

City of Austin Ordinance No. 20140130-021

Section R320 Visibility

R320.3 A Visible dwelling with at least one bathroom or half bath on the first floor meets the following requirements:

1. Min. Clear opening of 30" required
2. 2x6 blocking installed flush with stud edges
3. Centerline of blocking must be 34" parallel to interior floor, except for the area directly behind the lavatory.

R320.4 Visible Light Switches, receptacles, and wiring controls on the first floor only of a visible dwelling

1. switches no higher than 48" above interior floor level
2. outlets and receptacles must be a min. of 15" above the interior floor level, except for floor outlets and receptacles

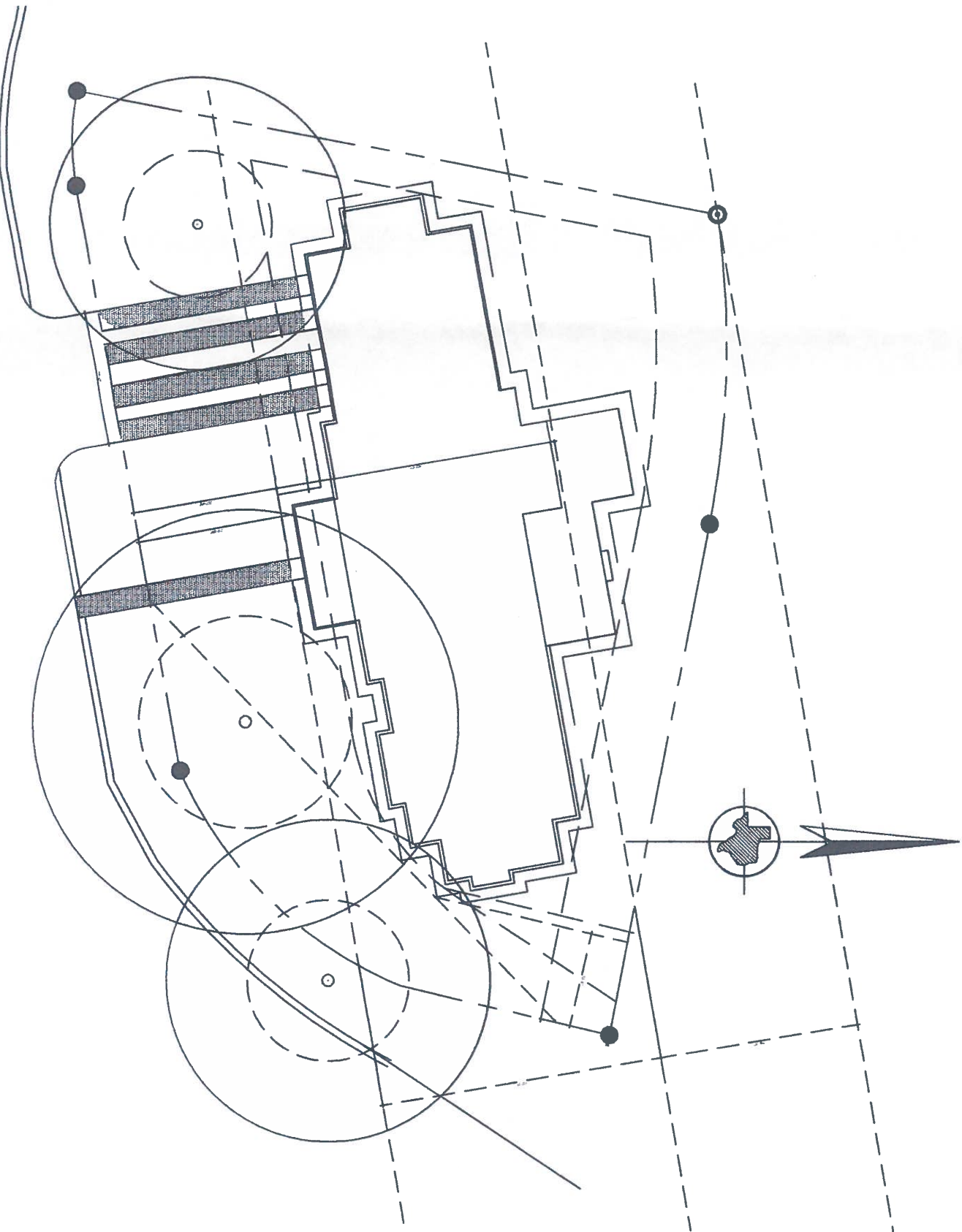
R320.5 Visibility Bathroom route: A bathroom group or half bath designated for visibility must be accessible by route with min. clear opening of 32" beginning at the visible entrance and continue through the home, be level with ramped or beveled changes at door threshold.

