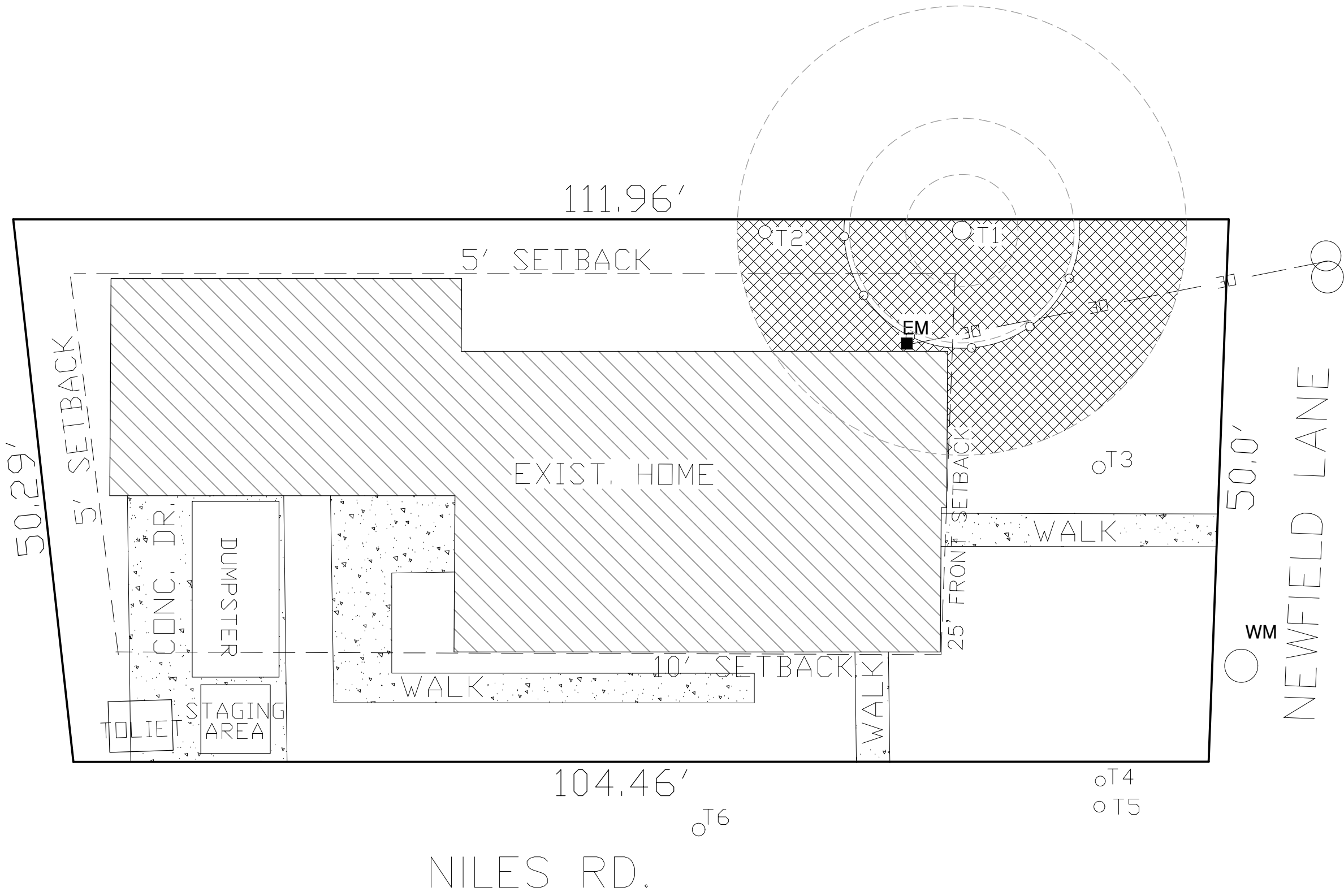


PROP. REMODEL
FOR
JAMES P WILLIAMS JR
2100 NEWFIELD LANE
AUSTIN, TX

INDEX OF DRAWINGS
CI - COVER / SITE PLAN
AI - EXIST./ DEMO KITCHEN FLOOR PLAN
A2 - PROP. KITCHEN FLOOR PLAN
A3 -ELECTRICAL PLAN
A4 -ELEVATIONS
NI-NOTES
T1- TREE PROTECTION

IMPERVIOUS COVER			LOT SIZE	5,503.58 SQ.FT.
RESIDENCE/NEW COND.	1345.0	SQ. FT.		
GARAGE	282.0	SQ. FT.		
DRIVEWAY/WALKS	697.0	SQ. FT.		
NEW CONDITION SPACE	226.0	SQ. FT.		
A/C	18.0	SQ. FT.		
T O T A L	2568.0	SQ. FT.		
PERCENTAGE	2568.0/5,503.58x100	46.67%		

NO NEW IMPERVIOUS COVER



TREE No.	TREE SIZE	TREE TYPE
T1	20.7"	RED OAK
T2	14.0"	RED OAK
T3	14.0"	RED OAK
T4	11.0"	RED OAK
T5	12.0"	RED OAK
T6	14.0"	RED OAK

Excavation/ Construction Route:
During construction/excavation there shall be an 8"layer of mulch along the CRZ to be covered in its entirety by 2x8 boards lengthwise and then a second layer of 2x8's crosswise and to be topped by plywood decking so to not compact the ground around the CRZ. There shall be 2x4 planks placed around the trunk of the tree to protect from possible scrapes from construction vehicles.

