

**FIRST LEVEL FLOOR PLAN**

SCALE 1/8"=1'-0"

**NOTES:**

PLANS ARE COMPLIANT W/ 2015 IRC

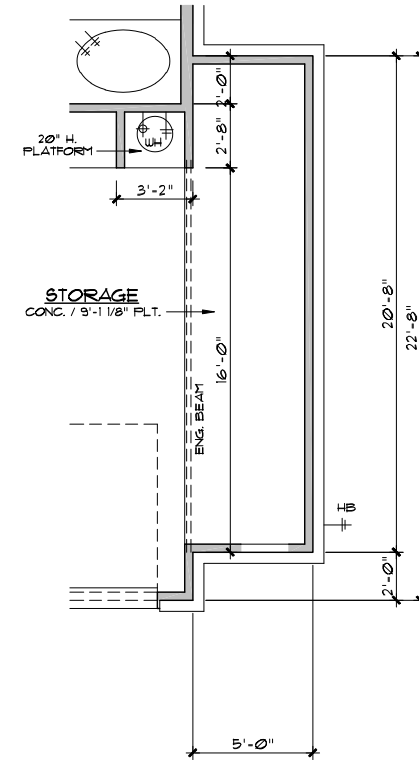
1<sup>ST</sup> FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 7'-10" WINDOW HEADER HGTS UNLESS NOTED  
2<sup>ND</sup> FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS UNLESS NOTED  
PROVIDE TEMPERED GLASS WHERE REQUIRED  
DRYER VENT NOT TO EXCEED 35' MINUS ELBOWS PER IRC M1502.4.4

PROVIDE FIREBLOCKING IN ALL AREAS AS REQUIRED PER CURRENT IRC CODE

ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE

PROVIDE PLYWD PAD IN ATTIC FOR HVAC UNIT(S) W/ REQ'D ELECT, MECH AND PLUMB

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS



OPT. 5'-0" STORAGE  
SCALE 1/8"=1'-0"

A and B Elevations Square Footage Chart		
	FRAME	w/ MASONRY
1 <sup>ST</sup> FLOOR	1367	1408
2 <sup>ND</sup> FLOOR	1629	1664
TOTAL LIVING	2996	3072
GARAGE	381	400
PORCH	23	23
TOTAL	3400	3495
OPT. 5' STRG.	103	108

SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Master Plan**

REGISTERED ARCHITECT  
SABASC FLORES  
STATE OF TEXAS  
73958

02/14/18

REV. 1-15-18 CHANGE PLAN NUMBERS FROM 3033 TO 3033 (B/C)  
REV. 1-15-18 BY BUILDER CHECKSET CHANGES ADD MORE LINEAR FEET TO KITCHEN CABINETS, ETC. -DPR

**KIPP FLORES ARCHITECTS**  
ARCHITECTS  
11776 Jollyville Rd., Suite 100 Austin, Texas 78759

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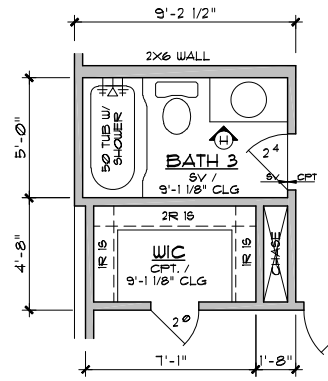
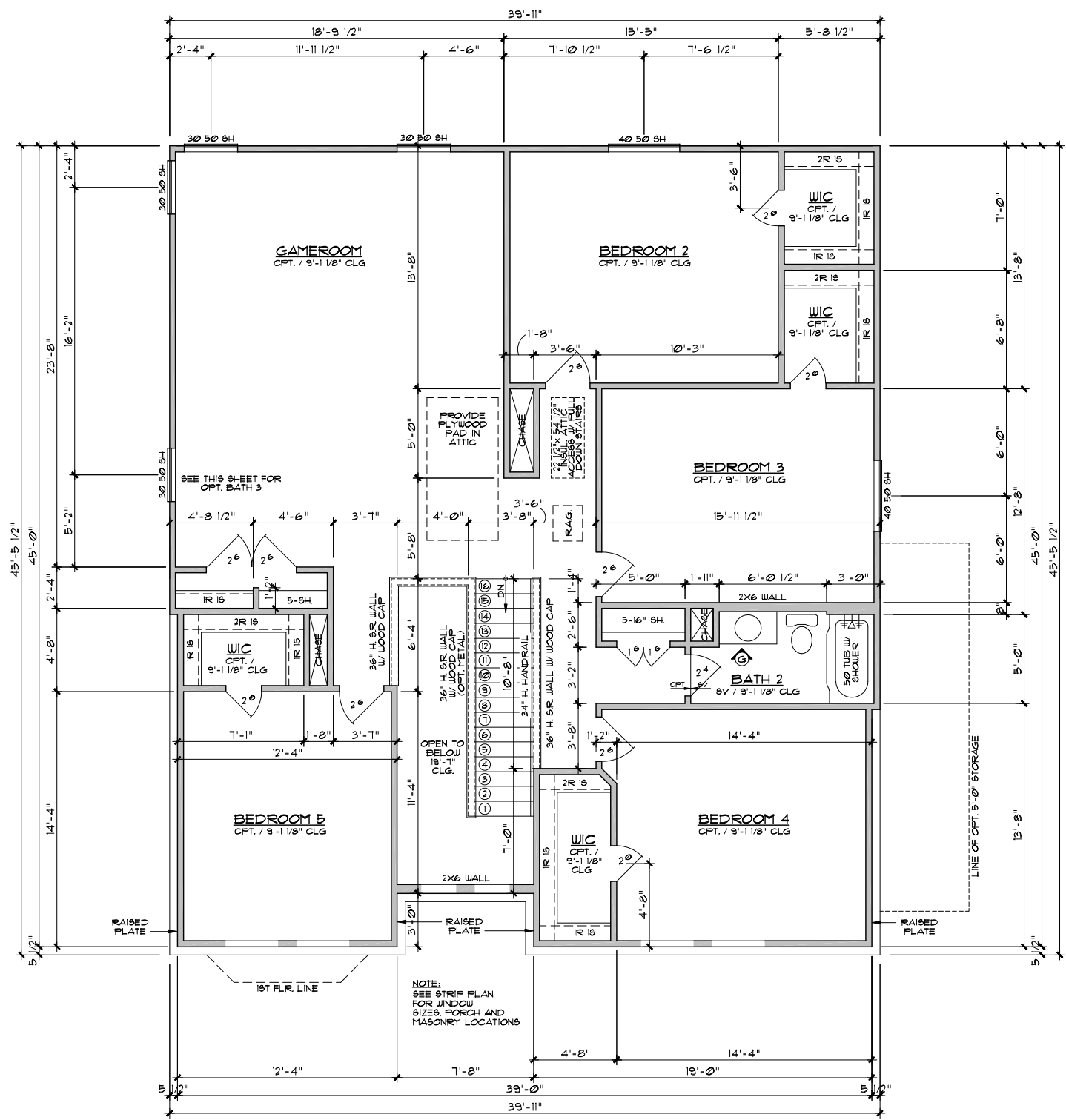
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 WWW.KIPPFLORES.COM  
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**SECOND LEVEL FLOOR PLAN**  
 SCALE 1/8"=1'-0"

- NOTES:**
- 1st FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 1'-10" WINDOW HEADER HGTS UNLESS NOTED
  - 2nd FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS UNLESS NOTED
  - PROVIDE TEMPERED GLASS WHERE REQUIRED
  - DRYER VENT NOT TO EXCEED 35' MINUS ELBOWS PER IRC M1502.4.4
  - PROVIDE FIREBLOCKING IN ALL AREAS AS REQUIRED PER CURRENT IRC CODE
  - ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE
  - PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/ REQ'D ELECT, MECH AND PLUMB
  - SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS

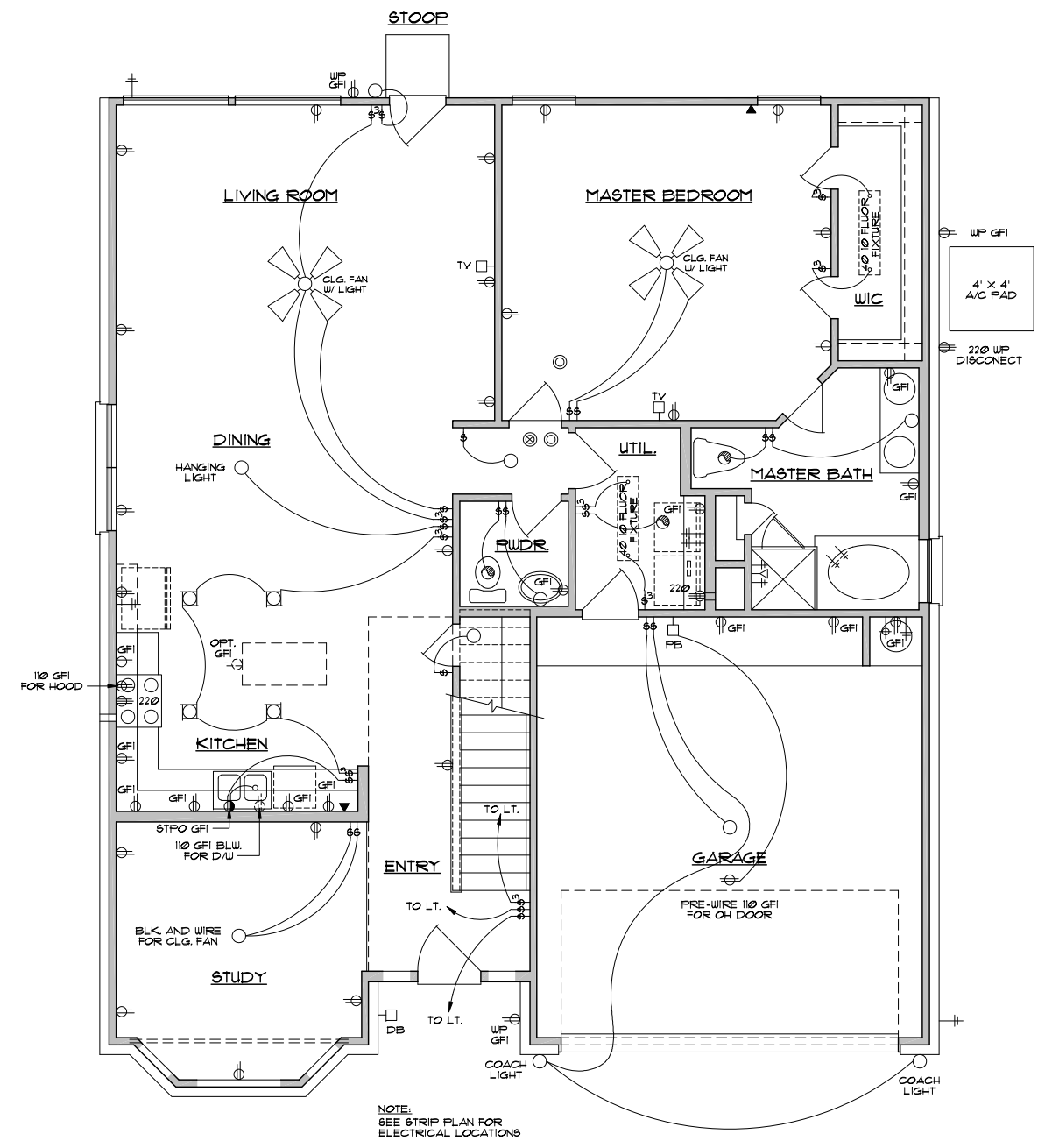


OPT. BATH 3  
 SCALE 1/8"=1'-0"

Master Plan

02/14/18

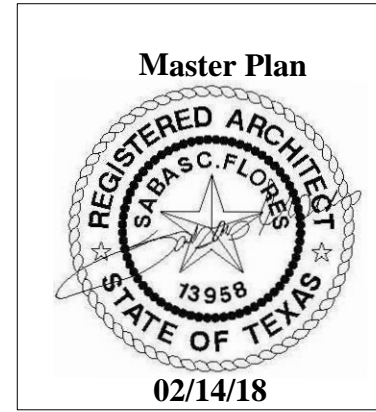
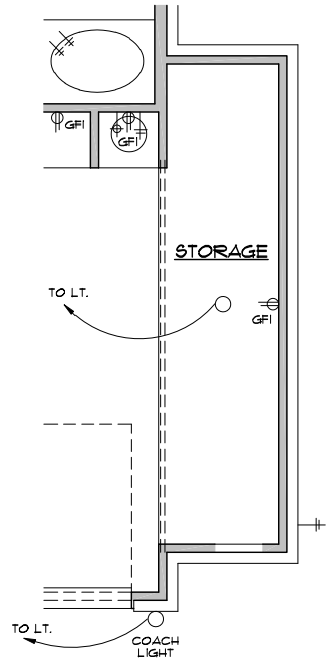
ELECTRICAL LEGEND			
	10 OUTLET		FOUR-WAY SWITCH
	10 OUTLET (BLW)		DIMMER SWITCH
	10 CLG OR FLR		WALL SCONCE
	220 OUTLET		CLG MOUNT LIGHT
	SWITCHED OUTLET		EXHAUST VENT
	SWITCHED OUTLET (BLW)		RECESSED LIGHT
	JUNCTION BOX		EYE-BALL LIGHT
	ONE-WAY SWITCH		HEATER, VENT, LIGHT
	THREE-WAY SWITCH		TV OUTLET
	PHONE OUTLET		SMOKE DETECTOR
	THERMOSTAT		DBL FLOOD LIGHT
	PUSH BUTTON		DOOR BELL
	SPEAKER OUTLET		CHIMES
	CARBON MONOXIDE DETECTOR		CLG FAN W/ LIGHT
			40 20 FLUOR FIXTURE
			40 10 FLUOR
			UNDER CAB LIGHT



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

NOTES:  
PLANS ARE COMPLIANT W/ 2014 NEC

- PROVIDE PLYWD PAD IN ATTIC FOR HVAC UNIT(S) W/ RECORD ELECTRIC, MECH AND PLUMB (PLUMB CODE SECT 24-246)
- PROVIDE 110V OUTLET AND LIGHT NEAR HVAC UNIT FOR SERVICE. IF LOCATION REQUIRES, PROVIDE TWO LIGHTS, ONE AT UNIT AND ONE AT ACCESS OPENING ON ONE SWITCH.
- SMOKE ALARMS TO BE INSTALLED W/ BATTERY BACKUP IN ACCORDANCE W/ NFPA 72. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHERS.
- DRYER VENT NOT TO EXCEED 35' MINUS ELBOWS PER IRC M1502.4.4
- RECESSED LIGHTING FIXTURES TO BE INSTALLED AS REQUIRED BY IECC 502.13 (AIRTIGHT CANO OR SEALED GYPSUM BOX WHEN PIERCING BUILDING ENVELOPE.)
- ELECTRICIAN TO PROVIDE UP GFI PLUGS WITHIN 25'-0" FROM A/C CONDENSER UNIT.
- ALL OUTLETS THAT ARE NOT GFCI NEED TO BE ARC FAULT PROTECTED
- ALL OUTLETS TO BE TAMPER RESISTANT WITH THE EXCEPTION OF THE OUTLETS THAT ARE MORE THAN 5'-6" AFF AS REQUIRED BY E4002.14
- ALL OUTLETS IN KITCHEN AND UTILITY TO BE GFCI AND AFCI PROTECTED.



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ELECTRICAL LEGEND			
	120 OUTLET		FOUR-WAY SWITCH
	110 OUTLET (BLW)		DIMMER SWITCH
	110 CLG OR FLR		WALL SCONCE
	220 OUTLET		CLG MOUNT LIGHT
	SWITCHED OUTLET		EXHAUST VENT
	SWITCHED OUTLET (BLW)		RECESSED LIGHT
	JUNCTION BOX		EYE-BALL LIGHT
	ONE-WAY SWITCH		HEATER, VENT, LIGHT
	THREE-WAY SWITCH		TV OUTLET
	PHONE OUTLET		SMOKE DETECTOR
	THERMOSTAT		DBL FLOOD LIGHT
	PUSH BUTTON		DOOR BELL
	SPEAKER OUTLET		CHIMES
	CARBON MONOXIDE DETECTOR		CLG FAN W/ LIGHT
			40 20 FLUOR FIXTURE
			140 10 FLUOR
			UNDER CAB LIGHT

**SECOND LEVEL ELECTRICAL PLAN**

SCALE 1/8"=1'-0"

**NOTES:**

PLANS ARE COMPLIANT W/ 2014 NEC

PROVIDE FLYWID PAD IN ATTIC FOR HVAC UNIT(S) W/ RECORD FOR ELECTRIC, MECH and PLUMB (PLUMB CODE SECT 24-246)

PROVIDE 110V OUTLET AND LIGHT NEAR HVAC UNIT FOR SERVICE. IF LOCATION REQUIRES, PROVIDE TWO LIGHTS, ONE AT UNIT AND ONE AT ACCESS OPENING ON ONE SWITCH.

SMOKE ALARMS TO BE INSTALLED W/ BATTERY BACKUP IN ACCORDANCE W/ NFPA 72. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHERS.

