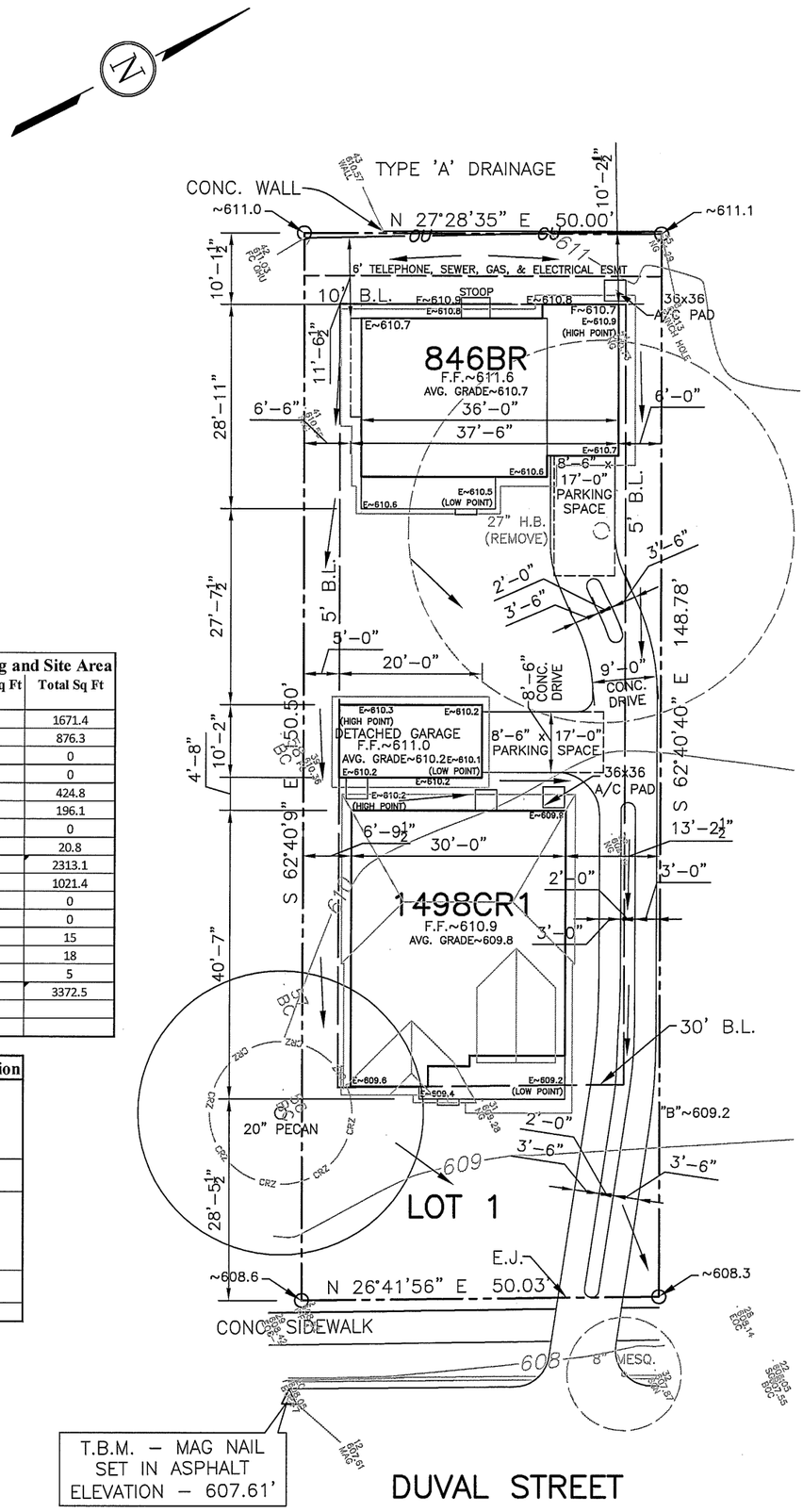
The grades shown on this plot plan for Lot 1, Block –, in Addition SHADOW LAWN, Section XX, Phase/Village XX, Austin, TX, were provided by Lenz & Associates Inc.



Area Description	Existing Sq Ft	New/Added Sq Ft 1498CR1	New/Added Sq Ft 846BR	Total Sq Ft
			Building and Site Area	
a.) 1st floor conditioned area		1090.7	580.7	1671.4
b.) 2nd floor conditioned area		611.3	265	876.3
c.) 3rd floor conditioned area				0
d.) Basement				0
e.) Covered Parking (garage or carport)		210.1	214.7	424.8
f.) Covered Patio, Deck, or Porch		110	86.1	196.1
g.) Balcony				0
h.) Other (2nd Floor Cantilever)			20.8	20.8
Total Building Coverage (exclude b, e, d, & g from total)		1410.8	902.3	2313.1
i.) Driveway		703.9	317.5	1021.4
j.) Sidewalks				0
k.) Uncovered Patio				0
l.) Uncovered Wood Deck (counts as 50%)		9	6	15
m.) A/C pads		9	9	18
n.) Pool Coping, Retaining Walls) Steps to Grade		2.5	2.5	5
Total Site Coverage		2135.2	1237.3	3372.5
o.) Pool				
p.) Spa				

Site Development Information			
Building Coverage Information			
Total Lot Square Footage:	**7510.4**		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	2313.1	% of lot size:	30.8%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	3372.5	% of lot size:	44.9044%

220029			
REVISIONS			
DATE	SUB	INT	DESC
1.28.15	00	KMM	PLOT

PAVED STREETS w/ CONC. CURB
SEWER APPROX. 3' BELOW GRADE

SHADOW LAWN

REGISTERED ARCHITECT DONOVAN R. DAVIS 12213 STATE OF TEXAS

MAR 17 2015

SECTION –

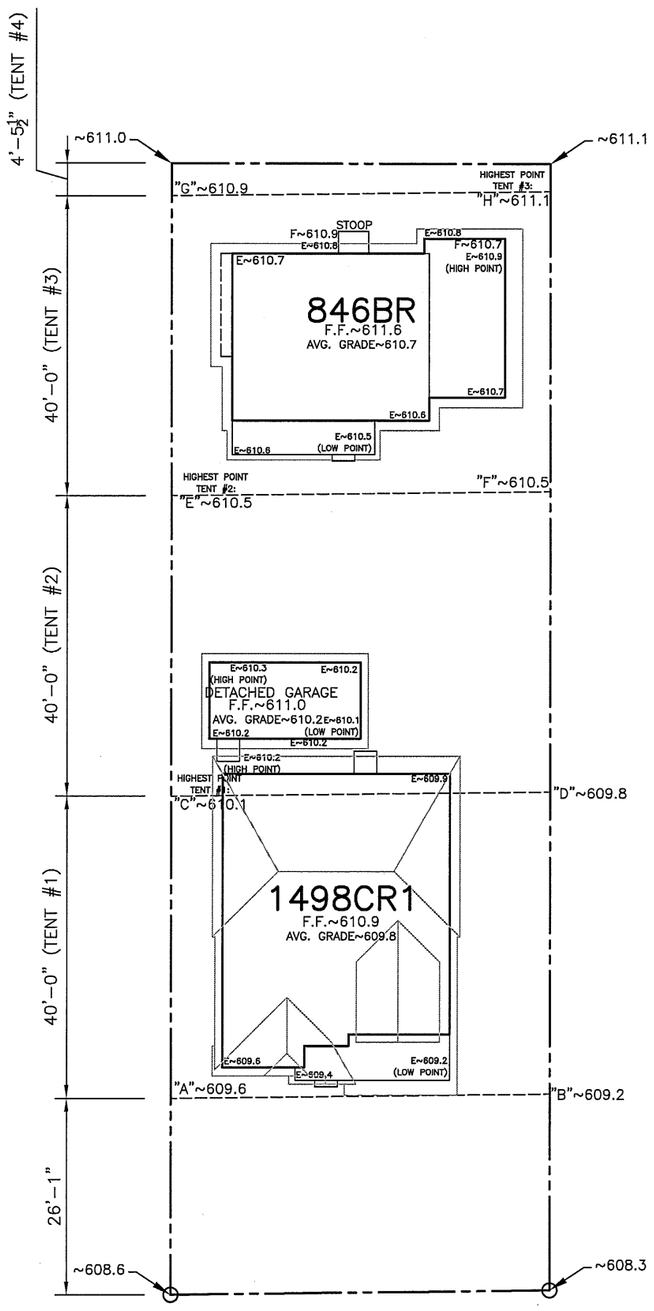
SCALE: 1" = 20'

PLAN: **1498CR1 & 846BR**
ADDRESS: **3814 DUVAL STREET**
LOT: **1**
BLOCK: **–**
Austin, TX

DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

AUSTIN CITY BUILDERS

The grades shown on this plot plan for Lot 1, Block –, in Addition SHADOW LAWN, Section XX, Phase/Village XX, Austin, TX, were provided by Lenz & Associates Inc.



DUVAL STREET

SETBACK PLANE EXHIBIT

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS
MAR 17 2015

220029			
REVISIONS			
DATE	SUB	INT	DESC
1.28.15	00	KMM	PLOT

PAVED STREETS w/ CONC. CURB
SEWER APPROX. 3' BELOW GRADE

SHADOW LAWN

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AUSTIN CITY BUILDERS

CITY OF AUSTIN VISITABILITY

ORDINANCE NO. 20140130-021

AN ORDINANCE AMENDING CITY CODE SECTION 25-12-243 RELATING TO ACCESSIBILITY AND VISITABILITY REQUIREMENTS OF THE RESIDENTIAL CODE FOR NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-12-243 (*Local Amendments*) is amended to add a new Section R320, as a local amendment to the Residential Code, to read as follows:

SECTION R320

VISITABILITY

R320.1 Applicability. A permit for construction of a new single-family or duplex dwelling with habitable space on the first floor must be designed and constructed as a visitable dwelling in compliance with the requirements of Section R320 (*Visitability*). The requirements of this section are limited to new construction and do not apply to remodels or additions.

R320.2 Compliance required at plan review. A permit application that is subject to this section must include detailed plans prepared by a registered design professional or other certified professional demonstrating compliance with all applicable requirements of this section.

R320.3 Visitable bathrooms. A visitable dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

1. a minimum clear opening of 30 inches is required;
2. lateral two-inch by six-inch or larger nominal wood blocking must be installed flush with stud edges of bathroom walls; and
3. the centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

Page 1 of 3

R320.4 Visitable light switches, receptacles, and environmental controls. The first floor of a visitable dwelling must meet the following requirements:

1. light switches and environmental controls must be no higher than 48 inches above the interior floor level; and
2. outlets and receptacles must be a minimum of 15 inches above the interior floor level, except for floor outlets and receptacles.

R320.5 Visitability bathroom route. A bathroom group or half bath designated for visitability under Section R320.3 must be accessible by a route with a minimum clear opening of 32 inches beginning at the visitable entrance designated under Section 320.6 and continuing through the living room, dining room, and kitchen, and be level with ramped or beveled changes at door thresholds.

Exception:

A visitable route is not required through an area located on a split-level or sunken floor, provided an alternative route is available.

R320.6 Visitable dwelling entrance. A dwelling must be accessible by at least one no-step entrance with a beveled threshold of one-half inch or less and a door with a clear width of at least 32 inches. The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.

R320.7 Exterior visitable route. A visitable entrance approved under Section R320.6 must have at least one visitable route with a cross slope of no greater than two percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. A ramp included in an exterior visitable route must comply with the Residential Code.

R320.7.1 Waiver of exterior visitable route provision for certain properties. The requirements of Section R320.7 do not apply to:

1. lots with 10% or greater slope prior to development; or
2. properties for which compliance cannot be achieved without the use of switchbacks.

PART 2. Section R320.7 and Subsection R320.7.1, as adopted in Part 1 of this ordinance, are effective on July 1, 2015 for new permits applied for on or after that date.

Page 2 of 3

PART 3. This ordinance takes effect on February 10, 2014.

PASSED AND APPROVED

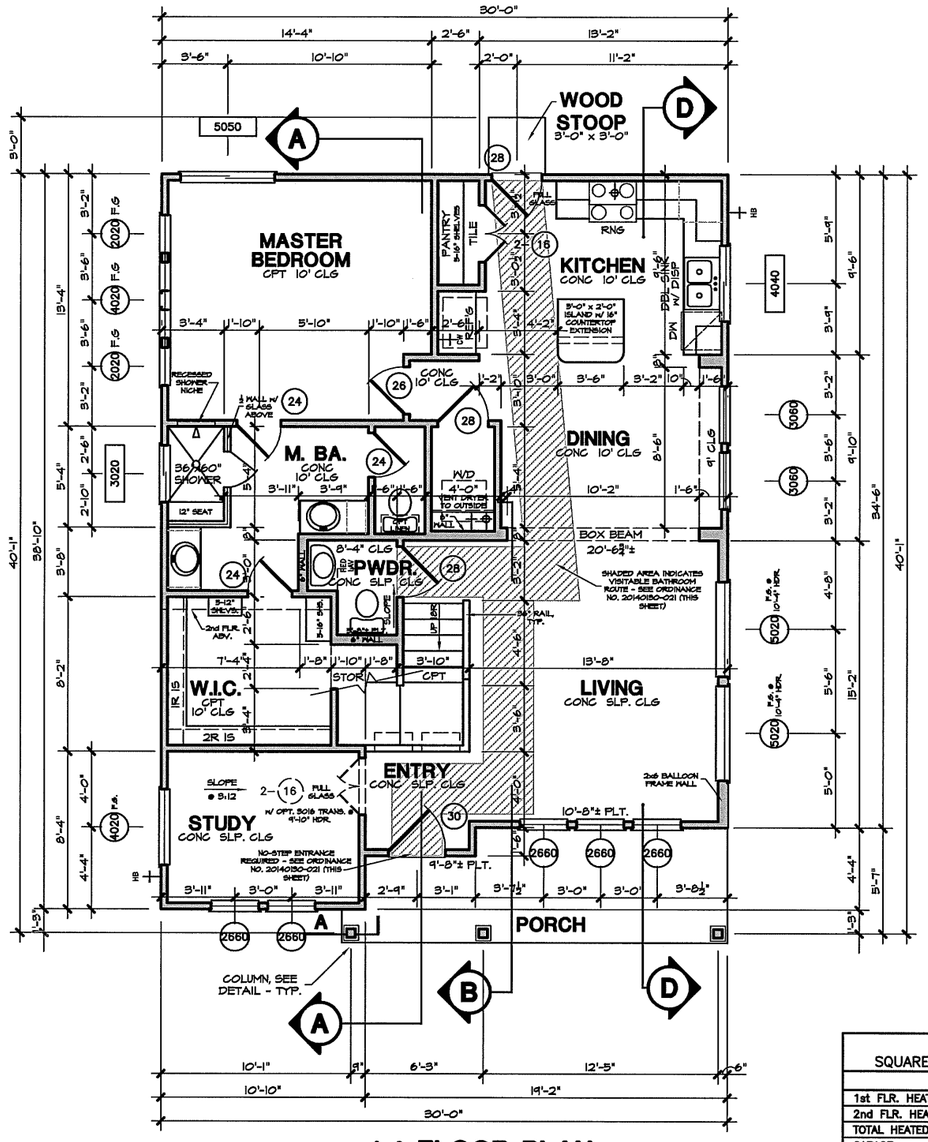
January 30 2014

Lee Leffingwell
Mayor

APPROVED: Karen M Kennard
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

Page 3 of 3



1st FLOOR PLAN

SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

Subchapter F - 'McMansion'

	New 1498CR1	New 846BR	Exemption 1498CR1	Exemption 846BR	Total
1st Floor:	1090.7	580.7			1671.4
2nd Floor:	611.3	265			876.3
3rd Floor:					0
Basement:					0
Attic:					0
Garage (attached):					0
(detached):	200		200		0
Carport (attached):		214.7		214.7	0
(detached):					0
Accesory Building(s):					0
(detached):					0
Ceilings over 15':	187.4				187.4

TOTAL GROSS FLOOR AREA: 2735.1

Total G.F.A. / Total Lot Sq. Ft. 7,510.4 x 100 — 36.42% — Floor-To-Area Ratio (FAR)

169686

REVISIONS

DATE	SUB	INT.	DES.
1.27.15	71	KM	NEW ELEV
3.5.15	72	SEM	NEW VERSION

1ST FLOOR CEILING @ 10'-0" HEIGHT U.N.O.
1ST FLR. WDW. HEADERS @ 8'-0" HEIGHT UNLESS NOTED OTHERWISE

IF APPLICABLE

2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR. WDW. HEADERS @ 8'-0" HEIGHT UNLESS NOTED OTHERWISE

SEE DETAIL SHEETS FOR CURRENT ADOPTED BUILDING CODES

HEADER SCHEDULE

FIRST FLOOR	
OPN'G.	HEADER SIZE
3'(MAX.)	2-2X10's
8'(MAX.)	2-2X12's
ABOVE 8'	ENG'D. BEAM/ SEE PLANS

SECOND FLOOR	
OPN'G.	HEADER SIZE
3'(MAX.)	2-2X6's
4'(MAX.)	2-2X8's
5'(MAX.)	2-2X10's
8'(MAX.)	2-2X12's
ABOVE 8'	ENG'D. BEAM/ SEE PLANS

PLAN # 1498
SQUARE FOOTAGE ELEVATION 'B2'

	FRAME	MASONRY
1st FLR. HEATED AREA	1090.7	1090.7
2nd FLR. HEATED AREA	611.3	611.3
TOTAL HEATED AREA	1702.0	1702.0
GARAGE	N/A	N/A
PORCH	N/A	110.0
TOTAL COVERED AREA	N/A	1812.0
PATIO (UNCOVERED)	9.0	N/A
TOTAL SLAB AREA	1200.7	1200.7

1st FLOOR DOOR HEIGHT - 8'-0"
2nd FLOOR DOOR HEIGHT - 8'-8"

