CODE

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - CITY OF AUSTIN

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX (°F)	MEAN AVERAGE TEMPERATURE (°F)
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BOURNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES				
5	105	NO	NO	NO	A	NEGLIGIBLE	12 INCHES	YES	NO	Construction Commenced After 9/2/1981	30°	68.1°

MANUAL J DESIGN CRITERIA - CITY OF AUSTIN

ELEVATION	ALTITUDE CORRECTION FACTOR	COINCIDENT WET-BULB (°F)	INDOOR WINTER DESIGN DRY-BULB TEMPERATURE (°F)	OUTDOOR WINTER DESIGN DRY-BULB TEMPERATURE (°F)	HEATING TEMPERATURE DIFFERENCE (°F)
597 FEET	M	74°	72°	30°	42°
LATITUDE	DAILY RANGE	INDOOR SUMMER DESIGN RELATIVE HUMIDITY	INDOOR SUMMER DESIGN DRY-BULB TEMPERATURE (°F)	OUTDOOR SUMMER DESIGN DRY-BULB TEMPERATURE (°F)	COOLING TEMPERATURE DIFFERENCE (°F)
30°	M	50%	74°	100°	26°

TABLE R302.2

EXTERIOR DESIGN CONDITIONS

Winter a , Design Dry-bulb (°F)	30°
Summer a , Design Dry-bulb (°F)	100°
Summer a , Design Wet-bulb (°F)	74°
Climate Zone	2A
For SI: deg C=[(°F)-32]/1.8	

TABLE R402.1.3(1)

INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT [a,b] ***FOR EXISTING BUILDINGS***

CLIMATE ZONE	FENESTRATION U-FACTOR[c]	SKYLIGHT U-FACTOR[c]	GLAZED FENESTRATION SHGC[c]	CEILING R-VALUE[d,g]	ATTIC ROOFLINE R-VALUE[d,g]	WOOD FRAME WALL R-VALUE[e,f]	MASS WALL R-FACTOR[h]	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL U-FACTOR
2	0.40	0.60	0.25	49	R25 + 0 ci, or R0 + 20 ci	R15, or R13 + 2 ci, or R0 + 10 ci	4/6	13	0	0	0

a) The values in this table apply to repairs, renovations, or additions that increase the conditioned floor area by no more than 40 percent. All other construction shall use the values for new construction in Table R402.1.3(2).
b) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
c) The fenestration U-factor row excludes skylights. The SHGC row applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 2 where the SHGC for such skylights does not exceed 0.30.
d) Air-impermeable insulation of R25 + 0 ci or greater may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m-2 at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.
e) First value is cavity insulation, the second value is continuous insulation (ci) or insulated siding. Therefore, as an example, "R13 + 2 ci" means R13 cavity insulation plus R2 continuous insulation or insulated siding. Where R13 + 2 ci is used, non-insulated structural sheathing shall cover no more than 25% of the exterior.
f) Total-fill cavity insulation will be deemed as meeting the R15 requirement.
g) R0+20 ci (continuous insulation) can be used where the insulation is completely above the roof framing and sub-roofing.
h) Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

TABLE R402.1.3(2)

TABLE R402.1.3(2) INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT [a] ***FOR NEW CONSTRUCTION***

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT U-FACTOR[b]	GLAZED FENESTRATION SHGC[b]	CEILING R-VALUE[d,g]	ATTIC ROOFLINE R-VALUE[d,g]	WOOD FRAME WALL R-VALUE[e,f]	MASS WALL R-FACTOR[h]	FLOOR R-VALUE	BASEMENT WALL R-VALUE[c]	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL U-FACTOR
2	0.35	0.60	0.25	49	R25 + 0 ci, or R0 + 20 ci	R19, or R15 + 2 ci, or R0 + 15 ci	4/6	13	0	0	0

a) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zone 2 where the SHGC for such skylights does not exceed 0.30.
c) R-5 insulation shall be provided under the full slab area of a heated slabs in addition to the required slab-edge insulation R-value for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
d) Air-impermeable insulation of R25 or greater may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m 2 at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.
e) First value is cavity insulation, the second value is continuous insulation (ci) or insulated siding. Therefore, as an example, "R13 + 2 ci" means R13 cavity insulation plus R2 continuous insulation or insulated siding. Where R13 + 2 ci is used, non-insulated structural sheathing shall cover no more than 25% of the exterior.
f) Total-fill cavity insulation in a 2x4 wall will be deemed as meeting the R15 requirement.
g) R0+20 ci (continuous insulation) can be used where the insulation is completely above the roof framing and sub-roofing.
h) Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

IRC TABLE R302.1(1)

EXTERIOR WALLS - ***DWELLINGS WITHOUT FIRE SPRINKLERS***

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	FIRE-RESISTANCE RATED	1 HOUR - TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 WITH EXPOSURE FROM THE OUTSIDE	< 5 ft.
	NOT FIRE RESISTANCE RATED	0 HOURS	≥ 5 ft.
PROJECTIONS	NOT ALLOWED	N/A	< 2 ft.
	FIRE-RESISTANCE RATED	1 HOUR ON THE UNDERSIDE [a, b]	≥ 2 ft. TO < 5 ft.
	NOT FIRE RESISTANCE RATED	0 HOURS	≥ 5 ft.
OPENINGS IN WALLS	NOT ALLOWED	N/A	< 3 ft.
	25% MAXIMUM OF WALL AREA	0 HOURS	3 ft.
	UNLIMITED	0 HOURS	5 ft.
PENETRATIONS	ALL	COMPLY WITH SECTION R302.4	< 3 ft.
		NONE REQUIRED	3 ft.

a) Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire-blocking is provided from the wall top plate to the underside of the roof sheathing.
b) Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

IRC 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 E119 OR UL 263 WITH EXPOSURE FROM THE OUTSIDE	0 ft.
	NOT FIRE RESISTANCE RATED	0 HOURS	3 ft.
PROJECTIONS	NOT ALLOWED	N/A	< 2 ft.
	FIRE-RESISTANCE RATED	1 HOUR ON THE UNDERSIDE [a, b]	2 ft.
	NOT FIRE RESISTANCE RATED	0 HOURS	3 ft.
OPENINGS IN WALLS	NOT ALLOWED	N/A	< 3 ft.
	UNLIMITED	0 HOURS	3 ft.
PENETRATIONS	ALL	COMPLY WITH SECTION R302.4	< 3 ft.
		NONE REQUIRED	3 ft.

a) Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire-blocking is provided from the wall top plate to the underside of the roof sheathing.
b) Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

ZONING PROFILE

OWNER(S)
Dana and Devin Stauffer

PROJECT ADDRESS
4014 Avenue G
Austin, TX 78751

LEGAL DESCRIPTION
Lots 31 & 32, Block 31, Hyde Park Addition, an addtion to Travis County, Texas according to the map or plat thereof recorded in Volume 1, Page 67, Plat Records of Travis County, Texas.

DEED RECORDS, RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, PUBLIC UTILITY EASEMENT(S), AND PLAT RECORDS
Per the Deed Records of Travis County, Texas - Verify as required

TOTAL LOT SIZE
6,521 SF (PER SURVEY)
6,636 SF (PER TAX RECORDS)

LAND DEVELOPMENT CODE & BUILDING CODE CRITERIA
TITLE 25 - AUSTIN LAND DEVELOPMENT CODE
LOCAL AMENDMENTS (25-12-3)

2021 FLOOD HAZARD AREAS - (CHAPTER 25-12, ARTICLE 3)
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
2015 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE
2020 NATIONAL ELECTRICAL CODE
2021 UNIFORM MECHANICAL CODE
2021 UNIFORM PLUMBING CODE

GENERAL INFORMATION

TAX APPRAISAL DISTRICT	Travis Central Appraisal District
TAX PARCEL GEOGRAPHIC ID	0219061008
TAX PARCEL PROPERTY ID	214841
WATER/WASTEWATER	City of Austin
ELECTRIC	Austin Energy
NATURAL GAS	Texas Gas

