

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: 3207 Liberty ST	Tax Parcel ID: 0215051409
Legal Description: Lot 1 Blk A Liberty street addn	
Zoning District or PUD: SF-3	Lot Size (square feet): 7007
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 checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input 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 checked="" type="checkbox"/> Y <input 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 type="checkbox"/> Y <input checked="" 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 type="checkbox"/> single-family residential <input checked="" 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:	# of bedrooms upon 3/3 completion:	# of existing baths:	# of baths upon 3.5/3.5 completion:
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)			
Construction of a new 2-story duplex with covered porches and porte cochere			
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: \$ _____	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____ Bldg: \$ 300K Elec: \$ 30K Plmbg: \$ 30K Mech: \$ 30K 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		1258	1258
b) 2 nd floor conditioned area		1434	1434
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)		288	288
f) Covered Patio, Deck or Porch		518	518
g) Balcony			
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)		1749	1749
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):	2064 % of lot size: 29.4
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):	2722 % of lot size: 38.84
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: 31'1" ft Number of Floors: 2 # of spaces required: 4 # of spaces provided: 6	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input checked="" type="checkbox"/> Y <input 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): 12 ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

City of Austin Residential Permit Calculation Aid

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

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 <u>689 X 2</u>		<u>1258</u>	<u>1258</u>
ii.	2 nd floor conditioned area			
iii.	3 rd floor conditioned area			
iv.	Basement		<u>1434</u>	<u>1434</u>
v.	Attached Covered Parking (garage or carport)			
vi.	Detached Covered Parking (garage or carport) <u>144 X 2</u>		<u>288</u>	<u>288</u>
vii.	Covered Wood Decks (counted at 100%)			
viii.	Covered Patio / Porch (separated values: front / rear)		<u>518</u>	<u>518</u>
ix.	Balcony			
x.	Other - Specify:			
Total Building Area (TBA) (add i. through x.)			<u>3498</u>	<u>3498</u>
Total Building Coverage (TBC) (from TBA subtract, if applicable: ii., iii., iv., and vii if uncovered)			<u>2064</u>	<u>2064</u> (B)
xi.	Driveway	(A)	<u>552</u>	<u>552</u>
xii.	Sidewalks		<u>74</u>	<u>74</u>
xiii.	Uncovered Patio			
xiv.	Uncovered Wood Decks (counted at 50%)			
xv.	AC pads and other concrete flatwork			
xvi.	Other (Pool Coping, Retaining Walls)		<u>32</u>	<u>32</u>
Total Site Coverage (add TBC and xi. through xvi.)			<u>2722</u>	<u>2722</u> (D)
xvii.	Pool	(C)		
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 25-1-21)			
Lot Area (sq ft): <u>6930 7007</u>		Existing Coverage % of lot (A ÷ Lot area) x 100: <u>0</u> %	
Existing Building Coverage (see above A, sq ft): <u>0</u>		Final Coverage % of lot (B ÷ Lot area) x 100: <u>29.7</u> % <u>29.4</u>	
Final Building Coverage (see above B, sq ft): <u>2064</u>			
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): <u>0</u>		Existing coverage % of lot (C ÷ Lot area) x 100: <u>0</u> %	
Final Impervious Coverage (see above D, sq ft): <u>2722</u>		Final coverage % of lot (D ÷ Lot area) x 100: <u>39.27</u> % <u>38.8</u>	

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	_____	1258	_____	1258
2 nd Floor	_____	1434	_____	1434
3 rd Floor	_____	_____	_____	_____
Basement	_____	_____	_____	_____
Attic	_____	_____	_____	_____
Garage (attached)	_____	_____	_____	_____
(detached)	_____	_____	_____	_____
Carport (attached)	_____	288	_____	288
(detached)	_____	_____	_____	_____
Accessory building(s)	_____	_____	_____	_____
(detached)	_____	_____	_____	_____
Ceilings over 15 ft	_____	_____	_____	_____
TOTAL GROSS FLOOR AREA				2980

(Total Gross Floor Area /lot size) = 43 **Floor-To-Area Ratio (FAR)**

Is this project claiming a “parking area” exemption as described under Article 3?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	N
Is this project claiming a “ground floor porch” exemption as described under Article 3?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	N
Is this project claiming a “basement” exemption as described under Article 3?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	N
Is this project claiming a “habitable attic” exemption as described under Article 3?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	N
Is a sidewall articulation required for this project?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	N
Does any portion of the structure extend beyond a setback plane?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	N
Are any ceilings over 15 feet in height?	<input type="checkbox"/>	Y	<input checked="" type="checkbox"/>	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.

Contact Information

Owner	Rainbow Bend Property Martin Dies	Applicant or Agent	Hector Aul
Mailing Address	3207 Liberty St	Mailing Address	1008 South Center
Phone		Phone	791-0517
Email		Email	hectorconsulting@gmail.com
Fax		Fax	

General Contractor	Butterfield Custom	Design Professional	DARRIN HARVEY
Mailing Address		Mailing Address	10713 RR 620N #515 AUSTIN TX 78726
Phone		Phone	(512) 331-1775
Email		Email	DESIGNORIGINALS@YAHOO.COM
Fax		Fax	(512) 331-1757

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☐ Y ☒ N

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. 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.

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.

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.

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.

I agree that this application will expire on the 181st day after the date that the applicant 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.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

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.

Erosion and Sedimentation Controls are required per Section 25-8-181.

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.

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.

Applicants signature: _____

Date: _____

Design Professional's signature: _____

Date: 09-04-14

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:

3207 Liberty St

PR#:

Owner's Signature

Date

Raymond Bend Properties LLC
Martin Dies

9/16/2014

Owner's Signature

Date

Martin Dies

1st Owner's Printed Name

2nd Owner's Printed Name



Austin Water Utility
Water & Wastewater Service Plan Verification (WWWSPV)

Service Address: <u>3207 Liberty St</u>				
Lot: <u>1</u>	Block: _____	Subdivision: <u>Liberty Street Addition</u>		
Existing Use:	<input type="checkbox"/> Vacant	<input type="checkbox"/> Single-Family Res.	<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage Apt. Other _____
Proposed Use:	<input type="checkbox"/> 2 nd Structure	<input type="checkbox"/> Single-Family Res.	<input checked="" type="checkbox"/> Duplex	<input type="checkbox"/> Garage Apt. Other _____
Existing # Baths	Additional # Baths <u>6+2 HALF</u>	Total number of bathrooms the meter will feed _____		

Hector Atila 9-10-14 791-0517
Applicant's Name & Title Date Phone

City of Austin Office Use

Water main size _____	Service stub size <u>1 1/2"</u>	Service stub upgrade required: <input checked="" type="radio"/> Yes <input type="radio"/> No
Existing meter # <u>NONE</u>	Existing meter size _____	Upgrade required: <input checked="" type="radio"/> Y <input type="radio"/> N New meter size <u>5/8" x 2</u>
Existing water service line/meter location _____		
WW main size _____ WW Service line/clean-out location _____		
AWU Pipeline Engineering approval required: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Comments: <u>Water and wastewater services will have to be installed to serve the lot.</u>		

AWU Engineer Representative <u>Debra Bentley</u>	REVIEWED	Date <u>9/12/2014</u>	Phone _____
AWU Taps Representative		Date _____	Phone _____

SEP 12 2014

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

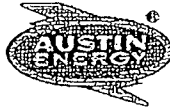
Water meters & wastewater clean-outs are not permitted in sidewalks or driveways.

Relocation of services necessary to remove them from proposed sidewalks or driveways shall be performed at the applicant's expense.

If the existing water meter was pulled for demolition, apply for a new building permit or contact Customer Care at 512-494-9400 to have the same size meter reinstalled within 120 days of meter removal to avoid city connect charges being applied.

Verification expires 180 days after date of submittal

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>Hector Avila</u>		
Email _____	Fax _____	Phone <u>791-0517</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>3207 Liberty St</u>		OR
Legal Description _____	Lot _____	Block _____
Who is your electrical provider? <input type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input type="checkbox"/> Overhead Service	<input checked="" type="checkbox"/> Underground Service	<input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter _____		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Construction - OK on new 2 story duplex</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No		
AE Representative _____	Date _____	Phone _____

AE APPROVED
SEP 12 2014
255-224
JGM

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

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

AE APPROVED
SEP 10 2014
253-232
JGM

AE APPROVED
SEP 12 2014
JGM
255-214

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

REVIEWED

SEP 12 2014

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

LOT AREA	7007
IMPERV. @ 45%	3153
FAR @ 40%	2802
DRIVEWAY	552
SLAB	2064
SIDEWALK	74
AC PADS	32
TOTAL IMPERV.	38.84% 2722

AREA'S UNIT A		AREA'S UNIT B	
FIRST FLOOR	629	FIRST FLOOR	629
SECOND FLOOR	717	SECOND FLOOR	717
TOTAL LIVING	1346	TOTAL LIVING	1346
PORTE-COCHERE	144	PORTE-COCHERE	144
PORCHES	259	PORCHES	259
TOTAL COVERED	1749	TOTAL COVERED	1749

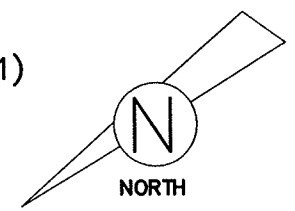
FRONT YARD PERCENTAGE	
FRONT YARD AREA	1380
DRIVE WAY	216
SIDEWALK	74
TOTAL	290
FRONT YARD PERCENTAGE	21%

AVERAGE GRADE HT 100.00'

FIRE RESISTANCE ROOF OVERHANG
IRC TABLE R302.1(1)

FIRE RESISTANCE ROOF OVERHANG
IRC TABLE R302.1(1)

Temporary Benchmark
chiseled triangle found
on top of curb
Grid Elevation: 100.00 ft.



3207 LIBERTY STREET

SITE PLAN

SCALE: 1"=20'-0"

COPYRIGHT © 2014 DESIGN ORIGINALS OF TEXAS

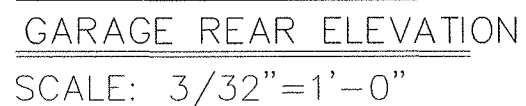
3207 LIBERTY STREET

DESIGN ORIGINALS of Texas
home design center
10713 IRIN RD, STE 510
OFFICE (512) 331-1775

