





























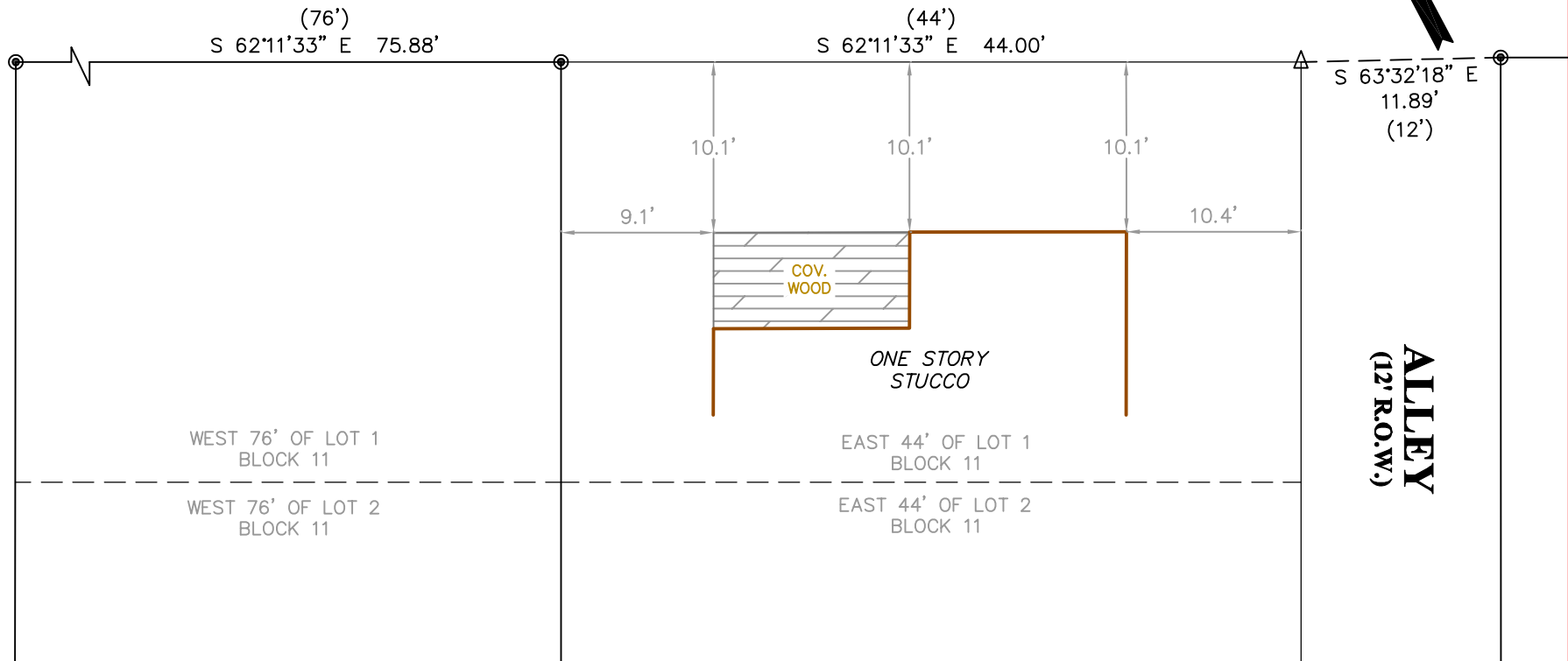






△ = CALCULATED POINT
 ◎ = FND 1/2" PIPE
 () = RECORD INFORMATION
 B.S. = BUILDING SETBACK
 C.M. = CONTROLLING MONUMENT

AVENUE A
(60' R.O.W.)



FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

DRAWN BY: EV
JOB #: 109282
SURVEY DATE: 8/31/2021



I, **DAVID L. ELZY**, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

LINE	BEARING	DISTANCE
L1	S 62°38'11" E	12.09' (12')

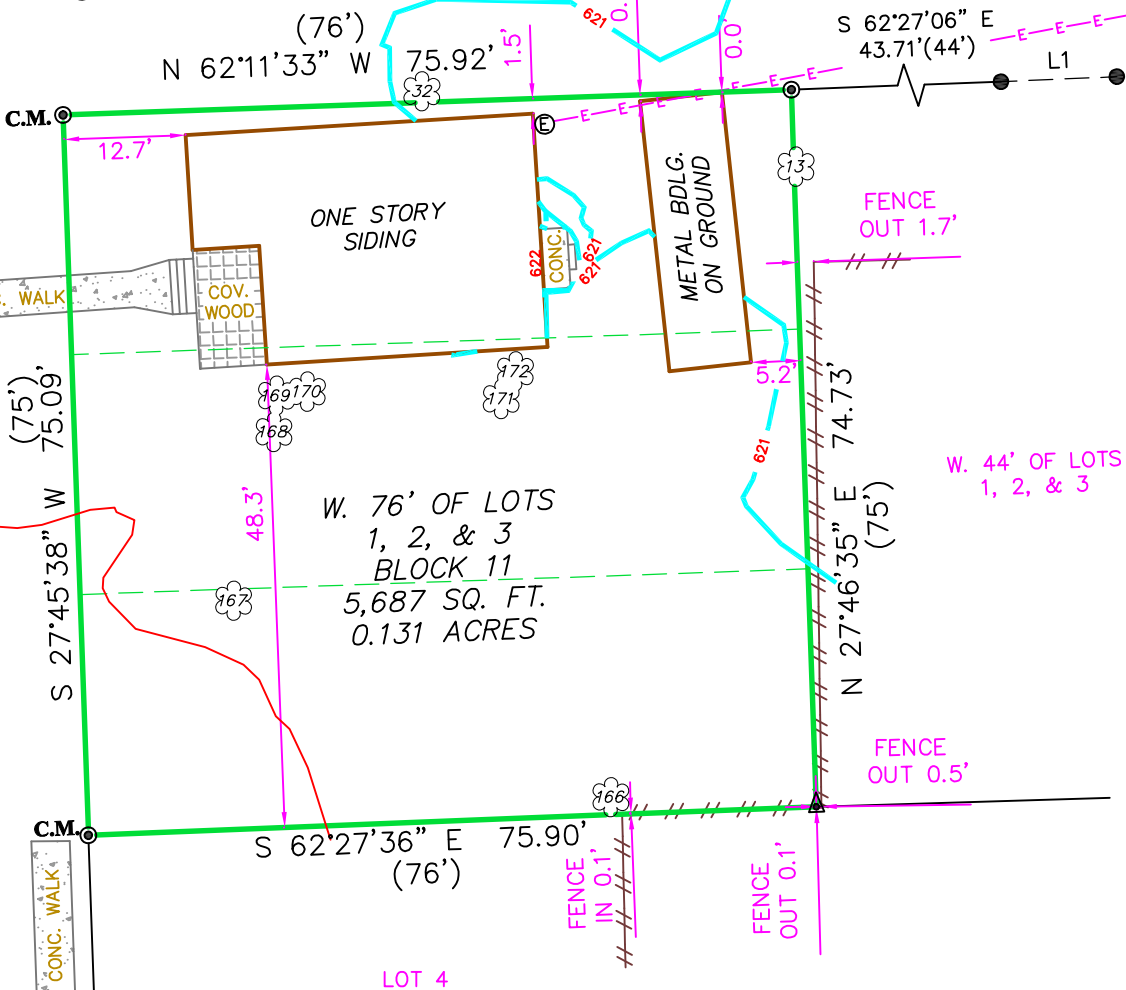
NOTE:
PRIOR SURVEY (WESTAR JOB #104105) WAS USED FOR
REFERENCE.

NOTE:
VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL
GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, CENTRAL ZONE. T.B.M. = MAG NAIL ON
B.O.C. NORTHEAST OF NORTHWEST CORNER = 620.17'
T.B.M. # 1 →

SCALE: 1"=20'

W. 44th STREET
(60' R.O.W.)

AVENUE A
(60' R.O.W.)



TREE LEGEND

13	14 PECAN
32	20 PECAN
48	20 SYCAMORE
68	19 PECAN
166	21 PALM
167	35 PECAN
168	14 PALM
169	16 PALM
170	18 PALM
171	17 PECAN
172	23 PALM
188	27 PECAN
189	16 PALM

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 180, PAGE 299, VOLUME 563,
PAGE 20, VOLUME 608, PAGE 322, VOLUME 608, PAGE 319, VOLUME 741, PAGE 339,
VOLUME 744, PAGE 403 AND VOLUME 828, PAGE 567, DEED RECORDS, TRAVIS COUNTY,
TEXAS.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane
Coordinates, Central Zone, Grid.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 484530, Panel No. 0465 K, which is Dated 1/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

4315 AVENUE A

Property Description:

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

Owner:

JEAN LAFOSSE HOBBS

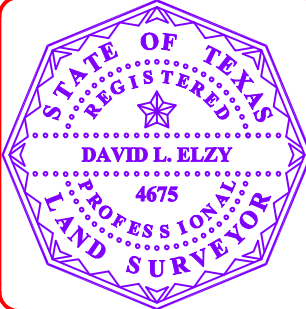
FIRM REGISTRATION NO.
10111700

**Westar
Alamo**
LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = FND. 3/8" IRON ROD
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = WATER METER
 - ⊕ = ELECTRIC METER
 - ⊖ = ELECTRIC BOX
 - ⊗ = SEWER MANHOLE
 - ⊕ = OVERHEAD ELECTRIC
 - ⊖ = WOOD FENCE
 - ⊗ = FND. 1/2" IRON PIPE

