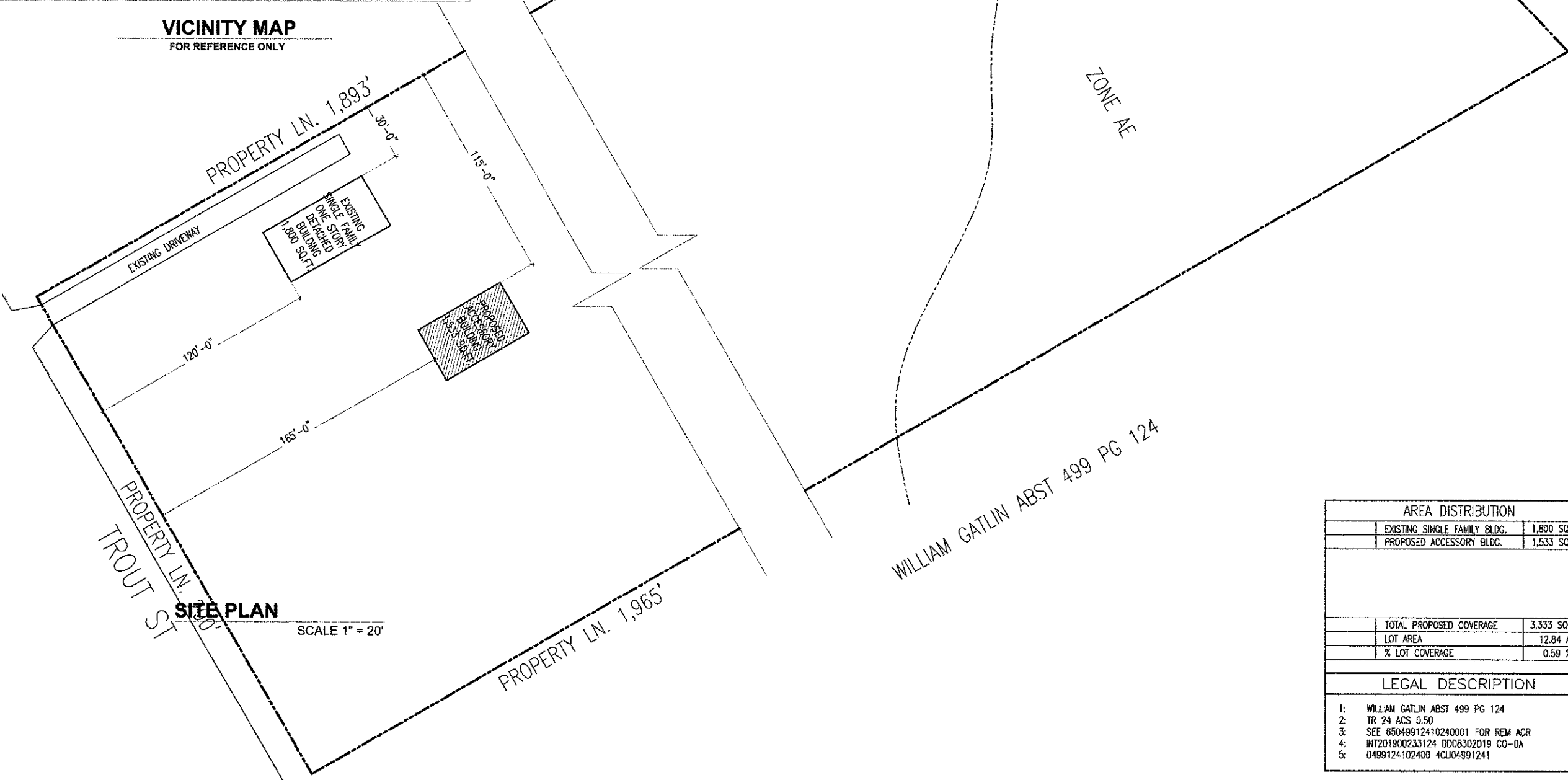
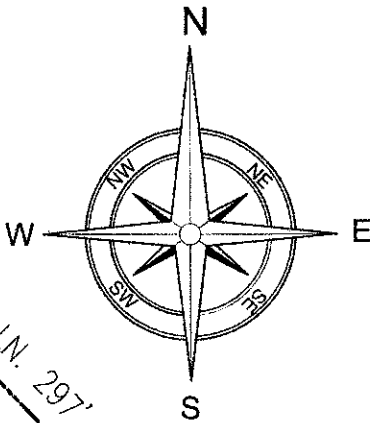