Fencing:
All protected tree(s) shall have a layer of mulch placed around the 1/2 CRZ surrounded by a 5' chain link fence. No impacts to the 1/2 CRZ will be allowed. Any digging or trenching within the trees full critical root zone shall be hand dug or air spaded. All tree protection shall remain throughout the duration of construction.

SITE PLAN

SCALE: 1=20

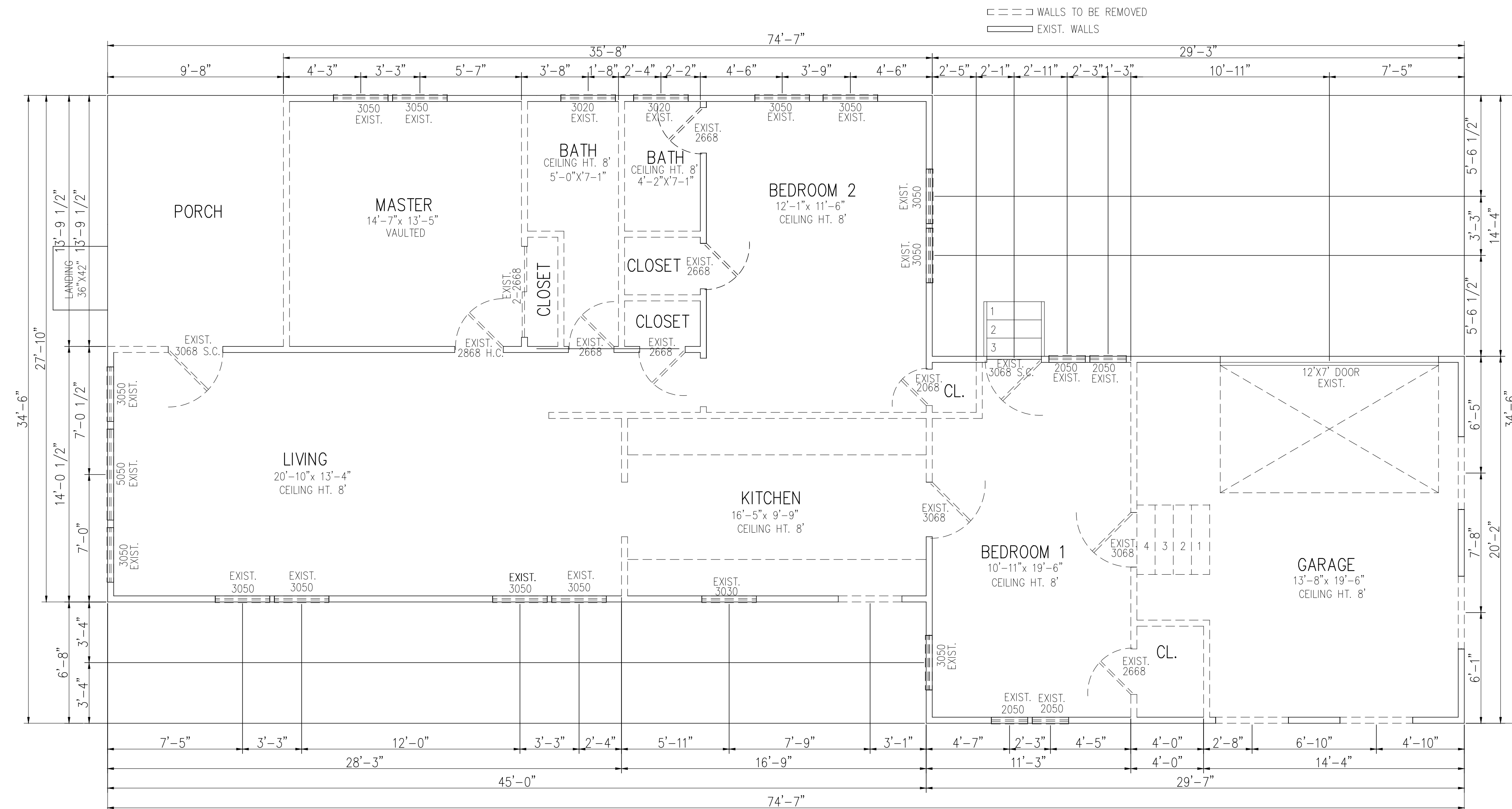
Austin Express Permits
Turn Key solutions

CONSTRUCTION FOR
JAMES P WILLIAMS JR
2100 NEWFIELD LANE
AUSTIN, TX

SHEET:
CI
OF: 1

GENERAL PLAN NOTES

1. These plans conform to the 2021 IRC except as noted otherwise or as amended by specific jurisdiction.
2. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
3. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where
4. Called-out dimensions govern over scaled dimensions
5. Details take precedence over drawing notes
6. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be input upon on site conditions.