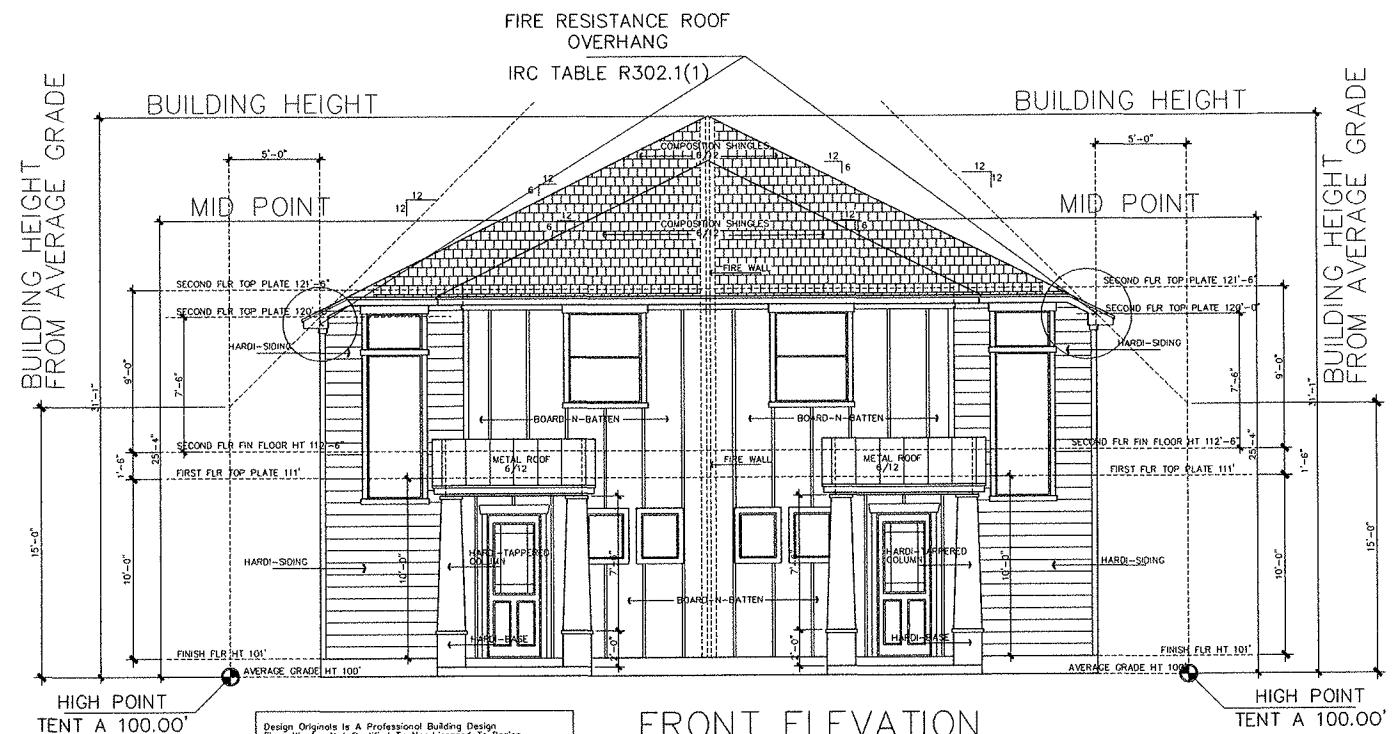
BUTTERFIELD CUSTOM HOMES

JOB # A9756
DATE: 07-21-14
REVISION:
DRAWN BY: JCD/MSD

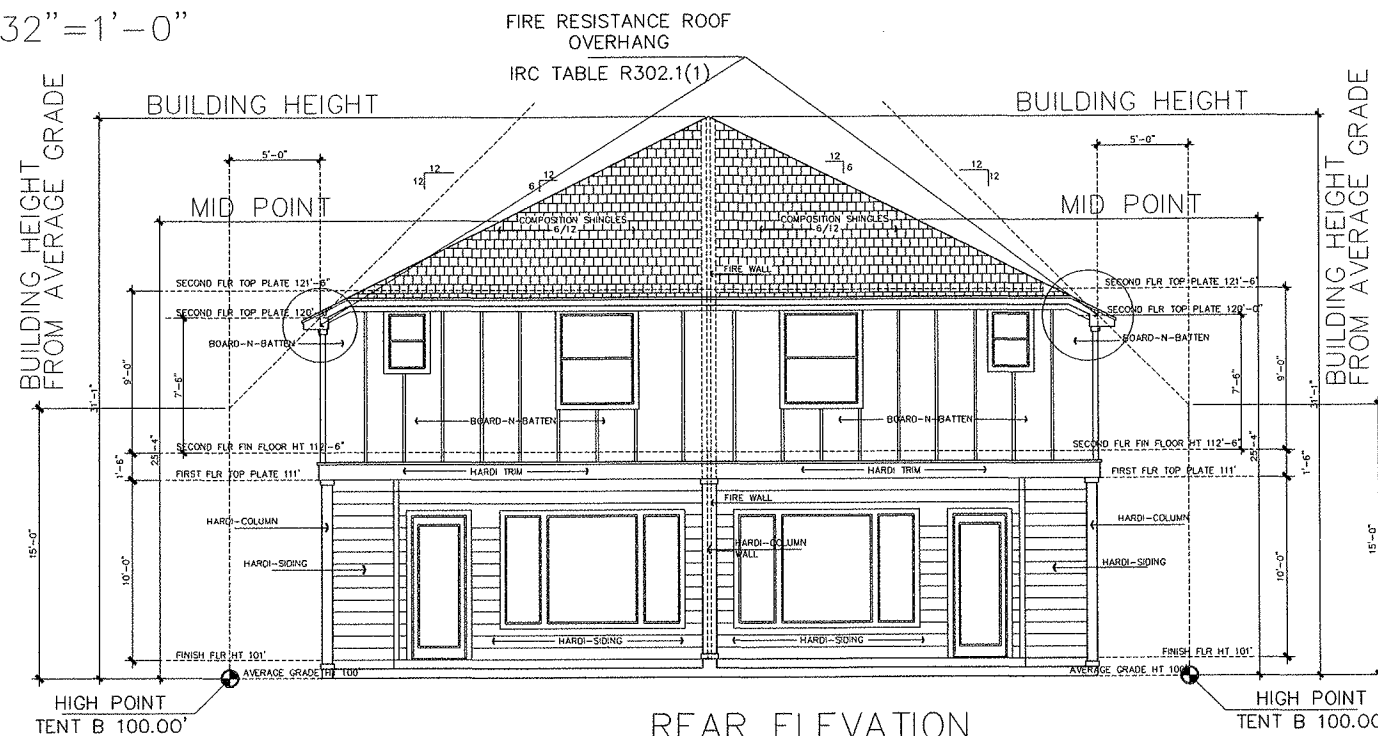
9-4-14
1 OF 8



AVERAGE HEIGHT OF
THE HIGHEST GABLE
PER LDC SECTION
25-1-21 (47)
MAX. BUILDING HT PER
LDC SECTION 25-492
IS 32'-0"



FRONT ELEVATION
SCALE: 3/32"=1'-0"



REAR ELEVATION
SCALE: 3/32"=1'-0"

FRONT/REAR ELEVATION
SCALE: $3/32" = 1'-0"$

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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

LIBERTY
STREET

DESIGN ORIGINALS of Texas
home design center

1000 N. GARDEN, STE. 515
DALLAS, TEXAS 75202
TEL: (214) 351-1775
FAX: (214) 351-1775

110713 PER N 620, STE. 515
AUSTIN, TX. 78726
OFFICE (512) 331-1775

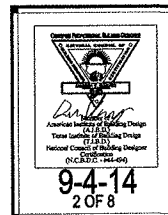
BUTTERFIELD
CUSTOM HOMES

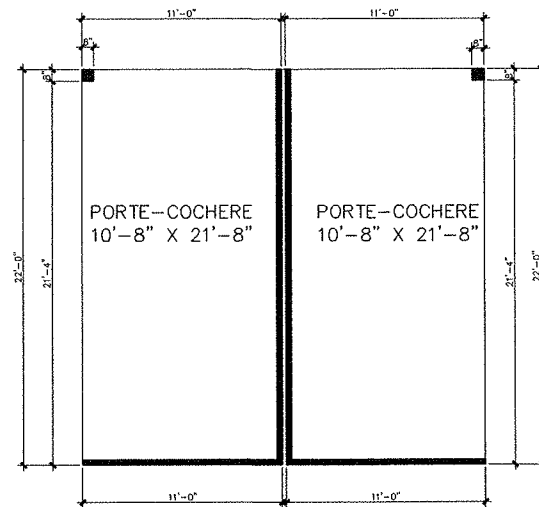
JOB # A9756

DATE: 07-21-14

REVISION:

DRAWN BY: JCD/MSD





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 architect 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 opening 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 2005 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 1/2" away from window and door frames.

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.

AREA'S UNIT A	
FIRST FLOOR	629
SECOND FLOOR	717
TOTAL LIVING	1346
PORTE-COCHERE	144
PORCHES	259
TOTAL COVERED	1749

AREA'S UNIT B	
FIRST FLOOR	629
SECOND FLOOR	717
TOTAL LIVING	1346
PORTE-COCHERE	144
PORCHES	259
TOTAL COVERED	1749

SYMBOL LEGEND

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

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.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

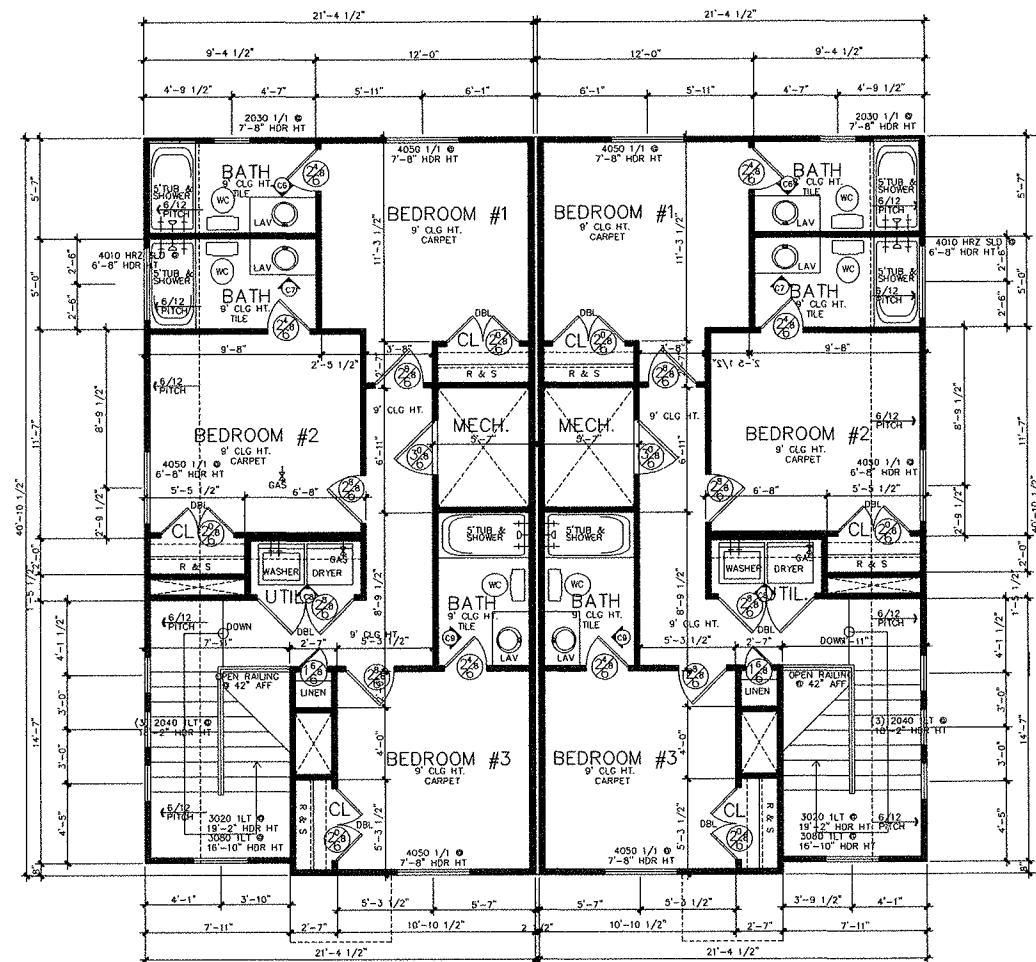
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.6 VISITABLE DWELLING ENTRANCE

