



Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

Property Information

Project Address: <u>508 EAST Mary St 78704</u>	Tax Parcel ID: <u>283385</u>
Legal Description: <u>lot 14 Blk 9 Blue Bonnet Hills</u>	
Zoning District: <u>SR-3-HD-NP</u>	Lot Area (sq ft): <u>7276</u>
Neighborhood Plan Area (if applicable): <u>South River City</u>	Historic District (if applicable): <u>NA</u>

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input type="radio"/> N <input checked="" type="radio"/> (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, click here for more information on the tree permit process.)	Proposed impacts to trees: (Circle all that apply) Root zone <input checked="" type="radio"/> Canopy <input type="radio"/> Removal <input type="radio"/> None/Uncertain <input type="radio"/>
Was there a pre-development consultation for the Tree Review? Y <input checked="" type="radio"/> N <input type="radio"/>	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y <input checked="" type="radio"/> N <input type="radio"/>	
Does this site currently have: water availability? Y <input checked="" type="radio"/> N <input type="radio"/> wastewater availability? Y <input checked="" type="radio"/> N <input type="radio"/> (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input type="radio"/> N <input checked="" type="radio"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input type="radio"/> N <input checked="" type="radio"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="radio"/> N <input checked="" type="radio"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? Y <input checked="" type="radio"/> N <input type="radio"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="radio"/> N <input checked="" type="radio"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="radio"/> N <input checked="" type="radio"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: <input checked="" type="checkbox"/> vacant	<input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Proposed Use: <input checked="" type="checkbox"/> vacant	<input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Project Type: <input checked="" type="checkbox"/> new construction	<input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <input type="radio"/> N <input checked="" type="radio"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <input type="radio"/>	# bedrooms upon completion: <u>4</u> # baths existing: <input type="radio"/> # baths upon completion: <u>3.5</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>New Construction of a SF Residence & detached studio office</u>	
Trades Permits Required (Circle as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>250k 0</u>	Amount for Primary Structure: \$ <u>125k</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area <u>0</u> sq ft. (work within existing habitable square footage)
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.	Amount for Accessory Structure: \$ <u>125k</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area			1967	385	0	2352
b) 2 nd Floor conditioned area				326	0	326
c) 3 rd Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)			188		0	188
f) Covered patio, deck, porch, and/or balcony area(s)			331		0	331
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
Total Building Area (total a through h)	0	0	0	0	0	3197
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					0	0

Building Coverage Information
 Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
 Total Building Coverage (sq ft): 2871 % of lot size: 39.45%

Impervious Cover Information
 Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)
 Total Impervious Cover (sq ft): 3163 % of lot size: 43.4%

Setbacks
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y ☒ N
 Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☐ N ☒
 Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y ☐ N ☒

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)
 Building Height: 23 ft 8 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)
 # of spaces required: 2 # of spaces provided: 2

Right-of-Way Information
 Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ☐ N ☒ Existing
 *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ☒ Y ☐ N
 Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): _____ ft
 Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒
 (If yes, drainage review is required)

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	↓	2352			2352 0
2 nd Floor		326			326 0
3 rd Floor					0
Area w/ ceilings > 15'		43	Must follow article 3.3.5		43 0
Ground Floor Porch* (check article utilized)		331	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	-331	0
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0
Carport**: (check article utilized)	Attached	188	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)***	-200	0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)					0
Totals	0	0			0

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) ~~2352~~ 2721

(Total Gross Floor Area ÷ Lot Area) x 100 = 37.4% Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y (N)

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y (N)

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

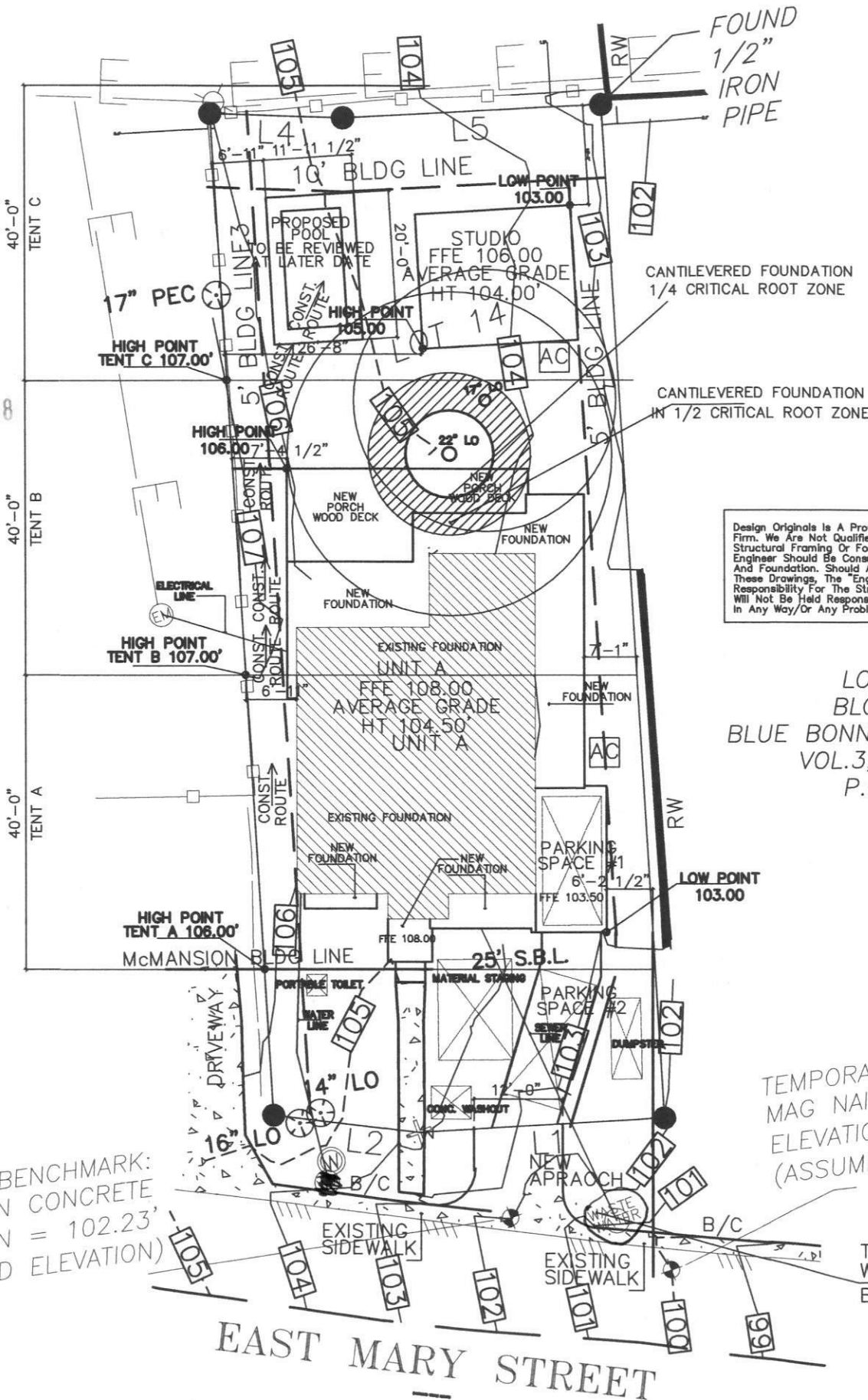
REVIEWED

SEP 06 2018
APPROVED

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

All structures must maintain
7'6" clearance from AE energized
distribution power lines. Enforced
by AE and NESC codes-this review
DOES NOT include transmission
power lines.