ZONING & PLANNING

GOVERNING JURISDICTION	City of Austin - Full Purpose
ZONING DISTRICT DESIGNATION	SF-3-HD-NCCD-NP
FUTURE LAND USE (FLUM)	None
REGULATING PLAN	None
NEIGHBORHOOD PLAN	Hyde Park
HISTORIC ZONING/LANDMARK DISTRICT	LOCAL AND NATIONAL HISTORIC DISTRICT
ZONING CASES	C14-01-0046 C14-01-0046.01 C14H-2010-0019
ZONING ORDINANCES	020131-20 19990225-070B LOCAL HISTORIC DISTRICT: 20101216-093 20120112-086
INFILL OPTIONS	-
NON-CONFORMING SITE	NO

OVERLAYS & ADDITIONAL REQUIREMENTS

S.M.A.R.T HOUSING	NO
GREEN BUILDING REQUIREMENT	NO
AIRPORT OVERLAY ZONE	NO
SEPTIC SYSTEM	NO
FIRE REVIEW	NOT REQUIRED LESS THAN 3,600 SF UNDER ROOF GREATER THAN 200 FEET FROM HAZARDOUS PIPELINE
FIRE FLOW CALCULATION	EXEMPT
VISITABILITY ORDINANCE	NOT APPLICABLE
SITE VISITABILITY EXEMPTION	NOT APPLICABLE
ACCESSORY DWELLING UNIT (ADU) ORDINANCE	NOT APPLICABLE
EROSION HAZARD ZONE	NO
FLOOD PLAIN DETERMINATION	NOT REQUIRED GREATER THAN 100 FEET FROM 100-YEAR FLOODPLAIN
LAND STATUS DETERMINATION	NOT REQUIRED
TREE REVIEW	REQUIRED PROTECTED TREES ON SITE, NO ROOT ZONE IMPACTS
CAPITOL VIEW CORRIDOR	NO
RESIDENTIAL DESIGN STANDARDS (SUBCHAPTER F)	YES
EXISTING WATER SUPPLY	YES
EXISTING WASTEWATER	YES
AUXILIARY WATER SOURCE	NO
CUT OR FILL IN EXCESS OF 4 FEET	NO
WATERFRONT OVERLAY	NO
LAKE AUSTIN OVERLAY	NO
PAVED STREET FRONTAGE	YES
ADJACENT TO PAVED ALLEY	NO
BOARD OF ADJUSTMENT VARIANCE	NONE (CASE #: N/A)
EXPIRED PERMIT(S)	NONE

DESCRIPTION OF WORK

GREATER THAN 5,000 SQ. FT.	NO
EXISTING USE	SINGLE-FAMILY RESIDENTIAL (R-3), WITH ACCESSORY GARAGE/CARPORT (U)
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL (R-3), WITH ACCESSORY GARAGE/CARPORT (U)
CONSTRUCTION TYPE	TYPE V-B, SEE IRC TABLE R302.1(1)/IRC TABLE R302.1(2) FOR EXT. WALL RATINGS
OCCUPANT LOAD	(R-3 = 1 PER 200 S.F) (U =1 PER 200 S.F)
PROJECT TYPE	INTERIOR REMODEL
HISTORIC REVIEW	REQUIRED
DEMOLITION PERMIT	NOT REQUIRED LESS THAN 50% OF EXTERIOR WALLS TO BE DEMOLISHED
EXISTING BEDROOMS	3 BR
PROPOSED BEDROOMS	3 BR
EXISTING BATHS	3.5 BA
PROPOSED BATHS	3.5 BA

PROJECT DESCRIPTION 1,600 SF Interior Remodel of 1-story single-family residence originally built in 1946.

TRADE PERMITS
ELECTRIC
PLUMBING
MECHANICAL (HVAC)
CONCRETE (R.O.W.)

INDEX - CODE COMPLIANCE DRAWINGS

CHRIS COBB ARCHITECTURE
720 South Lamar Blvd, Suite B
Austin, Texas 78704
(512) 482-3399 | www.chriscobbarchitecture.com

PROJECT NUMBER	PROJECT ADDRESS
2204.AVG AVENUE G	4014 AVENUE G AUSTIN, TX 78705
ISSUE DATE	ISSUANCE
2023-06-19	PERMIT

SHEET SCALE: N / A

SHEET TITLE / DRAWING: **CODE COMPLIANCE** GENERAL NOTES

SHEET NUMBER: A0.01 1

2204.AVG.VW.CD-04.vwx

ADDED

SANDARD No. 433S-1 TYPE I DRIVEWAY PER COA REQUIREMENTS

[1 & 2 RESIDENTIAL USE ONLY]

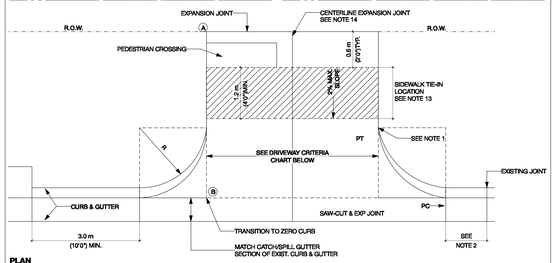
NOTES
1. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
2. 6" DIMENSION IS LESS THAN 1.5m (5'-0"). REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
3. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
5. DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
6. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15m (50'-0"); WHICHEVER IS LESS.
7. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
9. WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT) TWO MAXIMUM FOR DUPLEXES AND TOWN HOMES. SINGLE FAMILY STANDARS SHALL APPLY.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITH-IN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENCIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAT 10%. "G1" PLUS "G", SHOULD NOT EXCEED 15%.
11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
12. USE 12mm (1/2") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

TYPE I DRIVEWAY

COA (1 & 2 FAMILY RESIDENTIAL USE ONLY)

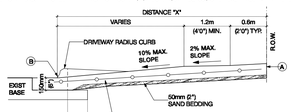
DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN	*OPTIMUM	MAX.
SINGLE FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

RADIUS DIMENSION METERS (FEET)			
USE	MIN	*OPTIMUM	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)



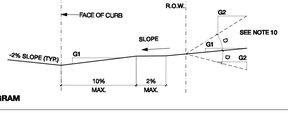
PLAN

NOTE ALL DRIVEWAYS SHALL BE SLOPPED TOWARDS THE STREET FROM THE R.O.W. LINE.
ELEVATION OF POINT A ABOVE POINT B IS, TYPICALLY A MINIMUM OF 150mm (6") + 20mm (1/4" rise/foot) OVER DISTANCE "X" IN METERS (FEET)



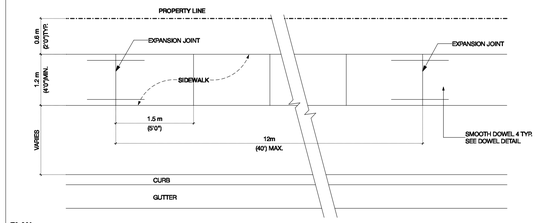
CROSS SECTION

NOTE REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

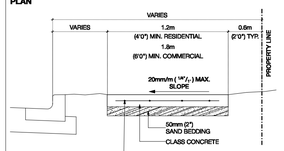


ALLOWABLE CROSS SECTION

SANDARD No. 432S-1 SIDEWALK

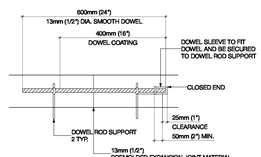


PLAN

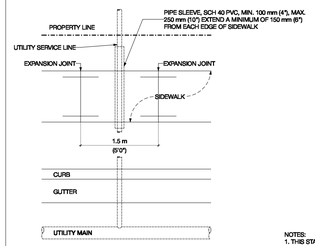


POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.
REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER

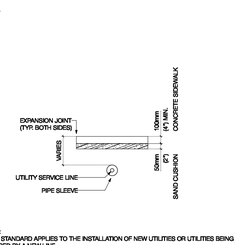
CROSS SECTION



DOWEL DETAIL



SIDEWALK OVER UTILITY SERVICE LINE PLAN

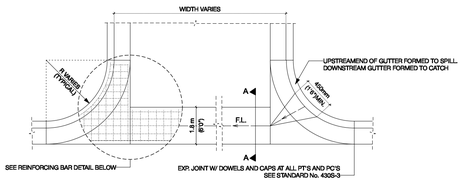


SECTION OF SIDEWALK OVER UTILITY SERVICE LINES

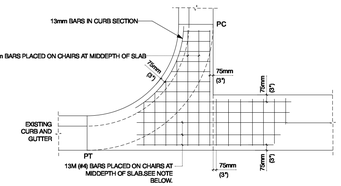
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

SANDARD No. 436S-2 CONCRETE VALLEY GUTTER

NOTES
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
2. CONCRETE FOR THE VALLEY GUTTER SHALL BE CLASS A, ITEM 4035, "CONCRETE FOR STRUCTURES".
3. MONOLITHIC CURB AND GUTTER SHALL BE MEASURED BY PLAN QUANTITY PER SQUARE FEET AND PAID AS VALLEY GUTTER.
4. THE UPSTREAM CURB MID POINT MUST BE AT OR LOWER THAN THE BEGINNING P.C. AND 0.5% MINIMUM HIGHER THAN THE OPPOSING MID POINT.
5. ALLOWABLE CONSTRUCTION JOINT AT THE CENTER LINE WHEN TRAFFIC FLOW MUST BE MAINTAINED, CONSTRUCTED AS A CONTROL JOINT.