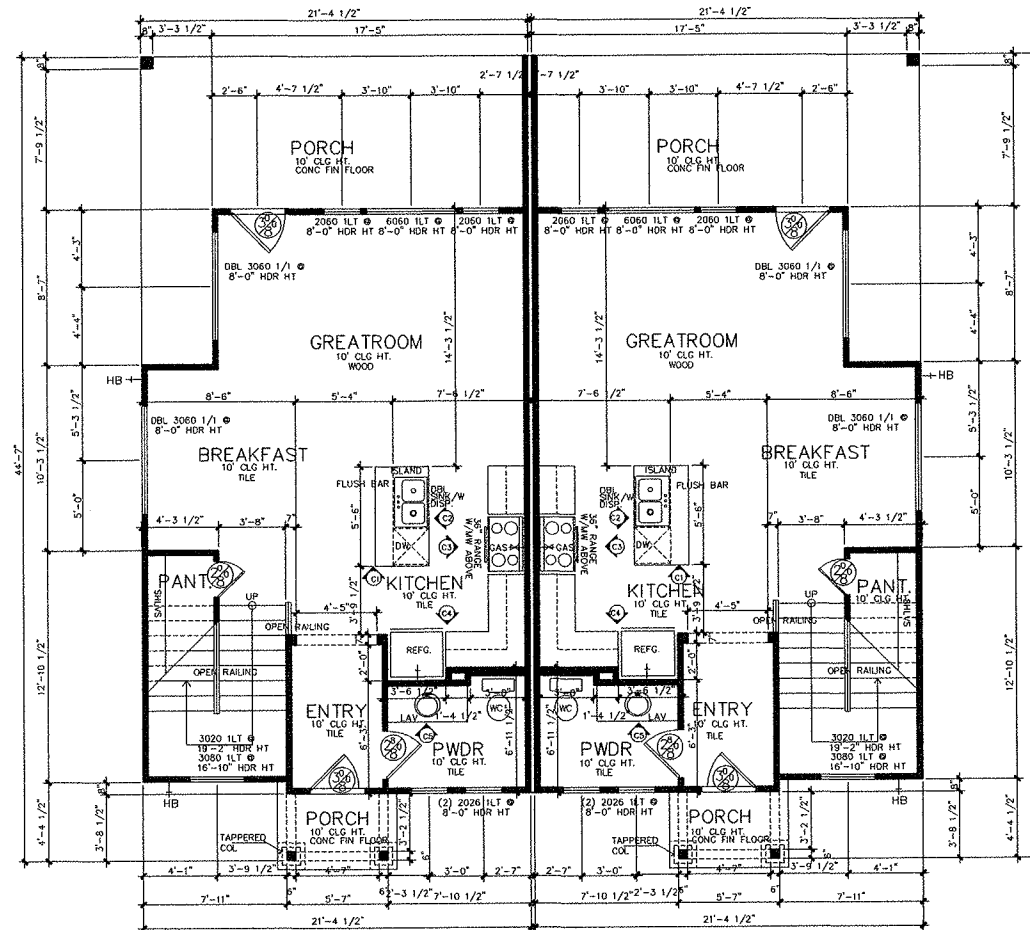
- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

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 THE RESIDENTIAL CODE



SECOND FLOOR
SCALE: 3/32"=1'-0"



FIRST/SECOND FLOOR
SCALE: 3/32"=1'-0"
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LIBERTY STREET

DESIGN ORIGINALS of Texas
home design center

BUTTERFIELD
CUSTOM HOMES

JOB # A8756

DATE: 07-21-14

REVISION:

DRAWN BY: JCDMSD



9-4-14
3 OF 8

NAILING SCHEDULE: ALL NAILS MUST BE RING OR SPIRAL SHANK	
CONNECTION	NAILING
1. JOIST TO SILL OR ORDER, TOENAIL	3-8d
2. BRACING 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 ORDER, END AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR ORDER, FACE NAIL	16d AT 16" O.C.
7. TOP PLATE TO STUD, END NAIL	3-16d PER 16" (406 MM)
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.
11. DOUBLED TOP PLATES, LAP SPICE	8-16d
12. BRACING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	8d AT 6" O.C.
14. CONTINUOUS HEADER TWO PIECES	2-16d
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	16d AT 16" O.C. ALONG EACH EDGE
16. CONTINUOUS HEADER TO STUD, TOENAIL	3-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	4-8d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE	1-6" TRUSSLOK (DIAG. THRU TOP PLATE)
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP ORDER AND BEAMS	TRUSSLOK-2 PER MANUFACTURER INSTRUCTIONS
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	6d @ 6d
1/2" - 3/4"	6d @ 6d
3/4" - 1 1/4"	6d @ 6d
1 1/4" - 1 1/2"	6d @ 6d
1 1/2" - 1 3/4"	6d @ 6d
1 3/4" - 1 7/8"	6d @ 6d
1 7/8" - 1 1/2"	6d @ 6d
27. PANEL, SOING (TO FRAMING)	
1/2"	6d
1/2" (13 mm)	6d
28. FIBERBOARD SHEATHING	
1/2" (13 mm)	6d
25/32" (20 mm)	6d
29. INTERIOR PANELING	
1/4"	6d
3/8"	6d
1. COMMON OR BOX NAILS MAY NOT BE USED.	
2. 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, OSB/BOARD AND SHEAR WALLS, REFER TO PLANS.	
3. NAILS FOR WALL SHEATHING WILL BE CORROSION-RESISTANT RING OR SPIRAL SHANK NAILS.	
4. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.	
5. 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 3/2-INCH SHEATHING. ROOF SHEATHING WITHIN 4" OF HIPS AND RIDGES TO BE NAILED 4" O.C.	
6. PANELS SUPPORTED AT 16 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 AGENCY TO REFINES THE PROJECT PHOTOTYPES, DESTRUCTIVE TESTING, AND REDESIGN. REASONABLE PRACTICE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE DEVELOPMENT OF A PROJECT AS IT MOVES FROM FINAL DESIGN THROUGH THE CONSTRUCTION PROCESS SO THAT CHANGE WILL IMPROVE THE OUTCOME. AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PLACEMENT OF MATERIALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.	
GENERAL NOTES	
1. FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE.	
2. FINISH GRADE SHALL SLOPE 3% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.)	
3. IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR.	
4. MINIMUM INSULATION/DRY OR NET PACK CELLULOSE EXTERIOR WALLS WILL HAVE 1"XPS+R5	
2x2 - R7	
2x6 - R21	
2x8 - R28	
C.O.G. - R30	

FACTORY BUILT (PREFAB) FIREPLACES	
1. FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL-127) AND/OR HAVE AN ACTIVE I.C.B.O./N.E.R. EVALUATION REPORT.	
2. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.	
3. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL, CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.	
4. HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLETES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.	
5. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FIREBOX OPENING AND/OR WITHIN 12" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.	
6. PROVIDE A.C.A. LISTED AND APPROVED SHUT-OFF DAMPERS. DAMPERS SHALL BE WELDED OPEN 1" OR PROVIDED WITH A 3" F. HOLE.	
7. PROVIDE (UL) APPROVED RAINRIGT GAS FITTING AT DISCHARGE.	
8. PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX.	
9. A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL BE INSTALLED ON CONSTRUCTED.	
A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.	

STRUCTURAL NOTES FOUNDATION NOTES

- A SOIL 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 DEEPER CERTIFIED COMPACTED SOIL.
- LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
- SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS AND APPLY 3" OF DE. WITHIN 12" RADIUS OF PENETRATION.
- PROVIDE #4'S AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMNS.
- PROVIDE 4-#4'S CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING.
- PROVIDE COPPER UFER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN).
- FLOOR 2-#4'S IN FOOTINGS OVER RETURN AIR DUCTS EXTEND 12" EACH SIDE.
- REPLACE FOOTING MINIMUM 18" BELOW UNDISTURBED SOIL WITH MINIMUM #4'S AT 8" O.C. EACH WAY WHEN MASONRY FIREPLACES ARE USED (VERIFY WITH FOUNDATION PLAN).
- PROVIDE A NON-SUP SURFACE ON ALL EXTERIOR CONCRETE.

MATERIAL SPECIFICATIONS

- CONCRETE - FC-5000 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY
- MASONRY - TYPE S, FM=1800 PSI
- MORTAR - TYPE S, FM=1800 PSI
- CRUIT - FC-3000 PSI
- REINFORCING STEEL - A-615, FY=60 KSI
- STRUCTURAL STEEL - A-36, FY=36 KSI
- BOLTS - A-307, FY=33 KSI
- CLUE-LAM BEAMS - E=1,840 PSI, FY=165 PSI
- ORIENTED STRAND BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL CONFORM
- PLYWOOD WALL SHEATHING 1/2" STANDARD SHEATHING WITH EXTERIOR CLUE PANEL INDEX 1/8" GAP REQUIRED.
- PLYWOOD ROOF - 5/8" STANDARD SHEATHING WITH EXTERIOR CLUE PANEL INDEX 1/8" GAP REQUIRED.
- PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" 1/8" STANDARD SHEATHING PANEL INDEX OF 32/16
- PLYWOOD FLOOR - 3/4" TAC STANDARD SHEATHING, PANEL INDEX 48/24
- USE TYPE S/RATIO EDGE INTERMEDIATE
- WALL 5/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
- ROOF** 5/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
- ROOF** 5/8 1/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
- 5/8 1/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.

* SEE PLAN FOR TYPE AND LOCATION ** WITHIN 4' OF HP & ROOF 4" O.C.

LUMBER NOTES (KILN DRIED WOOD)

- ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
- ALL JOISTS AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KEN DRED.
- ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER.
- JOISTS
- BEAMS
- WIDER THAN 4" OR LESS
- WIDER THAN 4" OR LESS
- LEADERS
- STUDS
- ALL CLUE-LAM BEAMS SHALL HAVE A 2400 PSI 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 FLOOR JOISTS.
- 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	5'-0"	5'-11"
ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.		

MASONRY WEEPS

- USE WITH STONE CAVITY WEEPS SCV 5012
- APPLY DRAINAGE PLANE (TRANSPIRENT) FOR MASONRY OVER ENTIRE HEIGHT OF EXTERIOR WALL
- USE WITH GRAVITY CAVITY GC322

WEEP SCREED

- GALVANIZED CORROSION RESISTANT WEEP SCREED.
- PLACE A MINIMUM WIDTH OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS.
- PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.

WINDOWS / EGRESS

- MINIMUM NET OPENABLE WIDTH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 5.7 SQUARE FT. MINIMUM AT BEDROOMS.
- MINIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" 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 CEMENT BOARD AND CERAMIC TILE OR EQUAL TO CEILING.
- SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUIV.
- CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDS.

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 SCOTLIE 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 OR 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 NEEL POSTS, OR SAFETY TERMINALS EXTENDING 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 NON-RESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.
- PLUMBING FIXTURES SHALL BE AS FOLLOWS (ORDINANCE #7785)
- WATER CLOSETS - 1.5 GALLON PER FLUSH MAXIMUM. SHOWER HEAD - 2.5 GALLON PER MINUTE MAXIMUM. LAVATORY/SINK FAUCETS - 3 GALLON PER MINUTE MAXIMUM. HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.
- COLD-PEX HOT-INSULATED COPPER

EXITS / DOORS

- ALL EXIT DOORS SHALL BE DEAD BOLTED.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED DOOR 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.

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 PPING SHALL BE SELF-DRAINING.
- SUCTON FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
- PROVIDE G.F.I.C. OUTLET FOR PUMP.

MASONRY NOTES COLUMN BASE & WALL

- PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMES AND 4'-0" MAXIMUM ELSEWHERE.
- PROVIDE 6" 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.

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

- ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS(S) 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 REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- | | | | |
|---------------|---|---------------|----------------------------|
| I.C.B.O. 2240 | KYP. GYP. BD. | N.E.R. 5019 | DECKTEX WATERPROOF DECKING |
| I.C.B.O. 1998 | SKYLIGHT | I.C.B.O. 2656 | CONCRETE FLAT TILE |
| I.C.B.O. 2091 | MONER TILE | I.C.B.O. 3899 | WESTERN ONE-KOTE STUCCO |
| I.C.B.O. 3523 | MISSISSIPPI TILE | I.C.B.O. 1224 | R-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 REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

FIRE BLOCKING REQUIRED

- AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED 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 CEILING, AND COVE CEILING.
- 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 IN 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-ROD MATERIAL.
- THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.

CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	16" O.C.	8'-5"	2x6	16" O.C.	18'-0"
2x6	16" O.C.	13'-8"	2x10	16" 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 (i.e. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1 1/2" DEEP, 3"x5"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 START-STEP IN HEIGHT.

SEISMIC ZONE

SDSQC 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:
- 2009 International Building Code
 - 2009 International Residential Code or IECC(least restrictive)
 - 2009 Uniform Mechanical Code
 - 2009 International Fire Code
 - 2009 Uniform Plumbing Code
 - 2008 National Electrical Code
 - 2009 International Fuel Gas Code

DESIGN CRITERIA

DESIGN CRITERIA:
This plan has been prepared based on the following design criteria. Any deviation in requirements due to geographcal, 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 15 LBS
Dead Load (Flat roofs) 15 LBS
Dead Load (Sloped 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

GENERAL NOTES

N.T.S.

