

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: 3205 Liberty St 78705	Tax Parcel ID: 837044
Legal Description: LOT 2 BLKA Liberty Addn	
Zoning District or PUD:	Lot Size (square feet): 6348
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N wastewater availability? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input checked="" type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms: 0	# of bedrooms upon completion: 4	# of existing baths: 0	# of baths upon completion: 3
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input type="checkbox"/> N Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)			
NEW Construction SF 2 story house w/ carport covered porches sundrcks & attic studio.			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) (circle all that apply)			

Job Valuation

Total Job Valuation: \$ 330K	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 330K Bldg: \$ 300K Elec: \$ 10K Plmbg: \$ 10K Mech: \$ 10K Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
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. Permit fees are based on adopted fee schedule.		

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area		1403	1403
b) 2 nd floor conditioned area		1136	1136
c) 3 rd floor conditioned area		208	208
d) Basement			
e) Covered Parking (garage or carport) 200		200	200
f) Covered Patio, Deck or Porch 412		412	412
g) Balcony 225/310		535	535
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)		3694	3694
j) Pool			
k) Spa			

Site Development Information	
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):	2015 % of lot size: 31.7
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):	2747 % of lot size: 43.2
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: 32 ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N *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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): _____ 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Subchapter F – 'McMansion'

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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor		1403		1403
2 nd Floor		1136		1136
3 rd Floor		208		208
Basement				
Attic		208	-208	208
Garage (attached)				
(detached)				
Carport (attached)		200	-200	200
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				2204 2004 2539

(Total Gross Floor Area /lot size) = 39.9 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☒ Y ☒ N
- Is a sidewall articulation required for this project? ☐ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N
- Are any ceilings over 15 feet in height? ☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

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.

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.

City of Austin Residential Permit Calculation Aid

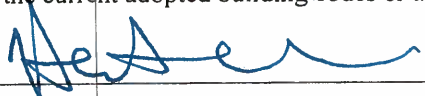
Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

3205 Liberty

Area Description		Building and Site Area		
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
i.	1 st floor conditioned area	1403	1403	1403
ii.	2 nd floor conditioned area	1136	1136	1136
iii.	3 rd floor conditioned area	208	208	208
iv.	Basement			
v.	Attached Covered Parking (garage or carport)	200	200	200
vi.	Detached Covered Parking (garage or carport)			
vii.	Covered Wood Decks (counted at 100%)			
viii.	Covered Patio / Porch (separated values: 412 /)			
ix.	Balcony	535	535	535
x.	Other - Specify:			
Total Building Area (TBA) (add i. through x.)			3359	3359
Total Building Coverage (TBC) (from TBA subtract, if applicable: ii., iii., iv., and vii if uncovered)		(A)	2015	2015 (B)
xi.	Driveway		165	165
xii.	Sidewalks			
xiii.	Uncovered Patio			
xiv.	Uncovered Wood Decks (counted at 50%)		535	535
xv.	AC pads and other concrete flatwork			
xvi.	Other (Pool Coping, Retaining Walls)		32	32
Total Site Coverage (add: TBC and xi. through xvi.)		(C)	2747	2747 (D)
xvii.	Pool			
xviii.	Spa			

Building Coverage Information		Site Development 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- -21)			
Lot Area (sq ft): 6348			
Existing Building Coverage (see above A, sq ft): 0		Existing Coverage % of lot (A ÷ Lot area) x 100: 0 %	
Final Building Coverage (see above B, sq ft): 2015		Final Coverage % of lot (B ÷ Lot area) x 100: 31.7 %	
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. (LDC 25-1-23)			
Existing Impervious Coverage (see above C, sq ft): 0		Existing coverage % of lot (C ÷ Lot area) x 100: 0 %	
Final Impervious Coverage (see above D, sq ft): 2747		Final coverage % of lot (D ÷ Lot area) x 100: 43.2 %	

Contact Information			
Owner	Rainbow Bend Properties	Applicant or Agent	Hector Avila ^{Avila}
Mailing Address	1605 Rainbow Bend	Mailing Address	1008 South Center St
Phone		Phone	791-0517
Email		Email	hectorconsulting@gmail.com
Fax		Fax	
General Contractor	BUTERA and Customs	Design Professional	Design Originals of Texas
Mailing Address		Mailing Address	10713 RR W. 620 Ste 505
Phone		Phone	512 331-1775
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required 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.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: 	Date: 12-7-14
Design Professional's signature: _____	Date: _____



Water & Wastewater Service Plan Verification (WWWSPV)

Service Address: 3205 Liberty

Lot: 2 Block: A Subdivision: Liberty Addn

Existing Use: Vacant

Proposed Use: ☒ Single-Family Res. ☐ Two-Family Res. ☐ Duplex ☐ Mobile Home ☐ Secondary Apt. ☐ Cottage ☐ Urban Home

Guest House ☐ Accessory Dwelling ☐ Accessory Apt. ☐ Other _____

Existing # Baths 0 Additional # Baths _____ Total number of bathrooms the meter will serve 3

Hector Ariza
Applicant's Name & Title

12/8/14
Date

791-0917
Phone

City of Austin Office Use

Water main size _____ Service stub size _____ Service stub upgrade required: ☒ Y ☐ N

Shared Dual Service? ☐ Y ☒ N If yes, state meter size(s) on shared service _____

Existing meter # NONE Existing meter size _____

Existing water service line/meter location NONE

Upgrade required: ☒ Y ☐ N New meter(s) size 5/8"

WW main size _____ WW Service line/clean-out location NONE

Secondary address needed at property: ☐ Y ☒ N

AWU Pipeline Engineering approval required: ☒ Y ☐ N

Utility Tap Plan required: ☒ Y ☐ N

Comments: Services to be installed by customer

REVIEWED

DEC 08 2014

AWU Engineer Representative [Signature]

AWU Taps Representative [Signature]

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

Date
12/8/14
Date

[Signature]
Phone
[Signature]
Phone

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways.
Relocation of services to remove them from proposed sidewalks or driveways shall be performed at the applicant's expense.

If the existing water meter was pulled for non-billing account during demolition contact Customer Care at 512-494-9400 to have account set up and the same size meter reinstalled within 120 days of meter removal (with active building permit) to avoid city re-connect charges being applied.

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Hector Avila

Property Address:

Liberty St

PR#:

Martin W Dies

Owner's Signature

12-08-2014

Date

Owner's Signature

Date

Martin W Dies, President - Rainbow Bend Properties LLC

1st Owner's Printed Name

2nd Owner's Printed Name

LIBERTY

1/2 "Iron Rod Found
1/2 "Iron Rod Found with plastic cap
imprinted with "Holt Carson Inc."

HIGH POINT
TENT B 100.00'

AVERAGE GRADE HT 100.00'

TREE LIST

698 12" Live Oak
1819 35" Live Oak
1820 24" Live Oak
1821 45" Live Oak
1822 41" Live Oak
1823 23" Pecan

LOT 2
BLOCK A

NOTES:

- 1) This map was prepared without the benefit of a current title commitment and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

AE APPROVED
DEC 0 8 2014
242-204
JGM

REVIEWED
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

DEC 0 8 2014

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS
Temporary Benchmark
chiseled triangle found
on top of curb
Grid Elevation: 100.00 ft.

LIBERTY STREET ADDITION
Document No. 201300259
BY:
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
LOT 3

LOT AREA 6348
IMPERV. @ 45% 2856
FAR @ 40% 2539
DRIVEWAY 165
FOUNDATION 2015
AC PADS 32
TOTAL IMPERV. 32.68% 2075

AREA'S	
FIRST FLOOR	1403
SECOND FLOOR	1136
TOTAL LIVING	2539
PORTE-COCHERE	200
PORCHES	412
SUN DECK	225
ROOF TOP SUN DECK	310
ATTIC STUDIO	208
TOTAL COVERED	3894

FRONT YARD PERCENTAGE

FRONT YARD AREA 1250
DRIVE WAY 0
SIDEWALK 0
TOTAL 0

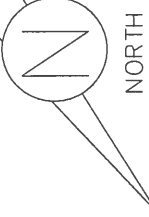
FRONT YARD PERCENTAGE 0%

1/2 CRITICAL ROOT ZONE

SURVEY MAP OF TREE LOCATION ON

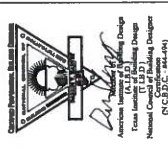
LOT 2, BLOCK A, LIBERTY STREET
ADDITION, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED
IN DOCUMENT NO. 201300259 OF
THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS.
LOCATED ON LIBERTY STREET.

1/2 CRITICAL ROOT ZONE



SITE PLAN 1/16

Design Originals is a Professional Building Design
Firm. We are not responsible for the design of the
Structural Framing or Foundations. A Licensed Professional
Engineer Should Be Consulted Regarding The Framing
And Foundation. Should An Engineer's Seal Be Present, On
This Drawing, It Does Not Indicate That Design Originals, Inc.
Will Not Be Held Responsible For The Structural Design.
In Any Way/Or Any Problems Which May Arise



