

PROP. ADDITION
FOR
PATRICK AND STEPHANIE DAILEY
402 LOCKHART DR.
AUSTIN, TX. 78754

INDEX OF DRAWINGS

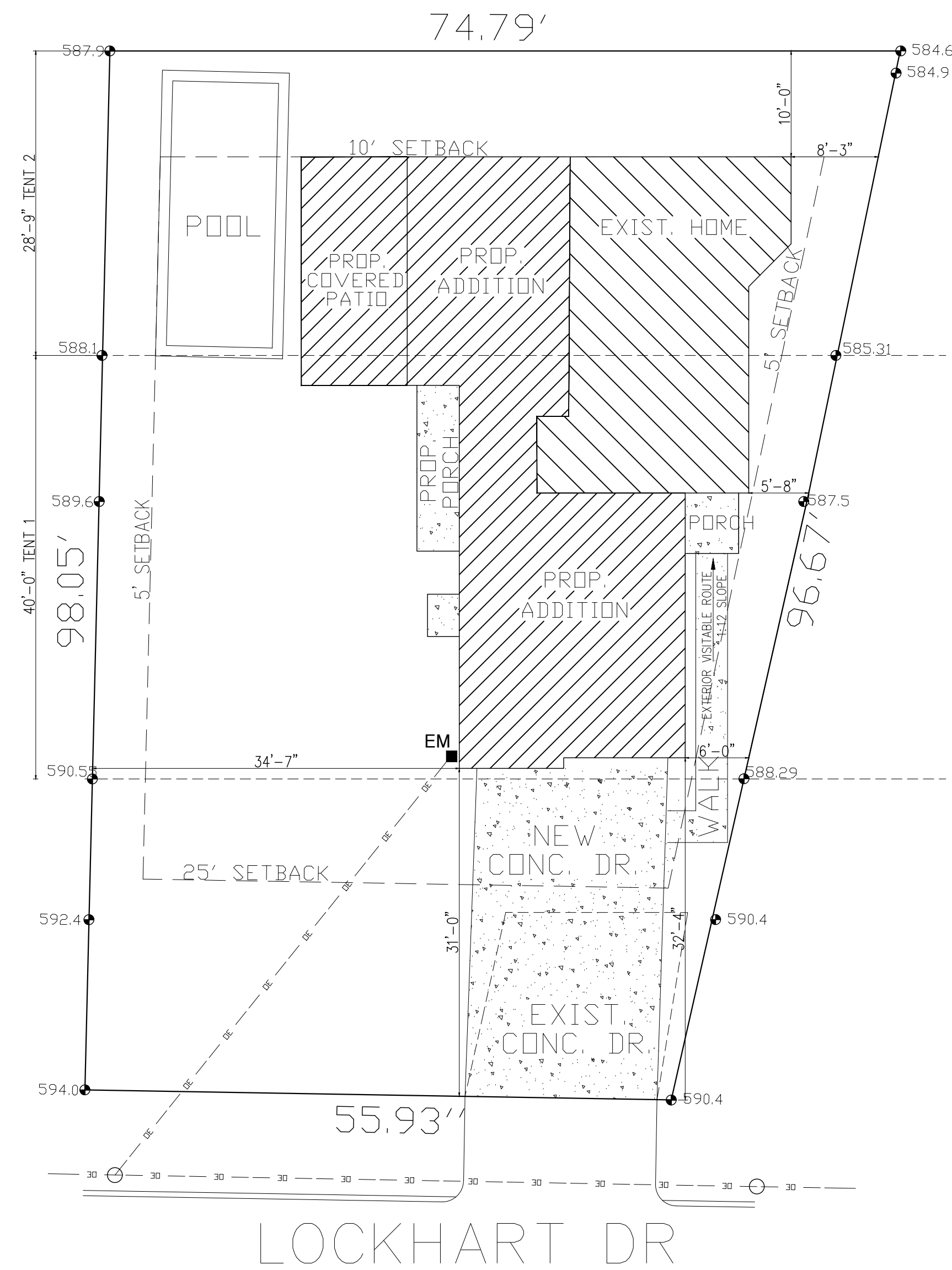
- C1 - COVER / SITE PLAN
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GENERAL PLAN NOTES

1. These plans conform to the 2021 IRC except as noted otherwise or as amended by specific jurisdiction.
2. Living Square Footage is measured to the outside face of the walls. Stairwells are counted once in calculations. Open to below spaces, covered porches & garages not included in calculations.
3. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
4. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where applicable.
5. Called-out dimensions govern over scaled dimensions
6. Details take precedence over drawing notes
7. 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.
8. These plans address the load bearing walls to be removed, the other walls to be removed do not bear load to an extent necessary to address them in this plan.

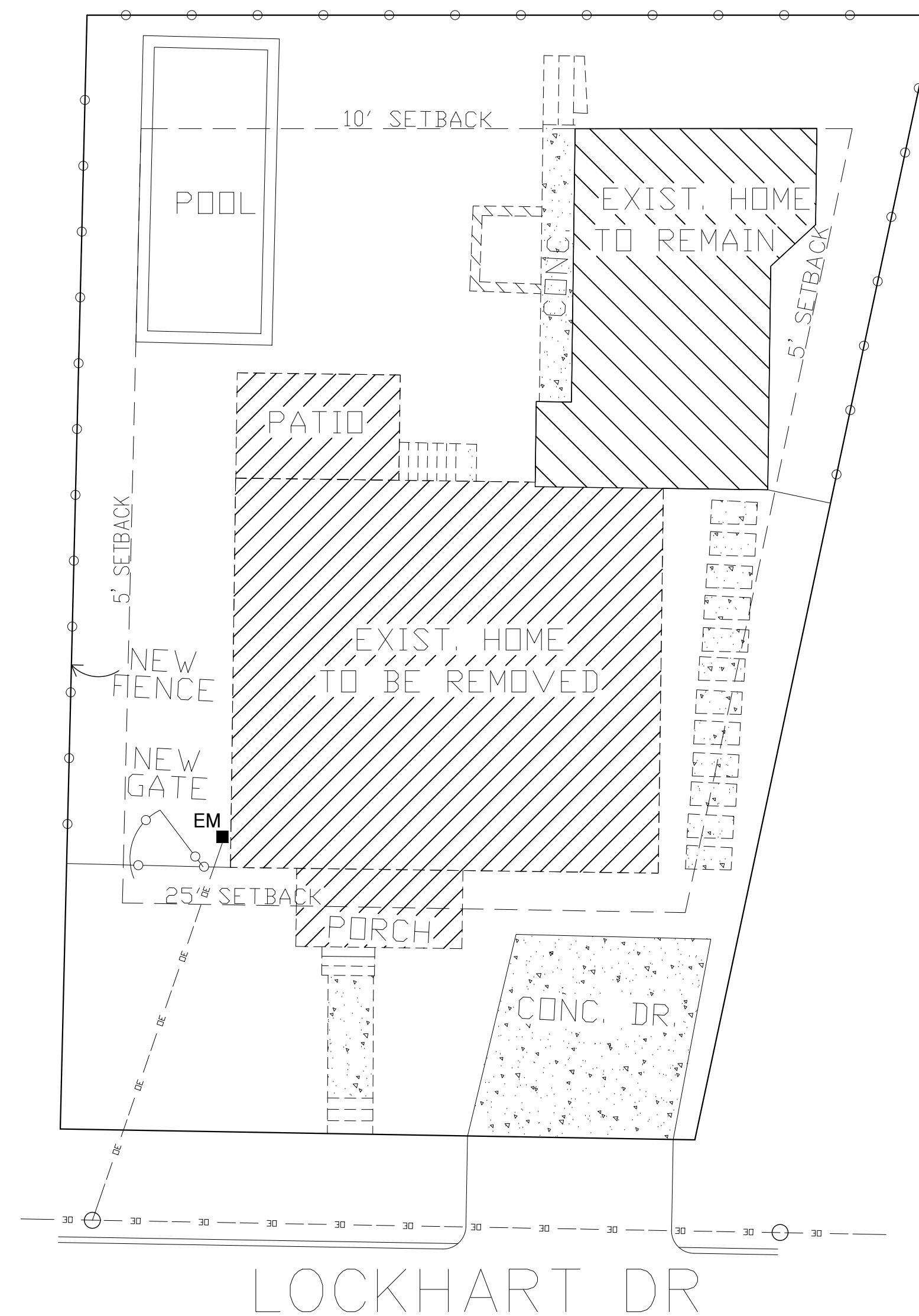
CITY OF AUSTIN MAX. ALLOWED				
LOT SIZE 6454.0 SQ.FT.	F.A.R.	IMPERVIOUS	BUILDING	SQ. FT.
EXIST.1ST FLOOR	619.0	619.0	619.0	SQ. FT.
EXIST. 2ND FLOOR	619.0			SQ. FT.
PROP. 1ST FLOOR	749.0	749.0	749.0	SQ. FT.
PROP. 2ND FLOOR	554.0			SQ. FT.
EXIST.. PORCH		34.0		SQ. FT.
PROP. PORCH		54.0		SQ. FT.
PROP. PATIO		216.0		SQ. FT.
PROP. GARAGE	200.0-200=0	200.0	200.0	SQ. FT.
PROP. LANDINGS		33.0		SQ. FT.
EXIST. DRIVE WAY/WALK		627.0		SQ. FT.
A/C PAD		12.0		SQ. FT.
POOL COPING		74.0		SQ. FT.
POOL EQUIP.		18.0		SQ. FT.
T O T A L	2541.0	2636.0	1568.0	SQ. FT.
PERCENTAGE LOT SIZE 6454.0	39.37%	40.84%	24.30%	
FRONT YARD AREA		1784.0	SQ. FT.	
EXIST. DRIVE WAY/WALK		591.0	SQ. FT.	
PERCENTAGE FRONT YARD SIZE 1784.0.0		33.12%		

NOTE: THAT SINCE THE IMPERVIOUS COVER CALCULATION IS WITHIN 5% OF THE SITE MAXIMUM, AN IMPERVIOUS COVER SURVEY MAY BE REQUIRED UPON COMPLETION OF CONSTRUCTION.