ENERGY REQUIREMENTS

- BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2006 IRC/2006 EEC. A CERTIFICATE OR SMOKE MUST BE PROVIDED AT THE SEE 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" FROM CORN. & 3" FROM INSULATION
 - SQUARE SEAL GASK COEFFICIENT:
 - SPIC = 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 - R21, 2x8 - R28, O.G. - R30
 - GLAZING U-FACTORS: .81
 - DOOR U-FACTORS: .45
 - HEATING & COOLING EQUIP. EFFICIENCY: SEER 13.0 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
 - PLUMBING - INSULATION R-VALUE = 8
- DUCT CONSTRUCTION:
 - ALL JOISTS, SEALS, CONNECTIONS MUST BE SECURELY FASTENED WITH WEEDS, 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 BARRIER.
 - 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 PPING INSULATION:
 - INSURED 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.

Design Originals to A Professional Building Design Firm. We are Not Qualified to Not 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. We Will Not Be Held Responsible For The Structural Design In Any Way/For Any Problems Which May Arise.

LIBERTY
STREET

DESIGN ORIGINALS of Texas
home design center

BUTTERFIELD
CUSTOM HOMES

JOB # A9756

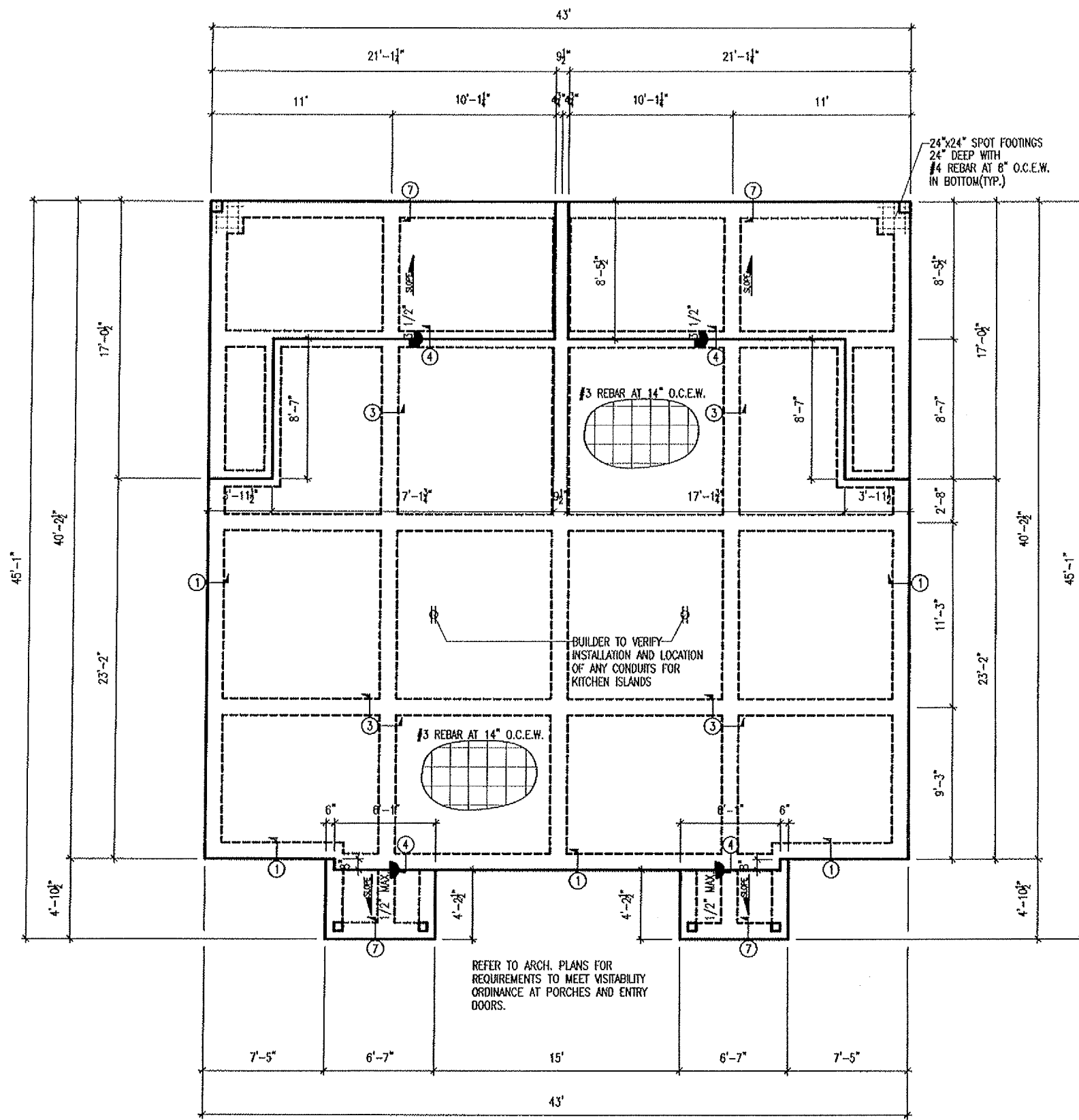
DATE: 07-21-14

REVISION:

DRAWN BY: JCD/MSD



9-4-14
8 OF 8



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

PERIMETER BEAMS SHALL BEAR ON LIMESTONE.

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

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.

PLEASE PROVIDE PDG
24 HOUR NOTICE PRIOR
TO ANY INSPECTION

ATTENTION
(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.

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

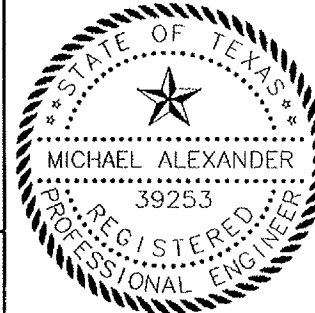
Builder Must Contact Engineer If Changes Are Made To A Foundation D

DATE: 11/11/2011	PROJECT: 11111111	FOUNDATION LAYOUT	FOUNDATION LAYOUT
SCALE: 1/4" = 1'-0"	DRAWN: J. BOB	DRAWING TITLE:	FOUNDATION LAYOUT
SCHEDULED FOR: 11/11/2011			

Butterfield Custom Homes

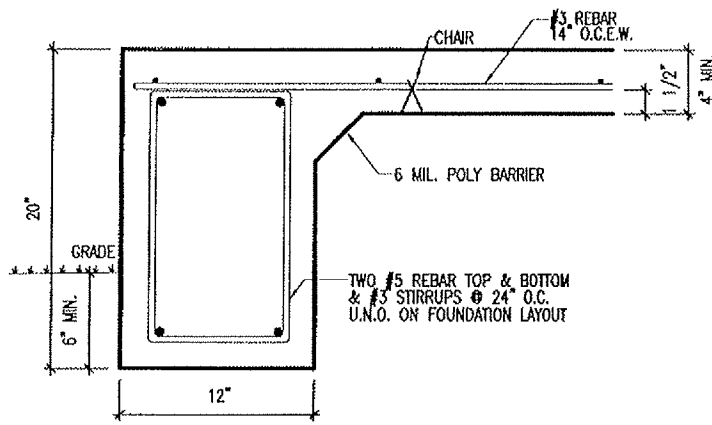
3207 Liberty

~~600 E. 32nd St.~~
~~443~~ Blk A Liberty Street Adm.
Austin, TX



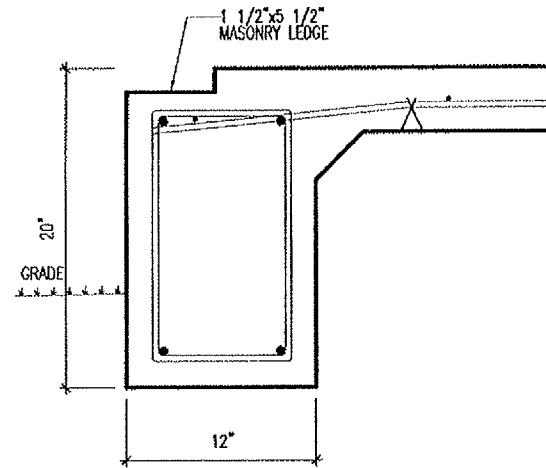
PROFESSIONAL DESIGN GROUP 1-1987
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355

DRAWN BY:	CHECKED BY:
DATE:	8-8-14
14087285.dwg	SHEET #:
SCALE: 1/8" = 1'-0"	FDN-1
JOB #: 14087285	

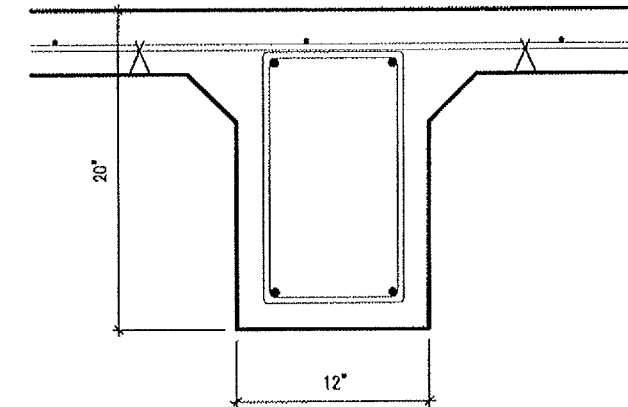


① EXTERIOR BEAM

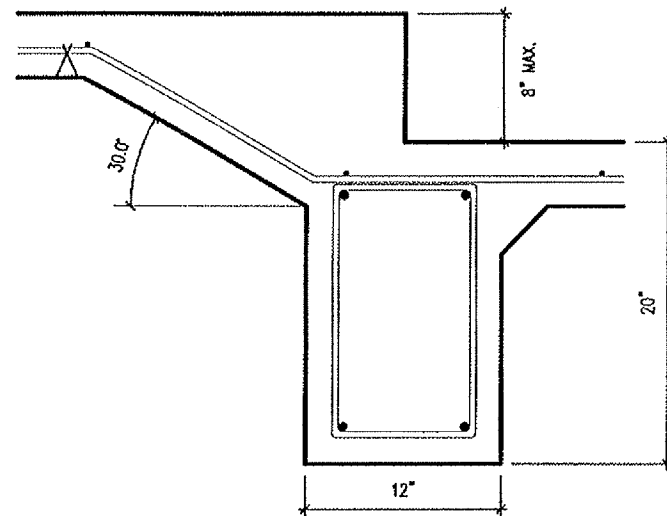
BEAM DEPTH D(IN)	MIN. BEAM WIDTH, B(IN)	STANDARD REINFORCEMENT
20" TO 36"	12"	2-#5 REBAR TOP & BOTTOM #3 STIR. @ 24" O.C.
37" TO 48"	12"	2-#4 REBAR TOP & BOTTOM #3 STIR. @ 18" O.C.
49" TO 60"	12"	2-#4 REBAR TOP & BOTTOM #3 STIR. @ 18" O.C.
61" TO 72"	12"	2-#4 REBAR TOP & BOTTOM #3 STIR. @ 18" O.C.
73" TO 96"	12"	TWO MATS #4 REBAR @ 18" O.C.E.W.
97" TO 120"	12"	TWO MATS #4 REBAR @ 18" O.C.E.W.