JOB # A9785
DATE: 11-04-14
REVISION:
DRAWN BY: JCD/MSD

BUTTERFIELD
CUSTOM HOMES

DESIGN ORIGINALS of Texas
home design center

10713 RR N 820, STE. 515
AUSTIN, TX, 78726
OFFICE (512) 331-1775

DESIGN ORIGINALS of Texas
home design center

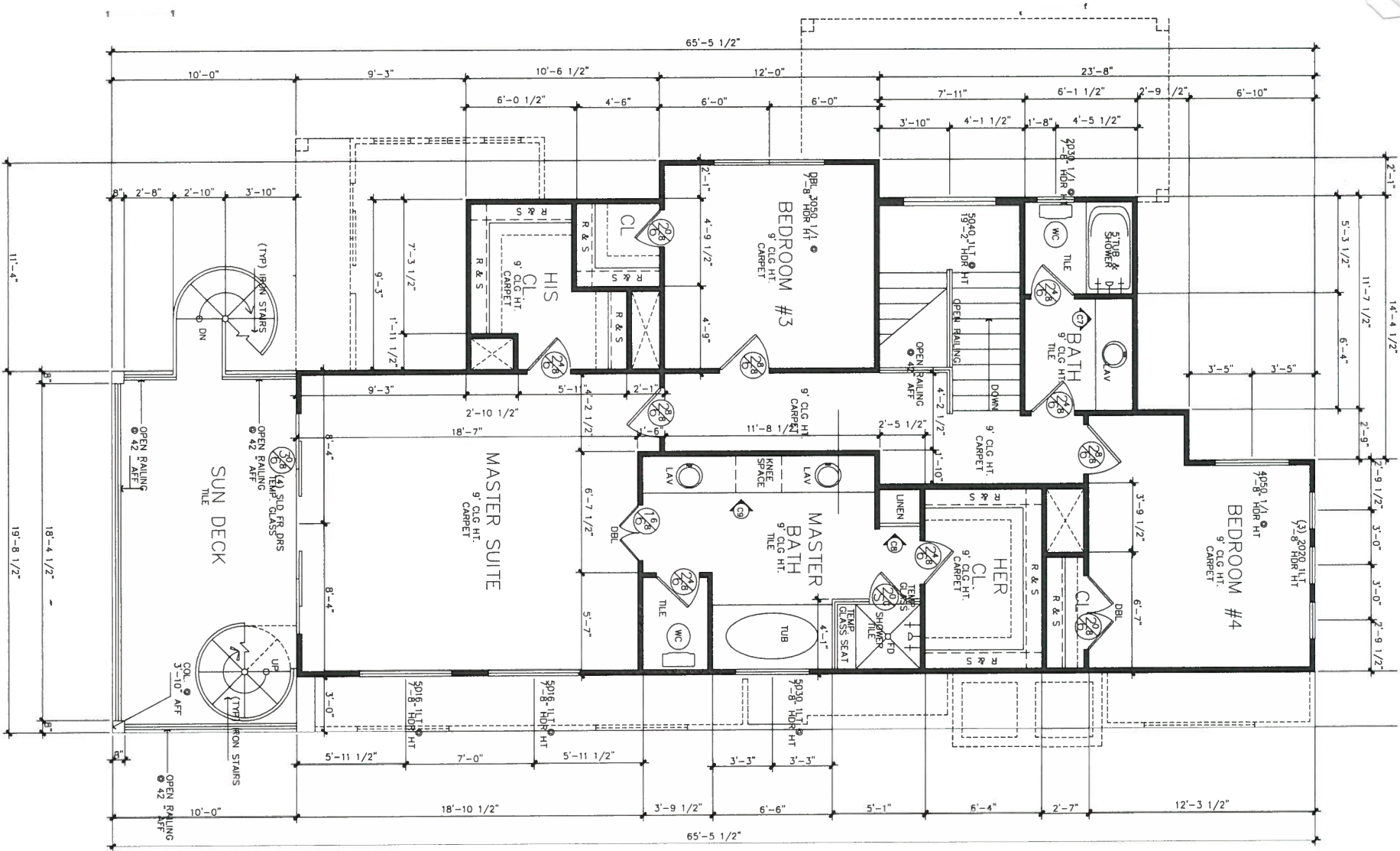
10713 RR N 820, STE 5
AUSTIN, TX. 78726

BUTTERFIELD
CUSTOM HOMES

JOB # A9785
DATE: 11-04-14
REVISION:
DRAWN BY: JCDMSD

COMPASS, PITCHFORK, & SQUARE DIVISION
CONSTRUCTION, MECHANICAL, &
ELECTRICAL
PITCHFORK
SQUARE
COMPASS

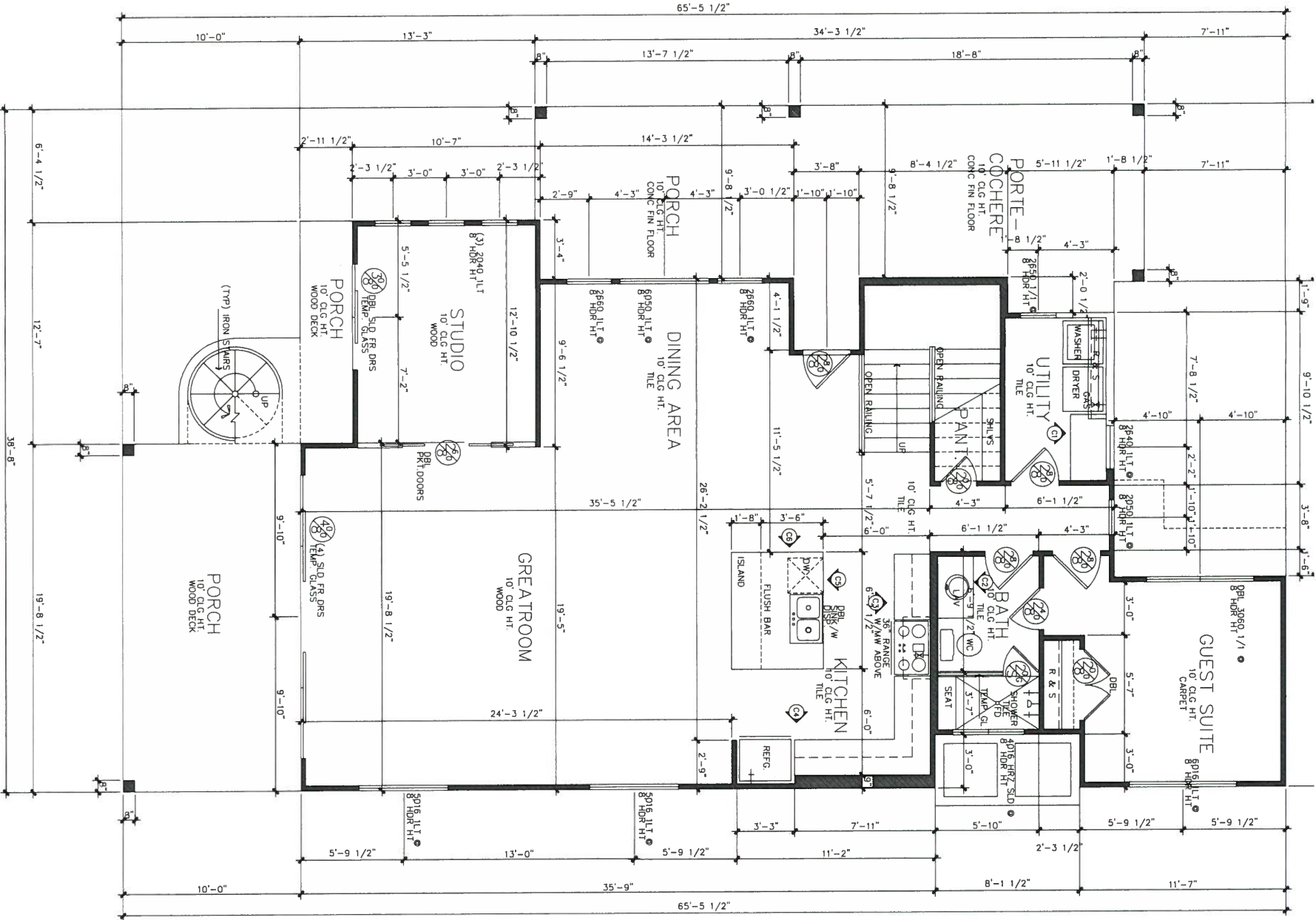
Benjamin
Benjamin
Tina Winkler (T.A.B.) Design Group
Mechanical Consulting
11000 - 110th Avenue
- 110th Avenue
- 110th Avenue



SECOND FLOOR

SCALE: 1/4"=1'-0"

R.320.7 VISITABLE DWELLING ROUTE



FIRST FLOOR

SCALE: 1/4"=1'-0"

FIRST/SECOND FLOOR

SCALE: 1/4"=1'-0"

R.320.6 VISITABLE DWELLING ENTRANCE

R.302.3 VISITABLE BATHROOMS

- 1 A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- 2 GENERAL NOTES: 1. ALL BATHROOMS SHALL BE FINISHED WITH CERAMIC TILE ON WALLS AND FLOORS. 2. ALL BATHROOMS SHALL BE FINISHED WITH CERAMIC TILE ON WALLS AND FLOORS. 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

SYMBOL LEGEND	
⊕	GAS/PROPANE VALVE
⊕	HOSE BIB
⊕	SHOWER HEAD @ 80" AFF
⊕	DOOR SIZE TAG

AREA'S	
FIRST FLOOR	1403
SECOND FLOOR	1136
TOTAL LIVING	2539
PORTE-COCHERE	200
PORCHES	412
SUN DECK	225
ROOF TOP SUN DECK	310
ATTIC STUDIO	208
TOTAL COVERED	3894

Structural Framing Or Foundations: A Licensed Professional Engineer Should Be Consulted Regarding The Framing Or Foundations For Any Changes Or Modifications Made To These Plans By Others. These Plans And Specifications Are Intended To Meet The Requirements Of The Building Code, Ordinances And Dead Restrictions. Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractor 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 doors. 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.

- 13.0 All vents to rear of residence
- 14.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- 15.0 Floor truss area to be draft stopped where trusses open to attic space
- 16.0 Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops
- 17.0 Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- 18.0 Pull down attic access to be standard 30"x54" R.R.O. oil ceilings 11'-1 1/8" or higher require 30"x60" R.R.O.
- 19.0 Provide studs at all 4 corners of tub
- 20.0 Provide 5/8" type "x" gypsum board on common walls and ceilings.
- 21.0 Do not use wood build-outs behind stucco, around windows and doors.
- 22.0 Attach tops, sides and bottoms, of windows and doors shingle style.
- 23.0 Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
- 24.0 Stucco veneer must comply with 2006 IRC and the ASTM requirements.
- 25.0 Provide weep screen properly installed
- 26.0 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. Slope casing bead at least 1" to 1/4" away from window and door frames.

LIBERTY STREET LO

DESIGN ORIGINALS of Texas
home design center

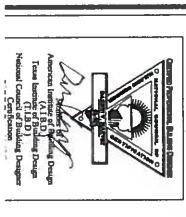
10713 RR N 820, STE. 515
AUSTIN, TX. 78728
OFFICE (512) 331-1775

BUTTERFIELD
CUSTOM HOMES

JOB # A9785
DATE: 11-04-14
REVISION:
DRAWN BY: JCD/MSD

Seal of the State of Texas
Professional Engineer
J. C. D. M. S. D.
No. 11111
Exp. 11/11/14

Butterfield Custom Homes
11111
Exp. 11/11/14



DRAWN BY: JCD/MSD

REVISION:

DATE: 11-04-14
JOB # A9785

BUTTERFIELD
CUSTOM HOMES



DESIGN ORIGINALS of Texas
home design center

10713 RR N 820, STE. 515
AUSTIN, TX. 78728
OFFICE (512) 331-1775

LIBERTY
STREET LO

ATTIC EXEMPTION AREA
SCAFF. 1/4'-1'-0"

Design Originals is a Professional Building Design Firm. We are Not Qualified to Nor Licensed as Professional Engineer. All Design and Construction Documents are the Property of Design Originals, Inc. and are to be used only for the project and location specified. Should an Engineer's Seal Be Present On Any Documents, It is the User's Responsibility to Verify the Responsibility For the Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Of Any Problems Which May Arise.

1. A VISIBLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISIBLE 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 VISIBLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE

R.320.7 VISIBLE DWELLING ROUTE

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.320.6 VISIBLE DWELLING ENTRANCE

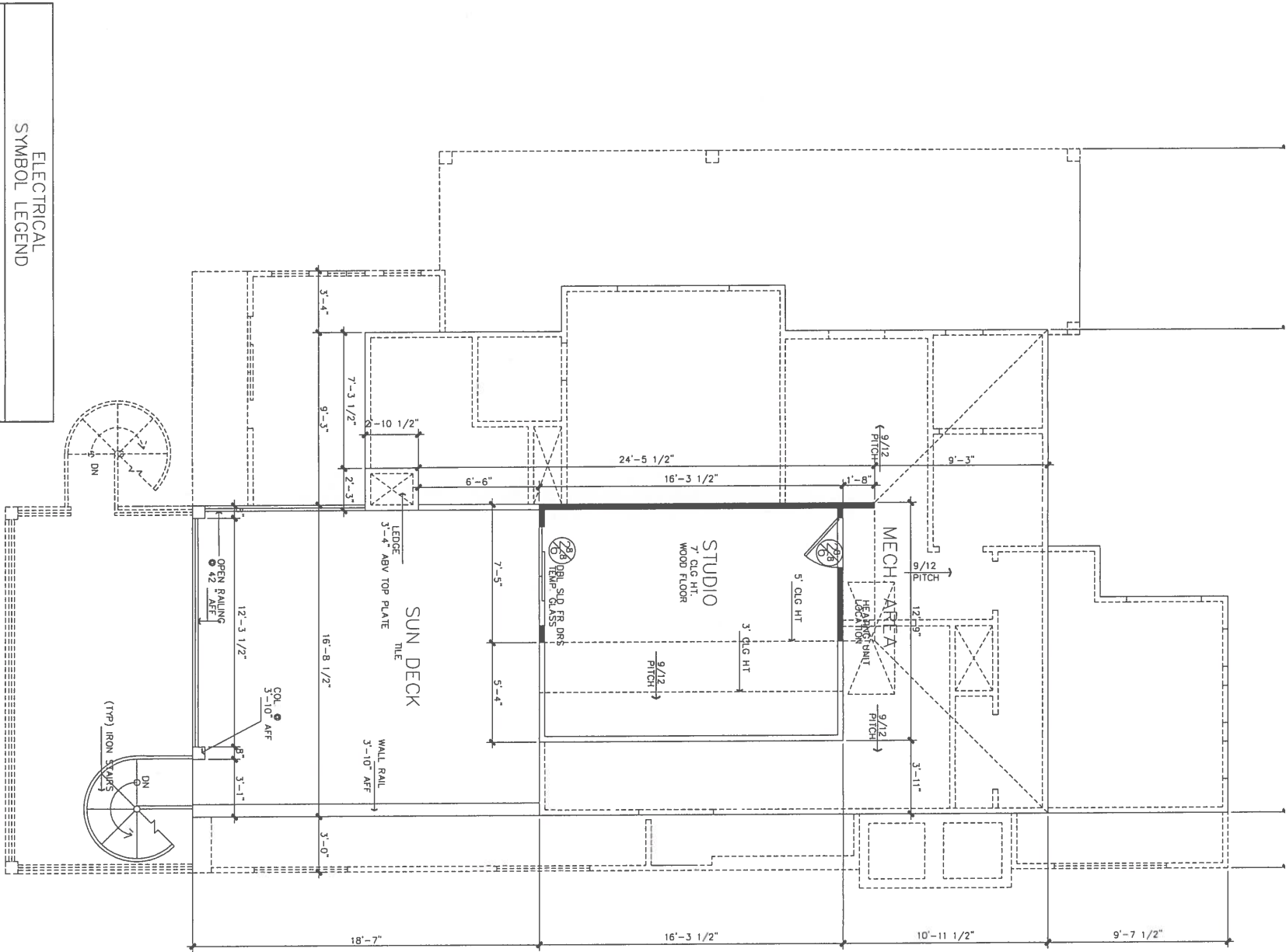
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND

R.320.4 VISIBLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

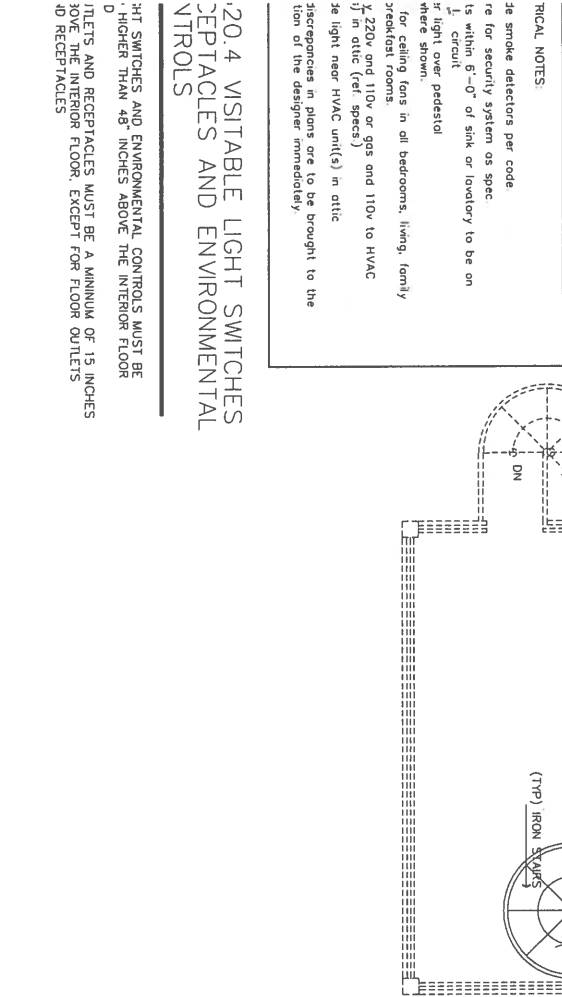
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND

R.302.3 VISIBLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATERAL OPENING BY SIX INCH OR LARGER NOMINAL 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



ELECTRICAL SYMBOL LEGEND	
	SMOKE DETECTOR
	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DIMMER SWITCH
	ELECTRICAL JUNCTION BOX
	WALL OUTLET
	4 PLEX WALL OUTLET
	FLOOR PLUG
	WATER PROOF OUTLET
	220V OUTLET
	SPEAKER
	HALOGEN LIGHT
	SURFACE MOUNT LIGHT
	HANGING LIGHT
	WALL MOUNT LIGHT
	RECESSED LIGHT
	RECESSED EXTERNAL LIGHT
	VENT
	UNDER COUNTER LIGHT
	FLOOR BOX FIXTURE
	4" FLOOR STRIP
	DOUBLE FLOOD LIGHTS
	WALL AND PHONE OUTLET
	WALL AND CABLE TV OUTLET
	STEREO SPEAKER JACK
	INTERCOM SYSTEM
	COMPUTER DATA TERMINAL
	DOOR BELL
	DOOR CHIME

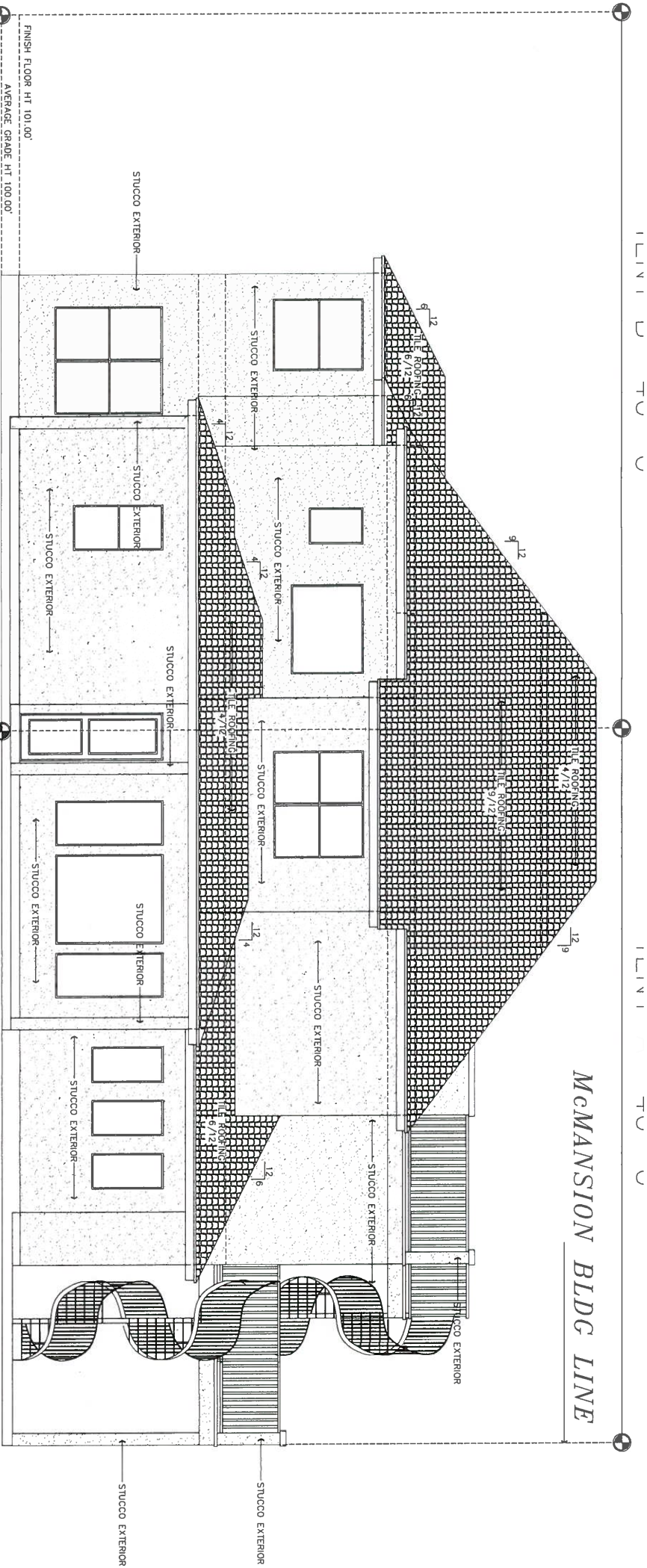


RICAL NOTES:
1. Smoke detectors per code
2. Smoke detectors for security system as spec.
3. Smoke detectors within 6'-0" of sink or lavatory to be on
4. Smoke detectors in circuit
5. Smoke detectors over pedestal
6. Smoke detectors for ceiling fans in oil bedrooms, living, family
7. Smoke detectors in breakfast rooms
8. Smoke detectors 220v and 110v or gas and 110v to HVAC
9. Smoke detectors in attic (rel. specs)
10. Smoke detectors light near HVAC unit(s) in attic
11. Smoke detectors discrepancies in plans are to be brought to the
12. Smoke detectors attention of the designer immediately

20.4 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



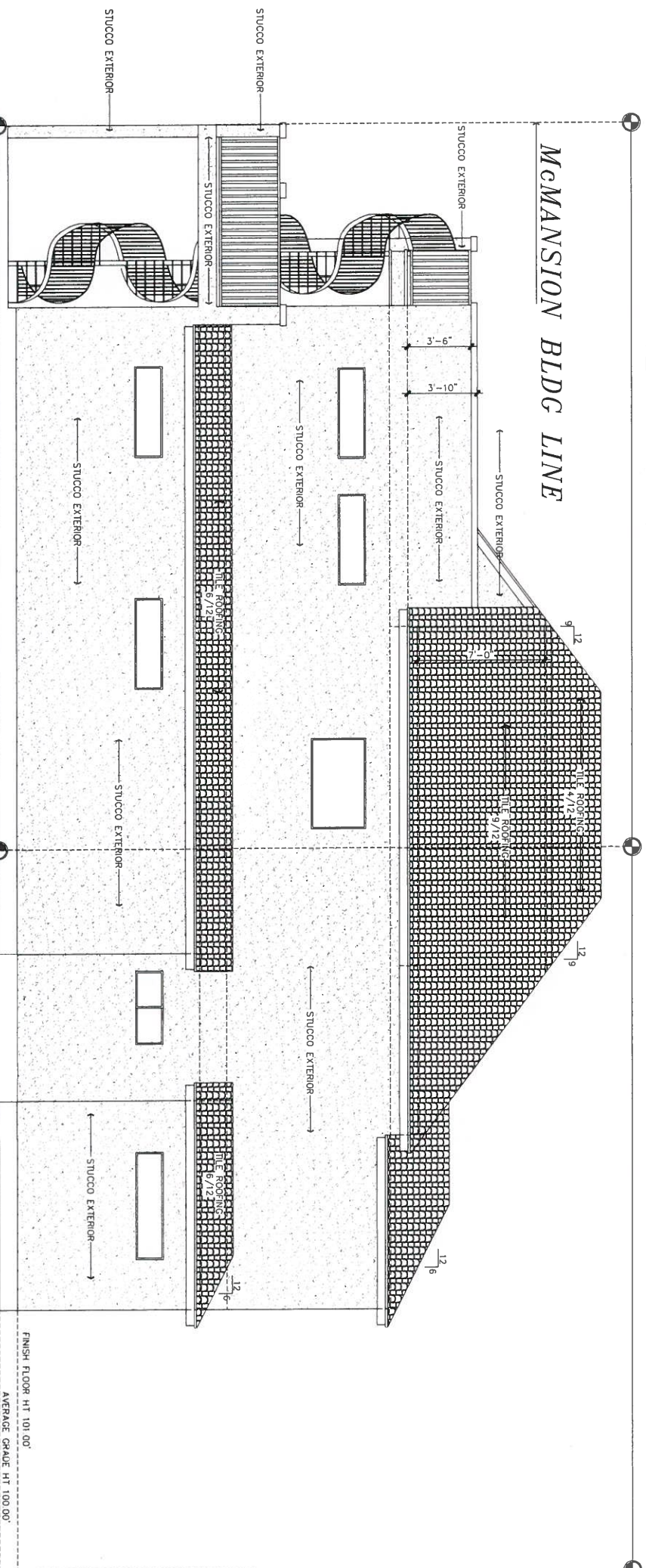
HIGH POINT
TENT B 100.00'

TENT A 40'-0"

HIGH POINT
TENT A 100.00'

TENT B 40'-0"

IDE ELEVATION
1/4"=1'-0"



HIGH POINT

HIGH POINT

RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

SIDE ELEVATIONS
SCALE: 1/4"=1'-0"

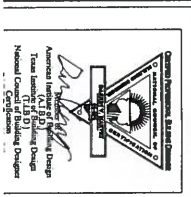
LIBERTY
STREET LO

DESIGN ORIGINALS of Texas
home design center

10713 RR N 820, STE. 515
AUSTIN, TX. 78728
OFFICE (512) 331-1775

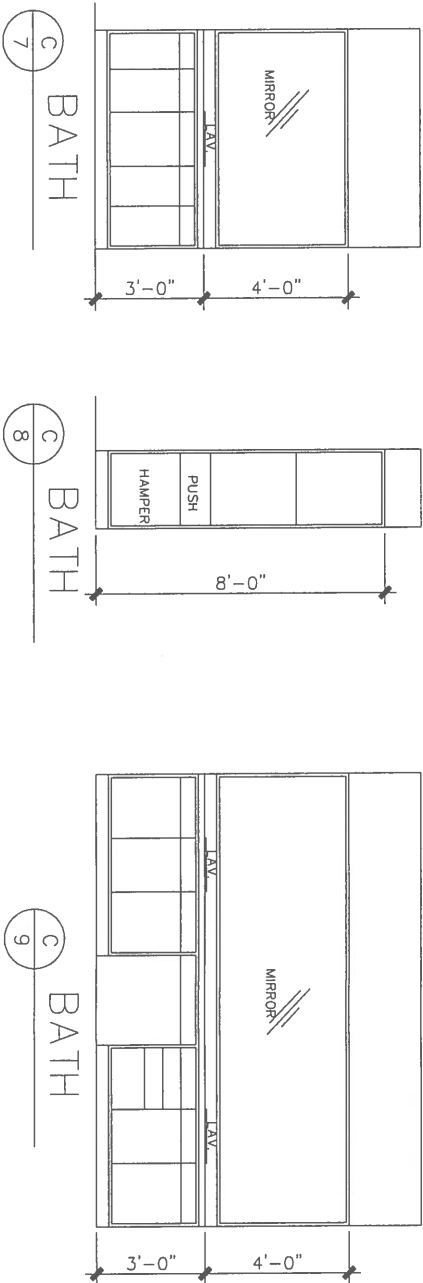
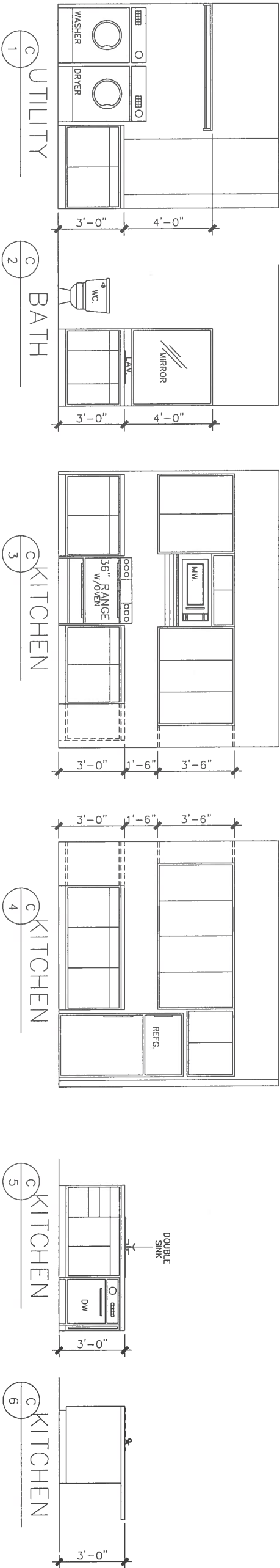
BUTTERFIELD
CUSTOM HOMES

JOB # A9785
DATE: 11-04-14
REVISION:
DRAWN BY: JCD/MSD



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.