EXIST./DEMO KITCHEN FLOOR PLAN

SCALE: 1/4"=1'

CONSTRUCTION FOR
JAMES P WILLIAMS JR
2100 NEWFIELD LANE
AUSTIN, TX

SHEET:

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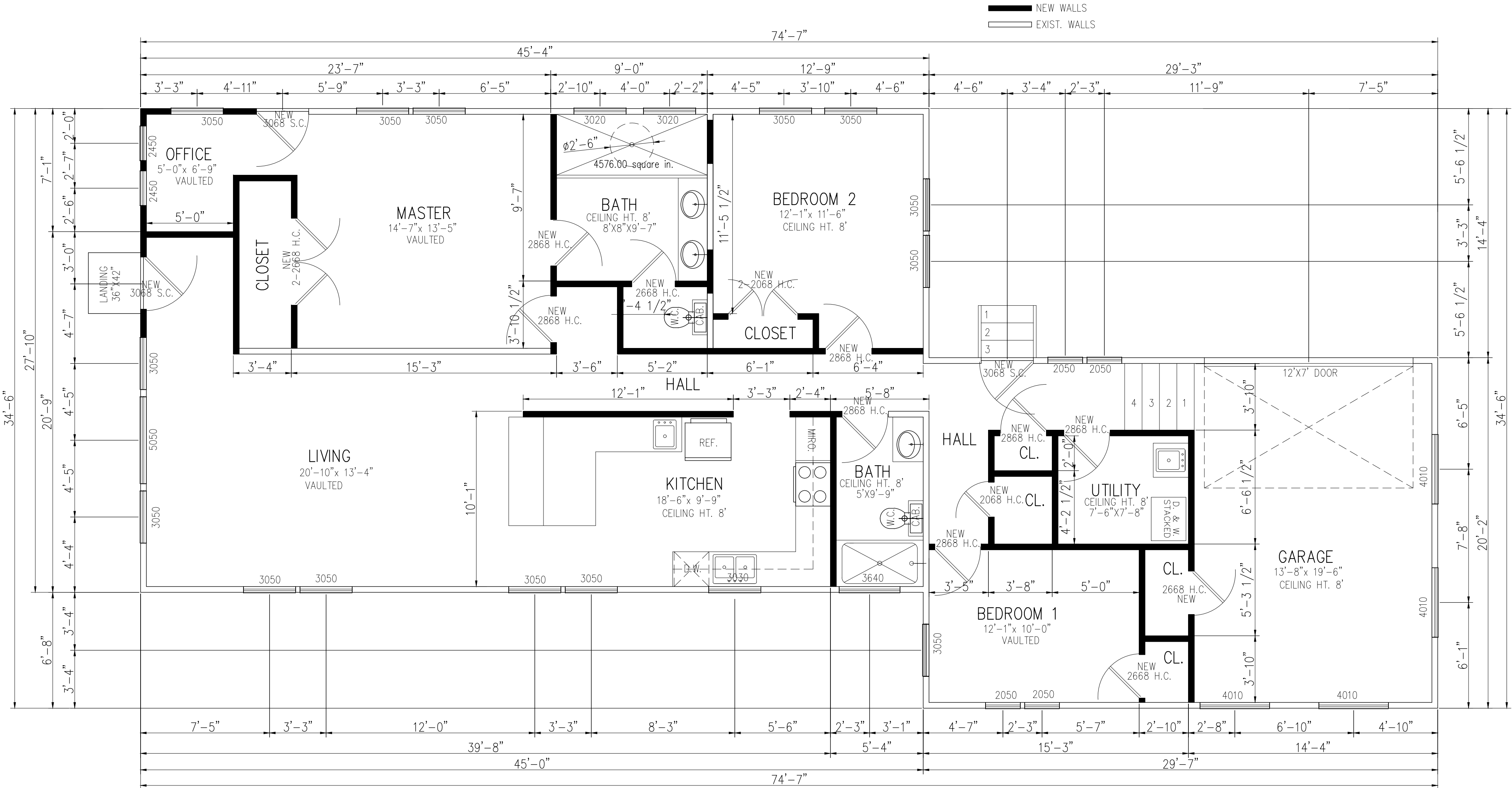
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Austin Express Permits