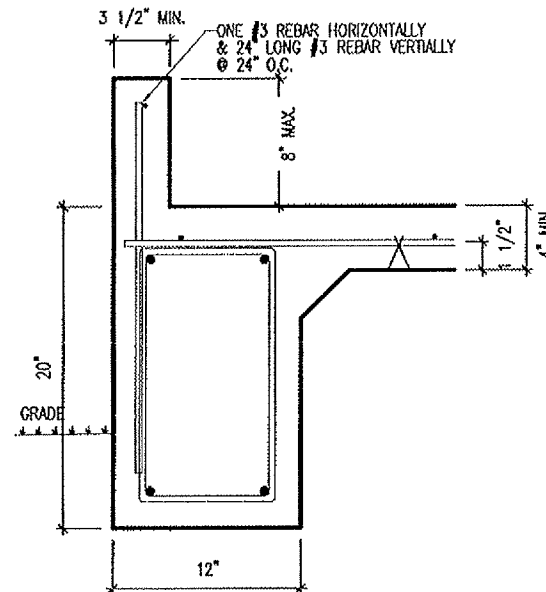
② EXTERIOR BEAM w/MASONRY



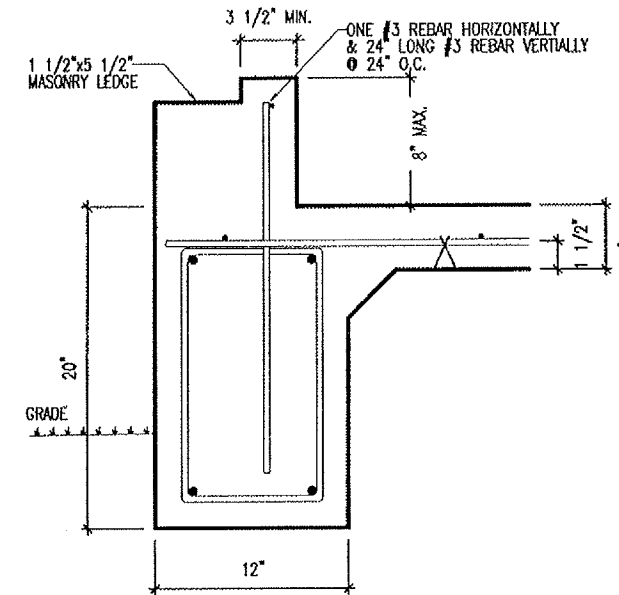
③ INTERIOR BEAM



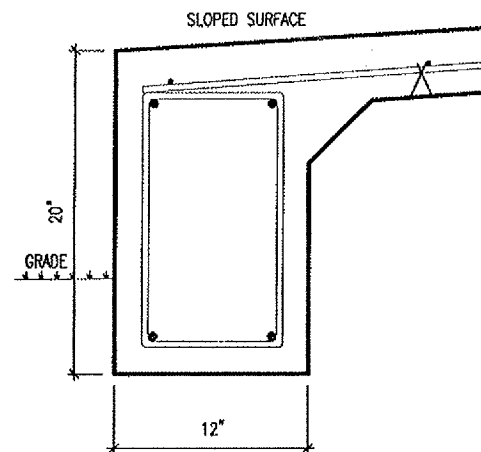
④ 8" MAX. SLAB DROP



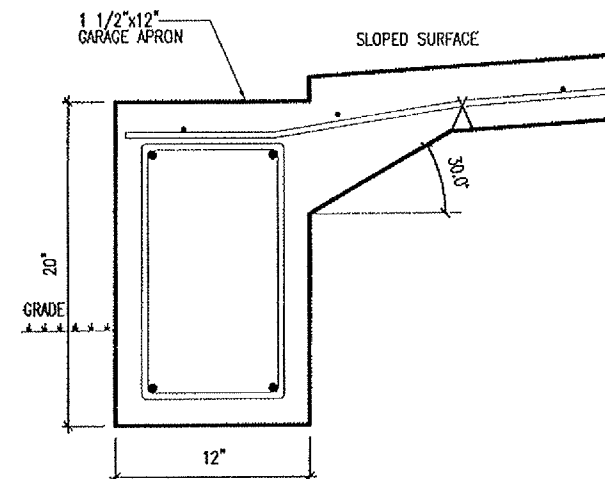
⑤ STEM WALL



⑥ STEM WALL w/MASONRY



⑦ EXTERIOR BEAM AT PORCH



⑧ EXTERIOR BEAM AT ENTRY

Refer to architectural plans for final dimensions.
Do not set forms off of foundation layout.

- DESIGN**
- This foundation has been designed in accordance with the following:
 - American Concrete Institute: "Building Code Requirements for Reinforced Concrete".
 - B.R.A.B. Report-Criteria for Selection and Design of Residential Slabs-on-Grade.
 - This foundation design and data shown are applicable only to the specific project location noted on these drawings. Use of these drawings for other locations is strictly prohibited.
 - This foundation has been designed for any post-tensioning conforming to the requirements of these drawings and approved by F.H.A.
 - Design loads-2012 IRC:

Floor (live load)	20 psf
Wind (lateral)	15 psf
Wind (uplift)	12 psf
Floor (live load)	40 psf and per building use
- CONSTRUCTION**
- Fill material and compaction:
 - All under-slab fill material for foundations shall be installed in lifts not to exceed 6".
 - Materials for fill shall consist of materials selected by the soils engineer from sources identified in laboratory reports. The materials used shall be free from vegetable matter and other deleterious substance and shall not contain rocks or lumps having a diameter of more than 6".
 - The composition for each 6" lift shall be a minimum of 90% maximum dry density as defined by the current ASTM density test No. D 1557 (5 layers-25 blows each layer-10 lb. hammer-18" drop-1/30 cu. ft. mold).
 - All slabs shall have a 6 mil. polyethylene vapor barrier.
 - Proper drainage around the foundation shall be maintained such that no water shall collect under or adjacent to the slab.
 - All beam sizes shown on these drawings are minimum and shall not be changed without prior approval from the engineer.
 - All reinforcing bars shall be securely supported on chairs and tied at all intersections to prevent any displacement during concrete placement.
 - General concrete procedures outlined in ACI 318-83 shall be strictly followed and particular attention shall be given to consolidate concrete around post-tensioning anchors.
- FOUNDATION NOTES**
- Typical section marks and details shown are "typical" and shall apply to similar situations.
 - Refer to foundation layout for all beam and slab specifications. If not specified on foundation layout then minimum requirements shall be 4" thick for slab and 12" wide and 20" deep for all beams.
 - All exterior beams must extend a minimum of 6" into undisturbed soil or to rock or 12" into select structural fill as certified by the soils engineer. If solid rock is encountered beneath the beam the beam depth may be reduced a maximum of 50% the original specified beam depth.
 - No accelerators are to be used in the event of cold weather conditions.
 - All concrete shall be consolidated by use of a mechanical vibrator.
 - Reinforcing bars shall be designed, fabricated and placed in accordance with the latest A.C.I. specifications.
 - Reinforcing bars shall be ASTM A615 Grade 60; #3 ties may be Grade 40.
 - Continuous reinforcing bars shall have a minimum lap of 30 diameters or 24", whichever is greater. Provide corner bars for all continuous reinforcing at all corners with a minimum lap of 30 diameters or 24", whichever is greater.
 - Welded Wire Fabric (W.W.F.) shall conform to ASTM A185.
 - Place concrete as nearly as possible to its final location to avoid segregation due to re-handling and flowing. Do not subject concrete to any procedure which might cause segregation. Do not use mechanical vibrations to relocate concrete.
 - Deposit concrete as nearly as possible to its final location to avoid segregation due to re-handling and flowing. Do not subject concrete to any procedure which might cause segregation. Do not use mechanical vibrations to relocate concrete.
 - All P.V.C. copper and pipe insulation run horizontally shall be a minimum of 4" from the top of the slab.
- MATERIALS**
- All concrete shall be normal weight and shall have a minimum compressive strength of 3000 psi at 28 days.
 - All reinforcing bars shall conform to ASTM A-615.



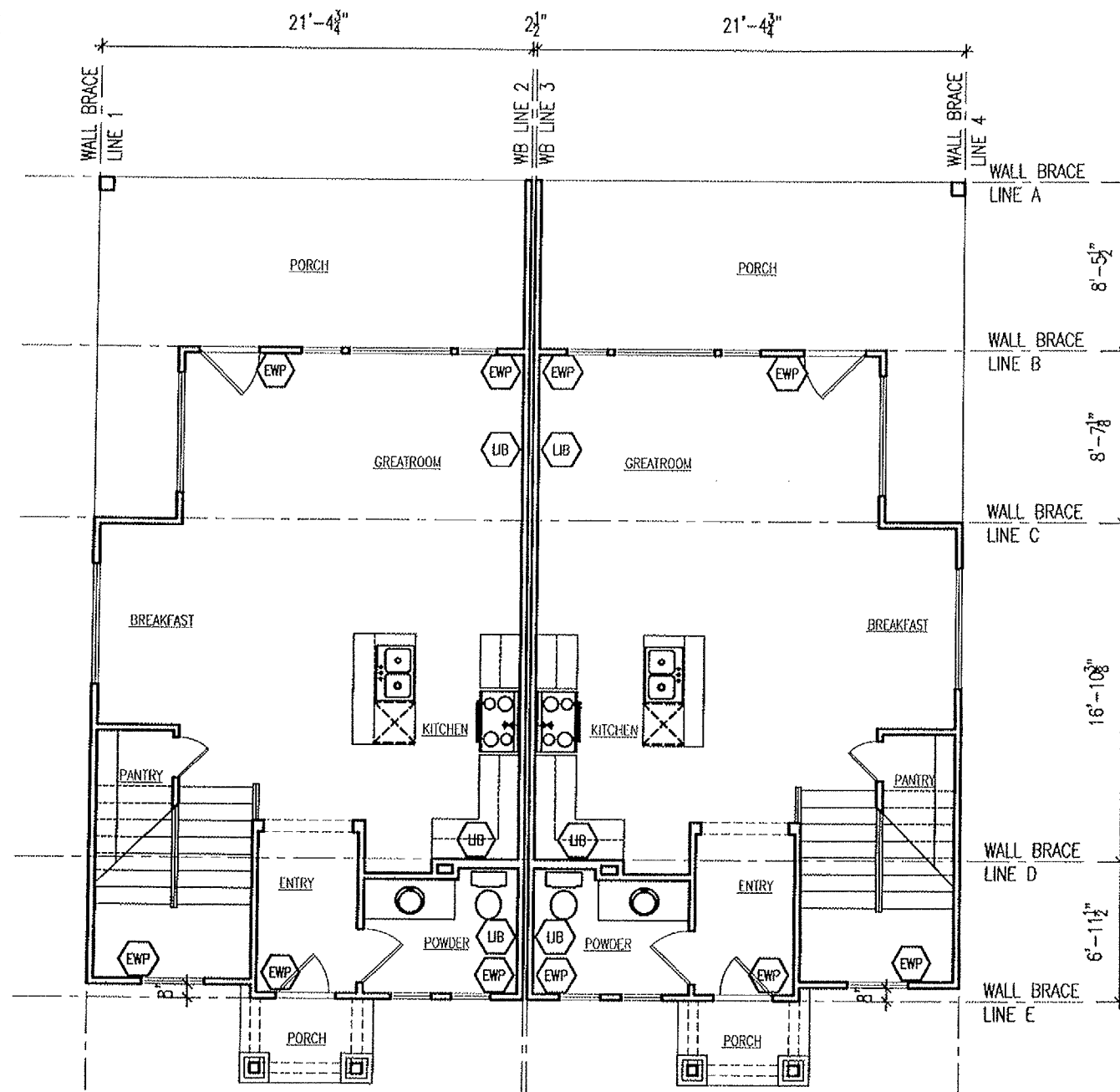
PROFESSIONAL DESIGN GROUP
F-1987
CONSULTING ENGINEERS
2525 Wallingwood Drive, Bldg Six, Suite 600,
Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355