R320.6 Visible dwelling entrance: Dwelling must be accessible by at least one no step entrance with a clear opening width of 32"

R320.7 Exterior Visible route: A visible entrance must have at least one visible route with a cross slope of no greater than 2% (1:50) that originates from a garage, driveway, public street or public sidewalk. A ramp included in an exterior visible route must comply with the Residential Code.

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All dimensions and call-outs to be verified by builder prior to construction. Barron Custom Design assumes no liability for any structure built from these plans. No changes shall be made without consulting the designer first.



These Plans have been Prepared by
Felicia B. Foster, CPBD # 44-719
Stamp and Signature Provided in Blue on
originals for Regulator Submittals.



PS Dezigns

3412 Happy Hollow
Happy Hollow Subdivision,
Travis Co
Austin, Texas



Felicia Foster, Principal, Assoc.AIA, CPBD
512.626.7078

barroncustomdesign.com felicia@barroncustomdesign.com

REVISED

DATE	COMMENT
1.3.15	Review
1.5.15	Review

Proposed
Site
1"= 20'-0"

City of Austin Ordinance No. 20140130-021

Section R 3201 Visibility

R3201.3 A Visible dwelling with at least one bathroom or half bath on the first floor meets the following requirements:

1. Min. Clear opening of 30" required
2. 2x6 blocking installed flush with end edges
3. Centerline of blocking must be 34" parallel to interior floor, except for the area directly behind the lavatory.

R3201.4 Visible Light Switches, receptacles, and controls- on the first floor only of a visible dwelling

1 switches no higher than 48" above interior floor level

2. outlets and receptacles must be a min. of 15" above the interior floor level, except for floor outlets and receptacles

R3201.5 Visibility Bathroom suite: A bathroom group or half bath designated for visibility must be accessible by route with min. clear opening of 32" beginning at the visible entrance and continue through the home, be level with ramped or beveled changes at door threshold.