DRAWN BY: AP/JA



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual TREE AND TOPO survey made on
the ground under my supervision

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. T-143098

JOB NO. 105273

TITLE COMPANY: N/A

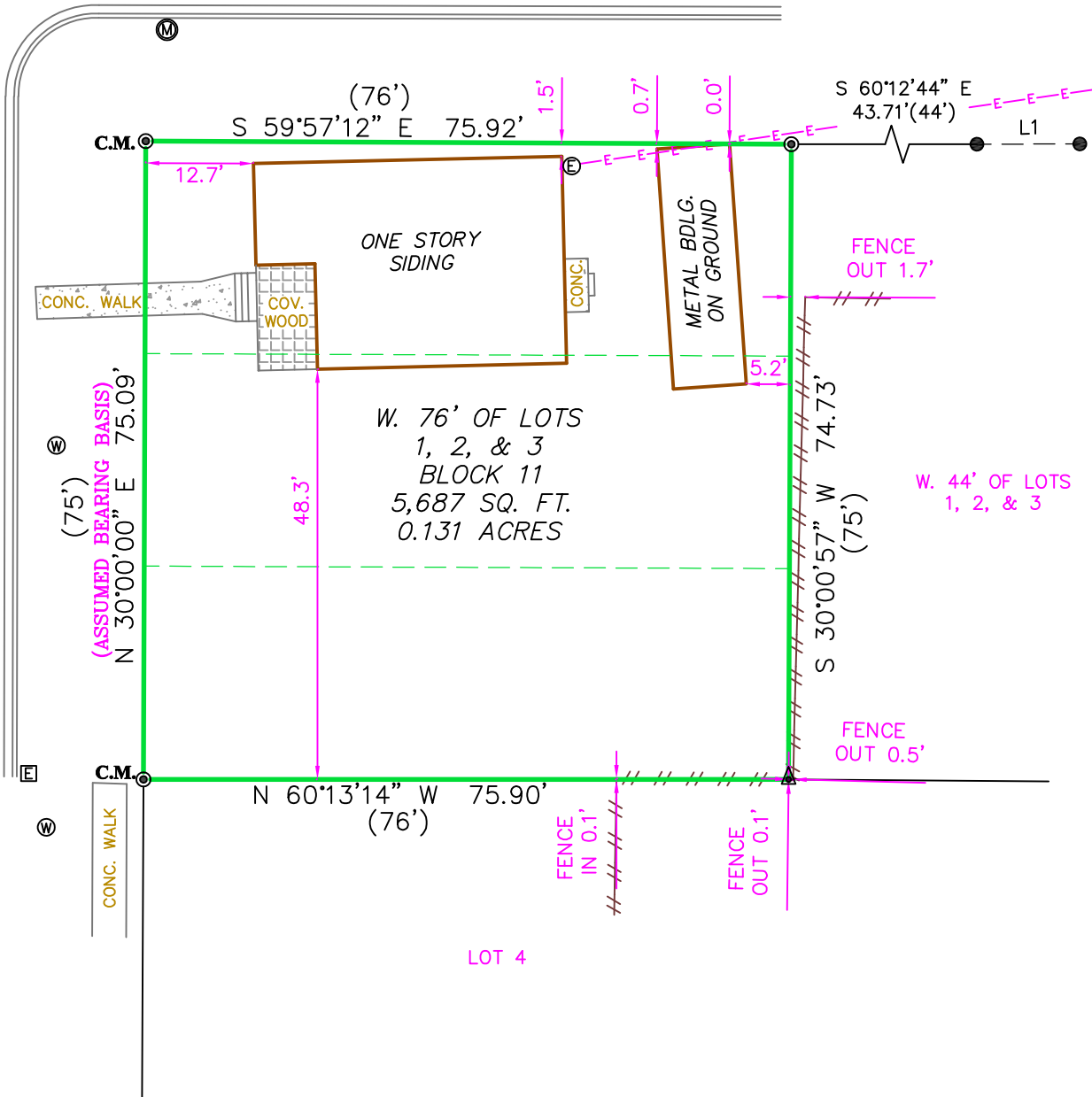
DATE: 04/07/2021

LINE	BEARING	DISTANCE
L1	S 60°23'49" E	12.09' (12')

SCALE: 1"=20'

W. 44th STREET
(60' R.O.W.)

AVENUE A
(60' R.O.W.)



NOTE:
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VOLUME 828, PAGE 567, DEED RECORDS, TRAVIS COUNTY, TEXAS.
NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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Owner:

JEAN LAFOSSE HOBBS

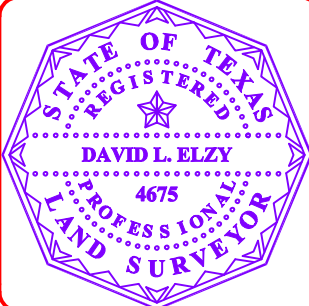
FIRM REGISTRATION NO.
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**Westar
Alamo**
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PHONE (210) 372-9500 FAX (210) 372-9999

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DRAWN BY: AP



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. T-143098

JOB NO.

104105

TITLE COMPANY: N/A

DATE: 2/5/2021

FRONT YARD PERCENTAGE	
FRONT YARD AREA	1883
SIDEWALK	60
EXISTING FOUNDATION	293
TOTAL	353
TOTAL PERCENTAGE	18.74%

NEW AREAS	
FIRST FLOOR	42
SECOND FLOOR	104
GREATER THAN 15'	15
TOTAL LIVING	148
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316



DESIGN ORIGINALS of Texas
home design center

3800 N. 62nd, STE. 412



13	14 PECAN	
32	20 PECAN	
48	20 SYCAMORE	
68	19 PECAN	
166	21 PALM	
167	35 PECAN	
168	14 PALM	REMOVE
169	16 PALM	REMOVE
170	18 PALM	REMOVE
171	17 PECAN	REMOVE
172	23 PALM	REMOVE
188	27 PECAN	
189	16 PALM	

LEGEND

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- = WOOD FENCE
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SITE PLAN

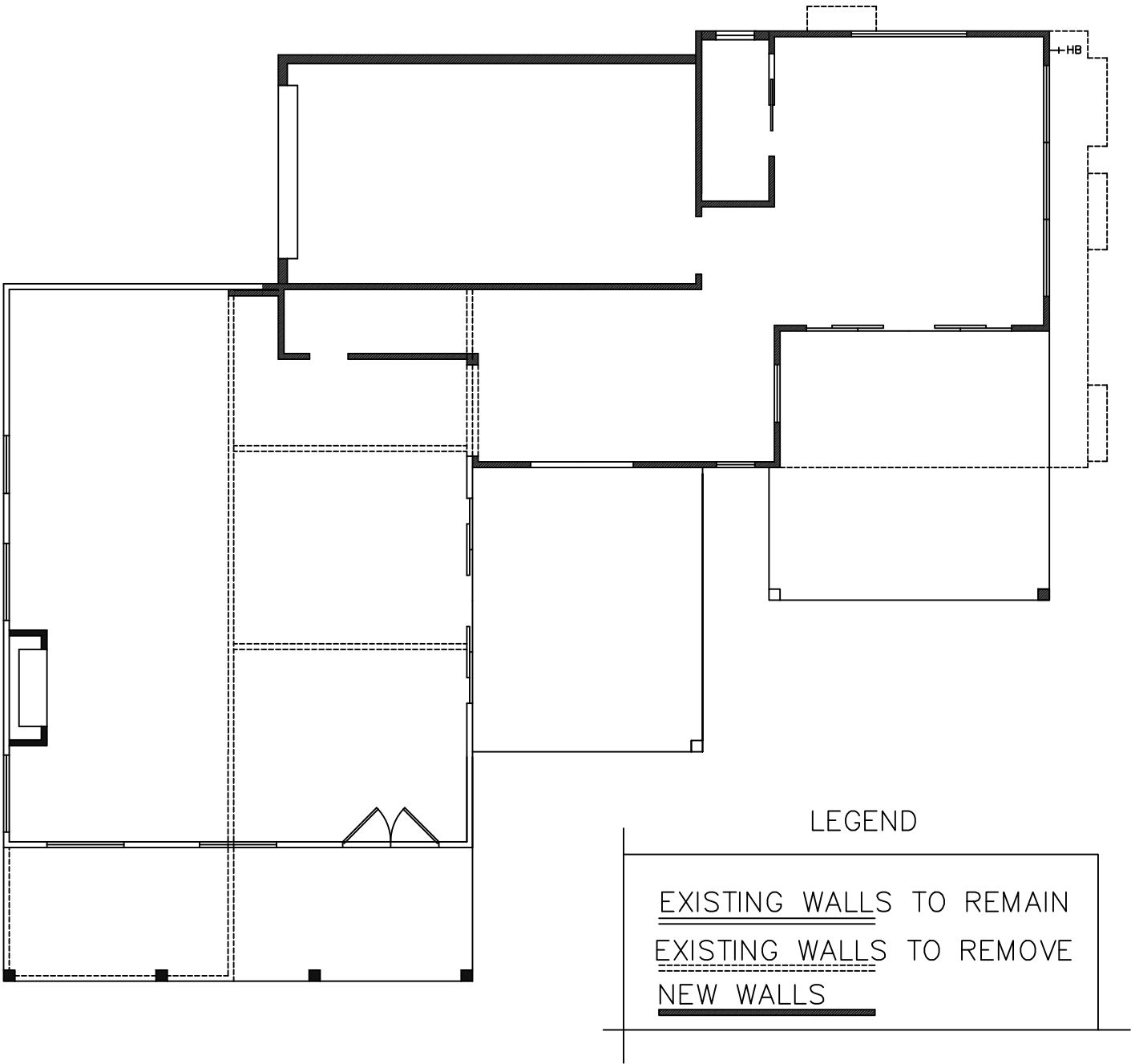
SCALE: 1/8"=1'-0" 22 X 34
SCALE: 1/16"=1'-0" 11 X 17

COPYRIGHT © 2021 DESIGN ORIGINALS OF TEXAS

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

Robert
06

N C B D
NATIONAL COUNCIL
OF BUILDING DESIGNERS
Robert A. Foss
Certification No. A-728
2006
TM
Member
American Institute of Building Design
(A.I.B.D.)
National Council of Building Designers
Certification
(N.C.B.D.C. - 654-725)



EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
UNCOVERED BALCONY	451
TOTAL COVERED	2316

FOUNDATION	1935
CANTILEVERED	73

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.