REGISTERED ARCHITECT DONOVAN R. DAVIS 12213 STATE OF TEXAS

MAR 25 2015

ALAMO SERIES
ALAMO 1879
FLOOR PLANS

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

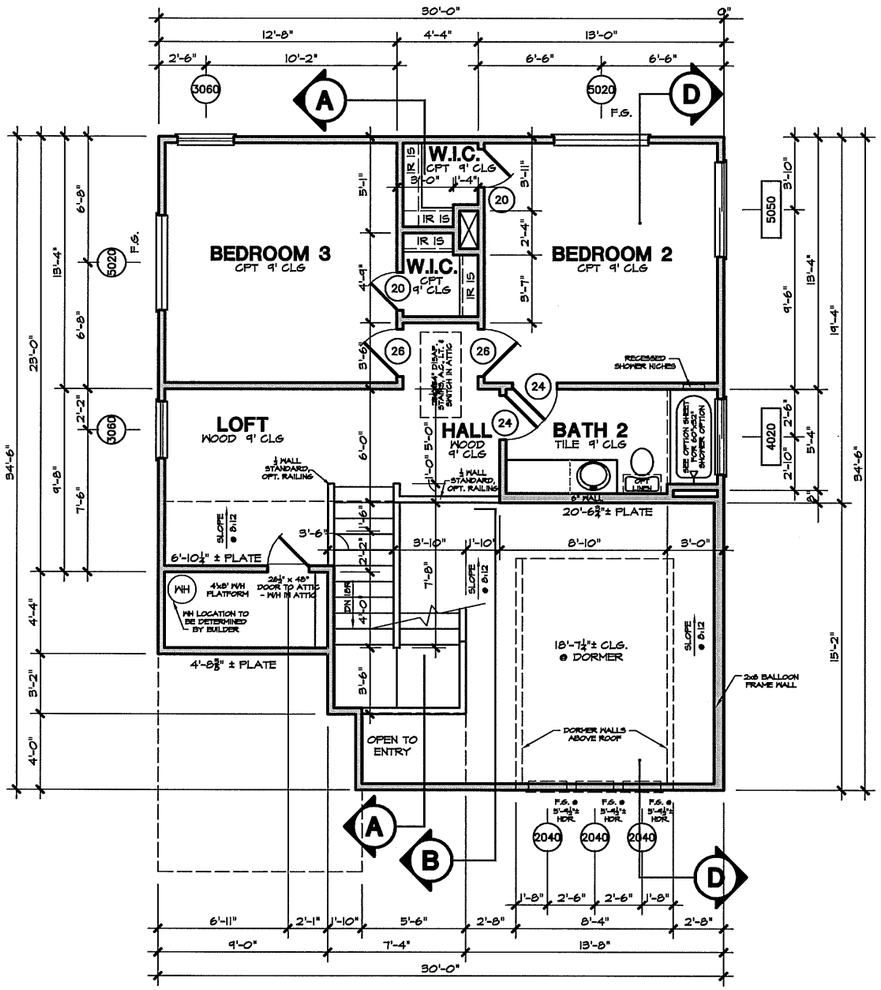
3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE

AUSTIN

AUSTIN CITY BUILDERS

DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd, Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

JOB NO.: 169686 CHECKED BY: 6WNCF
DRAWN BY: SEM REVISED: 3.24.15 SEM
DATE: 1.22.15



2nd FLOOR PLAN

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

MAR 25 2015

ALAMO SERIES
ALAMO 1879
2nd FLOOR PLAN

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE

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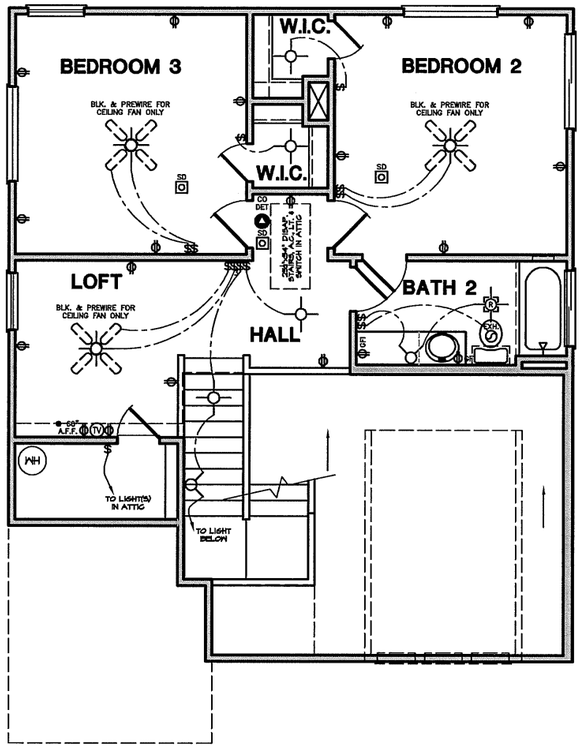
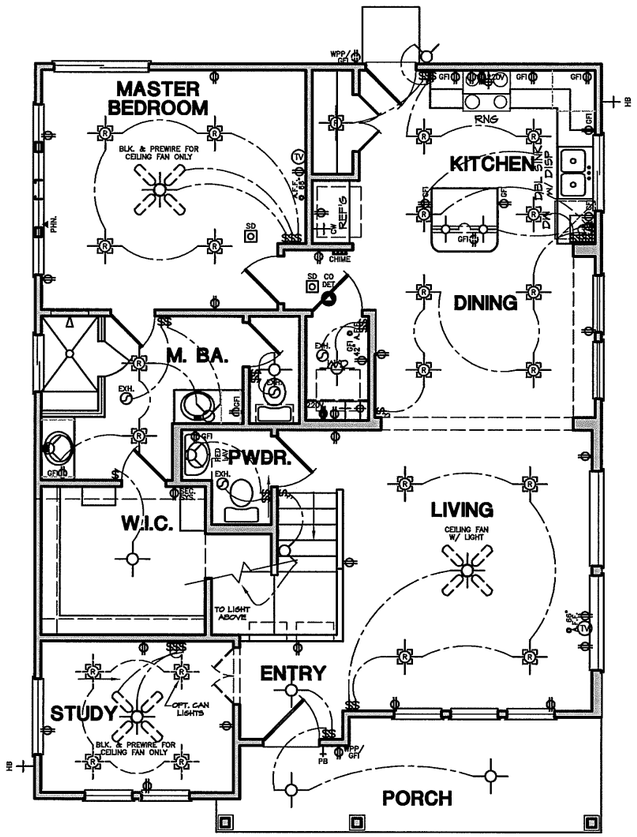
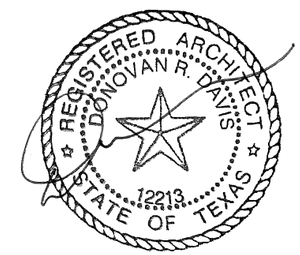






MAR 25 2015

1st FLOOR ELEC.

NOTE: ALL WALL-MOUNTED LIGHT FIXTURES TO BE 88" TO CENTER ABOVE FINISHED WALKING SURFACE BELOW FIXTURE U.N.O.

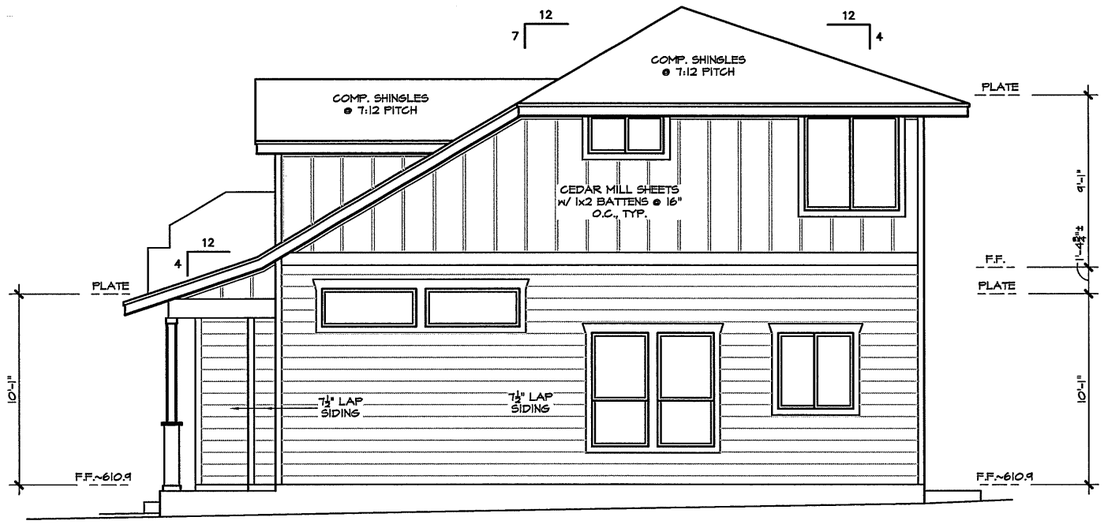
ALL PENDANT LIGHTS TO BE 66" A.F.F., MEASURED FROM BOTTOM OF FIXTURE U.N.O.

T.V. & ADJACENT 110 OUTLET TO BE INSTALLED 60" A.F.F. U.N.O.

ALAMO SERIES
ALAMO 1879
ELECTRICAL PLANS

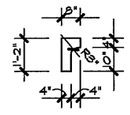
Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE



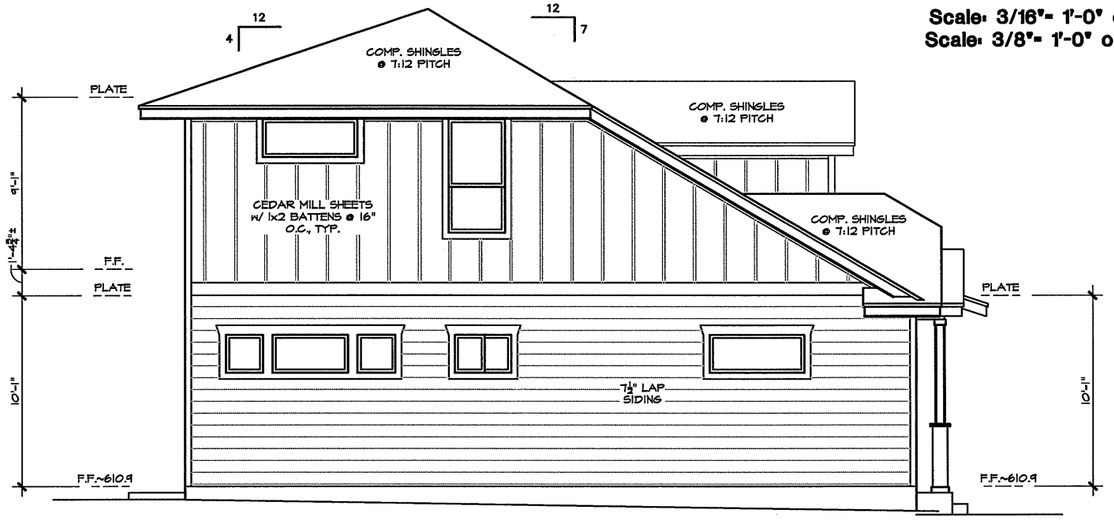
RIGHT ELEVATION

REAR ELEVATION

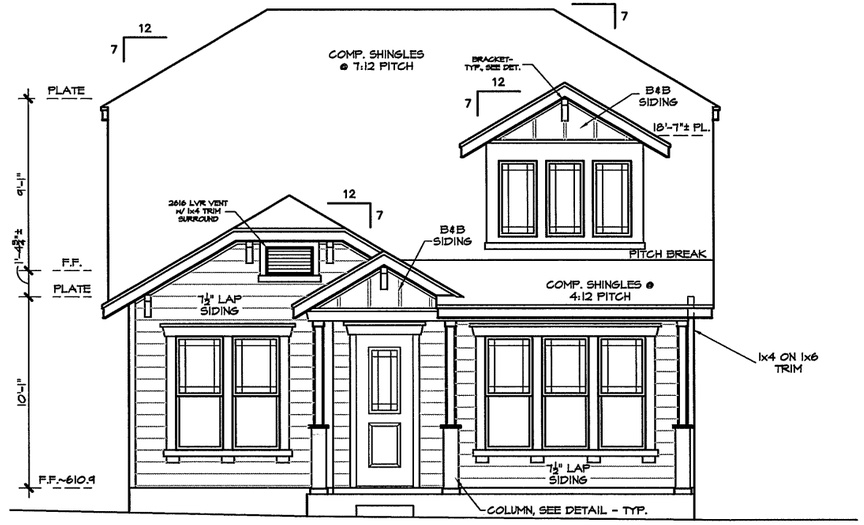


BRACKET DETAIL

Scale: 3/16"= 1'-0" on 11"x17"
Scale: 3/8"= 1'-0" on 24"x36"



LEFT ELEVATION



FRONT ELEVATION

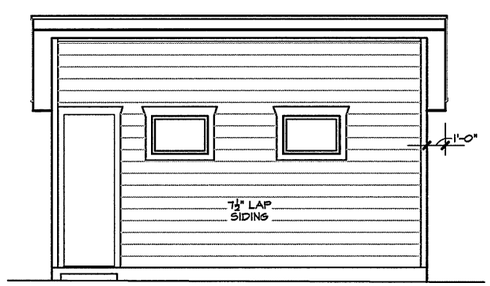
REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

MAR 17 2015

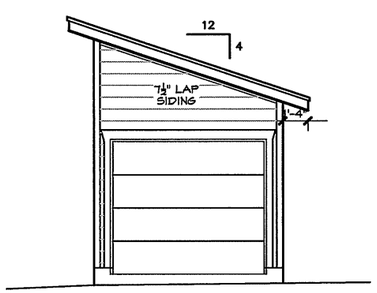
ALAMO SERIES
ALAMO 1879
ELEVATIONS

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

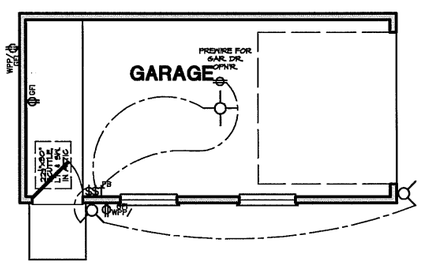
3814 DUVAL STREET **1498CR1**
JOB #220029 **DETACHED GARAGE**