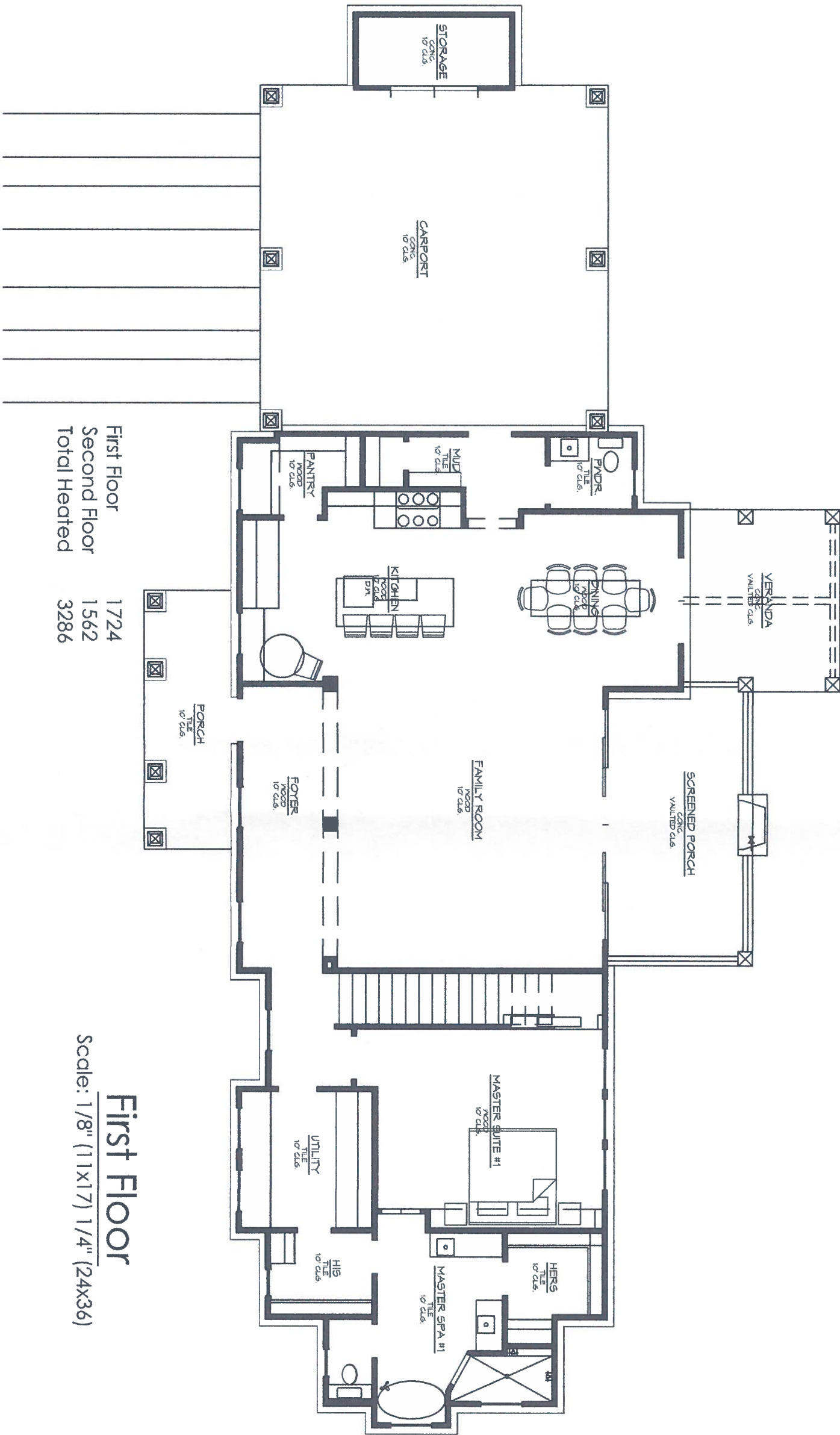
R3201.6 Visible dwelling entrance. Dwelling must be accessible by at least one no step entrance with a clear opening width of 32"

R3201.7 Exterior Visible route. A visible entrance must have at least one visible route with a cross slope of no greater than 2% (1:50) that originates from a garage, driveway, public street or public sidewalk. A ramp included in an exterior visible route must comply with the Residential Code.

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National Register Blueprints.



First Floor 1724
Second Floor 1562
Total Heated 3286

First Floor

Scale: 1/8" (11x17) 1/4" (24x36)

REVISED
DATE | COMMENT
1.3.15 | Review



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512.626.7078
barroncustomdesign.com felicia@barroncustomdesign.com

