

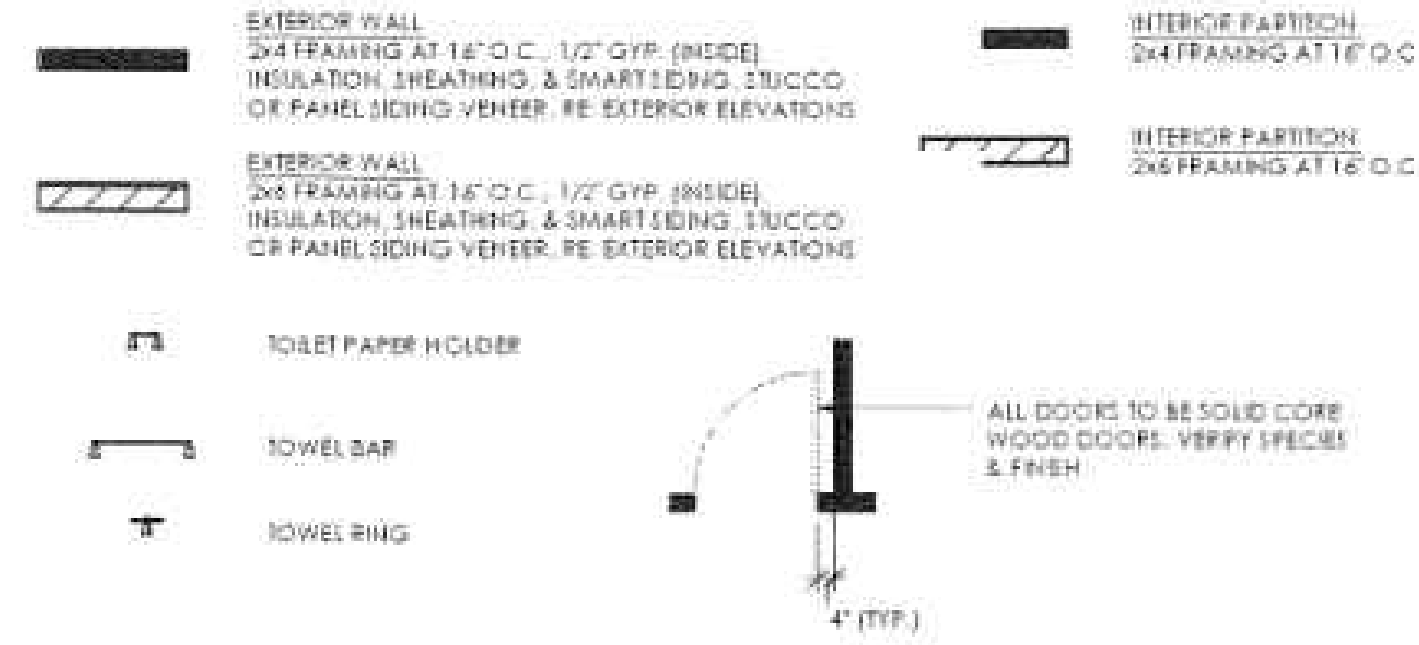
TYOLOGY 4

Single Family Condo/Townhome

NOTE:
SMOKE ALARMS TO BE IN COMPLIANCE WITH SECTION R313 - SMOKE ALARMS OF THE INTERNATIONAL RESIDENTIAL BUILDING

NOTE:
ALL FOUNDATIONS ARE CONCRETE SLAB ON GRADE

LEGEND



GENERAL NOTES

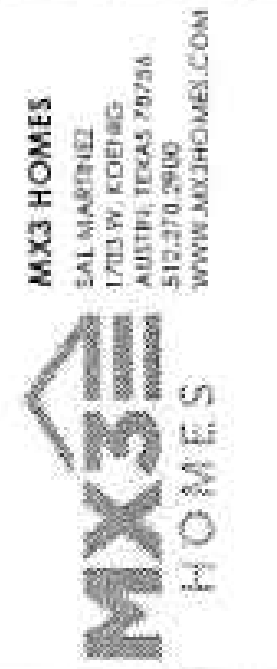
1. DIMENSIONS ARE TO FACE OF FRAMING, U.H.D. ALL GROSS SQUARE FOOTAGE CALCULATIONS ARE TAKEN FROM THE EXTERIOR FINISH.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ESPECIALLY ELECTRICAL AND HVAC DURING AND THROUGHOUT CONSTRUCTION.
3. ALL WINDOWS TO BE COMPLIANT WITH CITY OF AUSTIN CODE FOR HIGH EFFICIENCY WINDOWS WITH LOW-E GLASS.
4. ALL PLUMBING FIXTURES ARE TO BE HIGH EFFICIENCY RATED FIXTURES.