3207 Liberty
Blk A Liberty Street Addn.
Austin, TX

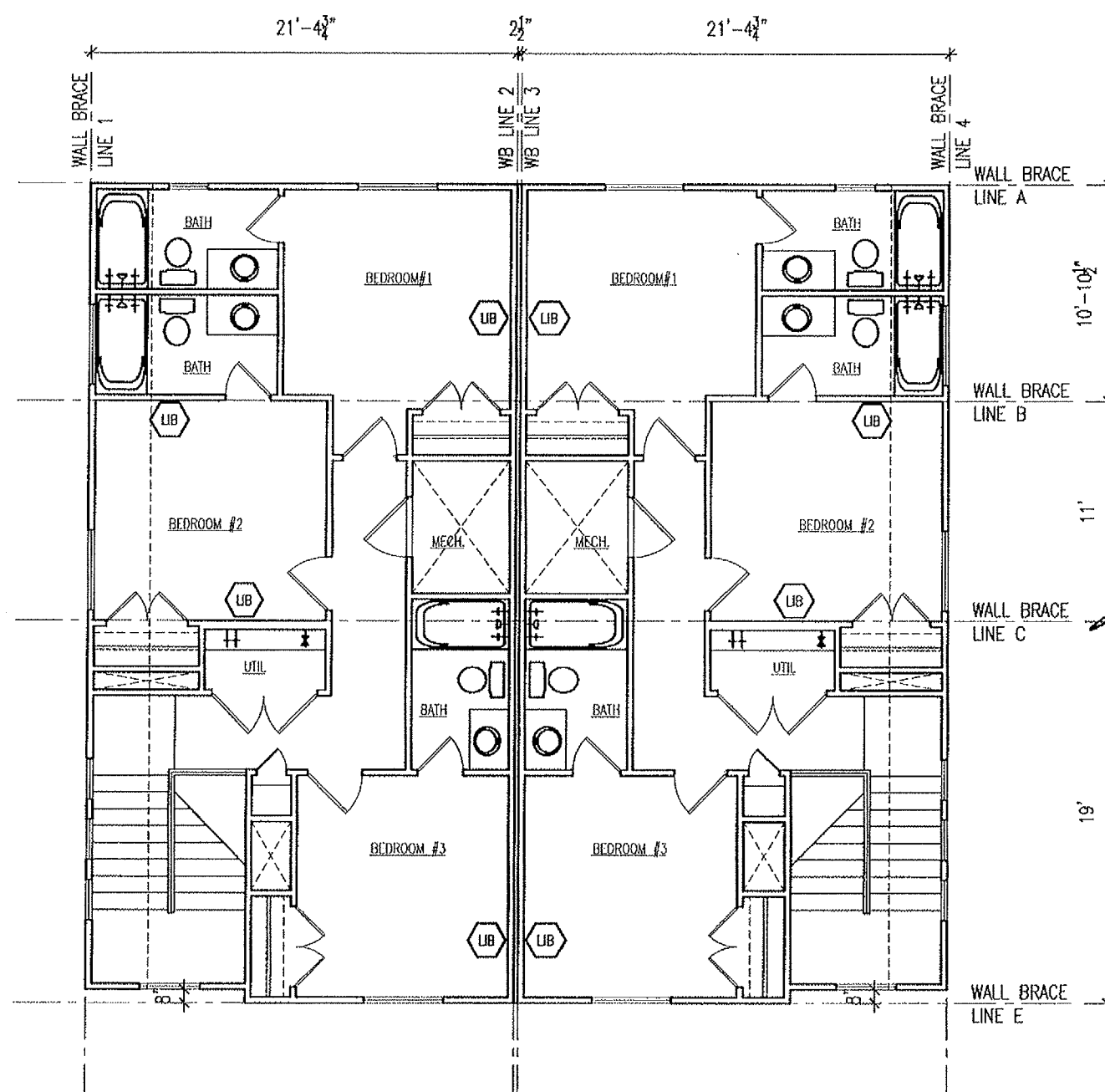
Foundation Details

Butterfield Custom Homes

DRAWN BY: 14087285.dwg
DATE: 8-8-14
SHEET #:
SCALE: 1" = 1'-0"
JOB # 14087285
FDN-2



1ST STORY



2ND STORY

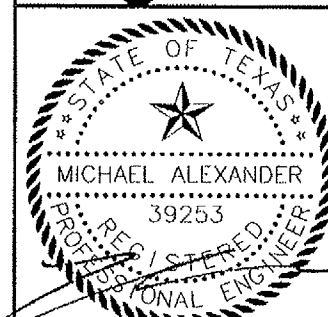
WALL BRACING NOTES(PER 2012 IRC):

- WSP** 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 SHALL BE ATTACHED TO FRAME WITH 11 GA. 1 1/2" NAILS, 8d COMMON NAILS, OR 16 GAx1 1/2" STAPLES AT 6" O.C. ALONG THE EDGES AND 12" O.C. IN THE FIELD
- LIB** LET-IN-BRACING: 1x4 SHALL BE INSTALLED WHERE INDICATED; ATTACH BRACING TO EACH STUD AND PLATES WITH 2-8d NAILS.
- EWP** ENGINEERED WALL PANEL(PER 2012 IRC R301.1.3): SHEATH BOTH SIDES OF WALL WITH 7/16" O.S.B. SHEATHING SHALL BE ATTACHED TO FRAME WITH 11 GA. 1 1/2" NAILS, 8d COMMON NAILS, OR 16 GAx1 1/2" STAPLES AT 3" O.C. ALONG THE EDGES AND 6" O.C. IN THE FIELD AND TWO 1/2"x6" ANCHOR BOLTS ALONG EACH SECTION OF BOTTOM PLATE

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.

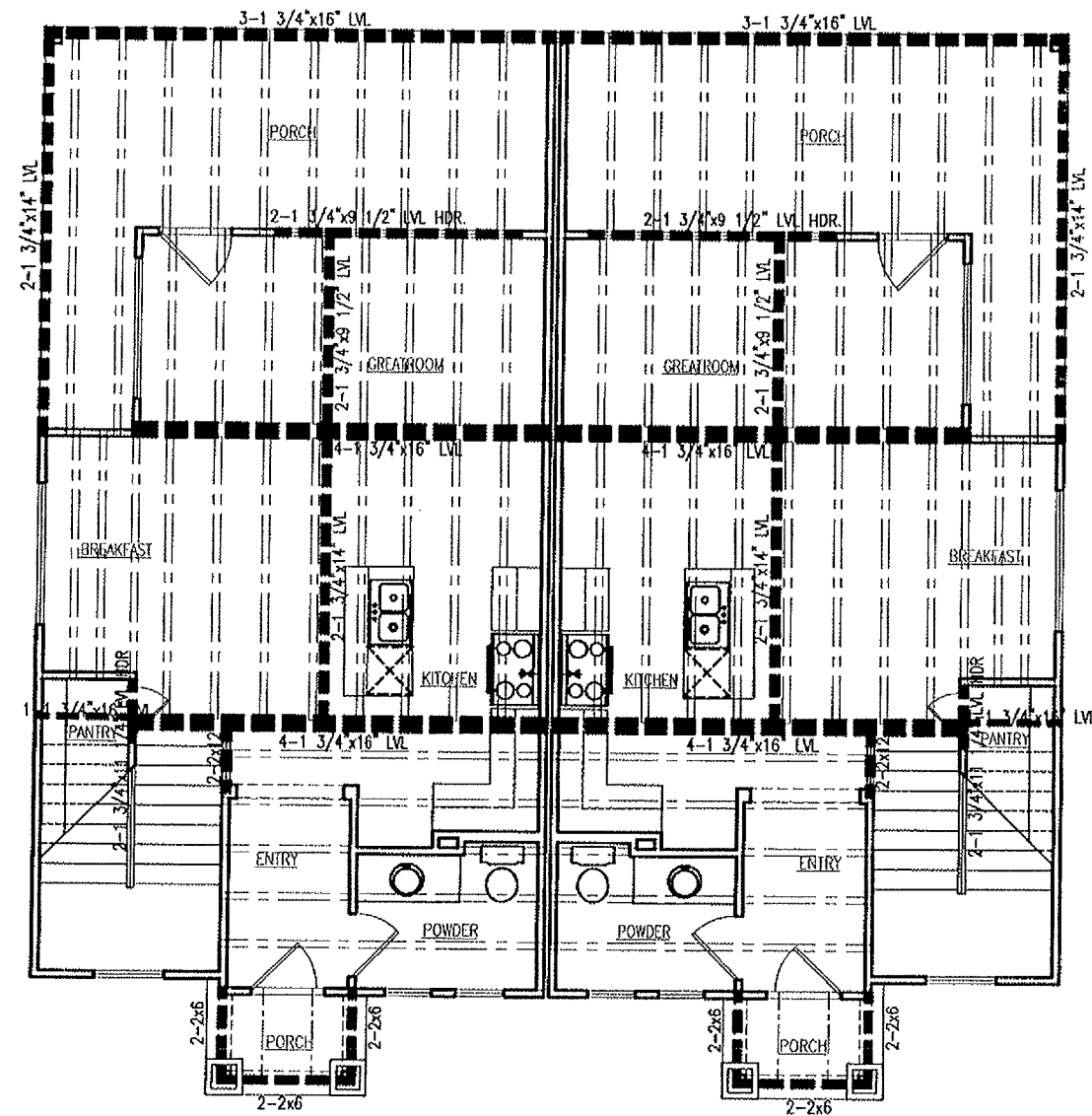
PROFESSIONAL DESIGN GROUP
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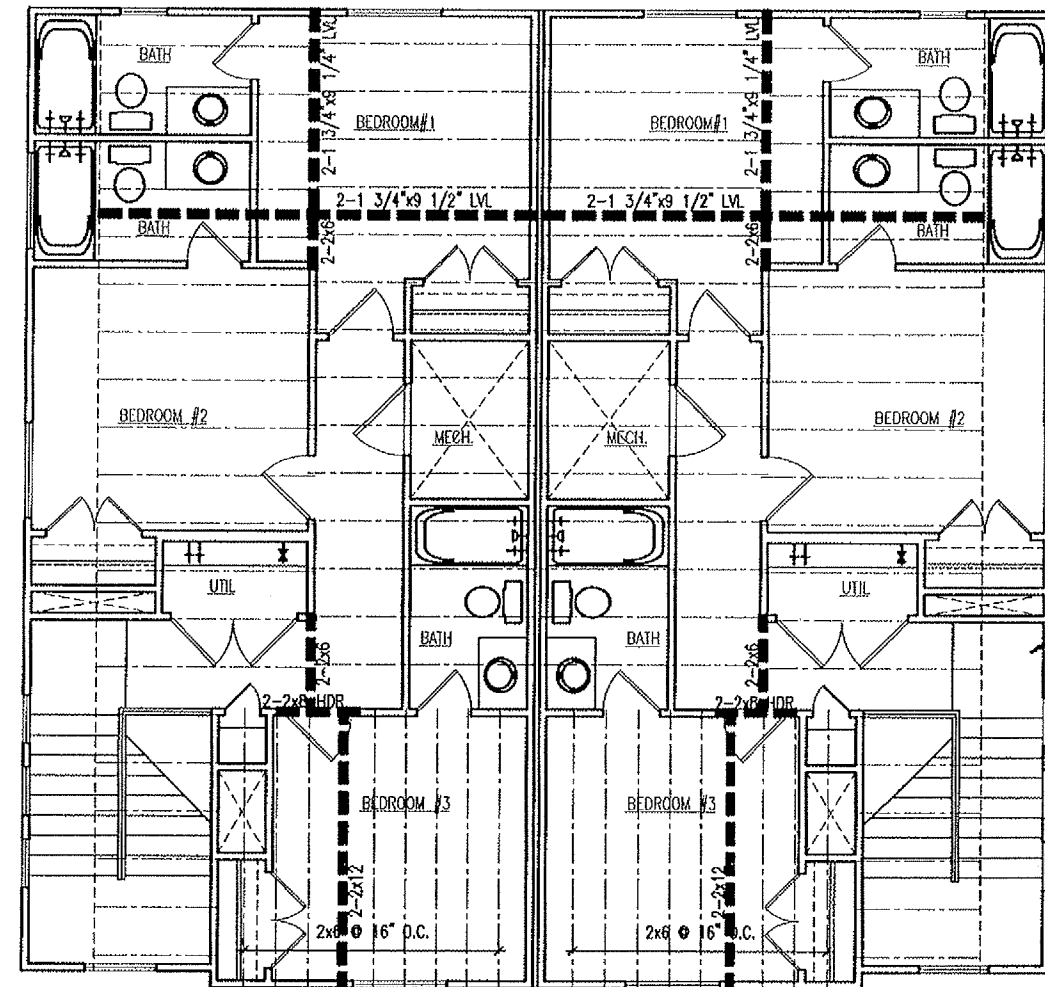
7-31-14

