

# 462 MARY LOUISE HOME ADDITION

## CODE ANALYSIS

BUILDING CODES:  
 2024 INTERNATIONAL RESIDENTIAL  
 CODE AND LOCAL AMENDMENTS  
  
 2024 INTERNATIONAL FIRE CODE  
 2024 INTERNATIONAL PLUMBING CODE  
 2024 INTERNATIONAL MECHANICAL CODE  
 2024 NATIONAL ELECTRICAL CODE  
 2024 INTERNATIONAL ENERGY CONSERVATION CODE

## INDEX OF DRAWINGS

A1 EXISTING SITE PLAN  
 A1.2 NEW WORK SITE PLAN  
 A2.1 EXISTING FLOOR PLAN  
 A2.2 DEMOLITION FLOOR PLAN  
 A2.3 NEW WORK FLOOR PLAN  
 A3.1 EXTERIOR ELEVATIONS  
 A3.2 EXTERIOR ELEVATIONS  
 A4 ROOF PLANS

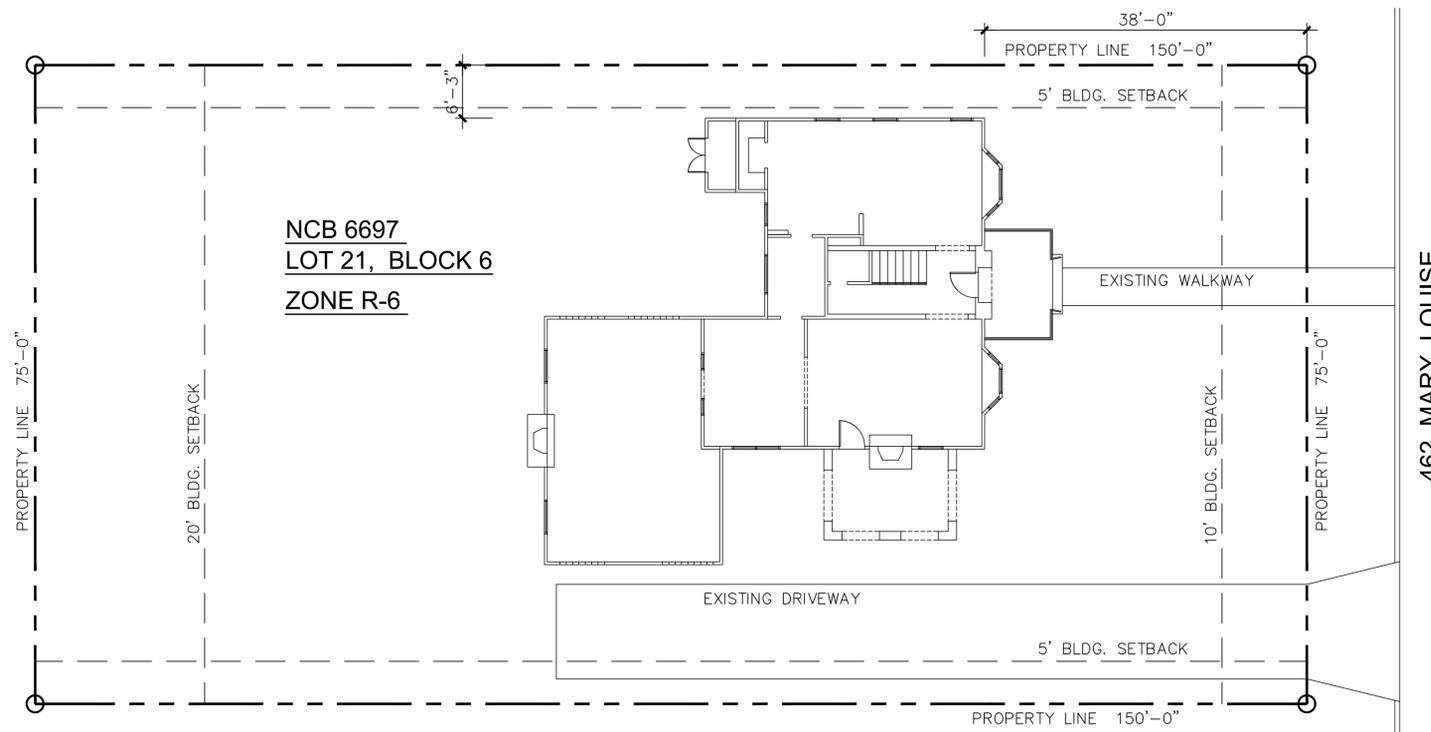
## SCOPE OF WORK

PROJECT WORK INCLUDES TO REMODEL THE KITCHEN THEN ADD AREA TO BACK OF KITCHEN. REMODEL/ ADD POWDER ROOM IN THE GAMEROOM. NEW WORK TO BE 2X WOOD FRAMING W NEW STONE TO MATCH EXISTING & NEW CLAY TILE ROOF TO MATCH EXISTING.