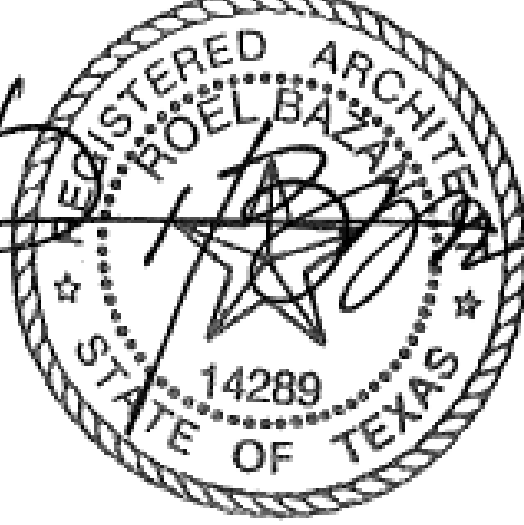
SITE PLAN

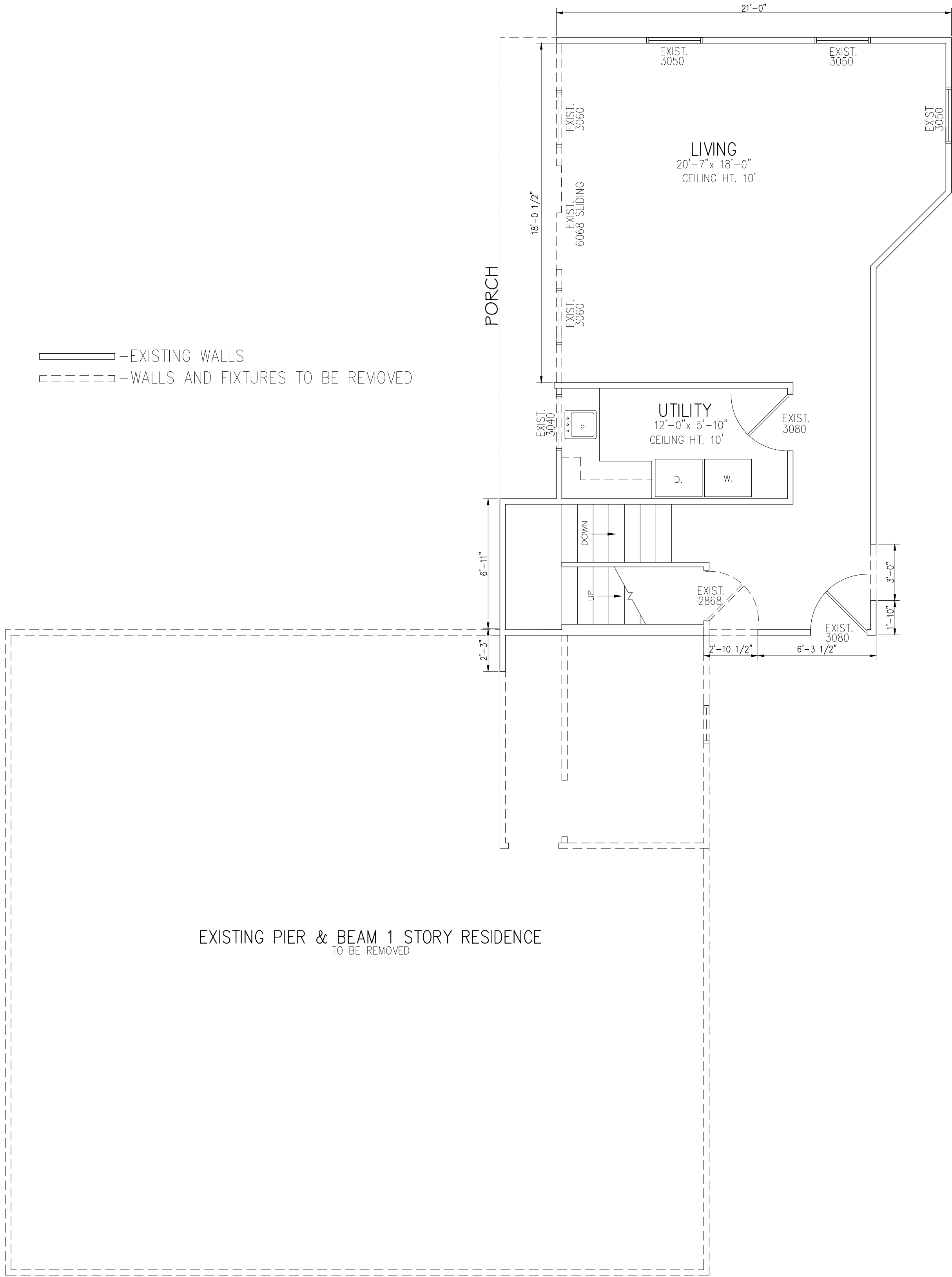
FULL SCALE: 1=20
HALF SCALE: 1=40



DEMO SITE PLAN

FULL SCALE: 1=20
HALF SCALE: 1=40

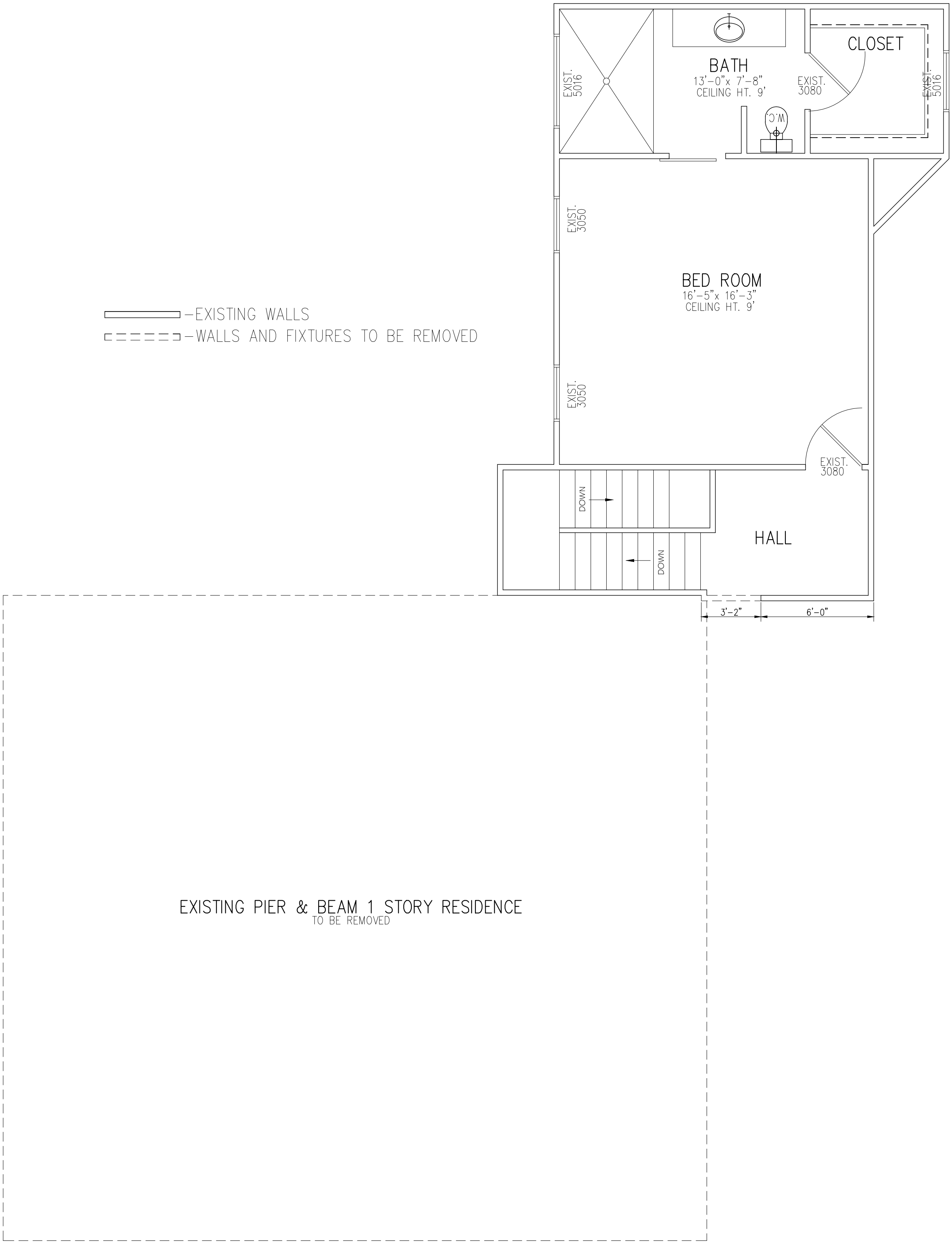
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C1	