DRYER VENT NOT TO EXCEED 35', MINUS ELBOWS PER IRC M1502.4.4

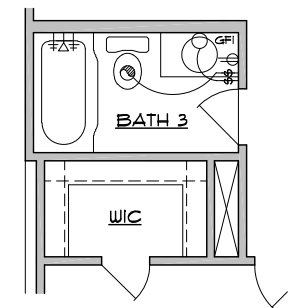
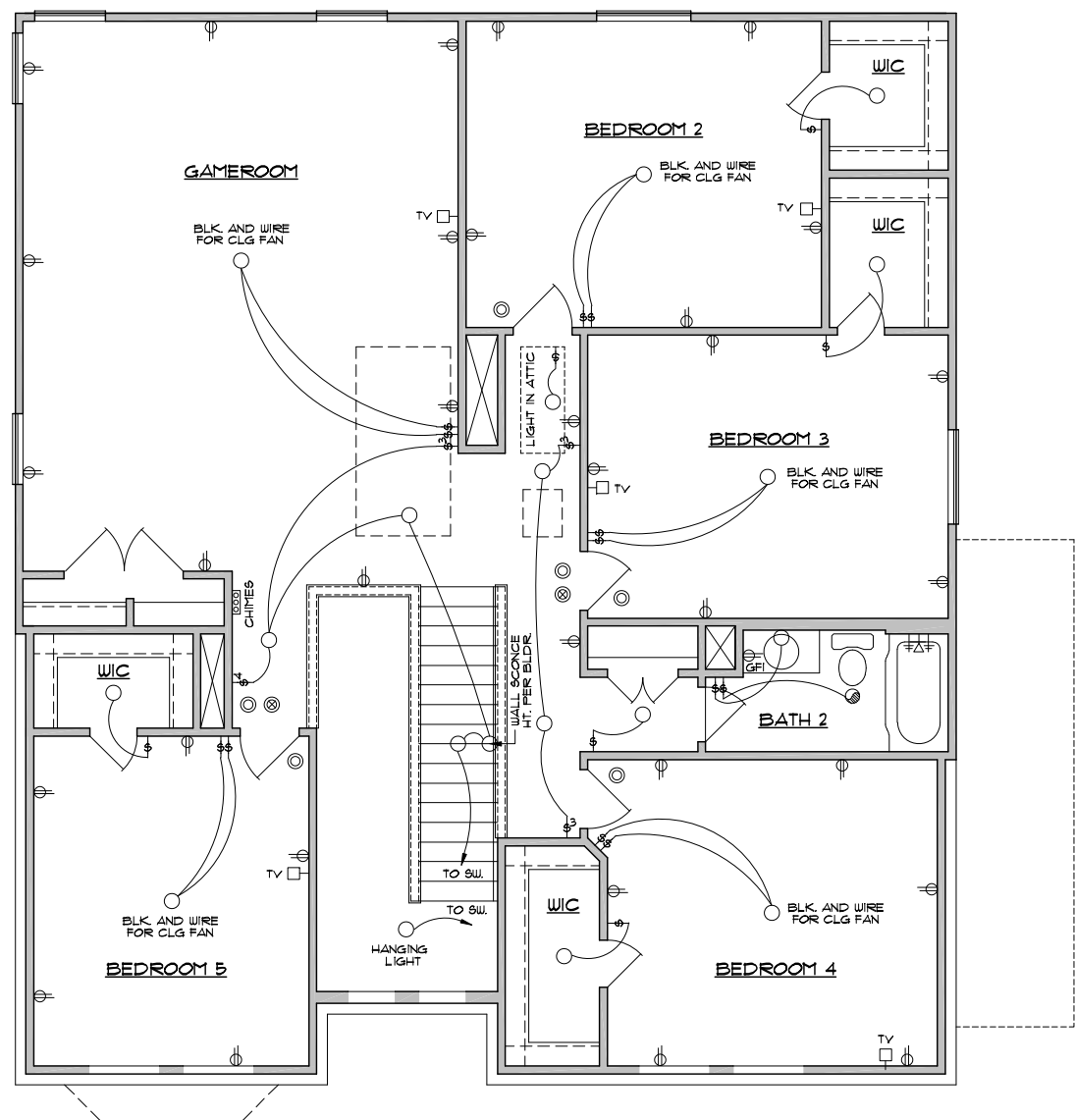
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ALL OUTLETS TO BE TAMPER RESISTANT WITH THE EXCEPTION OF THE OUTLETS THAT ARE MORE THAN 5'-6" AFF AS REQUIRED BY E4002.14

ALL OUTLETS IN KITCHEN AND UTILITY TO BE GFCI AND AFCI PROTECTED.



OPT. BATH 3  
SCALE 1/8"=1'-0"

Master Plan

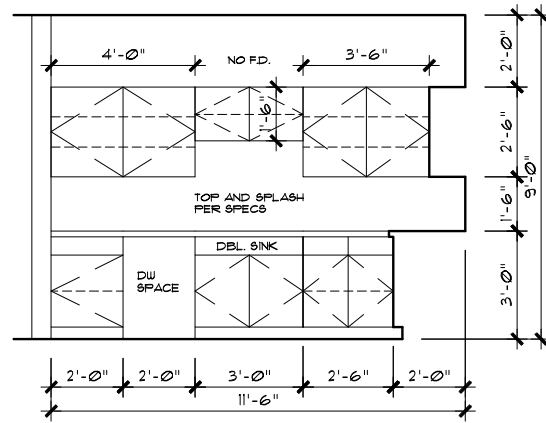
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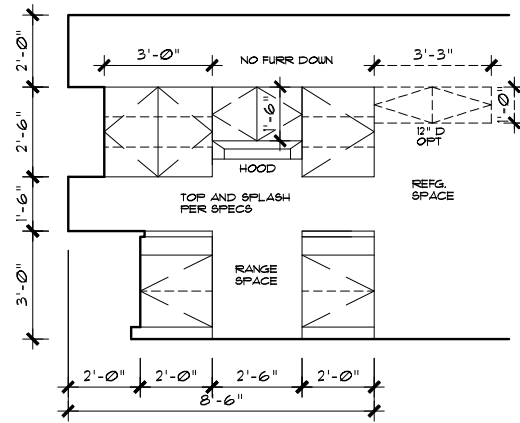
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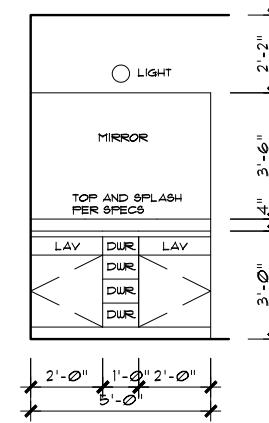
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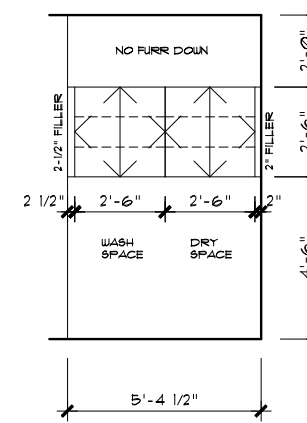
**A KITCHEN**  
30" UPPERS STD. OPT 36" H 4 42" H UPPERS



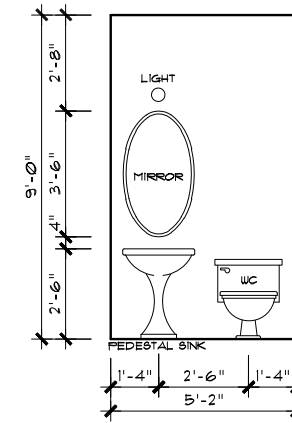
**C OPT. ISLAND**



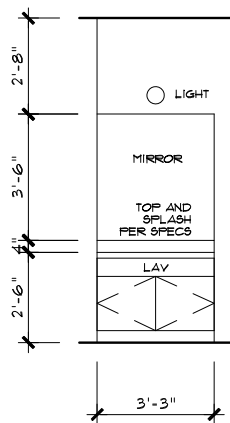
**D MASTER BATH**



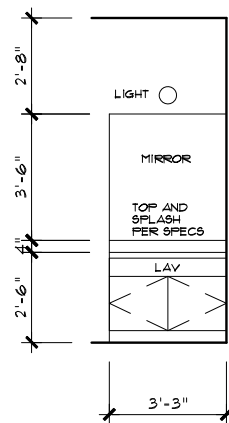
**E UTILITY**



**F POWDER**

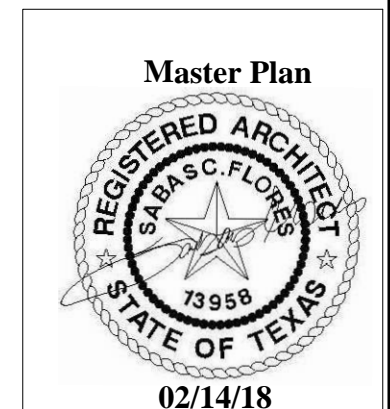


**G BATH 2**



**H OPT. BATH 3**

CABINET ELEVATIONS  
SCALE 3/16"=1'-0"



PLAN 3033 RF

CENSEO HOMES

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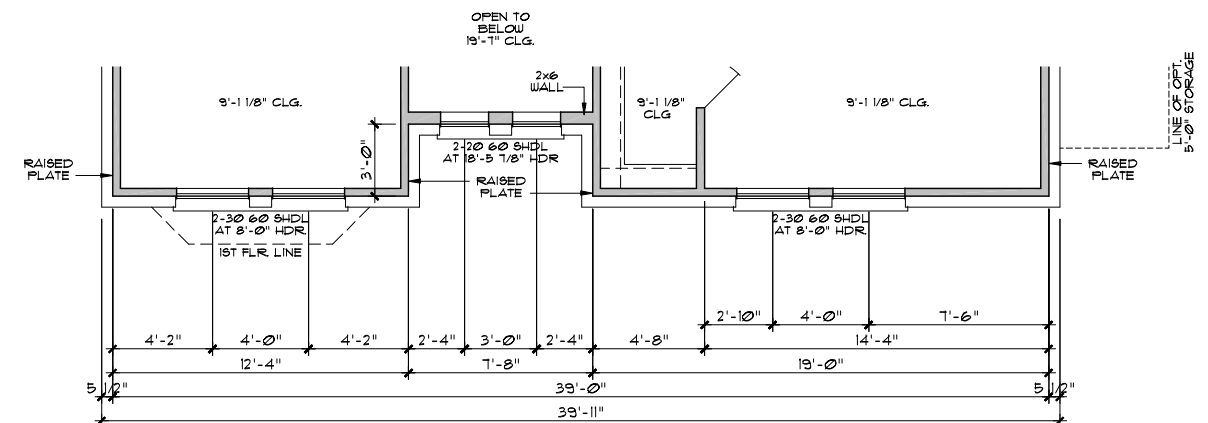
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**FRONT ELEVATION**  
SCALE 1/8"=1'-0"

MASONRY PERCENTAGE 'A'						
		NET EXT. WALL AREA	AREA OF GLAZING and DOORS	AREA OF MASONRY	AREA OF SIDING	MASONRY PERCENTAGE ***
FRONT	1st FLOOR	221	196	202	19	91%
	2nd FLOOR	335	96	335	0	100%
	TOTAL	556	292	537	19	97%
RIGHT	1st FLOOR	410	9	410	0	100%
	2nd FLOOR	408	20	130	278	32%
LEFT	1st FLOOR	389	30	389	0	100%
	2nd FLOOR	398	30	180	218	45%
REAR	1st FLOOR	260	98	0	260	0%
	2nd FLOOR	324	50	0	324	0%
SUB-TOTAL	1st FLOOR	1280	333	1001	279	78%
	2nd FLOOR	1465	196	645	820	44%
TOTAL *		2745	529	1646	1099	60%



**SECOND LEVEL STRIP PLAN**  
SCALE 1/8"=1'-0"

1st FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 1'-10" WINDOW HEADER HGTS. UNLESS NOTED.