3207 Liberty
 600 E. 32nd St.
 Lot 10 Blk A Liberty Street Adn.
 Austin, TX

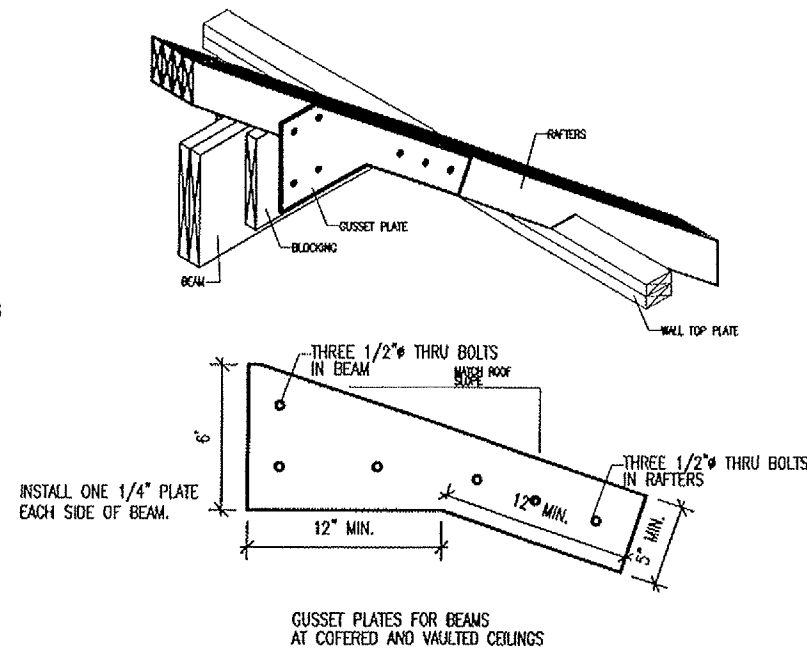
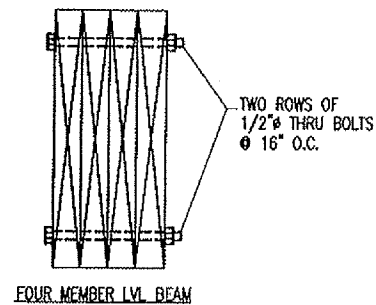
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CLIENT: Butterfield Custom Homes	
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DATE: 7-31-14	DATE:
SCALE: 1/8" = 1'-0"	SHEET #:
JOB #:	S-1



1ST STORY



2ND STORY



GUSSET PLATES FOR BEAMS
AT COFFERED AND VAULTED CEILINGS



3207 Liberty
600 E. 7th St.
Lot 1 Blk A Liberty Street Addn.
Austin, TX

PROJECT:

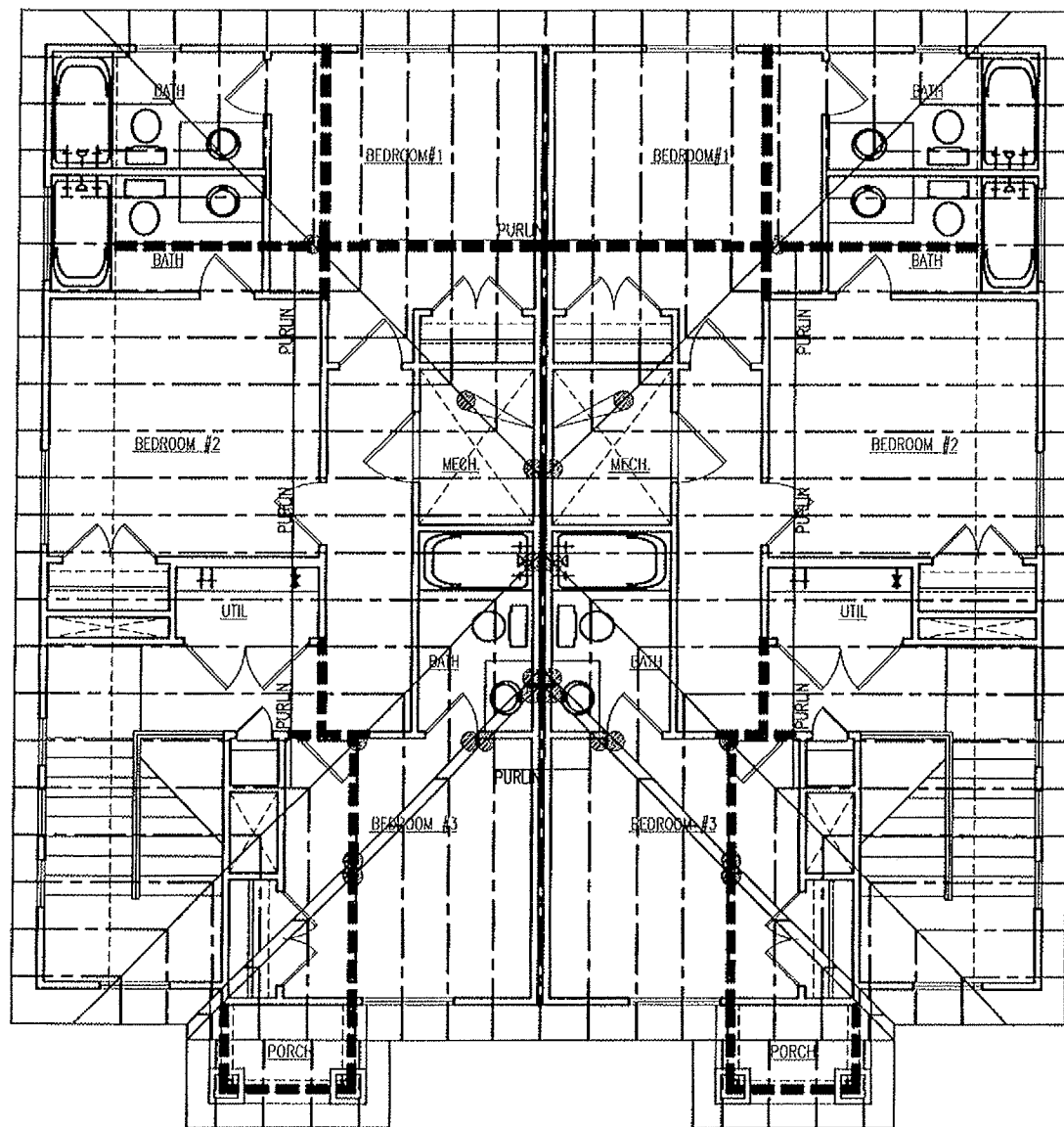
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CLIENT:

Butterfield Custom Homes

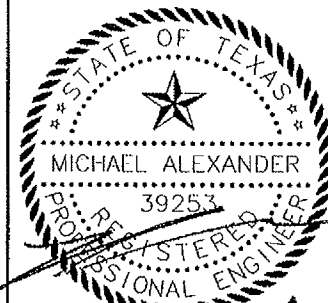
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DWG NAME:	DATE:
SCALE:	SHEET #:
SUB #:	

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Austin, Texas, 78746.
office (512)457-0344 fax (512)457-0355



LEGEND	
	1ST STORY WALL
	2ND 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 @ 24" O.C. U.N.O. FOR A METAL OR COMP. SHINGLE ROOF.
 3. ALL HIP, RIDGES AND VALLEYS TO BE ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING U.N.O.
 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.



7-31-14

3207 Liberty
 600 E. 32nd St.
 Lot 1 Blk A Liberty Street Addn.
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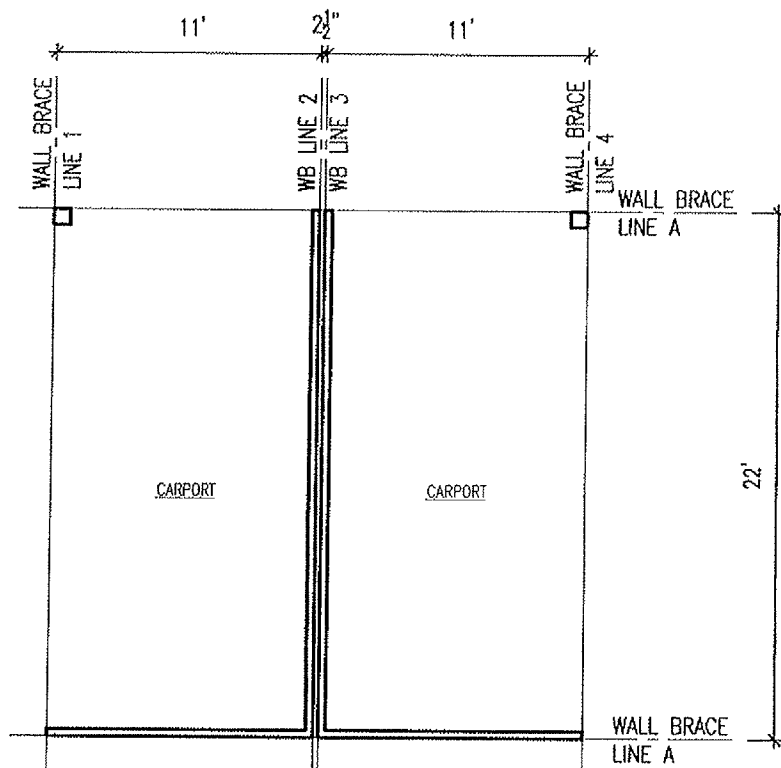
PROJECT

Roof Framing Layout

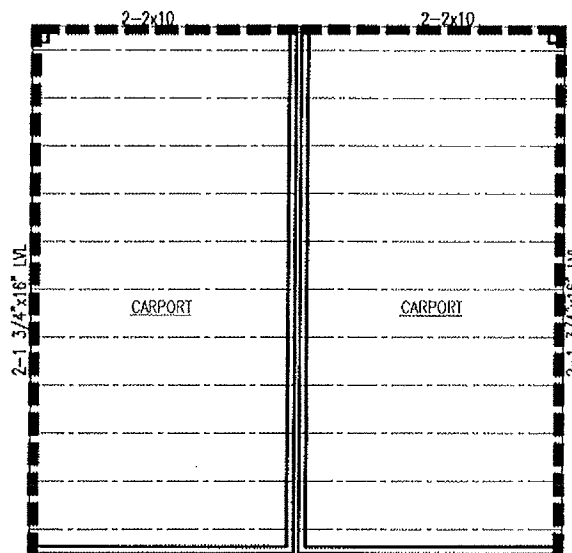
Butterfield Custom Homes

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SUB #:	14077273		

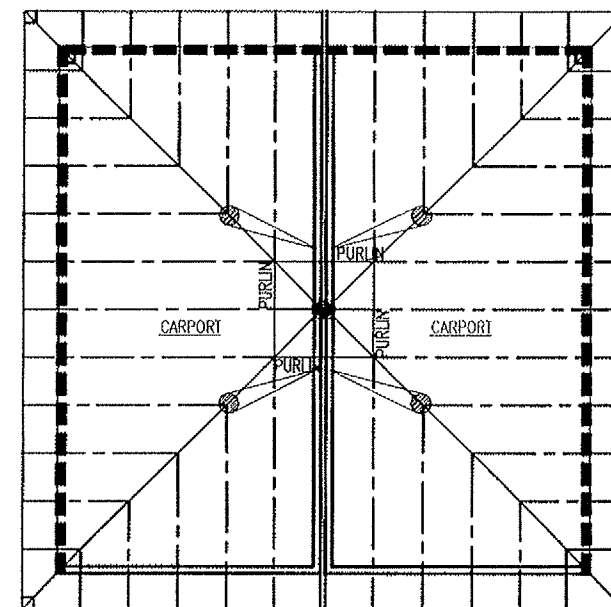
PROFESSIONAL DESIGN GROUP
 CONSULTING ENGINEERS
 2525 Wallingwood Drive, Bldg Six, Suite 600,
 Austin, Texas, 78746.
 office (512)457-0344 fax (512)457-0355



WALL FRAMING LAYOUT



CEILING FRAMING LAYOUT



ROOF FRAMING LAYOUT

HEADER SCHEDULE	
SUPPORTING CEILING AND ROOF	
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	

LEGEND	
WALL	
CEILING JOIST	
BEAM (PER LAYOUT)	
RAFTER	
ROOF OUTLINE	
PURLIN	

WALL BRACING NOTES (PER 2012 IRC):

WSP 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 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.