EXIST./DEMO 1ST FLOOR PLAN

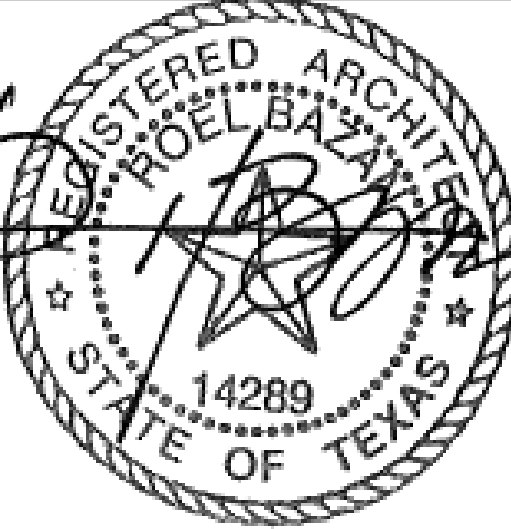
FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"

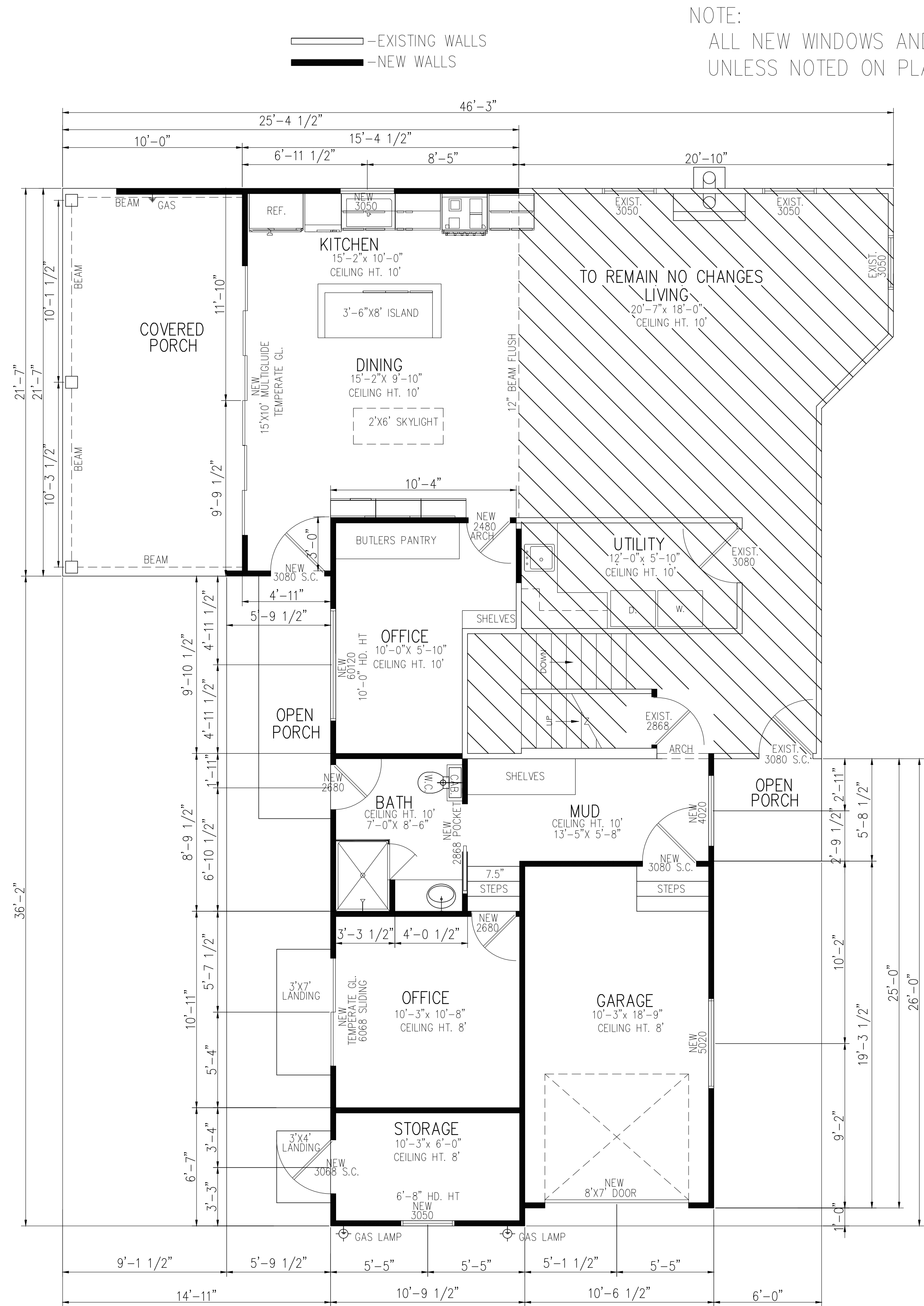
NOTE:
NO CHANGE TO 2ND FLOOR PLAN



EXIST./DEMO 2ND FLOOR PLAN

FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"

