

**GENERAL PLAN ABBREVIATIONS**

ABV - ABOVE	LD - LINE OF
ADJ - ADJUSTABLE	RS - ROSE SPACE
AF - ABOVE FINISH FLOOR	LN - LINE
BLK - BLOCK	LOC - LOCATION
BLW - BELOW	MIN - MINIMUM
CAB - CABINET	MTL - METAL
CLG - CEILING	OH - OVER HEAD
CRK - CERAMIC	OPT - OPTIONAL
CO - CARBON MONOXIDE DETECTOR	PEB - PUSH BUTTON
COL - COLUMN	PLT - PLATE
CONC - CONCRETE	PROJ - PROJECTION
CPT - CARPET	RAD - RADIUS
CT - CERAMIC TILE	RCSD - RECESSED
COV OR CYND - COVERED	REFR - REFRIGERATOR
D - DEEP	RND - ROUND
DB - DOOR BELL	SD - SMOKE DETECTOR
DRL - DOORSLIP	SLD - SLIDING
DIA - DIAMETER	SH - SINGLE HUNG
DL - DIVIDED LITE	SHLV OR S - SHELVES
DRG - DOORS	SH - SHILAR
DW - DISH WASHER	SLP - SLOPE
EA - EACH	SCR - SQUARE
EJ - EXPANSION JOINT	SR - SHEET ROCK
ELEV - ELEVATION	SRO - SHEET ROCK OPENING
EXT - EXTENSION	STO - SWITCH TOP OUTLET
FD - FURR DOWN	SV - SHEET VINYL
FG - FIXED GLASS	T&G - TONGUE AND GROOVE
FLK - FLOOR	TR - TRICAL
F/R - FIREPLACE	W - WIDE
GAR - GARAGE	WTH - WITH
GFI - GROUND FAULT CIRCUIT INTERRUPTER	WC - WATER CLOSET
GLS - GLASS	WD - WOOD
H - HIGH	WH - WATER HEATER
HB - HOSE BIB	WI - WROUGHT IRON
HDR - HEADER	WLC - WALK IN CLOSET
HS - HORIZONTAL SLIDER	WP - WATER PROOF

**CITY OF AUSTIN VISIBILITY**

A VISIBLE DWELLING "NO STEP" ENTRANCE SHALL BE PROVIDED WITH MINIMUM 32" CLEAR FINISHED OPENING AND MAX 1/2" STEP BEVELLED THRESHOLD.

A VISIBLE ROUTE WITH MINIMUM CLEAR FINISHED OPENING OF 32" SHALL BE PROVIDED FROM VISIBLE "NO STEP" ENTRANCE CONTAINING THROUGH LIVING/FAMILY ROOM, DINING ROOM AND KITCHEN TO VISIBLE BATH. ALL POINTS ALONG ROUTE TO HAVE MAXIMUM OF 1/2" STEP AT THRESHOLDS AND/OR FLOORING TRANSITIONS.

VISIBLE BATH TO HAVE MINIMUM 36" CLEAR FINISHED DOOR OPENING.

VISIBLE BATH BLOCKING NOTES:  
LATERAL 2x6 OR LONGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL EXCEPT FOR PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

VISIBLE "NO STEP" ENTRANCE :  
FRONT DOOR

VISIBLE BATHROOM :  
BATH 2

**ABBREVIATIONS**

FFE:	FINISHED FLOOR ELEVATION
BEE:	BUILDING ENVELOPE ELEVATION
AAJ:	AVERAGE ADJACENT GRADE
OGS:	ORIGINAL GRADE ELEVATION
FGS:	FINISHED GRADE ELEVATION

**FIRST LEVEL FLOOR PLAN**  
SCALE 1/8"=1'-0"

**NOTES:**  
PLANS ARE COMPLIANT W/ 2012 IRC  
1ST LEVEL PLATE HISTS TO BE 5'-11 1/2" @ 24" ON CENTER UNLESS NOTED  
2ND LEVEL PLATE HISTS TO BE 9'-1 1/2" @ 24" ON CENTER UNLESS NOTED  
PROVIDE TEMPERED GLASS WHERE NOTED  
DRYER VENT NOT TO EXCEED 36" MINOR ELBOWS PER IRC M906.4.4  
SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS  
PROVIDE 1/2" X 1/2" PAD IN ATTIC FOR 1/2" X 1/2" @ 24" ON CENTER ELECT, PECH AND PLUMB

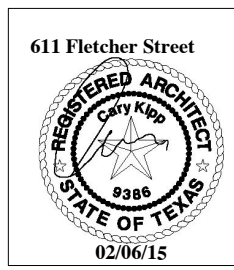
**Square Footage Chart**

	FRAME	w/ MASONRY
1 ST FLOOR	1628	1614
2 ND FLOOR	718	724
TOTAL LIVING	2326	2338
CARPENT	385	382
PORCH	21	21
COVERED PATIO	175	175
TOTAL	2907	2926

**BUILDING AREA 1820 SF**  
**CARPENT AREA 392 SF**

**FLOOR AREA RATIO 6F**

1ST FLOOR	1614
2ND FLOOR	724
CARPENT	392
AREA OVER 15' CLG	11
TOTAL	2741
CONCRETE EXEMPTION DETACHED 332.4A	-392
TOTAL	2349
LOT AREA	6033
40% LOT AREA	2413
	2349/6033
FAR %	38.94%