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PS Designs

A-1

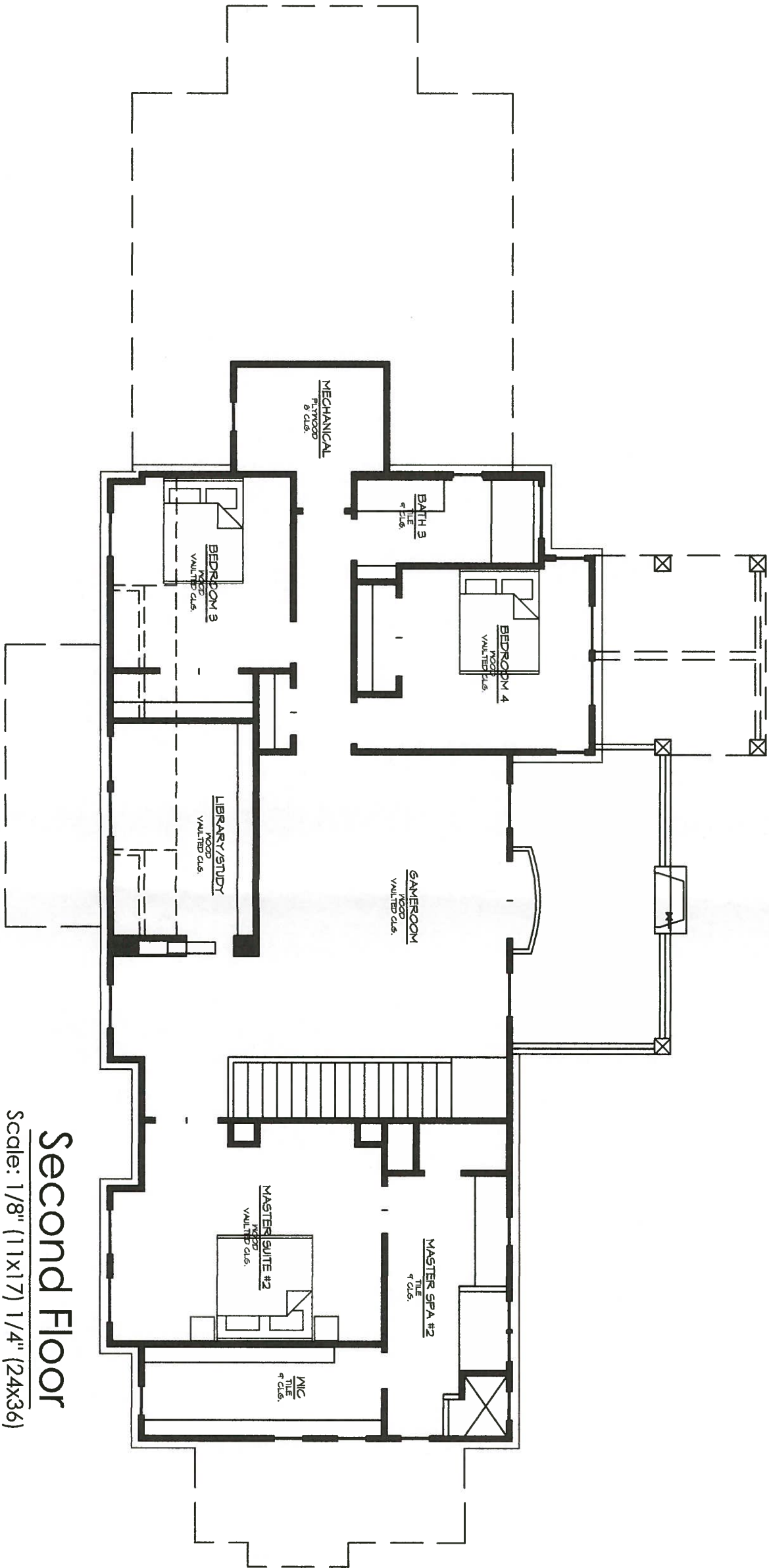
Sc.1/8" = 1'-0"

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N.C.B.D.C



Second Floor

Scale: 1/8" (11x17) 1/4" (24x36)