VISITABILITY NOTES

1. ONE FIRST FLOOR BATHROOM MUST HAVE A MINIMUM CLEAR OPENING OF 30 INCHES.
2. VISITABLE BATH IS REQUIRED TO HAVE 2x4 OR LARGER BLOCKING INSTALLED FLUSH WITH STUD EDGE OF BATHROOM WALL. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL.
3. VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE INTERIOR FLOOR LEVEL. OUTLET MUST BE A MINIMUM OF 15 INCHES ABOVE INTERIOR FLOOR LEVEL.
4. VISITABLE BATHROOM MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE VISITABLE ENTRANCE.
5. EACH DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NON-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2 INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES.

BUILDING AREA

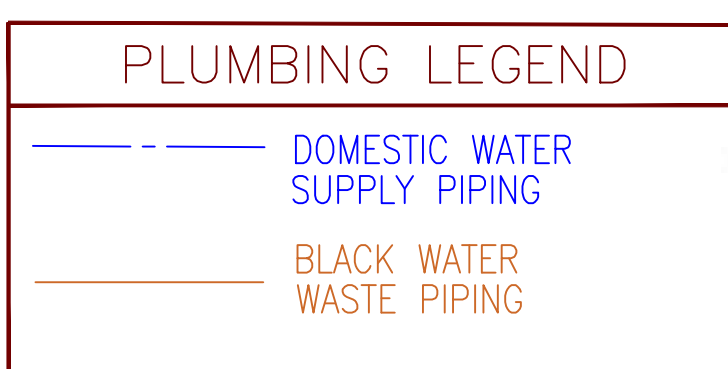
1ST FLOOR GROSS AREA 1ST FLOOR AREA	696 SQ. FT.
2ND FLOOR GROSS AREA 2ND FLOOR AREA	714 SQ. FT.
3RD FLOOR GROSS AREA 3RD FLOOR AREA	459 SQ. FT.
GARAGE ATTACHED SUBTRACT 200 SQ. FT TOTAL	205 SQ. FT. -200 SQ. FT. 05 SQ. FT.
TOTAL GROSS FLOOR AREA	1,874 SQ. FT.
FLOOR AREA RATIO	MAX. ALLOWED (2,300 SQ. FT.)
1ST FLOOR GROSS SQUARE FOOTAGE	696 SQ. FT.
2ND FLOOR GROSS SQUARE FOOTAGE	714 SQ. FT.
3RD FLOOR GROSS SQUARE FOOTAGE	459 SQ. FT.
TOTAL GROSS SQUARE FOOTAGE	1,869 SQ. FT.
GARAGE GROSS SQUARE FOOTAGE	205 SQ. FT.