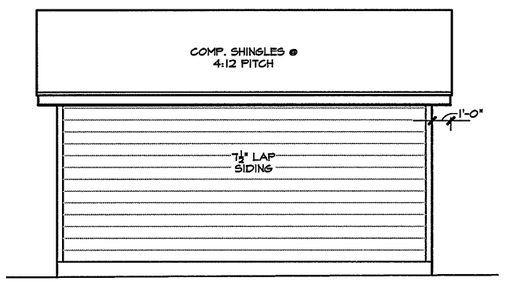
FRONT ELEVATION



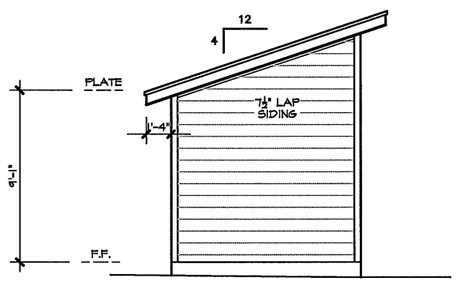
RIGHT ELEVATION



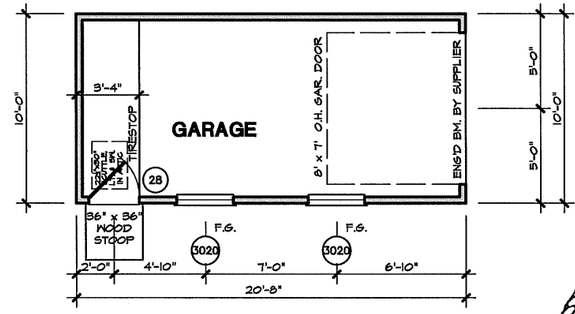
ELECTRICAL PLAN



REAR ELEVATION



LEFT ELEVATION



FLOOR PLAN

SQUARE FOOTAGE DETACHED GARAGE		
	FRAME	MASONRY
GARAGE	200.0	200.0
WOOD STOOP (UNCOV'D)	9	N/A

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

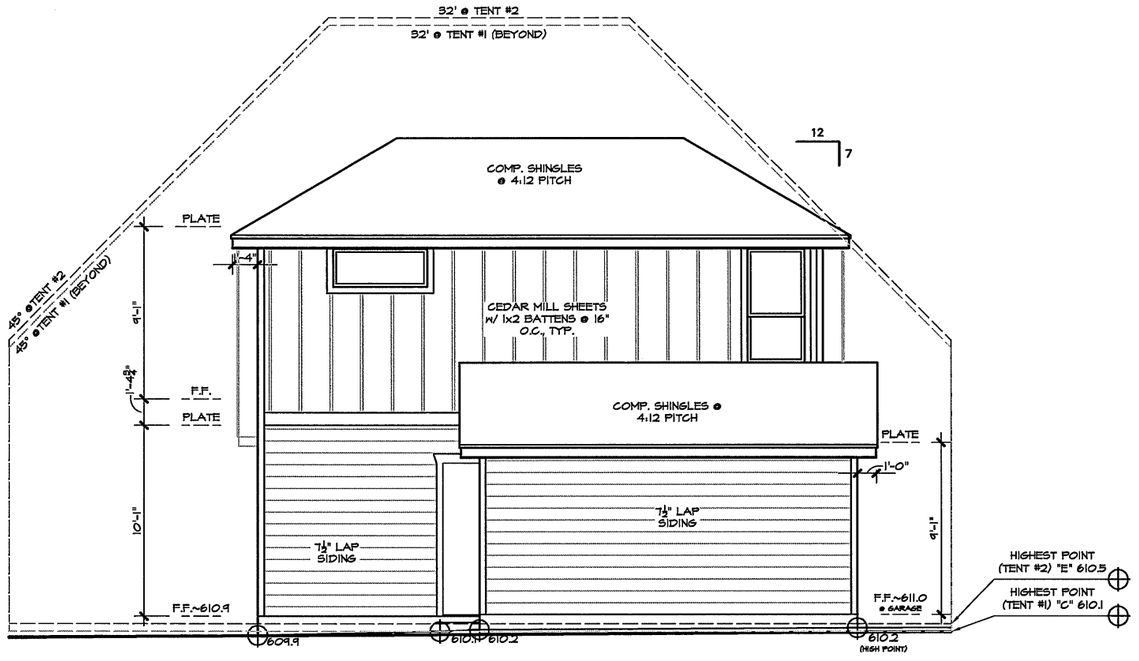
MAR 17 2015

ALAMO SERIES
DETACHED GARAGE

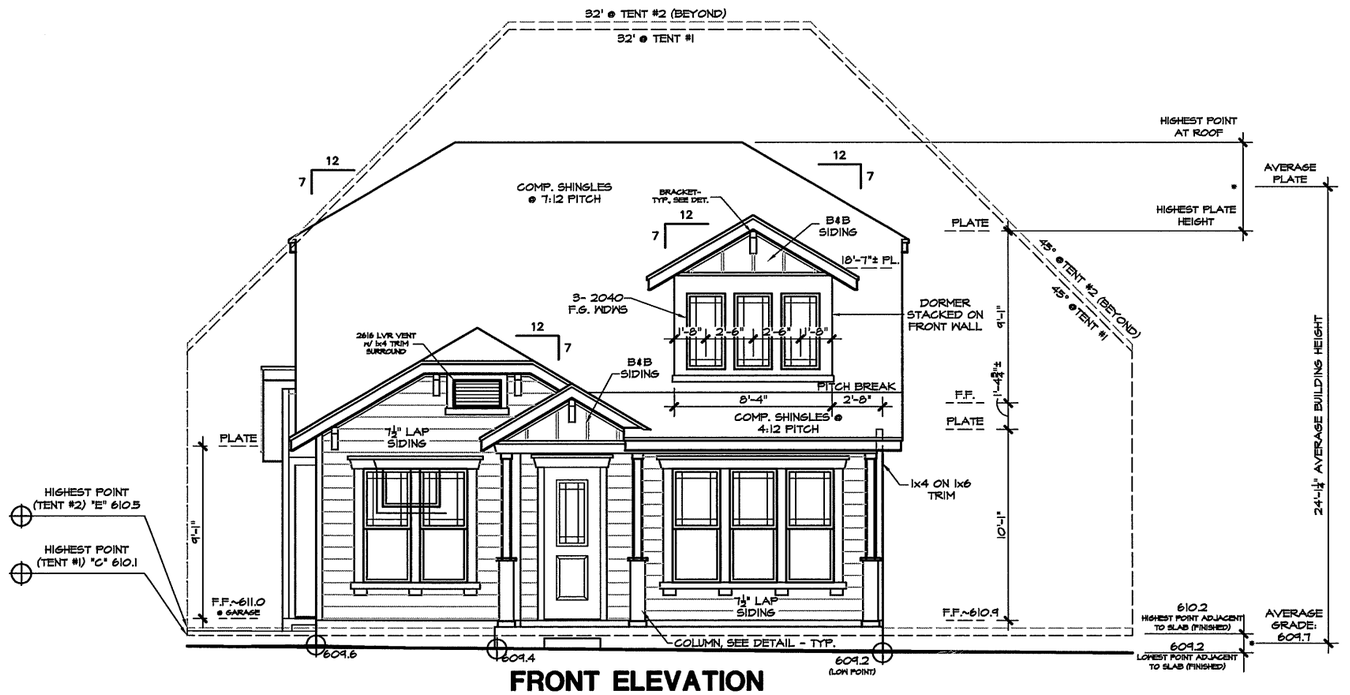
Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET
JOB #220029 **DETACHED GARAGE**

DUVAL STREET 3814_PLAN.dwg 3/18/2015 7:20:28 AM



REAR ELEVATION



FRONT ELEVATION

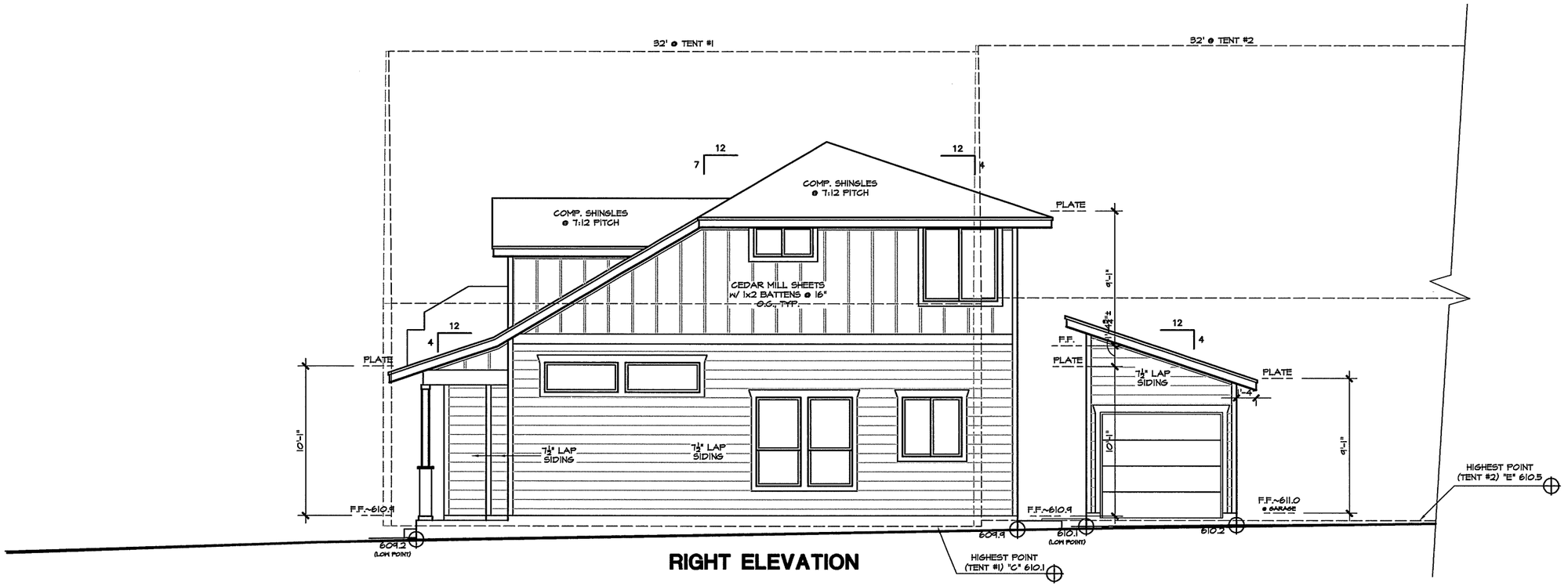
REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

MAR 17 2015

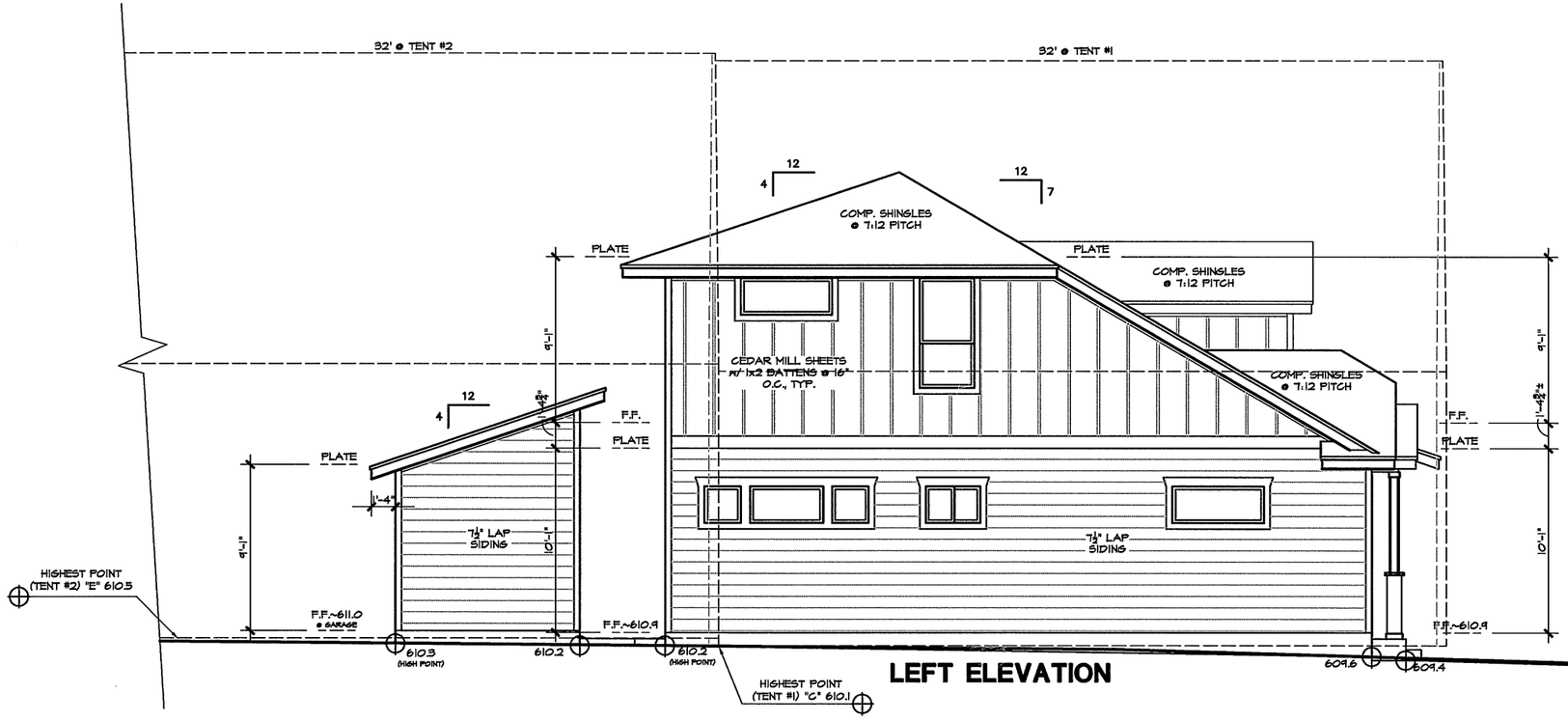
ALAMO SERIES
ALAMO 846
SETBACK PLANE EXHIBIT

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE



RIGHT ELEVATION



LEFT ELEVATION

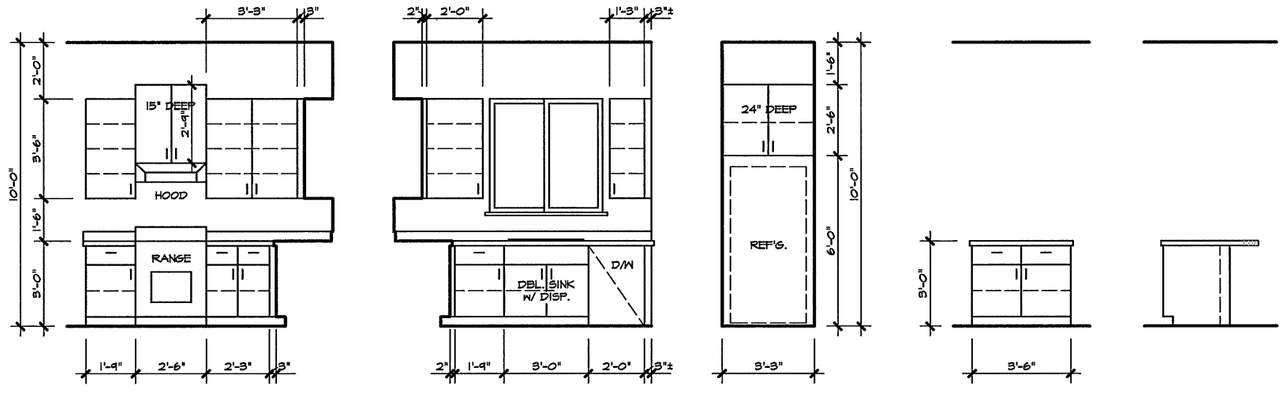
REGISTERED ARCHITECT
DONOVAN R. DAVIS
STATE OF TEXAS
12213

MAR 17 2015

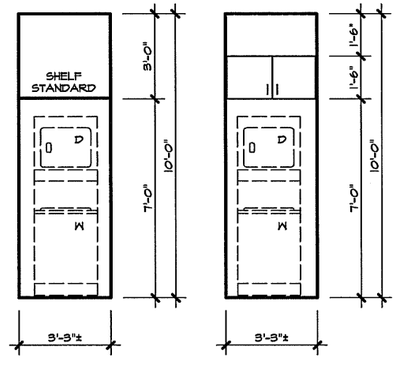
ALAMO SERIES
ALAMO 846
SETBACK PLANE EXHIBIT

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

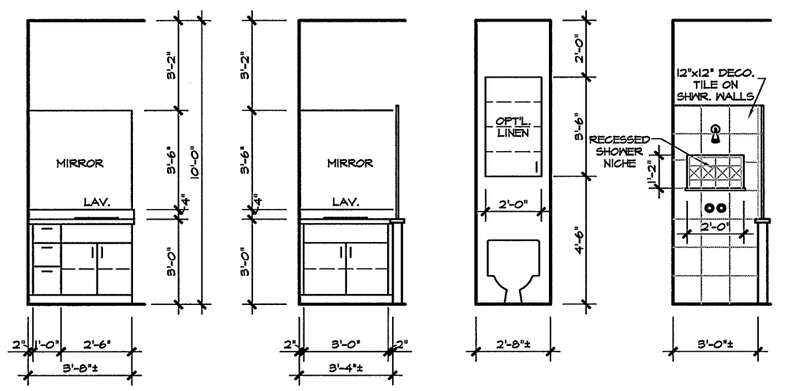
3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE



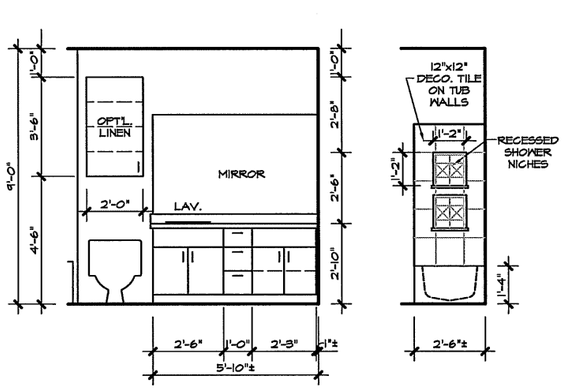
KITCHEN



UTILITY OPT. UTILITY POWDER



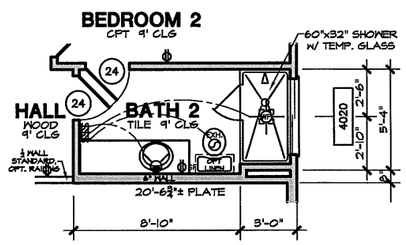
M. BATH



1498BR2 BATH 2

CABINET BLOCKING (FLOOR TO BOTTOM OF BLOCK)	
VANITY	29"
WALL (30")	54" & 80½"
WALL (42")	54" & 92½"
BASE	32"

CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.



BATH 2 OPTION

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

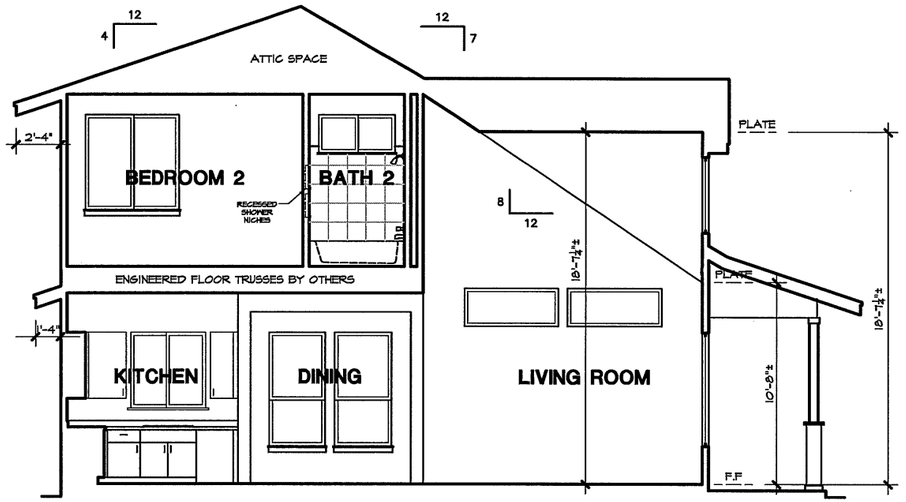
MAR 17 2015

CABINET ELEVATIONS

Scale: 3/16"= 1'-0" on 11"x17"
Scale: 3/8"= 1'-0" on 24"x36"

ALAMO SERIES
ALAMO 1879
CABINETS/OPTIONS
Scale: AS NOTED

3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE



SECTION D-D

Scale: 1/8"= 1'-0" on 11"x17"
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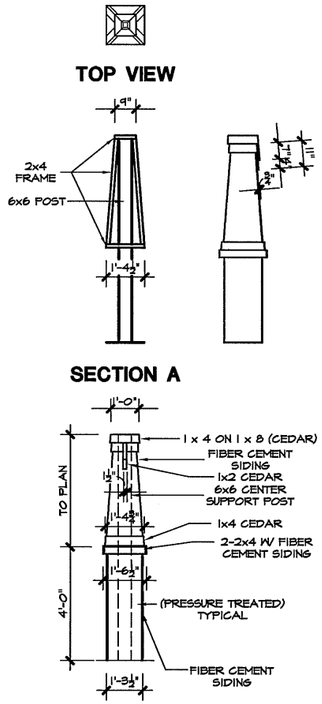
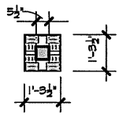
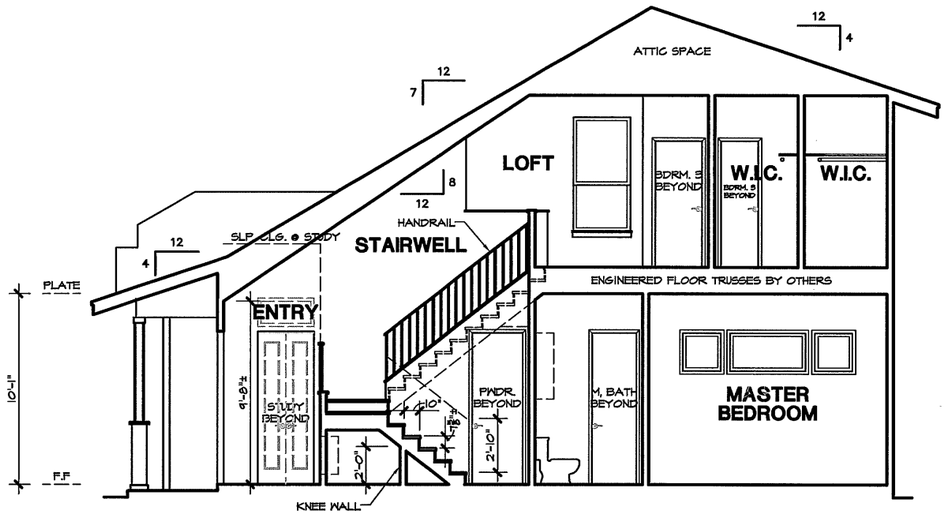