2nd FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS. UNLESS NOTED.

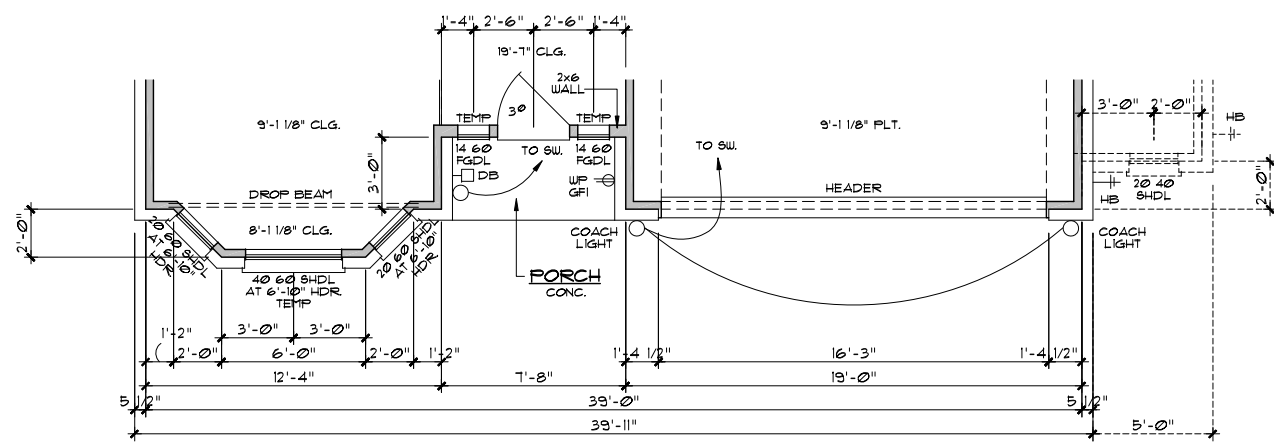
PROVIDE STEEL LINTELS ABOVE ALL OPENINGS W/ MASONRY, AS REQ'D.

PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.

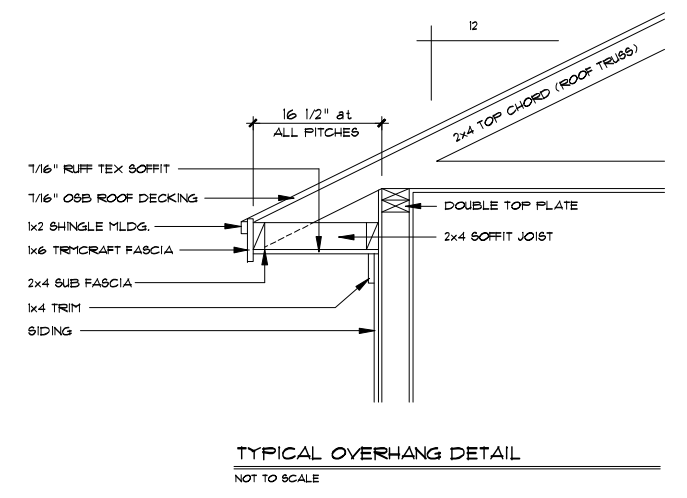
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.

RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.



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



**TYPICAL OVERHANG DETAIL**  
NOT TO SCALE



PLAN 3033 RFA

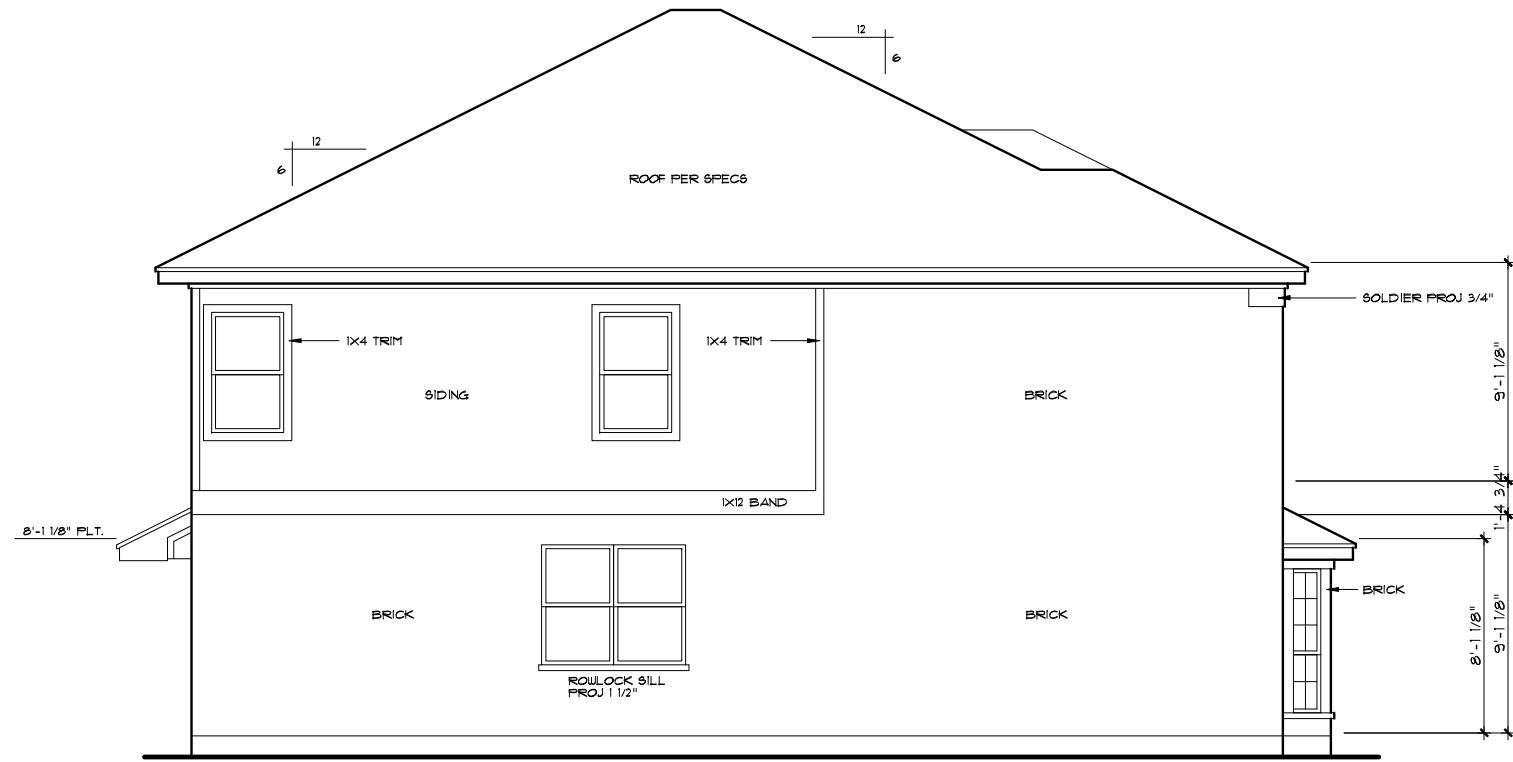
CENSEO HOMES

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**LEFT SIDE ELEVATION**  
SCALE 1/8"=1'-0"

1st FLOOR PLATE HGTS. TO BE 3'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS. UNLESS NOTED.

2nd FLOOR PLATE HGTS. TO BE 3'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS. UNLESS NOTED.