TEMPORARY BENCHMARK:
SQUARE CUT ON CONCRETE
ELEVATION = 102.23'
(ASSUMED ELEVATION)



UNIT A EXISTING AREAS			
TOTAL LIVING	1342		
WOOD DECK	385		
TOTAL COVERED	1727		

UNIT A NEW AREAS			
TOTAL LIVING	625		
CARPORT	188		
FRONT PORCH	43		
BACK PORCH	288		
TOTAL COVERED	1144		

UNIT B AREAS			
FIRST FLOOR	385		
SECOND FLOOR	326		
TOTAL LIVING	711		
GREATER THAN 15'	43		
TOTAL COVERED	754		
SLAB	385		

Design Originals is a Professional Building Design Firm. We Are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The Engineer Of Record Shall Bear The Responsibility For The Structural Design, Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way Or Any Problems Which My Arise.

LOT 17
BLOCK 9
BLUE BONNET HILLS ADD.
VOL.3, PG.139
P.R.T.C.

TEMPORARY BENCHMARK:
MAG NAIL SET
ELEVATION = 100.00'
(ASSUMED ELEVATION)

THE WASTE WATER METER
WILL NOT BE IMPACTED
BY CONC APPROACH

SCHEDULE F				
Gross Floor Area				
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	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Total Sq Ft
1st Floor	1342	1010		2352
2nd Floor		326		326
3rd Floor				
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Ground Floor Porch* (check article utilized)		331	Full Porch sq ft (3.3.3 A) 200 sq ft (3.3.3 A 2)	
Basement			Must follow article 3.3.3B, 3.3.3C, 3.3.3D	
Attic			200 sq ft (3.3.2 B 2b)	
Carport* (check article utilized)			450 sq ft (3.3.2 A 1/2a) 200 sq ft (3.3.2 B 2a)	
Carport* (check article utilized)		188	450 sq ft (3.3.2 A 3) 200 sq ft (3.3.2 B 1) 450 sq ft (3.3.2 A 1)	
Accessory Building(s) (check article utilized)				
Totals	1342	1898		2721
TOTAL GROSS FLOOR AREA (add Total Sq Ft columns)				2721
LOT AREA = 7276 (Total Gross Floor Area + lot area) x 100 = 37.39% Floor-to-Area Ratio (FAR)				
Is a sidewalk articulation required for this project? (Yes, if a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)				
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings)				
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**Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter 25-2 F 3.3.2. Each amount listed (450 or 200) is the maximum exemption allowed per the article designated. Note: Article 3.3.2 C. An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives 450-square foot may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.				
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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 R.320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO 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

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.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

FRONT YARD PERCENTAGE

FRONT YARD AREA	1335
DRIVEWAY	310
TOTAL	310
TOTAL PERCENTAGE	23.22%

IMPERVIOUS AREA

FOUNDATION	2871
AC PAD	18
DRIVEWAY/SIDEWALKS	274
POOL COPING	111
TOTAL	3354
TOTAL IMPERV.	44.99%

LEGEND

—●—	CHAIN LINK FENCE
—U—	UTILITY LINE
AC	A/C UNIT
EM	ELEC. METER
WV	WATER VALVE
G	GAS METER
WM	WATER METER
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
○	PIPE FND.
○	UTILITY POLE
—	GUY ANCHOR
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

AE APPROVED
AUG 06 2018
249-202
JGM

SITE PLAN

SCALE: 1"=10'-0" 22 X 34
SCALE: 1"=20'-0" 11 X 17

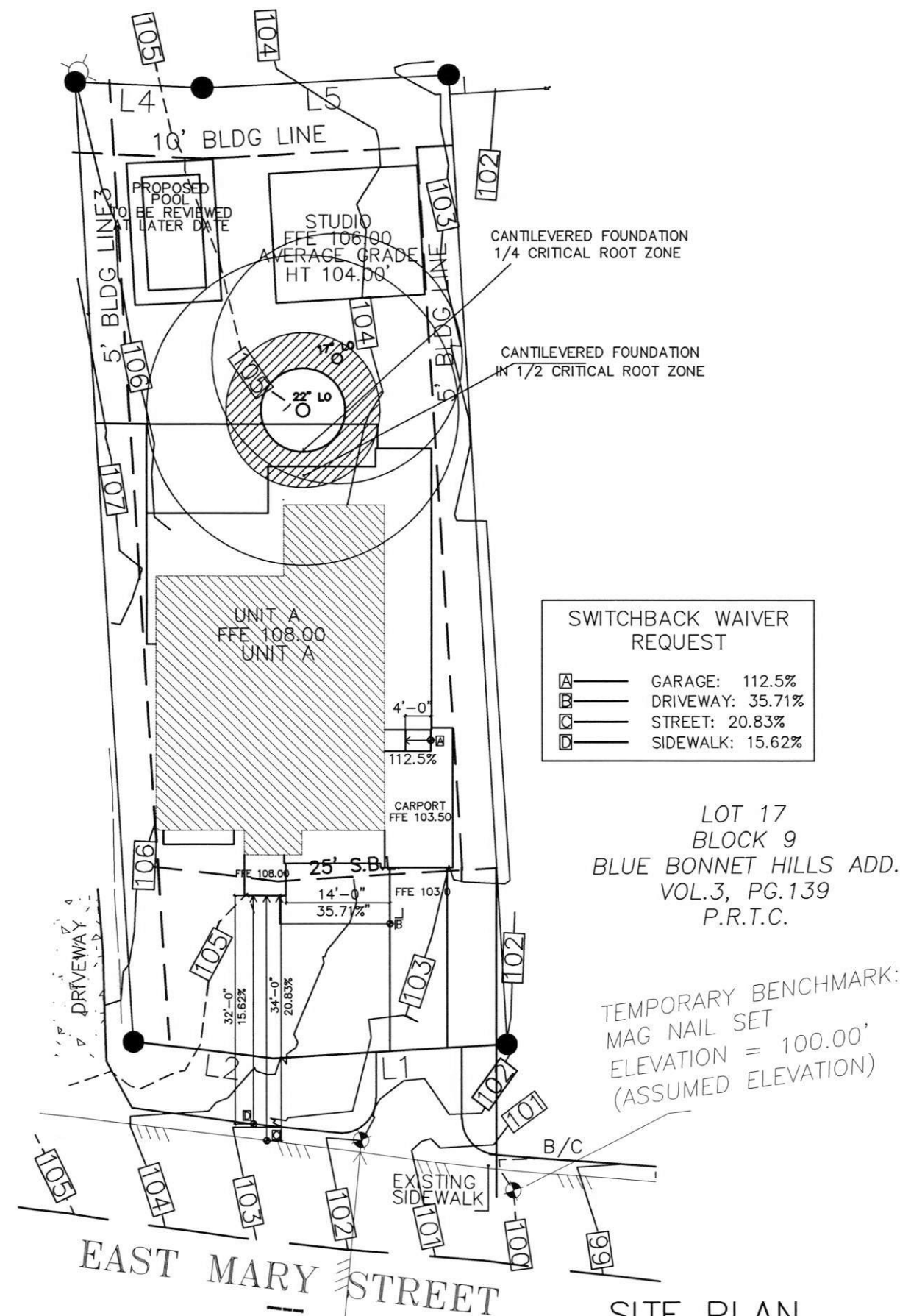
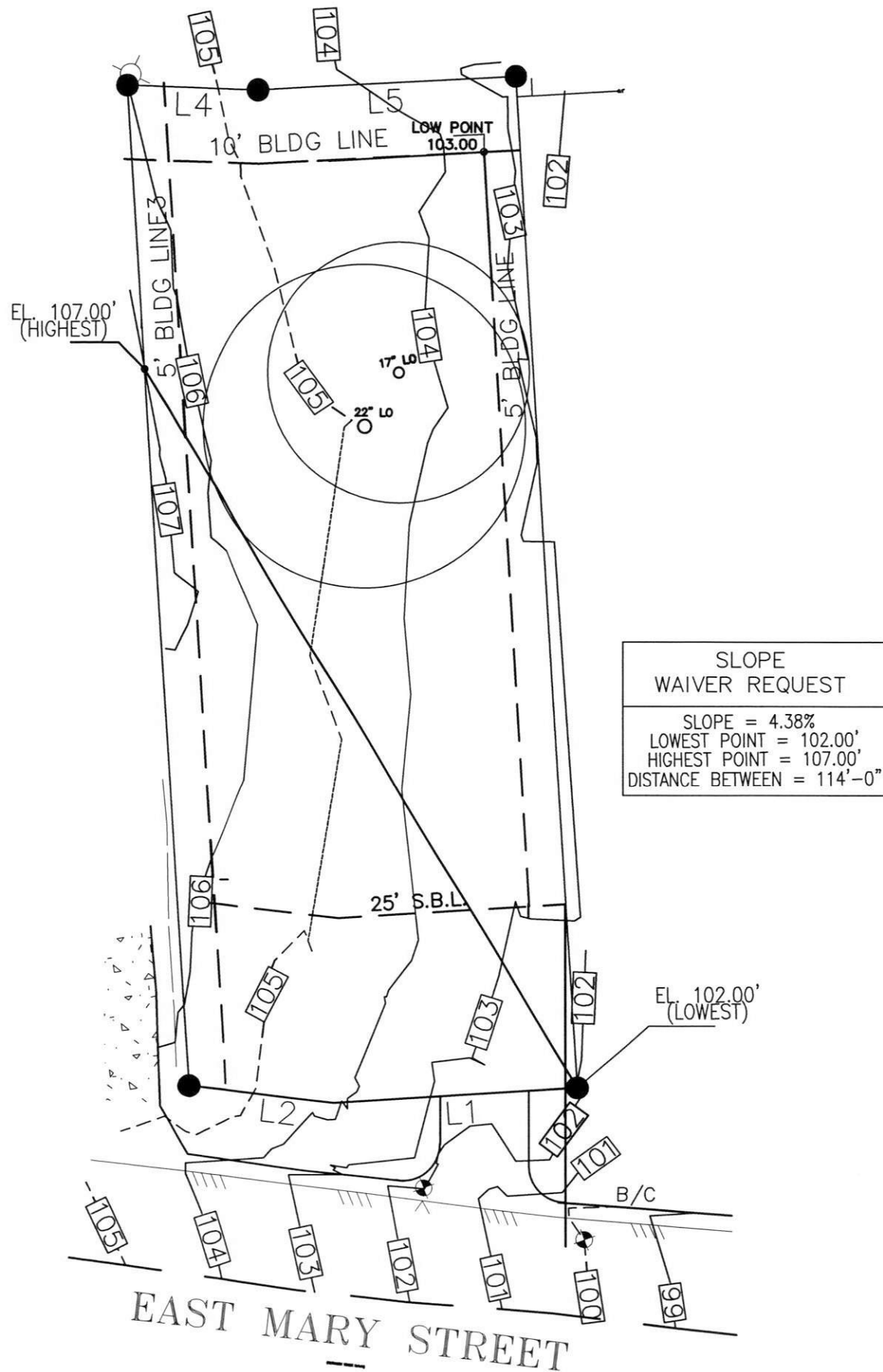
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DESIGN ORIGINALS of Texas
home design center
10713 RAN 020 STE 412
HOUSTON, TX 77036
OFFICE (281) 331-1775

