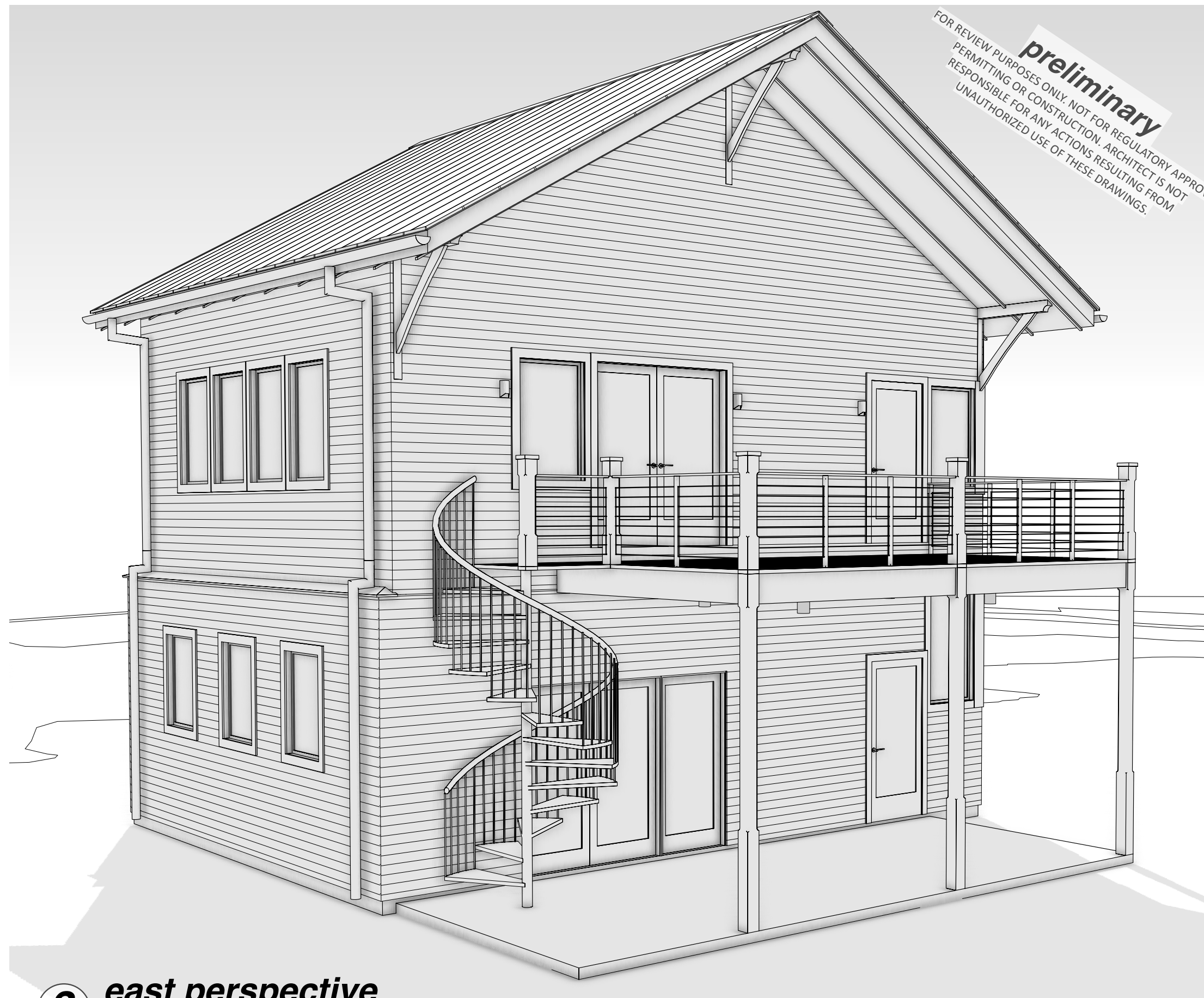