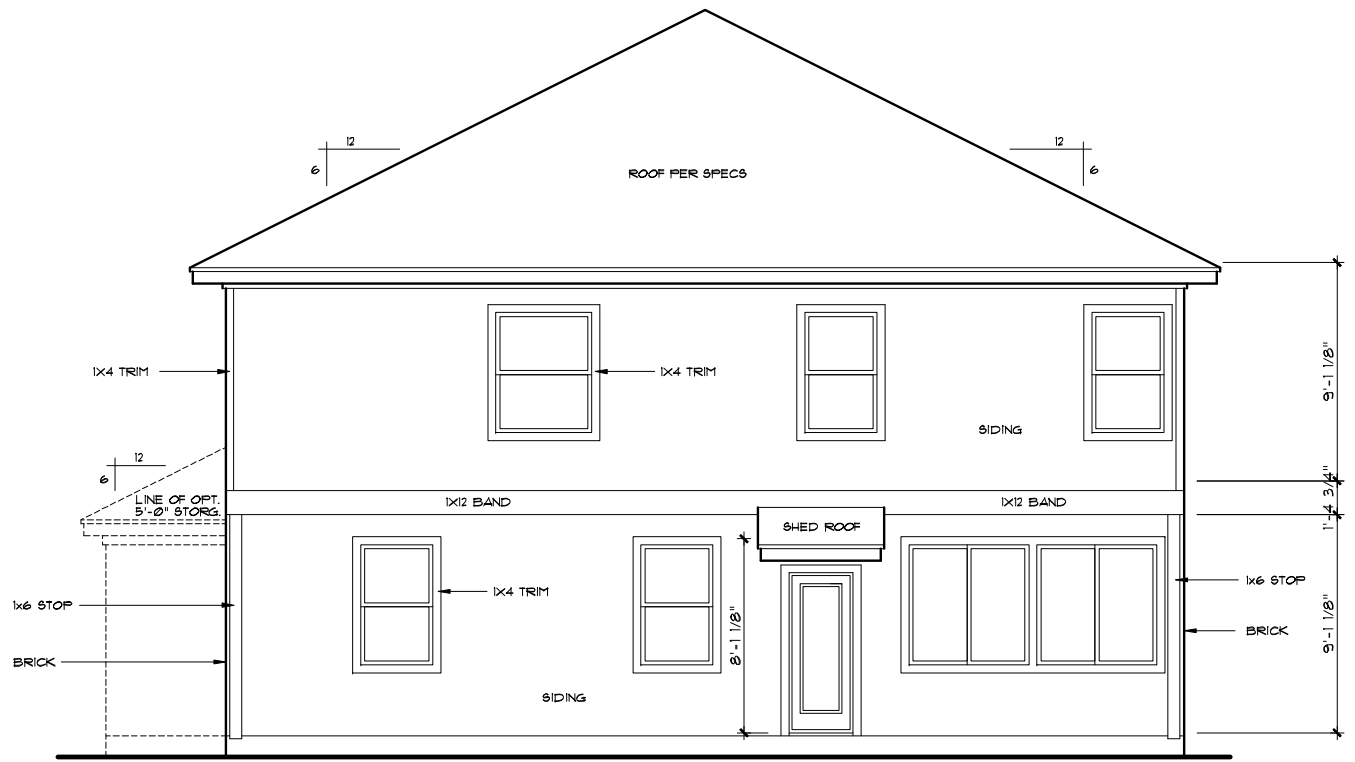
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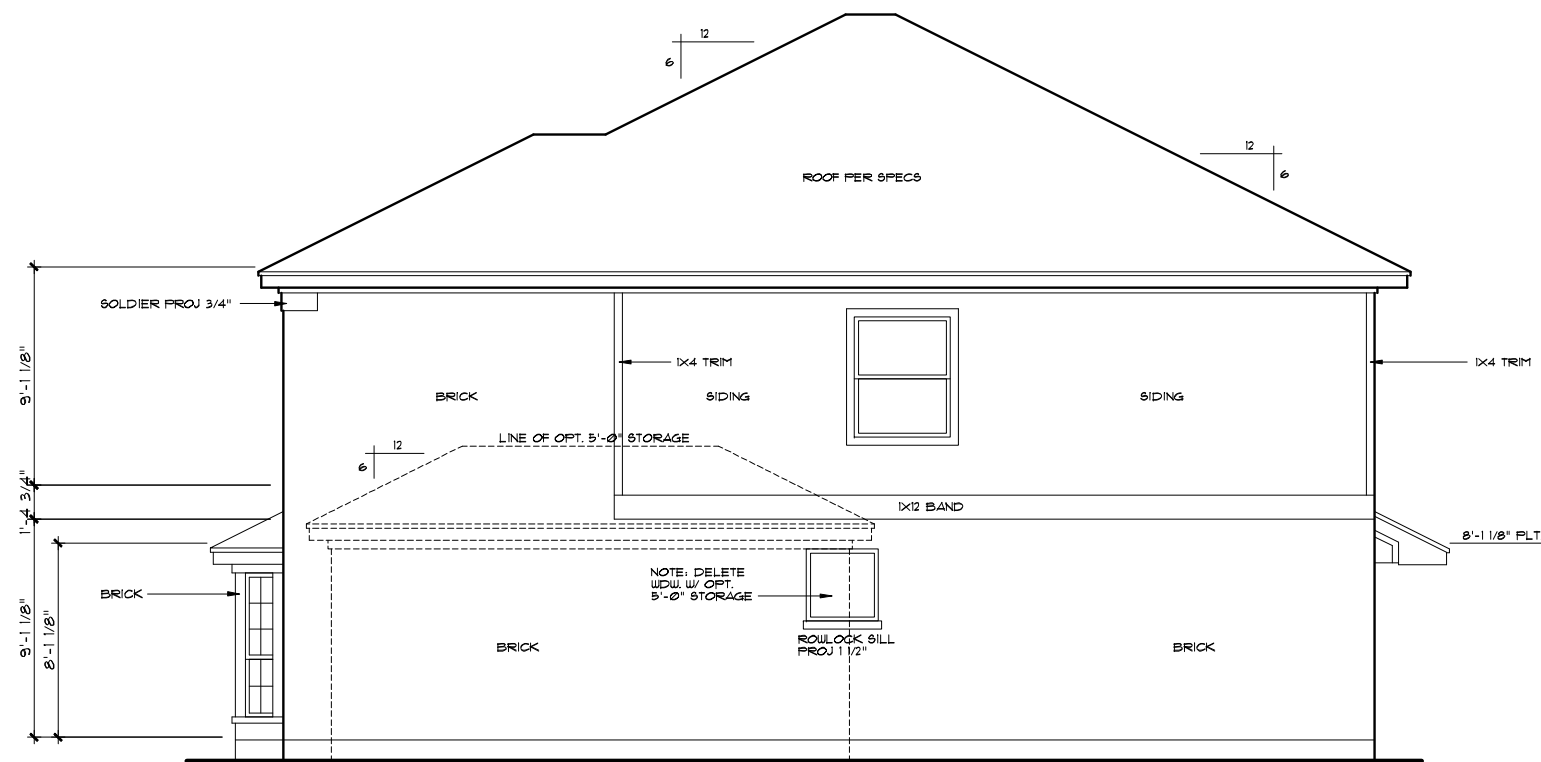
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERLAYS.

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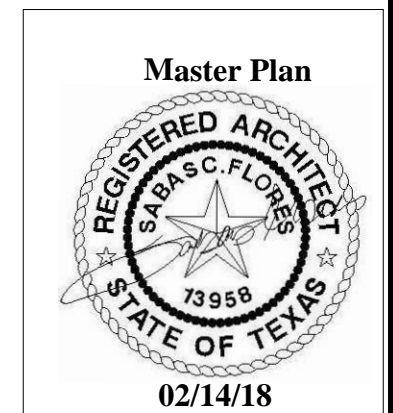
RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.



**REAR ELEVATION**  
SCALE 1/8"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE 1/8"=1'-0"



PLAN 3033 RFA

CENSEO HOMES

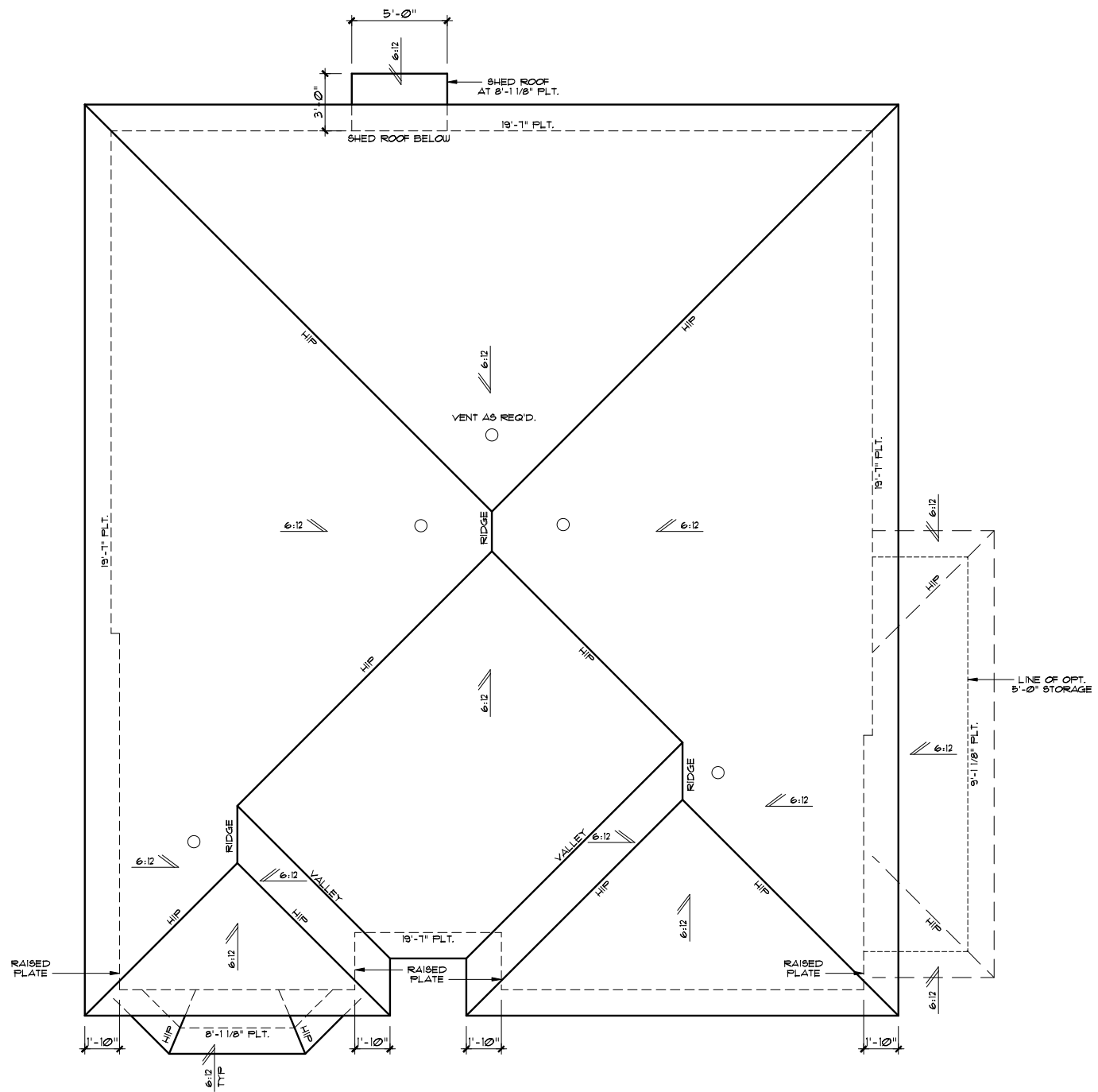
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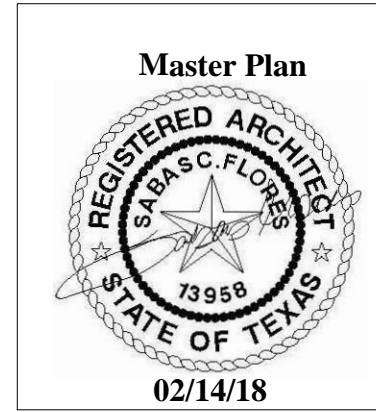
**ROOF PLAN**