DEMO PLAN

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

HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

10715 RR N 620, STE. 412
AUSTIN, TX 78726
OFFICE 512.351.1776

4315
AVENUE A

JOB#	A10417
DATE:	06/28/21
REVISIONS:	
DRAWN BY:	JCD/TMD

Robert
06/28/21

N • C • B • D • C

AMERICAN INSTITUTE OF BUILDING DESIGN
(A.I.B.D.)
NATIONAL COUNCIL OF BUILDING DESIGN
CERTIFICATION
(N.C.B.D.C. - #44-728)

2 OF 11

HOBBS
RESIDENCE

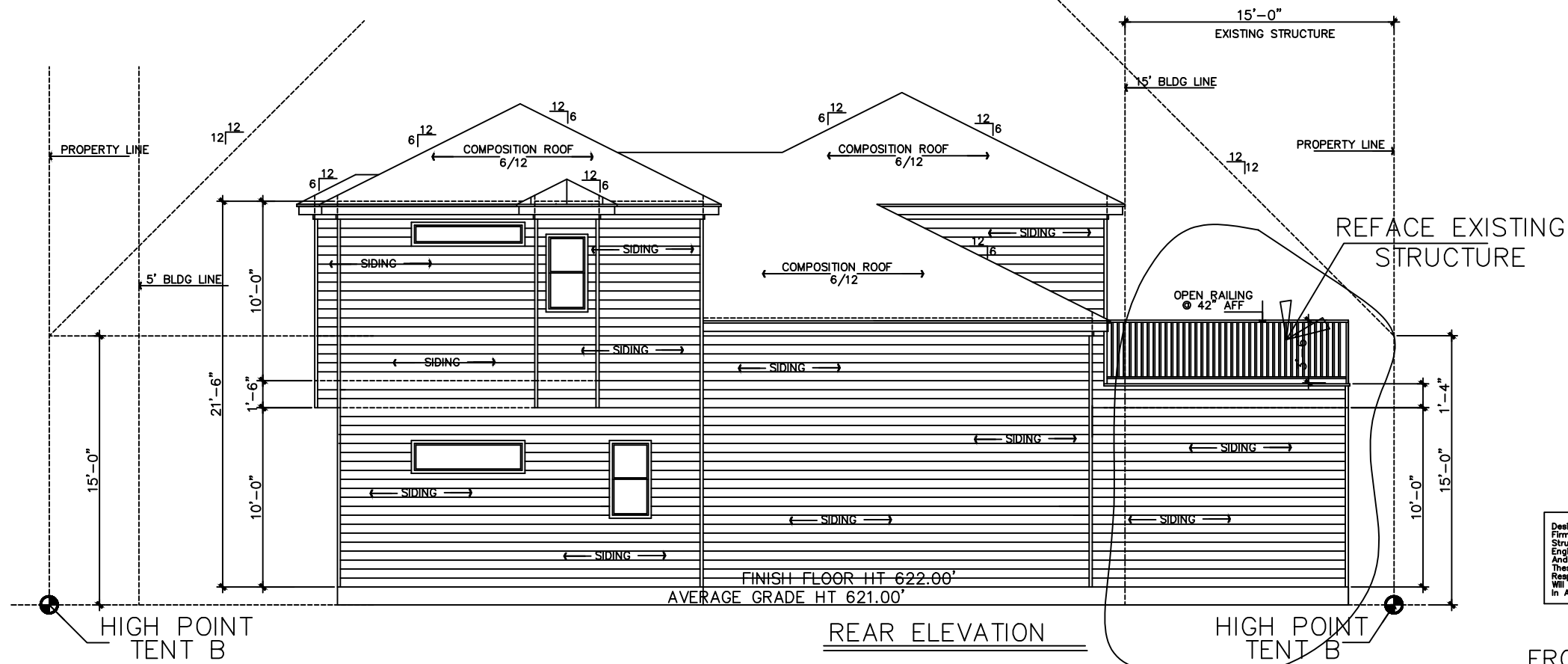
DESIGN ORIGINALS of Texas
home design center

10713 RR N 620, STE. 412
AUSTIN, TX 78726
OFFICE 512.351.1775

4315
AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
Professional Seal
American Institute of Building Design
National Council of Building Designers
Certification
(N.C.B.D.C. - #44-728)



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Robert J. C. D.

FRONT-REAR ELEVATION 06/28/21

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

GENERAL NOTES:

- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
- These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
- Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
- Contractor shall insure compatibility of the building with all site requirements.
- Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
- All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- All angles shown on plans are 45° unless noted otherwise.
- All dimensions should be read or calculated and never scaled.
- All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
- All windows will be dimensioned to center of rough openings unless otherwise noted.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
- All vents to rear of residence.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- Floor truss area to be draft stopped where trusses open to attic space.
- Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type "X" gypsum board on common walls and ceilings.
- Do not use wood build-outs behind stucco, around windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style.
- Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
- Stucco veneer must comply with 2015 IRC and the ASTM requirements.
- Provide weep screen properly installed.
- Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1/2" away from window and door frames.

HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

10715 RR N 620, STE. 412
AUSTIN, TX 78726
OFFICE 512.351.1775

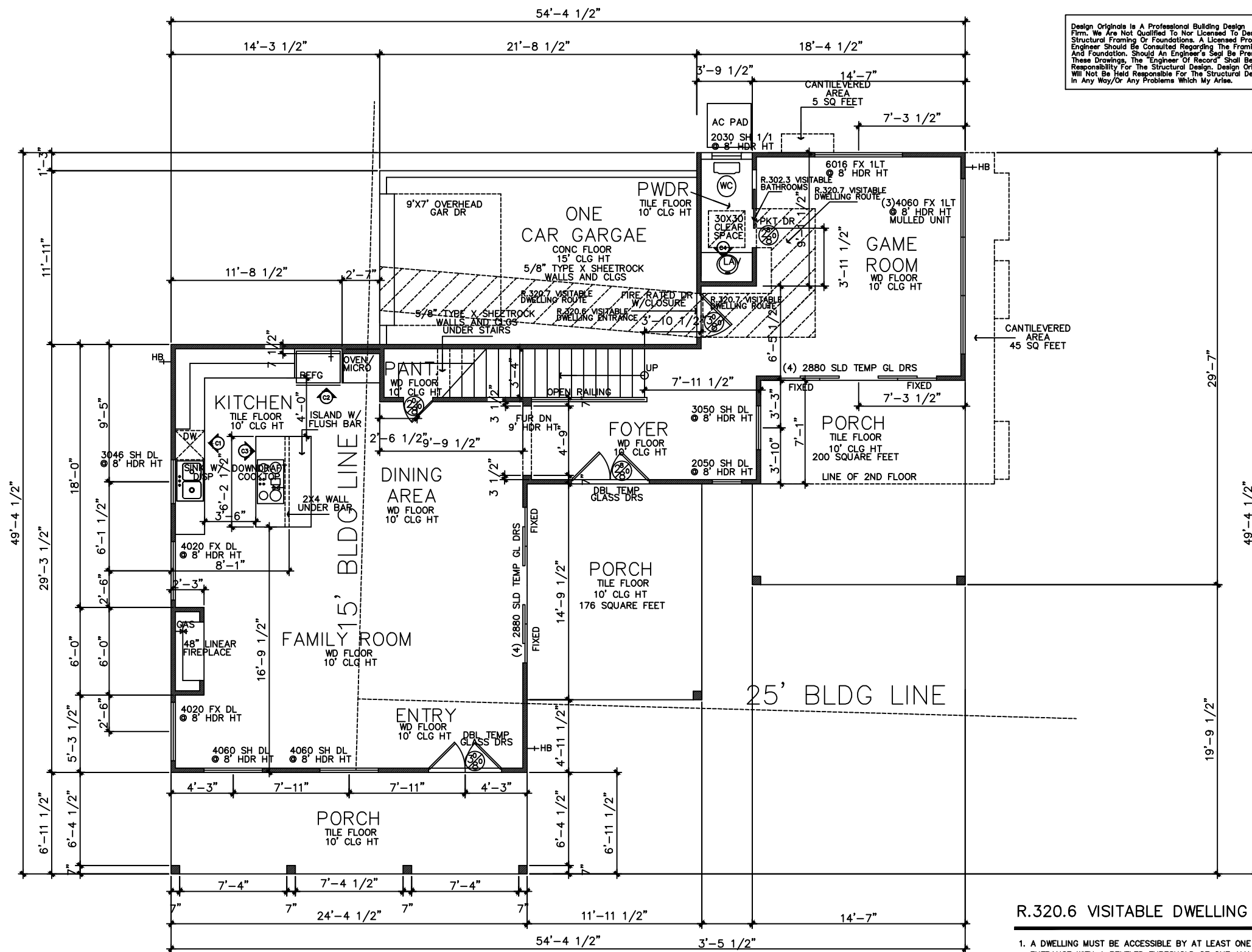
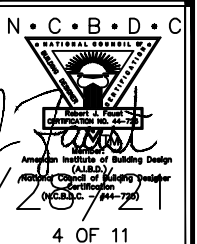
4315
AVENUE A