"B" ELEVATION COLUMN DETAIL

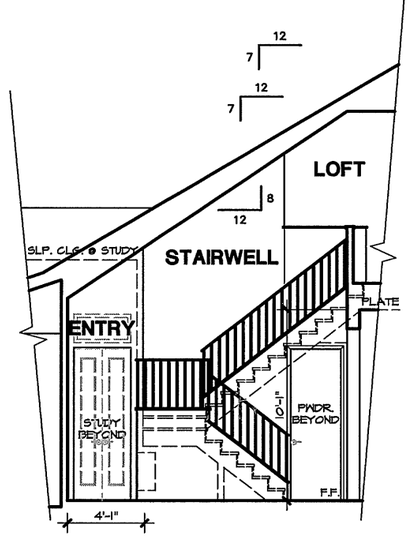
Scale: 3/16"= 1'-0" on 11"x17"
Scale: 3/8"= 1'-0" on 24"x36"





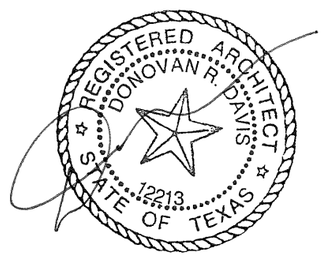
SECTION A-A

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"



SECTION B-B

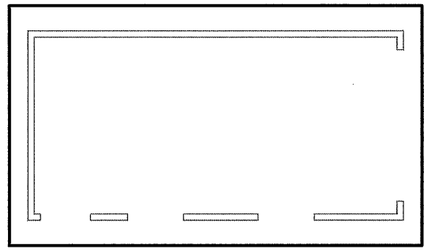
Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"



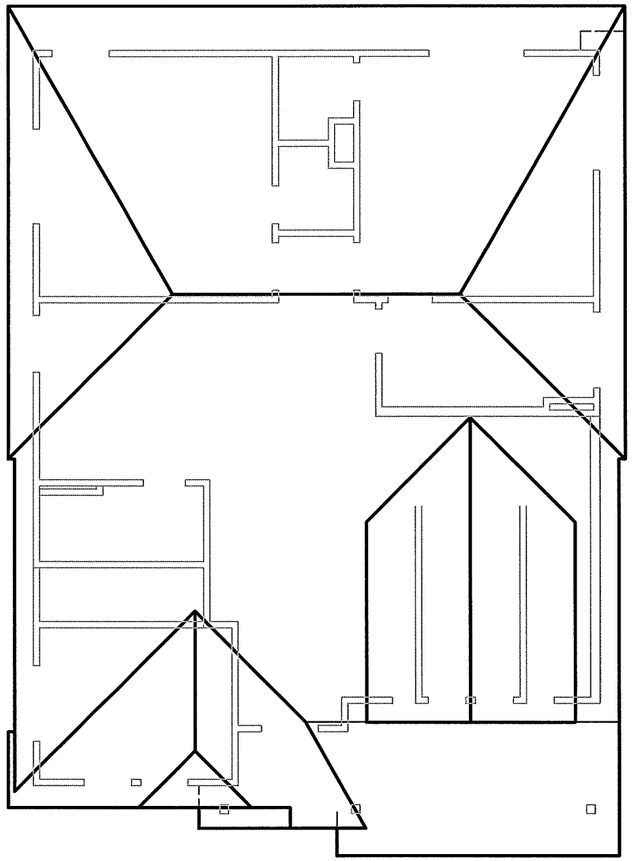
MAR 25 2015

ALAMO SERIES
ALAMO 1879
SECTIONS
Scale: AS NOTED

3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE



GARAGE ROOF PLAN



ROOF LAYOUT

VENTILATION REQUIREMENTS

PROVIDE VENTILATION AS REQUIRED BY CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE. PERFORATED SOFFITS - NOT ALLOWED IN SIDE YARDS WITH LESS THAN 5 FEET FROM SOFFIT TO BUILD LINE OR LESS THAN 10 FEET FROM SOFFIT TO SOFFIT.

BASED ON A 1/300 CALCULATION, AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED BY VENTILATORS LOCATED IN UPPER PORTION OF THE ATTIC OR RAFTER SPACE WITHIN 3 FEET OF THE HIGHEST SPACE OR THE RIDGE. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY EAVE OR CORNICE VENTS.

Plan #	Elevation	Roof Area Type	Attic Square footage (square feet)	Free attic area @ 1/300 (square inches)	High Ventilation @ 50% (square inches)	Low Ventilation @ 50% (square inches)
1498	C1 (DET)	Upper Roof	1090.70	523.54	261.77	261.77
		Lower Roof	104.11	49.97	24.99	24.99
		Garage Roof	200.00	96.00	48.00	48.00

HEADER SCHEDULE

FIRST FLOOR	
OPN'G.	HEADER SIZE
3'(MAX.)	2-2X10's
8'(MAX.)	2-2X12's
ABOVE 8'	ENG'D. BEAM/ SEE PLANS

SECOND FLOOR	
OPN'G.	HEADER SIZE
3'(MAX.)	2-2X6's
4'(MAX.)	2-2X8's
5'(MAX.)	2-2X10's
8'(MAX.)	2-2X12's
ABOVE 8'	ENG'D. BEAM/ SEE PLANS

SEE DETAIL SHEET FOR GENERAL MECHANICAL SYSTEM REQUIREMENTS

FRAMING PLANS TO BE PROVIDED BY OTHERS

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

MAR 17 2015

ALAMO SERIES
ALAMO 1879
ROOF FRAMING

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 1498CR1
JOB #220029 DETACHED GARAGE

SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

169800

REVISIONS

DATE	SUB	INT.	DES.
12.16.14	10	SEM	NEW ELEVATION
2.3.15	11	SEM	CARPORT VERSION

1ST FLOOR CEILING @ 9'-0" HEIGHT U.N.O.
1ST FLR. WDW. HEADERS @ 8'-0" HEIGHT
UNLESS NOTED OTHERWISE

IF APPLICABLE

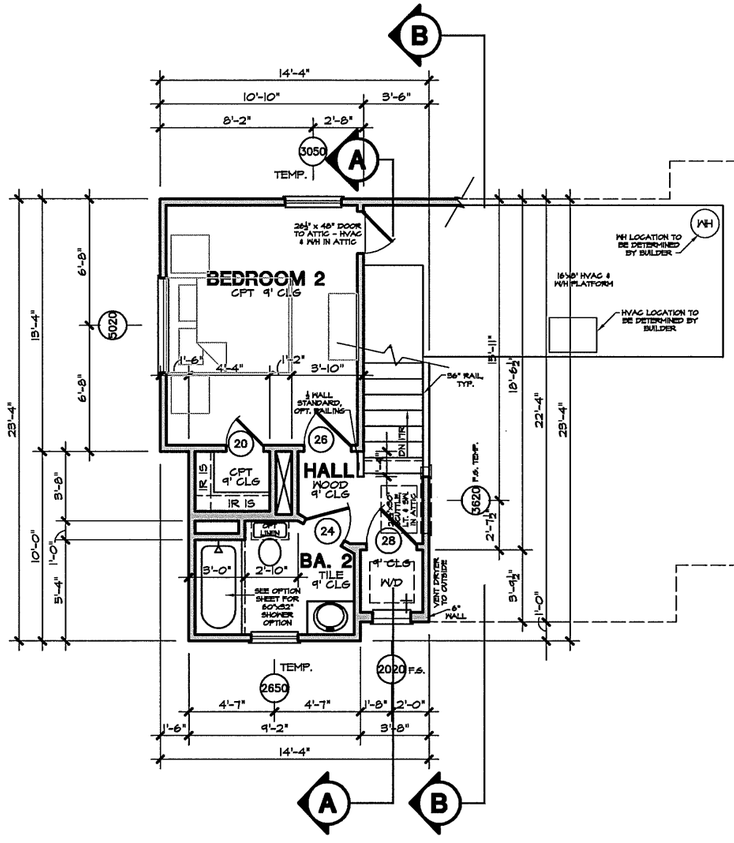
2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR. WDW. HEADERS @ 8'-0" HEIGHT
UNLESS NOTED OTHERWISE

SEE DETAIL SHEETS FOR CURRENT ADOPTED BUILDING CODES

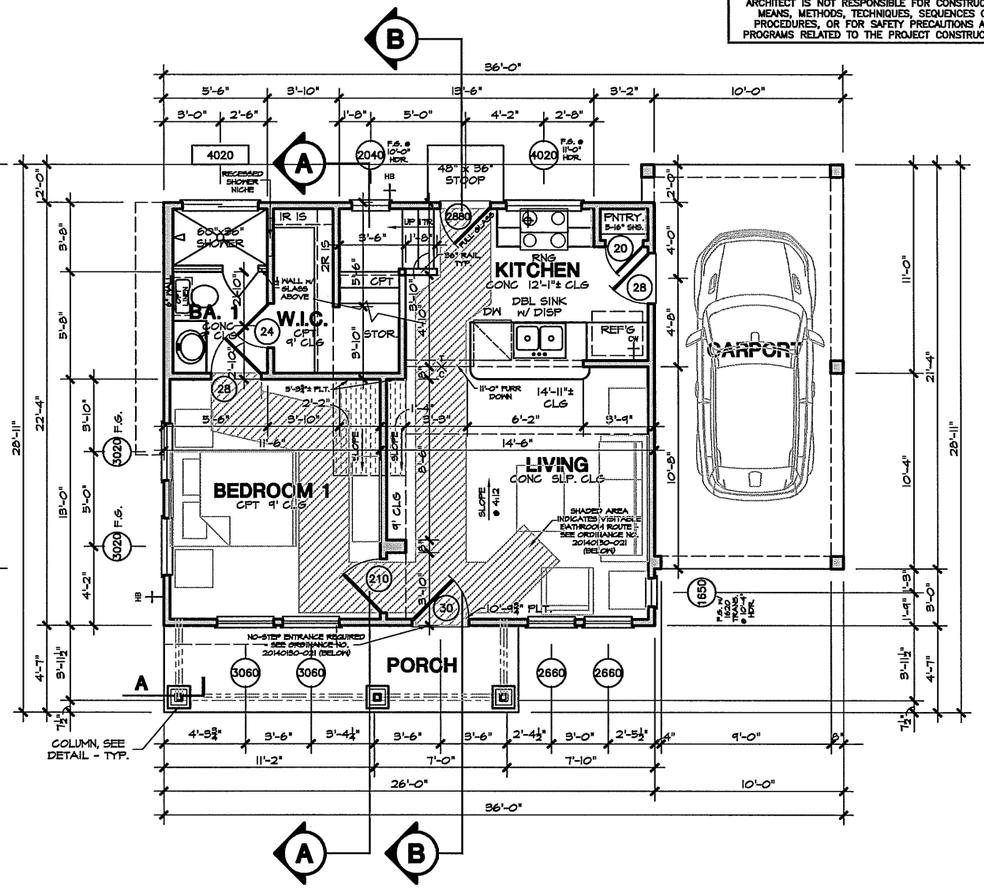
HEADER SCHEDULE

FIRST FLOOR	
OPN'G.	HEADER SIZE
3⁰ (MAX.)	2-2X10's
8⁰ (MAX.)	2-2X12's
ABOVE 8⁰	ENG'D. BEAM/ SEE PLANS

SECOND FLOOR	
OPN'G.	HEADER SIZE
3⁰ (MAX.)	2-2X6's
4⁰ (MAX.)	2-2X8's
5⁰ (MAX.)	2-2X10's
8⁰ (MAX.)	2-2X12's
ABOVE 8⁰	ENG'D. BEAM/ SEE PLANS



2nd FLOOR PLAN



1st FLOOR PLAN

PLAN # 846 SQUARE FOOTAGE ELEVATION "A"		
	FRAME	MASONRY
1st FLR. HEATED AREA	580.7	580.7
2nd FLR. HEATED AREA	265.0	265.0
TOTAL HEATED AREA	845.7	845.7
CARPORT	214.7	214.7
PORCH	N/A	0.0
TOTAL COVERED AREA	N/A	1060.4
FLATWORK STOOP	12.0	N/A
TOTAL SLAB AREA	795.9	795.9

1st FLOOR DOOR HEIGHT – 8'–0"
2nd FLOOR DOOR HEIGHT – 6'–8"

CITY OF AUSTIN VISITABILITY

ORDINANCE NO. 20140130-021

AN ORDINANCE AMENDING CITY CODE SECTION 25-12-243 RELATING TO ACCESSIBILITY AND VISITABILITY REQUIREMENTS OF THE RESIDENTIAL CODE FOR NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-12-243 (*Local Amendments*) is amended to add a new Section R320, as a local amendment to the Residential Code, to read as follows:

SECTION R320
VISITABILITY

R320.1 Applicability. A permit for construction of a new single-family or duplex dwelling with habitable space on the first floor must be designed and constructed as a visitable dwelling in compliance with the requirements of Section R320 (*Visitability*). The requirements of this section are limited to new construction and do not apply to remodels or additions.

R320.2 Compliance required at plan review. A permit application that is subject to this section must include detailed plans prepared by a registered design professional or other certified professional demonstrating compliance with all applicable requirements of this section.

R320.3 Visitable bathrooms. A visitable dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

1. a minimum clear opening of 30 inches is required;
2. lateral two-inch by six-inch or larger nominal wood blocking must be installed flush with stud edges of bathroom walls; and
3. the centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

Page 1 of 3

R320.4 Visitable light switches, receptacles, and environmental controls. The first floor of a visitable dwelling must meet the following requirements:

1. light switches and environmental controls must be no higher than 48 inches above the interior floor level; and
2. outlets and receptacles must be a minimum of 15 inches above the interior floor level, except for floor outlets and receptacles.

R320.5 Visitability bathroom route. A bathroom group or half bath designated for visitability under Section R320.3 must be accessible by a route with a minimum clear opening of 32 inches beginning at the visitable entrance designated under Section 320.6 and continuing through the living room, dining room, and kitchen, and be level with ramped or beveled changes at door thresholds.

Exception:

A visitable route is not required through an area located on a split-level or sunken floor, provided an alternative route is available.

R320.6 Visitable dwelling entrance. A dwelling must be accessible by at least one no-step entrance with a beveled threshold of one-half inch or less and a door with a clear width of at least 32 inches. The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.

R320.7 Exterior visitable route. A visitable entrance approved under Section R320.6 must have at least one visitable route with a cross slope of no greater than two percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. A ramp included in an exterior visitable route must comply with the Residential Code.

R320.7.1 Waiver of exterior visitable route provision for certain properties. The requirements of Section R320.7 do not apply to:

1. lots with 10% or greater slope prior to development; or
2. properties for which compliance cannot be achieved without the use of switchbacks.

PART 2. Section R320.7 and Subsection R320.7.1, as adopted in Part 1 of this ordinance, are effective on July 1, 2015 for new permits applied for on or after that date.

Page 2 of 3

PART 3. This ordinance takes effect on February 10, 2014.

PASSED AND APPROVED

January 30, 2014

Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

Page 3 of 3

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

MAR 17 2015

ALAMO SERIES
ALAMO 846
FLOOR PLANS

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 846AR
JOB #220029 1-CAR CARPORT

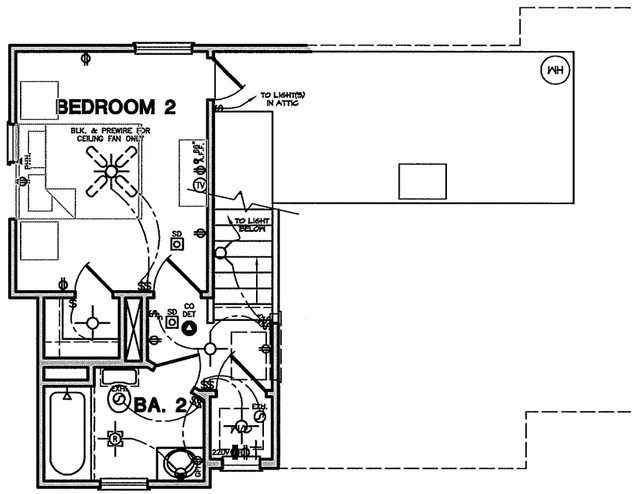
DUVAL STREET 3814_PLAN.dwg 3/18/2015 7:20:28 AM

AUSTIN

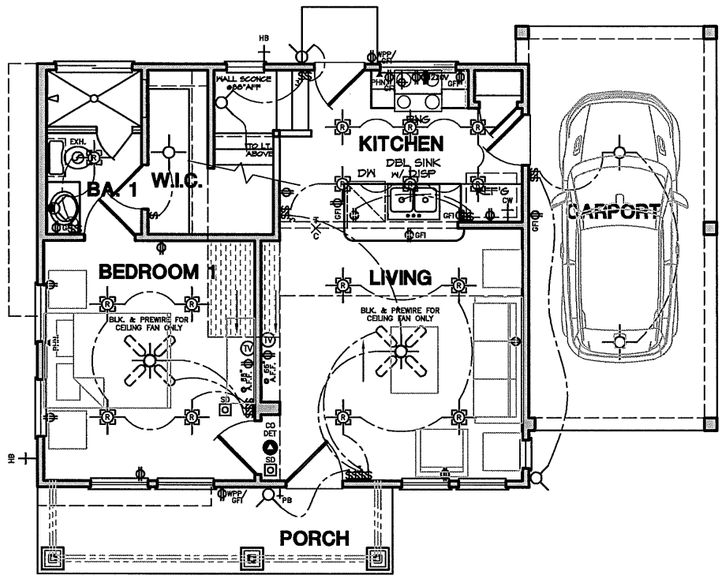
AUSTIN CITY BUILDERS

DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd, Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

JOB NO.: 169800
DRAWN BY: SEM
DATE: 1.16.15
CHECKED BY: 6WKCF
REVISED: 6.18.14 SEM



2nd FLOOR ELEC.



