

City of Austin Visitability Standards

**** applicable to ALL homes built in the City of Austin ****
(per Section R320 of the City Code Section 25-12-243)

① All homes must have at least one accessible bath or half-bath (the 'Visible Bathroom') on the main floor. This Visible Bathroom must meet the following minimum standards:

- a) access must be through an opening no smaller than 30" clear. In order for a door to have a 30" clear opening the door must be at least a 2-8 door.
 - b) all walls in the bathroom must have 2x6 (minimum) blocking in the walls.
 - c) blocking shall be located at 34" from the floor to the centerline of the blocking. This blocking shall be on ALL walls of the Visible Bathroom, except behind the vanity.
- See Diagram A.

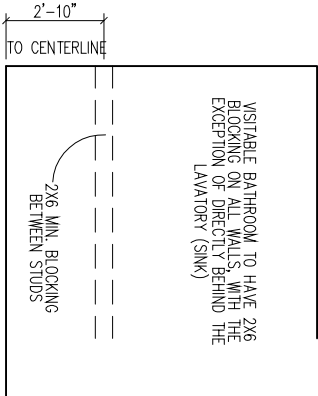


Diagram A - Bath Blocking

② All homes must meet the following environmental control rules on the main floor:

- a) light switches and environmental controls (thermostats, doorbells, security pads, etc) must be no higher than 48" above the interior floor level, and
- b) outlets and receptacles must be at least 15" above the interior floor level, except for floor outlets and recaptacles.

See Diagram B.

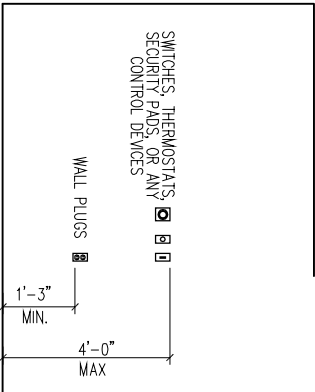


Diagram B - Electrical Control Locations

③ The home must have at least one no-step entrance (the 'Visible Entrance') that meets the following minimum requirements:

- a) clear opening width of 32" (a 36" door or wider),
 - b) a beveled threshold of one-half inch or less
 - c) the total height of the threshold shall not exceed 1 3/8".
- This door may be located at the front, rear, or side of the home, or in the garage or carport of the dwelling.
- See Diagram C (below)

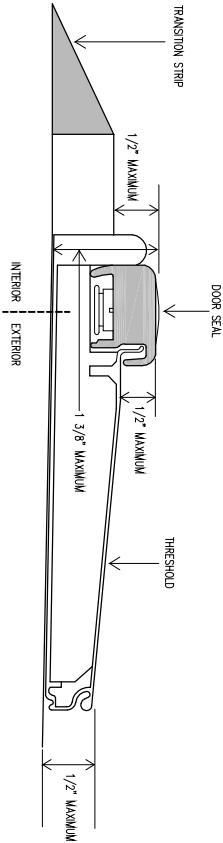


Diagram C - Threshold at No-Step Entrance

④ Accessible Route - There must be an unobstructed path with no changes in elevation and no openings narrower than 32" clear, between the no-step entrance (described in item 3 above) and the 'Visible Bathroom' (described in item #1 above) and continuing through the living room, kitchen and dining room.

Any thresholds along this path must meet the minimum requirements of the threshold shown in Detail C (Above).
(exemption- a visitable route is not required through an area located on a split-level or sunken floor, provided an alternative route is available)

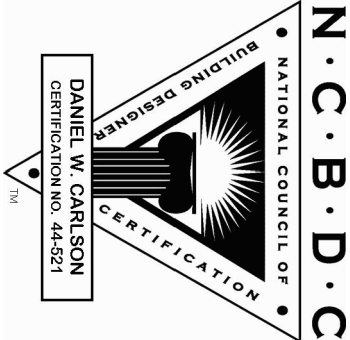
⑤ A visitable entrance complying with item #3 above must have at least one visitable route with a cross-slope of no greater than 2 percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. A ramp included in an exterior visitable route must comply with the Residential Code. This requirement does not apply to:

- a) lots with 10% or greater slope prior to development, or
- b) properties for which compliance cannot be achieved without the use of switchbacks.

NOTE: this requirement for a visitable route goes into affect on July 1, 2015.

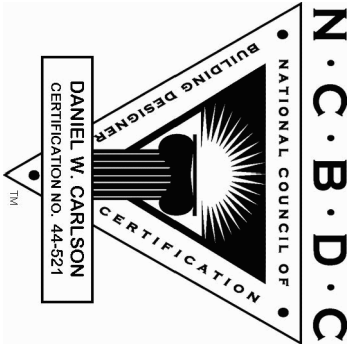
I, Daniel W. Carlson, being a Certified Professional Builder Designer, hereby confirm that the plans attached herein are in accordance with the requirements set forth on this page.

seal:



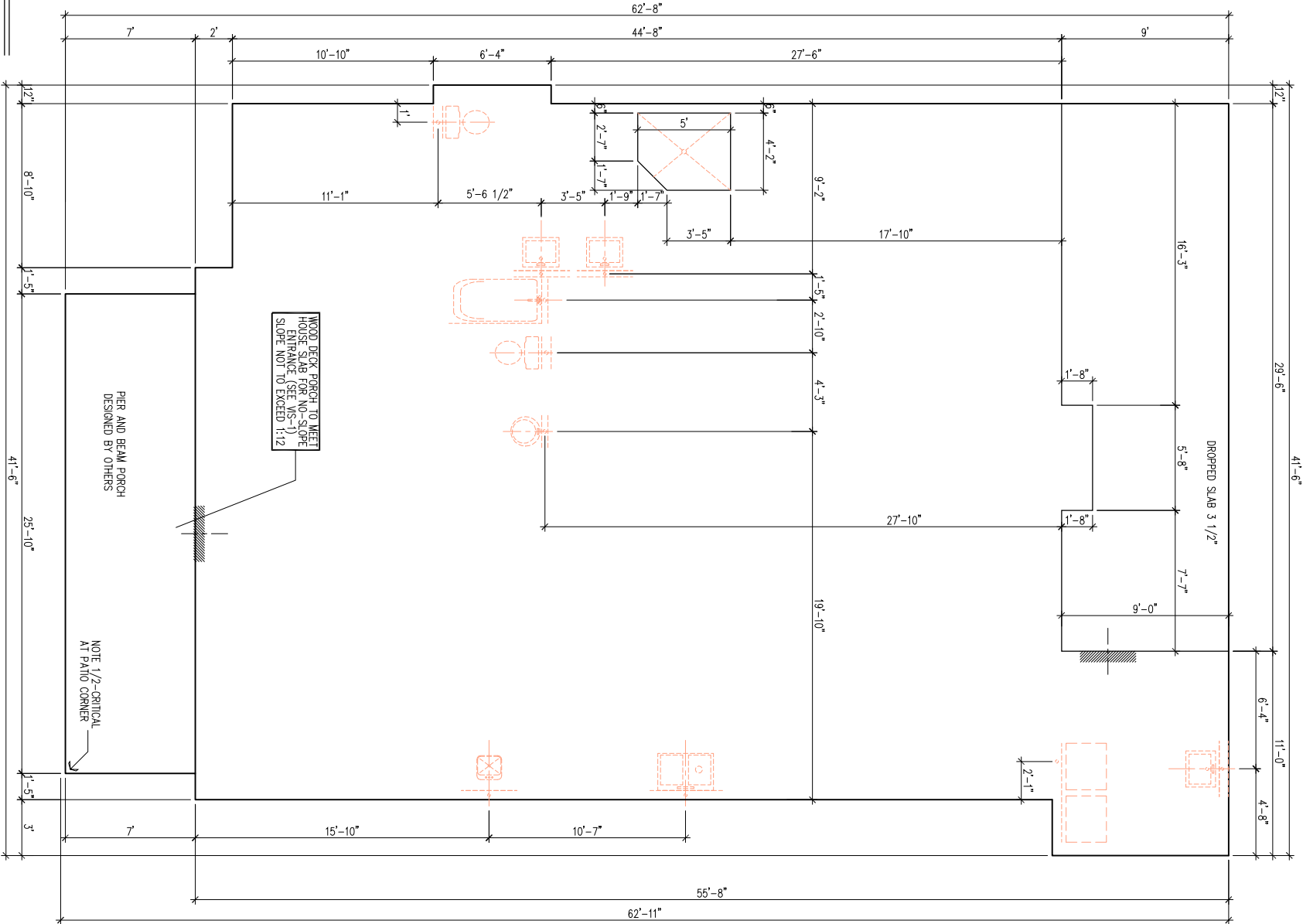
signature:

Daniel W. Carlson



David W. Carlson

HOUSE FOUNDATION FORMS



NORTH	4488-B
HAMILTON	FS-1
CENTRAL LIVING	

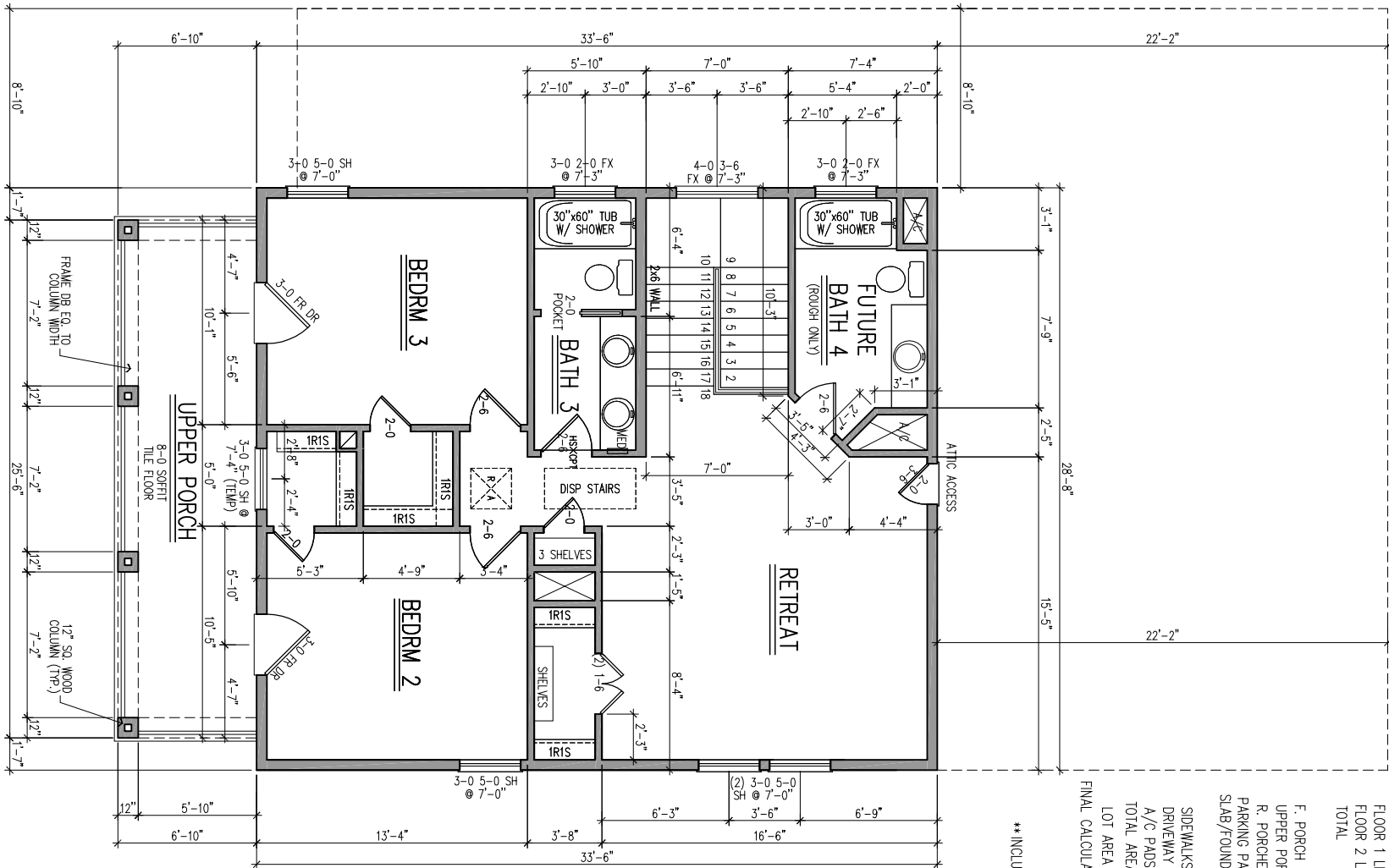
BRYERWOODS ADDITION 3006 GLENVIEW AVENUE AUSTIN, TX 78703	Proj. No.:	2101
	Job No.:	0033
	Lot: 3	Blk: 7

David Weekley Homes	
DWC	Scale: 1/8" = 1'-0"
Date: 9/4/13	Rev.: 4/2/14

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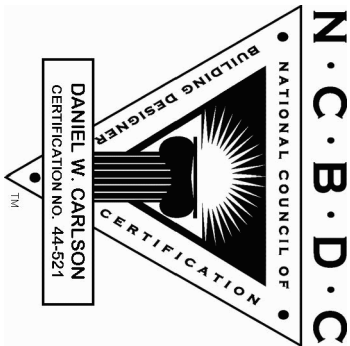
CITY OF AUSTIN CALCULATIONS				GROSS AREA	
F.A.R.	IMP. COVERAGE	BLDG. COVERAGE			
.40	45.0%	40.0%		1838	
FLOOR 1 LIVING	1838	1838		1838	
FLOOR 2 LIVING	960			960	
TOTAL	2798			2798	
F. PORCH	181	181		181	
UPPER PORCH				181	
R. PORCHES	265	265		181	
PARKING PAD	521			265	
SLAB/FOUNDATION	2805	2284		521	
SIDEWALKS	171			399 **	
DRIVEWAY	101			307 **	
A/C PADS	16			16	
TOTAL AREA	2798	3125	2284		
LOT AREA	7175	7175	7175		
FINAL CALCULATION	.3899	43.55%	31.83%		