VICINITY MAP  
FOR REFERENCE ONLY



SITE PLAN

SCALE 1" = 20'

AREA DISTRIBUTION		
	EXISTING SINGLE FAMILY BLDG.	1,800 SQ. FT.
	PROPOSED ACCESSORY BLDG.	1,533 SQ. FT.
	TOTAL PROPOSED COVERAGE	3,333 SQ. FT.
	LOT AREA	12.84 Ac
	% LOT COVERAGE	0.59 %
LEGAL DESCRIPTION		
1:	WILLIAM GATLIN ABST 499 PG 124	
2:	TR 24 ACS 0.50	
3:	SEE 85049912410240001 FOR REM ACR	
4:	INT201900233124 DD08302019 CO-DA	
5:	0499124102400 4CU04991241	

RC PLANS

DESIGN AND DRAFTING

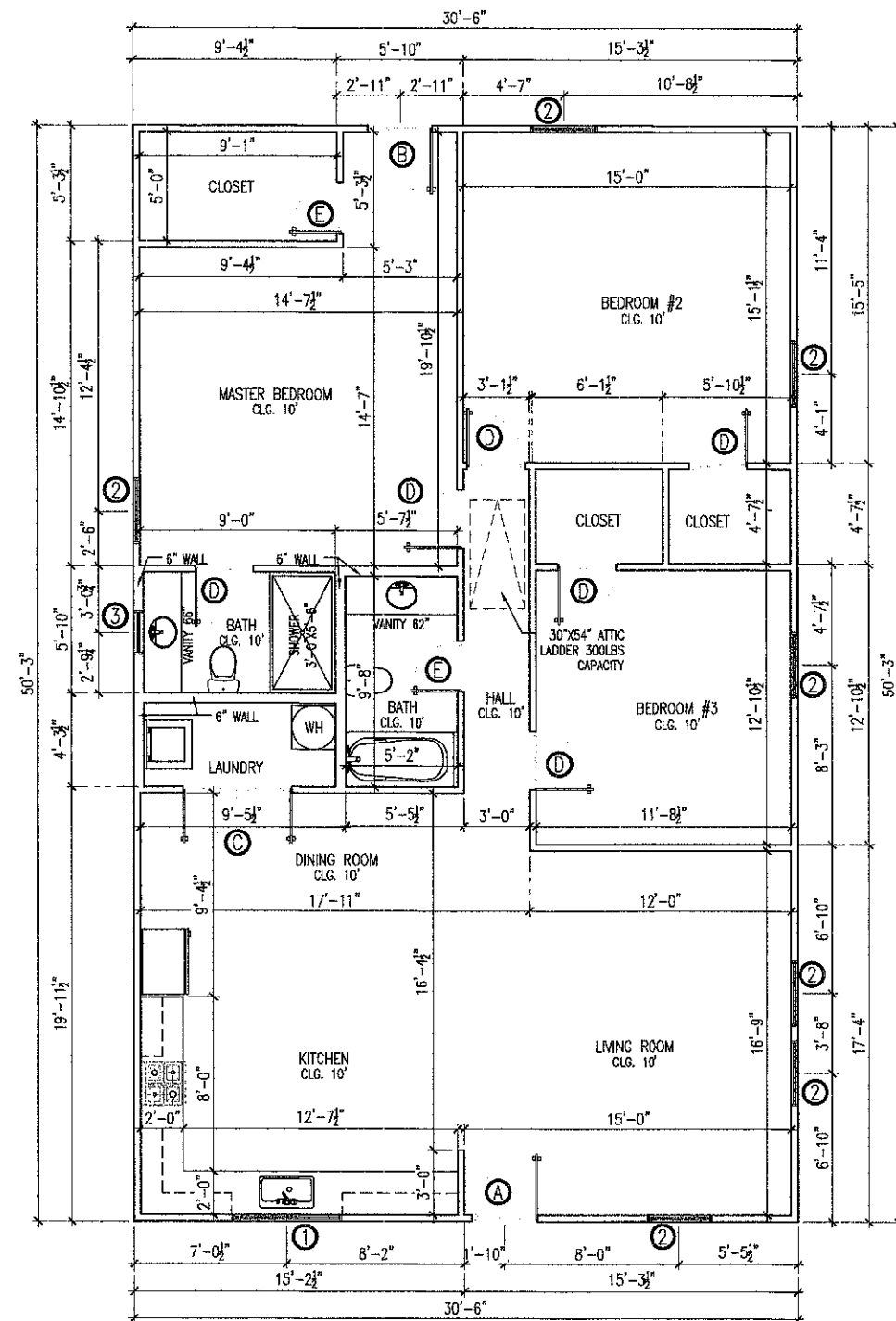
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USE:	RESIDENTIAL NEW CONSTRUCTION
PLAN:	SITE PLAN
DRAWN BY:	RC PLANS
DATE:	11/06/2024
SCALE:	1" = 20'-0"