SCALE 1/8"=1'-0"

**NOTES:**

- ALL ROOF PITCHES TO HAVE 1'-4 1/2" OVERHANGS UNLESS NOTED OTHERWISE
- ALL GABLE ENDS TO HAVE 1'-0" OVERHANGS UNLESS NOTED OTHERWISE
- BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS
- ALL ROOF PITCHES 4:12 AND UNDER PROVIDE DOUBLE UNDERLAYMENT AS REQUIRED
- VENT AS REQUIRED

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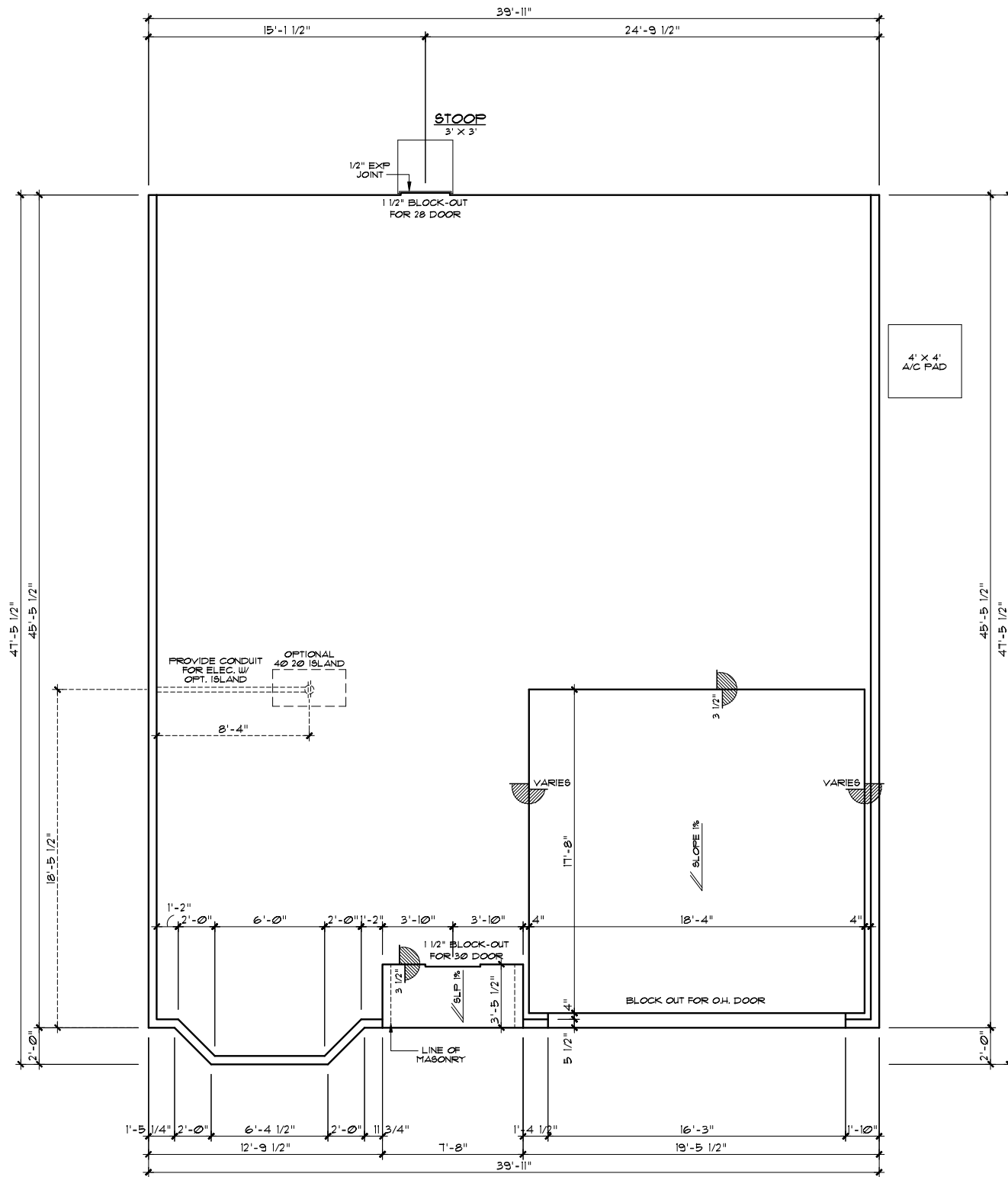


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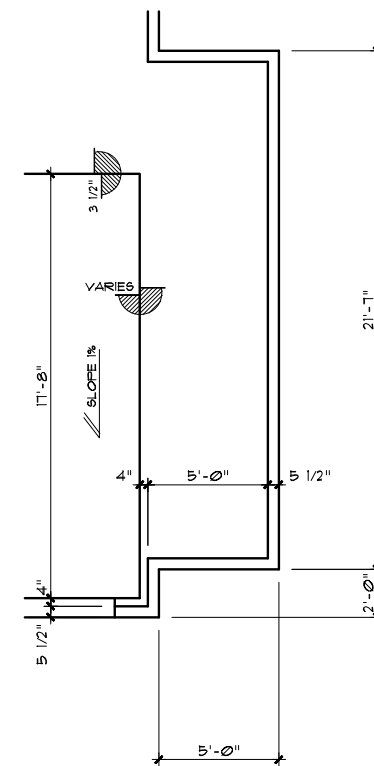




**FOUNDATION PLAN**

SCALE 1/8"=1'-0"

NOTES: FOUNDATION CONTRACTOR TO COMPARE FOUNDATION PLANS FROM STRUCTURAL ENGINEER TO THESE ARCHITECTURAL PLANS ANY DISCREPANCY TO BE REPORTED TO BUILDER



OPT. 5'-0" STORAGE  
SCALE 1/8"=1'-0"



PLAN 3033 RFA

CENSEO HOMES

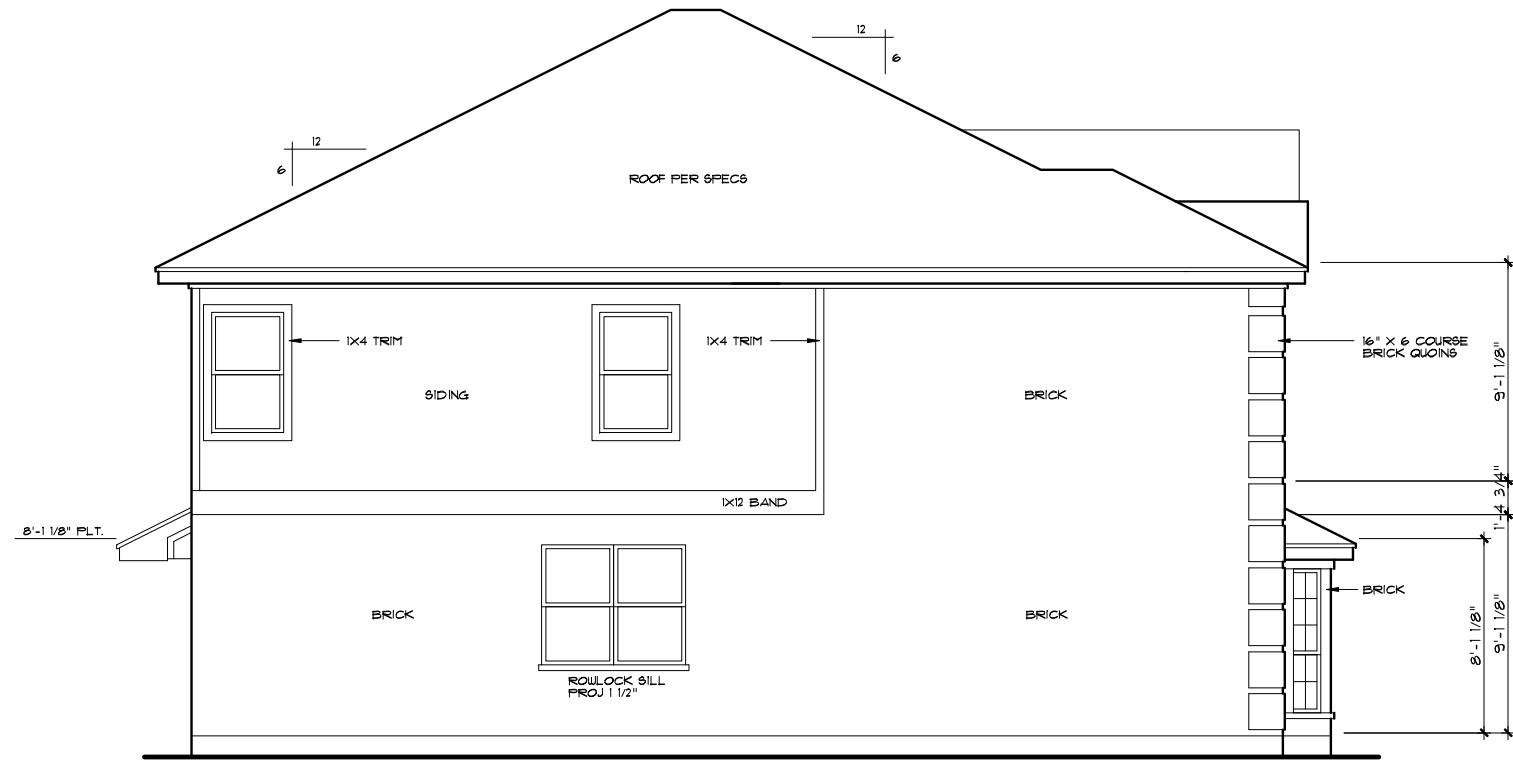
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**LEFT SIDE ELEVATION**  
SCALE 1/8"=1'-0"

1st FLOOR PLATE HGTS. TO BE 3'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS. UNLESS NOTED.