** INCLUDING FLATWORK IN THE R.O.W.

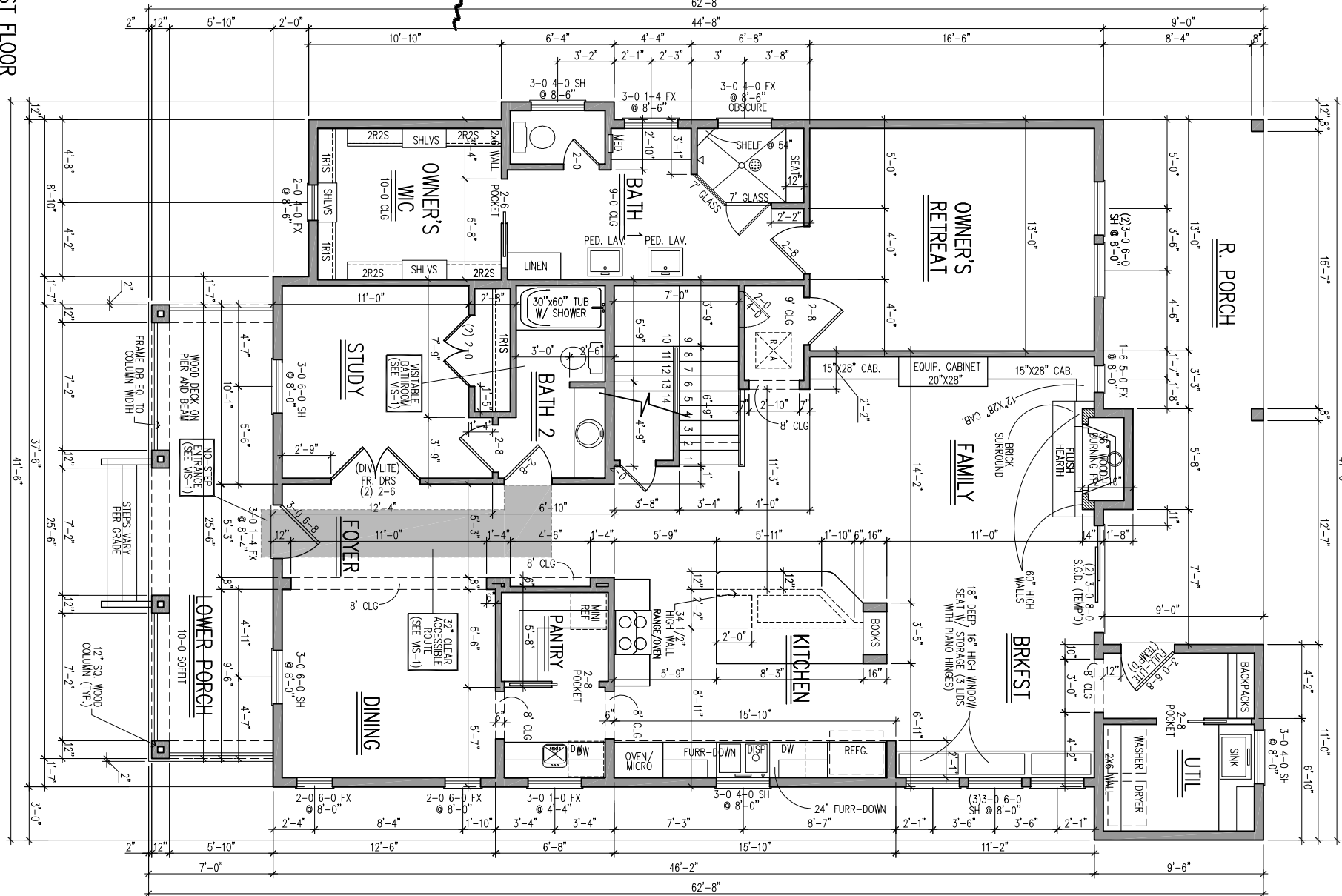


SECOND FLOOR

NOTE: ALL 2ND FLR. CEILING HEIGHTS
9'-0" UNLESS NOTED OTHERWISE



FIRST FLOOR



NOTE: ALL 1ST FLR. CEILING HEIGHTS
10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

NORTH
4488-B
PLN-1
HAMILTON
CENTRAL LIVING

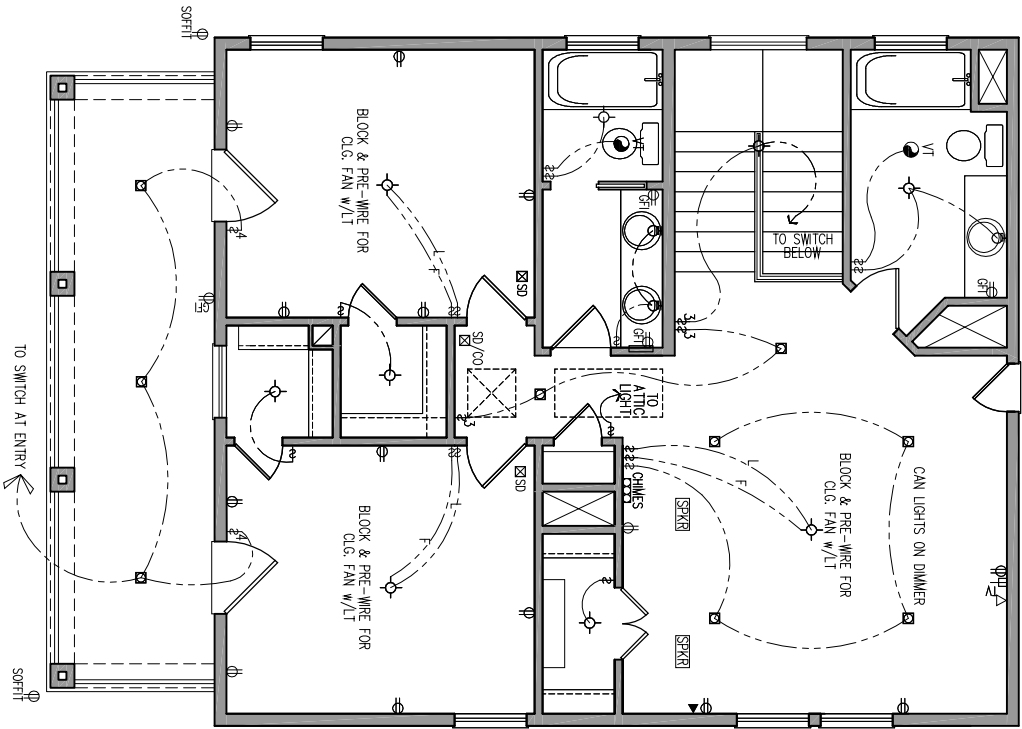
BRYERWOODS ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703

Proj. No.: 2101
Lot: 3
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Sect: B
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SECOND FLOOR