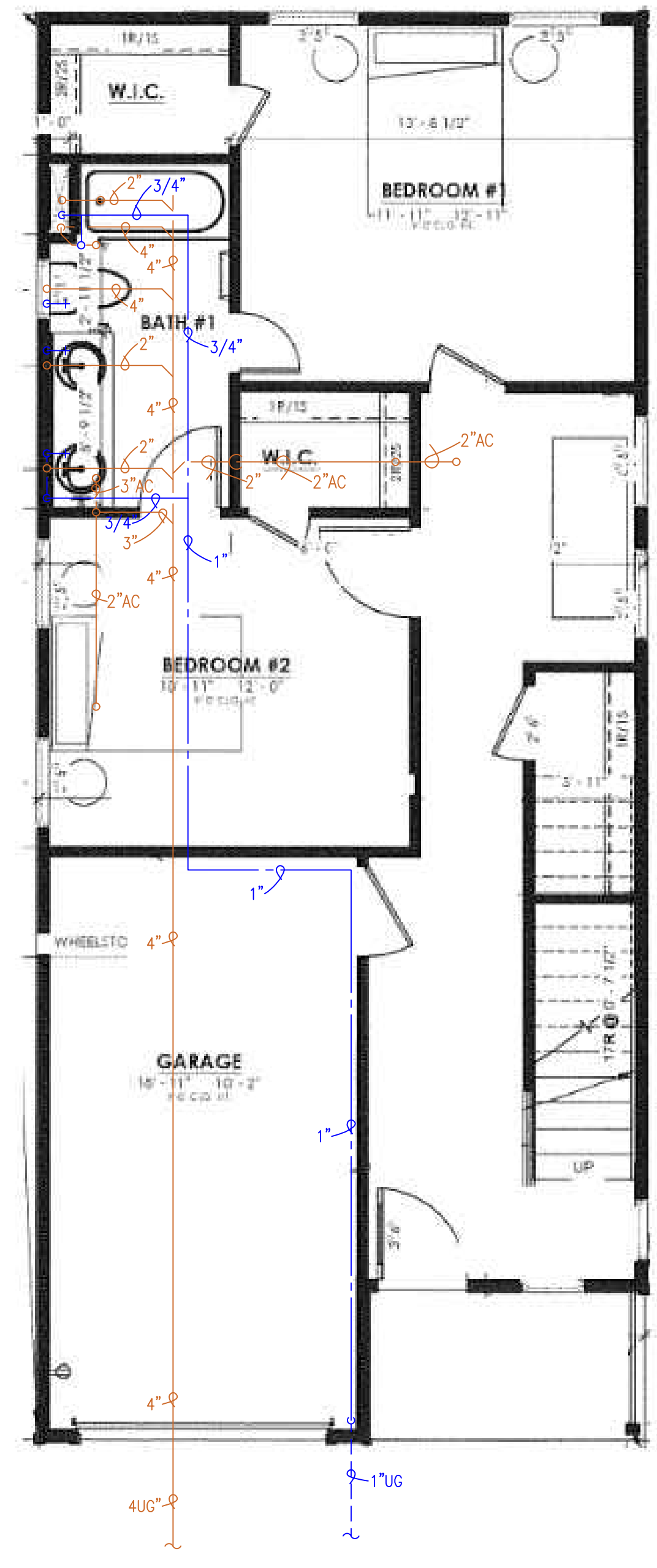
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