2nd FLOOR PLATE HGTS. TO BE 3'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS. UNLESS NOTED.

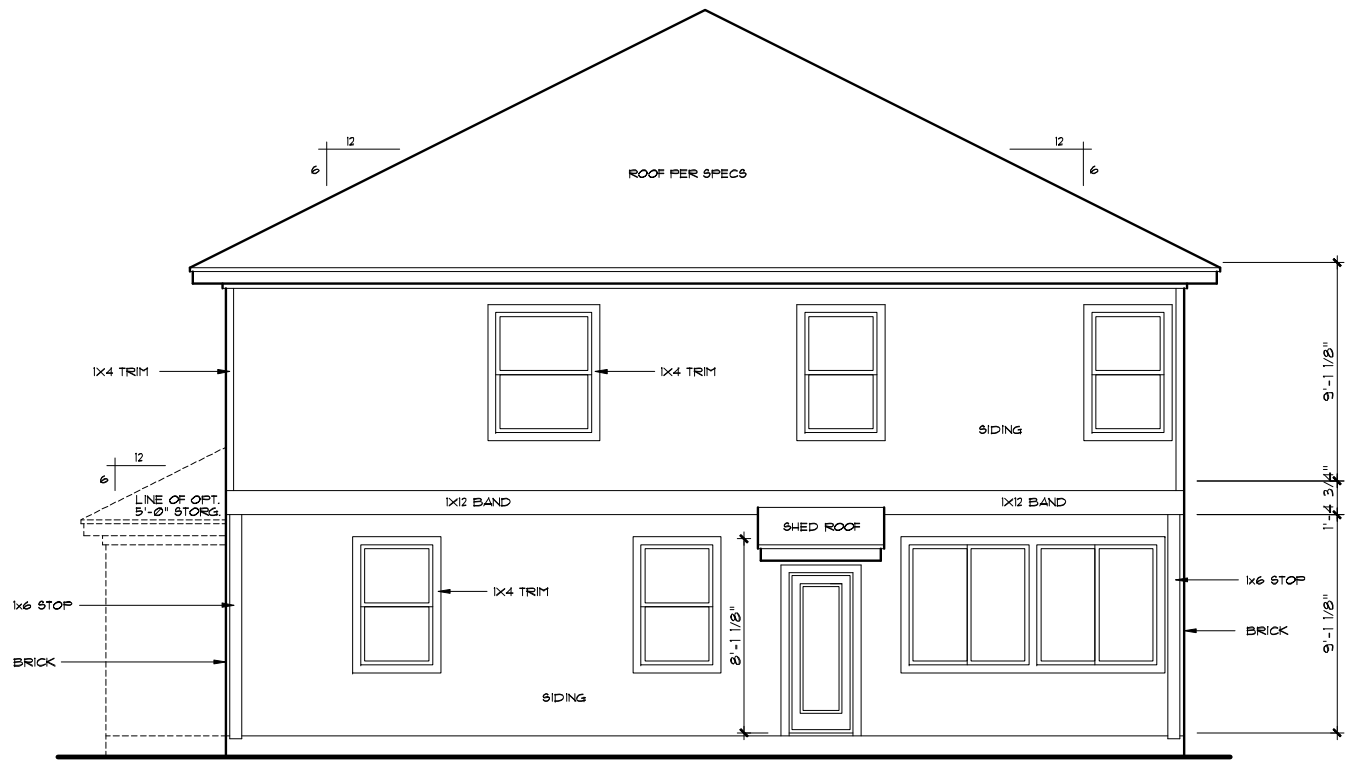
PROVIDE STEEL LINTELS ABOVE ALL OPENINGS W/ MASONRY, AS REQ'D.

PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.

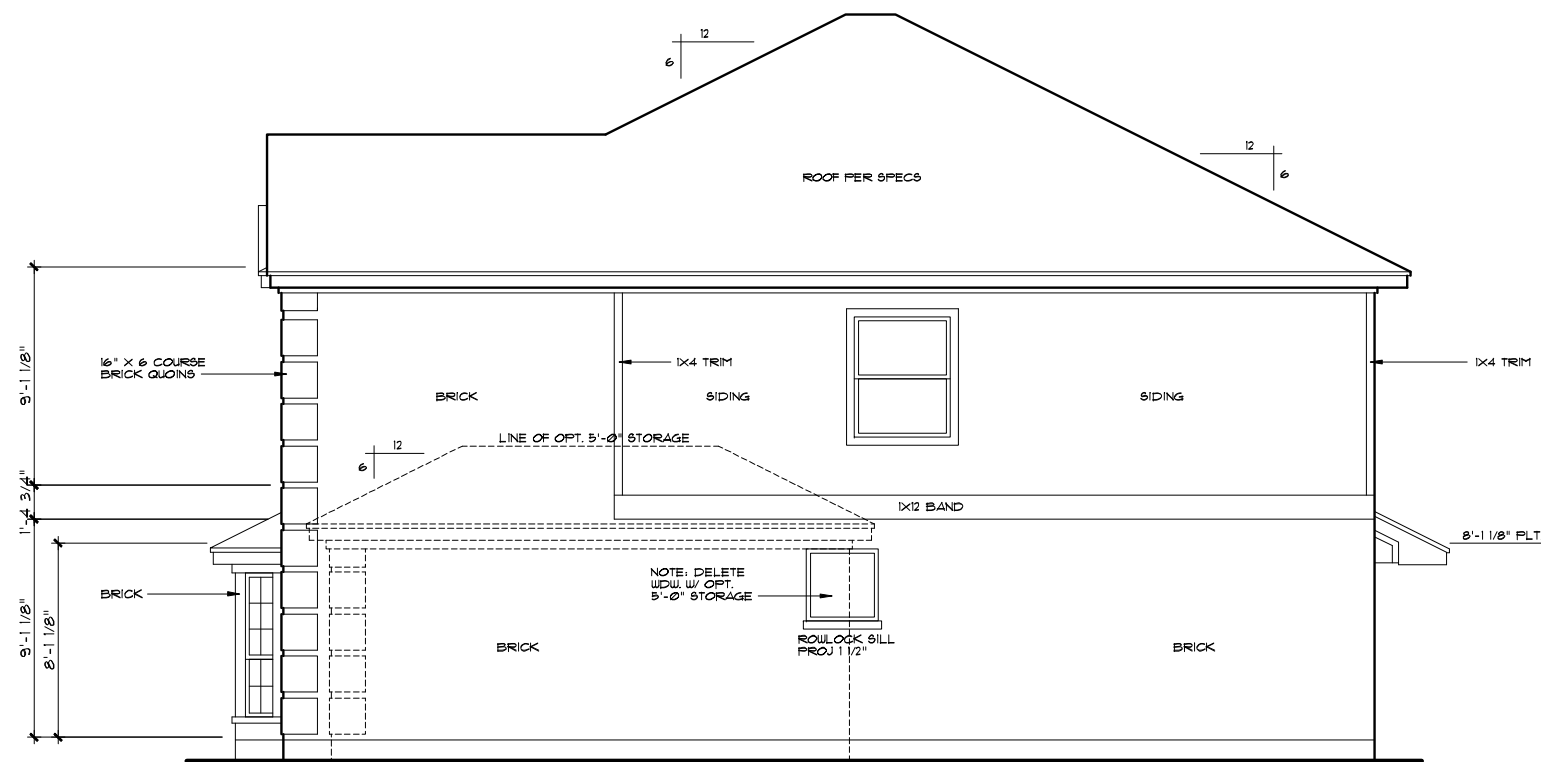
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERLAYS.

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.

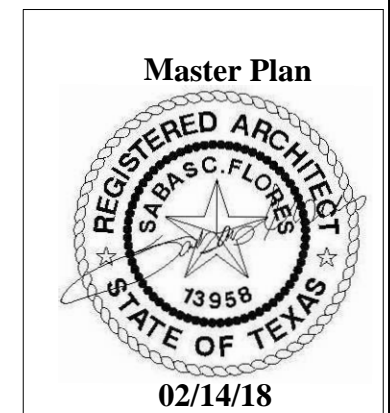
RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.