508 EAST
MARY STREET

JOB # A10116
DATE: 08-21-18
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
NATIONAL COUNCIL
OF BUILDING DESIGN
Robert J. Faust
CERTIFICATION NO. 44-728
08/21/18
1 OF 12



SITE PLAN
SLOPE WAIVER-SWITCHBACK
WAIVER

TEMPORARY BENCHMARK:
SQUARE CUT ON CONCRETE
ELEVATION = 102.23'
(ASSUMED ELEVATION)

TEMPORARY BENCHMARK:
MAG NAIL SET
ELEVATION = 100.00'
(ASSUMED ELEVATION)

SCALE: 1"=10'-0" 22 X 34
SCALE: 1"=20'-0" 11 X 17

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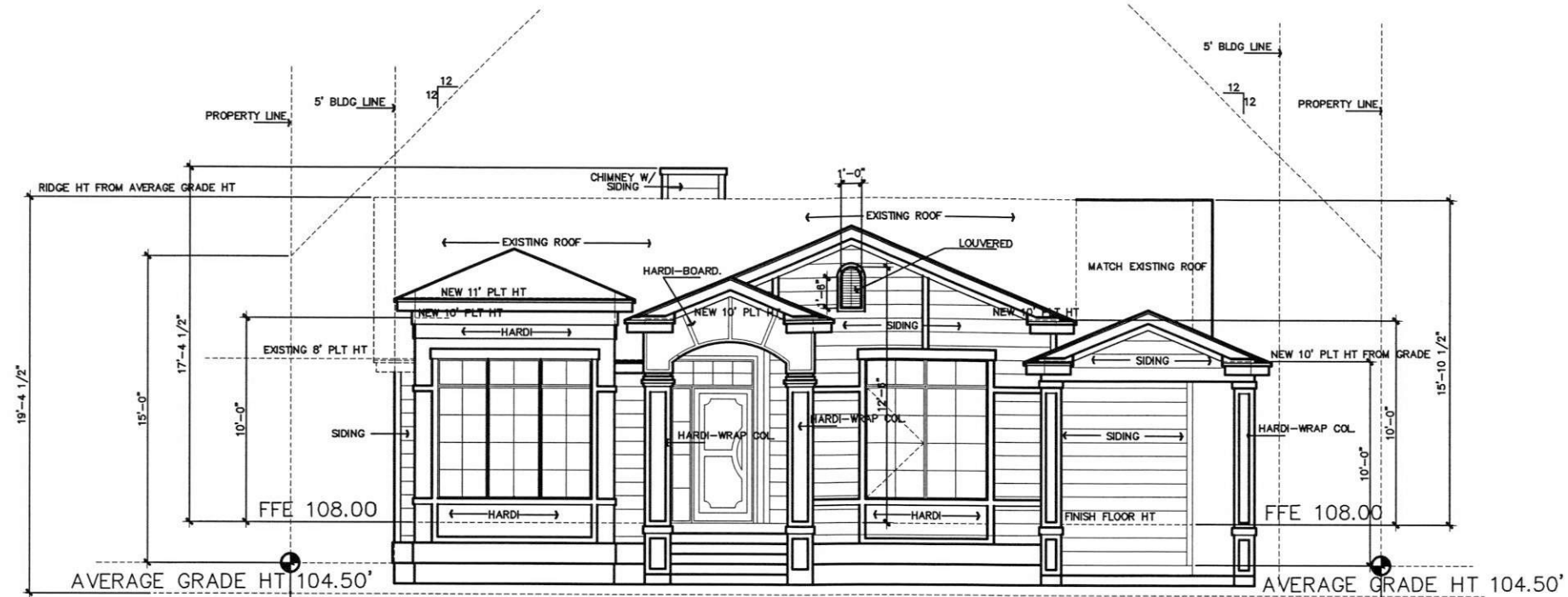
DESIGN ORIGINALS of Texas
home design center