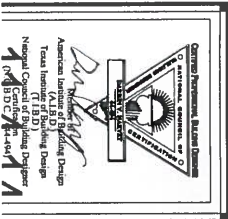
LIBERTY
STREET LOT2



- GENERAL NOTES
- 1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
 - 2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT STILE PLACEMENT & WIDTH.
 - 3.0 STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT DOOR & DRAWER FRONTS & PULLS.
 - 4.0 SHELVES ARE SPACED EQUALLY UNLESS NOTED.
 - 5.0 ALL HEIGHTS OF MIRRORS ARE STANDARD. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
 - 6.0 LAVATOIRES AND SINKS SHOWN DO NOT REPRESENT ACTUAL CONFIGURATION. CHECK WITH BUILDER FOR EXACT SIZE AND SHAPE.
 - 7.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

CABINET ELEVATIONS

SCALE: 3/8"=1'-0"

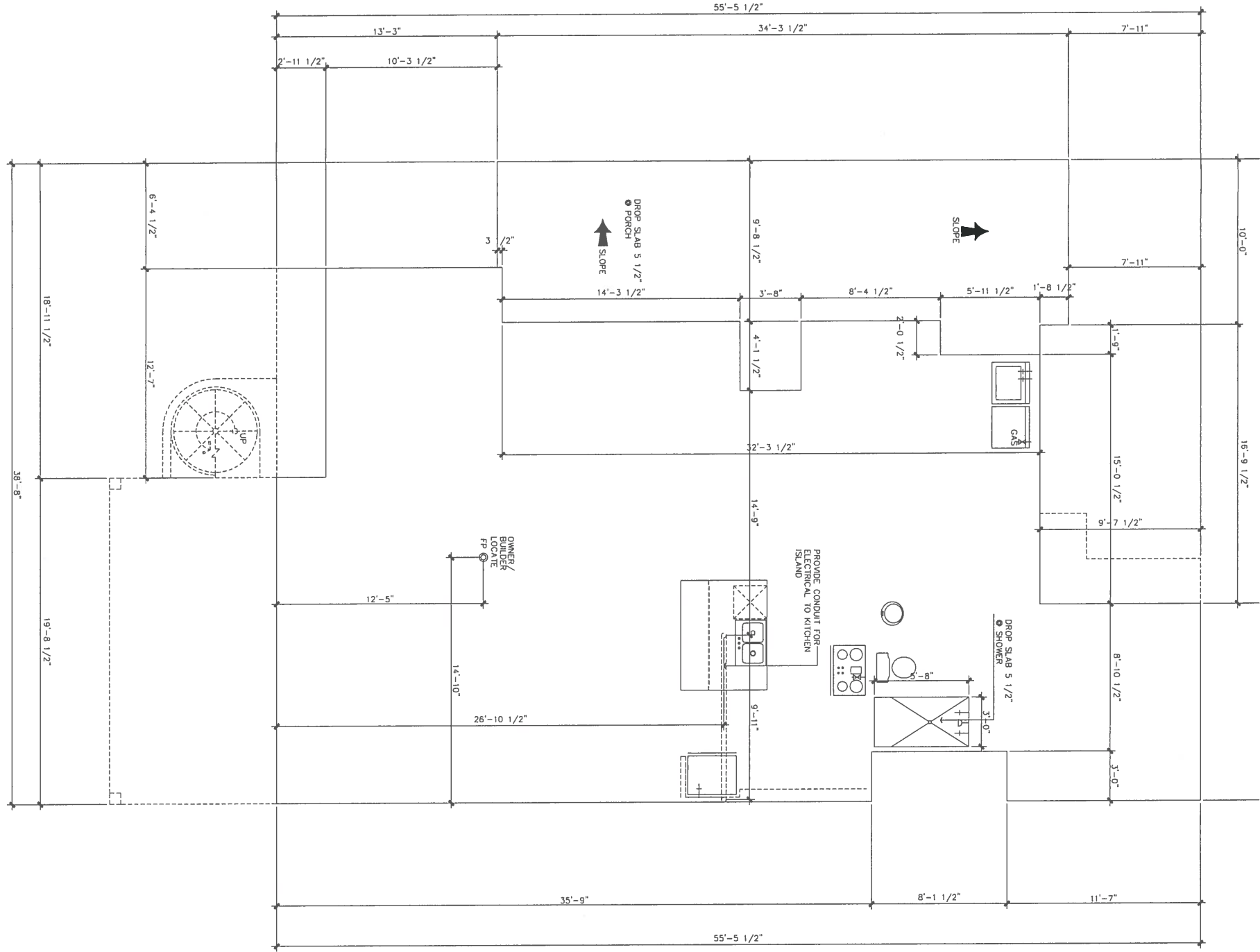
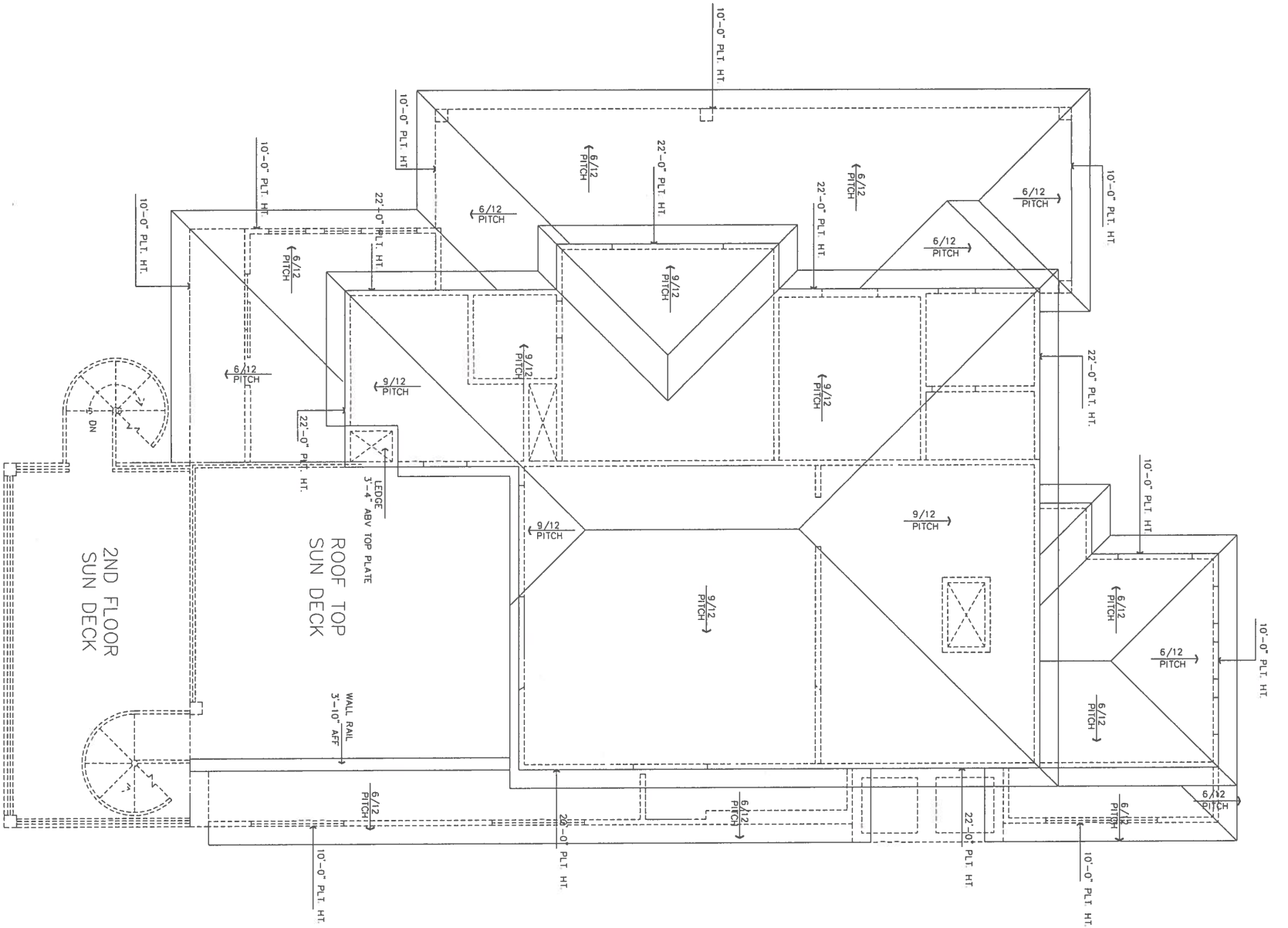


JOB # A9785
DATE: 11-04-14
REVISION:
DRAWN BY: JCD/MSD

BUTTERFIELD
CUSTOM HOMES

DESIGN ORIGINALS of Texas
home design center

10713 RR N 620, STE. 515
AUSTIN, TX. 78726
OFFICE (512) 331-1775



Design Originals is a Professional Building Design
Firm. We are not responsible for the design of the
Structural Framing or Foundations. A Licensed Professional
Engineer Should Be Consulted Regarding The Framing.

ROOF/FORM SETTING PLAN

David L. Smith
Professional Engineer
State of Texas
License No. 111111
Mechanical Engineering

JOB # A9785
DATE: 11-04-14
REVISION:
DRAWN BY: JCD/MSD

BUTTERFIELD
CUSTOM HOMES

DESIGN ORIGINALS of Texas
home design center
10713 RR N 820, STE. 515
AUSTIN, TX. 78726
OFFICE (512) 331-1775

LIBERTY
STREET LO

[illegible]

	1	FACTORY BUILT PRECAST UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.D.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWATERS LABORATORIES INC.'S EVALUATION STANDARD NUMBER 127 (U.L. 127) AND/OR HAVE AN ACCE-1680/AIR E TESTING STANDARD REPORT.
	2	FACTORY BUILT PREFABES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR INSURANCE, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
	3	SHOW MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FREEBOX 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 COMPLY WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.
	5	ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FREEBOX SHALL BE PROTECTED FROM PENETRATION OF WEATHER AND SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.
	6	PROVIDE GAS LISTED AND APPROVED SHUT-OFF DAMPERS DAMPERS SHALL BE WELDED OPEN "T" OR PROVIDED WITH A "J" ? HOPE
	7	PROVIDE (U.I.) APPROVED RAINWATER GAS FITTING AT DISCHARGE
	8	PROVIDE A SPOCKED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FREEBOX FIELD. PROVIDE A MOISTURE BARRIER DIRECTLY OVER BRIMS WOOD OR OTHER SOLID FIELD. PROVIDE A CAS OR ELECTRIC STRIP DRI FOR FUTURE INSTALLATION OF A LOG NOT BE ACCEPTABLE
	9	
	10	
	11	
	12	
	13	
	14	
	15	
	16	
	17	
	18	
	19	
	20	
	21	
	22	
	23	
	24	
	25	
	26	
	27	
	28	
	29	
	30	
	31	
	32	
	33	
	34	
	35	
	36	
	37	
	38	
	39	
	40	
	41	
	42	
	43	
	44	
	45	
	46	
	47	
	48	
	49	
	50	
	51	
	52	
	53	
	54	
	55	
	56	
	57	
	58	
	59	
	60	
	61	
	62	
	63	
	64	
	65	
	66	
	67	
	68	
	69	
	70	
	71	
	72	
	73	
	74	
	75	
	76	
	77	
	78	
	79	
	80	
	81	
	82	
	83	
	84	
	85	
	86	
	87	
	88	
	89	
	90	
	91	
	92	
	93	
	94	
	95	
	96	
	97	
	98	
	99	
	100	

<p>1. CALUMINATED CARBON RESISTANT WEEP SCREED.</p> <p>a) PLATE A MINIMUM OF 1/4" ABOVE FINISH FLOOR OF 3/4" 2"</p> <p>b) PLATE A MINIMUM OF 1/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR EXPOSED WALLS</p> <p>c) PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.</p>	<p>1. MINIMUM NET OPERABLE WITH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 57" SQUARE FT MINIMUM AT BEDROOMS, BATHROOMS, KITCHENS AND EXCEEDED ABOVE FLOOR AT BEDROOMS</p> <p>2. ALL GLASS WITHIN 18" ABOVE FINISHED FLOOR AND IN HALLWAYS AREAS SHALL BE TEMPERED GLASS</p>	<p>1. SHOWER WALLS TO BE FINISHED WITH CEMENT BOARD AND CERAMIC TILE OR EQUAL TO CEILING</p> <p>2. SHOWER ENCLOSURES SHALL BE SHOWER ROOFS, TEMPERED GLASS OR APPROVED EQUAL</p> <p>3. CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES</p>	<p>1. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP</p> <p>2. BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD</p> <p>3. FIRE BLOCK STUD WALLS AT DROPPED CEILING, SLOTTED, AND AT MAXIMUM 10" INTERVALS</p> <p>4. INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN 2x6's AT 16" O.C</p> <p>5. PROVIDE MINIMUM 22"x30" ATTIC SCOTCHIE TO ALL ATTIC AREAS</p>	<p>1. SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS</p> <p>2. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER</p> <p>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, THE SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM</p> <p>4. SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE STAIRWAY ON UPPER FLOOR LEVEL (IF APPLICABLE)</p> <p>5. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN THE BASEMENT (IF APPLICABLE)</p>	<p>HANDRAILS</p> <p>1. HANDRAILS TO BE 34" TO 38" ABOVE STAIR WALKING AND RESTING SURF THAT A 4" SPACER OR 1/4" PASS PROTECTIVE AND ONE 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)</p>	<p>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</p> <p>2. PLUMBING FIXTURES SHALL BE AS FOLLOWS (ORDINANCE #2735)</p> <p>WATER CLOSETS 1.5 GALLON PER MINUTE MAXIMUM</p> <p>SHOWER HEADS 2.5 GALLON PER MINUTE MAXIMUM</p> <p>WATER CLOSURES 1.5 GALLON PER MINUTE MAXIMUM</p> <p>HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS</p> <p>3. COOD=PEX</p> <p>HOT=INSULATED COPPER</p>	<p>EXITS / DOORS</p> <p>1. ALL EXIT DOORS SHALL BE OPENED BOLTED</p> <p>2. ALL EXITS TO BE OPENABLE 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.</p> <p>3. PROVIDE 5/8" TYPE 303 STAINLESS STEEL DOOR AND LOCK COMMON WALLS AND CEILING. AT</p> <p>4. DOOR AND DOOR FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND SWEEP 1 3/4" SOLID CORE.</p>	<p>JACUZZI TUB</p> <p>1. PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP</p> <p>2. CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TUB.</p> <p>3. PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING</p> <p>4. SECTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS</p> <p>5. PROVIDE 6" O.C. DOWEL FOR PUMP</p>	<p>MASONRY NOTES COLUMN BASE & WALL</p> <p>1. PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JUMBS AND 4'-0" MAXIMUM ESPACEMENT</p> <p>2. 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</p> <p>3. PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C VERTICAL (TYPICAL)</p> <p>4. PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH</p> <p>5. PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C MAXIMUM</p>
---	---	---	---	--	--	--	---	---	--