JOB# A10417

DATE: 06/28/21

REVISIONS:

DRAWN BY: JCD/TMD



R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

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

R.302.3 VISITABLE BATHROOMS

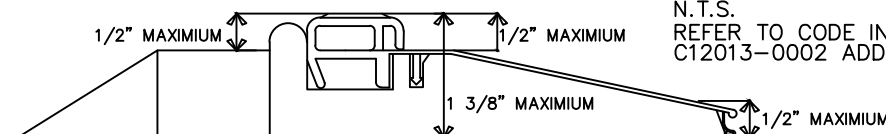
- A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF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

R.320.7 VISITABLE DWELLING ROUTE

- 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 A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

THRESHOLD DETAIL

N.T.S.
REFER TO CODE INTERPRETATION
C12013-0002 ADDITIONAL INFORMATION



R.320.6 VISITABLE DWELLING ENTRANCE

- 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.

SYMBOL LEGEND

- ✱ GAS/PROPANE VALVE
- +HB HOSE BIB
- +SHOWER HEAD @ 80" AFF
- ⊙ DOOR SIZE TAG

EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316

FOUNDATION
CANTILEVERED 1935
73

FIRST FLOOR

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

HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

4315
AVENUE A

JOB#	A10417
DATE:	06/28/21
REVISIONS:	
DRAWN BY:	JCD/TMD

Robert

06/28/21

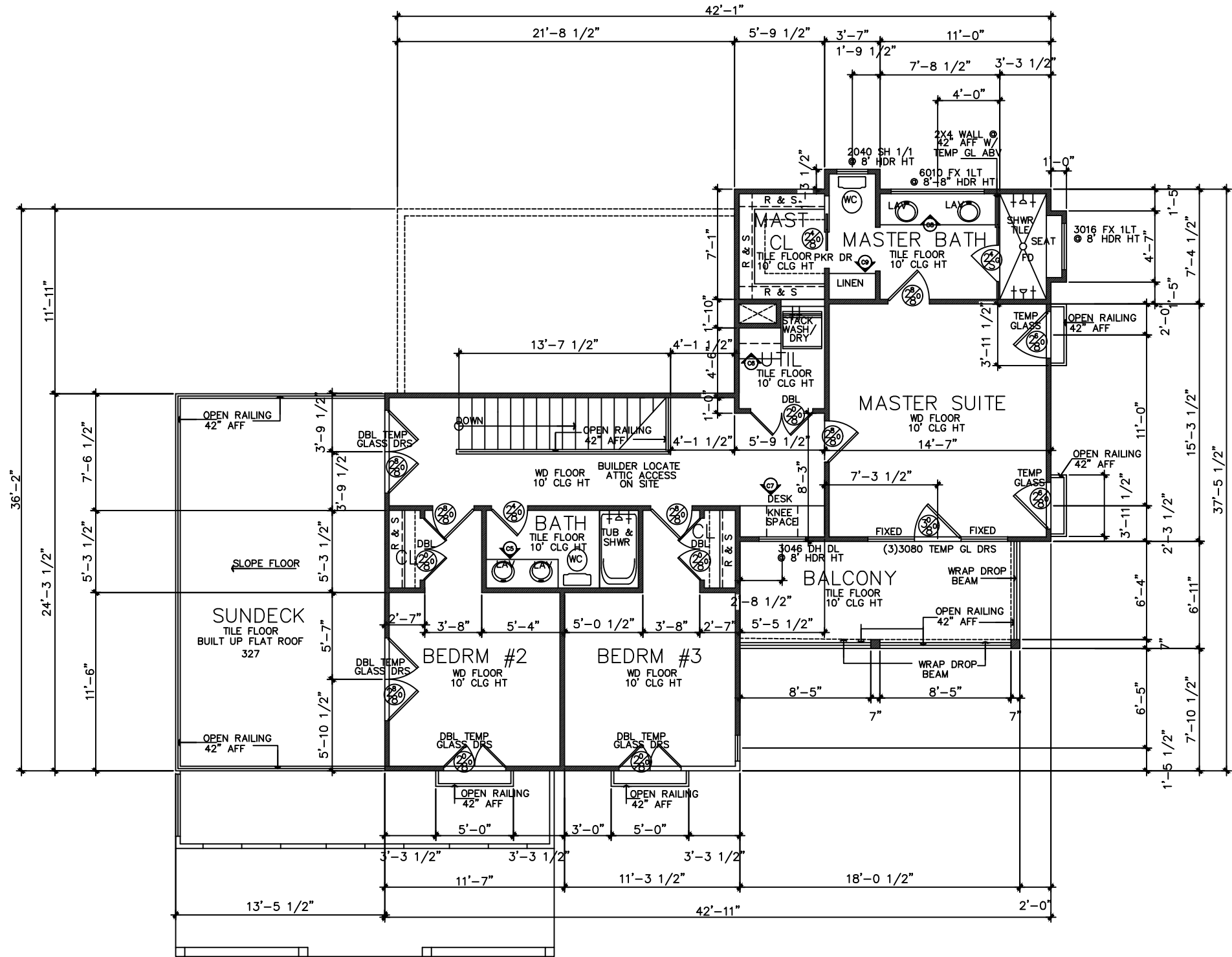
N.C.B.D.C.

Robert J. C. Design, Inc.
No. 44725
State of Texas
Mechanical Engineering

Professional Engineer

American Institute of Building Design (A.I.B.D.)
National Council of Building Designers
Certification
(N.C.B.D.C. - #44-725)

5 OF 11



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SECOND FLOOR

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

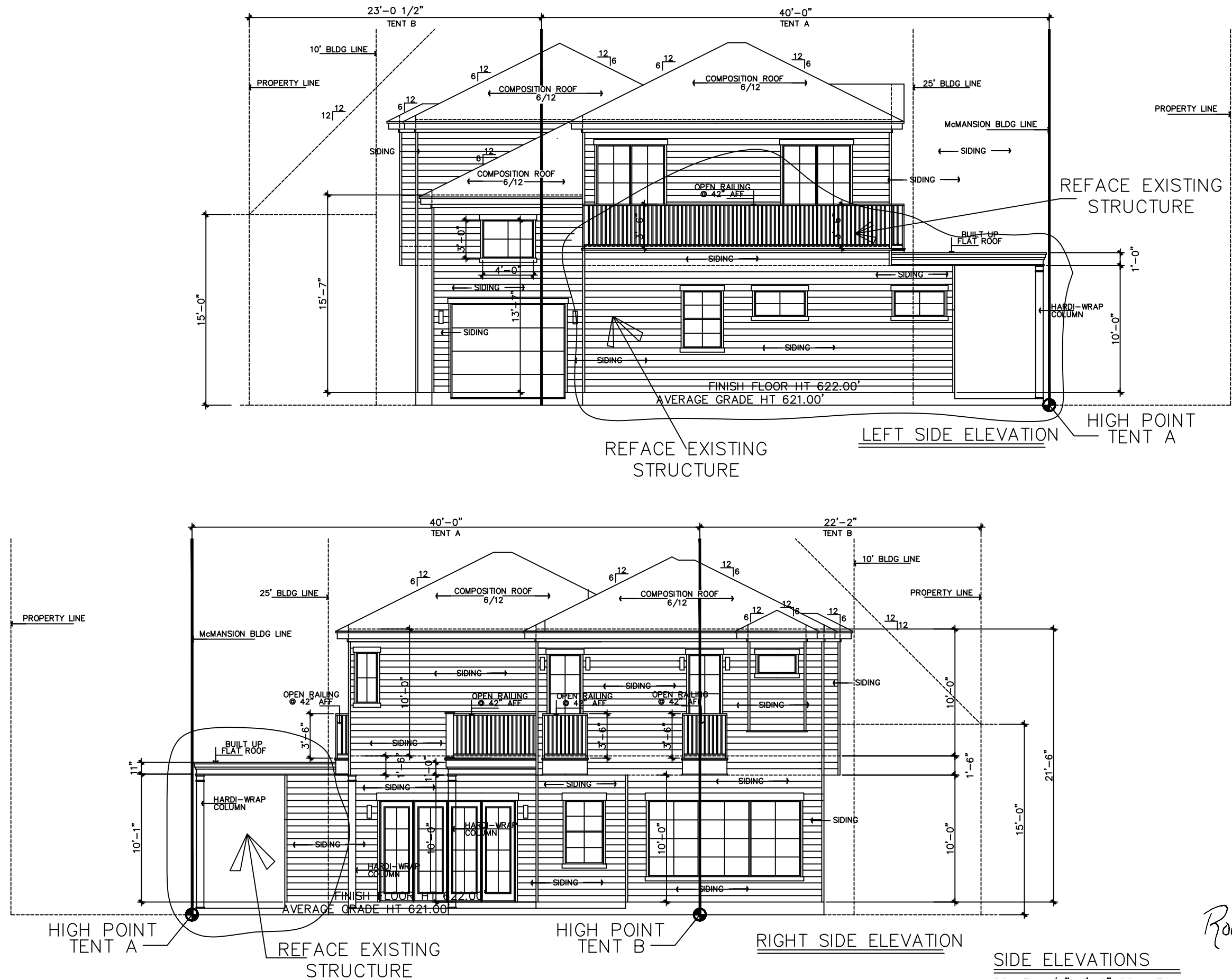
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RESIDENCE