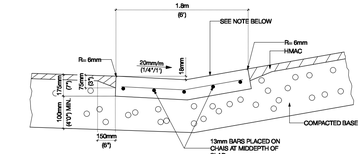


PLAN



REINFORCED BAR DETAIL

NOTE ALTERNATE 13mm BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB TO BE CONTINUOUS ACROSS EXPANSION JOINT. BREAK BOND 150 mm (6") ON EACH SIDE OF EXPANSION JOINT.



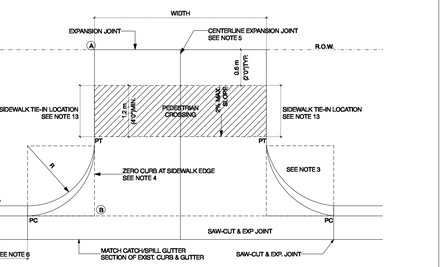
SECTION AA

NOTE ADJUST SLOPE 20mm/m (1/4"/1') MINIMUM TO THE SLOPE OF THE STREET.

SANDARD No. 433S-2 TYPE II DRIVEWAY PER COA REQUIREMENTS

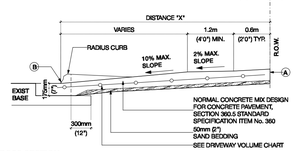
NOTES
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONEVTWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTH-LY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICH-EVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITH-IN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITH-IN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 10%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



PLAN

NOTE ALL DRIVEWAYS SHALL BE SLOPPED TOWARDS THE STREET FROM THE R.O.W. LINE.
ELEVATION OF POINT A ABOVE POINT B IS, TYPICALLY A MINIMUM OF 150mm (6") + 20mm/m (1/4" rise/foot) OVER DISTANCE "X" IN METERS (FEET)



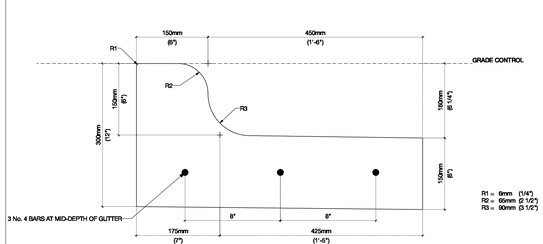
DRIVEWAY VOLUME (ADT)	D = GRADE CHANGE	
	STD.	MAX.
>1500	0%	3%
500 - 1500	3%	6%
<500	6%	15%

CROSS SECTION

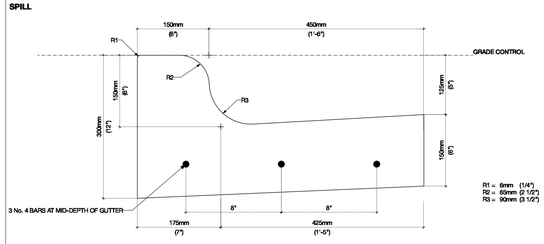
NOTE REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

ALLOWABLE GRADES DIAGRAM

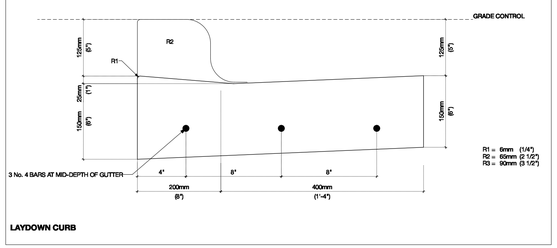
SANDARD No. 430S-2 REINFORCED CURB & GUTTER SECTION



SPILL

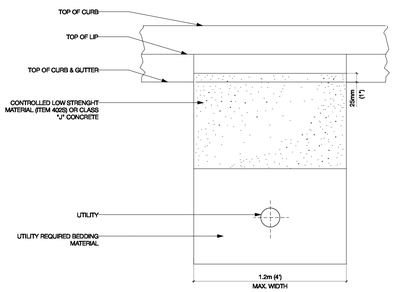


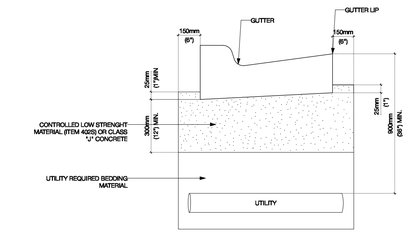
CATCH



LAYDOWN CURB

SANDARD No. 430S-4 CONCRETE BACKFILL UNDER CURB & GUTTER





2204.AVG VW CD-03.vwx

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PROJECT NUMBER	PROJECT ADDRESS
2204.AVG	4014 AVENUE G AUSTIN, TX 78705
AVENUE G	
SHEET SCALE	ISSUE DATE / ISSUANCE
N/A	2023-06-19 / PERMIT

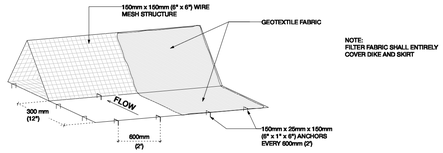
SHEET TITLE / DRAWING
CODE COMPLIANCE
COA STANDARD DETAILS

SHEET NUMBER
A0.02

INDIGED

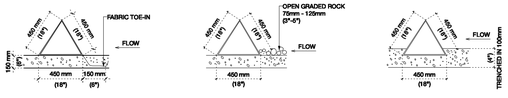
SANDARD No. 628S TRIANGULAR SEDIMENT FILTER DIKE

NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 MM (3-5") OPEN GRADED ROCK OR TOTED-IN 150 MM (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 MM (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 MM (6") WIRE STAPLES ON 600 MM (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (3/8 ") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 MM (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 MWX150 MM @ GA. (6"X6") WIRE MESH, 400 MM (16") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 MM (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.



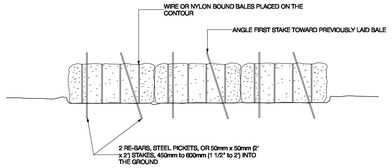
INSTALLATION DETAIL OPTIONS BELOW

1. TOE-IN 150mm (6") MINIMUM
2. WEIGHTED WITH 75mm - 125mm (3" - 5") OPEN
3. TRENCHED IN 100mm (4")
4. CONTINUOUS BACKING/PLANKS ON IMPERVIOUS SURFACES

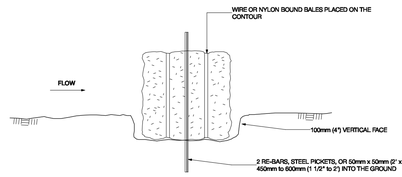


SANDARD No. 628S-1 HAY BALE DIKE

NOTES
1. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 100 mm (4").
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY 10M (3/8 ") REBAR STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECTION SHALL BE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
4. WHEN SILT REACHES A DEPTH OF 150 mm (6"), IT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE AS TO NOT CREATE A SILTATION PROBLEM.
5. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE BALE AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED SPOIL DISPOSAL SITE.