1st FLOOR ELEC.

NOTE: ALL WALL-MOUNTED LIGHT FIXTURES TO BE 88" TO CENTER ABOVE FINISHED WALKING SURFACE BELOW FIXTURE U.N.O.

ALL PENDANT LIGHTS TO BE 66" A.F.F., MEASURED FROM BOTTOM OF FIXTURE U.N.O.

T.V. & ADJACENT 110 OUTLET TO BE INSTALLED 60" A.F.F. U.N.O.

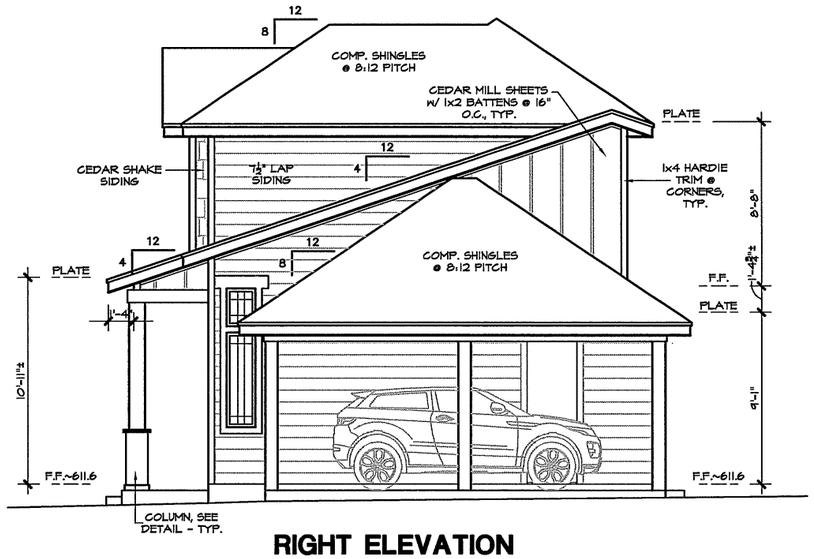
REGISTERED ARCHITECT DONOVAN R. DAVIS STATE OF TEXAS 12213

MAR 17 2015

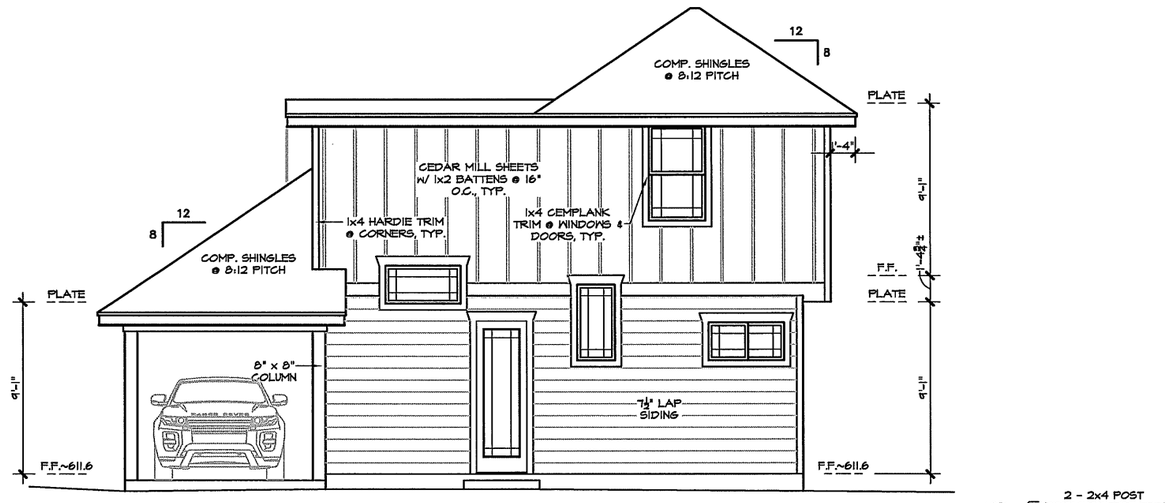
ALAMO SERIES
ALAMO 846
ELECTRICAL PLANS

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

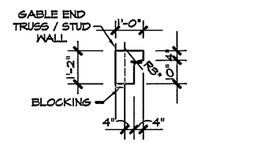
3814 DUVAL STREET 846AR
JOB #220029 1-CAR CARPORT



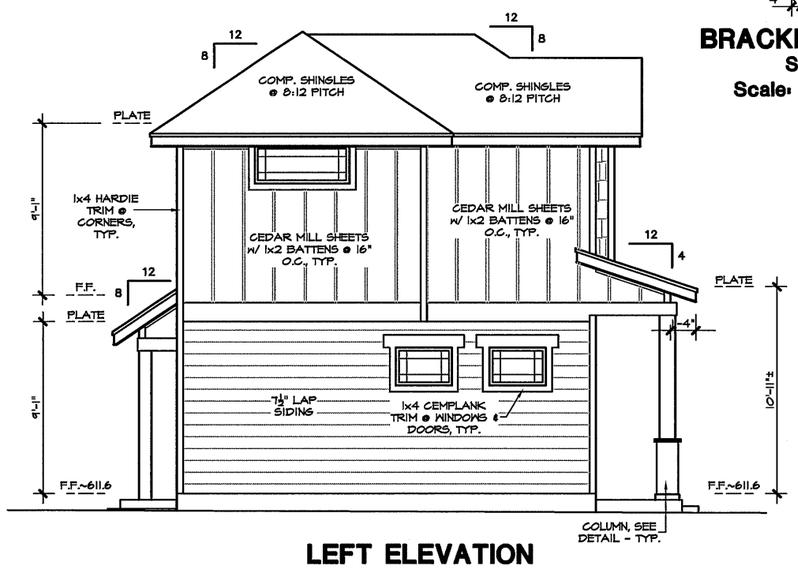
RIGHT ELEVATION



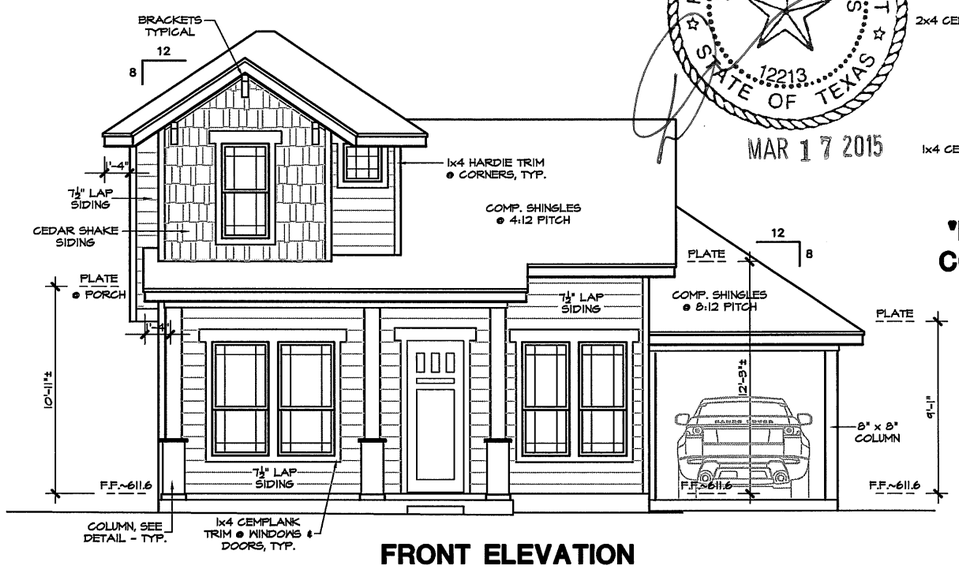
REAR ELEVATION



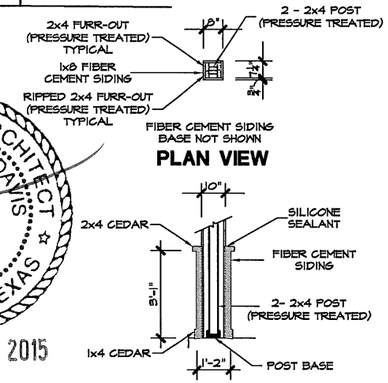
BRACKET DETAIL
SIDING
Scale: 3/8"= 1'-0"



LEFT ELEVATION



FRONT ELEVATION



PLAN VIEW

SECTION A

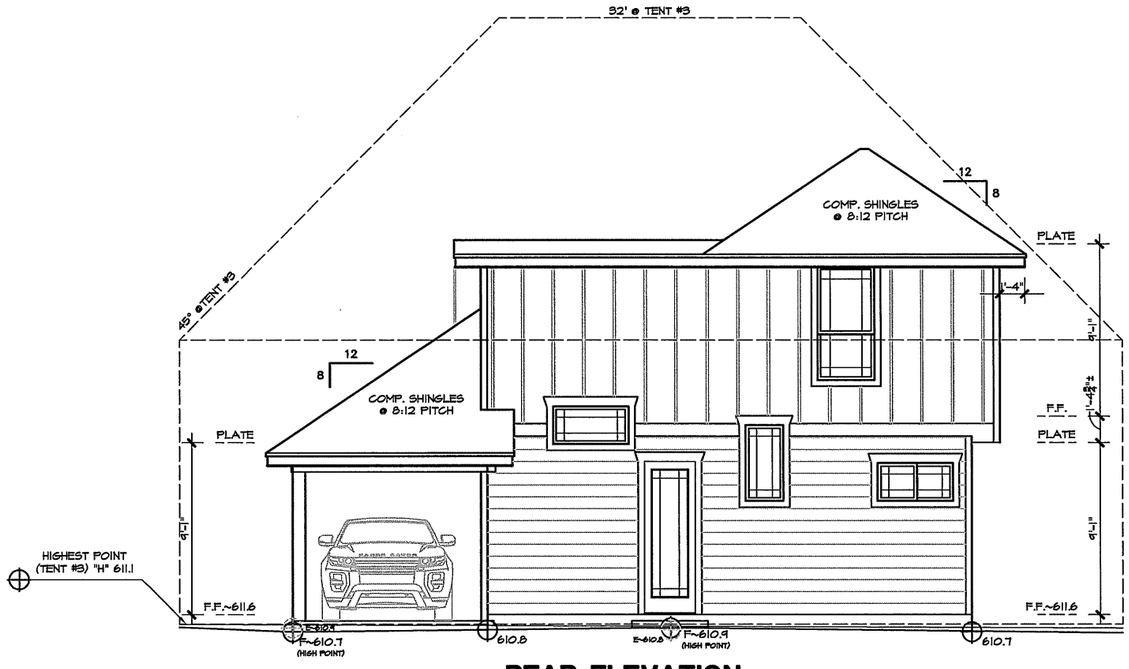
"B" ELEVATION
COLUMN DETAIL
Scale: 3/8"= 1'-0"

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS
MAR 17 2015

ALAMO SERIES
ALAMO 846
ELEVATIONS

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 846AR
JOB #220029 1-CAR CARPORT



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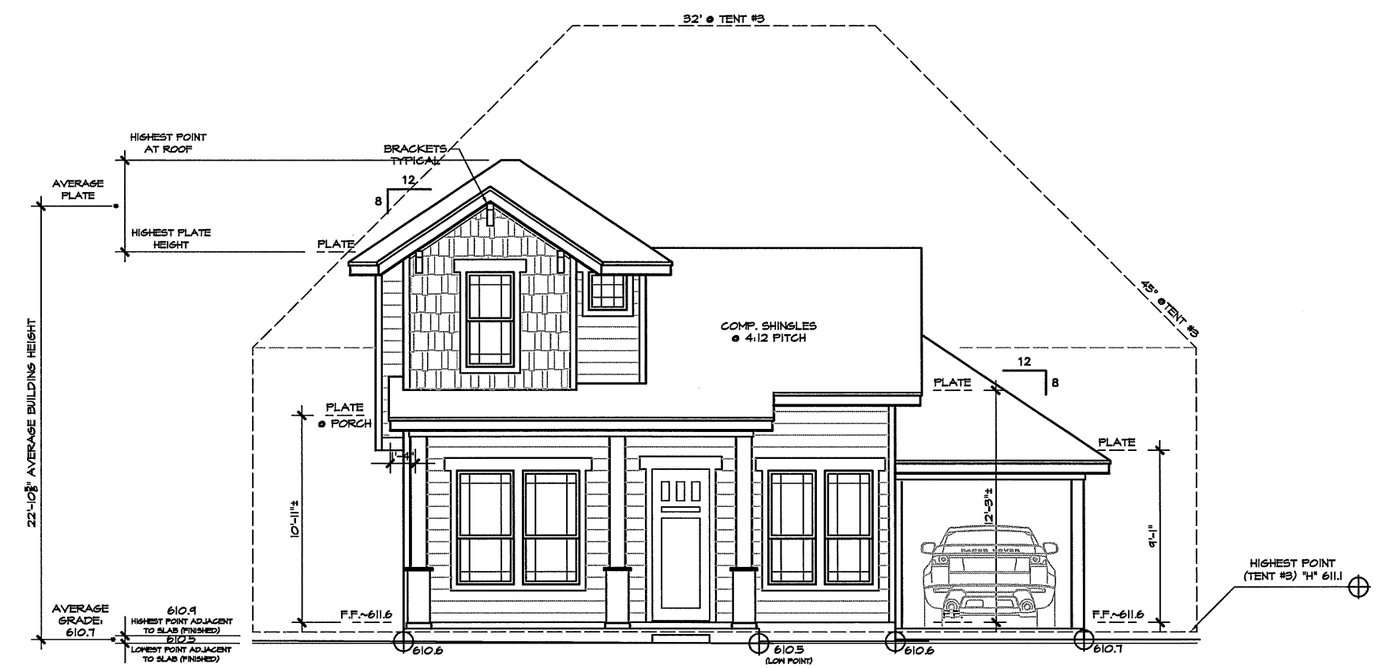
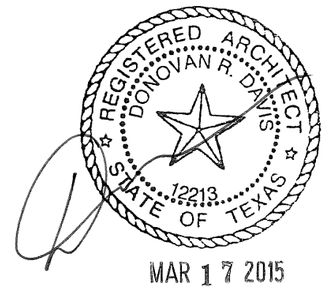


FRONT ELEVATION



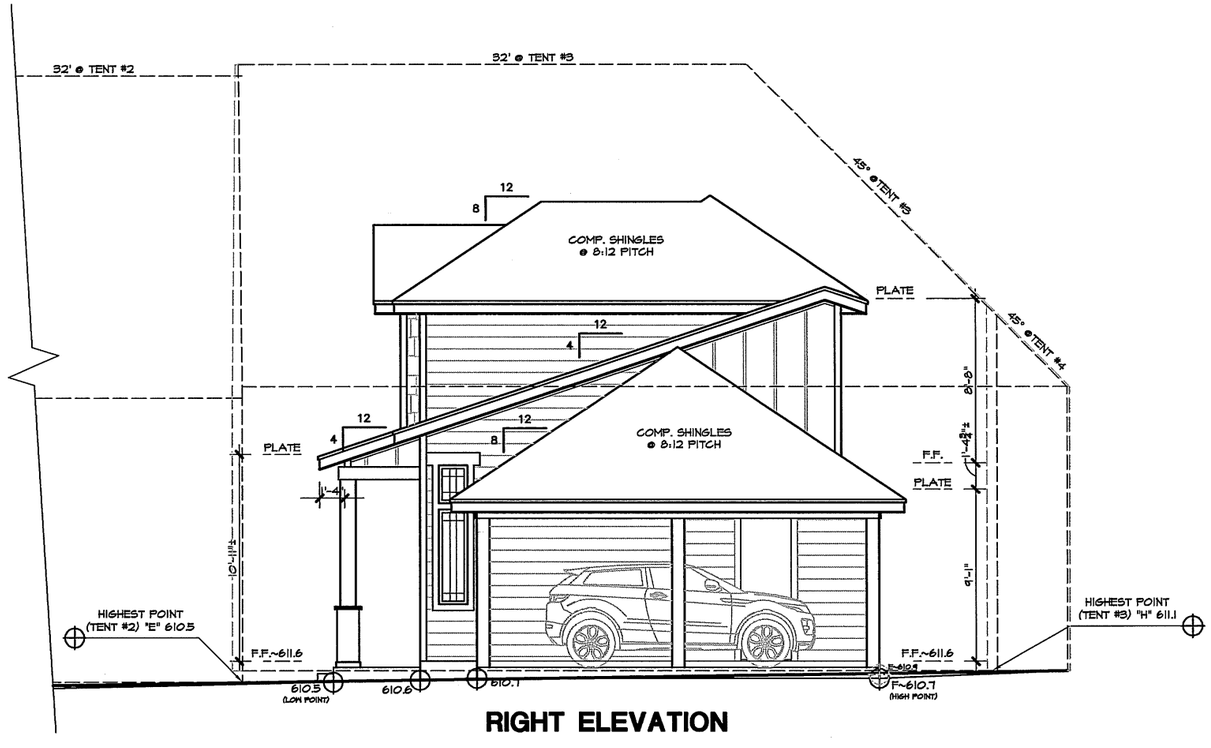
MAR 17 2015

ALAMO SERIES
ALAMO 846
SETBACK PLANE EXHIBIT

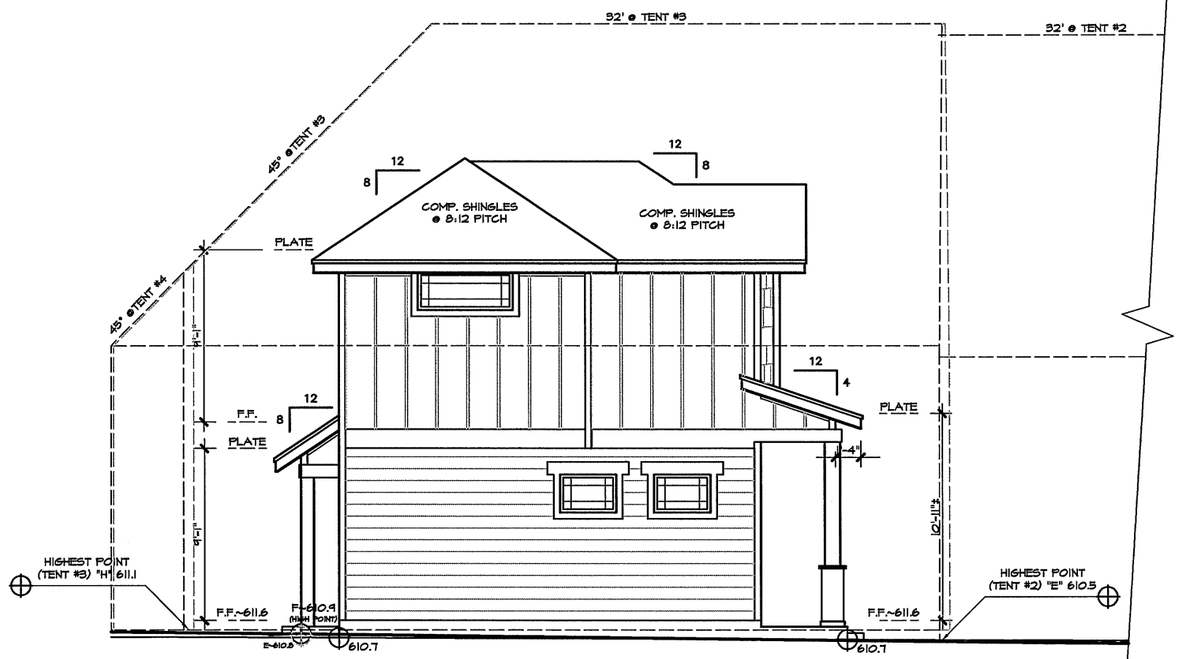
Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET **846BR**
JOB #220029 **1-CAR GARAGE**