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AUSTIN, TX 78726
OFFICE 512.351.1775

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AVENUE A

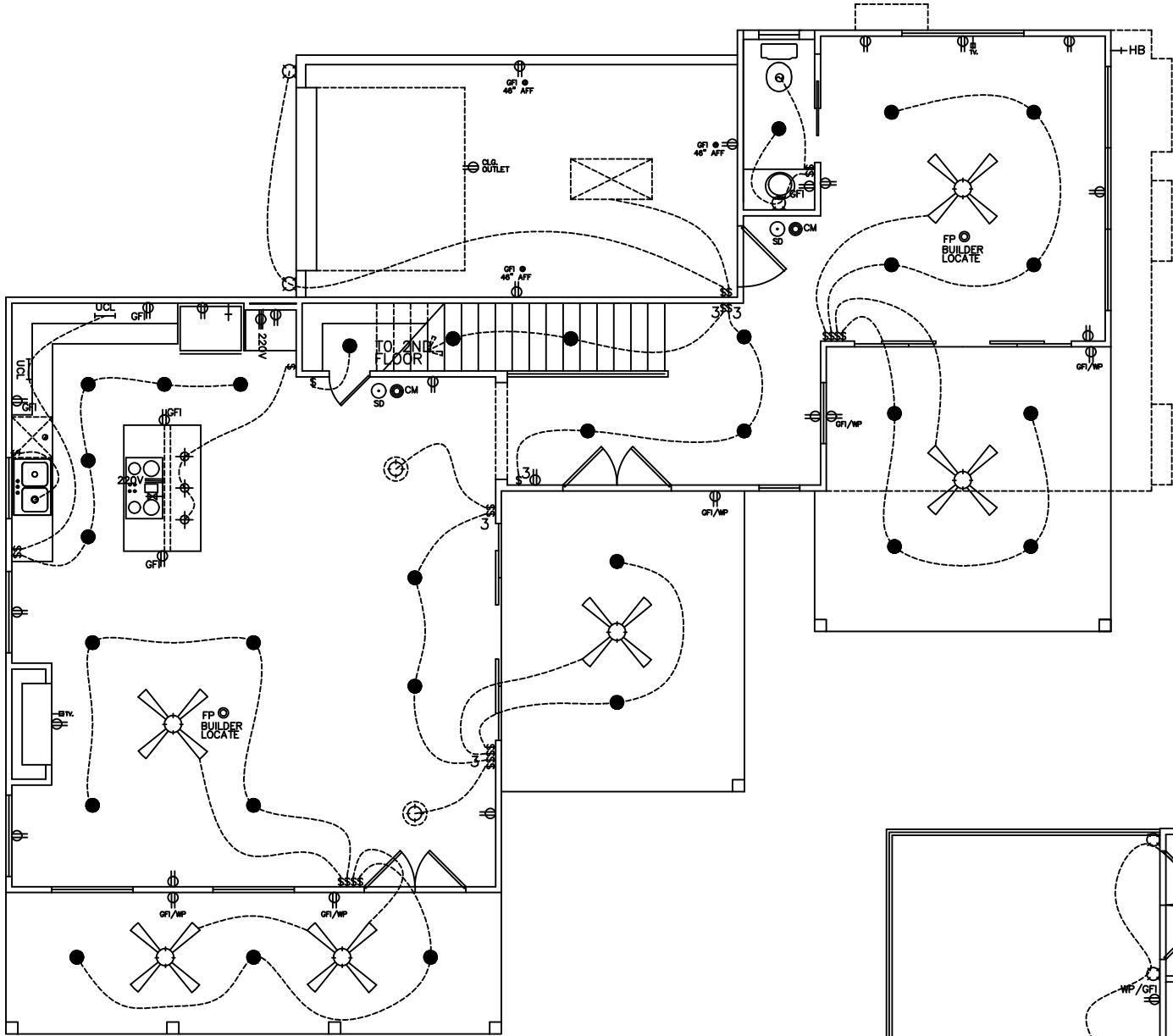
JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
Robert J. JCD
06/28/21
American Institute of Building Design
(A.I.B.D.)
National Council of Building Designers
Certification
(N.C.B.D.C. - #44-728)



SIDE ELEVATIONS

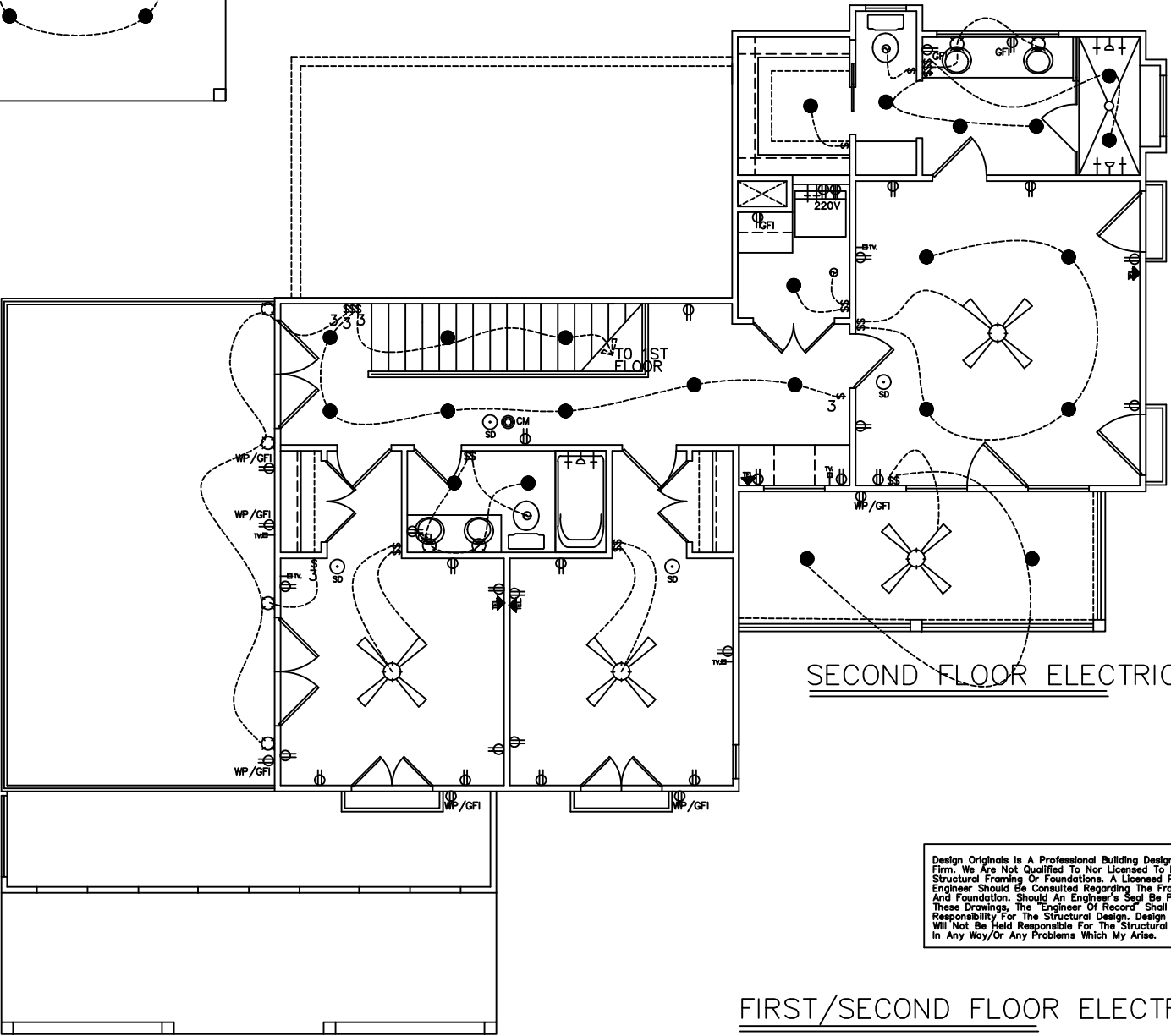
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17



FIRST FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND			
	SMOKE DETECTOR		RECESSED LIGHT
	SINGLE POLE SWITCH		RECESSED EYEBALL LIGHT
	3 WAY SWITCH		VENT
	4 WAY SWITCH		UNDER COUNTER LIGHT
	DIMMER SWITCH		FLUOR. BOX FIXTURE
	ELECTRICAL JUNCTION BOX		4" FLUOR STRIP
	WALL OUTLET		DOUBLE FLOOD LIGHTS
	4 PLEX WALL OUTLET		WALL MTD. PHONE OUTLET
	FLOOR PLUG		WALL MTD. CABLE T.V. OUTLET
	WATER PROOF OUTLET		STEREO SPEAKER JACK (WIRE ONLY)
	220V OUTLET		INTERCOM SYSTEM
	SPEAKER		COMPUTER DATA TERMINAL
	HALOGEN LIGHT		DOOR BELL
	SURFACE MOUNT LIGHT		DOOR CHIME
	HANGING LIGHT		HEAT DETECTOR
	WALL MOUNT LIGHT		
	CARBON MONOXIDE DETECTOR		

ELECTRICAL NOTES:
Provide smoke detectors per code.
Prewire for security system as spec.
Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit.
Center light over pedestal lav. where shown.
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
Provide light near HVAC unit(s) in attic.
Any discrepancies in plans are to be brought to the attention of the designer immediately.