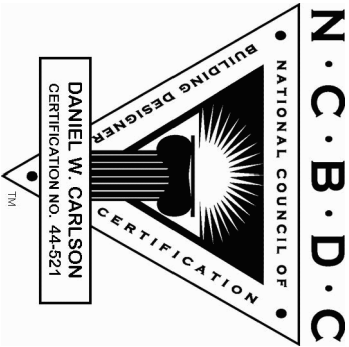
NOTE: THIS HOUSE SHALL USE A TANKLESS WATER HEATER SYSTEM

UTILITY LEGEND

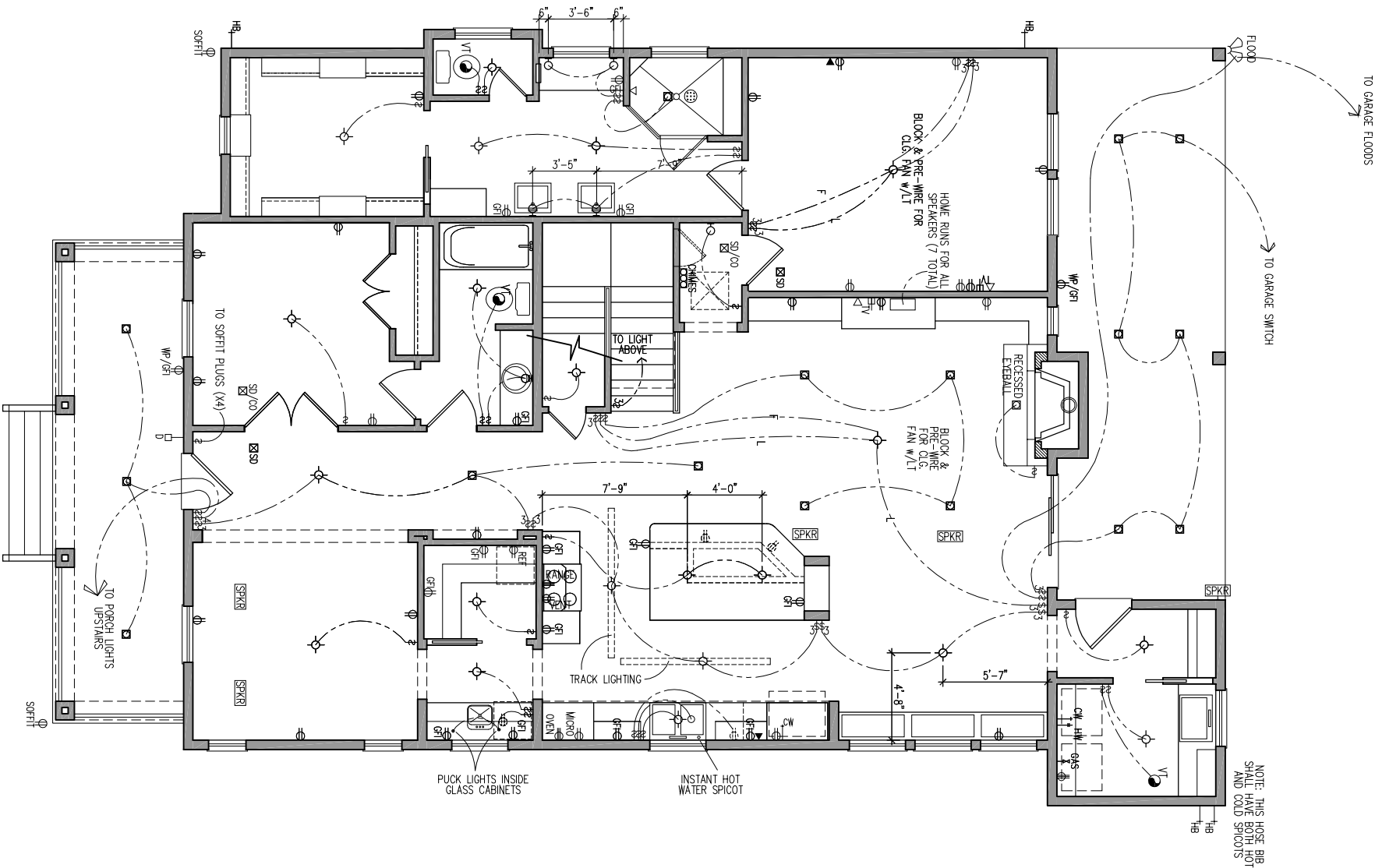
Ø	TINY OUTLET
1/2 Ø	1/2 A.F.F. (CLINO.)
Ø	GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)
1/2 Ø	220 OUTLET (3Ø A.F.F. ● UTILITY)
▲	PHONE LINE
▽	DATE LINE
TV	CABLE TELEVISION
⌘	STANDARD SWITCH (3 OR 4 WAY AS NOTED)
⊙	SURFACE MOUNTED LIGHT
⊙	WALL MOUNTED LIGHT
⊙	RECESS CAN LIGHT (EVERBALL AS NOTED)
VT	EXHAUST VENT
SD	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
DB	DOOR BELL
CHIMES	DOOR BELL CHIMES
ELEC	PANLEBOARD W/ CIRCUIT BREAKERS
HB	HOSE BIB
GAS	GAS TAP
CW HW	COLD/HOT WATER SUPPLY

VISIBILITY

NOTE: THIS HOME IS SUBJECT TO THE CITY OF AUSTIN VISIBILITY REQUIREMENTS. SEE PAGE VIS-1 FOR COMPLIANCE DETAILS.



FIRST FLOOR



NOTE: THIS HOSE BIB SHALL HAVE BOTH HOT AND COLD SPOUTS

NORTH

4488-B

ELE-1

HAMILTON

CENTRAL LIVING

BRYERWOODS ADDITION

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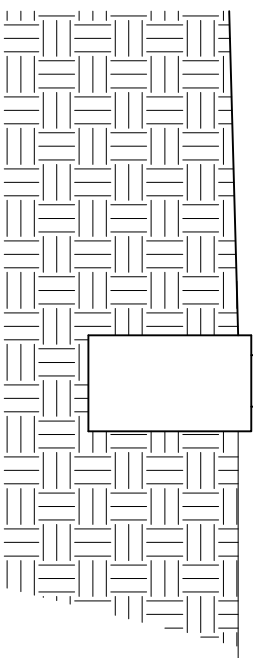
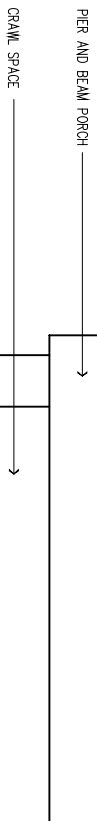
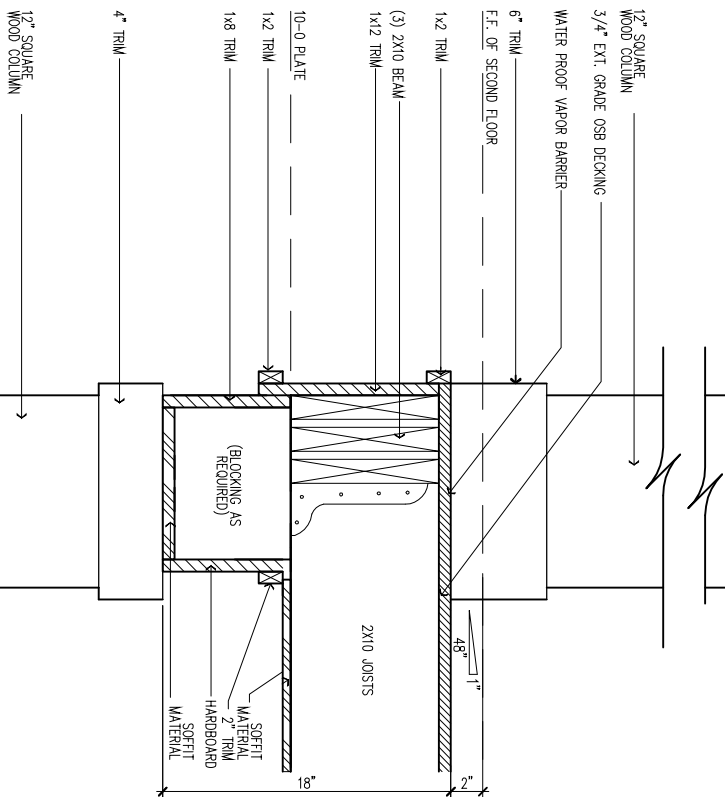
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N.C.B.D.C.

• NATIONAL COUNCIL OF •
 BUILDING DESIGNERS
 CERTIFICATION

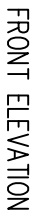
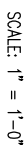
DANIEL W. CARLSON
 CERTIFICATION NO. 44-521

TMA

The drawing consists of two parts: a section view at the top and an elevation view at the bottom.

Section View (Top): This view shows the cross-section of the railing. On the left, a vertical dashed line indicates the "0-0 F.F." (Finish Floor). A "PORCH SLAB" is shown with a 3" thickness. A "2x2 TRIM" is installed at the corner. The main railing structure is 3'-0" long. It features "2x2 PICKETS GRANFIERED @ BOTTOM" and is supported by a "2x4 RAIL" and a "2x4 TOP RAIL".

Elevation View (Bottom): This view shows the side profile of the railing. The total width is 29". The railing is composed of several horizontal pickets. The spacing between the pickets is 4". The pickets are 1 1/2" wide. The railing is supported by a 3" thick base on the left and a 3 1/2" thick base on the right. The pickets are 1 1/2" wide.