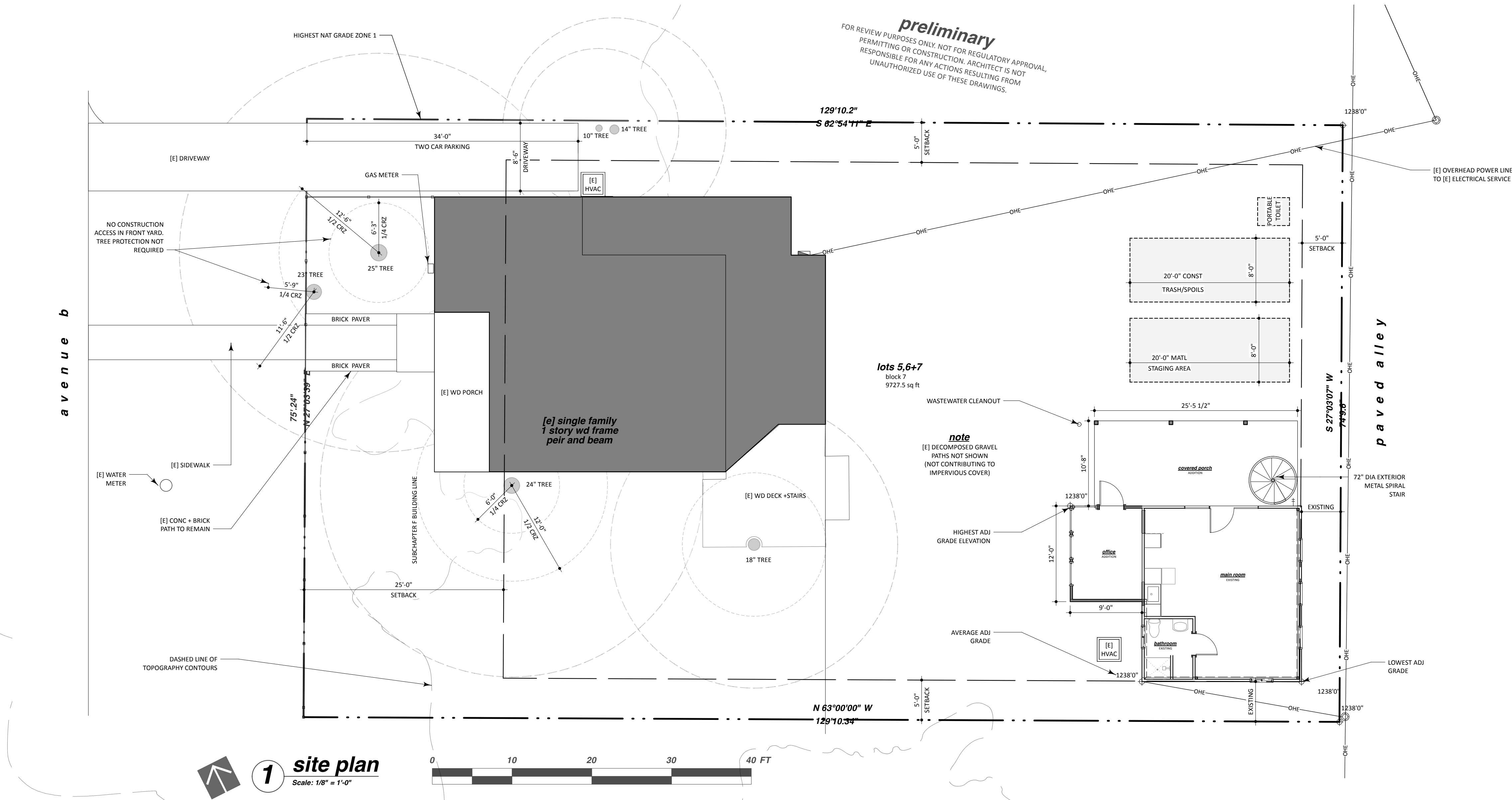