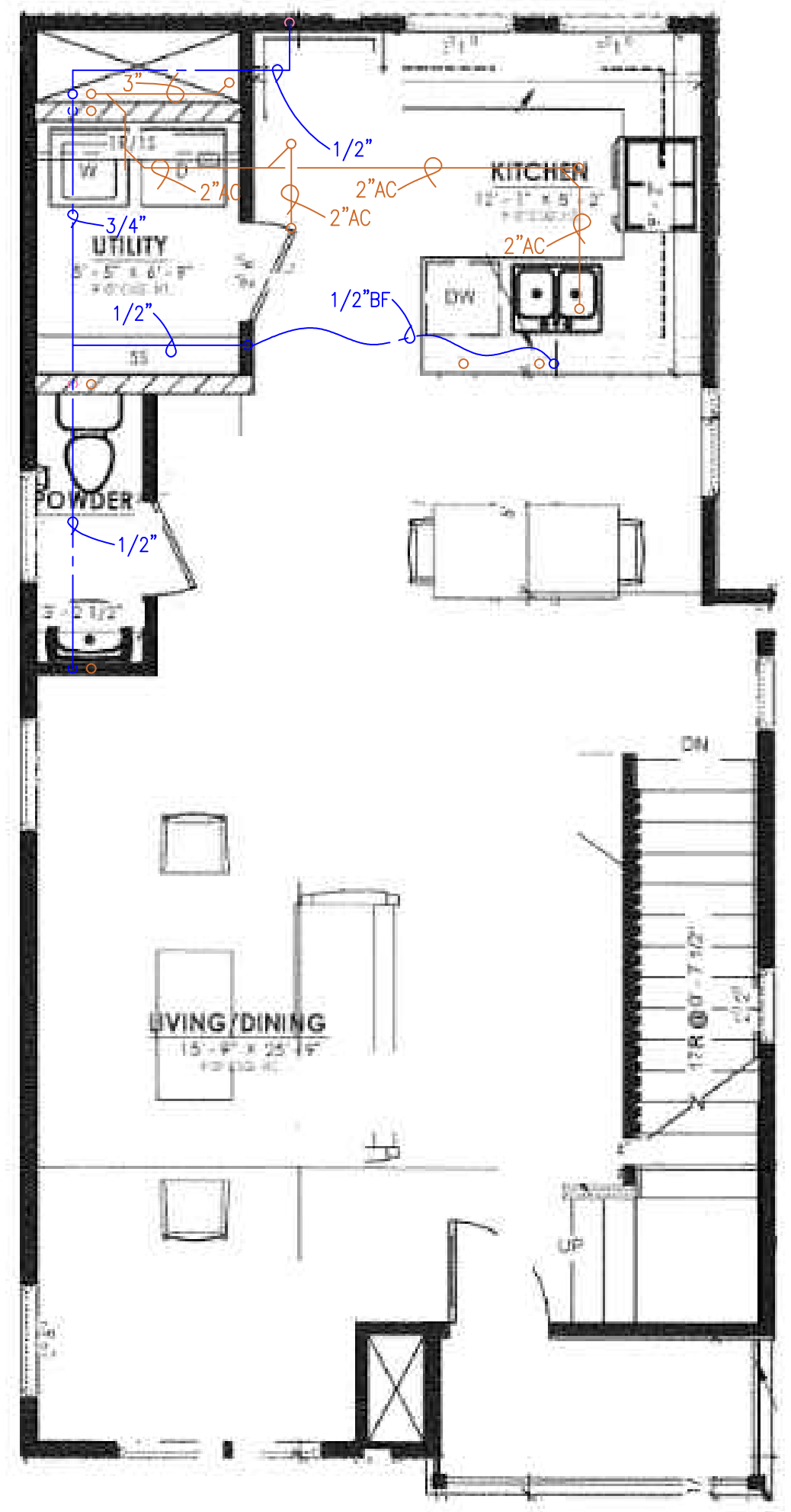
JUNE 23, 20