<p>ALL PRODUCTS USED BY I.C.B.O. (MER NUMBERS) SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS (PRODUCT EVALUATION REPORT(S) FOR PRODUCTS) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES</p>		<p>ALL PRODUCTS USED BY I.C.B.O. (MER NUMBERS) SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS (PRODUCT EVALUATION REPORT(S) FOR PRODUCTS) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES</p>	
<p>FIRE BLOCKING REQUIRED</p>			
<p>1. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING GIBBED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10 FT INTERVALS, BOTH VERTICAL, AND HORIZONTAL.</p>			
<p>2. AT ALL INTER-CONNECTIONS, BETWEEN CONCEALED VERTICAL, AND HORIZONTAL SPACES, SUCH AS SKEFFTS, DROPPED CEILINGS, AND COVE CEILINGS</p>			
<p>3. IN CONCEALED SPACES BETWEEN STUD STRINGERS, AT THE TOP AND THE BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STUDS, THE WALLS UNDER THE STUDS ARE DENSELY INSULATED, AND SHALL BE NON-COMBUSTIBLE MATERIALS.</p>			
<p>4. OPENINGS WHICH ATTORN A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.</p>			
<p>5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASSES FOR FACTORY-BUILT CHIMNEYS.</p>			
<p>6. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE THE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-BURNING MATERIAL.</p>			
<p>7. THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.</p>			
<p>CEILING JOIST SCHEDULE</p>			
SIZE	SPACING	MAX SPAN	SPACING
2x4	16" O.C.	8'-8"	16" O.C.
2x6	16" O.C.	13'-8"	2x10
<p>CEILING JOISTS SHALL BE DOUBLES FOR LATCH NUMBER 2 OR BETTER</p>			
<p>RIPPER/BUILT-UP ROOF JOIST NOTE</p>			
<p>1. WHERE RIPPER ARE ATTACHED TO TOP OF ROOF JOISTS (i.e. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPER SHALL BE Nailed TO THE JOIST WITH 16d AT 24" ON CENTER, AND 2x6 OR 2x8 (MINIMUM) 2x12 (MAXIMUM) (MINIMUM) PLANK JOISTS SHALL BE Nailed TO THE STUDS AT 4" O.C. (MINIMUM) STAGGERED BETWEEN STUDS. EACH CLEAT SHALL BE SECURED WITH 4 6d (MINIMUM) 2 INTO THE JOIST AND 2 INTO THE RIPPER.</p>			
<p>2. RIPPER SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPER ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL STAIR-STEP IN HEIGHT.</p>			
<p>SEISMIC ZONE</p>			
<p>SEISMIC ZONE C</p>			
<p>A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C</p>			
<p>B) ZONE FACTOR: z=4.0/0.75</p>			
<p>CONSTRUCTION CODES</p>			
<p>ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENT PER THEIR ADOPTING JURISDICTION:</p>			
<p>2012 International Building Code</p>			
<p>2012 International Residential Code or IECC(least restrictive)</p>			
<p>2012 Uniform Mechanical Code</p>			
<p>2012 International Fire Code</p>			
<p>2012 Uniform Plumbing Code</p>			
<p>2012 International Electrical Code</p>			
<p>2012 International Fuel Gas Code</p>			
<p>DESIGN CRITERIA</p>			
<p>DESIGN CRITERIA</p>			
<p>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.</p>			
Roof Live Load	18 LBS	Dead Load	15 LBS
Roof Dead Load	(See notes)	Roof Live Load	25 LBS
Minimum Flooding Depth	18"	info undistributed soil or engineered (tentail fill per the engineer's report 1500 Psf) to be verified by a geo-technical report	

BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 606 MC/2006 I.E.C. A CERTIFICATE OR SLIPPER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELING.

ALL JOINTS IN BUILDING ENVELOPE MUST BE SEALED

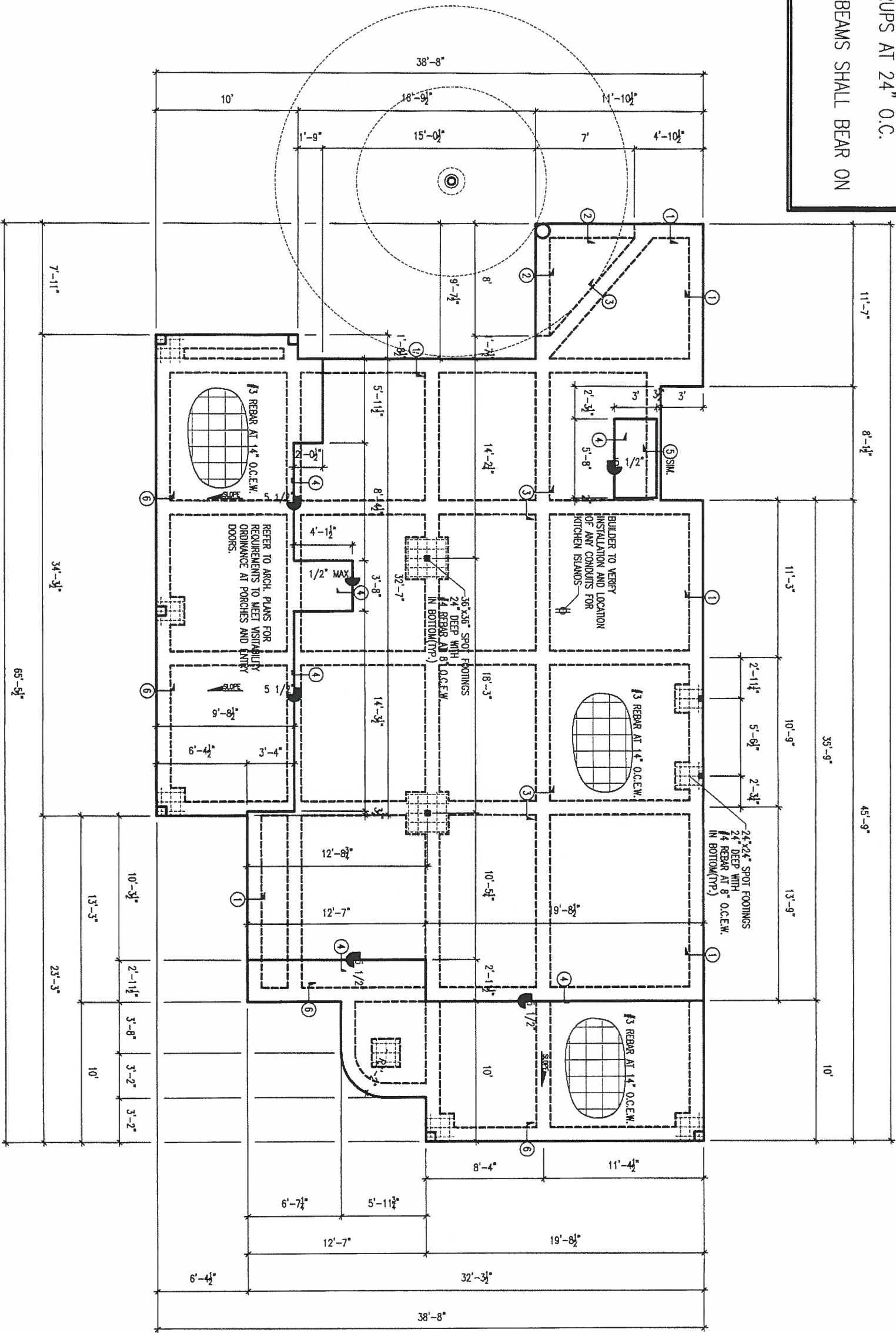
a. RECESSED JOINTS TYPE IC RATED 0.5" FOAM CONG & 3" FROM INSULATION
SOLAR HEAT GAIN COEFFICIENT:
 $\alpha = 0.4$

b. SUPPLY DUCTS - INSULATION R-VALUE = 8
c. RETURN DUCTS - INSULATION R-VALUE = 8
d. PLUMBING - INSULATION R-VALUE = 8
e. ALL JOINTS SEAMS CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, CARBETS,
MASTICS, MASTIC-PUS-EMBEDDED FABRIC OR PAPER (DUCT TAPE NOT PERMITTED);
f. COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR BARRIER.
g. AIR FILTERS REQUIRED IN RETURN-AIR
h. HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS;
i. TEMPERATURE CONTROLS
j. HEATING AND COOLING MEANS FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
k. HEATING ONLY - 55 DEGREES F TO 75 DEGREES F
l. HEATING & COOLING - 55 DEGREES F TO 85 DEGREES F
m. PRIMARY MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR
n. A SEPARATE MEANS MUST PREVENT BACK-DUP HEAT FROM TURNING ON WHEN HEATING
o. REFRIGERANTS CANNOT BE SET BY HEAT PUMP ALONE.
p. REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED
FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED.
q. HVAC PIPING INSULATION:
r. SEPARATE MEANS FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
s. WATER HEATER WITH AN AGRI-CULTURAL PRE PRESSERS MUST HAVE HEAT TRAP ON BOTH INLET & OUTLET
UNLESS WATER HEATER HAS INTEGRAL HEAT TRAP OR PART OF CIRCULATING SYSTEM.
t. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PRESSES
MUST BE INSULATED.

Design Originals Is A Professional Building Design
Firm With Licensed Structural Engineers
We Provide Architectural, Mechanical, Electrical
Plumbing, Fire Protection, Foundation, Soil
Investigation, Surveying And Other Engineering
Services. Should Be Consulted Regarding The Framing
And Foundation Details Of Your Project. All Plans
Are Prepared In Accordance With The International
Building Code And The California Building Code.
These Drawings Are The Engineer's Record Sheet. Best
Practices Shall Be Used To Prepare These Drawings.
Design Originals, Inc. Is Not Responsible For The Structural Design
When Any Way/Or Any Problems Which May Arise

JOB # A9785	BUTTERFIELD CUSTOM HOMES	 <p>DESIGN ORIGINALS of Texas home design center</p> <p>10713 RR N 820, STE. 515 AUSTIN, TX. 78726 OFFICE (512) 331-1775</p>	LIBERTY STREET LO
	DATE: 11-04-14		

ALL BEAMS 12"x20"
TWO #5 REBAR TOP & BOTTOM
w/#3 STIRRUPS AT 24" O.C.
PERIMETER BEAMS SHALL BEAR ON
LIMESTONE.



NOTE:
REMOVE ALL UNAPPROVED FILL MATERIAL
ON SITE PRIOR TO CONSTRUCTION.

FOUNDATION CONTRACTOR MUST NOTIFY P.D.G.
ON THE DAY OF CONCRETE PLACEMENT

Builder Must Contact
Engineer If Changes Are
Made To A Foundation Design.

IN ORDER TO HAVE THIS SLAB CERTIFIED BY PDG BUILDER SHALL:

- 1.) HAVE EACH SECTION OF SLAB INSPECTED BY PDG PRIOR TO POURING OF CONCRETE; AND
- 2.) IN ADDITION TO PREPOUR POST TENSION SLABS SHOULD BE SCHEDULED FOR CABLE STRESS VERIFICATION BY PDG.

PLEASE PROVIDE PDG
24 HOUR NOTICE PRIOR
TO ANY INSPECTION

NOTE: IT IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR TO VERIFY ALL DETAILS, DROPS, AND DIMENSIONS PRIOR TO CONSTRUCTION BASED ON THE ARCHITECTURAL PLANS. DO NOT SCALE FDN. PLAN.