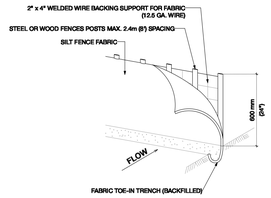
ANCHORING DETAIL

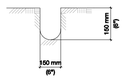


EMBEDDING DETAIL

SANDARD No. 642S-1 SILT FENCE

NOTES
1. Steel or wood posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. post must be embedded a minimum of 300 mm (12 inches). If wood posts cannot achieve 300 mm (12 inches) depth, use steel posts.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench must be a minimum of 150 mm (6 inches) deep and 150 mm (6 inches) wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence fabric should be securely fastened to each steel or wood support post or to woven wire , which is in turn attached to the steel or wood fence post.
5. Inspection shall be made weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reaches a depth of 150 mm (6 inches). the silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

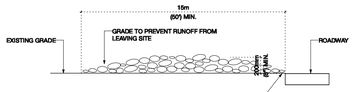




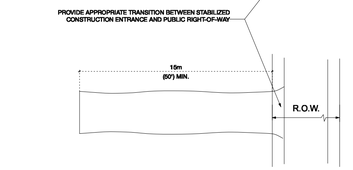
TRENCH CROSS SECTION

SANDARD No. 641S-1 STABILIZED CONSTRUCTION ENTRANCE

NOTES
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



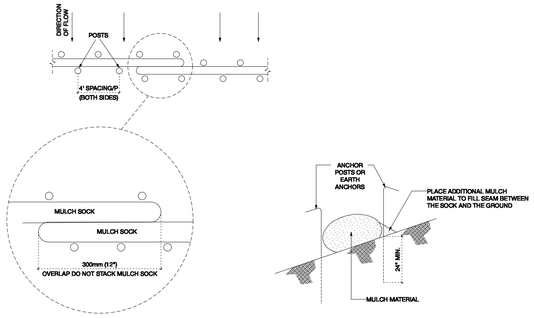
PROFILE



PLAN VIEW

SANDARD No. 648S-1 MULCH SOCK

NOTES
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 Inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 Inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 Inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, TABLE 1.4.5.F1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

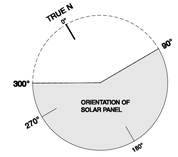


MULCH SOCK MATERIAL

- USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).
- MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.
- LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

RESIDENTIAL SOLAR READY GUIDELINES

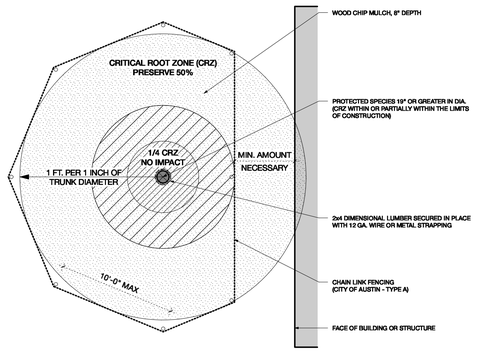
** NEW CONSTRUCTION ONLY **



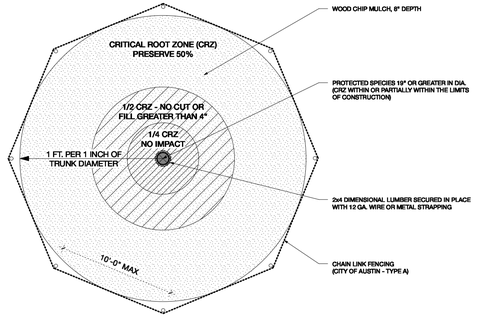
NOTES

1. The total solar-ready zone area shall be not less than 240 SF per dwelling unit with at least one of the zones not less than 100 SF, exclusive of access or setback required by fire code. The solar-ready zone must not be less than 6'-0" on a side.
2. The proposed solar zone should be free of penetrations or obstructions. Care should be taken to avoid obstructions such as chimneys and flues that are utside of the zone but would shade the solar array(s).

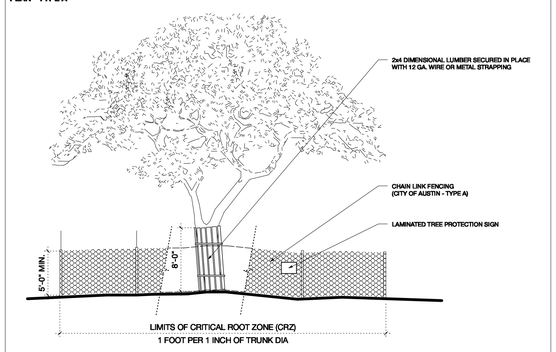
SANDARD No. 610S-2 & 610S-4 COA TREE FENCE - TYPE A



PLAN - TYPE A MODIFIED

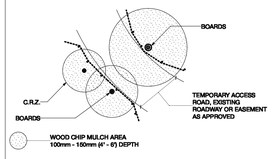


PLAN - TYPE A

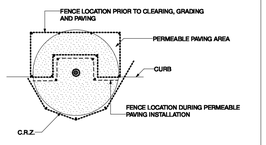


ELEVATION - TYPE A

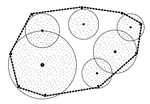
SANDARD No. 610S-1 TREE PROTECTION FENCE LOCATIONS



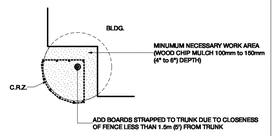
LINEAR CONSTRUCTION THROUGH TREES



TREES IN PAVING AREA



GROUP OF TREES



TREES NEAR CONSTRUCTION ACTIVITY

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REGISTERED ARCHITECT Christopher T. Cobb 17811 STATE OF TEXAS

PROJECT NUMBER	PROJECT ADDRESS
2204.AVG	4014 AVENUE G AUSTIN, TX 78705
SHEET SCALE: N/A	ISSUE DATE: 2023-06-19
	ISSUANCE: PERMIT