Felicia Foster, Principal, Assoc.AIA, CPBD
512.626.7078

barroncustomdesign.com felicia@barroncustomdesign.com

REVISED

DATE COMMENT
1.3.15 Review

A-2

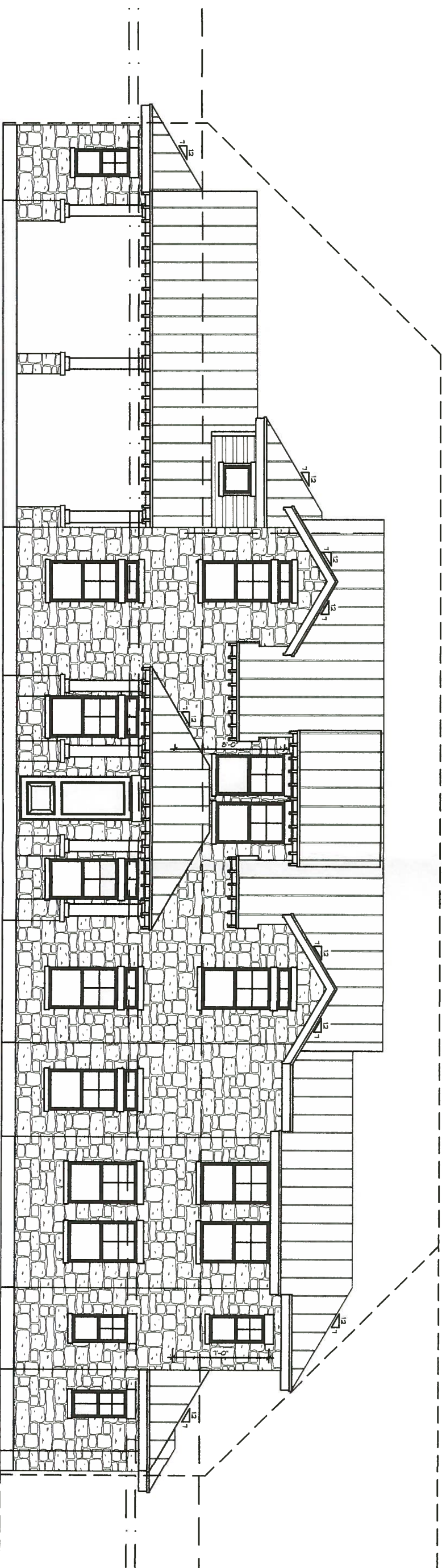
Sc. 1/8" = 1'-0"

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PS Dezigns

1.7.15

Scale: 1/8" (11x17) 1/4" (24x36)



Scale: 1/8" (11x17) 1/4" (24x36)