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

EWP ENGINEERED WALL PANEL (PER 2012 IRC R301.1.3): SHEATH BOTH SIDES OF WALL WITH 7/16" O.S.B. SHEATHING SHALL BE ATTACHED TO FRAME WITH 11 GA. 1 1/2" NAILS, 8d COMMON NAILS, OR 16 GA. 1 1/2" STAPLES AT 3" O.C. ALONG THE EDGES AND 6" O.C. IN THE FIELD AND TWO 1/2"x6" ANCHOR BOLTS ALONG EACH SECTION OF BOTTOM PLATE.

WALL FRAMING NOTES (PER 2012 IRC):

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

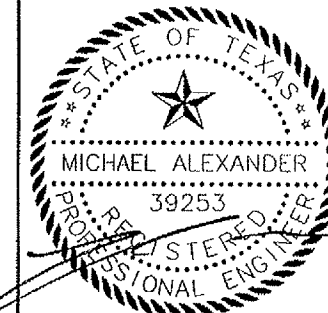
CEILING FRAMING NOTES (PER 2012 IRC):

- ALL LUMBER TO BE #2 Y.P. 19% M.C.
- ALL CEILING JOISTS ARE TO BE 2x6 @ 24" O.C. U.N.O.
- TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
- USE SIMPSON STANDARD LU2(6,8,10 OR 12) JOIST HANGERS OR DOUBLE SHEAR LUS2(6,8,10 OR 12)-2 JOIST HANGERS U.N.O.

ROOF FRAMING NOTES (PER 2012 IRC):

- ALL LUMBER TO BE #2 Y.P. 19% M.C.
- ALL RAFTERS ARE TO BE 2x6 @ 24" O.C. U.N.O. FOR A METAL OR COMP. SHINGLE ROOF.
- ALL HIP, RIDGES AND VALLEYS TO BE ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING U.N.O.
- PROVIDE COLLAR TIES @ 4'-0" O.C. ON ALL RAFTERS.
- TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
- BRACE HIP, RIDGES AND VALLEYS AS SHOWN.
- ALL RAFTER SPLICES SHALL BE BRACED.
- PURLINS ARE TO BE SAME DEPTH AS RAFTERS THEY ARE SUPPORTING.
- BRACE PURLINS @ 4'-0" O.C. DOWN TO WALLS OR BEAMS BELOW.
- ALL TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER.
- INDICATES TYPICAL RIDGE/HIP/VALLEY BRACING.

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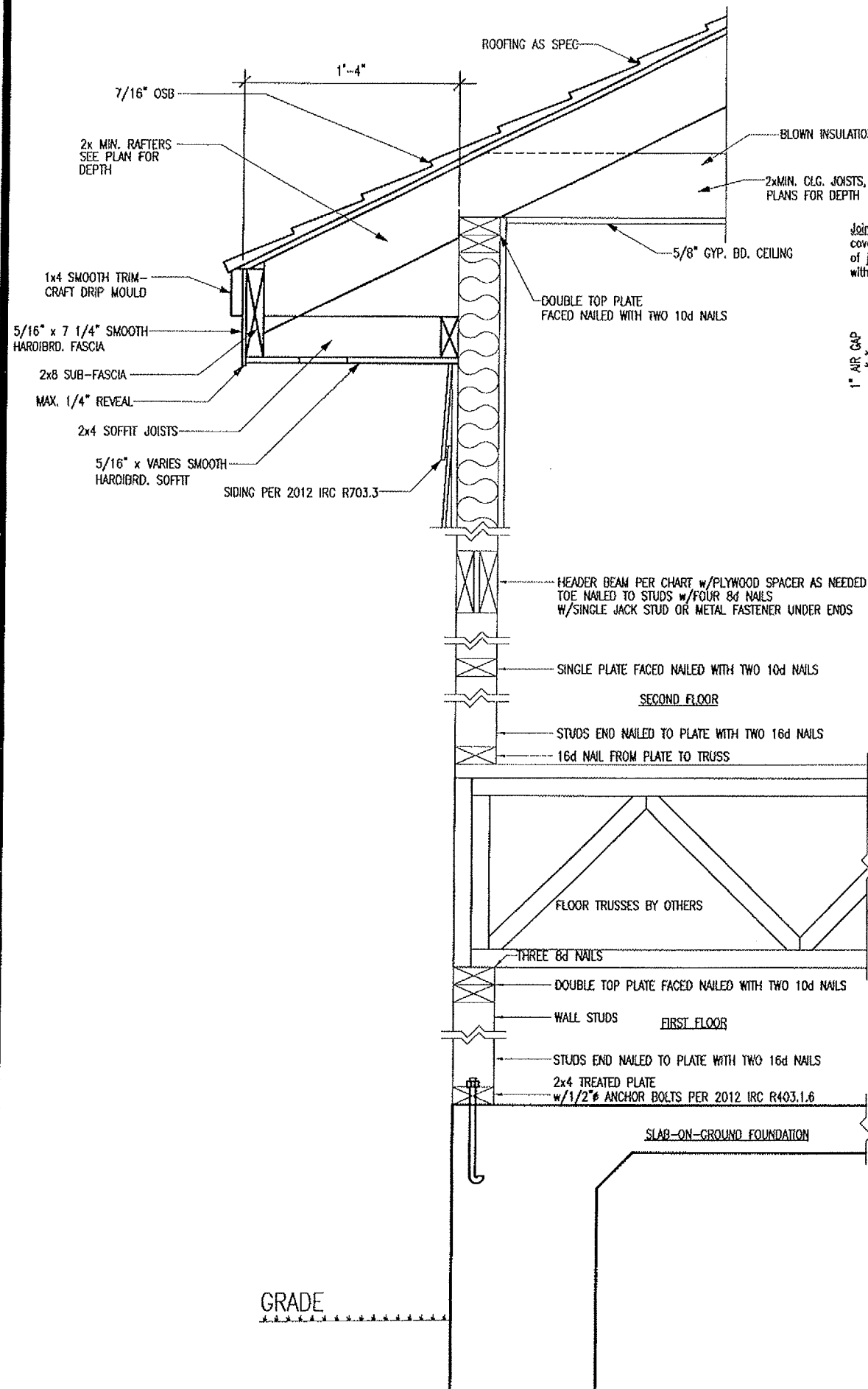
3207 Liberty
600 E. 32nd St.
Lot 4 Blk A Liberty Street Addn.
Austin, TX

PROJECT

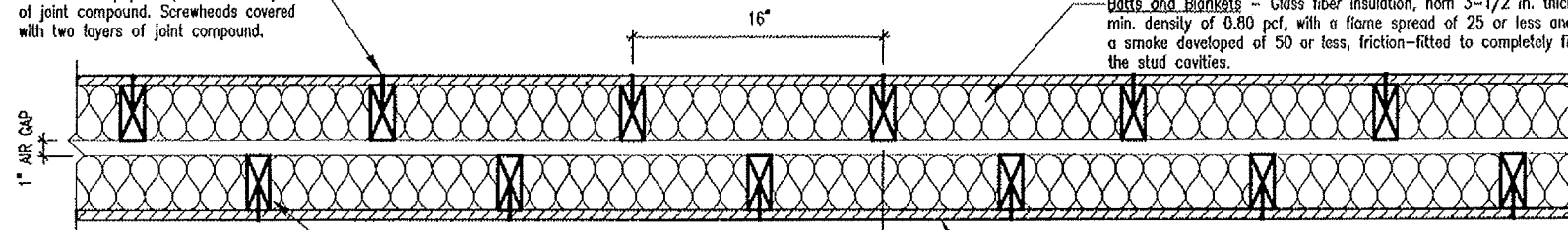
Carport Framing Layouts

Butterfield Custom Homes

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DWG NAME: 14077273.dwg
SCALE: 1/8" = 1'-0"
JOB #: 14077273
CHECKED BY: 7-31-14
SHEET #: S-4



Joints and Screwheads - Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound.



Wood Studs - Double row of nominal 2 x 4 in. studs, spaced 16 in. OC and cross-braced at mid-height. Opposite rows spaced 1 in. apart, staggered 8 in. OC and joined at the top and bottom with bearing plates.

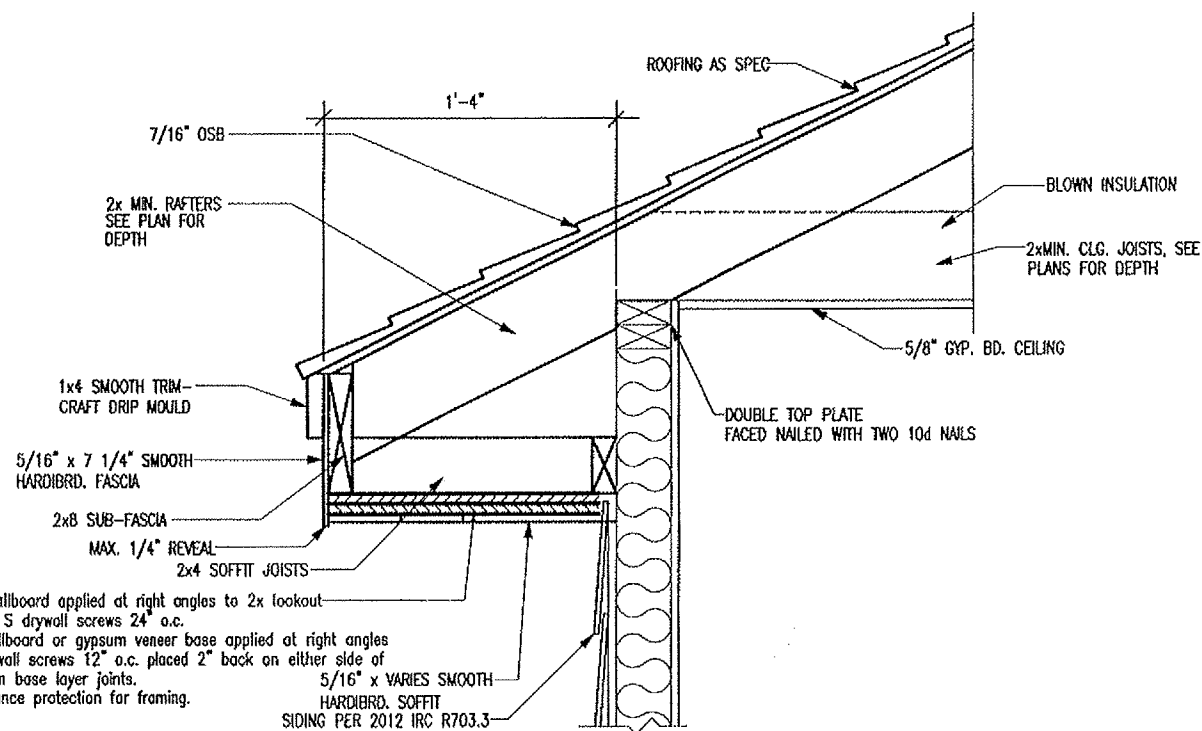
Batts and Blankets - Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities.

Gypsum Wallboard - Nom 5/8 in. thick, 4 ft wide, Type X applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. O.C.; 24"x24" sheets of 1/2" gypsum behind all electrical outlets.

SECTION THROUGH 1 HOUR RATED COMMON WALL BETWEEN UNITS
UL263 DESIGN #U376, CONFIGURATION B

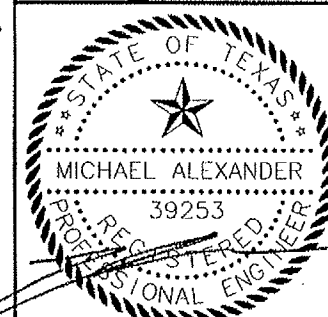
GA File No. RC 2601

Base layer 5/8" Type X gypsum wallboard applied at right angles to 2x lookout 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c.
Face layer 5/8" Type X Gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints.
Assembly provides 1 HR fire resistance protection for framing.



SOFFIT FRAMING FOR 1 HR RATING

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



7-31-14
3207 Liberty
600 E. 32nd St.
Lot 1 Blk A Liberty Street Addn.
Austin, TX

PROJECT

DRAWING TITLE: Typical Wall Cross Section

Butterfield Custom Homes

DRAWN BY: 14077273.dwg
DWG NAME: 14077273
SCALE: 1" = 1'-0"
JOB #: 14077273
CHECKED BY: DATE: 7-31-14
SHEET #: S-5