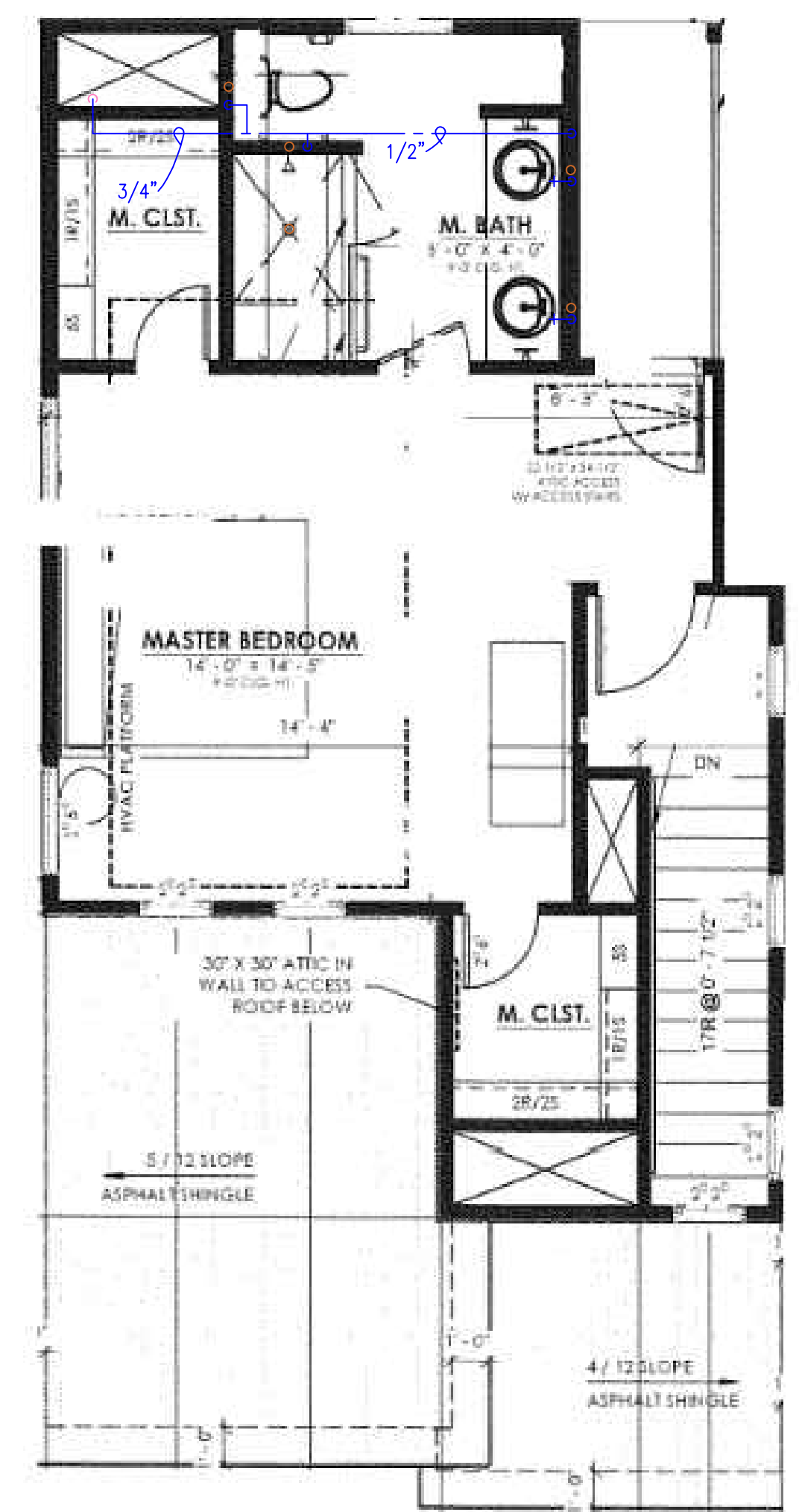
REVIEWED FOR ZONING ONLY



1 1ST FLOOR



2 2ND FLOOR



3 3RD FLOOR

2701 HALCYON DRIVE
AUSTIN, TEXAS 78702

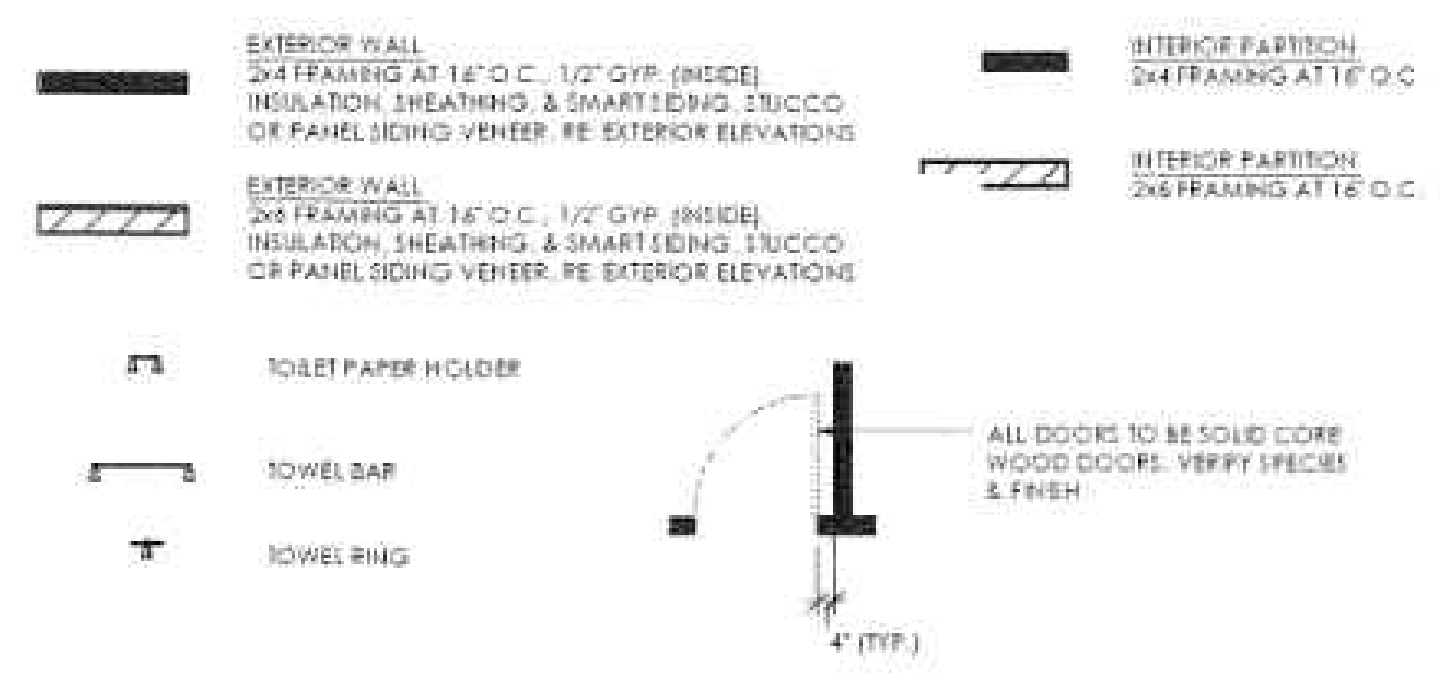
DATE	JUNE 23, 20
DESIGNED BY	
DRAWN BY	
JOB NO.	MXAE
REVISIONS	