508 EAST
MARY STREET

JOB # A10118
DATE: 08-21-18
REVISIONS:
DRAWN BY: JCD/TMD

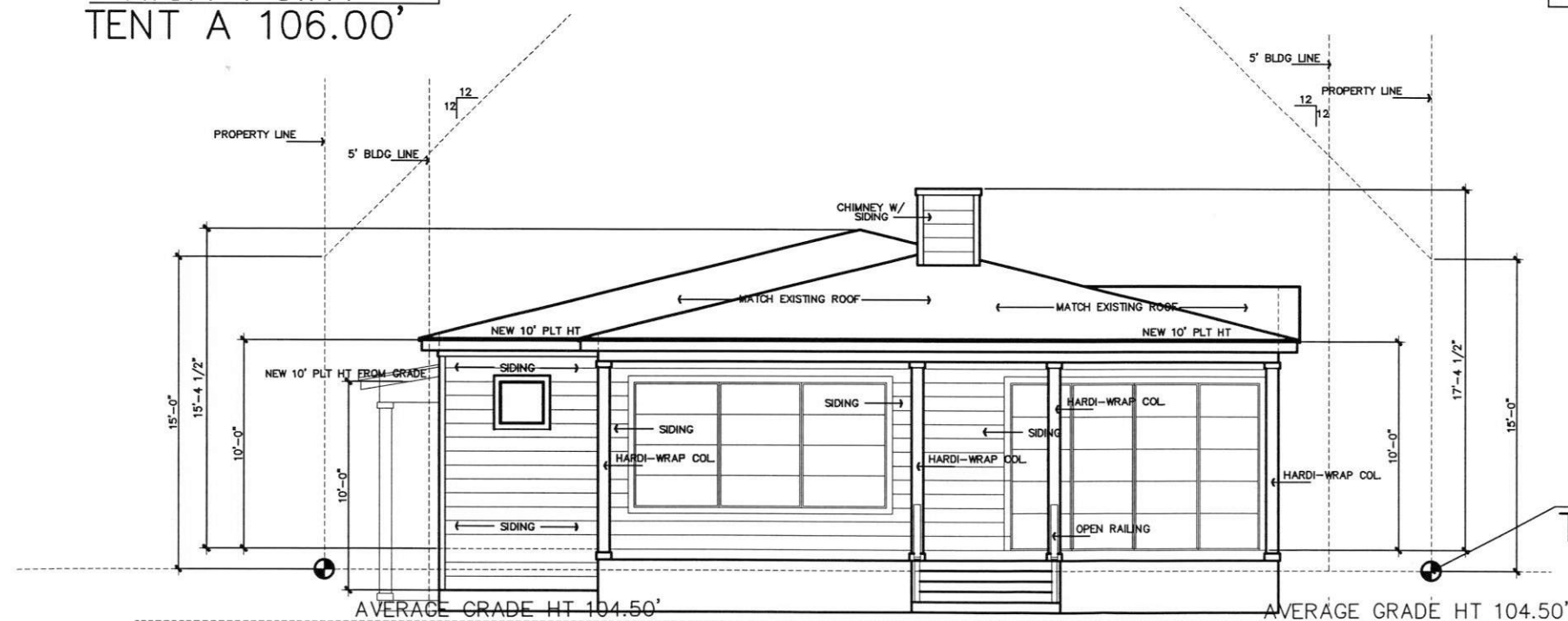
N.C.B.D.C.
NATIONAL COUNCIL
OF BUILDING DESIGN
Robert J. Faust
CERTIFICATION NO. 44-725
American Institute of Building Design
Certified Building Designer
(N.C.B.D.C. # 44-725)
08/21/18
2 OF 12

HIGH POINT
TENT A 106.00'



FRONT ELEVATION

HIGH POINT
TENT A 106.00'



REAR ELEVATION

HIGH POINT
TENT B 107.00'

Design Originals is a Professional Building Design Firm. We are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which May Arise.

FRONT-REAR ELEVATION UNIT A

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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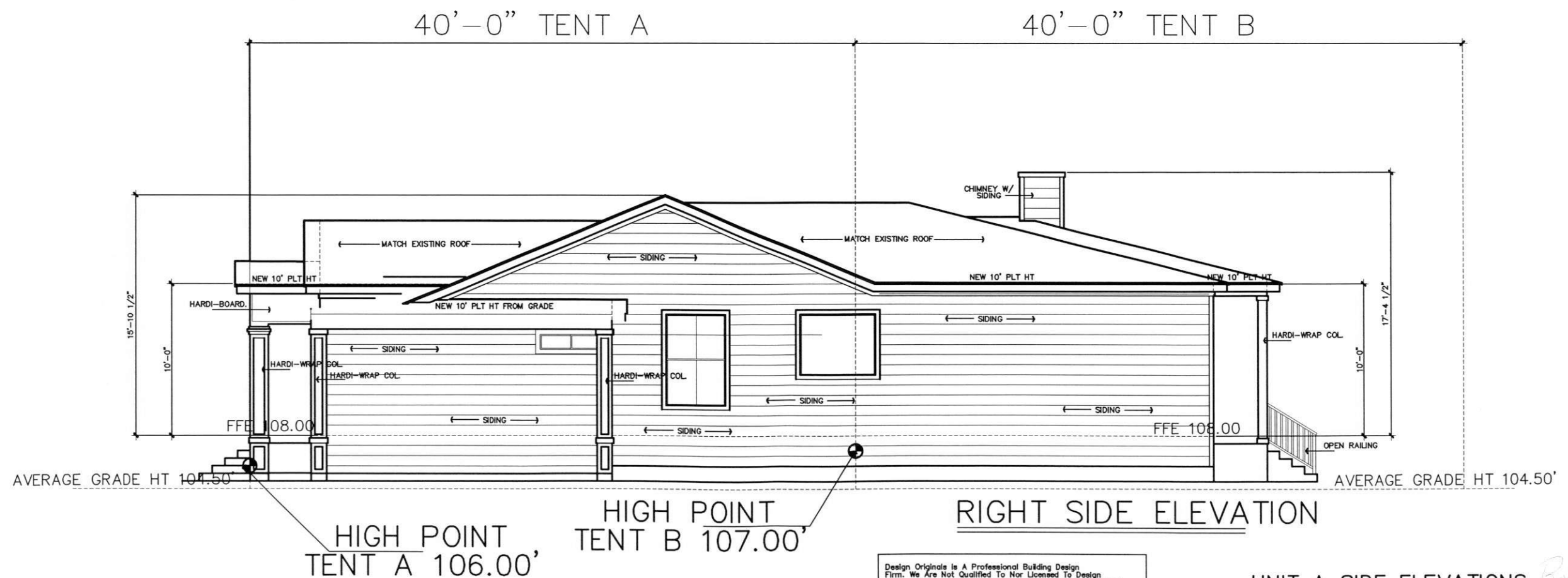
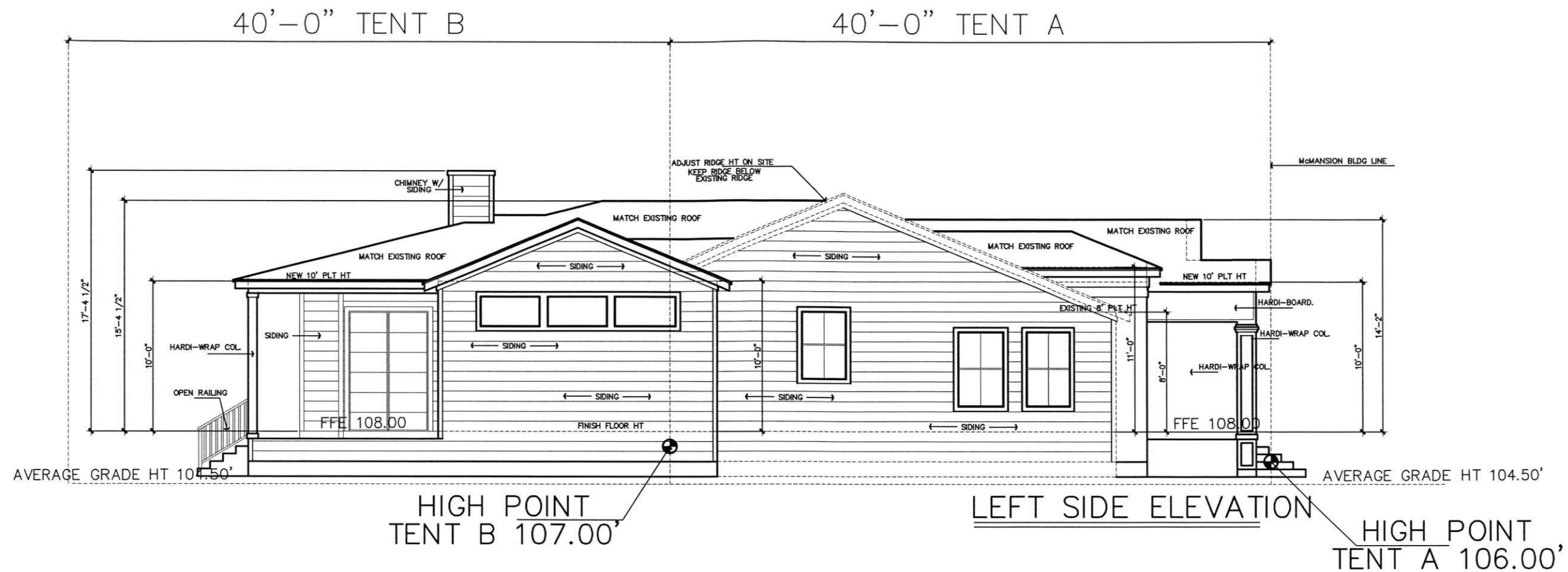
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RESIDENCE