NO	SC	DN	DR	DRAWING TITLE
1				GENERAL NOTES
2				SECTION 1
3				SECTION 2
4				SECTION 3
5				SECTION 4
6				SECTION 5
7				SECTION 6
8				SECTION 7
9				SECTION 8
10				SECTION 9
11				SECTION 10
12				SECTION 11
13				SECTION 12
14				SECTION 13
15				SECTION 14
16				SECTION 15
17				SECTION 16
18				SECTION 17
19				SECTION 18
20				SECTION 19
21				SECTION 20
22				SECTION 21
23				SECTION 22
24				SECTION 23
25				SECTION 24
26				SECTION 25
27				SECTION 26
28				SECTION 27
29				SECTION 28
30				SECTION 29
31				SECTION 30
32				SECTION 31
33				SECTION 32
34				SECTION 33
35				SECTION 34
36				SECTION 35
37				SECTION 36
38				SECTION 37
39				SECTION 38
40				SECTION 39
41				SECTION 40
42				SECTION 41
43				SECTION 42
44				SECTION 43
45				SECTION 44
46				SECTION 45
47				SECTION 46
48				SECTION 47
49				SECTION 48
50				SECTION 49
51				SECTION 50
52				SECTION 51
53				SECTION 52
54				SECTION 53
55				SECTION 54
56				SECTION 55
57				SECTION 56
58				SECTION 57
59				SECTION 58
60				SECTION 59
61				SECTION 60
62				SECTION 61
63				SECTION 62
64				SECTION 63
65				SECTION 64
66				SECTION 65
67				SECTION 66
68				SECTION 67
69				SECTION 68
70				SECTION 69
71				SECTION 70
72				SECTION 71
73				SECTION 72
74				SECTION 73
75				SECTION 74
76				SECTION 75
77				SECTION 76
78				SECTION 77
79				SECTION 78
80				SECTION 79
81				SECTION 80
82				SECTION 81
83				SECTION 82
84				SECTION 83
85				SECTION 84
86				SECTION 85
87				SECTION 86
88				SECTION 87
89				SECTION 88
90				SECTION 89
91				SECTION 90
92				SECTION 91
93				SECTION 92
94				SECTION 93
95				SECTION 94
96				SECTION 95
97				SECTION 96
98				SECTION 97
99				SECTION 98
100				SECTION 99
101				SECTION 100
102				

Foundation Layout

DRAWN BY	CLIENT
DWG NO.	
SCALE	
DATE	

141927415.dwg	1/8" = 1'-0"	141927415
CHECKED BY:	DATE:	12-4-15
SHEET #:		S-1

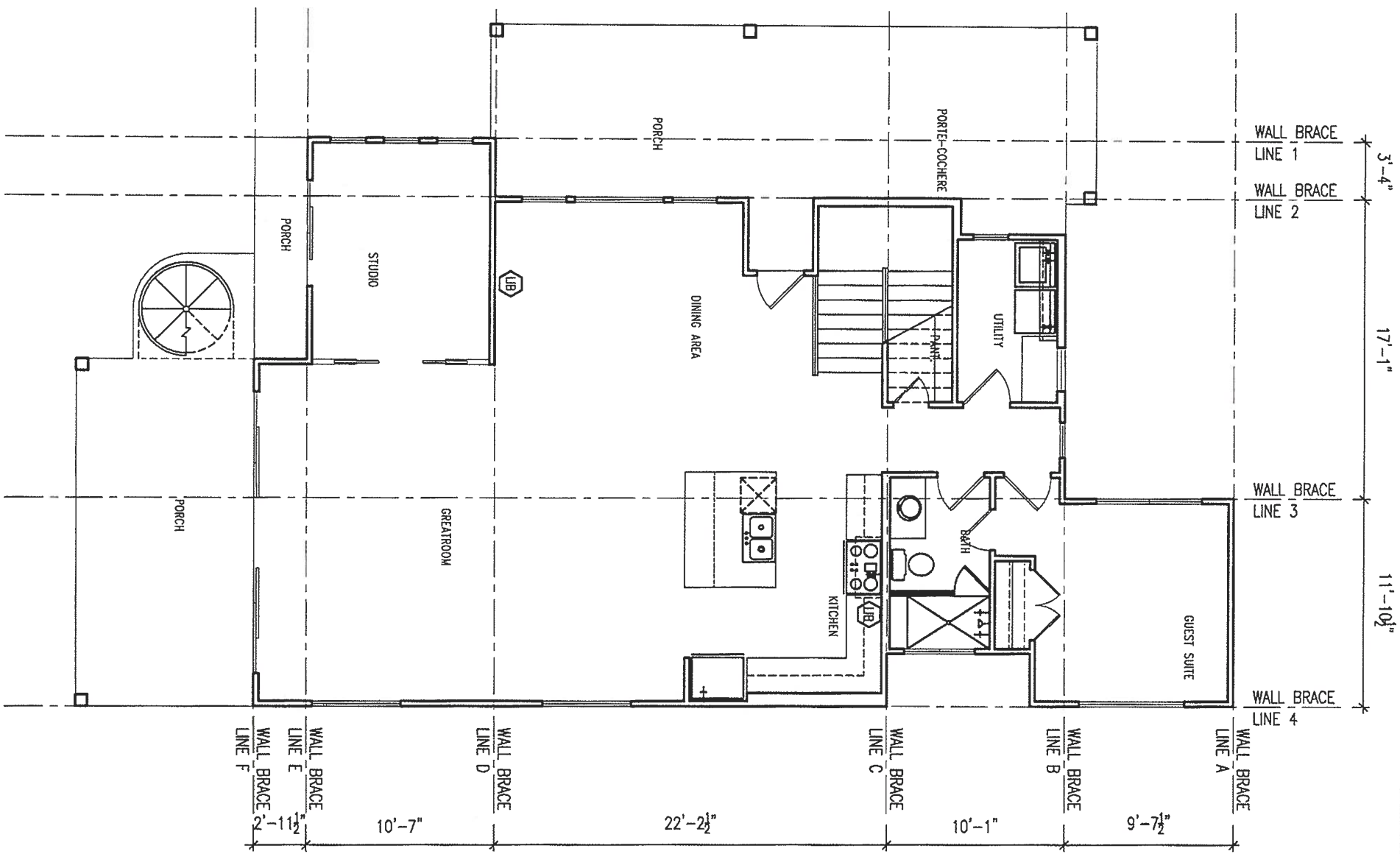
Butterfield Custom Homes

3205 Liberty St.
Lot 2 Blk A Liberty Street Addn.
Austin, TX

12-4-14



 **PROFESSIONAL DESIGN GROUP** F-198
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355



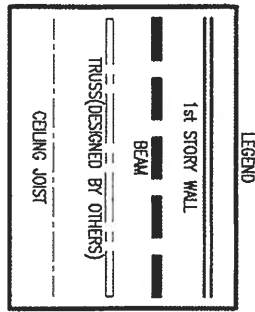
- WALL FRAMING NOTES (PER 2012 IRC):**
1. ALL LOAD BEARING WALLS TO BE FRAMED WITH #2 YP 2x4 STUDS AT 16" O.C. UP TO 11'-11" MAX. HEIGHT.
 2. ALL LOAD BEARING WALLS TO BE FRAMED WITH #2 YP 2x6 STUDS AT 16" O.C. UP TO 18'-11" MAX. HEIGHT.
 3. ALL NON-LOAD BEARING WALLS TO BE FRAMED WITH #2 YP 2x4 STUDS AT 24" O.C.

WALL BRACING NOTES (PER 2012 IRC):

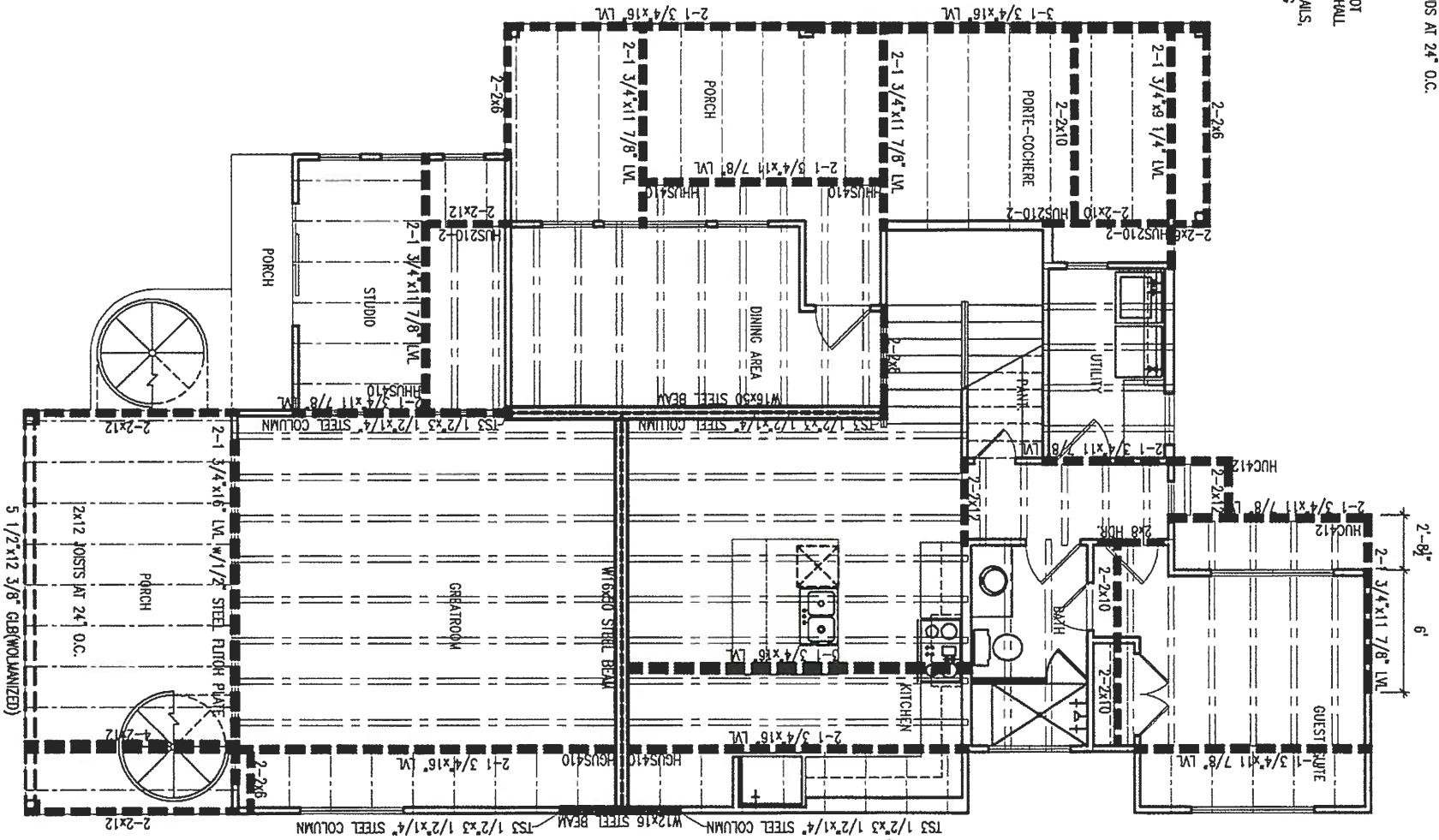
WOOD STRUCTURAL PANEL: ALL EXTERIOR WALLS INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS LOCATED ALONG WALL BRACE LINES SHALL BE SHEATHED WITH 7/16" O.S.B. SHEATHING. SHEATHING SHALL BE ATTACHED TO FRAME WITH 11 GA. 1 1/2" NAILS, 8d COMMON NAILS, OR 16 GA. 1/2" STAPLES AT 6" O.C. ALONG THE EDGES AND 12" O.C. IN THE FIELD.

LET-IN BRACING: 1x4 SHALL BE INSTALLED WHERE INDICATED. ATTACH BRACING TO EACH STUD AND PLATES WITH 2-8d NAILS.

OPENING	HEADER SCHEDULE	BEAM
0'-0" TO 4'-6"	2-2x10	2-2x12
4'-7" TO 6'-6"	2-2x12	2-2x12
6'-7" TO 7'-9"	2-1 3/4"x11 1/4" LVL	2-1 3/4"x11 7/8" LVL
7'-10" TO 9'-3"	2-1 3/4"x11 7/8" LVL	2-1 3/4"x16" LVL
9'-4" TO 11'-9"	2-1 3/4"x16" LVL	2-1 3/4"x16" LVL
UNLESS NOTED OTHERWISE ON LAYOUT		



- CEILING FRAMING NOTES (PER 2012 IRC):**
1. ALL LUMBER TO BE #2 YP. 19% K.C.
 2. ALL CEILING JOISTS ARE TO BE 2x6 @ 16" O.C. U.N.O.
 3. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
 4. USE SIMPSON STANDARD LUS2(6.8, 10 OR 12) JOIST HANGERS OR DOUBLE SHEAR LUS2(6.8, 10 OR 12)-2 JOIST HANGERS U.N.O.