SHEET NO.
A1.0
SCALE 1/8" = 1'
FLOOR PLANS

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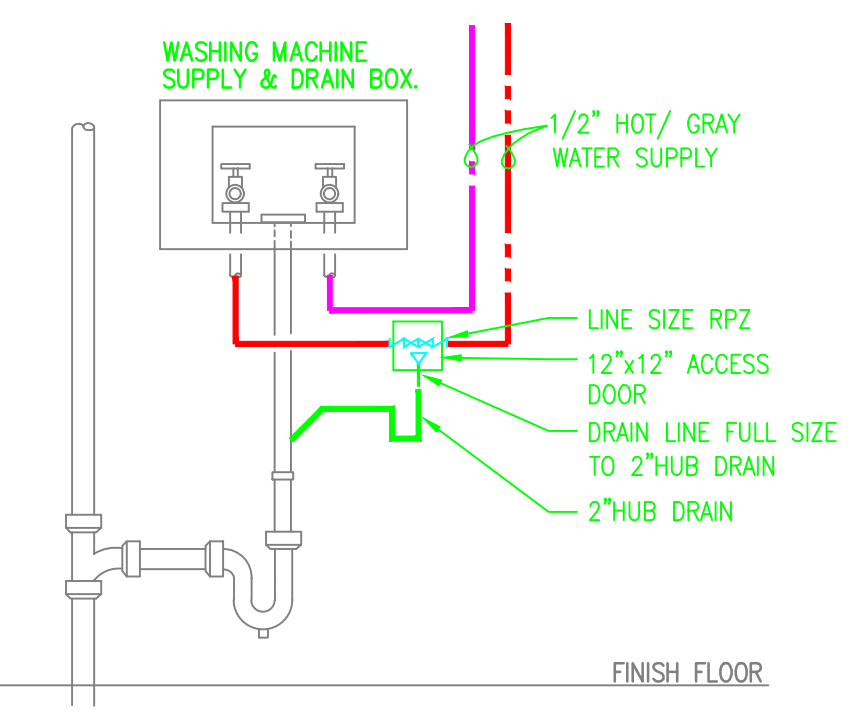
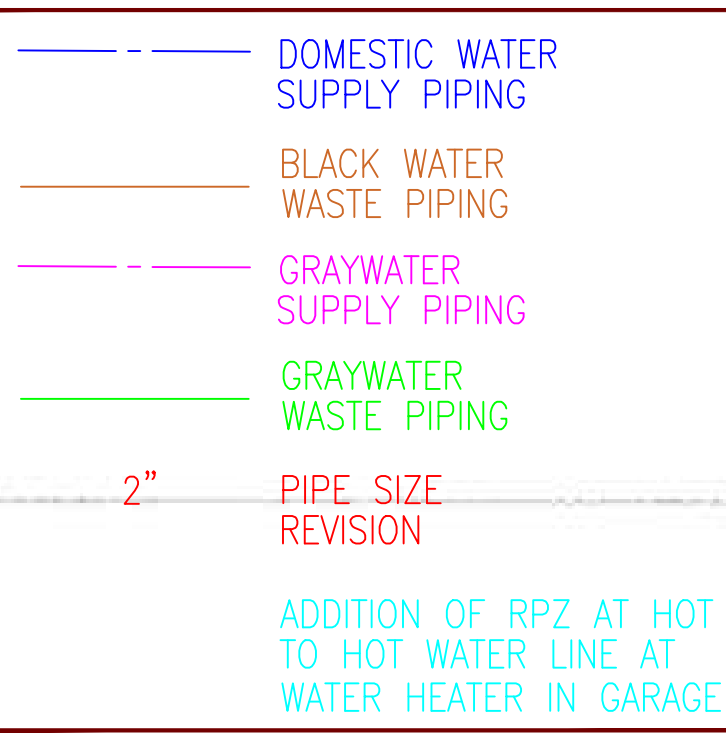
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PLUMBING LEGEND