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A1	

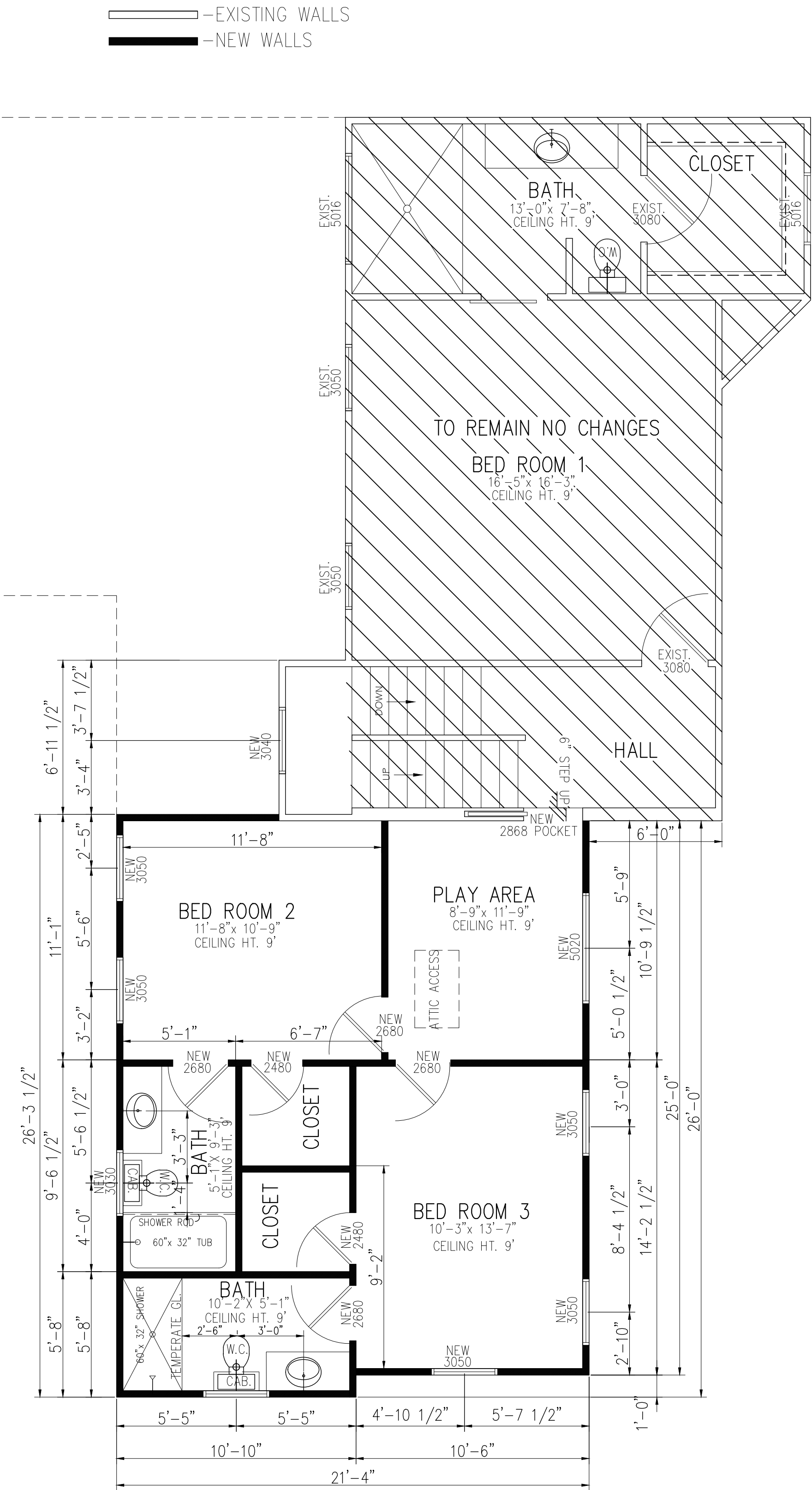


PROP. 1ST FLOOR PLAN

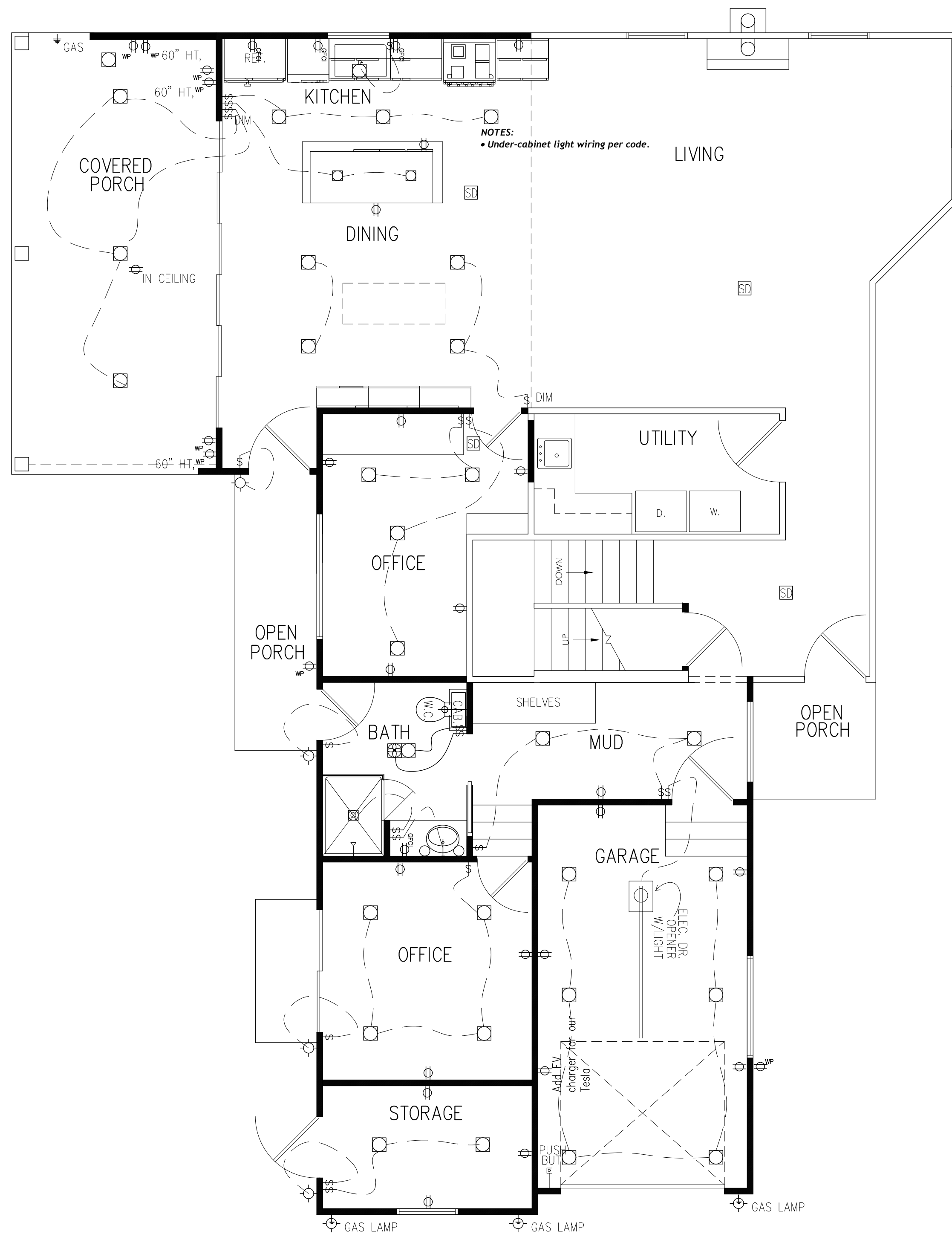
FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"

PROP. 2ND FLOOR PLAN

FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"



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A2	



PROP. 1ST FL. ELEC. PLAN

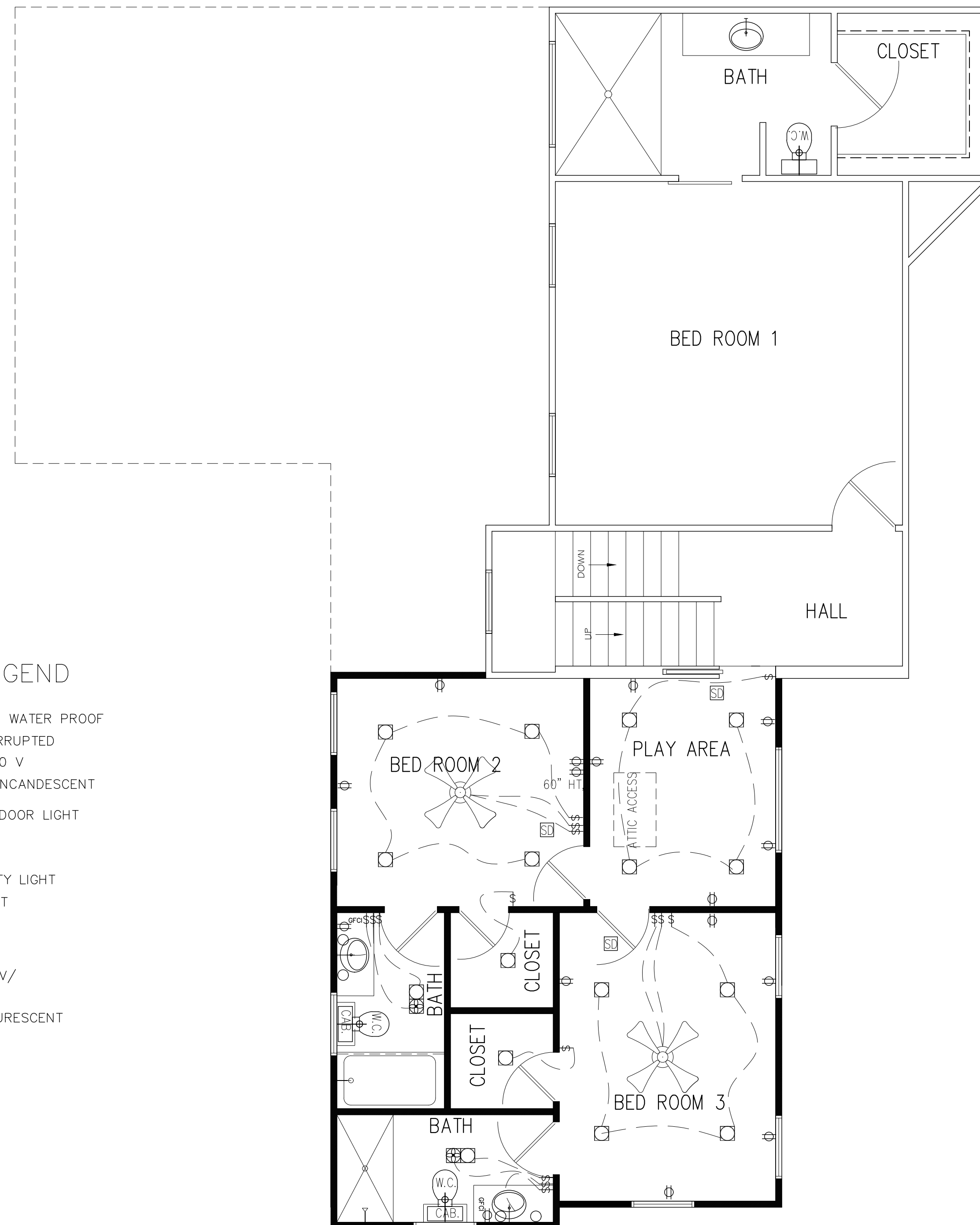
FULL SCALE: $1/4" = 1'-0"$
HALF SCALE: $1/8" = 1'-0"$

NOTE:

RT4. SMOKE AND CARBON MONOXIDE ALARMS: Smoke and Carbon Monoxide alarms throughout the dwelling need to be up to compliance. This applies to alterations, repairs & additions as well as new construction per 2021 IRC R314.2.2.

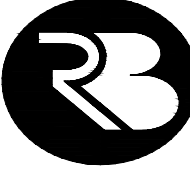
SMOKE ALARMS: PER 2021 IRC R314, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE SMOKE ALARMS – HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FT. FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION, AND IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. NOTE: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS/REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE.

CARBON MONOXIDE ALARMS: PER 2021 IRC R315, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE CARBON MONOXIDE ALARM – HARD WIRED WITH BATTERY BACKUP, 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/OR HAVE AN ATTACHED GARAGE.



PROP. 2ND FL. ELEC. PLAN

FULL SCALE: $1/4" = 1'-0"$
HALF SCALE: $1/8" = 1'-0"$

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A3	

R.302.3 VISITABLE BATHROOMS

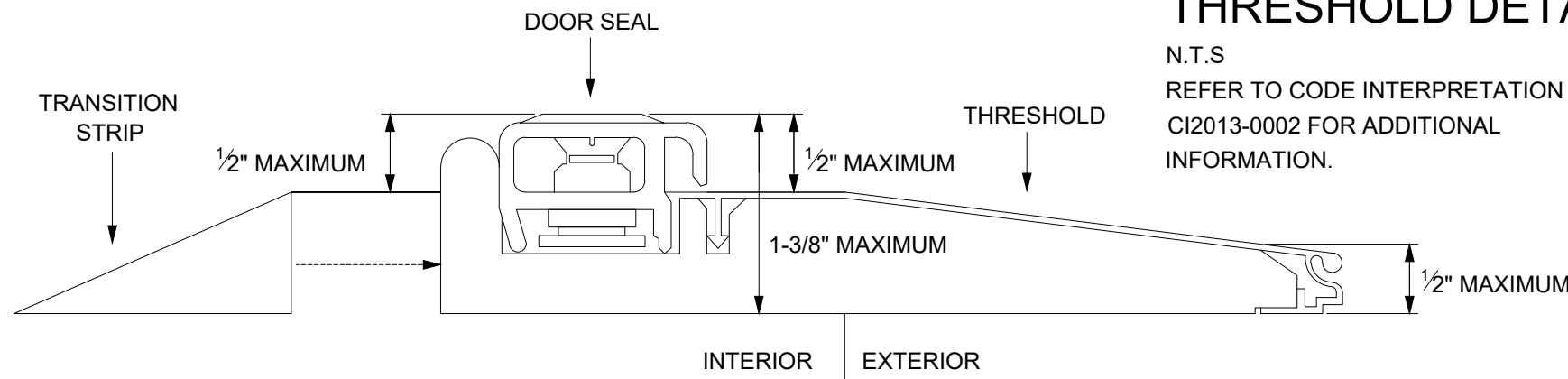
- 1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- 2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- 3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.6 VISITABLE DWELLING ENTRANCE

- 1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP 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.