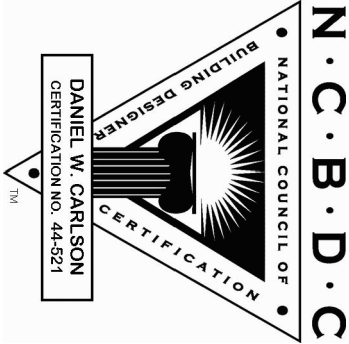
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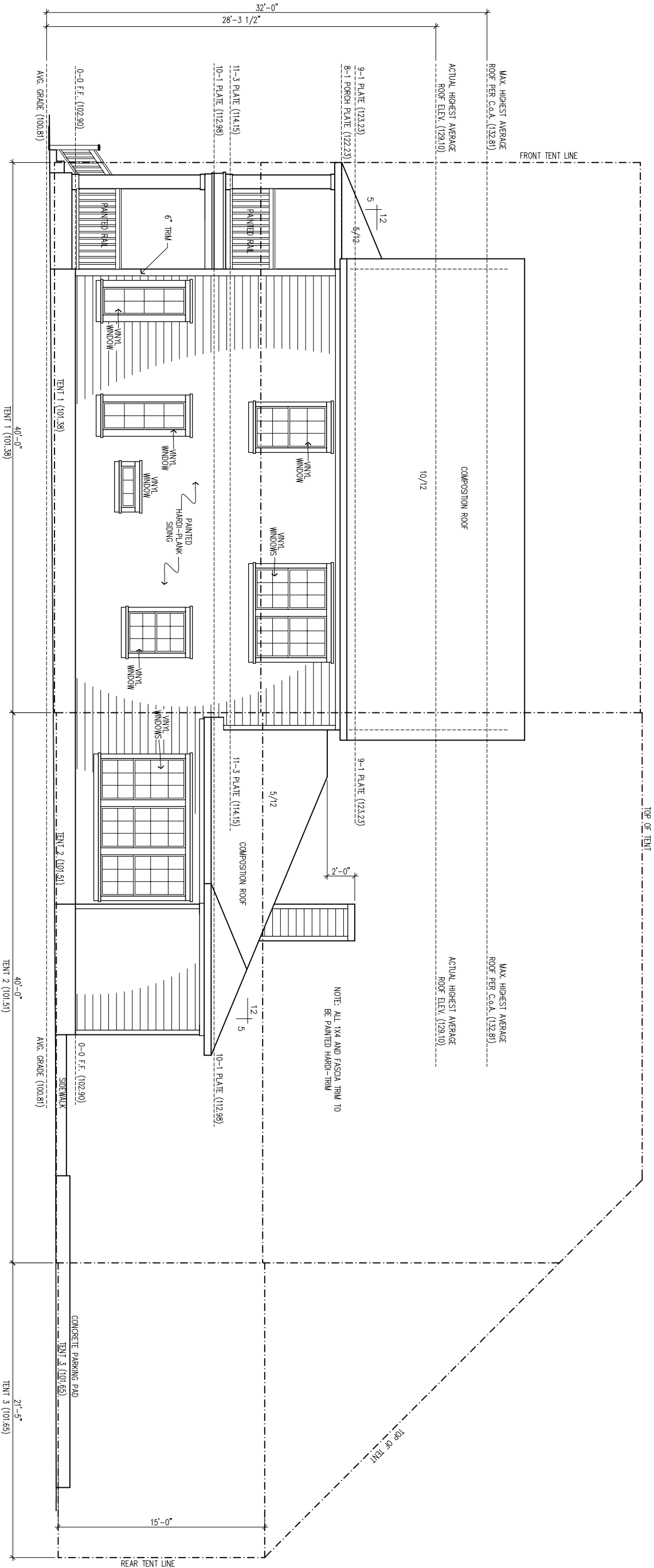
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**NORTH
4488-B
ELV-1**



David Carlson



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Sect: B

Proj. No.: 2101
Job No.: 0033

BRYKERWOODS ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703

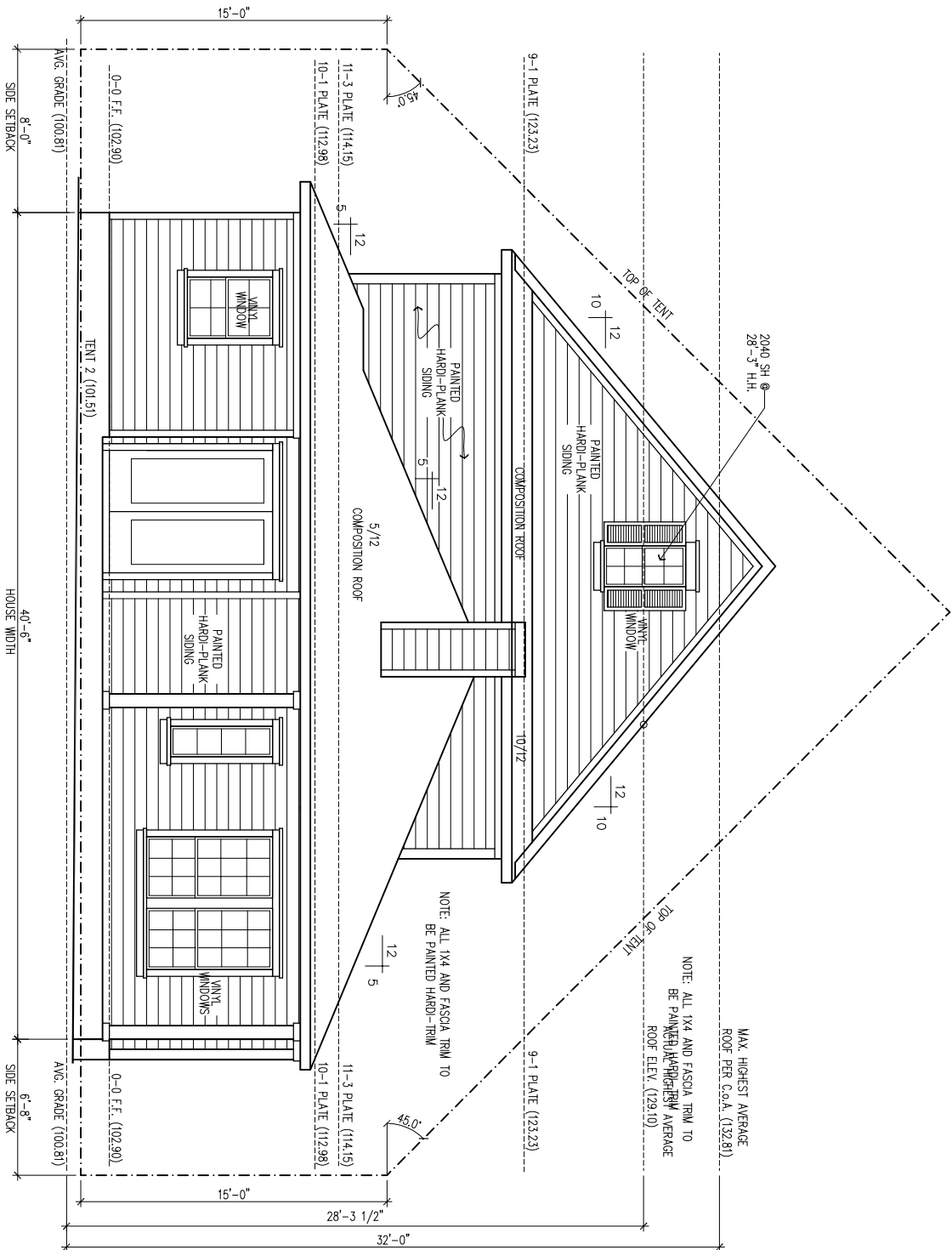
NORTH
4488-B
ELV-2
CHAMPLAIN
CENTRAL LIVING