DUVAL STREET 3814_PLAN.dwg 3/18/2015 7:20:28 AM



RIGHT ELEVATION



LEFT ELEVATION

REGISTERED ARCHITECT
DONOVAN R. DAVIS
12213
STATE OF TEXAS

MAR 17 2015

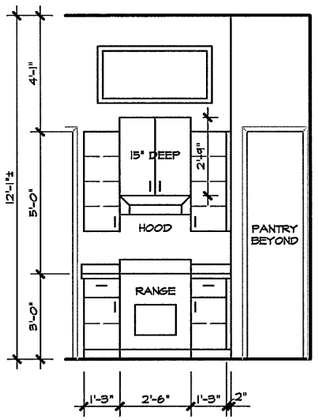
ALAMO SERIES
ALAMO 846
SETBACK PLANE EXHIBIT

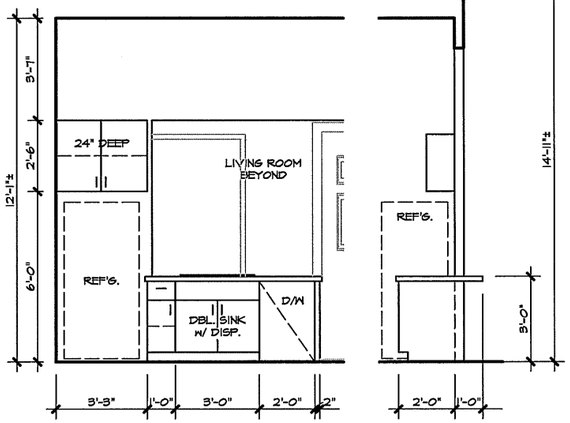
Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET
JOB #220029

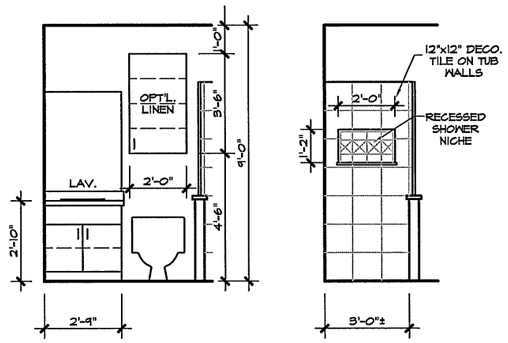
846BR
1-CAR GARAGE

DUVAL STREET 3814_PLAN.dwg 3/18/2015 7:20:28 AM

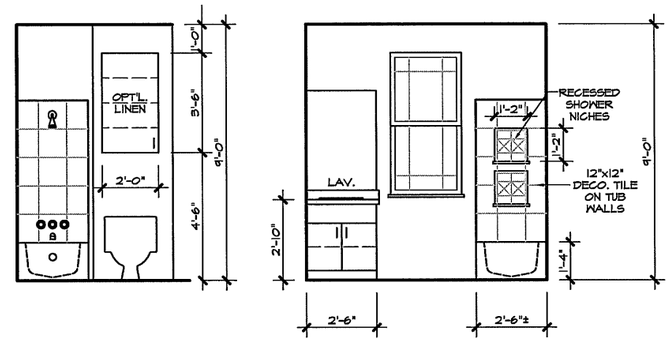




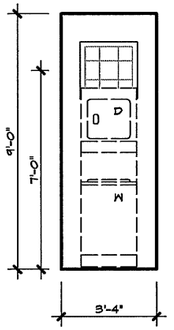
KITCHEN



BATH 1



BATH 2



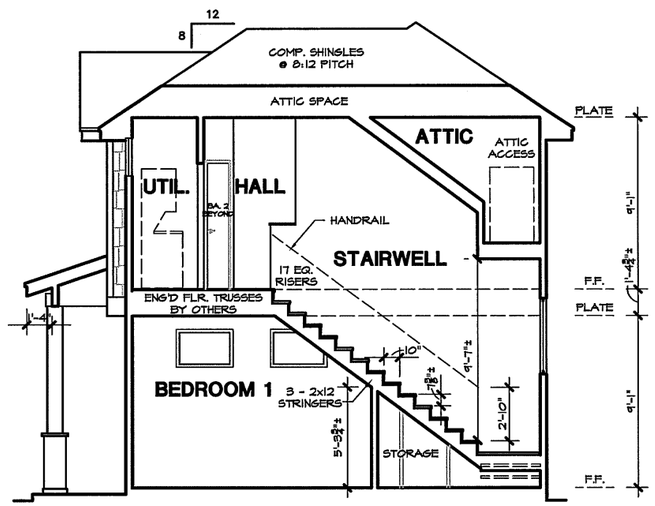
UTILITY

CABINET BLOCKING (FLOOR TO BOTTOM OF BLOCK)	
VANITY	29"
WALL (30")	54" & 80½"
WALL (42")	54" & 92½"
BASE	32"

CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.

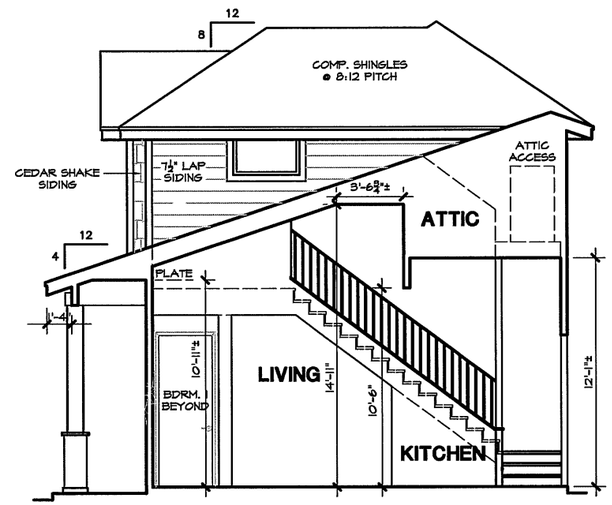
CABINET ELEVATIONS

Scale: 3/16"= 1'-0" on 11"x17"
Scale: 3/8"= 1'-0" on 24"x36"



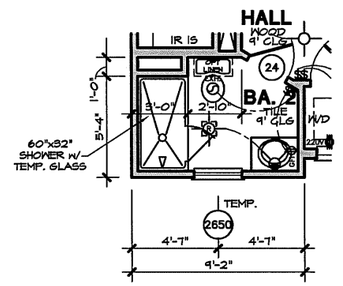
846AR SECTION A-A

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"



846AR SECTION B-B

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"



BATH 2 OPTION

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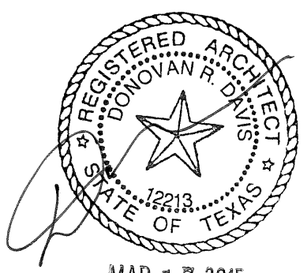
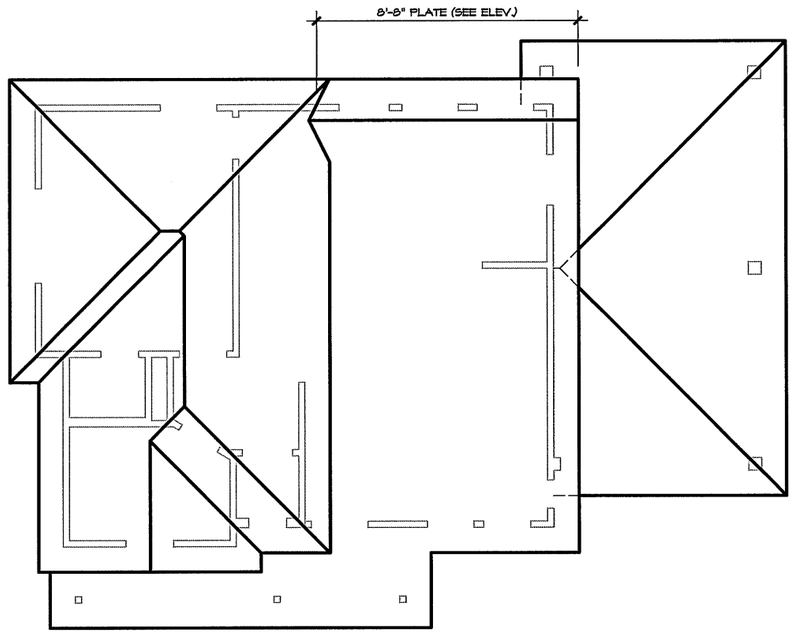
Scale: 1/4"= 1'-0" on 24"x36"



MAR 17 2015

ALAMO SERIES
ALAMO 846
CABS/SECTIONS
Scale: AS NOTED

3814 DUVAL STREET 846AR
JOB #220029 1-CAR CARPORT



HEADER SCHEDULE	
FIRST FLOOR	
OPN'G.	HEADER SIZE
3'(MAX.)	2-2X10's
8'(MAX.)	2-2X12's
ABOVE 8'	ENG'D. BEAM/ SEE PLANS
SECOND FLOOR	
OPN'G.	HEADER SIZE
3'(MAX.)	2-2X6's
4'(MAX.)	2-2X8's
5'(MAX.)	2-2X10's
8'(MAX.)	2-2X12's
ABOVE 8'	ENG'D. BEAM/ SEE PLANS

SEE DETAIL SHEET FOR GENERAL MECHANICAL SYSTEM REQUIREMENTS

ENGINEERED FRAMING PLANS TO BE PROVIDED BY OTHERS

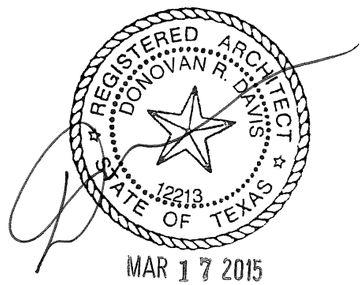
ROOF LAYOUT

VENTILATION REQUIREMENTS

PROVIDE VENTILATION AS REQUIRED BY CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE. PERFORATED SOFFITS - NOT ALLOWED IN SIDE YARDS WITH LESS THAN 5 FEET FROM SOFFIT TO BUILD LINE OR LESS THAN 10 FEET FROM SOFFIT TO SOFFIT.

BASED ON A 1/300 CALCULATION, AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED BY VENTILATORS LOCATED IN UPPER PORTION OF THE ATTIC OR RAFTER SPACE WITHIN 3 FEET OF THE HIGHEST SPACE OR THE RIDGE. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY EAVE OR CORNICE VENTS.

Plan #	Elevation	Roof Area Type	Attic Square footage (square feet)	Free attic area @ 1/300 (square inches)	High Ventilation @ 50% (square inches)	Low Ventilation @ 50% (square inches)
846	A	Lower Roof	302.70	145.30	72.65	72.65
		Upper Roof	307.40	147.55	73.78	73.78
		Garage Roof	235.30	112.94	56.47	56.47



ALAMO SERIES
ALAMO 846
ROOF LAYOUT

Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"

3814 DUVAL STREET 846AR
JOB #220029 1-CAR CARPORT

PLEASE REFER TO ORDINANCE #'S 20130606-055 & 20130606-093 FOR COMPLETE LIST OF REQUIREMENTS

ORDINANCE NO. 20130606-055

AN ORDINANCE REPEALING AND REPLACING ARTICLE 11 OF CITY CODE CHAPTER 25-12 TO ADOPT THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AND LOCAL AMENDMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Article 11 of Chapter 25-12 (*Residential Code*) is repealed and a new Article 11 is adopted to read as follows:

ARTICLE 11. RESIDENTIAL CODE

§ 25-12-241 RESIDENTIAL CODE.

(A) The International Residential Code for One- and Two-Family *Dwellings*, 2012 Edition, published by the International Code Council, Inc. (2012 International Residential Code) is adopted and incorporated into this section with the deletions and amendments in Subsections (B) and (C) and Section 25-12-243 (*Local Amendments to the International Code*).

(B) The following provisions of the 2012 International Residential Code are deleted. All subsections contained within a deleted section or subsection are also deleted, even if not specifically listed below.

Section R101.2	Section R109.1.3	Part IX
Section R103	Section R110.3	Part VI
Section R104.4	Section R112	Part VII
Section R105.2	Table R301.2 (1)	Part VIII
Section R105.3.1.1	Section R301.2.4	
Section R105.3.2	Section R314	
Section R105.5	Section R315	
Section R106.1.3	Section R320	
Section R106.4	Section R322	
Section R109.1.1	Section M2201.6	

(C) The definitions of "Building, Existing" and "Height, Building" in Section R202 (*Definitions*) of the 2012 International Residential Code are deleted.

(D) The city clerk shall file a copy of the 2012 International Residential Code with the official ordinances of the City.

(*Climatic and Geographic Design Criteria*) shall be designed and constructed in accordance with Section R322 (*Flood-Resistant Construction*).

Exception: Buildings and structures located in whole or in part in identified 25-year floodplain as established by future conditions floodplain models and maps shall be designed and constructed as stipulated in the Section R322(*Flood-Resistant Construction*).

SECTION R314
SMOKE ALARMS

R314.1 Smoke detection and notification. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an *approved* supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room;
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms;
3. On each additional *story* of the *dwelling*, including *basements* and habitable attics, but not including crawl spaces and uninhabitable *attics*; and
4. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full *story* below the upper level.

R314.3.1 Alterations, repairs and additions. When *alterations*, repairs or *additions* requiring a *permit* occur, or when one or more sleeping rooms are added or created in

existing *dwellings*, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck, are exempt from the requirements of this section.
2. Installation, *alteration* or repairs of plumbing or mechanical systems requires the installation of smoke alarms, which may be allowed to be solely battery powered and located outside each separate sleeping area in the immediate vicinity of the bedrooms.

R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Hard wiring of smoke alarms in existing areas shall not be required where the *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or *basement* available which could provide access for hard wiring without the removal of interior finishes.

R314.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes. Each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.

SECTION R315 CARBON MONOXIDE ALARMS

315.1 Carbon monoxide alarms. Carbon monoxide alarms shall be installed in new buildings in accordance with Sections 315.1.1 through 315.1.7 Carbon monoxide alarms shall be installed in existing buildings in accordance with Section 315.1.8

315.1.1 Where required. Carbon monoxide alarms shall be provided in *dwellings* in the locations specified in 315.1.2 where any of the conditions in Sections 315.1.1.1 through 315.1.1.3 exist.

315.1.1.1 Fuel-burning appliances and fuel burning fireplaces. Carbon monoxide alarms shall be provided in *dwelling units* that contain a fuel-burning appliance or a fuel burning fireplace.

315.1.1.2 Forced air furnaces. Carbon monoxide alarms shall be provided in *dwelling units* served by a fuel-burning, forced air furnace.

315.1.1.3 Garages. Carbon monoxide alarms shall be provided in *dwelling units* with attached garages.

Exceptions:

a. Carbon monoxide alarms shall not be required if there are no communicating openings between the garage and the *dwelling unit*; or

b. Carbon monoxides alarms shall not be required in *dwelling unit's* located more than one story above or below a garage.

315.1.2 Locations. Where required by Section 315.1.1, carbon monoxide alarms shall be installed in the locations specified in Sections 315.1.2.1.

315.1.2.1 *Dwelling units.* Carbon monoxide alarms shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

315.1.3 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than that required for overcurrent protection.

Exception: Where installed in buildings without commercial power, battery powered carbon monoxide alarms shall be an acceptable alternative.

315.1.4 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034.

315.1.5 Combination alarms. Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217.

315.1.6 Carbon monoxide detection systems. Carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide alarms and shall comply with Sections 315.1.6.1 through 315.1.6.3

315.1.6.1 General. Carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

315.1.6.2 Locations. Carbon monoxide detectors shall be installed in the locations specified in Section 315.1.2. These locations supersede the locations specified in NFPA 720.

315.1.6.3 Combination detectors. Combination carbon monoxide/smoke detectors installed in carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide detectors, provided they are listed in accordance with UL 2075 and UL 268.

315.1.7 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

315.1.8 Carbon monoxide alarms. Where work requiring a building permit, or work performed on a fuel gas system, gas appliance or gas fixture in an existing *dwelling or dwelling unit* shall be provided with carbon monoxide alarms in accordance with Section 315.1, except that the carbon monoxide alarms shall be allowed to be solely battery powered.

Exception: Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck, are exempt from the requirements of this section.

SECTION R320
ACCESSIBILITY

R320.1 Accessible bathrooms within dwelling units. If a water closet room or bathroom is provided on the first story of a dwelling unit, the water closet room or bathroom must have a minimum clear opening of at least 30 inches (762 mm).