**REAR ELEVATION**  
SCALE 1/8"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE 1/8"=1'-0"



PLAN 3033 RFB

CENSEO HOMES

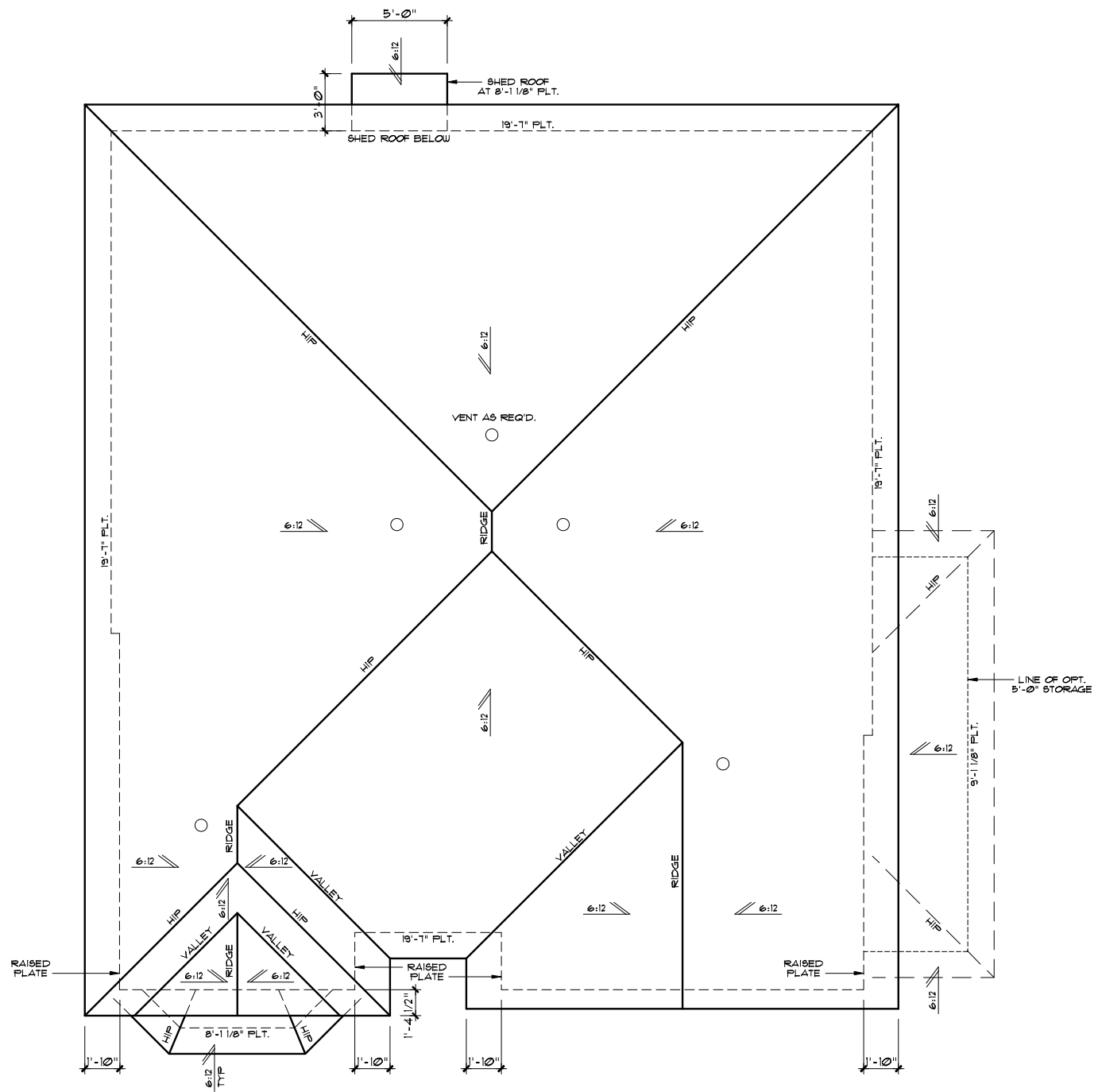
Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by builder or his representatives, builder assumes full liability for unmet needs and specifications.

**KIPP FLORES ARCHITECTS**  
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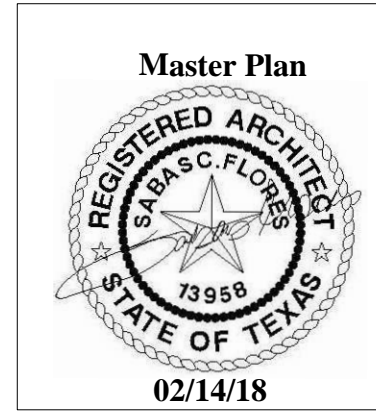
**ROOF PLAN**

SCALE 1/8"=1'-0"

**NOTES:**

- ALL ROOF PITCHES TO HAVE 1'-4 1/2" OVERHANGS UNLESS NOTED OTHERWISE
- ALL GABLE ENDS TO HAVE 1'-0" OVERHANGS UNLESS NOTED OTHERWISE
- BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS
- ALL ROOF PITCHES 4:12 AND UNDER PROVIDE DOUBLE UNDERLAYMENT AS REQUIRED
- VENT AS REQUIRED

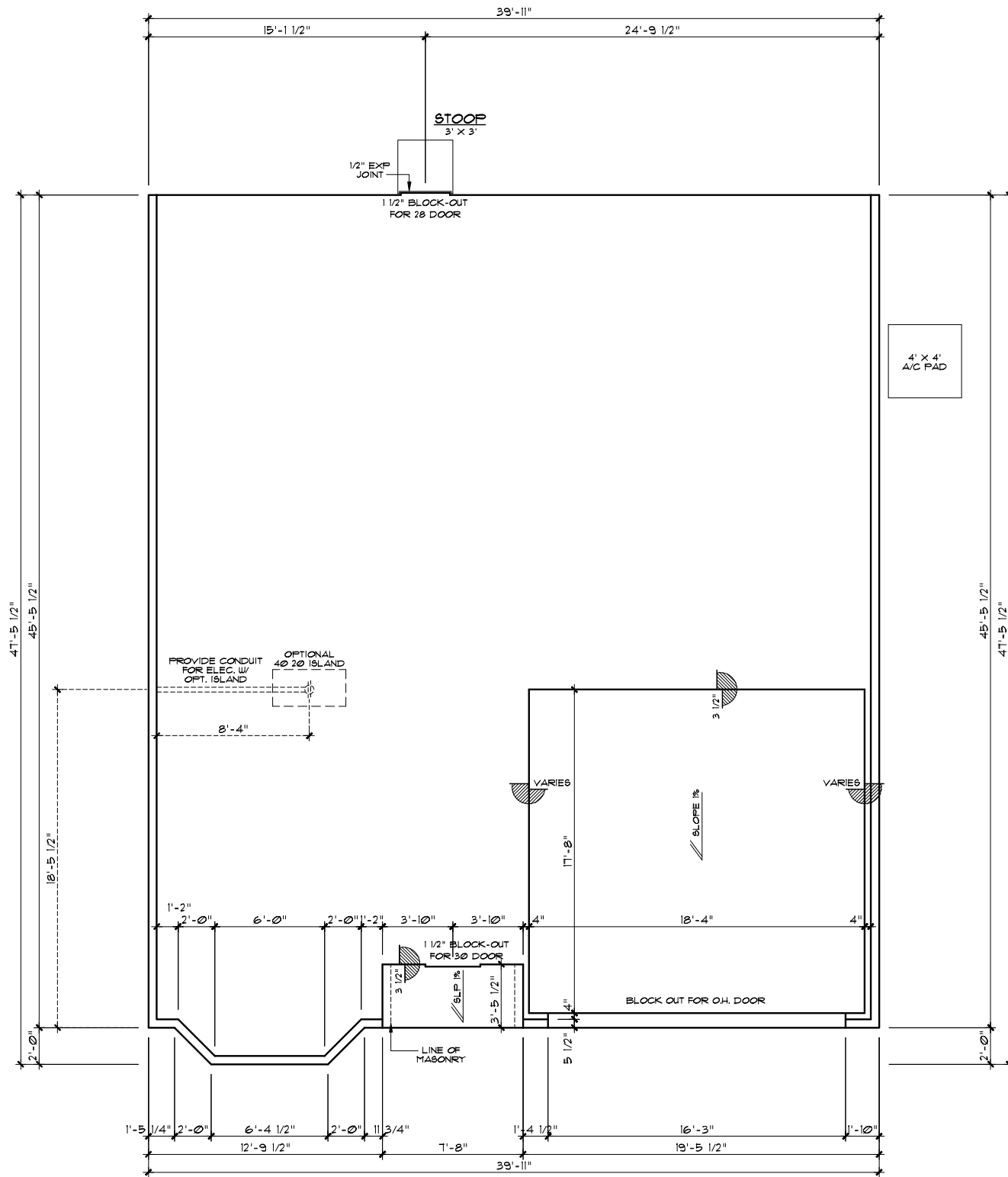
Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to assure conformity with local codes. Should any changes be made to these plans by builder or his representatives, Builder assumes full liability for amended plans and specifications.



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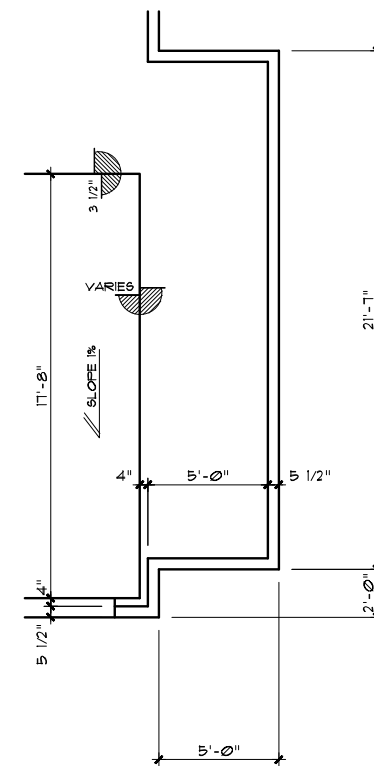
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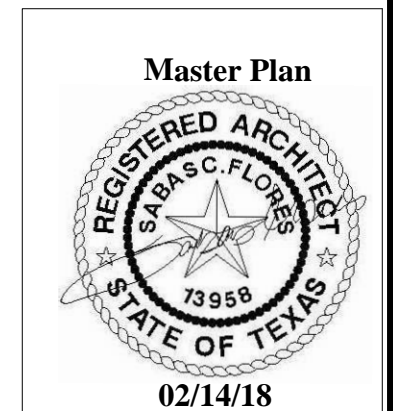
**FOUNDATION PLAN**

SCALE 1/8"=1'-0"

NOTES: FOUNDATION CONTRACTOR TO COMPARE FOUNDATION PLANS FROM STRUCTURAL ENGINEER TO THESE ARCHITECTURAL PLANS ANY DISCREPANCY TO BE REPORTED TO BUILDER



OPT. 5'-0" STORAGE  
SCALE 1/8"=1'-0"



PLAN 3033 RFB

CENSEO HOMES

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