SECOND FLOOR ELECTRICAL

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FIRST/SECOND FLOOR ELECTRICAL 06/28/21

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HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

10713 RR N 620, STE. 412
AUSTIN, TX 78726
OFFICE 512.353.1775

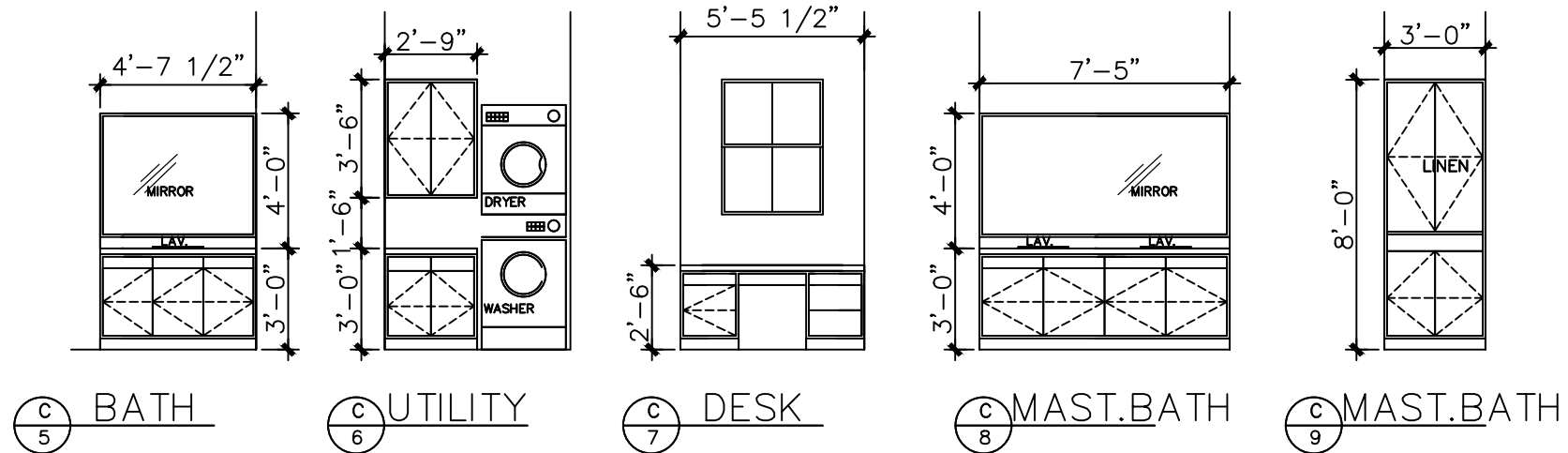
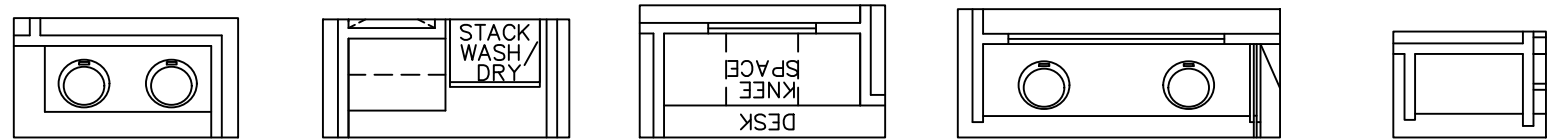
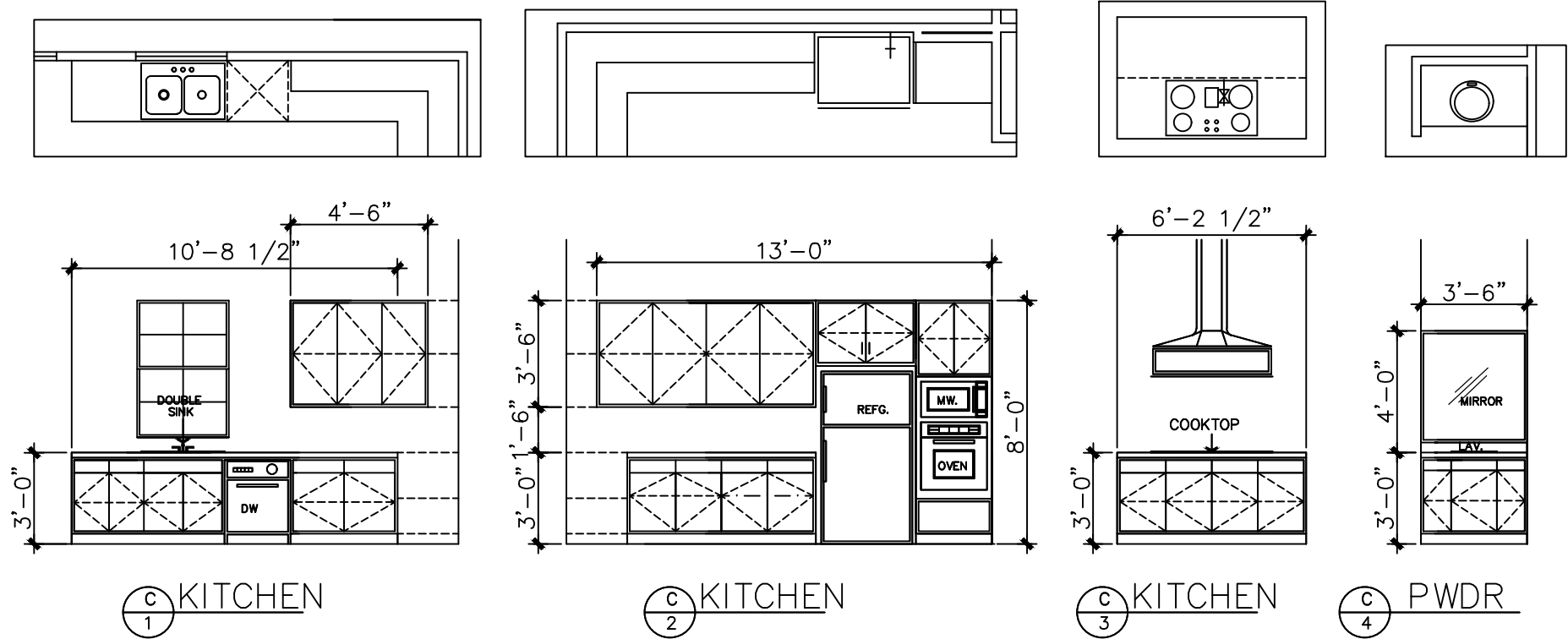
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AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
American Institute of Building Design
(A.I.B.D.)
National Council of Building Designers
Certification
(N.C.B.D.C. - #44-728)

Robert [Signature]
06/28/21

9 OF 11



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.

CABINET ELEVATIONS
SCALE: 3/8"=1'-0" 22 X 34
SCALE: 3/16"=1'-0" 11 X 17

HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

10713 RR N 620, STE. 412
AUSTIN, TX 78726
OFFICE (512) 581-7775

4315
AVENUE A

JOB # A10417
DATE: 06/28/21
REVISION:
DRAWN BY: TMD

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
American Institute of Building Design
(A.I.B.D.)
National Council of Building Designers
(N.C.B.D.C.) - (404-728)