"R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES."

"R315.2 CARBON MONOXIDE DETECTION SYSTEMS. CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER AND SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION.
EXCEPTION: WHERE CARBON MONOXIDE ALARMS ARE INSTALLED MEETING THE REQUIREMENTS OF SECTION R315.1, COMPLIANCE WITH SECTION 315.2 IS NOT REQUIRED."

SECTION R602
WOOD WALL FRAMING
REFER TO THIS SECTION OF THE 2012 IRC FOR:
MORE OPTIONS PROVIDED FOR BUILDERS AND DESIGNERS TO PROVIDE ADEQUATE WALL BRACING FOR HOUSES.

CENTRAL FURNACES "M1402.1 GENERAL. OIL-FIRED CENTRAL FURNACES SHALL CONFORM TO ANSI/UL 727. ELECTRIC FURNACES SHALL CONFORM TO UL 1995."

"M1402.2 CLEARANCES. CLEARANCES SHALL BE PROVIDED IN ACCORDANCE WITH THE LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS."

"M1402.3 COMBUSTION AIR. COMBUSTION AIR SHALL BE SUPPLIED IN ACCORDANCE WITH CHAPTER 17. COMBUSTION AIR OPENINGS SHALL BE UNOBSTRUCTED FOR A DISTANCE OF NOT LESS THAN 6 INCHES IN FRONT OF THE OPENINGS."

"M1502.4.4 DUCT LENGTH. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTION M1502.4.4.1 OR M1502.4.4.2."

"M1502.4.4.1 SPECIFIED LENGTH. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.4.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT."

"M1502.4.4.2 MANUFACTURER'S INSTRUCTIONS. THE SIZE AND MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CODE OFFICIAL SHALL BE PROVIDED WITH A COPY OF THE INSTALLATION INSTRUCTIONS FOR THE MAKE AND MODEL OF THE DRYER AT THE CONCEALMENT INSPECTION. IN THE ABSENCE OF FITTING EQUIVALENT LENGTH CALCULATIONS FROM THE CLOTHES DRYER MANUFACTURER, TABLE M1502.4.4.1 SHALL BE USED."

THESE PLANS ARE TO COMPLY WITH THE FOLLOWING CODES:
2012 INTERNATIONAL RESIDENTIAL CODE,
2012 INTERNATIONAL ENERGY CONSERVATION CODE,
2012 INTERNATIONAL PLUMBING CODE,
2012 INTERNATIONAL MECHANICAL CODE,
2011 NATIONAL ELECTRICAL CODE,
2012 INTERNATIONAL FUEL GAS CODE,
2012 INTERNATIONAL FIRE CODE.

THE LENGTH OF HOT WATER PIPING ALLOWED WITHOUT A MEANS OF MAINTAINING THE TEMPERATURE HAS BEEN REDUCED FROM 100 FEET TO 50 FEET AND PIPING INSULATION WILL BE REQUIRED – 2012 INTERNATIONAL PLUMBING CODE (IPC) AND 2012 INTERNATIONAL FUEL GAS CODE (IFGC)

ORDINANCE NO. 20130606-093

AN ORDINANCE REPEALING AND REPLACING ARTICLE 6 OF CITY CODE CHAPTER 25-12 TO ADOPT THE 2012 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Chapter 25-12 is amended to repeal Article 6 (*Plumbing Code*) and replace it with a new Article 6 to read as follows:

ARTICLE 6. PLUMBING CODE.

§ 25-12-151 PLUMBING CODE.

(A) The Uniform Plumbing Code, 2012 edition, published by the International Association of Plumbing and Mechanical Officials (2012 Uniform Plumbing Code) is adopted and incorporated into this section, including all appendices except Appendices F, H and L, with deletions and amendments in Subsection (B) of this section and Section 25-12-153 (*Local Amendments to the Plumbing Code*).

(B) The following provisions of the 2012 Uniform Plumbing Code are deleted. All subsections contained within a deleted section or subsection are also deleted, even if not specifically listed below.

102.3	103.1.1	103.3.3
103.4	Table 103.4	319.0
403.2	403.3	403.4
415.2	422.2	Table 422.1
Table 501.1	501.0	508.4
601.2	Table 603.2	603.2
603.4.2	603.5.6	603.5.12
608.2	704.3	710.2
710.3	712.0	713.4
723.0	801.3	804.1
807.4	909.0	

501.4 Residential Water Heating. Residential Buildings, as defined by the Energy Code, having existing or planned natural gas service or equivalent district gas service located within the adjacent right-of-way, shall not use electric resistance as the primary means for heating water.

Residential Buildings, as defined by the Energy Code and not having natural gas service or equivalent district gas service located within the adjacent right-of-way, may install electric resistance water heaters having a minimum efficiency of 93% in conjunction with a preprogrammed water heater timer in lieu of gas fired water heating. The timer shall be preprogrammed to turn the water heater off between the hours of 3:00PM and 7:00PM from June 1 to September 30 and from 12:00AM to 4:00AM throughout the year. The timer shall have a readily accessible override, as defined by the building official, capable of restoring power to the water heater for one hour when activated.

Exceptions:

a. Electric resistance water heater that is secondary to a primary system where the primary system is documented to provide at least 75% of the hot water from June 1 to September 30 and at least 50% of the hot water from October 1 to May 31. The secondary electric resistance water heater in such a system shall be controlled by a pre-programmed timer.

b. Heat pump water heaters where electric resistance is the secondary means of heating.

c. Existing residential buildings where the furnace and water heater are housed in a common interior mechanical room. Electric resistance water heaters installed in these buildings shall be controlled by a pre-programmed timer.

d. Electric resistance water heaters with a rated requirement of 3000 watts or less.

508.4 Appliances in Attics, Above Ceilings and Under-Floor Spaces. Storage type water heaters exceeding a capacity of 17 gallons shall not be installed in an attic or above a ceiling unless accessible through a vertical door opening located in an occupied space on the same floor level. An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than as large as the largest component of the appliance, and not less than 22 inches by 30 inches (559 mm by 762 mm).

508.4.1 Length of Passageway. Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the centerline of the passageway. [NFPA 54:9.5.1.1]

508.4.2 Width of Passageway. The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. [NFPA 54:9.5.1.2]

508.4.3 Work Platform. A level working platform not less than 30 inches (762 mm) by 30 inches (762 mm) shall be provided in front of the service side of the appliance. [NFPA 54:9.5.2]

508.4.4 Lighting and Convenience Outlet. A permanent 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. [NFPA 54:9.9.3.3]

601.1.1 Water System Connection Required. The water system of every house or building shall be separately and independently connected to a state-licensed public potable water system if any part of the lot or tract that contains the house or building is within 100 feet in horizontal distance (measured on the closest practicable access route) of the public water system. Connection to the public water system is not required if any of the following apply:

(1) The property owner has received a written denial of service from the owner or governing body of the public water system.

(2) The property owner has received a written determination from the water utility that it is not feasible for the building to be connected to the potable water system.

(3) The property is served by an existing private potable water system and the water utility has determined that the private potable water system may continue to be used based on factors such as the type of facility served, the age, condition, and capacity of the private potable water system, and the availability of records regarding the system, changes to the system, or the system demand.

601.1.2 If a state licensed public potable water system is unavailable within the full purpose jurisdiction of the City of Austin, then any alternative source used for potable water shall be installed per the provisions of this code.

601.2 Identification of a Potable and Nonpotable Water System. On sites where potable water and nonpotable water systems are installed, each system shall be clearly identified in accordance with Section 601.2.1 through Section 601.2.4.

601.2.1 Potable Water. Green background with white lettering.

601.2.1 Color and Information. Each system shall be identified with a colored pipe or sleeve and coded with paints, wraps, and materials compatible with the piping. Except as required in Section 601.2.2.1, nonpotable water systems shall have a yellow background with black uppercase lettering, with the words "CAUTION: NONPOTABLE WATER, DO NOT DRINK" Each nonpotable system shall be identified to designate the liquid being conveyed, and the direction of normal flow shall be clearly shown. For above ground installations the minimum size of the letters and length of the color field shall comply with Table 601.2.2. The background color and the required information shall be

indicated every 20 feet (6096 mm) but not less than once per room, and shall be visible from the floor level. For below ground installations the minimum size of the letters and length of the color field shall comply with Table 601.2.2. The background color and the required information for underground piping shall be indicated every 5 feet.

Exception: Reclaimed water piping must have it's background color continuous along the entire length of the piping for both aboveground and underground installations.

601.2.2.1 Alternate (Auxiliary) Water Sources. Alternate water source systems shall have a purple (Pantone color No. 512, 522C, or equivalent) background with uppercase lettering and shall be field or factory marked as follows:

(1) Gray water systems shall be marked in accordance with this section with the words "CAUTION: CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" in yellow letters (Pantone 108 or equivalent).

(2) Reclaimed (recycled) water systems shall be marked in accordance with this section with the words: "CAUTION: NONPOTABLE RECLAIMED (RECYCLED) WATER, DO NOT DRINK" in black letters.

(3) On-site treated water systems shall be marked in accordance with this section with the words: "CAUTION: ON-SITE TREATED NONPOTABLE WATER, DO NOT DRINK" in yellow letters (Pantone 108 or equivalent).

(4) Rainwater catchment systems shall be marked in accordance with this section with the words: "CAUTION: NONPOTABLE RAINWATER WATER, DO NOT DRINK" in yellow letters (Pantone 108 or equivalent).

(5) Other On-site Nonpotable Water systems shall be marked in accordance with this section with the words: "CAUTION; NONPOTABLE WATER, DO NOT DRINK" in yellow letters (Pantone 108 or equivalent).

601.2.3 Fixtures. Where vacuum breakers or backflow preventers are installed with fixtures listed in Table 1401.1, identification of the discharge side shall be permitted to be omitted.

601.2.4 Outlets. Each outlet on the nonpotable water line that is used for special purposes shall be posted with black uppercase lettering as follows: "CAUTION: NONPOTABLE WATER, DO NOT DRINK".

JDT COMMUNITIES RESERVES THE RIGHT TO CHANGE PLANS, SPECIFICATIONS, AND PRICES WITHOUT NOTICE.

ResChecks ARE REQUIRED TO BE PER THE 2012 ENERGY CODES AND REQUIRE CERTIFICATION OF COMPLIANCE BY FINAL

NOTE: HVAC AND/OR WATER HEATER TO BE LOCATED IN ATTIC (17 GAL. MAX. W.H., SEE ORD.# 20130606-093)

GENERAL MECHANICAL SYSTEM REQUIREMENTS

M1305.1.3 Appliances in attics. *Attics* containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have a continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.
Exceptions:
1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15 250 mm) long.

M1305.1.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39.

Sections R302.1, R302.5.1, R302.6, R312.1, R312.1.1, R312.14, R312.2, R312.2.1, R312.2.2, R315.1, R315.2, R602, M1402.1, M1402.2, M1402.3, M1502.4.4, M1502.4.4.1, M1502.4.4.2
Tables R302.1(1), R302.1(2), R302.6
Excerpted from the 2012 International Residential Code, Copyright 2012.

Sections M1305.1.3, M1305.1.3.1
Excerpted from the 2012 International Residential Code, Copyright 2012.

"R302.1 EXTERIOR WALLS. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1); OR DWELLINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904 SHALL COMPLY WITH TABLE R302.1(2)."
EXCEPTIONS: SEE CODE

"R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜ INCHES IN THICKNESS, SOLID OR HONEY-COMB-CORE STEEL DOORS NOT LESS THAN 1⅜ INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE."

"R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL"

"R312.1 GUARDS. GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4."

"R312.2 WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2."

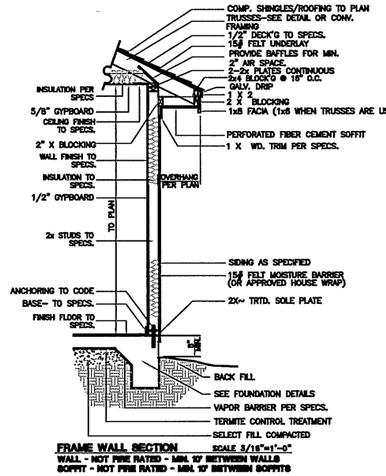
"R312.2.1 WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH WINDOW CONTROL DEVICES THAT COMPLY WITH SECTION R312.1.1."

REGISTERED ARCHITECT
DONOVAN P. DAVIS
STATE OF TEXAS
12213
MAR 17 2015

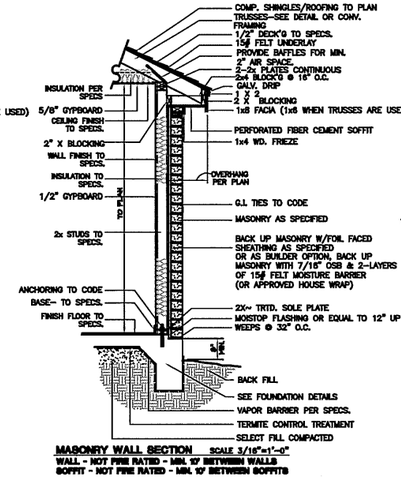
CONSULT LOCAL BUILDING OFFICIAL FOR REQUIREMENTS REGARDING FIRE RATINGS.

3814 DUVAL STREET DETAILS
JOB #220029 Scale: AS NOTED

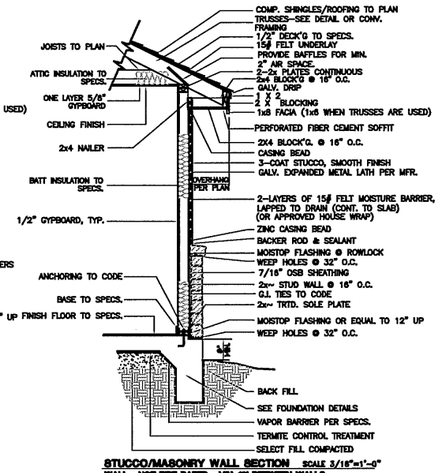
2012_DETAILS.dwg 3/10/2015 8:51:19 AM



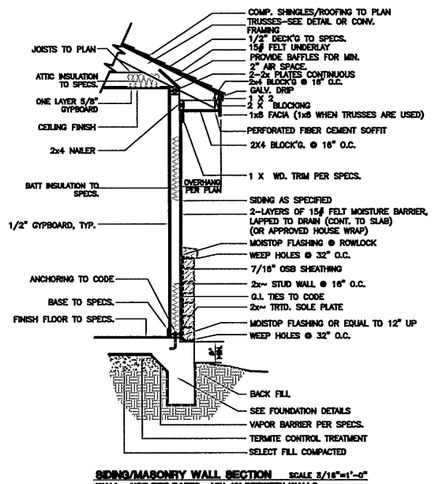
FRAME WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT - NOT FIRE RATED - MIN. 10' BETWEEN SOFFITS



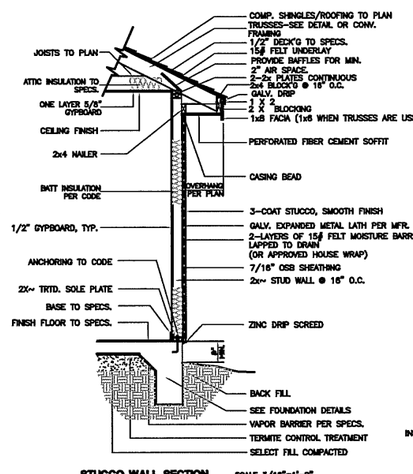
MASONRY WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT - NOT FIRE RATED - MIN. 10' BETWEEN SOFFITS



STUCCO/MASONRY WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT - NOT FIRE RATED - MIN. 10' BETWEEN SOFFITS



SIDING/MASONRY WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT - NOT FIRE RATED - MIN. 10' BETWEEN SOFFITS

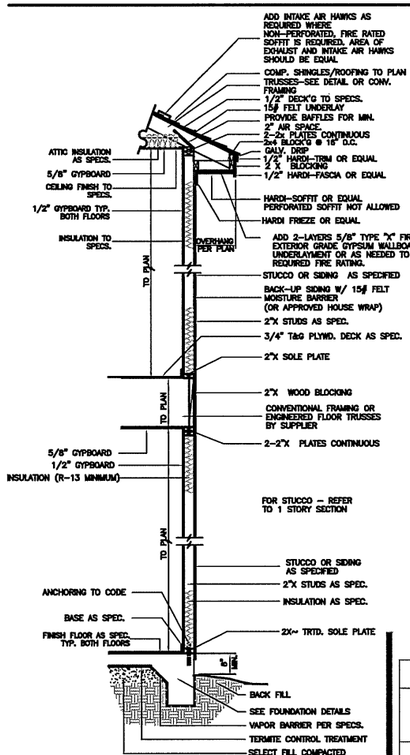


STUCCO WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT - NOT FIRE RATED - MIN. 10' BETWEEN SOFFITS

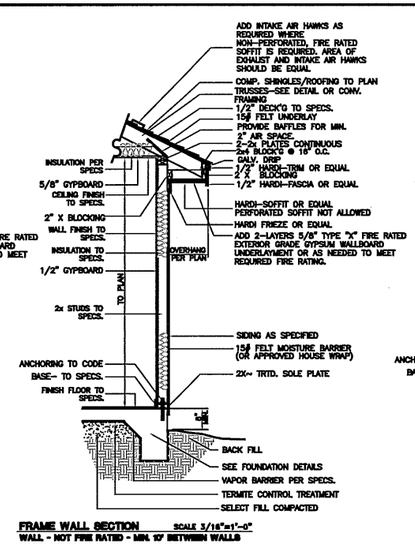
STANDARD WALL SECTIONS FOR NON-SPRINKLERED BUILDINGS

FIRE SEPARATION DISTANCES CALLED OUT ARE FOR NON-SPRINKLERED BUILDINGS. THESE DISTANCES MAY BE REDUCED FOR BUILDINGS WITH APPROVED FIRE SPRINKLERS - SEE TABLE R302.1(2)