DRAWING TITLE: 1st Story Framing

CLIENT: Butterfield Custom Homes

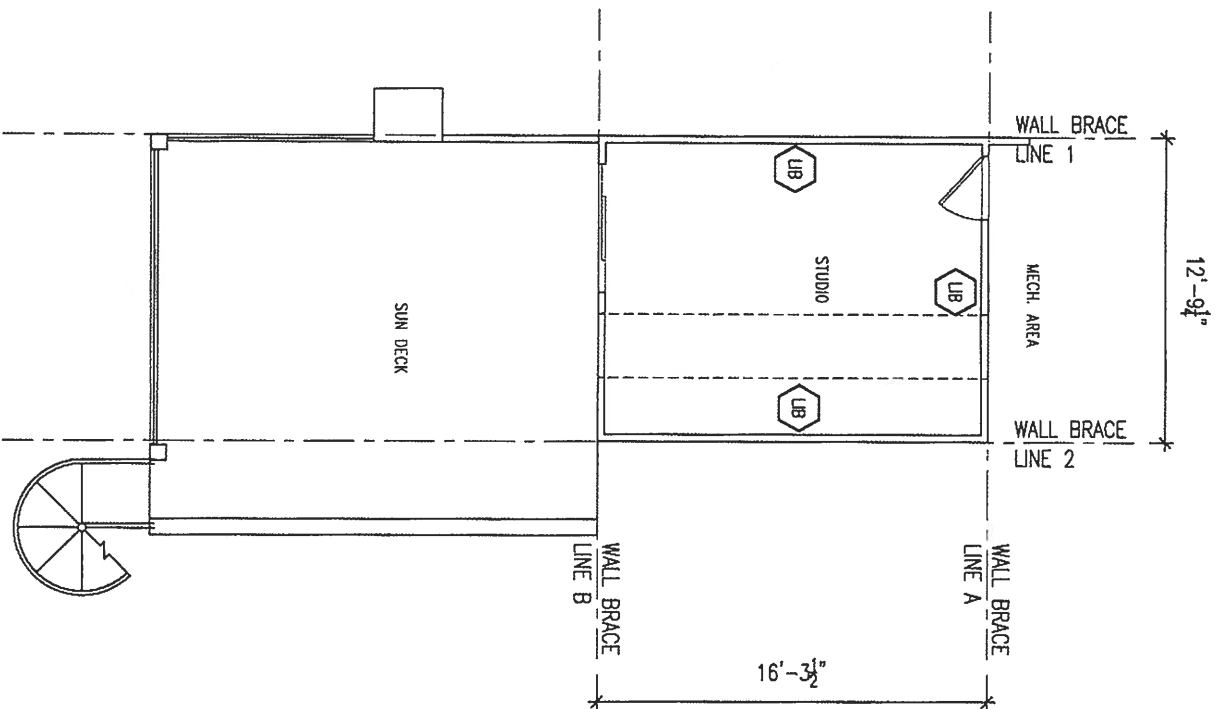
DATE: 12-4-15

SHEET #: S-3

PROJECT: 3205 Liberty St.
Lot 2 Blk A Liberty Street Addn.
Austin, TX

PROFESSIONAL DESIGN GROUP
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355

12-4-14



WALL BRACING NOTES(PER 2012 IRC):

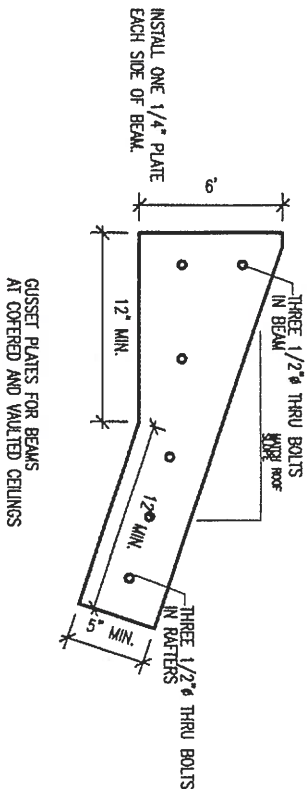
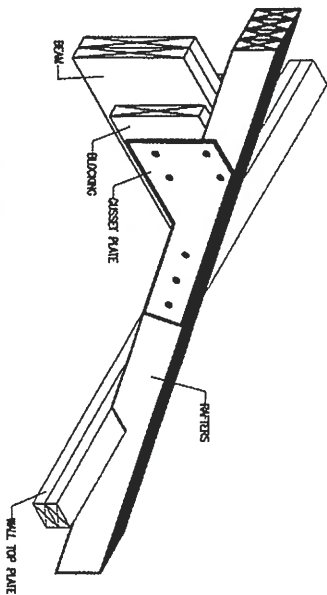
WOOD STRUCTURAL PANEL: ALL EXTERIOR WALLS INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS LOCATED ALONG WALL BRACE LINES SHALL BE SHEATHED WITH 7/16" O.S.B. SHEATHING

UB LIMITED TO EXTERIOR WALLS LOCATED ALONG WALL BRACE LINES SHALL BE ATTACHED TO FRAME WITH 11 GA. 1 1/2" NAILS, 8d COMMON NAILS, OR 16 GA. 1 1/2" STAPLES AT 6" O.C. ALONG THE EDGES AND 12" O.C. IN THE FIELD

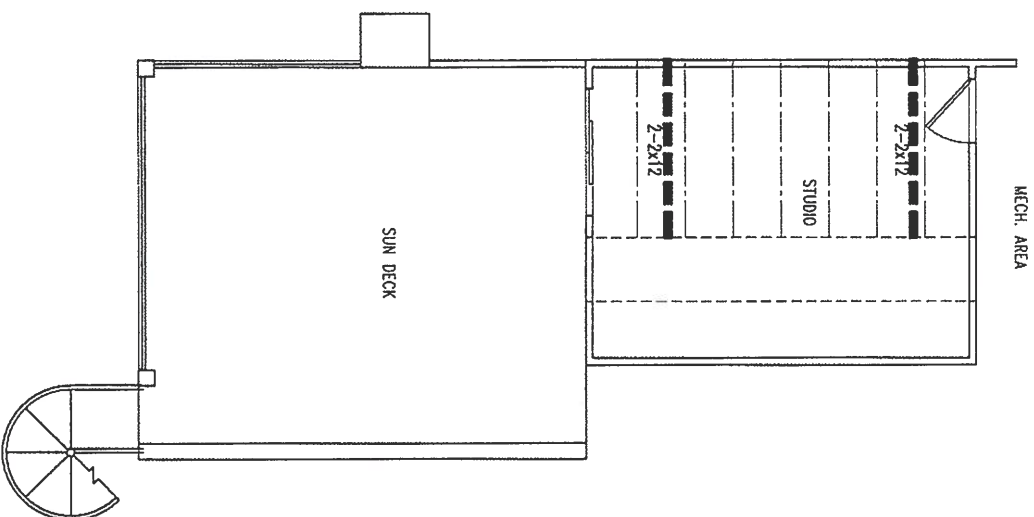
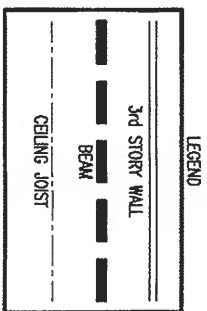
LET-IN-BRACING: 1x4 SHALL BE INSTALLED WHERE INDICATED. ATTACH BRACING TO EACH STUD AND PLATES WITH 2-8d NAILS.

WALL FRAMING NOTES(PER 2012 IRC):

1. ALL LOAD BEARING WALLS TO BE FRAMED WITH #2 YP 2x4 STUDS AT 16" O.C. UP TO 11'-11" MAX. HEIGHT.
2. ALL LOAD BEARING WALLS TO BE FRAMED WITH #2 YP 2x6 STUDS AT 16" O.C. UP TO 18'-11" MAX. HEIGHT.
3. ALL NON-LOAD BEARING WALLS TO BE FRAMED WITH #2 YP 2x4 STUDS AT 24" O.C.



HEADER SCHEDULE	
OPENING	BEAM
0'-0" TO 4'-6"	2-2x6
4'-7" TO 6'-6"	2-2x8
6'-7" TO 7'-9"	2-2x10
7'-10" TO 9'-3"	2-2x12
9'-4" TO 11'-9"	2-1 3/4"x9 1/4" LVL
UNLESS NOTED OTHERWISE ON LAYOUT	



CEILING FRAMING NOTES(PER 2012 IRC):

1. ALL LUMBER TO BE #2 YP 19% K.D.
2. ALL CEILING JOISTS ARE TO BE 2x6 @ 16" O.C. U.N.O.
3. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
4. USE SIMPSON STANDARD LUS2(6,8,10 OR 12)-2 JOIST HANGERS OR DOUBLE SHEAR LUS2(6,8,10 OR 12)-2 JOIST HANGERS U.N.O.

DRAWING TITLE: 3rd Story Framing

DRAWN BY: 14127415.dwg

CHECKED BY: 14127415

DATE: 12-4-15

SHEET #: S-5

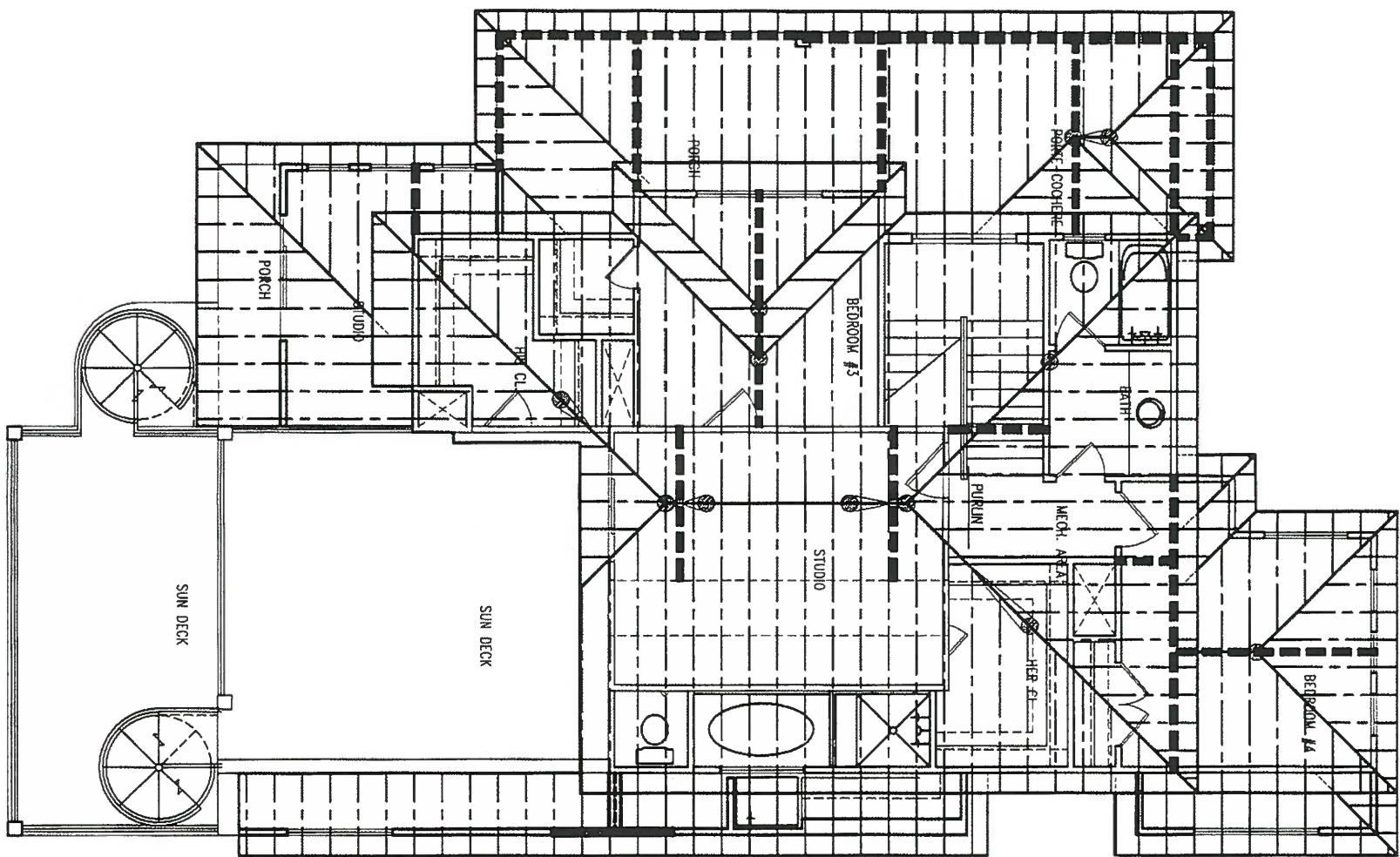
PROJECT: Butterfield Custom Homes

3205 Liberty St.
Lot 2 Blk A Liberty Street Addn.
Austin, TX

12-4-14



PROFESSIONAL DESIGN GROUP
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355



1st STORY WALL
2nd STORY WALL
3rd STORY WALL
BEAM (PER LAYOUT)
RAFTER
ROOF OUTLINE
PURLIN

- ROOF FRAMING NOTES (PER 2012 IRC):
1. ALL LUMBER TO BE #2 Y.P. 19% M.C.
 2. ALL RAFTERS ARE TO BE 2x6 @ 16" O.C. UNO. FOR A TILE ROOF.
 3. ALL HIP, RIDGES AND VALLEYS TO BE ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING UNO.
 4. PROVIDE COLLAR TIES @ 4'-0" O.C. ON ALL RAFTERS.
 5. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
 6. BRACE HIP, RIDGES AND VALLEYS AS SHOWN.
 7. ALL RAFTER SPLICES SHALL BE BRACED.
 8. PURLINS ARE TO BE SAME DEPTH AS RAFTERS THEY ARE SUPPORTING.
 9. BRACE PURLINS @ 4'-0" O.C. DOWN TO WALLS OR BEAMS BELOW.
 10. ALL TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER.
 11. INDICATES TYPICAL RIDGE/HIP/VALLEY BRACING.