DESIGN ORIGINALS of Texas
home design center

508 EAST
MARY STREET
UNIT A

JOB # A10118
DATE: 08-21-18
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
Robert J. Faust
CERTIFICATION NO. 44-725
American Institute of Building Design
National Council of Building Designers
Certification
(N.C.B.D.C. #44-725)
3 OF 12



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UNIT A SIDE ELEVATIONS
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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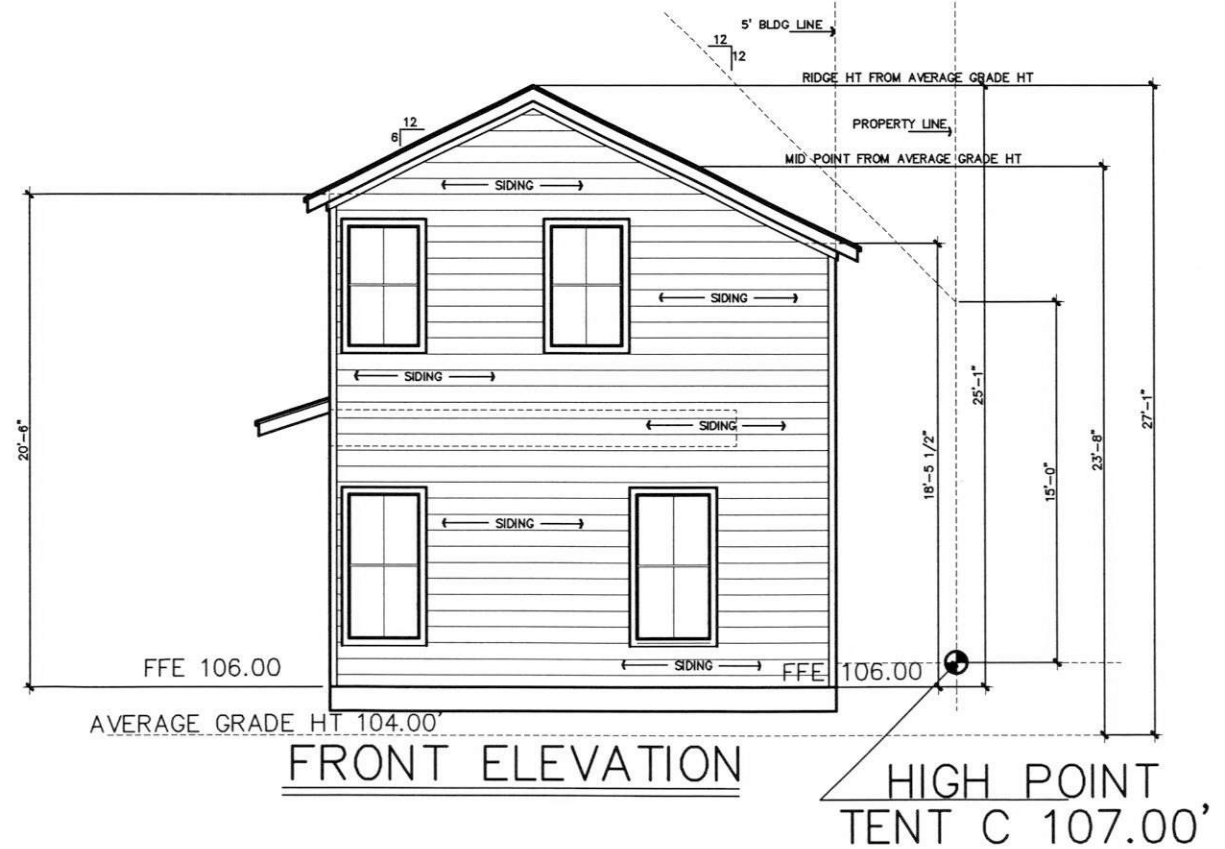
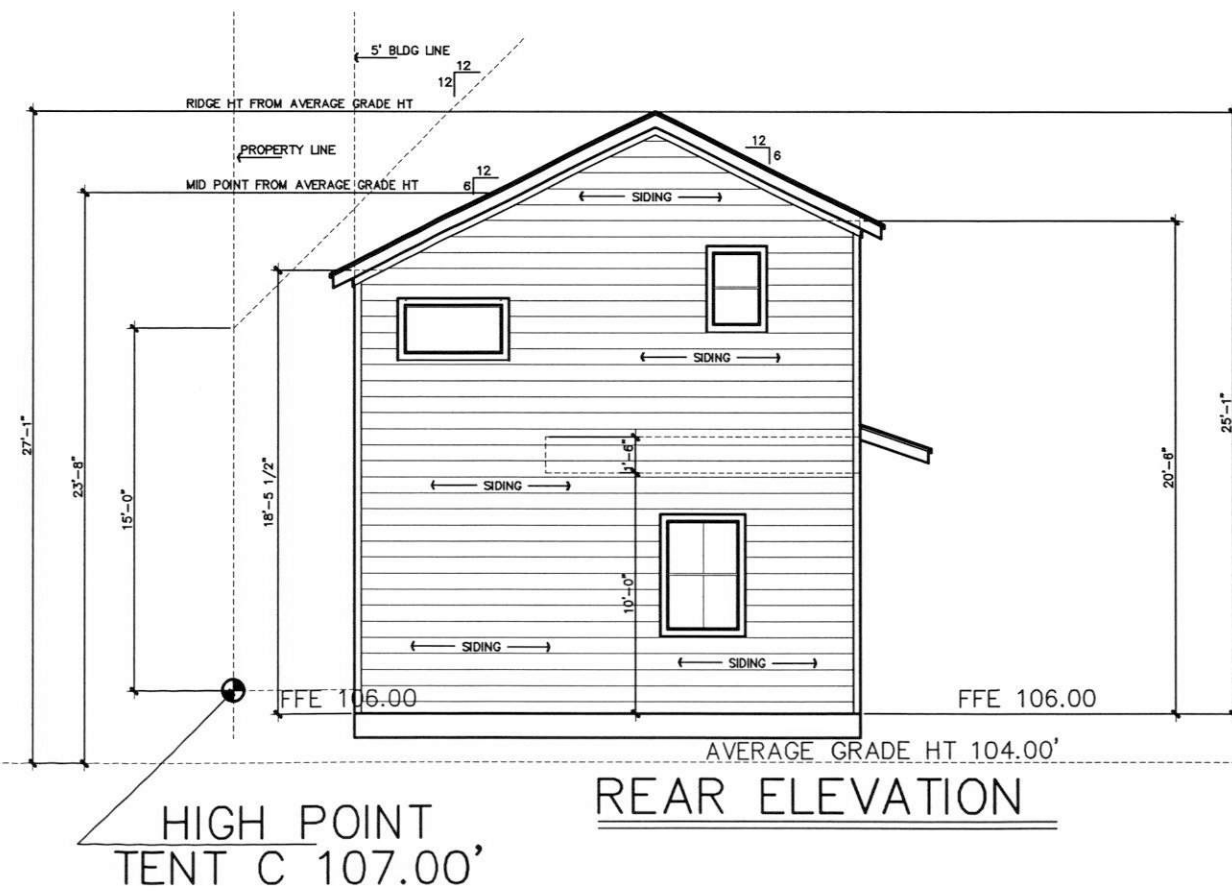
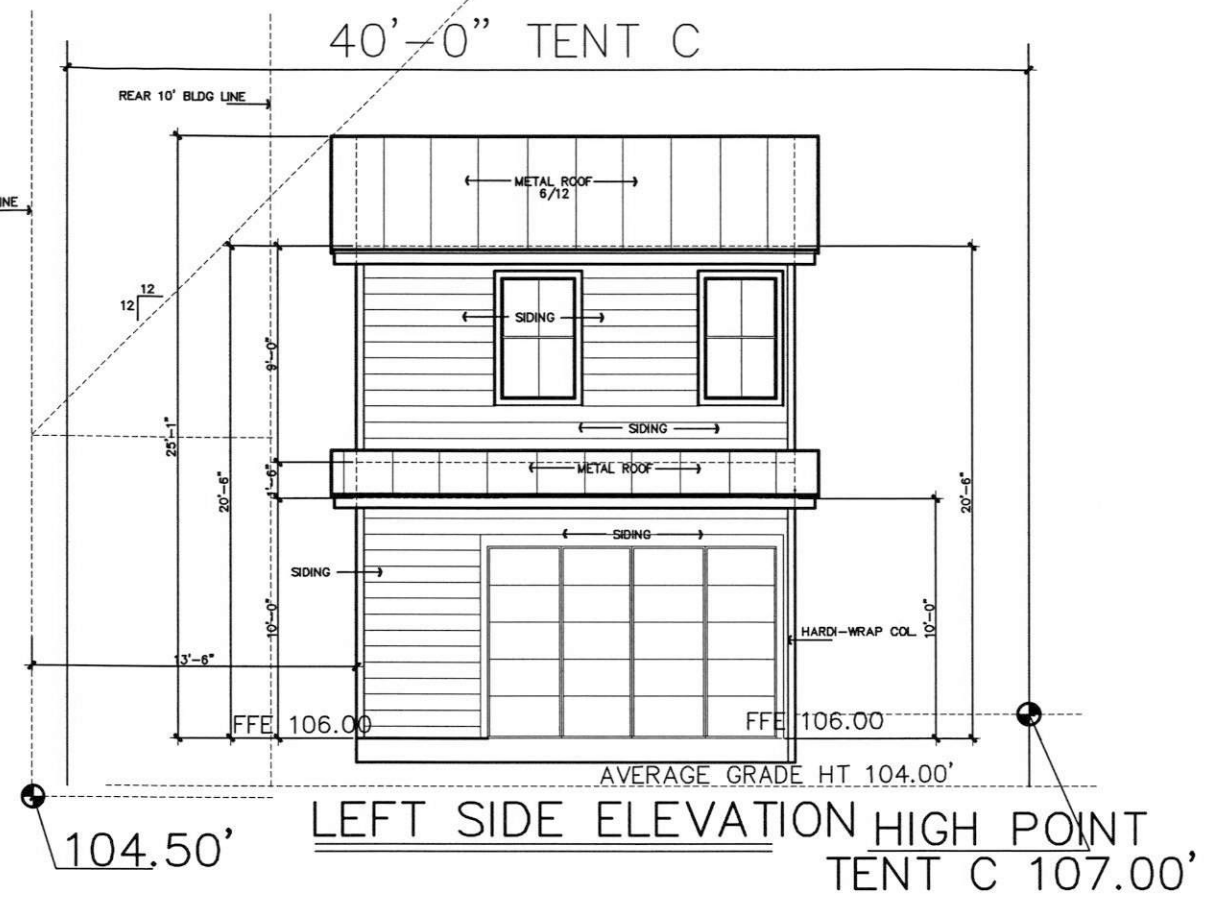
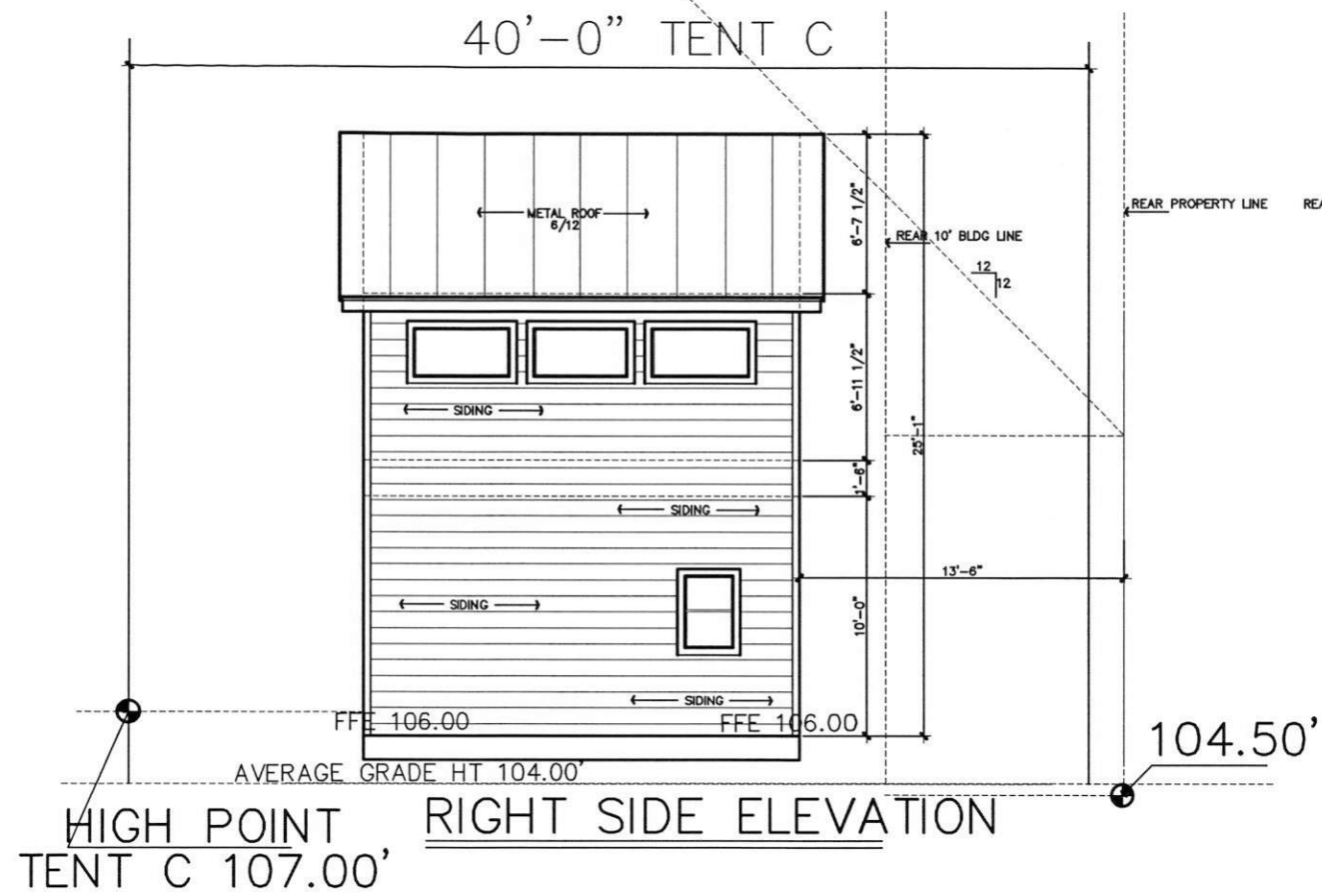
PEANA
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

