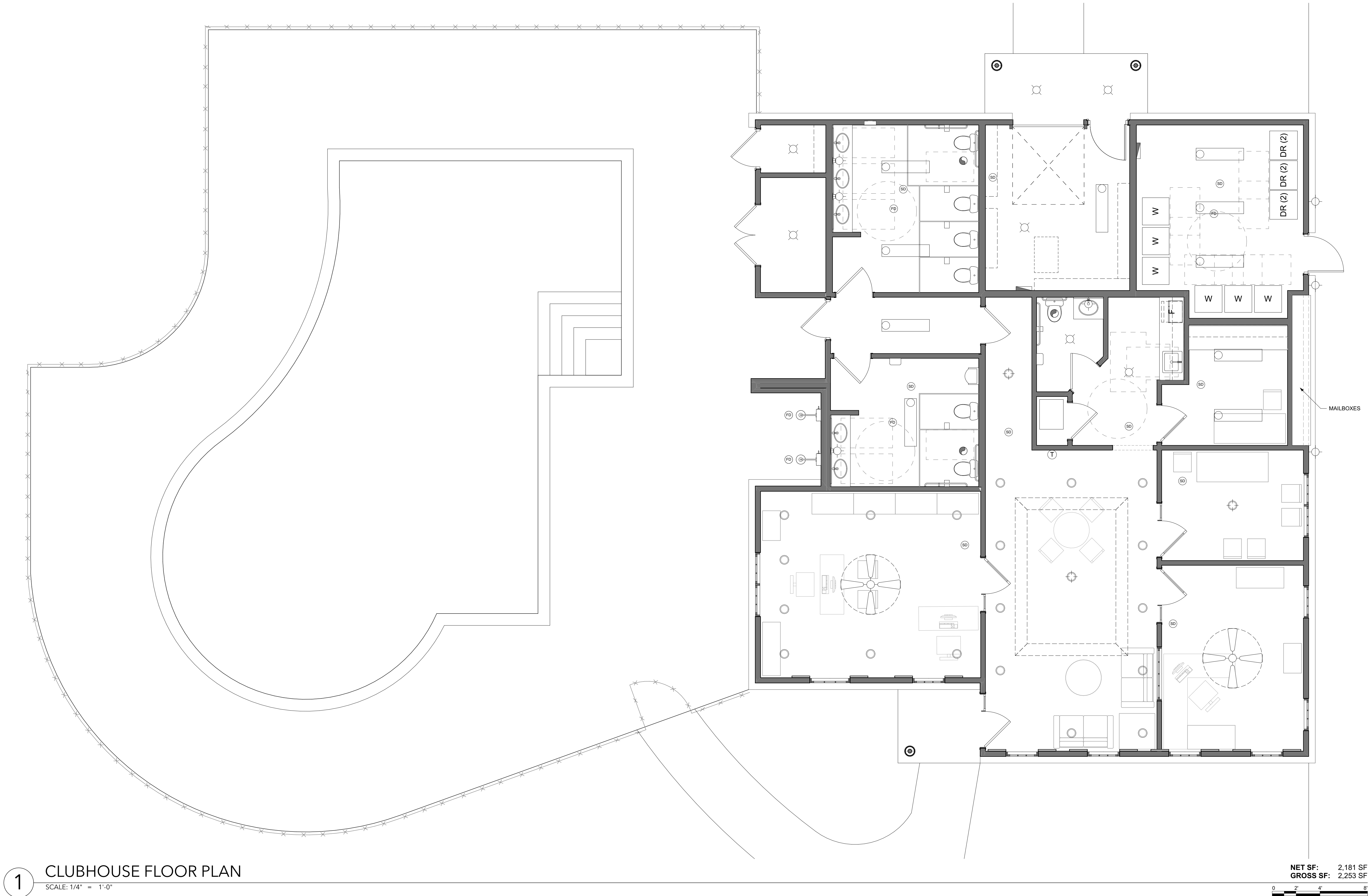
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UNIT NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

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CLUBHOUSE ENLARGED FLOOR PLAN | APP116