Roof Framing

Butterfield Custom Homes

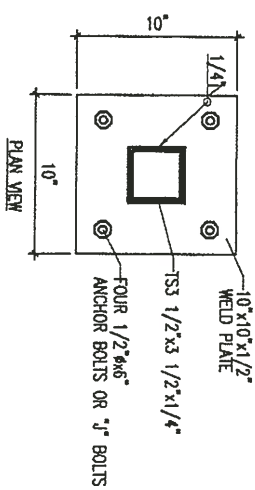
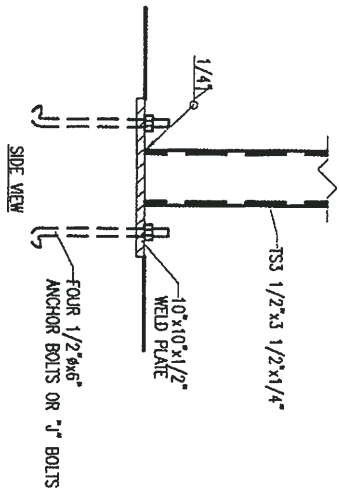
3205 Liberty St.
Lot 2 Blk A Liberty Street Addn.
Austin, TX

12-4-14

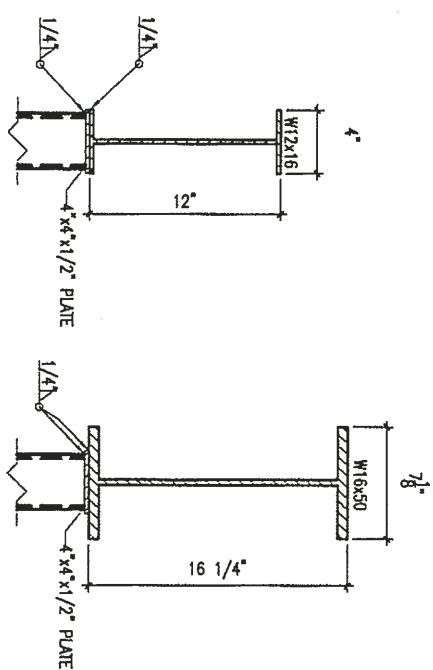


PROFESSIONAL DESIGN GROUP
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355

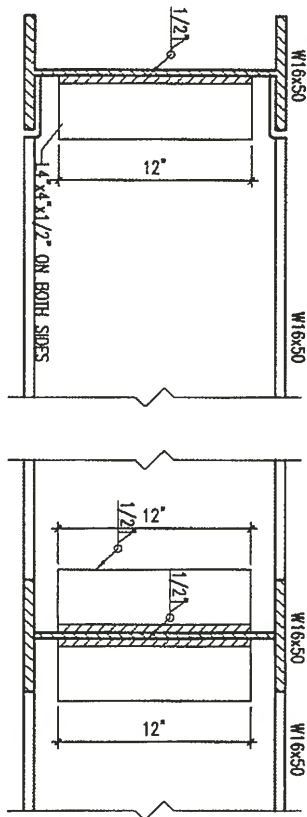
DRAWING TITLE: Roof Framing
CLIENT: Butterfield Custom Homes
DATE: 12-4-15
SHEET #: S-6
JOB #: 14127415



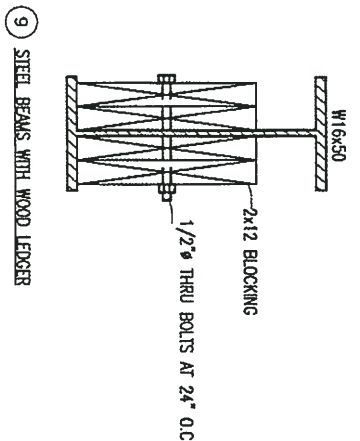
7 STEEL COLUMN TO FPM CONNECTION



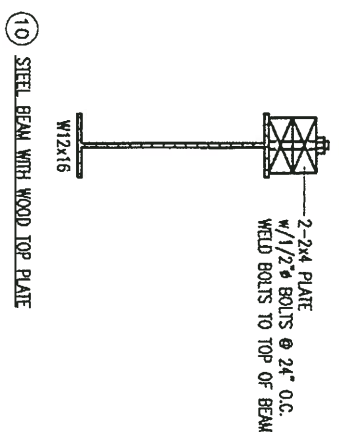
8 STEEL COLUMN TO STEEL BEAM



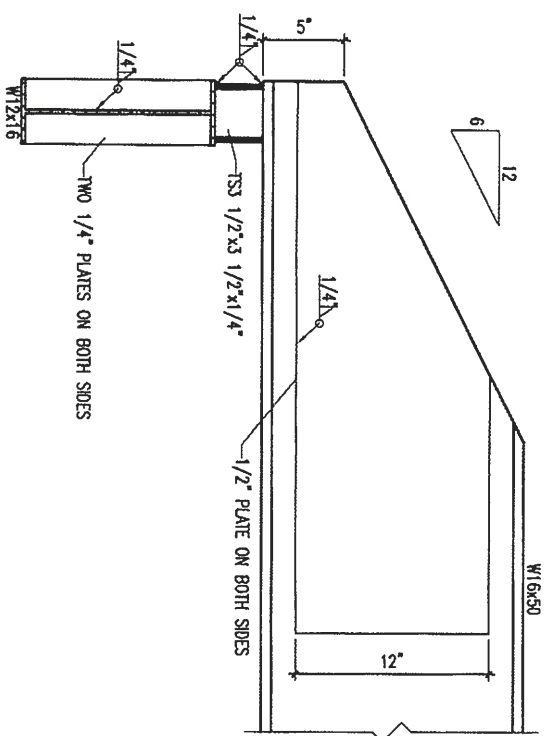
11 CONNECTION OF W16x50 TO W16x50



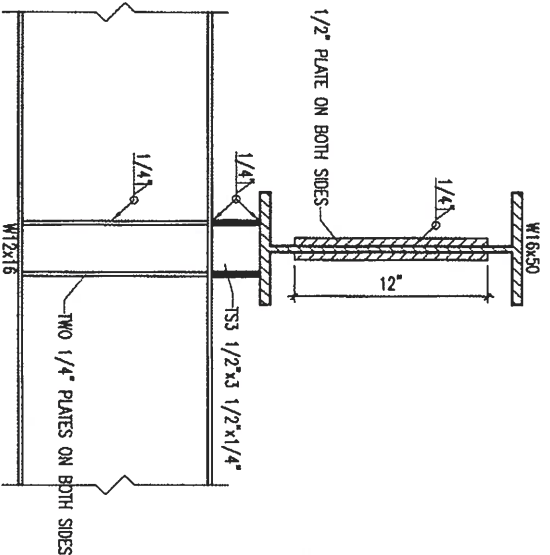
9 STEEL BEAMS WITH WOOD LEDGER



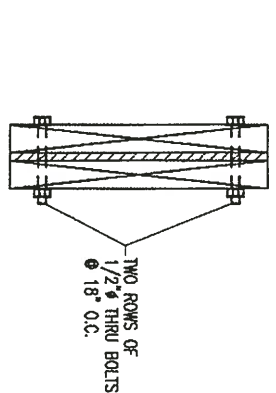
10 STEEL BEAM WITH WOOD TOP PLATE



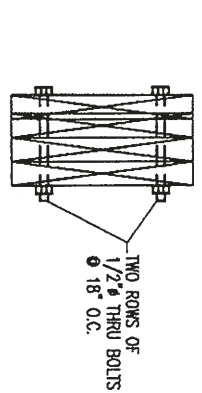
12 CONNECTION OF W16x50 TO W12x16



END VIEW



13 2-1 3/4x16" LVL w/1/2" STEEL FLITCH PLATE



14 BOLT PATTERN FOR 4-2x12 BEAM

Framing Details

Butterfield Custom Homes

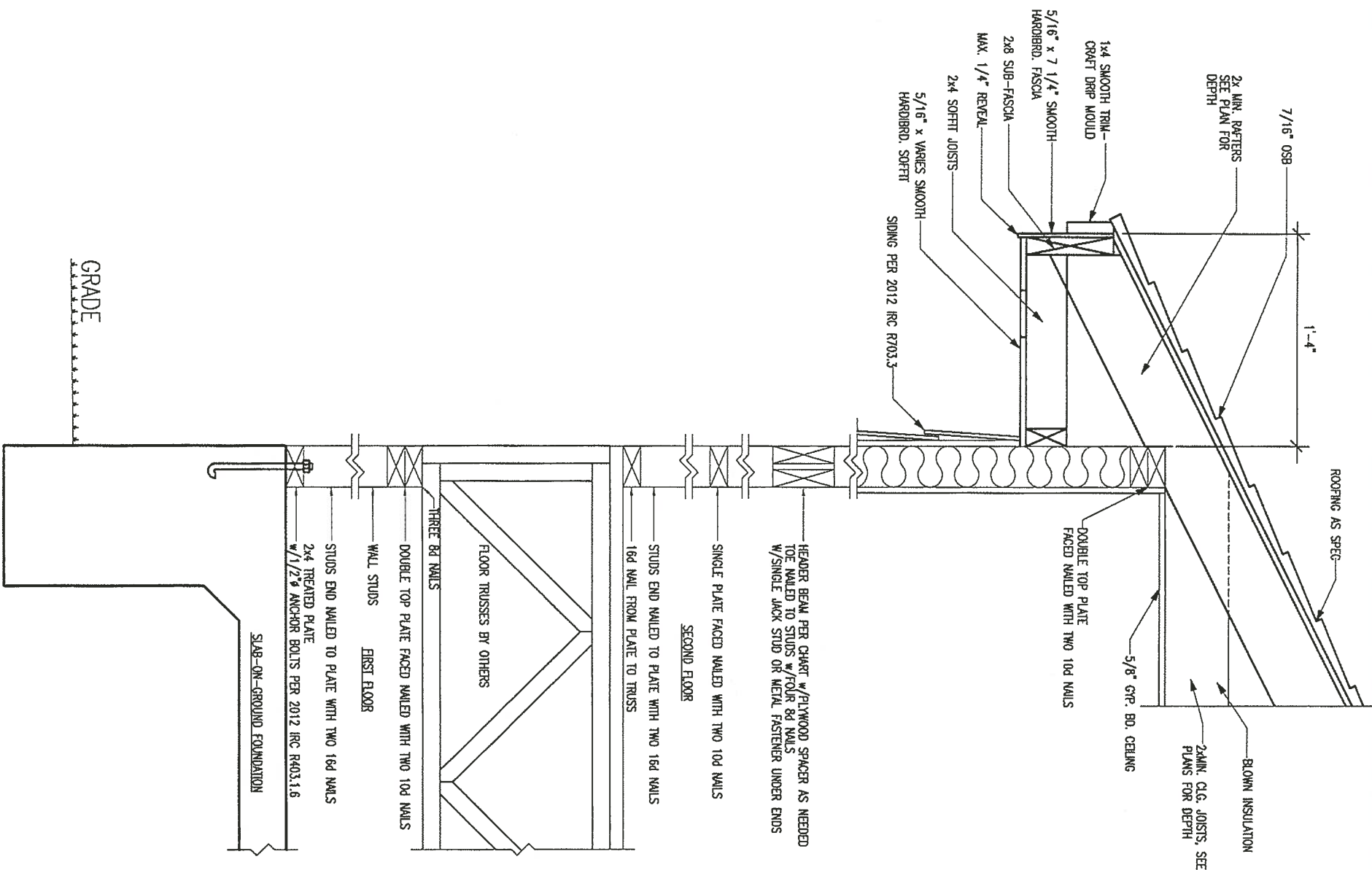
3205 Liberty St.
Lot 2 Blk A Liberty Street Addn.
Austin, TX

12-4-14



PROFESSIONAL DESIGN GROUP
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355

DRAWING TITLE: Framing Details
CLIENT: Butterfield Custom Homes
PROJECT: 3205 Liberty St. Lot 2 Blk A Liberty Street Addn. Austin, TX
DATE: 12-4-15
SHEET #: S-7



DRAWING TITLE: Typical Wall Cross Section		PROJECT: 3205 Liberty St. Lot 2 Blk A Liberty Street Addn. Austin, TX		12-4-14 	PROFESSIONAL DESIGN GROUP CONSULTING ENGINEERS 2525 Wallingwood Drive, Bldg Six, Suite 600, Austin, Texas, 78746. office (512)457-0344 fax (512)457-0355
DRAWN BY: 14127415.dwg DATE: 12-4-15	CHECKED BY: 14127415 SHEET #: S-8	CLIENT: Butterfield Custom Homes			