ADDRESS:  
  
1528  
TROUT DR,  
HUTCHINS,  
TX 75141

PAGE NUMBER:  
  
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PROPOSED FLOOR PLAN  
SCALE 1/8" = 1'-0"

WINDOWS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
1	5'-0" X 4'-0"	1	SH
2	3'-0" X 5'-0"	7	SH
3	2'-0" X 3'-0"	1	SH

SH = SINGLE HUNG

DOORS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
A	3'-0" X 8'-0"	1	SHS
B	3'-0" X 8'-0"	1	SHS/GLS
C	5'-0" X 6'-8"	1	FR
D	2'-8" X 6'-8"	6	SHH
E	2'-4" X 6'-8"	2	SHH

SHS = SINGLE HINGED SOLID CORE  
SHH = SINGLE HINGED HOLLOW CORE  
GLS = GLASS PANEL  
FR = FRENCH

CURRENT CITY CODES:	
<ul style="list-style-type: none"><li>• 2018 International Building Code</li><li>• 2018 International Residential Code</li><li>• 2018 International Energy Conversational Code</li><li>• 2018 International Fuel Gas Code</li><li>• 2018 International Mechanical Code</li><li>• 2018 International Plumbing Code</li><li>• 2018 International Existing Building Code</li><li>• 2018 International Fire Code</li><li>• 2017 National Electrical Code</li></ul>	

AREA	
DESCRIPTION	AREA
PROPOSED LIVING AREA	1,533 SQ.FT.

## IECC 2018 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.

### 1. STORMWATER:

1.1. 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.

### 2. WATER EFFICIENCY:

2.1. LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.

2.2. SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.

2.3. TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:

2.3.1. LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.

2.3.2. DUAL FLUSH COMPLYING WITH ASME A 112.19.14.

2.3.3. COMPLY WITH US EPA WATER SENSE.

2.4. ENERGY STAR DISHWASHER.

2.5. ENERGY STAR CLOTHES WASHER.

### 3. HEAT ISLAND MITIGATION:

3.1. ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.

3.2. RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.

3.3. ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER).

3.4. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.

3.5. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.

3.6. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.

3.7. BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.

### 4. DUCTS AND AIR SEALING

4.1. DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT<sup>3</sup>/MIN PER 100 SQUARE FOOT (OR 3 CFM IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.

4.2. HVAC AND DUCTWORK LOCATED OUTSIDE OF FIRE RATED ENVELOPE OF GARAGE.

4.3. THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.20 INCH W.G. (50 PASCALS).

4.4. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE SEALED AND INSULATED WITH R-8 WHEN DUCTS IS 3" OR GREATER, R-6 WHEN 3" OR LESS AND EXEMPT WHEN COMPLETELY INSIDE CONDITIONED SPACE.

### 5. INSULATION:

5.1. ALL WINDOWS FENESTRATION U-FACTOR FOR CITY MUST BE 0.35, SKYLIGHT U-FACTOR 0.55 AND GLAZED FENESTRATION SHGC 0.25.

5.2. CEILINGS MUST BE INSULATED WITH R-38, IF NO ATTIC SPACE R-30, THIS REDUCTION IS LIMITED TO 500 SQUARE FEET (46 M<sup>2</sup>) OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.

5.3. ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.

5.4. ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.

5.5. CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.

5.6. PIER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.

### 6. HVAC SYSTEMS

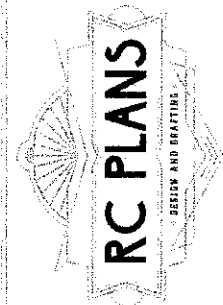
6.1. TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM.

MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 1/2" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.

6.2. PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.

### 6.3. LIGHTING:

6.4. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.