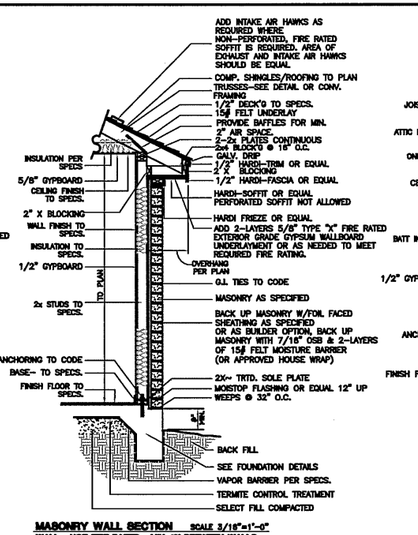
FOR EXTERIOR WALLS REQUIRING 1-HOUR FIRE RATINGS REFER TO SEPARATE ASTM E 119 OR UL 263 RATED ASSEMBLIES



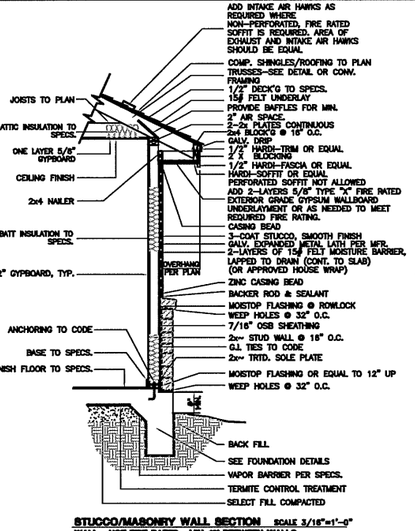
TWO STORY FRAME WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT -RECOMMENDED FOR USE WHEN 1 - HOUR FIRE RESISTANCE RATING IS REQUIRED



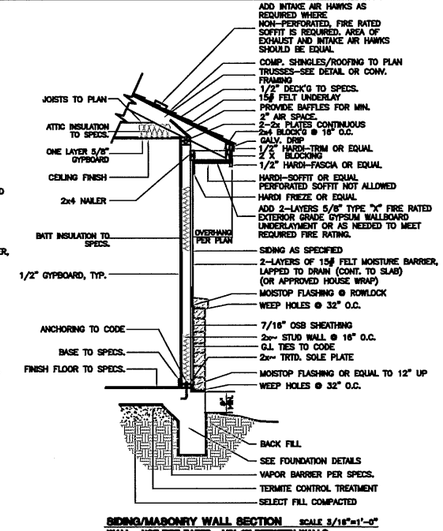
FRAME WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT - NOT FIRE RATED - MIN. 10' BETWEEN SOFFITS



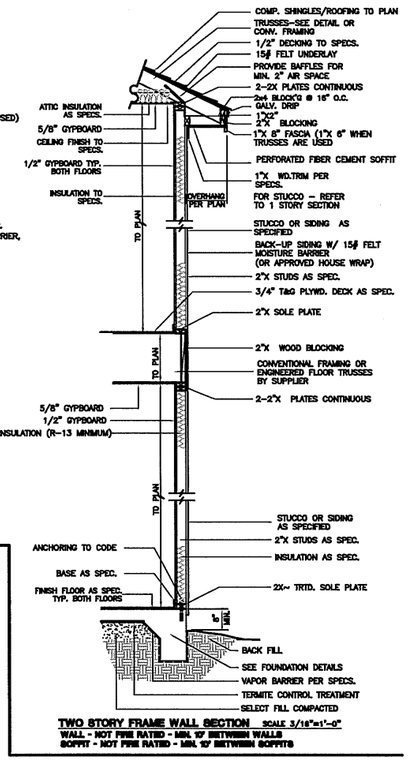
MASONRY WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT -RECOMMENDED FOR USE WHEN 1 - HOUR FIRE RESISTANCE RATING IS REQUIRED



STUCCO/MASONRY WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT -RECOMMENDED FOR USE WHEN 1 - HOUR FIRE RESISTANCE RATING IS REQUIRED



SIDING/MASONRY WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT -RECOMMENDED FOR USE WHEN 1 - HOUR FIRE RESISTANCE RATING IS REQUIRED



TWO STORY FRAME WALL SECTION SCALE 3/16"=1'-0"
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS
SOFFIT -RECOMMENDED FOR USE WHEN 1 - HOUR FIRE RESISTANCE RATING IS REQUIRED

WALL SECTIONS FOR NON-SPRINKLERED BUILDINGS w/MODIFIED PROJECTIONS AS APPROVED BY THE CITY OF AUSTIN

SEE IRC 2012 TABLE R302.1(1) FOR SIDE YARD PROJECTION REQUIREMENTS FIRE SEPARATION DISTANCES CALLED OUT ARE FOR NON-SPRINKLERED BUILDINGS. THESE DISTANCES MAY BE REDUCED FOR BUILDINGS WITH APPROVED FIRE SPRINKLERS - SEE TABLE R302.1(2)

FOR EXTERIOR WALLS REQUIRING 1-HOUR FIRE RATINGS REFER TO SEPARATE ASTM E 119 OR UL 263 RATED ASSEMBLIES

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Fire-resistance rated	1 hour on the underside	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

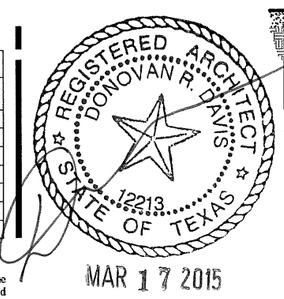
For SI: 1 foot = 304.8 mm.
N/A = Not Applicable.

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet[a]
Projections	Fire-resistance rated	1 hour on the underside	2 feet[a]
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet[a]

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable
a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler systems installed in accordance with Section P2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

Sections R302.1, R302.5.1, R302.6, R312.1, R312.1.1, R312.14, R312.2, R312.2.1, R312.2.2, R315.1, R315.2, R602, M1402.1, M1402.2, M1402.3, M1502.4.4, M1502.4.4.1, M1502.4.4.2
Tables R302.1(1), R302.1(2), R302.6
Excerpted from the 2012 International Residential Code, Copyright 2012.



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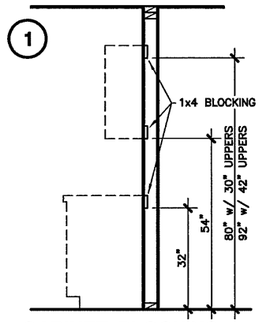
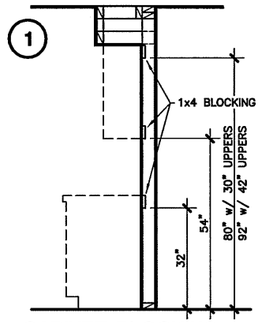
CONSULT LOCAL BUILDING OFFICIAL FOR REQUIREMENTS REGARDING FIRE RATINGS.

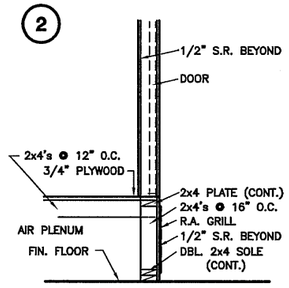
3814 DUVAL STREET
JOB #220029
DETAILS
Scale: AS NOTED



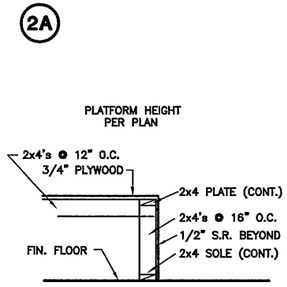
CABINET BLOCKING
SCALE: 1/4"=1'-0"



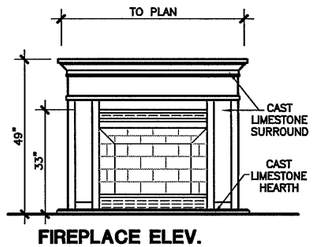
CABINET BLOCKING
SCALE: 1/4"=1'-0"



W/H or A/C PLATFORM
SCALE: 3/8"=1'-0"



W/H PLATFORM
SCALE: 3/8"=1'-0"



FIREPLACE ELEV.
SCALE: 1/4"=1'-0"

GENERAL NOTES:

NO CHANGES SHALL BE MADE WITHOUT APPROVAL FROM PLAN REVIEW.

MIN. R-13 INSULATION UNDER FLOOR OVER GARAGE AREA.

GLASS IN SHOWER DOORS TO BE SAFETY GLASS.

GLASS IN DOORS TO BE SAFETY GLASS IF GREATER THAN 3 IN. DIAMETER OR WITHIN 2 FT. OF DOOR OPENING.

GLASS IN FULL WINDOWS AT TUBS/SHWR'S. & WITHIN 60" HORIZ. FROM TUBS/SHWR'S. TO BE SAFETY GLASS WHEN BOT. EDGE OF GLASS IS WITHIN 60" VERT. FROM FLOOR.

HALF WALLS AT STAIRS MIN. 36 IN. HIGH.

HANDRAILS TO BE 30 TO 34 IN. ABOVE STAIR NOSINGS & GUARD RAILS AT 36 IN. MIN.

MIN. 5.0 SQ. FT. (1ST FLOOR), 5.7 SQ. FT. (2ND FLOOR) FOR SECONDARY EXIT FROM A BEDROOM WITH MIN. DIMENSION OF 20 IN. HORIZONTALLY AND 24 IN. VERTICALLY.

FIREPLACE- MIN. 20 IN. HEARTH PLUS 20 IN. IN FRONT OF AND 12 IN. EACH SIDE OF OPENING IF 6 SQ. FT. OR MORE.

ROOF/FLOOR/CEILING CONSTRUCTION SHALL COMPLY WITH IRC 2012 OR HAVE ENGINEERED SPEC. ON SITE FOR INSPECTOR'S REVIEW.

FOUNDATION CONSTRUCTION SHALL COMPLY WITH IRC 2012 OR HAVE ENGINEERED SPEC. ON SITE FOR INSPECTOR'S REVIEW.

ATTIC HV A/C UNITS SHALL BE LOCATED WITHIN 20 FT. OF ITS SERVICE OPENING.

R/A OPENINGS SHALL BE LOCATED MIN. 10 FT. FROM ANY GAS FIRED APPLIANCE OR ITS ENCLOSURE'S OPENING.

GENERAL NOTES:

2012 INTERNATIONAL RESIDENTIAL CODE ANALYSIS

- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD AS PER SECTION R302.7.

- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32". THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STOP AS PER SECTION R311.2.

- TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES AS PER SECTION 311.7.8.3.

- INTERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED WITH 2-inch-by-3-inch STUDS SPACED 24 INCHES ON CENTER OR, WHEN NOT PART OF A BRACED WALL LINE, 2-inch-by 4-inch FLAT STUDS SPACED AT 16 INCHES ON CENTER. INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT LEAST A SINGLE TOP PLATE AS PER SECTION R602.5. INTERIOR NONBEARING WALLS SHALL BE FIRESTOPPED IN ACCORDANCE WITH SECTION R602.8.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:
1. To the closest interior *lot line*; or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the *lot*. The distance shall be measured at a right angle from the face of the wall.

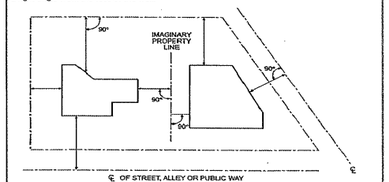
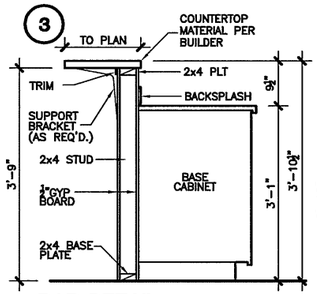
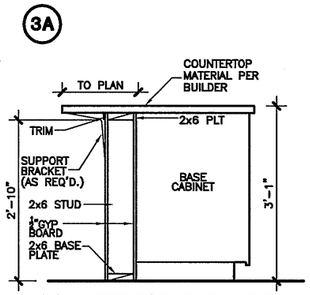


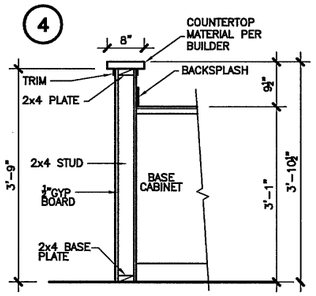
Figure R202(8)
FIRE-SEPARATION DISTANCE



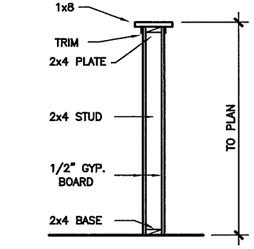
BAR DETAIL
SCALE: 3/8"=1'-0"



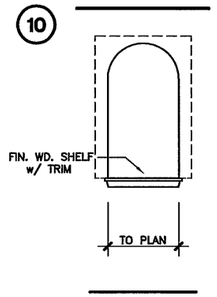
COUNTERTOP EXT. DETAIL
SCALE: 3/8"=1'-0"



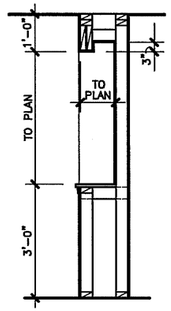
HALF WALL DETAIL
SCALE: 3/8"=1'-0"



HALF WALL DETAIL
SCALE: 3/8"=1'-0"



NICHE DETAIL
SCALE: 1/4"=1'-0"



SECTION

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Fire-resistance rated	1 hour on the underside	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable.

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from the outside	0 feet
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Openings in walls	Not allowed	N/A	< 3 feet
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Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet[a]

For SI: 1 foot = 304.8 mm.
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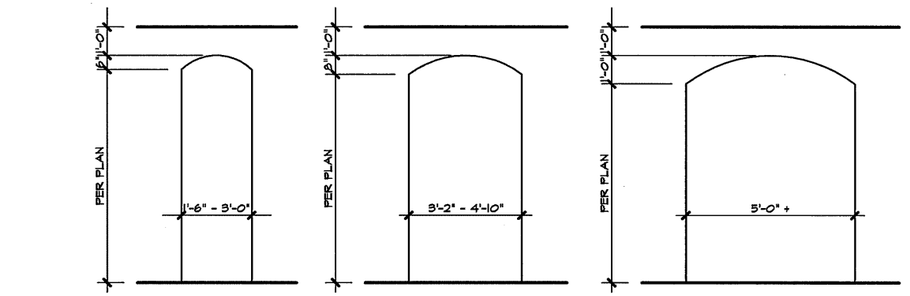
a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler systems installed in accordance with Section P2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the Interior side of exterior walls that are within this area

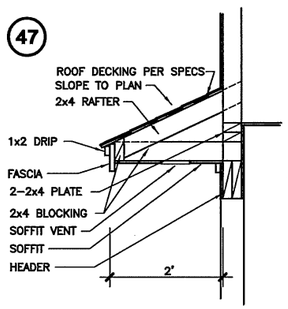
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.



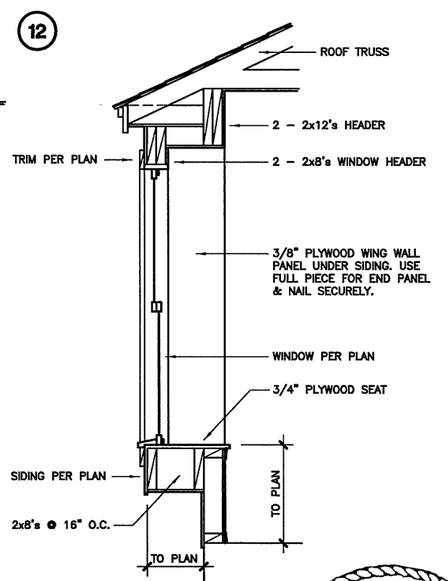
ARCH DETAIL
SCALE: 3/16"=1'-0"

ARCH DETAIL
SCALE: 3/16"=1'-0"

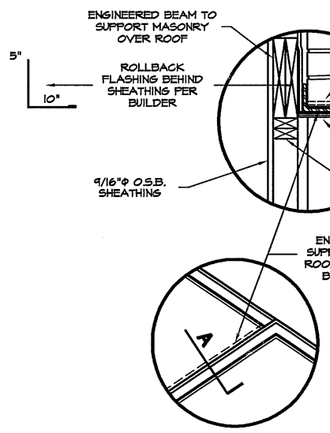
ARCH DETAIL
SCALE: 3/16"=1'-0"



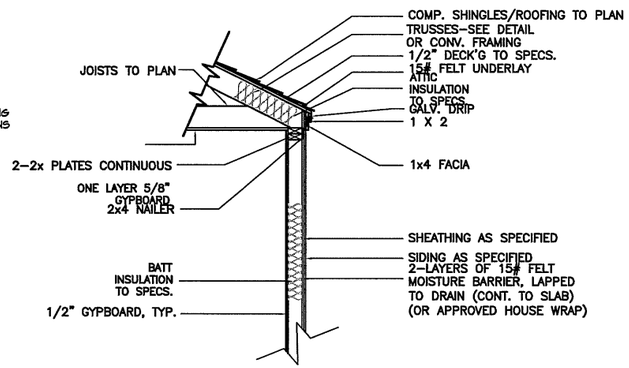
ROOF SECTION @ DOOR
SCALE: 3/8"=1'-0"



WINDOW SEAT SECTION
SCALE: 3/8"=1'-0"
SEE IRC 2012 TABLE R302.1(1) FOR SIDE YARD PROJECTION REQUIREMENTS

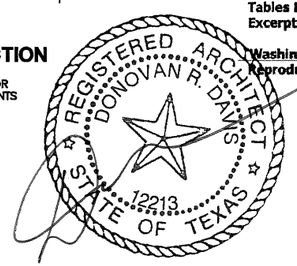


MASONRY OVER ROOF
Scale: N.T.S.



ZERO-OVERHANG WALL SECTION SCALE NTS
WALL - NOT FIRE RATED - MIN. 10' BETWEEN WALLS

Sections R302.1, R302.5.1, R302.6, R312.1, R312.1.1, R312.14, R312.2, R312.2.1, R312.2.2, R315.1, R315.2, R602, M1402.1, M1402.2, M1402.3, M1502.4.4, M1502.4.4.1, M1502.4.4.2
Tables R302.1(1), R302.1(2), R302.6
Excerpted from the 2012 International Residential Code, Copyright 2012.



CONSULT LOCAL BUILDING OFFICIAL FOR REQUIREMENTS REGARDING FIRE RATINGS.

3814 DUVAL STREET
JOB #220029
DETAILS
Scale: AS NOTED