508 EAST
MARY STREET
UNIT A

JOB # A10118
DATE: 08-21-18
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
Robert J. Foust
CERTIFICATION NO. 44-725
American Institute of Building Design
National Council of Building Designers
(N.C.B.D.C. - #44-725)
5 OF 12



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STUDIO-ADU
EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

PEANA
RESIDENCE

DESIGN ORIGINALS of Texas
home design center
10718 RICHMOND AVE. #12
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508 EAST
MARY STREET
UNIT B

JOB # A10118
DATE: 08-21-18
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS
Robert J. Fournier
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08-21-18

NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
7. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (406 MM)
8. TOP PLATE TO STUD, END NAIL	2-16d
9. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
10. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
11. DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
12. DOUBLED TOP PLATES, LAP SPICE	8-16d
13. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3-8d
14. RM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
15. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
16. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
18. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
19. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
20. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
21. RAFTER TO PLATE, TOENAIL	3-8d
22. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
23. 1"x6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
24. WIDER THAN 1"x6" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
25. BUILT-UP CORNER STUDS	16d AT 24" O.C.
26. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPICE
25. 2" PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS	8d or 6d ³
1/2" - 3/4"	8d or 6d ³
3/4" - 1"	8d ³
1 1/8" - 1 1/4"	10d or 8d ³
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS	10d or 8d ³
1/2" - 1"	8d ³
1 1/8" - 1 1/4"	10d or 8d ³
27. PANEL SIDING (TO FRAMING): 1/2"	6d ³
5/8"	8d ³
28. FIBERBOARD SHEATHING: 1/2" (13 mm)	NO. 11 GA ⁸
	NO. 10 GA ⁸
	NO. 11 GA ⁸
	NO. 10 GA ⁸
29. INTERIOR PANELING: 1/4"	6d ¹¹
3/8"	8d ¹¹
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.	
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 4" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS.	
3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.	
4. COMMON OR DEFORMED SHANK.	
5. DEFORMED SHANK.	
6. CORROSION-RESISTANT SIDING OR CASING NAILS.	
7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.	
8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.	
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING.	
10. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.	
11. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.	
CHANGE ORDERS	
THE USE OF CHANGE ORDERS IS A BASIC ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS IN THE UNITED STATES. WHILE EVERY CLIENT AND DESIGN PROFESSIONAL WANTS PLANS AND SPECIFICATIONS TO BE CAREFULLY COORDINATED AND UNAMBIGUOUS, THE REALITY OF THE SITUATION IS THAT IT IS NOT COST-EFFECTIVE FOR A CLIENT TO PAY A DESIGN PROFESSIONAL FOR THE LEVEL OF SERVICE NECESSARY TO ACHIEVE A "PERFECT" SET OF INSTRUMENTS OF SERVICE. NO MATTER HOW EXTENSIVE DESIGN SERVICES MAY BE, CERTAIN ASPECTS OF THE DESIGN WILL REQUIRE MODIFICATIONS TO REFLECT CONDITIONS AT THE CONSTRUCTION SITE. CONSTRUCTION IS NOT MANUFACTURING; THERE IS NO ABILITY TO REFINISH THE PROJECT PROTOTYPES, DESTRUCTIVE TESTING, AND REDESIGN. REASONABLE PRACTICE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE DEVELOPMENT OF A PROJECT AS IT MOVES FROM FINAL DESIGN THROUGH THE CONSTRUCTION PROCESS SO THAT CHANGE WILL IMPROVE THE OUTCOME. AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PLACEMENT OF MATERIALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.	
GENERAL NOTES	
1. FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE.	
2. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.)	
3. IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR.	
MINIMUM INSULATION:	
2x2 - R7	2x4 - R11
2x6 - R19	2x8 - R22
	CLG - R30

LIST OF ABBREVIATIONS	
ABV	ABOVE
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ADJ	ADJACENT
A.I.C.	ALT. INTERRUPTING
AFF	CAPACITY
ALF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM/AL	ALUMINUM
ARCH	ARCHITECT (URAL)
AUX	AUXILIARY
C.	COND.
CHAM	CHAMFER
CLG	CLEAR (ANCE)
CLD	CLEAR (ANCE)
CM	CENTIMETER(S)
CMU	CONCRETE MASONRY
CON	CONNECTION
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
B.O.	BOTTOM OF
BD	BOARD
BLK'G	BLOCKING
BM	BEAM
BOT/BOTT	BOTTOM
BRG	BEARING
BRZ	BRONZE
D.	DIAMETER
DIAG	DIAGONAL
DBL	DOUBLE
DR	DRINKING FOUNTAIN
DL	DEAD LOAD
DR	DOOR
D/T	DRIVE-THRU
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EXHAUST FAN
EACH	EACH
ELEV	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
EXT	EXTERIOR
F.D.	FLOOR CLEAN OUT
F.D.	FLOOR CLEAN OUT
FE	FIRE EXTINGUISHER
FN	FINISH
FLR	FLOOR
FMD	FACE OF MASONRY
FOS	FACE OF STUD
F.P.	FIRE RATED PANELING
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLW	GALLONS PER MINUTE
GRD	GROUND
GW	GREASY WASTE
GYP	GYPSONIUM
H.B.	HOLLOW CORE
HC	HOLLOW CORE
HD	HEAVY DUTY
HDR	HORIZONTAL
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
HP	HORSE POWER/HIGH POINT
ID	INTERIOR DESIGN
INSUL	INSULATION
INT	INTERIOR
JC	JANITOR'S CLOSET
JT	JOINT
J	JOIST
KIT	KITCHEN
LAM	LAMINATE (D)
LAV	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LOC	LOCATION
LG	LONG
LIT	LIGHT
LTL	LINTEL
MAS	MASONRY
MAX	MAXIMUM
MECH	MEDICINE CABINET
MIN	MINIMUM
MM	MILLIMETER (S)
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NAT	NATURAL
NTC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	OVER
OA	OVERALL
OC	ON CENTER
OH	OVERHANG
PHASE	PHASE, DIAMETER
PL	PLATE
PK	PARAPET
PLY	PLYWOOD
P/PL	PER LINEAL FOOT
PUS	POINT OF SALE
PRE	PREFABRICATED
PSF	POUNDS PER SQ. FOOT
PSI	POUNDS PER SQ. INCH
PT	PRESSURE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
RD	RECEIPT
REF	REFRIGERATOR
REIN	REINFORCING
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SHT	SHEET
SM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T&G	TONGUE AND GROOVE
T	TREADS
TEL	TELEPHONE
THK	THICK
TOS	TOP OF SLAB
TV	TELEVISION
TYP	TYPICAL
UR	URINAL
VEN	VENEER
VERT	VERTICAL
VTR	VENT THRU ROOF
W	WITH
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WHD	WOOD
WH	WATER HEATER
WP	WATER PROOF
WVF	WELDED WIRE FABRIC
WVM	WELDED WIRE MESH