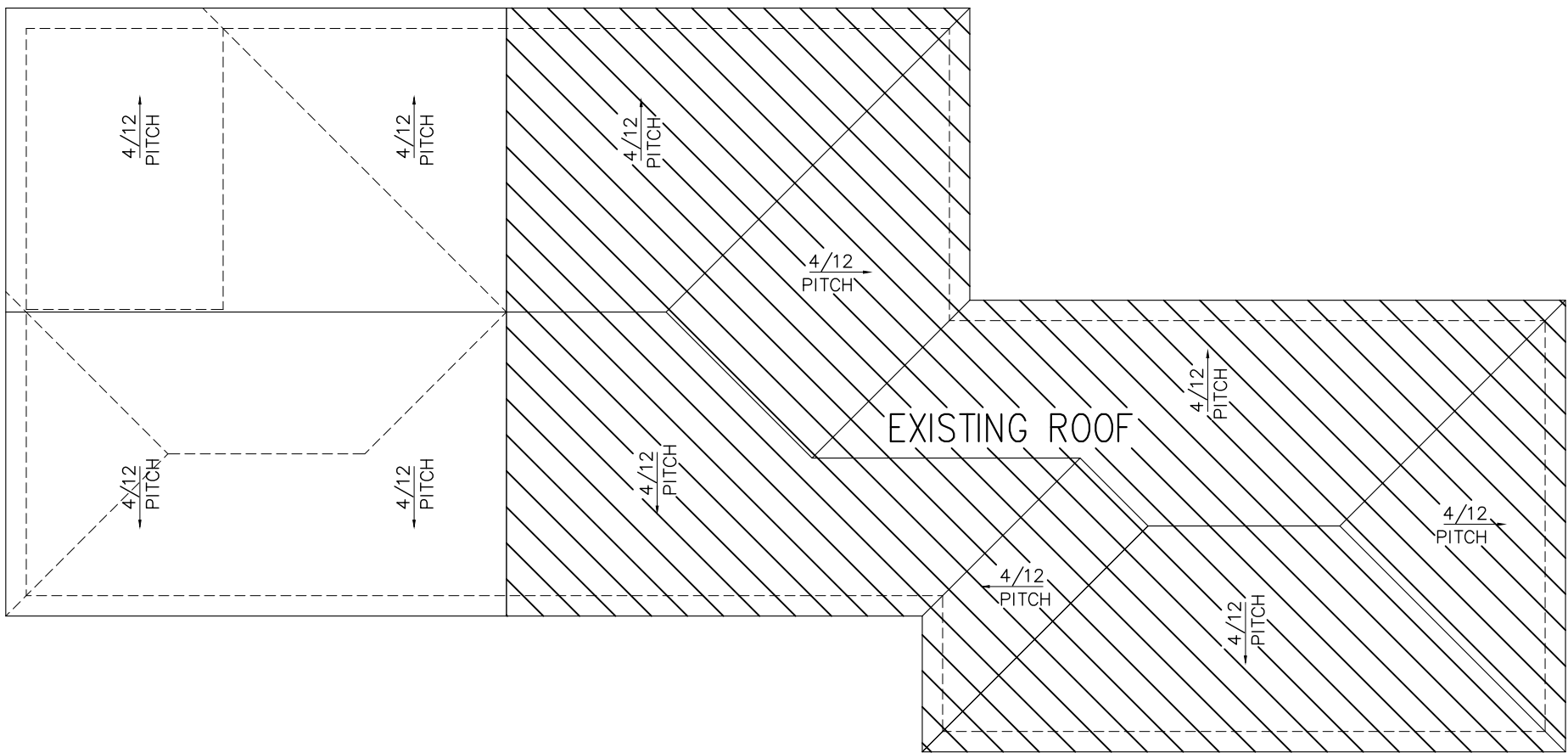
Turn Key solutions

Turn Key solutions