RPZ/HUB DRAIN @ WASHER BOX
SCALE: NOT TO SCALE

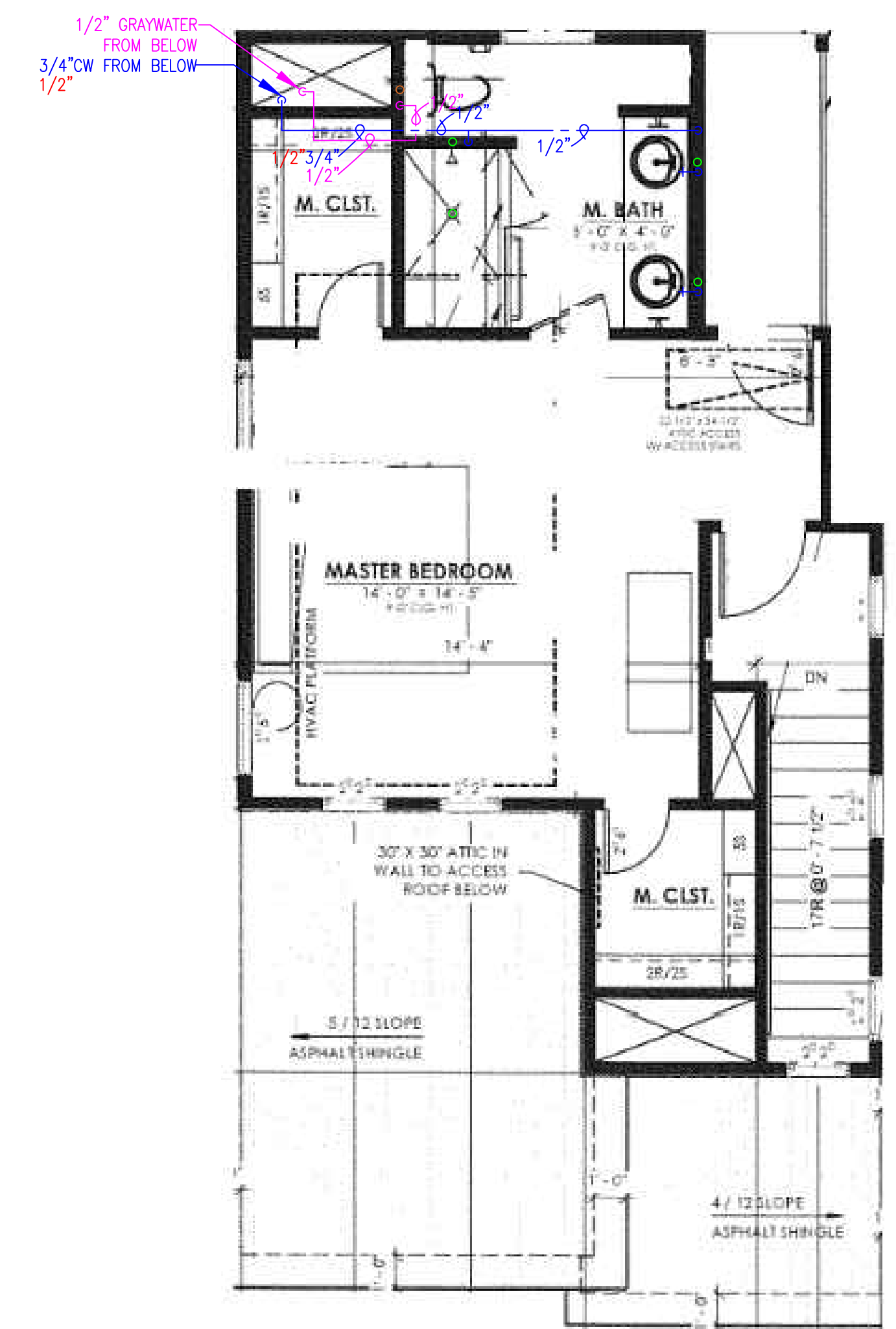
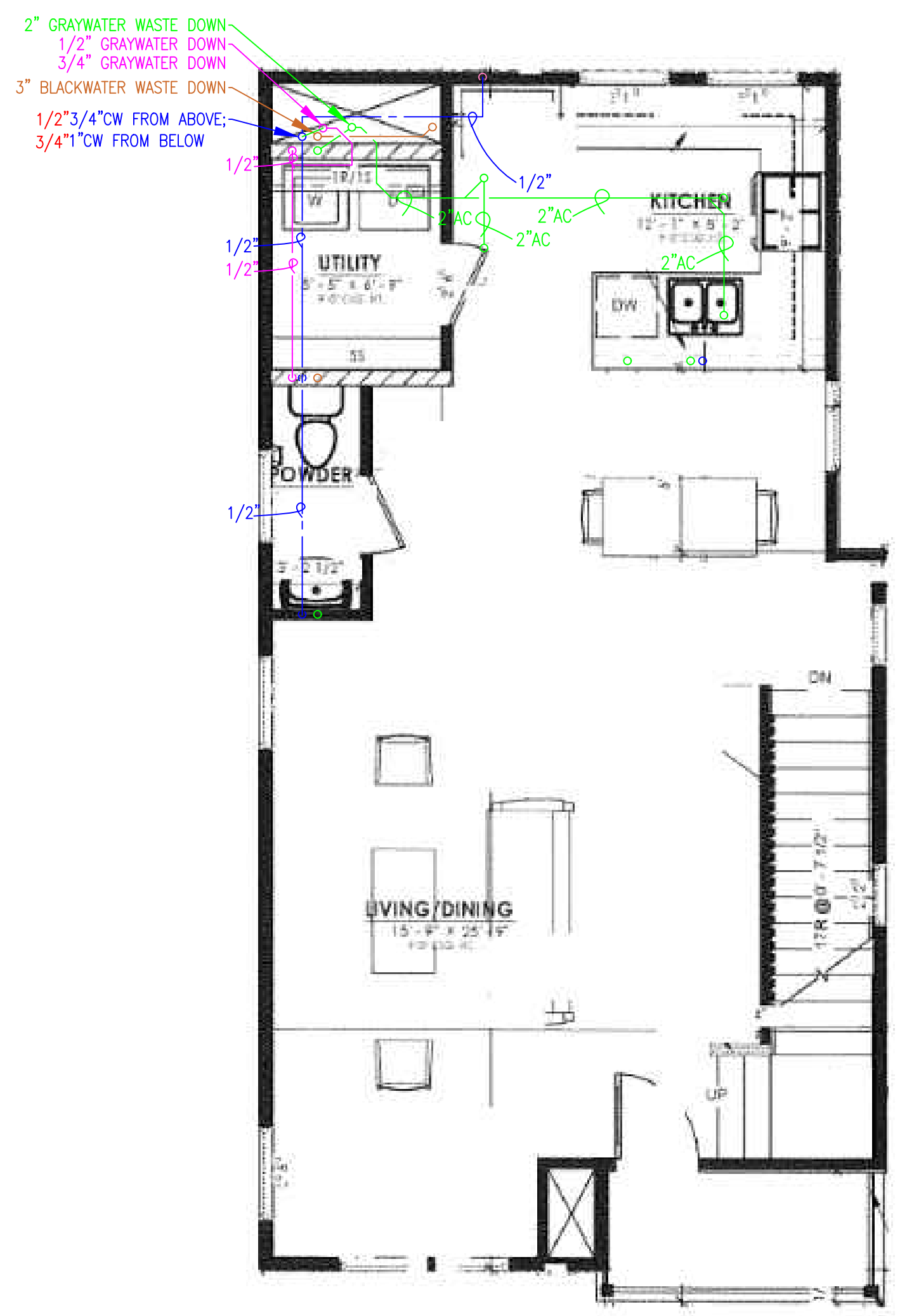
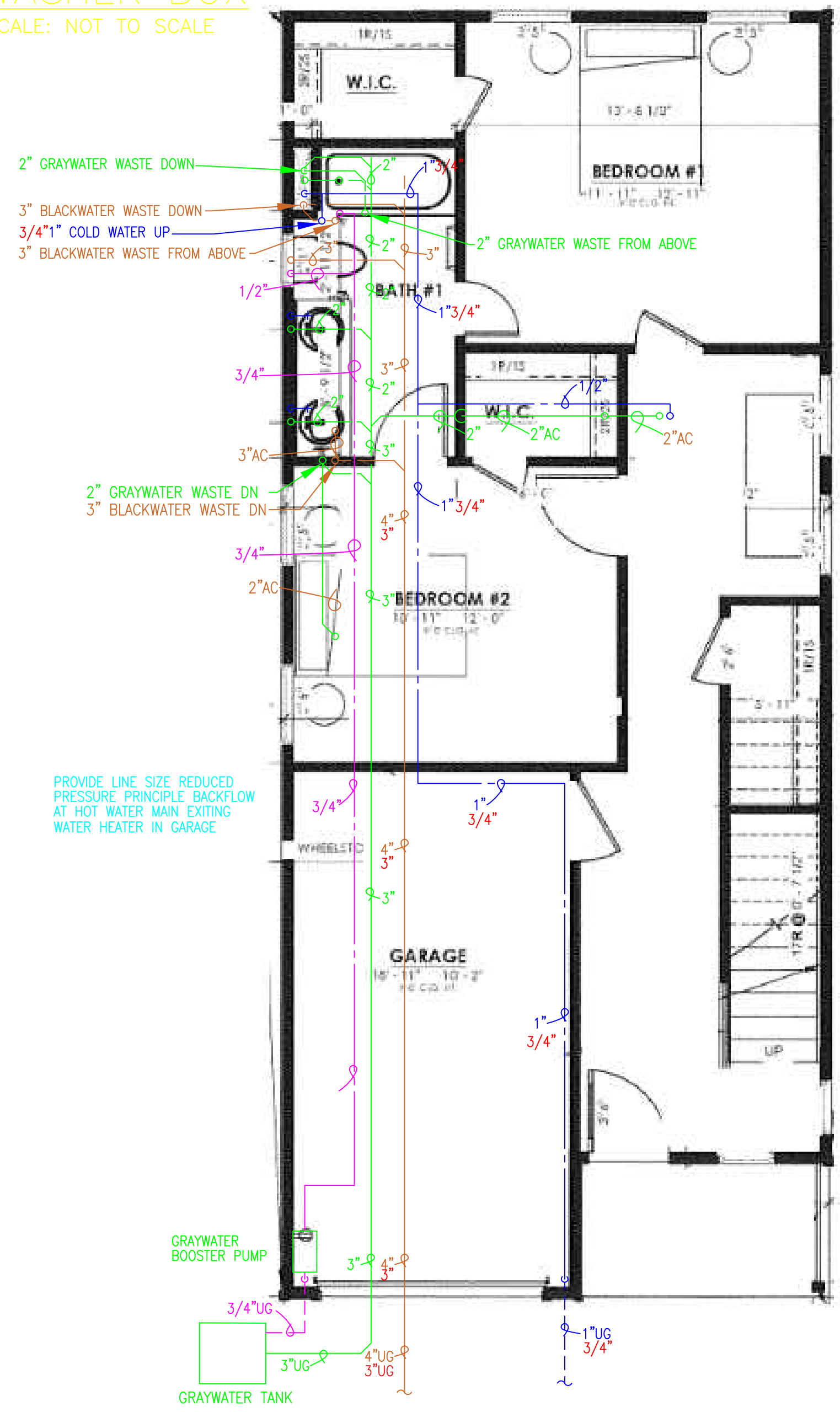
REVIEWED FOR ZONING ONLY

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SALVADOR
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512.270.2900
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REGISTERED ARCHITECT
DAVID M. FORTY

JUNE 23, 2024



2701 HALCYON DRIVE
AUSTIN, TEXAS 78702

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DESIGNED BY	
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