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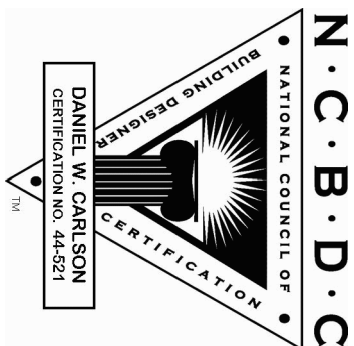
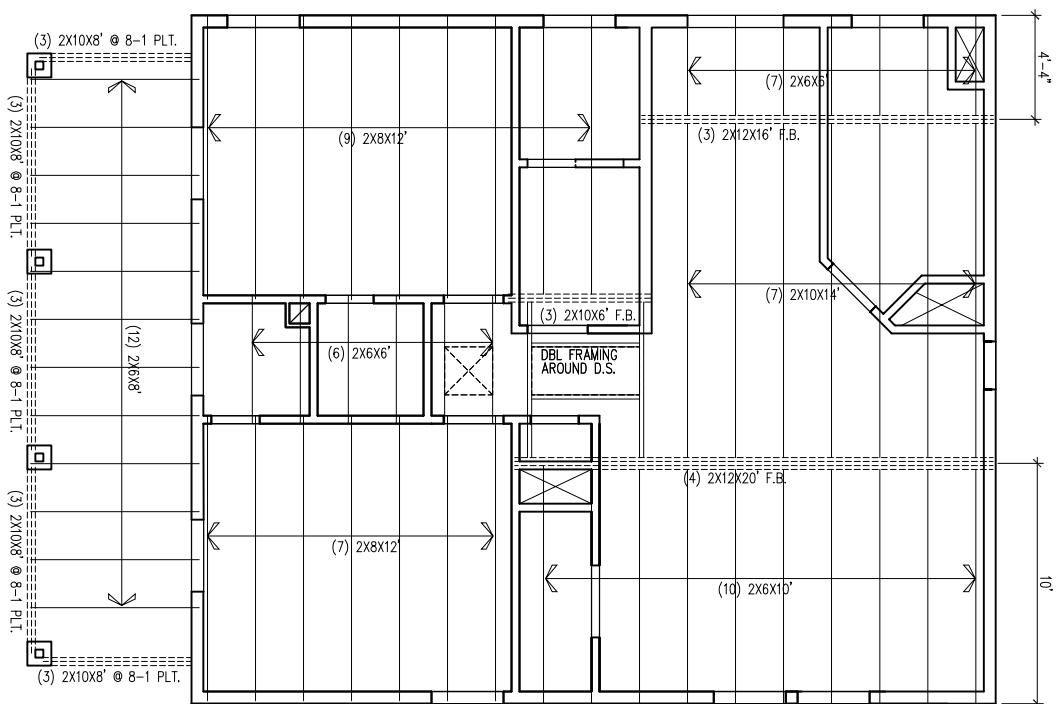
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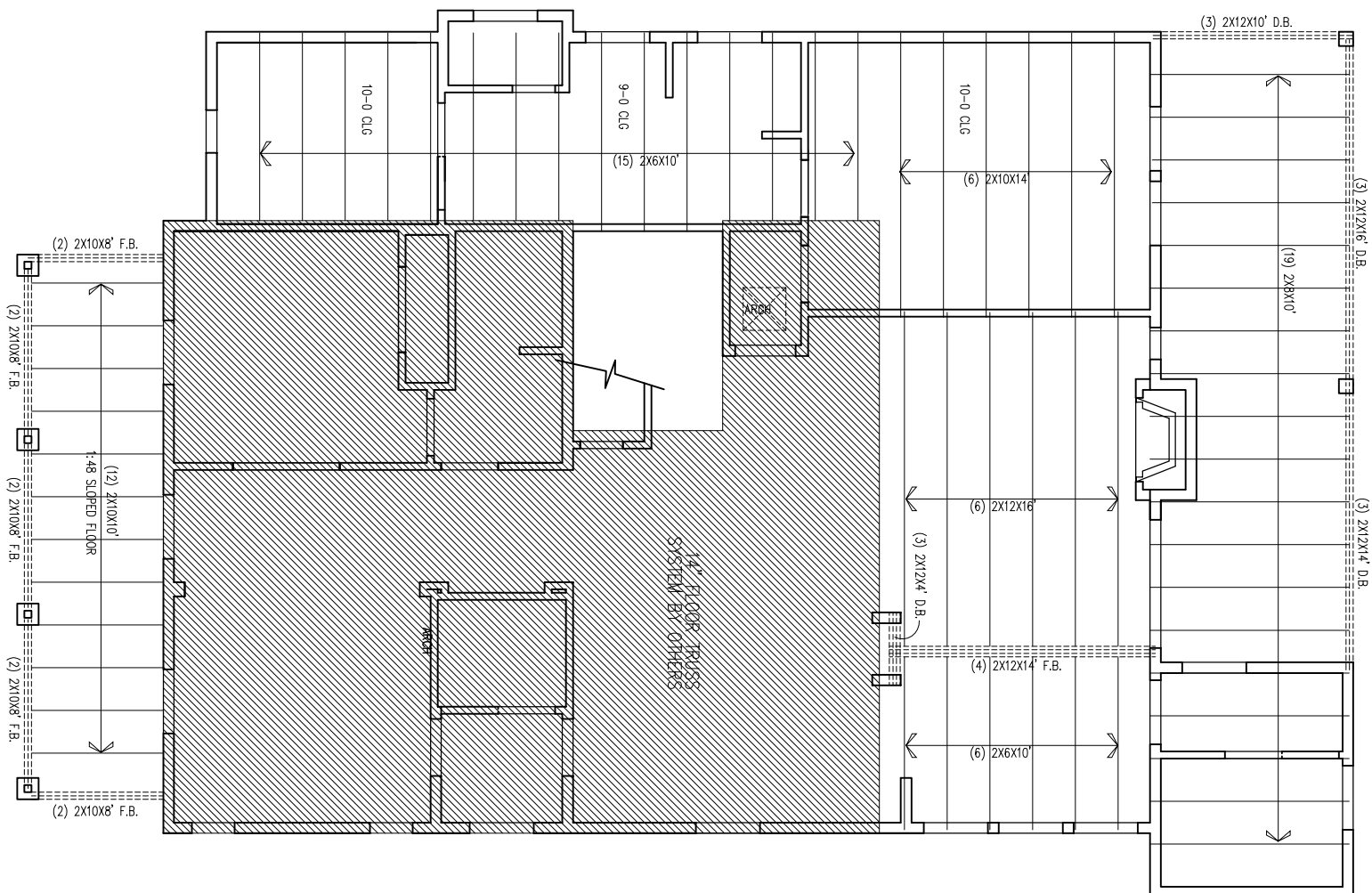
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Job No.: 0033

BRYKERWOODS ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703

NORTH
4488-B
ELV-4
CHAMPLAIN
CENTRAL LIVING



D and W. Carlson



CENTRAL AUSTIN

HAMILTON

NORTH
4488-B
FRM-1

BRYERWOODS ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703

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2101

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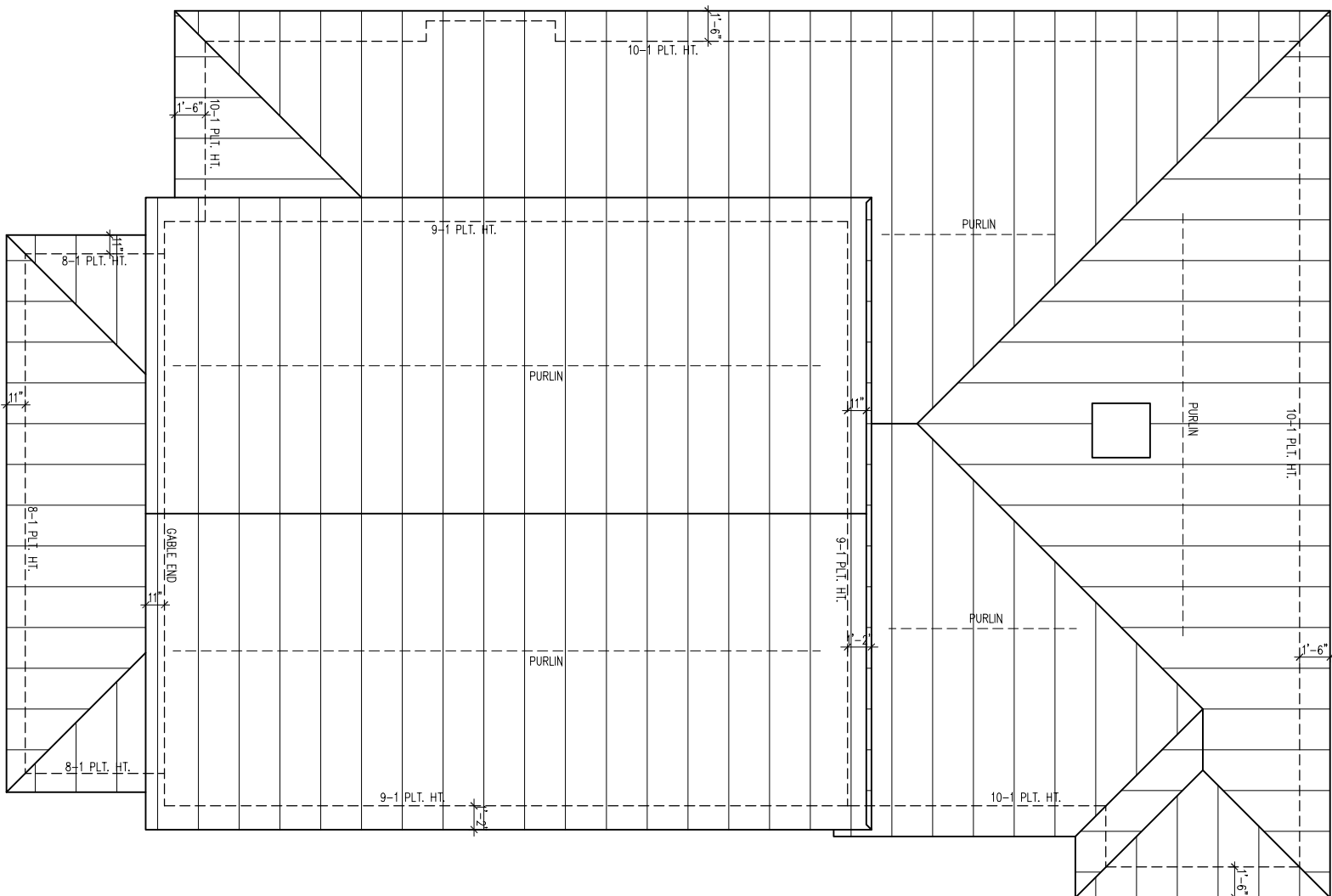
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DANIEL W. CARLSON
 CERTIFICATION NO. 44-521