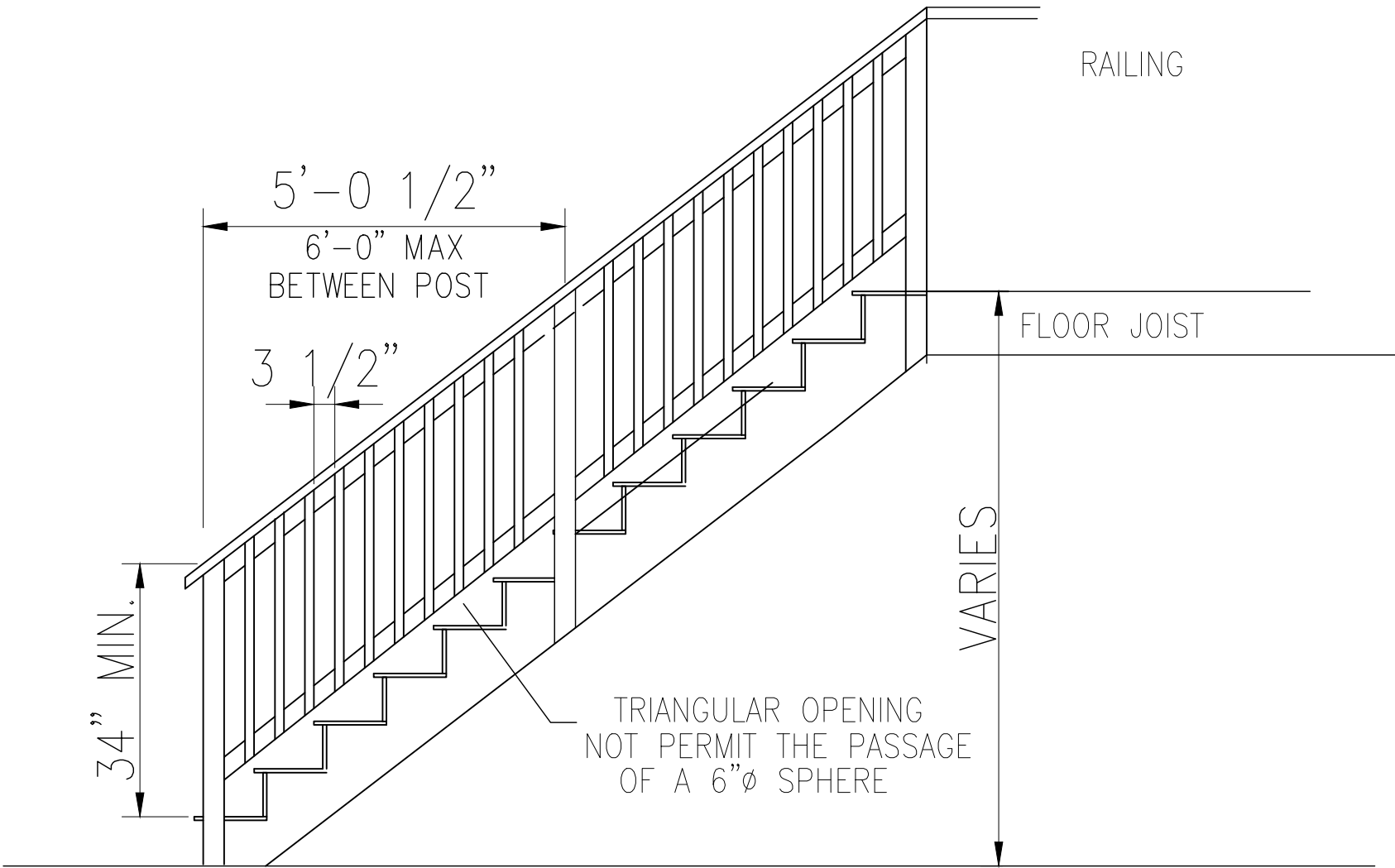
PROP. KITCHEN FLOOR PLAN

SCALE: 1/4"=1'



ROOF PLAN

SCALE: 1/8"=1'