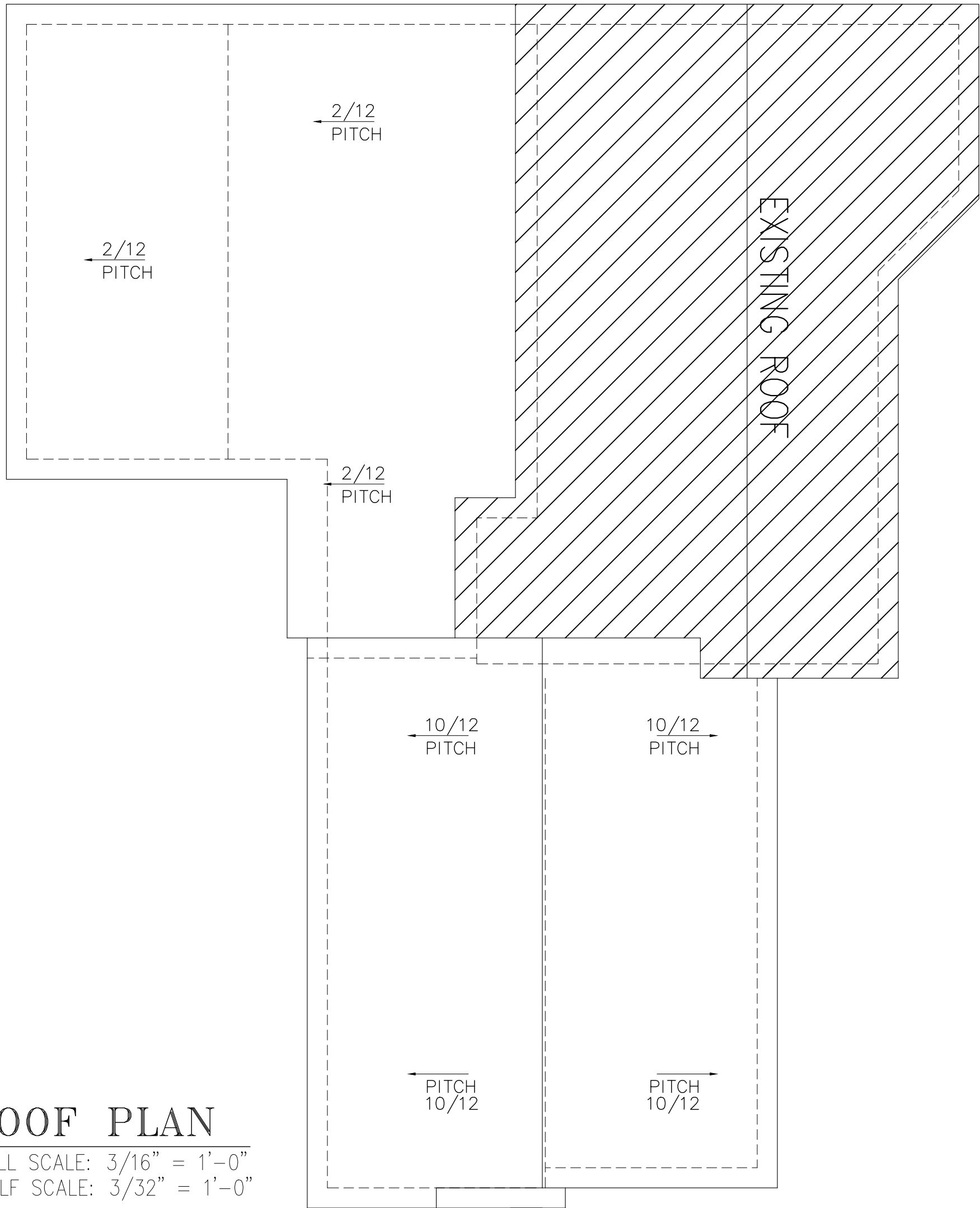
R.320.7 VISITABLE DWELLING ROUTE

- 1. 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



THRESHOLD DETAIL

N.T.S
REFER TO CODE INTERPRETATION
CI2013-0002 FOR ADDITIONAL
INFORMATION.

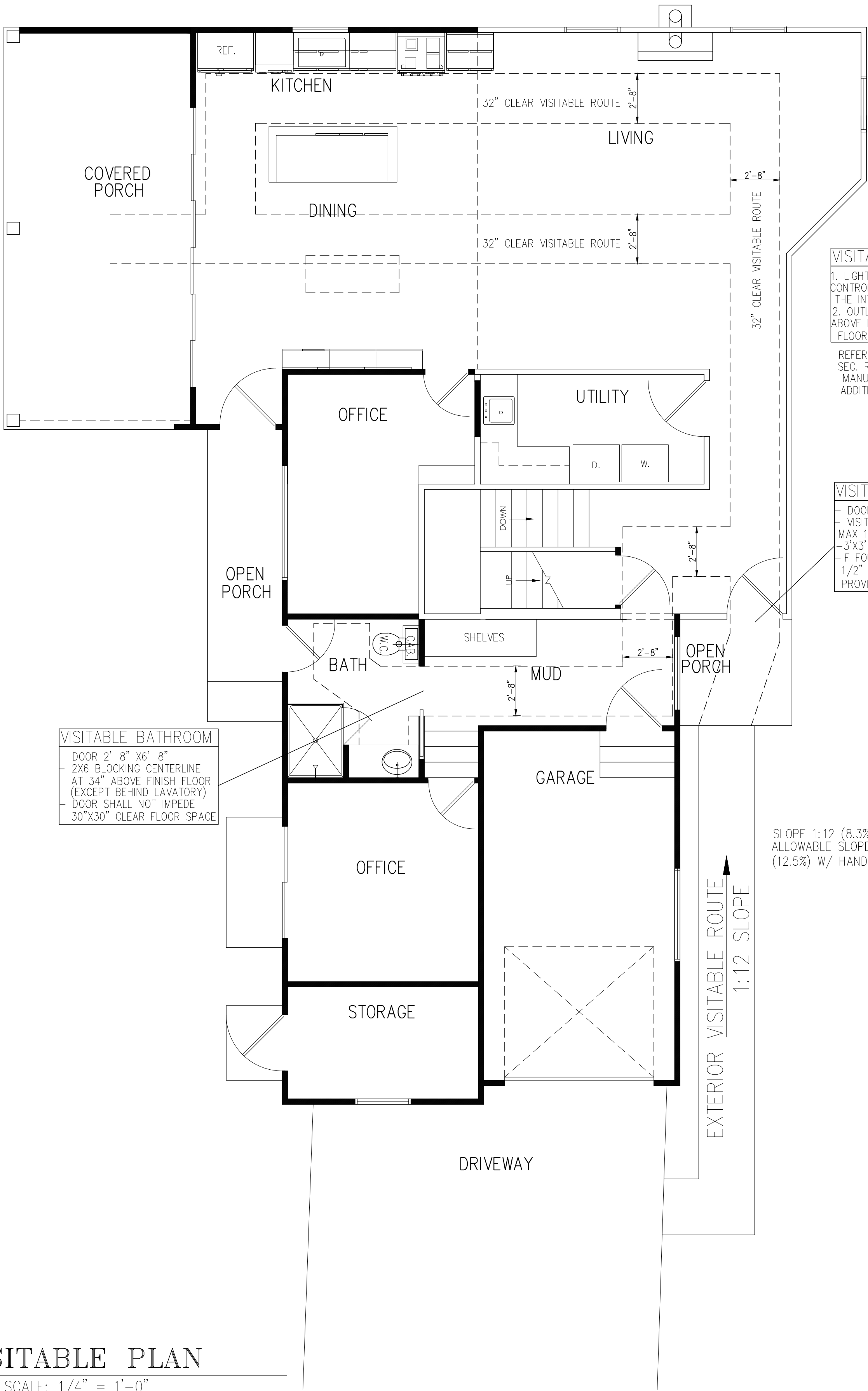


ROOF PLAN

FULL SCALE: 3/16" = 1'-0"
HALF SCALE: 3/32" = 1'-0"

VISITABLE PLAN

FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"



VISITABLE NOTES:

- 1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLES NO HIGHER THEN 48" ABOVE THE INTERIOR FLOOR LEVEL
- 2. OUTLETS AND RECEPTACLES MIN. 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS.

REFER TO ORDINANCE No. 20140130-021
SEC. R320 VISITABLE& BUILD. CRITERIA
MANUAL SEC. 4.4.7 VISITABILITY FOR
ADDITIONAL REQUIEREMENTS AND INFO.