Del. W. Carson

ROOF PLAN



**NORTH
4488-B
RFP-1
HAMILTON
CENTRAL LIVING**

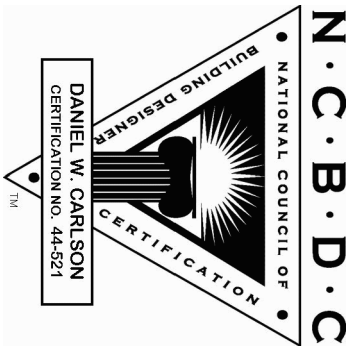
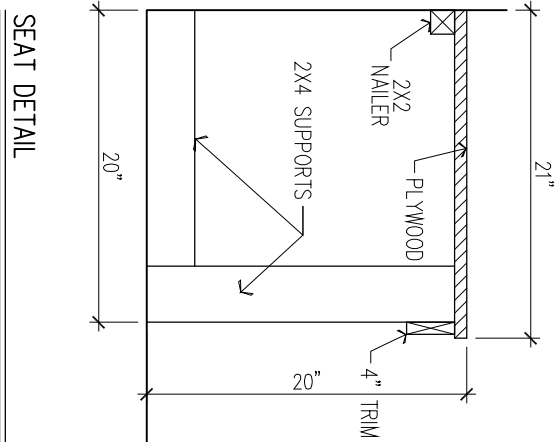
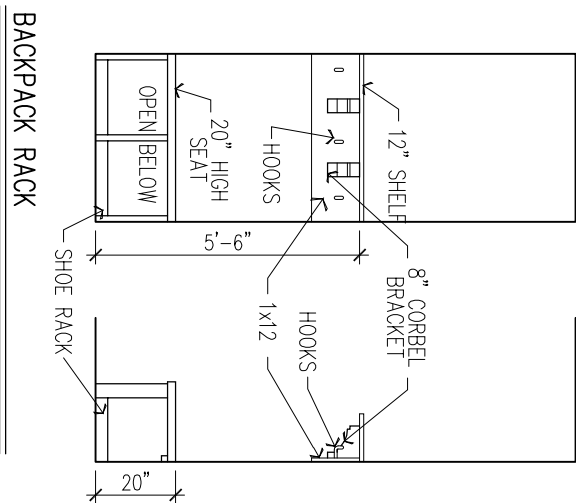
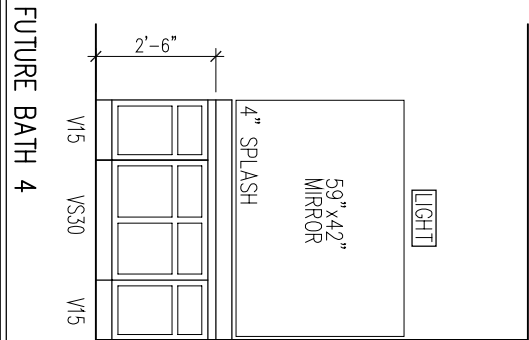
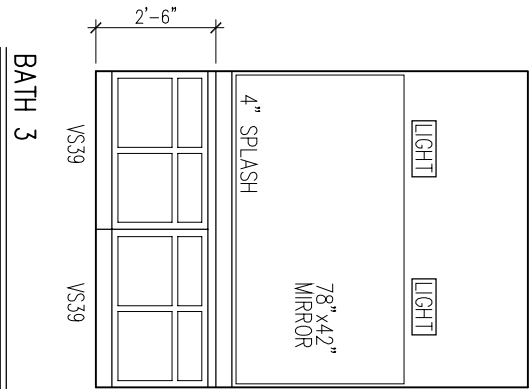
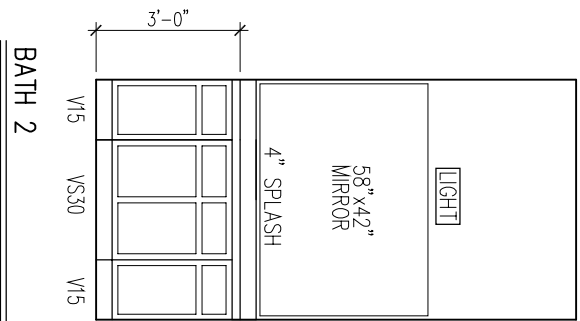
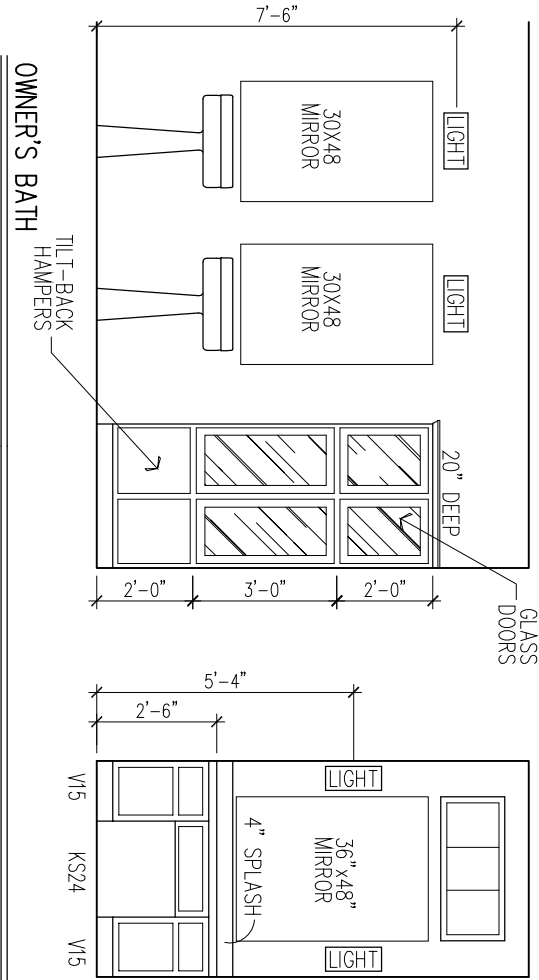
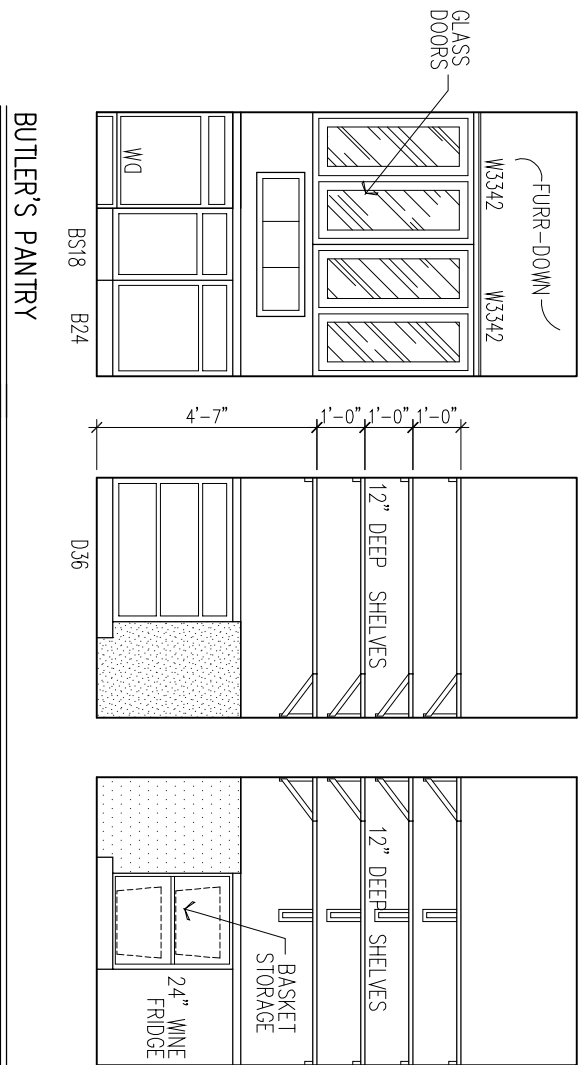
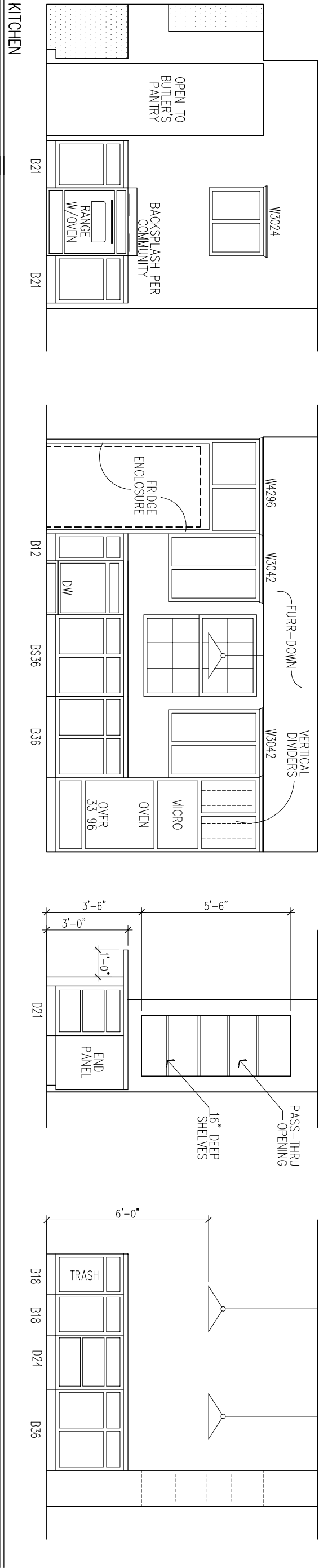
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3006 GLENVIEW AVENUE
AUSTIN, TX 78703