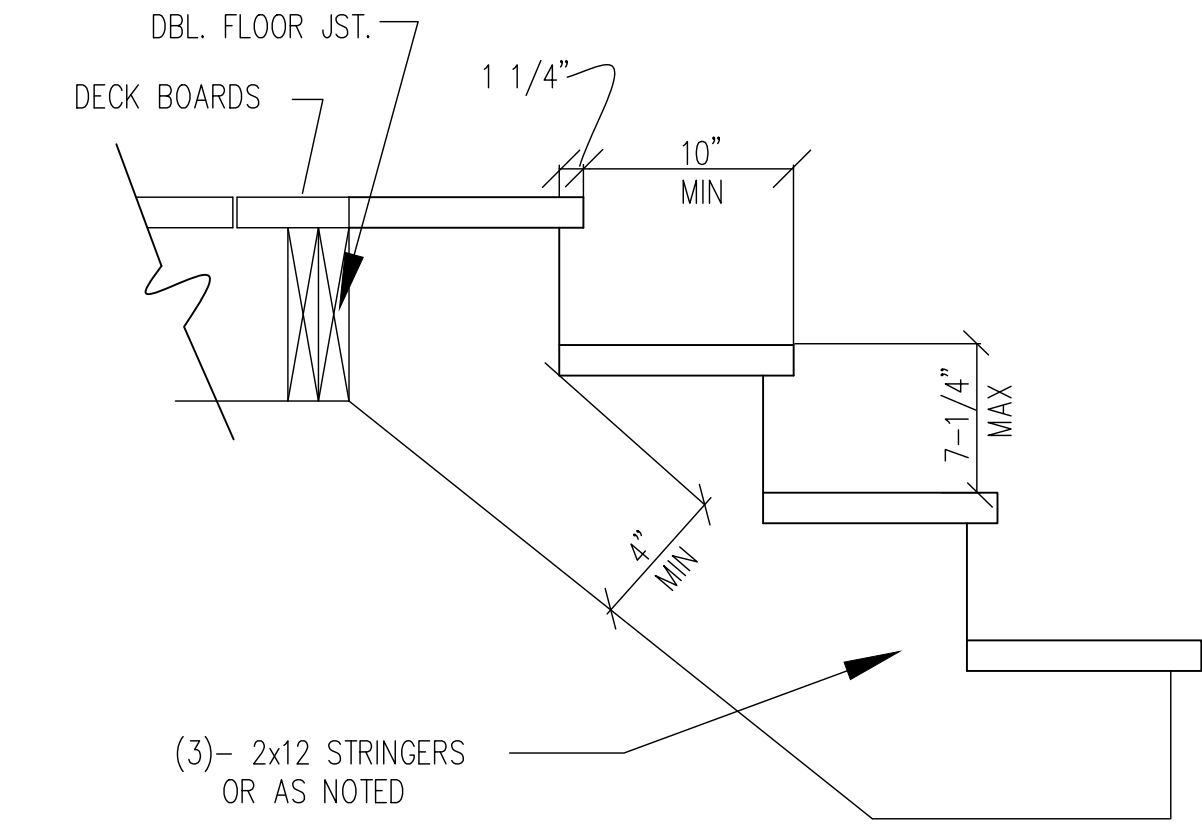
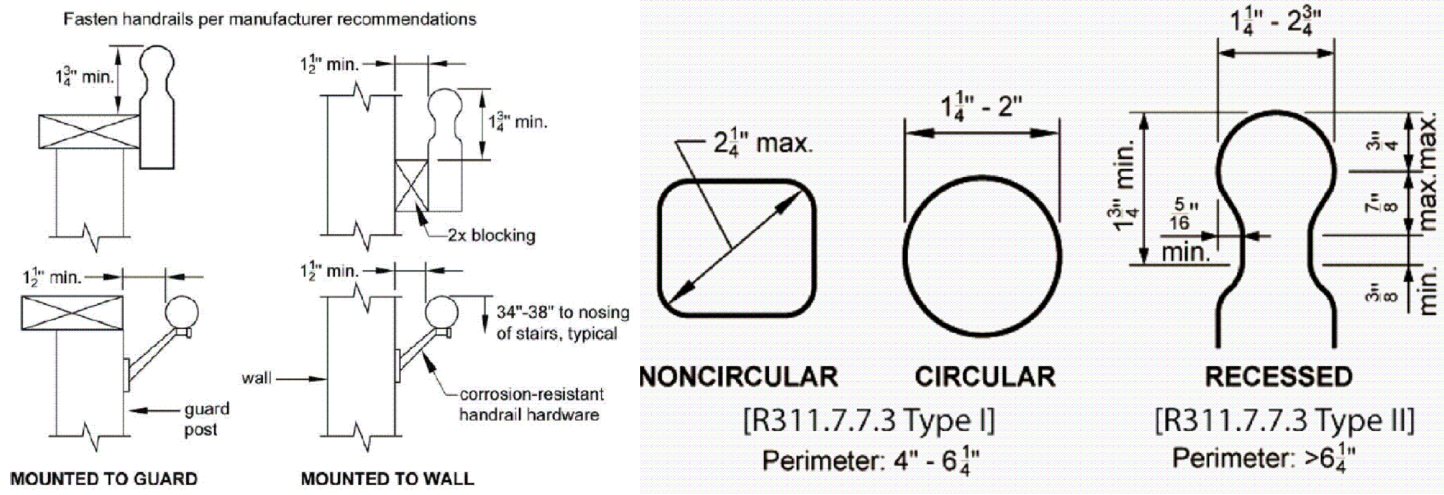