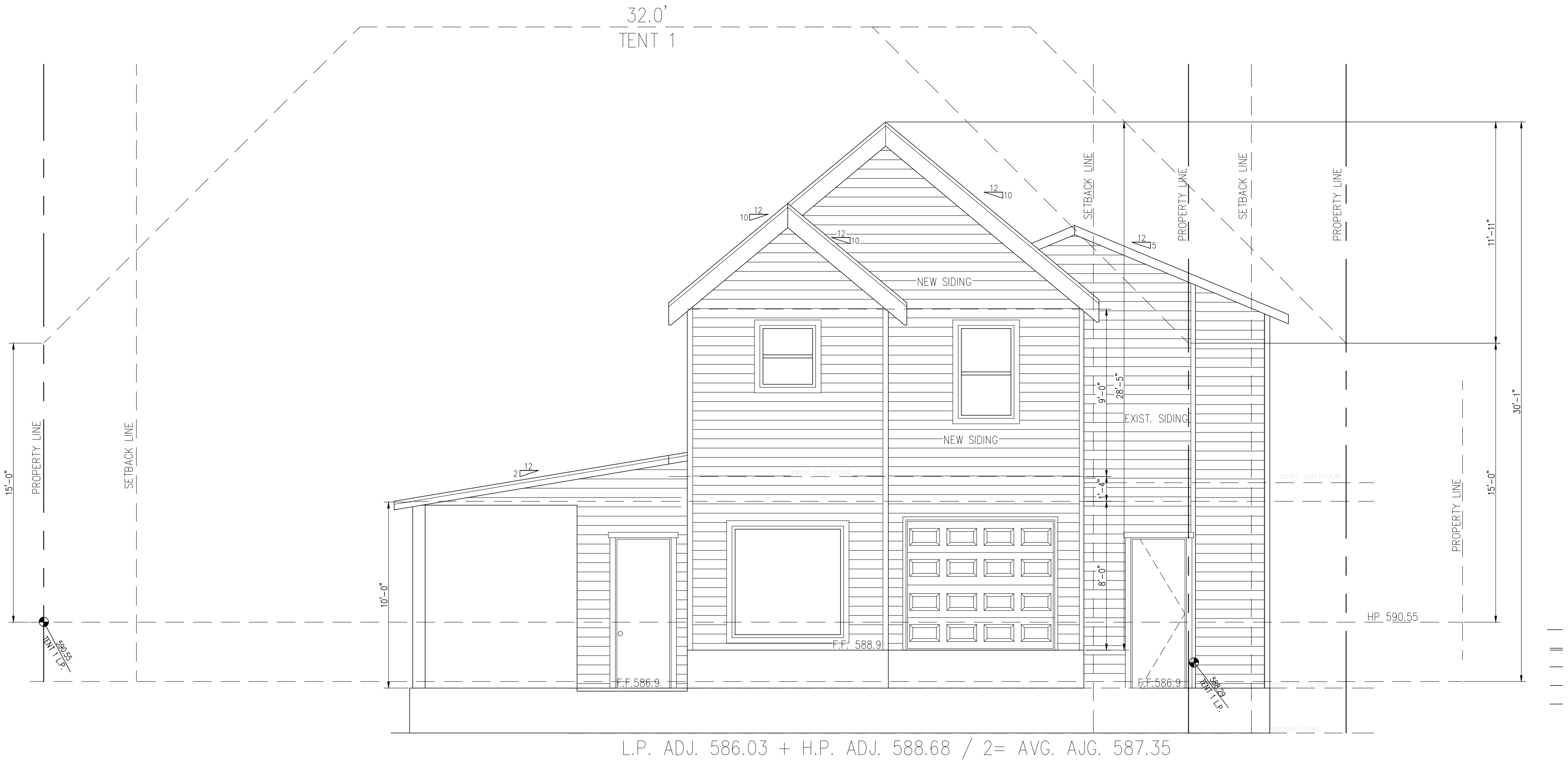
VISITABLE ENTRANCE

- DOOR 3'-0" X6'-8"
- VISITABLE NO-STEP ENTRY
- MAX 1/2" BEVELED THRESHOLD
- 3'X3' LANDING W/MAX SLOPE 1/4"/FT
- IF FOUNDATION PLANS SHOW MORE THEN 1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL

SLOPE 1:12 (8.3%)
ALLOWABLE SLOPE 1:8
(12.5%) W/ HANDRAILS

EXTERIOR VISITABLE ROUTE
1:12 SLOPE

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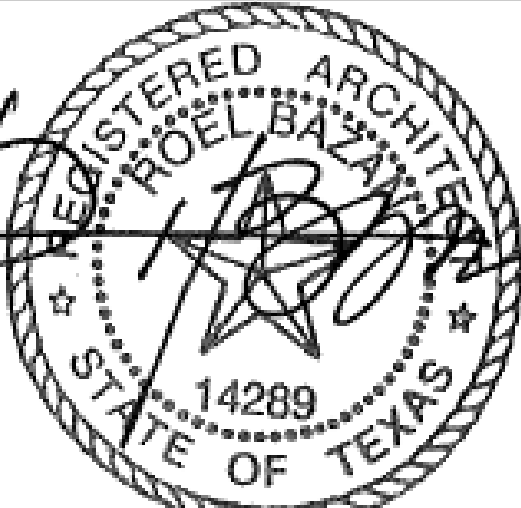
FRONT ELEVATION

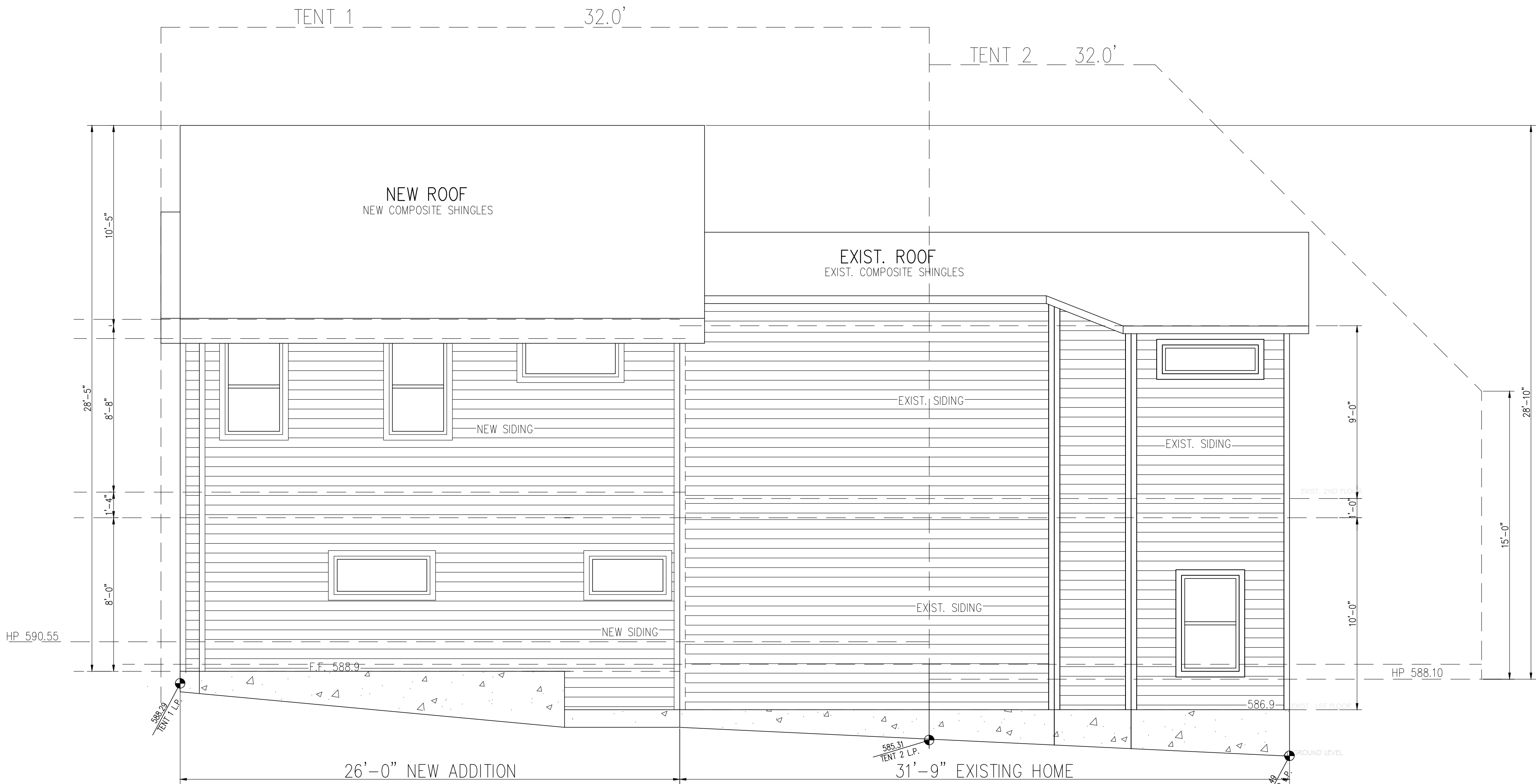
FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"



REAR ELEVATION

FULL SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"

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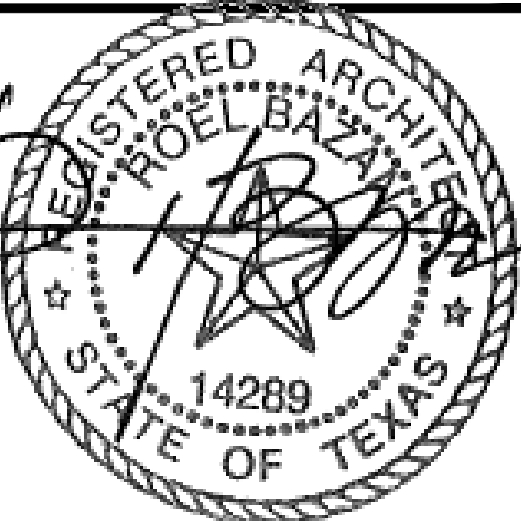
RIGHT ELEVATION