SQUARE FOOT CHART:  
 KITCHEN ADDITION AREA: 311 sq. ft.

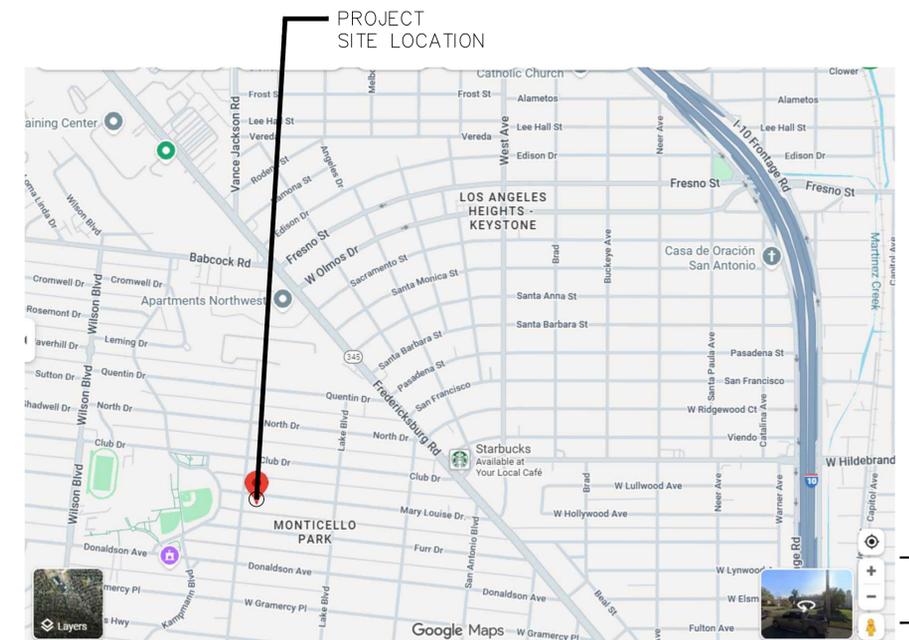
## GENERAL REQUIREMENTS

- contractor shall verify all existing dimensions and conditions at the job site. any discrepancies and/or inconsistencies shall be brought to the attention of the design company BRC Design Studio LLC prior to the execution of the work.
- any and all deviations and/or changes from the plans shall be approved by the design company BRC Design Studio LLC prior to execution.
- contractor shall verify locations of, and protect all existing utilities during all operations.
- contractor shall comply with all laws, codes and ordinances applicable to this project. contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
- provide any necessary preparation, blocking, substrate, etc. required to properly install and finish the work.
- contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner
- all work shall comply with all applicable local building codes and regulations.
- Do not scale drawings. all dimensions indicated shall govern any larger scale details of lesser scale drawings.
- site access and hours/days of construction shall be coordinated with the owner.
- contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
- contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
- contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
- Structure per Engineer Design.



1 EXISTING SITE PLAN  
 SAN ANTONIO, TEXAS 782091  
 NCB 6697, LOT 21, BLOCK 6

SCALE: 1" = 10'



SITE LOCATION MAP  
 SCALE: NOT TO SCALE

REVISIONS

A RESIDENCE FOR:  
**462 MARY LOUISE HOME ADDITION**  
 461 MARY LOUISE  
 SAN ANTONIO, TEXAS 78201

CUSTOM HOME DESIGN  
 HOUSE PLANS  
 DESIGN - HOME REMODELS/  
 HOME ADDITIONS

**BRC DESIGN STUDIO LLC**  
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PROJECT:  
 2025.069

DATE  
 1-27-2026

SHEET NO.

462 MARY LOUISE

A1.1  
 OF  
 8 SHEETS