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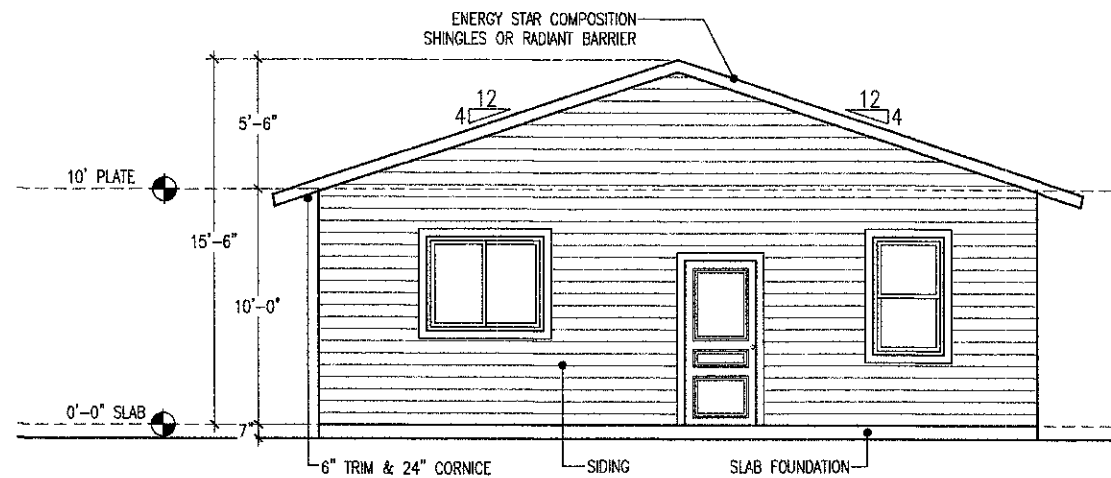
RESIDENTIAL NEW CONSTRUCTION	FLOOR PLAN	RC PLANS	11/06/2024	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

1528  
TROUT DR,  
HUTCHINS,  
TX 75141

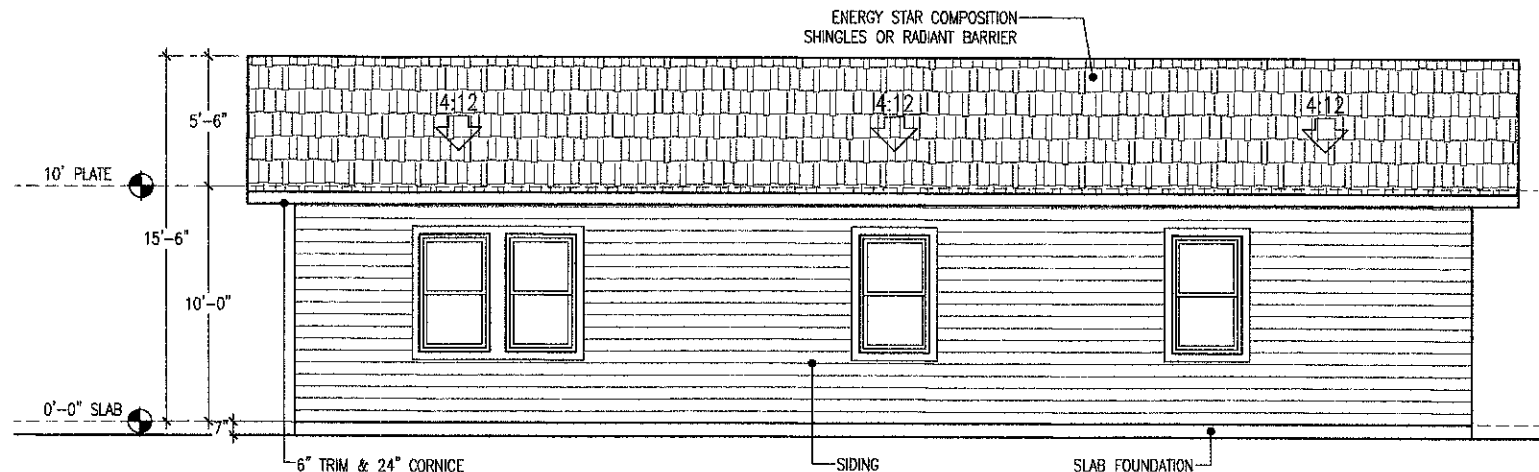
PAGE NUMBER:

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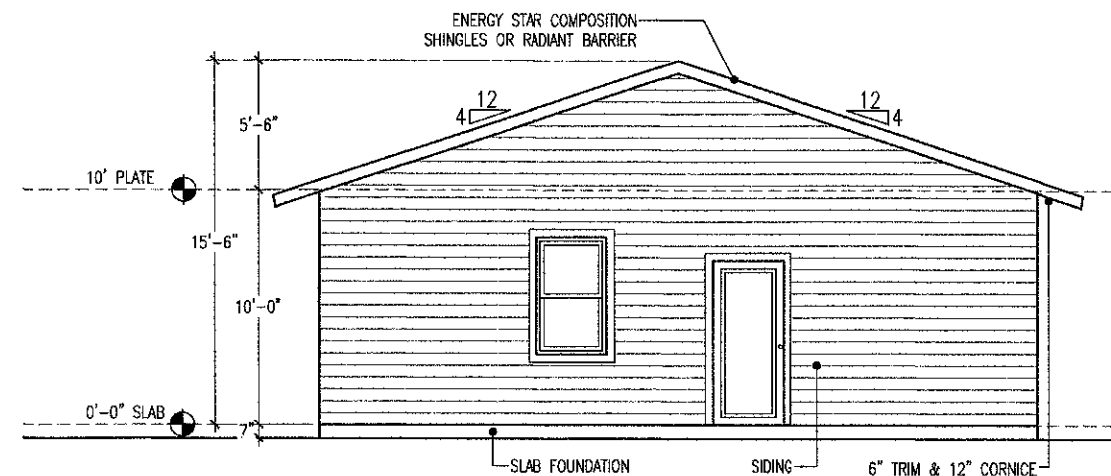
**PROPOSED FRONT ELEVATION**

SCALE 1/8" = 1'-0"



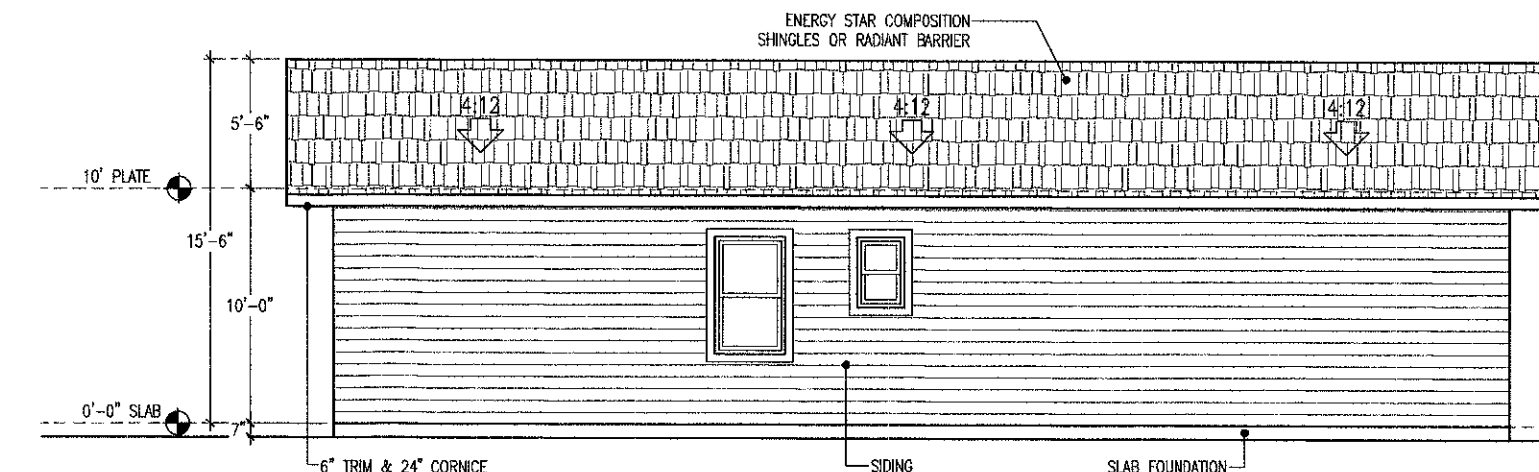
**PROPOSED RIGHT ELEVATION**

SCALE 1/8" = 1'-0"



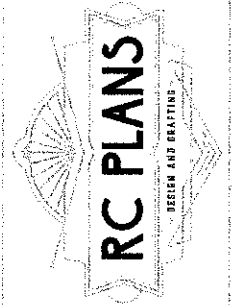
**PROPOSED REAR ELEVATION**

SCALE 1/8" = 1'-0"



**PROPOSED LEFT ELEVATION**

SCALE 1/8" = 1'-0"



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USE:	RESIDENTIAL NEW CONSTRUCTION	PLAN:	ELEVATIONS PLAN	DRAWN BY:	RC PLANS	DATE:	11/06/2024	SCALE:	1/8" = 1'-0"
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