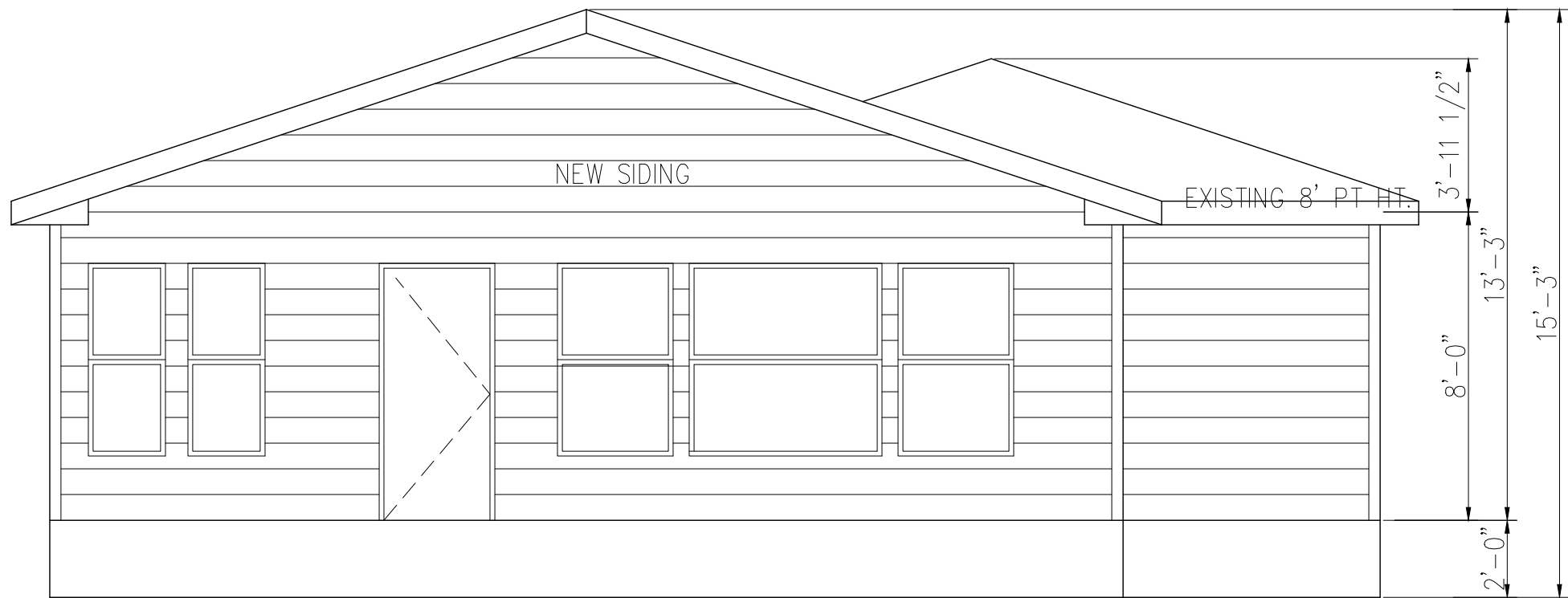
TYPICAL STAIRS DETAIL

FULL SCALE: NTS

GARAGE SEPARATION:
R302.5 Dwelling/garage opening and penetration protection and 2021 IRC R302.6 Dwelling/garage fire separation are met.
a. WALLS and CEILINGS with attic space above: Not less than 1/2 in. gypsum board or equivalent applied to the garage side of the wall.
b. DOOR: Solid wood doors not less than 1-3/8 in. thick, solid or honeycomb-core steel doors not less than 1-3/8 in. thick, OR 20-minute fire-rated doors. Door shall be self-latching and equipped with a self-closing device per R302.5.1.
c. CEILING with habitable space above: Not less than 5/8-in. Type X gypsum board when habitable rooms are located above the garage.
d. Garages located less than 3 ft. from a dwelling on the same lot: Not less than 1/2-in. gypsum board on interior side of exterior walls within this area.

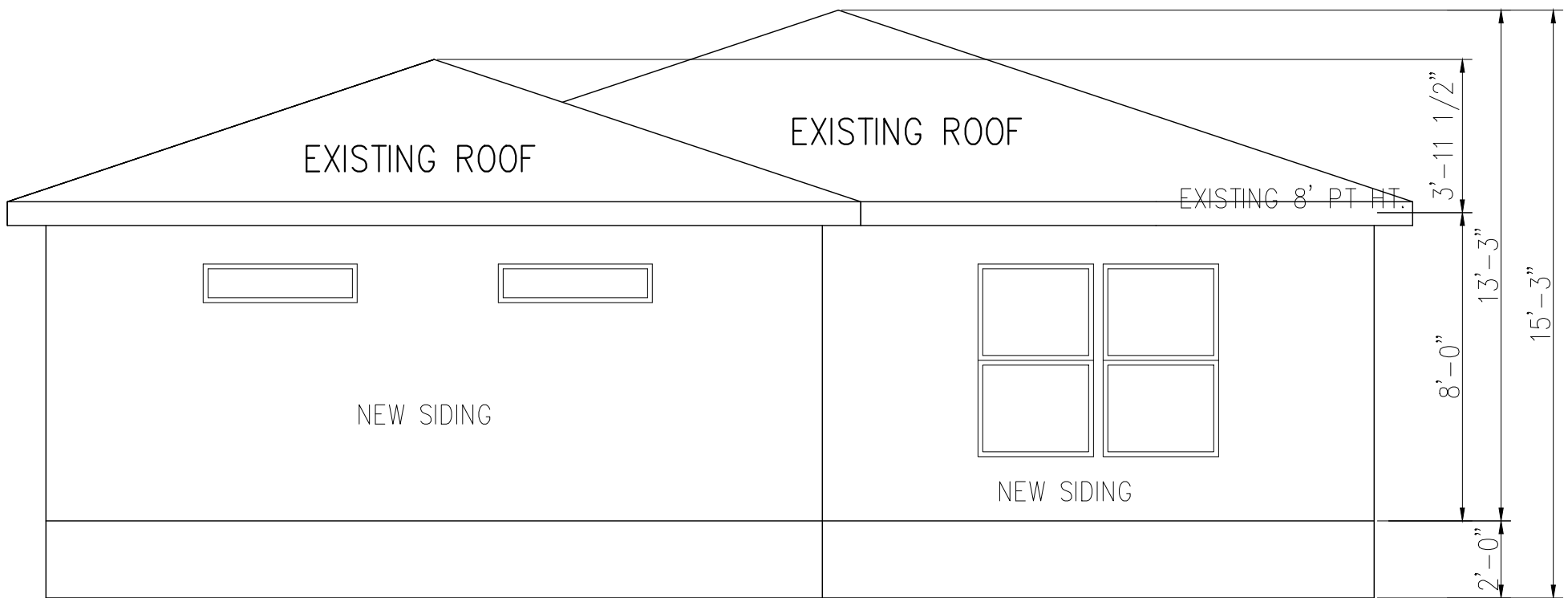
- a. **R312.1 Guards.** Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 horizontally to the edge of the open side.
- b. **R312.1.2 Height.** Guards shall not be less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of treads. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.
- c. **R312.1.3 Opening limitations.** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.