FULL SCALE: 1/8" = 1'-0"
HALF SCALE: 1/16" = 1'-0"

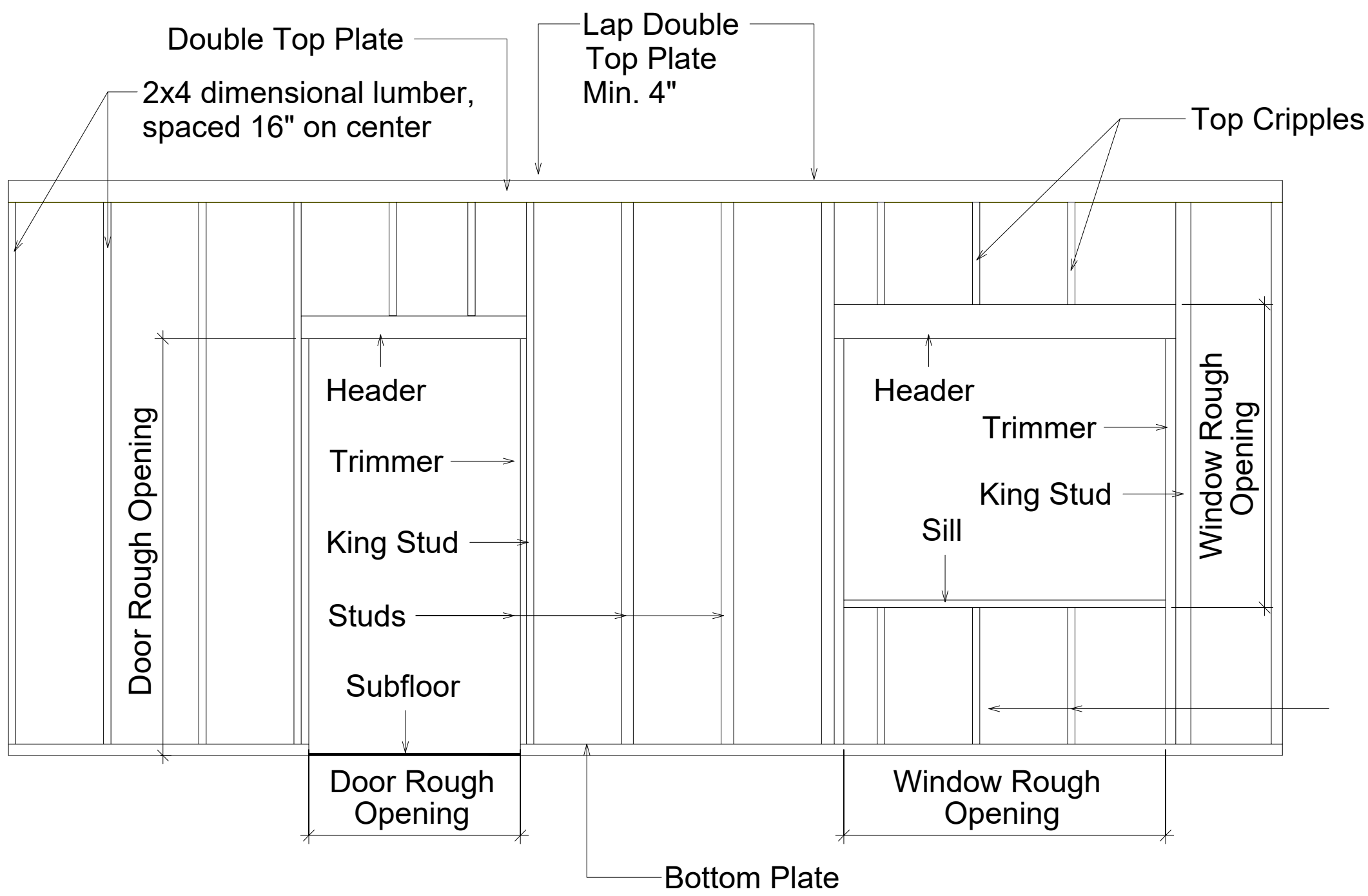


LEFT ELEVATION

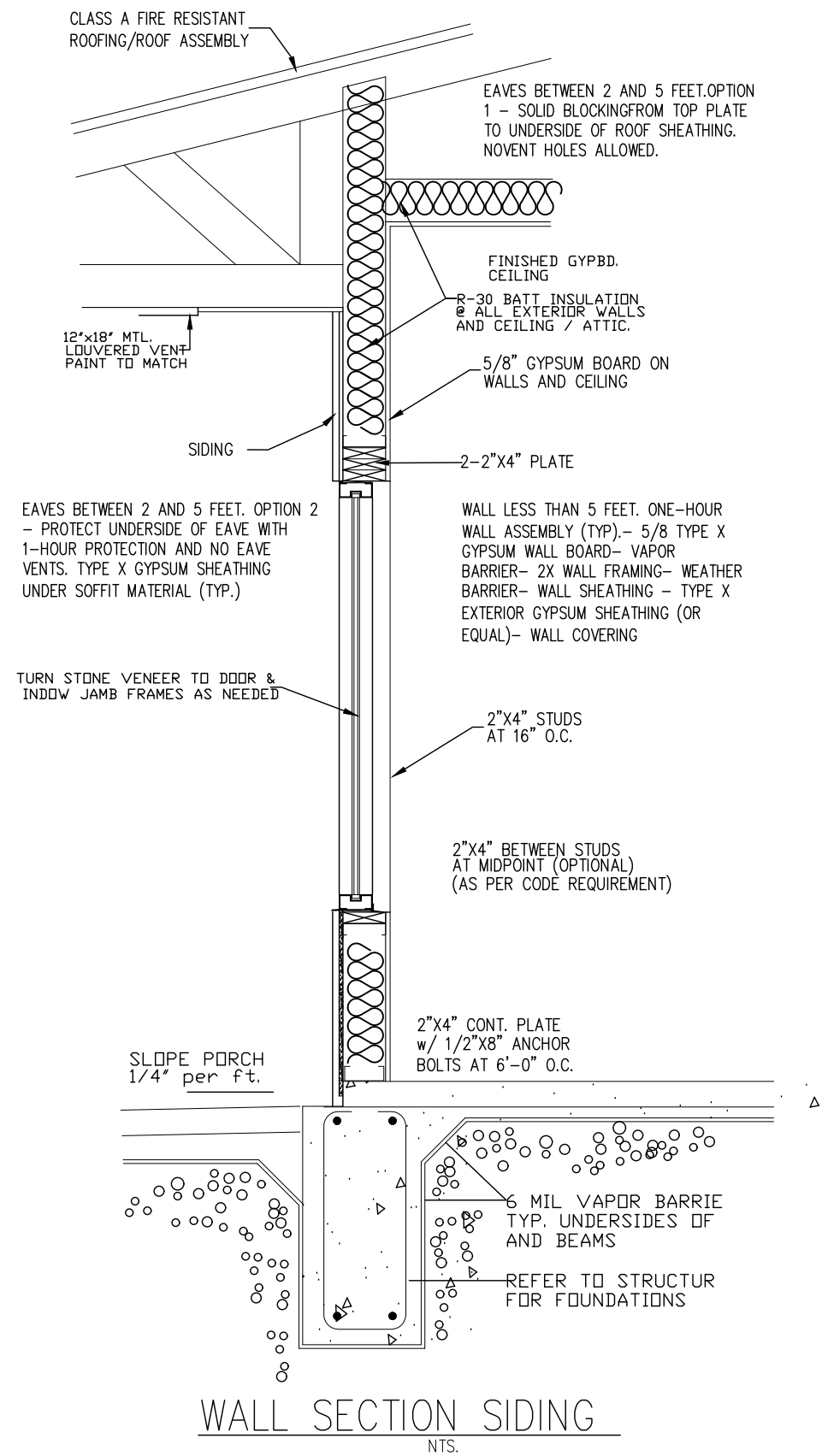
FULL SCALE: 1/8" = 1'-0"
HALF SCALE: 1/16" = 1'-0"