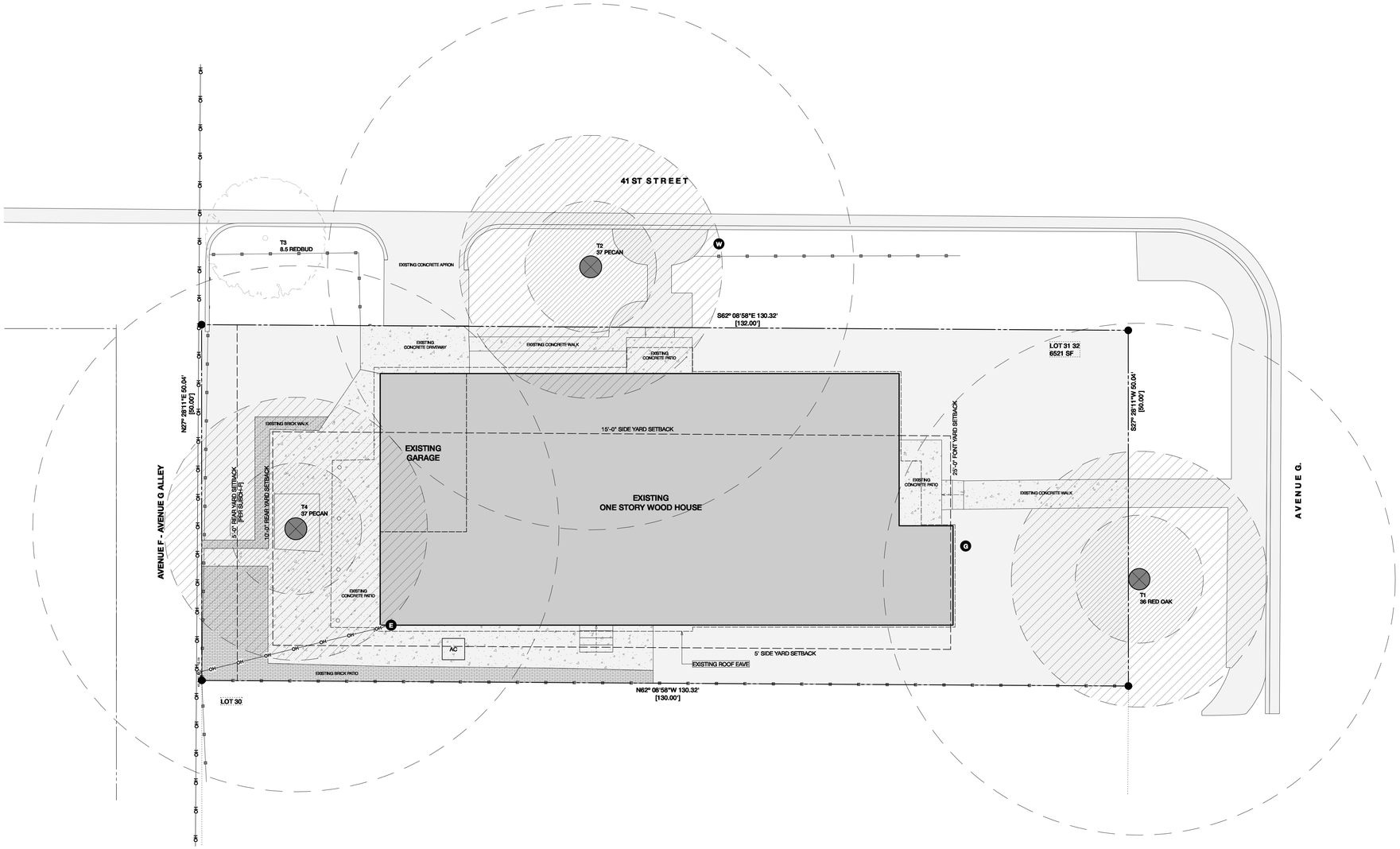
SHEET TITLE / DRAWING: CODE COMPLIANCE
COA STANDARD DETAILS

SHEET NUMBER: A0.03

N PLAN N TRUE

2204.AVG VW.CD-03.vwx

PROPOSED



PLOT PLAN NOTES

1. Contractor shall maintain approved record permit set and permit certificates on job site at all times.
2. All structures must maintain a minimum 7'-6" clearance from Austin Energy energized distribution power lines as measured from end of power pole cross arm to closest face of roof or building element.
3. All topography indicated on site plan drawings represent undisturbed, pre-construction grades.
4. Finish Grade adjacent to the foundation shall be a minimum of 6 inches below the top of slab.
5. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Site shall be graded to drain water away from foundation. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit the minimum slope requirement, drains or swales shall be constructed to ensure drainage away from structure. Impervious surfaces within 10 feet of the building foundation shall be a minimum of 2 percent away from the building (IRC R401.3).
6. The top of slab shall be a minimum of 12 inches plus 2 percent above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device (IRC R403.1.7.3).
7. All environmental protections required on-site and all improvements in the right-of-way such as street gutters, driveway apron, pedestrian walks, and other such Work shall be in strict compliance with the City of Austin Standards.
8. Throughout construction, Contractor shall regularly remove and properly dispose of any accumulated silt and debris from silt fencing.
9. No work shall commence until erosion controls, silt fencing, tree protection fencing and all other required environmental protections have been installed on site.

TREE PROTECTION NOTES

1. All trees and shrubs in the proximity of the construction site shall be carefully checked for damage prior to initiation of the permitted development activity.
2. Pre-construction treatment shall be applied in the appropriate season; ideally the season preceding the proposed construction. At minimum, areas to be treated include the entire critical root zone of trees as depicted on the city approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.
3. Post-construction treatment shall be applied during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application. Alternative organic fertilizer materials are acceptable when approved by the City Arborist.
4. Tree pruning, to provide clearance for the work and/or to remove hazards, shall be performed under the direct supervision of a certified arborist and shall follow standards identified in ANSI A300 (Part 1), Pruning.
5. Tree protection shall be installed prior to the start of any site preparation, clearing, grubbing, or grading, and shall be maintained throughout the duration of construction.
6. All trees not located within the limits of construction and outside of disturbed areas shall be preserved. Existing trees and vegetation indicated on this survey are approximate and not extensive. Field verify locations of all trees and vegetation on site prior to site work.
7. All trees and natural areas within limits of construction or shown on plan to be preserved shall be fully protected to prevent: soil compaction in the root zone from vehicular traffic or storage of equipment or materials; root zone disturbance due to grade changes, wounds to exposed roots, trunk or limbs by mechanical equipment; or other activities detrimental to trees. Protective fences and other measures shall be erected according to the City of Austin standards for tree protection.
8. Tree protection fencing is required for trees within the limits of construction. Fencing should protect the entire critical root zone (CRZ) area. Fencing is required to be chain-link mesh at a minimum height of five feet. An 8-inch layer of mulch within the entire available root zone area is required for trees which have any disturbance indicated within any portion of the critical root zone.
9. A laminated sign, no smaller than 8.5 x 11 inches, shall be posted on each tree protective device, and at least every 100 linear feet on protective fencing, identifying the following information:

   Tree & root protection zone, per City of Austin code [chapter 25-8, subchapter b, article 1) this protective device is to remain in place for the entirety of the development project and illegal removal is subject to fines and work suspensions. Additional information can be obtained at the City Arborist (512-974-1876) web site (http://www.ci.austin.tx.us/trees). Zona de protección del árbol y las raíces: el dispositivo protector debe quedarse en el lugar para la totalidad del proyecto de la construcción. Para información adicional, contacta la arborista municipal (512) 974-1876 o HTTP://WWW.CI.AUSTIN.TX.US/TREES/TREES_SPANISH.HTML

10. Exceptions to installing fences at tree drip lines may be permitted for the following cases: A) Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, the fence shall be erected no more than 2 feet beyond the area of disturbance unless approved by the City Arborist; B) When permeable paving is to be installed within a tree's critical root zone, the fence shall be erected at the outer limits of the permeable paving area (prior to any site grading so that this enclosed area is graded separately to minimize root damage); C) When trees are located close to a proposed building or other construction activity, the fence shall be erected up to 10 feet to allow work space between the fence and the structure. Apply organic mulch to a depth of 8 inches in the unprotected root zone area; D) When there are street-side pedestrian walkways, fences shall be constructed in a manner that does not obstruct safe passage; E) When there are severe space constraints due to tract size or other special requirements, the contractor shall contact the City Arborist to discuss alternatives.
11. When any of the exceptions listed above will result in a fence being located closer than five (5) feet (1.5 meters) to a tree trunk, the contractor shall also protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branches).
12. Use of heavy equipment over any area of the full CRZ of protected trees should be avoided. When unavoidable, Contractor shall provide 3/4" plywood over 2x4 lumber over 12" layer of mulch to bridge over the roots and prevent soil/root compaction. After construction is completed, Contractor shall spread mulch around site to leave a max layer of 3" within root zones.
13. Erosion and sedimentation control shall be installed and maintained in a manner that does not result in soil build-up within tree drip lines.
14. Trees shown to be removed shall be removed in a manner that has no impact on existing trees to be preserved.
15. All roots that are exposed during construction shall be pruned flush with the soil. Backfill root areas with good quality top soil within 2 days of exposure or cover with organic material to reduce soil temperature and minimize water loss.
16. All cuts to oak trees shall be painted promptly (within 10 minutes or less) with tree paint.
17. All trenching within critical root zone of trees shall be hand dug or excavated with hand-held supersonic air-jet digging tool. Tunnel under all major tree roots where encountered at trenches.
18. No topsoil dressing greater than 4 inches shall be permitted within the drip lines of trees. No topsoil shall be placed higher than the root flare of a tree.
19. City Arborist may require additional tree protection before or during construction. Verify and coordinate all requirements as necessary.
20. All damage resulting from tree removal or pruning shall be repaired or remediated at the Contractor's own expense.