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Job No.: 0033	Blk: 7
	Sect: B

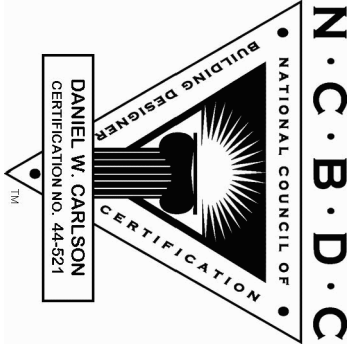
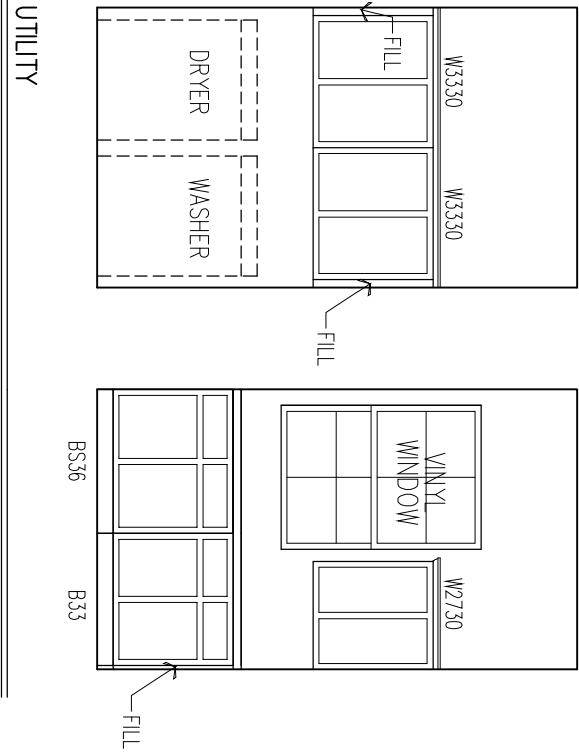
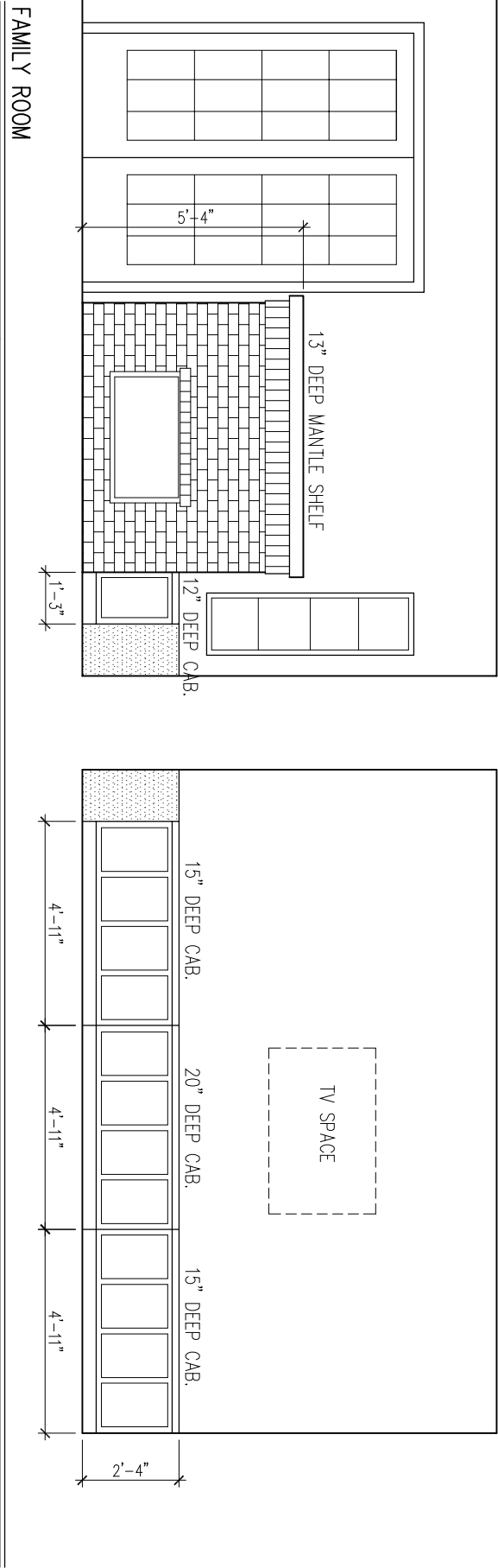
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BRYERWOODS ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703

NORTH

4488-B

INT-2

HAMILTON

CENTRAL LIVING