FACTORY BUILT (PREFAB) FIREPLACES	
1. FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND/OR HAVE AN ACTIVE I.C.B.O./N.E.R. EVALUATION REPORT.	
2. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.	
3. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.	
4. HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.	
5. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FIREBOX OPENING AND/OR WITHIN 12" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.	
6. WELDED OPEN 1" OR PROVIDED WITH A 3" HOLE.	
7. PROVIDE (UL) APPROVED RAINWATER GAGE FITTING AT DISCHARGE.	
8. PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX.	
9. A FIREPLACE OR WOODSTOVE THAT BURNS WOOD OR OTHER SOLID FUEL SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED. THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED. A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.	
STRUCTURAL NOTES	
FOUNDATION NOTES	
1. A SOILS CONTAMINANT EVALUATION AND GEOTECHNICAL REPORT IS RECOMMENDED FOR THIS PROJECT PRIOR TO CLEARING AND GRUBBING OF SITE. IF NO SOILS REPORT IS AVAILABLE, CONTRACTOR SHALL ASSURE AN ALLOWABLE SOIL BEARING VALUE OF 1500 P.S.F. MINIMUM AT 18" BELOW UNDISTURBED SOIL OR ENGINEER CERTIFIED COMPACTED SOIL.	
2. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.	
3. SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS.	
4. PROVIDE #4s AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMN FOOTINGS.	
5. PROVIDE 2-#4s CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING.	
6. PROVIDE COPPER UFER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN).	
7. PROVIDE 2-#4s IN FOOTINGS OVER RETURN AIR DUCTS. EXTEND 12" EACH SIDE.	
8. PROVIDE 2-#4s IN FOOTINGS OVER RETURN AIR DUCTS. EXTEND 12" EACH SIDE.	
9. PROVIDE 2-#4s IN CROSS-SECTIONAL DIMENSION. HORIZONTAL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEVEL POSTS, OR SAFETY TERMINALS EXTEND HANDRAILS 12" PLUS ONE TREAD LENGTH AND ON A HORIZONTAL PLANE AT 34" HT. (TYP. AT TOP AND FOOT OF ALL STAIRWAYS.)	
MATERIAL SPECIFICATIONS	
1. CONCRETE - F'c=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY	
2. MASONRY - GRADE "N", F'w=1500 PSI	
3. MORTAR - TYPE S, F'w=1800 PSI	
4. GROUT - F'c=2000 PSI	
5. REINFORCING STEEL - A-615, F'y=40 KSI	
6. STRUCTURAL STEEL - A-36, F'y=36 KSI	
7. BOLTS - A-307, F'y=33 KSI	
8. GLUE-LAM BEAMS - FB=2400 PSI, E=1.8x10 ⁶ PSI, F'v=185 PSI	
9. ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL CONFORM TO NER-124.	
10. PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX.	
11. PLYWOOD ROOF - 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.	
12. PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16.	
13. PLYWOOD FLOOR - 3/4" T&G STANDARD SHEATHING, PANEL INDEX 48/24.	
14. USE TYPE S/RATIO EDGE INTERMEDIATE.	
WALL	3/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
ROOF	1/2 32/16 6d AT 6" O.C. 6d AT 12" O.C.
FLOOR	5/8 T&G 32/16 6d AT 6" O.C. 6d AT 12" O.C.
	3/4 T&G 24" O.C. 10d AT 6" O.C. 10d AT 10" O.C.
* SEE PLAN FOR TYPE AND LOCATION	
LUMBER NOTES (KILN DRIED WOOD)	
1. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.	
2. ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED.	
3. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER.	
JOISTS	Fb (psi) Fv (psi) E (psi)
BEAMS	1006 (SING) 95 1,700,000
WIDTH 4" OR LESS	875 (SING) 95 1,600,000
WIDTH GREATER THAN 4"	875 (SING) 85 1,600,000
LEDGERS	875 (SING) 95 1,600,000
STUDS	778 (REP) 95 1,400,000
5. ALL GLUE-LAM BEAMS SHALL HAVE A 2400 LB MINIMUM.	
6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.	
7. PROVIDE SOLID BLOCKING AT 6'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.	
8. PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.	
9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)	
SIZE OF HEADER	SUPPORTING ONE FLOOR AND ROOF
6x6	3'-0"
6x8	5'-0"
6x10	4'-0"
6x12	5'-11"
ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.	
WEEP SCREED	
1. GALVANIZED CORROSION RESISTANT WEEP SCREED:	
A) WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2".	
B) PLACE A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS.	
C) PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.	

WINDOWS / EGRESS
1. MINIMUM NET OPENABLE WIDTH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 5.7 SQUARE FT. MINIMUM AT BEDROOMS.
2. MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FLOOR AT BEDROOMS.
3. ALL GLASS WITHIN 18" ABOVE FINISHED FLOOR AND IN HAZARDOUS AREAS SHALL BE TEMPERED GLASS.
SHOWERS / TUBS
1. SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEET ROCK AND CERAMIC TILE OR EQUAL TO MINIMUM 6'-0" ABOVE FLOOR.
2. SHOWER ENCLOSURES SHALL BE SHOWER DOORS, TEMPERED GLASS OR APPROVED EQUAL.
3. CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES.
LUMBER
1. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
2. BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD.
3. FIRE BLOCK STUD WALLS AT DROPPED CEILING, SOFFITS, AND AT MAXIMUM 10' INTERVALS.
4. EXTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6's AT 16" O.C.
5. PROVIDE MINIMUM 22"x30" ATTIC SCUTTLE TO ALL ATTIC AREAS.
SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS.
2. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER.
3. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
4. SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE STAIRWAY ON UPPER FLOOR LEVEL. (IF APPLICABLE)
5. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN THE BASEMENT. (IF APPLICABLE)
HANDRAILS
HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1 1/2" IN CROSS-SECTIONAL DIMENSION. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POSTS, OR SAFETY TERMINALS EXTEND HANDRAILS 12" PLUS ONE TREAD LENGTH AND ON A HORIZONTAL PLANE AT 34" HT. (TYP. AT TOP AND FOOT OF ALL STAIRWAYS.)
PLUMBING
1. SOLDER FLUX HAVING A LEAD CONTENT IN EXCESS OF 2/10 OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.
2. PLUMBING FIXTURES SHALL BE AS FOLLOWS: (ORDINANCE #2785) WATER CLOSETS - 1.5 GALLON PER FLUSH MAXIMUM. SHOWER HEAD - 2.5 GALLON PER MINUTE MAXIMUM. LAVATORY/SINK FAUCETS - 3 GALLON PER MINUTE MAXIMUM. HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.
GLASS BLOCK
1. GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINT.
2. MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
3. GLASS BLOCK SHALL BE LAID IN TYPE "M" MORTAR. MORTAR SHALL HAVE 750 P.S.I. MINIMUM 28 DAY COMPRESSIVE STRENGTH
4. BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED.
5. GLASS BLOCK PANELS SHALL HAVE JOINT REINFORCEMENT SPACED NOT MORE THAN 16" ON CENTER AND LOCATED IN THE MORTAR BED JOINT EXTENDING THE ENTIRE LENGTH OF THE PANEL. THE REINFORCEMENT SHALL ALSO BE PLACED IN THE JOINTS IMMEDIATELY BELOW AND ABOVE ANY OPENINGS IN THE PANEL. JOINT REINFORCEMENT SHALL BE GALVANIZED. IN ACCORDANCE WITH U.B.C.
6. EXTERIOR GLASS BLOCK PANELS SHALL BE PROVIDED WITH MINIMUM 3/8" EXPANSION JOINTS AT THE SIDES AND TOP. EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILIENT MATERIAL.
7. GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.
EXITS / DOORS
1. ALL EXIT DOORS SHALL BE DEAD BOLTED.
2. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
3. PROVIDE 5/8" TYPE "X" GYPSUM BOARD TO ALL COMMON WALLS AND CEILING, AT GARAGE, STORAGE AND MECHANICAL ROOMS.
4. DOOR INTO HOUSE FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND SWEEP 1 3/4" SOLID CORE WITH SELF-CLOSER.
JACUZZI TUB
1. PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
2. CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.
3. PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
4. SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
5. PROVIDE G.F.C.I. OUTLET FOR PUMP.
MASONRY NOTES COLUMN BASE & 6'-0" WALL
1. PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMBS AND 4'-0" MAXIMUM ELSEWHERE.
2. PROVIDE #4 BARS REBAR WITH 1-#4 CONTINUOUS AT MASONRY PLATE HEIGHT, AT 6'-0" ABOVE FINISH FLOOR, AND AT TOP OF ALL PARAPET WALLS.
3. PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C. VERTICAL (TYPICAL).
4. PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH #2 TIES AT 16" O.C. HORIZONTAL.
5. PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C. MAXIMUM.