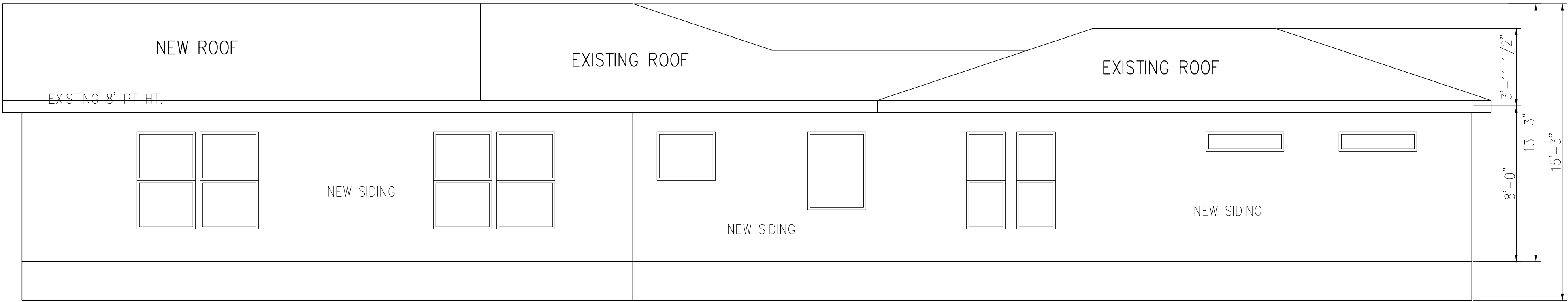
FRONT ELEVATION

SCALE: 1/4"=1'



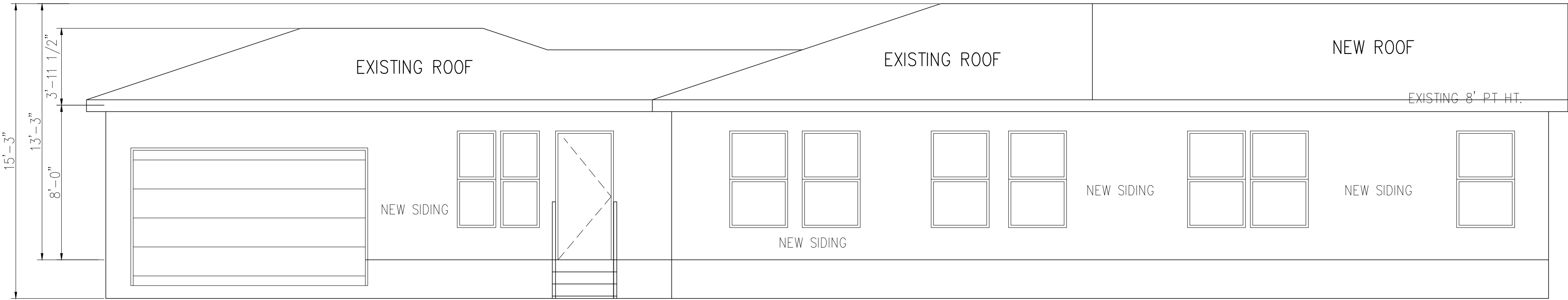
REAR ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'



LEFT ELEVATION

SCALE: 1/4"=1'