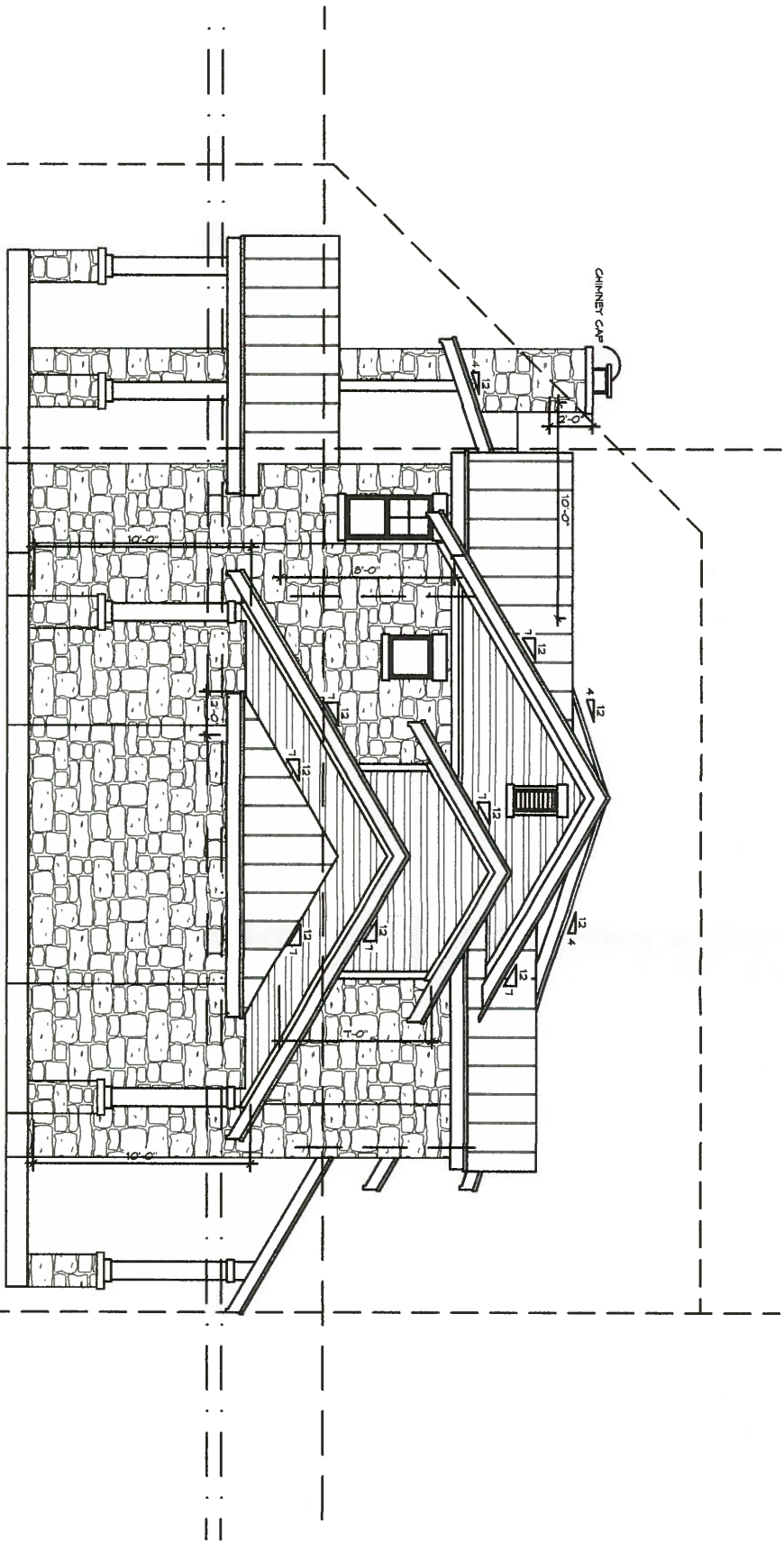
DATE	COMMENT
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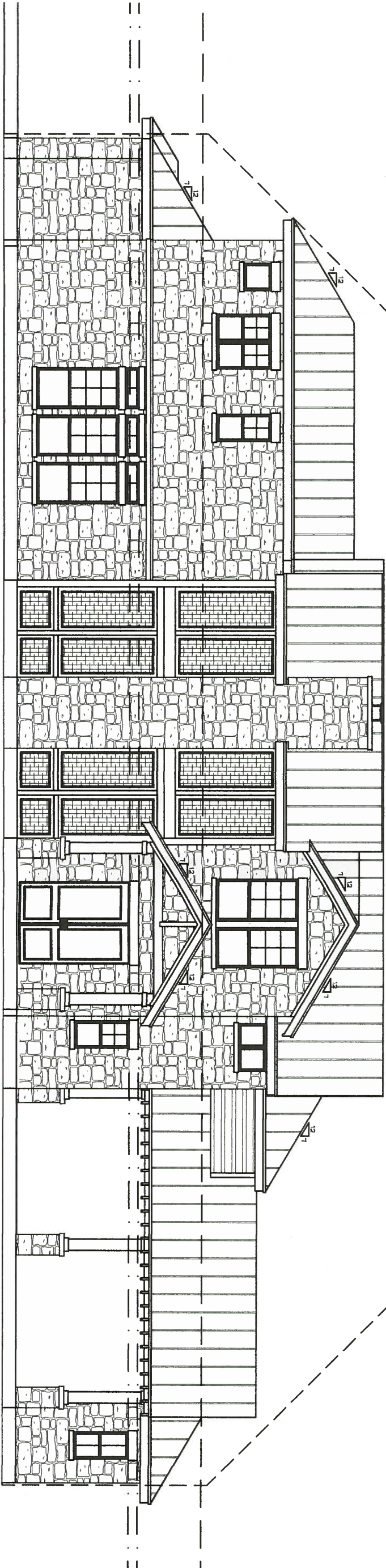
PS Deziqns

$$Sc. 1/8'' = 1'-0''$$



Left Elevation

Scale: 1/8" (11x17) 1/4" (24x36)



Rear Elevation

Scale: 1/8" (11x17) 1/4" (24x36)

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REVISED	
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A-4

Sc.1/8" = 1'-0"