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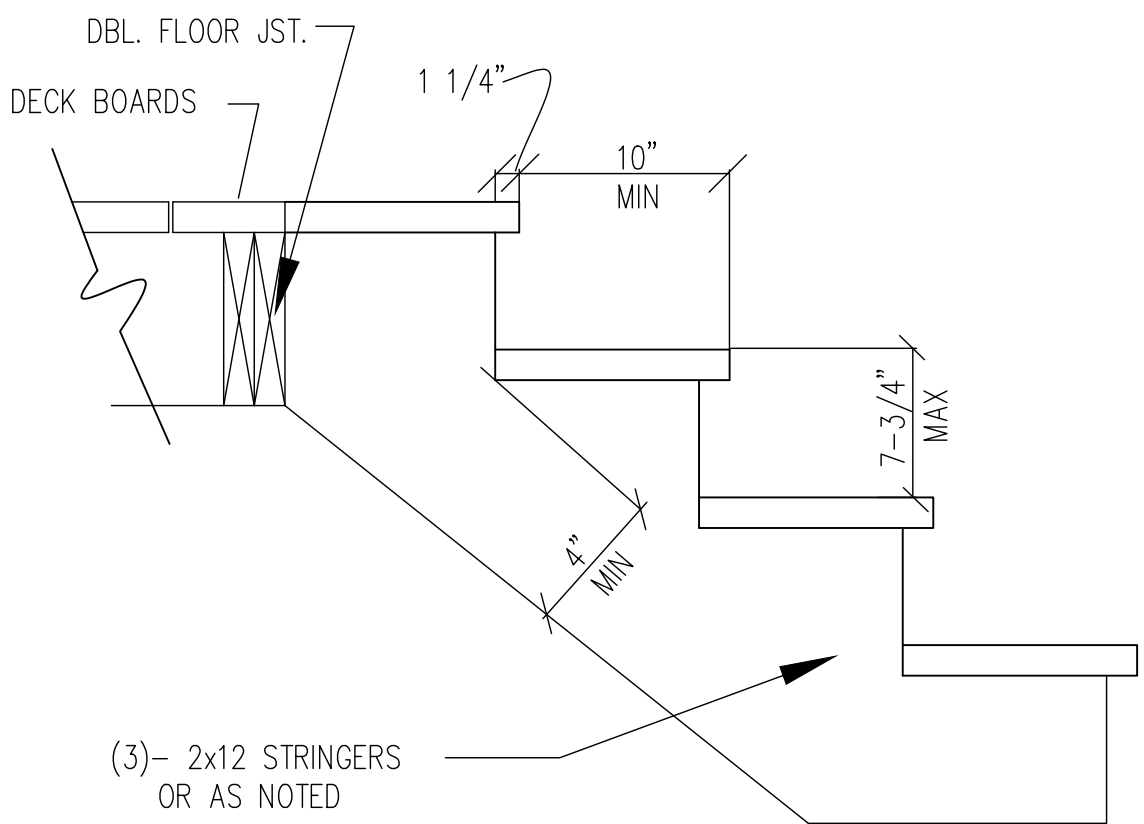
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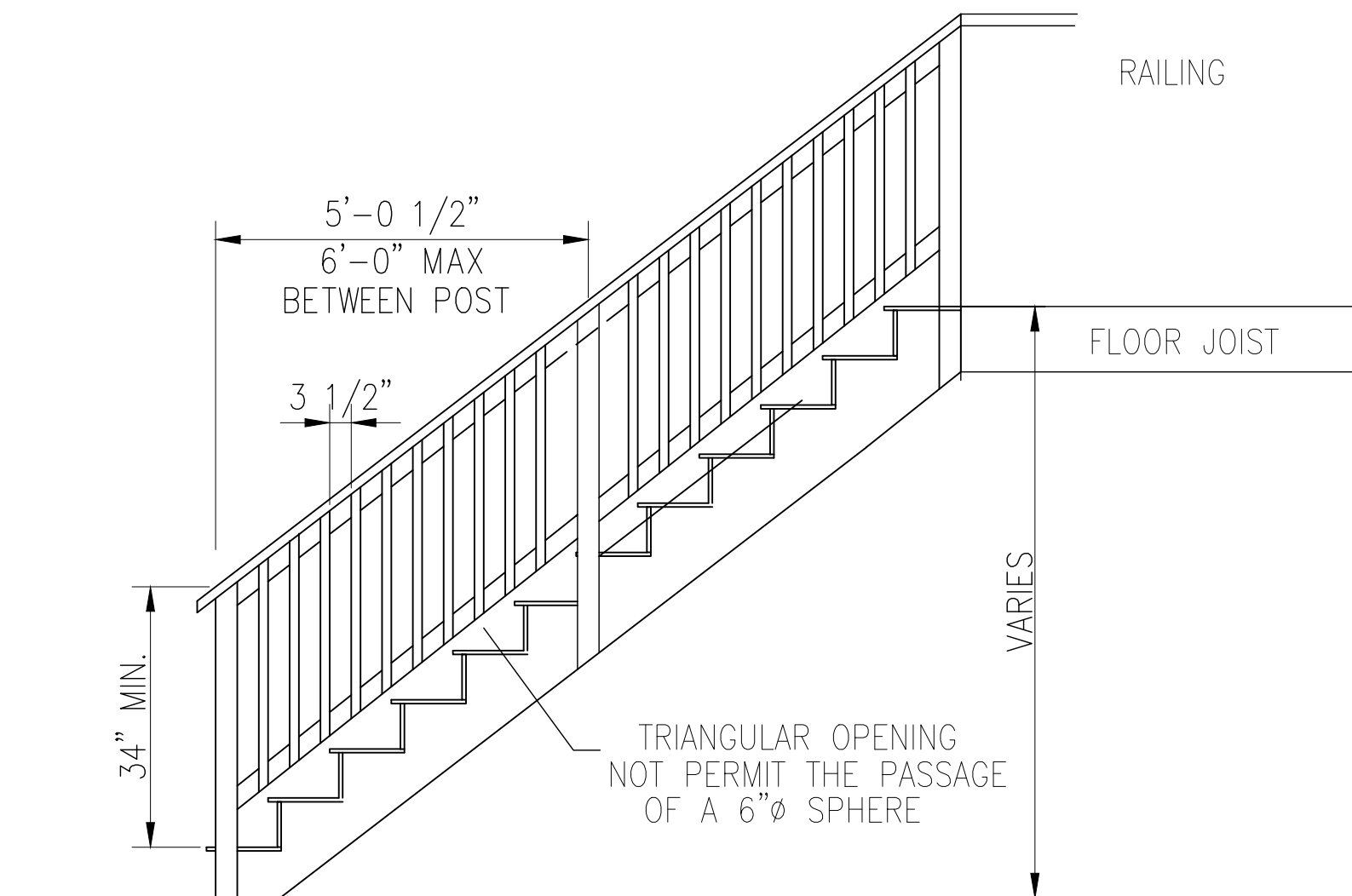
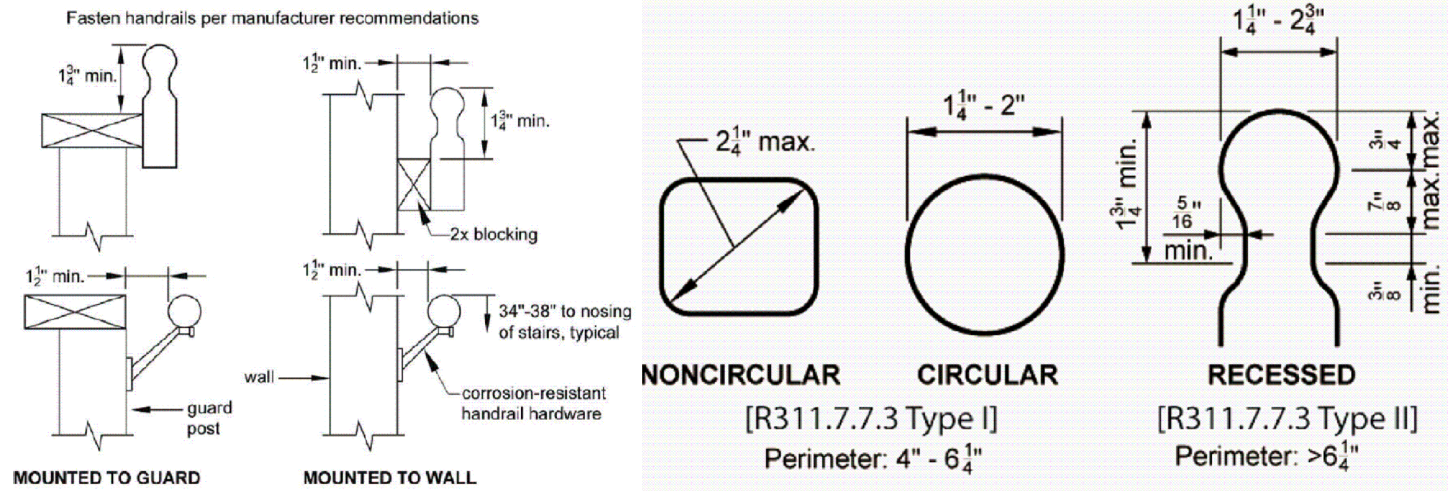
WALL FRAMING DETAIL



WALL SECTION SIDING
NTS.

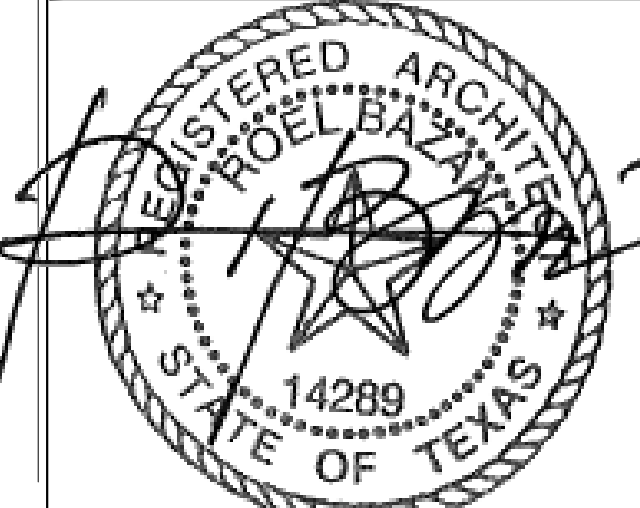


- a. **R312.1 Guards.** Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 horizontally to the edge of the open side.
- b. **R312.1.2 Height.** Guards 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.



TYPICAL STAIRS DETAIL

FULL SCALE: NTS

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