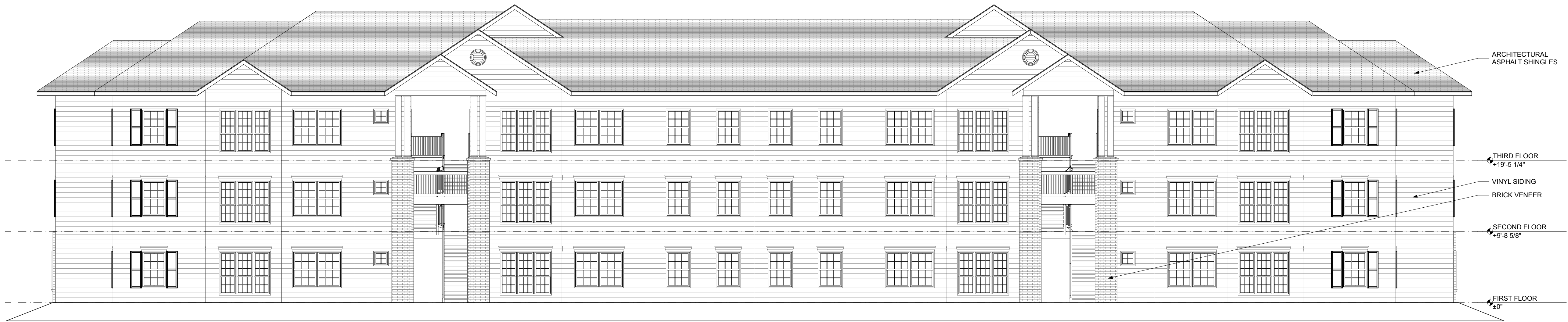
PALMS ON ASHLEY RIVER

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LADSON, SC 29456

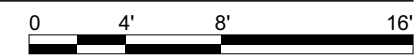
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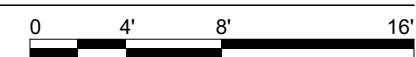
PalmsonAshleyRiver_Arch\CAD\25\0604\p-h-a projects\2023 Projects\23-2\3-025 Palms on Ashley River - Ladson, SC\02 Design and Documentation\B. Drawings\A. Archcad Files\A. Archcad Files\A. ArchCAD25_250604.pln



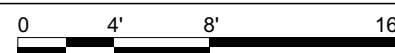
4 BUILDING TYPE 1 BACK ELEVATION
SCALE: 1/8" = 1'-0"



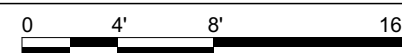
3 BUILDING TYPE 1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



DEVELOPER 6/27/25
LINCOLN AVENUE
COMMUNITIES
401 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401
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BUILDING TYPE 1 - EXTERIOR ELEVATIONS | APP117

PALMS ON ASHLEY RIVER

4370 LADSON ROAD
LADSON, SC 29456

APPLICATION SET

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Architectural elevation drawing of a three-story townhome building. The drawing shows a long, symmetrical facade with multiple gables, dormers, and windows. The roof is labeled "ARCHITECTURAL ASPHALT SHINGLES". The third floor is labeled "THIRD FLOOR +19'-5 1/4\"". The second floor is labeled "SECOND FLOOR +9'-5 5/8\"". The first floor is labeled "FIRST FLOOR 0\"". The exterior materials are labeled "VINYL SIDING" and "BRICK VENEER".

ARCHITECTURAL ASPHALT SHINGLES

THIRD FLOOR
+19'-5 1/4"

SECOND FLOOR
+9'-8 5/8"

VINYL SIDING

BRICK VENEER

FIRST FLOOR
+0'

ARCHITECTURAL ASPHALT SHINGLES

VINYL SIDING

BRICK VENEER



Architectural elevation drawing of a three-story house. The drawing includes the following details:

- Architectural Asphalt Shingles:** Indicated by a line pointing to the roof.
- Third Floor:** Labeled with a height of $+19'-5 \frac{1}{4}"$.
- Second Floor:** Labeled with a height of $+9'-8 \frac{5}{8}"$.
- Vinyl Siding:** Indicated by a line pointing to the siding on the right side of the house.
- Brick Veneer:** Indicated by a line pointing to the brickwork on the lower level of the right side of the house.
- First Floor:** Labeled with a height of $+0'$.

Architectural elevation drawing of the front of a house. The drawing includes the following callouts:

- ARCHITECTURAL ASPHALT SHINGLES (pointing to the roof)
- THIRD FLOOR $\pm 19'-5 \frac{1}{4}"$ (pointing to the third floor level)
- SECOND FLOOR $\pm 17'-8 \frac{5}{8}"$ (pointing to the second floor level)
- VINYL SIDING (pointing to the siding on the second floor)
- BRICK VENEER (pointing to the brick veneer on the first floor)
- FIRST FLOOR $\pm 0"$ (pointing to the first floor level)

Architectural elevation drawing of the front facade of a three-story house. The drawing shows a gabled roof with architectural asphalt shingles. The third floor has a height of 18'-5 1/4". The second floor has a height of 12'-8 5/8" and features vinyl siding and brick veneer. The first floor has a height of 10' and also features brick veneer. The facade includes multiple windows of various sizes and styles, including double doors on the first floor and a central brick chimney.