TREE LIST

TAG	DIA.	SPECIES	DEMO	PROTECTED	HERITAGE	CRZ (Radius)
T1	36"	RED OAK	-	√	√	36'
T2	37"	PECAN	-	√	√	37'
T3	8.5"	REDBUD	-	-	-	
T4	37"	PECAN	-	√	√	37'

NOTE: NO PROPOSED MODIFICATIONS, ADDITIONS, SITE IMPROVEMENTS OR EXTERIOR CONSTRUCTIONS IN THE SCOPE OF WORK

SITE LEGEND

GENERAL STATE:
- NEW/PROPOSED
- EXISTING
- DEMOLISHED

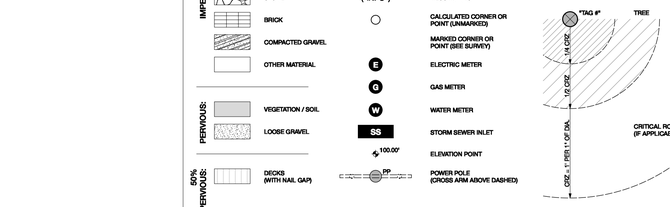
IMPERVIOUS:
- CONCRETE
- STONE
- BRICK
- COMPACTED GRAVEL
- OTHER MATERIAL

PERVIOUS:
- VEGETATION / SOIL
- LOOSE GRAVEL

50% PERVIOUS:
- DECKS (WITH NAIL GAP)

- FACE OF STRUCTURE
- FACE OF EAVES
- METAL FENCE
- WOOD FENCE
- OH — OH — OVERHEAD UTILITY
- ("INFO") RECORD INFO
- CALCULATED CORNER OR POINT (UNMARKED)
- MARKED CORNER OR POINT (SEE SURVEY)
- E — ELECTRIC METER
- G — GAS METER
- W — WATER METER
- SS — STORM SEWER INLET
- 100.00' — ELEVATION POINT
- PP — POWER POLE (CROSS ARM ABOVE DASHED)

- UG — UG — UNDERGROUND UTILITY
- WW — WW — WASTE WATER LINE
- W — W — WATER LINE
- G — G — GAS LINE
- LOC — LOC — LIMITS OF CONSTRUCTION
- *TAG #* — TREE
- CRZ - 1' PER 1.1 OF DIA. — CRITICAL ROOT ZONE (IF APPLICABLE)



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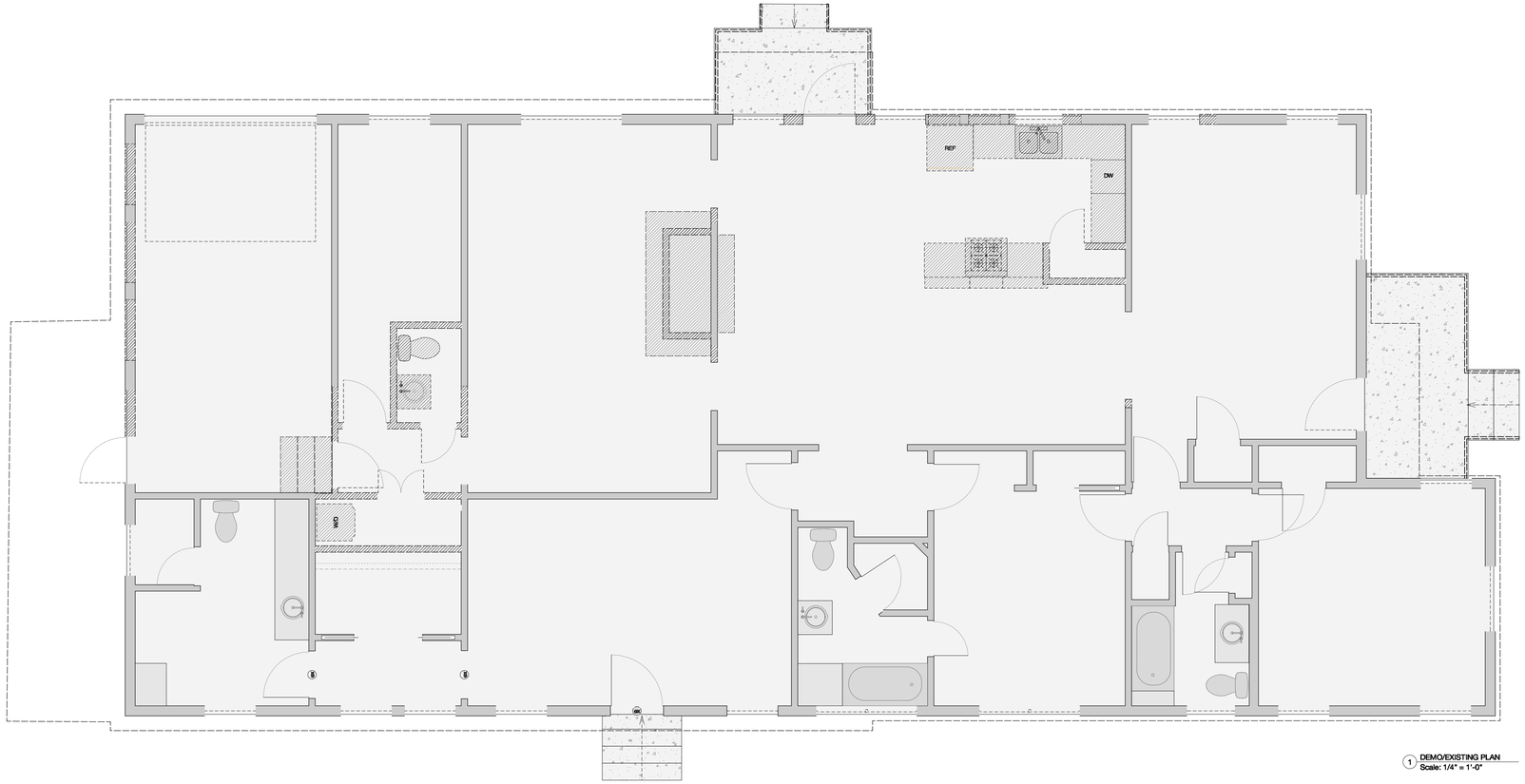
PROJECT NUMBER	PROJECT ADDRESS
2204.AVG AVENUE G	4014 AVENUE G AUSTIN, TX 78705
SHEET SCALE: 1/8" = 1'-0"	
ISSUE DATE: 2023-06-19	ISSUANCE: PERMIT