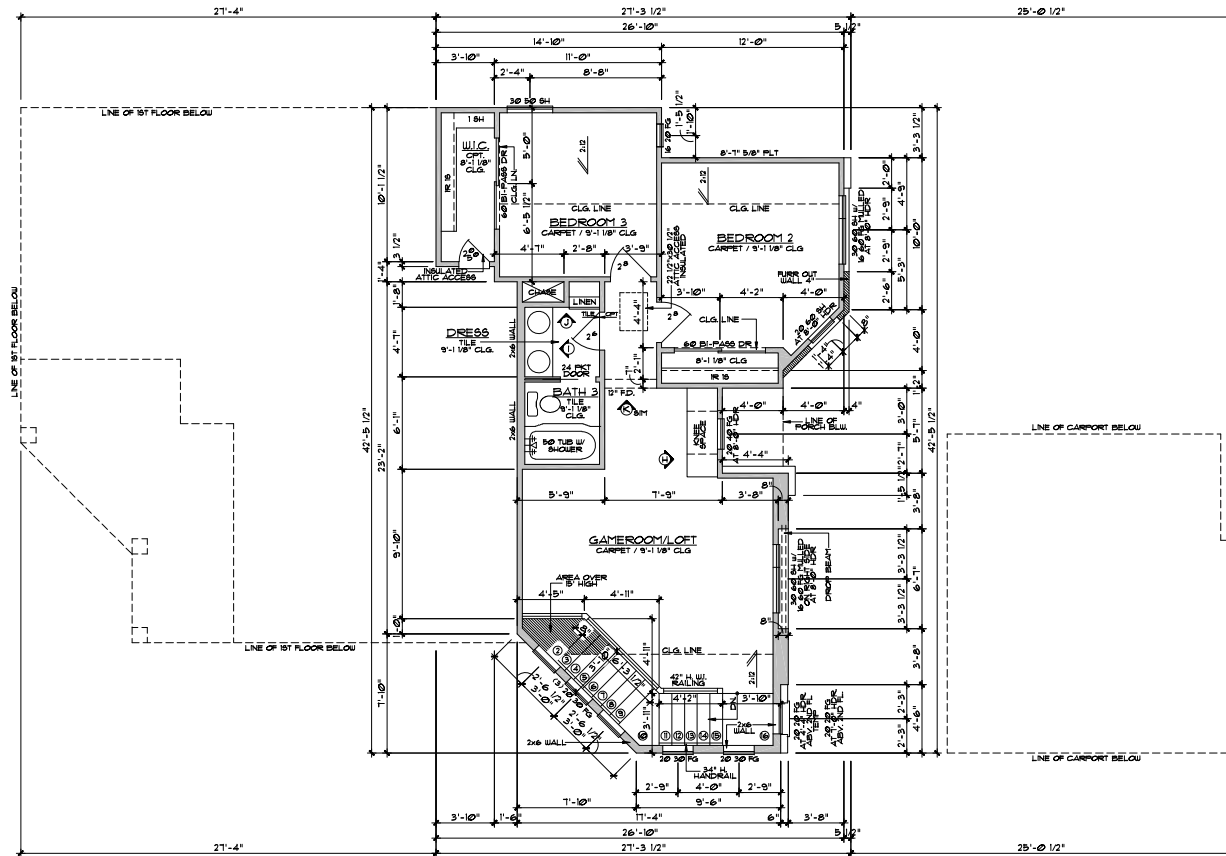


See location in subdivision within or details in contract. All work shall be in accordance with the applicable building code. All work shall be in accordance with the applicable building code. All work shall be in accordance with the applicable building code.



01-16-14  
Date  
01-16-14  
Date  
Sheet  
1 of 11

PLAN 2338 LD



**SECOND LEVEL FLOOR PLAN**

SCALE 1/8"=1'-0"

**NOTES:**

PLANS ARE COMPLIANT W/ 2012 IRC

1ST LEVEL PLATE HOISTS TO BE PROVIDED AS REQUIRED PER CURRENT IRC CODE

2ND LEVEL PLATE HOISTS TO BE PROVIDED AS REQUIRED PER CURRENT IRC CODE

8'-1 1/8" W/ 7'-0" SLOPE

HEADER NOTE IN AREA NOTED

PROVIDE TYPED GLASS

WHERE REQUIRED

DRYER VENT NOT TO EXCEED 35' MIN. ELBOUS PER IRC M902.4.4

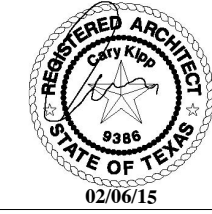
ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS

PROVIDE 8'-0" TALL DOORS THROUGHOUT 1ST LEVEL

PROVIDE FINISH FLOOR IN ATTIC FOR HVAC UNITS) BY REGION ELEC. TECH AND PLUMB

611 Fletcher Street



02/06/15

PLAN 2338 LD



Due to location in unincorporated areas and details in contract materials, Kipp Flores Architects is not responsible for existing conditions or conditions that may exist. See the contract for details. See the contract for details.



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