2 street perspective



3 east perspective



standard abbreviations

ADU ACCESSORY DWELLING UNIT	JNT JOINT
ADON ADDITIONAL	LAM LAMINATE
AS ACCESSORY STRUCTURE	LAV LAUNDRY
AHU AIR HANDLING UNIT	LB POUND
ALUM ALUMINUM	LT LIGHT
AN ANCHOR BOLT	M MASTER
APPROX APPROXIMATE	MAX MAXIMUM
AVAIL AVAILABLE	MATL MATERIAL
ARCH ARCHITECT, ARCHITECTURAL	MDF MEDIUM DENSITY FIBERBOARD
BIB BLOWN-IN-BLANKET	MECH MECHANICAL
BM BEAM	MTL METAL
BIG BEARING	MFR MANUFACTURER
BLKG BLOCKING	MIN MINIMUM
BD BOARD	MIR MIRROR
BUDG BUILDING	MISC MISCELLANEOUS
BL BUILDING LINE	MR MOISTURE-RESISTANT
BOS BOTTOM OF STEEL	MTD MOUNTED
CAB CABINET	NIC NOT IN CONTRACT
CANT CANTILEVER	NOM NOMINAL
CIRC CIRCUITS	OC ON CENTER
CI CONTROL JOINT	OHE OVERHEAD ELECTRIC
CL CENTERLINE	OH OPPOSITE HAND/OVERHEAD
CLG CEILING	OPNG OPENING
CLOS CLOSET	OPP OPPOSITE
CMT CEMENT	PL PLATE
COA CITY OF AUSTIN	PLAM PLASTIC LAMINATE
COL COLUMN	PLUMB PLUMBING
COMP COMPOST	PNT PAINT
CONC CONCRETE	PR PAIR
COND CONDENSOR	PTD PAINTED
CONTR CONTRACTOR	QTR QUARTER
CONT CONTINUOUS	R RADIUS, RISER
CTR COUNTER	RA RETURN AIR
CRZ CRITICAL ROOT ZONE	RCP REFLECTED CEILING PLAN
CT CERAMIC TILE	RD ROOF DRAIN
D DRIVER	RE REFER
DET DETAIL	REF REFERENCE
DIA Ø DIAMETER	REIN REINFORCEMENT
DM DIMENSION	REQD REQUIRED
DN DOWN	RM ROOM
DS DOWNSPOUT	RO ROUGH OPENING
DWG DRAWING	S4S SMOOTH FOUR SIDES
DWR DRAWER	SC SOLID CORE
[E] EXISTING	SCHED SCHEDULE
EA EACH	SA SUPPLY AIR
EJ EXPANSION JOINT	SECT SECTION
ELEC ELECTRICAL	SHVS SHELVES
ELEV ELEVATION	SHT SHEET
EQ EQUAL	SIM SIMILAR
EQUIP EQUIPMENT	SYM SYMMETRICAL
EV ELECTRIC VEHICLE	SP SPACE
EXP EXPANSION	SPEC SPECIFICATIONS
EXT EXTERIOR	S/S STAINLESS STEEL
EXH EXHAUST FAN	STD STANDARD
FBR FIBER	STL STEEL
FD FLOOR DRAIN	STRUC STRUCTURAL
FIN FOUNDATION	SUSP SUSPENDED
FIN FINISH	TB TOWEL BAR
FIX FIXTURE	THD THRESHOLD
FLR FLOOR	TOIL TOILET
FLUOR FLUORESCENT	TOT TOP OF BEAM
FTG FOOTING	TOS TOP OF STEEL
FURB FURNISHING	TOW TOP OF WALL
FV FIELD VERIFY	TPO THERMOPLASTIC POLYOLEFIN
FF FINISHED FLOOR	TYP TYPICAL
G GAS	UNO UNLESS NOTED OTHERWISE
GA GAUGE	VEST VESTIBULE
GAU GALVANIZED	VER VERIFY
GEN GENERAL	VERT VERTICAL
GL GLASS, GLAZED	U/C UNDERCOUNTER/UNDERCABINET
GWB GYPSUM WALL BOARD	U/G UNDERGROUND
H HOSE BIBB	W WASHER
HD HEAD	w/ WITH
HOW HARDWARE	WD WOOD
HORIZ HORIZONTAL	W/D WASHER/DRYER
HOL HOLLOW	WOW WINDOW
HR HAND RAIL	WH WATER HEATER
HT HEIGHT	W/R WATER RESISTANT
HD HT HEAD HEIGHT	WWM WELDED WIRE MESH
INSUL INSULATE, INSULATION	

general project notes

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY.
- IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, CONTRACTOR IS RESPONSIBLE FOR MAKING A REQUEST FOR INFORMATION (RFI) IN WRITING FROM THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK IN QUESTION OR OTHER RELATED WORK.
- ALL WORK NOTED "BY OTHERS" OR "NIC" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR OR HIS/HER SUBCONTRACTORS, AND IS NOT TO BE PART OF THE CONTRACT SUM.
- ALL CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS (CITY, STATE AND NATIONAL).
- CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT OWNER'S SITE AND PROPERTY. PROPERTY LINE AND FENCE MAY NOT BE ALIGNED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
- PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS, WHETHER SHOWN IN DRAWINGS OR NOT:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND AT THE CEILING AND FLOOR LEVELS.
 - AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS AND FIRE PLACES, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATLS.
- PROTECT ALL TREES WHICH ARE TO REMAIN. CONFIRM W/ OWNER PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIM, SYMMETRICAL OR OPPOSITE HAND SECTIONS AND DETAILS.
- PRIOR TO CONSTRUCTION, SUBMIT ALL ARCHITECTURAL SHOP DRAWINGS, SAMPLES AND PRODUCT INFORMATION TO ARCHITECT FOR REVIEW.
- REFER TO OWNER'S LEGAL PLAT SURVEY FOR FURTHER INFORMATION REGARDING "IRON RODS FOUND" AND "BASE CORNERS".
- REFER TO OWNER'S SURVEY REGARDING SPECIAL FLOOD HAZARD AREAS (BY FEMA) AND OTHER FLOOD PLAN INFORMATION NOT DESCRIBED IN THE SITE PLAN DRAWING.