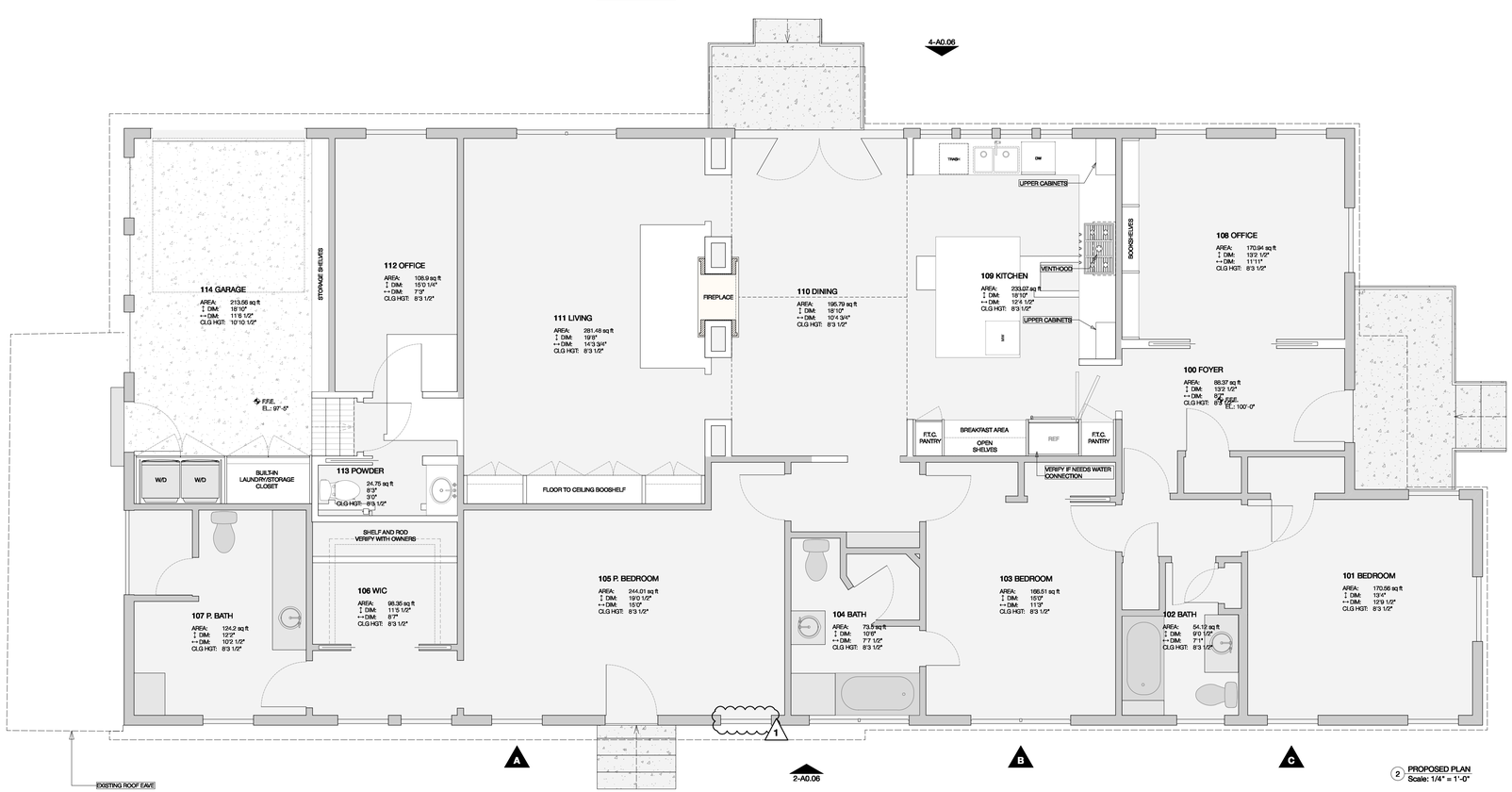
SHEET TITLE / DRAWING: **CODE COMPLIANCE**
PLOT PLAN

SHEET NUMBER: A0.04

2204.AVG VW.CD-03.vwx



1 DEMO/EXISTING PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED PLAN
Scale: 1/4" = 1'-0"

CODE COMPLIANCE NOTES

1. Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by Section R301 of the International Residential Code. The construction of buildings and structures in accordance with the provisions of Section R301 of the International Residential Code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load resisting elements to the foundation.
2. Where a building of otherwise conventional construction contains structural elements meeting or exceeding the limits of Section R301 of the International Residential Code, or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. Design and engineering of structural components including the foundation, beams, posts, structural framing, connectors, and fasteners are not in the Architect's scope and must be provided by other qualified design professionals prior to construction.
3. All Habitable Spaces, except Kitchens, shall not have a floor area of less than 70 S.F. and shall not have a dimension less than 7 feet in any horizontal direction. Habitable Spaces are rooms or spaces in a building used for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, hallways, storage or utility spaces, or other similar spaces are not considered habitable spaces.
4. Habitable Space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms, laundry rooms, and utility rooms shall have a ceiling height of not less than 6 feet 8 inches. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet. The ceiling height above bathroom and toilet fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower head shall have a ceiling height of not less than 6 feet 8 inches above an area of not less than 30 inches by 30 inches at the shower head.
5. Operable window openings with sills less than 24 inches above finished floor and greater than 72 inches above finished grade or other exterior surface shall have fall protection in compliance with Section R312.2 of the International Residential Code.
6. Site built windows shall comply with Section 2404 of the International Building Code.
7. Gypsum Board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall be glass mat gypsum, fiber-reinforced gypsum, non-asbestos fiber cement, or non-asbestos fiber mat reinforced cementitious material that conforms to ASTM C 1396, C 1178, or C1278.
8. Wall coverings and assemblies shall be provided in full compliance with Chapter 7, including the local amendments by the governing jurisdiction, if any, of the International Residential Code.
9. Roof coverings and assemblies shall be provided in full compliance with Chapter 9, including the local amendments by the governing jurisdiction, if any, of the International Residential Code.
10. Chimneys and fireplaces shall be provided in full compliance with Chapter 10, including the local amendments by the governing jurisdiction, if any, of the International Residential Code.

EGRESS NOTES

1. The width of a hallway shall not be less than 36 inches.
2. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side hinged, and shall provide a clear width of not less than 32 inches where measured between the face of door and the stop, with the door open 90 degrees. The clear height of the door opening shall not be less than 78 inches in height measured from top of the threshold to the bottom of the stop. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
3. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served and not less than 36 inches in length in the direction of travel. The slope of landings shall not exceed 2 percent or 1/4" vertical drop per 12 inches horizontally. Landings at exterior doors shall not be more than 1 1/2" inches from the top of the threshold.
4. Basements, habitable attics, and every sleeping room shall have not less than operable emergency escape and rescue opening (ERO). EROs shall open directly into a public way, or to a yard or court that opens to public way. EROs shall be operational from the inside of the room without the use of keys, tools, or special knowledge. Window opening device complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.
5. Emergency escape and rescue openings shall have a net clear opening of not less than 5.0 S.F. for windows at grade level and a net clear opening of not less than 5.7 S.F. for windows above grade level. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of opening shall not be less than 24 inches and the net clear width shall not be less than 20 inches.
6. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with the requirements of Section R310.2.3 of the International Residential Code. Dwellings shall be provided with a means of egress that is a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

FIRE PROTECTION NOTES

1. In combustible construction, fire-blocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space. Fire-blocking shall be provided in wood-framed construction in the following locations:
   - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows: 1.1) Vertically at the ceiling and floor levels. 1.2) Horizontally at intervals not exceeding 10 feet.
   - At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
   - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with IRC R302.7.
   - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements
   - Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
   - Between chimneys/fireplaces and framing, see IRC R1003.19.
2. Fire-blocking materials shall consist of 2x lumber or other code approved materials - Refer to code for additional requirements and information (IRC R302.11).
3. In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draft-stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draft-stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draft-stopping shall be provided in floor-ceiling assemblies under the following circumstances:
   - Ceiling is suspended under the floor framing.
   - Floor framing is constructed of truss-type open-web or perforated members
4. Components and assemblies for draft-stopping shall consist of 1/2" min. Gypsum Board or other code approved materials - Refer to code for additional requirements and information (IRC R302.12).
5. Smoke Detectors (R313.2): Smoke detectors and carbon monoxide detectors shall be hard wired, interconnected, and shall have a battery back-up. Alarms must comply with NFPA 72 and listed to UL 217. Maintain 3 feet minimum clearance from bathrooms, forced air registers, or ends of ceiling fans blades. Maintain 20 feet minimum clearance from permanently installed cooking appliance.
6. Projects requiring a full residential sprinkler system must be designed, installed and tested in accordance with the NFPA 13D or the IRC P2904 standards. The plans for the sprinkler system must be designed and installed by a licensed sprinkler contractor for NFPA 13D systems or a licensed plumber with the IRC P2904 endorsement on their license. The sprinkler plans must be submitted, reviewed, approved, and inspected by the Fire Department prior to covering the walls and ceilings. Provide signage at main water shutoff. Owner's manual shall be provided to Owner.
7. Doors between garage and interior of dwelling shall be rated no less than 20 min., weather-stripped and sealed, and equipped with a self-closing device.
8. Ceilings between garage and habitable spaces shall be 5/8 inch thick Type X gypsum Board.

SAFETY GLAZING NOTES

1. All glazing installed at hazardous locations as defined in Section R308 of the International Residential Code shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sand-blasted, ceramic-fired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.
2. Hazardous locations for glazing generally include, but are not limited to:
   - In door panels
   - Within 24 inches of a door edge and less than 60 inches above walking surface and is on the in-swing side
   - At walk-through hazards (meeting these 4 conditions: glazing is greater than 9 S.F., AND lower edge is less than 18 inches, AND upper edge is above 36 inches above walking surface, AND within 36 inches horizontal of a walking surface)
   - In wet areas
   - At Skylights and sloped glazing
   - Areas less than 36 inches above walking surface and within 36 inches horizontally of walking surface
   - Areas less than 60 inches from bottom stair landing measured in 180 degree arc from lowest tread nosing and greater than 36 inches above landing
3. Refer to Section R308 of the International Residential Code for detailed requirements and exemptions of safety glazing at hazardous locations.