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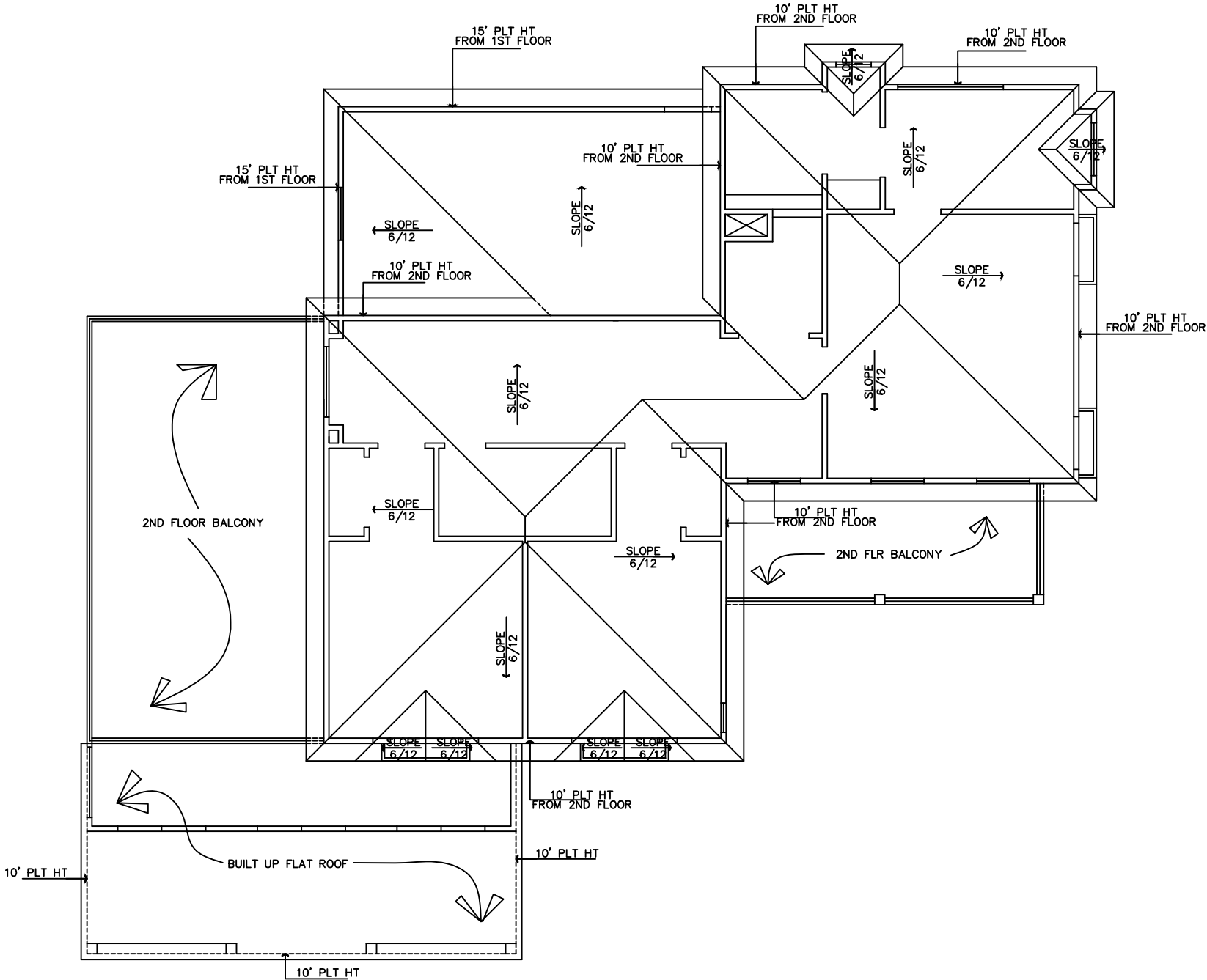
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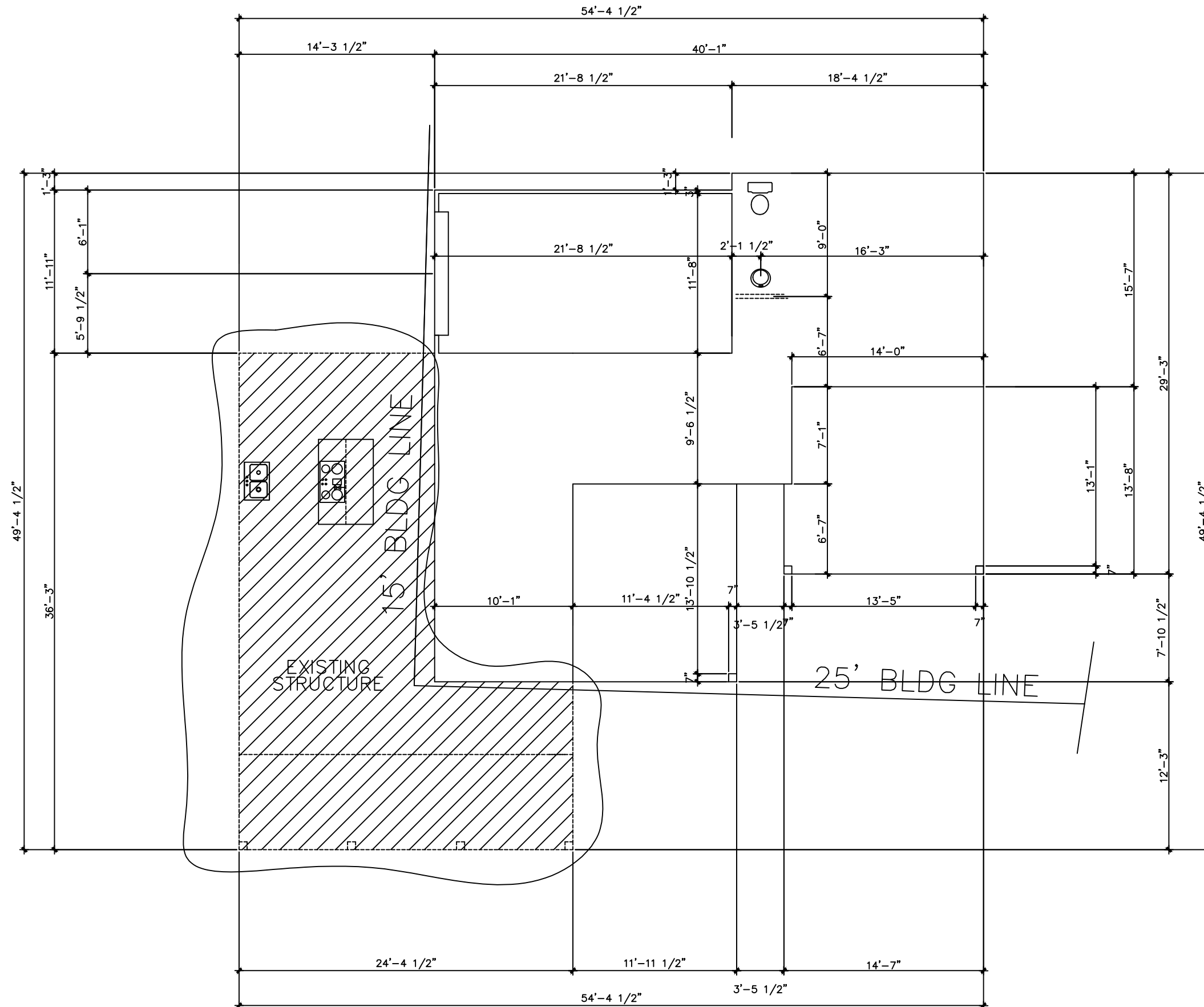
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Professional Seal
Robert J. C. D.
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American Institute of Building Design
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ROOF PLAN

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



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

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ENERGY REQUIREMENTS

- BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM MUST BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2015 IRC/2015 EEC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING.
- AIR LEAKAGE:
 - ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED.
 - RECESSED LIGHTS TYPE IC RATED 0.5 FOAM COMB. & 3" FROM INSULATION
 - SOLAR HEAT GAIN COEFFICIENT:
 - SHGC = 0.4
 - MATERIALS AND INSULATION INFORMATION:
 - MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS.
 - BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP.
 - INSULATION VALUES: 2x2 - R7, 2x4 - R11, 2x6 - R19, 2x8 - R22, CLG. - R30
 - GLAZING U-FACTORS: .81
 - DOOR U-FACTORS: .46
 - HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN.
 - A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
 - DUCT INSULATION:
 - SUPPLY DUCTS - INSULATION R-VALUE = 8
 - RETURN-AIR DUCTS - INSULATION R-VALUE = 8
 - PLENUMS - INSULATION R-VALUE = 8
 - DUCT CONSTRUCTION:
 - ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC OR TAPES (DUCT TAPE NOT PERMITTED).
 - DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS.
 - COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER.
 - AIR FILTERS REQUIRED IN RETURN-AIR.
 - HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS.
 - TEMPERATURE CONTROLS:
 - THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
 - HEATING ONLY - 55 DEGREES F TO 75 DEGREES F
 - COOLING ONLY - 70 DEGREES F TO 85 DEGREES F
 - HEATING & COOLING - 55 DEGREES F TO 85 DEGREES F
 - PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR.
 - HEAT PUMP THERMOSTAT MUST PREVENT BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
 - HVAC PIPING INSULATION:
 - REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED.
 - SERVICE WATER HEATING:
 - WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE HEAT TRAP ON BOTH INLET & OUTLET UNLESS WATER HEATER HAS INTERNAL HEAT TRAP OR PART OF CIRCULATING SYSTEM.
 - CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPES MUST BE INSULATED.

I.C.B.O./N.E.R. NUMBERS

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

I.C.B.O.	2240	W.P. GYP. BD.	N.E.R.	5019	DECKFLEX WATERPROOF DECKING
I.C.B.O.	1998	SKYLIGHT	I.C.B.O.	2656	CONCRETE FLAT TILE
I.C.B.O.	2093	MONIER TILE	I.C.B.O.	3899	WESTERN ONE-KOTE STUCCO
I.C.B.O.	3523	MISSION TILE	I.C.B.O.	1254	K-LATH
I.C.B.O.	4525	"ROY LIGHT" EXPANDED POLYSTYRENE INSULATION BOARDS.			

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

FIRE BLOCKING REQUIRED

- AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
- AT ALL INTER-CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND THE BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL.
- THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.

SPRAY FOAM ROOFING GENERAL NOTE

SPRAY FOAM ROOFING SHALL BE 1" (NOM) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. UL #R18029 "PRO-TECH PRODUCTS" (480) 945-7303. FINISH SHALL BE 3 COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH HOUSE AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO INSURE ADHESION OF AGGREGATE. PROVIDE 24"x24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES.

BUILT-UP ROOF GENERAL NOTE

- RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL CONSIST OF AN APPROVED AND LISTED "CLASS C" OR BETTER ASSEMBLY (TESTED IN ACCORDANCE WITH U.L. STANDARD NO. 55-A), AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 1/2" OSB PLYWOOD SHEATHING.
8d AT 12" O.C. AT INTERIOR.
8d AT 6" O.C. AT EDGES.
MINIMUM ROOF SLOPE: 1/4" P.L.F.

CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	24" O.C.	8'-8"	2x6	24" O.C.	18'-0"
2x6	24" O.C.	13'-8"	2x10	24" O.C.	22'-11"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER

RIPPER/BUILT-UP ROOF JOIST NOTE

- WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (L.S. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1 1/2" DEEP, 3"x3"x1/2" (MINIMUM) PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MINIMUM) STAGGERED BETWEEN SIDES. EACH CLEAT SHALL BE SECURED WITH 4-6d (MINIMUM) 2 INTO THE JOIST AND 2 INTO THE RIPPER.
- RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL STAIR-STEP IN HEIGHT.

SEISMIC ZONE

- SEISMIC ZONE C
A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C
B) ZONE FACTOR, Z=0.075

CONSTRUCTION CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCE:
2015 International Building Code-Local Amendments
2015 International Energy Code -Local Amendments
2015 International Fire Code - Local Amendments
2015 International Residential Code (IRC) - Local Amendments
2015 International Property Maintenance Code (PMC) - Local Amendments
2015 Uniform Mechanical Code (UMC) - Local Amendments
2015 Uniform Plumbing Code (UPC) - Local Amendments
2017 National Electrical Code - Local Amendments

DESIGN CRITERIA

DESIGN CRITERIA:

This plan has been prepared based on the following design criteria. Any deviation in requirements due to geographical, or jurisdiction is to be verified by a local design professional, licensed to practice within that jurisdiction, who will make the necessary modifications and affix his seal.

Roof: Live Load	16 LBS
Dead Load (flat roofs)	15 LBS
Dead Load (lbe roofs)	25 LBS

Minimum Footing Depth: 18" into undisturbed soil or engineered tested fill per the engineer's report.
1500 PSF to be verified by a geo-technical report.

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WINDOWS / EGRESS

- MINIMUM NET OPENABLE WIDTH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 5.7 SQUARE FT. MINIMUM AT BEDROOMS.
- MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 4" ABOVE FLOOR AT BEDROOMS.
- ALL GLASS WITHIN 18" ABOVE FINISHED FLOOR AND IN HAZARDOUS AREAS SHALL BE TEMPERED GLASS.

SHOWERS / TUBS

- SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEET ROCK AND CERAMIC TILE OR EQUAL TO MINIMUM 6'-0" ABOVE FLOOR.
- SHOWER ENCLOSURES SHALL BE SHOWER DOORS, TEMPERED GLASS OR APPROVED EQUAL.
- CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES.

LUMBER

- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD.
- FIRE BLOCK STUD WALLS AT DROPPED CEILING, SOFFITS, AND AT MAXIMUM 10' INTERVALS.
- INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6's AT 16" O.C.
- PROVIDE MINIMUM 22"x30" ATTIC SCUTTLE TO ALL ATTIC AREAS.

SMOKE DETECTORS

- SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3" FROM DUCT OPENINGS.
- SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER.
- 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.
- SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE STAIRWAY ON UPPER FLOOR LEVEL. (IF APPLICABLE)
- 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 WELDED 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

- 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.
- PLUMBING FIXTURES SHALL BE AS FOLLOWS: (ORDINANCE #2785)
WATER CLOSETS - 1.5 GALLON PER FLUSH MAXIMUM.
SHOWER HEAD - 2.75 GALLON PER MINUTE MAXIMUM.
LAVATORY/SINK FAUCETS - 3 GALLON PER MINUTE MAXIMUM.
HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.

GLASS BLOCK

- GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINT.
- MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
- GLASS BLOCK SHALL BE LAID IN TYPE "N" MORTAR. MORTAR SHALL HAVE 750 P.S.I. MINIMUM 28 DAY COMPRESSIVE STRENGTH
- BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED.
- 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.
- 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.
- GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.

EXITS / DOORS

- ALL EXT. DOORS SHALL BE DEAD BOLTED.
- ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDOOR OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD TO ALL COMMON WALLS AND CEILING, AT GARAGE, STORAGE AND MECHANICAL ROOMS.
- DOOR INTO HOUSE FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND SWEEP 1 3/4" SOLID CORE WITH SELF-CLOSER.

JACUZZI TUB

- PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
- CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TUB.
- PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
- SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
- PROVIDE G.F.I.C. OUTLET FOR PUMP

MASONRY NOTES COLUMN BASE & 6'-0" WALL

- PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMBS AND 4'-0" MAXIMUM ELSEWHERE.
- PROVIDE #8 BOND BEAM WITH 1-#4 CONTINUOUS AT MASONRY PLATE HEIGHT, AT 8'-0" ABOVE FINISH FLOOR, AND AT TOP OF ALL PARAPET WALLS.
- PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C. VERTICAL. (TYPICAL).
- PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH #2 TIES AT 16" O.C. HORIZONTAL.
- PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C. MAXIMUM.

FACTORY BUILT (PREFAB) FIREPLACES

- 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 (U.L. 127) AND/OR HAVE AN ACTIVE I.C.B.O./N.E.R. EVALUATION REPORT.
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL. CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.
- 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.
- 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.
- PROVIDE ADA LISTED AND APPROVED SHUT-OFF DAMPERS. DAMPERS SHALL BE WELDED OPEN 1" OR PROVIDED WITH A 3" X HOLE.
- PROVIDE (U.L.) APPROVED RAINTIGHT GAS FITTING AT DISCHARGE.
- PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX.
- A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL NOT BE APPROVED TO NOT 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

- 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.
- LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.
- SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS.
- PROVIDE #4's AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMN FOOTINGS.
- PROVIDE 2-#4's CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING.
- PROVIDE COPPER UFER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN).
- PROVIDE 2-#4's IN FOOTINGS OVER RETURN AIR DUCTS. EXTEND 12" EACH SIDE.
- FIREPLACE FOOTING MINIMUM 18" BELOW UNDISTURBED SOIL WITH MINIMUM #4's AT 12" O.C. EACH WAY WHEN MASONRY FIREPLACES ARE USED (VERIFY WITH FOUNDATION PLAN).
- PROVIDE A NON-SLIP SURFACE ON ALL EXTERIOR CONCRETE.

MATERIAL SPECIFICATIONS

- CONCRETE - F'C=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY
- GRADE "N" F'N=1350 PSI
- MORTAR - TYPE S, F'M=1800 PSI
- GROUT - F'C=2000 PSI
- REINFORCING STEEL - A-615, FY=40 KSI
- STRUCTURAL STEEL - A-36, FY=36 KSI
- BOLTS - A-307, FV=33 KSI
- GLUE-LAM BEAMS - FB=2400 PSI, E=1.8x10⁶ PSI, FV=165 PSI
- ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL CONFORM TO NER-124.
- PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX
- PLYWOOD ROOF - 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.
- PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" TAG STANDARD SHEATHING PANEL INDEX OF 32/16.
- PLYWOOD FLOOR - 3/4" TAG STANDARD SHEATHING, PANEL INDEX 48/24.
- USE TYPE S/I RATIO EDGE INTERMEDIATE
- WALL 3/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
- FLOOR 1/2 32/16 8d AT 6" O.C. 8d AT 12" O.C.
- ROOF 5/8 TAG 32/16 8d AT 6" O.C. 8d AT 12" O.C.
- 3/4 TAG 24" O.C. 10d AT 6" O.C. 10d AT 10" O.C.
- * SEE PLAN FOR TYPE AND LOCATION

LUMBER NOTES (KILN DRIED WOOD)

- ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
- ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED
- ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER.
- JOISTS 1006 (REP) Fv (psi) E (psi)
- BEAMS 875 (SING) 95 1,600,000
- WIDTH 4" OR LESS 875 (SING) 95 1,600,000
- WIDTH GREATER THAN 4" 875 (SING) 95 1,600,000
- LEDGERS 875 (SING) 95 1,600,000
- STUDS 776 (REP) 95 1,400,000
- ALL GLUE-LAM BEAMS SHALL HAVE A 2400 FS MINIMUM.
- PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.
- PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.
- PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.
- MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)

SIZE OF HEADER	SUPPORTING ONE FLOOR AND ROOF	SUPPORTING ROOF AND CEILING ONLY
6x6	3'-0"	4'-0"
6x8	3'-0"	5'-11"

ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.

WEEP SCREED

- GALVANIZED CORROSION RESISTANT WEEP SCREED:
 - WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2".
 - PLACE A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS
 - PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.

NAILING SCHEDULE

CONNECTION	NAILING ¹
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.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (408 MM)
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
DOUBLED TOP PLATES, LAP SPICE	8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x6" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPlice

25. 2" PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm) 1/2" AND LESS 15/32"-3/4" 7/8"-1" 1 1/8"-1 1/4" COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8"-1" 1 1/8"-1 1/4"	2 6d3 6d3 8d3 8d3 10d 8d4 10d 8d4 8d5 8d5 10d 8d5

27. PANEL SIDING (TO FRAMING): 1/2" 5/8"	6d6 8d6
28. FIBERBOARD SHEATHING: 1/2" (13 mm) 25/32" (20 mm)	NO. 11 GA.8 6d4 NO. 16 GA.9 6d4 NO. 11 GA.8 6d4 NO. 16 GA.9

29. INTERIOR PANELING: 1/4" 3/8"	4d10 6d11
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- COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS.
- NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK
- COMMON
- DEFORMED SHANK
- CORROSION-RESISTANT SIDING OR CASING NAILS
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- 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
- 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
- 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.
- 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; AND 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 RETIRE THE PROJECT PROTOTYPES, DESTRUCTIVE TESTING, AND REDDESIGN. 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 THE PLACEMENT OF MATERIALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.