LEGEND

GENERAL STATE:
- NEW/PROPOSED
- EXISTING
- DEMOLISHED

IMPERVIOUS PAVING:
- CONCRETE
- STONE
- BRICK
- COMPACTED GRAVEL
- OTHER MATERIAL

PERVIOUS:
- VEGETATION / SOIL
- LOOSE GRAVEL

50% PERVIOUS:
- DECKS (WITH NAIL GAP)

EXTERIOR MATERIALS:
- SHINGLES
- METAL ROOF
- VERT. CLADDING
- HORIZ. CLADDING
- CONCRETE
- STONE
- BRICK
- PCP / STUCCO
- SCREEN

1 — REVISION CLOUD & NUMBER

100 ROOM NAME
AREA: 100 sq ft
DIM: 10'0"
DIM: 10'0"
CLG HGT: 9'0"
— ROOM ID

TOP OF STL. EL: 110'-0"
KEY 01 — MATERIAL TAG / KEY NOTE
DESCRIPTION EL.: 00'-0" — FLOOR / POINT ELEV.

SMOKE / CARBON MONOXIDE DETECTOR, HARD-WIRED

0-A0.00 — EXTERIOR ELEVATION

A — EGRESS & EMERGENCY RESCUE OPENING [EERO]

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REGISTERED ARCHITECT Christopher T. Cobb 17817 STATE OF TEXAS

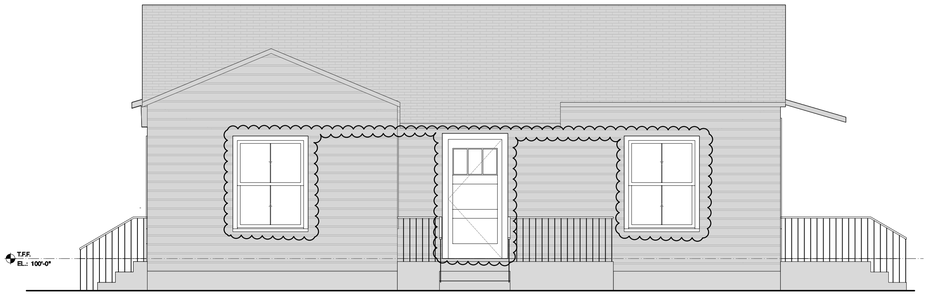
PROJECT NUMBER	PROJECT ADDRESS
2204.AVG	4014 AVENUE G AUSTIN, TX 78756
SHEET SCALE: 1/8" = 1'-0"	
ISSUE DATE: 2023-06-19	ISSUANCE: PERMIT

SHEET TITLE / DRAWING: **CODE COMPLIANCE**
DEMO & LIFE SAFTEY PLAN

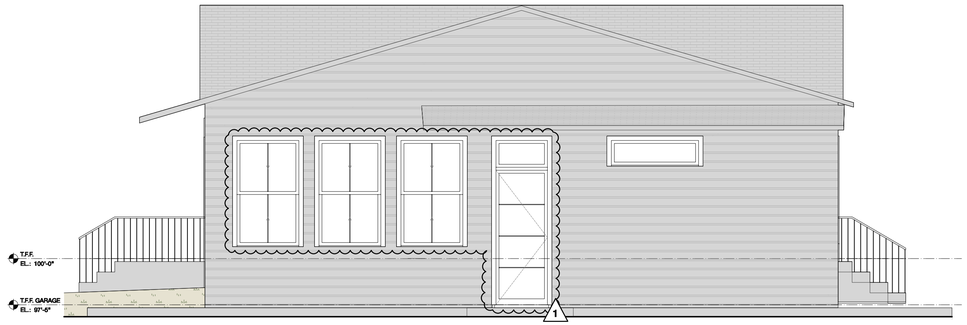
SHEET NUMBER: A0.05 1

N PLAN N TRUE

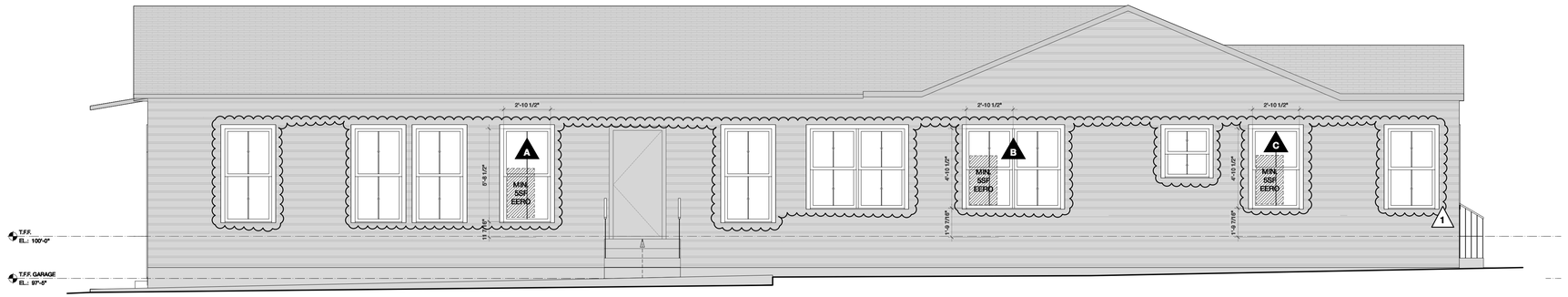
DESIGN



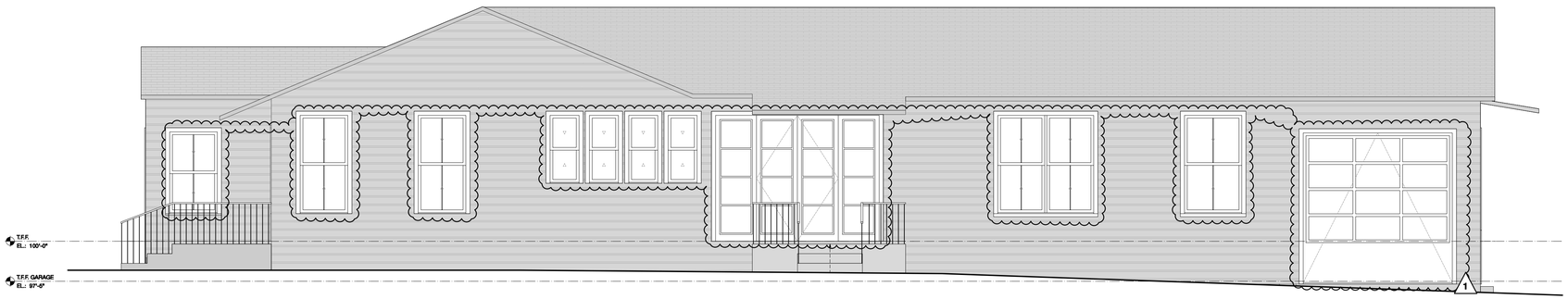
1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 NORTH ELEVATION
Scale: 1/4" = 1'-0"

LEGEND

GENERAL STATE:
- NEW/PROPOSED
- EXISTING
- DEMOLISHED

IMPERVIOUS PAVING:
- CONCRETE
- STONE
- BRICK
- COMPACTED GRAVEL
- OTHER MATERIAL

PERVIOUS:
- VEGETATION / SOIL
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50% PERVIOUS:
- DECKS (WITH NAIL GAP)

EXTERIOR MATERIALS:
- SHINGLES
- METAL ROOF
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- PCP / STUCCO
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1 — REVISION CLOUD & NUMBER

100 ROOM NAME
AREA: 100 sq ft
↔ DIM: 10'0"
↕ DIM: 10'0"
CLG HGT: 9'0"
ROOM ID

TOP OF STL.
EL: 110'-0"
KEY 01
DESCRIPTION
EL.: 00'-0"
ELEVATION CONTROL LINE
MATERIAL TAG / KEY NOTE
FLOOR / POINT ELEV.

SMOKE / CARBON MONOXIDE DETECTOR, HARD-WIRED

0-A0.00
EXTERIOR ELEVATION

A
EGRESS & EMERGENCY RESCUE OPENING [EERO]

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REGISTERED ARCHITECT
Christopher C. Cobb
17817
STATE OF TEXAS

PROJECT NUMBER	PROJECT ADDRESS
2204.AVG	4014 AVENUE G AUSTIN, TX 78705
AVENUE G	

SHEET SCALE	ISSUE DATE	ISSUANCE
1/8" = 1'-0"	2023-06-19	PERMIT

SHEET TITLE / DRAWING
CODE COMPLIANCE
ELEVATIONS

SHEET NUMBER | R
A0.06 1

2204.AVG.VW.CD-04.vwx